SHEET NO.	SHEET TITLE	REVISION	CHANGE ID
A001	COVER SHEET	A	
A101	SITE PLAN	A	
A102	SEDIMENT CONTROL PLAN	A	
A103	PLUMBING AND DRAINAGE PLAN	C	38
A104	FOUNDATION PLAN	A	
A105	GROUND FLOOR PLAN	B	11, 13
A106	FIRST FLOOR PLAN	C	27, 28, 39
A107	MIDFLOOR PLAN	C	40
A108	GROUND FLOOR FRAMING PLAN	A	
A109	FIRST FLOOR FRAMING PLAN	C	26
A110	REFLECTED CEILING PLAN	A	
A111	ROOF FRAMING PLAN	A	
A112	ROOF PLAN	C	24
A201	ELEVATIONS	C	29, 30
A202	ELEVATIONS	C	31, 32
A301	SECTIONS	A	
A302	SECTIONS	C	25
A303	SECTIONS	B	11
A401	BRICK DETAILS	B	7
A402	BRICK DETAILS	B	10, 11, 15
A403	ABODO DETAILS	C	19
A404	ABODO JOINERY DETAILS	C	20
A405	SKYLIGHT DETAILS	C	18
A406	JOINERY DETAILS	C	21
A407	JOINERY DETAILS/ WALL SECTION	C	22
A408	INTERIOR DETAILS	A	
A409	FRAMING	B	3
A410	PLUMBING	B	13
A501	DOOR & WINDOW SCHEDULE	C	23, 33, 34, 35, 36...
A601	CONCEPT PERSPECTIVES		
A602	CONCEPT PERSPECTIVES		
A603	CONCEPT PERSPECTIVES		
A604	CONCEPT PERSPECTIVES		

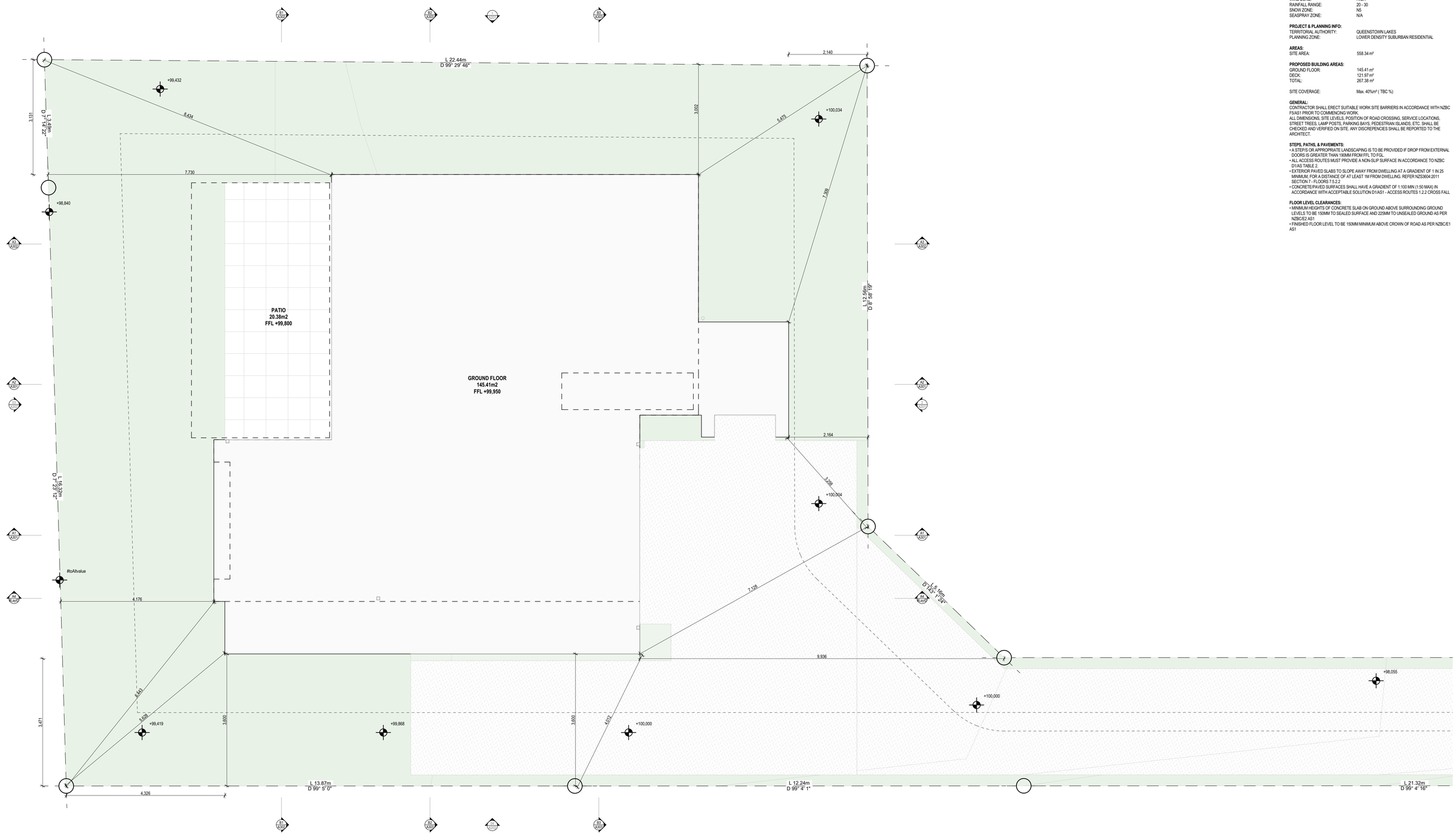
114 ANDERSON ROAD WANAKA

for CAROL PAGE

P/A

PERFORMANCE

architecture



ADDRESS:
114 ANDERSON ROAD WANAKA

LEGAL DESCRIPTION:
LOT: 02 DP: 522747

SITE INFORMATION:

CLIMATE ZONE:	ZONE 6
EARTHQUAKE ZONE:	ZONE 3
EXPOSURE ZONE:	ZONE B
WIND REGION:	A
WIND ZONE:	HIGH
RAINFALL RANGE:	20 - 30
SNOW ZONE:	NS
SEASPRAY ZONE:	N/A

PROJECT & PLANNING INFO:

TERRITORIAL AUTHORITY:	QUEENSTOWN LAKES
PLANNING ZONE:	LOWER DENSITY SUBURBAN RESIDENTIAL

AREAS:

SITE AREA:	558.34 m²

PROPOSED BUILDING AREAS:

GROUND FLOOR:	145.41 m²
DECK:	121.97 m²
TOTAL:	267.38 m²
SITE COVERAGE:	Max. 40%/m² (TBC %)

GENERAL:
CONTRACTOR SHALL ERECT SUITABLE WORK SITE BARRIERS IN ACCORDANCE WITH NZBC F5/AS1 PRIOR TO COMMENCING WORK.
ALL DIMENSIONS, SITE LEVELS, POSITION OF ROAD CROSSING, SERVICE LOCATIONS, STREET TREES, LAMP POSTS, PARKING BAYS, PEDESTRIAN ISLANDS, ETC. SHALL BE CHECKED AND VERIFIED ON SITE. ANY DISCREPENCIES SHALL BE REPORTED TO THE ARCHITECT.

STEPS, PATHS, & PAVEMENTS:
- A STEP/S OR APPROPRIATE LANDSCAPING IS TO BE PROVIDED IF DROP FROM EXTERNAL DOORS IS GREATER THAN 190MM FROM FFL TO FGL.
- ALL ACCESS ROUTES MUST PROVIDE A NON-SLIP SURFACE IN ACCORDANCE TO NZBC D1/AS TABLE 2.
- EXTERIOR PAVED SLABS TO SLOPE AWAY FROM DWELLING AT A GRADIENT OF 1 IN 25 MINIMUM, FOR A DISTANCE OF AT LEAST 1M FROM DWELLING. REFER NZS3604:2011 SECTION 7 - FLOORS 7.5.2.2
- CONCRETE/PAVED SURFACES SHALL HAVE A GRADIENT OF 1:100 MIN (1:50 MAX) IN ACCORDANCE WITH ACCEPTABLE SOLUTION D1/AS1 - ACCESS ROUTES 1.2.2 CROSS FALL

FLOOR LEVEL CLEARANCES:
- MINIMUM HEIGHTS OF CONCRETE SLAB ON GROUND ABOVE SURROUNDING GROUND LEVELS TO BE 150MM TO SEALED SURFACE AND 225MM TO UNSEALED GROUND AS PER NZBC/E2 AS1
- FINISHED FLOOR LEVEL TO BE 150MM MINIMUM ABOVE CROWN OF ROAD AS PER NZBC/E1 AS1

DG 003

PROJECT
DG 003 - PAGE RESIDENCE
ADDRESS
114 ANDERSON ROAD
CLIENT
CAROL PAGE

DATE
3/12/2025
LEGAL DESCRIPTION
LOT: 02 DP: 522747
TERRITORIAL AUTHORITY
QUEENSTOWN LAKES

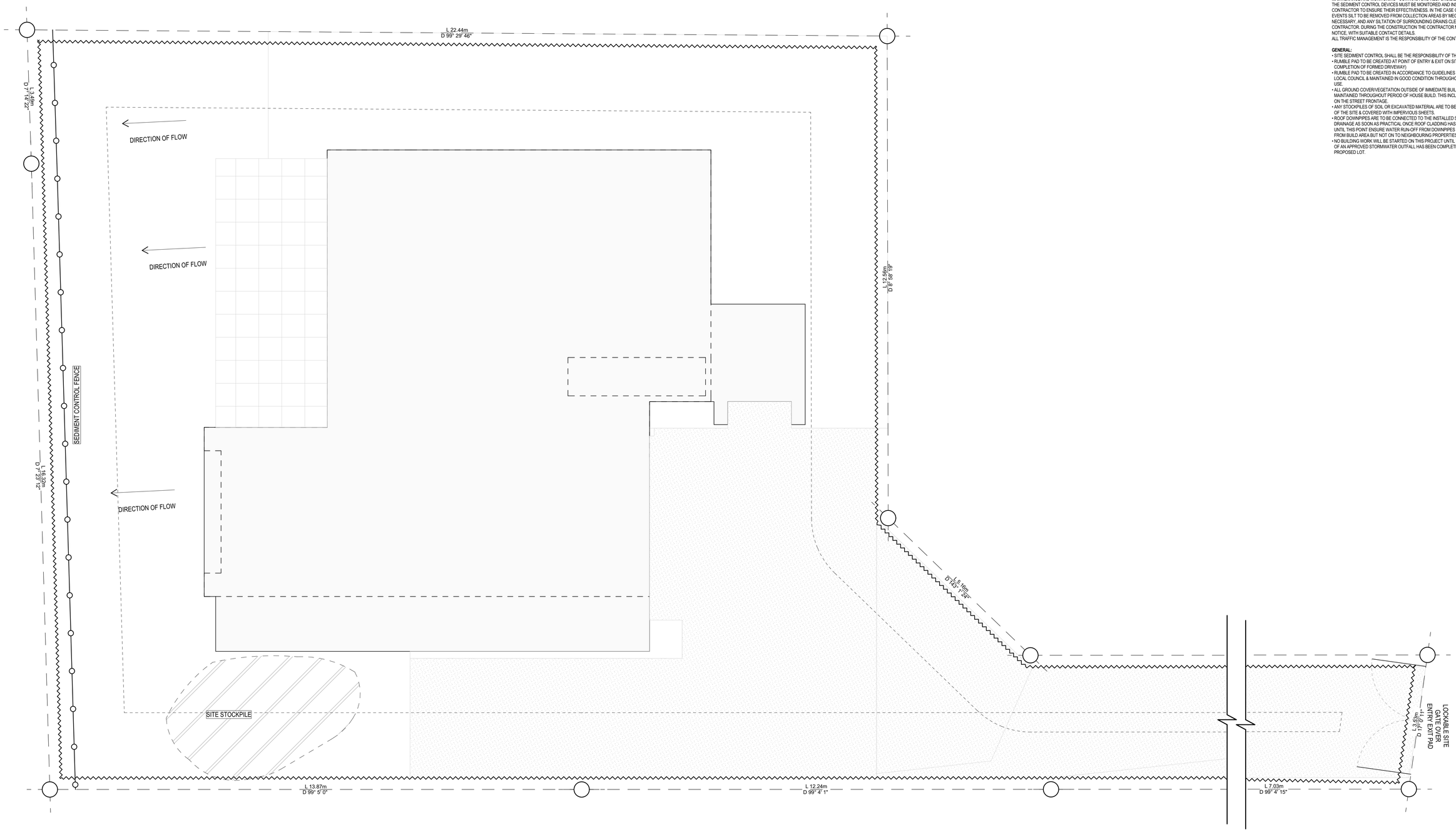
PERFORMANCE architecture

ID	ISSUE NAME	DATE
04	CONSULTANT SET	1/05/2023
05	PRICING SET	20/06/2023
A	BUILDING CONSENT	4/07/2023

DRAWING TITLE
SITE PLAN
SCALE
1:50, 1:1 @ A1

DRAWING ID
A101

REVISION
A



SILT MANAGEMENT:
EROSION AND SEDIMENT CONTROL IS TO BE CARRIED OUT USING LOCAL TERRITORAL AUTHORITY EROSION AND SEDIMENT CONTROL GUIDELINES. SILT FENCES MUST BE ESTABLISHED AROUND WATERWAYS, ADJACENT PROPERTIES AND WHERE REQUIRED TO COLLECT SILT RUNOFF. TOPSOIL IS
TO BE STRIPPED AND PLACED IN TEMPORARY STOCKPILES. RESPREADING AND GRASSING IS TO BE CARRIED OUT AS SOON AS PRACTICABLE. VEGETATION COVERING THE SITE MUST BE MAINTAINED BY THE CONTRACTOR WHERE POSSIBLE TO REDUCE RUNOFF RATES, AND PREVENT EROSION OF SOILS. WHERE VEGETATION MUST BE REMOVED, AREAS MUST BE PROMPTLY GRASSED, OR RETAINING STRUCTURES BUILT. LINE ALL SUMPS WITH GEOTEXTILE FABRIC TO PREVENT SEDIMENT ENTERING STORMWATER SYSTEM.

DUST MITIGATION:
DUST IS TO BE KEPT TO A MINIMUM BY THE EFFECTIVE USE OF WETTING STOCKPILES AND EXPOSED EARTHWORK CUT/FILL AREAS.

MAINTENANCE AND MONITORING - CONTRACTORS RESPONSIBILITY:
THE SEDIMENT CONTROL DEVICES MUST BE MONITORED AND INSPECTED BY THE CONTRACTOR TO ENSURE THEIR EFFECTIVENESS. IN THE CASE OF HEAVY RAINFALL EVENTS SILT TO BE REMOVED FROM COLLECTION AREAS BY MECHANICAL MEANS IF NECESSARY, AND ANY SILTATION OF SURROUNDING DRAINS CLEANED UP BY THE CONTRACTOR. DURING THE CONSTRUCTION THE CONTRACTOR MUST INSTALL A SITE NOTICE, WITH SUITABLE CONTACT DETAILS.
ALL TRAFFIC MANAGEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL:
- SITE SEDIMENT CONTROL SHALL BE THE RESPONSIBILITY OF THE MAIN CONTRACTOR.
- RUMBLE PAD TO BE CREATED AT POINT OF ENTRY & EXIT ON SITE (REMOVED ON COMPLETION OF FORMED DRIVEWAY)
- RUMBLE PAD TO BE CREATED IN ACCORDANCE TO GUIDELINES PROVIDED BY THE LOCAL COUNCIL & MAINTAINED IN GOOD CONDITION THROUGHOUT ITS PERIOD OF USE.
- ALL GROUND COVER/VEGETATION OUTSIDE OF IMMEDIATE BUILD AREA TO BE MAINTAINED THROUGHOUT PERIOD OF HOUSE BUILD. THIS INCLUDES GRASS VERGES ON THE STREET FRONTAGE.
- ANY STOCKPILES OF SOIL OR EXCAVATED MATERIAL ARE TO BE KEPT TO THE REAR OF THE SITE & COVERED WITH IMPERVIOUS SHEETS.
- ROOF DOWNPIPES ARE TO BE CONNECTED TO THE INSTALLED STORMWATER DRAINAGE AS SOON AS PRACTICAL ONCE ROOF CLADDING HAS BEEN INSTALLED. UNTIL THIS POINT ENSURE WATER RUN-OFF FROM DOWNPIPES IS DIRECTED AWAY FROM BUILD AREA BUT NOT ON TO NEIGHBOURING PROPERTIES.
- NO BUILDING WORK WILL BE STARTED ON THIS PROJECT UNTIL THE CONSTRUCTION OF AN APPROVED STORMWATER OUTFALL HAS BEEN COMPLETED FOR THIS PROPOSED LOT.

DG 003

PROJECT
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114 ANDERSON ROAD
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QUEENSTOWN LAKES

PERFORMANCE architecture

ID	ISSUE NAME	DATE
05	PRICING SET	20/06/2023
A	BUILDING CONSENT	4/07/2023

DRAWING TITLE
SEDIMENT CONTROL PLAN
SCALE
1:50 @ A1

A102
DRAWING ID

A
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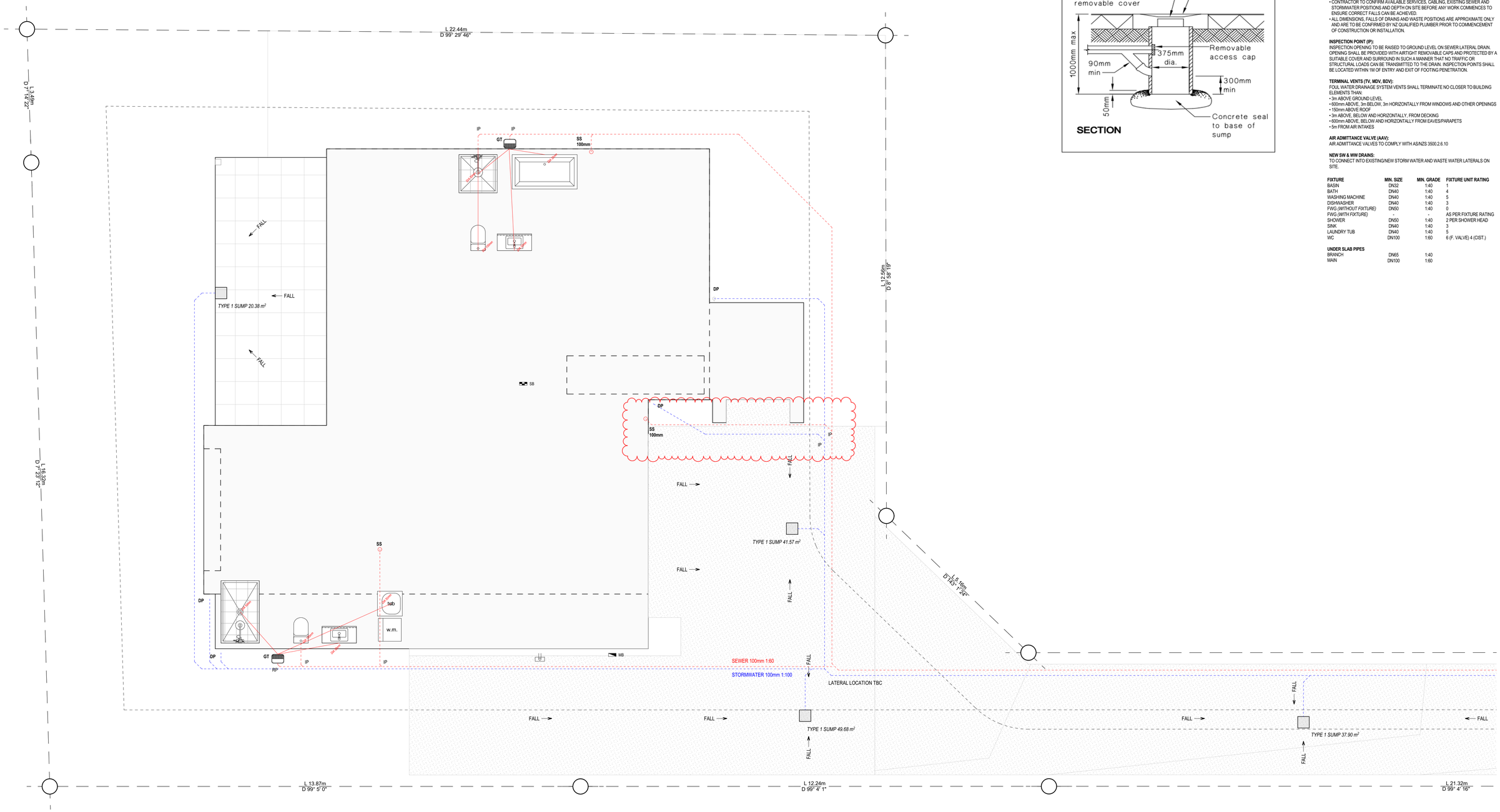


Figure 8: Type-one Surface Water Sump
Paragraph 3.6.2

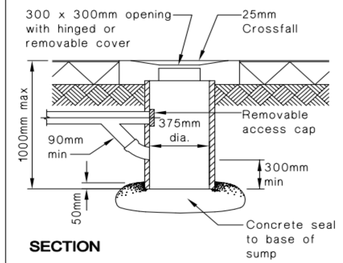


TABLE 3.5 AS/NZS 3500: SIZE & RATING OF VENTS

SITE OF VENT	FIXTURE DISCHARGE UNITS DISCHARGING TO DRAIN	VENT RATING
40	>1 ≥10	0.5
50	>10 ≥30	1
65	>30 ≥175	2
80	>175 ≥400	3
100	>400 —	6

GENERAL DRAINAGE NOTES
- ALL PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZS 3500 BY QUALIFIED TRADESMAN
- FOR FOUL WATER VENTILATION REFER TO AS/NZS 3500 TABLE 4 FOR SIZES AND MATERIALS
- REFER TO GEOTECH REPORT FOR SITE SPECIFIC DRAINAGE AND BEDDING REQUIREMENTS
- CONTRACTOR TO CONFIRM AVAILABLE SERVICES, CABLING, EXISTING SEWER AND STORMWATER POSITIONS AND DEPTH ON SITE BEFORE ANY WORK COMMENCES TO ENSURE CORRECT FALLS CAN BE ACHIEVED.
- ALL DIMENSIONS, FALLS OF DRAINS AND WASTE POSITIONS ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED BY NZ QUALIFIED PLUMBER PRIOR TO COMMENCEMENT OF CONSTRUCTION OR INSTALLATION.

INSPECTION POINT (IP):
INSPECTION OPENING TO BE RAISED TO GROUND LEVEL ON SEWER LATERAL DRAIN. OPENING SHALL BE PROVIDED WITH AIRTIGHT REMOVABLE CAPS AND PROTECTED BY A SUITABLE COVER AND SURROUND IN SUCH A MANNER THAT NO TRAFFIC OR STRUCTURAL LOADS CAN BE TRANSMITTED TO THE DRAIN. INSPECTION POINTS SHALL BE LOCATED WITHIN 1M OF ENTRY AND EXIT OF FOOTING PENETRATION.

TERMINAL VENTS (TV, MDV, BDV):
FOUL WATER DRAINAGE SYSTEM VENTS SHALL TERMINATE NO CLOSER TO BUILDING ELEMENTS THAN:
- 3m ABOVE GROUND LEVEL
- 600mm ABOVE, 3m BELOW, 3m HORIZONTALLY FROM WINDOWS AND OTHER OPENINGS
- 150mm ABOVE ROOF
- 3m ABOVE, BELOW AND HORIZONTALLY, FROM DECKING
- 600mm ABOVE, BELOW AND HORIZONTALLY FROM EAVES/PARAPETS
- 5m FROM AIR INTAKES

AIR ADMITTANCE VALVE (AAV):
AIR ADMITTANCE VALVES TO COMPLY WITH AS/NZS 3500.2.6.10

NEW SW & WW DRAINS:
TO CONNECT INTO EXISTING/NEW STORM WATER AND WASTE WATER LATERALS ON SITE.

FIXTURE	MIN. SIZE	MIN. GRADE	FIXTURE UNIT RATING
BASIN	DN32	1:40	1
BATH	DN40	1:40	4
WASHING MACHINE	DN40	1:40	5
DISHWASHER	DN40	1:40	3
FWG *(WITHOUT FIXTURE)*	DN50	1:40	0
FWG *(WITH FIXTURE)*	-	-	AS PER FIXTURE RATING
SHOWER	DN50	1:40	2 PER SHOWER HEAD
SINK	DN40	1:40	3
LAUNDRY TUB	DN40	1:40	5
WC	DN100	1:60	6 (F. VALVE) 4 (CIST.)
UNDER SLAB PIPES			
BRANCH	DN65	1:40	
MAIN	DN100	1:60	

DG 003

PROJECT
DG 003 - PAGE RESIDENCE
ADDRESS
114 ANDERSON ROAD
CLIENT
CAROL PAGE

DATE
3/12/2025
LEGAL DESCRIPTION
LOT: 02 DP: 522747
TERRITORIAL AUTHORITY
QUEENSTOWN LAKES

PERFORMANCE architecture

ID	ISSUE NAME	DATE
04	CONSULTANT SET	1/05/2023
05	PRICING SET	20/06/2023
A	BUILDING CONSENT	4/07/2023
B	RFI1	28/08/2023
C	MV01	25/11/2025

DRAWING TITLE
PLUMBING AND DRAINAGE PLAN
SCALE
1:50 @ A1

DRAWING ID
A103
REVISION
C

FOUNDATION NOTES:
AS PER WILTON JOUBERT DRAWINGS AND DOCUMENTATION
REFER TO SUPPORTING DOCS JOB NUMBER: 125060

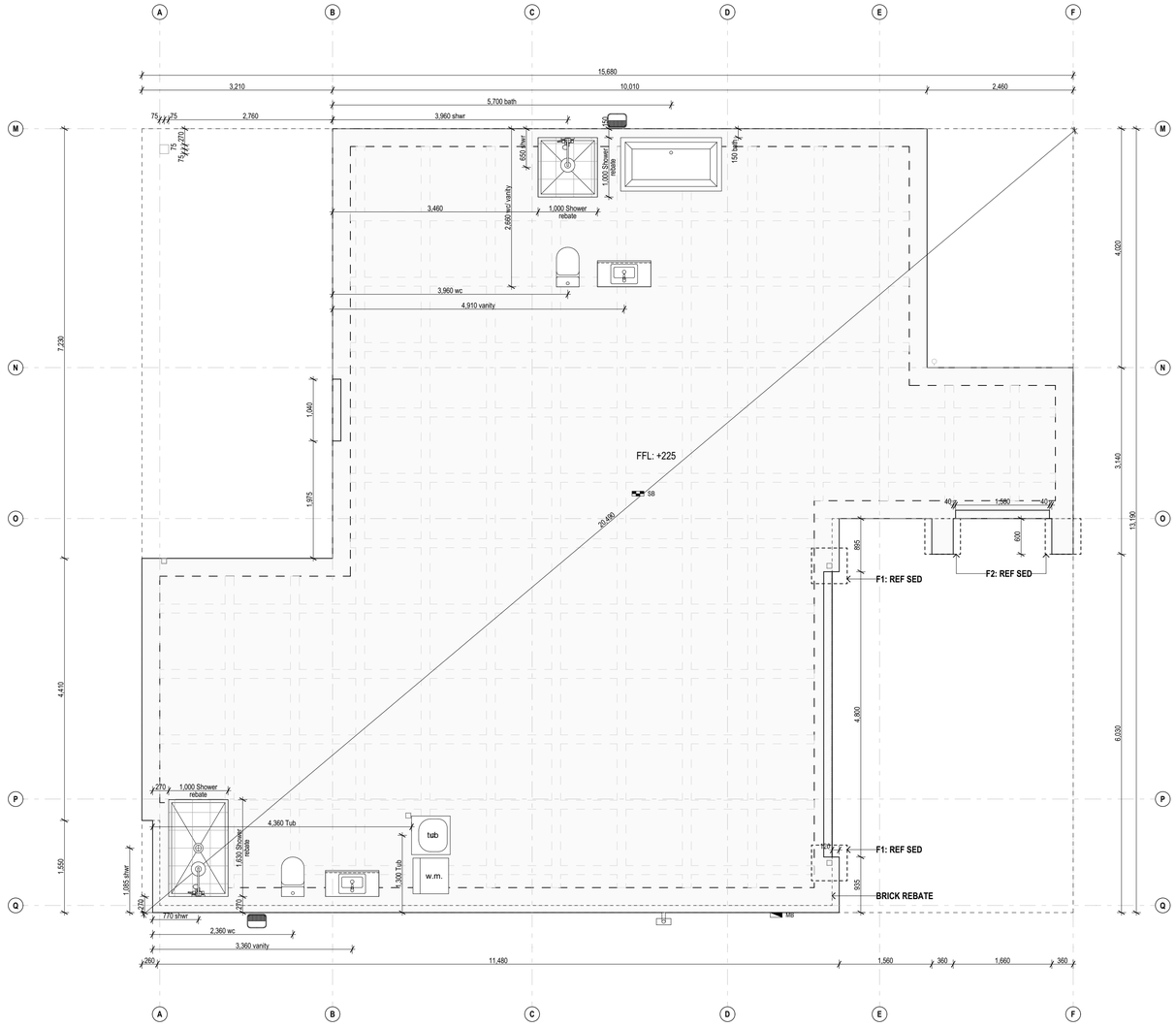
CLEARANCES AND FALLS:
- MINIMUM HEIGHTS OF CONCRETE SLAB ON GROUND ABOVE SURROUNDING GROUND LEVELS TO BE 150MM TO SEALED SURFACE & 225mm TO UNSEALED GROUND AS PER NZBC/E2 AS1
- FINISHED FLOOR LEVEL TO BE 150mm MINIMUM ABOVE CROWN OF ROAD AS PER NZBC/E1 AS1
- FALL ALL GROUND AWAY FROM BUILDING AT MINIMUM SLOPE OF 1 IN 25 FOR A DISTANCE OF AT LEAST 1m FROM THE BUILDING.

DRAINS BELOW SLAB:
- TO BE 25mm AWAY FROM FOUNDATION FOOTINGS
- PIPE TO BE SLEEVED / WRAPPED IN DURABLE FLEXIBLE MATERIAL. INSPECTION POINT WITHIN 1m OF ENTRY AND EXIT OF FOOTING PENETRATION.
- REFER TO ENGINEER'S DOCUMENTATION FOR ANY PIPE PENETRATION DETAILS.

LEGEND:

SB	SB	SWITCHBOARD
MB	MB	METERBOARD
ORG	ORG	OVERFLOW RELEIF GULLY
HT	HT	HOSE TAP
MDv	MDv	MAIN DRAIN VENT

SLAB EDGE INSULATION:
EXPOL-X 30mm R1.0



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114 ANDERSON ROAD
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CAROL PAGE

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TERRITORIAL AUTHORITY
QUEENSTOWN LAKES

PERFORMANCE architecture

ID	ISSUE NAME	DATE
04	CONSULTANT SET	1/05/2023
05	PRICING SET	20/06/2023
A	BUILDING CONSENT	4/07/2023

DRAWING TITLE
FOUNDATION PLAN
SCALE
1:50 @ A1

DRAWING ID
A104
REVISION
A

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AREAS:
SITE AREA: 870m²

PROPOSED BUILDING AREAS OVER:

	FRAMING	CLADDING
GROUND FLOOR	164.24m²	173.02m²
FIRST FLOOR	93.82m²	97.56m²
TOTAL	258.06m²	269.89m²

TOTAL SITE COVERAGE: 221.91m² (25.51%)

FLOOR PLAN NOTES:
- ALL HARD FLOOR FINISHES TO COMPLY WITH NZBC D1/AS TABLE 2. FLOOR TILES TO BE NON-SLIP & HAVE A SLIP COEFFICIENT VALUE OF 0.35 - 0.65 FOR GRIT FINISHED CERAMIC TILES.
- SMOKE DETECTORS REQUIRED WITHIN 3m OF ALL SLEEPING AREAS TO COMPLY WITH F7/VM1/AS1.
- EXTRACT FANS TO ALL WET AREAS AND KITCHEN SHALL TERMINATE TO EXTERIOR WITH AN EXTRACTION RATE AS SET OUT IN G4/VM1/AS1.

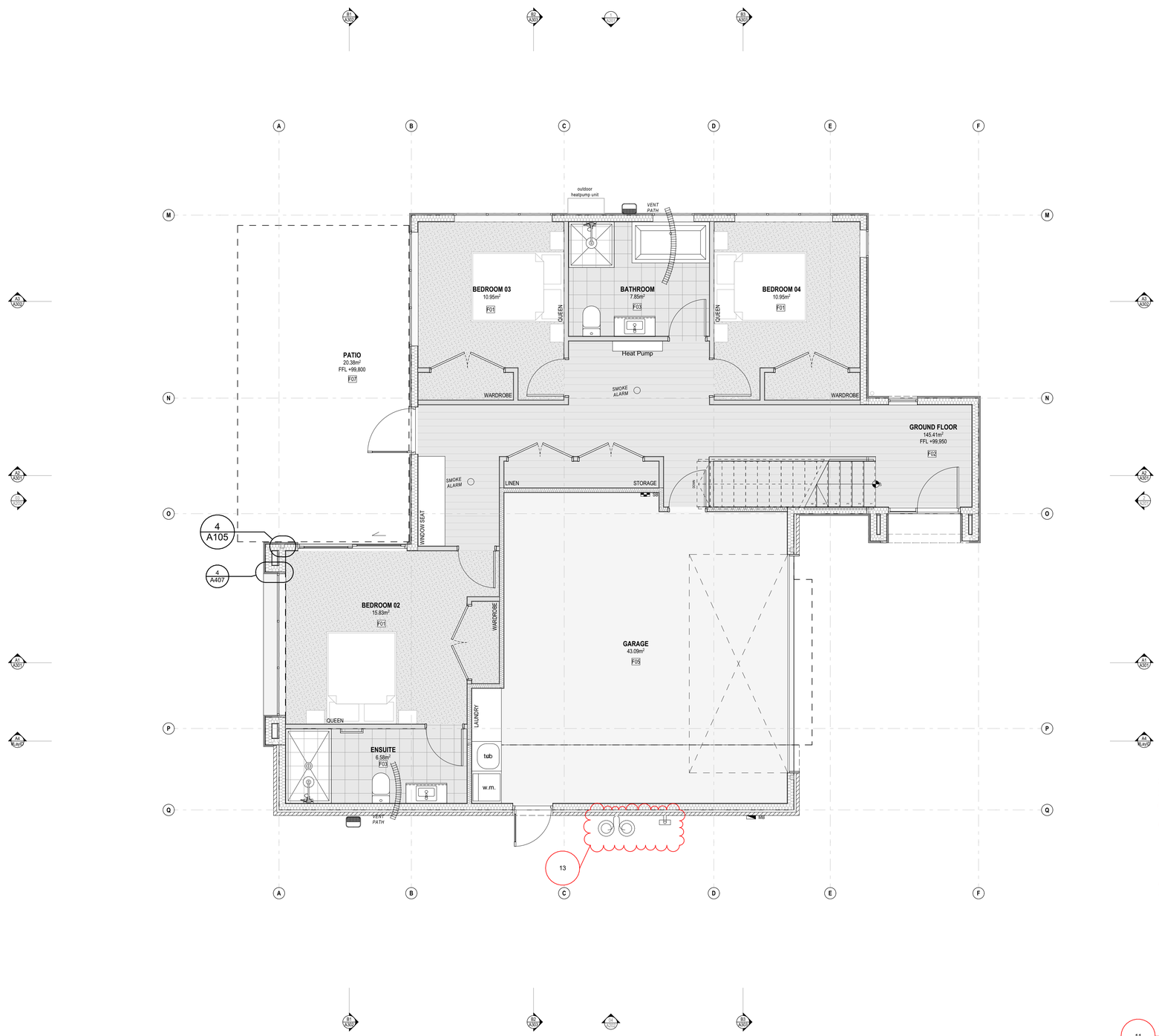
INTERNAL LININGS:
ALL LININGS SHALL BE INSTALLED IN ACCORDANCE WITH GIB SITE GUIDE 2018.

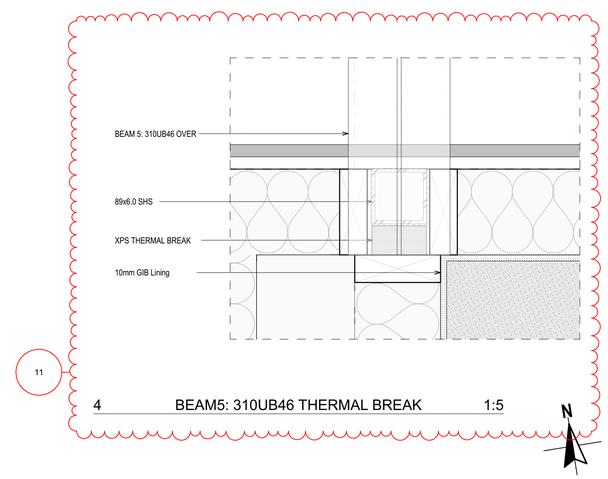
10mm GIB STANDARD PLASTERBOARD WALL UNLESS OTHERWISE SPECIFIED AS PART OF BRACING SYSTEM.
13mm GIB STANDARD PLASTERBOARD CEILING LININGS TO ALL CEILINGS.

GIB AQUALINE PLASTERBOARD WALL/CEILING LININGS TO SUBSTITUTE GIB STANDARD WALL/CEILING LININGS IN ALL WET AREAS

KEYNOTES

F01	**CARPET FLOORING**	SELECTED CARPET WITH SELECTED CARPET UNDERLAY OVER CONCRETE TO ALL BEDROOMS.
F02	**VINYL PLANK FLOORING**	SELECTED VINYL PLANKING ON ARDEX SUPERFLEX WPM 001 WATERPROOFING MEMBRANE TO ENTRY.
F03	**TILE FLOORING**	SELECTED TILES ON ARDEX SUPERFLEX WPM 001 WATERPROOFING MEMBRANE TO ALL WET AREAS, BATHROOM, W/C, ENSUITE & LAUNDRY. UNDERTILE HEATING TO BATHROOM AND ENSUITE
F05	**CONCRETE**	PLAIN FINISHED CONCRETE
F07	**CONCRETE**	EXPOSED AGGREGATE CONCRETE





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DG 003

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LOT: 02 DP: 522747
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QUEENSTOWN LAKES

PERFORMANCE architecture

ID	ISSUE NAME	DATE
04	CONSULTANT SET	1/05/2023
05	PRICING SET	20/06/2023
A	BUILDING CONSENT	4/07/2023
B	RFI1	28/08/2023

DRAWING TITLE
GROUND FLOOR PLAN
SCALE
1:50 @ A1

DRAWING ID
A105
REVISION
B

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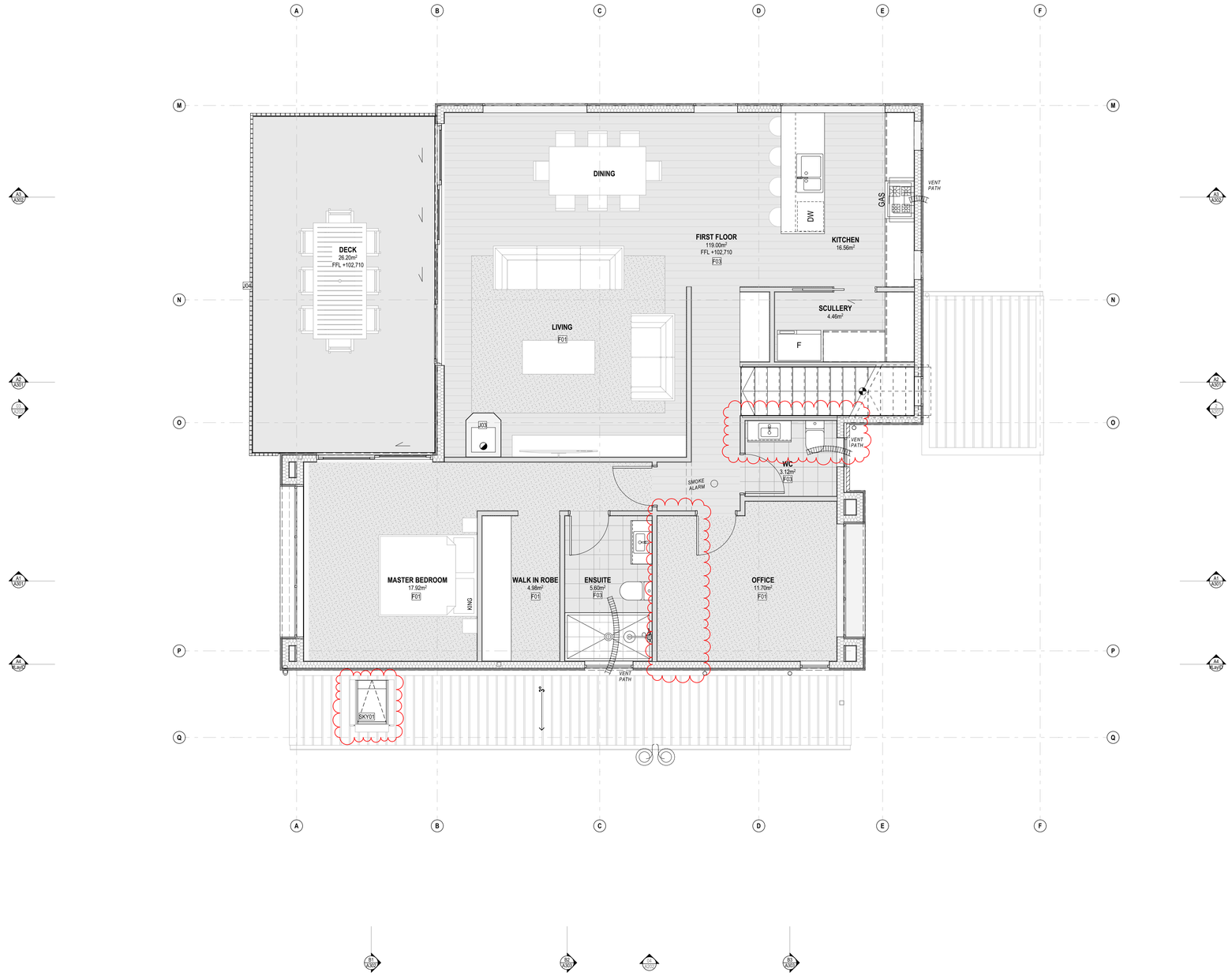

AREAS:
SITE AREA: 870m²

PROPOSED BUILDING AREAS OVER:

	FRAMING	CLADDING
GROUND FLOOR	164.24m²	173.02m²
FIRST FLOOR	93.82m²	97.56m²
TOTAL	258.06m²	269.89m²

TOTAL SITE COVERAGE: 221.91m² (25.51%)

FLOOR PLAN NOTES:
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- SMOKE DETECTORS REQUIRED WITHIN 3m OF ALL SLEEPING AREAS TO COMPLY WITH F7/VM1/AS1.
- EXTRACT FANS TO ALL WET AREAS AND KITCHEN SHALL TERMINATE TO EXTERIOR WITH AN EXTRACTION RATE AS SET OUT IN G4/VM1/AS1.

INTERNAL LININGS:
ALL LININGS SHALL BE INSTALLED IN ACCORDANCE WITH GIB SITE GUIDE 2018.

10mm GIB STANDARD PLASTERBOARD WALL UNLESS OTHERWISE SPECIFIED AS PART OF BRACING SYSTEM.
13mm GIB STANDARD PLASTERBOARD CEILING LININGS TO ALL CEILINGS.

GIB AQUALINE PLASTERBOARD WALL/CEILING LININGS TO SUBSTITUTE GIB STANDARD WALL/CEILING LININGS IN ALL WET AREAS

KEYNOTES

F01	**CARPET FLOORING**	SELECTED CARPET WITH SELECTED CARPET UNDERLAY OVER CONCRETE TO ALL BEDROOMS.
F03	**TILE FLOORING**	SELECTED TILES ON ARDEX SUPERFLEX WPM 001 WATERPROOFING MEMBRANE TO ALL WET AREAS, BATHROOM, W/C, ENSUITE & LAUNDRY. UNDERTILE HEATING TO BATHROOM AND ENSUITE
J03	**INTERNAL FIRE**	MASPORT R1200
J04	**BALUSTRADE**	SPECTRUM SEAMLESS FINISH BALUSTRADE, FACE FIXED.
SKY01	**SKYLIGHT**	VELUX OPENING SKYLIGHT VCS

DG 003

PROJECT
DG 003 - PAGE RESIDENCE
ADDRESS
114 ANDERSON ROAD
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CAROL PAGE

DATE
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LOT: 02 DP: 522747
TERRITORIAL AUTHORITY
QUEENSTOWN LAKES

PERFORMANCE architecture

ID	ISSUE NAME	DATE
04	CONSULTANT SET	1/05/2023
05	PRICING SET	20/06/2023
A	BUILDING CONSENT	4/07/2023
C	MV01	25/11/2025

DRAWING TITLE
FIRST FLOOR PLAN
SCALE
1:50 @ A1

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A106
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B

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NOTE:
1. 19mm PLYWOOD FLOORING FIXED OVER JOISTS, H3.1 TREATED TO ALL WET AREAS SUPPORTED AT 450mm CENTRES MAXIMUM.
2. ENSURE 40mm MINIMUM. THE CLEARANCE BETWEEN UNDERSIDE OF FLOOR JOISTS AND ALL WASTE PIPES.
3. ALLOW FOR DOUBLE STUDS UNDER POINTS OF SUPPORT, TO ALL BEAMS, DOUBLE JOISTS, TRIMMER JOISTS AS REQUIRED.
4. REFER TO ENGINEERS DETAILS FOR ALL STEELWORK AND ASSOCIATED CONNECTION DETAILS.
5. ALLOW FOR FULL DEPTH SOLID BLOCKING:
- AT MIDSPAN OF ALL JOIST.
- BETWEEN THE DOUBLE JOISTS SPACED OVER WALLS ALLOWING FIXING OF CEILING LINING.
- AT 1,800mm CENTRES MAXIMUM AT OUTER END/PERIMETER OF JOISTS.
- AT 1,800mm CENTRES MAXIMUM OVER THE LINE OF SUPPORT.
- ALONG THE LINE OF EACH WALL THAT CONTAINS A WALL BRACING ELEMENT IN THE STOREY BELOW.

FIXTURE	MIN. SIZE	MIN. GRADE	FIXTURE UNIT RATING
BASIN	DN32	1:40	1
BATH	DN40	1:40	4
WASHING MACHINE	DN40	1:40	5
DISHWASHER	DN40	1:40	3
FWG (*WITHOUT FIXTURE*)	DN50	1:40	0
FWG (*WITH FIXTURE*)	-	-	AS PER FIXTURE RATING
SHOWER	DN50	1:40	2 PER SHOWER HEAD
SINK	DN40	1:40	3
LAUNDRY TUB	DN40	1:40	5
WC	DN100	1:60	6 (F. VALVE) 4 (CIST.)

UNDER SLAB PIPES		
BRANCH	DN65	1:40
MAIN	DN100	1:80

DG 003

PROJECT
DG 003 - PAGE RESIDENCE
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QUEENSTOWN LAKES

PERFORMANCE architecture

ID	ISSUE NAME	DATE
04	CONSULTANT SET	1/05/2023
05	PRICING SET	20/06/2023
A	BUILDING CONSENT	4/07/2023
B	RFI11	28/08/2023
C	MV01	25/11/2025

DRAWING TITLE
MIDFLOOR PLAN
SCALE
@ A1

DRAWING ID
A107

REVISION
C

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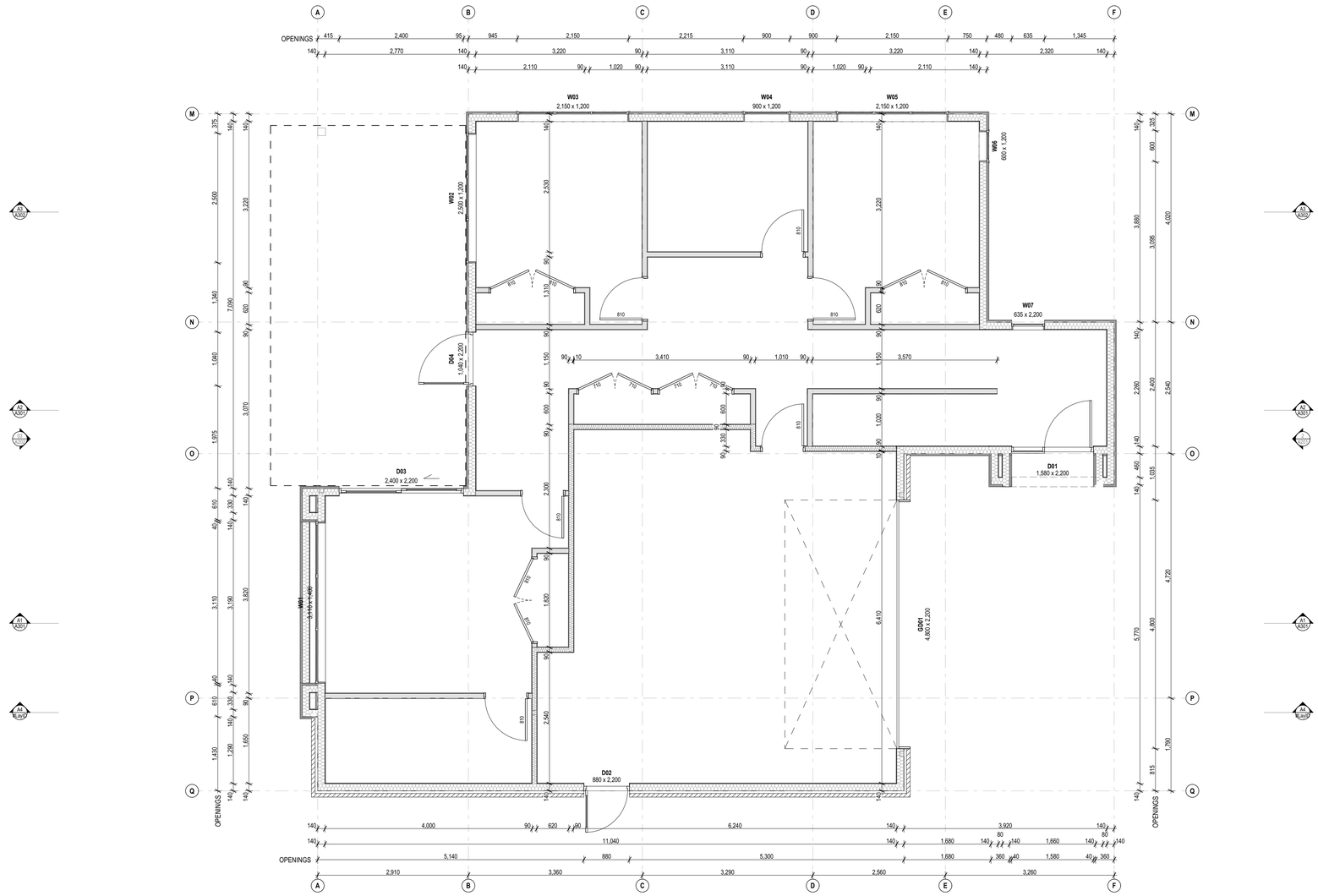

TIMBER FRAMING NOTES:

1. ALL TIMBER WALL FRAMING IS DESIGNED IN ACCORDANCE WITH NZS3604:2011. IF WALLS EXIST OUTSIDE THE ABOVE DESIGN LIMITATIONS, THEY ARE TO BE INSTALLED IN ACCORDANCE WITH SED - REFER ENGINEERS CALCULATIONS FOR REQUIREMENTS.
2. ALL TIMBER TREATMENTS SHALL BE IN ACCORDANCE WITH NZBC B2/AS1 TABLE 1A.
3. ALL FIXINGS AND HOLD DOWNS SHALL MEET THE CRITERIA SET OUT IN NZS3604:2011 OR TO SED AS REQUIRED.
4. HOLES OR NOTCHES IN WALL STUDS AND PLATES SHALL BE NO LARGER THAN 25mmØ OR 25mm DEEP WITH A MAXIMUM LENGTH OF 200mm. FOR HOLES LARGER THAN 25mmØ UP TO MAX. 60mmØ, USE LUMBERLOK FRAMING STUD / TOP PLATE STIFFENERS INSTALLED AS PER MANUFACTURER REQUIREMENTS. OR USE 600mm LONG 40x40x1mm STEEL ANGLE AND TIMBER BLOCKING (FIG. 8.20 NZS3604:2011) FOR TOP PLATE SITUATIONS.
5. INSTALL ALL NOGGING / SOLID BLOCKING AS REQUIRED FOR FIXING OF INTERNAL WALL LININGS AND CLADDING SYSTEMS, AND PROVIDE BLOCKLING FOR ALL OTHER INSTALLATIONS (E.G. STAIR STRINGERS, HANDRAILS, JOINERY UNITS, TOWEL RAILS ETC.)

FIXING DURABILITY

ALL SHELTERED OR EXPOSED FIXINGS SHALL MEET THE REQUIREMENTS OF NZS 3604:2011 DURABILITY OF ALL FIXINGS TO COMPLY WITH NZBC B2/AS1 AND NZS 3604 (2011) SECTION 4.

LINTEL & BEAM NOTES

1. ALL LINTELS & BEAMS INSTALLED AS PER NZS 3604:2011.
2. LINTEL SIZING AND FIXING AS PER SED & TRUSS DESIGN. REFER SED & TRUSS DESIGN DRAWINGS AND DOCUMENTATION.
3. ALL LINTELS AND HEAD TRIMMERS TO BE SG8 H1.2. 90mm THICK TIMBER MEMBERS MAY BE SUBSTITUTED WITH BUILT-UP MEMBERS AND NAILED IN ACCORDANCE WITH NZS3604:2011 2.4.4.7.

FRAME LAYOUT

- The GIBFix® Framing System removes the need for traditional 3 stud set outs for internal intersecting walls. Using the GIBFix® Framing System, GIB® plasterboard can now be fixed using the GIBFix® Angles.
- For builders this means traditional double stud set outs on exterior walls cannot be used as a reference point when lining up connecting internal walls.
- It is recommended builders discuss marking options for wall intersections with their Frame and Truss provider to allow easy location of walls during onsite construction.
- A minimum of 2 equally spaced nogs for walls between 2.4m and 3m in height are required at corners and wall junctions
- Always check corner framing requirements for external cladding.

GIBFIX® ANGLE INSTALLATION

- The installation of the GIBFix® Angle occurs before installation of the GIB® plasterboard lining.
- Locate GIBFix® Angles with a single flat head clout (or similar fastener) at the top and bottom of each GIBFix® Angle to temporarily hold it in place.
- Using the specified sheet fastener pattern use GIB® Grabber® Dual Thread Screws to fasten through the GIB® plasterboard and GIBFix® Angles.

WALL SCHEDULE

WALL ID	WALL TYPE	2D VIEW
WT01	140 STUD | Brick Cladding	
WT02	140 STUD | 20mm Cladding	
WT02	140 STUD | 20mm Cladding	
WT03	10mm PB | 90mm STUD | 10mm PB	
WT04	10mm PB | 90mm STUD | 10mm PB insulation	

DG 003

PROJECT
DG 003 - PAGE RESIDENCE

ADDRESS
114 ANDERSON ROAD

CLIENT
CAROL PAGE

DATE
3/12/2025

LEGAL DESCRIPTION
LOT: 02 DP: 522747

TERRITORIAL AUTHORITY
QUEENSTOWN LAKES

PERFORMANCE architecture

ID	ISSUE NAME	DATE
04	CONSULTANT SET	1/05/2023
05	PRICING SET	20/06/2023
A	BUILDING CONSENT	4/07/2023

DRAWING TITLE
GROUND FLOOR FRAMING PLAN

SCALE
1:50 @ A1

DRAWING ID
A108

REVISION
A

Wednesday, 3 December 2025 3:58 pm

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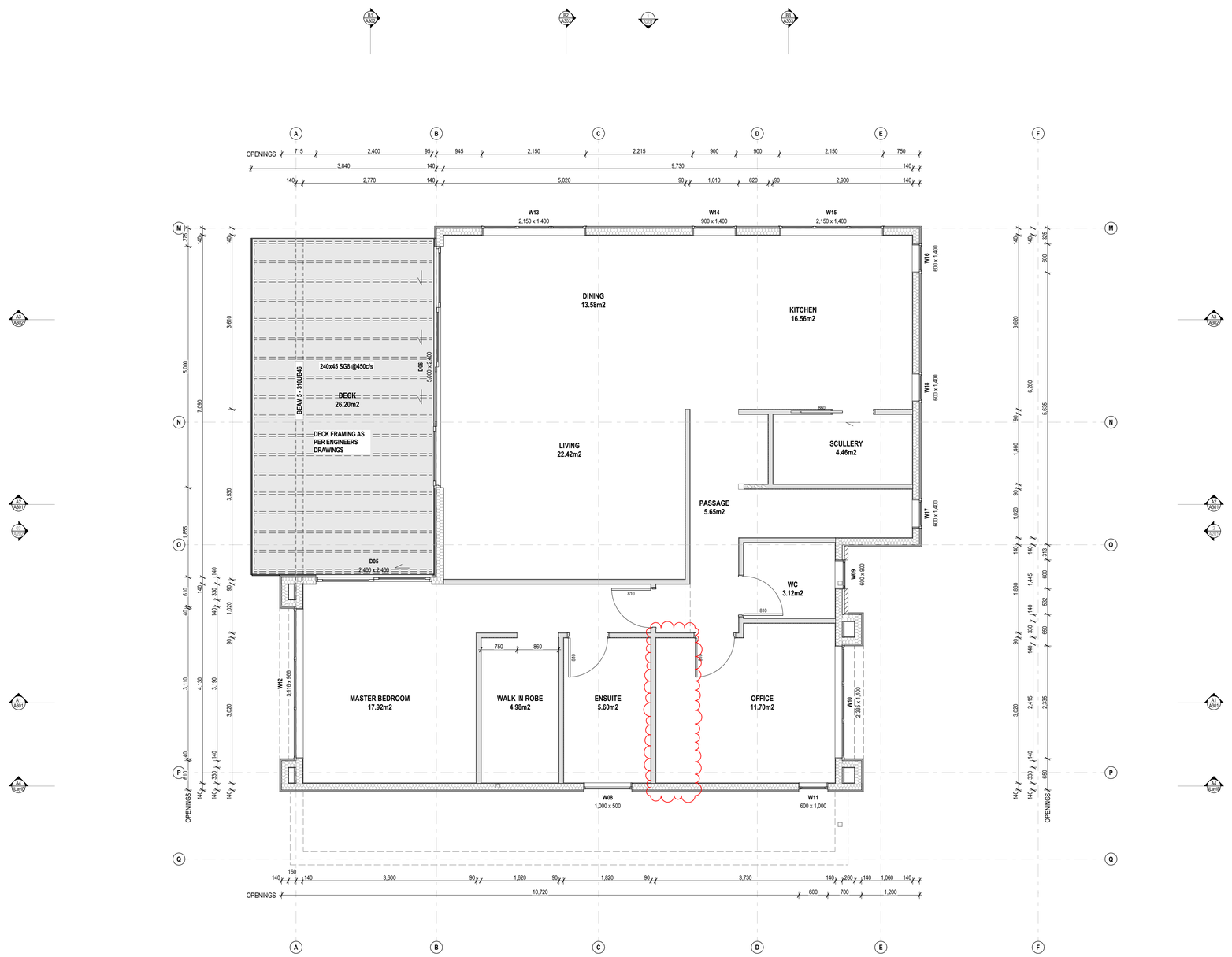

TIMBER FRAMING NOTES:

1. ALL TIMBER WALL FRAMING IS DESIGNED IN ACCORDANCE WITH NZS3604:2011. IF WALLS EXIST OUTSIDE THE ABOVE DESIGN LIMITATIONS, THEY ARE TO BE INSTALLED IN ACCORDANCE WITH SED - REFER ENGINEERS CALCULATIONS FOR REQUIREMENTS.
2. ALL TIMBER TREATMENTS SHALL BE IN ACCORDANCE WITH NZBC B2/AS1 TABLE 1A.
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5. INSTALL ALL NOGGING / SOLID BLOCKING AS REQUIRED FOR FIXING OF INTERNAL WALL LININGS AND CLADDING SYSTEMS, AND PROVIDE BLOCKING FOR ALL OTHER INSTALLATIONS (E.G. STAIR STRINGERS, HANDRAILS, JOINERY UNITS, TOWEL RAILS ETC.)

FIXING DURABILITY

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FRAME LAYOUT

- The GIBFix® Framing System removes the need for traditional 3 stud set outs for internal intersecting walls. Using the GIBFix® Framing System, GIB® plasterboard can now be fixed using the GIBFix® Angles.
- For builders this means traditional double stud set outs on exterior walls cannot be used as a reference point when lining up connecting internal walls.
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WALL SCHEDULE

WALL ID	WALL TYPE	2D VIEW
WT01	140 STUD | Brick Cladding	
WT02	140 STUD | 20mm Cladding	
WT02	140 STUD | 20mm Cladding	
WT03	10mm PB | 90mm STUD | 10mm PB	
WT04	10mm PB | 90mm STUD | 10mm PB insulation	

DG 003

PROJECT
DG 003 - PAGE RESIDENCE

ADDRESS
114 ANDERSON ROAD

CLIENT
CAROL PAGE

DATE
3/12/2025

LEGAL DESCRIPTION
LOT: 02 DP: 522747

TERRITORIAL AUTHORITY
QUEENSTOWN LAKES

PERFORMANCE architecture

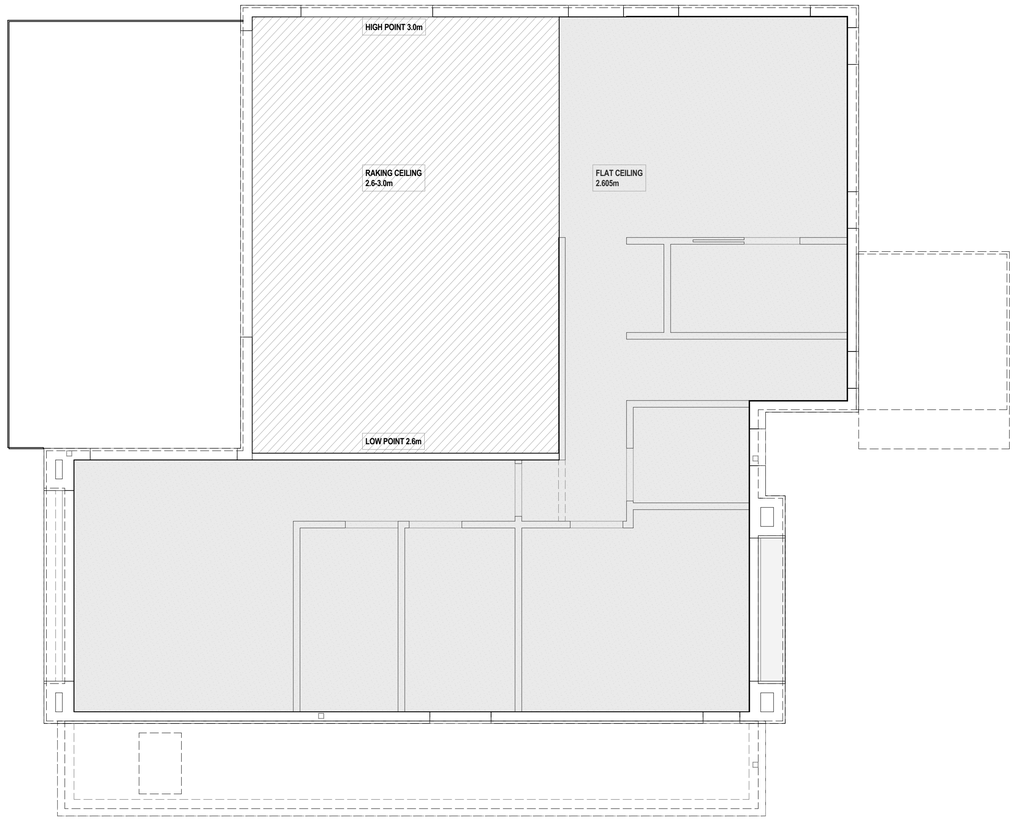
ID	ISSUE NAME	DATE
04	CONSULTANT SET	1/05/2023
05	PRICING SET	20/06/2023
A	BUILDING CONSENT	4/07/2023
C	MV01	25/11/2025

DRAWING TITLE
FIRST FLOOR FRAMING PLAN

SCALE
1:50 @ A1

DRAWING ID
A109

REVISION
B



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CAROL PAGE

DATE
3/12/2025

LEGAL DESCRIPTION
LOT: 02 DP: 522747

TERRITORIAL AUTHORITY
QUEENSTOWN LAKES

PERFORMANCE
architecture

ID	ISSUE NAME	DATE
05	PRICING SET	20/06/2023
A	BUILDING CONSENT	4/07/2023

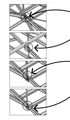
DRAWING TITLE
REFLECTED CEILING PLAN

SCALE
@ A1

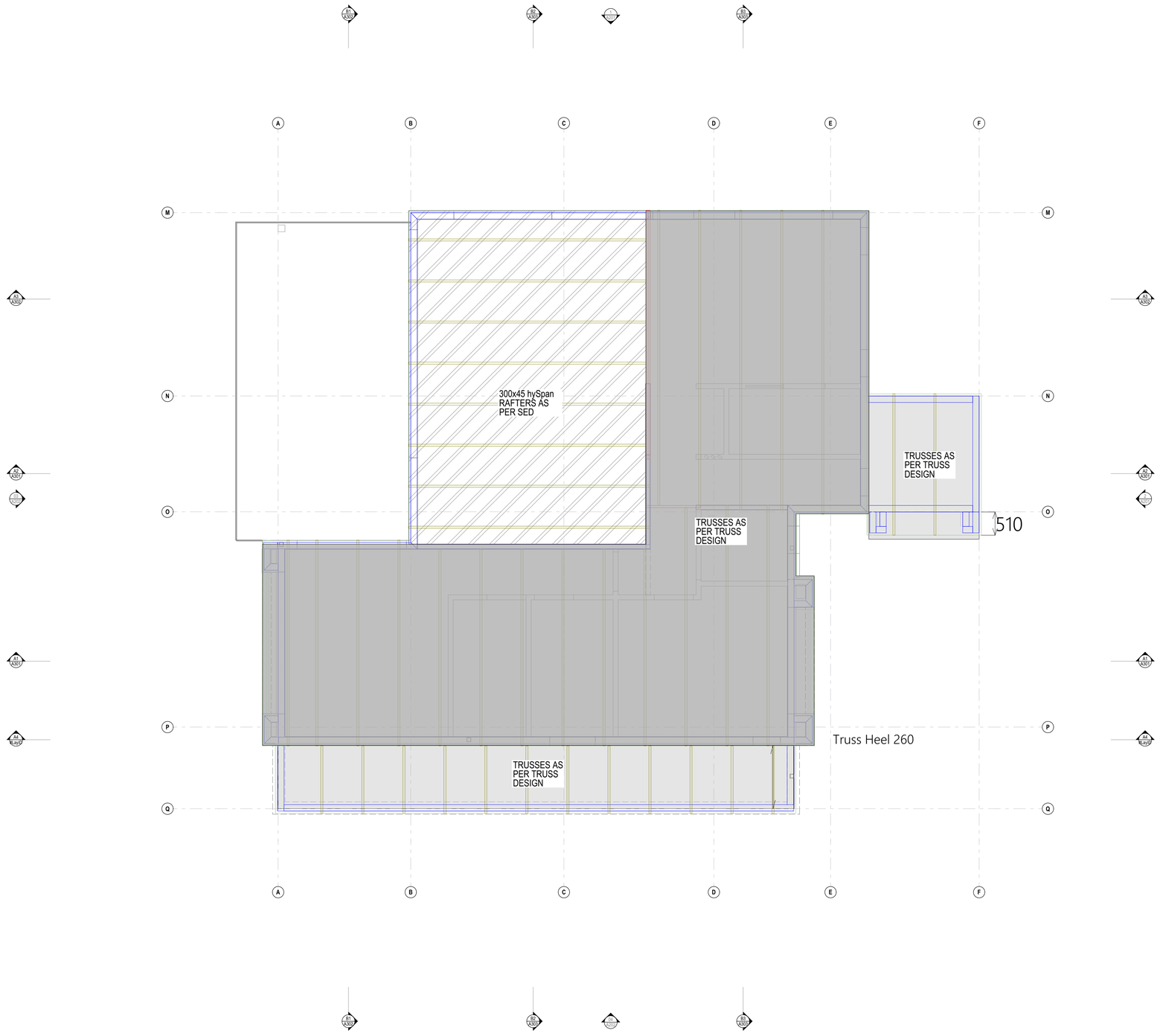
DRAWING ID
A110

REVISION
A

ROOF BRACING:
- REFER TO LUMBERLOK ROOF BRACING SPECIFICATIONS FOR END FIXING DETAILS.
- THE BRACE MUST BE LOCATED SO THAT IT FORMS AN ANGLE OF 45° ± 5° TO RAFTER OR PURLIN LINE.
- A PAIR OF TENSIONED AND CROSSED LUMBERLOK STRIP BRACE RUNNING CONTINUOUSLY FROM RIDGE TO TOP PLATE INSTALLED AS DETAILED BELOW.



A PAIR OF TENSIONED AND CROSSEDLUMBERLOK STRIP BRACE OVER TOP CHORDS/RAFTERS INSTALLED @ 45° ± 5° TO THE RAFTER OR PURLIN LINE.



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ADDRESS
114 ANDERSON ROAD
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CAROL PAGE

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LEGAL DESCRIPTION
LOT: 02 DP: 522747
TERRITORIAL AUTHORITY
QUEENSTOWN LAKES

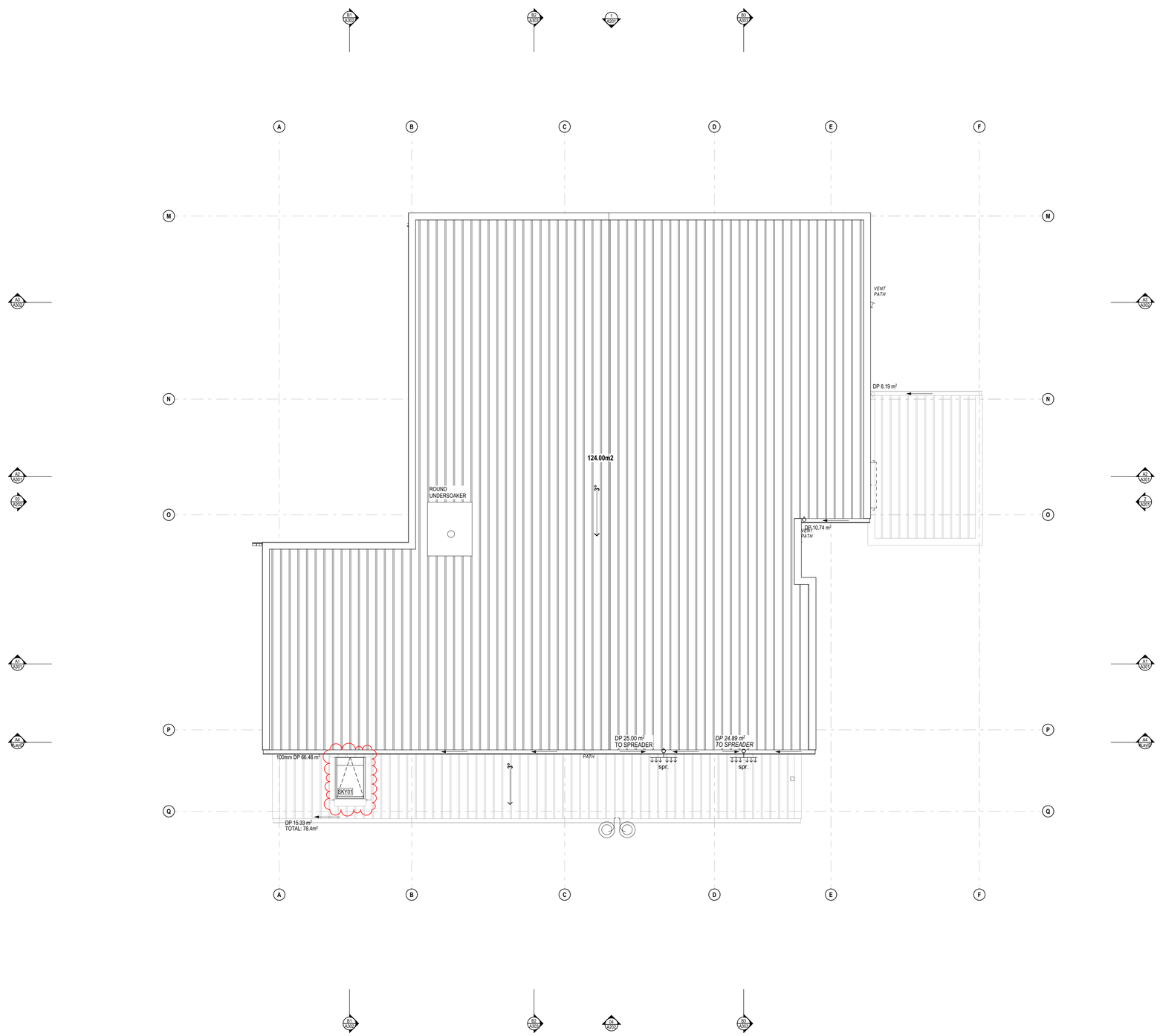
PERFORMANCE architecture

ID	ISSUE NAME	DATE
05	PRICING SET	20/06/2023
A	BUILDING CONSENT	4/07/2023

DRAWING TITLE
ROOF FRAMING PLAN
SCALE
1:50 @ A1

A111
DRAWING ID

A
REVISION



DOWNPIPES & GUTTERS:
- ALL DOWNPIPES AND GUTTERS TO COMPLY WITH NZBC E1/AS1, PARAGRAPHS 4.0 & 5.0.
- CROSS SECTIONAL AREA OF DOWNPIPE TO BE SIZED ACCORDING TO TABLE 5, E1/AS1.
- CROSS SECTIONAL AREA OF GUTTERS TO BE DETERMINED IN ACCORDANCE TO FIGURE 15/16 OF NZBC E1/AS1, SHOULD BE NO LESS THAN 4000mm²/HR.
- MATERIALS FOR GUTTER AND DOWNPIPES AS PER TABLES 4 AND 6 OF NZBC E1/AS1.

ROOFING AND WALL UNDERLAY:
ROOFING AND WALL UNDERLAY TO BE AS PER E2/AS1 TABLE 23, AND NZS 2295:2006 - PLIABLE, PERMEABLE BUILDING UNDERLAYS, AND SHALL BE:
- LAYED WITH MINIMUM NUMBERS OF LAPS
- LAPPED AT ALL SIDE AND END LAPS BY MINIMUM 150mm
- RUN HORIZONTALLY FOR ROOF PITCHES <10° OR VERTICALLY FOR PITCHES >10°
- ROOF UNDERLAY SHOULD BE RUN TO ALLOW WATER TO DRAIN OFF IT
- AT ROOF PITCHES <10 DEGREES, ALL UNDERLAY SHOULD BE SUPPORTED

UNDERLAYS MUST BE SUPPORTED EITHER BY POLYPROPYLENE TAPE, OR 0.9mm MIN. GALVANISED STEEL WIRE MESH. WHERE THE PLIABLE BUILDING MEMBRANE IS REQUIRED BY NZS4200.1 TO BE SUPPORTED BELOW, THE SUPPORT SYSTEM SHALL BE ADEQUATE FOR THE INTENDED USE. SUPPORT SYSTEMS CAN INCLUDE MESH OR STRAPPING.

NOTES:
- ALL UNDERLAYS SHALL COMPLY WITH CLAUSE B2, DURABILITY, OF NZBC
- MECHANICAL STRENGTH FOR ROOF UNDERLAYS TO BE AS PER NZS 2295:2006 3.3.2.
- ALL ROOF PENETRATIONS SHALL BE FLASHED AS PER NZBC/E2 AS1 SECTION 8.4
- PROFILED METAL CLADDING (8.4.17 ROOF PENETRATIONS) AS IN FIGURE 53 & 54
- TRUSSES TO BE DESIGNED AND APPROVED BY QUALIFIED TRUSS MANUFACTURER. PRODUCER STATEMENT TO BE ISSUED TO ACCOMPANY BUILDING CONSENT APPLICATION. THE TRUSS SYSTEM SHALL INCLUDE BRACING AS PER NZS3604:2011
- ALL MATERIALS IN CONTACT OR SUBJECT TO RUNOFF MUST BE IN ACCORDANCE WITH E2/AS1 TABLES 20-22.

WW DRAINAGE VENTS SHALL TERMINATE NO CLOSER TO BUILDING ELEMENTS THAN:
- 3m ABOVE GROUND LEVEL
- 600mm ABOVE, 3m BELOW, 3m HORIZONTALLY FROM WINDOWS & OTHER OPENINGS
- 150mm ABOVE ROOF
- 3m ABOVE, BELOW AND HORIZONTALLY, FROM DECKING
- 600mm ABOVE, BELOW AND HORIZONTALLY FROM EAVES/PARAPETS
- 5m FROM AIR INTAKES

KEYNOTES

F01	**CARPET FLOORING**	SELECTED CARPET WITH SELECTED CARPET UNDERLAY OVER CONCRETE TO ALL BEDROOMS
F03	**TILE FLOORING**	SELECTED TILES ON ARDEX SUPERFLEX WPM 001 WATERPROOFING MEMBRANE TO ALL WET AREAS, BATHROOM, W/C, ENSUITE & LAUNDRY. UNDERTILE HEATING TO BATHROOM AND ENSUITE
J03	**INTERNAL FIRE**	MASPORT R1200
SKY01	**SKYLIGHT**	VELUX OPENING SKYLIGHT VCS
R01	**WANAKA 5-RIB**	OVER COVERTEK 407 ROOFING UNDERLAY ON MESH OVER H1.2 70x45mm SG8 TIMBER PURLINS FIXED WITH 1/10g SELF DRILLING SCREW AT 900mm CENTRES OVER TRUSSES BY TRUSS DESIGNER AT 900mm CENTRES WITH R7 INSULATION INFILL AND R6 SKILLION INSULATION INFILL IN LIVING ROOM.
R02	**GUTTERS**	WANAKA CUSTOM BOX GUTTER 175mm. COLOUR TO MATCH ROOF AND CLADDING
R03	**DOWNPIPES**	WANAKA ROOFING 80mm ROUND (100mm WHERE SPECIFIED) DOWNPIPES. COLOUR TO MATCH ROOF AND CLADDING

DG 003

PROJECT
DG 003 - PAGE RESIDENCE
ADDRESS
114 ANDERSON ROAD
CLIENT
CAROL PAGE

DATE
3/12/2025
LEGAL DESCRIPTION
LOT: 02 DP: 522747
TERRITORIAL AUTHORITY
QUEENSTOWN LAKES

PERFORMANCE architecture

ID	ISSUE NAME	DATE
04	CONSULTANT SET	1/05/2023
05	PRICING SET	20/06/2023
A	BUILDING CONSENT	4/07/2023
B	RFI1	28/08/2023
C	MV01	25/11/2025

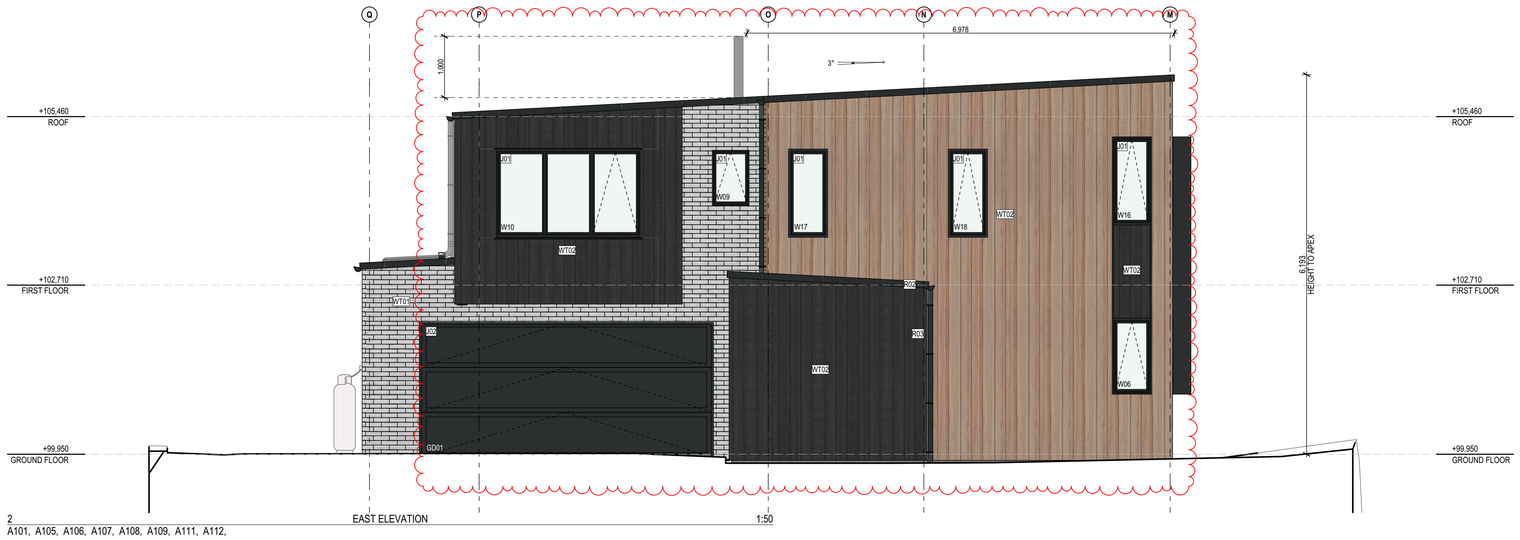
DRAWING TITLE
ROOF PLAN
SCALE
1:50 @ A1

DRAWING ID
A112

REVISION
C

1 NORTH ELEVATION 1:50

A101, A105, A106, A107, A108, A109, A111, A112,



2 EAST ELEVATION 1:50

A101, A105, A106, A107, A108, A109, A111, A112,

COLOUR NOTES:

ROOFING:	- FLAXPOD (LRV 7%)
GUTTERS:	- FLAXPOD (LRV 7%)
DOWNPIPES:	- FLAXPOD (LRV 7%)
FIRE FLUE:	- FLAXPOD (LRV 7%)
VENEER BRICK CLADDING:	- PAINTED BAGGED FINISH
ABODO VERTICAL TIMBER:	- LIGHT AND DARK AS SHOWN, TBC
WINDOW & DOOR JOINERY:	- FLAXPOD
GARAGE DOOR:	- FLAXPOD (LRV 7%)

KEYNOTES

J01 **JOINERY**
THERMALLY BROKEN ALUMINIUM FRMAED DOUBLE GLAZED JOINERY. GLAZING TO BE VIRIDIAN LIGHT BRIDGE LOW E AND ARGON FILLED.

J02 **GARAGE DOOR**
INSULATED DOMINATOR MILANO GARAGE DOOR

J04 **BALUSTRADE**
SPECTRUM SEAMLESS FINISH BALUSTRADE, FACE FIXED.

R01 **WANAKA 5-RIB**
OVER COVERTEK 407 ROOFING UNDERLAY ON MESH OVER H1.2 70x45mm SG8 TIMBER PURLINS FIXED WITH 1/10g SELF DRILLING SCREW AT 900mm CENTRES OVER TRUSSES BY TRUSS DESIGNER AT 900mm CENTRES WITH R7 INSULATION INFILL AND R5 SKILLION INSULATION INFILL IN LIVING ROOM.

R02 **GUTTERS**
WANAKA CUSTOM BOX GUTTER 175mm. COLOUR TO MATCH ROOF AND CLADDING

R03 **DOWNPIPES**
WANAKA ROOFING 80mm ROUND (100mm WHERE SPECIFIED) DOWNPIPES. COLOUR TO MATCH ROOF AND CLADDING.

WT01 **70 SERIES BRICK**
SELECTED BRICK WITH BAGGED BRICK FINISH ON 50mm CAVITY OVER H3.6 RAB CVER H1.2 140x45mm SG8 TIMBER STUD FRAMING AT 600mm MAX CENTRES AND NOGS AT 800mm CENTRES MAX WITH R3.2 INSULATION INFILL ON 10mm PLASTERBOARD OR 10mm WET AREA PLASTERBOARD IN WET AREAS.

WT02 **ABODO**
ABODO WB12 VERTICAL SHIPLAP WEATHERBOARD (LIGHT AND DARK FINISH AS SHOWN) FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. WITH R3.6 INSULATION INFILL ON 10mm PLASTERBOARD OR 10mm WET AREA PLASTERBOARD IN WET AREAS.

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	Very high risk	5
Envelope complexity	High risk	3
Deck design	Medium risk	2
Total Risk Score:		**18**

BUILDING ENVELOPE RISK MATRIX		
EAST 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	Very high risk	5
Envelope complexity	High risk	3
Deck design	Medium risk	2
Total Risk Score:		**18**

DG 003

PROJECT
DG 003 - PAGE RESIDENCE
ADDRESS
114 ANDERSON ROAD
CLIENT
CAROL PAGE

DATE
3/12/2025
LEGAL DESCRIPTION
LOT: 02 DP: 522747
TERRITORIAL AUTHORITY
QUEENSTOWN LAKES

PERFORMANCE architecture

ID	ISSUE NAME	DATE
04	CONSULTANT SET	1/05/2023
05	PRICING SET	20/06/2023
A	BUILDING CONSENT	4/07/2023
C	MV01	25/11/2025

DRAWING TITLE
ELEVATIONS
SCALE
1:50 @ A1
DRAWING ID
A201
REVISION
B

Wednesday, 3 December 2025 3:58 pm

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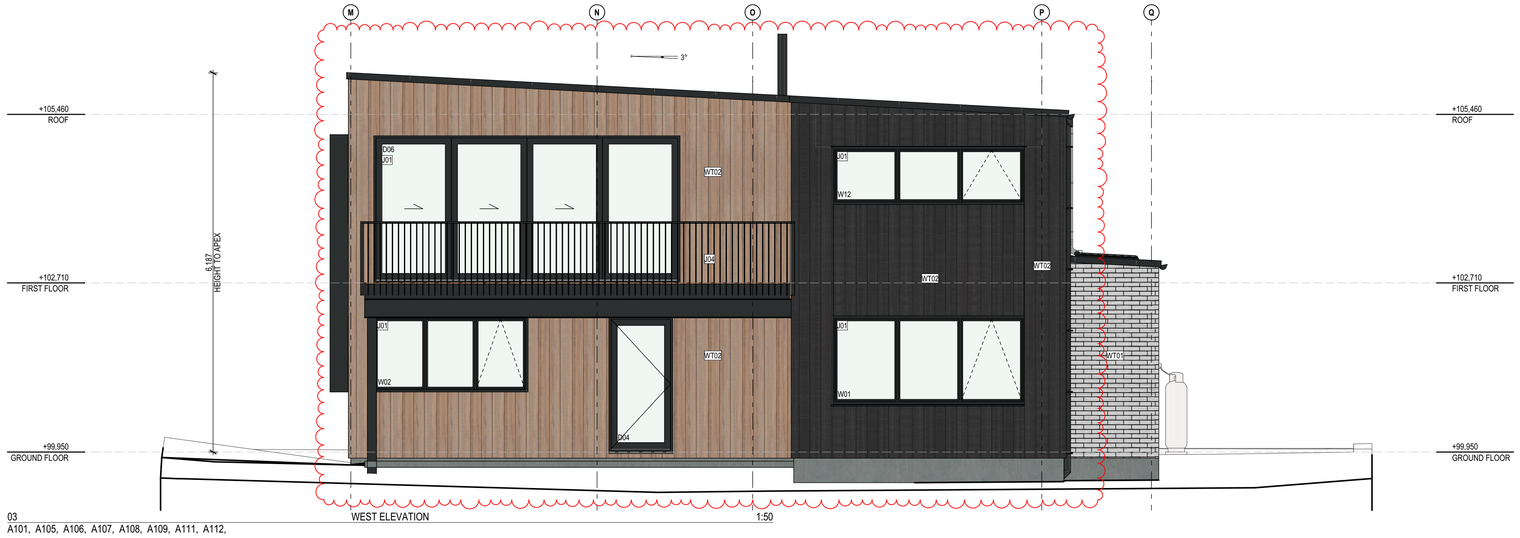
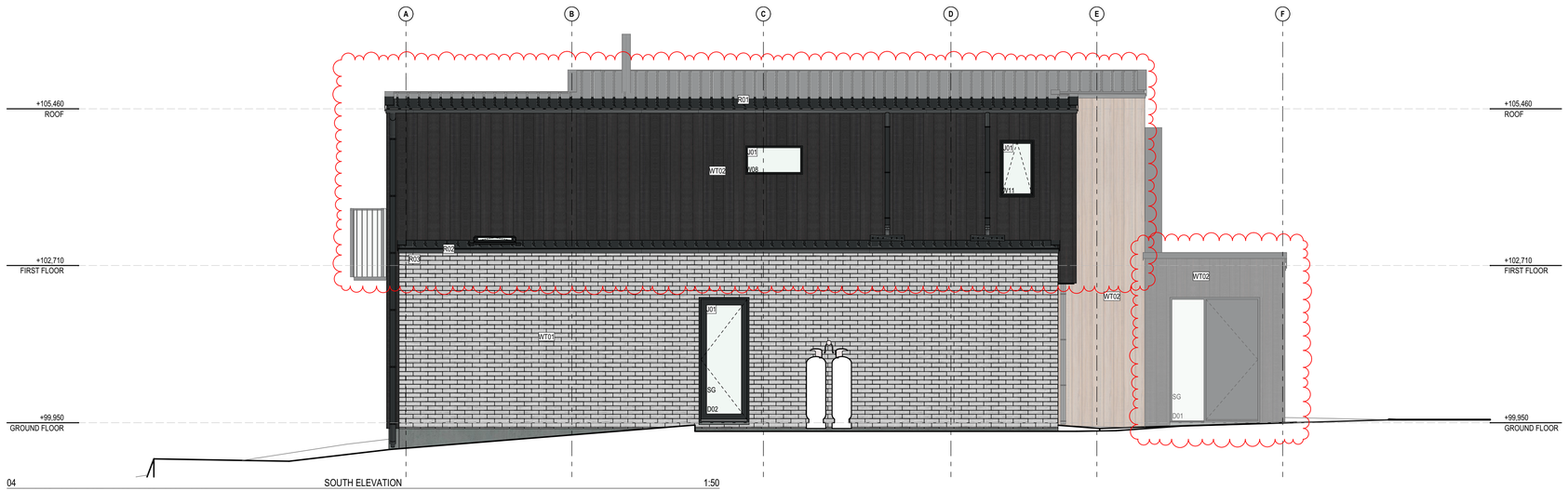


03 WEST ELEVATION 1:50

A101, A105, A106, A107, A108, A109, A111, A112,



04 SOUTH ELEVATION 1:50

A101, A105, A106, A107, A108, A109, A111, A112,

COLOUR NOTES:

ROOFING:	- FLAXPOD (LRV 7%)
GUTTERS:	- FLAXPOD (LRV 7%)
DOWNPIPES:	- FLAXPOD (LRV 7%)
FIRE FLUE:	- FLAXPOD (LRV 7%)
VENEER BRICK CLADDING:	- PAINTED BAGGED FINISH
ABODO VERTICAL TIMBER:	- LIGHT AND DARK AS SHOWN, TBC
WINDOW & DOOR JOINERY:	- FLAXPOD
GARAGE DOOR:	- FLAXPOD (LRV 7%)

KEYNOTES

J01 **JOINERY**
THERMALLY BROKEN ALUMINIUM FRMAED DOUBLE GLAZED JOINERY. GLAZING TO BE VIRIDIAN LIGHT BRIDGE LOW E AND ARGON FILLED.

J04 **BALUSTRADE**
SPECTRUM SEAMLESS FINISH BALUSTRADE, FACE FIXED.

R01 **WANAKA 5-RIB**
OVER COVERTEK 407 ROOFING UNDERLAY ON MESH OVER H1.2 70x45mm SG8 TIMBER PURLINS FIXED WITH 110g SELF DRILLING SCREW AT 900mm CENTRES OVER TRUSSES BY TRUSS DESIGNER AT 900mm CENTRES WITH R7 INSULATION INFILL AND R5 SKILLION INSULATION INFILL IN LIVING ROOM.

R02 **GUTTERS**
WANAKA CUSTOM BOX GUTTER 175mm. COLOUR TO MATCH ROOF AND CLADDING

R03 **DOWNPIPES**
WANAKA ROOFING 80mm ROUND (100mm WHERE SPECIFIED) DOWNPIPES. COLOUR TO MATCH ROOF AND CLADDING.

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WT02 **ABODO**
ABODO WB12 VERTICAL SHIPLAP WEATHERBOARD LIGHT AND DARK FINISH AS SHOWN) FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. WITH R3.6 INSULATION INFILL ON 10mm PLASTERBOARD OR 10mm WET AREA PLASTERBOARD IN WET AREAS.

BUILDING ENVELOPE RISK MATRIX			BUILDING ENVELOPE RISK MATRIX		
SOUTH ELEVATION			WEST ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**	**Risk Factor**	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1	**Wind zone (per NZS 3604)**	High risk	1
Number of storeys	High risk	2	**Number of storeys**	High risk	2
Roof/wall intersection design	Very high risk	5	**Roof/wall intersection design**	Very high risk	5
Eaves width	Very high risk	5	**Eaves width**	Very high risk	5
Envelope complexity	High risk	3	**Envelope complexity**	High risk	3
Deck design	Medium risk	2	**Deck design**	Medium risk	2
Total Risk Score:		**18**	**Total Risk Score:**		**18**

DG 003

PROJECT
DG 003 - PAGE RESIDENCE

ADDRESS
114 ANDERSON ROAD

CLIENT
CAROL PAGE

DATE
3/12/2025

LEGAL DESCRIPTION
LOT: 02 DP: 522747

TERRITORIAL AUTHORITY
QUEENSTOWN LAKES

PERFORMANCE architecture

ID	ISSUE NAME	DATE
04	CONSULTANT SET	1/05/2023
05	PRICING SET	20/06/2023
A	BUILDING CONSENT	4/07/2023
C	MV01	25/11/2025

DRAWING TITLE
ELEVATIONS

SCALE
1:50 @ A1

DRAWING ID
A202

REVISION
B

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KEYNOTES

C01 **STANDARD CEILING**
13mm STANDARD PLASTERBOARD ON DIRECT FIX RONDO 310 METAL CAVITY BATTENS AT 600mm CENTRES.

C02 **WET AREA CEILING**
13mm WET AREA PLASTERBOARD ON DIRECT FIX RONDO 310 METAL CAVITY BATTENS AT 600mm CENTRES.

F01 **CARPET FLOORING**
SELECTED CARPET WITH SELECTED CARPET UNDERLAY OVER CONCRETE TO ALL BEDROOMS

F02 **VINYL PLANK FLOORING**
SELECTED VINYL PLANKING ON ARDEX SUPERFLEX WPM 001 WATERPROOFING MEMBRANE TO ENTRY.

F03 **TILE FLOORING**
SELECTED TILES ON ARDEX SUPERFLEX WPM 001 WATERPROOFING MEMBRANE TO ALL WET AREAS, BATHROOM. WC. ENSUITE & LAUNDRY. UNDERTILE HEATING TO BATHROOM AND ENSUITE

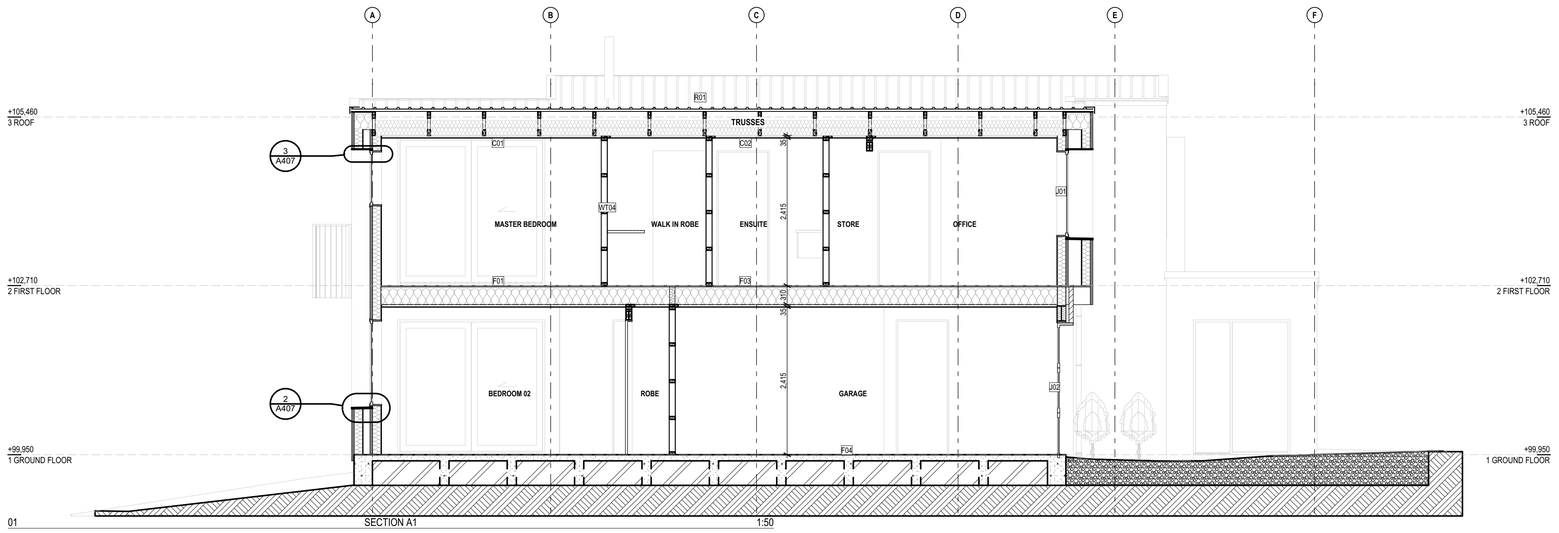
F04 **PAINTED CONCRETE**
SELECTED PAINT OVER CONCRETE TO GARAGE.

J01 **JOINERY**
THERMALLY BROKEN ALUMINIUM FRMAED DOUBLE GLAZED JOINERY. GLAZING TO BE VIRIDIAN LIGHT BRIDGE LOW E AND ARGON FILLED.

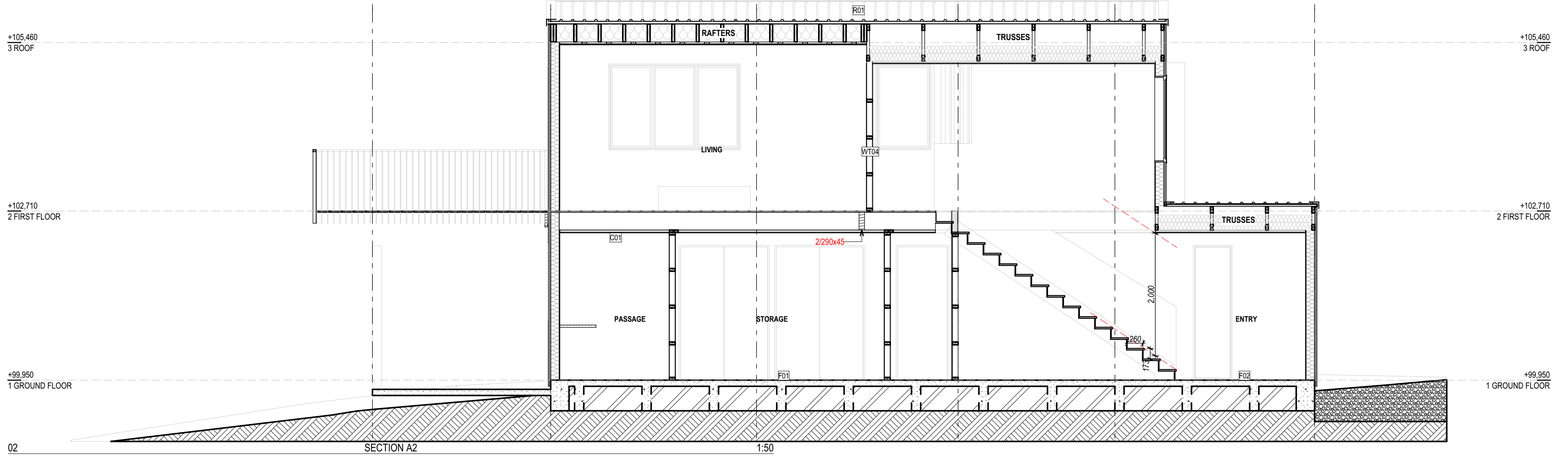
J02 **GARAGE DOOR**
INSULATED DOMINATOR MILANO GARAGE DOOR

R01 **WANAKA 5-RIB**
OVER CONVERTEK 407 ROOFING UNDERLAY ON MESH OVER H1.2 70x45mm SG8 TIMBER PURLINS FIXED WITH 1/10g SELF DRILLING SCREW AT 900mm CENTRES OVER TRUSSES BY TRUSS DESIGNER AT 600mm CENTRES WITH R7 INSULATION INFILL AND R6 SKILLION INSULATION INFILL IN LIVING ROOM.

WT03 **INTERNAL WALL**
H1.2 90x45mm SG8 TIMBER STUD FRAMING AT 600mm MAXIMUM CENTRES AND NOGS AT 600mm CENTRES MAXIMUM WITH 10mm PLASTERBOARD LININGS TO BOTH SIDES.



01 SECTION A1 1:50



02 SECTION A2 1:50

DG 003

PROJECT
DG 003 - PAGE RESIDENCE
ADDRESS
114 ANDERSON ROAD
CLIENT
CAROL PAGE

DATE
3/12/2025
LEGAL DESCRIPTION
LOT: 02 DP: 522747
TERRITORIAL AUTHORITY
QUEENSTOWN LAKES

PERFORMANCE architecture

ID	ISSUE NAME	DATE
04	CONSULTANT SET	1/05/2023
05	PRICING SET	20/06/2023
A	BUILDING CONSENT	4/07/2023

DRAWING TITLE
SECTIONS
SCALE
1:50 @ A1
DRAWING ID
A301
REVISION
A

Wednesday, 3 December 2025 3:58 pm
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KEYNOTES

C01 **STANDARD CEILING**
13mm STANDARD PLASTERBOARD ON DIRECT FIX RONDO 310 METAL CAVITY BATTENS AT 600mm CENTRES.

C02 **WET AREA CEILING**
13mm WET AREA PLASTERBOARD ON DIRECT FIX RONDO 310 METAL CAVITY BATTENS AT 600mm CENTRES.

F01 **CARPET FLOORING**
SELECTED CARPET WITH SELECTED CARPET UNDERLAY OVER CONCRETE TO ALL BEDROOMS.

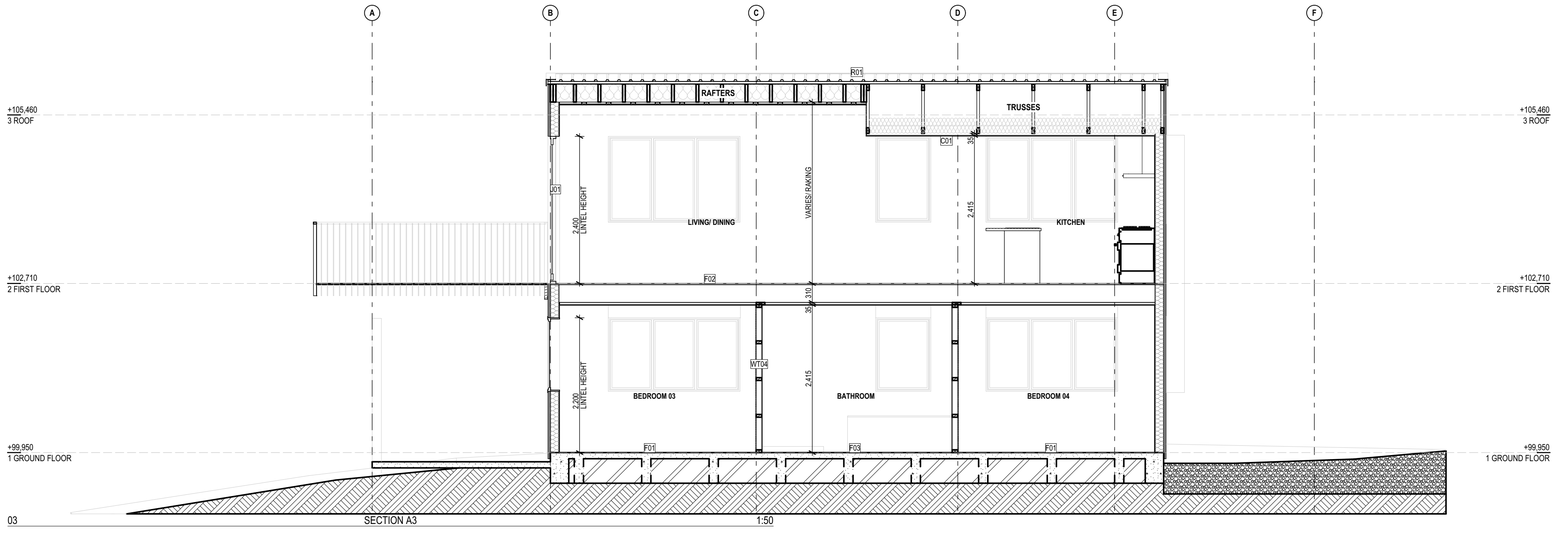
F02 **VINYL PLANK FLOORING**
SELECTED VINYL PLANKING ON ARDEX SUPERFLEX WPM 001 WATERPROOFING MEMBRANE TO ENTRY.

F03 **TILE FLOORING**
SELECTED TILES ON ARDEX SUPERFLEX WPM 001 WATERPROOFING MEMBRANE TO ALL WET AREAS, BATHROOM, WC, ENSUITE & LAUNDRY. UNDERTILE HEATING TO BATHROOM AND ENSUITE

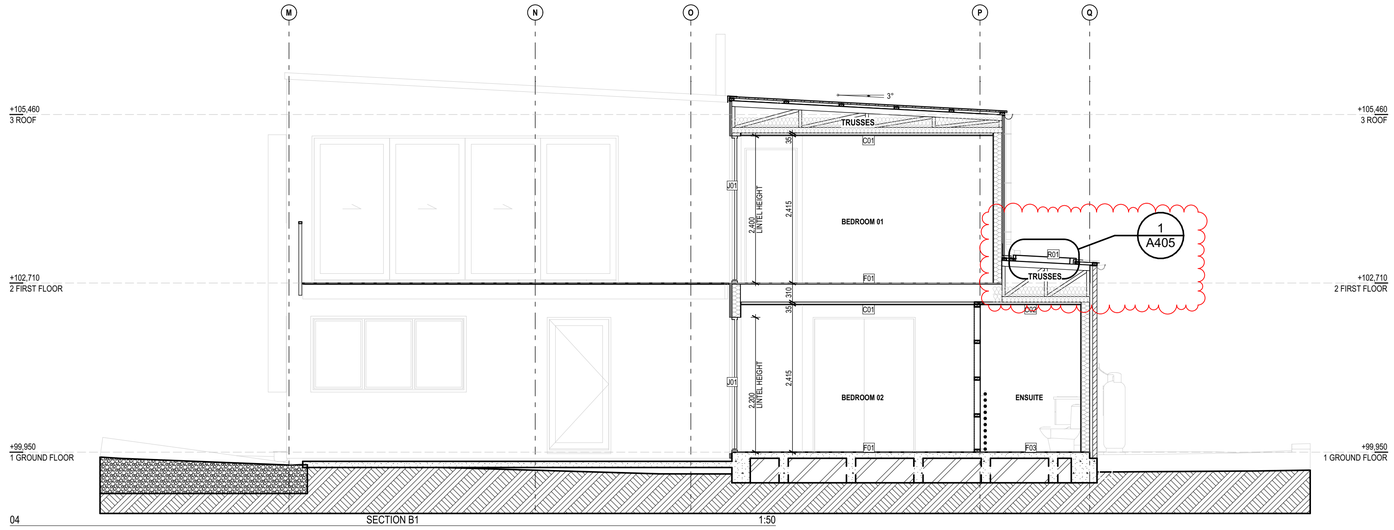
J01 **JOINERY**
THERMALLY BROKEN ALUMINIUM FRMAED DOUBLE GLAZED JOINERY. GLAZING TO BE VIRIDIAN LIGHT BRIDGE LOW E AND ARGON FILLED.

R01 **WANAKA 5-RIB**
OVER COVERTEK 407 ROOFING UNDERLAY ON MESH OVER H1.2 70x45mm SG8 TIMBER PURLINS FIXED WITH 1/10g SELF DRILLING SCREW AT 900mm CENTRES OVER TRUSSES BY TRUSS DESIGNER AT 900mm CENTRES WITH R7 INSULATION INFILL AND R6 SKILLION INSULATION INFILL IN LIVING ROOM.

WT03 **INTERNAL WALL**
H1.2 90x45mm SG8 TIMBER STUD FRAMING AT 600mm MAXIMUM CENTRES AND NOGS AT 600mm CENTRES MAXIMUM WITH 10mm PLASTERBOARD LININGS TO BOTH SIDES.



03 SECTION A3 1:50



04 SECTION B1 1:50

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DG 003 - PAGE RESIDENCE
ADDRESS
114 ANDERSON ROAD
CLIENT
CAROL PAGE

DATE
3/12/2025
LEGAL DESCRIPTION
LOT: 02 DP: 522747
TERRITORIAL AUTHORITY
QUEENSTOWN LAKES

PERFORMANCE architecture

ID	ISSUE NAME	DATE
04	CONSULTANT SET	1/05/2023
05	PRICING SET	20/06/2023
A	BUILDING CONSENT	4/07/2023
C	MV01	25/11/2025

DRAWING TITLE
SECTIONS
SCALE
1:50 @ A1
DRAWING ID
A302
REVISION
B

KEYNOTES

C01 **STANDARD CEILING**
13mm STANDARD PLASTERBOARD ON DIRECT FIX RONDO 310 METAL CAVITY BATTENS AT 600mm CENTRES.

C02 **WET AREA CEILING**
13mm WET AREA PLASTERBOARD ON DIRECT FIX RONDO 310 METAL CAVITY BATTENS AT 600mm CENTRES.

F01 **CARPET FLOORING**
SELECTED CARPET WITH SELECTED CARPET UNDERLAY OVER CONCRETE TO ALL BEDROOMS.

F03 **TILE FLOORING**
SELECTED TILES ON ARDEX SUPERFLEX WPM 001 WATERPROOFING MEMBRANE TO ALL WET AREAS, BATHROOM, W/C, ENSUITE & LAUNDRY. UNDERTILE HEATING TO BATHROOM AND ENSUITE.

F04 **PAINTED CONCRETE**
SELECTED PAINT OVER CONCRETE TO GARAGE.

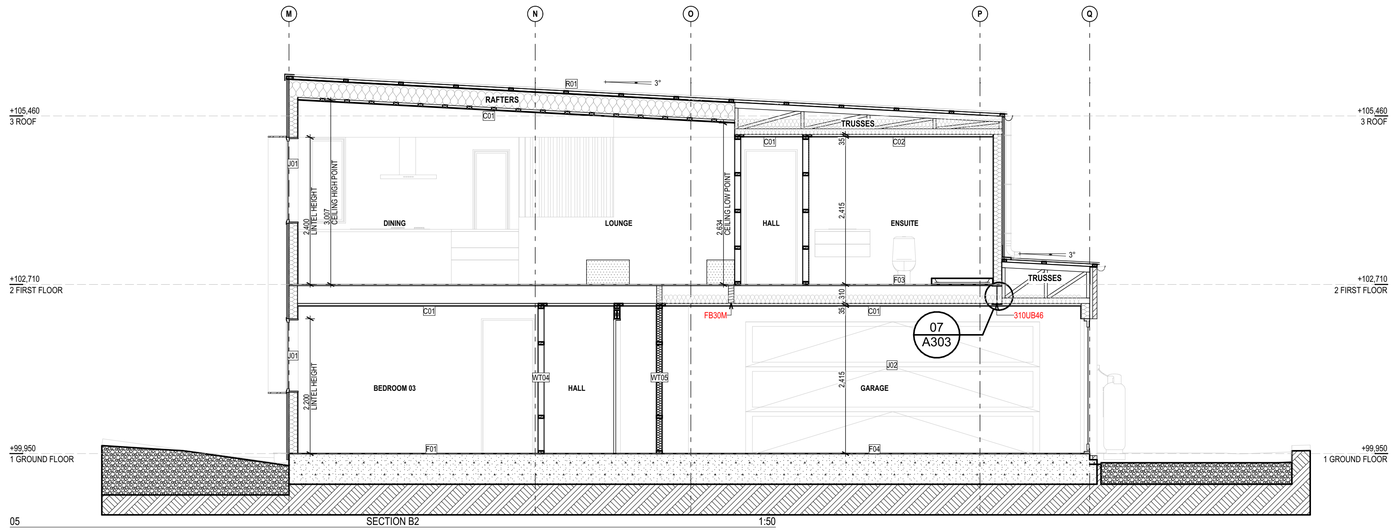
J01 **JOINERY**
THERMALLY BROKEN ALUMINIUM FRMAED DOUBLE GLAZED JOINERY. GLAZING TO BE VIRIDIAN LIGHT BRIDGE LOW E AND ARGON FILLED.

J02 **GARAGE DOOR**
INSULATED DOMINATOR MILANO GARAGE DOOR

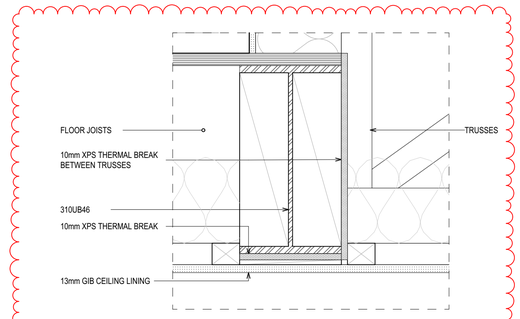
R01 **WANAKA 5-RIB**
OVER COVERTEX 407 ROOFING UNDERLAY ON MESH OVER H1.2 70x45mm SG8 TIMBER PURLINS FIXED WITH 1/10g SELF DRILLING SCREW AT 900mm CENTRES OVER TRUSSES BY TRUSS DESIGNER AT 900mm CENTRES WITH R7 INSULATION INFILL AND R5 SKILLION INSULATION INFILL IN LIVING ROOM.

WT03 **INTERNAL WALL**
H1.2 90x45mm SG8 TIMBER STUD FRAMING AT 600mm MAXIMUM CENTRES AND NOGS AT 600mm CENTRES MAXIMUM WITH 10mm PLASTERBOARD LININGS TO BOTH SIDES.

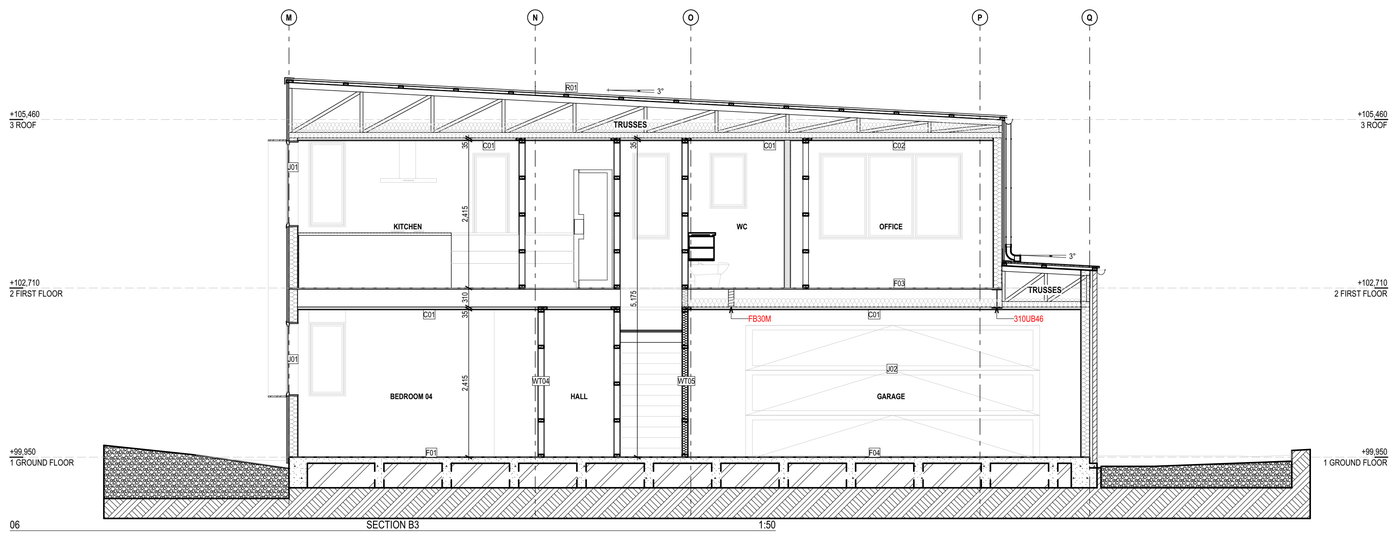
WT04 **INTERNAL WALL (INSULATED)**
H1.2 90x45mm SG8 TIMBER STUD FRAMING AT 600mm MAXIMUM CENTRES AND NOGS AT 600mm CENTRES MAXIMUM. R2.8 INSULATION INFILL AND 10mm PLASTERBOARD LININGS TO BOTH SIDES.



05 SECTION B2 1:50



07 310UB46 THERMAL BREAK 1:5



06 SECTION B3 1:50

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CAROL PAGE

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LEGAL DESCRIPTION
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TERRITORIAL AUTHORITY
QUEENSTOWN LAKES

PERFORMANCE architecture

ID	ISSUE NAME	DATE
04	CONSULTANT SET	1/05/2023
05	PRICING SET	20/06/2023
A	BUILDING CONSENT	4/07/2023
B	RFI1	28/08/2023

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DRAWING ID
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REVISION
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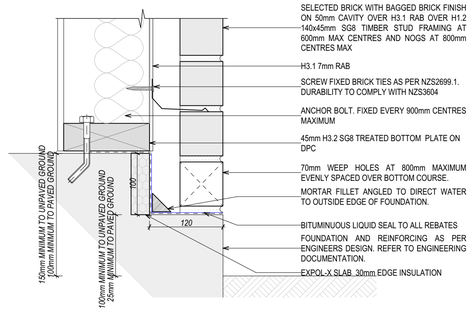
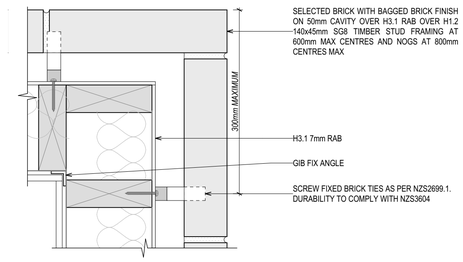


1 BRICK TO FOUNDATION 1:5



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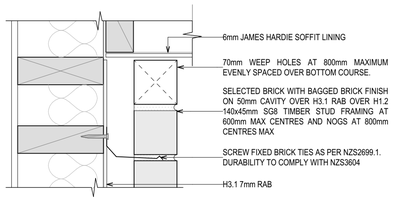
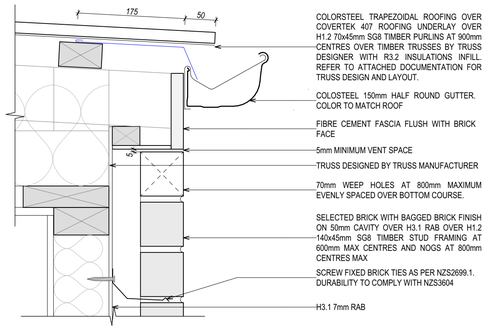
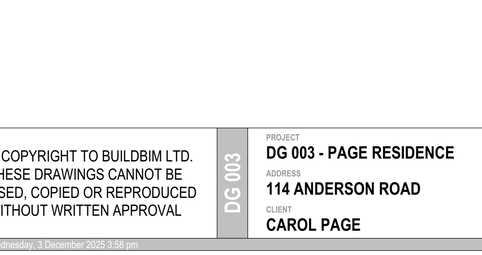


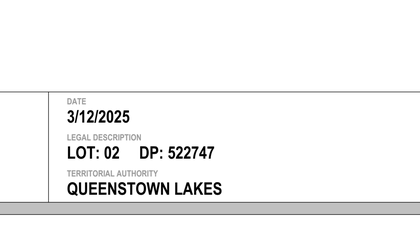
3 BRICK TO SOFFIT 1:5



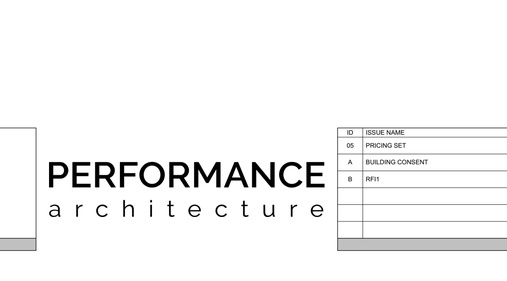
4 BRICK TO GUTTER 1:5



5 BRICK BARGE 1:5



6 BRICK PIPE PENETRATION 1:5



7 BRICK/CEDAR INTERNAL CORNER 1:5

7

DG 003

PROJECT
DG 003 - PAGE RESIDENCE
ADDRESS
114 ANDERSON ROAD
CLIENT
CAROL PAGE

DATE
3/12/2025
LEGAL DESCRIPTION
LOT: 02 DP: 522747
TERRITORIAL AUTHORITY
QUEENSTOWN LAKES

PERFORMANCE architecture

ID	ISSUE NAME	DATE
05	PRICING SET	20/06/2023
A	BUILDING CONSENT	4/07/2023
B	RFI1	28/08/2023

DRAWING TITLE
BRICK DETAILS
SCALE
@ A1

DRAWING ID
A401

REVISION
B

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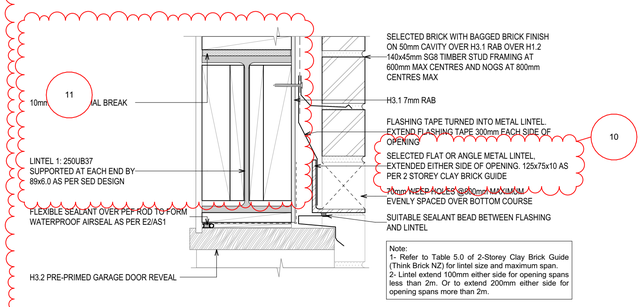
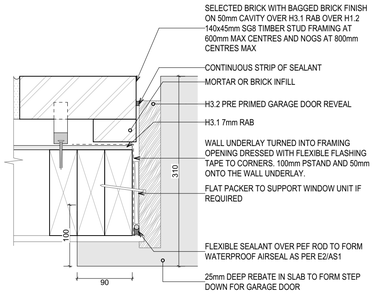


D02 GARAGE DOOR HEAD 1:5



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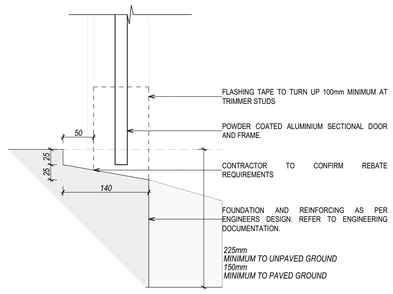

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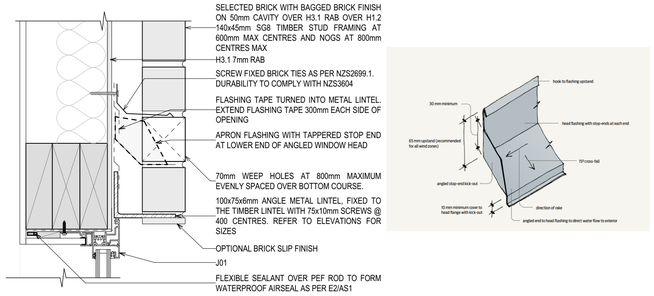
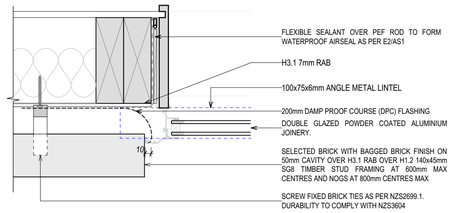
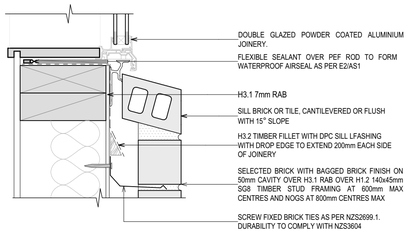


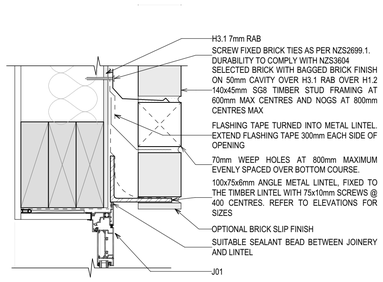




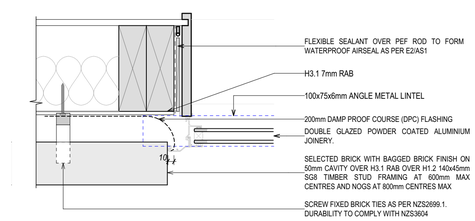
D03 BRICK WINDOW HEAD 1:5

D04 BRICK WINDOW JAMB 1:5

D05 BRICK WINDOW SILL 1:5



D06 BRICK DOOR HEAD 1:5



D07 BRICK DOOR JAMB 1:5

15

DG 003

PROJECT
DG 003 - PAGE RESIDENCE
ADDRESS
114 ANDERSON ROAD
CLIENT
CAROL PAGE

DATE
3/12/2025
LEGAL DESCRIPTION
LOT: 02 DP: 522747
TERRITORIAL AUTHORITY
QUEENSTOWN LAKES

PERFORMANCE architecture

ID	ISSUE NAME	DATE
05	PRICING SET	20/06/2023
A	BUILDING CONSENT	4/07/2023
B	RFI1	28/08/2023

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BRICK DETAILS
SCALE
@ A1

DRAWING ID
A402
REVISION
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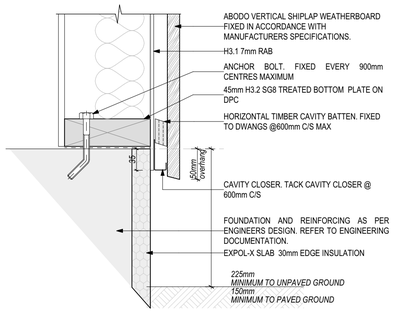
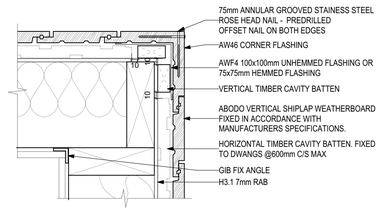


1 ABODO FOUNDATION JUNCTION 1:5



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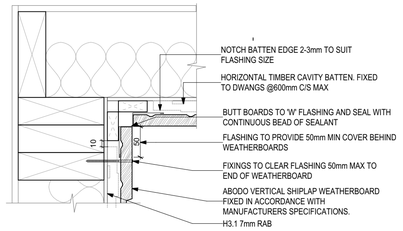
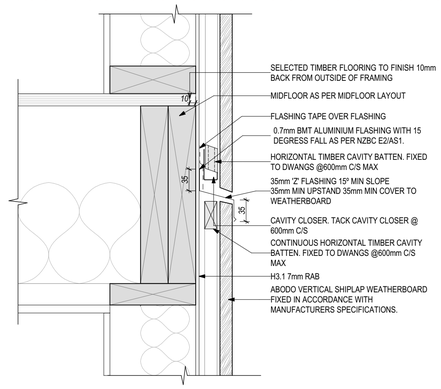
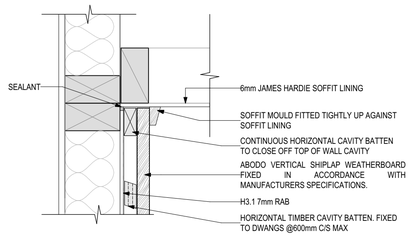


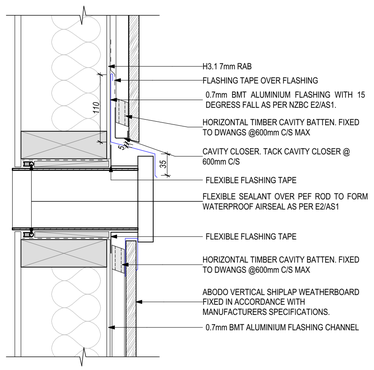
3 ABODO INTERNAL CORNER 1:5



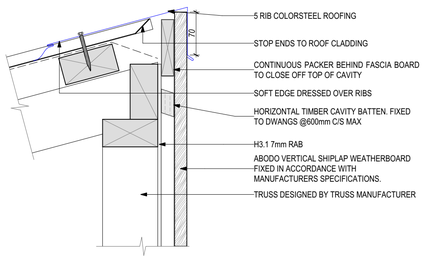
4 ABODO MIDFLOOR HORIZONTAL JUNCTION 1:5



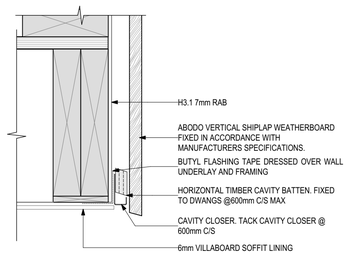
5 ABODO TO SOFFIT 1:5



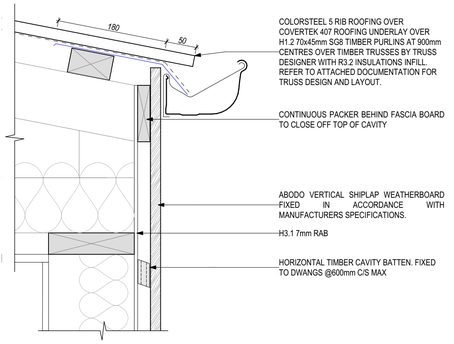
6 ABODO EXTRACTION 1:5



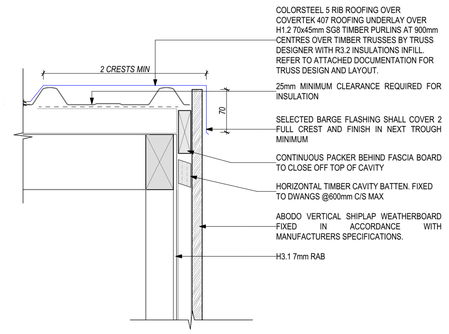
7 ABODO BARGE APEX 1:5



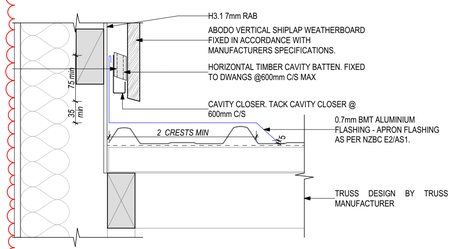
8 ABODO CLADDING OVER SOFFIT 1:5



9 ABODO EAVES 1:5



10 ABODO BARGE 1:5



11 ABODO APRON PARALLEL 1:5

DG 003

PROJECT
DG 003 - PAGE RESIDENCE
ADDRESS
114 ANDERSON ROAD
CLIENT
CAROL PAGE

DATE
3/12/2025
LEGAL DESCRIPTION
LOT: 02 DP: 522747
TERRITORIAL AUTHORITY
QUEENSTOWN LAKES

PERFORMANCE architecture

ID	ISSUE NAME	DATE
05	PRICING SET	20/06/2023
A	BUILDING CONSENT	4/07/2023
C	MV01	25/11/2025

DRAWING TITLE
ABODO DETAILS
SCALE
@ A1

DRAWING ID
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REVISION
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Wednesday, 3 December 2025 3:33 pm
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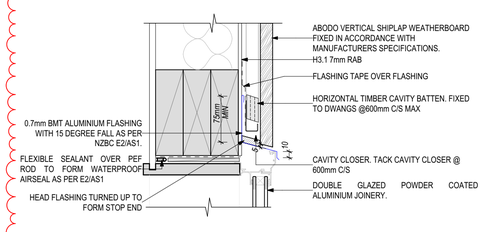

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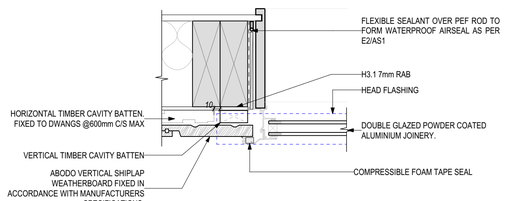

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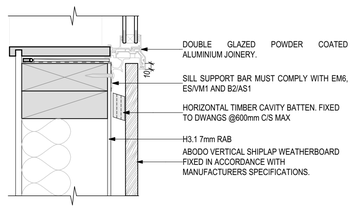

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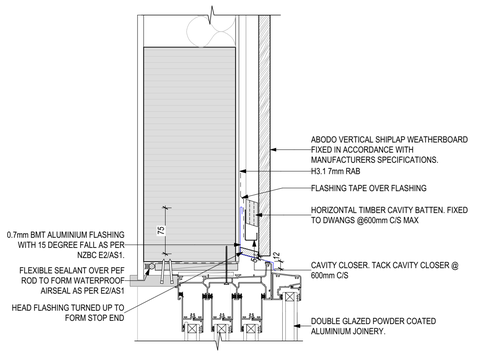
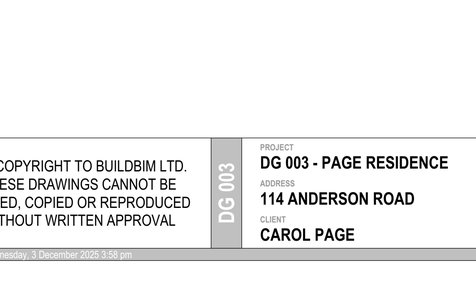
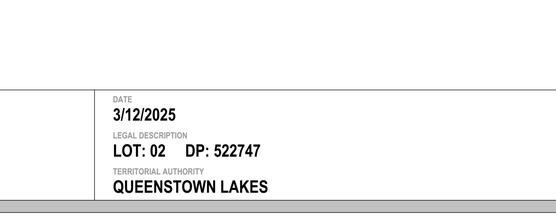


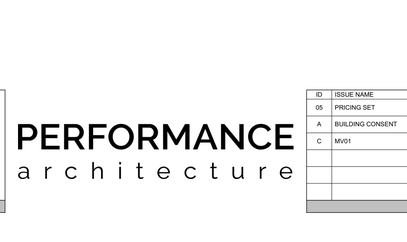
8 ABODO DOOR HEAD STACKER SLIDER 1:5



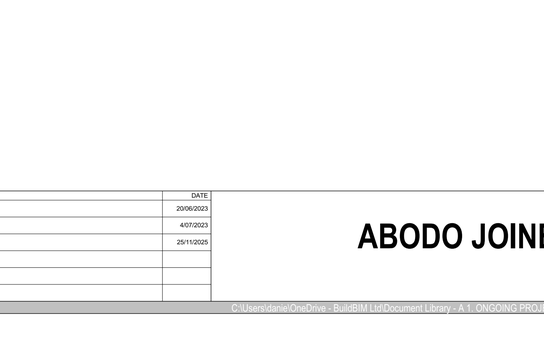
4 ABODO DOOR HEAD 1:5



5 ABODO DOOR JAMB 1:5



7 REBATED DOOR SILL 1:5



6 DECK JUNCTION WITH ABODO 1:5

DG 003

PROJECT
DG 003 - PAGE RESIDENCE
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114 ANDERSON ROAD
CLIENT
CAROL PAGE

DATE
3/12/2025
LEGAL DESCRIPTION
LOT: 02 DP: 522747
TERRITORIAL AUTHORITY
QUEENSTOWN LAKES

PERFORMANCE architecture

ID	ISSUE NAME	DATE
05	PRICING SET	20/06/2023
A	BUILDING CONSENT	4/07/2023
C	MV01	25/11/2025

DRAWING TITLE
ABODO JOINERY DETAILS
SCALE
@ A1

DRAWING ID
A404

REVISION
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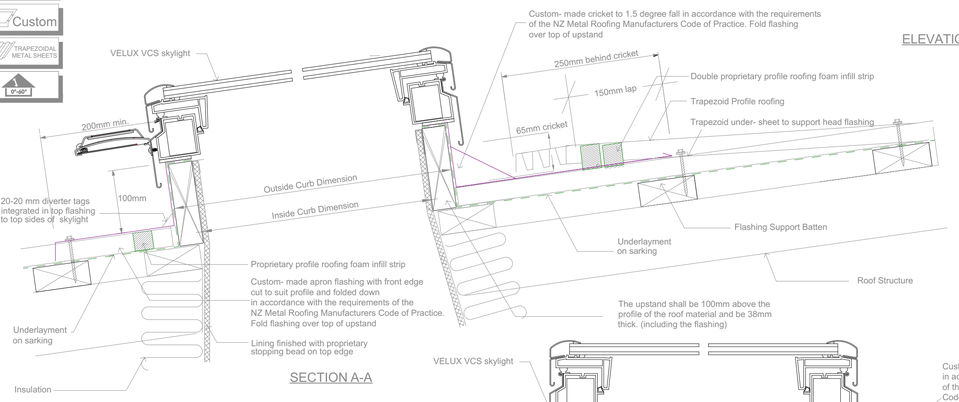
VCS

Custom

TRAPEZOIDAL METAL SHEETS

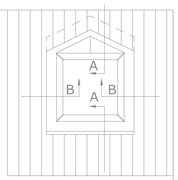
5°-60°

THIS DETAIL APPLIES TO METAL TRAPEZOID ROOF PROFILES WITH ROOFPITCHES BETWEEN 3 AND 60 DEGREES.



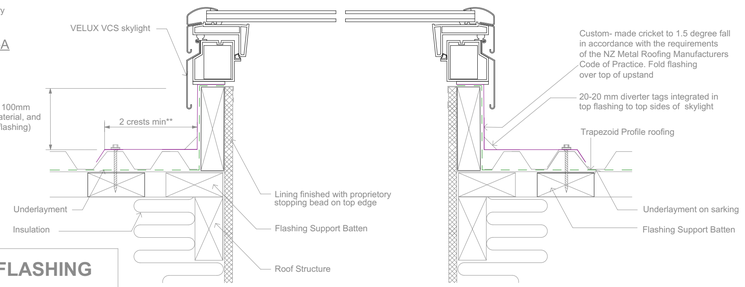
SECTION A-A

ELEVATION



Custom-made metal cricket flashing in accordance with New Zealand Metal Roofing Manufacturers Code of Practice. Ensure all flashings meet the requirements for your projects' location.

Please note:
Below 15 degrees:- Any condensation that forms on the glass due to high humidity may drip



SECTION B-B

BRANZ Tested CUSTOM OVER-UNDER FLASHING

This detail applies to all metal profile roofs with roofpitches between 3 and 60 degrees.

No cricket or diverter required when skylight is less than 600mm wide, and catchment less than 40 sqm.

Custom flashings must be designed to meet the requirements set out in the latest version of the New Zealand Metal Roof and Wall Cladding Code of Practice, and shall be manufactured and installed by a specialist flashing contractor to the latest trade practices.

For roofs with roof pitches less than 15 degrees, the VELUX Skylight must be installed to a min.15 degrees.

The flashing and installation must be guaranteed against weathertightness by the specialist flashing contractor.

Insulation material meeting the requirements of NZBC/H1 is required in the cavities of the lightwell structure.

		Name	Date
VELUX Sky-Product Management	NEW ZEALAND LTD. 0800 650 445	Drawn by	Feb 19
		Checked by	Feb 19
VELUX Low Pitch Solar Powered Opening Skylight in Trapezoidal Steel Roof with metal over-under flashing (3-60 degrees)		Drawing No.	

1 VELUX SKYLIGHT DETAIL 1:5

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ID	ISSUE NAME	DATE
C	MV01	25/11/2025

DRAWING TITLE
SKYLIGHT DETAILS

SCALE
@ A1

A405
DRAWING ID

01
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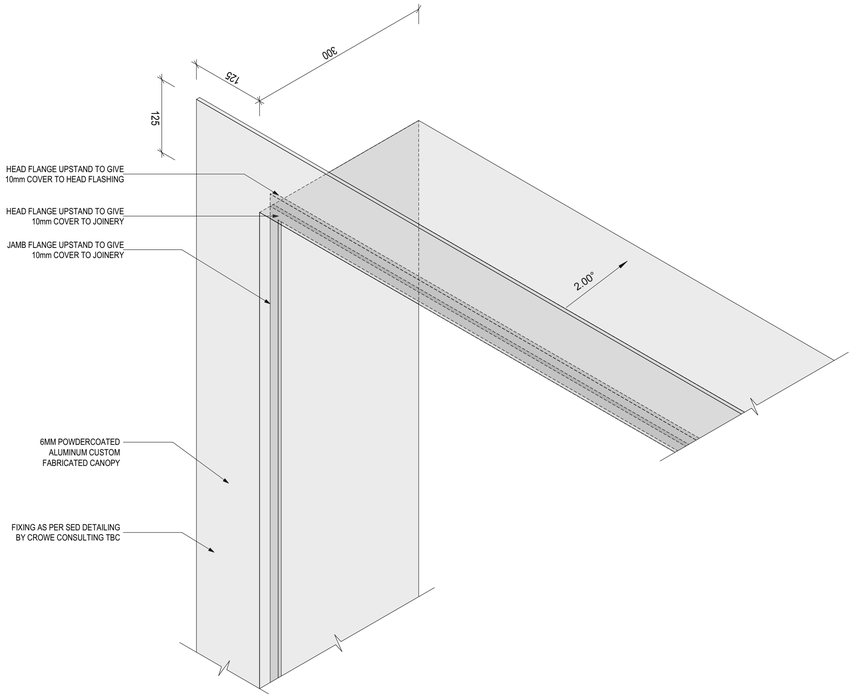
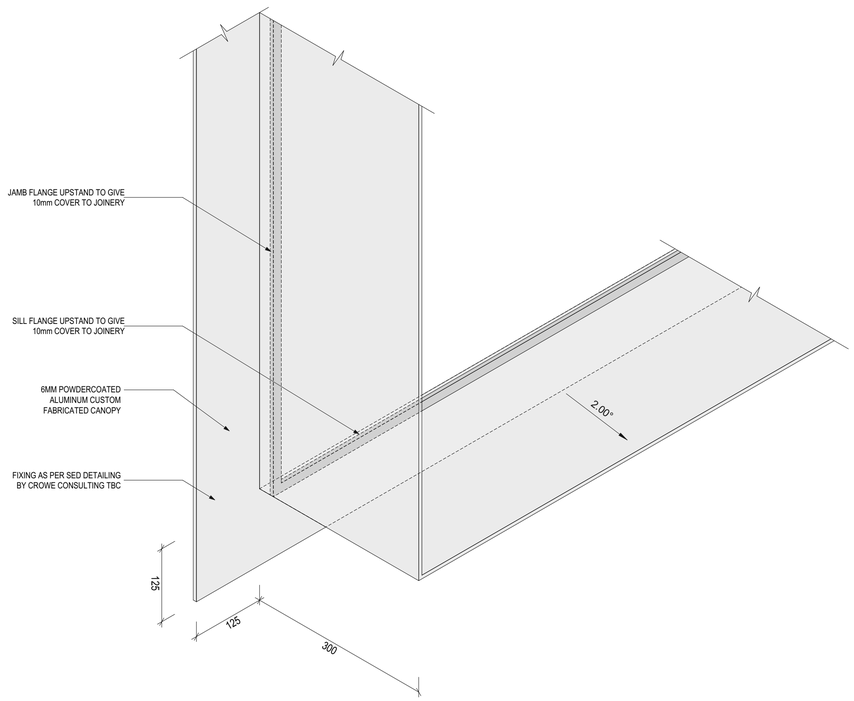
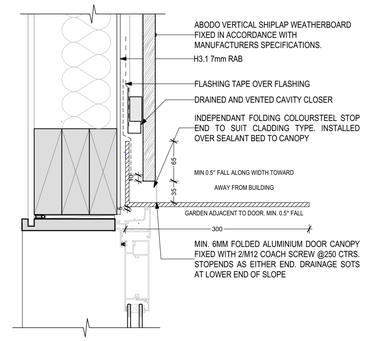


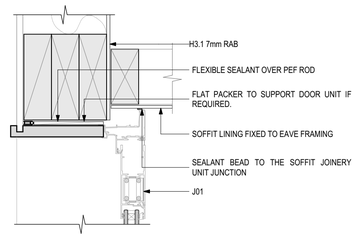
1 WINDOW SHROUD HEAD/JAMB 1:5



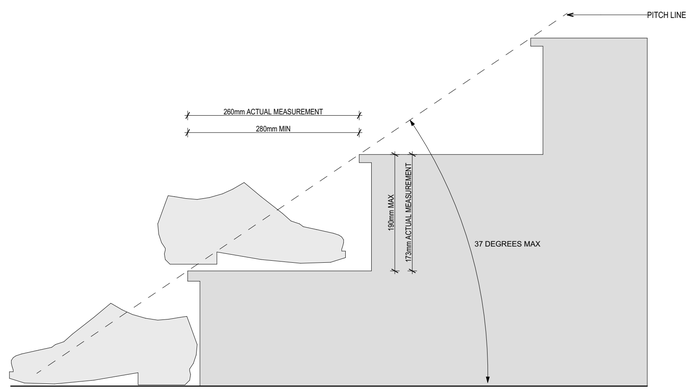
2 WINDOW SHROUD JAMB/SILL 1:5



3 WINDOW HEAD WITH CANOPY 1:5



4 DOOR HEAD TO SOFFIT 1:5



7 STAIR 1:5

DETAIL DELETED

DETAIL DELETED

DG 003

PROJECT
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CAROL PAGE

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architecture

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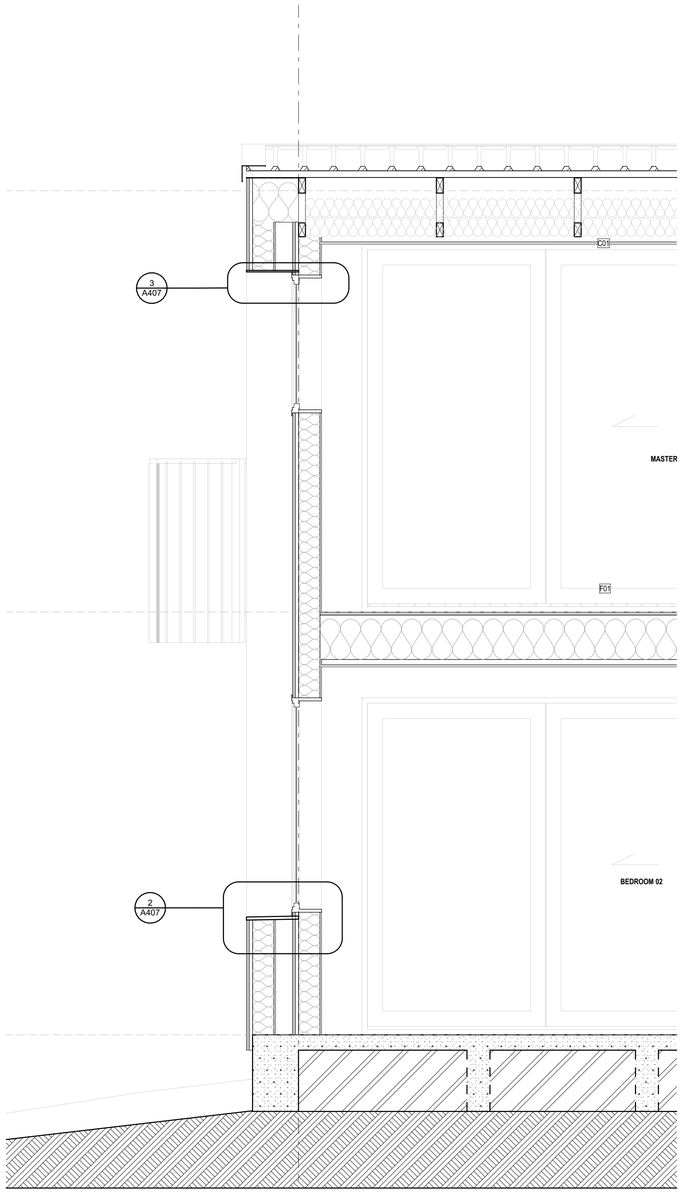
B	RFI1	28/08/2023
C	MV01	25/11/2025

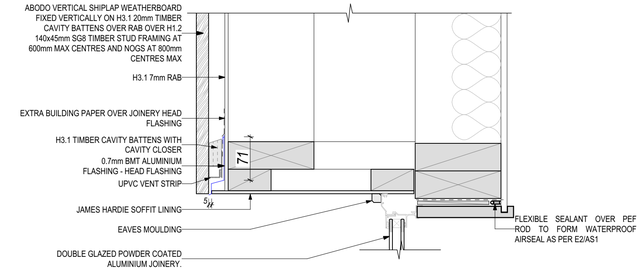
DRAWING TITLE
JOINERY DETAILS
SCALE
@ A1

DRAWING ID
A406

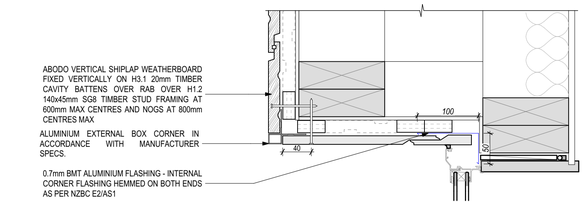
REVISION
C



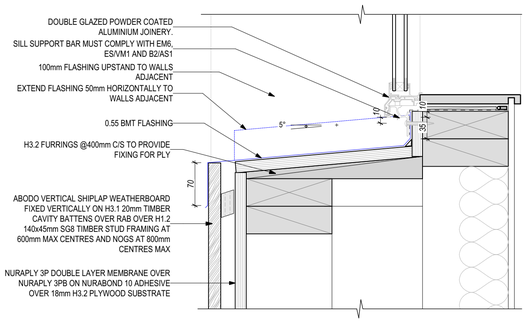
1 SECTION A1 WALL SECTION 1:20



3 RECESSED WINDOW HEAD 1:5



4 RECESSED WINDOW JAMB 1:5



2 RECESSED WINDOW SILL 1:5

DG 003

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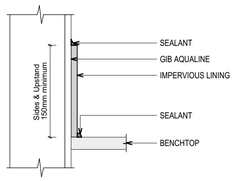
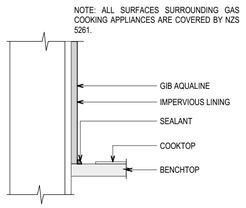
DRAWING TITLE
JOINERY DETAILS/ WALL SECTION
SCALE
@ A1

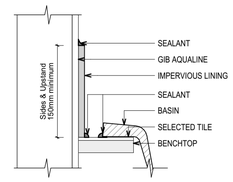
DRAWING ID
A407
REVISION
B



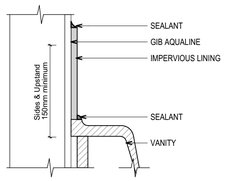
1 BENCH TOP TO WALL 1:5



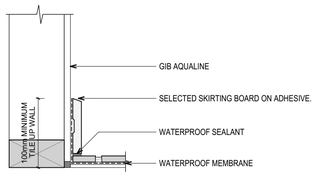
2 COOKTOP TO WALL 1:5



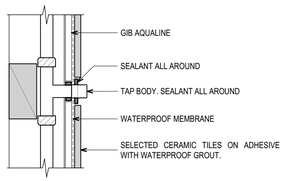
3 BASIN TO WALL 1:5



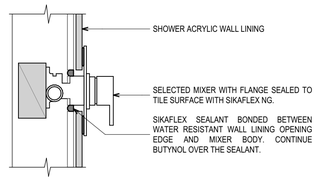
4 VANITY TO WALL 1:5



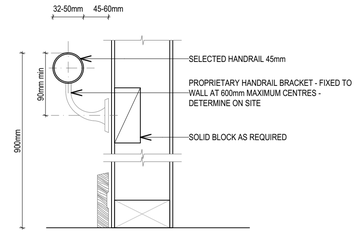
5 TILE TO WALL 1:5



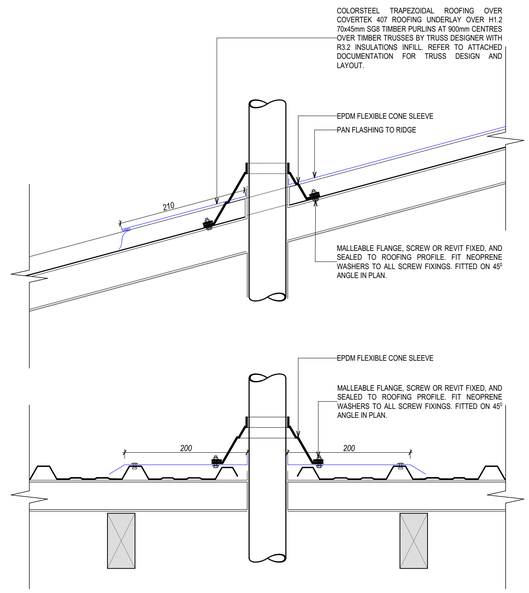
6 PIPE PENETRATION THROUGH TILE 1:5



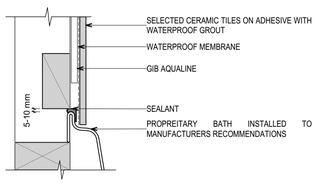
7 SHOWER MIXER 1:5



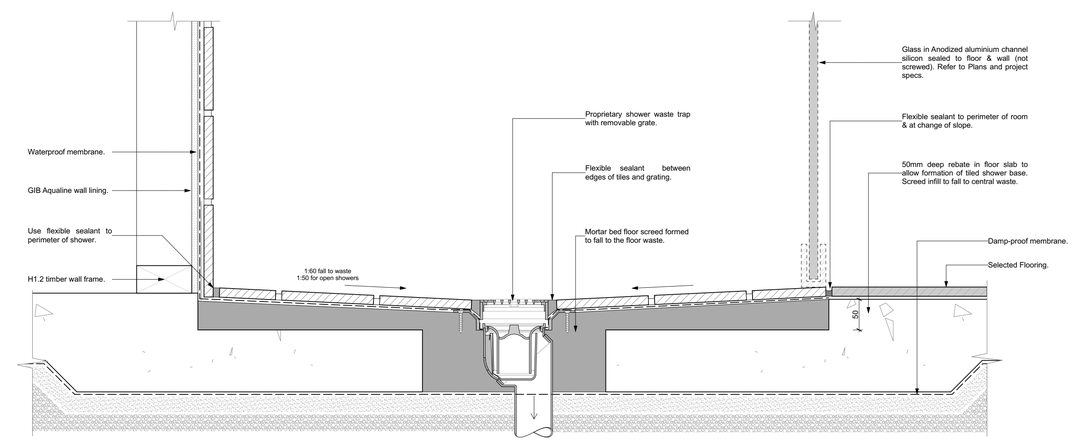
8 HANDRAIL 1:10



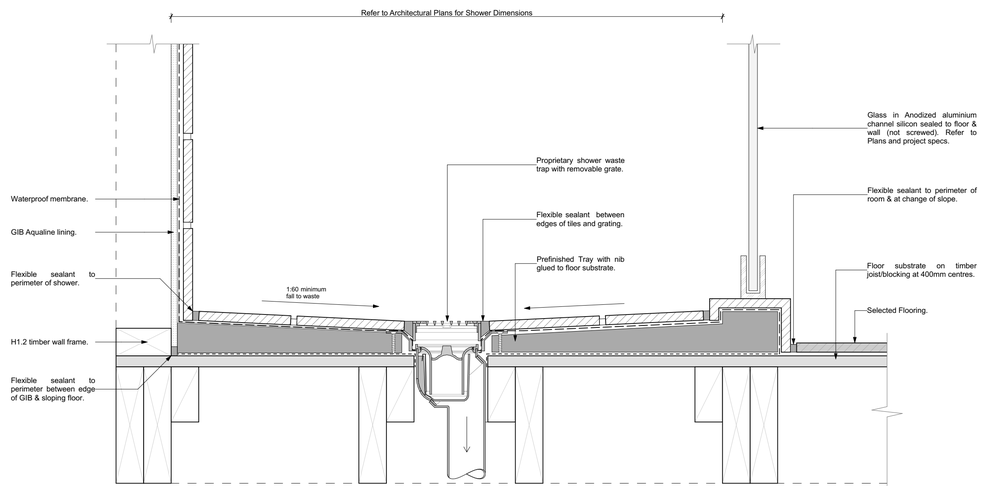
11 FLUE PENETRATION 1:5



10 TILED BATH 1:5



9 TILED SHOWER 1:5



12 TILED SHOWER TO MIDFLOOR 1:5

13 SOAKER FLASHING DETAIL 1:5

Drawing 6.2.8.B Roofing code of practice

DG 003

PROJECT
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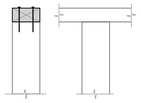
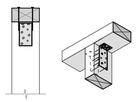


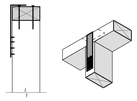
2/90x3.15mm PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD.

TOP PLATE FIXING TYPE A - 0.7kN



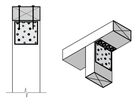
2/90x3.15mm PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD, PLUS x2 LUMBERLOK CPC80.

TOP PLATE FIXING TYPE B - 0.7kN



2/90x3.15mm PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD, PLUS LUMBERLOK STUD STRAP (ONE FACE ONLY).

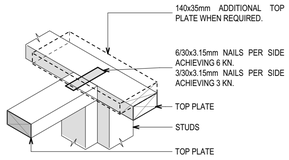
TOP PLATE FIXING TYPE A - 4.7kN



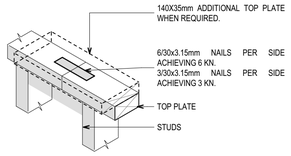
2/90x3.15mm PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD, PLUS x2 LUMBERLOK CPC80.

TOP PLATE FIXING TYPE B - 4.7kN

1 TOP PLATE FIXING TO STUDS 1:10



BRACING WALLS



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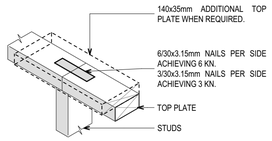

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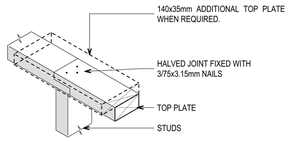


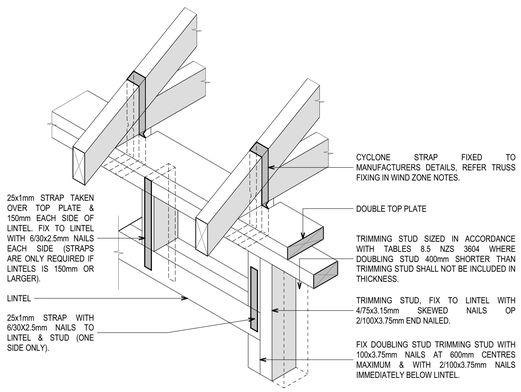
NON-BRACING WALLS

- BUTT JOINT IN PLATE SHALL BE MADE OVER SUPPORT, I.E. STUD OR SOLID BLOCKING FIXED BETWEEN STUDS AND DIRECTLY UNDER THE PLATE.
- METAL PLATE NOT REQUIRED WHEN EXTRA TOP PLATE IS USED.

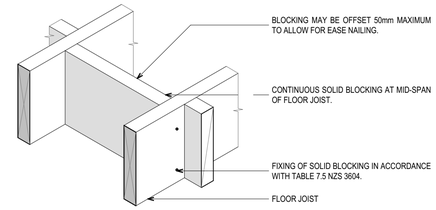
EACH WALL THAT CONTAINS ONE OR MORE WALL BRACING ELEMENTS SHALL BE CONNECTED AT TOP PLATE LEVEL, EITHER DIRECTLY, OR THROUGH FRAMING MEMBER IN THE LINE OF THE WALL TO EXTERNAL WALLS AT RIGHT ANGLES TO IT. TOP PLATE FIXING OF THE CAPACITY IN TENSION OR COMPRESSION ALONG THE LINE OF THE WALL BRACING ELEMENT ARE GIVEN AS FOLLOWS:
(A) WALLS CONTAINING BRACING ELEMENTS WITH A TOTAL OF NOT MORE THAN 125 BU'S, THE FIXING CAPACITY SHALL BE 6 kN.
(B) WALLS CONTAINING BRACING ELEMENTS WITH A TOTAL OF NOT MORE THAN 250 BU'S, THE FIXING CAPACITY SHALL BE 6 kN.
(C) WALLS CONTAINING BRACING ELEMENTS WITH A TOTAL OF MORE THAN 250 BU'S, THE FIXING CAPACITY SHALL BE 2.4 kN.

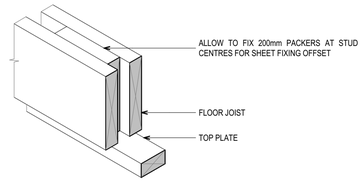
- BUTT JOINT IN PLATE SHALL BE MADE OVER SUPPORT, I.E. STUD OR SOLID BLOCKING FIXED BETWEEN STUDS AND DIRECTLY UNDER THE PLATE.
- METAL PLATE NOT REQUIRED WHEN EXTRA TOP PLATE IS USED.

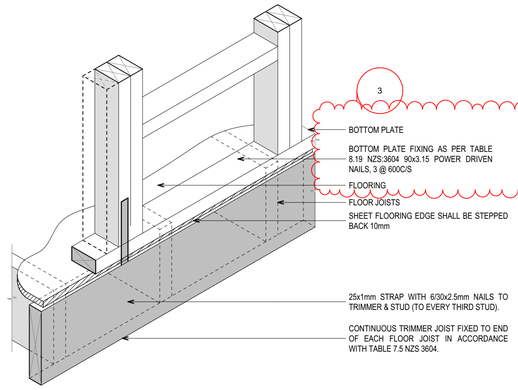
2 TOP PLATE TO TOP PLATE FIXING 1:10

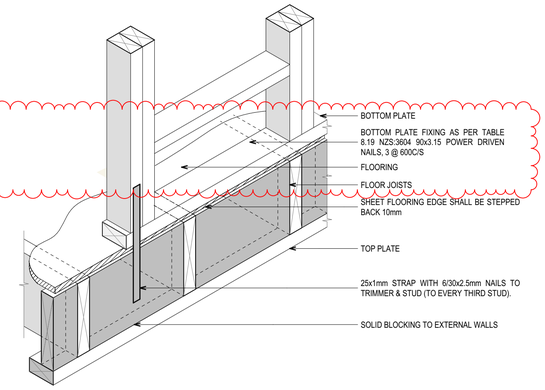


4 TOP PLATE TO TRUSS AND LINTEL FIXING 1:10









3 FLOOR JOIST CONFIGURATIONS 1:10

DG 003

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DRAWING TITLE
FRAMING

SCALE
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DRAWING ID
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REVISION
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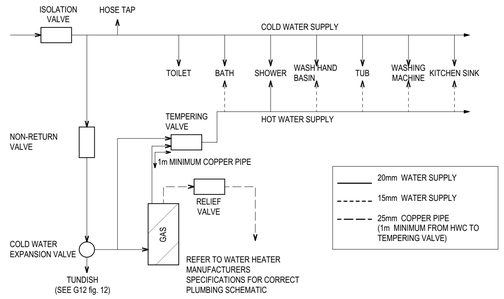
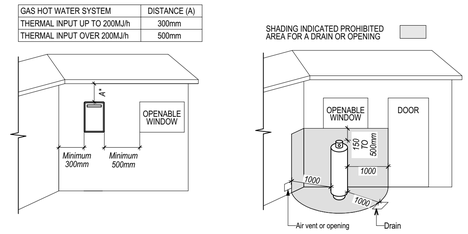
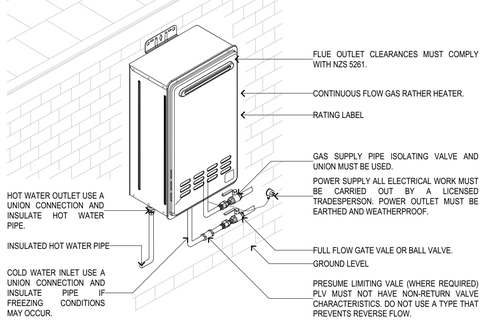


1 GAS WATER SCHEME 1:5

GAS HOT WATER SYSTEM	DISTANCE (A)
THERMAL INPUT UP TO 200MJ/h	300mm
THERMAL INPUT OVER 200MJ/h	500mm



2 GAS HOT WATER SETBACKS 1:100



3 GAS HOT WATER HEATER 1:100

13

DG 003

PROJECT
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114 ANDERSON ROAD
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LOT: 02 DP: 522747
TERRITORIAL AUTHORITY
QUEENSTOWN LAKES

PERFORMANCE architecture

ID	ISSUE NAME	DATE
B	RFI1	28/08/2023

DRAWING TITLE
PLUMBING
SCALE
@ A1
DRAWING ID
A410
REVISION
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Wednesday, 3 December 2025 3:58 pm

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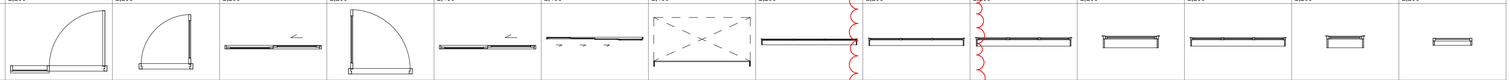
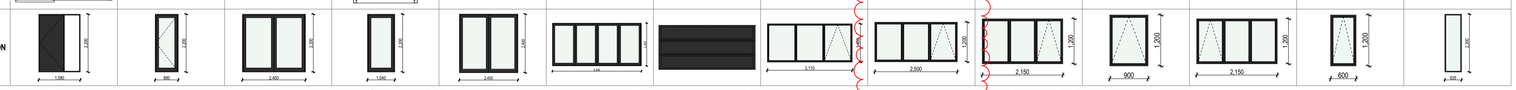
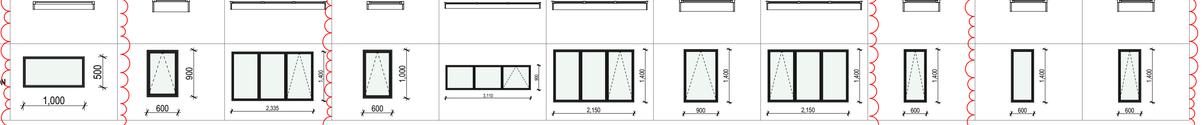
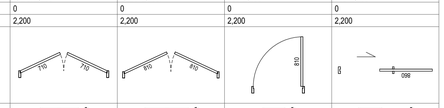
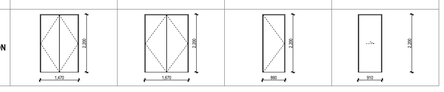
EXTERIOR OPENINGS SCHEDULE

ID	D01	D02	D03	D04	D05	D06	GD01	W01	W02	W03	W04	W05	W06	W07
W x H SIZE	1,580×2,200	880×2,200	2,400×2,200	1,040×2,200	2,400×2,400	5,000×2,400	4,800×2,200	3,110×1,400	2,500×1,200	2,150×1,200	900×1,200	2,150×1,200	600×1,200	635×2,200
SILL HEIGHT	0	0	0	0	0	0	-50	800	1,000	1,000	1,000	1,000	1,000	0
HEAD HEIGHT	2,200	2,200	2,200	2,200	2,400	2,400	2,150	2,200	2,200	2,200	2,200	2,200	2,200	2,200
2D SYMBOL														
VIEW FROM ELEVATION														

EXTERIOR OPENINGS SCHEDULE

ID	W08	W09	W10	W11	W12	W13	W14	W15	W16	W17	W18
W x H SIZE	1,000×500	600×900	2,335×1,400	600×1,000	3,110×900	2,150×1,400	900×1,400	2,150×1,400	600×1,400	600×1,400	600×1,400
SILL HEIGHT	1,600	1,300	800	1,200	1,300	1,000	1,000	1,000	1,000	800	800
HEAD HEIGHT	2,100	2,200	2,200	2,200	2,200	2,400	2,400	2,400	2,400	2,200	2,200
2D SYMBOL											
VIEW FROM ELEVATION											

INTERIOR OPENINGS SCHEDULE

ID	IN	IN	IN	IN
W x H SIZE	1,470×2,200	1,670×2,200	860×2,200	910×2,200
SILL HEIGHT	0	0	0	0
HEAD HEIGHT	2,200	2,200	2,200	2,200
2D SYMBOL				
VIEW FROM ELEVATION				

SKYLIGHT SCHEDULE

ID	SKY01
W x H SIZE	692×997
2D SYMBOL	
VIEW FROM ROOF PLAN	

JOINERY NOTES:

JOINERY MANUFACTURER TO CHECK AND VERIFY THE FOLLOWING PRIOR TO COMMENCING MANUFACTURE OF JOINERY UNITS.
ALL DIMENSIONS SHOWN ARE ROUGH OPENINGS.
ANY STRUCTURAL SUPPORTS WHERE REQUIRED.
REFER TO ENGINEERS DESIGNS WHERE REQUIRED.

GLAZING TO COMPLY WITH THE FOLLOWING STANDARDS

NZS3504: SPECIFICATION FOR ALUMINIUM WINDOWS
NZS4223: CODE OF PRACTICE FOR GLAZING IN BUILDINGS
NZS4211: SPECIFICATION FOR THE PERFORMANCE OF WINDOWS

ALL FIXINGS AND FLASHINGS TO MANUFACTURERS DETAILS AND SPECIFICATIONS.

REFER FLOOR PLANS/ELEVATIONS FOR HANGING ORIENTATIONS.

STANDARD GLAZING UNITS USED:

ALL DOUBLE GLAZED UNITS
COMPLY WITH TABLE G2, NZS 4218:2004 & MEET 0.26 (IMSQO C/W)
STANDARD UNIT

LEGEND:

-SAFETY GLAZING (SG)
-OBSCURE GLAZING (OB)
-RESTRICTOR (R)

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PERFORMANCE architecture

ID	ISSUE NAME	DATE
04	CONSULTANT SET	1/05/2023
05	PRICING SET	20/06/2023
A	BUILDING CONSENT	4/07/2023
C	MV01	25/11/2025

DRAWING TITLE
DOOR & WINDOW SCHEDULE
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1 CONCEPT PERSPECTIVE 1 1:416.6667

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SCALE
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A601
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1 CONCEPT PERSPECTIVE 2 1:416.6667

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@ A1
DRAWING ID
A602
REVISION

1 CONCEPT PERSPECTIVE 3 1:416.6667

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ID	ISSUE NAME	DATE

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SCALE
@ A1

A603
DRAWING ID

REVISION

1 CONCEPT PERSPECTIVE 4 1:416.6667

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ID	ISSUE NAME	DATE

DRAWING TITLE
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SCALE
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DRAWING ID
A604

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