Elysium Way Extension - RC Plan Set

John Johnston

49 Elysium Way, Speargrass Flat

SHEET INDEX

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ADQ Architecture

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

Elysium Way Extension

For: John Johnston

49 Elysium Way, Speargrass Flat

SHEET TITLE: TITLE & INDEX

DRAWN BY: JC

ISSUED: 17/06/2026

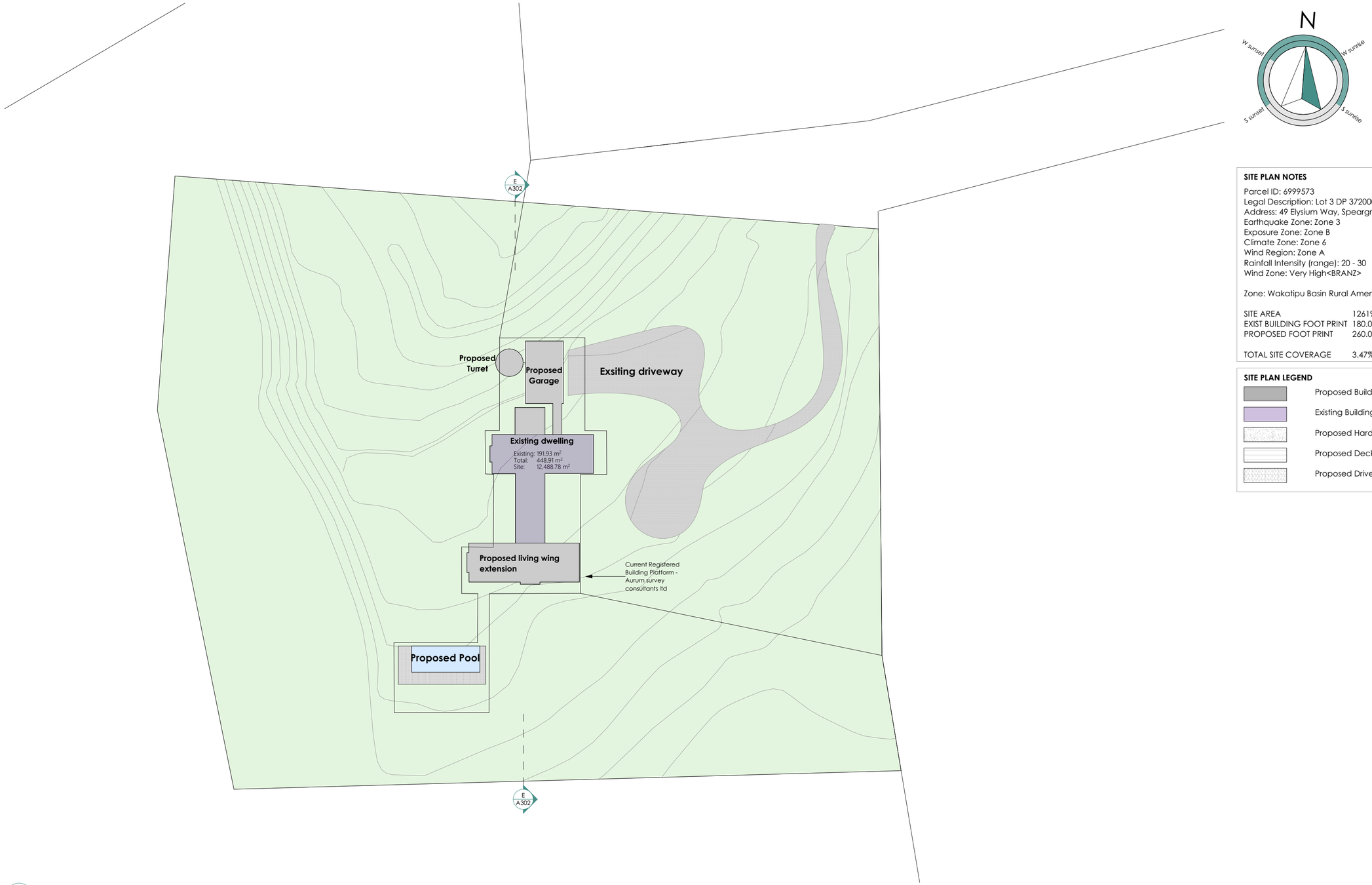
PROJECT #: 856

Rev	Date	Issue
B	5/03/2026	Pricing set
C	13/03/2026	Pricing set - Final
D	18/03/2026	Pricing set - Final REV A
F	18/05/2026	Pricing set - REV A - RC Updates
G	21/05/2026	Pricing set - REV G - RC Updates 2

SHEET NO

A100.G

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SITE PLAN NOTES

Parcel ID: 6999573
Legal Description: Lot 3 DP 372000
Address: 49 Elysium Way, Speargrass Flat
Earthquake Zone: Zone 3
Exposure Zone: Zone B
Climate Zone: Zone 6
Wind Region: Zone A
Rainfall Intensity (range): 20 - 30
Wind Zone: Very High<BRANZ>

Zone: Wakatipu Basin Rural Amenity Zone

SITE AREA	12619m²
EXIST BUILDING FOOT PRINT	180.05m²
PROPOSED FOOT PRINT	260.06m²
TOTAL SITE COVERAGE	3.47%

SITE PLAN LEGEND

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

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-
Site Plan
Scale 1:500
CC5

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Elysium Way Extension

For: John Johnston

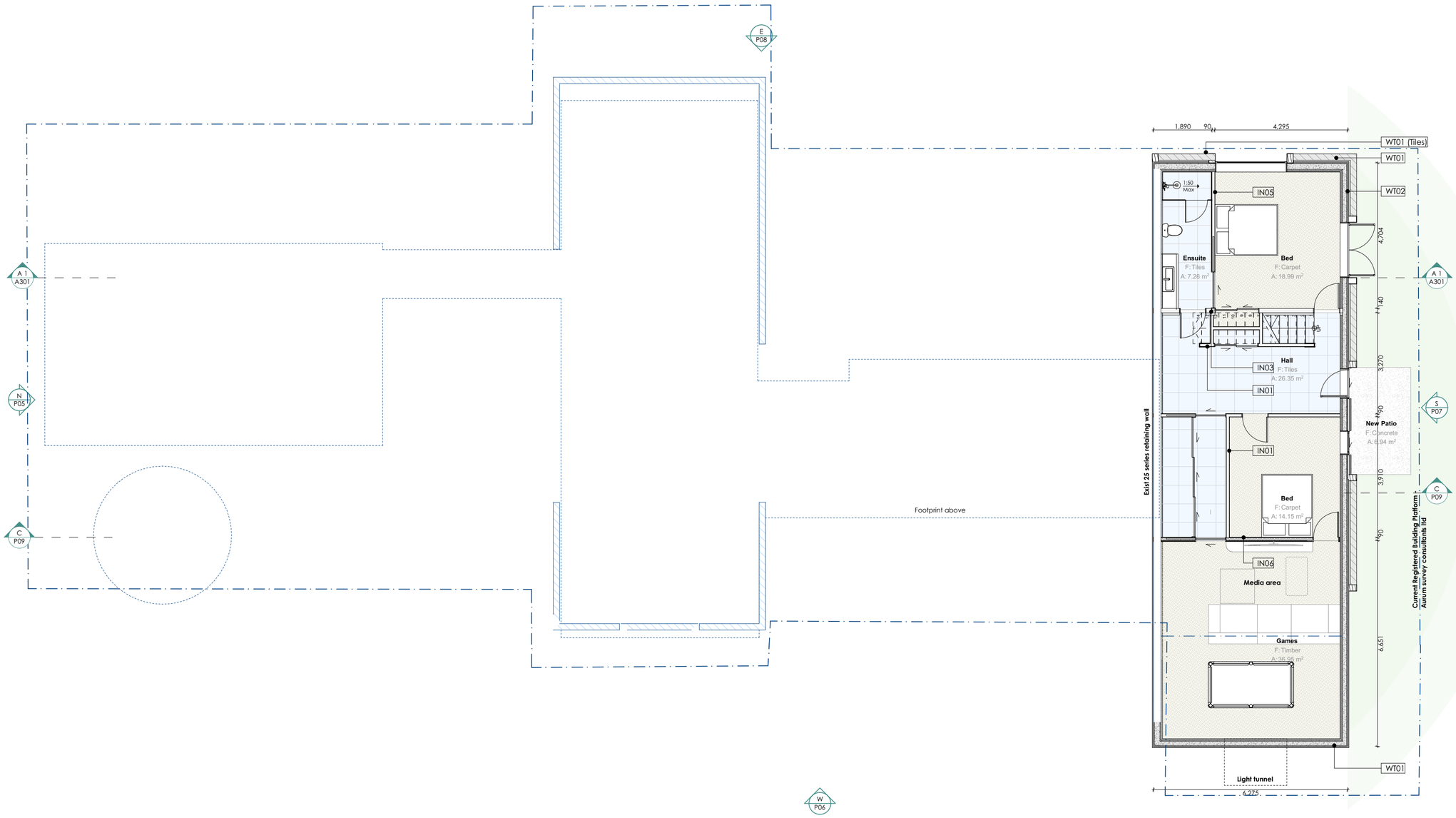
49 Elysium Way, Speargrass Flat

SHEET TITLE: SITE PLAN
DRAWN BY: JC
ISSUED: 17/06/2026
PROJECT #: 856

		Rev	Date	Issue
CC5	Earthworks updated to the latest Aurum survey dated 21 Feb 2020	B	5/03/2026	Pricing set
		C	13/03/2026	Pricing set - Final
		F	18/05/2026	Pricing set - REV A - RC Updates
		G	21/05/2026	Pricing set - REV G - RC Updates 2

SHEET NO
A101.G

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01 – Basement Floor Plan_Proposed
Scale 1:100

FLOOR PLAN NOTES

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

INSULATION NOTES

140mm Walls - External
R4.0 Pink® Batts® Ultra® - glasswool insulation (140mm)

90mm Wall - Internal (Acoustic)
R2.4 Pink® Batts® Classic - Wall (90mm)

Midfloor
R3.2 Pink® Batts® SnugFloor® under-floor insulation between RIBS 25mm Kooltherm K12 Framing PIR over ribs.

Roof
R7.4 Pink® Superbatts® (275mm)

Roof (Flat roofs)
R7.4 PIR (150mm)

Foundation
R2.5 Expol underfloor Polystyrene insulation XPS Polystyrene insulation (100mm) with 25mm Koolfoam SlabEdge insulation

FLOOR FINISHES LEGEND

- Selected Carpet
- Selected Timber Floor (Refer to additional documents for E3 compliance)
- Selected Floor Tiles
- Finished Concrete
- Selected Timber Decking (Uncoated profiled(4) – across profile - Table 2 D1/AS1)
- Exposed aggregate

CLADDING LEGEND - TBC

CS01:
Horizontal cedar weather board to match existing 20x45mm h3.2 cavity battens with castellated profile fixed Vertically as per cladding system manufacturers' specifications

CS02:
Bagged 200mm Schist stone on Sumner board over 45mm cavity as per cladding system manufacturers' specifications

CS03:
Vulcan UltraClad Infinity Board 20mm cavity battens fixed horizontally as per cladding system manufacturers' specs and recommendations

CS04:
9mm thick Eterpan cladding 20mm cavity battens fixed vertically and horizontally as per cladding system manufacturers' specs and recommendations

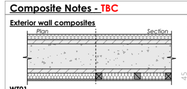
FIRE LEGEND - TBC

FR01:
Bespoke Extended cowl, refer to details for further information

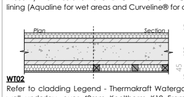
FR02:
Selected gas insert fire

Composite Notes - TBC

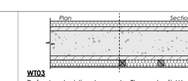
Exterior wall composites



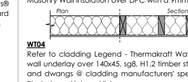
WT01
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay, over 40mm Kooltherm K12 Framing PIR. Over-selected waterproofing on 25 series (240mm) concrete blockwork to structural engineers' documentation. 45x45 sg8, H2.1 strapping @600crs and dwangs @800crs with Pink® Batts® Masonry Wall insulation over DPC with a 10mm GIB Plasterboard lining (Aqualine for wet areas and Curveline® for curved walls).



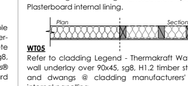
WT02
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay, over 40mm Kooltherm K12 Framing PIR. Over-selected waterproofing on 20 series (190mm) concrete blockwork to structural engineers' documentation. 45x45 sg8, H2.1 strapping @600crs and dwangs @800crs with Pink® Batts® Masonry Wall insulation over DPC with a 10mm GIB Plasterboard lining (Aqualine for wet areas and Curveline® for curved walls).



WT03
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay, over 40mm Kooltherm K12 Framing PIR. Over-selected waterproofing on 25 series (240mm) concrete blockwork to structural engineers' documentation. 45x45 sg8, H2.1 strapping @600crs and dwangs @800crs with Pink® Batts® Masonry Wall insulation over DPC with a 9mm internal panelling.



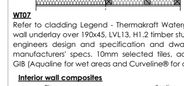
WT04
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 140x45, sg8, H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. With 10mm GIB Plasterboard internal lining.



WT05
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 90x45, sg8, H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. With 9mm internal panelling.

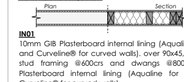


WT06
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 90x45, sg8, H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. 10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas)

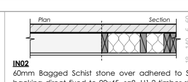


WT07
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 190x45, LVL13, H1.2 timber stud framing As per engineers design and specification and dwangs @ cladding manufacturers' specs. 10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas and Curveline® for curved walls).

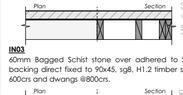
Interior wall composites



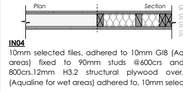
IN01
10mm GIB Plasterboard internal lining (Aqualine for wet areas and Curveline® for curved walls), over 90x45, sg8, H1.2 timber stud framing @600crs and dwangs @800crs. 10mm GIB Plasterboard internal lining (Aqualine for wet areas and Curveline® for curved walls).



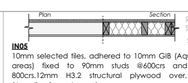
IN02
60mm Bagged Schist stone over adhered to Sumner board backing direct fixed to 90x45, sg8, H1.2 timber stud framing @ 600crs and dwangs @800crs. With 18mm Birch Décor - Walnut Uncoated interior plywood



IN03
60mm Bagged Schist stone over adhered to Sumner board backing direct fixed to 90x45, sg8, H1.2 timber stud framing @ 600crs and dwangs @800crs.



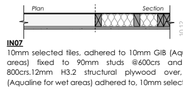
IN04
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas) adhered to, 10mm selected tiles



IN05
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas)

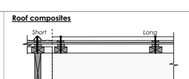


IN06
GB1LA 60r: 2/10mm layers of GIB® Noiseline Plasterboard either side with GIB Rail® facing Games room. 90mm studs @600crs and Dwangs @800crs. R2.2 pink batts. With interior finish (refer to GF plan).
NOTE: This system has been integrated for soundproofing purposes only. Separate tenancies not required

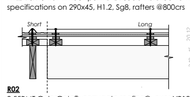


IN07
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas) adhered to, 10mm selected tiles

Roof composites



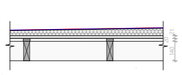
R01
0.58MT ColorCote® corrugate roofing® over V810 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on 290x45, H1.2, Sg8, rafters @800crs



R02
0.58MT ColorCote® corrugate roofing® over V810 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on240x45, H1.2, SG8rafters @900crs

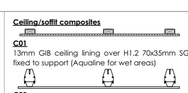


R03
0.58MT ColorCote® corrugate roofing® over V810 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on 150x45, hyspan rafters @800crs

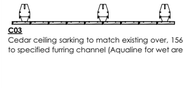


R04
Nuraply 3PM waterproof membrane on Enertherm Tapered PIR to achieve desired falls (Refer to details for further information) laid over 21mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to 140x45, H2.1, Sg8 rafters @600crs or joists @400crs

Ceiling/soffit composites



C01
13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)



C02
13mm GIB ceiling lining over 156 rondo direct fix clip to specified furring channel (Aqualine for wet areas)

C03
Cedar ceiling sarking to match existing over, 156 rondo direct fix clip to specified furring channel (Aqualine for wet areas)

Floor composites

F01
Insulated slab foundation system to engineers design and specifications, refer to details for further information.

F02
Refer to flooring legend - RIB & Fill system, 100 concrete topping over rough-sawn 25mm thick infill over 125mm structural concrete RIBs. R3.2 Pink® Batts® SnugFloor® (140mm) insulation between RIBS 25mm Kooltherm K12 Framing PIR over ribs.

F03
Refer to flooring legend - over 20mm tongue and groove strandboard, over H1.2, Sg8, 190x45 joists @400crs

F02
Refer to flooring legend - H3.1, tongue n groove standboard over 150x45, hyspan joists @400crs.

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Elysium Way Extension

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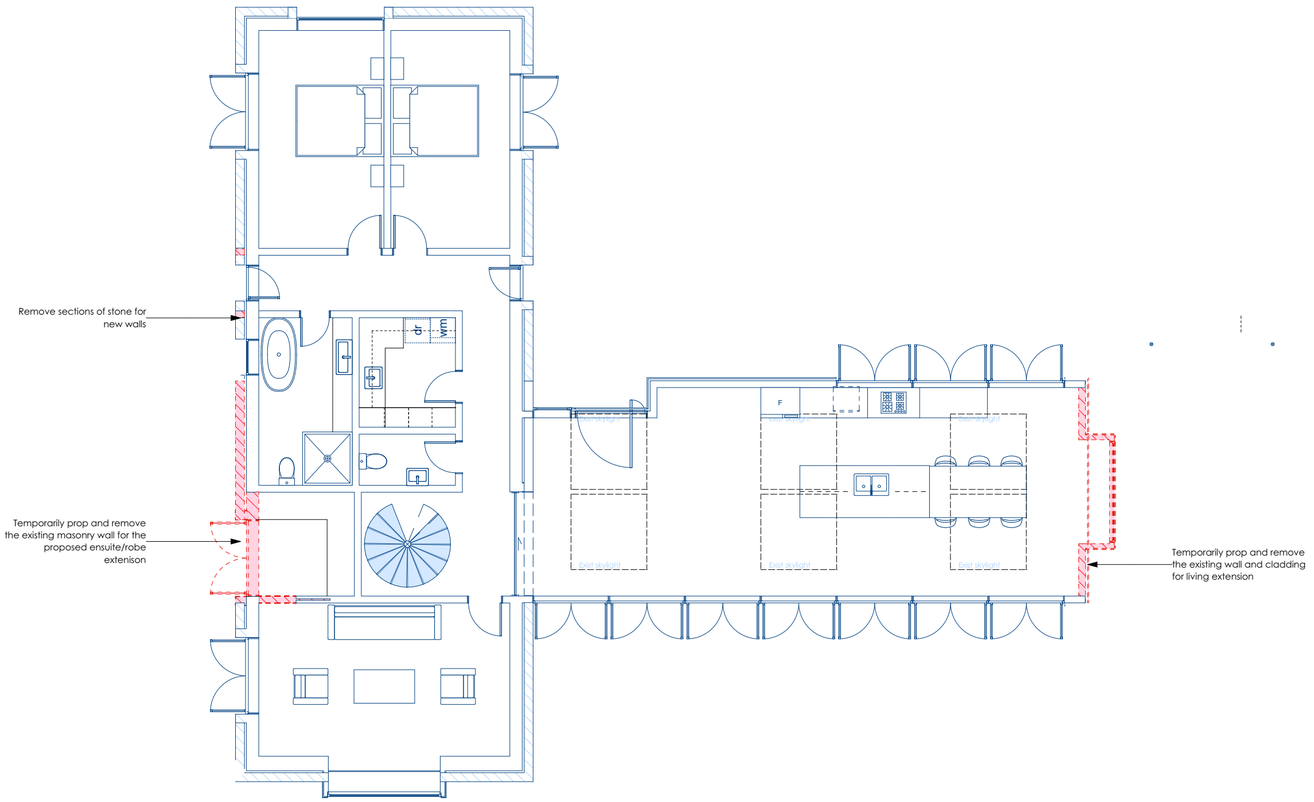
49 Elysium Way, Speargrass Flat

SHEET TITLE: BASMENT FLOOR PLAN PROPOSED
DRAWN BY: JC
ISSUED: 17/06/2026
PROJECT #: 856

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B	5/03/2026	Pricing set
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02
-

Ground Floor Plan_Existing & Demolition
Scale 1:100

FLOOR PLAN NOTES

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

INSULATION NOTES

140mm Walls - External
R4.0 Pink® Batts® Ultra® - glasswool insulation (140mm)

90mm Wall - Internal (Acoustic)
R2.4 Pink® Batts® Classic - Wall (90mm)

Midfloor
R3.2 Pink® Batts® SnugFloor® under-floor insulation between RIBS 25mm Kooltherm K12 Framing PIR over ribs.

Roof
R7.4 Pink® Superbatts® (275mm)

Roof (Flat roofs)
R7.4 PIR (150mm)

Foundation
R2.5 Expol underfloor Polystyrene insulation XPS Polystyrene insulation (100mm) with 25mm Koolfoam SlabEdge insulation

FLOOR FINISHES LEGEND

- Selected Carpet
- Selected Timber Floor (Refer to additional documents for E3 compliance)
- Selected Floor Tiles
- Finished Concrete
- Selected Timber Decking (Uncoated profiled(4) – across profile - Table 2 D1/AS1)
- Exposed aggregate

CLADDING LEGEND - TBC

CS01:
Horizontal cedar weather board to match existing 20x45mm h3.2 cavity battens with castellated profile fixed Vertically as per cladding system manufacturers' specifications

CS02:
Bagged 200mm Schist stone on Sumner board over 45mm cavity as per cladding system manufacturers' specifications

CS03:
Vulcan UltraClad Infinity Board 20mm cavity battens fixed horizontally as per cladding system manufacturers' specs and recommendations

CS04:
9mm thick Eterpan cladding 20mm cavity battens fixed vertically and horizontally as per cladding system manufacturers' specs and recommendations

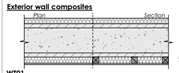
FIRE LEGEND - TBC

FR01:
Bespoke Extended cowl, refer to details for further information

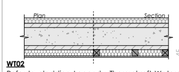
FR02:
Selected gas insert fire

Composite Notes - TBC

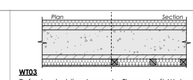
Exterior wall composites



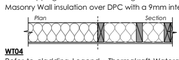
WT01
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay, over 40mm Kooltherm K12 Framing PIR. Over-selected waterproofing on 25 series (240mm) concrete blockwork to structural engineers' documentation. 45x45 sg8, H2.1 strapping @600crs and dwangs @800crs with Pink® Batts® Masonry Wall insulation over DPC with a 10mm GIB Plasterboard lining (Aqualine for wet areas and Curveline® for curved walls).



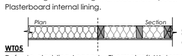
WT02
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay, over 40mm Kooltherm K12 Framing PIR. Over-selected waterproofing on 20 series (190mm) concrete blockwork to structural engineers' documentation. 45x45 sg8, H2.1 strapping @600crs and dwangs @800crs with Pink® Batts® Masonry Wall insulation over DPC with a 10mm GIB Plasterboard lining (Aqualine for wet areas and Curveline® for curved walls).



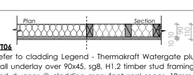
WT03
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay, over 40mm Kooltherm K12 Framing PIR. Over-selected waterproofing on 25 series (240mm) concrete blockwork to structural engineers' documentation. 45x45 sg8, H2.1 strapping @600crs and dwangs @800crs with Pink® Batts® Masonry Wall insulation over DPC with a 9mm internal panelling.



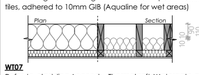
WT04
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 140x45, sg8, H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. With 10mm GIB Plasterboard internal lining.



WT05
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 90x45, sg8, H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. With 9mm internal panelling.

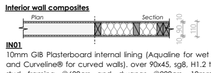


WT06
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 90x45, sg8, H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. 10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas)

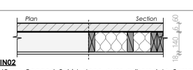


WT07
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 190x45, LVL13, H1.2 timber stud framing As per engineers design and specification and dwangs @ cladding manufacturers' specs. 10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas and Curveline® for curved walls).

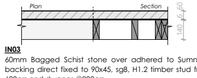
Interior wall composites



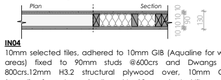
IN01
10mm GIB Plasterboard internal lining (Aqualine for wet areas and Curveline® for curved walls), over 90x45, sg8, H1.2 timber stud framing @600crs and dwangs @800crs. 10mm GIB Plasterboard internal lining (Aqualine for wet areas and Curveline® for curved walls).



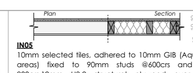
IN02
60mm Bagged Schist stone over adhered to Sumner board backing direct fixed to 90x45, sg8, H1.2 timber stud framing @ 600crs and dwangs @800crs. With 18mm Birch Décor - Walnut Uncoated interior plywood



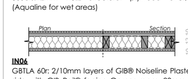
IN03
60mm Bagged Schist stone over adhered to Sumner board backing direct fixed to 90x45, sg8, H1.2 timber stud framing @ 600crs and dwangs @800crs.



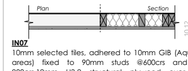
IN04
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas) adhered to, 10mm selected tiles



IN05
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas)

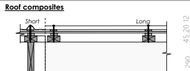


IN06
GB1LA 60: 2/10mm layers of GIB® Noiseline Plasterboard either side with GIB Rail® facing Games room. 90mm studs @600crs and Dwangs @800crs. R2.2 pink batts. With interior finish (refer to GF plan).
NOTE: This system has been integrated for soundproofing purposes only. Separate tenancies not required



IN07
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas) adhered to, 10mm selected tiles

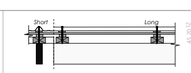
Roof composites



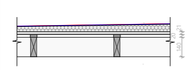
RO1
0.55BMT ColorCote® corrugate roofing® over V810 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on 290x45, H1.2, Sg8, rafters @800crs



RO2
0.55BMT ColorCote® corrugate roofing® over V810 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on240x45, H1.2, SG8rafters @900crs

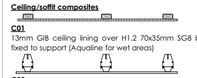


RO3
0.55BMT ColorCote® corrugate roofing® over V810 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on 150x45, hyspan rafters @800crs



RO4
Nuraply 3PM waterproof membrane on Enertherm Tapered PIR to achieve desired falls (Refer to details for further information) laid over 21mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to 140x45, H2.1, Sg8 rafters @600crs or joists @400crs

Ceiling/soffit composites



C01
13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)



C02
13mm GIB ceiling lining over 156 rondo direct fix clip to specified furring channel (Aqualine for wet areas)

C03
Cedar ceiling sarking to match existing over, 156 rondo direct fix clip to specified furring channel (Aqualine for wet areas)

Floor composites

F01
Insulated slab foundation system to engineers design and specifications, refer to details for further information.

F02
Refer to flooring legend - RIB & Fill system. 100 concrete topping over rough-sawn 25mm thick infill over 125mm structural concrete RIBs. R3.2 Pink® Batts® SnugFloor® (140mm) insulation between RIBS 25mm Kooltherm K12 Framing PIR over ribs.

F03
Refer to flooring legend - over 20mm tongue and groove strandboard, over H1.2, Sg8, 190x45 joists @400crs

F02
Refer to flooring legend - H3.1, tongue n groove standboard over 150x45, hyspan joists @400crs.

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

Elysium Way Extension

For: John Johnston

49 Elysium Way, Speargrass Flat

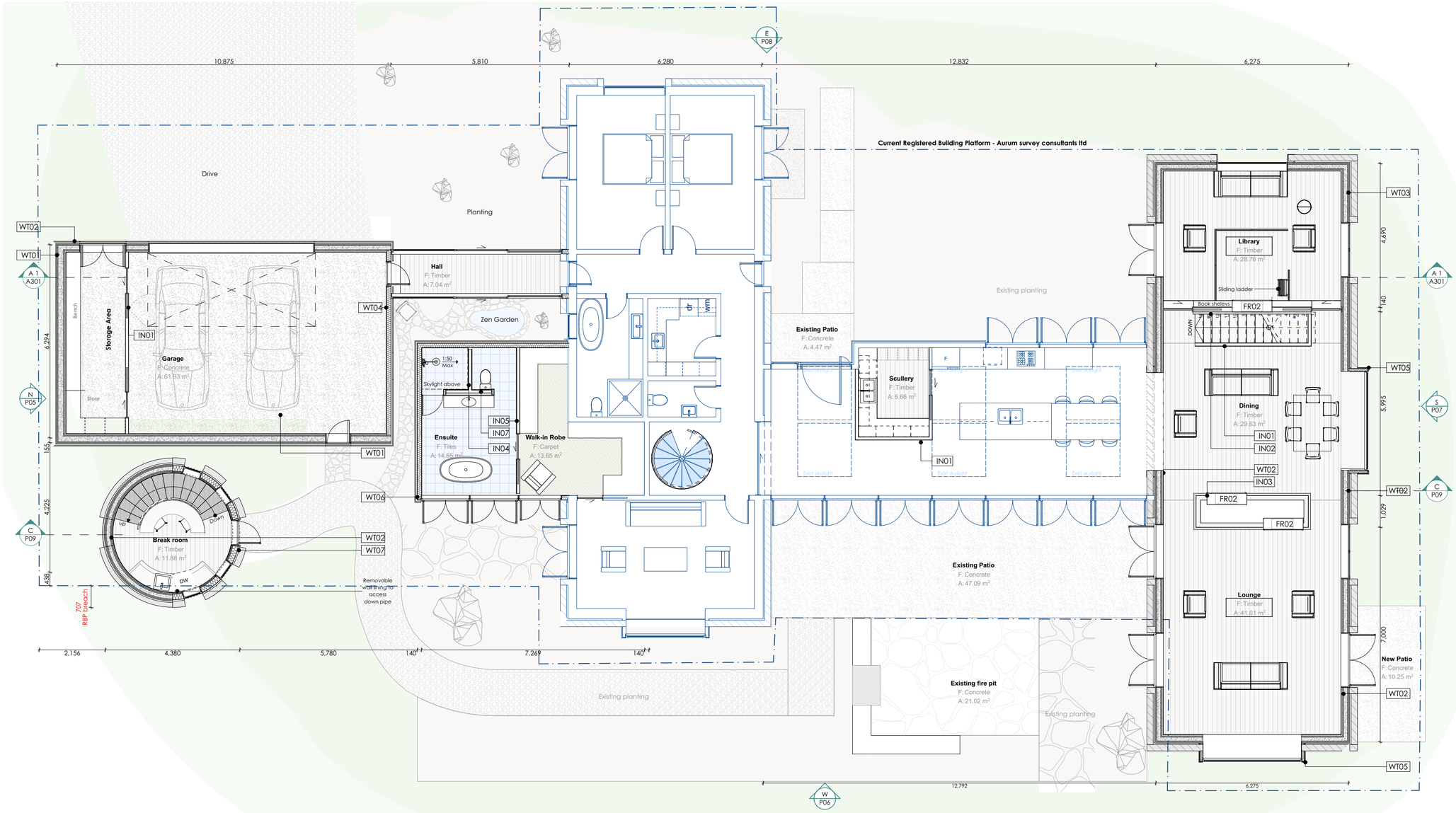
SHEET TITLE:	GROUND FLOOR PLAN EXISTING & DEMO
DRAWN BY:	JC
ISSUED:	17/06/2026
PROJECT #:	856

Rev	Date	Issue
B	5/03/2026	Pricing set
C	13/03/2026	Pricing set - Final
G	21/05/2026	Pricing set - REV G - RC Updates 2

SHEET NO

A103.G

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02
-

Ground Floor Plan_Proposed
Scale 1:100

FLOOR PLAN NOTES

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

INSULATION NOTES

140mm Walls - External
R4.0 Pink® Batts® Ultra® - glasswool insulation (140mm)

90mm Wall - Internal (Acoustic)
R2.4 Pink® Batts® Classic - Wall (90mm)

Midfloor
R3.2 Pink® Batts® SnugFloor® under-floor insulation between RIBS 25mm Kooltherm K12 Framing PIR over ribs.

Roof
R7.4 Pink® Superbatts® (275mm)

Roof (Flat roofs)
R7.4 PIR (150mm)

Foundation
R2.5 Expol underfloor Polystyrene insulation XPS Polystyrene insulation (100mm) with 25mm Koolfoam SlabEdge insulation

FLOOR FINISHES LEGEND

- Selected Carpet
- Selected Timber Floor (Refer to additional documents for E3 compliance)
- Selected Floor Tiles
- Finished Concrete
- Selected Timber Decking (Uncoated profiled(4) – across profile - Table 2 D1/AS1)
- Exposed aggregate

CLADDING LEGEND - TBC

CS01:
Horizontal cedar weather board to match existing 20x45mm h3.2 cavity battens with castellated profile fixed Vertically as per cladding system manufacturers' specifications

CS02:
Bagged 200mm Schist stone on Sumner board over 45mm cavity as per cladding system manufacturers' specifications

CS03:
Vulcan UltraClad Infinity Board 20mm cavity battens fixed horizontally as per cladding system manufacturers' specs and recommendations

CS04:
9mm thick Eterpan cladding 20mm cavity battens fixed vertically and horizontally as per cladding system manufacturers' specs and recommendations

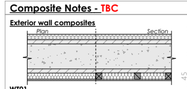
FIRE LEGEND - TBC

FR01:
Bespoke Extended cowl, refer to details for further information

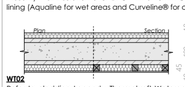
FR02:
Selected gas insert fire

Composite Notes - TBC

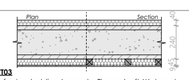
Exterior wall composites



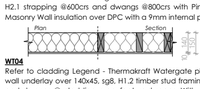
WT01
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay, over 40mm Kooltherm K12 Framing PIR. Over-selected waterproofing on 25 series (240mm) concrete blockwork to structural engineers' documentation. 45x45 sg8. H2.1 strapping @600crs and dwangs @800crs with Pink® Batts® Masonry Wall insulation over DPC with a 10mm GIB Plasterboard lining (Aqualine for wet areas and Curveline® for curved walls).



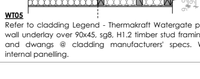
WT02
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay, over 40mm Kooltherm K12 Framing PIR. Over-selected waterproofing on 20 series (190mm) concrete blockwork to structural engineers' documentation. 45x45 sg8. H2.1 strapping @600crs and dwangs @800crs with Pink® Batts® Masonry Wall insulation over DPC with a 10mm GIB Plasterboard lining (Aqualine for wet areas and Curveline® for curved walls).



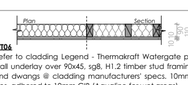
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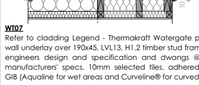
WT04
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 140x45, sg8. H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. With 10mm GIB Plasterboard internal lining.



WT05
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 90x45, sg8. H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. With 9mm internal panelling.

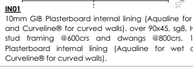


WT06
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 90x45, sg8. H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. 10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas)

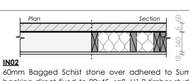


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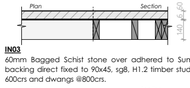
Interior wall composites



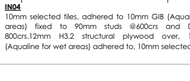
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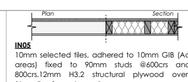
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60mm Bagged Schist stone over adhered to Sumner board backing direct fixed to 90x45, sg8. H1.2 timber stud framing @ 600crs and dwangs @800crs. With 18mm Birch Décor - Walnut Uncoated interior plywood



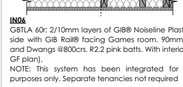
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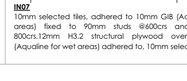
IN04
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IN05
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas)

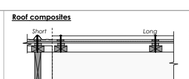


IN06
G81LA 60r: 2/10mm layers of GIB® Noiseline Plasterboard either side with GIB Rail® facing Games room. 90mm studs @600crs and Dwangs @800crs. R2.2 pink batts. With interior finish (refer to GF plan).
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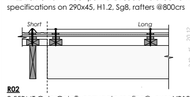


IN07
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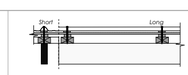
Roof composites



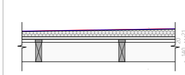
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R02
0.55BMT ColorCote® corrugate roofing® over V810 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on240x45, H1.2, SG8rafters @900crs

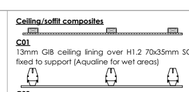


R03
0.55BMT ColorCote® corrugate roofing® over V810 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on 150x45, hyspan rafters @800crs



R04
Nuraply 3PM waterproof membrane on Enertherm Tapered PIR to achieve desired falls (Refer to details for further information) laid over 21mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to 140x45, H2.1, Sg8 rafters @600crs or joists @400crs

Ceiling/soffit composites



C01
13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)



C02
13mm GIB ceiling lining over 156 rondo direct fix clip to specified furring channel (Aqualine for wet areas)

C03
Cedar ceiling sarking to match existing over, 156 rondo direct fix clip to specified furring channel (Aqualine for wet areas)

Floor composites

F01
Insulated slab foundation system to engineers design and specifications, refer to details for further information.

F02
Refer to flooring legend - RIB & Fill system. 100 concrete topping over rough-sawn 25mm thick infill over 125mm structural concrete RIBs. R3.2 Pink® Batts® SnugFloor® (140mm) insulation between RIBS 25mm Kooltherm K12 Framing PIR over ribs.

F03
Refer to flooring legend - over 20mm tongue and groove strandboard, over H1.2, Sg8, 190x45 joists @400crs

F02
Refer to flooring legend - H3.1, tongue n groove standboard over 150x45, hyspan joists @400crs.

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

Elysium Way Extension

For: John Johnston

49 Elysium Way, Speargrass Flat

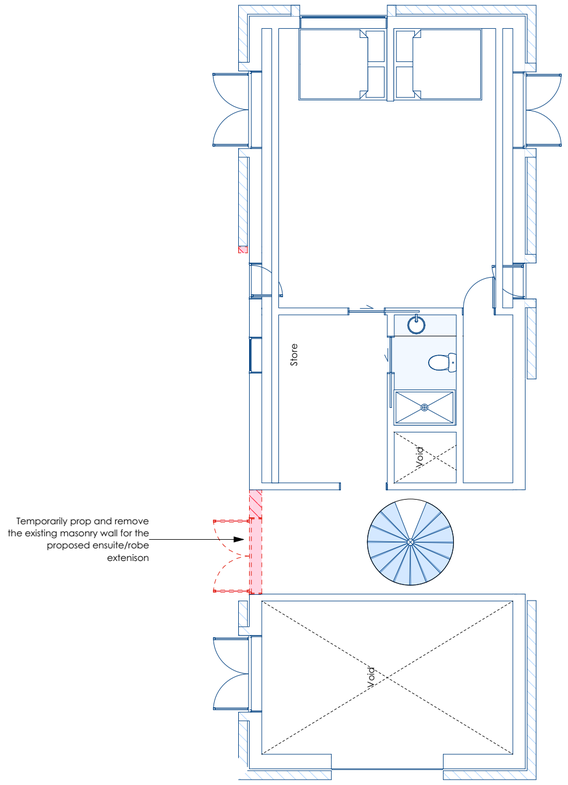
SHEET TITLE:	GROUND FLOOR PLAN PROPOSED
DRAWN BY:	JC
ISSUED:	17/06/2026
PROJECT #:	856

Rev	Date	Issue
B	5/03/2026	Pricing set
C	13/03/2026	Pricing set - Final
D	18/03/2026	Pricing set - Final REV A
E	8/05/2026	Pricing set - REV A - Updates
G	21/05/2026	Pricing set - REV G - RC Updates 2

SHEET NO

A104.G

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03
-

First Floor Plan_Existing & Demolition
Scale 1:100

FLOOR PLAN NOTES

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

INSULATION NOTES

140mm Walls - External
R4.0 Pink® Batts® Ultra® - glasswool insulation (140mm)

90mm Wall - Internal (Acoustic)
R2.4 Pink® Batts® Classic - Wall (90mm)

Midfloor
R3.2 Pink® Batts® SnugFloor® under-floor insulation between RIBS
25mm Kooltherm K12 Framing PIR over ribs.

Roof
R7.4 Pink® Superbatts® (275mm)

Roof (Flat roofs)
R7.4 PIR (150mm)

Foundation
R2.5 Expol underfloor Polystyrene insulation XPS Polystyrene insulation (100mm) with 25mm Koolfoam SlabEdge insulation

FLOOR FINISHES LEGEND

- Selected Carpet
- Selected Timber Floor (Refer to additional documents for E3 compliance)
- Selected Floor Tiles
- Finished Concrete
- Selected Timber Decking (Uncoated profiled(4) – across profile - Table 2 D1/AS1)
- Exposed aggregate

CLADDING LEGEND - TBC

CS01:
Horizontal cedar weather board to match existing 20x45mm h3.2 cavity battens with castellated profile fixed Vertically as per cladding system manufacturers' specifications

CS02:
Bagged 200mm Schist stone on Sumner board over 45mm cavity as per cladding system manufacturers' specifications

CS03:
Vulcan UltraClad Infinity Board 20mm cavity battens fixed horizontally as per cladding system manufacturers' specs and recommendations

CS04:
9mm thick Eterpan cladding 20mm cavity battens fixed vertically and horizontally as per cladding system manufacturers' specs and recommendations

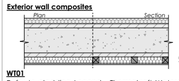
FIRE LEGEND - TBC

FR01:
Bespoke Extended cowl, refer to details for further information

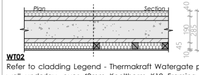
FR02:
Selected gas insert fire

Composite Notes - TBC

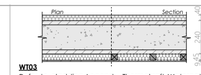
Exterior wall composites



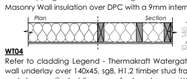
WD01
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay, over 40mm Kooltherm K12 Framing PIR. Over-selected waterproofing on 25 series (240mm) concrete blockwork to structural engineers' documentation. 45x45 sg8. H2.1 strapping @600crs and dwangs @800crs with Pink® Batts® Masonry Wall insulation over DPC with a 10mm GIB Plasterboard lining (Aqualine for wet areas and Curveline® for curved walls).



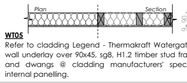
WD02
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay, over 40mm Kooltherm K12 Framing PIR. Over-selected waterproofing on 20 series (190mm) concrete blockwork to structural engineers' documentation. 45x45 sg8. H2.1 strapping @600crs and dwangs @800crs with Pink® Batts® Masonry Wall insulation over DPC with a 10mm GIB Plasterboard lining (Aqualine for wet areas and Curveline® for curved walls).



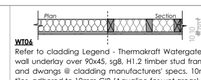
WD03
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay, over 40mm Kooltherm K12 Framing PIR. Over-selected waterproofing on 25 series (240mm) concrete blockwork to structural engineers' documentation. 45x45 sg8. H2.1 strapping @600crs and dwangs @800crs with Pink® Batts® Masonry Wall insulation over DPC with a 9mm internal panelling.



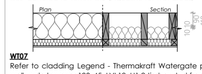
WT04
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 140x45. sg8. H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. With 10mm GIB Plasterboard internal lining.



WT05
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 90x45. sg8. H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. With 9mm internal panelling.

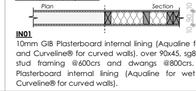


WT06
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 90x45, sg8, H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. 10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas)

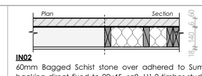


WT07
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 190x45, LVL13, H1.2 timber stud framing As per engineers design and specification and dwangs @ cladding manufacturers' specs. 10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas and Curveline® for curved walls).

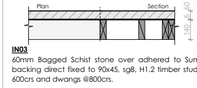
Interior wall composites



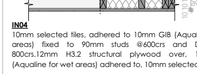
IN01
10mm GIB Plasterboard internal lining (Aqualine for wet areas and Curveline® for curved walls), over 90x45, sg8, H1.2 timber stud framing @600crs and dwangs @800crs. 10mm GIB Plasterboard internal lining (Aqualine for wet areas and Curveline® for curved walls).



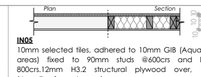
IN02
60mm Bagged Schist stone over adhered to Sumner board backing direct fixed to 90x45, sg8, H1.2 timber stud framing @ 600crs and dwangs @800crs. With 18mm Birch Décor - Walnut Uncoated interior plywood



IN03
60mm Bagged Schist stone over adhered to Sumner board backing direct fixed to 90x45, sg8, H1.2 timber stud framing @ 600crs and dwangs @800crs.



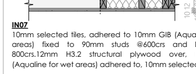
IN04
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas) adhered to, 10mm selected tiles



IN05
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas)



IN06
GBTLA 60: 2/10mm layers of GIB® Noiseline Plasterboard either side with GIB Rail® facing Games room. 90mm studs @600crs and Dwangs @800crs. R2.2 pink batts. With interior finish (refer to GF plan).
NOTE: This system has been integrated for soundproofing purposes only. Separate tenancies not required



IN07
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas) adhered to, 10mm selected tiles

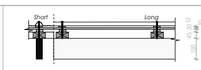
Roof composites



R01
0.55BMT ColorCote® corrugate roofing® over V810 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on 290x45, H1.2, Sg8, rafters @800crs



R02
0.55BMT ColorCote® corrugate roofing® over V810 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on240x45, H1.2, SG8rafters @900crs

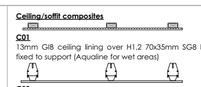


R03
0.55BMT ColorCote® corrugate roofing® over V810 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on 150x45, hyspan rafters @800crs



R04
Nuraply 3PM waterproof membrane on Enertherm Tapered PIR to achieve desired falls (Refer to details for further information) laid over 21mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to 140x45, H2.1, Sg8 rafters @600crs or joists @400crs

Ceiling/soffit composites



C01
13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)



C02
13mm GIB ceiling lining over 156 rondo direct fix clip to specified furring channel (Aqualine for wet areas)

C03
Cedar ceiling sarking to match existing over, 156 rondo direct fix clip to specified furring channel (Aqualine for wet areas)

Floor composites

F01
Insulated slab foundation system to engineers design and specifications, refer to details for further information.

F02
Refer to flooring legend - RIB & Fill system. 100 concrete topping over rough-sawn 25mm thick infill over 125mm structural concrete RIBs. R3.2 Pink® Batts® SnugFloor® (140mm) insulation between RIBS 25mm Kooltherm K12 Framing PIR over ribs.

F03
Refer to flooring legend - over 20mm tongue and groove strandboard, over H1.2, Sg8, 190x45 joists @400crs

F02
Refer to flooring legend - H3.1, tongue n groove standboard over 150x45, hyspan joists @400crs.

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

Elysium Way Extension

For: John Johnston

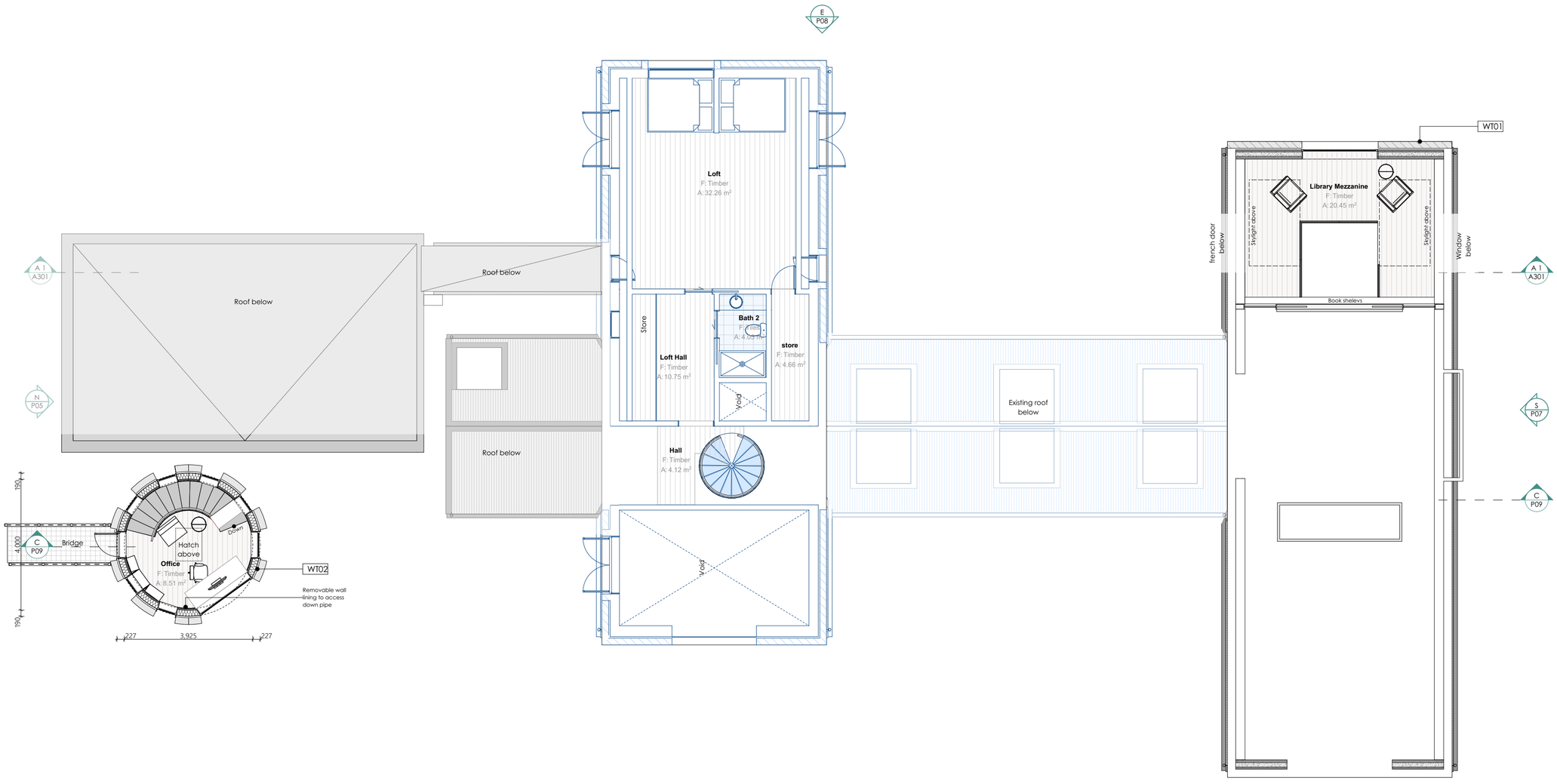
49 Elysium Way, Speargrass Flat

SHEET TITLE: FIRST FLOOR PLAN EXISTING & DEMO
DRAWN BY: JC
ISSUED: 17/06/2026
PROJECT #: 856

Rev	Date	Issue
B	5/03/2026	Pricing set
C	13/03/2026	Pricing set - Final
F	18/05/2026	Pricing set - REV A - RC Updates
G	21/05/2026	Pricing set - REV G - RC Updates 2

SHEET NO
A105.G

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FLOOR PLAN NOTES

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

INSULATION NOTES

140mm Walls - External
R4.0 Pink® Batts® Ultra® - glasswool insulation (140mm)

90mm Wall - Internal (Acoustic)
R2.4 Pink® Batts® Classic - Wall (90mm)

Midfloor
R3.2 Pink® Batts® SnugFloor® under-floor insulation between RIBS 25mm Kooltherm K12 Framing PIR over ribs.

Roof
R7.4 Pink® Superbatts® (275mm)

Roof (Flat roofs)
R7.4 PIR (150mm)

Foundation
R2.5 Expol underfloor Polystyrene insulation XPS Polystyrene insulation (100mm) with 25mm Koolfoam SlabEdge insulation

FLOOR FINISHES LEGEND

- Selected Carpet
- Selected Timber Floor (Refer to additional documents for E3 compliance)
- Selected Floor Tiles
- Finished Concrete
- Selected Timber Decking (Uncoated profiled(4) – across profile - Table 2 D1/AS1)
- Exposed aggregate

CLADDING LEGEND - TBC

CS01:
Horizontal cedar weather board to match existing 20x45mm h3.2 cavity battens with castellated profile fixed Vertically as per cladding system manufacturers' specifications

CS02:
Bagged 200mm Schist stone on Sumner board over 45mm cavity as per cladding system manufacturers' specifications

CS03:
Vulcan UltraClad Infinity Board 20mm cavity battens fixed horizontally as per cladding system manufacturers' specs and recommendations

CS04:
9mm thick Eterpan cladding 20mm cavity battens fixed vertically and horizontally as per cladding system manufacturers' specs and recommendations

FIRE LEGEND - TBC

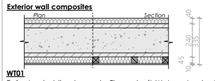
FR01:
Bespoke Extended cowl, refer to details for further information

FR02:
Selected gas insert fire

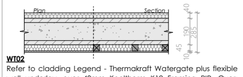
03
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First Floor Plan_Proposed
Scale 1:100

Composite Notes - TBC

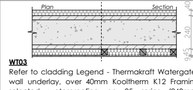
Exterior wall composites



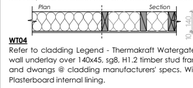
WT01
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay, over 40mm Kooltherm K12 Framing PIR. Over-selected waterproofing on 25 series (240mm) concrete blockwork to structural engineers' documentation. 45x45 sg8, H2.1 strapping @600crs and dwangs @800crs with Pink® Batts® Masonry Wall insulation over DPC with a 10mm GIB Plasterboard lining (Aqualine for wet areas and Curveline® for curved walls).



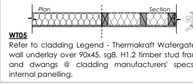
WT02
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay, over 40mm Kooltherm K12 Framing PIR. Over-selected waterproofing on 20 series (190mm) concrete blockwork to structural engineers' documentation. 45x45 sg8, H2.1 strapping @600crs and dwangs @800crs with Pink® Batts® Masonry Wall insulation over DPC with a 10mm GIB Plasterboard lining (Aqualine for wet areas and Curveline® for curved walls).



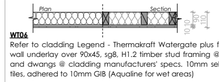
WT03
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay, over 40mm Kooltherm K12 Framing PIR. Over-selected waterproofing on 25 series (240mm) concrete blockwork to structural engineers' documentation. 45x45 sg8, H2.1 strapping @600crs and dwangs @800crs with Pink® Batts® Masonry Wall insulation over DPC with a 9mm internal panelling.



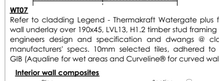
WT04
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 140x45, sg8, H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. With 10mm GIB Plasterboard internal lining.



WT05
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 90x45, sg8, H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. With 9mm internal panelling.

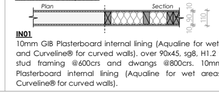


WT06
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 90x45, sg8, H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. 10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas)

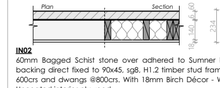


WT07
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 190x45, LVL13, H1.2 timber stud framing As per engineers design and specification and dwangs @ cladding manufacturers' specs. 10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas and Curveline® for curved walls).

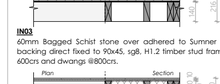
Interior wall composites



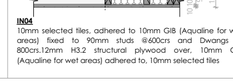
IN01
10mm GIB Plasterboard internal lining (Aqualine for wet areas and Curveline® for curved walls), over 90x45, sg8, H1.2 timber stud framing @600crs and dwangs @800crs. 10mm GIB Plasterboard internal lining (Aqualine for wet areas and Curveline® for curved walls).



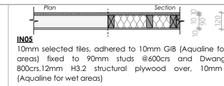
IN02
60mm Bagged Schist stone over adhered to Sumner board backing direct fixed to 90x45, sg8, H1.2 timber stud framing @ 600crs and dwangs @800crs. With 18mm Birch Décor - Walnut Uncoated interior plywood



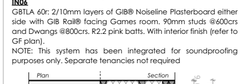
IN03
60mm Bagged Schist stone over adhered to Sumner board backing direct fixed to 90x45, sg8, H1.2 timber stud framing @ 600crs and dwangs @800crs.



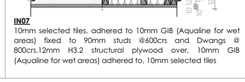
IN04
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas) adhered to, 10mm selected tiles



IN05
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas)



IN06
GB1A 60: 2/10mm layers of GIB® Noiseline Plasterboard either side with GIB Rail® facing Games room. 90mm studs @600crs and Dwangs @800crs. R2.2 pink batts. With interior finish (refer to GF plan).
NOTE: This system has been integrated for soundproofing purposes only. Separate tenancies not required



IN07
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas) adhered to, 10mm selected tiles

Roof composites



R01
0.58MT ColorCote® corrugate roofing® over VB10 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through VB20 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on 290x45, H1.2, Sg8, rafters @800crs



R02
0.58MT ColorCote® corrugate roofing® over VB10 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through VB20 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on240x45, H1.2, SG8rafters @900crs

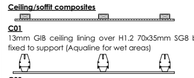


R03
0.55BMT ColorCote® corrugate roofing® over VB10 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through VB20 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on 150x45, hyspan rafters @800crs

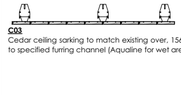


R04
Nuraply 3PM waterproof membrane on Enertherm Tapered PIR to achieve desired falls (Refer to details for further information) laid over 21mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through VB20 Vent betten to 140x45, H2.1, Sg8 rafters @600crs or joists @400crs

Ceiling/soffit composites



C01
13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)



C02
13mm GIB ceiling lining over 156 rondo direct fix clip to specified furring channel (Aqualine for wet areas)

C03
Cedar ceiling sarking to match existing over, 156 rondo direct fix clip to specified furring channel (Aqualine for wet areas)

Floor composites

F01
Insulated slab foundation system to engineers design and specifications, refer to details for further information.

F02
Refer to flooring legend - RIB & Fill system, 100 concrete topping over rough-sawn 25mm thick infill over 125mm structural concrete RIBs. R3.2 Pink® Batts® SnugFloor® (140mm) insulation between RIBS 25mm Kooltherm K12 Framing PIR over ribs.

F03
Refer to flooring legend - over 20mm tongue and groove strandboard, over H1.2, Sg8, 190x45 joists @400crs

F02
Refer to flooring legend - H3.1, tongue n groove standboard over 150x45, hyspan joists @400crs.

ADQ Architecture
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Elysium Way Extension

For: John Johnston

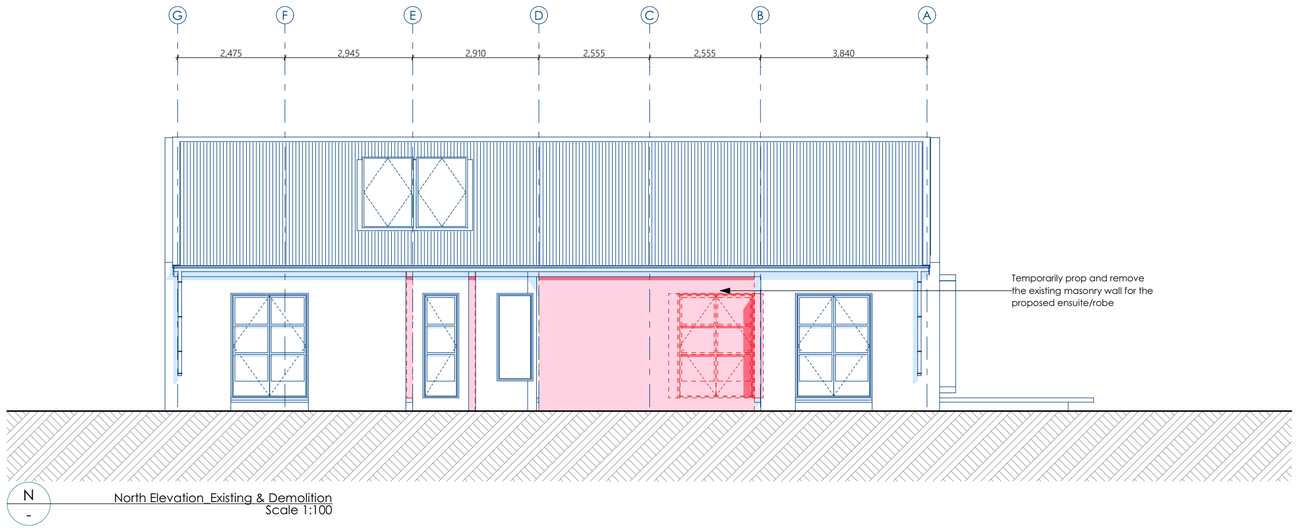
49 Elysium Way, Speargrass Flat

SHEET TITLE: FIRST FLOOR PLAN PROPOSED
DRAWN BY: JC
ISSUED: 17/06/2026
PROJECT #: 856

Rev	Date	Issue
B	5/03/2026	Pricing set
C	13/03/2026	Pricing set - Final
F	18/05/2026	Pricing set - REV A - RC Updates
G	21/05/2026	Pricing set - REV G - RC Updates 2

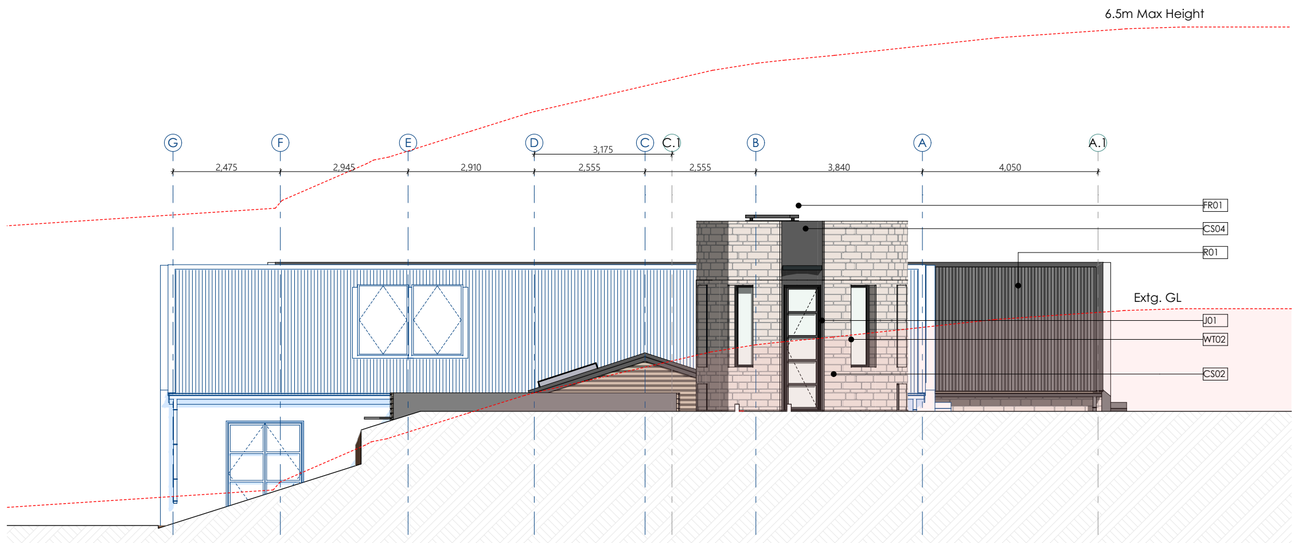
SHEET NO
A106.G

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N
-

North Elevation_Existing & Demolition
Scale 1:100



N
-

North Elevation_Proposed
Scale 1:100

CC5

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Very high risk	4
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**17**

SELECTION NOTES - TBC

Roof

R06 *Gutter*
Half round Cross sectional area 7500mm²) fixed with internal bracket & snow trap @ 600crs.

R07 *Fascia*
ColorCote® 3mm steel plate counter-sunk screw fixed through 50mm EPDM washer and into blocking

R08 *RWH*
Proprietary 0.55BMT ColorCote® rainwater head sized for roof area captivity with a suitably sized overflow. Refer to details for further information

R09 *Roof hatch*
Proprietary MONKEYTOE roof hatch with acess ladder

Cladding

CS01 Horizontal cedar weather board to match existing 20x45mm h3.2 cavity battens with castellated profile fixed Vertically as per cladding system manufacturers' specifications

CS02 Bagged 200mm Schist stone on Sumner board over 45mm cavity as per cladding system manufacturers' specifications

CS03 Vulcan UltraClad Infinity Board 20mm cavity battens fixed horizontally as per cladding system manufacturers' specs and recommendations

CS04 9mm thick Eterpan cladding 20mm cavity battens fixed vertically and horizontally as per cladding system manufacturers' specs and recommendations

Joinery

J01 Selected steel joinery to suit existing

J02 Selected skylight to suit existing

J03 Selected Flush-mounted hidden garage door with horizontal cedar weather board to match existing to suit existing

J04 Proprietary sliding steel shutters

J05 Selected hinged hidden door with horizontal cedar weather board to match existing to suit existing

Balustrade

B01 Juralco Infinity Frameless Glass Balustrade (top rail)

Steel

ST01 *Structural Steel Supports*
As per Structural Engineer's documentation.

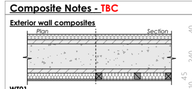
Fire

FR01 *Cowl*
Bespoke Extended cowl, refer to details for further information

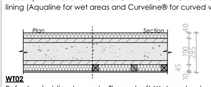
FR02 *Fire*
Selected gas insert fire

Composite Notes - TBC

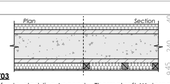
Exterior wall composites



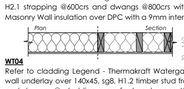
WT01
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay, over 40mm Kooltherm K12 Framing PIR, Over-selected waterproofing on 25 series (240mm) concrete blockwork to structural engineers' documentation. 45x45 sg8, H2.1 strapping @600crs and dwangs @800crs with Pink® Batts® Masonry Wall insulation over DPC with a 10mm GIB Plasterboard lining (Aqualine for wet areas and Curveline® for curved walls).



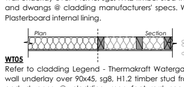
WT02
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay, over 40mm Kooltherm K12 Framing PIR, Over-selected waterproofing on 20 series (190mm) concrete blockwork to structural engineers' documentation. 45x45 sg8, H2.1 strapping @600crs and dwangs @800crs with Pink® Batts® Masonry Wall insulation over DPC with a 10mm GIB Plasterboard lining (Aqualine for wet areas and Curveline® for curved walls).



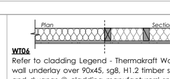
WT03
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WT04
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 140x45, sg8, H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. With 10mm GIB Plasterboard internal lining.



WT05
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 90x45, sg8, H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. With 9mm internal panelling.

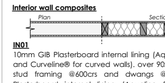


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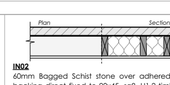


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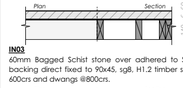
Interior wall composites



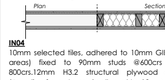
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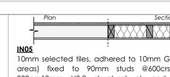
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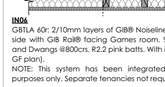
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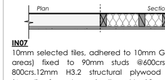
IN04
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas) adhered to, 10mm selected tiles



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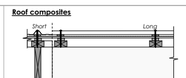


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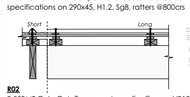


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Roof composites



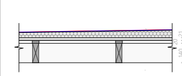
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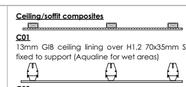


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Refer to flooring legend - over 20mm tongue and groove strandboard, over H1.2, Sg8, 190x45 joists @400crs

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Refer to flooring legend - H3.1, tongue n groove standboard over 150x45, hyspan joists @400crs.

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

Elysium Way Extension

For: John Johnston

49 Elysium Way, Speargrass Flat

SHEET TITLE: NORTH ELEVATIONS
DRAWN BY: JC
ISSUED: 17/06/2026
PROJECT #: 856

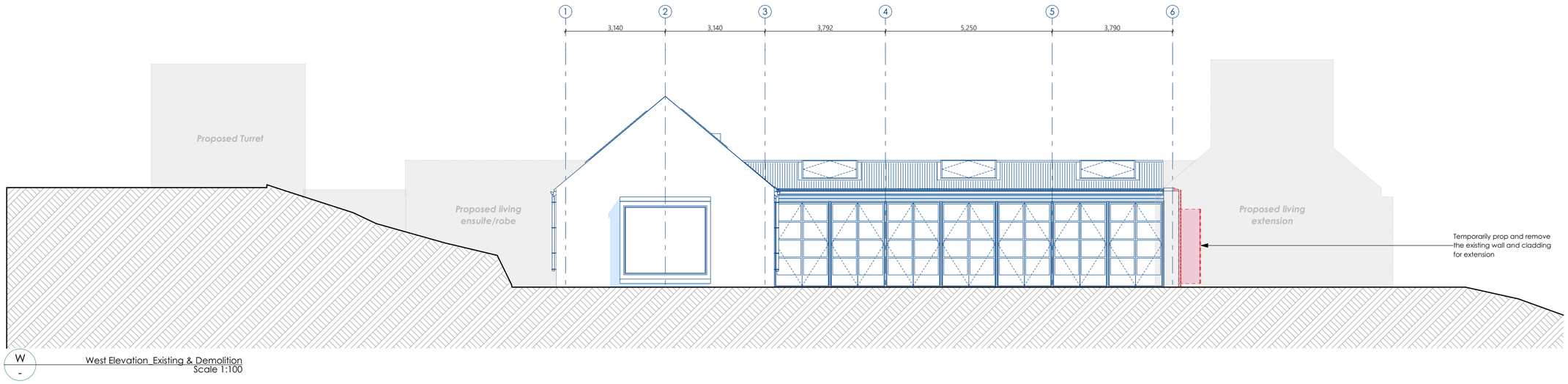
CC5 Earthworks updated to the latest Aurum survey dated 21 Feb 2020

Rev	Date	Issue
B	5/03/2026	Pricing set
C	13/03/2026	Pricing set - Final
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SHEET NO

A201.G

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



W
-

West Elevation_Existing & Demolition
Scale 1:100

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Very high risk	4
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**17**

SELECTION NOTES - TBC

Roof

R06 *Gutter*
Half round Cross sectional area 7500mm²) fixed with internal bracket & snow trap @ 600crs.

R07 *Fascia*
ColorCote® 3mm steel plate counter-sunk screw fixed through 50mm EPDM washer and into blocking

R08 *RWH*
Proprietary 0.55BMT ColorCote® rainwater head sized for roof area captivity with a suitably sized overflow. Refer to details for further information

R09 *Roof hatch*
Proprietary MONKEYTOE roof hatch with acess ladder

Cladding

CS01 Horizontal cedar weather board to match existing 20x45mm h3.2 cavity battens with castellated profile fixed Vertically as per cladding system manufacturers' specifications

CS02 Bagged 200mm Schist stone on Sumner board over 45mm cavity as per cladding system manufacturers' specifications

CS03 Vulcan UltraClad Infinity Board 20mm cavity battens fixed horizontally as per cladding system manufacturers' specs and recommendations

CS04 9mm thick Eterpan cladding 20mm cavity battens fixed vertically and horizontally as per cladding system manufacturers' specs and recommendations

Joinery

J01 Selected steel joinery to suit existing

J02 Selected skylight to suit existing

J03 Selected Flush-mounted hidden garage door with horizontal cedar weather board to match existing to suit existing

J04 Proprietary sliding steel shutters

J05 Selected hinged hidden door with horizontal cedar weather board to match existing to suit existing

Balustrade

B01 Juralco Infinity Frameless Glass Balustrade (top rail)

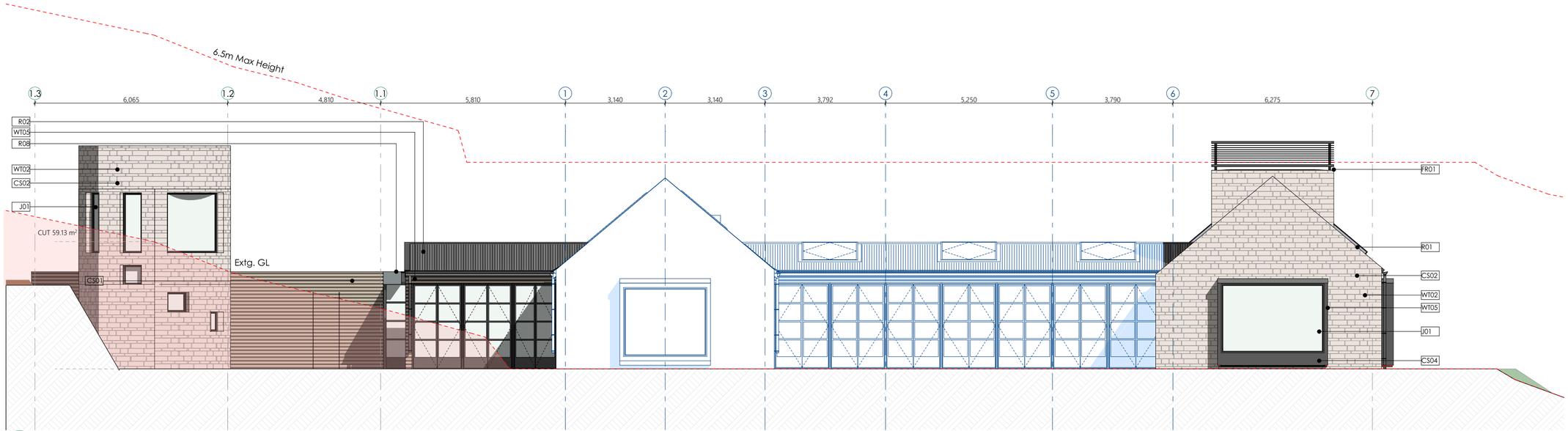
Steel

ST01 *Structural Steel Supports*
As per Structural Engineer's documentation.

Fire

FR01 *Cowl*
Bespoke Extended cowl, refer to details for further information

FR02 *Fire*
Selected gas insert fire



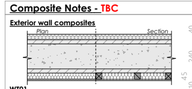
W
-

West Elevation_Proposed
Scale 1:100

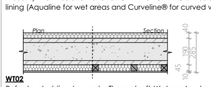
CC5

Composite Notes - TBC

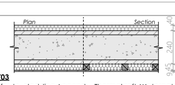
Exterior wall composites



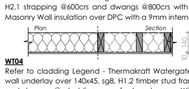
WT01
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay, over 40mm Kooltherm K12 Framing PIR, Over-selected waterproofing on 25 series (240mm) concrete blockwork to structural engineers' documentation. 45x45 sg8, H2.1 strapping @600crs and dwangs @800crs with Pink® Batts® Masonry Wall insulation over DPC with a 10mm GIB Plasterboard lining (Aqualine for wet areas and Curveline® for curved walls).



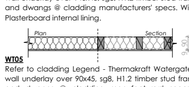
WT02
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay, over 40mm Kooltherm K12 Framing PIR, Over-selected waterproofing on 20 series (190mm) concrete blockwork to structural engineers' documentation. 45x45 sg8, H2.1 strapping @600crs and dwangs @800crs with Pink® Batts® Masonry Wall insulation over DPC with a 10mm GIB Plasterboard lining (Aqualine for wet areas and Curveline® for curved walls).



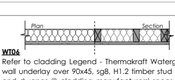
WT03
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay, over 40mm Kooltherm K12 Framing PIR, Over-selected waterproofing on 25 series (240mm) concrete blockwork to structural engineers' documentation. 45x45 sg8, H2.1 strapping @600crs and dwangs @800crs with Pink® Batts® Masonry Wall insulation over DPC with a 9mm internal panelling.



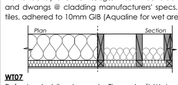
WT04
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 140x45, sg8, H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. With 10mm GIB Plasterboard internal lining.



WT05
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 90x45, sg8, H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. With 9mm internal panelling.

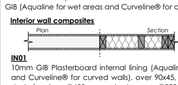


WT04
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 90x45, sg8, H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. 10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas)

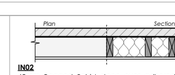


WT07
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 190x45, LVL13, H1.2 timber stud framing As per engineers design and specification and dwangs @ cladding manufacturers' specs. 10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas and Curveline® for curved walls).

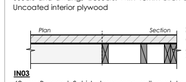
Interior wall composites



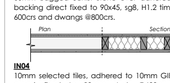
IN01
10mm GIB Plasterboard internal lining (Aqualine for wet areas and Curveline® for curved walls), over 90x45, sg8, H1.2 timber stud framing @600crs and dwangs @800crs. 10mm GIB Plasterboard internal lining (Aqualine for wet areas and Curveline® for curved walls).



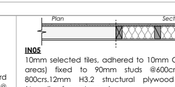
IN02
60mm Bagged Schist stone over adhered to Sumner board backing direct fixed to 90x45, sg8, H1.2 timber stud framing @ 600crs and dwangs @800crs. With 18mm Birch Décor - Walnut Uncoated interior plywood



IN03
60mm Bagged Schist stone over adhered to Sumner board backing direct fixed to 90x45, sg8, H1.2 timber stud framing @ 600crs and dwangs @800crs.



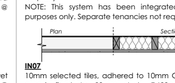
IN04
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas) adhered to, 10mm selected tiles



IN05
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas)

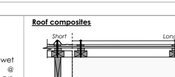


IN06
GB1LA 60: 2/10mm layers of GIB® Noiseline Plasterboard either side with GIB Rsil® facing Games room, 90mm studs @600crs and Dwangs @800crs. R2.2 pink batts. With interior finish (refer to GF plan).
NOTE: This system has been integrated for soundproofing purposes only. Separate tenancies not required

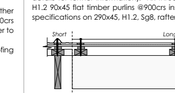


IN07
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas) adhered to, 10mm selected tiles

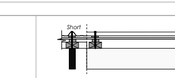
Roof composites



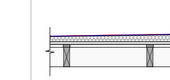
R01
0.55BMT ColorCote® corrugate roofing® over VB10 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on 290x45, H1.2, Sg8, rafters @800crs



R02
0.55BMT ColorCote® corrugate roofing® over VB10 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on240x45, H1.2, SG8rafters @900crs



R03
0.55BMT ColorCote® corrugate roofing® over VB10 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on 150x45, hyspan rafters @800crs

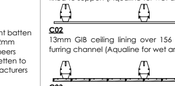


R04
Nuraply 3PM waterproof membrane on Enertherm Tapered PIR to achieve desired falls (Refer to details for further information) laid over 21mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to 140x45, H2.1, Sg8 rafters @600crs or joists @400crs

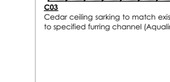
Ceiling/soffit composites



C01
13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)



C02
13mm GIB ceiling lining over 156 rondo direct fix clip to specified furring channel (Aqualine for wet areas)



C03
Cedar ceiling sarking to match existing over, 156 rondo direct fix clip to specified furring channel (Aqualine for wet areas)

Floor composites

F01
Insulated slab foundation system to engineers design and specifications, refer to details for further information.

F02
Refer to flooring legend - RIB & Fill system. 100 concrete topping over rough-sawn 25mm thick infill over 125mm structural concrete RIBs. R3.2 Pink® Batts® SnugFloor® (140mm) insulation between RIBS 25mm Kooltherm K12 Framing PIR over ribs.

F03
Refer to flooring legend - over 20mm tongue and groove strandboard, over H1.2, Sg8, 190x45 joists @400crs

F02
Refer to flooring legend - H3.1, tongue n groove standboard over 150x45, hyspan joists @400crs.

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

Elysium Way Extension

For: John Johnston

49 Elysium Way, Speargrass Flat

SHEET TITLE: WEST ELEVATIONS
DRAWN BY: JC
ISSUED: 17/06/2026
PROJECT #: 856

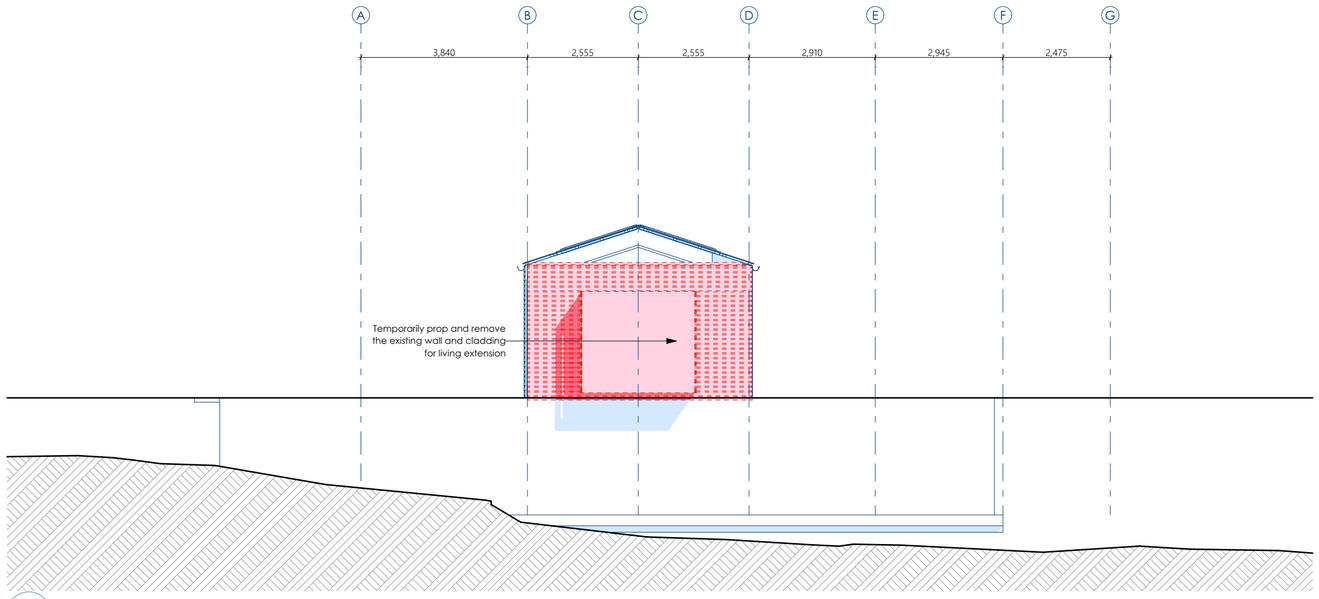
CC5 Earthworks updated to the latest Aurum survey dated 21 Feb 2020

Rev	Date	Issue
B	5/03/2026	Pricing set
C	13/03/2026	Pricing set - Final
F	18/05/2026	Pricing set - REV A - RC Updates
G	21/05/2026	Pricing set - REV G - RC Updates 2

SHEET NO
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BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Very high risk	4
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**17**



S - South Elevation_Existing & Demolition
Scale 1:100



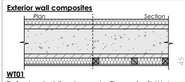
S - South Elevation_Proposed
Scale 1:100 CC5

SELECTION NOTES - TBC

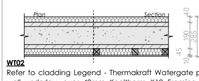
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	R08	*RWH* Proprietary 0.55BMT ColorCote® rainwater head sized for roof area captivity with a suitably sized overflow. Refer to details for further information
	R09	*Roof hatch* Proprietary MONKEYTOE roof hatch with acess ladder
Cladding	CS01	Horizontal cedar weather board to match existing 20x45mm h3.2 cavity battens with castellated profile fixed Vertically as per cladding system manufacturers' specifications
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	J02	Selected skylight to suit existing
	J03	Selected Flush-mounted hidden garage door with horizontal cedar weather board to match existing to suit existing
	J04	Proprietary sliding steel shutters
	J05	Selected hinged hidden door with horizontal cedar weather board to match existing to suit existing
Balustrade	B01	Juralco Infinity Frameless Glass Balustrade (top rail)
Steel	ST01	*Structural Steel Supports* As per Structural Engineer's documentation.
Fire	FR01	*Cowl* Bespoke Extended cowl, refer to details for further information
	FR02	*Fire* Selected gas insert fire

Composite Notes - TBC

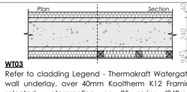
Exterior wall composites



WT01
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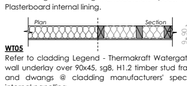
WT02
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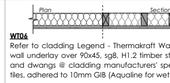
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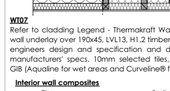
WT04
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WT05
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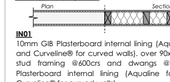


WT06
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 90x45, sg8, H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. 10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas)

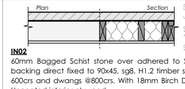


WT07
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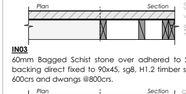
Interior wall composites



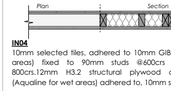
IN01
10mm GIB Plasterboard internal lining (Aqualine for wet areas and Curveline® for curved walls), over 90x45, sg8, H1.2 timber stud framing @600crs and dwangs @800crs. 10mm GIB Plasterboard internal lining (Aqualine for wet areas and Curveline® for curved walls).



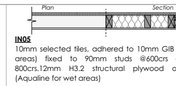
IN02
60mm Bagged Schist stone over adhered to Sumner board backing direct fixed to 90x45, sg8, H1.2 timber stud framing @ 600crs and dwangs @800crs. With 18mm Birch Décor - Walnut Uncoated interior plywood



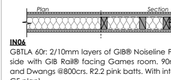
IN03
60mm Bagged Schist stone over adhered to Sumner board backing direct fixed to 90x45, sg8, H1.2 timber stud framing @ 600crs and dwangs @800crs.



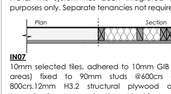
IN04
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas) adhered to, 10mm selected tiles



IN05
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas)

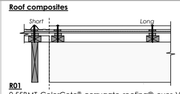


IN06
GB1LA 60: 2/10mm layers of GIB® Noiseline Plasterboard either side with GIB Rail® facing Games room. 90mm studs @600crs and Dwangs @800crs. R2.2 pink batts. With interior finish (refer to GF plan).
NOTE: This system has been integrated for soundproofing purposes only. Separate tenancies not required

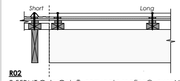


IN07
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas) adhered to, 10mm selected tiles

Roof composites



R01
0.55BMT ColorCote® corrugate roofing® over V810 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on 290x45, H1.2, Sg8, rafters @800crs



R02
0.55BMT ColorCote® corrugate roofing® over V810 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on240x45, H1.2, SG8rafters @900crs

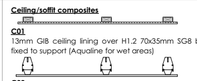


R03
0.55BMT ColorCote® corrugate roofing® over V810 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on 150x45, hyspan rafters @800crs

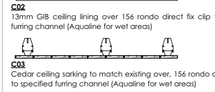


R04
Nuraply 3PM waterproof membrane on Enertherm Tapered PIR to achieve desired falls (Refer to details for further information) laid over 21mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to 140x45, H2.1, Sg8 rafters @600crs or joists @400crs

Ceiling/soffit composites



C01
13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)



C02
13mm GIB ceiling lining over 156 rondo direct fix clip to specified furring channel (Aqualine for wet areas)

C03
Cedar ceiling sarking to match existing over, 156 rondo direct fix clip to specified furring channel (Aqualine for wet areas)

Floor composites

F01
Insulated slab foundation system to engineers design and specifications, refer to details for further information.

F02
Refer to flooring legend - RIB & Fill system. 100 concrete topping over rough-sawn 25mm thick infill over 125mm structural concrete RIBs. R3.2 Pink® Batts® SnugFloor® (140mm) insulation between RIBS 25mm Kooltherm K12 Framing PIR over ribs.

F03
Refer to flooring legend - over 20mm tongue and groove strandboard, over H1.2, Sg8, 190x45 joists @400crs

F02
Refer to flooring legend - H3.1, tongue n groove standboard over 150x45, hyspan joists @400crs.

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

Elysium Way Extension

For: John Johnston

49 Elysium Way, Speargrass Flat

SHEET TITLE:	SOUTH ELEVATIONS
DRAWN BY:	JC
ISSUED:	17/06/2026
PROJECT #:	856

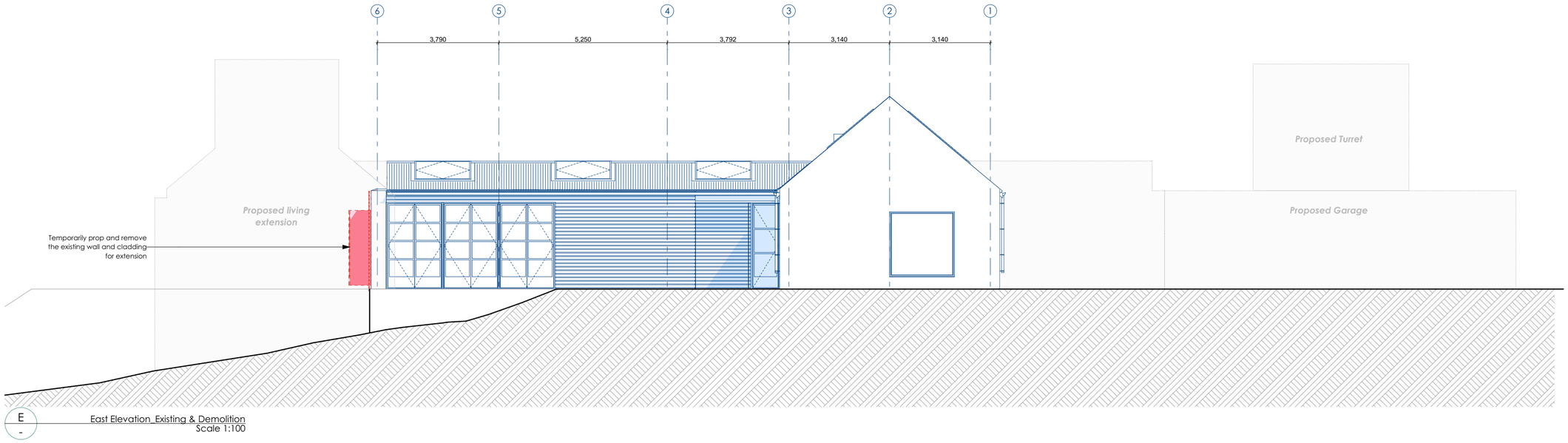
CC5 Earthworks updated to the latest Aurum survey dated 21 Feb 2020

Rev	Date	Issue
B	5/03/2026	Pricing set
C	13/03/2026	Pricing set - Final
F	18/05/2026	Pricing set - REV A - RC Updates
G	21/05/2026	Pricing set - REV G - RC Updates 2

SHEET NO

A203.G

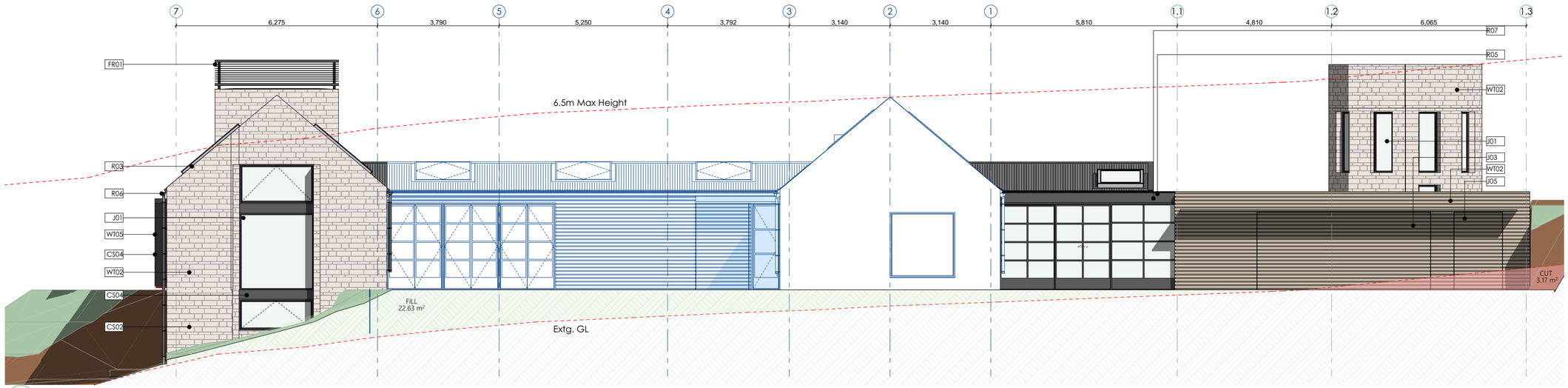
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E
-

East Elevation_Existing & Demolition
Scale 1:100

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Very high risk	4
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**17**



E
-

East Elevation_Proposed
Scale 1:100
CC5

SELECTION NOTES - TBC

Roof

R06 *Gutter*
Half round Cross sectional area 7500mm²) fixed with internal bracket & snow trap @ 600crs.

R07 *Fascia*
ColorCote® 3mm steel plate counter-sunk screw fixed through 50mm EPDM washer and into blocking

R08 *RWH*
Proprietary 0.55BMT ColorCote® rainwater head sized for roof area captivity with a suitably sized overflow. Refer to details for further information

R09 *Roof hatch*
Proprietary MONKEYTOE roof hatch with acess ladder

Cladding

CS01 Horizontal cedar weather board to match existing 20x45mm h3.2 cavity battens with castellated profile fixed Vertically as per cladding system manufacturers' specifications

CS02 Bagged 200mm Schist stone on Sumner board over 45mm cavity as per cladding system manufacturers' specifications

CS03 Vulcan UltraClad Infinity Board 20mm cavity battens fixed horizontally as per cladding system manufacturers' specs and recommendations

CS04 9mm thick Eterpan cladding 20mm cavity battens fixed vertically and horizontally as per cladding system manufacturers' specs and recommendations

Joinery

J01 Selected steel joinery to suit existing

J02 Selected skylight to suit existing

J03 Selected Flush-mounted hidden garage door with horizontal cedar weather board to match existing to suit existing

J04 Proprietary sliding steel shutters

J05 Selected hinged hidden door with horizontal cedar weather board to match existing to suit existing

Balustrade

B01 Juralco Infinity Frameless Glass Balustrade (top rail)

Steel

ST01 *Structural Steel Supports*
As per Structural Engineer's documentation.

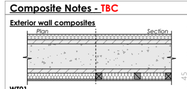
Fire

FR01 *Cowl*
Bespoke Extended cowl, refer to details for further information

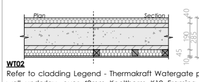
FR02 *Fire*
Selected gas insert fire

Composite Notes - TBC

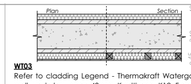
Exterior wall composites



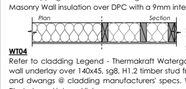
WT01
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay, over 40mm Kooltherm K12 Framing PIR. Over-selected waterproofing on 25 series (240mm) concrete blockwork to structural engineers' documentation. 45x45 sg8. H2.1 strapping @600crs and dwangs @800crs with Pink® Batts® Masonry Wall insulation over DPC with a 10mm GIB Plasterboard lining (Aqualine for wet areas and Curveline® for curved walls).



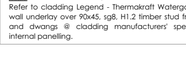
WT02
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay, over 40mm Kooltherm K12 Framing PIR. Over-selected waterproofing on 20 series (190mm) concrete blockwork to structural engineers' documentation. 45x45 sg8. H2.1 strapping @600crs and dwangs @800crs with Pink® Batts® Masonry Wall insulation over DPC with a 10mm GIB Plasterboard lining (Aqualine for wet areas and Curveline® for curved walls).



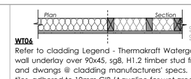
WT03
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay, over 40mm Kooltherm K12 Framing PIR. Over-selected waterproofing on 25 series (240mm) concrete blockwork to structural engineers' documentation. 45x45 sg8. H2.1 strapping @600crs and dwangs @800crs with Pink® Batts® Masonry Wall insulation over DPC with a 9mm internal panelling.



WT04
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 140x45, sg8, H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. With 10mm GIB Plasterboard internal lining.



WT05
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 90x45, sg8, H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. With 9mm internal panelling.

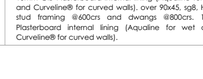


WT06
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 90x45, sg8, H1.2 timber stud framing @600crs and dwangs @ cladding manufacturers' specs. 10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas)

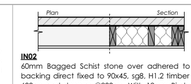


WT07
Refer to cladding Legend - Thermakraft Watergate plus flexible wall underlay over 190x45, LVL13, H1.2 timber stud framing As per engineers design and specification and dwangs @ cladding manufacturers' specs. 10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas and Curveline® for curved walls).

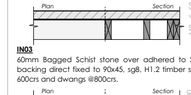
Interior wall composites



IN01
10mm GIB Plasterboard internal lining (Aqualine for wet areas and Curveline® for curved walls), over 90x45, sg8, H1.2 timber stud framing @600crs and dwangs @800crs. 10mm GIB Plasterboard internal lining (Aqualine for wet areas and Curveline® for curved walls).



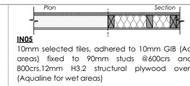
IN02
60mm Bagged Schist stone over adhered to Sumner board backing direct fixed to 90x45, sg8, H1.2 timber stud framing @ 600crs and dwangs @800crs. With 18mm Birch Décor - Walnut Uncoated interior plywood



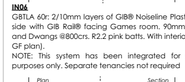
IN03
60mm Bagged Schist stone over adhered to Sumner board backing direct fixed to 90x45, sg8, H1.2 timber stud framing @ 600crs and dwangs @800crs.



IN04
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas) adhered to, 10mm selected tiles



IN05
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas)

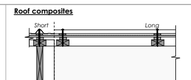


IN06
GBTLA 60r: 2/10mm layers of GIB® Noiseline Plasterboard either side with GIB Rail® facing Games room, 90mm studs @600crs and Dwangs @800crs. R2.2 pink batts. With interior finish (refer to GF plan).
NOTE: This system has been integrated for soundproofing purposes only. Separate tenancies not required



IN07
10mm selected tiles, adhered to 10mm GIB (Aqualine for wet areas) fixed to 90mm studs @600crs and Dwangs @ 800crs.12mm H3.2 structural plywood over, 10mm GIB (Aqualine for wet areas) adhered to, 10mm selected tiles

Roof composites



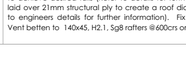
R01
0.55BMT ColorCote® corrugate roofing® over VB10 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on 290x45, H1.2, Sg8, rafters @800crs



R02
0.55BMT ColorCote® corrugate roofing® over VB10 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on240x45, H1.2, SG8rafters @900crs

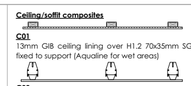


R03
0.55BMT ColorCote® corrugate roofing® over VB10 Vent batten on Thermakraft Covertek 401 roof underlay, laid over 12mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications on 150x45, hyspan rafters @800crs



R04
Nuraply 3PM waterproof membrane on Enertherm Tapered PIR to achieve desired falls (Refer to details for further information) laid over 21mm structural ply to create a roof diaphragm (refer to engineers details for further information). Fix through V820 Vent betten to 140x45, H2.1, Sg8 rafters @600crs or joists @400crs

Ceiling/soffit composites



C01
13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)



C02
13mm GIB ceiling lining over 156 rondo direct fix clip to specified furring channel (Aqualine for wet areas)



C03
Cedar ceiling sarking to match existing over, 156 rondo direct fix clip to specified furring channel (Aqualine for wet areas)

Floor composites

F01
Insulated slab foundation system to engineers design and specifications, refer to details for further information.

F02
Refer to flooring legend - RIB & Fill system. 100 concrete topping over rough-sawn 25mm thick infill over 125mm structural concrete RIBs. R3.2 Pink® Batts® SnugFloor® (140mm) insulation between RIBS 25mm Kooltherm K12 Framing PIR over ribs.

F03
Refer to flooring legend - over 20mm tongue and groove strandboard, over H1.2, Sg8, 190x45 joists @400crs

F02
Refer to flooring legend - H3.1, tongue n groove standboard over 150x45, hyspan joists @400crs.

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

Elysium Way Extension

For: John Johnston

49 Elysium Way, Speargrass Flat

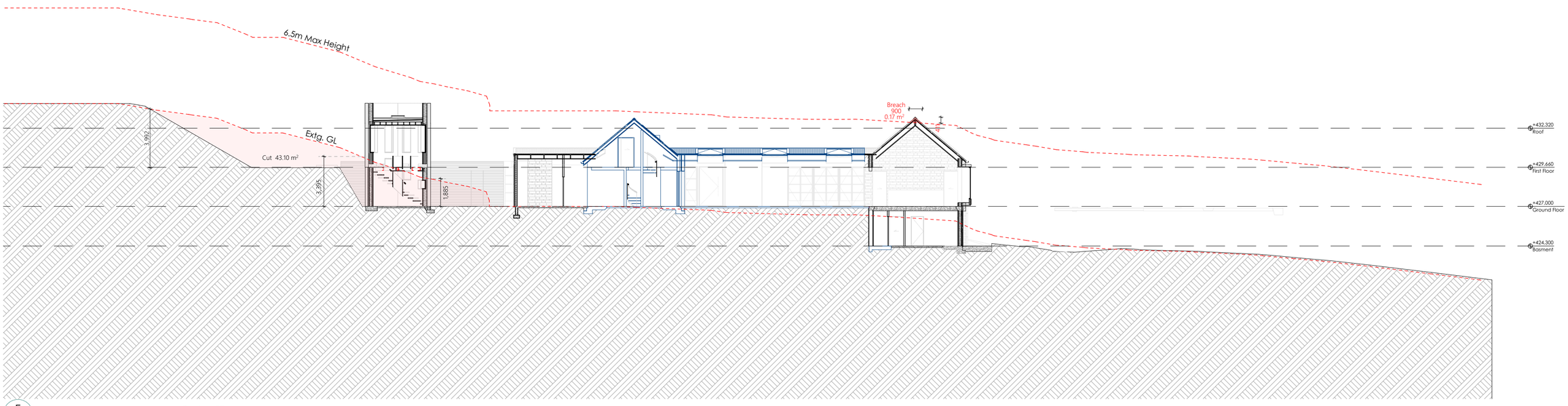
SHEET TITLE: EAST ELEVATIONS
DRAWN BY: JC
ISSUED: 17/06/2026
PROJECT #: 856

CC5 Earthworks updated to the latest Aurum survey dated 21 Feb 2020

Rev	Date	Issue
B	5/03/2026	Pricing set
C	13/03/2026	Pricing set - Final
D	18/03/2026	Pricing set - Final REV A
F	18/05/2026	Pricing set - REV A - RC Updates
G	21/05/2026	Pricing set - REV G - RC Updates 2

SHEET NO
A204.G

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E
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Section EE
Scale 1:200

CC5

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

Elysium Way Extension

For: John Johnston

49 Elysium Way, Speargrass Flat

SHEET TITLE: LANDSCAPE SECTIONS
DRAWN BY: JC
ISSUED: 17/06/2026
PROJECT #: 856

CC5 Earthworks updated to the latest Aurum survey dated 21 Feb 2020

Rev	Date	Issue
F	18/05/2026	Pricing set - REV A - RC Updates
G	21/05/2026	Pricing set - REV G - RC Updates 2

SHEET NO

A302.G

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