

# Gibbston Valley Retreat Proposal - Duplex Unit



## DRAWINGS - Duplex Unit

Number	Revision	Title	Scale (A3)
A4.000	07	Cover	1:1.0309
A4.001	07	Changes & Sheet Index	1:1
A4.010a	07	Floor Plan	1:100
A4.010b	07	Set Out Plan	1:100
A4.011a	07	Slab Plan	1:100
A4.011b	07	Ref Ceiling Plan	1:100
A4.012a	07	Roof Plan	1:100
A4.012b	07	Roof Framing Plan	1:100
A4.200	07	Elevations	1:100
A4.201	07	Elevations	1:100
A4.202	07	Risk Matrix	1:100
A4.203	07	Wall Types	1:100
A4.210	07	3D Exterior Perspectives	
A4.211	07	3D Interior Perspectives	
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A4.213	07	3D Perspective - No Roof	
A4.300	07	Sections	1:50
A4.301	07	Sections	1:50
A4.302	07	Sections	1:50
A4.303	07	Sections	1:50
A4.400	07	Typical Wall Details	1:5
A4.401	07	Typical Corner Details	1:5
A4.402	07	Typical Window Details	1:5
A4.403	07	Slab Edge Detail	1:5
A4.404	07	Internal Level Change Detail	1:10
A4.405	07	Nib Wall & Hearth Details	1:5, 1:20
A4.406	07	Rebated Shower Slab Detail	1:5
A4.407	07	Rebated Door Sill & Entry Deck Detail	1:5, 1:10
A4.408	07	Barge, Apron & Ridge Details	1:5
A4.409	07	Typical Eave Detail	1:5
A4.410	07	Chimney Details	1:5
A4.411	07	Chimney Cap Detail	1:5
A4.412	07	Chimney Box Detail	1:5, 1:20
A4.413	07	HVAC Access Door Detail	1:5
A4.414	07	Intertency Front Corner Detail	1:5
A4.415	07	Intertency End of Wall Detail	1:5
A4.416	07	Internal Valley Gutter Detail	1:5
A4.417	07	Skylight Detail - Section A	1:5
A4.418	07	Skylight Detail - Section B	1:5
A4.419	07	Intertency Fire Door Detail	1:5
A4.420	07	Porch Deck Detail	1:5
A4.421	07	Weatherboard Penetration Detail	1:5
A4.422	07	Intertency Wall Base Detail	1:5
A4.500	07	Window Schedule	1:1
A4.501	07	Door Schedule	1:1

## VALUE ENGINEERING ISSUE - 19/10/2018

**CLIENT:** Gibbston Valley Winery Ltd  
**Contact:** Greg Hunt  
**Phone:** 03 442 6910

**STRUCTURAL ENGINEER:** Airey Consultants Ltd  
**Contact:** Glyn Lewers  
**Phone:** 03 442 3101

**ARCHITECT:**  
**Wyatt + Gray Architects Ltd**  
**Contact:** Michael Wyatt  
**Phone:** 03 442 8709

**INTERIOR DESIGNER:** Spaceworks Studio  
**Contact:** David Sweatman  
**Phone:** 03 442 8709

**PROJECT MANAGER:** Peak Projects International Ltd  
**Contact:** Chris Brown  
**Phone:** 03 442 5430

**SURVEYOR:** Patterson Pitts Group  
**Contact:** Steve Winter  
**Phone:** 03 441 4715

**FIRE ENGINEER:** Cosgroves  
**Contact:** Kyle Duckworth  
**Phone:** 027 766 0060

**HVAC/ELECTRICAL/DRAINAGE:** Cosgroves  
**Contact:** Aidan/Andrew  
**Phone:** 03 377 8600



Issued Date:	Issue:	No:
19/10/18,	Value Eng	07
16/10/18,	RFI Set	06
4/10/18,	BC Variation - Fire Door Detail	05
23/08/18,	BC Issue	04
30/07/18,	Engineer Issue	03

### Gibbston Valley Retreat Proposal Duplex Units

Scale:	Drawing Title:	Drawing No:
NTS	Cover	A4.000
Drawn: CH		



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Do not scale off print - refer to figured dimensions.  
Refer to larger details where possible.  
Confirm all dimensions on site prior to construction.  
Consult with Architect immediately if discrepancies are found.

Change List

ID	Name	Last Modified	Last Modified by	Status
11	6mm Framing overhang on slab - A.403 (Slab reduced 6mm)	4/10/18,	Chris - Mark Gray	Issued
12	Footing Details Revised	4/10/18,	Chris - Mark Gray	Issued
13	Alter cladding at base of interior nib wall, as per RFI item 18	9/10/18,	Chris - Mark Gray	Issued
14	Addition of Safety Glass to W04 & W06	9/10/18,	Chris - Mark Gray	Issued
15	Bottom of Intertenancy Wall Detail Note: Slab edge moved 25mm - Refer RFI Item 08	10/10/18,	Chris - Mark Gray	Issued
16	Detail for Int/Ext walls for Electrical flush boxes and pipe penetrations	10/10/18,	Chris - Mark Gray	Issued
17	Clarification of Length and Fall of Internal Gutter	10/10/18,	Chris - Mark Gray	Issued
18	Specification for Fire Rated Door Refer accompanying specification	11/10/18,	Chris - Mark Gray	Issued
19	Addition of Smoke Detectors to FP & RCP	16/10/18,	Chris - Mark Gray	Issued
20	Clarification of Length and Fall of Internal Gutter	16/10/18,	Chris - Mark Gray	Issued
21	Delete W01, W04, W05, W06 & W09	16/10/18,	Chris - Mark Gray	Issued
23	Internal Slab Edge moved 90mm	16/10/18,	Chris - Mark Gray	Issued
24	Hearth - Concrete, Mantle - Timber	19/10/18,	Chris - Mark Gray	Issued
25	GIB Finish Level 4, in lieu of Level 5	19/10/18,	Chris - Mark Gray	Issued
26	Entrance Roof revert to original	16/10/18,	Chris - Mark Gray	Issued
27	Delete Wall above shower, refer PP email 09/10/18	19/10/18,	Chris - Mark Gray	Issued
28	Strip Footing Altered to match other	19/10/18,	Chris - Mark Gray	Issued
29	Ref Ceiling altered to suit new roof	16/10/18,	Chris - Mark Gray	Issued
30	D05 & D10 change from slider to hinged	19/10/18,	Chris - Mark Gray	Issued
31	Fyreline 200mm down from Ceiling Note	17/10/18,	Chris - Mark Gray	Issued

Sheet Index

Layout ID	Layout Name	Issued Date	Issue ID	Change IDs
A4.000	Cover	19/10/18,	07	
A4.001	Changes & Sheet Index	19/10/18,	07	
A4.010a	Floor Plan	19/10/18,	07	19, 21, 26, 27, 29, 30
A4.010b	Set Out Plan	19/10/18,	07	21, 26, 27, 29, 30
A4.011a	Slab Plan	19/10/18,	07	23, 28
A4.011b	Ref Ceiling Plan	19/10/18,	07	19, 21, 25, 26, 27, 29, 30
A4.012a	Roof Plan	19/10/18,	07	26
A4.012b	Roof Framing Plan	19/10/18,	07	21, 26, 27, 29, 30
A4.200	Elevations	19/10/18,	07	21, 26
A4.201	Elevations	19/10/18,	07	21, 26
A4.202	Risk Matrix	19/10/18,	07	21, 26, 27, 29, 30
A4.203	Wall Types	19/10/18,	07	21, 26, 27, 29, 30
A4.210	3D Exterior Perspectives	19/10/18,	07	
A4.211	3D Interior Perspectives	19/10/18,	07	
A4.212	3D Interior Perspectives	19/10/18,	07	
A4.213	3D Perspective - No Roof	19/10/18,	07	
A4.300	Sections	19/10/18,	07	21, 25
A4.301	Sections	19/10/18,	07	25
A4.302	Sections	19/10/18,	07	24, 25, 26
A4.303	Sections	19/10/18,	07	21, 25, 26, 27
A4.400	Typical Wall Details	19/10/18,	07	
A4.401	Typical Corner Details	19/10/18,	07	
A4.402	Typical Window Details	19/10/18,	07	
A4.403	Slab Edge Detail	19/10/18,	07	
A4.404	Internal Level Change Detail	19/10/18,	07	
A4.405	Nib Wall & Hearth Details	19/10/18,	07	24
A4.406	Rebated Shower Slab Detail	19/10/18,	07	
A4.407	Rebated Door Sill & Entry Deck ...	19/10/18,	07	
A4.408	Barge, Apron & Ridge Details	19/10/18,	07	
A4.409	Typical Eave Detail	19/10/18,	07	25
A4.410	Chimney Details	19/10/18,	07	25
A4.411	Chinney Cap Detail	19/10/18,	07	
A4.412	Chinney Box Detail	19/10/18,	07	21, 26, 29
A4.413	HVAC Access Door Detail	19/10/18,	07	
A4.414	Intertenancy Front Corner Detail	19/10/18,	07	31
A4.415	Intertenancy End of Wall Detail	19/10/18,	07	31
A4.416	Internal Valley Gutter Detail	19/10/18,	07	20, 31
A4.417	Skylight Detail - Section A	19/10/18,	07	
A4.418	Skylight Detail - Section B	19/10/18,	07	
A4.419	Intertenancy Fire Door Detail	19/10/18,	07	31
A4.420	Porch Deck Detail	19/10/18,	07	
A4.421	Weatherboard Penetration Detail	19/10/18,	07	
A4.422	Intertenancy Wall Base Detail	19/10/18,	07	
A4.500	Window Schedule	19/10/18,	07	21
A4.501	Door Schedule	19/10/18,	07	30

19/10/18	Value Eng	07
16/10/18	RFI Set	06
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23/08/18	BC Issue	04
Issue Date:	Issue:	No:

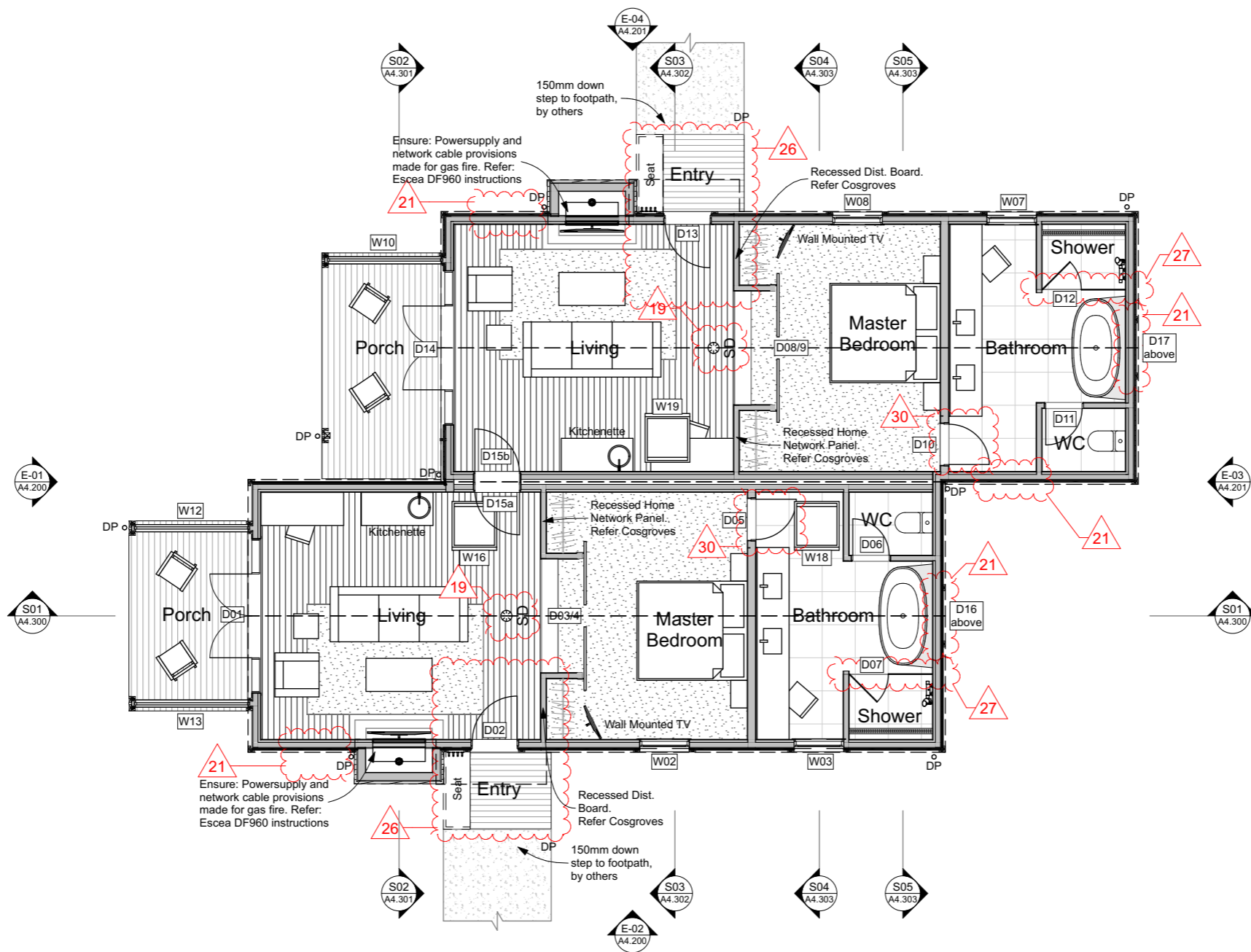
**Gibbston Valley Retreat Proposal  
Duplex Units**

Scale: @ A3 1:1	Drawn: CH	Drawing Title: Changes & Sheet Index	Drawing No: <b>A4.001</b>
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### Floor Plan (Duplex Units)

Scale 1:100 @ A3

#### Internal Floor Finishes Key

- Carpet
- Tiled
- Timber Deck
- Engineered Timber Flooring as per Spacestudios Interior finishes schedule
- Smoke Alarm x1
- SD

Fixtures & Fittings shown are indicative only  
 - Refer Spacestudios for Interior fit out, kitchenette and joinery  
 - Refer to Cosgroves for Electrical layout

#### GENERAL NOTES:

- This drawing set shows TYPICAL unit layout only.
- No site-specific information is shown
- Refer separate drawings for site context, orientation, natural & finished ground levels / floor slab datum, landscaping etc
- Roof outline shown dashed

Interior designers specification will take precedence in the event of any discrepancies to interior fit-out.

19/10/18	Value Eng	07
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23/08/18	BC Issue	04
30/07/18	Engineer Issue	03
28/03/18	Resource Consent	02
14/02/18	Client Approval	01
Issue Date:	Issue:	No:

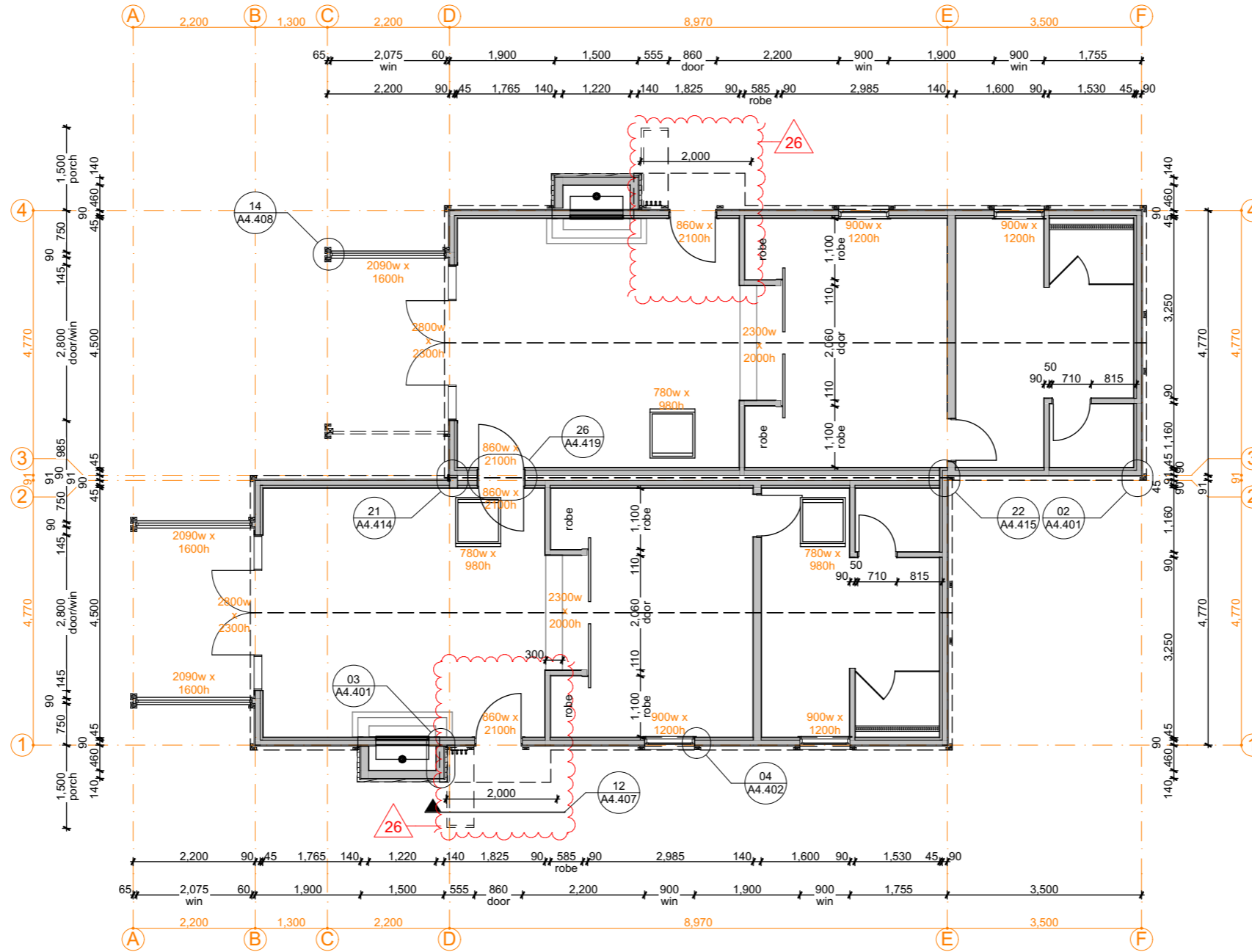
#### Gibbston Valley Retreat Proposal Duplex Units

Scale: @ A3 1:100	Drawing Title: Floor Plan	Drawing No: <b>A4.010a</b>
Drawn: CH		



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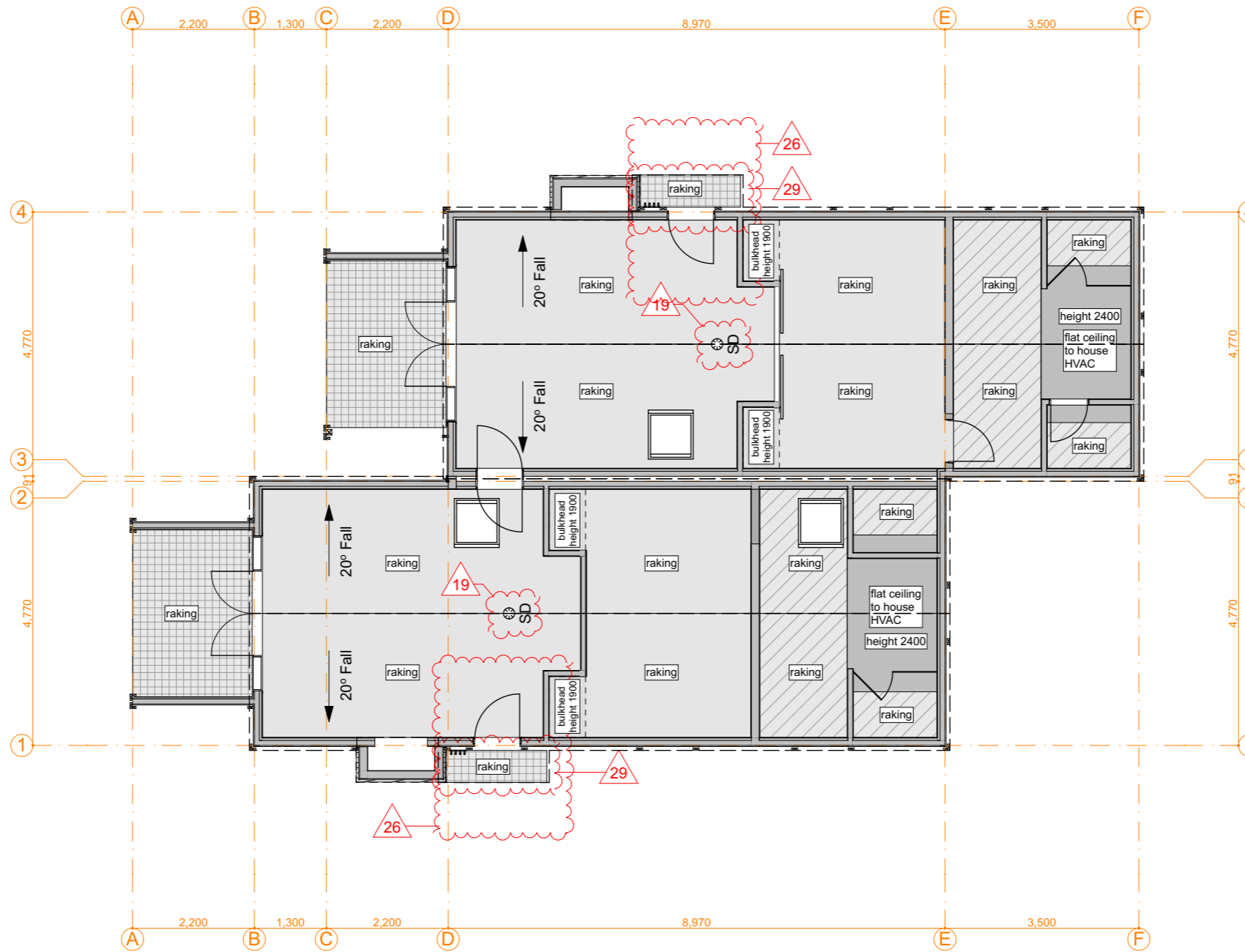


**Set-out Plan (Duplex Units)**

Scale 1:100 @ A3







19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
30/07/18	Engineer Issue	03
28/03/18	Resource Consent	02
14/02/18	Client Approval	01
Issue Date:	Issue:	No:
<b>Gibbston Valley Retreat Proposal Duplex Units</b>		
Scale: @ A3 1:100	Drawing Title: Set Out Plan	Drawing No: <b>A4.010b</b>
Drawn: CH		
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Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		





### Reflected Ceiling Plan (Duplex Units)

Scale 1:100 @ A3

-  Raking 13mm GIB Ultraline square stopped, Level 4 finish
-  Raking 13mm GIB Aqualine square stopped, Level 4 finish
-  Flat 13mm GIB Aqualine square stopped, Level 4 finish, height above FSL as noted, Height determined by HVAC requirements
-  External soffit board, 6mm James Hardie HardieFlex Eaves Lining soffit board, butt jointed, semi-gloss paint finish. Refer sections / details for heights
-  Smoke Alarm x1
-  SD

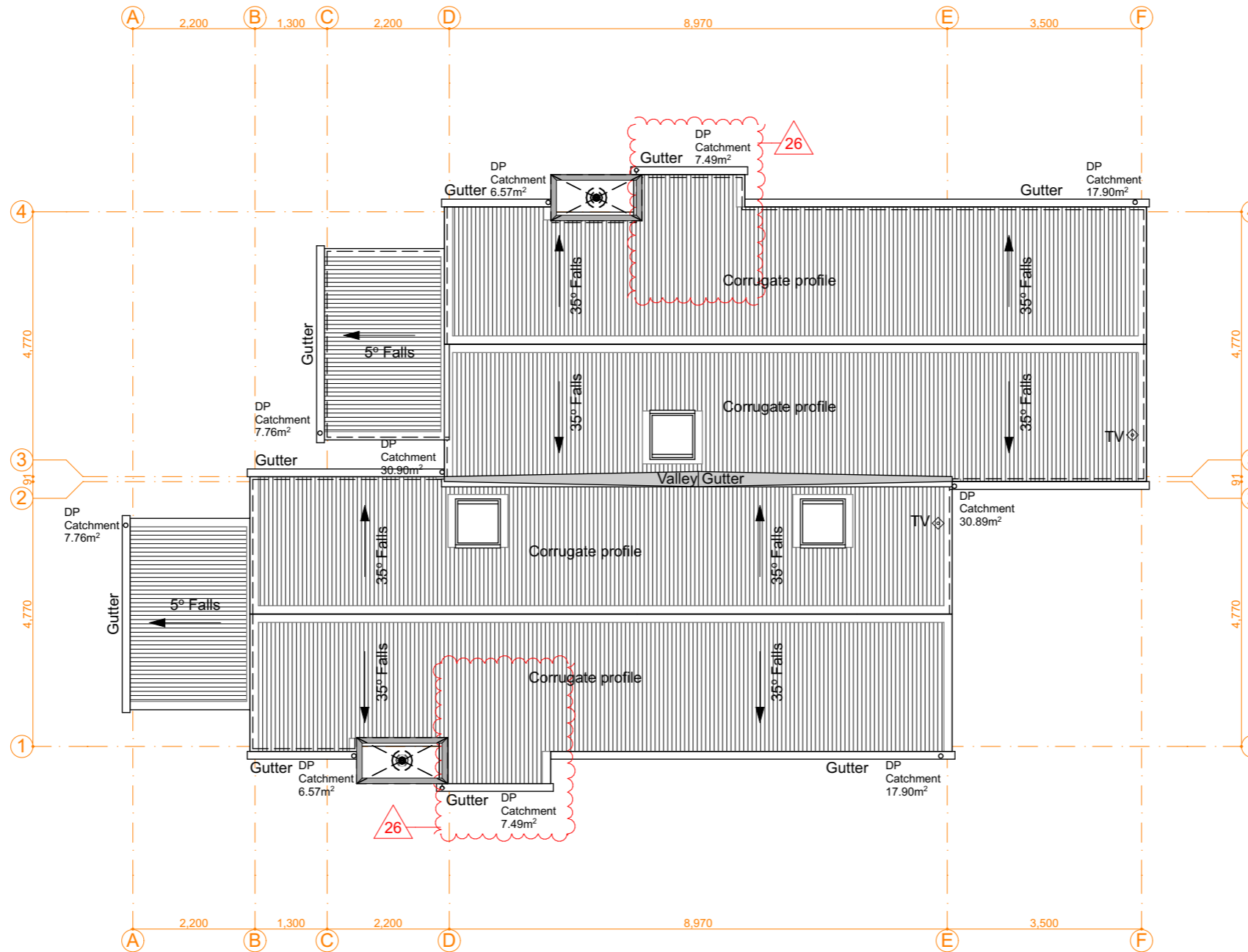
19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

Gibbston Valley Retreat Proposal Duplex Units		
Scale: @ A3 1:100	Drawing Title: Ref Ceiling Plan	Drawing No: A4.011b
Drawn: CH		



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## Roof Plan (Duplex Units)

Scale 1:100 @ A3

Roof cladding to be TrueOak  
Selected Colorsteel colour finish: Ironsand  
All ridge flashings, verge flashings, gutters & downpipes to be colour-matched to main roof

Gutters to be Continuous Half Round  
Downpipes to be 80mm diameter  
Inc colour-matched snow straps to suit (2kPa snow loading)


All to NZBC E2 & manufacturer's standard details

Overall roof plan area: 145.04m<sup>2</sup> approx.  
All roof services penetrations to have proprietary EPDM boot flashing (Dektite or similar)  
c/w colour-matched steel soakers where required  
All as manufacturer's details and to NZBC E2

**\* Position of terminal vent pipe shown is indicative only - DN50 150min above roof line and 600min above gutter as per NZBC G13/AS2  
Allow to paint vent pipe to match roof colour: Resene Ironsand**

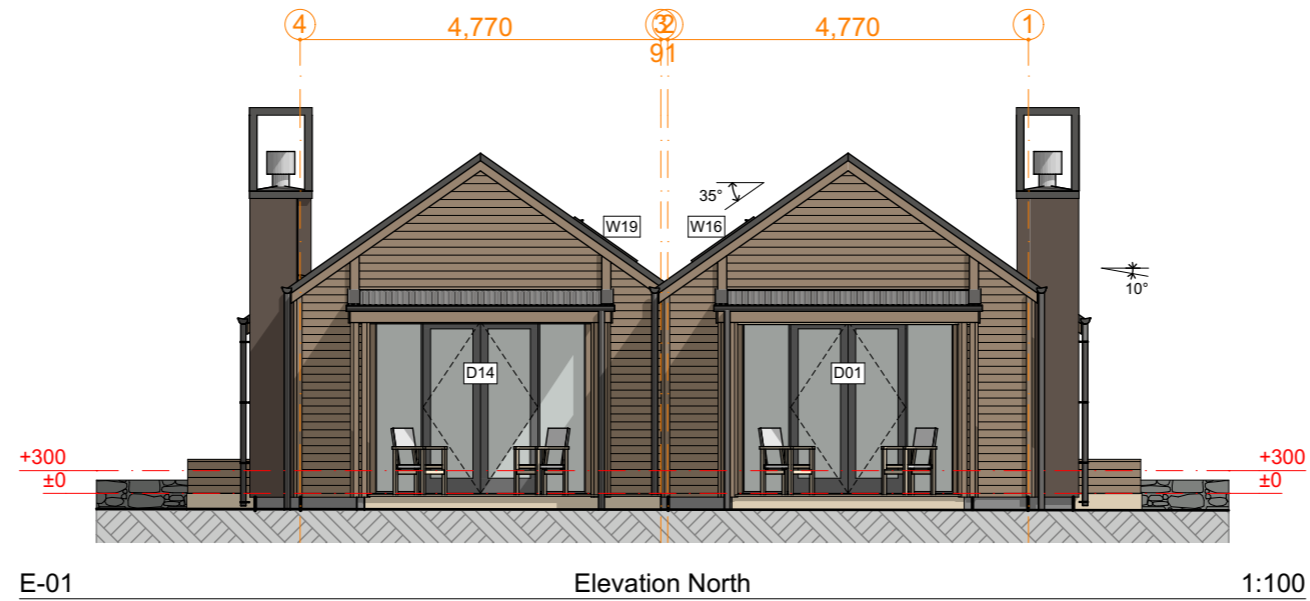
### GENERAL NOTES:

- This drawing set shows TYPICAL unit layout only.
- No site-specific information is shown
- Refer separate drawings for site context, orientation, natural & finished ground levels / floor slab datum, landscaping etc
- Position of Mech & Elec services shown are indicative only and may vary subject to site conditions / C.O.P. requirements.
- External and internal colours & finishes to be confirmed




19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
Issue Date:	Issue:	No:
<b>Gibbston Valley Retreat Proposal Duplex Units</b>		
Scale: @ A3 1:100	Drawing Title: Roof Plan	Drawing No: A4.012a
		
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<p>Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.</p>		







**Legend:**


-  TrueOak corrugated roofing - Colour: Resene Ironsand
-  Weatherboards - refer to colour system
-  Plaster finished to Chimney - refer to colour system

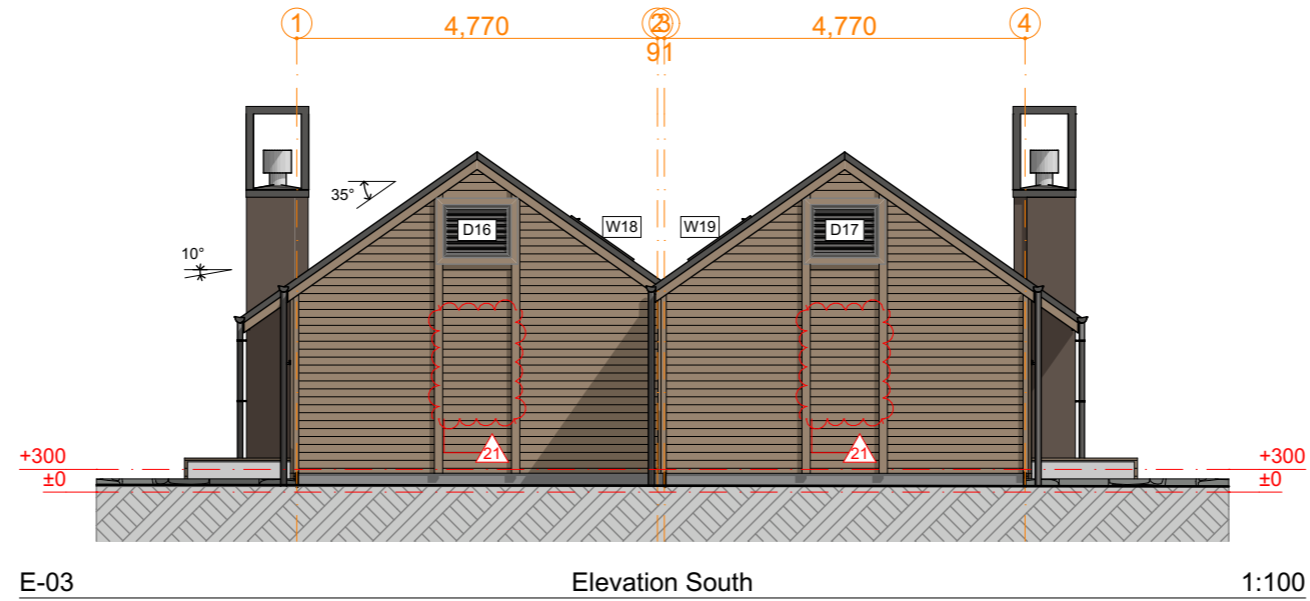
**Colour System.**

Resene CoolColour™, 'Wombat' to be used in conjunction with Resene CoolColour™, 'Groundbreaker'.



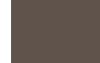
- Option 1:** Linea weatherboards - Wombat  
Vertical battens & Chimney - Groundbreaker
- Option 2:** Linea weatherboards - Groundbreaker  
Vertical battens & Chimney - Wombat

Parapets, spouting, fascias, downpipes, louveres and window frames to match roof colour: Resene Ironsand

19/10/18	Value Eng	07
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23/08/18	BC Issue	04
28/03/18	Resource Consent	02
14/02/18	Client Approval	01
Issue Date:	Issue:	No:
<b>Gibbston Valley Retreat Proposal Duplex Units</b>		
Scale: @ A3 1:100	Drawing Title: Elevations	Drawing No: <b>A4.200</b>
Drawn: CH		
		
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Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		



**Legend:**


-  TrueOak corrugated roofing - Colour: Resene Ironsand
-  Weatherboards - refer to colour system
-  Plaster finished to Chimney - refer to colour system

**Colour System.**

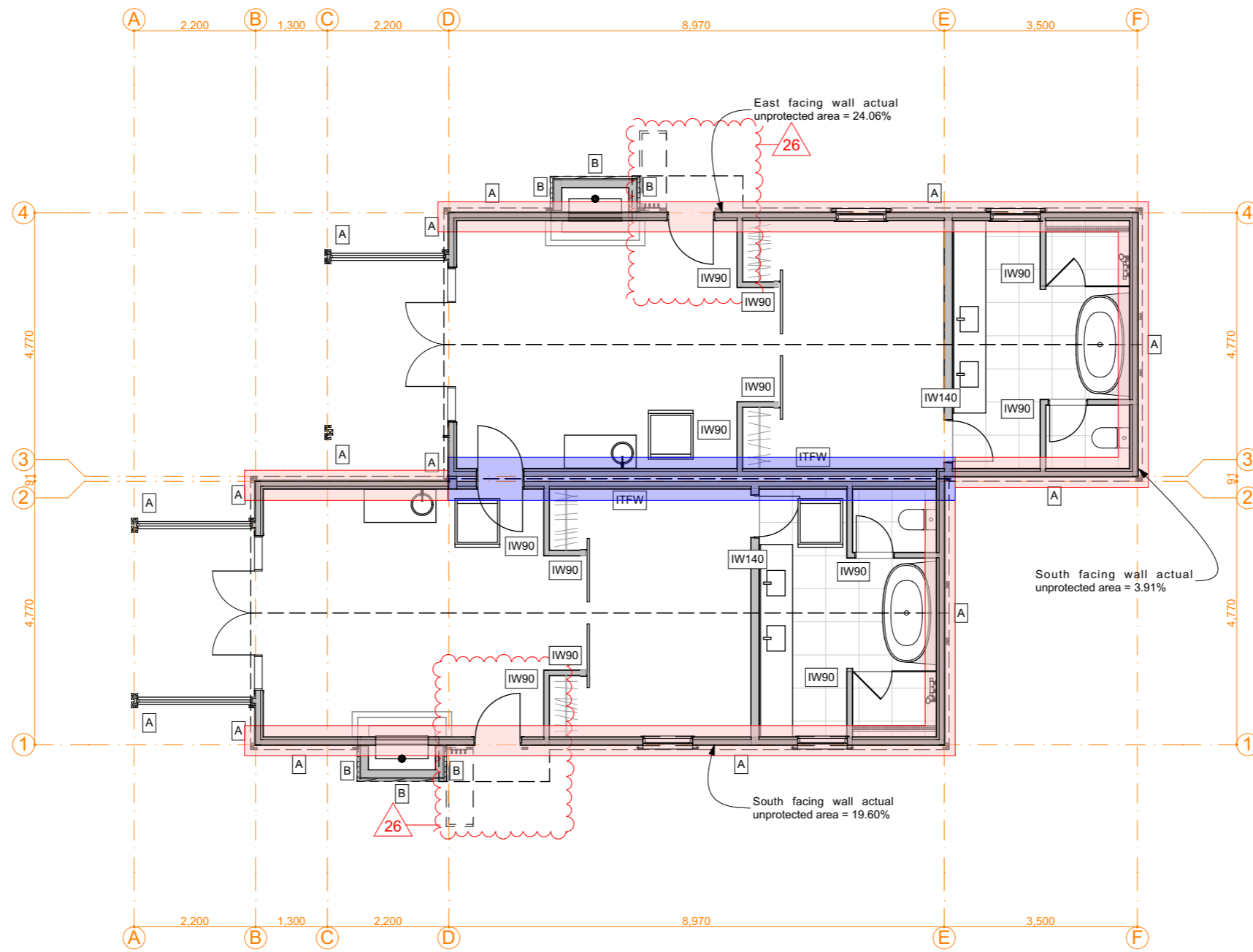
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- Option 1:** Linea weatherboards - Wombat  
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Parapets, spouting, fascias, downpipes, louvres and window frames to match roof colour: Resene Ironsand

19/10/18	Value Eng	07
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28/03/18	Resource Consent	02
14/02/18	Client Approval	01
Issue Date:	Issue:	No:
<b>Gibbston Valley Retreat Proposal Duplex Units</b>		
Scale: @ A3 1:100	Drawing Title: Elevations	Drawing No: <b>A4.201</b>
Drawn: CH		
		
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## Wall Types (Duplex Units)

Scale 1:100 @ A3

### LEGEND

#### A LINEA WEATHERBOARD WALL

- 150mm Linea Weatherboard (120mm cover)
- 40 x 20mm H3.2 vertical battens @ 400mm crs
- 6mm JH Rab board
- 90 x 45 H1.2 SG8 timber wall framing at specified centres.
- Knauf Earthwool 90mm R2.8 insulation
- Intello air barrier membrane
- 45 x 45 H1.2 internal strapping
- Knauf Earthwool 50mm R1.4 insulation
- Internal lining:
- 13mm GIB Fyreline to all external wall locations, except:-
- 13mm GIB Aqualine to Bathroom walls
- All wall linings square stopped, Level 4 finish

#### B STOTHERM ARMAT EIFS CLADDING SYSTEM WALL (Refer: A4.401 - Detail 3)

- StoTherm plaster system with StolitK 1.0mm texture finish
- 50mm StoTherm H-grade EPS sheet
- 20mm StoTherm VH cavity battens
- 6mm JH Rab board
- 140 x 45 (90 x 45 on roof side) H1.2 SG8 timber wall framing at specified centres.
- Knauf Earthwool 90mm R2.8 insulation
- Intello air barrier membrane
- 45 x 45 H1.2 internal strapping
- Knauf Earthwool 50mm R1.4 insulation
- Internal chimney lining, 6mm JH Rab board

#### ITFW INTERTENANCY FIRE WALL Refer: Detail 23 - A4.416

- 13mm GIB Standard to all wall locations except:-
- 13mm GIB Aqualine to Bathroom walls
- 45 x 45 H1.2 internal strapping
- Knauf Earthwool 50mm R1.4 insulation
- Intello air barrier membrane
- 90 x 45 H1.2 SG8 timber framing to NZS3604:2011.
- Knauf Earthwool 90mm R2.8 insulation
- Cavity: 16mm GIB Fyreline fixed to GIB Barrierline with chipboard screws at 400mm max. cnetres
- Knauf Earthwool 90mm R2.8 insulation
- 90 x 45 H1.2 SG8 timber framing to NZS3604:2011.
- Intello air barrier membrane
- Knauf Earthwool 50mm R1.4 insulation
- 45 x 45 H1.2 internal strapping
- 13mm GIB Standard to all wall locations except:-
- 13mm GIB Aqualine to Bathroom walls
- All wall linings square stopped, Level 4 finish

#### IW90 INTERNAL WALL

- 90 x 45 H1.2 SG8 timber framing to NZS3604:2011.
- Knauf Earthwool 90mm R2.2 insulation
- 13mm GIB Standard to all wall locations except:-
- 13mm GIB Aqualine to Bathroom walls
- All wall linings square stopped, Level 4 finish

Interior designers specification takes precedence showing tiled areas over GIB Aqualine

#### Fire Engineer

Architectural Plans & specifications are to be read in conjunction with Cosgroves Engineers Fire Report.

#### Structural Engineer

Architectural Plans & specifications are to be read in conjunction with Aireys Engineers plans and specifications. Refer Engineers for Bracing Plan.

Any structural work omitted on the Architectural Plans, but shown on the Structural plans and vice versa, forms part of this contract and shall be allowed for in the contract.

Allow to fit Nogs/Dwangs where required for other trades, especially where new plumbing works occur. Also, as per Interior designers requirements.

Indicates external walls to be Fire Rated. Refer James Hardie Detail: JHETGR60a (FRR 60/60/60)

Indicates external walls to be Fire Rated. Refer GIB: GBTLAB 60d (FRR 60/60/60)

#### IW140 INTERNAL WALL

- 140 x 45 H1.2 SG8 timber framing to NZS3604:2011.
- Knauf Earthwool 140mm R3.2 insulation
- 13mm GIB Standard to all wall locations except:-
- 13mm GIB Aqualine to Bathroom walls
- All wall linings square stopped, Level 4 finish

Interior designers specification takes precedence showing tiled areas over GIB Aqualine

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23/08/18	BC Issue	04
Issue Date:	Issue:	No:

### Gibston Valley Retreat Proposal Duplex Units

Scale: @ A3 1:100	Drawing Title: Wall Types	Drawing No: A4.203
Drawn: CH		



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Interior designers specification will take precedence in the event of any discrepancies to interior fit-out.



Issue Date:	Issue:	No:
19/10/18	Value Eng	07
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4/10/18	BC Variation - Fire Door Detail	05
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14/02/18	Client Approval	01

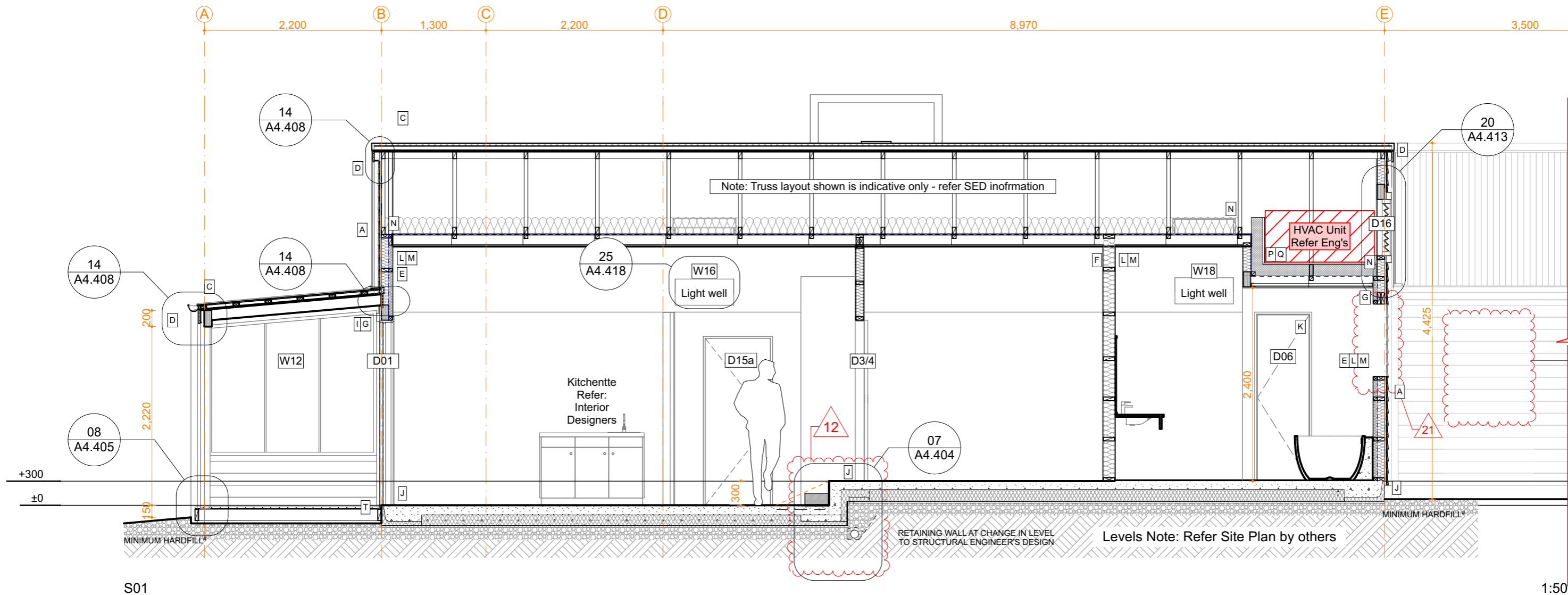
**Gibbston Valley Retreat Proposal  
Duplex Units**

Scale: NTS	Drawing Title: 3D Perspective - No Roof	Drawing No: <b>A4.213</b>
Drawn: CH		



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Generally: All construction to comply with NZS 3604: 2011 and NZBC

**A** Linea 150mm Weatherboard (120mm cover), vertical 40 x 19mm H3.2 battens @ 400mm centres. Paint colours TBC. Axent Trim 100 x 19mm boards at external corners; 84 x 19mm Scyon Axent picture frames around door & window openings 20mm drained cavity system (H3.2 battens) over James Hardie 6mm Rab with 75mm sealing tape at corners and junctions. Colour-matched aluminium Z-flashing at horizontal panel junctions.

**External Intertency walls to achieve a FRR 60/60/60. Refer: James Hardie - JHETGR60a and A\*.203**

**B** StoTherm Armat EIFS cladding system to chimney  
50mm H-grade EPS sheet,  
StoTherm plaster system with StolitK 1.0mm texture finish. Colours: TBC.  
Horizontal & vertical control joints (not shown) where recommended by manufacturer  
20mm StoTherm VH cavity battens over James Hardie 6mm Rab  
Registered StoTherm installer to confirm minimum LRV for paint system complies.

**C** TrueOak corrugate long-run cladding as noted. Colours: Resene Ironsand.  
over Solitex Mento roof underlay on H1.2 treated 45 x 70mm timber battens at max 400cscs fixed to SED trussed rafters with 1/14g self drilling type 17 screw -100mm long min.

**D** Timber fascia 135 x 28mm H3.2 SG8 , Continuous 150 half round gutter, 80mm dia downpipes  
All colour-matched to selected roof colour. Include colour-matched snow straps to suit.  
All to NZBC E2 & manufacturer's standard details

**E** Knauf Earthwool 90mm R2.8 insulation in main external wall framing  
Intello air barrier membrane to inside face.  
45 x 45mm H1.2 internal strapping fixed through Intello to main wall framing.  
Knauf Earthwool 50mm R1.4 insulation.

**F** Knauf Earthwool 90mm R2.2 insulation in main internal wall framing.

# Compacted hardfill:  
MaxRAFT slab requires hardfill platform extends min 800mm beyond all slab edges. This section does not reflect overall earthworks / landscaping, site scrape etc.

Interior designers specification will take precedence in the event of any discrepancies to interior fit-out.

**G** Vistalite 'Pacific Thermal' thermally-broken aluminium joinery.  
Double glazing (4mm clear glass / 12mm argon gap / 4mm glass)  
Grade A Safety Glass where required by NZBC F2 / NZS 4223  
Duralloy powder-coat, colour-matched to selected roof colour to match roof.  
H3 finger-jointed pine jambliners, 60x12mm MDF architraves, paint finish. Refer schedule.

**H** Vistalite Stellar Entrance Door Woodgrain tongue & groove aluminium-clad solid core panel door (41mm thick) Colour: TBC.

**I** 6mm James Hardie HardieFlex Lining soffit board, butt jointed.  
Selected semi-gloss paint finish TBC.

**J** 100mm ground-bearing concrete slab on MaxRAFT insulation on DPM  
on min 25mm sand blinding on min 250mm compacted hardfill  
Slab thickenings at perimeter and under load bearing walls. All to Engineer's details.  
Min 6mm painted render coat over exposed edges.

**K** Internal doors refer interior designer for selection.  
Painted finger-jointed pine jambliners & 60x12mm MDF architraves. Refer schedule.

**L** Certified SED prenailed timber wall framing - 90 x 45mm studs.  
Fixed over DPC to concrete with Ramset CS12160 (M12) ChemSet Anchor Studs at 600mm cscs.

**M** 13mm GIB Fyrelite (13mm Aqualine to Bathroom) internal wall linings, square stopped, Level 4 finish.  
Refer interior designer for skirting choice & size. Refer Reflected ceiling plan for choice and size of GIB.

**GIB - GBT(L)AB 60d Intertency system to be used for Duplex and Accessible Units. Refer: A\*.203**

**James Hardie - Two way external wall system (JHETGR60a) to be used for Duplex and Accessible Units ends of Intertency walls Refer: A\*.203**

**N** Intello air barrier membrane fixed to underside of trussed rafters.  
Knauf Earthwool 210mm R5.2 insulation to roofspace above.  
13mm GIB Ultralite ceiling (13mm Aqualine to bathrooms) square stopped, Level 4 finish, on Rondo suspended framing (140mm cavity).  
Proprietary taped and sealed spigots wherever air barrier membrane is penetrated  
*Note: recessed light fittings must not penetrate membrane*

**O** Escea Gas Fire - DF960, installed to manufacturers specifications

**P** 140mm Knauf XPS (100mm + 40mm = R5.2)

**Q** SED Attic truss with 20mm ply board over fixed 10mm adhesive beads and screw fixed.  
Area to house HVAC (approx. = 65kg)

**R** Vitex timber decking (Entry) 90 x 19mm on 140 x 45 H5 SG8 Joists on 125 x 75 H5 SG8 Bearers. Stainless Steel screw fixings. Refer: Eng's Detail 9 S1.02

**S** Roxul MPS Mineral Insulation - minimum density 40kg/m3 - Refer: GIB Detail GBTLAB 60d

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**GENERAL NOTES:**

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19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
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30/07/18	Engineer Issue	03
Issue Date:	Issue:	No:

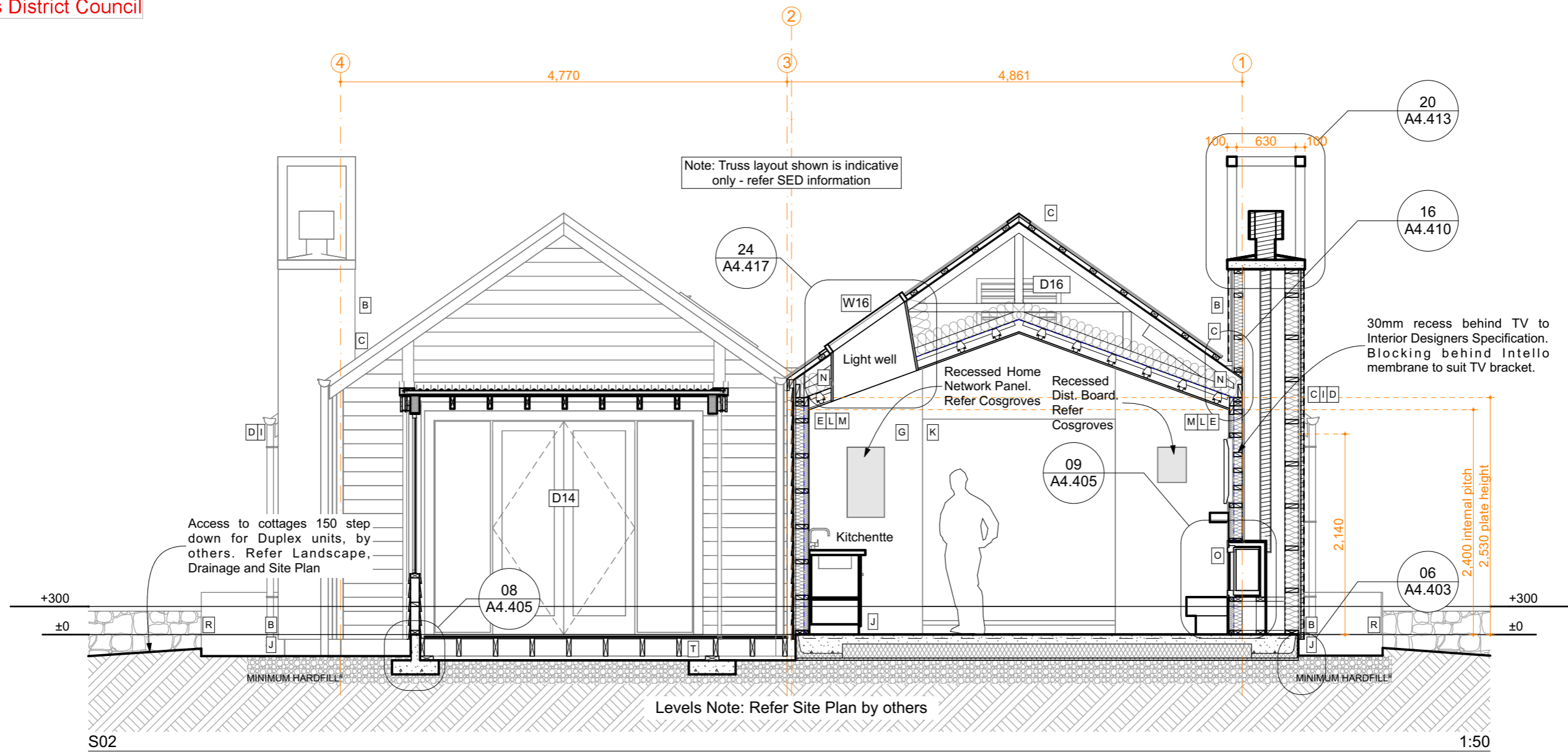
**Gibbston Valley Retreat Proposal Duplex Units**

Scale: @ A3 1:50	Drawing Title: Sections	Drawing No: <b>A4.300</b>
Drawn: CH		



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All colour-matched to selected roof colour. Include colour-matched snow straps to suit.  
All to NZBC E2 & manufacturer's standard details

**E** Knauf Earthwool 90mm R2.8 insulation in main external wall framing  
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Issue Date:	Issue:	No:

**Gibbston Valley Retreat Proposal Duplex Units**

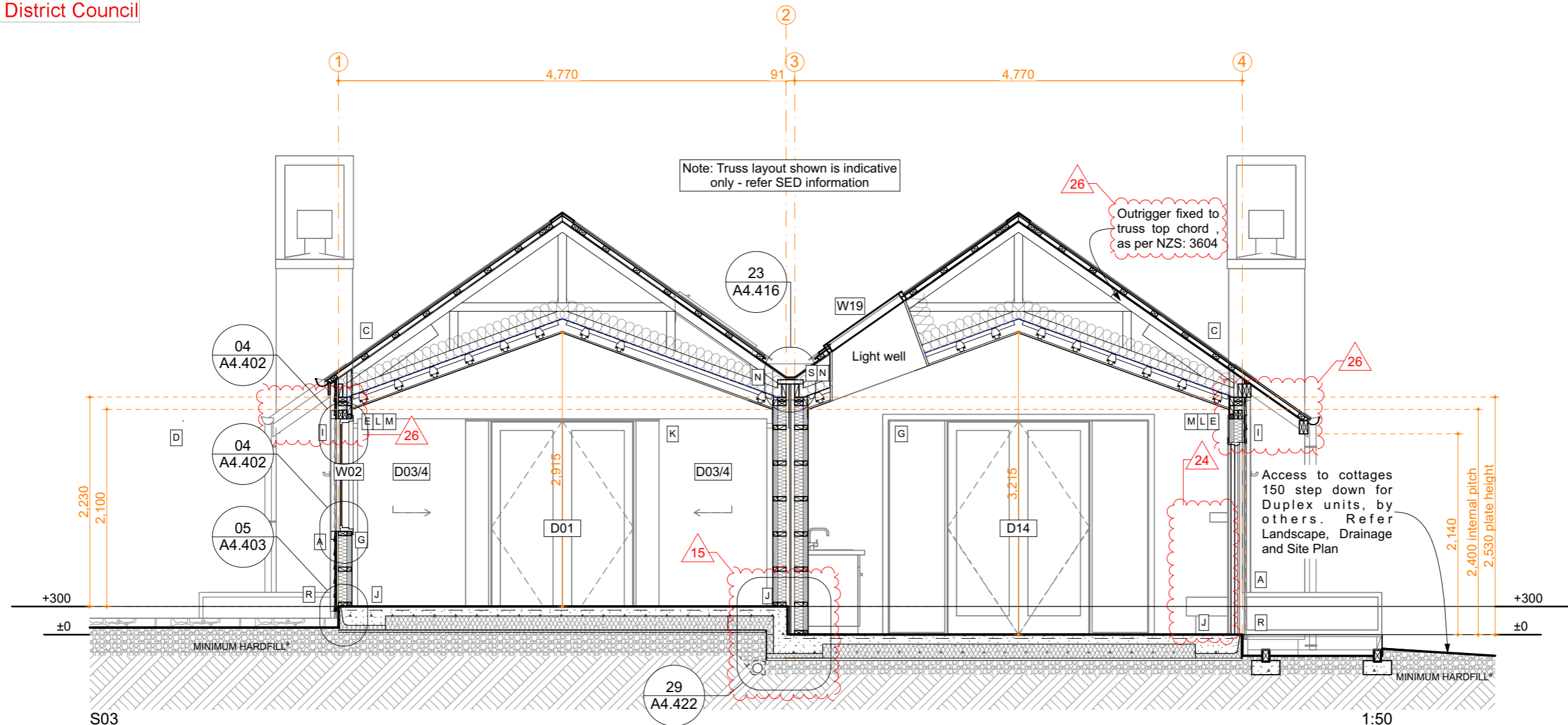
Scale: @ A3 1:50	Drawing Title: Sections	Drawing No: <b>A4.301</b>
Drawn: CH		



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Levels Note: Refer Site Plan by others

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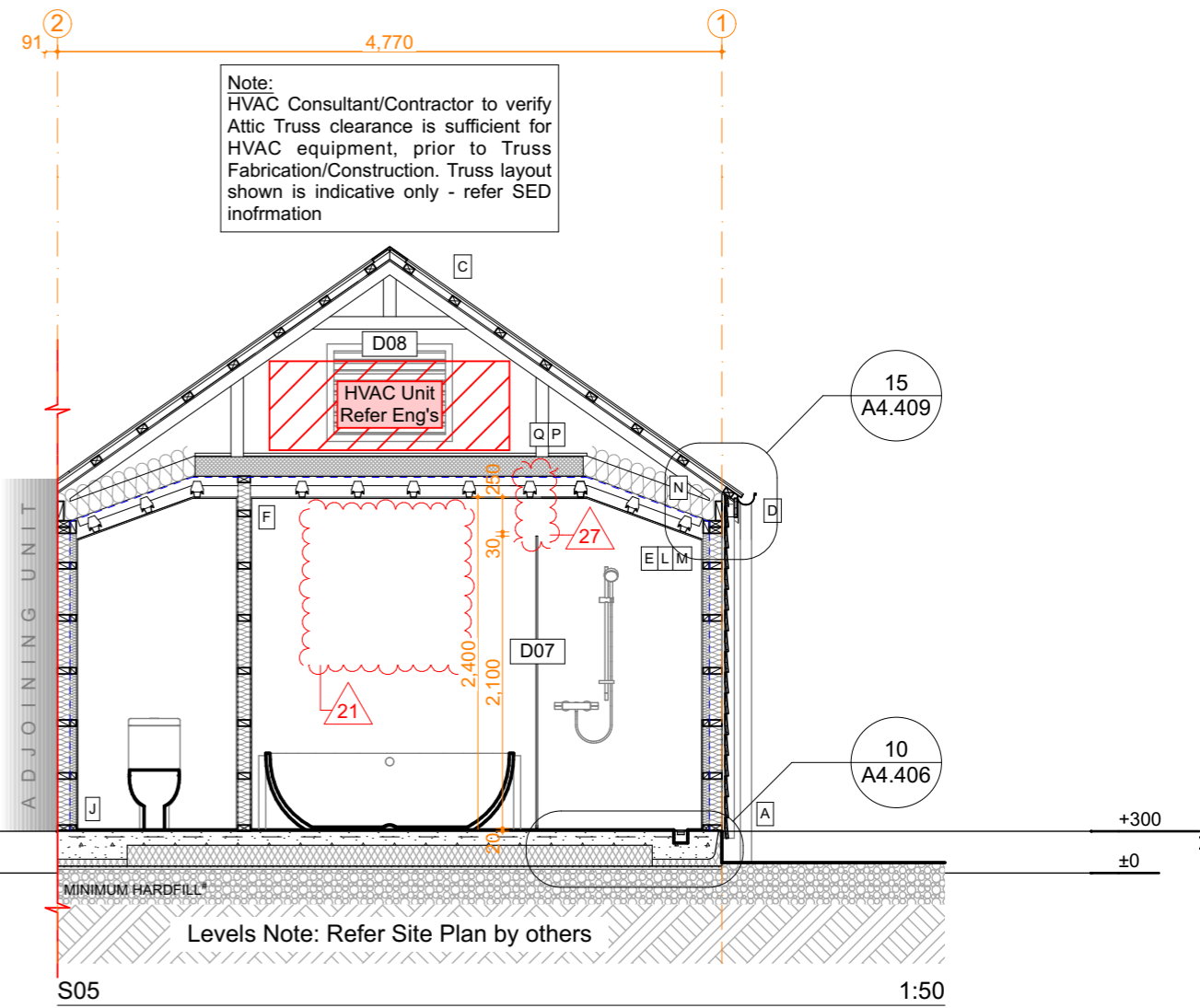
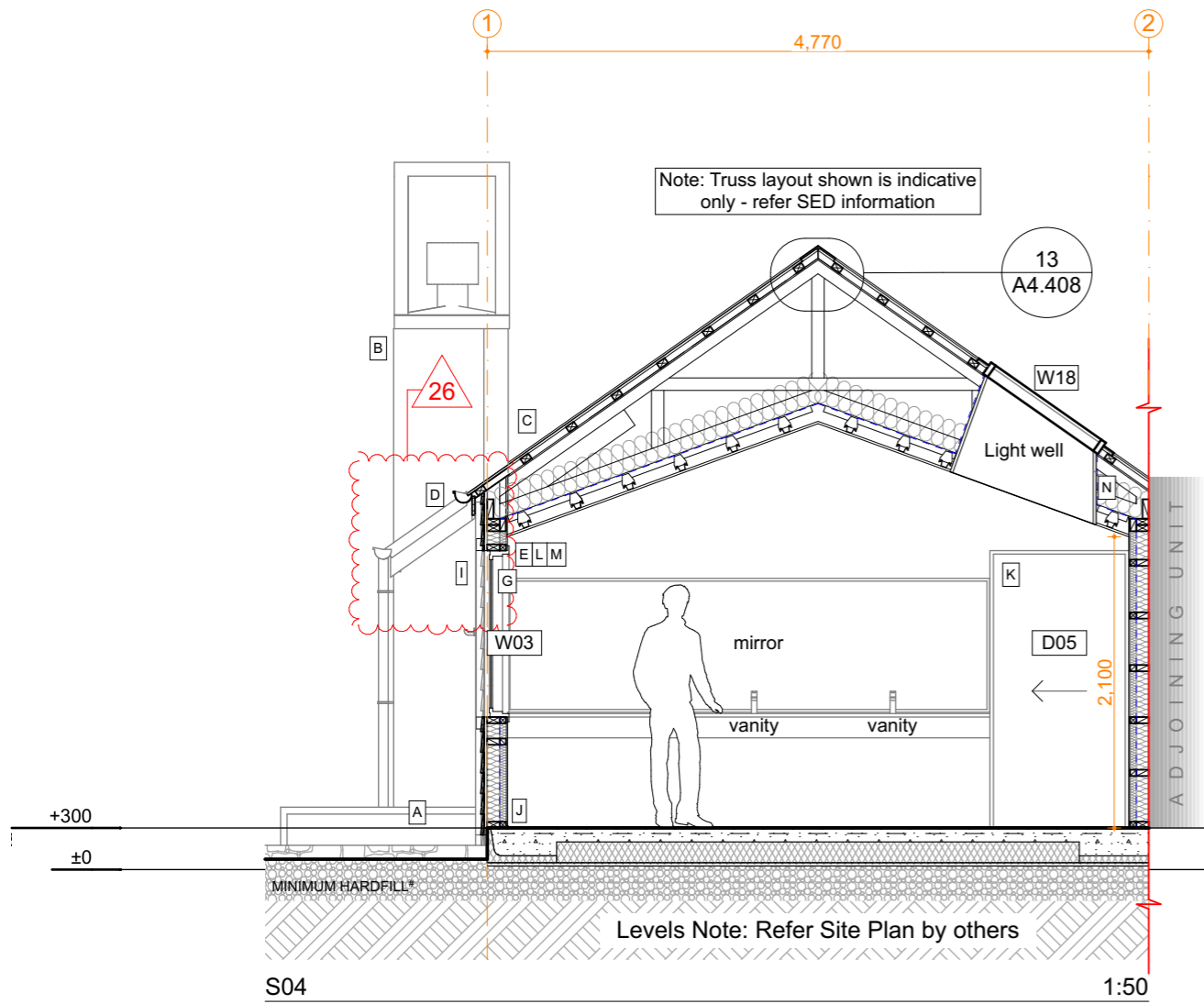
**Gibbston Valley Retreat Proposal Duplex Units**

Scale: @ A3	Drawing Title:	Drawing No:
1:50	Sections	<b>A4.302</b>
Drawn: CH		



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chris@wyattgrayarchitects.nz

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23/08/18	BC Issue	04
30/07/18	Engineer Issue	03
Issue Date:	Issue:	No:

**Gibbston Valley Retreat Proposal Duplex Units**

Scale: @ A3 1:50	Drawing Title: Sections	Drawing No: <b>A4.303</b>
Drawn: CH		



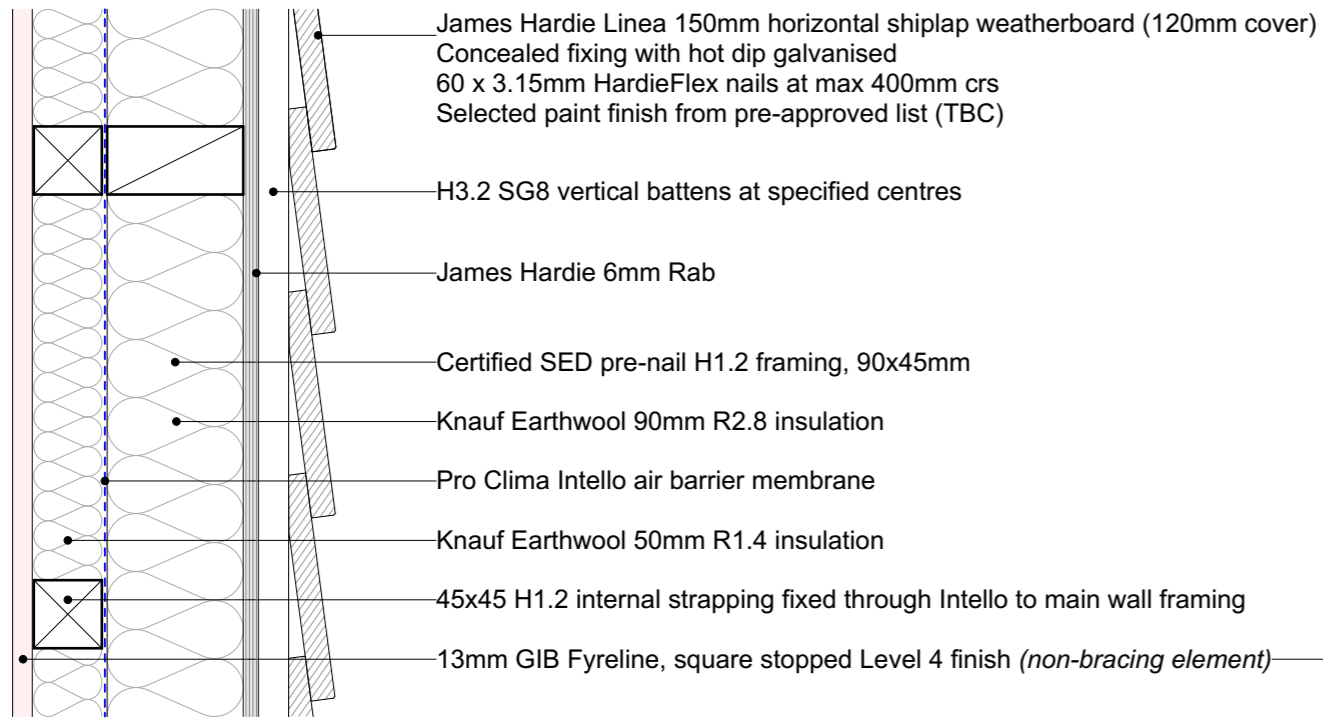
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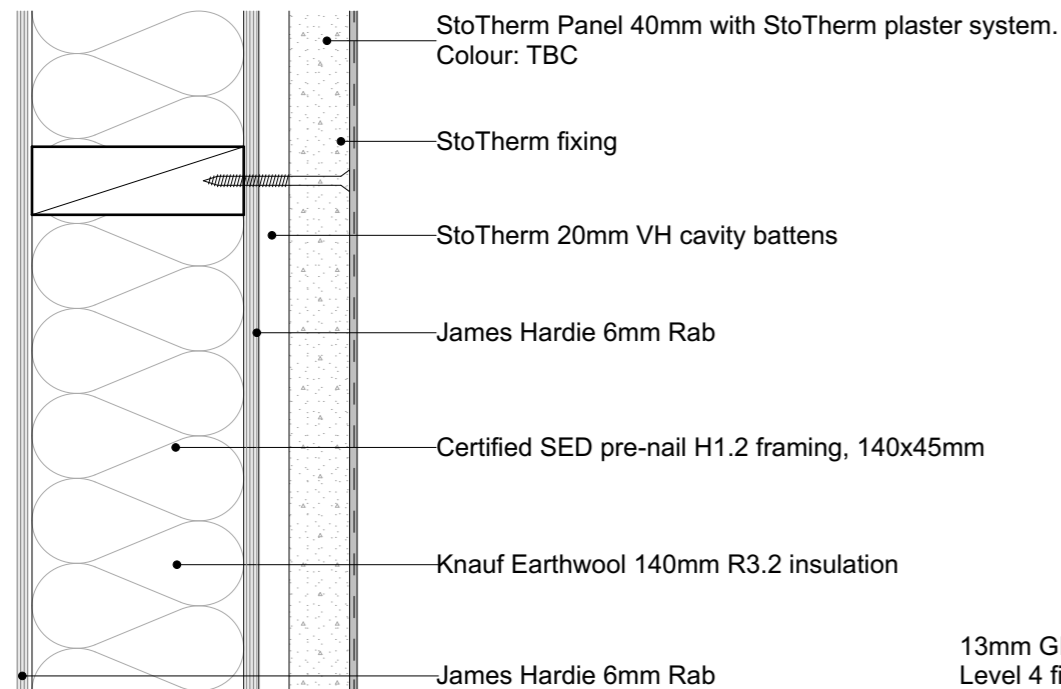
# 01 TYPICAL TIMBER FRAME WALL DETAILS

SCALE 1:5 @ A3

## TYPICAL EXTERNAL WALL CONSTRUCTION - HORIZONTAL WEATHERBOARD



## TYPICAL CHIMNEY WALL CONSTRUCTION



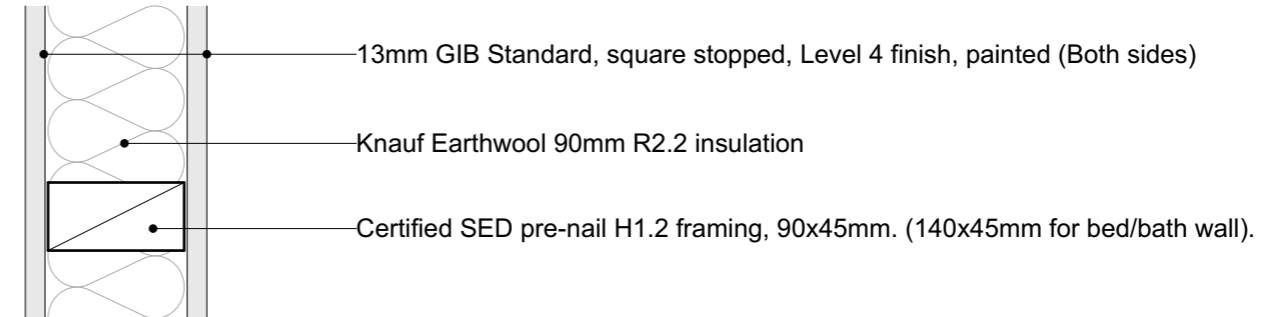
## GENERAL NOTE - AIRTIGHT HOUSE:-

AS FAR AS POSSIBLE, ALL SERVICES PENETRATIONS INCLUDING WIRING & PIPING IN THE EXTERIOR WALLS IS TO RUN WITHIN THE 45MM STRAPPING LAYER (INSIDE THE INTELLO BARRIER) TO MAINTAIN BUILDING AIRTIGHTNESS.

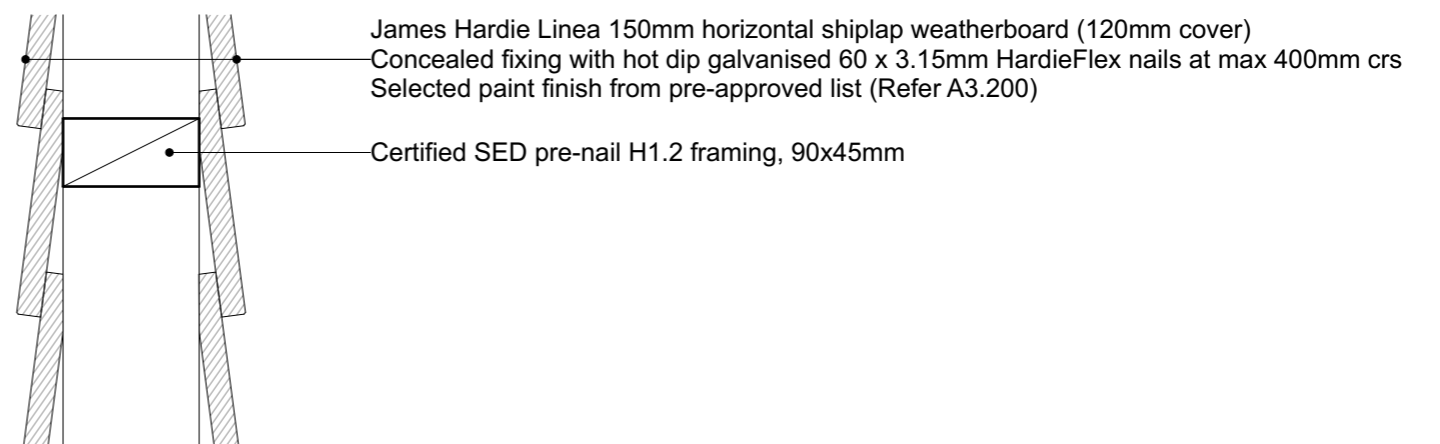
ALL PENETRATIONS THROUGH INTELLO MUST BE PROPERLY SEALED AS PER PRO CLIMA RECOMMENDATIONS.

BLOWER DOOR PRESSURIZATION TEST TO BE CARRIED OUT TO EN 13829  
COMPLETED HOUSE MUST ACHIEVE AN AIRTIGHTNESS OF NO MORE THAN 0.6 ACH.

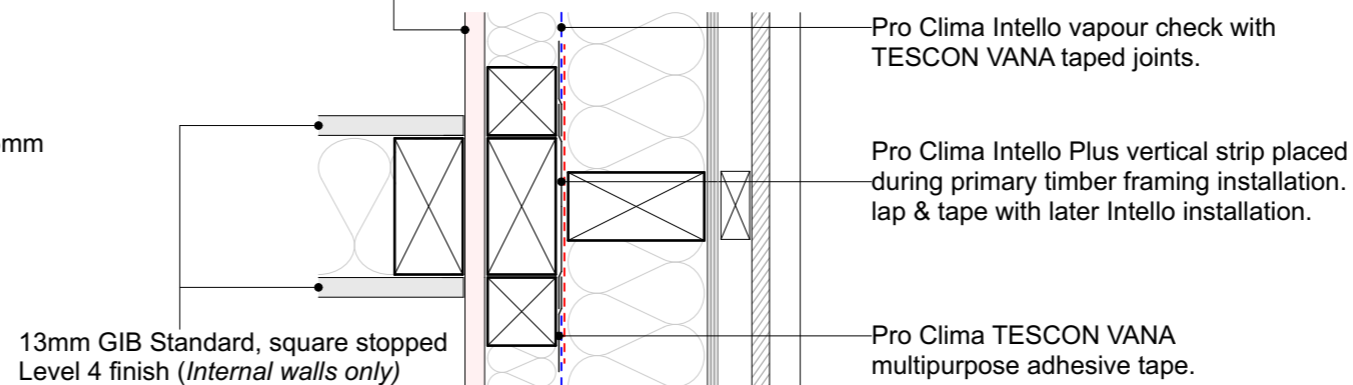
## TYPICAL INTERNAL WALL CONSTRUCTION



## NIB WALL CONSTRUCTION



## CONTINUATION OF INTELLO AIR BARRIER MEMBRANE - PLAN DETAIL



## GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

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Issue Date:	Issue:	No:

## Gibbston Valley Retreat Proposal Duplex Units

Scale: @ A3 1:5	Drawing Title: Typical Wall Details	Drawing No: <b>A4.400</b>
Drawn: CH		

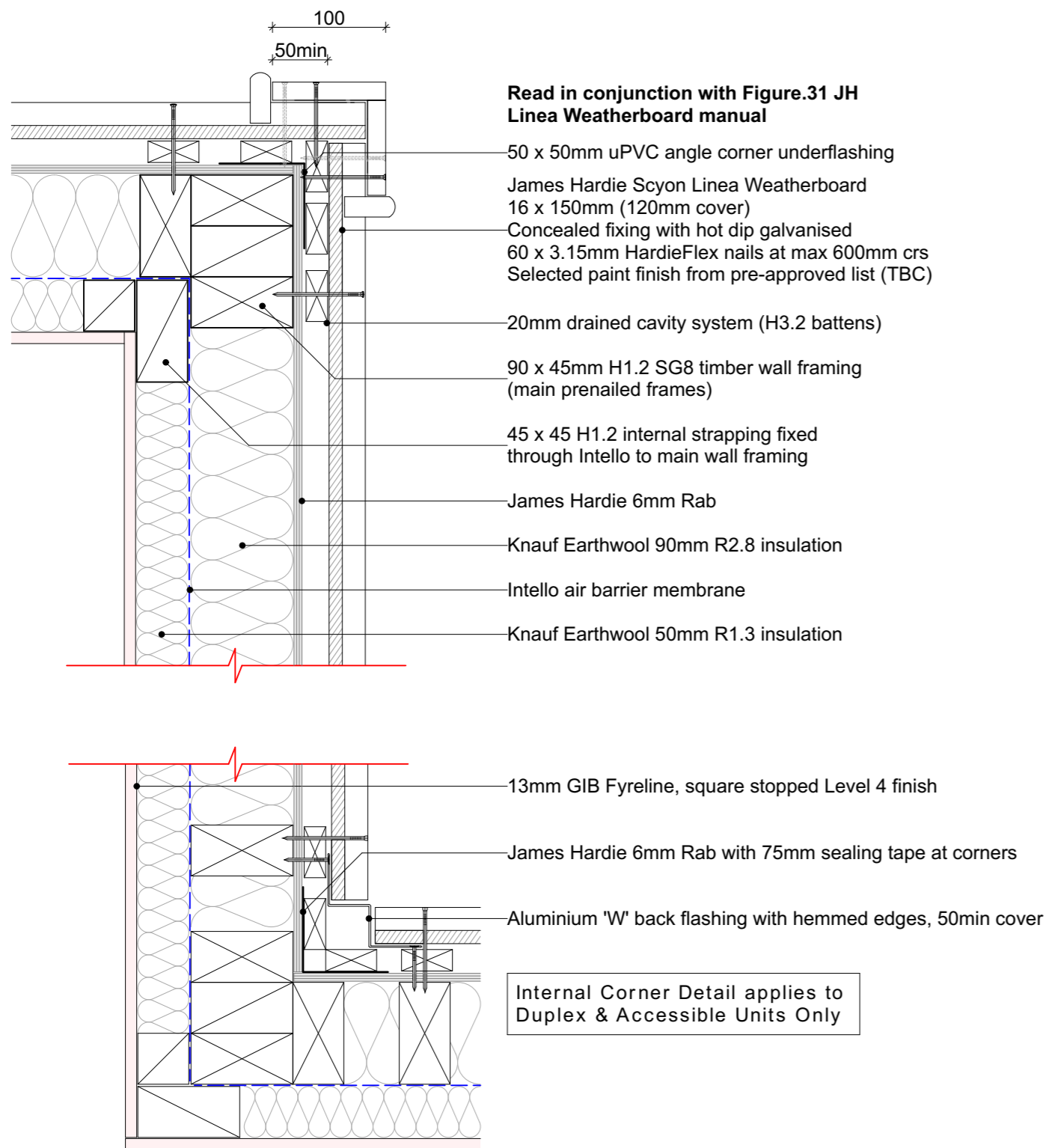


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chris@wyattgrayarchitects.nz

Do not scale off print - refer to figured dimensions.  
Refer to larger details where possible.  
Confirm all dimensions on site prior to construction.  
Consult with Architect immediately if discrepancies are found.

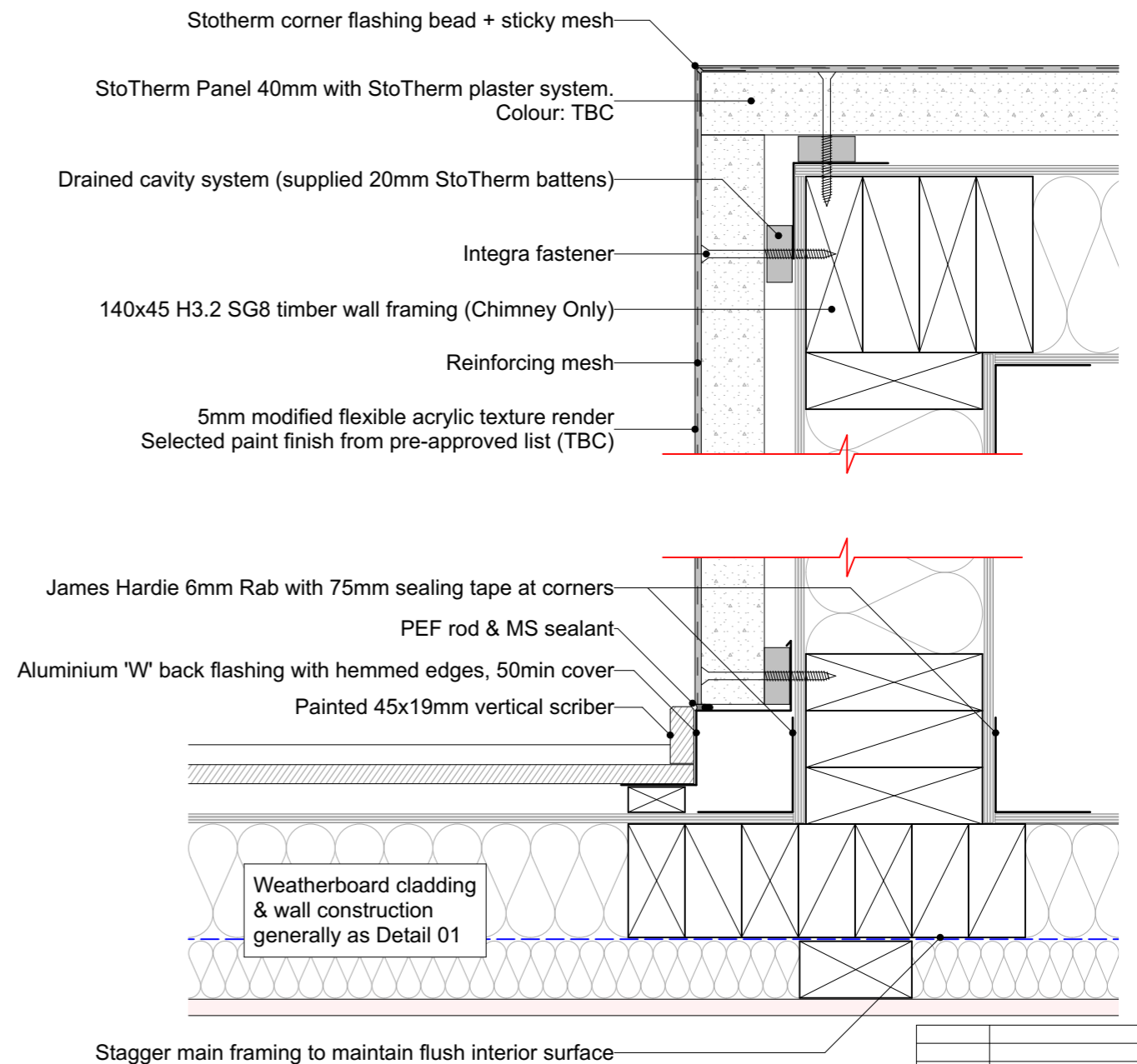
# 02 TYPICAL EXT/INT CORNER W/BD - PLAN DETAIL

A4.010b SCALE 1:5 @ A3



# 03 CHIMNEY CORNERS - PLAN DETAIL

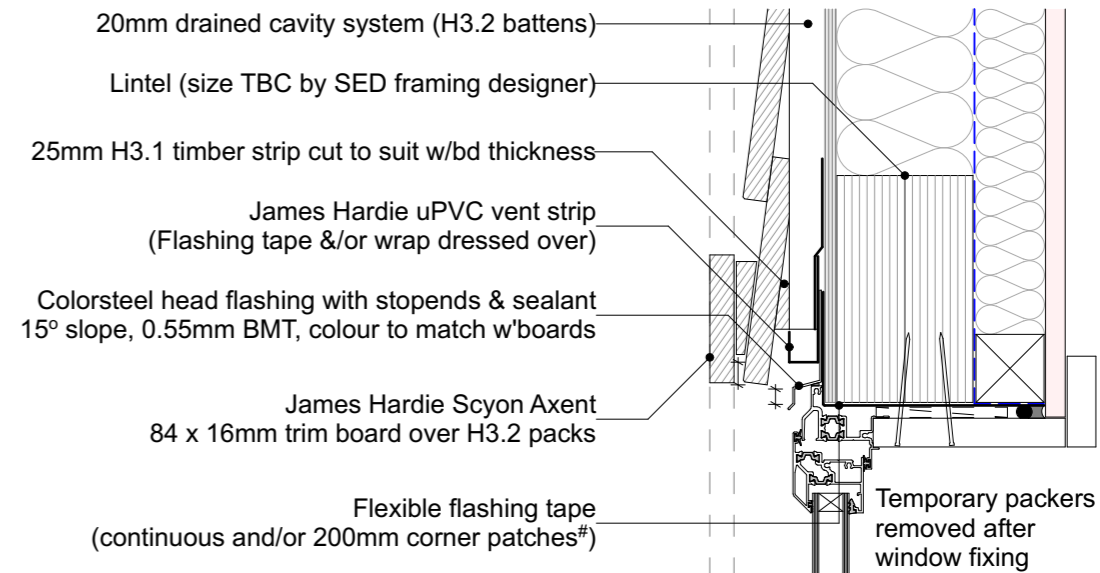
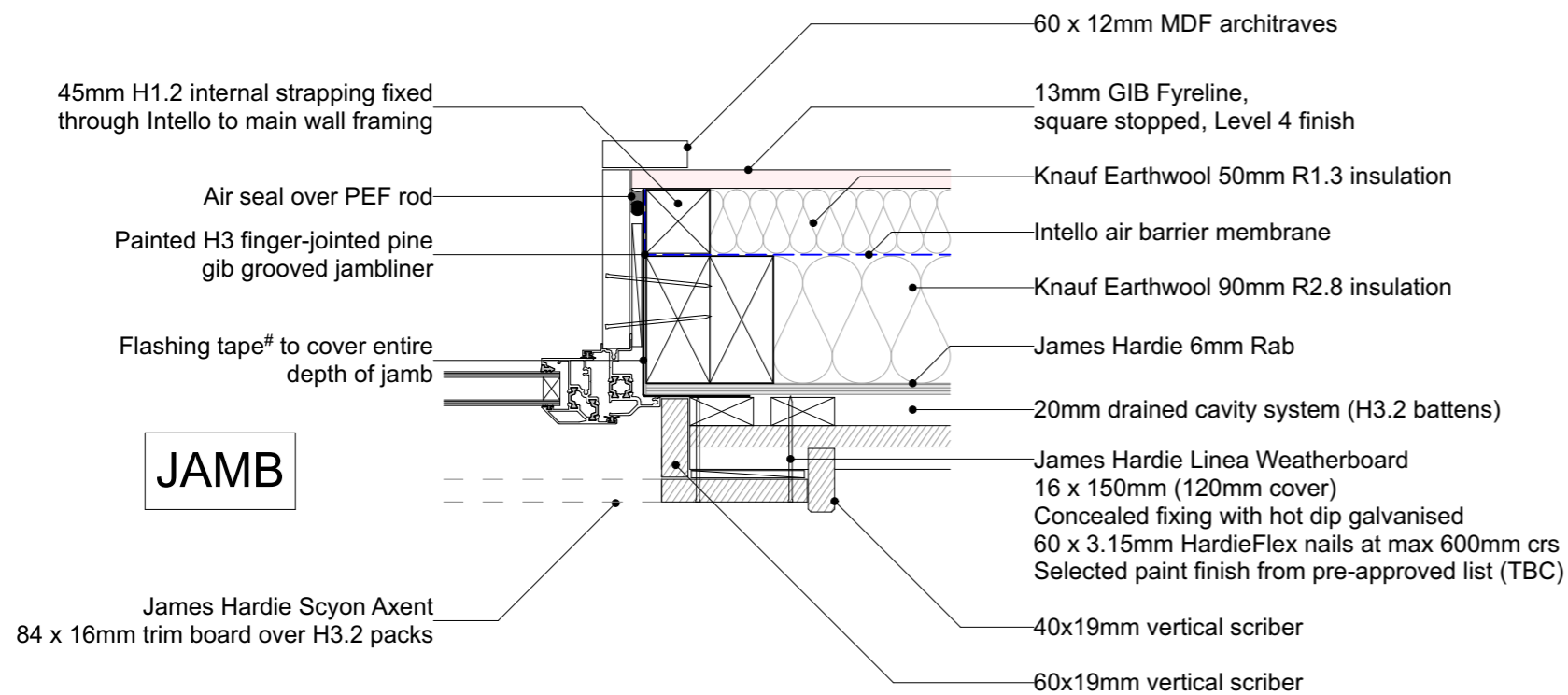
A4.010b SCALE 1:5 @ A3



19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
Issue Date:	Issue:	No:
<b>Gibbston Valley Retreat Proposal Duplex Units</b>		
Scale: @ A3 1:5	Drawing Title: Typical Corner Details	Drawing No: <b>A4.401</b>
Drawn: CH		
<b>WYATT + GRAY</b> architects		
PO Box 172, Queenstown		+64 3 442 8709
chris@wyattgrayarchitects.nz		
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		

# 04 TYPICAL WINDOW DETAILS (WEATHERBOARD)

A4.010b SCALE 1:5 @ A3



**HEAD**

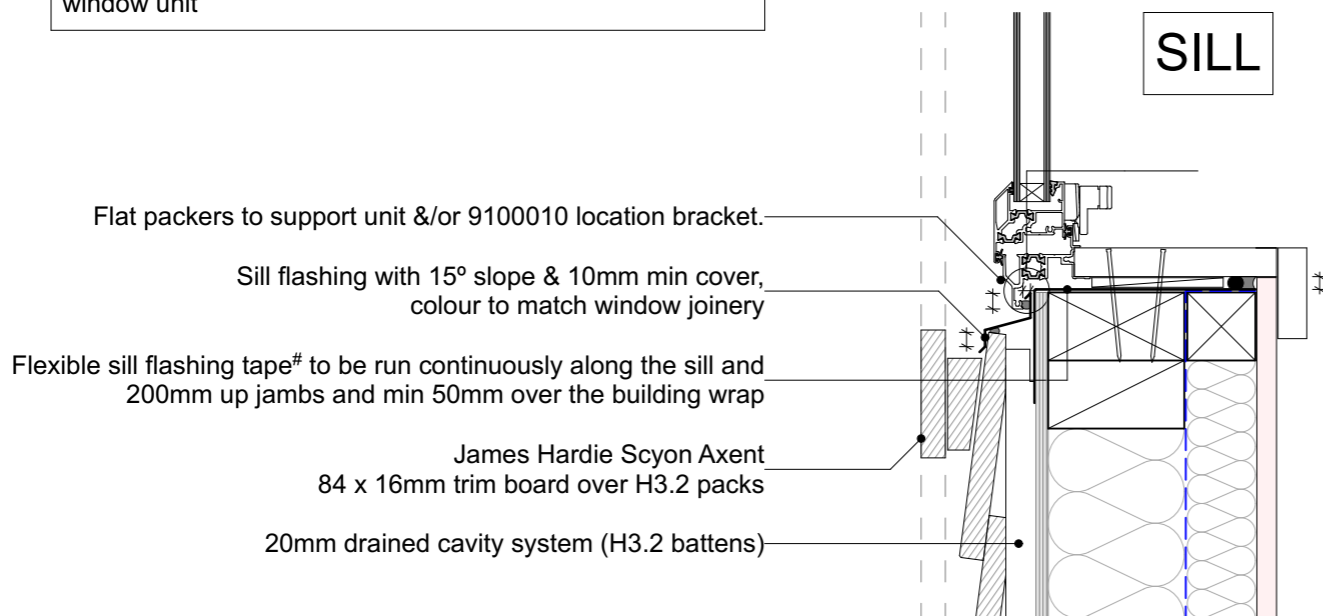
Ecopy Sealing Tape to full extent of opening. (Areas with Solitex Extasana wrap to have Tescon Extoseal one piece flexible sill tape cover to NZBC E2/AS1 Section 9.1.5)

\* Contega tape to cover complete perimeter of jambliner junction with aluminium joinery prior to installation of window unit

**Vistalite 'Pacific Thermal' thermally-broken aluminium joinery.**  
Double glazing (4mm clear glass / 12mm argon gap / 4mm glass)  
Grade A Safety Glass where required by NZBC F2 / NZS 4223

Read in conjunction with standard manufacturer details for:-  
- Vistalite 'Pacific Thermal'  
- James Hardie Linea cladding  
- ProClima Intello airtightness membrane system  
- James Hardie Rab board

# Note: minimum flashing tape requirements around window reveals will depend on bracing requirements  
(JH Rab board will have differing specification to traditional building wrap)



**SILL**

**GENERAL NOTE - AIRTIGHT HOUSE:-**

AS FAR AS POSSIBLE, ALL SERVICES PENETRATIONS INCLUDING WIRING & PIPING IN THE EXTERIOR WALLS IS TO RUN WITHIN THE 45MM STRAPPING LAYER (INSIDE THE INTELLO BARRIER) TO MAINTAIN BUILDING AIRTIGHTNESS.

ALL PENETRATIONS THROUGH INTELLO MUST BE PROPERLY SEALED AS PER PRO CLIMA RECOMMENDATIONS.

BLOWER DOOR PRESSURIZATION TEST TO BE CARRIED OUT TO EN 13829 COMPLETED HOUSE MUST ACHIEVE AN AIRTIGHTNESS OF NO MORE THAN 0.6 ACH.

19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

**Gibbston Valley Retreat Proposal Duplex Units**

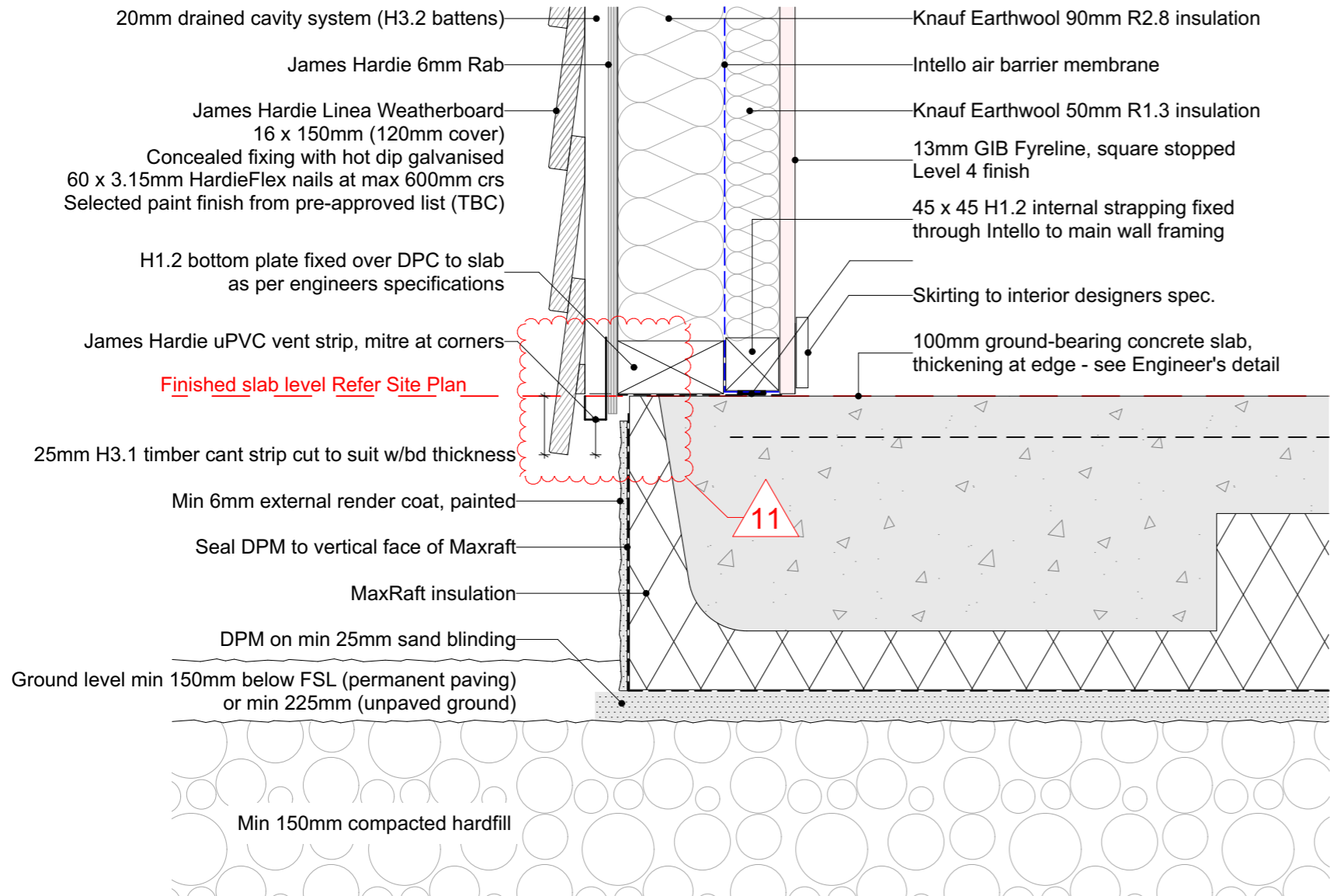
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Drawn: CH		



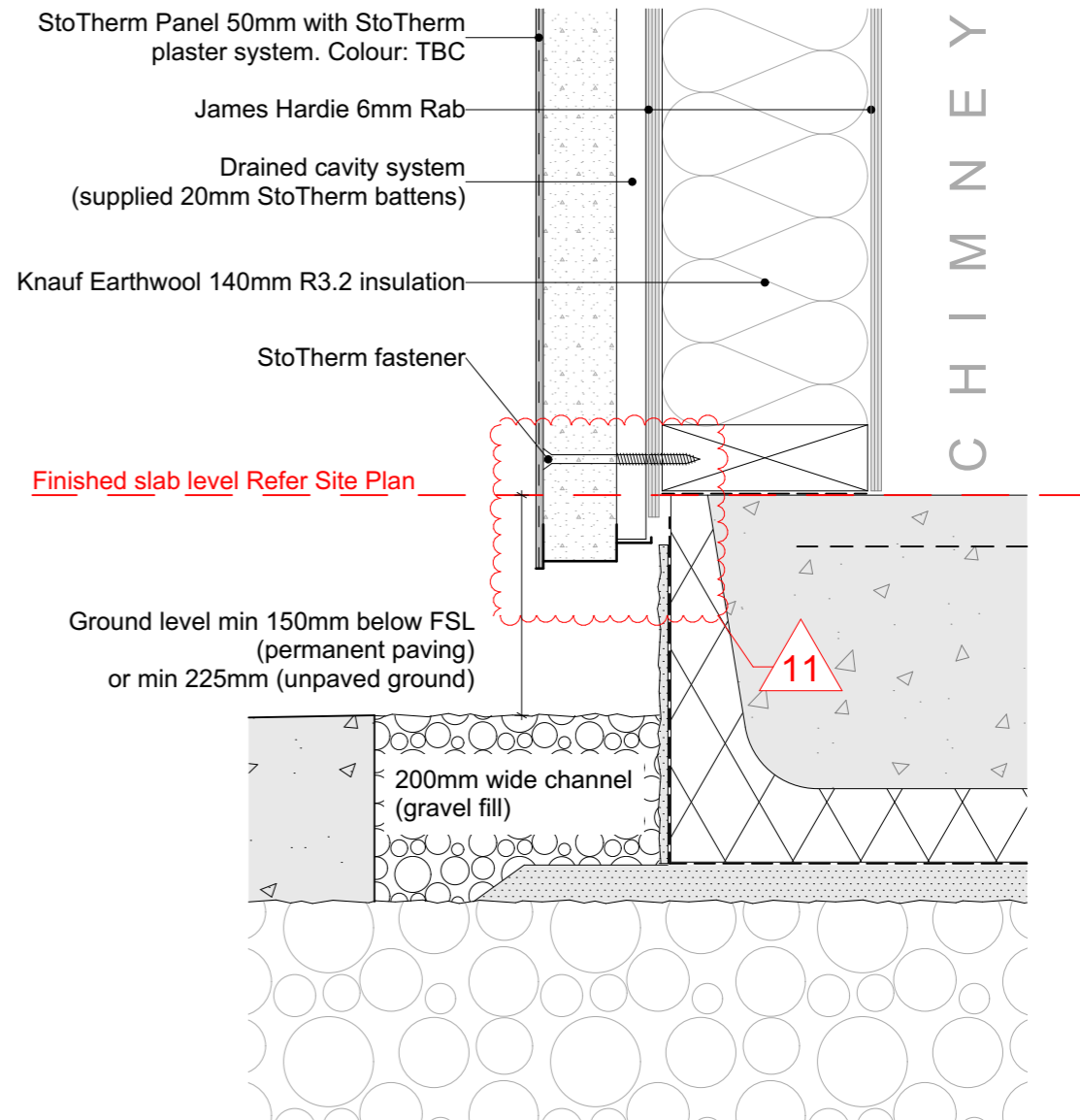
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Do not scale off print - refer to figured dimensions.  
Refer to larger details where possible.  
Confirm all dimensions on site prior to construction.  
Consult with Architect immediately if discrepancies are found.

**05 TYPICAL SLAB EDGE DETAIL**  
A4.301 SCALE 1:5 @ A3



**06 SLAB EDGE CHIMNEY**  
A4.301 SCALE 1:5 @ A3



**GENERAL NOTES**

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

**GENERAL NOTE - AIRTIGHT HOUSE:-**

AS FAR AS POSSIBLE, ALL SERVICES PENETRATIONS INCLUDING WIRING & PIPING IN THE EXTERIOR WALLS IS TO RUN WITHIN THE 45MM STRAPPING LAYER (INSIDE THE INTELLO BARRIER) TO MAINTAIN BUILDING AIRTIGHTNESS.

ALL PENETRATIONS THROUGH INTELLO MUST BE PROPERLY SEALED AS PER PRO CLIMA RECOMMENDATIONS.

BLOWER DOOR PRESSURIZATION TEST TO BE CARRIED OUT TO EN 13829 COMPLETED HOUSE MUST ACHIEVE AN AIRTIGHTNESS OF NO MORE THAN 0.6 ACH.

19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
Issue Date:	Issue:	No:
<b>Gibbston Valley Retreat Proposal Duplex Units</b>		
Scale: @ A3 1:5	Drawing Title: Slab Edge Detail	Drawing No: <b>A4.403</b>
Drawn: CH		
<b>WYATT + GRAY</b> architects		
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Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		

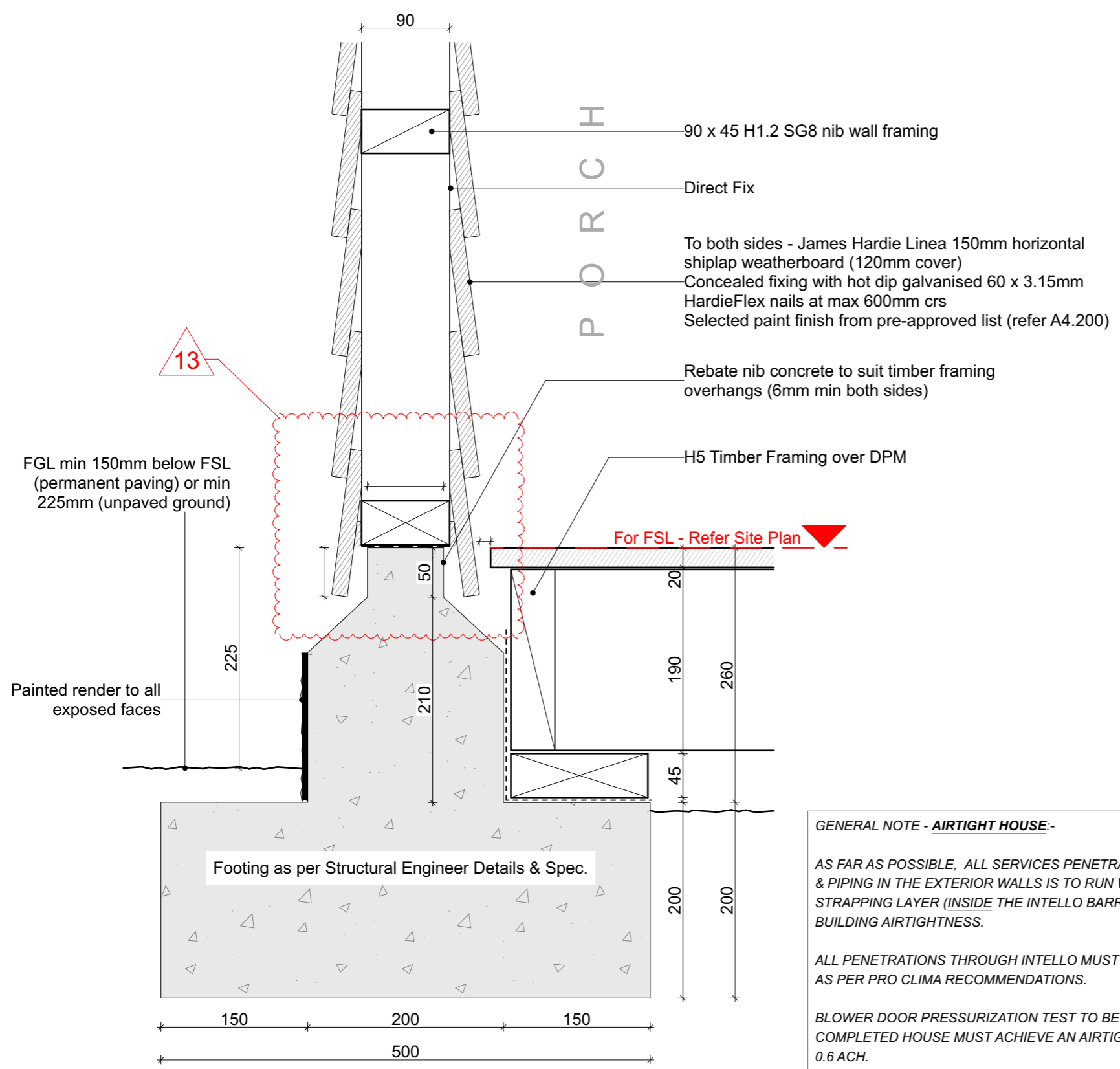


**08 NIB WALL DETAILS**  
A4.301 SCALE 1:5 @ A3

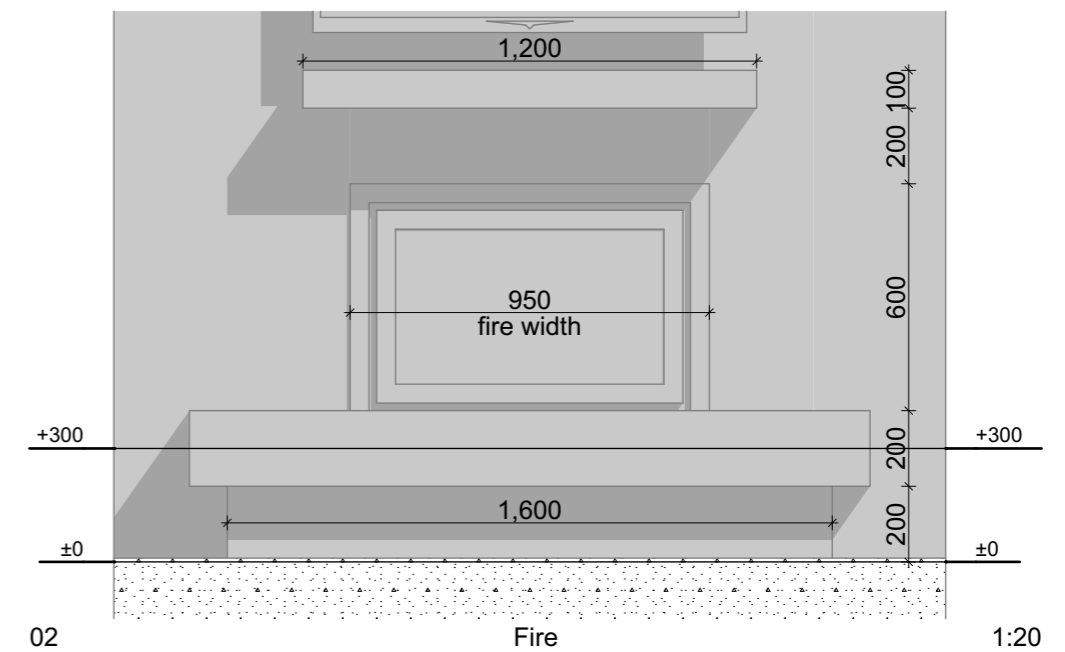
**GENERAL NOTES**

- To be read in conjunction with Structural Engineer's specification and details (Refer Aireys S1.02)
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

**NIB WALL FOOTING - SECTION DETAIL**



**09 HEARTH DETAILS (Fire Escea DF960)**  
A4.301 SCALE 1:5 @ A3

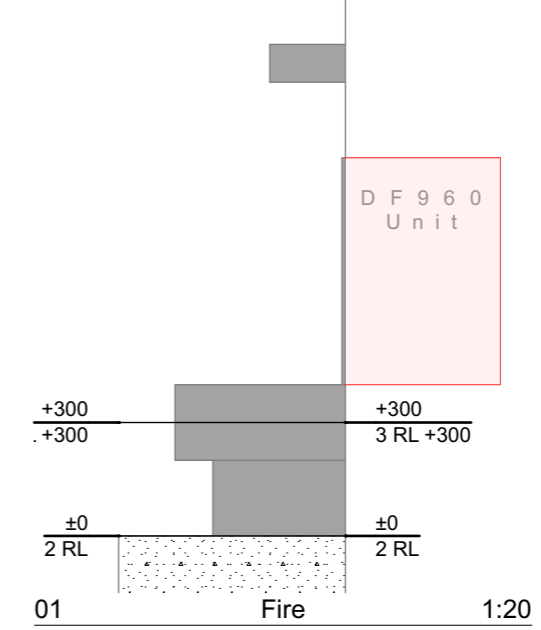


**GENERAL NOTE - AIRTIGHT HOUSE:-**

AS FAR AS POSSIBLE, ALL SERVICES PENETRATIONS INCLUDING WIRING & PIPING IN THE EXTERIOR WALLS IS TO RUN WITHIN THE 45MM STRAPPING LAYER (INSIDE THE INTELLO BARRIER) TO MAINTAIN BUILDING AIRTIGHTNESS.

ALL PENETRATIONS THROUGH INTELLO MUST BE PROPERLY SEALED AS PER PRO CLIMA RECOMMENDATIONS.

BLOWER DOOR PRESSURIZATION TEST TO BE CARRIED OUT TO EN 13829 COMPLETED HOUSE MUST ACHIEVE AN AIRTIGHTNESS OF NO MORE THAN 0.6 ACH.



19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

**Gibbston Valley Retreat Proposal Duplex Units**

Scale: @ A3 1:5, 1:20	Drawing Title: Nib Wall & Hearth Details	Drawing No: <b>A4.405</b>
Drawn: CH		

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architects

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Do not scale off print - refer to figured dimensions.  
Refer to larger details where possible.  
Confirm all dimensions on site prior to construction.  
Consult with Architect immediately if discrepancies are found.



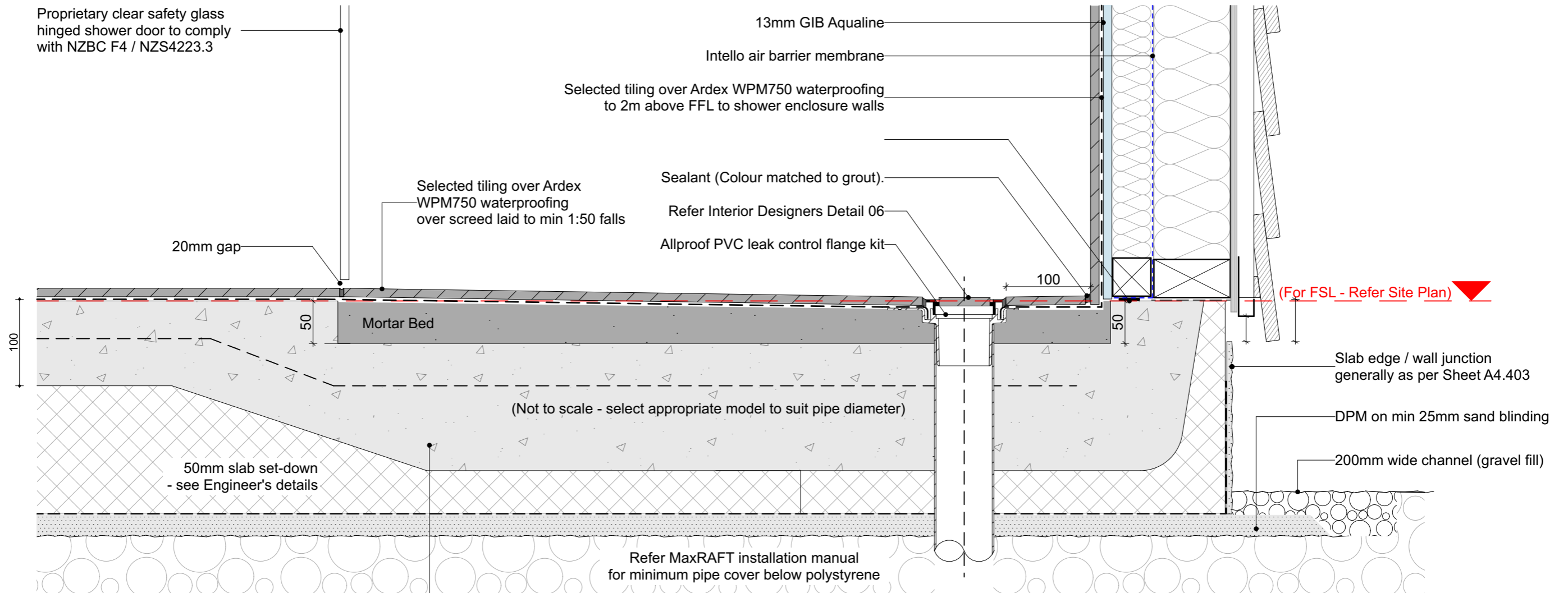
# 10 REBATED SHOWER SLAB DETAILS

A4.303 SCALE 1:5 @ A3

## GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

Read in conjunction with GIB Aqualine installation guidelines



**\* Note: in-slab heating system TBC**  
**Check minimum slab thickness requirements**

Slab thickening, as per Engineers Specifications. Refer: Detail 5 S1.02

### GENERAL NOTE - AIRTIGHT HOUSE:-

AS FAR AS POSSIBLE, ALL SERVICES PENETRATIONS INCLUDING WIRING & PIPING IN THE EXTERIOR WALLS IS TO RUN WITHIN THE 45MM STRAPPING LAYER (INSIDE THE INTELLO BARRIER) TO MAINTAIN BUILDING AIRTIGHTNESS.

ALL PENETRATIONS THROUGH INTELLO MUST BE PROPERLY SEALED AS PER PRO CLIMA RECOMMENDATIONS.

BLOWER DOOR PRESSURIZATION TEST TO BE CARRIED OUT TO EN 13829 COMPLETED HOUSE MUST ACHIEVE AN AIRTIGHTNESS OF NO MORE THAN 0.6 ACH.

19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

### Gibbston Valley Retreat Proposal Duplex Units

Scale: @ A3	Drawing Title:	Drawing No:
1:5	Rebated Shower Slab Detail	A4.406
Drawn: CH		



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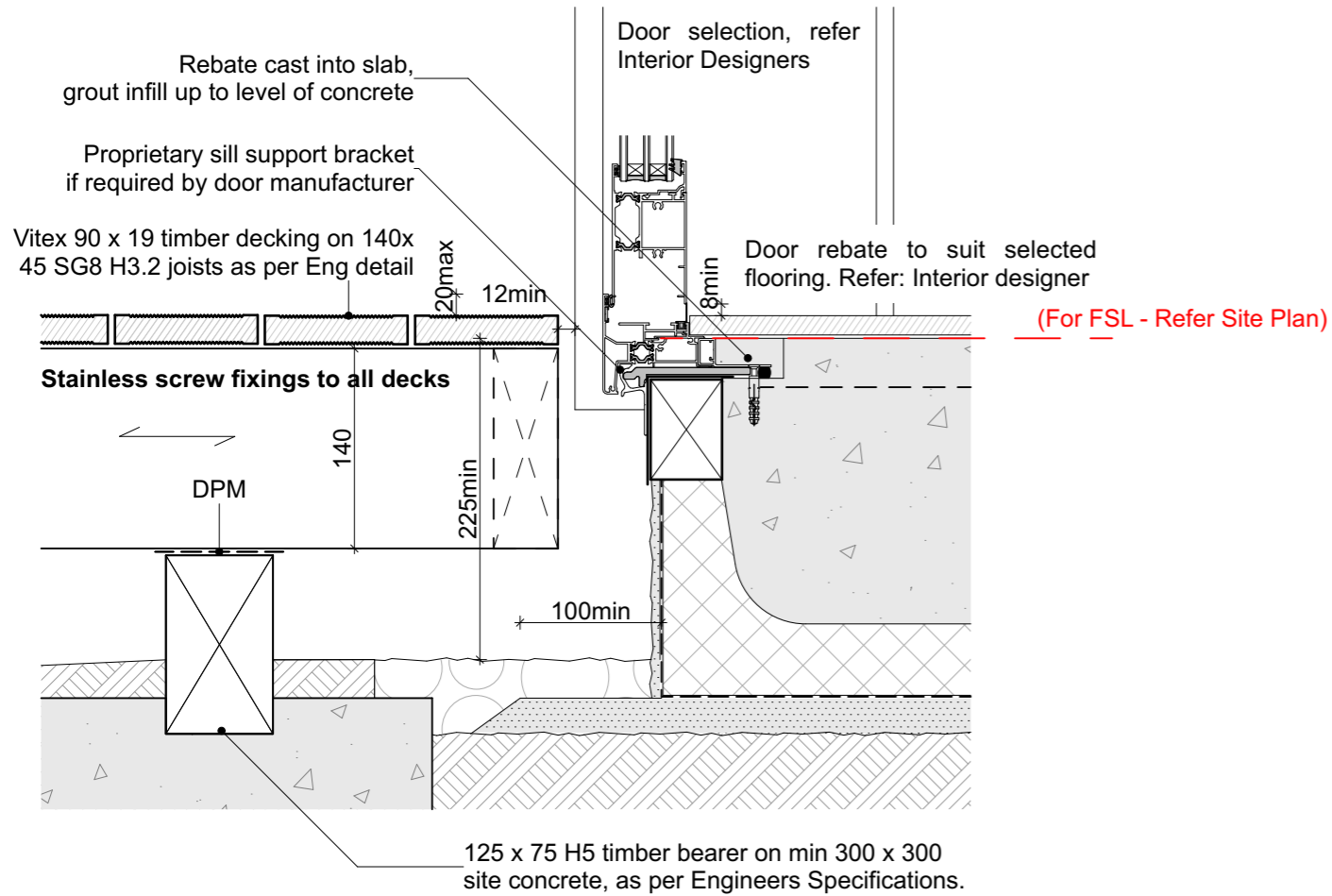
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.

# 11 REBATED ENTRY DOOR SILL DETAIL

SCALE 1:5 @ A3

## ENTRY DOOR SILL DETAIL (REBATED SILL)

NOTE: Rebate depth and height may vary from what is shown  
- subject to floor finish / inward opening door variants



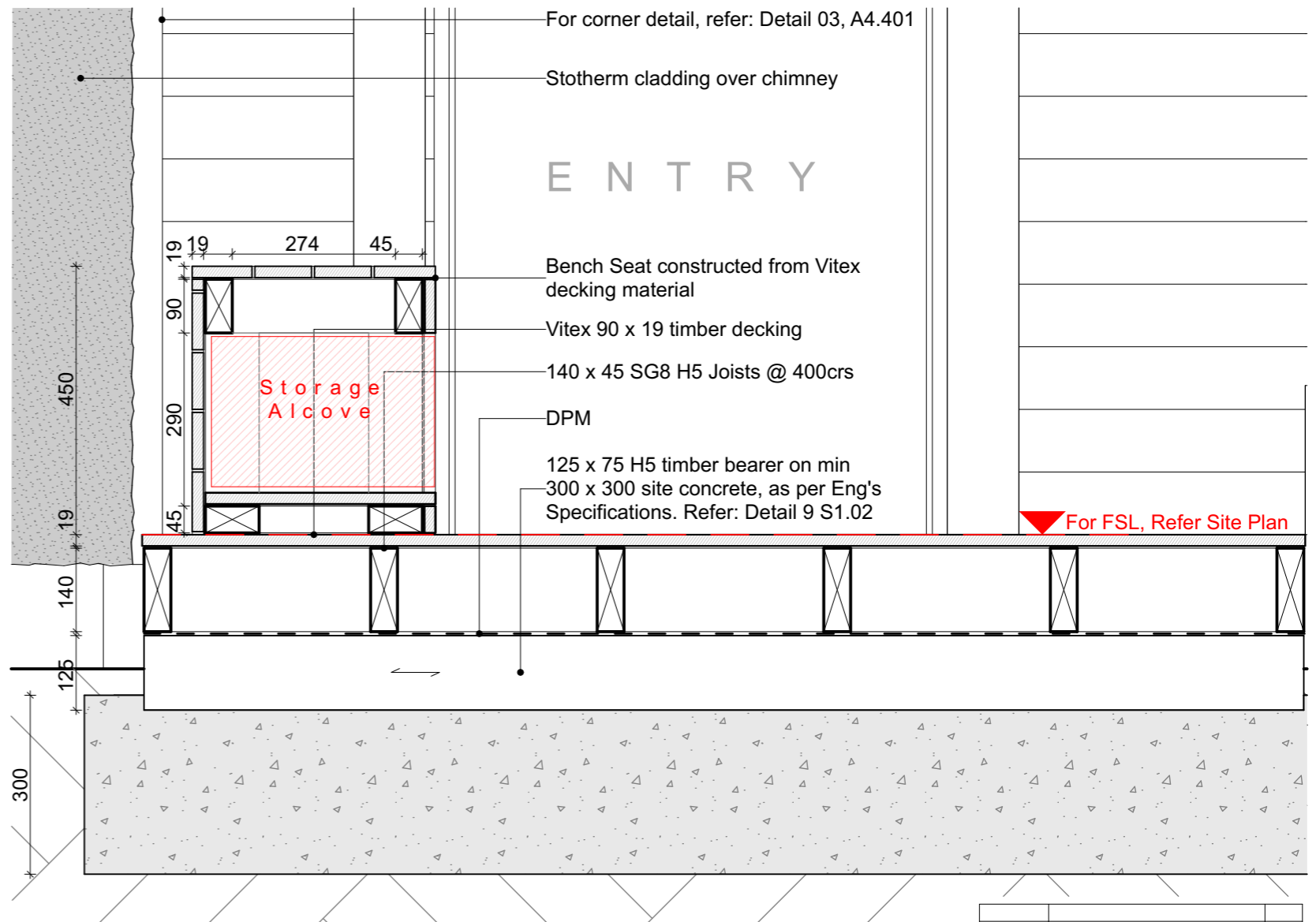
NOTE:  
Sill details without a timber liner are NOT covered by E2/AS1  
so this detail is an Alternative solution, based on historic, best practice methods  
& window manufacturer Standard Details.  
Acceptance of this detail will be at the discretion of the Territorial Authority (Council).  
A rebate that allows the timber sill liner to be retained would comply with E2.

### GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

# 12 ENTRY DECK DETAIL

A4.010 SCALE 1:10 @ A3



19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

<b>Gibbston Valley Retreat Proposal Duplex Units</b>		
Scale: @ A3 1:5, 1:10	Drawing Title: Rebated Door Sill & Entry Deck Detail	Drawing No: <b>A4.407</b>
Drawn: CH		

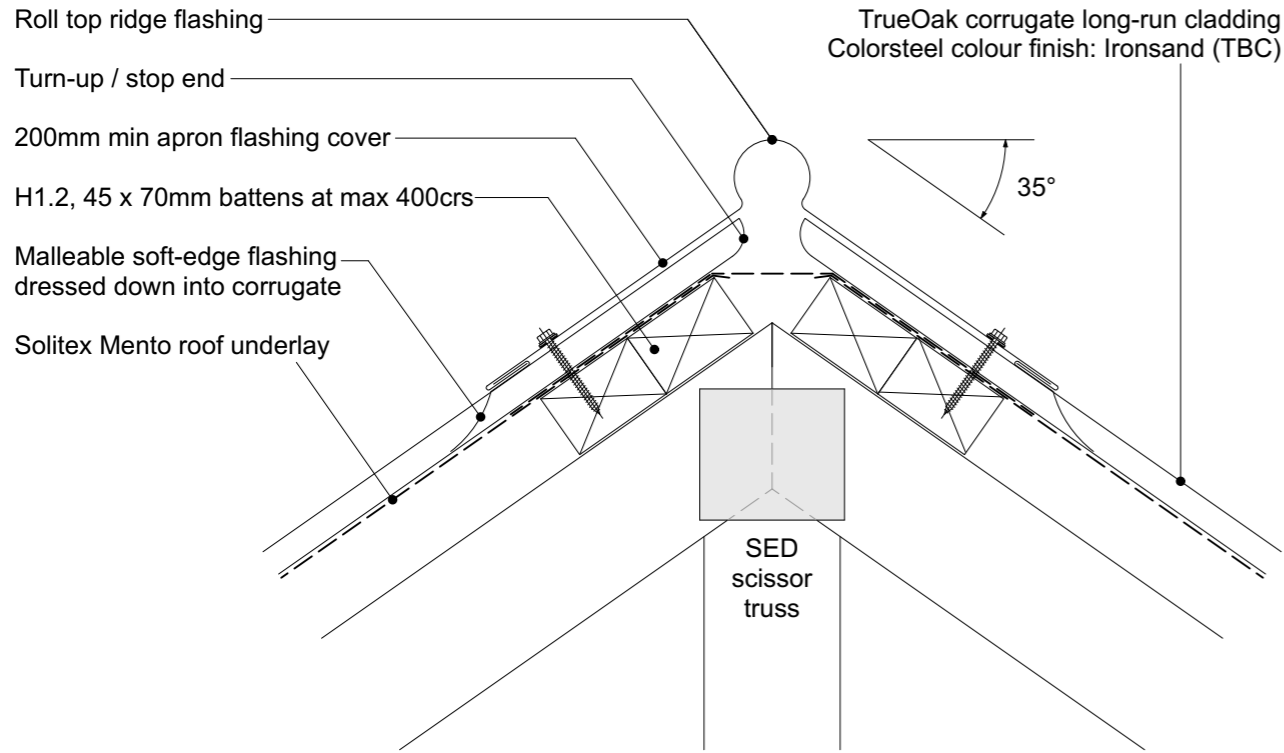


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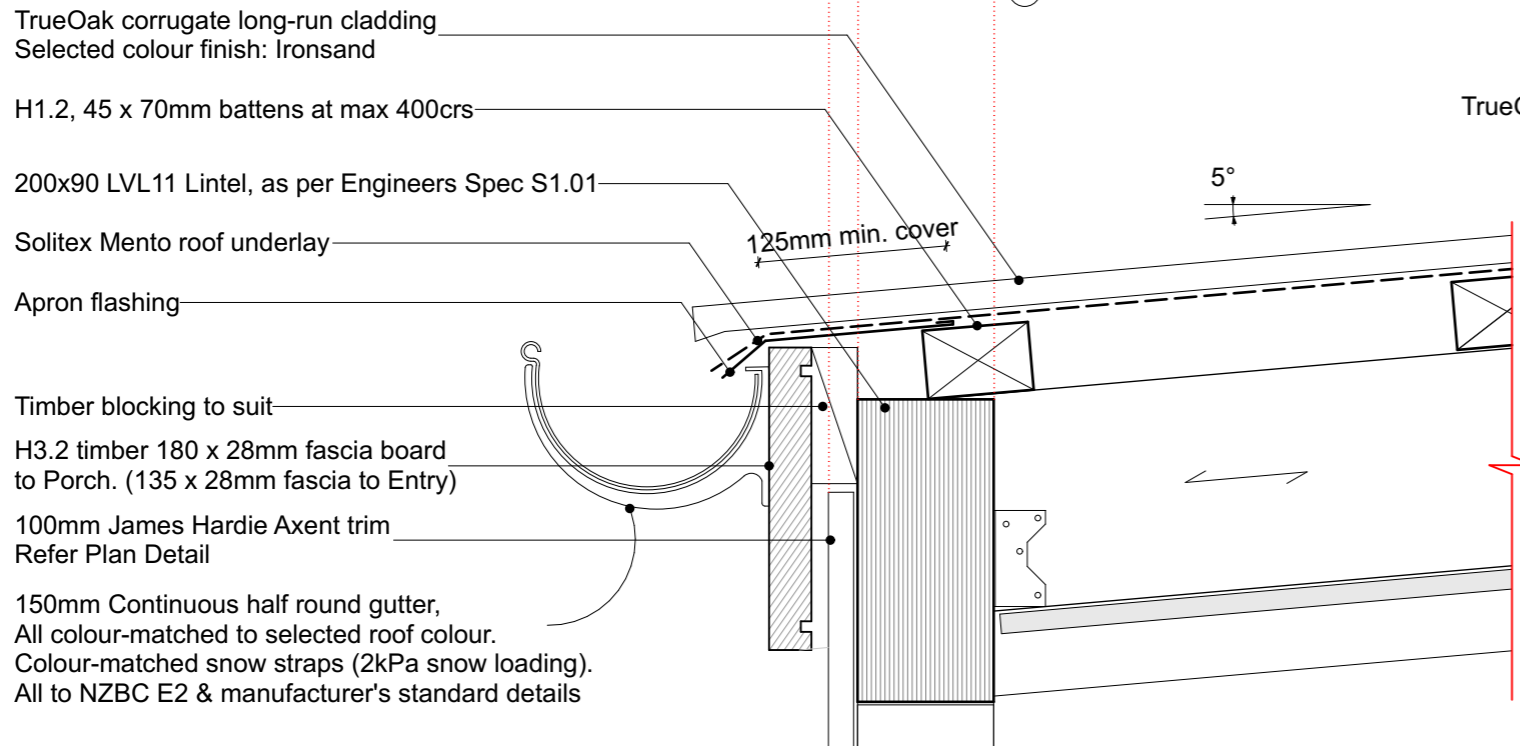
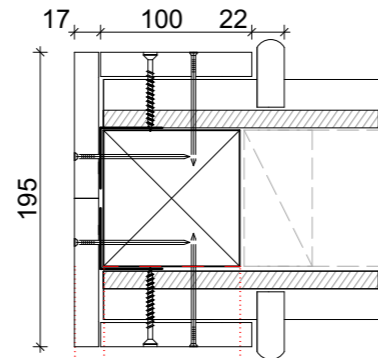
# 13 BARGE & APRON FLASHING DETAIL

A4.303 SCALE 1:5 @ A3



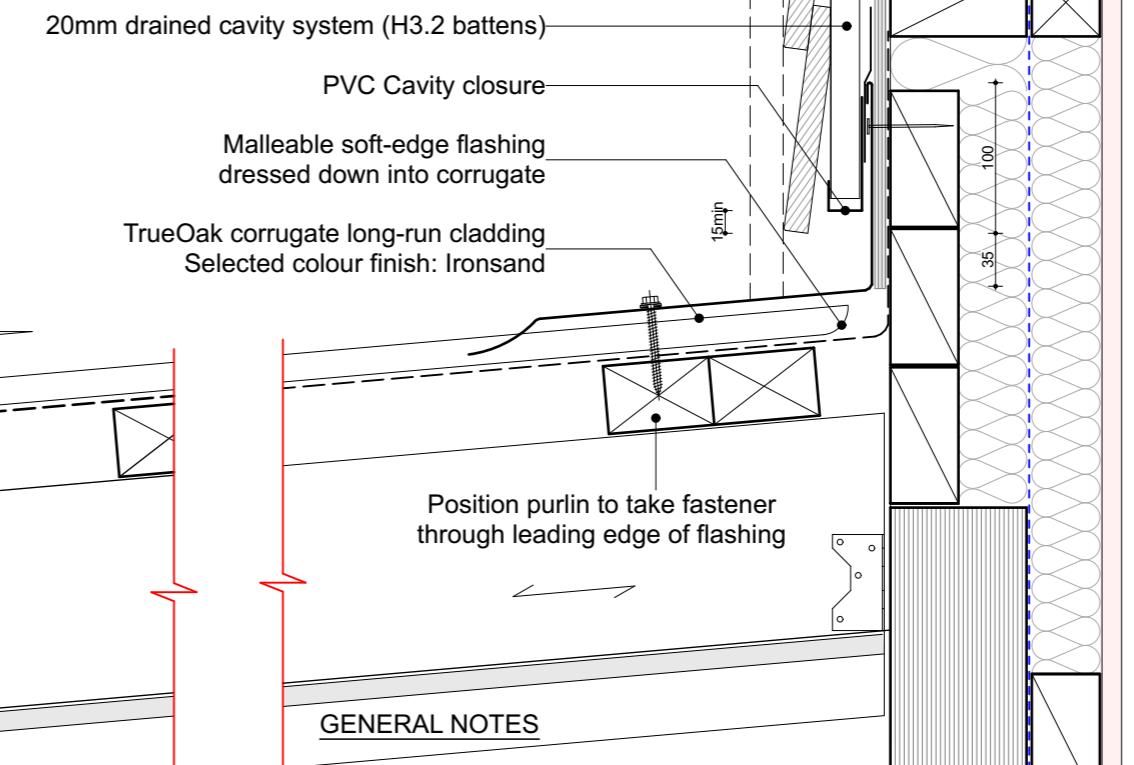
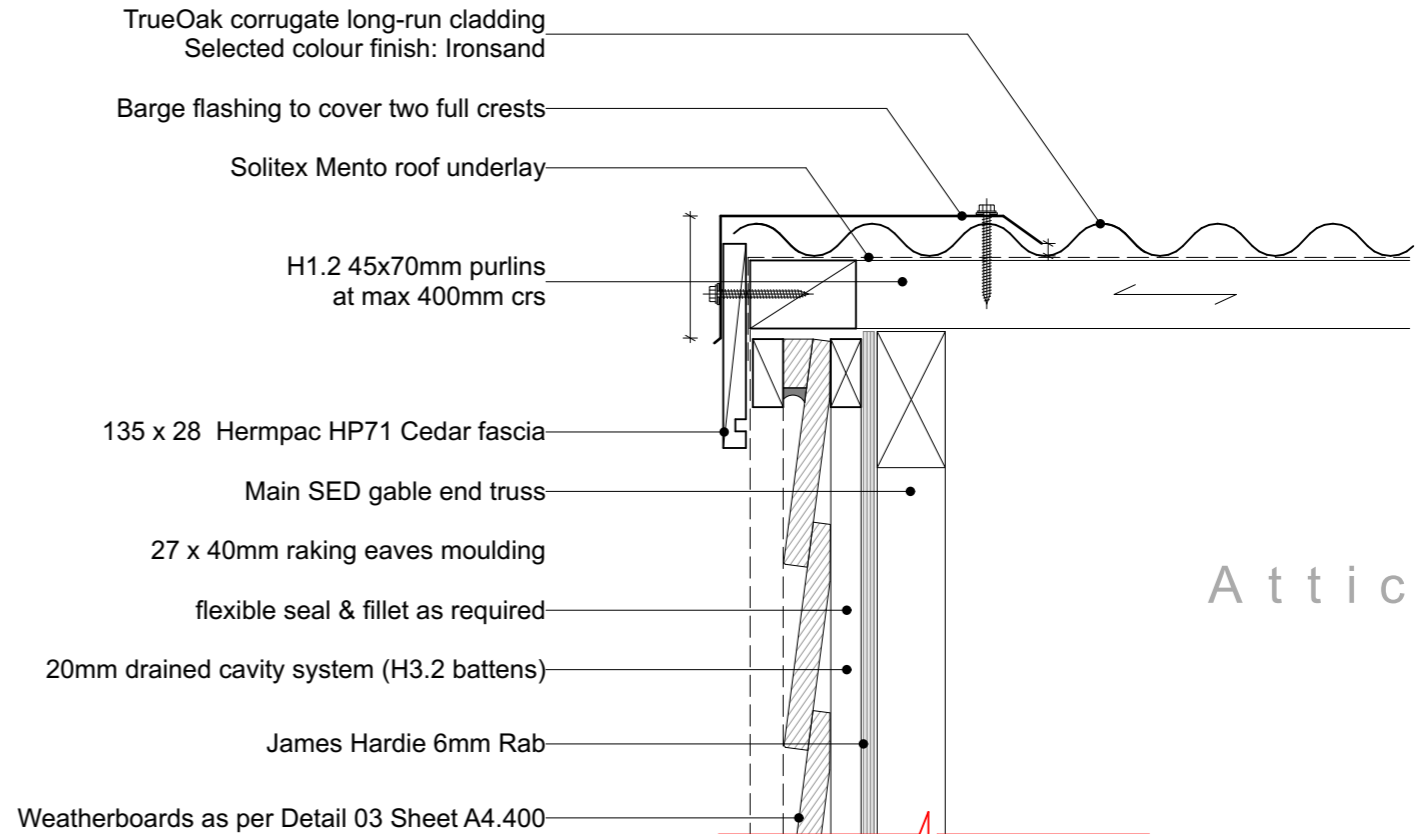
# 14 PLAN VIEW

A4.010b SCALE 1:5 @ A3



# 14 TYPICAL RIDGE DETAIL

A4.303 SCALE 1:5 @ A3



Attic

Living

### GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details

19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

### Gibbston Valley Retreat Proposal Duplex Units

Scale: @ A3	Drawing Title:	Drawing No:
1:5	Barge, Apron & Ridge Details	A4.408
Drawn: CH		



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Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.

# 15 TYPICAL EAVES DETAIL

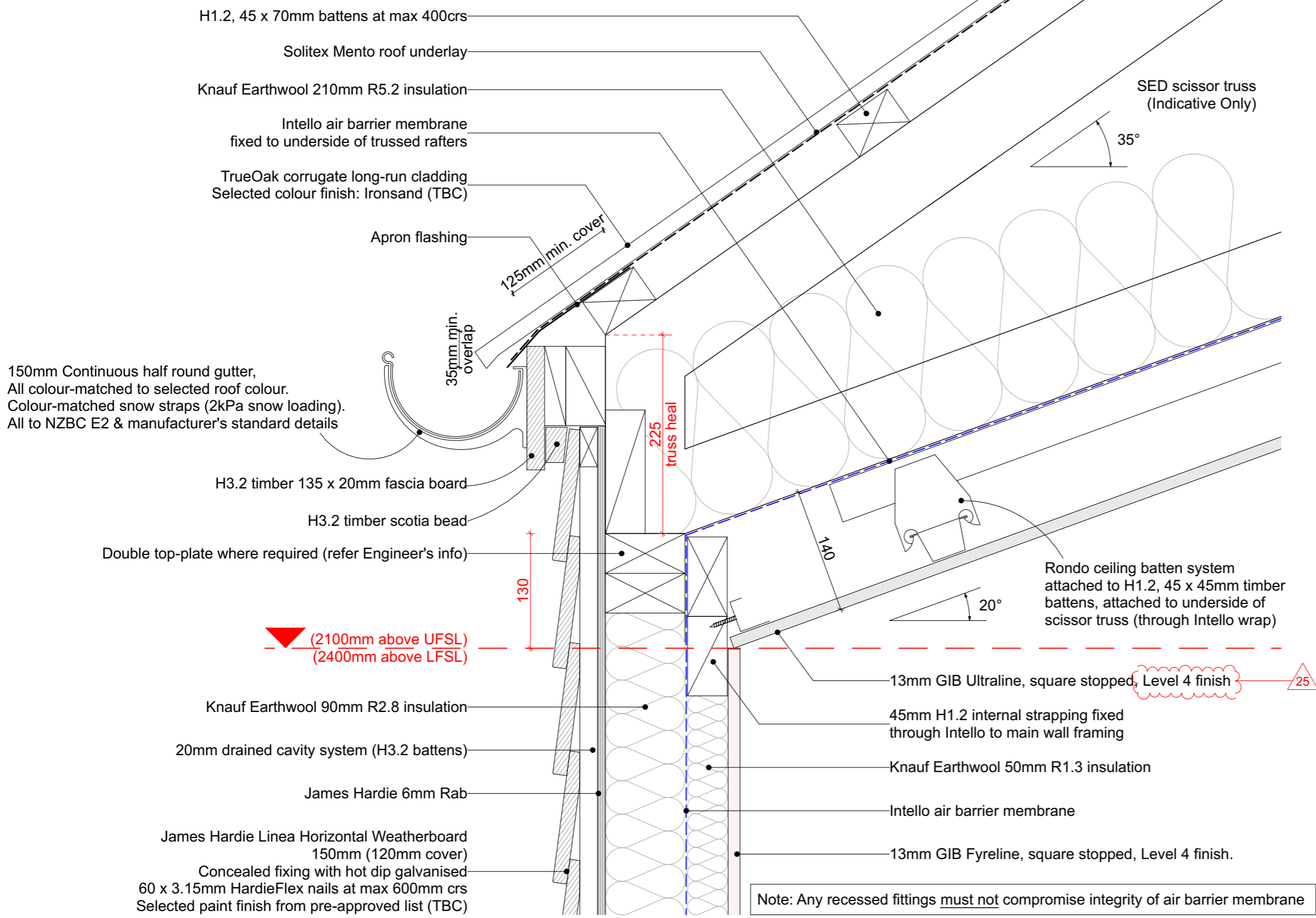
A4.303 SCALE 1:5 @ A3

**GENERAL NOTE - AIRTIGHT HOUSE:-**

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ALL PENETRATIONS THROUGH INTELLO MUST BE PROPERLY SEALED AS PER PRO CLIMA RECOMMENDATIONS.

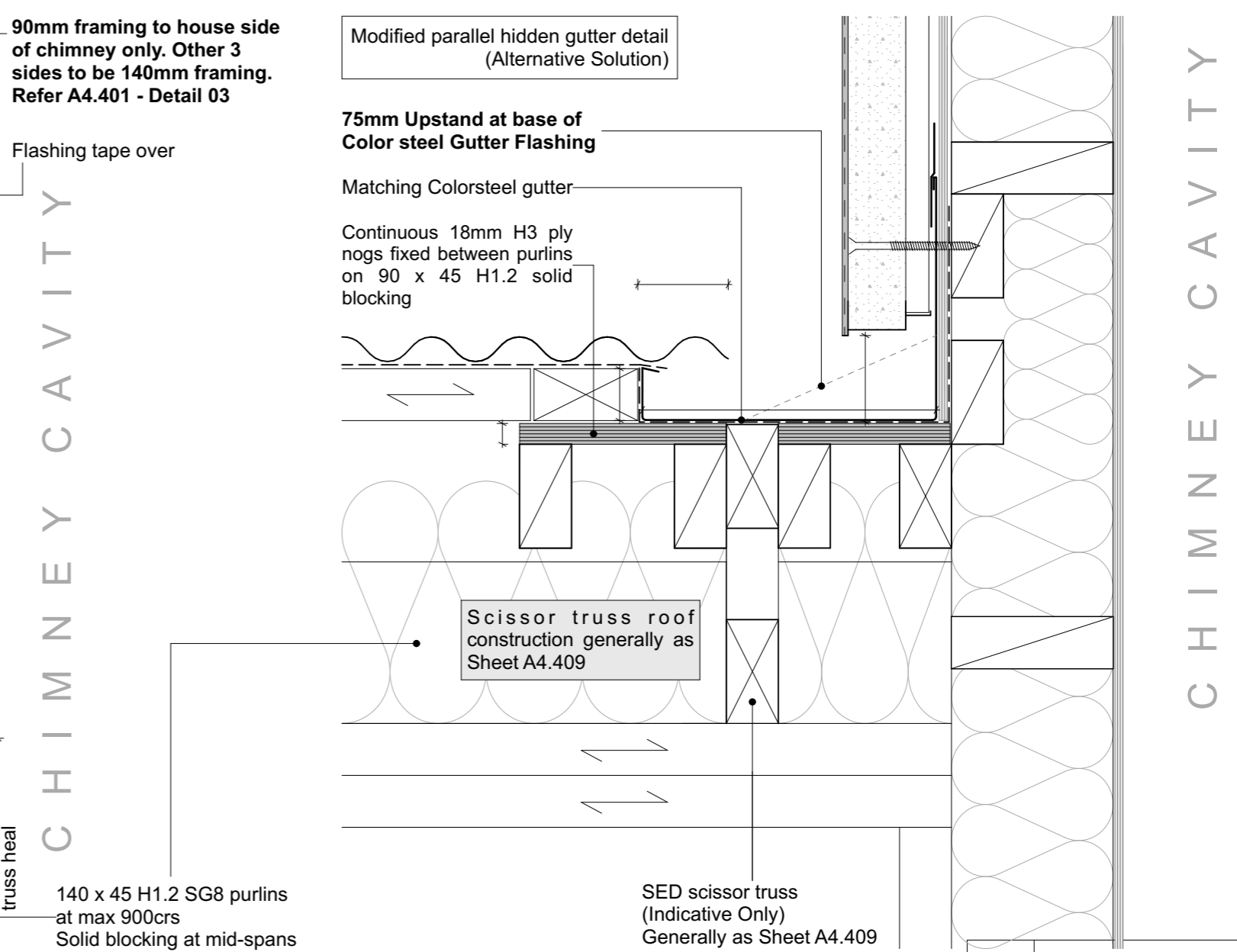
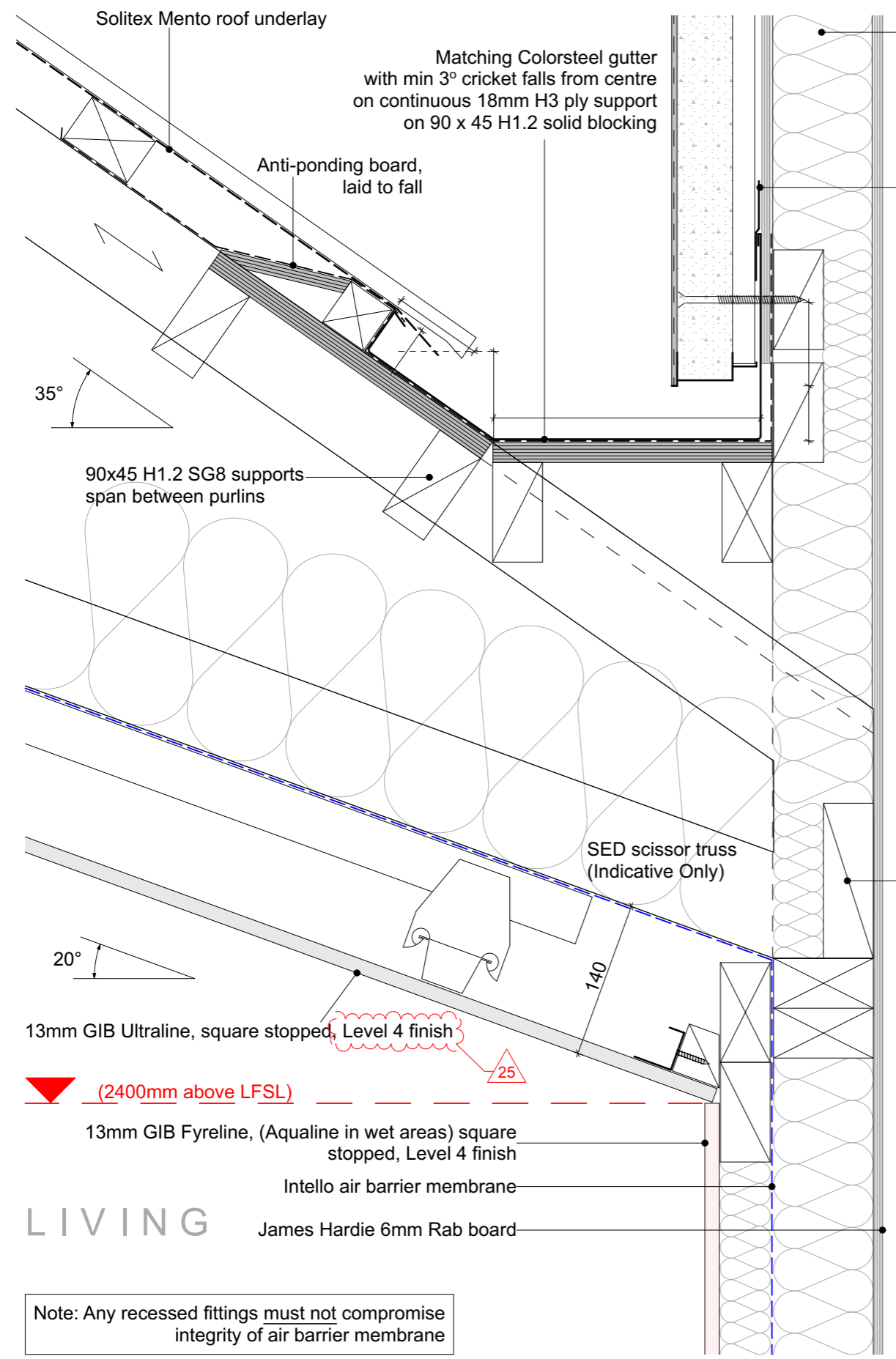
BLOWER DOOR PRESSURIZATION TEST TO BE CARRIED OUT TO EN 13829 COMPLETED HOUSE MUST ACHIEVE AN AIRTIGHTNESS OF NO MORE THAN 0.6 ACH.



19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
Issue Date:	Issue:	No:
<b>Gibbston Valley Retreat Proposal Duplex Units</b>		
Scale: @ A3 1:5	Drawing Title: Typical Eave Detail	Drawing No: <b>A4.409</b>
PO Box 172, Queenstown +64 3 442 8709 chris@wyattgrayarchitects.nz		
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		

**16 CHIMNEY ABUTMENT DETAIL**  
A4.301 SCALE 1:5 @ A3

**17 CHIMNEY PARALLEL HIDDEN GUTTER**  
- SCALE 1:5 @ A3



**GENERAL NOTE - AIRTIGHT HOUSE:-**

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ALL PENETRATIONS THROUGH INTELLO MUST BE PROPERLY SEALED AS PER PRO CLIMA RECOMMENDATIONS.

**BLOWER DOOR PRESSURIZATION TEST TO BE CARRIED OUT TO EN 13829 COMPLETED HOUSE MUST ACHIEVE AN AIRTIGHTNESS OF NO MORE THAN 0.6 ACH.**

Note: Any recessed fittings must not compromise integrity of air barrier membrane

19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

<b>Gibbston Valley Retreat Proposal Duplex Units</b>		
Scale: @ A3 1:5	Drawing Title: Chimney Details	Drawing No: <b>A4.410</b>
Drawn: CH		



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chris@wyattgrayarchitects.nz

Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.

# 18 CHIMNEY CAP DETAIL

A4.301 SCALE 1:5 @ A3

## GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

## CHIMNEY BOX DETAIL

100SHS3 architectural feature chimney box FWAR - hot dip zinc spray & paint finish. Colour: TBC

D-Series Flue Master - External Vertical Power Flue Detail - Refer ESCEA Detail EDA-0195

Collar bolts . Note: Bolts not to puncture rigid liner

EPDM Black Rubber Boot Flashing

5mm steel plate structure fabricated to provide 5° min fall - paint finish Colour: TBC

200mm<sup>2</sup> x 10mm mild-steel plate reinforcing @ corners (x4), fixed as per Engineers Specifications. Refer: Detail 8 S1.03

90 x 45 H3.2 SG8 timber packer to ring frame top of chimney

Powder coated flashing to suit 40mm min cover

James Hardie 6mm Rab board

StoTherm fixing

StoTherm Panel 40mm with StoTherm plaster system. Colour: TBC

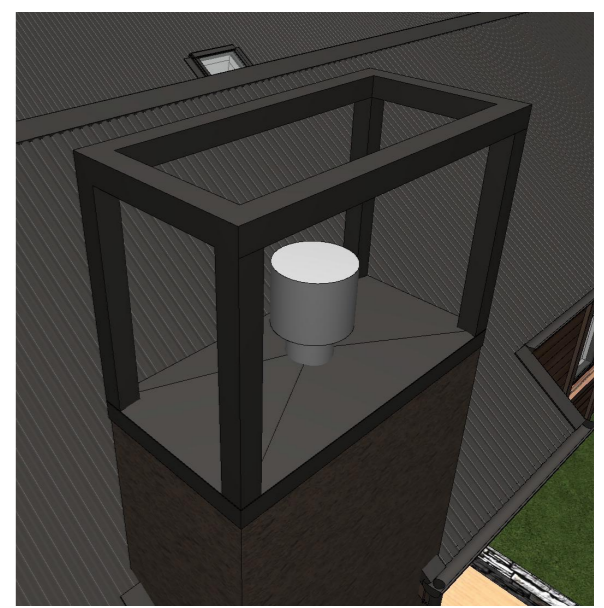
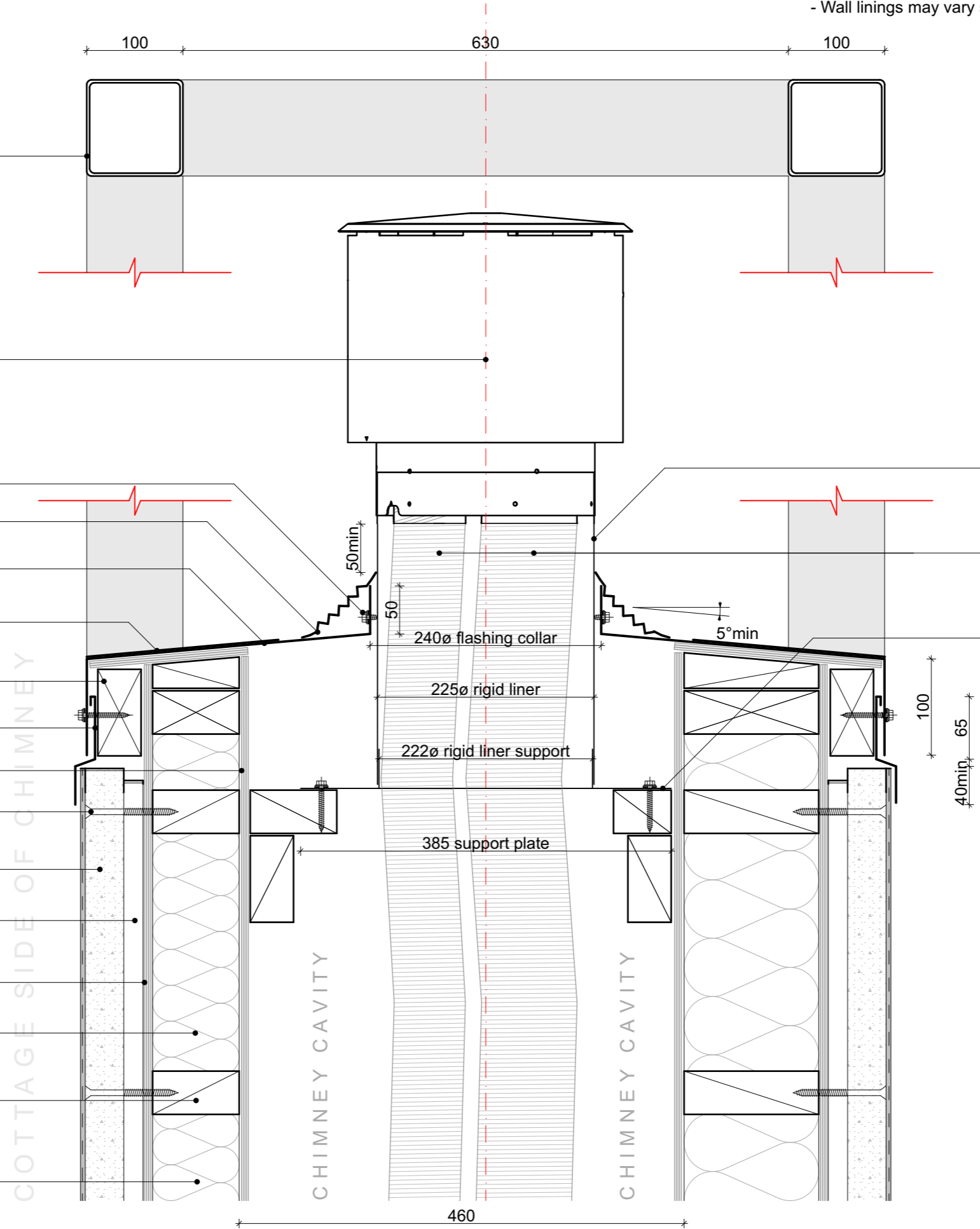
StoTherm 20mm VH cavity battens

James Hardie 6mm Rab

Knauf Earthwool 90mm R2.8 insulation

Certified SED pre-nail H1.2 framing, 90 x 45mm

**90mm framing to cottage side of chimney only. Other three sides of chimney to be 140mm framing. Refer A4.401 - Detail 3**



Rigid liner to sit 400 proud of top of chimney flashing

ø100mm (exhaust) & ø75mm (intact) flexible flue tube inside rigid brace liner

Rigid liner support plate fixed to H3.2 internal blocking Cut down to suit chimney dimensions. **Ensure timber supports are adequately clear of flexible flue exhausts.**

19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

### Gibbston Valley Retreat Proposal Duplex Units

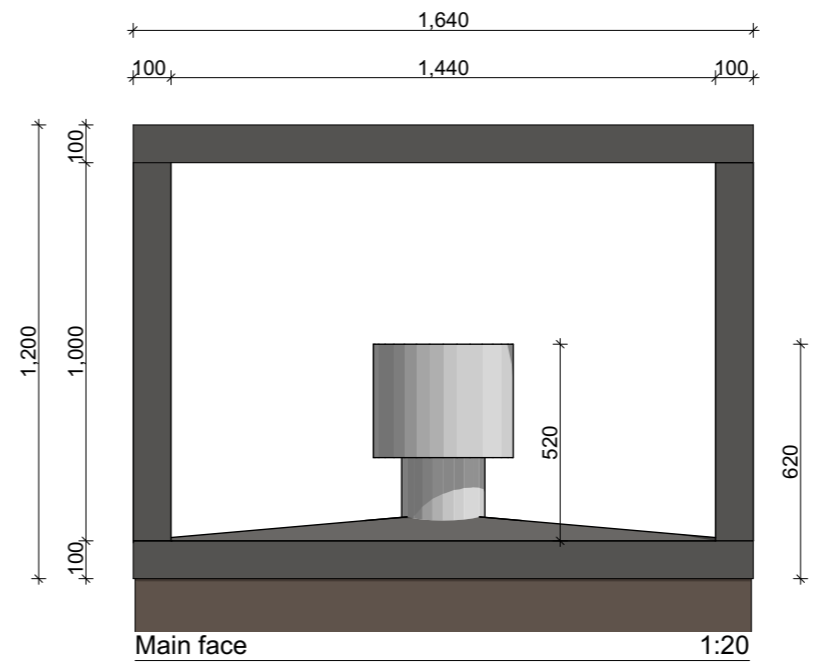
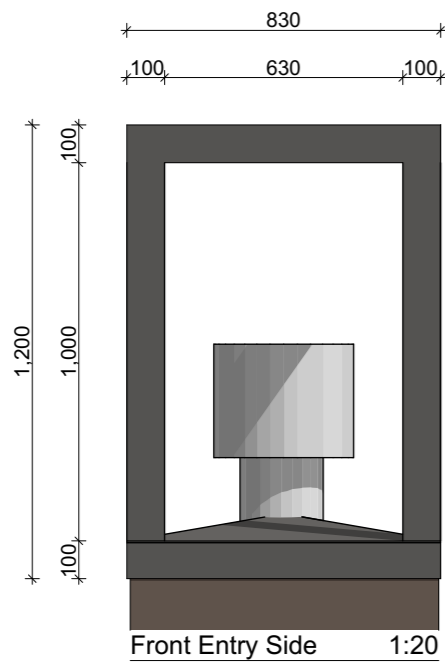
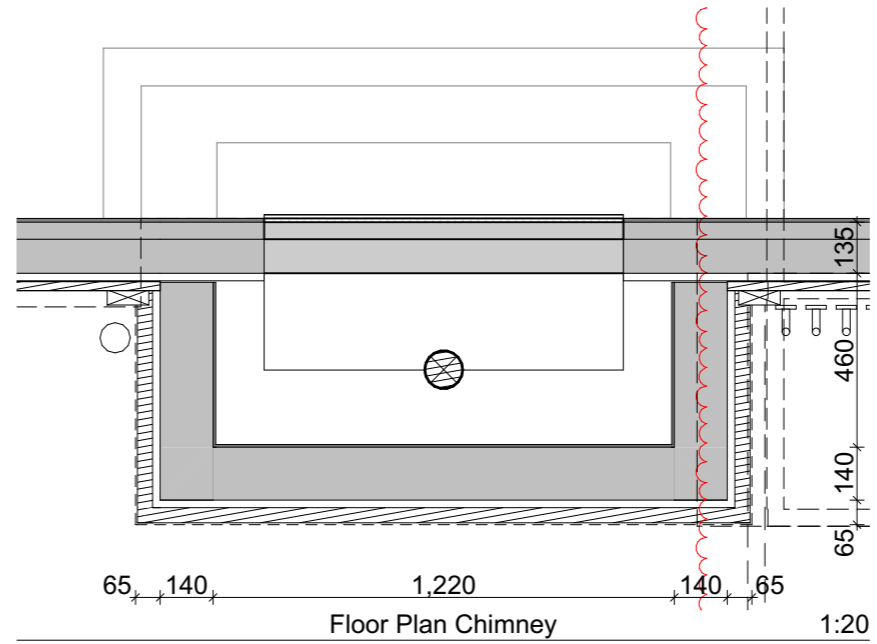
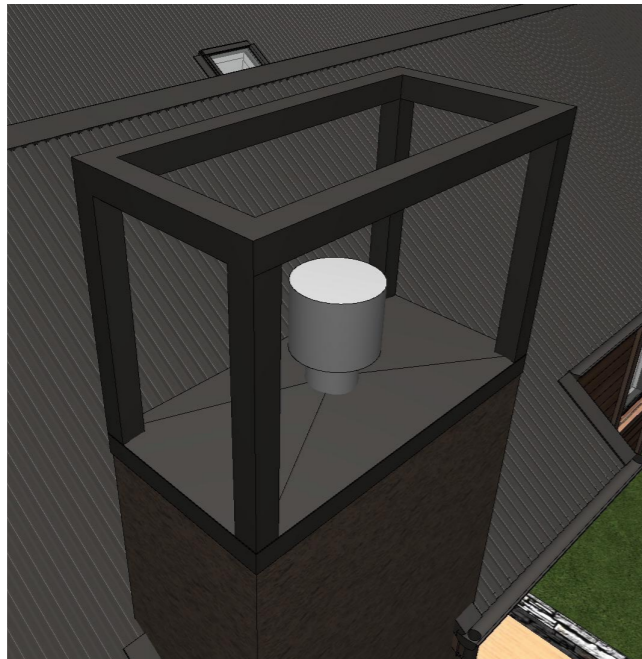
Scale: @ A3	Drawing Title:	Drawing No:
1:5	Chimney Cap Detail	A4.411
Drawn: CH		



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chris@wyattgrayarchitects.nz

Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.

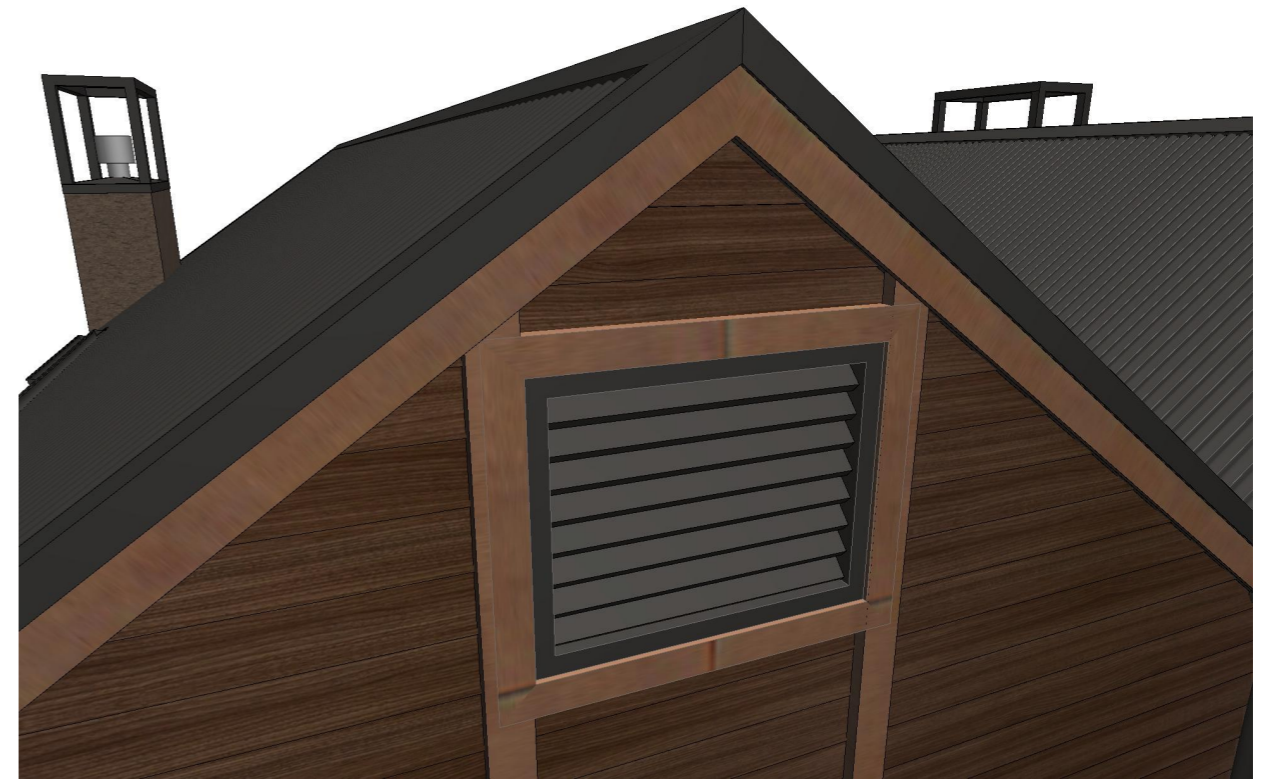
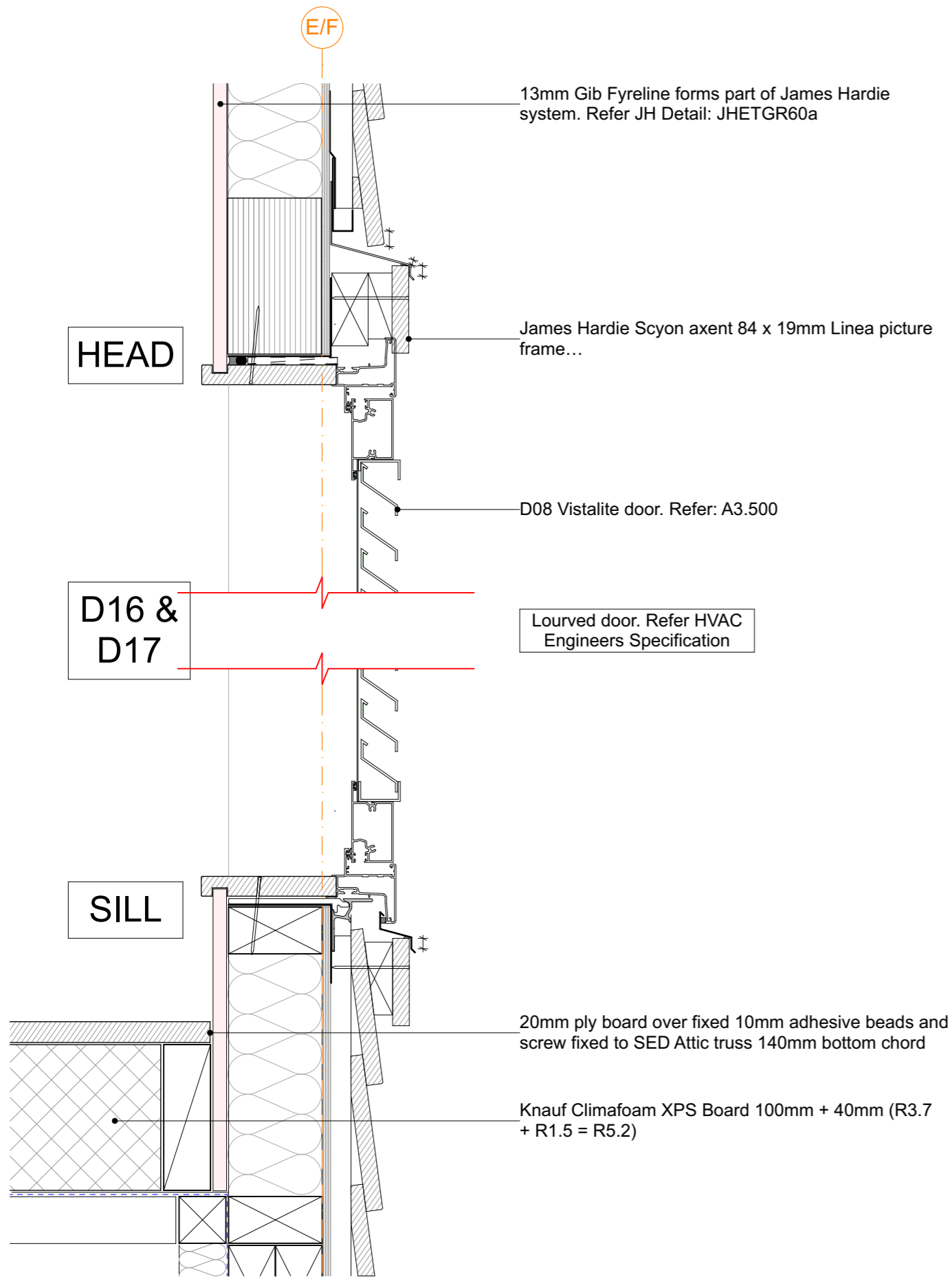
100mm flexible flue (under 4m length) 50mm minimum flue clearance. Refer to manufacturers installation manual



19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
Issue Date:	Issue:	No:
<b>Gibbston Valley Retreat Proposal Duplex Units</b>		
Scale: @ A3 1:5, 1:20	Drawing Title: Chimney Box Detail	Drawing No: <b>A4.412</b>
Drawn: CH		
<b>WYATT + GRAY architects</b>		
PO Box 172, Queenstown chris@wyattgrayarchitects.nz		+64 3 442 8709
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		

20 HVAC ACCESS DOOR DETAIL

A4.300 SCALE 1:5 @ A3



19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
Issue Date:	Issue:	No:
<b>Gibbston Valley Retreat Proposal Duplex Units</b>		
Scale: @ A3 1:5	Drawing Title: HVAC Access Door Detail	Drawing No: <b>A4.413</b>
Drawn: CH		
<b>WYATT + GRAY</b> architects		
PO Box 172, Queenstown chris@wyattgrayarchitects.nz		+64 3 442 8709
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		

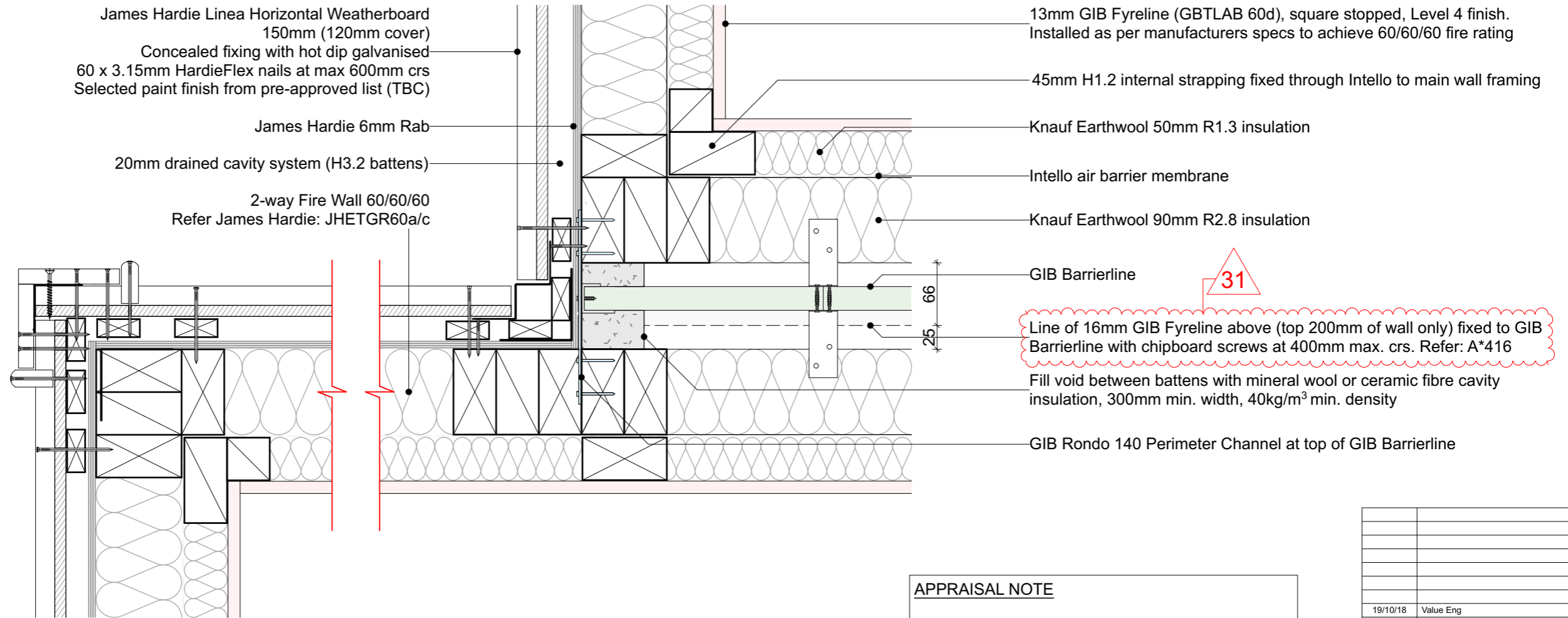


# INTERTENANCY PORCH WALL TERMINATION DETAIL (Duplex and Accessible only)

SCALE 1:5 @ A3

## GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec



## APPRAISAL NOTE

GIB Intertenancy Barrier System for Terraced Homes 2016 have been appraised by BRANZ, Appraisal No. 940 (2016)

It is of prime importance to comply with the details of design, construction and workmanship related to the GBT(L)AB 60d system.

Any substitution of materials in the GIB Intertenancy GBT(L)AB 60d system must comply with the NZBC in conjunction with this system.

**Approval from GIB to replace Standard GIB for Fyreline, allowing JHETGR60a to continue from either side of GBT(L)AB 60d system.**

19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

<b>Gibbston Valley Retreat Proposal Duplex Units</b>		
Scale: @ A3 1:5	Drawing Title: Intertenancy Front Corner Detail	Drawing No: <b>A4.414</b>
Drawn: CH		



PO Box 172, Queenstown +64 3 442 8709  
chris@wyattgrayarchitects.nz

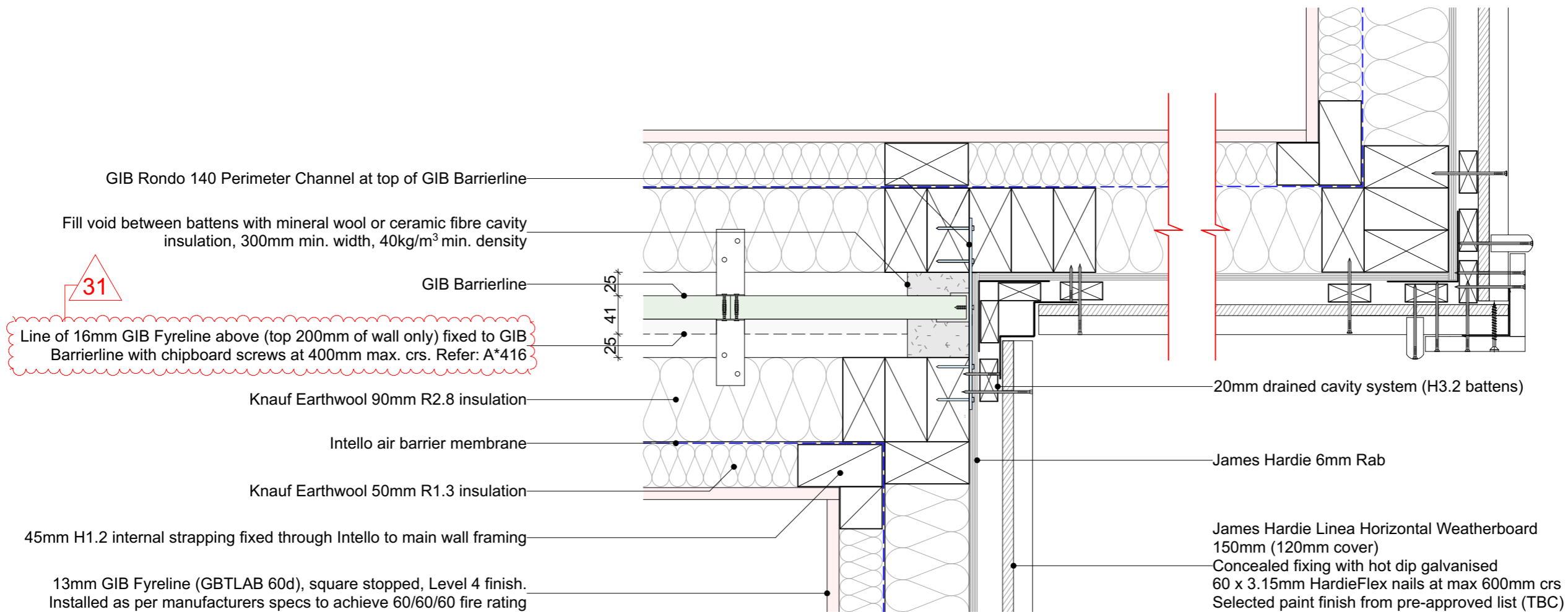
Do not scale off print - refer to figured dimensions.  
Refer to larger details where possible.  
Confirm all dimensions on site prior to construction.  
Consult with Architect immediately if discrepancies are found.

# INTERTENANCY END OF WALL TERMINATION DETAIL (Duplex and Accessible only)

SCALE 1:5 @ A3

## GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec



### APPRAISAL NOTE

GIB Intertenancy Barrier System for Terraced Homes 2016 have been appraised by BRANZ, Appraisal No. 940 (2016)

It is of prime importance to comply with the details of design, construction and workmanship related to the GBT(L)AB 60d system.

Any substitution of materials in the GIB Intertenancy GBT(L)AB 60d system must comply with the NZBC in conjunction with this system.

**Approval from GIB to replace Standard GIB for Fyreline, allowing JHETGR60a to continue from either side of GBT(L)AB 60d system.**

19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

<b>Gibbston Valley Retreat Proposal Duplex Units</b>		
Scale: @ A3 1:5	Drawing Title: Intertenancy End of Wall Detail	Drawing No: <b>A4.415</b>
Drawn: CH		



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Do not scale off print - refer to figured dimensions.  
Refer to larger details where possible.  
Confirm all dimensions on site prior to construction.  
Consult with Architect immediately if discrepancies are found.

**23 VALLEY GUTTER DETAIL (Duplex and Accessible only)**

A4.302 SCALE 1:5 @ A3

**GENERAL NOTES**

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

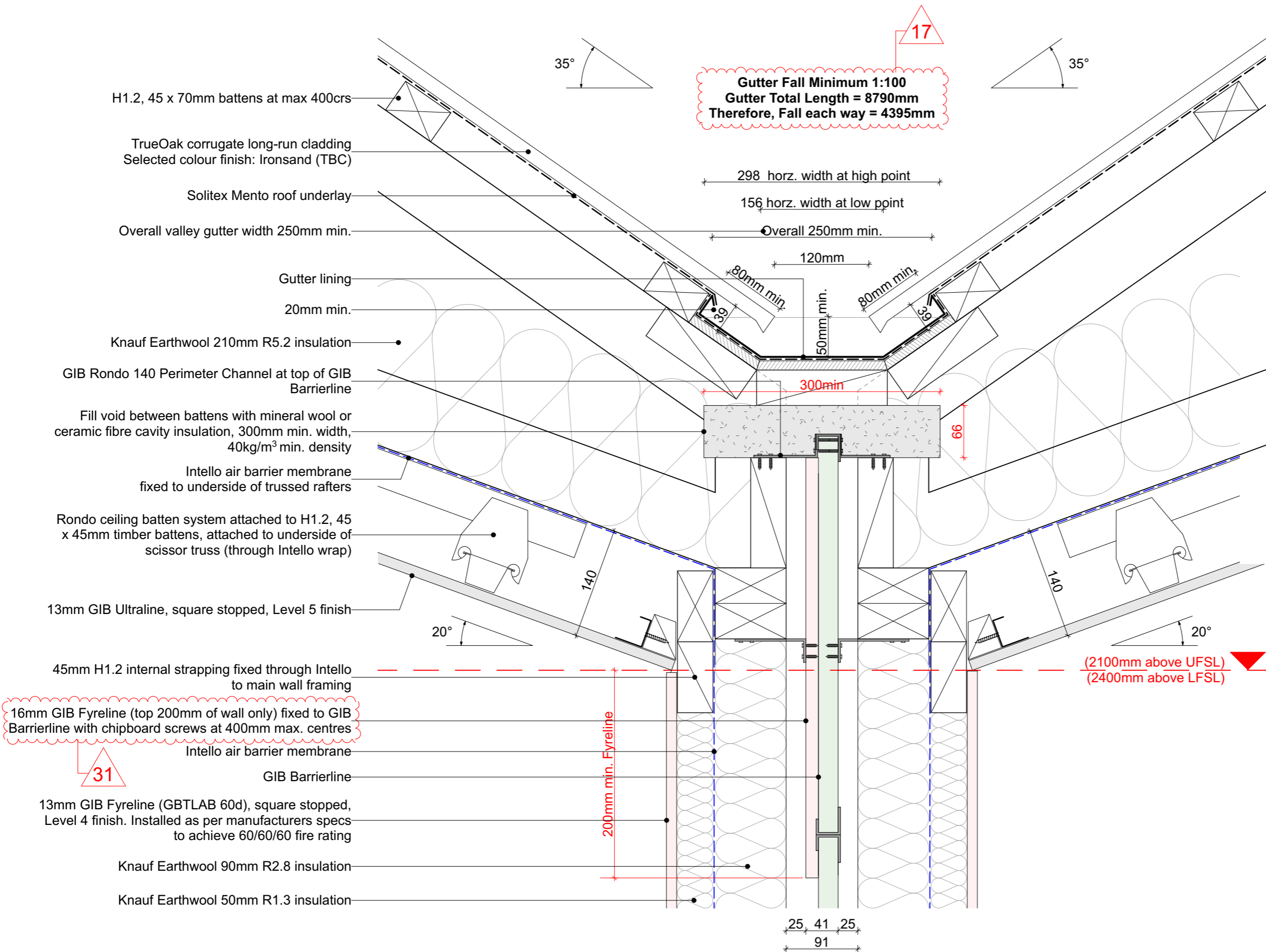
**APPRAISAL NOTE**

GIB Intertency Barrier System for Terraced Homes 2016 have been appraised by BRANZ, Appraisal No. 940 (2016)

It is of prime importance to comply with the details of design, construction and workmanship related to the GBT(L)AB 60d system.

Any substitution of materials in the GIB Intertency GBT(L)AB 60d system must comply with the NZBC in conjunction with this system.

**Approval from GIB to replace Standard GIB for Fyreline, allowing JHETGR60a to continue from either side of GBT(L)AB 60d system.**



19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

**Gibston Valley Retreat Proposal Duplex Units**

Scale: @ A3	Drawing Title:	Drawing No:
1:5	Internal Valley Gutter Detail	<b>A4.416</b>
Drawn: CH		

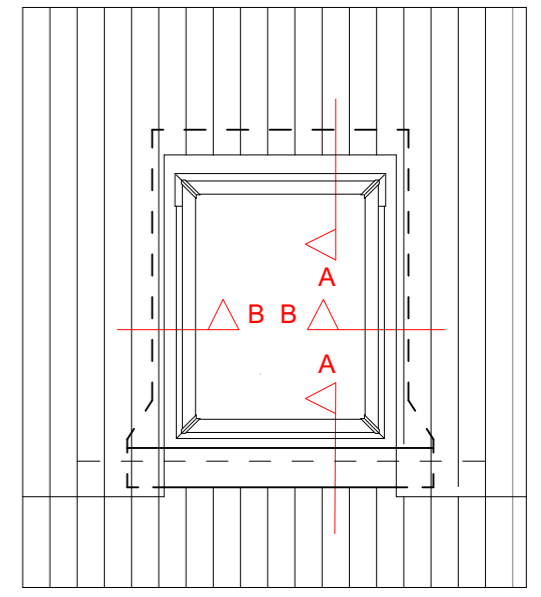


PO Box 172, Queenstown +64 3 442 8709  
chris@wyattgrayarchitects.nz

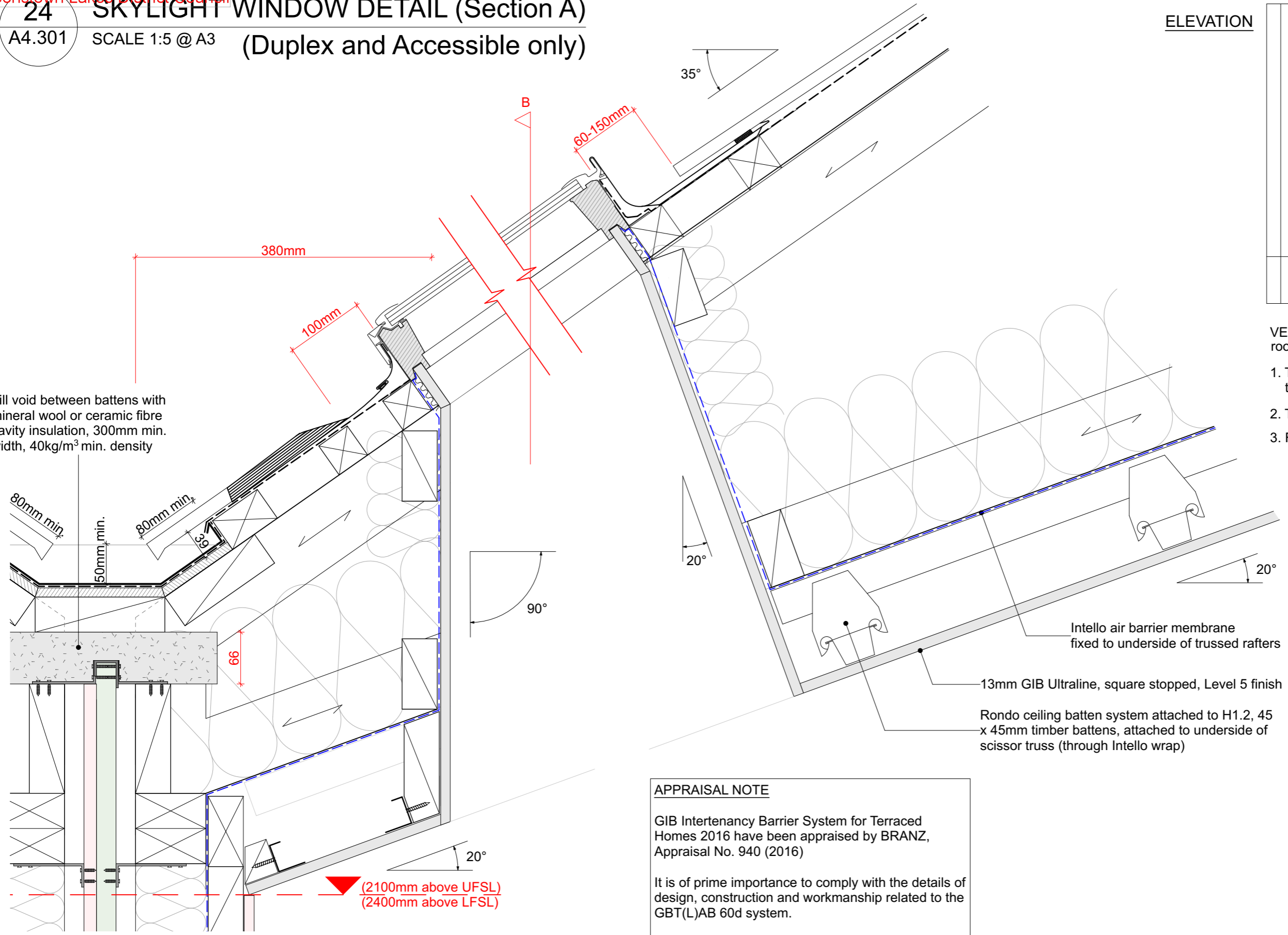
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.

24 SKYLIGHT WINDOW DETAIL (Section A)  
A4.301 SCALE 1:5 @ A3 (Duplex and Accessible only)

ELEVATION



Fill void between battens with mineral wool or ceramic fibre cavity insulation, 300mm min. width, 40kg/m<sup>3</sup> min. density



VELUX Skylight installed in new metal roofing.

1. The sheets are fitted 100 mm from the bottom frame
2. The flashing is mounted
3. Fit the metal sheets

Intello air barrier membrane fixed to underside of trussed rafters

13mm GIB Ultraline, square stopped, Level 5 finish

Rondo ceiling batten system attached to H1.2, 45 x 45mm timber battens, attached to underside of scissor truss (through Intello wrap)

**APPRAISAL NOTE**

GIB Intertenancy Barrier System for Terraced Homes 2016 have been appraised by BRANZ, Appraisal No. 940 (2016)

It is of prime importance to comply with the details of design, construction and workmanship related to the GBT(L)AB 60d system.

Any substitution of materials in the GIB Intertenancy GBT(L)AB 60d system must comply with the NZBC in conjunction with this system.

**Approval from GIB to replace Standard GIB for Fyreline, allowing JHETGR60a to continue from either side of GBT(L)AB 60d system.**

GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

Gibbston Valley Retreat Proposal Duplex Units

Scale: @ A3 1:5	Drawing Title: Skylight Detail - Section A	Drawing No: A4.417
Drawn: CH		



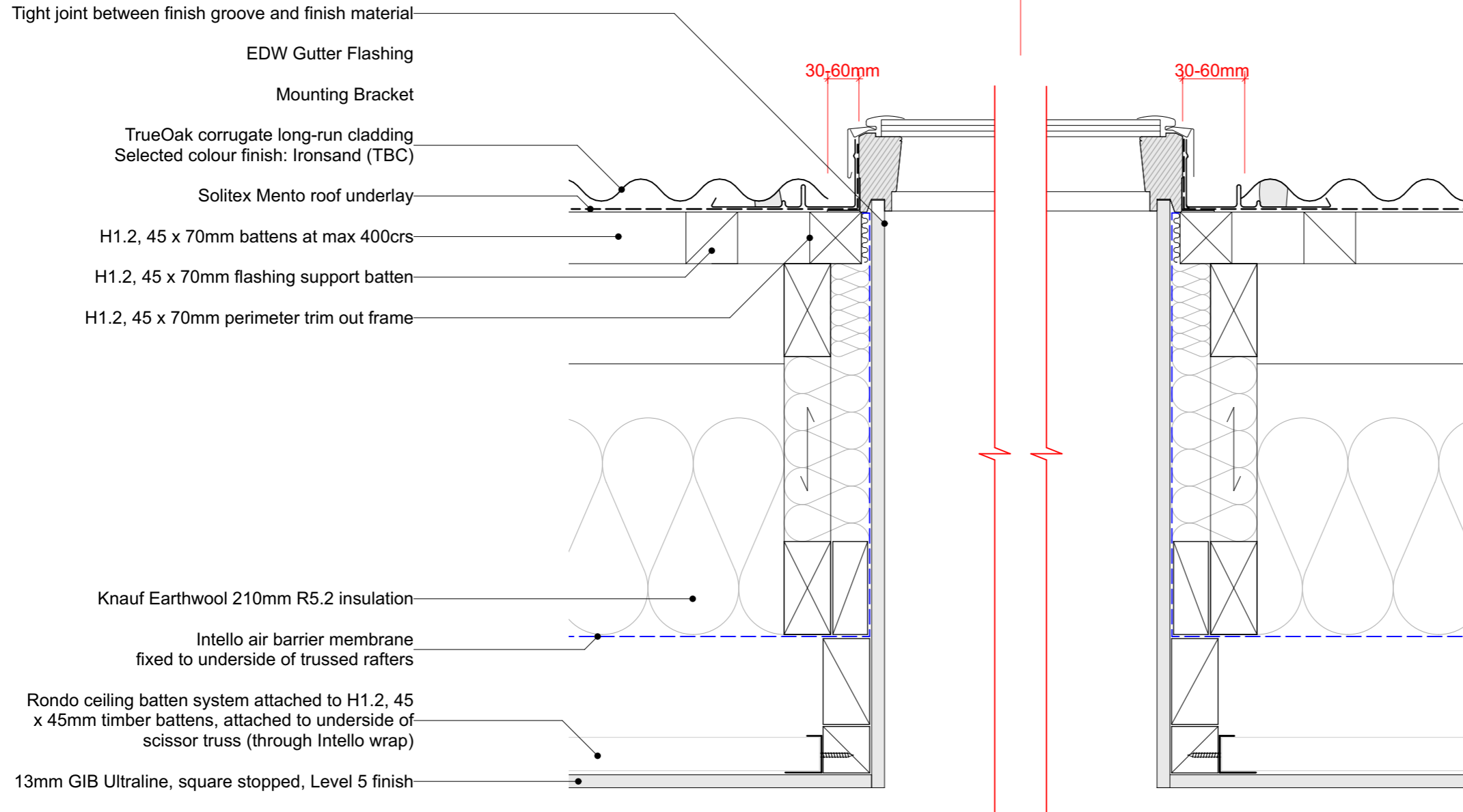
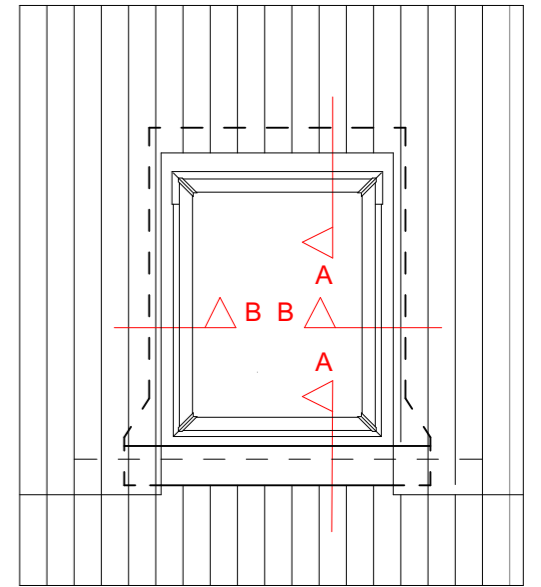
PO Box 172, Queenstown +64 3 442 8709  
chris@wyattgrayarchitects.nz

Do not scale off print - refer to figured dimensions.  
Refer to larger details where possible.  
Confirm all dimensions on site prior to construction.  
Consult with Architect immediately if discrepancies are found.

# SKYLIGHT WINDOW DETAIL (Section B)

SCALE 1:5 @ A3 (Duplex and Accessible only)

## ELEVATION



VELUX Skylight installed in new metal roofing.

1. The sheets are fitted 100 mm from the bottom frame
2. The flashing is mounted
3. Fit the metal sheets

### APPRAISAL NOTE

GIB Intertenancy Barrier System for Terraced Homes 2016 have been appraised by BRANZ, Appraisal No. 940 (2016)

It is of prime importance to comply with the details of design, construction and workmanship related to the GBT(L)AB 60d system.

Any substitution of materials in the GIB Intertenancy GBT(L)AB 60d system must comply with the NZBC in conjunction with this system.

**Approval from GIB to replace Standard GIB for Fyreline, allowing JHETGR60a to continue from either side of GBT(L)AB 60d system.**

### GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
Issue Date:	Issue:	No:
<b>Gibbston Valley Retreat Proposal Duplex Units</b>		
Scale: @ A3 1:5	Drawing Title: Skylight Detail - Section B	Drawing No: <b>A4.418</b>
Drawn: CH		
<b>WYATT + GRAY</b> architects		
PO Box 172, Queenstown chris@wyattgrayarchitects.nz		+64 3 442 8709
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		

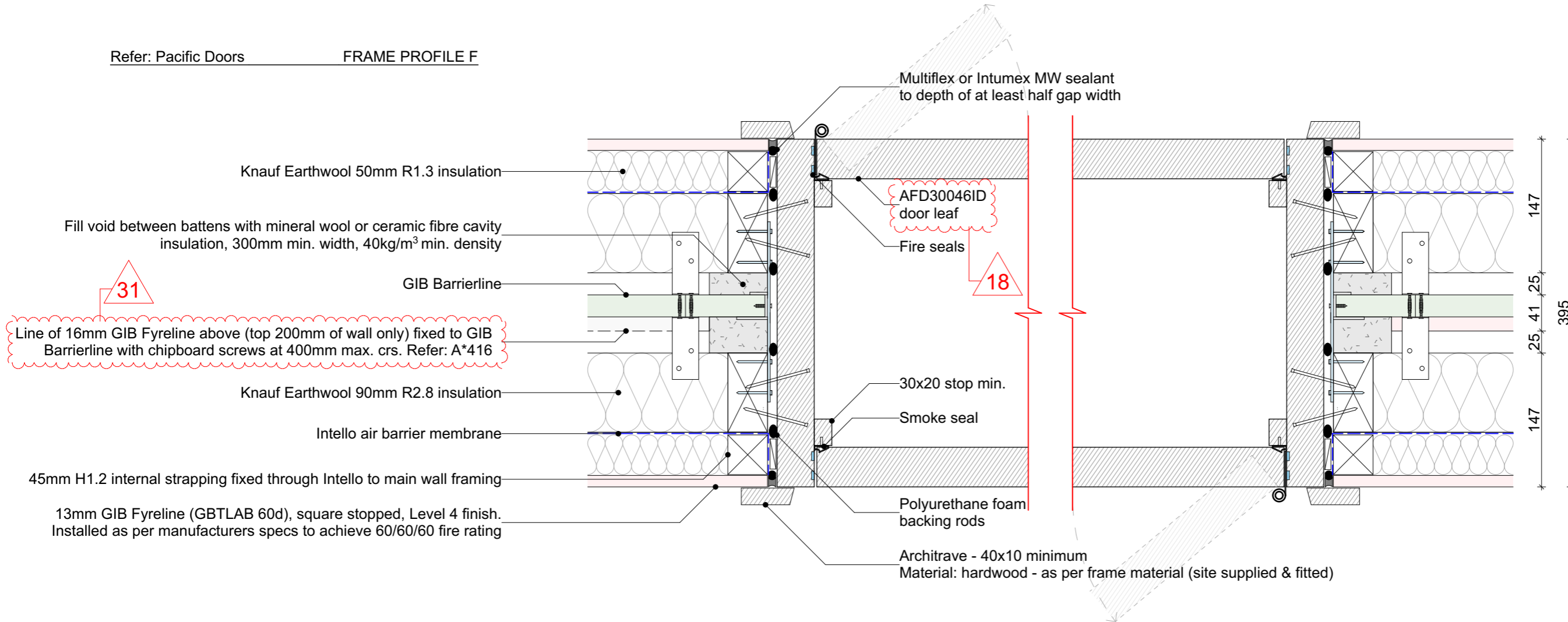
# 26 INTERTENANCY FIREDOOR DETAIL

A4.010b SCALE 1:5 @ A3

## GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

Refer: Pacific Doors FRAME PROFILE F



**31**  
Line of 16mm GIB Fyreline above (top 200mm of wall only) fixed to GIB Barrierline with chipboard screws at 400mm max. crs. Refer: A\*416

13mm GIB Fyreline (GBT(L)AB 60d), square stopped, Level 4 finish. Installed as per manufacturers specs to achieve 60/60/60 fire rating

Architrave - 40x10 minimum  
Material: hardwood - as per frame material (site supplied & fitted)

**APPRAISAL NOTE**  
GIB Intertenancy Barrier System for Terraced Homes 2016 have been appraised by BRANZ, Appraisal No. 940 (2016)  
It is of prime importance to comply with the details of design, construction and workmanship related to the GBT(L)AB 60d system.  
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**Approval from GIB to replace Standard GIB for Fyreline, allowing JHETGR60a to continue from either side of GBT(L)AB 60d system.**

Frame materials available:  
· Hardwood Timber - Min. density 580kg/m<sup>3</sup> (minimum thickness is 30mm)  
Fasteners:  
· Frame - Either nailed (75 x 3.2mm) or screwed (10g x 75mm) at 600mm centres nominal. Two fixings per location.  
· Stops - nailed (50 x 3.2mm) at 200mm centres.  
· Architrave -nailed (50 x 3.2mm) at 400mm centres.  
Head Fixing (minimum):  
· Single door - none required  
· Paired door - single central fastener required  
Stud size:  
· Ex100x50 minimum.  
Wedging gap:  
· 0-15mm

19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

**Gibbston Valley Retreat Proposal Duplex Units**

Scale: @ A3 1:5	Drawing Title: Intertenancy Fire Door Detail	Drawing No: <b>A4.419</b>
Drawn: CH		

**WYATT + GRAY**  
architects

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chris@wyattgrayarchitects.nz

Do not scale off print - refer to figured dimensions.  
Refer to larger details where possible.  
Confirm all dimensions on site prior to construction.  
Consult with Architect immediately if discrepancies are found.

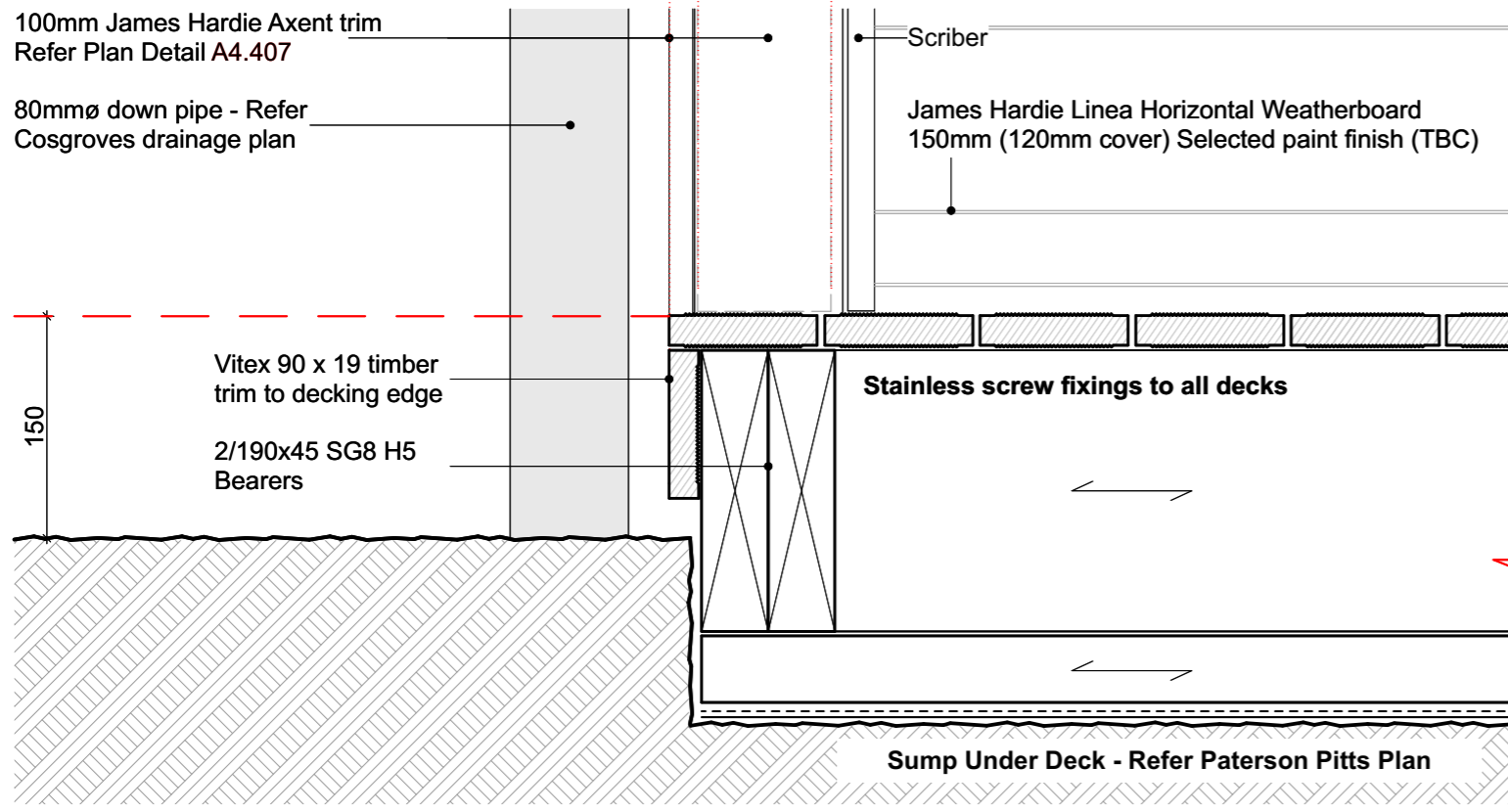
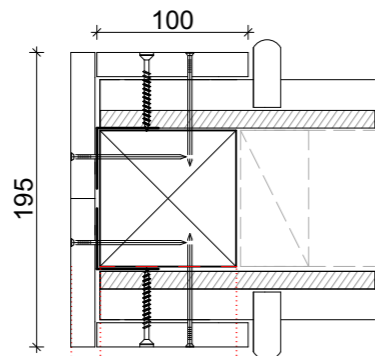
# 27 PORCH DECK DETAILS

A4.300 SCALE 1:5 @ A3

### GENERAL NOTES

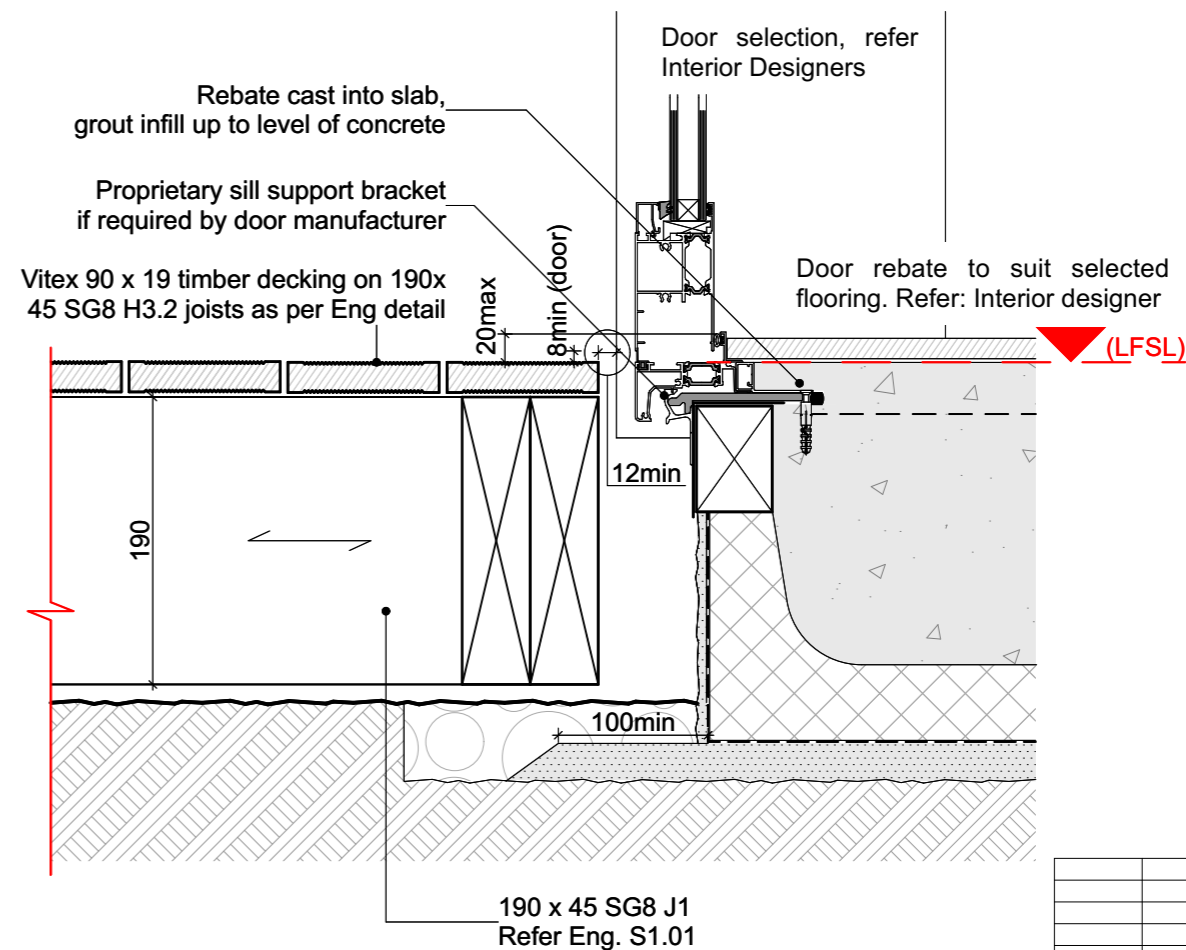
- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

### PORCH DECK EDGE DETAIL



### DOOR SILL DETAIL (REBATED SILL)

NOTE: Rebate depth and height may vary from what is shown  
 - subject to floor finish / inward opening door variants



NOTE:  
 Sill details without a timber liner are NOT covered by E2/AS1 so this detail is an Alternative solution, based on historic, best practice methods & window manufacturer Standard Details.  
 Acceptance of this detail will be at the discretion of the Territorial Authority (Council).  
 A rebate that allows the timber sill liner to be retained would comply with E2.

### GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

### Gibbston Valley Retreat Proposal Duplex Units

Scale: @ A3	Drawing Title:	Drawing No:
1:5	Porch Deck Detail	A4.420
Drawn: CH		



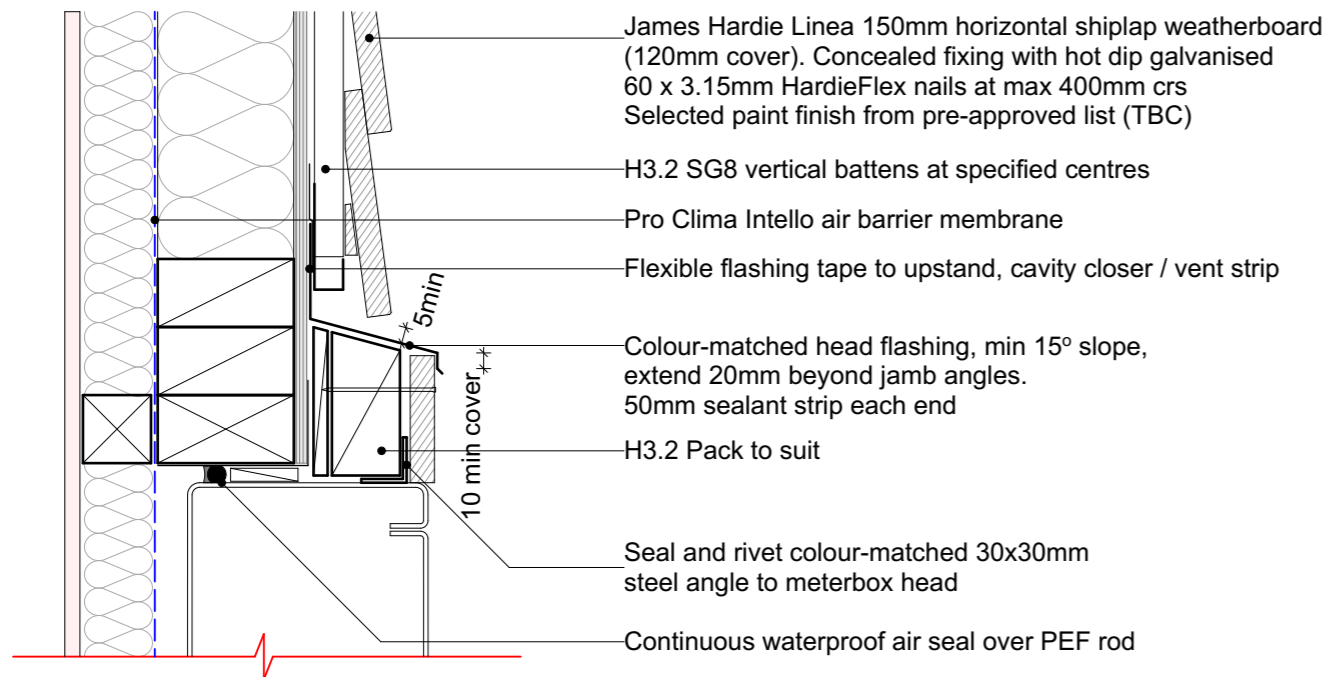
PO Box 172, Queenstown +64 3 442 8709  
 chris@wyattgrayarchitects.nz

Do not scale off print - refer to figured dimensions.  
 Refer to larger details where possible.  
 Confirm all dimensions on site prior to construction.  
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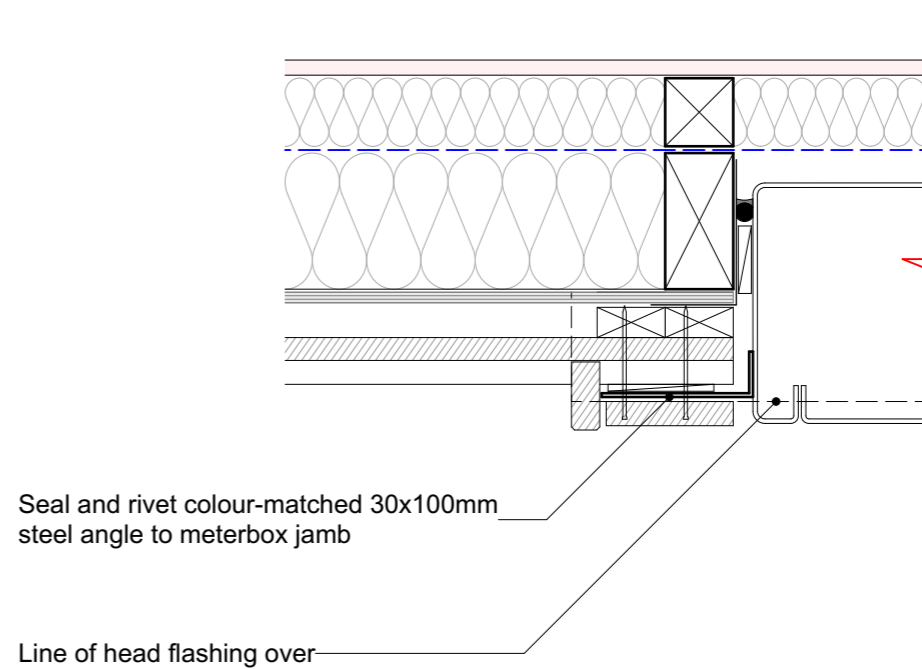
# WALL PENETRATION DETAIL

SCALE 1:5 @ A3

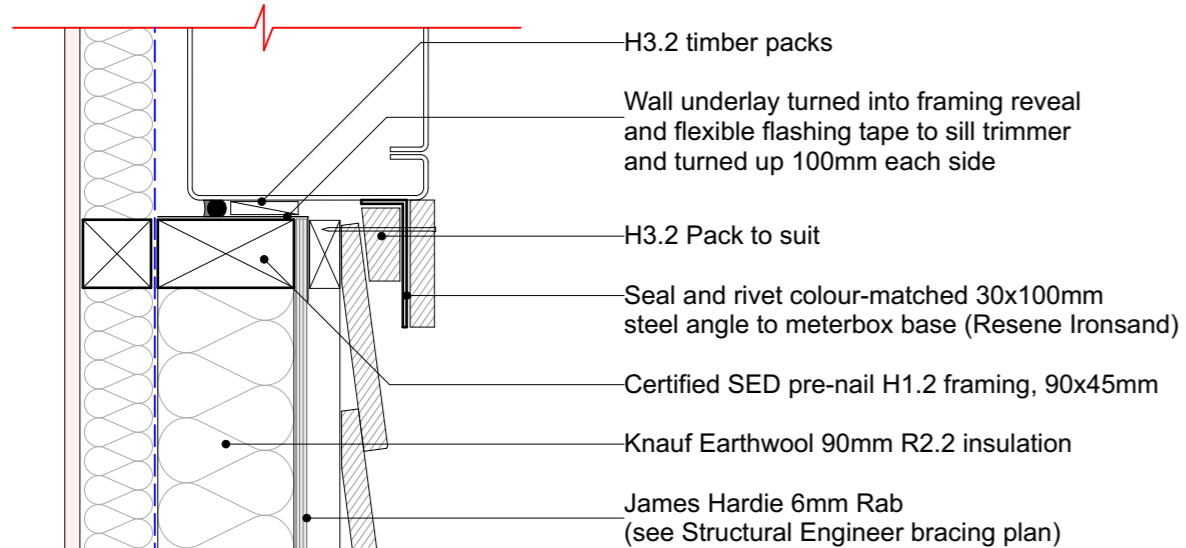
## GAS/METER BOX HEAD DETAIL



## GAS/METER BOX JAMB DETAIL



## GAS/METER BOX SILL DETAIL



For all penetrations refer to GIB Fire Rated System Manual and Intello Installation Manual

16

19/10/18	Value Eng	07
16/10/18	RFI Set	06
Issue Date:	Issue:	No:

**Gibbston Valley Retreat Proposal Duplex Units**

Scale: @ A3	Drawing Title:	Drawing No:
1:5	Weatherboard Penetration Detail	A4.421
Drawn: CH		



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chris@wyattgrayarchitects.nz

Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.



# INTERTENANCY WALL BASE DETAIL

SCALE 1:5 @ A3

## GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details

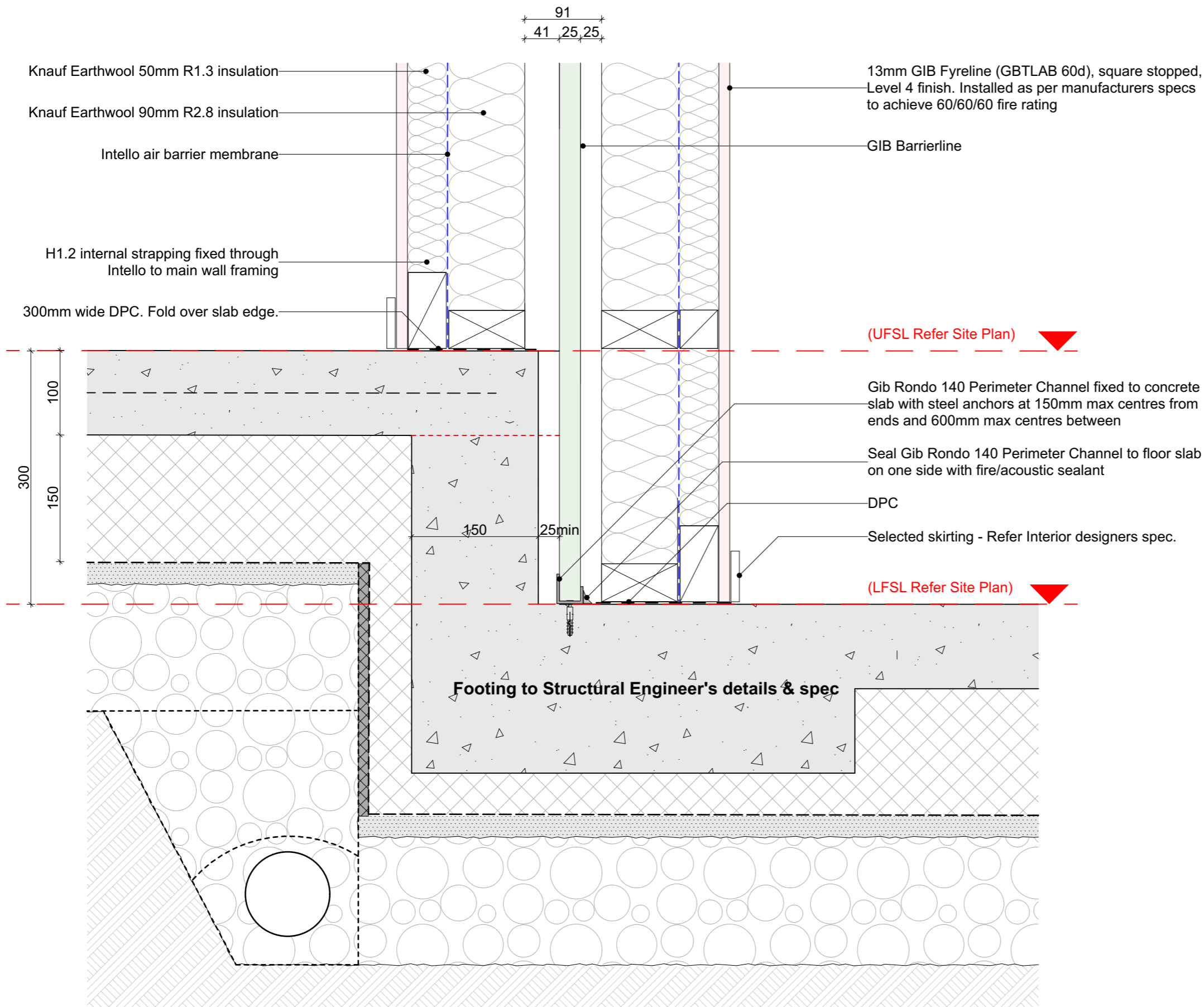
## APPRAISAL NOTE

GIB Intertency Barrier System for Terraced Homes 2016 have been appraised by BRANZ, Appraisal No. 940 (2016)

It is of prime importance to comply with the details of design, construction and workmanship related to the GBT(L)AB 60d system.

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**Approval from GIB to replace Standard GIB for Fyreline, allowing JHETGR60a to continue from either side of GBT(L)AB 60d system.**



15

19/10/18	Value Eng	07
16/10/18	RFI Set	06
Issue Date:	Issue:	No:
<b>Gibbston Valley Retreat Proposal Duplex Units</b>		
Scale: @ A3 1:5	Drawing Title: Intertency Wall Base Detail	Drawing No: <b>A4.422</b>
Drawn: CH		
<b>WYATT + GRAY</b> architects		
PO Box 172, Queenstown chris@wyattgrayarchitects.nz		+64 3 442 8709
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		



Full Element ID	D01	D02	D03/4	D05	D06	D07	D08/9
Quantity	1	1	1	1	1	1	1
W x H Size	2,800x2,300	860x2,100	2,300x2,000	780x2,100	710x2,100	1500x2100	2,300x2,000
Head height	2,300	2,100	2,000	2,100	2,100	2120	2,000
Sill height	0	0	0	0	0	20	0
View from Opening Side							
		Timber Door. Refer to Interior Designers Selection					

**Door Schedule**

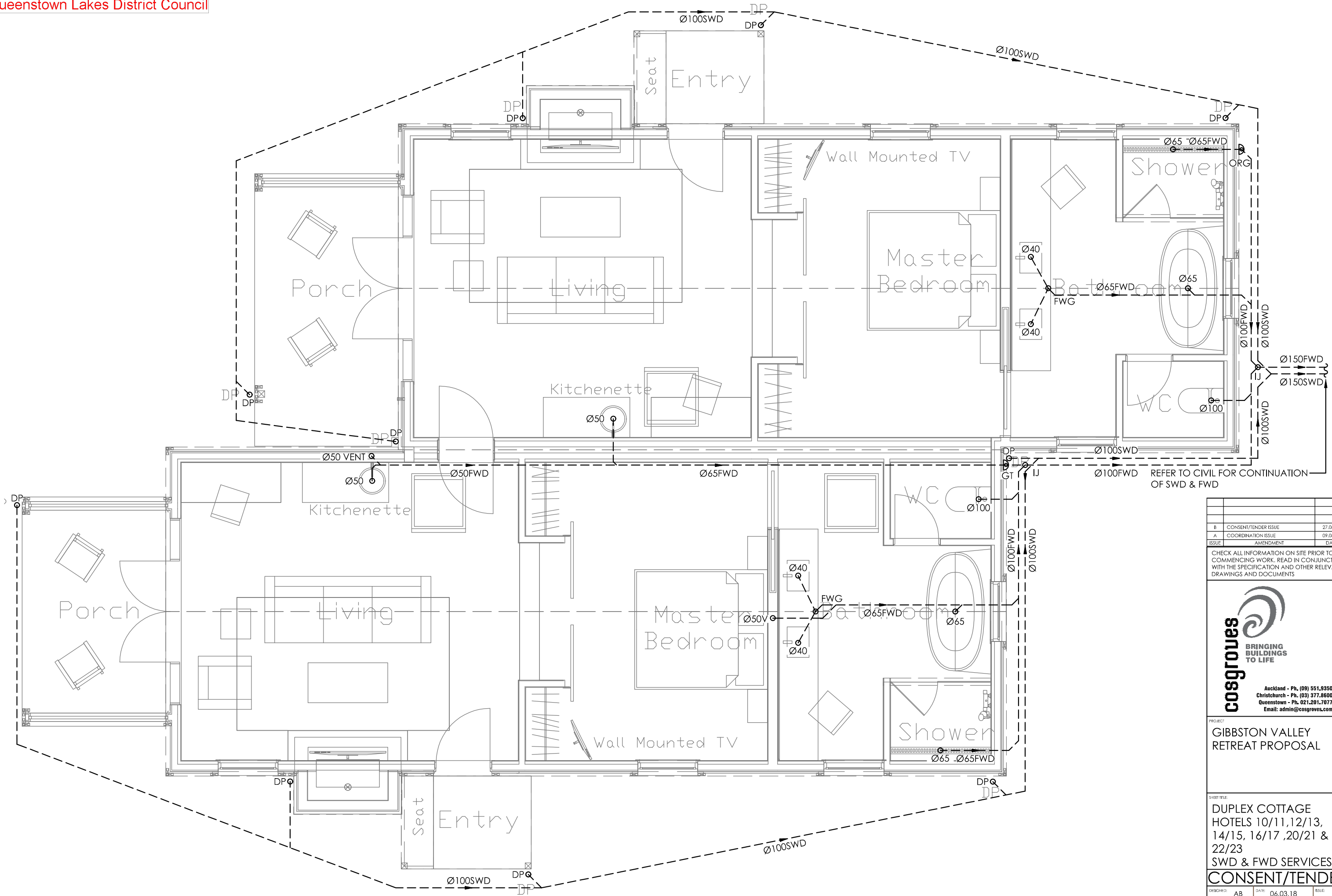
Full Element ID	D10	D11	D12	D13	D14	D15a	D15b	D16	D17
Quantity	1	1	1	1	1	1	1	1	1
W x H Size	780x2,100	710x2,100	1500x2100	860x2,100	2,800x2,300	860x2,100	860x2,100	900x700	900x700
Head height	2,100	2,100	2120	2,100	2,300	2,100	2,100	3,800	3,800
Sill height	0	0	20	0	0	0	0	3,100	3,100
View from Opening Side									
			Timber Door. Refer to Interior Designers Selection						

**GENERAL NOTES**

- All dimensions given are overall structural framing openings u.n.o.
- Check all dimensions on site prior to fabrication
- Notify the architect immediately of any discrepancies
- Handing may vary from shown - refer to plans to determine door swing direction
- All elevations viewed from Exterior
- All windows and external doors to be thermally broken aluminium joinery suite. Duralloy powder-coat finish
- D02 & D13, Timber Doors in thermally broken frame. Refer to Interior Designers Selection
- Double glazed Viridian Planitherm R0.91 (4mm clear glass / 12mm argon gap / 4mm glass) Window Fabricator to confirm thicknesses
- Warm edge spacers, throughout.
- Grade A Safety Glass where required by NZBC F2 / NZS 4223 (marked 'SG')
- Concealed safety stays / restrictors where noted.
- Double tongue window handles (for passive ventilation)
- Wind Zone (under NZS 3604:2011) is Very High
- Check manufacturer's recommended maximum dimensions
- Painted H3 finger-jointed pine jambliners

**Exterior Door & Window frames to match roof colour: Resene Ironsand**

19/10/18	Value Eng	07
16/10/18	RFI Set	06
4/10/18	BC Variation - Fire Door Detail	05
23/08/18	BC Issue	04
Issue Date:	Issue:	No:
<b>Gibbston Valley Retreat Proposal Duplex Units</b>		
Scale: 1:50 @ A3	Drawing Title: Door Schedule	Drawing No: <b>A4.501</b>
Drawn: CH		
PO Box 172, Queenstown +64 3 442 8709 chris@wyattgrayarchitects.nz		
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		



REFER TO CIVIL FOR CONTINUATION OF SWD & FWD

B	CONSENT/TENDER ISSUE	27.08.18
A	COORDINATION ISSUE	09.08.18
ISSUE	AMENDMENT	DATE

CHECK ALL INFORMATION ON SITE PRIOR TO COMMENCING WORK. READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER RELEVANT DRAWINGS AND DOCUMENTS



PROJECT:  
GIBBSTON VALLEY  
RETREAT PROPOSAL

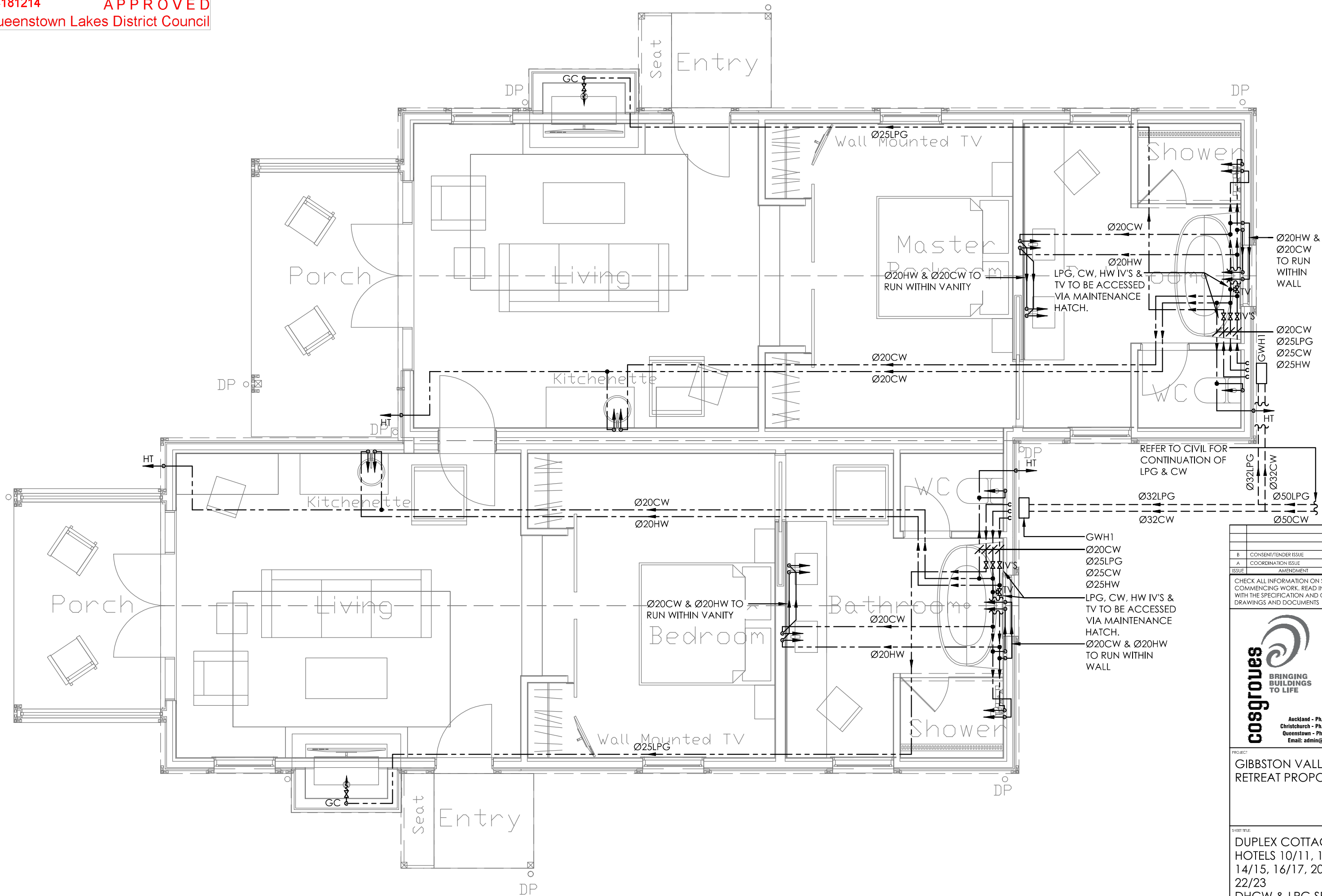
SHEET TITLE:  
DUPLEX COTTAGE  
HOTELS 10/11,12/13,  
14/15, 16/17 ,20/21 &  
22/23  
SWD & FWD SERVICES

CONSENT/TENDER

DESIGNED:	AB	DATE:	06.03.18	ISSUE:	
DRAWN:	AB	SCALE:	1:50(A3)		B

SHEET NO:  
CS17096-H120





B	CONSENT/TENDER ISSUE	27.08.18
A	COORDINATION ISSUE	09.08.18
ISSUE	AMENDMENT	DATE

CHECK ALL INFORMATION ON SITE PRIOR TO COMMENCING WORK. READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER RELEVANT DRAWINGS AND DOCUMENTS

Auckland - Ph. (09) 551.9350  
Christchurch - Ph. (03) 377.8600  
Queenstown - Ph. 021.201.7077  
Email: admin@cosgroves.com

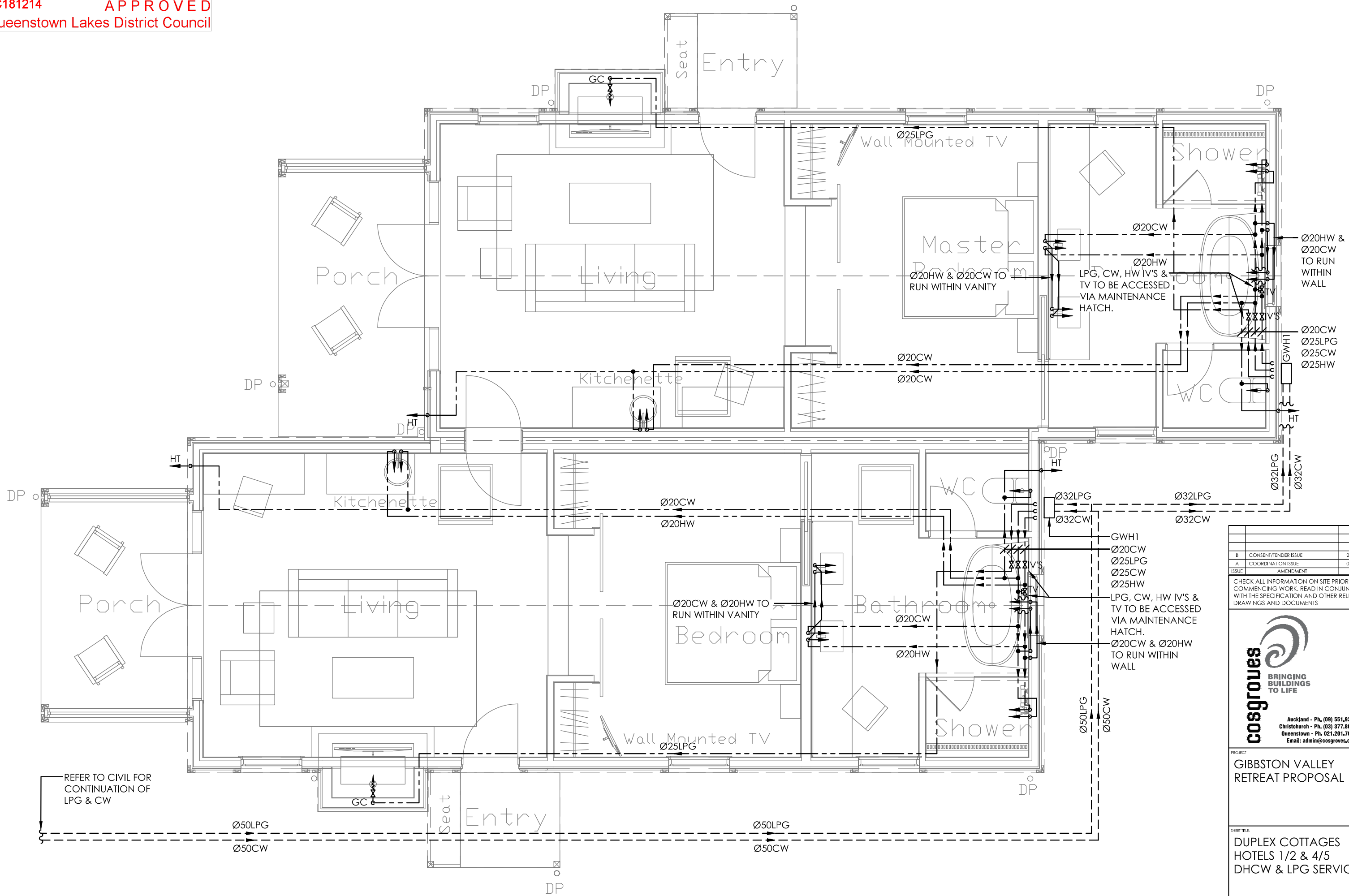
PROJECT:  
GIBBSTON VALLEY  
RETREAT PROPOSAL

SHEET TITLE:  
DUPLEX COTTAGES  
HOTELS 10/11, 12/13,  
14/15, 16/17, 20/21 &  
22/23  
DHCW & LPG SERVICES

**CONSENT/TENDER**

DESIGNED:	AB	DATE:	06.03.18	ISSUE:	
DRAWN:	AB	SCALE:	1:50(A3)		B

SHEET NO:  
CS17096-H122



REFER TO CIVIL FOR CONTINUATION OF LPG & CW

B	CONSENT/TENDER ISSUE	27.08.18
A	COORDINATION ISSUE	09.08.18
ISSUE	AMENDMENT	DATE

CHECK ALL INFORMATION ON SITE PRIOR TO COMMENCING WORK. READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER RELEVANT DRAWINGS AND DOCUMENTS



PROJECT:  
GIBBSTON VALLEY  
RETREAT PROPOSAL

SHEET TITLE:  
DUPLEX COTTAGES  
HOTELS 1/2 & 4/5  
DHCW & LPG SERVICES

DESIGNED: AB			DATE: 06.03.18			ISSUE: B		
DRAWN: AB			SCALE: 1:50(A3)					
SHEET NO: CS17096-H123								

LIGHTING SYMBOLS	
SYMBOL	DESCRIPTION
	RECESSED LUMINAIRE
	RECESSED DIRECTIONAL LUMINAIRE
	LINEAR LUMINAIRE
	WALL MOUNTED LINEAR LUMINAIRE
	EXTRUDED LINEAR LUMINAIRE
	RECESSED DOWNLIGHT
	RECESSED DIRECTIONAL DOWNLIGHT
	SINGLE SQUARE RECESSED DOWNLIGHT
	TWIN RECTANGULAR RECESSED DOWNLIGHT
	TRIPLE RECTANGULAR RECESSED DOWNLIGHT
	POLE MOUNTED LUMINAIRE
	SURFACE MOUNTED LUMINAIRE
	WALL MOUNTED LUMINAIRE
	WALL MOUNTED SPOTLIGHT
	WALL MOUNTED FLOODLIGHT
	POLE MOUNTED FLOODLIGHT
	GROUND MOUNTED LUMINAIRE
	SUSPENDED LUMINAIRE
	LED STRIP/TAPE LIGHTING
	LIGHTING TRACK C/W SPOT LIGHTS
	EMERGENCY EXIT LUMINAIRE
	AS ABOVE WITH PICTOGRAM ON THIS SIDE
	AS ABOVE WITH PICTOGRAM C/W ARROW ON THIS SIDE
	EMERGENCY LUMINAIRE/COMBINED NORMAL + EMERGENCY LUMINAIRE
	LINEAR LUMINAIRE C/W INTEGRAL EMERGENCY
	SURFACE MOUNTED EMERGENCY LUMINAIRE
	WALL MOUNTED EMERGENCY LUMINAIRE
	WALL MOUNTED EMERGENCY FLOODLIGHT
	EMERGENCY CIRCUITING LINE
	SWITCHING LINE
	CIRCUITING LINE
	CONTROLLED VIA SWITCH S1
	ONE WAY LIGHT SWITCH
	ARCHITRAVE SWITCH
	DOOR SWITCH (MICROSWITCH)
	KEY SWITCH
	TWO WAY LIGHT SWITCH
	INTERMEDIATE LIGHT SWITCH
	LIGHT SWITCH C/W LED ON INDICATOR
	LIGHT SWITCH C/W DIMMER
	TWO WAY LIGHT SWITCH C/W DIMMER
	TIME DELAY SWITCH
	MASTER SWITCH
	LIGHTING CONTROL PANEL
	LIGHTING CONTROL TOUCH SCREEN
	PHOTOCELL
	OCCUPANCY SENSOR
	EXISTING
	EXISTING RELOCATED
	DYNAMITE ANTUMBRA SWITCH
	DOOR SWITCH

POWER SYMBOLS	
SYMBOL	DESCRIPTION
	MAIN SWITCHBOARD
	DISTRIBUTION BOARD/MAIN DISTRIBUTION BOARD
	EXISTING MAIN SWITCHBOARD
	EXISTING DISTRIBUTION BOARD
	TRANSFORMER
	SINGLE UNSWITCHED SOCKET OUTLET
	SINGLE SWITCHED SOCKET OUTLET
	DOUBLE SWITCHED SOCKET OUTLET
	3 PHASE OUTLET (# DENOTES CURRENT RATING)
	SINGLE SWITCHED SOCKET OUTLET C/W ROUND EARTH PIN
	SOFT WIRING STARTER SOCKET OUTLET
	SUSPENDED SOCKET OUTLET
	ELECTRIC SHAVER SOCKET OUTLET
	OUTLET MOUNTED ABOVE BENCH
	OUTLET MOUNTED ON CEILING
	OUTLET MOUNTED IN CEILING SPACE
	OUTLET MOUNTED AT HIGH LEVEL
	RECESSED FLOOR MOUNTED OUTLET
	OUTLET MOUNTED ON CABLE TRAY
	OUTLET MOUNTED UNDER BENCH
	IP53 RATED SOCKET OUTLET
	IP65 RATED SOCKET OUTLET
	3 PHASE OUTLET
	20A RATED OUTLET
	DRYER OUTLET
	DISHWASHER OUTLET
	FRIDGE OUTLET
	FREEZER OUTLET
	HOB OUTLET
	MICROWAVE OUTLET
	OVEN OUTLET
	RANGE HOOD OUTLET
	RANGE OUTLET
	SUMP PUMP OUTLET
	WASHING MACHINE OUTLET
	EXISTING
	EXISTING RELOCATED
	RCD PROTECTED
	MOUNTED 1200mm ABOVE FLOOR LEVEL
	SWITCHING LINE
	CIRCUITING LINE
	TRUNKING
	UNDERGROUND PVC DUCT, BURIED IN OR UNDER SLAB
	CABLE TRAY (WIDTH INDICATED)
	SOFT WIRING SYSTEM
	EQUIPOTENTIAL EARTHING POINT
	EARTH CONNECTION
	POWER POLE
	INSPECTION PIT
	RCD PROTECTION DEVICE
	VERTICAL TRUNKING
	VERTICAL CONDUIT
	SINGLE POLE ISOLATOR
	DOUBLE POLE ISOLATOR
	TRIPLE POLE ISOLATOR
	ISOLATOR C/W LED ON INDICATOR
	CLOCK
	GENERATOR CONNECTION POINT
	TRAFFIC CONTROL INDICATOR (RED/GREEN)
	PUSH BUTTON
	DOOR BUZZER/ SOUNDER
	EXTRACT FAN
	FLOOR BOX C/W 4x SINGLE SOCKET OUTLETS 2x COMMUNICATIONS OUTLETS
	FLOOR BOX C/W 4x SINGLE SOCKET OUTLETS 2x COMMUNICATIONS OUTLETS 1x AVI

EQUIPMENT CONNECTIONS	
SYMBOL	DESCRIPTION
	AUTO DOOR
	FIRE ALARM PANEL
	HAND DRYER
	HEATER
	HOT WATER BOILER
	HOT WATER CYLINDER
	LIFT
	ROLLER SHUTTER DOOR
	SECURITY PANEL
	SPRINKLER VALVE SET
	SENSOR TAP
	URINAL FLUSHER
	HOME NETWORK PANEL
	GAS CALIFONT
	HEATED MIRROR PADS
	HEATED TOWEL RAIL
	ILLUMINATED MIRROR
	MOTORIZED BLINDS
	EXTRACT FAN

SECURITY SYMBOLS	
SYMBOL	DESCRIPTION
	SECURITY PANEL
	DURESS ALARM PANEL
	PIR SENSOR
	360 DEGREE COVERAGE
	KEYPAD
	PROXIMITY CARD READER
	PROXIMITY CARD READER AND KEYPAD
	MAGLOCK
	EGRESS PUSHBUTTON
	EMERGENCY EGRESS PUSHBUTTON
	REED SWITCH
	ELECTRIC MORTICE LOCK
	ELECTRIC COBOLT LOCK
	ELECTRIC STRIKE LOCK
	ELECTRIC FLUSH BOLT
	ELECTRIC V-LOCK
	DOOR INTERLOCK
	ENERGY MANAGEMENT CARD HOLDER
	CCTV CAMERA (INTERNAL)
	CCTV CAMERA (EXTERNAL)
	DURESS ALARM PUSH BUTTON
	INDUCTION LOOP
	PREWIRE ONLY
	ACCESS CONTROLLED DOOR C/W ELECTRIC MORTICE LOCK - REED SWITCH
	ACCESS CONTROLLED DOOR C/W MAG CLAMP - REED SWITCH - REQUEST TO EXIT - EMERGENCY REQUEST TO EXIT
	ACCESS CONTROLLED DOOR C/W AUTO DOOR INTERFACE - 2x REED SWITCHES
	ACCESS CONTROLLED DOOR C/W LIFT INTERFACE

AUDIO VISUAL SYMBOLS	
SYMBOL	DESCRIPTION
	AUDIO VISUAL EQUIPMENT
	AUDIO VISUAL INPUT
	AUDIO VISUAL OUTPUT
	HDMI OUTLET
	CEILING MOUNTED SPEAKERS
	WALL MOUNTED SPEAKERS
	RECESSED MOUNTED
	SURFACE MOUNTED
	AV WALL CONTROLLER
	TELEVISION AERIAL OUTLET
	HEARING AID LOOP OUTLET

DATA SYMBOLS	
SYMBOL	DESCRIPTION
	TELECOMMUNICATION OUTLET (# DENOTES OUTLETS ON FACEPLATE)
	WIRELESS ACCESS POINT
	CCTV CAMERA
	TELECO DEMARCATION FRAME
	FLOOR DISTRIBUTION FRAME
	BUILDING DISTRIBUTION FRAME
	TENANCY DISTRIBUTION FRAME
	OPTICAL NETWORK TERMINAL
	OPTICAL DISTRIBUTION FRAME
	HOME NETWORK PANEL

HEATING SYMBOLS	
SYMBOL	DESCRIPTION
	CEILING MOUNTED HEATER
	CONVECTOR HEATER
	FAN HEATER
	HEATING CONTROL
	THERMOSTAT
	COLD TAIL CONNECTION
	IN-SLAB SENSOR
	UNDERFLOOR HEATING ZONE
	AREA COVERED BY CEILING HEATING

NURSE CALL SYMBOLS	
SYMBOL	DESCRIPTION
	NURSE CALL CONTROL PANEL
	INDICATOR PANEL
	NURSE PULL CORD C/W LED REASSURANCE
	NURSE CALL INDICATOR LIGHT (CEILING MOUNTED)
	NURSE CALL INDICATOR LIGHT (WALL MOUNTED)
	NURSE CALL C/W LED REASSURANCE LIGHT & RESET
	NURSE CALL C/W SPEECH UNIT, LED REASSURANCE LIGHT & RESET
	NURSE PRESENT
	EMERGENCY CALL C/W LED REASSURANCE LIGHT & RESET
	NURSE CALL C/W LED REASSURANCE LIGHT, PENDANT & RESET
	NURSE CALL C/W SPEECH UNIT, LED REASSURANCE LIGHT PENDANT & RESET
	DURESS ALARM PUSH BUTTON
	INDUCTION LOOP
	PREWIRE ONLY
	ACCESS CONTROLLED DOOR C/W ELECTRIC MORTICE LOCK - REED SWITCH
	ACCESS CONTROLLED DOOR C/W MAG CLAMP - REED SWITCH - REQUEST TO EXIT - EMERGENCY REQUEST TO EXIT
	ACCESS CONTROLLED DOOR C/W AUTO DOOR INTERFACE - 2x REED SWITCHES
	ACCESS CONTROLLED DOOR C/W LIFT INTERFACE


SCHEMATIC SYMBOLS	
SYMBOL	DESCRIPTION
	TRANSFORMER
	MCB
	FUSED SWITCH (OFF LOAD)
	FUSED SWITCH (ON LOAD)
	ISOLATOR (OFF LOAD)
	ISOLATOR (ON LOAD)
	ACB
	MCCB
	FUSE LINK
	MOTORISED
	MAIN NEUTRAL BAR
	MAIN EARTH BAR
	MAIN EARTH CABLE
	EARTH CONNECTION
	INDEPENDENTLY BRACED MAINS TERMINATION STUDS
	C/T3 C/W REMOVABLE LINKS
	DIRECT CONNECTED
	ENERGY RETAILER METER
	CHECK METER
	DIGITAL ANALYSER
	MAXIMUM DEMAND INDICATORS
	MANUAL CHANGEOVER SWITCH
	VOLT METER ARRANGEMENT
	SURGE DIVERTER ARRANGEMENT
	CONTRACTOR/ RELAY COIL
	NORMALLY OPEN CONTACT
	NORMALLY CLOSED CONTACT
	KEY SWITCH
	ONE WAY SWITCH OR ISOLATOR
	TWO WAY & INTERMEDIATE SWITCH ARRANGEMENT
	TWO WAY SWITCH ARRANGEMENT
	LED INDICATOR
	PUSH BUTTON SWITCH
	EMERGENCY STOP BUTTON
	DAYLIGHT SWITCH (NOT SHOWN ELSEWHERE, INSTALL IN A SUITABLE POSITION SO AS TO ENSURE CORRECT OPERATION)
	AUTO-OFF MANUAL SWITCH
	TIME SWITCH
	POWER SUPPLY UNIT
	SENSOR POWER SUPPLY
	HEATING ELEMENT
	HEATING SENSOR
	TERMINAL

**NOTES:**

- SOME SYMBOLS ON THIS LEGEND MAY NOT BE APPLICABLE TO THIS PROJECT.
- REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR SET-OUT OF ALL CEILING MOUNTED SERVICES.
- REFER TO ARCHITECTURAL ELEVATIONS FOR SET-OUT OF ALL ELECTRICAL AND ANCILLARY ELECTRICAL SERVICES.

C	REVISED TENDER ISSUE	27.07.18
B	TENDER ISSUE	16.07.18
A	CONSENT ISSUE	08.07.18
ISSUE	AMENDMENT	DATE

CHECK ALL INFORMATION ON SITE PRIOR TO COMMENCING WORK. READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER RELEVANT DRAWINGS AND DOCUMENTS



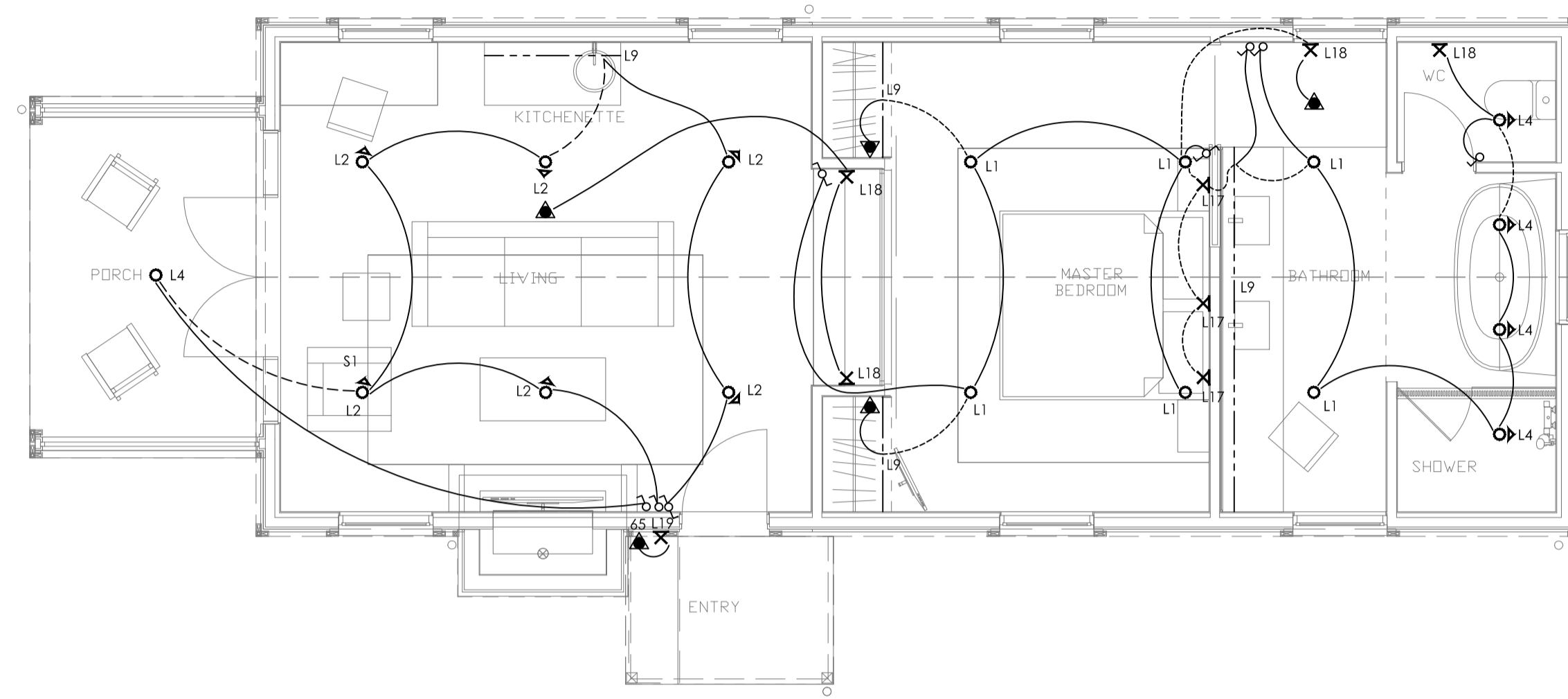
**cosgroves**  
 PO Box 842  
 Christchurch, New Zealand. Ph. (03) 377.8600  
 Email: admin@cosgroves.com

PROJECT  
**GIBBSTON VALLEY LODGE**

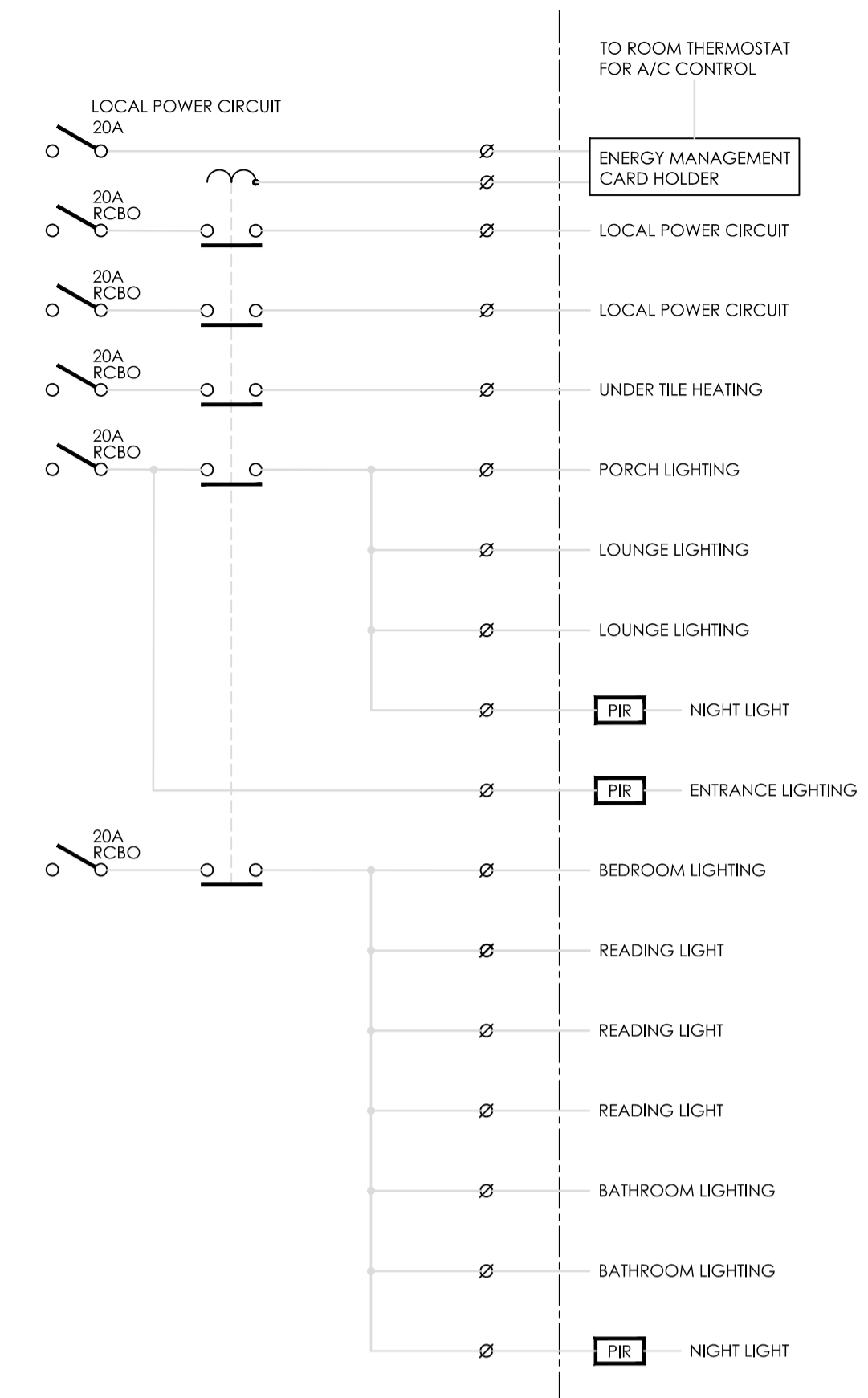
SHEET TITLE:  
**ELECTRICAL SERVICES STANDARD SYMBOLS LEGEND**

DESIGNED: KL DATE: 06.06.18 ISSUE: C  
 DRAWN: CAD SCALE: N.T.S (A1)  
 SHEET NO: CS17096-E000

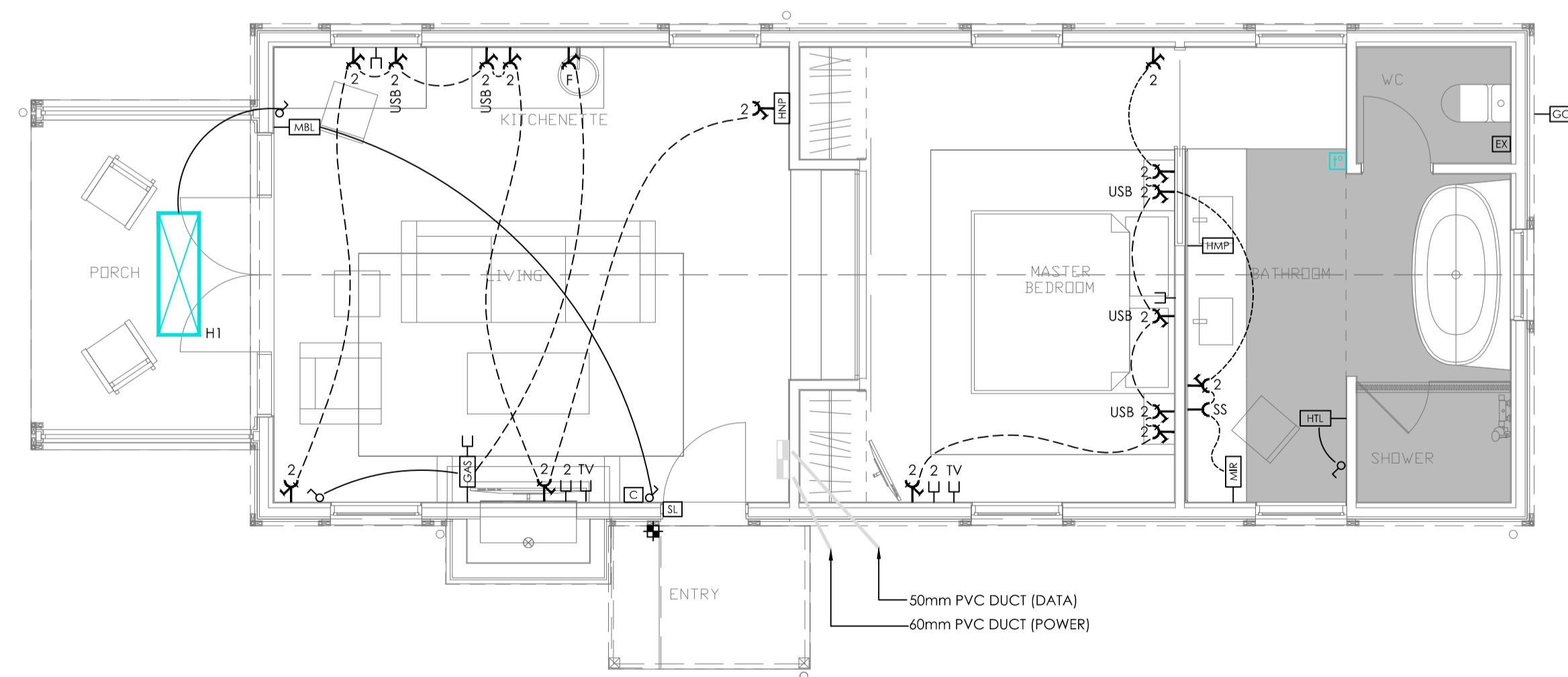




SINGLE UNIT LIGHTING LAYOUT  
SCALE - 1:50



LIGHTING SINGLE LINE DIAGRAM  
SCALE - N.T.S.



SINGLE UNIT POWER & I.T. LAYOUT  
SCALE - 1:50

NOTES:

- REFER TO DWG CS17096-E000 FOR ELECTRICAL SERVICES SYMBOLS LEGEND

D	REVISED TENDER ISSUE	27.07.18
C	TENDER ISSUE	16.07.18
B	CONSENT ISSUE	08.07.18
A	COORDINATION ISSUE	12.06.18
ISSUE	AMENDMENT	DATE

CHECK ALL INFORMATION ON SITE PRIOR TO COMMENCING WORK. READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER RELEVANT DRAWINGS AND DOCUMENTS



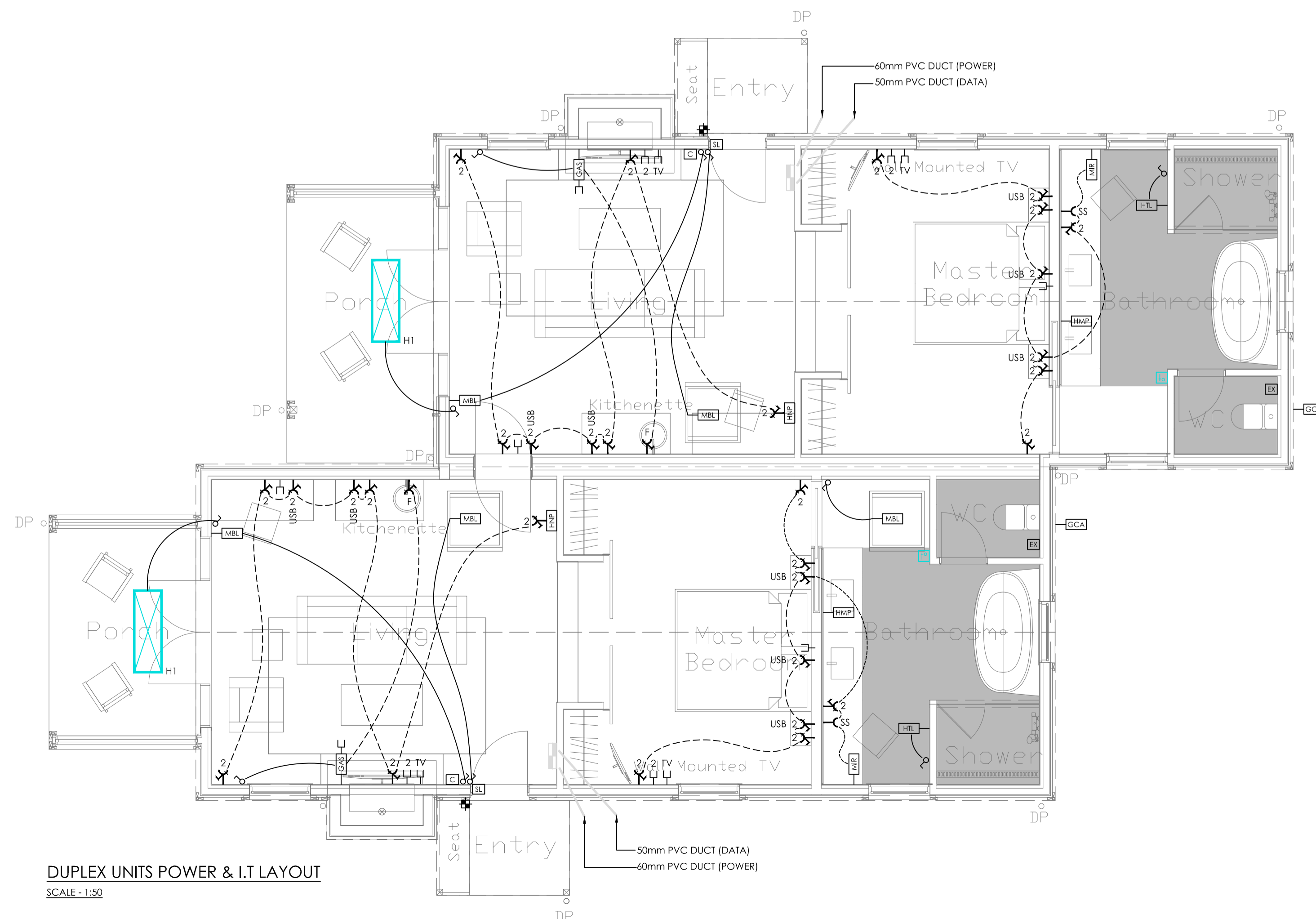
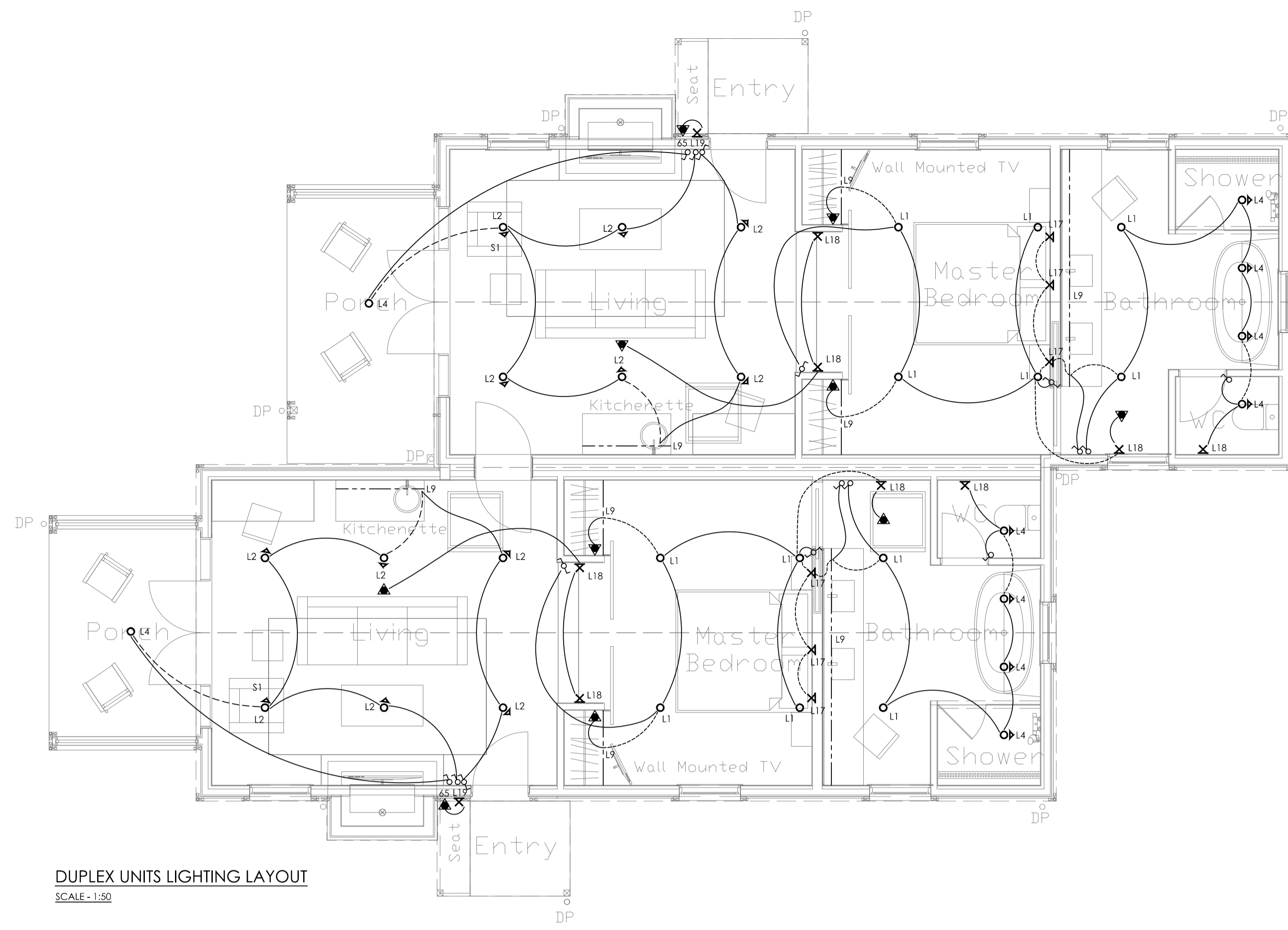
PROJECT  
GIBBSTON VALLEY LODGE

SHEET TITLE:  
SINGLE UNIT ELECTRICAL SERVICES LAYOUT

REVISED TENDER

DESIGNED:	AG	DATE:	02.07.18	ISSUE:	D
DRAWN:	RC	SCALE:	1:100 (A1)		

SHEET NO:  
CS17096-E103



NOTES:  
1. REFER TO DWG CS17096-E000 FOR ELECTRICAL SERVICES SYMBOLS LEGEND

ISSUE	AMENDMENT	DATE
A	CONSENT/TENDER ISSUE	27.08.18

CHECK ALL INFORMATION ON SITE PRIOR TO COMMENCING WORK. READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER RELEVANT DRAWINGS AND DOCUMENTS

Auckland - Ph. (09) 551.9350  
Christchurch - Ph. (03) 377.8600  
Queenstown - Ph. 021.201.7077  
Email: admin@cosgroves.com

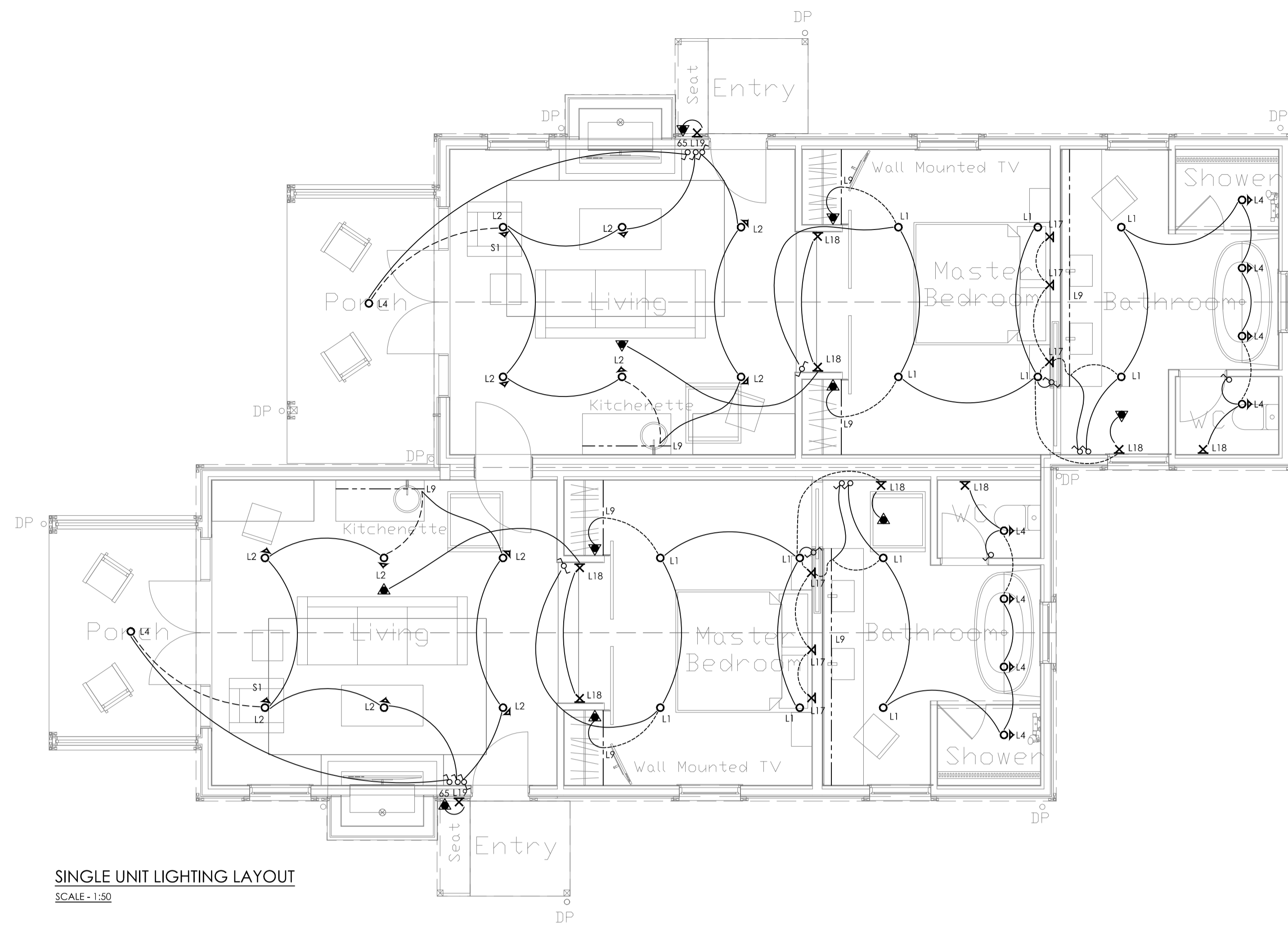
PROJECT  
GIBBSTON VALLEY LODGE

SHEET TITLE:  
DUPLEX UNITS ELECTRICAL SERVICES LAYOUT

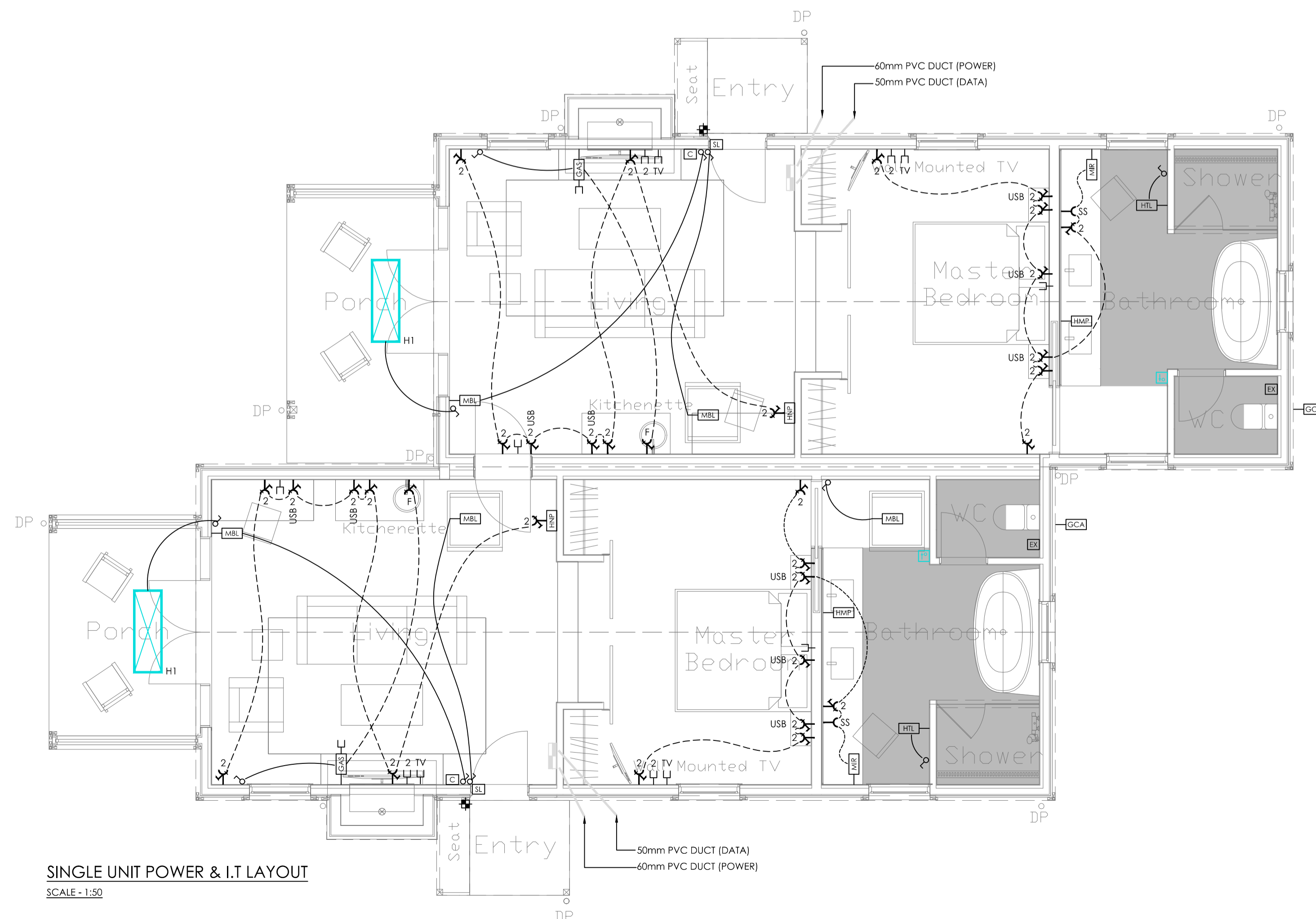
CONSENT/TENDER

DESIGNED: AG	DATE: 02.07.18	ISSUE: A
DRAWN: RC	SCALE: 1:50 (A1)	

SHEET NO:  
CS17096-E104



SINGLE UNIT LIGHTING LAYOUT  
SCALE - 1:50



SINGLE UNIT POWER & I.T. LAYOUT  
SCALE - 1:50

NOTES:

- REFER TO DWG CS17096-E000 FOR ELECTRICAL SERVICES SYMBOLS LEGEND

ISSUE	AMENDMENT	DATE
A	CONSENT/TENDER ISSUE	27.08.18

CHECK ALL INFORMATION ON SITE PRIOR TO COMMENCING WORK. READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER RELEVANT DRAWINGS AND DOCUMENTS



PROJECT  
GIBBSTON VALLEY LODGE

SHEET TITLE:  
DUPLEX UNITS ELECTRICAL SERVICES LAYOUT

CONSENT/TENDER

DESIGNED: AG	DATE: 02.07.18	ISSUE: A
DRAWN: RC	SCALE: 1:50 (A1)	

SHEET NO:  
CS17096-E104

# Gibbston Valley Retreat Proposal - Accessible Unit



**DRAWINGS - Accessible Unit**

Number	Revision	Title	Scale (A3)
A5.000	07	Cover	1:1, 1:1.0309
A5.001	07	Changes & Sheet Index	1:1
A5.010a	07	Floor Plan	1:100
A5.010b	07	Set Out Plan	1:100
A5.011a	07	Slab Plan	1:100
A5.011b	07	Ref Ceiling Plan	1:100
A5.012a	07	Roof Plan	1:100
A5.012b	07	Roof Framing Plan	1:100
A5.200	07	Elevations	1:100
A5.201	07	Elevations	1:100
A5.202	07	Risk Matrix	1:100
A5.203	07	Wall Types	1:100
A5.210	07	3D Exterior Perspectives	
A5.213	07	3D Perspective - No Roof	
A5.300	07	Sections	1:50
A5.301	07	Sections	1:50
A5.302	07	Sections	1:50
A5.303	07	Sections	1:50
A5.400	07	Typical Wall Details	1:5
A5.401	07	Typical Corner Details	1:5
A5.402	07	Typical Window Details	1:5
A5.403	07	Slab Edge Detail	1:5
A5.404	07	Internal Level Change Detail	1:10
A5.405	07	Nib Wall & Hearth Details	1:5, 1:20
A5.406	07	Rebated Shower Slab Detail	1:5
A5.407	07	Rebated Door Sill & Entry Deck Detail	1:5, 1:10
A5.408	07	Barge, Apron & Ridge Details	1:5
A5.409	07	Typical Eave Detail	1:5
A5.410	07	Chimney Details	1:5
A5.411	07	Chimney Cap Detail	1:5
A5.412	07	Chimney Box Detail	1:5, 1:20
A5.413	07	HVAC Access Door Detail	1:5
A5.414	07	Intertency Front Corner Detail	1:5
A5.415	07	Intertency End of Wall Detail	1:5
A5.416	07	Internal Valley Gutter Detail	1:5
A5.417	07	Skylight Detail - Section A	1:5
A5.418	07	Skylight Detail - Section B	1:5
A5.419	07	Intertency Fire Door Detail	1:5
A5.420	07	Porch Deck Detail	1:5
A5.421	07	Weatherboard Penetration Detail	1:5
A5.422	07	Intertency Wall Base Detail	1:5
A5.500	07	Window Schedule	1:1
A5.501	07	Door Schedule	1:1

## VALUE ENGINEERING ISSUE - 19/10/2018

**CLIENT:** Gibbston Valley Winery Ltd  
**Contact:** Greg Hunt  
**Phone:** 03 442 6910

**STRUCTURAL ENGINEER:** Airey Consultants Ltd  
**Contact:** Glyn Lewers  
**Phone:** 03 442 3101

**ARCHITECT:**  
**Wyatt + Gray Architects Ltd**  
**Contact:** Michael Wyatt  
**Phone:** 03 442 8709

**INTERIOR DESIGNER:** Spaceworks Studio  
**Contact:** David Sweatman  
**Phone:** 03 442 8709

**PROJECT MANAGER:** Peak Projects International Ltd  
**Contact:** Chris Brown  
**Phone:** 03 442 5430

**SURVEYOR:** Paterson Pitts Group  
**Contact:** Steve Winter  
**Phone:** 03 441 4715

**FIRE ENGINEER:** Cosgroves:  
**Contact:** Kyle Duckworth  
**Phone:** 027 766 0060

**HVAC/ELECTRICAL/DRAINAGE:** Cosgroves  
**Contact:** Aidan/Andrew  
**Phone:** 03 377 8600



Issued Date:	Issue:	No:
19/10/18,	Value Eng	07
16/10/18,	RFI Set	06
27/08/18,	BC Variation - Fire Door Detail	05
23/08/18,	BC Issue	04
6/08/18,	Engineer Issue	03
28/03/18,	Resource Consent	02

**Gibbston Valley Retreat Proposal Accessible Units**

Scale:	Drawing Title:	Drawing No:
NTS	Cover	A5.000
Drawn: CH		

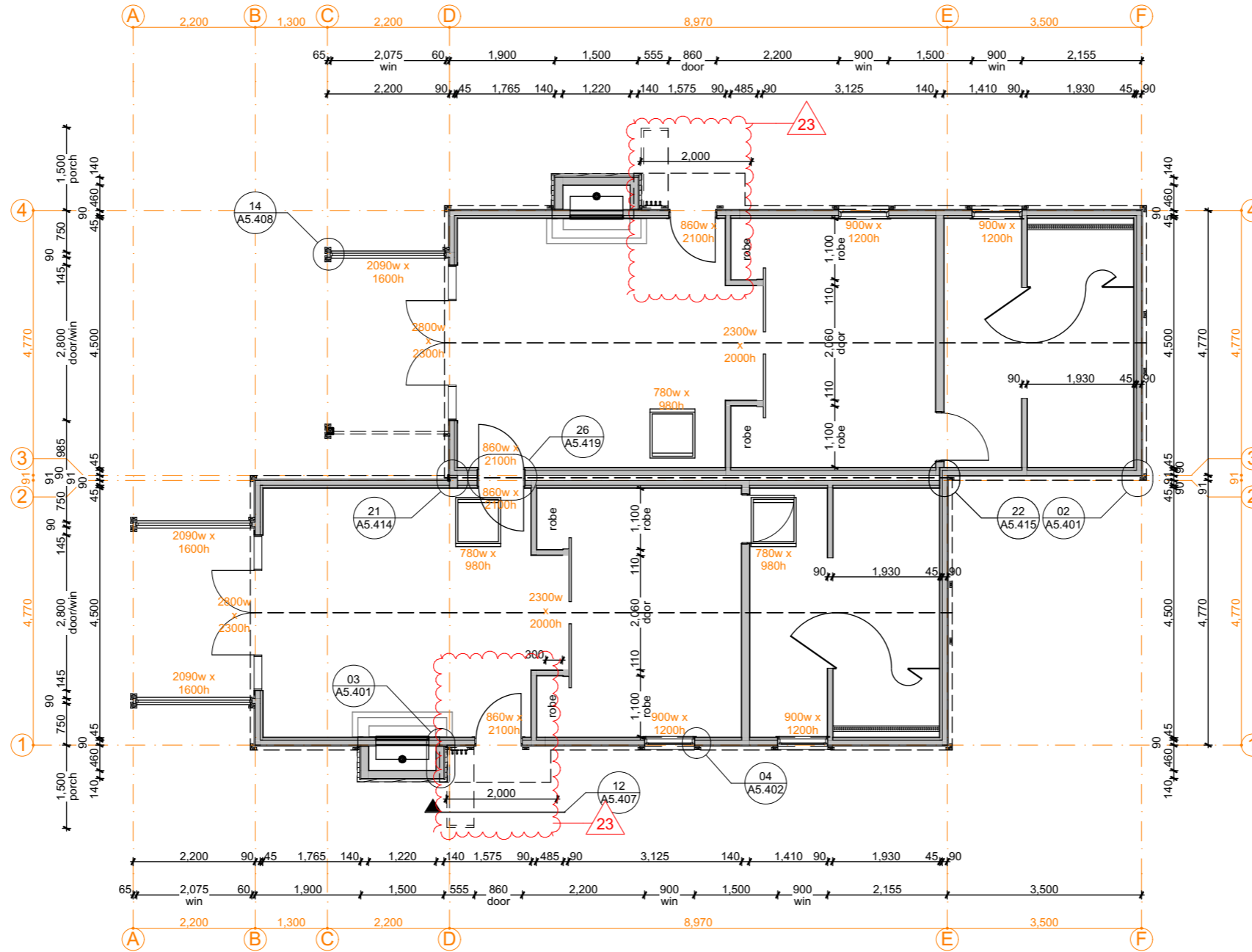


PO Box 172, Queenstown +64 3 442 8709  
chris@wyattgrayarchitects.nz

Do not scale off print - refer to figured dimensions.  
Refer to larger details where possible.  
Confirm all dimensions on site prior to construction.  
Consult with Architect immediately if discrepancies are found.








Set-out Plan (Accessible Units)

Scale 1:100 @ A3

19/10/18	Value Eng	07
16/10/18	RFI Set	06
23/08/18	BC Issue	04
6/08/18	Engineer Issue	03
28/03/18	Resource Consent	02
3/01/18	Issued for Client Approval	01
Issue Date:	Issue:	No:
<b>Gibbston Valley Retreat Proposal Accessible Units</b>		
Scale: @ A3 1:100	Drawing Title: Set Out Plan	Drawing No: A5.010b
Drawn: CH		
		
PO Box 172, Queenstown +64 3 442 8709 chris@wyattgrayarchitects.nz		
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		

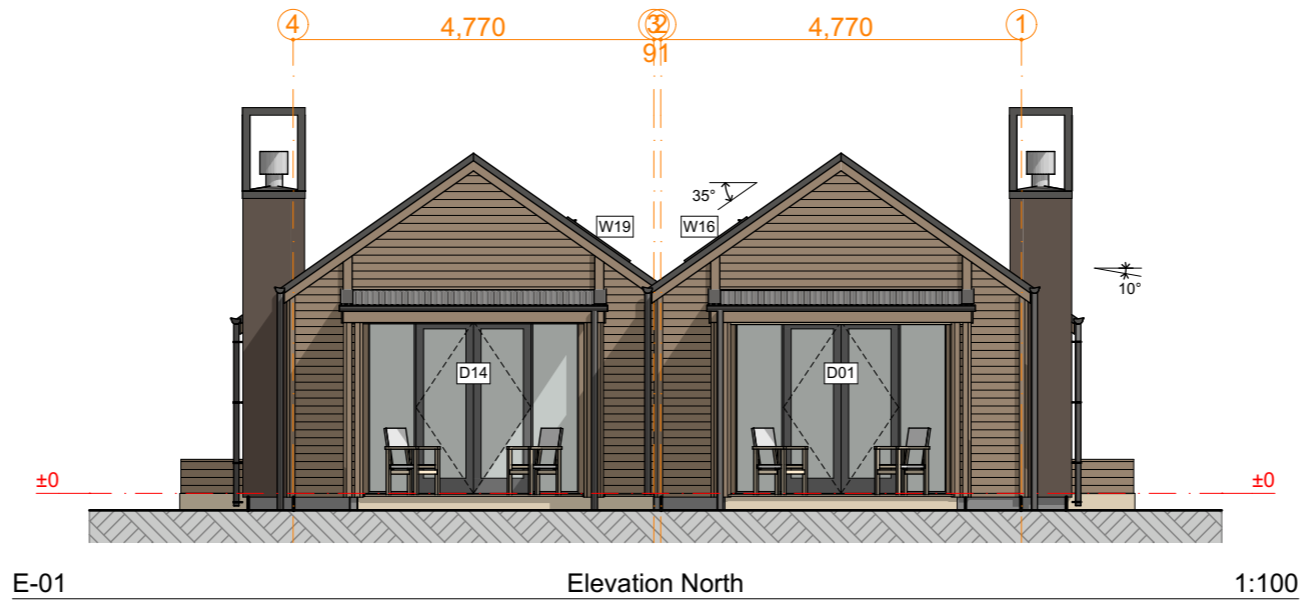















**Legend:**


-  TrueOak corrugated roofing - Colour: Resene Ironsand
-  Weatherboards - refer to colour system
-  Plaster finished to Chimney - refer to colour system

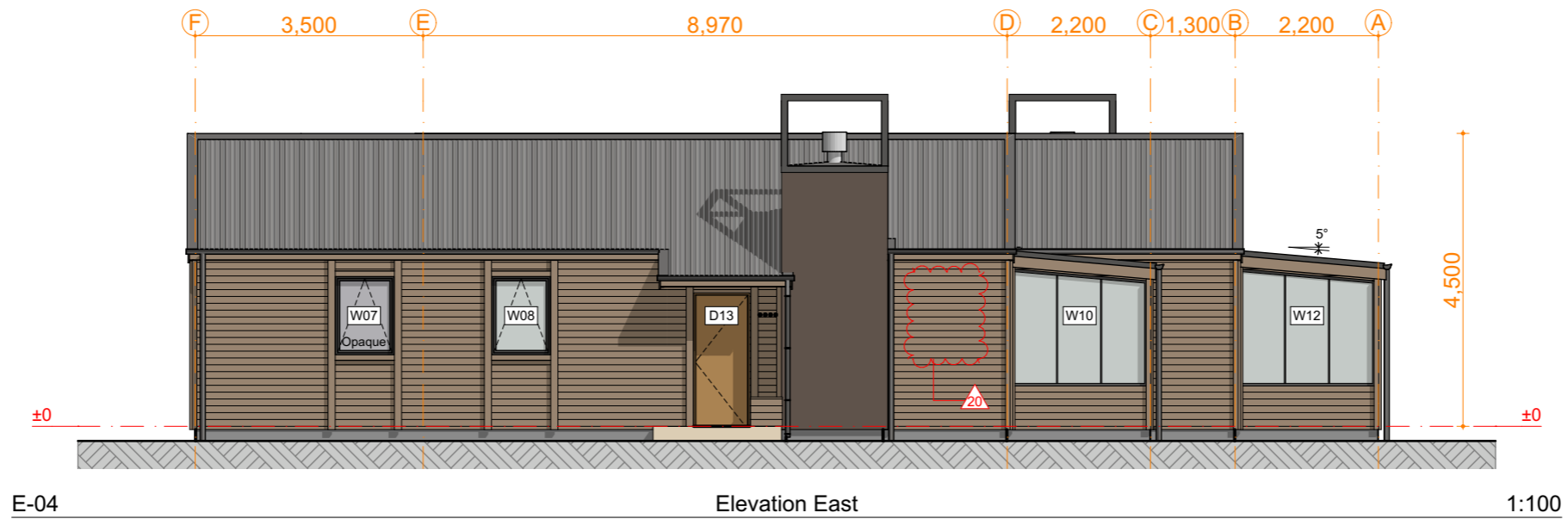
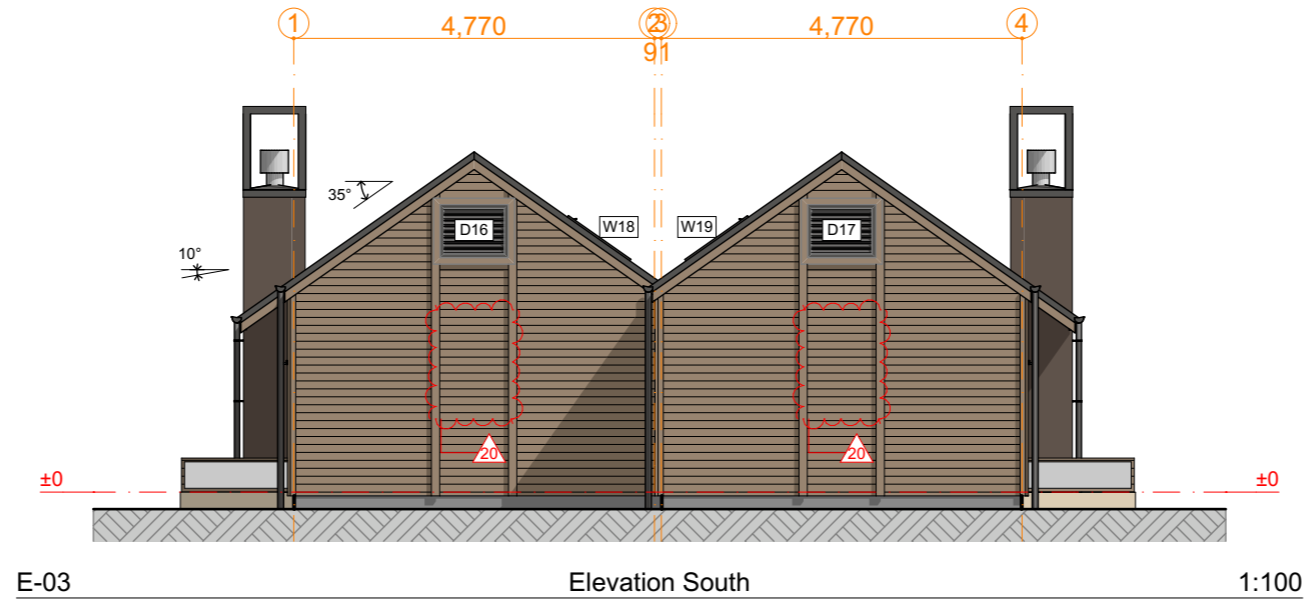
**Colour System.**

Resene CoolColour™, 'Wombat' to be used in conjunction with Resene CoolColour™, 'Groundbreaker'.


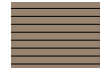
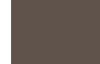
- Option 1: Linea weatherboards - Wombat  
Vertical battens & Chimney - Groundbreaker
- Option 2: Linea weatherboards - Groundbreaker  
Vertical battens & Chimney - Wombat

Parapets, spouting, fascias, downpipes, louveres and window frames to match roof colour: Resene Ironsand

19/10/18	Value Eng	07
16/10/18	RFI Set	06
23/08/18	BC Issue	04
28/03/18	Resource Consent	02
3/01/18	Issued for Client Approval	01
Issue Date:	Issue:	No:
<b>Gibbston Valley Retreat Proposal Accessible Units</b>		
Scale: @ A3 1:100	Drawing Title: Elevations	Drawing No: <b>A5.200</b>
Drawn: CH		
		
PO Box 172, Queenstown +64 3 442 8709 chris@wyattgrayarchitects.nz		
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		



**Legend:**


-  TrueOak corrugated roofing - Colour: Resene Ironsand
-  Weatherboards - refer to colour system
-  Plaster finished to Chimney - refer to colour system

**Colour System.**

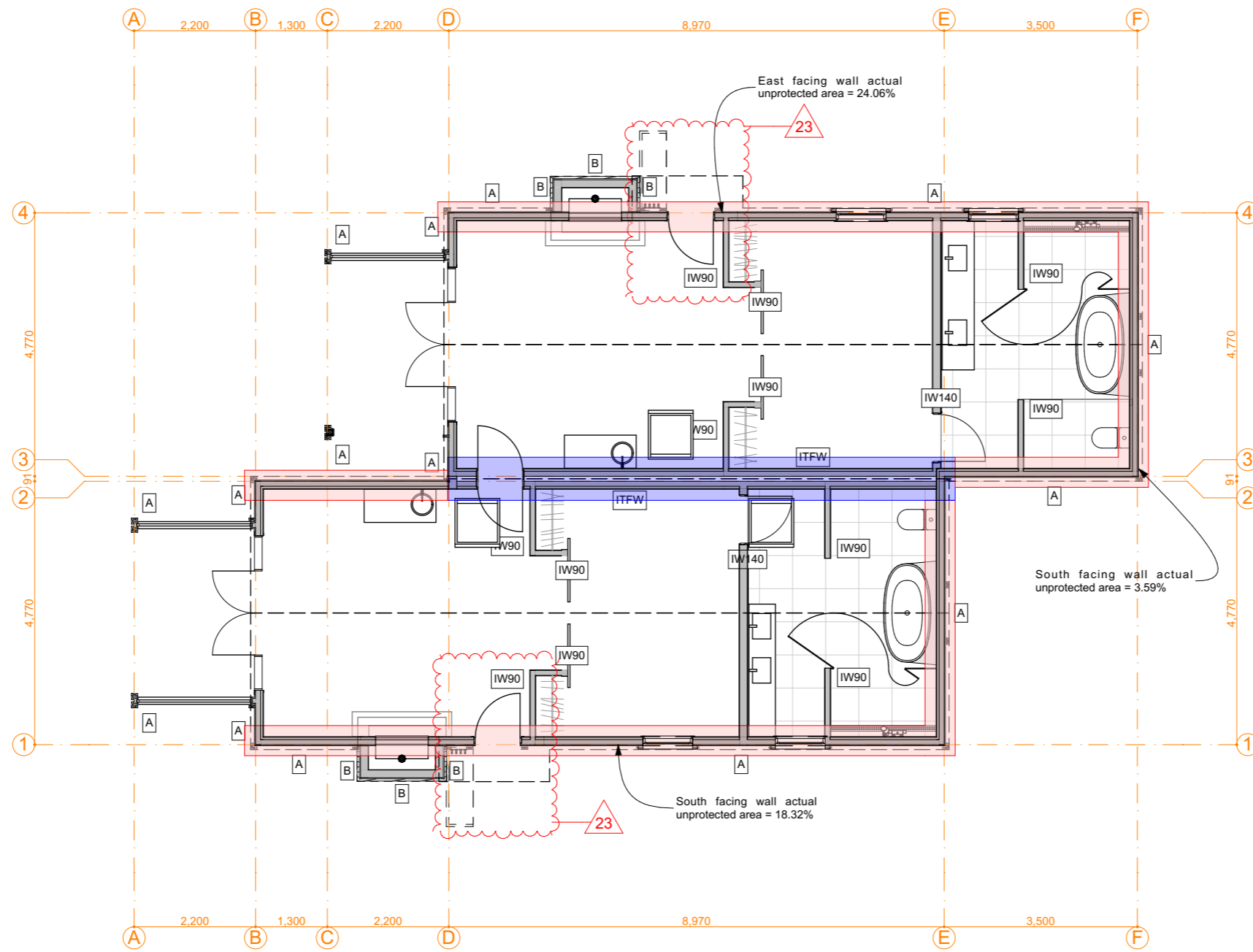
Resene CoolColour™, 'Wombat' to be used in conjunction with Resene CoolColour™, 'Groundbreaker'.

- Option 1:** Linea weatherboards - Wombat  
Vertical battens & Chimney - Groundbreaker
- Option 2:** Linea weatherboards - Groundbreaker  
Vertical battens & Chimney - Wombat

Parapets, spouting, fascias, downpipes, louvres and window frames to match roof colour: Resene Ironsand

19/10/18	Value Eng	07
16/10/18	RFI Set	06
23/08/18	BC Issue	04
28/03/18	Resource Consent	02
3/01/18	Issued for Client Approval	01
Issue Date:	Issue:	No:
<b>Gibbston Valley Retreat Proposal Accessible Units</b>		
Scale: @ A3 1:100	Drawing Title: Elevations	Drawing No: <b>A5.201</b>
Drawn: CH		
		
PO Box 172, Queenstown +64 3 442 8709 chris@wyattgrayarchitects.nz		
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		





## Wall Types (Accessible Units)

Scale 1:100 @ A3

### LEGEND

#### A LINEA WEATHERBOARD WALL

- 150mm Linea Weatherboard (120mm cover)
- 40 x 20mm H3.2 vertical battens @ 400mm crs
- 6mm JH Rab board
- 90 x 45 H1.2 SG8 timber wall framing at specified centres.
- Knauf Earthwool 90mm R2.8 insulation
- Intello air barrier membrane
- 45 x 45 H1.2 internal strapping
- Knauf Earthwool 50mm R1.4 insulation
- Internal lining:
- 13mm GIB Fyreline to all external wall locations, except:-
- 13mm GIB Aqualine to Bathroom walls
- All wall linings square stopped, Level 4 finish

#### B STOTHERM ARMAT EIFS CLADDING SYSTEM WALL (Refer: A5.401 - Detail 3)

- StoTherm plaster system with StolitK 1.0mm texture finish
- 50mm StoTherm H-grade EPS sheet
- 20mm StoTherm VH cavity battens
- 6mm JH Rab board
- 140 x 45 (90 x 45 on roof side) H1.2 SG8 timber wall framing at specified centres.
- Knauf Earthwool 90mm R2.8 insulation
- Intello air barrier membrane
- 45 x 45 H1.2 internal strapping
- Knauf Earthwool 50mm R1.4 insulation
- Internal chimney lining, 6mm JH Rab board

#### ITFW INTERTENANCY FIRE WALL Refer: Detail 23 - A5.416

- 13mm GIB Standard to all wall locations except:-
- 13mm GIB Aqualine to Bathroom walls
- 45 x 45 H1.2 internal strapping
- Knauf Earthwool 50mm R1.4 insulation
- Intello air barrier membrane
- 90 x 45 H1.2 SG8 timber framing to NZS3604:2011.
- Knauf Earthwool 90mm R2.8 insulation
- Cavity: 16mm GIB Fyreline fixed to GIB Barrierline with chipboard screws at 400mm max. centres
- Knauf Earthwool 90mm R2.8 insulation
- 90 x 45 H1.2 SG8 timber framing to NZS3604:2011.
- Intello air barrier membrane
- Knauf Earthwool 50mm R1.4 insulation
- 45 x 45 H1.2 internal strapping
- 13mm GIB Standard to all wall locations except:-
- 13mm GIB Aqualine to Bathroom walls
- All wall linings square stopped, Level 4 finish

#### IW90 INTERNAL WALL

- 90 x 45 H1.2 SG8 timber framing to NZS3604:2011.
- Knauf Earthwool 90mm R2.2 insulation
- 13mm GIB Standard to all wall locations except:-
- 13mm GIB Aqualine to Bathroom walls
- All wall linings square stopped, Level 4 finish

Interior designers specification takes precedence showing tiled areas over GIB Aqualine

#### Fire Engineer

Architectural Plans & specifications are to be read in conjunction with Cosgroves Engineers Fire Report.

#### Structural Engineer

Architectural Plans & specifications are to be read in conjunction with Aireys Engineers plans and specifications. Refer Engineers for Bracing Plan.

Any structural work omitted on the Architectural Plans, but shown on the Structural plans and vice versa, forms part of this contract and shall be allowed for in the contract.

Allow to fit Nogs/Dwangs where required for other trades, especially where new plumbing works occur. Also, as per Interior designers requirements.

Indicates external walls to be Fire Rated. Refer James Hardie Detail: JHETGR60a (FRR 60/60/60)

Indicates external walls to be Fire Rated. Refer GIB: GBTLAB 60d (FRR 60/60/60)

#### IW140 INTERNAL WALL

- 140 x 45 H1.2 SG8 timber framing to NZS3604:2011.
- Knauf Earthwool 140mm R3.2 insulation
- 13mm GIB Standard to all wall locations except:-
- 13mm GIB Aqualine to Bathroom walls
- All wall linings square stopped, Level 4 finish

Interior designers specification takes precedence showing tiled areas over GIB Aqualine

19/10/18	Value Eng	07
16/10/18	RFI Set	06
23/08/18	BC Issue	04
Issue Date:	Issue:	No:
<b>Gibston Valley Retreat Proposal Accessible Units</b>		
Scale: @ A3 1:100	Drawing Title: Wall Types	Drawing No: A5.203
Drawn: CH		
<b>WYATT + GRAY architects</b>		
PO Box 172, Queenstown chris@wyattgrayarchitects.nz		+64 3 442 8709
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Interior designers specification will take precedence in the event of any discrepancies to interior fit-out.



19/10/18	Value Eng	07
16/10/18	RFI Set	06
23/08/18	BC Issue	04
3/01/18	Issued for Client Approval	01
Issue Date:	Issue:	No:

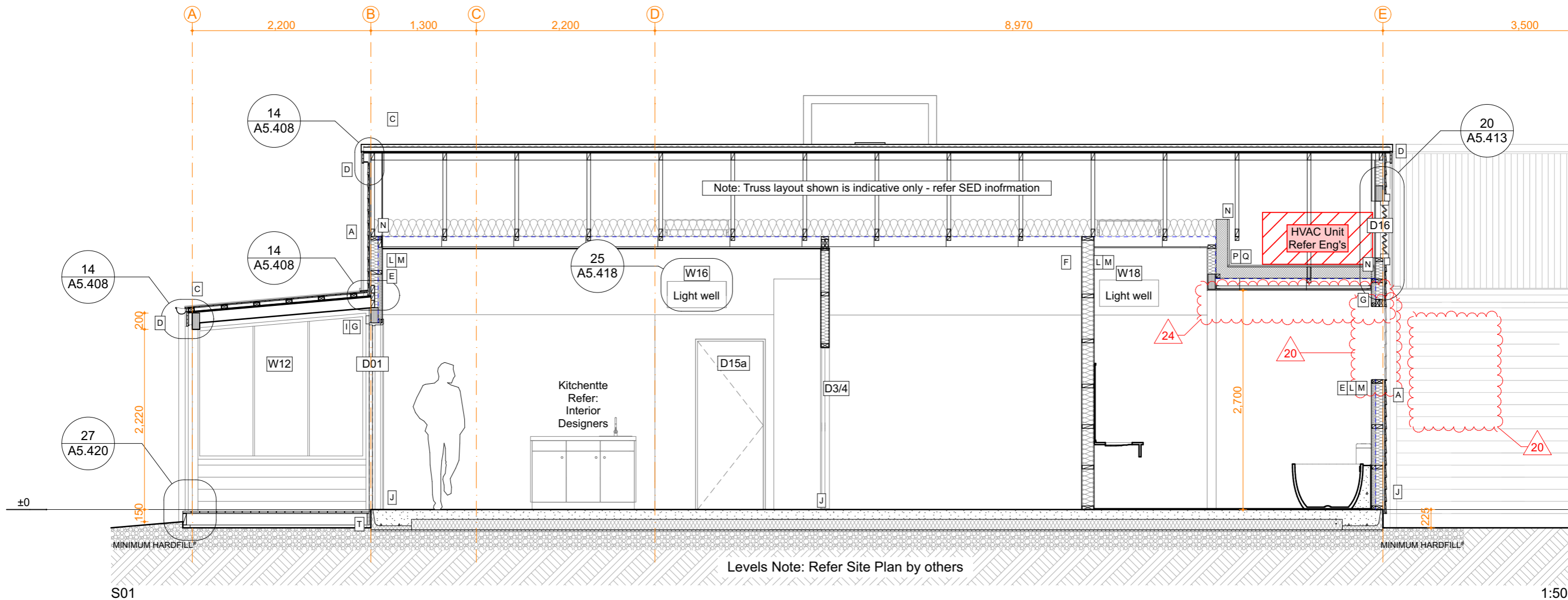
**Gibbston Valley Retreat Proposal  
Accessible Units**

Scale:	Drawing Title:	Drawing No:
NTS	3D Perspective - No Roof	A5.213
Drawn: CH		



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chris@wyattgrayarchitects.nz

Do not scale off print - refer to figured dimensions.  
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Generally: All construction to comply with NZS 3604: 2011 and NZBC

- A** Linea 150mm Weatherboard (120mm cover), vertical 40 x 19mm H3.2 battens @ 400mm centres. Paint colours TBC. Axent Trim 100 x 19mm boards at external corners; 84 x 19mm Scyon Axent picture frames around door & window openings 20mm drained cavity system (H3.2 battens) over James Hardie 6mm Rab with 75mm sealing tape at corners and junctions. Colour-matched aluminium Z-flashing at horizontal panel junctions.  
**External Intertency walls to achieve a FRR 60/60/60. Refer: James Hardie - JHETGR60a and A\*.203**
- B** StoTherm Armat EIFS cladding system to chimney  
50mm H-grade EPS sheet.  
StoTherm plaster system with StolitK 1.0mm texture finish. Colours: TBC.  
Horizontal & vertical control joints (not shown) where recommended by manufacturer  
20mm StoTherm VH cavity battens over James Hardie 6mm Rab  
Registered StoTherm installer to confirm minimum LRV for paint system complies.
- C** TrueOak corrugate long-run cladding as noted. Colours: Resene Ironsand.  
over Solitex Mento roof underlay on H1.2 treated 45 x 70mm timber battens at max 400crs fixed to SED trussed rafters with 1/14g self drilling type 17 screw -100mm long min.
- D** Timber fascia 135 x 28mm H3.2 SG8 , Continuous 150 half round gutter, 80mm dia downpipes  
All colour-matched to selected roof colour. Include colour-matched snow straps to suit.  
All to NZBC E2 & manufacturer's standard details
- E** Knauf Earthwool 90mm R2.8 insulation in main external wall framing  
Intello air barrier membrane to inside face.  
45 x 45mm H1.2 internal strapping fixed through Intello to main wall framing.  
Knauf Earthwool 50mm R1.4 insulation.
- F** Knauf Earthwool 90mm R2.2 insulation in main internal wall framing.

# Compacted hardfill:  
MaxRAFT slab requires hardfill platform extends min 800mm beyond all slab edges. This section does not reflect overall earthworks / landscaping, site scrape etc.

Interior designers specification will take precedence in the event of any discrepancies to interior fit-out.

- G** Vistalite 'Pacific Thermal' thermally-broken aluminium joinery.  
Double glazing (4mm clear glass / 12mm argon gap / 4mm glass)  
Grade A Safety Glass where required by NZBC F2 / NZS 4223  
Duralloy powder-coat, colour-matched to selected roof colour to match roof.  
H3 finger-jointed pine jambliners, 60x12mm MDF architraves, paint finish. Refer schedule.
- H** Vistalite Stellar Entrance Door Woodgrain tongue & groove aluminium-clad solid core panel door (41mm thick) Colour: TBC.
- I** 6mm James Hardie HardieFlex Lining soffit board, butt jointed.  
Selected semi-gloss paint finish TBC.
- J** 100mm ground-bearing concrete slab on MaxRAFT insulation on DPM  
on min 25mm sand blinding on min 250mm compacted hardfill  
Slab thickenings at perimeter and under load bearing walls. All to Engineer's details.  
Min 6mm painted render coat over exposed edges.
- K** Internal doors refer Interior designer for selection.  
Painted finger-jointed pine jambliners & 60x12mm MDF architraves. Refer schedule.
- L** Certified SED prenailed timber wall framing - 90 x 45mm studs.  
Fixed over DPC to concrete with Ramset CS12160 (M12) ChemSet Anchor Studs at 600mm crs.
- M** 13mm GIB Fyreline (13mm Aqualine to Bathroom) internal wall linings, square stopped, Level 4 finish.  
Refer Interior designer for skirting choice & size. Refer Reflected ceiling plan for choice and size of GIB.  
**GIB - GBT(L)AB 60d Intertency system to be used for Duplex and Accessible Units. Refer: A\*.203**  
**James Hardie - Two way external wall system (JHETGR60a) to be used for Duplex and Accessible Units ends of Intertency walls Refer: A\*.203**

- N** Intello air barrier membrane fixed to underside of trussed rafters.  
Knauf Earthwool 210mm R5.2 insulation to roofspace above.  
13mm GIB Ultraline ceiling (13mm Aqualine to bathrooms) square stopped, Level 4 finish, on Rondo suspended framing (140mm cavity).  
*Proprietary taped and sealed spigots wherever air barrier membrane is penetrated*  
*Note: recessed light fittings must not penetrate membrane*
- O** Escea Gas Fire - DF960, installed to manufacturers specifications
- P** 140mm Knauf XPS (100mm + 40mm = R5.2)
- Q** SED Attic truss with 20mm ply board over fixed 10mm adhesive beads and screw fixed.  
Area to house HVAC (approx. = 65kg)
- R** Vitex timber decking (Entry) 90 x 19mm on 140 x 45 H5 SG8 Joists on 125 x 75 H5 SG8 Bearers. Stainless Steel screw fixings. Refer: Eng's Detail 9 S1.02
- S** Roxul MPS Mineral Insulation - minimum density 40kg/m3 - Refer: GIB Detail GBTLAB 60d
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19/10/18	Value Eng	07
16/10/18	RFI Set	06
23/08/18	BC Issue	04
6/08/18	Engineer Issue	03
Issue Date:	Issue:	No:

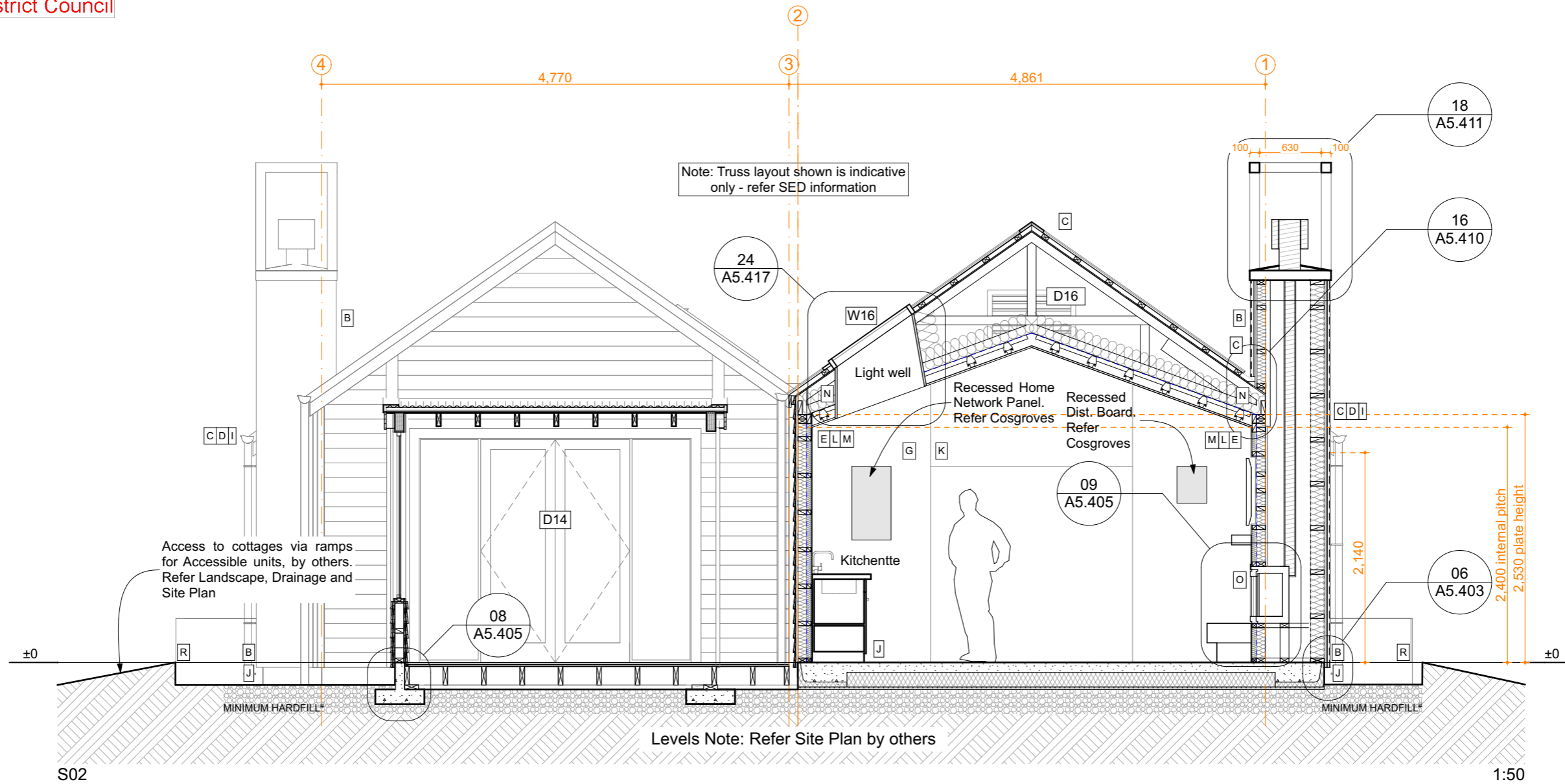
**Gibston Valley Retreat Proposal  
Accessible Units**

Scale: @ A3 1:50	Drawing Title: Sections	Drawing No: <b>A5.300</b>
Drawn: CH		



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All to NZBC E2 & manufacturer's standard details

**E** Knauf Earthwool 90mm R2.8 insulation in main external wall framing  
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Knauf Earthwool 50mm R1.4 insulation.

**F** Knauf Earthwool 90mm R2.2 insulation in main internal wall framing.

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Fixed over DPC to concrete with Ramset CS12160 (M12) ChemSet Anchor Studs at 600mm c/s.

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*Note: recessed light fittings must not penetrate membrane*

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**Q** SED Attic truss with 20mm ply board over fixed 10mm adhesive beads and screw fixed.  
Area to house HVAC (approx. = 65kg)

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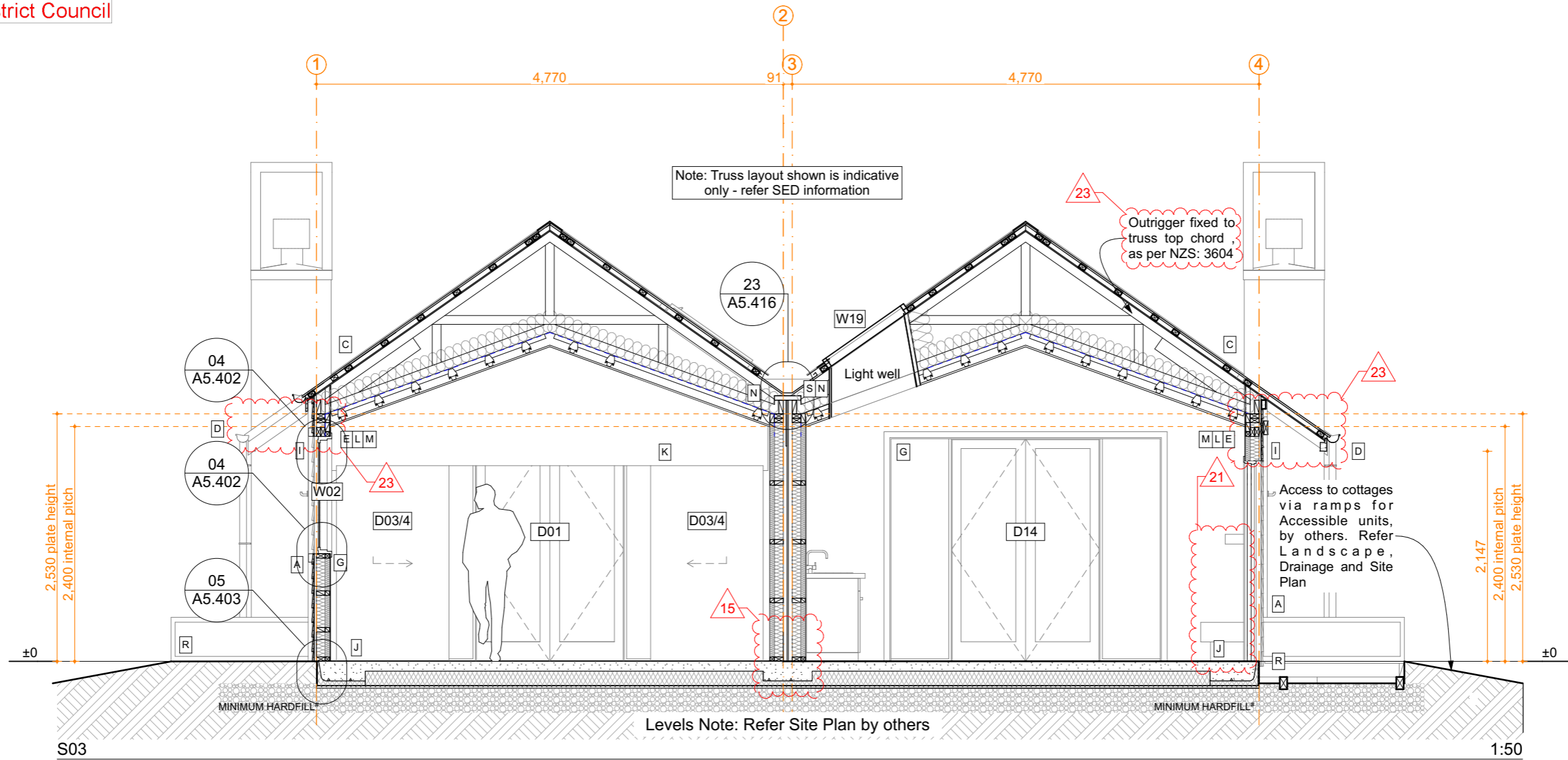
**Gibston Valley Retreat Proposal  
Accessible Units**

Scale: @ A3 1:50	Drawing Title: Sections	Drawing No: <b>A5.301</b>
Drawn: CH		



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chris@wyattgrayarchitects.nz

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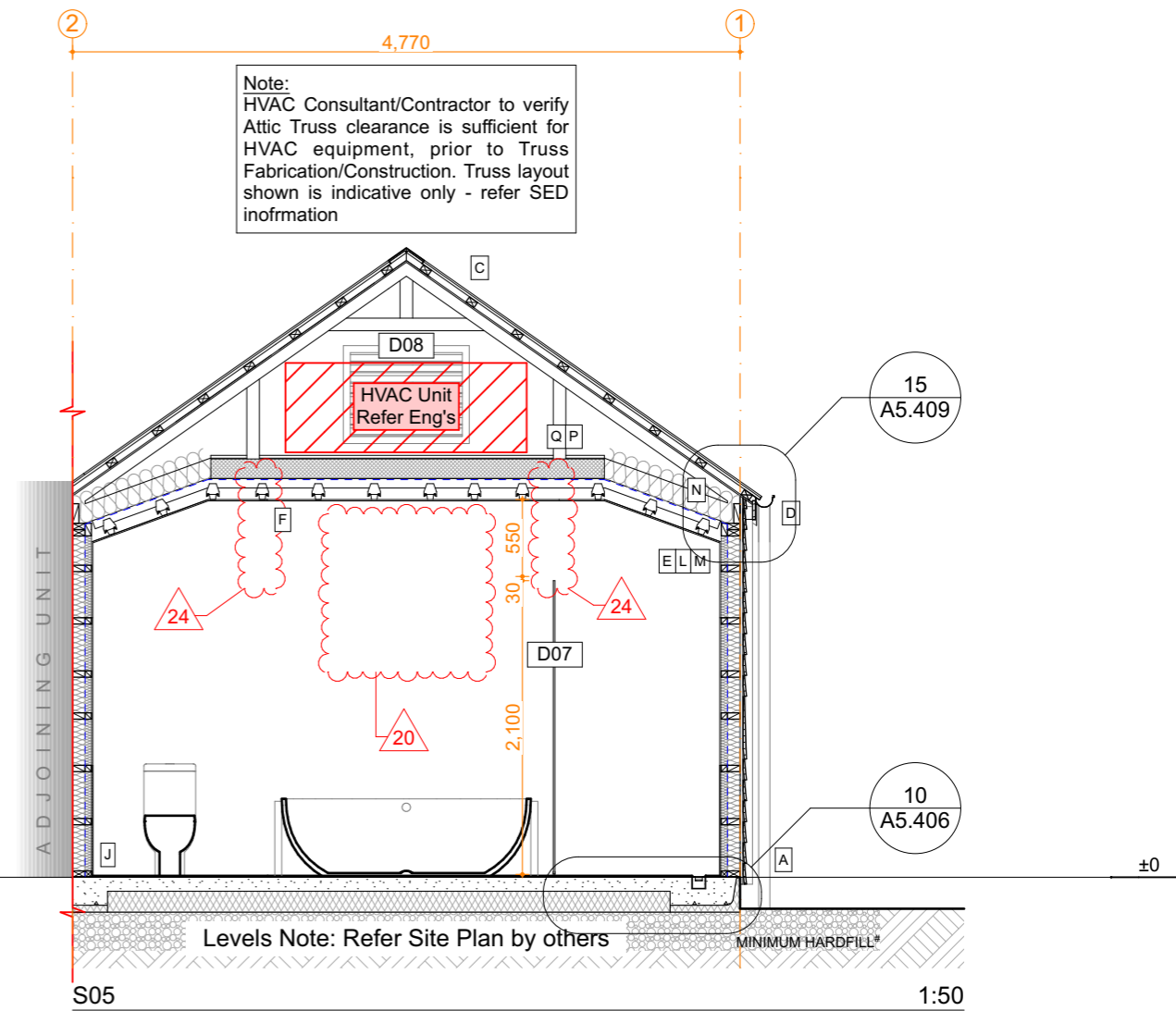
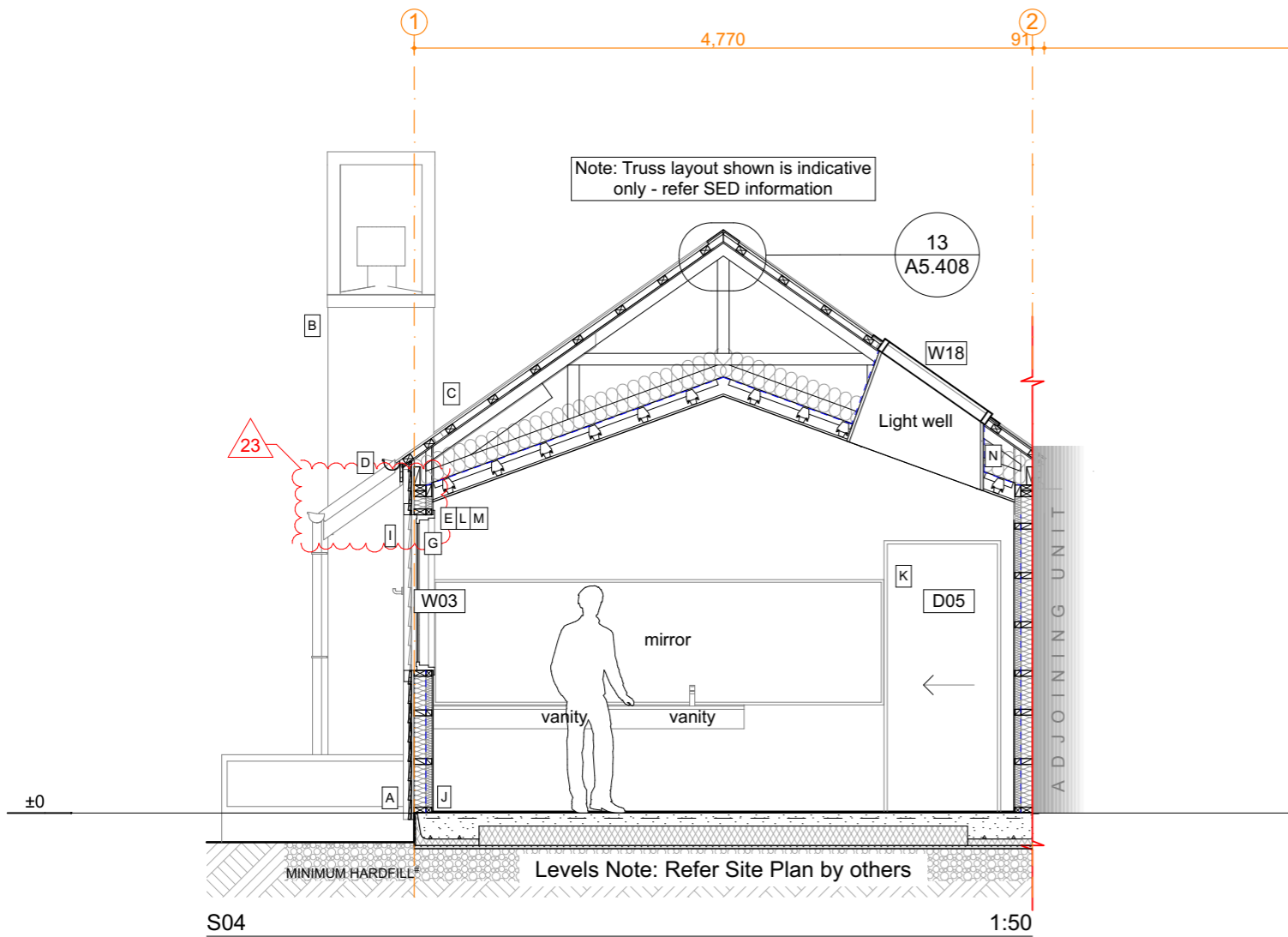
**Gibston Valley Retreat Proposal  
Accessible Units**

Scale: @ A3 1:50	Drawing Title: Sections	Drawing No: <b>A5.302</b>
Drawn: CH		



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**Gibston Valley Retreat Proposal  
Accessible Units**

Scale: @ A3 1:50	Drawing Title: Sections	Drawing No: <b>A5.303</b>
Drawn: CH		



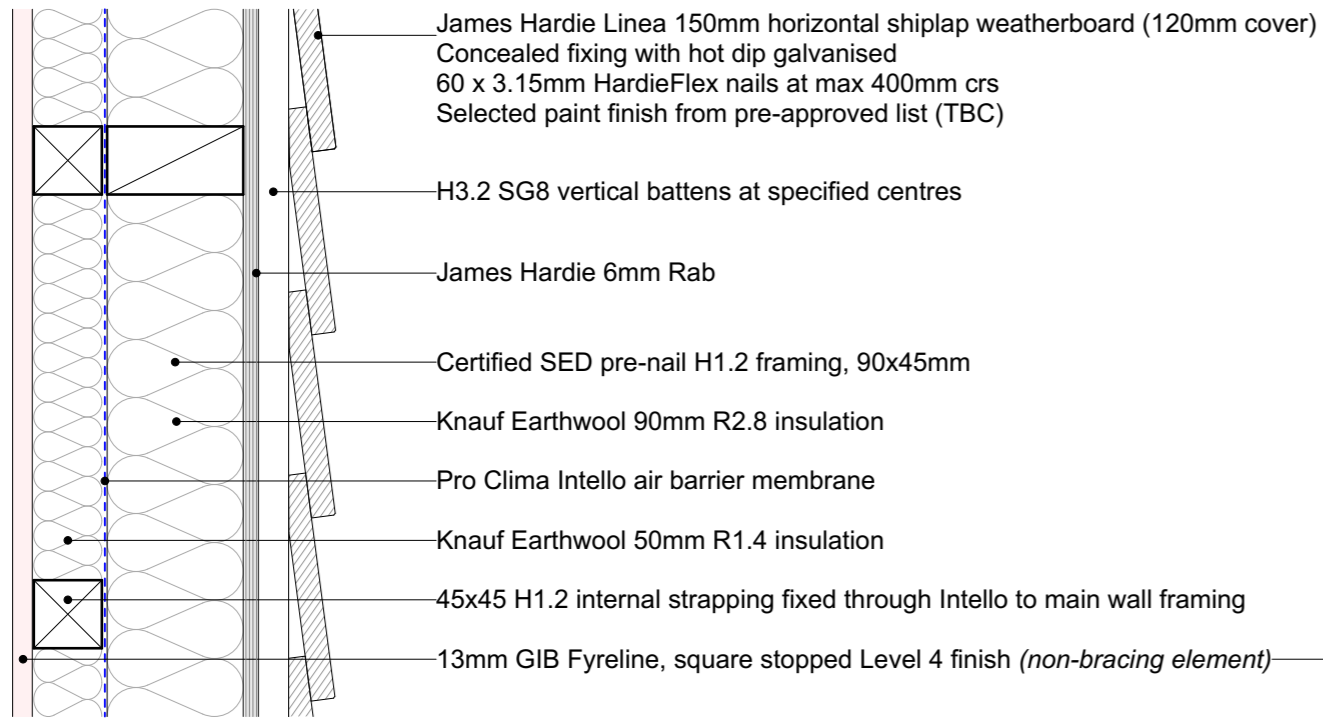
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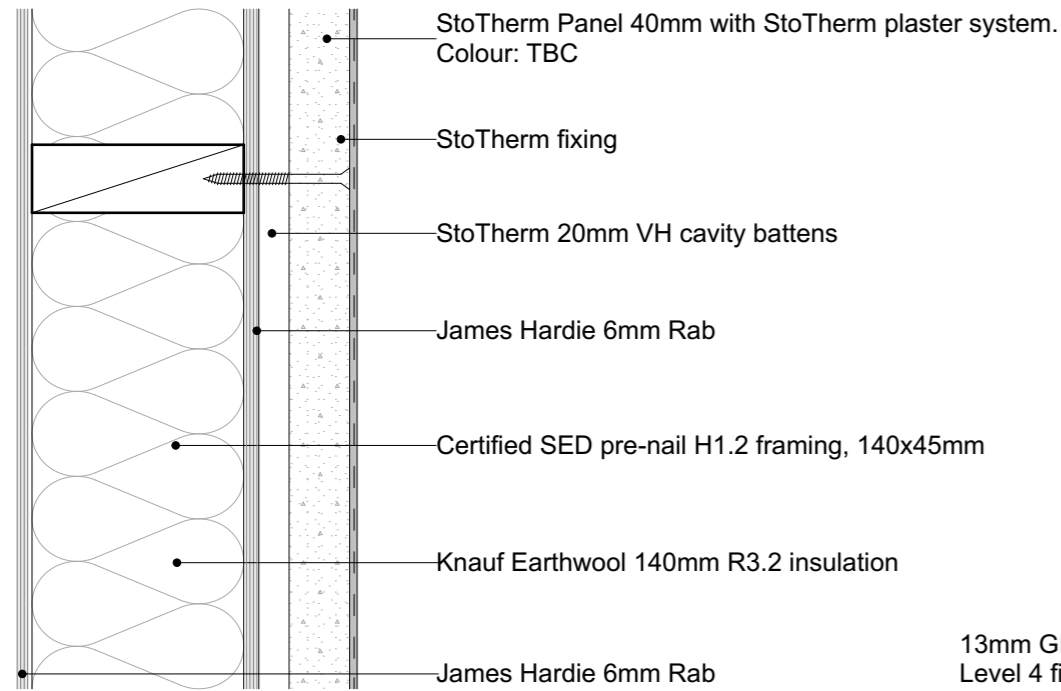
# 01 TYPICAL TIMBER FRAME WALL DETAILS

SCALE 1:5 @ A3

## TYPICAL EXTERNAL WALL CONSTRUCTION - HORIZONTAL WEATHERBOARD



## TYPICAL CHIMNEY WALL CONSTRUCTION



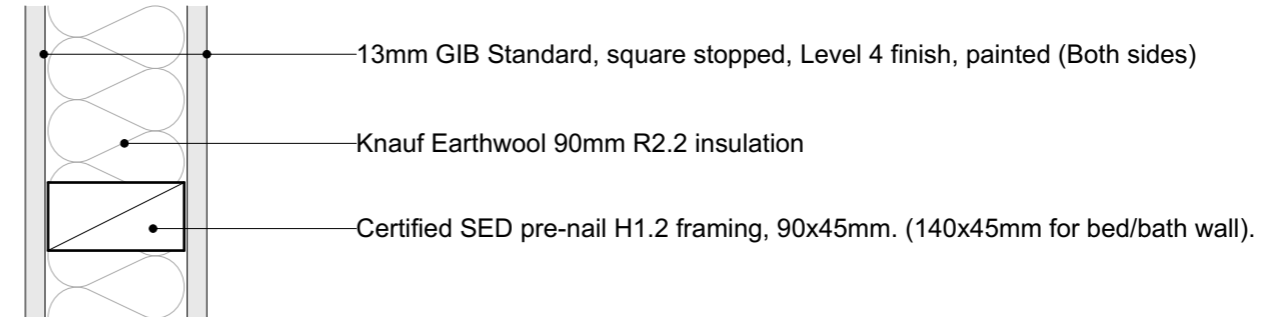
## GENERAL NOTE - AIRTIGHT HOUSE:-

AS FAR AS POSSIBLE, ALL SERVICES PENETRATIONS INCLUDING WIRING & PIPING IN THE EXTERIOR WALLS IS TO RUN WITHIN THE 45MM STRAPPING LAYER (INSIDE THE INTELLO BARRIER) TO MAINTAIN BUILDING AIRTIGHTNESS.

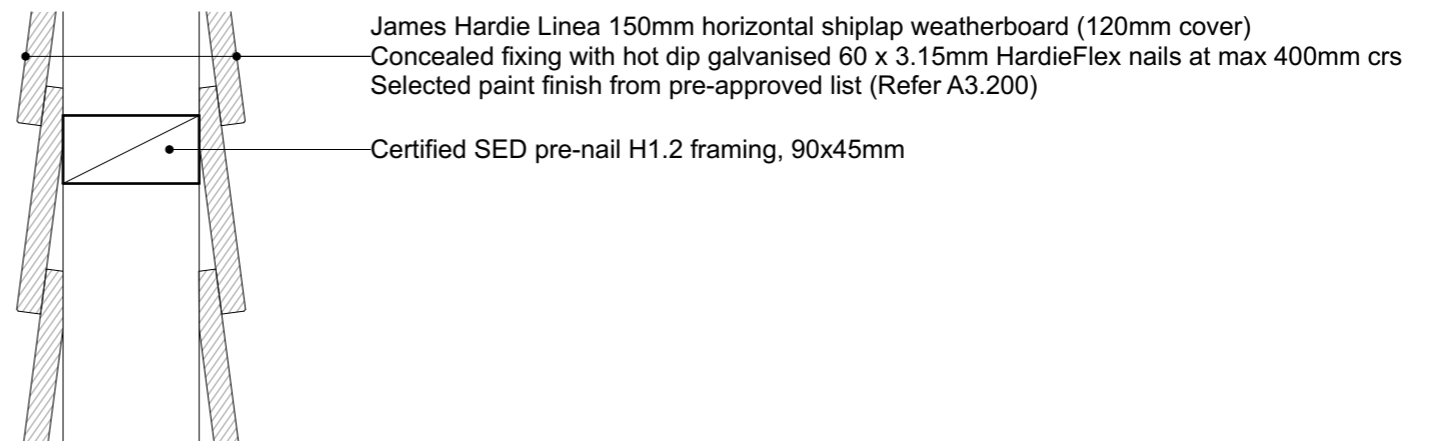
ALL PENETRATIONS THROUGH INTELLO MUST BE PROPERLY SEALED AS PER PRO CLIMA RECOMMENDATIONS.

BLOWER DOOR PRESSURIZATION TEST TO BE CARRIED OUT TO EN 13829  
COMPLETED HOUSE MUST ACHIEVE AN AIRTIGHTNESS OF NO MORE THAN 0.6 ACH.

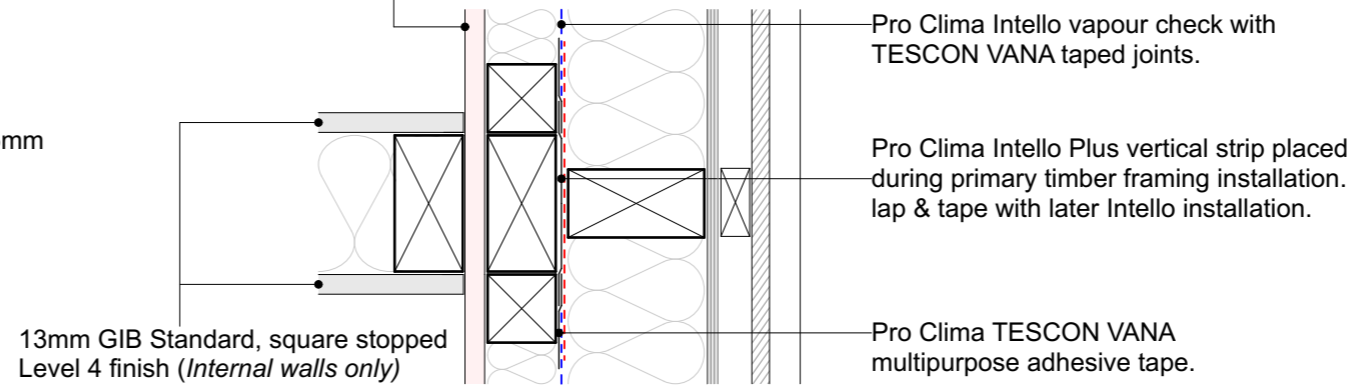
## TYPICAL INTERNAL WALL CONSTRUCTION



## NIB WALL CONSTRUCTION



## CONTINUATION OF INTELLO AIR BARRIER MEMBRANE - PLAN DETAIL



19/10/18	Value Eng	07
16/10/18	RFI Set	06
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

### Gibston Valley Retreat Proposal Accessible Units

Scale: @ A3 1:5	Drawing Title: Typical Wall Details	Drawing No: <b>A5.400</b>
Drawn: CH		



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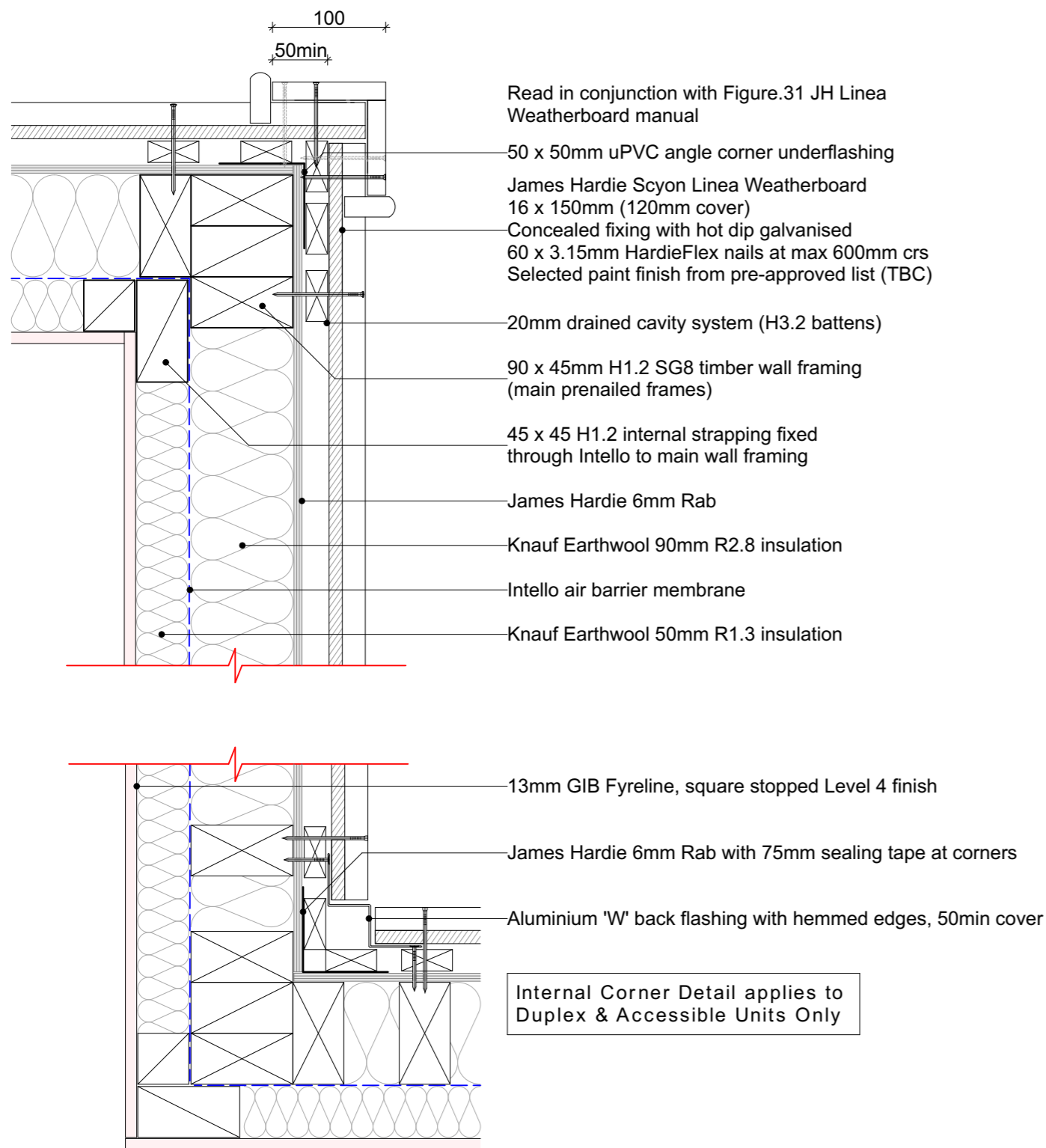
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Consult with Architect immediately if discrepancies are found.

## GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

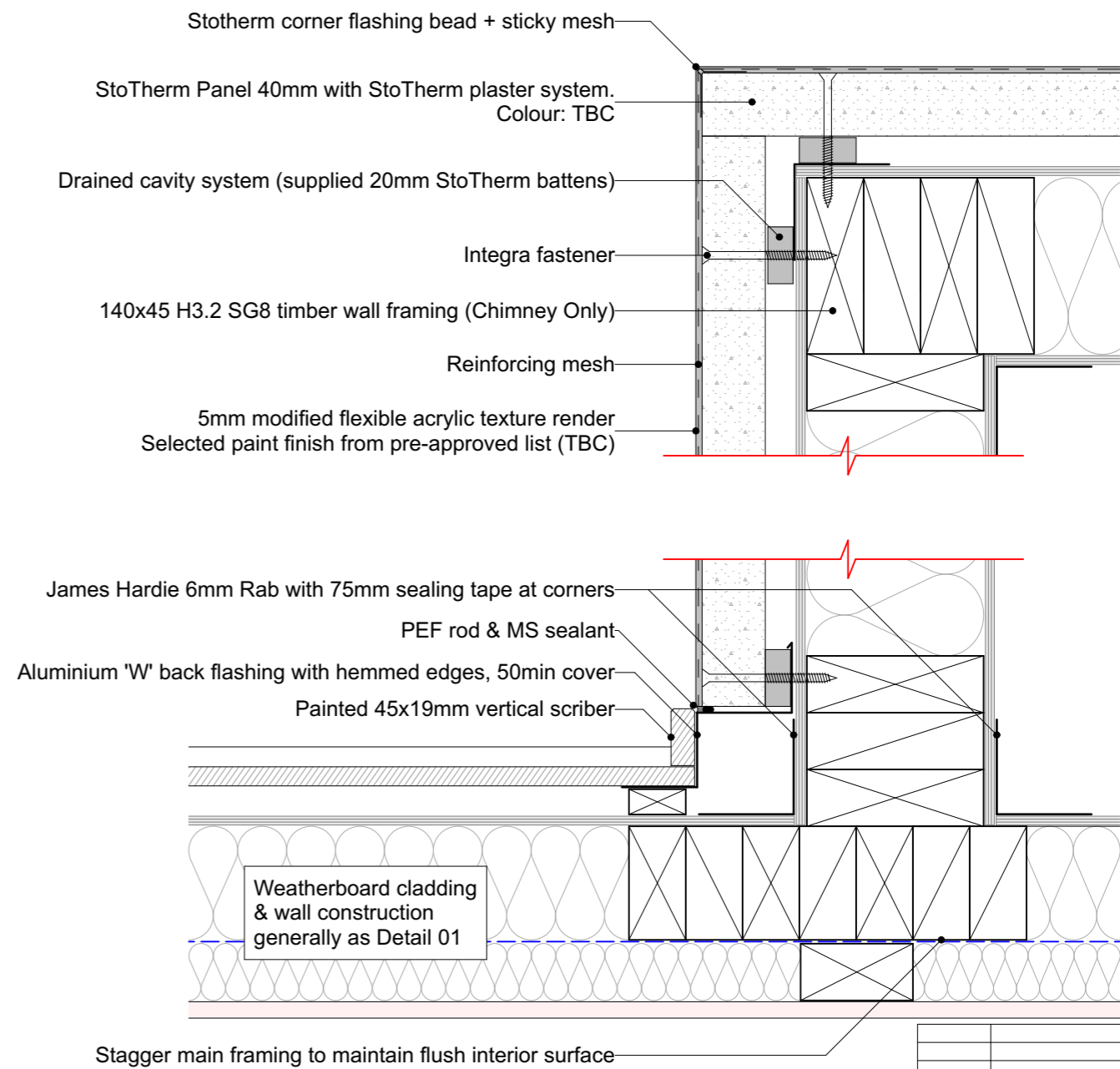
02 TYPICAL EXT/INT CORNER W/BD - PLAN DETAIL

A5.010b SCALE 1:5 @ A3



03 CHIMNEY CORNERS - PLAN DETAIL

A5.010b SCALE 1:5 @ A3



19/10/18	Value Eng	07
16/10/18	RFI Set	06
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

**Gibbston Valley Retreat Proposal  
Accessible Units**

Scale: @ A3 1:5	Drawing Title: Typical Corner Details	Drawing No: <b>A5.401</b>
Drawn: CH		

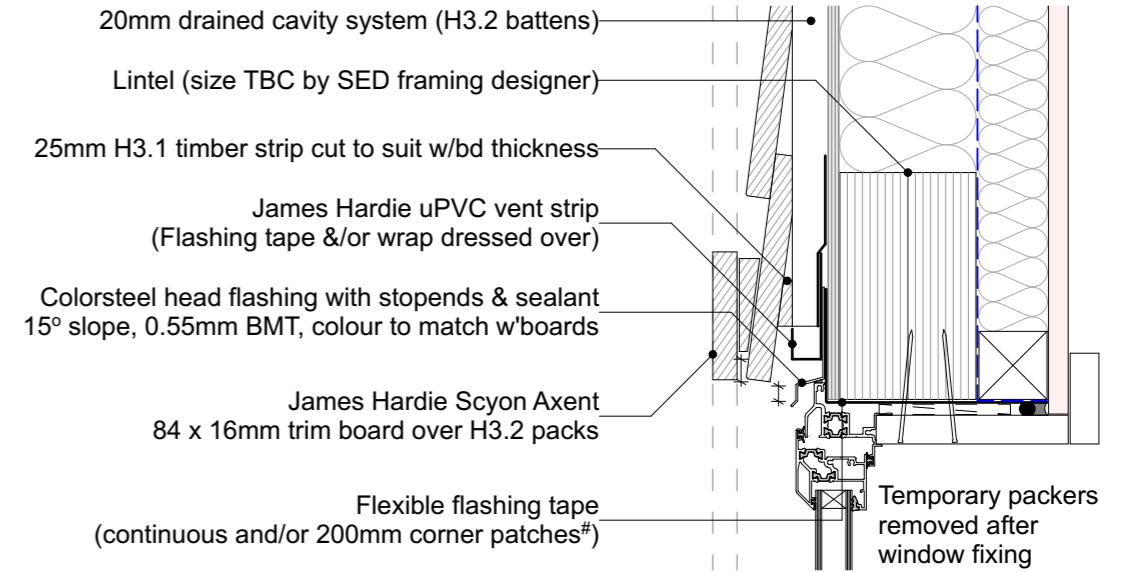
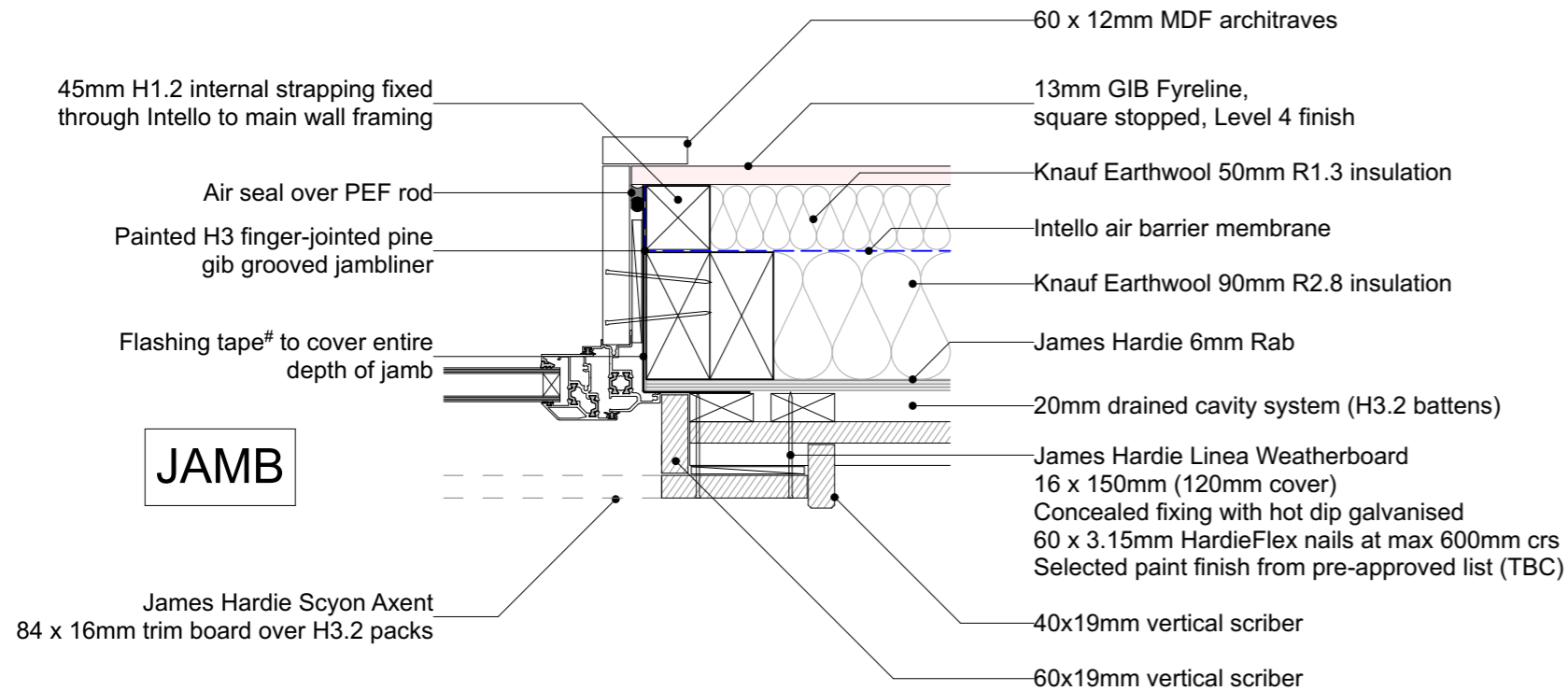


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Do not scale off print - refer to figured dimensions.  
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# 04 TYPICAL WINDOW DETAILS (WEATHERBOARD)

A5.010b SCALE 1:5 @ A3



**HEAD**

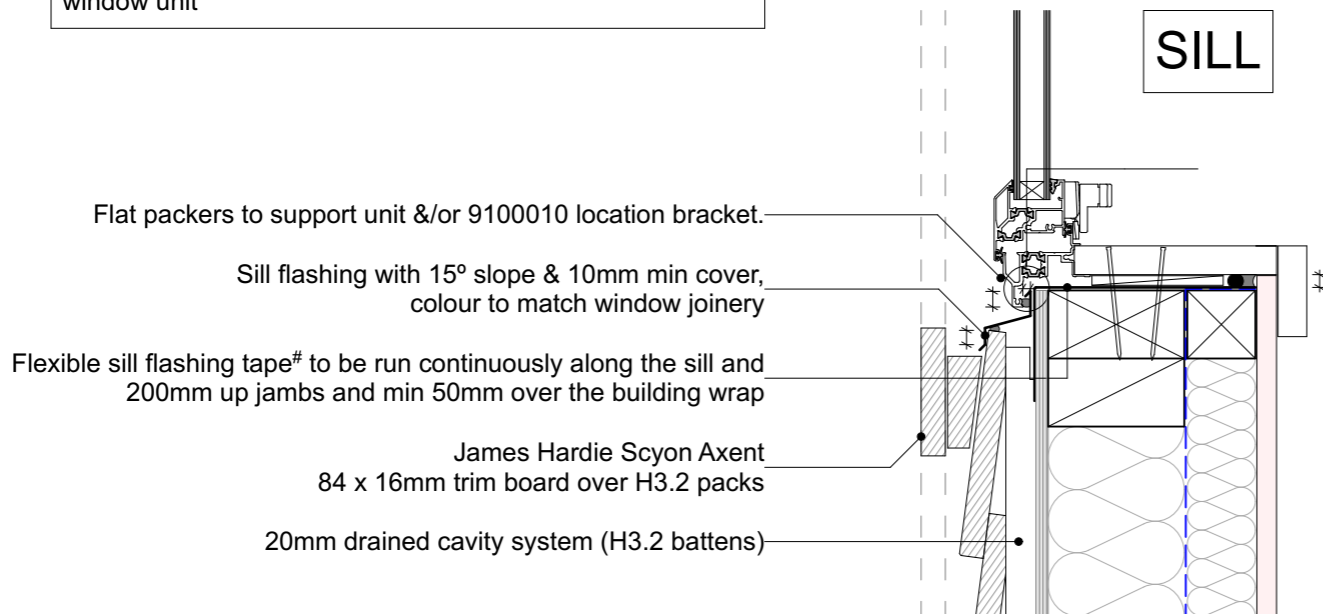
Ecopy Sealing Tape to full extent of opening. (Areas with Solitex Extasana wrap to have Tescon Extoseal one piece flexible sill tape cover to NZBC E2/AS1 Section 9.1.5)

\* Contega tape to cover complete perimeter of jambliner junction with aluminium joinery prior to installation of window unit

**Vistalite 'Pacific Thermal' thermally-broken aluminium joinery.**  
Double glazing (4mm clear glass / 12mm argon gap / 4mm glass)  
Grade A Safety Glass where required by NZBC F2 / NZS 4223

Read in conjunction with standard manufacturer details for:-  
- Vistalite 'Pacific Thermal'  
- James Hardie Linea cladding  
- ProClima Intello airtightness membrane system  
- James Hardie Rab board

# Note: minimum flashing tape requirements around window reveals will depend on bracing requirements  
(JH Rab board will have differing specification to traditional building wrap)



**GENERAL NOTE - AIRTIGHT HOUSE:-**

AS FAR AS POSSIBLE, ALL SERVICES PENETRATIONS INCLUDING WIRING & PIPING IN THE EXTERIOR WALLS IS TO RUN WITHIN THE 45MM STRAPPING LAYER (INSIDE THE INTELLO BARRIER) TO MAINTAIN BUILDING AIRTIGHTNESS.

ALL PENETRATIONS THROUGH INTELLO MUST BE PROPERLY SEALED AS PER PRO CLIMA RECOMMENDATIONS.

BLOWER DOOR PRESSURIZATION TEST TO BE CARRIED OUT TO EN 13829 COMPLETED HOUSE MUST ACHIEVE AN AIRTIGHTNESS OF NO MORE THAN 0.6 ACH.

19/10/18	Value Eng	07
16/10/18	RFI Set	06
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

**Gibbston Valley Retreat Proposal Accessible Units**

Scale: @ A3 1:5	Drawing Title: Typical Window Details	Drawing No: <b>A5.402</b>
Drawn: CH		



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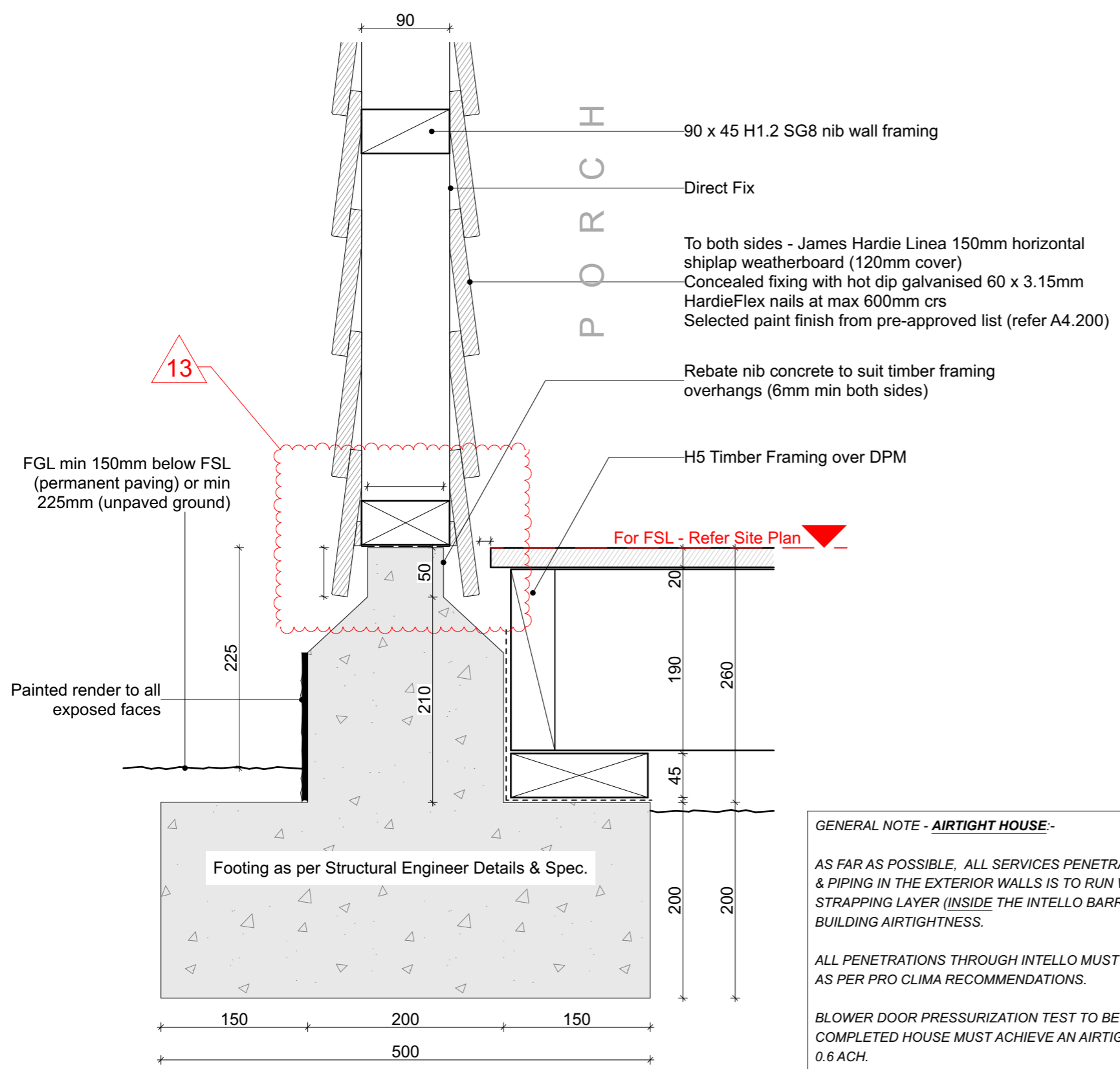


**08 NIB WALL DETAILS**  
A5.301 SCALE 1:5 @ A3

**GENERAL NOTES**

- To be read in conjunction with Structural Engineer's specification and details (Refer Aireys S1.02)
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

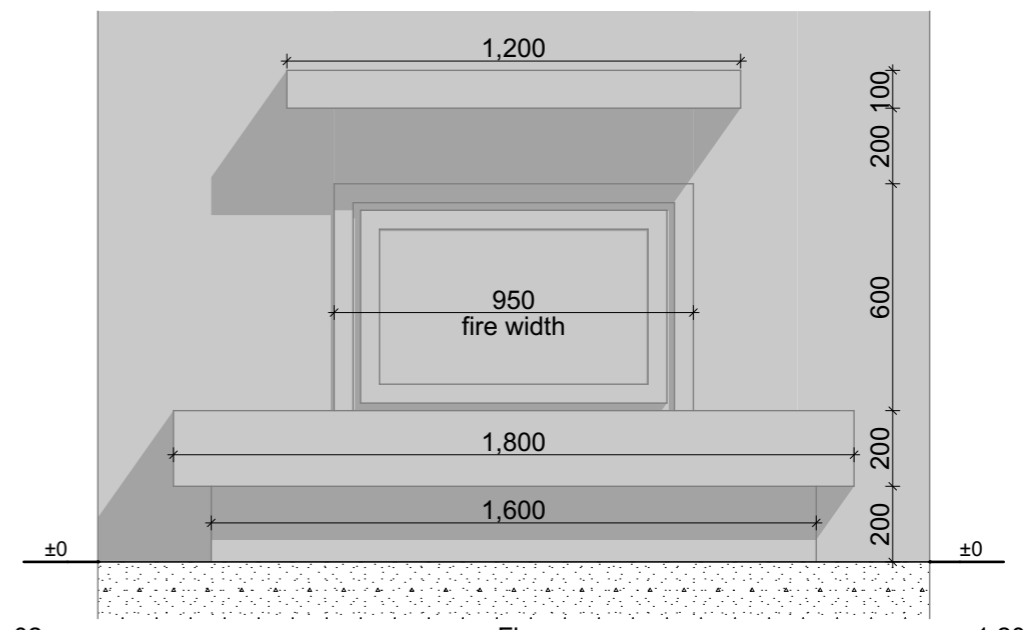
**NIB WALL FOOTING - SECTION DETAIL**



13

21

**09 HEARTH DETAILS (Fire Escea DF960)**  
A5.301 SCALE 1:5 @ A3



02 Fire 1:20

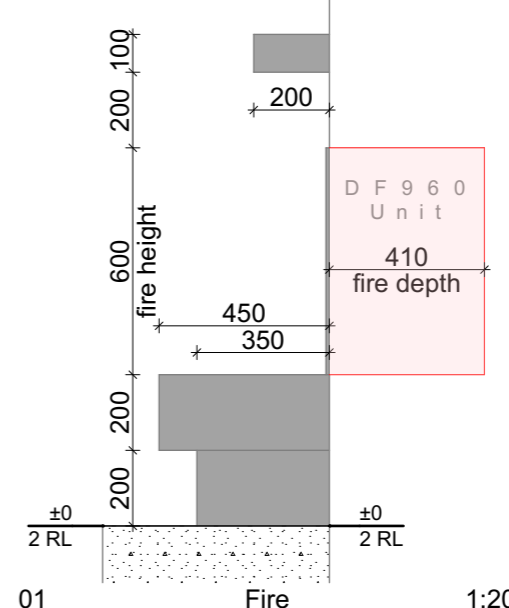


**GENERAL NOTE - AIRTIGHT HOUSE:-**

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ALL PENETRATIONS THROUGH INTELLO MUST BE PROPERLY SEALED AS PER PRO CLIMA RECOMMENDATIONS.

BLOWER DOOR PRESSURIZATION TEST TO BE CARRIED OUT TO EN 13829 COMPLETED HOUSE MUST ACHIEVE AN AIRTIGHTNESS OF NO MORE THAN 0.6 ACH.



01 Fire 1:20

19/10/18	Value Eng	07
16/10/18	RFI Set	06
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

**Gibbston Valley Retreat Proposal Accessible Units**

Scale: @ A3 1:5, 1:20	Drawing Title: Nib Wall & Hearth Details	Drawing No: <b>A5.405</b>
Drawn: CH		

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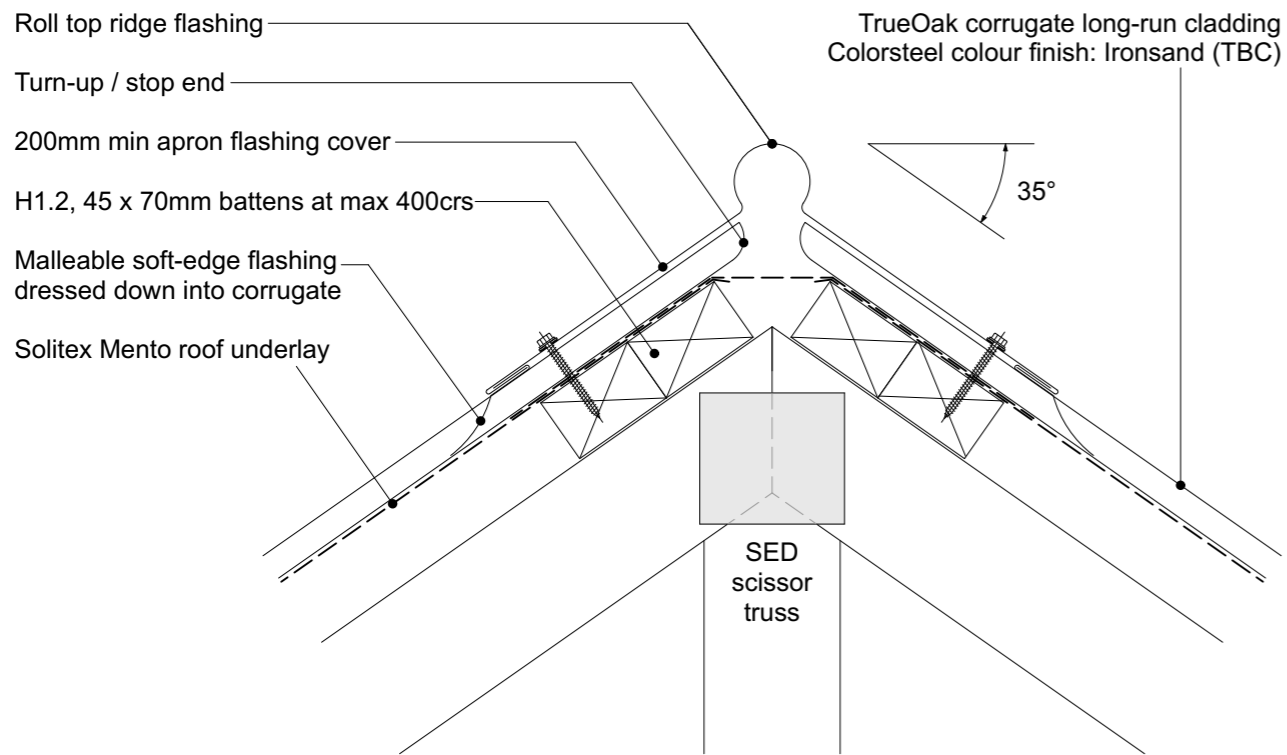
Do not scale off print - refer to figured dimensions.  
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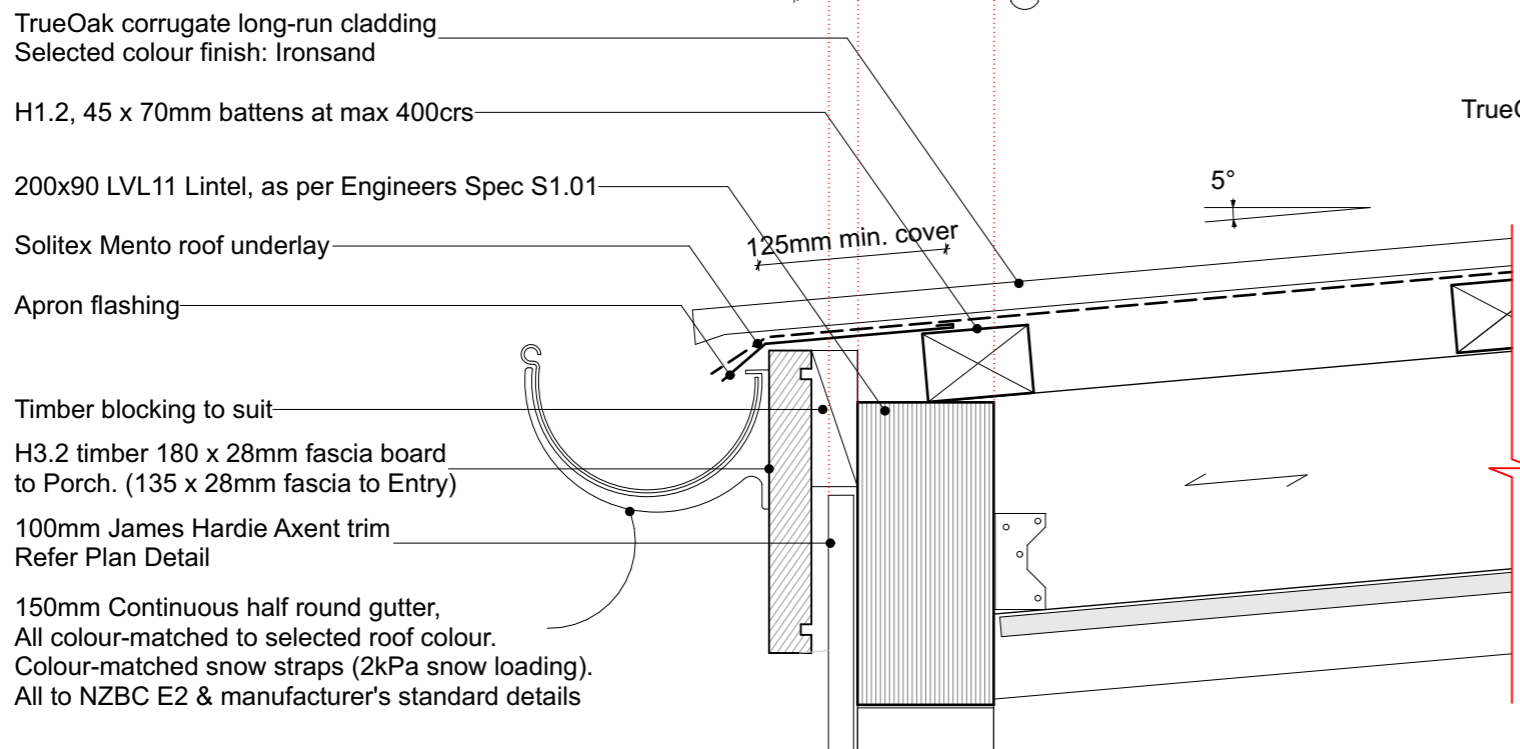
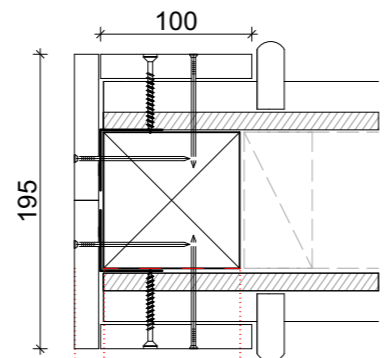
# 13 TYPICAL RIDGE DETAIL

A5.303 SCALE 1:5 @ A3



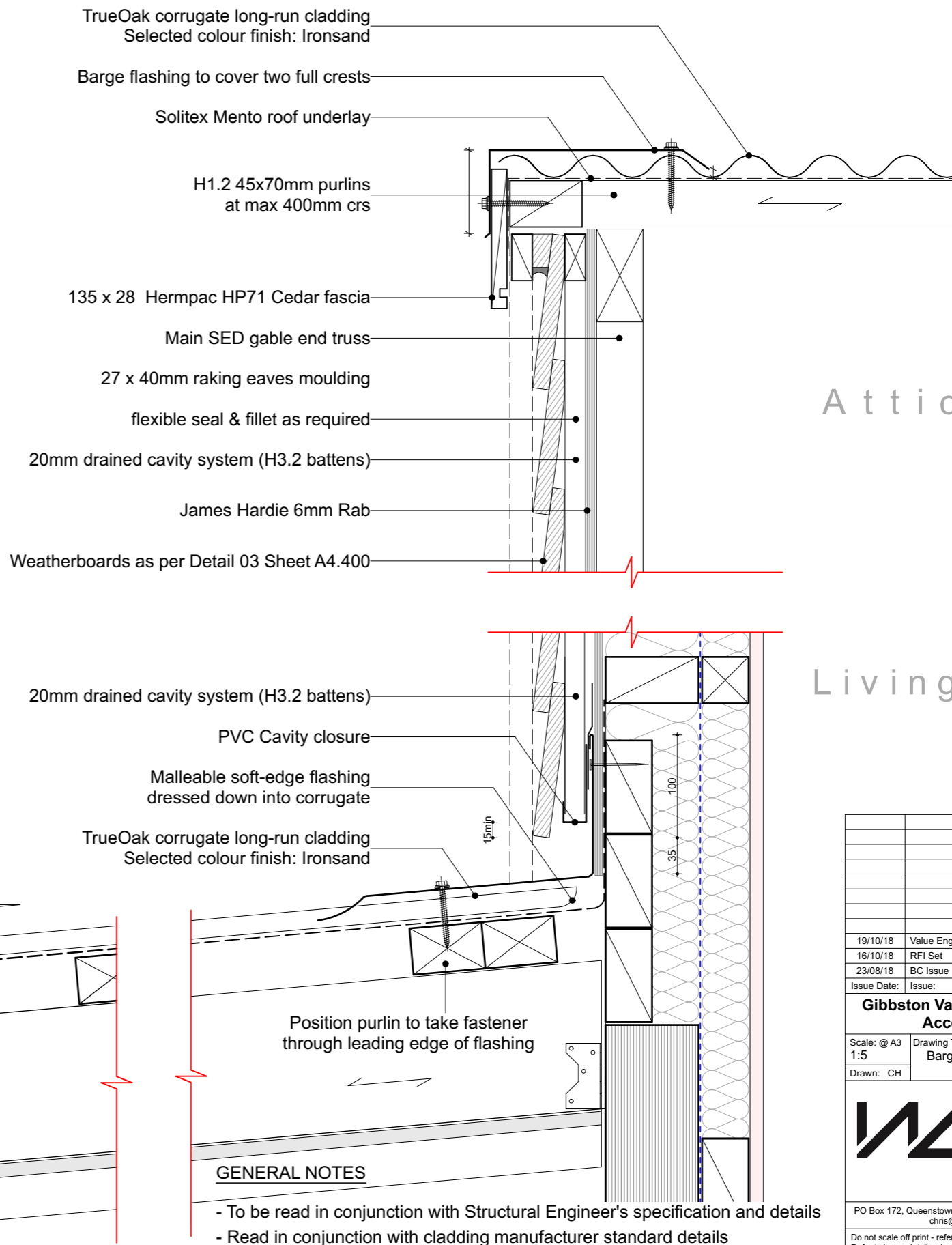
# 14 PLAN VIEW

A5.010b SCALE 1:5 @ A3



# 14 BARGE & APRON FLASHING DETAIL

A5.303 SCALE 1:5 @ A3



**GENERAL NOTES**

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details

Attic

Living

19/10/18	Value Eng	07
16/10/18	RFI Set	06
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

**Gibbston Valley Retreat Proposal  
Accessible Units**

Scale: @ A3	Drawing Title:	Drawing No:
1:5	Barge, Apron & Ridge Details	<b>A5.408</b>
Drawn: CH		



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Consult with Architect immediately if discrepancies are found.

# 15 TYPICAL EAVES DETAIL

A5.303 SCALE 1:5 @ A3

**GENERAL NOTE - AIRTIGHT HOUSE:-**

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ALL PENETRATIONS THROUGH INTELLO MUST BE PROPERLY SEALED AS PER PRO CLIMA RECOMMENDATIONS.

BLOWER DOOR PRESSURIZATION TEST TO BE CARRIED OUT TO EN 13829 COMPLETED HOUSE MUST ACHIEVE AN AIRTIGHTNESS OF NO MORE THAN 0.6 ACH.

H1.2, 45 x 70mm battens at max 400crs

Solitex Mento roof underlay

Knauf Earthwool 210mm R5.2 insulation

Intello air barrier membrane fixed to underside of trussed rafters

TrueOak corrugate long-run cladding Selected colour finish: Ironsand (TBC)

Apron flashing

125mm min. cover

35mm min. overlap

150mm Continuous half round gutter, All colour-matched to selected roof colour. Colour-matched snow straps (2kPa snow loading). All to NZBC E2 & manufacturer's standard details

H3.2 timber 135 x 20mm fascia board

H3.2 timber scotia bead

Double top-plate where required (refer Engineer's info)

130

▼ (2400mm above FSL)

Knauf Earthwool 90mm R2.8 insulation

20mm drained cavity system (H3.2 battens)

James Hardie 6mm Rab

James Hardie Linea Horizontal Weatherboard 150mm (120mm cover)

Concealed fixing with hot dip galvanised 60 x 3.15mm HardieFlex nails at max 600mm crs Selected paint finish from pre-approved list (TBC)

225 truss heal

140

SED scissor truss (Indicative Only)

35°

Rondo ceiling batten system attached to H1.2, 45 x 45mm timber battens, attached to underside of scissor truss (through Intello wrap)

20°

13mm GIB Ultraline, square stopped, Level 4 finish

22

45mm H1.2 internal strapping fixed through Intello to main wall framing

Knauf Earthwool 50mm R1.3 insulation

Intello air barrier membrane

13mm GIB Fyrelime, square stopped, Level 4 finish.

Note: Any recessed fittings must not compromise integrity of air barrier membrane

19/10/18	Value Eng	07
16/10/18	RFI Set	06
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

**Gibston Valley Retreat Proposal  
Accessible Units**

Scale: @ A3 1:5	Drawing Title: Typical Eave Detail	Drawing No: <b>A5.409</b>
Drawn: CH		

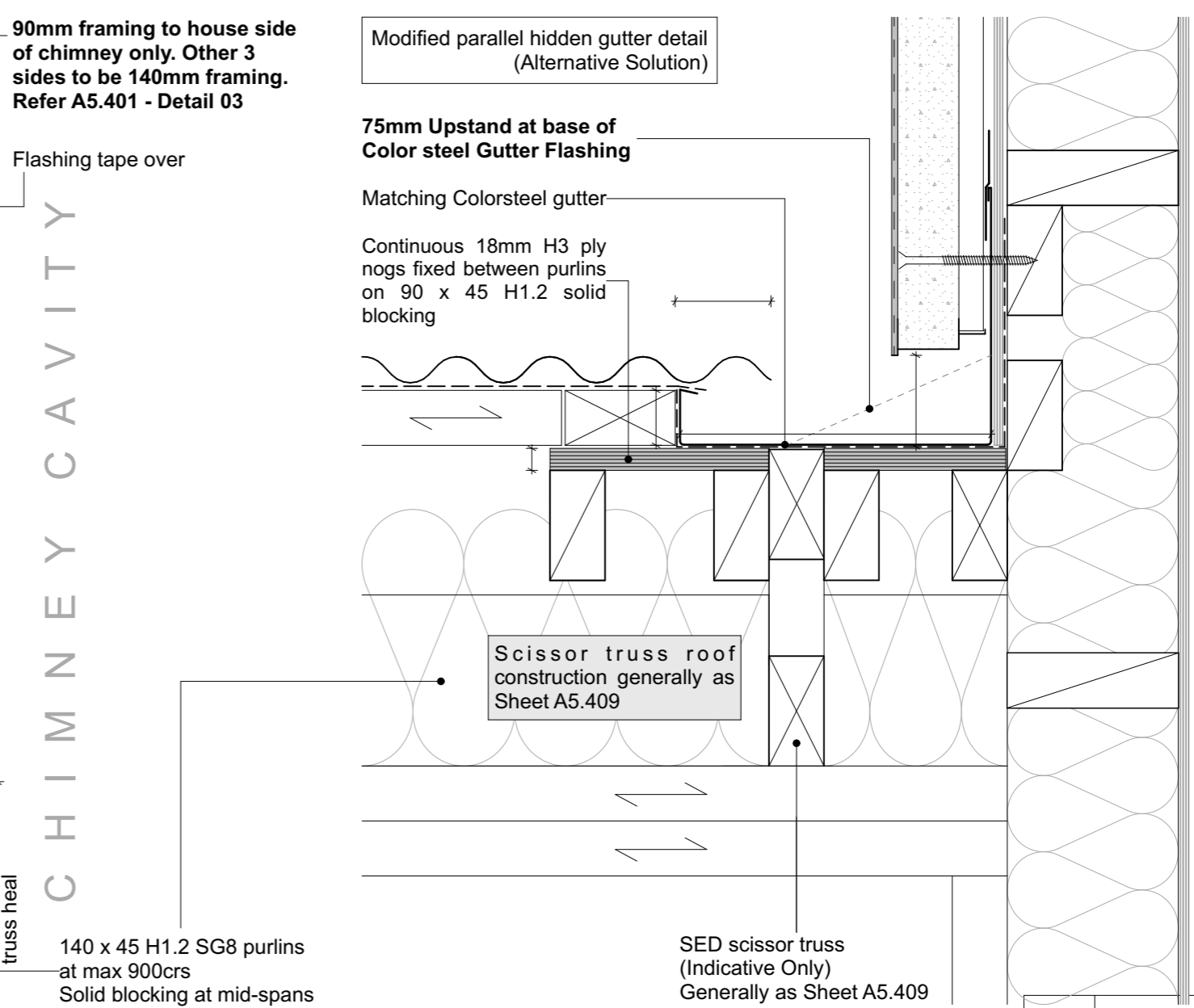
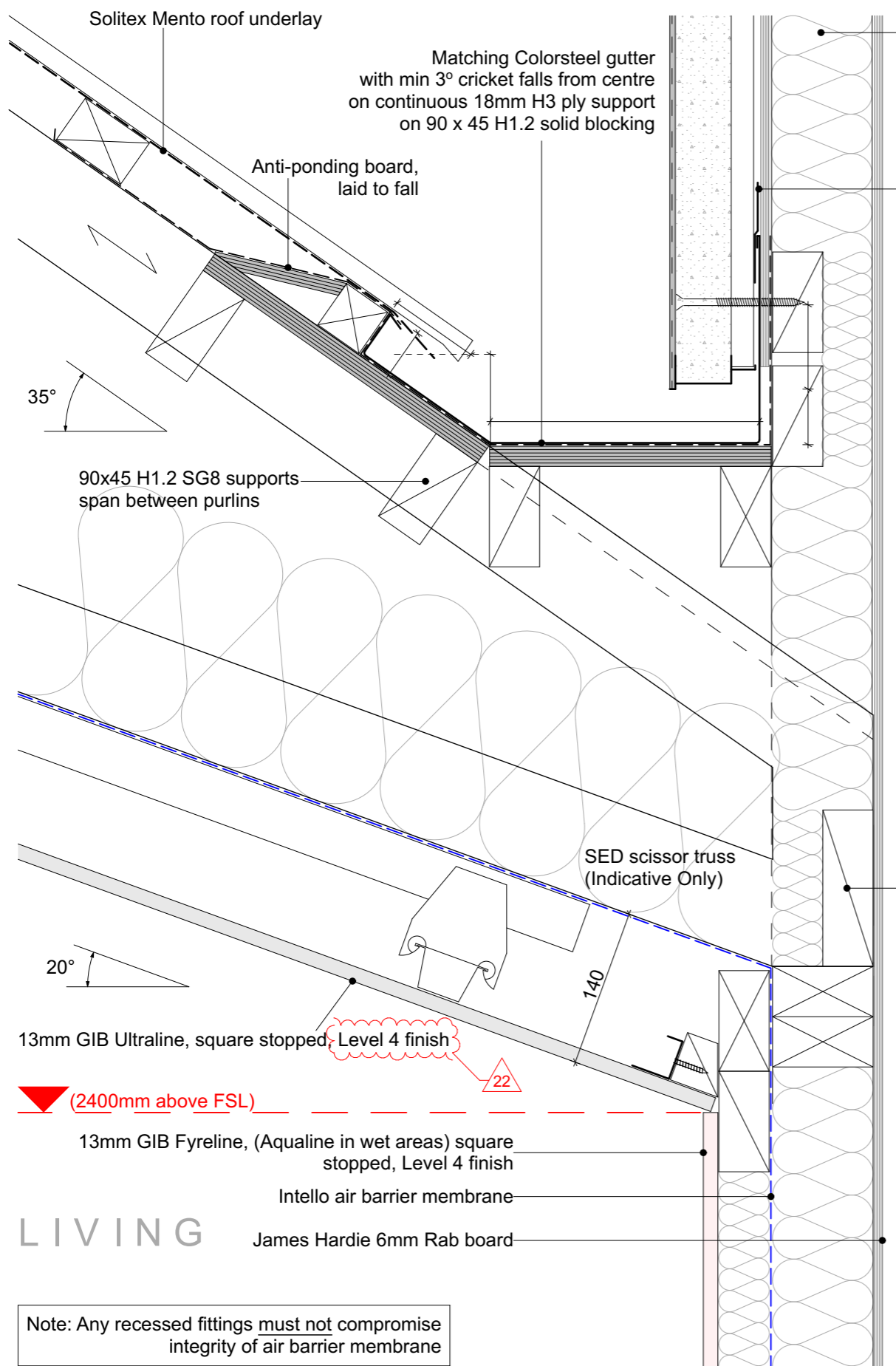
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**16 CHIMNEY ABUTMENT DETAIL**  
A5.301 SCALE 1:5 @ A3

**17 CHIMNEY PARALLEL HIDDEN GUTTER**  
- SCALE 1:5 @ A3



**GENERAL NOTE - AIRTIGHT HOUSE:-**

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**BLOWER DOOR PRESSURIZATION TEST TO BE CARRIED OUT TO EN 13829 COMPLETED HOUSE MUST ACHIEVE AN AIRTIGHTNESS OF NO MORE THAN 0.6 ACH.**

Note: Any recessed fittings must not compromise integrity of air barrier membrane

19/10/18	Value Eng	07
16/10/18	RFI Set	06
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

<b>Gibston Valley Retreat Proposal Accessible Units</b>		
Scale: @ A3 1:5	Drawing Title: Chimney Details	Drawing No: <b>A5.410</b>
Drawn: CH		



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# 18 CHIMNEY CAP DETAIL

A5.301 SCALE 1:5 @ A3

## GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

## CHIMNEY BOX DETAIL

100SHS3 architectural feature chimney box FWAR - hot dip zinc spray & paint finish. Colour: TBC

D-Series Flue Master - External Vertical Power Flue Detail - Refer ESCEA Detail EDA-0195

Collar bolts . Note: Bolts not to puncture rigid liner

EPDM Black Rubber Boot Flashing

5mm steel plate structure fabricated to provide 5° min fall - paint finish Colour: TBC

200mm<sup>2</sup> x 10mm mild-steel plate reinforcing @ corners (x4), fixed as per Engineers Specifications. Refer: Detail 8 S1.03

90 x 45 H3.2 SG8 timber packer to ring frame top of chimney

Powder coated flashing to suit 40mm min cover

James Hardie 6mm Rab board

StoTherm fixing

StoTherm Panel 40mm with StoTherm plaster system. Colour: TBC

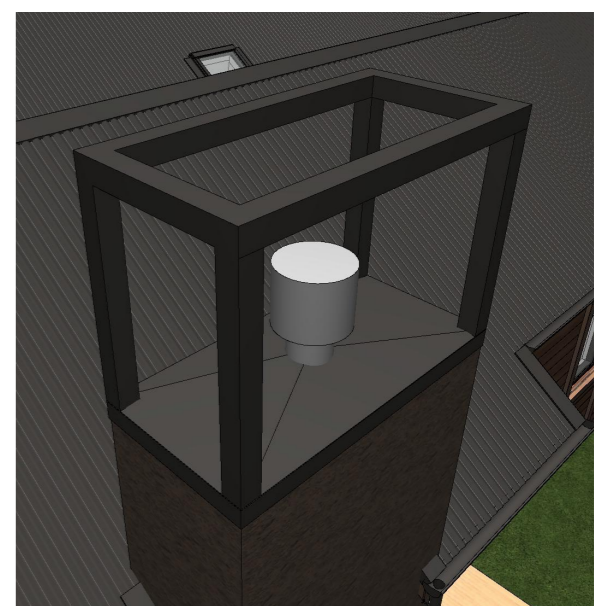
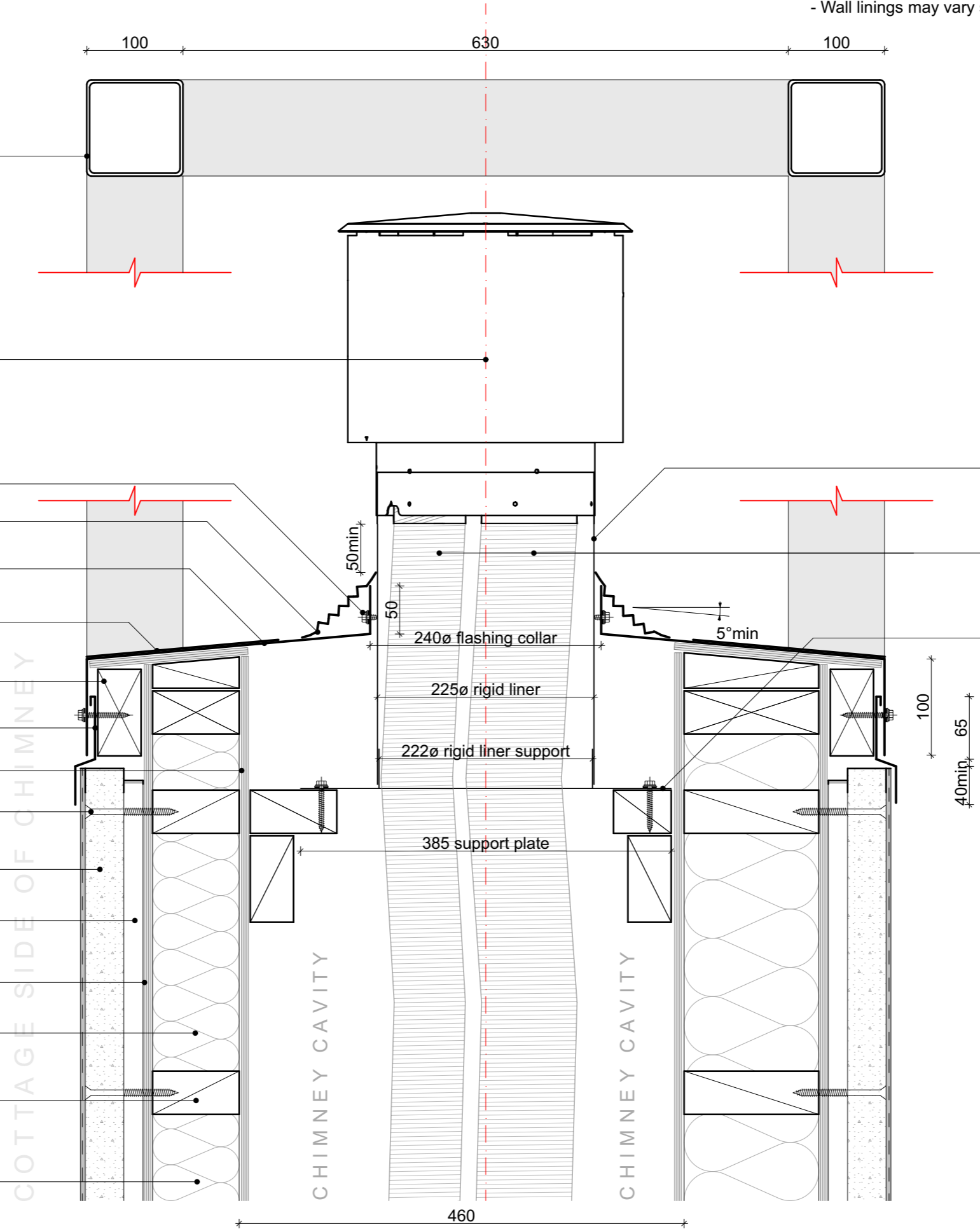
StoTherm 20mm VH cavity battens

James Hardie 6mm Rab

Knauf Earthwool 90mm R2.8 insulation

Certified SED pre-nail H1.2 framing, 90 x 45mm

**90mm framing to cottage side of chimney only. Other three sides of chimney to be 140mm framing. Refer A5.401 - Detail 3**



Rigid liner to sit 400 proud of top of chimney flashing

ø100mm (exhaust) & ø75mm (intact) flexible flue tube inside rigid brace liner

Rigid liner support plate fixed to H3.2 internal blocking Cut down to suit chimney dimensions. **Ensure timber supports are adequately clear of flexible flue exhausts.**

19/10/18	Value Eng	07
16/10/18	RFI Set	06
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

### Gibbston Valley Retreat Proposal Accessible Units

Scale: @ A3 1:5	Drawing Title: Chimney Cap Detail	Drawing No: A5.411
Drawn: CH		



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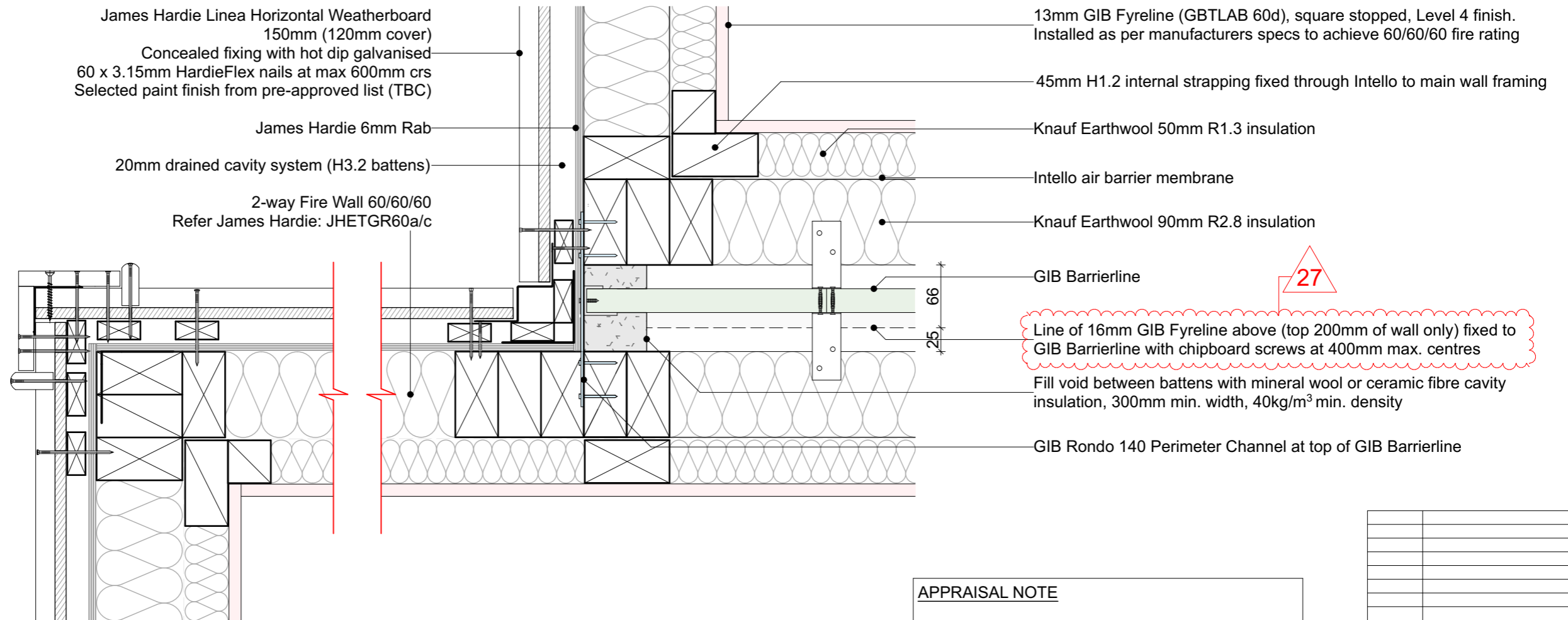


# INTERTENANCY PORCH WALL TERMINATION DETAIL (Duplex and Accessible only)

SCALE 1:5 @ A3

## GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec



## APPRAISAL NOTE

GIB Intertenancy Barrier System for Terraced Homes 2016 have been appraised by BRANZ, Appraisal No. 940 (2016)

It is of prime importance to comply with the details of design, construction and workmanship related to the GBT(L)AB 60d system.

Any substitution of materials in the GIB Intertenancy GBT(L)AB 60d system must comply with the NZBC in conjunction with this system.

**Approval from GIB to replace Standard GIB for Fyreline, allowing JHETGR60a to continue from either side of GBT(L)AB 60d system.**

19/10/18	Value Eng	07
16/10/18	RFI Set	06
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

## Gibbston Valley Retreat Proposal Accessible Units

Scale: @ A3 1:5	Drawing Title: Intertenancy Front Corner Detail	Drawing No: <b>A5.414</b>
Drawn: CH		



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**23 VALLEY GUTTER DETAIL (Duplex and Accessible only)**

A5.302 SCALE 1:5 @ A3

**GENERAL NOTES**

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- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

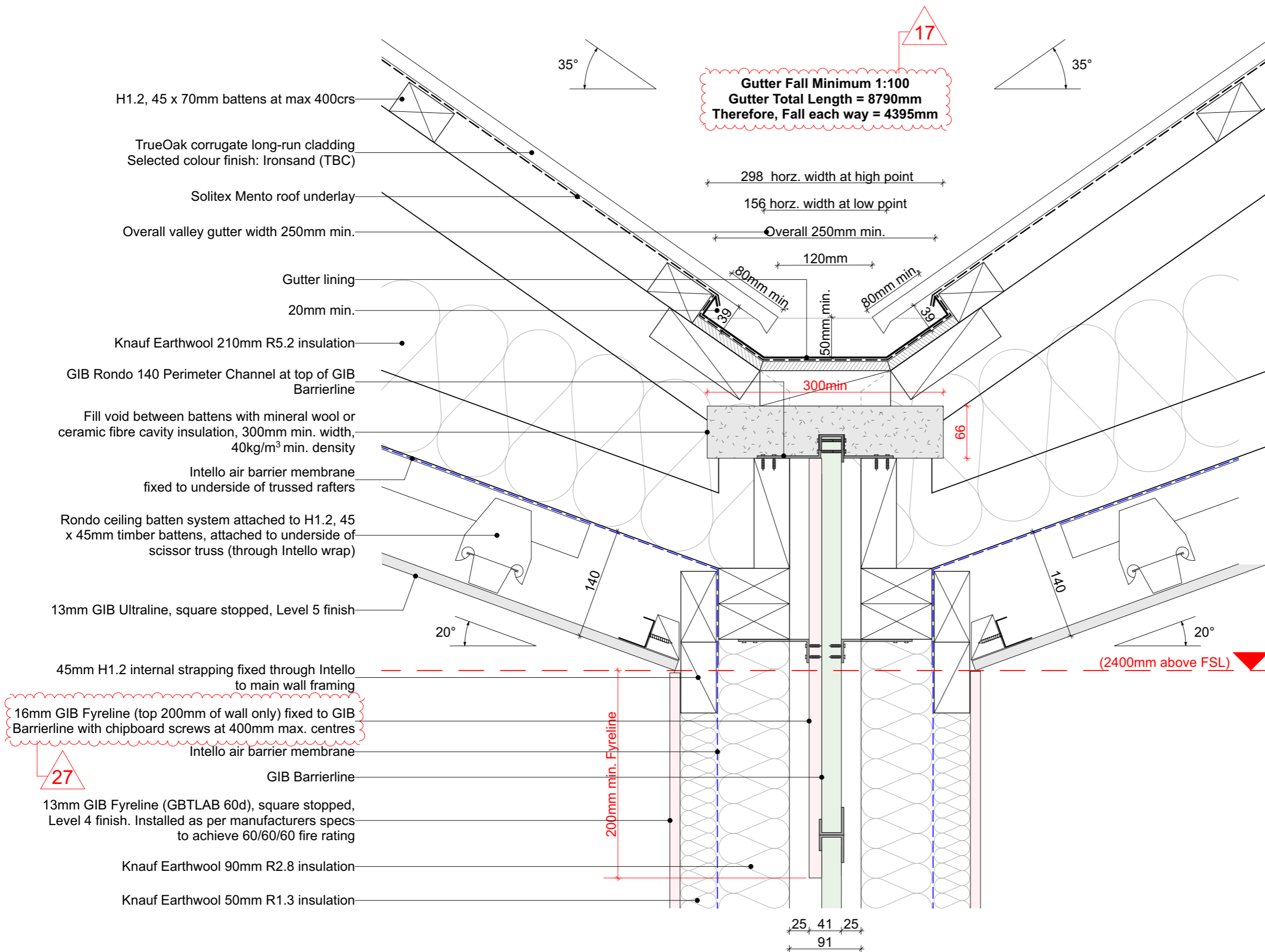
**APPRAISAL NOTE**

GIB Intertency Barrier System for Terraced Homes 2016 have been appraised by BRANZ, Appraisal No. 940 (2016)

It is of prime importance to comply with the details of design, construction and workmanship related to the GBT(L)AB 60d system.

Any substitution of materials in the GIB Intertency GBT(L)AB 60d system must comply with the NZBC in conjunction with this system.

**Approval from GIB to replace Standard GIB for Fyreline, allowing JHETGR60a to continue from either side of GBT(L)AB 60d system.**



19/10/18	Value Eng	07
16/10/18	RFI Set	06
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

**Gibbston Valley Retreat Proposal  
Accessible Units**

Scale: @ A3 1:5	Drawing Title: Internal Valley Gutter Detail	Drawing No: <b>A5.416</b>
Drawn: CH		

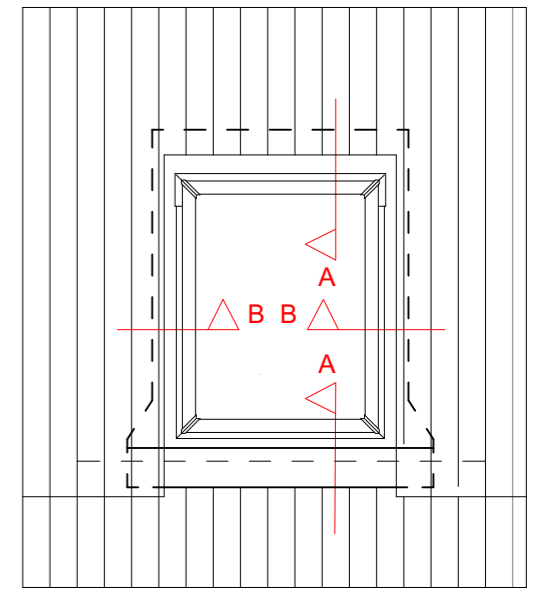


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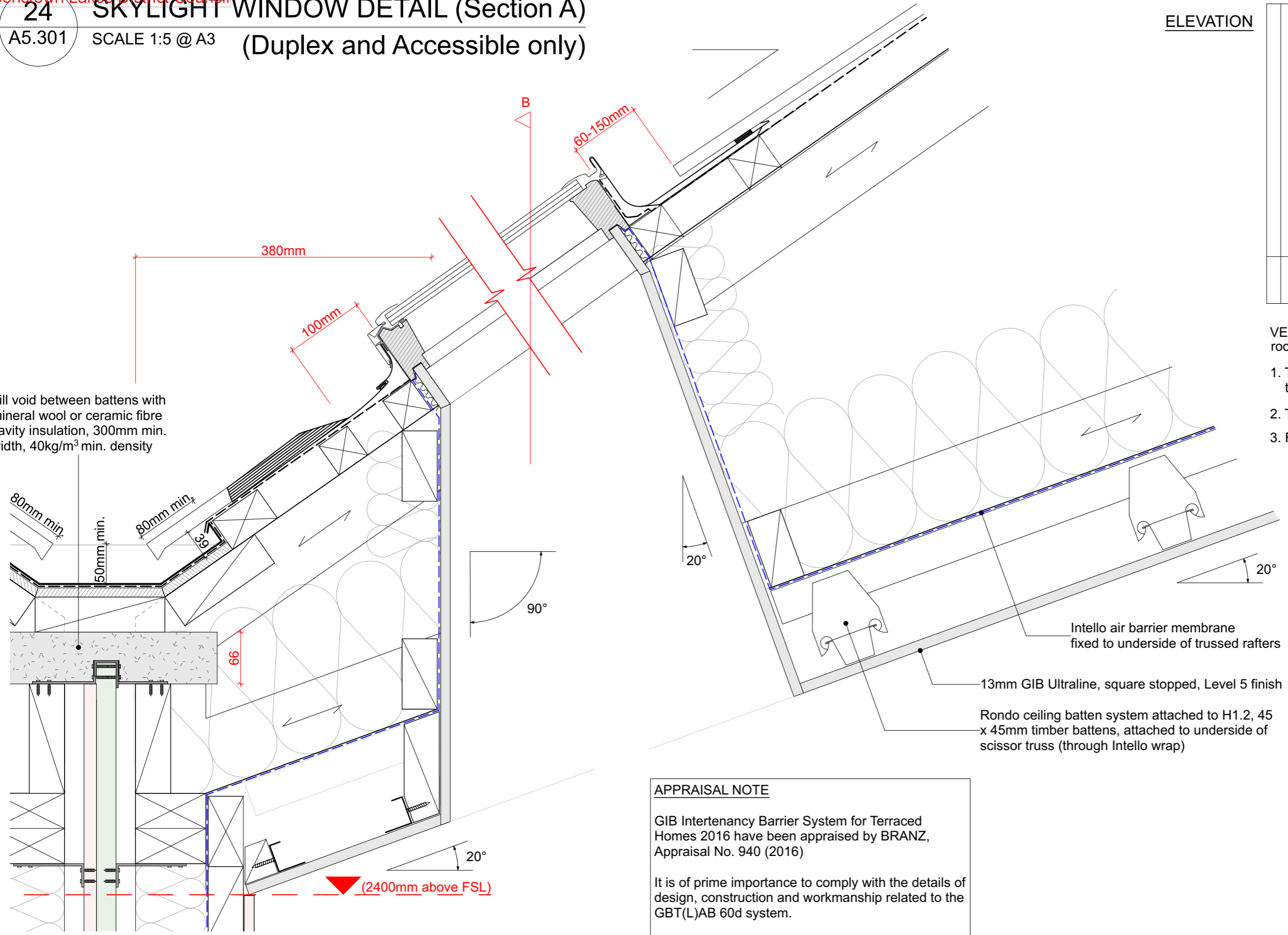
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**24 SKYLIGHT WINDOW DETAIL (Section A)**  
A5.301 SCALE 1:5 @ A3 (Duplex and Accessible only)

ELEVATION



Fill void between battens with mineral wool or ceramic fibre cavity insulation, 300mm min. width, 40kg/m<sup>3</sup> min. density



VELUX Skylight installed in new metal roofing.

1. The sheets are fitted 100 mm from the bottom frame
2. The flashing is mounted
3. Fit the metal sheets

Intello air barrier membrane fixed to underside of trussed rafters

13mm GIB Ultraline, square stopped, Level 5 finish

Rondo ceiling batten system attached to H1.2, 45 x 45mm timber battens, attached to underside of scissor truss (through Intello wrap)

**APPRAISAL NOTE**

GIB Intertenancy Barrier System for Terraced Homes 2016 have been appraised by BRANZ, Appraisal No. 940 (2016)

It is of prime importance to comply with the details of design, construction and workmanship related to the GBT(L)AB 60d system.

Any substitution of materials in the GIB Intertenancy GBT(L)AB 60d system must comply with the NZBC in conjunction with this system.

**Approval from GIB to replace Standard GIB for Fyreline, allowing JHETGR60a to continue from either side of GBT(L)AB 60d system.**

**GENERAL NOTES**

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

19/10/18	Value Eng	07
16/10/18	RFI Set	06
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

**Gibbston Valley Retreat Proposal Accessible Units**

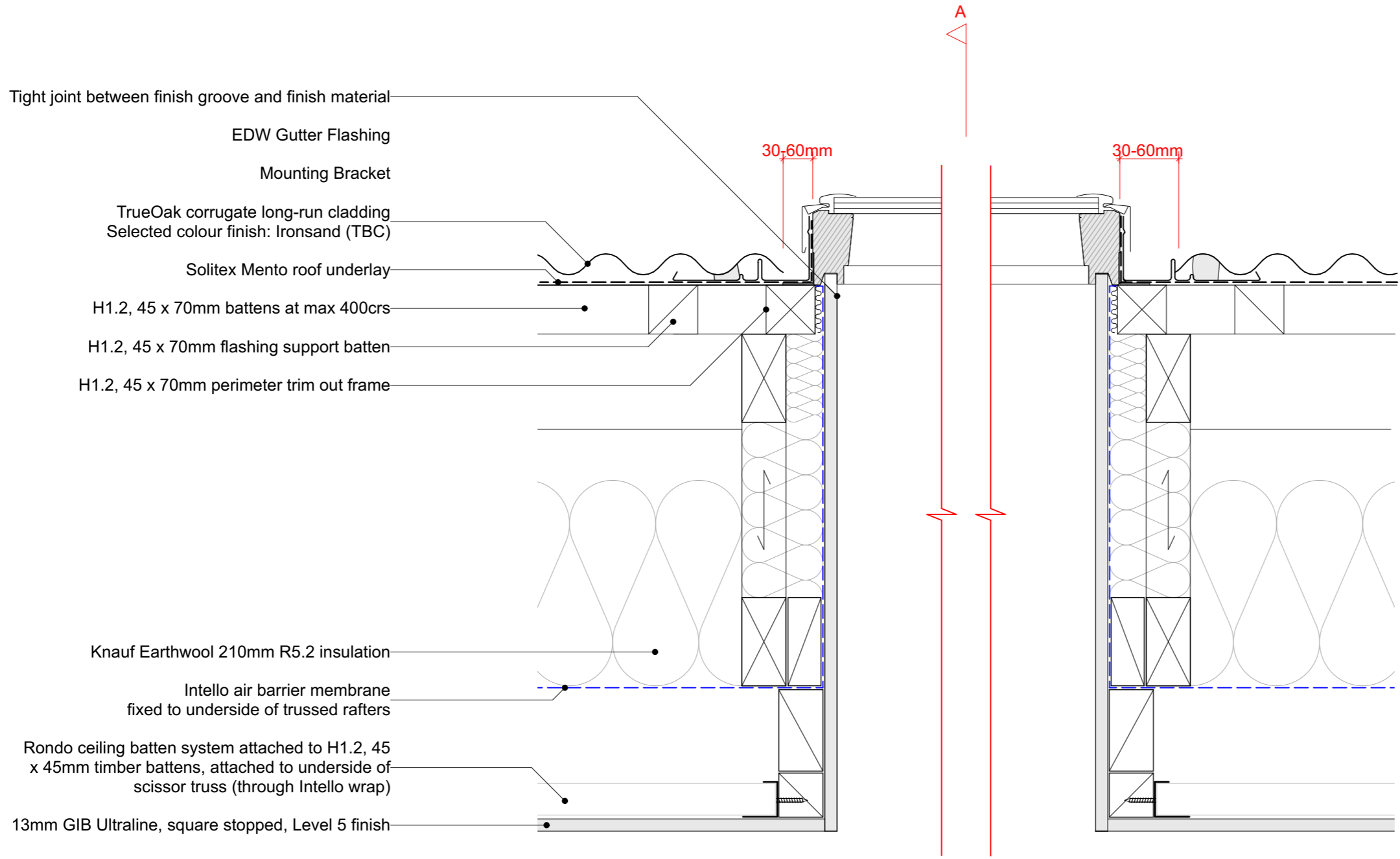
Scale: @ A3 1:5	Drawing Title: Skylight Detail - Section A	Drawing No: <b>A5.417</b>
Drawn: CH		



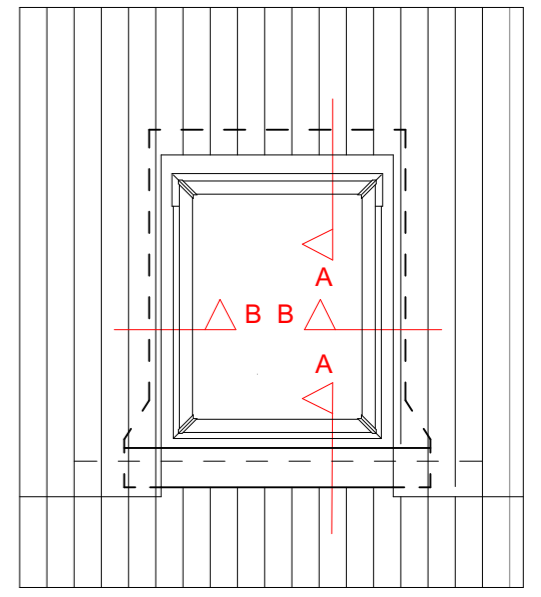
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**25 SKYLIGHT WINDOW DETAIL (Section B)**  
A5.300 SCALE 1:5 @ A3 (Duplex and Accessible only)



ELEVATION



- VELUX Skylight installed in new metal roofing.
1. The sheets are fitted 100 mm from the bottom frame
  2. The flashing is mounted
  3. Fit the metal sheets

GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

APPRAISAL NOTE

GIB Intertenancy Barrier System for Terraced Homes 2016 have been appraised by BRANZ, Appraisal No. 940 (2016)

It is of prime importance to comply with the details of design, construction and workmanship related to the GBT(L)AB 60d system.

Any substitution of materials in the GIB Intertenancy GBT(L)AB 60d system must comply with the NZBC in conjunction with this system.

**Approval from GIB to replace Standard GIB for Fyreline, allowing JHETGR60a to continue from either side of GBT(L)AB 60d system.**

19/10/18	Value Eng	07
16/10/18	RFI Set	06
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

<b>Gibbston Valley Retreat Proposal Accessible Units</b>		
Scale: @ A3 1:5	Drawing Title: Skylight Detail - Section B	Drawing No: <b>A5.418</b>
Drawn: CH		



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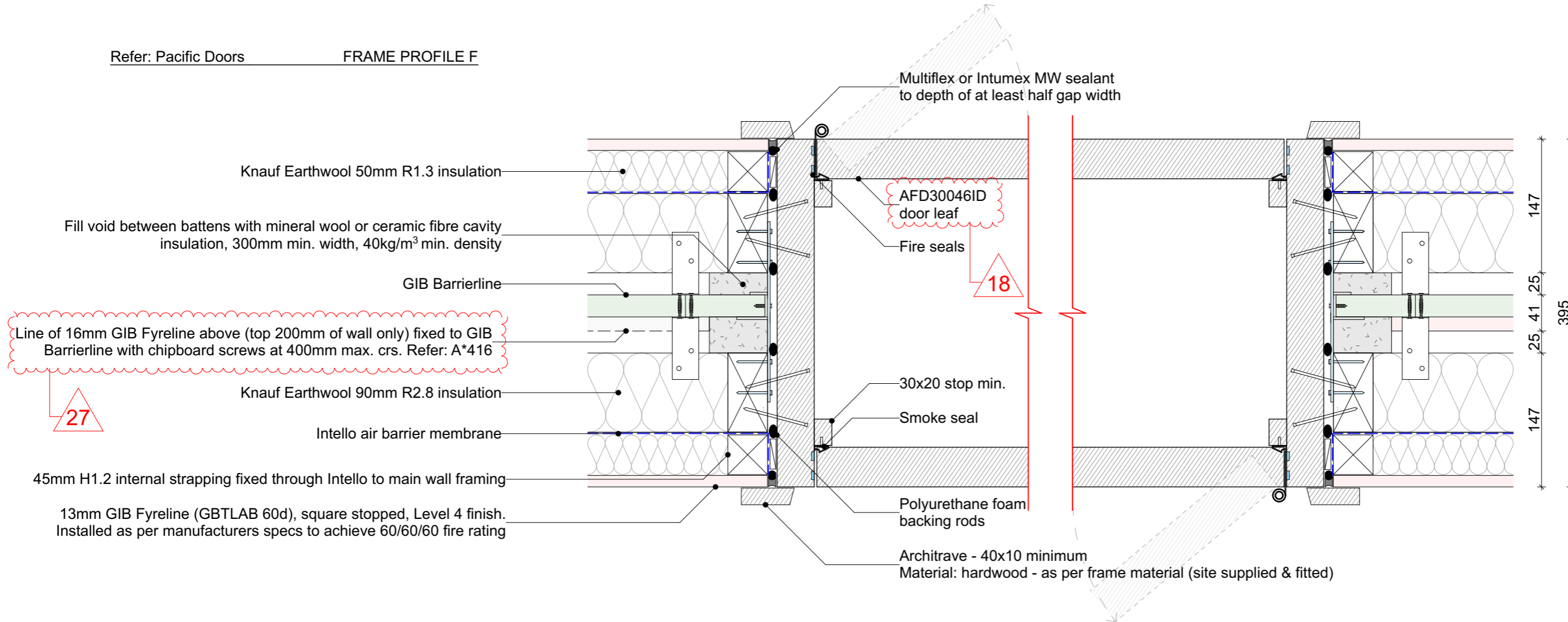
# INTERTENANCY FIRE DOOR DETAIL

SCALE 1:5 @ A3

## GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

Refer: Pacific Doors FRAME PROFILE F



Line of 16mm GIB Fyrelime above (top 200mm of wall only) fixed to GIB Barrierline with chipboard screws at 400mm max. crs. Refer: A\*416

27

18

**APPRAISAL NOTE**

GIB Intertenancy Barrier System for Terraced Homes 2016 have been appraised by BRANZ, Appraisal No. 940 (2016)

It is of prime importance to comply with the details of design, construction and workmanship related to the GBT(L)AB 60d system.

Any substitution of materials in the GIB Intertenancy GBT(L)AB 60d system must comply with the NZBC in conjunction with this system.

**Approval from GIB to replace Standard GIB for Fyrelime, allowing JHETGR60a to continue from either side of GBT(L)AB 60d system.**

**Frame materials available:**

- Hardwood Timber - Min. density 580kg/m<sup>3</sup> (minimum thickness is 30mm)

**Fasteners:**

- Frame - Either nailed (75 x 3.2mm) or screwed (10g x 75mm) at 600mm centres nominal. Two fixings per location.
- Stops - nailed (50 x 3.2mm) at 200mm centres.
- Architrave -nailed (50 x 3.2mm) at 400mm centres.

**Head Fixing (minimum):**

- Single door - none required
- Paired door - single central fastener required

**Stud size:**

- Ex100x50 minimum.

**Wedging gap:**

- 0-15mm

19/10/18	Value Eng	07
16/10/18	RFI Set	06
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

**Gibbston Valley Retreat Proposal  
Accessible Units**

Scale: @ A3 1:5	Drawing Title: Intertenancy Fire Door Detail	Drawing No: <b>A5.419</b>
Drawn: CH		

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# INTERTENANCY WALL BASE DETAIL

SCALE 1:5 @ A3

## GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details

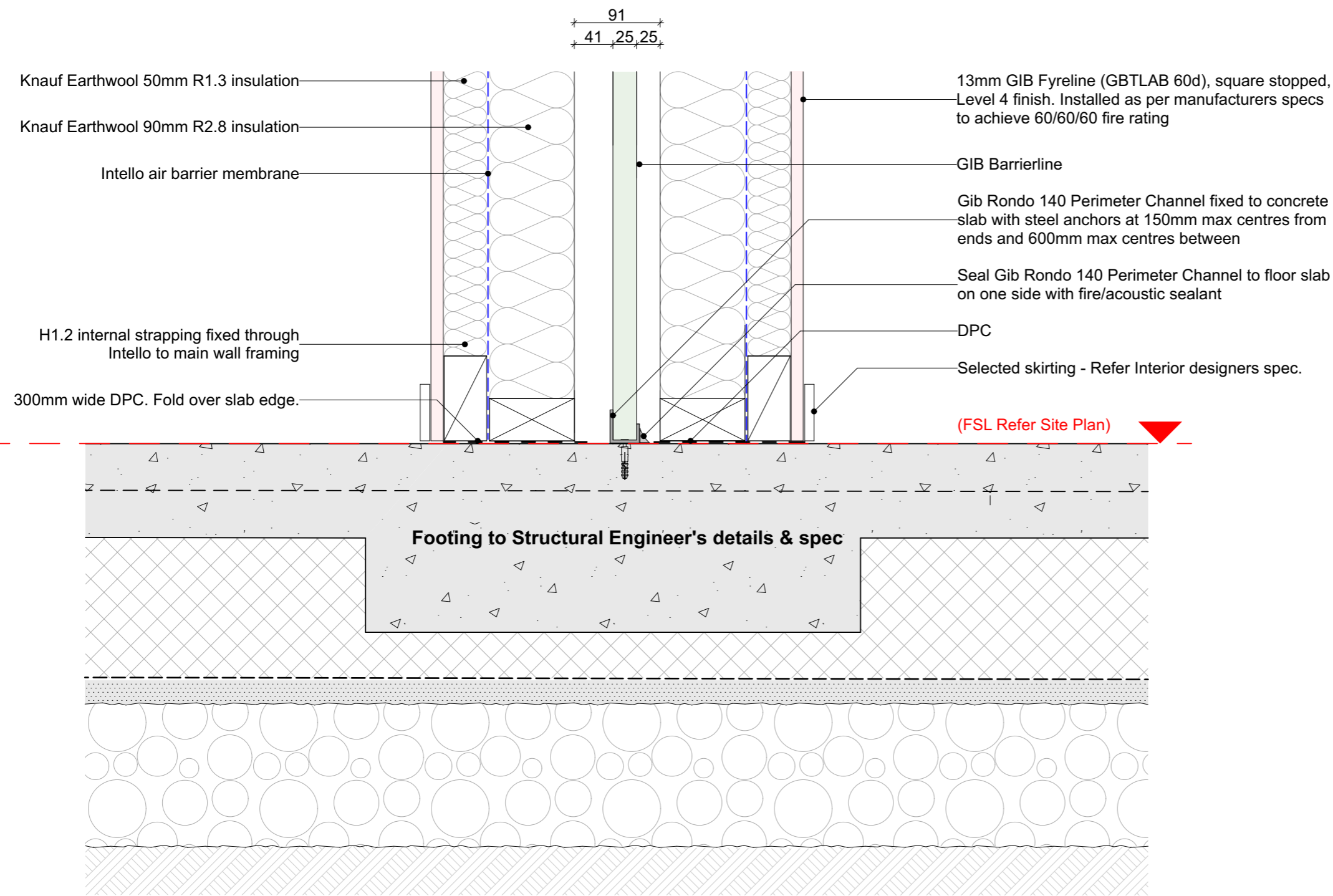
## APPRAISAL NOTE

GIB Intertency Barrier System for Terraced Homes 2016 have been appraised by BRANZ, Appraisal No. 940 (2016)

It is of prime importance to comply with the details of design, construction and workmanship related to the GBT(L)AB 60d system.

Any substitution of materials in the GIB Intertency GBT(L)AB 60d system must comply with the NZBC in conjunction with this system.

**Approval from GIB to replace Standard GIB for Fyreline, allowing JHETGR60a to continue from either side of GBT(L)AB 60d system.**



15

19/10/18	Value Eng	07
16/10/18	RFI Set	06
Issue Date:	Issue:	No:
<b>Gibbston Valley Retreat Proposal Accessible Units</b>		
Scale: @ A3 1:5	Drawing Title: Intertency Wall Base Detail	Drawing No: <b>A5.422</b>
<b>WYATT + GRAY architects</b>		
PO Box 172, Queenstown chris@wyattgrayarchitects.nz		+64 3 442 8709
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		



Full Element ID	D01	D02	D03/4	D05	D07a	D07b	D08/9
Quantity	1	1	1	1	1	1	1
W x H Size	2,800x2,300	860x2,100	2,300x2,000	900x2,100	1050x2100	860x2100	2,300x2,000
Head height	2,300	2,100	2,000	2,100	2120	2120	2,000
Sill height	0	0	0	0	20	20	0
View from Opening Side							
		Timber Door. Refer to Interior Designers Selection			50nib+1000door	560nib+300door	

**Door Schedule**

**D06 & D11 Omitted for Accessible**

Full Element ID	D10	D12a	D12b	D13	D14	D15a	D15b	D16	D17
Quantity	1	1	1	1	1	1	1	1	1
W x H Size	900x2,100	1050x2100	860x2100	860x2,100	2,800x2,300	860x2,100	860x2,100	900x700	900x700
Head height	2,100	2120	2120	2,100	2,300	2,100	2,100	3,800	3,800
Sill height	0	20	20	0	0	0	0	3,100	3,100
View from Opening Side									
		50nib+1000door	560nib+300door	Timber Door. Refer to Interior Designers Selection					

**GENERAL NOTES**

- All dimensions given are overall structural framing openings u.n.o.
- Check all dimensions on site prior to fabrication
- Notify the architect immediately of any discrepancies
- Handing may vary from shown - refer to plans to determine door swing direction
- All elevations viewed from Exterior
- All windows and external doors to be thermally broken aluminium joinery suite. Duralloy powder-coat finish
- D02 & D13, Timber Doors in thermally broken frame. Refer to Interior Designers Selection
- Double glazed Viridian Planitherm R0.91 (4mm clear glass / 12mm argon gap / 4mm glass) Window Fabricator to confirm thicknesses
- Warm edge spacers, throughout.
- Grade A Safety Glass where required by NZBC F2 / NZS 4223 (marked 'SG')
- Concealed safety stays / restrictors where noted.
- Double tongue window handles (for passive ventilation)
- Wind Zone (under NZS 3604:2011) is Very High
- Check manufacturer's recommended maximum dimensions
- Painted H3 finger-jointed pine jamb liners

**Exterior Door & Window frames to match roof colour: Resene Ironsand**

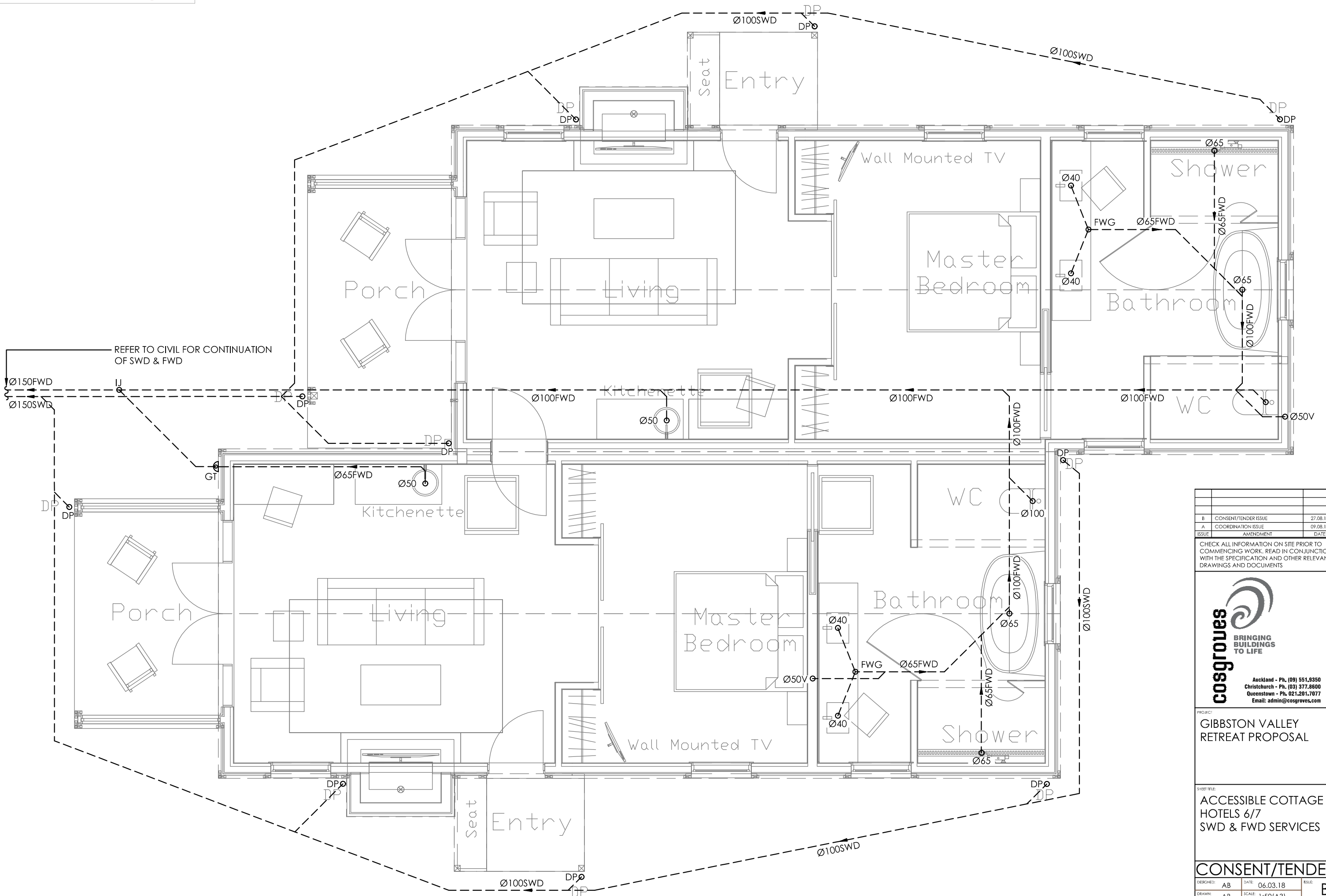
19/10/18	Value Eng	07
16/10/18	RFI Set	06
23/08/18	BC Issue	04
Issue Date:	Issue:	No:

**Gibbston Valley Retreat Proposal  
Accessible Units**

Scale: 1:50 @ A3	Drawing Title: Door Schedule	Drawing No: <b>A5.501</b>
Drawn: CH		


PO Box 172, Queenstown +64 3 442 8709  
 chris@wyattgrayarchitects.nz

Do not scale off print - refer to figured dimensions.  
 Refer to larger details where possible.  
 Confirm all dimensions on site prior to construction.  
 Consult with Architect immediately if discrepancies are found.



B	CONSENT/TENDER ISSUE	27.08.18
A	COORDINATION ISSUE	09.08.18
ISSUE	AMENDMENT	DATE

CHECK ALL INFORMATION ON SITE PRIOR TO COMMENCING WORK. READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER RELEVANT DRAWINGS AND DOCUMENTS



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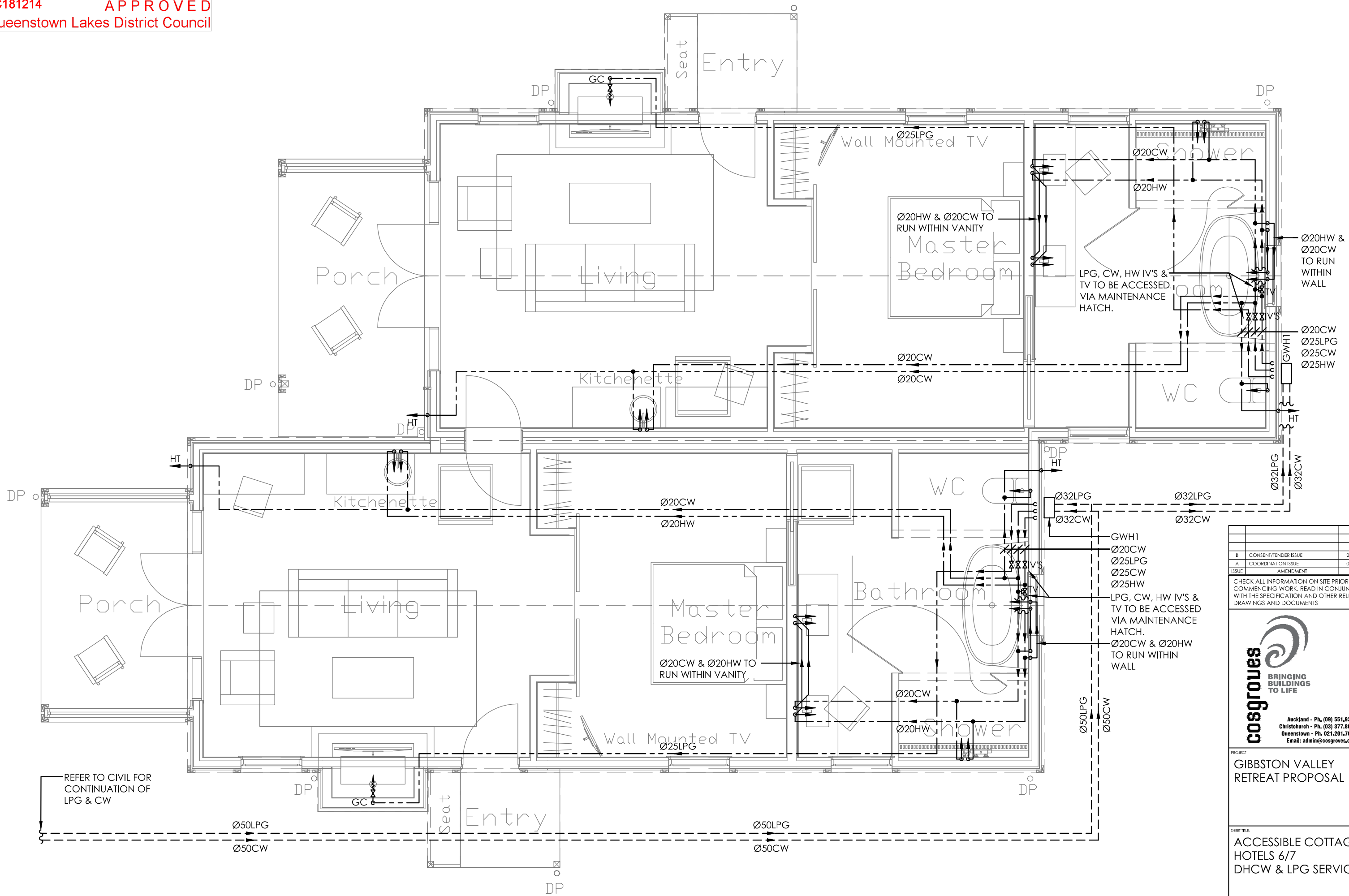
PROJECT:  
**GIBBSTON VALLEY  
RETREAT PROPOSAL**

SHEET TITLE:  
**ACCESSIBLE COTTAGE  
HOTELS 6/7  
SWD & FWD SERVICES**

**CONSENT/TENDER**

DESIGNED:	AB	DATE:	06.03.18	ISSUE:	
DRAWN:	AB	SCALE:	1:50(A3)		<b>B</b>

SHEET NO:  
**CS17096-H131**



B	CONSENT/TENDER ISSUE	27.08.18
A	COORDINATION ISSUE	09.08.18
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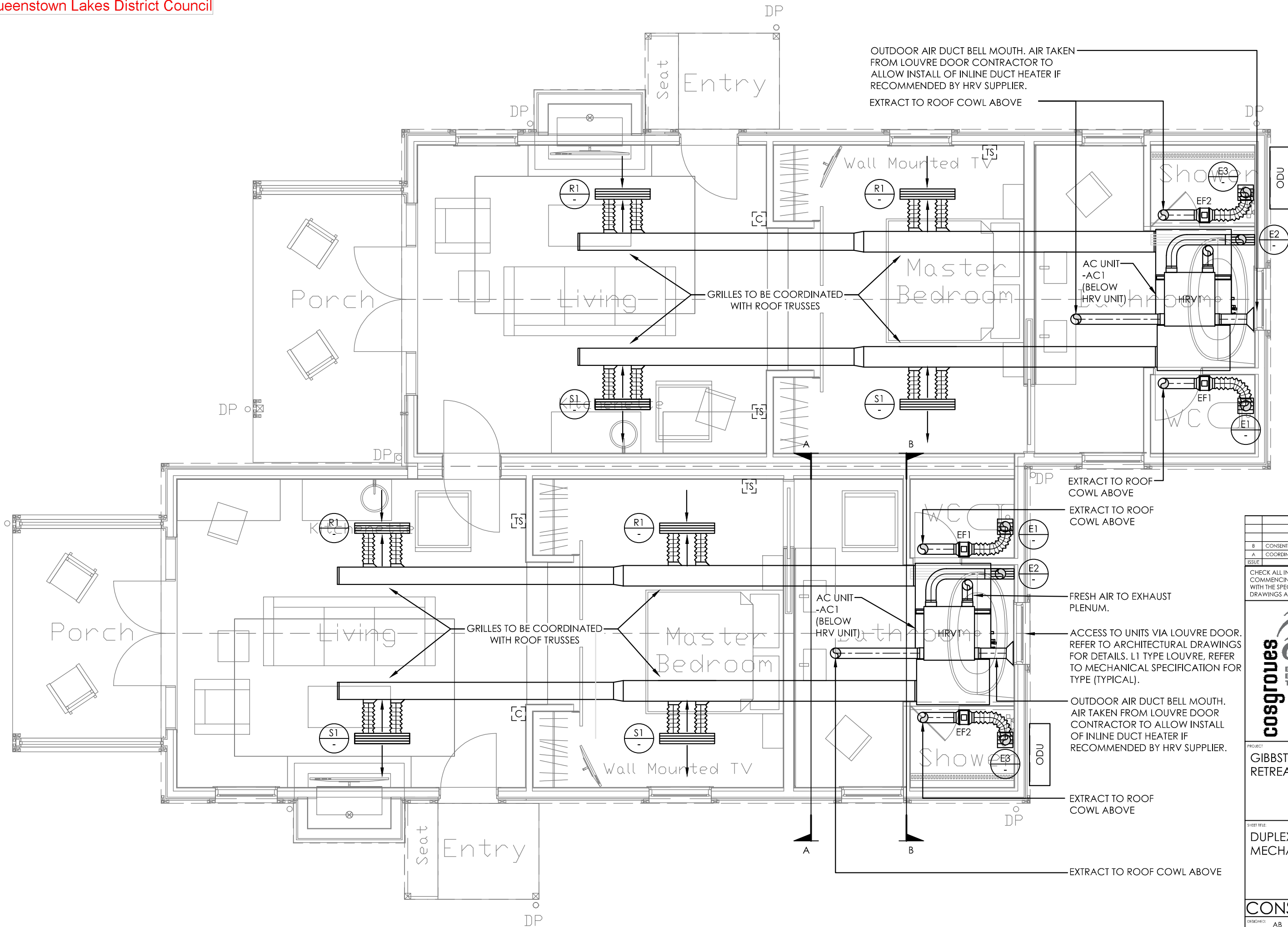
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RETREAT PROPOSAL

SHEET TITLE:  
ACCESSIBLE COTTAGE  
HOTELS 6/7  
DHCW & LPG SERVICES

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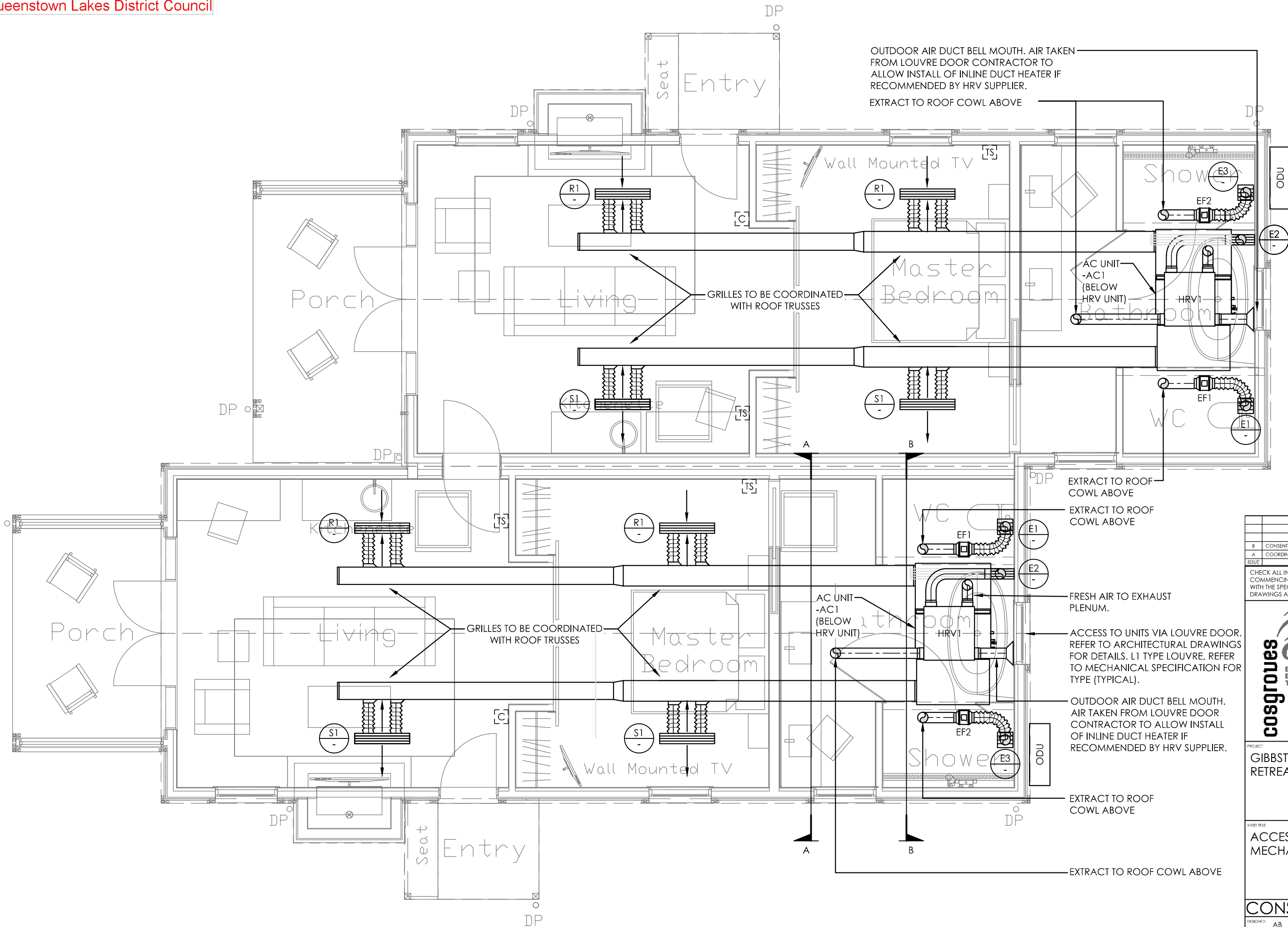
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PROJECT:  
**GIBBSTON VALLEY  
RETREAT PROPOSAL**

SHEET TITLE:  
**DUPLEX COTTAGES  
MECHANICAL LAYOUT**

<b>CONSENT/TENDER</b>		
DESIGNED: AB	DATE: 06.03.18	ISSUE: B
DRAWN: AB	SCALE: 1:50(A3)	
SHEET NO: <b>CS17096-M120</b>		



OUTDOOR AIR DUCT BELL MOUTH. AIR TAKEN FROM LOUVRE DOOR CONTRACTOR TO ALLOW INSTALL OF INLINE DUCT HEATER IF RECOMMENDED BY HRV SUPPLIER. EXTRACT TO ROOF COWL ABOVE

GRILLES TO BE COORDINATED WITH ROOF TRUSSES

EXTRACT TO ROOF COWL ABOVE  
EXTRACT TO ROOF COWL ABOVE

FRESH AIR TO EXHAUST PLENUM.

ACCESS TO UNITS VIA LOUVRE DOOR. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS. L1 TYPE LOUVRE, REFER TO MECHANICAL SPECIFICATION FOR TYPE (TYPICAL).

OUTDOOR AIR DUCT BELL MOUTH. AIR TAKEN FROM LOUVRE DOOR CONTRACTOR TO ALLOW INSTALL OF INLINE DUCT HEATER IF RECOMMENDED BY HRV SUPPLIER.

EXTRACT TO ROOF COWL ABOVE

EXTRACT TO ROOF COWL ABOVE

B	CONSENT/TENDER ISSUE	27.08.18
A	COORDINATION ISSUE	09.08.18
ISSUE	AMENDMENT	DATE

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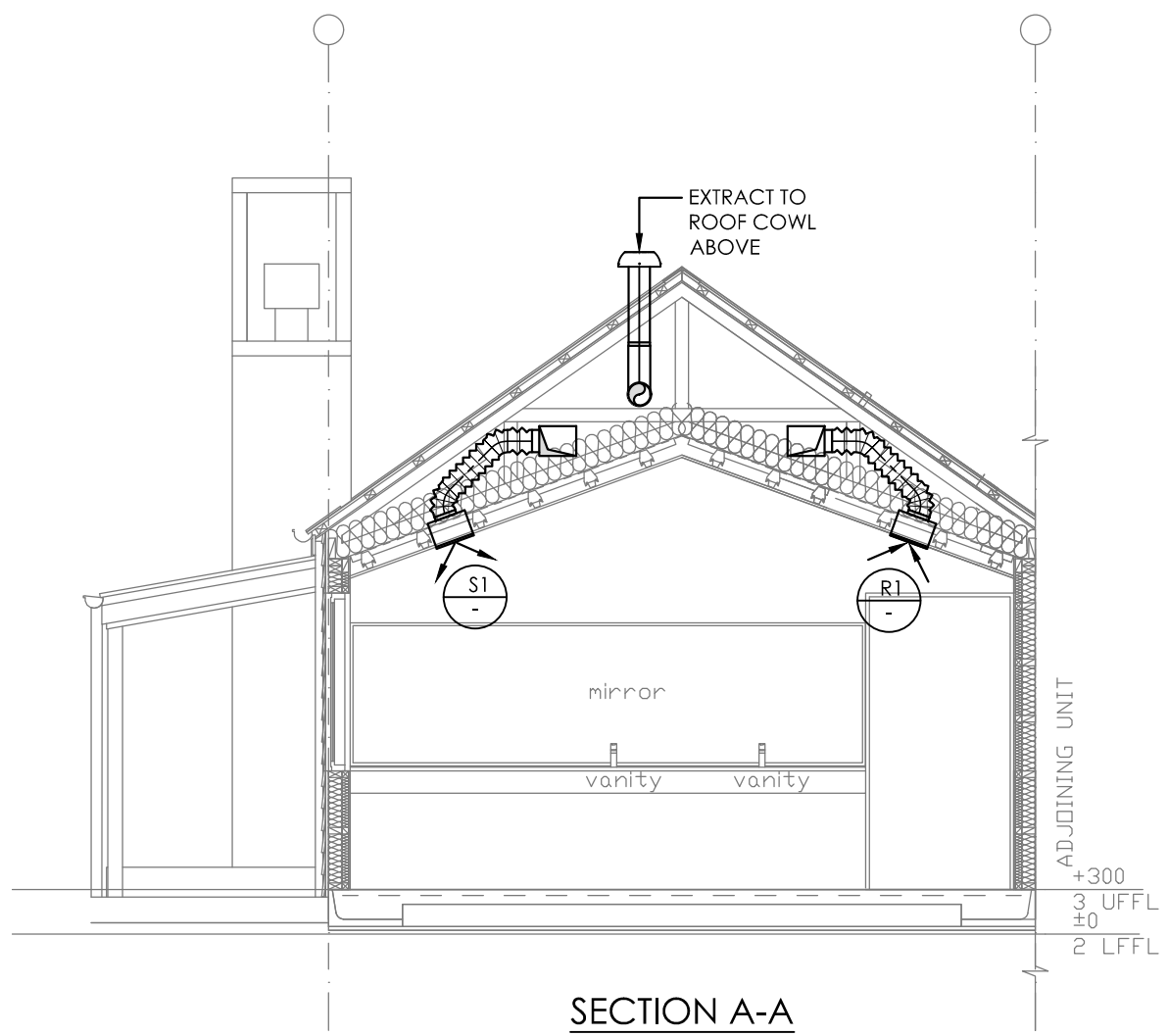
PROJECT:  
GIBBSTON VALLEY  
RETREAT PROPOSAL

SHEET TITLE:  
ACCESSIBLE COTTAGES  
MECHANICAL LAYOUT

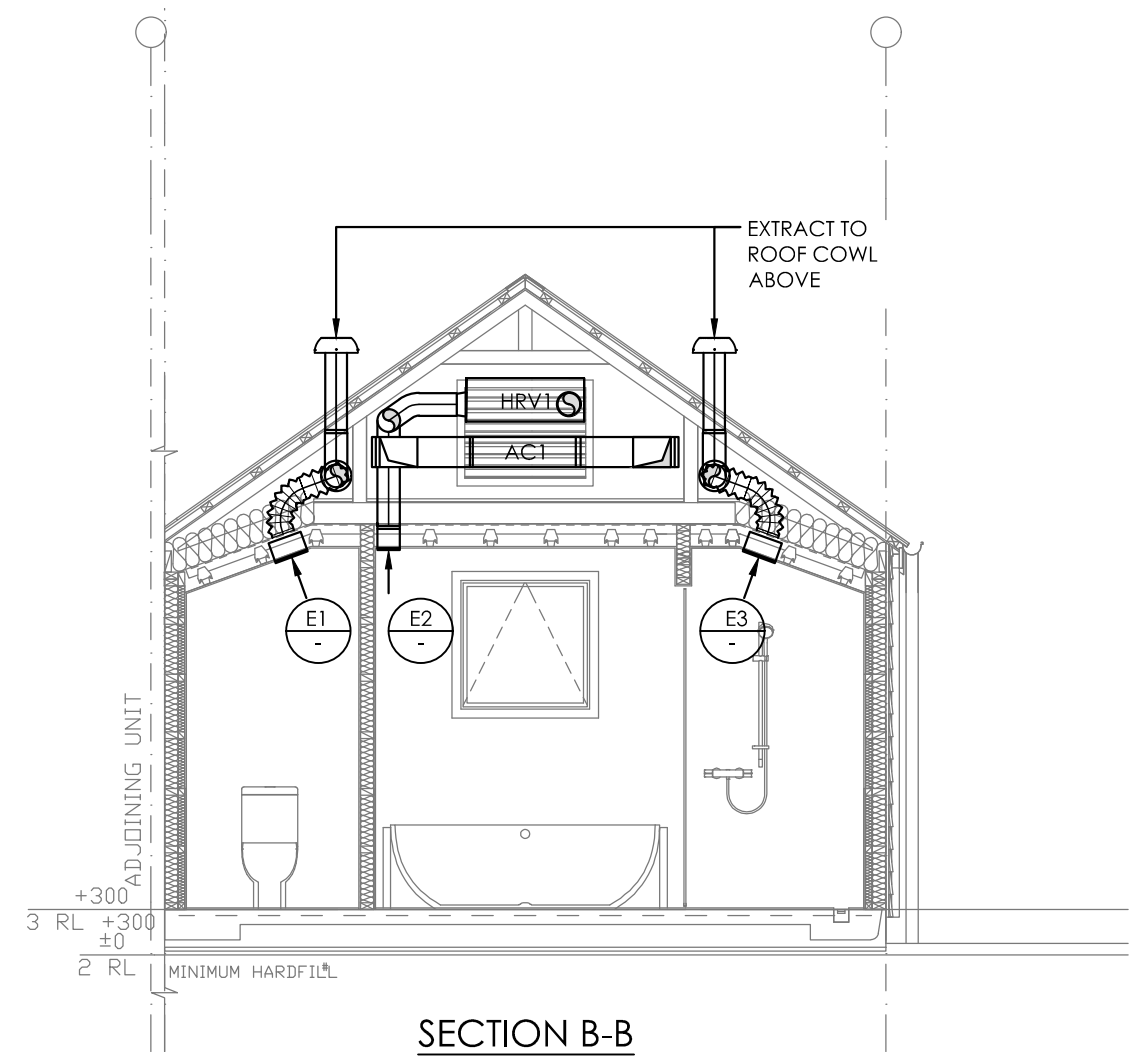
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DESIGNED:	AB	DATE:	06.03.18	ISSUE:	B
DRAWN:	AB	SCALE:	1:50(A3)		

SHEET NO:  
CS17096-M130




SECTION A-A



SECTION B-B

B	CONSENT/TENDER ISSUE	27.08.18
A	COORDINATION ISSUE	09.08.18
ISSUE	AMENDMENT	DATE

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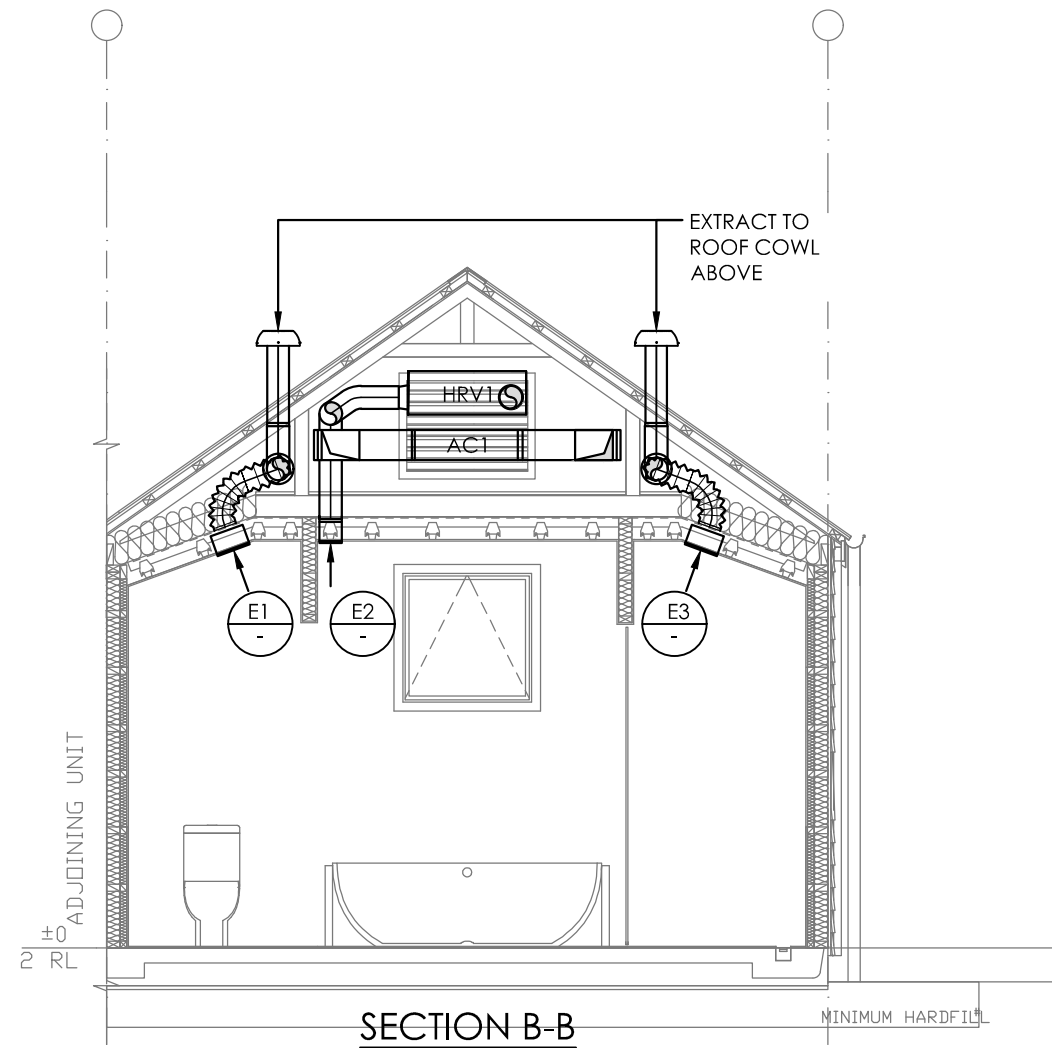
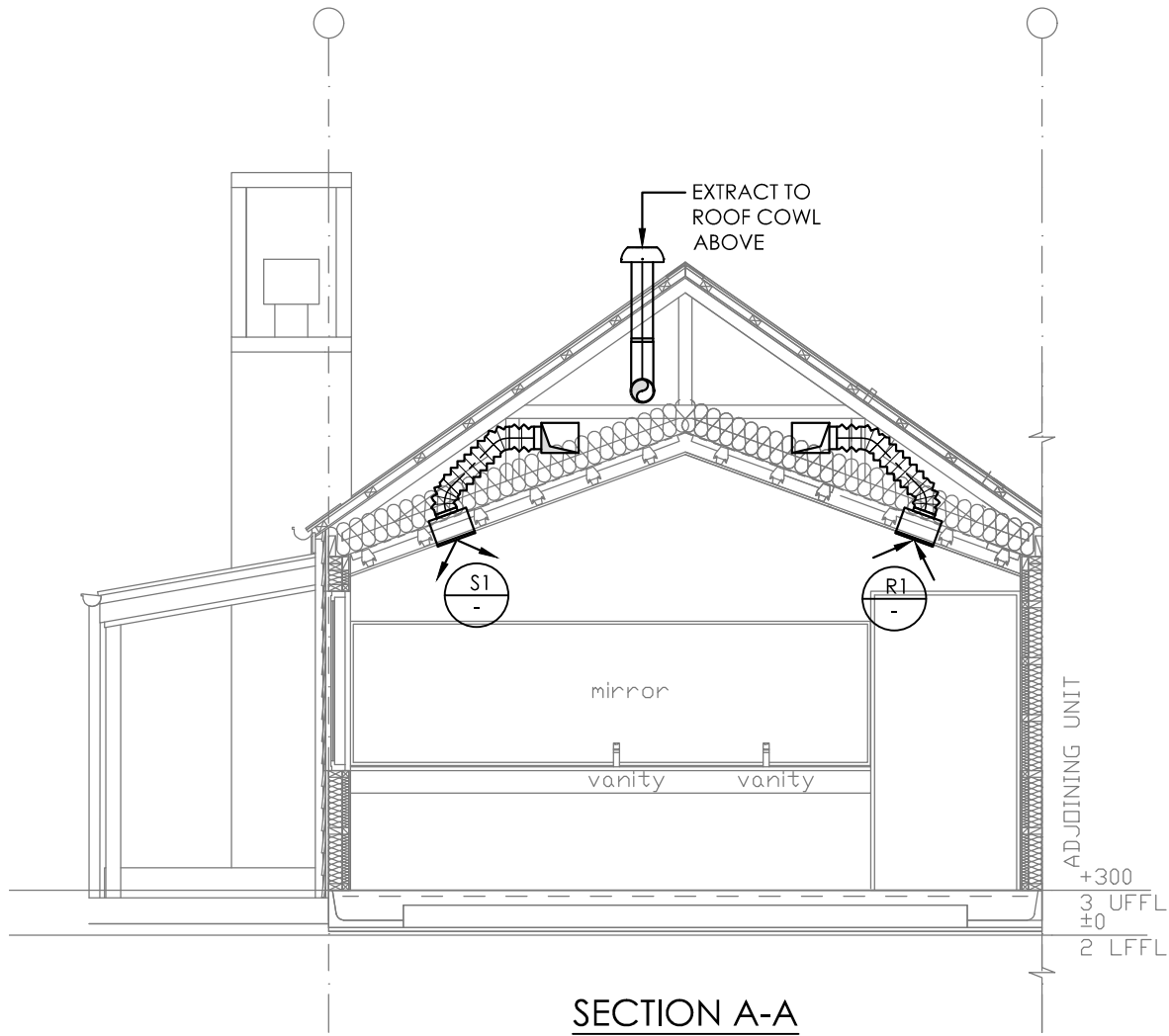
PROJECT:  
GIBBSTON VALLEY  
RETREAT PROPOSAL

SHEET TITLE:  
DUPLEX COTTAGES  
MECHANICAL LAYOUT  
SECTIONS

**CONSENT/TENDER**


DESIGNED:	AB	DATE:	06.03.18	ISSUE:	B
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SHEET NO:  
CS17096-M121



B	CONSENT/TENDER ISSUE	27.08.18
A	COORDINATION ISSUE	09.08.18
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PROJECT:  
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RETREAT PROPOSAL

SHEET TITLE:  
ACCESSIBLE COTTAGES  
MECHANICAL LAYOUT  
SECTIONS

**CONSENT/TENDER**

DESIGNED:	AB	DATE:	06.03.18	ISSUE:	B
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SHEET NO:  
CS17096-M131

APPROVED

	GRILLE REFERENCE
	AIRFLOW IN LITRES PER SECOND
	FLEXIBLE DUCT WORK
	DUCT UNINSULATED
	DUCT INTERNALLY INSULATED
	DUCT EXTERNALLY INSULATED
	DUCT SETS UP IN DIRECTION OF FLOW
	DUCT SETS DOWN IN DIRECTION OF FLOW
	DUCT CHANGE OF SIZE - RECTANGULAR
	DUCT CHANGE OF SIZE - CIRCULAR
	RECTANGULAR TO CIRCULAR TRANSITION
	RECTANGULAR DUCT WITH MITRED BEND & TURNING VANES
	RECTANGULAR DUCT WITH RADIUS BEND
	RECTANGULAR DUCT WITH RADIUS BEND & INTERNAL SPLITTER VANES
	ROUND DUCT WITH RADIUS BEND
	MAIN RECTANGULAR DUCT WITH RECTANGULAR BRANCH & 45° ENTRY BOOT
	MAIN RECTANGULAR DUCT WITH CIRCULAR BRANCH & 45° ENTRY BOOT
	MAIN CIRCULAR DUCT WITH CIRCULAR BRANCH & 45° ENTRY BOOT
	MAIN CIRCULAR DUCT WITH 45° CIRCULAR BRANCH
	RECTANGULAR DUCT TEE WITH TURNING VANES
	RECTANGULAR DUCT DOVETAIL
	RECTANGULAR DUCT WITH RADIUS BRANCH
	DAMPERS
	FIRE DAMPER
	SMOKE DAMPER
	MULTI-BLADE DAMPER
	MULTI-BLADE DAMPER (OPPOSED BLADES)
	MOTORISED DAMPER
	DUCT ACCESS PANEL (TOP)
	DUCT ACCESS PANEL (BOTTOM)
	DUCT ACCESS PANEL (SIDE)
	DUCT MOUNTED FAN
	DUCT RISES TO ABOVE
	DUCT DROPS TO BELOW
	UNDER CUT DOOR
	AIR FLOW DIRECTION
	TURNING VANES IN DUCT
	DUCT BREAK (ROUND)
	DUCT BREAK (RECTANGLE)
	DIFFUSER - CMP-41
	DIFFUSER - CMP-56
	DIFFUSER - CMP-36
	DIFFUSER - CMP-21
	DIFFUSER - SWIRL
	GRILLE FAN
	GRILLE - RL
	GRILLE - EC/HI
	GRILLE - RLP
	LINEAR DIFFUSER

SYMBOL	DESCRIPTION
	WALL MOUNTED GRILLE
	LOUVRE
	DOOR GRILLE
	FILTER
	DAMPERS
	SILENCER OR SOUND ATTENUATOR
	HEATER COIL
	COOLING COIL
	HEAT RECOVERY COIL
	AIR QUALITY SENSOR
	WALL MOUNTED CONTROLLER
	CO SENSOR
	HUMIDITY SENSOR
	ROOM TEMPERATURE SENSOR
	THERMOSTAT

ABBREVIATION	GENERAL
AFFL	ABOVE FINISHED FLOOR LEVEL
AP	ACCESS PANEL
F.A.	FROM ABOVE
F.B.	FROM BELOW
HL	HIGH LEVEL
IL	INVERT LEVEL
LL	LOW LEVEL
SD	DUCTING SET DOWN
SU	DUCTING SET UP
T.A.	TO ABOVE
T.B.	TO BELOW

ABBREVIATION	DUCTWORK
ACU	AIR CONDITIONING UNIT
AHU	AIR HANDLING UNIT
DG	DOOR GRILLE
EA	EXHAUST AIR
EG	EXHAUST GRILLE
FCU	FAN COIL UNIT
FD	FIRE DAMPER
LVR	LOUVRE
MD	MOTORISED DAMPER
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
PUMP	PUMP
RA	RETURN AIR
RC	ROOF COWL
SA	SUPPLY AIR
SG	SUPPLY AIR GRILLE
SKD	SMOKE DAMPER
TA	TRANSFER AIR
VCD	VARIABLE CONTROL DAMPER

ABBREVIATION	GENERAL
AGS	ANAESTHETIC GAS SCAVENGING LINE
AVSU	AREA VALVE SERVICE UNITS
JT	VAC JAR TRAP
MA4	MEDICAL 4 BAR AIR (OR 7, AS INDICATED)
MV	MEDICAL VACUUM
NO2	MEDICAL NITROUS OXIDE
O2	MEDICAL OXYGEN
ZV	ZONE VALVE

SYMBOLS	GENERAL
	MEDICAL GAS OUTLET
	MEDICAL GAS PENDANT OUTLET

SYMBOL	PIPE - GENERAL
	EXISTING DRAINAGE
	PIPE RUNS BELOW FLOOR / GROUND
	PIPE RUNS IN CEILING SPACE
	PIPE RUNS NEAR FLOOR OR UNDER BENCH
	PIPE RUNS AT HIGH LEVEL
	INDICATES COPPER PIPEWORK

SYMBOL	DOMESTIC WATER PIPE SYMBOLS
	TEMPERATURE RELIEF VALVE
	ISOLATING VALVE
	ISOLATING VALVE (NORMALLY CLOSED)
	ISOLATING / REGULATING VALVE
	NON RETURN VALVE
	2 PORT MOTORISED VALVE
	3 PORT MOTORISED VALVE
	PUMP
	WATER METER
	TEMPERING VALVE
	STRAINER
	PRESSURE SWITCH
	RELIEF VALVE
	BACKFLOW PREVENTION
	FLEXIBLE CONNECTION
	DIAPHRAGM VALVE
	SOLENOID VALVE
	PIPE TO ABOVE
	PIPE TO BELOW
	PIPE FROM ABOVE
	PIPE FROM BELOW
	AUTOMATIC AIR VENT
	TEMPERATURE GAUGE
	PRESSURE GAUGE
	UNION
	FLANGE
	DIRECTION OF FLOW
	DOMESTIC WATER OUTLET
	DRAIN WITH HOSE UNION CONNECTION

SYMBOL	SANITARY PIPE SYMBOLS
	STORM WATER INSPECTION CHAMBER
	STORM WATER MAN HOLE
	FOUL WATER INSPECTION CHAMBER
	FOUL WATER MAN HOLE
	FLOOR WASTE GULLY TRAP
	OVERFLOW RELIEF GULLY TRAP
	INSPECTION JUNCTION
	INSPECTION BEND
	GULLY TRAP
	FLOOR WASTE
	SUMP
	LAMP HOLE CLEANING EYE
	RODDING EYE

ABBREVIATION	GENERAL
AFFL	ABOVE FINISHED FLOOR LEVEL
B	BATH
BD	BIDET
CA	COMPRESSED AIR
COND	CONDENSATE
CM	COFFEE MACHINE
CS	CLEANERS SINK
DF	DRINKING FOUNTAIN
DN	DIAMETER NOMINAL
DW	DISHWASHER
EW	EYE WASH
GWM	GLASS WASHING MACHINE
F.A.	FROM ABOVE
F.B.	FROM BELOW
HL	HIGH LEVEL
HWB	HOT WATER BOILER
HWC	HOT WATER CYLINDER
IL	INVERT LEVEL
LL	LOW LEVEL
LPG	LPG
S	SINK
SHR	SHOWER
SD	PIPE SET DOWN
STEAM	STEAM LINE
SU	PIPE SET UP
T.A.	TO ABOVE
T.B.	TO BELOW
TS	TEA SINK
TUB	LAUNDRY TUB
UR	URINAL
WC	WATER CLOSET PAN
WHB	WASH HAND BASIN
WM	WASHING MACHINE

ABBREVIATION	DOMESTIC WATER SUPPLY ABBREVIATIONS
CHW-f	CHILLED WATER FLOW
CHW-r	CHILLED WATER RETURN
CW	COLD WATER
CW-f	COLD WATER FLOW
CW-r	COLD WATER RETURN
FM	FLOW METER
FSW	FLOW SWITCH
FV	FLUSH VALVE
HPCW	HIGH PRESSURE COLD WATER
HTG-f	HOT WATER HEATING FLOW
HTG-r	HOT WATER HEATING RETURN
HW	HOT WATER
HW-f	HOT WATER FLOW
HW-r	HOT WATER RETURN
IR	ISOLATING REGULATING VALVE
LPCW	LOW PRESSURE COLD WATER
LSV	LOCK SHIELD VALVE
M	MOTORISED VALVE
PS	PRESSURE SENSOR
RV	REGULATING VALVE
SV	SOLENOID VALVE
TPR	TEMPERATURE & PRESSURE RELIEF VALVE
TS	TEMPERATURE SENSOR
VB	VACUUM BREAK VALVE
WV	WASTE VALVE

ABBREVIATION	SANITARY ABBREVIATIONS
BV	BRANCH VENT
CE	CLEANING EYE
FV	FIXTURE VENT
FVMS	FULLY VENTED MODIFIED STACK
FWG	FLOOR WASTE GULLY TRAP
FWIC	FOUL WATER INSPECTION CHAMBER
FWMH	FOUL WATER MAN HOLE
GT	GULLY TRAP
GV	GROUP VENT
GVB	GROUP VENTED BRANCH
IB	INSPECTION BEND
IJ	INSPECTION JUNCTION
RE	RODDING EYE
RV	RELIEF VENT
SST	SINGLE STACK
SV	STACK VENT
SWD	STORM WATER DRAIN
SWIC	STORM WATER INSPECTION CHAMBER
SWMH	STORM WATER MAN HOLE
V	VENT PIPE
W	WASTE PIPE

FUSIOTHERM PIPE SIZES	
O/D	I/D
16.0mm	11.6mm
20.0mm	14.4mm
25.0mm	18.0mm
32.0mm	23.2mm
40.0mm	29.0mm
50.0mm	36.2mm

\*ALSO REFER TO SPECIFICATIONS.

MINIMUM GRADES OF FOUL WATER DRAINS AND WASTE PIPES	
SIZE OF GRADED SECTION OF WASTE / DRAIN PIPE - DN	MINIMUM GRADE
40	1:40
50	1:40
65	1:40
80	1:60
100	1:60
125	1:80
150	1:100
225	1:150
300	1:250

\* GRADES TAKEN FROM AS/NZS 3500:2:2005, TABLES 3.2 AND TABLE 6.3

MINIMUM GRADES OF STORM / SURFACE WATER DRAINS	
DRAIN INTERNAL DIAMETER	MINIMUM GRADE
85	1:90
100	1:120
150	1:200
225	1:350

\* GRADES TAKEN FROM NZBC E1/AS1 3.4.1, TABLE 2 (AMEND 1 - SEPT 1993)

CODE	DUCT DESCRIPTION/LINING
OA (PREFIX)	OUTDOOR AIR DUCT
S (PREFIX)	SUPPLY AIR DUCT
R (PREFIX)	RETURN AIR DUCT
E (PREFIX)	EXTRACT AIR DUCT
T (PREFIX)	TRANSFER AIR DUCT
/1 (SUFFIX)	UNINSULATED
/2 (SUFFIX)	25mm INTERNAL LINING
/3 (SUFFIX)	50mm INTERNAL LINING
/4 (SUFFIX)	25mm EXTERNAL LINING

- NOTES:**
- REFER TO THE SPECIFICATION FOR FURTHER DETAILS.
  - MECHANICAL CONTRACTOR TO COORDINATE ALL GRILLES, CONTROLLERS & TEMPERATURE SENSORS WITH INTERIOR ARCHITECT.
  - DRAINAGE PIPE RUNS ARE DIAGRAMMATIC ONLY. FULL ACCOUNT NEEDS TO BE TAKEN OF BUILDING STRUCTURE AND ARCHITECTURAL DETAILS IN FINAL INSTALLATION.
  - ALL BELOW FLOOR/SLAB FOUL WATER DRAINAGE PIPEWORK SHALL HAVE A MINIMUM SIZE OF Ø65.
  - ALL PIPEWORK SIZES SHOWN ARE FUSIOTHERM OUTSIDE DIAMETER.
  - ALL CONNECTIONS TO FITTINGS SHALL BE MINIMUM AS FOLLOWS:  
 WC Ø20  
 WHB Ø20  
 BATH Ø20  
 SHR Ø20  
 W/M Ø25  
 SINK Ø25

B	CONSENT/TENDER ISSUE	27.08.18
A	COORDINATION ISSUE	09.08.18
ISSUE	AMENDMENT	DATE

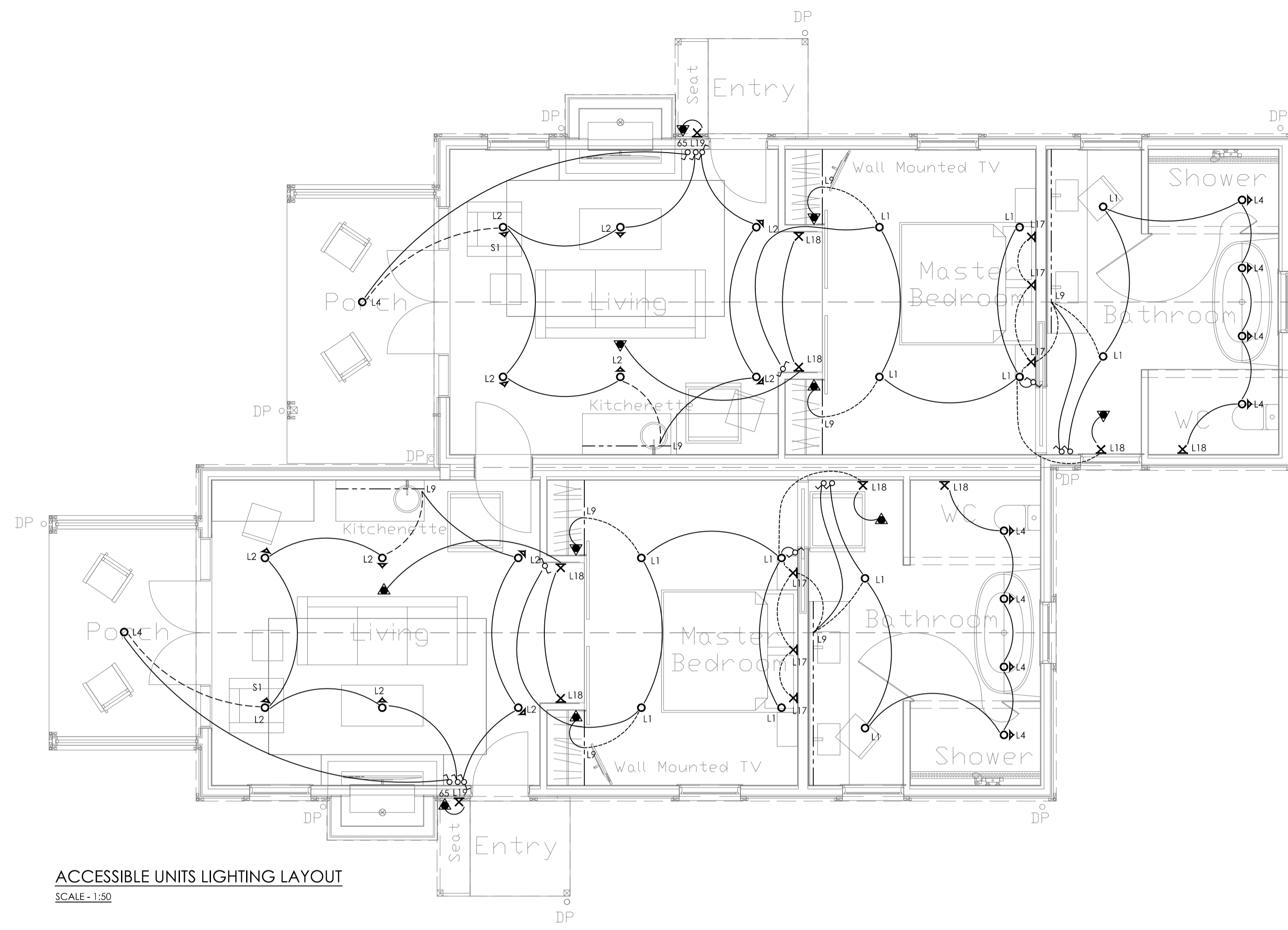
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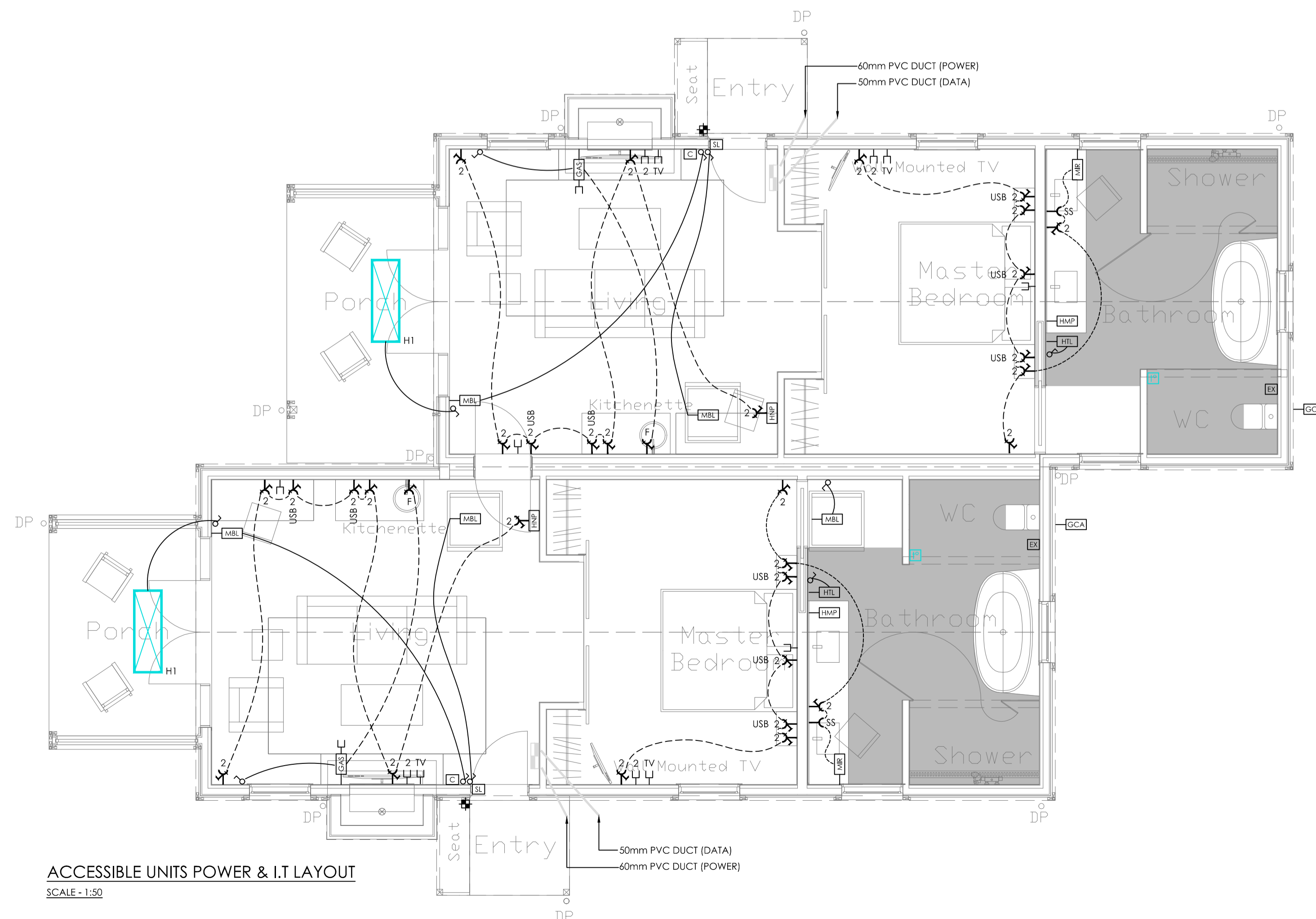
PROJECT  
**GIBBSTON VALLEY RETREAT PROPOSAL**

SHEET TITLE:  
**MECHANICAL & HYDRAULIC LEGEND**

<b>CONSENT/TENDER</b>		
DESIGNED: AB	DATE: 06.03.18	ISSUE: B
DRAWN: AB	SCALE: 1:50(A3)	
SHEET NO: <b>CS17096-MH001</b>		



ACCESSIBLE UNITS LIGHTING LAYOUT  
SCALE - 1:50



ACCESSIBLE UNITS POWER & I.T LAYOUT  
SCALE - 1:50

NOTES:

1. REFER TO DWG CS17096-E000 FOR ELECTRICAL SERVICES SYMBOLS LEGEND

ISSUE	AMENDMENT	DATE
A	CONSENT/TENDER ISSUE	27.08.18

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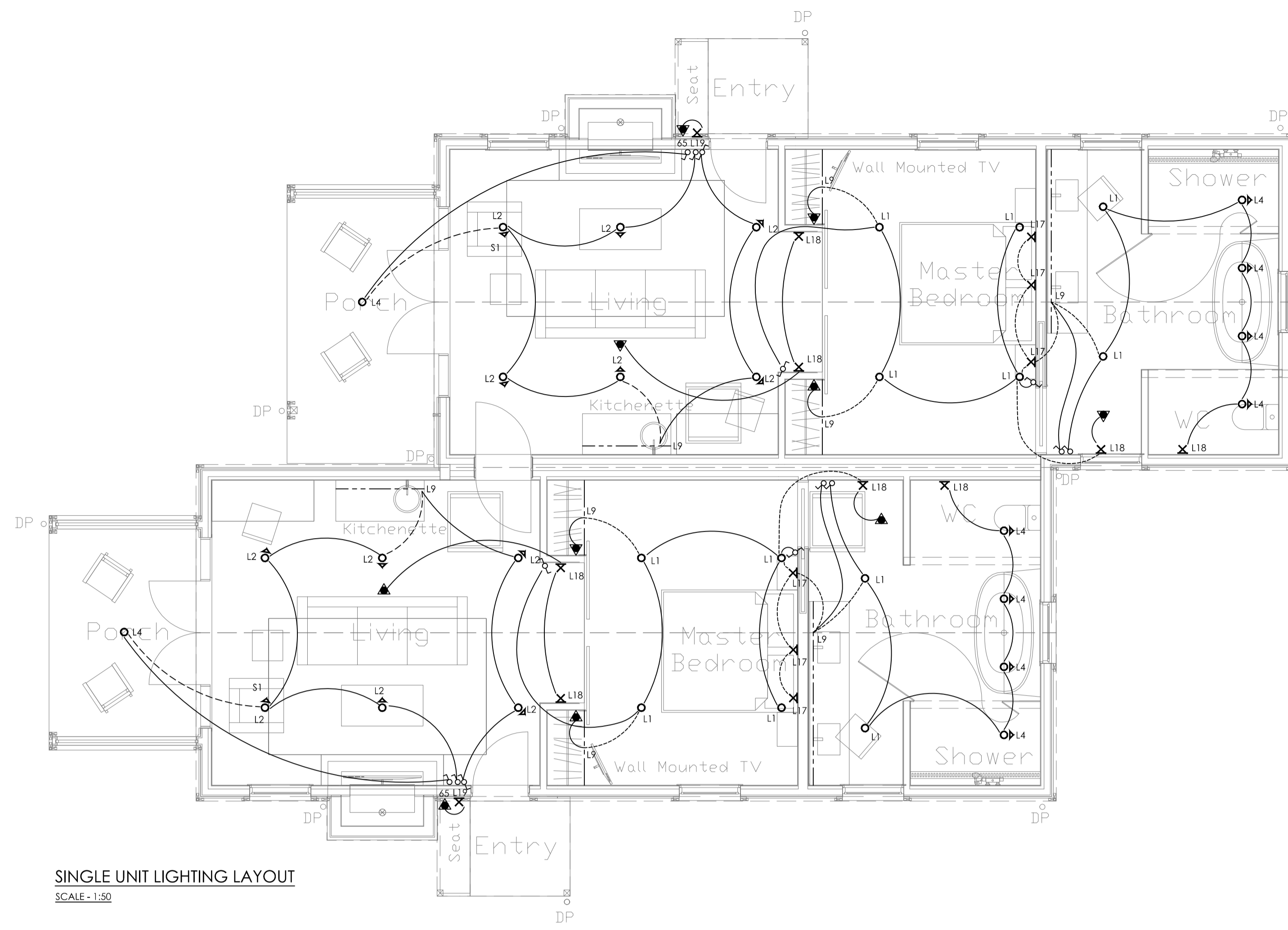
PROJECT  
GIBBSTON VALLEY LODGE

SHEET TITLE:  
ACCESSIBLE UNITS ELECTRICAL SERVICES LAYOUT

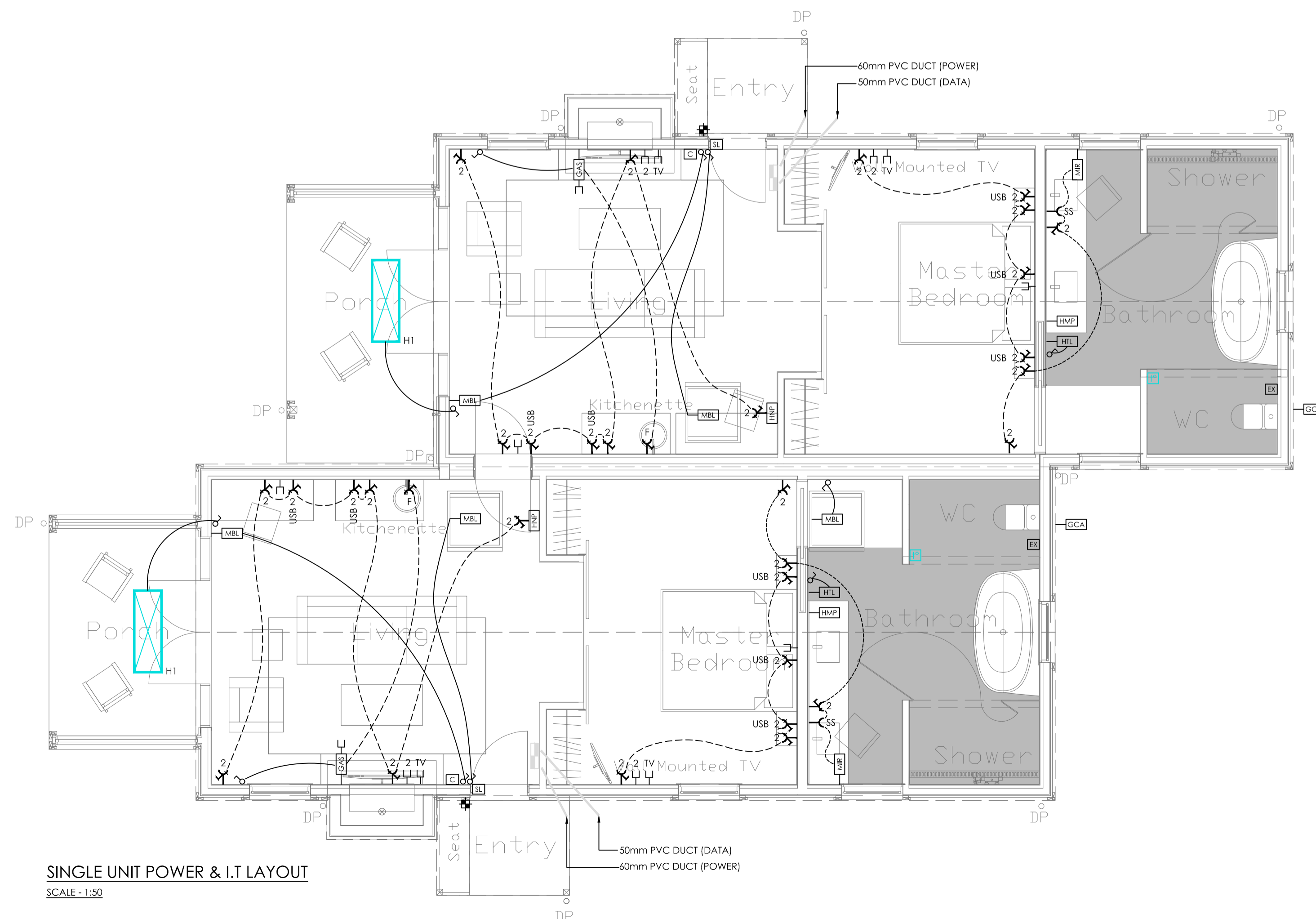
CONSENT/TENDER

DESIGNED: AG	DATE: 02.07.18	ISSUE: A
DRAWN: RC	SCALE: 1:50 (A1)	

SHEET NO:  
CS17096-E105



**SINGLE UNIT LIGHTING LAYOUT**  
SCALE - 1:50



**SINGLE UNIT POWER & I.T. LAYOUT**  
SCALE - 1:50

**NOTES:**

- REFER TO DWG CS17096-E000 FOR ELECTRICAL SERVICES SYMBOLS LEGEND

ISSUE	AMENDMENT	DATE
A	CONSENT/TENDER ISSUE	27.08.18

CHECK ALL INFORMATION ON SITE PRIOR TO COMMENCING WORK. READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER RELEVANT DRAWINGS AND DOCUMENTS



PROJECT  
**GIBBSTON VALLEY LODGE**

SHEET TITLE:  
**ACCESSIBLE UNITS ELECTRICAL SERVICES LAYOUT**

**CONSENT/TENDER**

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