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BC260155 MV1 APPROVED
Queenstown Lakes District Council

AFMV - Application for Minor Variation to an Existing Building Consent

QUEENSTOWN LAKES DISTRICT COUNCIL

GENERAL INFORMATION

This application is for approval to make a minor variation to the below listed Building Consent under Section 45A, Building Act 2004. Please note the following:

- Your application must be approved before the building work is carried out. The statutory timeframe for Minor Variations is 20 working days. QLDC will endeavour to process variations within 10 days.
- The processing time will be charged as an hourly rate against your initial Building Consent fee. See our current fee schedule on our website for more detail.
- Minor Variations do not include a significant change from the consented building design and/or scope of work. These need to be dealt with through the Amendment to Building Consent process. Please follow below guidance matrix as to which application type is appropriate for your changes
- For more information see our website QLDC Amendments & Minor Variations or MBIE's Guidance

Complexity

	Product substitution	Construction change	Layout change
Amendment	**Complex cladding type** Weatherboard to schist or Corrugate to tiled roofing	**Significant construction method** Timber framing changed to tilt panels **Add specified system** Sprinkler addition or Extractor hood added to commercial tenancy	**Increase footprint** >10 m² **Change of Use** From single household to multi-unit household **First Fit Out** Restaurant fit out
Office MV	**Shower membrane type change** Sheet to liquid membrane **Insulation type change** Fibreglass to polystyrene **Fire type change** Freestanding to inbuilt **Minor cladding changes** Weatherboards to metal cladding. Vertical shiplap to board and batten.	**Shower type change** Acrylic to tiled **Cladding change altering construction** Change plywood to weatherboards **Minor engineered (SED) changes** Steel UB to laminated timber beam **Internal alterations** Changing locations of load bearing wall **More than minor bracing changes** Change in system GIB® to HomeRAB™ Removal of diaphragm with wall reconfiguration	**Minor drainage changes** Commercial building change to layout or discharge units **Altered layout** Commercial tenancy layout changes New bathroom **Minor increase in footprint** <10 m² **Remove building work** **Add Solid fuel heater**
Onsite MV	**Shower WPM brand change** Ardex®, Mapei®, Aqua Blok ® **Insulation change** Where R Values not impacted or increases **Freestanding tested fire change** Woodsman, Masport **Plasterboard brand change** GIB to Elephant (not impacting bracing, fire or sound systems)	**Minor foundation change** Block foundation to poured in situ **Minor bracing change** Moving a bracing element in the same line Alteration to bracing element where compliance can be easily determined	**Drain changes** Simple residential drainage changes **Minor changes to internal walls** Moving location of internal non-loadbearing walls **Minor layout changes** Wardrobe changes, door changes, bathroom/kitchen/laundry layout changes **Adding/removing/altering Window** with no bracing or structural effect

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AFMV - Application for Minor Variation to an Existing Building Consent

QUEENSTOWN LAKES DISTRICT COUNCIL

BUILDING CONSENT NUMBER	BC260155

OWNER/APPLICANT DETAILS			
Name:	Jessica Shipard		
Site Address:	54 Malvern Road, Northlake, Wanaka		
Contact Email:	jess@essarchitecture.com	**Contact Phone:**	0272983080

DESCRIPTION OF VARIATION FROM THE ORIGINAL APPROVED BUILDING CONSENT DOCUMENTS:	
Is this application a result of a 'failed inspection' ?	☐ **Yes** ☒ **No**
If yes list inspection date & inspection type	Enter a date.
	Choose an inspection type

Description of Variation: Please provide sufficient description of building works to enable scope of work to be fully understood

Amendment to slab notes on page A4 re: insulation.

Amendment to room Layouts to satisfy section 37 – altered proposal bedroom 1 outlook: rule: District plan rule ODP 12.34.4.1.xi now satisfied.
Please refer to precedent plans accepted for houses at lot 5009, 5010 and 5011 up the street on Malvern Road.

OWNER DISCLAIMER

The owner acknowledges that:

- The Owner is responsible for ensuring that all relevant consents are obtained including minor variations and amendments and that the building work complies with any applicable legislation such as the Resource Management Act, Bylaws, District Plan requirements, etc.
- Assessment of the information provided with this application has only been made in consideration of the Building Act 2004. Additional authorizations may be required under other legislation including the Resource Management Act, Health Act, Liquor Act etc. and remain the responsibility of the owner to check.

Owner/Agent Signature	Click or tap here to add signature.	**Date**	7/05/2026

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ATTACHMENTS:

☐ Copy of plans and specifications provided with changes clearly identified (clouded, highlighted or similar to clearly identified the area(s)/detail(s) affected

☐ Copy of email/letter from LBP Design, to accompany plans and specification where Owner/Applicant is not the LBP Design, and the proposed MV includes Restricted Building Work.

COUNCIL USE ONLY

APPROVED

☒ **I am satisfied** 'on reasonable grounds' that the Minor Variation Documentation to be stamped 'Approved' demonstrates compliance with the Building Code and the Building (Minor Variation) Regulations 2009

Processing Officer Sign-off: kpiper	**Date:** 13/5/26

REFUSED

☐ **I am NOT satisfied** 'on reasonable grounds' that the Minor Variation Documentation demonstrates compliance with the Building Code and/or the Building (Minor Variation) Regulations 2009

Processing Officer Sign-off:	**Date:**

Reason for Decision:

Note regarding slab insulation removed.
No change to compliance as slab edge insulation was never included in details or H1 calculations.

Room name changes does not affect compliance

TechOne event completed:	☒ **Yes** ☐ **No**

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Changes to issued consent documentation e.g. additional documentation required. Select from IS 25 Building Consent Conditions, Construction Documentation & Advice notes:	

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NORTHLAKE ROW HOUSES

PROJECT NUMBER: 2102

ADDRESS: NORTHLAKE, WANAKA
CLIENT : JAMES WORKER
BUILDER : CAMPBELL WARD

REVISION	NOTE
CONCEPT	FOR APPROVAL - NOT FOR CONSTRUCTION
CONCEPT	AREAS - FOR APPROVAL - NOT FOR CONSTRUCTION

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Set ID	Sheet	Rev	Sheet Name	Change ID

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LOT 23 NORTHLAKE

MINOR VARIATION 01

DRAWING INDEX	
Layout ID	**Layout Name**
A1	COVER PAGE
A2	SITE PLAN
A3	TYPICAL LANDSCAPE PLAN
A4	FOUNDATION & DRAINAGE PLAN
A5	FLOOR PLAN
A6	BRACING PLAN
A7	REFLECTED CEILING & ELECTRICAL PLAN
A8	ROOF PLAN
A9	ELEVATIONS
A10	SECTIONS
A11	WINDOWS & DOORS
A12	DETAILS - VERTICAL T-RIB
A13	DETAILS - VERTICAL T-RIB
A14	DETAILS - VERTICAL TIMBER SHIPLAP
A15	DETAILS - LARGE DOORS
A16	DETAILS - ROOF
A17	DETAILS - WET AREAS
A18	DPBA PLAN

SITE INFORMATION
Appellation: Lot 23 DP 623647
Location: 54 Malvern Road, Northlake, Wanaka N.Z

BRANZ MAP INFO
Parcel ID: 8202105
Appellation: Lot 6000 DP 558541
Location: Wānaka

Climate Zone: 6
Earthquake Zone: Zone 3
Exposure Zone: Zone B
Lee Zone: No
Rainfall Range: 20 - 30
Wind Region: A
Wind Zone: High
Snow Loading: N5 (<400 MASL) 2kPa









LOCATION PLAN (N.T.S)

RevID	Revision	Date
00	BC00	04.02.2026
01	BC01 - RFI 1	12.03.2026
02	BC02 - MV01	07.05.2026

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NORTHLAKE HOUSE.
ADDRESS: LOT 5007 (LOT 23)
NORTHLAKE, WANAKA N.Z 9305
CLIENT: JAMES WORKER

PROJECT NUMBER: ESS 2503

COVER PAGE

A1

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SITE PLAN KEY

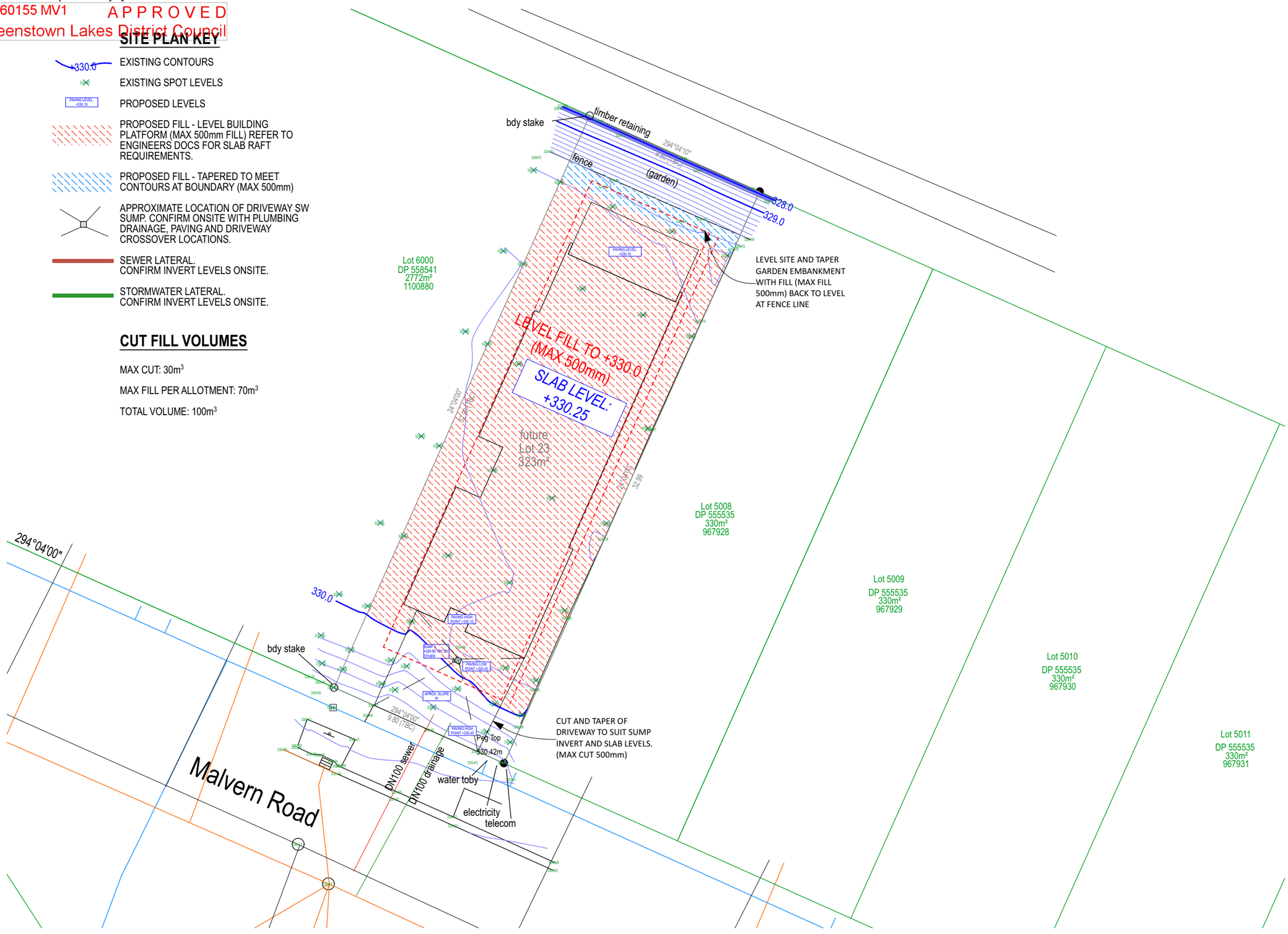
- +330.0 — EXISTING CONTOURS
- EXISTING SPOT LEVELS
- PAVING LEVEL: +330.10 — PROPOSED LEVELS
- PROPOSED FILL - LEVEL BUILDING PLATFORM (MAX 500mm FILL) REFER TO ENGINEERS DOCS FOR SLAB RAFT REQUIREMENTS.
- PROPOSED FILL - TAPERED TO MEET CONTOURS AT BOUNDARY (MAX 500mm)
- APPROXIMATE LOCATION OF DRIVEWAY SW SUMP. CONFIRM ONSITE WITH PLUMBING DRAINAGE, PAVING AND DRIVEWAY CROSSOVER LOCATIONS.
- SEWER LATERAL. CONFIRM INVERT LEVELS ONSITE.
- STORMWATER LATERAL. CONFIRM INVERT LEVELS ONSITE.

CUT FILL VOLUMES

MAX CUT: 30m^3

MAX FILL PER ALLOTMENT: 70m^3

TOTAL VOLUME: 100m^3



SITE CONTOUR PLAN 1:200

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PROJECT NUMBER: ESS 2503

SITE PLAN

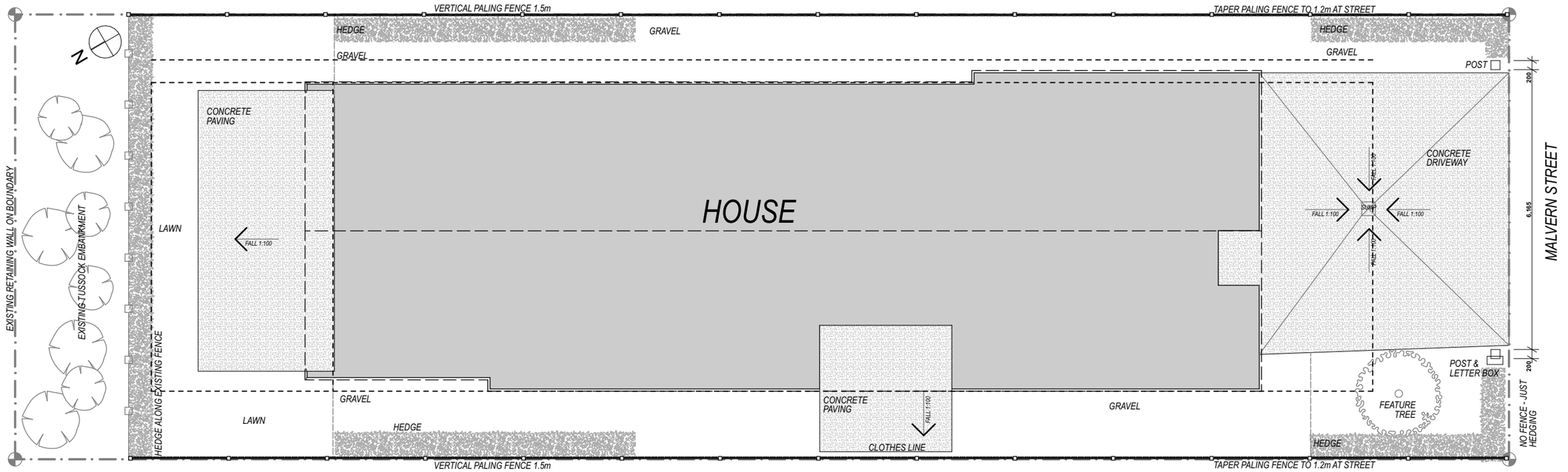
A2

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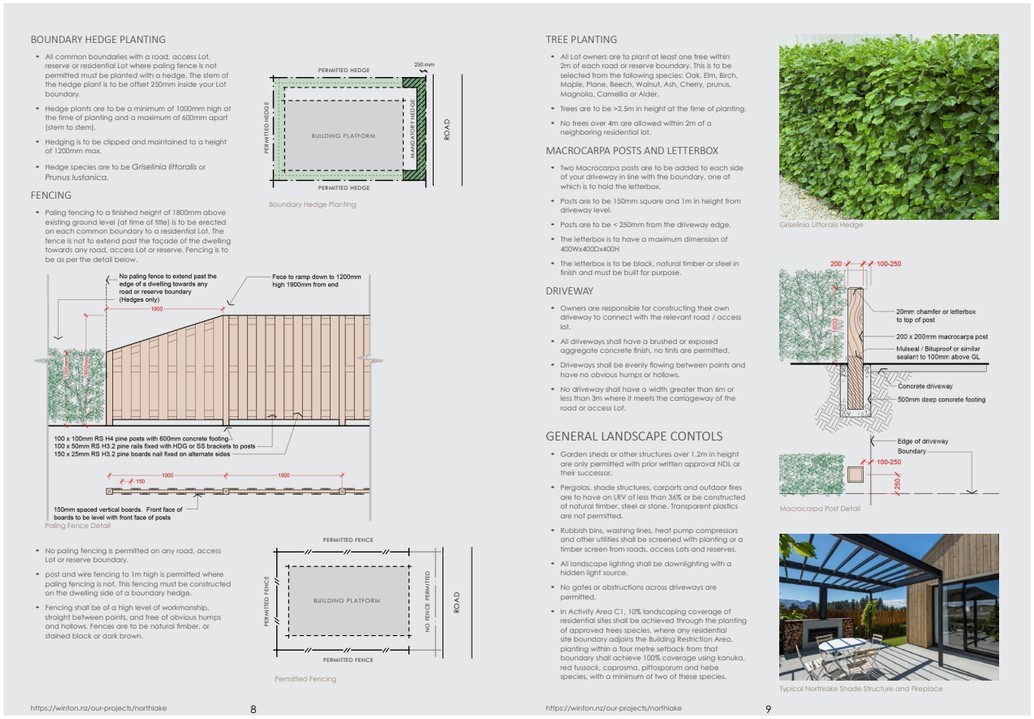
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SITE LANDSCAPING PLAN 1:100



EXTRACT: NORTHLAKE GUIDELINES

AREA CALCS

SLAB:	*132m²*
ROOF:	*144m²*
PAVING:	*61 m²*
SITE:	*323m²*

LANDSCAPE CONTROLS

REFER TO NORTHLAKE DESIGN GUIDELINES FOR MORE INFORMATION.

POST
200 x200 MACROCARPA POST EMBEDDED INTO GROUND AS PER DETAIL. 1m HIGH MAXIMUM.

FENCE
PINE PALING FENCE AS PER NORTHLAKE DETAILS. NATURAL FINISH. (MAX HEIGHT 1.8m)

HEDGE
PERMITTED HEDGE PLANTING AS PER NORTHLAKE DETAILS. (MINIMUM 1m HIGH AT TIME OF PLANTING) GRISELINIA LITTORALIS OR PRUNUS LUSTANICA.

FEATURE TREE
2.5m HIGH (AT TIME OF PLANTING) TREE - SPECIES SELECTED FROM NORTHLAKE PERMITTED LIST.

LAWN
SELECTED TURF SPECIES PLANTED IN 100mm QUALITY TOP SOIL WITH SUBSOIL IRRIGATION.

LETTER BOX
PAINTED TIMBER LETTERBOX - PLACEMAKERS "ALPINE HUT" OR SIMILAR APPROVED. PAINT FINISH - FEATURE COLOUR TO MATCH HOUSE CLADDING. MOUNTED TO MACROCARPA POST.



CONCRETE PAVING/ DRIVEWAY:
U5 EXPOSED AGGREGATE NATURAL COLOURED CONCRETE. FINAL SELECTION & FINISH TO BE APPROVED BY CLIENT.



GRAVEL
13 - 20 mm GREYSTONE CHIPS SPREAD 50mm THICK

FGL: FINISHED GROUND LEVEL

FPL: FINISHED PAVING LEVEL (NOMINAL WITH FALL)

FFL: FINISHED FLOOR LEVEL OF SLAB

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TYPICAL LANDSCAPE PLAN

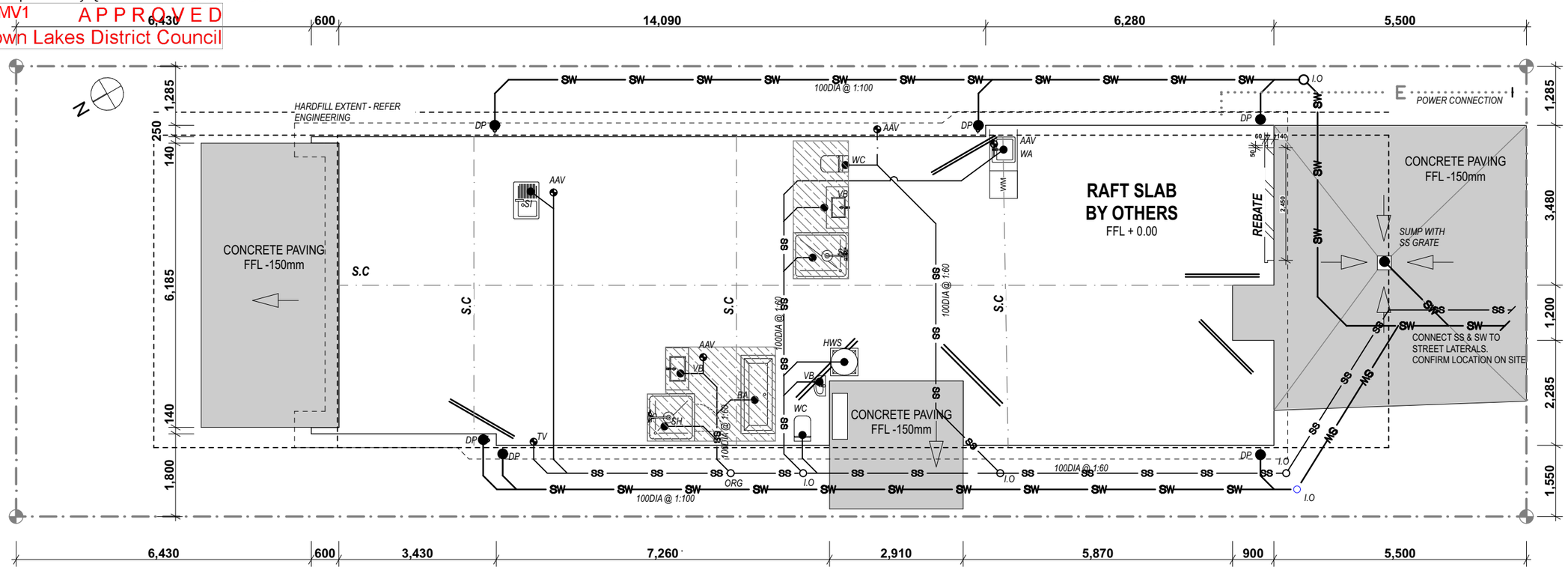
A3

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1 FOUNDATION & DRAINAGE PLAN 1:100

GENERAL NOTES

CONFIRM FINAL PAVING AND DRIVEWAY EXTENT WITH CLIENT.

CROSSOVER DRIVEWAY TO BE PAVED IN ACCORDANCE WITH COUNCIL AUTHORITY GUIDELINES AND NORTHLAKE DESIGN CONTROLS.

INSTALL TYPE 1 SURFACE WATER SUMP WITH 300 x 300 STAINLESS STEEL GRATE, CONNECTED TO MAIN STORMWATER LATERAL. AS PER NZBC E1/AS1.

ALL LANDSCAPING AND FENCE DESIGN TO BE DONE BY OTHERS IN COMPLIANCE WITH NORTHLAKE DESIGN CONTROLS.

SITE CONTROLS: PROTECT ADJACENT PROPERTIES, RESERVE & STREET TREES FROM DAMAGE, CONSTRUCTION RUN-OFF, DUST, SEDIMENT & ADVERSE NOISE.

STOCKPILE TOPSOIL & LARGE ROCKS ONSITE FOR FUTURE USE IN LANDSCAPING. CONFIRM TEMPORARY LOCATION WITH CLIENT.

SLAB NOTES

REFER TO ENGINEERING DOCUMENTS.

FINISHED FLOOR LEVEL (F.F.L)
MINIMUM HEIGHTS OF F.F.L OF CONCRETE SLAB ON GROUND ABOVE SURROUNDING GROUND LEVELS SHALL BE
- 150mm ABOVE SEALED PAVED AREA
- 225mm ABOVE UNSEALED SURFACE.

CONCRETE FLOOR SLAB - GROUND FLOOR:
ALLIED SUPERSLAB RAFT CONCRETE REFER TO ENGINEER'S DETAILS.

INSULATION:
SUPERSLAB 220 XPS RAFT PANELS AS PER ENGINEER'S DOCS, NO EDGE INSULATION.

D.P.M
MINIMUM 0.25mm THICK POLYETHYLENE SHEET D.P.M, OVER 20mm SAND BLINDING AND HARDFILL COMPACTED TO ENGINEERS SPECIFICATION & GEOTEC FINDINGS.

CONTROL JOINTS:
SAWCUT CONTROL JOINTS, MAXIMUM SPACINGS OF 6m APART. DEBOND BARS BY WRAPPING IN PETROLATUM TAPE AT S.C LOCATIONS

S.C

SLAB THICKENING:
AS PER ENGINEER'S DETAILS.

ADDITIONAL REINFORCEMENT
WING WALL SLAB AS PER ENGINEER'S DETAILS

CORNER BARS
AS PER ENGINEER'S DETAILS

REBATES
GARGE DOOR
140mm WALL THICKNESS PLUS DOOR DEPTH REQUIREMENTS.
REFER TO ARCHITECTURAL DETAIL FOR GARAGE DOOR REBATE. CONFIRM WITH FINAL GARAGE DOOR SELECTION.

WETAREA SETDOWN 50mm TO ALLOW FOR TILING. SHOWER TRAYS IN USE. ALL BATHROOM BASINS SHALL HAVE OVERFLOWS

FINISH
U3 FINISH TO INTERNAL CONCRETE.
U5 FINISH TO EXPOSED AGGREGATE PAVING CONCRETE.
ALL CONCRETE WORK SHALL COMPLY WITH NZS 3109: 1997 CONCRETE CONSTRUCTION.
SURFACE FINISHES SHALL COMPLY WITH NZS 3114: 1987 SPECIFICATION FOR CONCRETE SURFACE FINISHES. ALL EXPOSED CONCRETE SHALL BE SEALED WITH EXTERIOR PENETRATING SEALER AS SPECIFIED.

NOTES
ALL SETOUT DIMENSIONS TO OUTSIDE OF SLAB EDGE.

SLAB DESIGN FOR TC1 GOOD GROUND. SHOULD DIFFERENT CONDITIONS BE ENCOUNTERED DURING EXCAVATION, CONTACT THE ENGINEER TO REVIEW DETAILS IMMEDIATELY.

FOUNDATION PLAN TO BE READ IN CONJUNCTION WITH FOUNDATION DETAILS, PLUMBING & DRAINAGE NOTES & ENGINEERING DOCUMENTS. CONFIRM ALL PLUMBING FIXTURE SIZES WITH CLIENT PRIOR TO SLAB POUR.

EARTH BAR TO BE BONDED TO THE REINFORCING MESH.

PLUMBING & DRAINAGE NOTES:

1. ALL PLUMBING AND DRAINAGE TO COMPLY WITH AS/ NZ 3500.
2. ALL WORK TO BE CARRIED OUT BY A LICENSED AND REGISTERED TRADESPERSON.
3. CONFIRM STORMWATER AND SEWER FALLS & CONNECTIONS TO EXISTING LATERALS ON SITE PRIOR TO WORK.
4. CONFIRM SET OUT IN CONJUNCTION WITH ENGINEERING, FLOOR PLAN, AND FINAL PRODUCT SELECTIONS.
5. HOT AND COLD WATER PIPES TO BE LAGGED IN ACCORDANCE WITH NZS4305.
6. CONTRACTOR TO SUPPLY AS-BUILT PLANS TO THE CONTROL AUTHORITY AT THE COMPLETION OF WORKS.
7. uPVC SLEEVES TO BE INSTALLED TO ALL DRAINS THROUGH SLABS FOR PROTECTION AND TO ALLOW RELATIVE MOVEMENT. ALL PIPES TO BE LAID MIN. 25mm BELOW SLAB DPM. REFER TO ENGINEERING NOTES.
8. CONFIRM ALL TAP AND SANITARY FIXTURES AND THEIR FINAL LOCATIONS WITH THE CLIENT PRIOR TO SLAB POUR.
9. ALL IN-SLAB FOUL SEWER PIPEWORK TO BE MINIMUM 100mm DIA.
10. ALL FIXTURES TO HAVE AIR ADMITTANCE VALVES IN ACCORDANCE WITH ASNZ 3500.
11. VERTICAL DRAIN PIPES IN WALLS TO HAVE ACOUSTIC LAGGING.
12. DO NOT COMPROMISE STRUCTURAL FRAMING WITH PIPE PENETRATIONS. IF IN DOUBT CONTACT ARCHITECT.

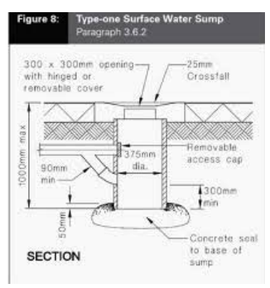
PLUMBING & DRAINAGE SIZE & GRADIENT

PLUMBING ITEM	PIPE Ø min.	GRADE min.	
Vanity Basin (VB)		32mm	1:20
Washing Machine (WA)		40mm	1:40
Kitchen Sink/ (SI)		65mm	1:40
Dishwasher (DW)		50mm	1:40
Laundry Tub (TU)		40-50mm	1:30
Washing Machine (W)		65mm	1:40
Shower (SH)		50mm	1:40
Toilet (WC)		80-100mm	1:60
Bath (BA		40mm	1:40
Overflow relief gully (ORG)		100mm	
Inspection Opening (I.O)		100mm	
Terminal Vent (T.V)		50mm	
Hot Water Service Condensate (HWS)		N/A	
Hose Tap (HT)		N/A	
Gas bayonet (BBQ GP)		N/A	
Downpipe (DP)		80mm DIA	

DRAIN	PIPE Ø min.	GRADE min.
(SS)Sewer drain	100mm	1:60
(SW)Stormwater drain	100mm	1:120

SUMP - in ground 300 X 300 sump pit with stainless steel grate

FALL: Paving to drain away for building minimum gradient 1:100.



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NORTHLAKE HOUSE.
ADDRESS: LOT 5007 (LOT 23) NORTHLAKE, WANAKA N.Z 9305
CLIENT: JAMES WORKER

PROJECT NUMBER: ESS 2503

FOUNDATION & DRAINAGE PLAN

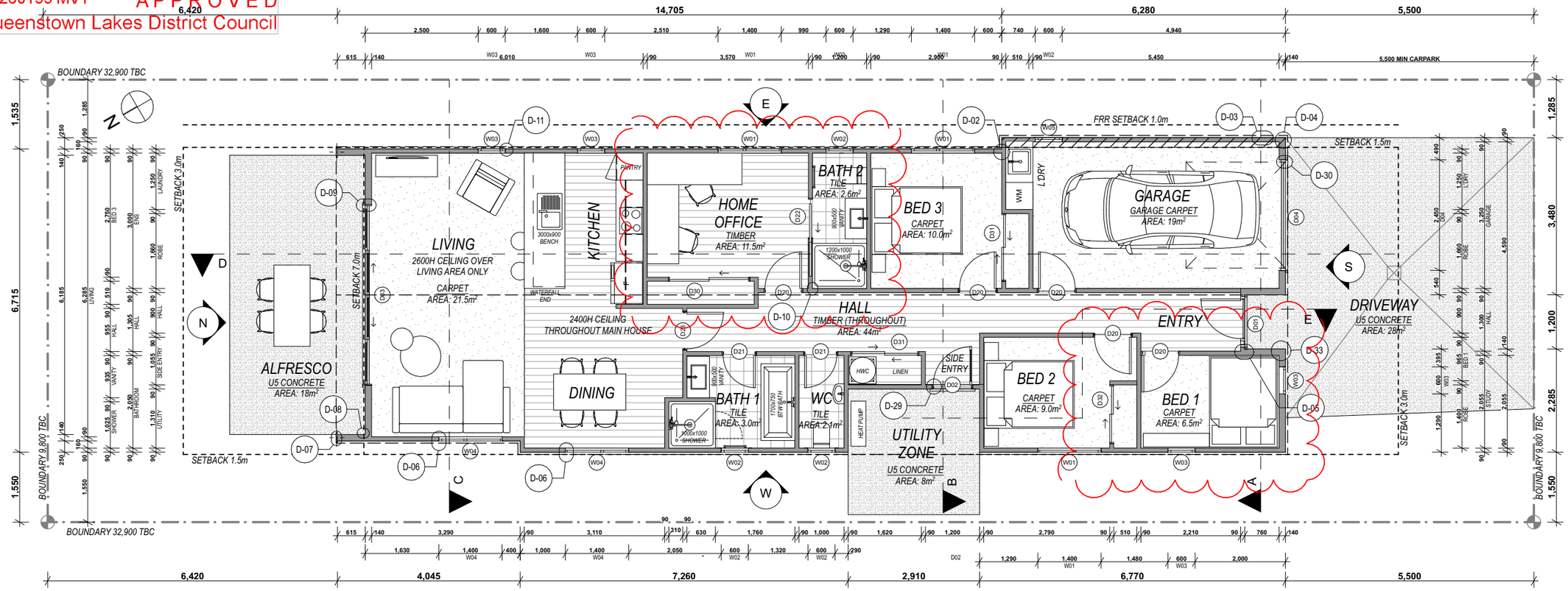
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FLOOR PLAN 1:100

WALL FRAMING:

LOAD BEARING FRAMING (HIGH WIND ZONE)
UP TO 2400 HIGH: H1.2 SG8 90x45 @ 600ctrs.
NOGS @800ctrs typical, or @480ctrs FOR ABODO
UP TO 2700 HIGH: H1.2 SG8 90x45 @ 400ctrs.
NOGS @800ctrs.
UP TO 4800 HIGH: H1.2 SG8 140x90 @ 400ctrs
NOGs @ 480ctrs TO SUIT ABODO CLADDING (gable end walls)

NON-LOAD BEARING FRAMING
UP TO 2400 HIGH: H1.2 SG8 90x45 @ 600ctrs
NOGS AS REQUIRED FOR INTERNAL FIXTURES.

TOP PLATE FIXING
H1.2 SG8 90x90mm TOP PLATE STUD
FIXING TYPE B - 4.7kN
CONNECTORS TO JOINS IN TOP PLATE.
REFER TO F&T DOCS.

BOTTOM PLATE TO SLAB
H1.2 SG8 90x45mm BOTTOM PLATE WITH DPC SECURED BENEATH WITH PROPRIETARY POST FIXED BOWMAC ANCHORS @ MAX 900 CTRS AND WITHIN 150mm OF EACH END OF WALL PLATE AS PER 3604:2011 7.5.12
REFER TO BRACING PLANS FOR ADDITIONAL HANDIBRAC REQUIREMENTS.

LINTEL FIXING
REFER TO F&T DOCUMENTS

BRACING
REFER TO BRACING PLAN

INSULATION NOTES:

CEILING
R5.2 240mm BRADFORD GOLD HI-PERFORMANCE INSULATION BATT PLUS A LAYER OF R1.8 80mm BRADFORD GOLD CEILING BLANKET OVER CEILING AS PER MANUFACTURER'S SPECS.

ROOF UNDERLAY
THERMAKRAFT COVETEK 407 LAID DIRECTLY UNDER ROOFING (OVER PURLINS).

TIMBER WALLS - EXTERNAL ENVELOPE
R2.8 90mm BRADFORD GOLD INSULATION BATT FIT SNUGLY BETWEEN TIMBER FRAMING AS PER MANUFACTURER'S SPECS.
R4.0 140mm BRADFORD INSULATION BATT TO 140mm WALLS.

WALL UNDERLAY/ BUILDING WRAP
THERMAKRAFT WATERGATE PLUS INSTALLED TO EXTERNAL SIDE OF FRAMING AS PER MANUFACTURER'S SPECS FOR HIGH WIND ZONE.

LINING NOTES:

GIB10
GS1-N / GS2-N 10mm GIB PLASTERBOARD TO WALLS, TYPICAL U.N.O

GIBAQ
10mm GIB AQUALINE: TO WET AREAS & SPLASHBACKS WALLS.
SEMI-GLOSS ACRYLIC PAINT FINISH TO ALL SPLASHBACK WALLS UNLESS TILES FINISH APPLIED.

BL1-H
10mm GIB BRACELINE AS NOTED ON BRACING PLAN. GIB HANDIBRACS AND GIB-ANGLES TO FRAMING AS SPECIFIED. REFER TO GIB SITE INSTALLATION GUIDE.

GIB13
13mm GIB PLASTERBOARD TO CEILINGS. INSTALLED ON STANDARD RONDO BATTEN SYSTEM @ 600CTRS AS PER MANUFACTURER'S SPECIFICATIONS.

JHV6
6mm JH VILLABOARD: TO SOFFITS, FLUSH JOINTED, INSTALLED ON H1.2 LOSP BATTENS TO MANUFACTURER'S SPECIFICATIONS.

AS-V
ABODO SHIPLAP SOFFIT TO MATCH WALL CLADDING, INSTALLED ON H1.2 LOST BATTENS @ 400 CTRS.

FLOOR NOTES:

GROUND FLOOR SUBSTRATE
RAFT CONCRETE SLAB AS PER ENGINEER'S DETAILS

TIMBER LAMINATE
LAMINATED TIMBER LOOK PLANK FLOOR TO CLIENT SELECTION. LAY OVER 5mm RUBBERISED CORK ACOUSTIC UNDERLAY.

TILE
600x300 TILE APPLIED OVER WATERPROOF MEMBRANE TO CONCRETE FLOOR SUBSTRATE. GLOSS PAINTED MDF SKIRTING.

MARINE GRADE CARPET
HIGH RESILIENCE, SELECTION BY CLIENT.

CONCRETE PAVING
U5 EXPOSED AGGREGATE NATURAL COLOURED CONCRETE. FINISHED WITH EXTERIOR GRADE PENETRATING SEALER AS SPECIFIED.

NOTE:
AREAS LISTED ON FLOOR PLAN ARE APPROXIMATE. CHECK MEASURE AND CONFIRM SKIRTING & JOINERY DETAILS PRIOR TO PLACING ALL ORDERS

PAINT FINISHES:

INTERIOR WALL PAINT
TYPICAL SATIN WASH 'N' WEAR PAINT AS PER MANUFACTURER'S SPECIFICATIONS. LEVEL 4 FINISH TO SUBSTRATE, TYPICAL.

INTERIOR CEILING PAINT
TYPICAL ULTRA LOW SHEEN CEILING WHITE. LEVEL 4 FINISH TO SUBSTRATE, TYPICAL.

WET AREA SEMI-GLOSS
SEMI-GLOSS WALL PAINT TO WET AREAS & SPLASHBACKS AS PER MANUFACTURER'S SPECIFICATIONS.
LEVEL 4 FINISH TO SUBSTRATE, TYPICAL

EXTERIOR PAINT
WEATHERSHIELD LOW-SHEEN ACRYLIC.
REFER TO HOUSE COLOUR SCHEMES.

NOTE: ALL FINAL PAINT COLOURS AND GLOSS LEVELS TO BE CONFIRMED WITH CLIENT.

ALL PAINT SYSTEMS AND COATINGS TO BE FROM THE SAME MANUFACTURER AND SUITABLE TO EACH SUBSTRATE.

EXTERNAL FINISHES:

1. METALCRAFT R-RIB VERTICAL
METALCRAFT 0.40 BMT COLORSTEEL VERTICAL WALL CLADDING ON 20mm H3.1 CASTELLATED LOSP BATTENS OVER BUILDING PAPER TO H1.2 WALL FRAMING. COLOUR: "IRONSAND"

2. ABODO VERTICAL SHIPLAP
SELECTED ABODO STAINED TIMBER ON 20mm H3.1 CASTELLATED LOSP BATTENS @480Cctrs OVER BUILDING PAPER TO H1.2 WALL FRAMING. COLOUR: AS SELECTED BY CLIENT

3. WINDOW/DOOR JOINERY
DOUBLE GLAZED ALUMINIUM JOINERY. POWDER COATED COLOUR TO MATCH COLORSTEEL CLADDING: "IRONSAND"
COLOUR MATCH ALL HARDWARE.
REFER TO WINDOW AND DOOR SCHEDULE.

4. PAINT FINISH
REFER TO HOUSE COLOUR SCHEME.
ALLOW FOR COMPLETE PAINT SYSTEMS THAT ARE COMPATIBLE WITH SUBSTRATE AND APPLIED AS PER MANUFACTURER'S SPECIFICATION.

5. ROOFING:
METALCRAFT T-RIB 0.40 BMT COLORSTEEL ROOF SHEETING IN "IRONSAND"
ALLOW FOR ALL FLASHING & CAPPINGS TO BE PRE-FINISHED TO MATCH.
FLASHING BMT 0.55

6. GUTTER, FASCIA & DOWNPIPES
0.55 METALLINE 155 COLORSTEEL FASCIA WITH QUARTER-ROUND COLOURSTEEL GUTTER. O.55 BMT COLORSTEEL 80mm DOWNPIPES WITH MATCHING STANDOFF BRACKETS @ 1200 CTRS. COLOUR TO MATCH ROOF.

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NORTHLAKE HOUSE.

ADDRESS: LOT 5007 (LOT 23)
NORTHLAKE, WANAKA N.Z 9305
CLIENT: JAMES WORKER

PROJECT NUMBER: ESS 2503

FLOOR PLAN

A5

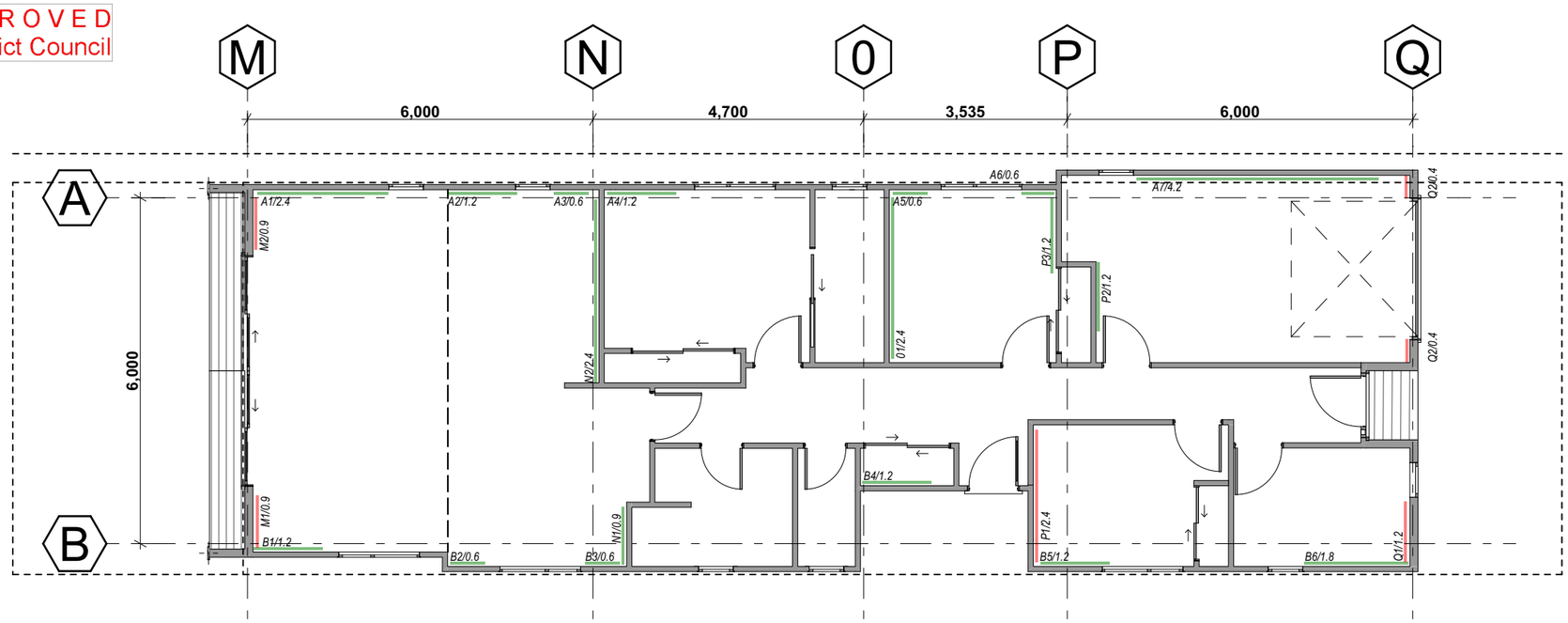
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Print Date: 13 May 2026, 2:23 PM

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BRACING PLAN 1:100

BRACING TYPES:

GS1
10mm STANDARD GIB PLASTERBOARD 1 SIDE (INTERNAL).
STANDARD GIB FIXING.

BL1-H
10mm GIB BRACELINE 1 SIDE (INTERNAL)
WITH HANDIBRACK HOLD DOWNS.

LINTELS & STRAP BRACE
REFER TO F&T DOCS

GIB INSTALLATION MANUAL
REFER TO GIB SITE GUIDE INSTALLATION MANUAL FOR BRACING SPECIFICATIONS.
(ATTACHED TO THE SPECIFICATION)

GIB EzyBrace® Bracing Software

Demand Calculation Sheet

Job Details

Name:	Northlake House 5 - JAMES WORKER
Street and Number:	MALVERN ST
Lot and D.P. Number:	Lot 5007 / (lot 23 TBC)
City/Town/District:	Northlake, Wanaka QLDC
Designer:	Jessica Shipard
Company:	Essential Architecture Studio
Date:	12.03.2026

Building Specification

Number of Storeys	1
Floor Loading	2 kPa
Foundation Type	Slab
	Single
Cladding Weight	Light
Roof Weight	Light
Room in Roof Space	12.5 to 25 %
Roof Pitch	30
Roof Height above Eaves (m)	2.1
Building Height to Apex (m)	4.7
Ground to Lower Floor (m)	0.25
Stud Height (m)	2.4
Building Length (m)	20
Building Width (m)	7
Build Plan Area (m2)	132

Building Location

Wind Zone = High

Earthquake Zone 3
Soil Type D & E (Deep to Very Soft)
Annual Probablity of Exceedance 1 in 500 (NZS3604:2011 Default)

Bracing Units required for Wind

	Along	Across
Single Level	407	973

Bracing Units required for Earthquake

	Along and Across
Single Level	980

GIB Ezybrace® Version 12/18*

GIB EzyBrace® Bracing Software

Single Level Along Resistance Sheet

									Wind	EQ
									Demand	
									407	980
									Resistance	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1137 279%	1016 104%
a	1	2.4	0	2.7	GS1-N	GIB®	147	128		
	2	1.2	0	2.4	GS1-N	GIB®	83	72		
	3	0.6	0	2.4	GS1-N	GIB®	34	35		
	4	1.2	0	2.4	GS1-N	GIB®	83	72		
	5	0.6	0	2.4	GS1-N	GIB®	34	35		
	6	0.6	0	2.4	GS1-N	GIB®	34	35		
	7	4.2	0	2.4	GS1-N	GIB®	290	252		
	External Length = 20								705 OK	629 OK
b	1	1.2	0	2.7	GS1-N	GIB®	74	64		
	2	0.6	0	2.4	GS1-N	GIB®	34	35		
	3	0.6	0	2.4	GS1-N	GIB®	34	35		
	4	1.2	0	2.4	GS1-N	GIB®	83	72		
	5	1.2	0	2.4	GS1-N	GIB®	83	72		
	6	1.8	0	2.4	GS1-N	GIB®	124	108		
	External Length = 20								432 OK	386 OK

GIB EzyBrace® Bracing Software

Single Level Across Resistance Sheet

									Wind	EQ
									Demand	
									973	980
									Resistance	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1267 130%	1104 113%
m	1	0.9	0	2.7	BL1-H	GIB®	91	82		
	2	0.9	0	2.7	BL1-H	GIB®	91	82		
	External Length = 7								181 OK	164 OK
n	1	0.9	0	2.4	GS1-N	GIB®	57	53		
	2	2.4	0	2.4	GS1-N	GIB®	166	144		
	External Length = 7								222 OK	197 OK
o	1	2.4	0	2.4	GS1-N	GIB®	166	144		
	External Length = 7								166 OK	144 OK
p	1	2.4	0	2.4	BL1-H	GIB®	307	250		
	2	1.2	0	2.4	GS1-N	GIB®	83	72		
	3	1.2	0	2.4	GS1-N	GIB®	83	72		
	External Length = 7								473 OK	394 OK
q	1	1.2	0	2.4	BL1-H	GIB®	154	125		
	2	0.4	0	2.4	BL1-H	GIB®	36	40		
	3	0.4	0	2.4	BL1-H	GIB®	36	40		
	External Length = 7								225 OK	205 OK

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00	BC00	04.02.2026
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BRACING PLAN

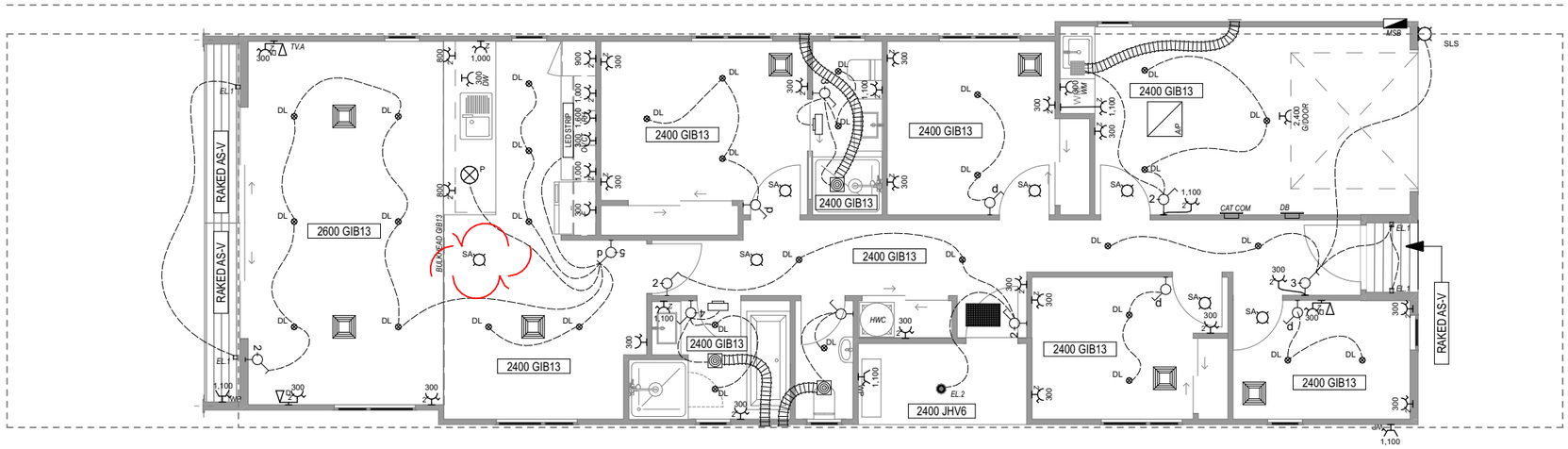
A6

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RevID	Revision	Date
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01	BC01 - RFI 1	12.03.2026
02	BC02 - MV01	07.05.2026



REFLECTED CEILING PLAN & ELECTRICAL 1:100

LINING NOTES:

GIB10
GS1-N / GS2-N 10mm GIB PLASTERBOARD TO WALLS, TYPICAL U.N.O

GIBAQ
10mm GIB AQUALINE: TO WET AREAS & SPLASHBACKS WALLS.
SEMI-GLOSS ACRYLIC PAINT FINISH TO ALL SPLASHBACK WALLS UNLESS TILES FINISH APPLIED.

BL1-H
10mm GIB BRACELINE AS NOTED ON BRACING PLAN. GIB HANDIBRACS AND GIB-ANGLES TO FRAMING AS SPECIFIED. REFER TO GIB SITE INSTALLATION GUIDE.

GIB13
13mm GIB PLASTERBOARD TO CEILINGS. INSTALLED ON STANDARD RONDO BATTEN SYSTEM @ 600CTRS AS PER MANUFACTURER'S SPECIFICATIONS.

JHV6
6mm JH VILLABOARD: TO SOFFITS, FLUSH JOINTED, INSTALLED ON H1.2 LOSP BATTENS TO MANUFACTURER'S SPECIFICATIONS.

AS-V
ABODO SHIPLAP SOFFIT TO MATCH WALL CLADDING, INSTALLED ON H1.2 LOST BATTENS @ 400 CTRS.

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK TO BE CARRIED OUT BY A LICENSED ELECTRICIAN.
2. SWITCHING AND POWERPOINT LOCATIONS TO BE CONFIRMED ON SITE WITH OWNER.
3. EXHAUST FAN TO BE CONNECTED TO NEW WALL OR ROOF COWLS.
4. ELECTRICIAN NOTE: EARTHING BAR TO BE BONDED TO THE REINFORCING MESH.
5. PREPARE ALL CEILINGS TO LEVEL 5 PLASTER FINISH PRIOR TO PAINTING.
6. ENSURE ALL DOWNLIGHTS CONFORM WITH INSULATION CA-RATING REQUIRMENTS.

APPLIANCES

FINAL SELECTIONS T.B.C BY CLIENT
RH = RANGEHOOD EXTRACTION TO ROOF COWL.
OV = ELECTRIC OVEN
CT = INDUCTION COOKTOP
REF = FRIDGE FREEZER
DW = BUILT IN DISHWASHER
WM = WASHING MACHINE

LIGHTING & ELECTRICAL

LED STRIP — RECESSED LED STRIP LIGHTING IN EXTRUDED ALUMINIUIM CASING WITH DIFFUSER - INSTALLED ITO U/SIDE KITCHEN CABINETRY ABOVE BENCH. FINAL SELECTION TBC BY CLIENT

DL — RECESSED 12W LED DOWNLIGHT - WARM WHITE DIMMABLE.

EL.1 — WALL MOUNTED EXTERIOR LED UP/DOWN LIGHT - FINAL SELECTION BY CLIENT. WARM WHITE 3K. EXTERIOR LIGHTS TO BE IP65 RATED.

SLS — EXTERIOR IP65 WALL MOUNTED SPOTLIGHT WITH MOTION SENSOR. FINAL SELECTION BY CLIENT. WARM WHITE 3K.

SA — INTERCONNECTED, HEAT DETECTING SMOKE ALARMS SHALL BE INSTALLED ON CEILING IN KITCHEN/LIVING AND HALL, AND WITHIN EVERY BEDROOM. COMPLYING WITH NZ BUILDING CODE C/AS1 Part 2 and NZS4514.

SWITCHES, SOCKETS AND PLATES SHALL BE FROM PDL ICONIC RANGE - FINAL SELECTION BY CLIENT.

1,100 WP — SWITCH PLATES ARE MOUNTED 1200mm AFL UNLESS OTHERWISE NOTED.
5 = NUMBER OF SWITCHES
d = DIMMER
2W = 2WAY SWITCHING = REFER TO CABLE SCHEMATIC

300 TV.A — SWITCHED POWER SOCKET
2 = NUMBER OF SOCKETS
300 = HEIGHT ABOVE FLOOR LEVEL
WP = EXTERIOR WEATHER PROOF SOCKET
TV.A = TV ANTENNA POINT

300 DATA — SINGLE DATA CABLE JACKPOINT WITH 2 POWER SOCKETS

EXTRACTION & FAN SYSTEMS

MANROSE CONTOUR RANGE SIMILAR - ROUND WHITE VENT COVER

EXTERNAL SOFFIT/ WALL VENT: 150mm EXTERIOR WEATHERPROOF COWL TO MATCH WALL/SOFFIT COLOUR.

INDICATIVE DUCTING PATHWAY

OTHER SERVICES

MSB = MAIN SWITCH BOARD

DB = DISTRIBUTION HUB - DB AND COMS

AIR CONDITIONING - DUCTED REVERSE CYLE HEAT PUMP.

OUTLET VENT
(POSITION AWAY FROM BED HEAD LOCATIONS)

AIR RETURN GRILLE. FINAL LOCATION TBC ONSITE

WALL MOUNTED FAN HEATER - BATHROOM

SWITCHING CIRCUIT - SCHEMATIC GROUPING

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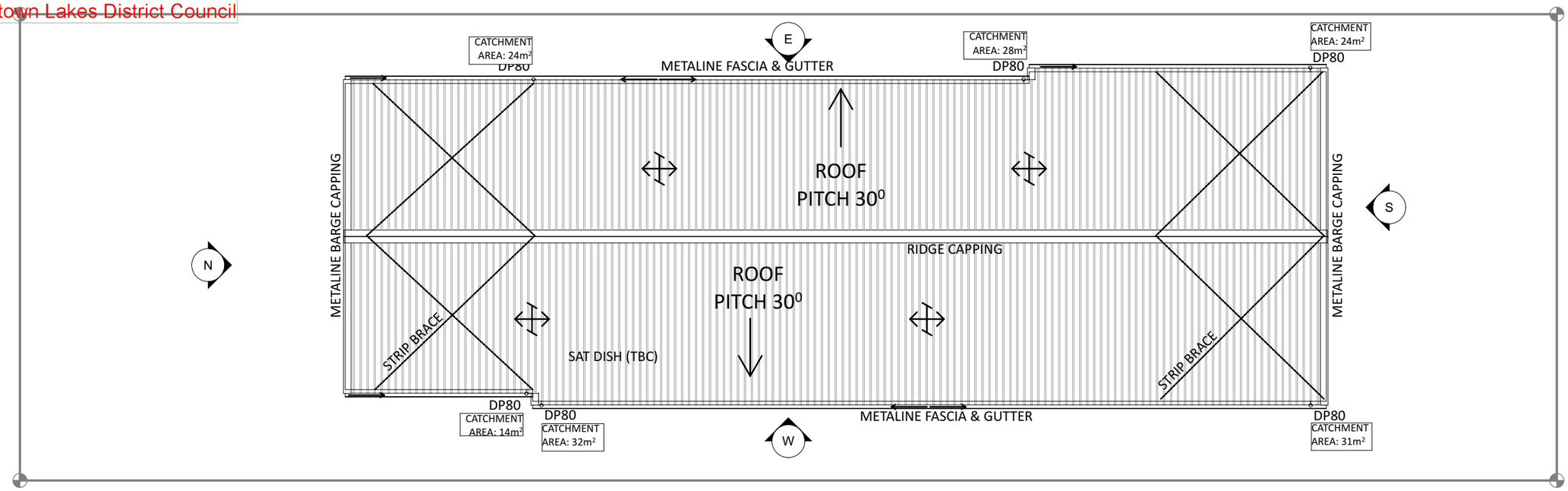
REFLECTED CEILING & ELECTRICAL PLAN
A7

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ROOF PLAN 1:100

ROOF NOTES

ROOFING
METALCRAFT T-RIB 0.40 BMT COLORSTEEL ROOF SHEETING INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
ALLOW FOR ALL FLASHING TO BE PRE-FINISHED TO MATCH.
FLASHING BMT 0.55, TYPICAL U.N.O.

ROOF UNDERLAY
THERMAKRAFT COVERTEK 407 SELF SUPPORTING ROOF UNDERLAY INSTALLED TO MANUFACTURER'S SPECIFICATIONS.

DOWNPIPES
80mm COLORSTEEL DOWNPIPES WITH MATCHING STANDOFF BRACKETS @ 1200 CTRS. COLOUR TO MATCH ROOF U.N.O

GUTTER & FASCIA
0.55 BMT METALINE 155 COLORSTEEL FASCIA WITH QUARTER-ROUND COLORSTEEL GUTTER.

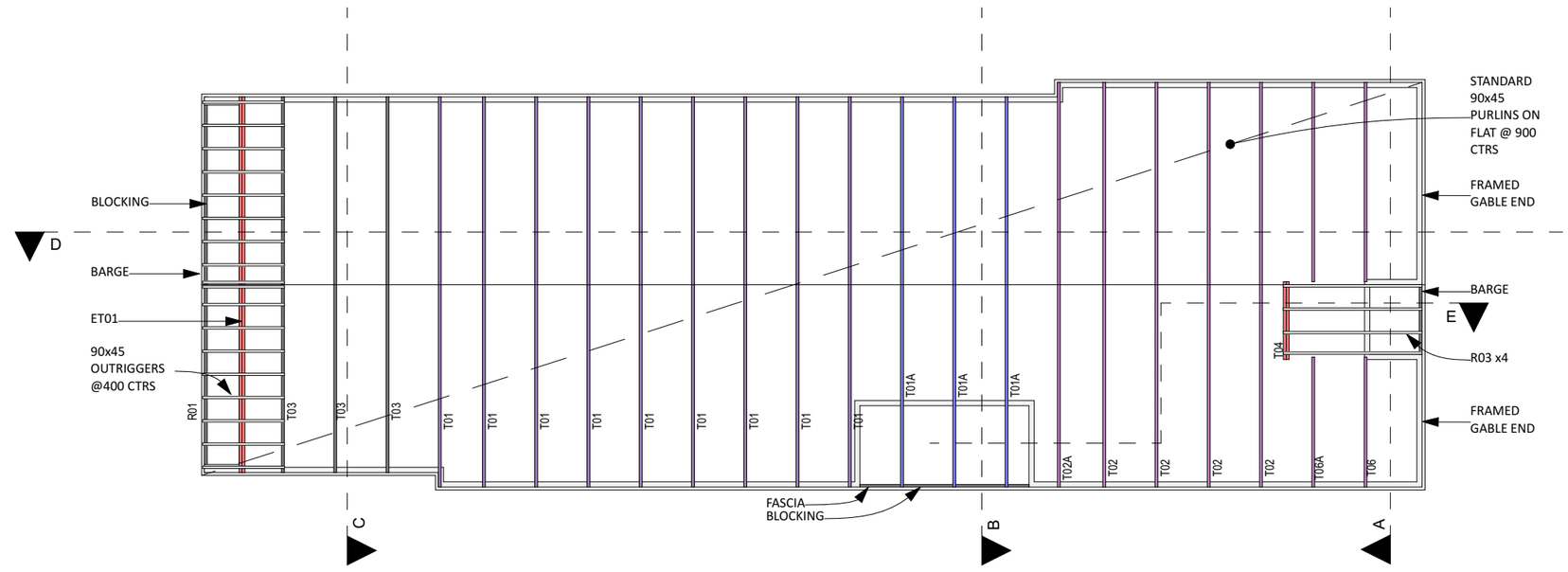
BARGE
0.55 BMT COLORSTEEL CUSTOM FOLDED BARGE CAPPING CAPPED WITH METALINE PROFILE TO FORM CONTINUOUS WING-WALL ENDS WHERE APPLICABLE.

PURLINS
90x45 H1.2 SG8 PURLINS ON FLAT@ MAX 1000mm CTRS.
FIXING TYPE: U = 1/ 14g SELF DRILLING TYPE 17 SCREW, 100mm LONG.

CEILING BATTENS
35mm RONDO 308 SYSTEM CEILING BATTENS @ 600 CTS.

LINTELS
AS PER F&T DOCUMENTS.

TRUSSES & BRACING STRAP
AS PER F&T DOCUMENTS. REFER TO FULL SET.



ROOF FRAMING 1:100

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ROOF PLAN

A8

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SELECTED ABODO STAINED TIMBER ON 20mm H3.1 CASTELLATED LOSP BATTENS @480Cctrs OVER BUILDING PAPER TO H1.2 WALL FRAMING.
COLOUR: AS SELECTED BY CLIENT

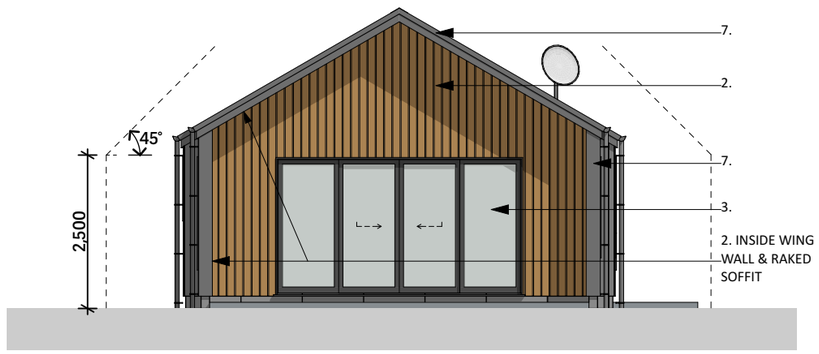
3. WINDOW/DOOR JOINERY
DOUBLE GLAZED ALUMINIUM JOINERY. POWDER COATED COLOUR TO MATCH COLORSTEEL CLADDING: "IRONSAND"
COLOUR MATCH ALL HARDWARE.
REFER TO WINDOW AND DOOR SCHEDULE.

4. PAINT FINISH
REFER TO HOUSE COLOUR SCHEME.
ALLOW FOR COMPLETE PAINT SYSTEMS THAT ARE COMPATIBLE WITH SUBSTRATE AND APPLIED AS PER MANUFACTURER'S SPECIFICATION.

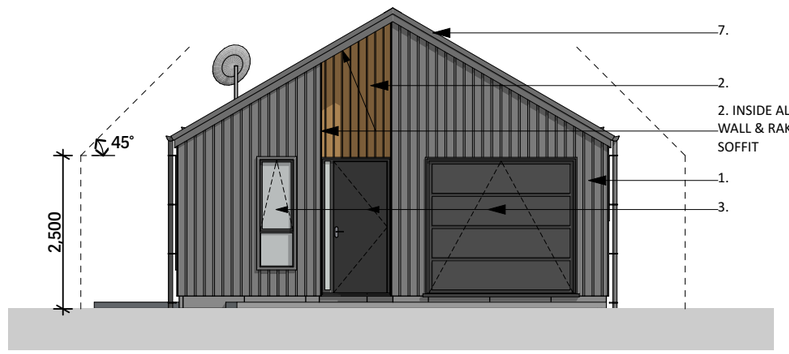
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COLOUR TO MATCH ROOF.

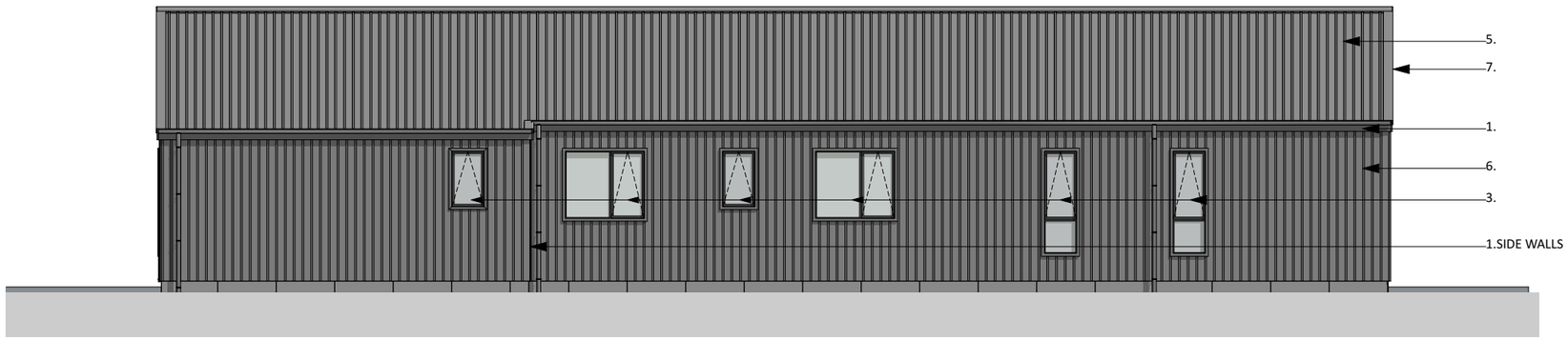
7. BARGE
0.55 BMT COLORSTEEL CUSTOM FOLDED BARGE CAPPING OVER METALINE FASCIA (AS BARGE)
COLOUR: "IRONSAND". SEE DETAIL.



N REAR 1:100



S FRONT 1:100



E EAST 1:100



W WEST 1:100

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
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:		**8**

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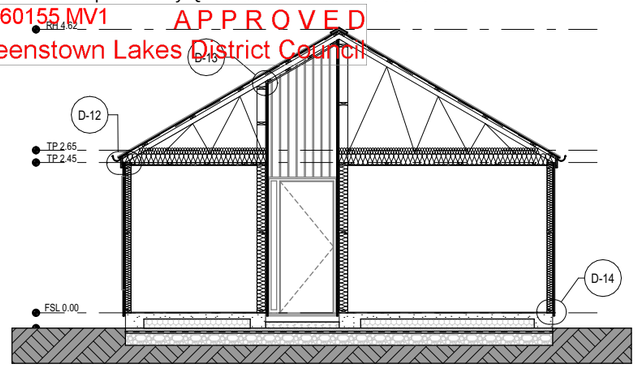
ELEVATIONS

A9

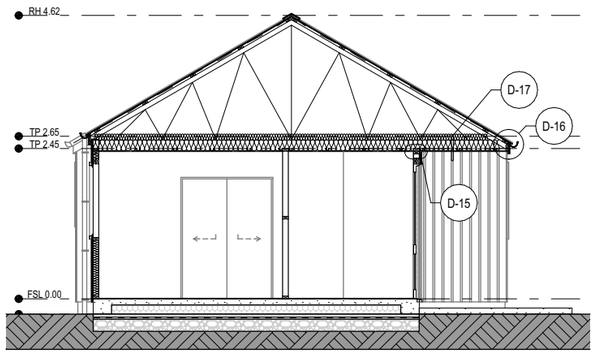
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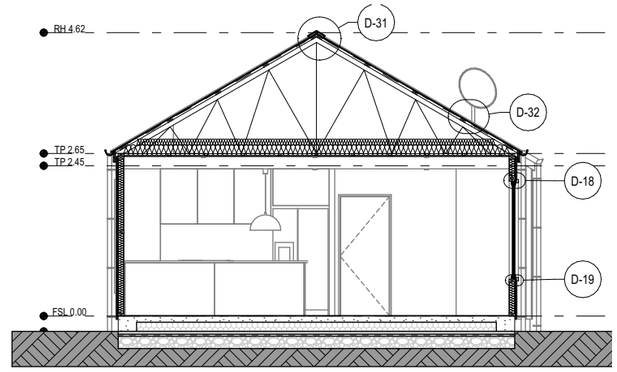
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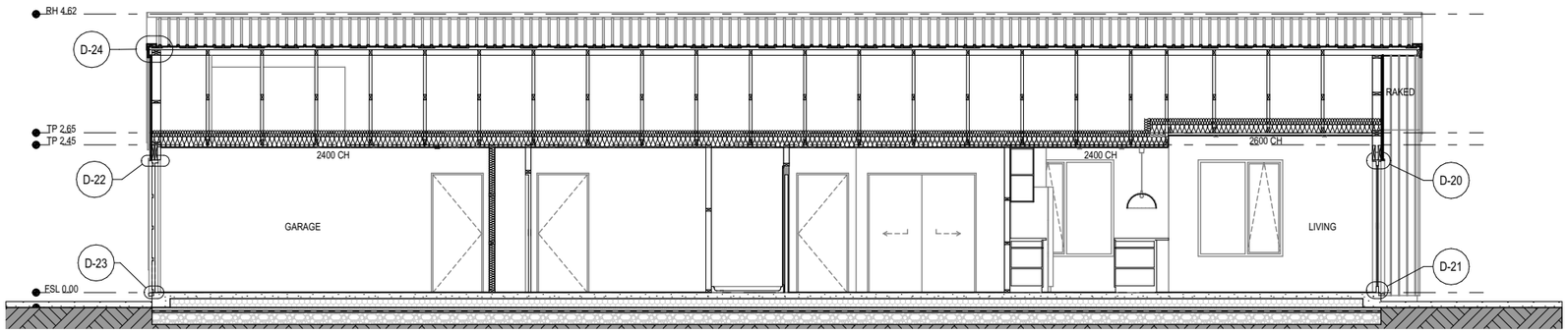
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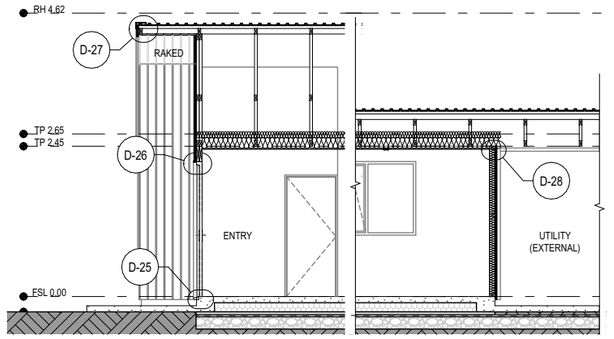
B 1:100



C 1:100



D 1:100



E 1:100

EXTERNAL FINISHES:

1. METALCRAFT R-RIB VERTICAL
METALCRAFT 0.40 BMT COLORSTEEL VERTICAL WALL CLADDING ON 20mm H3.1 CASTELLATED LOSP BATTENS OVER BUILDING PAPER TO H1.2 WALL FRAMING. COLOUR: "IRONSAND"

2. ABODO VERTICAL SHIPLAP
SELECTED ABODO STAINED TIMBER ON 20mm H3.1 CASTELLATED LOSP BATTENS @480Cctrs OVER BUILDING PAPER TO H1.2 WALL FRAMING. COLOUR: AS SELECTED BY CLIENT

3. WINDOW/DOOR JOINERY
DOUBLE GLAZED ALUMINIUM JOINERY. POWDER COATED COLOUR TO MATCH COLORSTEEL CLADDING: "IRONSAND"
COLOUR MATCH ALL HARDWARE.
REFER TO WINDOW AND DOOR SCHEDULE.

4. PAINT FINISH
REFER TO HOUSE COLOUR SCHEME.
ALLOW FOR COMPLETE PAINT SYSTEMS THAT ARE COMPATIBLE WITH SUBSTRATE AND APPLIED AS PER MANUFACTURER'S SPECIFICATION.

5. ROOFING:
METALCRAFT T-RIB 0.40 BMT COLORSTEEL ROOF SHEETING IN "IRONSAND"
ALLOW FOR ALL FLASHING & CAPPINGS TO BE PRE-FINISHED TO MATCH.
FLASHING BMT 0.55

6. GUTTER, FASCIA & DOWNPIPES
0.55 METALLINE 155 COLORSTEEL FASCIA WITH QUARTER-ROUND COLOURSTEEL GUTTER. O.55 BMT COLORSTEEL 80mm DOWNPIPES WITH MATCHING STANDOFF BRACKETS @ 1200 CTRS. COLOUR TO MATCH ROOF.

7. BARGE
0.55 BMT COLORSTEEL CUSTOM FOLDED BARGE CAPPING OVER METALINE FASCIA (AS BARGE) COLOUR: "IRONSAND". SEE DETAIL.

ROOF NOTES

ROOFING
METALCRAFT T-RIB 0.40 BMT COLORSTEEL ROOF SHEETING INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
ALLOW FOR ALL FLASHING TO BE PRE-FINISHED TO MATCH.
FLASHING BMT 0.55, TYPICAL U.N.O.

ROOF UNDERLAY
THERMAKRAFT COVERTEK 407 SELF SUPPORTING ROOF UNDERLAY INSTALLED TO MANUFACTURER'S SPECIFICATIONS.

DOWNPIPES
80mm COLORSTEEL DOWNPIPES WITH MATCHING STANDOFF BRACKETS @ 1200 CTRS. COLOUR TO MATCH ROOF U.N.O

GUTTER & FASCIA
0.55 BMT METALINE 155 COLORSTEEL FASCIA WITH QUARTER-ROUND COLORSTEEL GUTTER.

BARGE
0.55 BMT COLORSTEEL CUSTOM FOLDED BARGE CAPPING CAPPED WITH METALINE PROFILE TO FORM CONTINUOUS WING-WALL ENDS WHERE APPLICABLE.

PURLINS
90x45 H1.2 SG8 PURLINS ON FLAT@ MAX 1000mm CTRS. FIXING TYPE: U = 1/ 14g SELF DRILLING TYPE 17 SCREW, 100mm LONG.

CEILING BATTENS
35mm RONDO 308 SYSTEM CEILING BATTENS @ 600 CTS.

LINTELS
AS PER F&T DOCUMENTS.

TRUSSES & BRACING STRAP
AS PER F&T DOCUMENTS. REFER TO FULL SET.

WALL FRAMING:

LOAD BEARING FRAMING (HIGH WIND ZONE)
UP TO 2400 HIGH: H1.2 SG8 90x45 @ 600ctrs.
NOGS @800ctrs typical, or @480ctrs FOR ABODO
UP TO 2700 HIGH: H1.2 SG8 90x45 @ 400ctrs.
NOGS @800ctrs.
UP TO 4800 HIGH: H1.2 SG8 140x90 @ 400ctrs
NOGs @ 480ctrs TO SUIT ABODO CLADDING (gable end walls)

NON-LOAD BEARING FRAMING
UP TO 2400 HIGH: H1.2 SG8 90x45 @ 600ctrs
NOGS AS REQUIRED FOR INTERNAL FIXTURES.

TOP PLATE FIXING
H1.2 SG8 90x90mm TOP PLATE STUD
FIXING TYPE B - 4.7kN
CONNECTORS TO JOINS IN TOP PLATE.
REFER TO F&T DOCS.

BOTTOM PLATE TO SLAB
H1.2 SG8 90x45mm BOTTOM PLATE WITH DPC SECURED BENEATH WITH PROPRIETARY POST FIXED BOWMAC ANCHORS @ MAX 900 CTRS AND WITHIN 150mm OF EACH END OF WALL PLATE AS PER 3604:2011 7.5.12
REFER TO BRACING PLANS FOR ADDITIONAL HANDIBRAC REQUIREMENTS.

LINTEL FIXING
REFER TO F&T DOCUMENTS

BRACING
REFER TO BRACING PLAN

INSULATION NOTES:

CEILING
R5.2 240mm BRADFORD GOLD HI-PERFORMANCE INSULATION BATT PLUS A LAYER OF R1.8 80mm BRADFORD GOLD CEILING BLANKET OVER CEILING AS PER MANUFACTURER'S SPECS.

ROOF UNDERLAY
THERMAKRAFT COVETEK 407 LAID DIRECTLY UNDER ROOFING (OVER PURLINS).

TIMBER WALLS - EXTERNAL ENVELOPE
R2.8 90mm BRADFORD GOLD INSULATION BATT FIT SNUGLY BETWEEN TIMBER FRAMING AS PER MANUFACTURER'S SPECS.
R4.0 140mm BRADFORD INSULATION BATT TO 140mm WALLS.

WALL UNDERLAY/ BUILDING WRAP
THERMAKRAFT WATERGATE PLUS INSTALLED TO EXTERNAL SIDE OF FRAMING AS PER MANUFACTURER'S SPECS FOR HIGH WIND ZONE.

LINING NOTES:

GIB10
GS1-N / GS2-N 10mm GIB PLASTERBOARD TO WALLS, TYPICAL U.N.O

GIBAQ
10mm GIB AQUALINE: TO WET AREAS & SPLASHBACKS WALLS.
SEMI-GLOSS ACRYLIC PAINT FINISH TO ALL SPLASHBACK WALLS UNLESS TILES FINISH APPLIED.

BL1-H
10mm GIB BRACELINE AS NOTED ON BRACING PLAN. GIB HANDIBRACS AND GIB-ANGLES TO FRAMING AS SPECIFIED. REFER TO GIB SITE INSTALLATION GUIDE.

GIB13
13mm GIB PLASTERBOARD TO CEILINGS. INSTALLED ON STANDARD RONDO BATTEN SYSTEM @ 600CTRS AS PER MANUFACTURER'S SPECIFICATIONS.

JHV6
6mm JH VILLABOARD: TO SOFFITS, FLUSH JOINTED, INSTALLED ON H1.2 LOSP BATTENS TO MANUFACTURER'S SPECIFICATIONS.

AS-V
ABODO SHIPLAP SOFFIT TO MATCH WALL CLADDING, INSTALLED ON H1.2 LOST BATTENS @ 400 CTRS.

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00	BC00	04.02.2026
01	BC01 - RFI 1	12.03.2026
02	BC02 - MV01	07.05.2026

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CLIENT: JAMES WORKER

PROJECT NUMBER: ESS 2503

SECTIONS

A10

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GLAZING NOTES

1. ALL EXTERNAL WINDOWS AND GLAZED DOORS
SHALL BE APG DOUBLE GLAZED IGU'S (SEALED INSULATED GLASS UNITS)
TO SUIT R0.5 H1 REQUIREMENTS.
EG: DOUBLE GLAZED WITH 5mm CLEAR FLOAT GLASS (UNLESS SAFETY GLASS, HIGH-PERFROMANCE E GLASS OR OBSCURE GLASS REQUIRED)
10mm THERMALLY BROKEN ARGON GAP SPACER TO AS/NZS 4666 & NZS 4223.2
GLAZING SUPPLIER TO PROVIDE FINAL GLAZING BUILD UP CALCULATIONS FOR EACH WINDOW AND DOOR TO DEMONSTRATE R0.5 OR BETTER CONSTRUCTION PERFORMANCE.

3. SG = SAFETY GLASS
SHALL BE TOUGHENED GRADE A SAFETY GLASS SHALL BE INSTALLED IN ALL DOORS AND WINDOWS WHERE REQUIRED/ AS NOTED TO AS/NZA 2208.

4. OB = OBSCURE PRIVACY GLASS
SHALL BE INSTALLED IN BATHROOM WINDOWS/ AS NOTED AND REQUIRED BY CLIENT.

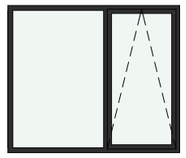
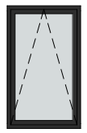
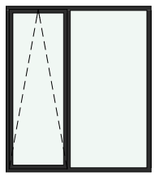
5. GLASS SHOWER SCREENS
SHALL BE 10mm TOUGHENED GLASS: FORMED, SHAPED AND CUT PRIOR TO TOUGHENING AND FIXED USING PROPRIETARY SYSTEMS IN POLISHED CHROME/ STAINLESS STEEL TO THE MANUFACTURERS SPECIFICATION.

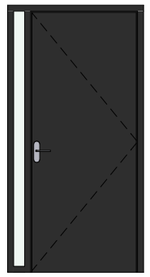
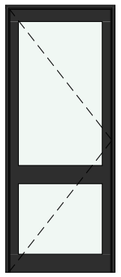
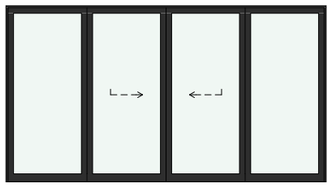
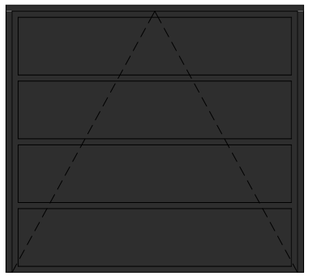
6. FIXED MIRRORS
SHALL BE CLEAR SILVERING ANNEALED MIRROR GLASS 5mm. REFER TO ELECTRICAL PLAN FOR MIRROR DE-MISTER REQUIREMENTS, IF ANY.

7. ALUMINIUM FRAMES
SHALL BE APL METRO THERMALHEART SERIES WITH URBO HARDWARE, COLOUR MATCHED WITH FRAMES.

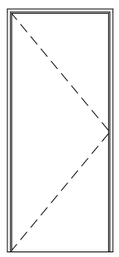
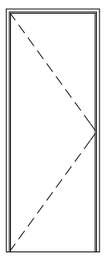
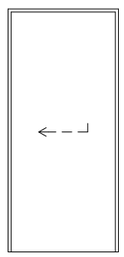
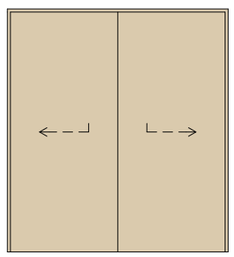
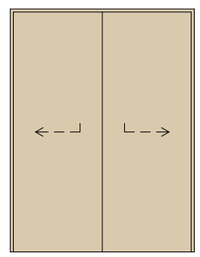
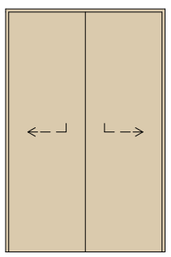
8. POWDER COATING
ALL ALUMINIUM/ STEEL DOORS/ WINDOW FLASHINGS SHALL BE POWDER COATED TO AAMA 2603 MINIMUM. FINAL COLOUR SELECTION BY CLIENT TO MATCH COLORSTEEL CLADDING.

9. HARDWARE- INTERNAL
ALL HARDWARE, LEVER SETS, HINGES, SNIBS ETC SHALL BE WINDSOR FUTURA APEX SERIES - BRUSHED NICKEL.

WINDOW ID	W01	W02	W03	W04	W05
QUANTITY	3	3	4	2	1
W x H SIZE	1,400×1,200	600×1,000	600×1,800	1,400×1,600	600×1,000
SILL HEIGHT	1,000	1,200	400	600	1,200
HEAD HEIGHT	2,200	2,200	2,200	2,200	2,200
ELEVATION					
GLASS	Clear	OB SG	Clear SG	Clear SG	Clear
OPENING SURFACE AREA	1.68	0.60	1.08	2.24	0.60
DESCRIPTION	Fixed / Awning	Awning	Fixed / Awning	Fixed/ Awning	Awning
FUNCTION	Internal Tongues, Restricted stays	Internal Tongue, Restricted stays	Internal Tongue, Restricted stays	Internal Tongue, Restricted stays	Internal Tongue, Restricted stays

DOOR ID	D01	D02	D03	D04
DESCRIPTION	Entry Door, Swing	Laundry Door, Swing	Sliding Door	Garage Door
QUANTITY	1	1	1	1
W x H SIZE	1,120×2,200	900×2,200	4,000×2,200	2,450×2,200
HEAD HEIGHT	2,200	2,200	2,200	2,200
ELEVATION				
GLASS / LEAF	PC Aluminium faced flush panel leaf / Clear SG sidelite		Clear SG	Sectional steel garage door - Dominator Sierra or similar approved. Powder coated to match window suite
HARDWARE	Key lock, internal snib		Lockable with Internal snib	Automatic, 2 x remote button supplied.
OPENING AREA	2.46	1.98	8.80	5.39

All Openings Schedule

DOOR ID	D20	D21	D22	D30	D31	D32
DESCRIPTION	Bedroom Doors, Swing	Bathroom Doors, Swing	Ensuite Door, Cavity Slider	Wardrobe Slider	Wardrobe Slider	Wardrobe SLider
QUANTITY	5	2	1	1	2	1
W x H SIZE	860×1,980	760×1,980	900×1,980	1,800×1,980	1,500×1,980	1,300×1,980
HEAD HEIGHT	1,980	1,980	1,980	1,980	1,980	1,980
ELEVATION						
GLASS / LEAF		Flush hollow core	Flush hollow core	Flush hollow core	Flush hollow core	Flush hollow core
HARDWARE	Internal lever set	Internal lever set, privacy snib	Recessed pull, privacy snib	Robe	Robe	Robe
OPENING AREA	1.70	1.50	1.78	3.56	2.97	2.57

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00	BC00	04.02.2026
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02	BC02 - MV01	07.05.2026

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NORTHLAKE HOUSE.
ADDRESS: LOT 5007 (LOT 23)
NORTHLAKE, WANAKA N.Z 9305
CLIENT: JAMES WORKER

PROJECT NUMBER: ESS 2503

WINDOWS & DOORS

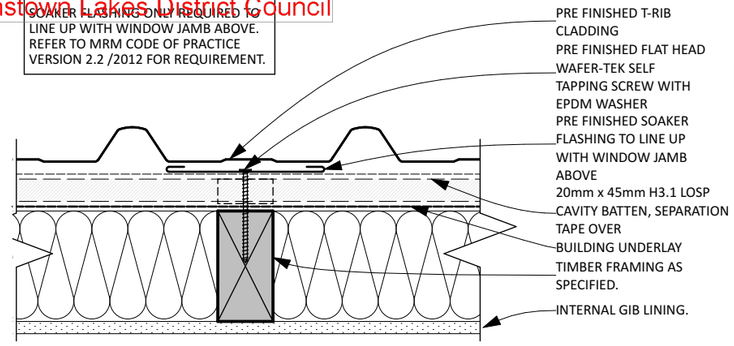
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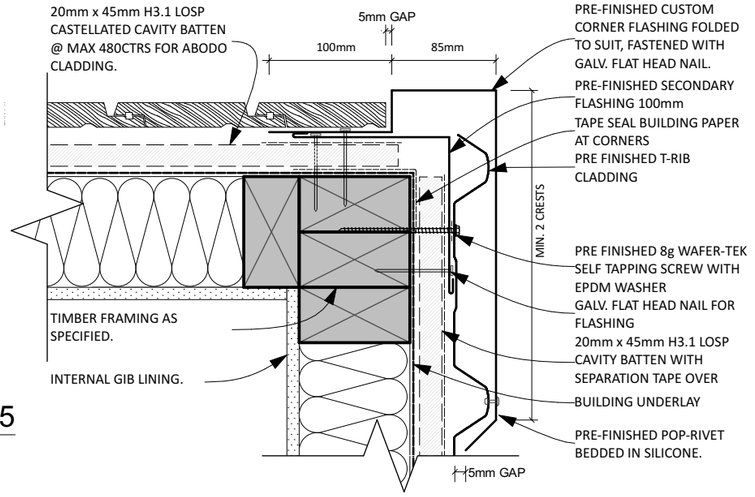
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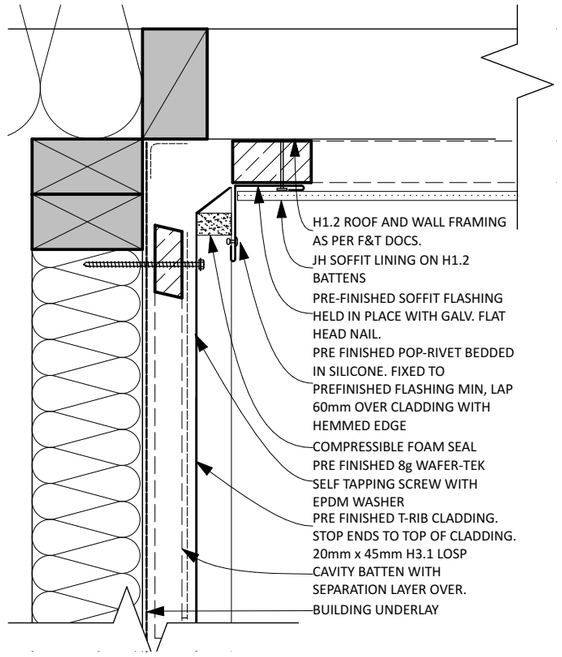
SOAKER FLASHING ONLY REQUIRED TO LINE UP WITH WINDOW JAMB ABOVE. REFER TO MRM CODE OF PRACTICE VERSION 2.2 /2012 FOR REQUIREMENT.



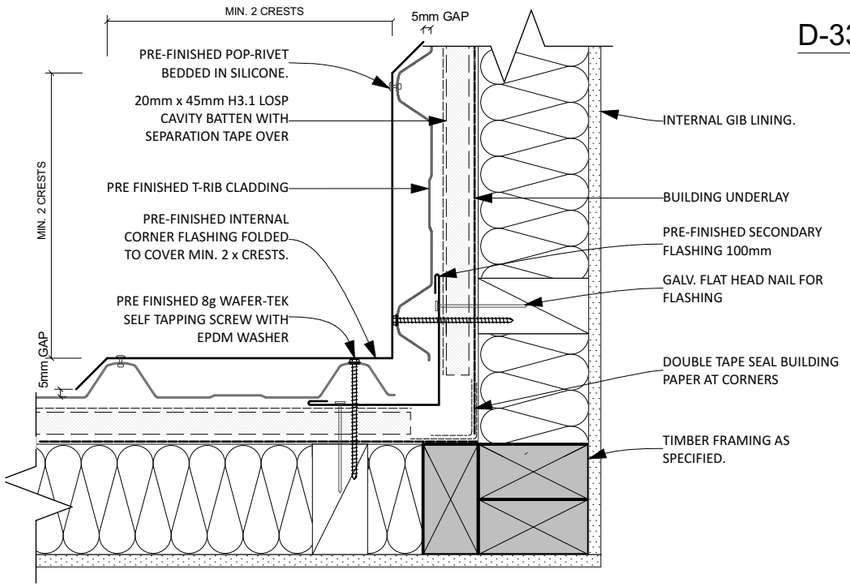
D-11 T RIB - SOAKER FLASHING 1:5



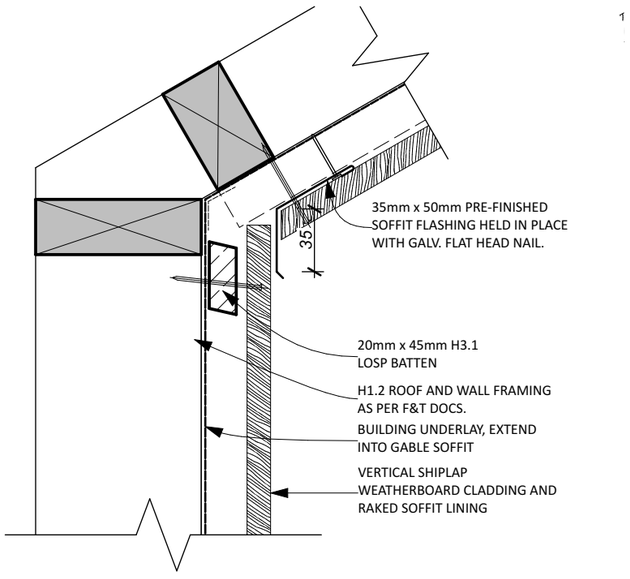
D-33 T-RIB TO SHIPLAP - EXTERNAL CORNER 1:5



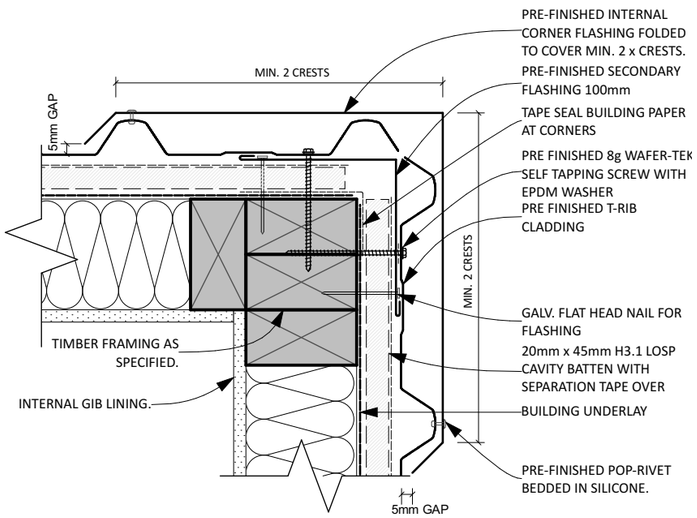
D-15 T-RIB TO SOFFIT ABOVE 1:5



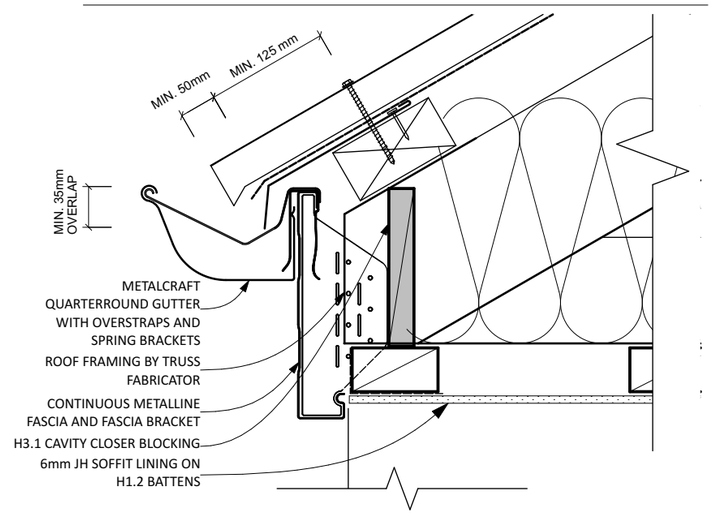
D-02 T-RIB - INTERNAL CORNER 1:5



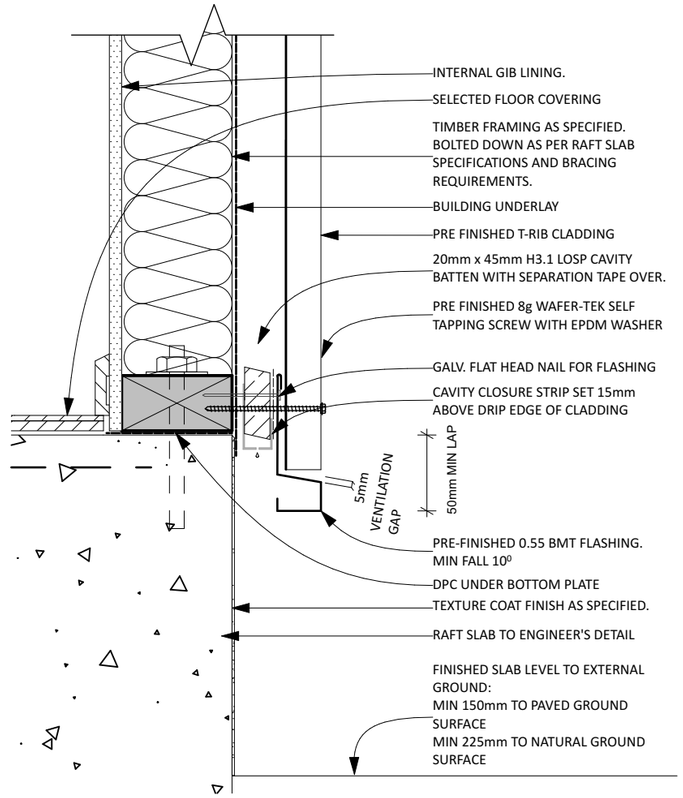
D-13 T-RIB TO RAKING SOFFIT 1:5



D-04 T-RIB - EXTERNAL CORNER 1:5



D-16 FASCIA TO SOFFIT BELOW 1:5



D-14 T-RIB TO SLAB EDGE 1:5

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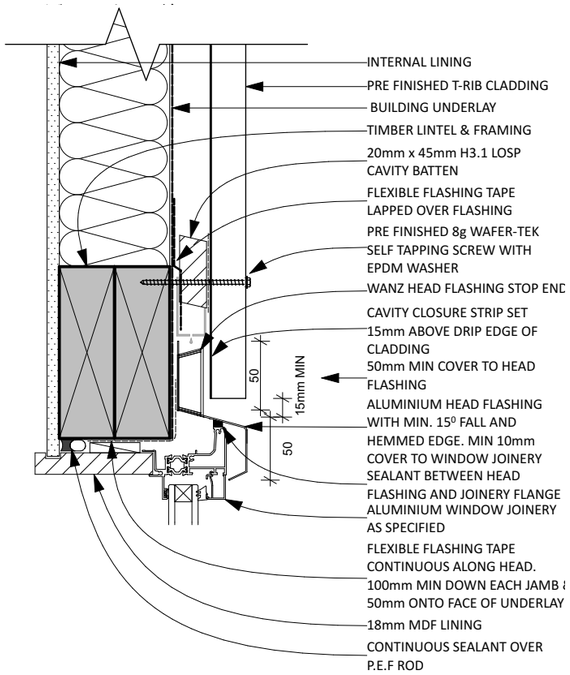
DETAILS - VERTICAL T-RIB

A12

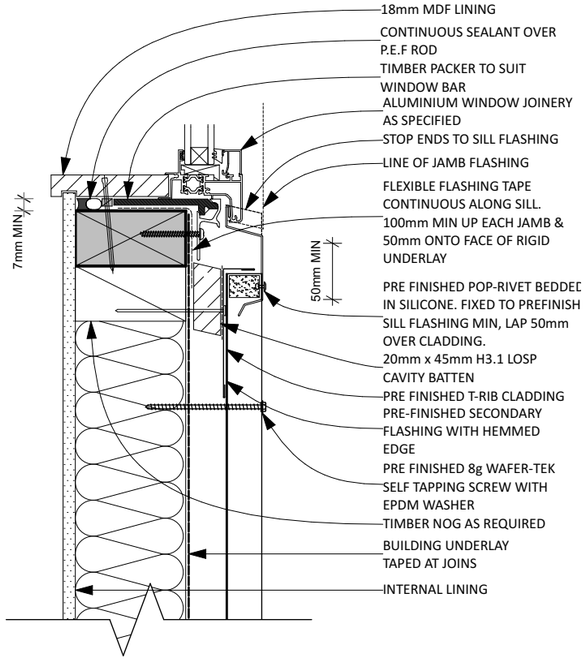
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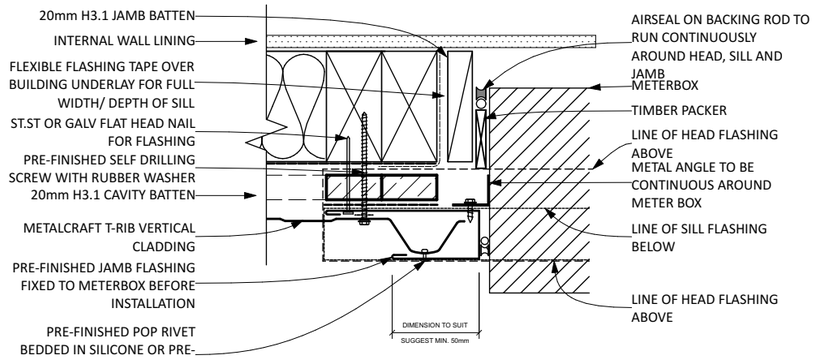
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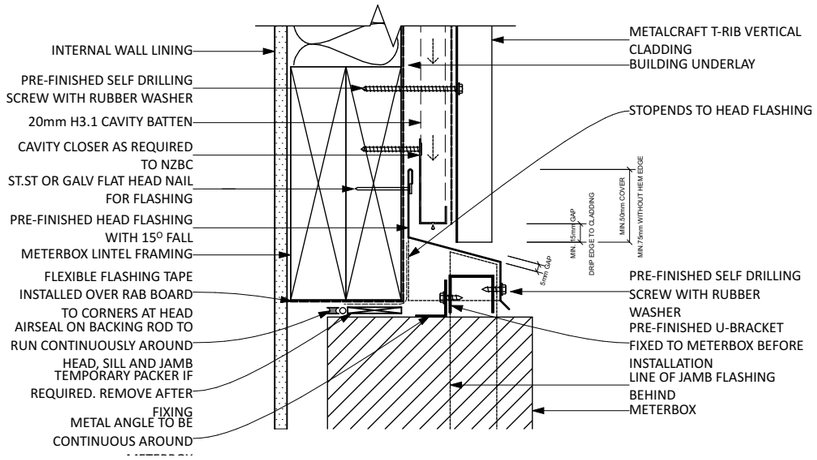
D-18 T-RIB WINDOW HEAD 1:5



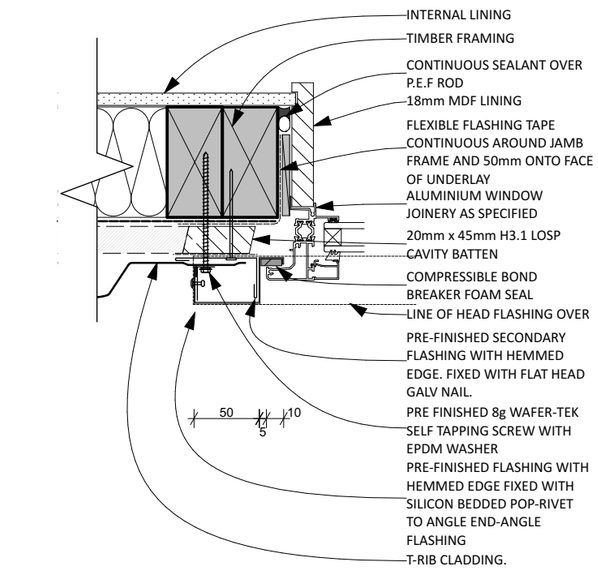
D-19 T-RIB WINDOW SILL 1:5



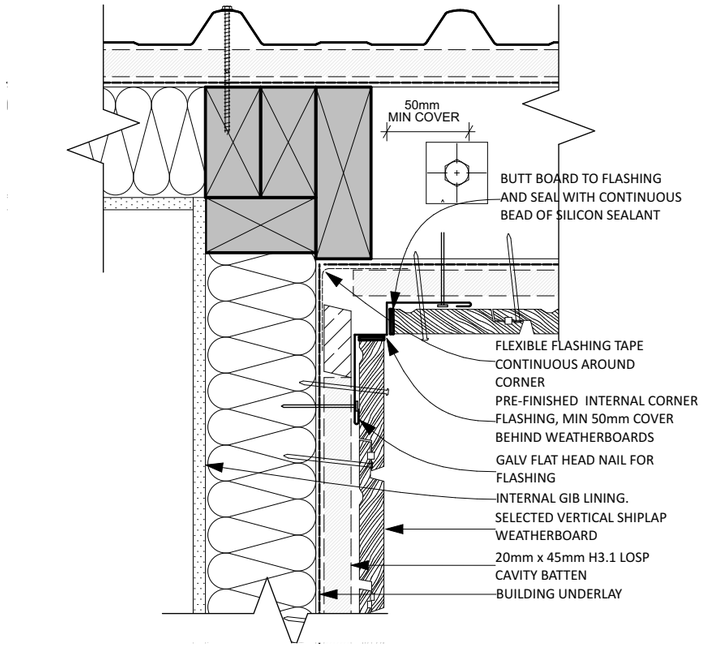
D-03A T-RIB METERBOX JAMB 1:5



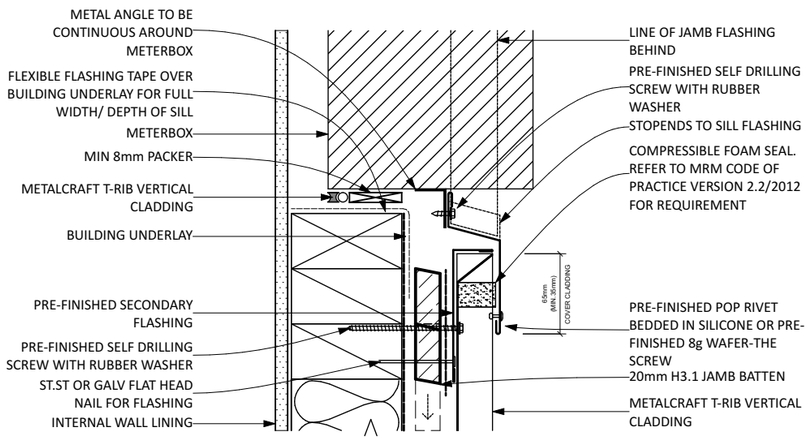
D-03B T-RIB METERBOX HEAD 1:5



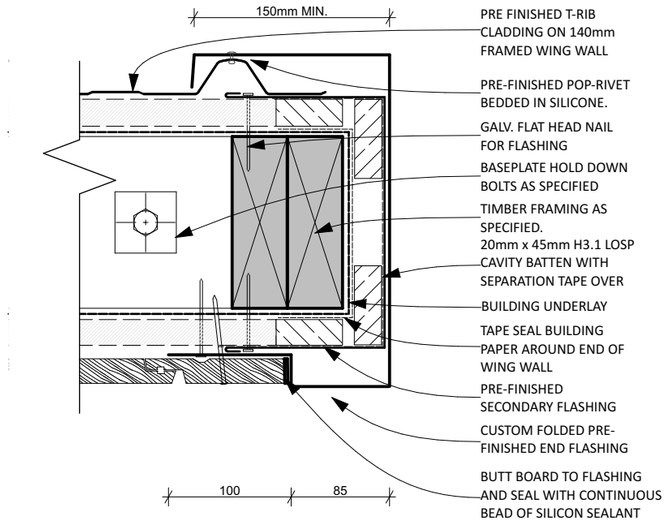
D-06 T-RIB WINDOW JAMB 1:5



D-08 SHIPLAP INTERNAL CORNER 1:5



D-03C T-RIB METERBOX SILL 1:5



D-07 T-RIB WING WALL - END CAPPING 1:5

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01	BC01 - RFI 1	12.03.2026
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ADDRESS: LOT 5007 (LOT 23)
NORTHLAKE, WANAKA N.Z 9305
CLIENT: JAMES WORKER

PROJECT NUMBER: ESS 2503

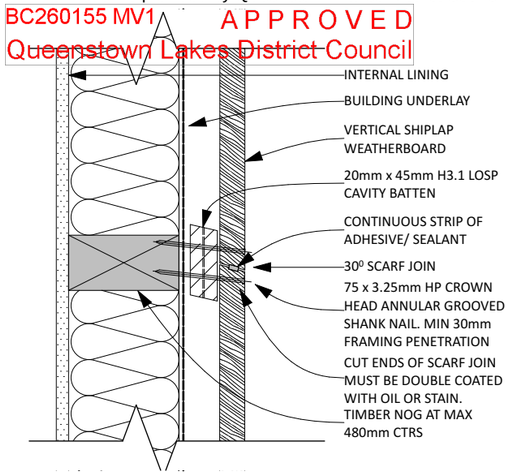
DETAILS - VERTICAL T-RIB

A13

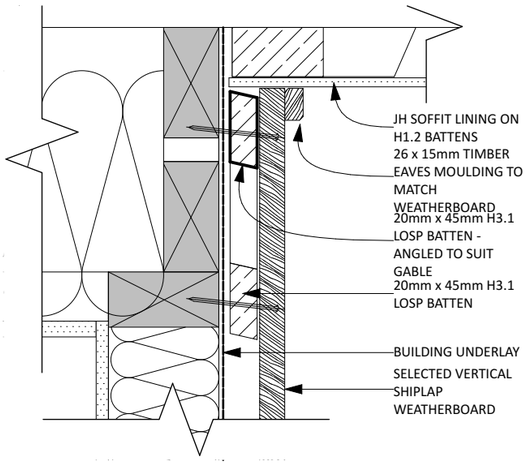
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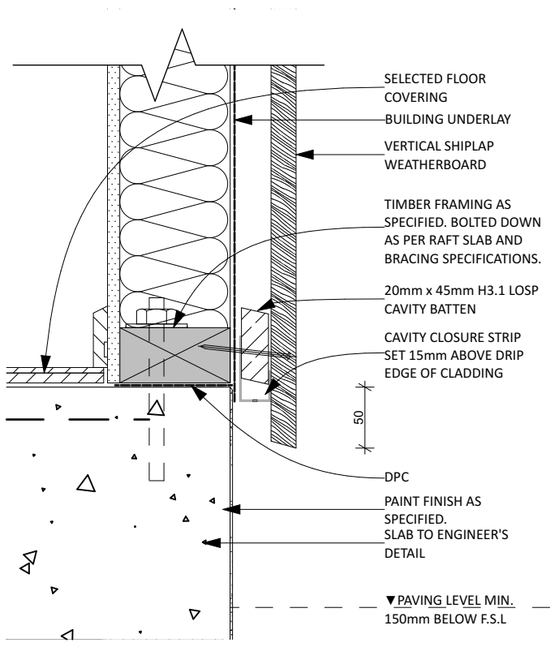
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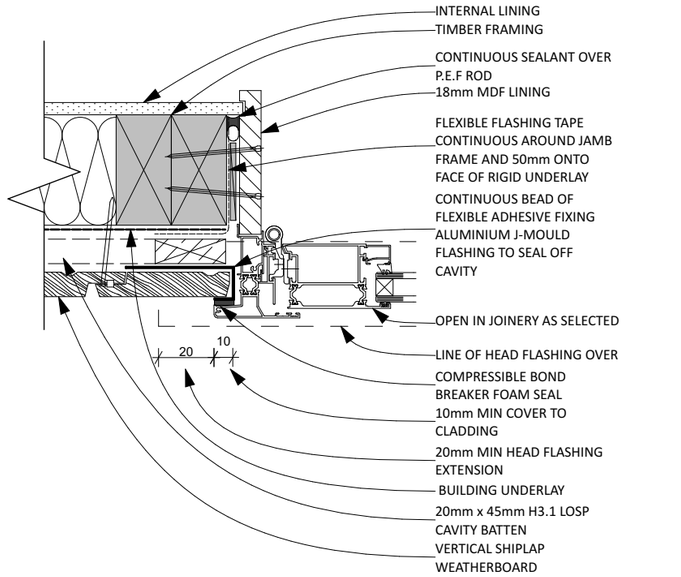
D-S1 STANDARD SHIPLAP SCARF JOIN 1:5



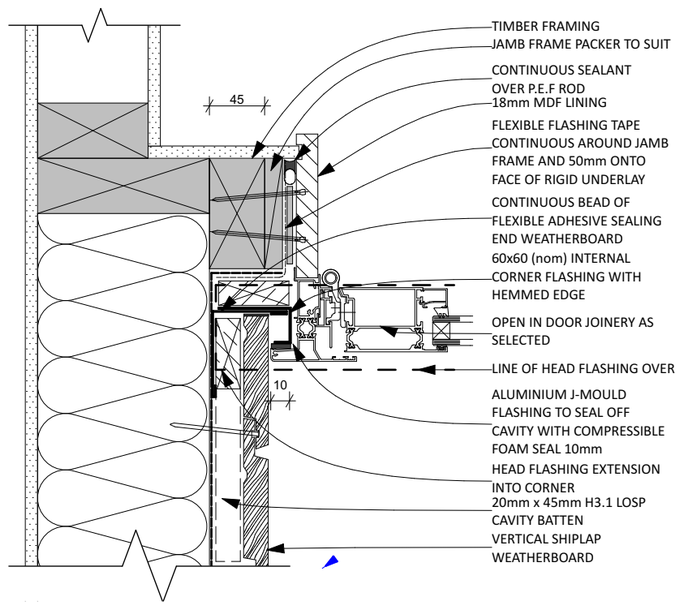
D-15 SHIPLAP TO SOFFIT ABOVE 1:5



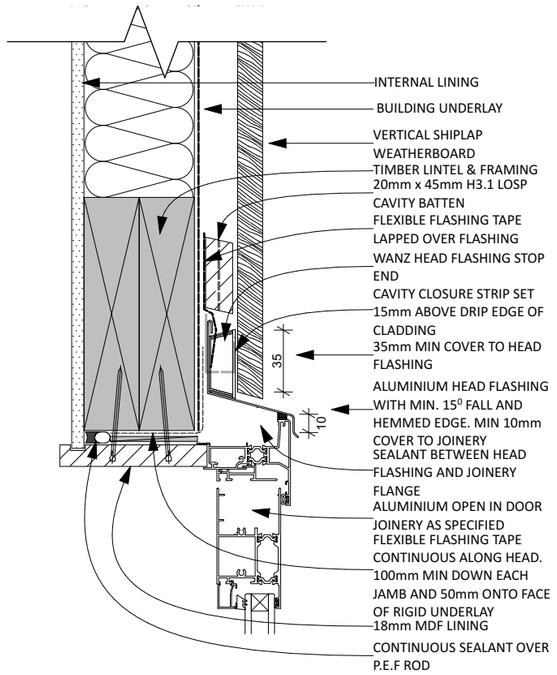
D-S2 STANDARD SHIPLAP TO SLAB EDGE 1:5



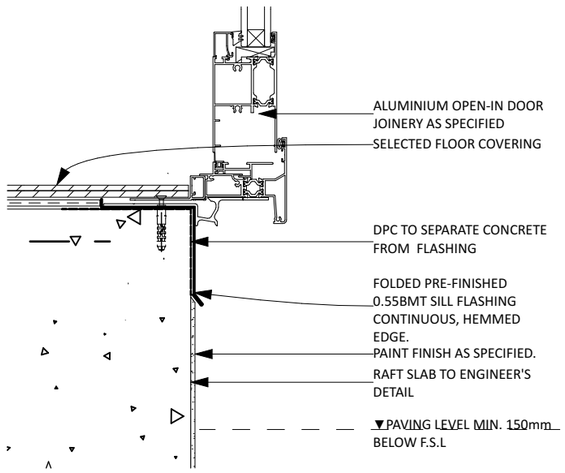
D-29 SHIPLAP DOOR JAMB (STANDARD) 1:5



D-05 SHIPLAP DOOR JAMB (ENTRY DOOR) 1:5



D-26 SHIPLAP DOOR HEAD 1:5



D-25 OPEN IN DOOR - SLAB EDGE 1:5

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DETAILS - VERTICAL TIMBER

SHIPLAP A14

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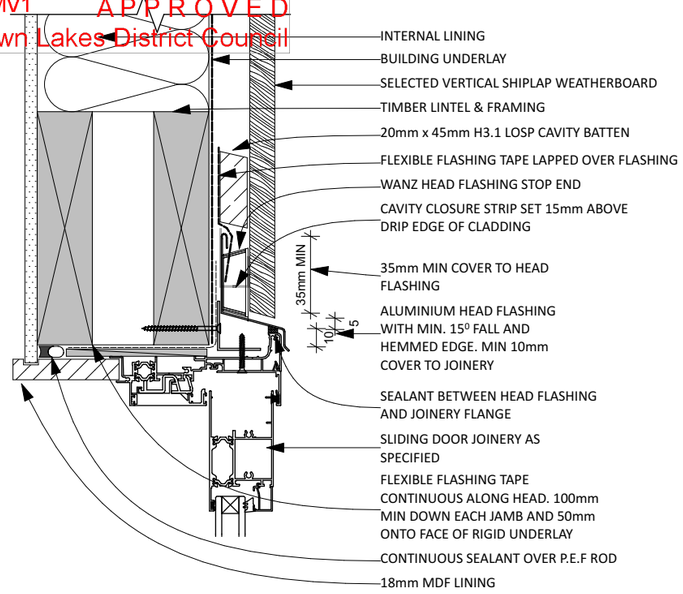
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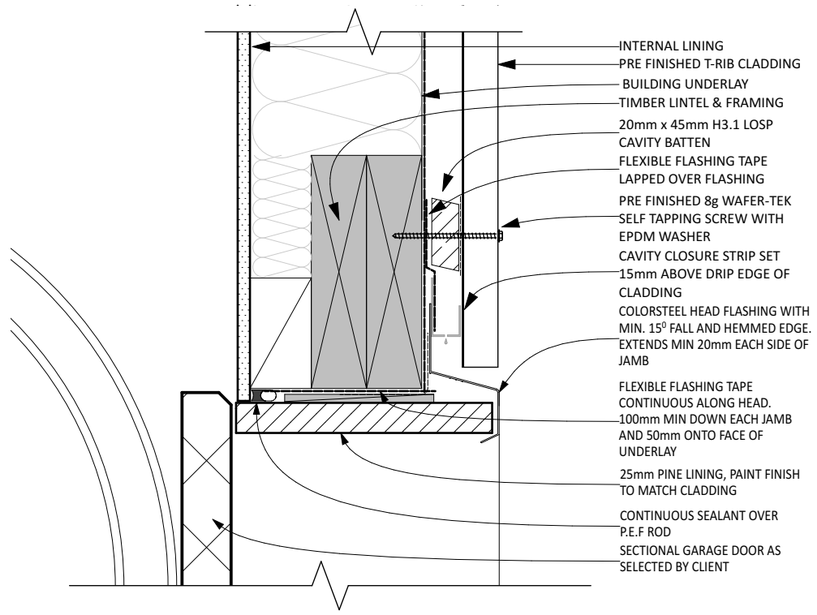
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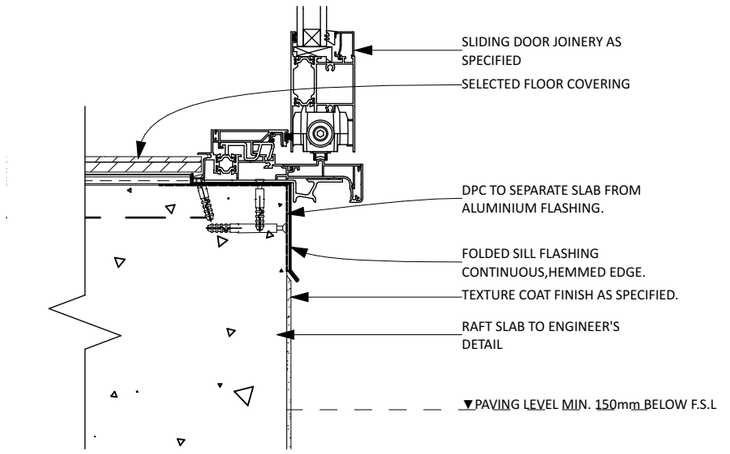
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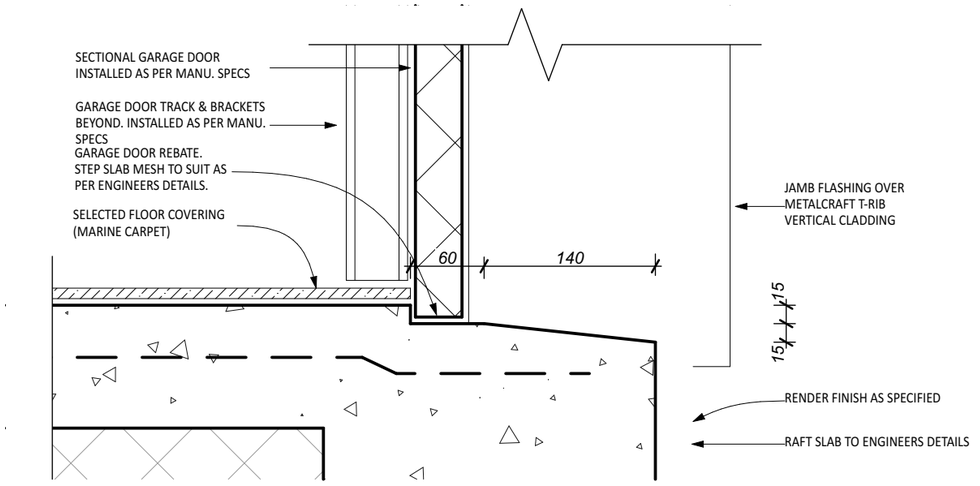
23 SD SHIPLAP - SLIDING DOOR HEAD 1:5



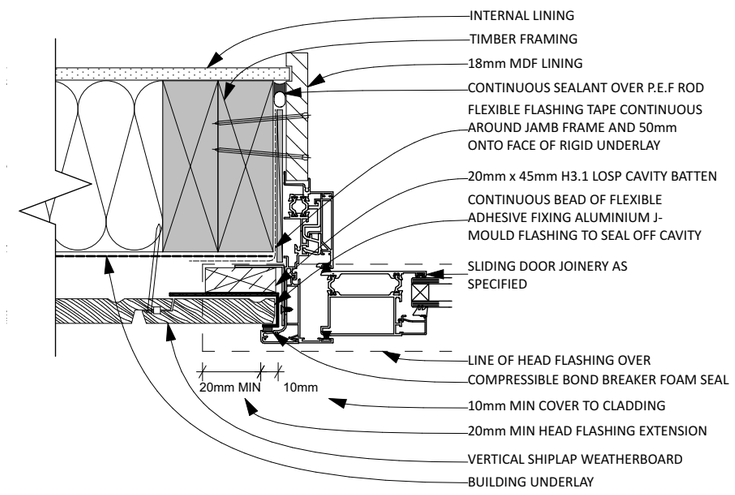
D-22 T-RIB - GARAGE DOOR HEAD 1:5



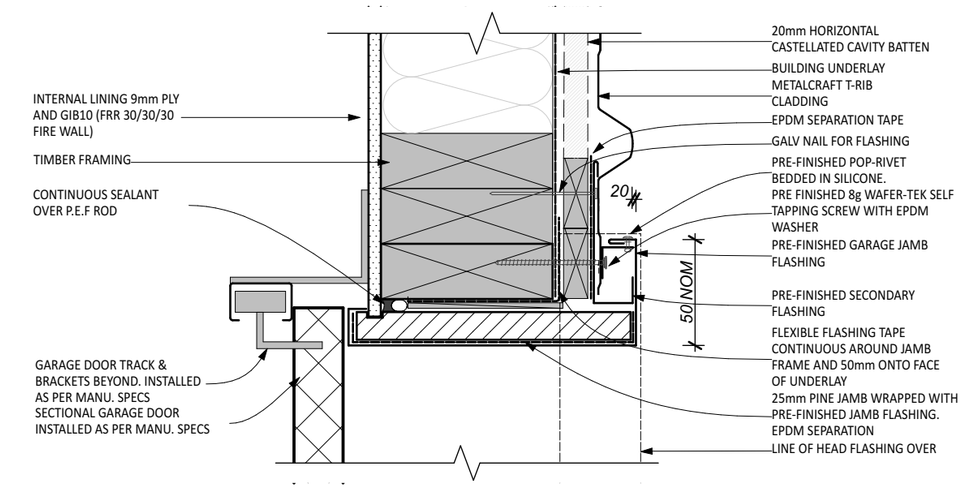
24 SD SLIDING DOOR - SLAB EDGE 1:5



D-23 T-RIB - GARAGE DOOR SLAB REBATE 1:5



25 PD SHIPLAP - SLIDING DOOR JAMB 1:5



D-30 T-RIB - GARGE DOOR JAMB 1:5

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DETAILS - LARGE DOORS

A15

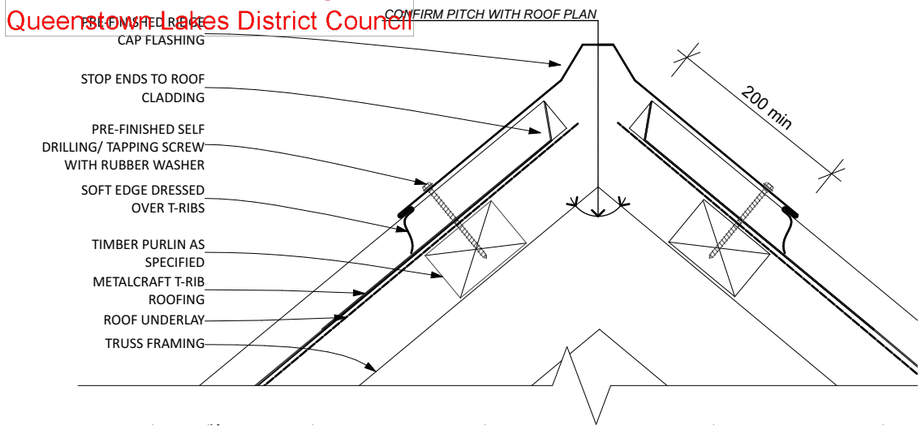
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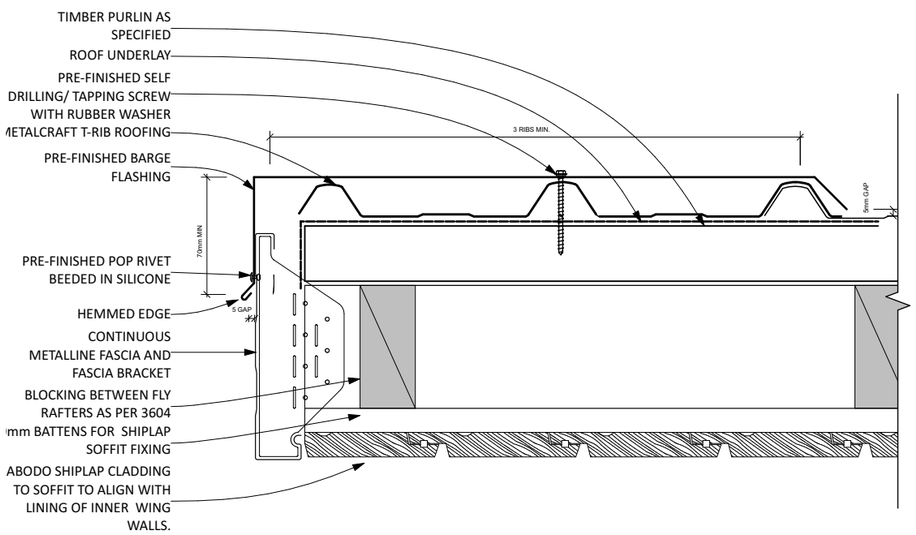
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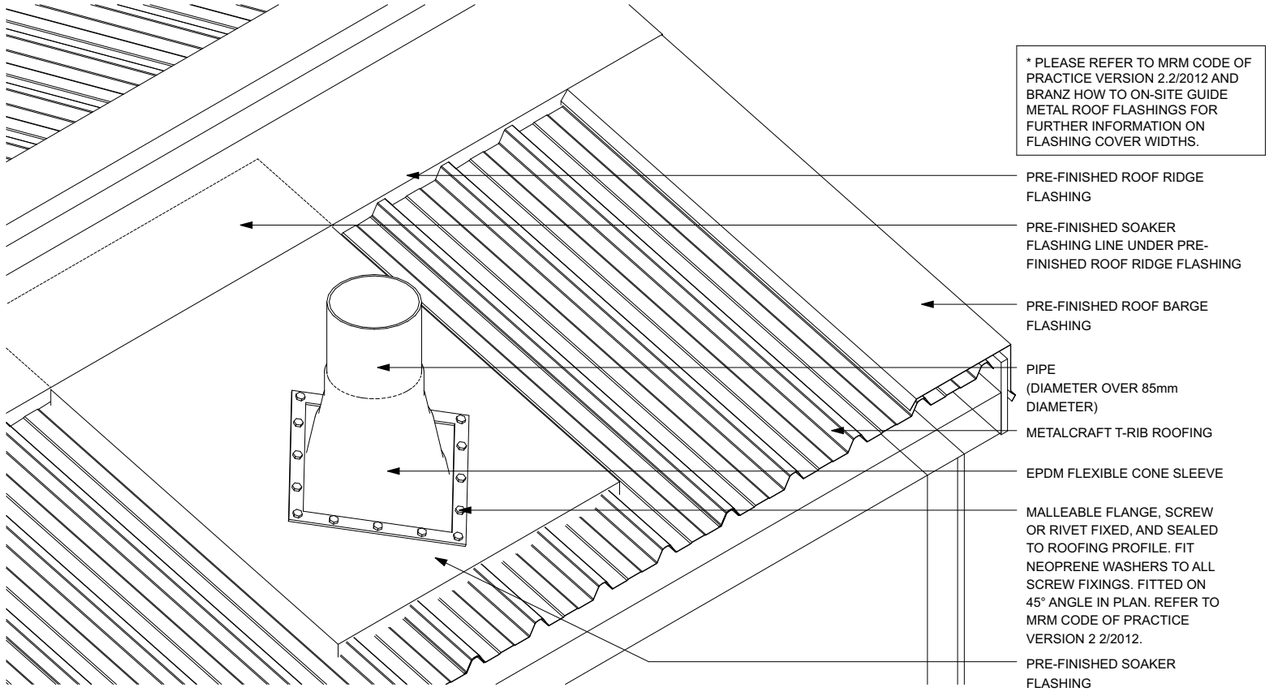
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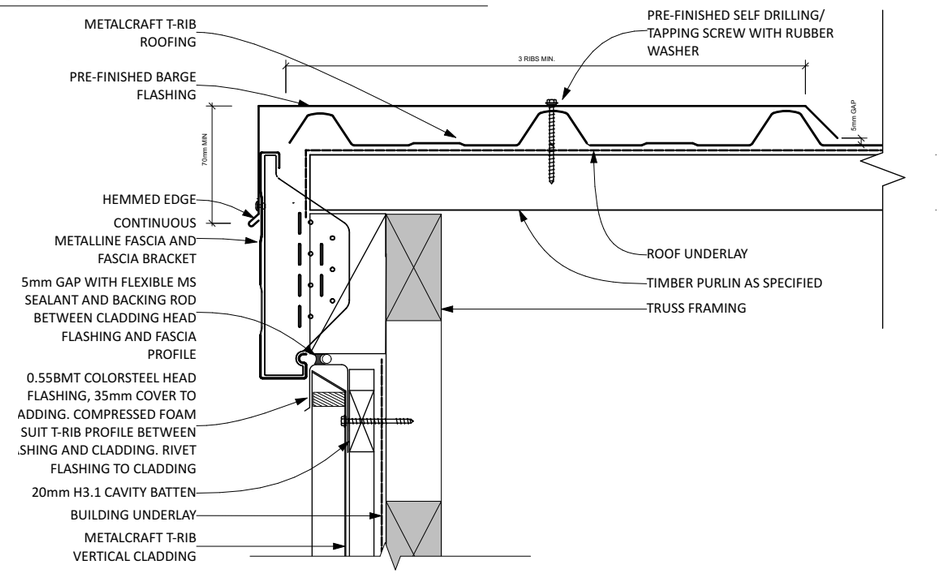
D-31 RIDGE CAPPING DETAIL 1:5



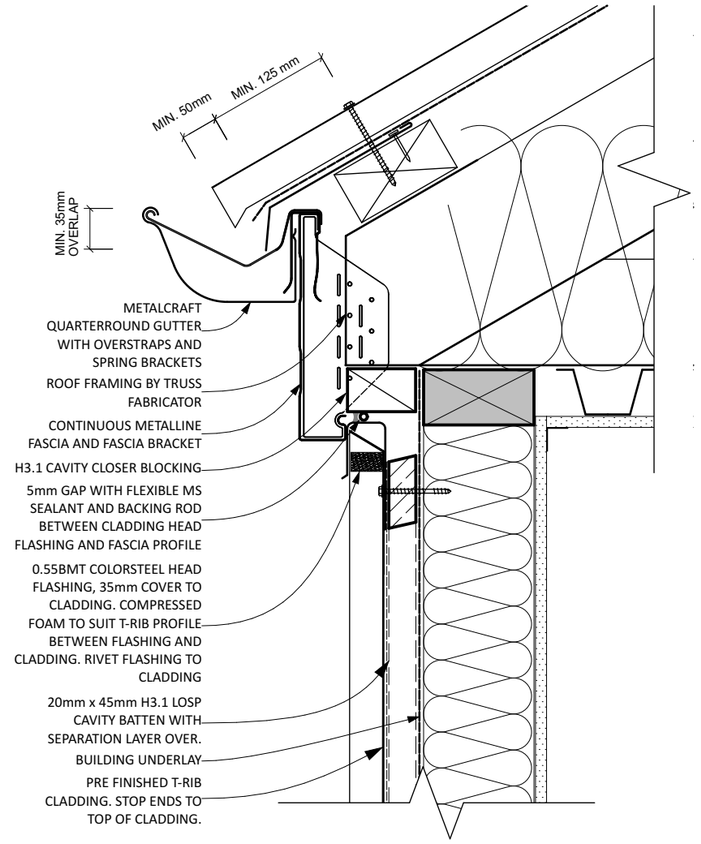
D-27 AXENT BARGE CAPPING 1:5



D-32 TYPICAL ROOF PENETRATION 1:5



D-24 METALLINE RAKING FASCIA 1:5



D-12 T-RIB - GUTTER AND FASCIA 1:5

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DETAILS - ROOF

A16

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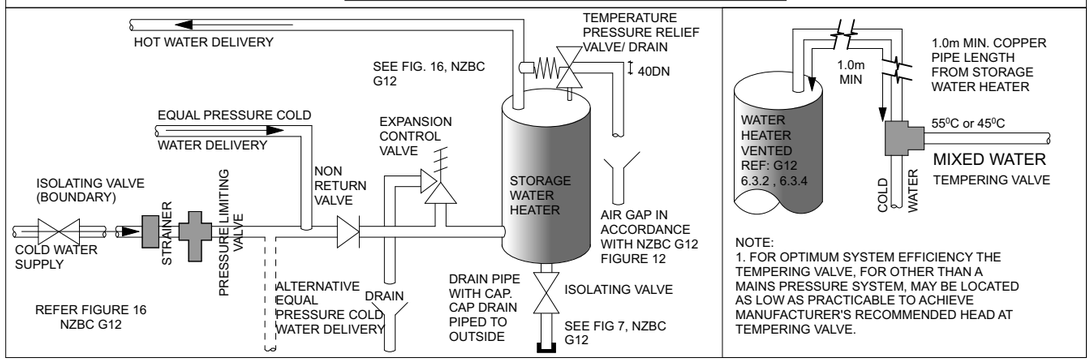
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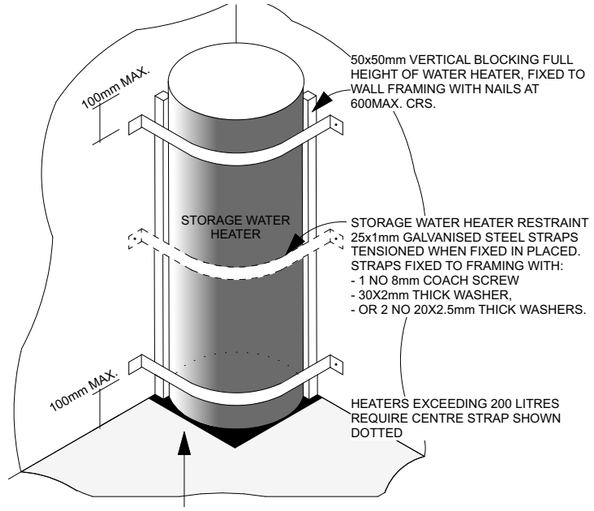
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STORAGE HOT WATER SYSTEM REQUIREMENTS



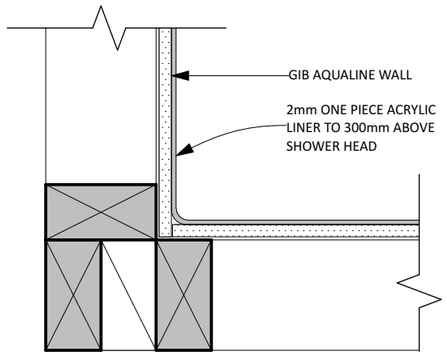
NOTE:
1. FOR OPTIMUM SYSTEM EFFICIENCY THE TEMPERING VALVE, FOR OTHER THAN A MAINS PRESSURE SYSTEM, MAY BE LOCATED AS LOW AS PRACTICABLE TO ACHIEVE MANUFACTURER'S RECOMMENDED HEAD AT TEMPERING VALVE.

HOT WATER PIPES SHALL BE INSULATED TO NZS4305 AS MODIFIED BY H1/AS1 5.0

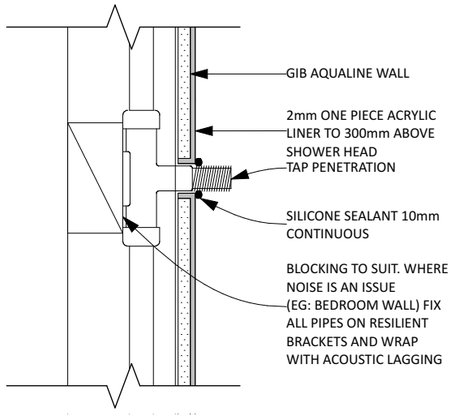


HWC SAFE TRAY SHALL BE INSTALLED TO COMPLY WITH G12 (3rd ADDITION AMENDMENT JANUARY 2017) SECTION 6.11.3 PARAGRAPH 5.2.3
ALLPROOF HWC TUNDISH INSTALLED IN SAFE TRAY & DRAINS TO ORG REFER SPECIFICATION FOR INSTALLATION DETAILS

45 HWC SCHEMATIC G12/AS1

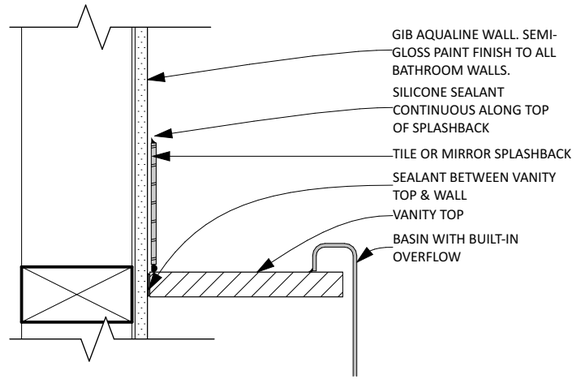


39 PD ACYRLIC SHOWER CORNER 1:5

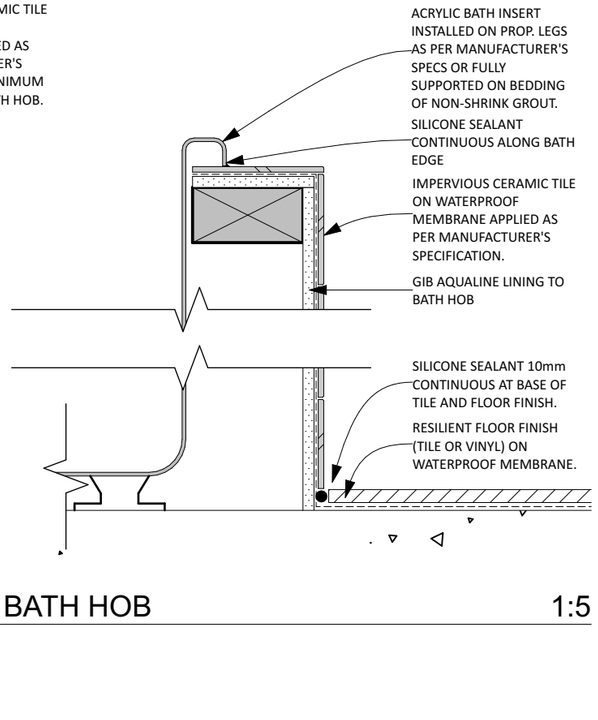


40 SD SHOWER WALL PENETRATION 1:5

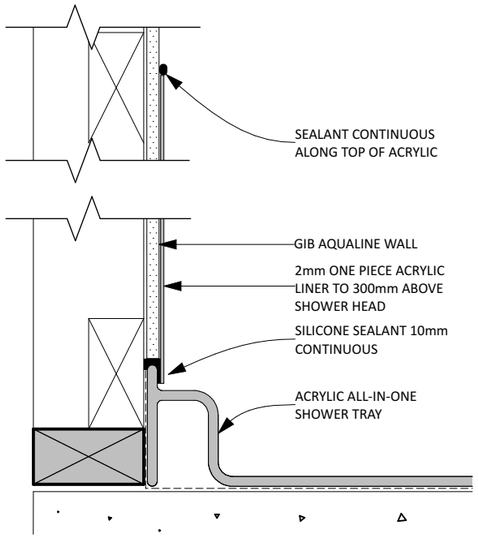
46 HWC SIESMIC RESTRAINT & SAFE TRAY



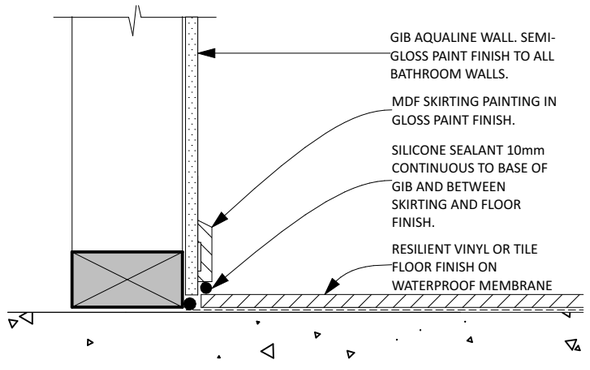
41 SD VANITY 1:5



42 SD BATH HOB 1:5



43 SD SHOWER BASE 1:5



44 SD TYPICAL BATHROOM FLOOR 1:5

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DETAILS - WET AREAS

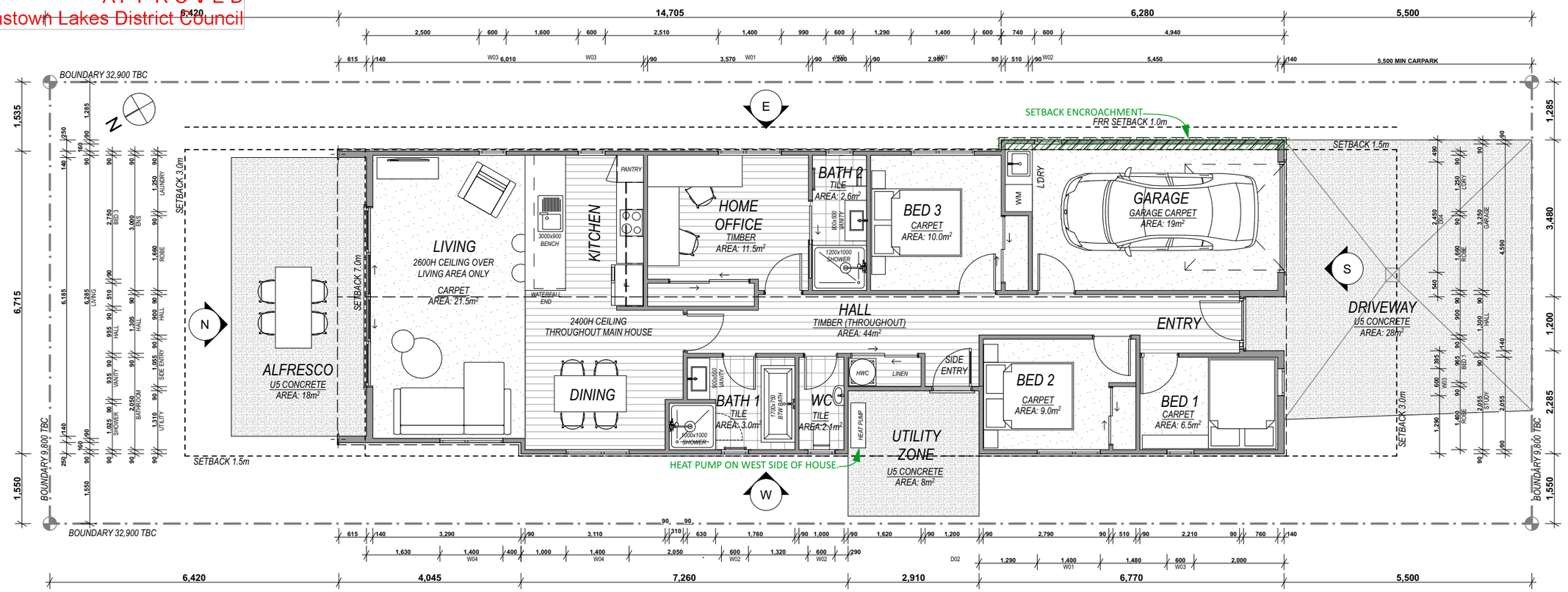
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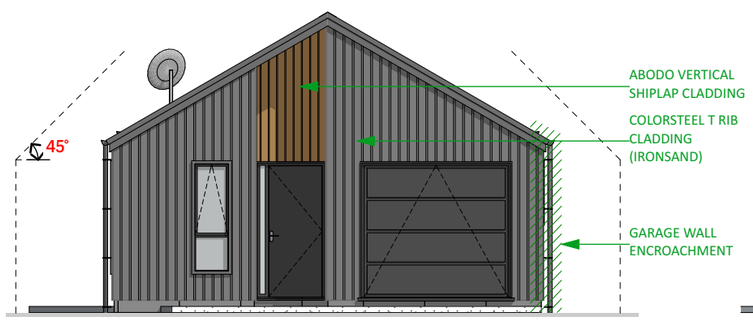
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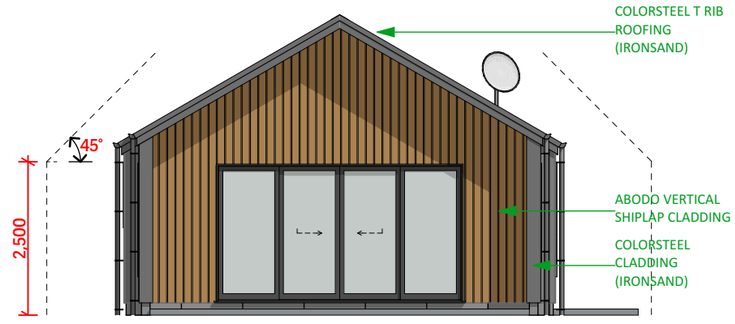
1 GROUND FLOOR 1:100



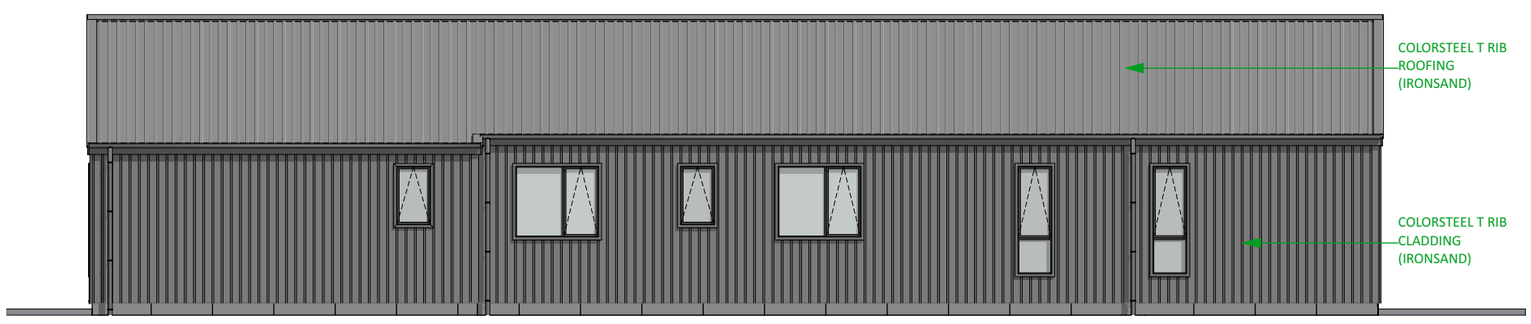
SOUTH 1:100



WEST 1:100



NORTH 1:100



EAST 1:100

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DPBA PLAN

A18

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