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Lot 52 Bullenrise
Sheet 0.0 Cover
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Cladding Specifications

Cladding	Finish	Studs	Dwang Centres	Cavity	Reference Image
Corrugated 0.4mm Colorsteel	Colorsteel Maxam Sandstone Grey	Refer Framing Specification	800crs	Vent VB20	Fig 1
Shiplap Cedar Hermpac - HP55	Stain Wood-X Damper	Refer Framing Specification	800crs	45mm H3.1 Structural Cavity	Fig 2
Solid Plaster over Blockwork @ Street Frontage with Rockcote Cerano	Colour Dark TBC	N/A	N/A	N/A	Fig 3
Painted Blockwork to remainder blockwork with Resene X-200	Colour Dark TBC	N/A	N/A	N/A	Fig 4

Cladding Profiles

HP42 External Corner Mould	HP32 Eave Moulding				

All penetrations to be colour matched to cladding

Roofing Specifications

Material	Finish	Flashings	Spouting	Fascia	Reference Image
TrueOak Corrugate	Colorsteel Maxam Sandstone grey	0.55mm Colorsteel	125 Box Gutter Flat Faced w/ snow straps	N/A	Fig 1
Enviroclad TPO			Viking 200x80mm TPO scupper STP603		

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

Soffit Specifications

Material	Finish	Framing			Reference Image
HP55 Shiplap Cedar Weatherboard	Wood-X Damper	70x35 H1.2 SG8 @ 600crs			Fig 2

Foundation Specifications

Slab Foundation			Retaining / Basement Walls		
System	**Edge Finish**	**Slab Finish**	**Structure**	**Exposed finish**	**Waterproofing**
refer SED inslab heating	Acrylic Plaster Sponge Finish Dulux Castlecliff TBC	U3 Trowelled Finish	Concrete Block Masonry Refer SED	Acrylic Plaster Sponge Finish Dulux Castlecliff TBC	Viking Peel & Stick Tanking membrane with Viking Drainage protection board

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

Exterior Joinery Specifications

Range	Joinery	Glass	Finish	Hardware	Liners
Residential Series	Thermally Broken	Low E Argon Filled IGU	Powdercoat Durralloy Sandstone Grey	URBO	19mm FJ Radiata Liners For Gib Groove
Velux Electric Skylight	FCM3072 + FCM3055	N/A	Powdercoat Durralloy Sandstone Grey	N/A	N/A
Vantage Plasma Entry Door	PLA00	N/A	Powdercoat Durralloy Sandstone Grey	ELOK 8 - Black	19mm FJ Radiata Liners For Gib Groove
Insulated Garage Door	Dominator Smooth Sectional	N/A	Powdercoat Durralloy to match Resene Cerano	N/A	N/A

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

Interior Door Specifications

Type	Panel Type	Finish	Liners	Height	Hardware
Solidcore Leaf	Smooth	Resene Cardrona	19mm FJ Radiata Liners For Gib Groove	2400mm Height Width - Refer Plans	Windsor Brass: Galaxy - Phoenix in Brushed Nickel
Cavity Slider	Smooth	Resene Cardrona	19mm FJ Radiata Liners For Gib Groove	2400mm Height Width - Refer Plans	Windsor Brass: Flushpull (5317) in Brushed Nickel

Interior Specifications

Wall Lining	Ceiling Lining	Skirtings	Architraves	Balustrade	Location
10mm Standard GIB Colour: Resene Cardrona	13mm Standard GIB Colour: Resene Cardrona	135x18, Bevelled, Primed	N/A Gib Groove	N/A	Interior: Typical, unless noted below
9mm Trimline Plywood Linings	9mm Trimline Plywood Linings		N/A For Gib Groove		Garage: 9mm Trimline Plywood Linings

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

Exterior Specifications

Driveway	Fences	Retaining walls	Paths	Decks / Patios	Balustrade
Reinforced Exposed Agg	N/A	N/A	N/A	Reinforced Exposed Agg	Unex Finline Balustrade
				140x19 Vitex on Viking Enviroclad TPO	

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

Framing Specification

Element	Member Size	Spacing
Bottom Plate	140x45 H1.2 SG8	N/A
Top Plate	2/140x45 LVL8 H1.2	N/A
Studs (Exterior)	140x45 LVL8 H1.2	600
Studs (interior)	90x45 LVL8 H1.2	600
Dwangs	To match studs	Refer Cladding Specifications
Purlins	70x45 SG8 H1.2	600
Strapping to concrete block (over Malthoid DPC)	70x45 SG8 H1.2	600
Floor Joists	TBC	Refer SED
Ceiling Battens	Rondo 310	600

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

Fixings Specification

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

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

Stair Specification

NZBC D1/AS1 - Common/Main Private Stairway requirements

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

Level One Staircase

Tread	Riser	Pitch
305mm	176.5mm	32°

Level Two Staircase

Tread	Riser	Pitch
305mm	176.5mm	32°

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

Wraps, Tapes, Waterproofing and Sealants

Function	Product Spec
Underslab DPM	Thermathene Black 250 Micron polyethylene
Retaining Wall Tanking	Viking Peel & Stick Tanking membrane with Viking Drainage protection board
Bottom Plate DPC	Malthoid
Wall Underlay	Masons Uniwrap Plus
Roof Underlay	Mason VHP Strong
Window flashing tape	Masons 40 Below window flashing tape
Window air sealing	Sika PEF rod appropriately sized for gap. Sika Boom expanding foam
Under Tile WPM	ARDEX WPM 155

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

Insulation Specification

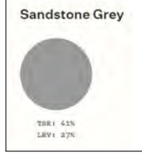
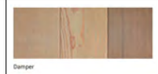
Element	Product
External Walls (140mm timber frame)	Pink Batts Ultra Wall R4.0 140mm
External Walls (Block + 45 Strapping)	Expol Platinum R1.41 45mm
External Walls (Block + 90 Strapping)	Expol Platinum R2.81 90mm
Internal Walls (90mm timber frame)	Pink Batts Silencer 90mm
Mid Floor (240 joists)	Pink Batts Silencer Midfloor R3.6 150mm
Membrane (190 joists)	Pink Batts Skillion Superbatts Roof R5.0 180mm
Sub Floor (300 joists)	Expol Black R3.1 100mm
Slab Insulation	Expol Thermaslab R5.55 200mm
Ceiling Insulation (truss)	Pink Batts Ultra Ceiling R7.0 260mm
Ceiling Insulation (skillion)	Pink Batts Superbatts Skillion R6.0 230mm

Refer also to Design Navigator H1 report and Pink Batts product specifications
Ensure 25mm min. gap between ceiling insulation and roofing underlay
Where 25mm can not be ensured at building eaves provide Masons Insul-Baffle 650mm prior to installing building underlay

Plumbing and Drainage Specification

Element	Product	Capacity/Size
HWC	Rheem Hot Water Cylinder AmbiPower MDc-180	180L
Downpipe	Downpipe	100Ø
Plumbing	Insulate Plumbing under floor joists	

Reference Images

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

Heating, Cooling and Ventilation Specifications

System	Product	Code	Finish		
Hydronic Inslab Heating + Radiators	Contractor Supply		inslab heating		
Fire Place	Escea TFS650				

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Sheet 0.1
BC ISSUE

Specification Sheet
16/10/2026

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Site Plan
1 : 100 @ A1

BC ISSUE

SITE INFORMATION / LEGAL DESCRIPTION

SITE ADDRESS: 45 TAILRACE RISE, QUEENSTOWN, 9371

LOT: 52
D.P: 617729

LOCAL T.A: QLDC

ZONE: REFER SUBDIVISION CONSENT

N

SITE AREA

SITE AREA: 500m²

SITE COVERAGE

PROPOSED FOOTPRINT: 108m²
SITE COVERAGE: 22%

WIND ZONE / REGION TO NZS3604:2011

ZONE: HIGH REGION: A

EXPOSURE ZONE TO NZS3604:2011

ZONE: B

EARTHQUAKE ZONE TO NZS3604:2011

ZONE: 3

SNOW LOADING TO NZS3604:2011

ZONE: NTBC 470 m above sea level

SITE NOTES

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

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

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

IF IN DOUBT, CONFIRM WITH DESIGNER

ALL WORKS TO COMPLY WITH THE RELEVANT CLAUSES OF THE NZBC

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

Planning note:
Road setbacks 2m
Int Boundarys, 2m
6m rolling max height
Sloping site - no recession planes apply

NOTE: FINAL SITE DATUM TO BE CONFIRMED ONCE ALL GEOTECHNICAL/TOPOGRAPHICAL INFORMATION IS OBTAINED. DRIVEWAY SLOPE TO VARY ACCORDINGLY.





IMMERSION

Job Title

Lot 52 Bullenrise

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Project Location
Lot 52 Bullenrise, Arthur's Point
Queenstown

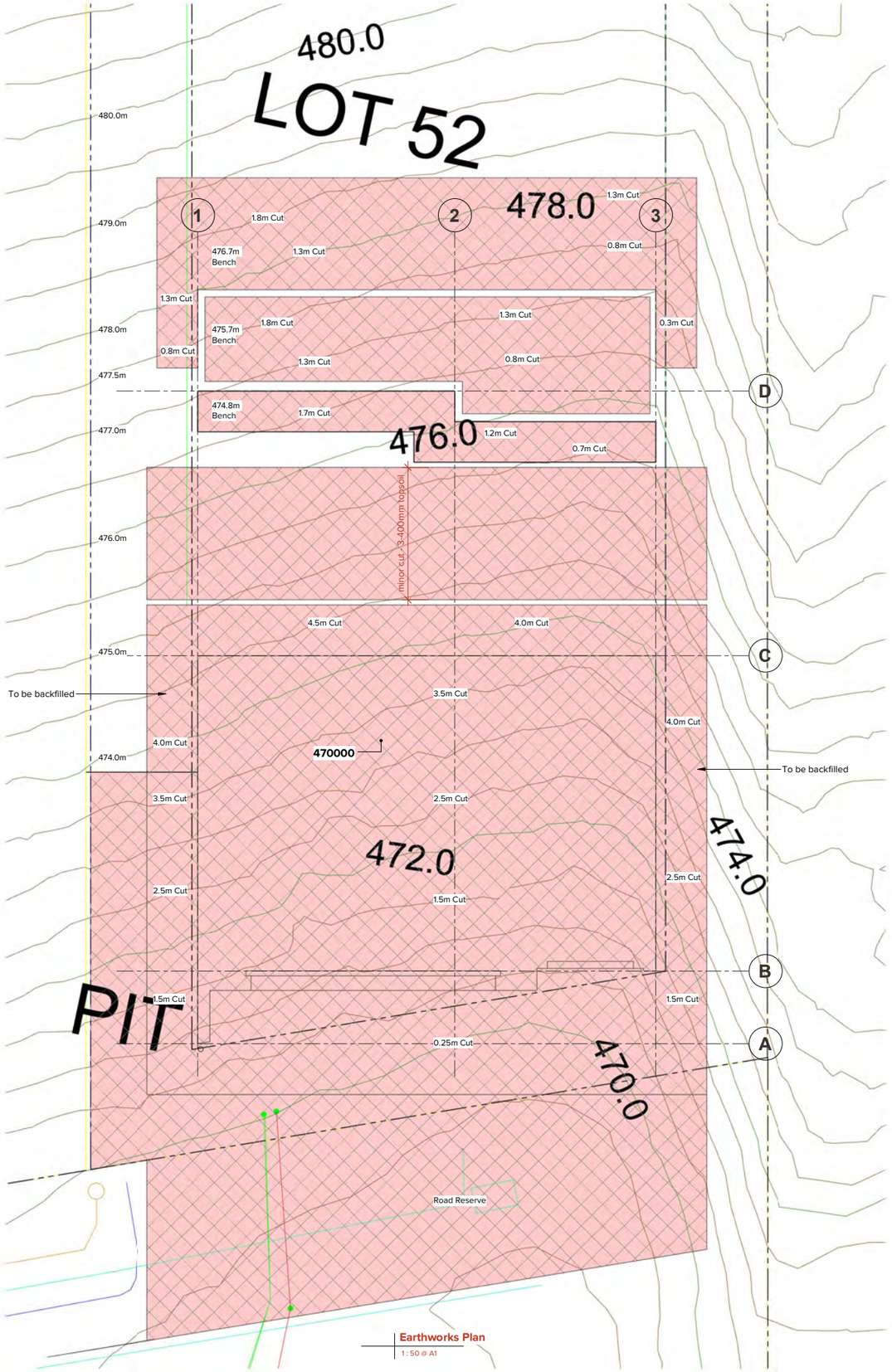
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A	BC ISSUE	16/10/2026
5	Issue to Truss	14/09/2026
4	Resource Consent	27/07/2026
3	Concept	10/02/2026

Revision Schedule

Project No. : J0349
Issued : 16/10/2026
Scale : As indicated@ A1
Design : XXX

1.0 Rev.A
Sheet No. / Revision

Site and Context Plan
Sheet Title



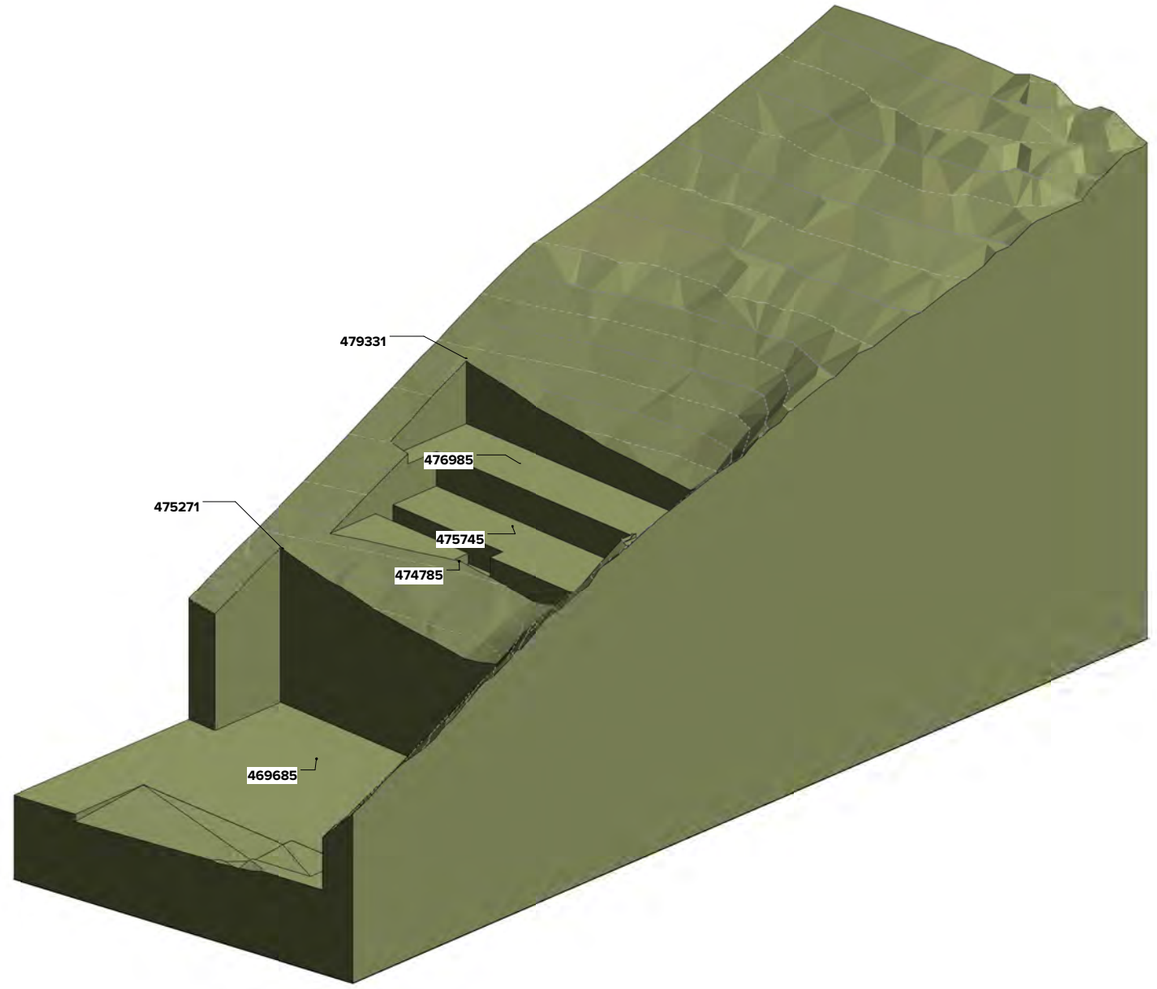
Earthworks Plan
1 : 50 @ A1

EARTHWORKS

CUT:	310m³
FILL:	50m³
TOTAL CUT/FILL:	360m³
MAX DEPTH CUT:	4500mm
MAX HEIGHT FILL:	4000mm (backfilling basement)

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





Earthworks
@ A1

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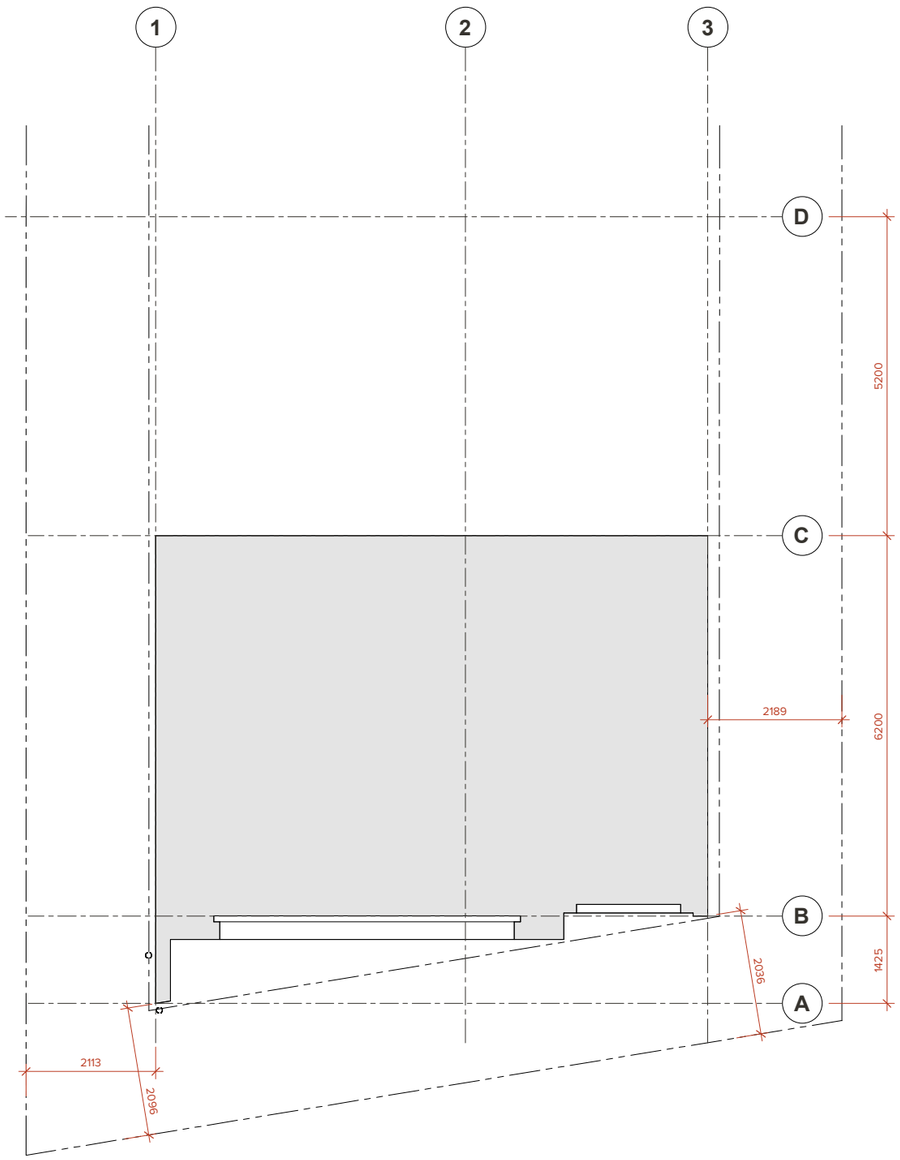
Ref.	Description	Date
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3	Concept	10/02/2026
2	Concept	28/11/2025

Revision Schedule

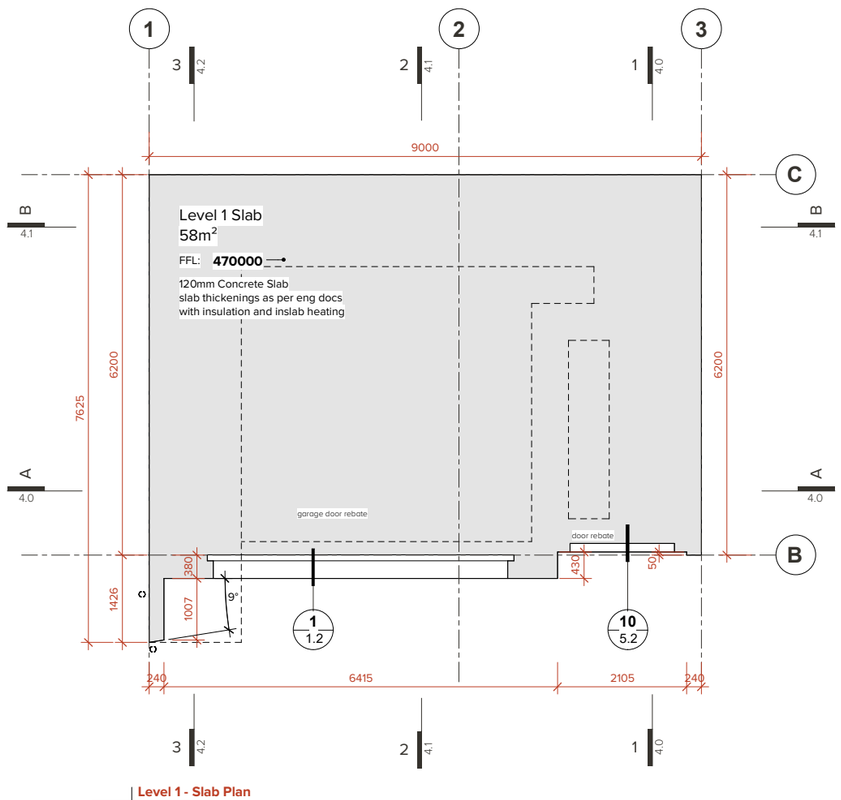
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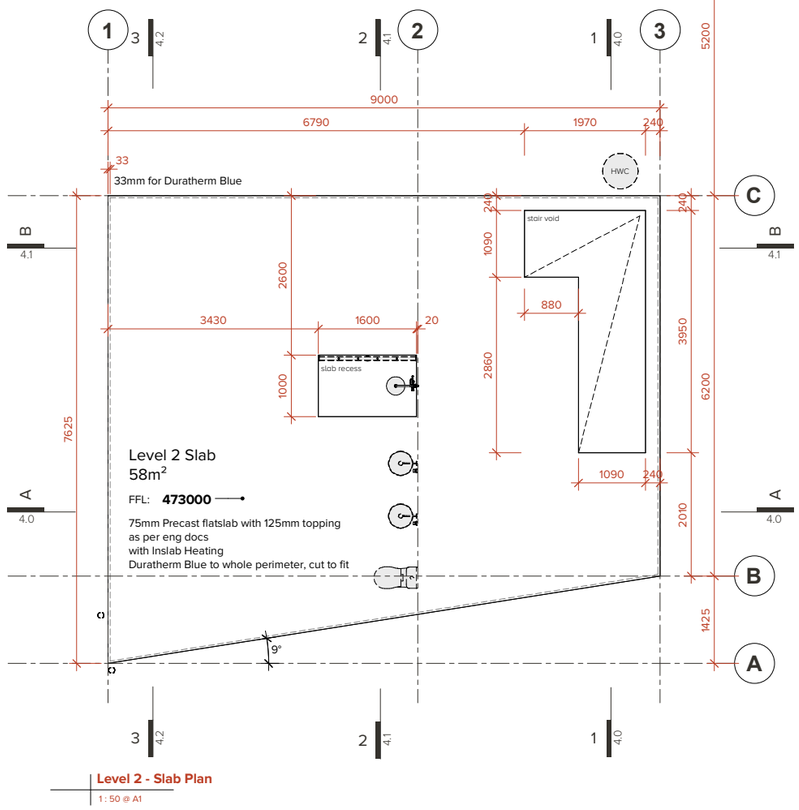
Earthworks Plan
Sheet Title



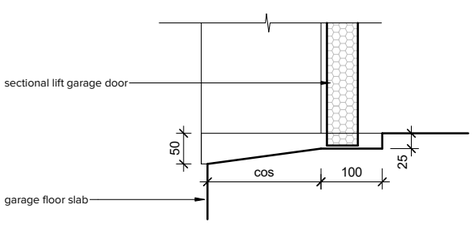
Setout Plan
1 : 50 @ A1



Level 1 - Slab Plan
1 : 50 @ A1



Level 2 - Slab Plan
1 : 50 @ A1



1.2 Garage Sill Detail
1 : 5 @ A1

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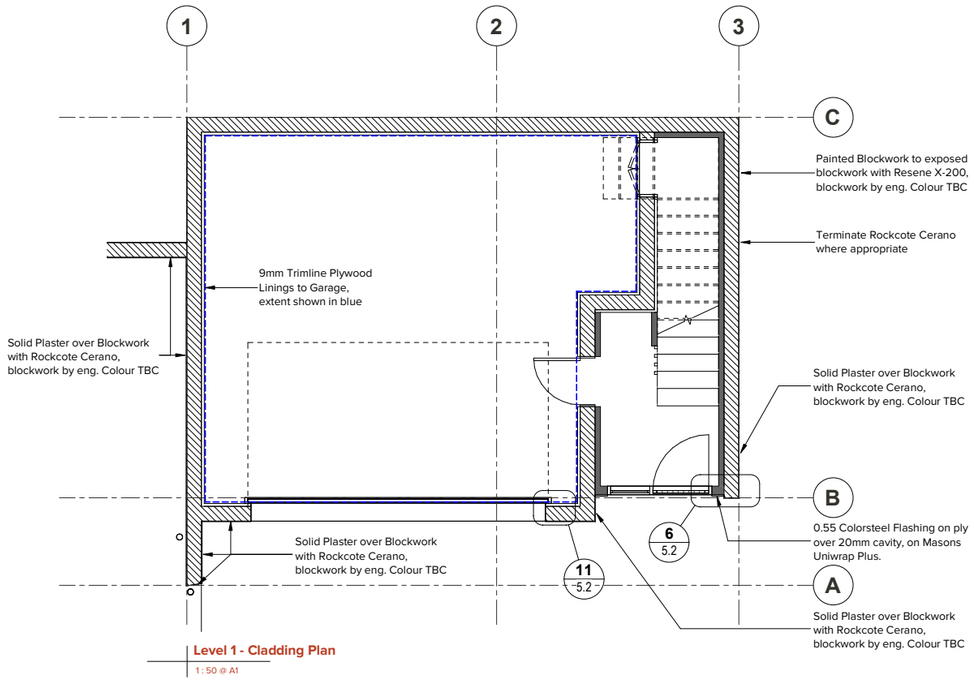
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A	BC ISSUE	16/10/2026
4	Issue to Eng	21/09/2026
3	Concept	10/02/2026
2	Concept	28/11/2025

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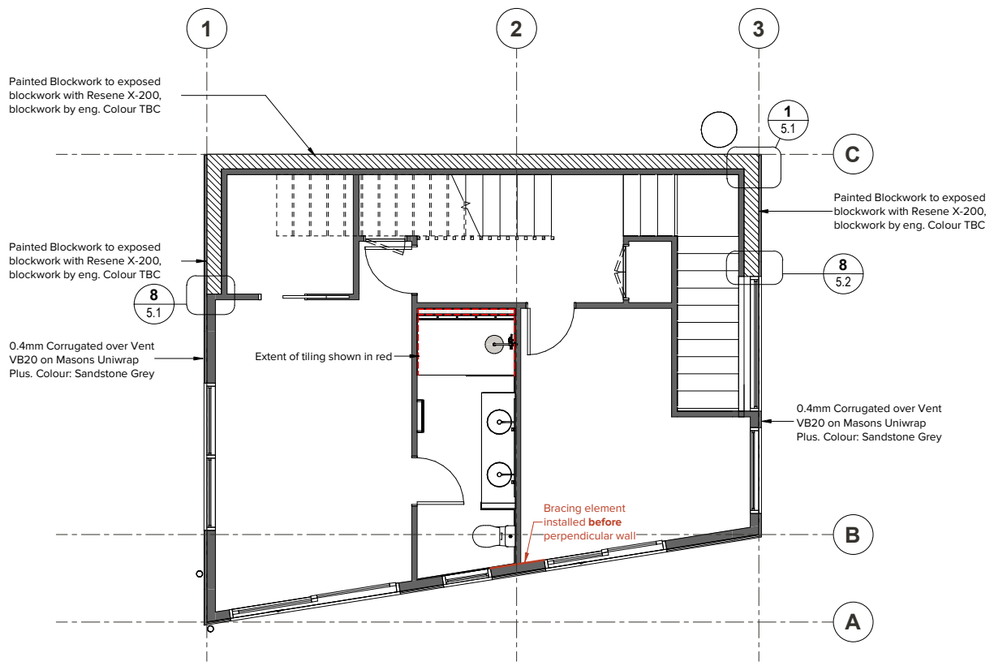
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Slab Plans and Setout Plan
Sheet Title



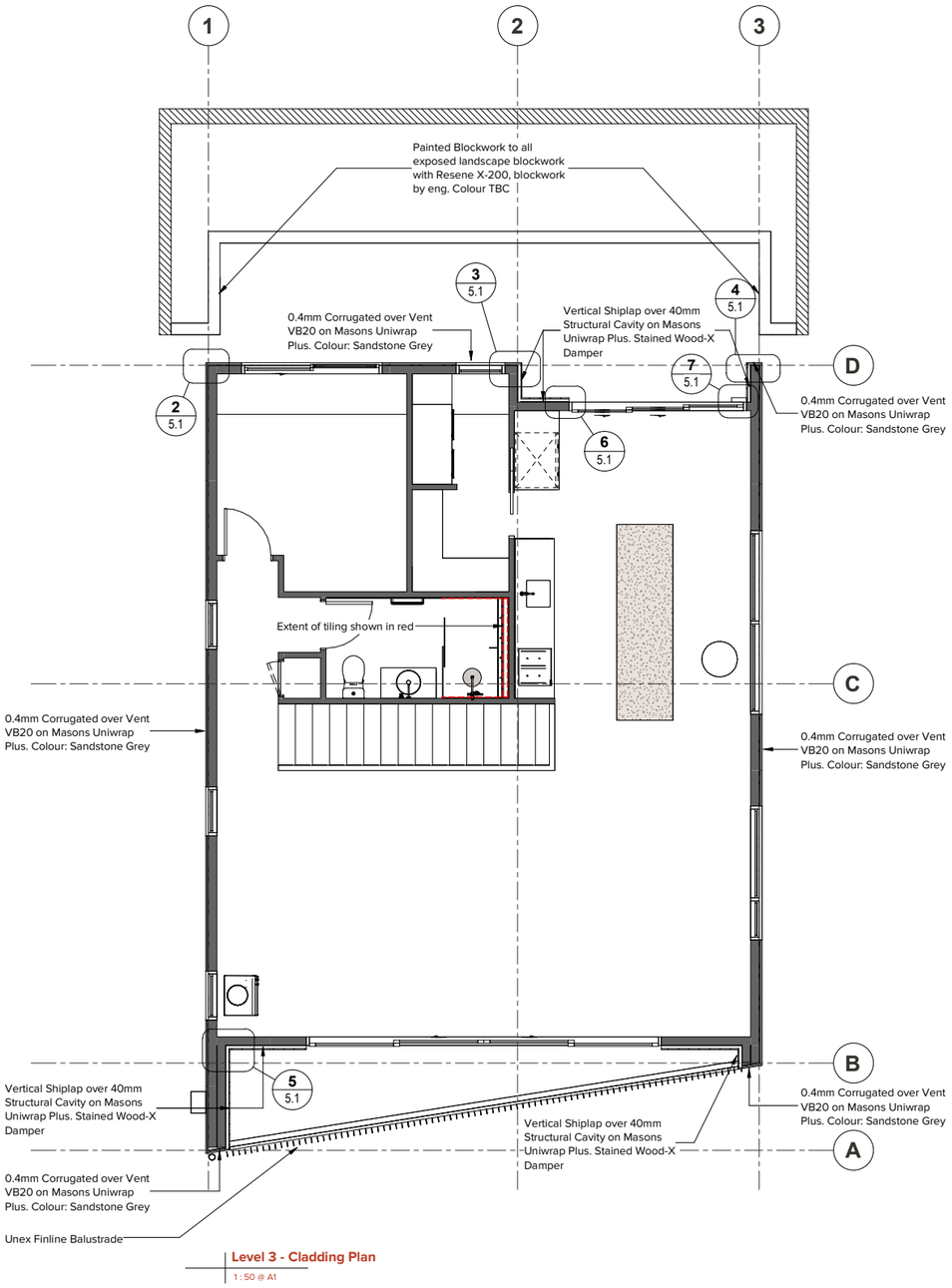
Level 1 - Cladding Plan

1 : 50 @ A1



Level 2 - Cladding Plan

1 : 50 @ A1



Level 3 - Cladding Plan

1 : 50 @ A1

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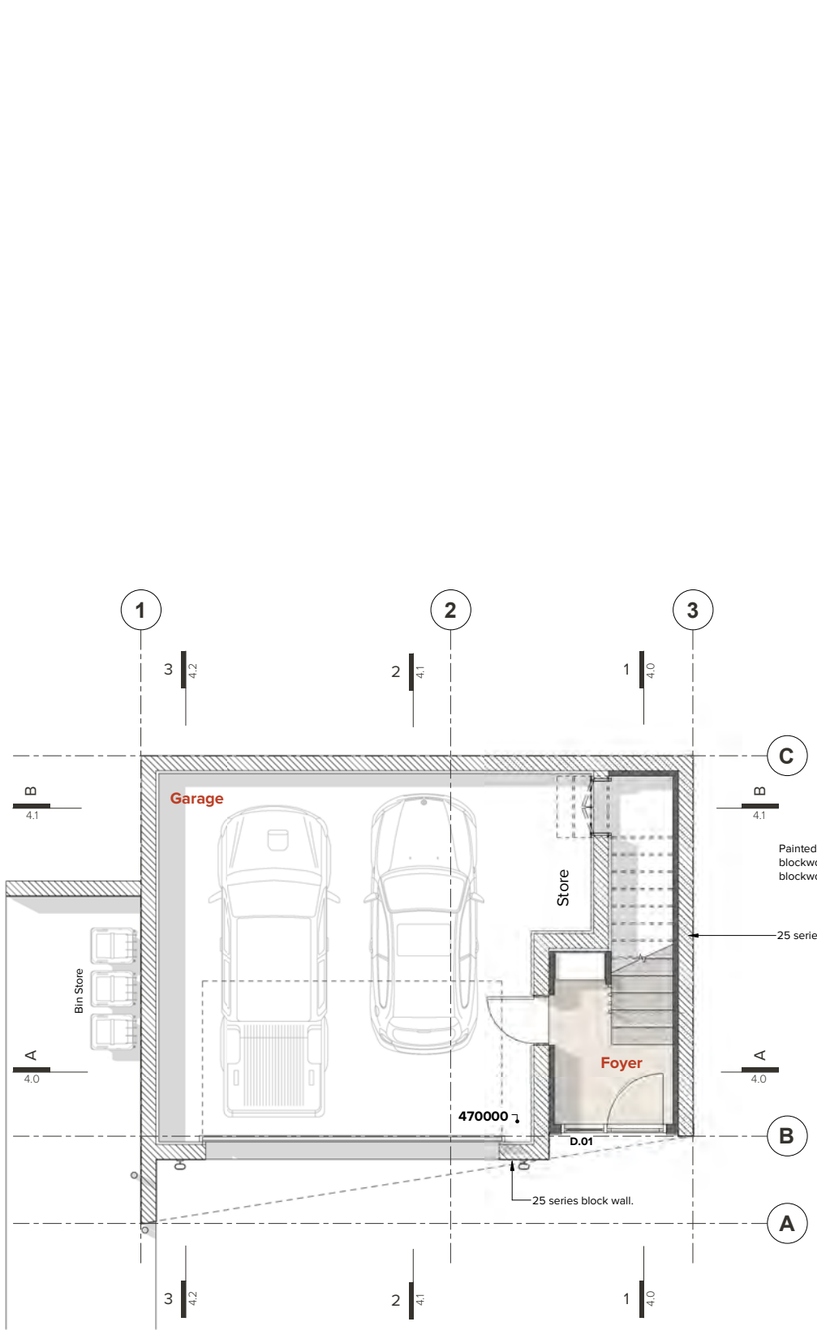
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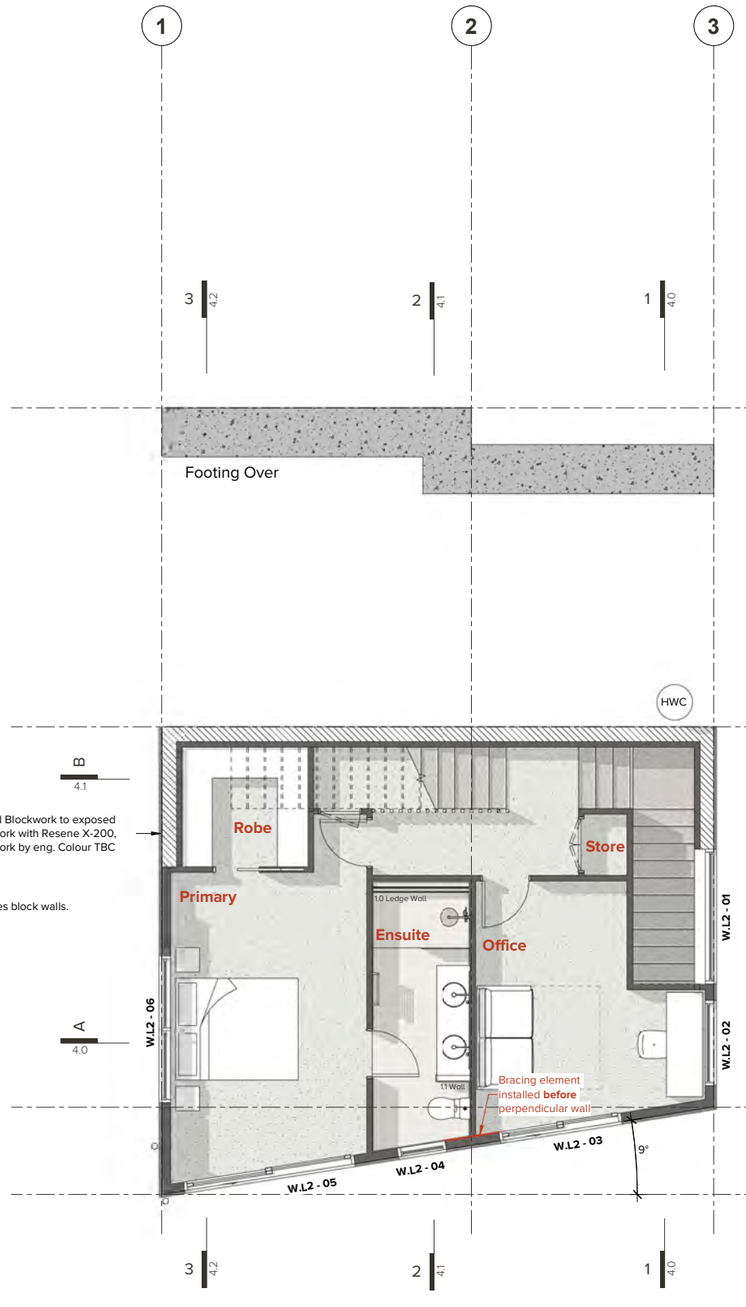
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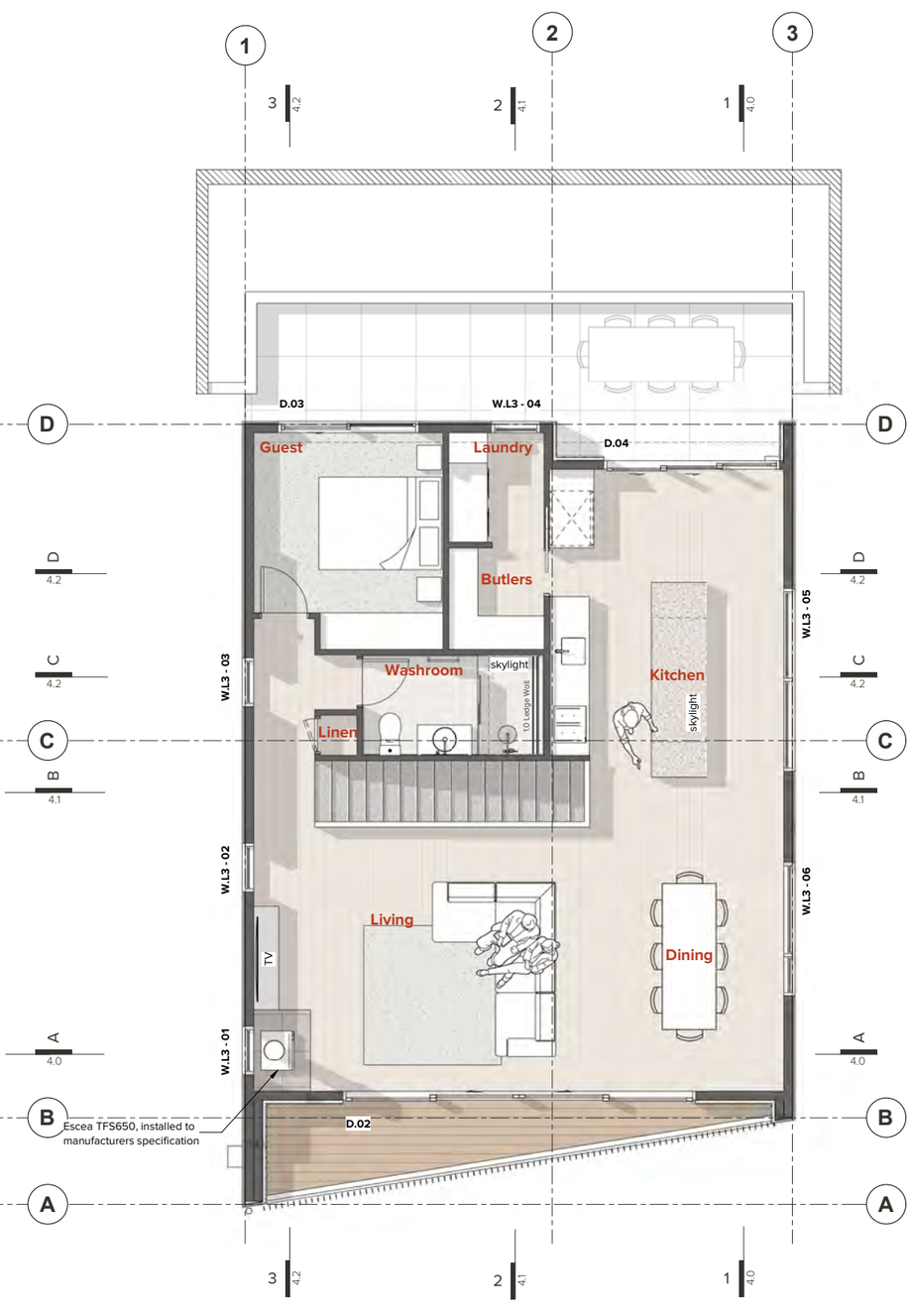
Cladding Plan
Sheet Title



Level 1
1 : 50 @ A1



Level 2
1 : 50 @ A1



Level 3
1 : 50 @ A1

FLOOR AREAS

Garage/Foyer	58m²
Level 1	55m²
Level 2	90m²
Total	201m²

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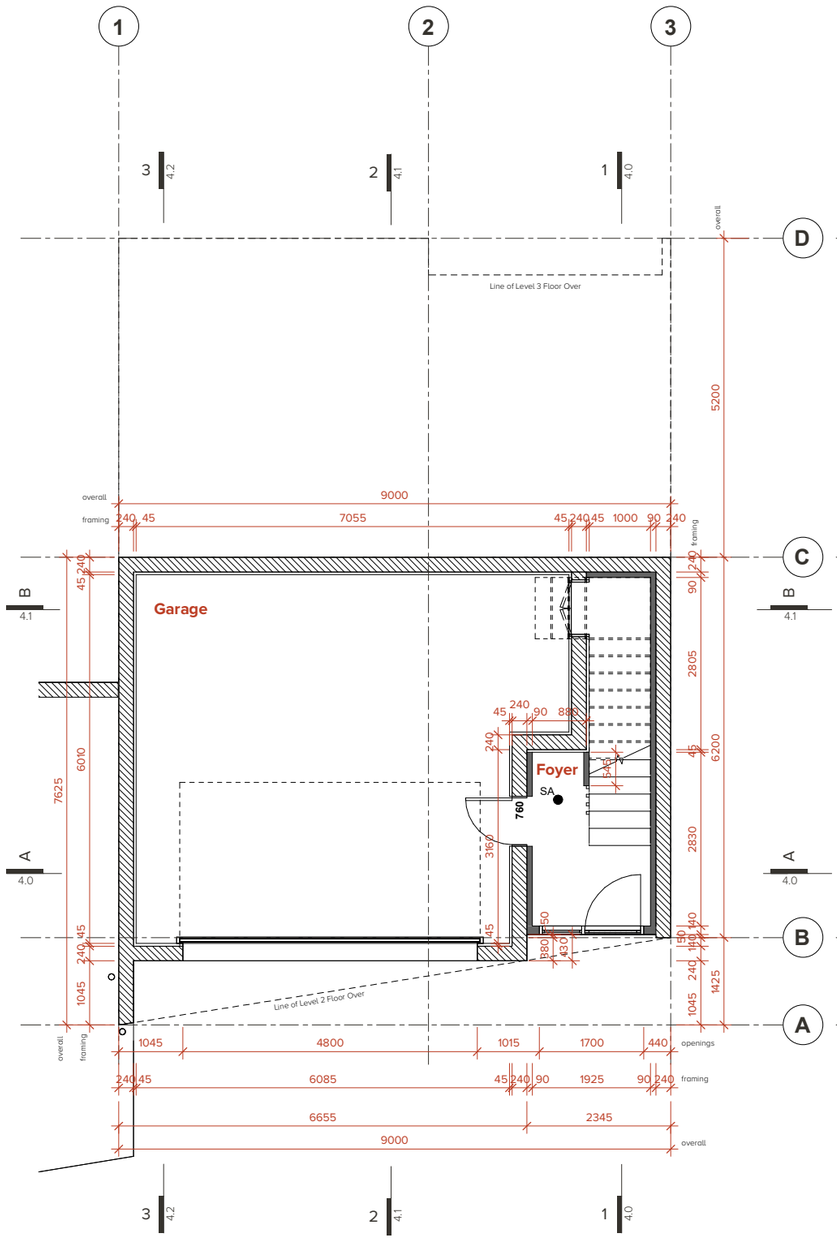
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5	Issue to Truss	14/09/2026
4	Resource Consent	27/07/2026

Revision Schedule

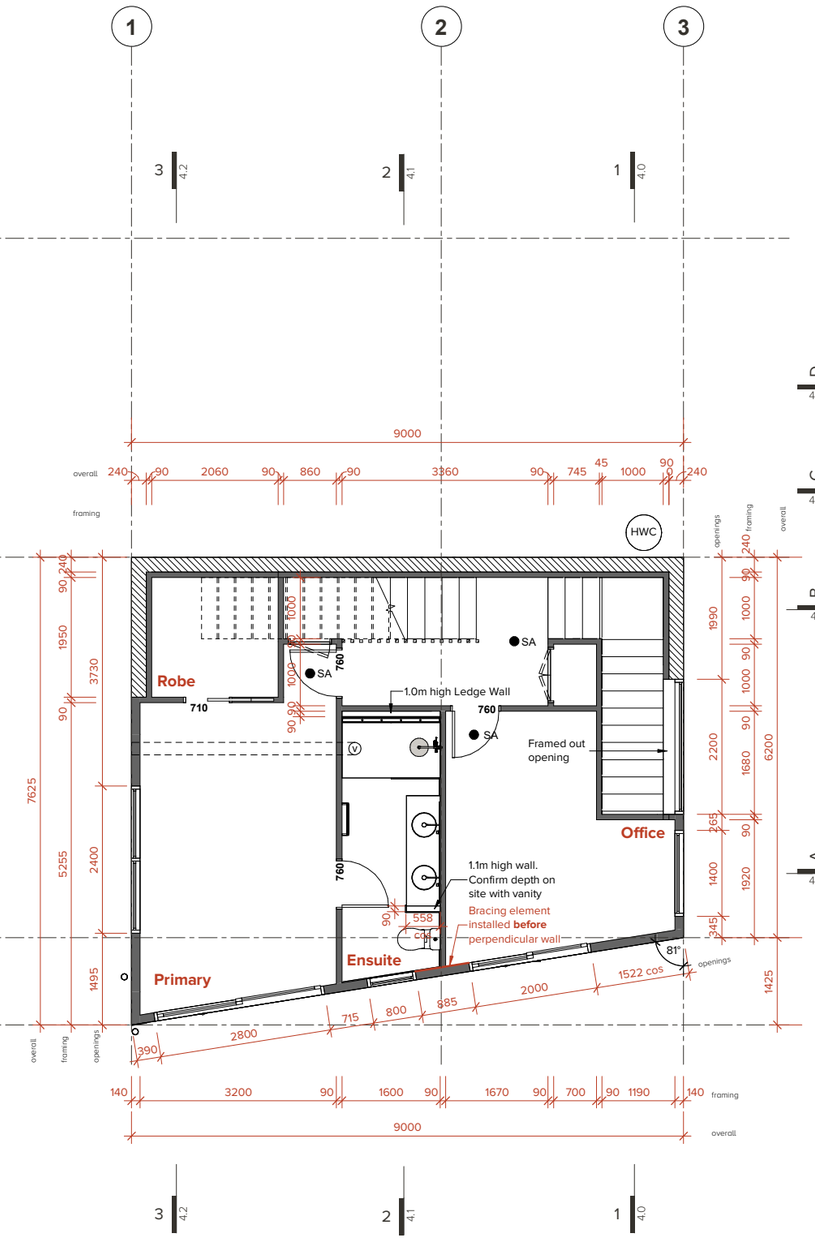
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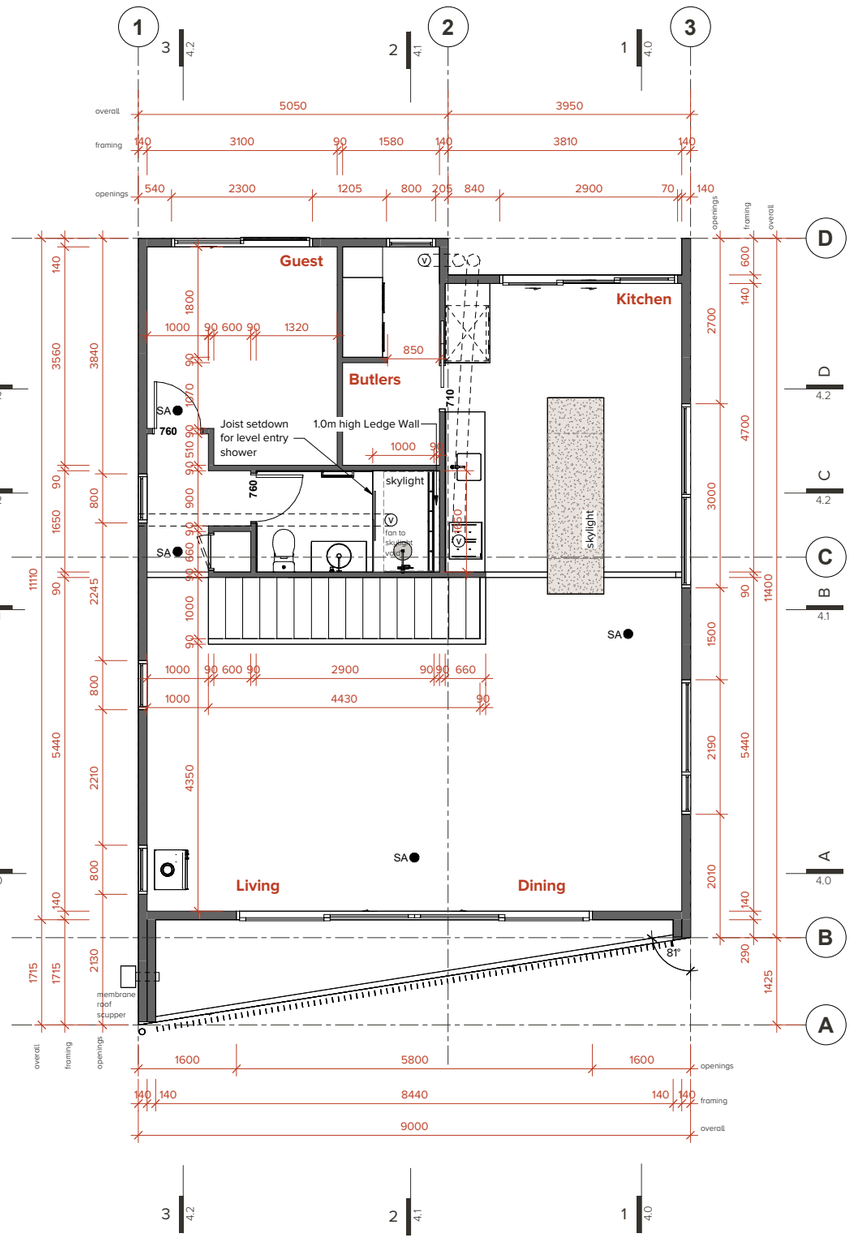
Overall Floor Plan
Sheet Title



Level 1 - Framing Plan
1 : 50 @ A1



Level 2 - Framing Plan
1 : 50 @ A1



Level 3 - Framing Plan
1 : 50 @ A1

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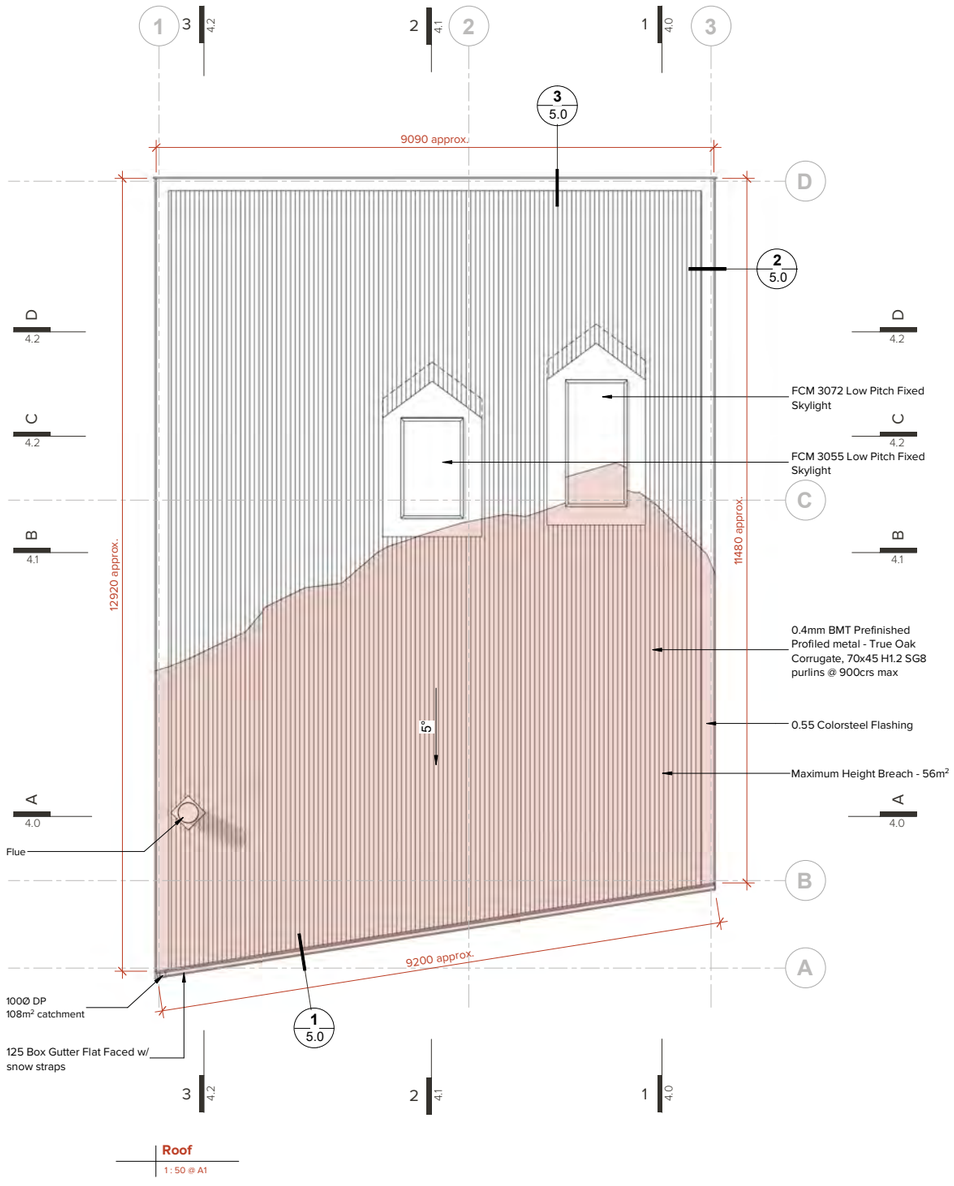
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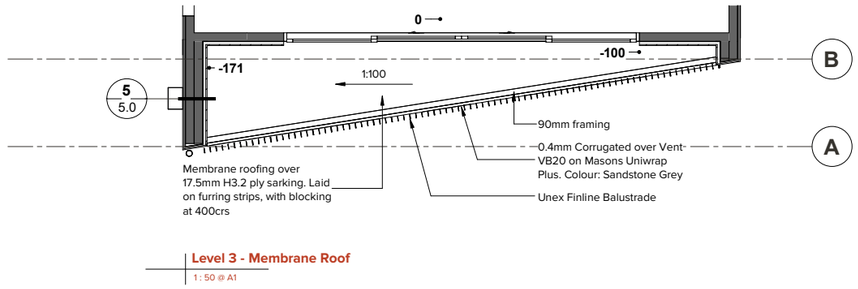
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2.1 Rev.A
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Framing Plan
Sheet Title



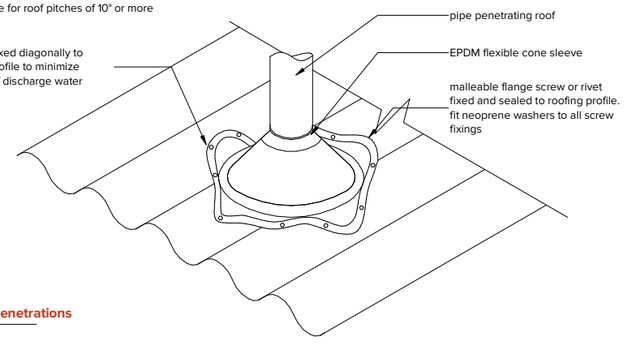
Roof
1 : 50 @ A1



Level 3 - Membrane Roof
1 : 50 @ A1

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

flashing fixed diagonally to roofing profile to minimize holding of discharge water



1 | Pipe Penetrations
1 : 5 @ A1

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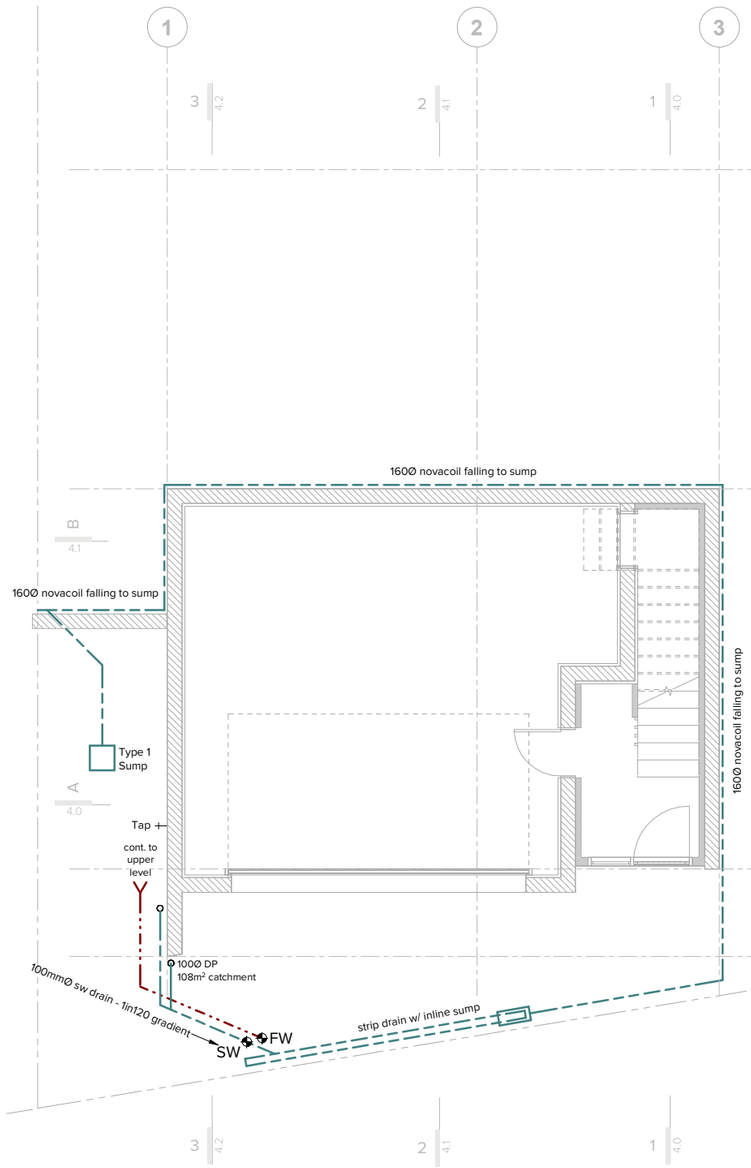
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2.2 Rev.A
Sheet No. / Revision

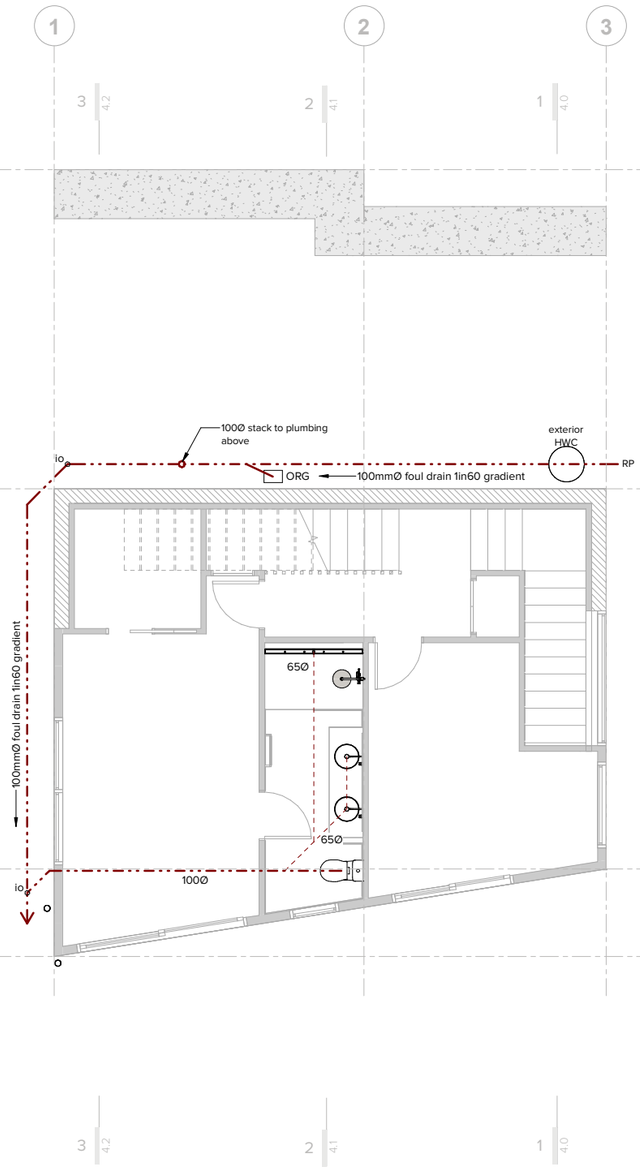
Roof Plan
Sheet Title

BC ISSUE



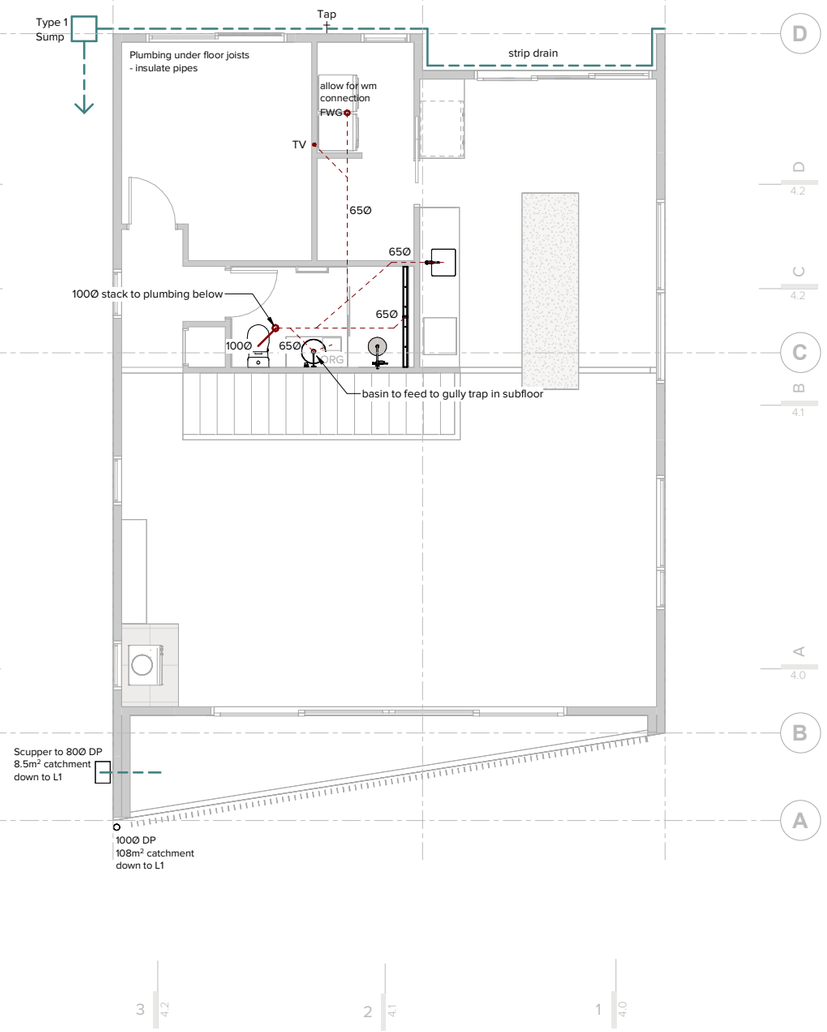
Level 1 - Plumbing and Drainage Plan

1 : 50 @ A1



Level 2 - Plumbing and Drainage

1 : 50 @ A1



Level 3 - Plumbing and Drainage Plan

1 : 50 @ A1

GENERAL PLUMBING NOTES		
Fixtures as per drawings will be proprietary design and manufacture sourced from reputable plumbing suppliers		
Sanitary Plumbing Materials NZ Building Code material and manufacturing standard (sub set of)		
Air Admittance Valves	ASSE 1050 or 1051, EN 12380, AS/NZS 4936	
Copper pipes	NZS3501	
Copper fittings	AS1589	
PVC pipe and fittings	AS/NZS1260	
Plastic fittings	AS2887	
Elastometric rings	AS/NZS4130 OR AS1646	
Plastic traps	AS2887	
Copper traps	AS1589	
Wastepipe sizes and fall part table 2 (discharge pipes are to be the same size as the traps)		
Basin waste -	40mmØ	1in40
Shower waste -	40mmØ	1in40
Bath waste -	40mmØ	1in40
Laundry waste -	40mmØ	1in40
WC drain -	100mmØ	1in60
Kitchen waste -	40mmØ	1in40
Nominal pipe diameters and flow rates for a domestic mains pressure water supply system		
Sanitary Fixture	**Flow rate metres/second**	**Pipe mm Ø**
Bath (hot & cold)	0.3	15
Sink (hot & cold)	0.2	15
Tub hot	0.2	15
Tub cold	0.3	15
Basin (hot & cold)	0.1	10
Shower (hot & cold)	0.3	15

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

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

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

IMMERSION

Job Title

Lot 52 Bullenrise

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Project Location

Lot 52 Bullenrise, Arthur's Point
Queenstown

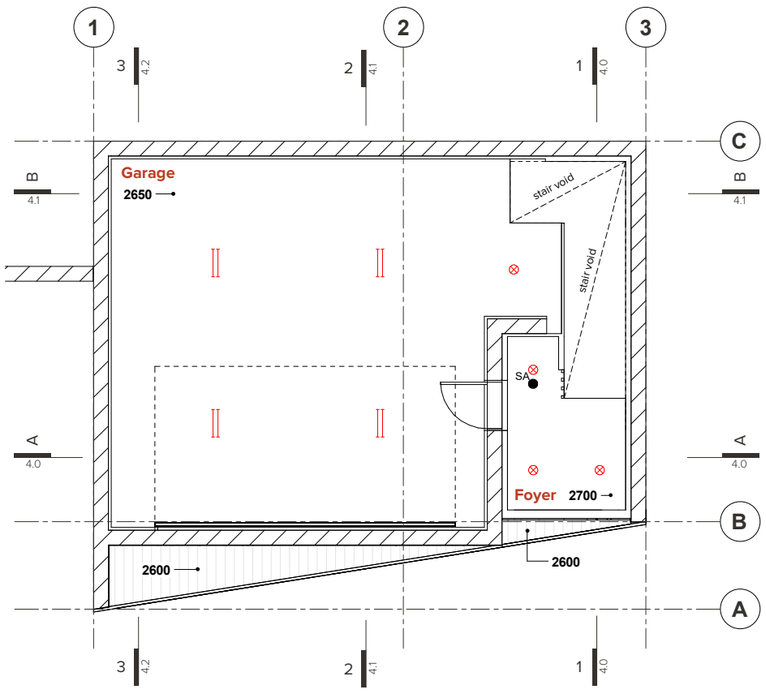
Ref.	Description	Date
A	BC ISSUE	16/10/2026

Revision Schedule

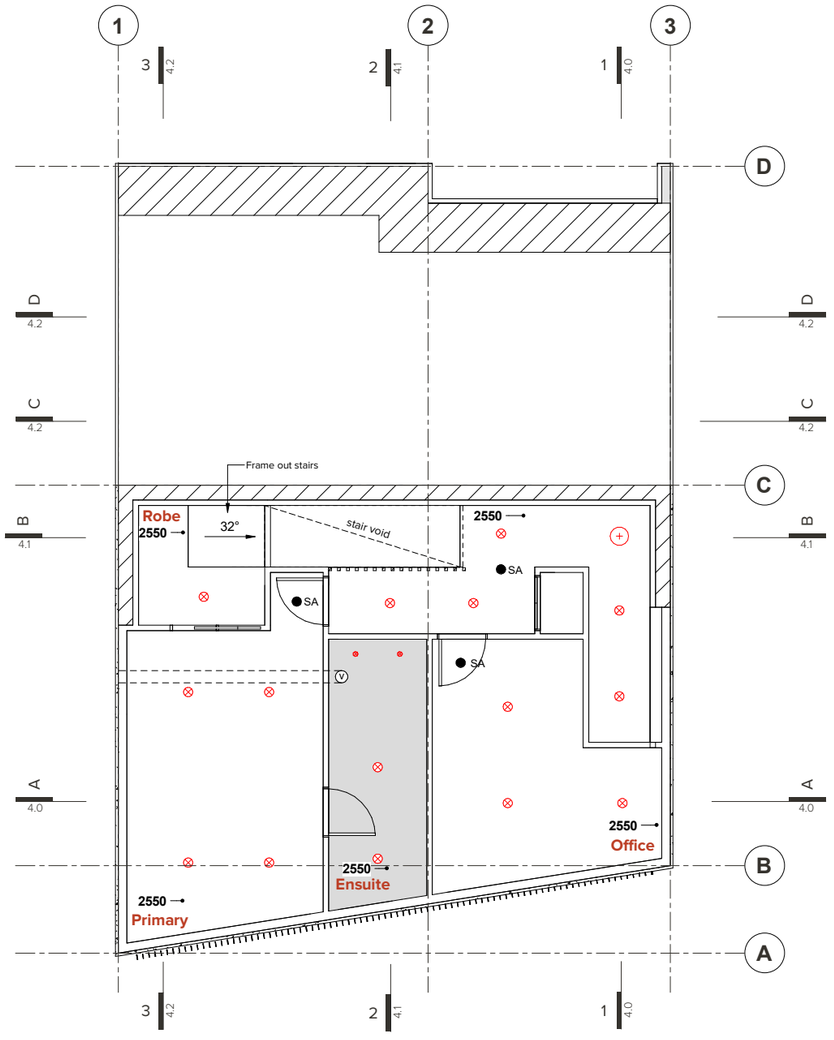
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Issued : 16/10/2026
Scale : As indicated@ A1
Design : XXX

2.3Rev.A
Sheet No. / Revision

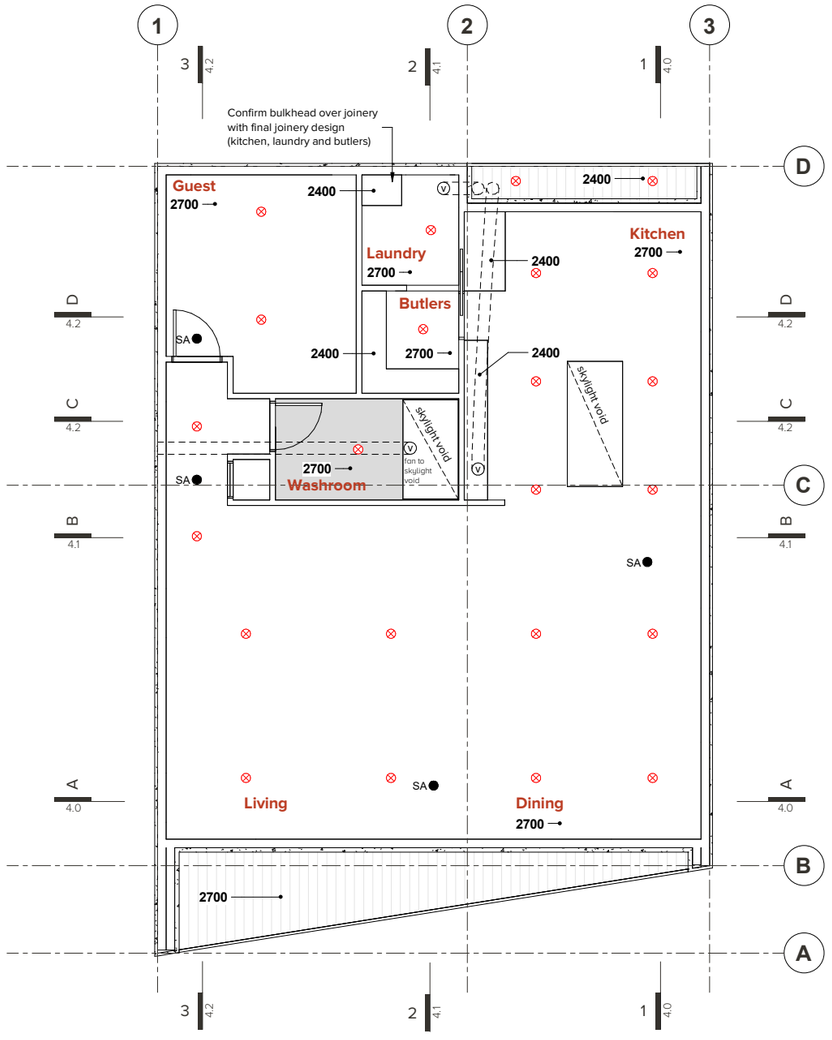
Plumbing and Drainage Plan
Sheet Title



Level 1
1 : 50 @ A1



Level 2
1 : 50 @ A1



Level 3
1 : 50 @ A1

CEILING LEGEND

GIB Plasterboard - Standard

GIB Plasterboard - Aqua

Selected Soffit Lining

ELECTRICAL LEGEND

downlight

pendant

LED batten - 1200mm long

REFER ALSO TO ELECTRICAL LAYOUT

IMMERSION

Job Title

Lot 52 Bullenrise

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Project Location
Lot 52 Bullenrise, Arthur's Point
Queenstown

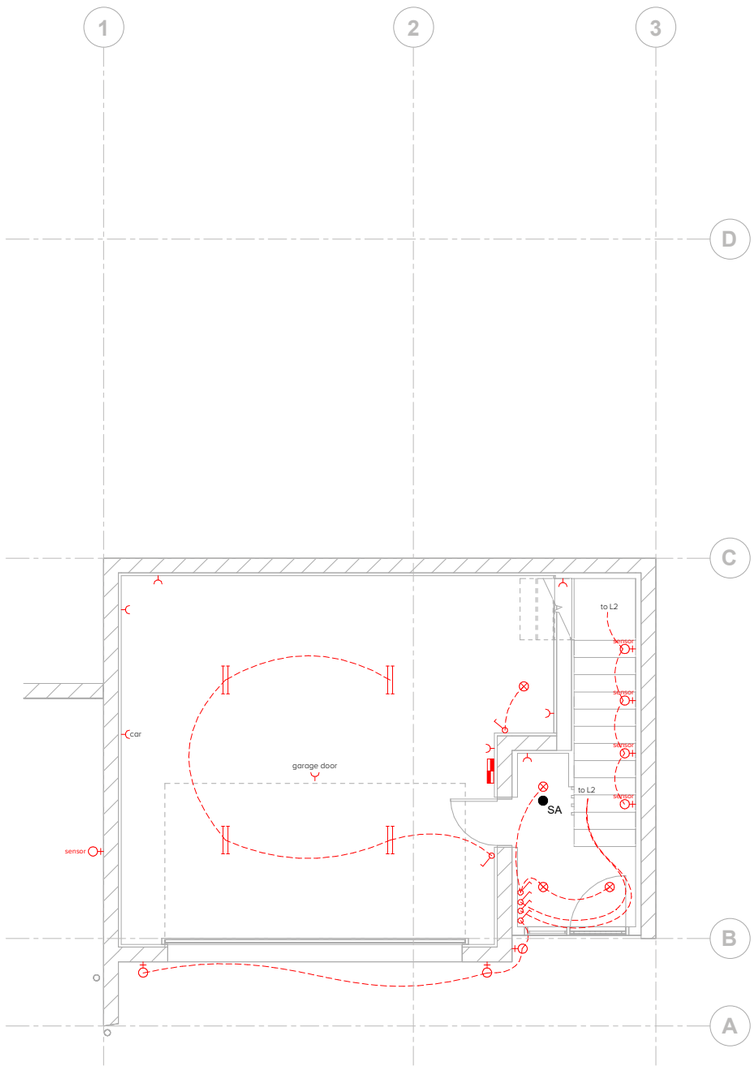
Ref.	Description	Date
A	BC ISSUE	16/10/2026

Revision Schedule

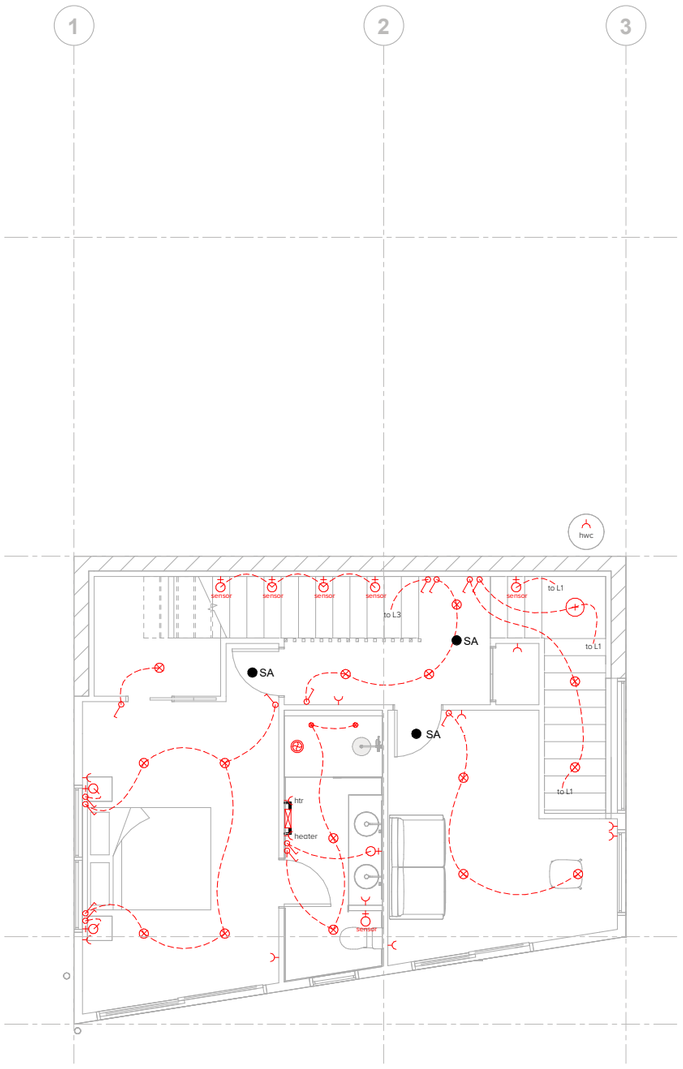
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Issued : 16/10/2026
Scale : As indicated@ A1
Design : XXX

2.8 Rev.A
Sheet No. / Revision

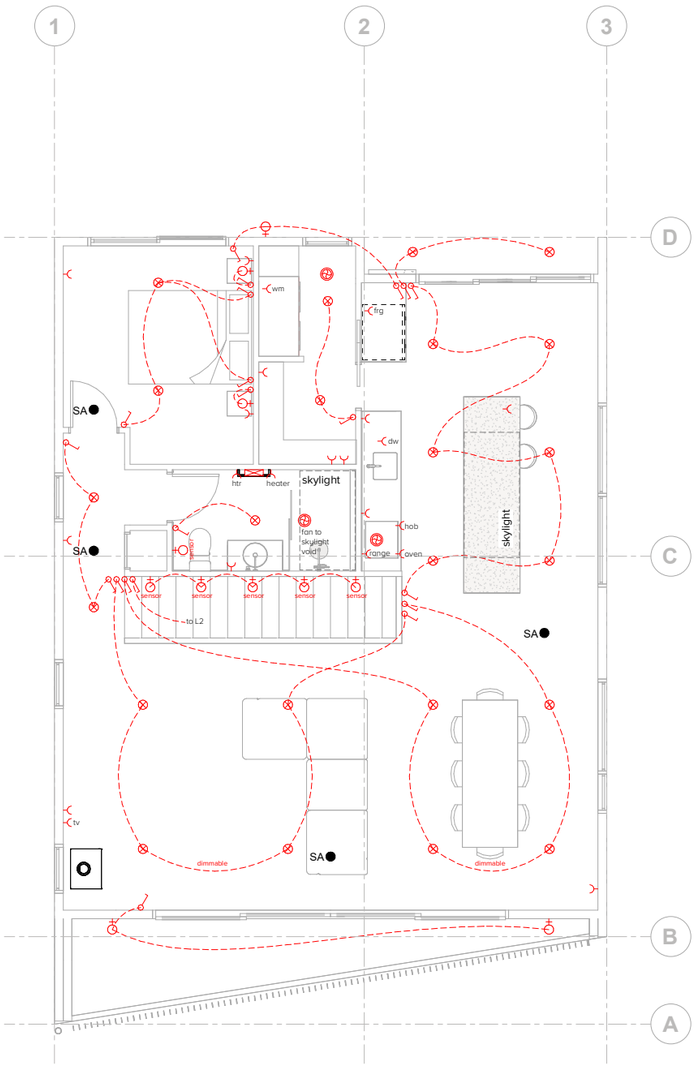
Reflected Ceiling Plan
Sheet Title



Level 1 - Electrical Plan
1 : 50 @ A1



Level 2 - Electrical Plan
1 : 50 @ A1



Level 3 - Electrical Plan
1 : 50 @ A1

ELECTRICAL LEGEND

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

IMMERSION

Job Title

Lot 52 Bullenrise

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Project Location
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Queenstown

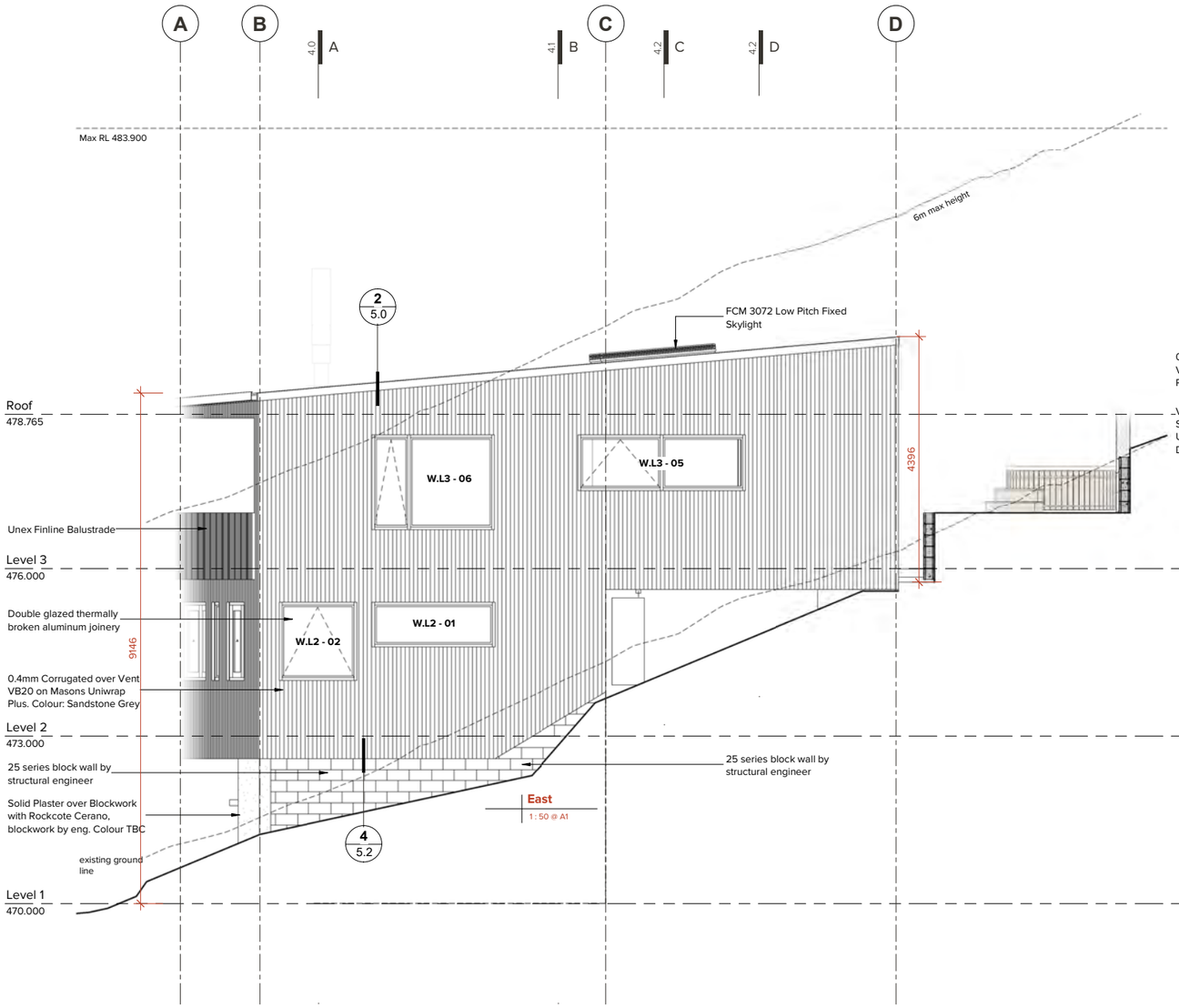
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A	BC ISSUE	16/10/2026

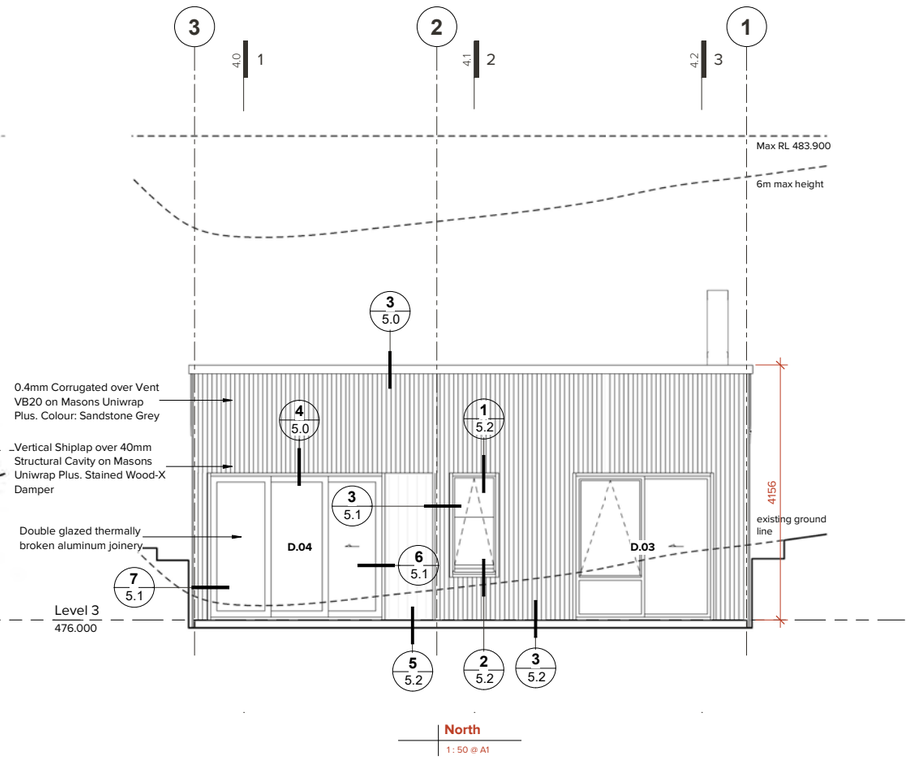
Revision Schedule

Project No. : J0349
Issued : 16/10/2026
Scale : As indicated@ A1
Design : XXX

2.9Rev.A
Sheet No. / Revision

Electrical Plans
Sheet Title





BUILDING ENVELOPE RISK MATRIX E2/AS1

Risk Factor	Low	Medium	High	Very High	Score
Wind Zone	0	0	[1]	2	1
No. of Storeys	0	1	2	[4]	5
Roof/wall Junctions	0	[1]	3	5	6
Eaves Width	0	1	2	[5]	11
Envelope Complexity	[0]	1	3	6	11
Deck Design	0	[2]	4	6	13
			Total Risk Score		13



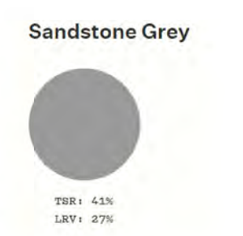
Vertical Shiplap Cladding
Colour - Wood X Damper
Profile : Hermpac - HP55
Approx LRV: 68



Plaster Cladding
Colour - TBC
Profile : N/A
Approx LRV: TBC



Roofing / Cladding
Colour - Colorsteel Sandstone Grey
Profile : Corrugate
Approx LRV: 27



Roofing / Cladding / Flashings / Joinery / Spouting
Colour - Colorsteel Sandstone Grey
Approx LRV: 27

IMMERSION

Job Title

Lot 52 Bullenrise

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Project Location
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Queenstown

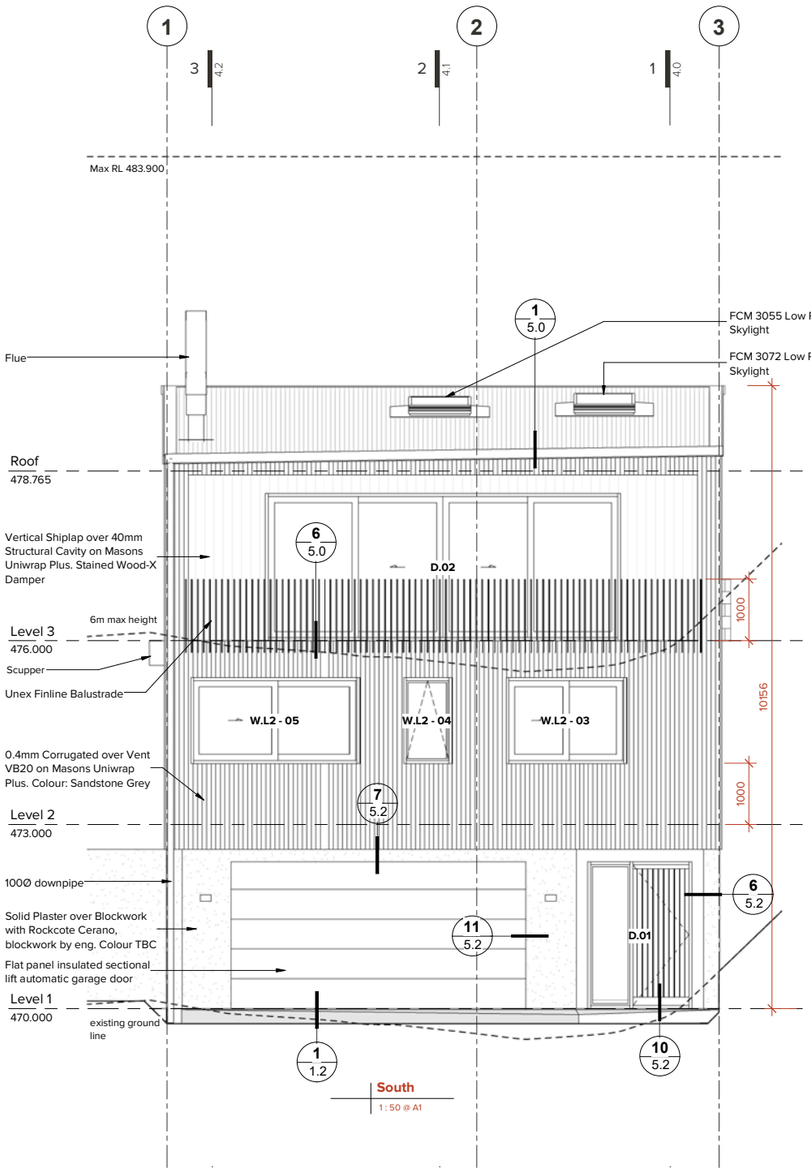
Ref.	Description	Date
A	BC ISSUE	16/10/2026
4	Issue to Eng	21/09/2026
3	Issue to Truss	14/09/2026
2	Resource Consent	27/07/2026

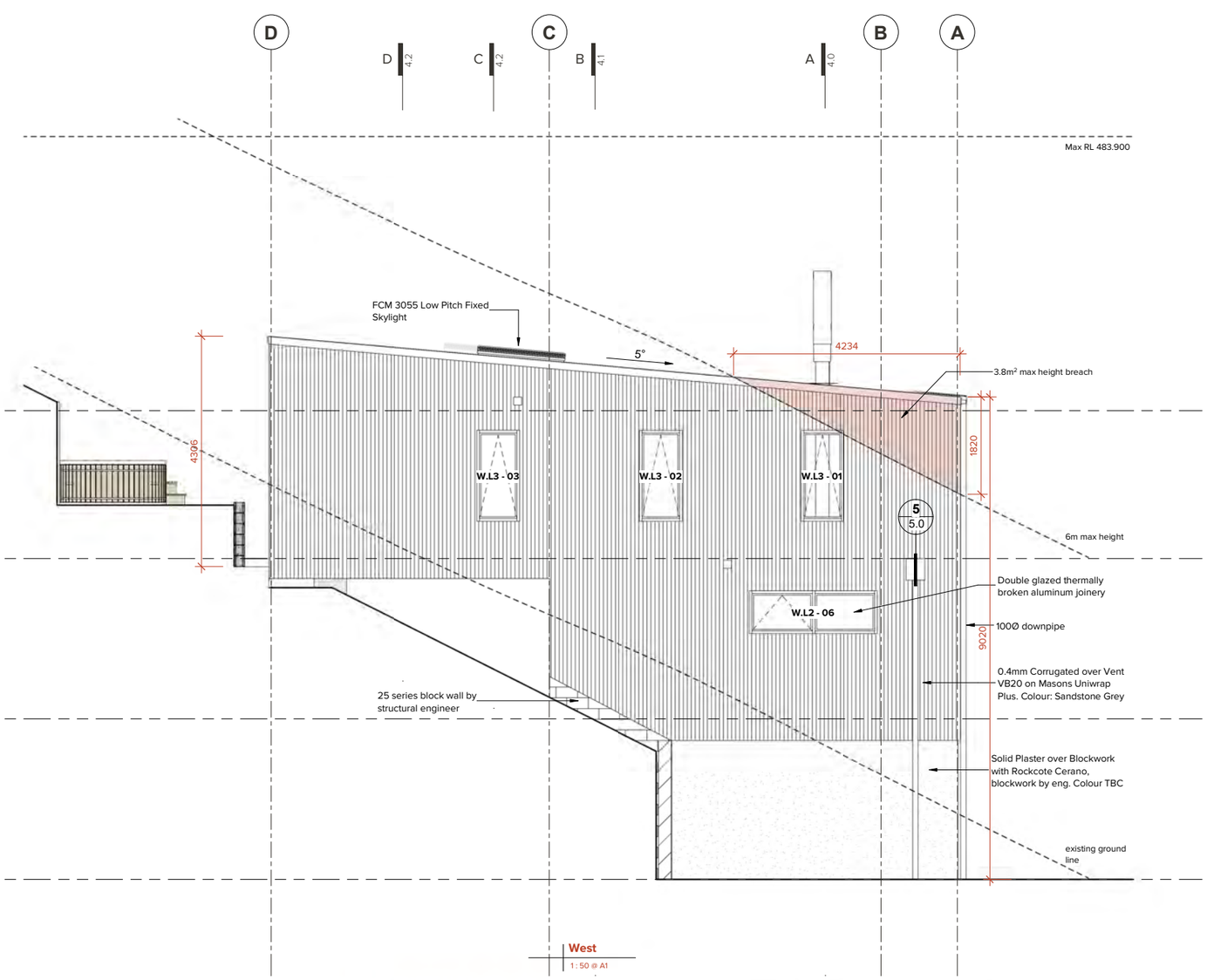
Revision Schedule

Project No. : J0349
Issued : 16/10/2026
Scale : As indicated@ A1
Design : XXX

3.0 Rev.A
Sheet No. / Revision

Elevations
Sheet Title





BUILDING ENVELOPE RISK MATRIX E2/AS1

Risk Factor	Low	Medium	High	Very High	Score
Wind Zone	0	0	[1]	2	1
No. of Storeys	0	1	2	[4]	5
Roof/wall Junctions	0	[1]	3	5	6
Eaves Width	0	1	2	[5]	11
Envelope Complexity	[0]	1	3	6	11
Deck Design	0	[2]	4	6	13
			Total Risk Score		13



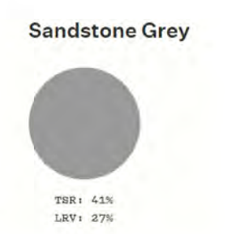
Vertical Shiplap Cladding
Colour - Wood X Damper
Profile : Hermpac - HP55
Approx LRV: 68



Plaster Cladding
Colour - TBC
Profile : N/A
Approx LRV: TBC



Roofing / Cladding
Colour - Colorsteel Sandstone Grey
Profile : Corrugate
Approx LRV: 27



Roofing / Cladding / Flashings / Joinery / Spouting
Colour - Colorsteel Sandstone Grey
Approx LRV: 27

IMMERSION

Job Title

Lot 52 Bullenrise

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Project Location
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Queenstown

Ref.	Description	Date
A	BC ISSUE	16/10/2026
3	Issue to Eng	21/09/2026
2	Issue to Truss	14/09/2026
1	Resource Consent	27/07/2026

Revision Schedule

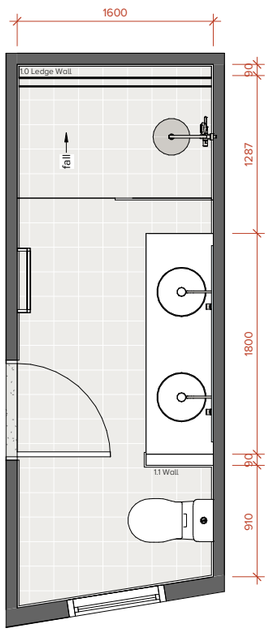
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Design : XXX

3.1 Rev.A
Sheet No. / Revision

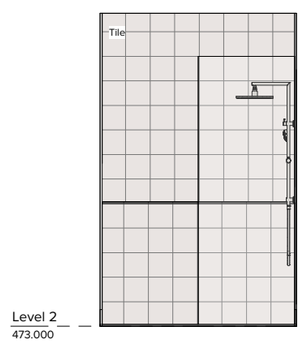
Elevations
Sheet Title

BC ISSUE

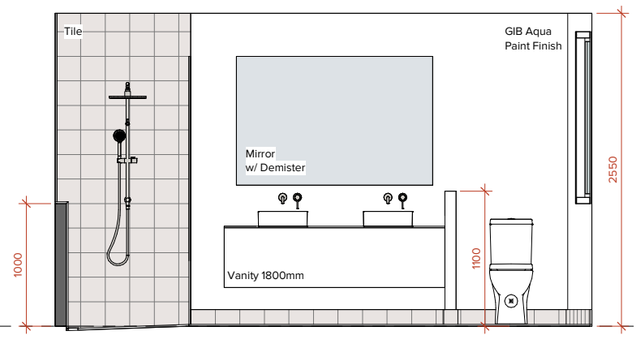
A
D B
C
Interior Elevation Reference



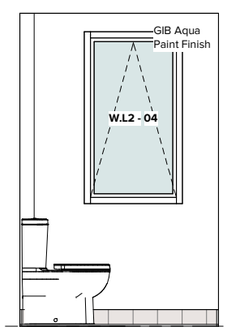
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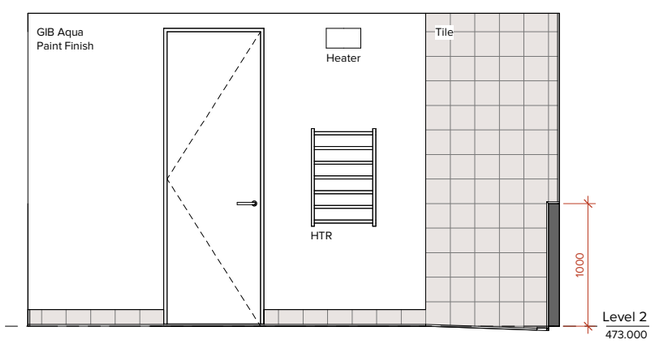
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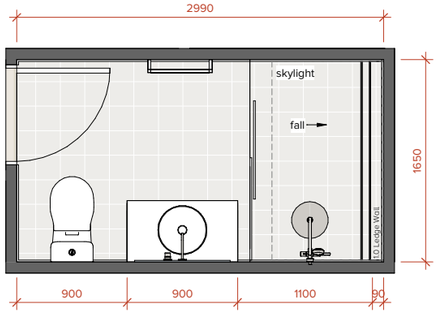
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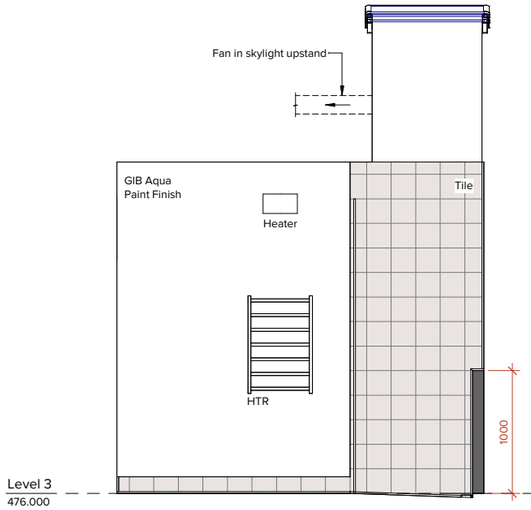
Ensuite C
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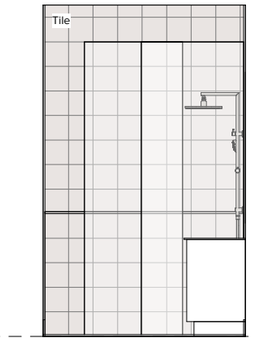
Ensuite D
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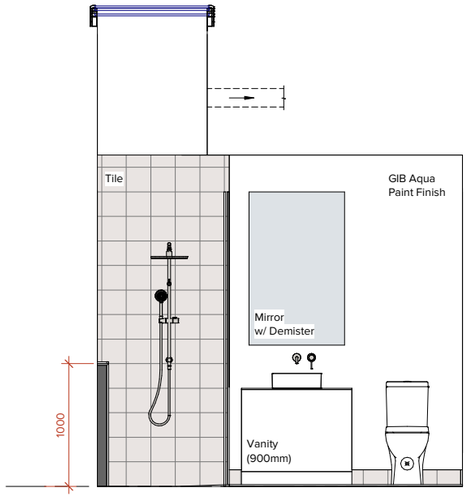
Washroom Plan
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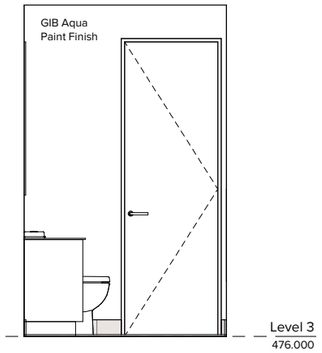
Washroom A
1 : 25 @ A1



Washroom B
1 : 25 @ A1



Washroom C
1 : 25 @ A1



Washroom D
1 : 25 @ A1

IMMERSION

Job Title

Lot 52 Bullenrise

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Project Location
Lot 52 Bullenrise, Arthur's Point
Queenstown

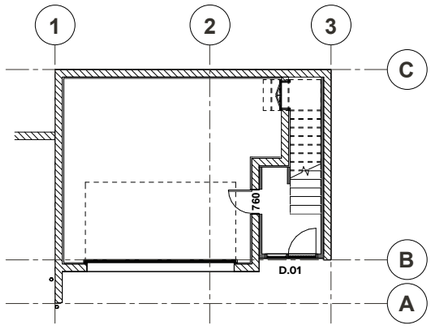
Ref.	Description	Date
A	BC ISSUE	16/10/2026

Revision Schedule

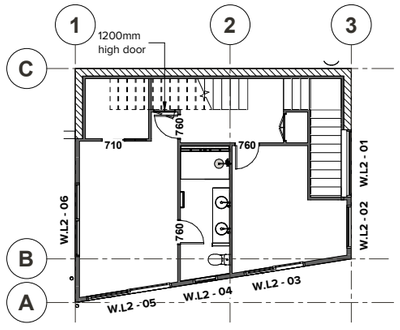
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Issued : 16/10/2026
Scale : 1 : 25@ A1
Design : XXX

3.2 Rev.A
Sheet No. / Revision

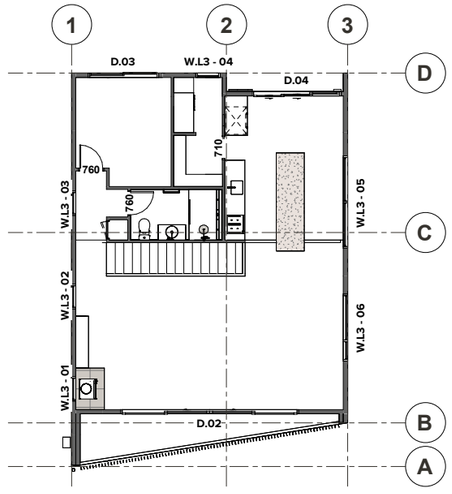
Interior Elevations
Sheet Title



Level 1 - W&D Schedule
1 : 100 @ A1



Level 2 - W&D Schedule
1 : 100 @ A1



Level 3 - W&D Schedule
1 : 100 @ A1

Joinery Note:

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

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

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

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

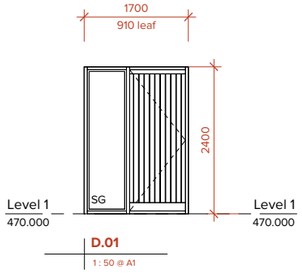
Allow to confirm powder coat colour with Owners prior to commencing fabrication.

Interior Doors:

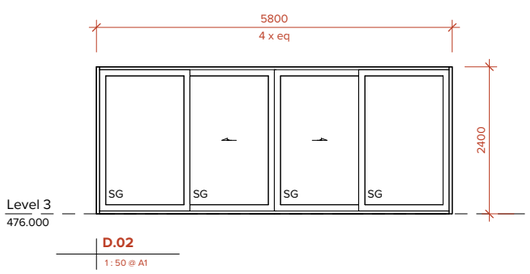
Size:	**Width - Refer Plans** **Height - 1.980m**
Leaf Type/Finish:	**Flat Panel solidcore leaf**
Frame Type / Finish	**Radiata Pine, 19mm / Paint grade**
Hardware:	**TBC with Owner**

Glazing Legend

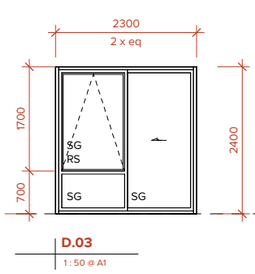
OB	**obscure glass**
SG	"A" grade safety glazing
RS	**restrictor stay**



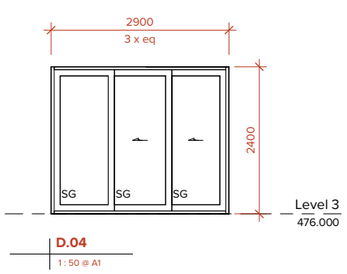
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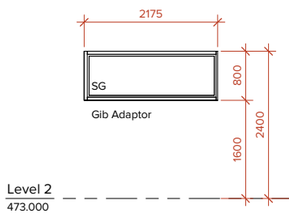
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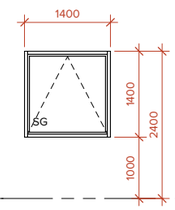
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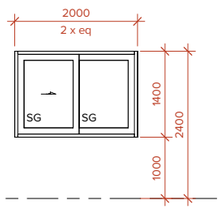
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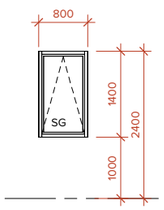
W.L2 - 01
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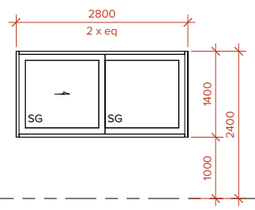
W.L2 - 02
1 : 50 @ A1



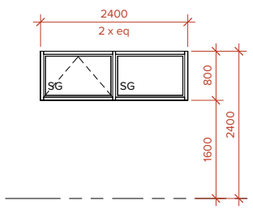
W.L2 - 03
1 : 50 @ A1



W.L2 - 04
1 : 50 @ A1



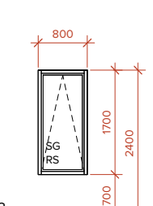
W.L2 - 05
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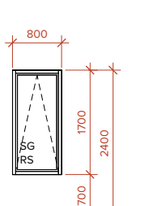
W.L2 - 06
1 : 50 @ A1

Level 2
473.000

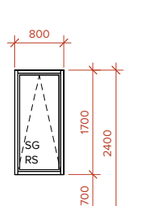
Level 2
473.000



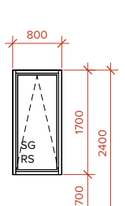
W.L3 - 01
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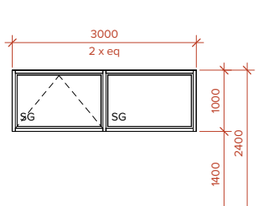
W.L3 - 02
1 : 50 @ A1



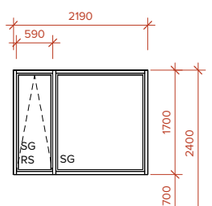
W.L3 - 03
1 : 50 @ A1



W.L3 - 04
1 : 50 @ A1



W.L3 - 05
1 : 50 @ A1



W.L3 - 06
1 : 50 @ A1

Level 3
476.000

Level 3
476.000

IMMERSION

Job Title

Lot 52 Bullenrise

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Project Location
Lot 52 Bullenrise, Arthur's Point
Queenstown

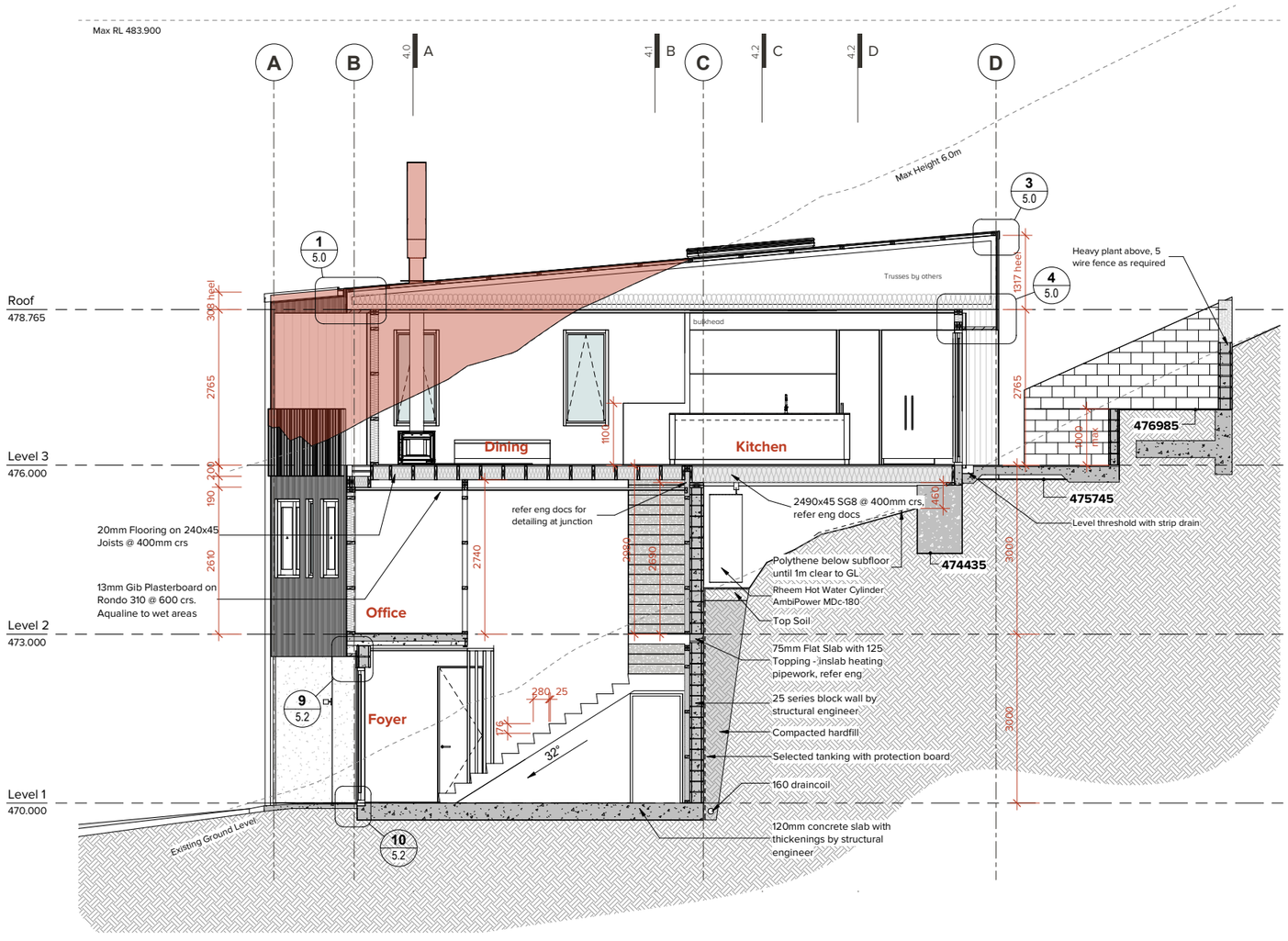
Ref.	Description	Date
A	BC ISSUE	16/10/2026

Revision Schedule

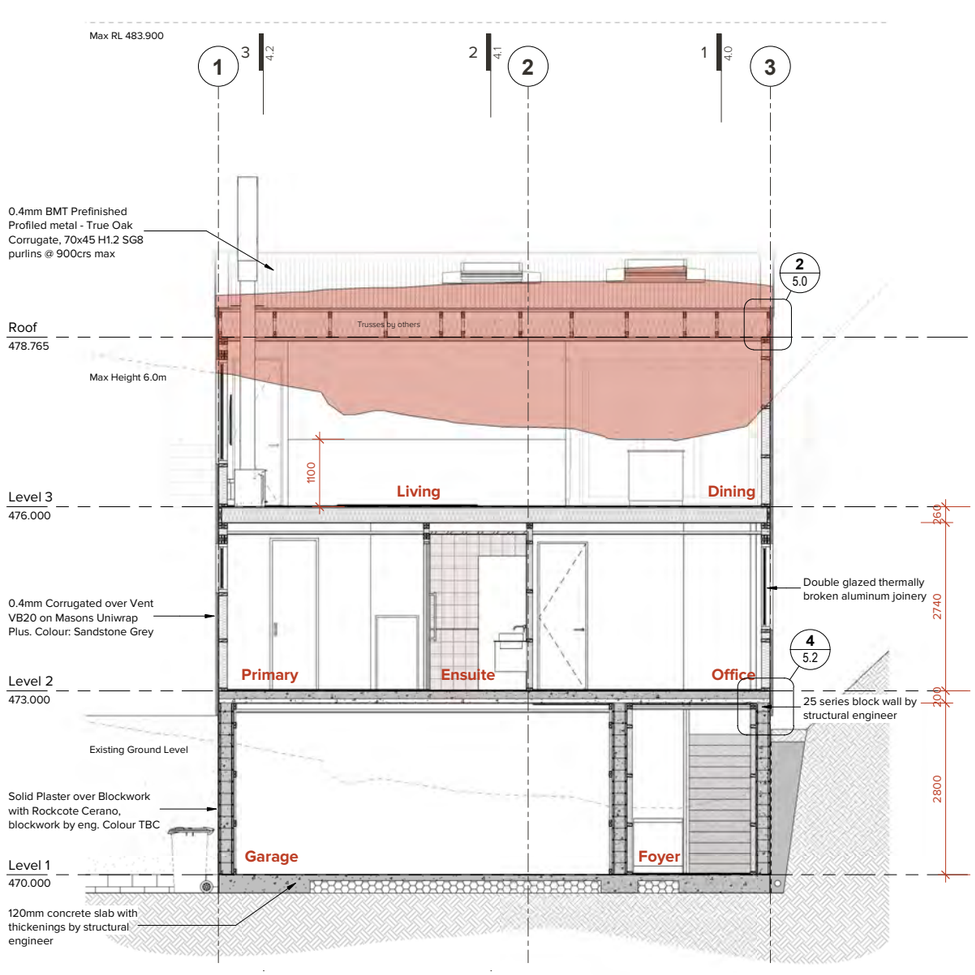
Project No. : J0349
Issued : 16/10/2026
Scale : As indicated@ A1
Design : XXX

3.3Rev.A
Sheet No. / Revision

Window and Door Schedule
Sheet Title



Section 1
1 : 50 @ A1



Section A
1 : 50 @ A1

STAIR UNIT SPEC. LEVEL ONE

NZBC D1/AS1 - COMMON / MAIN PRIVATE STAIRWAY

TREAD - 280mm MIN.
RISER - 190mm MAX.
PITCH LINE - 37° MAX.

Floor to floor height - 3000mm
14 Risers = 3000 / 17 = 176.5mm
Treads = 280+25 nosing = 305 going

176.5mm Risers - 305mm Goings
Construct new stair unit using 290x45mm SG8 H1.2 stringers with 18mm MDF treads and risers, glued and blocked between

Install 40mmØ handrail, fix to wall on proprietary stand off brackets at 0.9m height

IMMERSION

Job Title

Lot 52 Bullenrise

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Project Location
Lot 52 Bullenrise, Arthur's Point
Queenstown

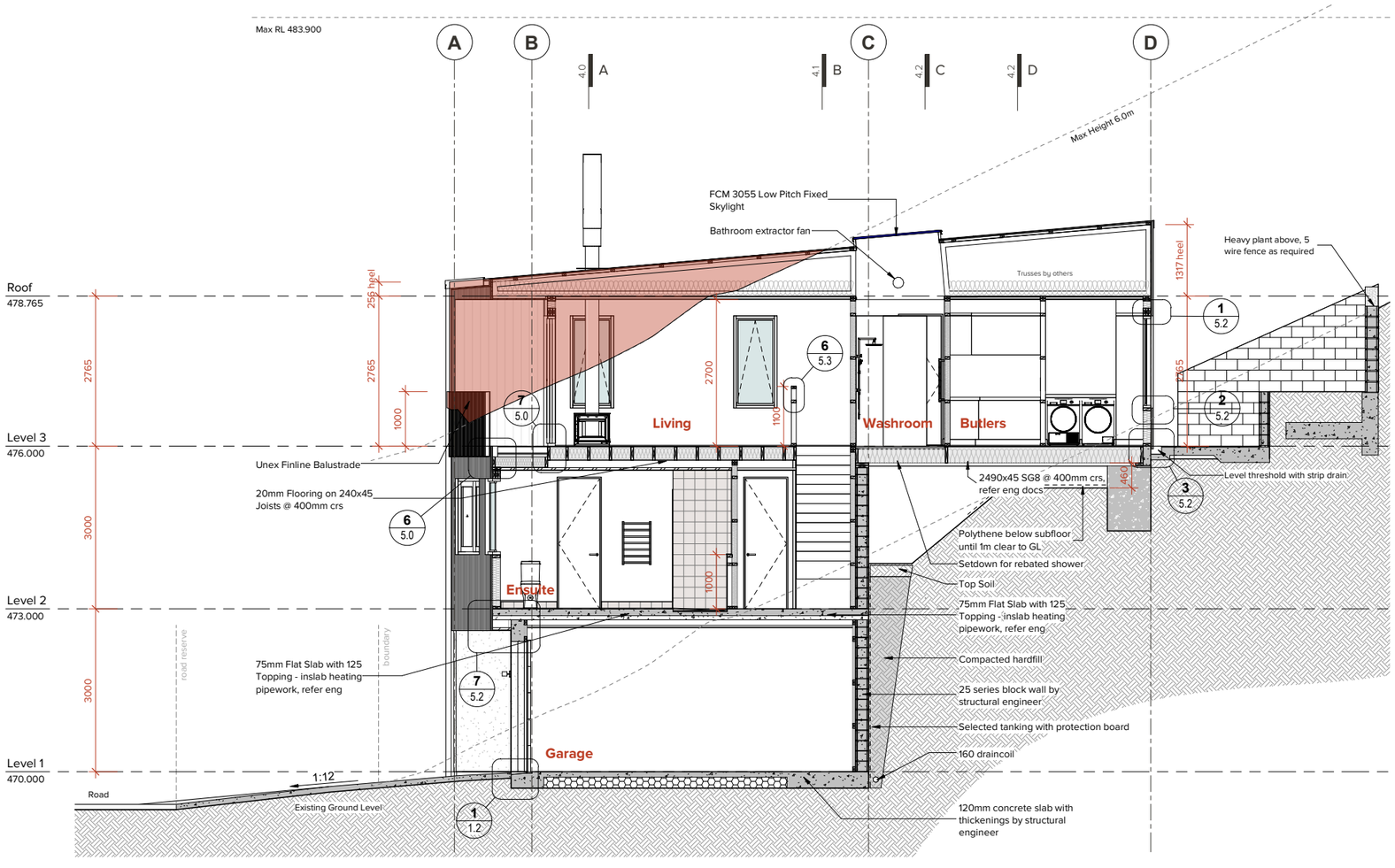
Ref.	Description	Date
A	BC ISSUE	16/10/2026
6	Issue to Eng	21/09/2026
5	Issue to Truss	14/09/2026
4	Resource Consent	27/07/2026

Revision Schedule

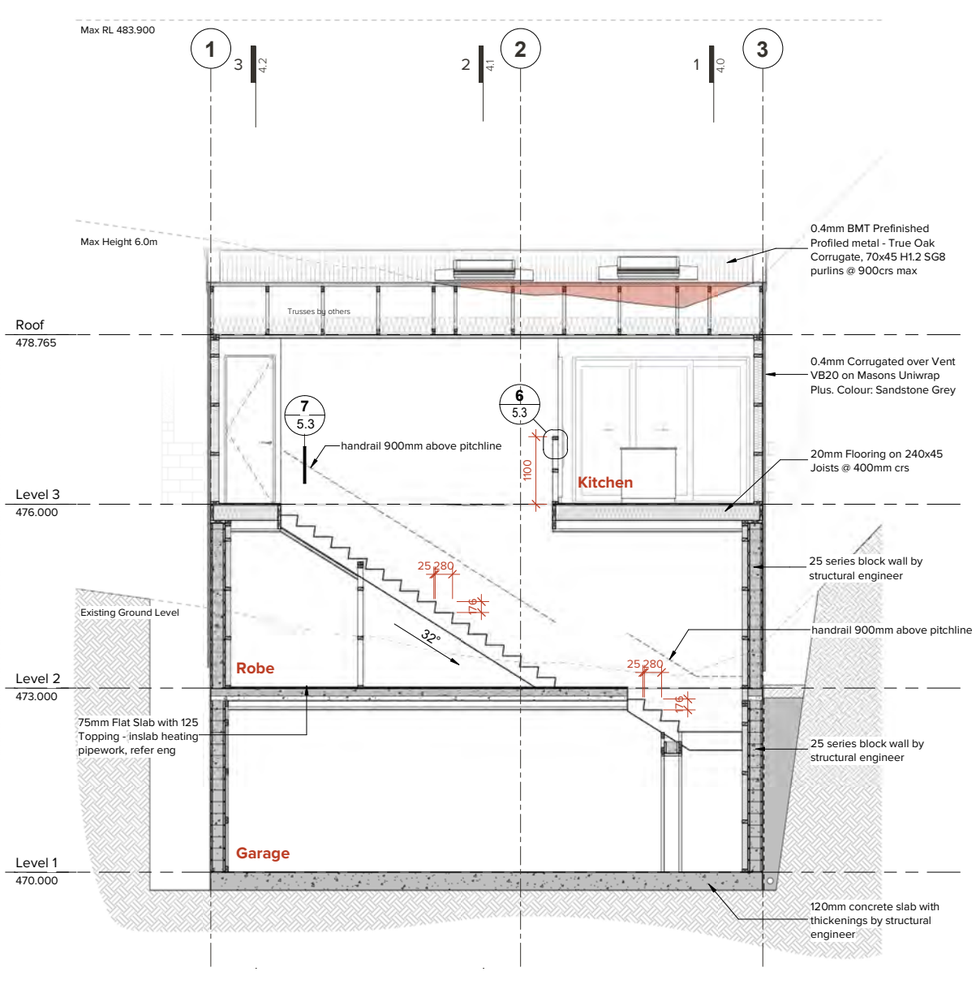
Project No. : J0349
Issued : 16/10/2026
Scale : As indicated@ A1
Design : XXX

4.0 Rev.A
Sheet No. / Revision

Cross Sections
Sheet Title



Section 2
1 : 50 @ A1



Section B
1 : 50 @ A1

STAIR UNIT SPEC. LEVEL TWO

NZBC D1/AS1 - COMMON / MAIN PRIVATE STAIRWAY

TREAD - 280mm MIN.
RISER - 190mm MAX.
PITCH LINE - 37° MAX.

Floor to floor height - 3000mm
14 Risers = 3000 / 17 = 176.5mm
Treads = 280+25 nosing = 305 going

176.5mm Risers - 305mm Goings
Construct new stair unit using 290x45mm SG8 H1.2 stringers with 18mm MDF treads and risers, glued and blocked between

Install 40mmØ handrail, fix to wall on proprietary stand off brackets at 0.9m height

IMMERSION

Job Title

Lot 52 Bullenrise

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Project Location
Lot 52 Bullenrise, Arthur's Point
Queenstown

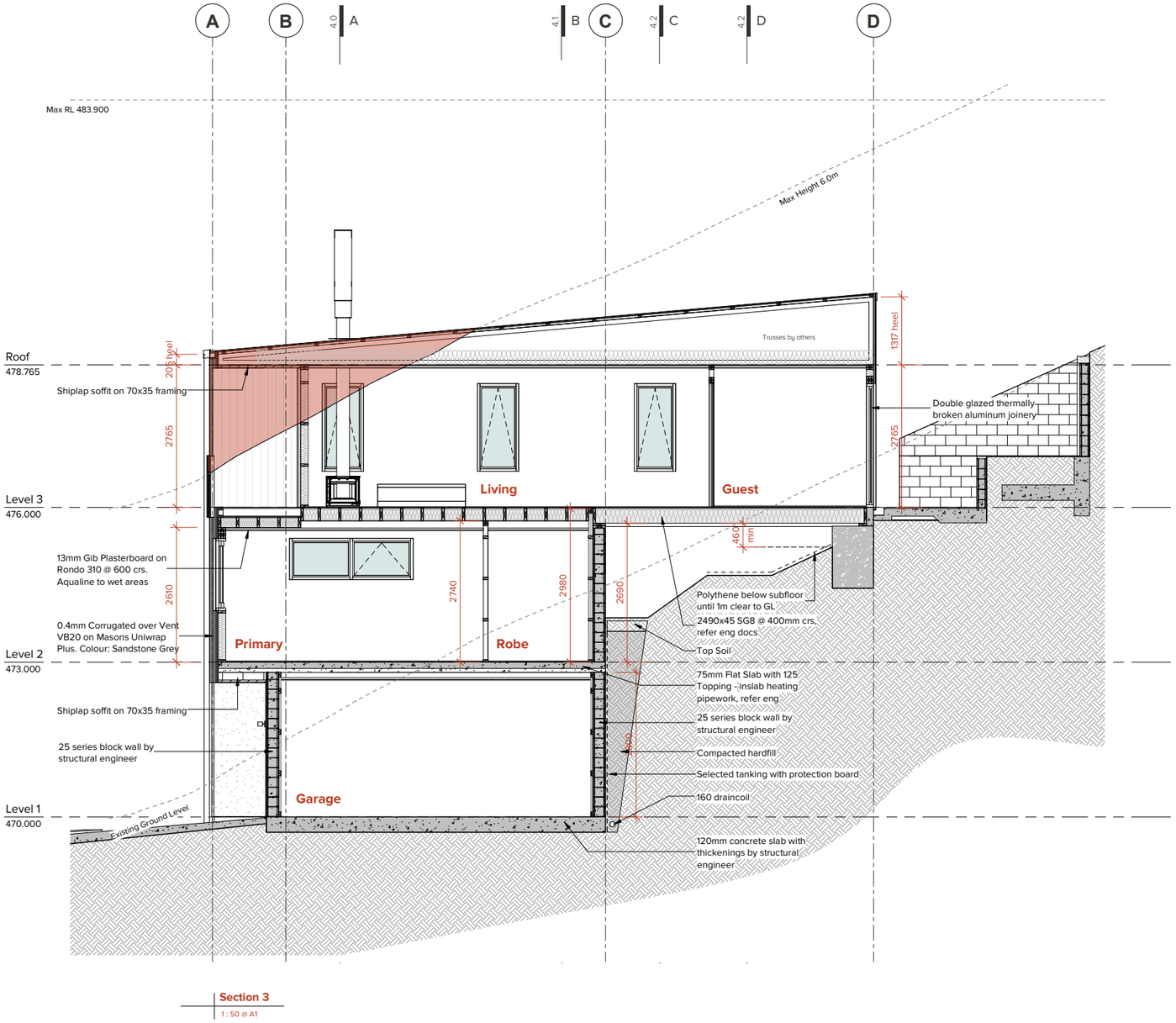
Ref.	Description	Date
A	BC ISSUE	16/10/2026
6	Issue to Eng	21/09/2026
5	Issue to Truss	14/09/2026
4	Resource Consent	27/07/2026

Revision Schedule

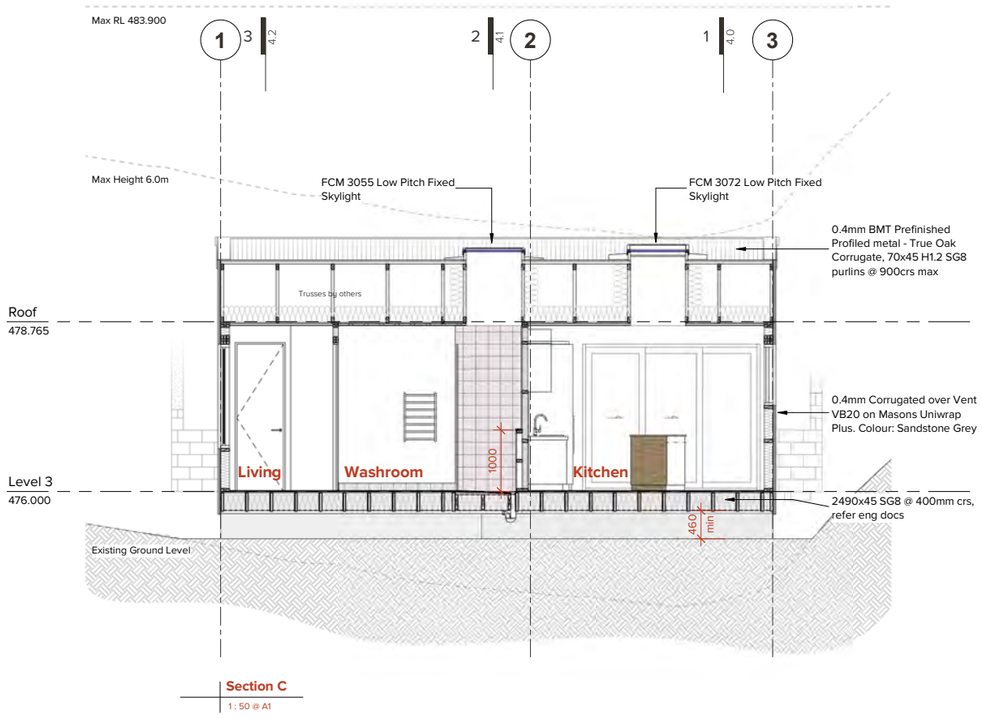
Project No. : J0349
Issued : 16/10/2026
Scale : As indicated@ A1
Design : XXX

4.1 Rev.A
Sheet No. / Revision

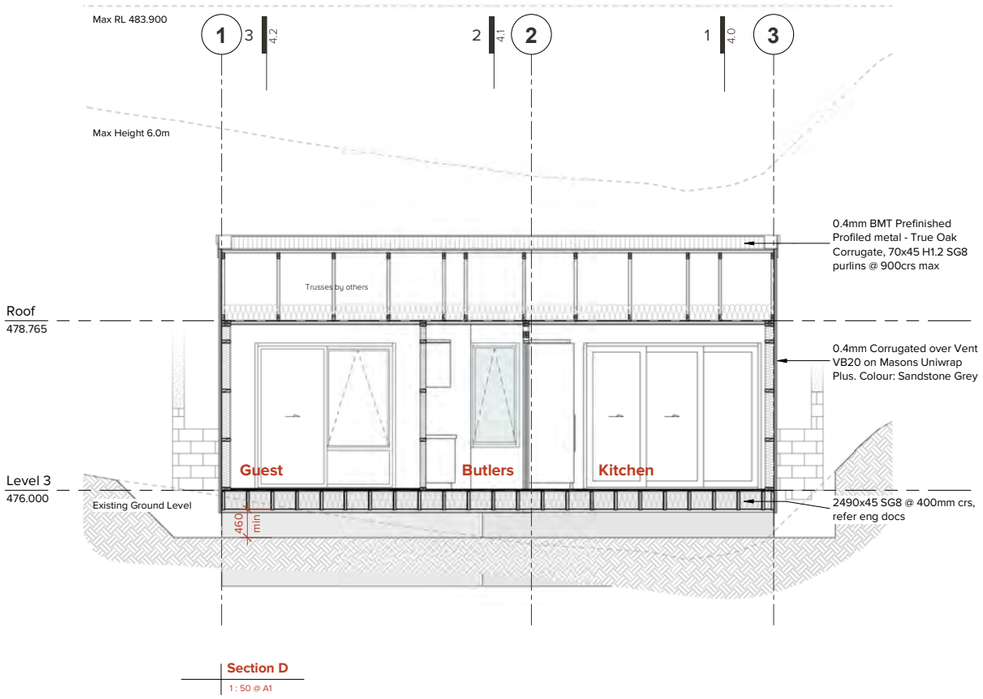
Cross Sections
Sheet Title



Section 3
1 : 50 @ A1



Section C
1 : 50 @ A1



Section D
1 : 50 @ A1

IMMERSION

Job Title

Lot 52 Bullenrise

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Project Location
Lot 52 Bullenrise, Arthur's Point
Queenstown

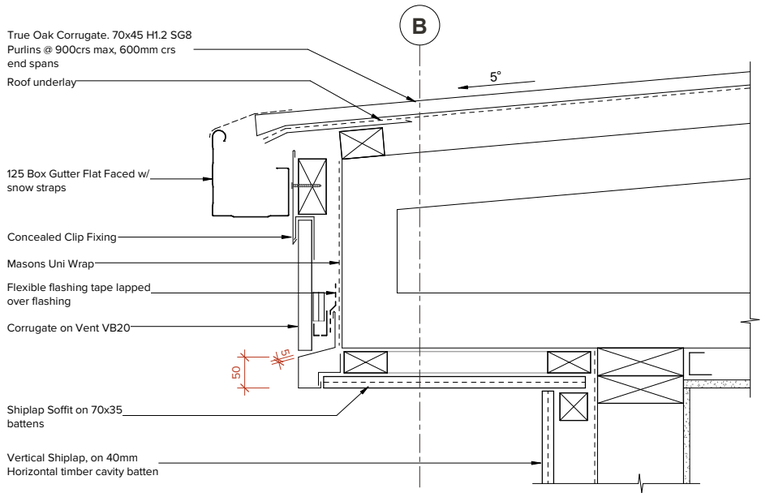
Ref.	Description	Date
A	BC ISSUE	16/10/2026
3	Issue to Eng	21/09/2026
2	Issue to Truss	14/09/2026
1	Resource Consent	27/07/2026

Revision Schedule

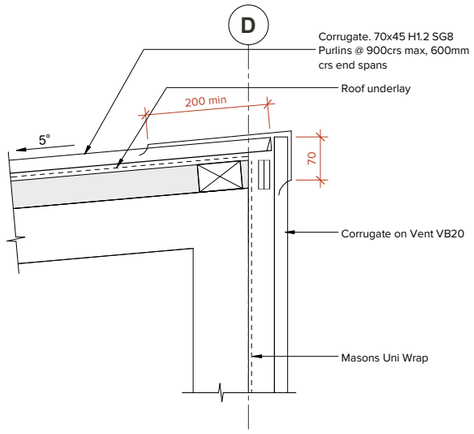
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Issued : 16/10/2026
Scale : 1 : 50@ A1
Design : XXX

4.2 Rev.A
Sheet No. / Revision

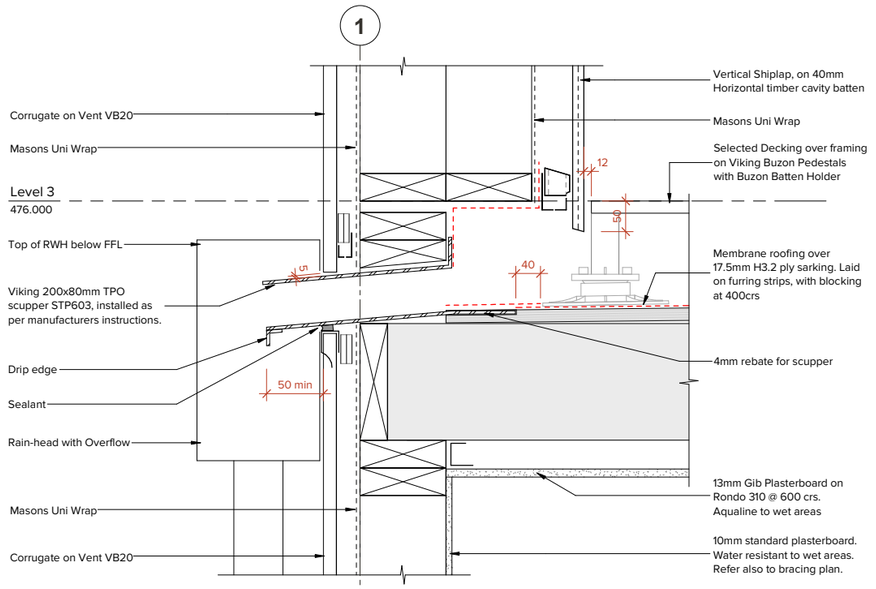
Cross Sections
Sheet Title



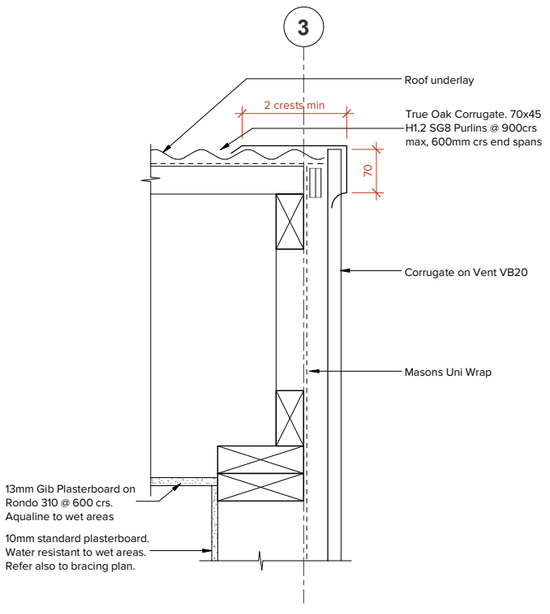
1 | Eave
2.2 | 1 : 5 @ A1



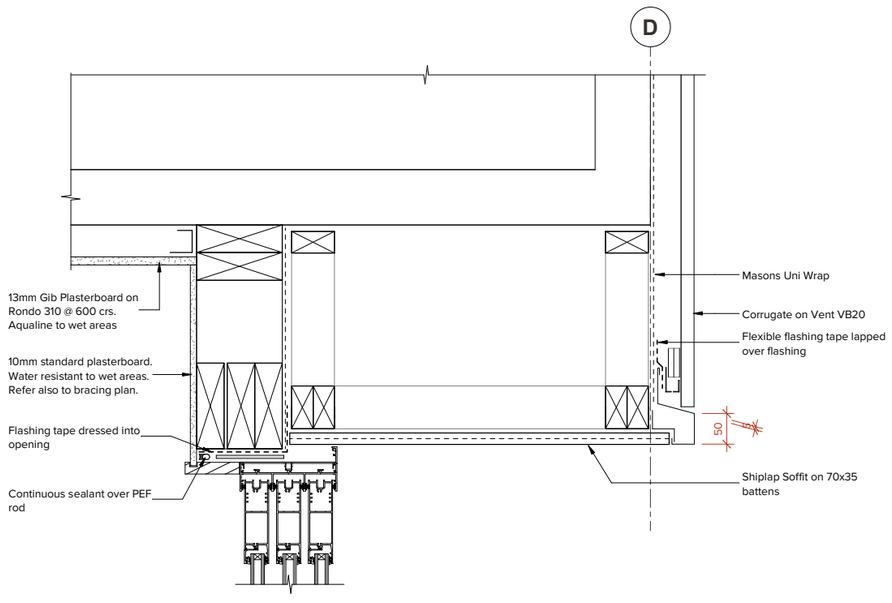
3 | Apex Barge
2.2 | 1 : 5 @ A1



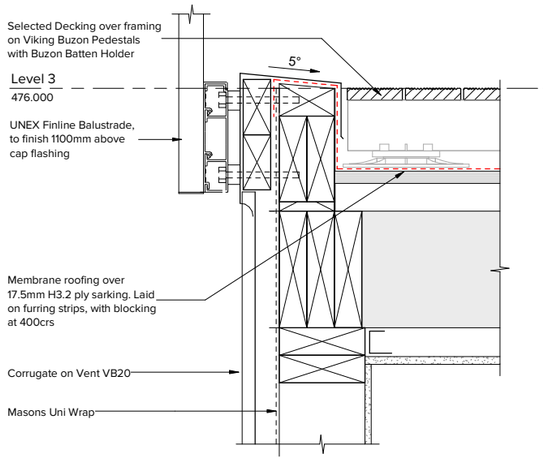
5 | Membrane Scupper Outlet
2.2 | 1 : 5 @ A1



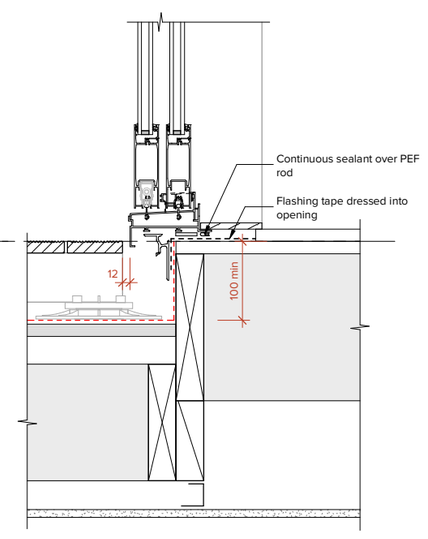
2 | Barge - Corrugate
2.2 | 1 : 5 @ A1



4 | Corrugate to Soffit w/ triple slider head
3.0 | 1 : 5 @ A1



6 | Membrane Upstand
3.1 | 1 : 5 @ A1



7 | Door Sill to Membrane
4.1 | 1 : 5 @ A1

IMMERSION

Job Title

Lot 52 Bullenrise

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Project Location
Lot 52 Bullenrise, Arthur's Point
Queenstown

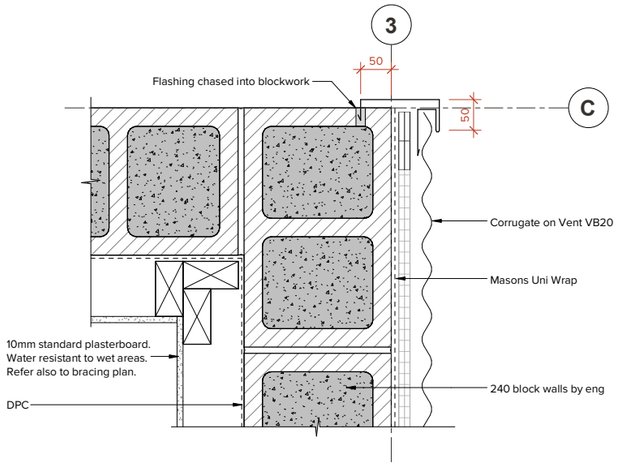
Ref.	Description	Date
A	BC ISSUE	16/10/2026

Revision Schedule

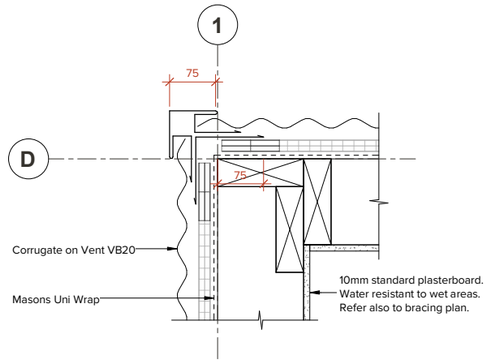
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Issued : 16/10/2026
Scale : 1 : 5@ A1
Design : XXX

5.0 Rev.A
Sheet No. / Revision

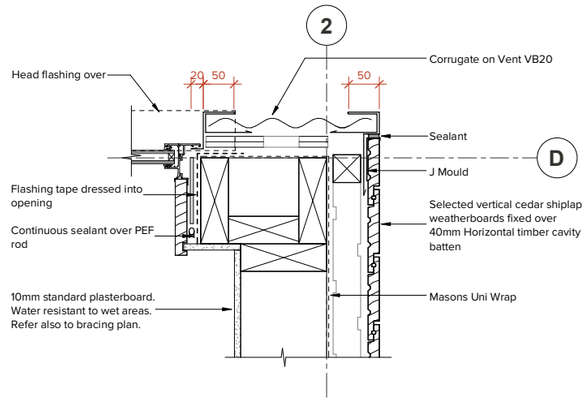
Construction Details
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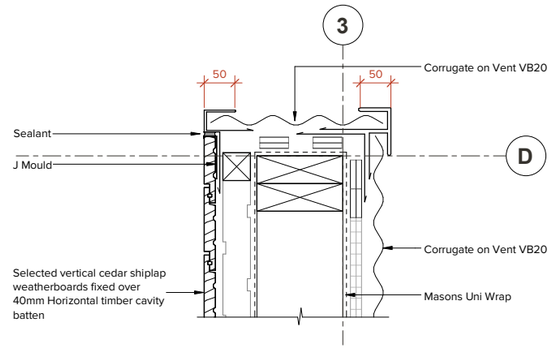
1 | **Corrugate to Block External Corner**
1.3 | 1 : 5 @ A1



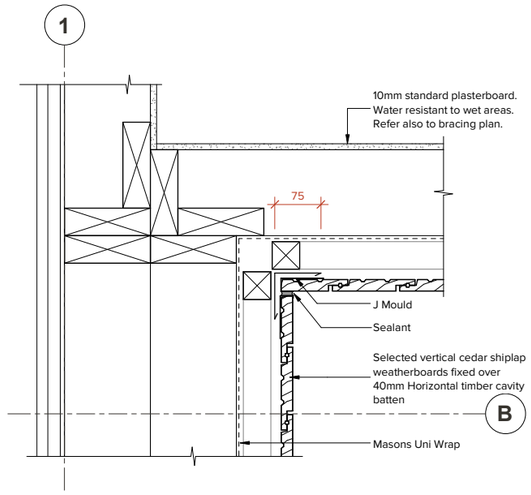
2 | **Corrugate External Corner**
1.3 | 1 : 5 @ A1



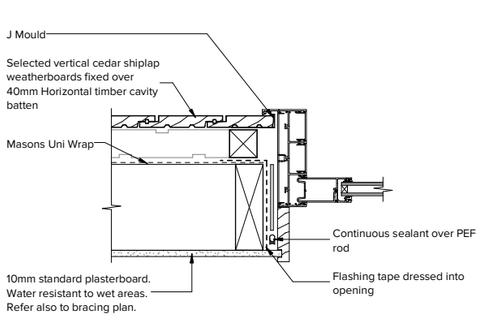
3 | **External Corner Corrugate to Shiplap**
1.3 | 1 : 5 @ A1



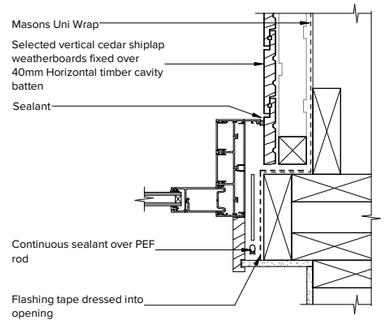
4 | **Wing Wall**
1.3 | 1 : 5 @ A1



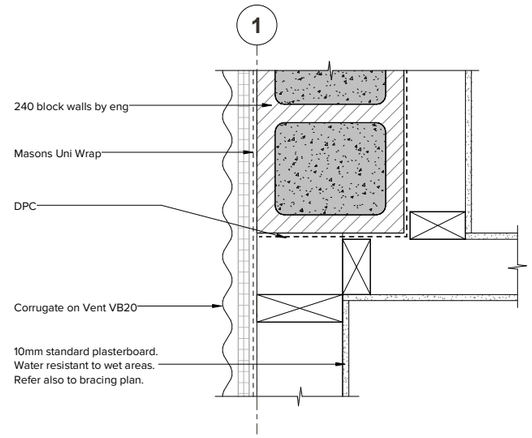
5 | **Shiplap Internal Corner**
1.3 | 1 : 5 @ A1



6 | **Triple Slider Jamb**
1.3 | 1 : 5 @ A1



7 | **Triple Slider Jamb Junction**
1.3 | 1 : 5 @ A1



8 | **Corrugate over timber and blockwork**
1.3 | 1 : 5 @ A1

IMMERSION

Job Title

Lot 52 Bullenrise

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Project Location
Lot 52 Bullenrise, Arthur's Point
Queenstown

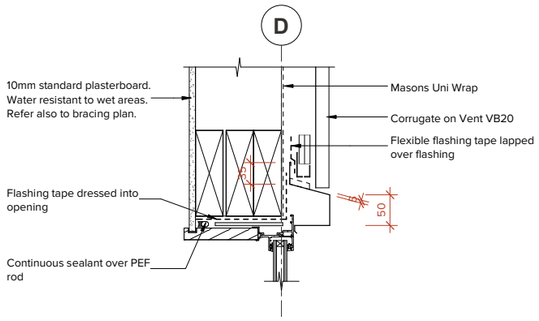
Ref.	Description	Date
A	BC ISSUE	16/10/2026

Revision Schedule

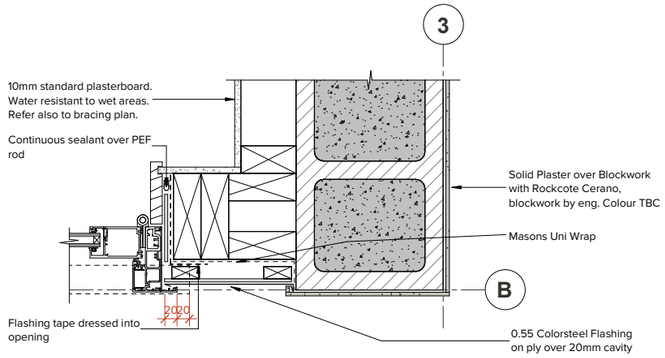
Project No. : J0349
Issued : 16/10/2026
Scale : 1 : 5@ A1
Design : XXX

5.1 Rev.A
Sheet No. / Revision

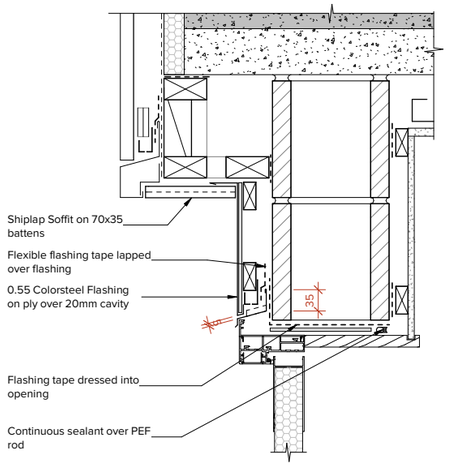
Construction Details
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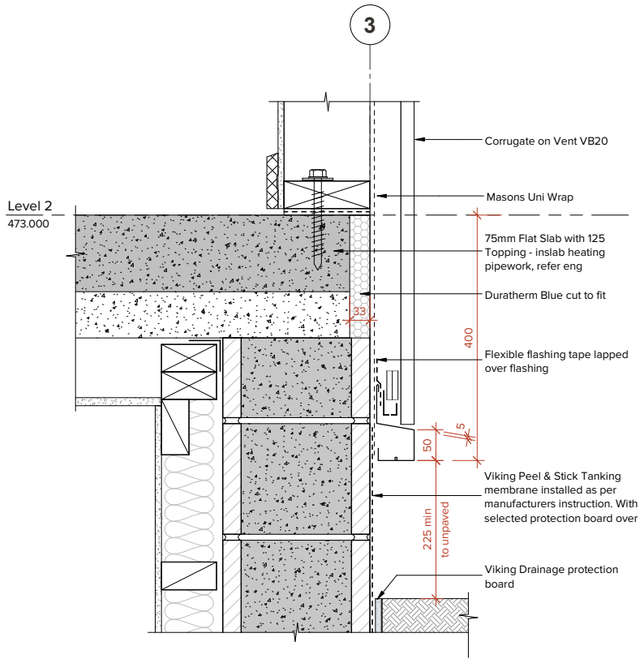
1 | Corrugate Head
3.0 | 1 : 5 @ A1



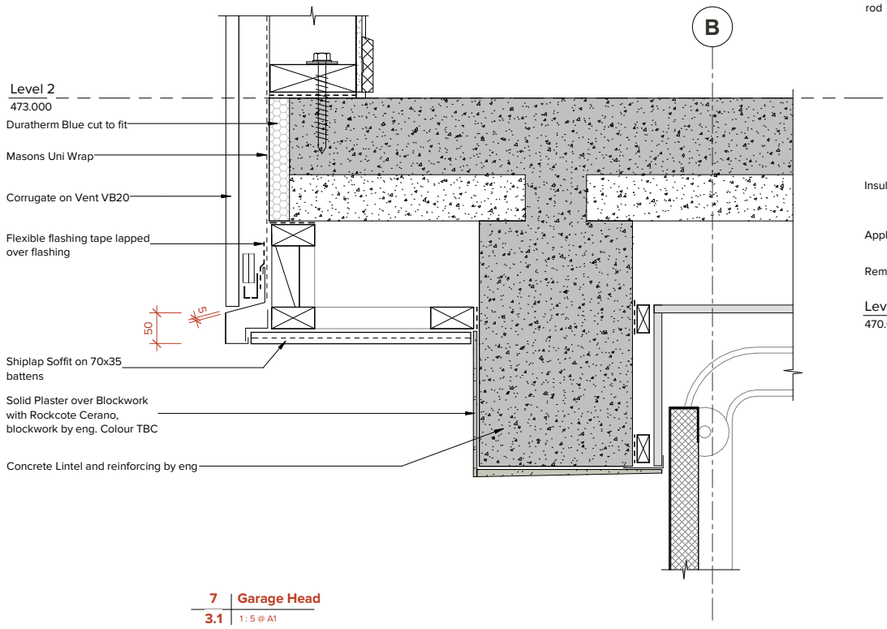
6 | Front Door Jamb
1.3 | 1 : 5 @ A1



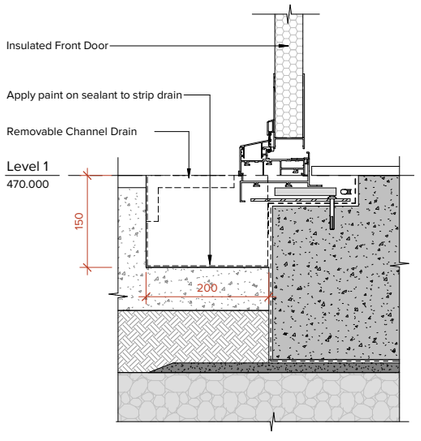
9 | Front Door Head
4.0 | 1 : 5 @ A1



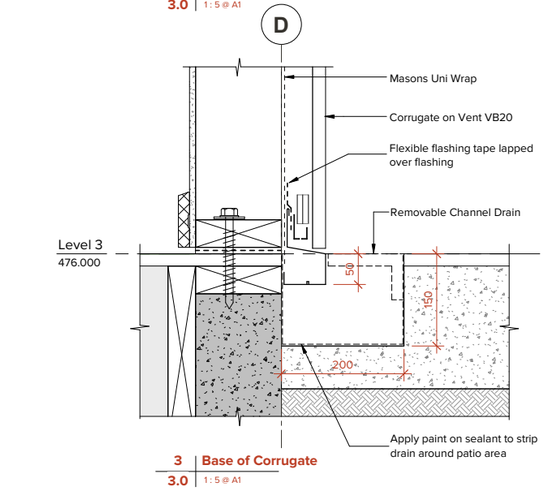
4 | Base of Corrugate @ blockwork
3.0 | 1 : 5 @ A1



7 | Garage Head
3.1 | 1 : 5 @ A1

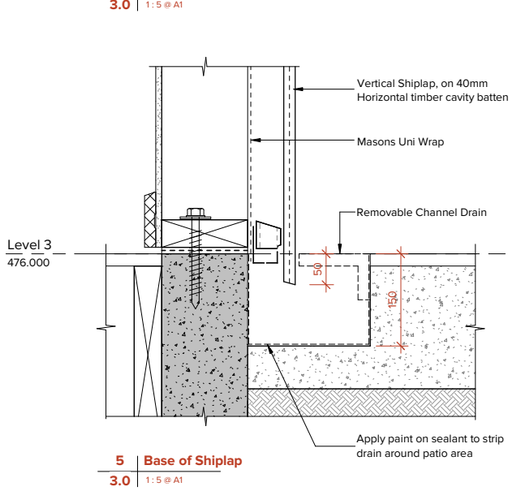


10 | Front Door Sill
1.2 | 1 : 5 @ A1

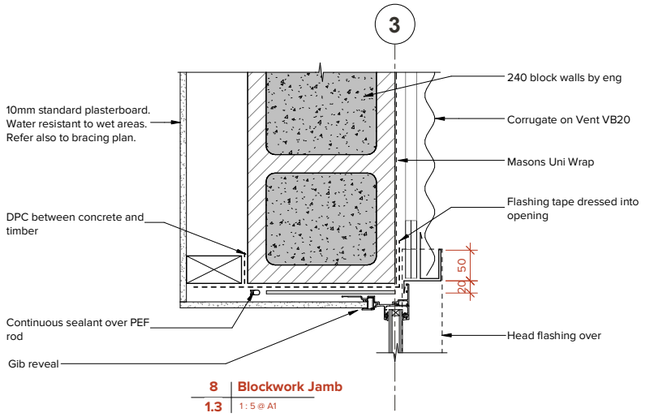


2 | Corrugate Sill
3.0 | 1 : 5 @ A1

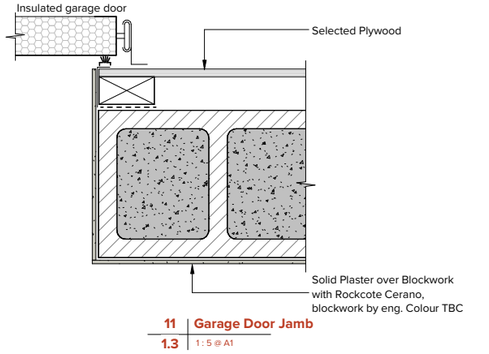
3 | Base of Corrugate
3.0 | 1 : 5 @ A1



5 | Base of Shiplap
3.0 | 1 : 5 @ A1



8 | Blockwork Jamb
1.3 | 1 : 5 @ A1



11 | Garage Door Jamb
1.3 | 1 : 5 @ A1

IMMERSION

Job Title

Lot 52 Bullenrise

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Project Location
Lot 52 Bullenrise, Arthur's Point
Queenstown

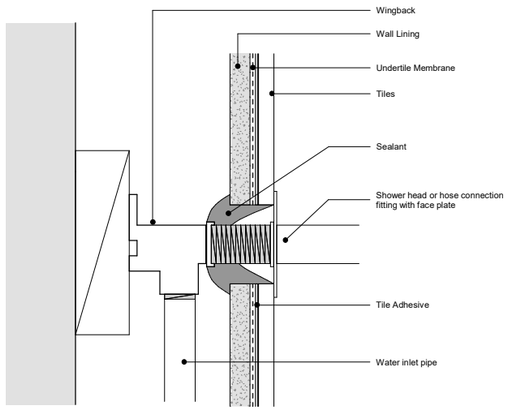
Ref.	Description	Date
A	BC ISSUE	16/10/2026

Revision Schedule

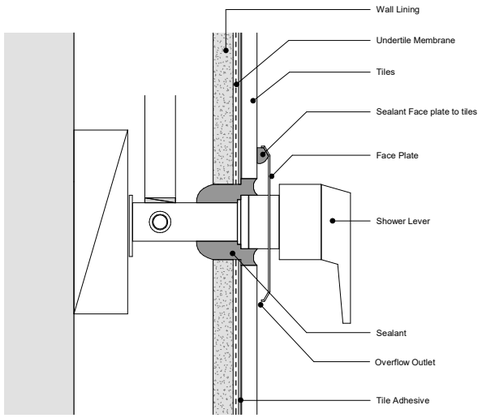
Project No. : J0349
Issued : 16/10/2026
Scale : 1 : 5@ A1
Design : XXX

5.2 Rev.A
Sheet No. / Revision

Construction Details
Sheet Title

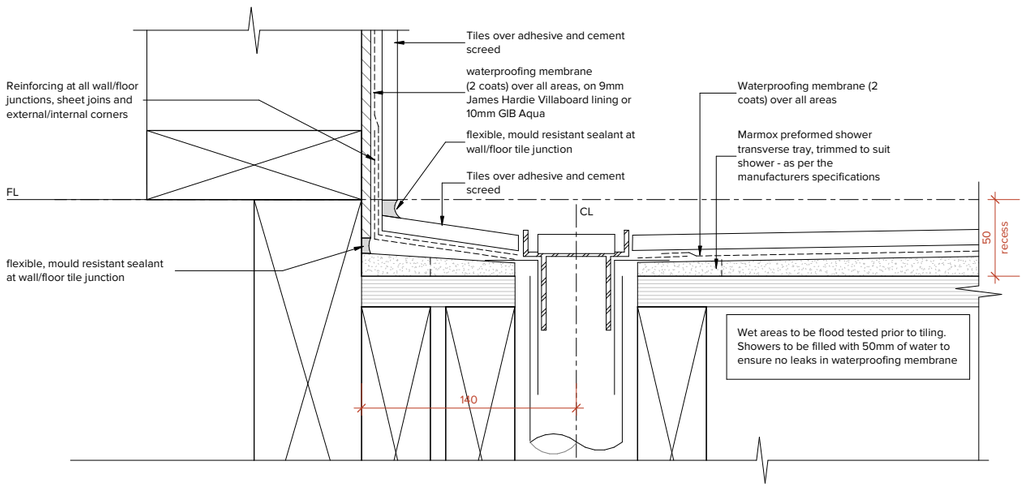


1 | Shower Head or Flexible Hose Connection
1 : 2 @ A1

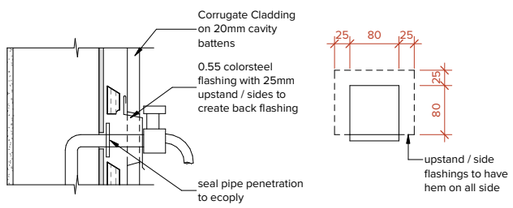


2 | Shower Mixer using Sealant
1 : 2 @ A1

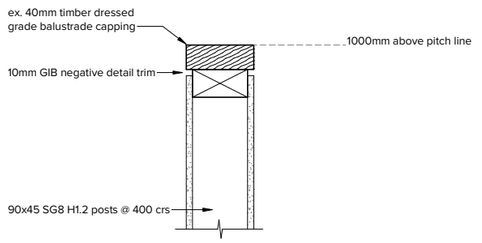
3 | Tiled Wall to Floor Detail
1 : 2 @ A1



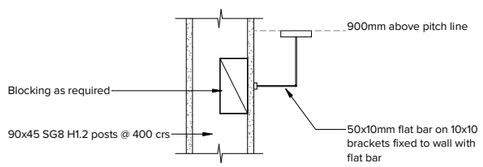
4 | Shower Recess - Timber Framing
1 : 2 @ A1



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



6 | Balustrade
4.1 1 : 5 @ A1



7 | Handrail
4.1 1 : 5 @ A1

IMMERSION

Job Title

Lot 52 Bullenrise

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Project Location
Lot 52 Bullenrise, Arthur's Point
Queenstown

Ref.	Description	Date
A	BC ISSUE	16/10/2026

Revision Schedule

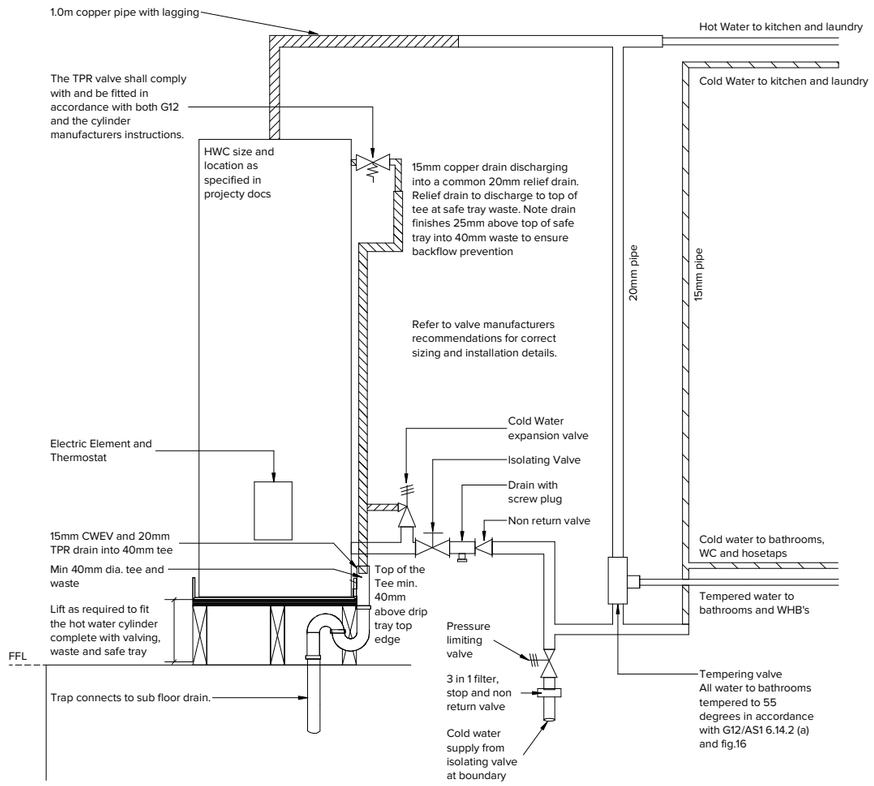
Project No. : J0349
Issued : 16/10/2026
Scale : As indicated@ A1
Design : XXX

5.3 Rev.A
Sheet No. / Revision

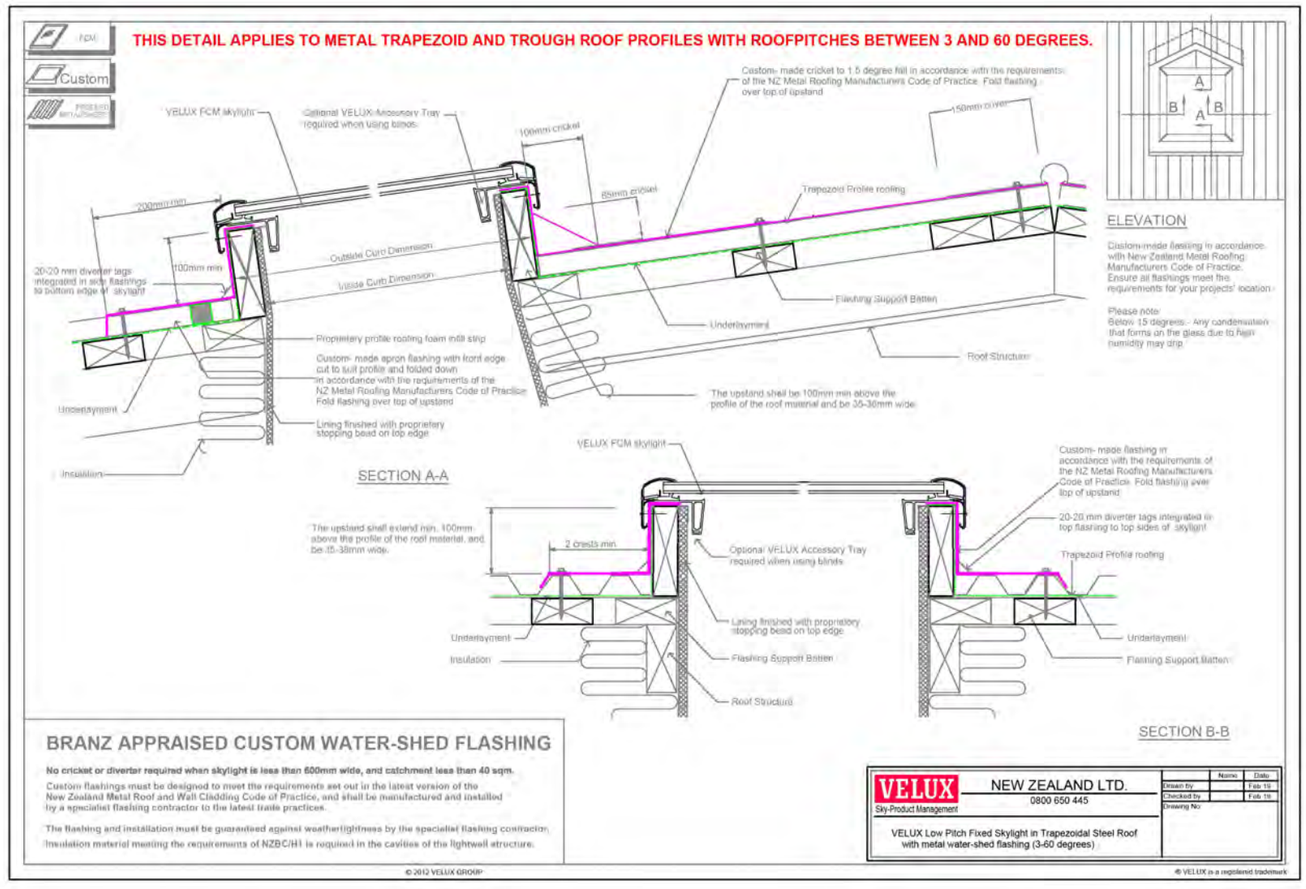
Construction Details
Sheet Title

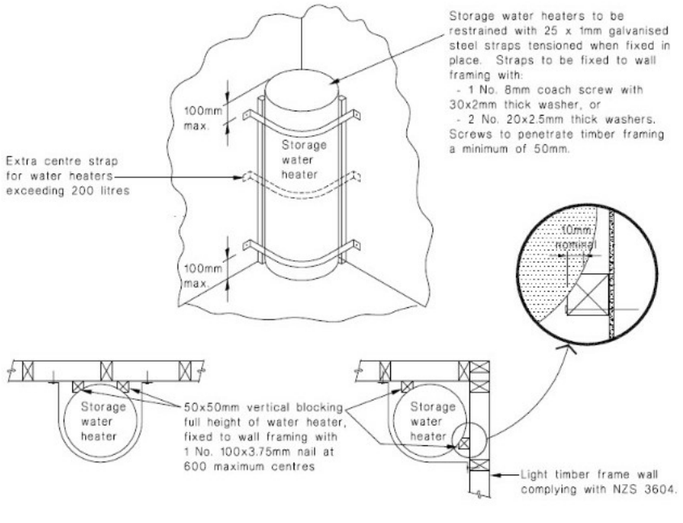
Mains Pressure Storage Water Heater System (unvented) schematic.
Reference Figure 8 G12/AS1 (unvented = valve vented)

Schematic not for use with an uncontrolled heat source.



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





IMMERSION

Job Title

Lot 52 Bullenrise

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Project Location
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Ref.	Description	Date
A	BC ISSUE	16/10/2026

Revision Schedule

Project No. : J0349
Issued : 16/10/2026
Scale : 1 : 25@ A1
Design : XXX

5.4Rev.A
Sheet No. / Revision

Miscellaneous Details
Sheet Title