

TYPE 1A



TYPE 1B

DRAWING LIST	
No	**SHEET NAME**
A0.00	TITLE PAGE
A1.00	NOTES & LEGENDS
A1.01	NOTES & LEGENDS
A1.02	SITE PLANS
A1.03	SITE SETOUT PLAN
A1.04	SITE DRAINAGE PLAN
A1.10	FLOOR PLAN
A1.11	WALL FRAMING PLAN
A1.20	FINISHES PLAN
A1.30	FOUNDATION PLAN
A1.31	FOUNDATION DETAILS
A1.32	FOUNDATION DETAILS
A1.40	DRAINAGE PLAN
A1.41	DRAINAGE DETAILS
A1.42	WATER RETICULATION PLAN
A1.60	INSULATION PLAN
A1.70	ELECTRICAL PLAN

DRAWING LIST	
No	**SHEET NAME**
A1.80	REFLECTIVE CEILING PLAN
A1.90	ROOF PLAN
A1.91	ROOF FRAMING PLAN
A2.00	ELEVATIONS - TYPE 1A
A2.01	ELEVATIONS - TYPE 1A
A2.02	ELEVATIONS - TYPE 1B
A2.03	ELEVATIONS - TYPE 1B
A3.00	CROSS SECTION
A3.01	CROSS SECTION
A4.00	DETAILS - PLAN
A4.02	DETAILS - PLAN
A4.20	ROOF DETAILS
A4.21	ROOF DETAILS
A4.50	DETAILS - ASSORTED
A5.20	WINDOW DETAILS
A5.21	WINDOW DETAILS
A5.22	DOOR DETAILS
A5.23	DOOR DETAILS
A5.24	DOOR DETAILS
A5.25	GARAGE DOOR DETAILS
A6.01	EXTERNAL WINDOW & DOOR SCHEDULE
A6.05	INTERNAL DOOR SCHEDULE
A7.00	WET AREA DETAILS

QUEENSTOWN LAKES Community Housing Trust

OTAGO PROJECTS

PEAK ARCHITECTURE
A- 302 HOON HAY ROAD, CHRISTCHURCH
E- ADMIN@PEAKARCHITECTURE.CO.NZ
P- 02108873480

PROJECT

TYPE 1 HOUSE

QLCHT

53 & 57 GILLESPIE STREET, HAWEA

TITLE

TITLE PAGE

DRAWING STATUS

CONSENT

WINDOW & DOOR NOTES

- DIMENSIONS SHOWN ARE TO ITEM SIZE ONLY FOR TRIM OUT SIZE SEE BELOW EACH ITEM
- ALL ITEMS TO BE DOUBLE GLAZED WITH **DOUBLE GLAZING UNIT WITH UG1.1,G-VALUE 0.56 AND LOW-E COATING ON SURFACE 3**
- ALUMINUM THERMALLY BROKEN WINDOW AND DOOR JOINERY
- ALL WINDOW AND DOOR JOINERY PROFILES & REBATES TO BE CONFIRMED WITH JOINERY SUPPLIER PRIOR TO SLAB BEING POURED
- ALL HARDWARE & GLAZING FINISHES TO BE CONFIRMED
- JOINERY MANUFACTURER TO SITE MEASURE ALL OPENINGS ON SITE BEFORE MANUFACTURER
- FOR ALL DOORS REFER TO PLANS FOR HINGING PRIOR TO MANUFACTURER
- ALL WORK TO COMPLY WITH THE RELEVANT CLAUSES OF NZBC AND NZS 4223
- JOINERY COLOUR REFER TO ELEVATIONS
- SG= SAFETY GLAZING IN ACCORDANCE WITH NZD 4223

INTERNAL DOOR NOTES

- DIMENSIONS SHOWN ARE TO ITEM SIZE ONLY FOR TRIM OUT SIZE SEE BELOW EACH ITEM
- JOINERY MANUFACTURER TO SITE MEASURE ALL OPENINGS ON SITE BEFORE MANUFACTURER
- FOR ALL DOORS REFER TO PLANS FOR HINGING PRIOR TO MANUFACTURER
- WINDSOR HARDWARE TO DOORS
- ALL INTERNAL DOORS SIZED WITH 30mm PINE REVEALS
- DIMENSIONS SHOWN ARE FOR DOOR SIZES ONLY, FOR TRIM SIZES SEE BELOW EACH ITEM

INSULATION NOTES

R2.8 ACOUSTIC BATTS SHOWN AS

R4.1 WALL INSULATION TO (140) WALLS SHOWN AS

2 LAYERS R3.6 CEILING INSULATION TO CEILINGS SHOWN AS

R4.1 (140MM THICK) CEILING INSULATION TO EAVES SHOWN AS

NOTES:

- **FLOOR SLAB R-VALUE = R5.1**
- ALL INSULATION INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION DETAILS
- READ DRAWING IN CONJUNCTION WITH H1 REPORT FOR COMPLIANCE DETAILS
- GARAGE INCLUDED IN INSULATION CALCULATIONS

DRAINAGE NOTES

- ALL PLUMBING AND DRAINAGE TO COMPLY WITH NZBC NZS3500.2
- DRAINAGE PLAN TO BE CONFIRMED ON SITE WITH PLUMBER
- ALL INVERTS OF DRAINS TO BE CONFIRMED TO SUIT SITE
- ALL HOT WATER TO BE SUPPLIED FROM SELECTED HOT WATER CYLINDER
- HOT AND COLD WATER MIN. NOMINAL PIPE SIZES TO BE TABLE 4:NZBC/G12 (UP TO 20m)
- ALL UNDER SLAB DRAINAGE TO BE 100mm dia. AT 1:60 FALL MIN REDUCED AT SLAB FLOOR LEVEL AS REQUIRED
- INSTALL OUTSIDE TAPS AS SHOWN
- DRAIN PIPES PENETRATING THROUGH FOUNDATIONS TO BE SLEEVED IN UPVC PIPE WITH HESSIAN PACKING TO FILL VOID BETWEEN, WIDTH OF SLEEVE TO BE PIPE DIAMETER PLUS 20mm
- DRAIN PIPES THROUGH FOUNDATION TO AVOID INTERFERENCE WITH REINFORCING STEEL
- CONFIRM BATHROOM FITTING AND FIXTURES LOCATIONS ONSITE PRIOR TO INSTALLATION
- WHERE REQUIRED ALL OUTSIDE TAPS TO BE HEAT TRACED OFF MAIN WATER SUPPLY
- CONTRACTOR TO ALLOW PROVISIONS OF DRAIN DOWN OF HOT AND COLD WATER SYSTEMS FOR FROST/FREEZE
- HOT WATER PIPES /VALVES TO HAVE MIN 13mm LAGGING

LEGEND

TAG	DESCRIPTION	PIPE SIZE ABOVE SLAB
DW	DISHWASHER	65mmØ @1:40
S	KITCHEN SINK	65mmØ @1:40
CS	CLEANERS SINK	65mmØ @1:40
WHB	WASH HAND BASIN	65mmØ @1:40
SHR	SHOWER	100mmØ @1:60
WC	WATER CLOSET	100mmØ @1:60
HWC	HOT WATER CYLINDER	
WM	WASHING MACHINE	
ORG	OVER FLOW RELEIF GULLY	
HT	HOSE TAP	
WM	WASHING MACHINE	
TV	TERMINAL VENT	80mmØ
IO	INSPECTION OPENING	

FOUL SEWER

STORMWATER

ROOF NOTES

SPOUTING

- COLORSTEEL ROOFLINE 125mm QUAD OR EQUIVALENT
- ARI 10 YEAR 25.6 mm/hr
- SPOUTING CROSS SECTION SIZE = 5,670mm² (CALCULATOR MRM)
- ROOF SERVICEABLE AREA = 91m² (CALCULATOR MRM)

DOWNPIPE

- Ø80mm COLORSTEEL DOWNPIPE
- ARI 10 YEAR 25.6 mm/hr
- ROOF SERVICEABLE AREA=156m² (CALCULATOR MRM)
- ROOF SERVICEABLE AREA = 70m² @ 0-25° (E1)

ROOF PLANE 1 = 46m²= 1 x 80mm DOWNPIPES

ROOF PLANE 2 = 41m² = 1 x 80mm DOWNPIPES

ROOF PLANE 3 = 31m² = 1 x 80mm DOWNPIPES

GUTTERS, ALLOW FOR OVERFLOW ALONG GUTTER WITH PROPRIETARY GUTTER BRACKETS

ROOF FRAMING NOTES

- ALL TRUSS FRAMING AS PER TRUSSTECH TRUSS AND FRAME DESIGN AND DETAIL

ROOF SCHEDULE

No.	DESCRIPTION
RT02	0.40mm CORRUGATE ROOF CLADDING ON BAYONET BAYOWRAP ROOFING UNDERLAY ON 70X45 H1.2 SG8 PURLINS ON FLAT @ 450mm CRS

DOWNPIPE SCHEDULE

MARK	DESCRIPTION	CATCHMENT AREA
DP1	80mm DIA COLORSTEEL DOWN PIPE	21m2
DP2	80mm DIA COLORSTEEL DOWN PIPE	21m2
DP3	80mm DIA COLORSTEEL DOWN PIPE	46m2
DP4	80mm DIA COLORSTEEL DOWN PIPE	32.5m2

VENTILATION SCHEDULE

ROOM	AREA	5% VENTILATION REQ	COMMENTS
BATHROOM	5 m²	0.26 m²	0.77m² OPENING WINDOW + MECH
BEDROOM 1	9 m²	0.47 m²	0.66m² OPENING WINDOW
BEDROOM 2	12 m²	0.58 m²	0.66m² OPENING WINDOW
BEDROOM 3	9 m²	0.44 m²	0.66m² OPENING WINDOW
ENTRANCE	3 m²	0.14 m²	2.04m² OPENING DOOR
GARAGE	20 m²	1.02 m²	7.00m² OPENING DOORS + MECH
KITCHEN / DINING	19 m²	0.93 m²	4.56m² OPENING DOORS AND WINDOWS + MECH
LIVING	17 m²	0.83 m²	4.56m² OPENING DOORS AND WINDOWS + MECH
WC	2 m²	0.09 m²	0.55m² OPENING WINDOW

CEILING LEGEND

4.5mm FIBRE CEMENT SOFFIT BOARD

13mm STANDARD GIB ON 70X35 H1.2 TIMBER BATTTEN OR RONDO CEILING BATTENS @600mm CRS

13mm GIB AQUALINE ON 70X35 H1.2 TIMBER BATTTEN OR RONDO CEILING BATTENS @600mm CRS

ACCESS PANEL TO CEILING SHOWN AS **AP**

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PEAK ARCHITECTURE
W- WWW.PEAKARCHITECTURE.CO.NZ
E- ADMIN@PEAKARCHITECTURE.CO.NZ
P- 02108873480

No.	Description	Date
1	CONSENT	30/10/26

SHEET TITLE

NOTES & LEGENDS

PROJECT INFORMATION

PROJECT NAME: TYPE 1 HOUSE
CLIENT: QLCHT
ADDRESS: 53 & 57 GILLESPIE STREET, HAWEA

PROJECT NO 2520	DRAWING NO A1.00
DRAWING STATUS	CONSENT
DATE	30.10.2026
SCALE 1 : 1	REV 1

GENERAL NOTES

ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH:

- WITH AA1.00 & AA1.01 NOTES & LEGENDS
- SPECIFICATIONS AND APPENDIX
- WHERE APPLICABLE MANUFACTURER SPECIFICATIONS AND INSTALLATION MANUALS
- ENGINEERS DRAWINGS AND DOCUMENTATION, INCL INSPECTION SCHEDULE
- TRUSS AND FRAME DESIGN AND DOCUMENTATION
- H1 REPORT
- E2 RISK MATRIX
- SEDIMENT CONTROL REPORT AND PLAN
- COUNCIL CONSENTED CONDITIONS AND INSPECTION SCHEDULE

- ANY 3D DRAWINGS ARE INDICATIVE ONLY, AND ARE TO BE READ IN CONJUNTION WITH OTHER RELEVANT DRAWINGS
- CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMENCEMENT OF WORKS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER
- POSITION OF INTERCONNECTED WIRELESS DOMESTIC SMOKE ALARM COMPLYING WITH NZS 4514 SHOWN AS SM

WALL SCHEDULE

TYPE	DESCRIPTION
WT01	0.55 COLORSTEEL VERTICAL CORRUGATE WALL CLADDING ON 20mm CAVITY BATTENS ON 6mm JH RAB ON 140X45 H1.2 SG8 TIMBER FRAMING @600mm CRS WITH 90x45mm DWANGS ON FLAT @ 480mm CRS WITH R4.1 INSULATION WITH SELECTED LINING
WT02	BOARD AND BATTEN CLADDING SYSTEM ON 20mm CAVITY BATTENS VERTICAL @600mm CRS OVER 6mm JH RAB OVER 140x45mm SG8 H1.2 TREATED TIMBER WALL FRAMING @600mm CRS WITH DWANGS ON FLAT @1200mm CRS WITH INSULATION WITH SELECTED LINING
WT03	ABODO WB18 WEATHERBOARDS OVER 20mm H3.1 STRUCTURAL CAVITY BATTENS @480mm CRS HORZIONTAL OVER 6mm JH RAB OVER 140x45mm SG8 H1.2 TREATED TIMBER WALL FRAMING @ 480mm CTRS WITH 90X45mm DWANGS ON FLAT @480mm CRS WITH INSULATION WITH SELECTED LINING
WT04	BOARD AND BATTEN CLADDING SYSTEM ON 20mm CAVITY BATTENS ON 6mm JH RAB ON 140X45 H1.2 SG8 TIMBER FRAMING @600mm CRS WITH 90x45mm DWANGS ON FLAT @1200mm CRS OVER 6mm JH RAB OVER 20mm CAVITY BATTENS ON BOARD AND BATTEN CLADDING SYSTEM
WT05	SELECTED WALL LINING OVER 90x45mm SG8 H1.2 TREATED TIMBER WALL FRAMING @600mm CTRS WITH DWANGS @1200mm CTRS OVER SELECTED WALL LINING
WT06	SELECTED WALL LINING OVER 140x45mm SG8 H1.2 TREATED TIMBER WALL FRAMING @600mm CTRS WITH DWANGS @1200mm CTRS OVER SELECTED WALL LINING

LEGEND

BATHROOM/TOILET

- GIB TO WALLS
- GIB TO CEILINGS
- GIB STOPPING WITH LEVEL 4 PAINT FINISH
- TRIMS 60X10 PINE SKIRTING, ARCHITRAVES, BEVELLED EDGE
- ACRYLIC WALL LINER TO SHOWER ENCLOSURE OVER PROPRIETRY SHOWER TRAY
- SAFETY GLASS DOOR TO SHOWERS. SAFETY GLASS TO COMPLY WITH NZS4223
- GLASS MIRROR ABOVE VANITY (TOUGHENED SAFETY GLASS)
- PROVIDE LIGHTING OVER MIRROR AND VANITY
- PROVIDE IMPERVIOUS FINISH BEHIND VANITY AND BASIN AND BATH 150MM MIN, SEAL BETWEEN UPSTAND AND BENCH/BATH
- PROVIDE VENTILATION FAN REFER ELECTRICAL PLAN
- ALL PLUMBING FITTING AND FIXTURES TO BE CONFIRMED WITH CLIENT
- LOW SHEEN FINISH TO WALLS, FLAT FININSH TO CEILINGS

BEDROOM

- GIB TO WALLS
- GIB TO CEILINGS
- GIB STOPPING WITH LEVEL 4 PAINT FINISH
- TRIMS 60X10 PINE SKIRTING, ARCHITRAVES, BEVELLED EDGE

KITCHEN/LIVING

- KITCHEN JOINERY, REFER TO SUPPORTING DOCUMENTS FOR DESIGN
- ALLOW FOR OVERHEAD RANGE HOOD
- ALLOW FOR UNDER BENCH DISH WASHER
- ELECTRICAL HOB OVER WALL OVEN WITH ELECTRICAL RANGE HOOD
- IMPERVIOUS SPLASH BACK FINISH BEHIND KITCHEN BENCH
- READ IN CONJUNCTION WITH ELECTRICAL PLAN

LINEN CUPBOARDS

- GIB TO WALLS
- GIB TO CEILING
- GIB STOPPING WITH LEVEL 4 PAINT FINISH
- PINE SKIRTINGS
- ALL PLUMBING FITTING AND FIXTURES TO BE CONFIRMED WITH CLIENT

GARAGE/LDRY

- 12mm CD GRADE PLYWOOD WITH 2MM NEGATIVE DETAIL JOINTS
- GIB AQUALINE TO LAUNDRY NOOK WALLS
- GIB THROUGHOUT CEILING
- LEVEL 4 PAINT FINISH ON CEILING
- TRIMS 60X10 PINE SKIRTING, ARCHITRAVES, BEVELLED EDGE

FLOOR FINISHES NOTES

SELECTED VINYL PLANKING. PLANKS TO WET AREAS TO BE IMPERVIOUS AND SLIP RESISTANT IN ACCORDANCE WITH E3/AS1, SEAL ALL EDGES

SELECTED CARPET

LINING NOTES

LININGS

10SG 10mm GIB BOARD
10AQ 10mm AQUALINE GIB
12PLY 12mm PLYWOOD

SKIRTINGS

60x10mm ECO-PINE SKIRTINGS, BEVELED EDGE THROUGHOUT

CEILING LINING

13mm SELECTED GIB BOARD CEILING LINING OVER RONDO BATTENS

FOUNDATION NOTES

- SLAB WITH EDGE AND UNDER SLAB INSULATION DESIGNED BY ENGINEER
- READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DOCUMENTATION DESIGN PS1 AND DRAWINGS
- POSITION, WIDTH AND DEPTH OF EXTERNAL WINDOW AND DOOR REBATES IN SLAB TO BE CONFIRMED ON SITE FROM SELECTED JOINERY PROFILE
- CONFIRM ALL DRAINAGE LOCATIONS BEFORE COMMENCING CONCRETE SLAB WORKS
- DRAIN PIPES PENETRATING THROUGH FOUNDATIONS TO BE SLEEVED IN UPVC PIPE WITH HESSIAN PACKING TO FILL VOID BETWEEN, WIDTH OF SLEEVE TO BE PIPE DIAMETER PLUS 20mm
- READ IN CONJUNCTION WITH DRAINAGE PLAN
- **SLAB EDGE ALLOW FOR 10mm FRAMING OVER HANG**
- FIT LUMBERLOCK PLATE STIFFENERS WHERE PENETRATIONS EXCEEDS 25mm DIA
- FULLY INSULATED SLAB R-VALUE R3.5

ELECTRICAL NOTES

- ELECTRICAL INSTALLATION TO COMPLY WITH NZECP
- ALL ELECTRICAL OUTLETS AND LIGHTS TO BE CONFIRMED ON SITE WITH CLIENT BEFORE INSTALLATION
- WHERE RECESSED DOWN LIGHTS PENETRATE INSULATION, IC RATED FITTING TO BE USED
- EXTERIOR POWER OUTLETS TO HAVE APPROPRIATE IP RATING TO SUIT CONDITIONS
- ALL LIGHT FITTINGS TO PROVIDE MIN ILLUMINACE TO COMPLY WITH NZBC G8/AS1

ELECTRICAL LEGEND

HR - BATHROOM HEATER

- HARDWIRED SMOKE ALARM

- DOUBLE POWER OUTLET

- TV / DATA

- LIGHT SWITCH SINGLE

- DOWN LIGHTS

- HEATED TOWEL RAIL

- FAN/EXTRACT

- MIRROR LIGHT

- SWITCHBOARD & METER

- PH - PANEL HEATER WITH THERMOSTATE

- MVHR MAINFOLDS

- WALL MOUNTED GRILL

EXTERIOR FINISHES TYPE 1A

- **EXTERIOR CORRUGATE WALL AND ROOF CLADDINGS, FLASHINGS, GUTTERS AND DOWNPIPES COLORSTEEL SANDSTONE GREY**
- **LRV: 27%**

- **JH Axon BOARD AND BATTEN WALL CLADDING**
- **LRV: 67%**
- **HARDIE 45mm AXENT TRIM**
- **PAINT FINISH - RESENE TRIPLE MERINO**

- **ABODO WB18 PROFILE VERTICAL SHIPLAP CLADDING**
- **WOOD COATING: Sioo:X**

- **WINDOW AND DOOR**
- **POWDERCOATED SANDSTONE GREY**
- **LRV:27%**

- **ENTRANCE DOOR AND SECTIONAL DOOR SANDSTONE GREY**
- **LRV:27%**

EXTERIOR FINISHES TYPE 1B

- **EXTERIOR CORRUGATE WALL AND ROOF CLADDINGS, FLASHINGS, GUTTERS AND DOWNPIPES COLORSTEEL IRONSAND**
- **LRV: 8%**

- **JH Axon BOARD AND BATTEN WALL CLADDING**
- **LRV: 51%**
- **HARDIE 45mm AXENT TRIM**
- **PAINT FINISH - RESENE HALF NAPA**

- **ABODO WB18 PROFILE VERTICAL SHIPLAP CLADDING**
- **WOOD COATING: Sioo:X**

- **WINDOW AND DOOR**
- **POWDERCOATED COLORSTEEL IRONSAND**
- **LRV: 8%**

- **ENTRANCE DOOR AND SECTIONAL DOOR COLORSTEEL IRONSAND**
- **LRV: 8%**

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PEAK ARCHITECTURE
W- WWW.PEAKARCHITECTURE.CO.NZ
E- ADMIN@PEAKARCHITECTURE.CO.NZ
P- 02108873480

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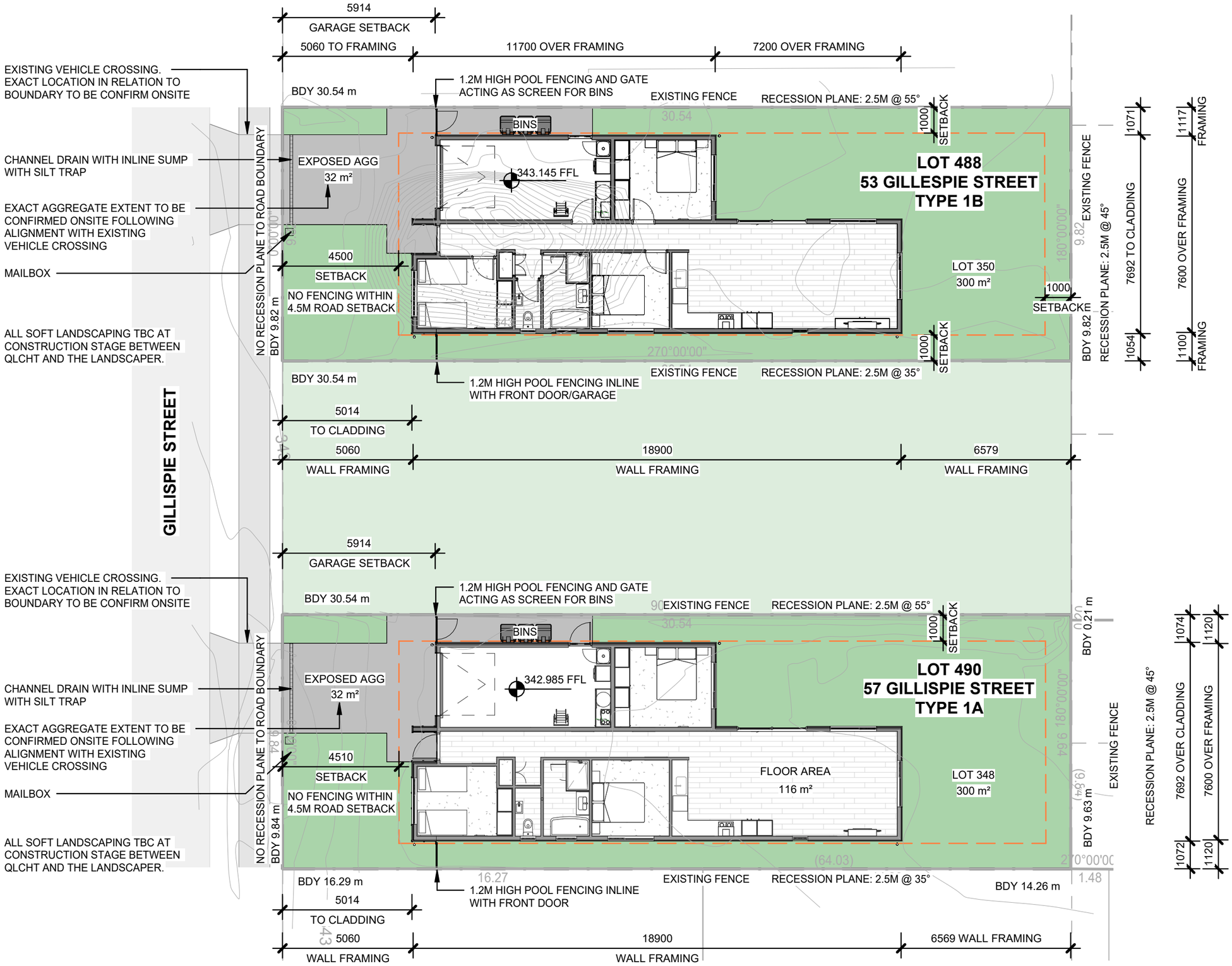
SHEET TITLE

NOTES & LEGENDS

PROJECT INFORMATION

PROJECT NAME: TYPE 1 HOUSE
CLIENT: QLCHT
ADDRESS: 53 & 57 GILLESPIE STREET, HAWEA

PROJECT NO 2520	DRAWING NO A1.01
DRAWING STATUS	CONSENT
DATE	30.10.2026
SCALE 1 : 1	REV 1



1 SITE PLAN - LOT 488 & 490

1 : 150

DEVELOPMENT STANDARDS

MAX BUILDING HEIGHT:	5.5m MAX
MAX BUILDING SETBACK:	ROAD 4.5m SIDES & REAR 1.0m
MAX SITE COVERAGE:	50% (150m²)
PROPOSED SITE COVERAGE:	38.6% (116m²)

SITE NOTES

ADDRESS:	53 GILLISPIE STREET LAKE HAWEA, 9382 57 GILLISPIE STREET LAKE HAWEA, 9382
LEGAL DESCRIPTION:	LOT 488 DEPOSITED PLAN 596384 LOT 490 DEPOSITED PLAN 596384
SITE AREA:	300m² EACH
WIND ZONE:	HIGH WIND
SNOW LOAD:	2 kPa
EXPOSURE ZONE:	ZONE B
EARTHQUAKE ZONE:	ZONE 3

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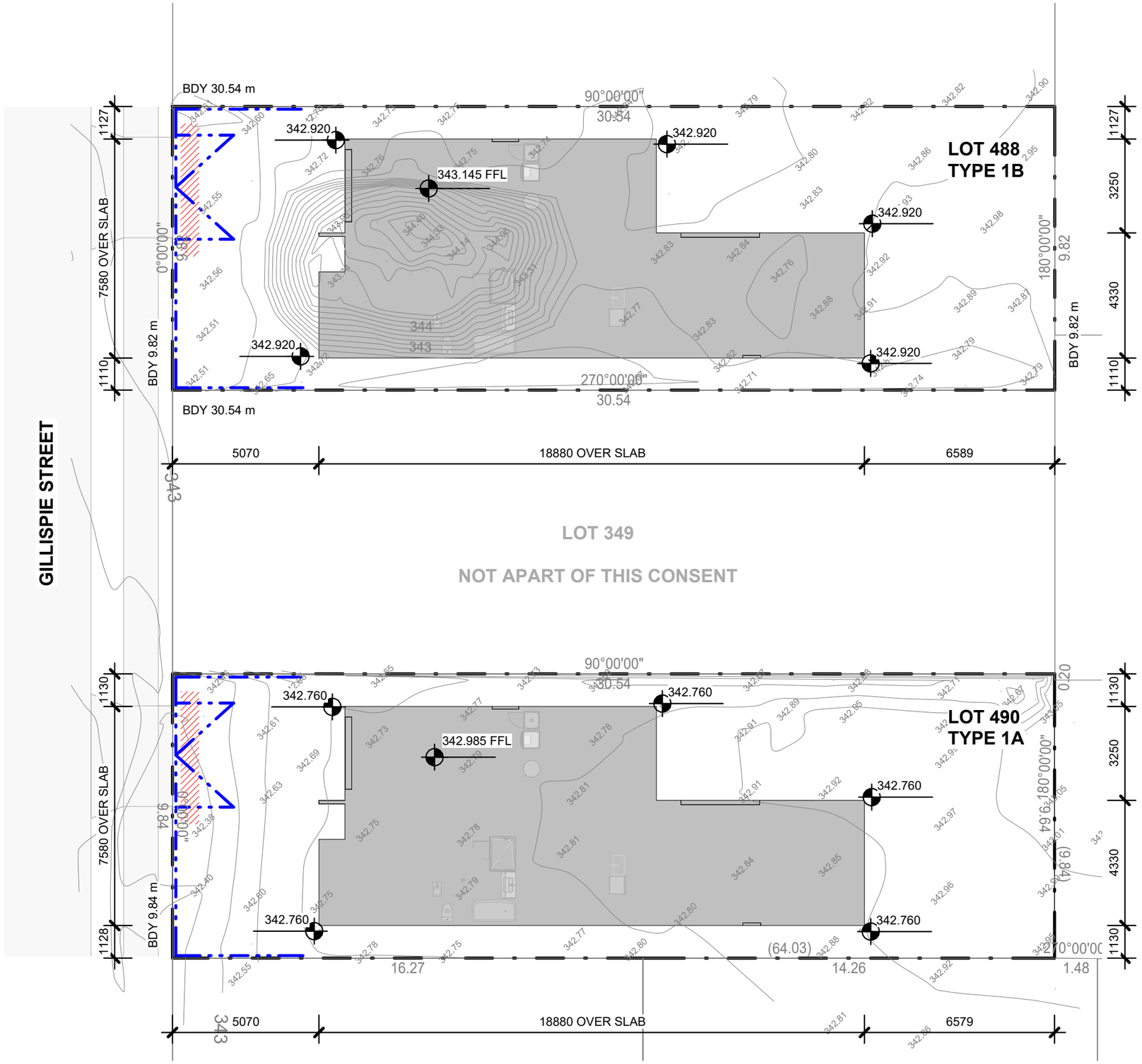
SHEET TITLE

SITE PLANS

PROJECT INFORMATION

PROJECT NAME:	TYPE 1 HOUSE
CLIENT:	QLCHT
ADDRESS:	53 & 57 GILLESPIE STREET, HAWEA

PROJECT NO	2520	DRAWING NO	A1.02
DRAWING STATUS		CONSENT	
DATE		30.10.2026	
SCALE	AS INDICATED	REV	1



SITE CONTROL

SITE BARRIERS:

WHERE/IF REQUIRED PROVIDE A 2M HIGH GALV CHAIN LINK FENCEWITH 50X50 LINKED GRIDS WITH POST SPACING AT 2.5M MAX WITH NO GREATER GAP THAN 100mm FROM GL TO BOTTOM RAIL OF FENCE OR SIMILAR APPROVED IN ACCORDANCE WITH F5 NZBC

WHERE EXISTING FENCES DO NOT PROVIDE
ADEQUATE SAFETY AND SECURITY FROM NEIGHBOURING PROPERTY PROVIDE SITE BARRIERS.

PROVIDE SEDIMENT CONTROL AT SUMPS AND RUN OFF TO STREET AND NEIGHBOURING PROPERTY

SEDIMENT CONTROL:

THE SEDIMENT CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL SEDIMENT CONTROL GUIDELINES FOR LAND DISTURBING ACTIVITIES.

LEGEND:

SITE BARRIERS

SITE SEDIMENT CONTROL BIO SOCK

SURVEY NOTES

BUILDING TO BE SETOUT BY A LICENSED SURVEYOR WITH A BUILDING LOCATION CERTIFICATE PROVIDED.

1 SITE SETOUT - LOT 488 & 490

1 : 150

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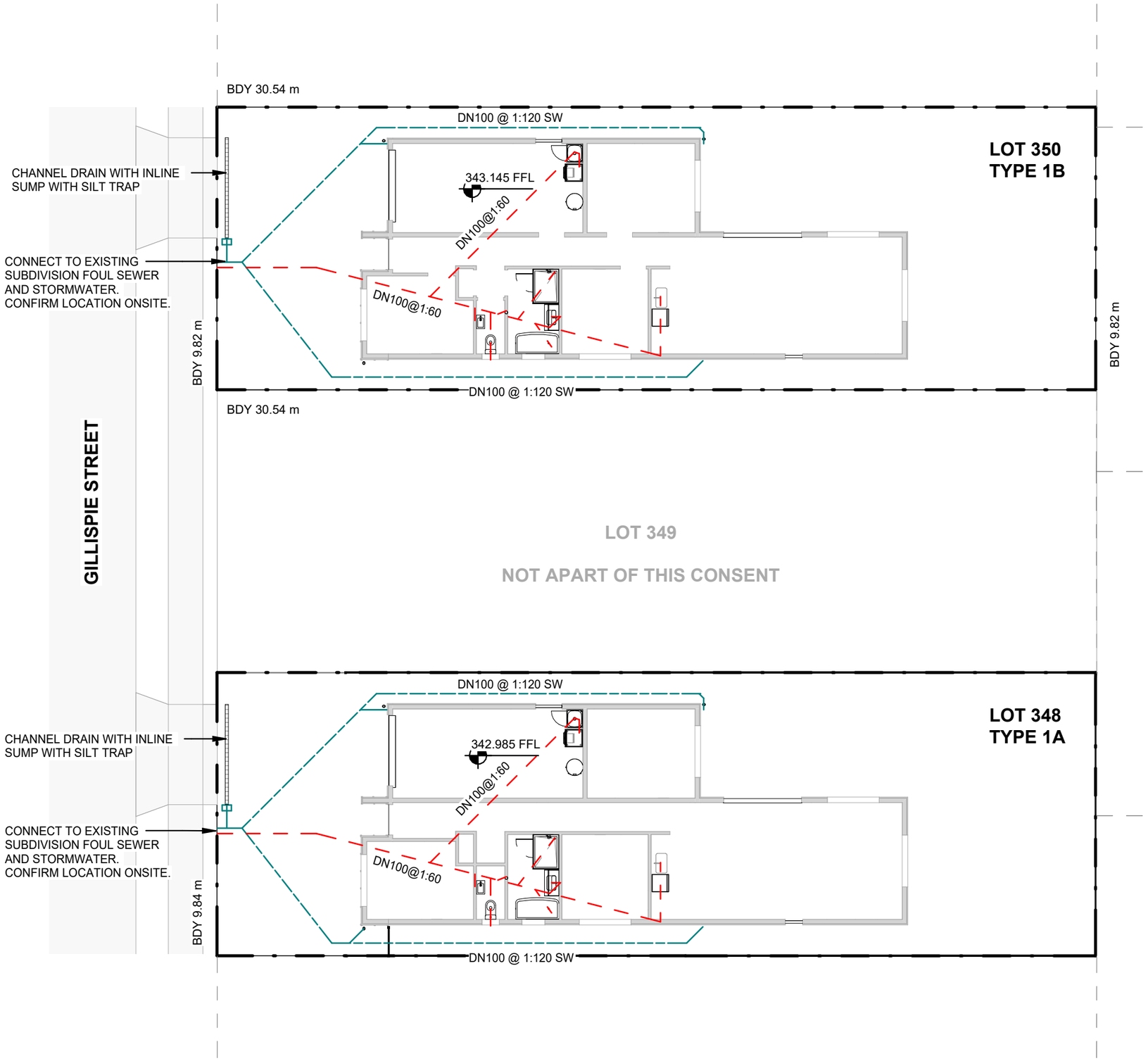
SHEET TITLE

SITE SETOUT PLAN

PROJECT INFORMATION

PROJECT NAME: TYPE 1 HOUSE
CLIENT: QLCHT
ADDRESS: 53 & 57 Gillespie Street, Hawea

Project no 2520	Drawing no A1.03
Drawing status	CONSENT
Date	30.10.2026
Scale As indicated	REV 1



DRAINAGE NOTES

- ALL PLUMBING AND DRAINAGE TO COMPLY WITH NZBC NZS3500.2
- DRAINAGE PLAN TO BE CONFIRMED ON SITE WITH PLUMBER
- ALL INVERTS OF DRAINS TO BE CONFIRMED TO SUIT SITE
- ALL HOT WATER TO BE SUPPLIED FROM SELECTED HOT WATER CYLINDER
- HOT AND COLD WATER MIN. NOMINAL PIPE SIZES TO BE TABLE 4:NZBC/G12 (UP TO 20m)
- ALL UNDER SLAB DRAINAGE TO BE 100mm dia. AT 1:60 FALL MIN REDUCED AT SLAB FLOOR LEVEL AS REQUIRED
- INSTALL OUTSIDE TAPS AS SHOWN
- DRAIN PIPES PENETRATING THROUGH FOUNDATIONS TO BE SLEEVED IN UPVC PIPE WITH HESSIAN PACKING TO FILL VOID BETWEEN, WIDTH OF SLEEVE TO BE PIPE DIAMETER PLUS 20mm
- DRAIN PIPES THROUGH FOUNDATION TO AVOID INTERFERENCE WITH REINFORCING STEEL
- CONFIRM BATHROOM FITTING AND FIXTURES LOCATIONS ONSITE PRIOR TO INSTALLATION
- WHERE REQUIRED ALL OUTSIDE TAPS TO BE HEAT TRACED OFF MAIN WATER SUPPLY
- CONTRACTOR TO ALLOW PROVISIONS OF DRAIN DOWN OF HOT AND COLD WATER SYSTEMS FOR FROST/FREEZE
- HOT WATER PIPES /VALVES TO HAVE MIN 13mm LAGGING

LEGEND

TAG	DESCRIPTION	PIPE SIZE ABOVE SLAB
DW	DISHWASHER	65mmØ @1:40
S	KITCHEN SINK	65mmØ @1:40
CS	CLEANERS SINK	65mmØ @1:40
WHB	WASH HAND BASIN	65mmØ @1:40
SHR	SHOWER	100mmØ @1:60
WC	WATER CLOSET	100mmØ @1:60
HWC	HOT WATER CYLINDER	
WM	WASHING MACHINE	
ORG	OVER FLOW RELEIF GULLY	
HT	HOSE TAP	
WM	WASHING MACHINE	
TV	TERMINAL VENT	80mmØ
IO	INSPECTION OPENING	

FOUL SEWER

STORMWATER

1 / A2.00 DRAINAGE PLAN - LOT 488 & 490

1 : 150

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1	CONSENT	30/10/26

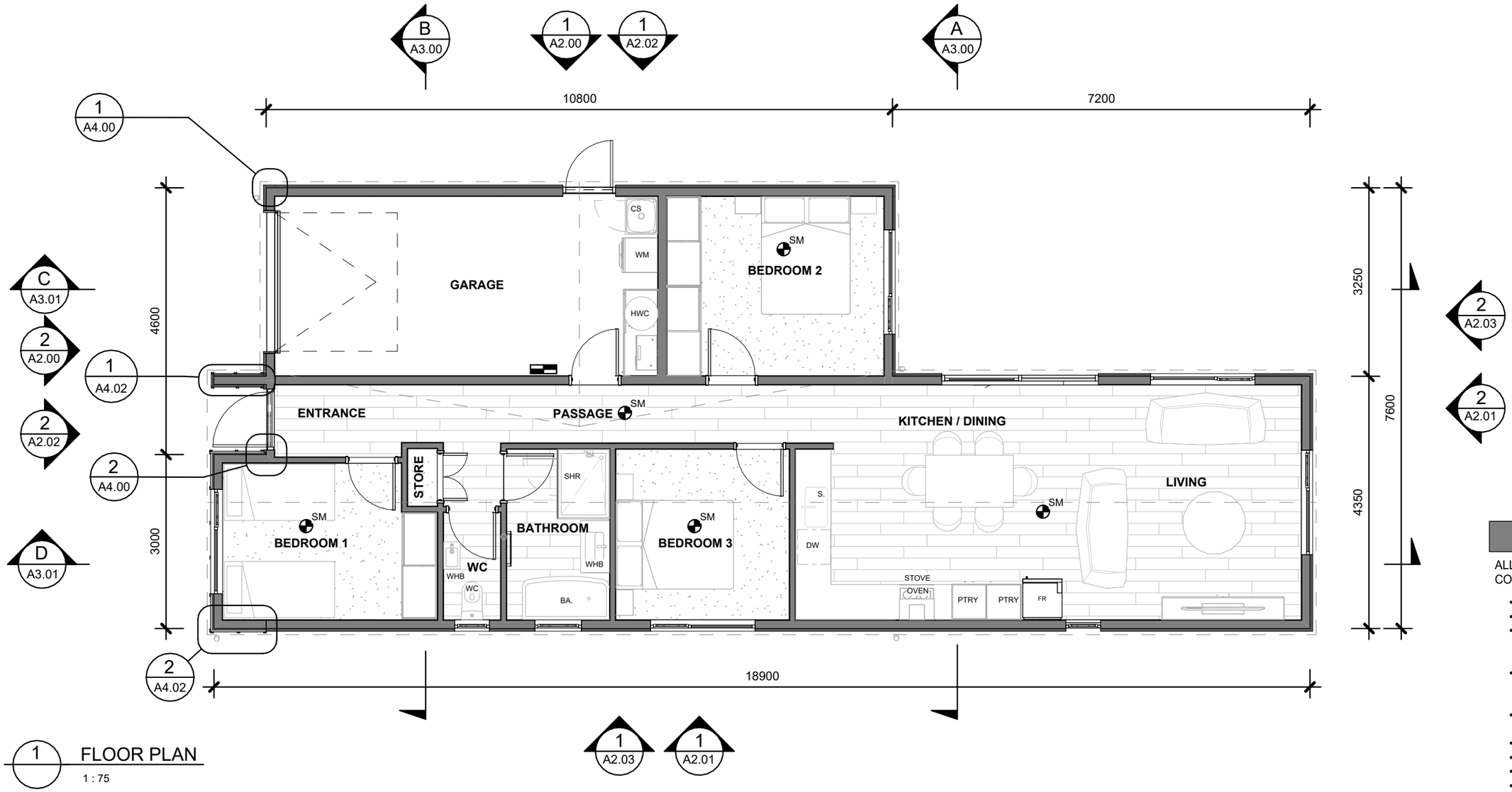
SHEET TITLE

SITE DRAINAGE PLAN

PROJECT INFORMATION

PROJECT NAME: TYPE 1 HOUSE
CLIENT: QLCHT
ADDRESS: 53 & 57 GILLESPIE STREET, HAWEA

PROJECT NO 2520	DRAWING NO A1.04
DRAWING STATUS	CONSENT
DATE	30.10.2026
SCALE AS INDICATED	REV 1



1 FLOOR PLAN

1 : 75

GENERAL NOTES

ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH:

- WITH AA1.00 & AA1.01 NOTES & LEGENDS
- SPECIFICATIONS AND APPENDIX
- WHERE APPLICABLE MANUFACTURER SPECIFICATIONS AND INSTALLATION MANUALS
- ENGINEERS DRAWINGS AND DOCUMENTATION, INCL INSPECTION SCHEDULE
- TRUSS AND FRAME DESIGN AND DOCUMENTATION
- H1 REPORT
- E2 RISK MATRIX
- SEDIMENT CONTROL REPORT AND PLAN
- COUNCIL CONSENTED CONDITIONS AND INSPECTION SCHEDULE

- ANY 3D DRAWINGS ARE INDICATIVE ONLY, AND ARE TO BE READ IN CONJUNTION WITH OTHER RELEVANT DRAWINGS
- CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMENCEMENT OF WORKS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER
- POSITION OF INTERCONNECTED WIRELESS DOMESTIC SMOKE ALARM COMPLYING WITH NZS 4514 SHOWN AS SM

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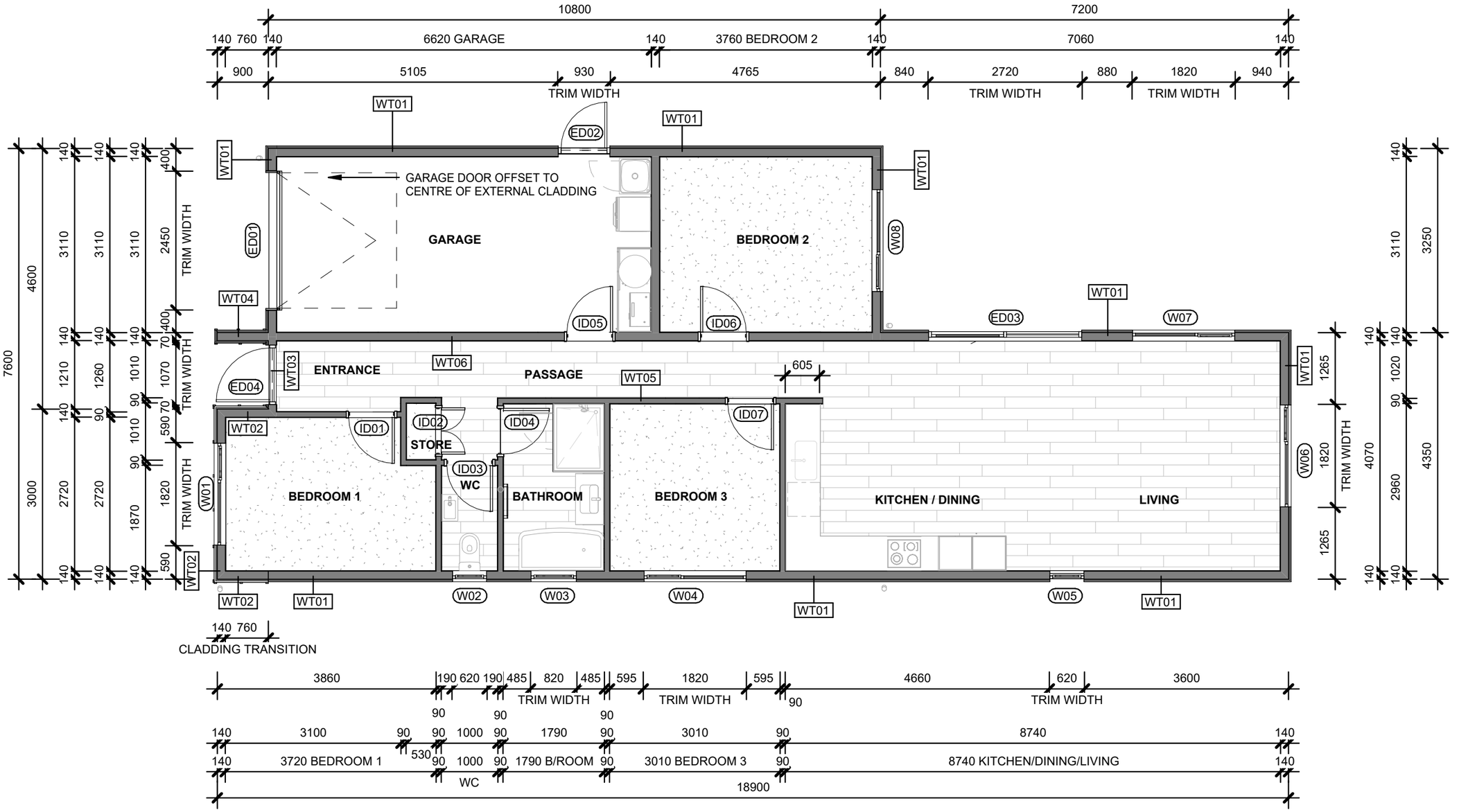
SHEET TITLE

FLOOR PLAN

PROJECT INFORMATION

PROJECT NAME: TYPE 1 HOUSE
CLIENT: QLCHT
ADDRESS: 53 & 57 Gillespie Street, Hawea

Project no 2520	Drawing no A1.10
Drawing status	CONSENT
Date	30.10.2026
Scale As indicated	REV 1



1 WALL FRAMING PLAN

1 : 75

WALL SCHEDULE

TYPE	DESCRIPTION
WT01	0.55 COLORSTEEL VERTICAL CORRUGATE WALL CLADDING ON 20mm CAVITY BATTENS ON 6mm JH RAB ON 140X45 H1.2 SG8 TIMBER FRAMING @600mm CRS WITH 90x45mm DWANGS ON FLAT @ 480mm CRS WITH R4.1 INSULATION WITH SELECTED LINING
WT02	BOARD AND BATTEN CLADDING SYSTEM ON 20mm CAVITY BATTENS VERTICAL @600mm CRS OVER 6mm JH RAB OVER 140x45mm SG8 H1.2 TREATED TIMBER WALL FRAMING @600mm CRS WITH DWANGS ON FLAT @1200mm CRS WITH INSULATION WITH SELECTED LINING
WT03	ABODO WB18 WEATHERBOARDS OVER 20mm H3.1 STRUCTURAL CAVITY BATTENS @480mm CRS HORZIONTAL OVER 6mm JH RAB OVER 140x45mm SG8 H1.2 TREATED TIMBER WALL FRAMING @ 480mm CTRS WITH 90X45mm DWANGS ON FLAT @480mm CRS WITH INSULATION WITH SELECTED LINING
WT04	BOARD AND BATTEN CLADDING SYSTEM ON 20mm CAVITY BATTENS ON 6mm JH RAB ON 140X45 H1.2 SG8 TIMBER FRAMING @600mm CRS WITH 90x45mm DWANGS ON FLAT @1200mm CRS OVER 6mm JH RAB OVER 20mm CAVITY BATTENS ON BOARD AND BATTEN CLADDING SYSTEM
WT05	SELECTED WALL LINING OVER 90x45mm SG8 H1.2 TREATED TIMBER WALL FRAMING @600mm CTRS WITH DWANGS @1200mm CTRS OVER SELECTED WALL LINING
WT06	SELECTED WALL LINING OVER 140x45mm SG8 H1.2 TREATED TIMBER WALL FRAMING @600mm CTRS WITH DWANGS @1200mm CTRS OVER SELECTED WALL LINING

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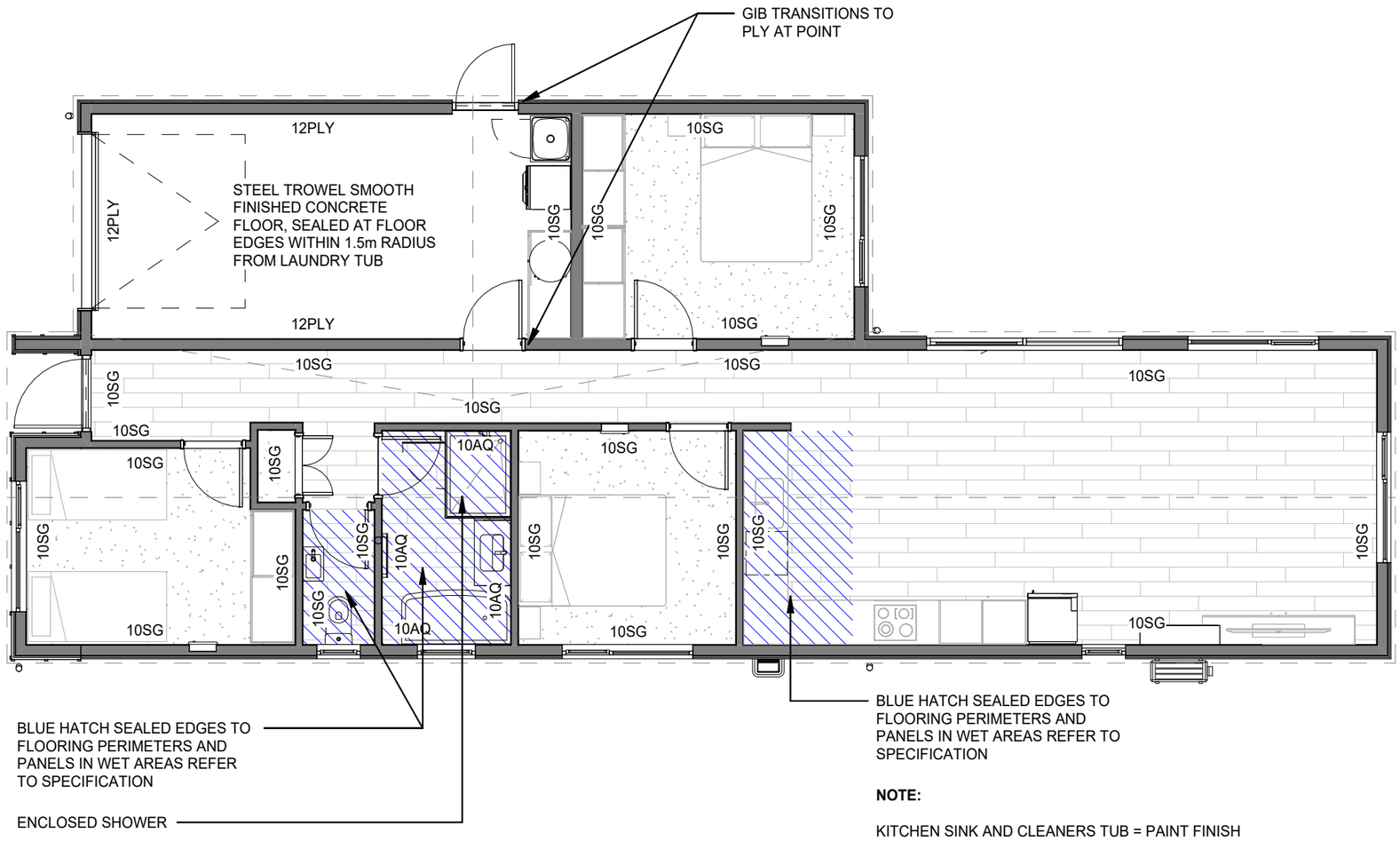
SHEET TITLE

WALL FRAMING PLAN

PROJECT INFORMATION

PROJECT NAME: TYPE 1 HOUSE
CLIENT: QLCHT
ADDRESS: 53 & 57 GILLESPIE STREET, HAWEA

PROJECT NO 2520	DRAWING NO A1.11
DRAWING STATUS	CONSENT
DATE	30.10.2026
SCALE 1 : 75	REV 1



1 FINISHES PLAN

1 : 75

NOTE:

KITCHEN SINK AND CLEANERS TUB = PAINT FINISH WITH SEMI-GLOSS OR GLOSS COATING OR A HARD WEARING SHEEN LATEX PAINT CONTAINING MOULD INHIBITORS. REFER RESENE SPACECOTE LOW SHEET KITCHEN * BATHROOM WATERBORNE ENAMEL PAINT SPECIFICATION

FLOOR FINISHES NOTES

SELECTED VINYL PLANKING. PLANKS TO WET AREAS TO BE IMPERVIOUS AND SLIP RESISTANT IN ACCORDANCE WITH E3/AS1, SEAL ALL EDGES

SELECTED CARPET

LEGEND

BATHROOM/TOILET

- GIB TO WALLS
- GIB TO CEILINGS
- GIB STOPPING WITH LEVEL 4 PAINT FINISH
- TRIMS 60X10 PINE SKIRTING, ARCHITRAVES, BEVELLED EDGE
- ACRYLIC WALL LINER TO SHOWER ENCLOSURE OVER PROPRIETRY SHOWER TRAY
- SAFETY GLASS DOOR TO SHOWERS. SAFETY GLASS TO COMPLY WITH NZS4223
- GLASS MIRROR ABOVE VANITY (TOUGHENED SAFETY GLASS)
- PROVIDE LIGHTING OVER MIRROR AND VANITY
- PROVIDE IMPERVIOUS FINISH BEHIND VANITY AND BASIN AND BATH 150MM MIN, SEAL BETWEEN UPSTAND AND BENCH/BATH
- PROVIDE VENTILATION FAN REFER ELECTRICAL PLAN
- ALL PLUMBING FITTING AND FIXTURES TO BE CONFIRMED WITH CLIENT
- LOW SHEEN FINISH TO WALLS, FLAT FININSH TO CEILINGS

BEDROOM

- GIB TO WALLS
- GIB TO CEILINGS
- GIB STOPPING WITH LEVEL 4 PAINT FINISH
- TRIMS 60X10 PINE SKIRTING, ARCHITRAVES, BEVELLED EDGE

KITCHEN/LIVING

- KITCHEN JOINERY, REFER TO SUPPORTING DOCUMENTS FOR DESIGN
- ALLOW FOR OVERHEAD RANGE HOOD
- ALLOW FOR UNDER BENCH DISH WASHER
- ELECTRICAL HOB OVER WALL OVEN WITH ELECTRICAL RANGE HOOD
- IMPERVIOUS SPLASH BACK FINISH BEHIND KITCHEN BENCH
- READ IN CONJUNCTION WITH ELECTRICAL PLAN

LINEN CUPBOARDS

- GIB TO WALLS
- GIB TO CEILING
- GIB STOPPING WITH LEVEL 4 PAINT FINISH
- PINE SKIRTINGS
- ALL PLUMBING FITTING AND FIXTURES TO BE CONFIRMED WITH CLIENT

GARAGE/LDRY

- 12mm CD GRADE PLYWOOD WITH 2MM NEGATIVE DETAIL JOINTS
- GIB AQUALINE TO LAUNDRY NOOK WALLS
- GIB THROUGHOUT CEILING
- LEVEL 4 PAINT FINISH ON CEILING
- TRIMS 60X10 PINE SKIRTING, ARCHITRAVES, BEVELLED EDGE

LINING NOTES

LININGS

10SG 10mm GIB BOARD
10AQ 10mm AQUALINE GIB
12PLY 12mm PLYWOOD

SKIRTINGS

60x10mm ECO-PINE SKIRTINGS, BEVELED EDGE THROUGHOUT

CEILING LINING

13mm SELECTED GIB BOARD CEILING LINING OVER RONDO BATTENS

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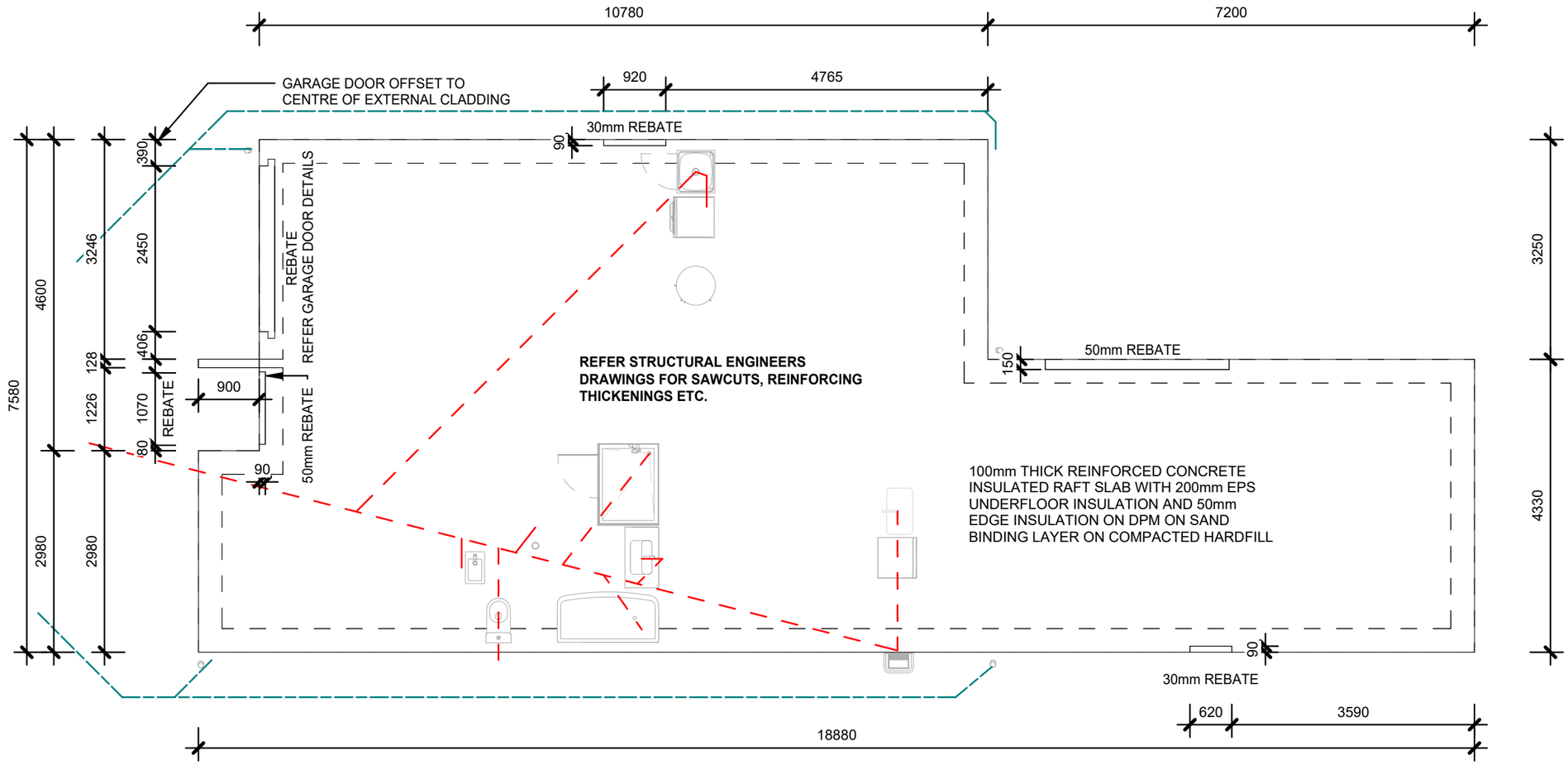
SHEET TITLE

FINISHES PLAN

PROJECT INFORMATION

PROJECT NAME: TYPE 1 HOUSE
CLIENT: QLCHT
ADDRESS: 53 & 57 Gillespie Street, Hawea

Project no	2520	Drawing no	A1.20
Drawing status	CONSENT		
Date	30.10.2026		
Scale	As indicated	REV	1



1 FOUNDATION PLAN

1 : 75

FOUNDATION NOTES

- SLAB WITH EDGE AND UNDER SLAB INSULATION DESIGNED BY ENGINEER
- READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DOCUMENTATION DESIGN PS1 AND DRAWINGS
- POSITION, WIDTH AND DEPTH OF EXTERNAL WINDOW AND DOOR REBATES IN SLAB TO BE CONFIRMED ON SITE FROM SELECTED JOINERY PROFILE
- CONFIRM ALL DRAINAGE LOCATIONS BEFORE COMMENCING CONCRETE SLAB WORKS
- DRAIN PIPES PENETRATING THROUGH FOUNDATIONS TO BE SLEEVED IN UPVC PIPE WITH HESSIAN PACKING TO FILL VOID BETWEEN, WIDTH OF SLEEVE TO BE PIPE DIAMETER PLUS 20mm
- READ IN CONJUNCTION WITH DRAINAGE PLAN
- **SLAB EDGE ALLOW FOR 10mm FRAMING OVER HANG**
- FIT LUMBERLOCK PLATE STIFFENERS WHERE PENETRATIONS EXCEEDS 25mm DIA
- FULLY INSULATED SLAB R-VALUE R3.5

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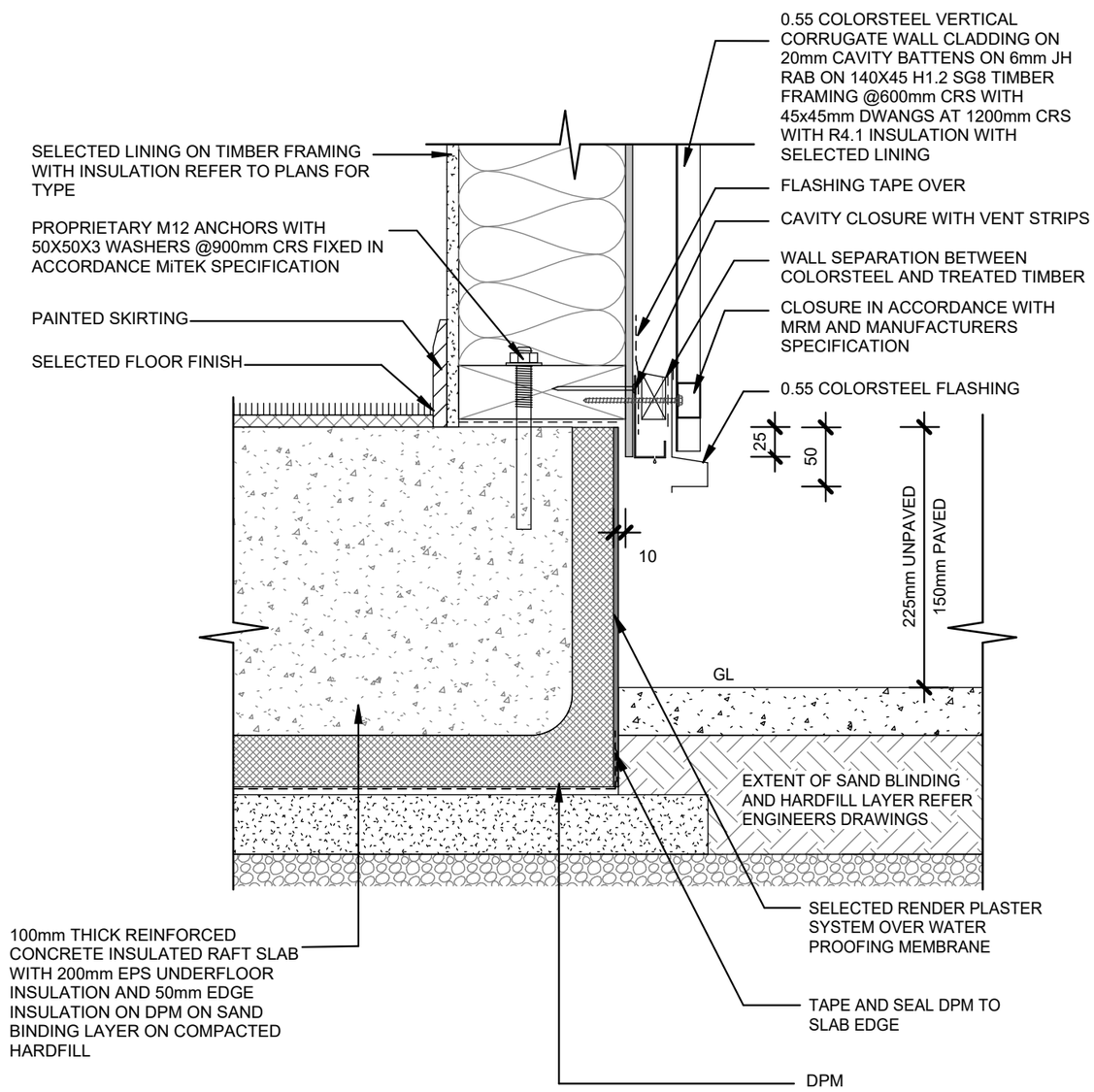
SHEET TITLE

FOUNDATION PLAN

PROJECT INFORMATION

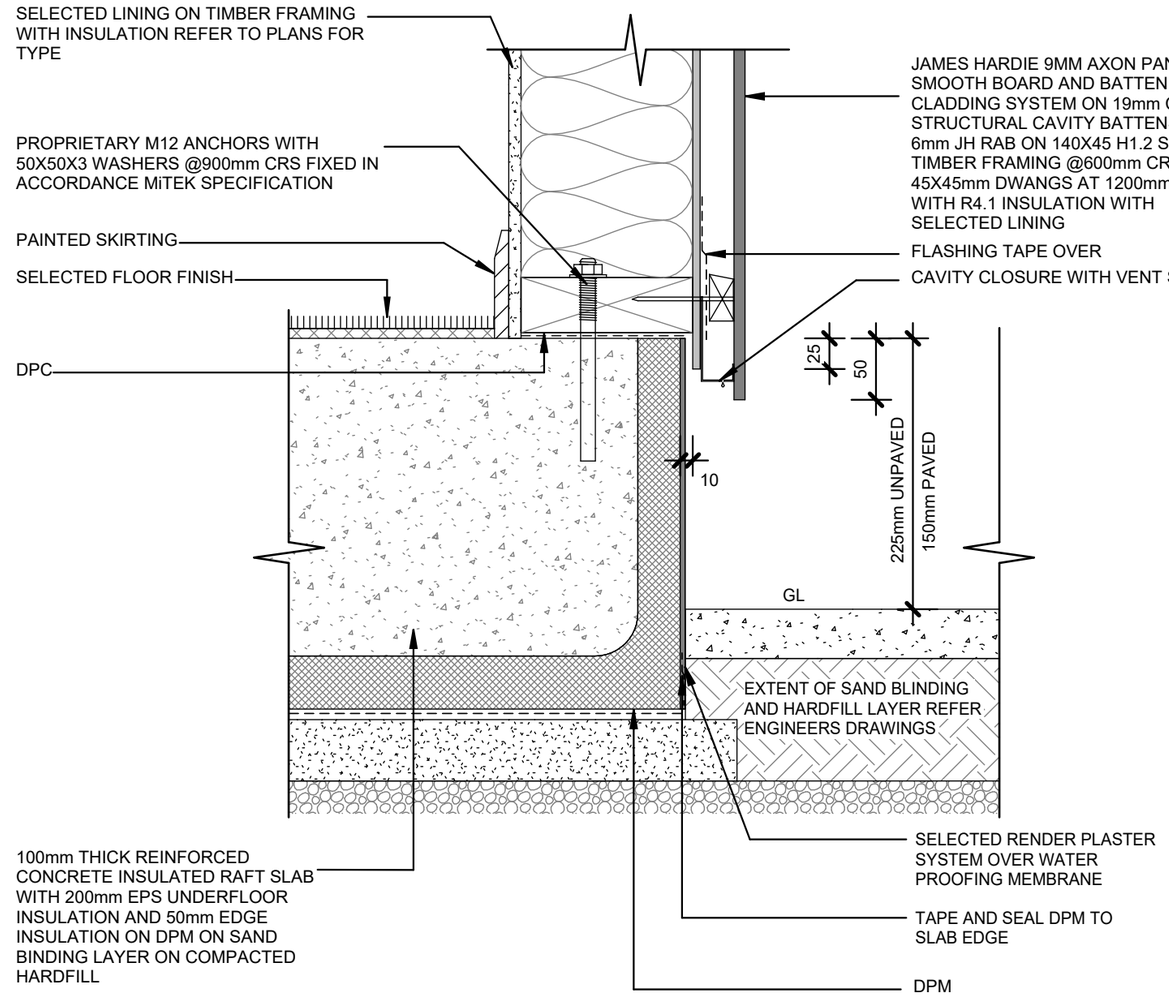
PROJECT NAME: TYPE 1 HOUSE
CLIENT: QLCHT
ADDRESS: 53 & 57 Gillespie Street, Hawea

Project no 2520	Drawing no A1.30
Drawing status	CONSENT
Date	30.10.2026
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1 A3.00 FOUNDATION DETAIL - CORRUGATE

1 : 5



2 A3.01 FOUNDATION DETAIL - WEATHERBOARD

1 : 5

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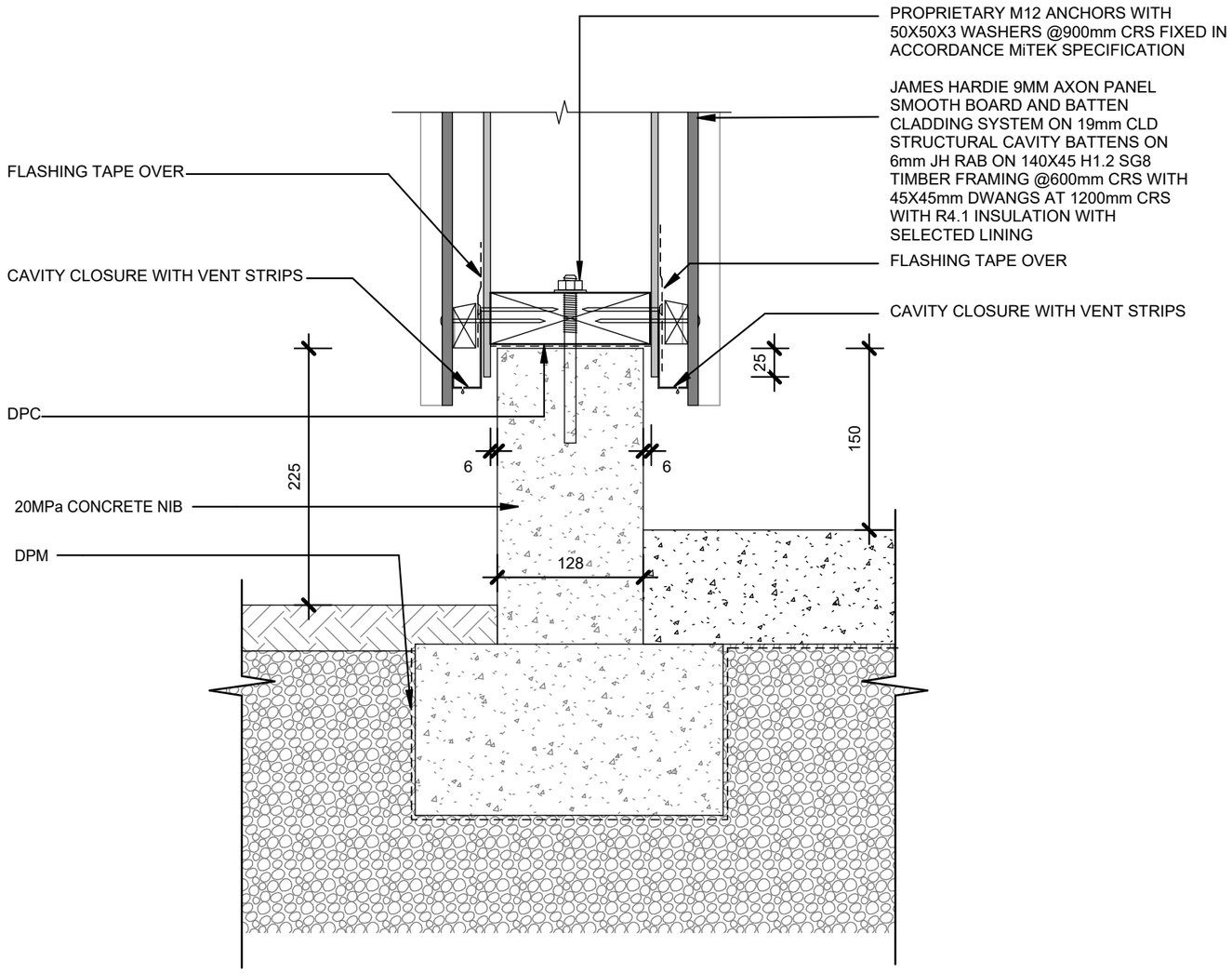
SHEET TITLE

FOUNDATION DETAILS

PROJECT INFORMATION

PROJECT NAME: TYPE 1 HOUSE
CLIENT: QLCHT
ADDRESS: 53 & 57 GILLESPIE STREET, HAWEA

PROJECT NO 2520	DRAWING NO A1.31
DRAWING STATUS	CONSENT
DATE	30.10.2026
SCALE 1 : 5	REV 1



1 WING WALL FOUNDATION DETAIL

1 : 5

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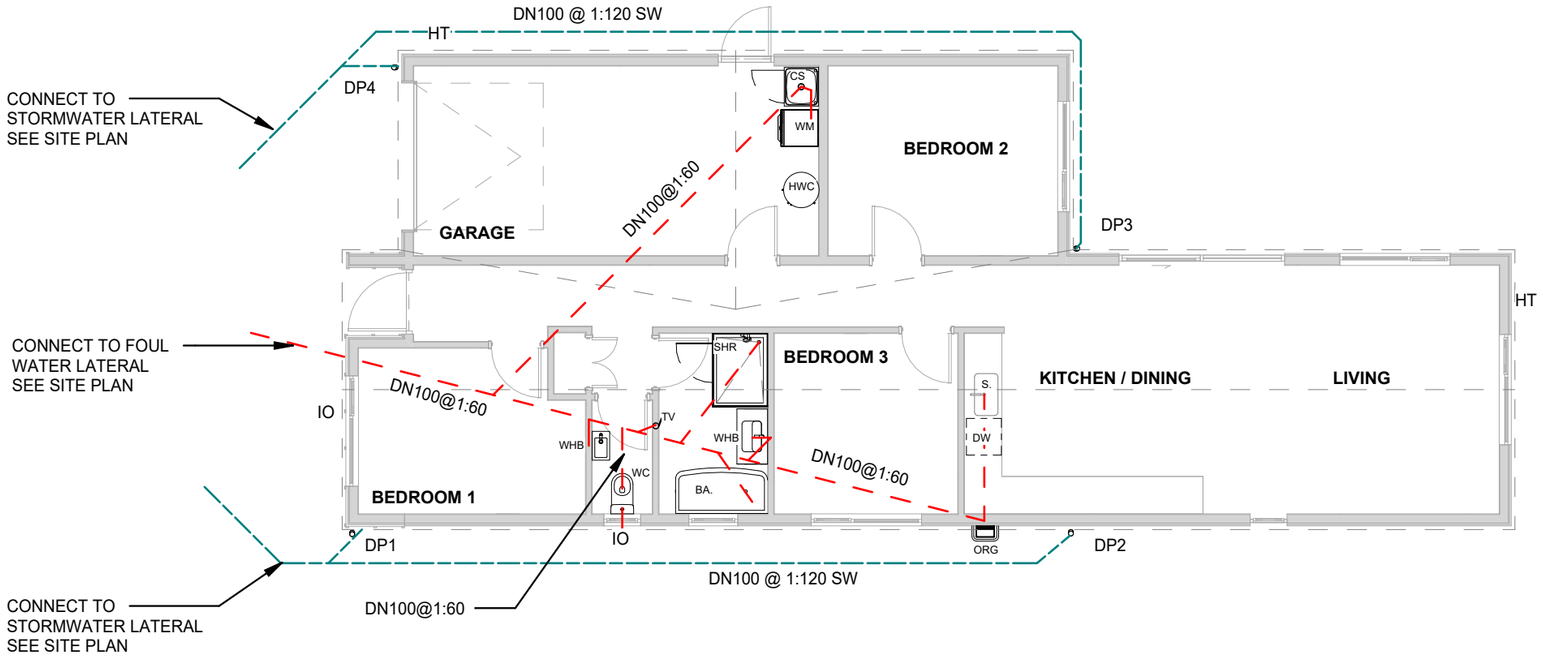
SHEET TITLE

FOUNDATION DETAILS

PROJECT INFORMATION

PROJECT NAME: TYPE 1 HOUSE
CLIENT: QLCHT
ADDRESS: 53 & 57 GILLESPIE STREET, HAWEA

PROJECT NO 2520	DRAWING NO A1.32
DRAWING STATUS	CONSENT
DATE	30.10.2026
SCALE 1 : 5	REV 1



1 DRAINAGE PLAN

1 : 100

DRAINAGE NOTES

- ALL PLUMBING AND DRAINAGE TO COMPLY WITH NZBC NZS3500.2
- DRAINAGE PLAN TO BE CONFIRMED ON SITE WITH PLUMBER
- ALL INVERTS OF DRAINS TO BE CONFIRMED TO SUIT SITE
- ALL HOT WATER TO BE SUPPLIED FROM SELECTED HOT WATER CYLINDER
- HOT AND COLD WATER MIN. NOMINAL PIPE SIZES TO BE TABLE 4:NZBC/G12 (UP TO 20m)
- ALL UNDER SLAB DRAINAGE TO BE 100mm dia. AT 1:60 FALL MIN REDUCED AT SLAB FLOOR LEVEL AS REQUIRED
- INSTALL OUTSIDE TAPS AS SHOWN
- DRAIN PIPES PENETRATING THROUGH FOUNDATIONS TO BE SLEEVED IN UPVC PIPE WITH HESSIAN PACKING TO FILL VOID BETWEEN, WIDTH OF SLEEVE TO BE PIPE DIAMETER PLUS 20mm
- DRAIN PIPES THROUGH FOUNDATION TO AVOID INTERFERENCE WITH REINFORCING STEEL
- CONFIRM BATHROOM FITTING AND FIXTURES LOCATIONS ONSITE PRIOR TO INSTALLATION
- WHERE REQUIRED ALL OUTSIDE TAPS TO BE HEAT TRACED OFF MAIN WATER SUPPLY
- CONTRACTOR TO ALLOW PROVISIONS OF DRAIN DOWN OF HOT AND COLD WATER SYSTEMS FOR FROST/FREEZE
- HOT WATER PIPES /VALVES TO HAVE MIN 13mm LAGGING

LEGEND

TAG	DESCRIPTION	PIPE SIZE ABOVE SLAB
DW	DISHWASHER	65mmØ @1:40
S	KITCHEN SINK	65mmØ @1:40
CS	CLEANERS SINK	65mmØ @1:40
WHB	WASH HAND BASIN	65mmØ @1:40
SHR	SHOWER	100mmØ @1:60
WC	WATER CLOSET	100mmØ @1:60
HWC	HOT WATER CYLINDER	
WM	WASHING MACHINE	
ORG	OVER FLOW RELEIF GULLY	
HT	HOSE TAP	
WM	WASHING MACHINE	
TV	TERMINAL VENT	80mmØ
IO	INSPECTION OPENING	

FOUL SEWER

STORMWATER

DOWNPIPE SCHEDULE

MARK	DESCRIPTION	CATCHMENT AREA
DP1	80mm DIA COLORSTEEL DOWN PIPE	21m2
DP2	80mm DIA COLORSTEEL DOWN PIPE	21m2
DP3	80mm DIA COLORSTEEL DOWN PIPE	46m2
DP4	80mm DIA COLORSTEEL DOWN PIPE	32.5m2

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DRAINAGE PLAN

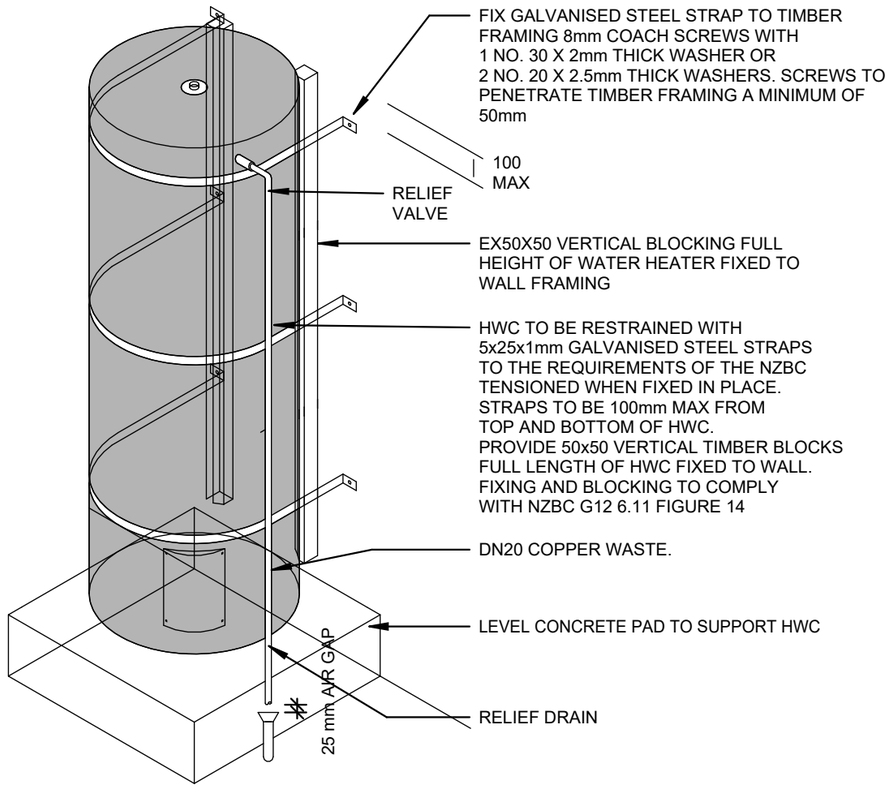
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CLIENT: QLCHT

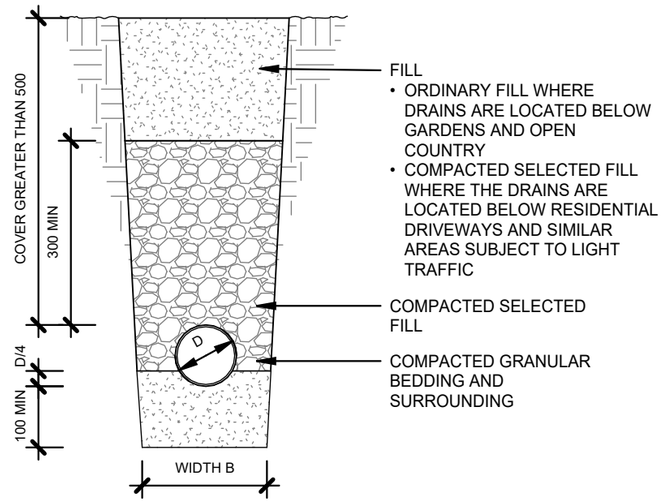
ADDRESS: 53 & 57 Gillespie Street, Hawea

Project no 2520	Drawing no A1.40
Drawing status	CONSENT
Date	30.10.2026
Scale As indicated	REV 1

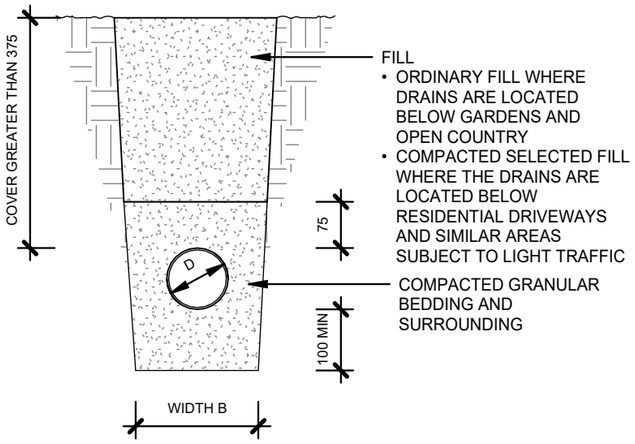


1 HWC SEISMIC RESTRAINT DETAIL

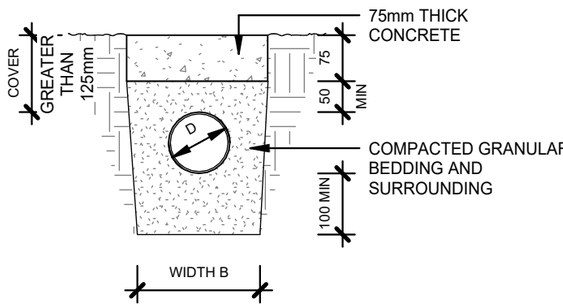
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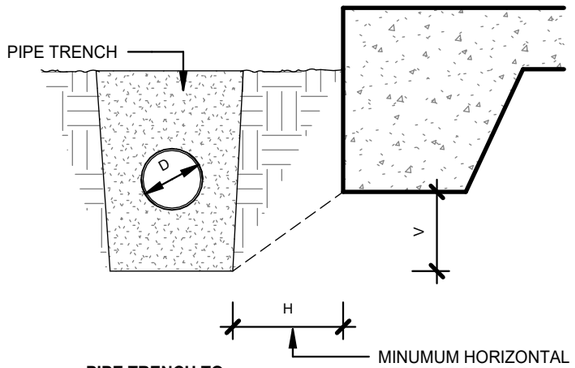
COVER GREATER THAN 500mm



COVER GREATER THAN 375mm



COVER GREATER THAN 125mm



PIPE TRENCH TO BUILDING FOUNDATION

NOTES:

1. THE WIDTH B OF THE TRENCH SHALL BE NO LESS THAN THE PIPE DIAMETER D PLUS 200 MM.TRENCH WIDTH AT THE TOP OF THE PIPE SHALL BE NO MORE THAN 600 MM UNLESS THE PIPE(S) IN THE TRENCH ARE COVERED WITH CONCRETE, AS SHOWN IN FIGURE "COVER GREATER THAN 125MM".

2. ACCEPTABLE FILL MATERIALS ARE:
   - BEDDING MATERIAL OF CLEAN GRANULAR NON-COHESIVE MATERIAL WITH A MAXIMUM PARTICLE SIZE OF 20 MM, OR
   - SELECTED COMPACTED FILL OF ANY FINE-GRAINED SOIL OR GRANULAR MATERIAL WHICH IS FREE FROM TOPSOIL AND RUBBISH AND HAS A MAXIMUM PARTICLE SIZE OF 20 MM, OR
   - ORDINARY FILL WHICH MAY COMPRISE ANY FILL OR EXCAVATED MATERIAL.

2 TRENCH DETAILS

1 : 10

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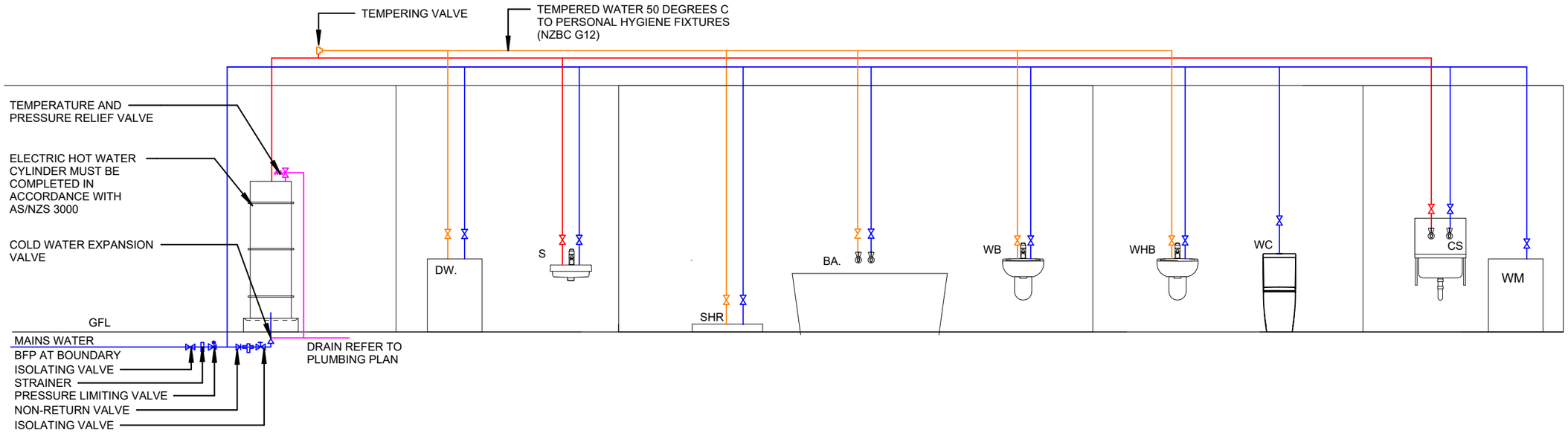
SHEET TITLE

DRAINAGE DETAILS

PROJECT INFORMATION

PROJECT NAME: TYPE 1 HOUSE
CLIENT: QLCHT
ADDRESS: 53 & 57 GILLESPIE STREET, HAWEA

PROJECT NO 2520	DRAWING NO A1.41
DRAWING STATUS	CONSENT
DATE	30.10.2026
SCALE AS INDICATED	REV 1



LEGEND:

- TEMPERED WATER - 50 DEG
- COLD WATER
- HOT WATER - 60 DEG
- DRAINPIPE DISCHARGED EXTERNALLY TO SAFE AND VISIBLE LOCATION

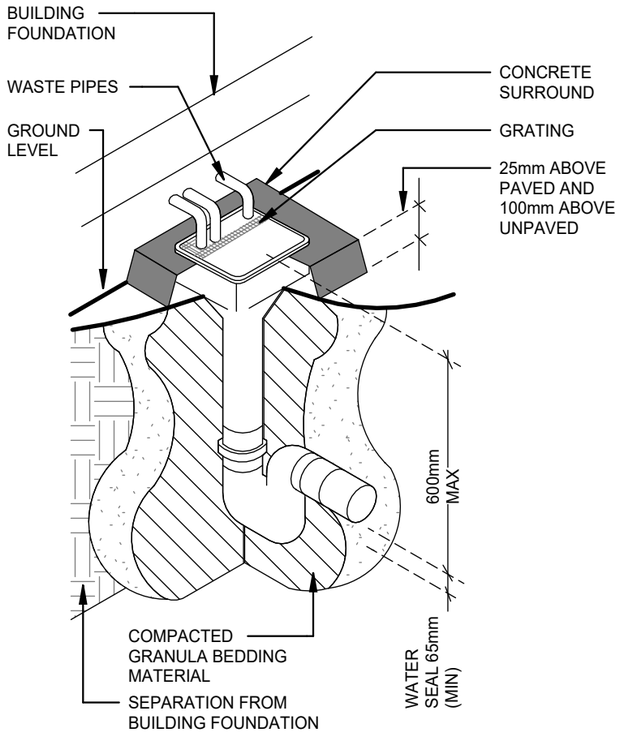
POLYBUTENE PIPES.
PIPES MUST MEET THE MATERIAL AND PERFORMANCE REQUIREMENTS OF AS/NZS 2642

MIN. NOMINAL PIPE SIZES TO TABLE 4: NZBC/G12 (UP TO 20m)

T - CLEANERS TUBE	DN 15mm
B - BASIN	DN 10mm
WC - TOILET	DN 12.5mm
S - KITCHEN SINK	DN 15mm
SHR - SHOWER	DN 20mm

1 WATER RETICULATION PLAN

1 : 50



2 GULLY TRAP DETAIL

1 : 10

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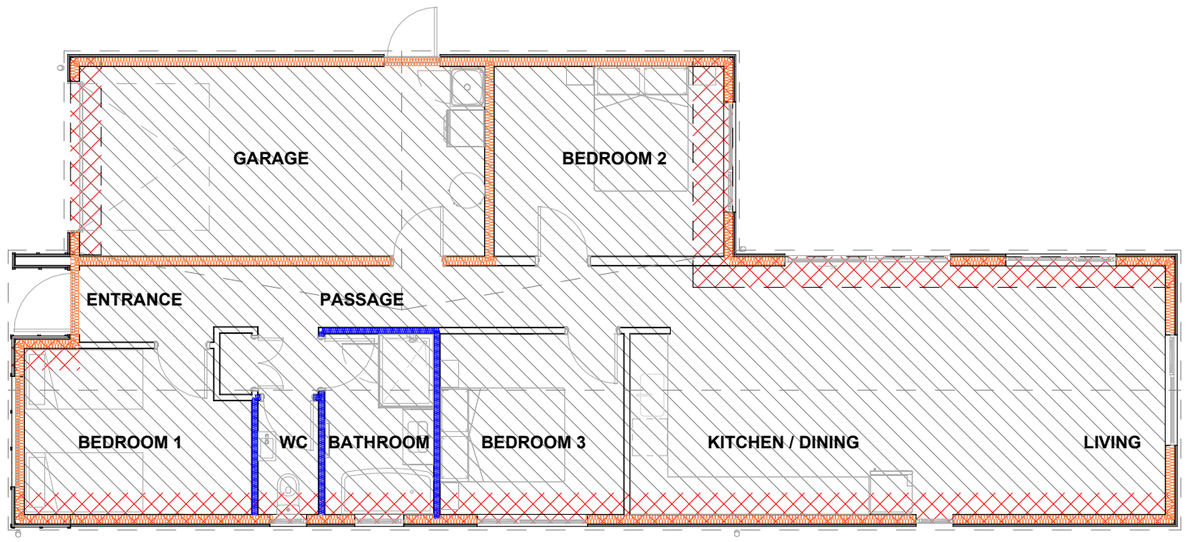
SHEET TITLE

WATER RETICULATION PLAN

PROJECT INFORMATION

PROJECT NAME: TYPE 1 HOUSE
CLIENT: QLCHT
ADDRESS: 53 & 57 GILLESPIE STREET, HAWEA

PROJECT NO 2520	DRAWING NO A1.42
DRAWING STATUS	CONSENT
DATE	30.10.2026
SCALE AS INDICATED	REV 1



1 INSULATION & VENTILATION PLAN

1 : 100

INSULATION NOTES

R2.8 ACOUSTIC BATTS SHOWN AS

R4.1 WALL INSULATION TO (140) WALLS SHOWN AS

2 LAYERS R3.6 CEILING INSULATION TO CEILINGS SHOWN AS

R4.1 (140MM THICK) CEILING INSULATION TO EAVES SHOWN AS

NOTES:

- **FLOOR SLAB R-VALUE = R5.1**
- ALL INSULATION INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION DETAILS
- READ DRAWING IN CONJUNCTION WITH H1 REPORT FOR COMPLIANCE DETAILS
- GARAGE INCLUDED IN INSULATION CALCULATIONS

VENTILATION SCHEDULE

ROOM	AREA	5% VENTILATION REQ	COMMENTS
BATHROOM	5 m²	0.26 m²	0.77m² OPENING WINDOW + MECH
BEDROOM 1	9 m²	0.47 m²	0.66m² OPENING WINDOW
BEDROOM 2	12 m²	0.58 m²	0.66m² OPENING WINDOW
BEDROOM 3	9 m²	0.44 m²	0.66m² OPENING WINDOW
ENTRANCE	3 m²	0.14 m²	2.04m² OPENING DOOR
GARAGE	20 m²	1.02 m²	7.00m² OPENING DOORS + MECH
KITCHEN / DINING	19 m²	0.93 m²	4.56m² OPENING DOORS AND WINDOWS + MECH
LIVING	17 m²	0.83 m²	4.56m² OPENING DOORS AND WINDOWS + MECH
WC	2 m²	0.09 m²	0.55m² OPENING WINDOW

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1	CONSENT	30/10/26

SHEET TITLE

INSULATION PLAN

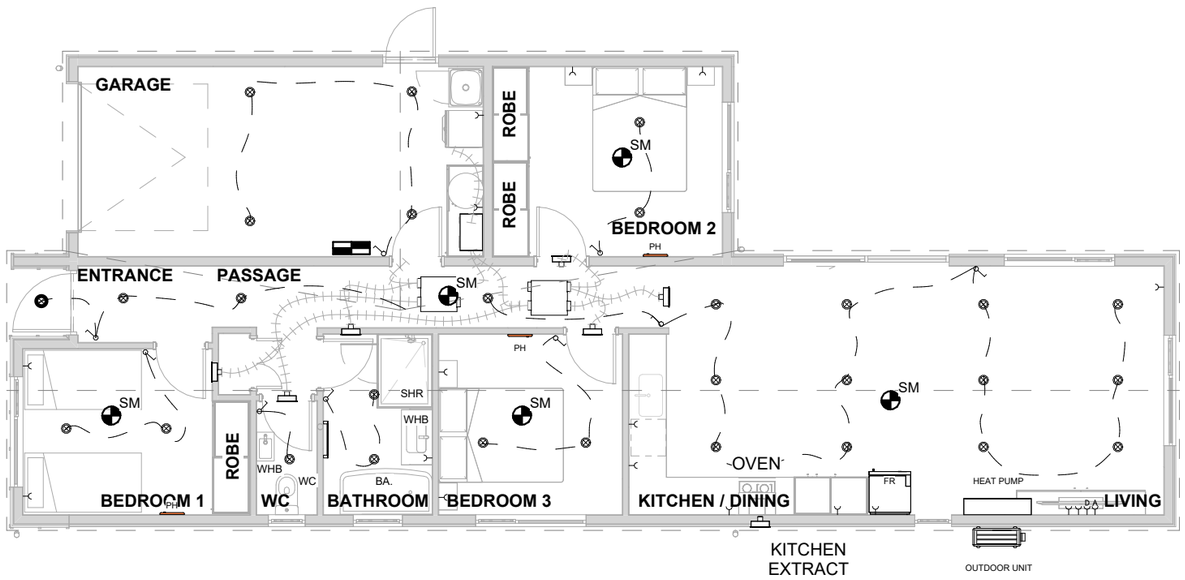
PROJECT INFORMATION

PROJECT NAME: TYPE 1 HOUSE

CLIENT: QLCHT

ADDRESS: 53 & 57 GILLESPIE STREET, HAWEA

PROJECT NO 2520	DRAWING NO A1.60
DRAWING STATUS	CONSENT
DATE	30.10.2026
SCALE AS INDICATED	REV 1



1 ELECTRICAL PLAN

1 : 100

ELECTRICAL NOTES

- ELECTRICAL INSTALLATION TO COMPLY WITH NZECP
- ALL ELECTRICAL OUTLETS AND LIGHTS TO BE CONFIRMED ON SITE WITH CLIENT BEFORE INSTALLATION
- WHERE RECESSED DOWN LIGHTS PENETRATE INSULATION, IC RATED FITTING TO BE USED
- EXTERIOR POWER OUTLETS TO HAVE APPROPRIATE IP RATING TO SUIT CONDITIONS
- ALL LIGHT FITTINGS TO PROVIDE MIN ILLUMINACE TO COMPLY WITH NZBC G8/AS1

ELECTRICAL LEGEND

- HR - BATHROOM HEATER
- SM - HARDWIRED SMOKE ALARM
- DOUBLE POWER OUTLET
- TV / DATA
- LIGHT SWITCH SINGLE
- DOWN LIGHTS
- HEATED TOWEL RAIL
- FAN/EXTRACT
- MIRROR LIGHT
- SWITCHBOARD & METER
- PH - PANEL HEATER WITH THERMOSTATE
- MVHR MAINFOLDS
- WALL MOUNTED GRILL

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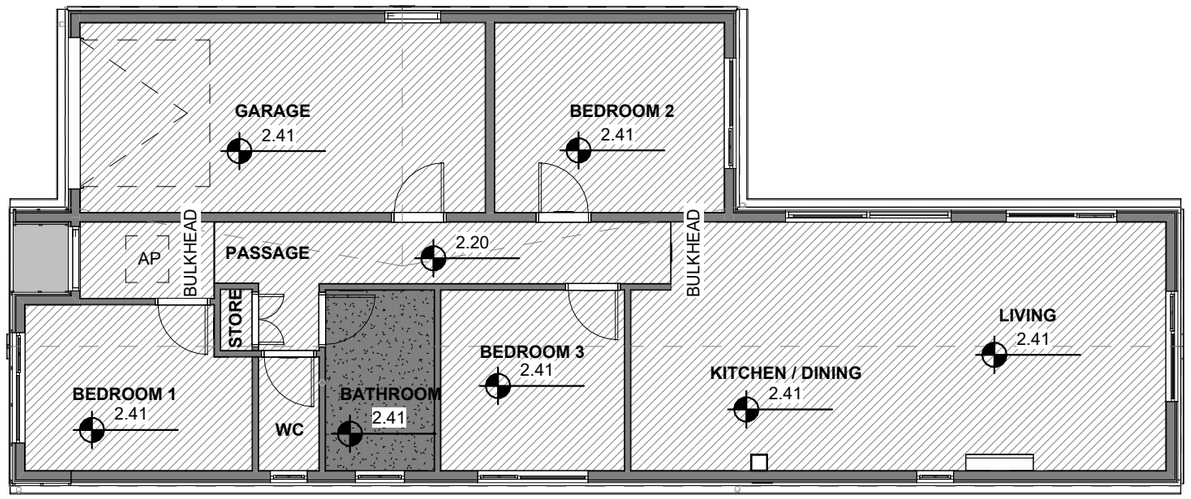
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ELECTRICAL PLAN

PROJECT INFORMATION

PROJECT NAME: TYPE 1 HOUSE
CLIENT: QLCHT
ADDRESS: 53 & 57 GILLESPIE STREET, HAWEA

PROJECT NO 2520	DRAWING NO A1.70
DRAWING STATUS	CONSENT
DATE	30.10.2026
SCALE AS INDICATED	REV 1



1 REFLECTIVE CEILING PLAN

1 : 100

CEILING LEGEND

- 4.5mm FIBRE CEMENT SOFFIT BOARD
- 13mm STANDARD GIB ON 70X35 H1.2 TIMBER BATTTEN OR RONDO CEILING BATTENS @600mm CRS
- 13mm GIB AQUALINE ON 70X35 H1.2 TIMBER BATTTEN OR RONDO CEILING BATTENS @600mm CRS

ACCESS PANEL TO CEILING SHOWN AS **AP**

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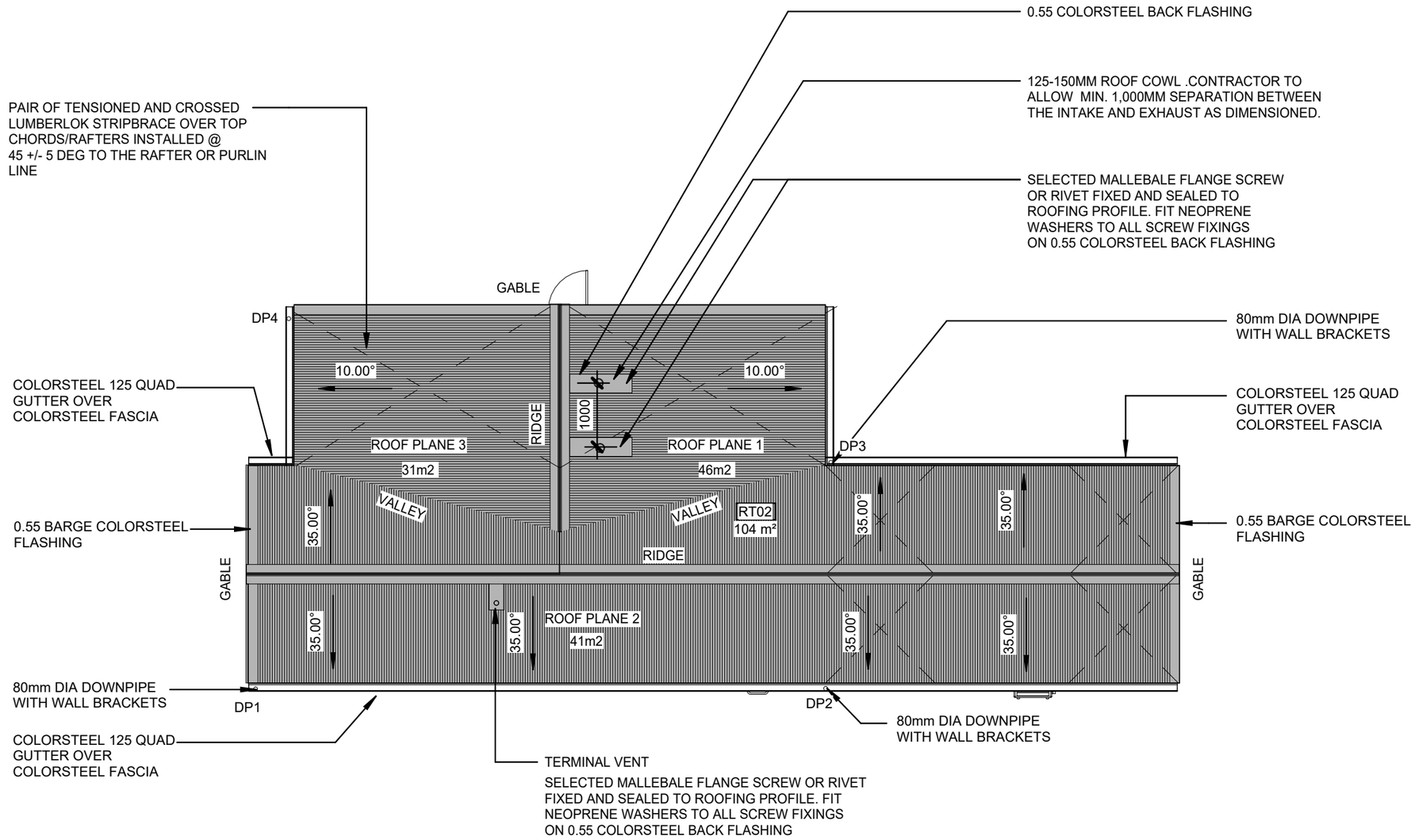
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REFLECTIVE CEILING PLAN

PROJECT INFORMATION

PROJECT NAME:	TYPE 1 HOUSE
CLIENT:	QLCHT
ADDRESS:	53 & 57 GILLESPIE STREET, HAWEA

PROJECT NO	2520	DRAWING NO	A1.80
DRAWING STATUS			CONSENT
DATE			30.10.2026
SCALE	AS INDICATED	REV	1



1 ROOF PLAN

1 : 100

ROOF FRAMING NOTES

- ALL TRUSS FRAMING AS PER TRUSSTECH TRUSS AND FRAME DESIGN AND DETAIL

ROOF NOTES

SPOUTING
- COLORSTEEL ROOFLINE 125mm QUAD OR EQUIVALENT
- ARI 10 YEAR 25.6 mm/hr
- SPOUTING CROSS SECTION SIZE = 5,670mm² (CALCULATOR MRM)
- ROOF SERVICEABLE AREA = 91m² (CALCULATOR MRM)

DOWNPIPE
- Ø80mm COLORSTEEL DOWNPIPE
- ARI 10 YEAR 25.6 mm/hr
- ROOF SERVICEABLE AREA=156m² (CALCULATOR MRM)
- ROOF SERVICEABLE AREA = 70m² @ 0-25° (E1)

ROOF PLANE 1 = 46m²= 1 x 80mm DOWNPIPES

ROOF PLANE 2 = 41m² = 1 x 80mm DOWNPIPES

ROOF PLANE 3 = 31m² = 1 x 80mm DOWNPIPES

GUTTERS, ALLOW FOR OVERFLOW ALONG GUTTER WITH PROPRIETARY GUTTER BRACKETS

ROOF SCHEDULE

No.	DESCRIPTION
RT02	0.40mm CORRUGATE ROOF CLADDING ON BAYONET BAYOWRAP ROOFING UNDERLAY ON 70X45 H1.2 SG8 PURLINS ON FLAT @ 450mm CRS

DOWNPIPE SCHEDULE

MARK	DESCRIPTION	CATCHMENT AREA
DP1	80mm DIA COLORSTEEL DOWN PIPE	21m2
DP2	80mm DIA COLORSTEEL DOWN PIPE	21m2
DP3	80mm DIA COLORSTEEL DOWN PIPE	46m2
DP4	80mm DIA COLORSTEEL DOWN PIPE	32.5m2

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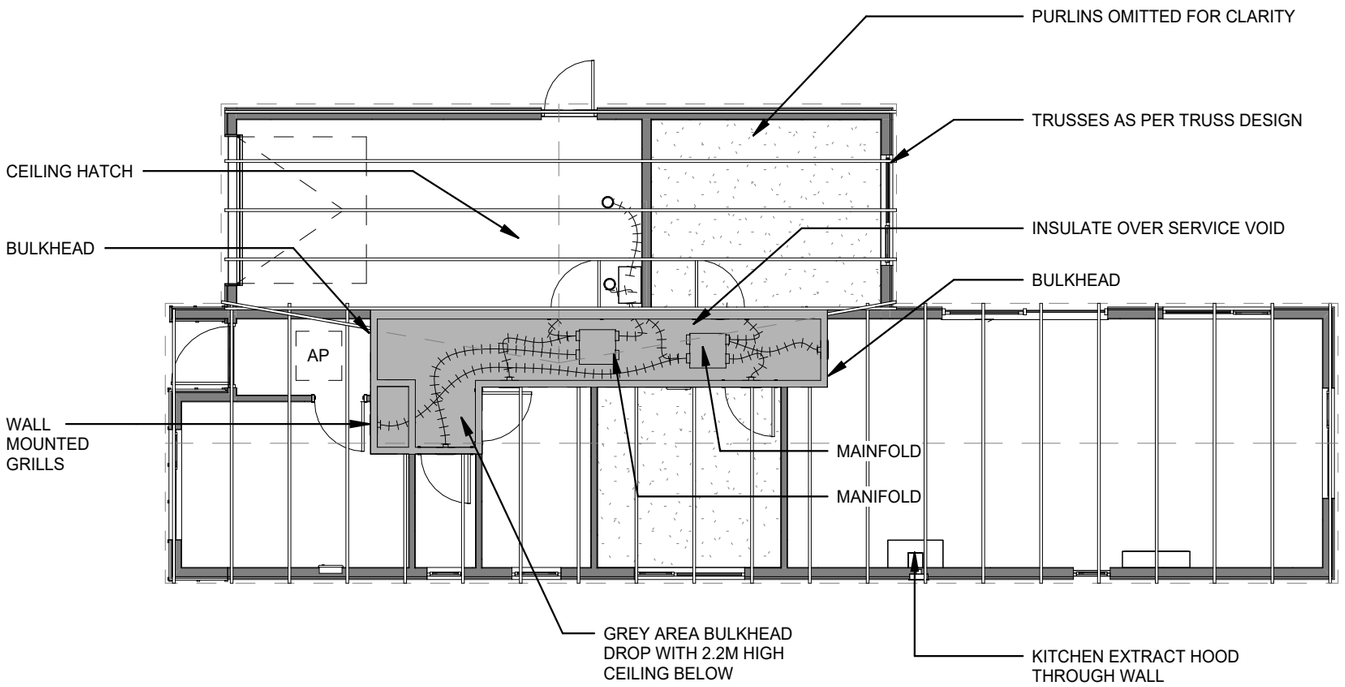
SHEET TITLE

ROOF PLAN

PROJECT INFORMATION

PROJECT NAME: TYPE 1 HOUSE
CLIENT: QLCHT
ADDRESS: 53 & 57 GILLESPIE STREET, HAWEA

PROJECT NO 2520	DRAWING NO A1.90
DRAWING STATUS	CONSENT
DATE	30.10.2026
SCALE AS INDICATED	REV 1



1 ROOF FRAMING PLAN

1 : 100

ROOF FRAMING NOTES

- ALL TRUSS FRAMING AS PER TRUSSTECH TRUSS AND FRAME DESIGN AND DETAIL

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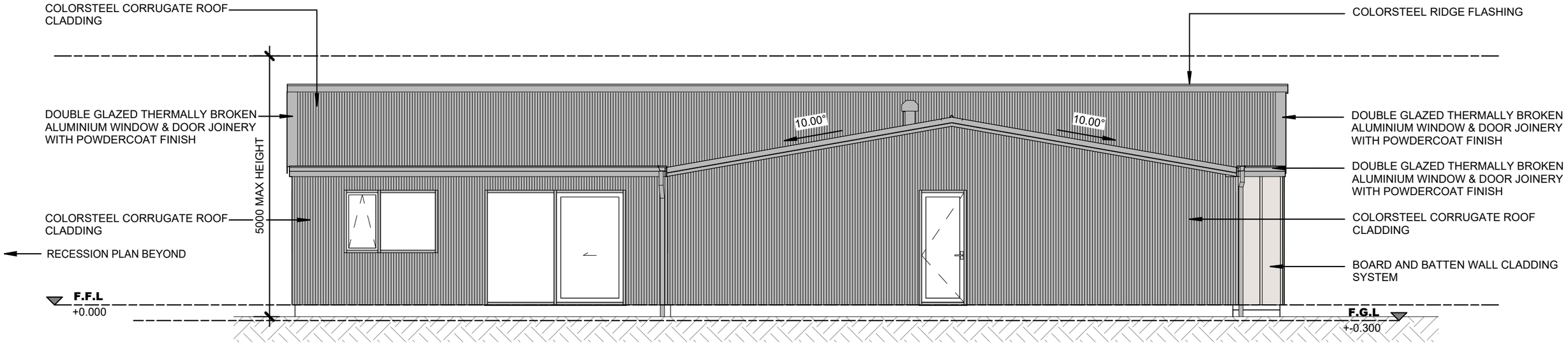
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ROOF FRAMING PLAN

PROJECT INFORMATION

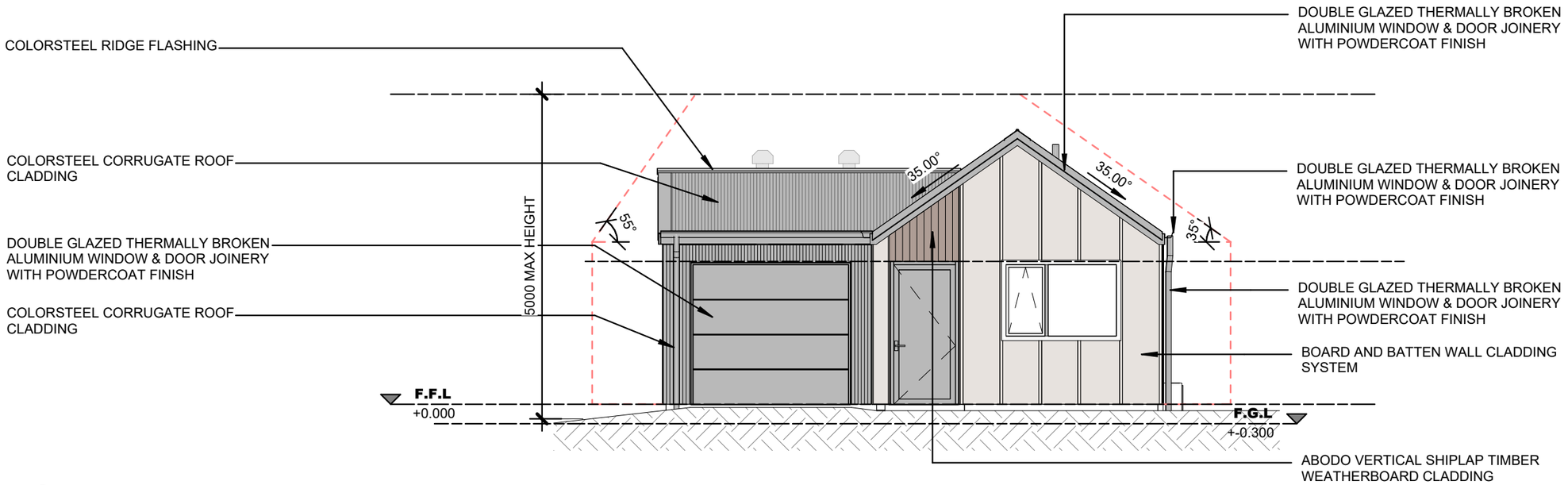
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CLIENT: QLCHT
ADDRESS: 53 & 57 GILLESPIE STREET, HAWEA

PROJECT NO 2520	DRAWING NO A1.91
DRAWING STATUS	CONSENT
DATE	30.10.2026
SCALE AS INDICATED	REV 1



1 A1.10 SOUTH ELEVATION - TYPE 1A

1 : 75



2 A1.10 EAST ELEVATION - TYPE 1A

1 : 75

EXTERIOR FINISHES TYPE 1A

- **EXTERIOR CORRUGATE WALL AND ROOF CLADDINGS, FLASHINGS, GUTTERS AND DOWNPIPES COLORSTEEL SANDSTONE GREY**
- **LRV: 27%**

- **JH Axon BOARD AND BATTEN WALL CLADDING**
- **LRV: 67%**
- **HARDIE 45mm AXENT TRIM**
- **PAINT FINISH - RESENE TRIPLE MERINO**

- **ABODO WB18 PROFILE VERTICAL SHIPLAP CLADDING**
- **WOOD COATING: Sioo:X**

- **WINDOW AND DOOR**
- **POWDERCOATED SANDSTONE GREY**
- **LRV:27%**

- **ENTRANCE DOOR AND SECTIONAL DOOR SANDSTONE GREY**
- **LRV:27%**

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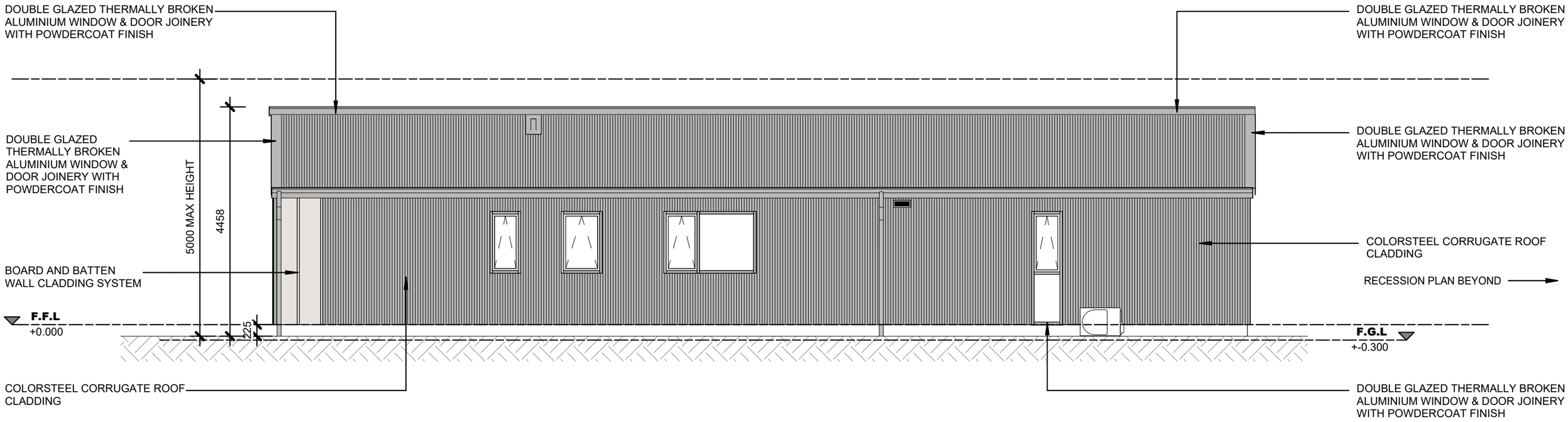
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ELEVATIONS - TYPE 1A

PROJECT INFORMATION

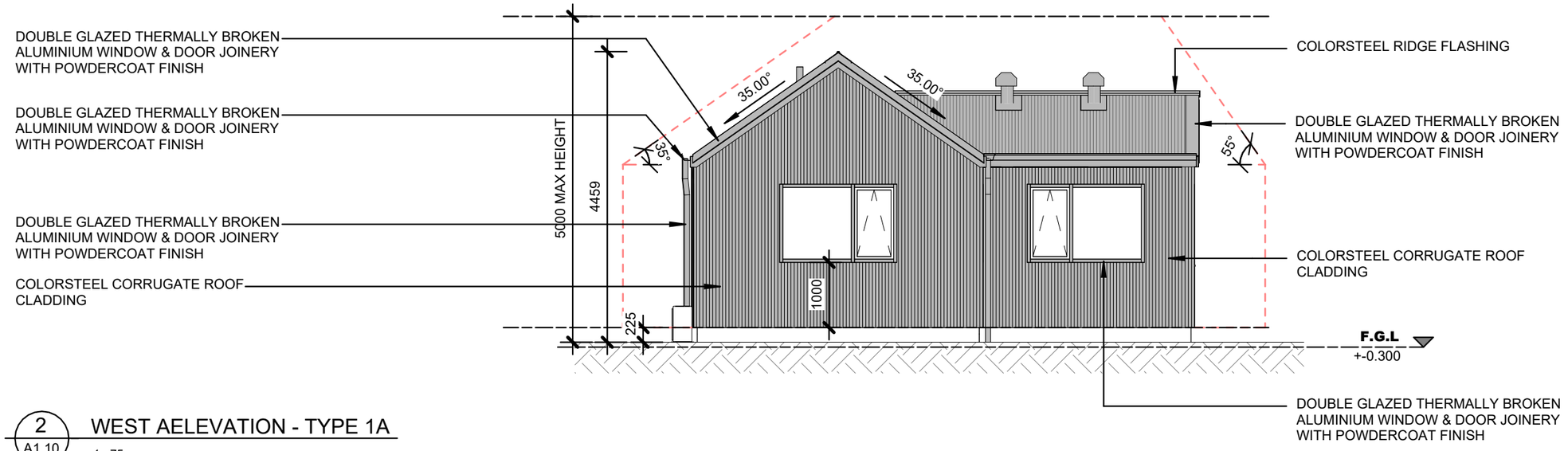
PROJECT NAME: TYPE 1 HOUSE
CLIENT: QLCHT
ADDRESS: 53 & 57 GILLESPIE STREET, HAWEA

PROJECT NO	2520	DRAWING NO	A2.00
DRAWING STATUS	CONSENT		
DATE	30.10.2026		
SCALE	AS INDICATED	REV	1



1 A1.10 NORTH ELEVATION - TYPE 1A

1 : 75



2 A1.10 WEST AELEVATION - TYPE 1A

1 : 75

EXTERIOR FINISHES TYPE 1A

- **EXTERIOR CORRUGATE WALL AND ROOF CLADDINGS, FLASHINGS, GUTTERS AND DOWNPIPES COLORSTEEL SANDSTONE GREY**
- **LRV: 27%**

- **JH Axon BOARD AND BATTEN WALL CLADDING**
- **LRV: 67%**
- **HARDIE 45mm AXENT TRIM**
- **PAINT FINISH - RESENE TRIPLE MERINO**

- **ABODO WB18 PROFILE VERTICAL SHIPLAP CLADDING**
- **WOOD COATING: Sioo:X**

- **WINDOW AND DOOR**
- **POWDERCOATED SANDSTONE GREY**
- **LRV:27%**

- **ENTRANCE DOOR AND SECTIONAL DOOR SANDSTONE GREY**
- **LRV:27%**

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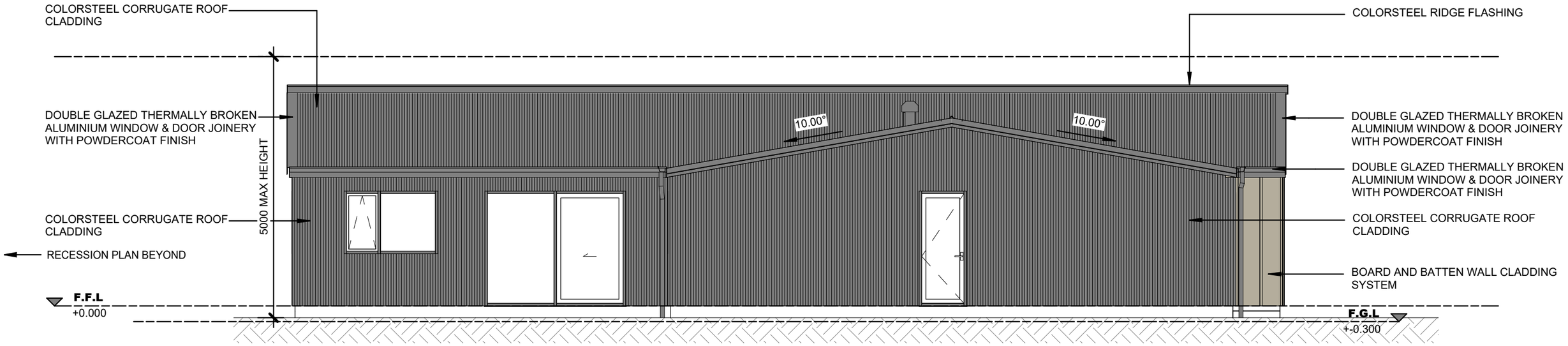
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ELEVATIONS - TYPE 1A

PROJECT INFORMATION

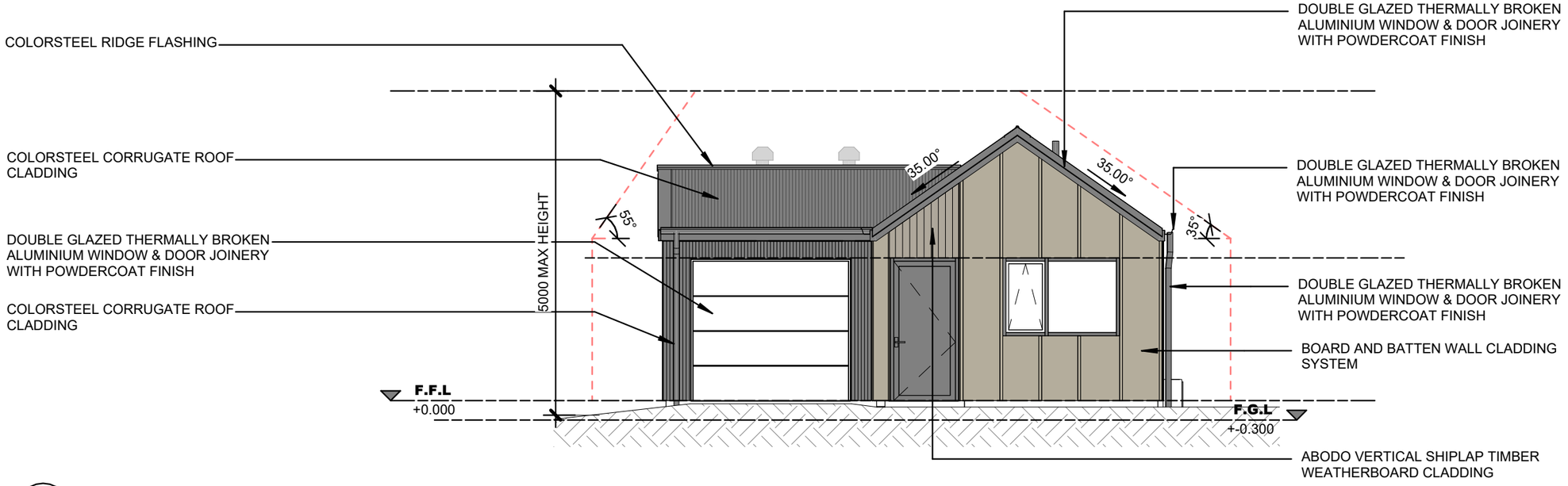
PROJECT NAME: TYPE 1 HOUSE
CLIENT: QLCHT
ADDRESS: 53 & 57 Gillespie Street, Hawea

Project no 2520	Drawing no A2.01
Drawing status	CONSENT
Date	30.10.2026
Scale As indicated	REV 1



1 A1.10 SOUTH ELEVATION -TYPE 1B

1 : 75



2 A1.10 EAST ELEVATION - TYPE 1B

1 : 75

EXTERIOR FINISHES TYPE 1B

- **EXTERIOR CORRUGATE WALL AND ROOF CLADDINGS, FLASHINGS, GUTTERS AND DOWNPIPES COLORSTEEL IRONSAND**
- **LRV: 8%**

- **JH Axon BOARD AND BATTEN WALL CLADDING**
- **LRV: 51%**
- **HARDIE 45mm AXENT TRIM**
- **PAINT FINISH - RESENE HALF NAPA**

- **ABODO WB18 PROFILE VERTICAL SHIPLAP CLADDING**
- **WOOD COATING: Sioo:X**

- **WINDOW AND DOOR**
- **POWDERCOATED COLORSTEEL IRONSAND**
- **LRV: 8%**

- **ENTRANCE DOOR AND SECTIONAL DOOR COLORSTEEL IRONSAND**
- **LRV: 8%**

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No.	Description	Date
1	CONSENT	30/10/26

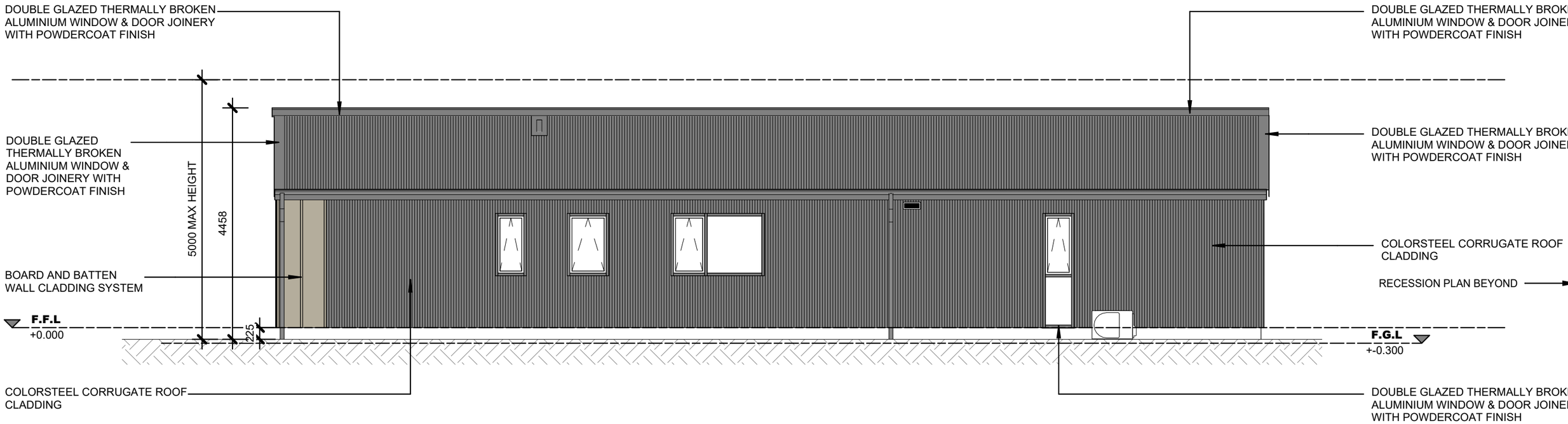
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ELEVATIONS - TYPE 1B

PROJECT INFORMATION

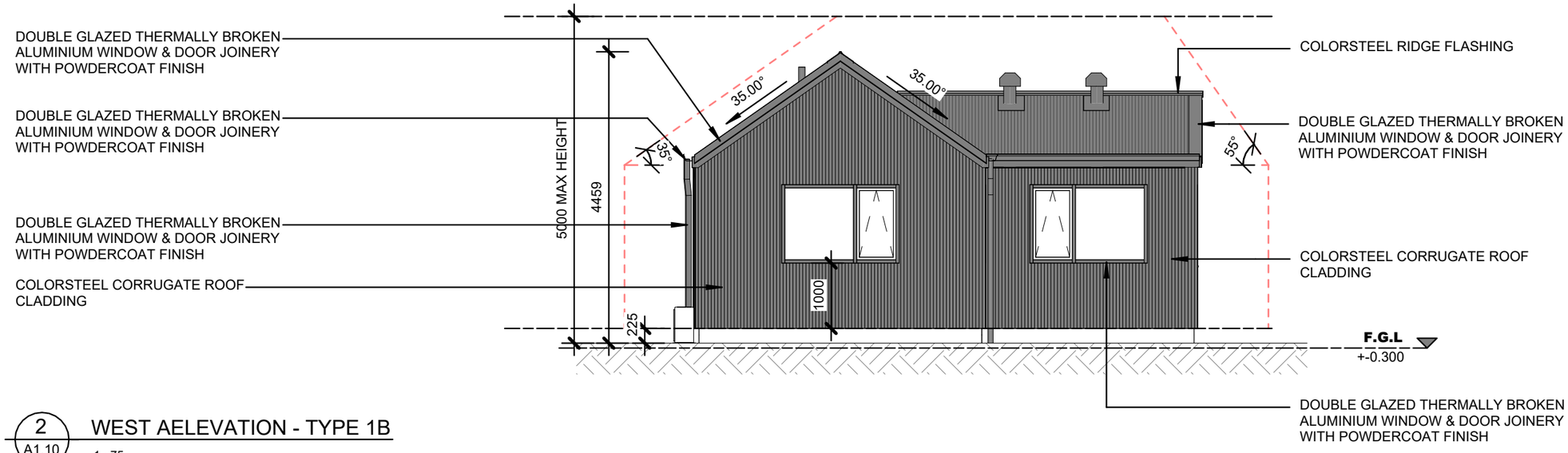
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CLIENT: QLCHT
ADDRESS: 53 & 57 GILLESPIE STREET, HAWEA

PROJECT NO	2520	DRAWING NO	A2.02
DRAWING STATUS	CONSENT		
DATE	30.10.2026		
SCALE	AS INDICATED	REV	1



1 A1.10 NORTH ELEVATION - TYPE 1B

1 : 75



2 A1.10 WEST AELEVATION - TYPE 1B

1 : 75

EXTERIOR FINISHES TYPE 1B

- **EXTERIOR CORRUGATE WALL AND ROOF CLADDINGS, FLASHINGS, GUTTERS AND DOWNPIPES COLORSTEEL IRONSAND**
- **LRV: 8%**

- **JH Axon BOARD AND BATTEN WALL CLADDING**
- **LRV: 51%**
- **HARDIE 45mm AXENT TRIM**
- **PAINT FINISH - RESENE HALF NAPA**

- **ABODO WB18 PROFILE VERTICAL SHIPLAP CLADDING**
- **WOOD COATING: Sioo:X**

- **WINDOW AND DOOR**
- **POWDERCOATED COLORSTEEL IRONSAND**
- **LRV: 8%**

- **ENTRANCE DOOR AND SECTIONAL DOOR COLORSTEEL IRONSAND**
- **LRV: 8%**

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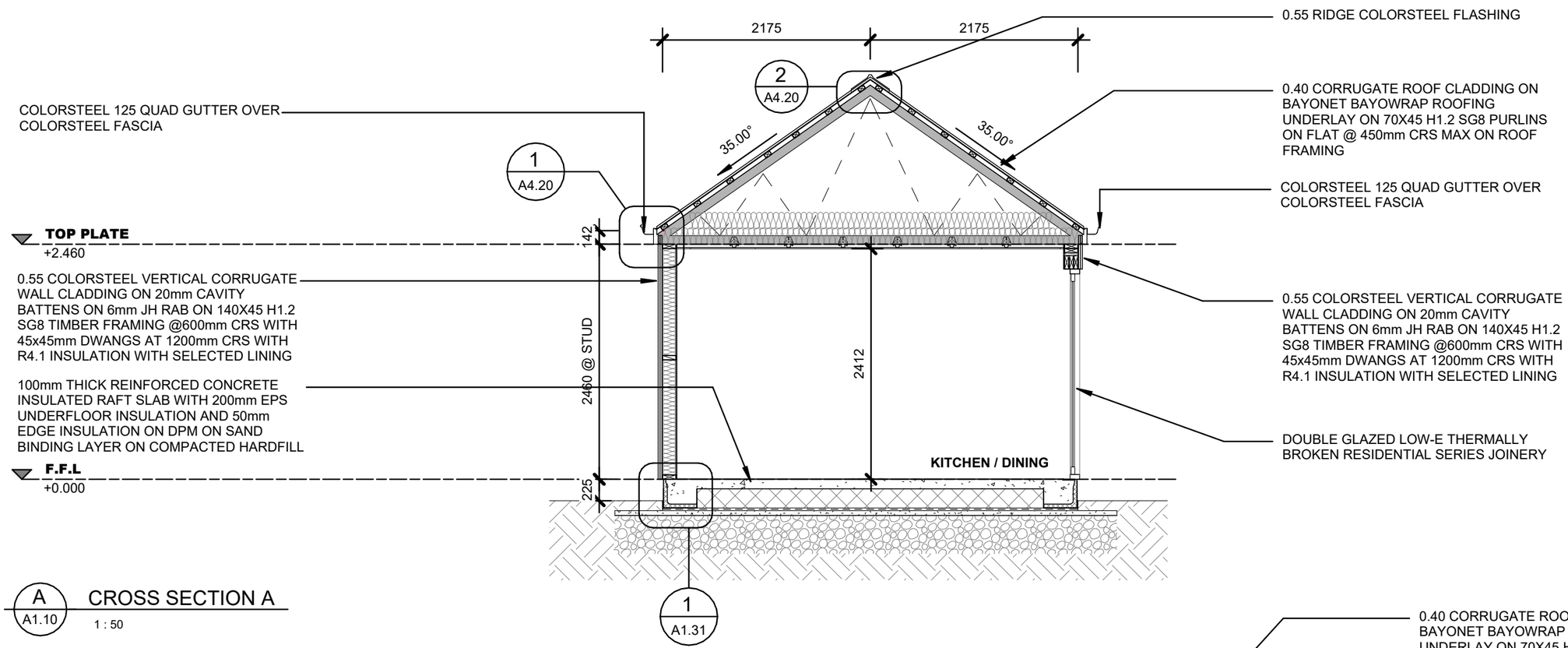
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ELEVATIONS - TYPE 1B

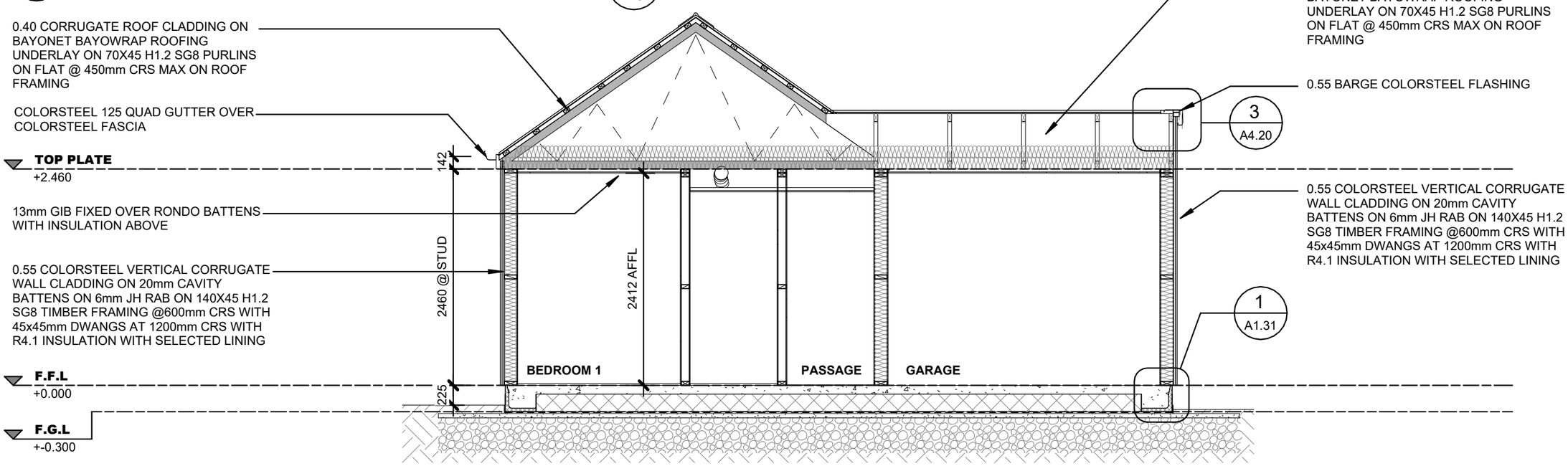
PROJECT INFORMATION

PROJECT NAME: TYPE 1 HOUSE
CLIENT: QLCHT
ADDRESS: 53 & 57 Gillespie Street, Hawea

Project no 2520	Drawing no A2.03
Drawing status	CONSENT
Date	30.10.2026
Scale As indicated	REV 1



A CROSS SECTION A
A1.10
1 : 50



B CROSS SECTION B
A1.10
1 : 50

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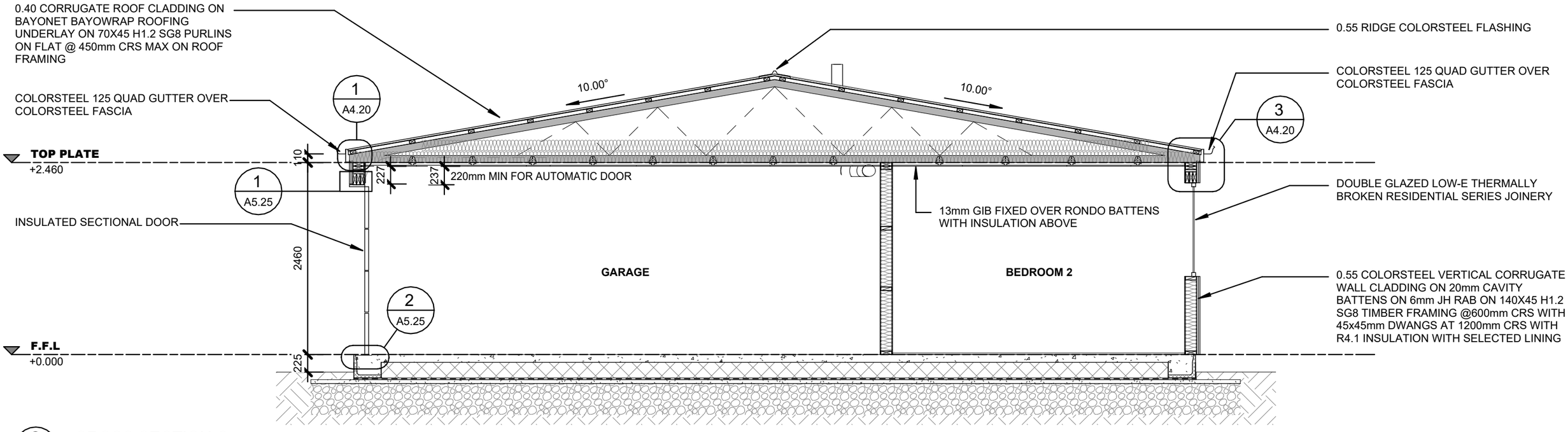
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No.	Description	Date
1	CONSENT	30/10/26

SHEET TITLE
CROSS SECTION

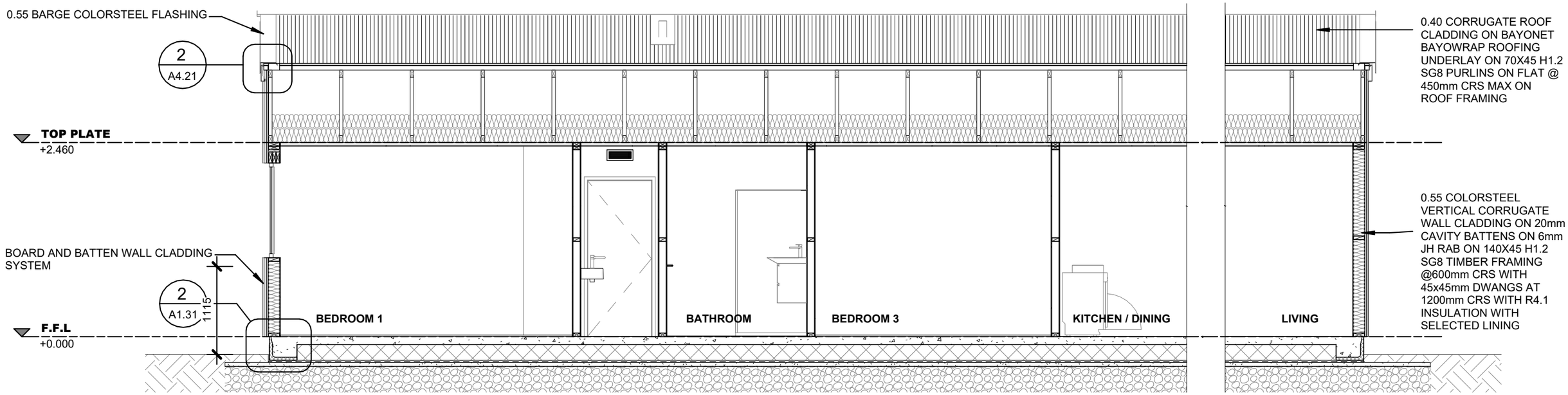
PROJECT INFORMATION
PROJECT NAME: TYPE 1 HOUSE
CLIENT: QLCHT
ADDRESS: 53 & 57 Gillespie Street, Hawea

Project no 2520	Drawing no A3.00
Drawing status	CONSENT
Date	30.10.2026
Scale 1 : 50	REV 1



C A1.10 CROSS SECTION C

1 : 50



D A1.10 CROSS SECTION D

1 : 50

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No.	Description	Date
1	CONSENT	30/10/26

SHEET TITLE

CROSS SECTION

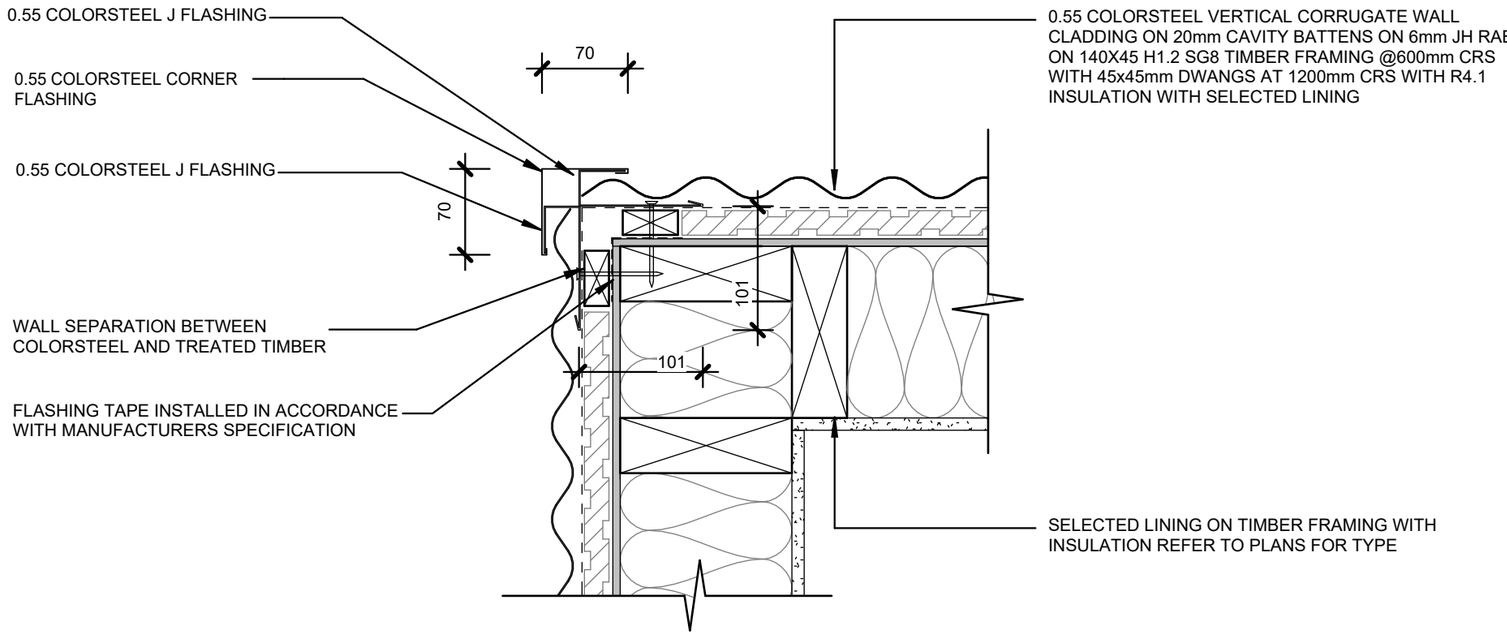
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CLIENT: QLCHT

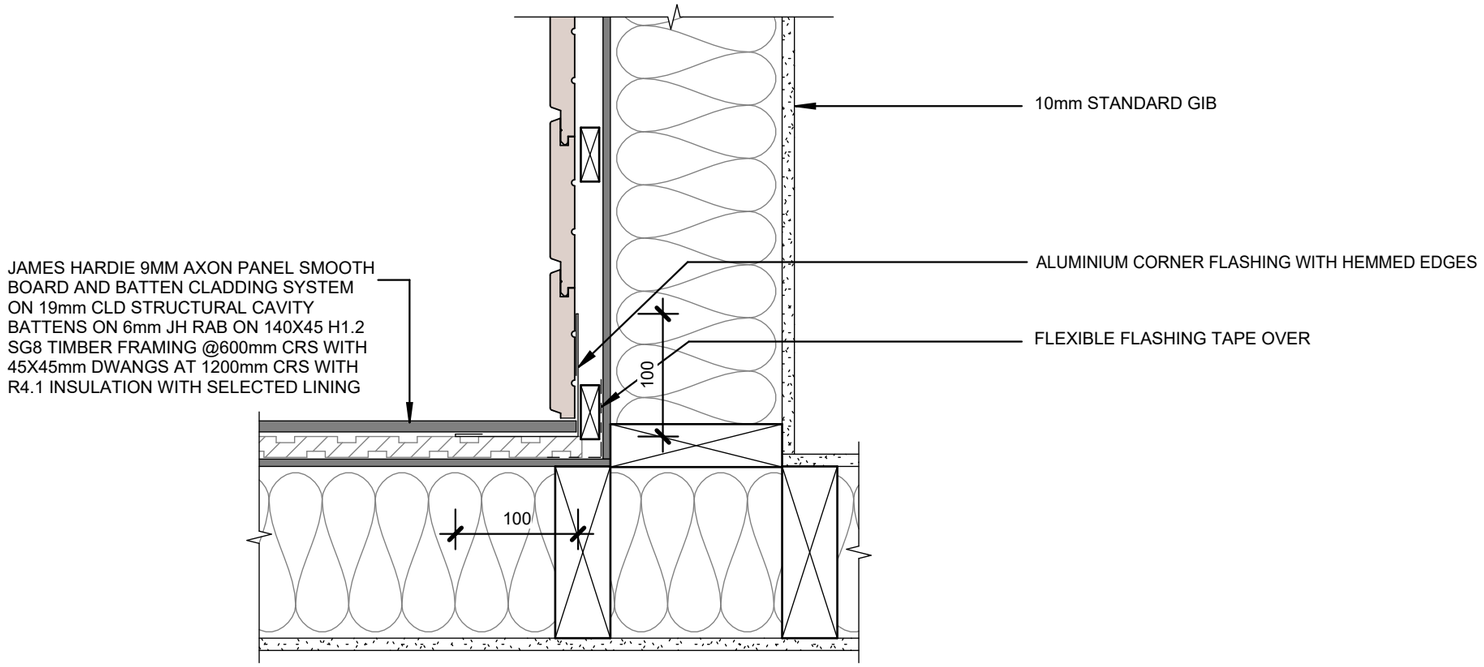
ADDRESS: 53 & 57 GILLESPIE STREET, HAWEA

PROJECT NO 2520	DRAWING NO A3.01
DRAWING STATUS	CONSENT
DATE	30.10.2026
SCALE 1 : 50	REV 1



1 A1.10 EXTERNAL CORNER CORRUGATE

1 : 5



2 A1.10 SHIPLAP TO AXON PANEL

1 : 5

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No.	Description	Date
1	CONSENT	30/10/26

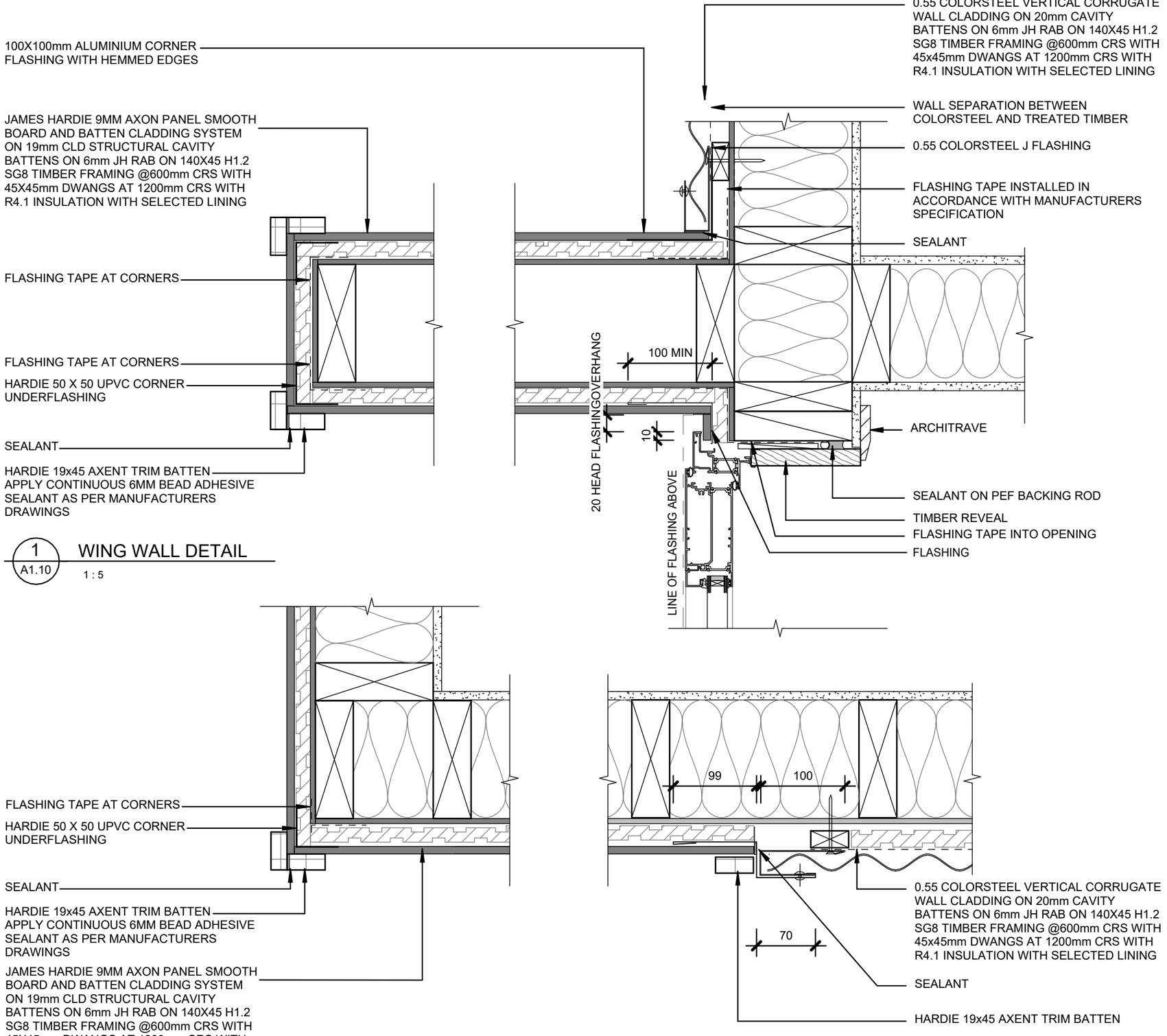
SHEET TITLE

DETAILS - PLAN

PROJECT INFORMATION

PROJECT NAME: TYPE 1 HOUSE
CLIENT: QLCHT
ADDRESS: 53 & 57 Gillespie Street, Hawea

Project no 2520	Drawing no A4.00
Drawing status	CONSENT
Date	30.10.2026
Scale 1 : 5	REV 1



1 / A1.10 WING WALL DETAIL

1 : 5

2 / A1.10 AVON CORNER JUCTION AND CORRUGATE

1 : 5

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No.	Description	Date
1	CONSENT	30/10/26

SHEET TITLE

DETAILS - PLAN

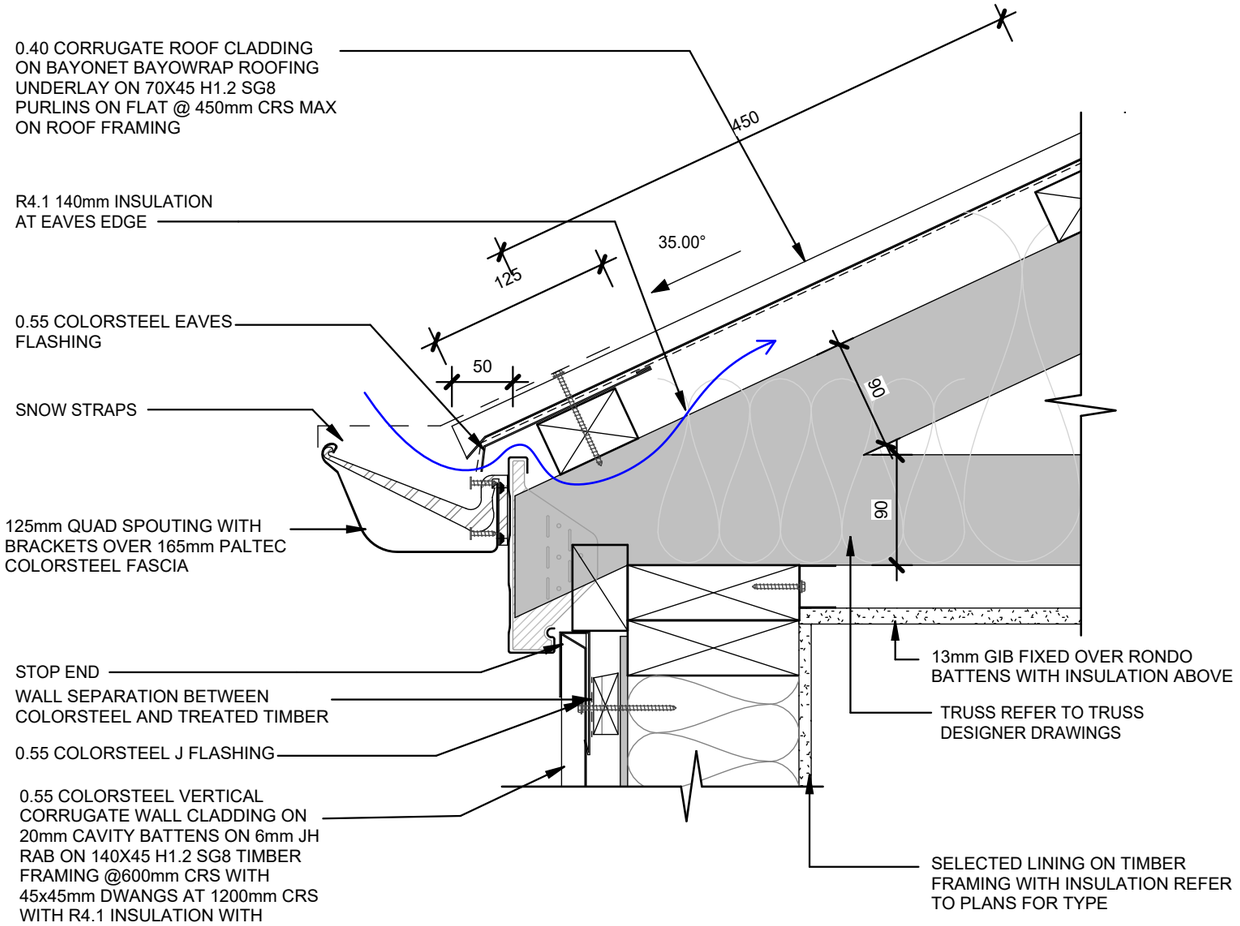
PROJECT INFORMATION

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CLIENT: QLCHT

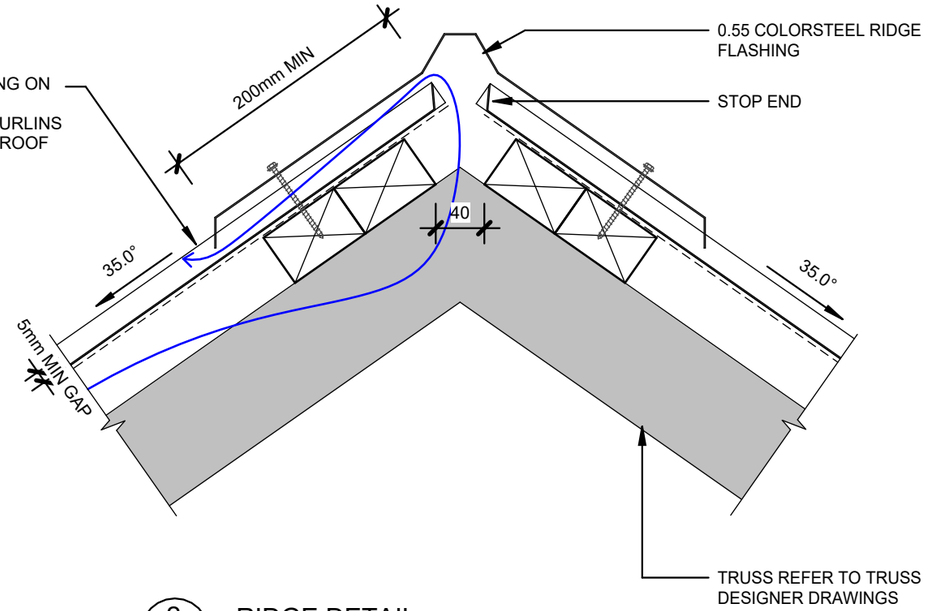
ADDRESS: 53 & 57 Gillespie Street, Hawea

Project no 2520	Drawing no A4.02
Drawing status	CONSENT
Date	30.10.2026
Scale 1 : 5	REV 1



1 A3.00 EAVES DETAIL

1 : 5



2 A3.00 RIDGE DETAIL

1 : 5

3 A3.00 BARGE DETAIL

1 : 5

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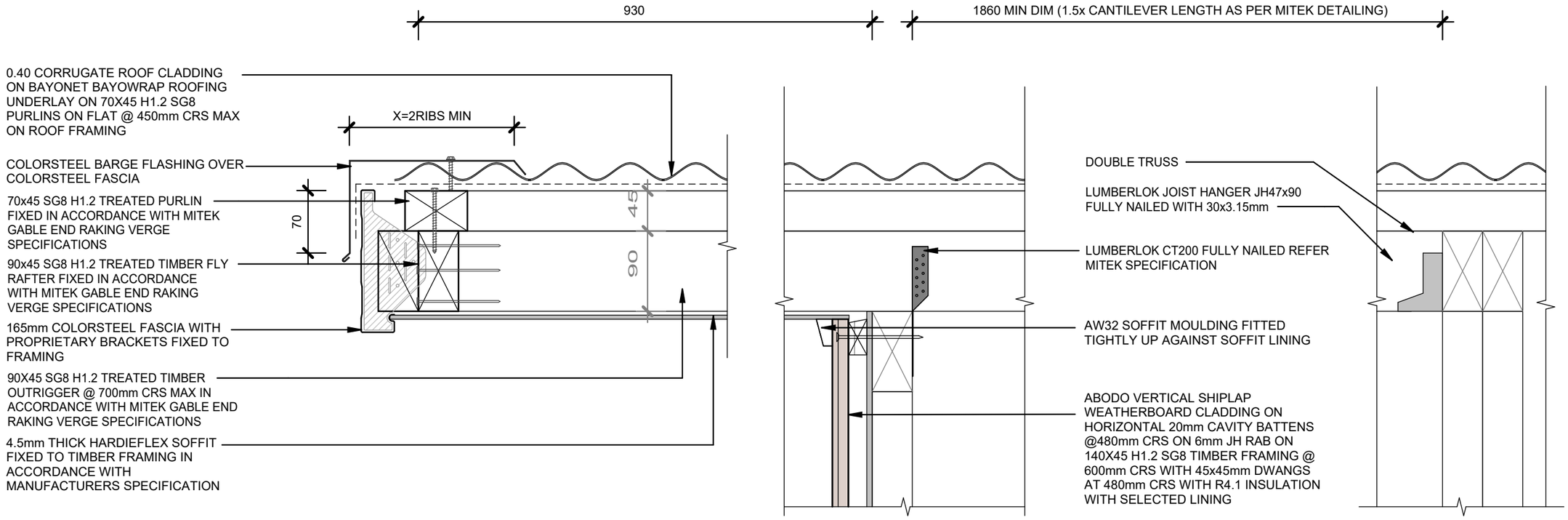
SHEET TITLE

ROOF DETAILS

PROJECT INFORMATION

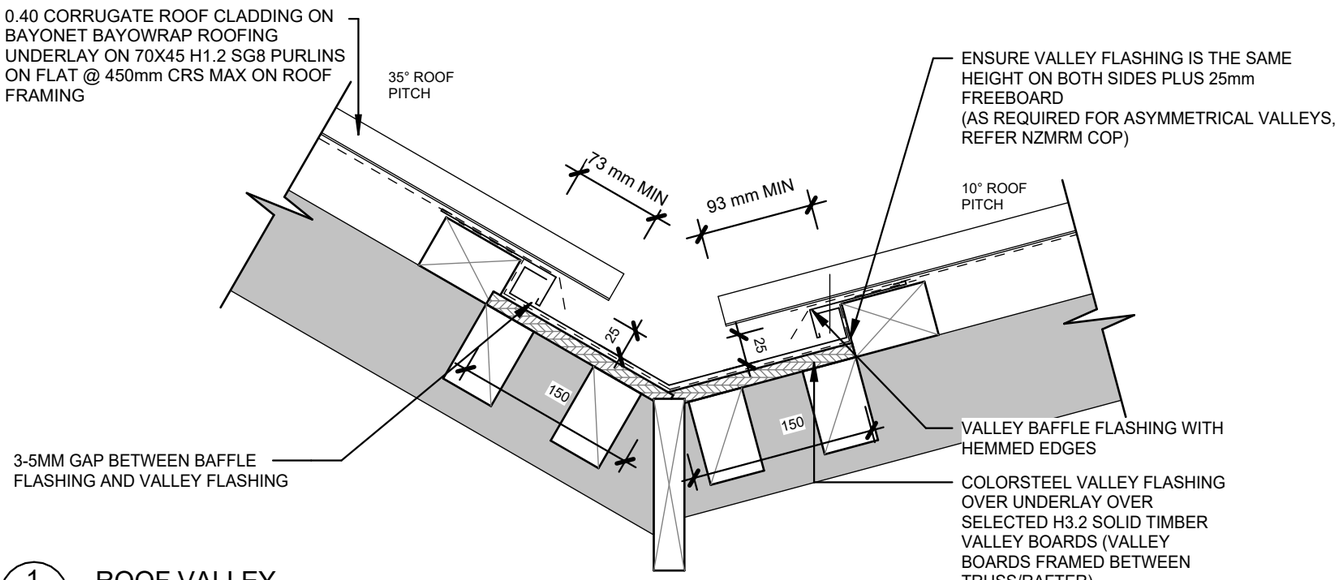
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CLIENT: QLCHT
ADDRESS: 53 & 57 GILLESPIE STREET, HAWEA

PROJECT NO 2520	DRAWING NO A4.20
DRAWING STATUS	CONSENT
DATE	30.10.2026
SCALE 1 : 5	REV 1



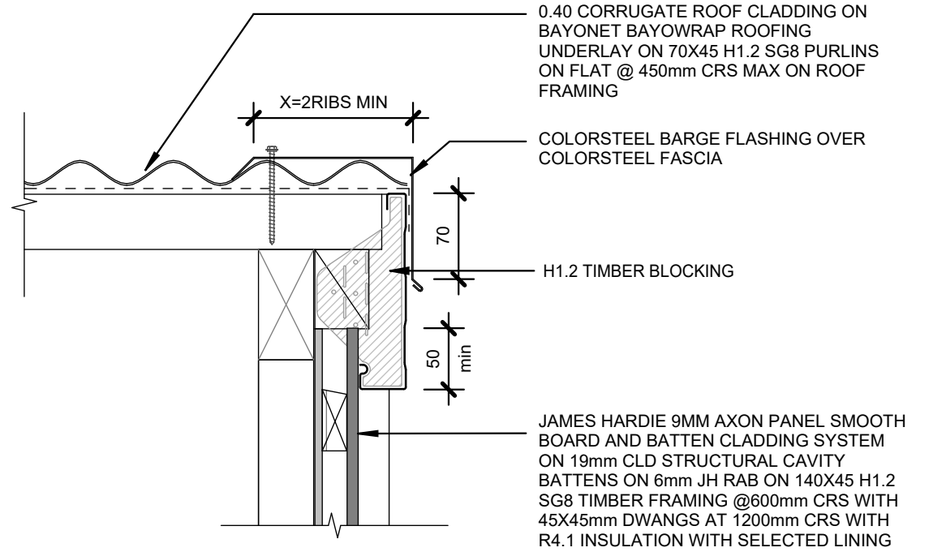
3 ENTRY DOOR CANOPY

1 : 5



1 ROOF VALLEY

1 : 5



2 A3.01 BARGE DETAIL - BOARD AND BATTEN

1 : 5

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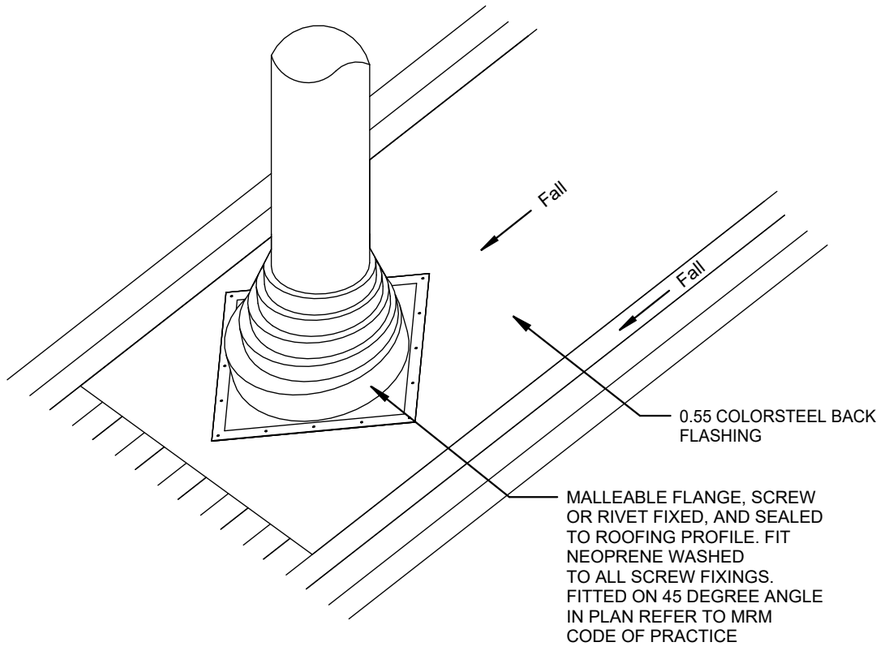
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ROOF DETAILS

PROJECT INFORMATION

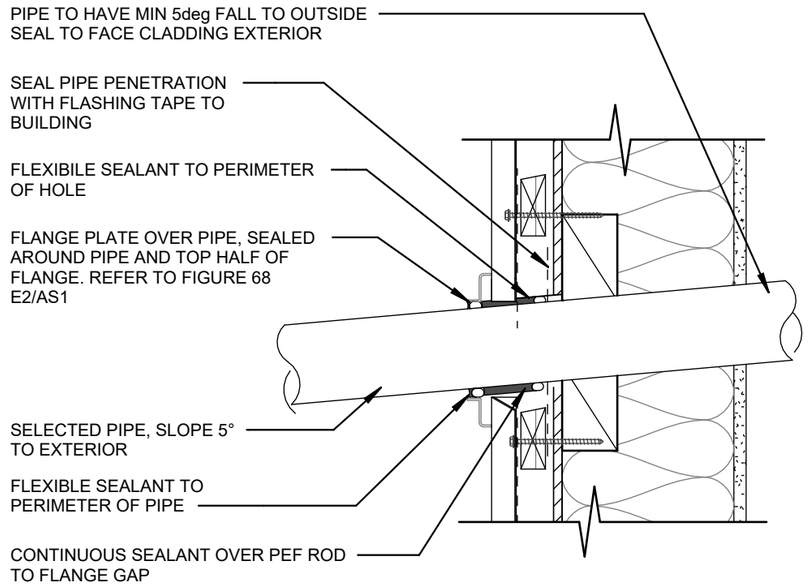
PROJECT NAME: TYPE 1 HOUSE
CLIENT: QLCHT
ADDRESS: 53 & 57 Gillespie Street, Hawea

Project no 2520	Drawing no A4.21
Drawing status	CONSENT
Date	30.10.2026
Scale 1 : 5	REV 1



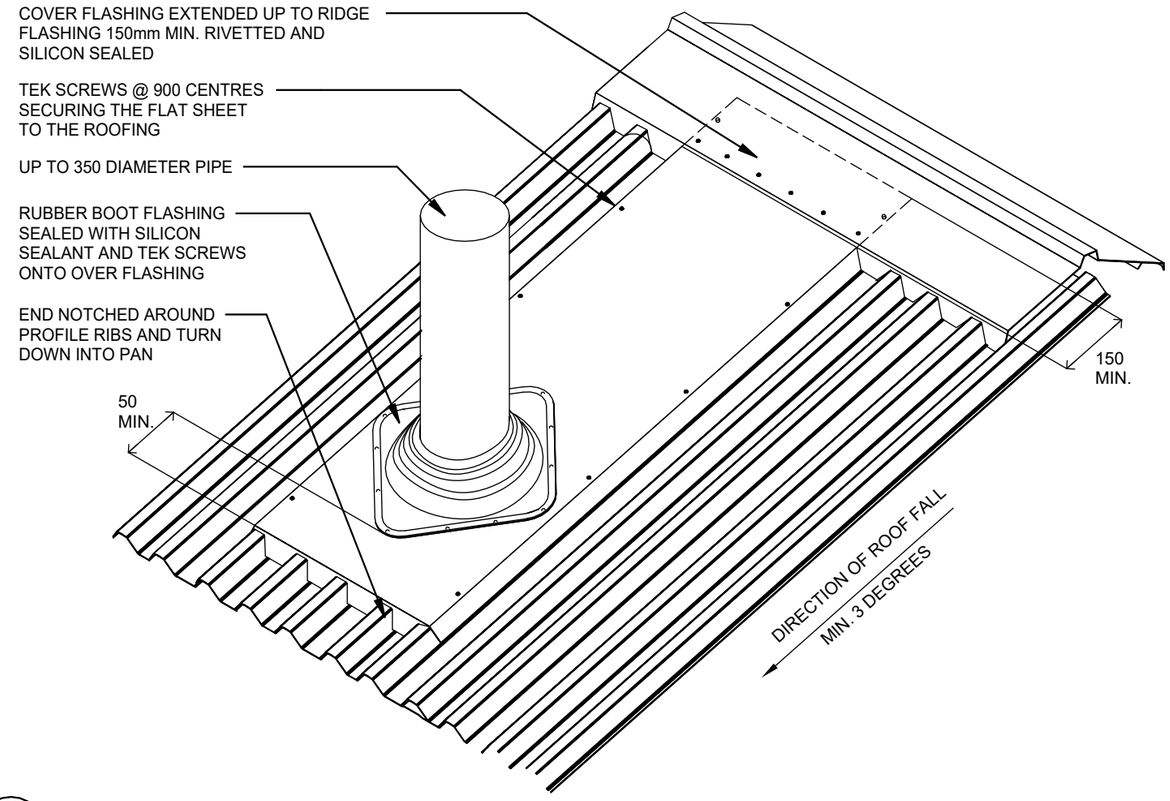
1 ROOF PENETRATION - 85mm

1 : 10



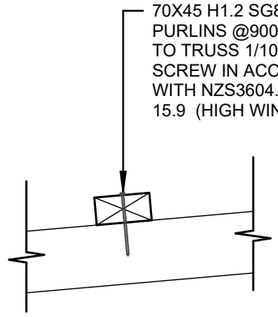
2 CORRUGATE BB PIPE PENETRATION DETAIL

1 : 5



3 ROOF PENETRATION - UP TO 350mm

1 : 10



4 PURLIN FIXING DETAIL

1 : 10

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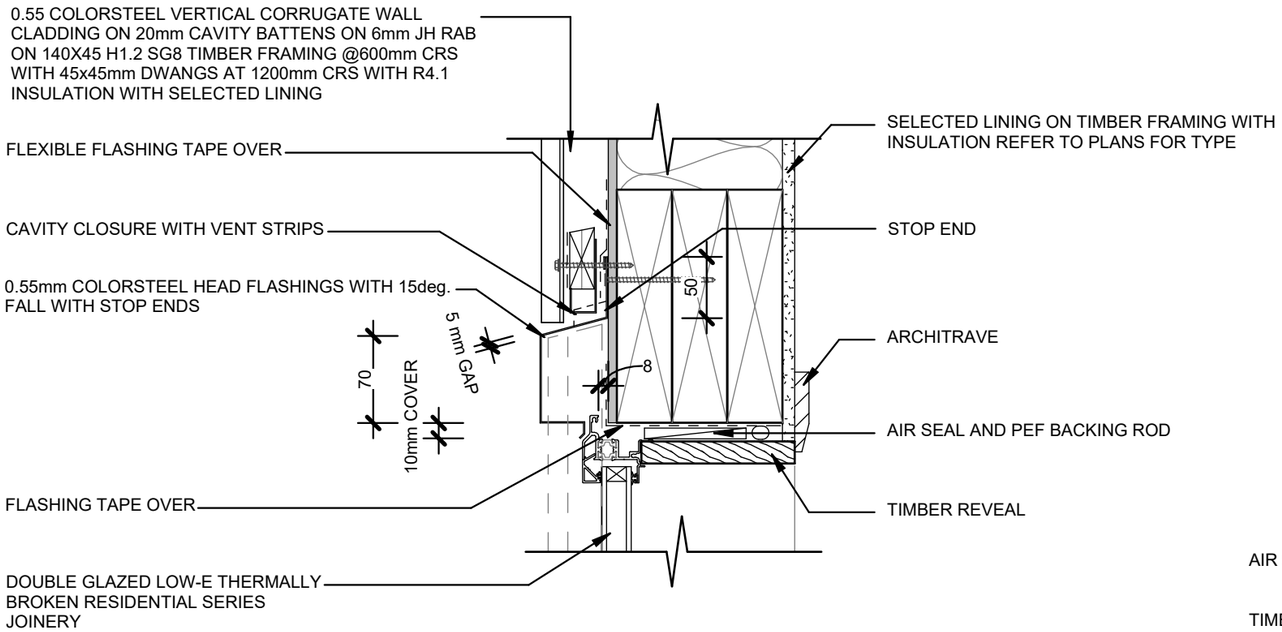
SHEET TITLE

DETAILS - ASSORTED

PROJECT INFORMATION

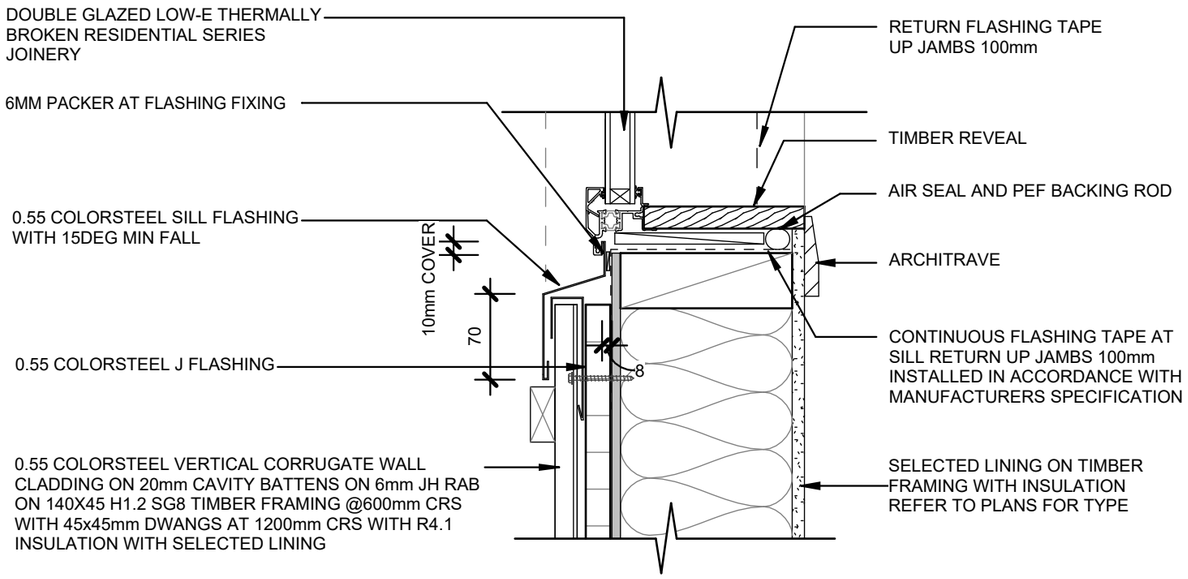
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CLIENT: QLCHT
ADDRESS: 53 & 57 GILLESPIE STREET, HAWEA

PROJECT NO	2520	DRAWING NO	A4.50
DRAWING STATUS		CONSENT	
DATE		30.10.2026	
SCALE	AS INDICATED	REV	1



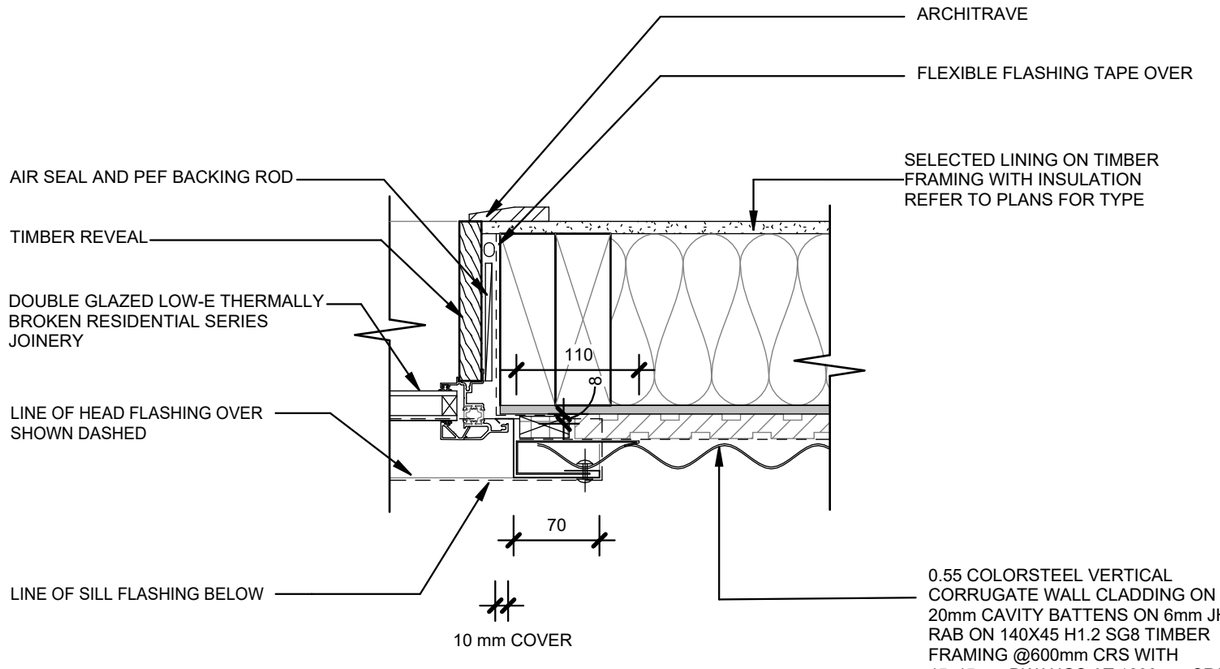
1 CORRUGATE WINDOW HEAD DETAIL

1 : 5



2 CORRUGATE WINDOW SILL DETAIL

1 : 5



3 CORRUGATE WINDOW JAMB DETAIL

1 : 5

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No.	Description	Date
1	CONSENT	30/10/26

SHEET TITLE

WINDOW DETAILS

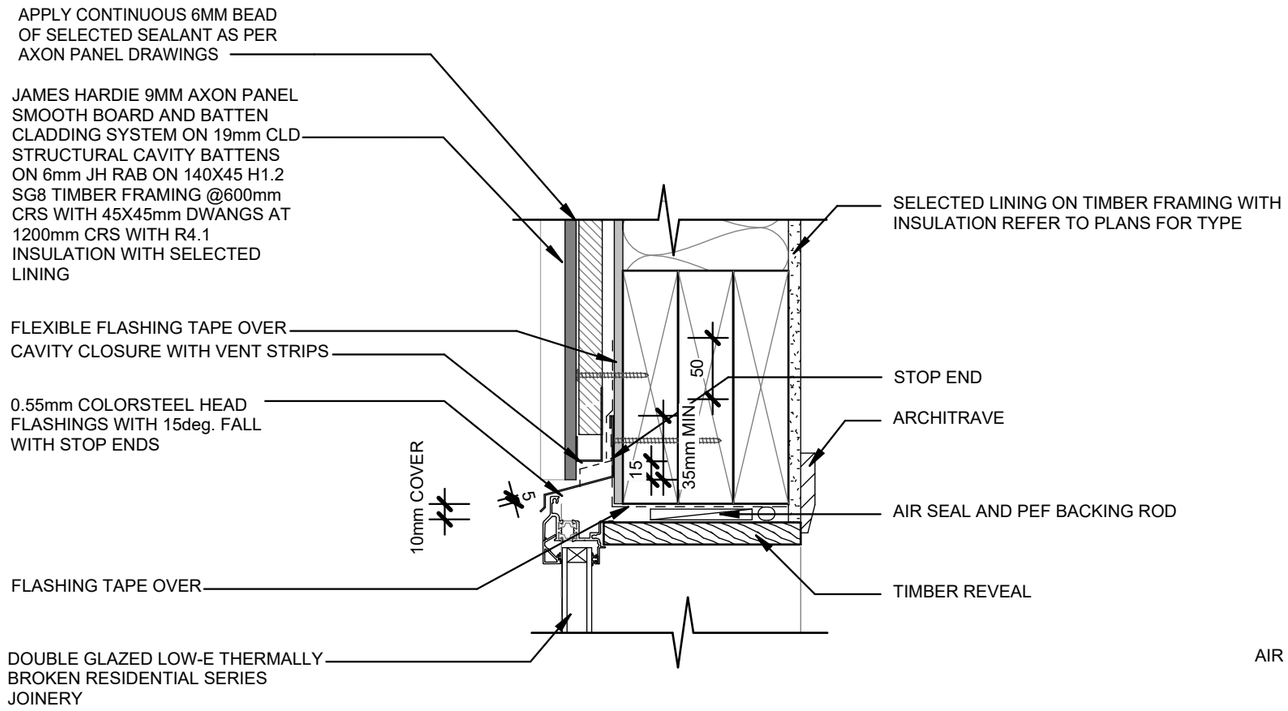
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CLIENT: QLCHT

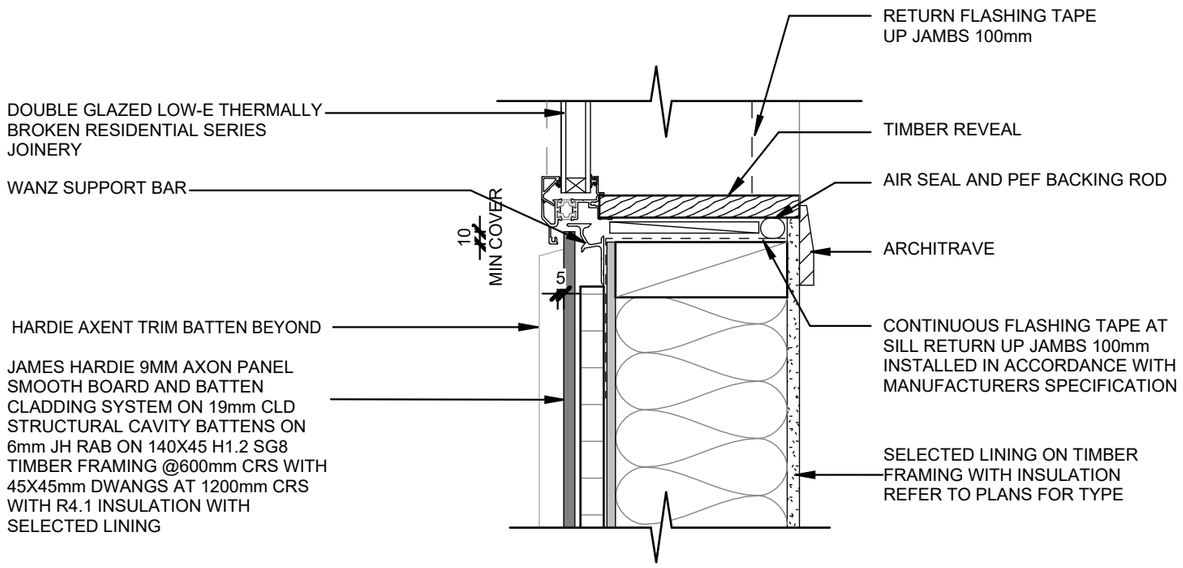
ADDRESS: 53 & 57 GILLESPIE STREET, HAWEA

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DRAWING STATUS	CONSENT		
DATE	30.10.2026		
SCALE	1 : 5	REV	1



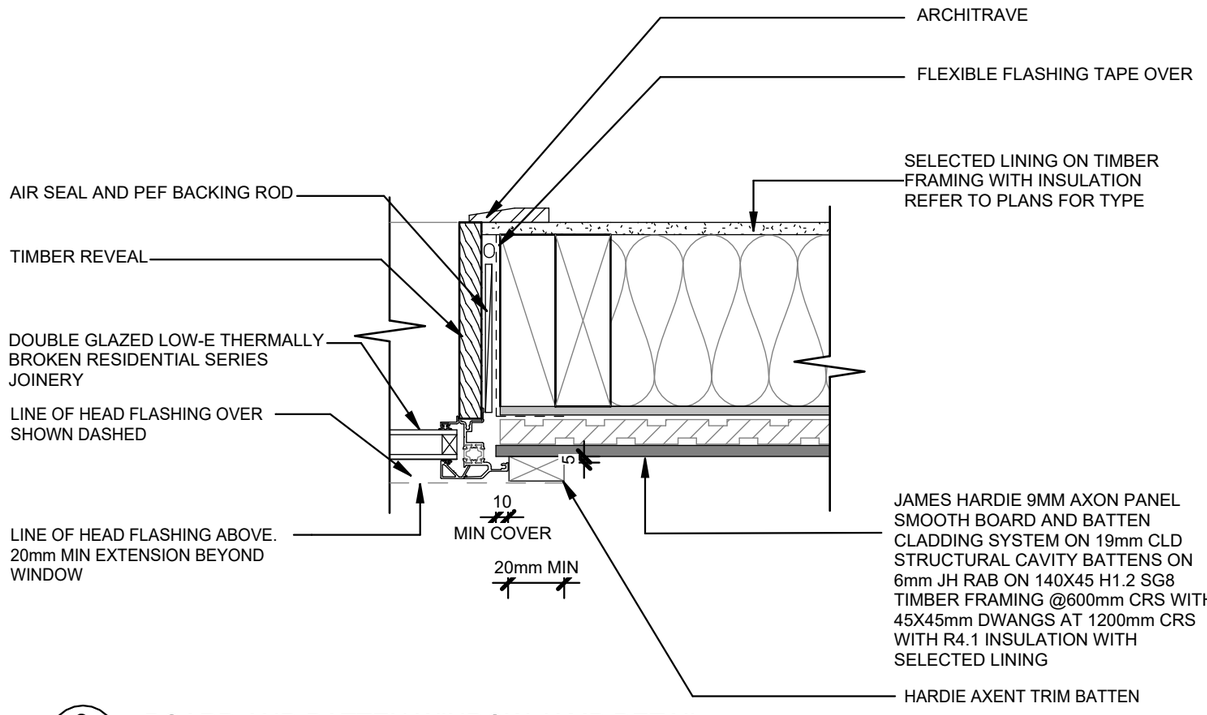
1 BOARD AND BATTEN WINDOW HEAD DETAIL

1 : 5



2 BOARD AND BATTEN WINDOW SILL DETAIL

1 : 5



3 BOARD AND BATTEN WINDOW JAMB DETAIL

1 : 5

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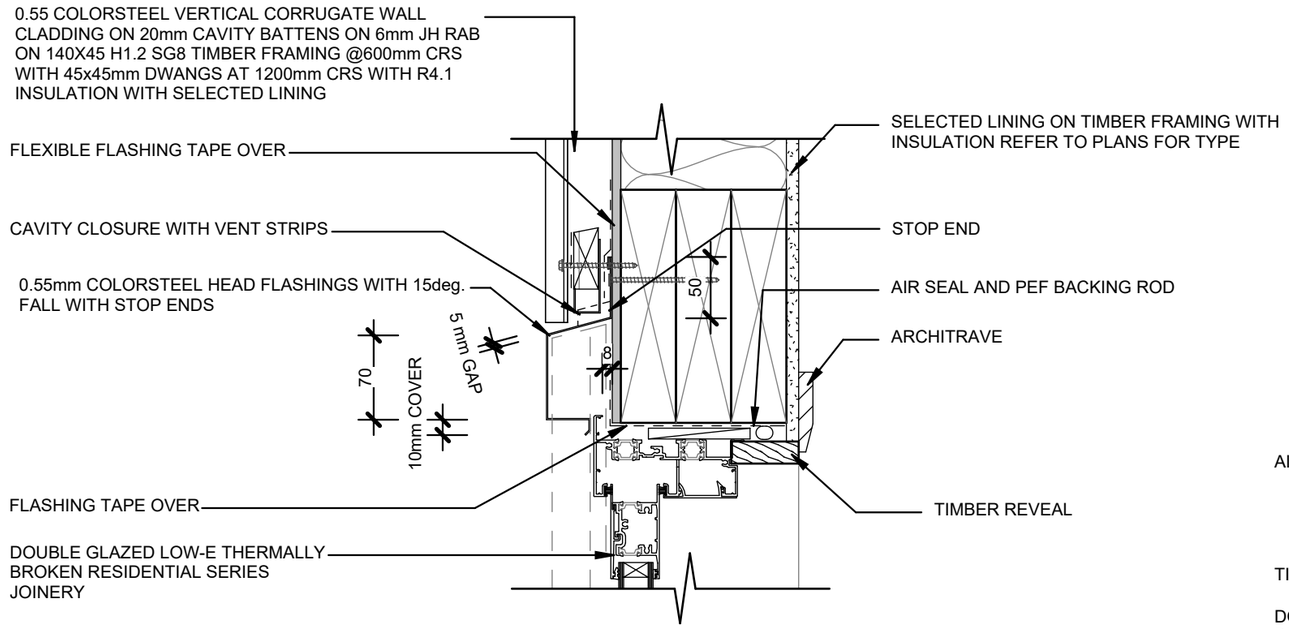
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WINDOW DETAILS

PROJECT INFORMATION

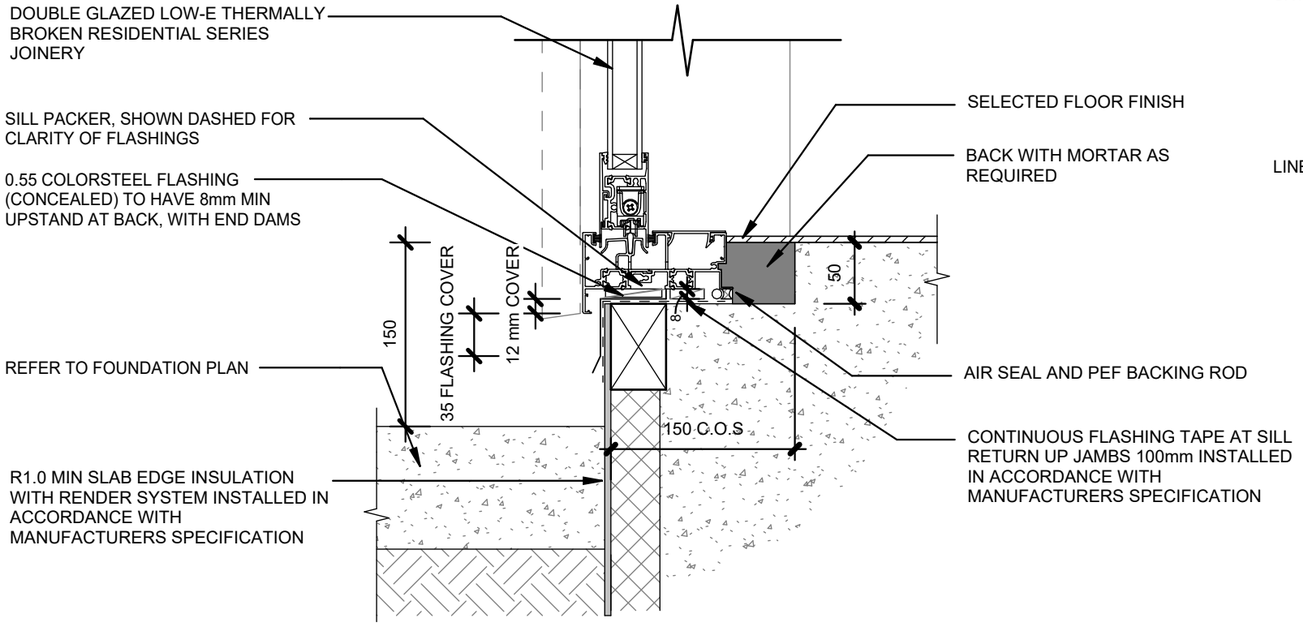
PROJECT NAME:	TYPE 1 HOUSE
CLIENT:	QLCHT
ADDRESS:	53 & 57 GILLESPIE STREET, HAWEA

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DRAWING STATUS	CONSENT		
DATE	30.10.2026		
SCALE	1 : 5	REV	1



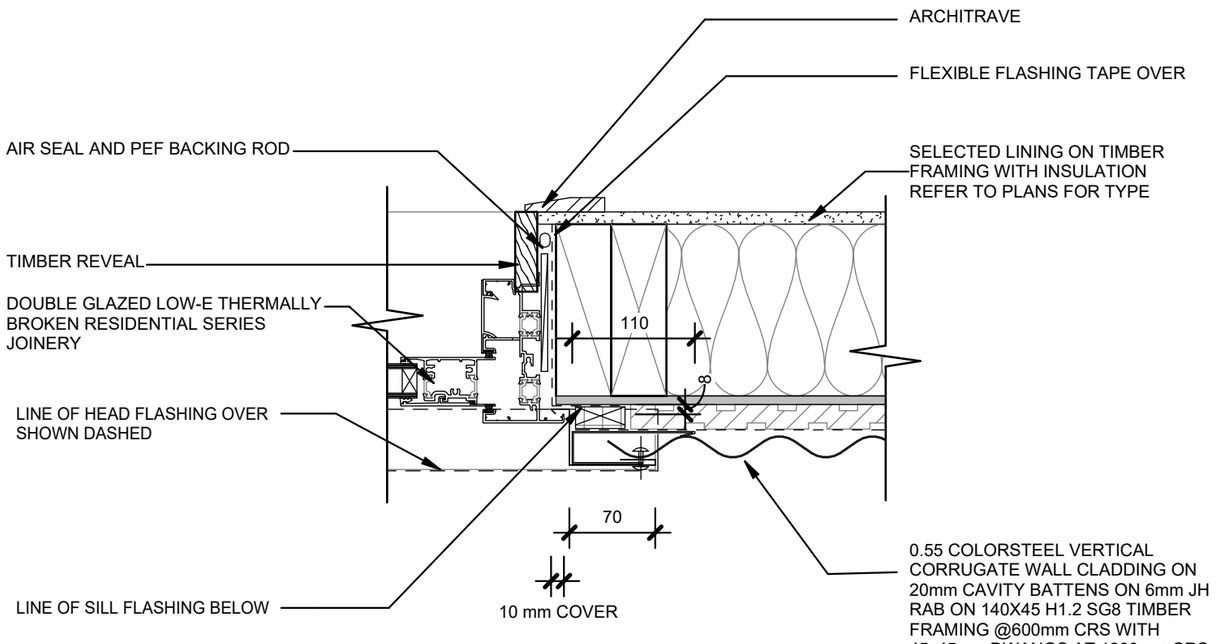
1 SLIDING DOOR HEAD DETAIL

1 : 5



2 SLIDING DOOR SILL DETAIL

1 : 5



3 SLIDING DOOR JAMB DETAIL

1 : 5

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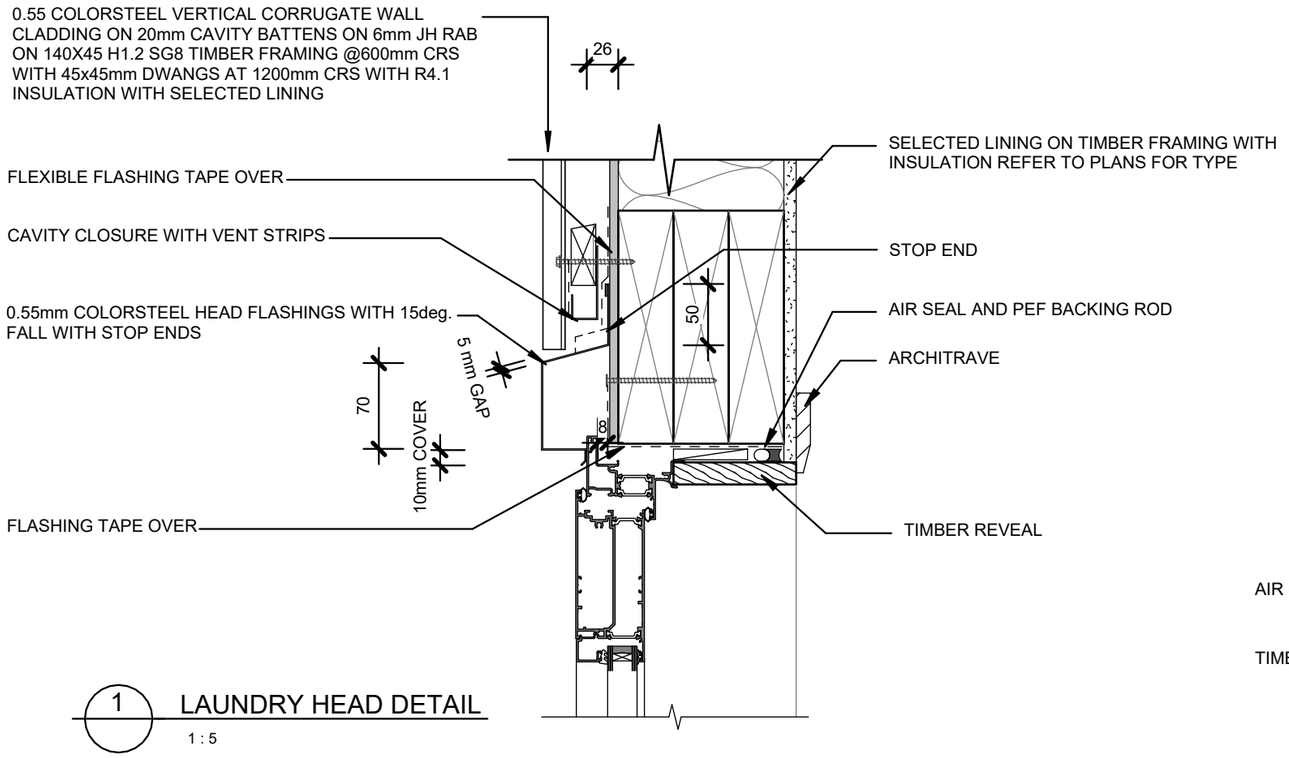
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DOOR DETAILS

PROJECT INFORMATION

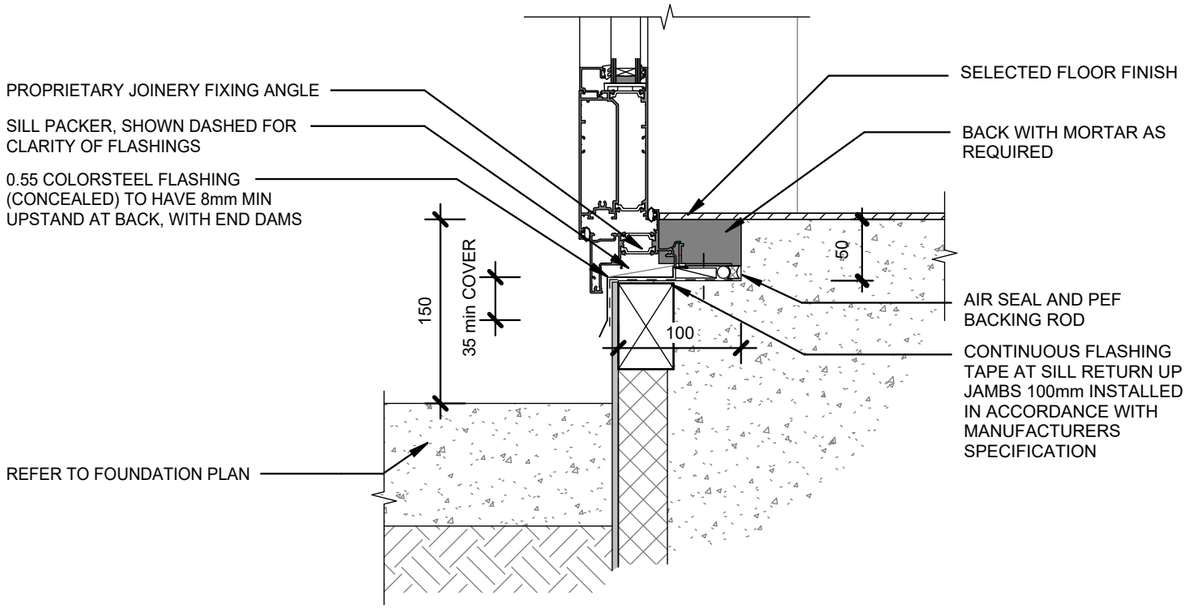
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CLIENT:	QLCHT
ADDRESS:	53 & 57 GILLESPIE STREET, HAWEA

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DRAWING STATUS	CONSENT		
DATE	30.10.2026		
SCALE	1 : 5	REV	1



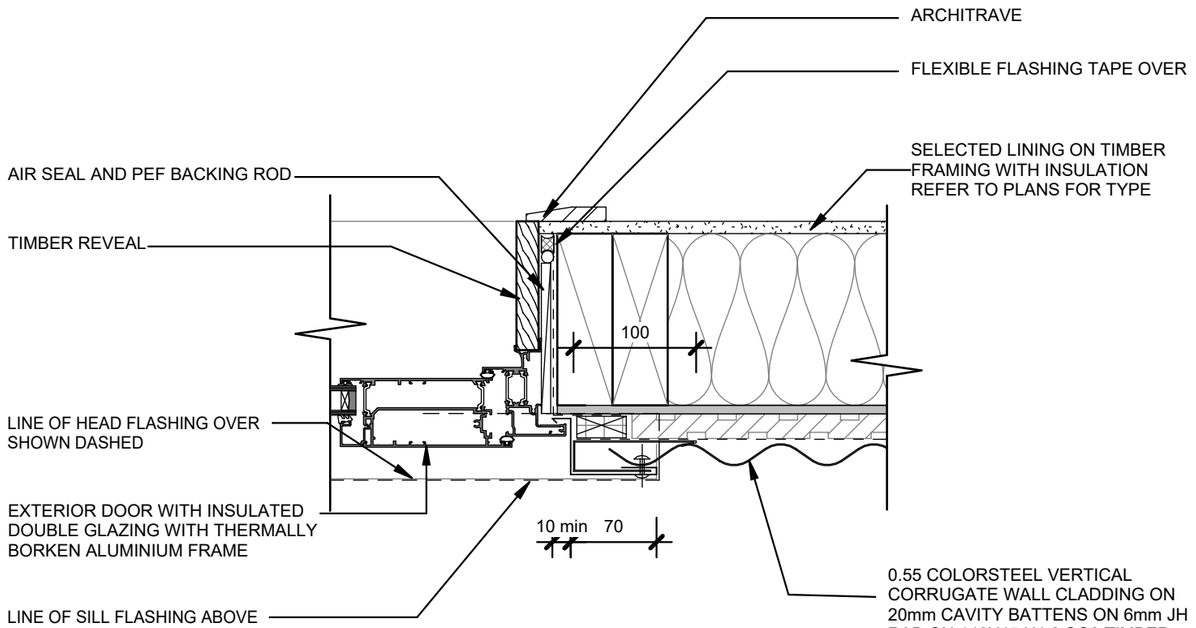
1 LAUNDRY HEAD DETAIL

1 : 5



3 LAUNDRY SILL DETAIL

1 : 5



2 LAUNDRY JAMB DETAIL

1 : 5

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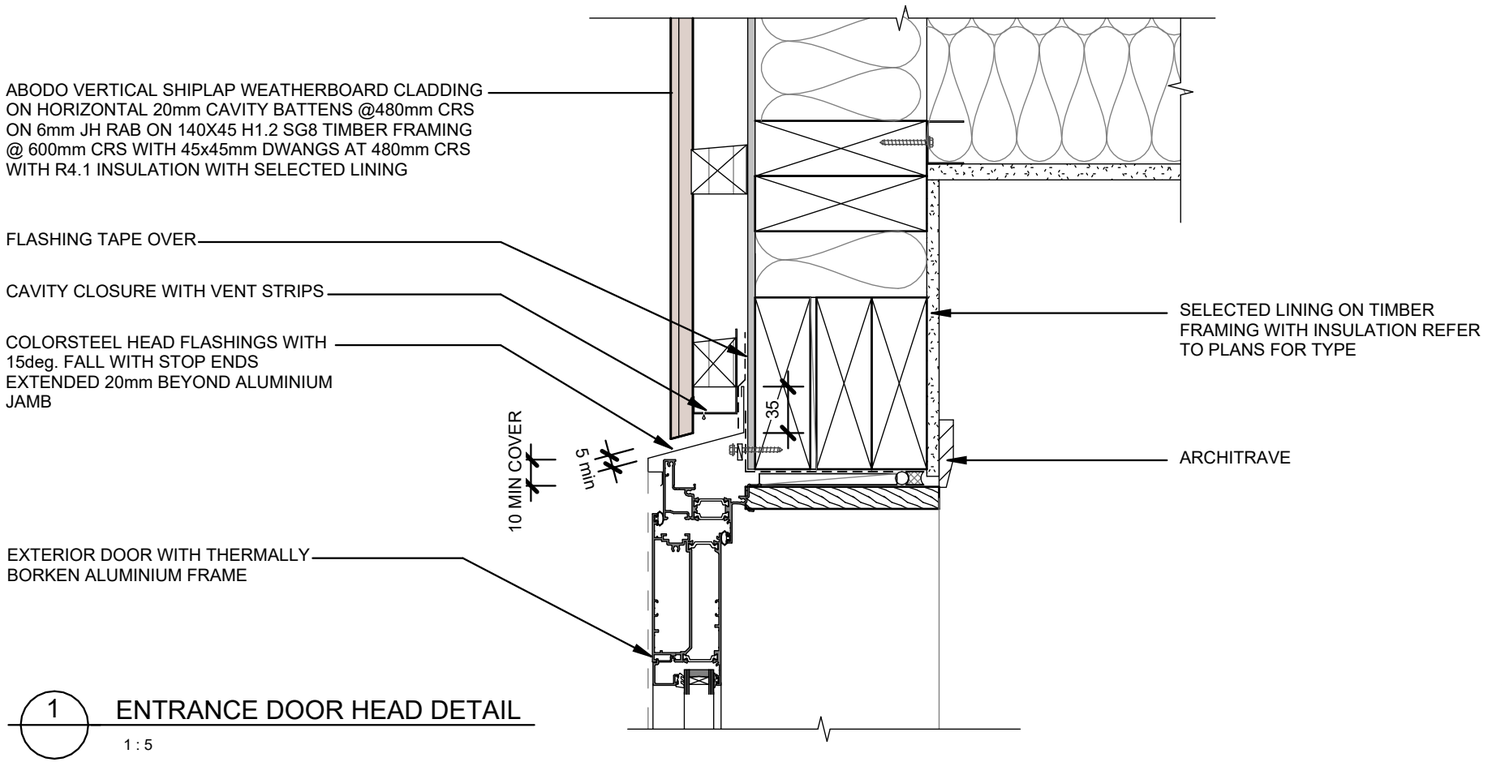
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DOOR DETAILS

PROJECT INFORMATION

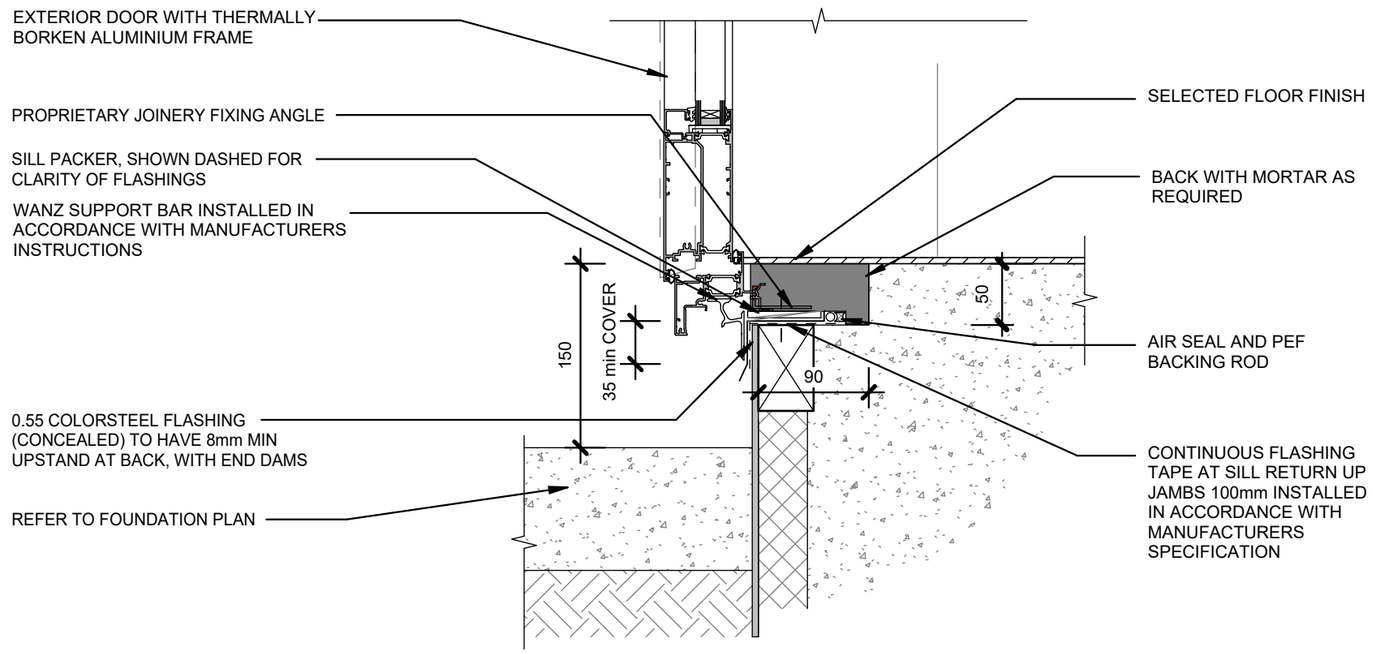
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CLIENT:	QLCHT
ADDRESS:	53 & 57 GILLESPIE STREET, HAWEA

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DRAWING STATUS	CONSENT
DATE	30.10.2026
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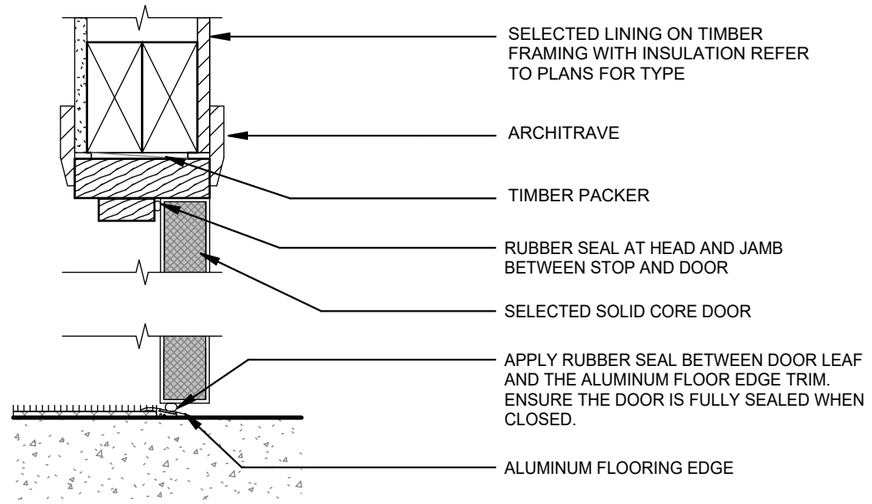
1 ENTRANCE DOOR HEAD DETAIL

1 : 5



2 ENTRANCE DOOR SILL DETAIL

1 : 5



3 GARAGE INTERNAL DOOR HEAD & SILL DETAIL

1 : 5

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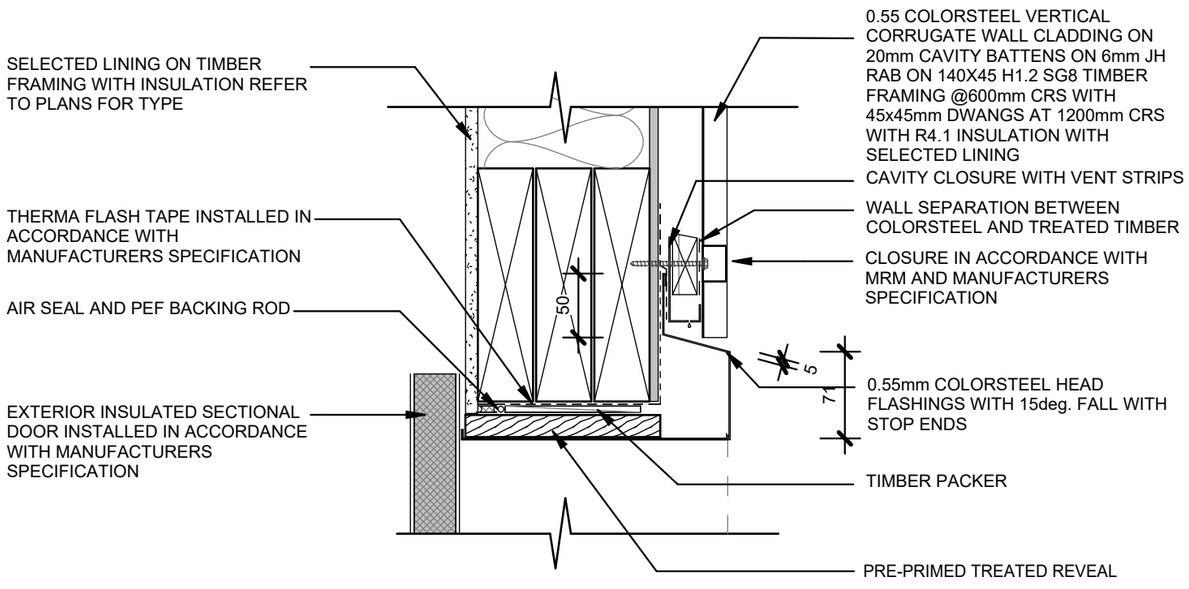
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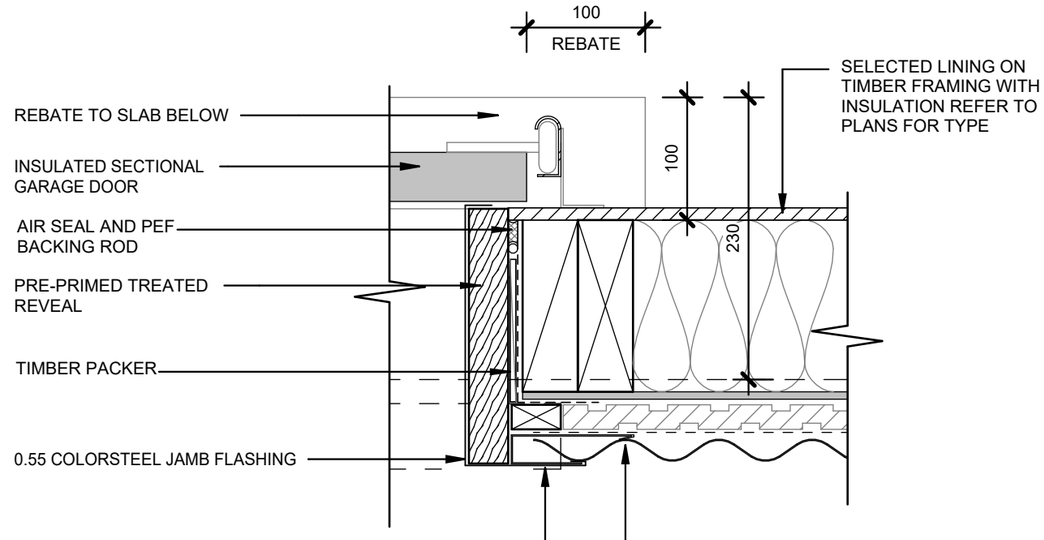
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CLIENT: QLCHT
ADDRESS: 53 & 57 Gillespie Street, Hawea

Project no 2520	Drawing no A5.24
Drawing status	CONSENT
Date	30.10.2026
Scale 1 : 5	REV 1



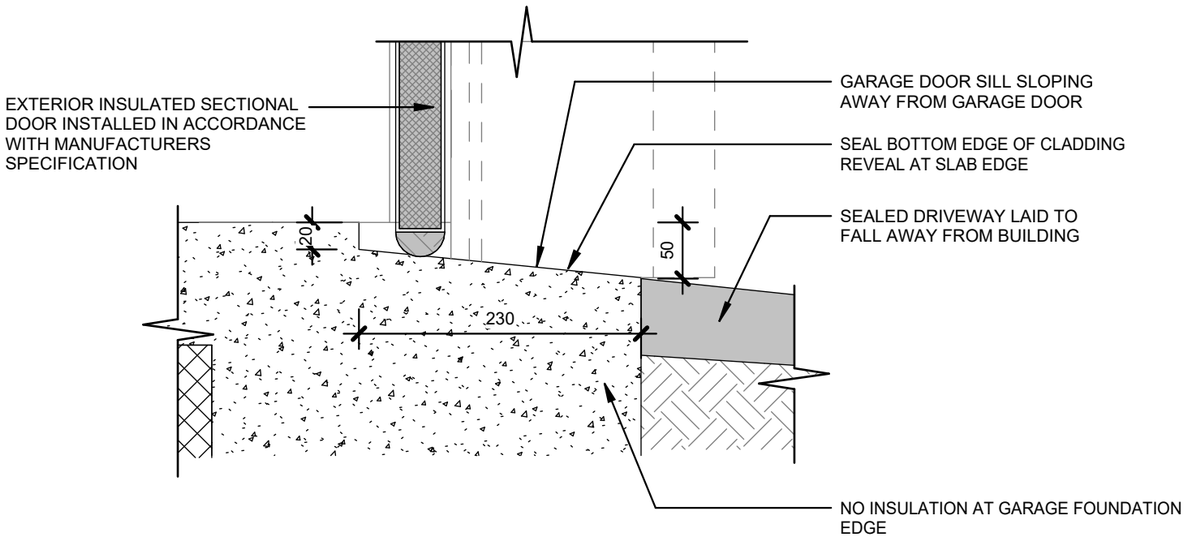
1 GARAGE DOOR HEAD DETAIL

1 : 5



3 GARAGE DOOR JAMB DETAIL

1 : 5



2 GARAGE DOOR SILL DETAIL

1 : 5

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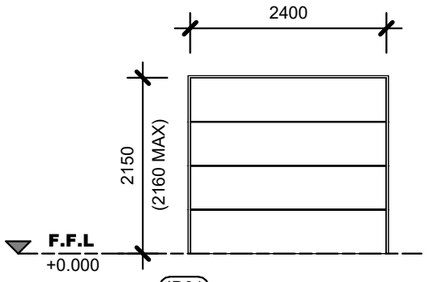
SHEET TITLE

GARAGE DOOR DETAILS

PROJECT INFORMATION

PROJECT NAME: TYPE 1 HOUSE
CLIENT: QLCHT
ADDRESS: 53 & 57 GILLESPIE STREET, HAWEA

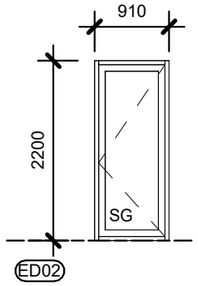
PROJECT NO 2520	DRAWING NO A5.25
DRAWING STATUS	CONSENT
DATE	30.10.2026
SCALE 1 : 5	REV 1



ID01

INSULATED SECTIONAL GARAGE DOOR WITH LOW HEADROOM AUTOMATIC DRIVER.

FINISH TO MATCH COLOURSTEEL CLADDING



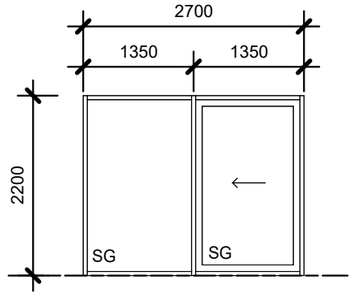
ED02

GARAGE

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

910 X 2200

TRIM SIZE 930 X 2210



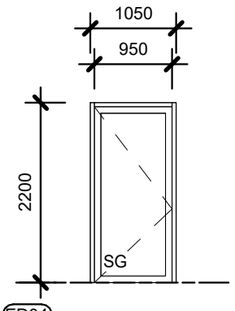
ED03

LIVING

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

2700 X 2200

TRIM SIZE 2720 X 2210



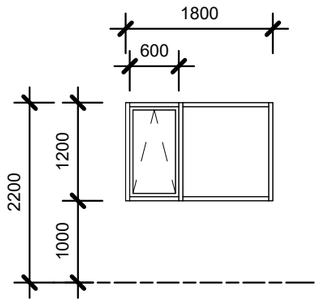
ED04

ENTRANCE

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

1050 X 2200

TRIM SIZE 1070 X 2210

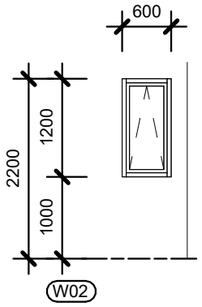


W01

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

1800 X 1200

TRIM SIZE 1820 X 1220

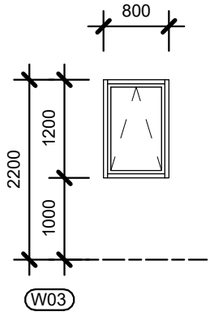


W02

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

600 X 1200

TRIM SIZE 620 X 1220

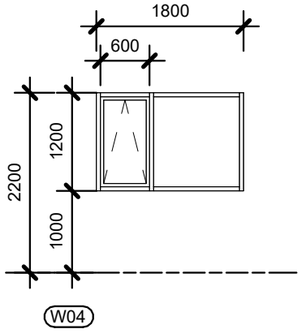


W03

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

800 X 1200

TRIM SIZE 820 X 1220

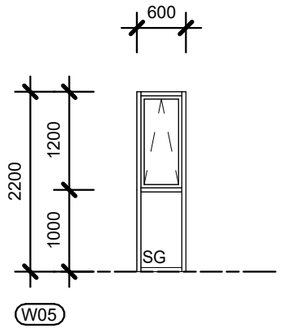


W04

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

1800 X 1200

TRIM SIZE 1820 X 1220

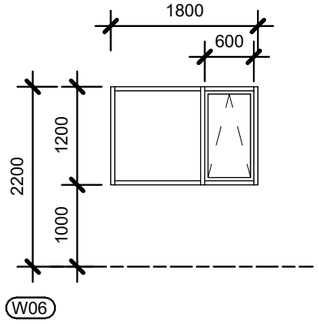


W05

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

600 X 2200

TRIM SIZE 620 X 2220

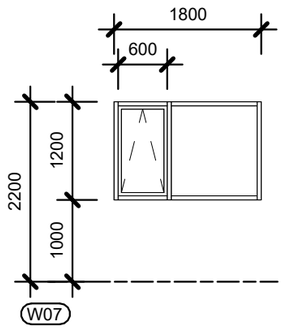


W06

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

1800 X 1200

TRIM SIZE 1820 X 1220

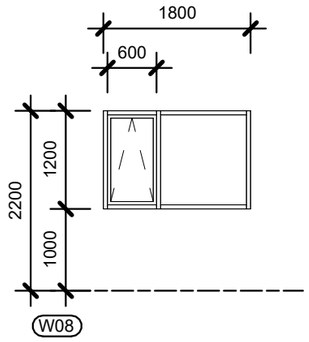


W07

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

1800 X 1200

TRIM SIZE 1820 X 1220



W08

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

1800 X 1200

TRIM SIZE 1820 X 1220

WINDOW & DOOR NOTES

- DIMENSIONS SHOWN ARE TO ITEM SIZE ONLY FOR TRIM OUT SIZE SEE BELOW EACH ITEM
- ALL ITEMS TO BE DOUBLE GLAZED WITH **DOUBLE GLAZING UNIT WITH UG1.1,G-VALUE 0.56 AND LOW-E COATING ON SURFACE 3**
- ALUMINUM THERMALLY BROKEN WINDOW AND DOOR JOINERY
- ALL WINDOW AND DOOR JOINERY PROFILES & REBATES TO BE CONFIRMED WITH JOINERY SUPPLIER PRIOR TO SLAB BEING POURED
- ALL HARDWARE & GLAZING FINISHES TO BE CONFIRMED
- JOINERY MANUFACTURER TO SITE MEASURE ALL OPENINGS ON SITE BEFORE MANUFACTURER
- FOR ALL DOORS REFER TO PLANS FOR HINGING PRIOR TO MANUFACTURER
- ALL WORK TO COMPLY WITH THE RELEVANT CLAUSES OF NZBC AND NZS 4223
- JOINERY COLOUR REFER TO ELEVATIONS
- SG= SAFETY GLAZING IN ACCORDANCE WITH NZD 4223

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PEAK ARCHITECTURE
W- WWW.PEAKARCHITECTURE.CO.NZ
E- ADMIN@PEAKARCHITECTURE.CO.NZ
P- 0210887348O

No.	Description	Date
1	CONSENT	30/10/26

SHEET TITLE

EXTERNAL WINDOW & DOOR SCHEDULE

PROJECT INFORMATION

PROJECT NAME: TYPE 1 HOUSE

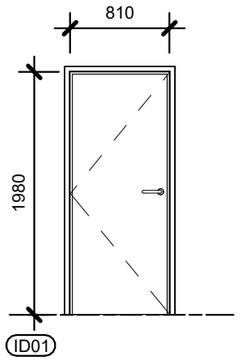
CLIENT: QLCHT

ADDRESS: 53 & 57 Gillespie Street, Hawea

Project no 2520	Drawing no A6.01
Drawing status	CONSENT
Date	30.10.2026
Scale As indicated	REV 1

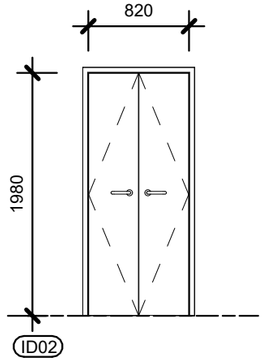
INTERNAL DOOR NOTES

- DIMENSIONS SHOWN ARE TO ITEM SIZE ONLY FOR TRIM OUT SIZE SEE BELOW EACH ITEM
- JOINERY MANUFACTURER TO SITE MEASURE ALL OPENINGS ON SITE BEFORE MANUFACTURER
- FOR ALL DOORS REFER TO PLANS FOR HINGING PRIOR TO MANUFACTURER
- WINDSOR HARDWARE TO DOORS
- ALL INTERNAL DOORS SIZED WITH 30mm PINE REVEALS
- DIMENSIONS SHOWN ARE FOR DOOR SIZES ONLY, FOR TRIM SIZES SEE BELOW EACH ITEM



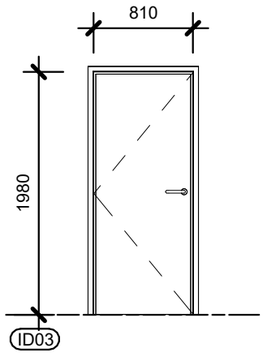
BEDROOM 1

FLUSH PANEL MDF
HOLLOW CORE
STANDARD PAINT FINISH
HARDWARE:
TRIM SIZE:885x2050



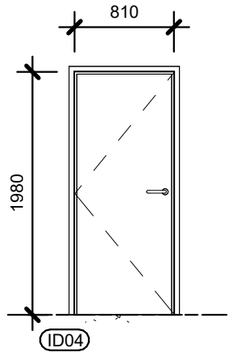
LINEN

FLUSH PANEL MDF
HOLLOW CORE
STANDARD PAINT FINISH
HARDWARE:
TRIM SIZE: 885 x 2050



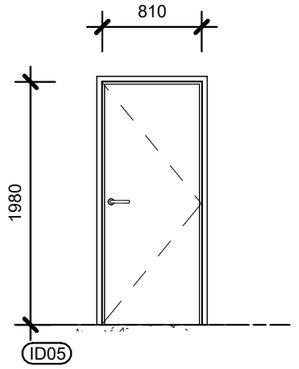
WC

FLUSH PANEL MDF
HOLLOW CORE
STANDARD PAINT FINISH
HARDWARE:
TRIM SIZE:885x2050



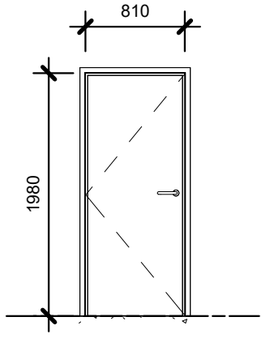
BATHROOM

FLUSH PANEL PINE
HOLLOW CORE
STANDARD PAINT FINISH
HARDWARE:
TRIM SIZE: 895x2050



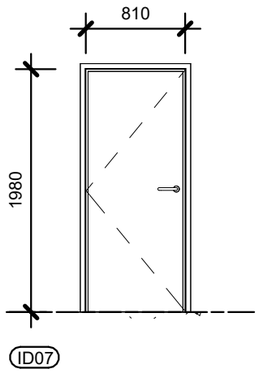
LAUNDRY/GARAGE

FLUSH PANEL
30mm PINE REVEALS
POLY CORE DOOR
STANDARD PAINT FINISH
HARDWARE:
SEALS: FULLY SEALED DOOR
RAVEN RP8SI AUTOMATIC DROP DOWN BOTTOM DOOR SEAL
TRIM SIZE:895x2050



BEDROOM

FLUSH PANEL MDF
HOLLOW CORE
STANDARD PAINT FINISH
HARDWARE:
TRIM SIZE:885x2050



BEDROOM

FLUSH PANEL MDF
HOLLOW CORE
STANDARD PAINT FINISH
HARDWARE:
TRIM SIZE:885x2050

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W- WWW.PEAKARCHITECTURE.CO.NZ
E- ADMIN@PEAKARCHITECTURE.CO.NZ
P- 02108873480

No.	Description	Date
1	CONSENT	30/10/26

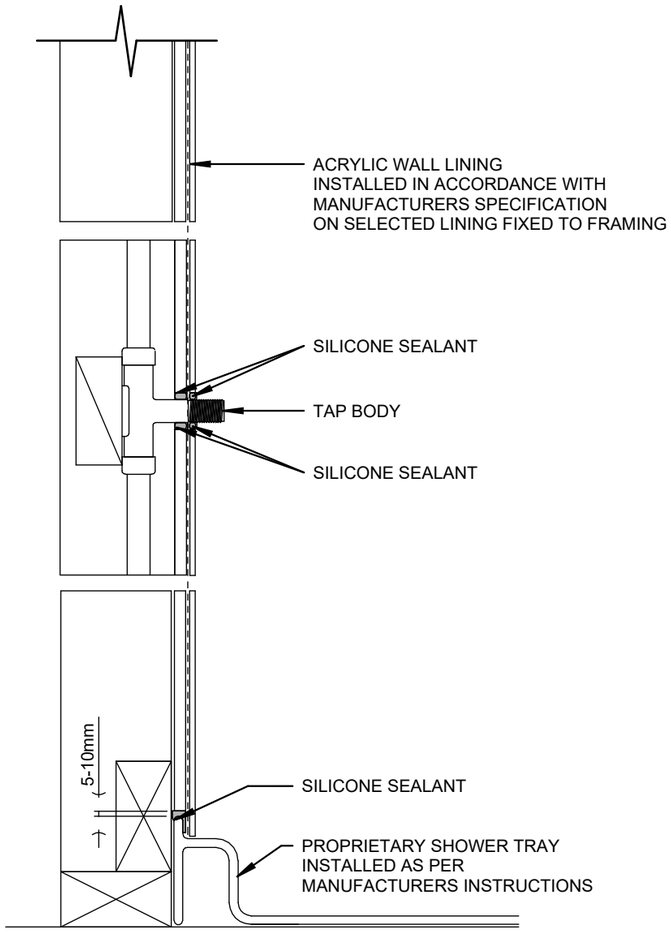
SHEET TITLE

INTERNAL DOOR SCHEDULE

PROJECT INFORMATION

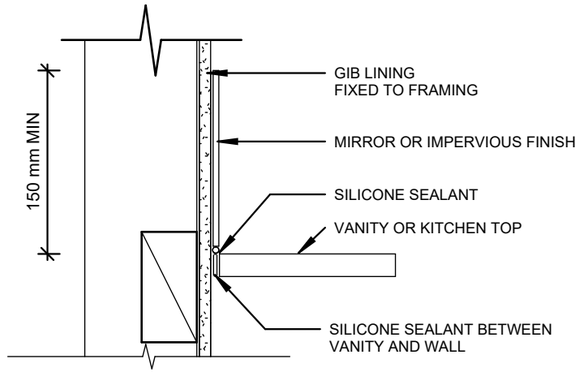
PROJECT NAME: TYPE 1 HOUSE
CLIENT: QLCHT
ADDRESS: 53 & 57 GILLESPIE STREET, HAWEA

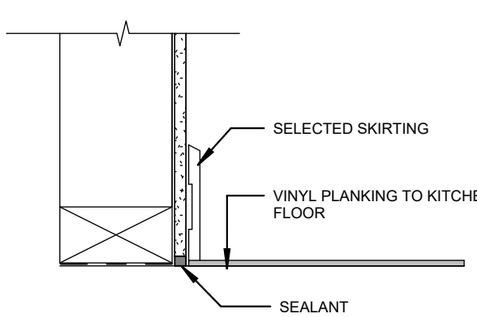
PROJECT NO 2520	DRAWING NO A6.05
DRAWING STATUS	CONSENT
DATE	30.10.2026
SCALE AS INDICATED	REV 1

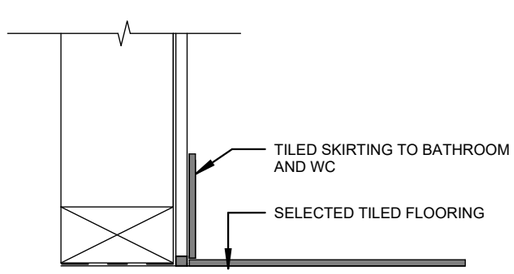


1 SHOWER TRAY DETAIL

1 : 5







2 BENCH VANITY/WHB DETAIL

1 : 5

WET AREA NOTES

- SAFETY GLASS SCREEN TO ENSUITE SHOWER IN ACCORDANCE WITH NZS4223
- PROPRIETARY SHOWER ENCLOSURE TO BATHROOM SHOWER
- SELECTED 1500mm BACK TO WALL BATH TO BATHROOM
- PROVIDE IMPERVIOUS UPSTANDS TO KITCHEN, LAUNDRY AND PANTRY BENCH TOPS. 150MM MIN. SEAL BETWEEN FIXTURES AND BENCH/ UPSTAND
- BATHROOM TO HAVE GIB AQUALINE TO WALLS AND CEILINGS

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W- WWW.PEAKARCHITECTURE.CO.NZ
E- ADMIN@PEAKARCHITECTURE.CO.NZ
P- 02108873480

No.	Description	Date
1	CONSENT	30/10/26

SHEET TITLE

WET AREA DETAILS

PROJECT INFORMATION

PROJECT NAME: TYPE 1 HOUSE

CLIENT: QLCHT

ADDRESS: 53 & 57 Gillespie Street, Hawea

Project no 2520	Drawing no A7.00
Drawing status	CONSENT
Date	30.10.2026
Scale As indicated	REV 1