9/10/2025 11:58:53 pm 6 LEEK STREET, NEWMARKET, AUCKLAND, NEW ZEALAND. +64 9 966 7530. www.assemble.co.nz. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS, ANGLES, SITE MEASUREMENTS AND CONDITIONS ETC. BEFORE FABRICATION OR CONSTRUCTION BEGINS. COPYRIGHT ASSEMBLE LTD © 2025.



DRAWING LIST

SHEET	REV	SHEET TITLE
A0 - GENERAL		
A001	A	PROJECT COVER
A002	A	3D ORIENTATION VIEWS
A003	A	LEGENDS AND KEYNOTES
A1 - PLANS		
A011	A	PROPOSED SITE PLAN
A101	A	LEVEL 0 REFERENCE PLAN
A102	A	LEVEL 0 DIMENSION PLAN
A103	A	ROOF PLAN
A111	A	LEVEL 0 REFLECTED CEILING PLAN
A2 - STRUCTURE		
A201	A	LEVEL 0 SLAB AND PLUMBING AND DRAINAGE PLAN
A3 - ELEVATIONS & SECTIONS		
A301	A	EXTERNAL ELEVATIONS
A302	A	EXTERNAL ELEVATIONS
A303	A	EXTERNAL ELEVATIONS COURTYARDS
A311	A	SECTIONS
A312	A	SECTIONS
A313	A	SECTIONS
A6 - DETAILS		
A601	A	EXTERNAL WINDOWS DETAILS
A602	A	EXTERNAL WINDOWS DETAILS
A603	A	EXTERNAL WINDOWS DETAILS
A611	A	CLADDING DETAILS
A612	A	CLADDING DETAILS
A621	A	ROOF DETAILS
A622	A	ROOF DETAILS
A623	A	ROOF DETAILS
A630	A	GENERAL DETAILS
A9 - SCHEDULES		
A901	A	EXTERIOR WINDOW & DOOR SCHEDULE
A902	A	EXTERIOR WINDOW & DOOR SCHEDULE
A911	A	INTERIOR DOOR SCHEDULE HOUSE
A921	A	H1 CALCULATIONS

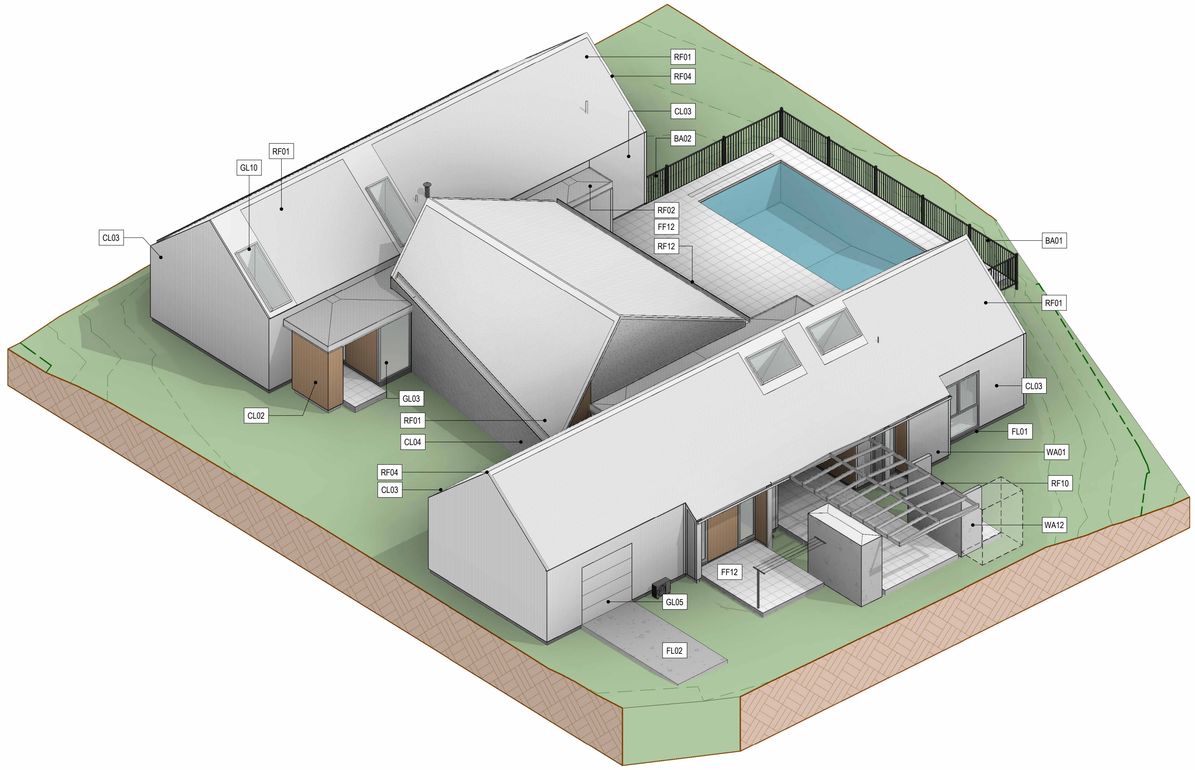
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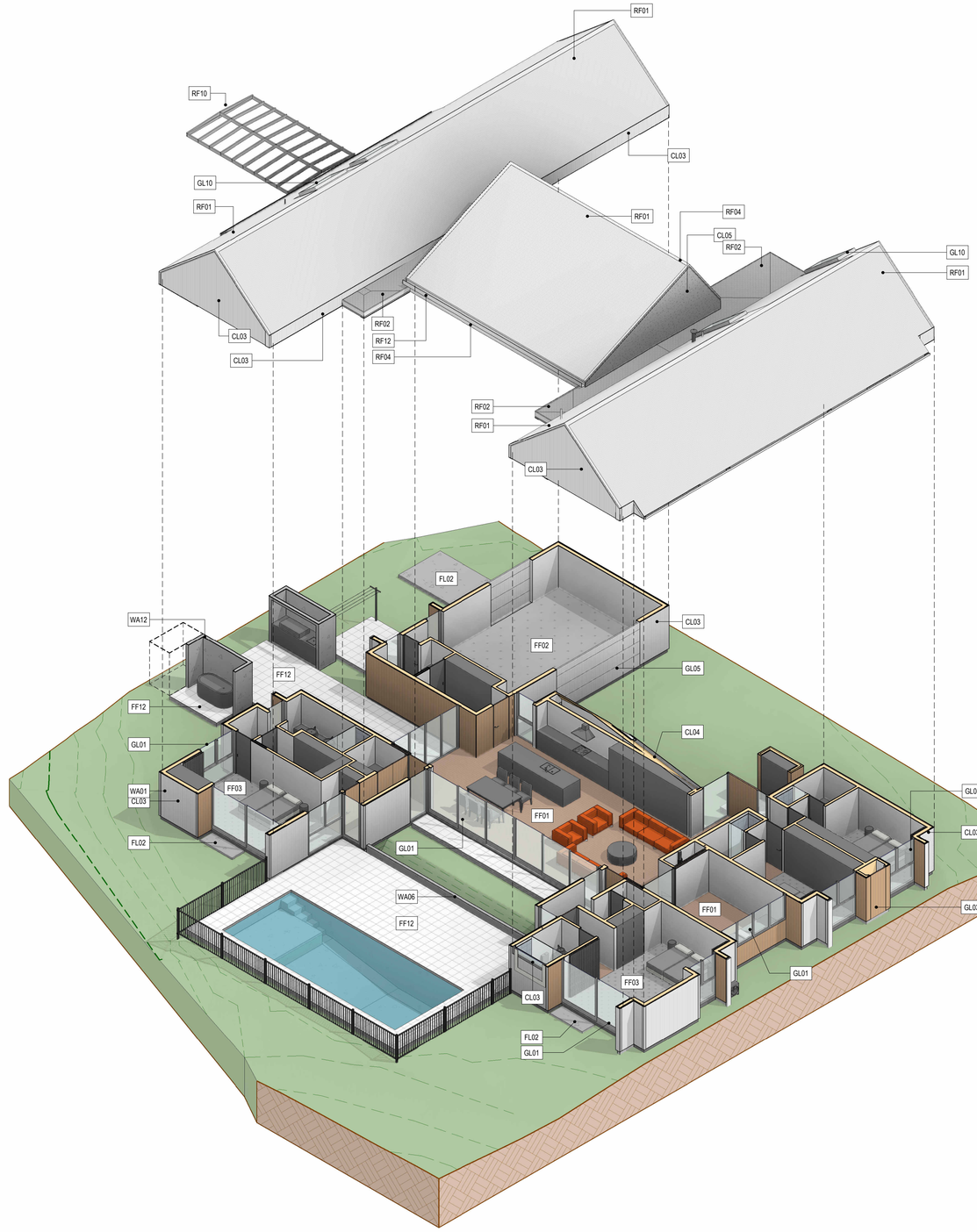
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GOLF COURSE ROAD

84 GOLF COURSE ROAD, WANAKA

85% DETAILED DESIGN





9/10/2026 11:59:14 pm PO BOX 91120 - WAKATIPU, 9349 OTAGO, NEW ZEALAND - +64 21656069 / +64 21647799 www.pdo.nz THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS, ANGLES, SITE MEASUREMENTS AND CONDITIONS ETC. BEFORE FABRICATION OR CONSTRUCTION BEGINS. COPYRIGHT PACIFIC DESIGN OFFICE © 2026.

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PROJECT:
GOLF COURSE ROAD
84 GOLF COURSE ROAD, WANAKA

SHEET NAME
3D ORIENTATION VIEWS

A BUILDING CONSENT 09.10.2026
REVISION DATE

STATUS
85% DETAILED DESIGN

PROJ. # 26014
DWG NO. A002
REV (A)

SITE INFORMATION

PARCEL : 8067108
APPELLATION : LOT 2 DP 544535
ADDRESS : 84 GOLF COURSE RD, WANAKA
TA : QUEENSTOWN LAKES DISTRICT COUNCIL
ZONE : LARGE LOT RESIDENTIAL A
EQ ZONE : 3
EXPOSURE : B
CLIMATE : 6
WIND REG : A
LEE ZONE : NO
WINDZONE : MEDIUM
RAINFALL : 25.6mm/h 10% AEP, 38.0mm/h 2% AEP

SITE AREA CALCULATIONS

SITE AREA = 1904m²
PROPOSED BUILDING = 389.4m²
INCLUDING EAVES OVER 0.6m
DECKS OVER 1.0m AGL
POOLS OVER 1.0m AGL
PROPOSED BUILDING COVERAGE = 20.45%
(MAX ALLOWED = 15.00%)

LEGEND

SL 9000 — SLAB/STRUCTURAL SUBSTRATE LEVEL
RL 9000 — EXISTING SPOT LEVEL
RL 9000 — NEW SPOT LEVEL

SITE NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. REGISTERED SURVEYOR TO CHECK ALL BOUNDARIES ARE ACCURATE & ESTABLISH GRIDS+LEVELS PRIOR TO CONSTRUCTION. ANY AMBIGUITIES TO BE REFERRED TO THE ARCHITECT.
3. ALL EXISTING PRIVATE AND PUBLIC DRAINAGE WITHIN OUR BOUNDARY HAS BEEN LOCATED ACCORDING TO AS-BUILTS AND COUNCIL INFORMATION. ALL NEW AND EXISTING SERVICE ROUTES AND DRAINS ARE SHOWN INDICATIVELY ONLY, DRAINAGE CONTRACTOR TO LOCATE EXACT POSITION PRIOR TO CONSTRUCTION.
4. ALL PLUMBING AND DRAINAGE WORK SHALL COMPLY WITH NZBC:G13/AS3 - AS/NZS:3500.2:2021.
5. ALL STORMWATER P&D TO COMPLY WITH NZBC:E1:AS1.
6. ALL WATER SUPPLY P&D TO COMPLY WITH NZBC:G12:AS1.
7. ALL CESSPITS TO BE LOCATED AT LOW POINTS WITH POSITIVE FALLS TOWARDS THEM.
8. NOVAFLO COIL TO ALL RETAINING WALLS & FOUNDATIONS AS REQUIRED. ALL SUBSOIL DRAINS TO DISCHARGE VIA A SILT TRAP TO STORMWATER DRAINAGE SYSTEM.

RESOURCE CONSENT

1. FOR SITE PLANNING CONTROLS REFER TO APPROVED RESOURCE CONSENT REFERENCE NUMBER:
RM260552

SURVEY NOTES

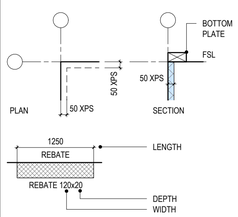
1. THIS SITE SURVEY IS A REPRODUCTION OF THE SURVEYOR'S DRAWINGS, AS OBTAINED BY THE ARCHITECT.
2. REFER TO THE SURVEYOR FOR ANY AMBIGUITIES.
3. HEIGHT DATUM IS NZ VERTICAL DATUM 2016.
ORIGIN OF LEVELS: IT I DP 27632 - RL 326.92
4. BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN ADOPTED FROM THE DP PLANS AND ARE THEREFORE SUBJECT TO INACCURACIES OF THE METHODOLOGY AND EQUIPMENT AVAILABLE AT THE TIME. IF THE POSITION OF THE BOUNDARIES IS CRITICAL, A REDEFINITION SURVEY SHOULD BE UNDERTAKEN BY A REGISTERED SURVEYOR.
5. THE POSITION AND ALIGNMENT OF SERVICES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM COUNCIL RECORDS AND ARE SUBJECT TO THE ERRORS OR OMISSIONS OF THAT DATA, THEY SHOULD NOT BE USED FOR DESIGN PURPOSES. ALL SERVICES SHOULD BE LOCATED ON-SITE BEFORE ANY DESIGN OR CONSTRUCTION BEGINS.

EXPOSURE ZONE NOTES

1. ENSURE PARTICULAR CARE IS TAKEN WITH COMPATIBILITY AND SEPARATION OF ALL MATERIALS AND FIXINGS.
2. ENSURE ALL FLASHINGS AND FIXINGS ARE COMPATIBLE WITH CLADDING AND ROOFING.
3. READ IN CONJUNCTION WITH NZMRM CODE OF PRACTICE.
4. READ IN CONJUNCTION WITH NZS:3604:2011, SECTION 4 DURABILITY.

LEGEND SLAB AND FOUNDATIONS

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
3. CONTRACTOR TO CONFIRM ALL DIMENSIONS OF SLAB SETOUT PRIOR TO COMMENCING WORK.
4. ALL CONDUITS FOR ELECTRICAL WORK AND P&D WASTES PIPES TO BE SETOUT AND CONFIRMED PRIOR TO SLAB BEING POURED.
5. CONCRETE SLABS ON GROUND TO COMPLY WITH NZS:3604:2011, SECTION 7.5. ALL WORKS OUTSIDE THIS SCOPE TO ENGINEERS DESIGN.
6. FOUNDATION WALLS TO COMPLY WITH NZS:3604:2011, SECTION 6.11, ALL WORKS OUTSIDE THIS SCOPE TO ENGINEERS DESIGN.



FLOOR PLAN NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
3. ALL TIMBER DURABILITY TO COMPLY WITH NZBC:B2:AS1 AND NZS:3602:2002.
4. ALL STRUCTURAL TIMBER USED TO BE STRUCTURAL GRADE TO COMPLY WITH THE CURRENT EDITION NZS:3603:1993, AND MARKED ACCORDINGLY TO COMPLY WITH THE CURRENT EDITION NZS:3622:2004. ALL TIMBER SIZES ARE WORKED FROM THE SG8 TABLES FROM NZS:3604:2011, (THE YELLOW TABLES) THEREFORE ALL STRUCTURAL TIMBER SHOULD BE SG8 UNLESS OTHERWISE SPECIFIED.
5. ALL DOWNPIPE & GUTTER SIZES TO COMPLY WITH NZBC:E1:AS1.
6. ALL MEMBRANE ROOFS & DECKS ABOVE 40m² SHALL HAVE PROPRIETARY VENTS, INSTALLED TO MANUFACTURERS SPECIFICATIONS, LOCATIONS TO BE DETERMINED ON SITE BY ARCHITECT.

LEGEND

FF01 | WA01 — KEYNOTE / WALL TYPE
D 01 — INTERIOR DOOR REFERENCE. REFER TO INTERNAL DOOR SCHEDULE
WD 01 — EXTERIOR GLAZING REFERENCE. REFER TO EXTERNAL JOINERY SCHEDULE
RL 2000 — NEW SPOT LEVEL
SL 322900 — SLAB / SUBSTRATE LEVEL
FFL 322915 — FINISHED FLOOR LEVEL (ABOVE SLAB)
BOUNDARY LINE
SP STRUCTURAL POST
DS DOUBLE STUDS
TS TRIPLE STUDS
UFH UNDERFLOOR HEATING
CD CHANNEL DRAIN
DP DOWN PIPE
OF OVERFLOW
TV TERMINAL VENT
RH RANGE HOOD OVER, EXHAUST TO EXTERIOR
DRY DRYER
WM WASHING MACHINE
DW DISHWASHER
HWC HOT WATER CYLINDER
UFHM UNDERFLOOR HEATING MANIFOLDS
BT BUFFER TANK
CU CONDENSER UNIT
AH ACCESS HATCH
SK SINK
SH SHOWER
WC TOILET
WHB WASH HAND BASIN

LEGEND ROOF PLANS

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. ALL ROOF FLASHINGS AND ROOF FLASHING DETAILS TO COMPLY WITH NZBC:E2:AS1.
3. ALL ROOF PENETRATIONS AND ROOF PENETRATION DETAILS TO COMPLY WITH NZBC:E2:AS1.
4. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
5. ALL FITTINGS TO BE OF GOOD QUALITY FOR PURPOSE.
6. ALL DP & GUTTER SIZES TO COMPLY WITH NZBC:E1:AS1.
7. ALL MEMBRANE ROOFS & DECKS ABOVE 40m² SHALL HAVE PROPRIETARY VENTS, INSTALLED TO MANUFACTURERS SPECIFICATIONS, LOCATIONS TO BE DETERMINED ON SITE BY ARCHITECT.
8. ALL GUTTERS SIZING CALCULATIONS DONE BASED ON THE WORST CASE SCENARIO AREAS.

ELEVATION NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
3. ALL MATERIALS DETAILED ARE TO COMPLY WITH THERE CURRENT MANUFACTURERS SPECIFICATION AND ARE TO BE INSTALLED BY NOMINATED INSTALLER IF REQUIRED.
4. ENSURE PARTICULAR CARE IS TAKEN WITH COMPATIBILITY AND SEPARATION OF ALL MATERIALS AND FIXINGS.
5. ENSURE ALL FLASHINGS AND FIXINGS ARE COMPATIBLE WITH CLADDING AND ROOFING.
6. READ IN CONJUNCTION WITH NZMRM CODE OF PRACTICE.
7. READ IN CONJUNCTION WITH NZS:3604:2011, SECTION 4 DURABILITY.

SECTION NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
3. ALL MATERIALS DETAILED ARE TO COMPLY WITH THERE CURRENT MANUFACTURERS SPECIFICATION AND ARE TO BE INSTALLED BY NOMINATED INSTALLER IF REQUIRED.

CEILING NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
3. PROVIDE SMOKE ALARMS TO COMPLY WITH NZBC:F8:AS1, NZS:4512:2001.
4. ALL ACCESS PANELS SHOWN ARE EITHER DIMENSIONED TO THERE CENTRELINE OR EDGE.
5. PROVIDE LIGHTING TO ALL AREAS WITH ILLUMINANCE AT FLOOR LEVEL OF 20 LUX MIN.

CEILING LEGEND

SA — INTERCONNECTED SMOKE ALARM
HD — INTERCONNECTED HEAT DETECTOR / ALARM
CE01 — KEYNOTE
CL+2400 — CEILING LEVEL (ABOVE SLAB LEVEL)
VANDA FLUSHFIT SINGLE CURTAIN TRACK

LEGEND SERVICES MECHANICAL

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
3. ALL ELECTRICAL WORKS TO COMPLY WITH NZBC:G9:AS1, AS/NZS:3000:2007, NZECP34:2001, NZECP35:1993, NZECP36:1993, NZECP46:2003, NZECP54:2001, NZECP55:2016.
4. ALL FITTINGS ARE DIMENSIONED TO CENTRELINE. IN THE EVENT THAT A FITTINGS IS NOT DIMENSIONED REFER TO ARCHITECT TO CONFIRM LOCATION.
5. READ RCP DRAWINGS IN CONJUNCTION WITH INTERIOR DRAWINGS, FOR FURTHER DETAILS ON ELECTRICAL FITTINGS SETOUT.
6. ALL WIRING TO BE CONCEALED WITHIN WALL/FLOOR/CEILING SPACES.
7. ALL FITTINGS TO BE OF GOOD QUALITY FOR PURPOSE.
8. ALLOW TO PROVIDE ALL ELECTRICAL REQUIREMENTS SPECIFIED BY SERVICES SUBCONTRACTORS, IE: LIFT, MECHANICAL VENTILATION ETC.

EX — FAN EXTRACT CIRCULAR
EX — FILTERED RETURN GRILLE. INSIDE ACCESS PANEL FRAME
EX — CEILING AC EXTRACT GRILL
SU — CEILING AC SUPPLY GRILL
EX — WALL AC EXTRACT GRILL
SU — WALL AC SUPPLY GRILL
AC1 & AC2 — DUCTED AC INDOOR UNIT

LEGEND PLUMBING AND DRAINAGE

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
3. ALL STORMWATER PLUMBING AND DRAINAGE TO COMPLY WITH NZBC:E1:AS1.
4. ALL WATER SUPPLY PLUMBING AND DRAINAGE TO COMPLY WITH NZBC:G12:AS1.
5. ALL SANITARY PLUMBING AND DRAINAGE WORK SHALL COMPLY WITH AS/NZS:3500.2:2021.
6. ALL SANITARY PLUMBING AND DRAINAGE PIPES SHALL BE SOLID WALL DWV GRADE UPVC MADE IN ACCORDANCE WITH AS/NZS:1260:2017. PIPES SHALL BE INSTALLED WITH SOLVENT WELDED (EXPANSION JOINTS EXCEPTED) OR RUBBER RING JOINTS AND FITTINGS.
7. ALL CHECKING OR DRILLING OF PIPES THROUGH TIMBER STRUCTURAL MEMBERS TO COMPLY WITH NZS:3604:2011, ALL NOTCHES AND HOLES OUTSIDE THE SCOPE OF NZS:3604:2011, SHALL BE SPECIFIC DESIGN.
8. ENSURE ALL PLUMBING PIPES AND WASTES ARE CONCEALED IN WALL AND FLOOR/CEILING SPACES.
9. ALL P&D ROUTES ARE SHOWN INDICATIVELY, CONTRACTOR TO DETERMINE EXACT ROUTES ON SITE.
10. AAV TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS WHEREVER VENTILATION OF A SANITARY FITTING IS NOT ACHIEVABLE.
11. CONNECT DISHWASHER OUTLET TO ADJACENT KITCHEN SINK PLUMBING.
12. ALL CESSPITS TO BE LOCATED AT LOW POINTS WITH POSITIVE FALLS TOWARDS THEM.
13. NOVAFLO COIL TO ALL RETAINING WALLS & FOUNDATIONS AS REQUIRED. ALL SUBSOIL DRAINS TO DISCHARGE VIA A SILT TRAP TO STORMWATER DRAINAGE SYSTEM.
14. REFER TO SITE PLAN FOR DRAINAGE CONNECTION POINTS.
15. MINIMUM PIPE GRADES TO AS/NZS:3500.2:2021:

A.	32Ø	2.5%	1:40
B.	40Ø	2.5%	1:40
C.	50Ø	2.5%	1:40
D.	65Ø	2.5%	1:40
E.	80Ø	1.65%	1:60
F.	100Ø	1.65%	1:60
G.	125Ø	1.25%	1:80
H.	150Ø	1%	1:100
I.	225Ø	0.65%	1:150
J.	300Ø	0.40%	1:250

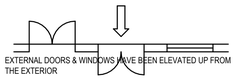
EXISTING SANITARY SEWER DRAIN
PROPOSED SANITARY SEWER DRAIN
EXISTING STORMWATER DRAIN
PROPOSED STORMWATER DRAIN
PROPOSED SUBSOIL DRAIN
PROPOSED FRENCH DRAIN

DP DOWNPIPE
ST PLUMBING STACK
VP PLUMBING VENT PIPE
HT HOSETAP
ORG OVERFLOW RELIEF GULLY
TV TERMINAL VENT
CP CESS PIT
RI RODDING EYE
IB INSPECTION BEND
IJ INSPECTION JUNCTION
CD CHANNEL DRAIN

LEGEND EXTERNAL DOORS & WINDOWS

1. ALL MEASUREMENTS ARE TO ROUGH OPENING SIZES UNLESS STATED OTHERWISE.
2. ALUMINIUM JOINERY MANUFACTURER TO CHECK MEASURE ON SITE IN ALL CASES PRIOR TO MANUFACTURE. CONFIRM ANY INCONSISTENCIES WITH THE ARCHITECT.
3. JOINERY MANUFACTURER TO ENSURE WATERTIGHT DETAILING OF ALL JOINERY DETAILING. ALUMINIUM JOINERY MANUFACTURER TO SUPPLY SHOP DRAWINGS OF DETAILS & SAMPLE JOINERY SECTIONS, FOR ARCHITECTS REVIEW PRIOR TO MANUFACTURE.
4. ALL SILL TRAYS AND FLASHINGS TO COMPLY WITH NZBC:E2:AS1.
5. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
6. JOINERY NOT DRAWN INDIVIDUALLY, REFER TO PLANS AND ELEVATIONS TO CONFIRM HINGING AND JAMB LINER SIZES, (TO SUIT WALL THICKNESS).
7. ALLOW CLEARANCE FOR FLOOR FINISHES.
8. ALL JAMBS RADIATA PINE REBATED JAMBS, PAINT FINISH UNLESS OTHERWISE SPECIFIED.
9. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
10. ALL JOINERY ELEMENTS TO COMPLY WITH NZS:4211:2022.
11. ALUMINIUM JOINERY SECTIONS TO BE OF STANDARD PROFILES AS PER NZS:3610:1979.
12. ALL JOINERY HARDWARE TO BE OF GOOD QUALITY FIT FOR PURPOSE AND EXPOSURE TO WEATHER AS REQUIRED. REFER TO HARDWARE SCHEDULE.
13. GLASS TYPES, GAUGE & FRAME SIZES TO BE CONFIRMED BY JOINERY MANUFACTURER TO COMPLY WITH ALL PARTS OF NZS:4223:2016.
14. ALL GLASS TO BE CLEAR UNLESS OTHERWISE STATED, CONFIRM WITH ARCHITECT PRIOR TO MANUFACTURE.
15. WHERE THE POSSIBLE HEIGHT OF FALL IS 1.0m OR MORE, MEASURED FROM THE ADJACENT FLOOR LEVEL, WINDOWS THAT OPEN SHALL COMPLY WITH NZBC:F4:AS1:4.0.
16. ALPHABETICAL LETTER'S I AND O ARE NOT USED AS DOOR AND WINDOW TYPE'S FOR CLARITY.

EXTERIOR

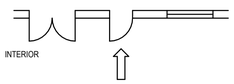


EXTERNAL DOORS & WINDOWS HAVE BEEN ELEVATED UP FROM THE EXTERIOR

A AWNING.
F WINDOW FIXED.
L LOUVRES.
O OPAQUE GLAZING.
R RESTRICTOR STAY REQUIRED.
S SLIDER
H HINGED DOOR / WINDOW
B BIFOLD DOOR / WINDOW
Ⓢ SAFETY GLASS

LEGEND DOORS AND WINDOWS INTERNAL

1. ALL INTERNAL DOOR MEASUREMENTS TO THE ACTUAL DOOR LEAF SIZE
2. JOINERY MANUFACTURER TO CHECK MEASURE ON SITE IN ALL CASES PRIOR TO MANUFACTURE. CONFIRM ANY INCONSISTENCIES WITH THE ARCHITECT
3. DOORS NOT DRAWN INDIVIDUALLY, REFER TO PLANS TO CONFIRM HINGING AND JAMB LINER SIZES (TO SUIT WALL THICKNESS)
4. ALLOW CLEARANCE FOR FLOOR FINISHES
5. ALL INTERNAL DOORS PAINT QUALITY WITH RADIATA PINE REBATED JAMBS, PAINT FINISH UNLESS OTHERWISE SPECIFIED
6. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC
7. ALL DOOR HARDWARE TO BE OF GOOD QUALITY FIT FOR PURPOSE AND EXPOSURE TO WEATHER AS REQUIRED. REFER TO HARDWARE SCHEDULE
8. GLASS TYPES, GAUGE & FRAME SIZES TO BE CONFIRMED BY JOINERY MANUFACTURER TO COMPLY WITH ALL PARTS OF NZS:4223:2016
9. ALL GLASS TO BE CLEAR UNLESS OTHERWISE STATED, CONFIRM WITH ARCHITECT PRIOR TO MANUFACTURE
10. ALPHABETICAL LETTER'S I AND O ARE NOT USED AS DOOR AND WINDOW TYPE'S FOR CLARITY.



INTERIOR

INTERNAL DOORS & WINDOWS HAVE BEEN ELEVATED UP FROM THE INTERIOR.

F FIXED GLAZING.
S SLIDING DOOR.
CS CAVITY SLIDING DOOR.
B BIFOLD DOOR.
* DIMENSION TO BE CONFIRMED ON SITE

KEYNOTES ALL

KEY	DESCRIPTION
BA01	POOL BARRIER SELECTED ALUMINIUM POOL BARRIER. TOP RAIL AT 1200mm AFL MIN. AND VERTICAL RAILING WITH A MAX. GAP OF 100mm BETWEEN RAILS. ALL IN ACCORDANCE WITH NZBC F9
BA02	POOL GATE ALUMINIUM SELF-CLOSING POOL GATE WITH AUTOMATIC LATCHING MECHANISM IN ACCORDANCE WITH NZBC F9. TOP RAIL AT 1200mm AFL MIN. AND VERTICAL RAILING WITH A MAX. GAP OF 100mm BETWEEN RAILS.
CE01	INTERNAL CEILING 13mm PLASTERBOARD CEILING, ON RONDO CEILING BATTENS AT 600mm CENTRES MAX. FIXED TO STRUCTURE ABOVE. STOPPED TO LEVEL 4 FOR PAINT FINISH
CE02	INTERNAL CEILING 13mm AQUALINE PLASTERBOARD CEILING IN WET AREAS, ON RONDO CEILING BATTENS AT 600mm CENTRES MAX, FIXED TO STRUCTURE ABOVE. STOPPED TO LEVEL 4 FOR PAINT FINISH
CE05	EXTERNAL SOFFIT CEDAR TONGUE & GROOVE SOFFIT BOARDS (WIDTH TO MATCH WALL CLADDING) ON H1.2 SG8 70x35mm TIMBER CEILING BATTENS ON FLAT AT 600mm CENTRES MAX. STAIN FINISH TO MATCH WALL CLADDING
CE06	EXTERNAL CEILING 9mm JAMES HARDIE VILLABOARD SHEETING ON H1.2 SG8 70x35mm TIMBER CEILING BATTENS ON FLAT AT 600mm CENTRES MAX. PAINT FINISH.
CE11	BLIND BOX VANDA RECESSED FLUSHBOX CONCEALED BLIND SYSTEM
CE12	CEILING HATCH WITH INTEGRATED ATTIC LADDER, FITTED BETWEEN TRUSSES
CL01	VERTICAL ACCOYA SHIPLAP CLADDING, ON 20mm HORIZONTAL CAVITY BATTENS @480CRS MAX., ON 7mm PLYWOOD RAB, ON H1.2 SG8 TIMBER WALL FRAMING.
CL02	VERTICAL ACCOYA SHIPLAP CLADDING, ON 45mm HORIZONTAL CAVITY BATTENS @480CRS MAX., ON 7mm PLYWOOD RAB, ON H1.2 SG8 TIMBER WALL FRAMING.
CL03	0.55mm BMT CORRUGATE VERTICAL ZINCALUME STEEL CLADDING ON 20mm HORIZONTAL CAVITY BATTENS @1200CRS MAX. ON 7mm PLYWOOD RAB, ON H1.2 SG8 TIMBER WALL FRAMING.
CL04	180mm SCHIST STONE CLADDING ON 3 COATS OF SIKA BLACKSEAL ELASTIC LIQUIED APPLIED WATERPROOFING ON 6mm JAMES HARDIE RAB BOARD ON 45mm HORIZONTAL STRUCTURAL CAVITY BATTENS ON 7mm PLYWOOD RAB
CL05	JAMES HARDIE AXON SMOOTH 9mm FIBRE CEMENT CLADDING (COLOUR TO MATCH ROOFING), ON 20mm VERTICAL CAVITY BATTENS @600CRS MAX. ON 7mm PLYWOOD RAB, ON H1.2 SG8 TIMBER WALL FRAMING.
FF01	INTERNAL ENGINEERED TIMBER FLOORING
FF02	GARAGE INTERNAL CARPET FLOORING
FF03	INTERNAL CARPET FLOORING
FF04	INTERIOR TILE FLOORING, ON SELECTED TILE ADHESIVE, ON SELECTED MAPEI WATERPROOFING SYSTEM
FF12	EXTERIOR PAVING SELECTED 20mm NON-SLIP EXTERNAL GRADE CERAMIC TILES, ON SELECTED TILE ADHESIVE ON CONCRETE SLAB
FL01	INSULSLAB 320mm FULLY INSULATED REINFORCED CONCRETE SLAB ON GRADE WITH UNDERFLOOR HEATING - REFER STRUCTURAL. ONE LAYER OF DPM FULLY TAPED ON SAND BLINDING LAYER ON COMPACTED HARDFILL.
FL02	INSULSLAB 320mm FULLY INSULATED REINFORCED CONCRETE SLAB ON GRADE - REFER STRUCTURAL. ONE LAYER OF DPM FULLY TAPED ON SAND BLINDING LAYER ON COMPACTED HARDFILL

KEYNOTES ALL

KEY	DESCRIPTION
GL01	APL THERMALHEART ARCHITECTURAL SERIES ALUMINIUM JOINERY WITH DOUBLE GLAZING. POWDER COATED FINISH (COLOUR TBC)
GL03	APL SHOPFRONT ALUMINIUM JOINERY WITH DOUBLE GLAZING. POWDER COATED FINISH (COLOUR TBC)
GL05	INSULATED GARAGE SECTIONAL DOOR FLUSH MOUNTED TO MATCH VERTICAL SHIPLAP CLADDING
GL10	APL THERMALHEART DOUBLE GLAZING SKYLIGHT. POWDER COATED FINISH TO MATCH ROOFING
GL11	APL SKYLIGHT. POWDER COATED FINISH TO MATCH ROOFING
GN01	POOL COVER LONDON DOWN UNDER POOL COVER. REFER TO MAYFAIR DOCUMENTATION
IN01	WALL INSULATION. R4.3 140mm INSULATION BATTS IN WALL FRAMING CAVITY. REFER TO SPECIFICATION.
IN02	CEILING INSULATION. R3.2 180mm CEILING INSULATION BATTS TO TRUSS ROOF SPACE. REFER TO SPECIFICATION.
LI01	VERTICAL CEDAR SHIPLAP INTERIOR LINING TO MATCH EXTERIOR
LI02	INTERIOR TILE LINING TO SHOWERS, ON SELECTED TILE ADHESIVE, ON SELECTED MAPEI WATERPROOFING SYSTEM, ON 13mm GIB AQUALINE SUBSTRATE
RF01	0.55mm BMT CORRUGATE ZINCALUME STEEL CLADDING, ON H1.2 SG8 70x45 TIMBER PURLINS ON FLAT @900 CRS MAX, ON SELECTED ROOF UNDERLAY, ON TIMBER TRUSSES
RF02	NURALITE TPO MEMBRANE LAID ON NURATHERM PIR BOARDS SLOPED AT 1:60 TOWARDS SUMPS, ON 18mm THICK, CD GRADE, H3.2 TREATED PLYWOOD SUBSTRATE ON SG8 H1.2 140x45 TIMBER RAFTERS@400mm CRS MAX, BLOCKING @400CRS. REFER SPECIFICATION.
RF04	FLASHINGS. 0.55mm ZINCALUME STEEL FLASHINGS. COLOUR TO MATCH ROOFING
RF10	ALUMINIUM PERGOLA. POWDER COAT FINISH
RF12	GUTTER CUSTOM FOLDED 200x200 ZINCALUME STEEL GUTTER. COLOUR TO MATCH ROOFING
RF13	CUSTOM FOLDED ZINCALUME STEEL GUTTER. MIN. 4000mm2 CROSS SECTIONAL AREA. COLOUR TO MATCH ROOFING
RF14	230x50mm CUSTOM RECTANGULAR ZINCALUME STEEL DOWPIPE. COLOUR TO MATCH ROOFING
WA01	EXTERNAL TIMBER WALL FRAMED UP FROM H1.2 TREATED SG8 140x45mm TIMBER STUDS AT 600mm CRS, NOGS AT 800mm CRS. LINED TO INTERIOR SIDE WITH 13mm STANDARD GIB BOARD, STOPPED TO L4 FOR PAINT FINISH.
WA02	EXTERNAL TIMBER WALL FRAMED UP FROM H1.2 TREATED SG8 140x45mm TIMBER STUDS AT 600mm CRS, NOGS AT 480mm CRS. LINED TO INTERIOR SIDE WITH 13mm STANDARD GIB BOARD, STOPPED TO L4 FOR PAINT FINISH.
WA03	EXTERNAL TIMBER WALL FRAMED UP FROM H1.2 TREATED SG8 90x45mm TIMBER STUDS AT 600mm CRS, NOGS AT 800mm CRS.
WA05	INTERNAL TIMBER WALL FRAMED UP FROM H1.2 TREATED SG8 140x45mm TIMBER STUDS AT 600mm CRS, NOGS AT 800mm CRS. LINED TO BOTH SIDES.
WA06	INTERNAL TIMBER WALL FRAMED UP FROM H1.2 TREATED SG8 90x45mm TIMBER STUDS AT 600mm CRS, NOGS AT 800mm CRS. LINED TO BOTH SIDES.
WA10	CONCRETE RETAINING WALL. NURALITE 3PT TANKING WITH PROTECTIVE DRAIN LAYER TO THE INTERIOR FACE. DRAIN COIL TO BOTTOM OF WALL.REFER TO ENGINEERING DESIGN
WA11	INSULFORM 300 CONCRETE FOUNDATION WALL. REFER TO ENGINEERING DESIGN
WA12	IN-SITU CONCRETE WALL. REFER TO ENGINEERING DESIGN

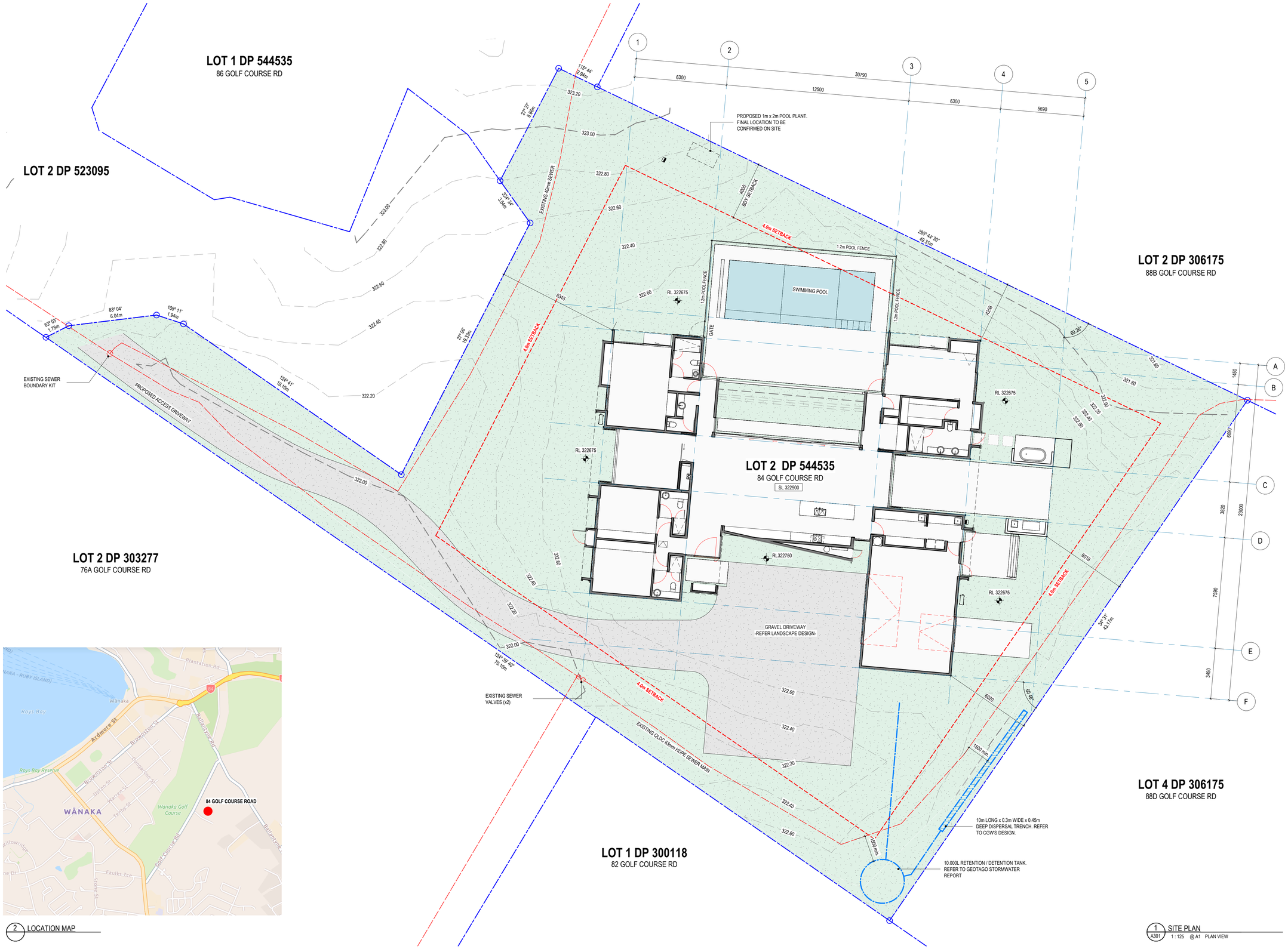
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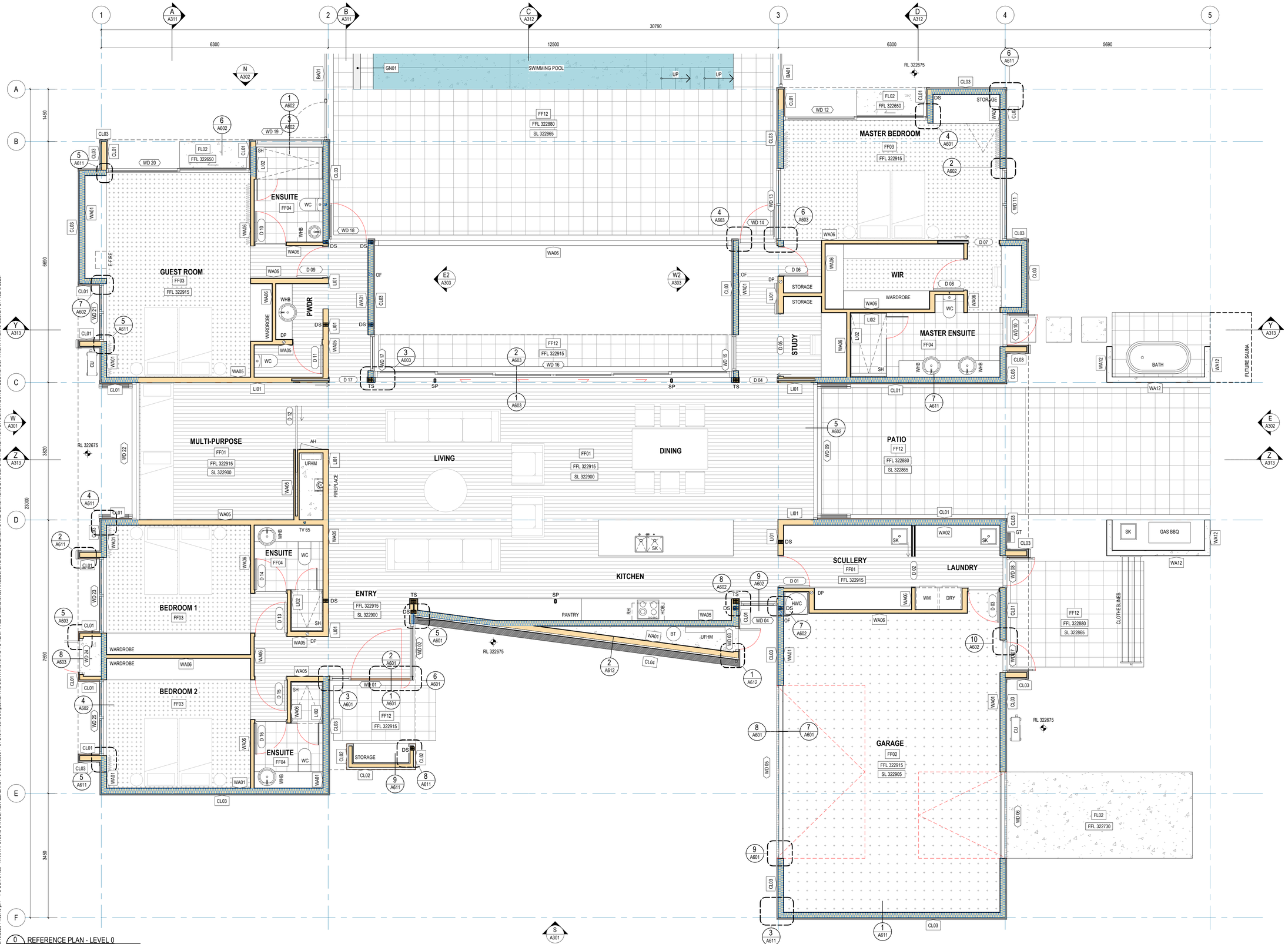
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PROJECT:
GOLF COURSE ROAD
84 GOLF COURSE ROAD, WANAKA

SHEET NAME
LEGENDS AND KEYNOTES

A BUILDING CONSENT 09.10.2026
REVISION DATE
STATUS
85% DETAILED DESIGN
PROJ # 26014 DWG NO. A003 REV (A)


LOT 1 DP 544535
86 GOLF COURSE RD
LOT 2 DP 523095
LOT 2 DP 306175
88B GOLF COURSE RD
LOT 2 DP 303277
76A GOLF COURSE RD
LOT 2 DP 544535
84 GOLF COURSE RD
SL 322900
LOT 1 DP 300118
82 GOLF COURSE RD
LOT 4 DP 306175
88D GOLF COURSE RD
PROPOSED 1m x 2m POOL PLANT. FINAL LOCATION TO BE CONFIRMED ON SITE
EXISTING 40mm SEWER
4.8m SETBACK
4.0m SETBACK
1.2m POOL FENCE
SWIMMING POOL
GATE
RL 322675
RL322750
GRAVEL DRIVEWAY -REFER LANDSCAPE DESIGN-
EXISTING SEWER BOUNDARY KIT
PROPOSED ACCESS DRIVEWAY
EXISTING SEWER VALVES (x2)
EXISTING QLDC 63mm HDPE SEWER MAIN
10m LONG x 0.3m WIDE x 0.45m DEEP DISPERSAL TRENCH. REFER TO CGW'S DESIGN.
10,000L RETENTION / DETENTION TANK. REFER TO GEOTAGO STORMWATER REPORT
1500 min
6300
12500
30790
6300
5690
1450
6980
3820
23000
7590
3450
322.20
323.00
322.80
322.60
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FLOOR PLAN NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
3. ALL TIMBER DURABILITY TO COMPLY WITH NZBC:B2:AS1 AND NZS:3602:2002.
4. ALL STRUCTURAL TIMBER USED TO BE STRUCTURAL GRADE TO COMPLY WITH THE CURRENT EDITION NZS:3603:1993, AND MARKED ACCORDINGLY TO COMPLY WITH THE CURRENT EDITION NZS:3622:2004. ALL TIMBER SIZES ARE WORKED FROM THE SG8 TABLES FROM NZS:3604:2011, (THE YELLOW TABLES) THEREFORE ALL STRUCTURAL TIMBER SHOULD BE SG8 UNLESS OTHERWISE SPECIFIED.
5. ALL DOWNPIPE & GUTTER SIZES TO COMPLY WITH NZBC:E1:AS1.
6. ALL MEMBRANE ROOFS & DECKS ABOVE 40m² SHALL HAVE PROPRIETARY VENTS, INSTALLED TO MANUFACTURERS SPECIFICATIONS. LOCATIONS TO BE DETERMINED ON SITE BY ARCHITECT.

LEGEND

FF01 WA01	KEYNOTE / WALL TYPE
D 01	INTERIOR DOOR REFERENCE. REFER TO INTERNAL DOOR SCHEDULE
WD 01	EXTERIOR GLAZING REFERENCE. REFER TO EXTERNAL JOINERY SCHEDULE
RL 2000	NEW SPOT LEVEL
SL 322900	SLAB / SUBSTRATE LEVEL
FFL 322915	FINISHED FLOOR LEVEL (ABOVE SLAB)
	BOUNDARY LINE
SP	STRUCTURAL POST
DS	DOUBLE STUDS
TS	TRIPLE STUDS
UFH	UNDERFLOOR HEATING
CD	CHANNEL DRAIN
DP	DOWN PIPE
OF	OVERFLOW
TV	TERMINAL VENT
RH	RANGE HOOD OVER, EXHAUST TO EXTERIOR
DRY	DRYER
WM	WASHING MACHINE
DW	DISHWASHER
HWC	HOT WATER CYLINDER
UFHM	UNDERFLOOR HEATING MANIFOLDS
BT	BUFFER TANK
CU	CONDENSER UNIT
AH	ACCESS HATCH
SK	SINK
SH	SHOWER
WC	TOILET
WHB	WASH HAND BASIN

0 A301 REFERENCE PLAN - LEVEL 0
1 : 50 @ A1 PLAN VIEW

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PROJECT:
GOLF COURSE ROAD
84 GOLF COURSE ROAD, WANAKA

SHEET NAME
LEVEL 0 REFERENCE PLAN

A BUILDING CONSENT 09.10.2026
REVISION DATE

STATUS
85% DETAILED DESIGN

PROJ. # 26014 | DWG NO. A101 | REV (A)



FLOOR PLAN NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
3. ALL TIMBER DURABILITY TO COMPLY WITH NZBC:B2:AS1 AND NZS:3602:2002.
4. ALL STRUCTURAL TIMBER USED TO BE STRUCTURAL GRADE TO COMPLY WITH THE CURRENT EDITION NZS:3603:1993, AND MARKED ACCORDINGLY TO COMPLY WITH THE CURRENT EDITION NZS:3622:2004. ALL TIMBER SIZES ARE WORKED FROM THE SG8 TABLES FROM NZS:3604:2011, (THE YELLOW TABLES) THEREFORE ALL STRUCTURAL TIMBER SHOULD BE SG8 UNLESS OTHERWISE SPECIFIED.
5. ALL DOWNPIPE & GUTTER SIZES TO COMPLY WITH NZBC:E1:AS1.
6. ALL MEMBRANE ROOFS & DECKS ABOVE 40m² SHALL HAVE PROPRIETARY VENTS, INSTALLED TO MANUFACTURERS SPECIFICATIONS. LOCATIONS TO BE DETERMINED ON SITE BY ARCHITECT.

LEGEND

FF01 WA01	KEYNOTE / WALL TYPE
D 01	INTERIOR DOOR REFERENCE. REFER TO INTERNAL DOOR SCHEDULE
WD 01	EXTERIOR GLAZING REFERENCE. REFER TO EXTERNAL JOINERY SCHEDULE
RL 2000	NEW SPOT LEVEL
SL 322900	SLAB / SUBSTRATE LEVEL
FFL 322915	FINISHED FLOOR LEVEL (ABOVE SLAB)
	BOUNDARY LINE
SP	STRUCTURAL POST
DS	DOUBLE STUDS
TS	TRIPLE STUDS
UFH	UNDERFLOOR HEATING
CD	CHANNEL DRAIN
DP	DOWN PIPE
OF	OVERFLOW
TV	TERMINAL VENT
RH	RANGE HOOD OVER, EXHAUST TO EXTERIOR
DRY	DRYER
WM	WASHING MACHINE
DW	DISHWASHER
HWC	HOT WATER CYLINDER
UFHM	UNDERFLOOR HEATING MANIFOLDS
BT	BUFFER TANK
CU	CONDENSER UNIT
AH	ACCESS HATCH
SK	SINK
SH	SHOWER
WC	TOILET
WHB	WASH HAND BASIN

KEYNOTE LEGEND

KEY	DESCRIPTION
WA01	EXTERNAL TIMBER WALL FRAMED UP FROM H1.2 TREATED SG8 140x45mm TIMBER STUDS AT 600mm CRS, NOGS AT 800mm CRS. LINED TO INTERIOR SIDE WITH 13mm STANDARD GIB BOARD, STOPPED TO L4 FOR PAINT FINISH.
WA02	EXTERNAL TIMBER WALL FRAMED UP FROM H1.2 TREATED SG8 140x45mm TIMBER STUDS AT 600mm CRS, NOGS AT 480mm CRS. LINED TO INTERIOR SIDE WITH 13mm STANDARD GIB BOARD, STOPPED TO L4 FOR PAINT FINISH.
WA03	EXTERNAL TIMBER WALL FRAMED UP FROM H1.2 TREATED SG8 90x45mm TIMBER STUDS AT 600mm CRS, NOGS AT 800mm CRS.
WA05	INTERNAL TIMBER WALL FRAMED UP FROM H1.2 TREATED SG8 140x45mm TIMBER STUDS AT 600mm CRS, NOGS AT 800mm CRS. LINED TO BOTH SIDES.
WA06	INTERNAL TIMBER WALL FRAMED UP FROM H1.2 TREATED SG8 90x45mm TIMBER STUDS AT 600mm CRS, NOGS AT 800mm CRS. LINED TO BOTH SIDES.
WA12	IN-SITU CONCRETE WALL. REFER TO ENGINEERING DESIGN

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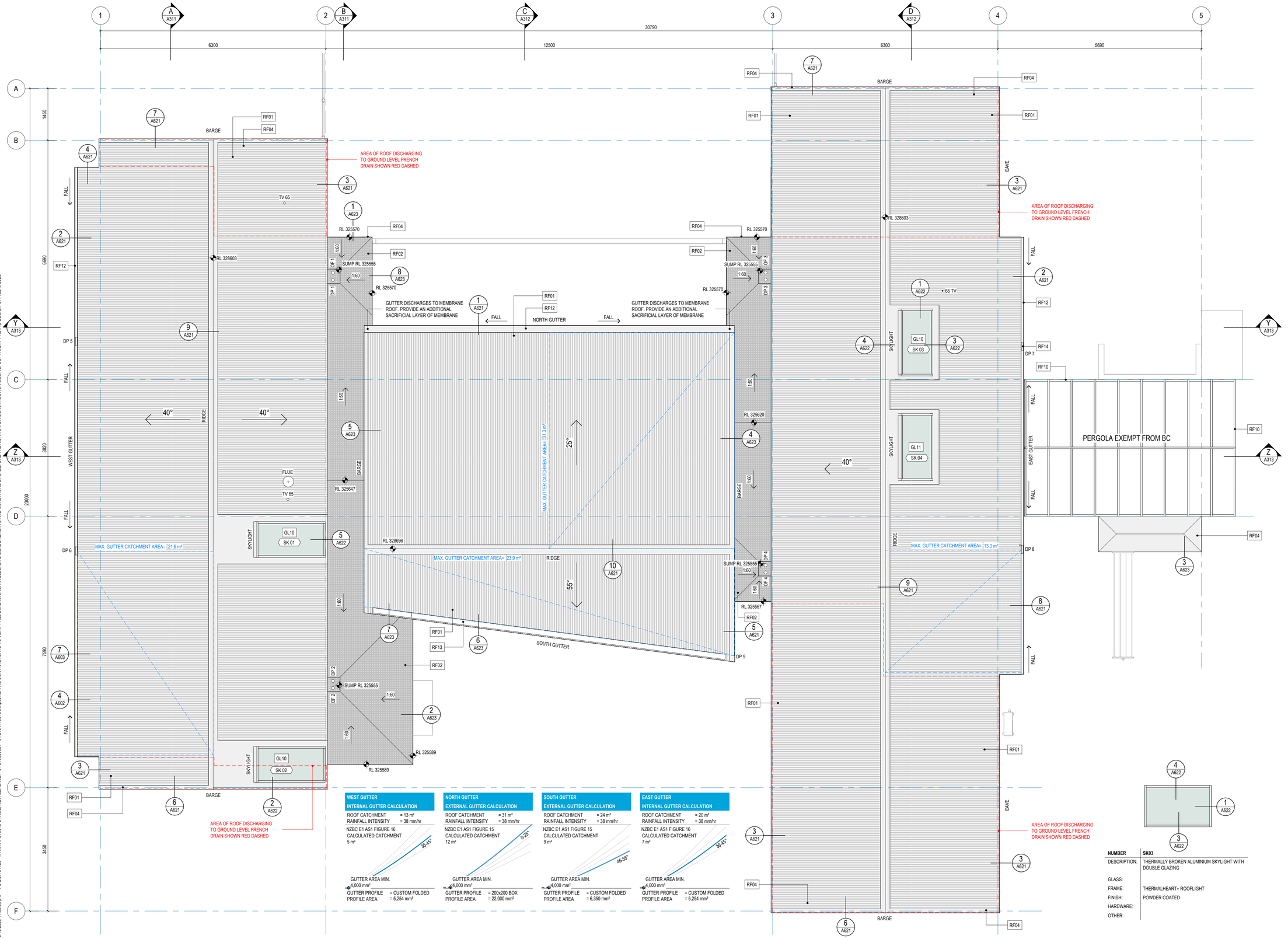
PROJECT:
GOLF COURSE ROAD
84 GOLF COURSE ROAD, WANAKA

SHEET NAME
LEVEL 0 DIMENSION PLAN

REVISION		DATE
A	BUILDING CONSENT	09.10.2026

STATUS
85% DETAILED DESIGN

PROJ. #	DWG NO.	REV
26014	A102	(A)



LEGEND ROOF PLANS

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. ALL ROOF FLASHINGS AND ROOF FLASHING DETAILS TO COMPLY WITH NZBC:E2:AS1.
3. ALL ROOF PENETRATIONS AND ROOF PENETRATION DETAILS TO COMPLY WITH NZBC:E2:AS1.
4. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
5. ALL FITTINGS TO BE OF GOOD QUALITY FOR PURPOSE.
6. ALL DP & GUTTER SIZES TO COMPLY WITH NZBC:E1:AS1.
7. ALL MEMBRANE ROOFS & DECKS ABOVE 40m² SHALL HAVE PROPRIETARY VENTS, INSTALLED TO MANUFACTURERS SPECIFICATIONS, LOCATIONS TO BE DETERMINED ON SITE BY ARCHITECT.
8. ALL GUTTERS SIZING CALCULATIONS DONE BASED ON THE WORST CASE SCENARIO AREAS.

KEYNOTE LEGEND

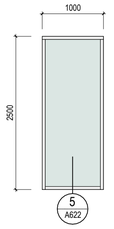
KEY	DESCRIPTION
GL10	APL THERMALHEART DOUBLE GLAZING SKYLIGHT. POWDER COATED FINISH TO MATCH ROOFING
GL11	APL SKYLIGHT. POWDER COATED FINISH TO MATCH ROOFING
RF01	0.55mm BMT CORRUGATE ZINCALUME STEEL CLADDING, ON H1.2 SG8 70x45 TIMBER PURLINS ON FLAT @900 CRS MAX. ON SELECTED ROOF UNDERLAY, ON TIMBER TRUSSES
RF02	NURALITE TPO MEMBRANE LAID ON NURATHERM PIR BOARDS SLOPED AT 1:60 TOWARDS SUMPS, ON 18mm THICK, CD GRADE, H3.2 TREATED PLYWOOD SUBSTRATE ON SG8 H1.2 140x45 TIMBER RAFTERS@400mm CRS MAX. BLOCKING @400CRS. REFER SPECIFICATION.
RF04	FLASHINGS. 0.55mm ZINCALUME STEEL FLASHINGS. COLOUR TO MATCH ROOFING
RF10	ALUMINIUM PERGOLA. POWDER COAT FINISH
RF12	GUTTER CUSTOM FOLDED 200x200 ZINCALUME STEEL GUTTER. COLOUR TO MATCH ROOFING
RF13	CUSTOM FOLDED ZINCALUME STEEL GUTTER. MIN. 4000mm2 CROSS SECTIONAL AREA. COLOUR TO MATCH ROOFING
RF14	230x50mm CUSTOM RECTANGULAR ZINCALUME STEEL DOWPIPE. COLOUR TO MATCH ROOFING

DOWNPIPE SCHEDULE

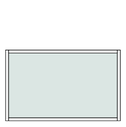
NUMBER	SIZE	CATCHMENT
DP1	Ø80 mm	57.8 m²
DP2	Ø80 mm	39.3 m²
DP3	Ø80 mm	58.4 m²
DP4	Ø80 mm	21.3 m²
DP5	230x50	29.8 m²
DP6	230x50	32.6 m²
DP7	230x50	22.4 m²
DP8	230x50	23.8 m²
DP9	65x50	25.8 m²

OVERFLOW SCHEDULE

NUMBER	SIZE	OUTLET LOCATION
OVERFLOW		
OF 1	Ø80 mm	WALL
OF 2	Ø80 mm	SOFFIT
OF 3	Ø80 mm	WALL
OF 4	Ø80 mm	WALL



NUMBER	SK01, SK02
DESCRIPTION:	THERMALLY BROKEN ALUMINIUM SKYLIGHT WITH DOUBLE GLAZING
GLASS:	
FRAME:	THERMALHEART+ ROOFLIGHT
FINISH:	POWDER COATED
HARDWARE:	
OTHER:	



NUMBER	SK03
DESCRIPTION:	THERMALLY BROKEN ALUMINIUM SKYLIGHT WITH DOUBLE GLAZING
GLASS:	
FRAME:	THERMALHEART+ ROOFLIGHT
FINISH:	POWDER COATED
HARDWARE:	
OTHER:	

NUMBER	SK04
DESCRIPTION:	ALUMINIUM SKYLIGHT
GLASS:	
FRAME:	NON-THEMALLY BROKEN
FINISH:	POWDER COATED
HARDWARE:	
OTHER:	

WEST GUTTER INTERNAL GUTTER CALCULATION	NORTH GUTTER EXTERNAL GUTTER CALCULATION	SOUTH GUTTER EXTERNAL GUTTER CALCULATION	EAST GUTTER INTERNAL GUTTER CALCULATION
ROOF CATCHMENT = 13 m² RAINFALL INTENSITY = 38 mm/hr	ROOF CATCHMENT = 31 m² RAINFALL INTENSITY = 38 mm/hr	ROOF CATCHMENT = 24 m² RAINFALL INTENSITY = 38 mm/hr	ROOF CATCHMENT = 20 m² RAINFALL INTENSITY = 38 mm/hr
NZBC E1 AS1 FIGURE 16 CALCULATED CATCHMENT 5 m²	NZBC E1 AS1 FIGURE 15 CALCULATED CATCHMENT 12 m²	NZBC E1 AS1 FIGURE 15 CALCULATED CATCHMENT 9 m²	NZBC E1 AS1 FIGURE 16 CALCULATED CATCHMENT 7 m²
35-45°	0-25°	45-55°	35-45°
GUTTER AREA MIN. 4,000 mm²	GUTTER AREA MIN. 4,000 mm²	GUTTER AREA MIN. 4,000 mm²	GUTTER AREA MIN. 4,000 mm²
GUTTER PROFILE = CUSTOM FOLDED PROFILE AREA = 5,254 mm²	GUTTER PROFILE = 200x200 BOX PROFILE AREA = 22,000 mm²	GUTTER PROFILE = CUSTOM FOLDED PROFILE AREA = 6,350 mm²	GUTTER PROFILE = CUSTOM FOLDED PROFILE AREA = 5,254 mm²

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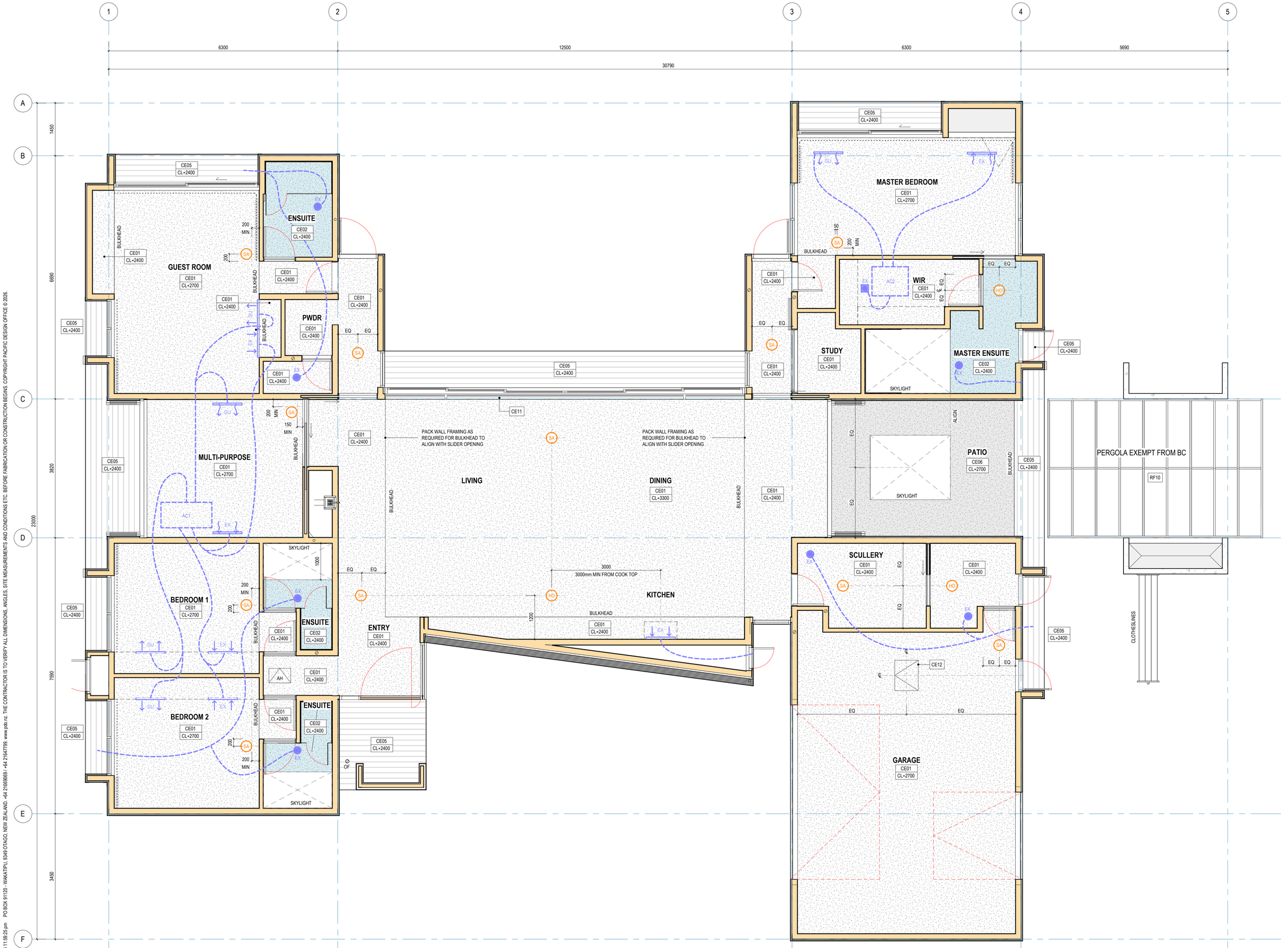
PROJECT:
GOLF COURSE ROAD
84 GOLF COURSE ROAD, WANAKA

SHEET NAME:
ROOF PLAN

A BUILDING CONSENT 09.10.2026
REVISION DATE

STATUS:
85% DETAILED DESIGN

PROJ # 26014 | DWG NO. A103 | REV (A)



CEILING NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
3. PROVIDE SMOKE ALARMS TO COMPLY WITH NZBC:F8;AS1, NZS:4512:2021.
4. ALL ACCESS PANELS SHOWN ARE EITHER DIMENSIONED TO THERE CENTRELINE OR EDGE.
5. PROVIDE LIGHTING TO ALL AREAS WITH ILLUMINANCE AT FLOOR LEVEL OF 20 LUX MIN.

CEILING LEGEND

- SA — INTERCONNECTED SMOKE ALARM
- HD — INTERCONNECTED HEAT DETECTOR / ALARM
- CE01 — KEYNOTE
- CL+2400 — CEILING LEVEL (ABOVE SLAB LEVEL)
- VANDA FLUSHFIT SINGLE CURTAIN TRACK

LEGEND SERVICES MECHANICAL

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
3. ALL ELECTRICAL WORKS TO COMPLY WITH NZBC:G9:AS1, AS/NZS:3000:2007, NZECP34:2001, NZECP35:1993, NZECP36:1993, NZECP46:2003, NZECP54:2001, NZECP55:2016.
4. ALL FITTINGS ARE DIMENSIONED TO CENTRELINE, IN THE EVENT THAT A FITTINGS IS NOT DIMENSIONED REFER TO ARCHITECT TO CONFIRM LOCATION.
5. READ RCP DRAWINGS IN CONJUNCTION WITH INTERIOR DRAWINGS, FOR FURTHER DETAILS ON ELECTRICAL FITTINGS SETOUT.
6. ALL WIRING TO BE CONCEALED WITHIN WALL/FLOOR/CEILING SPACES.
7. ALL FITTINGS TO BE OF GOOD QUALITY FOR PURPOSE.
8. ALLOW TO PROVIDE ALL ELECTRICAL REQUIREMENTS SPECIFIED BY SERVICES SUBCONTRACTORS, IE: LIFT, MECHANICAL VENTILATION ETC.

- EX — FAN EXTRACT CIRCULAR
- EX — FILTERED RETURN GRILLE. INSIDE ACCESS PANEL FRAME
- EX — CEILING AC EXTRACT GRILL
- SU — CEILING AC SUPPLY GRILL
- EX — WALL AC EXTRACT GRILL
- SU — WALL AC SUPPLY GRILL
- AC1 & AC2 — DUCTED AC INDOOR UNIT

KEYNOTE LEGEND

KEY	DESCRIPTION
CE01	INTERNAL CEILING 13mm PLASTERBOARD CEILING, ON RONDO CEILING BATTENS AT 600mm CENTRES MAX, FIXED TO STRUCTURE ABOVE. STOPPED TO LEVEL 4 FOR PAINT FINISH
CE02	INTERNAL CEILING 13mm AQUALINE PLASTERBOARD CEILING IN WET AREAS, ON RONDO CEILING BATTENS AT 600mm CENTRES MAX, FIXED TO STRUCTURE ABOVE. STOPPED TO LEVEL 4 FOR PAINT FINISH
CE06	EXTERNAL CEILING 9mm JAMES HARDIE VILLABOARD SHEETING ON H1.2 SG8 70x35mm TIMBER CEILING BATTENS ON FLAT AT 600mm CENTRES MAX. PAINT FINISH.
CE11	BLIND BOX VANDA RECESSED FLUSHBOX CONCEALED BLIND SYSTEM
CE12	CEILING HATCH WITH INTEGRATED ATTIC LADDER, FITTED BETWEEN TRUSSES
RF10	ALUMINIUM PERGOLA. POWDER COAT FINISH

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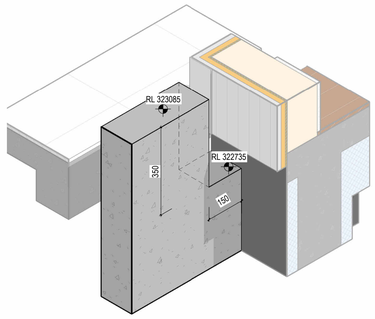
PROJECT:
GOLF COURSE ROAD
84 GOLF COURSE ROAD, WANAKA

SHEET NAME
LEVEL 0 REFLECTED CEILING PLAN

REVISION		DATE
A	BUILDING CONSENT	09.10.2026

STATUS
85% DETAILED DESIGN

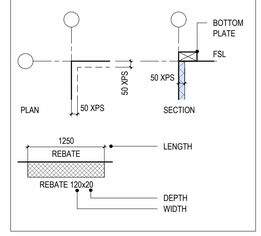
PROJ. #	DWG NO.	REV
26014	A111	(A)



2 HA-HA WALL END NOTCHING

LEGEND SLAB AND FOUNDATIONS

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
3. CONTRACTOR TO CONFIRM ALL DIMENSIONS OF SLAB SETOUT PRIOR TO COMMENCING WORK.
4. ALL CONDUITS FOR ELECTRICAL WORK AND P&D WASTES PIPES TO BE SETOUT AND CONFIRMED PRIOR TO SLAB BEING POURED.
5. CONCRETE SLABS ON GROUND TO COMPLY WITH NZS:3604:2011, SECTION 7.5. ALL WORKS OUTSIDE THIS SCOPE TO ENGINEERS DESIGN.
6. FOUNDATION WALLS TO COMPLY WITH NZS:3604:2011, SECTION 6.11, ALL WORKS OUTSIDE THIS SCOPE TO ENGINEERS DESIGN.



LEGEND PLUMBING AND DRAINAGE

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
3. ALL STORMWATER PLUMBING AND DRAINAGE TO COMPLY WITH NZBC:E1:AS1.
4. ALL WATER SUPPLY PLUMBING AND DRAINAGE TO COMPLY WITH NZBC:G12:AS1.
5. ALL SANITARY PLUMBING AND DRAINAGE WORK SHALL COMPLY WITH AS/NZS:3500.2:2021.
6. ALL SANITARY PLUMBING AND DRAINAGE PIPES SHALL BE SOLID WALL DWV GRADE UPVC MADE IN ACCORDANCE WITH AS/NZS:1260:2017. PIPES SHALL BE INSTALLED WITH SOLVENT WELDED (EXPANSION JOINTS EXCEPTED) OR RUBBER RING JOINTS AND FITTINGS.
7. ALL CHECKING OR DRILLING OF PIPES THROUGH TIMBER STRUCTURAL MEMBERS TO COMPLY WITH NZS:3604:2011, ALL NOTCHES AND HOLES OUTSIDE THE SCOPE OF NZS:3604:2011, SHALL BE SPECIFIC DESIGN.
8. ENSURE ALL PLUMBING PIPES AND WASTES ARE CONCEALED IN WALL AND FLOOR/CEILING SPACES.
9. ALL P&D ROUTES ARE SHOWN INDICATIVELY, CONTRACTOR TO DETERMINE EXACT ROUTES ON SITE.
10. AAV TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS WHEREVER VENTILATION OF A SANITARY FITTING IS NOT ACHIEVABLE.
11. CONNECT DISHWASHER OUTLET TO ADJACENT KITCHEN SINK PLUMBING.
12. ALL CESSPITS TO BE LOCATED AT LOW POINTS WITH POSITIVE FALLS TOWARDS THEM.
13. NOVAFLO OIL TO ALL RETAINING WALLS & FOUNDATIONS AS REQUIRED. ALL SUBSOIL DRAINS TO DISCHARGE VIA A SILT TRAP TO STORMWATER DRAINAGE SYSTEM.
14. REFER TO SITE PLAN FOR DRAINAGE CONNECTION POINTS.
15. MINIMUM PIPE GRADES TO AS/NZS:3500.2:2021:

A.	32Ø	2.5%	1:40
B.	40Ø	2.5%	1:40
C.	50Ø	2.5%	1:40
D.	65Ø	2.5%	1:40
E.	80Ø	1.65%	1:60
F.	100Ø	1.65%	1:60
G.	125Ø	1.25%	1:80
H.	150Ø	1%	1:100
I.	225Ø	0.65%	1:150
J.	300Ø	0.40%	1:250

EXISTING SANITARY SEWER DRAIN
PROPOSED SANITARY SEWER DRAIN
EXISTING STORMWATER DRAIN
PROPOSED STORMWATER DRAIN
PROPOSED SUBSOIL DRAIN
PROPOSED FRENCH DRAIN

DP DOWNPIPE
ST PLUMBING STACK
VP PLUMBING VENT PIPE
HT HOSETAP
ORG OVERFLOW RELIEF GULLY
TV TERMINAL VENT
CP CESS PIT
RI RODDING EYE
IB INSPECTION BEND
IJ INSPECTION JUNCTION
CD CHANNEL DRAIN

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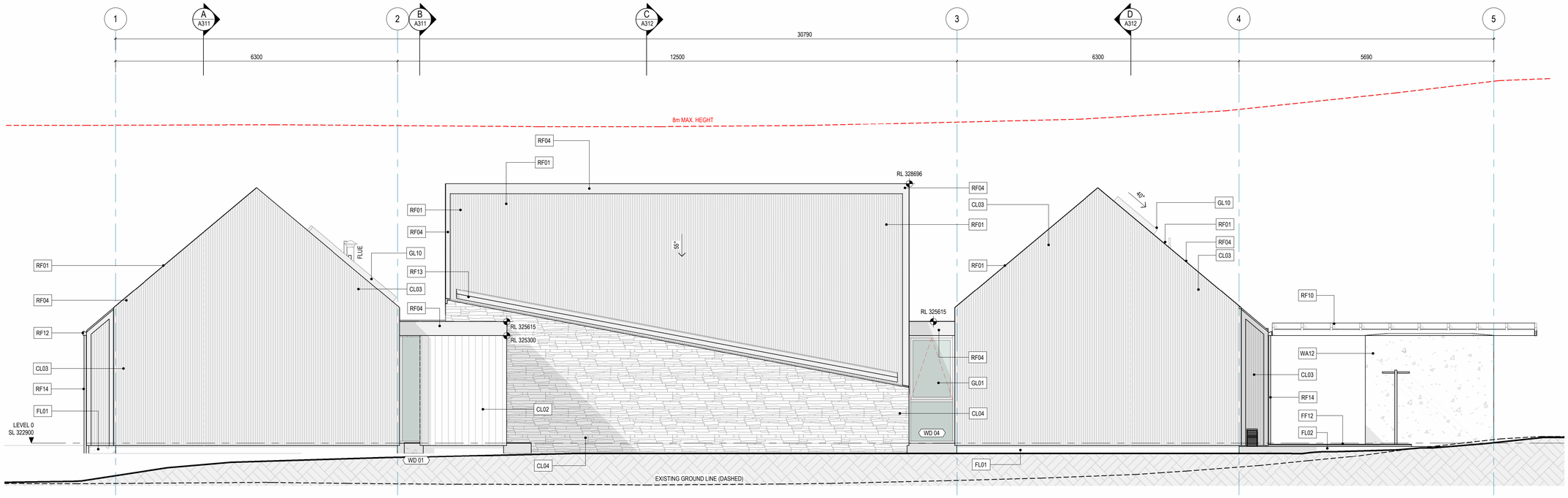
PROJECT:
GOLF COURSE ROAD
84 GOLF COURSE ROAD, WANAKA

SHEET NAME
LEVEL 0 SLAB AND PLUMBING AND DRAINAGE PLAN

A BUILDING CONSENT 09.10.2026
REVISION DATE

STATUS
85% DETAILED DESIGN

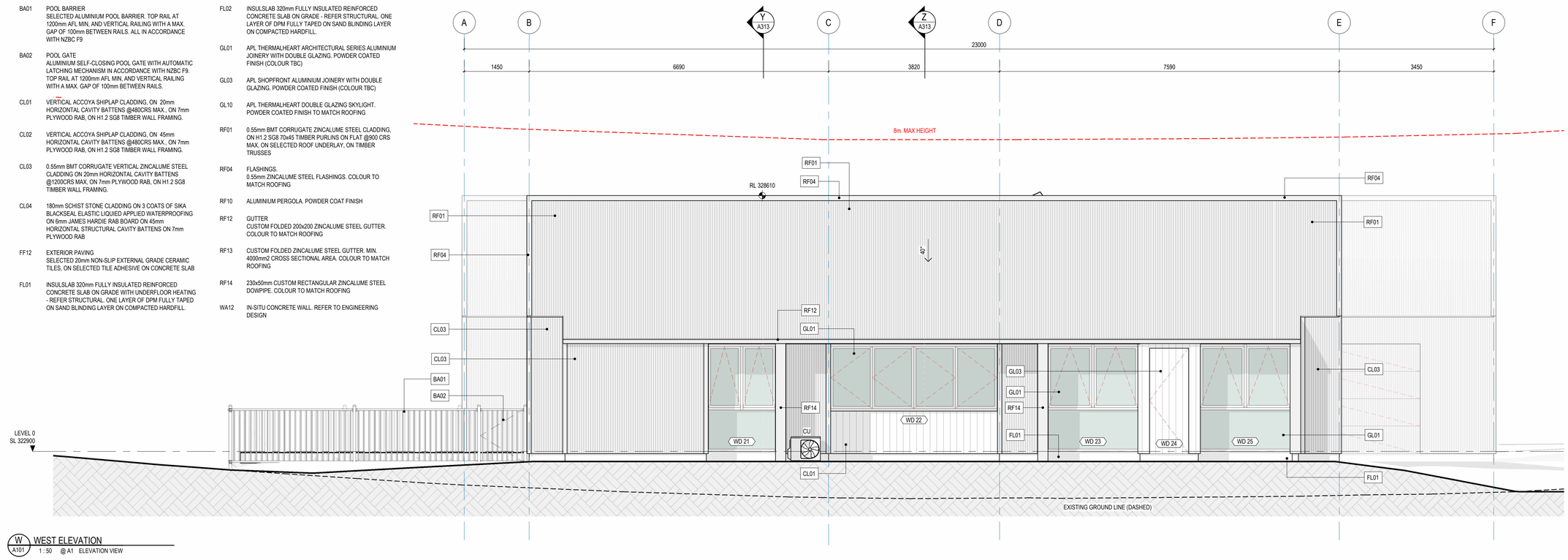
PROJ. # 26014 DWG NO. A201 REV (A)



S A101 SOUTH ELEVATION
1 : 50 @ A1 ELEVATION VIEW

KEYNOTE LEGEND

KEY	DESCRIPTION
BA01	POOL BARRIER SELECTED ALUMINIUM POOL BARRIER. TOP RAIL AT 1200mm AFL MIN, AND VERTICAL RAILING WITH A MAX. GAP OF 100mm BETWEEN RAILS. ALL IN ACCORDANCE WITH NZBC F9
BA02	POOL GATE ALUMINIUM SELF-CLOSING POOL GATE WITH AUTOMATIC LATCHING MECHANISM IN ACCORDANCE WITH NZBC F9. TOP RAIL AT 1200mm AFL MIN, AND VERTICAL RAILING WITH A MAX. GAP OF 100mm BETWEEN RAILS.
CL01	VERTICAL ACCOYA SHIPLAP CLADDING, ON 20mm HORIZONTAL CAVITY BATTENS @480CRS MAX., ON 7mm PLYWOOD RAB, ON H1.2 SG8 TIMBER WALL FRAMING.
CL02	VERTICAL ACCOYA SHIPLAP CLADDING, ON 45mm HORIZONTAL CAVITY BATTENS @480CRS MAX., ON 7mm PLYWOOD RAB, ON H1.2 SG8 TIMBER WALL FRAMING.
CL03	0.55mm BMT CORRUGATE VERTICAL ZINCALUME STEEL CLADDING ON 20mm HORIZONTAL CAVITY BATTENS @1200CRS MAX. ON 7mm PLYWOOD RAB, ON H1.2 SG8 TIMBER WALL FRAMING.
CL04	180mm SCHIST STONE CLADDING ON 3 COATS OF SIKA BLACKSEAL ELASTIC LIQUIED APPLIED WATERPROOFING ON 6mm JAMES HARDIE RAB BOARD ON 45mm HORIZONTAL STRUCTURAL CAVITY BATTENS ON 7mm PLYWOOD RAB
FF12	EXTERIOR PAVING SELECTED 20mm NON-SLIP EXTERNAL GRADE CERAMIC TILES, ON SELECTED TILE ADHESIVE ON CONCRETE SLAB
FL01	INSULSLAB 320mm FULLY INSULATED REINFORCED CONCRETE SLAB ON GRADE WITH UNDERFLOOR HEATING - REFER STRUCTURAL. ONE LAYER OF DPM FULLY TAPED ON SAND BLINDING LAYER ON COMPACTED HARDFILL.
FL02	INSULSLAB 320mm FULLY INSULATED REINFORCED CONCRETE SLAB ON GRADE - REFER STRUCTURAL. ONE LAYER OF DPM FULLY TAPED ON SAND BLINDING LAYER ON COMPACTED HARDFILL.
GL01	APL THERMALHEART ARCHITECTURAL SERIES ALUMINIUM JOINERY WITH DOUBLE GLAZING. POWDER COATED FINISH (COLOUR TBC)
GL03	APL SHOPFRONT ALUMINIUM JOINERY WITH DOUBLE GLAZING. POWDER COATED FINISH (COLOUR TBC)
GL10	APL THERMALHEART DOUBLE GLAZING SKYLIGHT. POWDER COATED FINISH TO MATCH ROOFING
RF01	0.55mm BMT CORRUGATE ZINCALUME STEEL CLADDING, ON H1.2 SG8 70x45 TIMBER PURLINS ON FLAT @900 CRS MAX. ON SELECTED ROOF UNDERLAY, ON TIMBER TRUSSES
RF04	FLASHINGS. 0.55mm ZINCALUME STEEL FLASHINGS. COLOUR TO MATCH ROOFING
RF10	ALUMINIUM PERGOLA. POWDER COAT FINISH
RF12	GUTTER CUSTOM FOLDED 200x200 ZINCALUME STEEL GUTTER. COLOUR TO MATCH ROOFING
RF13	CUSTOM FOLDED ZINCALUME STEEL GUTTER. MIN. 4000mm2 CROSS SECTIONAL AREA. COLOUR TO MATCH ROOFING
RF14	230x50mm CUSTOM RECTANGULAR ZINCALUME STEEL DOWPIPE. COLOUR TO MATCH ROOFING
WA12	IN-SITU CONCRETE WALL. REFER TO ENGINEERING DESIGN



W A101 WEST ELEVATION
1 : 50 @ A1 ELEVATION VIEW

ELEVATION NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
3. ALL MATERIALS DETAILED ARE TO COMPLY WITH THERE CURRENT MANUFACTURERS SPECIFICATION AND ARE TO BE INSTALLED BY NOMINATED INSTALLER IF REQUIRED.
4. ENSURE PARTICULAR CARE IS TAKEN WITH COMPATIBILITY AND SEPARATION OF ALL MATERIALS AND FIXINGS.
5. ENSURE ALL FLASHINGS AND FIXINGS ARE COMPATIBLE WITH CLADDING AND ROOFING.
6. READ IN CONJUNCTION WITH NZMRM CODE OF PRACTICE.
7. READ IN CONJUNCTION WITH NZS:3604:2011, SECTION 4 DURABILITY.

EXPOSURE ZONE NOTES

1. ENSURE PARTICULAR CARE IS TAKEN WITH COMPATIBILITY AND SEPARATION OF ALL MATERIALS AND FIXINGS.
2. ENSURE ALL FLASHINGS AND FIXINGS ARE COMPATIBLE WITH CLADDING AND ROOFING.
3. READ IN CONJUNCTION WITH NZMRM CODE OF PRACTICE.
4. READ IN CONJUNCTION WITH NZS:3604:2011, SECTION 4 DURABILITY.

RISK MATRIX

SOUTH ELEVATION		#
WIND ZONE	LOW / MEDIUM	0
STOREYS	LOW	0
ROOF / WALL INTERSECTION	MEDIUM	1
EAVES WIDTH	VERY HIGH	5
ENVELOPE COMPLEXITY	LOW	0
DECK DESIGN	LOW	0

0 — 6 — 14 — 28 RISK SCORE

RISK MATRIX

WEST ELEVATION		#
WIND ZONE	LOW / MEDIUM	0
STOREYS	LOW	0
ROOF / WALL INTERSECTION	MEDIUM	1
EAVES WIDTH	VERY HIGH	5
ENVELOPE COMPLEXITY	LOW	0
DECK DESIGN	LOW	0

0 — 6 — 14 — 28 RISK SCORE

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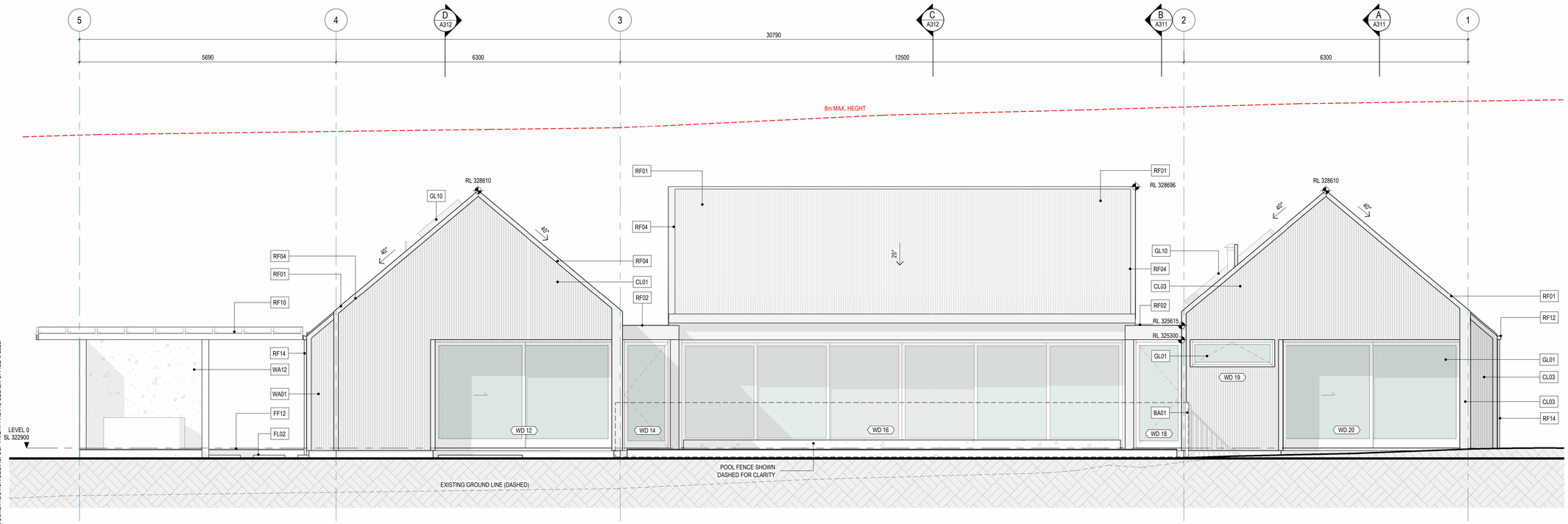
PROJECT:
GOLF COURSE ROAD
84 GOLF COURSE ROAD, WANAKA

SHEET NAME
EXTERNAL ELEVATIONS

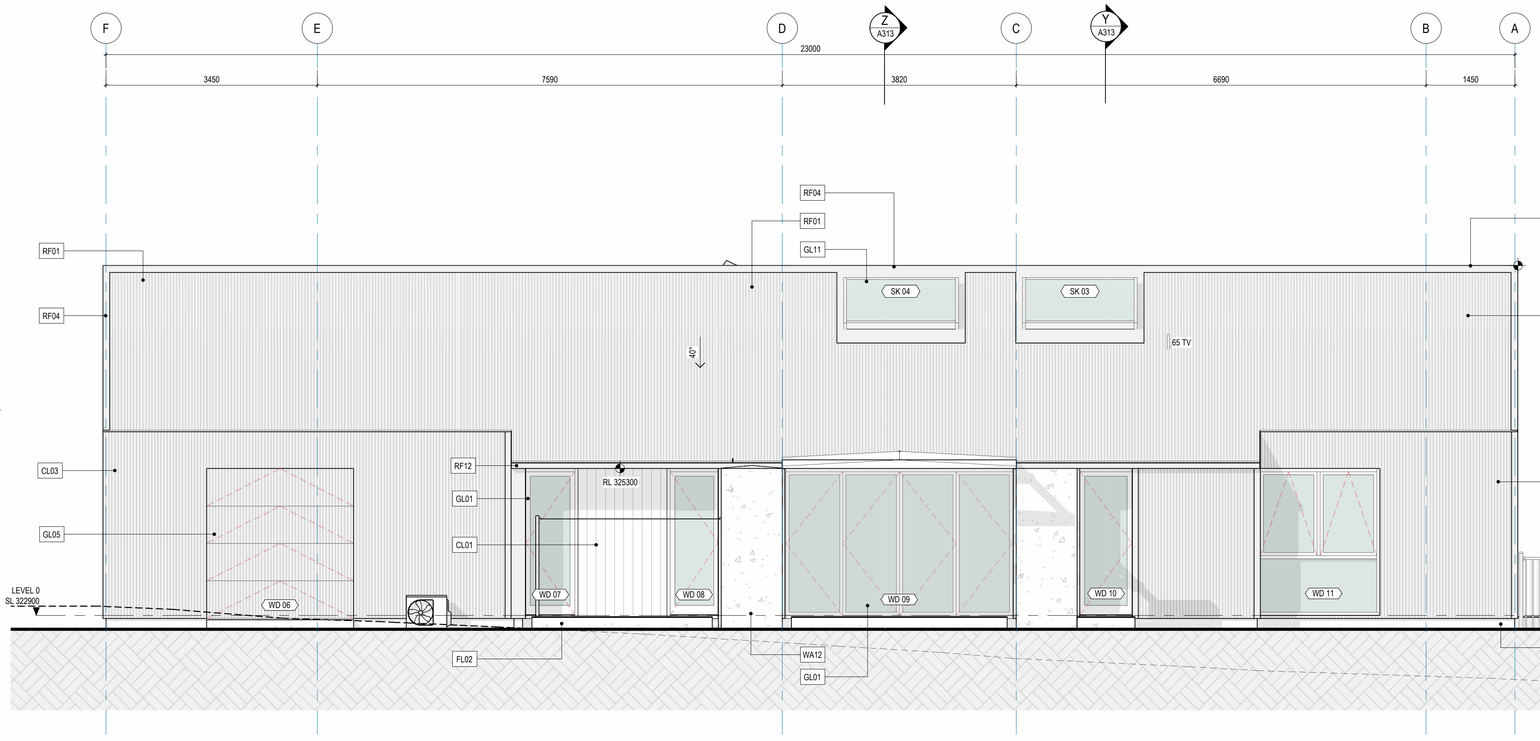
A BUILDING CONSENT 09.10.2026
REVISION DATE

STATUS
85% DETAILED DESIGN

PROJ. # 26014 | DWG NO. A301 | REV (A)



N A101 NORTH ELEVATION
1 : 50 @ A1 ELEVATION VIEW



E A101 EAST ELEVATION
1 : 50 @ A1 ELEVATION VIEW

KEYNOTE LEGEND

KEY	DESCRIPTION
RF10	ALUMINIUM PERGOLA. POWDER COAT FINISH
RF12	GUTTER CUSTOM FOLDED 200x200 ZINCALUME STEEL GUTTER. COLOUR TO MATCH ROOFING
RF14	230x50mm CUSTOM RECTANGULAR ZINCALUME STEEL DOWPIPE. COLOUR TO MATCH ROOFING
WA01	EXTERNAL TIMBER WALL FRAMED UP FROM H1.2 TREATED SG8 140x45mm TIMBER STUDS AT 600mm CRS, NOGS AT 800mm CRS. LINED TO INTERIOR SIDE WITH 13mm STANDARD GIB BOARD, STOPPED TO L4 FOR PAINT FINISH.
WA12	IN-SITU CONCRETE WALL. REFER TO ENGINEERING DESIGN

ELEVATION NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
3. ALL MATERIALS DETAILED ARE TO COMPLY WITH THERE CURRENT MANUFACTURERS SPECIFICATION AND ARE TO BE INSTALLED BY NOMINATED INSTALLER IF REQUIRED.
4. ENSURE PARTICULAR CARE IS TAKEN WITH COMPATIBILITY AND SEPARATION OF ALL MATERIALS AND FIXINGS.
5. ENSURE ALL FLASHINGS AND FIXINGS ARE COMPATIBLE WITH CLADDING AND ROOFING.
6. READ IN CONJUNCTION WITH NZMRM CODE OF PRACTICE.
7. READ IN CONJUNCTION WITH NZS:3604:2011, SECTION 4 DURABILITY.

EXPOSURE ZONE NOTES

1. ENSURE PARTICULAR CARE IS TAKEN WITH COMPATIBILITY AND SEPARATION OF ALL MATERIALS AND FIXINGS.
2. ENSURE ALL FLASHINGS AND FIXINGS ARE COMPATIBLE WITH CLADDING AND ROOFING.
3. READ IN CONJUNCTION WITH NZMRM CODE OF PRACTICE.
4. READ IN CONJUNCTION WITH NZS:3604:2011, SECTION 4 DURABILITY.

RISK MATRIX

NORTH ELEVATION		#
WIND ZONE	LOW / MEDIUM	0
STOREYS	LOW	0
ROOF / WALL INTERSECTION	MEDIUM	1
EAVES WIDTH	VERY HIGH	5
ENVELOPE COMPLEXITY	LOW	0
DECK DESIGN	LOW	0

0 — 6 — 14 — 28 RISK SCORE

RISK MATRIX

EAST ELEVATION		#
WIND ZONE	LOW / MEDIUM	0
STOREYS	LOW	0
ROOF / WALL INTERSECTION	MEDIUM	1
EAVES WIDTH	VERY HIGH	5
ENVELOPE COMPLEXITY	LOW	0
DECK DESIGN	LOW	0

0 — 6 — 14 — 28 RISK SCORE

KEYNOTE LEGEND

KEY	DESCRIPTION
BA01	POOL BARRIER SELECTED ALUMINIUM POOL BARRIER. TOP RAIL AT 1200mm AFL MIN, AND VERTICAL RAILING WITH A MAX. GAP OF 100mm BETWEEN RAILS. ALL IN ACCORDANCE WITH NZBC F9
CL01	VERTICAL ACCOYA SHIPLAP CLADDING, ON 20mm HORIZONTAL CAVITY BATTENS @480CRS MAX., ON 7mm PLYWOOD RAB, ON H1.2 SG8 TIMBER WALL FRAMING.
CL03	0.55mm BMT CORRUGATE VERTICAL ZINCALUME STEEL CLADDING ON 20mm HORIZONTAL CAVITY BATTENS @1200CRS MAX. ON 7mm PLYWOOD RAB, ON H1.2 SG8 TIMBER WALL FRAMING.
FF12	EXTERIOR PAVING SELECTED 20mm NON-SLIP EXTERNAL GRADE CERAMIC TILES, ON SELECTED TILE ADHESIVE ON CONCRETE SLAB
FL01	INSULSLAB 320mm FULLY INSULATED REINFORCED CONCRETE SLAB ON GRADE WITH UNDERFLOOR HEATING - REFER STRUCTURAL. ONE LAYER OF DPM FULLY TAPED ON SAND BLINDING LAYER ON COMPACTED HARDFILL.
FL02	INSULSLAB 320mm FULLY INSULATED REINFORCED CONCRETE SLAB ON GRADE - REFER STRUCTURAL. ONE LAYER OF DPM FULLY TAPED ON SAND BLINDING LAYER ON COMPACTED HARDFILL.
GL01	APL THERMALHEART ARCHITECTURAL SERIES ALUMINIUM JOINERY WITH DOUBLE GLAZING. POWDER COATED FINISH (COLOUR TBC)
GL05	INSULATED GARAGE SECTIONAL DOOR FLUSH MOUNTED TO MATCH VERTICAL SHIPLAP CLADDING
GL10	APL THERMALHEART DOUBLE GLAZING SKYLIGHT. POWDER COATED FINISH TO MATCH ROOFING
GL11	APL SKYLIGHT. POWDER COATED FINISH TO MATCH ROOFING
RF01	0.55mm BMT CORRUGATE ZINCALUME STEEL CLADDING, ON H1.2 SG8 70x45 TIMBER PURLINS ON FLAT @900 CRS MAX, ON SELECTED ROOF UNDERLAY, ON TIMBER TRUSSES
RF02	NURALITE TPO MEMBRANE LAID ON NURATHERM PIR BOARDS SLOPED AT 1:60 TOWARDS SUMPS, ON 18mm THICK, CD GRADE, H3.2 TREATED PLYWOOD SUBSTRATE ON SG8 H1.2 140x45 TIMBER RAFTERS@400mm CRS MAX, BLOCKING @400CRS. REFER SPECIFICATION.
RF04	FLASHINGS. 0.55mm ZINCALUME STEEL FLASHINGS. COLOUR TO MATCH ROOFING

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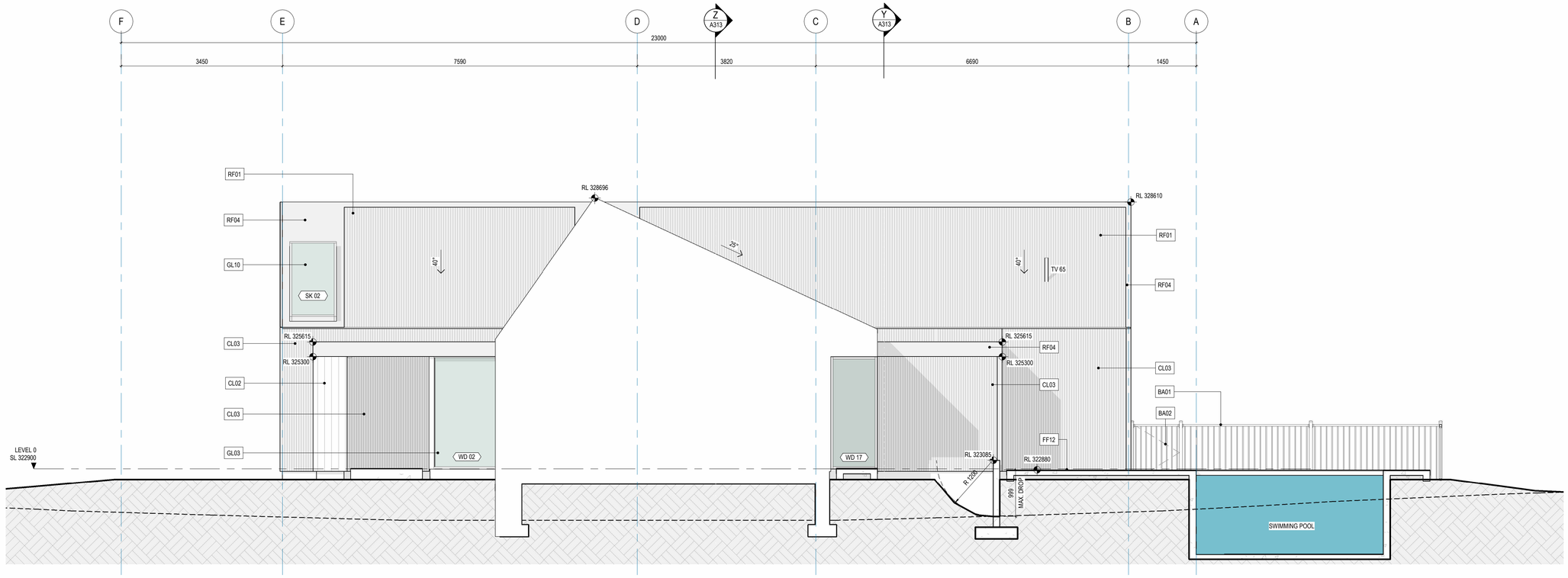
PROJECT:
GOLF COURSE ROAD
84 GOLF COURSE ROAD, WANAKA

SHEET NAME
EXTERNAL ELEVATIONS

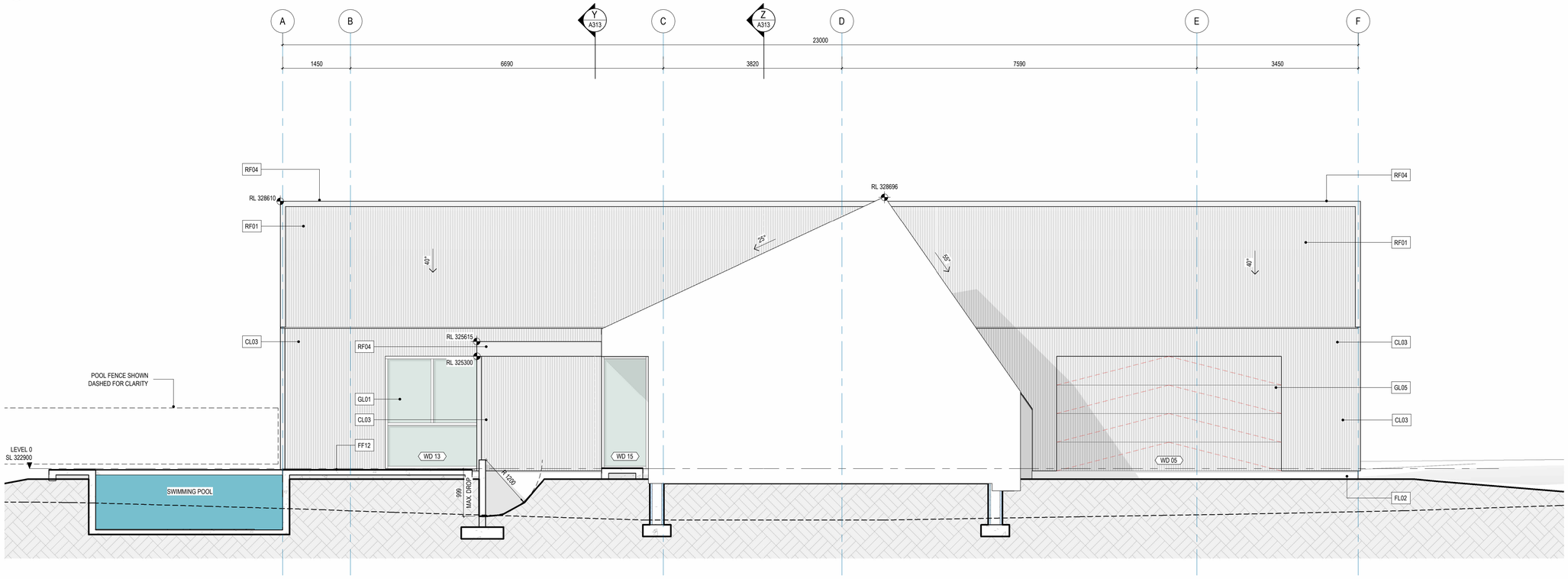
A BUILDING CONSENT 09.10.2026
REVISION DATE

STATUS
85% DETAILED DESIGN

PROJ. # 26014 | DWG NO. A302 | REV (A)



E2 EAST ELEVATION - COURTYARD
A101 1 : 50 @ A1 ELEVATION VIEW



W2 WEST ELEVATION - COURTYARD
A101 1 : 50 @ A1 ELEVATION VIEW

ELEVATION NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
3. ALL MATERIALS DETAILED ARE TO COMPLY WITH THERE CURRENT MANUFACTURERS SPECIFICATION AND ARE TO BE INSTALLED BY NOMINATED INSTALLER IF REQUIRED.
4. ENSURE PARTICULAR CARE IS TAKEN WITH COMPATIBILITY AND SEPARATION OF ALL MATERIALS AND FIXINGS.
5. ENSURE ALL FLASHINGS AND FIXINGS ARE COMPATIBLE WITH CLADDING AND ROOFING.
6. READ IN CONJUNCTION WITH NZMRM CODE OF PRACTICE.
7. READ IN CONJUNCTION WITH NZS:3604:2011, SECTION 4 DURABILITY.

EXPOSURE ZONE NOTES

1. ENSURE PARTICULAR CARE IS TAKEN WITH COMPATIBILITY AND SEPARATION OF ALL MATERIALS AND FIXINGS.
2. ENSURE ALL FLASHINGS AND FIXINGS ARE COMPATIBLE WITH CLADDING AND ROOFING.
3. READ IN CONJUNCTION WITH NZMRM CODE OF PRACTICE.
4. READ IN CONJUNCTION WITH NZS:3604:2011, SECTION 4 DURABILITY.

RISK MATRIX

EAST COURTYARD ELEVATION		#
WIND ZONE	LOW / MEDIUM	0
STOREYS	LOW	0
ROOF / WALL INTERSECTION	VERY HIGH	5
EAVES WIDTH	VERY HIGH	5
ENVELOPE COMPLEXITY	LOW	0
DECK DESIGN	LOW	0

0 — 10 — 14 — 28 RISK SCORE

RISK MATRIX

WEST COURTYARD ELEVATION		#
WIND ZONE	LOW / MEDIUM	0
STOREYS	LOW	0
ROOF / WALL INTERSECTION	VERY HIGH	5
EAVES WIDTH	VERY HIGH	5
ENVELOPE COMPLEXITY	LOW	0
DECK DESIGN	LOW	0

0 — 10 — 14 — 28 RISK SCORE

KEYNOTE LEGEND

KEY	DESCRIPTION
BA01	POOL BARRIER SELECTED ALUMINIUM POOL BARRIER. TOP RAIL AT 1200mm AFL MIN, AND VERTICAL RAILING WITH A MAX. GAP OF 100mm BETWEEN RAILS. ALL IN ACCORDANCE WITH NZBC F9
BA02	POOL GATE ALUMINIUM SELF-CLOSING POOL GATE WITH AUTOMATIC LATCHING MECHANISM IN ACCORDANCE WITH NZBC F9. TOP RAIL AT 1200mm AFL MIN, AND VERTICAL RAILING WITH A MAX. GAP OF 100mm BETWEEN RAILS.
CL02	VERTICAL ACCOYA SHIPLAP CLADDING, ON 45mm HORIZONTAL CAVITY BATTENS @480CRS MAX., ON 7mm PLYWOOD RAB, ON H1.2 SG8 TIMBER WALL FRAMING.
CL03	0.55mm BMT CORRUGATE VERTICAL ZINCALUME STEEL CLADDING ON 20mm HORIZONTAL CAVITY BATTENS @1200CRS MAX, ON 7mm PLYWOOD RAB, ON H1.2 SG8 TIMBER WALL FRAMING.
FF12	EXTERIOR PAVING SELECTED 20mm NON-SLIP EXTERNAL GRADE CERAMIC TILES, ON SELECTED TILE ADHESIVE ON CONCRETE SLAB
FL02	INSULSLAB 320mm FULLY INSULATED REINFORCED CONCRETE SLAB ON GRADE - REFER STRUCTURAL. ONE LAYER OF DPM FULLY TAPED ON SAND BLINDING LAYER ON COMPACTED HARDFILL.
GL01	APL THERMALHEART ARCHITECTURAL SERIES ALUMINIUM JOINERY WITH DOUBLE GLAZING. POWDER COATED FINISH (COLOUR TBC)
GL03	APL SHOPFRONT ALUMINIUM JOINERY WITH DOUBLE GLAZING. POWDER COATED FINISH (COLOUR TBC)
GL05	INSULATED GARAGE SECTIONAL DOOR FLUSH MOUNTED TO MATCH VERTICAL SHIPLAP CLADDING
GL10	APL THERMALHEART DOUBLE GLAZING SKYLIGHT. POWDER COATED FINISH TO MATCH ROOFING
RF01	0.55mm BMT CORRUGATE ZINCALUME STEEL CLADDING, ON H1.2 SG8 70x45 TIMBER PURLINS ON FLAT @900 CRS MAX, ON SELECTED ROOF UNDERLAY, ON TIMBER TRUSSES
RF04	FLASHINGS. 0.55mm ZINCALUME STEEL FLASHINGS. COLOUR TO MATCH ROOFING

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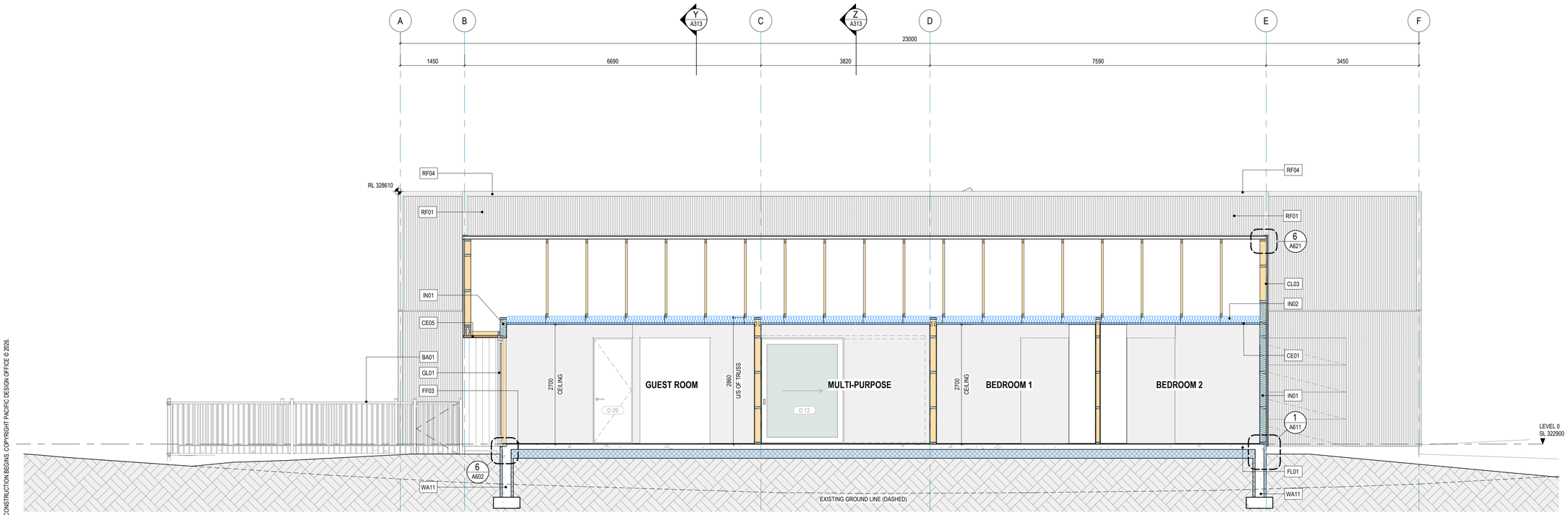
PROJECT:
GOLF COURSE ROAD
84 GOLF COURSE ROAD, WANAKA

SHEET NAME
EXTERNAL ELEVATIONS COURTYARDS

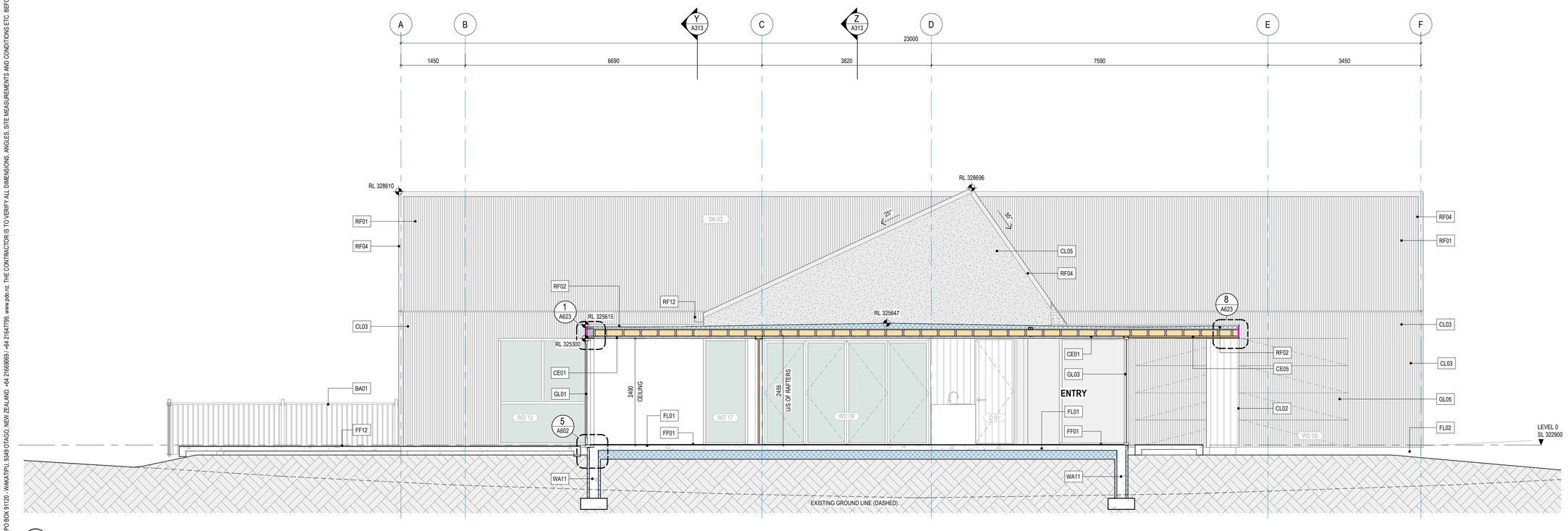
A BUILDING CONSENT 09.10.2026
REVISION DATE

STATUS
85% DETAILED DESIGN

PROJ. #	DWG NO.	REV
26014	A303	(A)



A SECTION A
A101 1 : 50 @ A1 SECTION VIEW



B SECTION B
A101 1 : 50 @ A1 SECTION VIEW

SECTION NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
3. ALL MATERIALS DETAILED ARE TO COMPLY WITH THERE CURRENT MANUFACTURERS SPECIFICATION AND ARE TO BE INSTALLED BY NOMINATED INSTALLER IF REQUIRED.

EXPOSURE ZONE NOTES

1. ENSURE PARTICULAR CARE IS TAKEN WITH COMPATIBILITY AND SEPARATION OF ALL MATERIALS AND FIXINGS.
2. ENSURE ALL FLASHINGS AND FIXINGS ARE COMPATIBLE WITH CLADDING AND ROOFING.
3. READ IN CONJUNCTION WITH NZMRM CODE OF PRACTICE.
4. READ IN CONJUNCTION WITH NZS:3604:2011, SECTION 4 DURABILITY.

KEYNOTE LEGEND

KEY	DESCRIPTION
BA01	POOL BARRIER SELECTED ALUMINIUM POOL BARRIER. TOP RAIL AT 1200mm AFL MIN. AND VERTICAL RAILING WITH A MAX. GAP OF 100mm BETWEEN RAILS. ALL IN ACCORDANCE WITH NZBC F9
CE01	INTERNAL CEILING 13mm PLASTERBOARD CEILING, ON RONDO CEILING BATTENS AT 600mm CENTRES MAX, FIXED TO STRUCTURE ABOVE. STOPPED TO LEVEL 4 FOR PAINT FINISH
CE05	EXTERNAL SOFFIT CEDAR TONGUE & GROOVE SOFFIT BOARDS (WIDTH TO MATCH WALL CLADDING) ON H1.2 SG8 70x35mm TIMBER CEILING BATTENS ON FLAT AT 600mm CENTRES MAX. STAIN FINISH TO MATCH WALL CLADDING
CL02	VERTICAL ACCOYA SHIPLAP CLADDING, ON 45mm HORIZONTAL CAVITY BATTENS @480CRS MAX., ON 7mm PLYWOOD RAB, ON H1.2 SG8 TIMBER WALL FRAMING.
CL03	0.55mm BMT CORRUGATE VERTICAL ZINCALUME STEEL CLADDING ON 20mm HORIZONTAL CAVITY BATTENS @1200CRS MAX. ON 7mm PLYWOOD RAB, ON H1.2 SG8 TIMBER WALL FRAMING.
CL05	JAMES HARDIE AXON SMOOTH 9mm FIBRE CEMENT CLADDING (COLOUR TO MATCH ROOFING), ON 20mm VERTICAL CAVITY BATTENS @600CRS MAX. ON 7mm PLYWOOD RAB, ON H1.2 SG8 TIMBER WALL FRAMING.
FF01	INTERNAL ENGINEERED TIMBER FLOORING
FF03	INTERNAL CARPET FLOORING
FF12	EXTERIOR PAVING SELECTED 20mm NON-SLIP EXTERNAL GRADE CERAMIC TILES, ON SELECTED TILE ADHESIVE ON CONCRETE SLAB
FL01	INSULSLAB 320mm FULLY INSULATED REINFORCED CONCRETE SLAB ON GRADE WITH UNDERFLOOR HEATING - REFER STRUCTURAL. ONE LAYER OF DPM FULLY TAPED ON SAND BLINDING LAYER ON COMPACTED HARDFILL.
FL02	INSULSLAB 320mm FULLY INSULATED REINFORCED CONCRETE SLAB ON GRADE - REFER STRUCTURAL. ONE LAYER OF DPM FULLY TAPED ON SAND BLINDING LAYER ON COMPACTED HARDFILL.
GL01	APL THERMALHEART ARCHITECTURAL SERIES ALUMINIUM JOINERY WITH DOUBLE GLAZING. POWDER COATED FINISH (COLOUR TBC)
GL03	APL SHOPFRONT ALUMINIUM JOINERY WITH DOUBLE GLAZING. POWDER COATED FINISH (COLOUR TBC)
GL05	INSULATED GARAGE SECTIONAL DOOR FLUSH MOUNTED TO MATCH VERTICAL SHIPLAP CLADDING
IN01	WALL INSULATION. R4.3 140mm INSULATION BATTS IN WALL FRAMING CAVITY. REFER TO SPECIFICATION.
IN02	CEILING INSULATION. R3.2 180mm CEILING INSULATION BATTS TO TRUSS ROOF SPACE. REFER TO SPECIFICATION.
RF01	0.55mm BMT CORRUGATE ZINCALUME STEEL CLADDING, ON H1.2 SG8 70x45 TIMBER PURLINS ON FLAT @900 CRS MAX, ON SELECTED ROOF UNDERLAY, ON TIMBER TRUSSES
RF02	NURALITE TPO MEMBRANE LAID ON NURATHERM PIR BOARDS SLOPED AT 1:60 TOWARDS SUMPS, ON 18mm THICK, CD GRADE, H3.2 TREATED PLYWOOD SUBSTRATE ON SG8 H1.2 140x45 TIMBER RAFTERS@400mm CRS MAX, BLOCKING @400CRS. REFER SPECIFICATION.
RF04	FLASHINGS. 0.55mm ZINCALUME STEEL FLASHINGS. COLOUR TO MATCH ROOFING
RF12	GUTTER CUSTOM FOLDED 200x200 ZINCALUME STEEL GUTTER. COLOUR TO MATCH ROOFING
WA11	INSULFORM 300 CONCRETE FOUNDATION WALL. REFER TO ENGINEERING DESIGN

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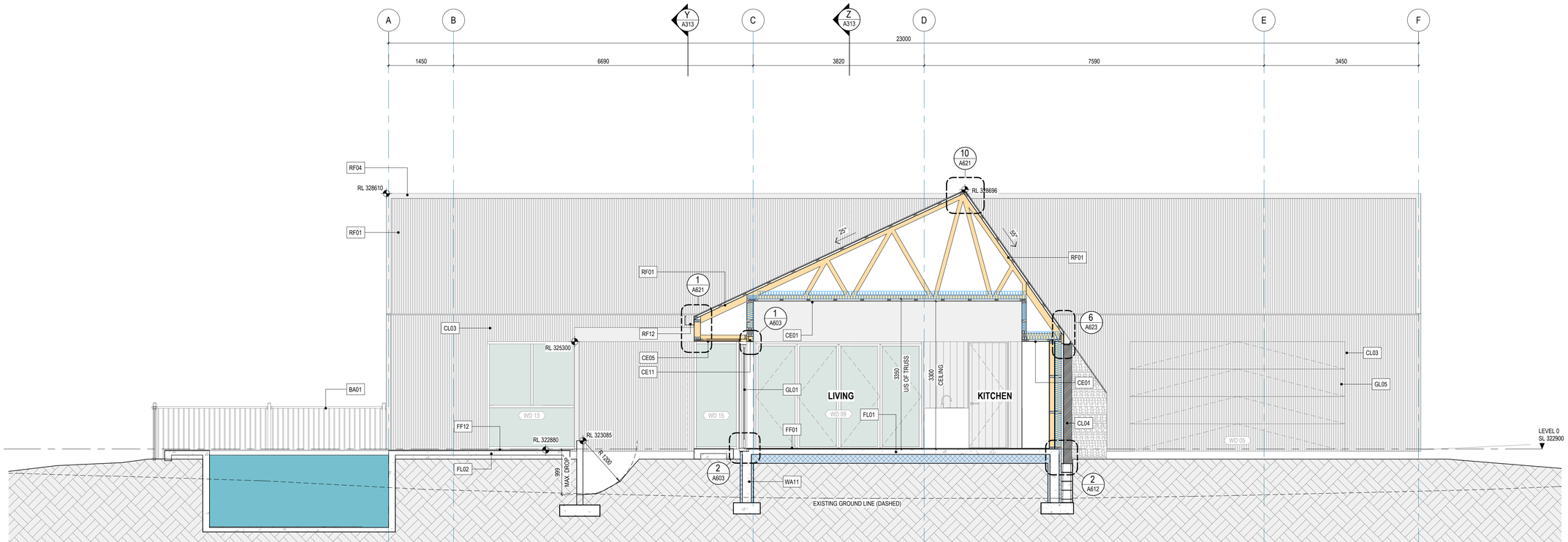
PROJECT:
GOLF COURSE ROAD
84 GOLF COURSE ROAD, WANAKA

SHEET NAME
SECTIONS

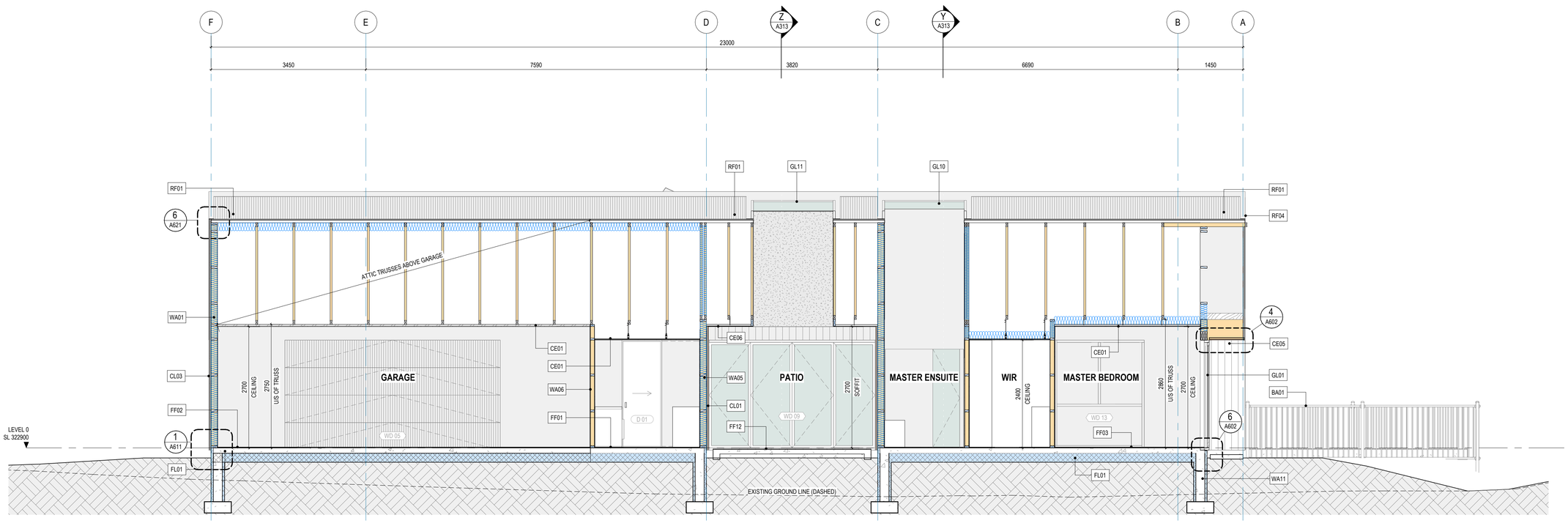
A BUILDING CONSENT 09.10.2026
REVISION DATE

STATUS
85% DETAILED DESIGN

PROJ.# 26014 | DWG NO. A311 | REV (A)



C A101 SECTION C
1 : 50 @ A1 SECTION VIEW



D A101 SECTION D
1 : 50 @ A1 SECTION VIEW

SECTION NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
3. ALL MATERIALS DETAILED ARE TO COMPLY WITH THERE CURRENT MANUFACTURERS SPECIFICATION AND ARE TO BE INSTALLED BY NOMINATED INSTALLER IF REQUIRED.

EXPOSURE ZONE NOTES

1. ENSURE PARTICULAR CARE IS TAKEN WITH COMPATIBILITY AND SEPARATION OF ALL MATERIALS AND FIXINGS.
2. ENSURE ALL FLASHINGS AND FIXINGS ARE COMPATIBLE WITH CLADDING AND ROOFING.
3. READ IN CONJUNCTION WITH NZMRM CODE OF PRACTICE.
4. READ IN CONJUNCTION WITH NZS:3604:2011, SECTION 4 DURABILITY.

KEYNOTE LEGEND

KEY	DESCRIPTION
BA01	POOL BARRIER SELECTED ALUMINIUM POOL BARRIER. TOP RAIL AT 1200mm AFL MIN, AND VERTICAL RAILING WITH A MAX. GAP OF 100mm BETWEEN RAILS. ALL IN ACCORDANCE WITH NZBC F9
CE01	INTERNAL CEILING 13mm PLASTERBOARD CEILING, ON RONDO CEILING BATTENS AT 600mm CENTRES MAX, FIXED TO STRUCTURE ABOVE. STOPPED TO LEVEL 4 FOR PAINT FINISH
CE05	EXTERNAL SOFFIT CEDAR TONGUE & GROOVE SOFFIT BOARDS (WIDTH TO MATCH WALL CLADDING) ON H1.2 SG8 70x35mm TIMBER CEILING BATTENS ON FLAT AT 600mm CENTRES MAX. STAIN FINISH TO MATCH WALL CLADDING
CE06	EXTERNAL CEILING 9mm JAMES HARDIE VILLABOARD SHEETING ON H1.2 SG8 70x35mm TIMBER CEILING BATTENS ON FLAT AT 600mm CENTRES MAX. PAINT FINISH.
CE11	BLIND BOX VANDA RECESSED FLUSHBOX CONCEALED BLIND SYSTEM
CL01	VERTICAL ACCOYA SHIPLAP CLADDING, ON 20mm HORIZONTAL CAVITY BATTENS @480CRS MAX., ON 7mm PLYWOOD RAB, ON H1.2 SG8 TIMBER WALL FRAMING.
CL03	0.55mm BMT CORRUGATE VERTICAL ZINCALUME STEEL CLADDING ON 20mm HORIZONTAL CAVITY BATTENS @1200CRS MAX. ON 7mm PLYWOOD RAB, ON H1.2 SG8 TIMBER WALL FRAMING.
CL04	180mm SCHIST STONE CLADDING ON 3 COATS OF SIKA BLACKSEAL ELASTIC LIQUIED APPLIED WATERPROOFING ON 6mm JAMES HARDIE RAB BOARD ON 45mm HORIZONTAL STRUCTURAL CAVITY BATTENS ON 7mm PLYWOOD RAB
FF01	INTERNAL ENGINEERED TIMBER FLOORING
FF02	GARAGE INTERNAL CARPET FLOORING
FF03	INTERNAL CARPET FLOORING
FF12	EXTERIOR PAVING SELECTED 20mm NON-SLIP EXTERNAL GRADE CERAMIC TILES, ON SELECTED TILE ADHESIVE ON CONCRETE SLAB
FL01	INSULSLAB 320mm FULLY INSULATED REINFORCED CONCRETE SLAB ON GRADE WITH UNDERFLOOR HEATING - REFER STRUCTURAL. ONE LAYER OF DPM FULLY TAPED ON SAND BLINDING LAYER ON COMPACTED HARDFILL.
FL02	INSULSLAB 320mm FULLY INSULATED REINFORCED CONCRETE SLAB ON GRADE - REFER STRUCTURAL. ONE LAYER OF DPM FULLY TAPED ON SAND BLINDING LAYER ON COMPACTED HARDFILL.
GL01	APL THERMALHEART ARCHITECTURAL SERIES ALUMINIUM JOINERY WITH DOUBLE GLAZING. POWDER COATED FINISH (COLOUR TBC)
GL05	INSULATED GARAGE SECTIONAL DOOR FLUSH MOUNTED TO MATCH VERTICAL SHIPLAP CLADDING
GL10	APL THERMALHEART DOUBLE GLAZING SKYLIGHT. POWDER COATED FINISH TO MATCH ROOFING
GL11	APL SKYLIGHT. POWDER COATED FINISH TO MATCH ROOFING
RF01	0.55mm BMT CORRUGATE ZINCALUME STEEL CLADDING, ON H1.2 SG8 70x45 TIMBER PURLINS ON FLAT @900 CRS MAX. ON SELECTED ROOF UNDERLAY, ON TIMBER TRUSSES
RF04	FLASHINGS. 0.55mm ZINCALUME STEEL FLASHINGS. COLOUR TO MATCH ROOFING
RF12	GUTTER CUSTOM FOLDED 200x200 ZINCALUME STEEL GUTTER. COLOUR TO MATCH ROOFING
WA01	EXTERNAL TIMBER WALL FRAMED UP FROM H1.2 TREATED SG8 140x45mm TIMBER STUDS AT 600mm CRS, NOGS AT 800mm CRS. LINED TO INTERIOR SIDE WITH 13mm STANDARD GIB BOARD, STOPPED TO L4 FOR PAINT FINISH.
WA05	INTERNAL TIMBER WALL FRAMED UP FROM H1.2 TREATED SG8 140x45mm TIMBER STUDS AT 600mm CRS, NOGS AT 800mm CRS. LINED TO BOTH SIDES.
WA06	INTERNAL TIMBER WALL FRAMED UP FROM H1.2 TREATED SG8 90x45mm TIMBER STUDS AT 600mm CRS, NOGS AT 800mm CRS. LINED TO BOTH SIDES.
WA11	INSULFORM 300 CONCRETE FOUNDATION WALL. REFER TO ENGINEERING DESIGN

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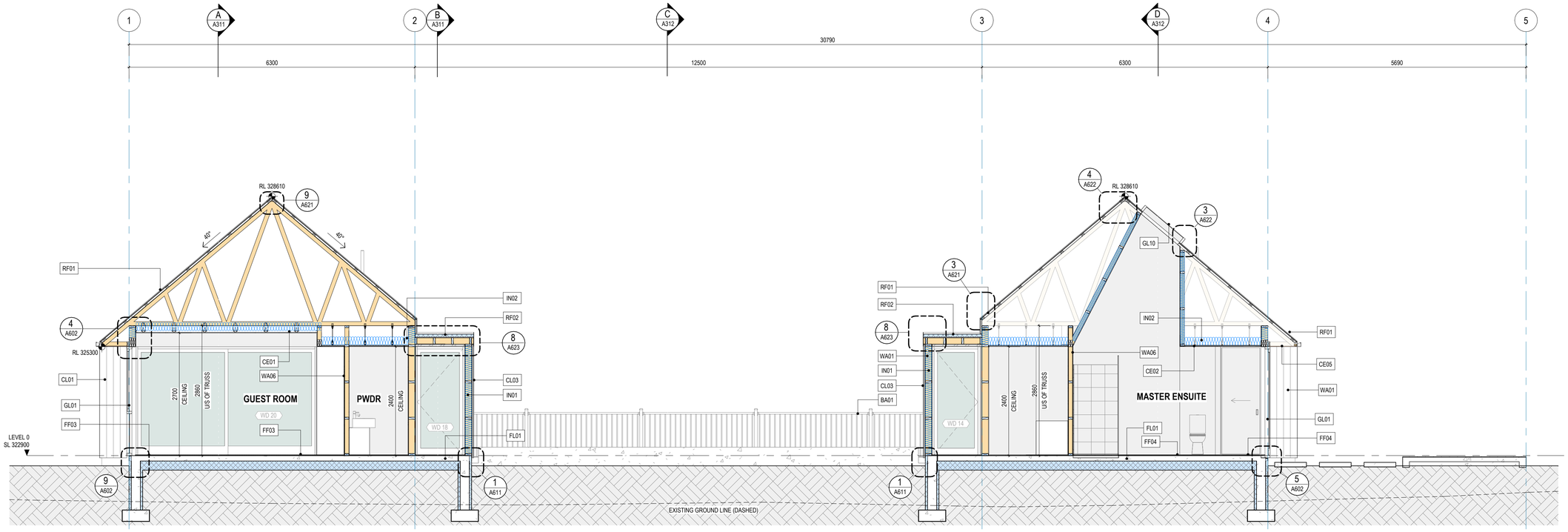
PROJECT:
GOLF COURSE ROAD
84 GOLF COURSE ROAD, WANAKA

SHEET NAME
SECTIONS

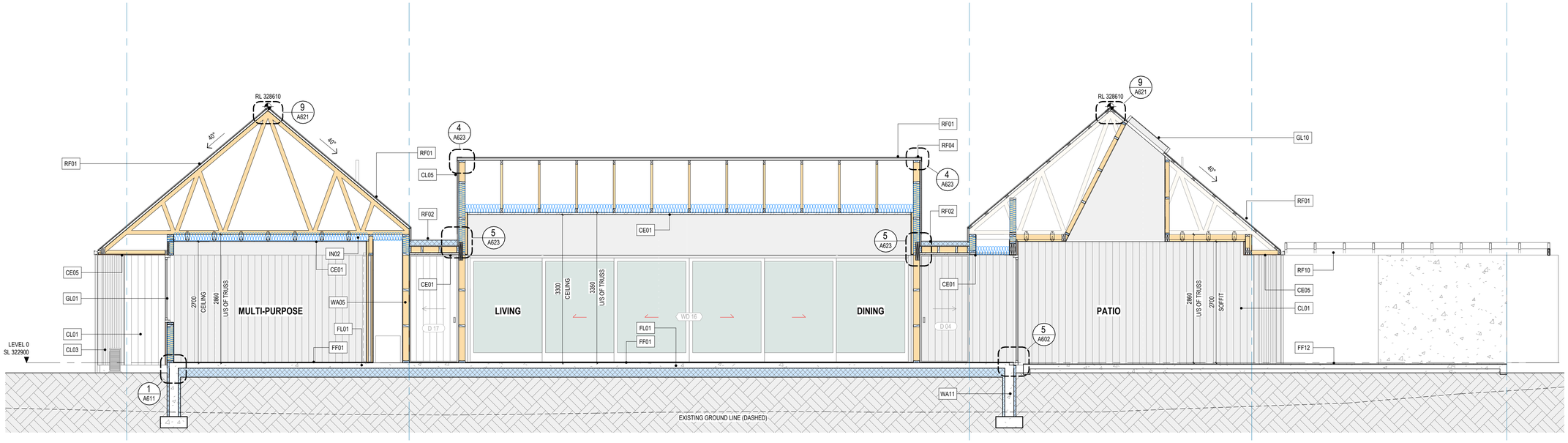
A BUILDING CONSENT 09.10.2026
REVISION DATE

STATUS
85% DETAILED DESIGN

PROJ. # 26014 | DWG NO. A312 | REV (A)



Y A101 SECTION Y
1 : 50 @ A1 SECTION VIEW



Z A101 SECTION Z
1 : 50 @ A1 SECTION VIEW

SECTION NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
3. ALL MATERIALS DETAILED ARE TO COMPLY WITH THERE CURRENT MANUFACTURERS SPECIFICATION AND ARE TO BE INSTALLED BY NOMINATED INSTALLER IF REQUIRED.

EXPOSURE ZONE NOTES

1. ENSURE PARTICULAR CARE IS TAKEN WITH COMPATIBILITY AND SEPARATION OF ALL MATERIALS AND FIXINGS.
2. ENSURE ALL FLASHINGS AND FIXINGS ARE COMPATIBLE WITH CLADDING AND ROOFING.
3. READ IN CONJUNCTION WITH NZMRM CODE OF PRACTICE.
4. READ IN CONJUNCTION WITH NZS:3604:2011, SECTION 4 DURABILITY.

KEYNOTE LEGEND

KEY	DESCRIPTION
BA01	POOL BARRIER SELECTED ALUMINIUM POOL BARRIER. TOP RAIL AT 1200mm AFL MIN. AND VERTICAL RAILING WITH A MAX. GAP OF 100mm BETWEEN RAILS. ALL IN ACCORDANCE WITH NZBC F9
CE01	INTERNAL CEILING 13mm PLASTERBOARD CEILING, ON RONDO CEILING BATTENS AT 600mm CENTRES MAX, FIXED TO STRUCTURE ABOVE. STOPPED TO LEVEL 4 FOR PAINT FINISH
CE02	INTERNAL CEILING 13mm AQUALINE PLASTERBOARD CEILING IN WET AREAS, ON RONDO CEILING BATTENS AT 600mm CENTRES MAX, FIXED TO STRUCTURE ABOVE. STOPPED TO LEVEL 4 FOR PAINT FINISH
CE05	EXTERNAL SOFFIT CEDAR TONGUE & GROOVE SOFFIT BOARDS (WIDTH TO MATCH WALL CLADDING) ON H1.2 SG8 70x35mm TIMBER CEILING BATTENS ON FLAT AT 600mm CENTRES MAX. STAIN FINISH TO MATCH WALL CLADDING
CL01	VERTICAL ACCOYA SHIPLAP CLADDING, ON 20mm HORIZONTAL CAVITY BATTENS @480CRS MAX., ON 7mm PLYWOOD RAB, ON H1.2 SG8 TIMBER WALL FRAMING.
CL03	0.55mm BMT CORRUGATE VERTICAL ZINCALUME STEEL CLADDING ON 20mm HORIZONTAL CAVITY BATTENS @1200CRS MAX, ON 7mm PLYWOOD RAB, ON H1.2 SG8 TIMBER WALL FRAMING.
CL05	JAMES HARDIE AXON SMOOTH 9mm FIBRE CEMENT CLADDING (COLOUR TO MATCH ROOFING), ON 20mm VERTICAL CAVITY BATTENS @600CRS MAX, ON 7mm PLYWOOD RAB, ON H1.2 SG8 TIMBER WALL FRAMING.
FF01	INTERNAL ENGINEERED TIMBER FLOORING
FF03	INTERNAL CARPET FLOORING
FF04	INTERIOR TILE FLOORING, ON SELECTED TILE ADHESIVE, ON SELECTED MAPEI WATERPROOFING SYSTEM
FF12	EXTERIOR PAVING SELECTED 20mm NON-SLIP EXTERNAL GRADE CERAMIC TILES, ON SELECTED TILE ADHESIVE ON CONCRETE SLAB
FL01	INSULSLAB 320mm FULLY INSULATED REINFORCED CONCRETE SLAB ON GRADE WITH UNDERFLOOR HEATING - REFER STRUCTURAL. ONE LAYER OF DPM FULLY TAPED ON SAND BLINDING LAYER ON COMPACTED HARDFILL.
GL01	APL THERMALHEART ARCHITECTURAL SERIES ALUMINIUM JOINERY WITH DOUBLE GLAZING. POWDER COATED FINISH (COLOUR TBC)
GL10	APL THERMALHEART DOUBLE GLAZING SKYLIGHT. POWDER COATED FINISH TO MATCH ROOFING
IN01	WALL INSULATION. R4.3 140mm INSULATION BATTS IN WALL FRAMING CAVITY. REFER TO SPECIFICATION.
IN02	CEILING INSULATION. R3.2 180mm CEILING INSULATION BATTS TO TRUSS ROOF SPACE. REFER TO SPECIFICATION.
RF01	0.55mm BMT CORRUGATE ZINCALUME STEEL CLADDING, ON H1.2 SG8 70x45 TIMBER PURLINS ON FLAT @900 CRS MAX, ON SELECTED ROOF UNDERLAY, ON TIMBER TRUSSES
RF02	NURALITE TPO MEMBRANE LAID ON NURATHERM PIR BOARDS SLOPED AT 1:60 TOWARDS SUMPS, ON 18mm THICK, CD GRADE, H3.2 TREATED PLYWOOD SUBSTRATE ON SG8 H1.2 140x45 TIMBER RAFTERS@400mm CRS MAX, BLOCKING @400CRS. REFER SPECIFICATION.
RF04	FLASHINGS. 0.55mm ZINCALUME STEEL FLASHINGS. COLOUR TO MATCH ROOFING
RF10	ALUMINIUM PERGOLA. POWDER COAT FINISH
WA01	EXTERNAL TIMBER WALL FRAMED UP FROM H1.2 TREATED SG8 140x45mm TIMBER STUDS AT 600mm CRS, NOGS AT 800mm CRS. LINED TO INTERIOR SIDE WITH 13mm STANDARD GIB BOARD, STOPPED TO L4 FOR PAINT FINISH.
WA05	INTERNAL TIMBER WALL FRAMED UP FROM H1.2 TREATED SG8 140x45mm TIMBER STUDS AT 600mm CRS, NOGS AT 800mm CRS. LINED TO BOTH SIDES.
WA06	INTERNAL TIMBER WALL FRAMED UP FROM H1.2 TREATED SG8 90x45mm TIMBER STUDS AT 600mm CRS, NOGS AT 800mm CRS. LINED TO BOTH SIDES.
WA11	INSULFORM 300 CONCRETE FOUNDATION WALL. REFER TO ENGINEERING DESIGN

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PROJECT:
GOLF COURSE ROAD
84 GOLF COURSE ROAD, WANAKA

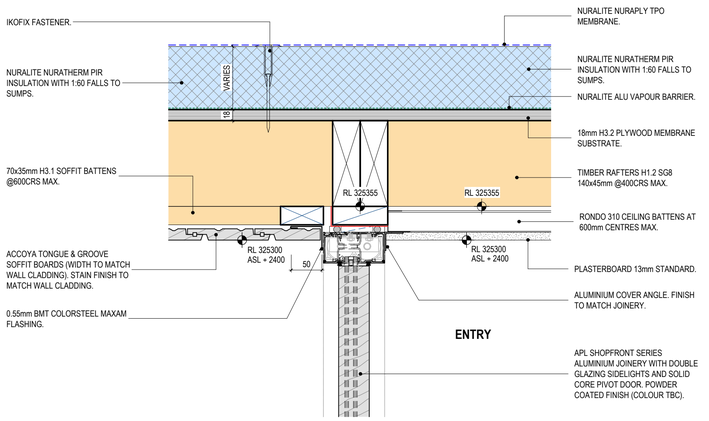
SHEET NAME
SECTIONS

REVISION		DATE
A	BUILDING CONSENT	09.10.2026

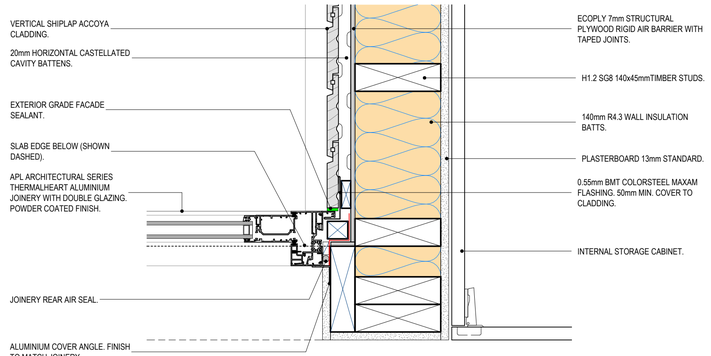
STATUS
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PROJ #	DWG NO	REV
26014	A313	(A)

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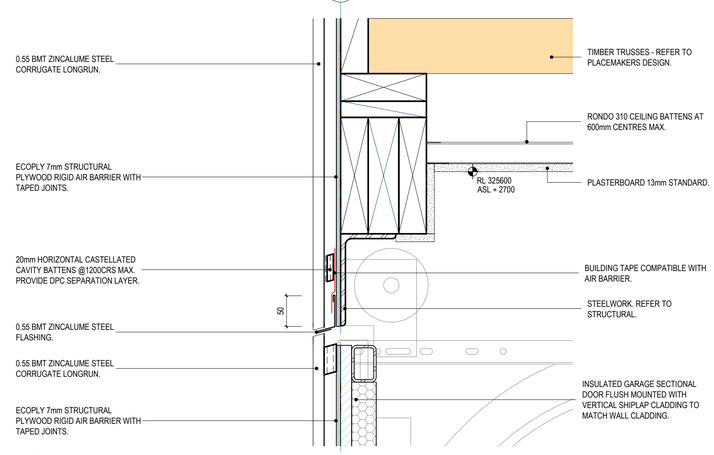


1 A101 JOINERY - ENTRY DOOR HEAD
1 : 5 @ A1 SECTION VIEW



4 A101 JOINERY - MASTER BEDROOM RANCH SLIDER DOOR JAMB
1 : 5 @ A1 PLAN VIEW

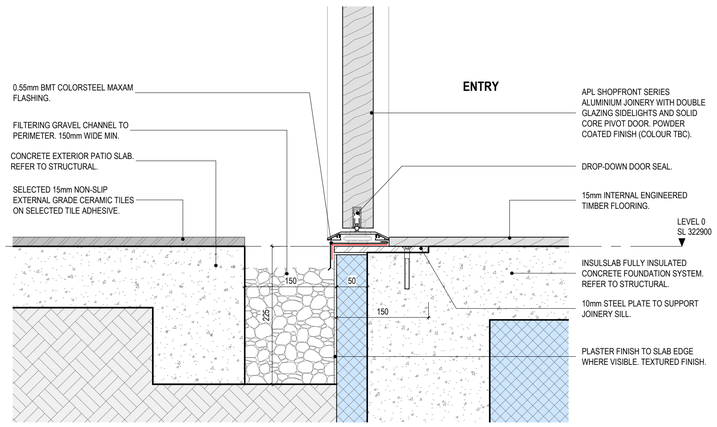
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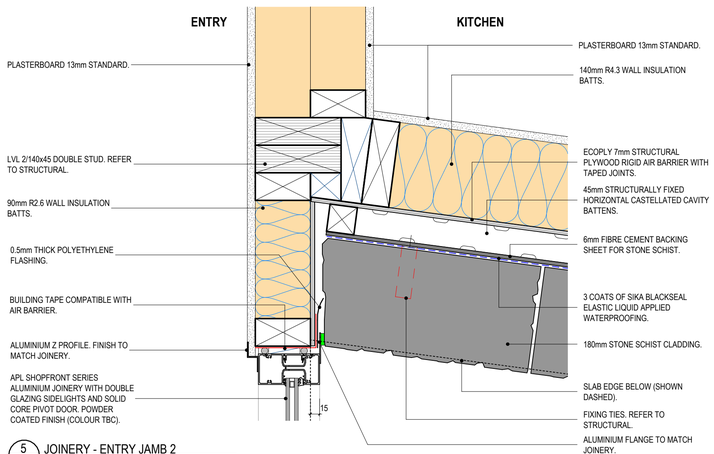
7 A101 JOINERY - GARAGE DOOR TYPICAL HEAD
1 : 5 @ A1 SECTION VIEW

LEGEND DETAILS

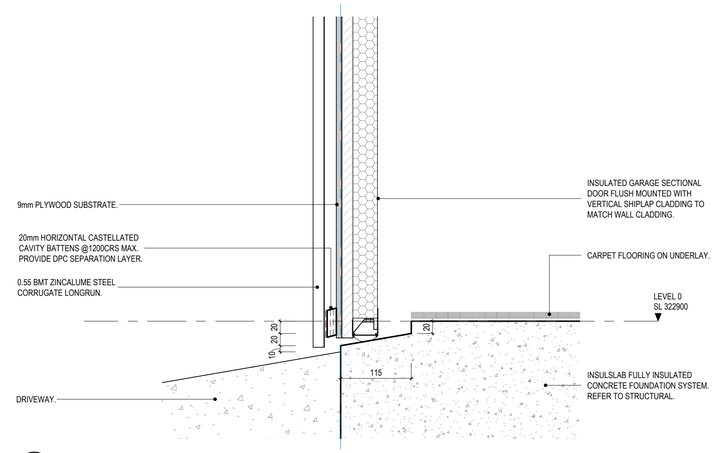
1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. ALL TIMBER CONSTRUCTION TO COMPLY WITH NZS:3604:2011.
3. ALL TIMBER TREATMENT TO COMPLY WITH NZBC:B2:AS1 AND NZS:3604:2011, SECTION 4 AND NZS:3602:2003.
4. REFER TO ENGINEERS DRAWINGS FOR ALL STRUCTURAL MEMBER CONNECTIONS DETAILS.
5. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
6. ALL WALL AND ROOF CLADDING TO COMPLY WITH NZBC:E2:AS1. ARCHITECTS TO LIAISE WITH PRODUCT MANUFACTURERS FOR ALL MATERIALS OUTSIDE THE SCOPE OF NZBC:E2:AS1.
7. ALL FLASHING MANUFACTURE AND INSTALLATION TO COMPLY WITH NZBC:E2:AS1.
8. ALL MATERIALS TO BE DETAILED ARE TO COMPLY WITH MANUFACTURERS SPECIFICATIONS AND INSTALLED BY NOMINATED INSTALLERS IF REQUIRED.
9. ALL STRUCTURAL TIMBER USED TO BE STRUCTURAL GRADE TO COMPLY WITH THE CURRENT EDITION NZS:3603:1993 AND MARKED ACCORDINGLY TO COMPLY WITH THE CURRENT EDITION NZS:3622:2004. ALL TIMBER SIZES ARE WORKED FROM THE SG8 TABLES FROM NZS:3604:2011, (THE YELLOW TABLES) THEREFORE ALL STRUCTURAL TIMBER SHOULD BE SG8 UNLESS OTHERWISE SPECIFIED.
10. SITE IS REGARDED AS 'SEA SPRAY ZONE' THEREFORE ALL MATERIALS AND BUILDING ELEMENTS DURABILITY SHOULD PERFORM ADEQUATELY TO COMPLY WITH NZBC:B2:AS1 AND NZS:3604:2011, SECTION 4.



2 A101 JOINERY - ENTRY DOOR SILL
1 : 5 @ A1 SECTION VIEW

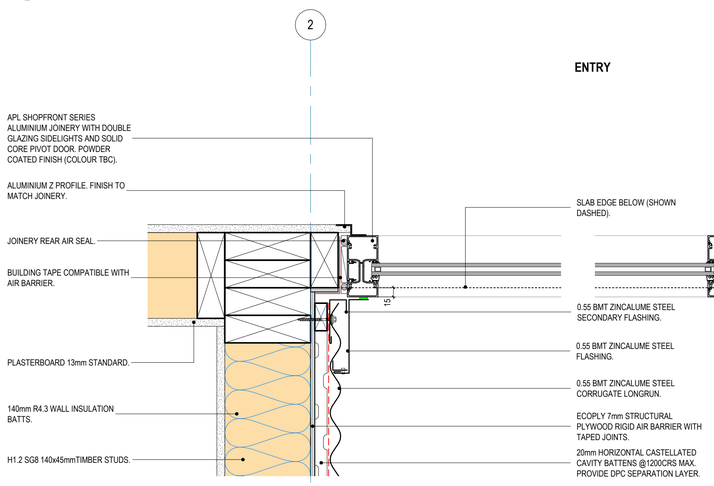


5 A101 JOINERY - ENTRY JAMB 2
1 : 5 @ A1 PLAN VIEW

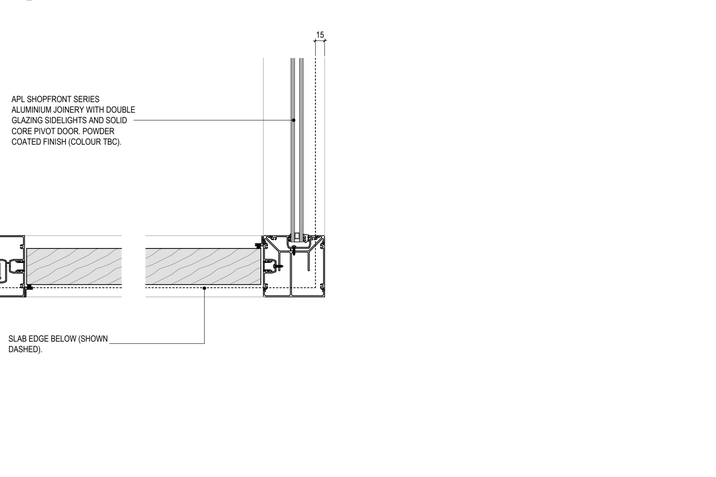


8 A101 JOINERY - GARAGE DOOR TYPICAL SILL
1 : 5 @ A1 SECTION VIEW

2

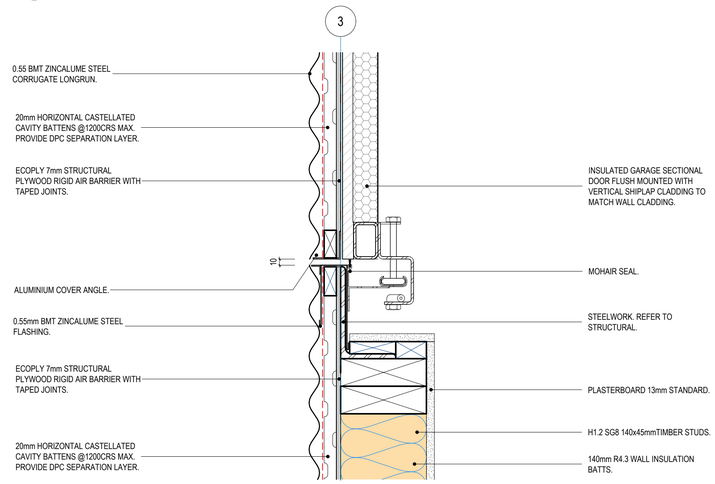


3 A101 JOINERY - ENTRY DOOR JAMB 1
1 : 5 @ A1 PLAN VIEW



6 A101 JOINERY - ENTRY DOOR CORNER
1 : 5 @ A1 PLAN VIEW

3



9 A101 JOINERY - GARAGE DOOR TYPICAL JAMB
1 : 5 @ A1 PLAN VIEW

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PROJECT:
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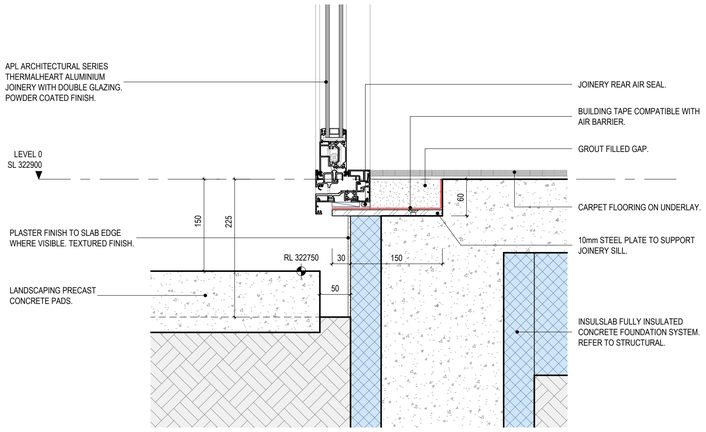
SHEET NAME
EXTERNAL WINDOWS DETAILS

A BUILDING CONSENT 09.10.2026
REVISION DATE

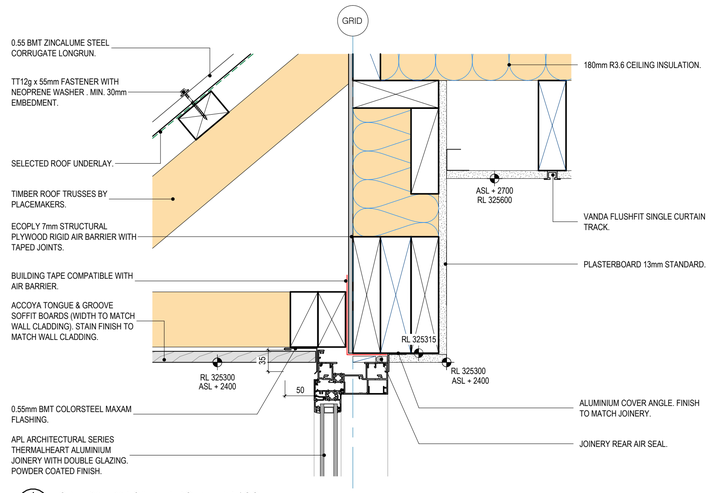
STATUS
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PROJ. # 26014 DWG NO. A601 REV (A)

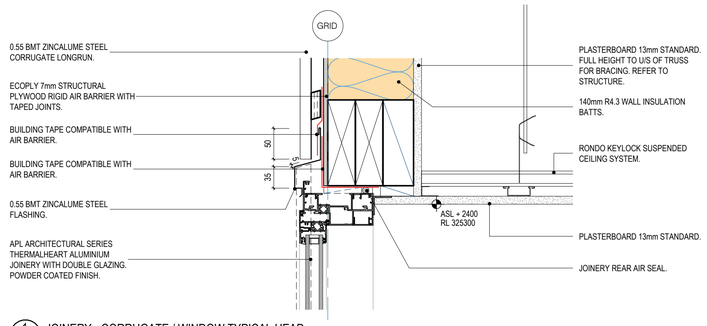
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6 A101 JOINERY - MASTER BEDROOM RANCH SLIDER DOOR SILL
1 : 5 @ A1 SECTION VIEW



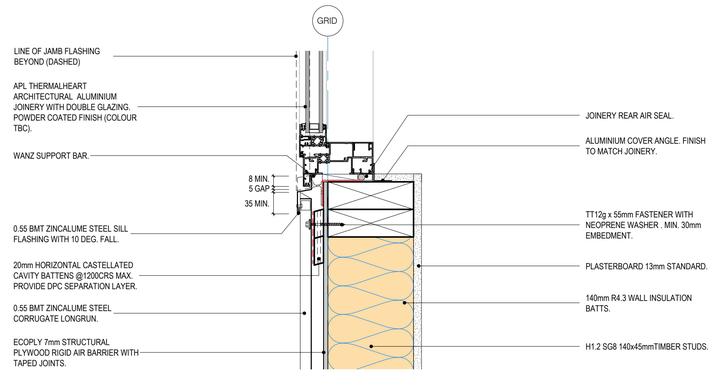
4 A101 JOINERY - TYPICAL WINDOW HEAD / SOFFIT
1 : 5 @ A1 SECTION VIEW



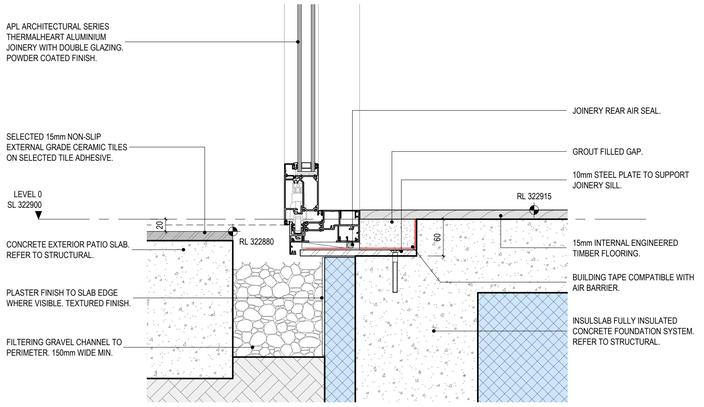
1 A101 JOINERY - CORRUGATE / WINDOW TYPICAL HEAD
1 : 5 @ A1 SECTION VIEW

LEGEND DETAILS

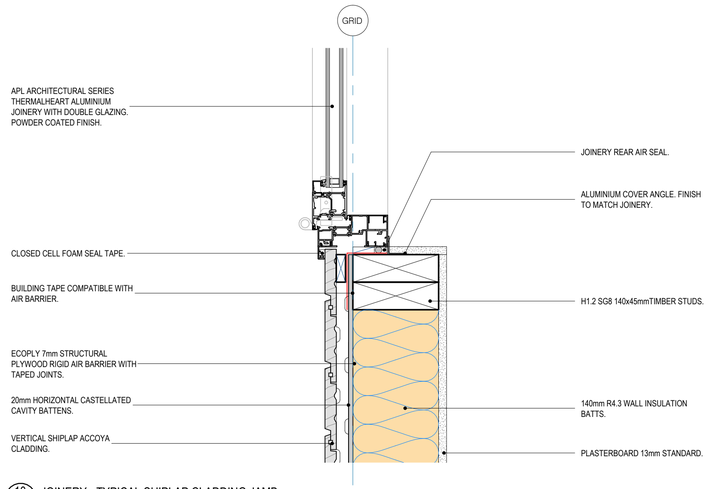
1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. ALL TIMBER CONSTRUCTION TO COMPLY WITH NZS:3604:2011.
3. ALL TIMBER TREATMENT TO COMPLY WITH NZBC:B2:AS1 AND NZS:3604:2011, SECTION 4 AND NZS:3602:2003.
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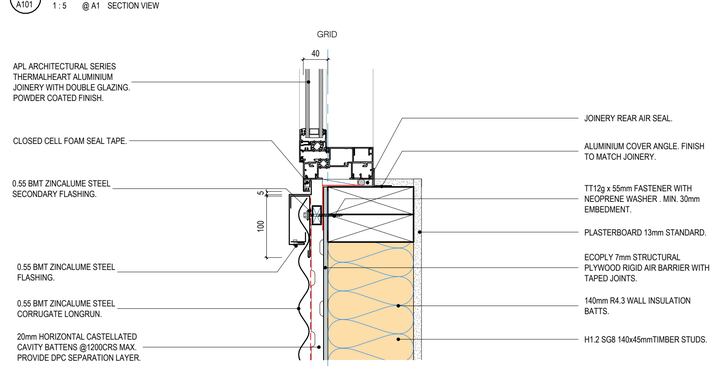
3 A101 JOINERY - CORRUGATE / WINDOW TYPICAL SILL
1 : 5 @ A1 SECTION VIEW



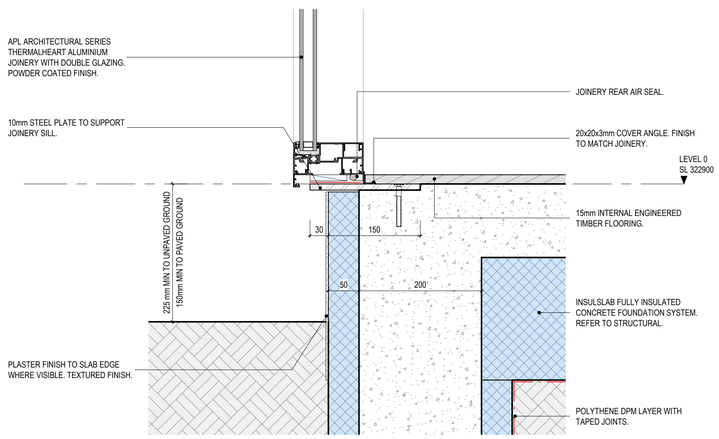
5 A101 JOINERY - TYPICAL BIFOLD & HINGED OUT DOOR SILL
1 : 5 @ A1 SECTION VIEW



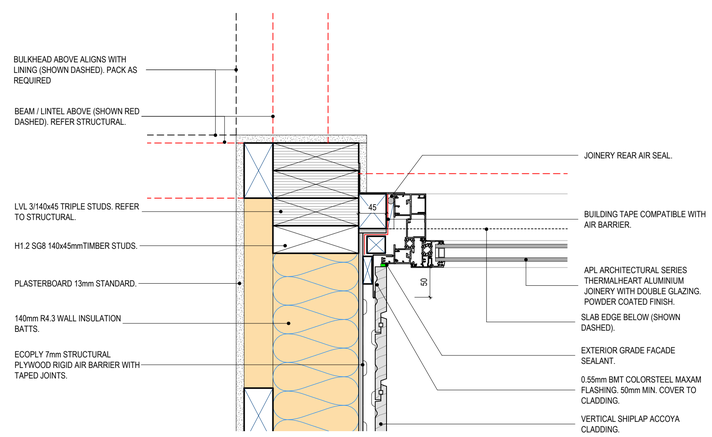
10 A101 JOINERY - TYPICAL SHIPLAP CLADDING JAMB
1 : 5 @ A1 PLAN VIEW



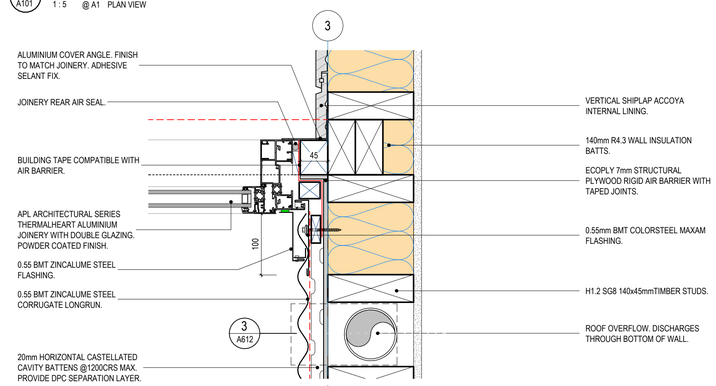
2 A101 JOINERY - CORRUGATE / WINDOW TYPICAL JAMB
1 : 5 @ A1 PLAN VIEW



9 A101 JOINERY - WINDOW TYPICAL SILL
1 : 5 @ A1 SECTION VIEW



8 A101 JOINERY - SHIPLAP / WINDOW CORNER JAMB
1 : 5 @ A1 PLAN VIEW



7 A101 JOINERY - CORRUGATE / WINDOW CORNER JAMB
1 : 5 @ A1 PLAN VIEW

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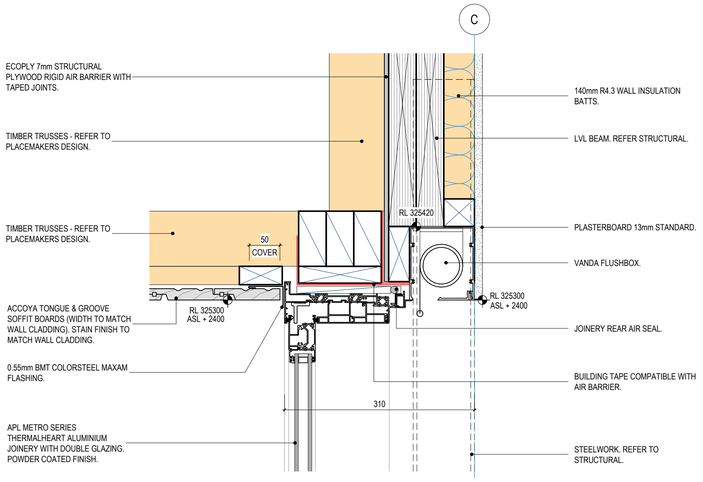
PROJECT:
GOLF COURSE ROAD
84 GOLF COURSE ROAD, WANAKA

SHEET NAME
EXTERNAL WINDOWS DETAILS

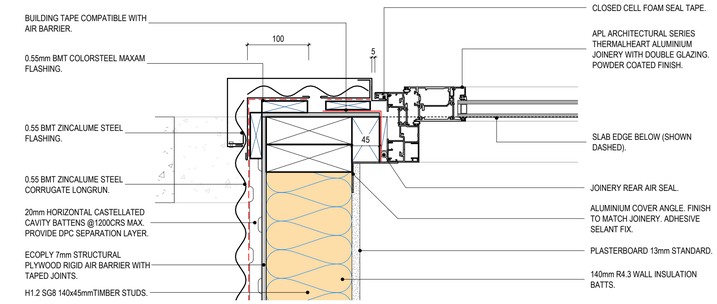
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REVISION DATE

STATUS
85% DETAILED DESIGN

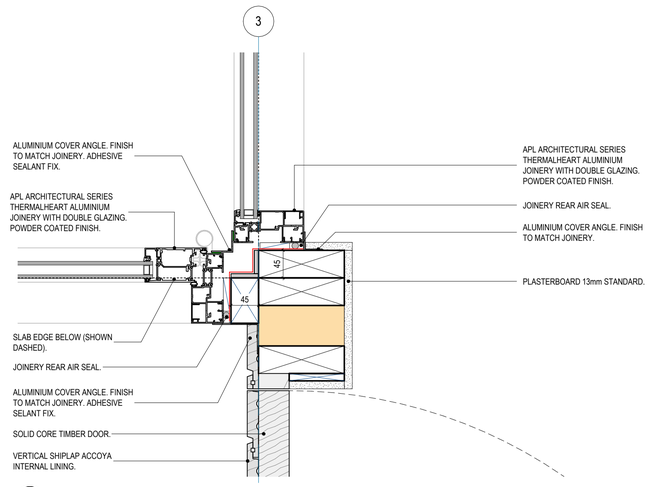
PROJ. # 26014 DWG NO. A602 REV (A)



1 A101 JOINERY - LIVING SLIDER HEAD
1 : 5 @ A1 SECTION VIEW



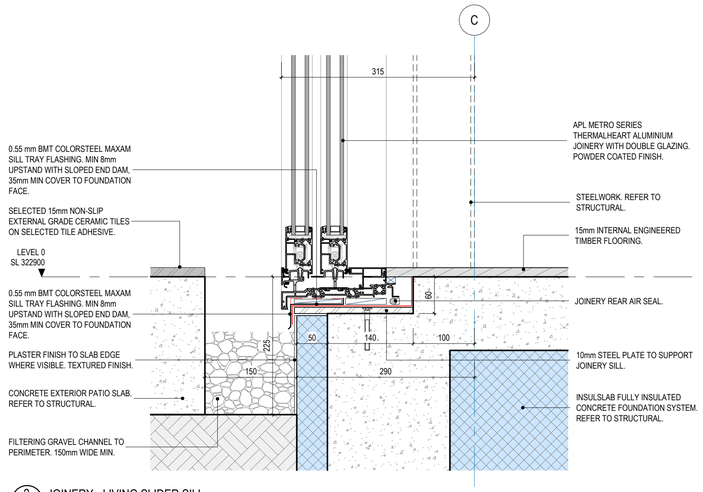
4 A101 JOINERY - POOL DOOR JAMB 1
1 : 5 @ A1 PLAN VIEW



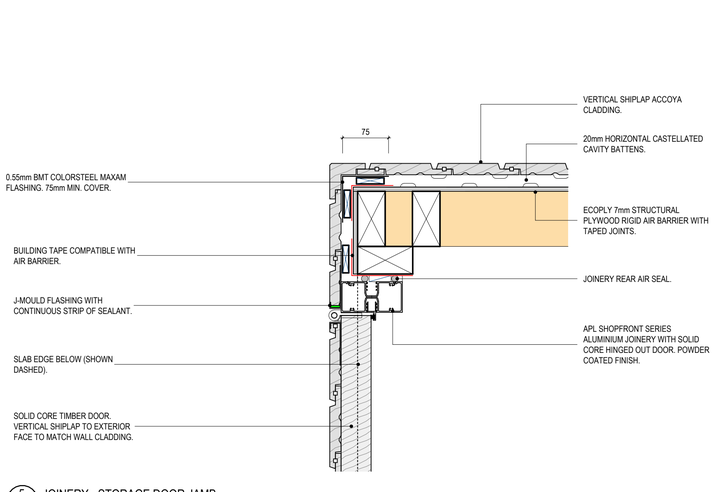
6 A101 JOINERY - POOL DOOR JAMB / MASTER BEDROOM JAMB 2
1 : 5 @ A1 PLAN VIEW

LEGEND DETAILS

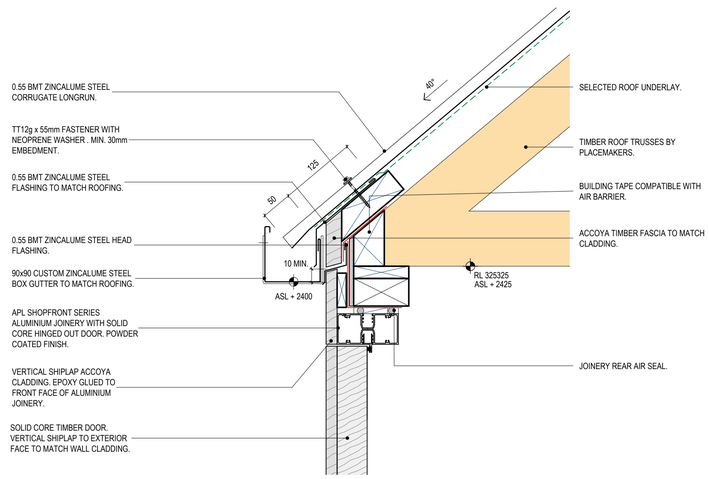
1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. ALL TIMBER CONSTRUCTION TO COMPLY WITH NZS:3604:2011.
3. ALL TIMBER TREATMENT TO COMPLY WITH NZBC:B2:AS1 AND NZS:3604:2011, SECTION 4 AND NZS:3602:2003.
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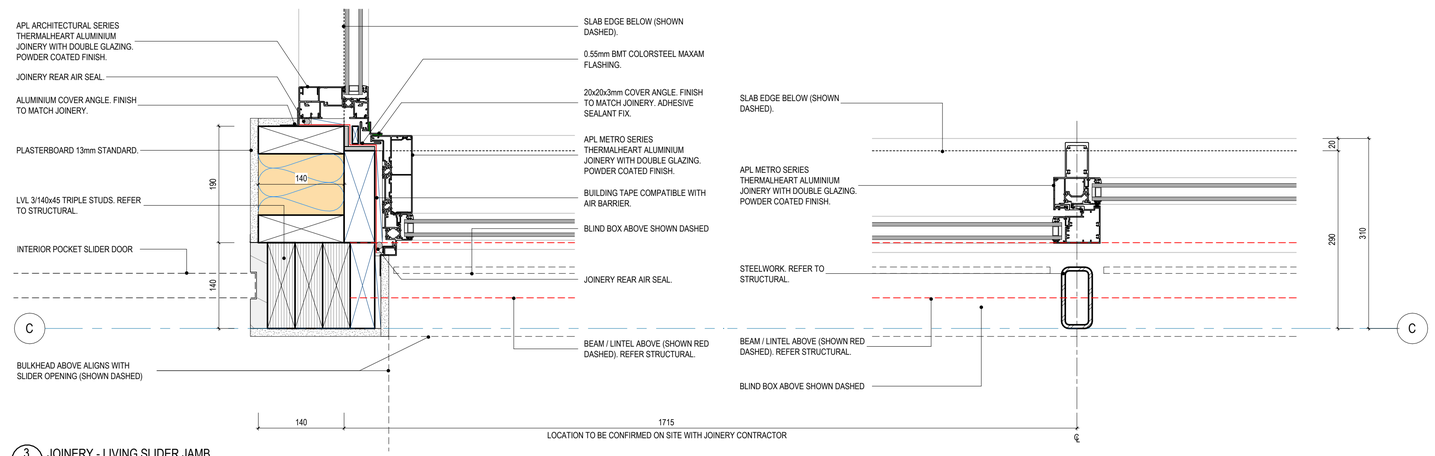
2 A101 JOINERY - LIVING SLIDER SILL
1 : 5 @ A1 SECTION VIEW



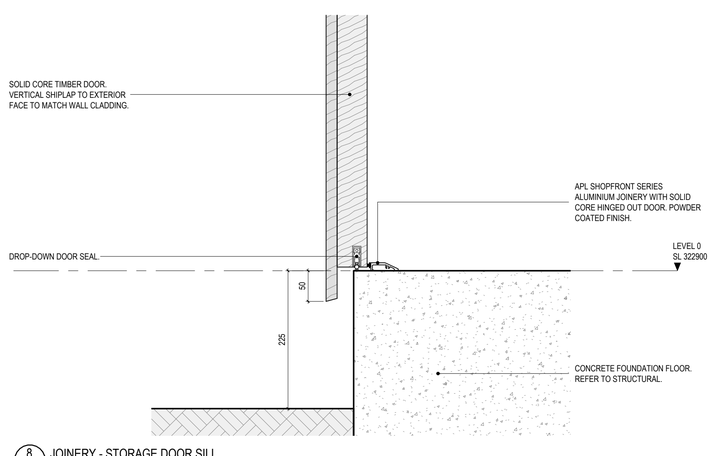
5 A101 JOINERY - STORAGE DOOR JAMB
1 : 5 @ A1 PLAN VIEW



7 A103 JOINERY - STORAGE DOOR HEAD
1 : 5 @ A1 SECTION VIEW



3 A101 JOINERY - LIVING SLIDER JAMB
1 : 5 @ A1 PLAN VIEW



8 A101 JOINERY - STORAGE DOOR SILL
1 : 5 @ A1 SECTION VIEW

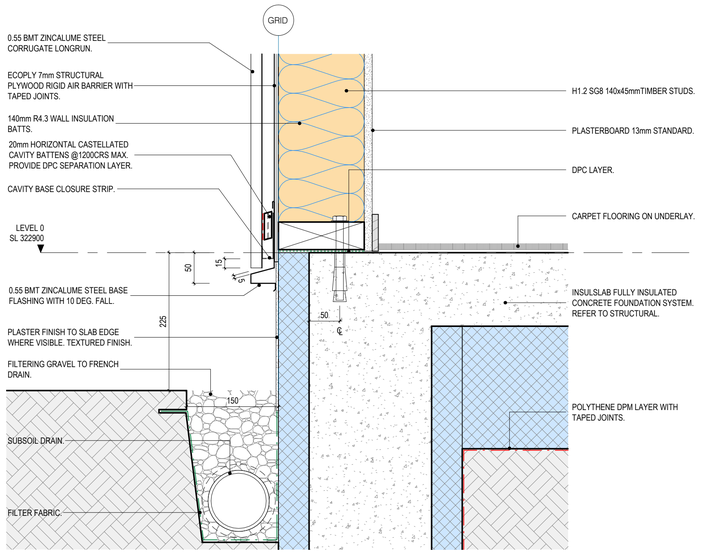
9/10/2026 11:59:59 pm PO BOX 91120 - WAIKATIPU, 9349 OTAGO, NEW ZEALAND. +64 21656069 - +64 21647799. www.pdo.nz THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS, ANGLES, SITE MEASUREMENTS AND CONDITIONS ETC. BEFORE FABRICATION OR CONSTRUCTION BEGINS. COPYRIGHT PACIFIC DESIGN OFFICE © 2026.

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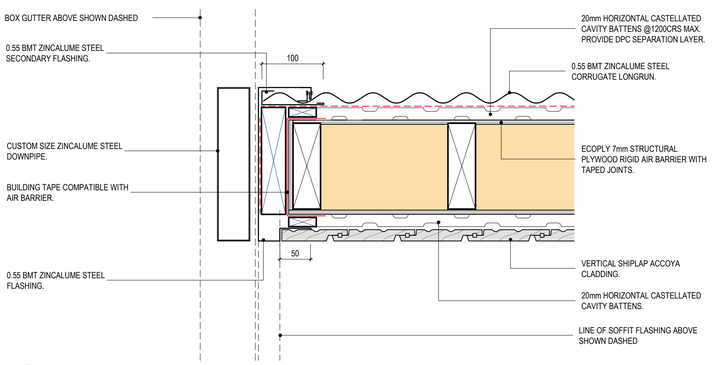
PROJECT:
GOLF COURSE ROAD
84 GOLF COURSE ROAD, WANAKA

SHEET NAME
EXTERNAL WINDOWS DETAILS

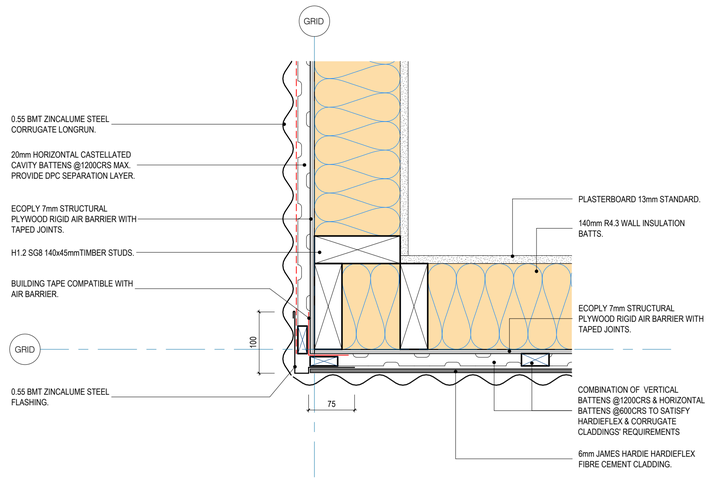
A BUILDING CONSENT 09.10.2026
REVISION DATE
STATUS
85% DETAILED DESIGN
PROJ. # DWG NO. REV
26014 A603 (A)



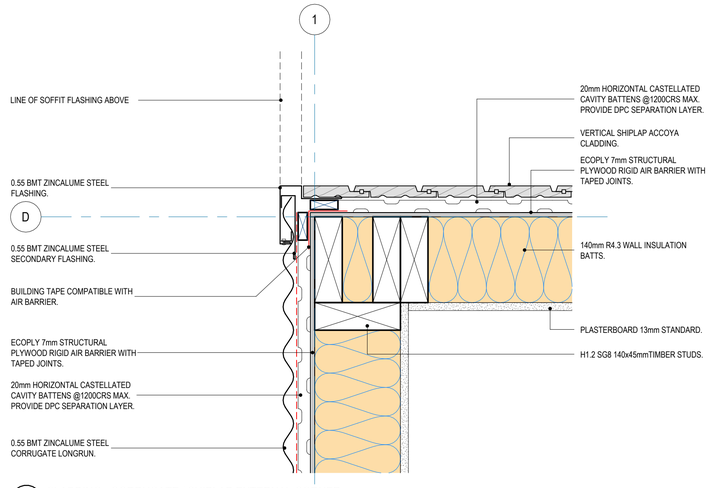
1 A101 CLADDING - TYPICAL CORRUGATE CLADDING BASE
1 : 5 @ A1 SECTION VIEW



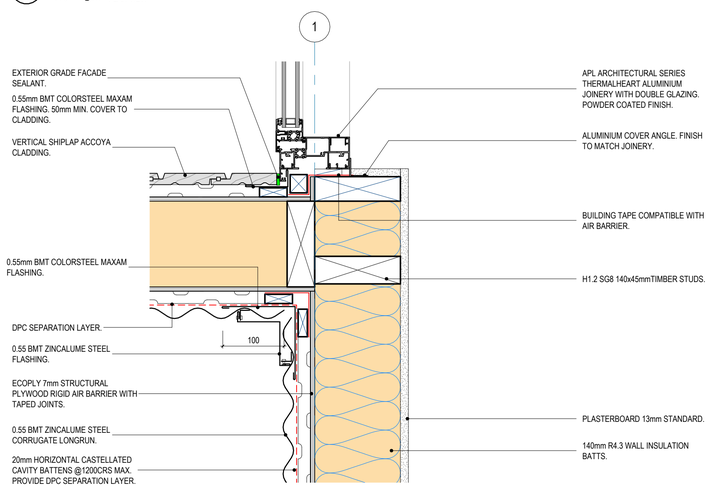
2 A101 CLADDING - WING WALL / DOWPIPE JUNCTION
1 : 5 @ A1 PLAN VIEW



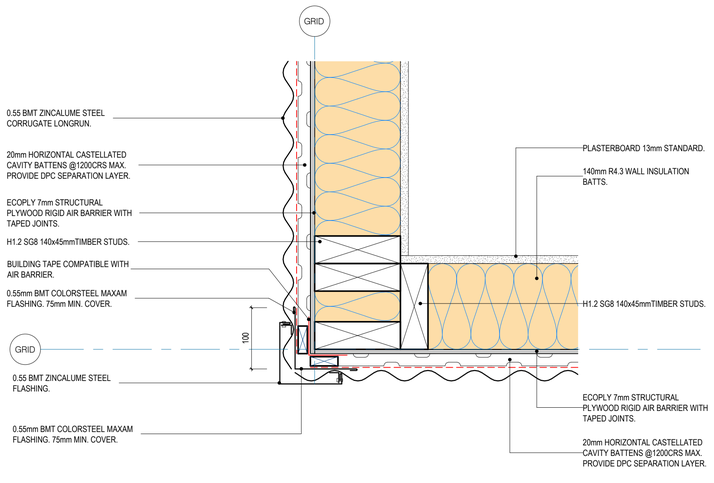
3 A101 CLADDING - CORRUGATE RAINSCREEN EXTERNAL CORNER
1 : 5 @ A1 PLAN VIEW



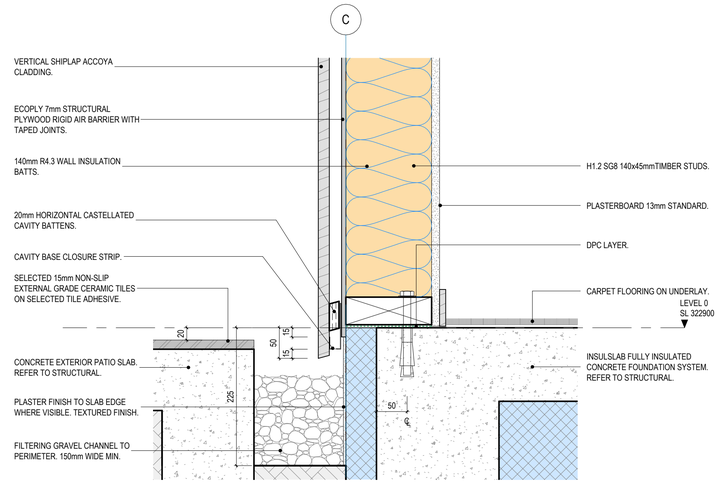
4 A101 CLADDING - CORRUGATE / SHIPLAP EXTERNAL CORNER
1 : 5 @ A1 PLAN VIEW



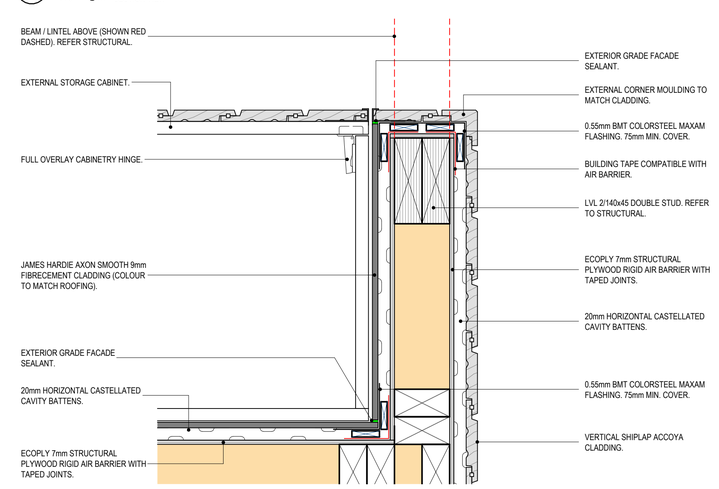
5 A101 CLADDING - CORRUGATE INTERNAL CORNER
1 : 5 @ A1 PLAN VIEW



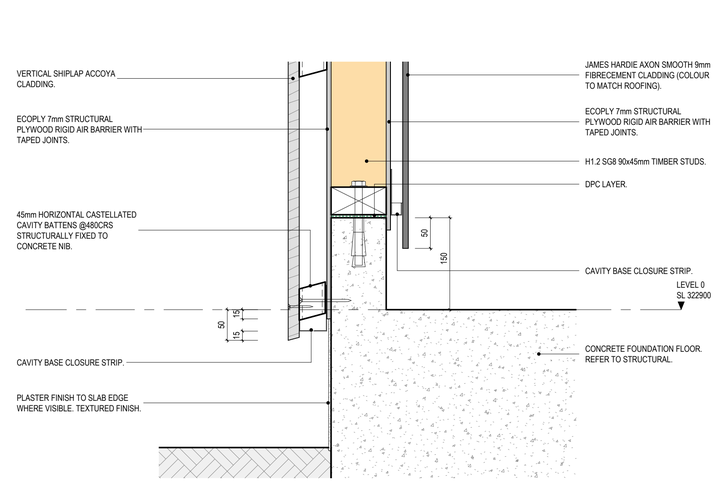
6 A101 CLADDING - CORRUGATE EXTERNAL CORNER
1 : 5 @ A1 PLAN VIEW



7 A101 CLADDING - SHIPLAP BASE CLADDING
1 : 5 @ A1 SECTION VIEW



8 A101 CLADDING - ENTRY STORAGE/ SHIPLAP INTERNAL CORNER
1 : 5 @ A1 PLAN VIEW



9 A101 CLADDING - ENTRY STORAGE CLADDING BASE
1 : 5 @ A1 SECTION VIEW

LEGEND DETAILS

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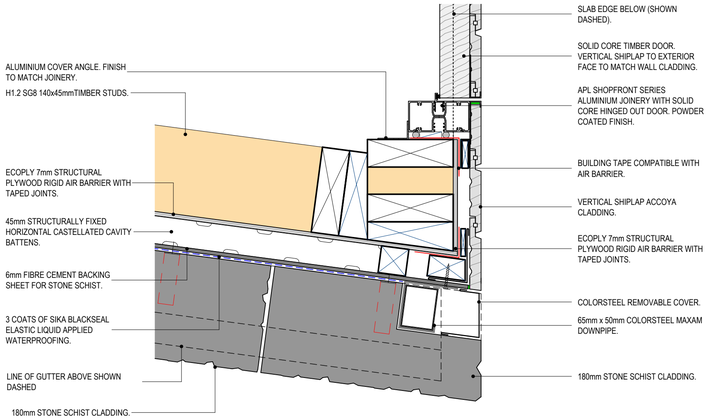
9/10/2026 11:59:59 pm PO BOX 91120 - WAKATIPU, 9348 OTAGO, NEW ZEALAND. +64 21665669 / +64 21647799 www.pdo.nz THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS, ANGLES, SITE MEASUREMENTS AND CONDITIONS ETC. BEFORE FABRICATION OR CONSTRUCTION BEGINS. COPYRIGHT PACIFIC DESIGN OFFICE © 2026.

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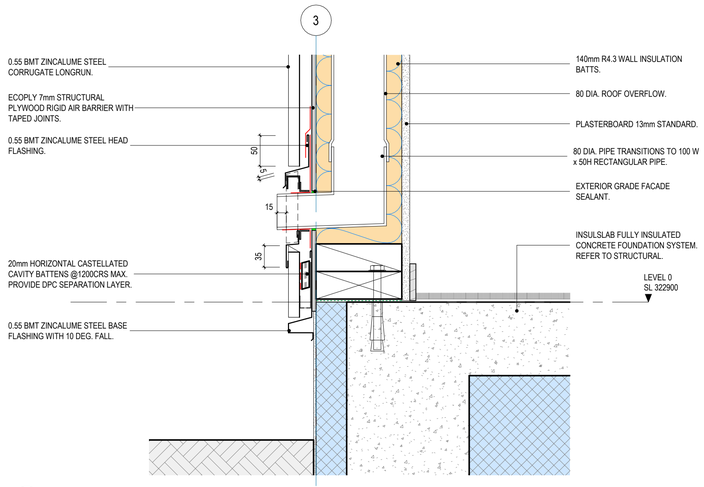
PROJECT:
GOLF COURSE ROAD
84 GOLF COURSE ROAD, WANAKA

SHEET NAME:
CLADDING DETAILS

A BUILDING CONSENT 09.10.2026
REVISION DATE
STATUS
85% DETAILED DESIGN
PROJ. # DWG NO. REV
26014 A611 (A)



1 A101 CLADDING - STONE SCHIST / AXON CLADDING EXTERNAL CORNER
1 : 5 @ A1 PLAN VIEW



3 A602 CLADDING - ROOF OVERFLOW OUTLET
1 : 5 @ A1 SECTION VIEW

2 A101 CLADDING - STONE SCHIST CLADDING BASE
1 : 5 @ A1 SECTION VIEW

LEGEND DETAILS

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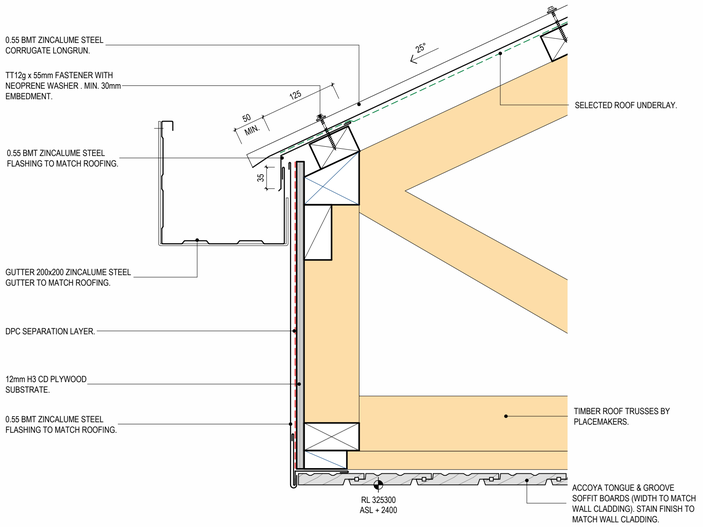
10/10/2026 12:00:00 am PO BOX 91120 - WAKATIPU, 9349 OTAGO, NEW ZEALAND - +64 21650069 / +64 21647798 www.pdo.nz THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS, ANGLES, SITE MEASUREMENTS AND CONDITIONS ETC. BEFORE FABRICATION OR CONSTRUCTION BEGINS. COPYRIGHT PACIFIC DESIGN OFFICE © 2025

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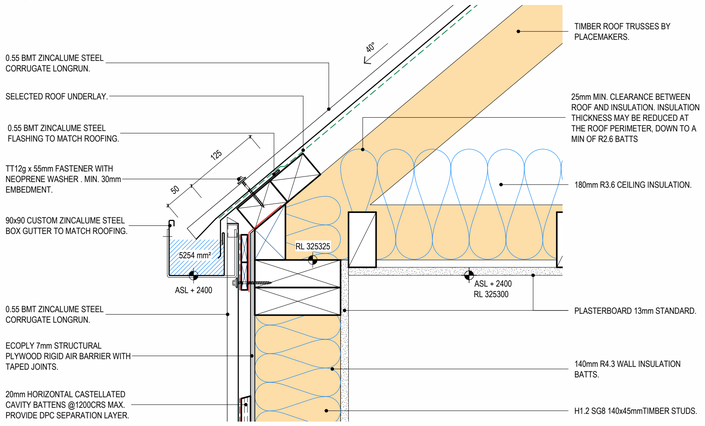
PROJECT:
GOLF COURSE ROAD
84 GOLF COURSE ROAD, WANAKA

SHEET NAME
CLADDING DETAILS

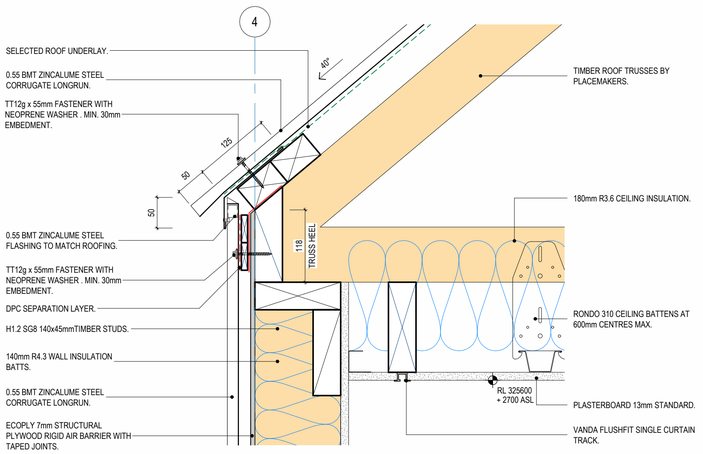
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REVISION DATE
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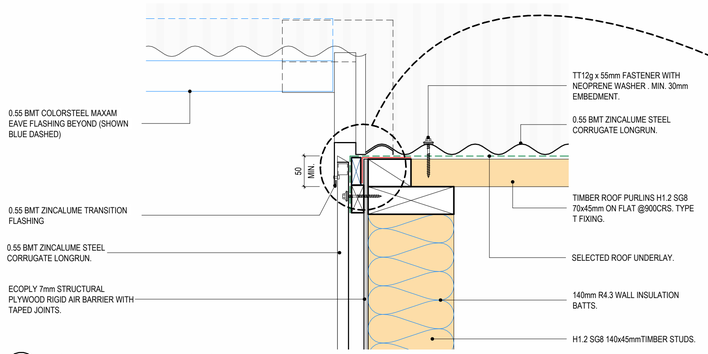
1 A103 ROOF - NORTH EAVE
1 : 5 @ A1 SECTION VIEW



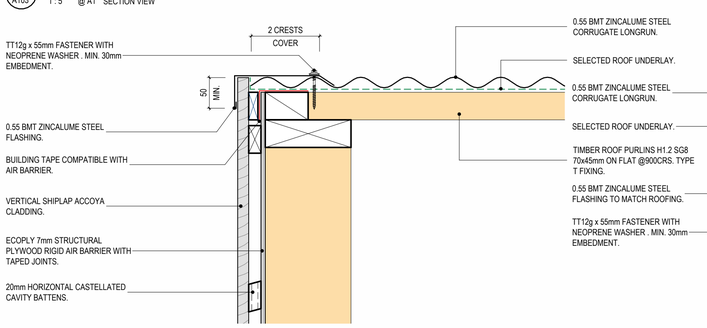
2 A103 ROOF - TYPICAL EAVE W/ GUTTER
1 : 5 @ A1 SECTION VIEW



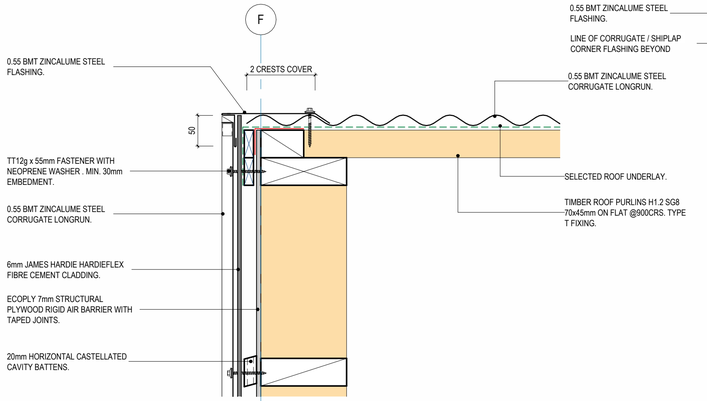
3 A103 ROOF - TYPICAL EAVE
1 : 5 @ A1 SECTION VIEW



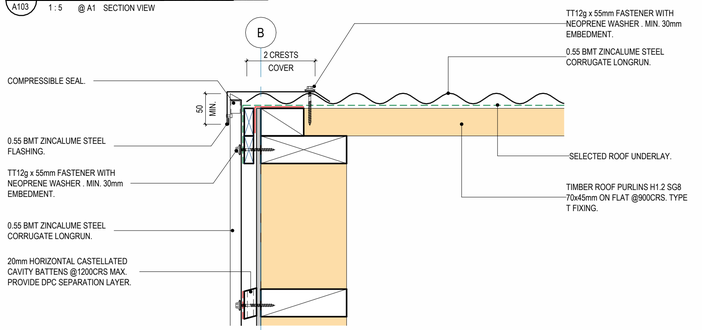
4 A103 ROOF - EAVE / BARGE TRANSITION
1 : 5 @ A1 SECTION VIEW



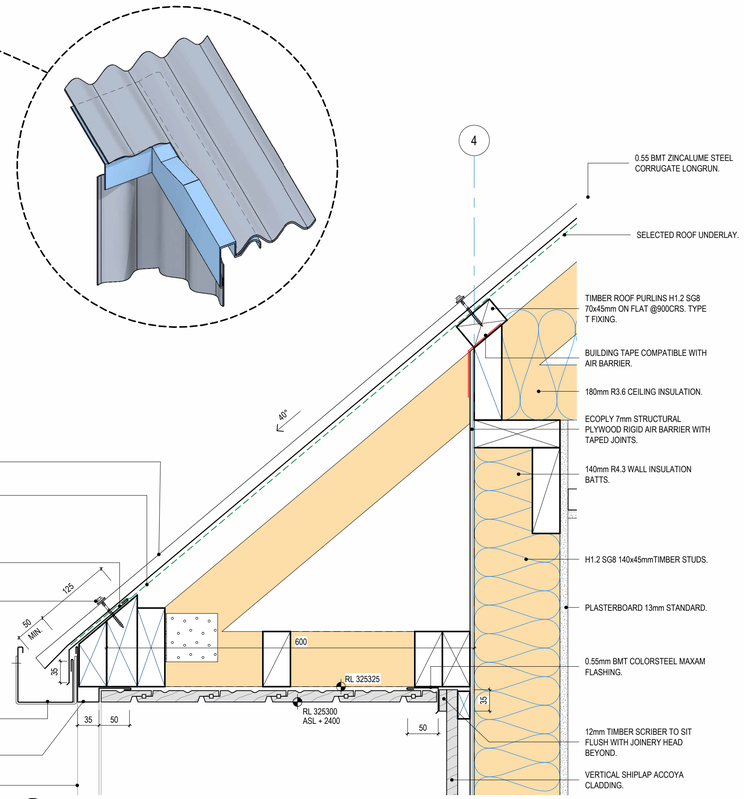
5 A103 ROOF - BARGE / ACCOYA CLADDING
1 : 5 @ A1 SECTION VIEW



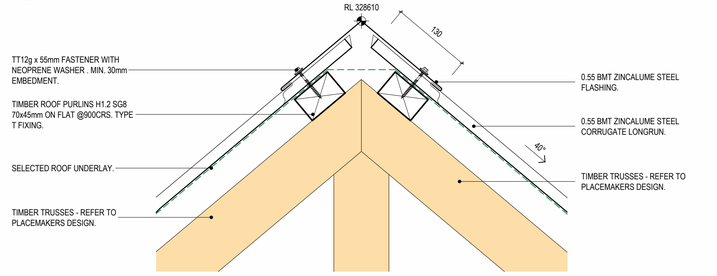
6 A103 ROOF - BARGE / CORRUGATE RAINSCREEN
1 : 5 @ A1 SECTION VIEW



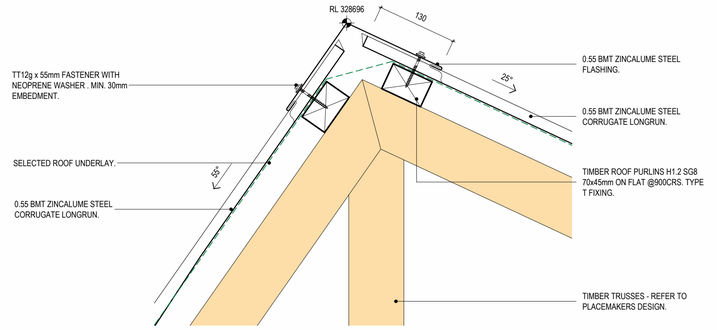
7 A103 ROOF - BARGE / CORRUGATE
1 : 5 @ A1 SECTION VIEW



8 A103 ROOF - TYPICAL EAVE OVERHANG W/ GUTTER
1 : 5 @ A1 SECTION VIEW



9 A103 ROOF - TYPICAL RIDGE
1 : 5 @ A1 SECTION VIEW



10 A103 ROOF - TYPICAL RIDGE 2
1 : 5 @ A1 SECTION VIEW

LEGEND DETAILS

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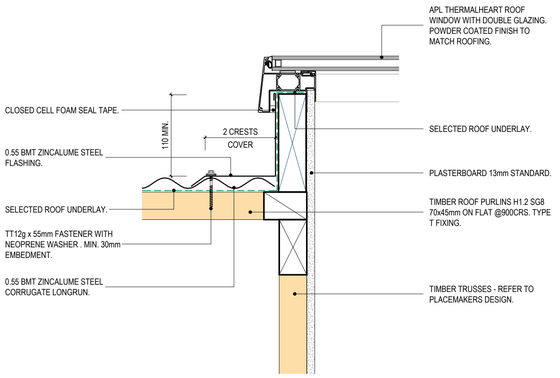
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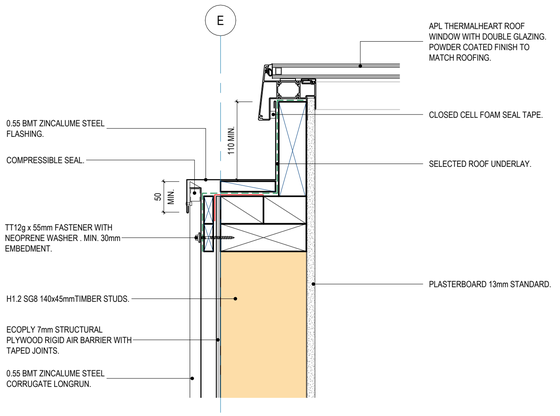
PROJECT:
GOLF COURSE ROAD
84 GOLF COURSE ROAD, WANAKA

SHEET NAME
ROOF DETAILS

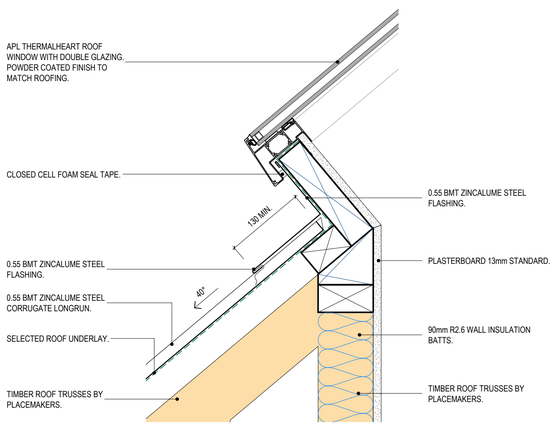
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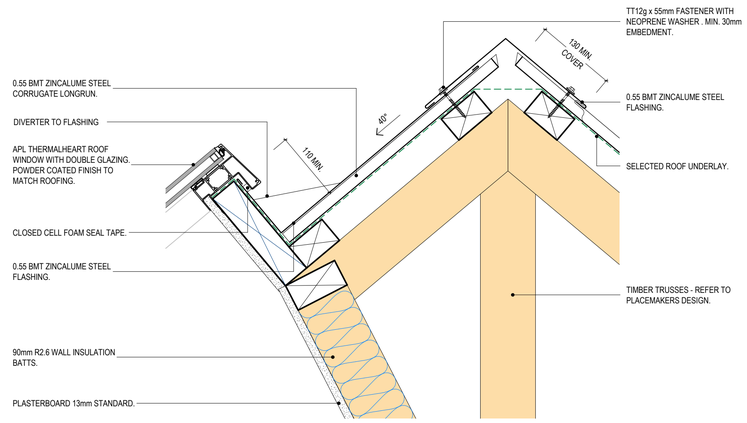
1 A103 ROOF - SKYLIGHT APRON
1 : 5 @ A1 SECTION VIEW



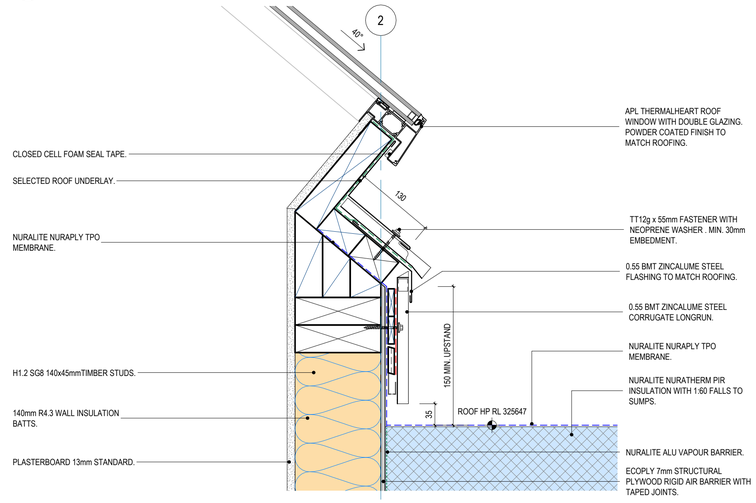
2 A103 ROOF - BARGE / SKYLIGHT
1 : 5 @ A1 SECTION VIEW



3 A103 ROOF - SKYLIGHT SILL
1 : 5 @ A1 SECTION VIEW



4 A103 ROOF - RIDGE / SKYLIGHT HEAD
1 : 5 @ A1 SECTION VIEW



5 A103 ROOF - SKYLIGHT SILL / EAVE
1 : 5 @ A1 SECTION VIEW

LEGEND DETAILS

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
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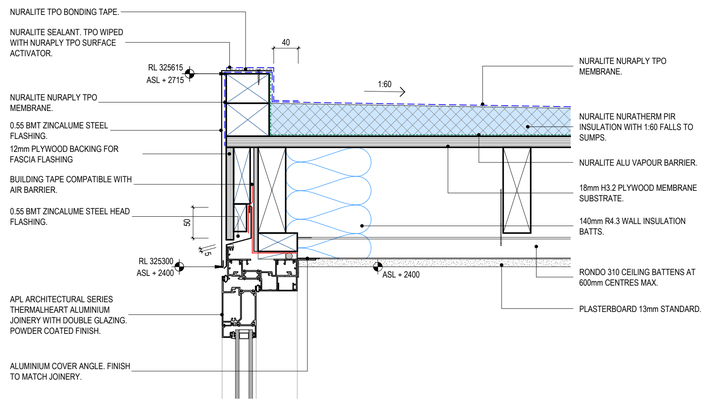
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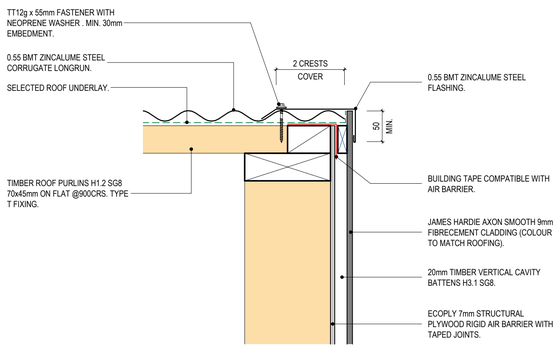
PROJECT:
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84 GOLF COURSE ROAD, WANAKA

SHEET NAME
ROOF DETAILS

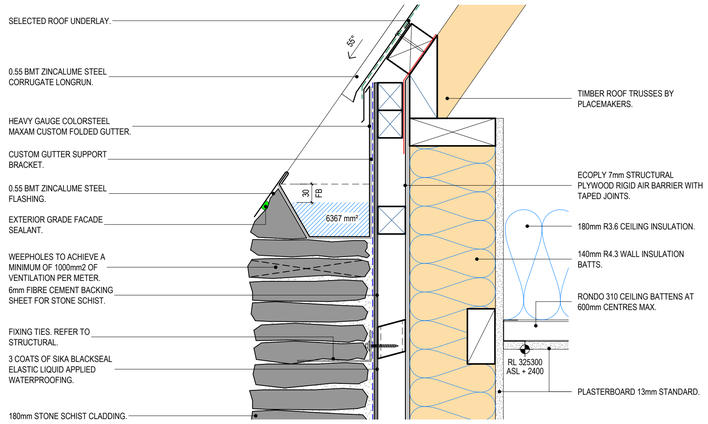
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26014 A622 (A)



1 A103 ROOF - MEMBRANE BARGE
1 : 5 @ A1 SECTION VIEW



4 A103 ROOF - BARGE / FIBRECEMENT CLADDING
1 : 5 @ A1 SECTION VIEW



6 A103 ROOF - STONE SCHIST EAVE
1 : 5 @ A1 SECTION VIEW

LEGEND DETAILS

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2 A103 ROOF - MEMBRANE BARGE 3
1 : 5 @ A1 SECTION VIEW

5 A103 ROOF - MEMBRANE ROOF / WALL JUNCTION
1 : 5 @ A1 SECTION VIEW

7 A103 ROOF - MEMBRANE ROOF / WALL JUNCTION 2
1 : 5 @ A1 SECTION VIEW

3 A103 ROOF - OUTDOOR AREA
1 : 5 @ A1 SECTION VIEW

8 A103 ROOF - MEMBRANE BARGE 2
1 : 5 @ A1 SECTION VIEW

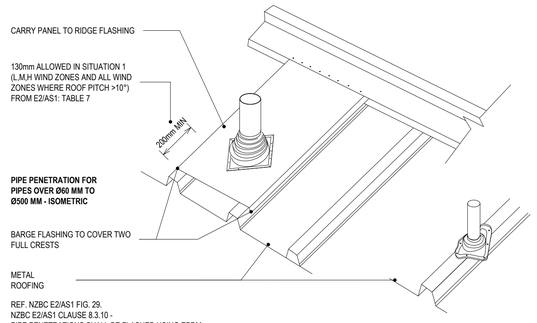
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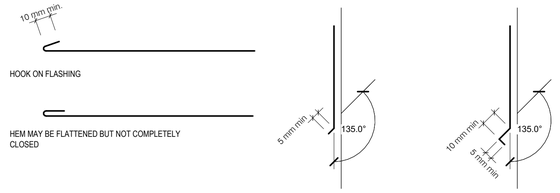
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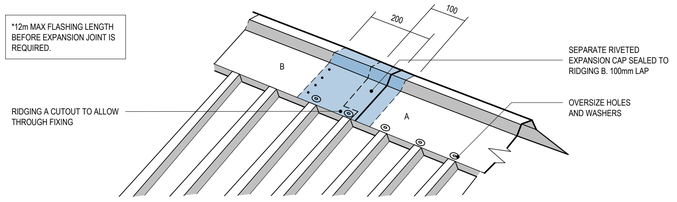
REF. NZBC E2/AS1 FIG. 29.
NZBC E2/AS1 CLAUSE 8.3.10 -
PIPE PENETRATIONS SHALL BE FLASHED USING EPDM FLASHINGS SIMILAR TO THAT SHOWN ON FIG. 29, FOR MASONRY TILED ROOFS.

1 PIPE PENETRATION THROUGH ROOF

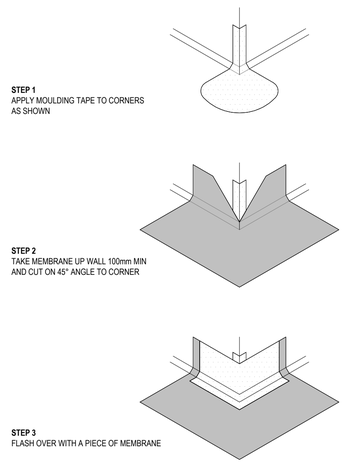


NOTE:
(1) FOR L,M,H,VH WIND ZONES, HOOKS AND HEMS MAY BE OMMITED ON FLASHING UPSTANDS ON CONDITION THE UPSTAND DIMENSIONS ARE INCREASED BY 25mm
(2) FOR EH WIND ZONE, HEMS AND HOOKS ARE MANDATORY.
REFER NZBC E2 PARAGRAPH 4.5.1.

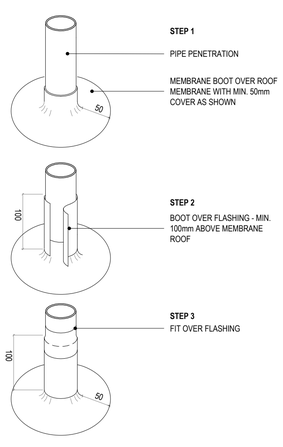
2 TYPICAL METAL FLASHING EDGE TREATMENTS



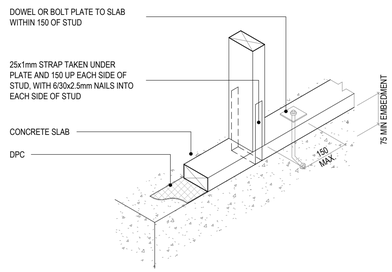
3 ROOF - RIDGE FLASHING SLIP JOINT



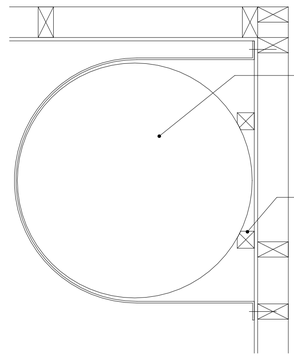
4 MEMBRANE ROOF - EXTERNAL CORNER UPSTAND



5 PIPE PENETRATING MEMBRANE ROOF



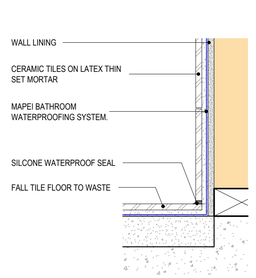
6 NZS3604 - BOTTOM PLATE FIXING FOR UPLIFT (SLAB)



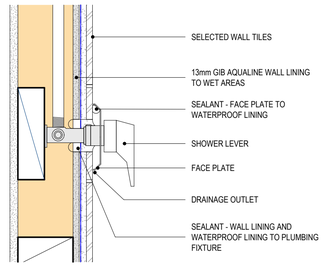
11 HWC SEISMIC RESTRAINT

LEGEND DETAILS

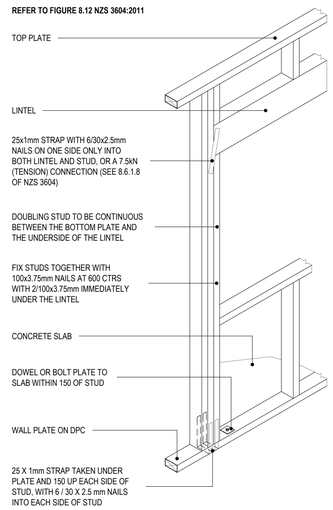
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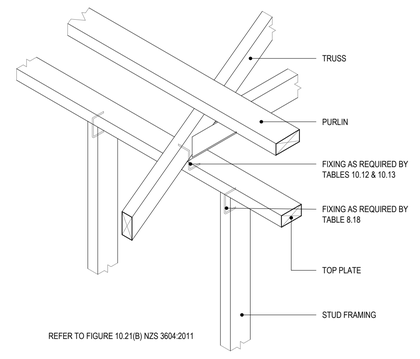
12 TILED SHOWER CORNER - CONCRETE



13 WET AREA - SHOWER MIXER PENETRATION

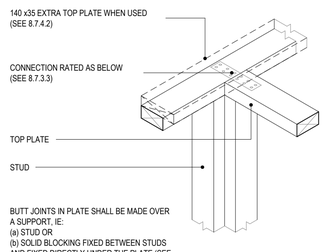


8 FIXING OF LINTELS TO PREVENT UPLIFT



9 TRUSS TOP PLATE CONNECTION

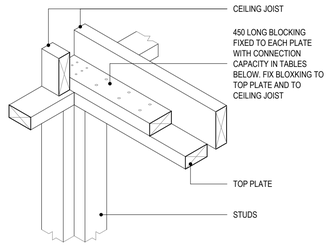
NZS 3604:2011 FIGURE 8.16 - CONNECTING TOP PLATES TO EXTERNAL WALLS AT RIGHT ANGLES (WALLS CONTAINING BRACING)



(a) BUTT JOINT
REFER TO FIGURE 8.16 NZS 3604:2011

CAPACITIES OF METAL PLATE JOINTS (2)	
UP TO 3kN	3/30x3.15mm NAILS PER SIDE
UP TO 6kN	6/30x3.15mm NAILS PER SIDE

NOTE: SEE SECTION 4 OF NZS 3604:2011 FOR DURABILITY REQUIREMENTS



(b) BUTT JOINT (WITH CEILING JOIST)
REFER TO FIGURE 8.15 NZS 3604:2011

CAPACITIES OF NAILED JOINTS (2)	
UP TO 3kN	3/30x3.15mm NAILS PER SIDE
UP TO 6kN	6/30x3.15mm NAILS PER SIDE

NOTE: SEE SECTION 4 OF NZS 3604:2011 FOR DURABILITY REQUIREMENTS

10 CONNECTING TOP PLATES TO EXTERNAL WALLS AT RIGHT ANGLES

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

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) x **diameter** (mm) **and type**	**Number/ Location**	**Length** (mm) x **diameter** (mm) **and type**	**Number/ Location**
Bottom plate to floor framing at:				
(a) External walls and internal wall bracing elements	100 x 3.75	2 at 600 mm centres	90 x 3.15	3 at 600 mm centres
(b) Internal walls (may be nailed to floor decking)	100 x 3.75	1 at 600 mm centres	90 x 3.15	1 at 600 mm centres
(c) Trimmer not exceeding 4.2 m long	100 x 3.75	4 (end nailed)	90 x 3.15	6 (end nailed)
Dwang to stud	75 x 3.15 or 100 x 3.75	2 (skewed) 2 (end nailed)	75 x 3.06 90 x 3.15	2 (skewed) 2 (end nailed)
Fishplate to straightened stud	60 x 2.8	4 each side of cut	60 x 2.8	4 (each side of cut)
Half joint in top plate	75 x 3.15	3	75 x 3.06	4
Lintel to trimming stud	75 x 3.15 or 100 x 3.75	4 (skewed) 2 (end nailed)	90 x 3.15	3 (end nailed)
Ribbon board to stud	100 x 3.75	2	90 x 3.15	3
Sill or header trimmer to trimming stud for:				
(a) Trimmer not exceeding 2.4 m long	100 x 3.75	2 (end nailed)	90 x 3.15	3 (end nailed)
(b) Trimmer not exceeding 3.0 m long	100 x 3.75	3 (end nailed)	90 x 3.15	5 (end nailed)
(c) Trimmers not exceeding 3.6 m long	100 x 3.75	4 (end nailed)	90 x 3.15	6 (end nailed)
Solid plaster batten to stud	60 x 2.8 (galv.)	500 mm centres	60 x 2.8 (galv.)	500 mm centres
Stud to plate	75 x 3.15 or 100 x 3.75	4 (skewed) 2 (end nailed)	75 x 3.06 90 x 3.15	4 (skewed) 3 (end nailed)
Top plate 140 mm x 35 mm to 90 mm x 45 mm and top plate to lintel	100 x 3.75	2 at 500 mm centres	90 x 3.15	3 at 500 mm centres
Trimming studs at openings, blocking and studs at wall intersections	100 x 3.75	600 mm centres	90 x 3.15	600 mm centres
Trimming stud to doubled stud immediately under lintel	100 x 3.75	2	90 x 3.15	2
Waling to stud	60 x 2.8	2	60 x 2.8	2

NOTE –
(1) Nail lengths and diameters are the minimum required.
(2) Refer to 4.4 for required protective coatings for metal fasteners.
(3) For studs up to 2.7 in length, 2 / 90 x 3.15 power-driven nails (end nailed) are sufficient.

14 3604 NAILING SCHEDULE

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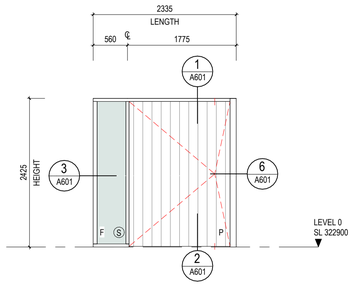
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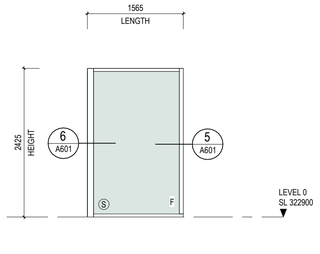
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GENERAL DETAILS

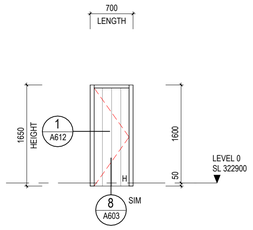
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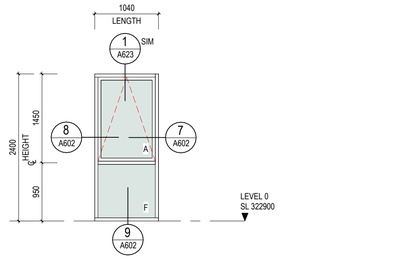
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ACOUSTIC RATING:	-
GLASS:	VIRIDIAN ARGON FILLED DOUBLE GLAZING
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	SOLID CORE TIMBER PIVOT DOOR WITH FRITS JURGENS HARDWARE



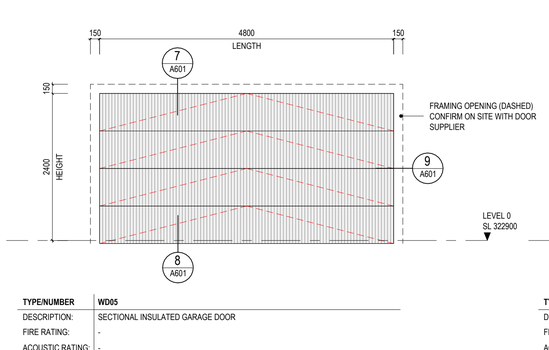
TYPE/NUMBER	WD02
DESCRIPTION:	APL SHOPFRONT ALUMINIUM JOINERY WITH DOUBLE GLAZING
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	VIRIDIAN ARGON FILLED DOUBLE GLAZING
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	



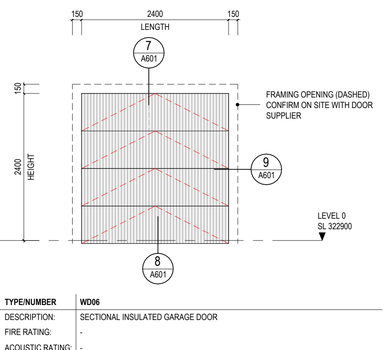
TYPE/NUMBER	WD03
DESCRIPTION:	APL SHOPFRONT ALUMINIUM JOINERY WITH DOUBLE GLAZING
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	



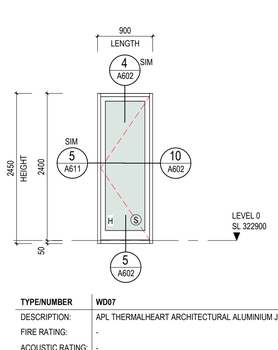
TYPE/NUMBER	WD04
DESCRIPTION:	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	VIRIDIAN ARGON FILLED DOUBLE GLAZING
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	



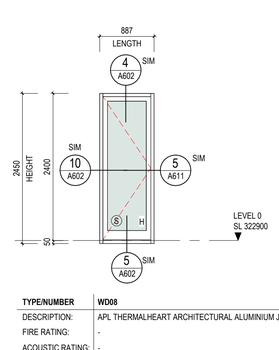
TYPE/NUMBER	WD05
DESCRIPTION:	SECTIONAL INSULATED GARAGE DOOR
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	
FRAME:	
FINISH:	VERTICAL SHIPLAP TO MATCH CLADDING
ARCHITRAVE:	
HARDWARE:	
OTHER:	



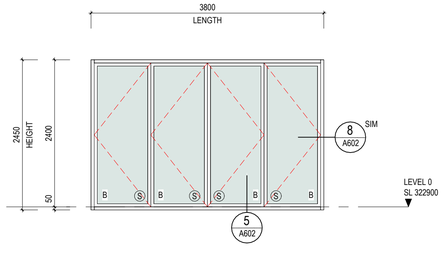
TYPE/NUMBER	WD06
DESCRIPTION:	SECTIONAL INSULATED GARAGE DOOR
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	
FRAME:	
FINISH:	VERTICAL SHIPLAP TO MATCH CLADDING
ARCHITRAVE:	
HARDWARE:	
OTHER:	



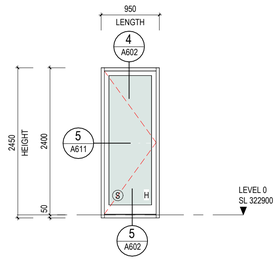
TYPE/NUMBER	WD07
DESCRIPTION:	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	VIRIDIAN ARGON FILLED DOUBLE GLAZING
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	



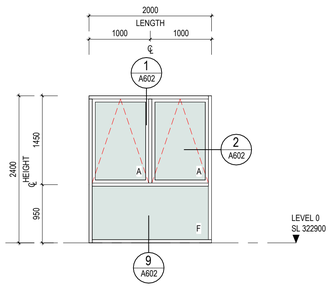
TYPE/NUMBER	WD08
DESCRIPTION:	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	VIRIDIAN ARGON FILLED DOUBLE GLAZING
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	



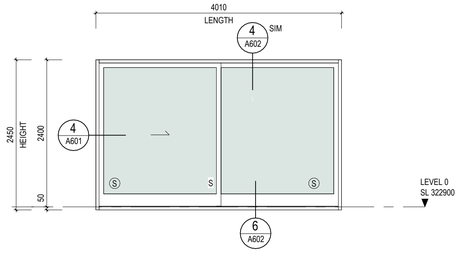
TYPE/NUMBER	WD09
DESCRIPTION:	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	VIRIDIAN ARGON FILLED DOUBLE GLAZING
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	



TYPE/NUMBER	WD10
DESCRIPTION:	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	VIRIDIAN ARGON FILLED DOUBLE GLAZING
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	



TYPE/NUMBER	WD11
DESCRIPTION:	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	VIRIDIAN ARGON FILLED DOUBLE GLAZING
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	

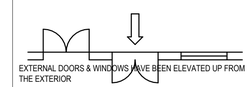


TYPE/NUMBER	WD12
DESCRIPTION:	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	VIRIDIAN ARGON FILLED DOUBLE GLAZING
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	

LEGEND EXTERNAL DOORS & WINDOWS

1. ALL MEASUREMENTS ARE TO ROUGH OPENING SIZES UNLESS STATED OTHERWISE.
2. ALUMINIUM JOINERY MANUFACTURER TO CHECK MEASURE ON SITE IN ALL CASES PRIOR TO MANUFACTURE. CONFIRM ANY INCONSISTENCIES WITH THE ARCHITECT.
3. JOINERY MANUFACTURER TO ENSURE WATERTIGHT DETAILING OF ALL JOINERY DETAILING. ALUMINIUM JOINERY MANUFACTURER TO SUPPLY SHOP DRAWINGS OF DETAILS & SAMPLE JOINERY SECTIONS, FOR ARCHITECTS REVIEW PRIOR TO MANUFACTURE.
4. ALL SILL TRAYS AND FLASHINGS TO COMPLY WITH NZBC:E2/AS1.
5. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
6. JOINERY NOT DRAWN INDIVIDUALLY, REFER TO PLANS AND ELEVATIONS TO CONFIRM HINGING AND JAMB LINER SIZES, (TO SUIT WALL THICKNESS).
7. ALLOW CLEARANCE FOR FLOOR FINISHES.
8. ALL JAMBS RADIATA PINE REBATED JAMBS, PAINT FINISH UNLESS OTHERWISE SPECIFIED.
9. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
10. ALL JOINERY ELEMENTS TO COMPLY WITH NZS:4211:2022.
11. ALUMINIUM JOINERY SECTIONS TO BE OF STANDARD PROFILES AS PER NZS:3610:1979.
12. ALL JOINERY HARDWARE TO BE OF GOOD QUALITY FIT FOR PURPOSE AND EXPOSURE TO WEATHER AS REQUIRED. REFER TO HARDWARE SCHEDULE.
13. GLASS TYPES, GAUGE & FRAME SIZES TO BE CONFIRMED BY JOINERY MANUFACTURER TO COMPLY WITH ALL PARTS OF NZS:4223:2016.
14. ALL GLASS TO BE CLEAR UNLESS OTHERWISE STATED, CONFIRM WITH ARCHITECT PRIOR TO MANUFACTURE.
15. WHERE THE POSSIBLE HEIGHT OF FALL IS 1.0m OR MORE, MEASURED FROM THE ADJACENT FLOOR LEVEL, WINDOWS THAT OPEN SHALL COMPLY WITH NZBC:F4:AS1:4.0.
16. ALPHABETICAL LETTERS I AND O ARE NOT USED AS DOOR AND WINDOW TYPE'S FOR CLARITY.

EXTERIOR



EXTERNAL DOORS & WINDOWS HAVE BEEN ELEVATED UP FROM THE EXTERIOR

A AWNING.
F WINDOW FIXED.
L LOUVRES.
O OPAQUE GLAZING.
R RESTRICTOR STAY REQUIRED.
S SLIDER
H HINGED DOOR / WINDOW
B BIFOLD DOOR / WINDOW
(S) SAFETY GLASS

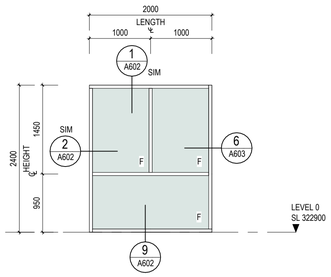
10/10/2026 12:00:11 am PO BOX 91120 - WAKATIPU, 9349 OTAGO, NEW ZEALAND - +64 21669069 / +64 21647759, www.pdo.nz THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS, ANGLES, SITE MEASUREMENTS AND CONDITIONS ETC. BEFORE FABRICATION OR CONSTRUCTION BEGINS. COPYRIGHT PACIFIC DESIGN OFFICE © 2026.

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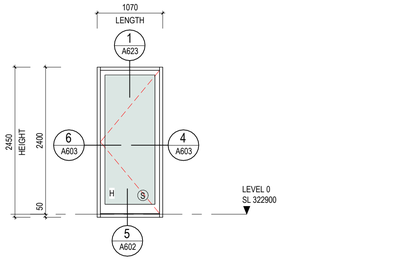
PROJECT:
GOLF COURSE ROAD
84 GOLF COURSE ROAD, WANAKA

SHEET NAME
EXTERIOR WINDOW & DOOR SCHEDULE

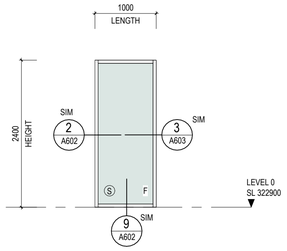
A BUILDING CONSENT 09.10.2026
REVISION DATE
STATUS
85% DETAILED DESIGN
PROJ. # DWG NO. REV
26014 A901 (A)



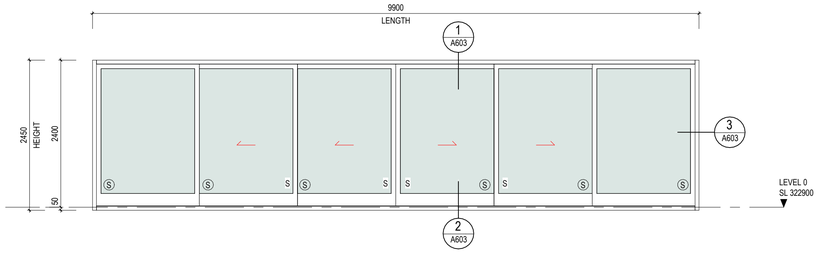
TYPE/NUMBER	WD13
DESCRIPTION:	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	VIRIDIAN ARGON FILLED DOUBLE GLAZING
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	



TYPE/NUMBER	WD14
DESCRIPTION:	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	VIRIDIAN ARGON FILLED DOUBLE GLAZING
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE. DOOR TO COMPLY WITH F9/AS1 CLAUSE 4.2, SELF CLOSING AND LATCHING. RELEASE LATCH 1500mm MIN ABOVE FFL
OTHER:	



TYPE/NUMBER	WD15
DESCRIPTION:	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	VIRIDIAN ARGON FILLED DOUBLE GLAZING
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	

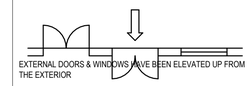


TYPE/NUMBER	WD16
DESCRIPTION:	APL THERMALHEART METRO ALUMINIUM JOINERY WITH DOUBLE GLAZING
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	VIRIDIAN ARGON FILLED DOUBLE GLAZING
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	

LEGEND EXTERNAL DOORS & WINDOWS

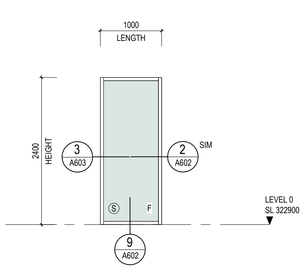
1. ALL MEASUREMENTS ARE TO ROUGH OPENING SIZES UNLESS STATED OTHERWISE.
2. ALUMINIUM JOINERY MANUFACTURER TO CHECK MEASURE ON SITE IN ALL CASES PRIOR TO MANUFACTURE. CONFIRM ANY INCONSISTENCIES WITH THE ARCHITECT.
3. JOINERY MANUFACTURER TO ENSURE WATERTIGHT DETAILING OF ALL JOINERY DETAILING. ALUMINIUM JOINERY MANUFACTURER TO SUPPLY SHOP DRAWINGS OF DETAILS & SAMPLE JOINERY SECTIONS, FOR ARCHITECTS REVIEW PRIOR TO MANUFACTURE.
4. ALL SILL TRAYS AND FLASHINGS TO COMPLY WITH NZBC:E2:AS1.
5. READ DRAWINGS IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.
6. JOINERY NOT DRAWN INDIVIDUALLY, REFER TO PLANS AND ELEVATIONS TO CONFIRM HINGING AND JAMB LINER SIZES, (TO SUIT WALL THICKNESS).
7. ALLOW CLEARANCE FOR FLOOR FINISHES.
8. ALL JAMBS RADIATA PINE REBATED JAMBS, PAINT FINISH UNLESS OTHERWISE SPECIFIED.
9. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
10. ALL JOINERY ELEMENTS TO COMPLY WITH NZS:4211:2022.
11. ALUMINIUM JOINERY SECTIONS TO BE OF STANDARD PROFILES AS PER NZS:3610:1979.
12. ALL JOINERY HARDWARE TO BE OF GOOD QUALITY FIT FOR PURPOSE AND EXPOSURE TO WEATHER AS REQUIRED. REFER TO HARDWARE SCHEDULE.
13. GLASS TYPES, GAUGE & FRAME SIZES TO BE CONFIRMED BY JOINERY MANUFACTURER TO COMPLY WITH ALL PARTS OF NZS:4223:2016.
14. ALL GLASS TO BE CLEAR UNLESS OTHERWISE STATED, CONFIRM WITH ARCHITECT PRIOR TO MANUFACTURE.
15. WHERE THE POSSIBLE HEIGHT OF FALL IS 1.0m OR MORE, MEASURED FROM THE ADJACENT FLOOR LEVEL, WINDOWS THAT OPEN SHALL COMPLY WITH NZBC:F4:AS1:4.0.
16. ALPHABETICAL LETTERS I AND O ARE NOT USED AS DOOR AND WINDOW TYPE'S FOR CLARITY.

EXTERIOR

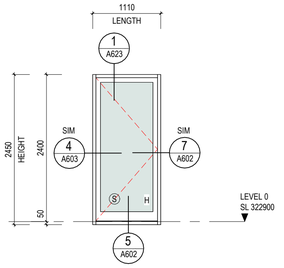


EXTERNAL DOORS & WINDOWS HAVE BEEN ELEVATED UP FROM THE EXTERIOR

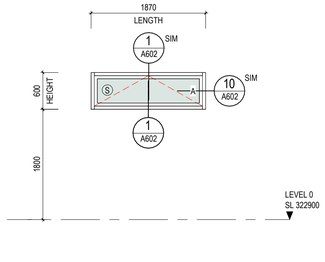
A AWNING.
F WINDOW FIXED.
L LOUVRES.
O OPAQUE GLAZING.
R RESTRICTOR STAY REQUIRED.
S SLIDER
H HINGED DOOR / WINDOW
B BIFOLD DOOR / WINDOW
Ⓢ SAFETY GLASS



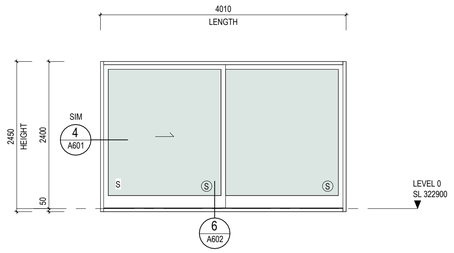
TYPE/NUMBER	WD17
DESCRIPTION:	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	VIRIDIAN ARGON FILLED DOUBLE GLAZING
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	



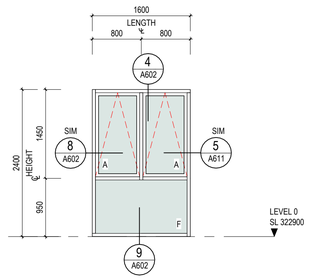
TYPE/NUMBER	WD18
DESCRIPTION:	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	VIRIDIAN ARGON FILLED DOUBLE GLAZING
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE. DOOR TO COMPLY WITH F9/AS1 CLAUSE 4.2, SELF CLOSING AND LATCHING. RELEASE LATCH 1500mm MIN ABOVE FFL
OTHER:	



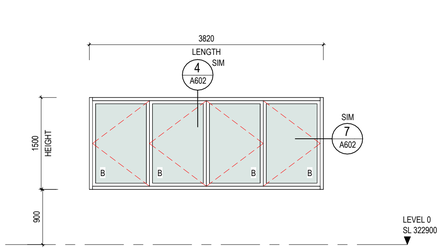
TYPE/NUMBER	WD19
DESCRIPTION:	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	VIRIDIAN ARGON FILLED DOUBLE GLAZING
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	



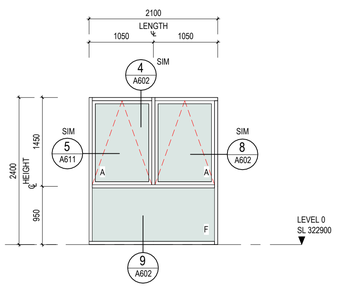
TYPE/NUMBER	WD20
DESCRIPTION:	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	VIRIDIAN ARGON FILLED DOUBLE GLAZING
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	



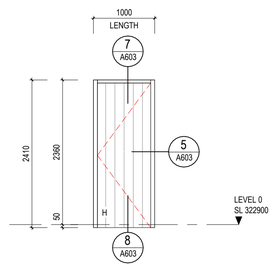
TYPE/NUMBER	WD21
DESCRIPTION:	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	VIRIDIAN ARGON FILLED DOUBLE GLAZING
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	



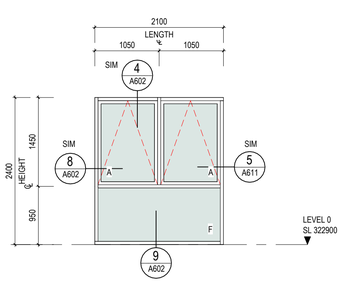
TYPE/NUMBER	WD22
DESCRIPTION:	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	VIRIDIAN ARGON FILLED DOUBLE GLAZING
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	



TYPE/NUMBER	WD23
DESCRIPTION:	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	VIRIDIAN ARGON FILLED DOUBLE GLAZING
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	



TYPE/NUMBER	WD24
DESCRIPTION:	APL SHOPFRONT ALUMINIUM JOINERY WITH DOUBLE GLAZING
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	



TYPE/NUMBER	WD25
DESCRIPTION:	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING
FIRE RATING:	-
ACOUSTIC RATING:	-
GLASS:	VIRIDIAN ARGON FILLED DOUBLE GLAZING
FRAME:	
FINISH:	POWDER COATED
ARCHITRAVE:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	

10/10/2026 12:00:13 am PO BOX 91120 - WAKATIPU, 9349 OTAGO, NEW ZEALAND. +64 21665069 / +64 21647799 www.pdo.nz THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS, ANGLES, SITE MEASUREMENTS AND CONDITIONS ETC. BEFORE FABRICATION OR CONSTRUCTION BEGINS. COPYRIGHT PACIFIC DESIGN OFFICE © 2026.

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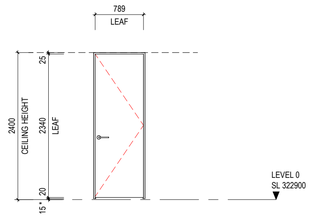
PROJECT:
GOLF COURSE ROAD
84 GOLF COURSE ROAD, WANAKA

SHEET NAME
EXTERIOR WINDOW & DOOR SCHEDULE

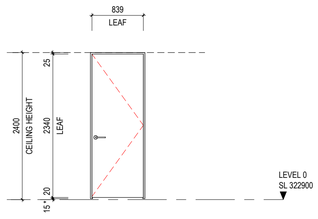
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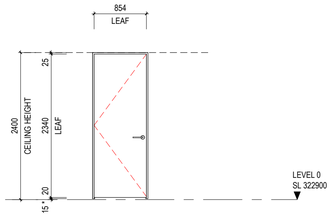
PROJ. # 26014 DWG NO. A902 REV (A)



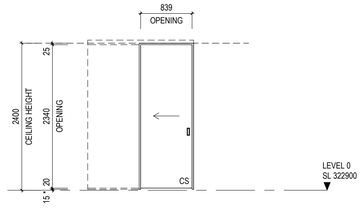
TYPE:	H1
DESCRIPTION:	SOLID CORE HINGED DOOR ON TIMBER FRAME
FIRE RATING:	-
ACOUSTIC RATING:	-
LEAF:	SOLID CORE
FRAME:	TIMBER
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	



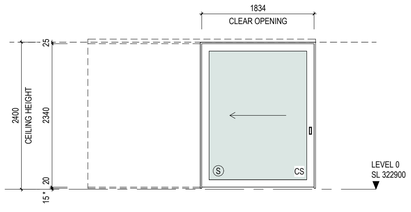
TYPE:	H2
DESCRIPTION:	SOLID CORE HINGED DOOR ON TIMBER FRAME
FIRE RATING:	-
ACOUSTIC RATING:	-
LEAF:	SOLID CORE
FRAME:	TIMBER
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	



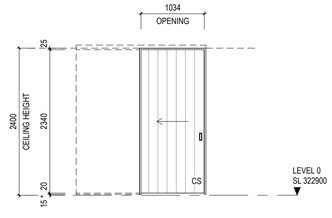
TYPE:	H3
DESCRIPTION:	SOLID CORE HINGED DOOR ON TIMBER FRAME
FIRE RATING:	-
ACOUSTIC RATING:	-
LEAF:	SOLID CORE
FRAME:	TIMBER
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	



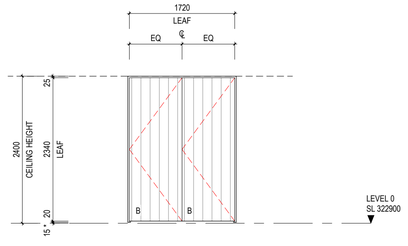
TYPE:	S1
DESCRIPTION:	SOLID CORE CAVITY SLIDER DOOR
FIRE RATING:	-
ACOUSTIC RATING:	-
LEAF:	SOLID CORE
FRAME:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	



TYPE:	S2
DESCRIPTION:	GLAZED ALUMINIUM CAVITY SLIDER DOOR
FIRE RATING:	-
ACOUSTIC RATING:	-
LEAF:	GLAZED ALUMINIUM
FRAME:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	



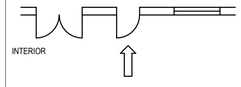
TYPE:	S3
DESCRIPTION:	SOLID CORE CAVITY SLIDER DOOR
FIRE RATING:	-
ACOUSTIC RATING:	-
LEAF:	SOLID CORE
FRAME:	
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	



TYPE:	B1
DESCRIPTION:	SOLID CORE BIFOLD DOOR
FIRE RATING:	-
ACOUSTIC RATING:	-
LEAF:	SOLID CORE
FRAME:	TIMBER
HARDWARE:	REFER TO HARDWARE SCHEDULE
OTHER:	

LEGEND DOORS AND WINDOWS INTERNAL

1. ALL INTERNAL DOOR MEASUREMENTS TO THE ACTUAL DOOR LEAF SIZE
2. JOINERY MANUFACTURER TO CHECK MEASURE ON SITE IN ALL CASES PRIOR TO MANUFACTURE. CONFIRM ANY INCONSISTENCIES WITH THE ARCHITECT
3. DOORS NOT DRAWN INDIVIDUALLY, REFER TO PLANS TO CONFIRM HINGING AND JAMB LINER SIZES (TO SUIT WALL THICKNESS)
4. ALLOW CLEARANCE FOR FLOOR FINISHES
5. ALL INTERNAL DOORS PAINT QUALITY WITH RADIATA PINE REBATED JAMBS, PAINT FINISH UNLESS OTHERWISE SPECIFIED
6. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC
7. ALL DOOR HARDWARE TO BE OF GOOD QUALITY FIT FOR PURPOSE AND EXPOSURE TO WEATHER AS REQUIRED. REFER TO HARDWARE SCHEDULE
8. GLASS TYPES, GAUGE & FRAME SIZES TO BE CONFIRMED BY JOINERY MANUFACTURER TO COMPLY WITH ALL PARTS OF NZS:4223:2016
9. ALL GLASS TO BE CLEAR UNLESS OTHERWISE STATED, CONFIRM WITH ARCHITECT PRIOR TO MANUFACTURE
10. ALPHABETICAL LETTER'S I AND O ARE NOT USED AS DOOR AND WINDOW TYPE'S FOR CLARITY.



INTERNAL DOORS & WINDOWS HAVE BEEN ELEVATED UP FROM THE INTERIOR.

F	FIXED GLAZING.
S	SLIDING DOOR.
CS	CAVITY SLIDING DOOR.
B	BIFOLD DOOR.
*	DIMENSION TO BE CONFIRMED ON SITE

SCHEDULE DOORS

MARK	SIZE	TYPE	FINISH
D01	1/ 2340 x 854	H3 - HINGED	NATURAL TIMBER
D02	1/ 2340 x 839	S1 - CAVITY SLIDER	PAINT. COLOUR TBC
D03	1/ 2340 x 839	H2 - HINGED	
D04	1/ 2340 x 1034	S3 - CAVITY SLIDER	NATURAL TIMBER
D05	2/ 2340 x 860	B1 - BI-FOLD	NATURAL TIMBER
D06	1/ 2340 x 789	H1 - HINGED	NATURAL TIMBER
D07	1/ 2340 x 839	S1 - CAVITY SLIDER	PAINT. COLOUR TBC
D08	1/ 2340 x 839	H2 - HINGED	
D09	1/ 2340 x 839	H2 - HINGED	NATURAL TIMBER
D10	1/ 2340 x 839	H2 - HINGED	PAINT. COLOUR TBC
D11	1/ 2340 x 789	H1 - HINGED	PAINT. COLOUR TBC
D12	1/ 2340 x 1834	S2 - CAVITY SLIDER	POWDER COATED. COLOUR TBC
D13	1/ 2340 x 854	H3 - HINGED	PAINT. COLOUR TBC
D14	1/ 2340 x 854	H3 - HINGED	PAINT. COLOUR TBC
D15	1/ 2340 x 854	H3 - HINGED	PAINT. COLOUR TBC
D16	1/ 2340 x 854	H3 - HINGED	PAINT. COLOUR TBC
D17	1/ 2340 x 1034	S3 - CAVITY SLIDER	NATURAL TIMBER

TOTAL: 17

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PROJECT:
GOLF COURSE ROAD
84 GOLF COURSE ROAD, WANAKA

SHEET NAME
INTERIOR DOOR SCHEDULE HOUSE

A BUILDING CONSENT 09.10.2026
REVISION DATE

STATUS
85% DETAILED DESIGN

PROJ # 26014 | DWG NO. A911 | REV (A)

NZBC:H1/AS1 2021 - THERMAL ENVELOPE AREAS

H1 SCHEDULE - FLOORS (SLAB ON GROUND)

DESCRIPTION	AREA	PERIMETER	FLOOR PERIMETER RATIO	CONSTRUCTION R-VALUE	HEAT LOSS W/°C
CONCRETE SLAB					
GARAGE -INSULSLAB FULLY INSULATED SLAB-ON-GROUND FLOOR	53.9 m²	30.7 m	1.8	3.00	18.0
HOME - UNDERFLOOR HEATED INSULSLAB FULLY INSULATED SLAB-ON-GROUND FLOOR	334.6 m²	135.5 m	2.5	3.00	111.5
GRAND TOTAL	388.5 m²				129.5

H1 SCHEDULE - WALLS

DESCRIPTION	COUNT	AREA	CONSTRUCTION R-VALUE	HEAT LOSS W/°C
EAST				
CORRUGATE STEEL CLADDING, ON CAVITY BATTENS, ON PLYWOOD RAB, ON TIMBER WALL FRAMING. R4.3 INSULATION	9	54.5 m²	3.48	15.7
FIBRECEMENT CLADDING, ON 20mm CAVITY BATTENS, ON PLYWOOD RAB, ON TIMBER WALL FRAMING. R4.3 INSULATION	1	12.6 m²	3.45	3.7
VERTICAL TIMBER SHIPLAP CLADDING, ON 20mm CAVITY BATTENS, ON PLYWOOD RAB, ON TIMBER WALL FRAMING. R4.3 INSULATION	3	7.8 m²	3.50	2.2
		74.9 m²		21.5
NORTH				
CORRUGATE STEEL CLADDING, ON CAVITY BATTENS, ON PLYWOOD RAB, ON TIMBER WALL FRAMING. R4.3 INSULATION	8	38.0 m²	3.48	10.9
VERTICAL TIMBER SHIPLAP CLADDING, ON 20mm CAVITY BATTENS, ON PLYWOOD RAB, ON TIMBER WALL FRAMING. R4.3 INSULATION	2	2.1 m²	3.50	0.6
		40.1 m²		11.5
SOUTH				
CORRUGATE STEEL CLADDING, ON CAVITY BATTENS, ON PLYWOOD RAB, ON TIMBER WALL FRAMING. R4.3 INSULATION	2	56.2 m²	3.48	16.1
STONE SCHIST CLADDING ON FC SUBSTRATE, ON 50mm CAVITY, ON UNDERLAY, ON TIMBER FRAMING. R4.3 INSULATION	2	22.6 m²	3.49	6.5
VERTICAL TIMBER SHIPLAP CLADDING, ON 20mm CAVITY BATTENS, ON PLYWOOD RAB, ON TIMBER WALL FRAMING. R4.3 INSULATION	3	4.8 m²	3.50	1.4
		83.6 m²		24.0
WEST				
CORRUGATE STEEL CLADDING, ON CAVITY BATTENS, ON PLYWOOD RAB, ON TIMBER WALL FRAMING. R4.3 INSULATION	9	53.5 m²	3.48	15.4
FIBRECEMENT CLADDING, ON 20mm CAVITY BATTENS, ON PLYWOOD RAB, ON TIMBER WALL FRAMING. R4.3 INSULATION	1	12.7 m²	3.45	3.7
VERTICAL TIMBER SHIPLAP CLADDING, ON 20mm CAVITY BATTENS, ON PLYWOOD RAB, ON TIMBER WALL FRAMING. R4.3 INSULATION	3	7.5 m²	3.50	2.2
		73.7 m²		21.2
GRAND TOTAL		272.3 m²		78.2

H1 SCHEDULE - WINDOWS

#	DESCRIPTION	AREA	CONSTRUCTION R-VALUE	HEAT LOSS W/°C
EAST				
WD 02	APL SHOPFRONT ALUMINIUM JOINERY WITH DOUBLE GLAZING	3.7 m²	0.43	8.54
WD 07	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING	2.2 m²	0.51	4.32
WD 08	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING	2.2 m²	0.51	4.26
WD 09	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING	9.3 m²	0.51	18.25
WD 10	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING	2.3 m²	0.51	4.56
WD 11	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING	4.8 m²	0.46	10.43
WD 17	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING	2.4 m²	0.6	4.00
		26.9 m²		54.38
NORTH				
WD 12	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING	9.8 m²	0.56	17.54
WD 14	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING	2.6 m²	0.53	4.95
WD 16	APL THERMALHEART METRO ALUMINIUM JOINERY WITH DOUBLE GLAZING	24.3 m²	0.54	44.92
WD 18	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING	2.7 m²	0.53	5.13
WD 19	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING	1.1 m²	0.44	2.55
WD 20	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING	9.8 m²	0.56	17.54
		50.4 m²		92.63
SOUTH				
WD 01	APL SHOPFRONT ALUMINIUM JOINERY WITH DOUBLE GLAZING	5.5 m²	0.43	12.89
WD 04	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING	2.5 m²	0.43	5.80
		8.0 m²		18.69
WEST				
WD 13	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING	4.8 m²	0.5	9.60
WD 15	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING	2.4 m²	0.6	4.00
WD 21	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING	3.8 m²	0.44	8.73
WD 22	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING	5.7 m²	0.48	11.94
WD 23	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING	5.0 m²	0.46	10.96
WD 25	APL THERMALHEART ARCHITECTURAL ALUMINIUM JOINERY W/ DOUBLE GLAZING	5.0 m²	0.46	10.96
		26.9 m²		56.18
GRAND TOTAL		112.1 m²		221.88

H1 SCHEDULE - OPAQUE DOORS

#	DESCRIPTION	AREA	CONSTRUCTION R-VALUE	HEAT LOSS W/°C
GARAGE DOORS				
WD 05	SECTIONAL INSULATED GARAGE DOOR	11.8 m²	1.10	10.69
WD 06	SECTIONAL INSULATED GARAGE DOOR	5.9 m²	1.10	5.35
GRAND TOTAL		17.6 m²		16.04

H1 SCHEDULE - ROOF

DESCRIPTION	AREA	CONSTRUCTION R-VALUE	HEAT LOSS W/°C
MEMBRANE ROOF			
TPO MEMBRANE, ON TAPERED PIR BOARD, ON PLYWOOD SUBSTRATE	11.7 m²	3.31	3.5
TPO MEMBRANE, ON TAPERED PIR BOARD, ON PLYWOOD SUBSTRATE	22.6 m²	3.31	6.8
TRUSS ROOF			
CORRUGATE STEEL ROOFING, ON TIMBER PURLINS, ON UNDERLAY, ON TIMBER TRUSSES. R3.6 INSULATION	111.2 m²	3.30	33.7
CORRUGATE STEEL ROOFING, ON TIMBER PURLINS, ON UNDERLAY, ON TIMBER TRUSSES. R3.6 INSULATION	159.5 m²	3.30	48.3
CORRUGATE STEEL ROOFING, ON TIMBER PURLINS, ON UNDERLAY, ON TIMBER TRUSSES. R3.6 INSULATION	198.1 m²	3.30	60.0
GRAND TOTAL	503.0 m²		152.4

H1 SCHEDULE - SKYLIGHTS

#	DESCRIPTION	AREA	CONSTRUCTION R-VALUE	HEAT LOSS W/°C
SKYLIGHT				
SK 01	SELECTED ALUMINIUM SKYLIGHT WITH DOUBLE GLAZING	2.5 m²	0.30	8.3
SK 02	SELECTED ALUMINIUM SKYLIGHT WITH DOUBLE GLAZING	2.5 m²	0.30	8.3
SK 03	SELECTED ALUMINIUM SKYLIGHT WITH DOUBLE GLAZING	2.3 m²	0.30	7.6
GRAND TOTAL		7.3 m²		24.3

H1/AS1 - PROPOSED BUILDING MINIMUM R-VALUES

H1/AS1:2025

CLIMATE ZONE: 6

	MIN R-VALUES (m² K/W)		*MIN R-VALUES* (m² K/W)
FLOORS (SLAB):	-	HEATED FLOORS:	R3.0
FLOORS (OTHER):	R1.3	HEATED WALLS:	R2.9
WALLS:	R1.0	HEATED CEILING:	R6.6
GLAZING:	-		
ROOF:	R2.6		

WALL / GLAZING RATIO

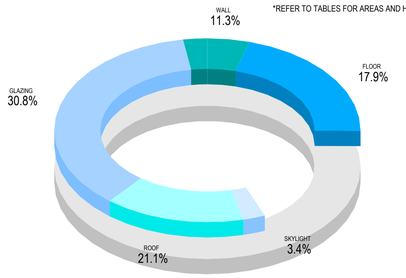
WALL AREA GROSS: 420.4 m²
GLAZING AREA: 112.4 m²

GLAZING AREA / GROSS WALL AREA x 100 = 26.74%

USE CALCULATION METHOD

H1/AS1 - CALCULATION METHOD

*REFER TO TABLES FOR AREAS AND HEATLOSS CALCS



FLOOR SLAB: 129.5 W/°C
OTHER FLOOR: 0.0 W/°C — *FLOOR SLAB AREA / MIN R-VALUE FLOOR SLABS* = 388.5 m² / 1.7 = 228.5 W/°C; *OTHER FLOOR AREA / MIN R-VALUE FLOOR* = 0.0 m² / 3.0 = 0.0 W/°C

WALL: 81.5 W/°C — *70% OF WALL AREA / MIN R-VALUE WALLS* = 282.0 m² / 1.6 = 176.225 W/°C

GLAZING: 222.4 W/°C — *30% OF WALL AREA / MIN R-VALUE GLAZING* = 120.8 m² / 0.50 = 241.7 W/°C

ROOF: 152.6 W/°C
SKYLIGHTS: 24.3 W/°C — *ROOF+SKYLIGHT AREA / MIN R-VALUE ROOF* = 503.7 m²+7.3 m² / 6.6 = 76.3 W/°C

ACTUAL BUILDING HEATLOSS
626.3 W/°C
86.7%

REFERENCE BUILDING HEATLOSS
722.8 W/°C
100.0%

ACTUAL BUILDING HEATLOSS COMPLIES WITH NZBC H1
BY LOSING 13.3% LESS HEAT THAN THE REFERENCE BUILDING

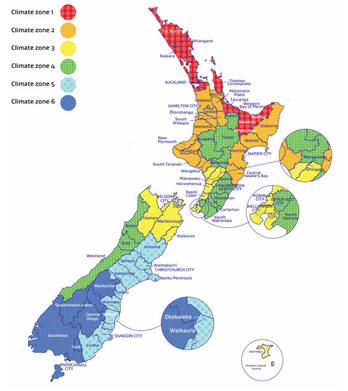
Table D.1.1.1: Construction R-values (R_{window}) of selected generic vertical windows and doors for housing

H Paragraph D.1.1.1(a)

Type of glazing	U_g[1]	Aluminium frame (m²·K/W)	Thermally broken aluminium frame (m²·K/W)	uPVC frame (m²·K/W)	Timber frame (m²·K/W)
Double pane	2.9	R0.24	R0.30	R0.37	R0.41
	2.6	R0.26	R0.32	R0.40	R0.44
	1.9	R0.30	R0.39	R0.50	R0.56
	1.6	R0.33	R0.42	R0.56	R0.63
	1.3	R0.35	R0.46	R0.63	R0.71
	1.2	R0.36	R0.48	R0.66	R0.74
	1.1	R0.37	R0.50	R0.69	R0.77
	1.0	R0.39	R0.52	R0.73	R0.81
Triple pane	2.1	-	R0.36	R0.47	R0.53
	1.2	-	R0.48	R0.66	R0.74
	1.0	-	R0.52	R0.73	R0.81
	0.7	-	R0.59	R0.86	R0.95
	0.6	-	R0.62	R0.91	R1.01

Note: (1) The thermal transmittance of the glazing U_g shall be determined using BS EN 673. Where the U_g-value of the proposed glazing is different from the values included in the table, R_{window} shall be determined based on the nearest U_g-value in the table that is greater than the U_g-value of the proposed glazing.

FIGURE C.1.1.2: Map of New Zealand climate zones
Paragraph C.1.1.2



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PROJECT:
GOLF COURSE ROAD
84 GOLF COURSE ROAD, WANAKA

SHEET NAME
H1 CALCULATIONS

A BUILDING CONSENT 09.10.2026
REVISION DATE
STATUS
85% DETAILED DESIGN
PROJ. # 26014 DWG NO. A921 REV (A)