63 Totara Terrace Development

H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

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ID	Change Name

ADQ Architecture

Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

SHEET TITLE: TITLE & INDEX

DRAWN BY: EP

ISSUED: 30/10/2026

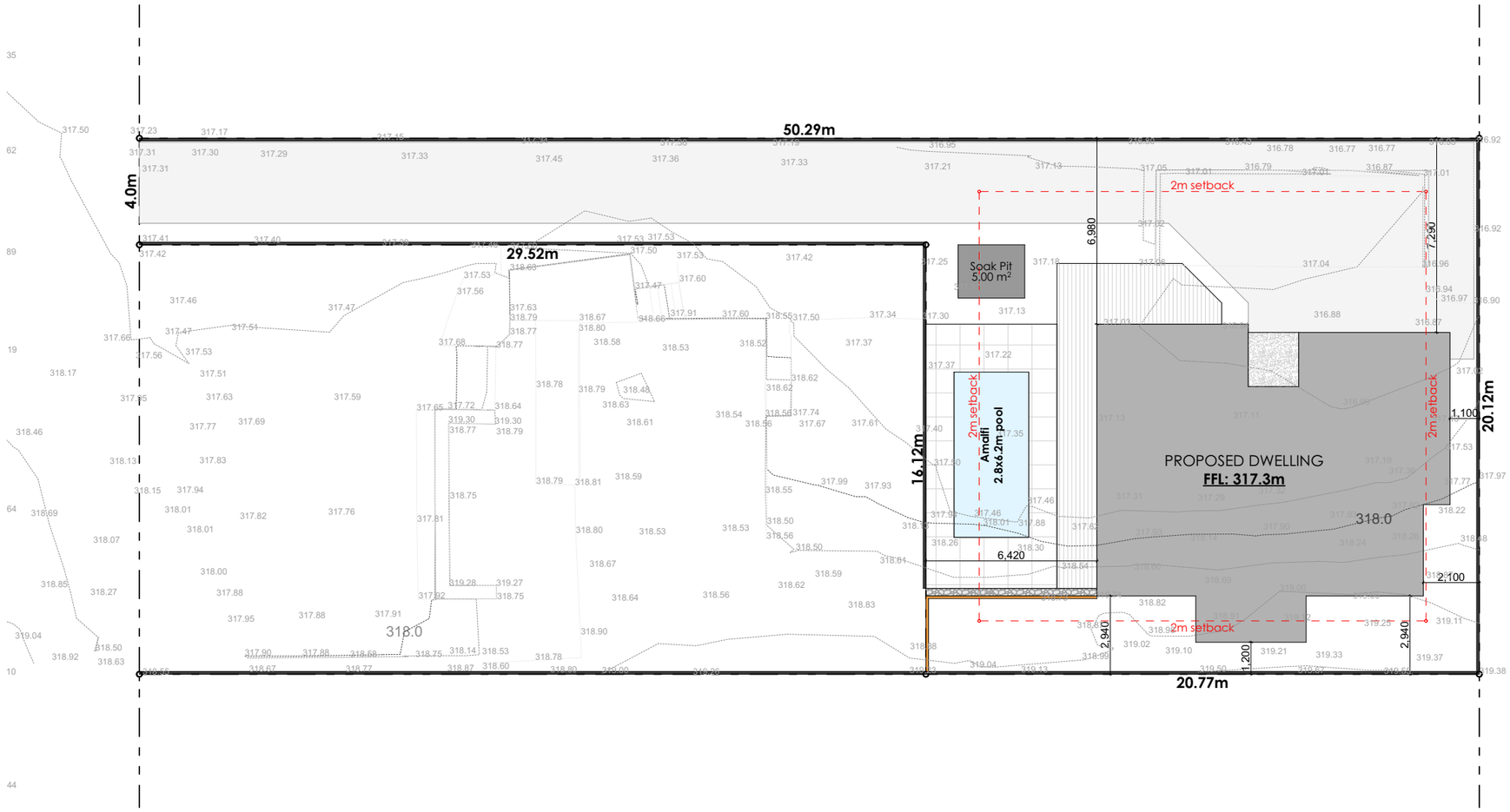
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

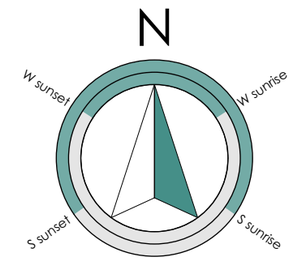
A100.A

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-

Site Plan
Scale 1:200



SITE PLAN NOTES

Parcel ID: 7689455
Legal Description: Lot 2 DP 495291
Address: 63 Totara Terrace, Wanaka 9305
Earthquake Zone: Zone 3
Exposure Zone: Zone B
Climate Zone: Zone 6
Wind Region: Zone A
Rainfall Intensity (range): 20 - 30
Wind Zone: High <BRANZ>

Zone: Suburban Residential

SITE AREA	543m²
BUILDING FOOT PRINT	134.54m²
TOTAL SITE COVERAGE	25.1%

SITE PLAN LEGEND

- Proposed Building Footprint
- Proposed Hardpaved Areas
- Proposed Decking Areas
- Proposed Driveway Areas

SOAK PIT CALCULATION

Roof Area: 143.5m² Soakage: 500mm/hr

Rc = 10CIA
10y x 0.9 x 30(RFI) x 0.0144 (catchment area)

RC= 3.88

$V_{soak}= A_{sp}$ S/1000

V_{soak}=5 x 500/1000 = 2.5

$V_{stor} = R_c - V_{soak}$ = 1.38

Rock filled soak pit = V_{stor} / 0.38 = 3.6m³

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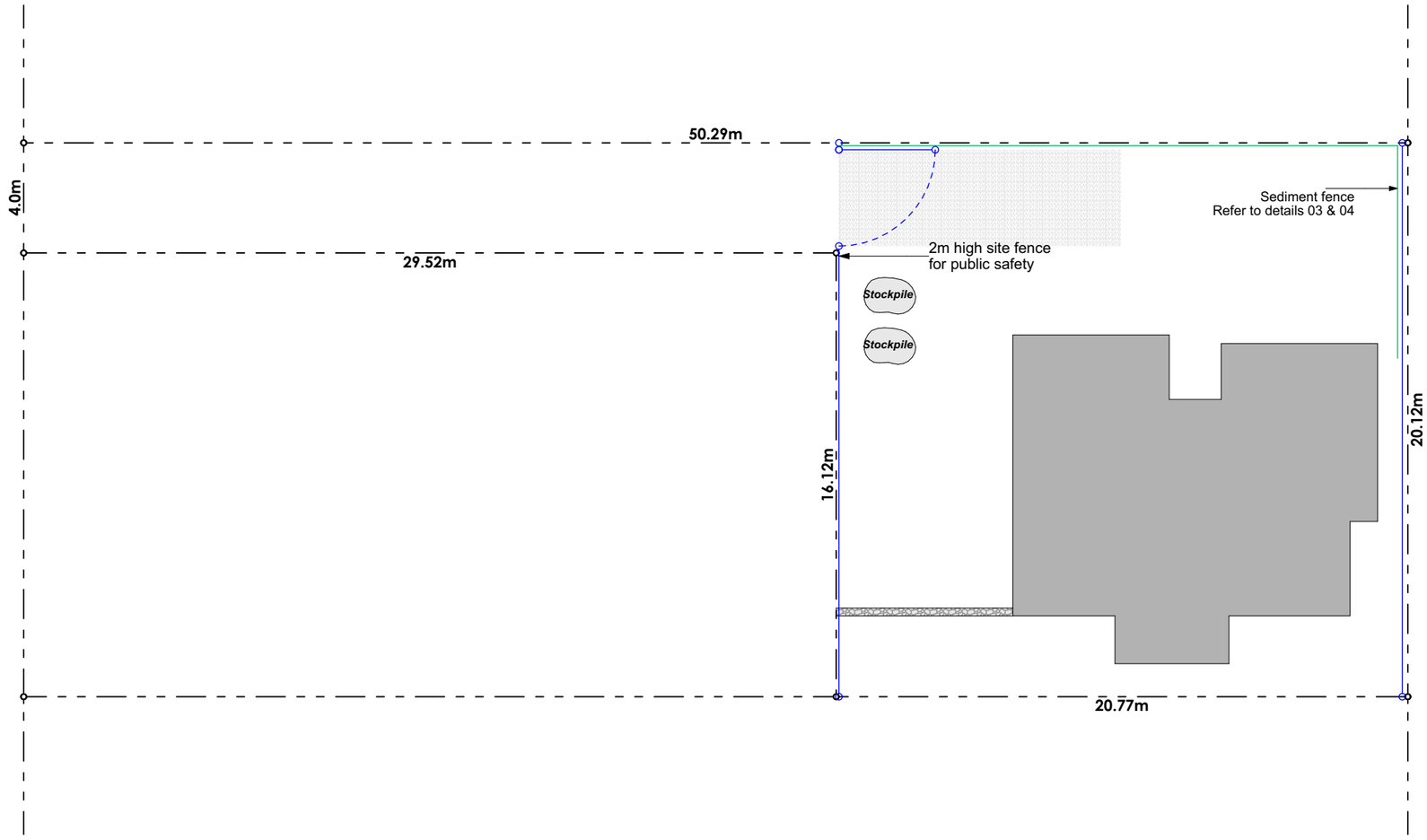
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63 Totara Terrace, Wanaka 9305

SHEET TITLE: SITE PLAN
DRAWN BY: EP
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PROJECT #: 943

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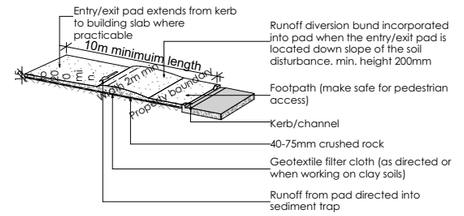
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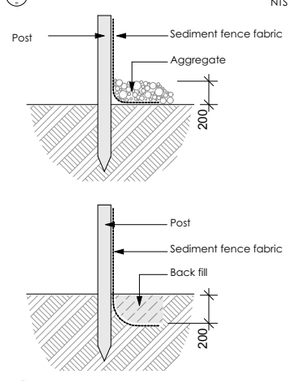
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Site Management Plan
Scale 1:200

SITE MANAGEMENT PLAN NOTE

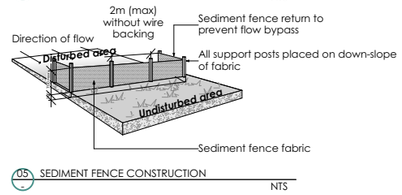
- The implementation and maintenance of sediment management is the responsibility of the main contractor
- Contractors shall load / unload all excavation machinery on the site and not from trucks parked on the road
- The contractor is to make available a hose for washing down delivery vehicles and concrete trucks before they leave the site
- Demolition and site clearance activities shall ideally commence during a period of fine weather to reduce the risk of sediment escaping from the site
- Existing sumps shall be protected with hay bales or filter fabric
- Cover soil stockpiles with polythene sheets and hold in place with large rocks
- Ensure that all excavations for services are backfilled as soon as possible
- Downpipes (temporary) if necessary are to be installed and connected to the stormwater system as early as possible once the roofing material has been installed
- The site is to be kept clean and tidy at all times



03 - TYPICAL STABILISED SITE ACCESS
NTS



04 - SEDIMENT FENCE CONSTRUCTION
NTS



05 - SEDIMENT FENCE CONSTRUCTION
NTS

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ID	Date	Issue
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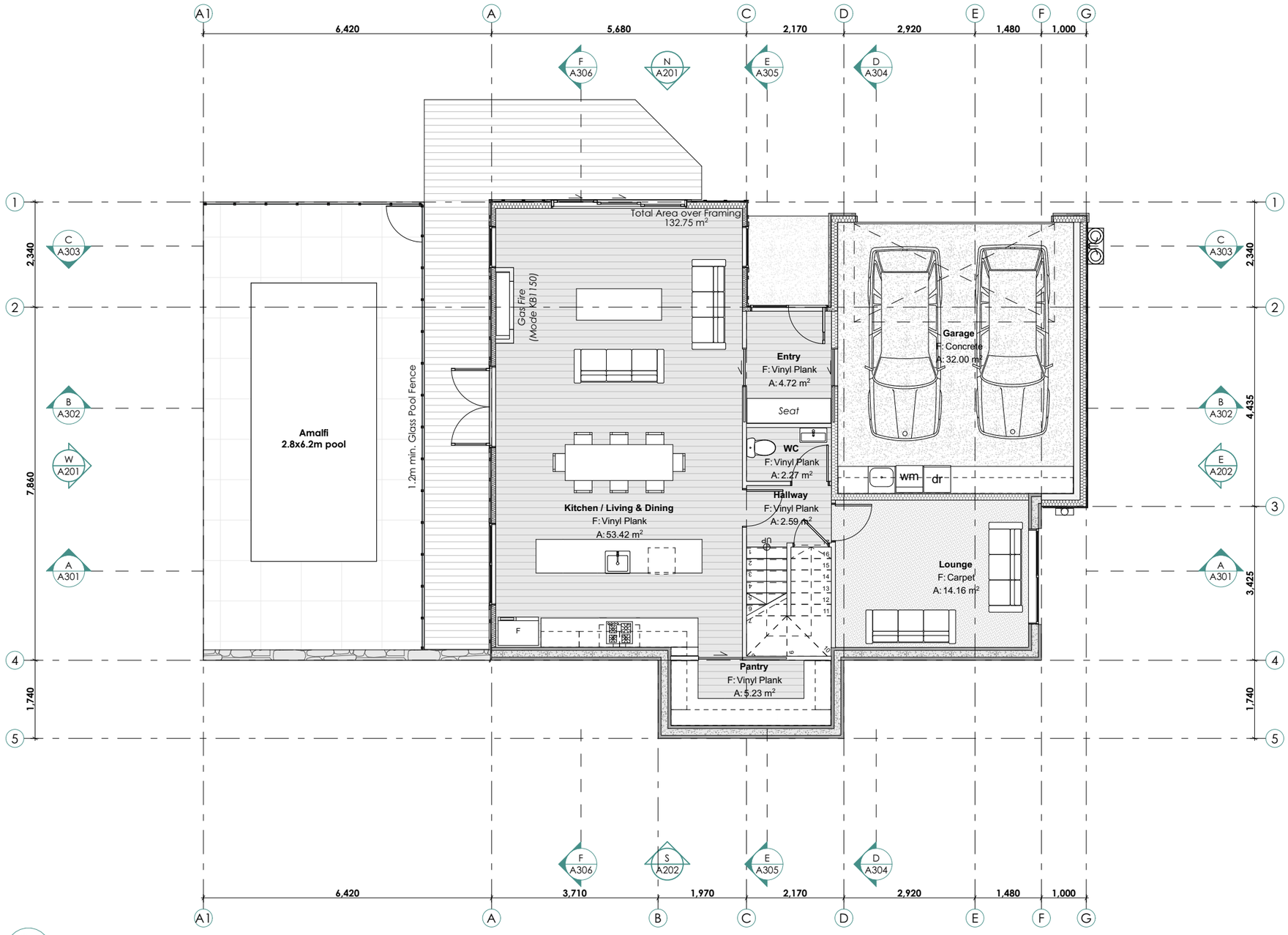
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For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

SHEET TITLE: SITE MANAGEMENT PLAN
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ISSUED: 30/10/2026
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01
-
Ground Floor Plan
Scale 1:100

FLOOR PLAN LEGEND

<External Walls>

H1.2 140x45mm studs @ 600crs and dwangs @ 800crs.

H1.2 90x45mm studs @ 600crs (400crs for 2.7m height) and dwangs @ 800crs.

286mm Nudura ICF retaining wall (150mm concrete core)

<Internal Walls>

H1.2 90x45mm studs @ 600 crs and dwangs @ 800crs. 10mm Gib inside (Aqualine in wet areas)

W001	Exterior Window Numbers
D001	Exterior Door Numbers
I001	Interior Door Numbers

FLOOR PLAN NOTES

- All work to be carried out in accordance with NZBC, NZS 3604:2011, other relevant NZ standards, local authority by laws, and manufacturer's details and instructions
- All workmanship and materials shall be of the highest quality in current trade practice and of the best description
- Drawings are to be read in conjunction with the architectural specification and other consultants documentation where appropriate
- All alternative products to be approved by principal/designer
- Confirm all material selection with principal before construction
- Refer to structural engineers drawings for further construction details and notes
- Floor coverings to wet areas to be impervious and easily cleaned to comply with NZBC E3/AS1
- Tile Backsplash to cooktop

INSULATION NOTES

140mm Walls - External
R4.1 Eliment Wall glasswool insulation (140mm)

90mm Walls - External
R2.8 Eliment Wall glasswool insulation (90mm)

90mm Wall - Internal (Acoustic)
R2.8 Eliment Wall glasswool insulation (90mm)

Roof
R5.0 Eliment Ceiling glasswool insulation (230mm)

Roof
R7.2 Eliment Ceiling glasswool insulation (2x165mm)

Midfloor
R3.6 Eliment Ceiling glasswool insulation (165mm)

Foundation
R3.83 MaxRaft 320 polystyrene insulation (220mm)

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

SHEET TITLE: GROUND FLOOR PLAN
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

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02
-

First Floor Plan
Scale 1:100

FLOOR PLAN LEGEND

<External Walls>

H1.2 140x45mm studs @ 600crs and dwangs @ 800crs.

H1.2 90x45mm studs @ 600crs (400crs for 2.7m height) and dwangs @ 800crs.

286mm Nudura ICF retaining wall (150mm concrete core)

<Internal Walls>

H1.2 90x45mm studs @ 600 crs and dwangs @ 800crs. 10mm Gib inside (Aqualine in wet areas)

W001	Exterior Window Numbers
D001	Exterior Door Numbers
I001	Interior Door Numbers

FLOOR PLAN NOTES

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- Confirm all material selection with principal before construction
- Refer to structural engineers drawings for further construction details and notes
- Floor coverings to wet areas to be impervious and easily cleaned to comply with NZBC E3/AS1
- Tile Backsplash to cooktop

INSULATION NOTES

140mm Walls - External
R4.1 Eliment Wall glasswool insulation (140mm)

90mm Walls - External
R2.8 Eliment Wall glasswool insulation (90mm)

90mm Wall - Internal (Acoustic)
R2.8 Eliment Wall glasswool insulation (90mm)

Roof
R5.0 Eliment Ceiling glasswool insulation (230mm)

Roof
R7.2 Eliment Ceiling glasswool insulation (2x165mm)

Midfloor
R3.6 Eliment Ceiling glasswool insulation (165mm)

Foundation
R3.83 MaxRaft 320 polystyrene insulation (220mm)

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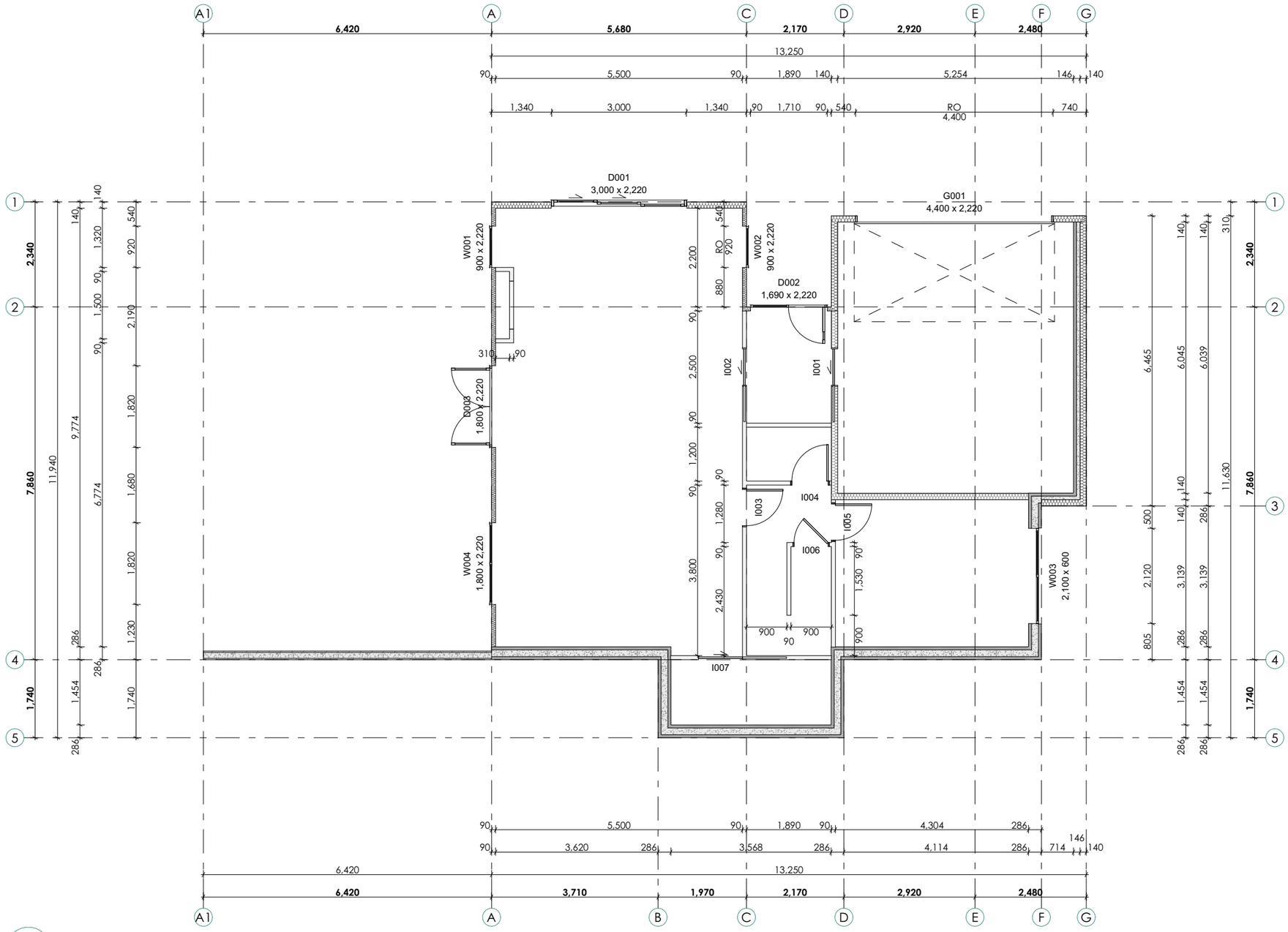
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ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
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01
-
Ground Floor Wall Framing Plan
Scale 1:100

FLOOR PLAN LEGEND

<External Walls>

H1.2 140x45mm studs @ 600crs and dwangs @ 800crs.

H1.2 90x45mm studs @ 600crs (400crs for 2.7m height) and dwangs @ 800crs.

286mm Nudura ICF retaining wall (150mm concrete core)

<Internal Walls>

H1.2 90x45mm studs @ 600 crs and dwangs @ 800crs. 10mm Gib inside (Aqualine in wet areas)

W001	Exterior Window Numbers
D001	Exterior Door Numbers
I001	Interior Door Numbers

FLOOR PLAN NOTES

- All work to be carried out in accordance with NZBC, NZS 3604:2011, other relevant NZ standards, local authority by laws, and manufacturer's details and instructions
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- All alternative products to be approved by principal/designer
- Confirm all material selection with principal before construction
- Refer to structural engineers drawings for further construction details and notes
- Floor coverings to wet areas to be impervious and easily cleaned to comply with NZBC E3/AS1
- Tile Backsplash to cooktop

INSULATION NOTES

140mm Walls - External
R4.1 Eliment Wall glasswool insulation (140mm)

90mm Walls - External
R2.8 Eliment Wall glasswool insulation (90mm)

90mm Wall - Internal (Acoustic)
R2.8 Eliment Wall glasswool insulation (90mm)

Roof
R5.0 Eliment Ceiling glasswool insulation (230mm)

Roof
R7.2 Eliment Ceiling glasswool insulation (2x165mm)

Midfloor
R3.6 Eliment Ceiling glasswool insulation (165mm)

Foundation
R3.83 MaxRaft 320 polystyrene insulation (220mm)

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

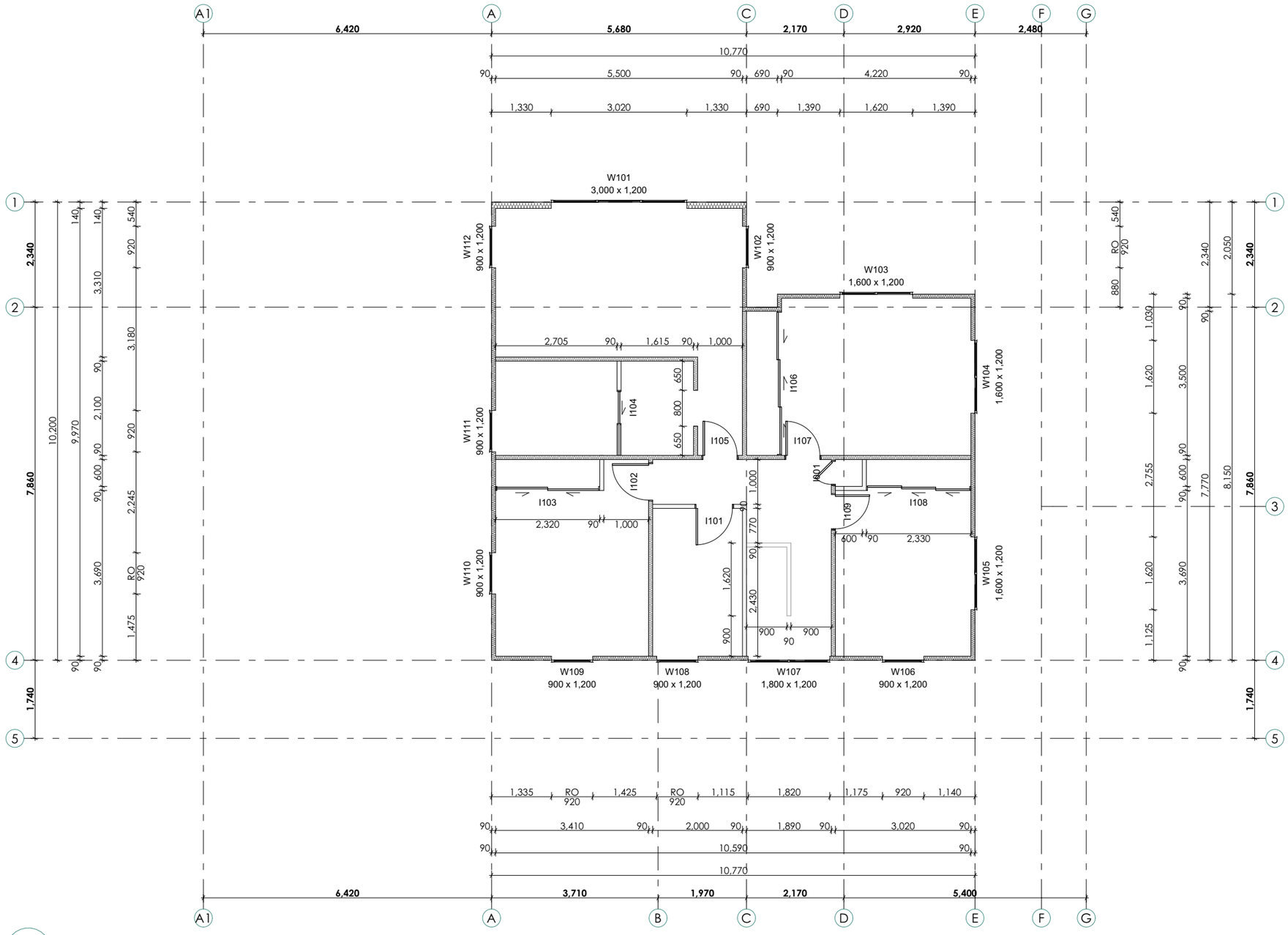
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PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

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02
-

First Floor Wall Framing Plan
Scale 1:100

FLOOR PLAN LEGEND

<External Walls>

H1.2 140x45mm studs @ 600crs and dwangs @ 800crs.

H1.2 90x45mm studs @ 600crs (400crs for 2.7m height) and dwangs @ 800crs.

286mm Nudura ICF retaining wall (150mm concrete core)

<Internal Walls>

H1.2 90x45mm studs @ 600 crs and dwangs @ 800crs. 10mm Gib inside (Aqualine in wet areas)

W001	Exterior Window Numbers
D001	Exterior Door Numbers
I001	Interior Door Numbers

FLOOR PLAN NOTES

- All work to be carried out in accordance with NZBC, NZS 3604:2011, other relevant NZ standards, local authority by laws, and manufacturer's details and instructions
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- Confirm all material selection with principal before construction
- Refer to structural engineers drawings for further construction details and notes
- Floor coverings to wet areas to be impervious and easily cleaned to comply with NZBC E3/AS1
- Tile Backsplash to cooktop

INSULATION NOTES

140mm Walls - External
R4.1 Eliment Wall glasswool insulation (140mm)

90mm Walls - External
R2.8 Eliment Wall glasswool insulation (90mm)

90mm Wall - Internal (Acoustic)
R2.8 Eliment Wall glasswool insulation (90mm)

Roof
R5.0 Eliment Ceiling glasswool insulation (230mm)

Roof
R7.2 Eliment Ceiling glasswool insulation (2x165mm)

Midfloor
R3.6 Eliment Ceiling glasswool insulation (165mm)

Foundation
R3.83 MaxRaft 320 polystyrene insulation (220mm)

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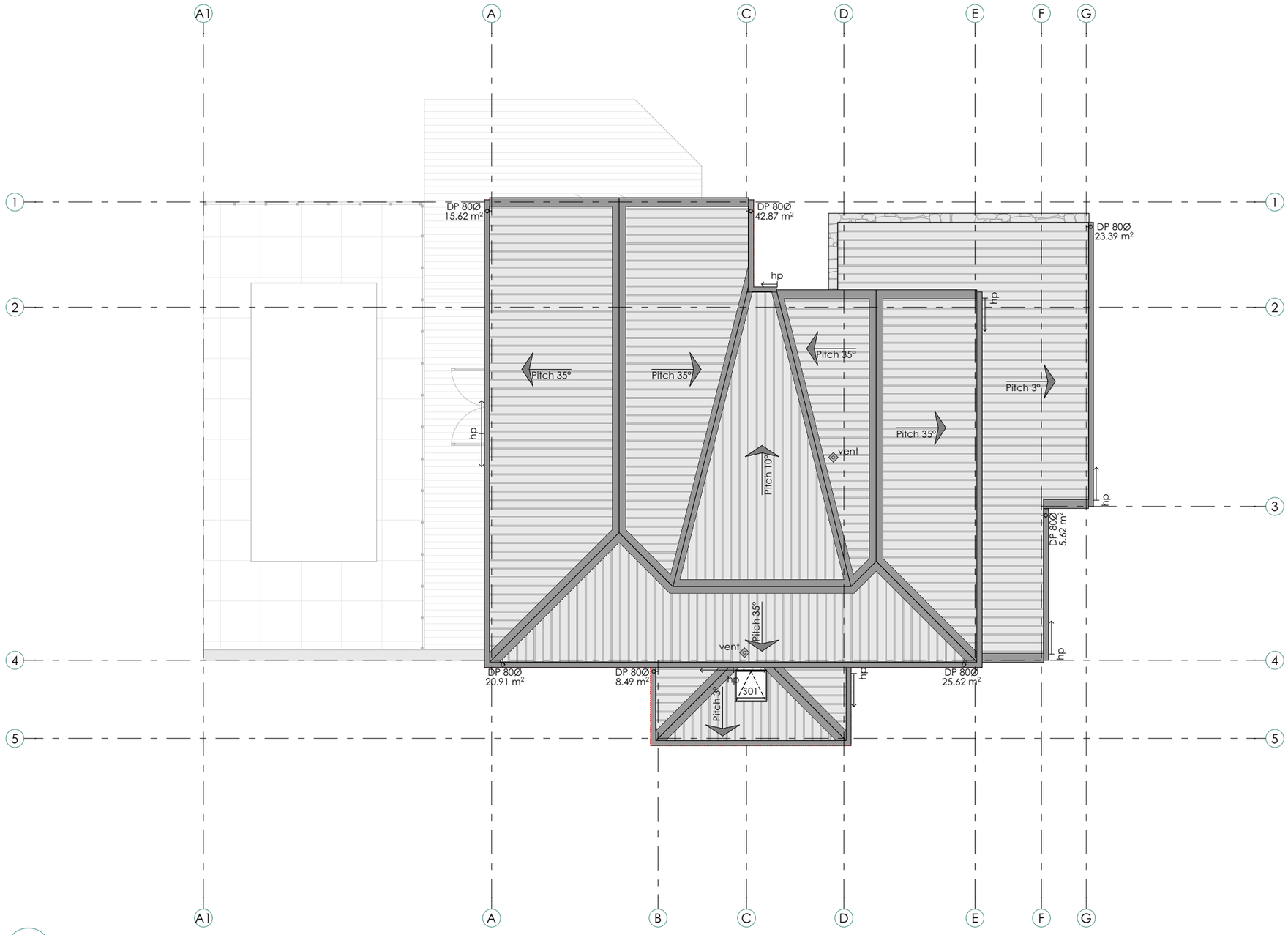
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03
-

Roof Plan
Scale 1:100

ROOF PLAN LEGEND

- 0.55BMT ColorCote® Hi-Five Longrun
- Pitch 15° — Roof pitch & fall direction
- Exterior outline of wall framing below
- hp — High point of gutter / direction of fall
- DP 80Ø XX.XXm²° — 80Ø downpipe with catchment area indicated
- vent — Vent terminating through roof

ROOF PLAN NOTES

- All roofing to be installed as per manufacturers instructions and in accordance with the NZBC and the NZ metal roof and wall cladding code of practice
- All roof penetrations to be flashed by roof contractor. Allow to coordinate with other trades

ROOF MATERIAL SPECIFICATION

Roofing
0.55BMT ColorCote® Hi-Five Longrun

Flashing
0.55BMT ColorCote® to match roofing

Fascia / Barge Board
0.55BMT ColorCote® 185mm Fascia

Gutter
0.55BMT ColorCote® 125mm Box with concealed brackets fixed @ 600crs. Provide snow straps and leaf guard.

Downpipes
0.55BMT ColorCote® 80Ø downpipe fixed back to cladding with colour matched stand off brackets

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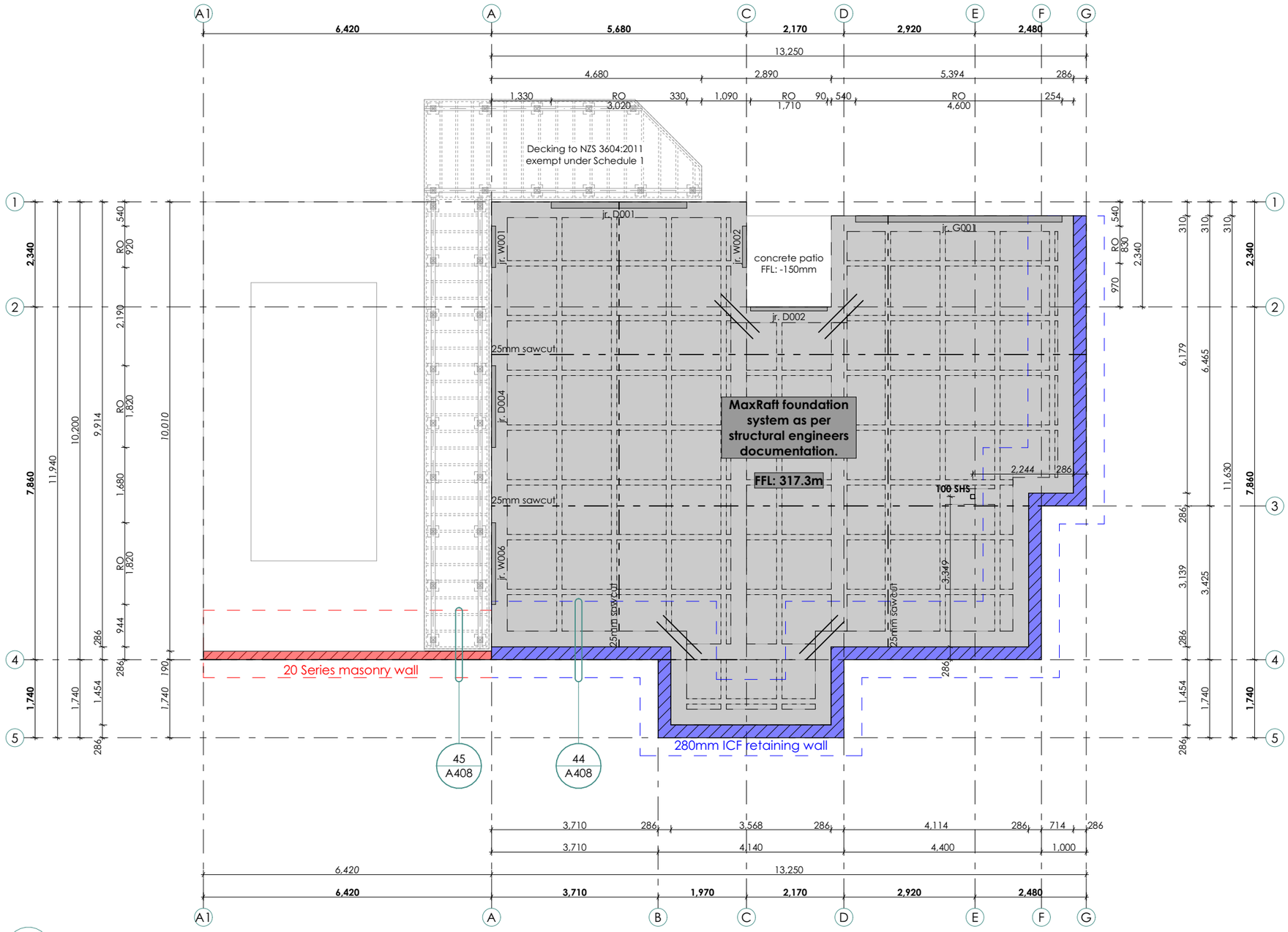
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PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

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01
-
Foundation Plan
Scale 1:100

FOUNDATION & FLOOR FRAMING LEGEND

FFL ±0 — Proposed RL / Finished Floor Level

jr xxxx — Joinery Recess 30mm deep - except Garage. (Width to be determined on site by joinery profile & reveal requirments)

FOUNDATION NOTES

- Provide rebate for door joinery units where indicated
- Confirm required depth and width of rebate with joinery manufacturer
- Refer to structural engineers documentation for slab and foundation footing details
- Allow for fixture wastes when pouring slabs and allow to duct services through footings
- Confirm the use of any curing or waterproofing agents on the slab with the flooring sub contractor
- The structural engineer is to be notified if any unstable or soft ground is encountered during excavation

SLAB NOTES

<Concrete reinforced foundation to NZS 3604:2011>
20MPa Concrete footing as per Figure 7.15, 20MPa 100mm slab with Grade 500E SE62 reinforcing mesh, over 100mm XPS polystyrene, on DPM to 30mm sand blinding on compacted AP40 hardfill compacted in layers of 150mm to 300kPA. Supplementry steel (2/D10s 1.2m long) may be placed to internal corners in slab (but not across shrinkage control joints)

DECKING SPECIFICATIONS

Decking to NZS 3604:2011 exempt under Schedule 1
Decking: 140x20mm fixed with 2/65x3.15mm screws @ joist crs.
Deck Joists: H3.2 90x45mm @ 400crs SG8 *(1.6m max span)*
Deck Bearer: H3.2 90x90mm SG8 *(1.30m max span)*
Deck Piles: H5 125 x 125mm SG8
Pile Footings: 300 x 300 x 300d 20MPa Concrete

FIXING SCHEDULE:

Note: All Exposed Metal Fixings to be Type 304 Stainless Steel

Decking Bearer to Pile:
H3.2 140x90mm SG8 Bearer Fixed to H5 125x125sq. Timber Pile with 2/ Skewed 90x3.15 Nails & 2x Wire Dogs. DPC Between Piles and Bearer in Under 300mm to Ground.

Decking Bearer to Anchor Pile:
H3.2 140x90mm SG8 Bearer Fixed to H5 125x125sq. Timber Anchor Pile with M12 Bolt with 50x50x3mm Washers.
(Refer to NZS: 3604:2011 Fig: 6.10)

Decking Joists to Bearers:
H3.2 140x45mm SG8 Timber Joists @ 400crs fixed to H3.2 140x90mm SG8 Timber Bearers with 3/90x3.15mm Skewed Nails Power Driven or 2/100x3.75mm Skewed Nails Hand Driven.

BRACING DESIGN:

Decking Bracing = Half the Bracing Demand require by Table 5.8
15 / 2 (Light, Light, 0-25°) = 7.5 Bu/m²

Total Decking Area : 43.6 m²
43.6m² x 7.5 = 327 BU's Required.

Anchor Piles:
120BUs Earthquake & 160BUs Wind

327 / 120 = 2.73
Required: 3 Anchor Piles min.

ID	Change Name

ID	Date	Issue
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Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

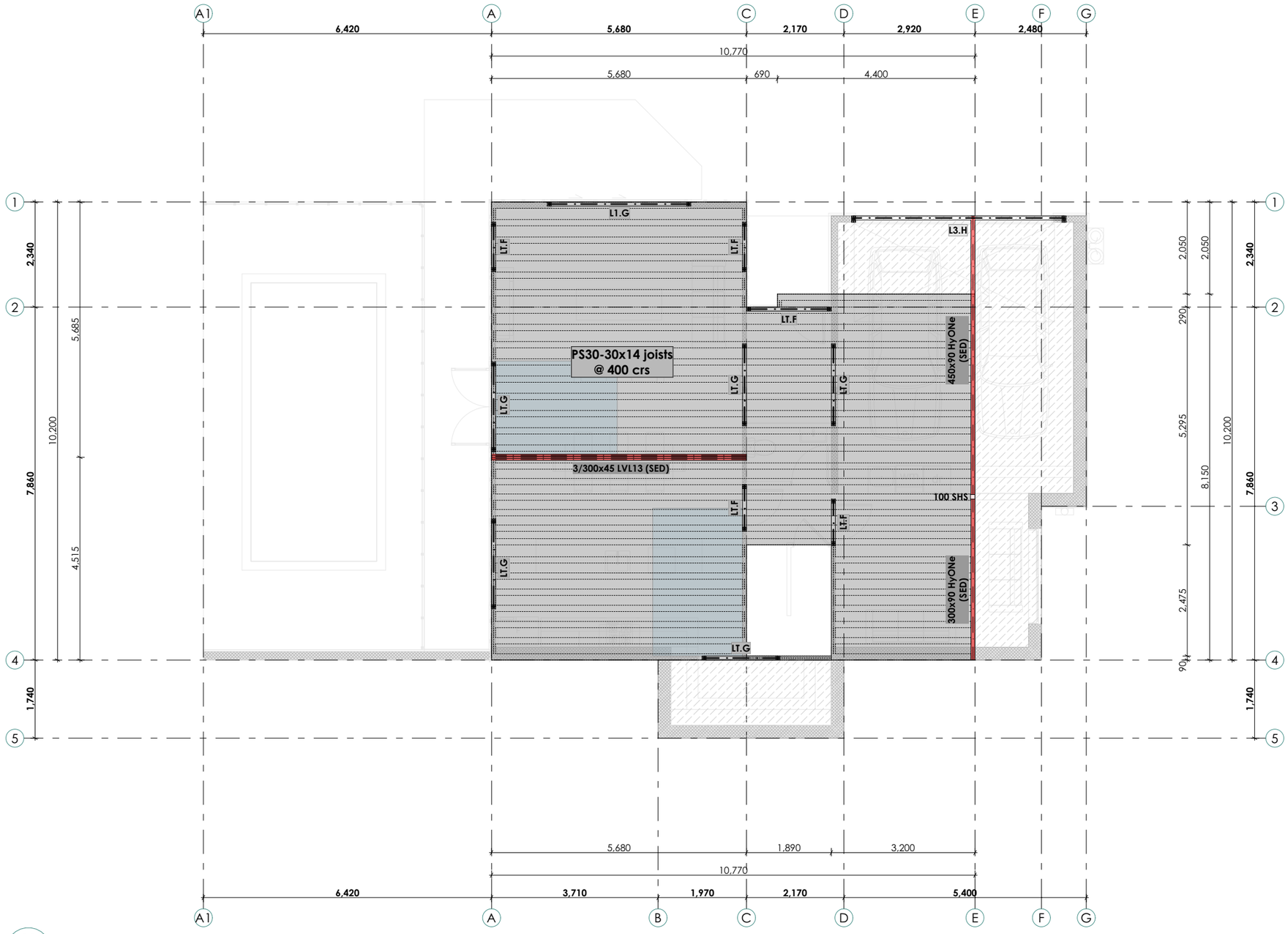
For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

SHEET TITLE: FOUNDATION PLAN
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

SHEET NO
A108.A

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.



02
-
Midfloor Framing Plan
Scale 1:100

FLOOR FRAMING PLAN LEGEND

LBW below — Load Bearing Wall (Refer to structural documentation for further details)

Timber Lintels (Refer to Lintel Schedules below)

FLOOR FRAMING PLAN NOTES

- SED roof framing members including all steel beams are sized as per structural engineer's specification and covered under structural PS1
- For the connection details and the bracing requirements, refer to structural engineers documentation
- All other roof framing and lintels are to be minimum grade SG8 and installed in accordance with NZS3604 : 2011
- The build-up member (e.g. 2 / 190 x 45) to be fixed well together in accordance with 2.4.4.7 of NZS 3604:2011

LINTEL SCHEDULES

Lintels as specified by DesignIT

L1.X ← Lintel and Fixing Types - refer to key below

Refer to lintel fixing schedule refer to sheet A419.

LT	Specified by Truss Manufacturer
L1	H1.2 2/240x45 hySpan
L2	H1.2 2/290x45 SG8
L3	H1.2 2/400x45 hySPAN

FIXING SCHEDULES

Truss to wall top plate:
As per truss fabricator's specification

Purlins fixings: *(removed for clarity)*
H1.2 70x45mm flat purlins @ 900crs, fixed with 80mm 1/10g self-drilling screw, or 2.4kN alternative fixing.

PosiStrut Mid floor joist to top plate:
2 LumberLok Wire Dogs or LumberLok CPC40 cleats.

Wall bottom plate to timber floor:
2/100x3.75mm hand-driven nails @ 600crs or 3/90x3.15 power-driven nails @ 600crs.

Wall bottom plate to concrete slab:
M12 cast in bolts @1200crs max or M12 chemset anchors @900crs max, 150mm of each end of the plate. Minimum capacity in accordance with clause 7.5.12.3 & 7.5.12.4 of NZS 3604:2011.

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

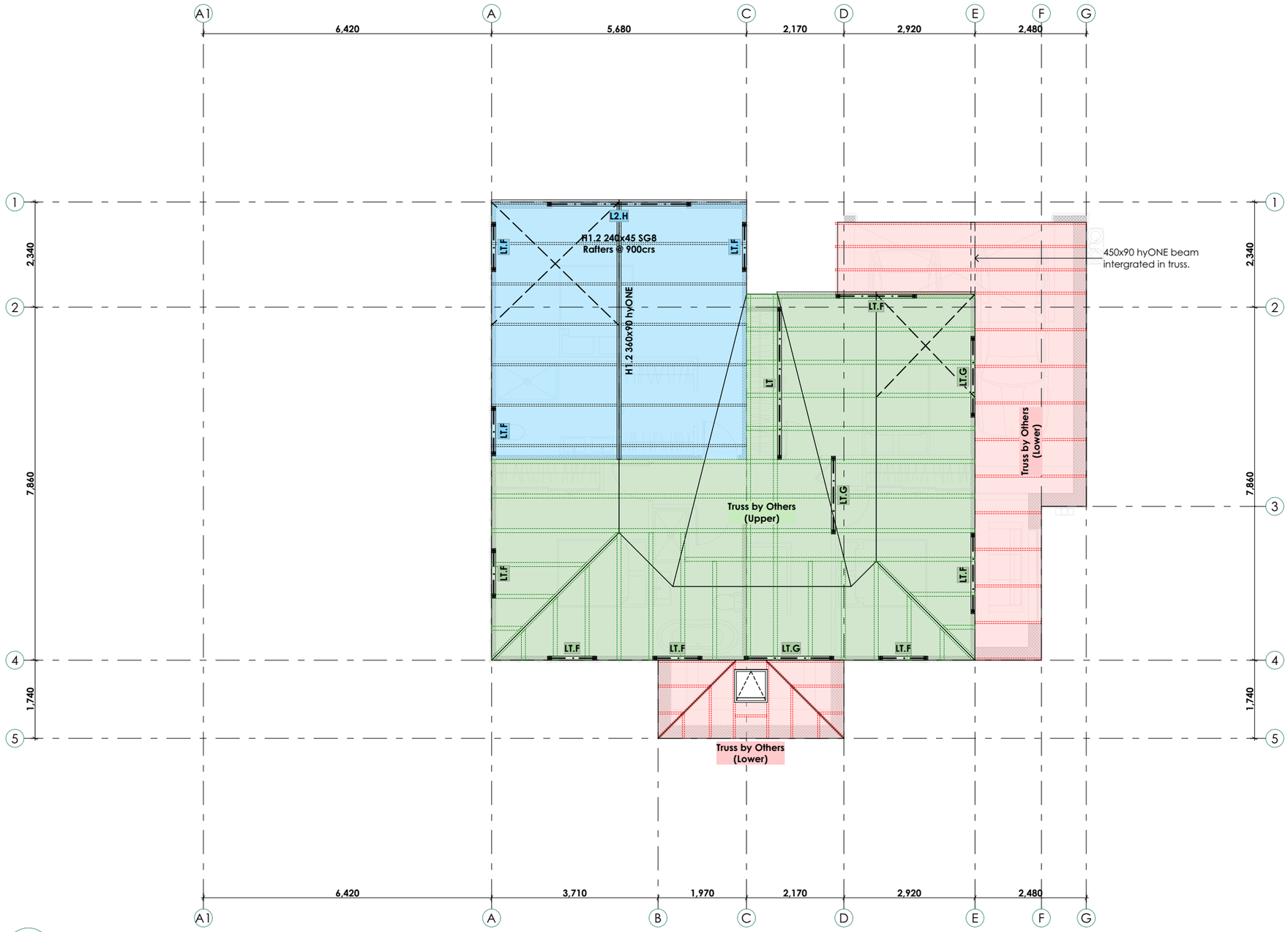
SHEET TITLE: MIDFLOOR FRAMING PLAN
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

A109.A

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03
-

Roof Framing Plan
Scale 1:100

ROOF FRAMING PLAN LEGEND

LBW below — Load Bearing Wall
(Refer to structural documentation for further details)

Timber Lintels
(Refer to Lintel Schedules below)

Roof Plane Diagonal Brace
A diagonally opposing pair of continuous steel strips (4.0 kN) fixed to each top chord (or rafter) to top plate (or support beam) as per NZS3604

ROOF FRAMING PLAN NOTES

- SED roof framing members including all steel beams are sized as per structural engineer's specification and covered under structural PS1
- For the connection details and the bracing requirements, refer to structural engineers documentation
- All other roof framing and lintels are to be minimum grade SG8 and installed in accordance with NZS3604 : 2011
- The build-up member (e.g. 2 / 190 x 45) to be fixed well together in accordance with 2.4.4.7 of NZS 3604:2011

LINTEL SCHEDULES

Lintels as specified by DesignIT

L1.X ← Lintel and Fixing Types - refer to key below

Refer to lintel fixing schedule refer to sheet A419.

LT	Specified by Truss Manufacturer
L1	H1.2 2/240x45 hySpan
L2	H1.2 2/290x45 SG8
L3	H1.2 2/400x45 hySPAN

FIXING SCHEDULES

Truss to wall top plate:
As per truss fabricator's specification

Purlins fixings: *(removed for clarity)*
H1.2 70x45mm flat purlins @ 900crs, fixed with 80mm 1/10g self-drilling screw, or 2.4kN alternative fixing.

PosiStrut Mid floor joist to top plate:
2 LumberLok Wire Dogs or LumberLok CPC40 cleats.

Wall bottom plate to timber floor:
2/100x3.75mm hand-driven nails @ 600crs or 3/90x3.15 power-driven nails @ 600crs.

Wall bottom plate to concrete slab:
M12 cast in bolts @1200crs max or M12 chemset anchors @900crs max, 150mm of each end of the plate. Minimum capacity in accordance with clause 7.5.12.3 & 7.5.12.4 of NZS 3604:2011.

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

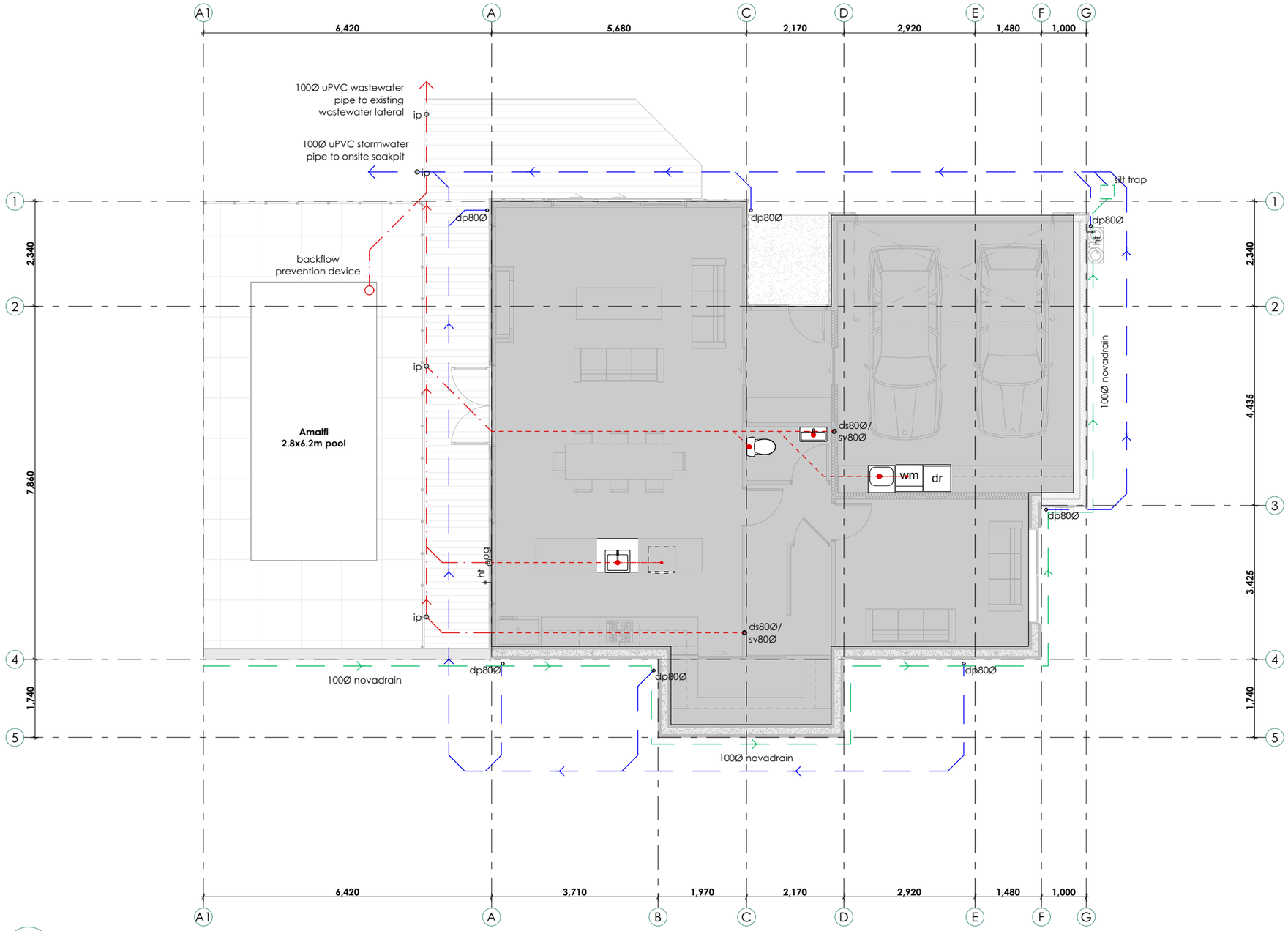
SHEET TITLE: ROOF FRAMING PLAN
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

A110.A

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01
-

Ground Floor Plumbing Plan
Scale 1:100

PLUMBING & DRAINAGE PLAN LEGEND

	Sanitary Sewer Drain (Arrow indicates direction of flow)
	Stormwater Drain (Arrow indicates direction of flow)
	Fixture Discharge Pipe (above slab / floor)
	Discharge Pipe (under slab / floor)
og	Overflow Gully
ht	Hose Tap
dp80Ø	80Ø Downpipe
ds80Ø/ sv80Ø	80Ø Discharge Stack / 8Ø Stack Vent
fwg	Floor waste gully
ip	Inspection Point

PLUMBING & DRAINAGE SIZE & GRADIENT

< Plumbing >

Items	Pipe Ø min.	Grade min.
Basin	32mm	1:20
Bath	50mm	1:40
Washing Machine	40mm	1:40
Kitchen Sink / Dish Washer	40mm	1:40
Laundry Tub	40-50mm	1:30
Shower	50mm	1:40
WC	80-100mm	1:60

< Drainage >

Items	Pipe Ø min.	Grade min.
Sewer drain	100mm	1:60
Stormwater drain	100mm	1:120

PLUMBING & DRAINAGE NOTES

- All plumbing and drainage to comply with AS/NZ 3500
- All work to be carried out by a licensed and registered practitioner
- Confirm stormwater & sewer connections to existing laterals on site prior to work
- Confirm setout in conjunction with engineering design and product specification
- Hot & cold water pipes to be lagged in accordance with NZS4305
- Contractor to supply as built plans to the control authority at the completion of works
- uPVC sleeves to be installed to all drains under slabs for protection & to allow relative movement
- Confirm with Owner for tap locations & further requiremen
- All in-slab pipework to be 65mm dia minimum
- Vertical drain pipe in wall to have lagging for accoustic insulation

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

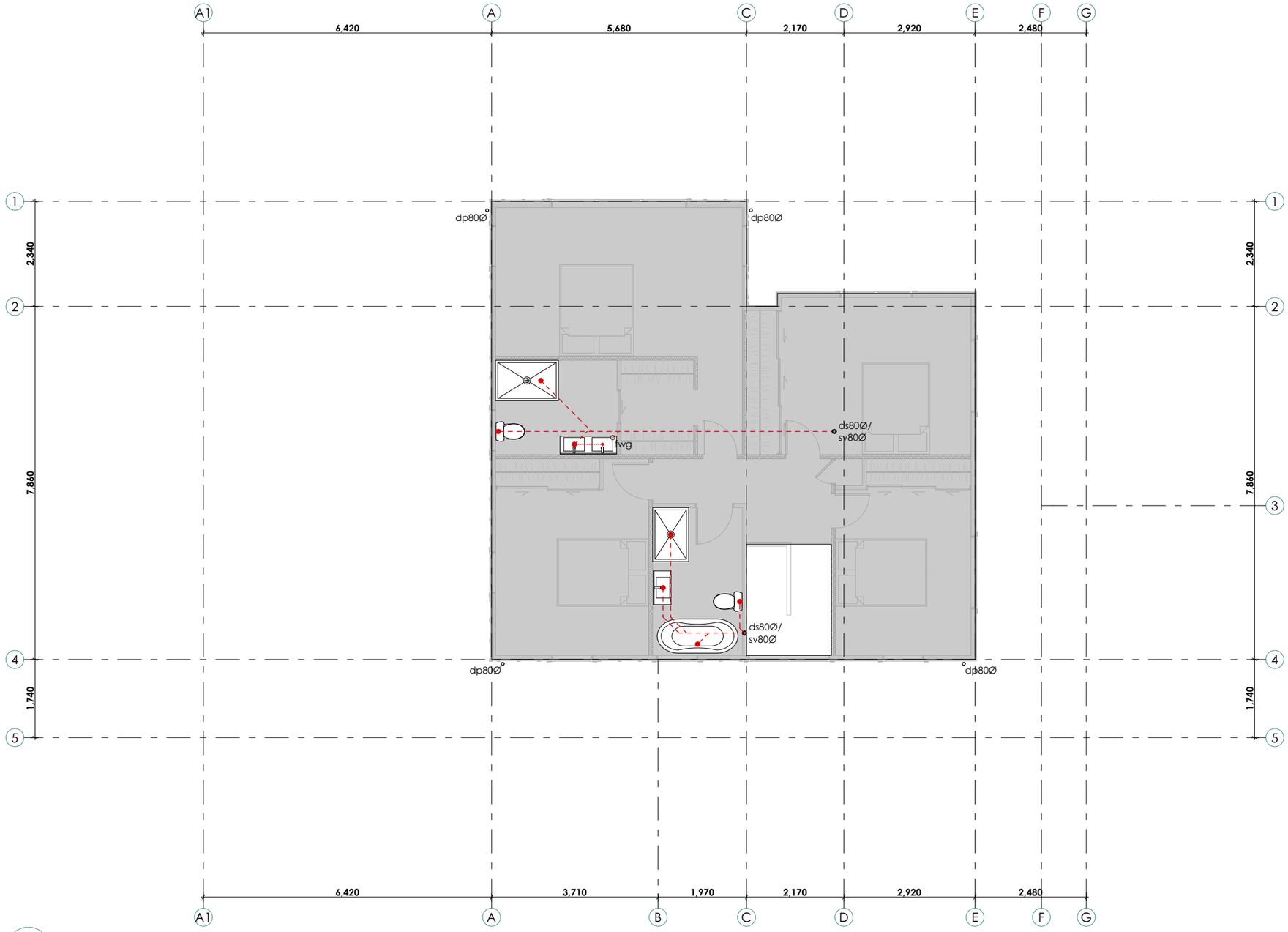
SHEET TITLE: GROUND FLOOR PLUMBING PLAN
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

A111.A

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02
-
First Floor Plumbing Plan
Scale 1:100

PLUMBING & DRAINAGE PLAN LEGEND

- Sanitary Sewer Drain (Arrow indicates direction of flow)
- Stormwater Drain (Arrow indicates direction of flow)
- Fixture Discharge Pipe (above slab / floor)
- Discharge Pipe (under slab / floor)
- og — Overflow Gully
- ht — Hose Tap
- dp80Ø — 80Ø Downpipe
- ds80Ø/ sv80Ø — 80Ø Discharge Stack / 8Ø Stack Vent
- fwg — Floor waste gully
- ip — Inspection Point

PLUMBING & DRAINAGE SIZE & GRADIENT

< Plumbing >

Items	Pipe Ø min.	Grade min.
Basin	32mm	1:20
Bath	50mm	1:40
Washing Machine	40mm	1:40
Kitchen Sink / Dish Washer	40mm	1:40
Laundry Tub	40-50mm	1:30
Shower	50mm	1:40
WC	80-100mm	1:60

< Drainage >

Items	Pipe Ø min.	Grade min.
Sewer drain	100mm	1:60
Stormwater drain	100mm	1:120

PLUMBING & DRAINAGE NOTES

- All plumbing and drainage to comply with AS/NZ 3500
- All work to be carried out by a licensed and registered practitioner
- Confirm stormwater & sewer connections to existing laterals on site prior to work
- Confirm setout in conjunction with engineering design and product specification
- Hot & cold water pipes to be lagged in accordance with NZS4305
- Contractor to supply as built plans to the control authority at the completion of works
- uPVC sleeves to be installed to all drains under slabs for protection & to allow relative movement
- Confirm with Owner for tap locations & further requiremen
- All in-slab pipework to be 65mm dia minimum
- Vertical drain pipe in wall to have lagging for accoustic insulation

ID	Change Name

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

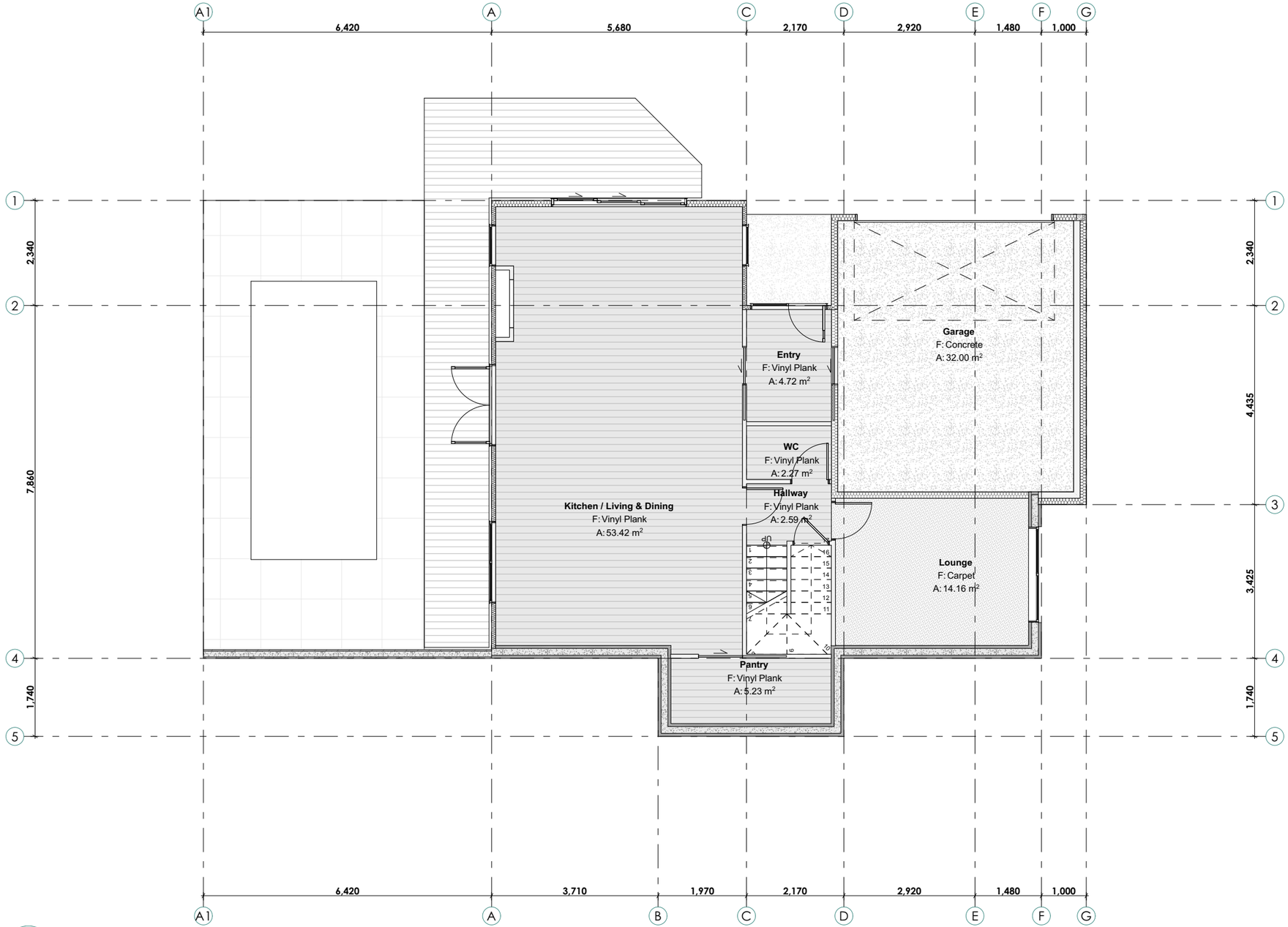
For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

SHEET TITLE: FIRST FLOOR PLUMBING PLAN
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

SHEET NO
A112.A

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01
-
Ground Floor Finishes Plan
Scale 1:100

FLOOR FINISHES LEGEND

- Selected Carpet
- Selected Vinyl Plank Flooring
- Selected Floor Tiles
- Exposed Concrete
- Selected Timber Decking
- External Exposed Concrete

FLOOR FINISHES LEGEND

- All Flooring to be impervious within 1500mm for a plumbing fixture in accordance with E3/AS1.
- All Walls to be impervious withing 1800mm from the shower floor in accordance with E3/AS1.

ACCESS ROUTE SLIP RESISTANCE

Allow for a finish to outdoor access routes; Driveway, Decks & Paths leading to main entrance of dwelling as listed below.
NOTE: Where the surface of an access route is subject to wetting the surface shall have a cross fall of no less than 1 in 100 unless it is constructed to drain water such as timber decking. The surface of any access route shall not have a cross fall steeper than 1:50.

1) Uncoated Profiled timber run adjacent to direction of travel (Allow for coated and sand/grit impregnated for stairs or sloping surfaces subject to wetting). NOTE: Does not cover Sloping surfaces including stairs for slopes steeper than 1:10 for wet or 1:8 for dry conditions.
2) Portland Cement Concrete with a broomed (Class 5 or 6 complying with NZS 3114), Wood float finish (Class U2), a Coated and sand/grit impregnated finish, exposed crushed aggregate finish or Exposed rounded aggregate finish (To be tested for compliance) OR
3) Asphaltic Concrete, Marble & Granite with flamed surface, Sandstone or Concrete pavers (Test required for surfaces subject to wetting) OR
4) Other Code compliant finish to D1/AS1 2.0 Access Routes.

WALL PLAN LEGEND

Typical wall finish, painted 10mm GIB Standard plasterboard finished to Level 4, (Aqualine in wet areas), unless otherwise specified for bracing & fire requirements which take precedence.

Flooring Schedule

Flooring	Area	Position
Timber Flooring	75.02	Interior
Carpet	83.29	Interior
Tiled Flooring	12.41	Interior
Exposed Concrete	31.80	Interior
Timber Decking	27.11	Exterior
Concrete Patio	53.09	Exterior

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

SHEET TITLE: GROUND FLOOR FINISHES PLAN
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

A113.A

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02
-

First Floor Finishes Plan
Scale 1:100

FLOOR FINISHES LEGEND

- Selected Carpet
- Selected Vinyl Plank Flooring
- Selected Floor Tiles
- Exposed Concrete
- Selected Timber Decking
- External Exposed Concrete

FLOOR FINISHES LEGEND

- All Flooring to be impervious within 1500mm for a plumbing fixture in accordance with E3/AS1.
- All Walls to be impervious withing 1800mm from the shower floor in accordance with E3/AS1.

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WALL PLAN LEGEND

Typical wall finish, painted 10mm GIB Standard plasterboard finished to Level 4, (Aqualine in wet areas), unless otherwise specified for bracing & fire requirements which take precedence.

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Tiled Flooring	12.41	Interior
Exposed Concrete	31.80	Interior
Timber Decking	27.11	Exterior
Concrete Patio	53.09	Exterior

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

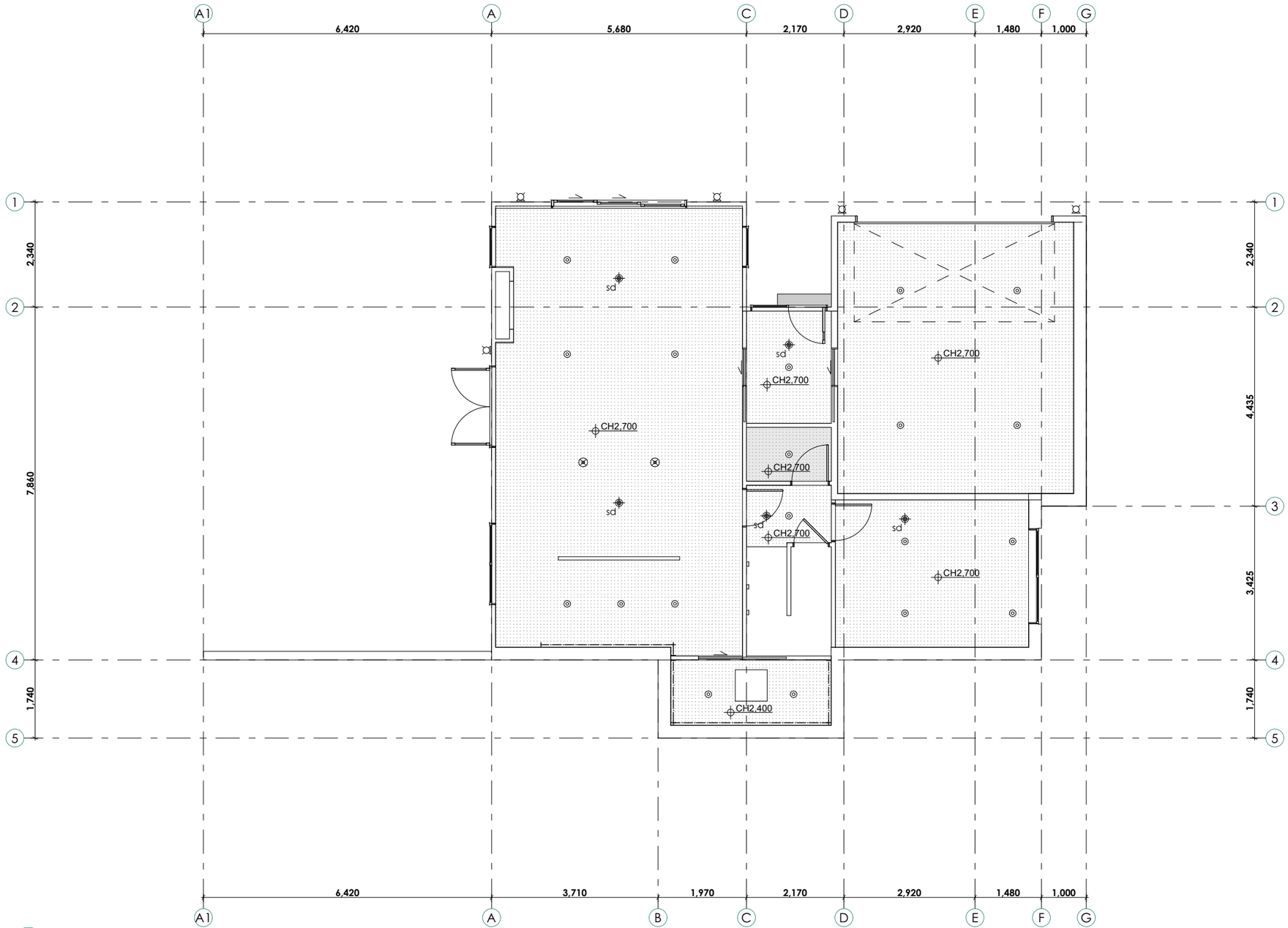
SHEET TITLE: FIRST FLOOR FINISHES PLAN
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

A114.A

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01
-

Ground Floor Ceiling Plan
Scale 1:100

LIGHTING PLAN LEGEND

- Recessed LED downlight
- Pendant Light Fitting
- Wall Mount Light Fitting (External)
- LED Batten Light Fitting
- LED Stair Wall Light Fitting
- LED Strip Lighting (u/s wall cabinetry)

SMOKE ALARM LEGEND

sd — Interconnected smoke alarm as per C/AS1.
(Either wirelessly or hard-wired interconnection, using either 10 year long-life battery-powered or 240v mains powered alarms. - NZS 4514:2021)

CEILING PLAN LEGEND

- HardieFlex™ 6.0mm soffit lining
- 13mm Standard GIB
- 13mm Aqualine GIB
- Ceiling Access Hatch
- CH2,700 — Ceiling Height Above Floor Level
- Raking — Raking ceiling
- Exposed beam (underside)

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

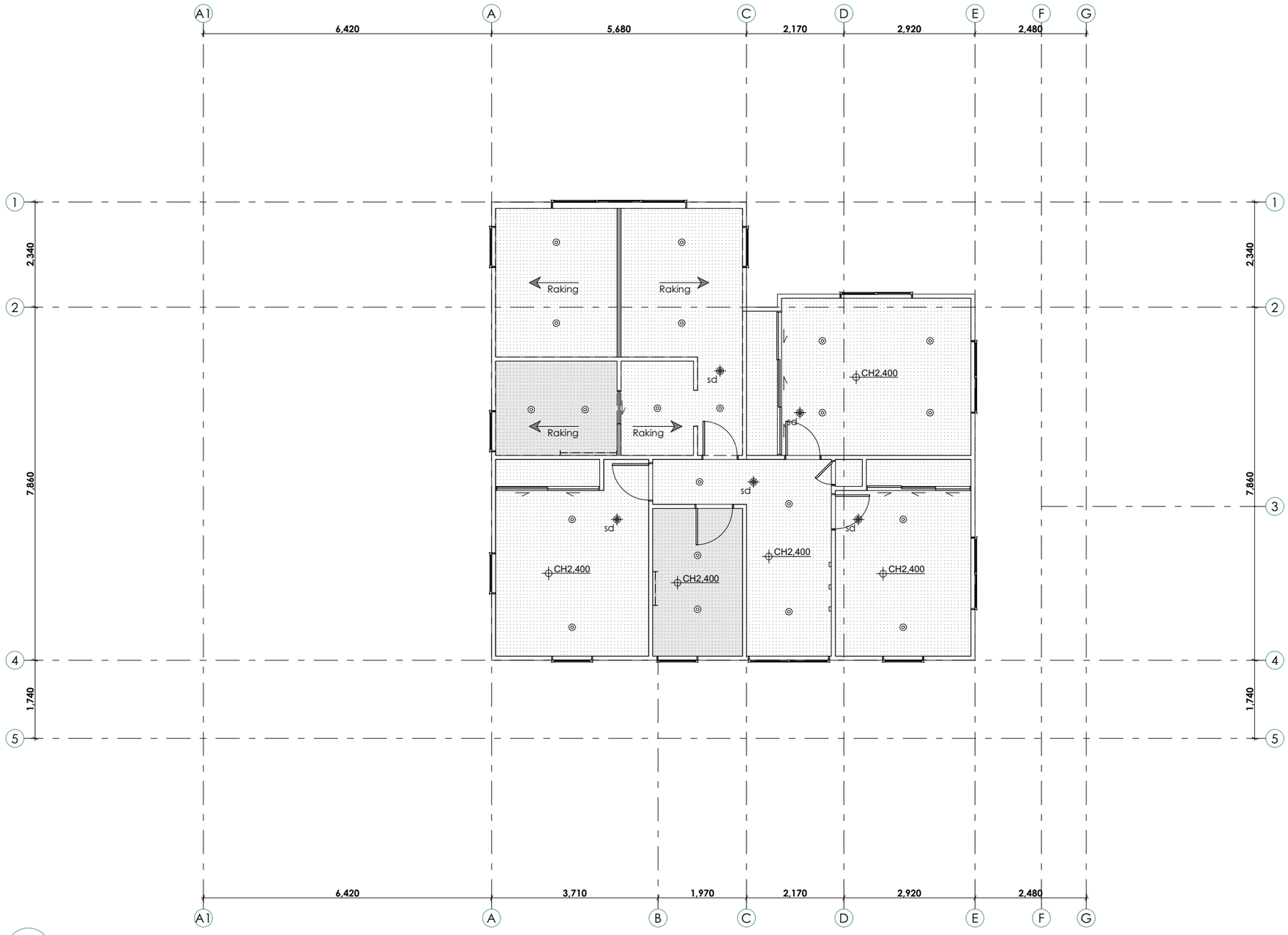
SHEET TITLE: GROUND FLOOR CEILING PLAN
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

A115.A

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02
-

First Floor Ceiling Plan
Scale 1:100

LIGHTING PLAN LEGEND

- Recessed LED downlight
- Pendant Light Fitting
- Wall Mount Light Fitting (External)
- LED Batten Light Fitting
- LED Stair Wall Light Fitting
- LED Strip Lighting (u/s wall cabinetry)

SMOKE ALARM LEGEND

sd — Interconnected smoke alarm as per C/AS1.
(Either wirelessly or hard-wired interconnection, using either 10 year long-life battery-powered or 240v mains powered alarms. - NZS 4514:2021)

CEILING PLAN LEGEND

- HardieFlex™ 6.0mm soffit lining
- 13mm Standard GIB
- 13mm Aqualine GIB
- Ceiling Access Hatch
- CH2,700 — Ceiling Height Above Floor Level
- Raking — Raking ceiling
- Exposed beam (underside)

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

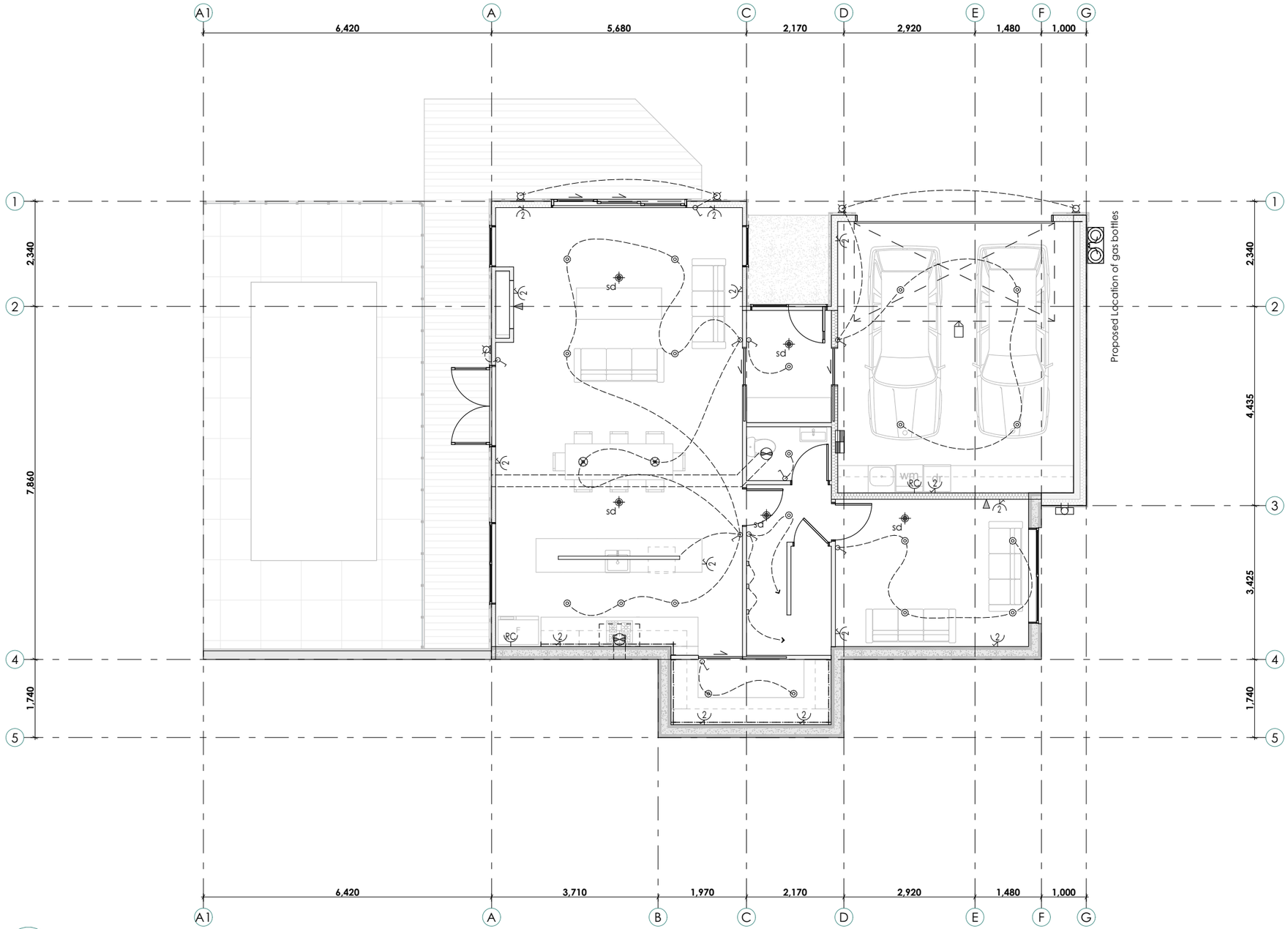
SHEET TITLE: FIRST FLOOR CEILING PLAN
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

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01
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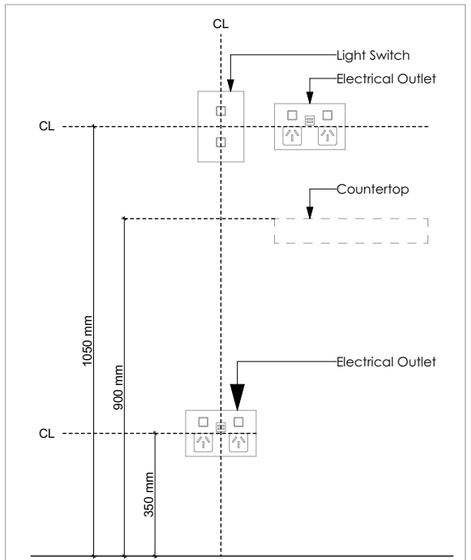
Ground Floor Electrical Plan
Scale 1:100

ELECTRICAL PLAN LEGEND

2	Double Power Point
RCD	RCD Outlet
	Data / Phone - Fibre Optic
	Light Switch
	Light Circuit
dm	Demister pad (behind mirror)
	Garage Door Opener
	Distribution Board / Switch Board *Installed with Smart Meter Board*
htr	Heated Towel Rail
	Extract fan / hood ducted to exterior

ELECTRICAL NOTES

- Allow to provide electrical requirements as required by other trades
- All electrical work to be carried out under the supervision of a registered electrician with a current practising licence
- Allow for fibre optic installation throughout house
- Electrical sockets mounted +300 from FFL. Light switches +1100 unless otherwise indicated
- Allow for surge protector to all electrical circuits
- Allow for underground electrical cable to transformer refer to site plan for position
- All extraction fans to be activated by main light switch to bathroom and to be vented externally.
- Extract flow rates to NZBC G4/AS1, min. 25L/s for showers & baths & 50L/s for cooktops.
- All plugs and switches PDL in 600 Series
- Owner to confirm the lighting fixtures and all electrical services prior to construction
- All downlights to be CA rated, for H1 calc purposes
- Downlights to be IC-F or IC or CA-80 or CA-135 100mm clearance to insulation materials



TYPICAL OUTLET & SWITCH DIAGRAM

ID	Change Name

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

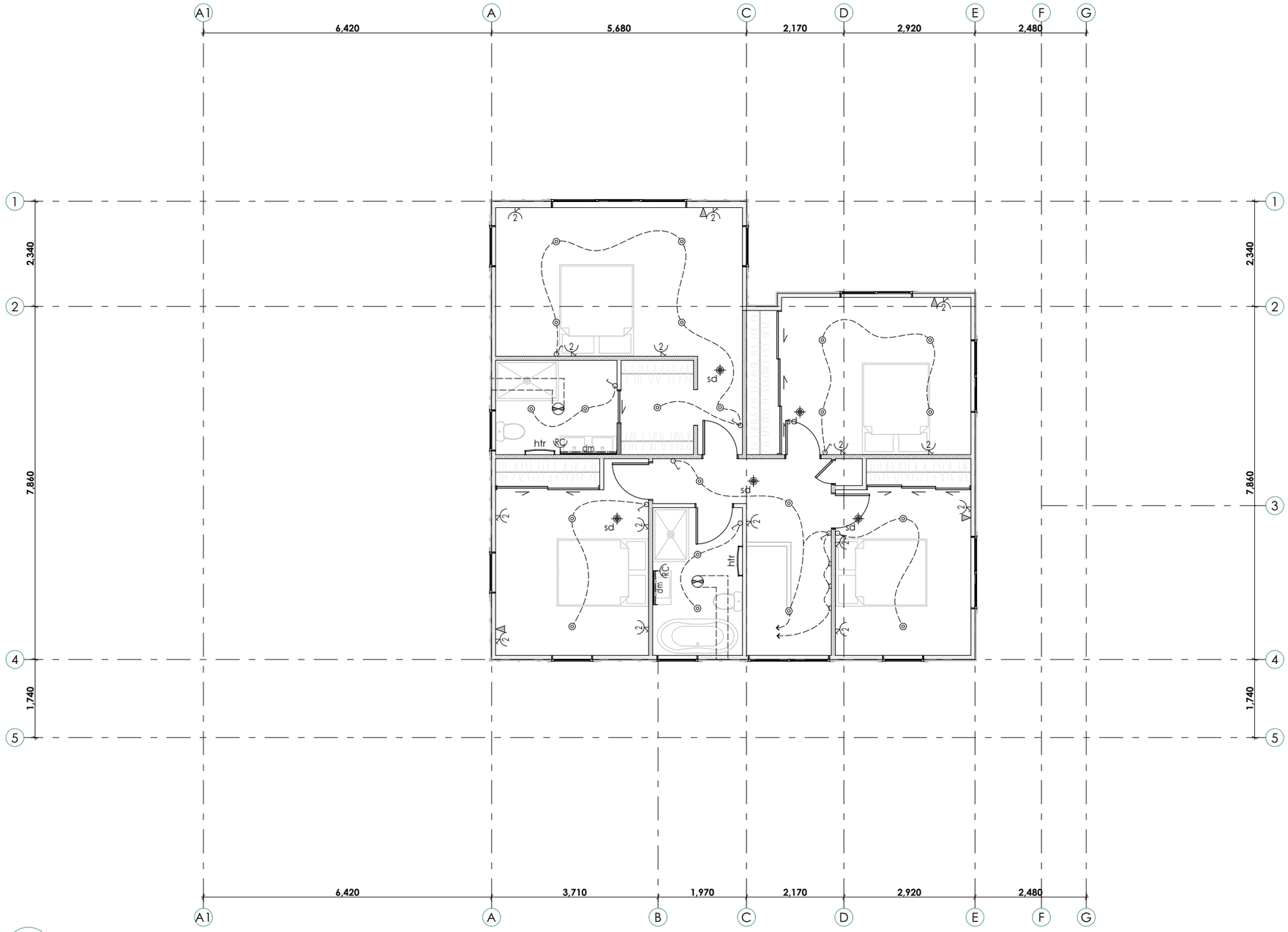
For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

SHEET TITLE: GROUND FLOOR ELECTRICAL PLAN
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

SHEET NO
A117.A

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02
-

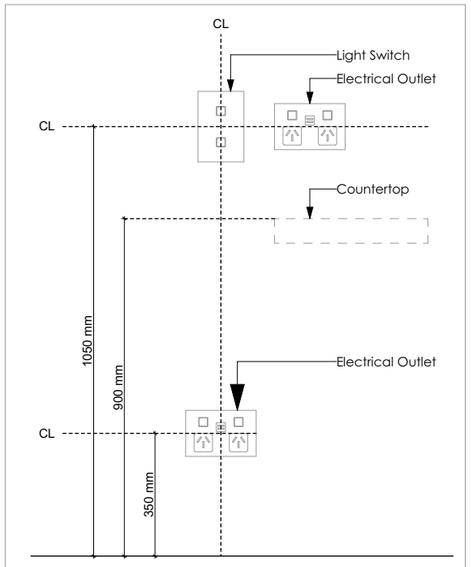
First Floor Electrical Plan
Scale 1:100

ELECTRICAL PLAN LEGEND

2	Double Power Point
RC	RCD Outlet
	Data / Phone - Fibre Optic
	Light Switch
	Light Circuit
dm	Demister pad (behind mirror)
	Garage Door Opener
	Distribution Board / Switch Board *Installed with Smart Meter Board*
htr	Heated Towel Rail
	Extract fan / hood ducted to exterior

ELECTRICAL NOTES

- Allow to provide electrical requirements as required by other trades
- All electrical work to be carried out under the supervision of a registered electrician with a current practising licence
- Allow for fibre optic installation throughout house
- Electrical sockets mounted +300 from FFL. Light switches +1100 unless otherwise indicated
- Allow for surge protector to all electrical circuits
- Allow for underground electrical cable to transformer refer to site plan for position
- All extraction fans to be activated by main light switch to bathroom and to be vented externally.
- Extract flow rates to NZBC G4/AS1, min. 25L/s for showers & baths & 50L/s for cooktops.
- All plugs and switches PDL in 600 Series
- Owner to confirm the lighting fixtures and all electrical services prior to construction
- All downlights to be CA rated, for H1 calc purposes
- Downlights to be IC-F or IC or CA-80 or CA-135 100mm clearance to insulation materials



TYPICAL OUTLET & SWITCH DIAGRAM

ID	Change Name

ADQ Architecture

Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

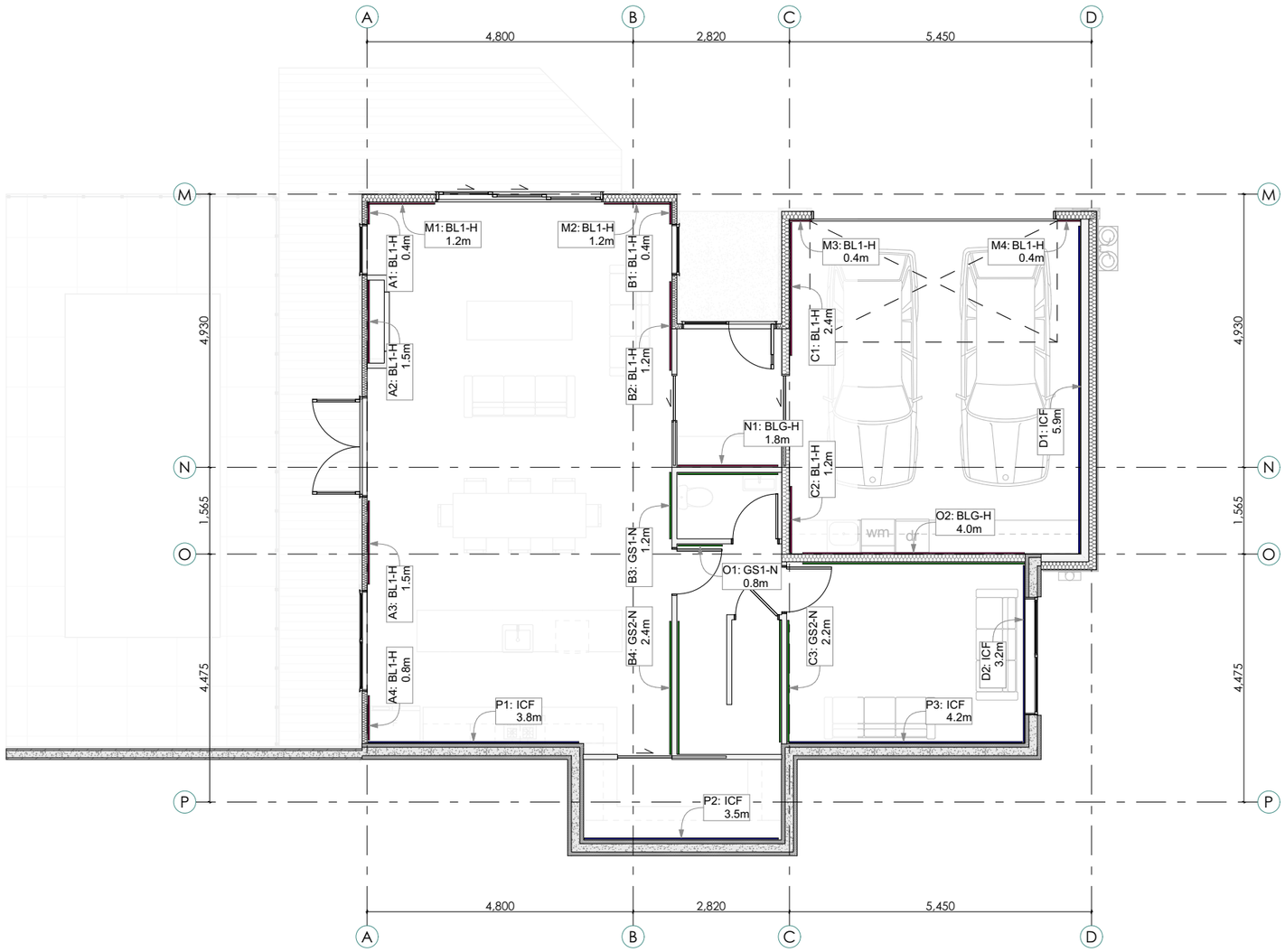
SHEET TITLE: FIRST FLOOR ELECTRICAL PLAN
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

A118.A

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01
-
Ground Floor Bracing Plan
Scale 1:100

BRACING PLAN LEGEND

<Wall Bracing>

a1: GSX-X X.Xm

Bracing wall location

ID#: Brace Type Brace length

GS1-N:
10mm GIB® Standard plasterboard fixed to one side only

GS2-N:
10mm GIB® Standard plasterboard fixed to each side of the wall framing

BLG-H:
10mm GIB Braceline® plasterboard fixed to one side of the framing plus 10mm GIB® Standard plasterboard to the other side

BL1-H:
10mm GIB Braceline® plasterboard fixed to one side of the framing

ICF:
ICF block wall as per structural engineers documentation.

BRACING PLAN NOTES

- Bottom plate fixings for each specified bracing elements to be in accordance with GIB EzyBrace® Systems specification, Ecoply® Barrier Bracing specification.
- Linings to be fixed / fastened in accordance with GIB EzyBrace® Systems specification, Ecoply® Barrier Bracing specification.
- Substitutions are allowed only as per GIB® Plasterboard Alternatives document

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

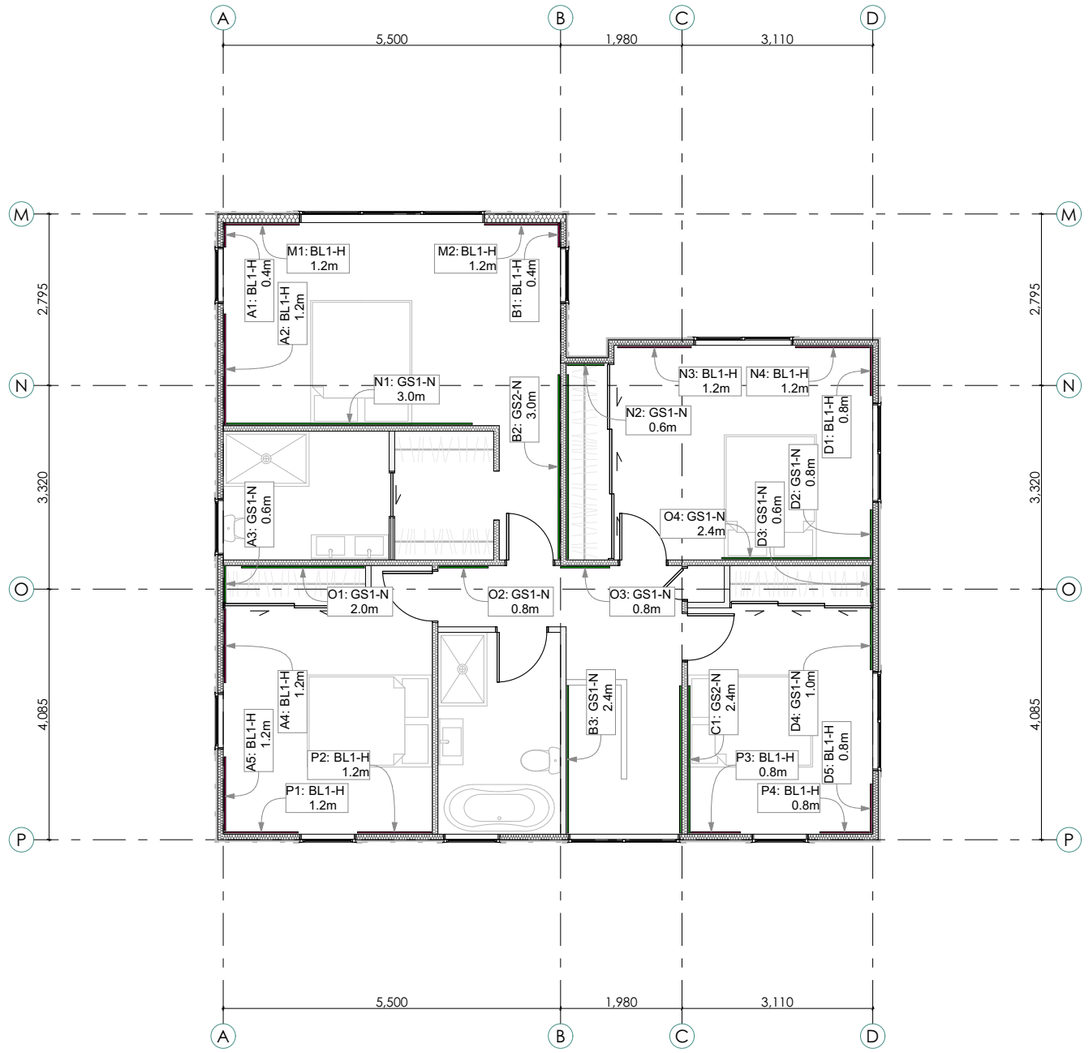
SHEET TITLE: GROUND FLOOR BRACING PLAN
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

A119.A

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02
-

First Floor Bracing Plan
Scale 1:100

BRACING PLAN LEGEND

<Wall Bracing>

Bracing wall location

a1: GSX-X X.Xm

D#: Brace Type
Brace length

GS1-N:
10mm GIB® Standard plasterboard fixed to one side only

GS2-N:
10mm GIB® Standard plasterboard fixed to each side of the wall framing

BLG-H:
10mm GIB Braceline® plasterboard fixed to one side of the framing plus 10mm GIB® Standard plasterboard to the other side

BL1-H:
10mm GIB Braceline® plasterboard fixed to one side of the framing

ICF:
ICF block wall as per structural engineers documentation.

BRACING PLAN NOTES

- Bottom plate fixings for each specified bracing elements to be in accordance with GIB EzyBrace® Systems specification, Ecoply® Barrier Bracing specification.
- Linings to be fixed / fastened in accordance with GIB EzyBrace® Systems specification, Ecoply® Barrier Bracing specification.
- Substitutions are allowed only as per GIB® Plasterboard Alternatives document

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

SHEET TITLE: FIRST FLOOR BRACING PLAN
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

A120.A

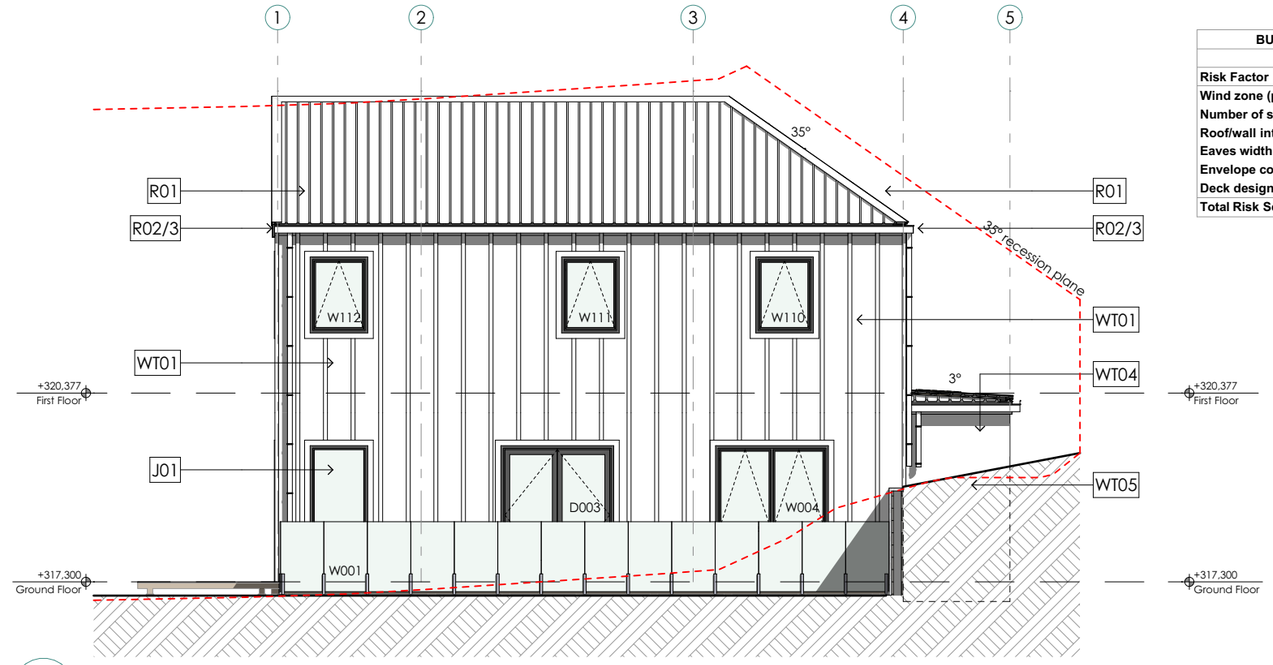
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N
-

North Elevation
Scale 1:100

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**11**



W
-

West Elevation
Scale 1:100

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**9**

SELECTION NOTES

Roof	R01	*Roofing* 0.55BMT ColorCote® Hi Five longrun roofing over Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications.
	R02	*Fascia* 0.55BMT ColorCote® 185mm fascia.
	R03	*Gutter* ColorCote® 125 Box Gutter (Cross sectional area 7500mm²) fixed with internal bracket & snow trap @ 600crs.
Wall	WT01	6mm Hardieflex with 45 mm Axent battens at 450 crs on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.
	WT02	14mm Oblique horizontal weatherboard (200) on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.
	WT03	6mm Hardieflex on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.
	WT04	Schist Sumner Stone veneer to 9mm Sumnerboard over 20mm cavity on Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.
	WT05	RCS Rendering system over reinforcing mesh on Nudura ICF block as per structural engineers documentation.
	WT06	3mm Corflute sheet over Sealco BondSEAL peel&Stick tanking on Nurdura ICF block as per structural engineers documentation.
Floor / Foundation	F01	Maxraft foundation system as per structural engineers documentation.
	F02	*Midfloor* 20mm Strandboard fixed to specified Mitek PosiStrut joists @ 400crs. (Secura Floorboard in wet areas)
	F03	*Decking* Selected timber decking over timber framing to NZS 3604:2011.
	F04	*Patio Slab* 100mm thick reinforced concrete slab over well compacted hardfill.
Joinery	J01	Vantage Metro Thermal Heart series aluminium door / window joinery suite. Double glazed, argon filled and Low-E. (Min. R-value 0.50)
	J02	Adlux Harmony opening roof window (G16) fitted to roof structure to manufacturers specifications. (Min. R-value 0.50)
Soffit	S01	6.0mm HardieFlex soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support
Ceiling	C01	13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

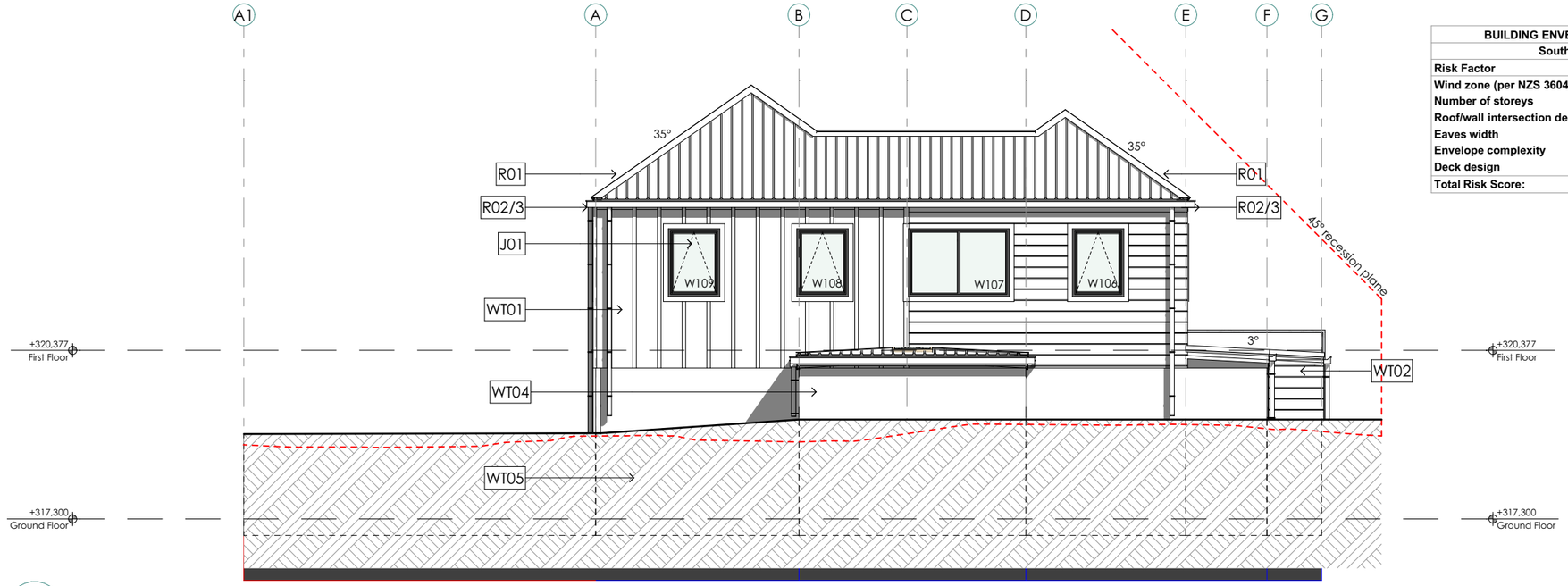
SHEET TITLE: NORTH & WEST ELEVATIONS
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

A201.A

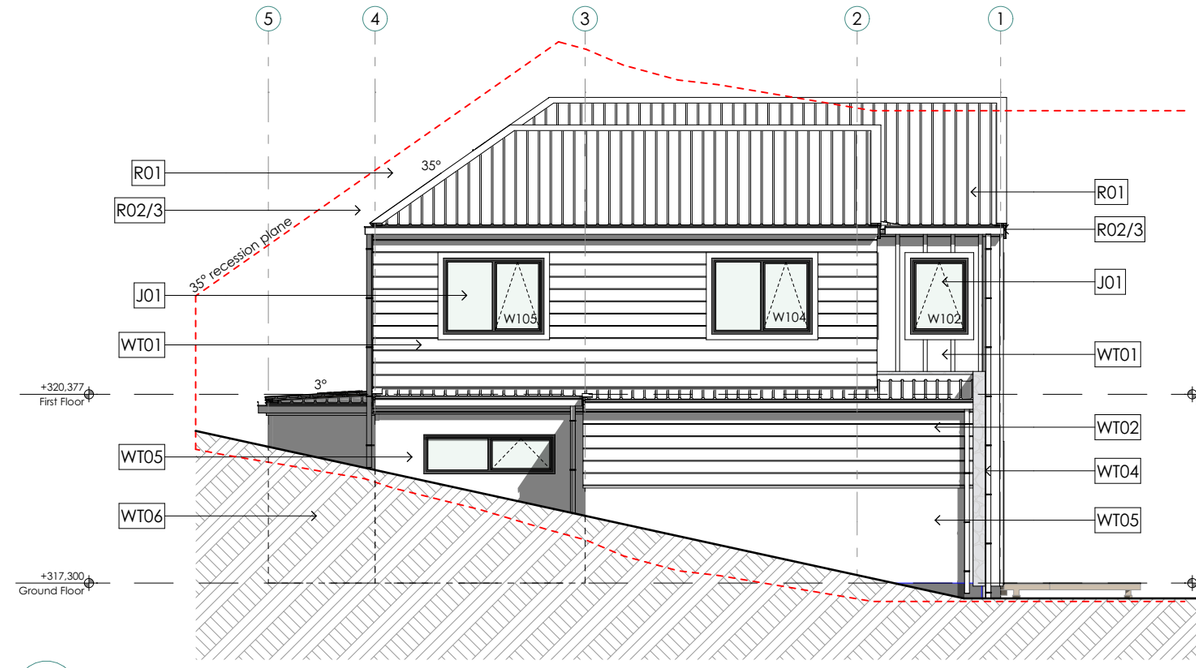
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S
-

South Elevation
Scale 1:100

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**13**



E
-

East Elevation
Scale 1:100

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**13**

SELECTION NOTES

Roof	R01	*Roofing* 0.55BMT ColorCote® Hi Five longrun roofing over Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications.
	R02	*Fascia* 0.55BMT ColorCote® 185mm fascia.
	R03	*Gutter* ColorCote® 125 Box Gutter (Cross sectional area 7500mm²) fixed with internal bracket & snow trap @ 600crs.
Wall	WT01	6mm Hardieflex with 45 mm Axent battens at 450 crs on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.
	WT02	14mm Oblique horizontal weatherboard (200) on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.
	WT03	6mm Hardieflex on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.
	WT04	Schist Sumner Stone veneer to 9mm Sumnerboard over 20mm cavity on Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.
	WT05	RCS Rendering system over reinforcing mesh on Nudura ICF block as per structural engineers documentation.
	WT06	3mm Corflute sheet over Sealco BondSEAL peel&Stick tanking on Nurdura ICF block as per structural engineers documentation.
Floor / Foundation	F01	Maxraft foundation system as per structural engineers documentation.
	F02	*Midfloor* 20mm Strandboard fixed to specified Mitek PosiStrut joists @ 400crs. (Secura Floorboard in wet areas)
	F03	*Decking* Selected timber decking over timber framing to NZS 3604:2011.
	F04	*Patio Slab* 100mm thick reinforced concrete slab over well compacted hardfill.
Joinery	J01	Vantage Metro Thermal Heart series aluminium door / window joinery suite. Double glazed, argon filled and Low-E. (Min. R-value 0.50)
	J02	Adlux Harmony opening roof window (G16) fitted to roof structure to manufacturers specifications. (Min. R-value 0.50)
Soffit	S01	6.0mm HardieFlex soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support
Ceiling	C01	13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

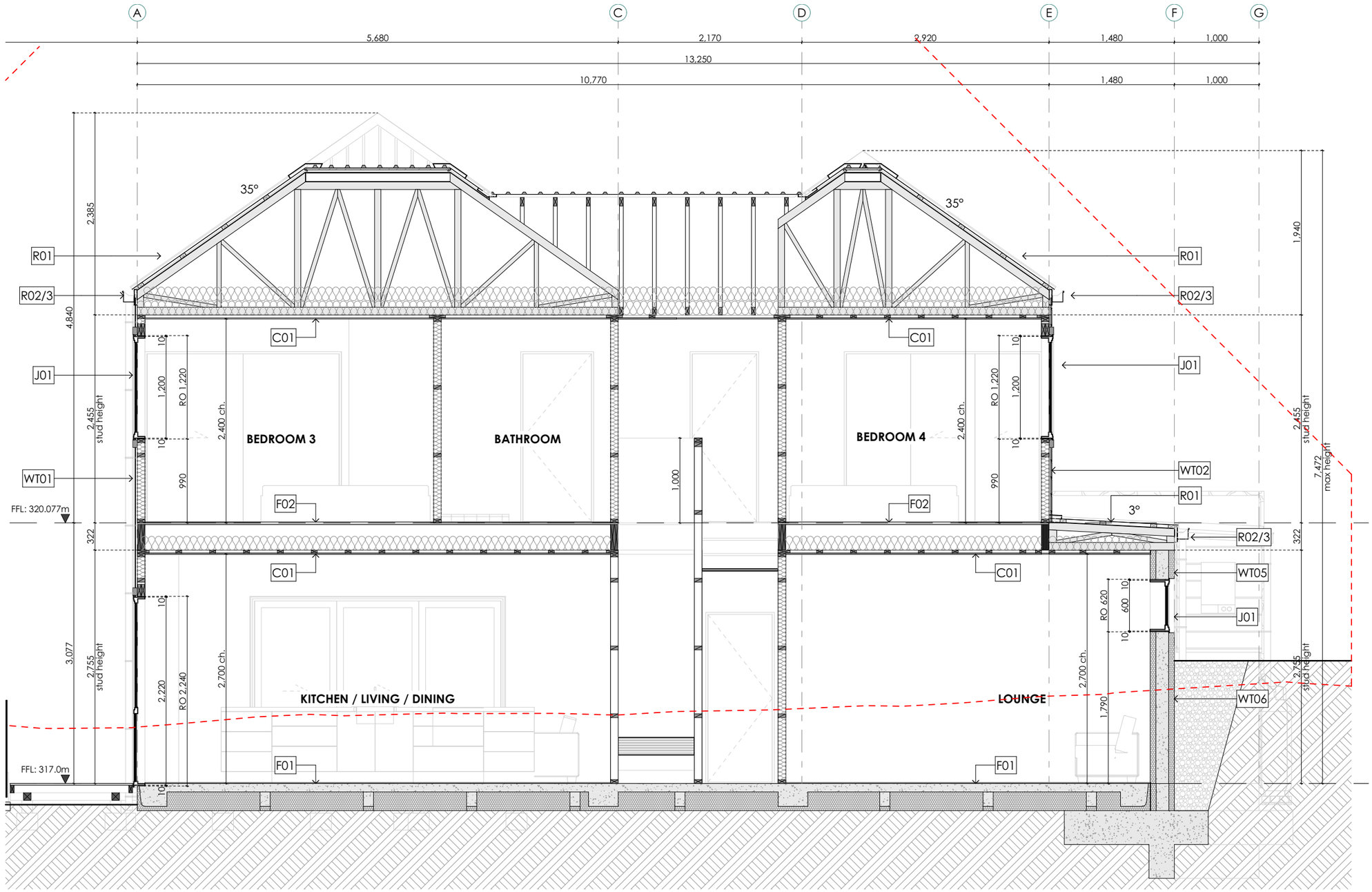
SHEET TITLE: SOUTH & EAST ELEVATIONS
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

A202.A

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A
-

Section AA
Scale 1:50

SELECTION NOTES

Roof	R01	*Roofing* 0.55BMT ColorCote® Hi Five longrun roofing over Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications.
	R02	*Fascia* 0.55BMT ColorCote® 185mm fascia.
	R03	*Gutter* ColorCote® 125 Box Gutter (Cross sectional area 7500mm²) fixed with internal bracket & snow trap @ 600crs.
Wall	WT01	6mm Hardieflex with 45 mm Axent battens at 450 crs on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.
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Joinery	J01	Vantage Metro Thermal Heart series aluminium door / window joinery suite. Double glazed, argon filled and Low-E. (Min. R-value 0.50)
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Ceiling	C01	13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

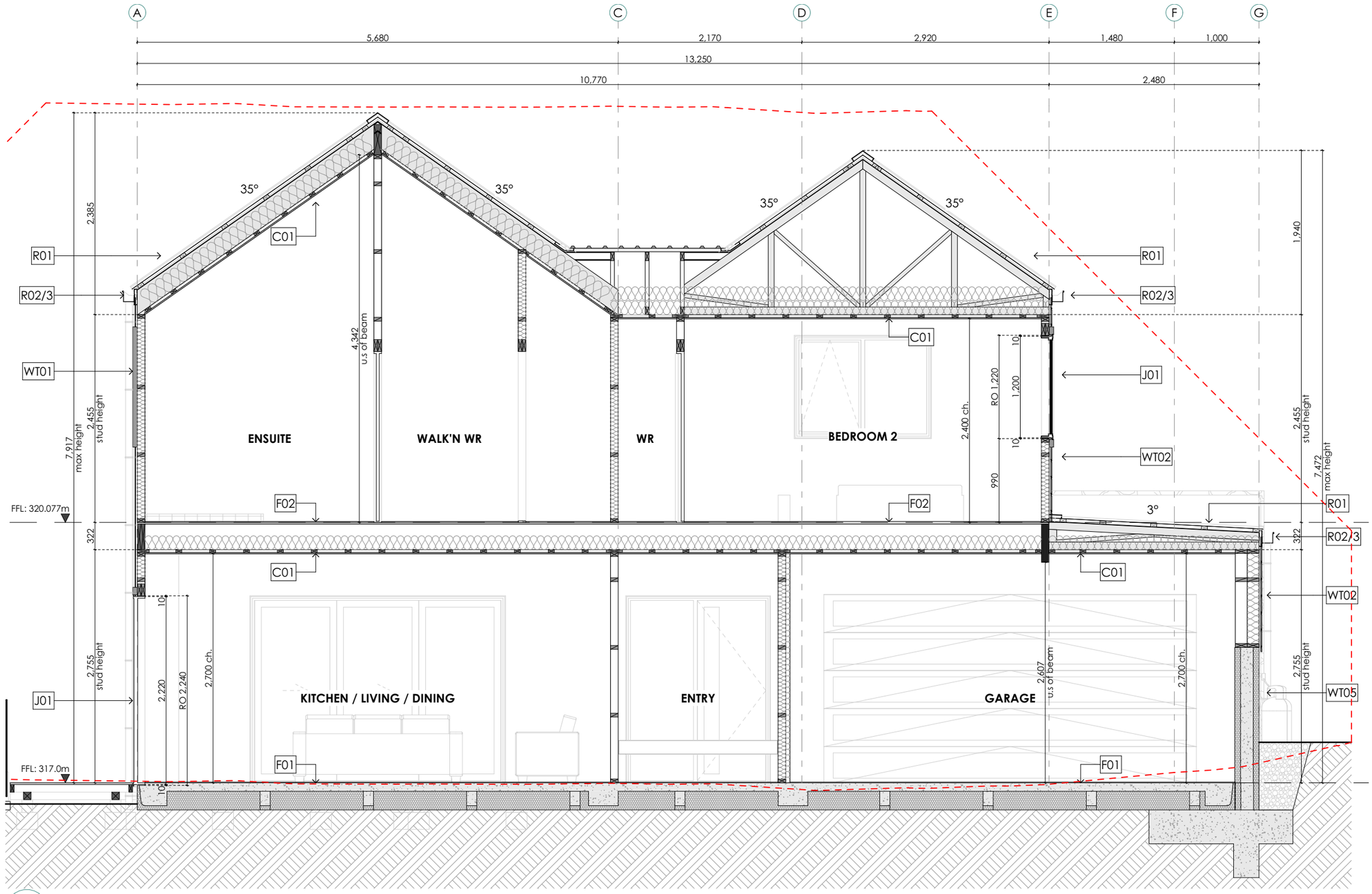
SHEET TITLE: SECTION AA
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

A301.A

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B
-

Section BB
Scale 1:50

SELECTION NOTES

Roof	R01	*Roofing* 0.55BMT ColorCote® Hi Five longrun roofing over Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications.
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	R03	*Gutter* ColorCote® 125 Box Gutter (Cross sectional area 7500mm²) fixed with internal bracket & snow trap @ 600crs.
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Ceiling	C01	13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

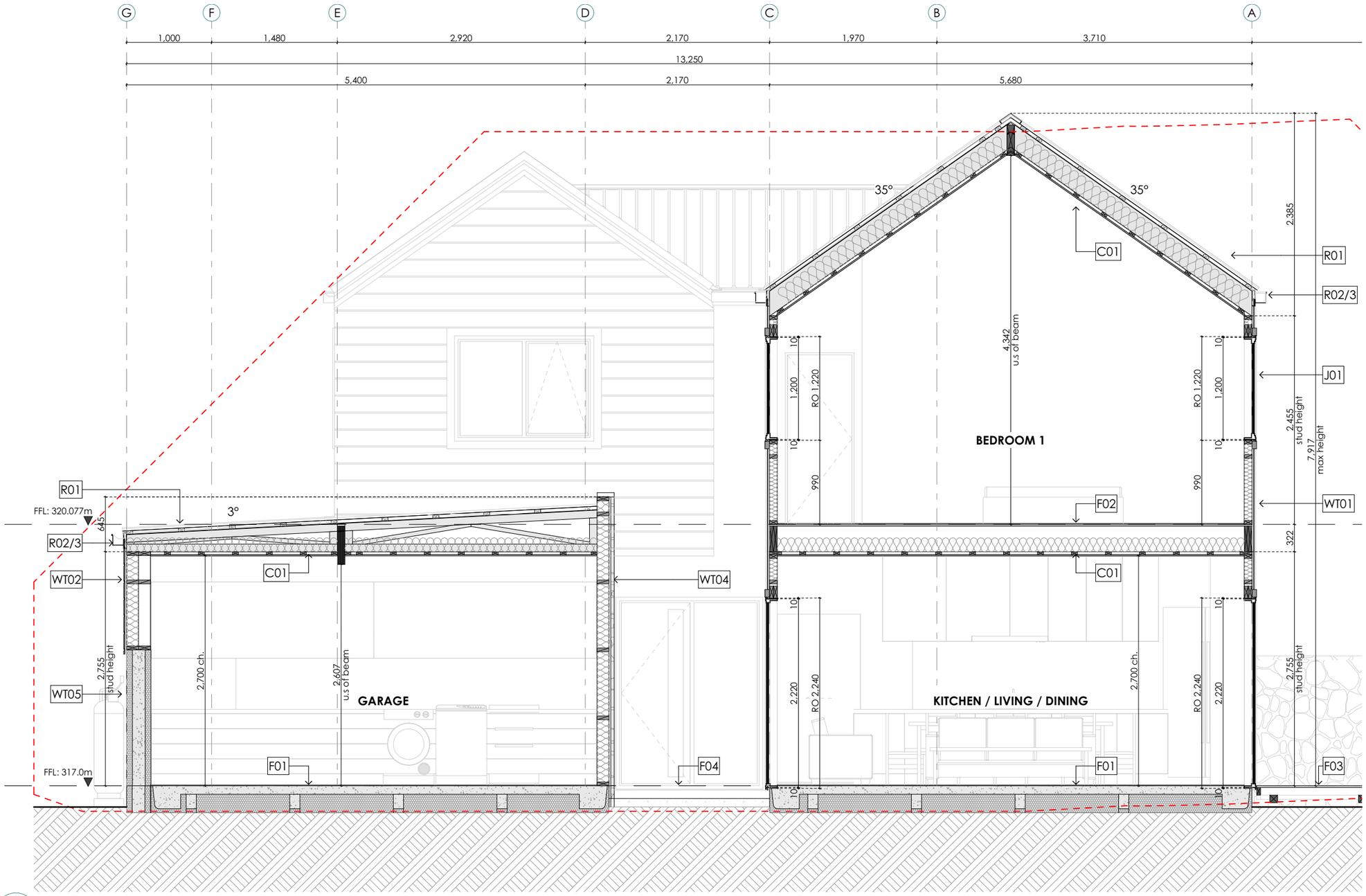
SHEET TITLE: SECTION BB
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ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
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SHEET NO

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C
-

Section CC
Scale 1:50

SELECTION NOTES

Roof	R01	*Roofing* 0.55BMT ColorCote® Hi Five longrun roofing over Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications.
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ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

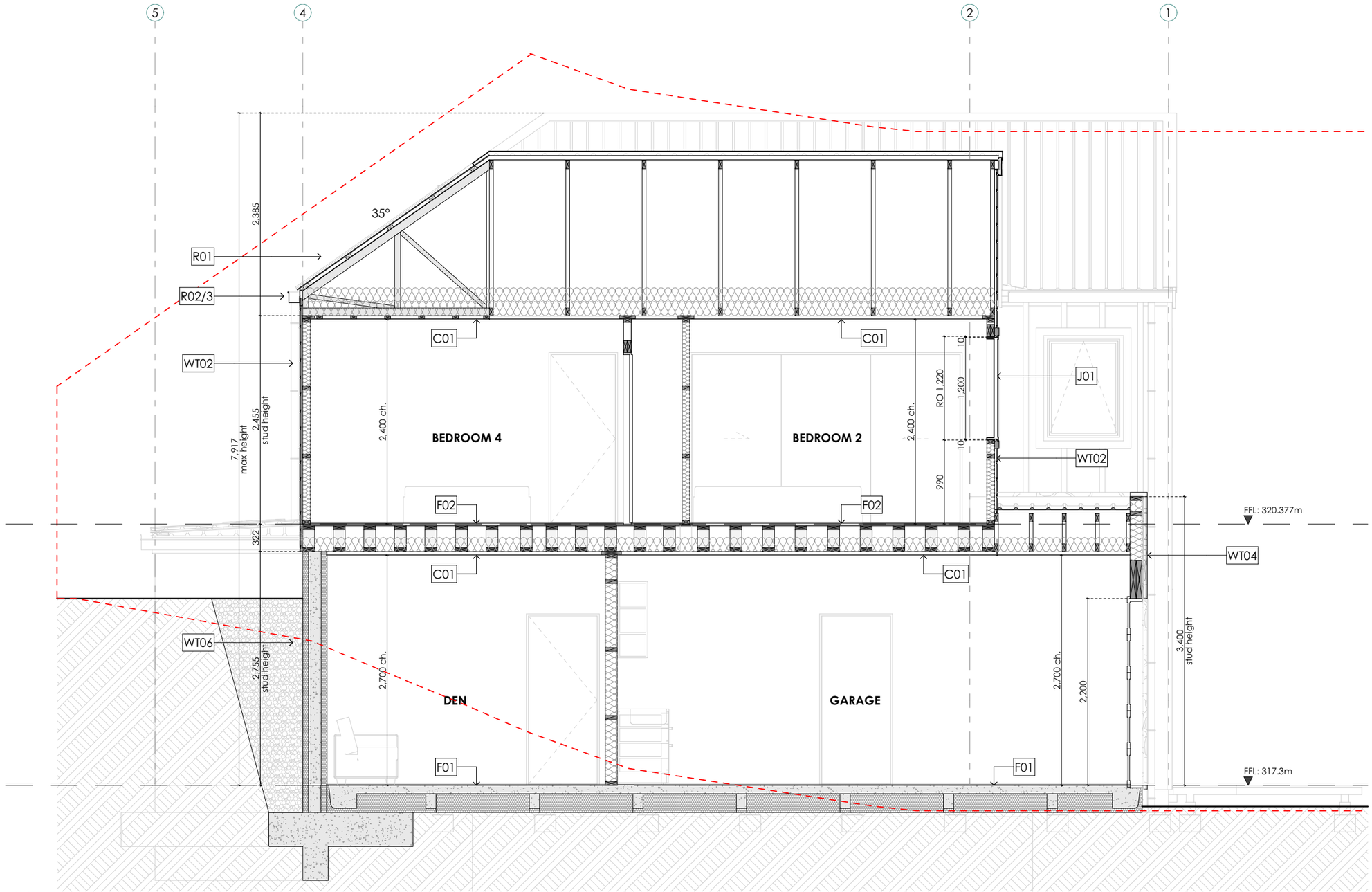
SHEET TITLE: SECTION CC
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

A303.A

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D
-

Section DD
Scale 1:50

SELECTION NOTES

Roof	R01	*Roofing* 0.55BMT ColorCote® Hi Five longrun roofing over Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications.
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	F02	*Midfloor* 20mm Strandboard fixed to specified Mitek PosiStrut joists @ 400crs. (Secura Floorboard in wet areas)
	F03	*Decking* Selected timber decking over timber framing to NZS 3604:2011.
	F04	*Patio Slab* 100mm thick reinforced concrete slab over well compacted hardfill.
Joinery	J01	Vantage Metro Thermal Heart series aluminium door / window joinery suite. Double glazed, argon filled and Low-E. (Min. R-value 0.50)
	J02	Adlux Harmony opening roof window (G16) fitted to roof structure to manufacturers specifications. (Min. R-value 0.50)
Soffit	S01	6.0mm HardieFlex soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support
Ceiling	C01	13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

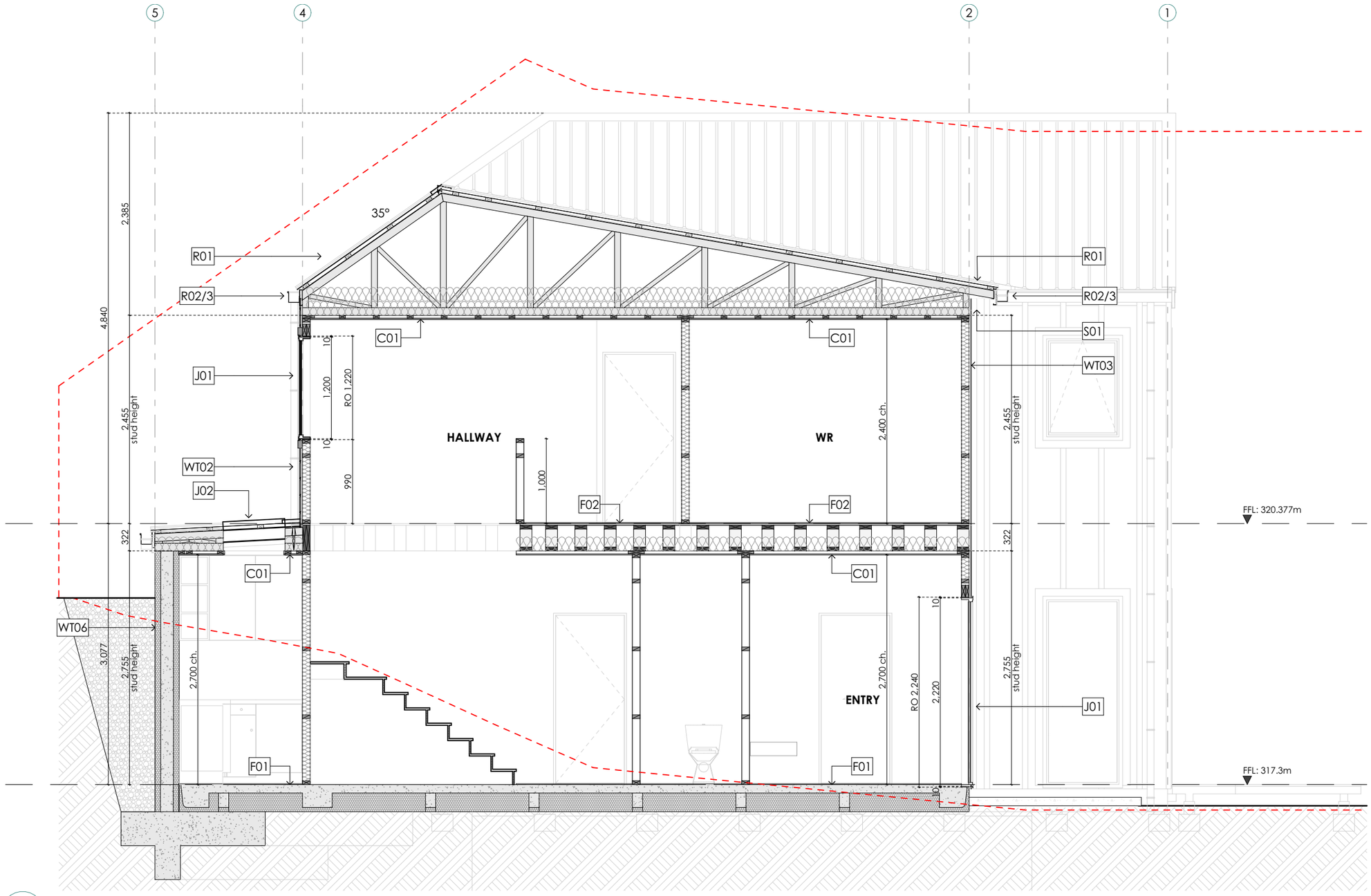
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DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

A304.A

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E
-

Section EE
Scale 1:50

SELECTION NOTES

Roof	R01	*Roofing* 0.55BMT ColorCote® Hi Five longrun roofing over Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications.
	R02	*Fascia* 0.55BMT ColorCote® 185mm fascia.
	R03	*Gutter* ColorCote® 125 Box Gutter (Cross sectional area 7500mm²) fixed with internal bracket & snow trap @ 600crs.
Wall	WT01	6mm Hardieflex with 45 mm Axent battens at 450 crs on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.
	WT02	14mm Oblique horizontal weatherboard (200) on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.
	WT03	6mm Hardieflex on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.
	WT04	Schist Sumner Stone veneer to 9mm Sumnerboard over 20mm cavity on Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.
	WT05	RCS Rendering system over reinforcing mesh on Nudura ICF block as per structural engineers documentation.
	WT06	3mm Corflute sheet over Sealco BondSEAL peel&Stick tanking on Nurdura ICF block as per structural engineers documentation.
Floor / Foundation	F01	Maxraft foundation system as per structural engineers documentation.
	F02	*Midfloor* 20mm Strandboard fixed to specified Mitek PosiStrut joists @ 400crs. (Secura Floorboard in wet areas)
	F03	*Decking* Selected timber decking over timber framing to NZS 3604:2011.
	F04	*Patio Slab* 100mm thick reinforced concrete slab over well compacted hardfill.
Joinery	J01	Vantage Metro Thermal Heart series aluminium door / window joinery suite. Double glazed, argon filled and Low-E. (Min. R-value 0.50)
	J02	Adlux Harmony opening roof window (G16) fitted to roof structure to manufacturers specifications. (Min. R-value 0.50)
Soffit	S01	6.0mm HardieFlex soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support
Ceiling	C01	13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

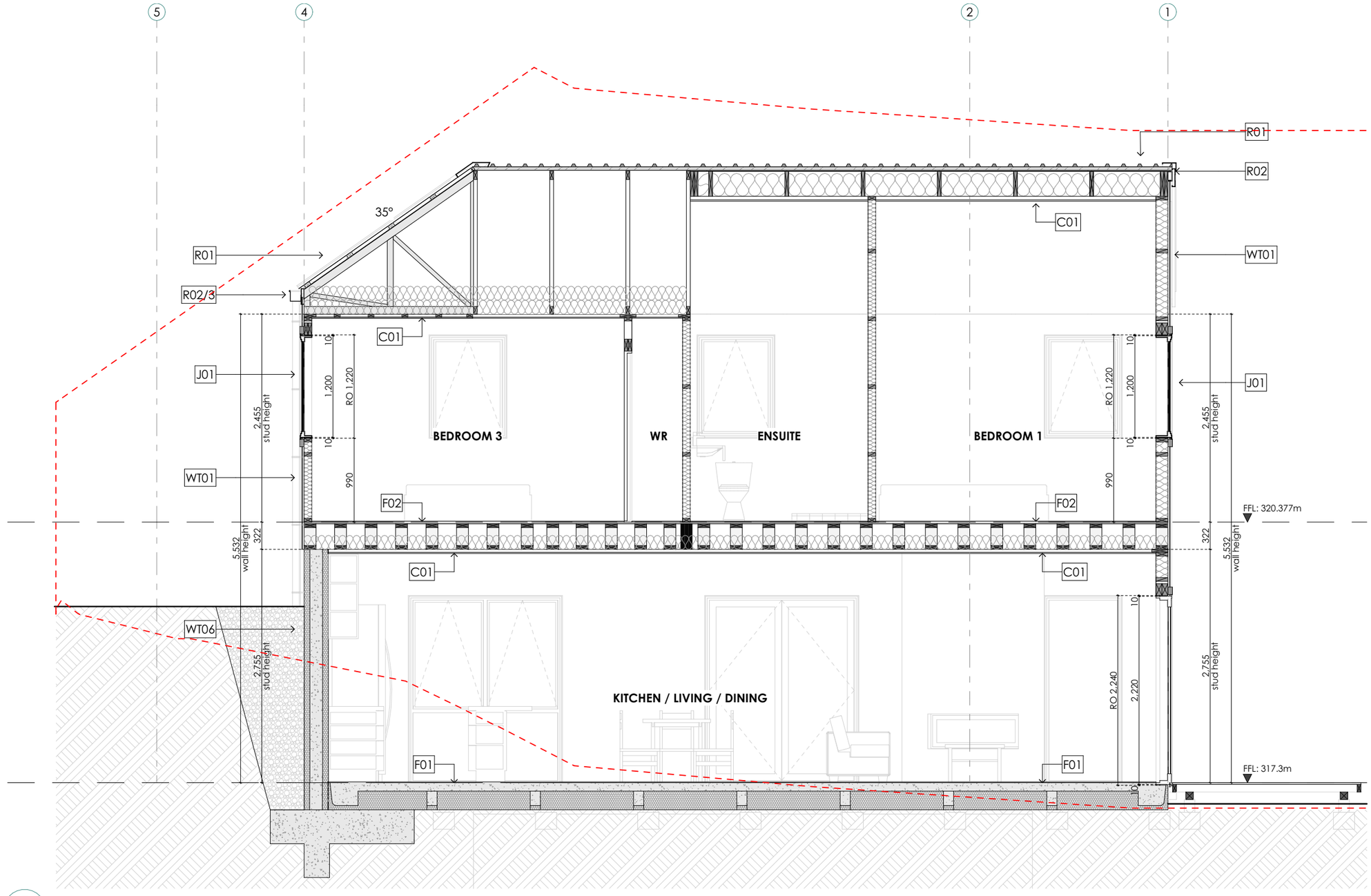
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DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

A305.A

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F
-

Section FF
Scale 1:50

SELECTION NOTES

Roof	R01	*Roofing* 0.55BMT ColorCote® Hi Five longrun roofing over Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications.
	R02	*Fascia* 0.55BMT ColorCote® 185mm fascia.
	R03	*Gutter* ColorCote® 125 Box Gutter (Cross sectional area 7500mm²) fixed with internal bracket & snow trap @ 600crs.
Wall	WT01	6mm Hardieflex with 45 mm Axent battens at 450 crs on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.
	WT02	14mm Oblique horizontal weatherboard (200) on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.
	WT03	6mm Hardieflex on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.
	WT04	Schist Sumner Stone veneer to 9mm Sumnerboard over 20mm cavity on Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.
	WT05	RCS Rendering system over reinforcing mesh on Nudura ICF block as per structural engineers documentation.
	WT06	3mm Corflute sheet over Sealco BondSEAL peel&Stick tanking on Nurdura ICF block as per structural engineers documentation.
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Ceiling	C01	13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

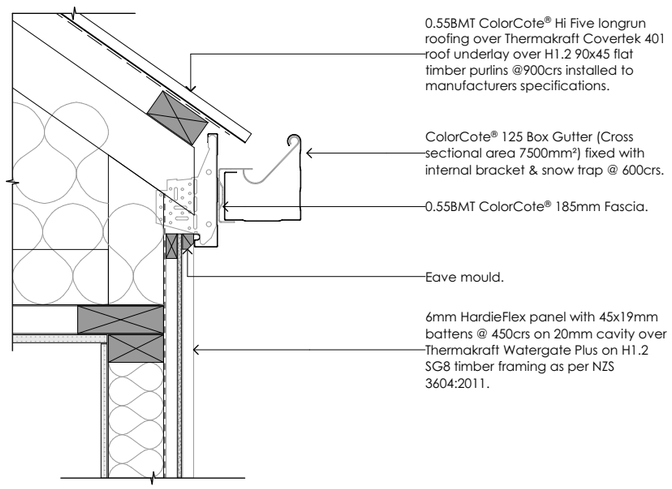
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DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
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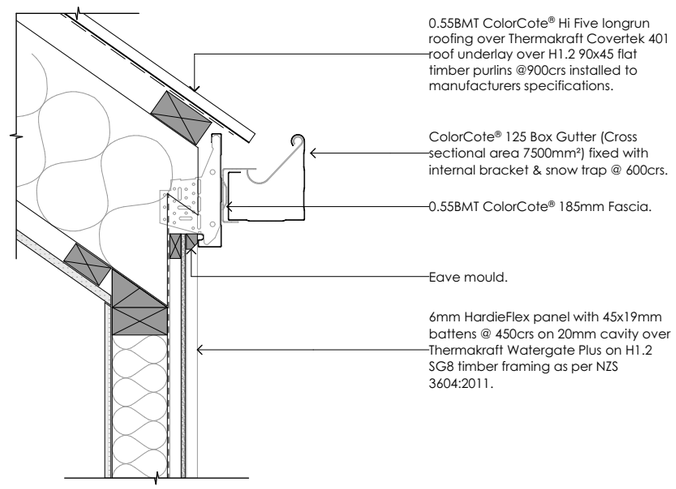
SHEET NO

A306.A

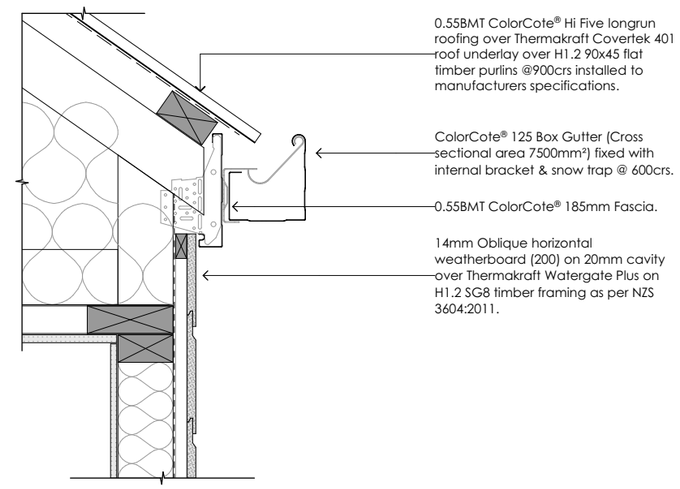
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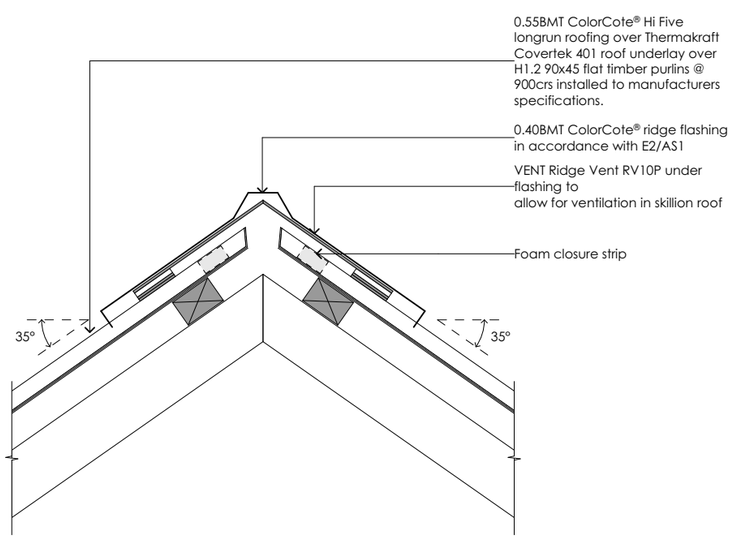
01 A301 Trussed Roof: Eave Hardies B&B
Scale 1:10



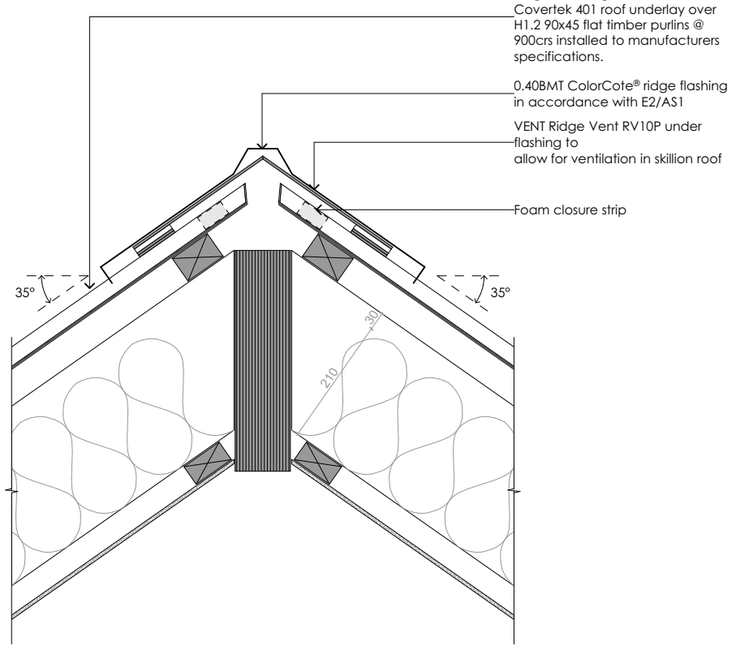
02 A302 Rafters Roof: Eave Hardies B&B
Scale 1:10



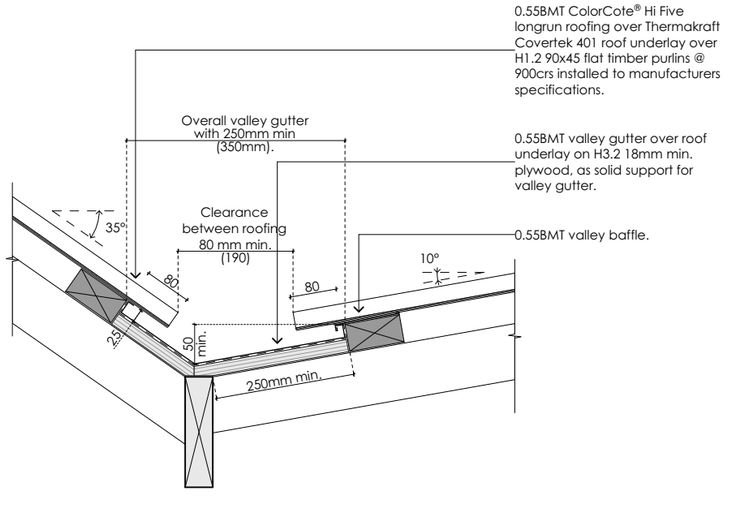
03 A302 Trussed Roof: Eave Oblique
Scale 1:10



04 A302 Trussed Roof: Ridge
Scale 1:10



05 A302 Rafters Roof: Ridge
Scale 1:10



06 A302 Trussed Roof: Valley
Scale 1:10

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

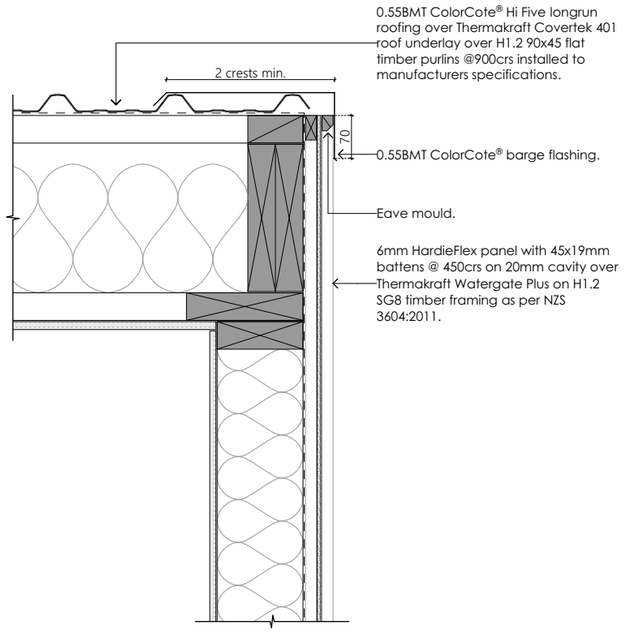
63 Totara Terrace, Wanaka 9305

SHEET TITLE: ROOFING DETAILS 1
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

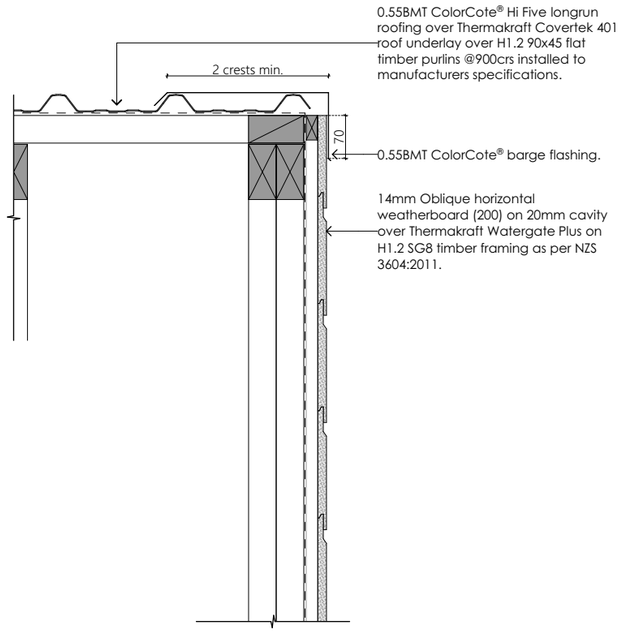
ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO
A401.A

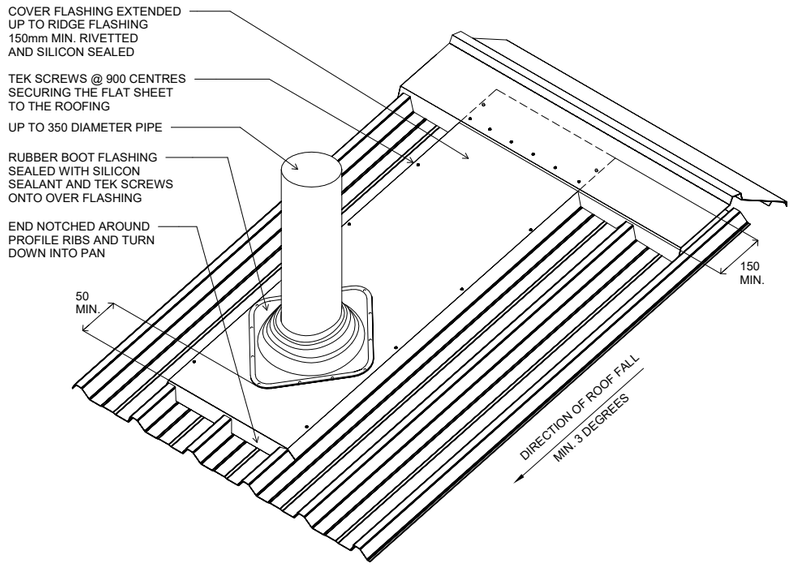
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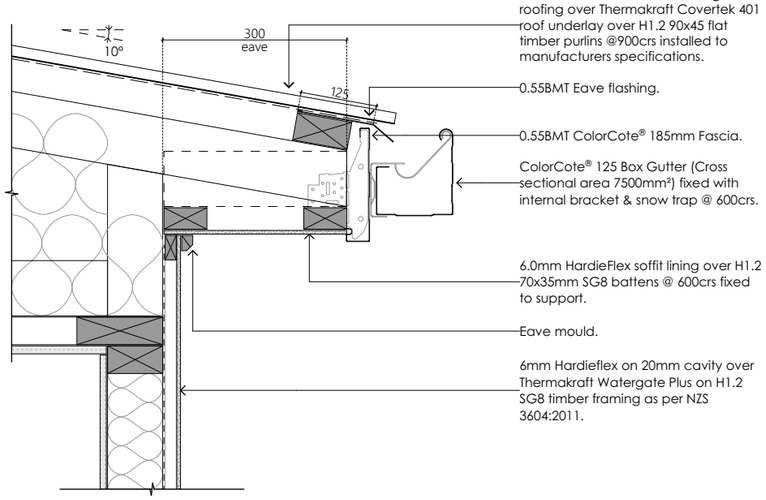
07 / A306 — Rafters Roof: Barge Hardies B&B
Scale 1:10



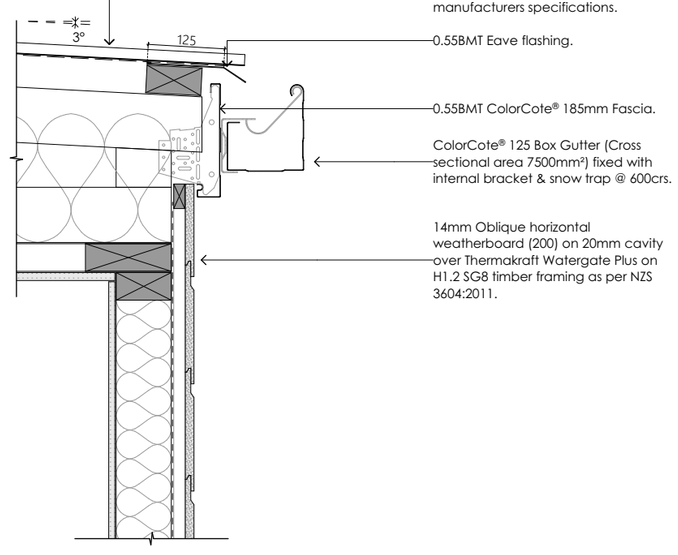
08 / A304 — Trussed Roof: Barge Oblique
Scale 1:10



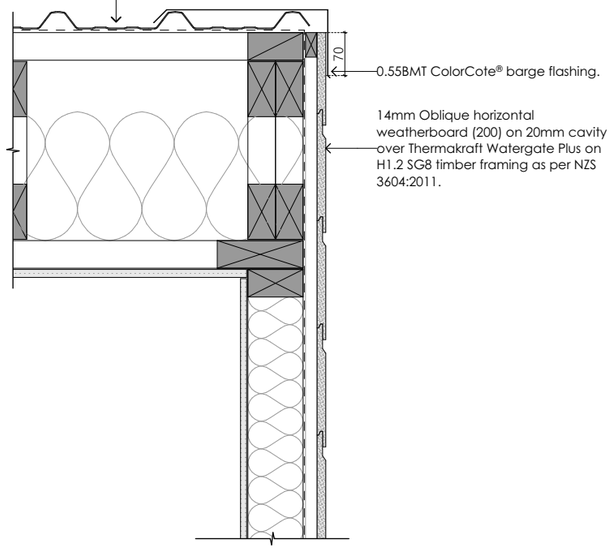
09 / - — Roof: Typical Penetration
Scale 1:10



10 / A305 — Trussed Roof: Eave HardieFlex
Scale 1:10



11 / A104 — Lower Roof: Eave Oblique
Scale 1:10



12 / A104 — Lower Roof: Barge Oblique
Scale 1:10

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

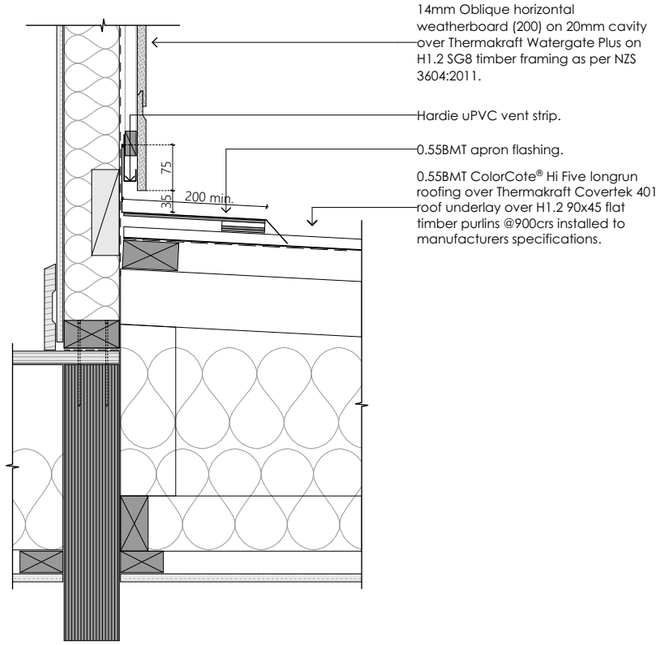
63 Totara Terrace, Wanaka 9305

SHEET TITLE: ROOFING DETAILS 2
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

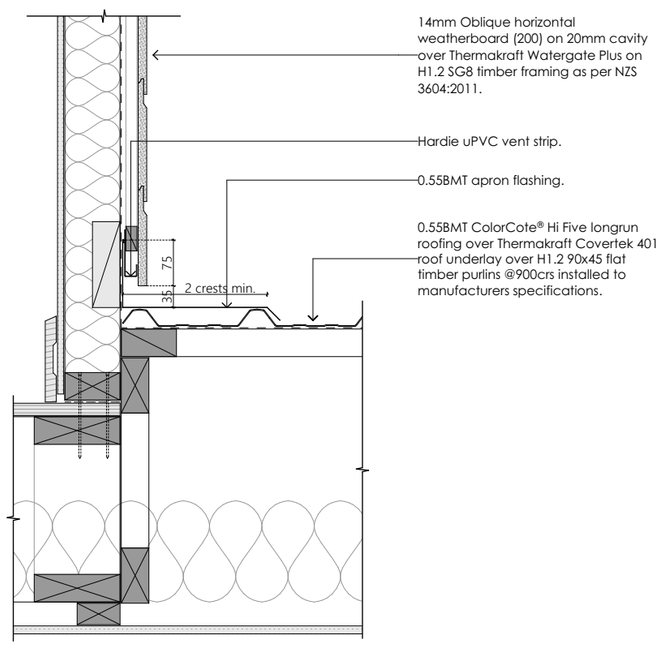
ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO
A402.A

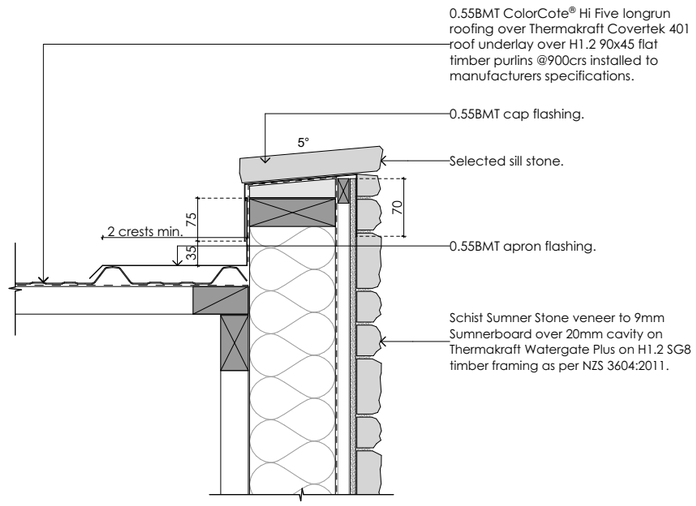
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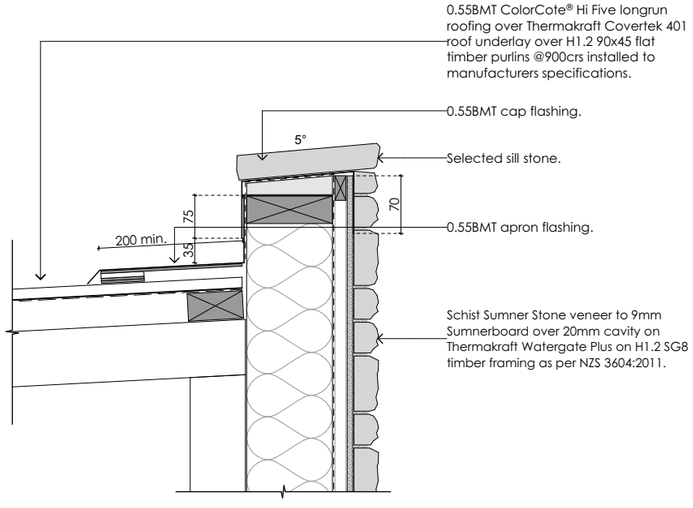
13 / A301 — Lower Roof: Apron 1
Scale 1:10



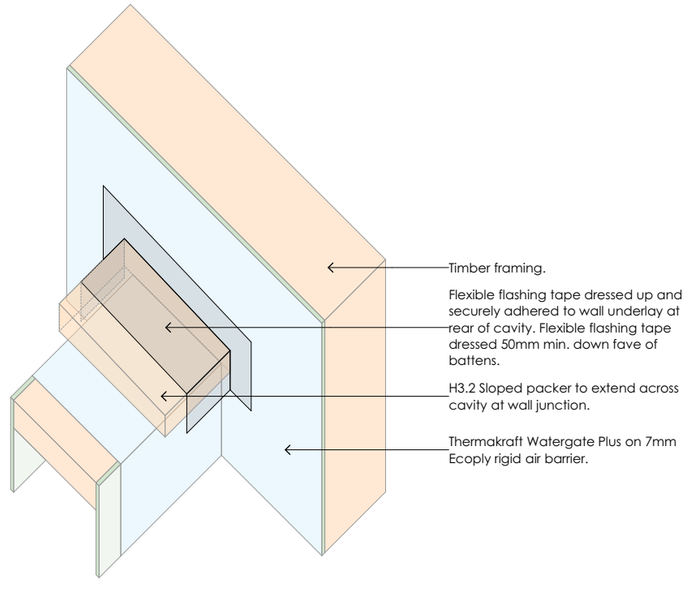
14 / A304 — Lower Roof: Apron 2
Scale 1:10



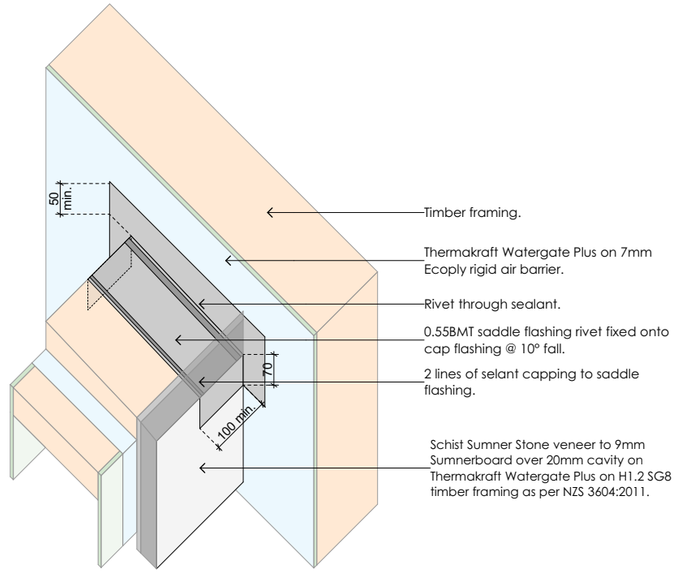
15 / A304 — Lower Roof: Parapet 1
Scale 1:10



16 / A303 — Lower Roof: Parapet 2
Scale 1:10



17 / - — Parapet: Saddle Flashing 1
Scale 1:10



18 / - — Parapet: Saddle Flashing 2
Scale 1:10

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

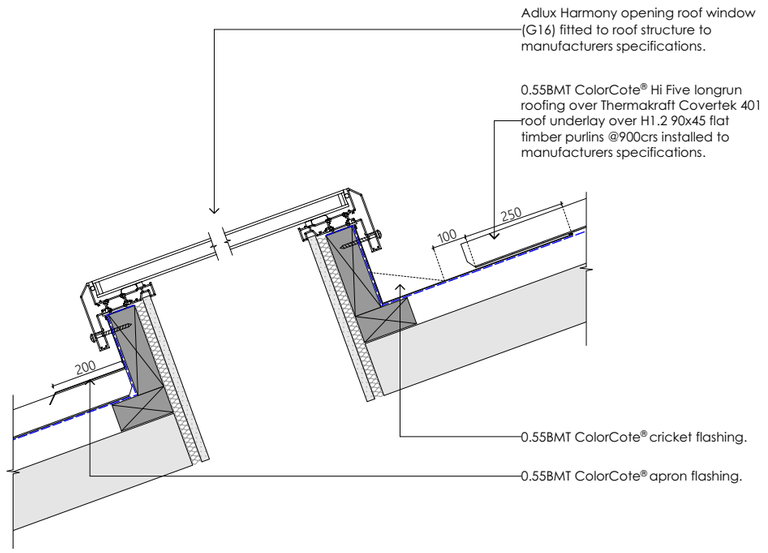
63 Totara Terrace, Wanaka 9305

SHEET TITLE: ROOFING DETAILS 3
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

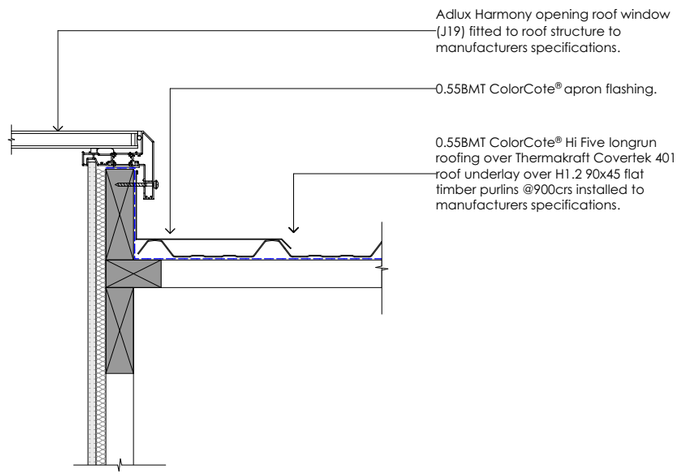
ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO
A403.A

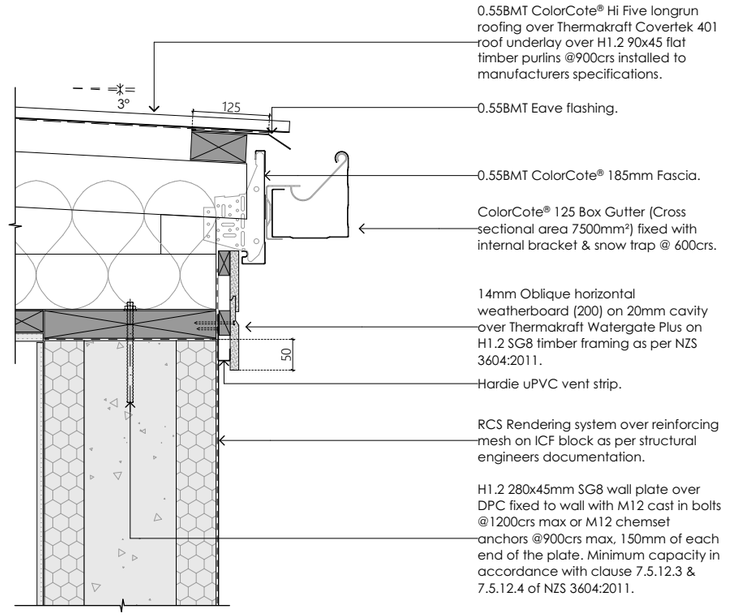
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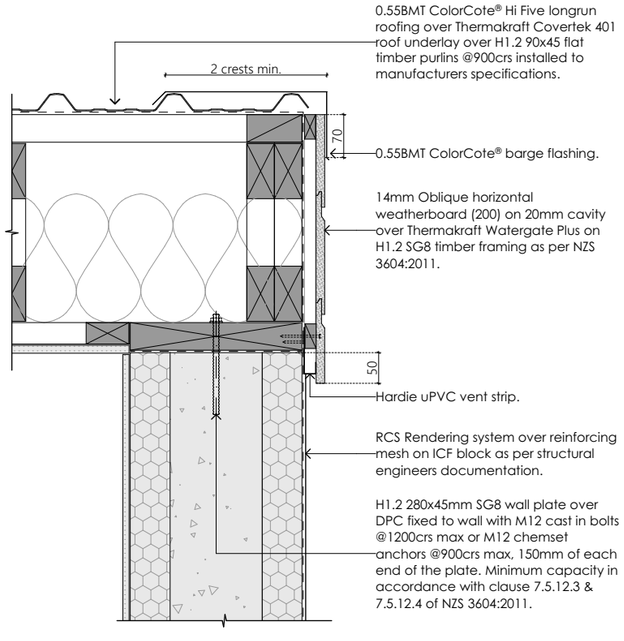
19 / A305 — Lower Roof: Skylight Section 1
Scale 1:10



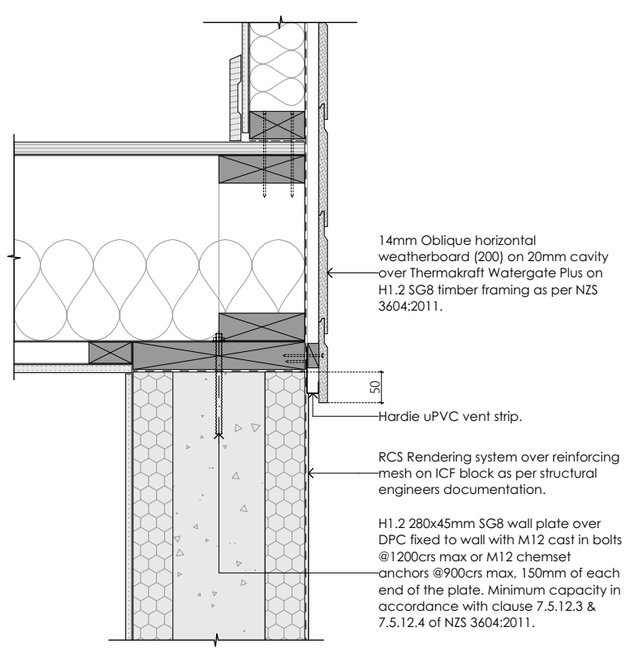
20 / A305 — Lower Roof: Skylight Section 2
Scale 1:10



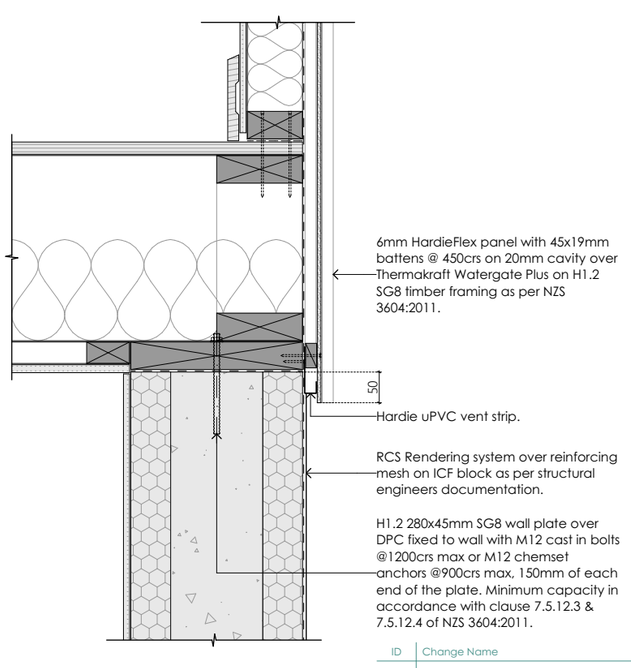
21 / A104 — Lower Roof: Eave Oblique (IFC)
Scale 1:10



22 / A104 — Lower Roof: Barge Oblique (IFC)
Scale 1:10



23 / A304 — Oblique: IFC Midfloor Junction
Scale 1:10



24 / A306 — HardieFlex B&B: IFC Midfloor Junction
Scale 1:10

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

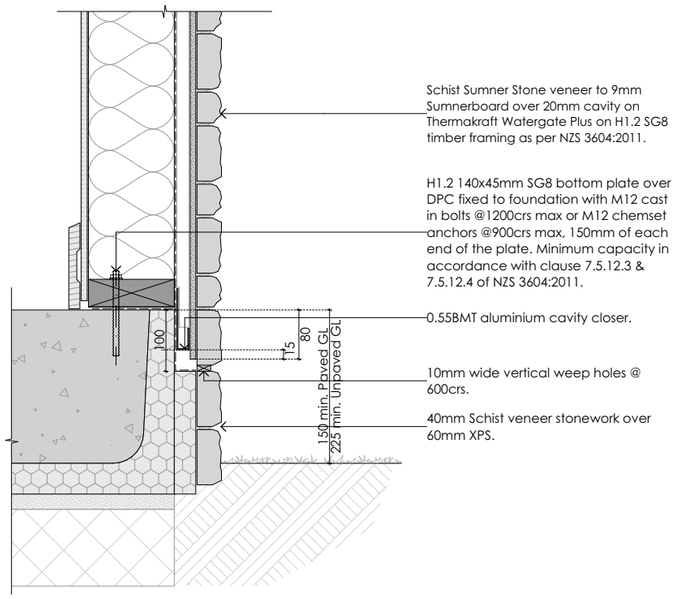
SHEET TITLE: ROOFING DETAILS 4
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

A404.A

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Schist Sumner Stone veneer to 9mm Sumnerboard over 20mm cavity on Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.

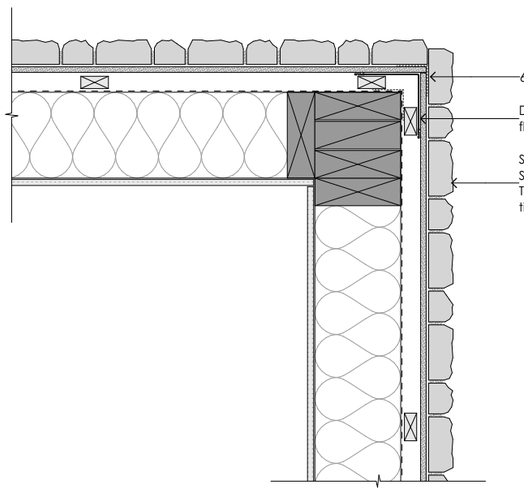
H1.2 140x45mm SG8 bottom plate over DPC fixed to foundation with M12 cast in bolts @1200crs max or M12 chemset anchors @900crs max, 150mm of each end of the plate. Minimum capacity in accordance with clause 7.5.12.3 & 7.5.12.4 of NZS 3604:2011.

0.55BMT aluminium cavity closer.

10mm wide vertical weep holes @ 600crs.

40mm Schist veneer stonework over 60mm XPS.

25 A303 — Stone Veneer: Wall Base — Scale 1:10

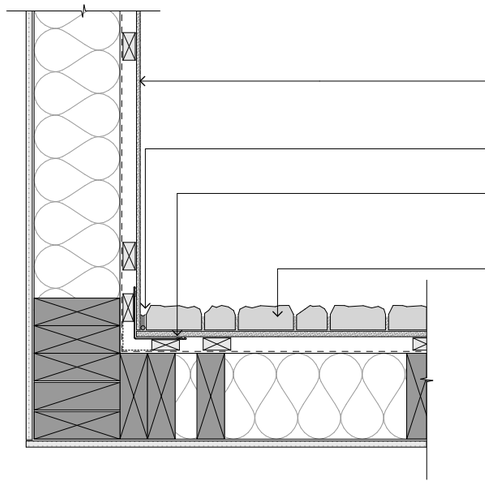


60mm tape flash around join.

DynaFlash 100mm external corner flashing.

Schist Sumner Stone veneer to 9mm Sumnerboard over 20mm cavity on Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.

26 A103 — Stone Veneer: External Corner — Scale 1:10



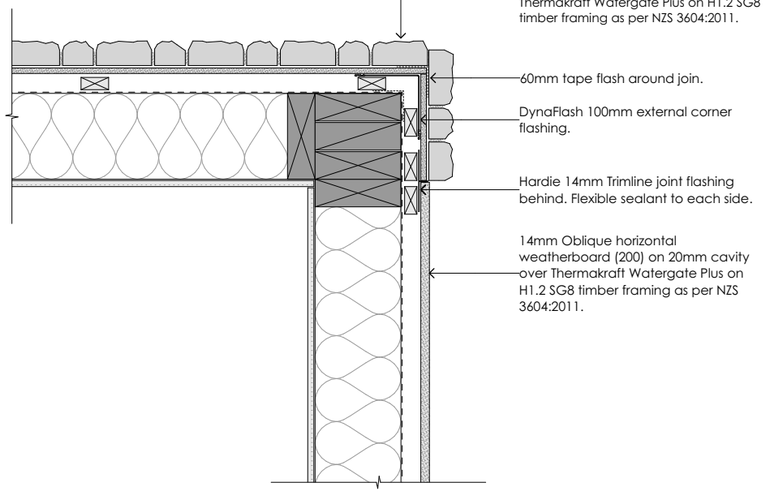
6mm Hardieflex on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.

Sika AT Facade sealant, trowled finished over PEF Rod.

DynaFlash 100mm external corner flashing.

40mm Schist veneer stonework over 9mm fibre cement board fixed on 45x45mm cavity battens over Thermakraft Watergate Plus on 7mm Ecoply rigid air barrier, fixed to framing.

27 A103 — Stone Veneer: Internal Corner (Junction) — Scale 1:10



Schist Sumner Stone veneer to 9mm Sumnerboard over 20mm cavity on Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.

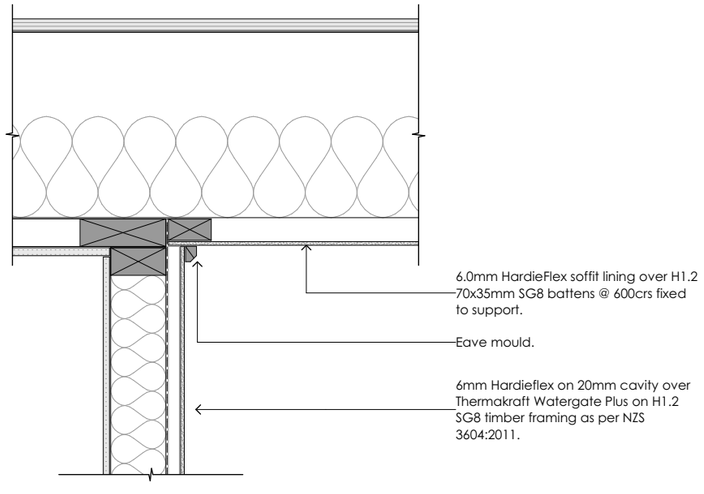
60mm tape flash around join.

DynaFlash 100mm external corner flashing.

Hardie 14mm Trimline joint flashing behind. Flexible sealant to each side.

14mm Oblique horizontal weatherboard (200) on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.

28 A103 — Stone Veneer: External Corner (Junction) — Scale 1:10

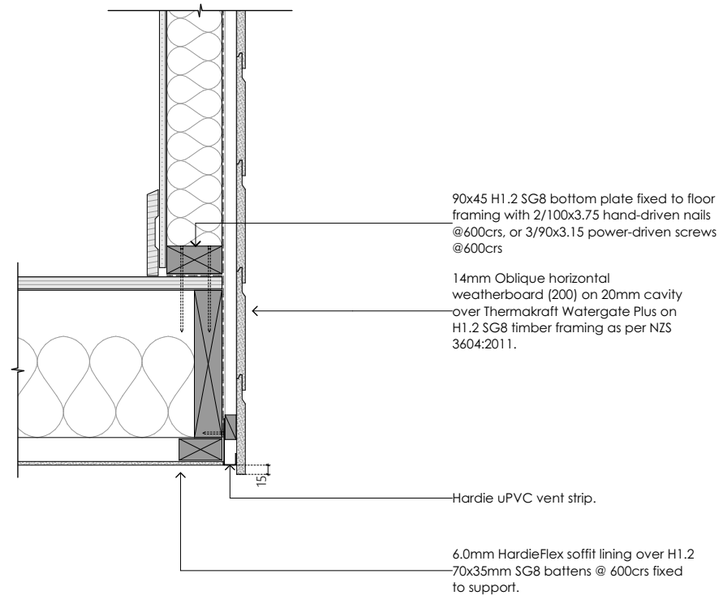


6.0mm HardieFlex soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support.

Eave mould.

6mm Hardieflex on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.

29 A104 — HardieFlex: Soffit — Scale 1:10



90x45 H1.2 SG8 bottom plate fixed to floor framing with 2/100x3.75 hand-driven nails @600crs, or 3/90x3.15 power-driven screws @600crs

14mm Oblique horizontal weatherboard (200) on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 timber framing as per NZS 3604:2011.

Hardie uPVC vent strip.

6.0mm HardieFlex soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support.

30 A104 — Oblique Soffit Base — Scale 1:10

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

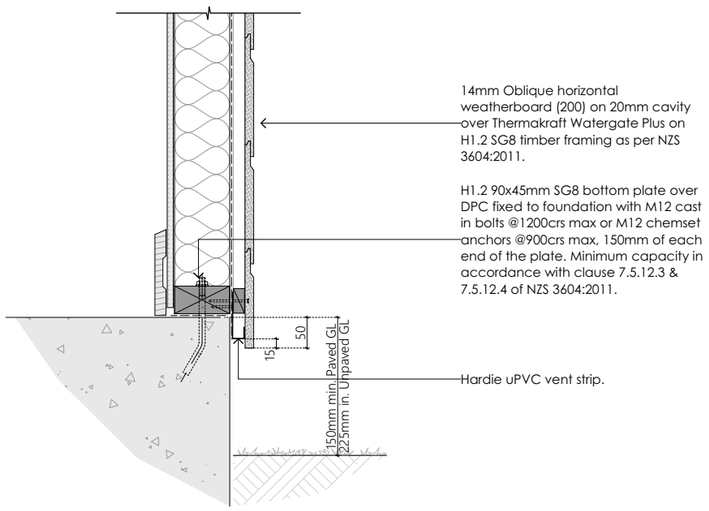
SHEET TITLE: CLADDING DETAILS 1
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

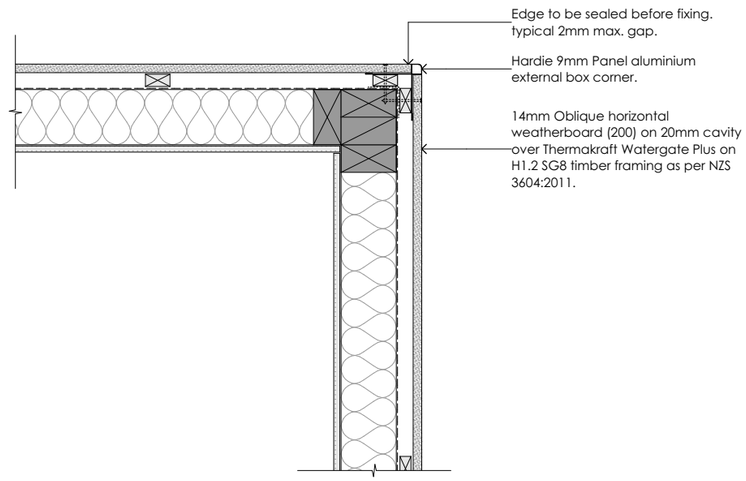
SHEET NO

A405.A

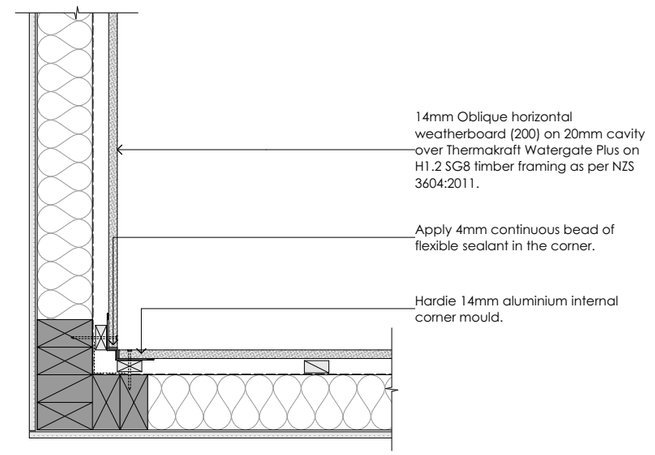
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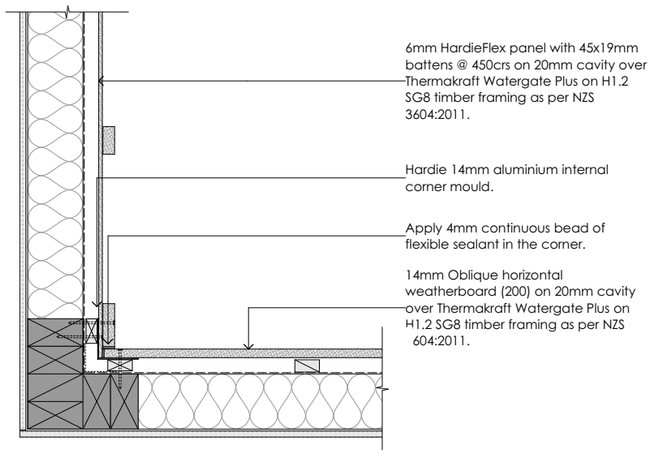
31 / A303 — Oblique: Wall Base
Scale 1:10



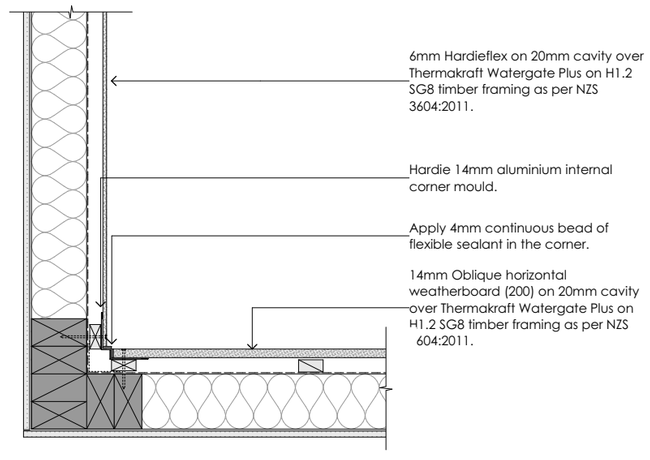
32 / A104 — Oblique: External Corner
Scale 1:10



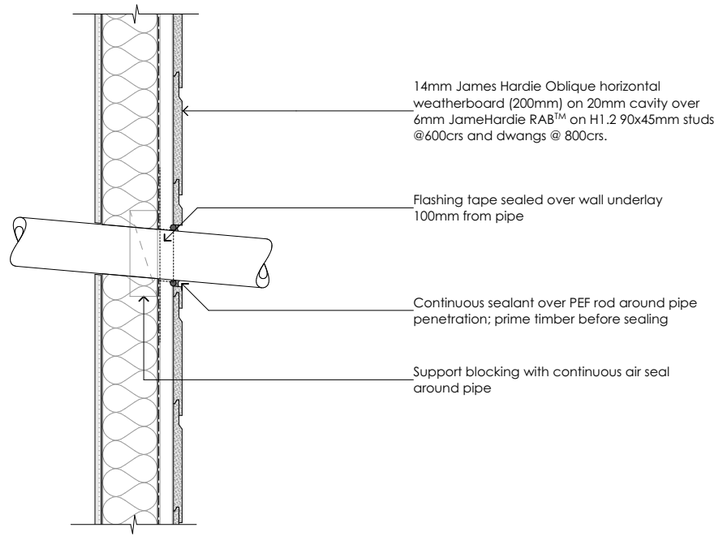
33 / A103 — Oblique: Internal Corner
Scale 1:10



34 / A103 — Oblique: Internal Corner (Junction 1)
Scale 1:10



35 / A104 — Oblique: Internal Corner (Junction 2)
Scale 1:10



36 / - — Oblique: Penetration
Scale 1:10

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

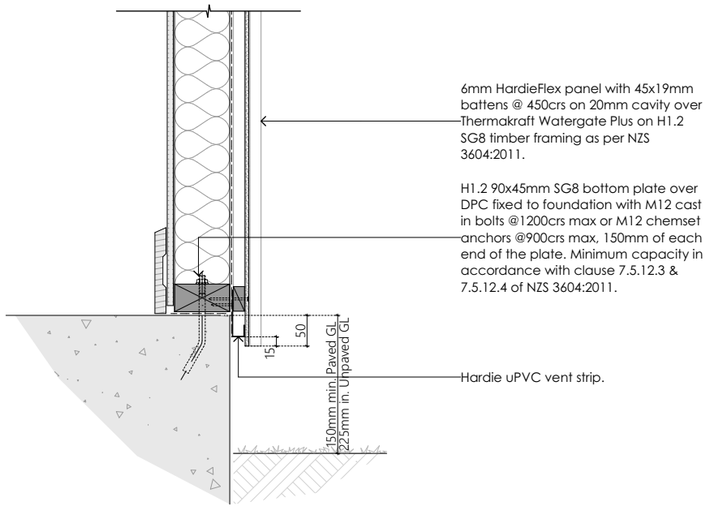
63 Totara Terrace, Wanaka 9305

SHEET TITLE: CLADDING DETAILS 2
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

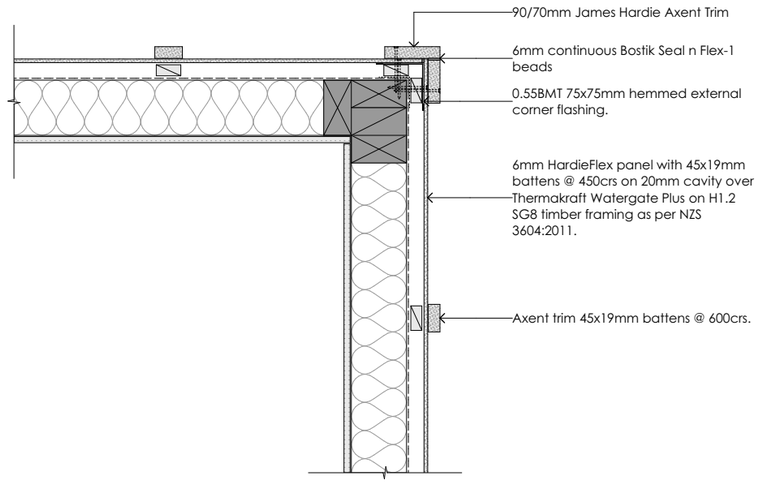
ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO
A406.A

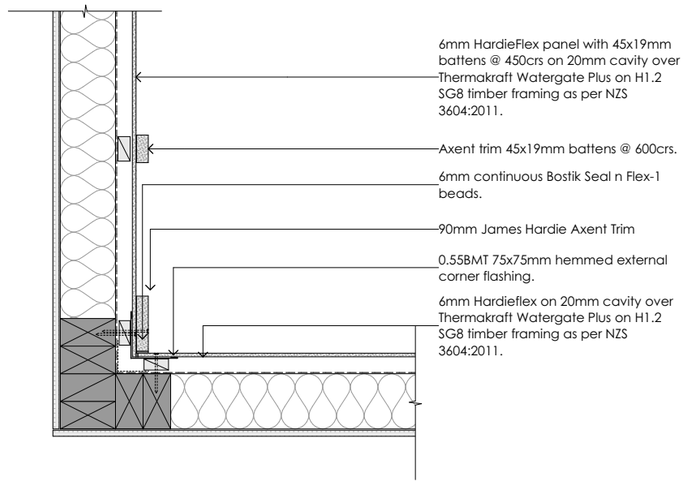
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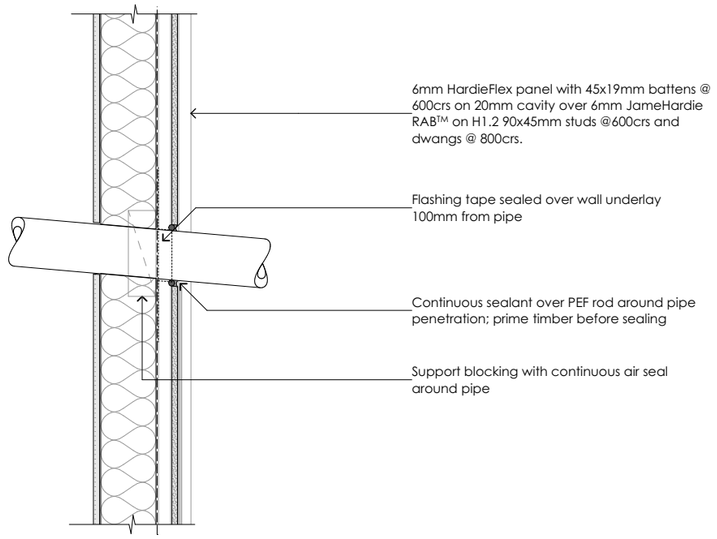
37 / A103 HardieFlex B&B: Wall Base
Scale 1:10



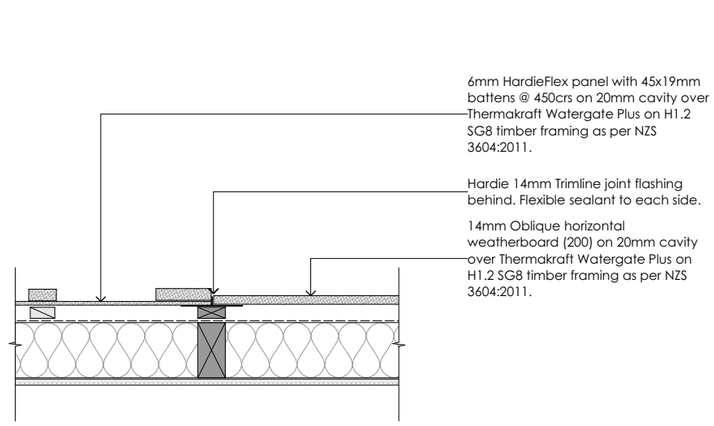
38 / A104 HardieFlex B&B: External Corner
Scale 1:10



39 / A104 HardieFlex B&B: Internal Corner (Junction)
Scale 1:10



40 / - HardieFlex B&B: Penetration
Scale 1:10



41 / A104 HardieFlex B&B: Vertical Junction
Scale 1:10

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

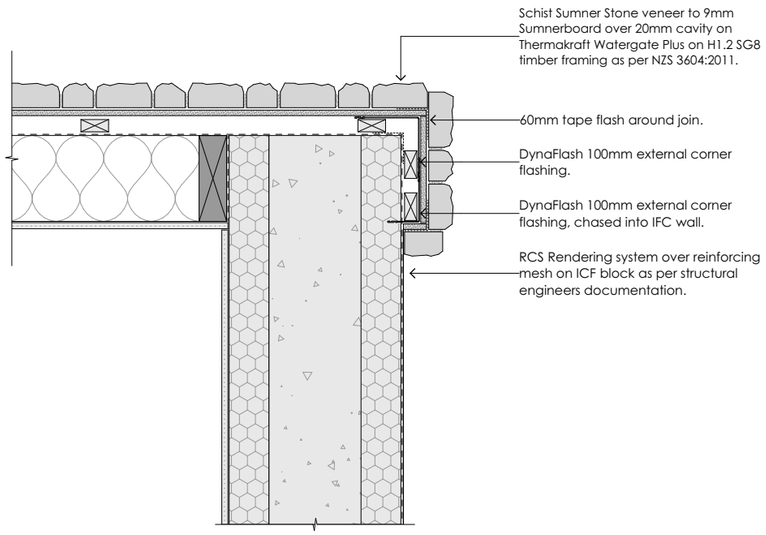
63 Totara Terrace, Wanaka 9305

SHEET TITLE: CLADDING DETAILS 3
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

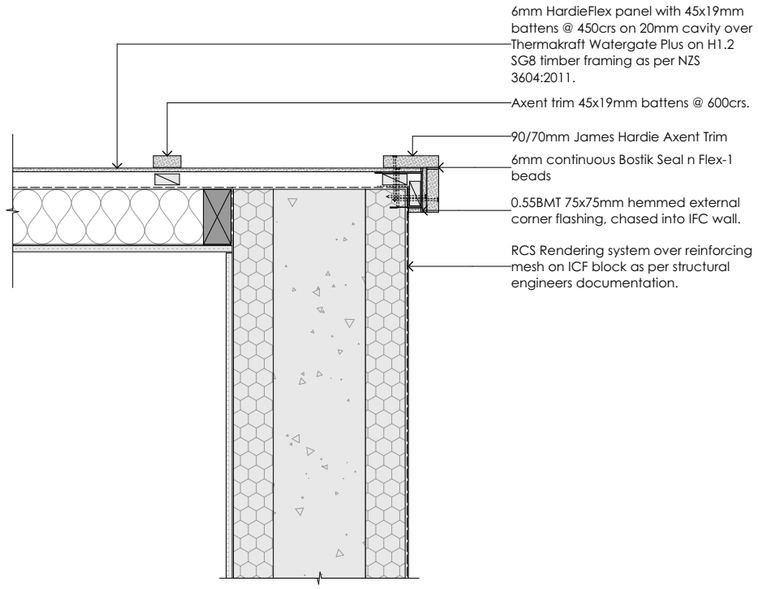
ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO
A407.A

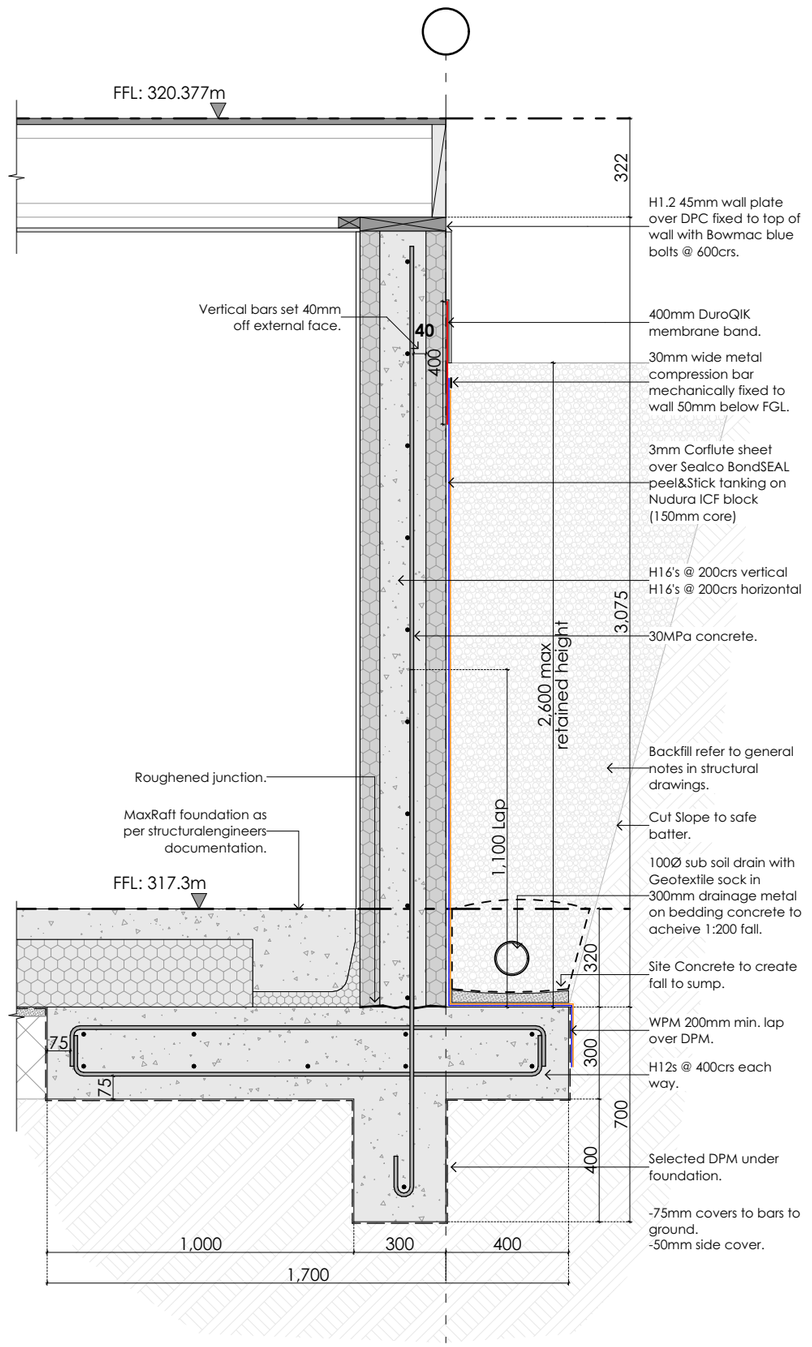
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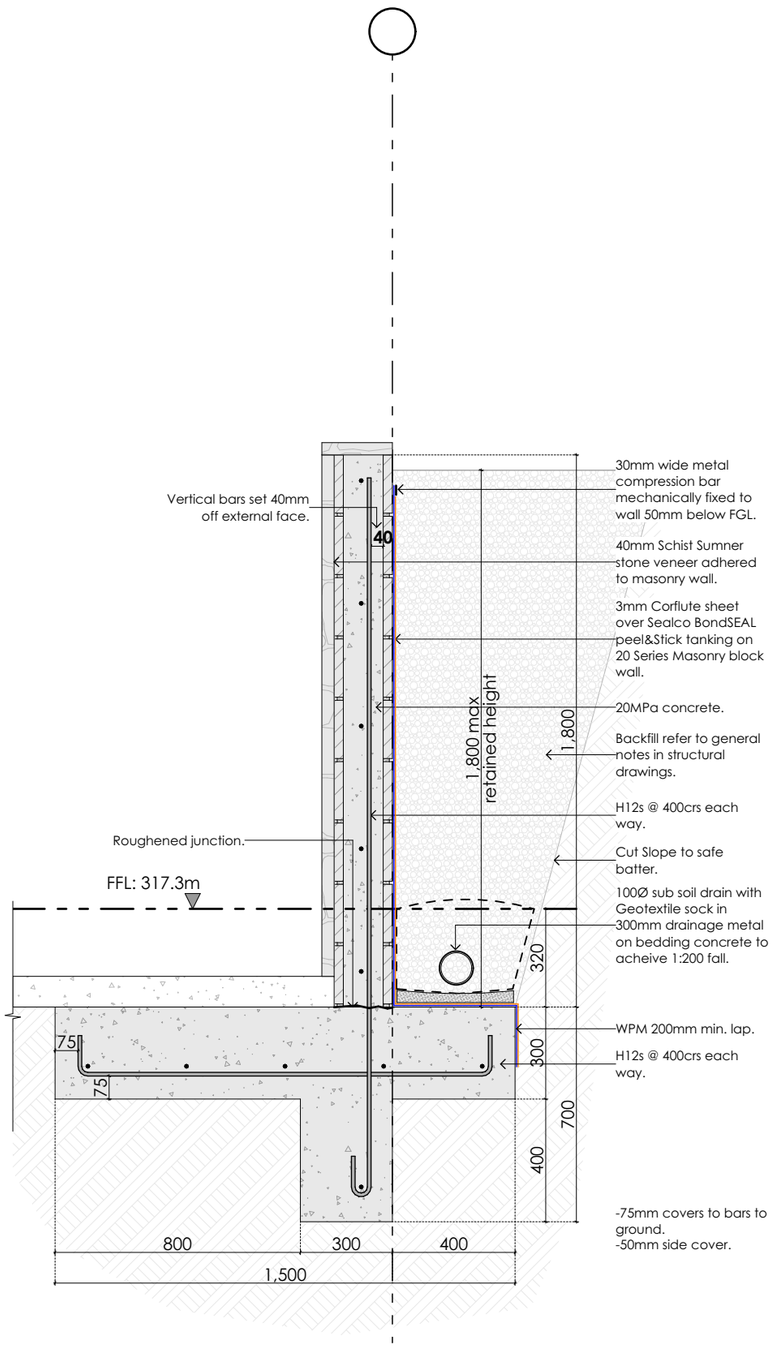
42 A103 Stone Veneer: External Corner (ICF Junction) Scale 1:10



43 A103 HardieFlex B&B: External Corner (ICF Junction) Scale 1:10



44 A108 ICF Retaining Wall Scale 1:20



45 A108 Masonry Retaining Wall Scale 1:20

ID	Change Name

ADQ Architecture

Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

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63 Totara Terrace, Wanaka 9305

SHEET TITLE: CLADDING DETAILS 4

DRAWN BY: EP

ISSUED: 30/10/2026

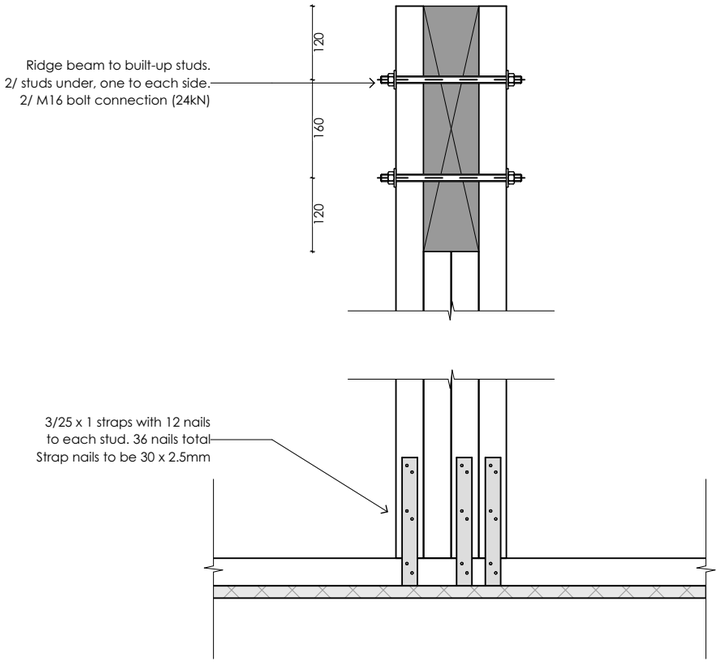
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

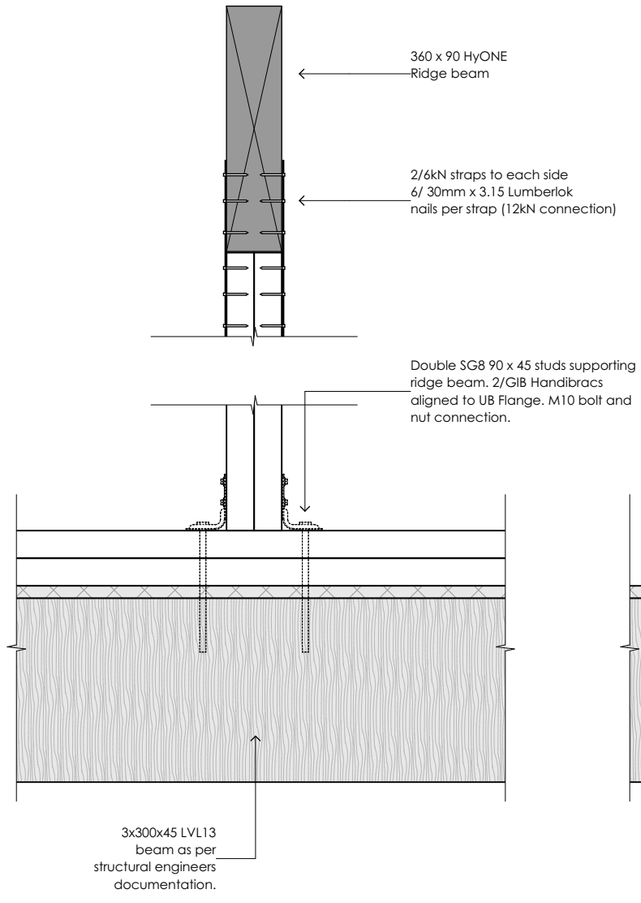
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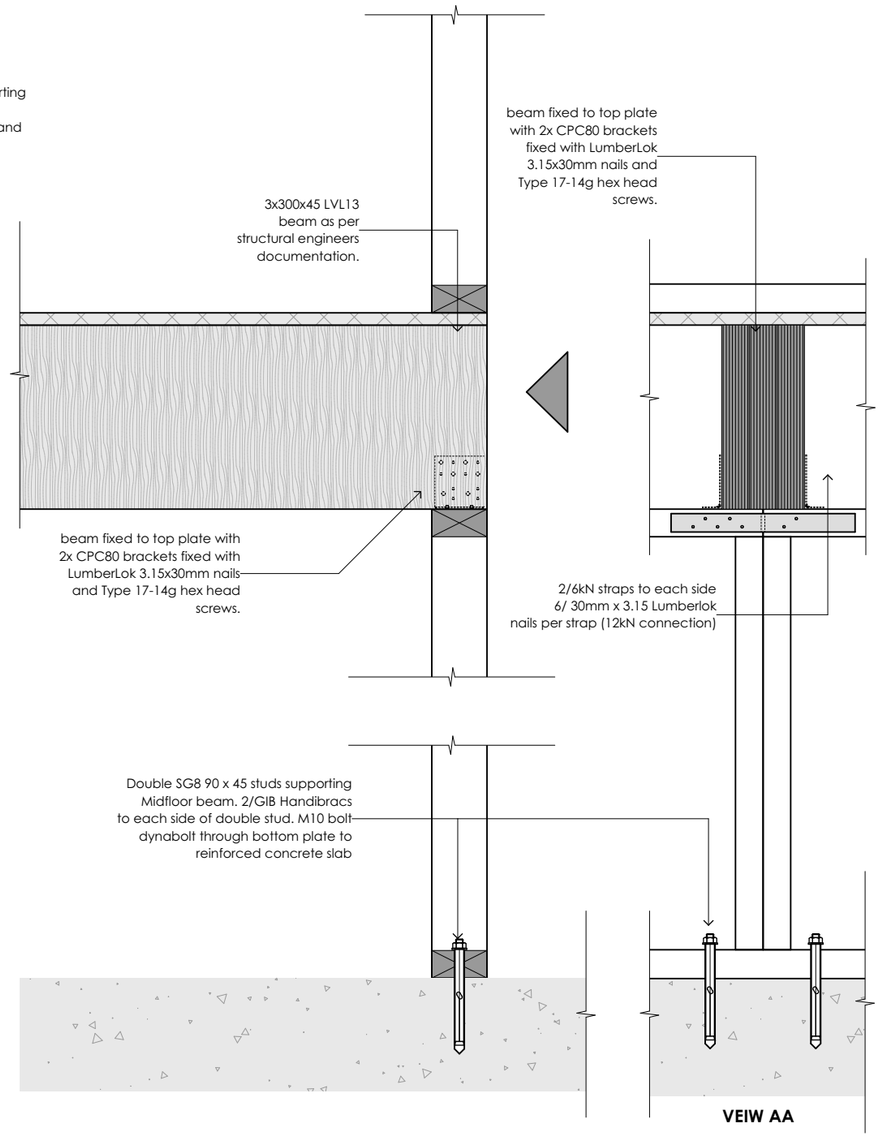
46
-

Ridgebeam: Stud Build-up
Scale 1:10



47
-

Ridgebeam: Stud Build-up to Midfloor
Scale 1:10



ID	Change Name

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

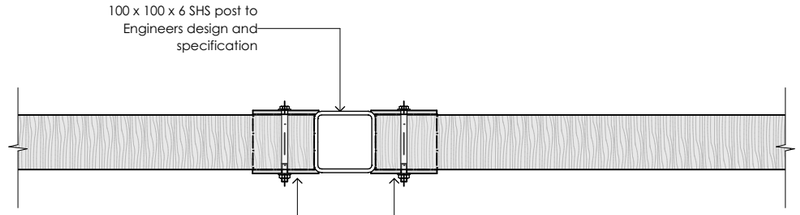
63 Totara Terrace, Wanaka 9305

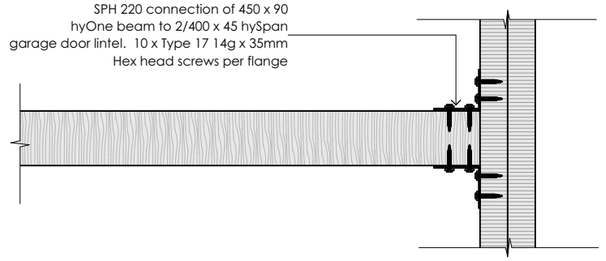
SHEET TITLE: CONSTRUCTION DETAILS 1
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

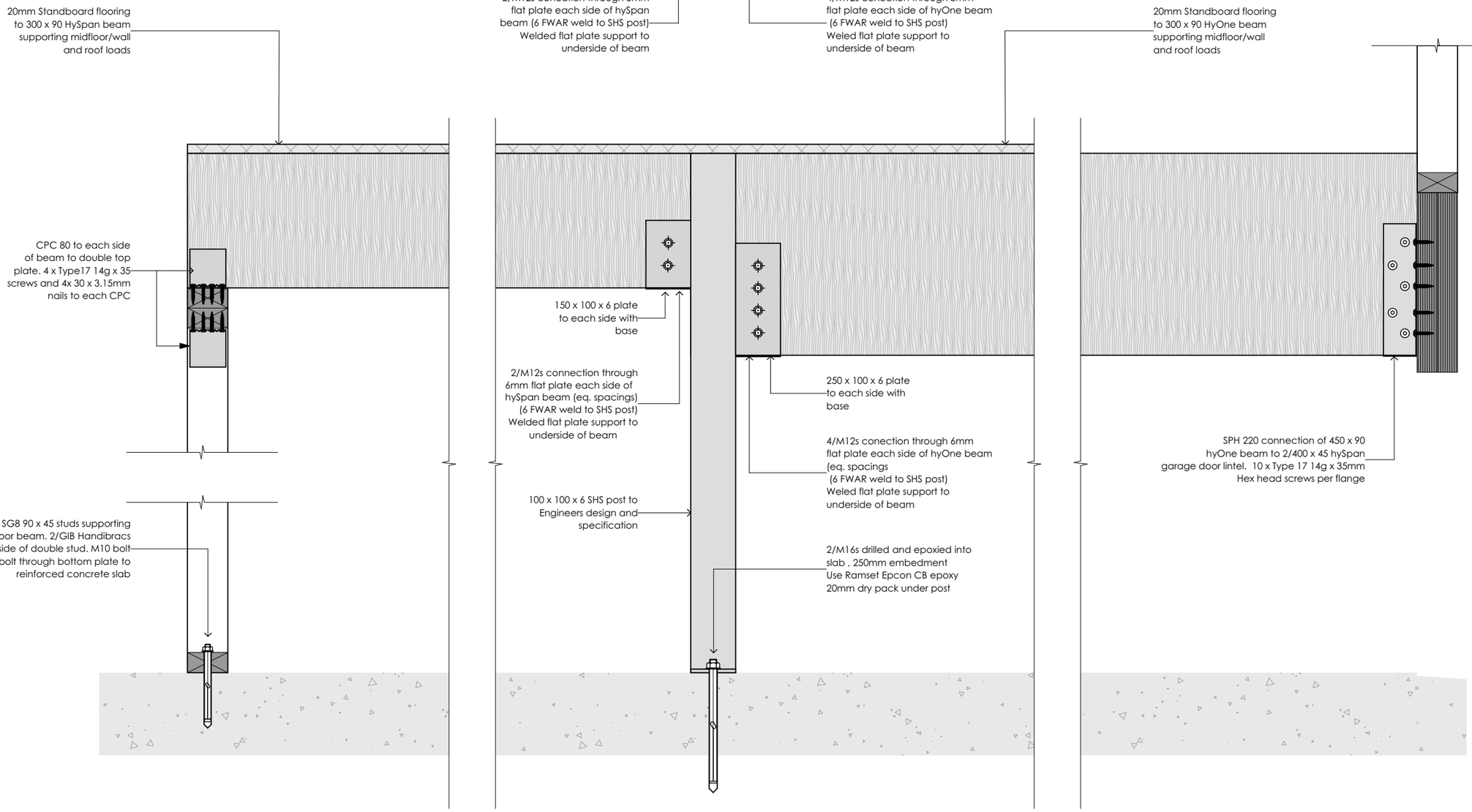
SHEET NO
A409.A

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FROM ABOVE







48
-

Midfloor: Beam Connection (Grid E)
Scale 1:10

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

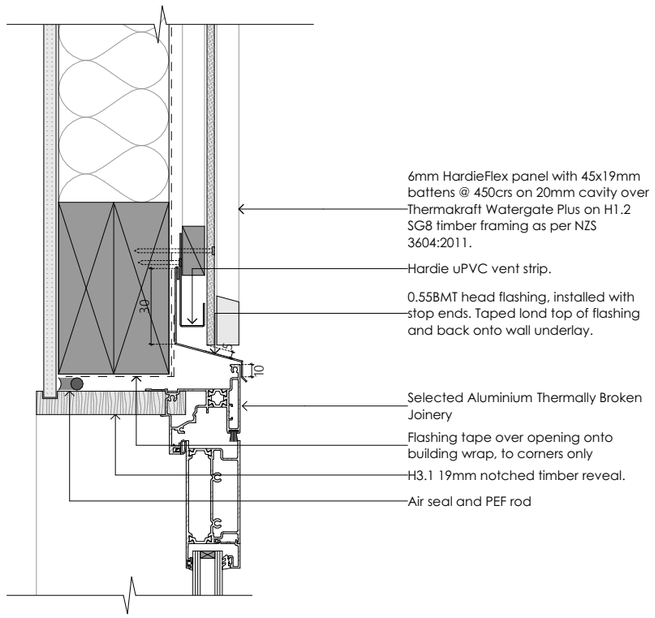
SHEET TITLE: CONSTRUCTION DETAILS 2
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

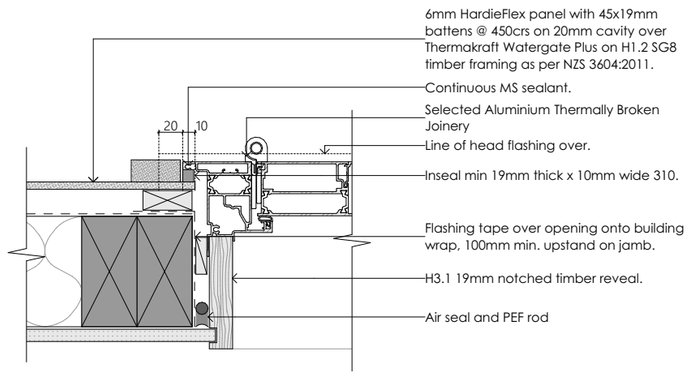
SHEET NO

A410.A

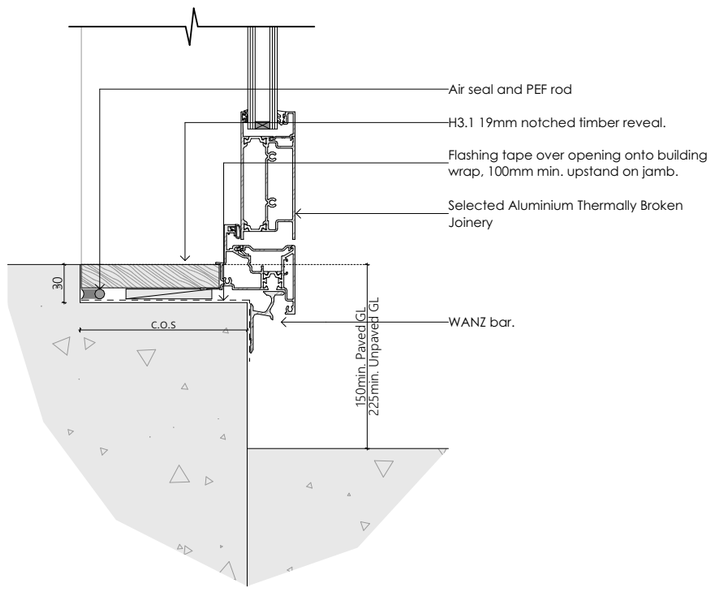
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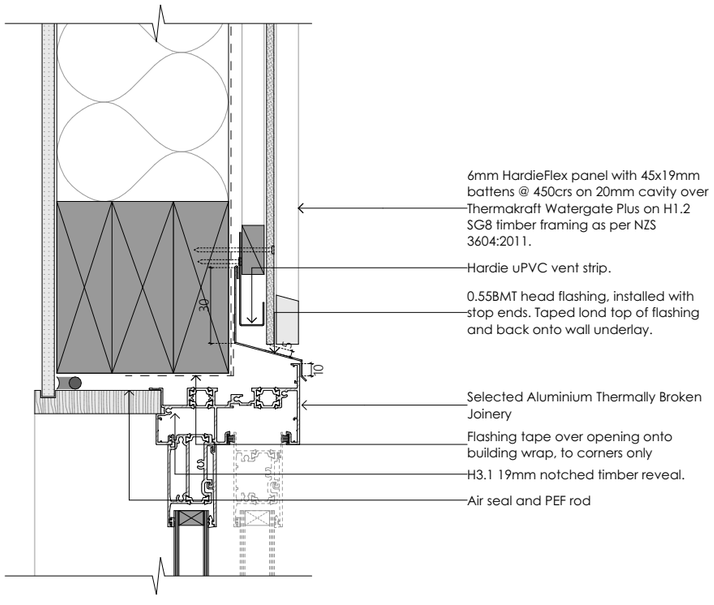
49 A302 HardieFlex B&B: Door Head
Scale 1:5



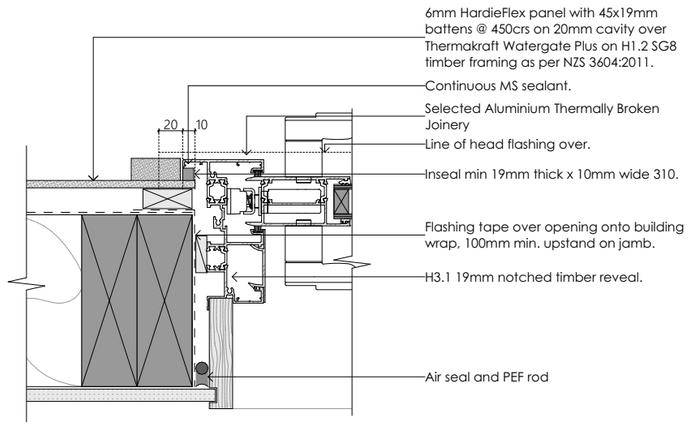
50 A302 HardieFlex B&B: Door Jamb
Scale 1:5



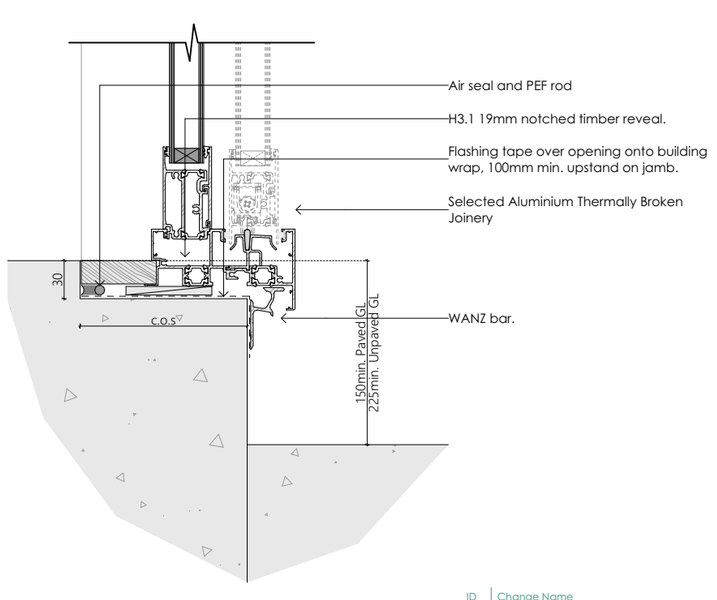
51 A302 HardieFlex B&B: Door Sill
Scale 1:5



52 A306 HardieFlex B&B: Slider Head
Scale 1:5



53 A306 HardieFlex B&B: Slider Jamb
Scale 1:5



54 A306 HardieFlex B&B: Slider Sill
Scale 1:5

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

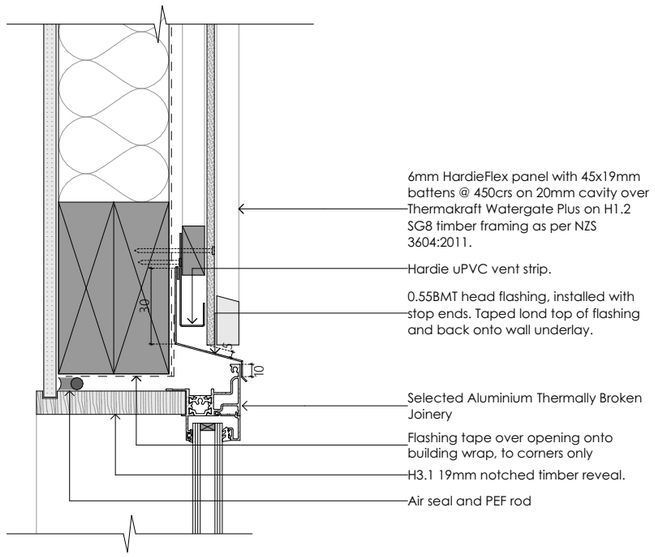
63 Totara Terrace, Wanaka 9305

SHEET TITLE: JOINERY DETAILS 1
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

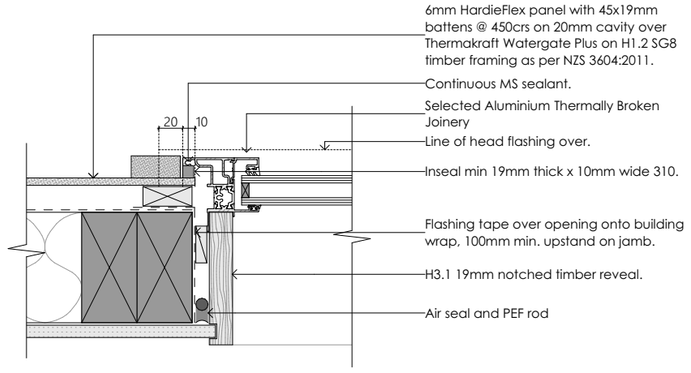
ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO
A411.A

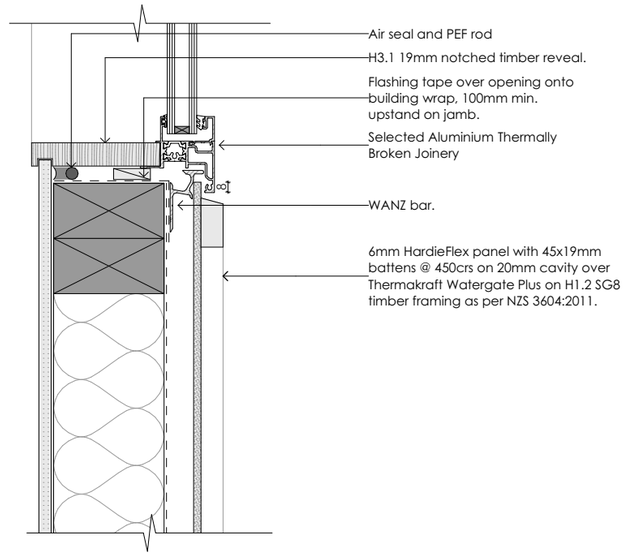
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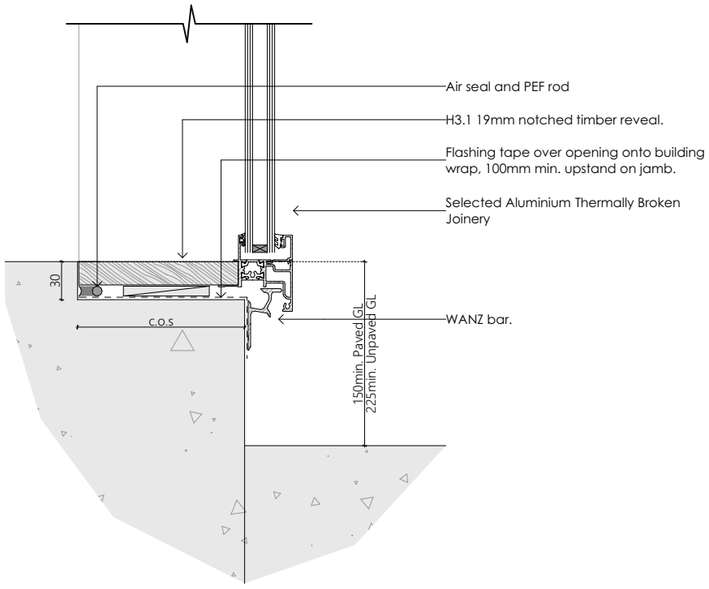
55 A301 HardieFlex B&B: Window Head
Scale 1:5



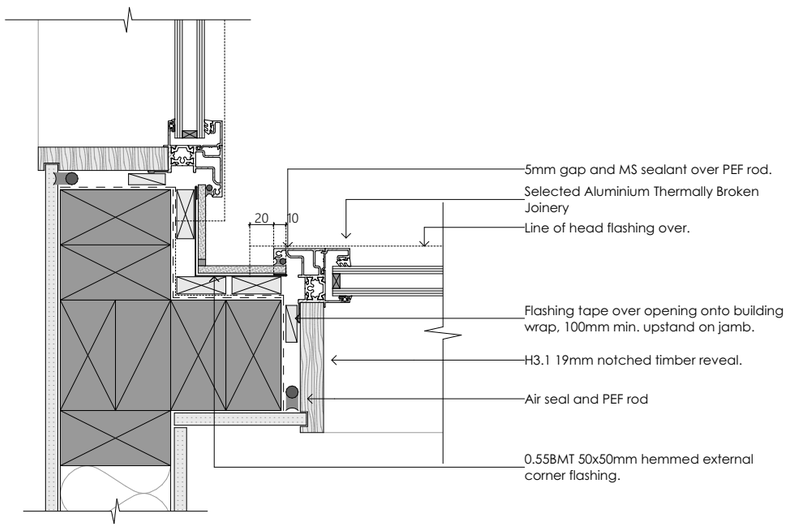
56 A301 HardieFlex B&B: Window Jamb
Scale 1:5



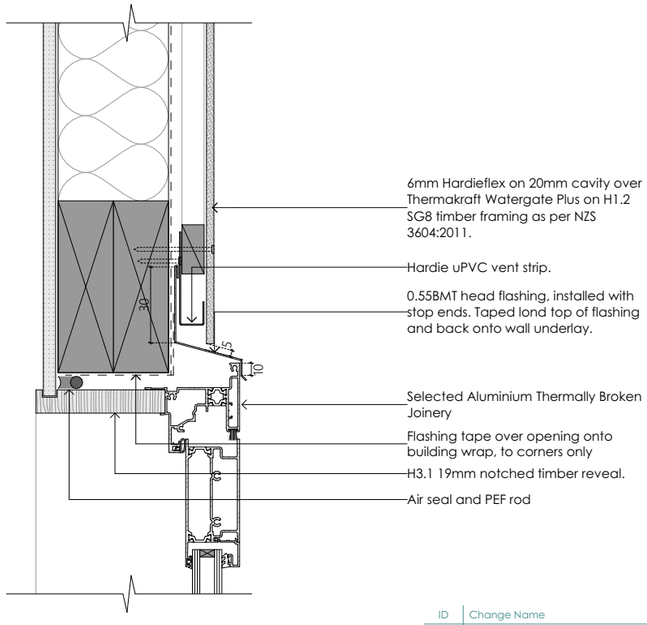
57 A306 HardieFlex B&B: Window Sill
Scale 1:5



58 A301 HardieFlex B&B: Window Rebated Sill
Scale 1:5



59 A103 HardieFlex B&B: Window Internal Corner
Scale 1:5



60 A305 HardieFlex: Door Head
Scale 1:5

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

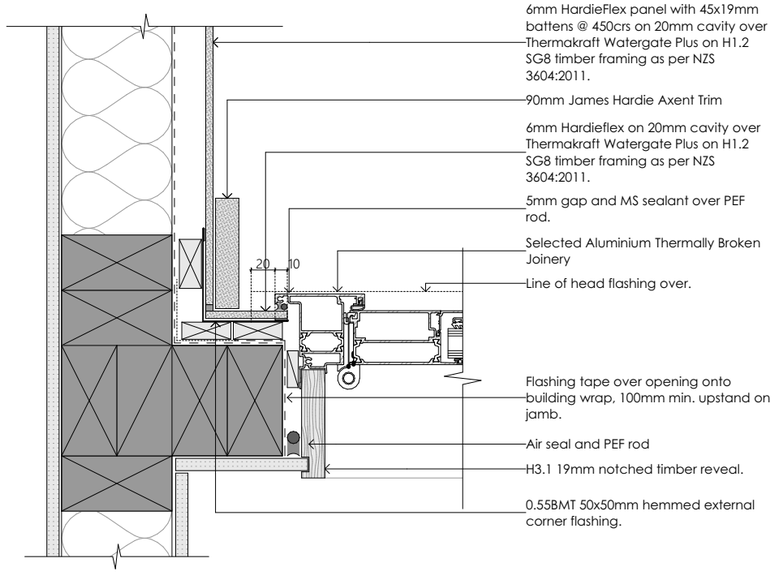
63 Totara Terrace, Wanaka 9305

SHEET TITLE: JOINERY DETAILS 2
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

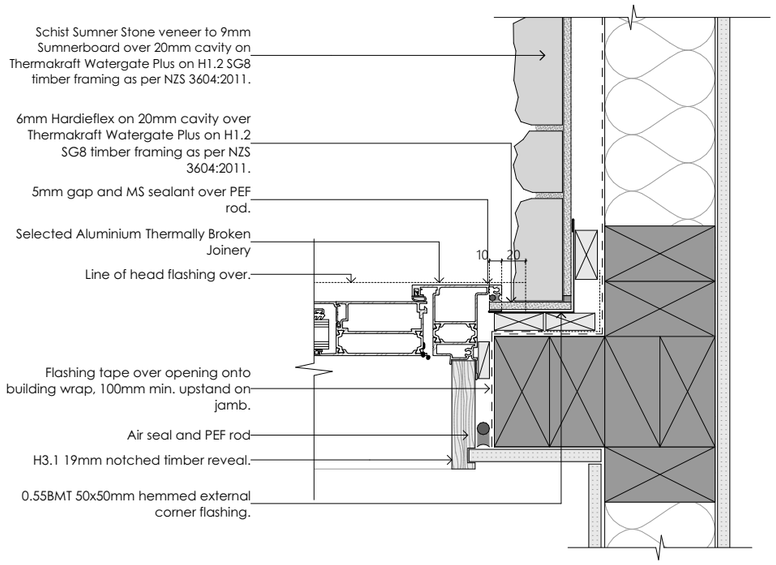
ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO
A412.A

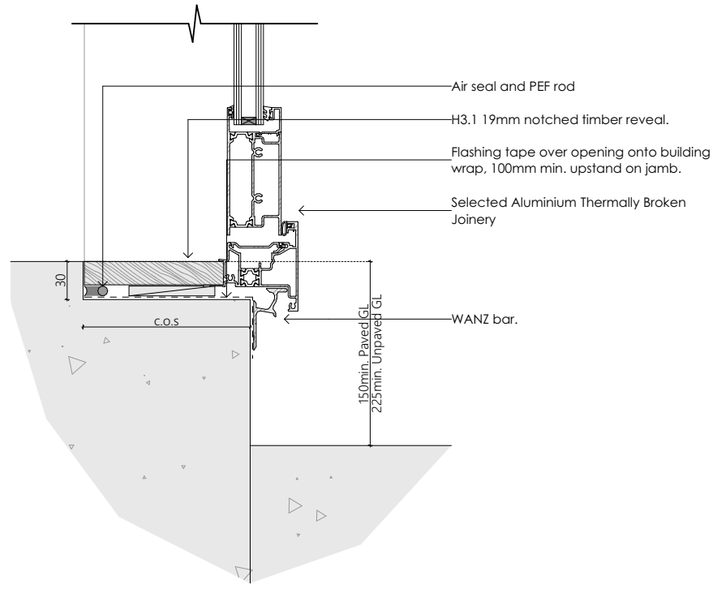
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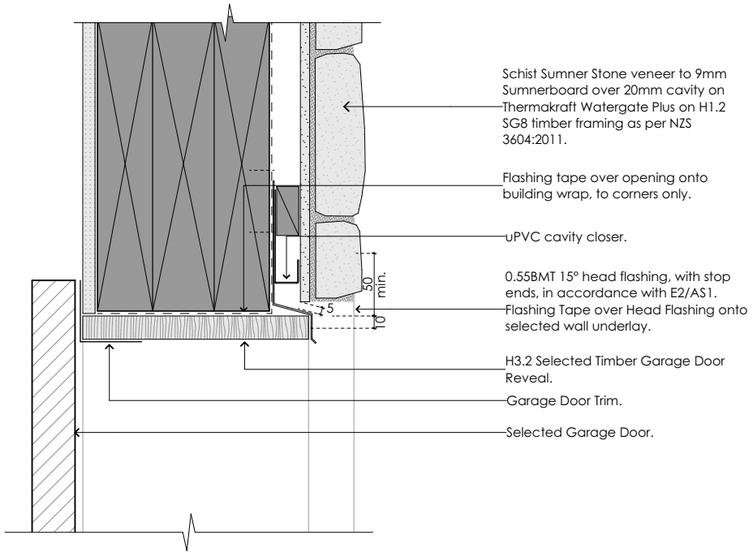
61 A305 HardieFlex: Door Jamb 1
Scale 1:5



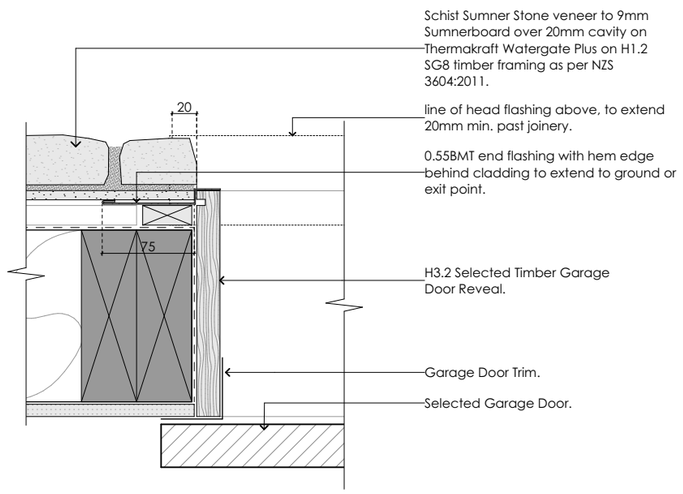
62 A305 HardieFlex: Door Jamb 2
Scale 1:5



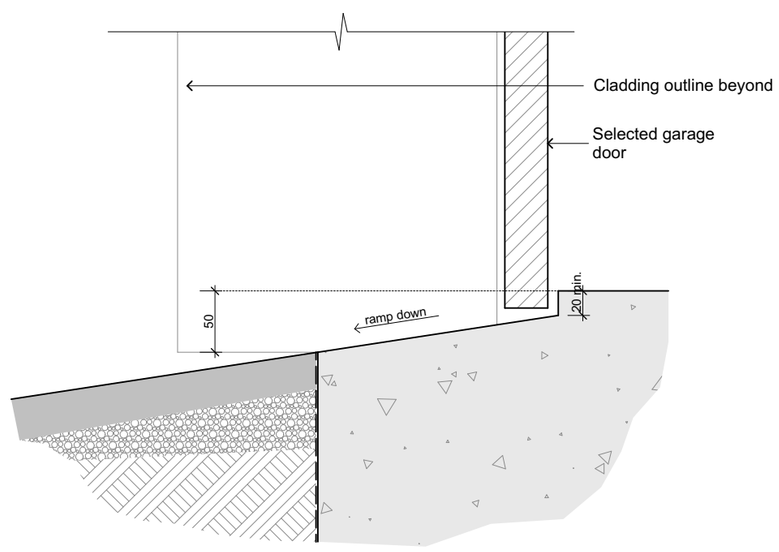
63 A305 HardieFlex: Door Rebated Sill
Scale 1:5



64 A304 Stone Veneer: Garage Head
Scale 1:5



65 A304 Stone Veneer: Garage Jamb
Scale 1:5



66 A304 Stone Veneer: Garage Sill
Scale 1:5

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

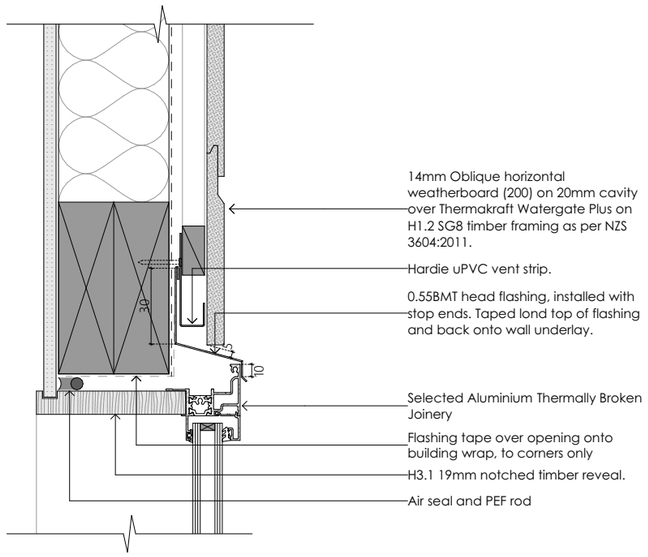
63 Totara Terrace, Wanaka 9305

SHEET TITLE: JOINERY DETAILS 3
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

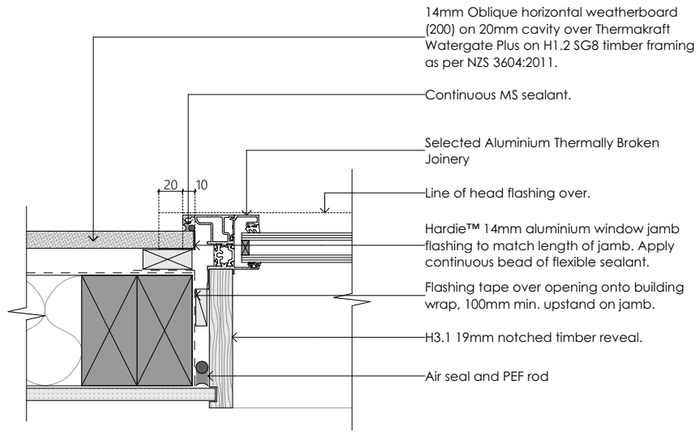
ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO
A413.A

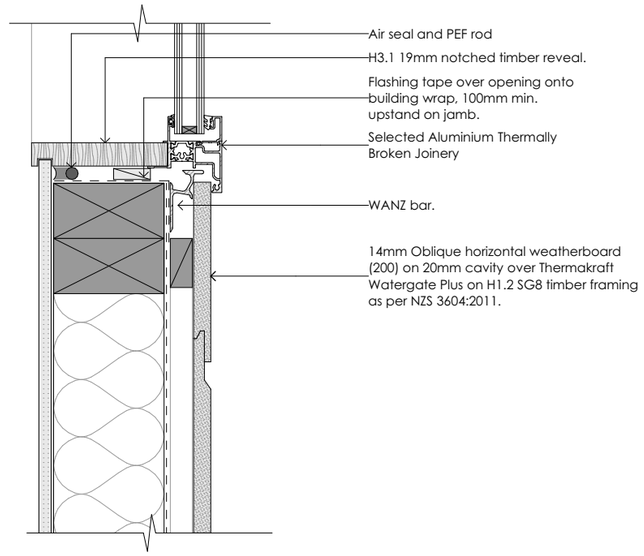
CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.



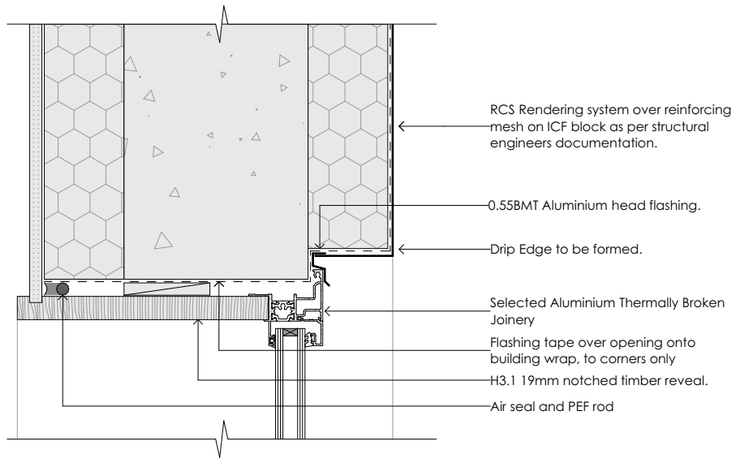
67 A301 Oblique: Window Head
Scale 1:5



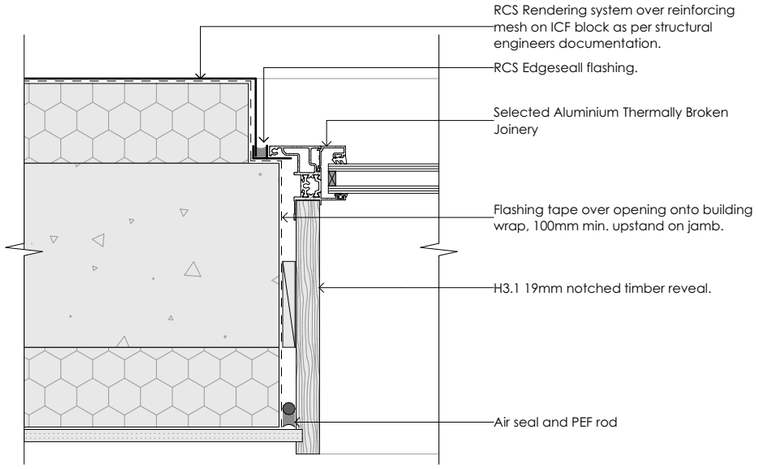
68 A301 Oblique: Window Jamb
Scale 1:5



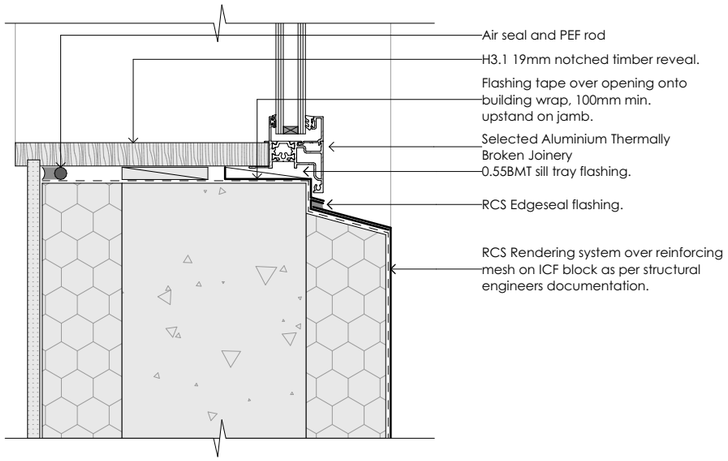
69 A301 Oblique: Window Sill
Scale 1:5



70 A301 ICF: Window Head
Scale 1:5



71 A301 ICF: Window Jamb
Scale 1:5



72 A301 ICF: Window Sill
Scale 1:5

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

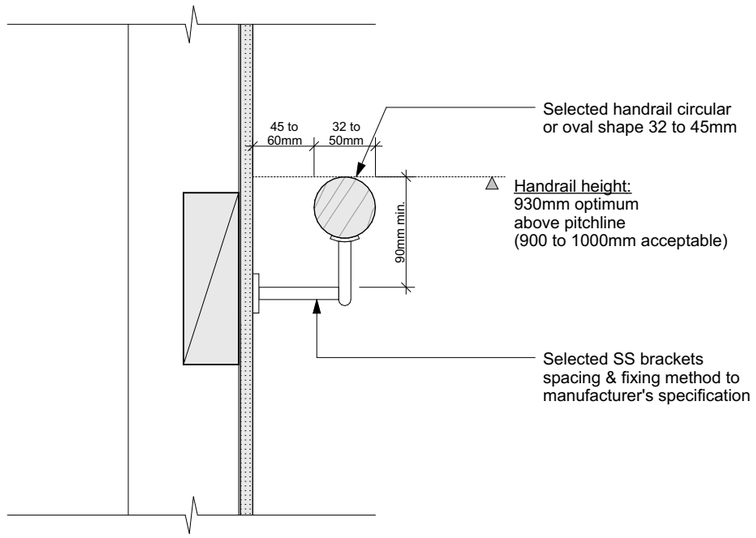
63 Totara Terrace, Wanaka 9305

SHEET TITLE: JOINERY DETAILS 4
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO
A414.A

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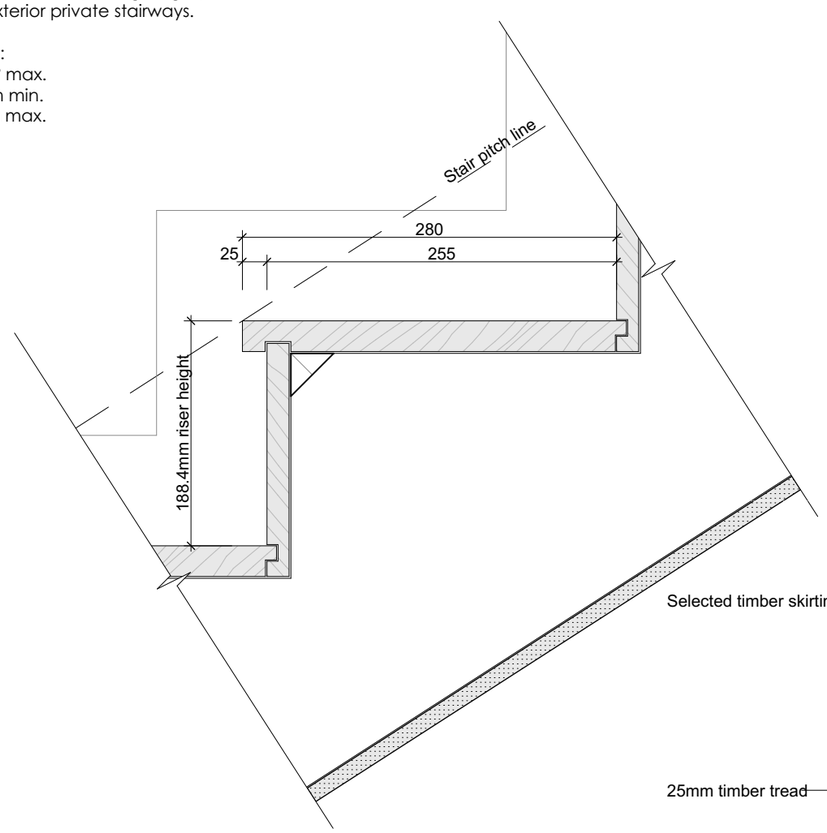
73
-

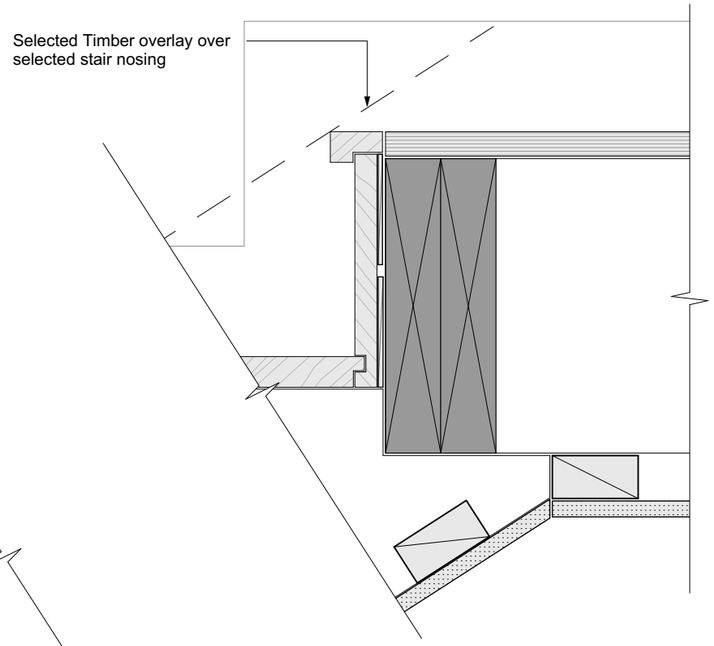
Stair: Handrail
Scale 1:5

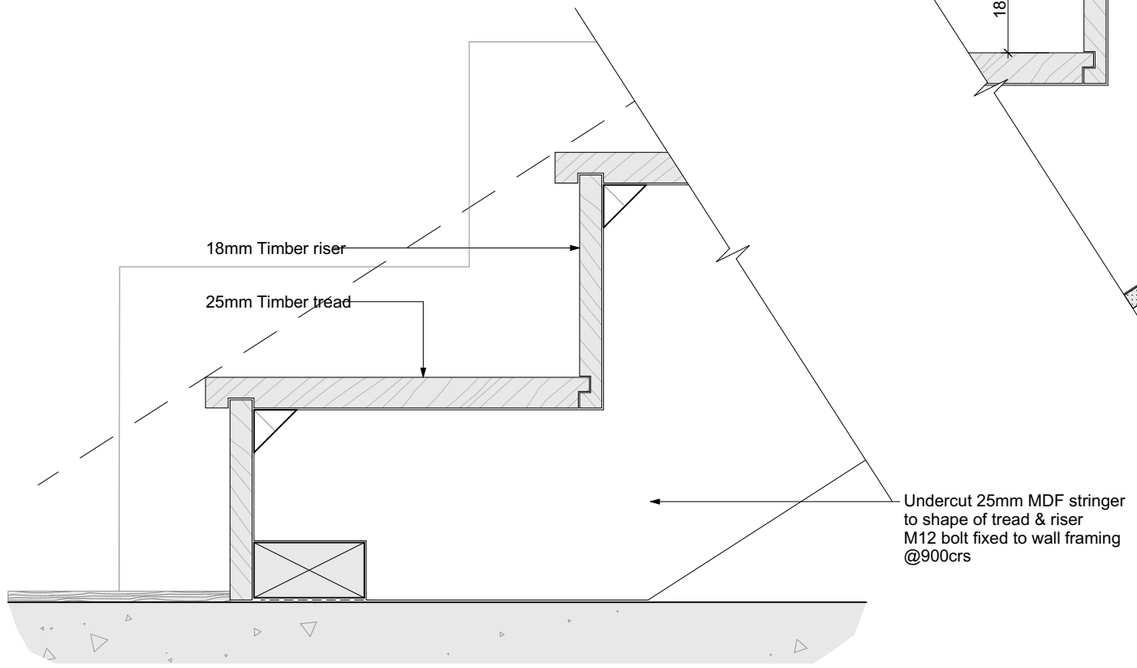
Main Private Stairway

A private stairway intended to provide access to and between frequently used spaces such as living areas, kitchens, and garages, and includes all exterior private stairways.

Requirements:
Pitch Line: 37° max.
Tread: 280mm min.
Risers: 190mm max.

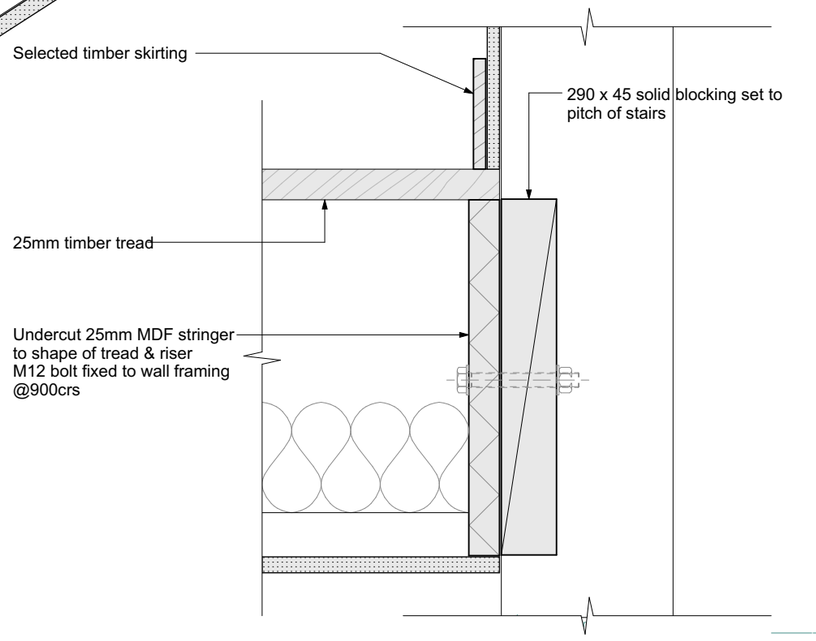






74
-

Stair: Section
Scale 1:5



74
-

Stair: Section
Scale 1:5

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

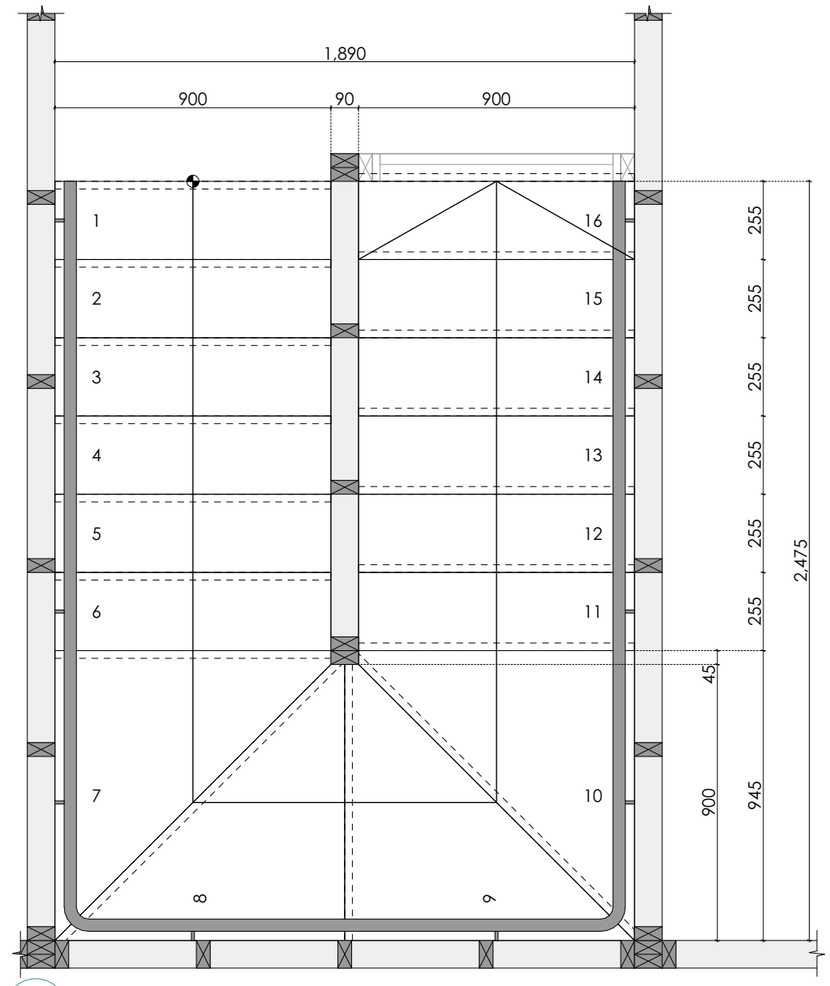
SHEET TITLE: STAIR DETAILS 1
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

A415.A

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76
-

Stair: Plan
Scale 1:20

ID	Change Name

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

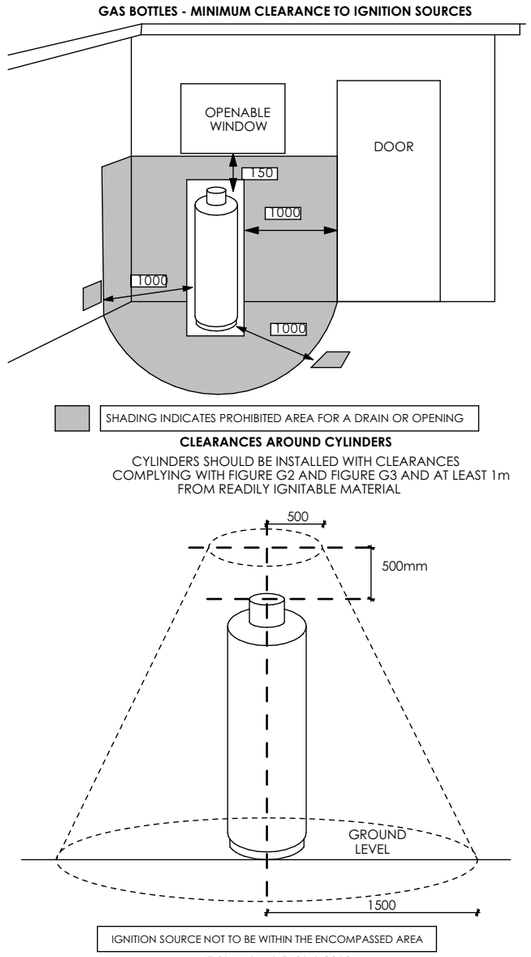
63 Totara Terrace, Wanaka 9305

SHEET TITLE: STAIR DETAILS 1
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

SHEET NO

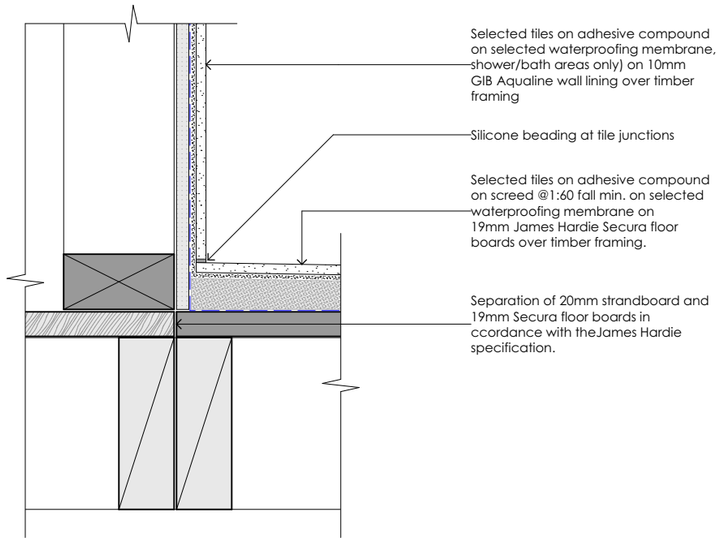
A416.A

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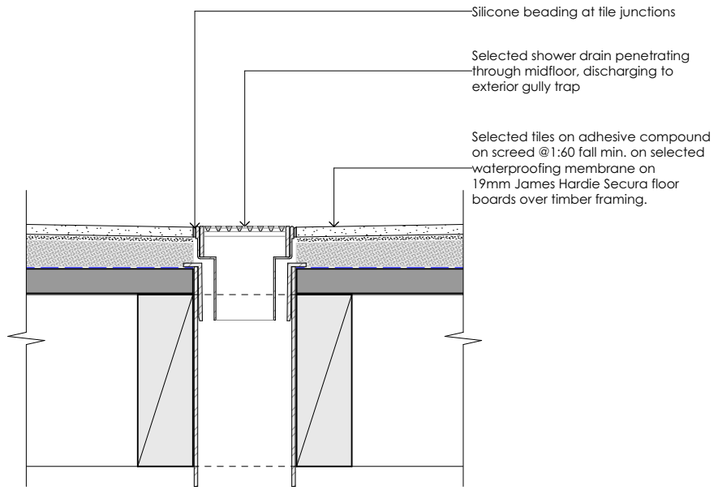


Twin Cylinder Systems: For 45kg twin LPG setups:
Installed to have a secure, anchored, chain-based restraint kit that holds both bottles together against a wall.
Gas LPG Bottle Chain Kit: A universal, zinc-plated, chain kit to strap 45kg cylinders to a structural element.
Solid concrete base for cylinders to sit on

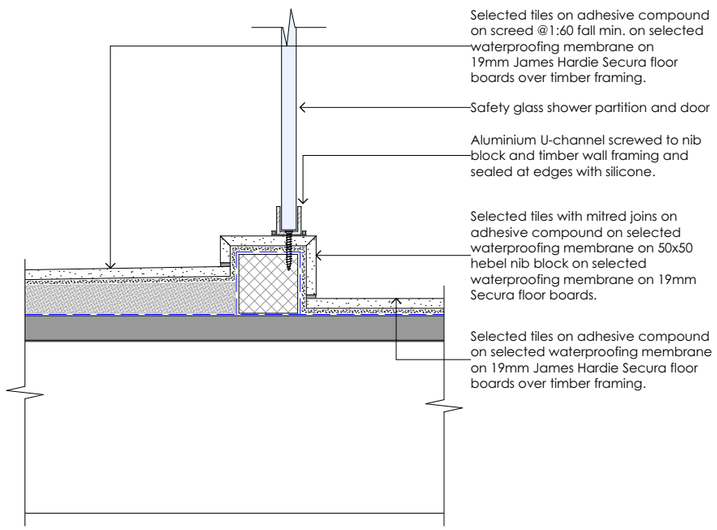
77 - Gas Cylinder / Califont Details
Scale 1:5



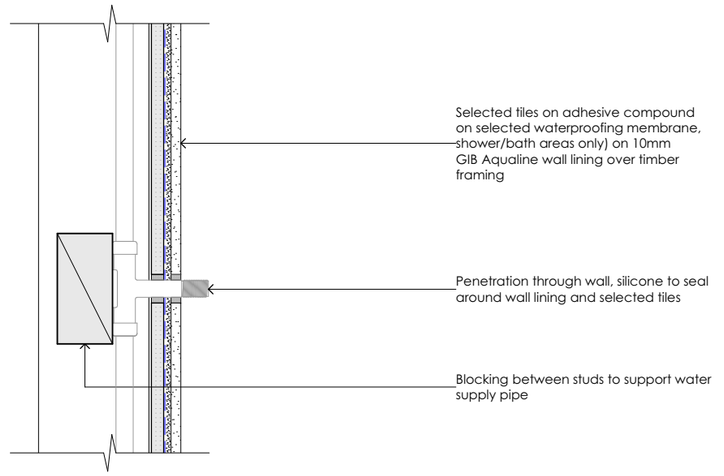
78 - Shower: Wall Junction
Scale 1:5



79 - Shower: Drain Junction
Scale 1:5



80 - Shower: Nib Detail
Scale 1:5



81 - Shower: Penetration
Scale 1:5

ID	Change Name

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

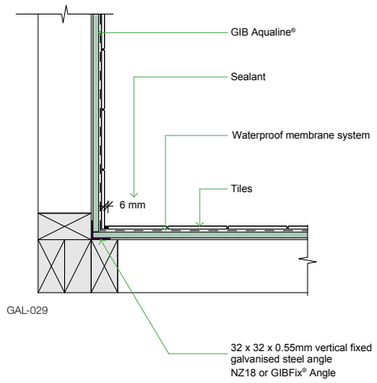
SHEET TITLE: WET AREA DETAILS 1
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

SHEET NO
A417.A

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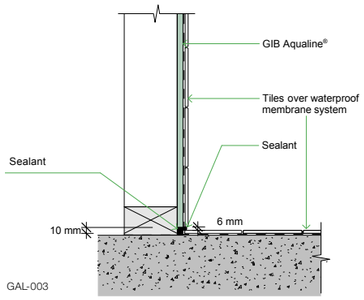
SHOWER OVER BATH – TILED WALL DETAILS

A: TILED INTERNAL CORNER



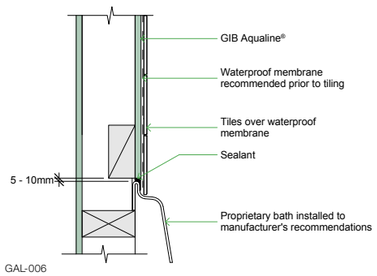
GAL-029

B: CERAMIC FLOOR LINING JUNCTION



GAL-003

C: BATH LINING JUNCTION

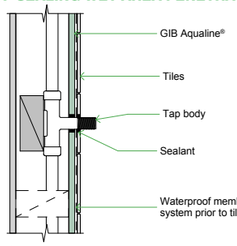


GAL-006

G: SHOWER MIXER PENETRATION IN WET WALL LININGS

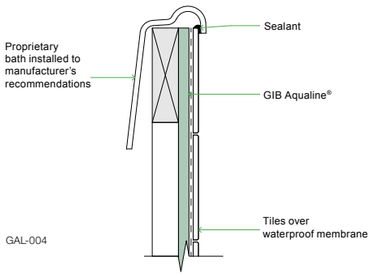
Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.

D: SEALING WET AREA PENETRATION



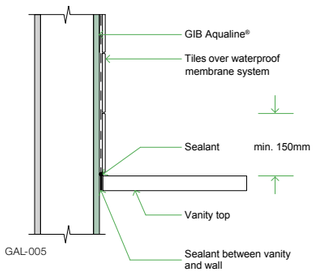
GAL-002

E: BATH CRADLE LINING DETAIL



GAL-004

F: VANITY TOP LINING JUNCTION

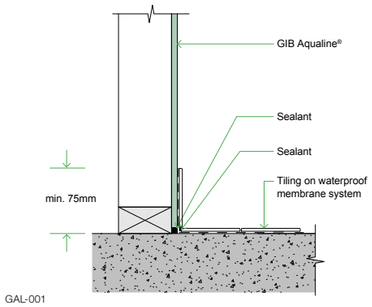


GAL-005



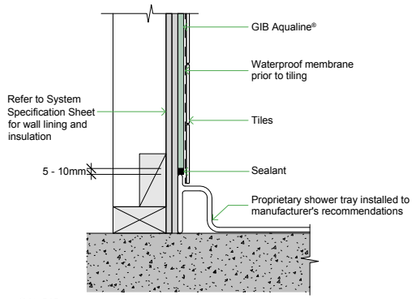
SHOWER – TILED WALL AND ACRYLIC BASE DETAILS

A: CERAMIC FLOOR SKIRTING LINING JUNCTION



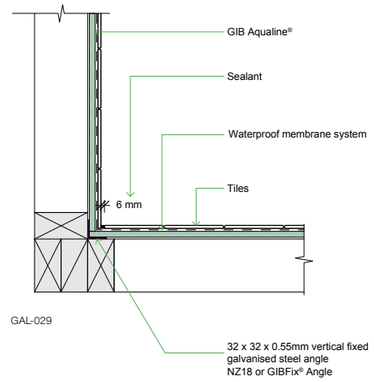
GAL-001

B: MOULDED SHOWER TRAY DOUBLE LINING JUNCTION



GAL-016

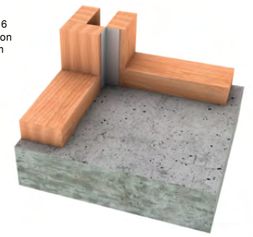
C: TILED INTERNAL CORNER



GAL-029

D: TILED INTERNAL CORNER METAL ANGLE POSITION

Refer to page 16 of this publication for specification and installation guidance.



E: SHOWER MIXER PENETRATION IN WET WALL LININGS

Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.



82 - Wet Area Details Scale 1:5

83 - Shower Tray Details Scale 1:5

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

SHEET TITLE: WET AREA DETAILS 2
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

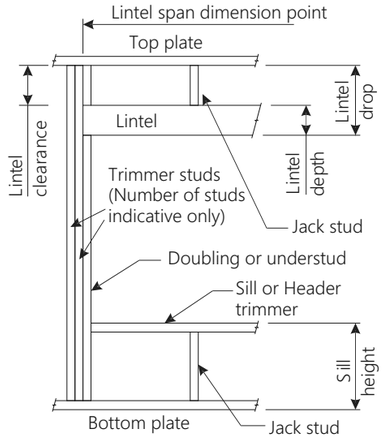
A418.A

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NOTE:

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

DEFINITIONS



Lintel Supporting Girder Trusses:

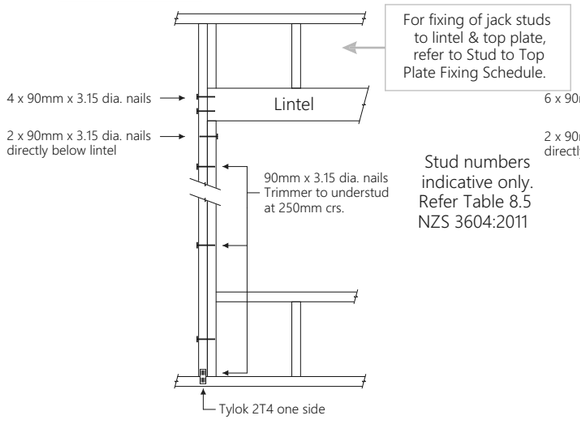
Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone			Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6 m^2	G	G	H	G	G	H
11.6 m^2	G	H	H	G	G	H
12.1 m^2	G	H	H	G	H	H
15.3 m^2	H	H	-	G	H	H
19.1 m^2	H	-	-	G	H	-
20.9 m^2	H	-	-	H	H	-
21.8 m^2	H	-	-	H	-	-
34.3 m^2	-	-	-	H	-	-

Notes:
1) Roof Tributary Area = approx.. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2) Assumed girder truss is at mid-span or middle third span of lintel
3) Use similar fixings for both ends of lintel
4) All other cases require specific engineering design

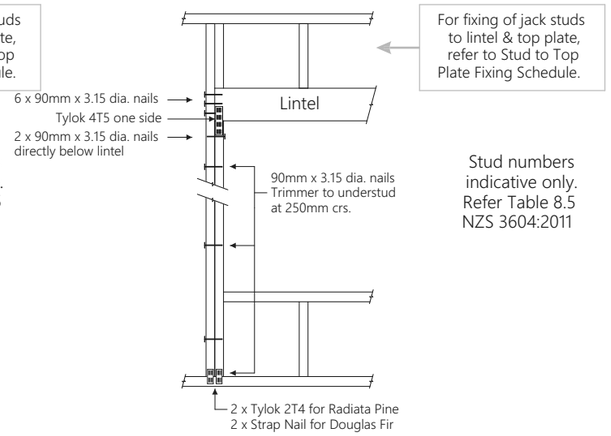
SELECTION CHART FOR LINTEL FIXING

Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone				
		L	M	H	VH	EH
0.7	2.0	E	E	E	E	F
	3.0	E	E	E	F	F
	4.0	E	E	F	F	F
	5.0	E	F	F	F	G
	6.0	E	F	F	G	G
0.9	2.0	E	E	E	F	F
	3.0	E	E	F	F	F
	4.0	E	E	F	F	F
	5.0	E	F	F	F	G
	6.0	E	F	F	G	G
1.0	2.0	E	E	E	F	F
	3.0	E	E	F	F	F
	4.0	E	F	F	F	G
	5.0	E	F	F	G	G
	6.0	E	F	F	G	G
1.2	2.0	E	E	F	F	F
	3.0	E	E	F	F	F
	4.0	E	F	F	G	G
	5.0	E	F	F	G	G
	6.0	F	F	G	G	H
1.5	2.0	E	E	F	F	F
	3.0	E	F	F	F	G
	4.0	E	F	F	G	G
	5.0	F	F	G	G	H
	6.0	F	F	G	H	H
2.0	2.0	E	F	F	F	G
	3.0	E	F	F	G	G
	4.0	F	F	G	G	H
	5.0	F	F	G	H	H
	6.0	F	G	G	H	H
2.4	2.0	E	F	F	G	G
	3.0	F	F	G	G	H
	4.0	F	F	G	H	H
	5.0	F	G	G	H	H
	6.0	F	G	H	H	-
3.0	2.0	E	F	F	G	G
	3.0	F	F	G	H	H
	4.0	F	G	G	H	H
	5.0	F	G	H	H	-
	6.0	F	G	H	-	-
3.6	2.0	F	F	G	G	H
	3.0	F	F	G	H	H
	4.0	F	G	H	H	-
	5.0	F	G	H	-	-
	6.0	G	H	H	-	-
4.2	2.0	F	F	G	G	H
	3.0	F	G	H	H	-
	4.0	F	G	H	-	-
	5.0	G	H	H	-	-
	6.0	G	H	-	-	-
4.5	2.0	F	F	G	H	H
	3.0	F	G	H	H	-
	3.4	F	G	H	H	-
	4.0	F	G	H	-	-
	5.0	G	H	-	-	-
	6.0	G	H	-	-	-
4.8	2.0	F	F	G	H	H
	3.0	F	G	H	H	-
	3.2	F	G	H	H	-
	4.0	F	G	H	-	-
	5.0	G	H	-	-	-
	6.0	G	H	-	-	-

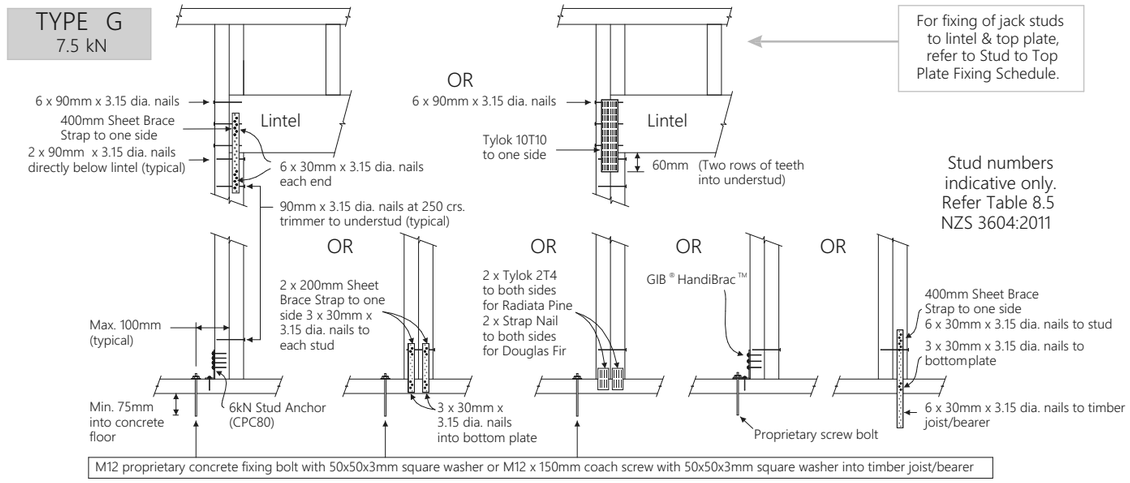
TYPE E
1.4 kN



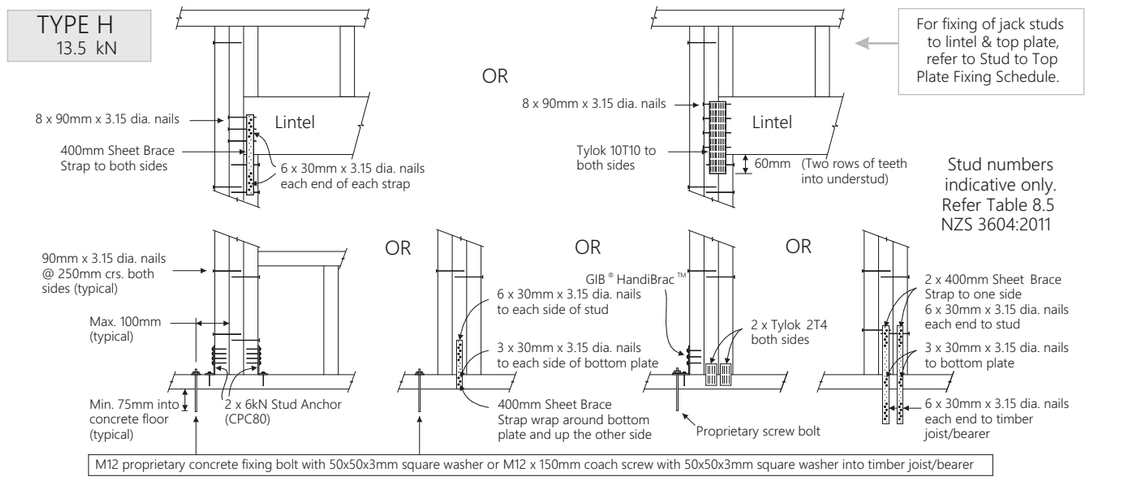
TYPE F
4.0 kN



TYPE G
7.5 kN



TYPE H
13.5 kN



ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

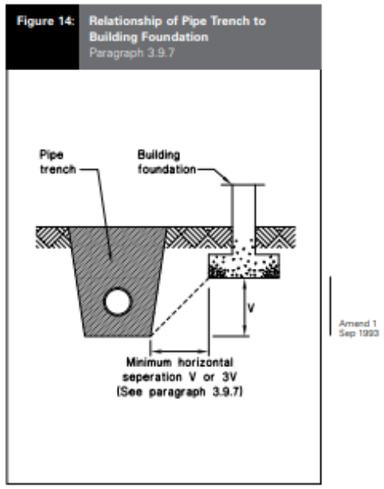
SHEET TITLE: LINTEL FIXING SCHEDULE
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

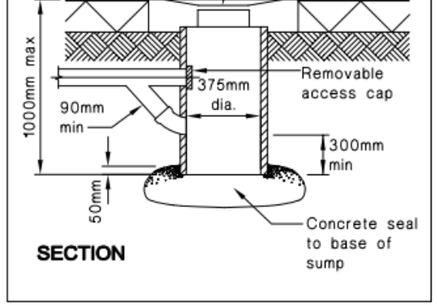
A419.A

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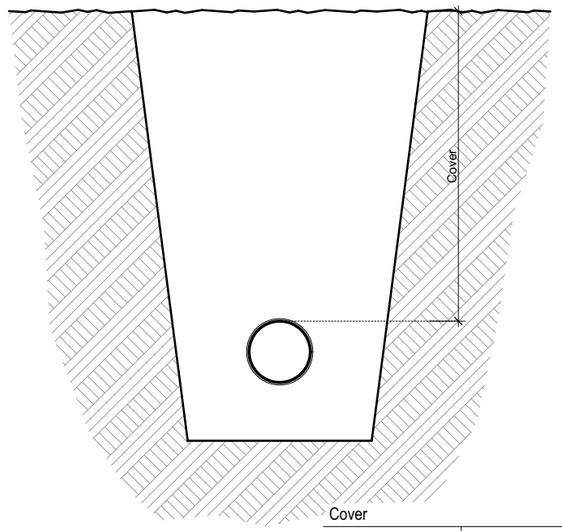
Pipe trenches which are open for longer than 48 hours shall be located no closer than V to the underside of any building foundation, where the trench is to remain open for periods longer than 48 hours the minimum horizontal separation shall increase to 3v in all ground except rock.

01 - Relationship of Pipe to Trench
Scale 1:10



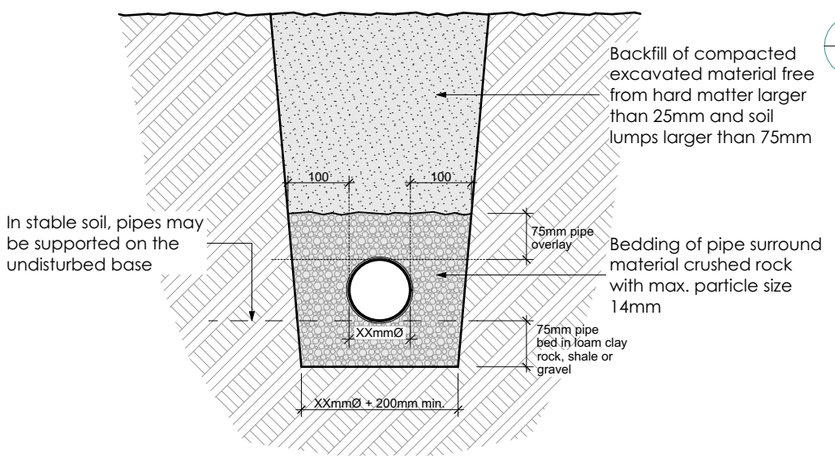
Allow for Type 1 Surface water Sumps as noted on plans. All surface water, except that collected directly from a roof, shall enter the drain via a sump which has a grating with at least 35% openings and 35max opening gaps, be hinged or removable for maintenance access, have a capacity at the bottom for settlement of silt and debris with a submerged (or trapped) outlet which prevents floatable solids entering the drain.

02 - Type-One Surface Water Sump
Scale 1:10

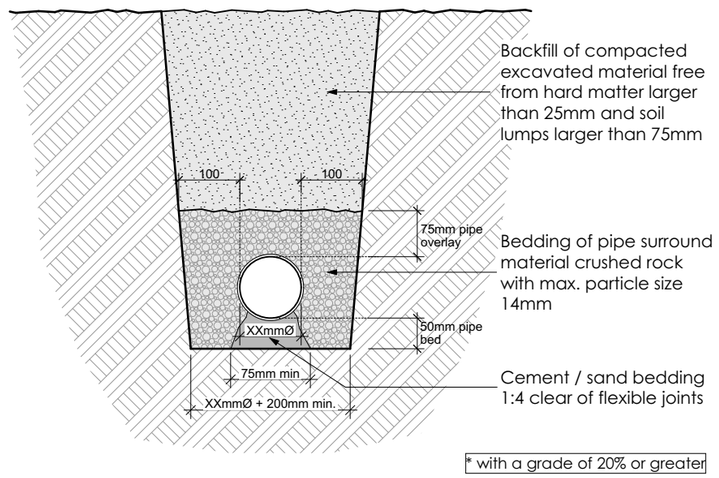


Cover	
Subject to heavy vehicular traffic	300mm for cast / ductile iron pipes 500mm other pipe materials
Driveways	300mm for cast / ductile iron pipes 450mm other pipe materials
Other situations	Nil for cast / ductile iron pipes 300mm other pipe materials

03 - Service Trench Detail - Cover
Scale 1:10

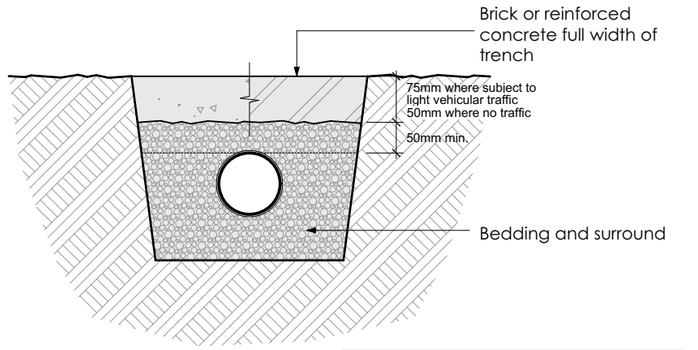


04 - Service Trench Detail - General
Scale 1:10



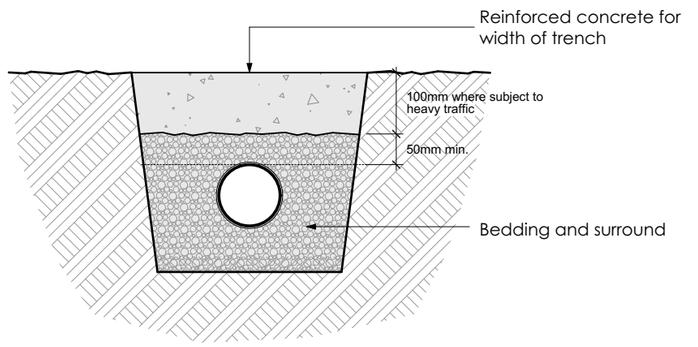
* with a grade of 20% or greater

05 - Service Trench Detail - Rock or Shale Base
Scale 1:10



* where cover does not comply with detail 02

06 - Service Trench Detail - Light or No Traffic
Scale 1:10



* where cover does not comply with detail 02

07 - Service Trench Detail - Heavy Traffic
Scale 1:10

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

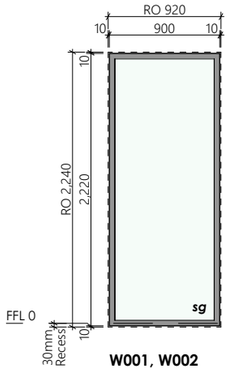
63 Totara Terrace, Wanaka 9305

SHEET TITLE: SERVICE DETAILS
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

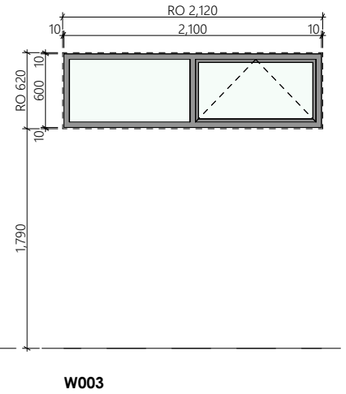
SHEET NO
A420.A

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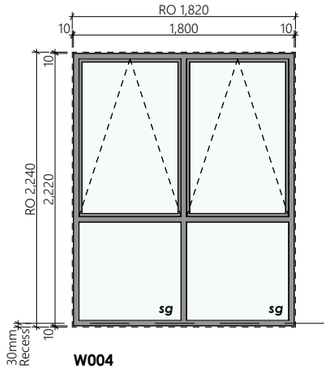
W001, W002

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Window Type:	Fixed Pane.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.



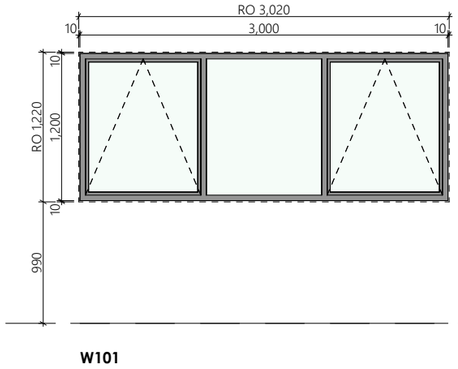
W003

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Window Type:	Awning Sash / Fixed Pane.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.



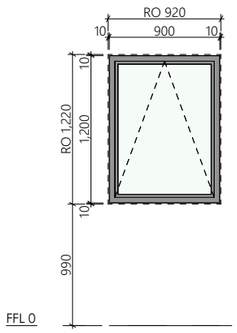
W004

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Window Type:	Awning Sash / Fixed Pane.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.



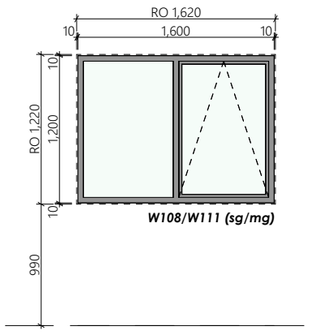
W101

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Window Type:	Awning Sash / Fixed Pane.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.



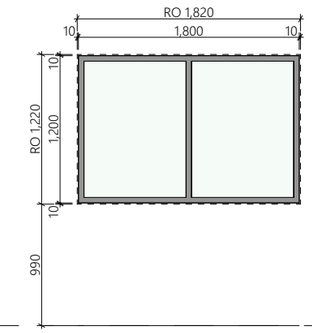
W102, W106, W108, W109, W110, W111, W112

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Window Type:	Awning Sash.



W103, W104, W105

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Window Type:	Awning Sash / Fixed Pane.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.



W107

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Window Type:	2x Fixed Pane.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.

External Window Schedule Notes:

sg = Toughened Safety Glass (Grade A safety glazing)

mg = Mirrored Glass (One way vision mirror)

- Dimensions shown are indictive only and must be checked by joinery fabricator prior to installation
- All external window reveals shall be 19mm H3.1 selected timber pre primed and grooved for wall linings
- Where windows are shown full height, there shall be a joinery recess at the sill as per architectural details
- Glazing shall comply with nzs 4223:part 3: 2016
- Check all wall thicknesses and wall lining thicknesses prior to manufacture of frames to confirm different frame depths
- Confirm with Principal / Designer for selected hardware

01
-
Window Schedule
Scale 1:50

ID	Change Name

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

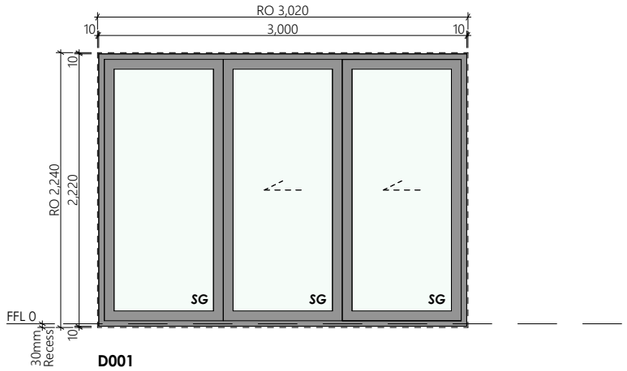
For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

SHEET TITLE: WINDOW SCHEDULE
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

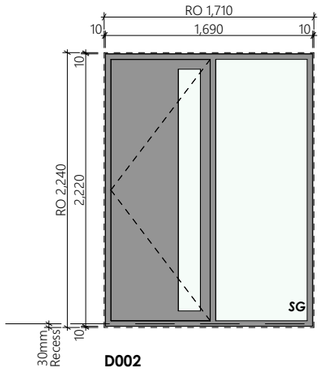
SHEET NO
A501.A

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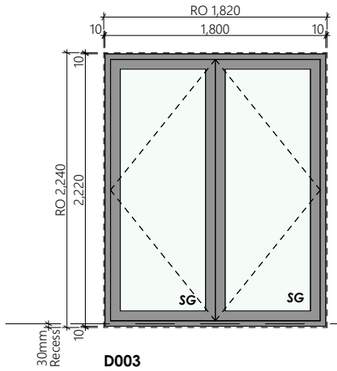
D001

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
External Door Type:	Stacked Slider Door.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.



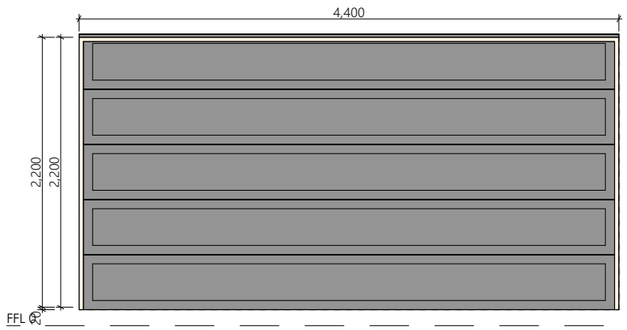
D002

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
External Door Type:	Inward Hinged Door with Sidelights.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.



D003

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
External Door Type:	Outward Hinged Door.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.



G001

Frame:	H3.2 35mm Timber Frame.
Garage Door Type:	Sectional Lift Garage Door.
Panel:	Selected Aluminium.
Hardware:	As Selected by Client.

External Door Schedule Notes:

sg = Toughened Safety Glass (Grade A safety glazing)

- Dimensions shown are indictive only and must be checked by joinery fabricator prior to installation
- All external door reveals shall be 19mm H3.1 selected timber pre primed and grooved for wall linings
- There shall be a joinery recess at the sill as per architectural details
- Glazing shall comply with nzs 4223:part 3: 2016
- Check all wall thicknesses and wall lining thicknesses prior to manufacture of frames to confirm different frame depths
- Confirm with Principal / Designer for selected hardware

01
-
External Door Schedule
Scale 1:50

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

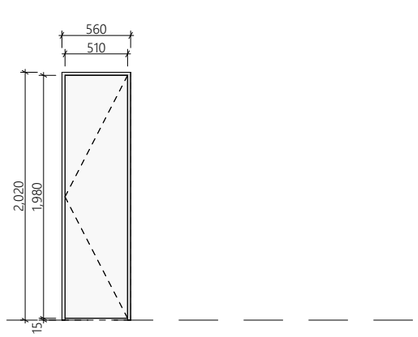
SHEET TITLE: EXTERNAL DOOR SCHEDULE
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

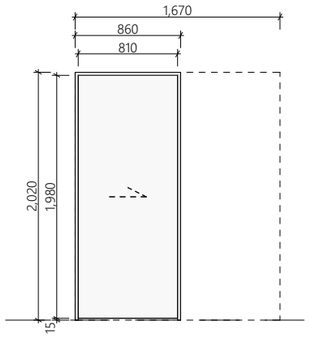
A502.A

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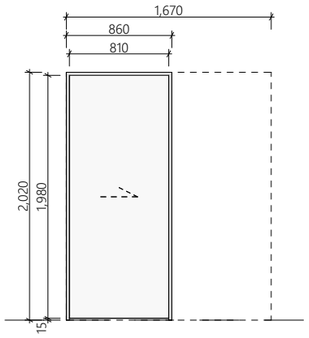
I001

Reveal:	25mm Timber Grooved Reveal.
Internal Door Type:	Hinged Door.
Leaf:	Internal Paint Grade Hollow Core with Flush Clashing Strips to Both Sides.
Hardware:	As Selected by Client.



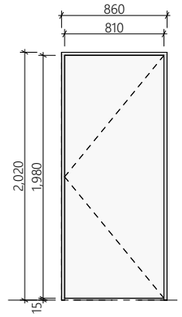
I001

Reveal:	25mm Timber Grooved Reveal.
Internal Door Type:	Cavity Slider.
Leaf:	Internal Paint Grade Hollow Core with Flush Clashing Strips to Both Sides.
Hardware:	As Selected by Client.



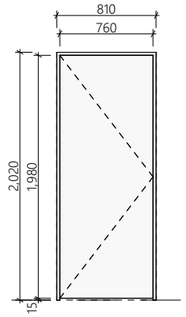
I002

Reveal:	25mm Timber Grooved Reveal.
Internal Door Type:	Cavity Slider.
Leaf:	Internal Paint Grade Hollow Core with Flush Clashing Strips to Both Sides.
Hardware:	As Selected by Client.



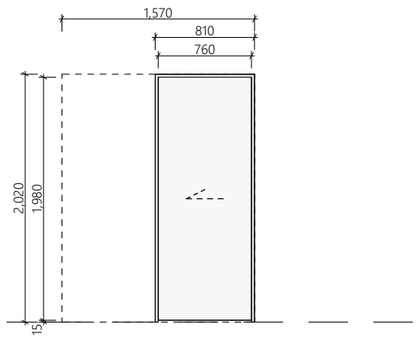
I003, I004, I005, I101, I102

Reveal:	25mm Timber Grooved Reveal.
Internal Door Type:	Hinged Door.
Leaf:	Internal Paint Grade Hollow Core with Flush Clashing Strips to Both Sides.
Hardware:	As Selected by Client.



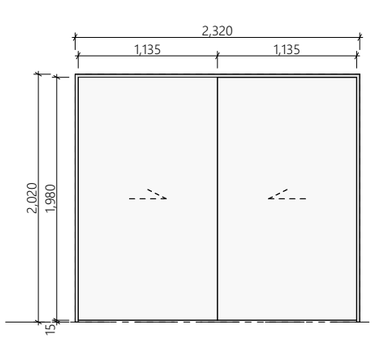
I006, I105, I107, I109

Reveal:	25mm Timber Grooved Reveal.
Internal Door Type:	Hinged Door.
Leaf:	Internal Paint Grade Hollow Core with Flush Clashing Strips to Both Sides.
Hardware:	As Selected by Client.



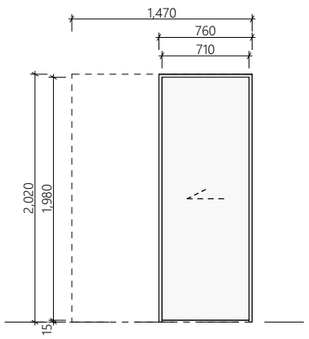
I007

Reveal:	25mm Timber Grooved Reveal.
Internal Door Type:	Cavity Slider.
Leaf:	Internal Paint Grade Hollow Core with Flush Clashing Strips to Both Sides.
Hardware:	As Selected by Client.



I103

Reveal:	25mm Timber Grooved Reveal.
Internal Door Type:	Wardrobe Slider.
Leaf:	Internal Paint Grade Hollow Core with Flush Clashing Strips to Both Sides.
Hardware:	As Selected by Client.



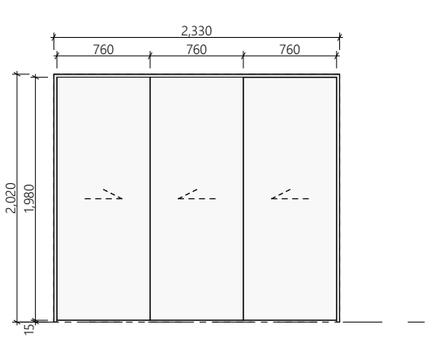
I104

Reveal:	25mm Timber Grooved Reveal.
Internal Door Type:	Cavity Slider.
Leaf:	Internal Paint Grade Hollow Core with Flush Clashing Strips to Both Sides.
Hardware:	As Selected by Client.



I106

Reveal:	25mm Timber Grooved Reveal.
Internal Door Type:	Wardrobe Slider.
Leaf:	Internal Paint Grade Hollow Core with Flush Clashing Strips to Both Sides.
Hardware:	As Selected by Client.



I108

Reveal:	25mm Timber Grooved Reveal.
Internal Door Type:	Wardrobe Slider.
Leaf:	Internal Paint Grade Hollow Core with Flush Clashing Strips to Both Sides.
Hardware:	As Selected by Client.

Internal Door Schedule Notes:

- Dimensions shown are indictive only and must be checked by joiner prior to installation
- All inter door reveals shall be 25mm selected timber pre primed and grooved for wall linings
- Check all wall thicknesses and wall lining thicknesses prior to manufacture of frames to confirm different frame depths
- Confirm with Principal / Designer for selected hardware

01 - Internal Door Schedule
Scale 1:50

ID	Change Name

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

63 Totara Terrace Development

For: H&K Property Ltd.

63 Totara Terrace, Wanaka 9305

SHEET TITLE: INTERNAL DOOR SCHEDULE
DRAWN BY: EP
ISSUED: 30/10/2026
PROJECT #: 943

ID	Date	Issue
A	30/10/2026	Building Consent Drawings

SHEET NO

A503.A

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