Grove Lane Alteration

Kevin & Olga Buckley

4 Grove Lane, Kelvin Heights, Queenstown

Layout	Sheet Name	ID
R01	TITLE & INDEX	D
R02	SITE PLAN <DEMOLITION>	C
R03	SITE PLAN <PROPOSED>	C
R04	GROUND FLOOR PLAN	C
R05	WALL FRAMING PLAN	C
R06	ROOF PLAN	C
R07	REFERENCE PLAN	C
R08	NORTH & WEST ELEVATIONS	C
R09	SOUTH & EAST ELEVATIONS	C
R10	SECTION AA	C
R11	SECTION BB	C
R12	SECTION CC	C
R13	SECTION DD	C
R14	SECTION EE	C
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R16	SECTION GG	C
R17	SECTION HH	C
R18	EARTHWORKS PLAN	C
R19	PLUMBING PLAN	C
R20	SITE MANAGEMENT PLAN	C
R21	SITE CONTEXT PLAN	C
R22	SUNSTUDY_SUMMNER	C
R23	SUNSTUDY_WINTER	C
R24	SUNSTUDY_MID-SOLSTICE	C



ID	Change Name

ADQ Architecture

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

Grove Lane Alteration

For: Kevin & Olga Buckley

4 Grove Lane, Kelvin Heights, Queenstown

SHEET TITLE: TITLE & INDEX

DRAWN BY: EP

ISSUED: 25/09/2026

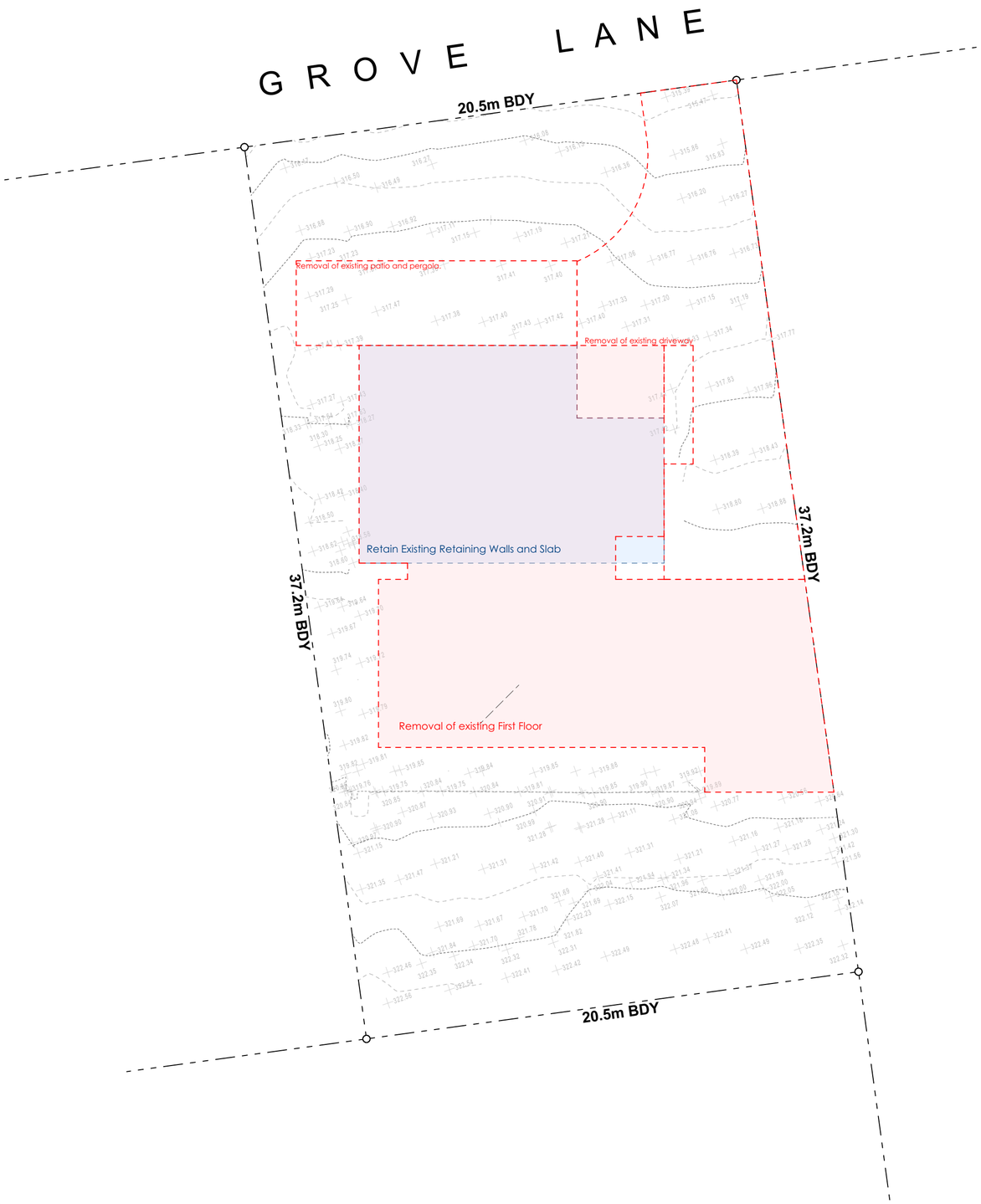
PROJECT #: 860

ID	Date	Issue
A	18/06/2026	Resource Consent Drawings
B	22/07/2026	Resource Consent Drawings 2
C	17/09/2026	Detailed Design
D	25/09/2026	RC 2

SHEET NO

R01.D

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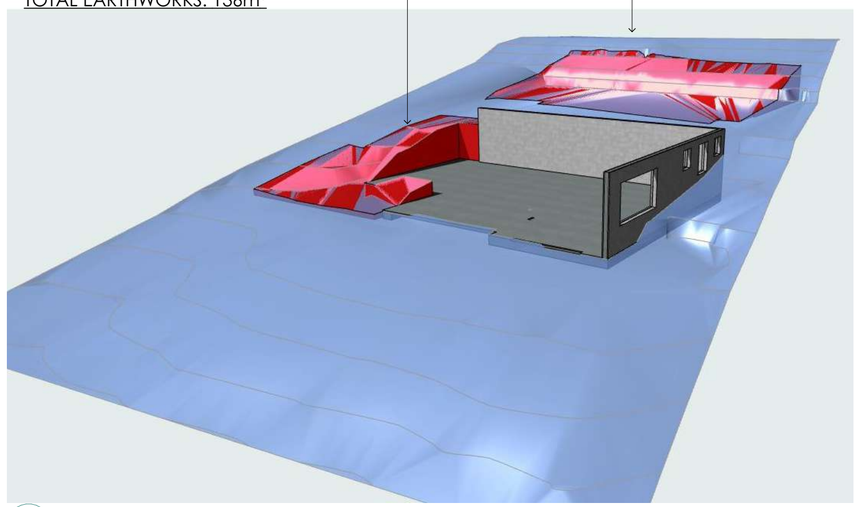


00 - Site Plan <Demo>
Scale 1:150

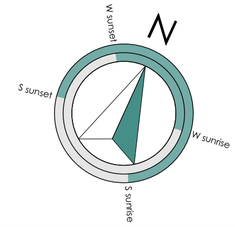
NEW FIRST FLOOR / LANDSCAPING <RED>
CUT: 98m³

NEW BASEMENT / GARAGE <RED>
CUT: 38m³

TOTAL EARTHWORKS: 136m³



- Earthworks
Scale 1:100



SITE PLAN NOTES

Parcel ID: 3032803
Legal Description: Lot 124 DP 11164
Address: 4 Grove Lane, Kelvin Heights, Queenstown
Earthquake Zone: Zone 3
Exposure Zone: Zone B
Climate Zone: Zone 6
Wind Region: Zone A
Rainfall Intensity (range): 20 - 30
Wind Zone: High <BRANZ>

Zone: Suburban Residential

SITE AREA	764m²
BUILDING COVERAGE (inc eave & spouting)	311m²
TOTAL SITE COVERAGE	40.7%

SITE PLAN LEGEND

- Proposed Building Footprint
- Proposed Hardpaved Areas
- Proposed Outdoor Tiles
- Proposed Driveway Areas

DEMOLITION NOTES

- Demolish existing house, existing garage, all structure associated with it.
- Terminate and remove all existing services on site. Existing stormwater drain, sewer, water works and any other services on site to be dug up and removed.
- Demolish existing concrete driveway, steps and pavements.
- Any damage to neighbouring fence and property by the Contractor and its team are to be made good by the Contractor.
-Existing vehicle crossing shall be retained.

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

Grove Lane Alteration

For: Kevin & Olga Buckley
4 Grove Lane, Kelvin Heights, Queenstown

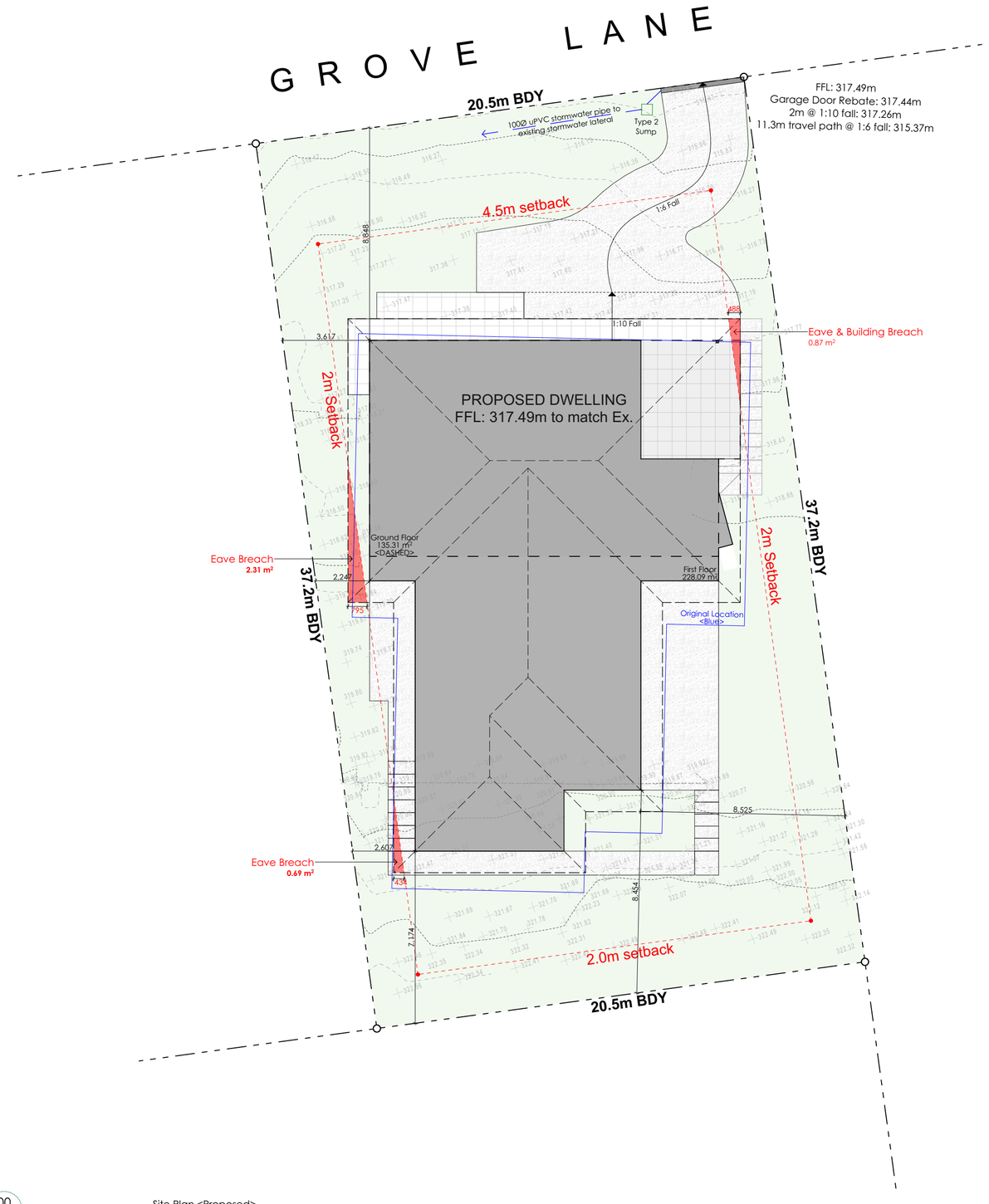
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DRAWN BY: EP
ISSUED: 25/09/2026
PROJECT #: 860

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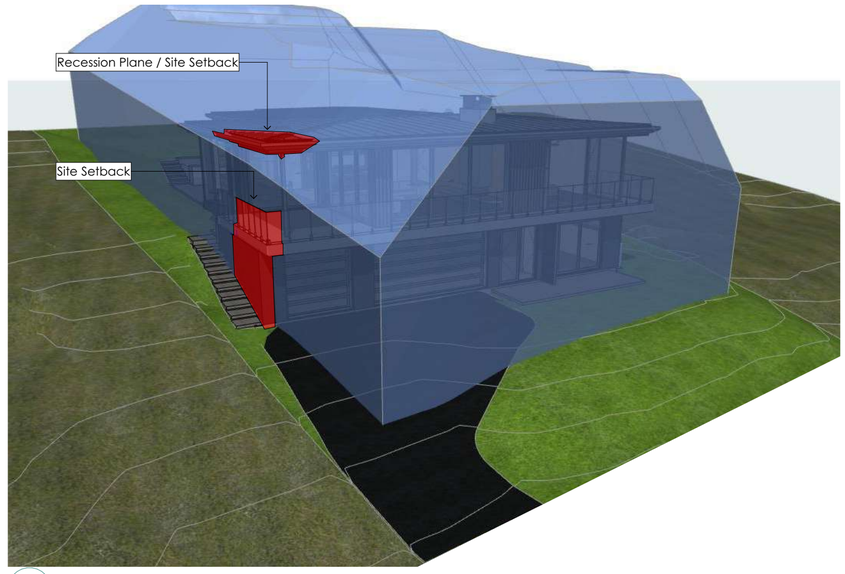
ID	Date	Issue
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B	22/07/2026	Resource Consent Drawings 2
C	25/09/2026	RC 2

SHEET NO
R02.C

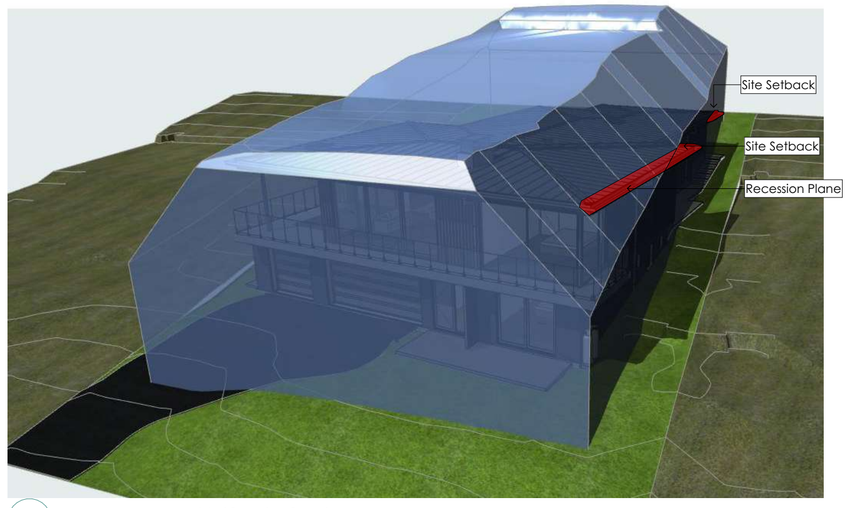
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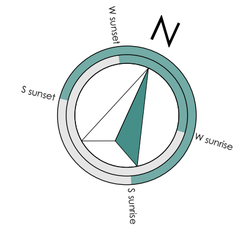
00
-
Site Plan <Proposed>
Scale 1:150



-
East Boundary Breach
Scale 1:100



-
West Boundary Breach
Scale 1:100



SITE PLAN NOTES

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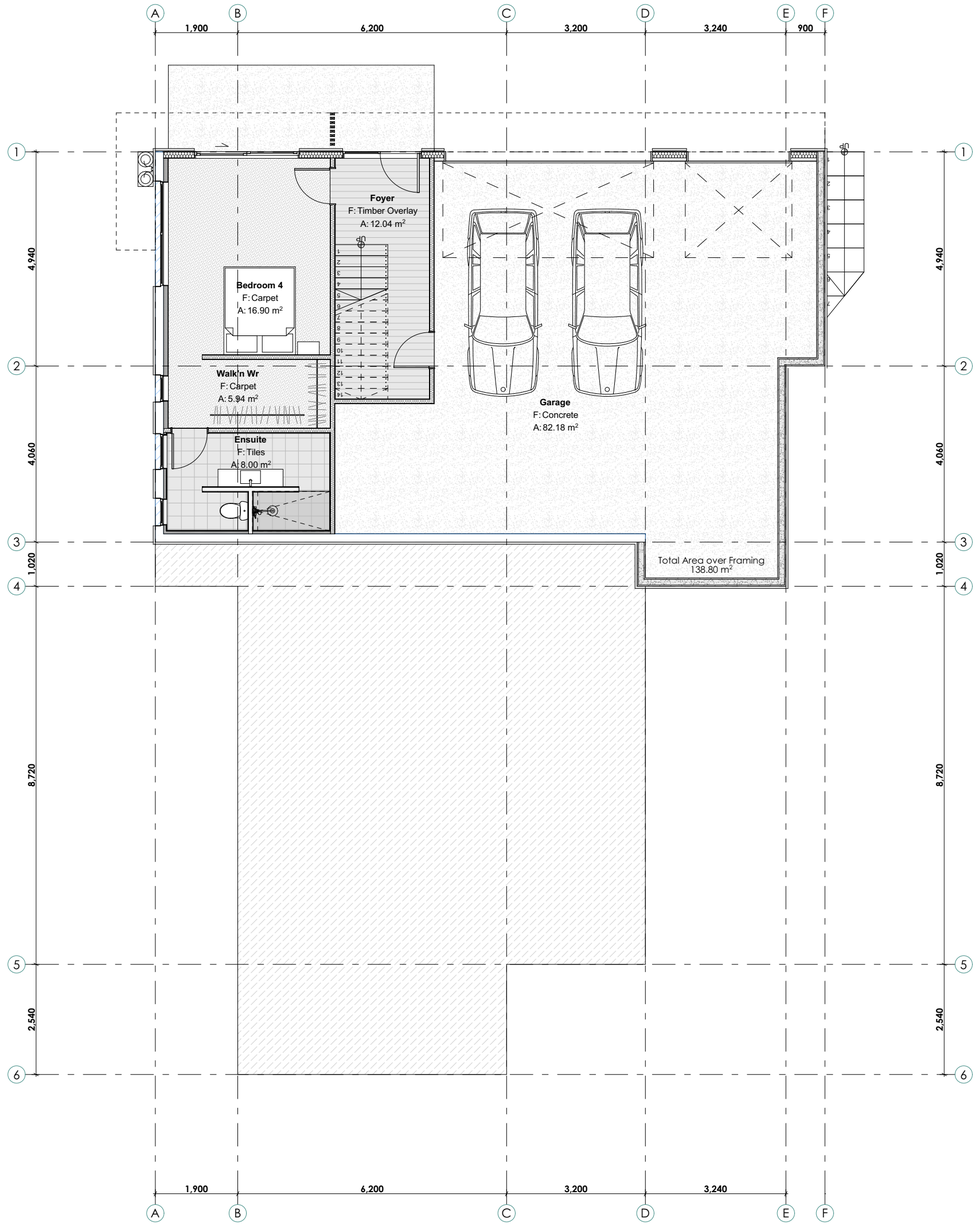
4 Grove Lane, Kelvin Heights, Queenstown

SHEET TITLE: SITE PLAN <PROPOSED>
DRAWN BY: EP
ISSUED: 25/09/2026
PROJECT #: 860

ID	Date	Issue
A	18/06/2026	Resource Consent Drawings
B	22/07/2026	Resource Consent Drawings 2
C	25/09/2026	RC 2

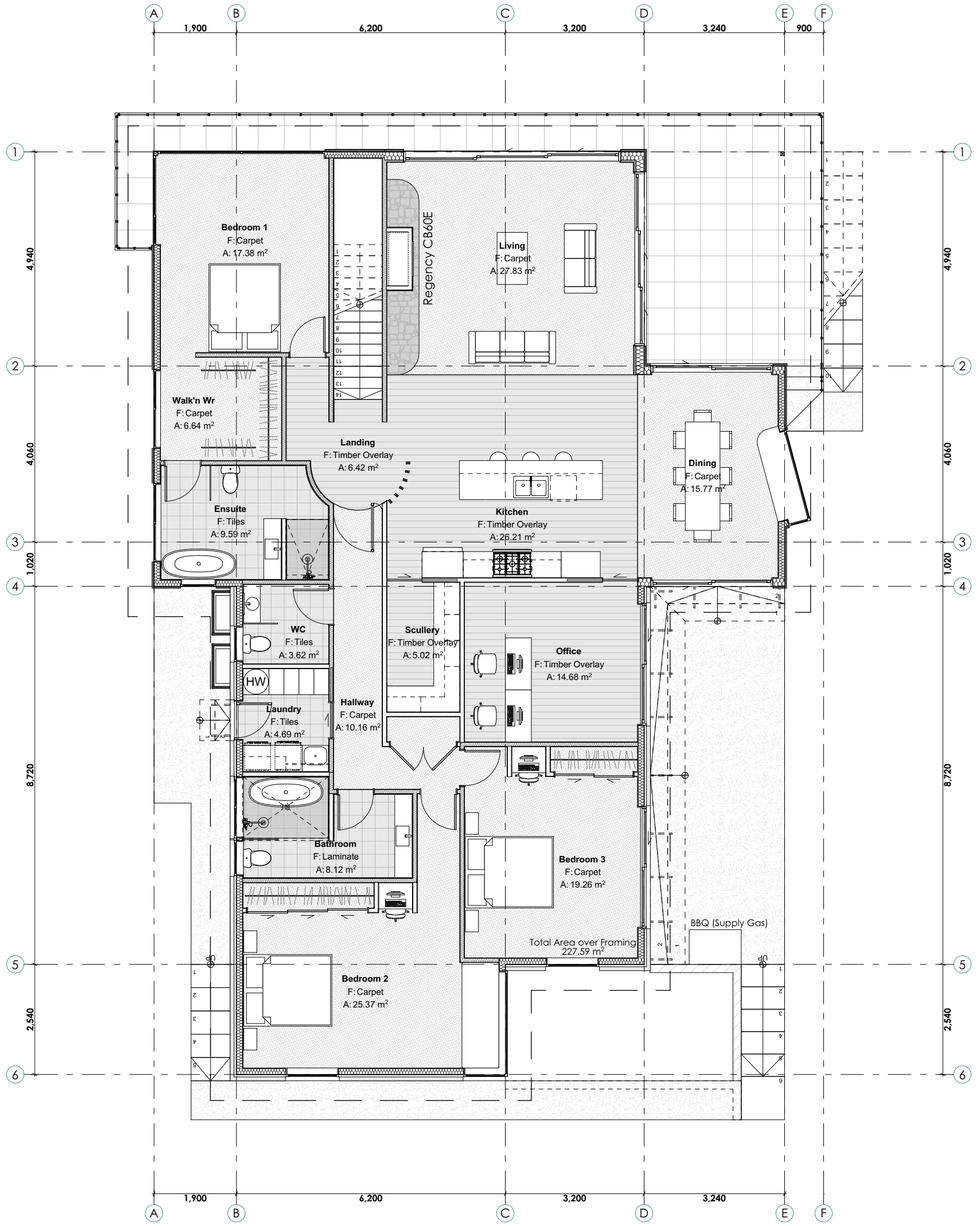
SHEET NO
R03.C

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01
-

Ground Floor Plan
Scale 1:100



02
-

First Floor Plan
Scale 1:100

FLOOR PLAN LEGEND

<External Walls>

H1.2 140x45mm studs @ 600crs and dwangs @ 400crs.

Existing / Proposed 20 series Masonry wall with steel reinforced concrete infill as per structural engineers documentation.

Koolfoam KF31 (60/100mm) EPS board fixed to masonry wall.

<Internal Walls>

H1.2 90x45mm studs @ 600 crs and dwangs @ 800crs.

Insulated H1.2 90x45mm studs @ 600 crs and dwangs @800crs.

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

FLOOR PLAN NOTES

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

INSULATION NOTES

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

Masonry Walls
R1.93 Koolfoam KF31 (60mm) EPS board (60mm)
R1.38 Koolfoam H Grade Polystyrene (50mm)

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

Roof
R7.0 Eliment ceiling glasswool insulation (265mm)

Midfloor
R7.5 Knauf SUPAFIL Blow-in Glasswool insulation (240mm)

Timber Subfloor
R5.9 Knauf SUPAFIL Blow-in Glasswool insulation (190mm)

Zone List

Story	Zone	Area (m²)
Ground Floor		
	Bedroom 4	16.90
	Ensuite	8.00
	Foyer	12.04
	Garage	82.18
	Walk'n Wr	5.94
First Floor		
	Bathroom	8.12
	Bedroom 1	17.38
	Bedroom 2	25.37
	Bedroom 3	19.26
	Dining	15.77
	Ensuite	9.59
	Hallway	10.16
	Kitchen	26.21
	Landing	6.43
	Laundry	4.69
	Living	27.83
	Office	14.68
	Scullery	5.02
	Walk'n Wr	6.64
	WC	3.62
		325.83 m²

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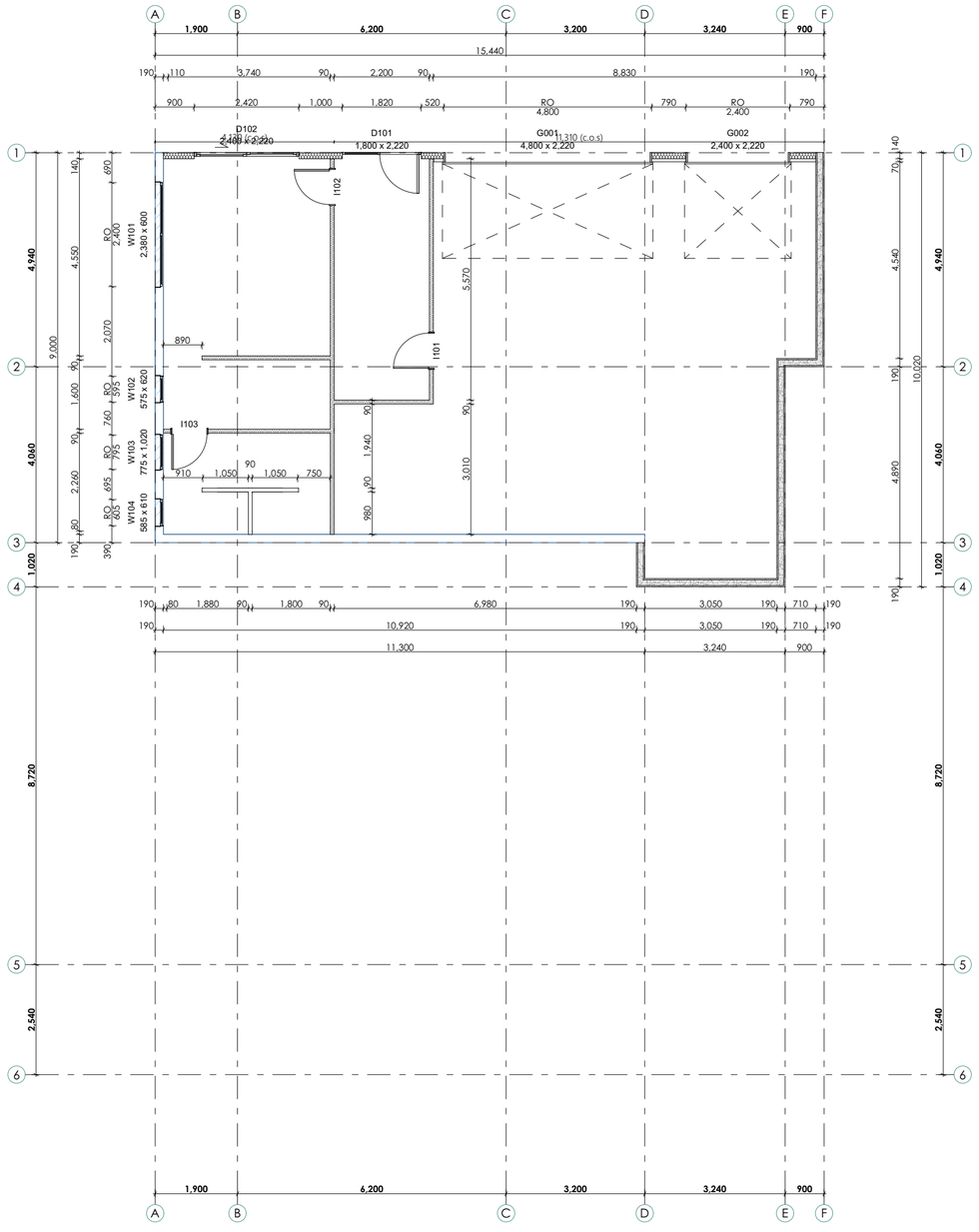
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DRAWN BY: EP
ISSUED: 25/09/2026
PROJECT #: 860

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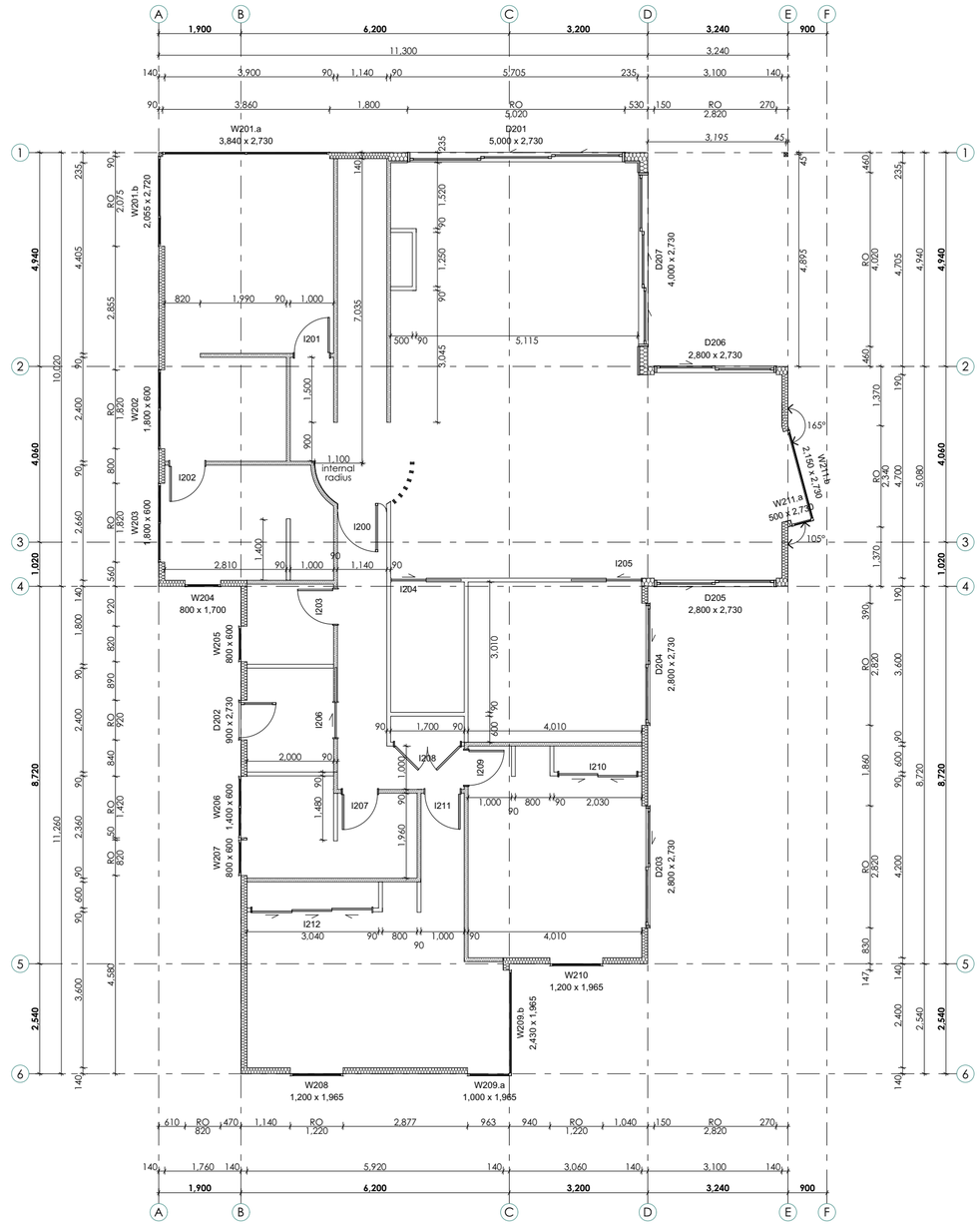
ID	Date	Issue
A	18/06/2026	Resource Consent Drawings
B	22/07/2026	Resource Consent Drawings 2
C	25/09/2026	RC 2

SHEET NO
R04.C

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01 - Ground Floor Wall Framing Plan
Scale 1:100



02 - First Floor Wall Framing Plan
Scale 1:100

FLOOR PLAN LEGEND

<External Walls>

- H1.2 140x45mm studs @ 600crs and dwangs @ 400crs.
- Existing / Proposed 20 series Masonry wall with steel reinforced concrete infill as per structural engineers documentation.
- Koolfoam KF31 (60/100mm) EPS board fixed to masonry wall.

<Internal Walls>

- H1.2 90x45mm studs @ 600 crs and dwangs @ 800crs.
- Insulated H1.2 90x45mm studs @ 600 crs and dwangs @800crs.

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

FLOOR PLAN NOTES

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

INSULATION NOTES

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

Masonry Walls
R1.93 Koolfoam KF31 (60mm) EPS board (60mm)
R1.38 Koolfoam H Grade Polystyrene (50mm)

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

Roof
R7.0 Eliment ceiling glasswool insulation (265mm)

Midfloor
R7.5 Knauf SUPAFIL Blow-in Glasswool insulation (240mm)

Timber Subfloor
R5.9 Knauf SUPAFIL Blow-in Glasswool insulation (190mm)

ADQ Architecture
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4 Grove Lane, Kelvin Heights, Queenstown

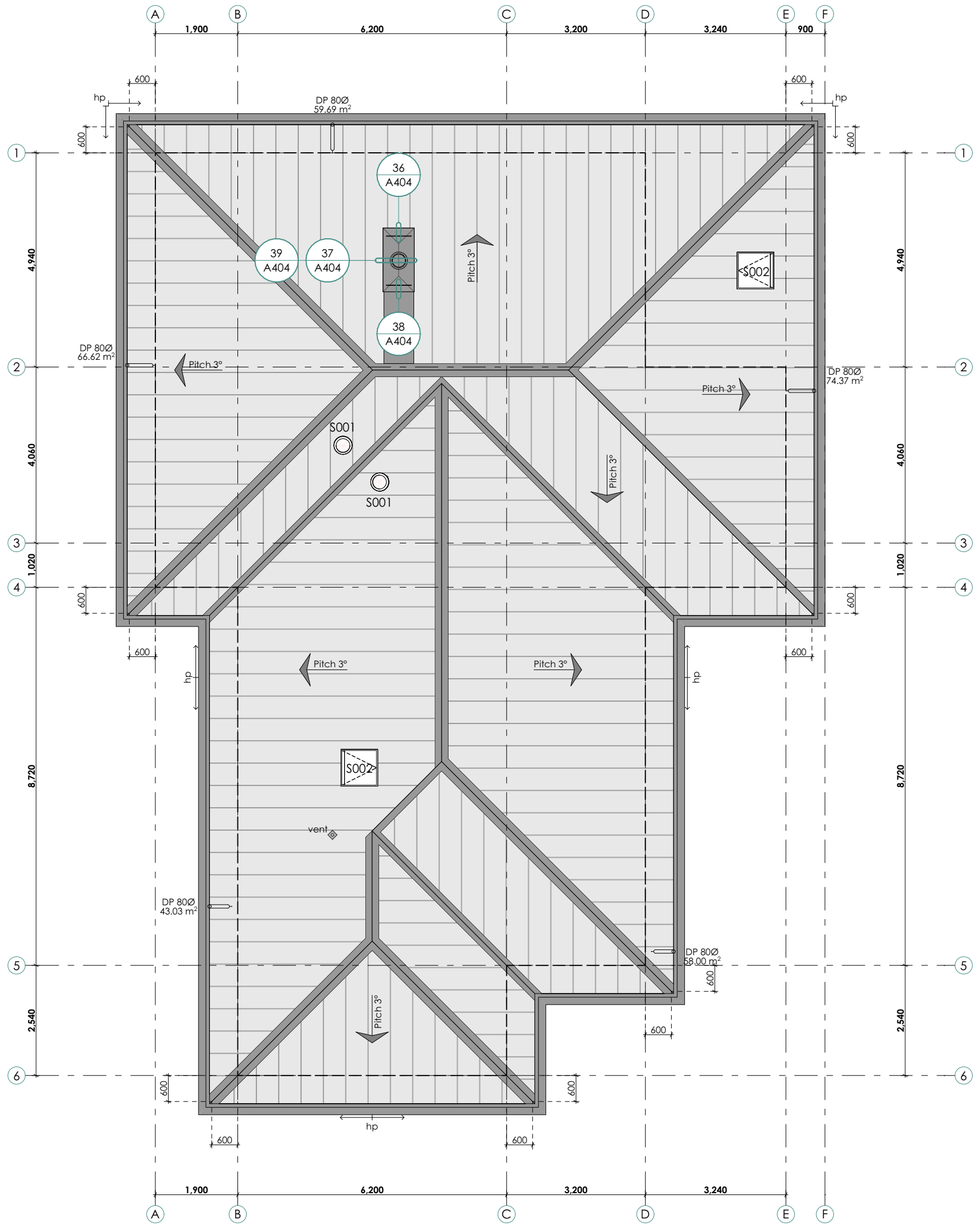
SHEET TITLE: WALL FRAMING PLAN
DRAWN BY: EP
ISSUED: 25/09/2026
PROJECT #: 860

ID	Change Name

ID	Date	Issue
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B	22/07/2026	Resource Consent Drawings 2
C	25/09/2026	RC 2

SHEET NO
R05.C

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03
-

Roof Plan
Scale 1:100

ROOF PLAN LEGEND

- 0.55BMT ColorSteel® Eurostyle Spanlok
- Pitch 15° — Roof pitch & fall direction
- Exterior outline of wall framing below
- hp — High point of gutter / direction of fall
- DP 80Ø XX.XXm² — 80Ø downpipe with catchment area indicated
- vent — Vent terminating through roof
- S001 — Adlux Maxlight ML400 solartube.
- S002 — 850x850mm (J19) Adlux Harmony skylight. Double glazed, argon filled and Low-E.

ROOF PLAN NOTES

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

ROOF MATERIAL SPECIFICATION

Roofing
0.55BMT ColorSteel® Eurostyle Spanlok

Flashing
0.55BMT ColorSteel® to match roofing

Fascia/Gutter
0.55BMT ColorSteel® custom gutter with brackets fixed @450crs. Provide leaf guard.

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

ADQ Architecture
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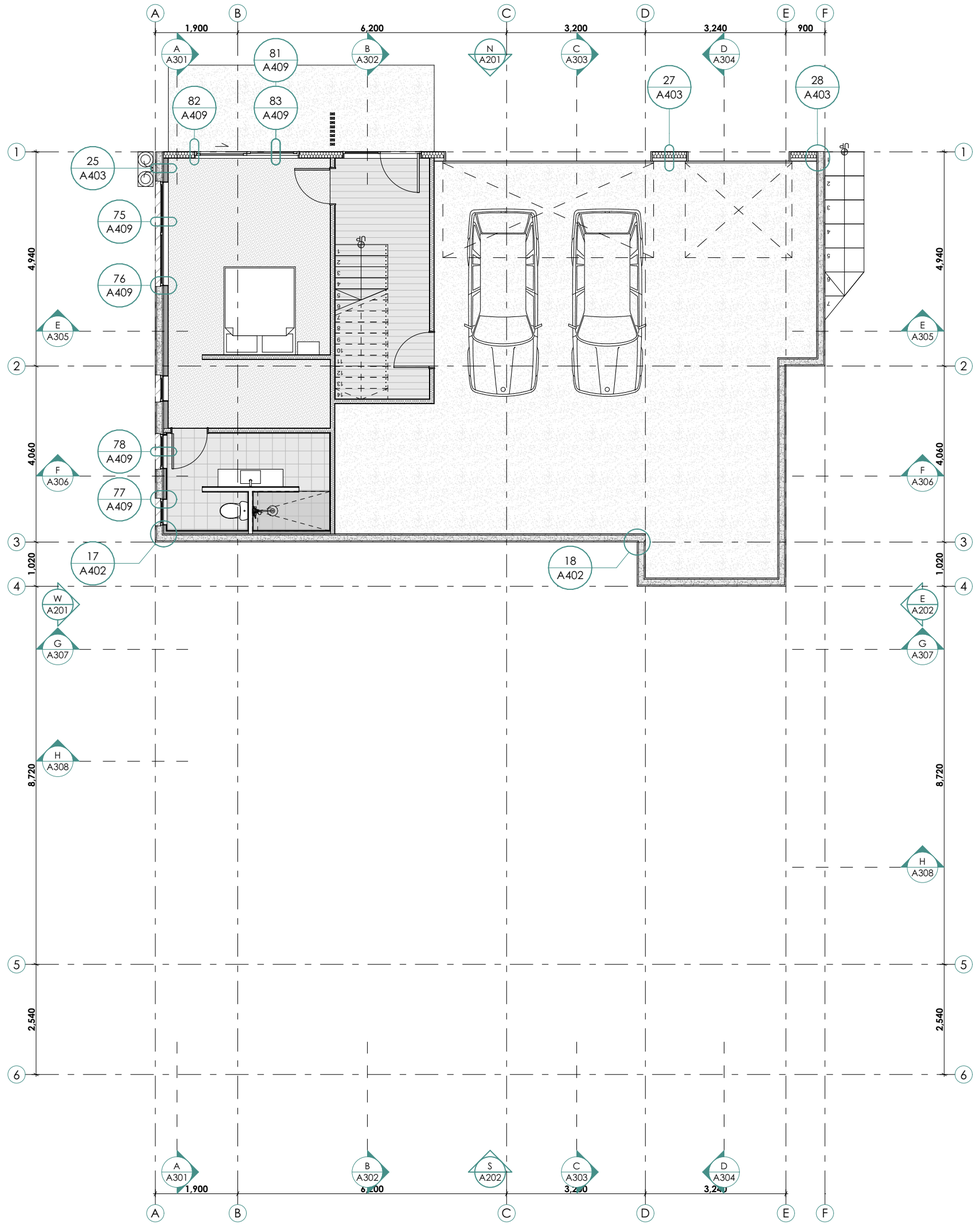
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DRAWN BY: EP
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PROJECT #: 860

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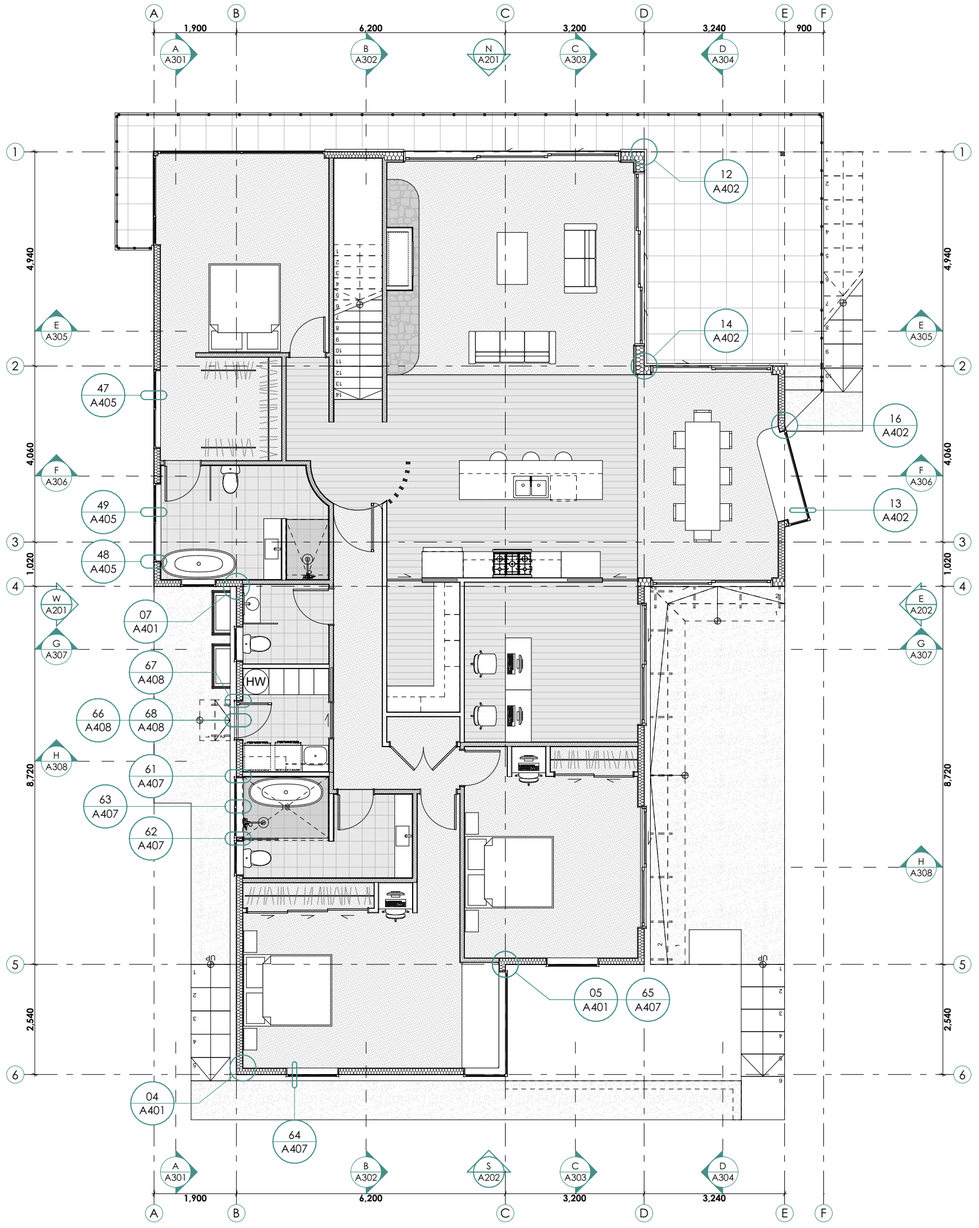
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C	25/09/2026	RC 2

SHEET NO
R06.C

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01 - Ground Floor Reference Plan
Scale 1:100



02 - First Floor Reference Plan
Scale 1:100

ADQ Architecture

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Grove Lane Alteration

For: Kevin & Olga Buckley

4 Grove Lane, Kelvin Heights, Queenstown

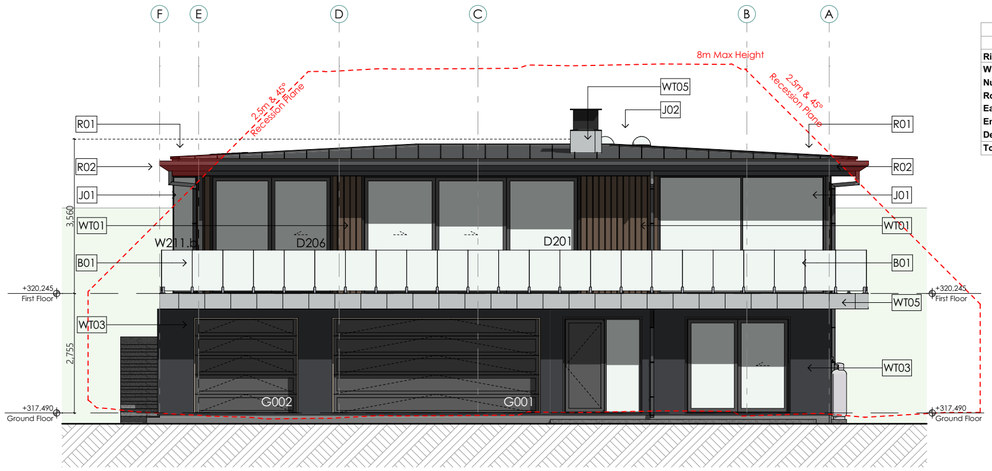
SHEET TITLE: REFERENCE PLAN
DRAWN BY: EP
ISSUED: 25/09/2026
PROJECT #: 860

ID	Change Name

ID	Date	Issue
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B	22/07/2026	Resource Consent Drawings 2
C	25/09/2026	RC 2

SHEET NO
R07.C

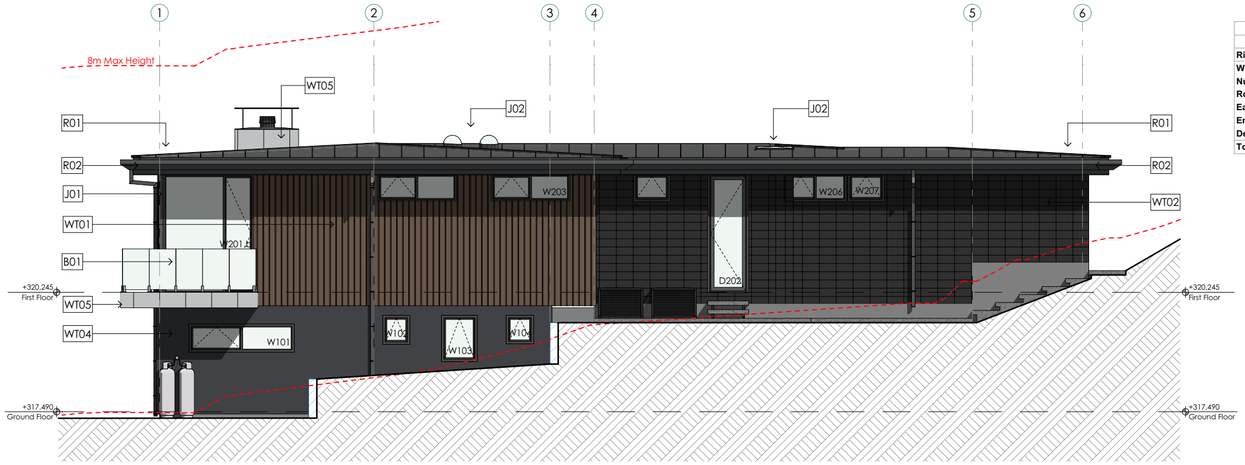
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BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Very high risk	5
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		**12**

N

North Elevation
Scale 1:100

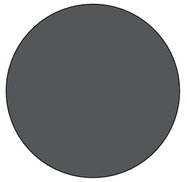


BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		**15**

W

West Elevation
Scale 1:100

COLOUR SELECTION



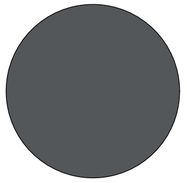
ROOFING
ColourSteel Tidal Grey Matte
LRV: 13%



VERTICAL SHIPLAP
Abodo Vulcan Walnut



BRICK
390 Fluted Carbon Black



RENDER
Dulux: Tidal Grey Matte
LRV: 13%

SELECTION NOTES

Roof

R01 *Roofing*
0.55BMT ColorSteel® Eurostyle Spanlok tray roofing over 10mm Thermax B blocking strips on Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @450crs installed to manufacturers specifications.

R02 *Fascia/Gutter*
0.55BMT ColorSteel® Custom gutter with concealed brackets fixed @450crs. Provide leaf guard.

Wall

WT01 Abodo Vulcan WB12 (180x18mm) vertical shiplap on 20mm castellated cavity battens over 7mm Ecoply barrier fixed to timber framing.

WT02 Viblock 390 fluted 90mm brick on 48mm cavity over 7mm Ecoply barrier fixed to timber framing.

WT03 Specialized Dulux Acratex® rendering system over 50mm Cavireclad EPS insulation on 20mm EPS battens over 7mm Ecoply barrier fiex to framing.

WT04 Specialized Dulux Acratex® rendering system over 50mm EPS insulation fixed to masonry wall as per structural engineers documentation.

WT05 10mm Bluestone tile adhered to 9mm Fibrecement backing board over 20mm cavity battens over 7mm Ecoply barrier fixed to timber framing.

Floor / Foundation

F01 Insulated slab foundation system to Engineers specification.

F02 20mm structural plywood over timber subfloor as per structural engineers documentation.

F03 *Balcony*
20mm Bluestone decking tiles over ProFrame aluminium frame joists on pedestals over Alco JM TPO membrane on H3.2 17mm min. structural plywood.

F04 *Patio Slab*
100mm thick reinforced concrete slab over well compacted hardfill.

Joinery

J01 Selected door / window joinery suite. Triple glazed, argon filled and Low-E.

J02 Adlux Harmony skylight. Double glazed, argon filled and Low-E.

J03 Adlux Maxlight ML400 solartube.

Balustrade

B01 Juralco Edgetec Matador II Mini post.

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

Soffit

S01 9mm James Hardie Villaboard soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support.

Ceiling

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

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Grove Lane Alteration

For: Kevin & Olga Buckley

4 Grove Lane, Kelvin Heights, Queenstown

SHEET TITLE:	NORTH & WEST ELEVATIONS
DRAWN BY:	EP
ISSUED:	25/09/2026
PROJECT #:	860

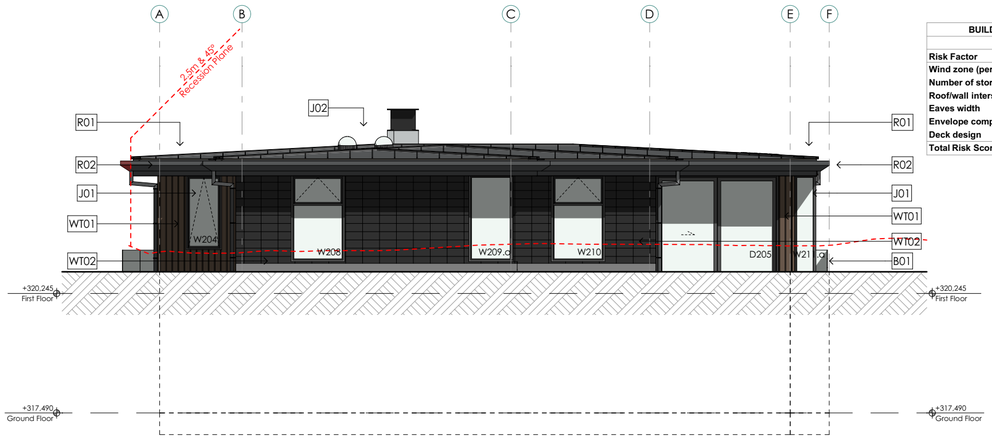
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ID	Date	Issue
A	18/06/2026	Resource Consent Drawings
B	22/07/2026	Resource Consent Drawings 2
C	25/09/2026	RC 2

SHEET NO

R08.C

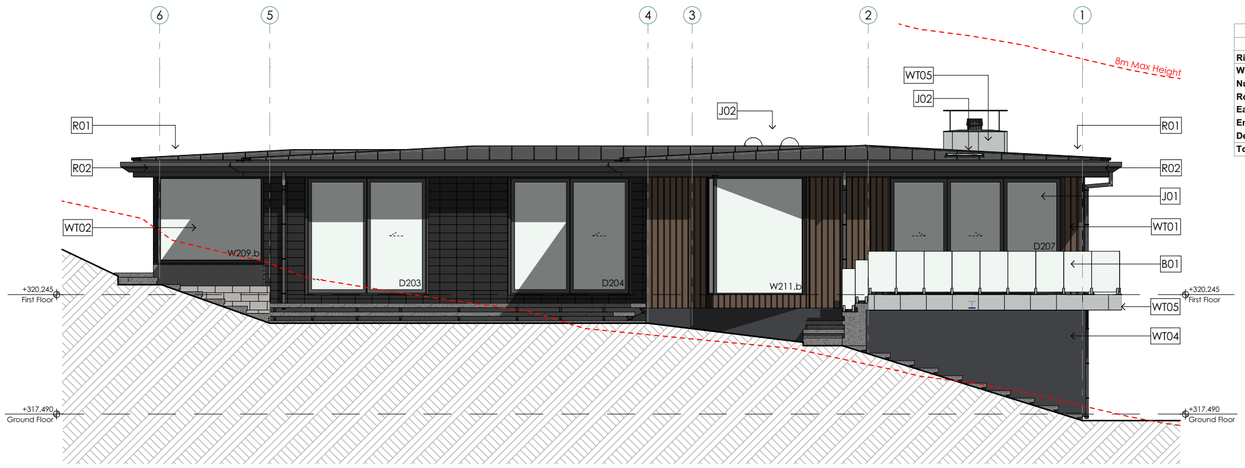
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S
-

South Elevation
Scale 1:100

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

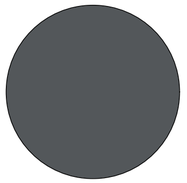


E
-

East Elevation
Scale 1:100

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Very high risk	5
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		**11**

COLOUR SELECTION



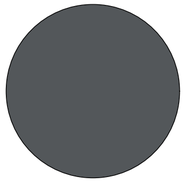
ROOFING
ColourSteel Tidal Grey Matte
LRV: 13%



VERTICAL SHIPLAP
Abodo Vulcan Walnut



BRICK
390 Fluted Carbon Black



RENDER
Dulux: Tidal Grey Matte
LRV: 13%

SELECTION NOTES

Roof

R01 *Roofing*
0.55BMT ColorSteel® Eurostyle Spanlok tray roofing over 10mm Thermax B blocking strips on Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @450crs installed to manufacturers specifications.

R02 *Fascia/Gutter*
0.55BMT ColorSteel® Custom gutter with concealed brackets fixed @450crs. Provide leaf guard.

Wall

WT01 Abodo Vulcan WB12 (180x18mm) vertical shiplap on 20mm castellated cavity battens over 7mm Ecoply barrier fixed to timber framing.

WT02 Viblock 390 fluted 90mm brick on 48mm cavity over 7mm Ecoply barrier fixed to timber framing.

WT03 Specialized Dulux Acratex® rendering system over 50mm Cavireclad EPS insulation on 20mm EPS battens over 7mm Ecoply barrier fiex to framing.

WT04 Specialized Dulux Acratex® rendering system over 50mm EPS insulation fixed to masonry wall as per structural engineers documentation.

WT05 10mm Bluestone tile adhered to 9mm Fibrecement backing board over 20mm cavity battens over 7mm Ecoply barrier fixed to timber framing.

Floor / Foundation

F01 Insulated slab foundation system to Engineers specification.

F02 20mm structural plywood over timber subfloor as per structural engineers documentation.

F03 *Balcony*
20mm Bluestone decking tiles over ProFrame aluminium frame joists on pedestals over Alco JM TPO membrane on H3.2 17mm min. structural plywood.

F04 *Patio Slab*
100mm thick reinforced concrete slab over well compacted hardfill.

Joinery

J01 Selected door / window joinery suite. Triple glazed, argon filled and Low-E.

J02 Adlux Harmony skylight. Double glazed, argon filled and Low-E.

J03 Adlux Maxlight ML400 solartube.

Balustrade

B01 Juralco Edgetec Matador II Mini post.

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

Soffit

S01 9mm James Hardie Villaboard soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support.

Ceiling

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

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

Grove Lane Alteration

For: Kevin & Olga Buckley

4 Grove Lane, Kelvin Heights, Queenstown

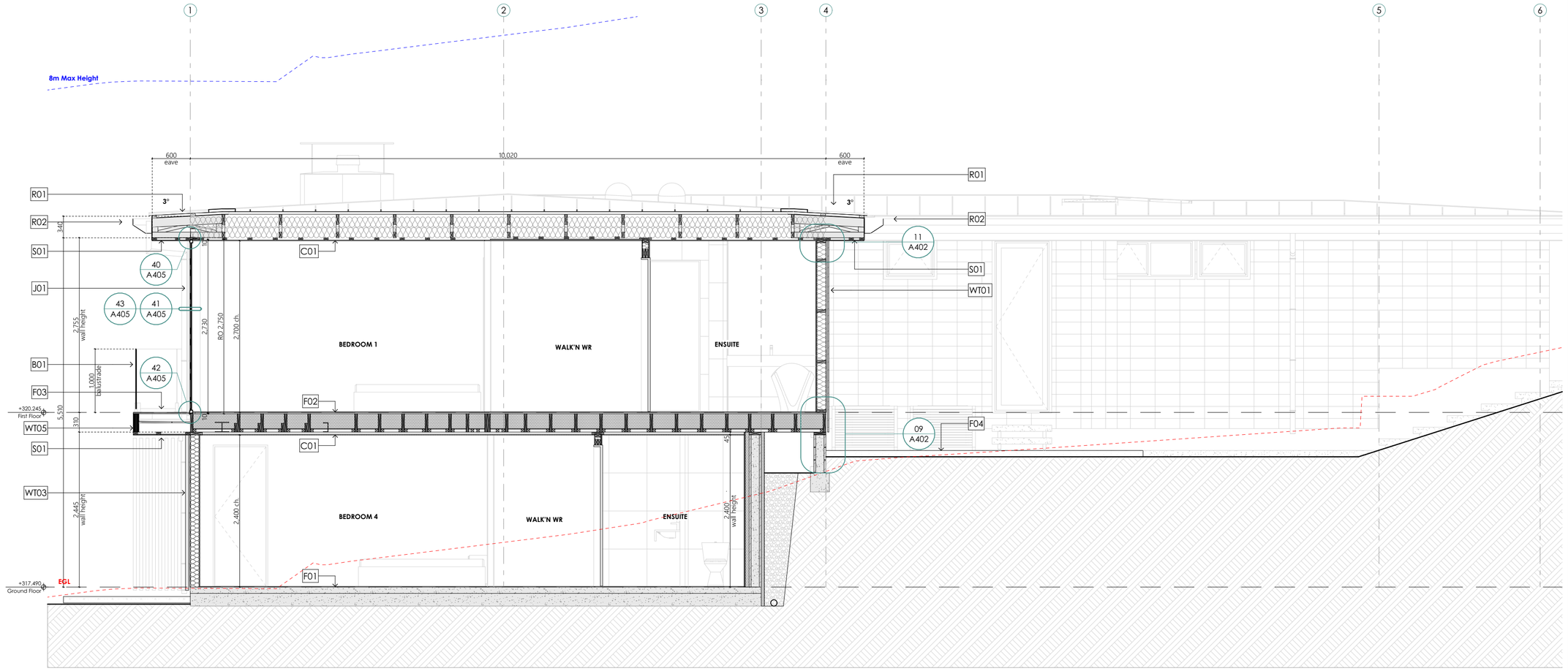
SHEET TITLE: SOUTH & EAST ELEVATIONS
DRAWN BY: EP
ISSUED: 25/09/2026
PROJECT #: 860

ID	Change Name

ID	Date	Issue
A	18/06/2026	Resource Consent Drawings
B	22/07/2026	Resource Consent Drawings 2
C	25/09/2026	RC 2

SHEET NO
R09.C

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A
-

Section AA
Scale 1:50

SELECTION NOTES

Roof

R01 *Roofing*
0.55BMT ColorSteel® Eurostyle Spanlok tray roofing over 10mm Thermax B blocking strips on Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @450crs installed to manufacturers specifications.

R02 *Fascia/Gutter*
0.55BMT ColorSteel® Custom gutter with concealed brackets fixed @450crs. Provide leaf guard.

Wall

WT01 Abodo Vulcan WB12 (180x18mm) vertical shiplap on 20mm castellated cavity battens over 7mm Ecoply barrier fixed to timber framing.

WT02 Viblock 390 fluted 90mm brick on 48mm cavity over 7mm Ecoply barrier fixed to timber framing.

WT03 Specialized Dulux Acratex® rendering system over 50mm Cavireclad EPS insulation on 20mm EPS battens over 7mm Ecoply barrier fiex to framing.

WT04 Specialized Dulux Acratex® rendering system over 50mm EPS insulation fixed to masonry wall as per structural engineers documentation.

WT05 10mm Bluestone tile adhered to 9mm Fibrecement backing board over 20mm cavity battens over 7mm Ecoply barrier fixed to timber framing.

Floor / Foundation

F01 Insulated slab foundation system to Engineers specification.

F02 20mm structural plywood over timber subfloor as per structural engineers documentation.

F03 *Balcony*
20mm Bluestone decking tiles over ProFrame aluminium frame joists on pedestals over Alco JM TPO membrane on H3.2 17mm min. structural plywood.

F04 *Patio Slab*
100mm thick reinforced concrete slab over well compacted hardfill.

Joinery

J01 Selected door / window joinery suite. Triple glazed, argon filled and Low-E.

J02 Adlux Harmony skylight. Double glazed, argon filled and Low-E.

J03 Adlux Maxlight ML400 solartube.

Balustrade

B01 Juralco Edgetec Matador II Mini post.

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

Soffit

S01 9mm James Hardie Villaboard soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support.

Ceiling

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

ID	Change Name

ID	Date	Issue
A	18/06/2026	Resource Consent Drawings
B	22/07/2026	Resource Consent Drawings 2
C	25/09/2026	RC 2

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

Grove Lane Alteration

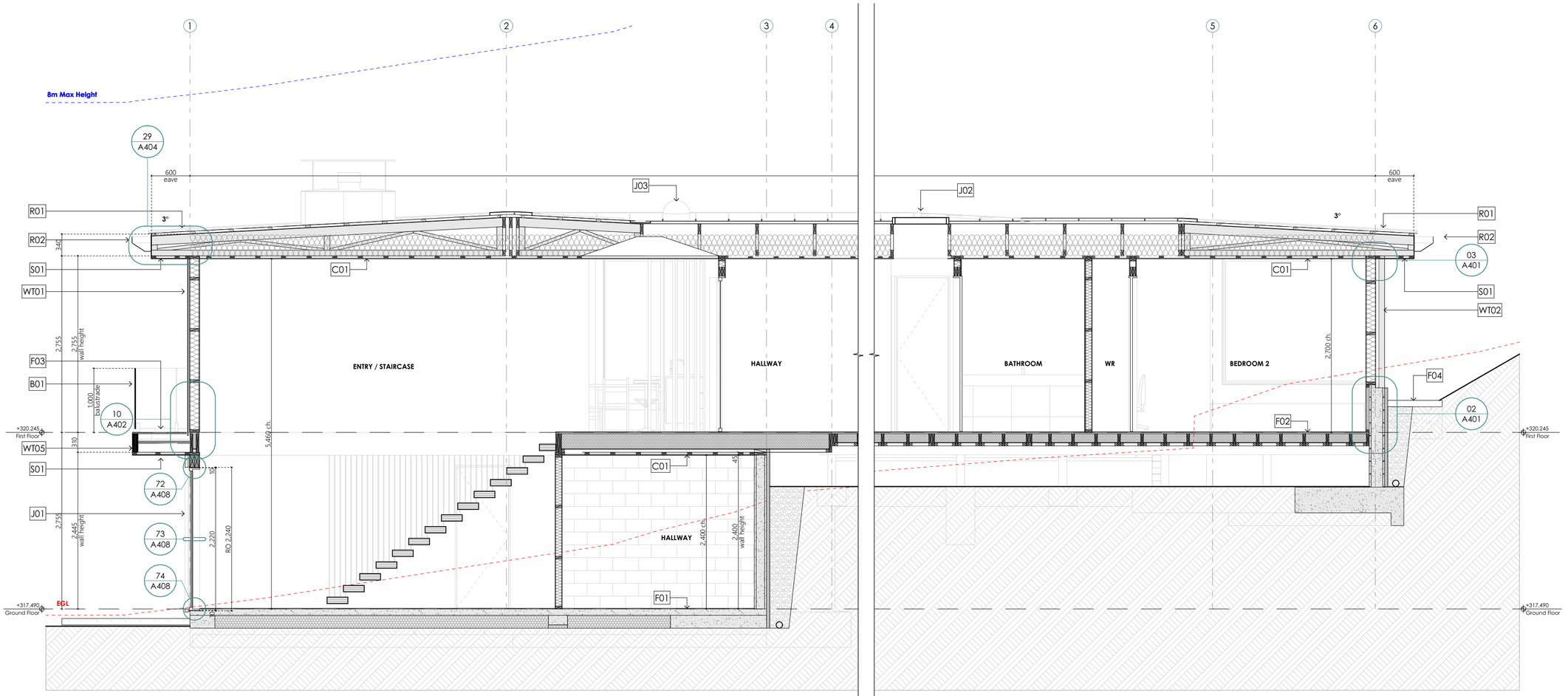
For: Kevin & Olga Buckley

4 Grove Lane, Kelvin Heights, Queenstown

SHEET TITLE: SECTION AA
DRAWN BY: EP
ISSUED: 25/09/2026
PROJECT #: 860

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B
-

Section BB
Scale 1:50

SELECTION NOTES

Roof

R01 *Roofing*
0.55BMT ColorSteel® Eurostyle Spanlok tray roofing over 10mm Thermax B blocking strips on Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @450crs installed to manufacturers specifications.

R02 *Fascia/Gutter*
0.55BMT ColorSteel® Custom gutter with concealed brackets fixed @450crs. Provide leaf guard.

Wall

WT01 Abodo Vulcan WB12 (180x18mm) vertical shiplap on 20mm castellated cavity battens over 7mm Ecoply barrier fixed to timber framing.

WT02 Viblock 390 fluted 90mm brick on 48mm cavity over 7mm Ecoply barrier fixed to timber framing.

WT03 Specialized Dulux Acratex® rendering system over 50mm Cavireclad EPS insulation on 20mm EPS battens over 7mm Ecoply barrier fiex to framing.

WT04 Specialized Dulux Acratex® rendering system over 50mm EPS insulation fixed to masonry wall as per structural engineers documentation.

WT05 10mm Bluestone tile adhered to 9mm Fibrecement backing board over 20mm cavity battens over 7mm Ecoply barrier fixed to timber framing.

Floor / Foundation

F01 Insulated slab foundation system to Engineers specification.

F02 20mm structural plywood over timber subfloor as per structural engineers documentation.

F03 *Balcony*
20mm Bluestone decking tiles over ProFrame aluminium frame joists on pedestals over Alco JM TPO membrane on H3.2 17mm min. structural plywood.

F04 *Patio Slab*
100mm thick reinforced concrete slab over well compacted hardfill.

Joinery

J01 Selected door / window joinery suite. Triple glazed, argon filled and Low-E.

J02 Adlux Harmony skylight. Double glazed, argon filled and Low-E.

J03 Adlux Maxlight ML400 solartube.

Balustrade

B01 Juralco Edgetec Matador II Mini post.

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

Soffit

S01 9mm James Hardie Villaboard soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support.

Ceiling

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

ID	Change Name

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

Grove Lane Alteration

For: Kevin & Olga Buckley

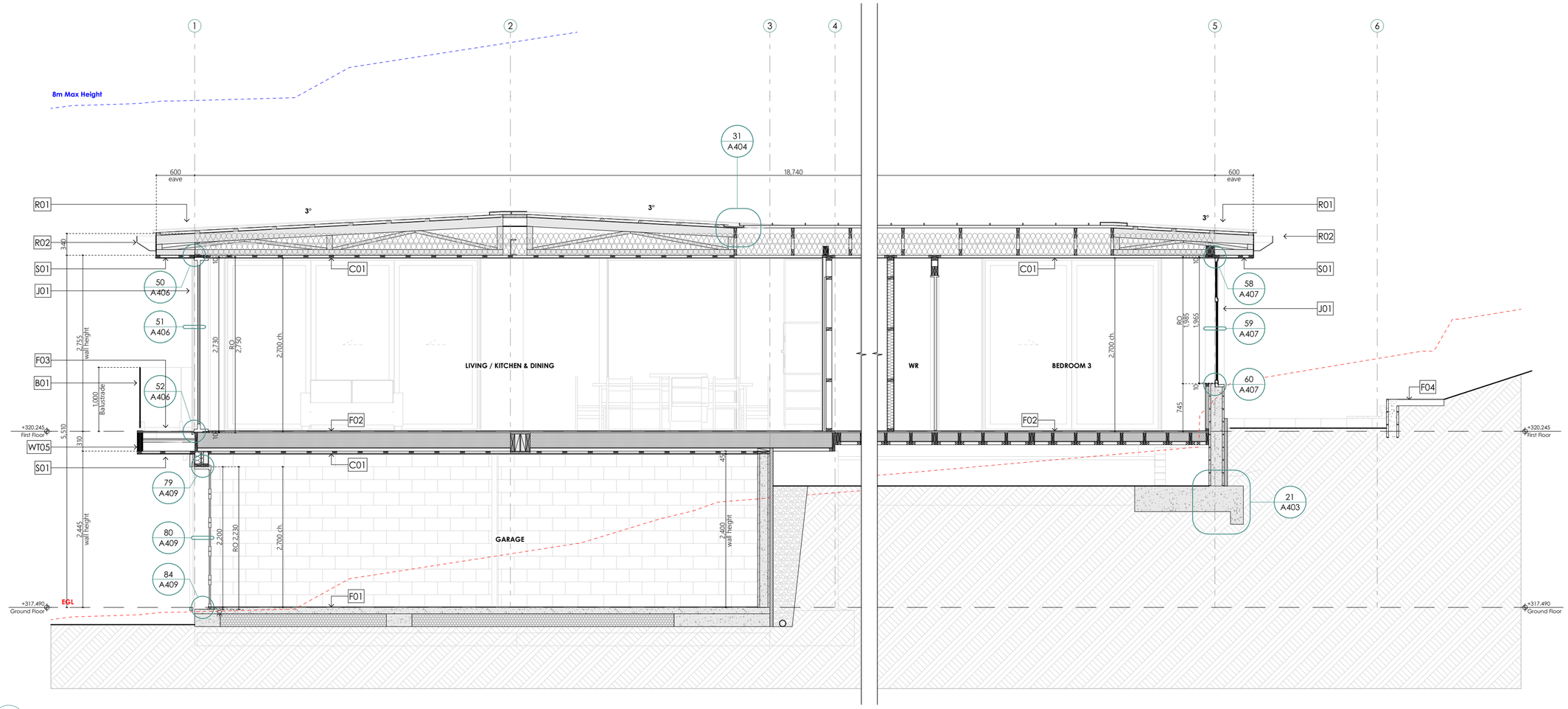
4 Grove Lane, Kelvin Heights, Queenstown

SHEET TITLE: SECTION BB
DRAWN BY: EP
ISSUED: 25/09/2026
PROJECT #: 860

ID	Date	Issue
A	18/06/2026	Resource Consent Drawings
B	22/07/2026	Resource Consent Drawings 2
C	25/09/2026	RC 2

SHEET NO
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C
-
Section CC
Scale 1:50

SELECTION NOTES

Roof

R01 *Roofing*
0.55BMT ColorSteel® Eurostyle Spanlok tray roofing over 10mm Thermax B blocking strips on Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @450crs installed to manufacturers specifications.

R02 *Fascia/Gutter*
0.55BMT ColorSteel® Custom gutter with concealed brackets fixed @450crs. Provide leaf guard.

Wall

WT01 Abodo Vulcan WB12 (180x18mm) vertical shiplap on 20mm castellated cavity battens over 7mm Ecoply barrier fixed to timber framing.

WT02 Viblock 390 fluted 90mm brick on 48mm cavity over 7mm Ecoply barrier fixed to timber framing.

WT03 Specialized Dulux Acratex® rendering system over 50mm Cavireclad EPS insulation on 20mm EPS battens over 7mm Ecoply barrier fiex to framing.

WT04 Specialized Dulux Acratex® rendering system over 50mm EPS insulation fixed to masonry wall as per structural engineers documentation.

WT05 10mm Bluestone tile adhered to 9mm Fibrecement backing board over 20mm cavity battens over 7mm Ecoply barrier fixed to timber framing.

Floor / Foundation

F01 Insulated slab foundation system to Engineers specification.

F02 20mm structural plywood over timber subfloor as per structural engineers documentation.

F03 *Balcony*
20mm Bluestone decking tiles over ProFrame aluminium frame joists on pedestals over Alco JM TPO membrane on H3.2 17mm min. structural plywood.

F04 *Patio Slab*
100mm thick reinforced concrete slab over well compacted hardfill.

Joinery

J01 Selected door / window joinery suite. Triple glazed, argon filled and Low-E.

J02 Adlux Harmony skylight. Double glazed, argon filled and Low-E.

J03 Adlux Maxlight ML400 solartube.

Balustrade

B01 Juralco Edgetec Matador II Mini post.

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

Soffit

S01 9mm James Hardie Villaboard soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support.

Ceiling

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

ID	Change Name

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

Grove Lane Alteration

For: Kevin & Olga Buckley

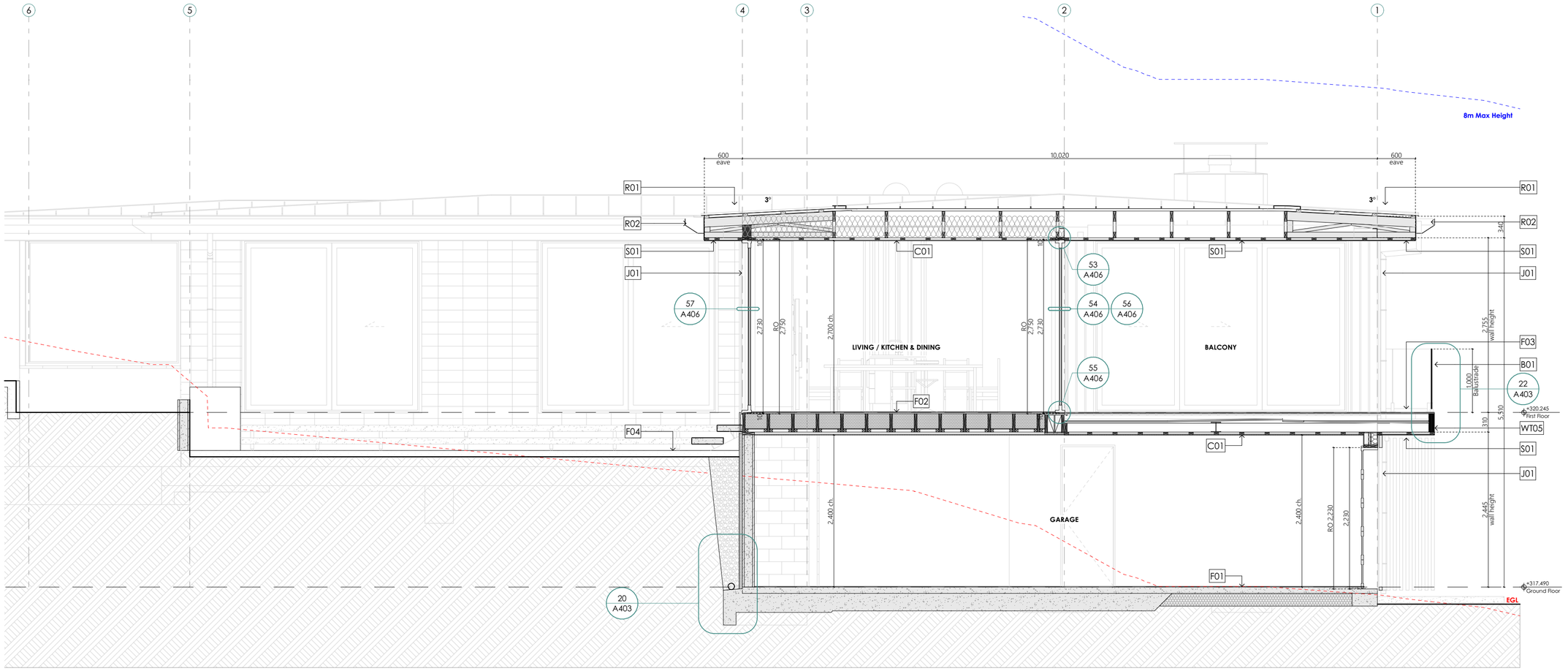
4 Grove Lane, Kelvin Heights, Queenstown

SHEET TITLE: SECTION CC
DRAWN BY: EP
ISSUED: 25/09/2026
PROJECT #: 860

ID	Date	Issue
A	18/06/2026	Resource Consent Drawings
B	22/07/2026	Resource Consent Drawings 2
C	25/09/2026	RC 2

SHEET NO
R12.C

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D
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Section DD
Scale 1:50

SELECTION NOTES

Roof

R01 *Roofing*
0.55BMT ColorSteel® Eurostyle Spanlok tray roofing over 10mm Thermax B blocking strips on Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @450crs installed to manufacturers specifications.

R02 *Fascia/Gutter*
0.55BMT ColorSteel® Custom gutter with concealed brackets fixed @450crs. Provide leaf guard.

Wall

WT01 Abodo Vulcan WB12 (180x18mm) vertical shiplap on 20mm castellated cavity battens over 7mm Ecoply barrier fixed to timber framing.

WT02 Viblock 390 fluted 90mm brick on 48mm cavity over 7mm Ecoply barrier fixed to timber framing.

WT03 Specialized Dulux Acratex® rendering system over 50mm Cavireclad EPS insulation on 20mm EPS battens over 7mm Ecoply barrier fiex to framing.

WT04 Specialized Dulux Acratex® rendering system over 50mm EPS insulation fixed to masonry wall as per structural engineers documentation.

WT05 10mm Bluestone tile adhered to 9mm Fibrecement backing board over 20mm cavity battens over 7mm Ecoply barrier fixed to timber framing.

Floor / Foundation

F01 Insulated slab foundation system to Engineers specification.

F02 20mm structural plywood over timber subfloor as per structural engineers documentation.

F03 *Balcony*
20mm Bluestone decking tiles over ProFrame aluminium frame joists on pedestals over Alco JM TPO membrane on H3.2 17mm min. structural plywood.

F04 *Patio Slab*
100mm thick reinforced concrete slab over well compacted hardfill.

Joinery

J01 Selected door / window joinery suite. Triple glazed, argon filled and Low-E.

J02 Adlux Harmony skylight. Double glazed, argon filled and Low-E.

J03 Adlux Maxlight ML400 solartube.

Balustrade

B01 Juralco Edgetec Matador II Mini post.

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

Soffit

S01 9mm James Hardie Villaboard soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support.

Ceiling

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

ID	Change Name

ID	Date	Issue
A	18/06/2026	Resource Consent Drawings
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ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Grove Lane Alteration

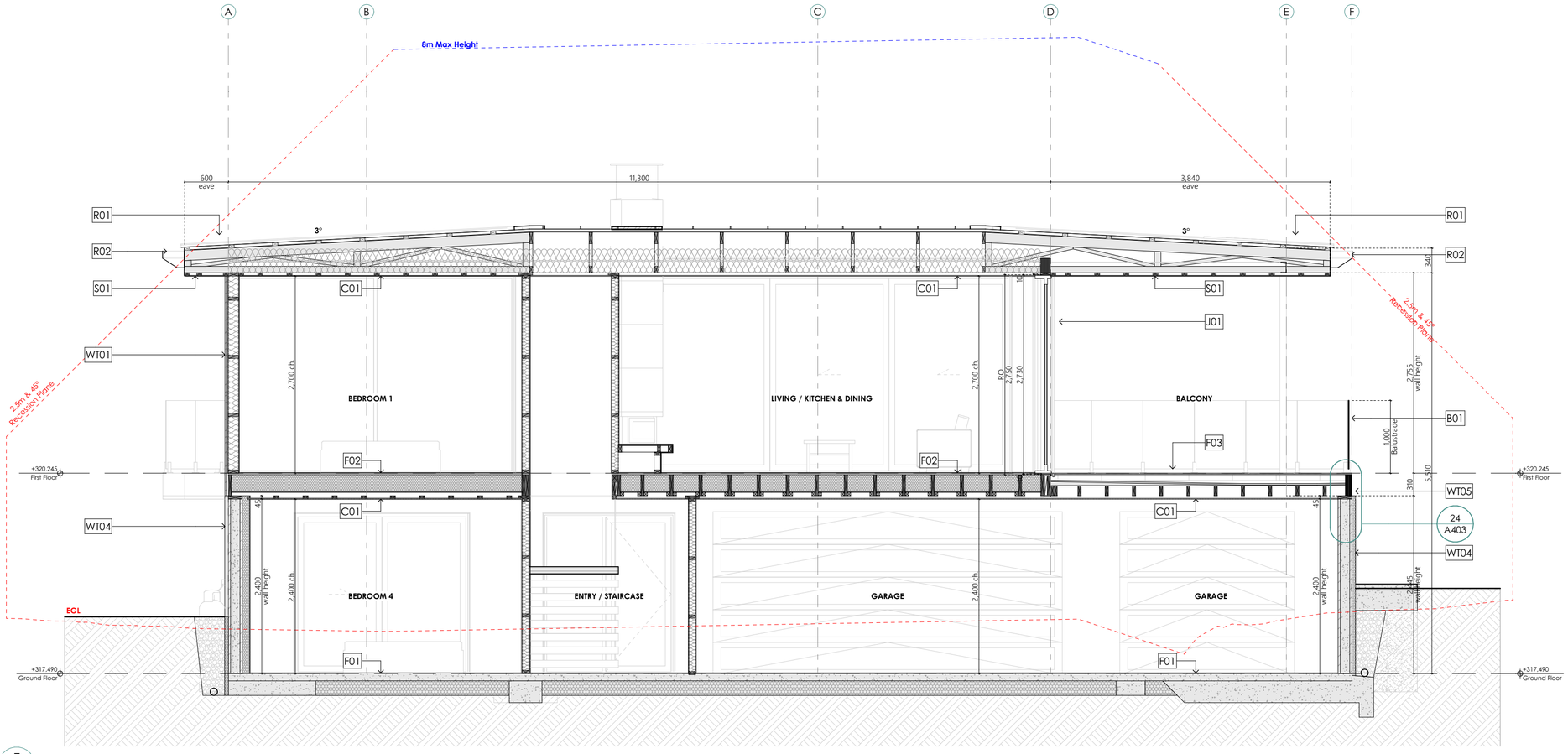
For: Kevin & Olga Buckley

4 Grove Lane, Kelvin Heights, Queenstown

SHEET TITLE: SECTION DD
DRAWN BY: EP
ISSUED: 25/09/2026
PROJECT #: 860

SHEET NO
R13.C

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E
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Section EE
Scale 1:50

SELECTION NOTES

Roof

R01 *Roofing*
0.55BMT ColorSteel® Eurostyle Spanlok tray roofing over 10mm Thermax B blocking strips on Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @450crs installed to manufacturers specifications.

R02 *Fascia/Gutter*
0.55BMT ColorSteel® Custom gutter with concealed brackets fixed @450crs. Provide leaf guard.

Wall

WT01 Abodo Vulcan WB12 (180x18mm) vertical shiplap on 20mm castellated cavity battens over 7mm Ecoply barrier fixed to timber framing.

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WT03 Specialized Dulux Acratex® rendering system over 50mm Cavireclad EPS insulation on 20mm EPS battens over 7mm Ecoply barrier fiex to framing.

WT04 Specialized Dulux Acratex® rendering system over 50mm EPS insulation fixed to masonry wall as per structural engineers documentation.

WT05 10mm Bluestone tile adhered to 9mm Fibrecement backing board over 20mm cavity battens over 7mm Ecoply barrier fixed to timber framing.

Floor / Foundation

F01 Insulated slab foundation system to Engineers specification.

F02 20mm structural plywood over timber subfloor as per structural engineers documentation.

F03 *Balcony*
20mm Bluestone decking tiles over ProFrame aluminium frame joists on pedestals over Alco JM TPO membrane on H3.2 17mm min. structural plywood.

F04 *Patio Slab*
100mm thick reinforced concrete slab over well compacted hardfill.

Joinery

J01 Selected door / window joinery suite. Triple glazed, argon filled and Low-E.

J02 Adlux Harmony skylight. Double glazed, argon filled and Low-E.

J03 Adlux Maxlight ML400 solartube.

Balustrade

B01 Juralco Edgetec Matador II Mini post.

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

Soffit

S01 9mm James Hardie Villaboard soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support.

Ceiling

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

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

Grove Lane Alteration

For: Kevin & Olga Buckley

4 Grove Lane, Kelvin Heights, Queenstown

SHEET TITLE: SECTION EE
DRAWN BY: EP
ISSUED: 25/09/2026
PROJECT #: 860

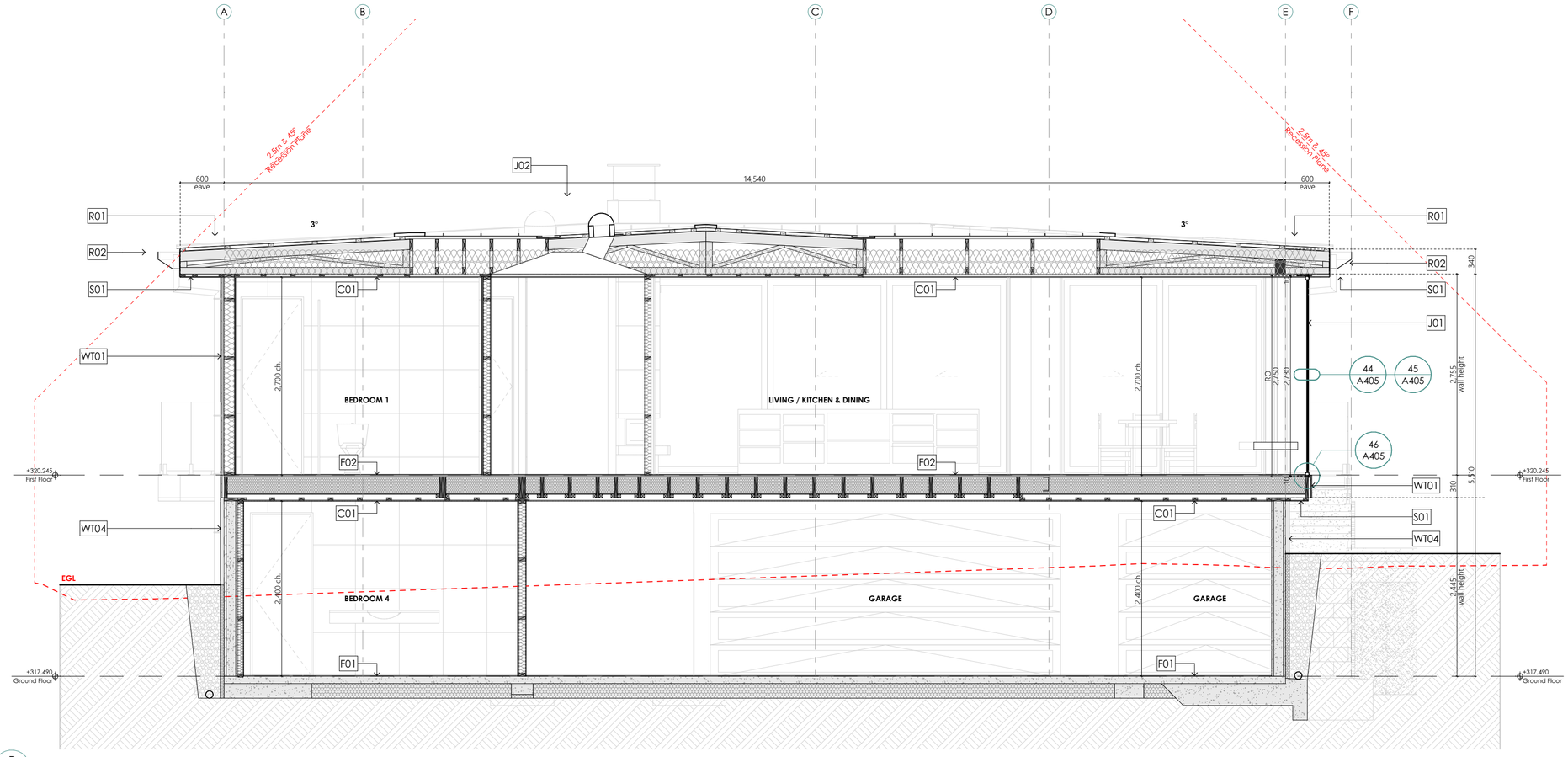
ID	Change Name

ID	Date	Issue
A	18/06/2026	Resource Consent Drawings
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C	25/09/2026	RC 2

SHEET NO

R14.C

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F
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Section FF
Scale 1:50

SELECTION NOTES

Roof

R01 *Roofing*
0.55BMT ColorSteel® Eurostyle Spanlok tray roofing over 10mm Thermax B blocking strips on Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @450crs installed to manufacturers specifications.

R02 *Fascia/Gutter*
0.55BMT ColorSteel® Custom gutter with concealed brackets fixed @450crs. Provide leaf guard.

Wall

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WT04 Specialized Dulux Acratex® rendering system over 50mm EPS insulation fixed to masonry wall as per structural engineers documentation.

WT05 10mm Bluestone tile adhered to 9mm Fibrecement backing board over 20mm cavity battens over 7mm Ecoply barrier fixed to timber framing.

Floor / Foundation

F01 Insulated slab foundation system to Engineers specification.

F02 20mm structural plywood over timber subfloor as per structural engineers documentation.

F03 *Balcony*
20mm Bluestone decking tiles over ProFrame aluminium frame joists on pedestals over Alco JM TPO membrane on H3.2 17mm min. structural plywood.

F04 *Patio Slab*
100mm thick reinforced concrete slab over well compacted hardfill.

Joinery

J01 Selected door / window joinery suite. Triple glazed, argon filled and Low-E.

J02 Adlux Harmony skylight. Double glazed, argon filled and Low-E.

J03 Adlux Maxlight ML400 solartube.

Balustrade

B01 Juralco Edgetec Matador II Mini post.

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

Soffit

S01 9mm James Hardie Villaboard soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support.

Ceiling

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

ID	Change Name

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

Grove Lane Alteration

For: Kevin & Olga Buckley

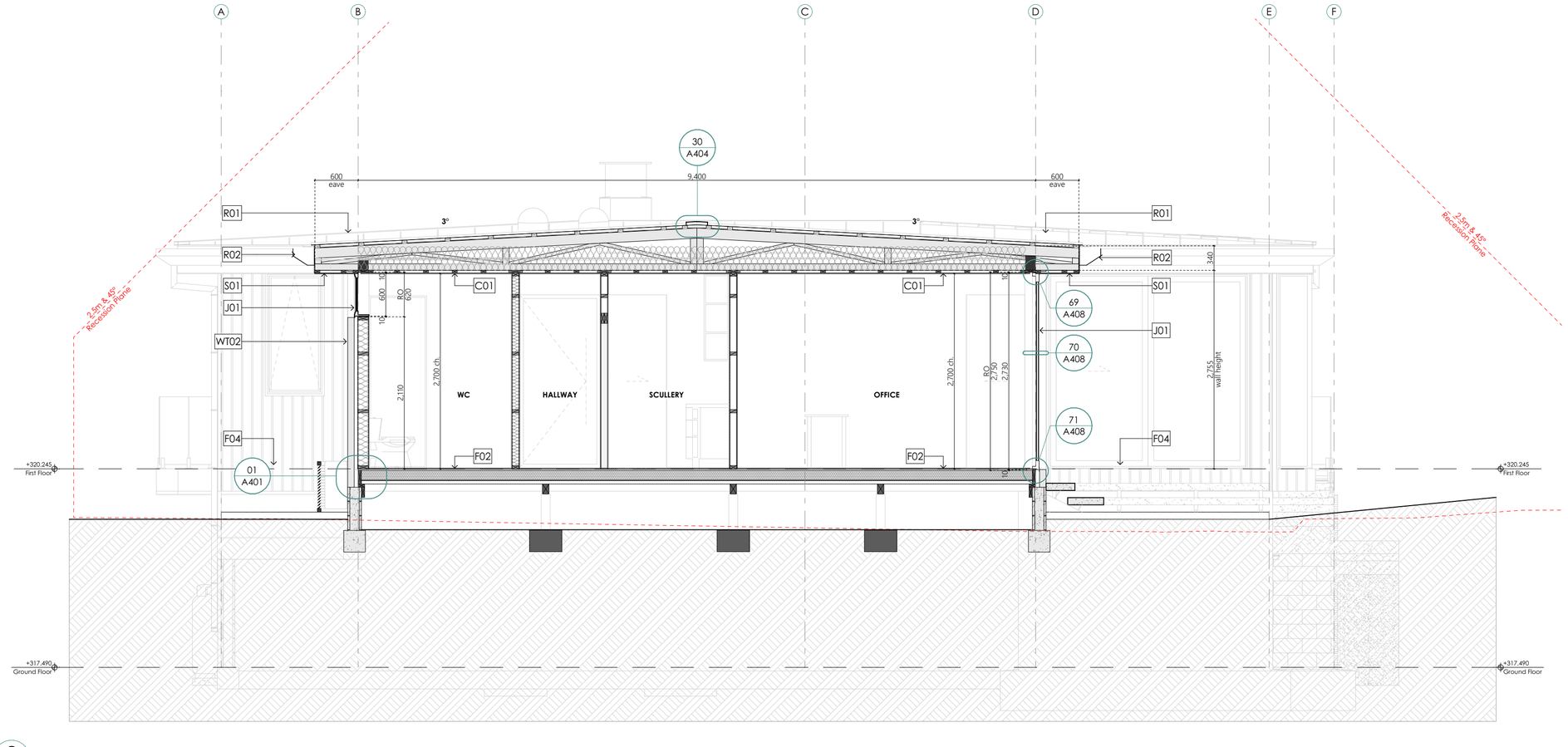
4 Grove Lane, Kelvin Heights, Queenstown

SHEET TITLE: SECTION FF
DRAWN BY: EP
ISSUED: 25/09/2026
PROJECT #: 860

ID	Date	Issue
A	18/06/2026	Resource Consent Drawings
B	22/07/2026	Resource Consent Drawings 2
C	25/09/2026	RC 2

SHEET NO
R15.C

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G
-

Section GG
Scale 1:50

SELECTION NOTES

Roof

R01 *Roofing*
0.55BMT ColorSteel® Eurostyle Spanlok tray roofing over 10mm Thermax B blocking strips on Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @450crs installed to manufacturers specifications.

R02 *Fascia/Gutter*
0.55BMT ColorSteel® Custom gutter with concealed brackets fixed @450crs. Provide leaf guard.

Wall

WT01 Abodo Vulcan WB12 (180x18mm) vertical shiplap on 20mm castellated cavity battens over 7mm Ecoply barrier fixed to timber framing.

WT02 Viblock 390 fluted 90mm brick on 48mm cavity over 7mm Ecoply barrier fixed to timber framing.

WT03 Specialized Dulux Acratex® rendering system over 50mm Cavireclad EPS insulation on 20mm EPS battens over 7mm Ecoply barrier fiex to framing.

WT04 Specialized Dulux Acratex® rendering system over 50mm EPS insulation fixed to masonry wall as per structural engineers documentation.

WT05 10mm Bluestone tile adhered to 9mm Fibrecement backing board over 20mm cavity battens over 7mm Ecoply barrier fixed to timber framing.

Floor / Foundation

F01 Insulated slab foundation system to Engineers specification.

F02 20mm structural plywood over timber subfloor as per structural engineers documentation.

F03 *Balcony*
20mm Bluestone decking tiles over ProFrame aluminium frame joists on pedestals over Alco JM TPO membrane on H3.2 17mm min. structural plywood.

F04 *Patio Slab*
100mm thick reinforced concrete slab over well compacted hardfill.

Joinery

J01 Selected door / window joinery suite. Triple glazed, argon filled and Low-E.

J02 Adlux Harmony skylight. Double glazed, argon filled and Low-E.

J03 Adlux Maxlight ML400 solartube.

Balustrade

B01 Juralco Edgetec Matador II Mini post.

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

Soffit

S01 9mm James Hardie Villaboard soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support.

Ceiling

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

ID	Change Name

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

Grove Lane Alteration

For: Kevin & Olga Buckley

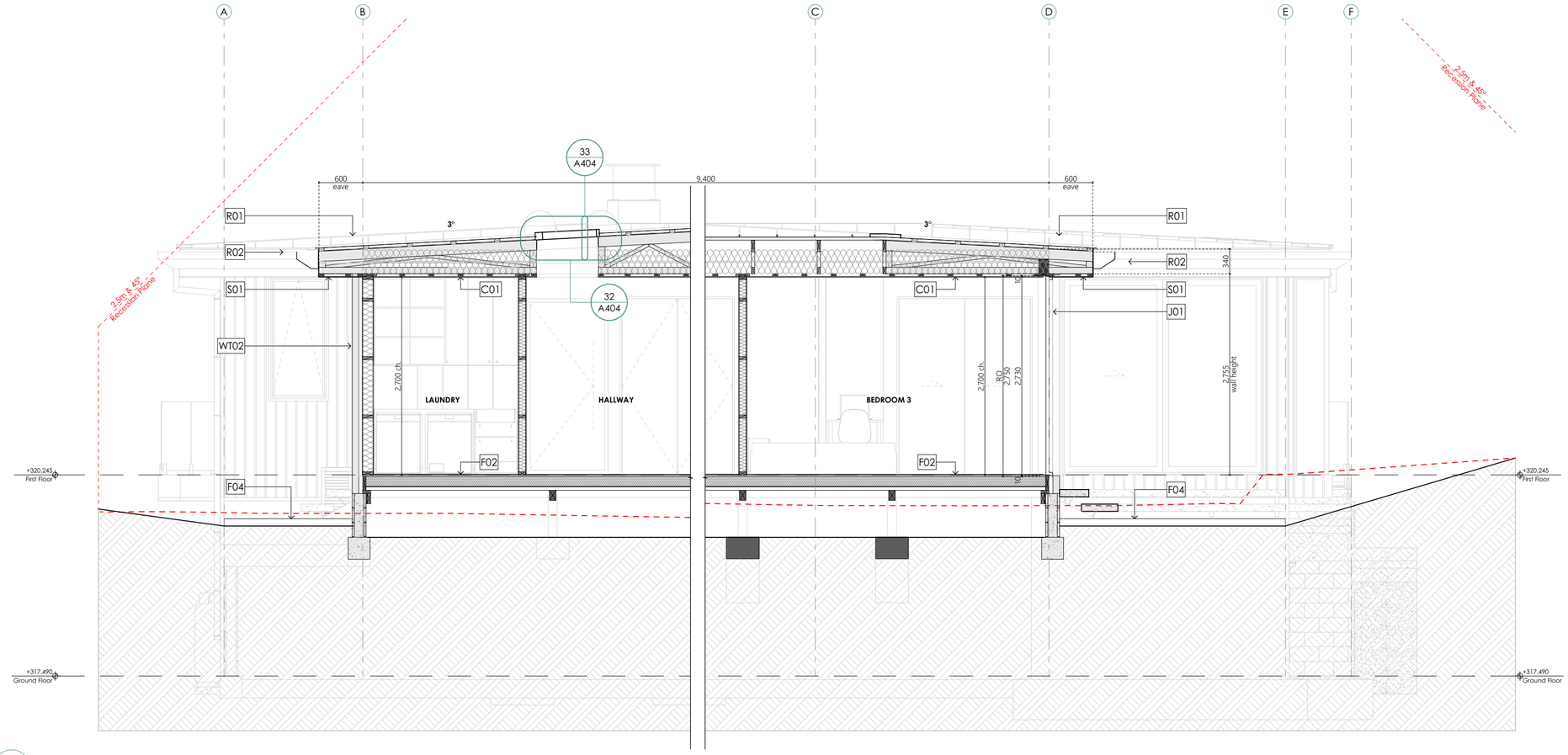
4 Grove Lane, Kelvin Heights, Queenstown

SHEET TITLE: SECTION GG
DRAWN BY: EP
ISSUED: 25/09/2026
PROJECT #: 860

ID	Date	Issue
A	18/06/2026	Resource Consent Drawings
B	22/07/2026	Resource Consent Drawings 2
C	25/09/2026	RC 2

SHEET NO
R16.C

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H
-

Section HH
Scale 1:50

SELECTION NOTES

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ID	Date	Issue
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C	25/09/2026	RC 2

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

Grove Lane Alteration

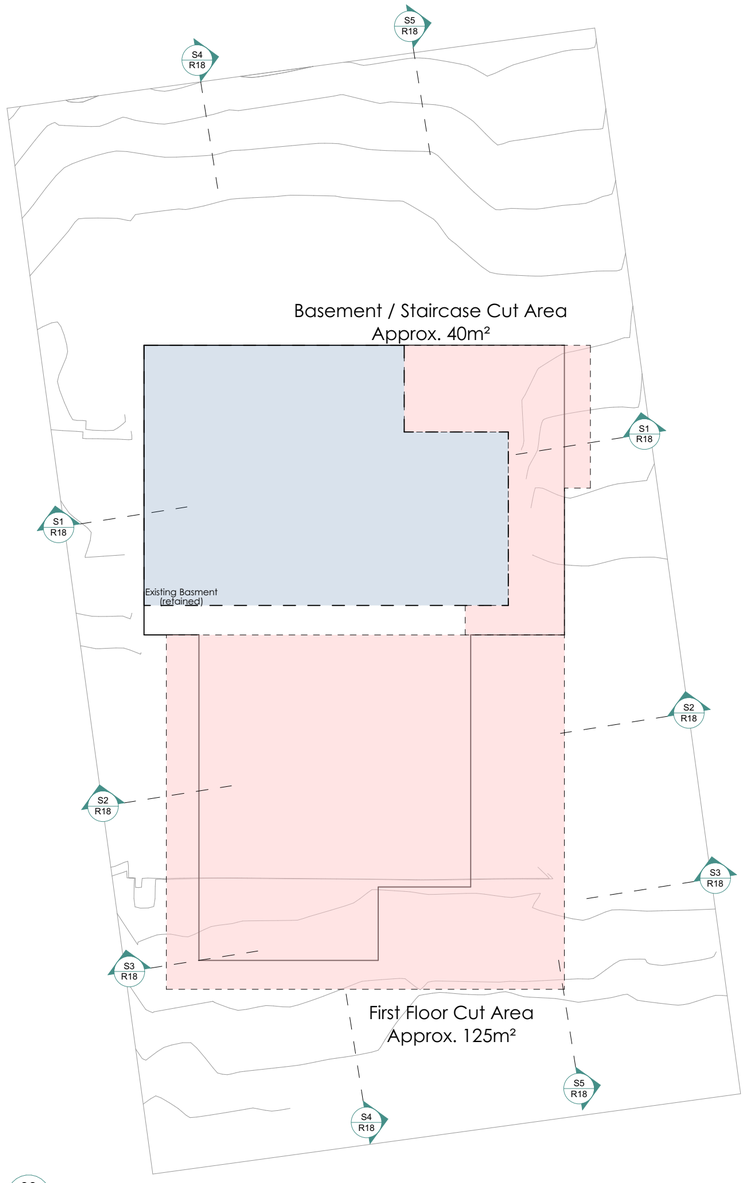
For: Kevin & Olga Buckley

4 Grove Lane, Kelvin Heights, Queenstown

SHEET TITLE: SECTION HH
DRAWN BY: EP
ISSUED: 25/09/2026
PROJECT #: 860

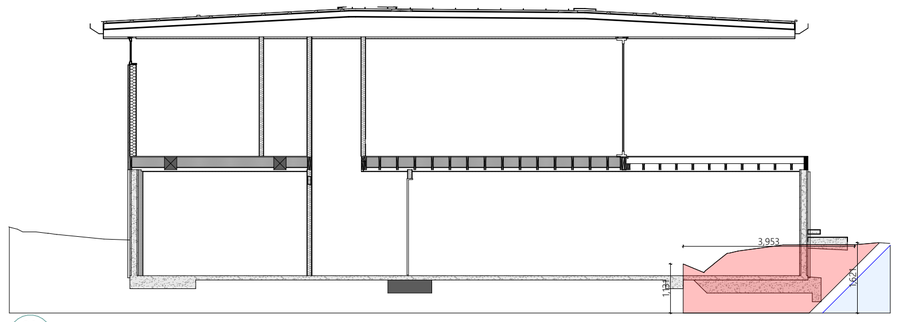
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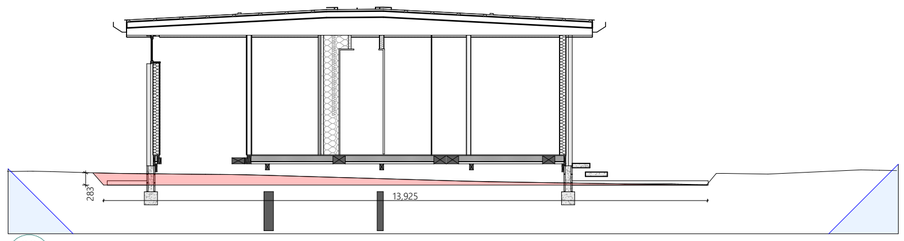
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Site Earthworks Plan
Scale 1:150



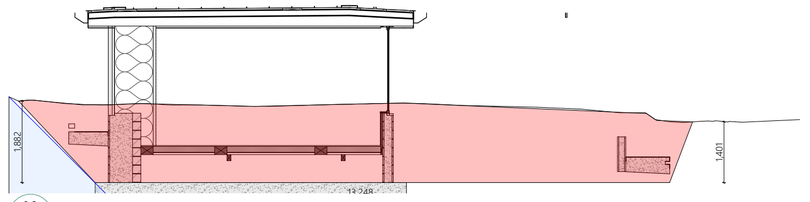
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Section S1
Scale 1:100



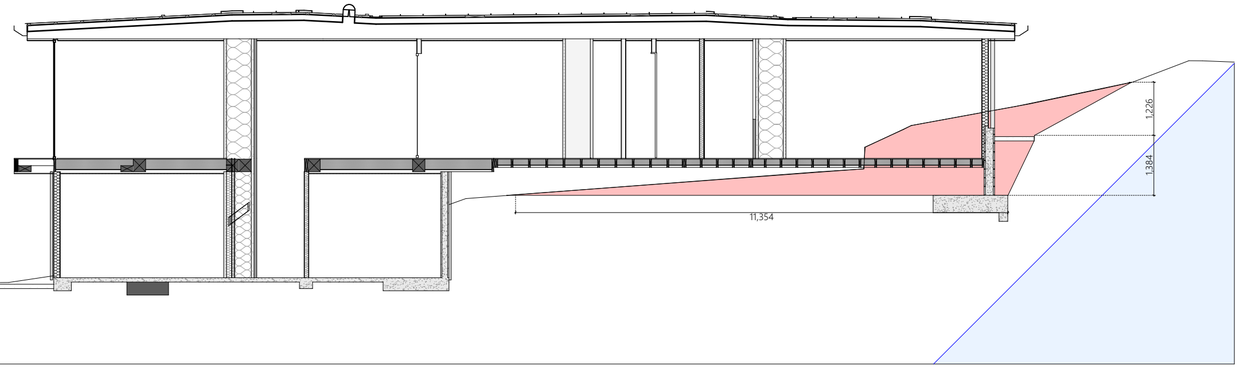
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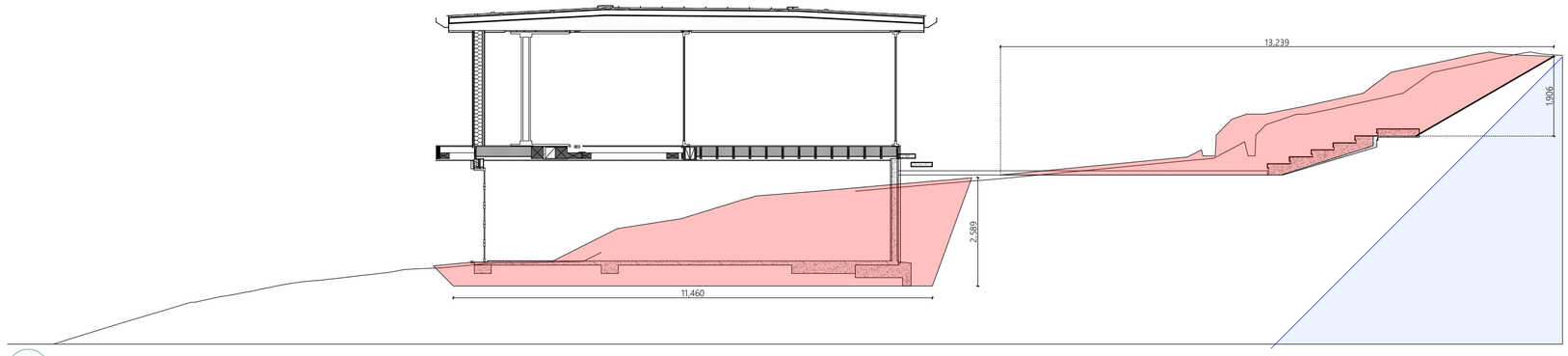
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Section S3
Scale 1:100



S4
-

Section S4
Scale 1:100



S5
-

Section S5
Scale 1:100

ID	Change Name

Grove Lane Alteration

For: Kevin & Olga Buckley

4 Grove Lane, Kelvin Heights, Queenstown

SHEET TITLE: EARTHWORKS PLAN
DRAWN BY: EP
ISSUED: 25/09/2026
PROJECT #: 860

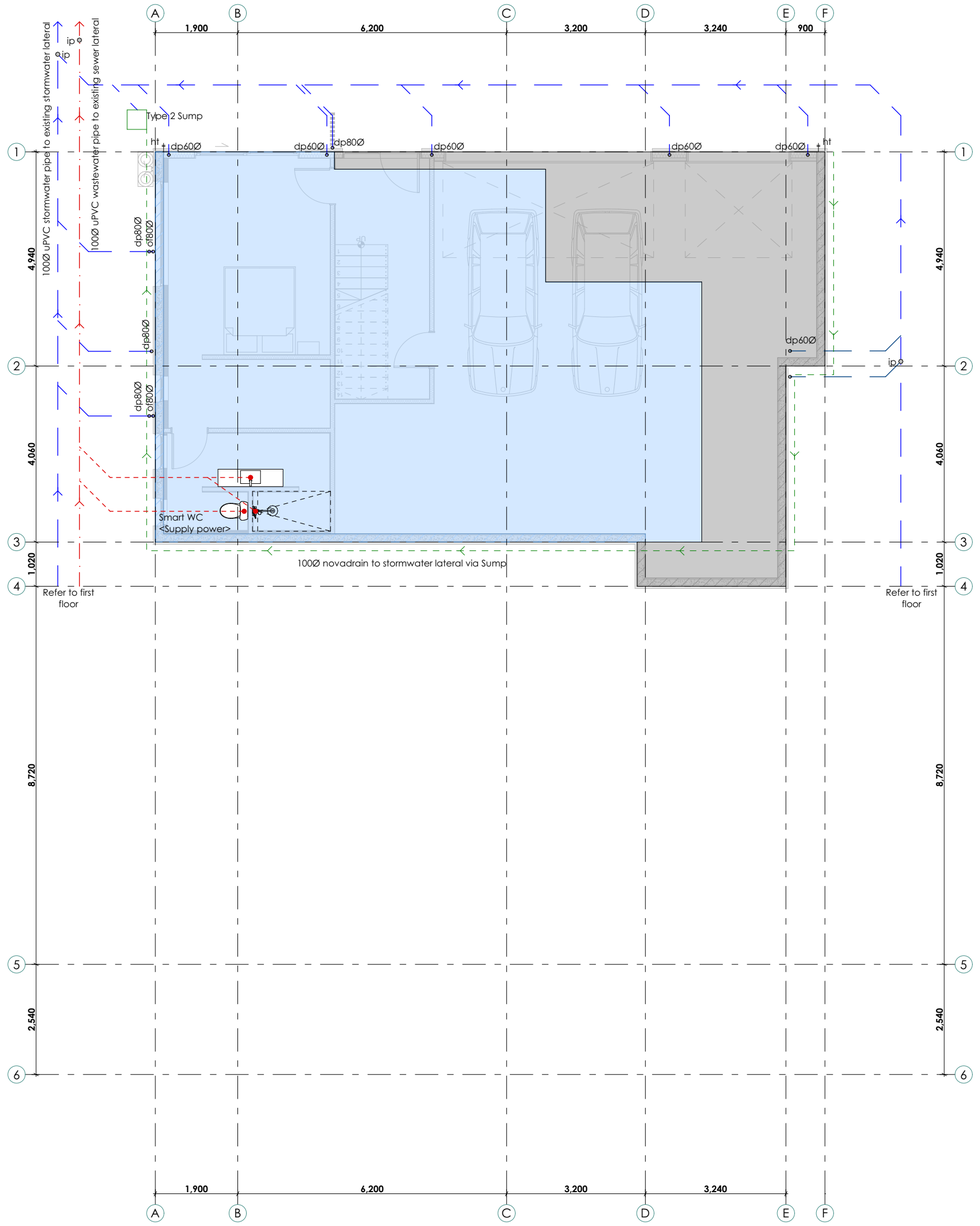
ID	Date	Issue
A	6/07/2026	Resource Consent Drawings 1
B	22/07/2026	Resource Consent Drawings 2
C	25/09/2026	RC 2

SHEET NO

R18.C

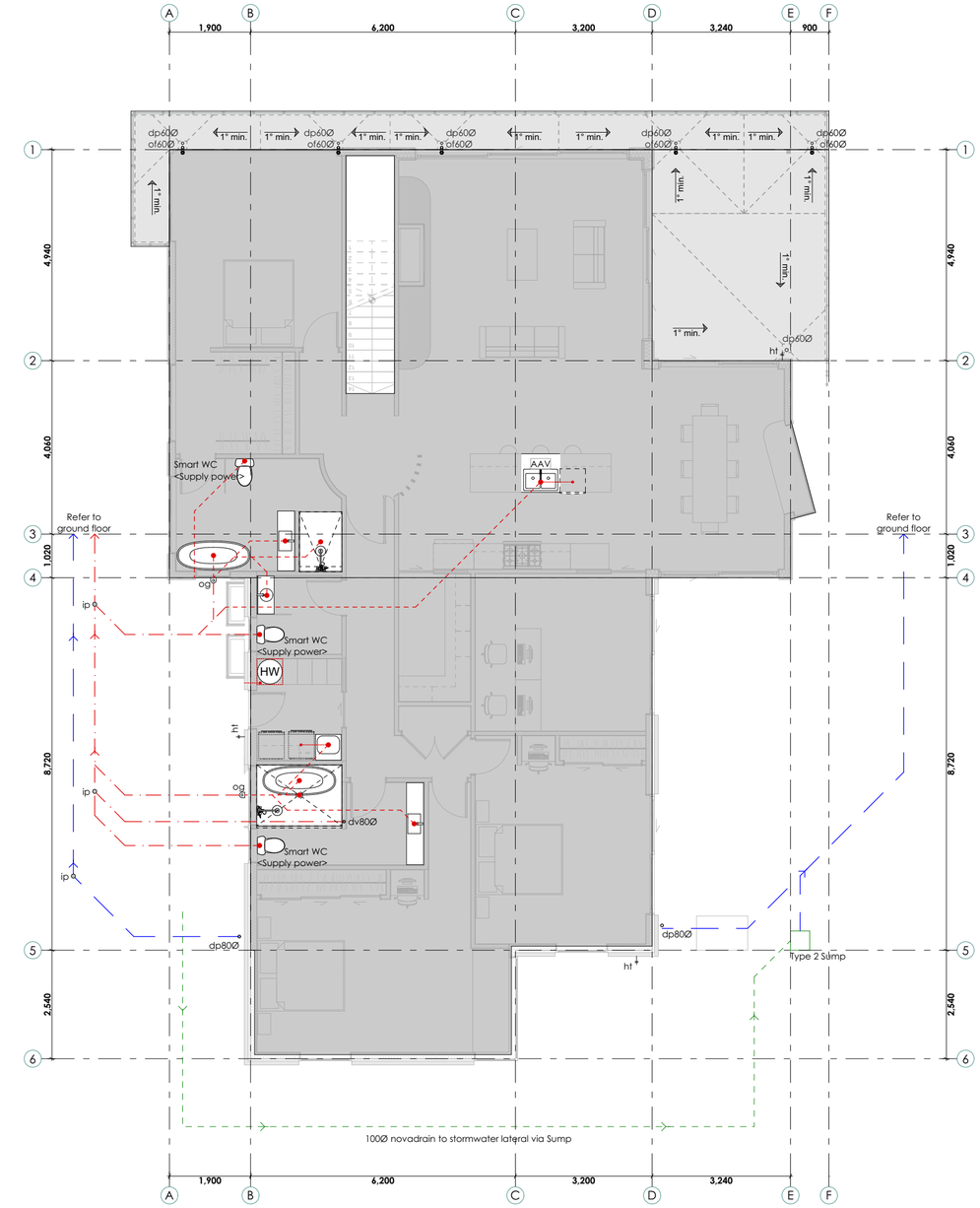
ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

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01
-

Ground Floor Plumbing Plan
Scale 1:100



02
-

First Floor Plumbing Plan
Scale 1:100

PLUMBING & DRAINAGE PLAN LEGEND

- Sanitary Sewer Drain (Arrow indicates direction of flow)
- Stormwater Drain (Arrow indicates direction of flow)
- Fixture Discharge Pipe (above slab / floor)
- Discharge Pipe (under slab / floor)
- og — Overflow Gully
- ht — Hose Tap
- dpXXØ — XXØ Downpipe
- dsXXØ / svXXØ — 80Ø Discharge Stack / 8Ø Stack Vent
- dvXXØ — 80Ø Drain Vent
- ip — Inspection Point
- AAV — Air Admittance Valve
- 1.5° min. — Balcony deck fall gradient & direction

PLUMBING & DRAINAGE SIZE & GRADIENT

< Plumbing >

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

< Drainage >

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

PLUMBING & DRAINAGE NOTES

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

HOT WATER CYLINDER

- HWC to be Installed with a Safe Tray in Accordance with G12/AS1
- HWC overflow via copper pipe to exterior with vermin proofing covering.
- Safe Tray overflow via uPVC pipe to exterior with vermin proofing covering.

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

Grove Lane Alteration

For: Kevin & Olga Buckley

4 Grove Lane, Kelvin Heights, Queenstown

SHEET TITLE: PLUMBING PLAN
DRAWN BY: EP
ISSUED: 25/09/2026
PROJECT #: 860

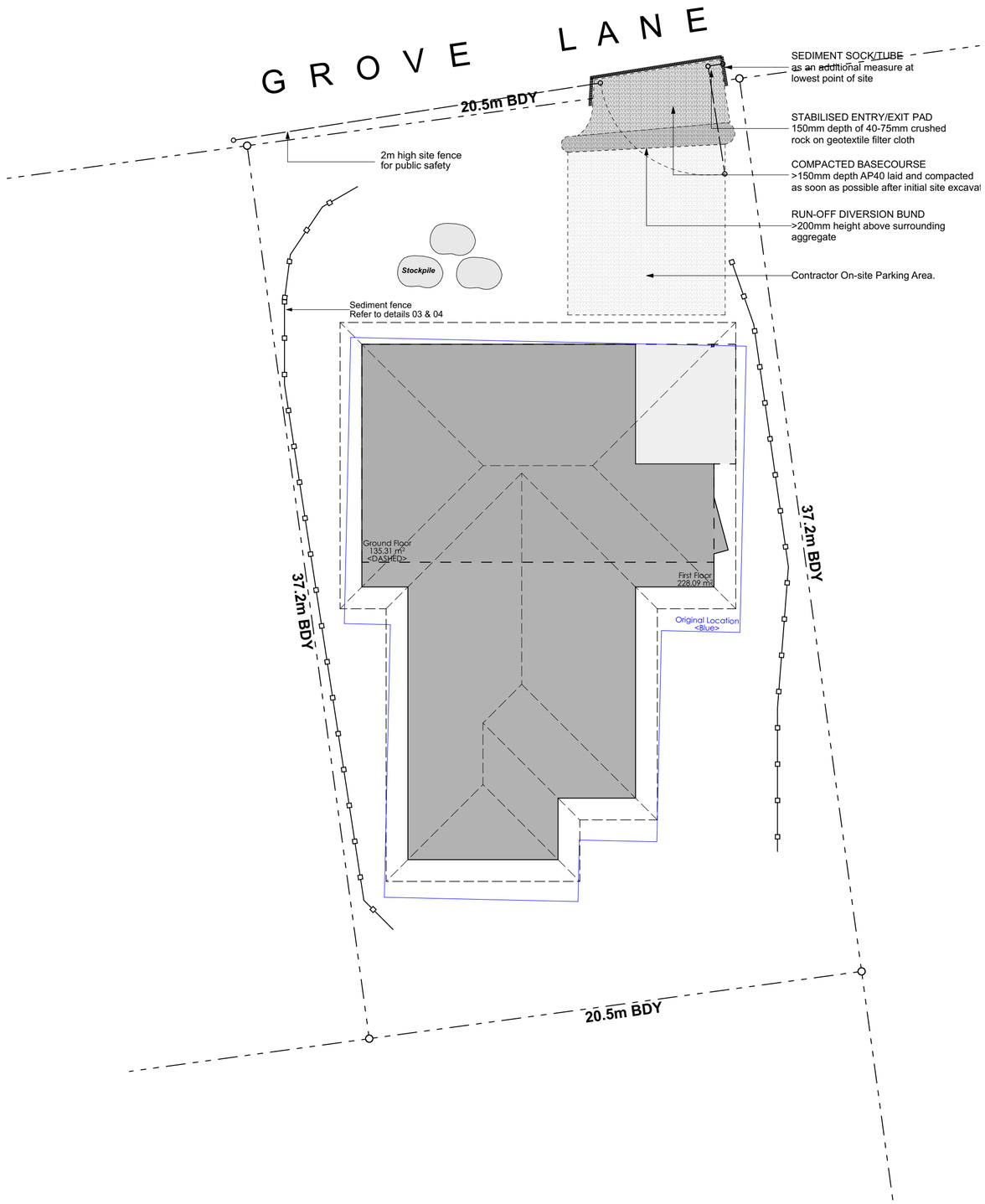
ID	Change Name

ID	Date	Issue
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B	22/07/2026	Resource Consent Drawings 2
C	25/09/2026	RC 2

SHEET NO

R19.C

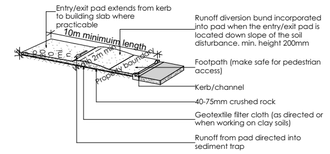
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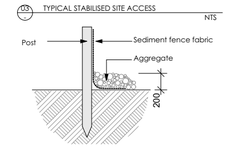
00 - Site Management Plan
Scale 1:150

SITE MANAGEMENT PLAN NOTE

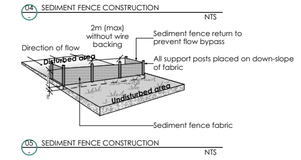
- The implementation and maintenance of sediment management is the responsibility of the main contractor
- Contractors shall load / unload all excavation machinery on the site and not from trucks parked on the road
- The contractor is to make available a hose for washing down delivery vehicles and concrete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



03 TYPICAL STABILISED SITE ACCESS
NTS



04 SEDIMENT FENCE CONSTRUCTION
NTS



05 SEDIMENT FENCE CONSTRUCTION
NTS

ID	Change Name

ID	Date	Issue
A	6/07/2026	Resource Consent Drawings 1
B	22/07/2026	Resource Consent Drawings 2
C	25/09/2026	RC 2

SHEET NO
R20.C

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

Grove Lane Alteration

For: Kevin & Olga Buckley

4 Grove Lane, Kelvin Heights, Queenstown

SHEET TITLE: SITE MANAGEMENT PLAN
DRAWN BY: EP
ISSUED: 25/09/2026
PROJECT #: 860

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00
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Site Shadow Plan
Scale 1:150



Eastern Boundary Planting



Western Boundary Planting

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Grove Lane Alteration

For: Kevin & Olga Buckley

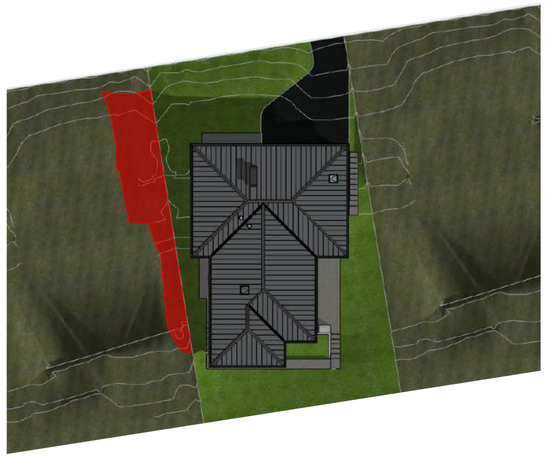
4 Grove Lane, Kelvin Heights, Queenstown

SHEET TITLE: SITE CONTEXT PLAN
DRAWN BY: EP
ISSUED: 25/09/2026
PROJECT #: 860

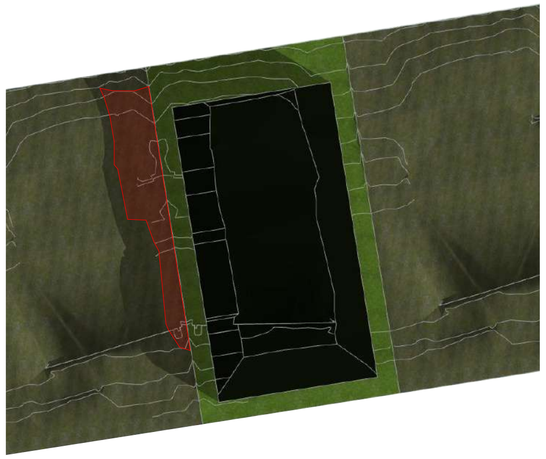
ID	Date	Issue
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B	22/07/2026	Resource Consent Drawings 2
C	25/09/2026	RC 2

SHEET NO
R21.C

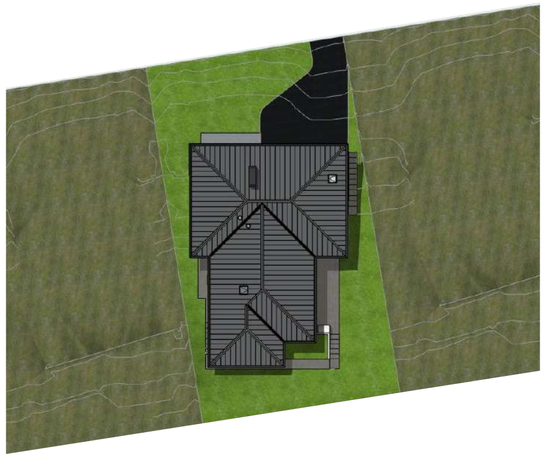
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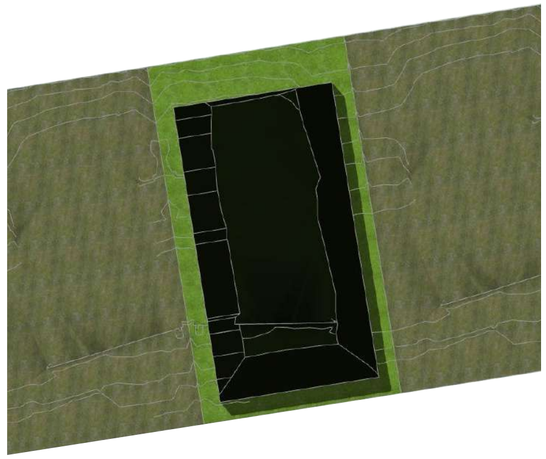
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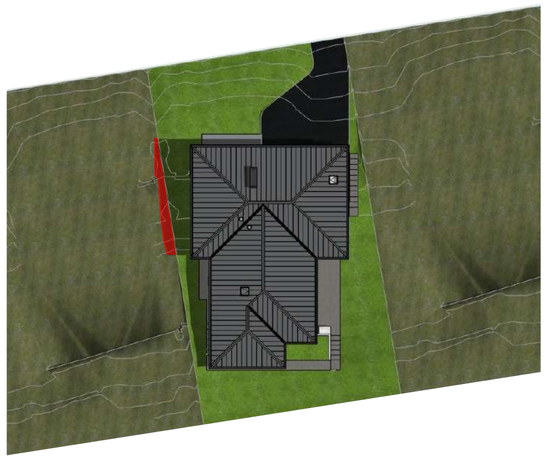
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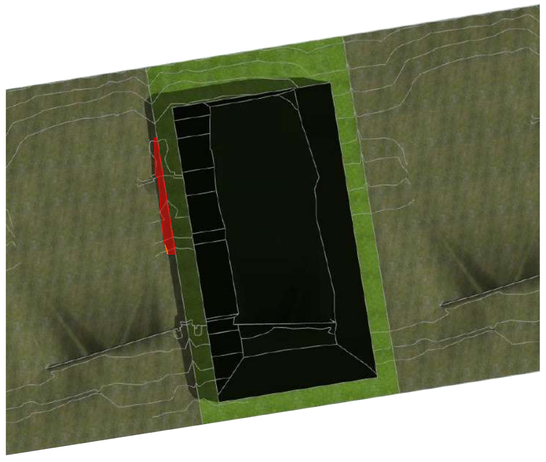
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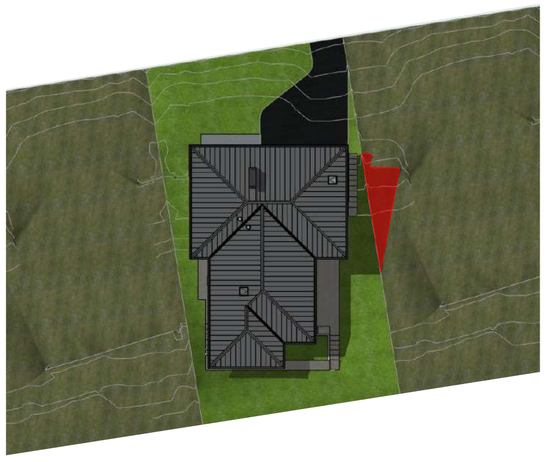
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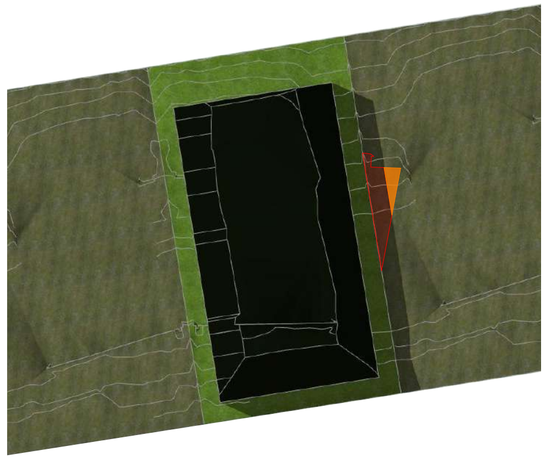
PROPOSED FORM: SUMMER 10:00



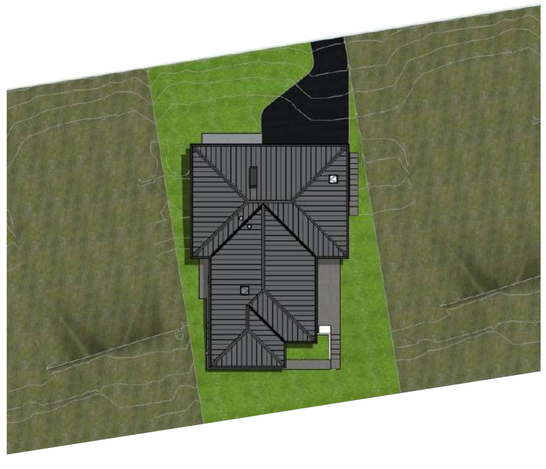
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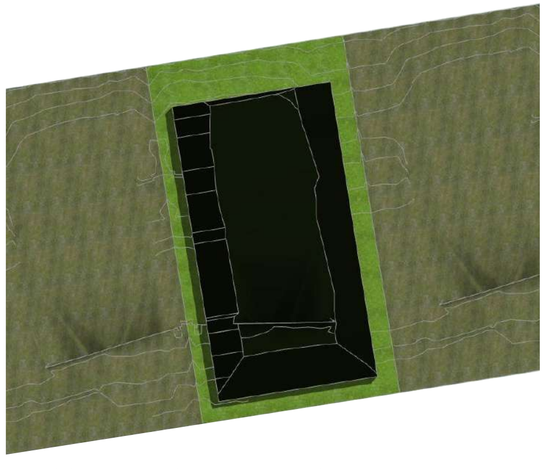
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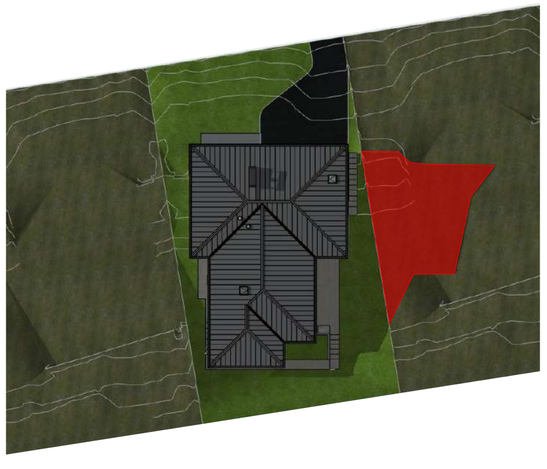
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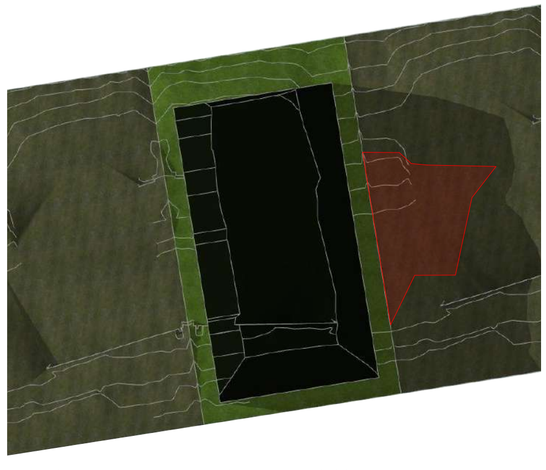
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COMPLIANT FORM: SUMMER 12:00



PROPOSED FORM: SUMMER 18:00



COMPLIANT FORM: SUMMER 18:00

ID	Change Name

ADQ Architecture

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

Grove Lane Alteration

For: Kevin & Olga Buckley

4 Grove Lane, Kelvin Heights, Queenstown

SHEET TITLE: SUNSTUDY_SUMMNER

DRAWN BY: EP

ISSUED: 25/09/2026

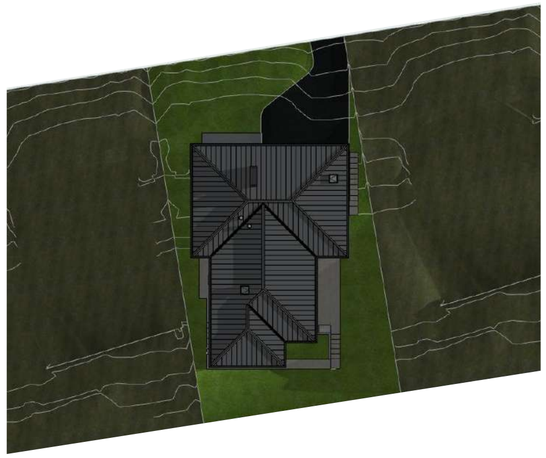
PROJECT #: 860

ID	Date	Issue
A	6/07/2026	Resource Consent Drawings 1
B	22/07/2026	Resource Consent Drawings 2
C	25/09/2026	RC 2

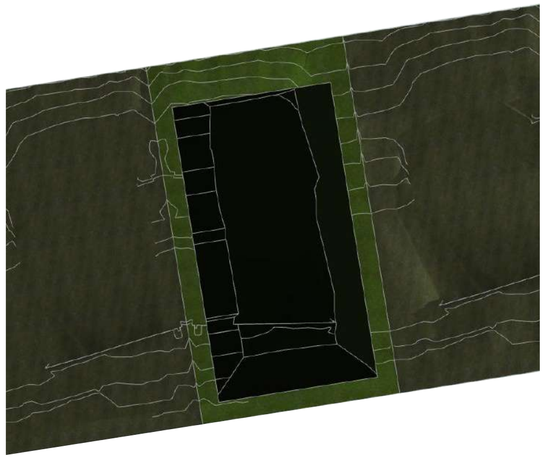
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R22.C

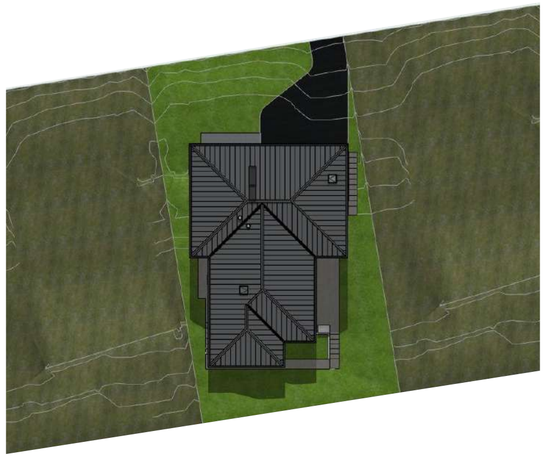
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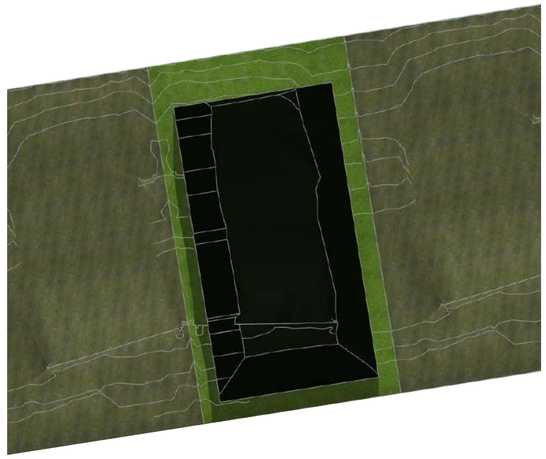
PROPOSED FORM: WINTER 08:00



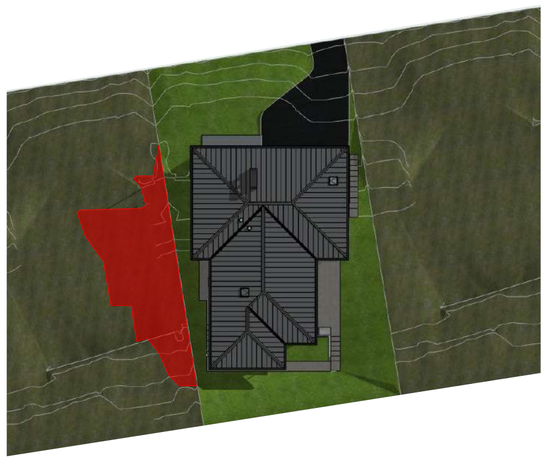
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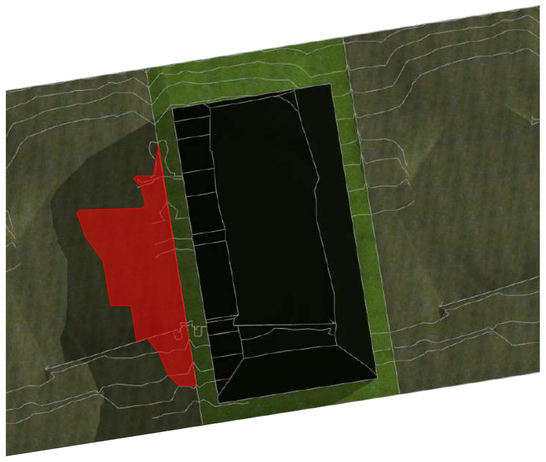
PROPOSED FORM: WINTER 14:00



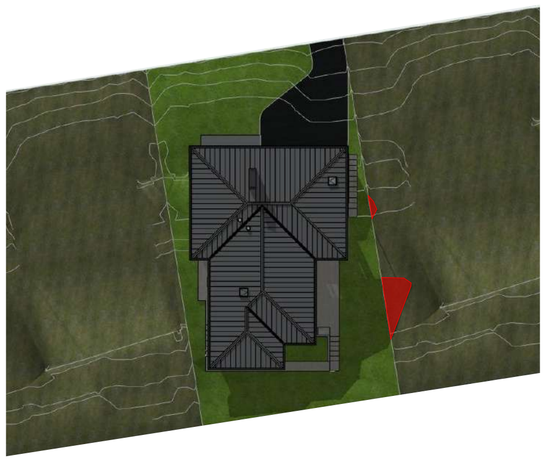
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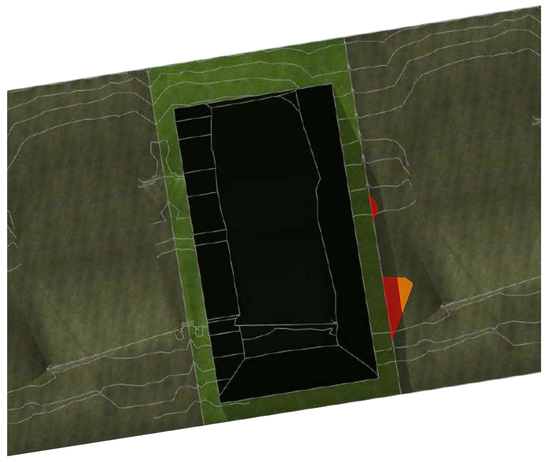
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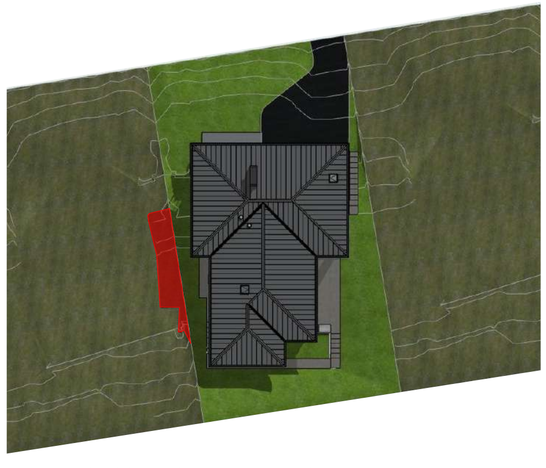
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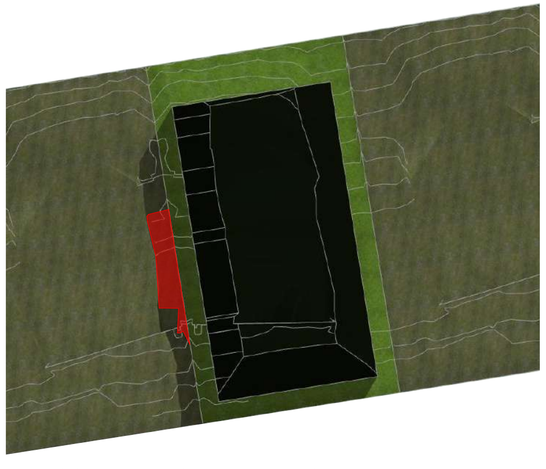
PROPOSED FORM: WINTER 16:00



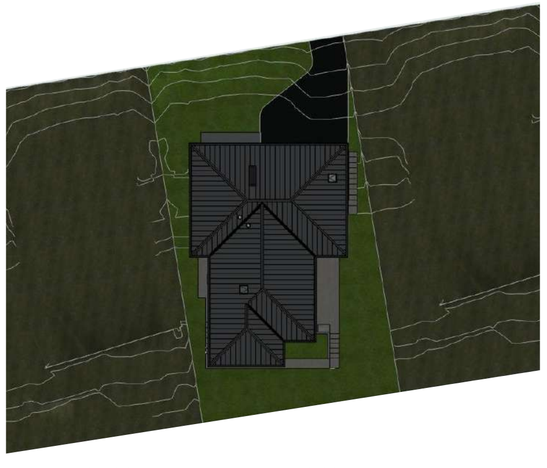
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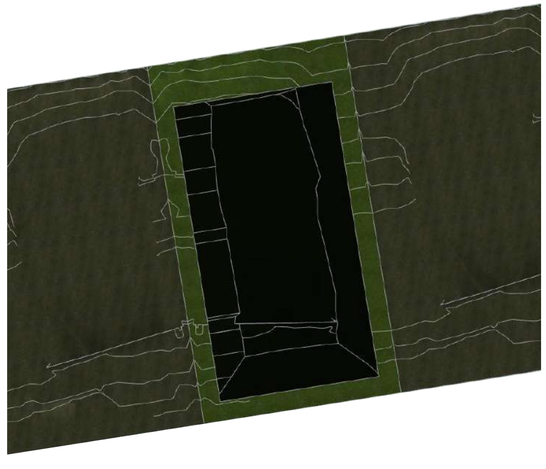
PROPOSED FORM: WINTER 12:00



COMPLIANT FORM: WINTER 12:00



PROPOSED FORM: WINTER 18:00



COMPLIANT FORM: WINTER 18:00

ID	Change Name

ADQ Architecture

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

Grove Lane Alteration

For: Kevin & Olga Buckley

4 Grove Lane, Kelvin Heights, Queenstown

SHEET TITLE: SUNSTUDY_WINTER

DRAWN BY: EP

ISSUED: 25/09/2026

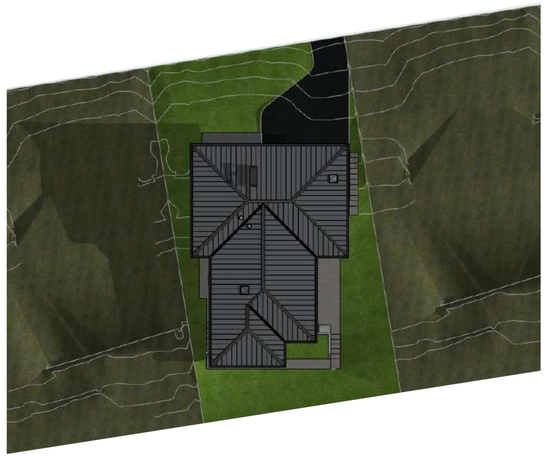
PROJECT #: 860

ID	Date	Issue
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B	22/07/2026	Resource Consent Drawings 2
C	25/09/2026	RC 2

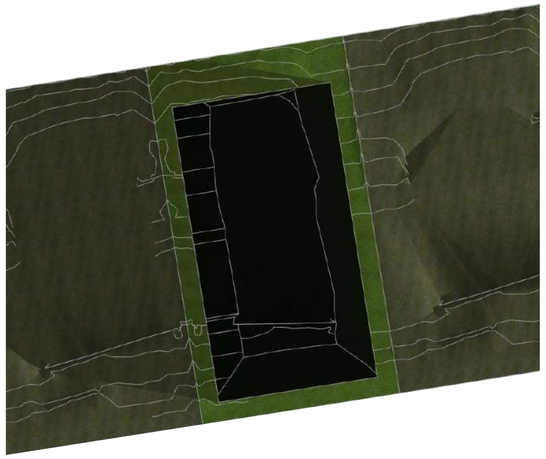
SHEET NO

R23.C

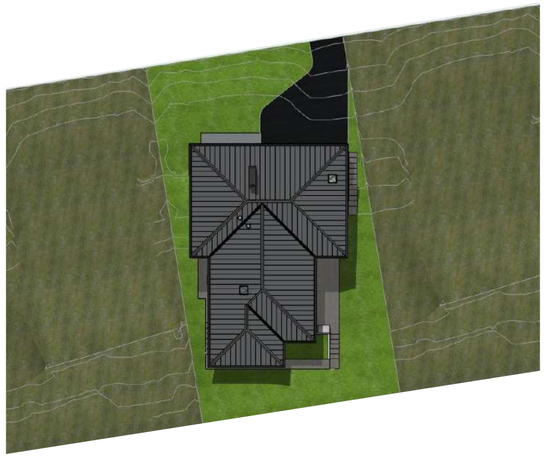
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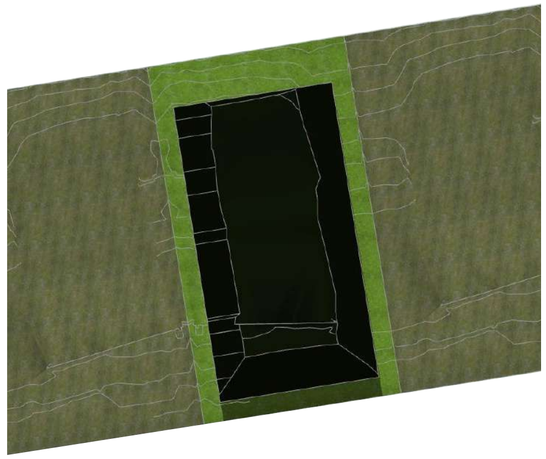
PROPOSED FORM: MID-SOLSTICE 08:00



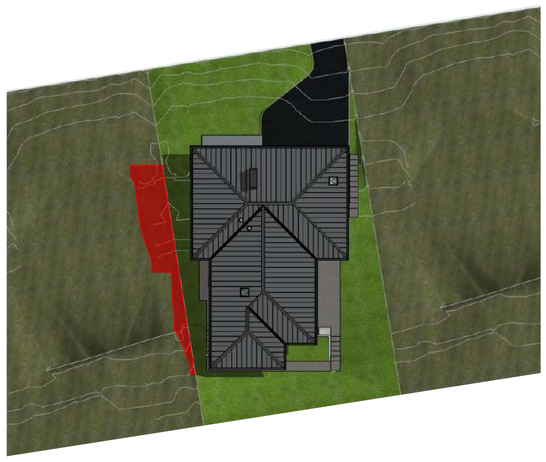
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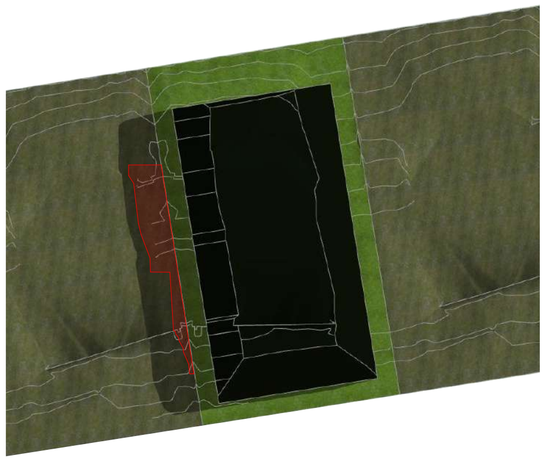
PROPOSED FORM: MID-SOLSTICE 14:00



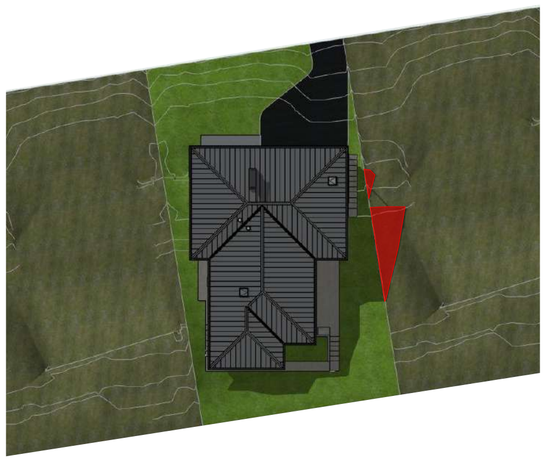
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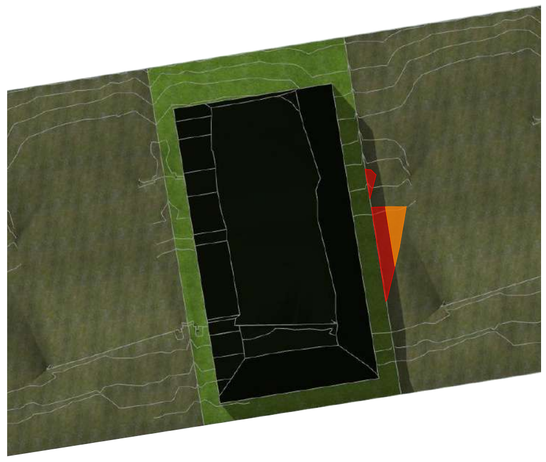
PROPOSED FORM: MID-SOLSTICE 10:00



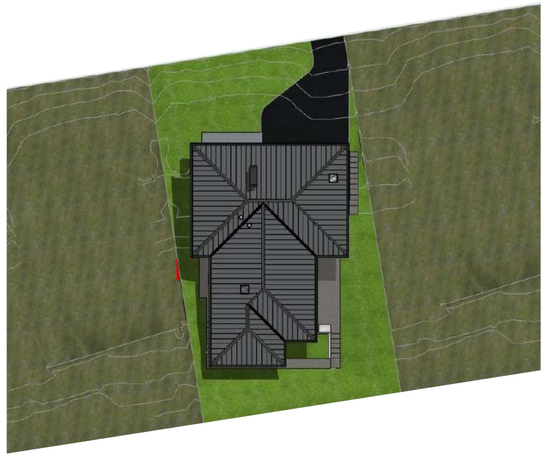
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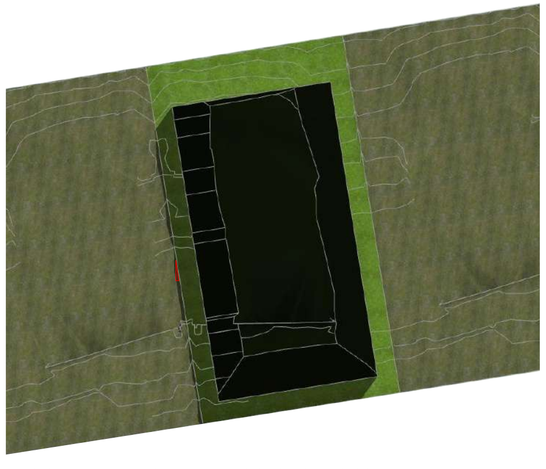
PROPOSED FORM: MID-SOLSTICE 16:00



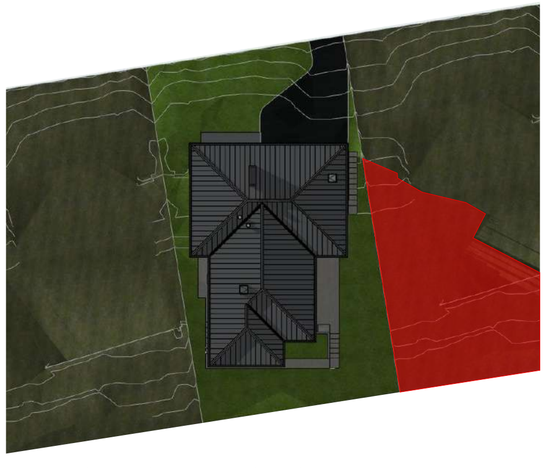
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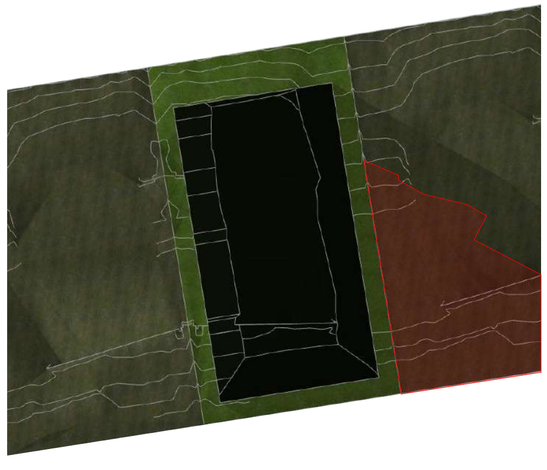
PROPOSED FORM: MID-SOLSTICE 12:00



COMPLIANT FORM: MID-SOLSTICE 12:00



PROPOSED FORM: MID-SOLSTICE 18:00



COMPLIANT FORM: MID-SOLSTICE18:00

ID	Change Name

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

Grove Lane Alteration

For: Kevin & Olga Buckley

4 Grove Lane, Kelvin Heights, Queenstown

SHEET TITLE: SUNSTUDY_MID-SOLSTICE
DRAWN BY: EP
ISSUED: 25/09/2026
PROJECT #: 860

ID	Date	Issue
A	6/07/2026	Resource Consent Drawings 1
B	22/07/2026	Resource Consent Drawings 2
C	25/09/2026	RC 2

SHEET NO

R24.C

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