

Sheet List			
Sheet Number	Sheet Name	Rev.	Date
A1000	Cover Page	R4	19.10.26
A1200	E2 Risk Matrix & Drainage Calcs	R2	19.10.26
A1300	Construction Types	R2	19.10.26
A2000	Site Plan	R4	19.10.26
A2100	Earthworks Plan	R3	19.10.26
A2200	Sediment Control Plan	R3	19.10.26
A3000	G.A Garage Plan	R4	19.10.26
A3005	G.A Level 1 Plan	R4	19.10.26
A3010	G.A Level 2 Plan	R4	19.10.26
A3015	G.A Level 3 Plan	R4	19.10.26
A3020	G.A Level 4 Plan	R4	19.10.26
A3100	Garage + L1 Reference Plan	R4	19.10.26
A3105	L2 + L3 Reference Plan	R4	19.10.26
A3110	L4 Reference Plans	R4	19.10.26
A3300	Roof & Drainage Plan	R4	19.10.26
A3400	Reflected Ceiling Plans G-L2	R3	19.10.26
A3410	Reflected Ceiling Plans L3-L4	R3	19.10.26
A3500	Section A-A	R4	19.10.26
A3505	Section B-B	R4	19.10.26
A3510	Section C-C	R4	19.10.26
A3515	Section D-D	R4	19.10.26
A3520	Section E-E	R4	19.10.26
A3525	Section F-F & G-G	R4	19.10.26
A3530	Section H-H & I-I	R4	19.10.26
A3535	Section J-J & Driveway	R4	19.10.26
A4000	East Elevations	R4	19.10.26
A4005	West Elevations	R4	19.10.26
A4010	North & South Elevations	R4	19.10.26
A4500	Window Schedule	R4	19.10.26
A4510	Exterior Door Schedule	R4	19.10.26
A4520	Interior Door Schedule	R3	19.10.26
A4700	Garage Details	R2	19.10.26
A4701	Garage Details	R2	19.10.26
A4702	Garage Details	R2	19.10.26
A4705	Garage Door Details	R2	19.10.26
A4706	Entry Deck Details	R2	19.10.26
A4707	Entry Deck/Storage Details	R2	19.10.26
A4710	Cladding Base Details	R2	19.10.26
A4711	Cladding Base Details	R2	19.10.26
A4715	Cladding Plan Details	R2	19.10.26
A4716	Cladding Plan Details	R2	19.10.26
A4720	L4 Deck Details	R2	19.10.26
A4721	L4 Deck Details	R2	19.10.26

Sheet List			
Sheet Number	Sheet Name	Rev.	Date
A4722	L4 Patio Details	R2	19.10.26
A4730	Roof Apex Details	R2	19.10.26
A4731	Roof Details	R2	19.10.26
A4732	Roof Details	R2	19.10.26
A4733	Roof Details	R2	19.10.26
A4734	Skylight Details	R2	19.10.26
A4735	Skylight Details	R2	19.10.26
A4740	Floor Details	R2	19.10.26
A4750	High Raking Window Details	R2	19.10.26
A4751	Generic Window Details	R2	19.10.26
A4752	L4 Window/Door Details	R2	19.10.26
A4753	Window Shroud Details	R2	19.10.26
A4754	Floor Level Window Details	R2	19.10.26
A4755	Entrance Door Details	R2	19.10.26
A4790	Interior Tile Bath Details	R2	19.10.26
A4791	Interior Details	R2	19.10.26
A5000	Garage Elevations	R2	19.10.26
A5005	Studio + Storage Elevations	R2	19.10.26
A5010	Studio Bed/Bath Elevations	R2	19.10.26
A5015	Entrance Elevations	R2	19.10.26
A5020	L2 Stairway + Bathroom Elevations	R2	19.10.26
A5025	L2 Bedrooms Elevations	R2	19.10.26
A5030	L3 Stairway + WC Elevations	R2	19.10.26
A5035	Main Bedroom + Ensuite Elevations	R2	19.10.26
A5040	Kitchen + Living + Dining Elevations	R2	19.10.26
A6000	Entry Stair	R2	19.10.26
A6010	Balustrades	R2	19.10.26
A7400	Plumbing Plan	R2	19.10.26

arête

0826

Cascade House

39 Tailrace Rise, Arthur's Point, Queenstown

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

Risk Matrix for Cascade House - North Elevation
Edition: Fourth
Wall Type: **Standard**

Risk Factor	Low	Med.	High	Very High	Score
Wind (NZS3604)	0	0	**1**	2	**1**
Storeys	**0**	1	2	4	**0**
R/W Intersection	0	**1**	3	5	**1**
Eaves Width	0	1	2	**5**	**5**
Complexity	**0**	1	3	6	**0**
Deck Design	**0**	2	4	6	**0**
				Total Risk Score: **medium**	**7**

Risk Matrix created by Design Navigator

Risk Matrix for Cascade House - East Elevation
Edition: Fourth
Wall Type: **Standard**

Risk Factor	Low	Med.	High	Very High	Score
Wind (NZS3604)	0	0	**1**	2	**1**
Storeys	0	1	2	**4**	**4**
R/W Intersection	0	**1**	3	5	**1**
Eaves Width	0	1	2	**5**	**5**
Complexity	**0**	1	3	6	**0**
Deck Design	**0**	2	4	6	**0**
				Total Risk Score: **medium**	**11**

Risk Matrix created by Design Navigator

Risk Matrix for Cascade House - South Elevation
Edition: Fourth
Wall Type: **Standard**

Risk Factor	Low	Med.	High	Very High	Score
Wind (NZS3604)	0	0	**1**	2	**1**
Storeys	0	1	**2**	4	**2**
R/W Intersection	0	**1**	3	5	**1**
Eaves Width	0	1	2	**5**	**5**
Complexity	**0**	1	3	6	**0**
Deck Design	0	2	**4**	6	**4**
				Total Risk Score: **high**	**13**

Risk Matrix created by Design Navigator

Risk Matrix for Cascade House - West Elevation
Edition: Fourth
Wall Type: **Standard**

Risk Factor	Low	Med.	High	Very High	Score
Wind (NZS3604)	0	0	**1**	2	**1**
Storeys	0	1	2	**4**	**4**
R/W Intersection	0	**1**	3	5	**1**
Eaves Width	0	1	2	**5**	**5**
Complexity	0	**1**	3	6	**1**
Deck Design	0	2	**4**	6	**4**
				Total Risk Score: **high**	**16**

Risk Matrix created by Design Navigator

NZ Metal Roof and Wall Cladding Code of Practice

5.4.7 Gutter Capacity Calculator

Calculation Date: 17/09/2026, 2:45:10 pm – https://www.metalroofing.org.nz/cop

Project Name

Cascade House

Site Address

39 Tailrace Rise, Arthur's Point, Queenstown

Note that this site address is used only for convenience if printing calculations to attach to documentation.
*This address is **not** factored into calculations - you must determine intensity from Region/Location selection, Rainfall Intensity Maps or NIWA's HIRDS tool.*
The address is not recorded or shared with any other parties.

Rainfall Intensity

*See 5.3.2.1A **RCP Level Descriptions** for more information.*

Region: Otago | Location: Queenstown | Basis: RCP 4.5 | Rainfall Intensity: 58 mm/hr

Rainfall Intensity (10 Min Duration, 2% AEP Intensity) from NZBC E1/AS1 Table A – Adjusted for RCP 4.5

Options

Type of Building	Type of Gutter	Overflow along Gutter	Overflow at Downpipe
○ Commercial	◉ **External**	○ No	○ No
◉ **Residential**	○ Internal	◉ **Yes**	○ Yes
	○ Seeret		

Short-Term Intensity Multiplication Factor: 1
Minimum 1 for current selections

Gutter Fall: 1:15 = 66.66666 mm per metre
90 Degree Bends: 0 bends
Gutter Length served by outlet: 9.2 m

Select Gutter Information Source

○ Rectangular Gutter ◉ **Manufacturer's Data**

Gutter Dimensions at outlet

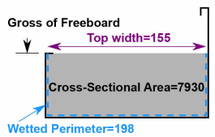


Illustration is for explanatory purposes only and is not to shape or scale.

Product Description: RI Half Round Gutter 168mm
Describe the product: this does not control the calculation which relies on you entering accurate data

Manufacturer's Cross-sectional area (gross of freeboard)	7930	mm²
Wetted perimeter (gross of freeboard)	198	mm
Top Width when running full	155	mm

Max Capacity Roof Area **1062.62m²**

Conditions and assumptions for flat gutters:
1. Mannings n assumed to be 0.014 to represent long term friction conditions.
2. Equations valid for gutters with min gradient 1:500.
3. Bends are accounted for by local loss coefficients (0.5 for each 90° bend).

NZ Metal Roof and Wall Cladding Code of Practice

5.7.3 Downpipe Capacity Calculator

Calculation Date: 17/09/2026, 2:53:56 pm – https://www.metalroofing.org.nz/cop

Project Name

Cascade House

Site Address

39 Tailrace Rise, Arthur's Point, Queenstown

Note that this site address is used only for convenience if printing calculations to attach to documentation.
*This address is **not** factored into calculations - you must determine intensity from Region/Location selection, Rainfall Intensity Maps or NIWA's HIRDS tool.*
The address is not recorded or shared with any other parties.

Rainfall Intensity

*See 5.3.2.1A **RCP Level Descriptions** for more information.*

Region: Otago | Location: Queenstown | Basis: RCP 4.5 | Rainfall Intensity: 58 mm/hr

Rainfall Intensity (10 Min Duration, 2% AEP Intensity) from NZBC E1/AS1 Table A – Adjusted for RCP 4.5

Options

Type of Building	Type of Gutter	Overflow along Gutter	Overflow at Downpipe
○ Commercial	◉ **External**	○ No	○ No
◉ **Residential**	○ Internal	◉ **Yes**	◉ **Yes**

Short-Term Intensity Multiplication Factor: 1
Minimum 1 for current selections

Select Downpipe type ◉ **Circular** ○ Rectangular **80mm**

Head at Downpipe: 53 mm

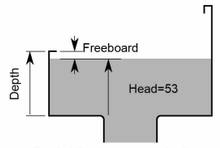


Illustration is for explanatory purposes only and is not to scale.

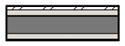
Max Capacity Roof Area **169.88m²**

Conditions and assumptions for downpipes:
1. Mannings n assumed to be 0.014 to represent long term friction conditions
2. Any grates must not restrict flow or site-specific design is to be completed - typically double the number of outlets
3. Gutters must have fall for downpipe sizing to be valid
4. Calculations consider weir, orifice and friction effects
5. Orifice discharge coefficient of 0.61 assumed
6. Weir coefficient of 0.65 and 75% of outlet perimeter assumed available for weir flow
7. Minimum pipe gradient of 20% assumed for friction conditions

THIS DRAWING MUST BE VIEWED IN COLOUR

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.

External Wall Types.



EW.01 - CASSETTE

Framing: 140x45 studs - refer to engineers docs for stud spacing and type
Ext. Insulation: R4.1 Earthwool or similar R-value product
Ext. Cav. Battens: 45x45 horizontal castellated cavity battens
Rigid Air Barrier: 7mm Ecoply
Cladding: Roofing Industries RT7 Vertical Run - Weathered Copper
Vapour Barrier: Intello
Int. Cav. Battens: 45x45 cavity battens
Int. Insulation: R1.3 Earthwool or similar R-value product
Internal Lining: 10mm Plasterboard (see fire rating requirements for Level 1 external wall linings)



EW.02 - CASSETTE

Framing: 140x45 studs - refer to engineers docs for stud spacing and type
Ext. Insulation: R4.1 Earthwool or similar R-value product
Ext. Cav. Battens: 45x45 horizontal castellated cavity battens
Rigid Air Barrier: 7mm Ecoply
Weathertightness: proclima Solitex Adhero Roflex System
Cladding: Vertical Shiplap Timber Rainscreen
Vapour Barrier: Intello
Int. Cav. Battens: 45x45 cavity battens
Int. Insulation: R1.3 Earthwool or similar R-value product
Internal Lining: 10mm Plasterboard



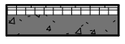
EW.03

Framing: 140x45 studs - refer to engineers docs for stud spacing and type
Ext. Cav. Battens: 45x45 horizontal castellated cavity battens
Rigid Air Barrier: 7mm Ecoply
Cladding: Roofing Industries RT7 Vertical Run - Weathered Copper
Internal Lining: 12mm Plywood



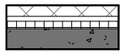
EW.04

Framing: 140x45 studs - refer to engineers docs for stud spacing and type
Ext. Cav. Battens: 45x45 horizontal castellated cavity battens
Rigid Air Barrier: 7mm Ecoply
Weathertightness: proclima Solitex Adhero
Cladding: Vertical Shiplap Timber Rainscreen
Internal Lining: 12mm Plywood



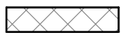
EW.05

ICF Block: Nudura One (168 core)
Waterproofing: Equus SOPREMA COLPHENE BSW V
Protection: Equus protection & drainage layer
Finish: Plaster finish where above ground - colour TBC



EW.06

ICF Block: Nudura One (168 core)
Weathertightness: proclima Solitex Adhero
Cavity: 40mm air gap w/ brick ties
Cladding: Viblock 390 Fluted masonry brick - Tan
Finish: Clear Concrete Sealant



EW.07

Masonry: Viblock 20 Series Fluted - Tan
Waterproofing: Equus SOPREMA COLPHENE BSW V
Protection: Equus protection & drainage layer
Finish: Clear Concrete Sealant



EW.08 - CASSETTE

Framing: 140x45 studs - refer to engineers docs for stud spacing and type
Ext. Insulation: R4.1 Earthwool or similar R-value product
Ext. Cav. Battens: 45x45 horizontal castellated cavity battens
Rigid Air Barrier: 7mm Ecoply
Cladding: Roofing Industries RT7 Vertical Run - Weathered Copper
Vapour Barrier: Intello
Int. Cav. Battens: 45x45 cavity battens
Int. Insulation: R1.3 Earthwool or similar R-value product
Internal Lining: x2 10mm Plasterboard Fyreline

Internal Wall Types.



IW.01

Framing: 90x45 SG8 @ 600crs max. w/ dwangs @ 1350crs max.
Internal Lining 01: 10mm Plasterboard - see plans for fire rating or wet area application
Internal Lining 02: 10mm Plasterboard - see plans for fire rating or wet area application
Insulation: R2.6 Earthwool Soundshield - in bedroom internal walls only

IW.02

Framing: 140x45 SG8 @ 600crs min. w/ dwangs @ 1350crs max.
Internal Lining 01: x2 13mm Standard Plasterboard
Internal Lining 02: x2 13mm Standard Plasterboard
Rail: GIB Rail to one side
Insulation: R2.6 Earthwool Soundshield



IW.03

Framing: 140x45 SG8 @ 600crs min. w/ dwangs @ 1350crs max.
Internal Lining 01: 10mm Plasterboard
Internal Lining 02: 10mm Plasterboard (if in wet area allow for Aqualine)
Cavity: 45mm service cavity both sides.
Insulation: R2.6 Earthwool Soundshield - in bedroom internal walls only

Floor Types.



F.01 - CASSETTE

Framing: 190x45 SG8 @ 400crs
Insulation: R3.0 Earthwool Floorshield or similar R value insulation
Substrate: 20mm Strandfloor H3.2
Sarking: 12mm H3.2 Plywood to underside



F.02

Framing: 190x45 SG8 @ 400crs
Substrate: 20mm Strandfloor H3.2
Lining: 13mm Plasterboard



F.03 - CASSETTE

Framing: 240x45 SG8 @ 400crs
Insulation: R3.0 Earthwool Floorshield or similar R value insulation
Substrate: 20mm Strandfloor H3.2
Sarking: 12mm H3.2 Plywood to underside



F.04

Framing: 140x45 SG8 @ 400crs
Substrate: 20mm Strandfloor H3.2
Lining: 13mm Plasterboard



F.05

Framing: 190x45 SG8 @ 400crs
Decking: 20mm min. Hardwood decking



F.06

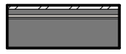
Framing: 190x45 SG8 @ 400crs
Insulation: R3.0 Earthwool Floorshield or similar R value insulation
Substrate: 21mm H3.2 Plywood
Sarking: 12mm H3.2 Plywood to underside
Deck Membrane: Equus Soprema Flagon TPO



F.07

Framing: 240x45 SG8 @ 400crs
Decking: 20mm min. Hardwood decking

Roof Types.



R.01 - CASSETTE

Framing: 240x45 SG8 @ 600crs
Sheathing: 12mm marine plywood (H3.2)
Underlay: Solitex Mento 3000
Counter Battens: 20x40 timber battens @ equivalent rafter spacing
Purlins: 70x45 SG8 on flat @ 900crs
Roofing: Roofing Industries RT7 - Weathered Copper
Insulation: R6.0 Skillion Roof insulation (215mm thick)



R.02

Framing: 240x45 SG8 @ 600crs
Sheathing: 12mm marine plywood (H3.2)
Underlay: Solitex Mento 3000
Counter Battens: 20x40 timber battens @ equivalent rafter spacing
Purlins: 70x45 SG8 on flat @ 900crs
Roofing: Roofing Industries RT7 - Weathered Copper
Insulation: R6.0 Skillion Roof insulation (215mm thick)

Ceiling & Soffit Types.



C.01

Batten/Framing: 140x45 SG8 on edge
Lining: 13mm Plasterboard (13mm Fyreline where GBFC30)
Insulation: R3.4 Earthwool ceiling insulation or similar R-value

C.02

Batten/Framing: 310 Rondo Batten - direct or clip fixed
Lining: 13mm Fyreline Plasterboard
Insulation: R3.4 Earthwool ceiling insulation or similar R-value

C.03

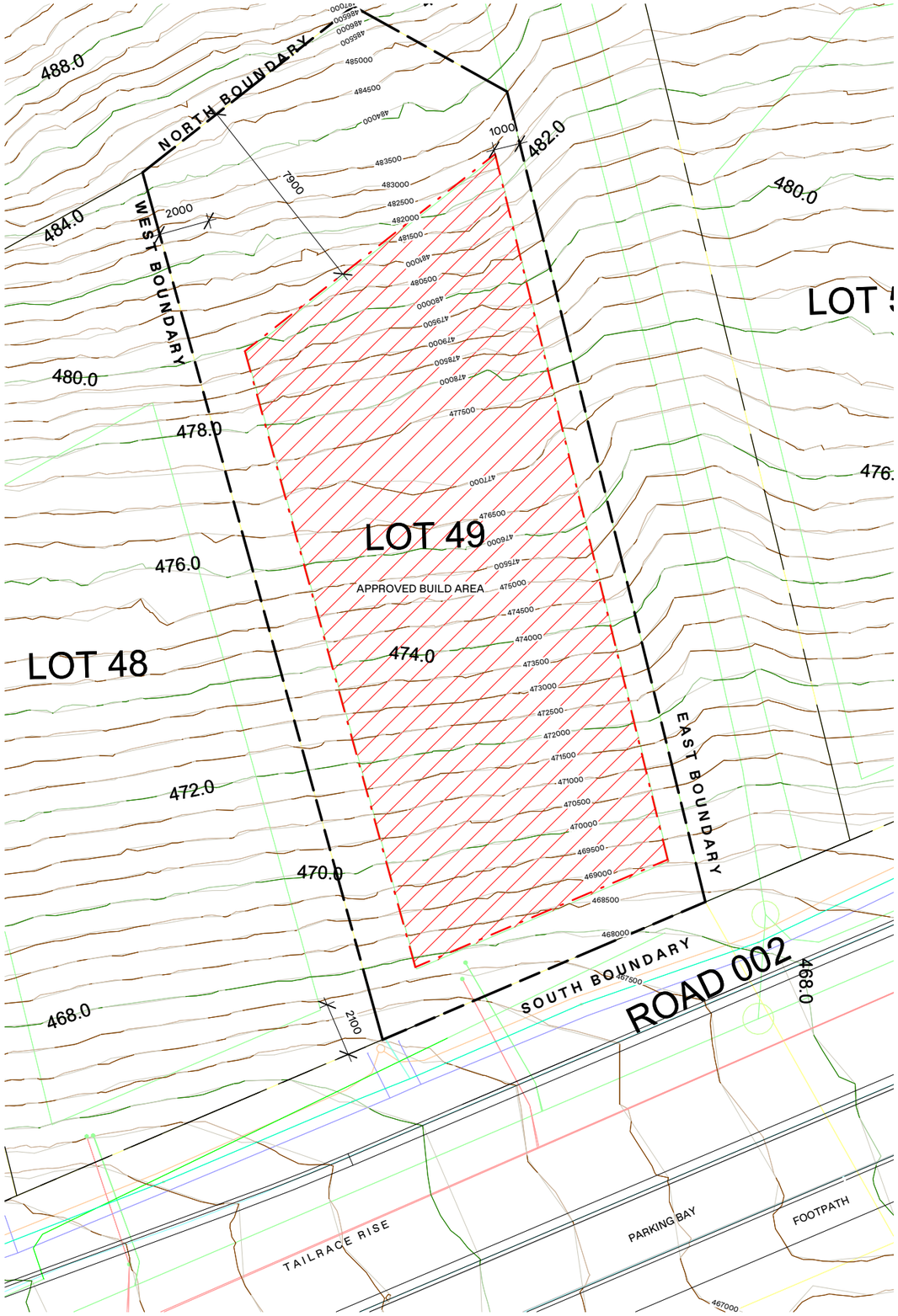
Batten/Framing: 310 Rondo Batten - direct or clip fixed
Lining: 13mm Plasterboard (Aqualine to wet areas)

C.04

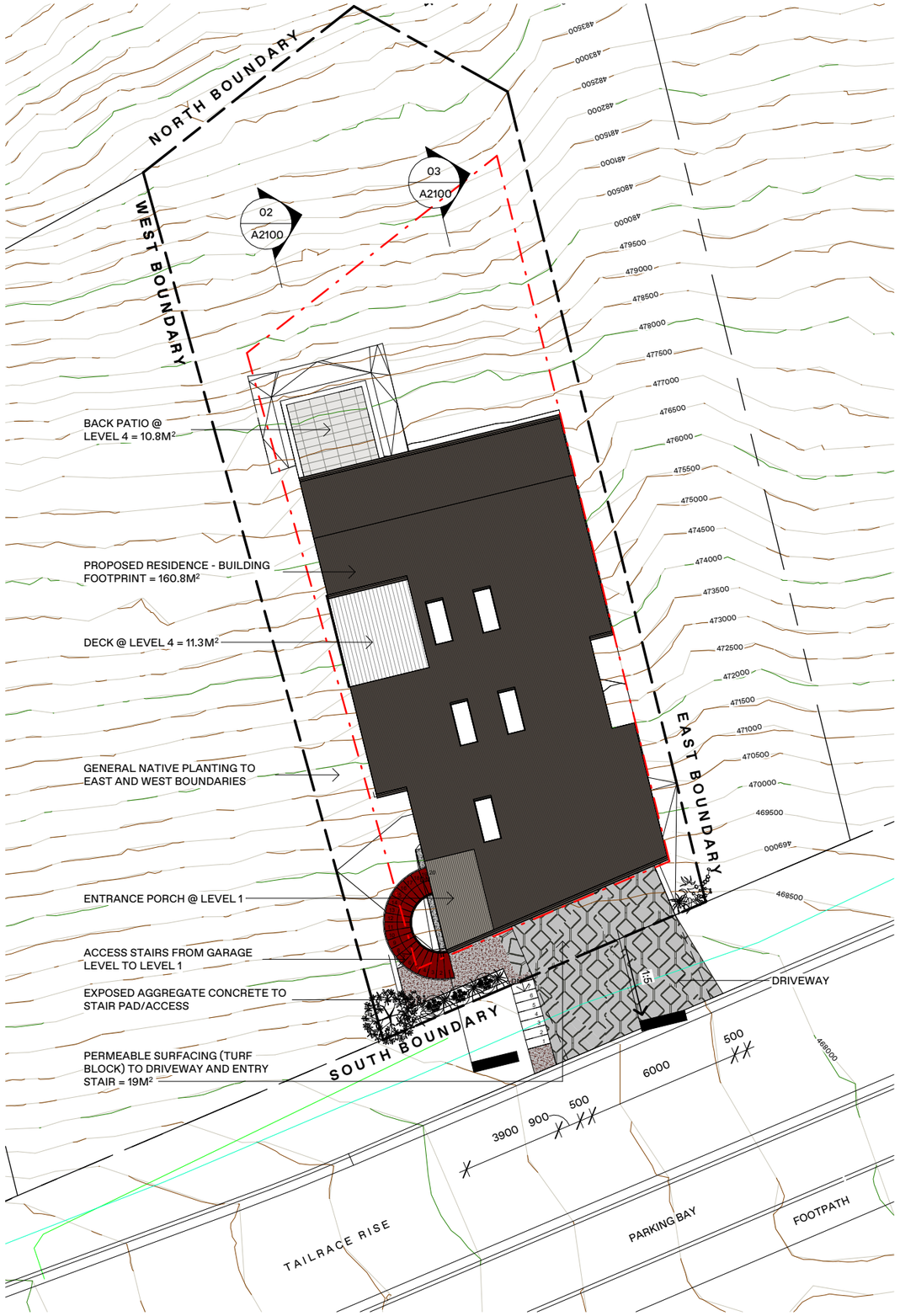
Batten/Framing: 310 Rondo Batten - direct or clip fixed
Lining: x2 13mm Fyreline Plasterboard
Insulation: R3.4 Earthwool ceiling insulation or similar R-value

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Existing Site
SCALE = 1:200



02 Proposed Site
SCALE = 1:200

SITE INFORMATION:

39 TAILRACE RISE
ARTHUR'S POINT
QUEENSTOWN

LEGAL DESCRIPTION: LOT 49 DP 617729
TERRITORIAL AUTHORITY:
QUEENSTOWN LAKES DISTRICT COUNCIL

SITE AREA: 500M²

PROPOSED BUILDING COVERAGE:
- 160.8M² - 32.2%

WIND ZONE: HIGH

WIND REGION: A

LEE ZONE: NO

EXPOSURE ZONE: B

CLIMATE ZONE: 6

EARTHQUAKE ZONE: 3

RAINFALL RANGE: 20-30MM

DISTRICT PLAN ZONE: RURAL GENERAL ZONE

SERVICES ON/ THROUGH SITE: NA

SITE SUBSOIL: CLASS B - ROCK (AS PER KIRK ROBERTS GEOTECHNICAL REPORT)

PERMEABLE SURFACE:

SITE AREA	500M²
BUILDING AREA =	160.8M²
NON-PERMEABLE SURFACE =	29.8M²
PERMEABLE SURFACE =	309.4M²
	61.9%

BOUNDARY LEGEND:

PROPERTY BOUNDARY

NEIGHBOURING PROPERTY BOUNDARY

RECESSION PLANES (SAP)

NORTH

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **Site Plan**
CLIENT: **Josh & Drew Atkins**

SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R4
DATE: 19.10.26

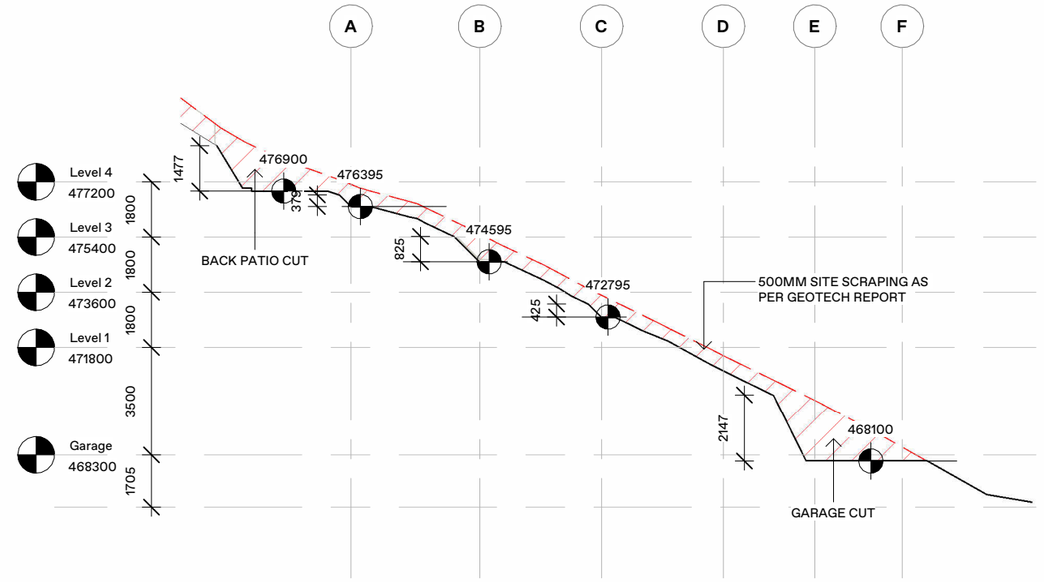
A2000

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

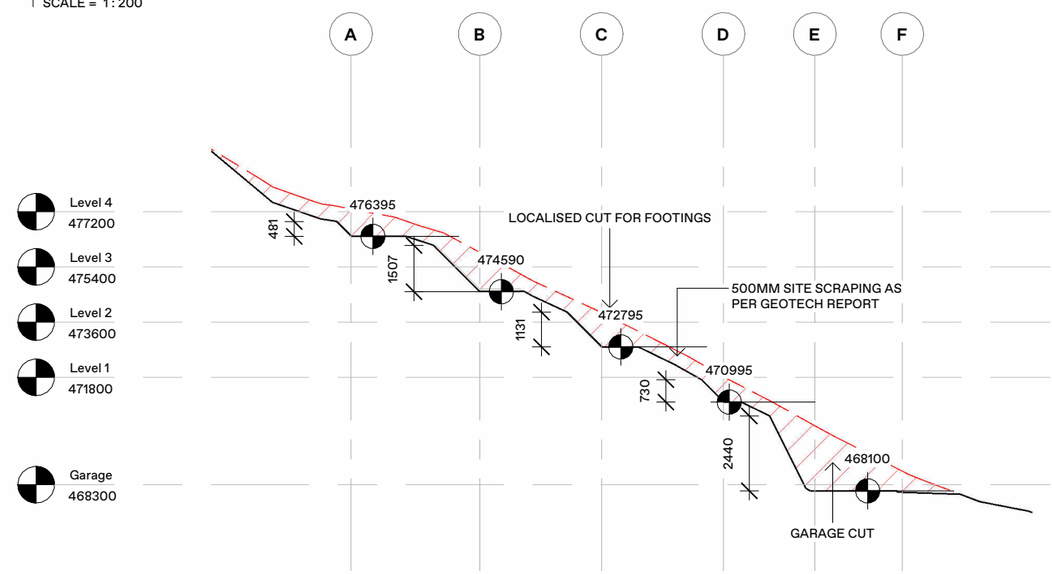
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Earthworks Plan
SCALE = 1:200



02 Earthworks Section 01
SCALE = 1:200



03 Earthworks Section 02
SCALE = 1:200

EARTHWORKS SCHEDULE	
SITE SCRAPING	ADDITIONAL EXCAVATION
194.60 m³	73.68 m³

SITE INFORMATION:

39 TAILRACE RISE
ARTHUR'S POINT
QUEENSTOWN

LEGAL DESCRIPTION: LOT 49 DP 617729
TERRITORIAL AUTHORITY:
QUEENSTOWN LAKES DISTRICT COUNCIL

SITE AREA: 500M²

PROPOSED BUILDING COVERAGE:
- 160.8M² - 32.2%

WIND ZONE: HIGH

WIND REGION: A

LEE ZONE: NO

EXPOSURE ZONE: B

CLIMATE ZONE: 6

EARTHQUAKE ZONE: 3

RAINFALL RANGE: 20-30MM

DISTRICT PLAN ZONE: RURAL GENERAL ZONE

SERVICES ON/ THROUGH SITE: NA

SITE SUBSOIL: CLASS B - ROCK (AS PER KIRK ROBERTS GEOTECHNICAL REPORT)

PERMEABLE SURFACE:

SITE AREA	500M²
BUILDING AREA =	160.8M²
NON-PERMEABLE SURFACE =	29.8M²
PERMEABLE SURFACE =	309.4M²
	61.9%

NORTH

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

BUILDING CONSENT

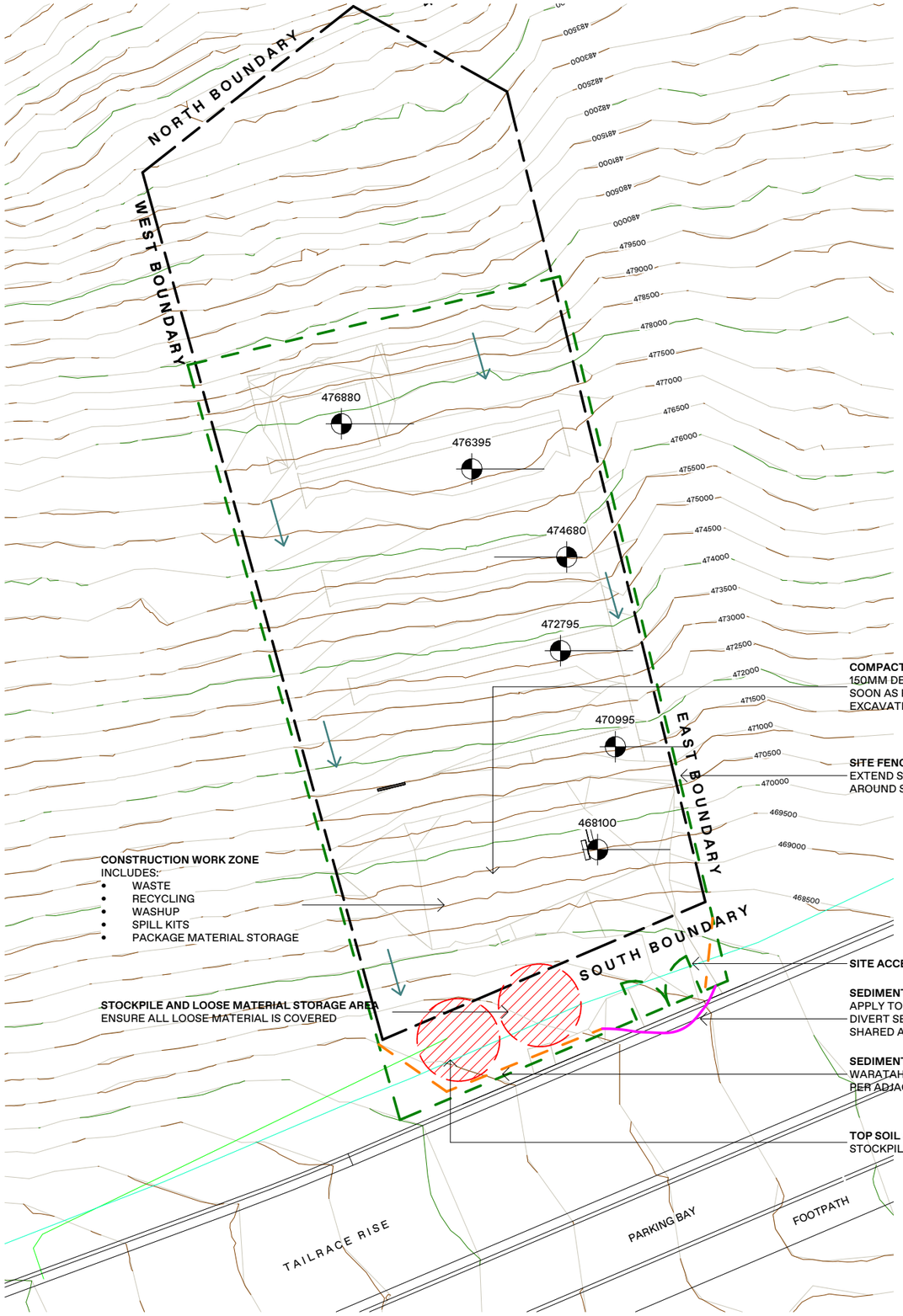
DO NOT SCALE FROM THIS DRAWING

DWG: **Earthworks Plan**
CLIENT: **Josh & Drew Atkins**

SCALE: As indicated
DRAWN: sb
CHKD: sb
REV#: R3
DATE: 19.10.26

A2100

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



CONSTRUCTION WORK ZONE
INCLUDES:
- WASTE
- RECYCLING
- WASHUP
- SPILL KITS
- PACKAGE MATERIAL STORAGE

STOCKPILE AND LOOSE MATERIAL STORAGE AREA
ENSURE ALL LOOSE MATERIAL IS COVERED

COMPACTED BASECOURSE STAGING GROUND
150MM DEPTH AP40 LAID AND COMPACTED AS SOON AS POSSIBLE AFTER INITIAL SITE EXCAVATION

SITE FENCING
EXTEND SITE SAFETY/SECURITY FENCING AROUND SITE TO PROVIDE SECURE SITE

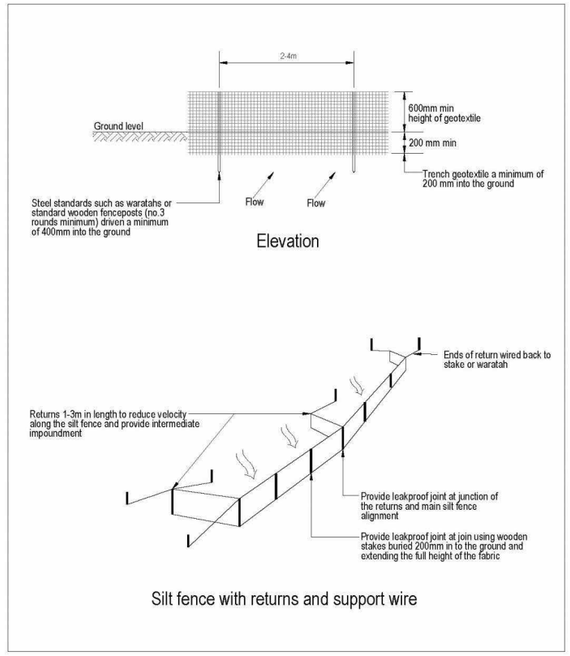
SITE ACCESS GATE

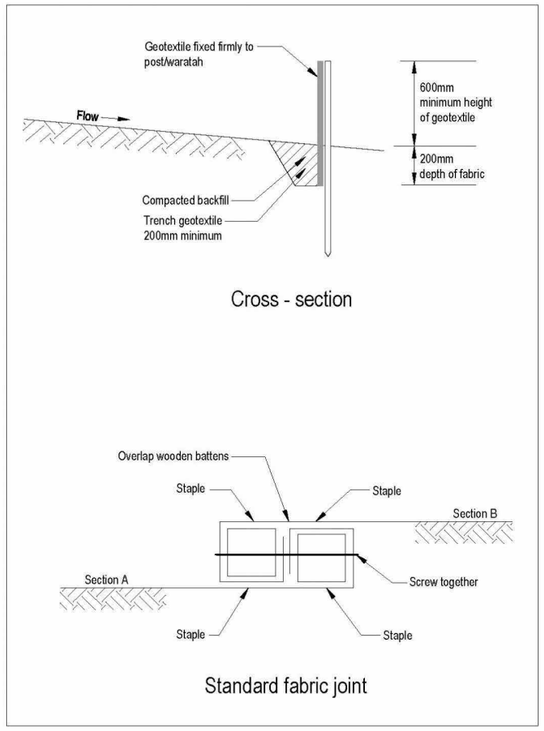
SEDIMENT SOCK/TUBE
APPLY TO BOUNDARY WHERE REQUIRED TO DIVERT SEDIMENT FROM ENTERING THE SHARED ACCESS WAY

SEDIMENT/SILT CONTROL FENCE
WARATAH POSTS @ 2000CRS MAX - INSTALL AS PER ADJACENT IMAGES

TOP SOIL STORAGE AREA
STOCKPILE FOR SITE SPREADING WHEN REQUIRED

01 | Sediment Control Plan
SCALE = 1:200





SEDIMENT AND EARTHWORKS CONTROL NOTES:

- All erosion and sediment control structures to be inspected each working day and maintained in good working order.
- Ground vegetation outside the immediate building area to be preserved during the building phase.
- Erosion and sediment control measures to be installed prior to commencement of major earthworks.
- Any stockpiles to be covered with an impervious sheet.
- Please do not drive over the sediment sock – put this to the side temporarily.
- If possible, coordinate the EARTHWORKS during a period of FINE weather.
- Ensure all service trenching is backfilled as soon as possible.
- Roof downpipes to be connected to the permanent stormwater system as soon as practical.
- Novacoil stormwater piping is to be installed at the base of the cut to direct water away from the bank.
- A silt fence is to be constructed below the area of works to capture any silt or loose material that may fall from the excavation site.
- No fine grained materials are to be stockpiled onsite so the expected dust is minimal.
- Sediment sock/tube to be wrapped around any stormwater inlet within proximity to the street frontage of the site.
- If the contractor becomes aware of conditions that generate dust nuisance - exposed loose soil, dryness, wind - then the exposed loose material will be required to be dampened and further works controlled with water.
- Inform and educate ALL STAFF of the measures outlined here. In particular, please stress the fact that council DOES NOT treat stormwater that enters the city system. Therefore, any pollutants entering pose a significant threat to the health of our waterways.
- REPORT ANY INCIDENTS. Call the **QLDC pollution hotline 03 441 0499 (Queenstown) / 03 443 0024 (Wānaka)**

Stormwater run-off direction

Stockpile/Soil Storage area

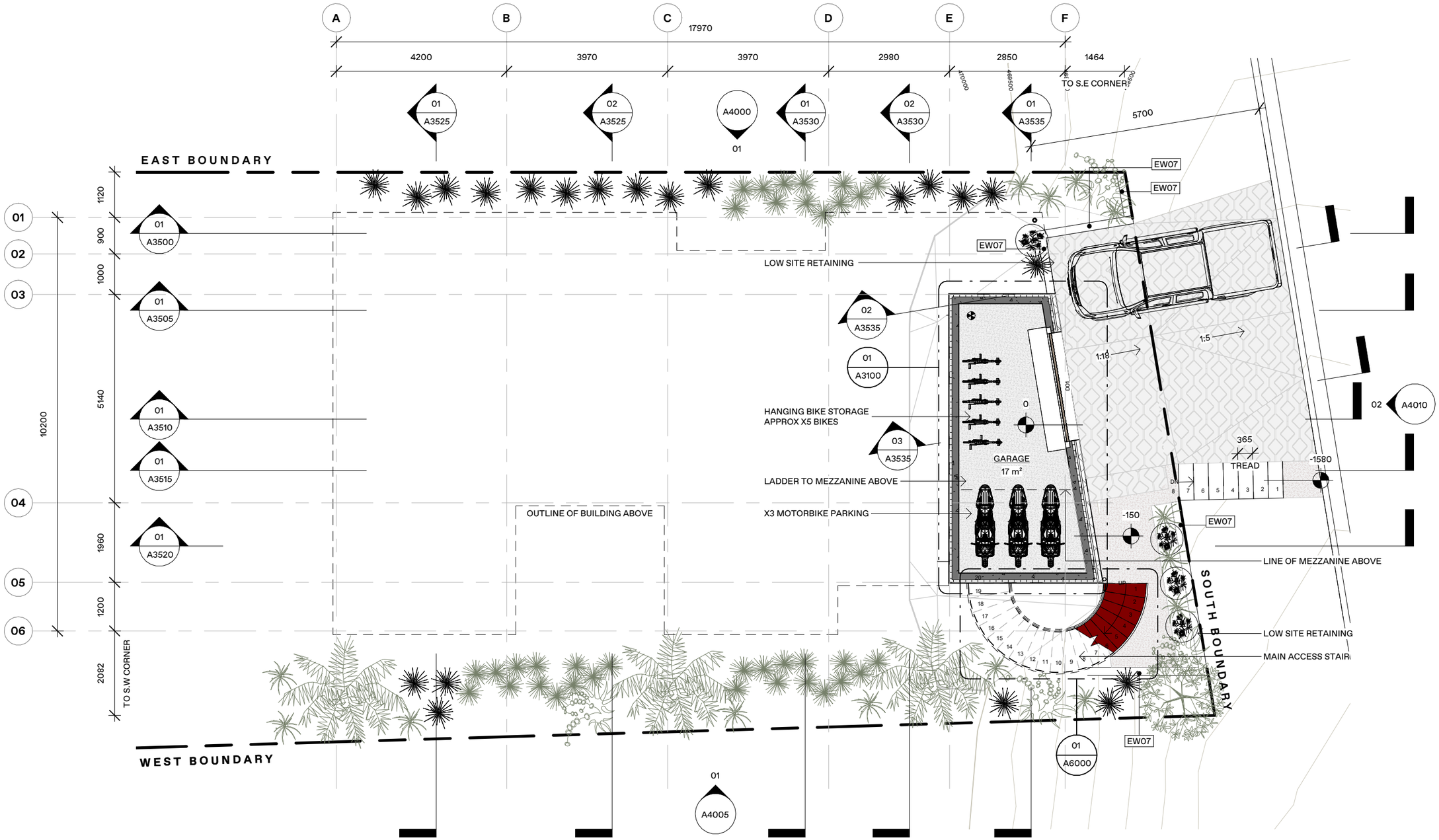
Silt Fence

Sediment Sock/Tube

Site Fencing

NORTH

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 | Garage GA Plan
SCALE = 1:100

CONSTRUCTION TYPE NOTES:

- ALL MATERIALS DURABILITY IS TO MEET THE REQUIREMENTS OF NZS3604:2011 SECTION 4. BUILDER TO CHECK ALL MATERIALS TO MEET THIS STANDARD PRIOR TO CONSTRUCTION.
- ALL WORK TO COMPLY WITH NZS3604:2011, THE NEW ZEALAND BUILDING CODE AND ALL OTHER RELEVANT BUILDING STANDARDS.
- TOP PLATES TO BE FIXED W/ 2 / 90 X 3.15 END NAILS + 2 WIRE DOGS AS PER NZS 3604:2011 TABLE 8.18 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- BOTTOM PLATES TO BE FIXED AS PER NZS 3604:2011 TABLE 8.19 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL TIMBER FRAMED EXTERNAL WALL CORNERS TO BE CALIFORNIA CORNER TYPE CONSTRUCTION TO ENSURE INSULATION INTO CORNERS IS MAINTAINED (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL MATERIALS AND FIXTURES ARE TO COMPLY WITH E2/AS1 CLAUSE 2.2
- ALL TIMBER SG8 UNLESS OTHERWISE SPECIFIED.
- **REFER TO THE MAIN SPECIFICATION DURING CONSTRUCTION**
- **IF REQUIRED, REFER TO DOCUMENTATION FOR AREAS OF SED.**

FIRE RATED/NOISE SYSTEMS:

GBTLA 45r

TWO-WAY FRR WALL SYSTEM - GBTLA 45R
- 2X 13MM GIB STANDARD EACH SIDE W/ GIB RAIL TO ONE SIDE

GBUW 30B

ONE-WAY FRR WALL SYSTEM - GBUW 30B
- X2 LAYERS OF 10MM GIB FYRELINE TO ONE SIDE

GBFC 30

FLOOR/CEILING SYSTEM - GBFC 30
- X1 ONE LAYER OF 13MM GIB FYRELINE
- EXTEND ONE SHEET LENGTH INTO ROOM EITHER SIDE OF TWO-WAY WALL

GBFA 60b

FLOOR/CEILING SYSTEM - GBDFA 60b
- X2 LAYERS OF 13MM GIB FYRELINE

DEOP

TYPE 1 - INTERCONNECTED FIRE ALARM INSTALLED UNDER NZS 4514:2021:

- STEEPER THAN 1:10: MOUNT IT ON THE HIGH SIDE OF THE RAKING CEILING, 200–500 MM FROM THE APEX.
- LESS THAN 1:10: TREAT IT AS A FLAT CEILING AND MOUNT IT AT LEAST 200 MM FROM THE WALL.
- KEEP THE ALARM AT LEAST 300 MM FROM A LIGHT FITTING AND 400 MM FROM AN AIR SUPPLY OPENING

NORTH

THIS DRAWING MUST BE VIEWED IN COLOUR

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **G.A Garage Plan**
CLIENT: **Josh & Drew Atkins**

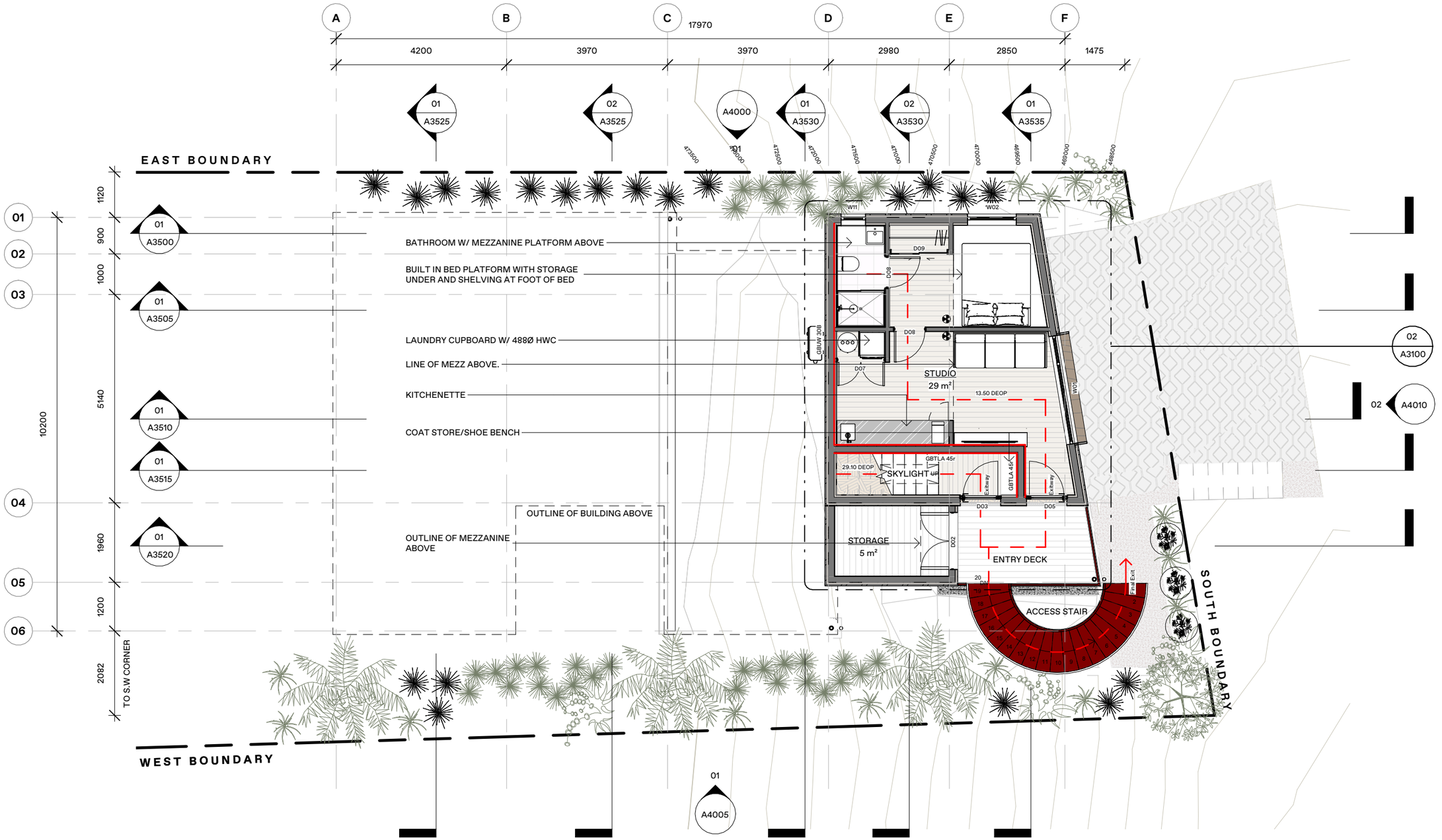
SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R4
DATE: 19.10.26

A3000

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Level 1 GA Plan
SCALE = 1 : 100

CONSTRUCTION TYPE NOTES:

- ALL MATERIALS DURABILITY IS TO MEET THE REQUIREMENTS OF NZS3604:2011 SECTION 4. BUILDER TO CHECK ALL MATERIALS TO MEET THIS STANDARD PRIOR TO CONSTRUCTION.
- ALL WORK TO COMPLY WITH NZS3604:2011, THE NEW ZEALAND BUILDING CODE AND ALL OTHER RELEVANT BUILDING STANDARDS.
- TOP PLATES TO BE FIXED W/ 2 / 90 X 3.15 END NAILS + 2 WIRE DOGS AS PER NZS 3604:2011 TABLE 8.18 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- BOTTOM PLATES TO BE FIXED AS PER NZS 3604:2011 TABLE 8.19 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL TIMBER FRAMED EXTERNAL WALL CORNERS TO BE CALIFORNIA CORNER TYPE CONSTRUCTION TO ENSURE INSULATION INTO CORNERS IS MAINTAINED (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL MATERIALS AND FIXTURES ARE TO COMPLY WITH E2/AS1 CLAUSE 2.2
- ALL TIMBER SG8 UNLESS OTHERWISE SPECIFIED.
- **REFER TO THE MAIN SPECIFICATION DURING CONSTRUCTION**
- **IF REQUIRED, REFER TO DOCUMENTATION FOR AREAS OF SED.**

FIRE RATED/NOISE SYSTEMS:

GBTLA 45r

TWO-WAY FRR WALL SYSTEM - GBTLA 45R
- 2X 13MM GIB STANDARD EACH SIDE W/ GIB RAIL TO ONE SIDE

GBUW 30B

ONE-WAY FRR WALL SYSTEM - GBUW 30B
- X2 LAYERS OF 10MM GIB FYRELINE TO ONE SIDE

GBFC 30

FLOOR/CEILING SYSTEM - GBFC 30
- X1 ONE LAYER OF 13MM GIB FYRELINE
- EXTEND ONE SHEET LENGTH INTO ROOM EITHER SIDE OF TWO-WAY WALL

GBFA 60b

FLOOR/CEILING SYSTEM - GBDFA 60b
- X2 LAYERS OF 13MM GIB FYRELINE

DEOP

TYPE 1 - INTERCONNECTED FIRE ALARM INSTALLED UNDER NZS 4514:2021:

- STEEPER THAN 1:10: MOUNT IT ON THE HIGH SIDE OF THE RAKING CEILING, 200–500 MM FROM THE APEX.
- LESS THAN 1:10: TREAT IT AS A FLAT CEILING AND MOUNT IT AT LEAST 200 MM FROM THE WALL.
- KEEP THE ALARM AT LEAST 300 MM FROM A LIGHT FITTING AND 400 MM FROM AN AIR SUPPLY OPENING

NORTH

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **G.A Level 1 Plan**
CLIENT: **Josh & Drew Atkins**

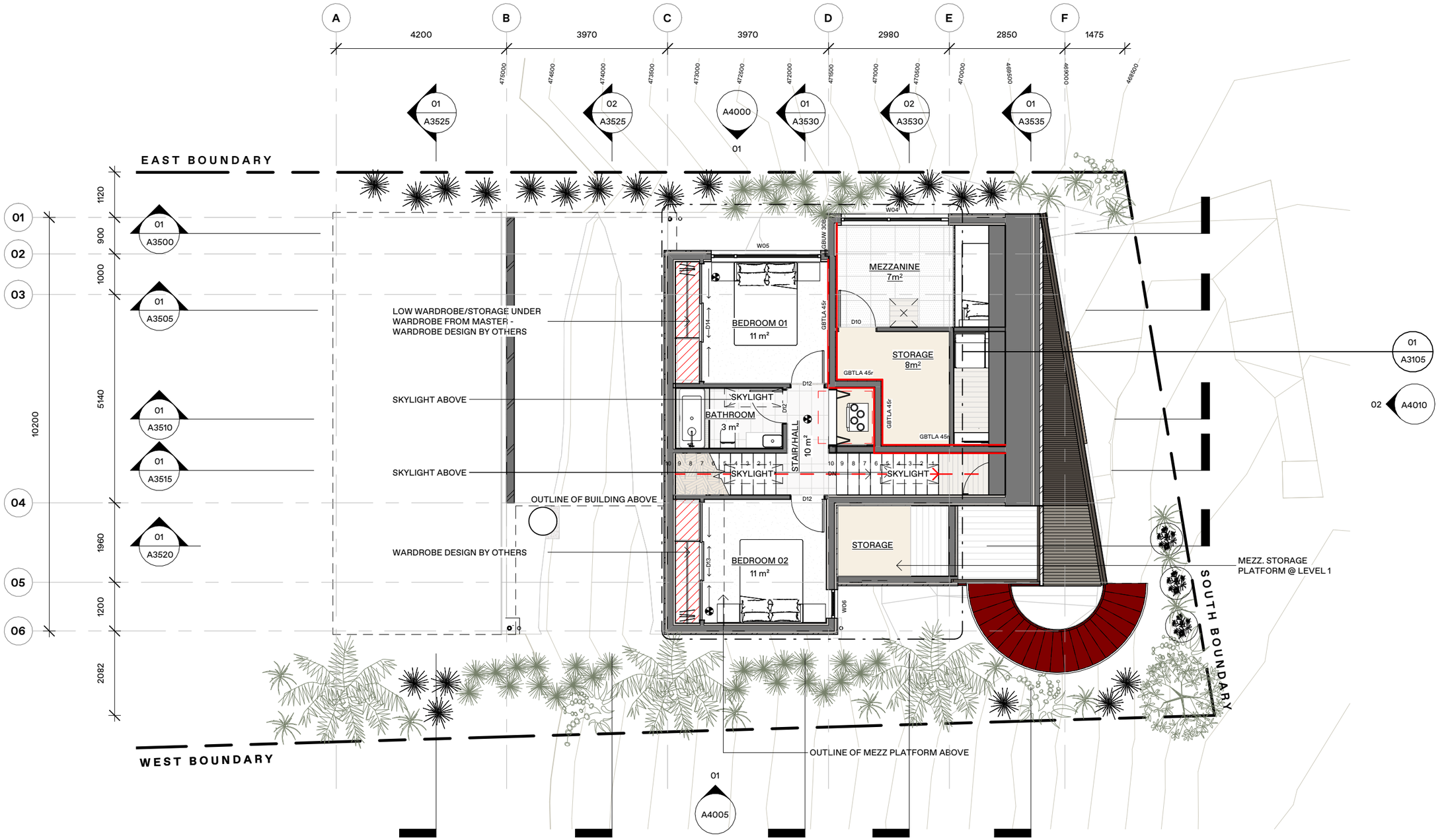
SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R4
DATE: 19.10.26

A3005

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 | Level 2 GA Plan
SCALE = 1 : 100

CONSTRUCTION TYPE NOTES:

- ALL MATERIALS DURABILITY IS TO MEET THE REQUIREMENTS OF NZS3604:2011 SECTION 4. BUILDER TO CHECK ALL MATERIALS TO MEET THIS STANDARD PRIOR TO CONSTRUCTION.
- ALL WORK TO COMPLY WITH NZS3604:2011, THE NEW ZEALAND BUILDING CODE AND ALL OTHER RELEVANT BUILDING STANDARDS.
- TOP PLATES TO BE FIXED W/ 2 / 90 X 3.15 END NAILS + 2 WIRE DOGS AS PER NZS 3604:2011 TABLE 8.18 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- BOTTOM PLATES TO BE FIXED AS PER NZS 3604:2011 TABLE 8.19 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL TIMBER FRAMED EXTERNAL WALL CORNERS TO BE CALIFORNIA CORNER TYPE CONSTRUCTION TO ENSURE INSULATION INTO CORNERS IS MAINTAINED (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL MATERIALS AND FIXTURES ARE TO COMPLY WITH E2/AS1 CLAUSE 2.2
- ALL TIMBER SG8 UNLESS OTHERWISE SPECIFIED.
- **REFER TO THE MAIN SPECIFICATION DURING CONSTRUCTION**
- **IF REQUIRED, REFER TO DOCUMENTATION FOR AREAS OF SED.**

FIRE RATED/NOISE SYSTEMS:

GBTLA 45r

TWO-WAY FRR WALL SYSTEM - GBTLA 45R
- 2X 13MM GIB STANDARD EACH SIDE W/ GIB RAIL TO ONE SIDE

GBUW 30B

ONE-WAY FRR WALL SYSTEM - GBUW 30B
- X2 LAYERS OF 10MM GIB FYRELINE TO ONE SIDE

GBFC 30

FLOOR/CEILING SYSTEM - GBFC 30
- X1 ONE LAYER OF 13MM GIB FYRELINE
- EXTEND ONE SHEET LENGTH INTO ROOM EITHER SIDE OF TWO-WAY WALL

GBFA 60b

FLOOR/CEILING SYSTEM - GBDFA 60b
- X2 LAYERS OF 13MM GIB FYRELINE

DEOP

TYPE 1 - INTERCONNECTED FIRE ALARM INSTALLED UNDER NZS 4514:2021:

- STEEPER THAN 1:10: MOUNT IT ON THE HIGH SIDE OF THE RAKING CEILING, 200–500 MM FROM THE APEX.
- LESS THAN 1:10: TREAT IT AS A FLAT CEILING AND MOUNT IT AT LEAST 200 MM FROM THE WALL.
- KEEP THE ALARM AT LEAST 300 MM FROM A LIGHT FITTING AND 400 MM FROM AN AIR SUPPLY OPENING

NORTH

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **G.A Level 2 Plan**
CLIENT: **Josh & Drew Atkins**

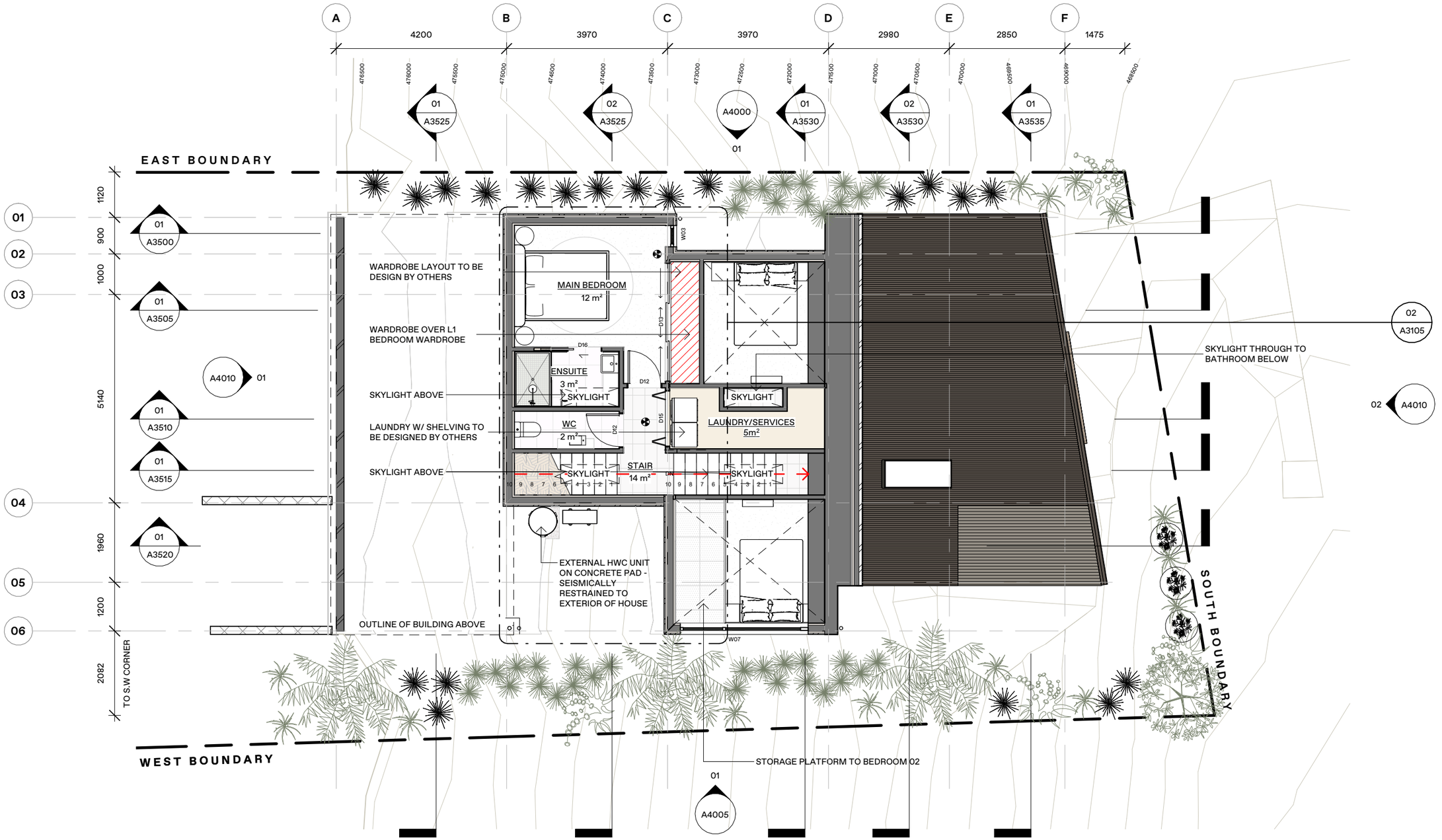
SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R4
DATE: 19.10.26

A3010

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Level 3 GA Plan
SCALE = 1:100

CONSTRUCTION TYPE NOTES:

- ALL MATERIALS DURABILITY IS TO MEET THE REQUIREMENTS OF NZS3604:2011 SECTION 4. BUILDER TO CHECK ALL MATERIALS TO MEET THIS STANDARD PRIOR TO CONSTRUCTION.
- ALL WORK TO COMPLY WITH NZS3604:2011, THE NEW ZEALAND BUILDING CODE AND ALL OTHER RELEVANT BUILDING STANDARDS.
- TOP PLATES TO BE FIXED W/ 2 / 90 X 3.15 END NAILS + 2 WIRE DOGS AS PER NZS 3604:2011 TABLE 8.18 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- BOTTOM PLATES TO BE FIXED AS PER NZS 3604:2011 TABLE 8.19 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL TIMBER FRAMED EXTERNAL WALL CORNERS TO BE CALIFORNIA CORNER TYPE CONSTRUCTION TO ENSURE INSULATION INTO CORNERS IS MAINTAINED (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL MATERIALS AND FIXTURES ARE TO COMPLY WITH E2/AS1 CLAUSE 2.2
- ALL TIMBER SG8 UNLESS OTHERWISE SPECIFIED.
- **REFER TO THE MAIN SPECIFICATION DURING CONSTRUCTION**
- **IF REQUIRED, REFER TO DOCUMENTATION FOR AREAS OF SED.**

FIRE RATED/NOISE SYSTEMS:

GBTLA 45r

TWO-WAY FRR WALL SYSTEM - GBTLA 45R
- 2X 13MM GIB STANDARD EACH SIDE W/ GIB RAIL TO ONE SIDE

GBUW 30B

ONE-WAY FRR WALL SYSTEM - GBUW 30B
- X2 LAYERS OF 10MM GIB FYRELINE TO ONE SIDE

GBFC 30

FLOOR/CEILING SYSTEM - GBFC 30
- X1 ONE LAYER OF 13MM GIB FYRELINE
- EXTEND ONE SHEET LENGTH INTO ROOM EITHER SIDE OF TWO-WAY WALL

GBFA 60b

FLOOR/CEILING SYSTEM - GBDFA 60b
- X2 LAYERS OF 13MM GIB FYRELINE

DEOP

TYPE 1 - INTERCONNECTED FIRE ALARM INSTALLED UNDER NZS 4514:2021:

- STEEPER THAN 1:10: MOUNT IT ON THE HIGH SIDE OF THE RAKING CEILING, 200–500 MM FROM THE APEX.
- LESS THAN 1:10: TREAT IT AS A FLAT CEILING AND MOUNT IT AT LEAST 200 MM FROM THE WALL.
- KEEP THE ALARM AT LEAST 300 MM FROM A LIGHT FITTING AND 400 MM FROM AN AIR SUPPLY OPENING

NORTH

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **G.A Level 3 Plan**
CLIENT: **Josh & Drew Atkins**

SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R4
DATE: 19.10.26

A3015

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Level 4 GA Plan
SCALE = 1:100

CONSTRUCTION TYPE NOTES:

- ALL MATERIALS DURABILITY IS TO MEET THE REQUIREMENTS OF NZS3604:2011 SECTION 4. BUILDER TO CHECK ALL MATERIALS TO MEET THIS STANDARD PRIOR TO CONSTRUCTION.
- ALL WORK TO COMPLY WITH NZS3604:2011, THE NEW ZEALAND BUILDING CODE AND ALL OTHER RELEVANT BUILDING STANDARDS.
- TOP PLATES TO BE FIXED W/ 2 / 90 X 3.15 END NAILS + 2 WIRE DOGS AS PER NZS 3604:2011 TABLE 8.18 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- BOTTOM PLATES TO BE FIXED AS PER NZS 3604:2011 TABLE 8.19 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL TIMBER FRAMED EXTERNAL WALL CORNERS TO BE CALIFORNIA CORNER TYPE CONSTRUCTION TO ENSURE INSULATION INTO CORNERS IS MAINTAINED (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL MATERIALS AND FIXTURES ARE TO COMPLY WITH E2/AS1 CLAUSE 2.2
- ALL TIMBER SG8 UNLESS OTHERWISE SPECIFIED.
- **REFER TO THE MAIN SPECIFICATION DURING CONSTRUCTION**
- **IF REQUIRED, REFER TO DOCUMENTATION FOR AREAS OF SED.**

FIRE RATED/NOISE SYSTEMS:

GBTLA 45r

TWO-WAY FRR WALL SYSTEM - GBTLA 45R
- 2X 13MM GIB STANDARD EACH SIDE W/ GIB RAIL TO ONE SIDE

GBUW 30B

ONE-WAY FRR WALL SYSTEM - GBUW 30B
- X2 LAYERS OF 10MM GIB FYRELINE TO ONE SIDE

GBFC 30

FLOOR/CEILING SYSTEM - GBFC 30
- X1 ONE LAYER OF 13MM GIB FYRELINE
- EXTEND ONE SHEET LENGTH INTO ROOM EITHER SIDE OF TWO-WAY WALL

GBFA 60b

FLOOR/CEILING SYSTEM - GBDFA 60b
- X2 LAYERS OF 13MM GIB FYRELINE

DEOP

TYPE 1 - INTERCONNECTED FIRE ALARM INSTALLED UNDER NZS 4514:2021:

- STEEPER THAN 1:10: MOUNT IT ON THE HIGH SIDE OF THE RAKING CEILING, 200–500 MM FROM THE APEX.
- LESS THAN 1:10: TREAT IT AS A FLAT CEILING AND MOUNT IT AT LEAST 200 MM FROM THE WALL.
- KEEP THE ALARM AT LEAST 300 MM FROM A LIGHT FITTING AND 400 MM FROM AN AIR SUPPLY OPENING

NORTH

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **G.A Level 4 Plan**
CLIENT: **Josh & Drew Atkins**

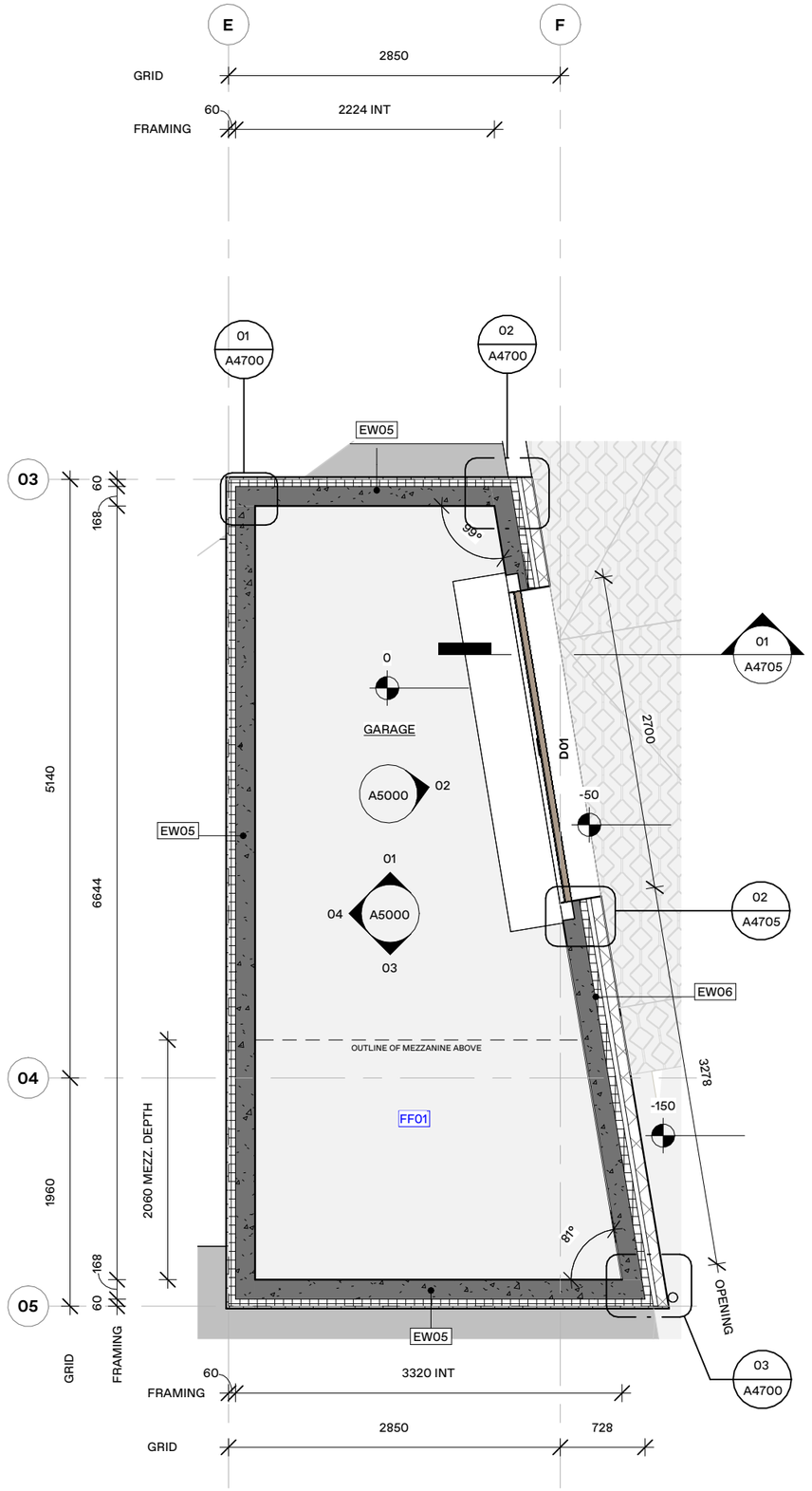
SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R4
DATE: 19.10.26

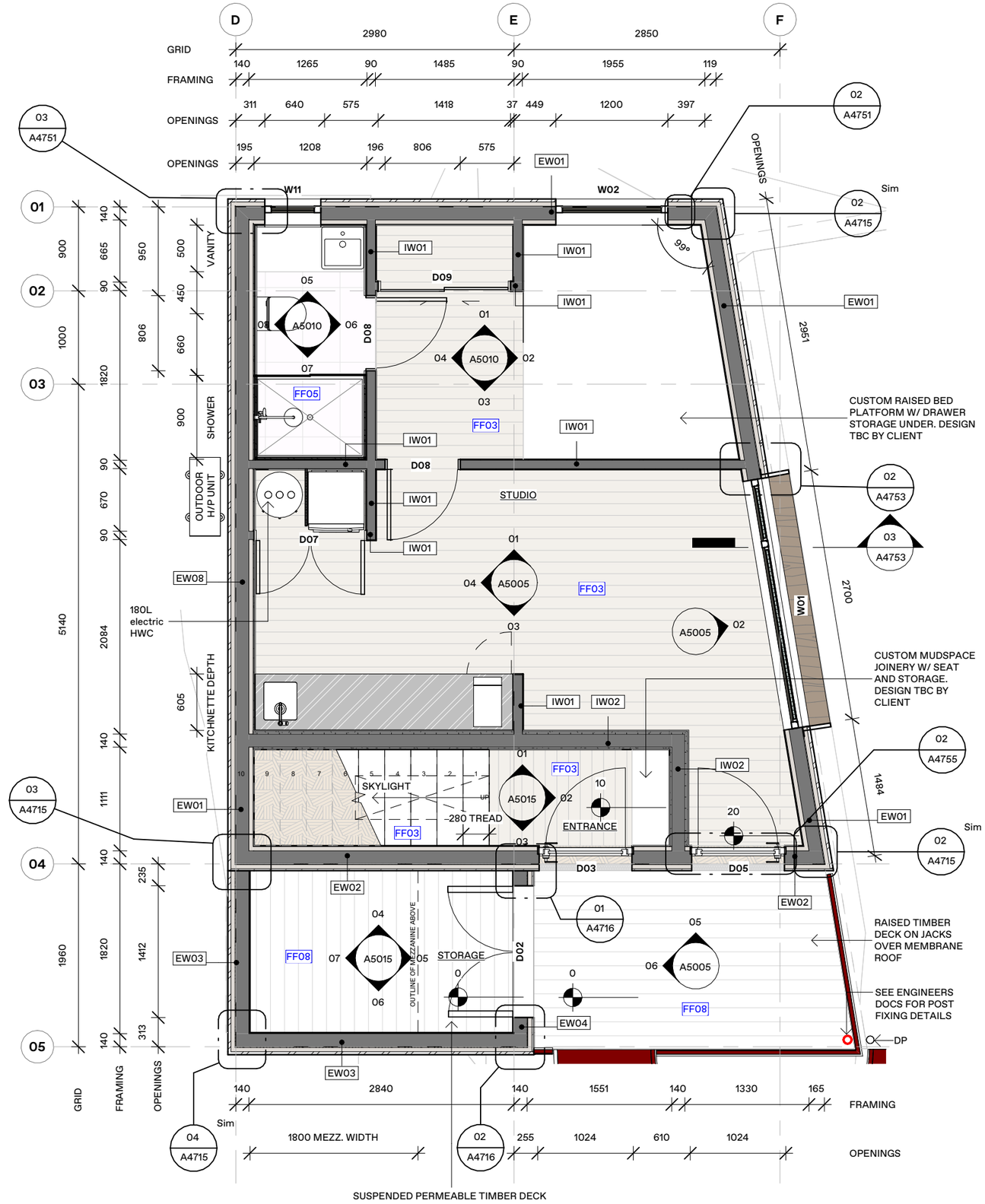
A3020

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Garage Reference Plan
SCALE = 1 : 50



02 Level 1 Reference Plan
SCALE = 1 : 50

CONSTRUCTION TYPE NOTES:

- ALL MATERIALS DURABILITY IS TO MEET THE REQUIREMENTS OF NZS3604:2011 SECTION 4. BUILDER TO CHECK ALL MATERIALS TO MEET THIS STANDARD PRIOR TO CONSTRUCTION.
- ALL WORK TO COMPLY WITH NZS3604:2011, THE NEW ZEALAND BUILDING CODE AND ALL OTHER RELEVANT BUILDING STANDARDS.
- TOP PLATES TO BE FIXED W/ 2 / 90 X 3.15 END NAILS + 2 WIRE DOGS AS PER NZS 3604:2011 TABLE 8.18 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- BOTTOM PLATES TO BE FIXED AS PER NZS 3604:2011 TABLE 8.19 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL TIMBER FRAMED EXTERNAL WALL CORNERS TO BE CALIFORNIA CORNER TYPE CONSTRUCTION TO ENSURE INSULATION INTO CORNERS IS MAINTAINED (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL MATERIALS AND FIXTURES ARE TO COMPLY WITH E2/AS1 CLAUSE 2.2
- ALL TIMBER SG8 UNLESS OTHERWISE SPECIFIED.
- **REFER TO THE MAIN SPECIFICATION DURING CONSTRUCTION**
- **IF REQUIRED, REFER TO DOCUMENTATION FOR AREAS OF SED.**

FLOOR FINISH SCHEDULE:

FF01	Substrate:	Concrete
	Finish:	U3 finish w/ clear sealer
	Colour:	Clear
	Keynote:	6721D
FF02	Substrate:	Strandfloor
	Finish:	Carpet
	Colour:	TBC
	Keynote:	6511
FF03	Substrate:	Strandfloor
	Finish:	Timber Overlay
	Colour:	Bordeaux Oak
	Keynote:	6312MF
FF04	Substrate:	Strandfloor
	Finish:	Omani Tile
	Colour:	Sandblast Grey
	Keynote:	6211
FF05	Substrate:	Strandfloor
	Finish:	Omani Tile
	Colour:	Pink Marble
	Keynote:	6211
FF06	Substrate:	Strandfloor
	Finish:	Carpet Tile
	Colour:	TBC
	Keynote:	6511
FF07	Substrate:	Tile & Slate
	Finish:	50x50 Tile
	Colour:	TBC
	Keynote:	6211
FF08	Substrate:	Kwila Decking
	Finish:	Clear oil
	Colour:	Clear
	Keynote:	4383

NORTH

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

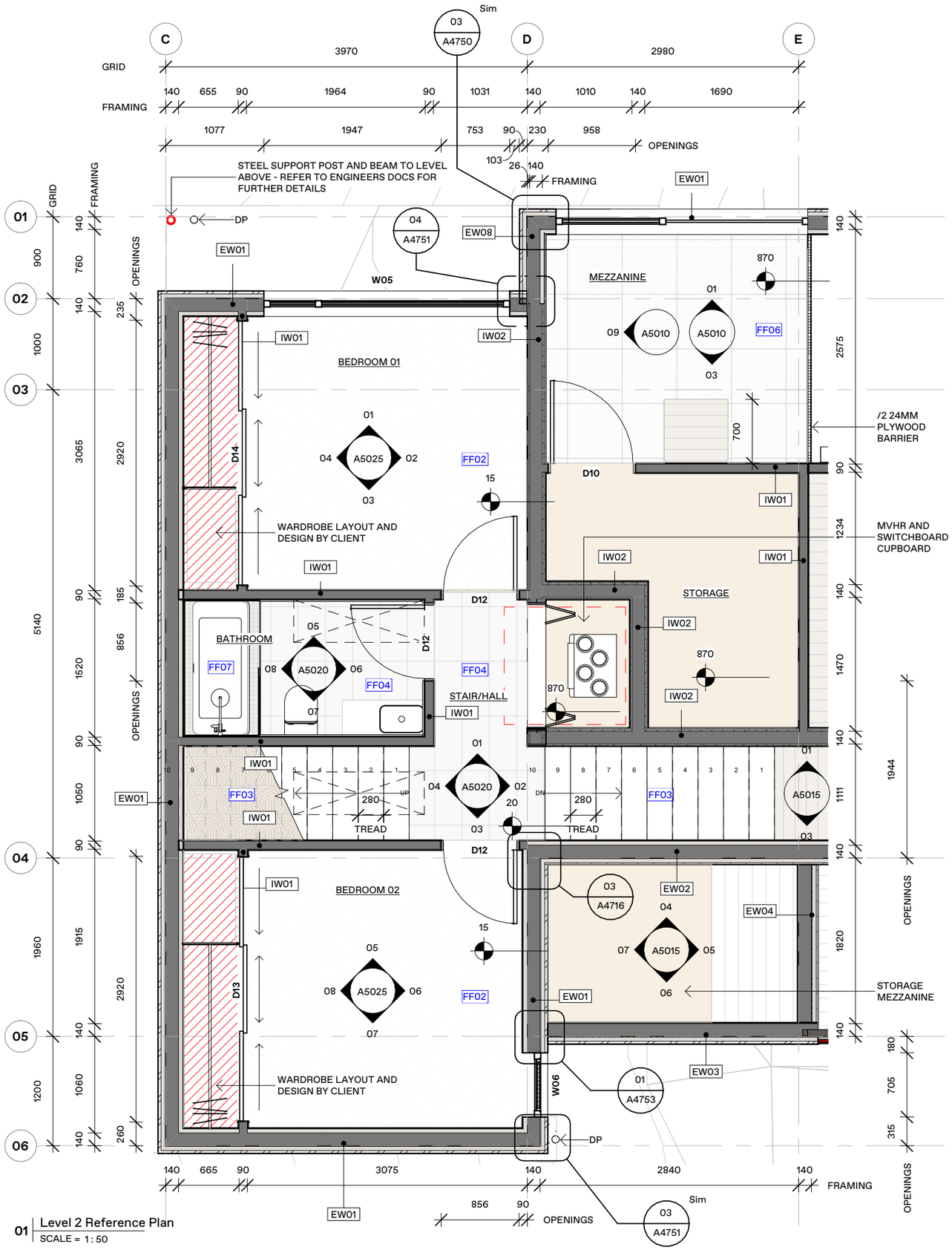
DWG: **Garage + L1 Reference Plan**
CLIENT: **Josh & Drew Atkins**

SCALE: 1 : 50
DRAWN: sb
CHKD: sb
REV#: R4
DATE: 19.10.26

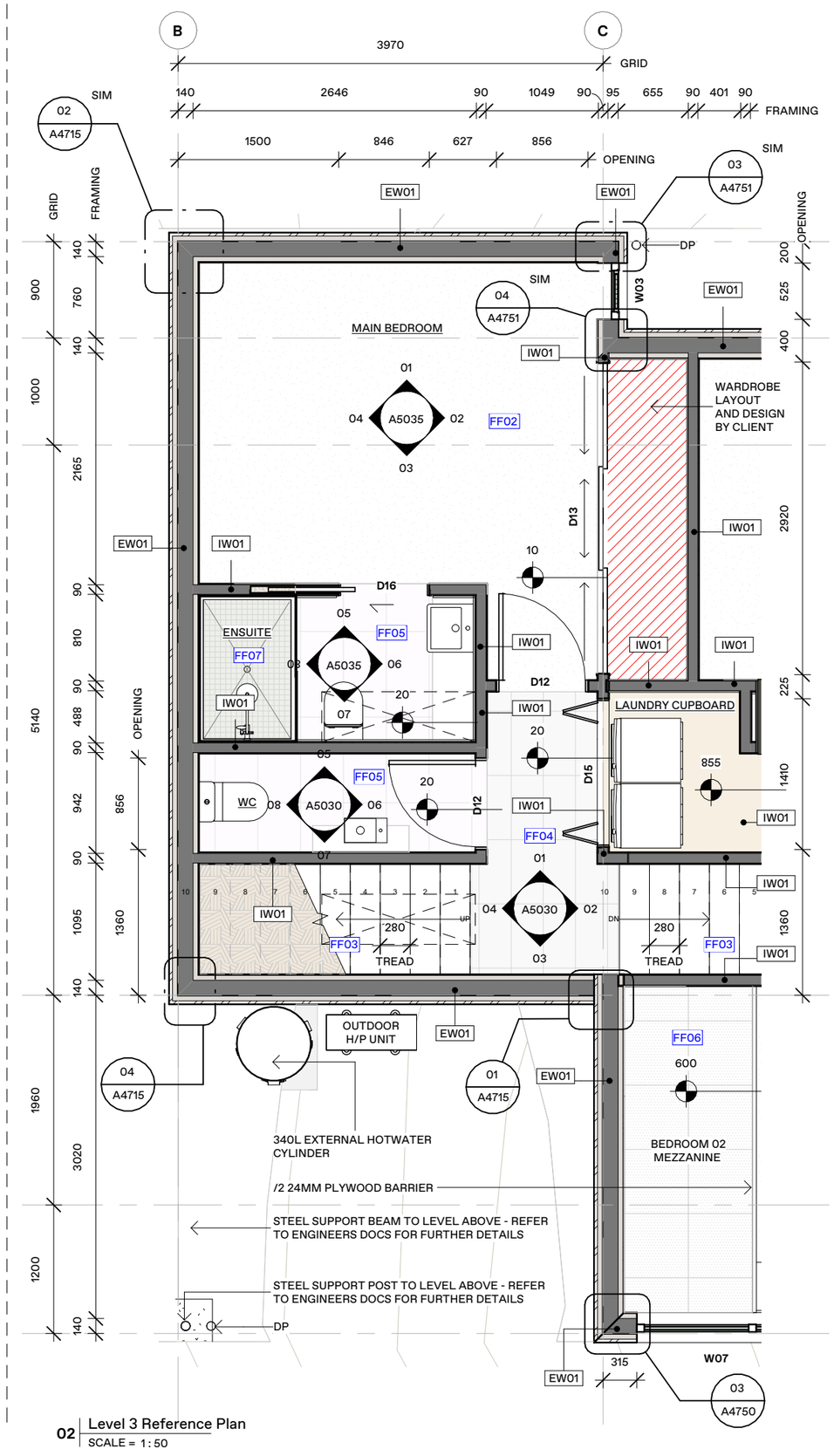
A3100

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Level 2 Reference Plan
SCALE = 1 : 50



02 Level 3 Reference Plan
SCALE = 1 : 50

CONSTRUCTION TYPE NOTES:

- ALL MATERIALS DURABILITY IS TO MEET THE REQUIREMENTS OF NZS3604:2011 SECTION 4. BUILDER TO CHECK ALL MATERIALS TO MEET THIS STANDARD PRIOR TO CONSTRUCTION.
- ALL WORK TO COMPLY WITH NZS3604:2011, THE NEW ZEALAND BUILDING CODE AND ALL OTHER RELEVANT BUILDING STANDARDS.
- TOP PLATES TO BE FIXED W/ 2 / 90 X 3.15 END NAILS + 2 WIRE DOGS AS PER NZS 3604:2011 TABLE 8.18 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- BOTTOM PLATES TO BE FIXED AS PER NZS 3604:2011 TABLE 8.19 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL TIMBER FRAMED EXTERNAL WALL CORNERS TO BE CALIFORNIA CORNER TYPE CONSTRUCTION TO ENSURE INSULATION INTO CORNERS IS MAINTAINED (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL MATERIALS AND FIXTURES ARE TO COMPLY WITH E2/AS1 CLAUSE 2.2
- ALL TIMBER SG8 UNLESS OTHERWISE SPECIFIED.
- **REFER TO THE MAIN SPECIFICATION DURING CONSTRUCTION**
- **IF REQUIRED, REFER TO DOCUMENTATION FOR AREAS OF SED.**

FLOOR FINISH SCHEDULE:

FF01	Substrate:	Concrete
	Finish:	U3 finish w/ clear sealer
	Colour:	Clear
	Keynote:	6721D
FF02	Substrate:	Strandfloor
	Finish:	Carpet
	Colour:	TBC
	Keynote:	6511
FF03	Substrate:	Strandfloor
	Finish:	Timber Overlay
	Colour:	Bordeaux Oak
	Keynote:	6312MF
FF04	Substrate:	Strandfloor
	Finish:	Omani Tile
	Colour:	Sandblast Grey
	Keynote:	6211
FF05	Substrate:	Strandfloor
	Finish:	Omani Tile
	Colour:	Pink Marble
	Keynote:	6211
FF06	Substrate:	Strandfloor
	Finish:	Carpet Tile
	Colour:	TBC
	Keynote:	6511
FF07	Substrate:	Tile & Slate
	Finish:	50x50 Tile
	Colour:	TBC
	Keynote:	6211
FF08	Substrate:	Kwila Decking
	Finish:	Clear oil
	Colour:	Clear
	Keynote:	4383

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

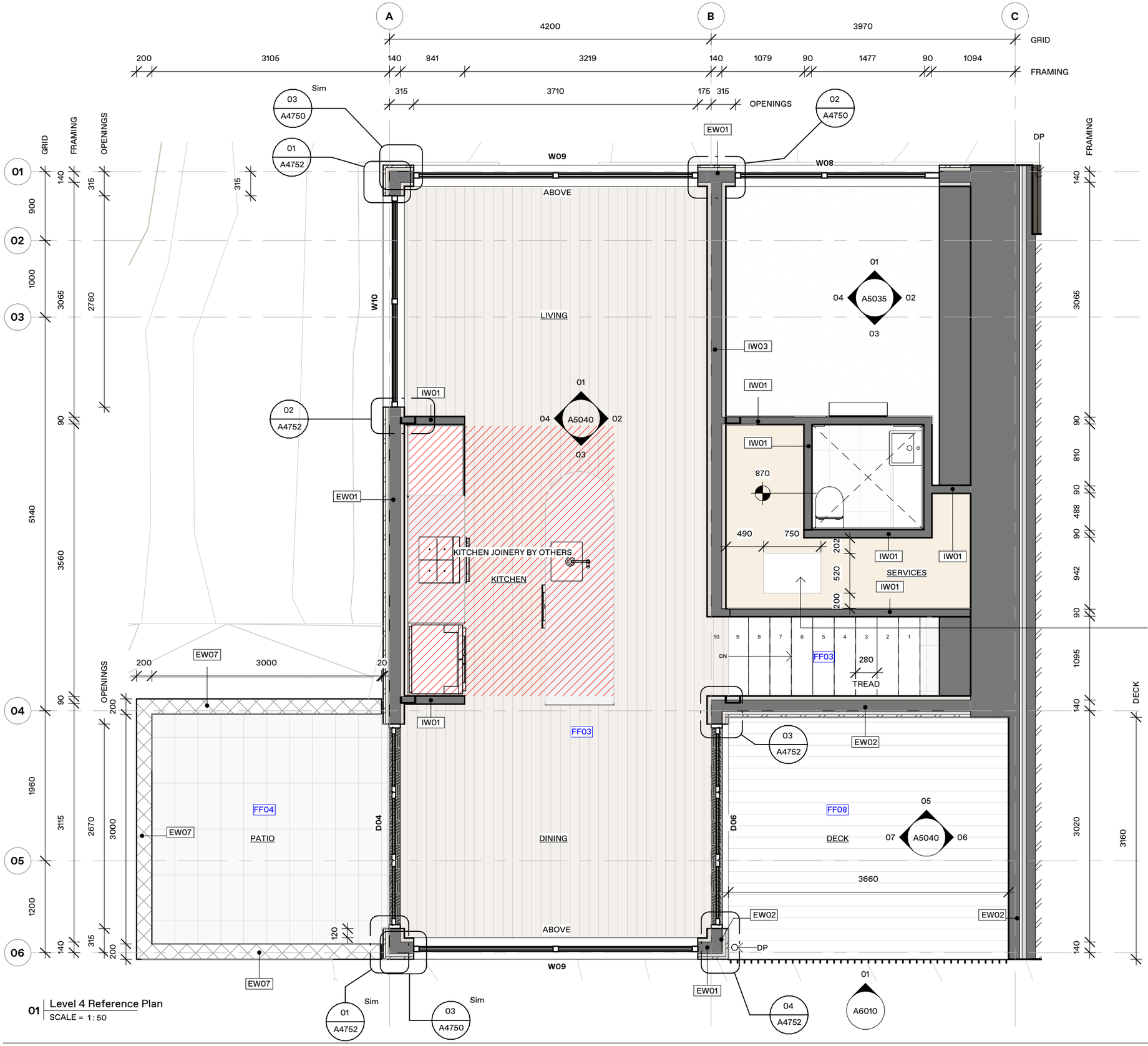
DWG: **L2 + L3 Reference Plan**
CLIENT: **Josh & Drew Atkins**

SCALE: 1 : 50
DRAWN: sb
CHKD: sb
REV#: R4
DATE: 19.10.26

A3105

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Level 4 Reference Plan
SCALE = 1:50

CONSTRUCTION TYPE NOTES:

- ALL MATERIALS DURABILITY IS TO MEET THE REQUIREMENTS OF NZS3604:2011 SECTION 4. BUILDER TO CHECK ALL MATERIALS TO MEET THIS STANDARD PRIOR TO CONSTRUCTION.
- ALL WORK TO COMPLY WITH NZS3604:2011, THE NEW ZEALAND BUILDING CODE AND ALL OTHER RELEVANT BUILDING STANDARDS.
- TOP PLATES TO BE FIXED W/ 2 / 90 X 3.15 END NAILS + 2 WIRE DOGS AS PER NZS 3604:2011 TABLE 8.18 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- BOTTOM PLATES TO BE FIXED AS PER NZS 3604:2011 TABLE 8.19 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL TIMBER FRAMED EXTERNAL WALL CORNERS TO BE CALIFORNIA CORNER TYPE CONSTRUCTION TO ENSURE INSULATION INTO CORNERS IS MAINTAINED (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL MATERIALS AND FIXTURES ARE TO COMPLY WITH E2/AS1 CLAUSE 2.2
- ALL TIMBER SG8 UNLESS OTHERWISE SPECIFIED.
- **REFER TO THE MAIN SPECIFICATION DURING CONSTRUCTION**
- **IF REQUIRED, REFER TO DOCUMENTATION FOR AREAS OF SED.**

FLOOR FINISH SCHEDULE:

FF01	Substrate:	Concrete
	Finish:	U3 finish w/ clear sealer
	Colour:	Clear
	Keynote:	6721D
FF02	Substrate:	Strandfloor
	Finish:	Carpet
	Colour:	TBC
	Keynote:	6511
FF03	Substrate:	Strandfloor
	Finish:	Timber Overlay
	Colour:	Bordeaux Oak
	Keynote:	6312MF
FF04	Substrate:	Strandfloor
	Finish:	Omani Tile
	Colour:	Sandblast Grey
	Keynote:	6211
FF05	Substrate:	Strandfloor
	Finish:	Omani Tile
	Colour:	Pink Marble
	Keynote:	6211
FF06	Substrate:	Strandfloor
	Finish:	Carpet Tile
	Colour:	TBC
	Keynote:	6511
FF07	Substrate:	Tile & Slate
	Finish:	50x50 Tile
	Colour:	TBC
	Keynote:	6211
FF08	Substrate:	Kwila Decking
	Finish:	Clear oil
	Colour:	Clear
	Keynote:	4383

NORTH

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **L4 Reference Plans**
CLIENT: **Josh & Drew Atkins**

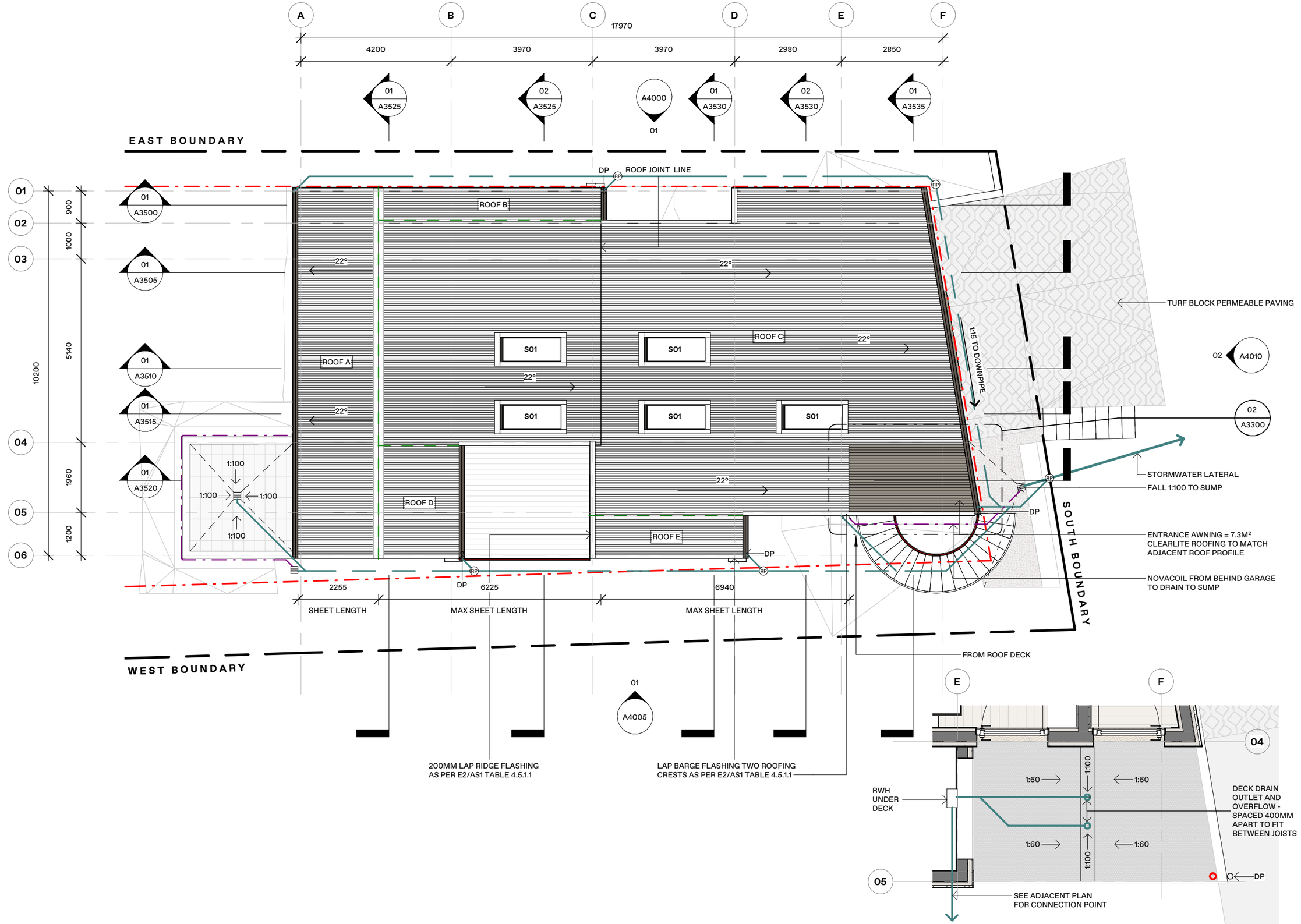
SCALE: 1:50
DRAWN: sb
CHKD: sb

REV#: R4
DATE: 19.10.26

A3110

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Roof Plan
SCALE = 1 : 100

02 Entry Deck Drainage
SCALE = 1 : 50

ROOF NOTES:

ROOF AREA DIVIDING LINE

ROOF AREAS:
- ROOF A = 25.2M²
- ROOF B = 5.6M²
- ROOF C = 126M²
- ROOF D = 7.2M²
- ROOF E =5.3M²

- GUTTER AND DOWNPIPE SIZING TAKEN FROM **ROOF AREA C** . ALL OTHER GUTTERS AND DOWNPIPES MATCHED FOR COHESIVENESS ONLY
- GUTTERS TO BE ROOFING INDUSTRIES HALF ROUND 168 PROFILE W/ EXTERNAL BRACKETS AND SNOW STRAPS.
- DUE TO MAIN GUTTER FALL (1:15) SITE TESTING OF DOWNPIPE PEAK FLOW CAPACITY IS REQUIRED UPON INSTALLATION AND PRIOR TO PRACTICAL COMPLETION TO THE SATISFACTION OF THE ARCHITECT.
- ALL DOWNPIPES TO BE 80Ø AND DISCHARGE INTO THE SEALED MAINS STORMWATER SYSTEM
- ALL GUTTERS (NOT INCLUDING THE MAIN FRONT GUTTER) TO FALL AT A MINIMUM 1:500 TO THE DOWNPIPE
- TRANSVERSE ROOF LAPS TO BE MIN. 150MM. THE END LAP JOINT MUST BE POSITIONED DIRECTLY OVER A PURLIN. FIX THROUGH THE CRESTS OF THE PROFILE, ENSURING THE FASTENER PASSES THROUGH BOTH SHEETS AND INTO THE TIMBER OR STEEL PURLIN BELOW. APPLY A SINGLE CONTINUOUS BEAD OF NEUTRAL-CURE SILICONE SEALANT BETWEEN THE TWO SHEETS ACROSS THE LAP TO PREVENT CAPILLARY ACTION.

DRAINAGE NOTES:

TOTAL ROOF AREA = 169.3M²

TOTAL ROOF AREA DISCHARGING TO STORMWATER MAINS = 169.3M²

TOTAL GROUND AREA DISCHARGING TO SUMP = 18M²

STORMWATER DRAIN
100Ø INTERNAL DIAMETER LAID TO 1:120 MIN. - AS PER E1/AS1 3.4.1

NOVACOIL
100Ø INTERNAL DIAMETER LAID TO 1:120 MIN. - AS PER E1/AS1 3.4.1

RP **RODDING POINT**
AS PER E1/AS1, SECTION 3.7

SUMP
AS PER E1/AS1, SECTION 3.6

NORTH

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

BUILDING CONSENT

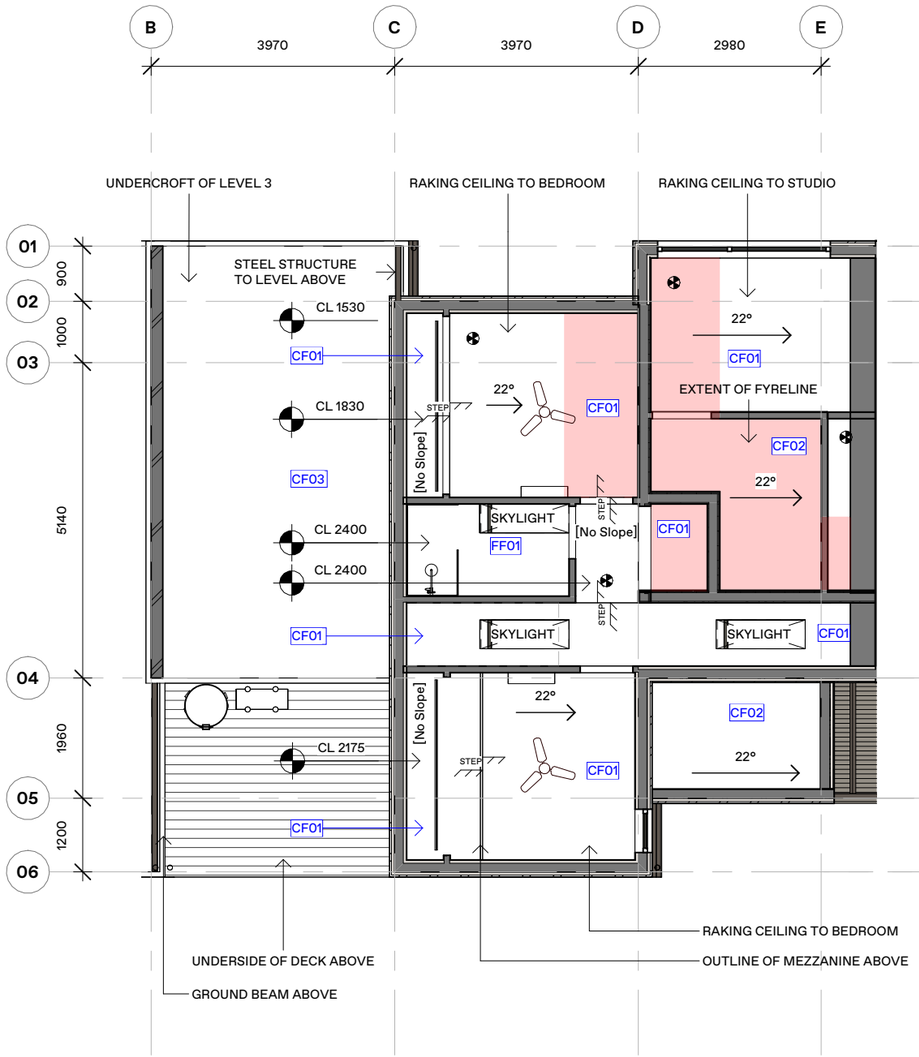
DO NOT SCALE FROM THIS DRAWING

DWG: **Roof & Drainage Plan**
CLIENT: **Josh & Drew Atkins**

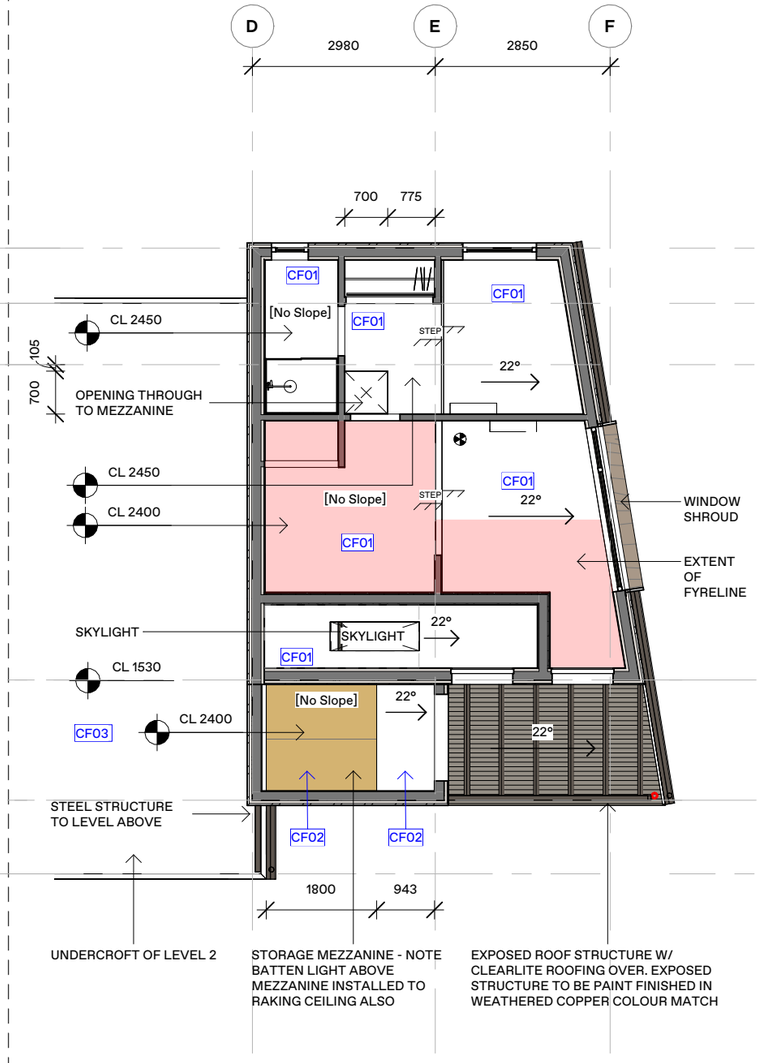
SCALE: As indicated
DRAWN: sb
CHKD: sb
REV#: R4
DATE: 19.10.26

A3300

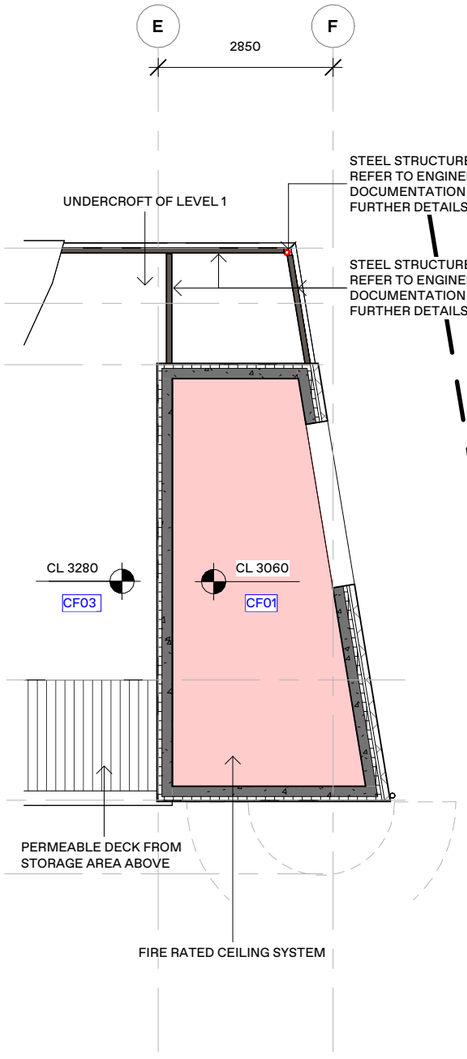
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Level 2 RCP
SCALE = 1:100



02 Level 1 RCP
SCALE = 1:100



03 Garage
SCALE = 1:100

CEILING FINISH SCHEDULE:

CF01	Substrate:	Plasterboard
	Finish:	Paint - French Wash
	Colour:	TBC
	Keynote:	6721PP
CF02	Substrate:	Plywood
	Finish:	Polyurethane
	Colour:	Clear
	Keynote:	6721D
CF03	Substrate:	Plywood
	Finish:	Stain
	Colour:	Ebony
	Keynote:	6711D

CEILING LEGEND/NOTES:

CEILING FAN

TYPE 1 - FIRE/SMOKE ALARM

- LIGHTING LAYOUT AND PLAN OMITTED TO BE DONE BY CLIENTS
- REFER TO MVHR DESIGN FOR SUPPLY/EXHAUST GRILLE LOCATIONS

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

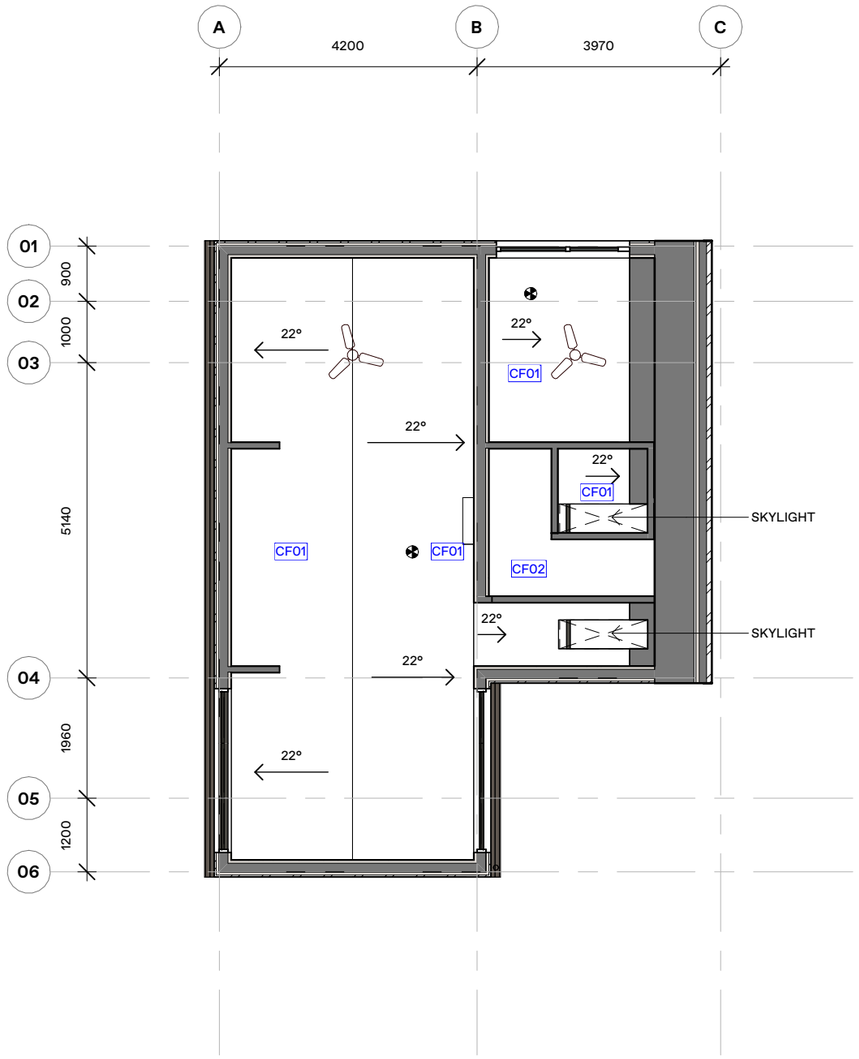
DWG: **Reflected Ceiling Plans G-L2**
CLIENT: **Josh & Drew Atkins**

SCALE: As indicated
DRAWN: sb
CHKD: sb

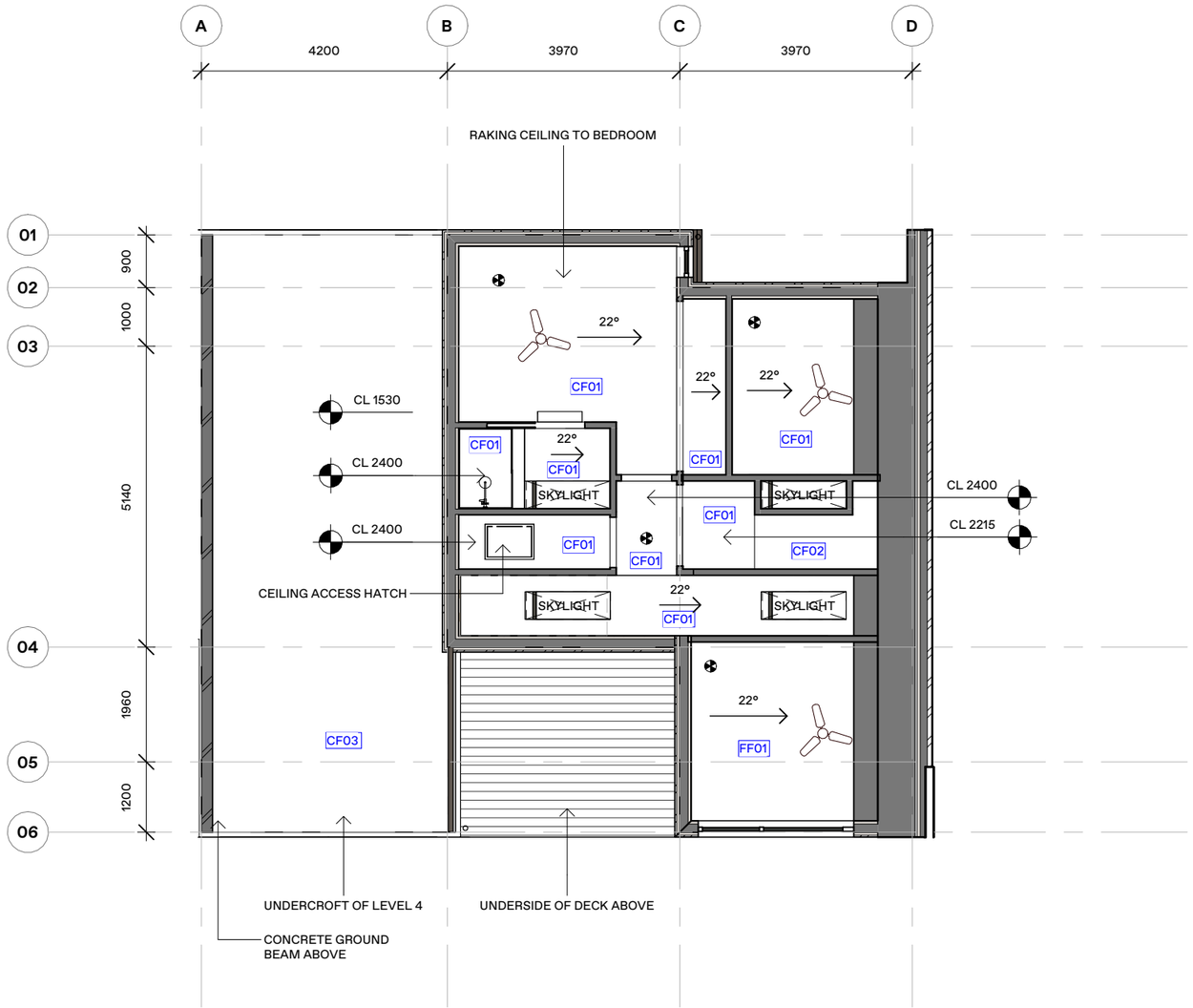
REV#: R3
DATE: 19.10.26

A3400

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Level 4
SCALE = 1:100



02 Level 3
SCALE = 1:100

CEILING FINISH SCHEDULE:

CF01	Substrate:	Plasterboard
	Finish:	Paint - French Wash
	Colour:	TBC
	Keynote:	6721PP
CF02	Substrate:	Plywood
	Finish:	Polyurethane
	Colour:	Clear
	Keynote:	6721D
CF03	Substrate:	Plywood
	Finish:	Stain
	Colour:	Ebony
	Keynote:	6711D

CEILING LEGEND/NOTES:

- CEILING FAN
- TYPE 1 - FIRE/SMOKE ALARM
- LIGHTING LAYOUT AND PLAN OMITTED TO BE DONE BY CLIENTS
- REFER TO MVHR DESIGN FOR SUPPLY/EXHAUST GRILLE LOCATIONS

NORTH

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

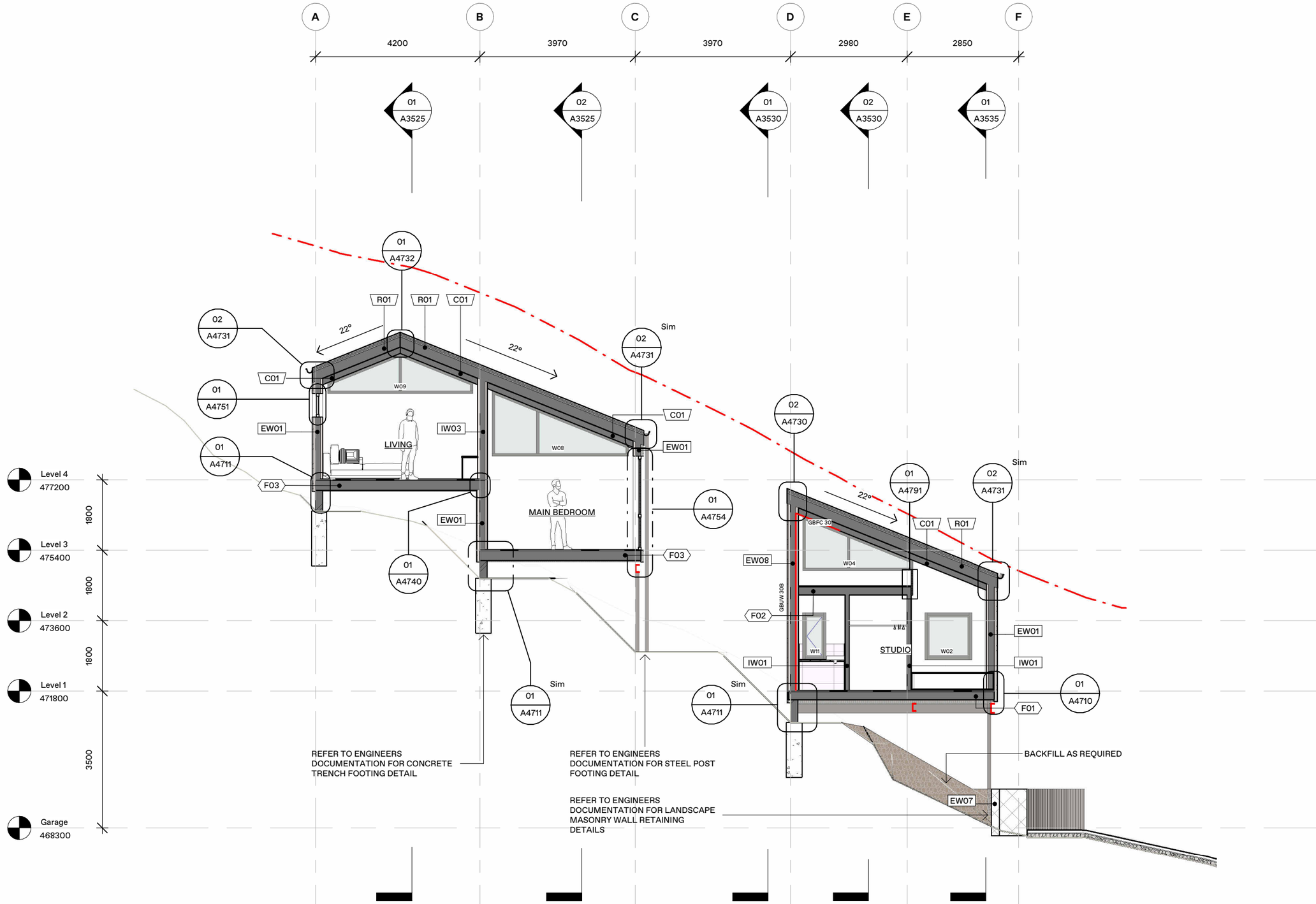
DWG: **Reflected Ceiling Plans L3-L4**
CLIENT: **Josh & Drew Atkins**

SCALE: As indicated
DRAWN: sb
CHKD: sb
REV#: R3
DATE: 19.10.26

A3410

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Section A-A
SCALE = 1 : 100

SECTION LEGEND/NOTES:

HEIGHT CONTROL/RECESSION PLANE

SERVICE AREA

CONSTRUCTION TYPE NOTES:

- ALL MATERIALS DURABILITY IS TO MEET THE REQUIREMENTS OF NZS3604:2011 SECTION 4. BUILDER TO CHECK ALL MATERIALS TO MEET THIS STANDARD PRIOR TO CONSTRUCTION.
- ALL WORK TO COMPLY WITH NZS3604:2011, THE NEW ZEALAND BUILDING CODE AND ALL OTHER RELEVANT BUILDING STANDARDS.
- TOP PLATES TO BE FIXED W/ 2 / 90 X 3.15 END NAILS + 2 WIRE DOGS AS PER NZS 3604:2011 TABLE 8.18 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- BOTTOM PLATES TO BE FIXED AS PER NZS 3604:2011 TABLE 8.19 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL TIMBER FRAMED EXTERNAL WALL CORNERS TO BE CALIFORNIA CORNER TYPE CONSTRUCTION TO ENSURE INSULATION INTO CORNERS IS MAINTAINED (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL MATERIALS AND FIXTURES ARE TO COMPLY WITH E2/AS1 CLAUSE 2.2
- ALL TIMBER SG8 UNLESS OTHERWISE SPECIFIED.
- **REFER TO THE MAIN SPECIFICATION DURING CONSTRUCTION**
- **IF REQUIRED, REFER TO DOCUMENTATION FOR AREAS OF SED.**

FIRE RATED/NOISE SYSTEMS:

GBTLA 45r

TWO-WAY FRR WALL SYSTEM - GBTLA 45R
- 2X 13MM GIB STANDARD EACH SIDE W/ GIB RAIL TO ONE SIDE

GBUW 30B

ONE-WAY FRR WALL SYSTEM - GBUW 30B
- X2 LAYERS OF 10MM GIB FYRELINE TO ONE SIDE

GBFC 30

FLOOR/CEILING SYSTEM - GBFC 30
- X1 ONE LAYER OF 13MM GIB FYRELINE
- EXTEND ONE SHEET LENGTH INTO ROOM EITHER SIDE OF TWO-WAY WALL

GBFA 60b

FLOOR/CEILING SYSTEM - GBDFA 60b
- X2 LAYERS OF 13MM GIB FYRELINE

DEOP

TYPE 1 - INTERCONNECTED FIRE ALARM INSTALLED UNDER NZS 4514:2021:

- STEEPER THAN 1:10: MOUNT IT ON THE HIGH SIDE OF THE RAKING CEILING, 200–500 MM FROM THE APEX.
- LESS THAN 1:10: TREAT IT AS A FLAT CEILING AND MOUNT IT AT LEAST 200 MM FROM THE WALL.
- KEEP THE ALARM AT LEAST 300 MM FROM A LIGHT FITTING AND 400 MM FROM AN AIR SUPPLY OPENING

THIS DRAWING MUST BE VIEWED IN COLOUR

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **Section A-A**
CLIENT: **Josh & Drew Atkins**

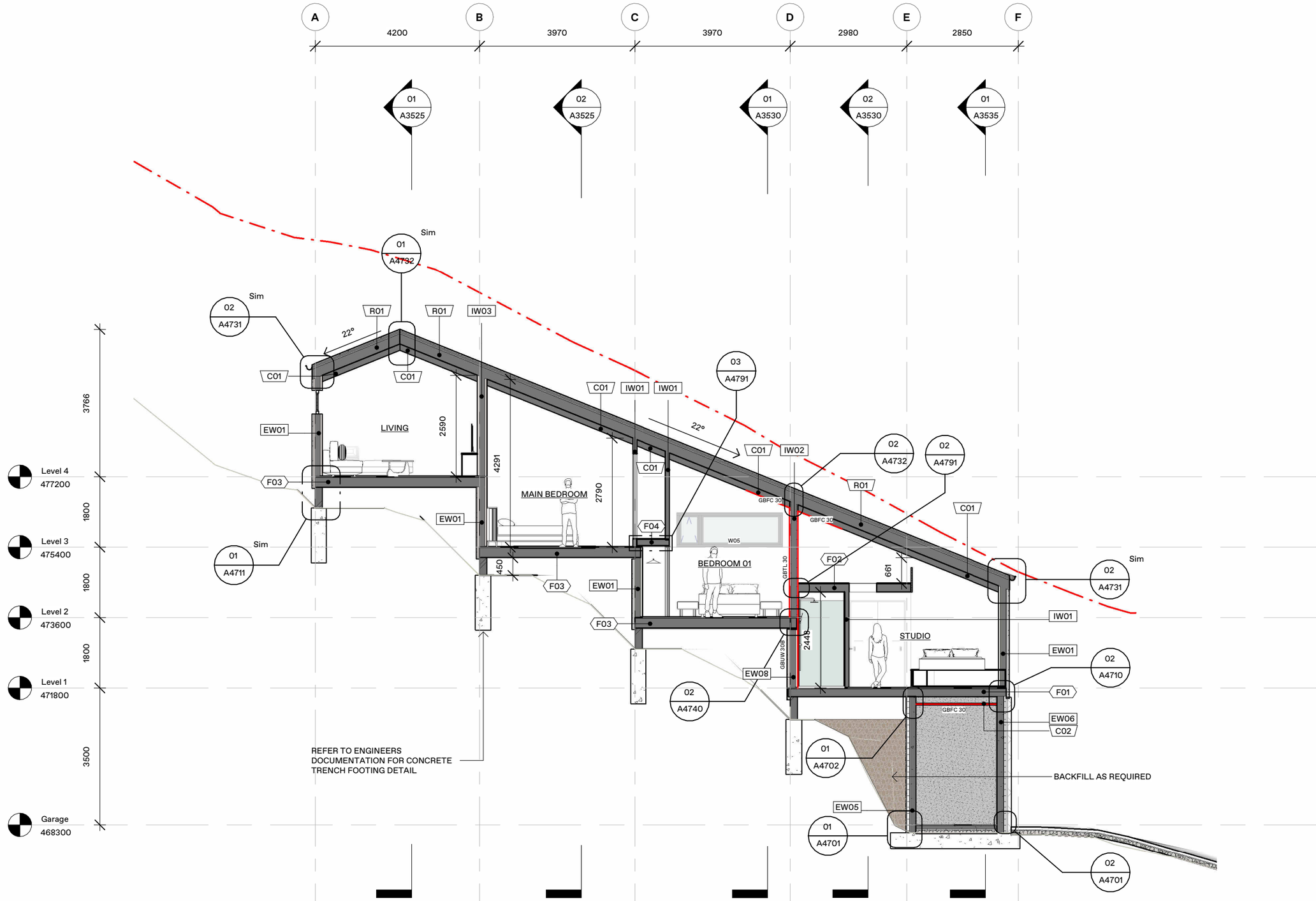
SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R4
DATE: 19.10.26

A3500

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 | Section B-B
SCALE = 1:100

SECTION LEGEND/NOTES:

HEIGHT CONTROL/RECESSION PLANE

SERVICE AREA

CONSTRUCTION TYPE NOTES:

- ALL MATERIALS DURABILITY IS TO MEET THE REQUIREMENTS OF NZS3604:2011 SECTION 4. BUILDER TO CHECK ALL MATERIALS TO MEET THIS STANDARD PRIOR TO CONSTRUCTION.
- ALL WORK TO COMPLY WITH NZS3604:2011, THE NEW ZEALAND BUILDING CODE AND ALL OTHER RELEVANT BUILDING STANDARDS.
- TOP PLATES TO BE FIXED W/ 2 / 90 X 3.15 END NAILS + 2 WIRE DOGS AS PER NZS 3604:2011 TABLE 8.18 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- BOTTOM PLATES TO BE FIXED AS PER NZS 3604:2011 TABLE 8.19 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL TIMBER FRAMED EXTERNAL WALL CORNERS TO BE CALIFORNIA CORNER TYPE CONSTRUCTION TO ENSURE INSULATION INTO CORNERS IS MAINTAINED (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL MATERIALS AND FIXTURES ARE TO COMPLY WITH E2/AS1 CLAUSE 2.2
- ALL TIMBER SG8 UNLESS OTHERWISE SPECIFIED.
- **REFER TO THE MAIN SPECIFICATION DURING CONSTRUCTION**
- **IF REQUIRED, REFER TO DOCUMENTATION FOR AREAS OF SED.**

FIRE RATED/NOISE SYSTEMS:

GBTLA 45r

TWO-WAY FRR WALL SYSTEM - GBTLA 45R
- 2X 13MM GIB STANDARD EACH SIDE W/ GIB RAIL TO ONE SIDE

GBUW 30B

ONE-WAY FRR WALL SYSTEM - GBUW 30B
- X2 LAYERS OF 10MM GIB FYRELINE TO ONE SIDE

GBFC 30

FLOOR/CEILING SYSTEM - GBFC 30
- X1 ONE LAYER OF 13MM GIB FYRELINE
- EXTEND ONE SHEET LENGTH INTO ROOM EITHER SIDE OF TWO-WAY WALL

GBFA 60b

FLOOR/CEILING SYSTEM - GBDFA 60b
- X2 LAYERS OF 13MM GIB FYRELINE

DEOP

TYPE 1 -
INTERCONNECTED FIRE ALARM INSTALLED UNDER NZS 4514:2021:

- STEEPER THAN 1:10: MOUNT IT ON THE HIGH SIDE OF THE RAKING CEILING, 200–500 MM FROM THE APEX.
- LESS THAN 1:10: TREAT IT AS A FLAT CEILING AND MOUNT IT AT LEAST 200 MM FROM THE WALL.
- KEEP THE ALARM AT LEAST 300 MM FROM A LIGHT FITTING AND 400 MM FROM AN AIR SUPPLY OPENING

THIS DRAWING MUST BE VIEWED IN COLOUR

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

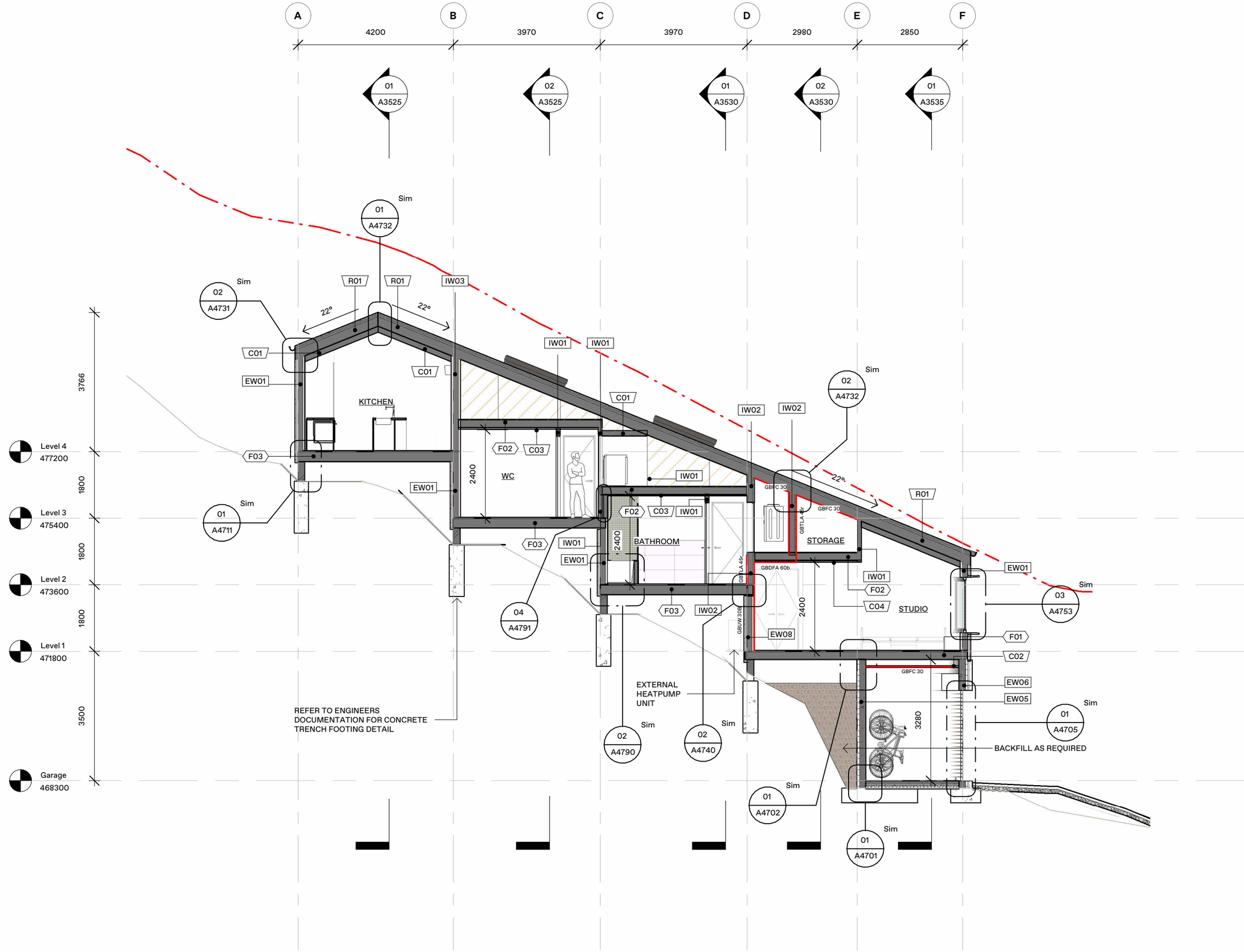
DWG: **Section B-B**
CLIENT: **Josh & Drew Atkins**

SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R4
DATE: 19.10.26

A3505

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Section C-C
SCALE = 1 : 100

SECTION LEGEND/NOTES:

HEIGHT CONTROL/RECESSION PLANE

SERVICE AREA

CONSTRUCTION TYPE NOTES:

- ALL MATERIALS DURABILITY IS TO MEET THE REQUIREMENTS OF NZS3604:2011 SECTION 4. BUILDER TO CHECK ALL MATERIALS TO MEET THIS STANDARD PRIOR TO CONSTRUCTION.
- ALL WORK TO COMPLY WITH NZS3604:2011, THE NEW ZEALAND BUILDING CODE AND ALL OTHER RELEVANT BUILDING STANDARDS.
- TOP PLATES TO BE FIXED W/ 2 / 90 X 3.15 END NAILS + 2 WIRE DOGS AS PER NZS 3604:2011 TABLE 8.18 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- BOTTOM PLATES TO BE FIXED AS PER NZS 3604:2011 TABLE 8.19 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL TIMBER FRAMED EXTERNAL WALL CORNERS TO BE CALIFORNIA CORNER TYPE CONSTRUCTION TO ENSURE INSULATION INTO CORNERS IS MAINTAINED (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL MATERIALS AND FIXTURES ARE TO COMPLY WITH E2/AS1 CLAUSE 2.2
- ALL TIMBER SG8 UNLESS OTHERWISE SPECIFIED.
- **REFER TO THE MAIN SPECIFICATION DURING CONSTRUCTION**
- **IF REQUIRED, REFER TO DOCUMENTATION FOR AREAS OF SED.**

FIRE RATED/NOISE SYSTEMS:

GBTLA 45r

TWO-WAY FRR WALL SYSTEM - GBTLA 45R
- 2X 13MM GIB STANDARD EACH SIDE W/ GIB RAIL TO ONE SIDE

GBUW 30B

ONE-WAY FRR WALL SYSTEM - GBUW 30B
- X2 LAYERS OF 10MM GIB FYRELINE TO ONE SIDE

GBFC 30

FLOOR/CEILING SYSTEM - GBFC 30
- X1 ONE LAYER OF 13MM GIB FYRELINE
- EXTEND ONE SHEET LENGTH INTO ROOM EITHER SIDE OF TWO-WAY WALL

GBFA 60b

FLOOR/CEILING SYSTEM - GBDFA 60b
- X2 LAYERS OF 13MM GIB FYRELINE

DEOP

TYPE 1 - INTERCONNECTED FIRE ALARM INSTALLED UNDER NZS 4514:2021:

- STEEPER THAN 1:10: MOUNT IT ON THE HIGH SIDE OF THE RAKING CEILING, 200–500 MM FROM THE APEX.
- LESS THAN 1:10: TREAT IT AS A FLAT CEILING AND MOUNT IT AT LEAST 200 MM FROM THE WALL.
- KEEP THE ALARM AT LEAST 300 MM FROM A LIGHT FITTING AND 400 MM FROM AN AIR SUPPLY OPENING

THIS DRAWING MUST BE VIEWED IN COLOUR

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **Section C-C**
CLIENT: **Josh & Drew Atkins**

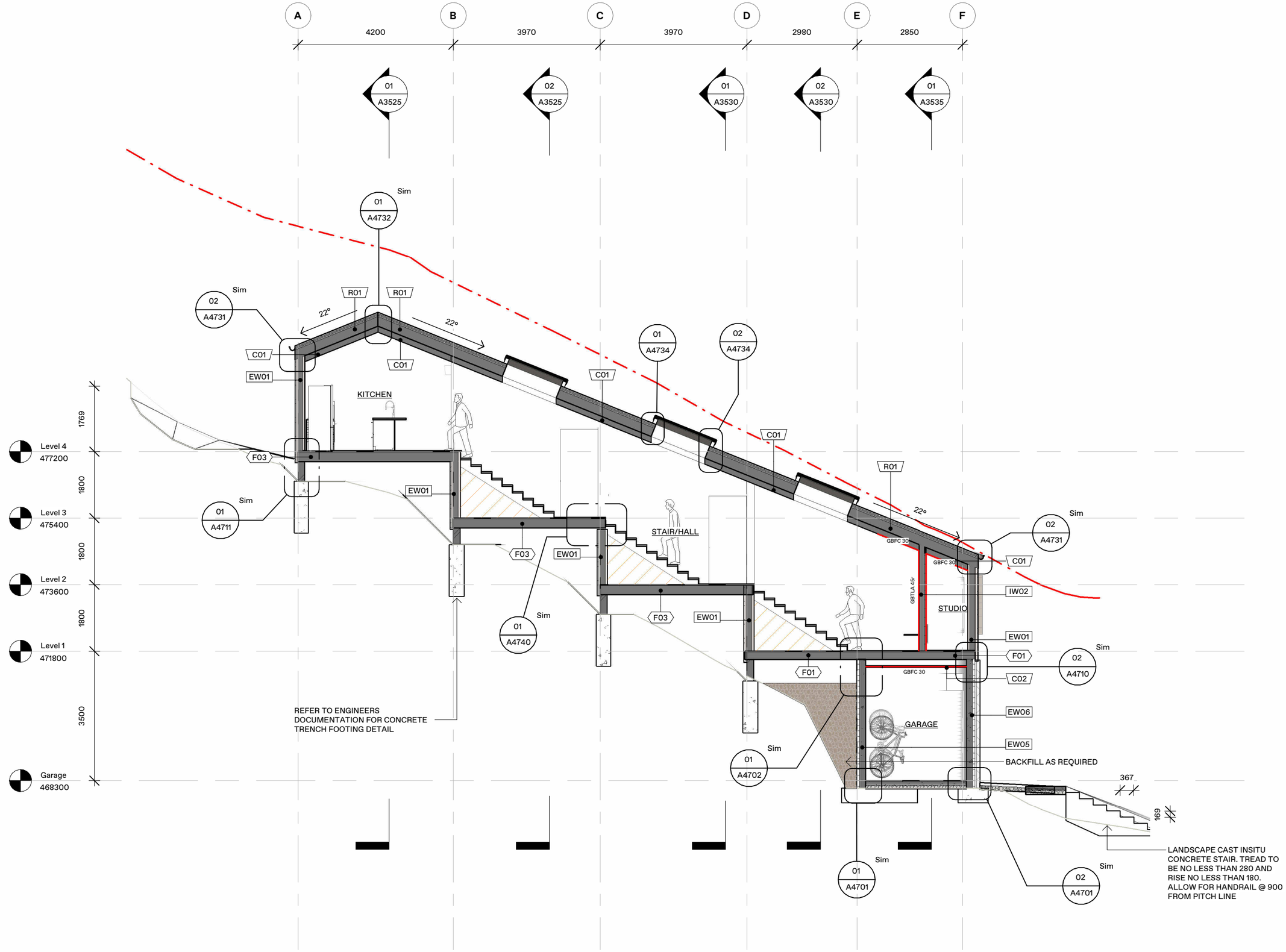
SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R4
DATE: 19.10.26

A3510

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Section D-D
SCALE = 1 : 100

SECTION LEGEND/NOTES:

HEIGHT CONTROL/RECESSION PLANE

SERVICE AREA

CONSTRUCTION TYPE NOTES:

- ALL MATERIALS DURABILITY IS TO MEET THE REQUIREMENTS OF NZS3604:2011 SECTION 4. BUILDER TO CHECK ALL MATERIALS TO MEET THIS STANDARD PRIOR TO CONSTRUCTION.
- ALL WORK TO COMPLY WITH NZS3604:2011, THE NEW ZEALAND BUILDING CODE AND ALL OTHER RELEVANT BUILDING STANDARDS.
- TOP PLATES TO BE FIXED W/ 2 / 90 X 3.15 END NAILS + 2 WIRE DOGS AS PER NZS 3604:2011 TABLE 8.18 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- BOTTOM PLATES TO BE FIXED AS PER NZS 3604:2011 TABLE 8.19 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL TIMBER FRAMED EXTERNAL WALL CORNERS TO BE CALIFORNIA CORNER TYPE CONSTRUCTION TO ENSURE INSULATION INTO CORNERS IS MAINTAINED (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL MATERIALS AND FIXTURES ARE TO COMPLY WITH E2/AS1 CLAUSE 2.2
- ALL TIMBER SG8 UNLESS OTHERWISE SPECIFIED.
- **REFER TO THE MAIN SPECIFICATION DURING CONSTRUCTION**
- **IF REQUIRED, REFER TO DOCUMENTATION FOR AREAS OF SED.**

FIRE RATED/NOISE SYSTEMS:

GBTLA 45r

TWO-WAY FRR WALL SYSTEM - GBTLA 45R
- 2X 13MM GIB STANDARD EACH SIDE W/ GIB RAIL TO ONE SIDE

GBUW 30B

ONE-WAY FRR WALL SYSTEM - GBUW 30B
- X2 LAYERS OF 10MM GIB FYRELINE TO ONE SIDE

GBFC 30

FLOOR/CEILING SYSTEM - GBFC 30
- X1 ONE LAYER OF 13MM GIB FYRELINE
- EXTEND ONE SHEET LENGTH INTO ROOM EITHER SIDE OF TWO-WAY WALL

GBFA 60b

FLOOR/CEILING SYSTEM - GBDFA 60b
- X2 LAYERS OF 13MM GIB FYRELINE

DEOP

TYPE 1 - INTERCONNECTED FIRE ALARM INSTALLED UNDER NZS 4514:2021:

- STEEPER THAN 1:10: MOUNT IT ON THE HIGH SIDE OF THE RAKING CEILING, 200–500 MM FROM THE APEX.
- LESS THAN 1:10: TREAT IT AS A FLAT CEILING AND MOUNT IT AT LEAST 200 MM FROM THE WALL.
- KEEP THE ALARM AT LEAST 300 MM FROM A LIGHT FITTING AND 400 MM FROM AN AIR SUPPLY OPENING

THIS DRAWING MUST BE VIEWED IN COLOUR

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **Section D-D**
CLIENT: **Josh & Drew Atkins**

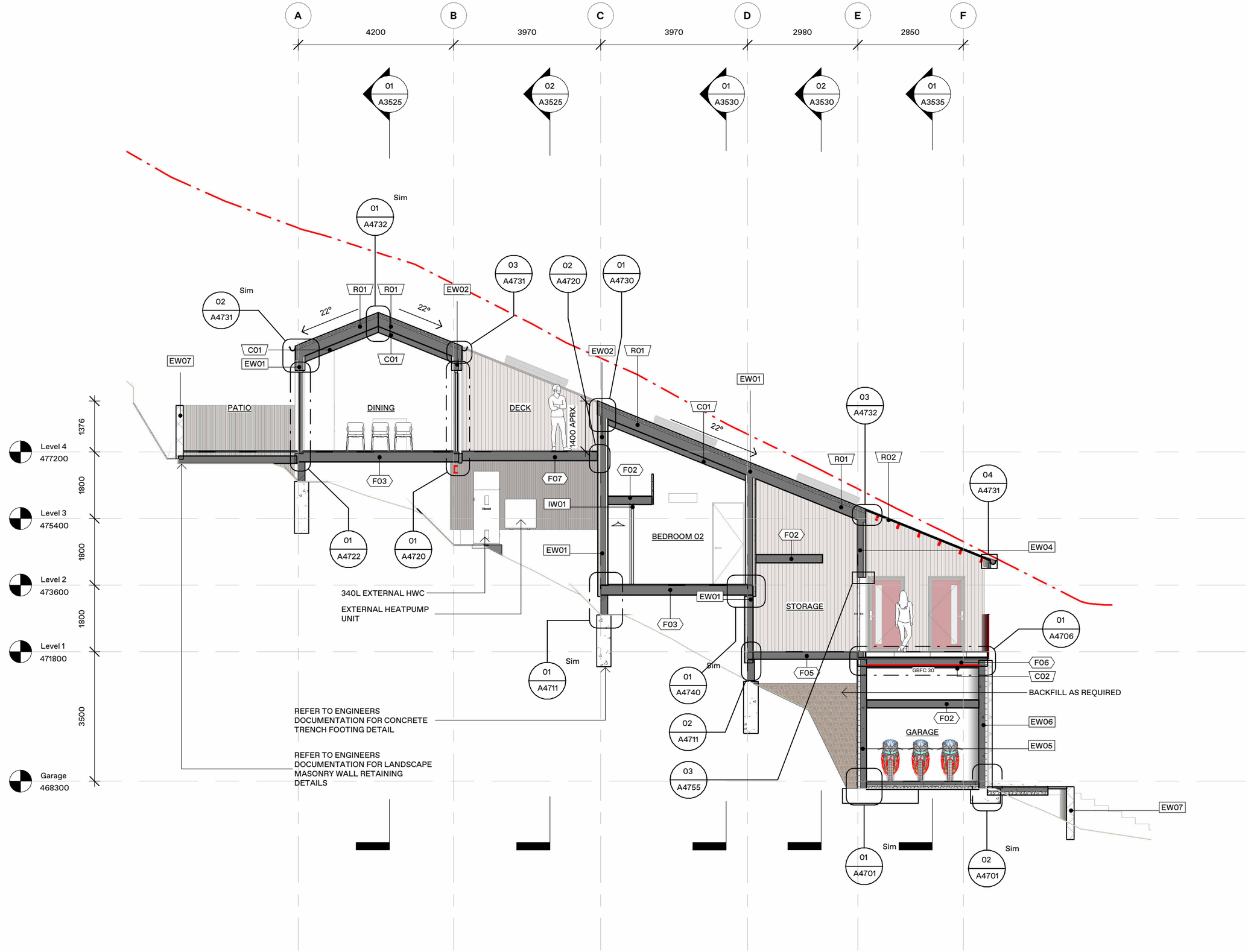
SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R4
DATE: 19.10.26

A3515

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 | Section E-E
SCALE = 1 : 100

SECTION LEGEND/NOTES:

HEIGHT CONTROL/RECESSION PLANE

SERVICE AREA

CONSTRUCTION TYPE NOTES:

- ALL MATERIALS DURABILITY IS TO MEET THE REQUIREMENTS OF NZS3604:2011 SECTION 4. BUILDER TO CHECK ALL MATERIALS TO MEET THIS STANDARD PRIOR TO CONSTRUCTION.
- ALL WORK TO COMPLY WITH NZS3604:2011, THE NEW ZEALAND BUILDING CODE AND ALL OTHER RELEVANT BUILDING STANDARDS.
- TOP PLATES TO BE FIXED W/ 2 / 90 X 3.15 END NAILS + 2 WIRE DOGS AS PER NZS 3604:2011 TABLE 8.18 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- BOTTOM PLATES TO BE FIXED AS PER NZS 3604:2011 TABLE 8.19 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL TIMBER FRAMED EXTERNAL WALL CORNERS TO BE CALIFORNIA CORNER TYPE CONSTRUCTION TO ENSURE INSULATION INTO CORNERS IS MAINTAINED (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL MATERIALS AND FIXTURES ARE TO COMPLY WITH E2/AS1 CLAUSE 2.2
- ALL TIMBER SG8 UNLESS OTHERWISE SPECIFIED.
- **REFER TO THE MAIN SPECIFICATION DURING CONSTRUCTION**
- **IF REQUIRED, REFER TO DOCUMENTATION FOR AREAS OF SED.**

FIRE RATED/NOISE SYSTEMS:

GBTLA 45r

TWO-WAY FRR WALL SYSTEM - GBTLA 45R
- 2X 13MM GIB STANDARD EACH SIDE W/ GIB RAIL TO ONE SIDE

GBUW 30B

ONE-WAY FRR WALL SYSTEM - GBUW 30B
- X2 LAYERS OF 10MM GIB FYRELINE TO ONE SIDE

GBFC 30

FLOOR/CEILING SYSTEM - GBFC 30
- X1 ONE LAYER OF 13MM GIB FYRELINE
- EXTEND ONE SHEET LENGTH INTO ROOM EITHER SIDE OF TWO-WAY WALL

GBFA 60b

FLOOR/CEILING SYSTEM - GBDFA 60b
- X2 LAYERS OF 13MM GIB FYRELINE

DEOP

TYPE 1 - INTERCONNECTED FIRE ALARM INSTALLED UNDER NZS 4514:2021:

- STEEPER THAN 1:10: MOUNT IT ON THE HIGH SIDE OF THE RAKING CEILING, 200–500 MM FROM THE APEX.
- LESS THAN 1:10: TREAT IT AS A FLAT CEILING AND MOUNT IT AT LEAST 200 MM FROM THE WALL.
- KEEP THE ALARM AT LEAST 300 MM FROM A LIGHT FITTING AND 400 MM FROM AN AIR SUPPLY OPENING

THIS DRAWING MUST BE VIEWED IN COLOUR

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **Section E-E**
CLIENT: **Josh & Drew Atkins**

SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R4
DATE: 19.10.26

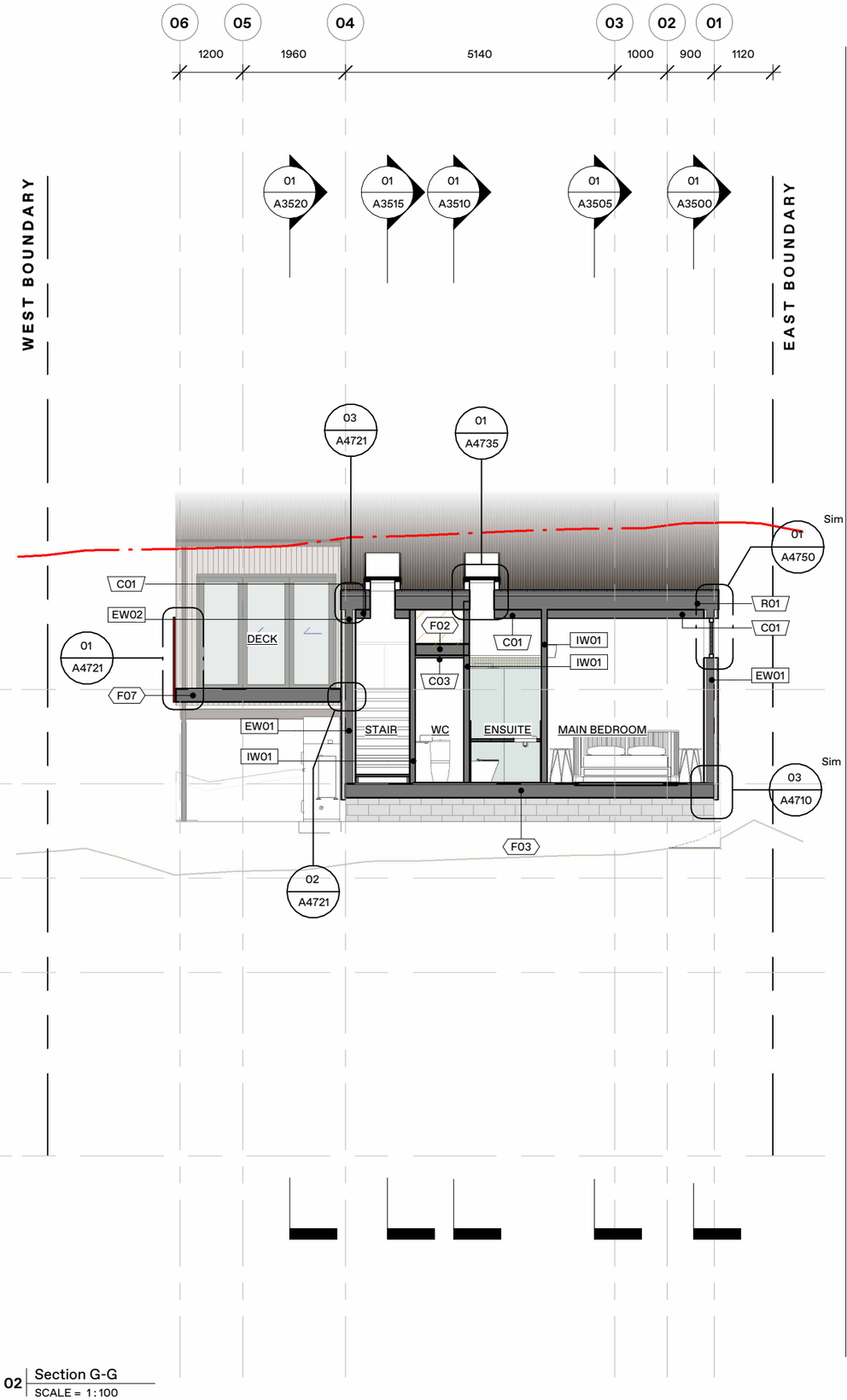
A3520

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Section F-F
SCALE = 1:100



02 Section G-G
SCALE = 1:100

SECTION LEGEND/NOTES:

HEIGHT CONTROL/RECESSION PLANE

SERVICE AREA

CONSTRUCTION TYPE NOTES:

- ALL MATERIALS DURABILITY IS TO MEET THE REQUIREMENTS OF NZS3604:2011 SECTION 4. BUILDER TO CHECK ALL MATERIALS TO MEET THIS STANDARD PRIOR TO CONSTRUCTION.
- ALL WORK TO COMPLY WITH NZS3604:2011, THE NEW ZEALAND BUILDING CODE AND ALL OTHER RELEVANT BUILDING STANDARDS.
- TOP PLATES TO BE FIXED W/ 2 / 90 X 3.15 END NAILS + 2 WIRE DOGS AS PER NZS 3604:2011 TABLE 8.18 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- BOTTOM PLATES TO BE FIXED AS PER NZS 3604:2011 TABLE 8.19 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL TIMBER FRAMED EXTERNAL WALL CORNERS TO BE CALIFORNIA CORNER TYPE CONSTRUCTION TO ENSURE INSULATION INTO CORNERS IS MAINTAINED (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL MATERIALS AND FIXTURES ARE TO COMPLY WITH E2/AS1 CLAUSE 2.2
- ALL TIMBER SG8 UNLESS OTHERWISE SPECIFIED.
- **REFER TO THE MAIN SPECIFICATION DURING CONSTRUCTION**
- **IF REQUIRED, REFER TO DOCUMENTATION FOR AREAS OF SED.**

FIRE RATED/NOISE SYSTEMS:

GBTLA 45r

TWO-WAY FRR WALL SYSTEM - GBTLA 45R
- 2X 13MM GIB STANDARD EACH SIDE W/ GIB RAIL TO ONE SIDE

GBUW 30B

ONE-WAY FRR WALL SYSTEM - GBUW 30B
- X2 LAYERS OF 10MM GIB FYRELINE TO ONE SIDE

GBFC 30

FLOOR/CEILING SYSTEM - GBFC 30
- X1 ONE LAYER OF 13MM GIB FYRELINE
- EXTEND ONE SHEET LENGTH INTO ROOM EITHER SIDE OF TWO-WAY WALL

GBFA 60b

FLOOR/CEILING SYSTEM - GBDFA 60b
- X2 LAYERS OF 13MM GIB FYRELINE

DEOP

TYPE 1 - INTERCONNECTED FIRE ALARM INSTALLED UNDER NZS 4514:2021:

- STEEPER THAN 1:10: MOUNT IT ON THE HIGH SIDE OF THE RAKING CEILING, 200–500 MM FROM THE APEX.
- LESS THAN 1:10: TREAT IT AS A FLAT CEILING AND MOUNT IT AT LEAST 200 MM FROM THE WALL.
- KEEP THE ALARM AT LEAST 300 MM FROM A LIGHT FITTING AND 400 MM FROM AN AIR SUPPLY OPENING

THIS DRAWING MUST BE VIEWED IN COLOUR

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **Section F-F & G-G**
CLIENT: **Josh & Drew Atkins**

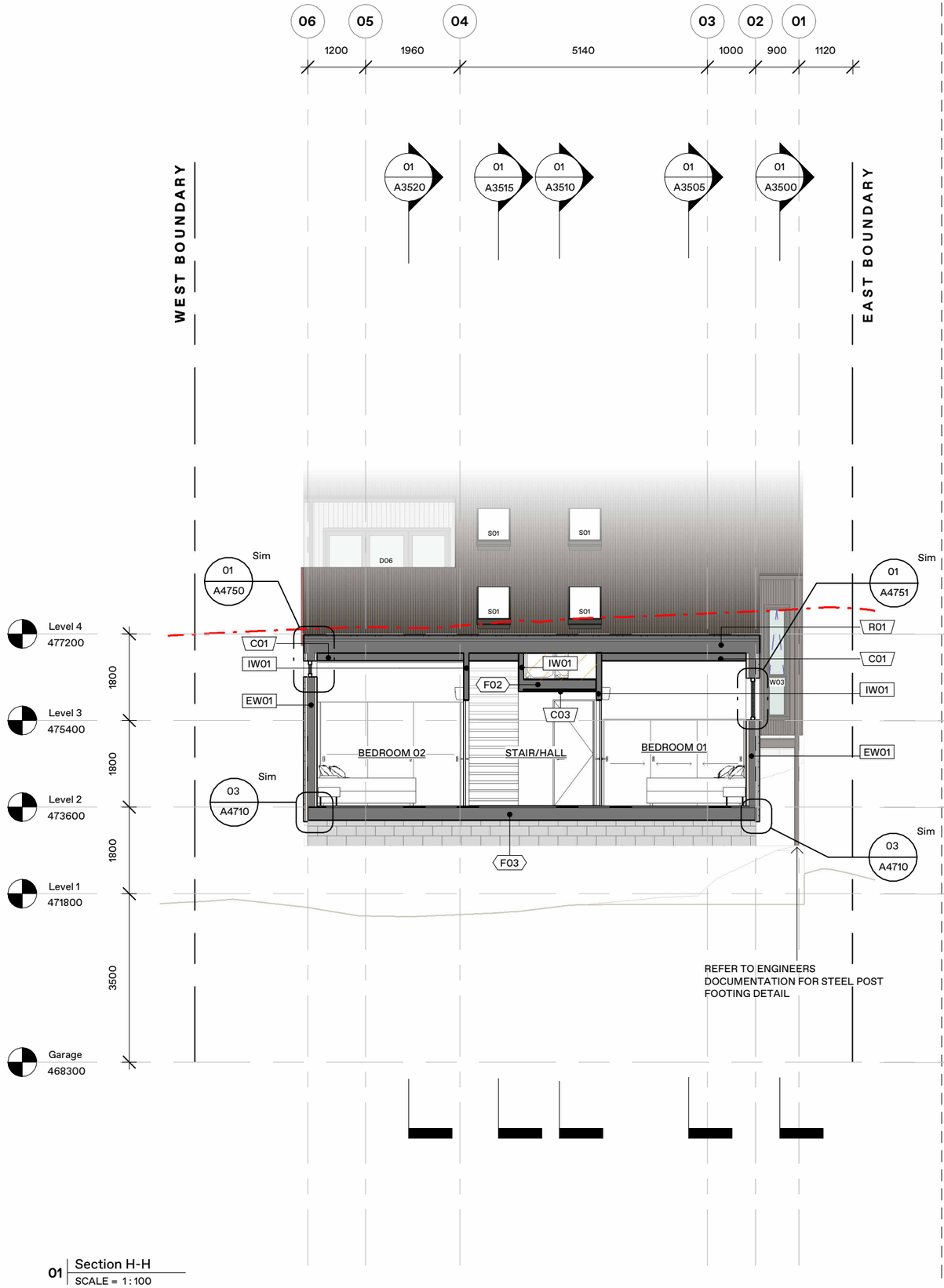
SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R4
DATE: 19.10.26

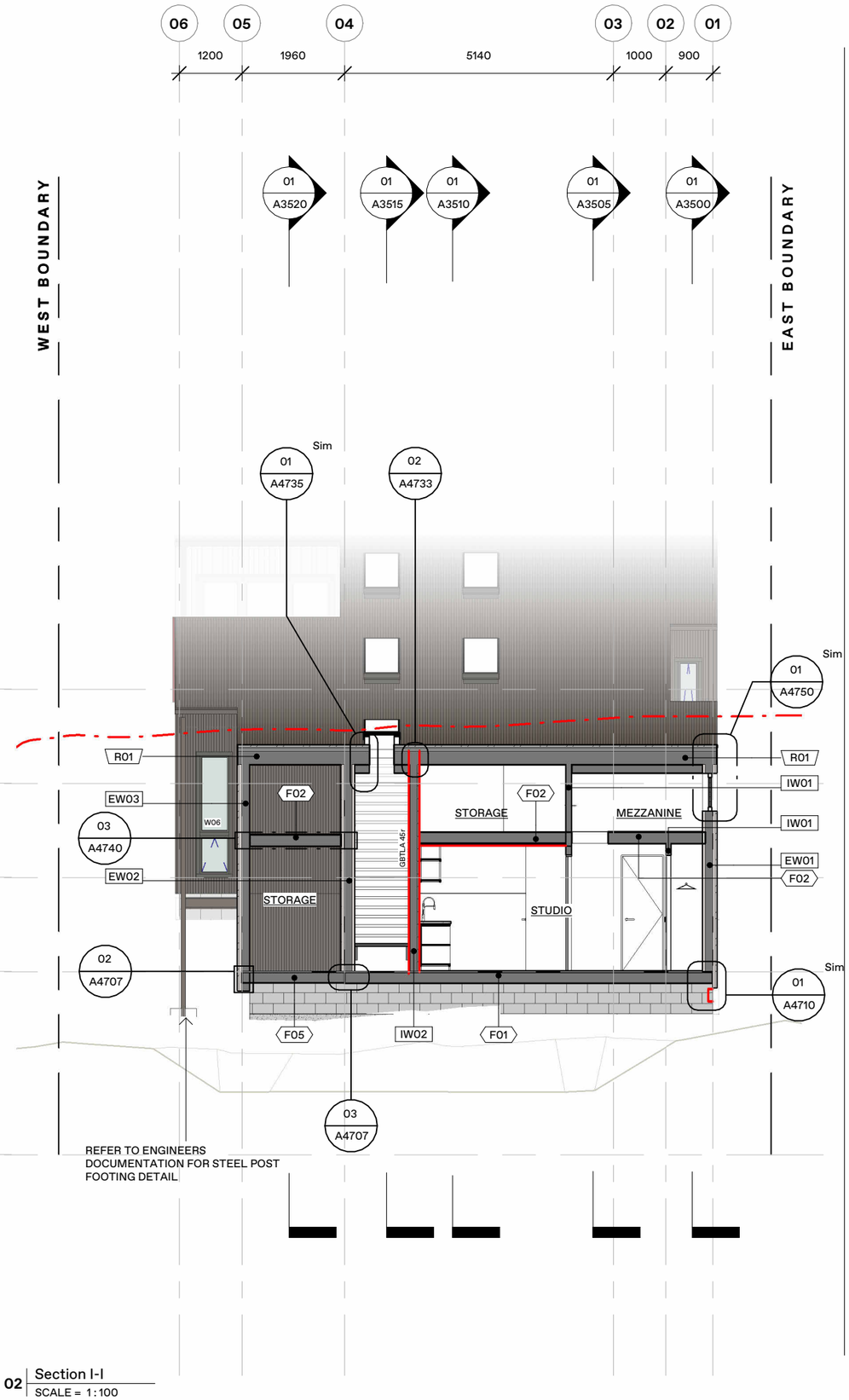
A3525

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 | Section H-H
SCALE = 1:100



02 | Section I-I
SCALE = 1:100

SECTION LEGEND/NOTES:

HEIGHT CONTROL/RECESSION PLANE

SERVICE AREA

CONSTRUCTION TYPE NOTES:

- ALL MATERIALS DURABILITY IS TO MEET THE REQUIREMENTS OF NZS3604:2011 SECTION 4. BUILDER TO CHECK ALL MATERIALS TO MEET THIS STANDARD PRIOR TO CONSTRUCTION.
- ALL WORK TO COMPLY WITH NZS3604:2011, THE NEW ZEALAND BUILDING CODE AND ALL OTHER RELEVANT BUILDING STANDARDS.
- TOP PLATES TO BE FIXED W/ 2 / 90 X 3.15 END NAILS + 2 WIRE DOGS AS PER NZS 3604:2011 TABLE 8.18 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- BOTTOM PLATES TO BE FIXED AS PER NZS 3604:2011 TABLE 8.19 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL TIMBER FRAMED EXTERNAL WALL CORNERS TO BE CALIFORNIA CORNER TYPE CONSTRUCTION TO ENSURE INSULATION INTO CORNERS IS MAINTAINED (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL MATERIALS AND FIXTURES ARE TO COMPLY WITH E2/AS1 CLAUSE 2.2
- ALL TIMBER SG8 UNLESS OTHERWISE SPECIFIED.
- **REFER TO THE MAIN SPECIFICATION DURING CONSTRUCTION**
- **IF REQUIRED, REFER TO DOCUMENTATION FOR AREAS OF SED.**

FIRE RATED/NOISE SYSTEMS:

GBTLA 45r

TWO-WAY FRR WALL SYSTEM - GBTLA 45R
- 2X 13MM GIB STANDARD EACH SIDE W/ GIB RAIL TO ONE SIDE

GBUW 30B

ONE-WAY FRR WALL SYSTEM - GBUW 30B
- X2 LAYERS OF 10MM GIB FYRELINE TO ONE SIDE

GBFC 30

FLOOR/CEILING SYSTEM - GBFC 30
- X1 ONE LAYER OF 13MM GIB FYRELINE
- EXTEND ONE SHEET LENGTH INTO ROOM EITHER SIDE OF TWO-WAY WALL

GBFA 60b

FLOOR/CEILING SYSTEM - GBDFA 60b
- X2 LAYERS OF 13MM GIB FYRELINE

DEOP

TYPE 1 - INTERCONNECTED FIRE ALARM INSTALLED UNDER NZS 4514:2021:

- STEEPER THAN 1:10: MOUNT IT ON THE HIGH SIDE OF THE RAKING CEILING, 200–500 MM FROM THE APEX.
- LESS THAN 1:10: TREAT IT AS A FLAT CEILING AND MOUNT IT AT LEAST 200 MM FROM THE WALL.
- KEEP THE ALARM AT LEAST 300 MM FROM A LIGHT FITTING AND 400 MM FROM AN AIR SUPPLY OPENING

THIS DRAWING MUST BE VIEWED IN COLOUR

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **Section H-H & I-I**
CLIENT: **Josh & Drew Atkins**

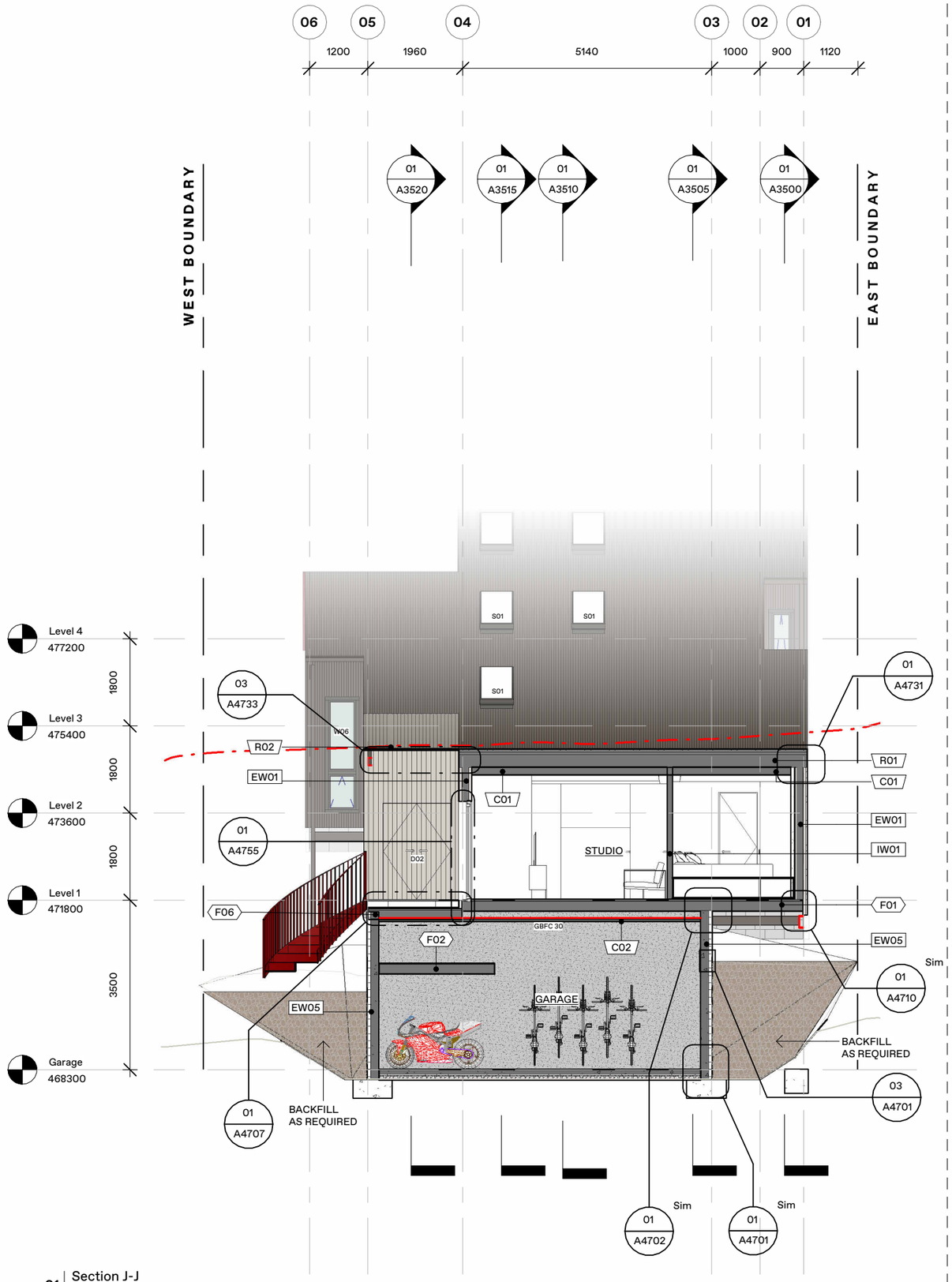
SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R4
DATE: 19.10.26

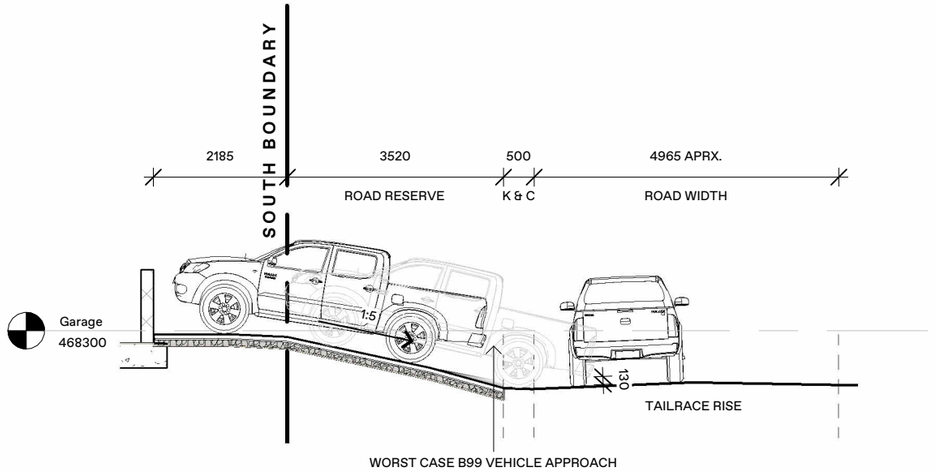
A3530

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

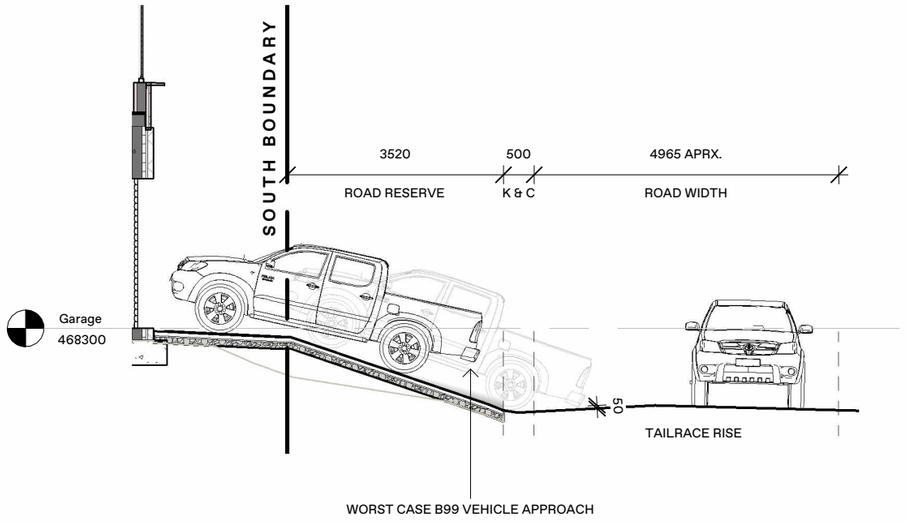
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Section J-J
SCALE = 1:100

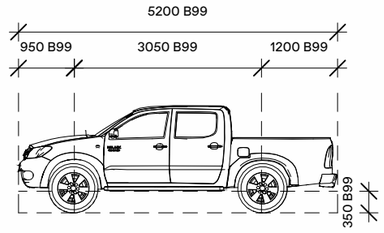


02 Driveway Section 01
SCALE = 1:100



03 Driveway Section 02
SCALE = 1:100

PARKING/VEHICLE NOTES:



- DIMENSIONS ABOVE ARE AS PER NZS/AS 2890.1 B99 VEHICLE DATA

SECTION LEGEND/NOTES:

HEIGHT CONTROL/RECESSION PLANE

SERVICE AREA

CONSTRUCTION TYPE NOTES:

- ALL MATERIALS DURABILITY IS TO MEET THE REQUIREMENTS OF NZS3604:2011 SECTION 4. BUILDER TO CHECK ALL MATERIALS TO MEET THIS STANDARD PRIOR TO CONSTRUCTION.
- ALL WORK TO COMPLY WITH NZS3604:2011, THE NEW ZEALAND BUILDING CODE AND ALL OTHER RELEVANT BUILDING STANDARDS.
- TOP PLATES TO BE FIXED W/ 2 / 90 X 3.15 END NAILS + 2 WIRE DOGS AS PER NZS 3604:2011 TABLE 8.18 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- BOTTOM PLATES TO BE FIXED AS PER NZS 3604:2011 TABLE 8.19 (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL TIMBER FRAMED EXTERNAL WALL CORNERS TO BE CALIFORNIA CORNER TYPE CONSTRUCTION TO ENSURE INSULATION INTO CORNERS IS MAINTAINED (WHERE CONSTRUCTION IS GENERAL TIMBER FRAME).
- ALL MATERIALS AND FIXTURES ARE TO COMPLY WITH E2/AS1 CLAUSE 2.2
- ALL TIMBER SG8 UNLESS OTHERWISE SPECIFIED.
- **REFER TO THE MAIN SPECIFICATION DURING CONSTRUCTION**
- **IF REQUIRED, REFER TO DOCUMENTATION FOR AREAS OF SED.**

FIRE RATED/NOISE SYSTEMS:

GBTLA 45r

TWO-WAY FRR WALL SYSTEM - GBTLA 45R
- 2X 13MM GIB STANDARD EACH SIDE W/ GIB RAIL TO ONE SIDE

GBUW 30B

ONE-WAY FRR WALL SYSTEM - GBUW 30B
- X2 LAYERS OF 10MM GIB FYRELINE TO ONE SIDE

GBFC 30

FLOOR/CEILING SYSTEM - GBFC 30
- X1 ONE LAYER OF 13MM GIB FYRELINE
- EXTEND ONE SHEET LENGTH INTO ROOM EITHER SIDE OF TWO-WAY WALL

GBFA 60b

FLOOR/CEILING SYSTEM - GBDFA 60b
- X2 LAYERS OF 13MM GIB FYRELINE

DEOP

TYPE 1 - INTERCONNECTED FIRE ALARM INSTALLED UNDER NZS 4514:2021:

- STEEPER THAN 1:10: MOUNT IT ON THE HIGH SIDE OF THE RAKING CEILING, 200–500 MM FROM THE APEX.
- LESS THAN 1:10: TREAT IT AS A FLAT CEILING AND MOUNT IT AT LEAST 200 MM FROM THE WALL.
- KEEP THE ALARM AT LEAST 300 MM FROM A LIGHT FITTING AND 400 MM FROM AN AIR SUPPLY OPENING

THIS DRAWING MUST BE VIEWED IN COLOUR

arête
Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

PROJECT: 0826 - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

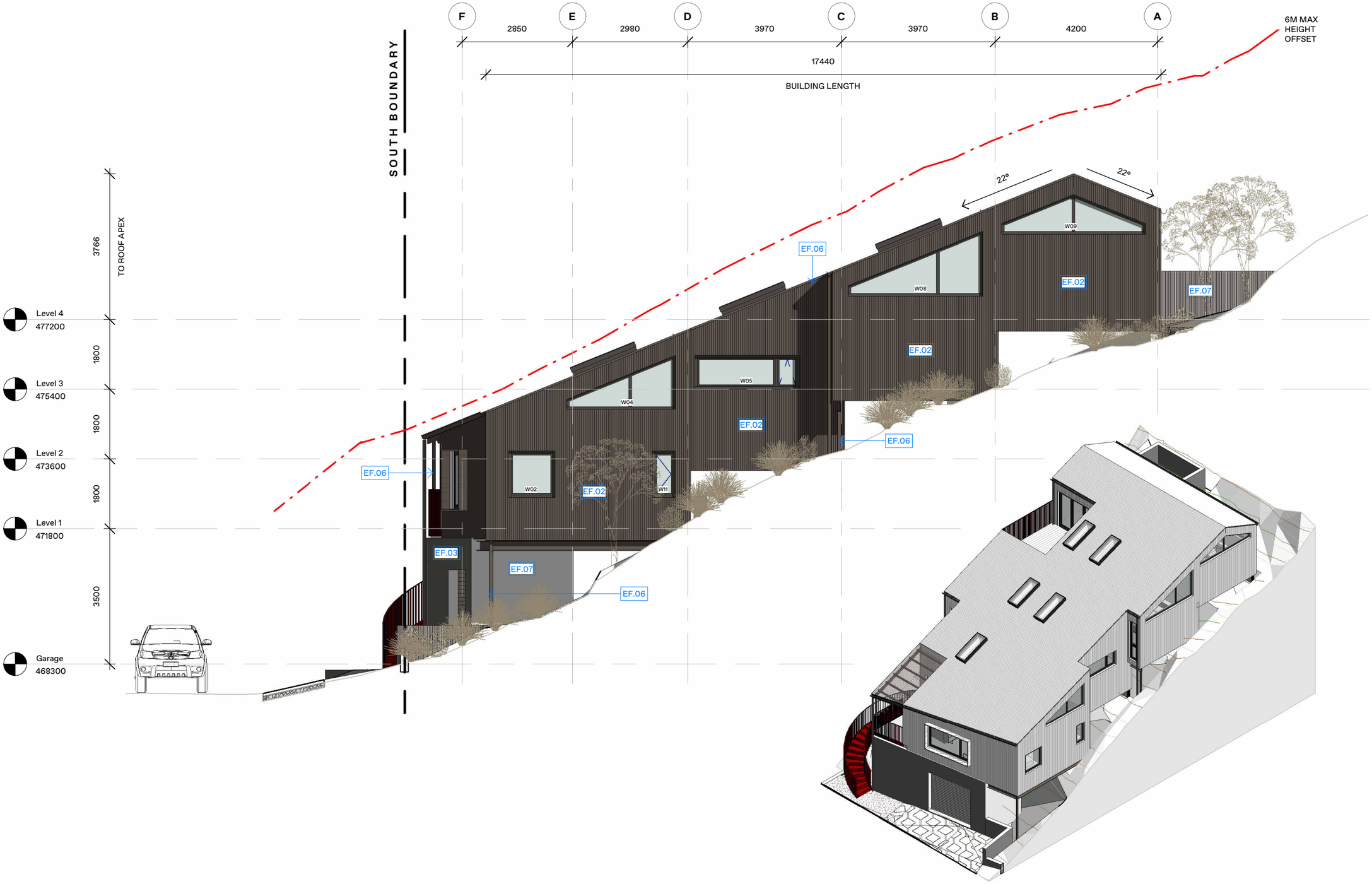
DO NOT SCALE FROM THIS DRAWING

DWG: Section J-J & Driveway
CLIENT: Josh & Drew Atkins

SCALE: As indicated
DRAWN: sb
CHKD: sb
REV#: R4
DATE: 19.10.26

A3535

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 East Elevation
SCALE = 1:100

02 East Elevation 3D
SCALE =

EF.01
VERTICAL SHIPLAP TIMBER RAINSCREEN
SILVERED

EF.02
ROOFING INDUSTRIES RT7
COLORCOTE
WEATHERED
COPPER

EF.03
STACKBOND FLUTED CONCRETE MASONRY
COLOUR TAN

EF.04
STARKE WINDOW/ DOOR FRAMES
ALUDEC UMBRA
GREY

EF.05
POWDERCOATED ACCENTS
COLORCOTE
SCORIA

EF.06
POWDERCOATED ACCENTS
COLORCOTE
WEATHERED
COPPER

EF.07
SOLID PLASTER
COLOUR MATCH
TO VIBLOCK (TAN)

THIS DRAWING MUST BE VIEWED IN COLOUR

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **East Elevations**
CLIENT: **Josh & Drew Atkins**

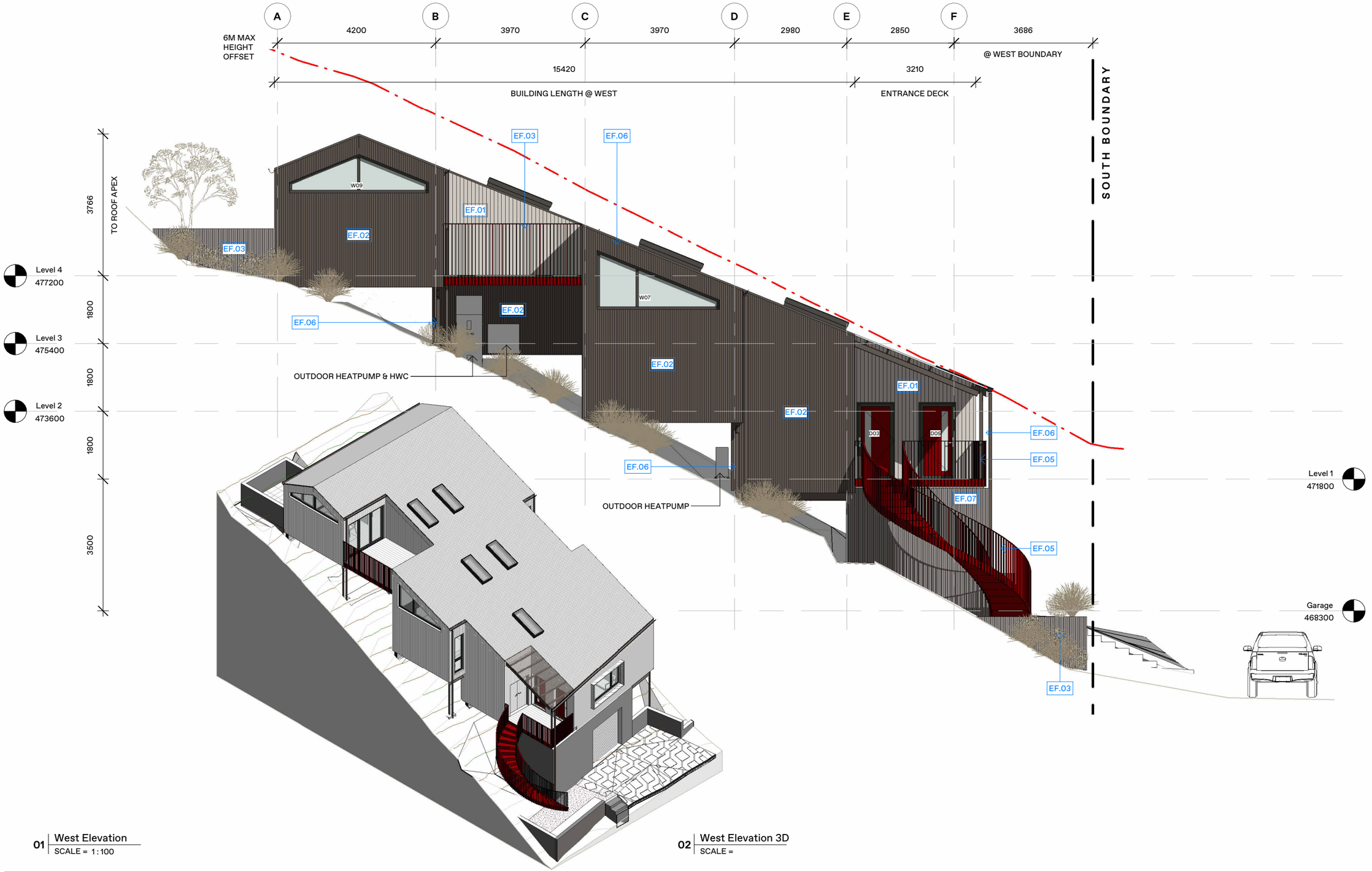
SCALE: 1:100
DRAWN: sb
CHKD: sb

REV#: R4
DATE: 19.10.26

A4000

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 West Elevation
SCALE = 1:100

02 West Elevation 3D
SCALE =

EF.01
VERTICAL SHIPLAP TIMBER RAINSCREEN
SILVERED

EF.02
ROOFING INDUSTRIES RT7
COLORCOTE WEATHERED COPPER

EF.03
STACKBOND FLUTED CONCRETE MASONRY
COLOUR TAN

EF.04
STARKE WINDOW/ DOOR FRAMES
ALUDEC UMBRA GREY

EF.05
POWDERCOATED ACCENTS
COLORCOTE SCORIA

EF.06
POWDERCOATED ACCENTS
COLORCOTE WEATHERED COPPER

EF.07
SOLID PLASTER
COLOUR MATCH TO VIBLOCK (TAN)

THIS DRAWING MUST BE VIEWED IN COLOUR

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **West Elevations**
CLIENT: **Josh & Drew Atkins**

SCALE: 1:100
DRAWN: sb
CHKD: sb

REV#: R4
DATE: 19.10.26

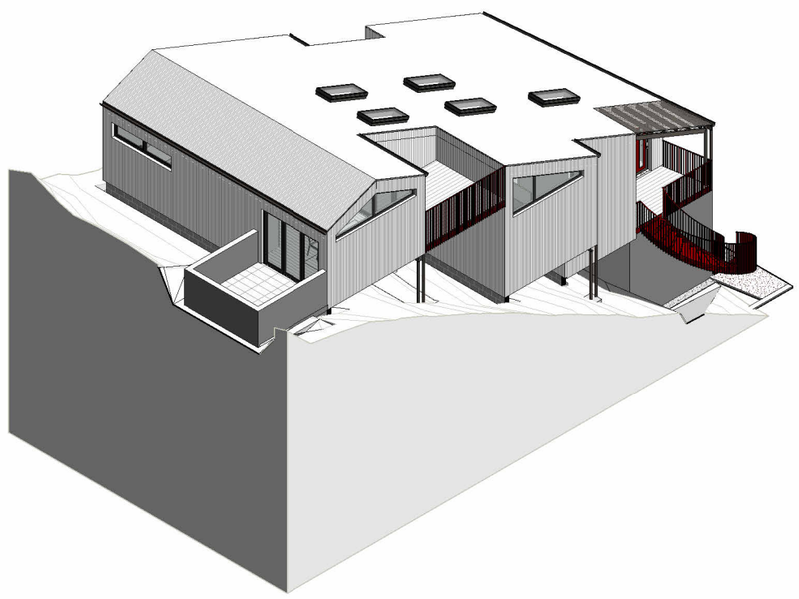
A4005

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

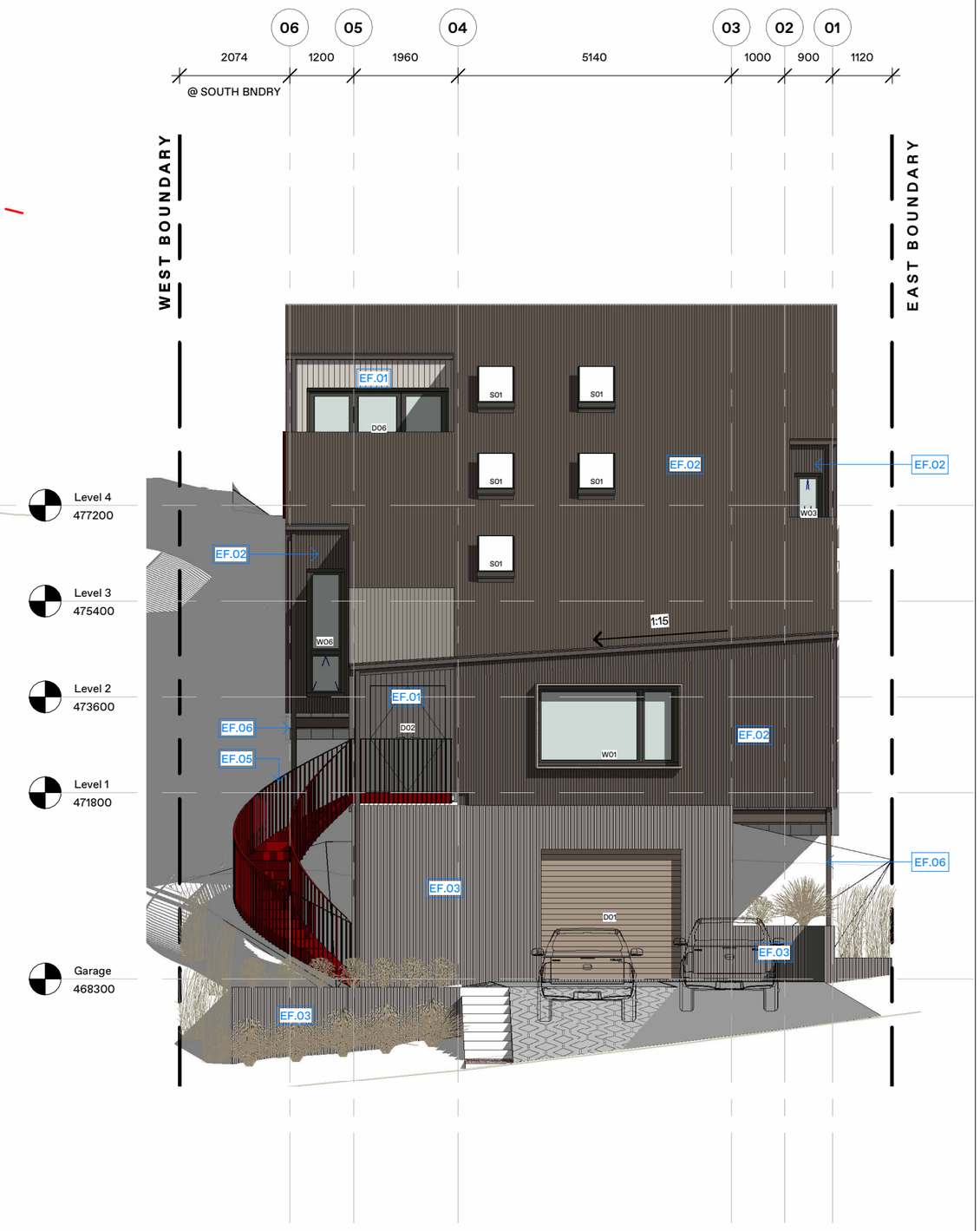
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 North Elevation
SCALE = 1:100



03 North Elevation 3D
SCALE =



02 South Elevation
SCALE = 1:100

EF.01
VERTICAL SHIPLAP TIMBER RAINSCREEN
SILVERED

EF.02
ROOFING INDUSTRIES RT7
COLORCOTE WEATHERED COPPER

EF.03
STACKBOND FLUTED CONCRETE MASONRY
COLOUR TAN

EF.04
STARKE WINDOW/ DOOR FRAMES
ALUDEC UMBRA GREY

EF.05
POWDERCOATED ACCENTS
COLORCOTE SCORIA

EF.06
POWDERCOATED ACCENTS
COLORCOTE WEATHERED COPPER

EF.07
SOLID PLASTER
COLOUR MATCH TO VIBLOCK (TAN)

THIS DRAWING MUST BE VIEWED IN COLOUR

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **North & South Elevations**
CLIENT: **Josh & Drew Atkins**

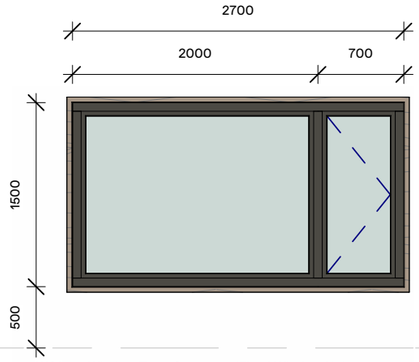
SCALE: 1:100
DRAWN: sb
CHKD: sb

REV#: R4
DATE: 19.10.26

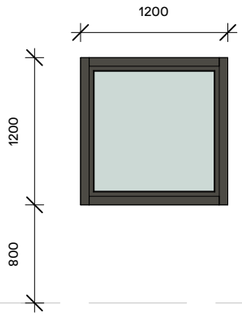
A4010

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

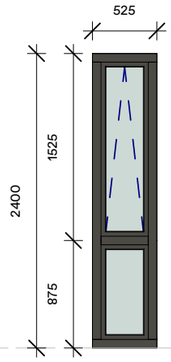
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



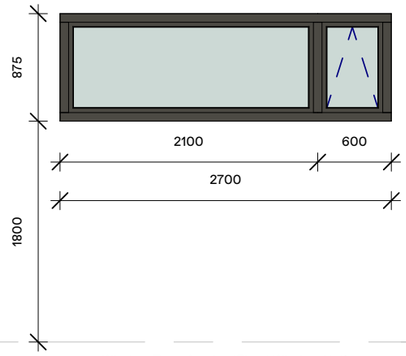
W01 Window Type:Casement/Fixed Window Unit
Brand: Stärke
Framed Dimension: 2720w x 1520h
Frame type:uPVC Ambance Recessed
Glazing Type:Viridian LightBridge 1.1 - 4/14/4
Lintel:Refer to Engineers Documentation
Construction:Prenail timber framing
Frame Finish Exterior: Aludec Umbra Grey
Frame Finish Interior: Aludec Turner Oak Toffee
Notes:Custom Timber shroud to window - see details for further information
Number of Units: 1



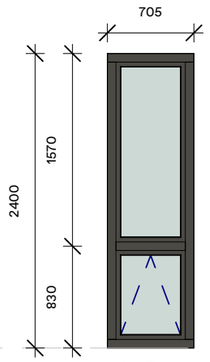
W02 Window Type:Fixed Window Unit
Brand: Stärke
Framed Dimension: 1220w x 1220h
Frame type:uPVC Ambance Recessed
Glazing Type:Viridian LightBridge 1.1 - 4/14/4
Lintel:Refer to Engineers Documentation
Construction:Prenail timber framing
Frame Finish Exterior: Aludec Umbra Grey
Frame Finish Interior: Turner Oak Toffee
Number of Units: 1



W03 Window Type:Awning/Fixed Window Unit
Brand: Stärke
Framed Dimension: 520w x 2420h
Frame type:uPVC Ambance Recessed
Glazing Type:Viridian LightBridge 1.1 - 4/14/4
Lintel:Refer to Engineers Documentation
Construction:Prenail timber framing
Frame Finish Exterior: Aludec Umbra Grey
Frame Finish Interior: Aludec Turner Oak Toffee
Number of Units: 1



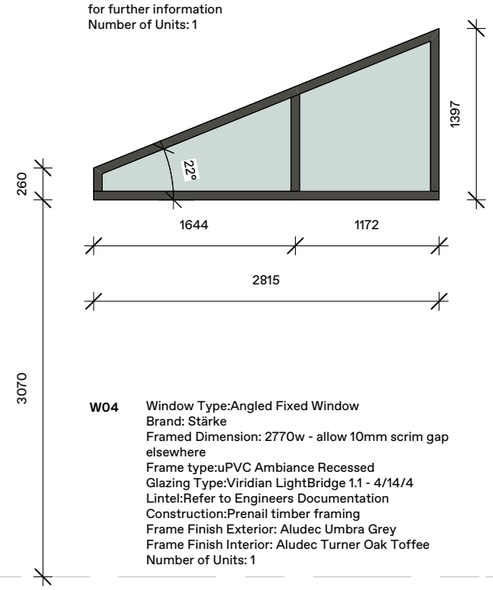
W05 Window Type:Awning/Fixed Window Unit
Brand: Stärke
Framed Dimension: 2720w x 895h
Frame type:uPVC Ambance Recessed
Glazing Type:Viridian LightBridge 1.1 - 4/14/4
Lintel:Refer to Engineers Documentation
Construction:Prenail timber framing
Frame Finish Exterior: Aludec Umbra Grey
Frame Finish Interior: Aludec Turner Oak Toffee
Number of Units: 1



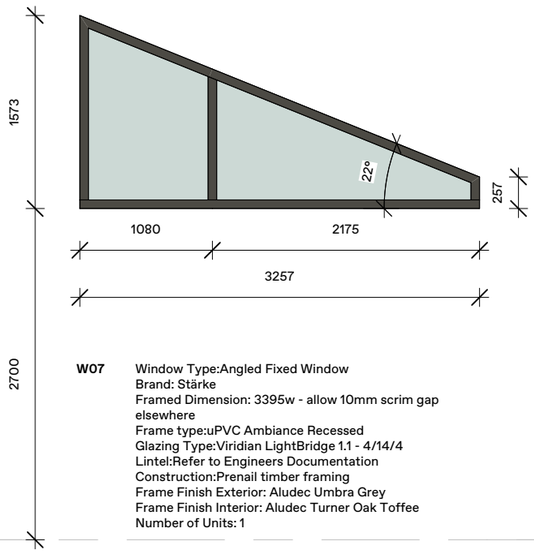
W06 Window Type:Awning/Fixed Window Unit
Brand: Stärke
Framed Dimension: 820w x 2420h
Frame type:uPVC Ambance Recessed
Glazing Type:Viridian LightBridge 1.1 - 4/14/4
Lintel:Refer to Engineers Documentation
Construction:Prenail timber framing
Frame Finish Exterior: Aludec Umbra Grey
Frame Finish Interior: Aludec Turner Oak Toffee
Number of Units: 1

WINDOW AND DOOR SCHEDULE NOTES:

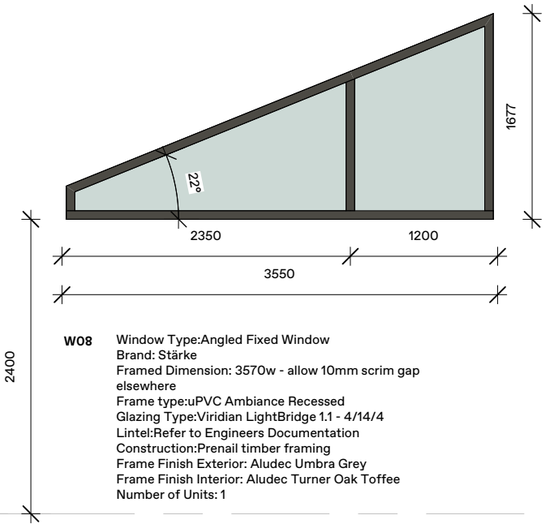
- REFER TO SPECIFICATION FOR FURTHER GLAZING DETAIL
- REFER TO GA PLANS FOR SWING DIRECTION
- DOOR DIMENSIONS INDICATE LEAF SIZE
- ALL GLAZING TO COMPLY WITH NZS4223
- SITE MEASURE REQUIRED FOR ALL UNITS - SHOPDRAWINGS TO BE PRODUCED AND REVIEWED PRIOR TO FABRICATION
- ALL DOOR HANDLES TO BE @ 1000 ABOVE FFL
- LOW LEVEL GLAZING WITHIN 800 FFL TO BE TOUGHENED SAFETY GLASS AS PER NZS 4223.3 TABLE 1
- ALL GLAZING IN BATHROOMS INCLUDING WINDOWS, SHOWER ENCLOSURES, BATH SCREENS AND MIRRORS TO COMPLY WITH NZBC F2/AS1 AND NZS 4223: PART 3, SECTION 8



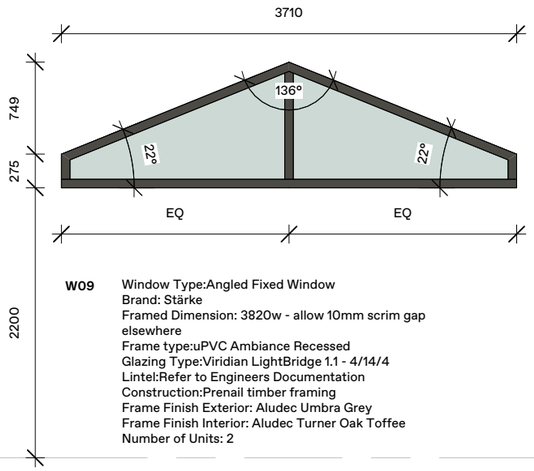
W04 Window Type:Angled Fixed Window
Brand: Stärke
Framed Dimension: 2770w - allow 10mm scrim gap elsewhere
Frame type:uPVC Ambiance Recessed
Glazing Type:Viridian LightBridge 1.1 - 4/14/4
Lintel:Refer to Engineers Documentation
Construction:Prenail timber framing
Frame Finish Exterior: Aludec Umbra Grey
Frame Finish Interior: Aludec Turner Oak Toffee
Number of Units: 1



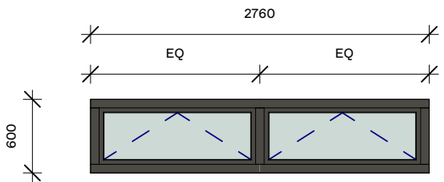
W07 Window Type:Angled Fixed Window
Brand: Stärke
Framed Dimension: 3395w - allow 10mm scrim gap elsewhere
Frame type:uPVC Ambance Recessed
Glazing Type:Viridian LightBridge 1.1 - 4/14/4
Lintel:Refer to Engineers Documentation
Construction:Prenail timber framing
Frame Finish Exterior: Aludec Umbra Grey
Frame Finish Interior: Aludec Turner Oak Toffee
Number of Units: 1



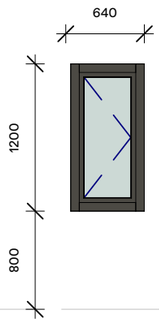
W08 Window Type:Angled Fixed Window
Brand: Stärke
Framed Dimension: 3570w - allow 10mm scrim gap elsewhere
Frame type:uPVC Ambance Recessed
Glazing Type:Viridian LightBridge 1.1 - 4/14/4
Lintel:Refer to Engineers Documentation
Construction:Prenail timber framing
Frame Finish Exterior: Aludec Umbra Grey
Frame Finish Interior: Aludec Turner Oak Toffee
Number of Units: 1



W09 Window Type:Angled Fixed Window
Brand: Stärke
Framed Dimension: 3820w - allow 10mm scrim gap elsewhere
Frame type:uPVC Ambance Recessed
Glazing Type:Viridian LightBridge 1.1 - 4/14/4
Lintel:Refer to Engineers Documentation
Construction:Prenail timber framing
Frame Finish Exterior: Aludec Umbra Grey
Frame Finish Interior: Aludec Turner Oak Toffee
Number of Units: 2



W10 Window Type:Awning/Fixed Window Unit
Brand: Stärke
Framed Dimension: 2940w x 620h
Frame type:uPVC Ambance Recessed
Glazing Type:Viridian LightBridge 1.1 - 4/14/4
Lintel:Refer to Engineers Documentation
Construction:Prenail timber framing
Frame Finish Exterior: Aludec Umbra Grey
Frame Finish Interior: Aludec Turner Oak Toffee
Number of Units: 1

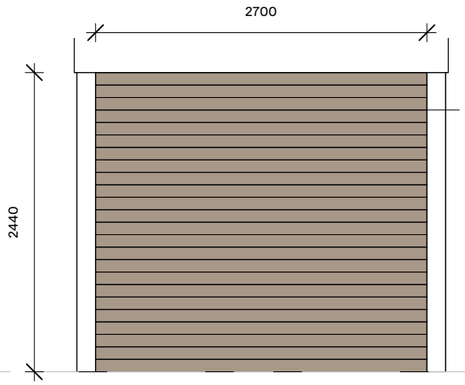


W11 Window Type:Casement/Fixed Window Unit
Brand: Stärke
Framed Dimension: 620w x 1220h
Frame type:uPVC Ambance Recessed
Glazing Type:Viridian LightBridge 1.1 - 4/14/4
Lintel:Refer to Engineers Documentation
Construction:Prenail timber framing
Frame Finish Exterior: Aludec Umbra Grey
Frame Finish Interior: Aludec Turner Oak Toffee
Notes:Allow for obscure glass
Number of Units: 1

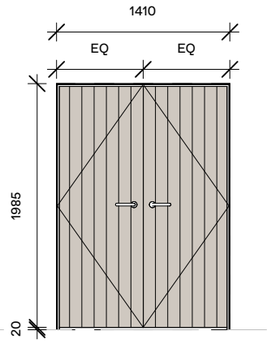


S01 Window Type:HE.G38_1800X700
Brand: Adlux
Framed Dimension: 750x1850 Kerb Dims
Frame type:Thermally broken aluminium frame - opening
Glazing Type:Viridian EverWarm Ultra TG
Lintel:NA
Construction:Timber Construction
Frame Finish Exterior: Aludec Umbra - or similar colour match
Frame Finish Interior: White
Notes:Openign via switch w/ rainsensor
Number of Units: 5

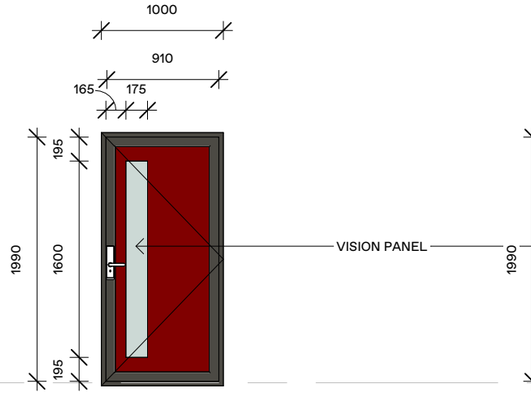
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



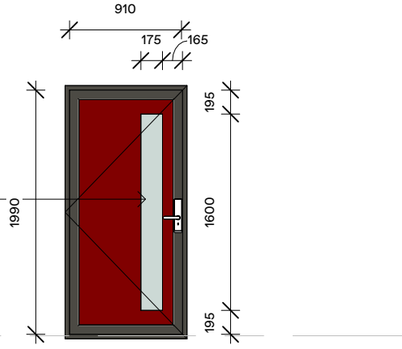
D01 Door Type:Roller Garage Door
Brand: TBC
Framed Dimension: 2720w x 2460h
Glazing/Panel Type:Powdercoated steel roller door
Lintel:Refer to Engineers Documentation
Frame Finish Exterior: Powdercoated - colour TBC
Frame Finish Interior: Powdercoated - colour TBC
Number of Units: 1



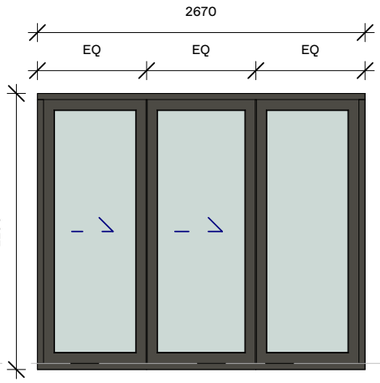
D02 Door Type:Storage Room Door
Brand: Custom
Framed Dimension: 1410w x 2225h
Frame type:Unframed - hinged to adjacaent reveal
Glazing/Panel Type:Timber framed and clad both sides w/ 10mm panelling to match adjacent shiplap
Lintel:Refer to Engineers Documentation
Construction:Exterior timber framed structure
Frame Finish Exterior: 10mm timber vert. panelling to match cladding
Frame Finish Interior: 10mm timber vert. panelling to match cladding
Notes:Allow x4 hinges for door weight; provide locking hardware system
Number of Units: 1



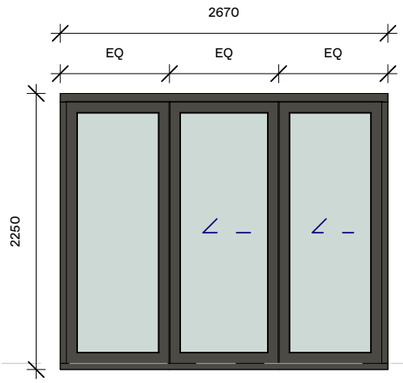
D03 Door Type:Entry Door
Brand: Stärke
Framed Dimension: 1024w x 2094h
Frame type:uPVC Ambiance Recessed
Glazing/Panel Type:Duramax Plus FSFL10 - Panel finshed in scoria w/ Lightbridge 1.1 vision panel
Lintel:Refer to Engineers Documentation
Construction:Flexi Modualr Timber Construction
Frame Finish Exterior: Aludec Umbra
Frame Finish Interior: White
Notes:E-lok door hardware
Number of Units: 1



D05 Door Type:Entry Door
Brand: Stärke
Framed Dimension: 1024w x 2094h
Frame type:uPVC Ambiance Recessed
Glazing/Panel Type:Duramax Plus FSFL10 - Panel finshed in scoria w/ Lightbridge 1.1 vision panel
Lintel:Refer to Engineers Documentation
Construction:Flexi Modualr Timber Construction
Frame Finish Exterior: Aludec Umbra
Frame Finish Interior: White
Notes:E-lok door hardware
Number of Units: 1



D04 Window Type:Starke Varioslide
Brand: Stärke
Framed Dimension: 2840w x 2270h
Frame type:uPVC Ambiance Recessed
Glazing Type:Viridian LightBridge 1.1 - 4/14/4
Lintel:Refer to Engineers Documentation
Construction:Flexi Modular Timber Construction
Frame Finish Exterior: Aludec Umbra Grey
Frame Finish Interior: White
Notes:Provide interior snib lock; stack to left (exterior)
Number of Units: 1

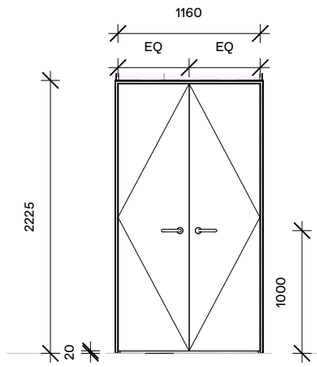


D06 Window Type:Starke Varioslide
Brand: Stärke
Framed Dimension: 2840w x 2320h
Frame type:uPVC Ambiance Recessed
Glazing Type:Viridian LightBridge 1.1 - 4/14/4
Lintel:Refer to Engineers Documentation
Construction:Flexi Modular Timber Construction
Frame Finish Exterior: Aludec Umbra Grey
Frame Finish Interior: White
Notes:Provide interior snib lock; stack to left (exterior)
Number of Units: 1

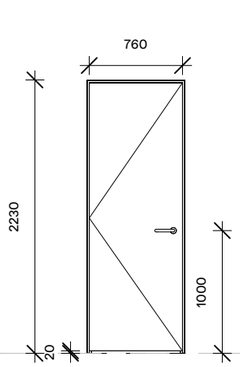
WINDOW AND DOOR SCHEDULE NOTES:

- REFER TO SPECIFICATION FOR FURTHER GLAZING DETAIL
- REFER TO GA PLANS FOR SWING DIRECTION
- DOOR DIMENSIONS INDICATE LEAF SIZE
- ALL GLAZING TO COMPLY WITH NZS4223
- SITE MEASURE REQUIRED FOR ALL UNITS - SHOPDRAWINGS TO BE PRODUCED AND REVIEWED PRIOR TO FABRICATION
- ALL DOOR HANDLES TO BE @ 1000 ABOVE FFL
- LOW LEVEL GLAZING WITHIN 800 FFL TO BE TOUGHENED SAFETY GLASS AS PER NZS 4223.3 TABLE 1
- ALL GLAZING IN BATHROOMS INCLUDING WINDOWS, SHOWER ENCLOSURES, BATH SCREENS AND MIRRORS TO COMPLY WITH NZBC F2/AS1 AND NZS 4223: PART 3, SECTION 8

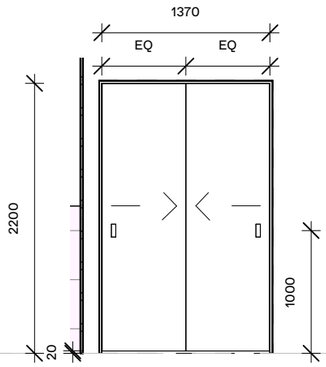
Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



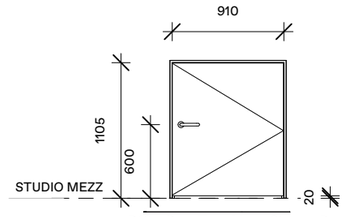
D07 Door Type:Studio Laundry Door
Glazing/Panel Type:Hollow core
Lintel:/2 140x45 SG8
Construction:Timber framing
Frame Finish Exterior: Paint finish - colour TBC
Frame Finish Interior: Paint finish - colour TBC
Architrave: 18mm wide GIB reveal
Undercut: 20mm
Notes:Passage set hardware
Number of Units: 1



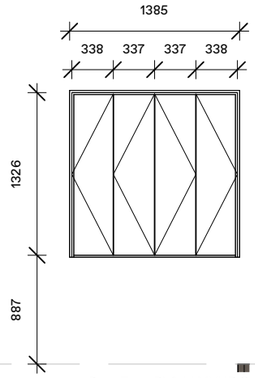
D08 Door Type:Studio Doors
Glazing/Panel Type:Hollow core
Lintel:/2 90x45 SG8
Construction:Timber framing
Frame Finish Exterior: Paint finish - colour TBC
Frame Finish Interior: Paint finish - colour TBC
Architrave: 18mm wide GIB reveals
Undercut: 20mm
Notes:Privacy hardware set
Number of Units: 2



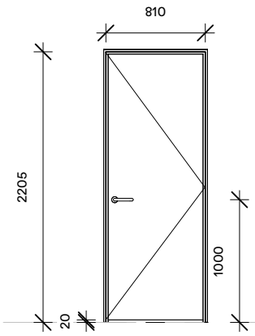
D09 Door Type:Two-Way Sliding Wardrobe Door (small)
Brand: CS TOPFIX 2T-90 Wardrobe Door
Glazing/Panel Type:Hollow core
Lintel:/2 140x45 SG8
Construction:Timber Frame MDF Panel
Frame Finish Exterior: Paint Finish - colour TBC
Frame Finish Interior: Paint Finish - colour TBC
Architrave: 18mm wide GIB reveals
Undercut: 20mm
Notes:Flush pull hardware
Number of Units: 1



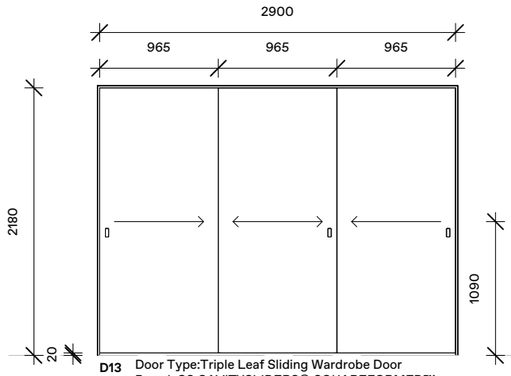
D10 Door Type:Mezz. Storage Door
Frame type:Timber Framed
Glazing/Panel Type:Hollow core
Lintel:/2 90x45 SG8
Construction:Timber Frame Rimu Panel
Frame Finish Exterior: Paint Finish - colour TBC
Frame Finish Interior: Paint Finish - colour TBC
Architrave: 18mm wide GIB reveals
Undercut: 20mm
Notes:Privacy hardware set w/ keylock
Number of Units: 1



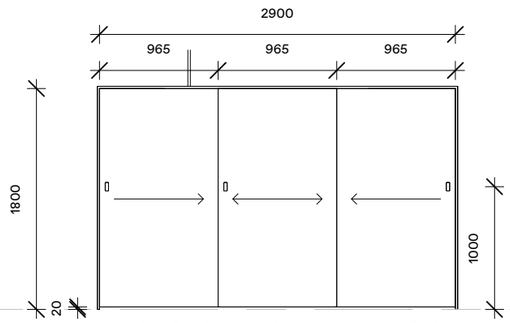
D11 Door Type:Bi-fold MVHR Cupboard Door
Frame type:Timber Framed
Glazing/Panel Type:18mm Customwood panel
Lintel:/2 140x45 SG8
Frame Finish Exterior: Paint Finish - Colour TBC
Frame Finish Interior: Paint Finish - Colour TBC
Architrave: Flush Shadow line
Undercut: 10mm for air flow
Notes:Push-to-open bi-fold cabinetry hardware
Number of Units: 1



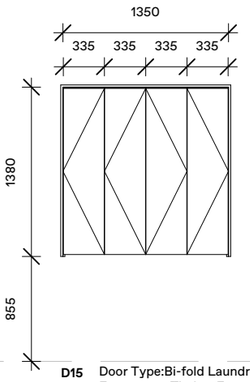
D12 Door Type:Standard Pass Door
Frame type:Timber Framed
Glazing/Panel Type:Hollow core
Lintel:/2 90x45 SG8
Construction:Timber Frame Rimu Panel
Frame Finish Exterior: Paint Finish - colour TBC
Frame Finish Interior: Paint Finish - colour TBC
Architrave: 18mm wide GIB reveal
Notes:Privacy hardware set
Number of Units: 5



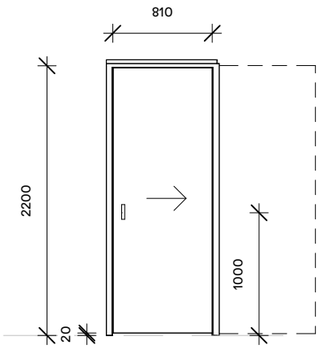
D13 Door Type:Triple Leaf Sliding Wardrobe Door
Brand: CS CAVITYSLIDERS® SQUAREFORMED™
Frame type:Timber framed
Glazing/Panel Type:Hollow core
Lintel:Refer to Engineers Documentation
Frame Finish Exterior: Paint Finish - Colour TBC
Frame Finish Interior: Paint Finish - Colour TBC
Architrave: 18mm wide GIB reveals
Undercut: 20
Notes:Flush pull hardware
Number of Units: 2



D14 Door Type:Triple Leaf Sliding Wardrobe Door (low)
Brand: CS CAVITYSLIDERS® SQUAREFORMED™
Frame type:Timber Framed
Glazing/Panel Type:Hollow core
Lintel:Refer to Engineers Documentation
Construction:Timber Framing
Frame Finish Exterior: Paint Finish - Colour TBC
Frame Finish Interior: Paint Finish - Colour TBC
Architrave: 18mm wide GIB reveals
Notes:Flush pull hardware
Number of Units: 1



D15 Door Type:Bi-fold Laundry Cupboard Door
Frame type:Timber Framed
Glazing/Panel Type:18mm Customwood panel
Lintel:/2 140x45 SG8
Construction:Treat like a cupboard joinery door
Frame Finish Exterior: Paint Finish - Colour TBC
Frame Finish Interior: Paint Finish - Colour TBC
Architrave: Flush Shadow line
Undercut: 10mm
Notes:Push-to-open bi-fold cabinetry hardware
Number of Units: 1



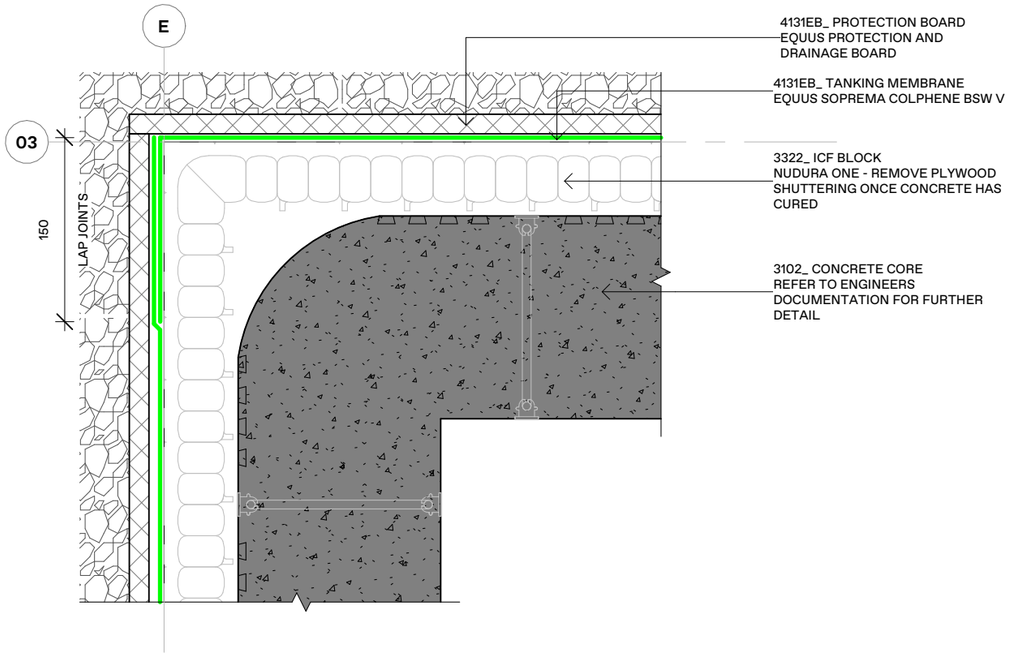
D16 Door Type:Bathroom Cavity Slider
Brand: CS CAVITYSLIDERS® SQUAREFORMED™
Frame type:Timber Framed
Glazing/Panel Type:Hollow core
Lintel:/2 140x45 SG8
Construction:Timber Framing
Frame Finish Exterior: Paint Finish - Colour TBC
Frame Finish Interior: Paint Finish - Colour TBC
Architrave: 18mm wide GIB reveal
Undercut: 20mm
Notes:Flush pull harware w/ privacy lock
Number of Units: 1

WINDOW AND DOOR SCHEDULE NOTES:

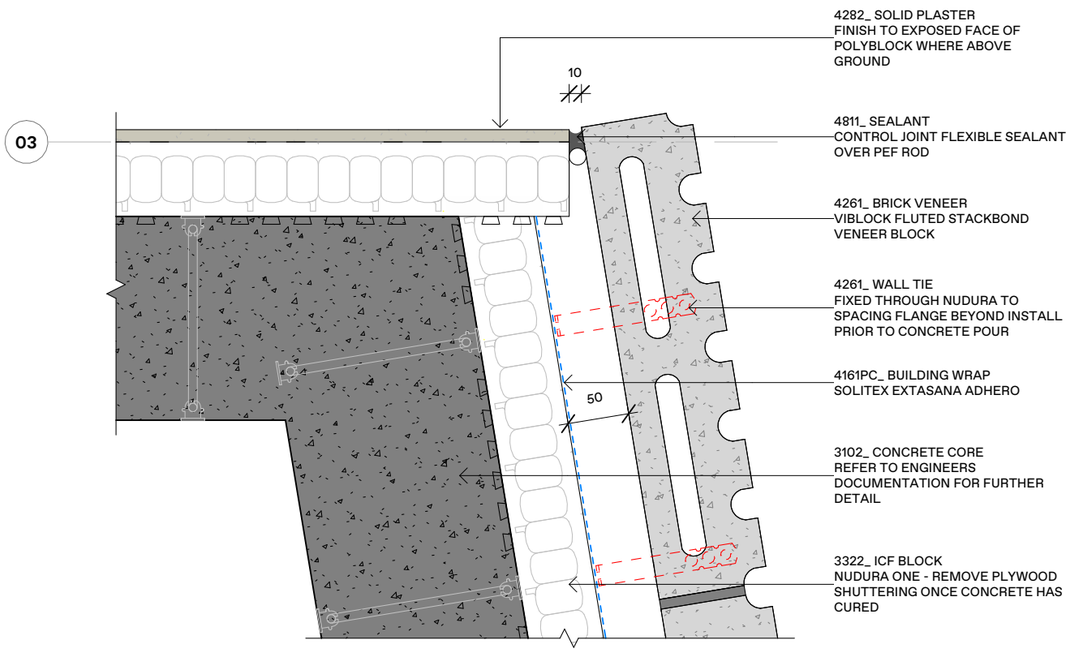
- REFER TO SPECIFICATION FOR FURTHER GLAZING DETAIL
- REFER TO GA PLANS FOR SWING DIRECTION
- DOOR DIMENSIONS INDICATE LEAF SIZE
- ALL GLAZING TO COMPLY WITH NZS4223
- SITE MEASURE REQUIRED FOR ALL UNITS - SHOPDRAWINGS TO BE PRODUCED AND REVIEWED PRIOR TO FABRICATION
- ALL DOOR HANDLES TO BE @ 1000 ABOVE FFL
- LOW LEVEL GLAZING WITHIN 800 FFL TO BE TOUGHENED SAFETY GLASS AS PER NZS 4223.3 TABLE 1
- ALL GLAZING IN BATHROOMS INCLUDING WINDOWS, SHOWER ENCLOSURES, BATH SCREENS AND MIRRORS TO COMPLY WITH NZBC F2/AS1 AND NZS 4223: PART 3, SECTION 8

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

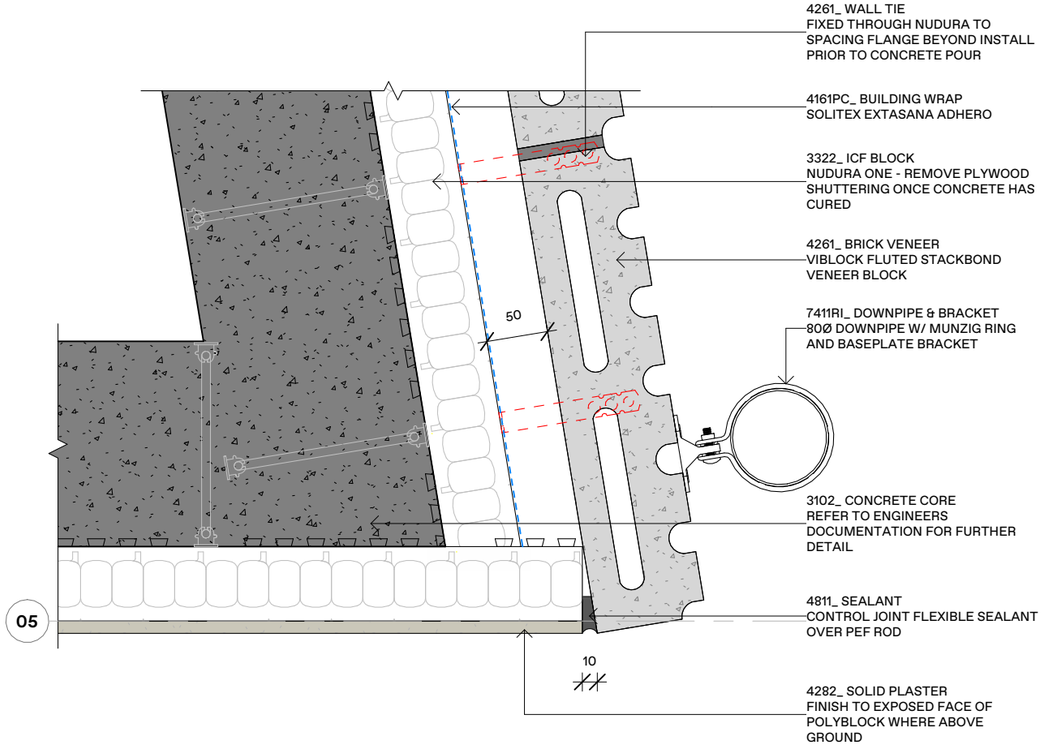
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



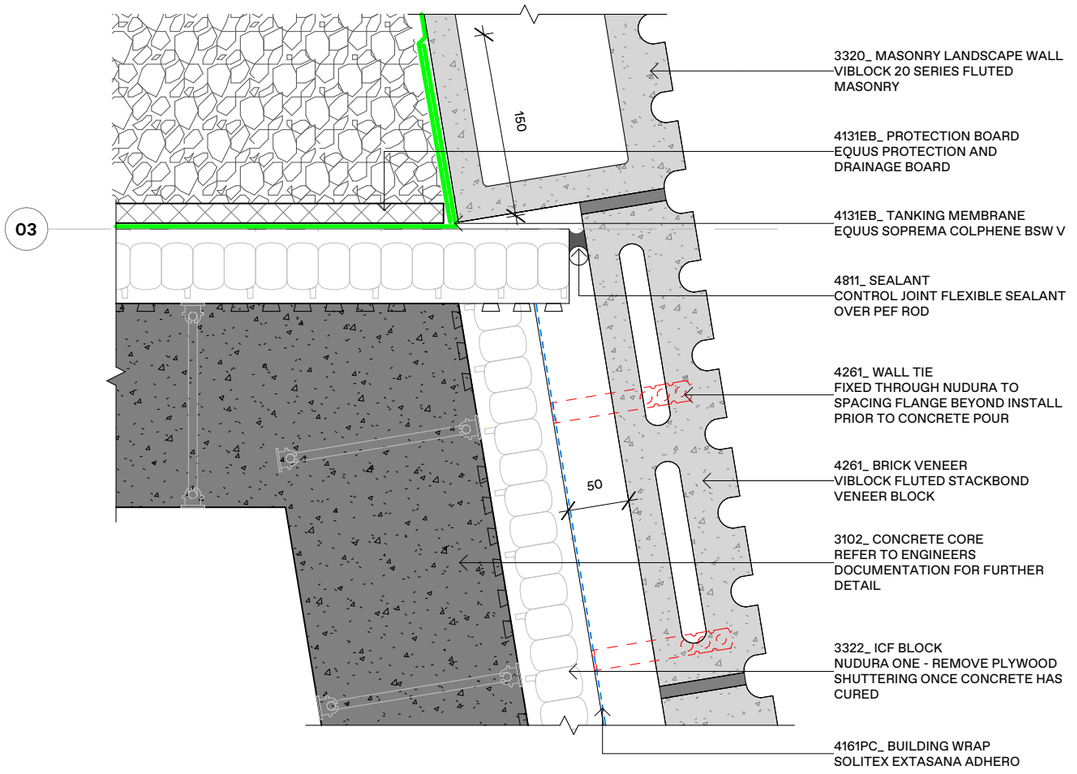
01 Wall Detail - Polyblock Ext. Corner
SCALE = 1 : 5



02 Wall Detail - Brick to Polyblock Ext. Corner Above Ground
SCALE = 1 : 5



03 Wall Detail - Brick to Polyblock Ext. Corner 02
SCALE = 1 : 5



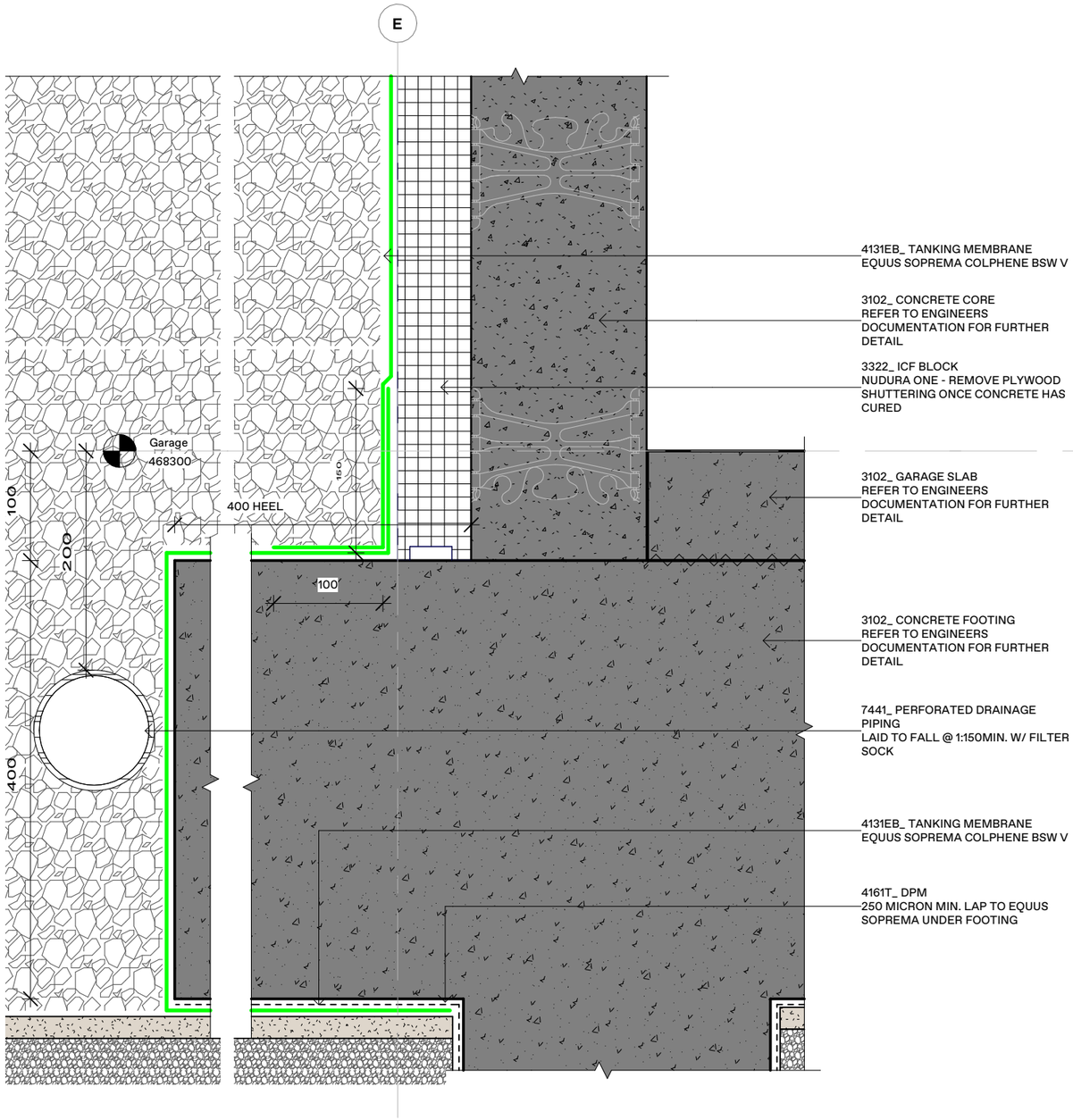
04 Wall Detail - Brick to Polyblock Ext. Corner Below Ground
SCALE = 1 : 5

DETAILS NOTES:

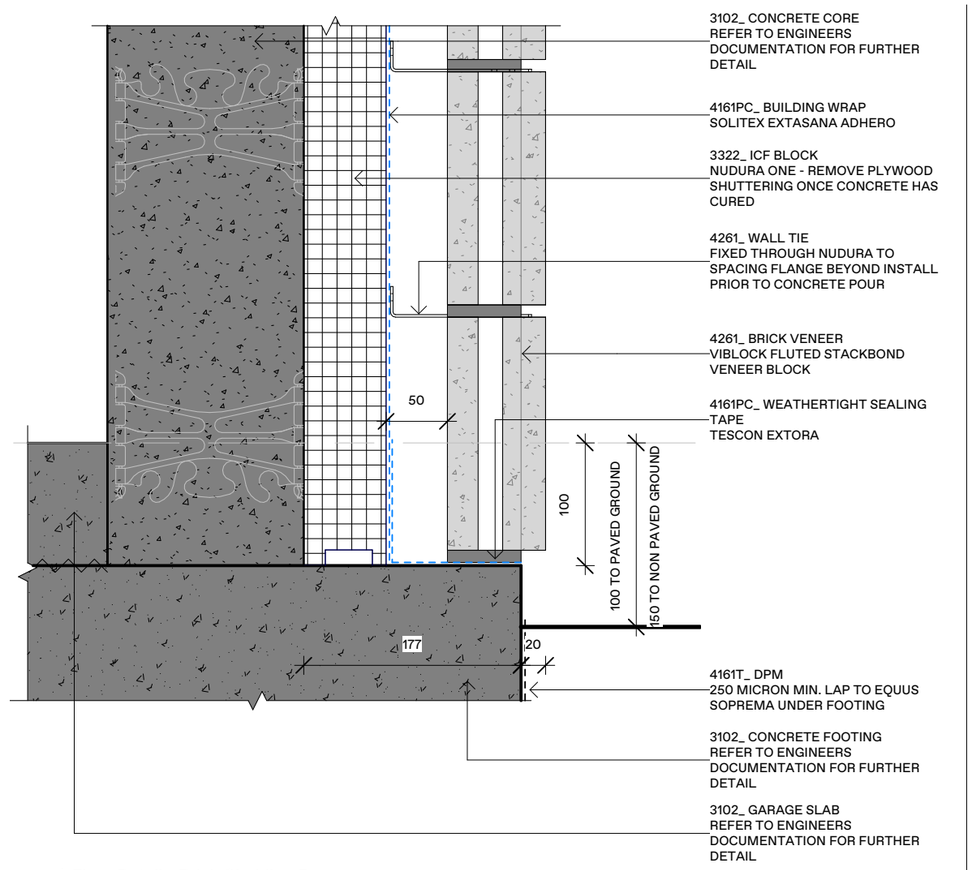
- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

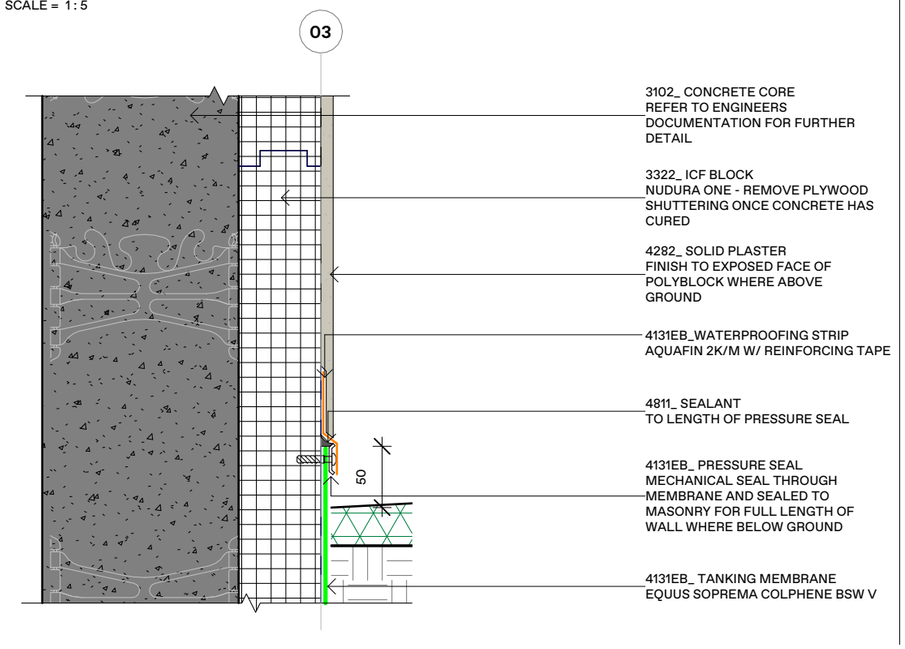
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Floor Detail - Garage Slab to Polyblock
SCALE = 1 : 5



02 Floor Detail - Brick Cladding Base
SCALE = 1 : 5



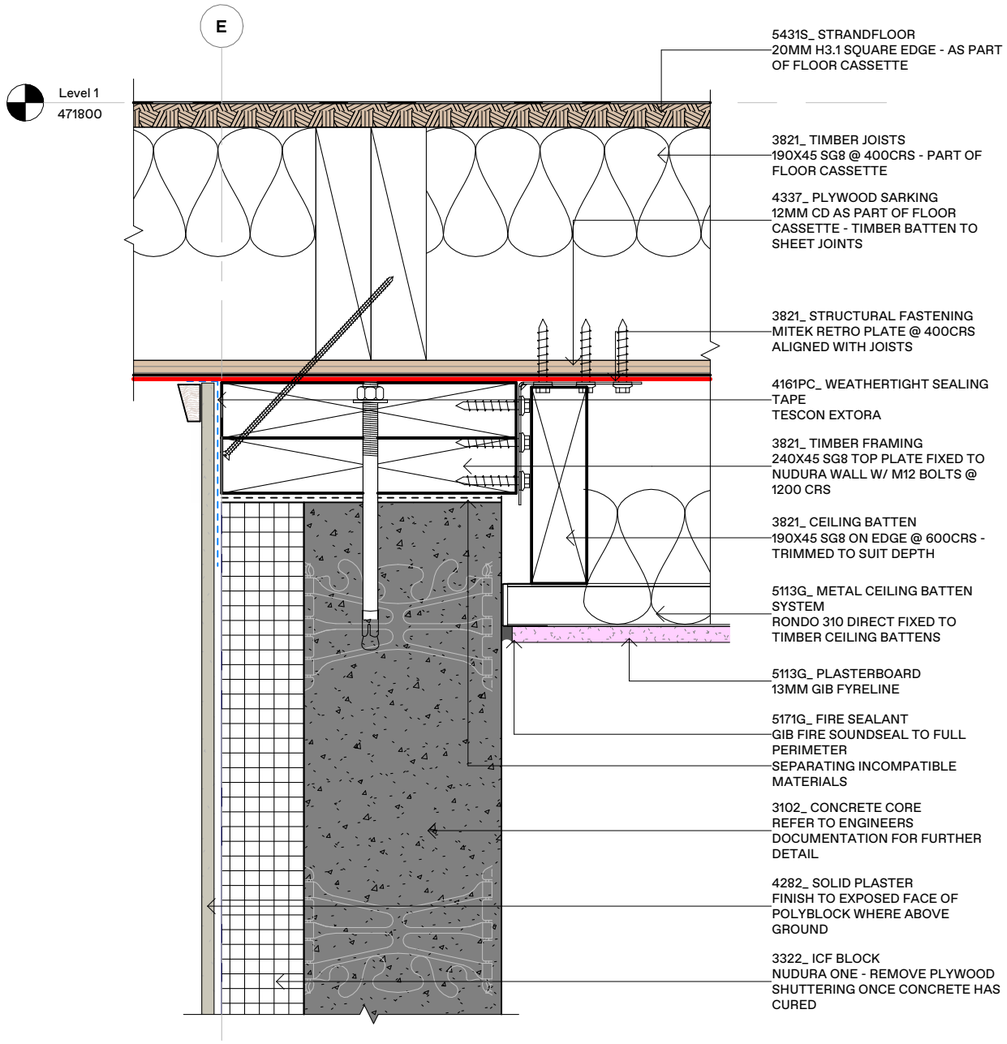
03 Wall Detail - Polyblock Tanking to Plaster
SCALE = 1 : 5

DETAILS NOTES:

- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



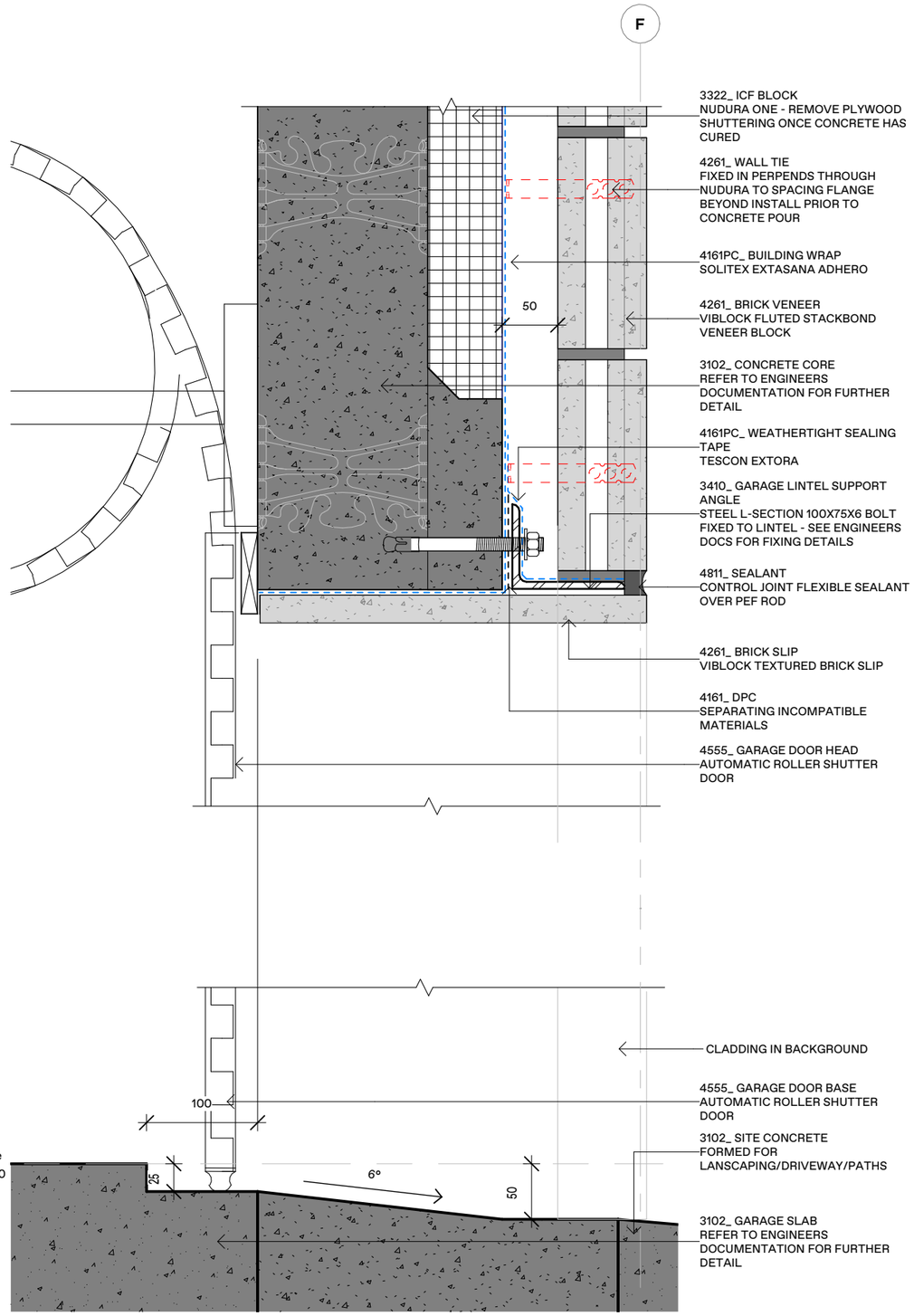
01 Floor Detail - Garage Wall to Floor
SCALE = 1 : 5

DETAILS NOTES:

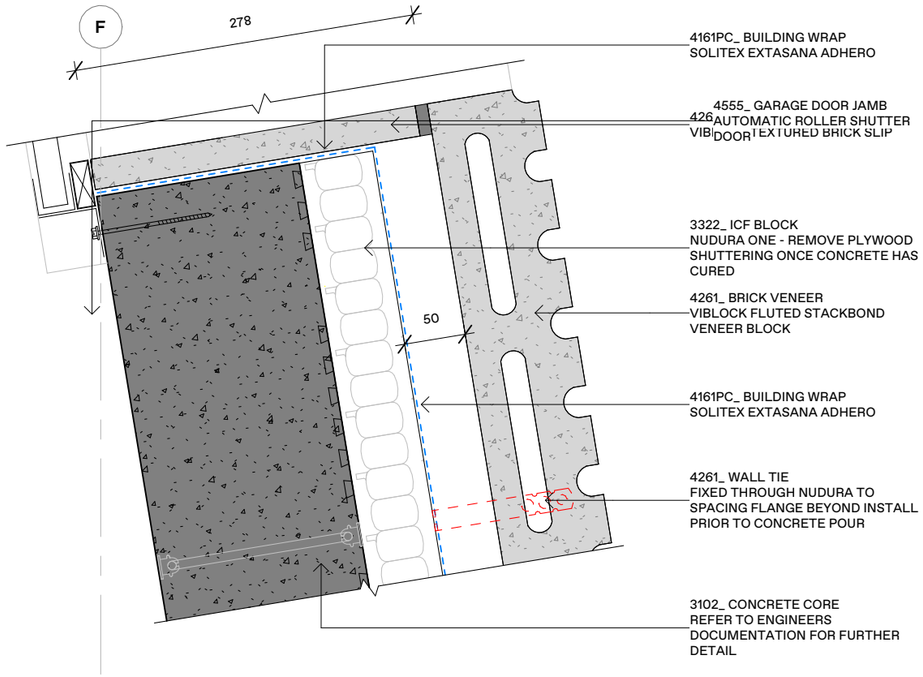
- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 | Door Detail - Garage Door Head/Sill
SCALE = 1 : 5



02 | Door Detail - Garage Door Jamb
SCALE = 1 : 5

Figure 9.1.2.1: Levels and garage openings
Paragraphs 9.1.2.1, 9.1.2.4, 9.1.2.7, and 9.2.5.2

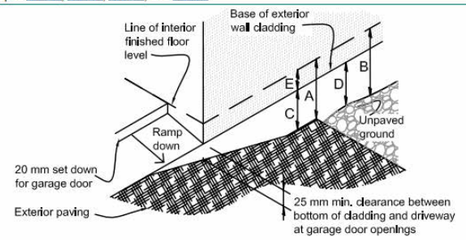


Table 9.1.2.1: Minimum clearances for timber
Paragraphs 9.1.2.1, 9.1.2.4, 9.1.2.6, 9.1.2.7, and 9.1.2.8

Floor type	Cladding material	Cladding type	Minimum clearance (mm)
Concrete slab	Masonry veneer	A	100
		B	150
	Other claddings	A	150
		B	225
		C	100
		D	175
		E	50
Timber floor	Masonry veneer	(1)	(1)
	Other claddings	C	100
		D	175
		E	50(2)

Notes:
(1) Refer to NZS 3604 for requirements.
(2) *Cladding* to extend minimum 50 mm below bearer or lowest part of timber floor *framing*.

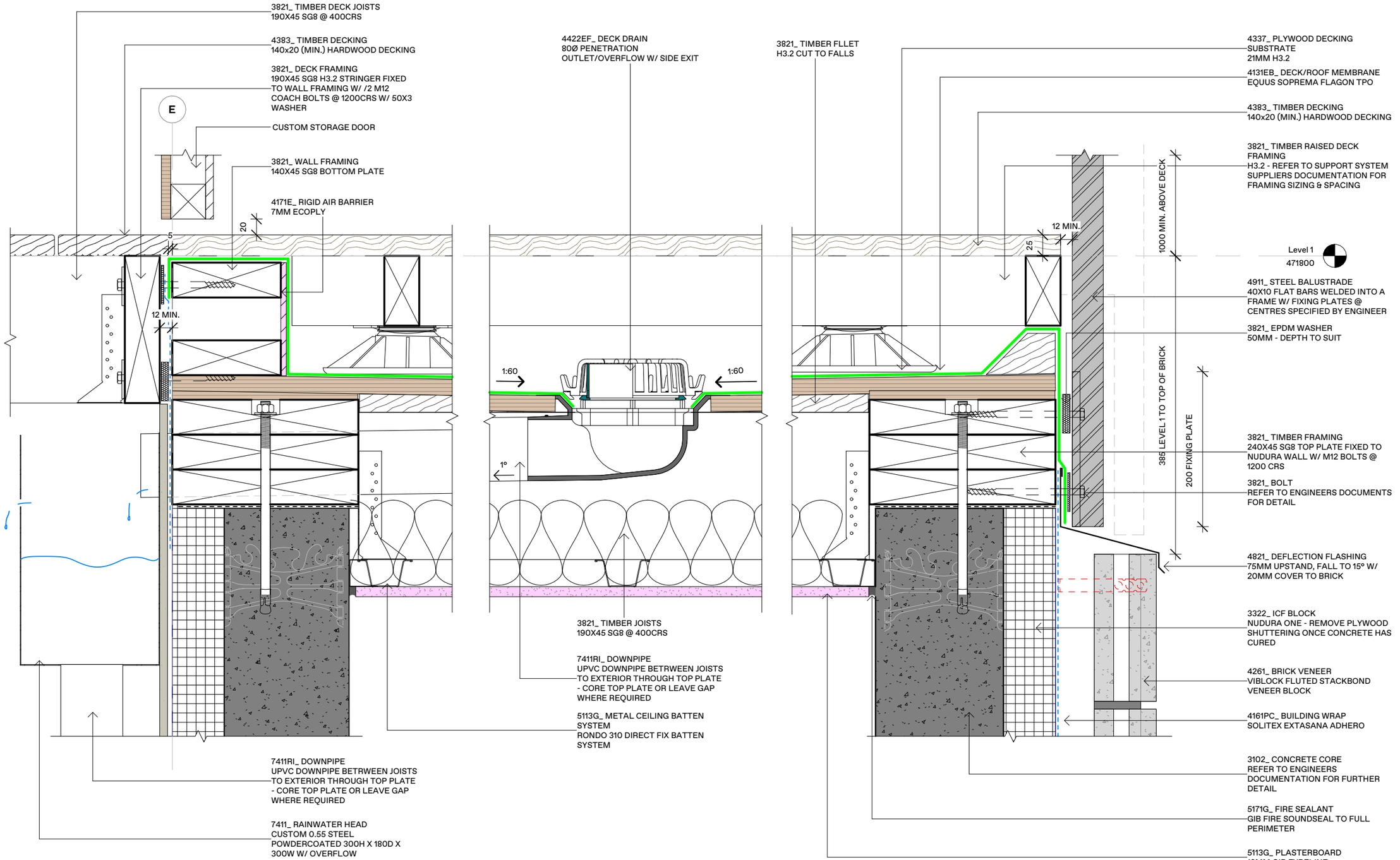
03 | Garage Door Fall Detail
SCALE = 1 : 5

DETAILS NOTES:

- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



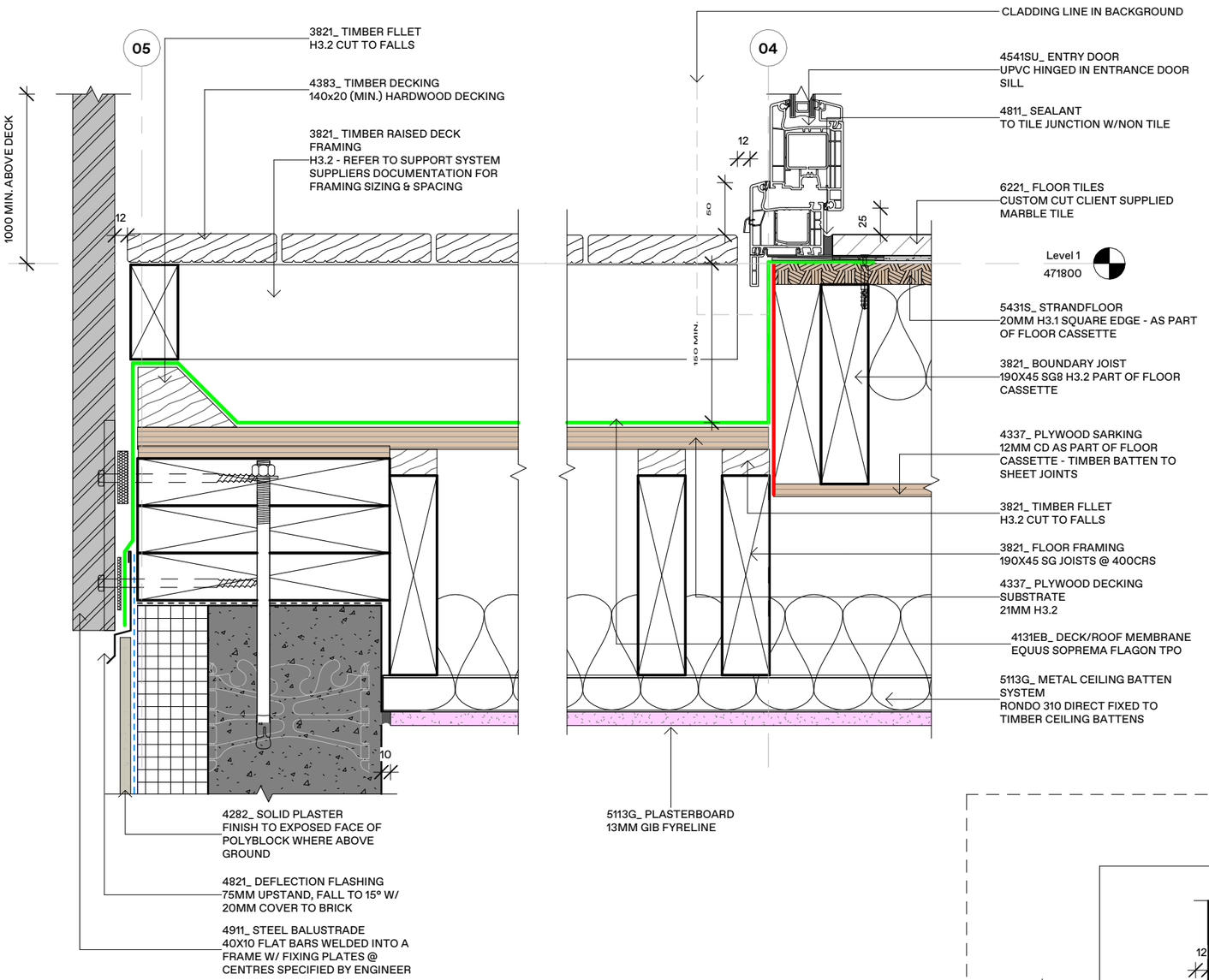
01 | Floor Detail - Membrane Deck Parapet
SCALE = 1 : 5

DETAILS NOTES:

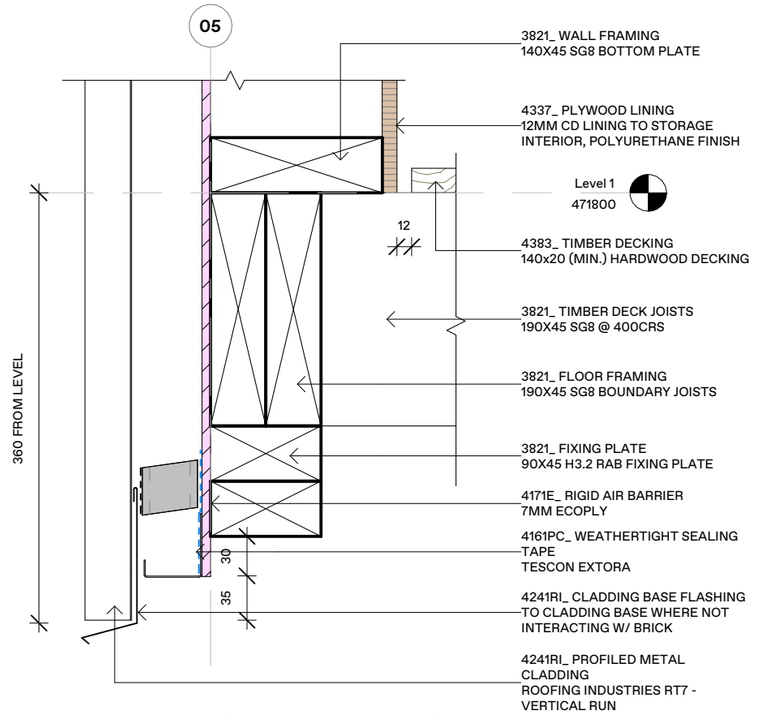
- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

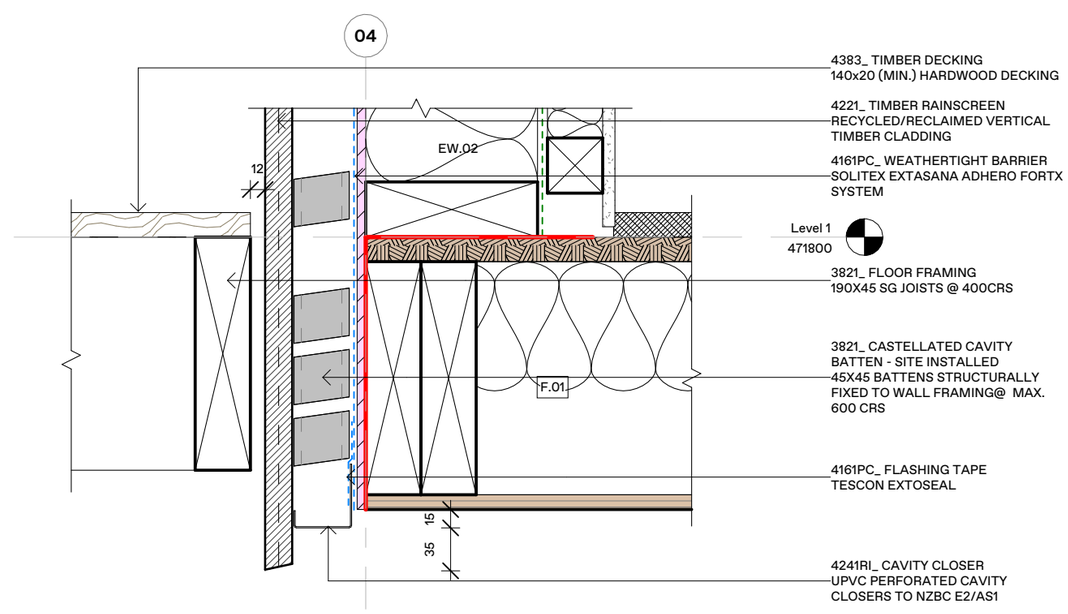
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Door Detail - Entrance Door to Membrane Deck
SCALE = 1 : 5



02 Floor Detail - Metal Cladding Base to Storage Floating
SCALE = 1 : 5



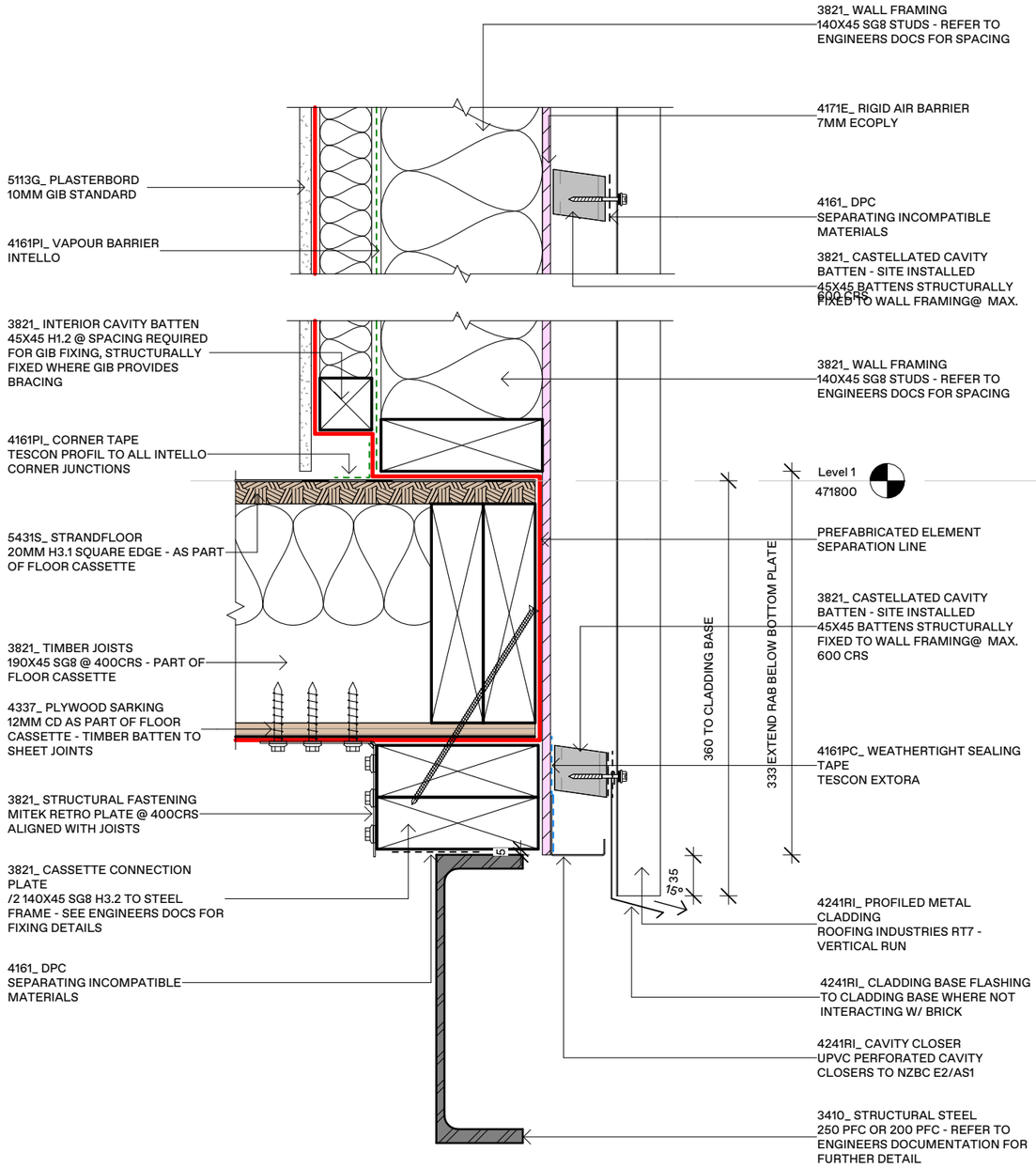
03 Floor Detail - Storage Deck to Cladding Base
SCALE = 1 : 5

DETAILS NOTES:

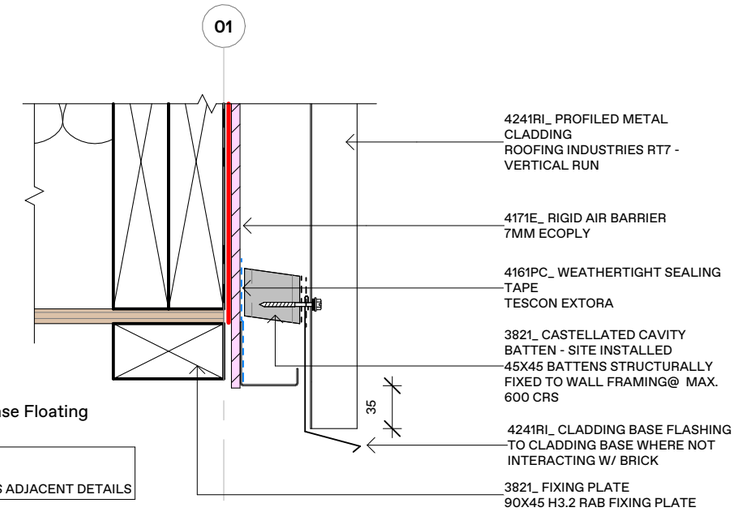
- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



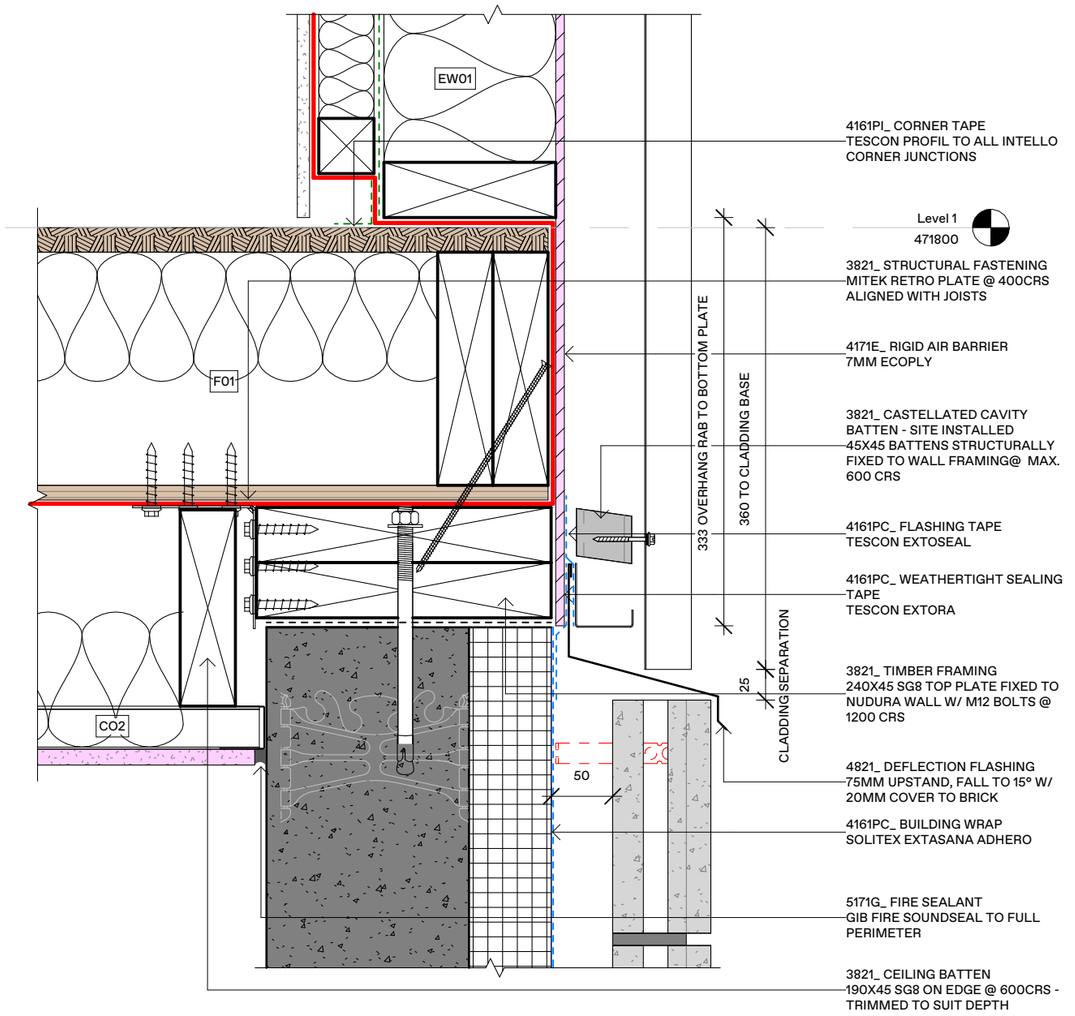
01 | Floor Detail - Metal Cladding Base to Suspended Floor
SCALE = 1 : 5



03 | Floor Detail - Metal Cladding Base Floating
SCALE = 1 : 5

NOTE:

- FLOOR AND WALL JUNCTION SAME AS ADJACENT DETAILS



02 | Wall Detail - Metal Cladding to Brick Transition
SCALE = 1 : 5

DETAILS NOTES:

- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **Cladding Base Details**
CLIENT: **Josh & Drew Atkins**

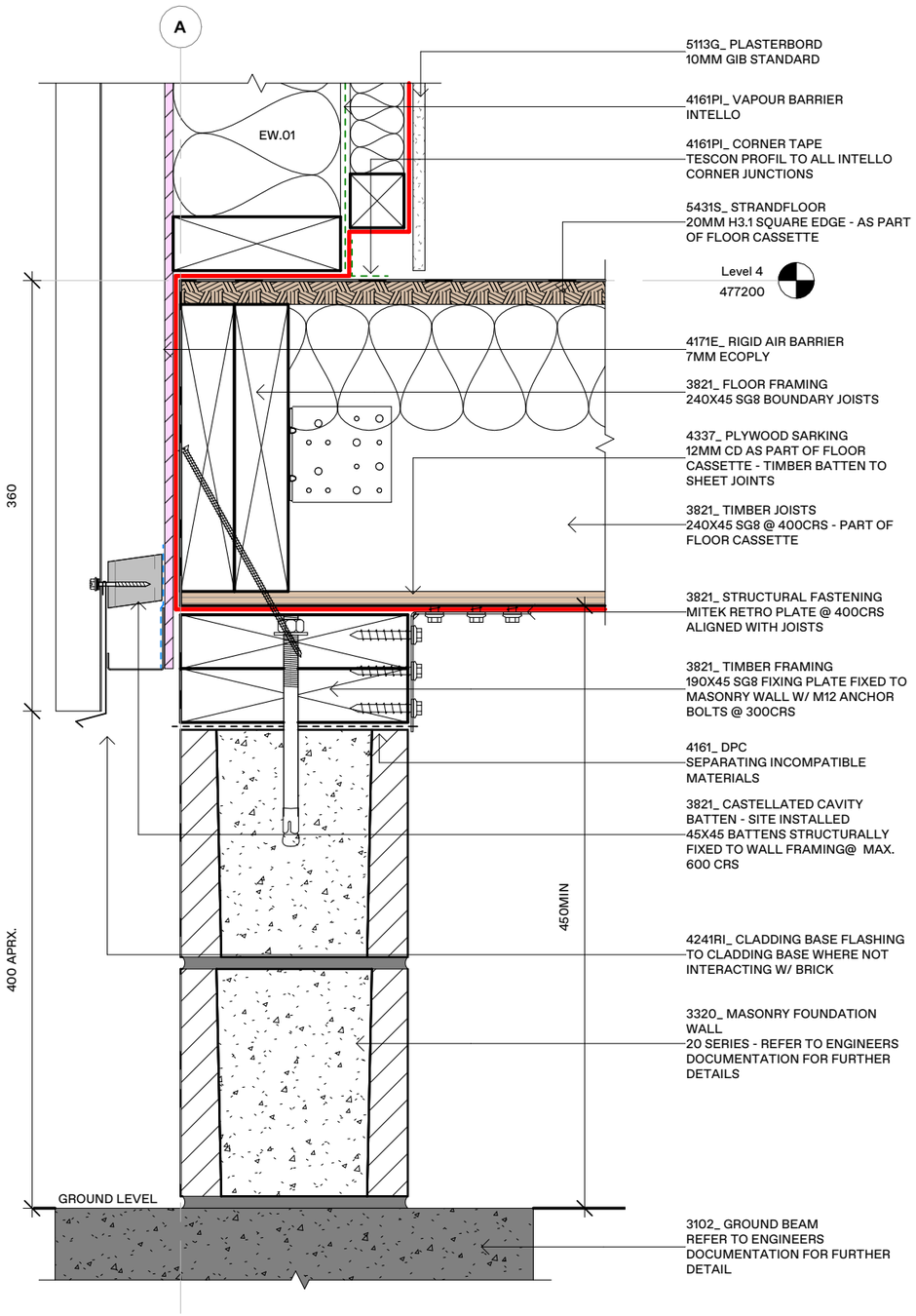
SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R2
DATE: 19.10.26

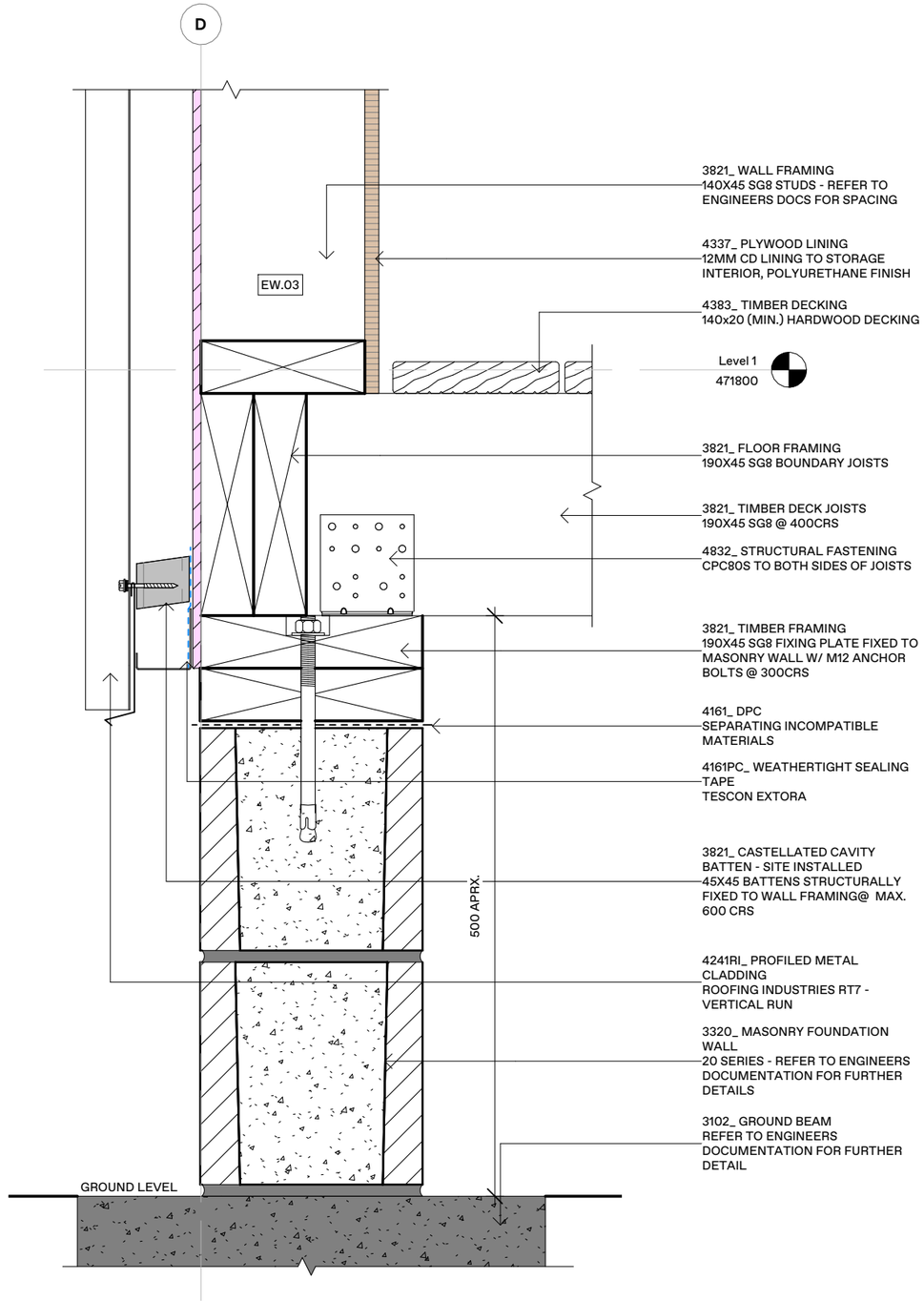
A4710

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Floor Detail - Metal Cladding Base
SCALE = 1 : 5



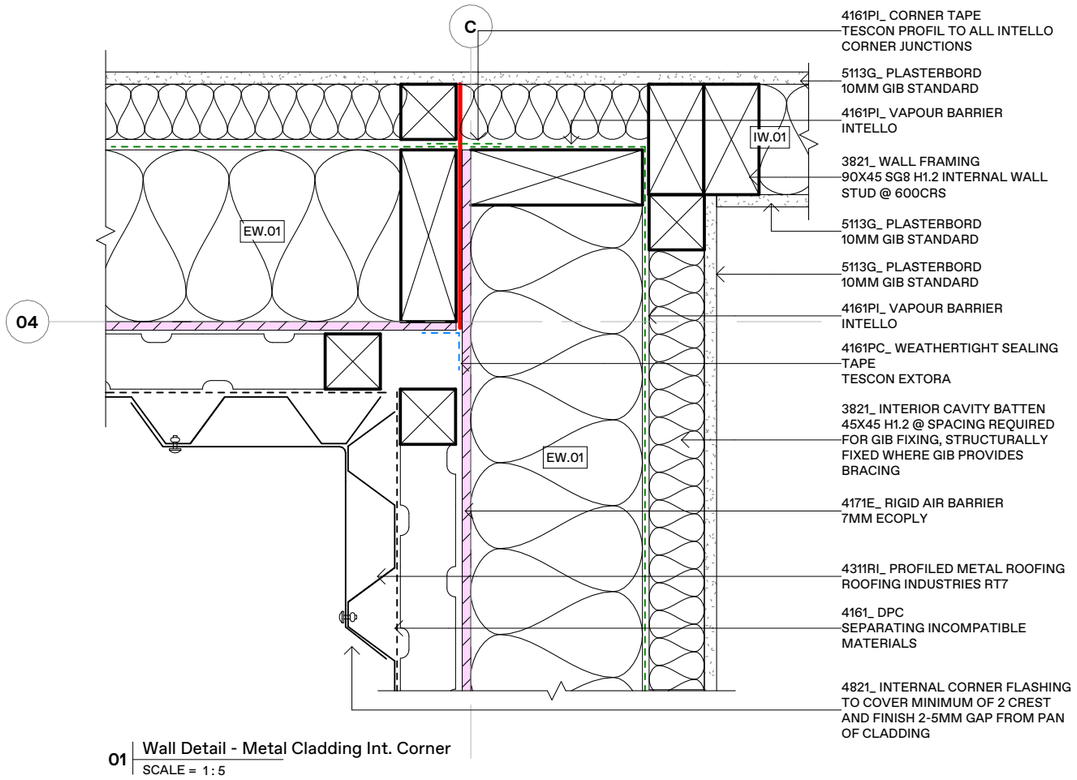
02 Floor Detail - Storage Deck to Wall Base
SCALE = 1 : 5

DETAILS NOTES:

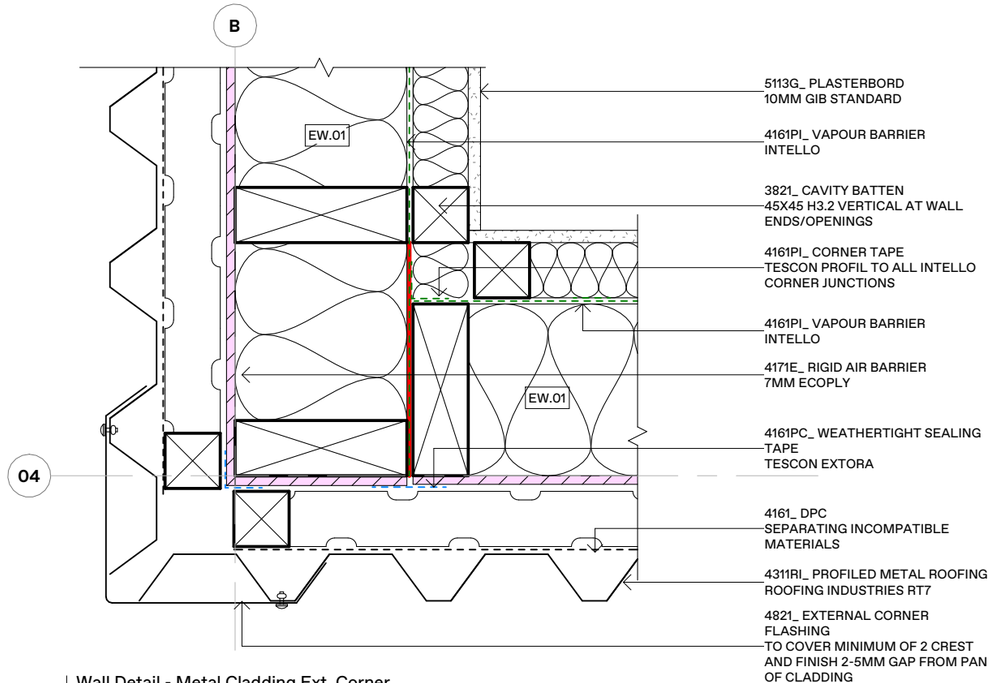
- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

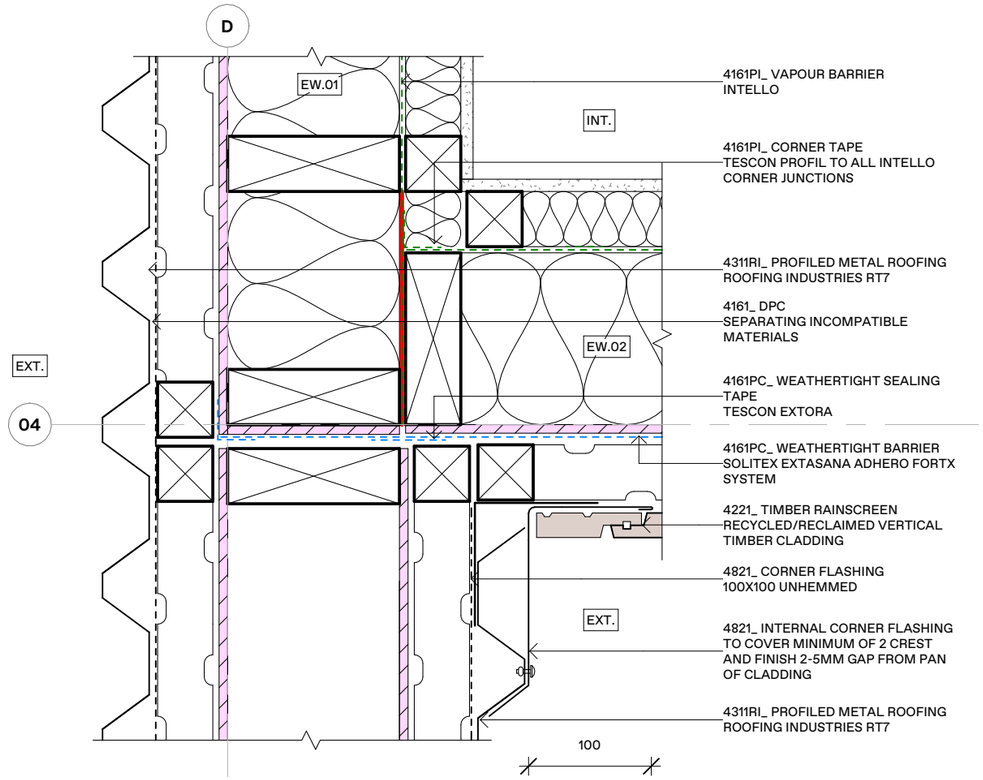
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



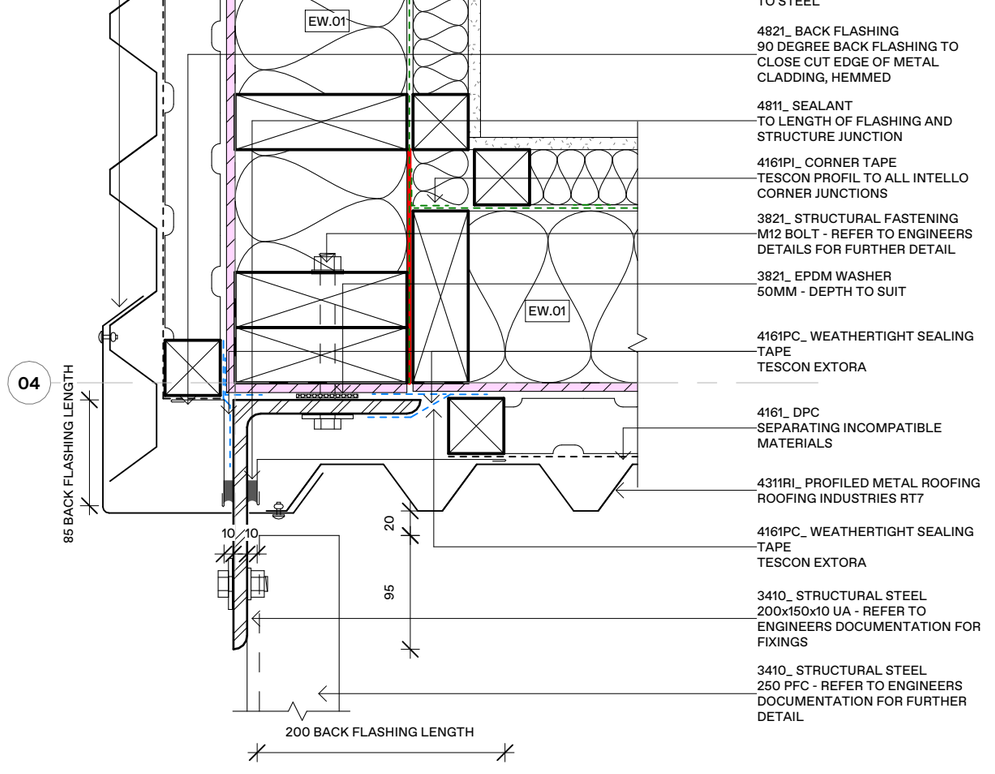
01 Wall Detail - Metal Cladding Int. Corner
SCALE = 1 : 5



02 Wall Detail - Metal Cladding Ext. Corner
SCALE = 1 : 5



03 Wall Detail - Metal to Timber Ext. Corner @ Storage Wall
SCALE = 1 : 5



04 Wall Detail - Metal Cladding Ext. Corner @ PFC Junction
SCALE = 1 : 5

DETAILS NOTES:

- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

DETAIL 02 APPLIES TO ANGLED CORNERS ON LEVEL 1. END FILLET WILL NEED TO BE APPLIED TO ON OF THE CASSETTES TO ALLOW FOR NON-90DEG ANGLE AND FLASHING WILL NEED TO BE BENT TO SUIT

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **Cladding Plan Details**
CLIENT: **Josh & Drew Atkins**

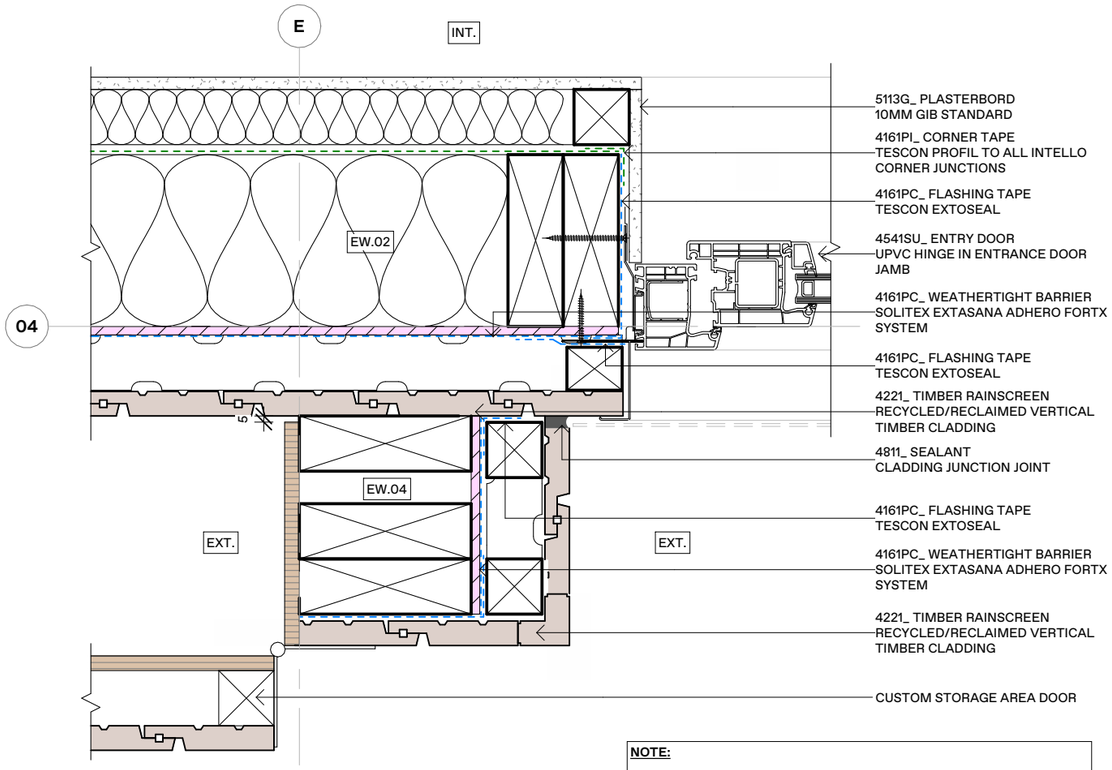
SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R2
DATE: 19.10.26

A4715

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

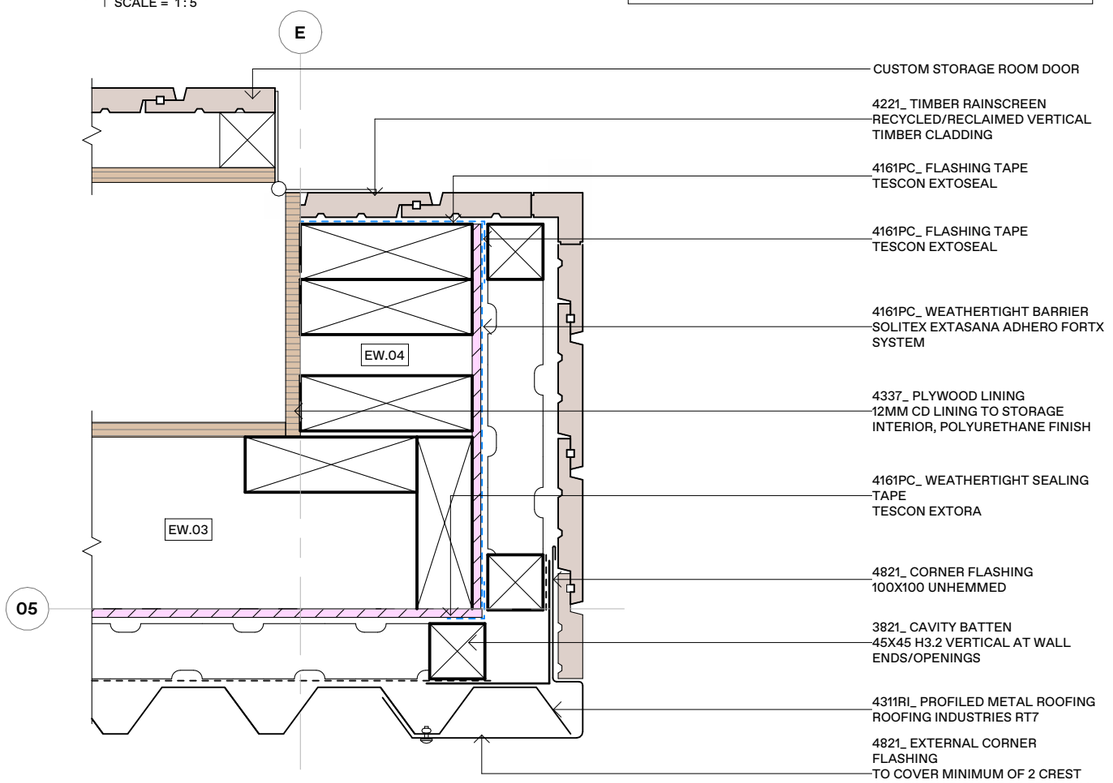
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



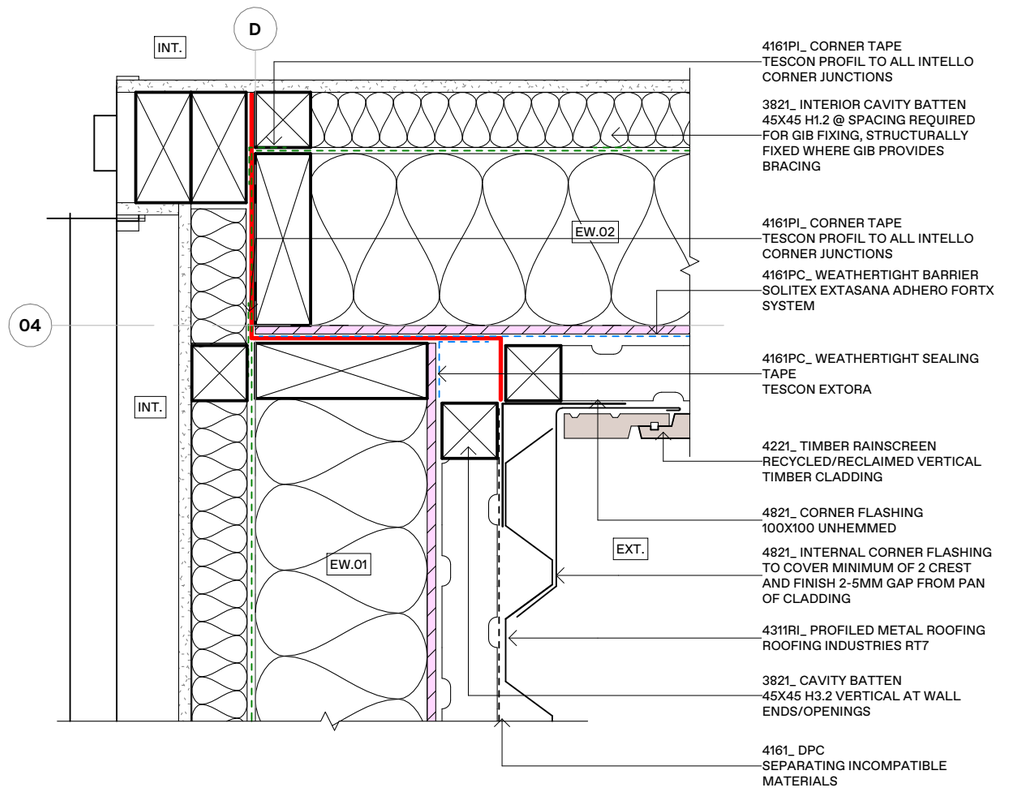
NOTE:

WEATHERPROOF LINE TO INTERIOR LIES ALONG THE WALL EW.02.
THE STORAGE WALL (EW.04) IS AND EXTERIOR WATERTIGHT BUT NOT WEATHERTIGHT STRUCTURE THAT ABUTS THE EXTERNAL WALL

01 Wall Detail - Storage to Ext. Wall Int. Corner
SCALE = 1 : 5



02 Wall Detail - Storage Metal to Timber Ext. Corner
SCALE = 1 : 5



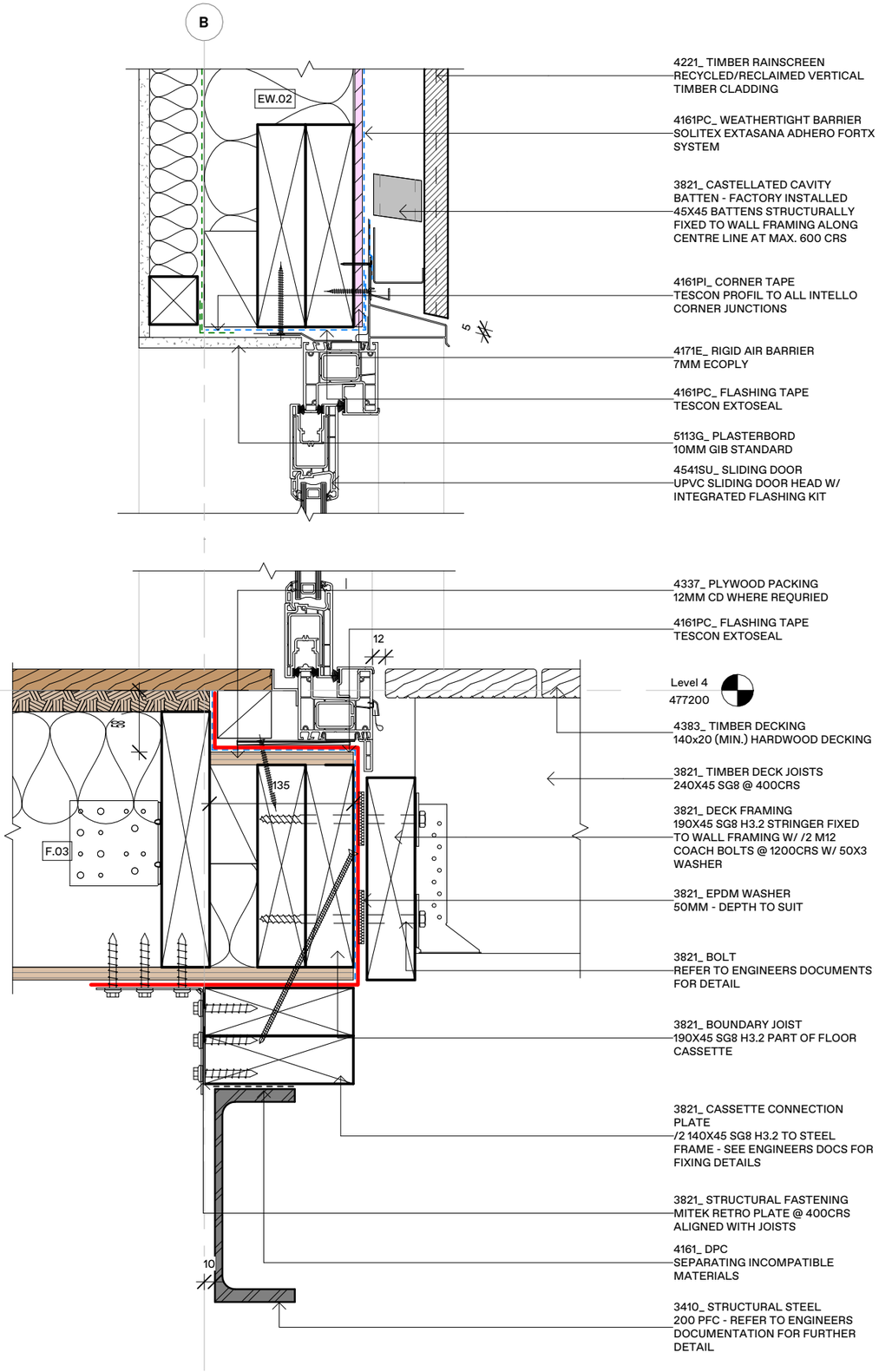
03 Wall Detail - Metal to Timber Int. Corner
SCALE = 1 : 5

DETAILS NOTES:

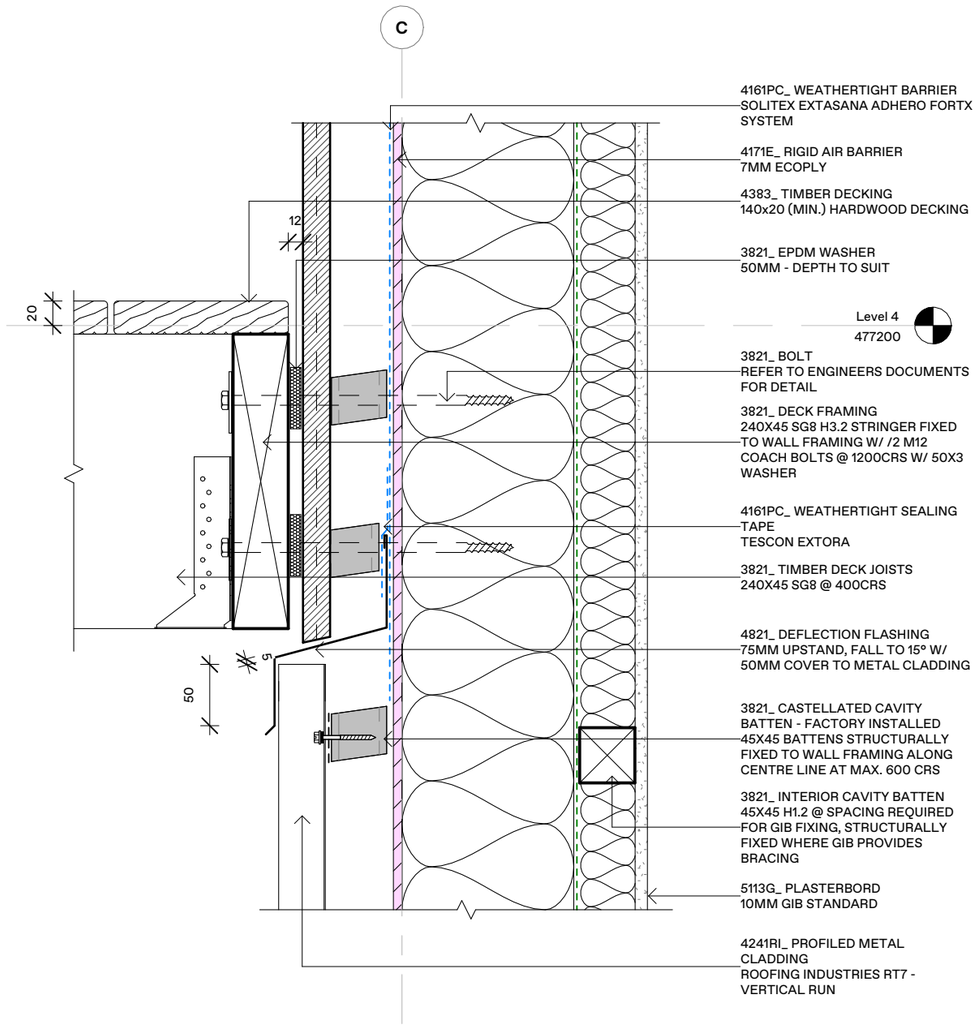
- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 | Door Detail - Sliding Door Head/Sill to Deck
SCALE = 1 : 5



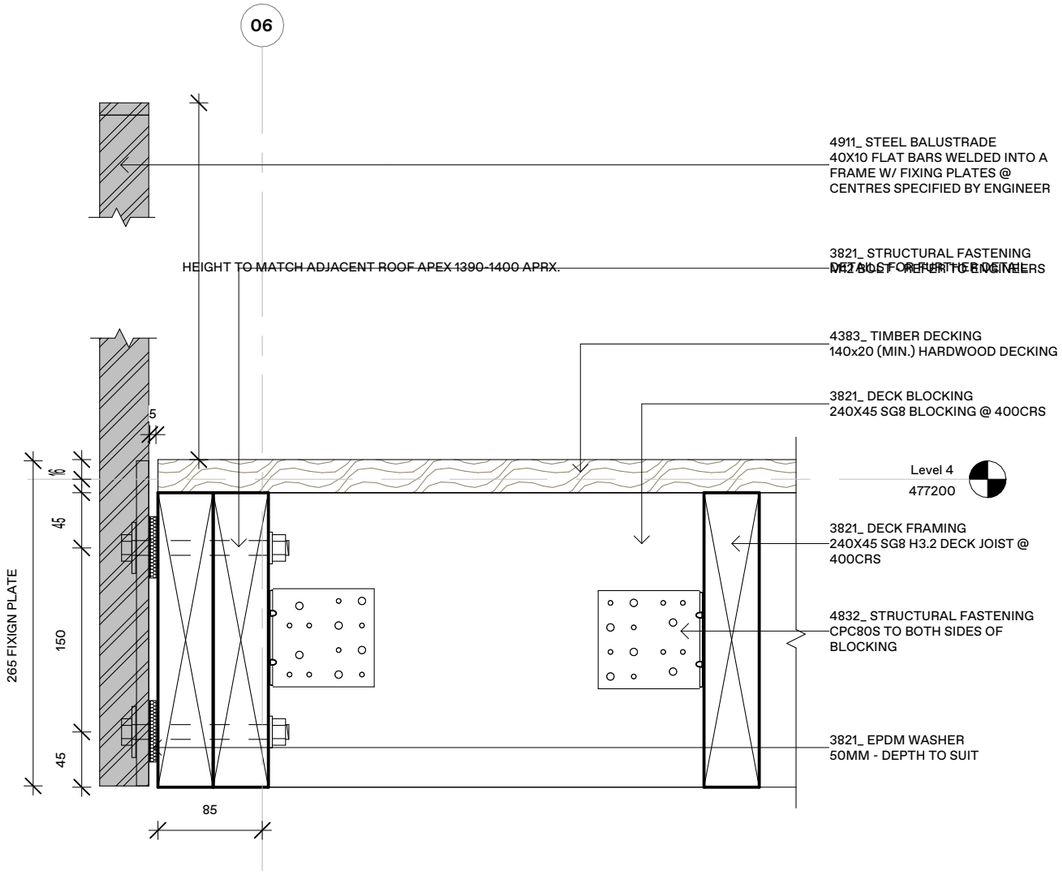
02 | Floor Detail - L4 Deck to Cladding Junction
SCALE = 1 : 5

DETAILS NOTES:

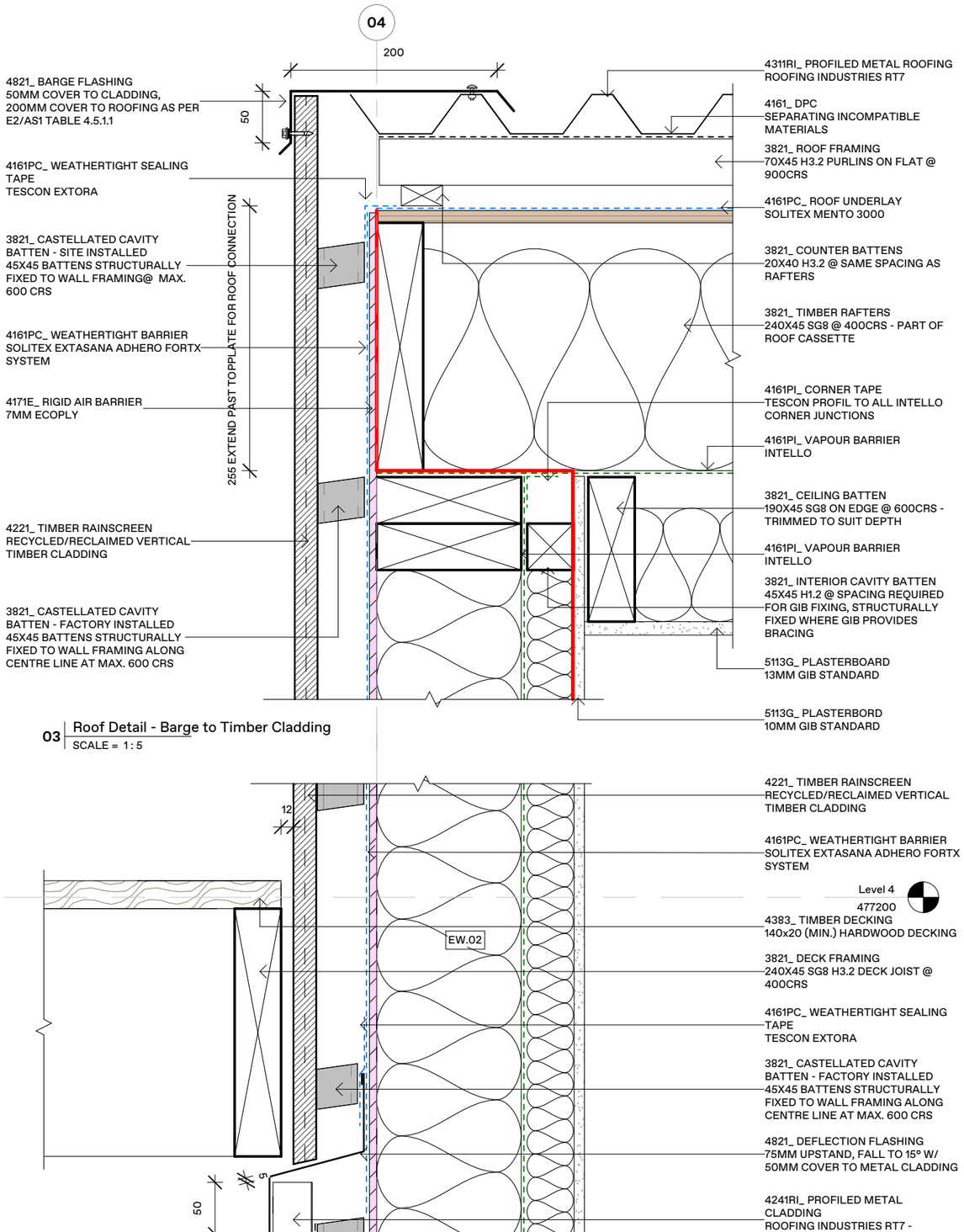
- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Floor Detail - Deck Balustrade
SCALE = 1 : 5



03 Roof Detail - Barge to Timber Cladding
SCALE = 1 : 5

02 Wall Detail - L4 Deck Cladding Transition
SCALE = 1 : 5

DETAILS NOTES:

- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **L4 Deck Details**
CLIENT: **Josh & Drew Atkins**

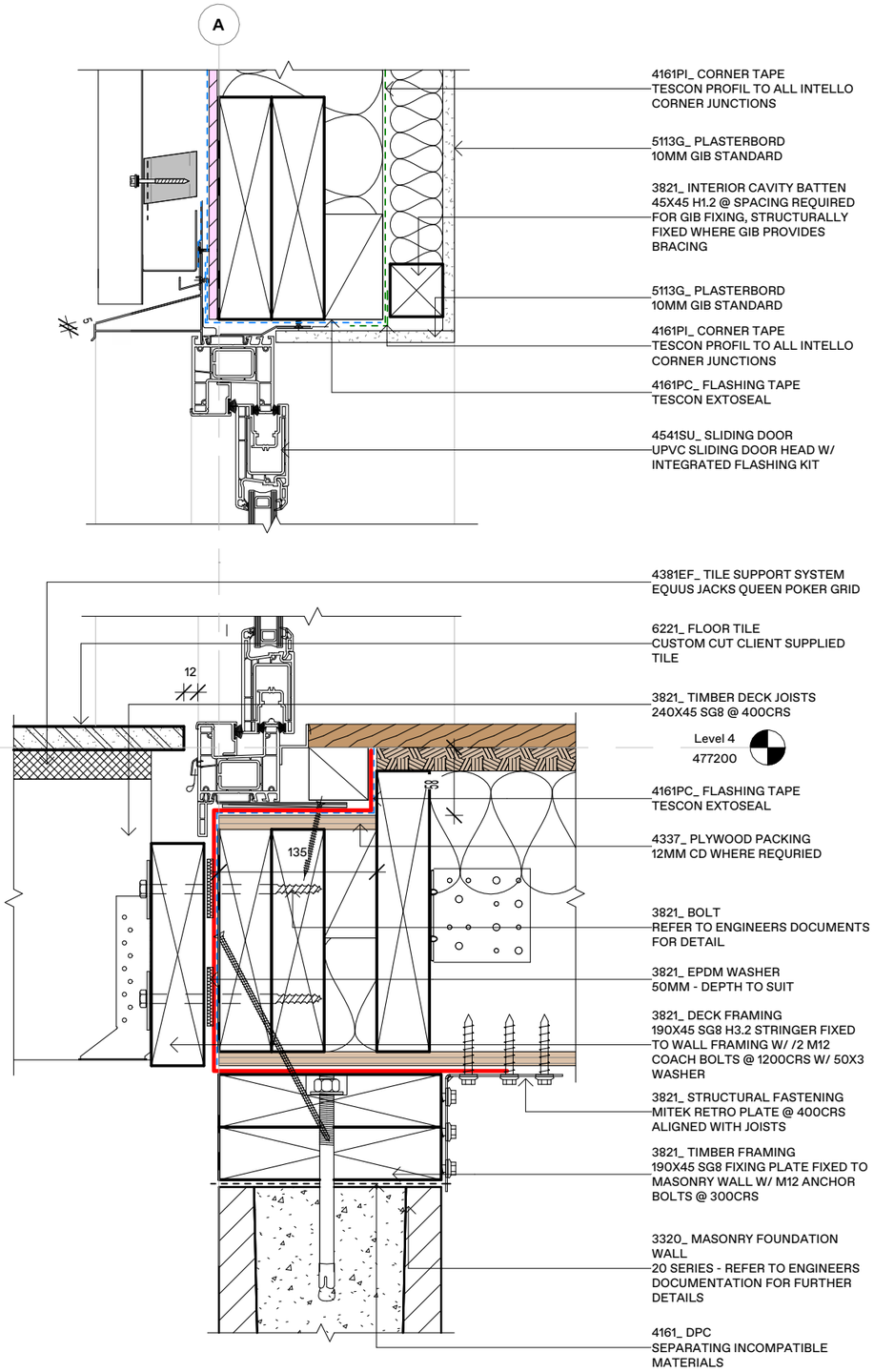
SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R2
DATE: 19.10.26

A4721

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Door Detail - Sliding Door Head/Sill to Patio
SCALE = 1 : 5

DETAILS NOTES:

- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

BUILDING CONSENT

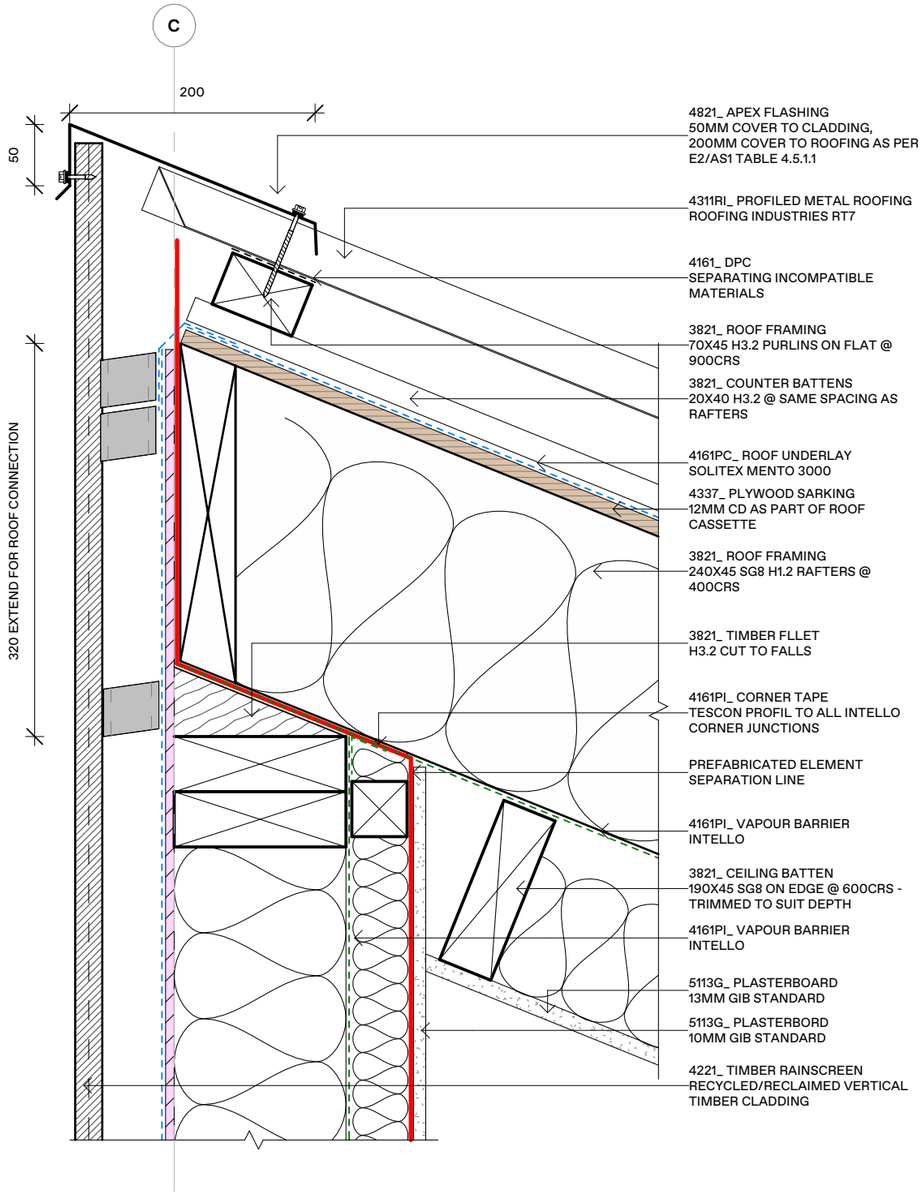
DO NOT SCALE FROM THIS DRAWING

DWG: **L4 Patio Details**
CLIENT: **Josh & Drew Atkins**

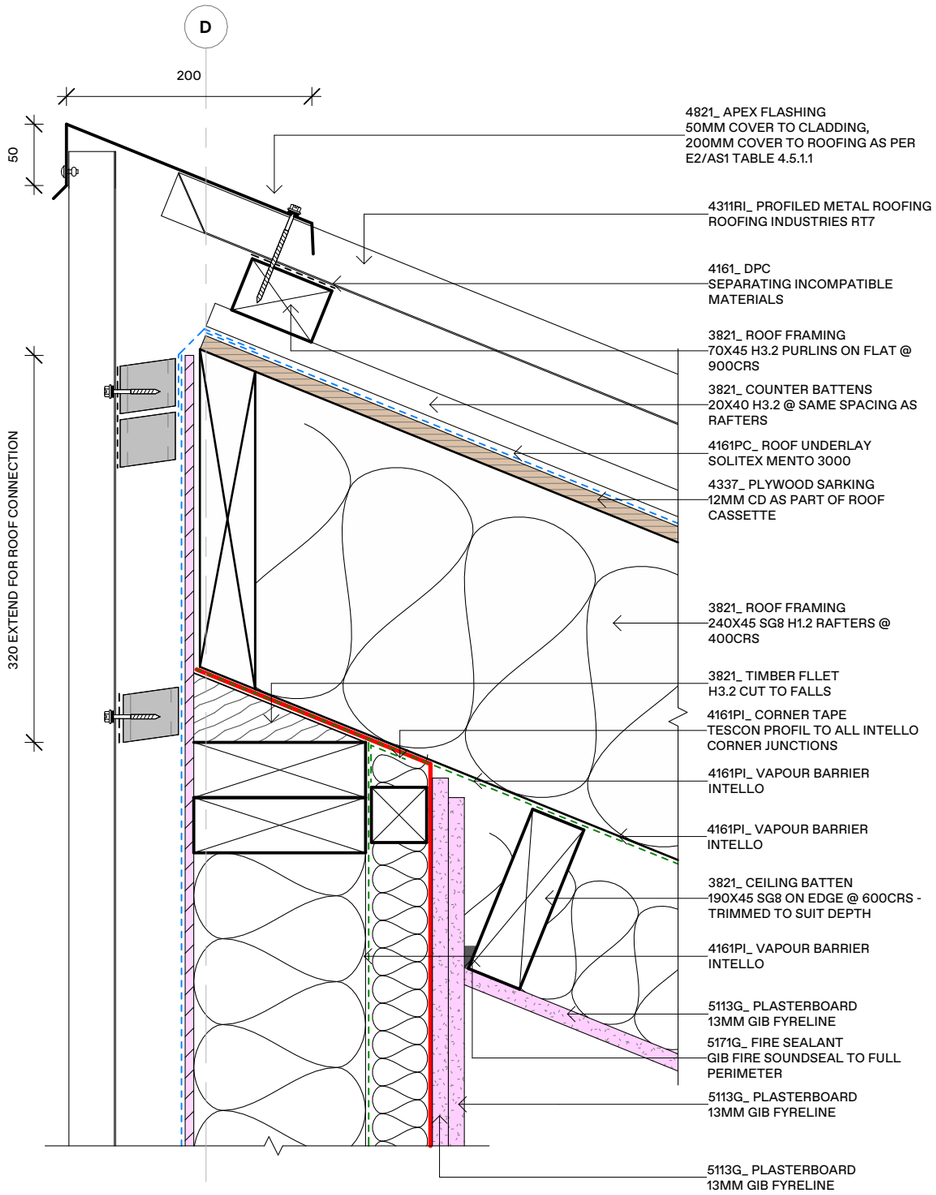
SCALE: As indicated
DRAWN: sb
CHKD: sb
REV#: R2
DATE: 19.10.26

A4722

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Roof Detail - Roof Apex to Timber Rainscreen
SCALE = 1 : 5



02 Roof Detail - Roof Apex to Fire Wall
SCALE = 1 : 5

NOTES:

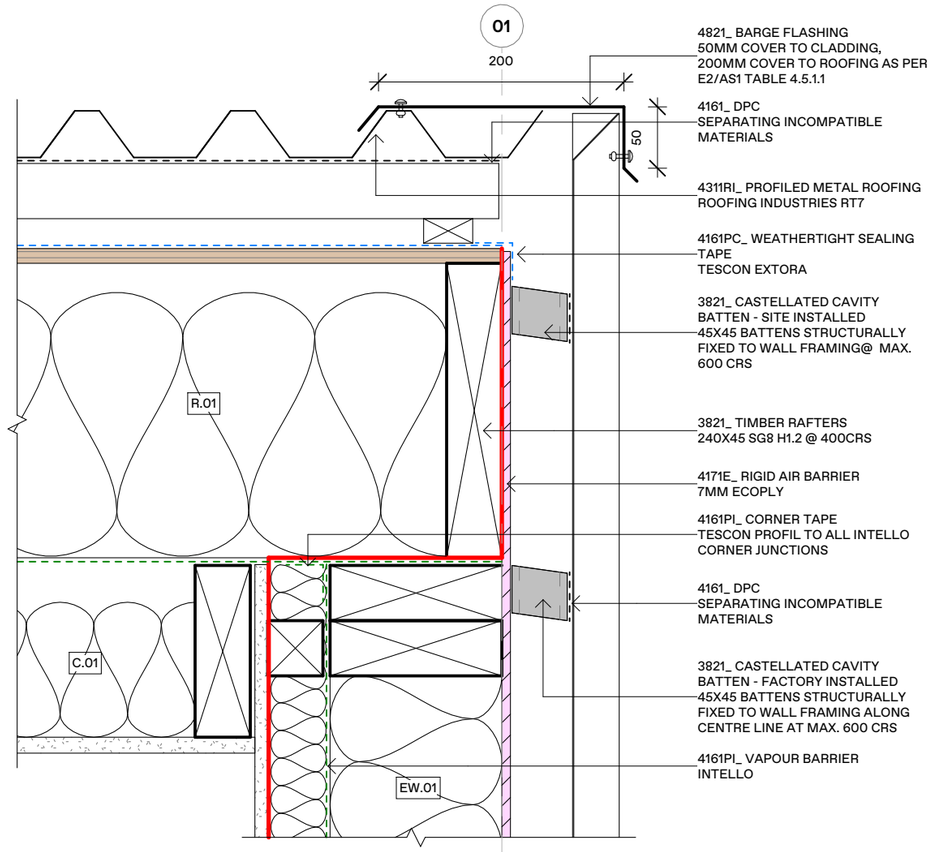
- ROOF APEX TO METAL CLADDING WHERE WALL IS **NOT** A FIRE WALL IS DETAILED AS PER DETAIL 01, A4730 WITH THE CLADDING/ROOFING JUNCTION AS PER 02, A4730

DETAILS NOTES:

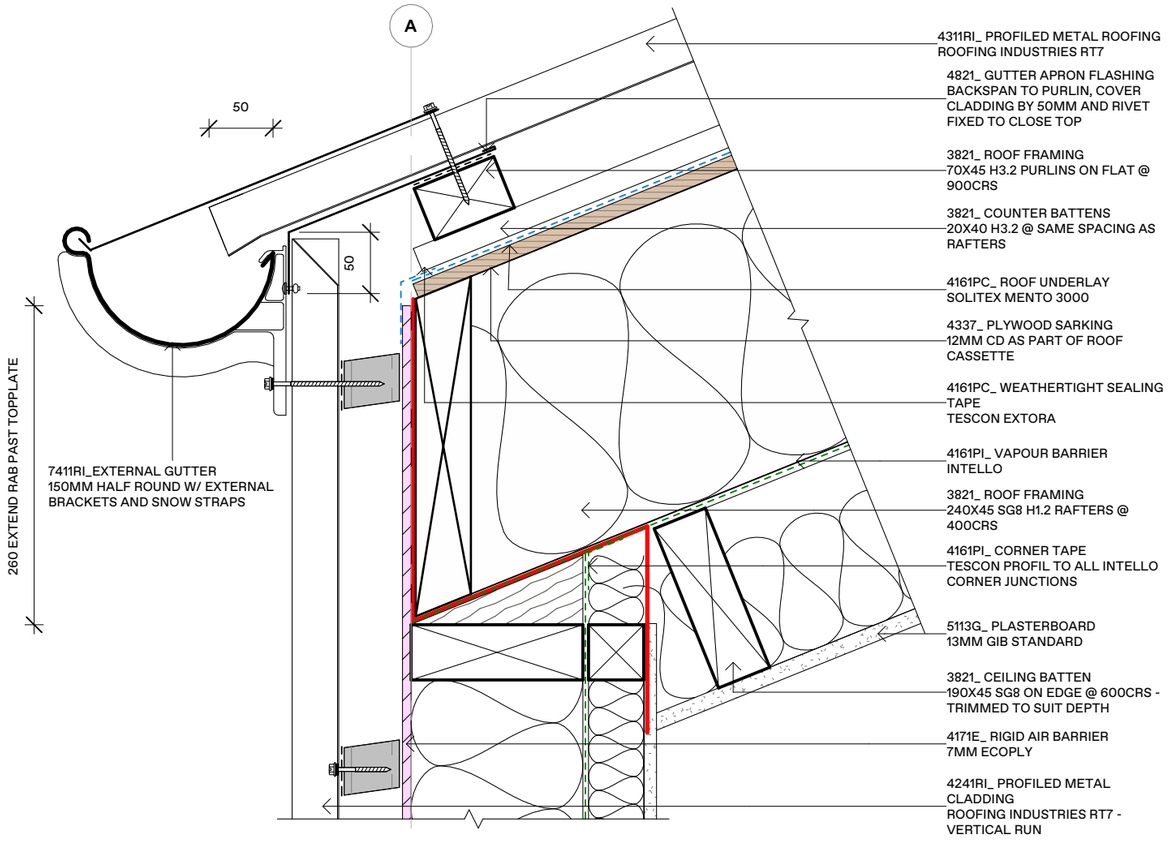
- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Roof Detail - Barge to Metal Cladding
SCALE = 1 : 5

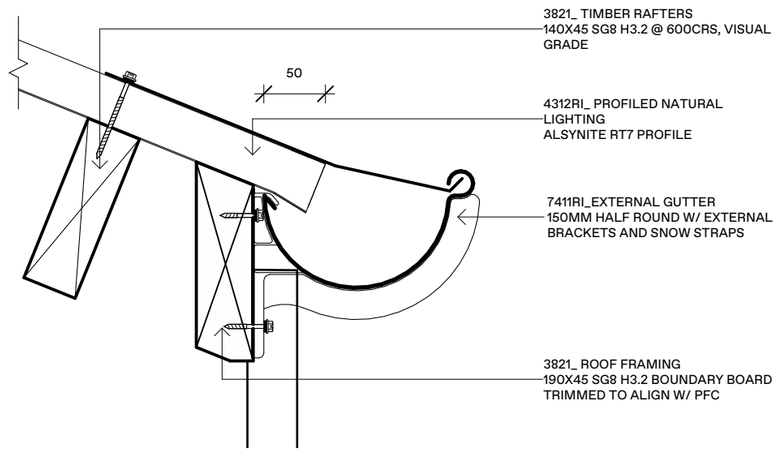


02 Roof Detail - Gutter to Metal Cladding
SCALE = 1 : 5

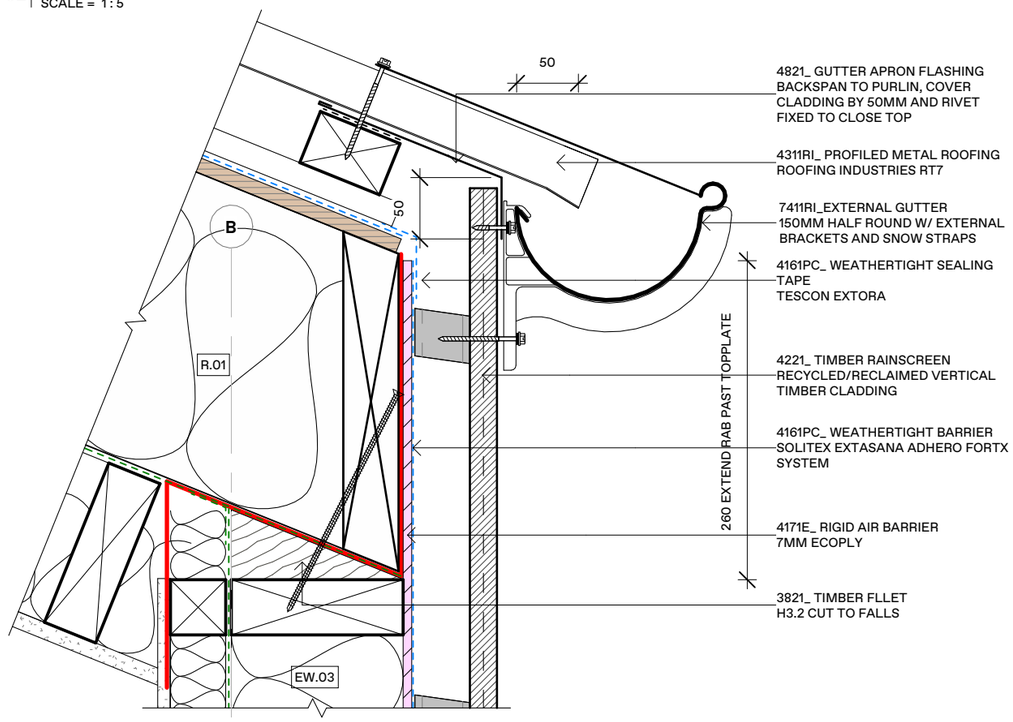
DETAILS NOTES:

- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE



04 Roof Detail - Clearlite Gutter
SCALE = 1 : 5



03 Roof Detail - Gutter to Timber Cladding
SCALE = 1 : 5

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **Roof Details**
CLIENT: **Josh & Drew Atkins**

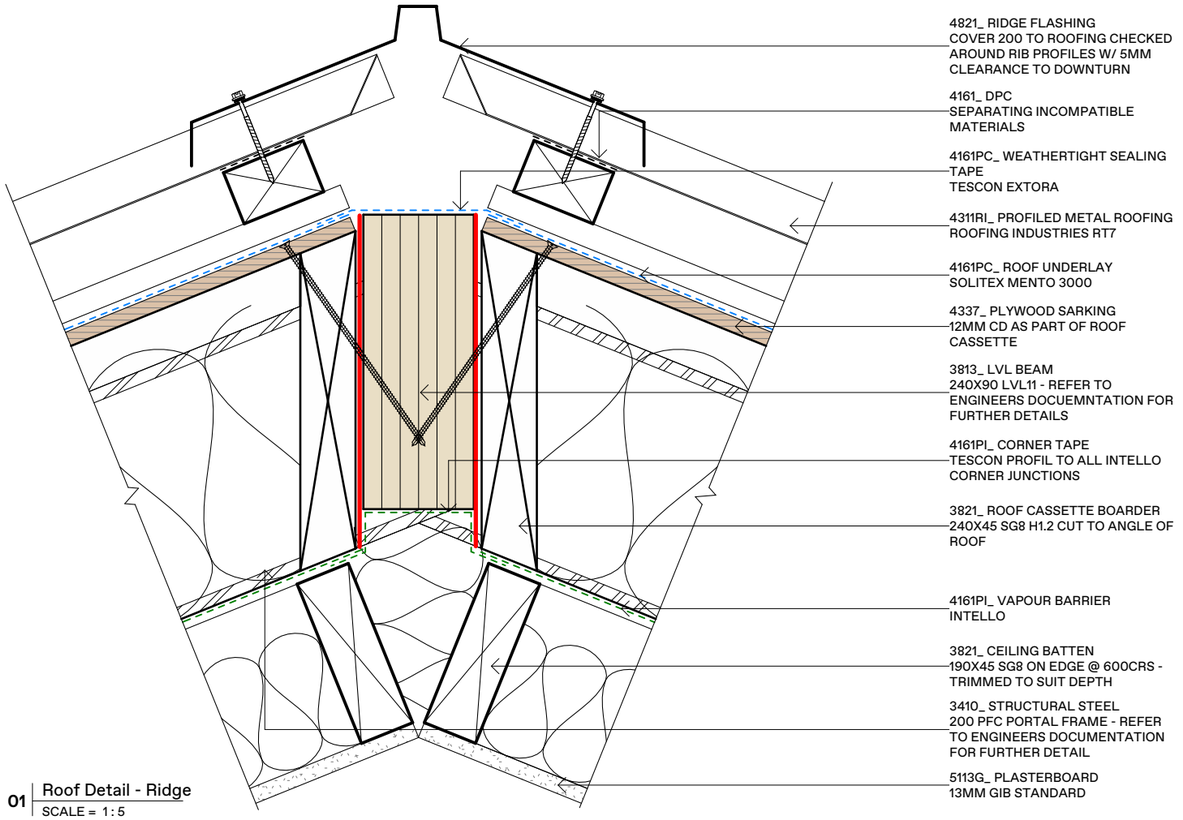
SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R2
DATE: 19.10.26

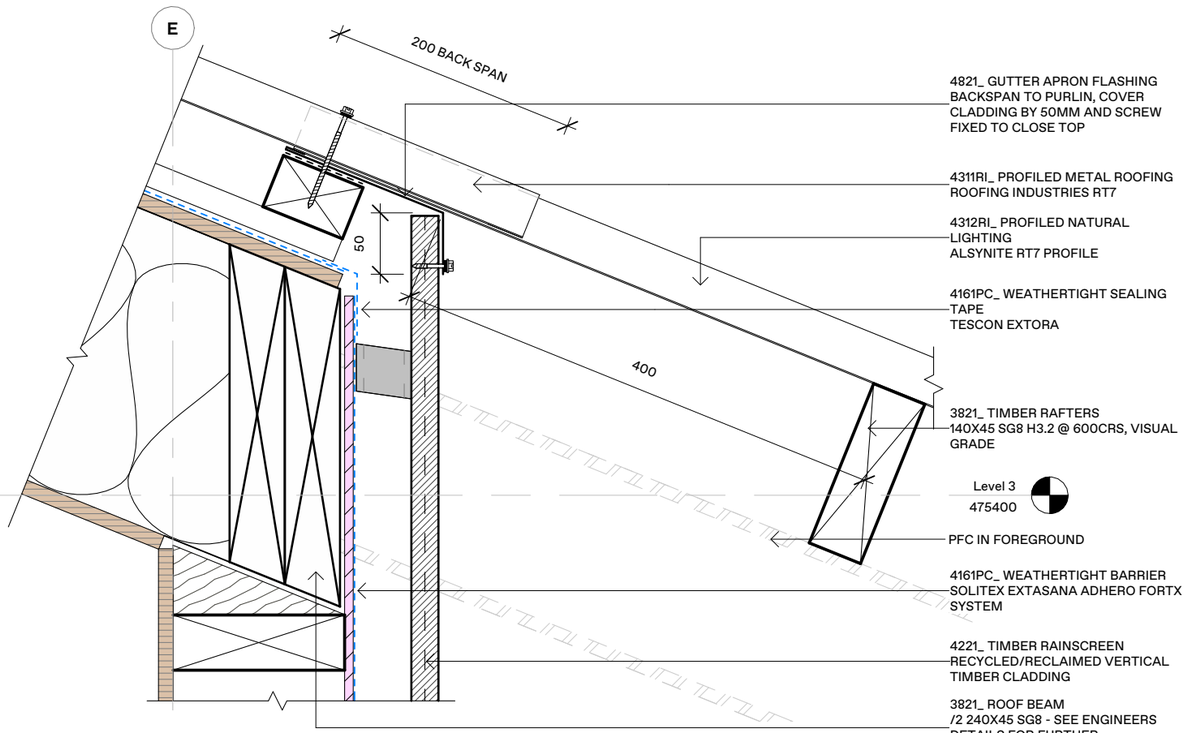
A4731

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

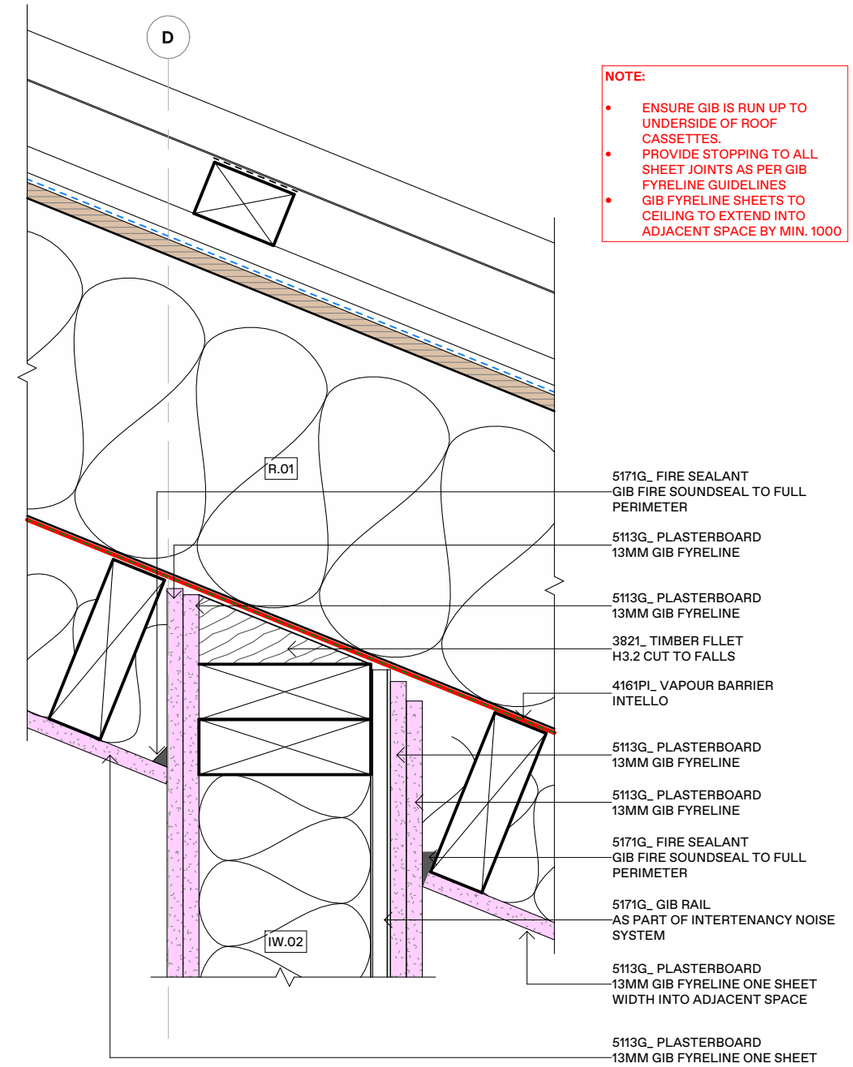
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 | Roof Detail - Ridge
SCALE = 1 : 5



03 | Roof Detail - Transition to Clearlite
SCALE = 1 : 5



02 | Wall Detail - Fire Rated Wall to Roof
SCALE = 1 : 5

NOTE:

- ENSURE GIB IS RUN UP TO UNDERSIDE OF ROOF CASSETTES.
- PROVIDE STOPPING TO ALL SHEET JOINTS AS PER GIB FYRELINE GUIDELINES
- GIB FYRELINE SHEETS TO CEILING TO EXTEND INTO ADJACENT SPACE BY MIN. 1000

DETAILS NOTES:

- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **Roof Details**
CLIENT: **Josh & Drew Atkins**

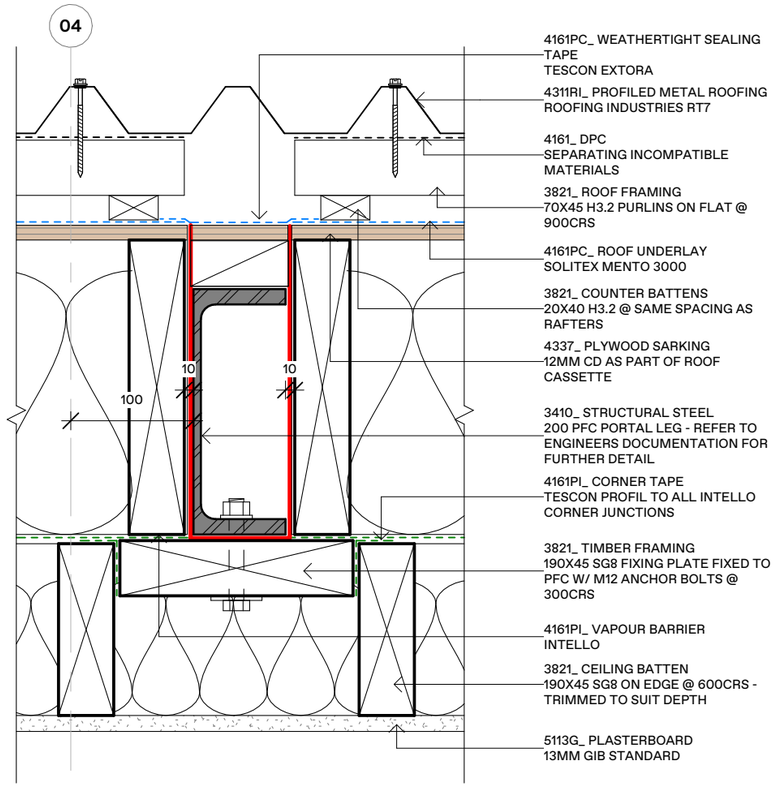
SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R2
DATE: 19.10.26

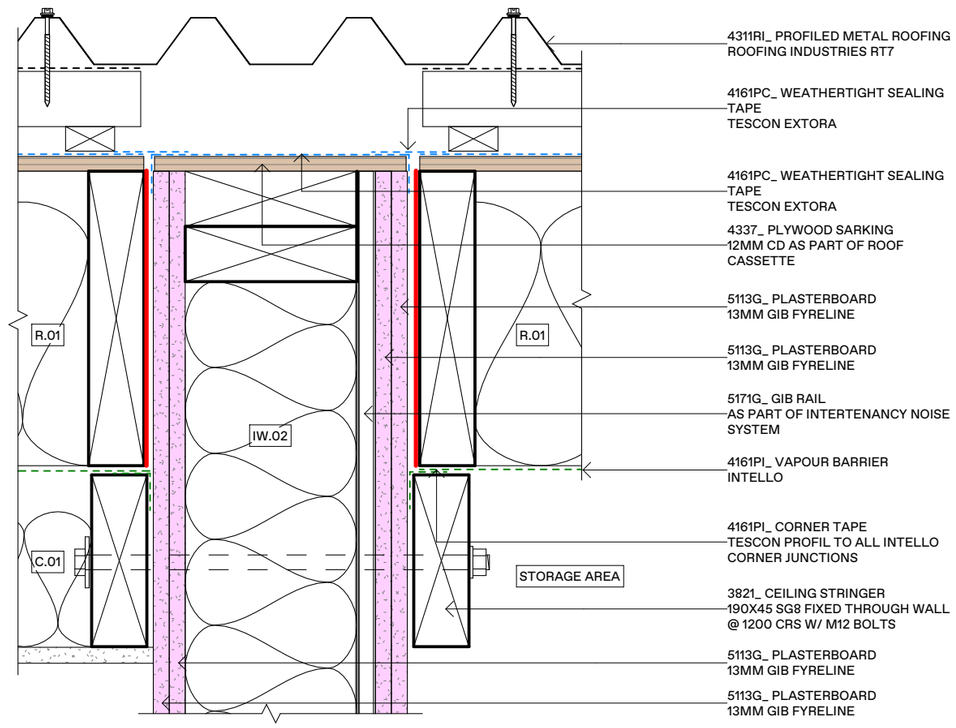
A4732

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 | Roof Detail - Portal Frame Embedment
SCALE = 1 : 5



02 | Wall Detail - Fire Rating to Roof 02
SCALE = 1 : 5

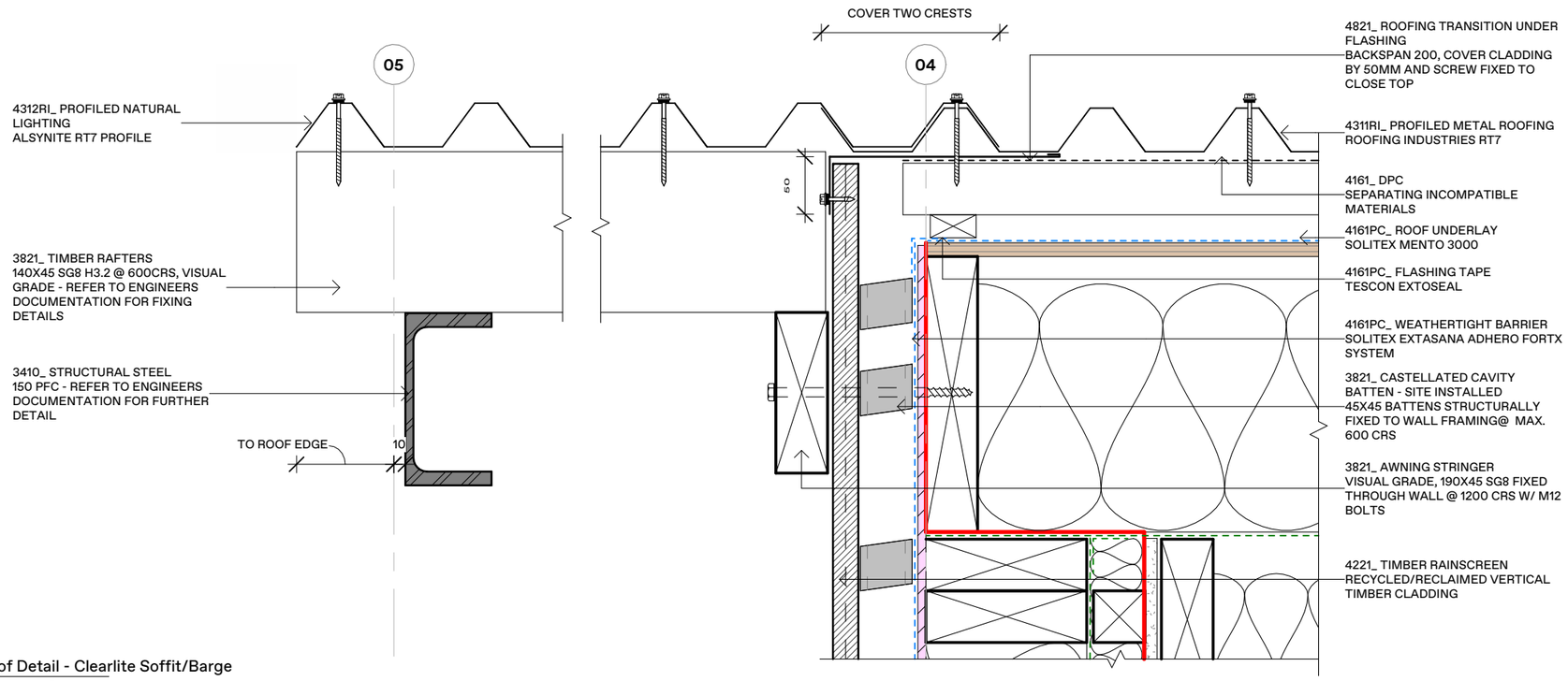
NOTE:

- WALL TO BE LINED PRIOR TO INSTALLATION OF ROOF CASSETTES
- PROTECT WALL UNTIL WEATHERTIGHT TO ENSURE NO DAMAGE TO PLASTERBOARD

DETAILS NOTES:

- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE



03 | Roof Detail - Clearlite Soffit/Barge
SCALE = 1 : 5

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

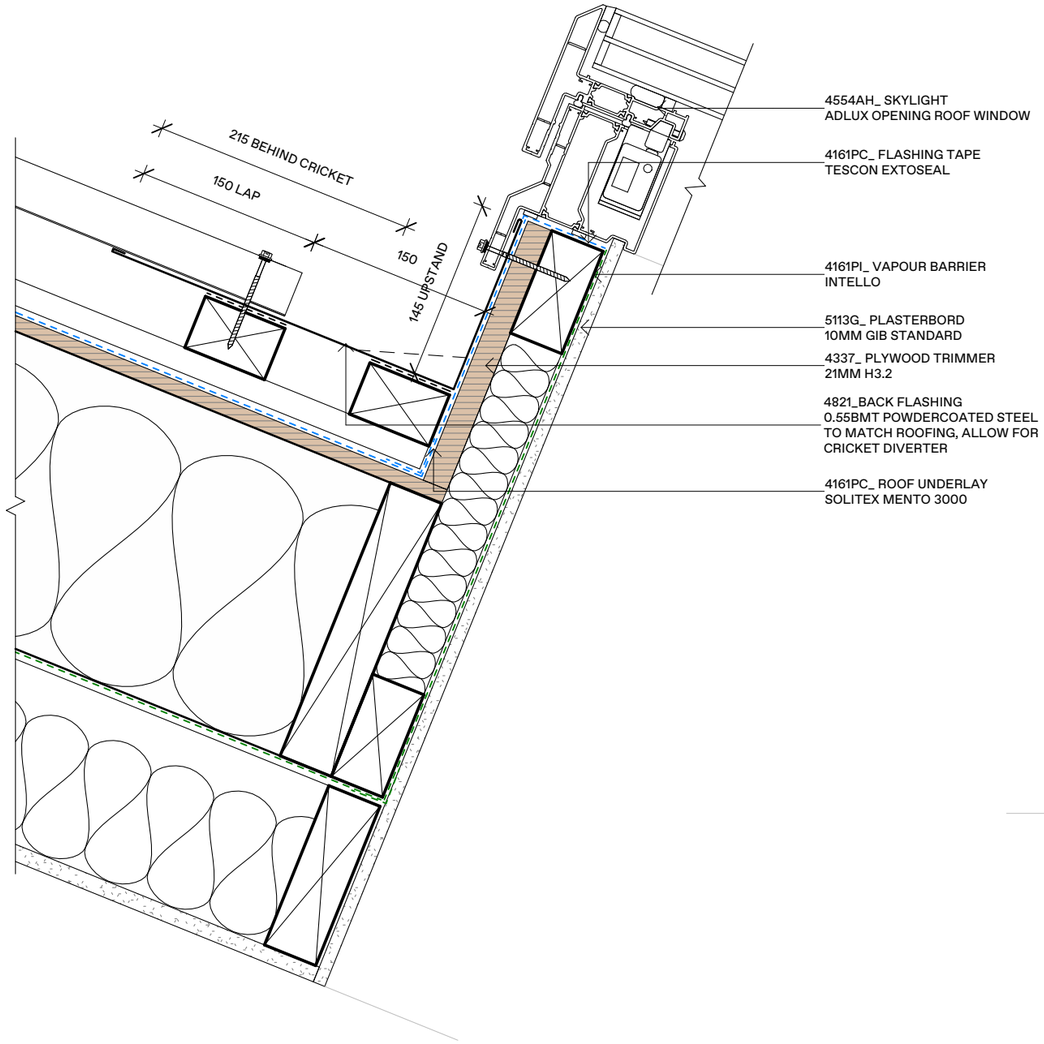
DWG: **Roof Details**
CLIENT: **Josh & Drew Atkins**

SCALE: As indicated
DRAWN: sb
CHKD: sb
REV#: R2
DATE: 19.10.26

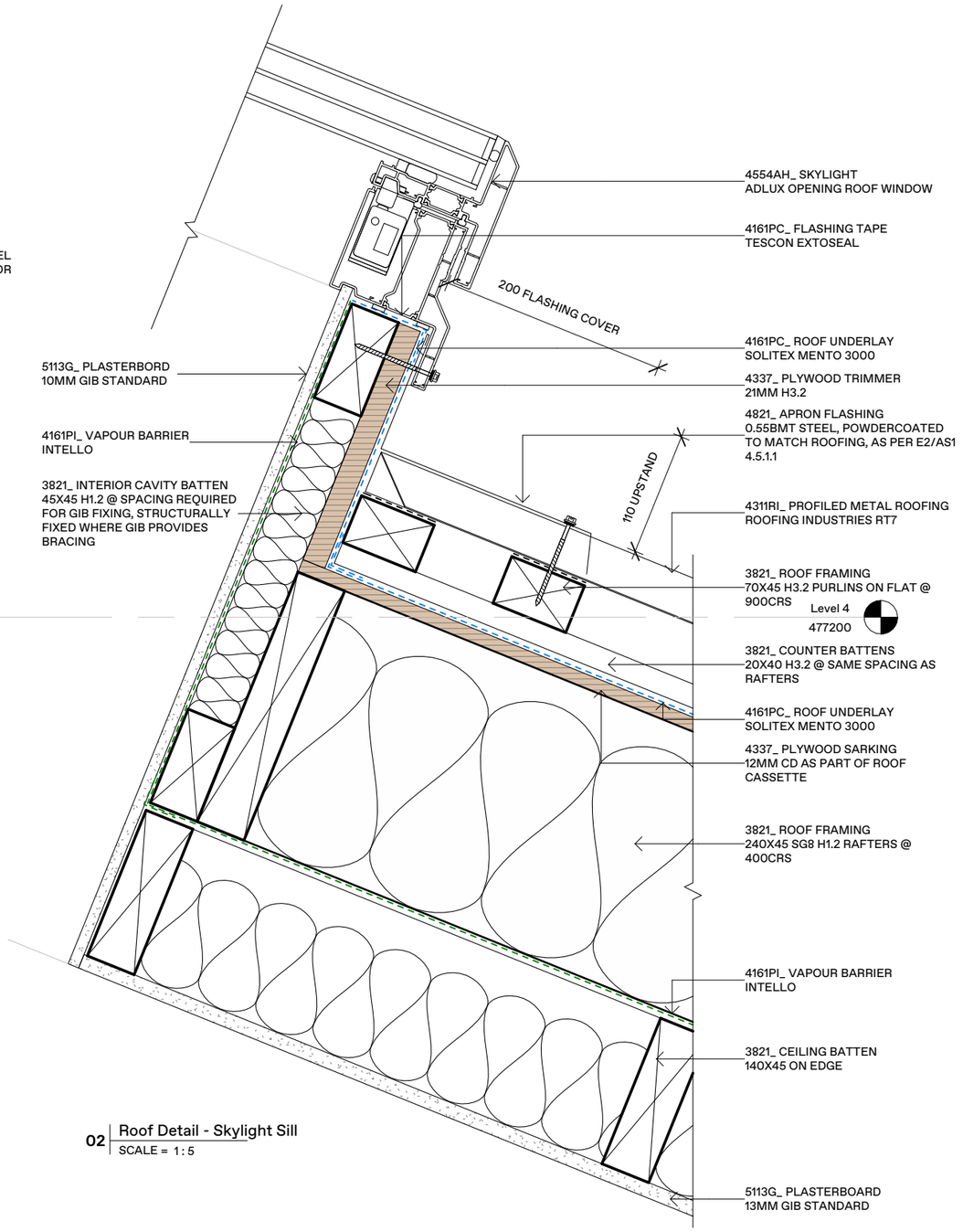
A4733

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 | Roof Detail - Skylight Head
SCALE = 1 : 5



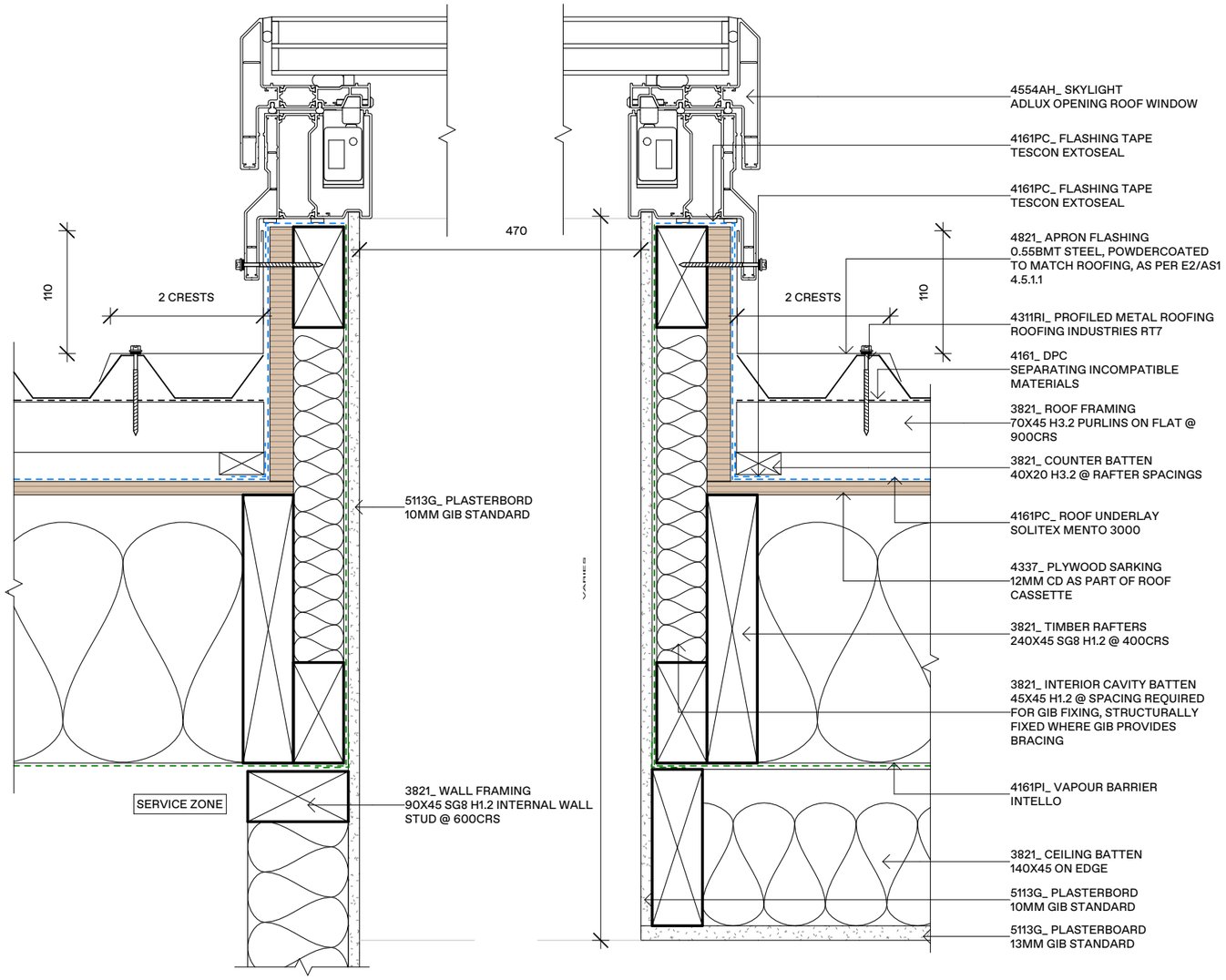
02 | Roof Detail - Skylight Sill
SCALE = 1 : 5

DETAILS NOTES:

- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Window Detail - Skylight Jamb
SCALE = 1 : 5

DETAILS NOTES:

- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

BUILDING CONSENT

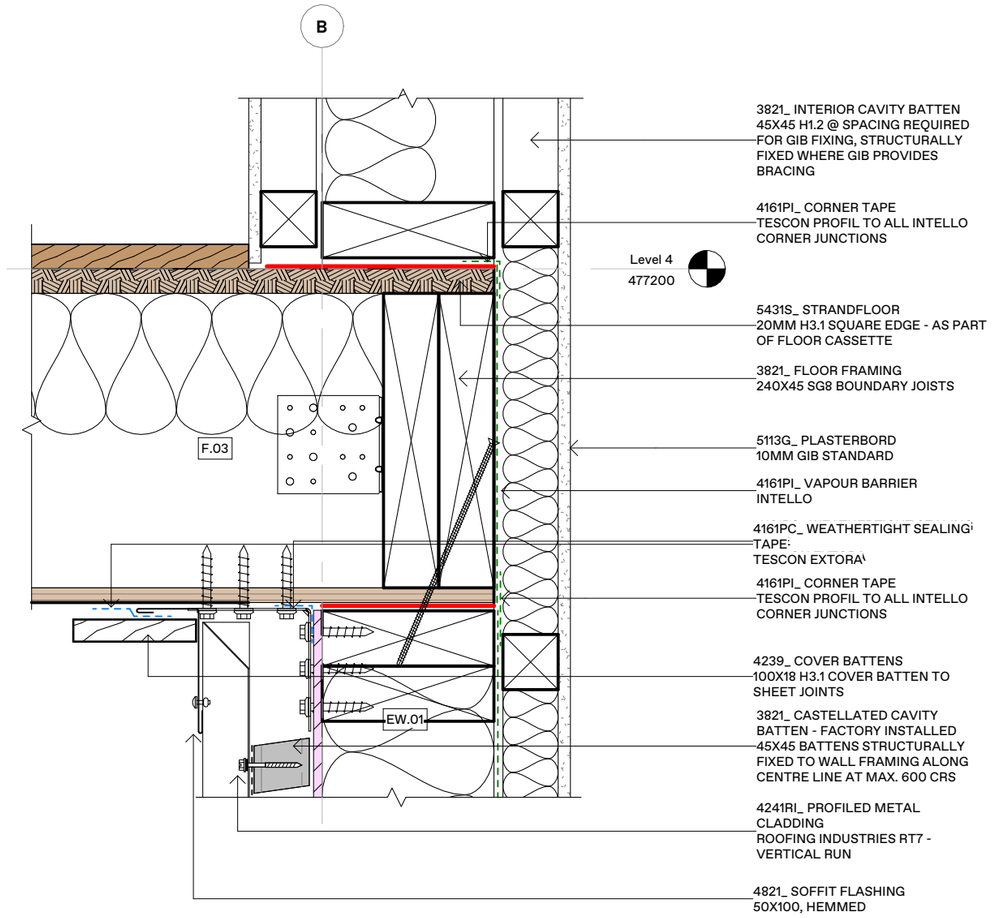
DO NOT SCALE FROM THIS DRAWING

DWG: **Skylight Details**
CLIENT: **Josh & Drew Atkins**

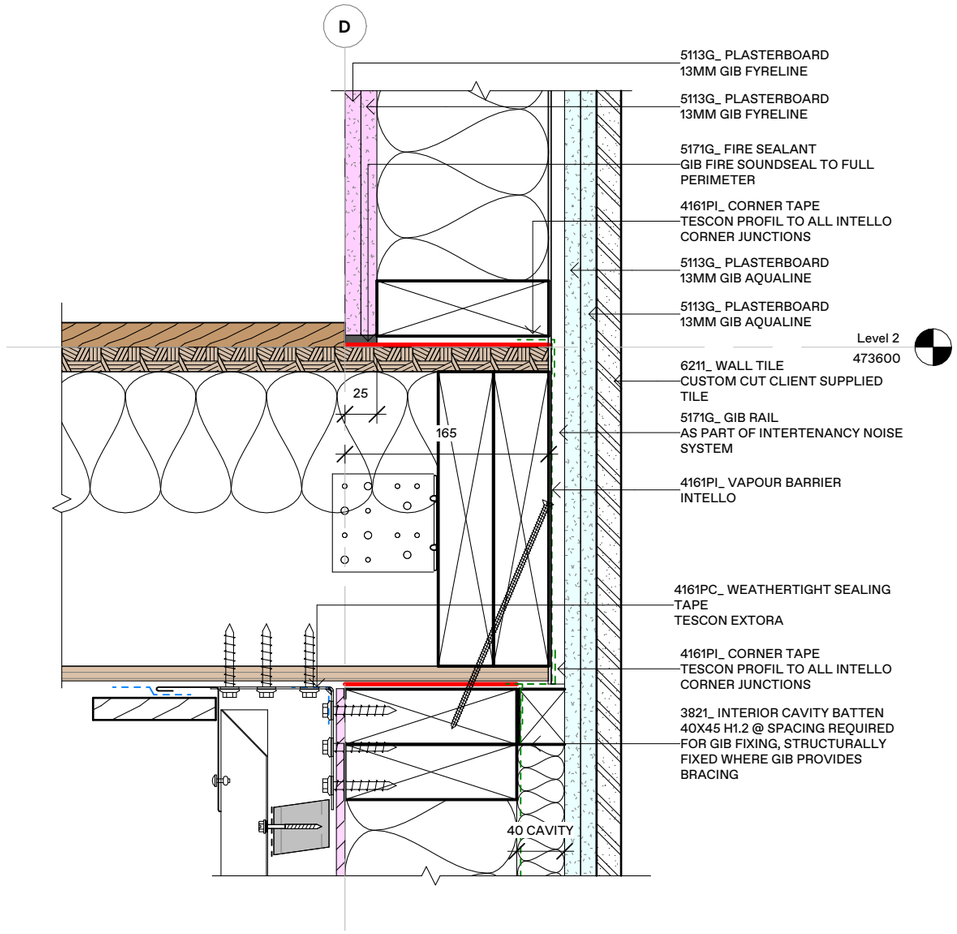
SCALE: As indicated
DRAWN: sb
CHKD: sb
REV#: R2
DATE: 19.10.26

A4735

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Floor Detail - Level Step Junction
SCALE = 1 : 5

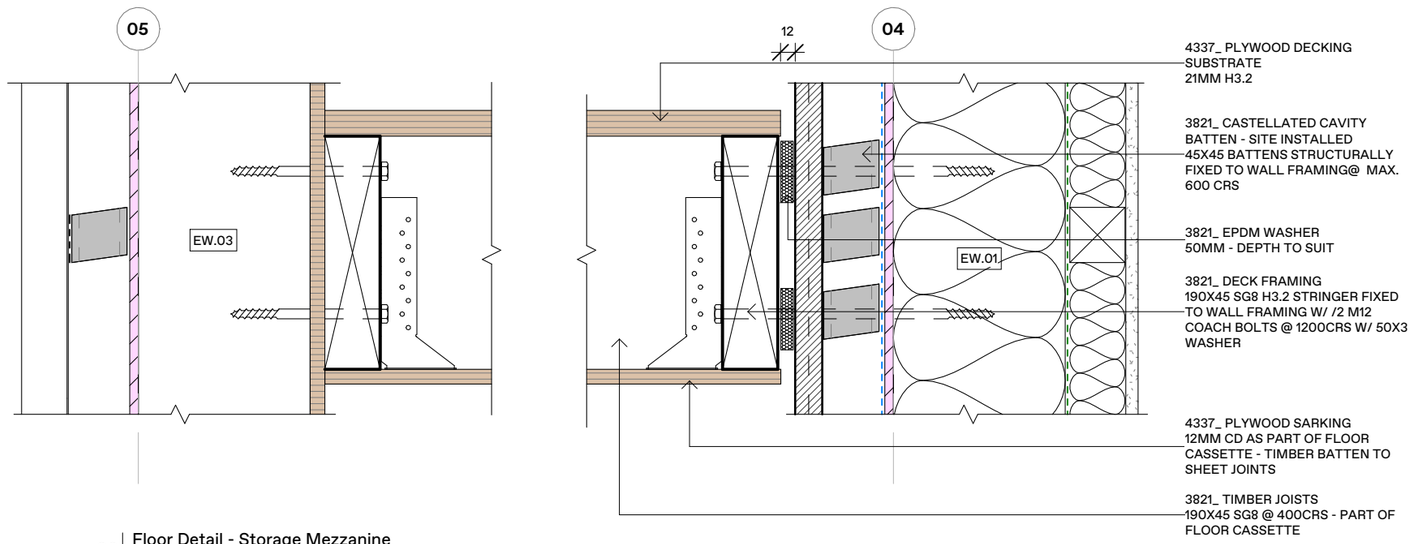


02 Floor Detail - Fire Rated Wall/Floor Junction
SCALE = 1 : 5

DETAILS NOTES:

- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE



03 Floor Detail - Storage Mezzanine
SCALE = 1 : 5

BUILDING CONSENT

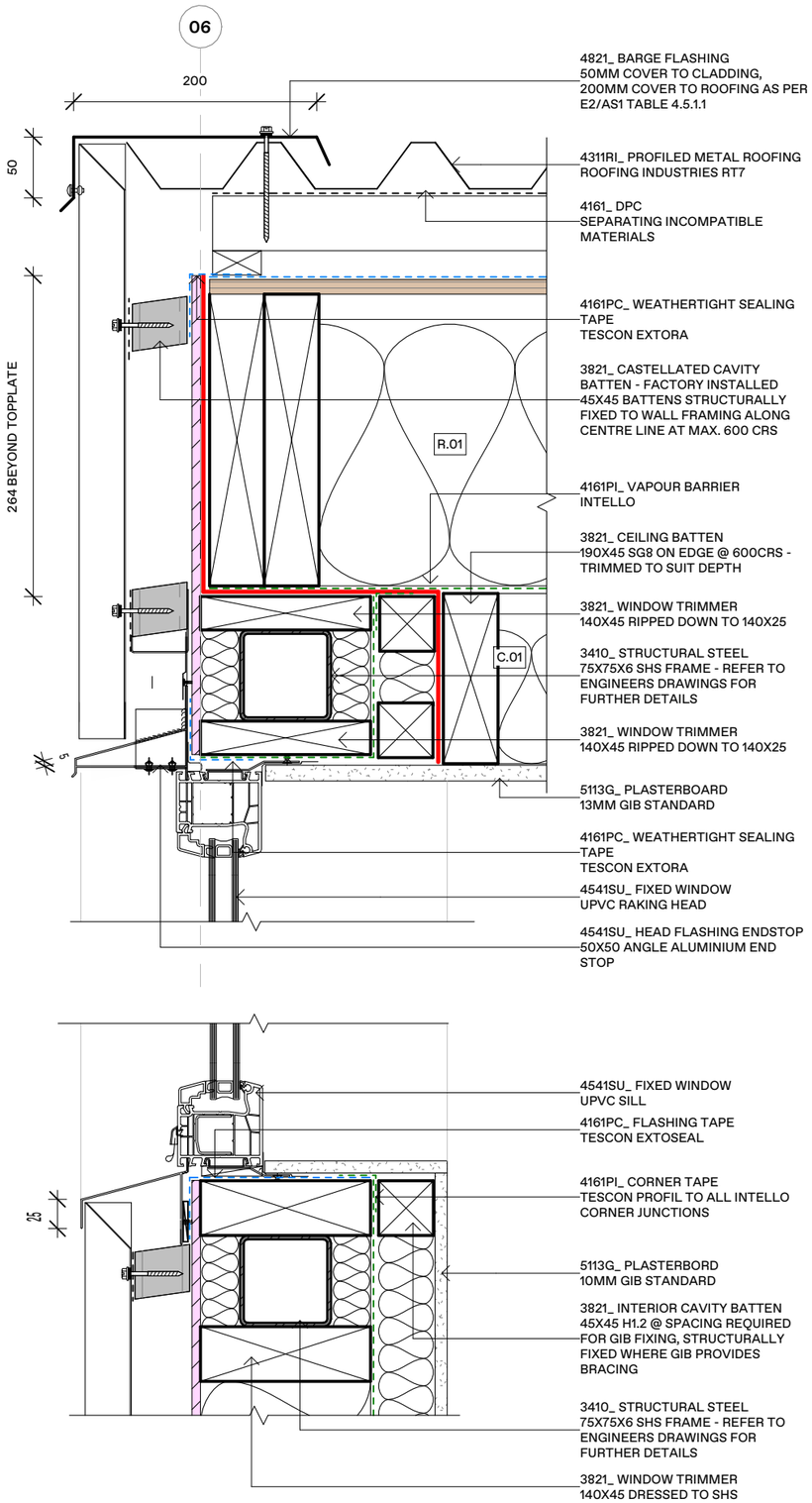
DO NOT SCALE FROM THIS DRAWING

DWG: Floor Details
CLIENT: Josh & Drew Atkins

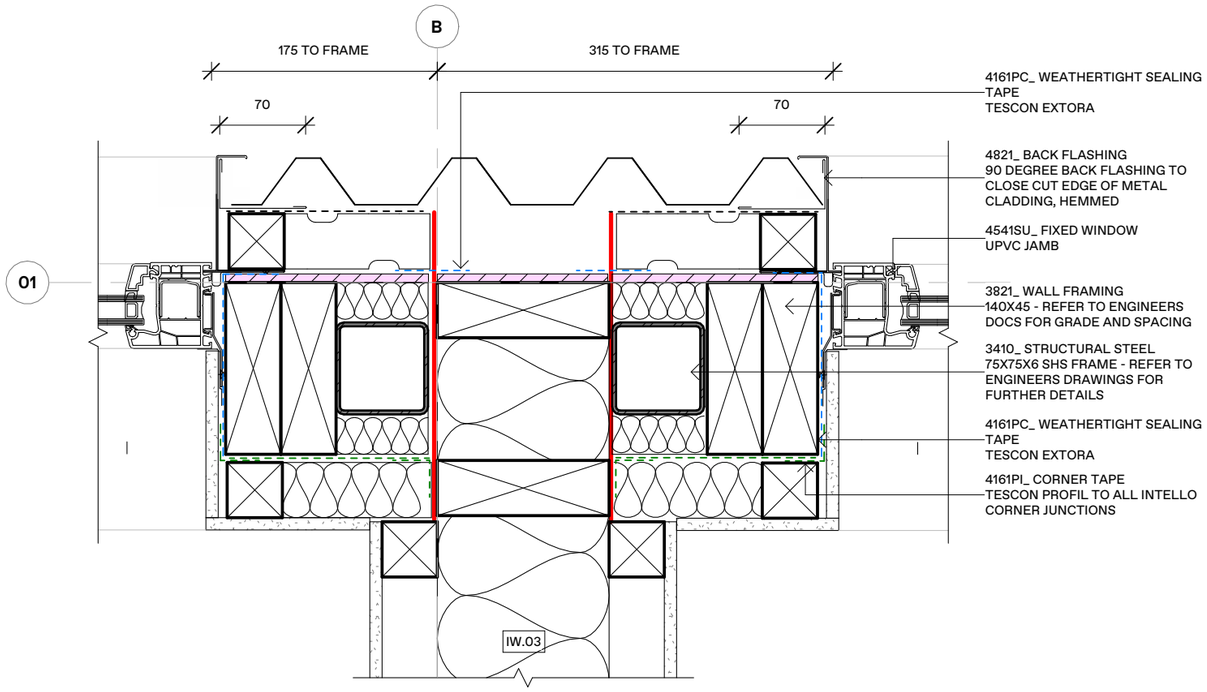
SCALE: As indicated
DRAWN: sb
CHKD: sb
REV#: R2
DATE: 19.10.26

A4740

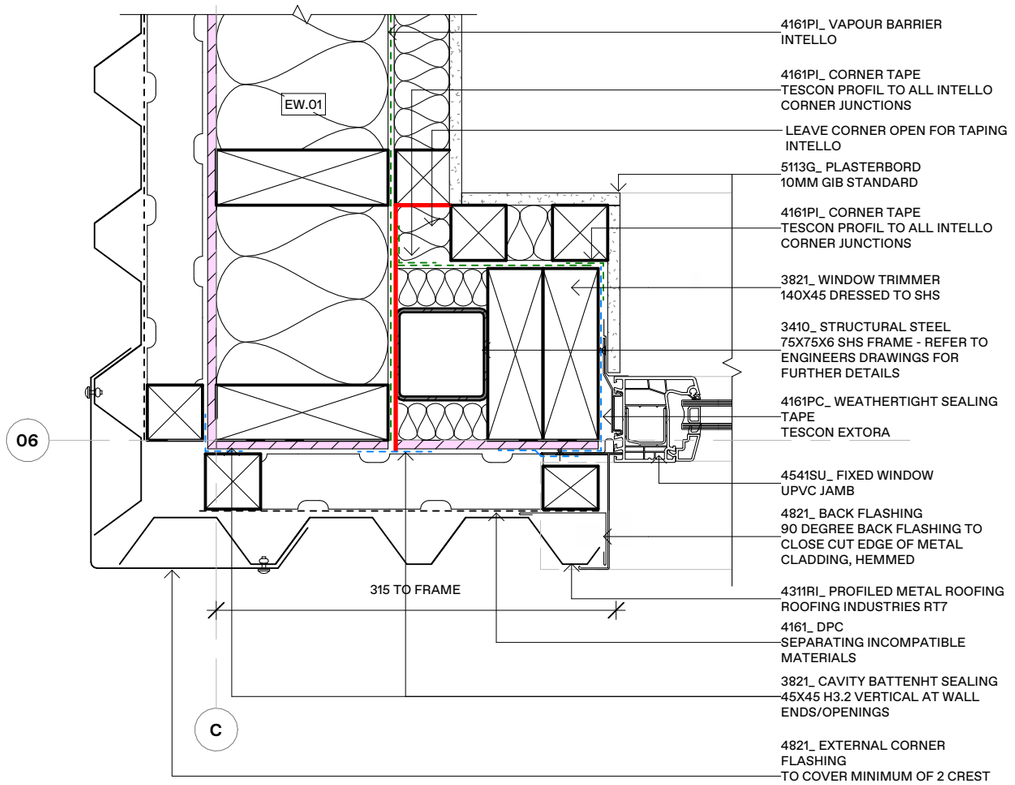
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 | Window Detail - Barge to Raking Head/Sill
SCALE = 1 : 5



02 | Window Detail - High Window Jamb to Jamb
SCALE = 1 : 5



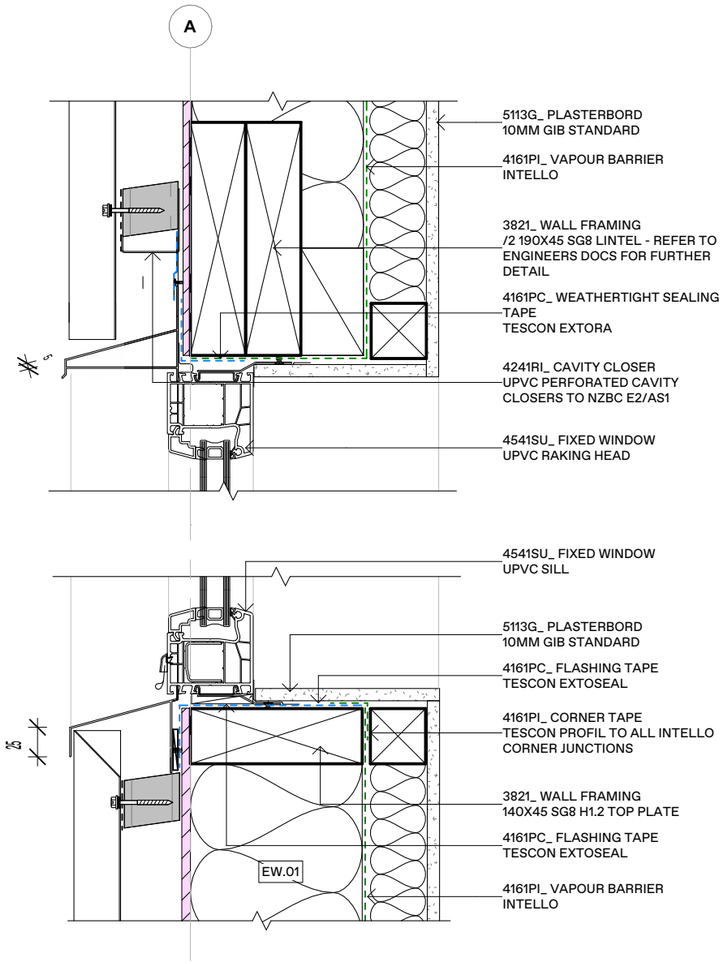
03 | Window Detail - High Window Jamb to Corner
SCALE = 1 : 5

DETAILS NOTES:

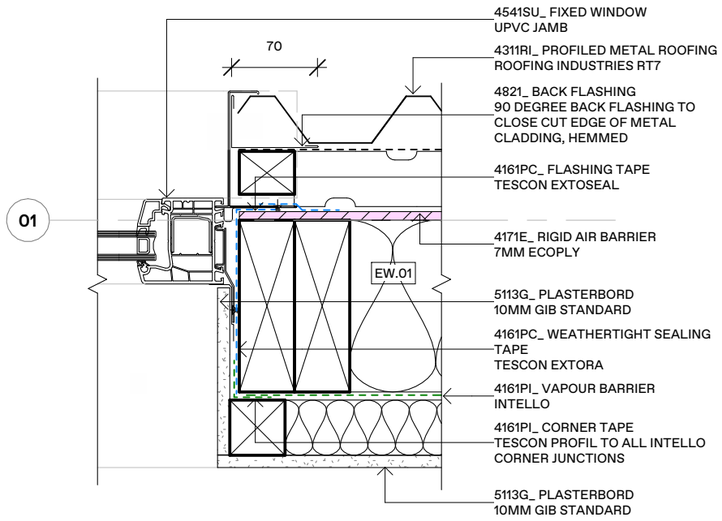
- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

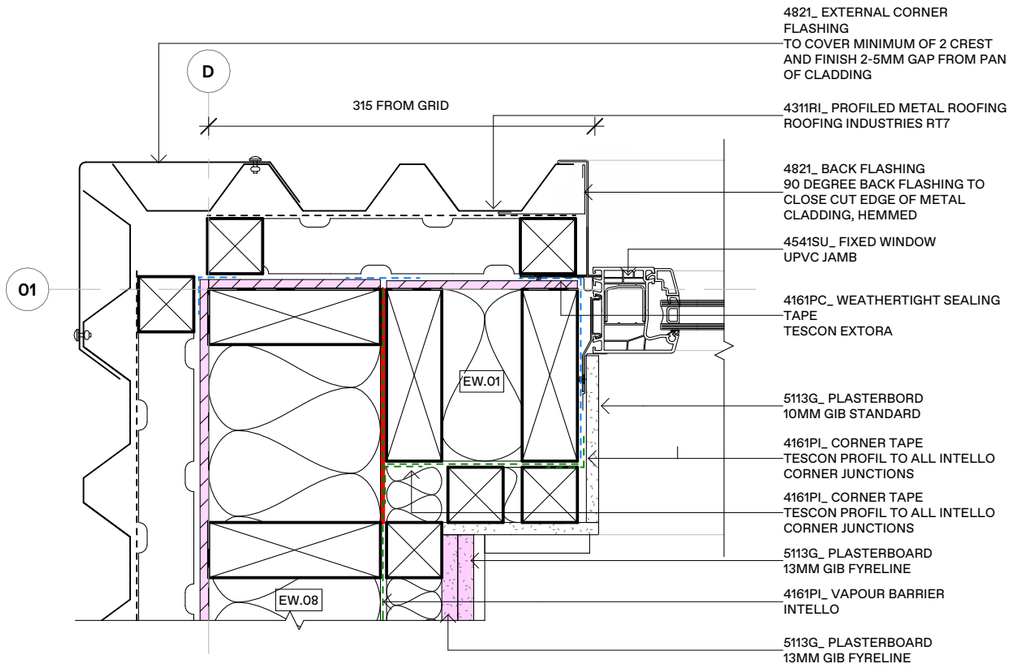
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



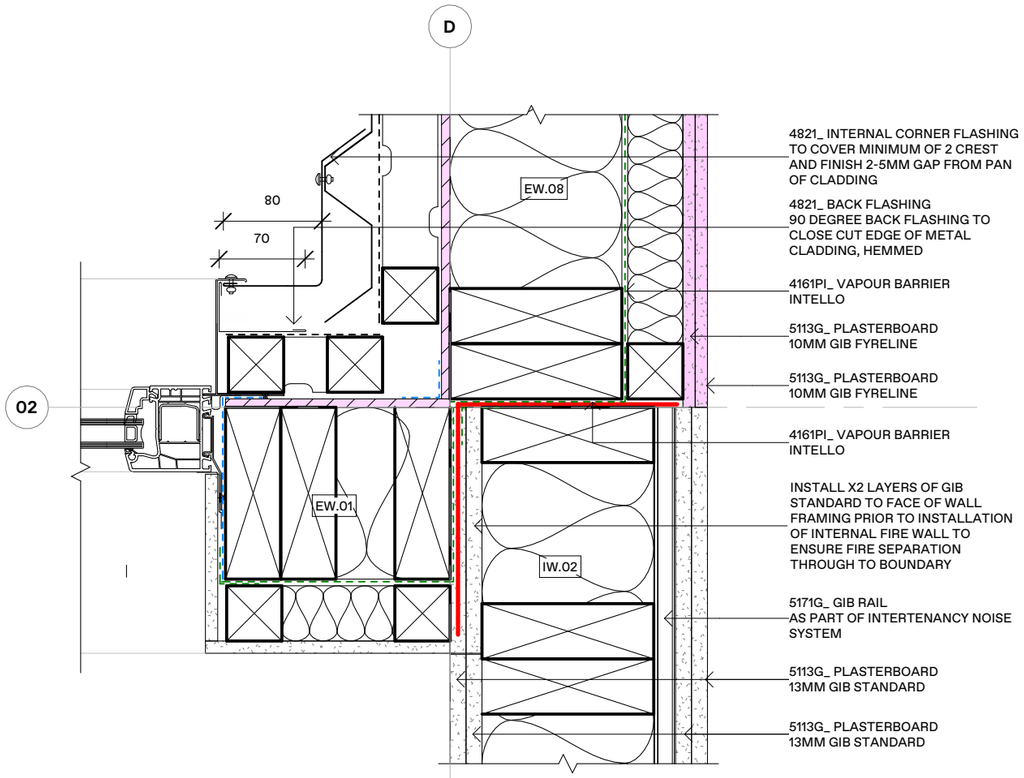
01 | Window Detail - Metal Cladding Head/Sill
SCALE = 1 : 5



02 | Window Detail - Metal Cladding Jamb
SCALE = 1 : 5



03 | Window Detail - Metal Cladding Ext. Corner to Jamb
SCALE = 1 : 5



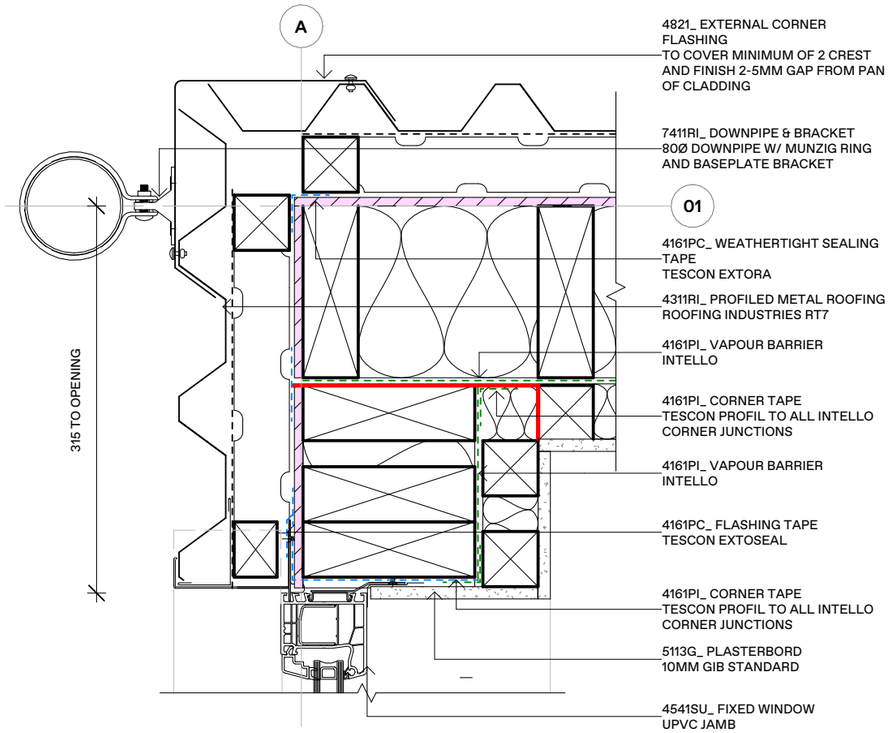
04 | Window Detail - Metal Cladding Int. Corner to Jamb
SCALE = 1 : 5

DETAILS NOTES:

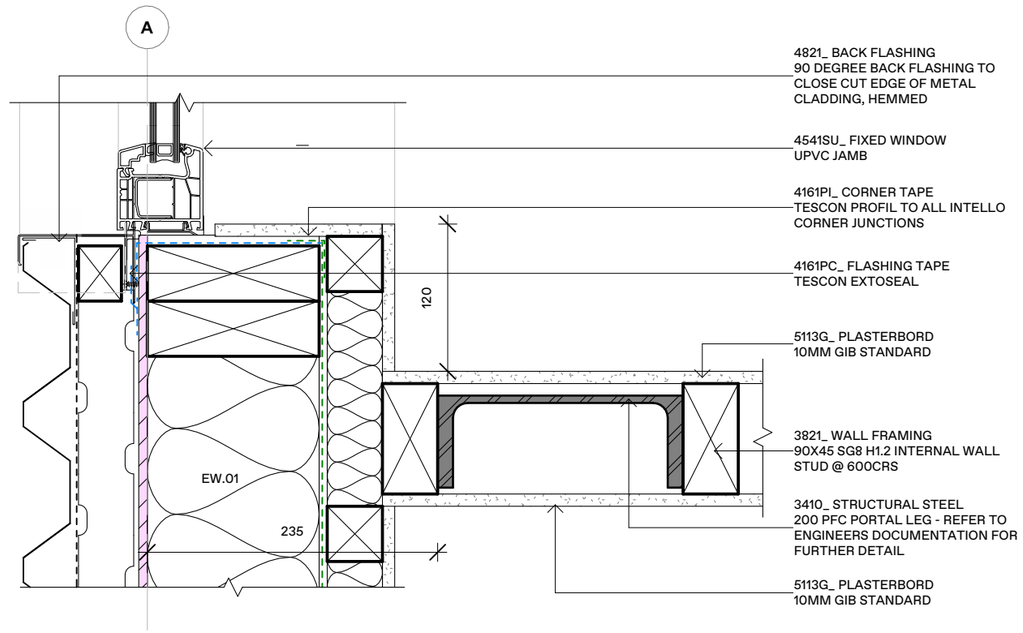
- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

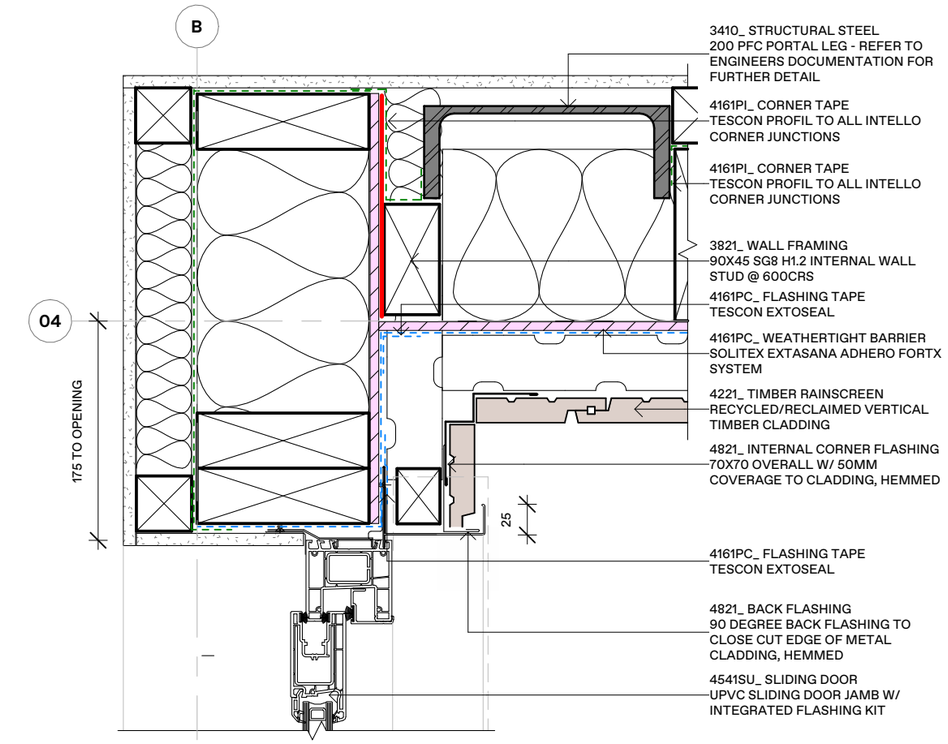
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



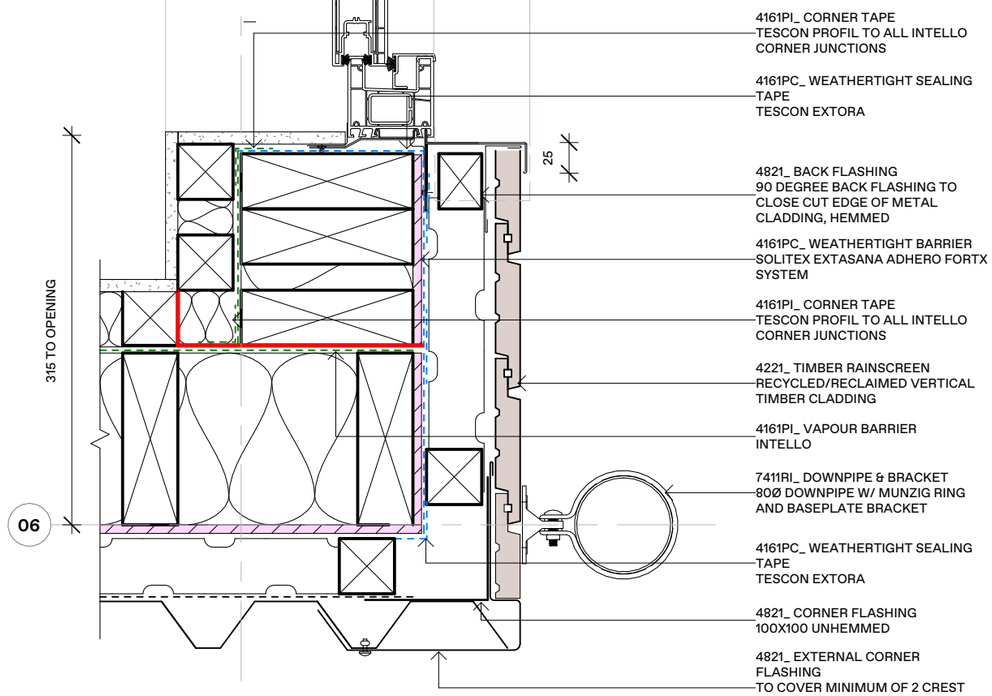
01 | Window Detail - Metal Cladding Ext. Corner Jamb
SCALE = 1 : 5



02 | Wall/Window Detail - Portal Leg to Jamb
SCALE = 1 : 5



03 | Door Detail - Timber Cladding Int. Corner to Jamb
SCALE = 1 : 5



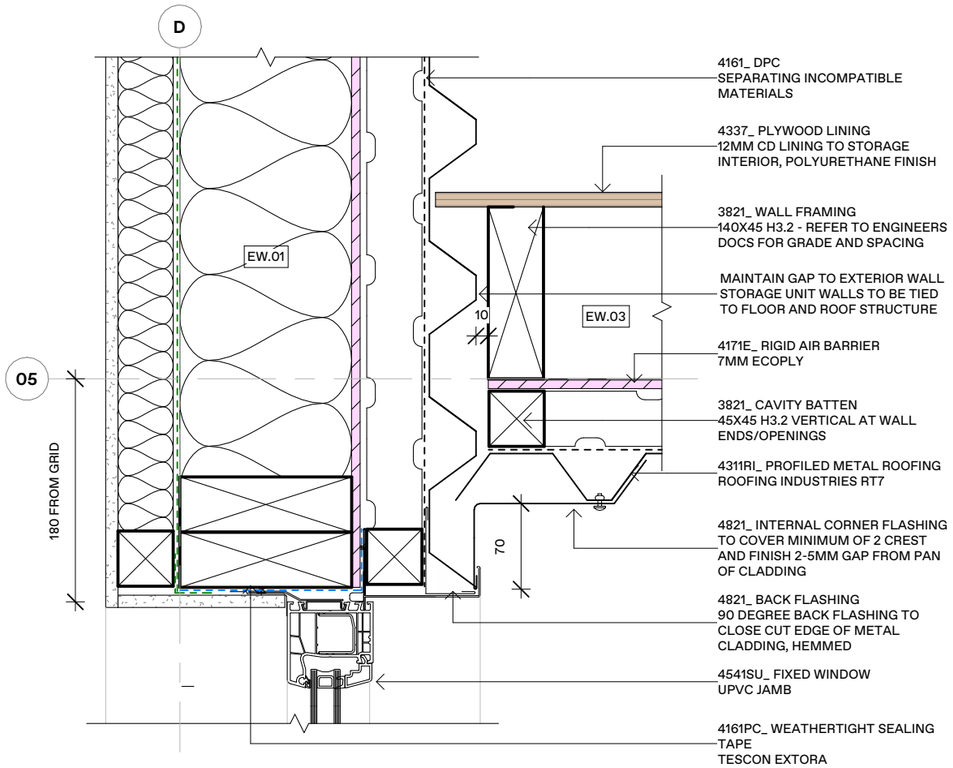
04 | Door Detail - Ext. Corner Metal to Timber Jamb to Jamb
SCALE = 1 : 5

DETAILS NOTES:

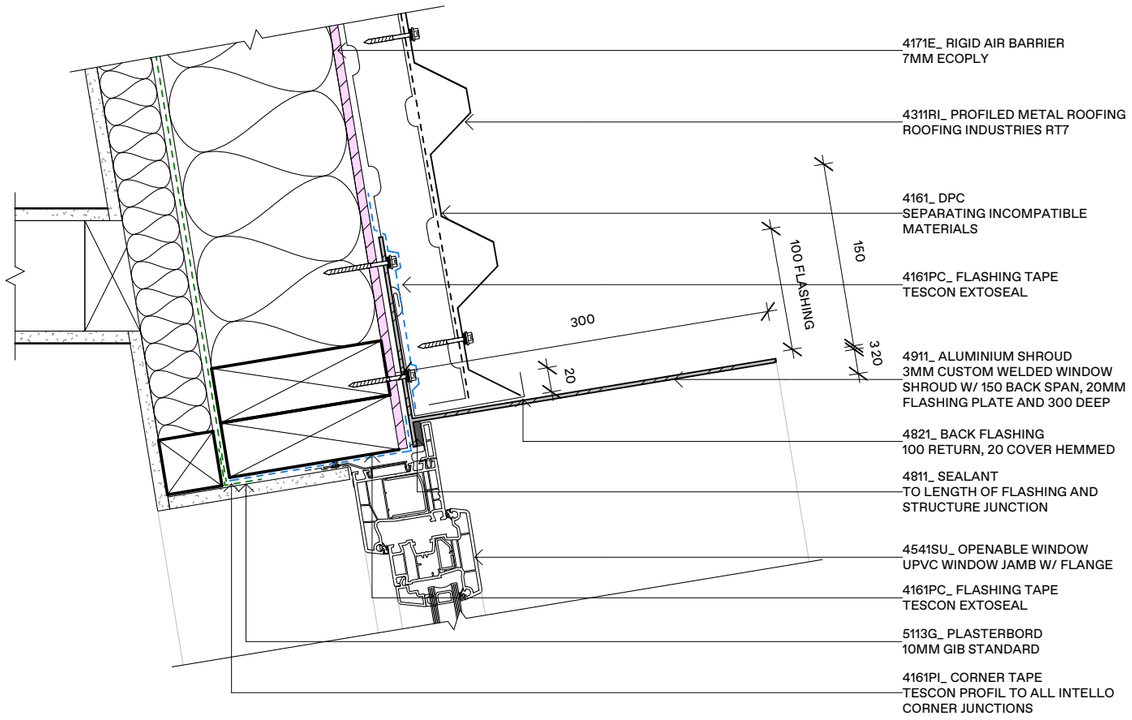
- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

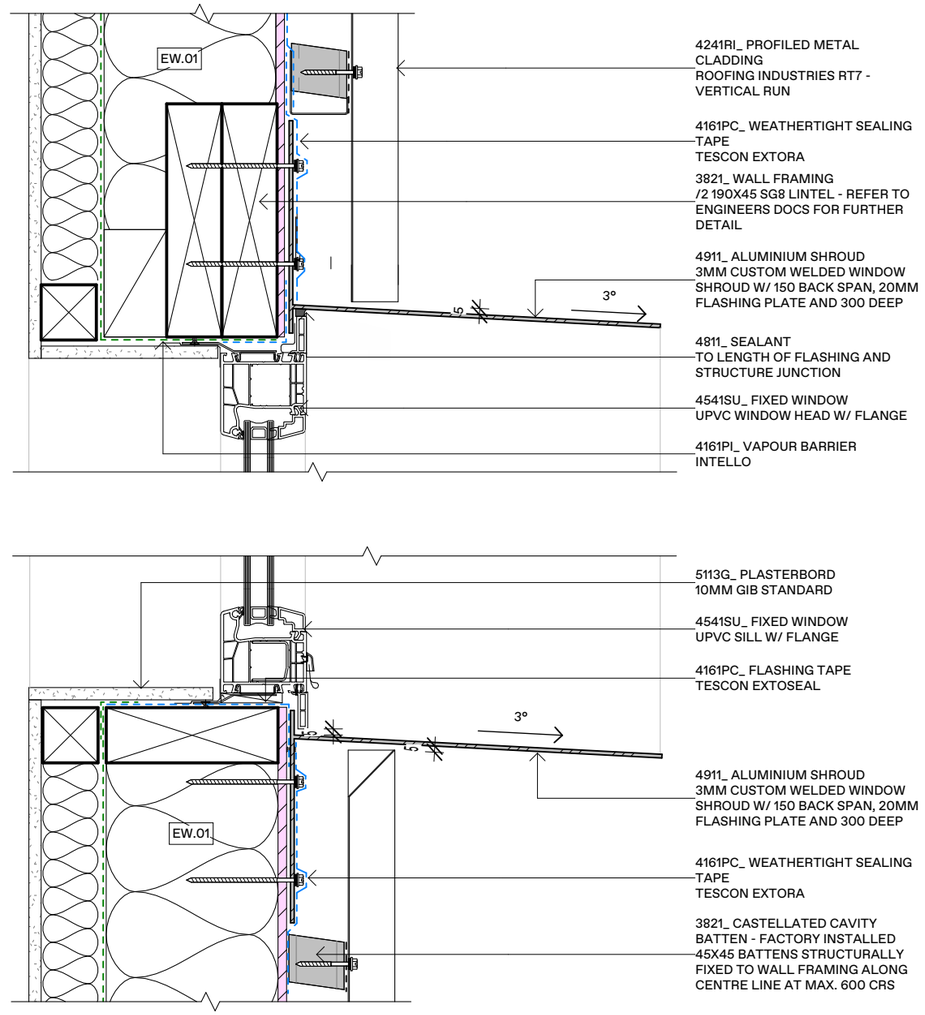
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Window Detail - Storage Wall to Metal Cladding
SCALE = 1 : 5



02 Window Detail - Window w/ Shroud Jamb
SCALE = 1 : 5



03 Window Detail - Window w/ Shroud Head/Sill
SCALE = 1 : 5

DETAILS NOTES:

- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **Window Shroud Details**
CLIENT: **Josh & Drew Atkins**

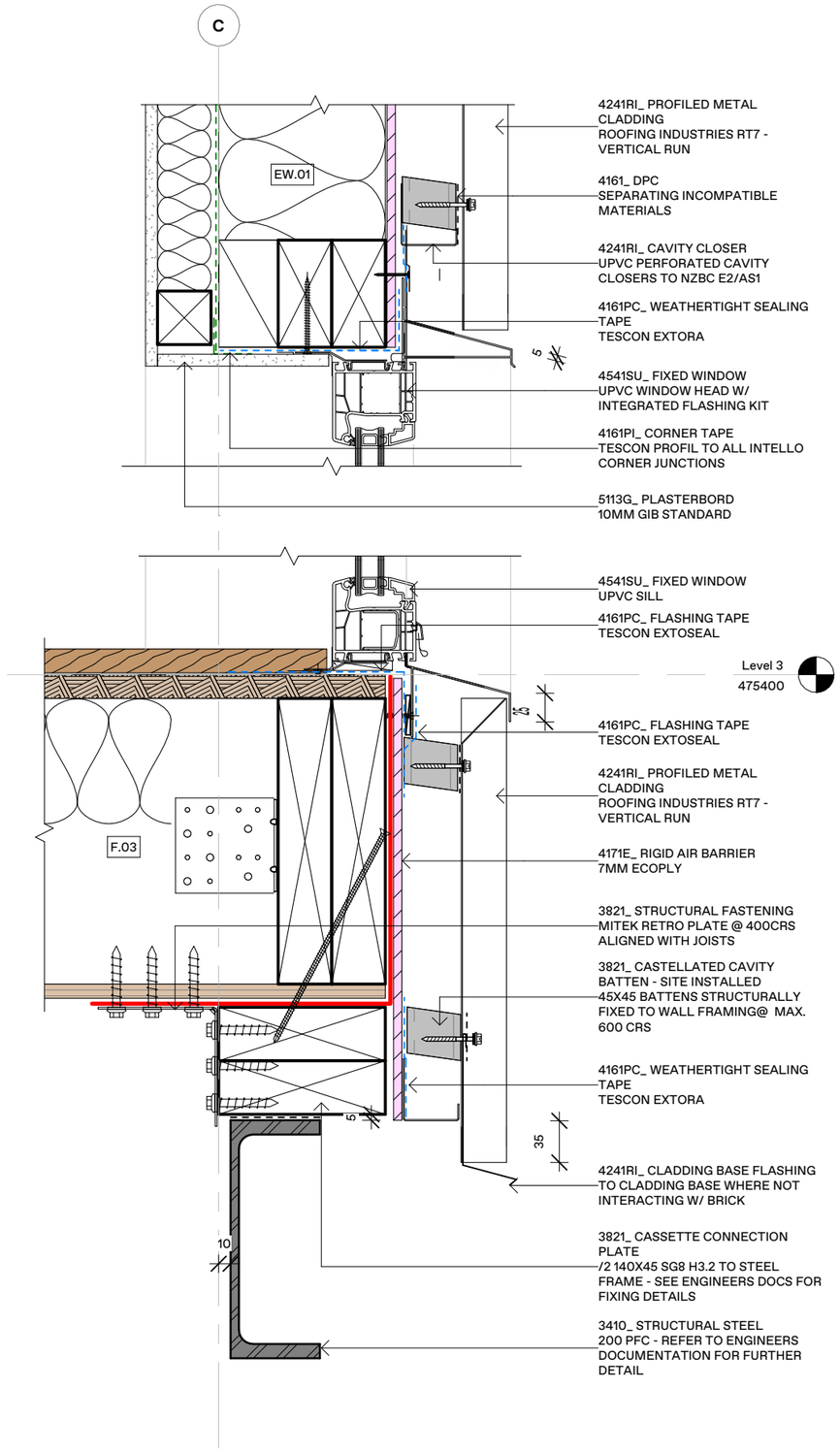
SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R2
DATE: 19.10.26

A4753

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



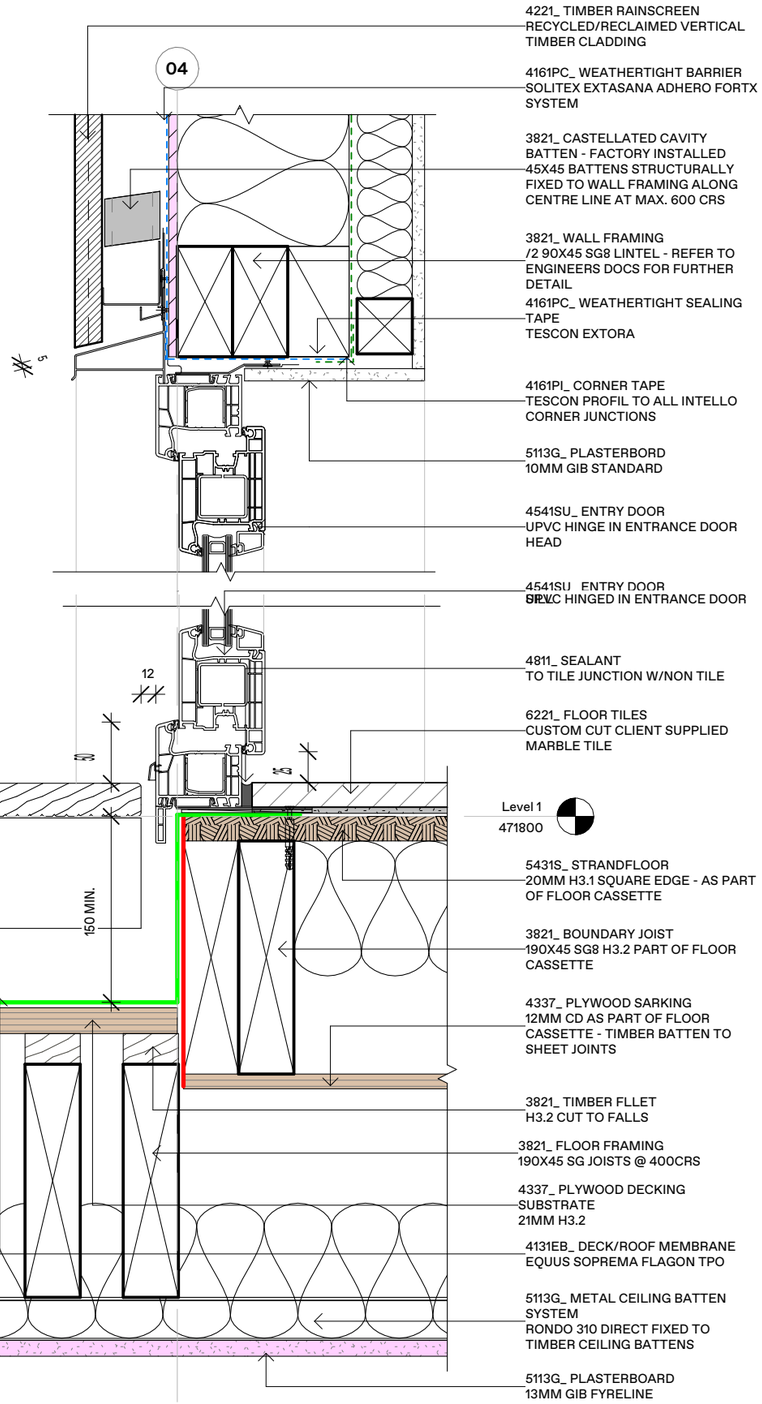
01 | Window Detail - Floor Level Glazing Head/Sill
SCALE = 1 : 5

DETAILS NOTES:

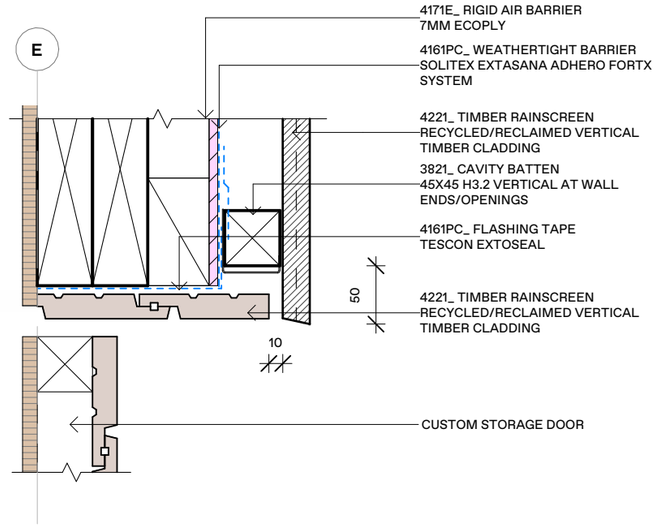
- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

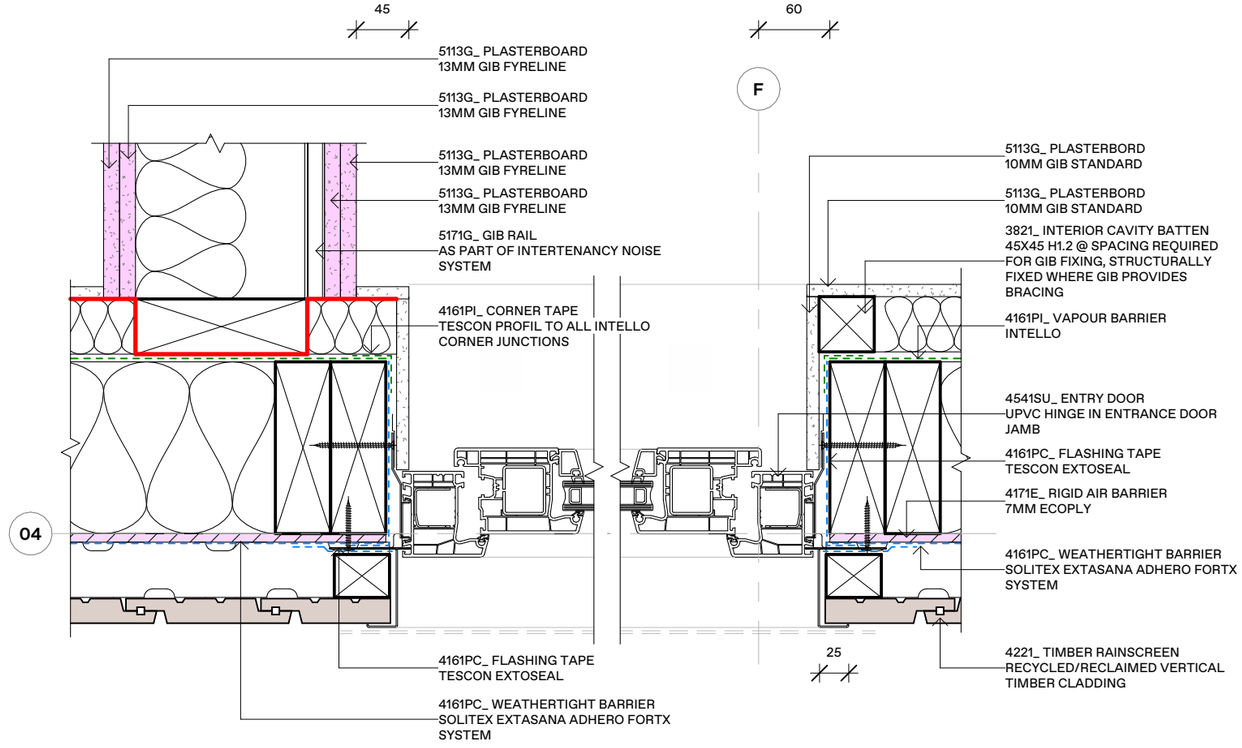
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Door Detail - Entrance Door Head/Sill
SCALE = 1 : 5



03 Door Detail - Storage Door Head
SCALE = 1 : 5



02 Door Deail - Entrance Door Jamb
SCALE = 1 : 5

DETAILS NOTES:

- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

BUILDING CONSENT

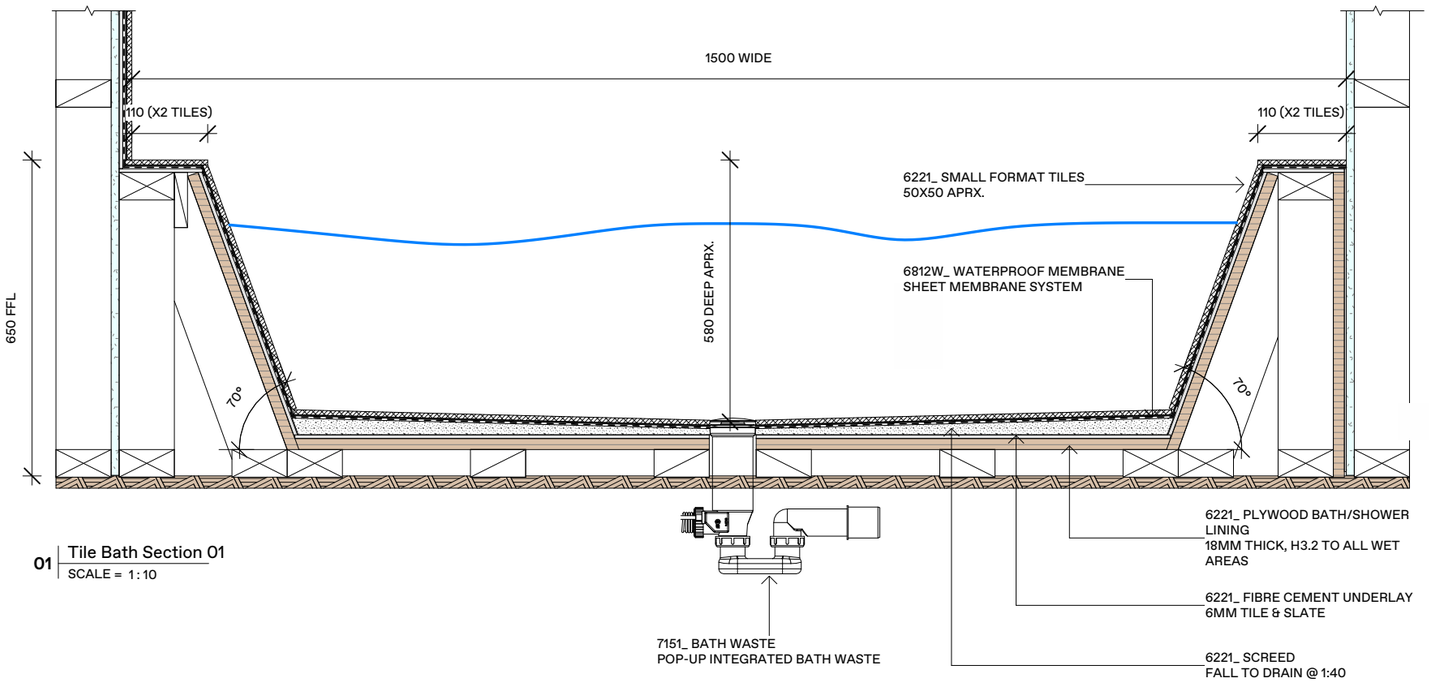
DO NOT SCALE FROM THIS DRAWING

DWG: **Entrance Door Details**
CLIENT: **Josh & Drew Atkins**

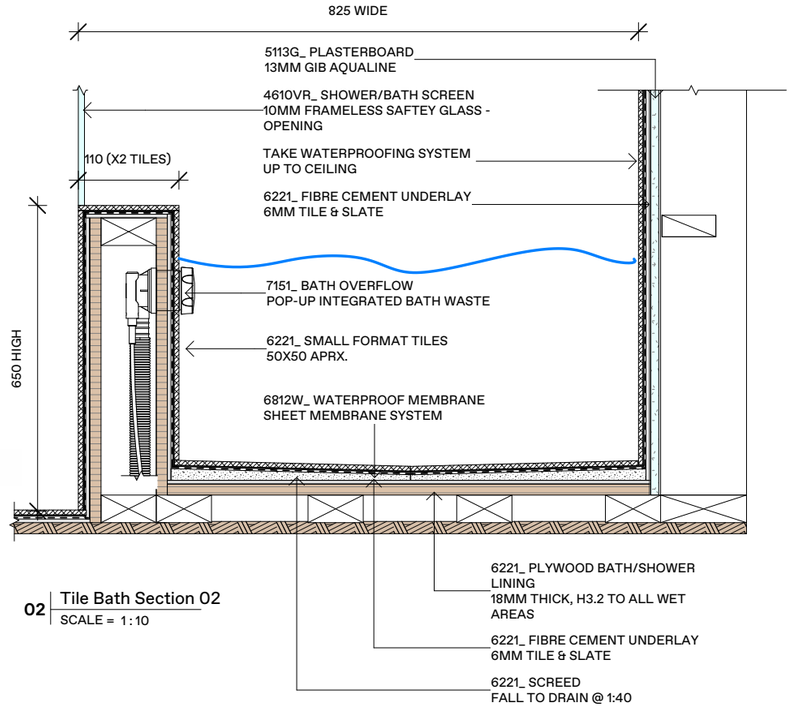
SCALE: As indicated
DRAWN: sb
CHKD: sb
REV#: R2
DATE: 19.10.26

A4755

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Tile Bath Section 01
SCALE = 1:10

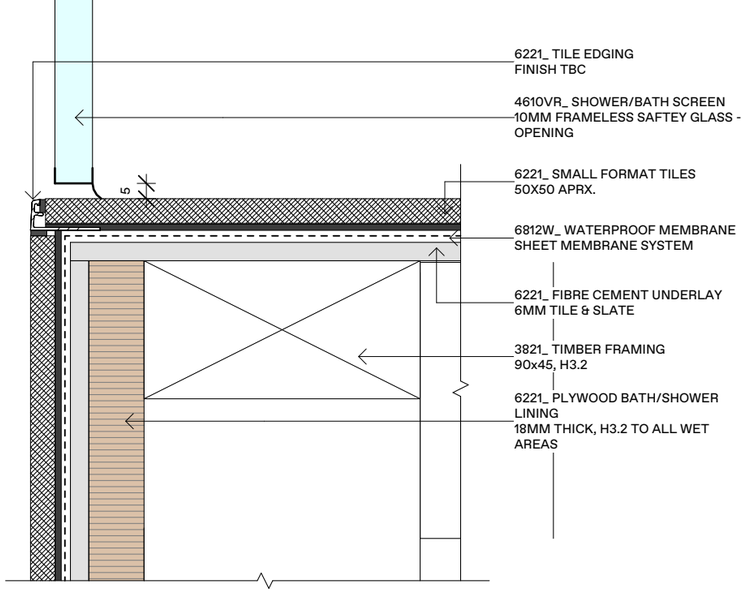


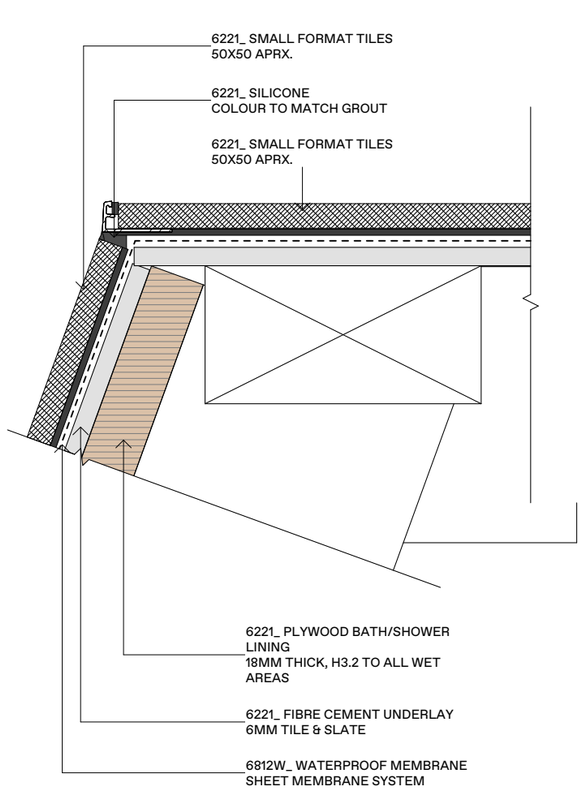
02 Tile Bath Section 02
SCALE = 1:10

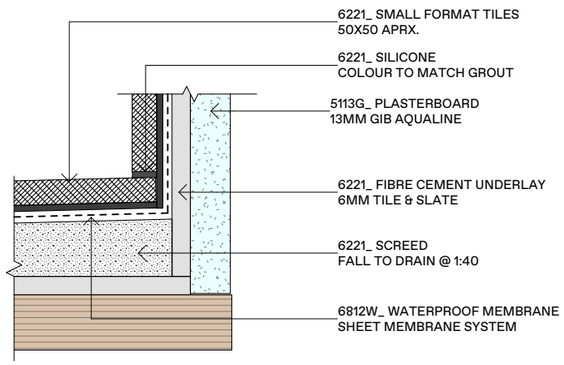
DETAILS NOTES:

- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE







03 Tile Bath Details
SCALE = 1:2

BUILDING CONSENT

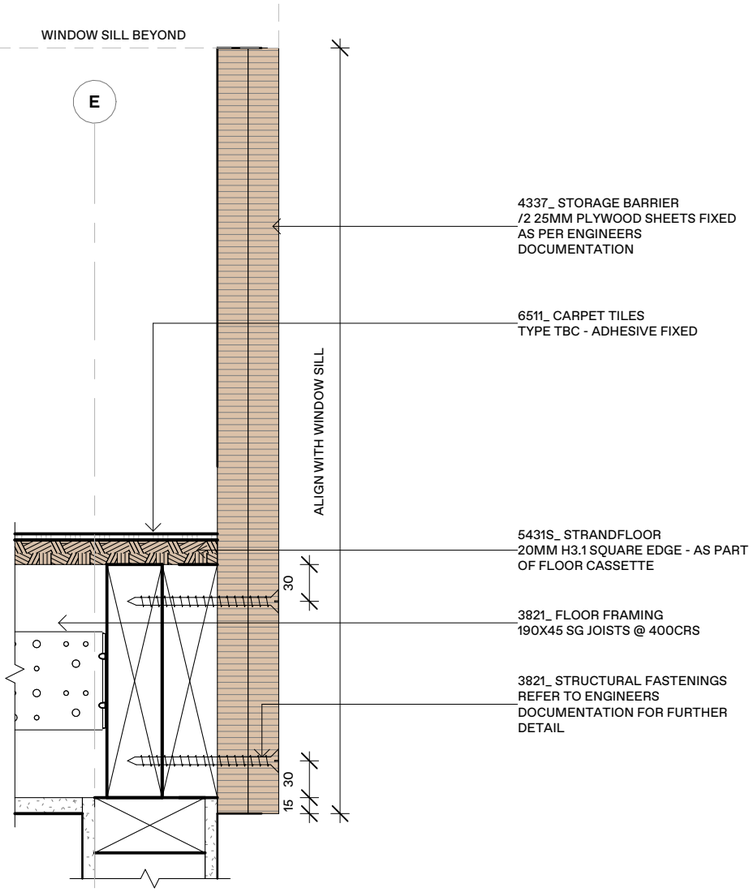
DO NOT SCALE FROM THIS DRAWING

DWG: Interior Tile Bath Details
CLIENT: Josh & Drew Atkins

SCALE: As indicated
DRAWN: sb
CHKD: sb
REV#: R2
DATE: 19.10.26

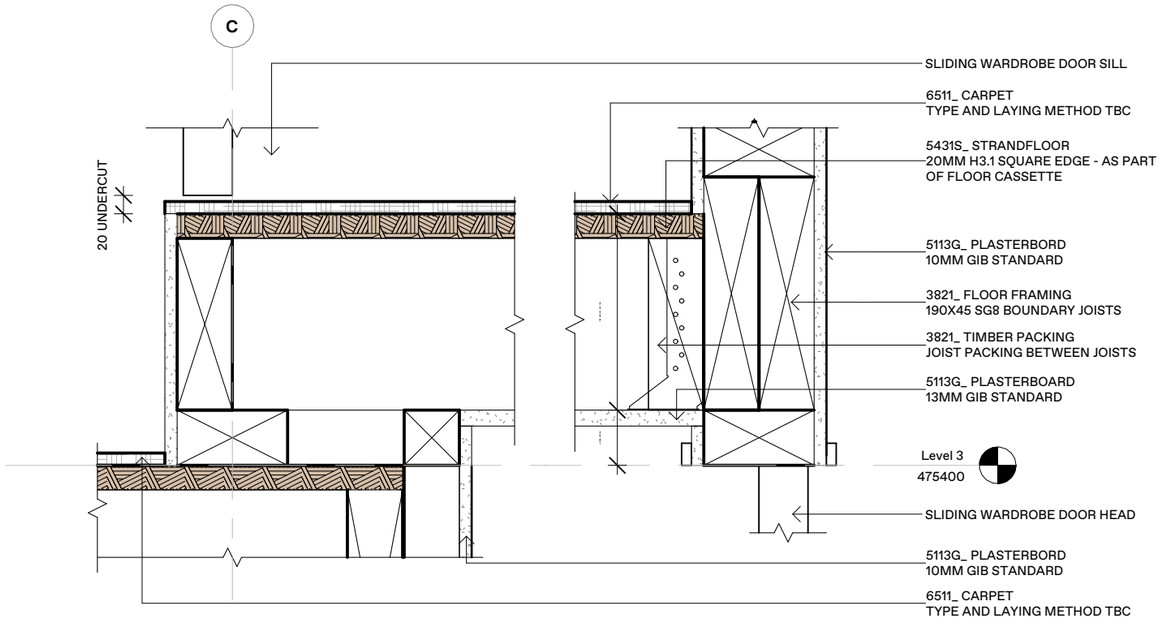
A4790

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.

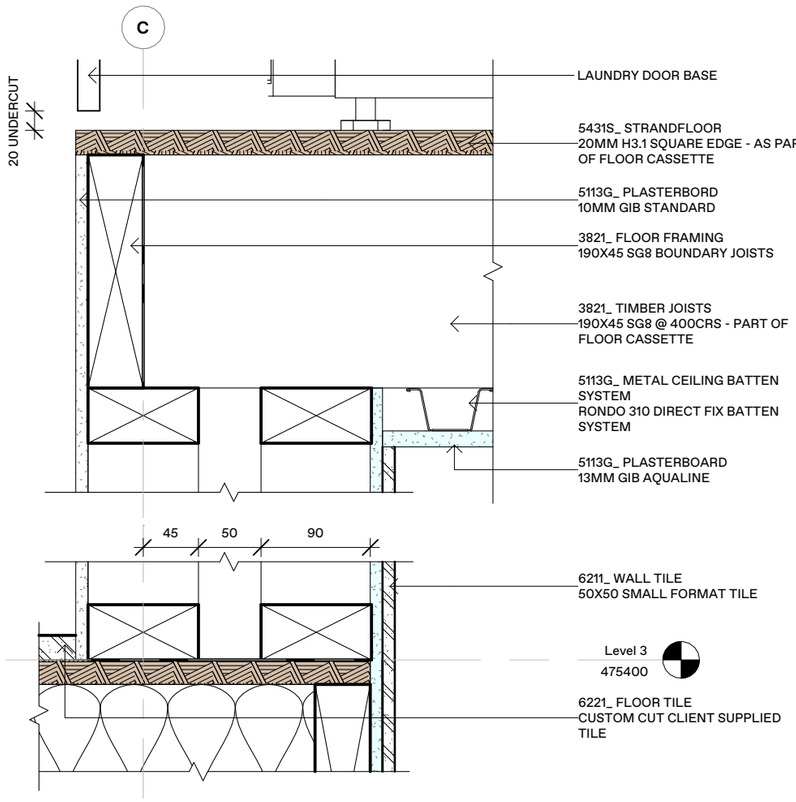


01 Interior Detail - Mezzanine Balustrade
SCALE = 1 : 5

02 Floor Detail - Mezzanine to Fire Rated Wall
SCALE = 1 : 5



03 Floor Detail - Wardrobe Floor
SCALE = 1 : 5



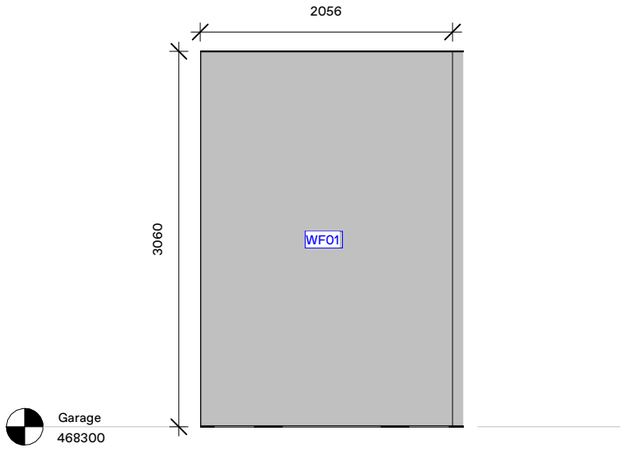
04 Interior Detail - Double Wall to Laundry Floor
SCALE = 1 : 5

DETAILS NOTES:

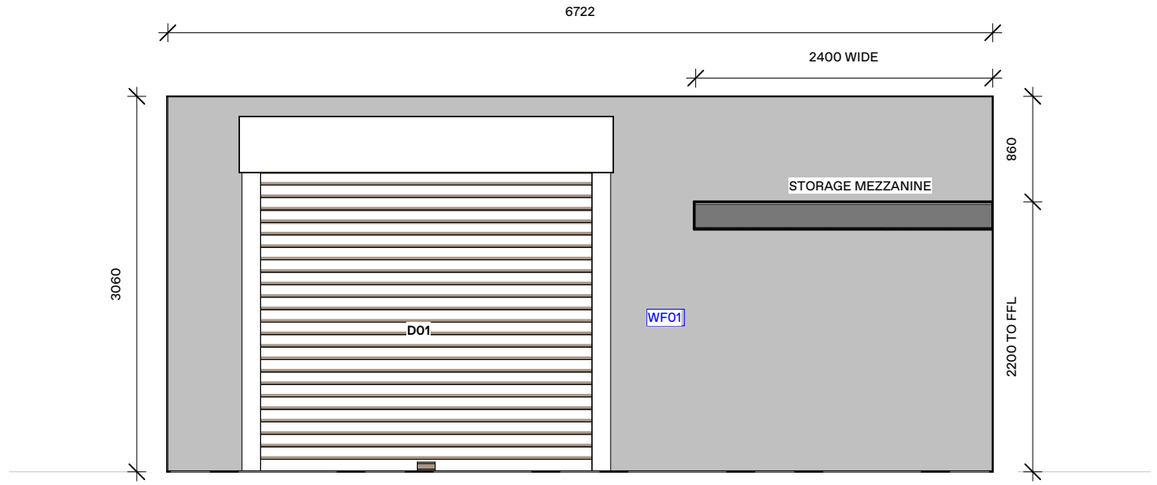
- DETAILS ALREADY CALLED OUT ON A SECTION ARE NOT REPEATED ON SUBSEQUENT SECTIONS WHERE CONSTRUCTION IS THE SAME - THIS IS FOR CLARITY
- WHERE CONSTRUCTIONS DIFFER A NEW DETAIL WILL BE IDENTIFIED
- REFER TO ENGINEERS DOCUMENTATION FOR SED DETAILS
- REFER TO SHEET A1300 FOR CONSTRUCTION TYPES WHERE CONSTRUCTION CODES ARE APPLIED

- PREFABRICATED ELEMENT SEPARATION LINE

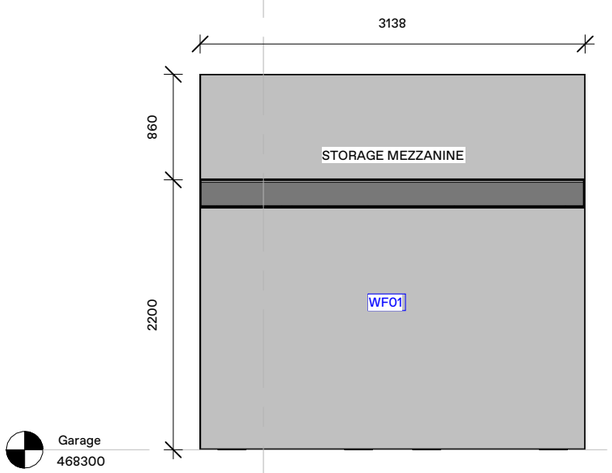
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



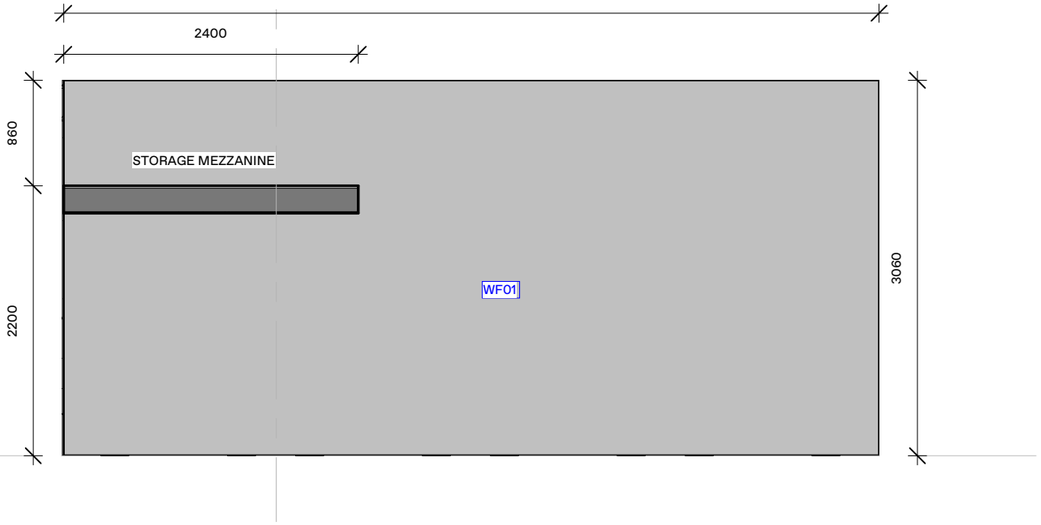
01 | Garage Elevation 01
SCALE = 1:50



02 | Garage Elevation 02
SCALE = 1:50



03 | Garage Elevation 03
SCALE = 1:50



04 | Garage Elevation 04
SCALE = 1:50

INTERNAL ELEVATION NOTES:

- ALL ELECTRICAL OUTLETS, SWITCHES AND CONTROLS OMITTED. CLIENT TO COORDINATE WITH SUBTRADES.
- ALL FLOOR TO CEILING DIMENSIONS ARE TAKEN FROM SUBSTRATE LEVEL
- WINDOW TREATMENTS OMITTED, TO BE ADVISED BY CLIENT
- MVHR OUTLETS OMITTED, TO BE ADVISED BY CLIENT
- BATHROOM FIXTURES AND FITTINGS OMITTED, TO BE ADVISED BY CLIENT

WALL FINISH SCHEDULE:

WF01	Substrate:	Concrete/ Masonry
	Finish:	Clear Seal
	Colour:	Clear
	Keynote:	6711D
WF02	Substrate:	Plasterboard
	Finish:	Paint/ French Wash
	Colour:	TBC
	Keynote:	6721PP
WF03	Substrate:	Plasterboard
	Finish:	50x50 Tile
	Colour:	TBC
	Keynote:	6211
WF04	Substrate:	Plasterboard
	Finish:	Omani Tile 800x400
	Colour:	Pink Marble
	Keynote:	6211
WF04	Substrate:	Plywood
	Finish:	Polyurethane
	Colour:	Clear
	Keynote:	6711D

BUILDING CONSENT

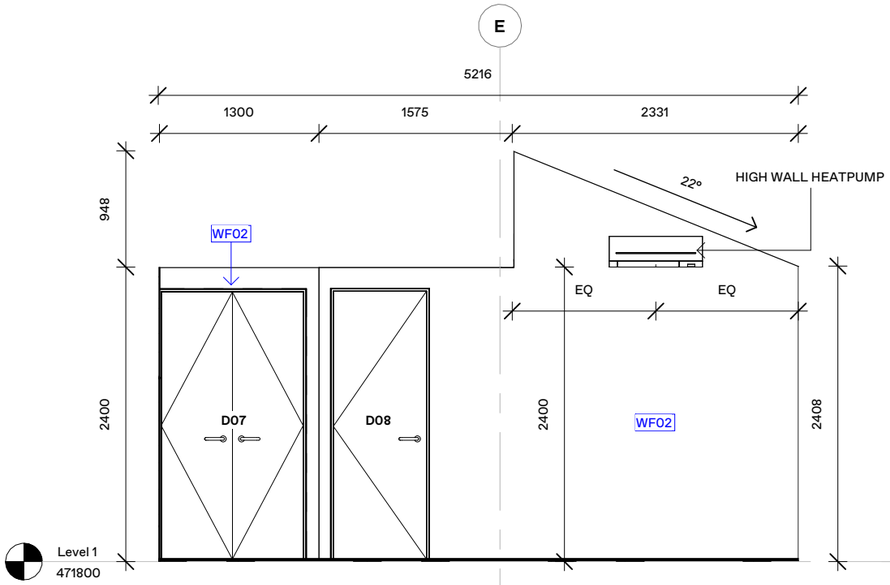
DO NOT SCALE FROM THIS DRAWING

DWG: Garage Elevations
CLIENT: Josh & Drew Atkins

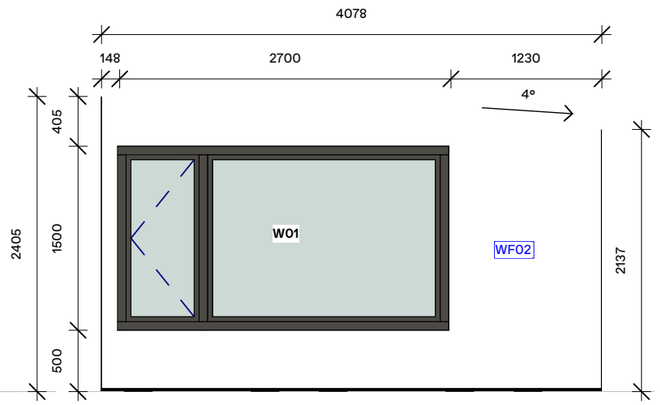
SCALE: As indicated
DRAWN: sb
CHKD: sb
REV#: R2
DATE: 19.10.26

A5000

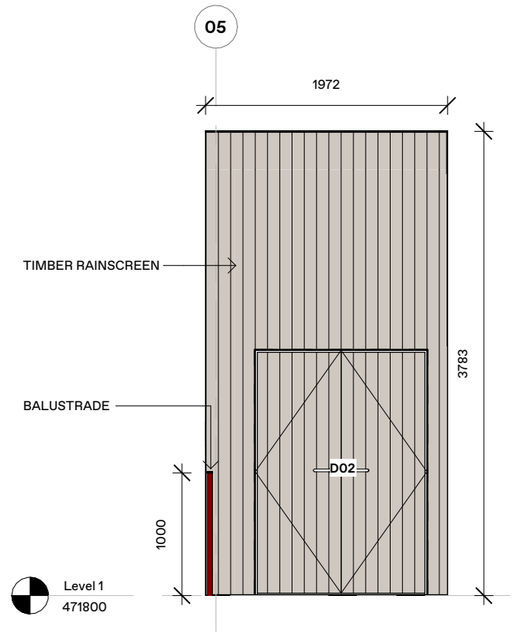
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Studio Elevation 01
SCALE = 1:50



02 Studio Elevation 02
SCALE = 1:50



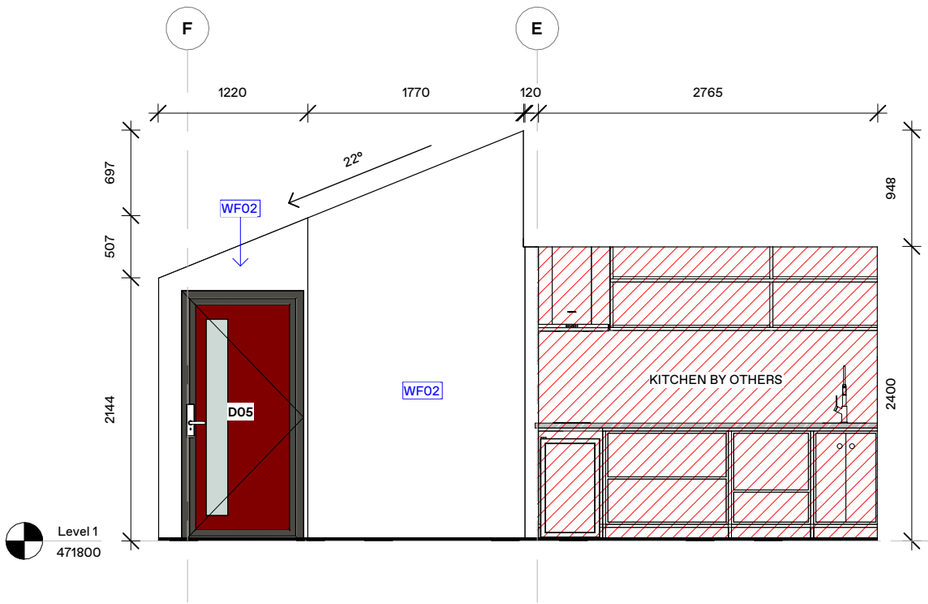
06 Entrance Landing Elevation 02
SCALE = 1:50

INTERNAL ELEVATION NOTES:

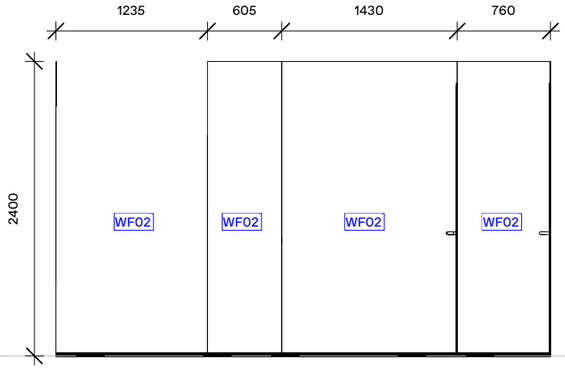
- ALL ELECTRICAL OUTLETS, SWITCHES AND CONTROLS OMITTED. CLIENT TO COORDINATE WITH SUBTRADES.
- ALL FLOOR TO CEILING DIMENSIONS ARE TAKEN FROM SUBSTRATE LEVEL
- WINDOW TREATMENTS OMITTED, TO BE ADVISED BY CLIENT
- MVHR OUTLETS OMITTED, TO BE ADVISED BY CLIENT
- BATHROOM FIXTURES AND FITTINGS OMITTED, TO BE ADVISED BY CLIENT

WALL FINISH SCHEDULE:

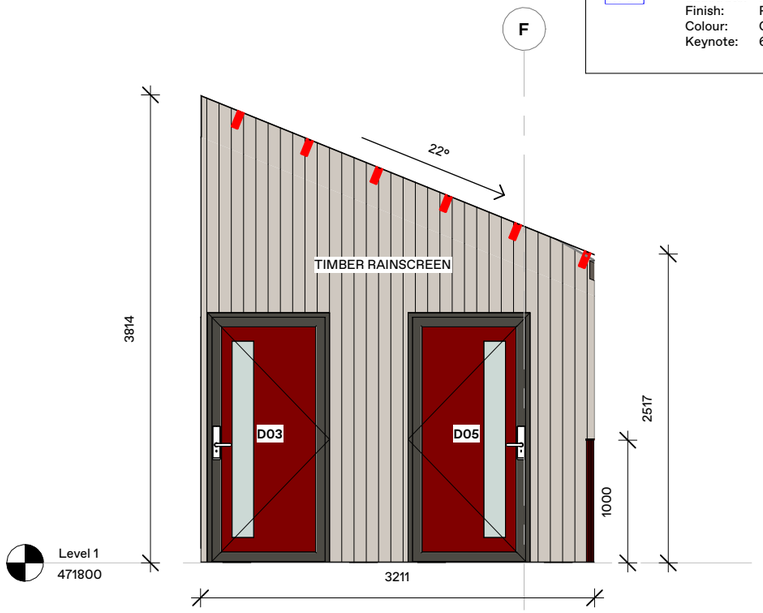
WF01	Substrate:	Concrete/ Masonry
	Finish:	Clear Seal
	Colour:	Clear
	Keynote:	6711D
WF02	Substrate:	Plasterboard
	Finish:	Paint/ French Wash
	Colour:	TBC
	Keynote:	6721PP
WF03	Substrate:	Plasterboard
	Finish:	50x50 Tile
	Colour:	TBC
	Keynote:	6211
WF04	Substrate:	Plasterboard
	Finish:	Omani Tile 800x400
	Colour:	Pink Marble
	Keynote:	6211
WF04	Substrate:	Plywood
	Finish:	Polyurethane
	Colour:	Clear
	Keynote:	6711D



03 Studio Elevation 03
SCALE = 1:50

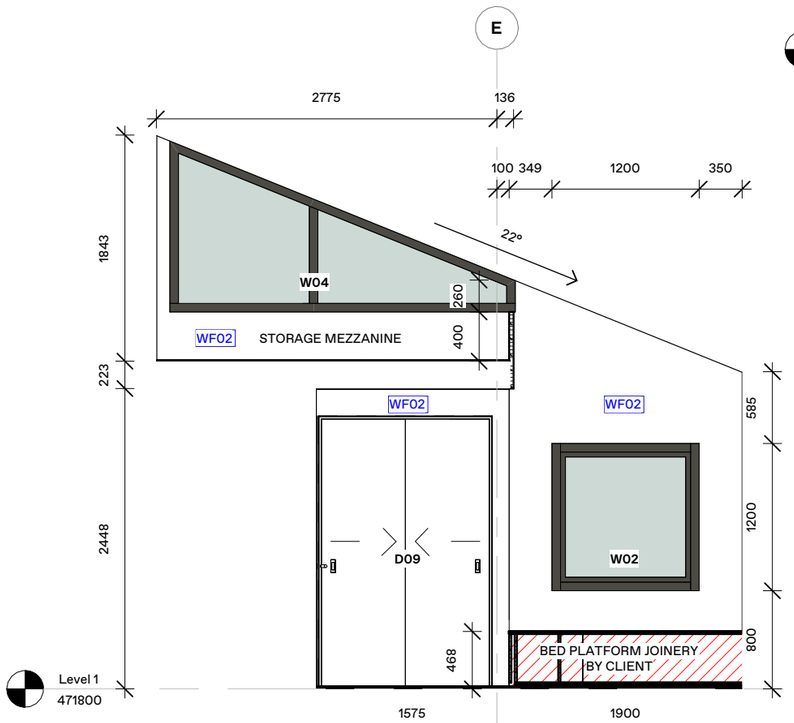


04 Studio Elevation 04
SCALE = 1:50

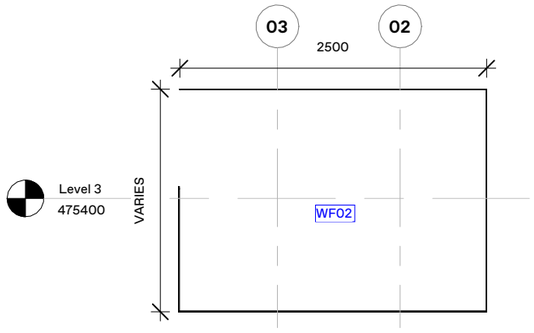


05 Entrance Landing Elevation 01
SCALE = 1:50

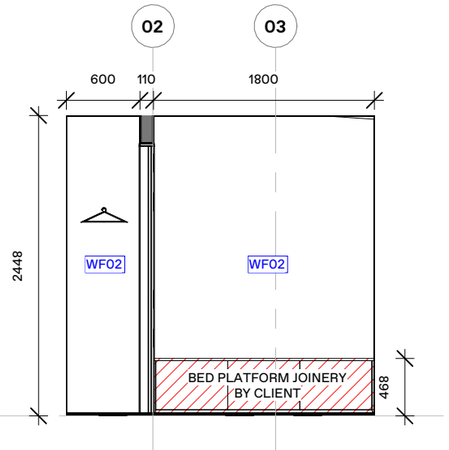
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



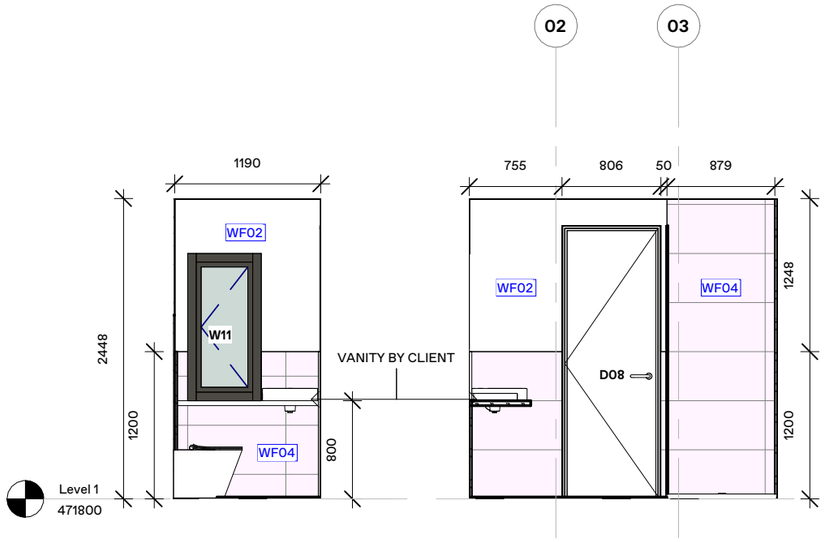
01 | Studio Bedroom Elevation 01
SCALE = 1:50



09 | Studio Mezzanine Elevation
SCALE = 1:50

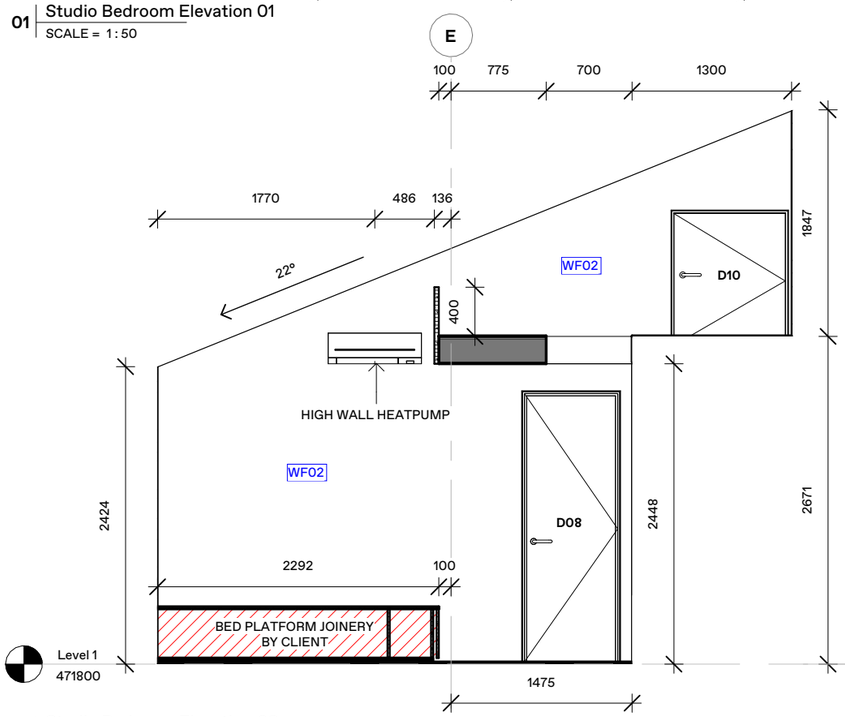


02 | Studio Bedroom Elevation 02
SCALE = 1:50

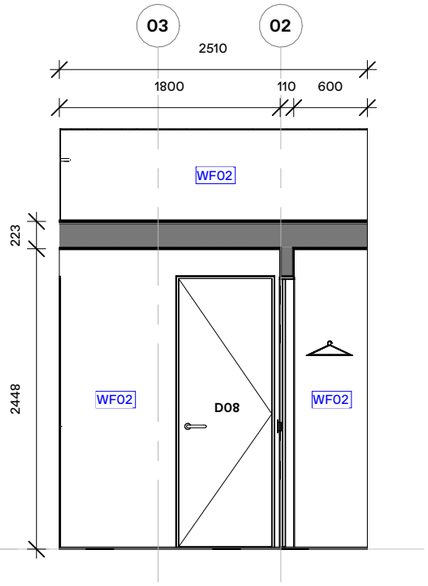


05 | Studio Bathroom Elevation 01
SCALE = 1:50

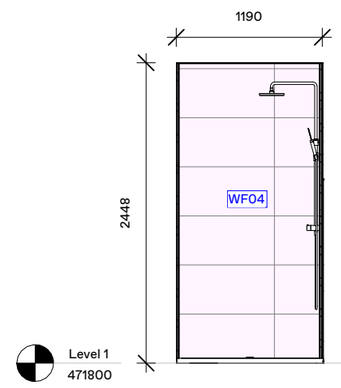
06 | Studio Bathroom Elevation 02
SCALE = 1:50



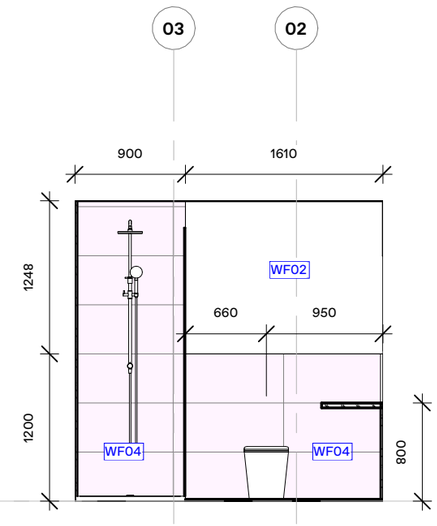
03 | Studio Bedroom Elevation 03
SCALE = 1:50



04 | Studio Bedroom Elevation 04
SCALE = 1:50



07 | Studio Bathroom Elevation 03
SCALE = 1:50



08 | Studio Bathroom Elevation 04
SCALE = 1:50

INTERNAL ELEVATION NOTES:

- ALL ELECTRICAL OUTLETS, SWITCHES AND CONTROLS OMITTED. CLIENT TO COORDINATE WITH SUBTRADES.
- ALL FLOOR TO CEILING DIMENSIONS ARE TAKEN FROM SUBSTRATE LEVEL
- WINDOW TREATMENTS OMITTED, TO BE ADVISED BY CLIENT
- MVHR OUTLETS OMITTED, TO BE ADVISED BY CLIENT
- BATHROOM FIXTURES AND FITTINGS OMITTED, TO BE ADVISED BY CLIENT

WALL FINISH SCHEDULE:

WF01	Substrate:	Concrete/ Masonry
	Finish:	Clear Seal
	Colour:	Clear
	Keynote:	6711D
WF02	Substrate:	Plasterboard
	Finish:	Paint/ French Wash
	Colour:	TBC
	Keynote:	6721PP
WF03	Substrate:	Plasterboard
	Finish:	50x50 Tile
	Colour:	TBC
	Keynote:	6211
WF04	Substrate:	Plasterboard
	Finish:	Omani Tile 800x400
	Colour:	Pink Marble
	Keynote:	6211
WF04	Substrate:	Plywood
	Finish:	Polyurethane
	Colour:	Clear
	Keynote:	6711D

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **Studio Bed/Bath Elevations**
CLIENT: **Josh & Drew Atkins**

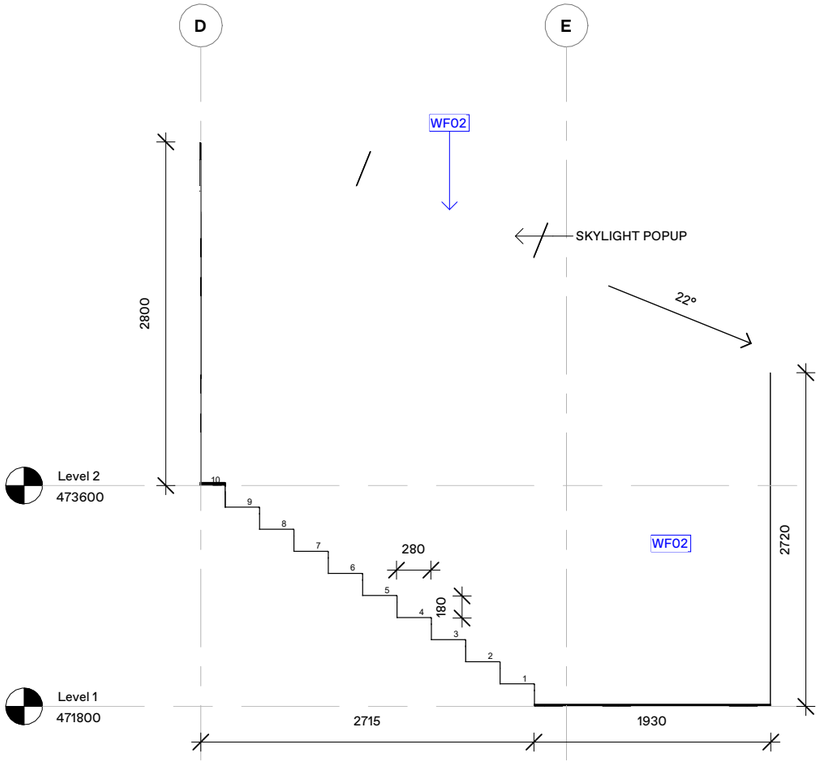
SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R2
DATE: 19.10.26

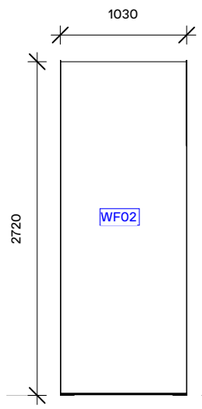
A5010

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

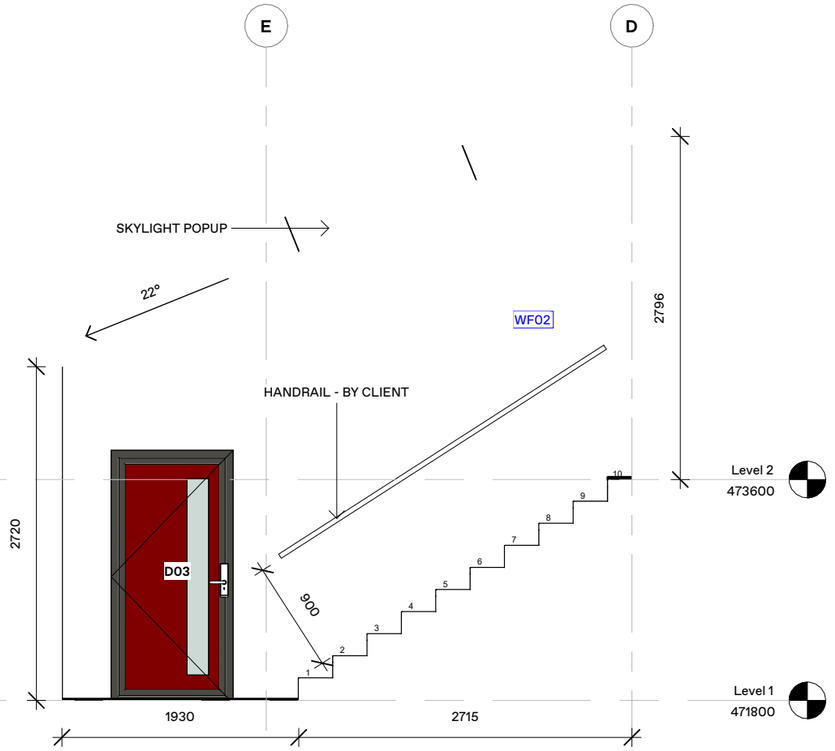
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 Entrance Elevation 01
SCALE = 1:50



02 Entrance Elevation 02
SCALE = 1:50



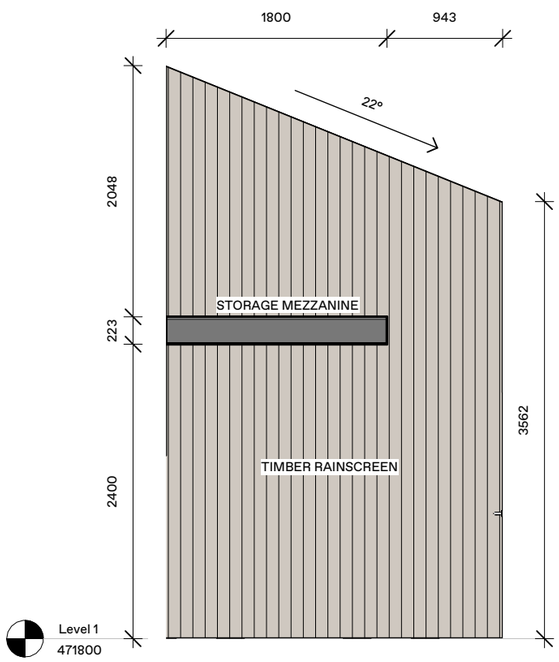
03 Entrance Elevation 03
SCALE = 1:50

INTERNAL ELEVATION NOTES:

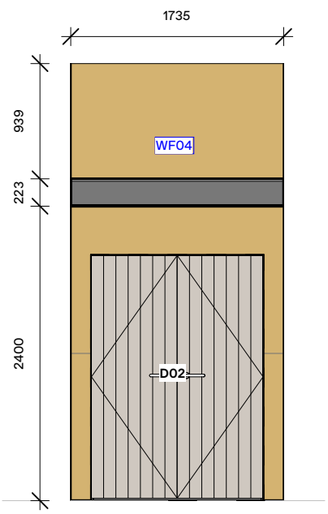
- ALL ELECTRICAL OUTLETS, SWITCHES AND CONTROLS OMITTED. CLIENT TO COORDINATE WITH SUBTRADES.
- ALL FLOOR TO CEILING DIMENSIONS ARE TAKEN FROM SUBSTRATE LEVEL
- WINDOW TREATMENTS OMITTED, TO BE ADVISED BY CLIENT
- MVHR OUTLETS OMITTED, TO BE ADVISED BY CLIENT
- BATHROOM FIXTURES AND FITTINGS OMITTED, TO BE ADVISED BY CLIENT

WALL FINISH SCHEDULE:

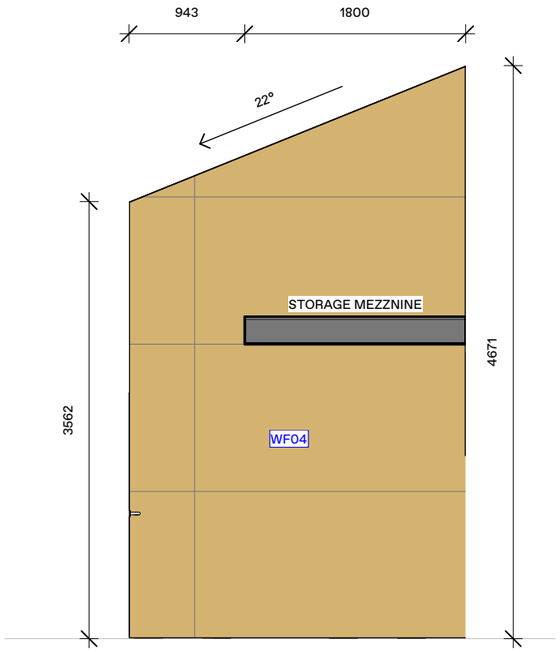
WF01	Substrate:	Concrete/ Masonry
	Finish:	Clear Seal
	Colour:	Clear
	Keynote:	6711D
WF02	Substrate:	Plasterboard
	Finish:	Paint/ French Wash
	Colour:	TBC
	Keynote:	6721PP
WF03	Substrate:	Plasterboard
	Finish:	50x50 Tile
	Colour:	TBC
	Keynote:	6211
WF04	Substrate:	Plasterboard
	Finish:	Omani Tile 800x400
	Colour:	Pink Marble
	Keynote:	6211
WF04	Substrate:	Plywood
	Finish:	Polyurethane
	Colour:	Clear
	Keynote:	6711D



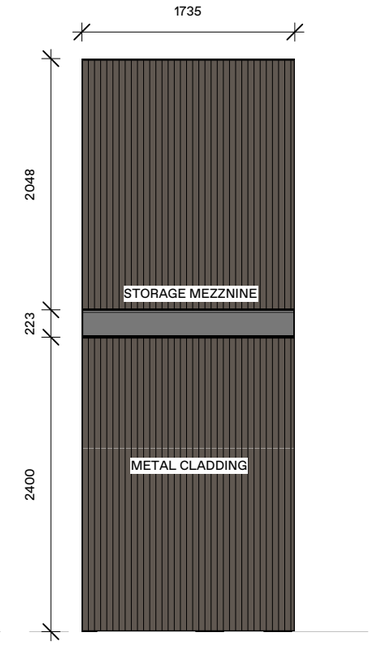
04 Storage Elevation 01
SCALE = 1:50



05 Storage Elevation 02
SCALE = 1:50



06 Storage Elevation 03
SCALE = 1:50



07 Storage Elevation 04
SCALE = 1:50

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

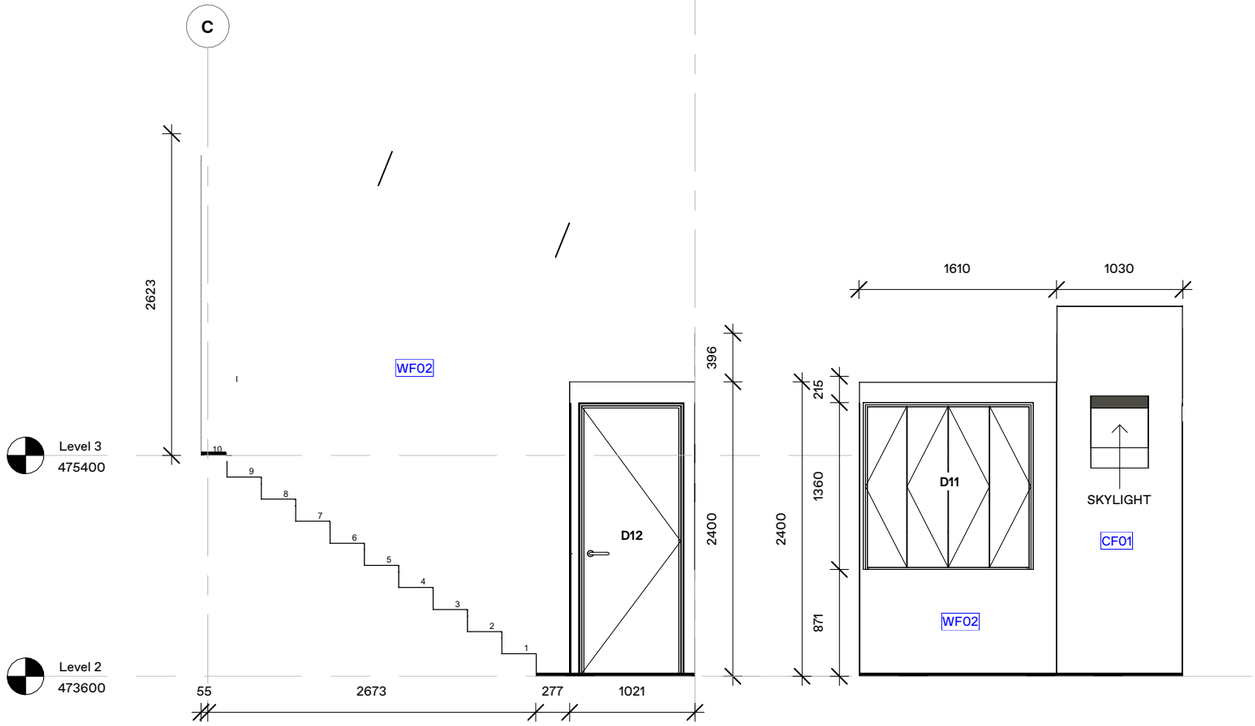
DWG: **Entrance Elevations**
CLIENT: **Josh & Drew Atkins**

SCALE: As indicated
DRAWN: sb
CHKD: sb
REV#: R2
DATE: 19.10.26

A5015

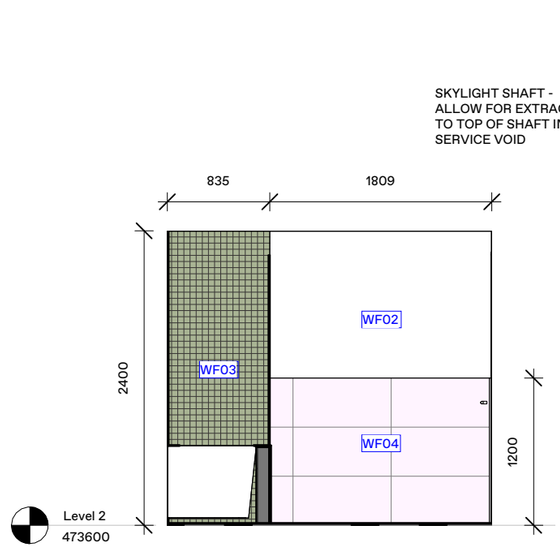
Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.

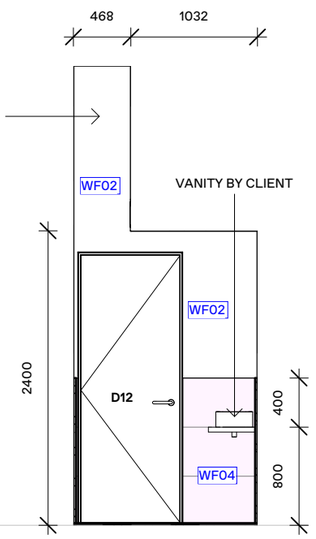


01 | Stairway Elevation 01
SCALE = 1:50

02 | Stairway Elevation 02
SCALE = 1:50



05 | Bathroom Elevation 01
SCALE = 1:50



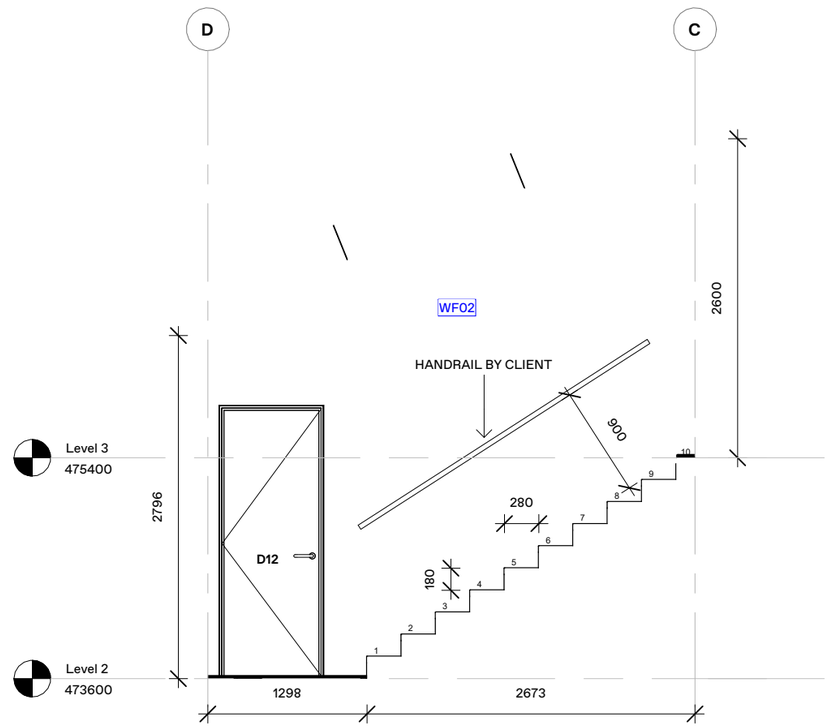
06 | Bathroom Elevation 02
SCALE = 1:50

INTERNAL ELEVATION NOTES:

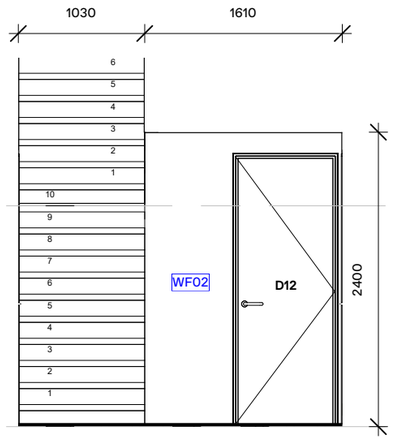
- ALL ELECTRICAL OUTLETS, SWITCHES AND CONTROLS OMITTED. CLIENT TO COORDINATE WITH SUBTRADES.
- ALL FLOOR TO CEILING DIMENSIONS ARE TAKEN FROM SUBSTRATE LEVEL
- WINDOW TREATMENTS OMITTED, TO BE ADVISED BY CLIENT
- MVHR OUTLETS OMITTED, TO BE ADVISED BY CLIENT
- BATHROOM FIXTURES AND FITTINGS OMITTED, TO BE ADVISED BY CLIENT

WALL FINISH SCHEDULE:

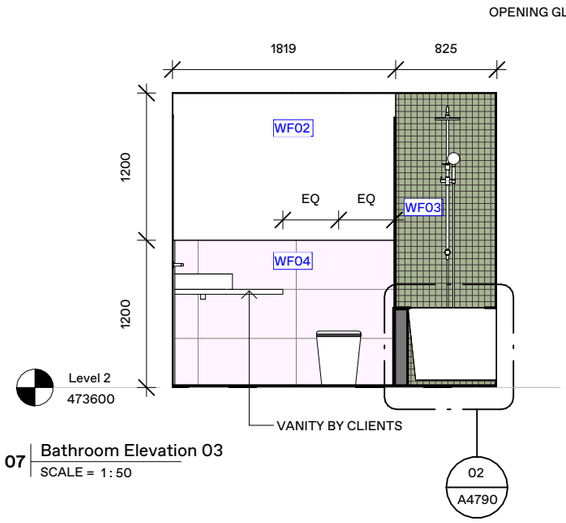
WF01	Substrate:	Concrete/ Masonry
	Finish:	Clear Seal
	Colour:	Clear
	Keynote:	6711D
WF02	Substrate:	Plasterboard
	Finish:	Paint/ French Wash
	Colour:	TBC
	Keynote:	6721PP
WF03	Substrate:	Plasterboard
	Finish:	50x50 Tile
	Colour:	TBC
	Keynote:	6211
WF04	Substrate:	Plasterboard
	Finish:	Omani Tile 800x400
	Colour:	Pink Marble
	Keynote:	6211
WF04	Substrate:	Plywood
	Finish:	Polyurethane
	Colour:	Clear
	Keynote:	6711D



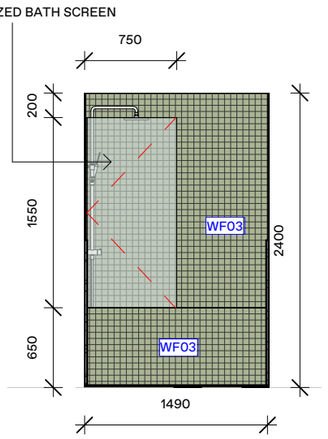
03 | Stairway Elevation 03
SCALE = 1:50



04 | Stairway Elevation 04
SCALE = 1:50



07 | Bathroom Elevation 03
SCALE = 1:50



08 | Bathroom Elevation 04
SCALE = 1:50

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

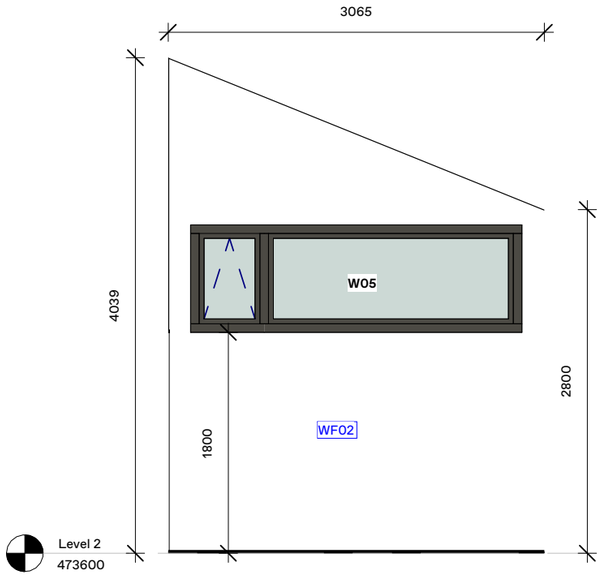
DWG: **L2 Stairway + Bathroom Elevations**
CLIENT: **Josh & Drew Atkins**

SCALE: As indicated
DRAWN: sb
CHKD: sb
REV#: R2
DATE: 19.10.26

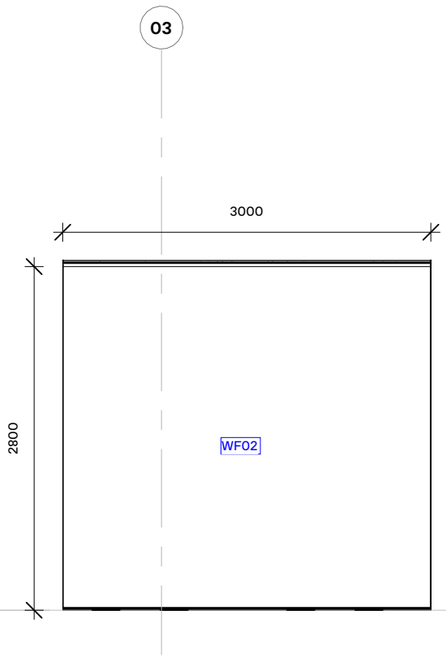
A5020

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

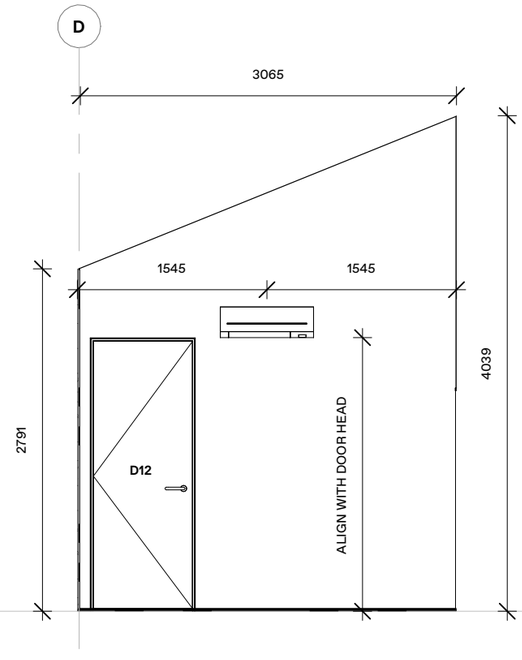
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



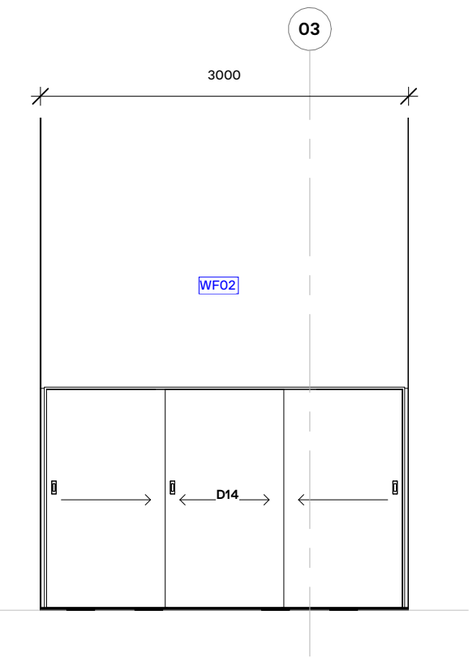
01 Bedroom 01 Elevation 01
SCALE = 1:50



02 Bedroom 01 Elevation 02
SCALE = 1:50



03 Bedroom 01 Elevation 03
SCALE = 1:50



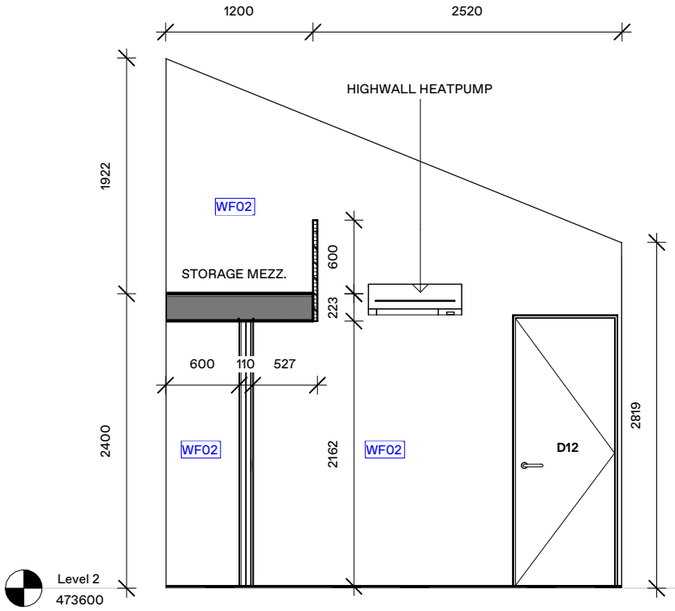
04 Bedroom 01 Elevation 04
SCALE = 1:50

INTERNAL ELEVATION NOTES:

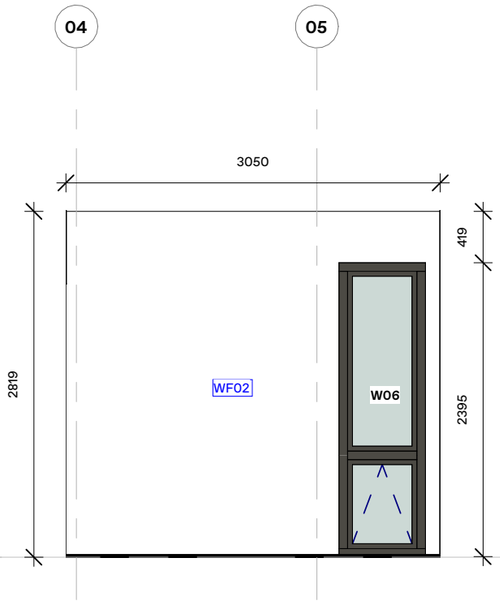
- ALL ELECTRICAL OUTLETS, SWITCHES AND CONTROLS OMITTED. CLIENT TO COORDINATE WITH SUBTRADES.
- ALL FLOOR TO CEILING DIMENSIONS ARE TAKEN FROM SUBSTRATE LEVEL
- WINDOW TREATMENTS OMITTED, TO BE ADVISED BY CLIENT
- MVHR OUTLETS OMITTED, TO BE ADVISED BY CLIENT
- BATHROOM FIXTURES AND FITTINGS OMITTED, TO BE ADVISED BY CLIENT

WALL FINISH SCHEDULE:

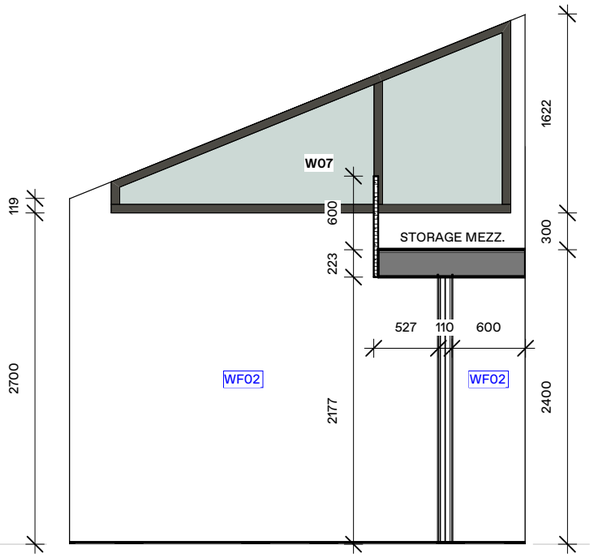
WF01	Substrate:	Concrete/ Masonry
	Finish:	Clear Seal
	Colour:	Clear
	Keynote:	6711D
WF02	Substrate:	Plasterboard
	Finish:	Paint/ French Wash
	Colour:	TBC
	Keynote:	6721PP
WF03	Substrate:	Plasterboard
	Finish:	50x50 Tile
	Colour:	TBC
	Keynote:	6211
WF04	Substrate:	Plasterboard
	Finish:	Omani Tile 800x400
	Colour:	Pink Marble
	Keynote:	6211
WF04	Substrate:	Plywood
	Finish:	Polyurethane
	Colour:	Clear
	Keynote:	6711D



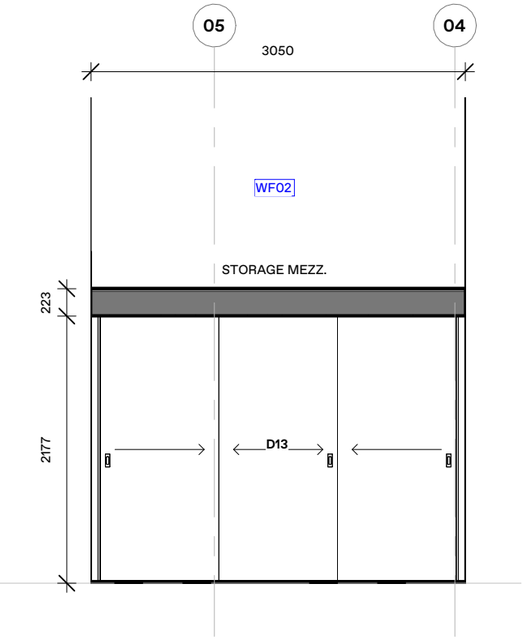
05 Bedroom 02 Elevation 01
SCALE = 1:50



06 Bedroom 02 Elevation 02
SCALE = 1:50



07 Bedroom 02 Elevation 03
SCALE = 1:50



08 Bedroom 02 Elevation 04
SCALE = 1:50

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

BUILDING CONSENT

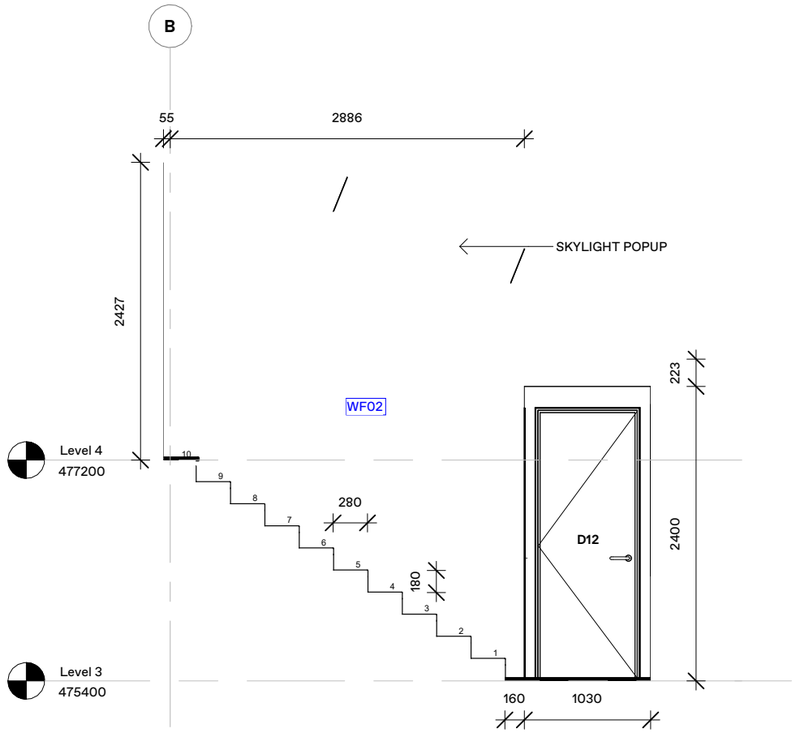
DO NOT SCALE FROM THIS DRAWING

DWG: **L2 Bedrooms Elevations**
CLIENT: **Josh & Drew Atkins**

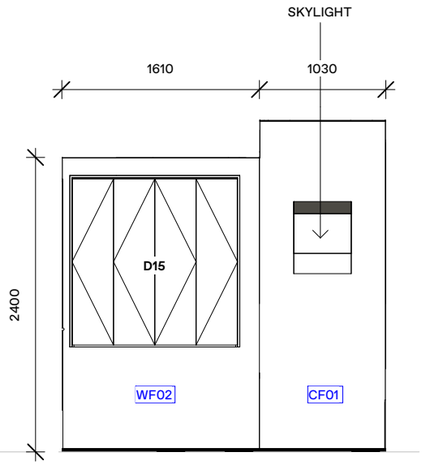
SCALE: As indicated
DRAWN: sb
CHKD: sb
REV#: R2
DATE: 19.10.26

A5025

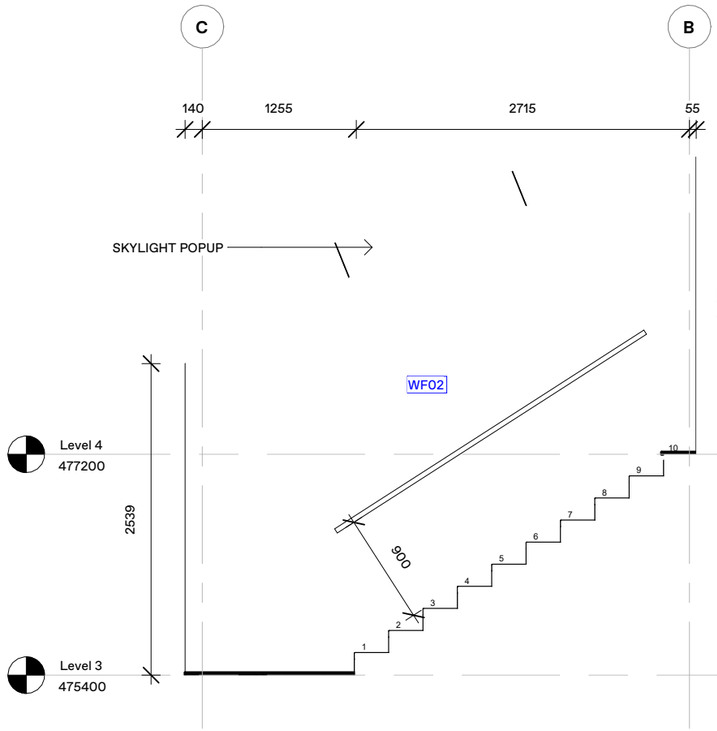
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



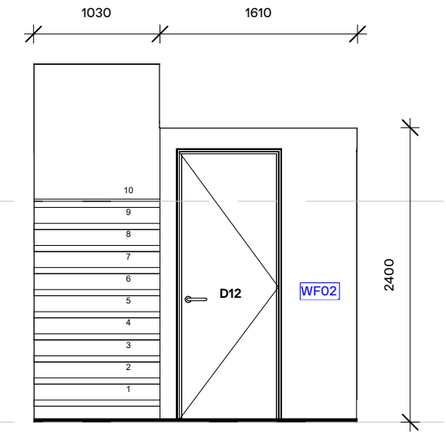
01 | L3 Stair Elevation 01
SCALE = 1:50



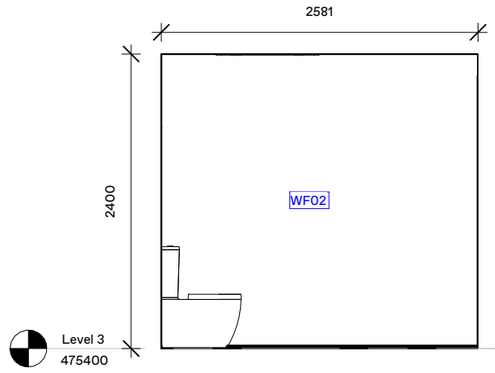
02 | L3 Stair Elevation 02
SCALE = 1:50



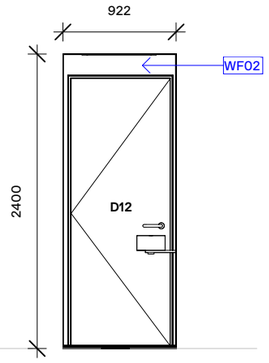
03 | L3 Stair Elevation 03
SCALE = 1:50



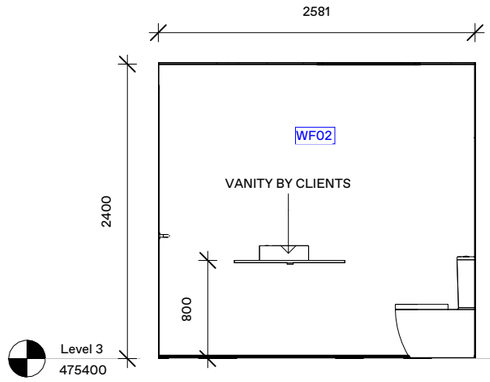
04 | L3 Stair Elevation 04
SCALE = 1:50



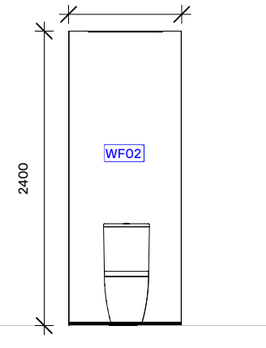
05 | WC Elevation 01
SCALE = 1:50



06 | WC Elevation 02
SCALE = 1:50



07 | WC Elevation 03
SCALE = 1:50



08 | WC Elevation 04
SCALE = 1:50

INTERNAL ELEVATION NOTES:

- ALL ELECTRICAL OUTLETS, SWITCHES AND CONTROLS OMITTED. CLIENT TO COORDINATE WITH SUBTRADES.
- ALL FLOOR TO CEILING DIMENSIONS ARE TAKEN FROM SUBSTRATE LEVEL
- WINDOW TREATMENTS OMITTED, TO BE ADVISED BY CLIENT
- MVHR OUTLETS OMITTED, TO BE ADVISED BY CLIENT
- BATHROOM FIXTURES AND FITTINGS OMITTED, TO BE ADVISED BY CLIENT

WALL FINISH SCHEDULE:

WF01	Substrate:	Concrete/ Masonry
	Finish:	Clear Seal
	Colour:	Clear
	Keynote:	6711D
WF02	Substrate:	Plasterboard
	Finish:	Paint/ French Wash
	Colour:	TBC
	Keynote:	6721PP
WF03	Substrate:	Plasterboard
	Finish:	50x50 Tile
	Colour:	TBC
	Keynote:	6211
WF04	Substrate:	Plasterboard
	Finish:	Omani Tile 800x400
	Colour:	Pink Marble
	Keynote:	6211
WF04	Substrate:	Plywood
	Finish:	Polyurethane
	Colour:	Clear
	Keynote:	6711D

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

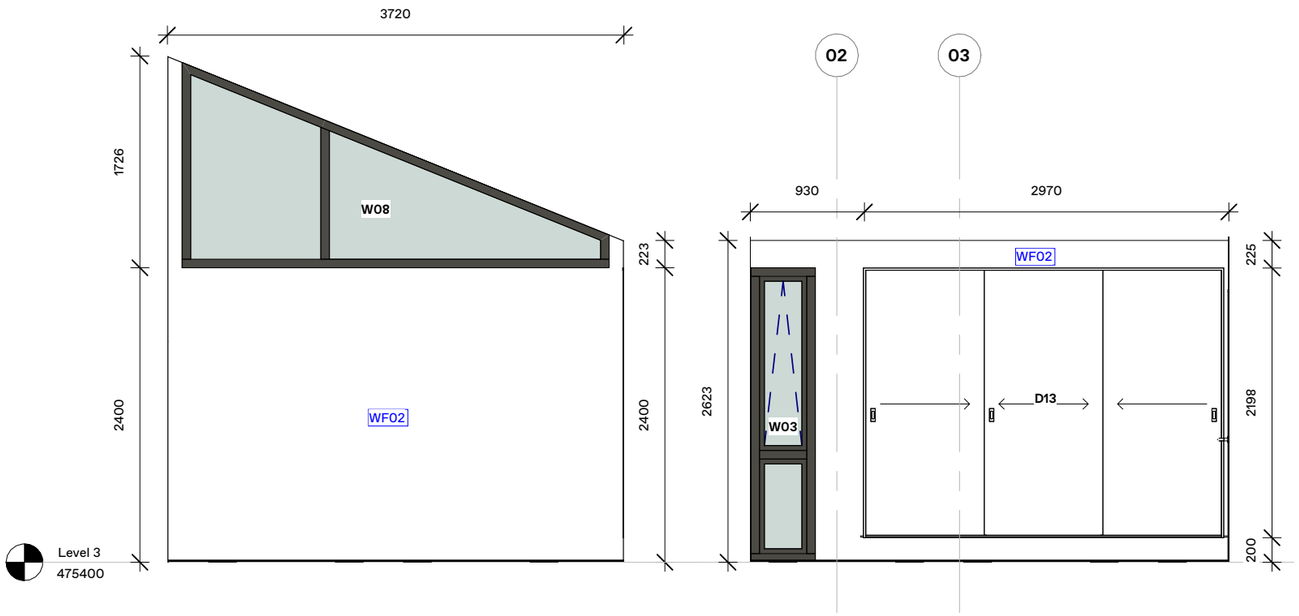
DWG: **L3 Stairway + WC Elevations**
CLIENT: **Josh & Drew Atkins**

SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R2
DATE: 19.10.26

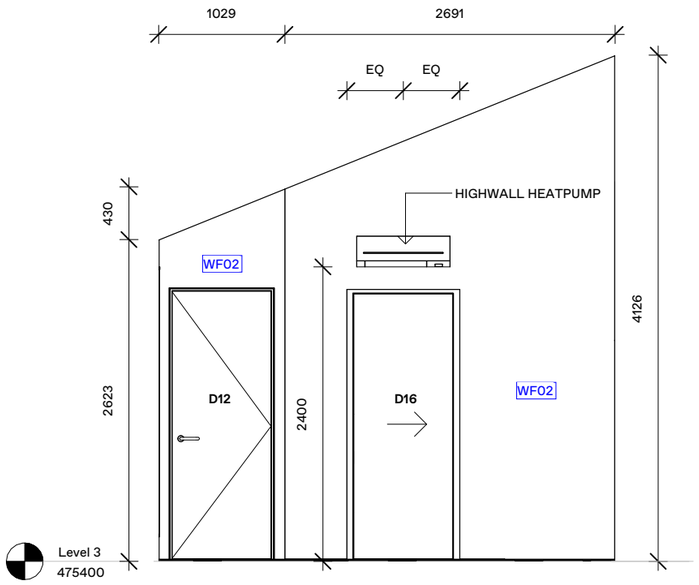
A5030

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.

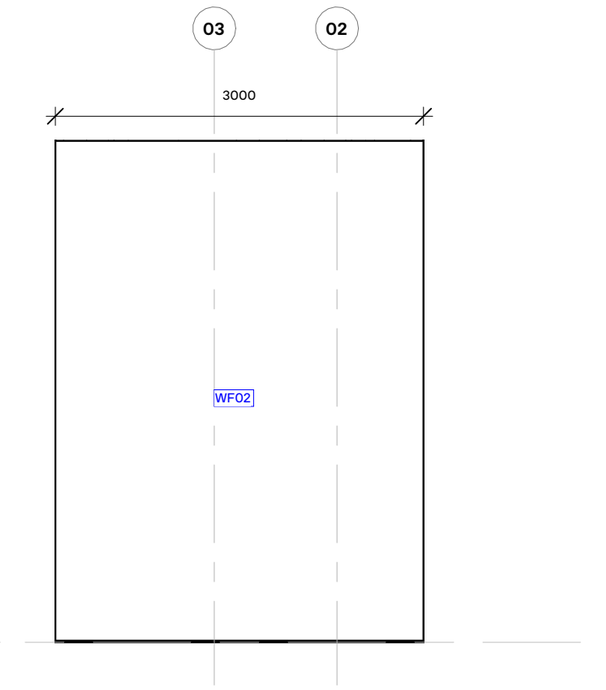


01 | Main Bedroom Elevation 01
SCALE = 1 : 50

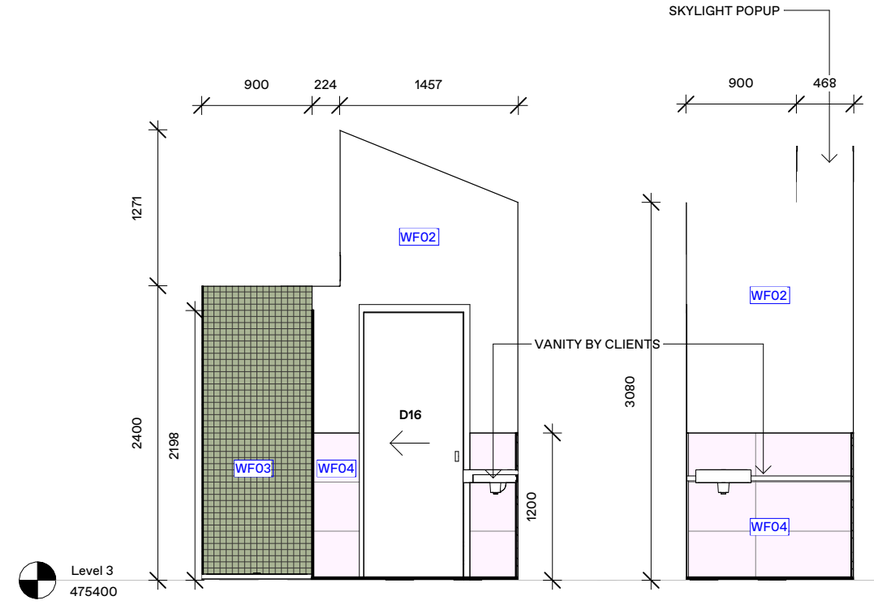
02 | Main Bedroom Elevation 02
SCALE = 1 : 50



03 | Main Bedroom Elevation 03
SCALE = 1 : 50

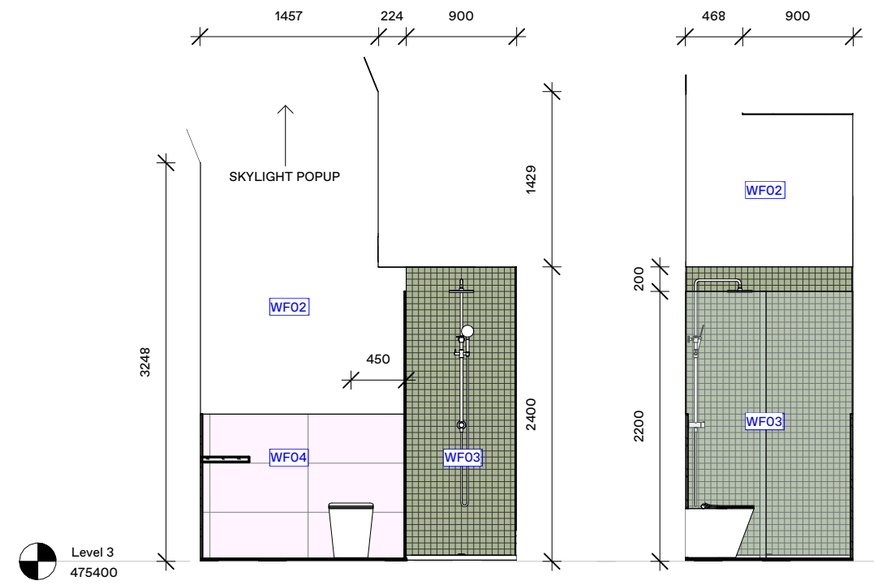


04 | Main Bedroom Elevation 04
SCALE = 1 : 50



05 | Ensuite Elevation 01
SCALE = 1 : 50

06 | Ensuite Elevation 02
SCALE = 1 : 50



07 | Ensuite Elevation 03
SCALE = 1 : 50

08 | Ensuite Elevation 04
SCALE = 1 : 50

INTERNAL ELEVATION NOTES:

- ALL ELECTRICAL OUTLETS, SWITCHES AND CONTROLS OMITTED. CLIENT TO COORDINATE WITH SUBTRADES.
- ALL FLOOR TO CEILING DIMENSIONS ARE TAKEN FROM SUBSTRATE LEVEL
- WINDOW TREATMENTS OMITTED, TO BE ADVISED BY CLIENT
- MVHR OUTLETS OMITTED, TO BE ADVISED BY CLIENT
- BATHROOM FIXTURES AND FITTINGS OMITTED, TO BE ADVISED BY CLIENT

WALL FINISH SCHEDULE:

WF01	Substrate:	Concrete/ Masonry
	Finish:	Clear Seal
	Colour:	Clear
	Keynote:	6711D
WF02	Substrate:	Plasterboard
	Finish:	Paint/ French Wash
	Colour:	TBC
	Keynote:	6721PP
WF03	Substrate:	Plasterboard
	Finish:	50x50 Tile
	Colour:	TBC
	Keynote:	6211
WF04	Substrate:	Plasterboard
	Finish:	Omani Tile 800x400
	Colour:	Pink Marble
	Keynote:	6211
WF04	Substrate:	Plywood
	Finish:	Polyurethane
	Colour:	Clear
	Keynote:	6711D

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **Main Bedroom + Ensuite Elevations**
CLIENT: **Josh & Drew Atkins**

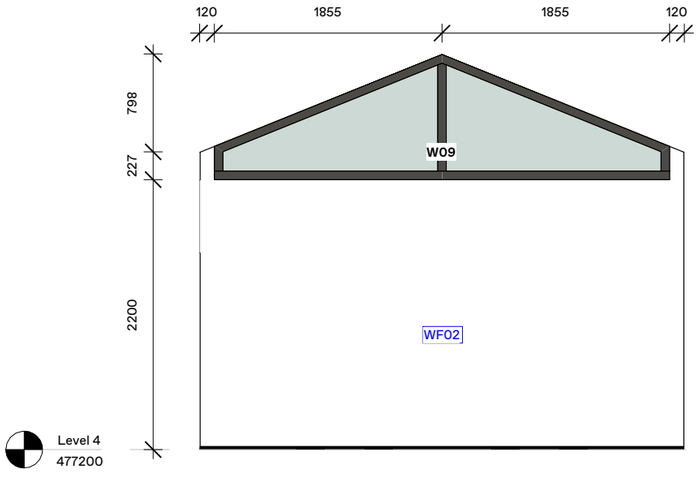
SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R2
DATE: 19.10.26

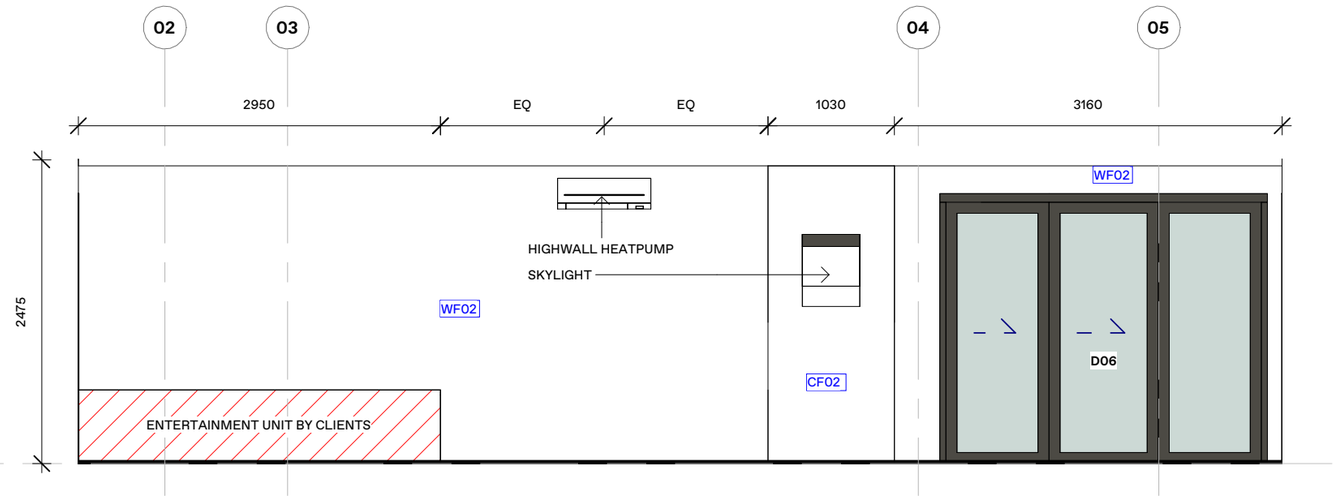
A5035

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

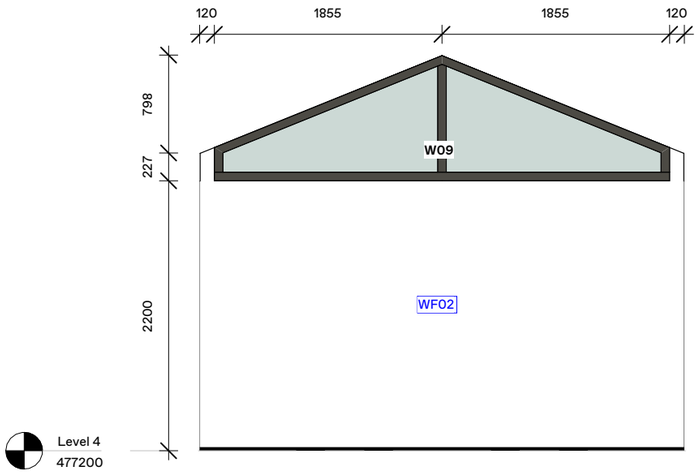
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



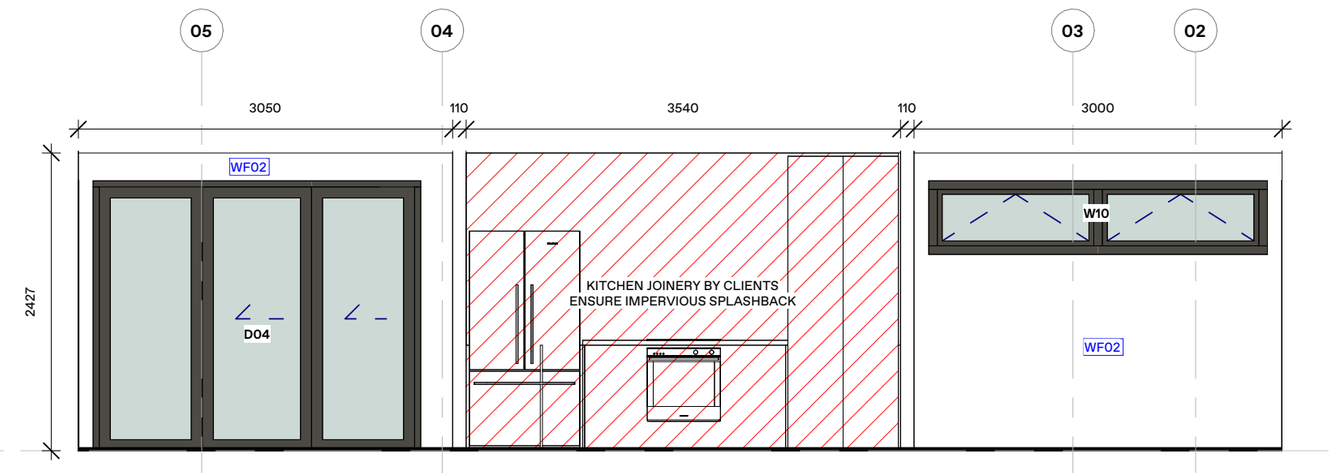
01 K/L/D Elevation 01
SCALE = 1:50



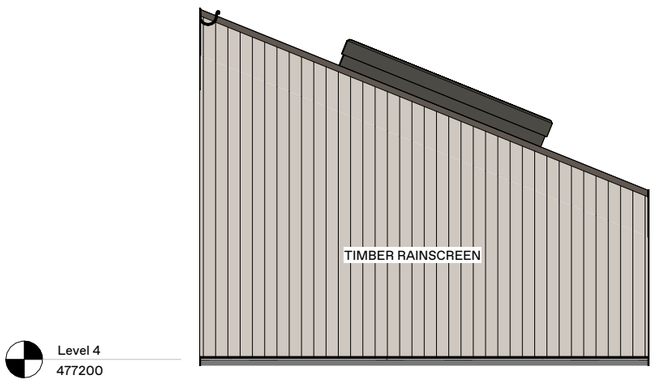
02 K/L/D Elevation 02
SCALE = 1:50



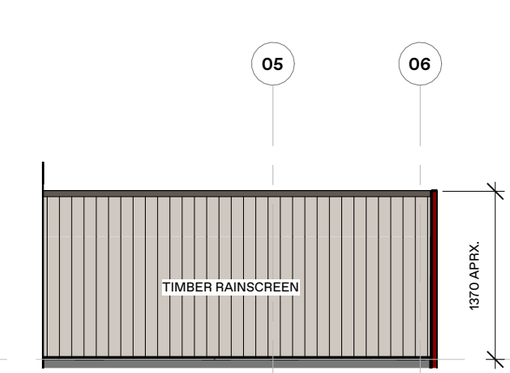
03 K/L/D Elevation 03
SCALE = 1:50



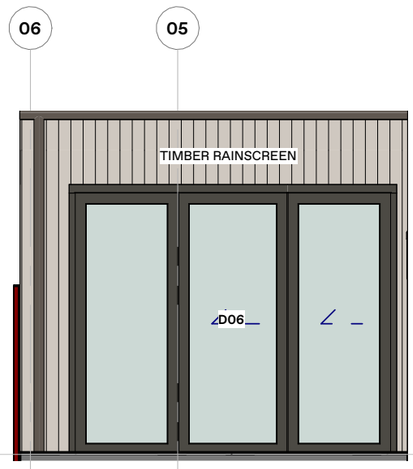
04 K/L/D Elevation 04
SCALE = 1:50



05 Deck Elevation 01
SCALE = 1:50



06 Deck Elevation 02
SCALE = 1:50



07 Deck Elevation 03
SCALE = 1:50

INTERNAL ELEVATION NOTES:

- ALL ELECTRICAL OUTLETS, SWITCHES AND CONTROLS OMITTED. CLIENT TO COORDINATE WITH SUBTRADES.
- ALL FLOOR TO CEILING DIMENSIONS ARE TAKEN FROM SUBSTRATE LEVEL
- WINDOW TREATMENTS OMITTED, TO BE ADVISED BY CLIENT
- MVHR OUTLETS OMITTED, TO BE ADVISED BY CLIENT
- BATHROOM FIXTURES AND FITTINGS OMITTED, TO BE ADVISED BY CLIENT

WALL FINISH SCHEDULE:

WF01	Substrate:	Concrete/ Masonry
	Finish:	Clear Seal
	Colour:	Clear
	Keynote:	6711D
WF02	Substrate:	Plasterboard
	Finish:	Paint/ French Wash
	Colour:	TBC
	Keynote:	6721PP
WF03	Substrate:	Plasterboard
	Finish:	50x50 Tile
	Colour:	TBC
	Keynote:	6211
WF04	Substrate:	Plasterboard
	Finish:	Omani Tile 800x400
	Colour:	Pink Marble
	Keynote:	6211
WF04	Substrate:	Plywood
	Finish:	Polyurethane
	Colour:	Clear
	Keynote:	6711D

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **Kitchen + Living + Dining Elevations**
CLIENT: **Josh & Drew Atkins**

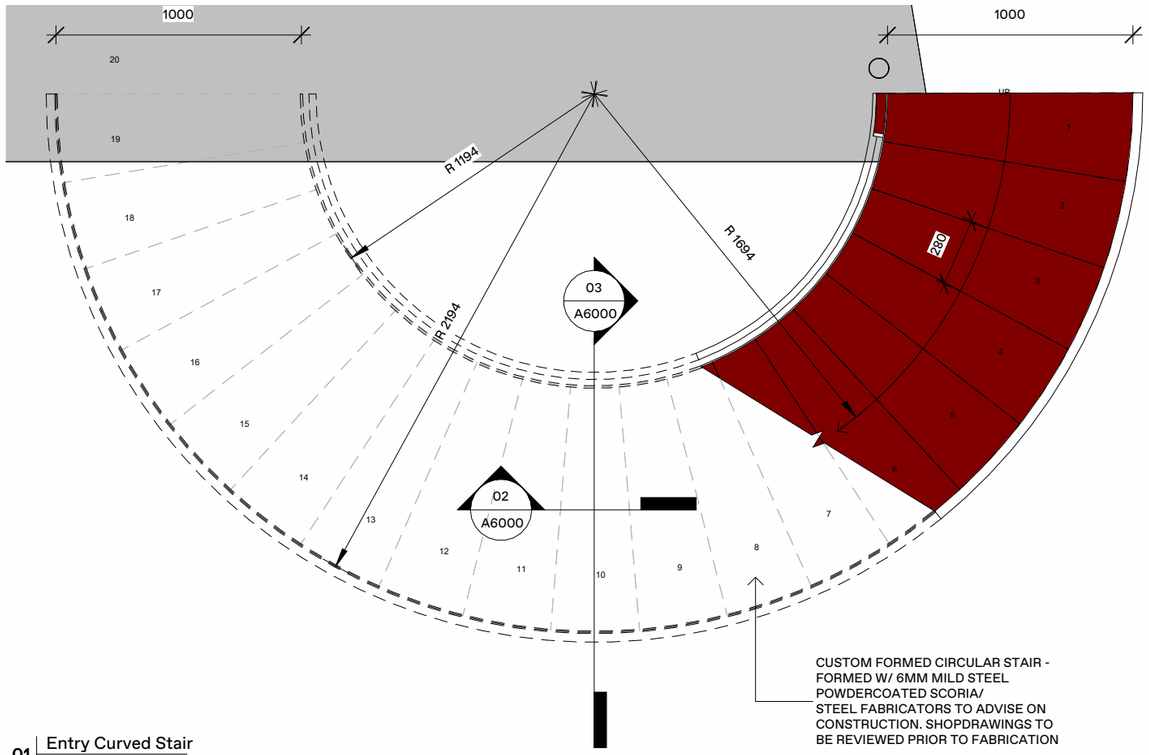
SCALE: As indicated
DRAWN: sb
CHKD: sb

REV#: R2
DATE: 19.10.26

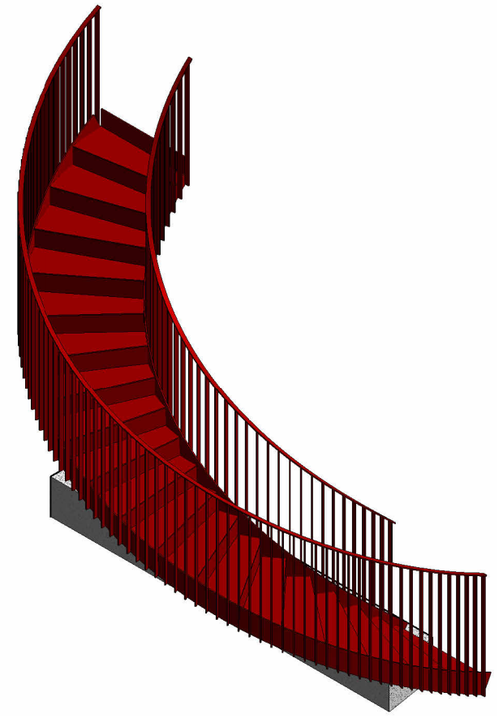
A5040

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

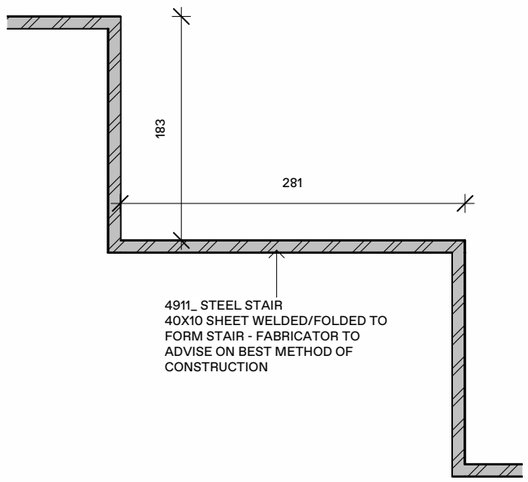
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



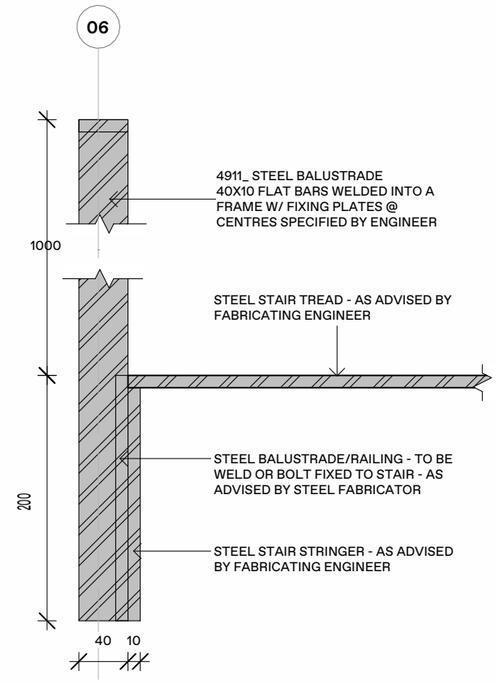
01 | Entry Curved Stair
SCALE = 1 : 25



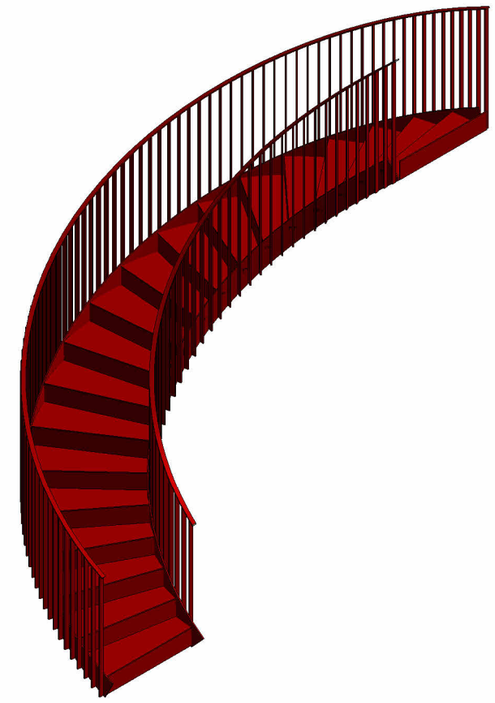
04 | Entry Stair 3D 01
SCALE =



02 | Entry Stair Tread/Riser Section
SCALE = 1 : 5



03 | Entry Stair Handrail Detail
SCALE = 1 : 5



05 | Entry Stair 3D 02
SCALE =

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

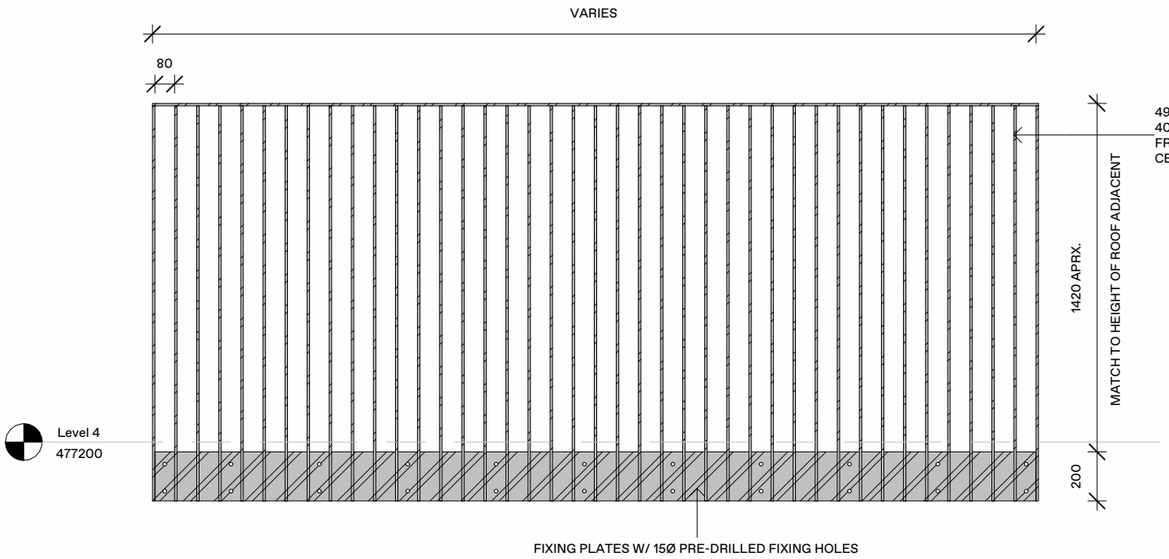
DWG: **Entry Stair**
CLIENT: **Josh & Drew Atkins**

SCALE: As indicated
DRAWN: sb
CHKD: sb

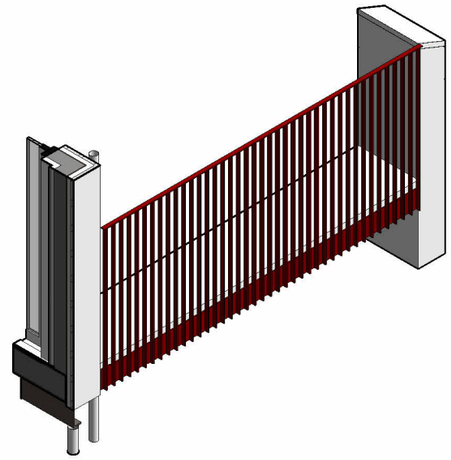
REV#: R2
DATE: 19.10.26

A6000

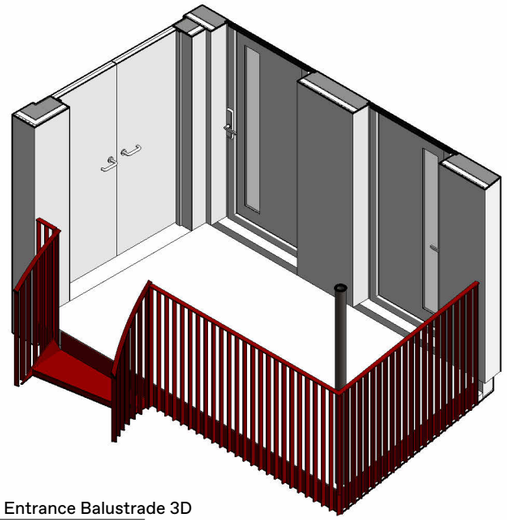
COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 | Deck Balustrade Elevation
SCALE = 1 : 25

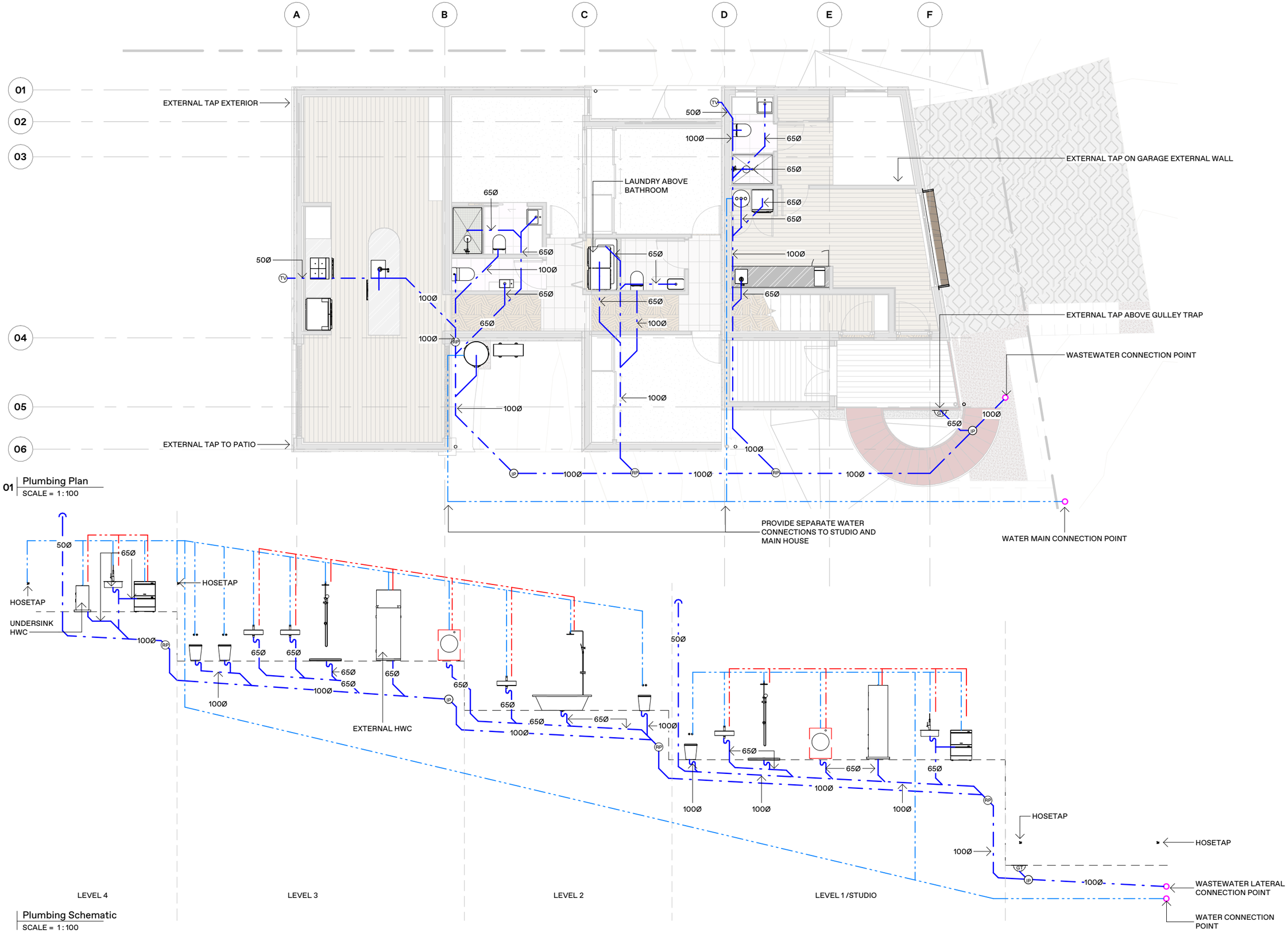


02 | Deck Balustrade 3D
SCALE =



03 | Entrance Balustrade 3D
SCALE =

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.



01 | Plumbing Plan
SCALE = 1 : 100

Plumbing Schematic
SCALE = 1 : 100

PLUMBING LEGEND:

- PROPOSED WASTEWATER
- COLD WATER SUPPLY
- HOT WATER SUPPLY
- NETWORK CONNECTION
- GULLY TRAP
- INSPECTION POINT
- AIR ADMITTANCE VALVE
- TERMINAL VENT
- RODDING POINT
- FLOOR WASTE
- DISCHARGE STACK

PLUMBING NOTES:

- PLUMBING DESIGN TO NZS 3500.2
- VENTS SHALL TERMINATE IN ACCORDANCE WITH NZS 3500.2
- VENT AND AIR ADMITTANCE CONNECTIONS TO BE MADE AT A GRADIENT OF NO LESS THAN 1:80
- DISCHARGE PIPE GRADIENTS TO COMPLY WITH NZS 3500.2 - 1:60 FOR 100Ø PIPE
- ALL DRAINAGE TO BE UPVC PIPING.
- HOT AND COLD WATER SUPPLY PIPING TO BE AS PER NZBC G12/AS1, TABLE 1.
- ALL PIPEWORK TO BE INSULATED AS PER H1/AS1
- HOT WATER TO BE TEMPERED FOR 50° DELIVERY AS PER NZBC G12/AS1, PARAGRAPH 6.14.1
- MECHANICAL VENTILATION TO BE PROVIDED IN BATHROOMS AND KITCHEN. TO COMPLY WITH G4/AS1, 1.2.5 AND 1.5
- BATHROOM VANITY UNITS, BATH, TOILET AND SHOWER UNITS AS WELL AS LAUNDRY BENCH/SINK AND KITCHEN BENCH/SINK TO BE SEALED TO WALL/FLOOR SURFACES WITH A CONTINUOUS BEAD OF SILICONE AS PER NZBC E3/AS1, SECTION 3.2
- OVERFLOW TO BE FITTED TO KITCHEN SINK.
- SHOWER WASTES TO ACT AS FWG IN BATHROOMS.
- HWC TO BE FITTED WITH OVERFLOW TRAY DRAINING INTO MAIN DRAINAGE SYSTEM AND SEISMICALLY RESTRAINED AS PER G12/AS1 . 6.11.4 / FIGURE 14
- IMPERVIOUS SPLASHBACK SURFACES TO KITCHEN SINK AND BATHROOM VANITIES.
- REFER TO HEATING CONTRACTORS DESIGN FOR HYDRONIC UNDERFLOOR HEATING SYSTEM LAYOUT, DESIGN AND DETAIL.

arête

PROJECT: **0826** - Cascade House
ADDRESS: 39 Tailrace Rise, Arthur's Point, Queenstown

BUILDING CONSENT

DO NOT SCALE FROM THIS DRAWING

DWG: **Plumbing Plan**
CLIENT: **Josh & Drew Atkins**

SCALE: 1 : 100
DRAWN: sb
CHKD: sb

REV#: R2
DATE: 19.10.26

A7400

Arete Architects Ltd | ph +64 4 213 7600 | www.aretearchitects.co.nz | @aretearchitectsnz

COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARETE ARCHITECTS LTD.