

Glenorchy

for

The Wellington Diocesan
Board of Trustees

at

559A Fergusson Drive, Trentham,
Upper Hutt, 5018

BUILDING DOCUMENTATION

BUILDING DOCUMENTATION CONSISTS OF

- 1) ARCHITECTURAL DRAWINGS
- 2) SPECIFICATIONS
- 3) SPECIFIC DESIGN COMPONENTS

NO DRAWINGS ARE TO BE SCALED.

CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR
TO COMMENCEMENT OF WORK.

Sheet No.	Title	Scale	Rev
A1	Location Plan	1:450	
A2	Site Plan	1:200	
A3	Sediment Control Plan	1:200	
A4	Site Drainage Plan	1:100	
A5	Elevations - SED Pile Foundation - BGC Nuline/BGC Duragroove	1:100	
A6	SED Pile Foundation	1:100	
A7	Deck Plans & Elevations	1:100	
A8	Deck Foundations & Section	1:100, 1:25	
A9	Detail	1:10	
A10	Cladding Details - BGC Nuline Plus Weatherboards - SED Pile Foundation	NTS	
A11	Cladding Details - BGC Nuline Plus Weatherboards - SED Pile Foundation	NTS	
A12	Cladding Details - BGC Duragroove Weatherboards - SED Pile Foundation	NTS	
A13	Cladding Details - BGC Duragroove Weatherboards - SED Pile Foundation	NTS	
A14	Deck/Cladding Details - (BGC Nuline Plus)	1:5	
A15	Deck/Cladding Details - (BGC Duragroove)	1:5	
A16	Bedding and Backfilling Details	AS NOTED	
A17	Electric Cooktop Detail	NTS	
A18	IBS RigidRAP Bracing Fixing Detail	NTS	
A19	Detention Tank Details	NTS	
A20	H1 Energy Calcs - BGC Nuline/BGC Duragroove - Corr. Roof - Knauf	NTS	

SUBFLOOR	Concrete Slab		Ribraft Slab		SED Timber Pile
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Palliside Weatherboards	Brick Veneer
EXPOSURE ZONE	Zone B		Zone C		Zone D
Min. 100m From Sea					
WIND ZONE	Low	Medium	High	Very High	Extra High
EARTHQUAKE ZONE	Zone 1	Zone 2	Zone 3	Zone 4	
Soil Class D & E					
CLIMATE ZONE	Zone 1	Zone 2	Zone 3	Zone 4	
SNOW ZONE	1.0 kPa		2.0 kPa		



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Site Description:	
Lot:	7
DP:	466812
District Council:	Upper Hutt City Council
Zoning:	General Residential Zone
Site Area:	3,647m ²
Allowable Site Coverage:	50%
Total House Area: 136.64m ²	
Site Coverage:	20.61% TBC
Building Footprint:	751.78m ² TBC
Wind Zone: Medium	
Earthquake Zone:	3
Exposure Zone:	B
Climate Zone:	4
Snow Zone:	N1

Areas:	
House Area:	136.64m ²
Roof Area:	171.86m ²
Additional Areas:	
Total Verandah/Deck Areas:	36.39m ²
a. Covered Deck:	13.58m ²
b. Uncovered Deck:	22.81m ²
Existing Dwelling Area:	601.56m ² TBC
Total Additional Areas:	637.95m² TBC

Site dimensions, levels and contours to be confirmed by Surveyor.

Hazard Management Temporary Fencing Note
If a work site is not completely enclosed and unauthorized entry by children is likely it is acceptable for specific hazards to be fenced only when workers are absent from the immediate vicinity where a potential hazard as a work site makes a safety barrier necessary, a barrier complying with Table 1, NZBC F5/AS1 is an acceptable solution.

Anti-slip:
Anti-slip to all access routes both internal & external, provide anti-slip surface complying with NZBC D1/AS Table 2 (except surfaces inside entry doors of housing may be considered dry areas).

Boundary Setbacks:
Boundary setbacks are to foundation slab, not cladding face.

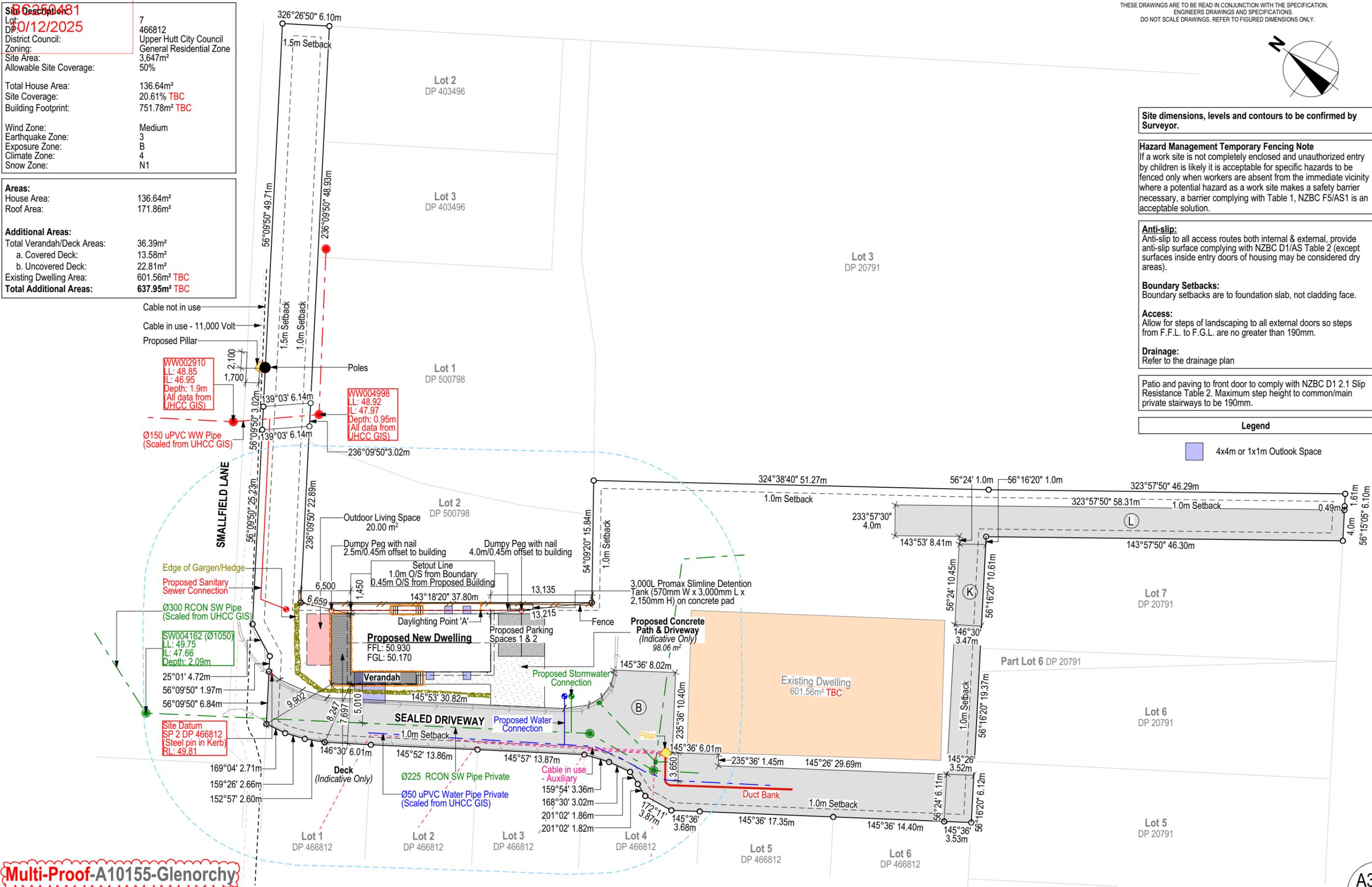
Access:
Allow for steps of landscaping to all external doors so steps from F.F.L. to F.G.L. are no greater than 190mm.

Drainage:
Refer to the drainage plan

Patio and paving to front door to comply with NZBC D1 2.1 Slip Resistance Table 2. Maximum step height to common/main private stairways to be 190mm.

Legend

4x4m or 1x1m Outlook Space



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DATE :	08/12/2025



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BUILDING DOCUMENTATION DRAWINGS

Location Plan

Scale :	1:450
SHEET	A1

A3

1. All erosion and sediment control structures to be inspected each working day and maintained in good working order.

2. All ground cover vegetation outside the immediate building area to be preserved during the building phase.

3. All erosion and sediment control measures to be installed prior to commencement of major earthworks.

4. Stockpiles of clay material to be covered with impervious sheet.

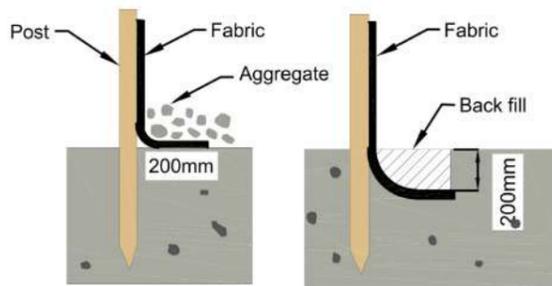
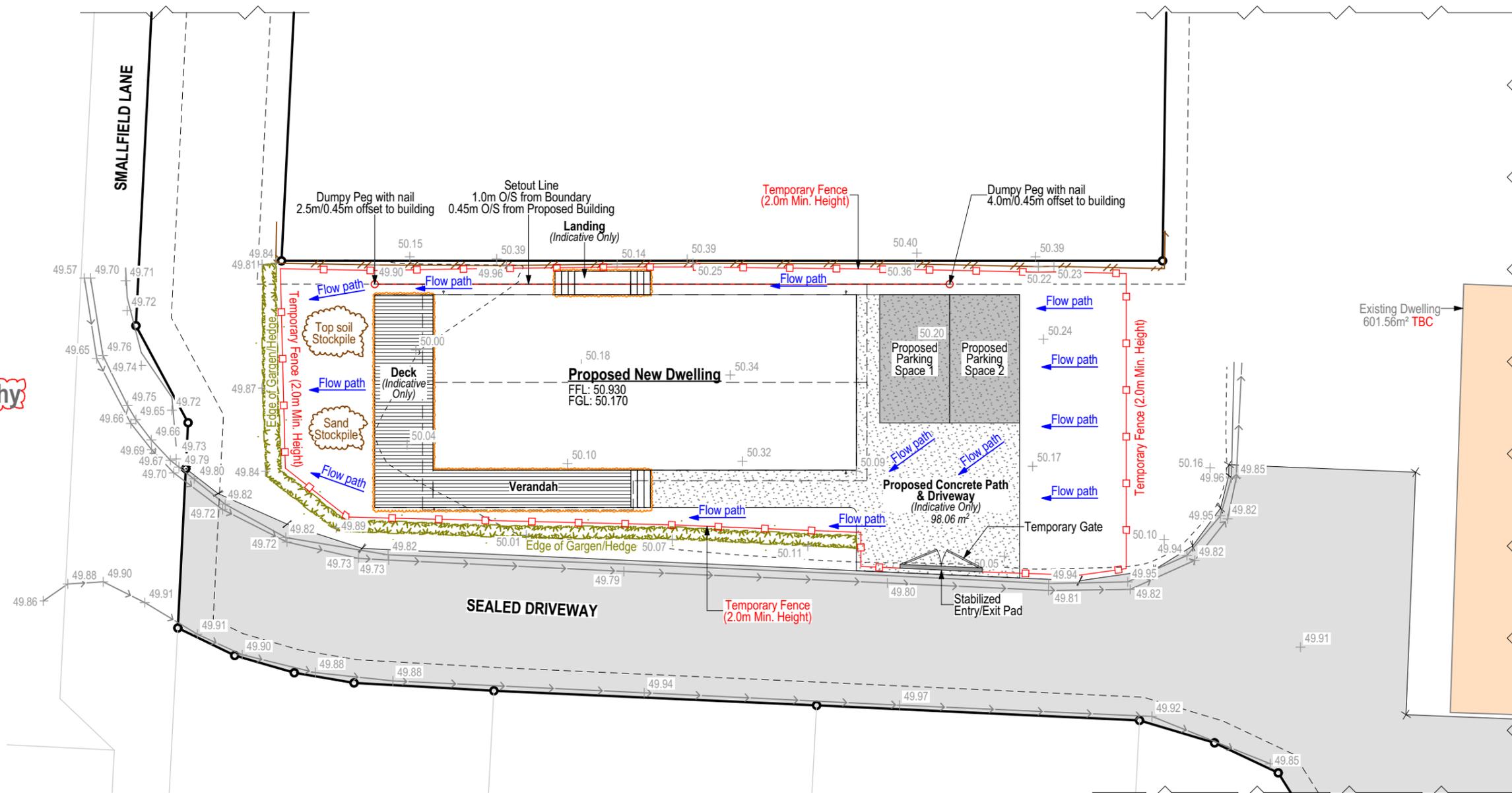
5. Roof water downpipes to be connected to the permanent underground stormwater drainage system as soon as practical after the roof is laid.

Hazard Management Temporary Fencing Note

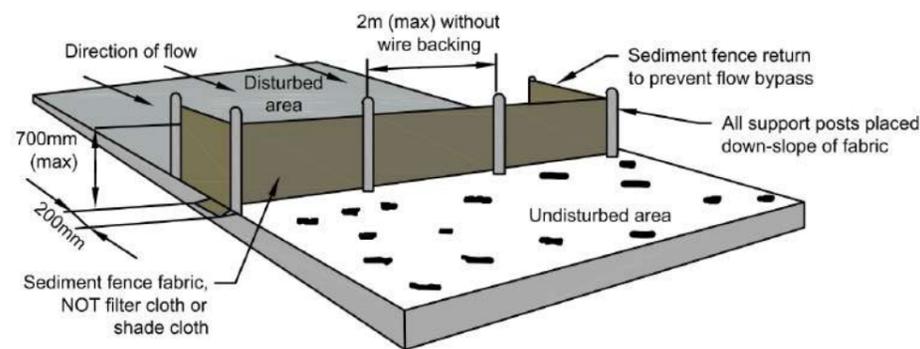
If a work site is not completely enclosed and unauthorized entry by children is likely it is acceptable for specific hazards to be fenced only when workers are absent from the immediate vicinity where a potential hazard as a work site makes a safety barrier necessary, a barrier complying with Table 1, NZBC F5/AS1 is an acceptable solution.

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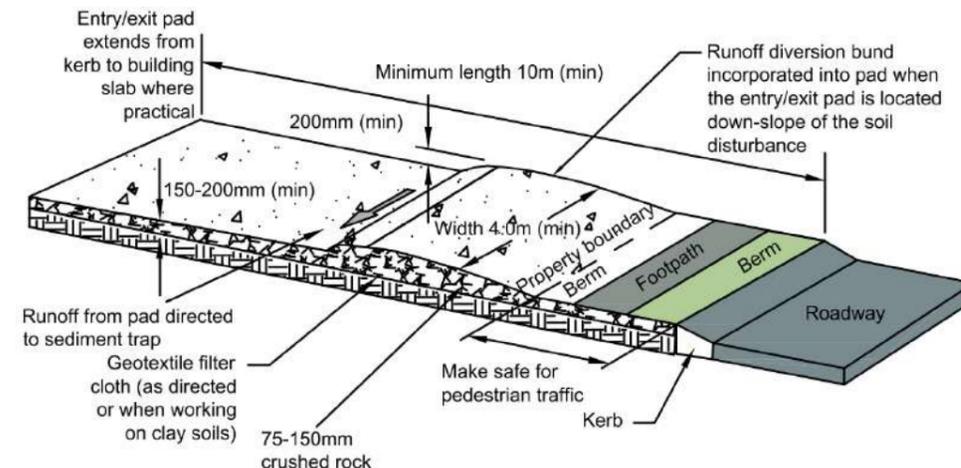
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Sediment fence construction details



Sediment fence construction details



Stabilised entry/exit pad

Table with 2 columns: REVISION, DATE. Row 1: vc1.0.2, 08/12/2025.



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BUILDING DOCUMENTATION DRAWINGS

Sediment Control Plan

Table with 2 columns: Scale, SHEET. Row 1: 1:200, A3.

BC250481
Pipe size & grade
10/12/2025

Fixtures discharging to gullies	Discharge Pipe Size	Grade
Sink	DN 50	1:40
Tub	DN 50	1:40
W/M	DN 50	1:40
HWC	DN 50	1:40

Fixtures discharging to un-vented branch drain	Discharge Pipe Size	Grade
Water Closet (WC)	DN 100	1:60
Bath	DN 40	1:40
Van	DN 40	1:40
Shower	DN 40	1:40

Vent Sizes	Pipe Size	Grade
Drain Vent	DN 50	N/A

Sanitary Drainage	Pipe Size	Grade
Main Drain	DN 100	1:60
Branch Drain	DN 100	1:60

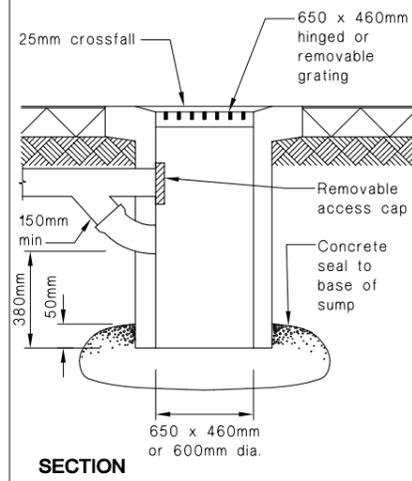
Stormwater Drainage	Pipe Size	Grade
Stormwater Lines	100 Ø	1:120
Downpipes	80 Ø	N/A

Sanitary Sewer plumbing to NZBC G13/AS3 and Stormwater drainage to NZBC E1/AS1.
Pipe sizes, grades, and layout, to be confirmed by a registered plumber/drainlayer.

Plumbing Layout

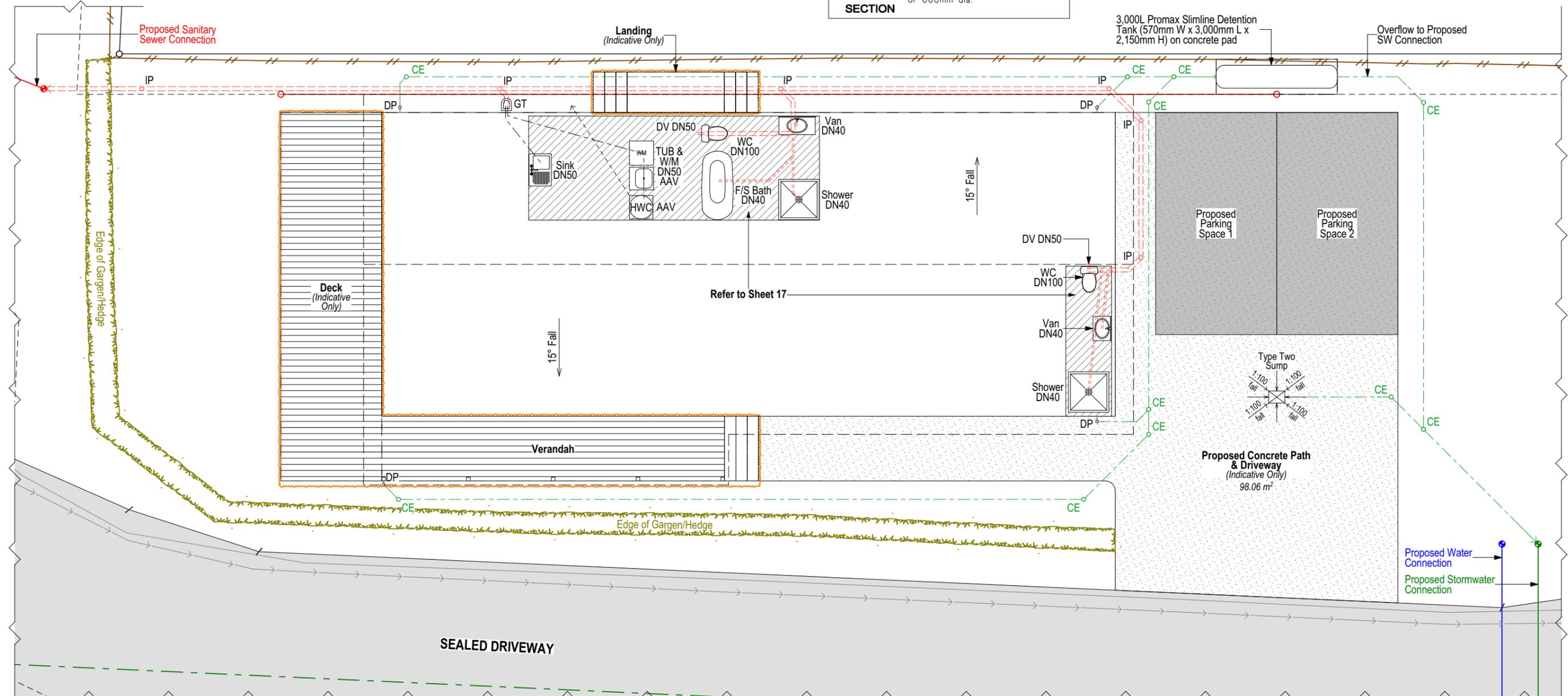
GT:	Gully Trap
DP:	Downpipe
IP:	Inspection Point
CE:	Cleaning Eye
AAV:	Air Admittance Valve

Figure 9: Type-two Surface Water Sump
Paragraph 3.6.2



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Site Drainage Plan

Scale :

1:100

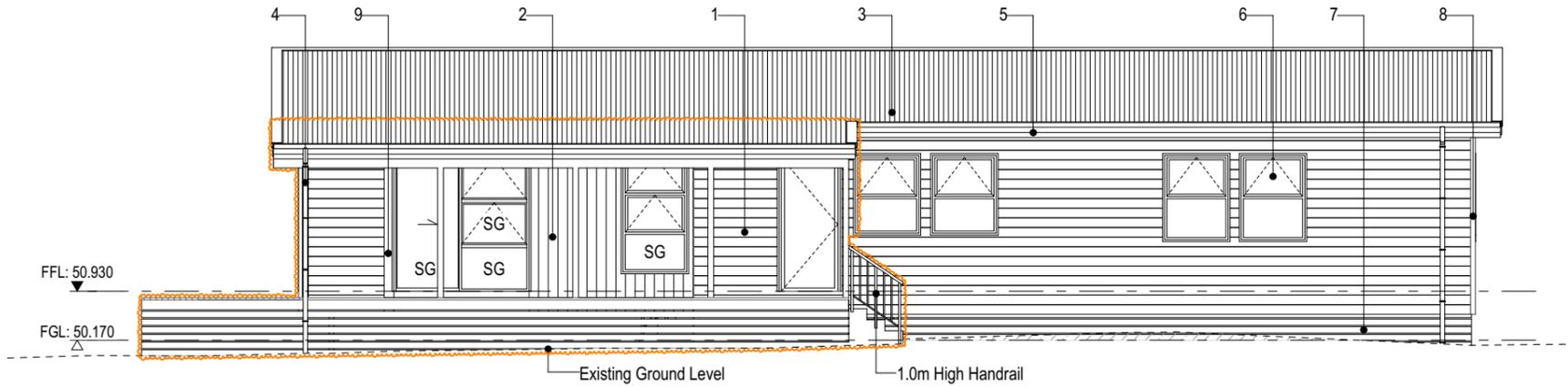
SHEET

A4

A3

SUBFLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards Pallside Weatherboards Brick Veneer
ROOFING	Corrugated Roofing		

EXPOSURE ZONE	Zone B		Zone C		Zone D
Min. 100m From Sea					
WIND ZONE	Low	Medium	High	Very High	Extra High
EARTHQUAKE ZONE	Zone 1	Zone 2	Zone 3	Zone 4	
Soil Class D & E					
CLIMATE ZONE	Zone 1	Zone 2	Zone 3	Zone 4	



ELEVATION 1

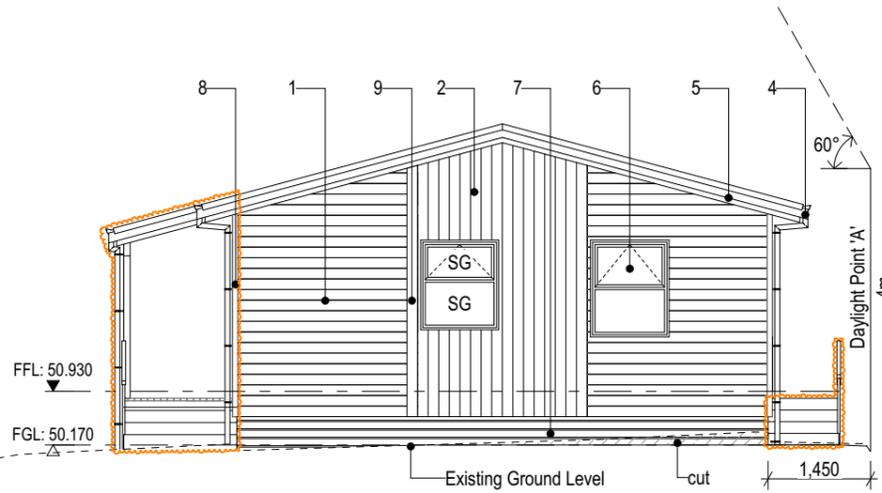
ELEVATION NOTES	
1	BGC Nuline Plus Weatherboards on timber cavity battens on 8mm IBS RigidRAP rigid wall underlay
2	BGC Duragroove Smooth Wide cladding on timber cavity battens on 8mm IBS RigidRAP rigid wall underlay
3	Colorsteel Maxam 0.4BMT Corrugated roofing laid on Covertek 215 self-supporting roof underlay
4	Colorcote ZM8® Rainwater System on fixed pre-primed finger jointed timber fascia with Marley RP80® Downpipes OPTION Marley Classic™/Typhoon® Rainwater System on pre-primed finger jointed timber fascia with Marley RP80® Downpipes
5	IBS 4.5mm Primaflex eaves lining with PVC jointers
6	Aluminium double glazed exterior joinery units
7	SED Timber Pile Foundation
8	Pre-primed timber boxed corners with scribes
9	Pre-primed timber coverboards & scribes

Upper Hutt City Council-GRZ-S13 Windows to the Street
Street-Facing Facade in Glazing Requirements: 20% min.

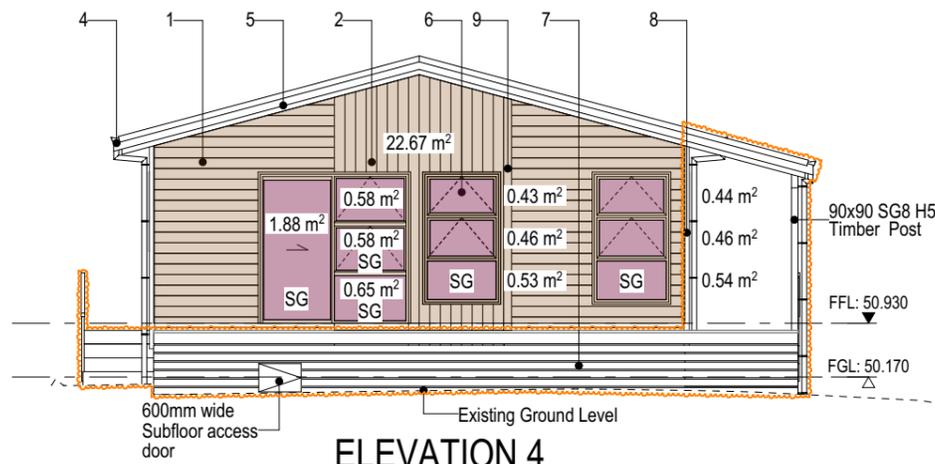
Street-Facing Facade Area: 22.67m²
Total Facade Glazing Area: 6.55m²

Calculations:
Street-Facing Facade Area x 20% = Min. Facade Glazing Requirement
22.67m² x 20% = 4.53m²

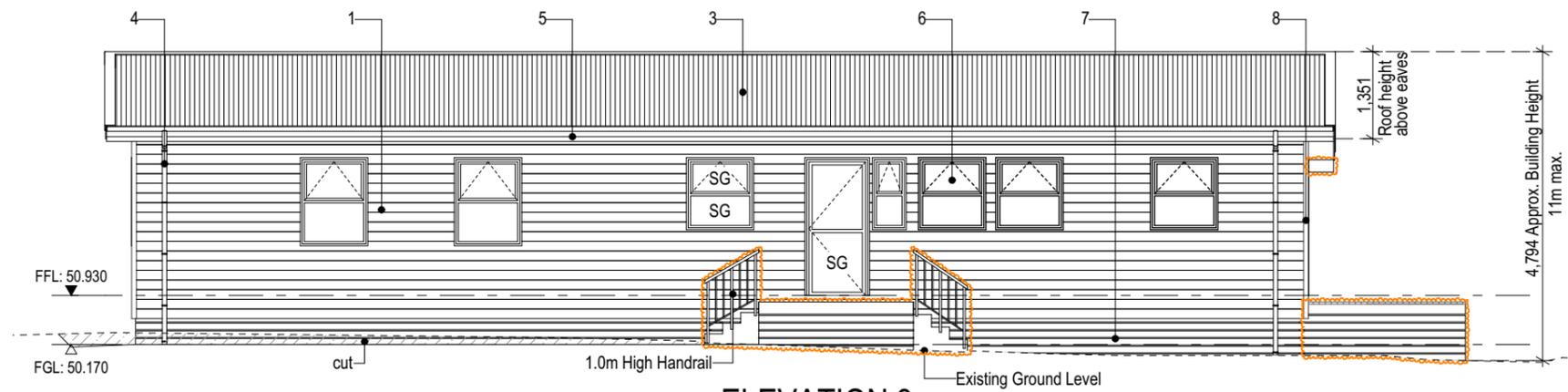
Therefore:
The Total Facade Glazing Area of 6.55m² complies with the minimum Facade Glazing Requirement of 4.53m².



ELEVATION 2



ELEVATION 4



ELEVATION 3

ELEVATION 1	ELEVATION 2	ELEVATION 3	ELEVATION 4
WIND	0	WIND	0
STOREY	0	STOREY	0
ROOF / WALL	0	ROOF / WALL	0
EAVES	2	EAVES	2
ENVELOPE	1	ENVELOPE	1
DECK	2	DECK	2
RISK SCORE = 5	RISK SCORE = 5	RISK SCORE = 2	RISK SCORE = 5

ALL CLADDING CAVITY FIXED

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BUILDING DOCUMENTATION DRAWINGS

Elevations - SED Pile Foundation - BGC Nuline/BGC Duragroove

Scale :

1:100

SHEET

A5

UHCC APPROVED

BC250481
10/12/2025

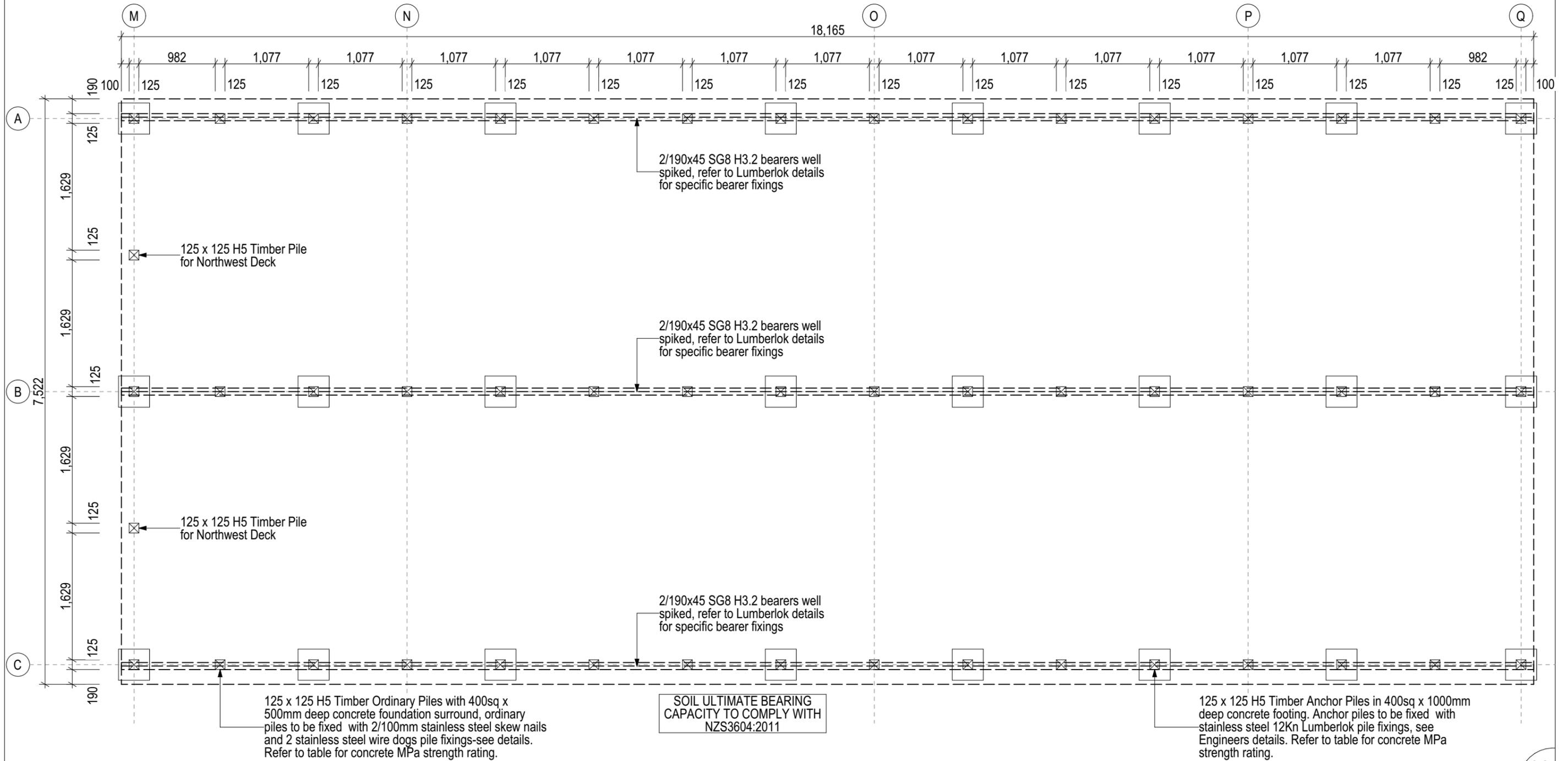
SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile		
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Palliside Weatherboards	Brick Veneer

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CONCRETE STRENGTH	Zone B	Zone C	Zone D
Minimum MPa	17.5MPa	20.0MPa	25.0MPa

EXPOSURE ZONE	Zone B	Zone C	Zone D		
Min. 100m From Sea					
WIND ZONE	Low	Medium	High	Very High	Extra High
EARTHQUAKE ZONE	Zone 1	Zone 2	Zone 3	Zone 4	
Soil Class D & E					
CLIMATE ZONE	Zone 1	Zone 2	Zone 3	Zone 4	



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SED Pile Foundation

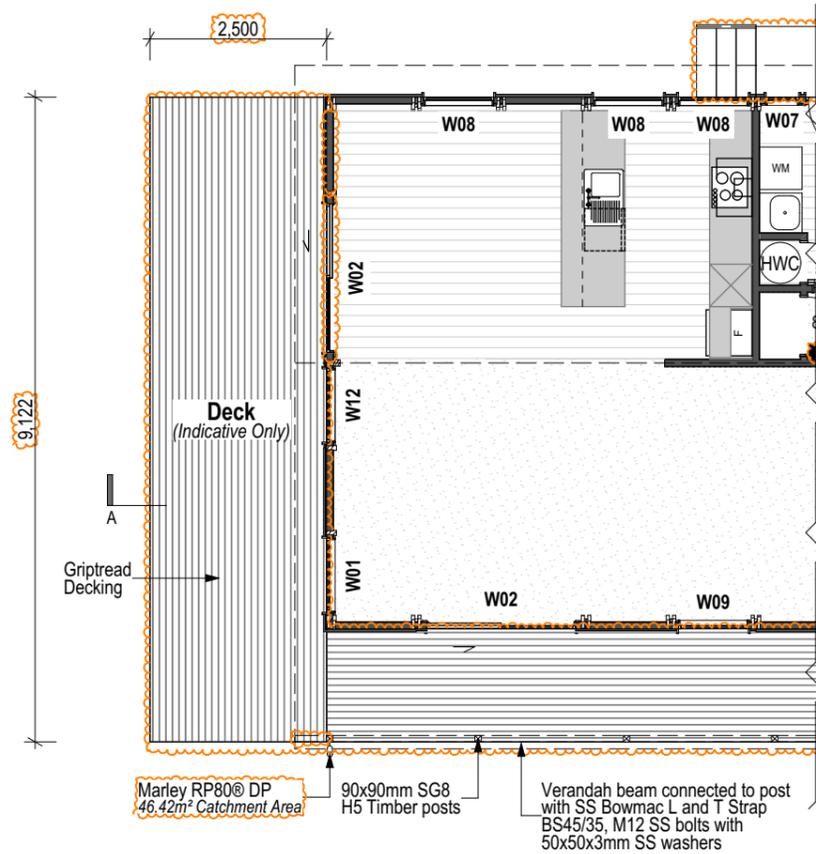
Scale :

1:50

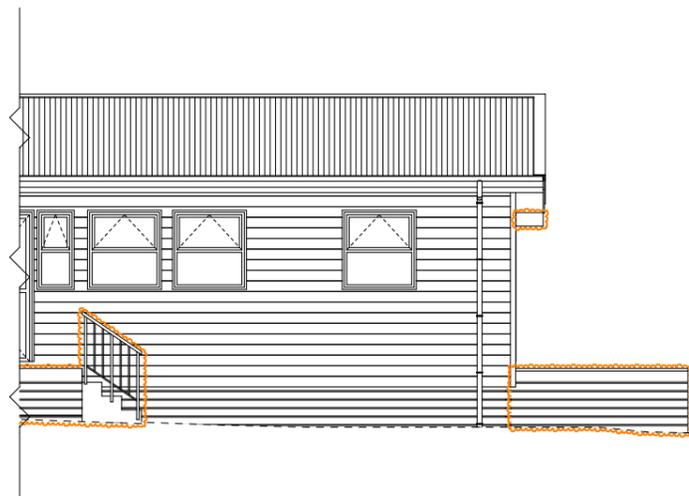
SHEET

A6

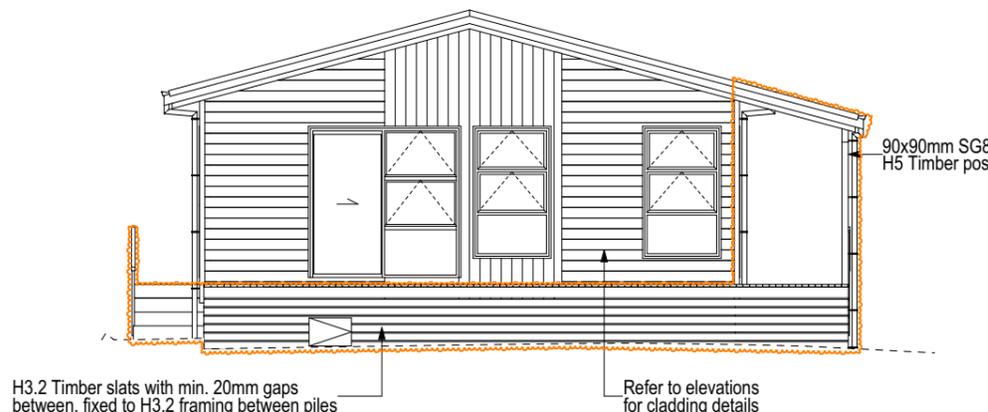
A3



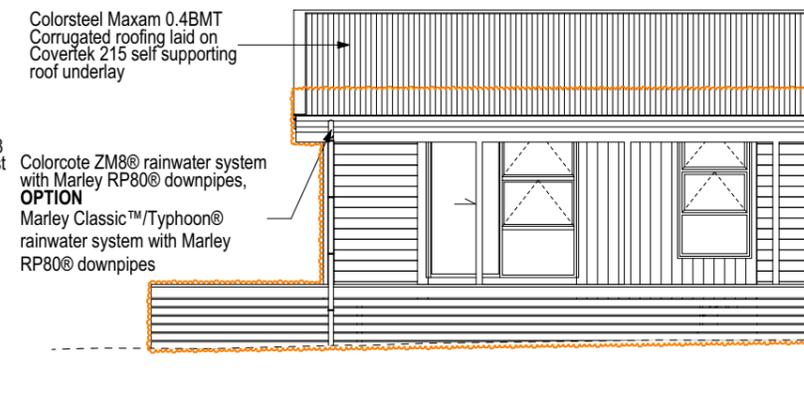
DECK OPTION
SCALE 1:100



ELEVATION 1



ELEVATION 2



ELEVATION 3

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BUILDING DOCUMENTATION DRAWINGS

Deck Plans & Elevations

Scale :

1:100

SHEET

A7

DATE : 08/12/2025

DECK BRACING CALCULATION:
 EC250481
 10/12/2025
 EARTHQUAKE BU's

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Deck Area: 22.81m²
 Cladding: LIGHT/LIGHT/LIGHT
 Roof Pitch: 0-25°
 EQ Zone: 3

BU's PER m² of Deck Area Required = 15

22.81 x 15 = 342.15 **EQ BU's REQUIRED**

BRACING ACROSS

Brace Type	BU's	No OF
Anchor Pile	120BU	1 (LINE 'm')
Anchor Pile	120BU	1 (LINE 'n')
Anchor Pile	120BU	1 (LINE 'o')

TOTAL ACHIEVED BU's 360 BU's
TOTAL REQUIRED BU's 342.15 BU's

BRACING ALONG

Brace Type	BU's	No OF
Anchor Pile	120BU	3 (LINE 'a')

TOTAL ACHIEVED BU's 360 BU's
TOTAL REQUIRED BU's 342.15 BU's

Sub-Floor:

Deck Piles:

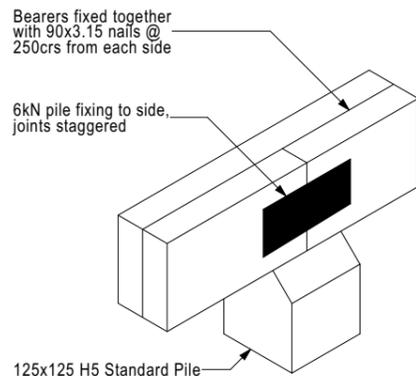
- AP** Anchor Piles on 400mm sq x 1.0m deep footing
- OP** Ordinary Piles on 400mm sq x 0.5m deep footing

125mm sq. H5 Timber Piles @ 1,650mm crs max. span

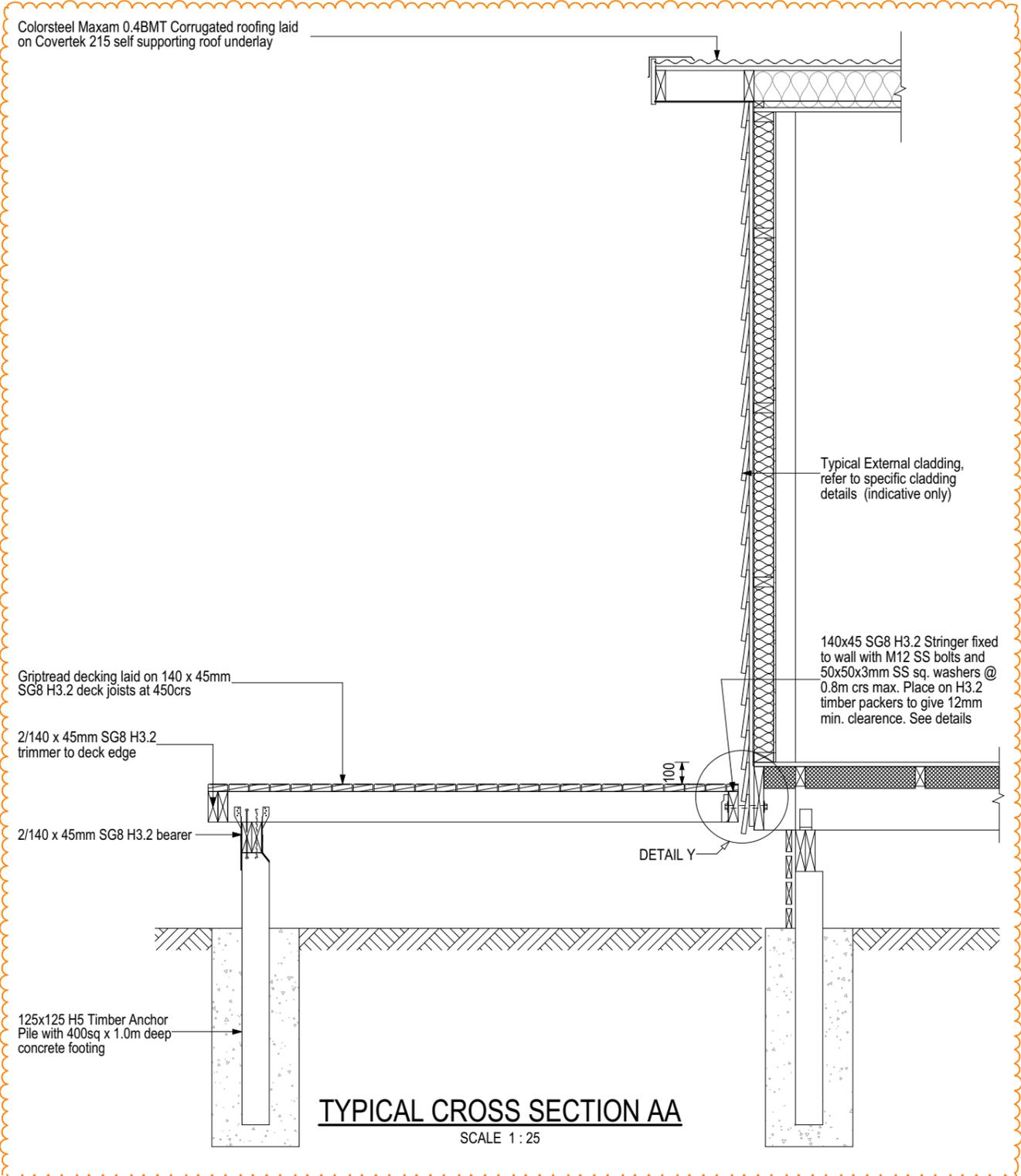
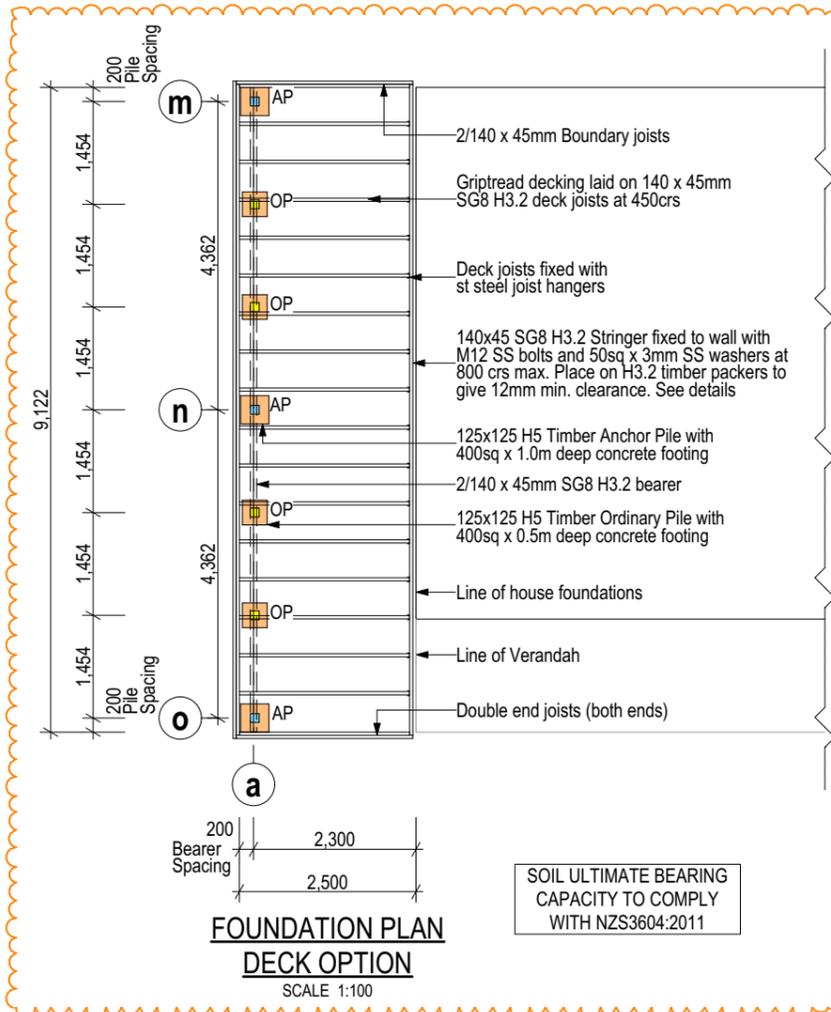
DECK FRAMING NOTES:

The set out and construction of timber framed subfloors are to be in accordance with NZS 3604:2011 with particular reference, but not limited to, Section 4 : Durability, Section 6: Foundation and subfloor framing and Section 7: Floors it is expected that the main contractor has NZS 3604:2011 readily available on site for reference during set out and construction.

Section 4: Durability - Table 4.1 all connections within 600mm from the ground are to be type 304 stainless steel. This is applicable in all corrosion zones and in both sheltered and exposed subfloor situations. (Note: Geothermal areas may require S.E.D)



Note:
Bearers must not be joined over Anchor or Braced piles

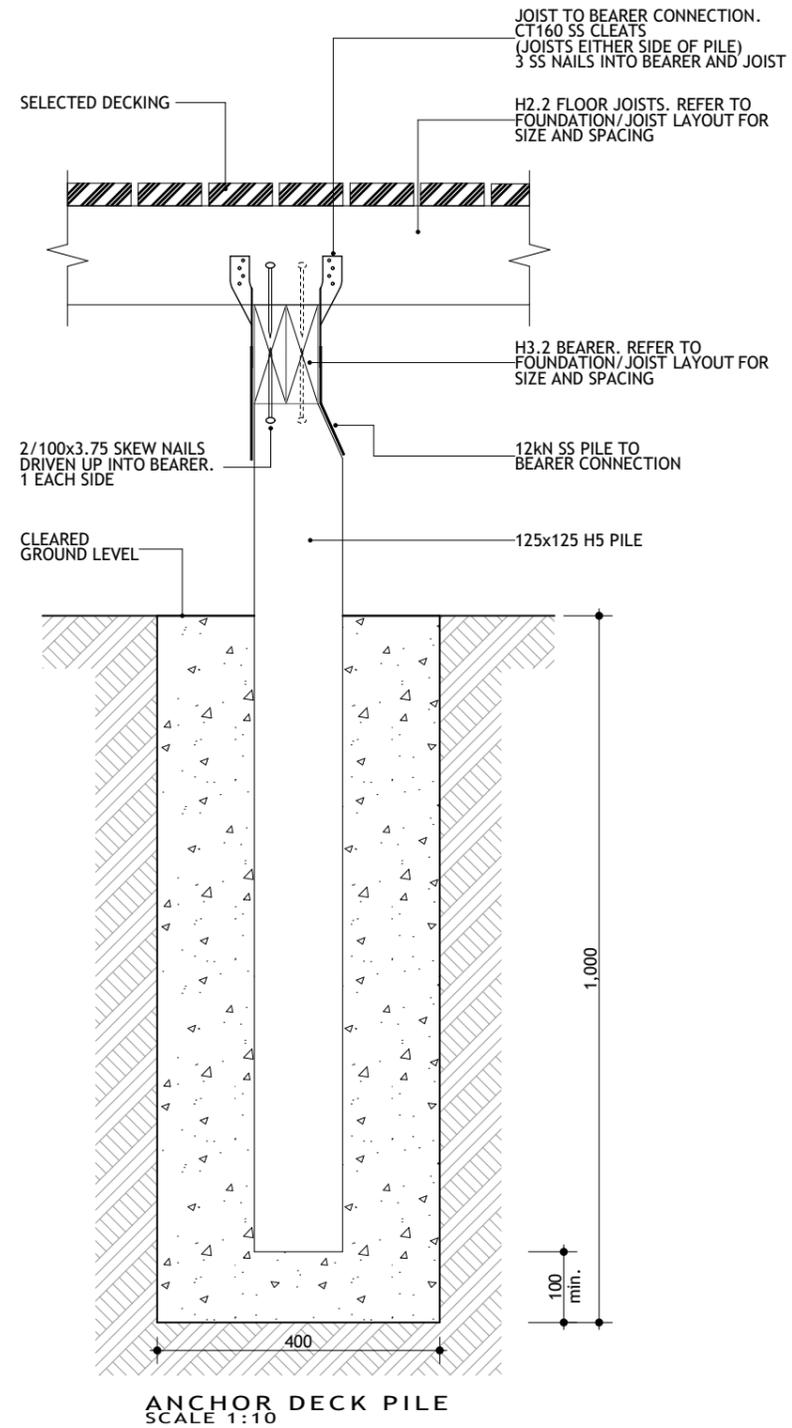
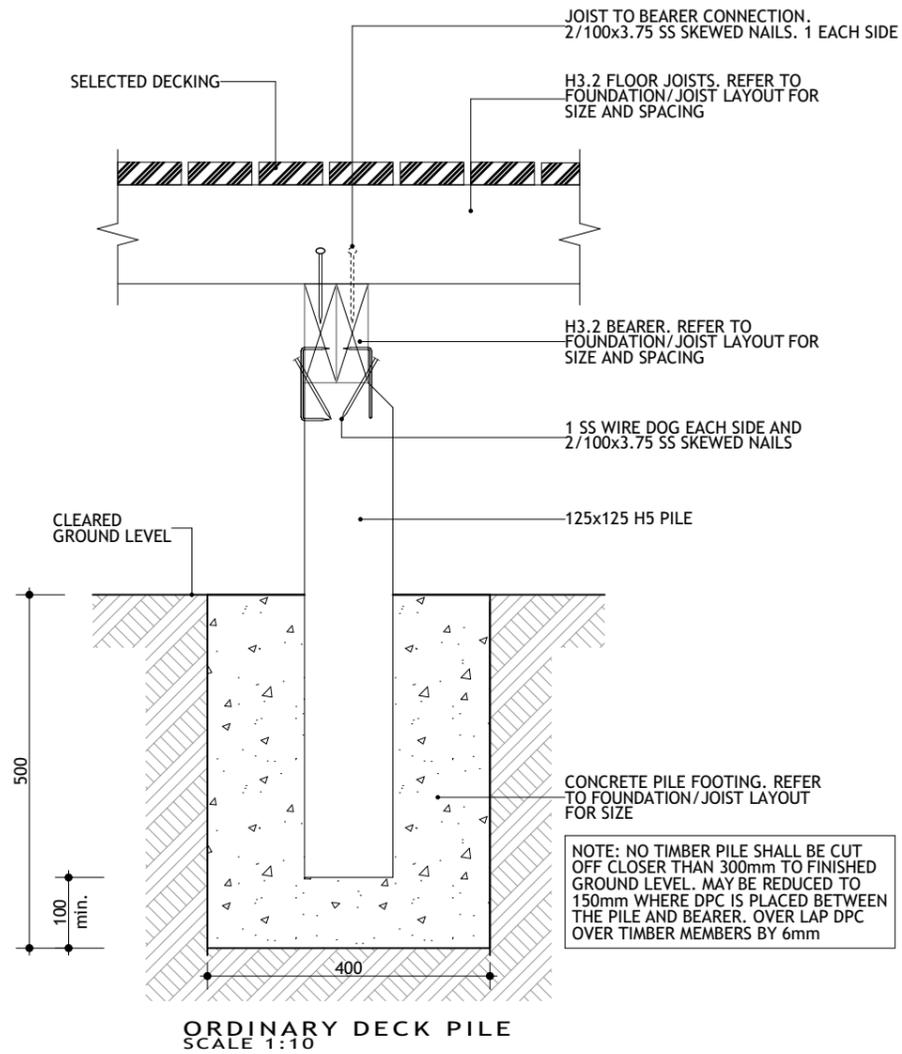


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 BUILDING DOCUMENTATION DRAWINGS
 Deck Foundations & Section

Scale :	1:100
SHEET	A8



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BUILDING DOCUMENTATION DRAWINGS

Detail

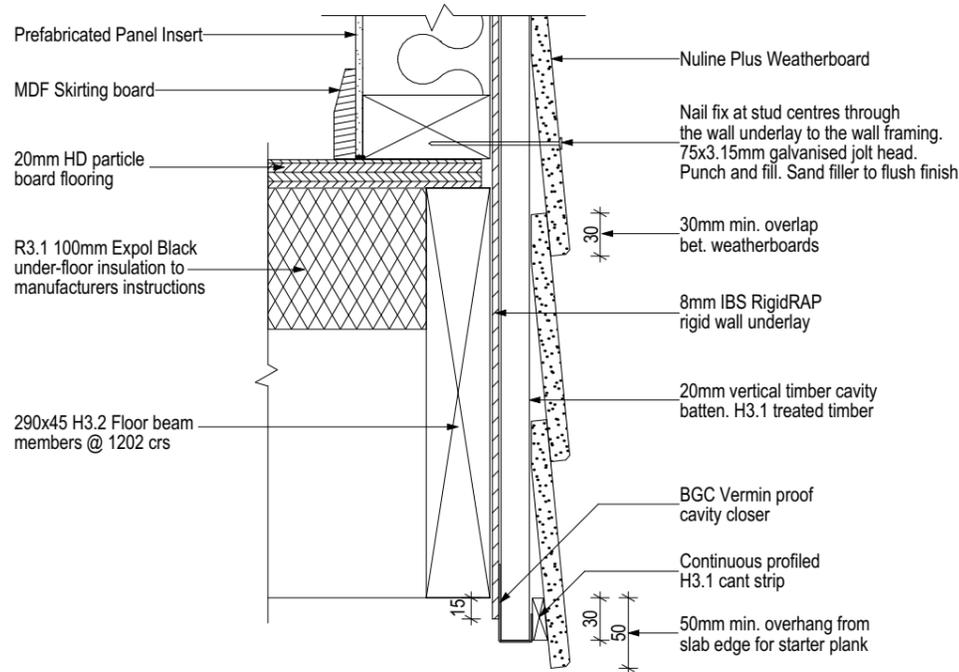
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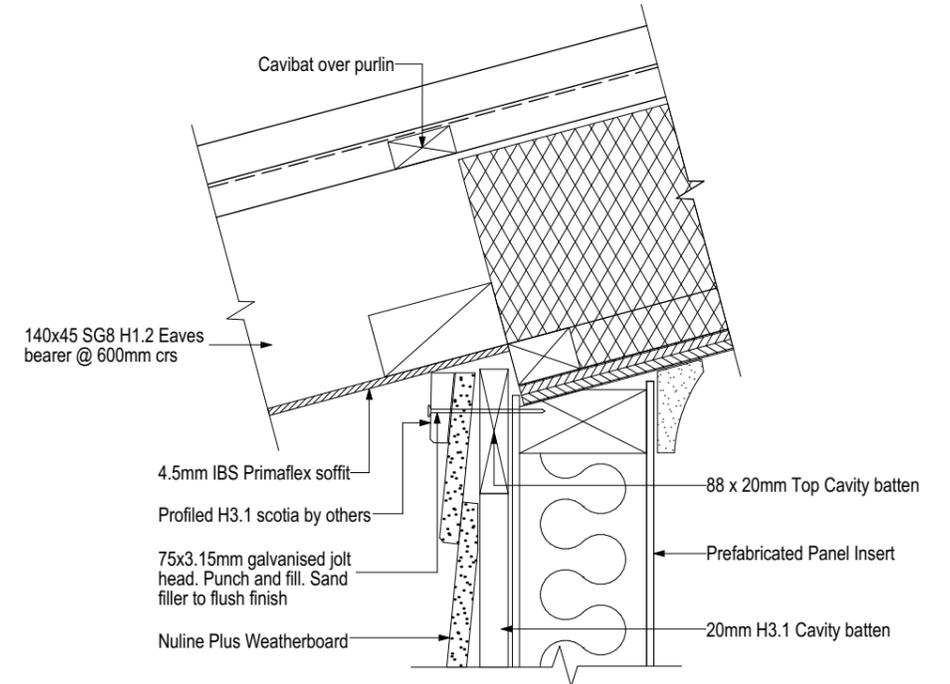
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A9

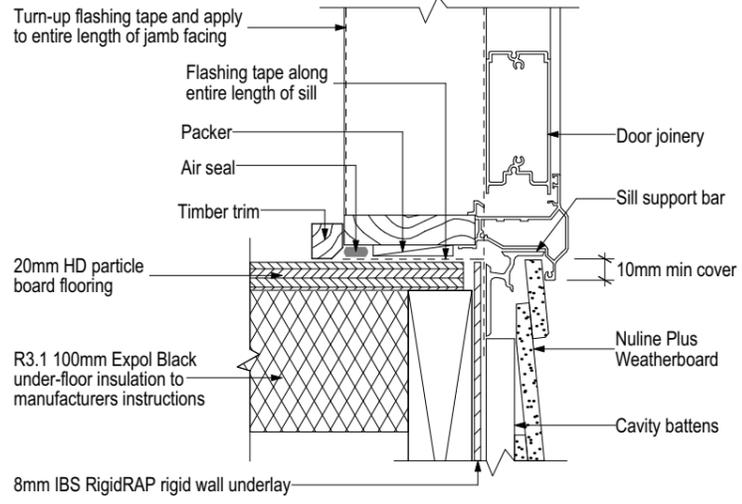
DATE : 08/12/2025



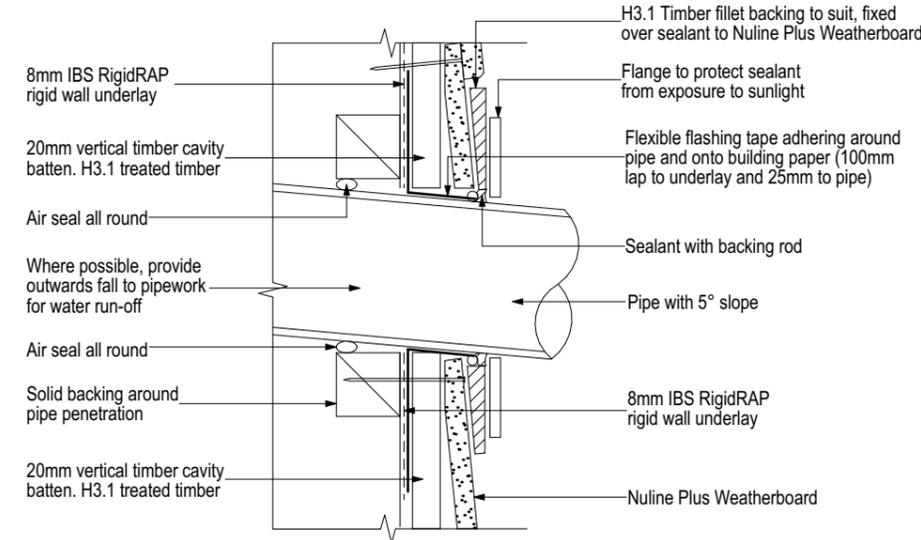
**BGC NULINE PLUS WEATHERBOARD
TIMBER FLOOR FOUNDATION DETAIL**
SCALE: NTS



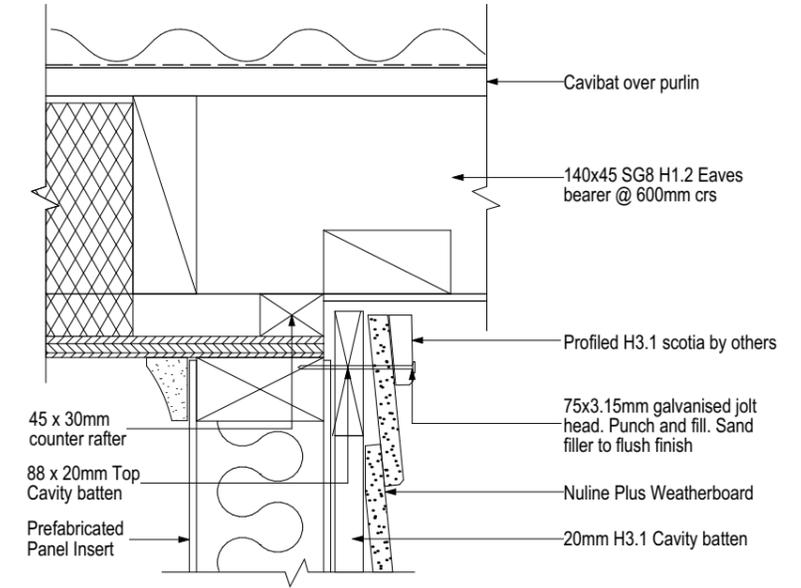
**BGC NULINE PLUS WEATHERBOARD
SOFFIT JUNCTION DETAIL**
SCALE: NTS



DOOR SILL DETAIL - TIMBER FLOOR
SCALE: NTS



**BGC NULINE PLUS WEATHERBOARD
PIPE PENETRATION DETAIL**
SCALE: NTS



**BGC NULINE PLUS WEATHERBOARD
GABLE END SOFFIT JUNCTION DETAIL**
SCALE: NTS

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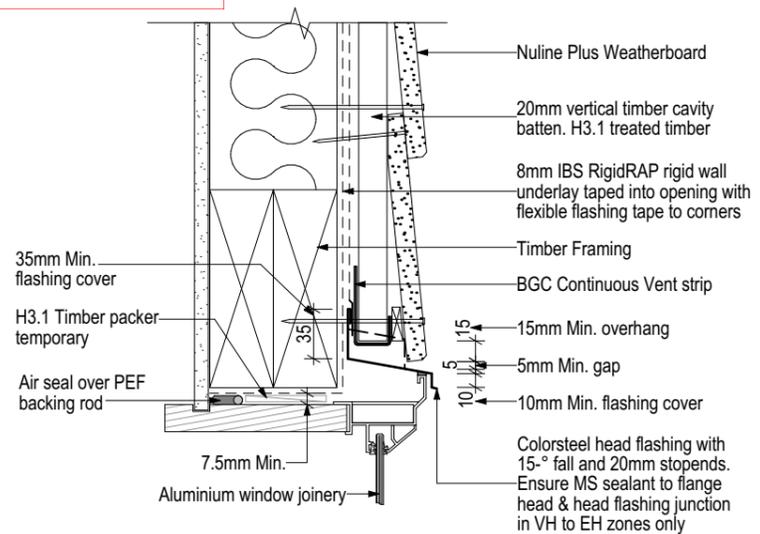


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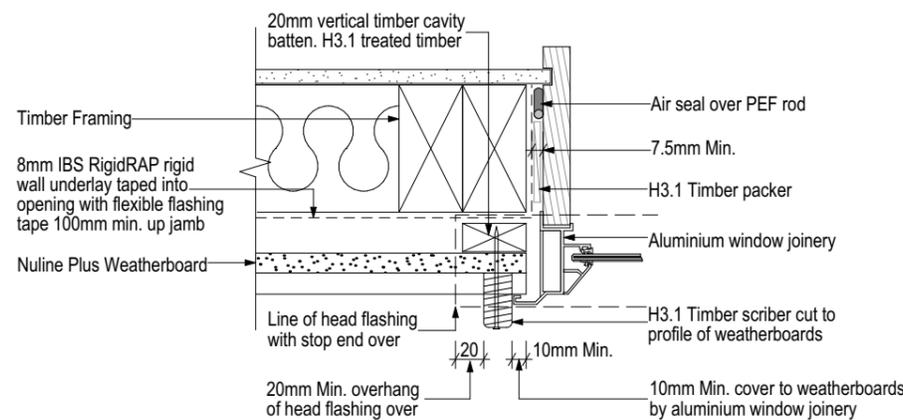
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Cladding Details - BGC Nuline Plus Weatherboards - SED Pile Foundation

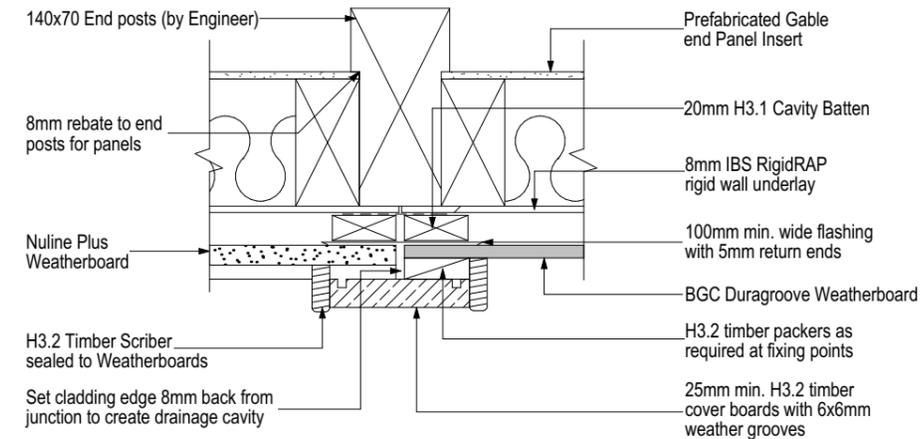
Scale :	NTS
SHEET	A10



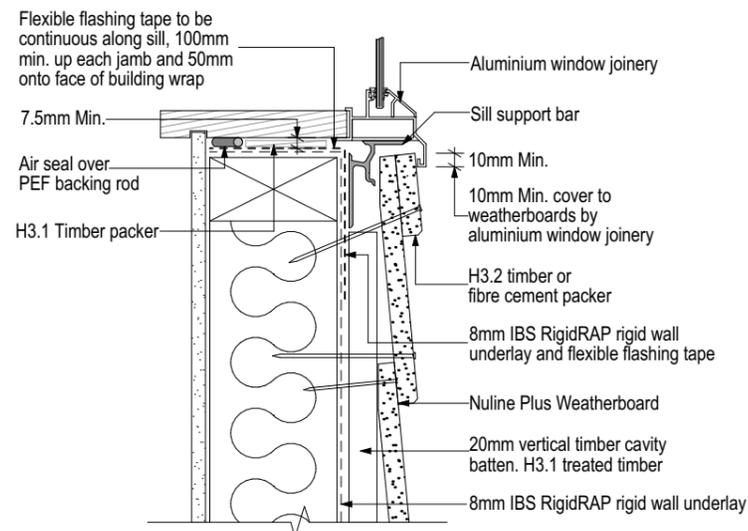
WINDOW HEAD DETAIL
BGC NULINE PLUS WEATHERBOARD
CLADDING WINDOW DETAIL
 SCALE: NTS



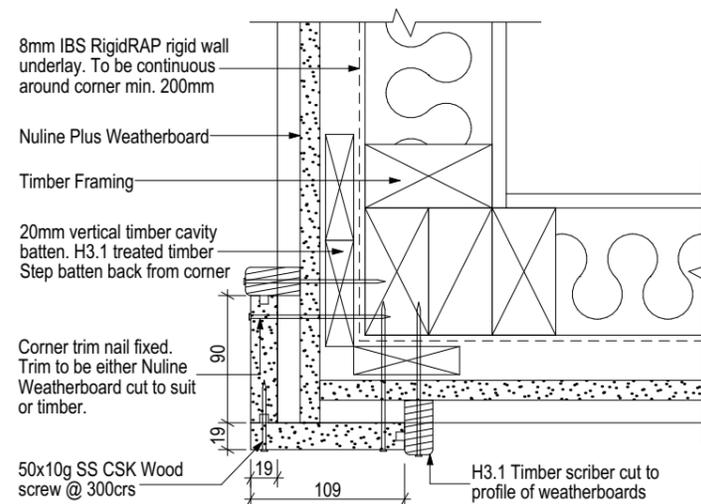
WINDOW JAMB DETAIL
BGC NULINE PLUS WEATHERBOARD
CLADDING WINDOW DETAIL
 SCALE: NTS



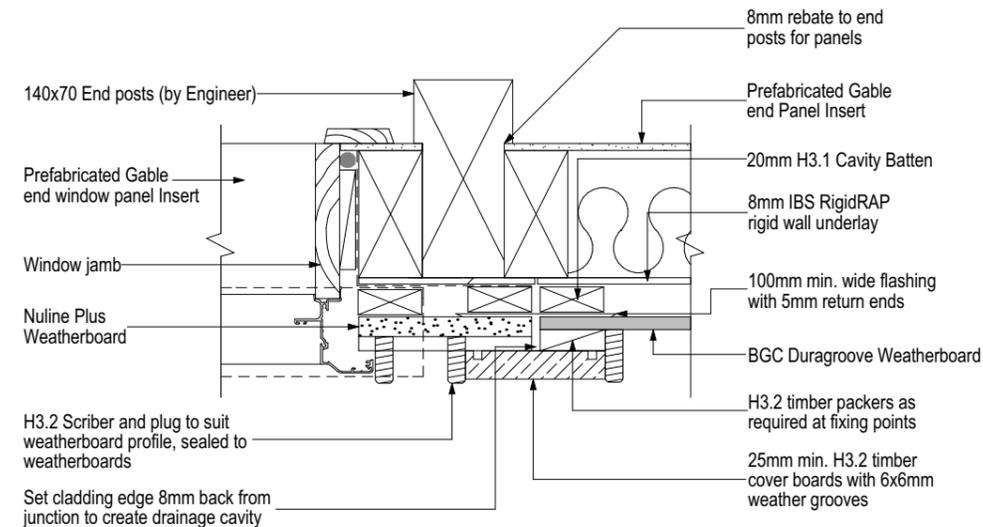
BGC NULINE PLUS WEATHERBOARD
TO BGC DURAGROOVE VERTICAL
JUNCTION DETAIL
 SCALE: NTS



WINDOW SILL DETAIL
BGC NULINE PLUS WEATHERBOARD
CLADDING WINDOW DETAIL
 SCALE: NTS



BGC NULINE PLUS WEATHERBOARD
EXTERNAL BOXED CORNER DETAIL
 SCALE: NTS



BGC NULINE PLUS WEATHERBOARD
TO BGC DURAGROOVE VERTICAL
JUNCTION AT WINDOW DETAIL
 SCALE: NTS

REVISION :	vc1.0.2
DATE :	08/12/2025



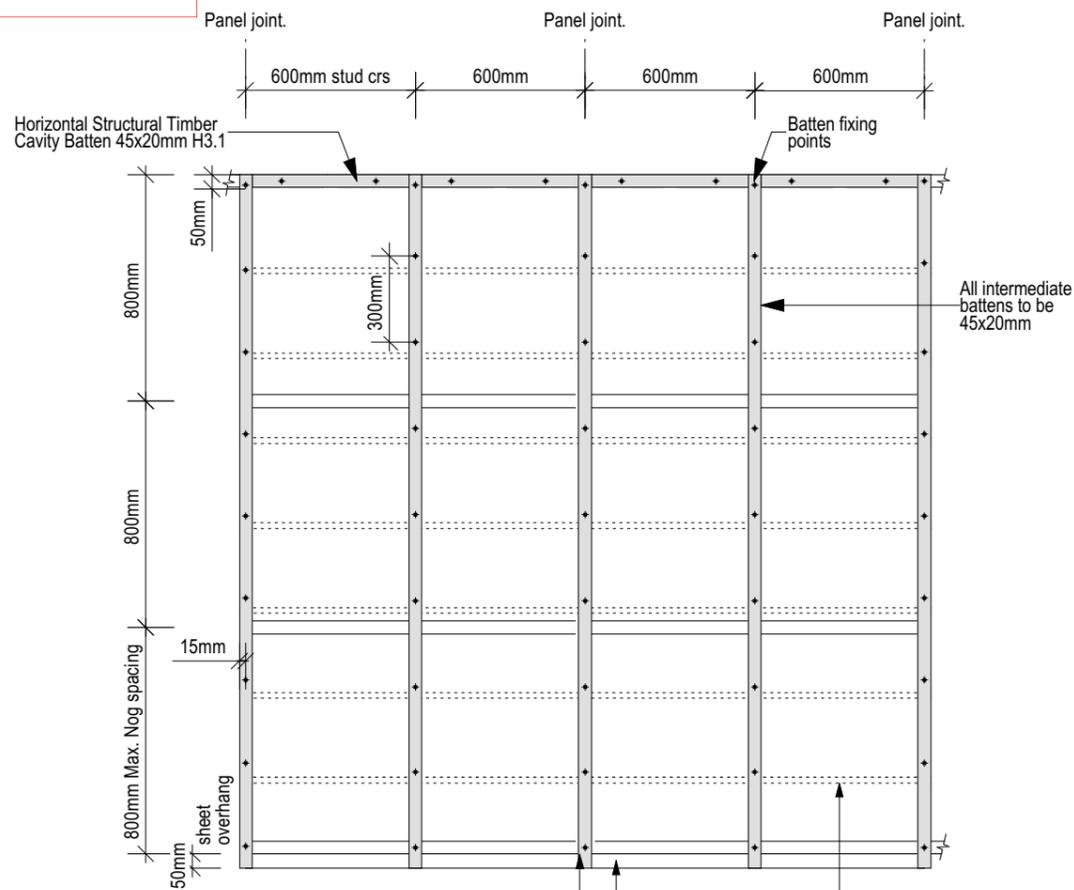
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 BUILDING DOCUMENTATION DRAWINGS

Cladding Details - BGC Nuline Plus Weatherboards - SED Pile Foundation

Scale :
 NTS
 SHEET

A11



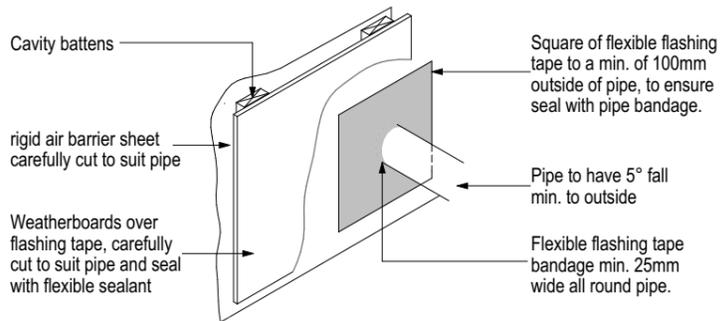
Note:
No horizontal Structural Timber Cavity Battens required at nogs

Structural Timber Cavity Batten, 45x20 mm H3.1, fixed over building wrap & framing, 65x2.8mm RoundDrive ring shank galv nails. Refer to fixing specification

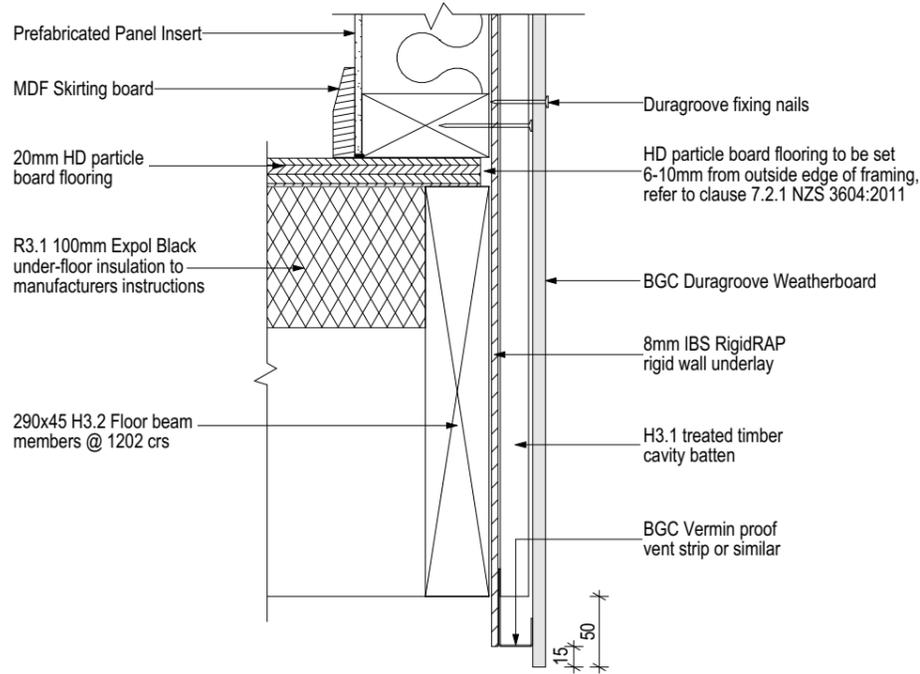
BGC Vermin proof vent strip or similar.

Polypropylene tape at 300mm crs fixed horizontally and drawn taut

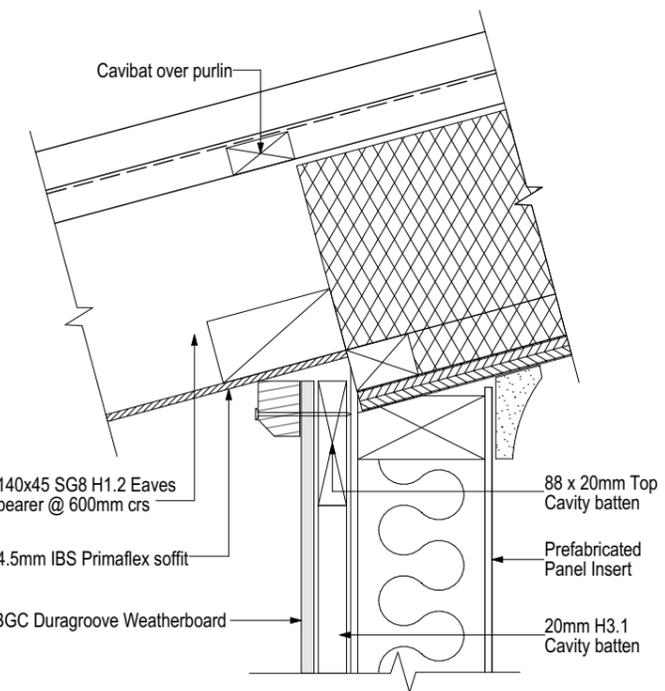
**BGC DURAGROOVE WEATHERBOARD
BATTEN FIXING SETOUT**
SCALE NTS



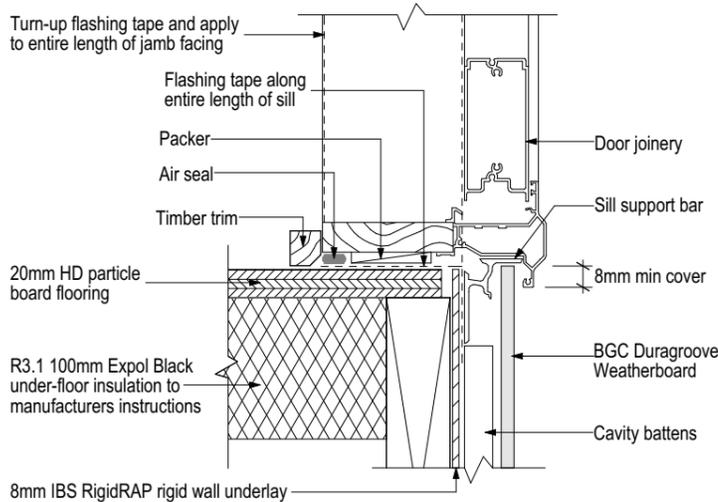
PIPE PENETRATION DETAIL
NOTE: Flashing tape to be Aluband or similar



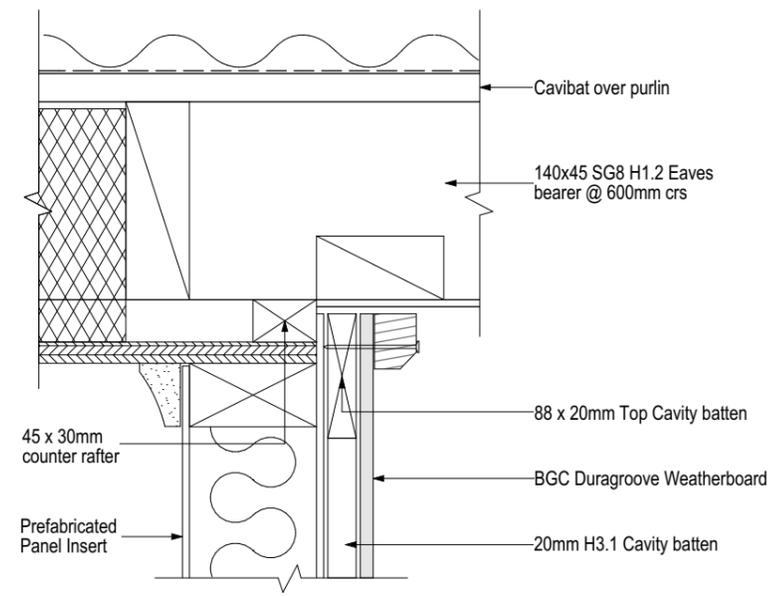
**BGC DURAGROOVE WEATHERBOARD
TIMBER FLOOR FOUNDATION DETAIL**
SCALE: NTS



**BGC DURAGROOVE WEATHERBOARD
SOFFIT JUNCTION DETAIL**
SCALE: NTS



DOOR SILL DETAIL - TIMBER FLOOR
SCALE: NTS



**BGC DURAGROOVE WEATHERBOARD
GABLE END SOFFIT JUNCTION DETAIL**
SCALE: NTS

REVISION : vc1.0.2

DATE : 08/12/2025



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BUILDING DOCUMENTATION DRAWINGS

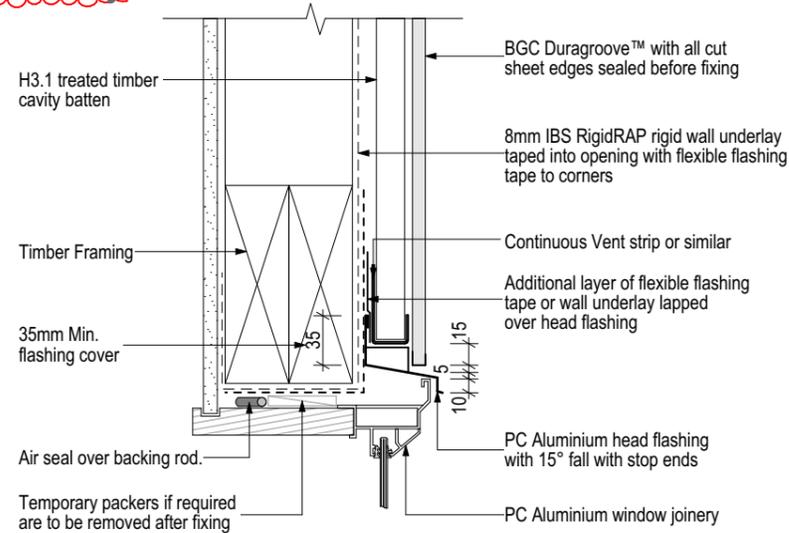
Cladding Details - BGC Duragroove Weatherboards - SED Pile Foundation

Scale :

NTS

SHEET

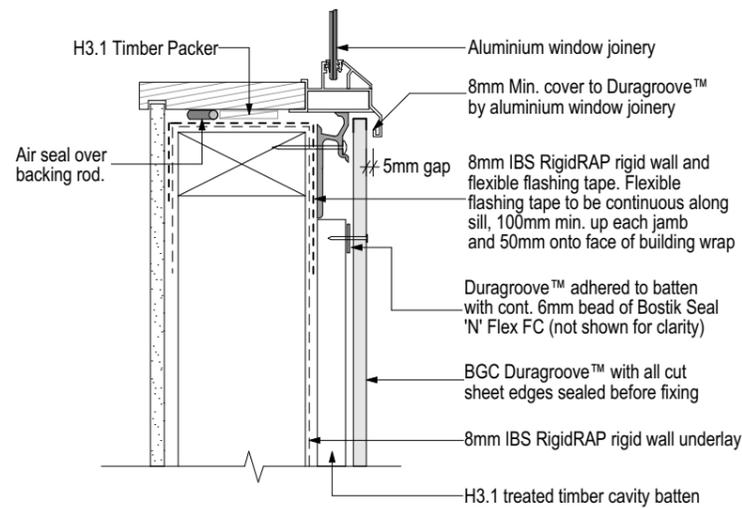
A12



Note:
 Where Durabarrier is used flashing tape must be applied to the entire opening

Cavity Batten Note:
 Refer to cavity batten layout for batten sizes, types, spacings & fixings

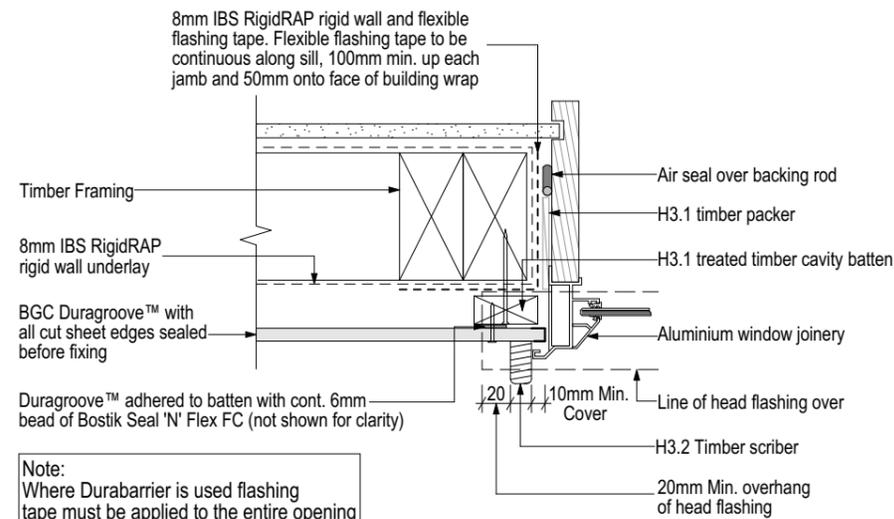
WINDOW HEAD DETAIL
BGC DURAGROOVE WEATHERBOARD
CLADDING WINDOW DETAIL
 SCALE: NTS



Note:
 Where Durabarrier is used flashing tape must be applied to the entire opening

Cavity Batten Note:
 Refer to cavity batten layout for batten sizes, types, spacings & fixings

WINDOW SILL DETAIL
BGC DURAGROOVE WEATHERBOARD
CLADDING WINDOW DETAIL
 SCALE: NTS



Note:
 Where Durabarrier is used flashing tape must be applied to the entire opening

Cavity Batten Note:
 Refer to cavity batten layout for batten sizes, types, spacings & fixings

WINDOW JAMB DETAIL
BGC DURAGROOVE WEATHERBOARD
CLADDING WINDOW DETAIL
 SCALE: NTS



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 BUILDING DOCUMENTATION DRAWINGS

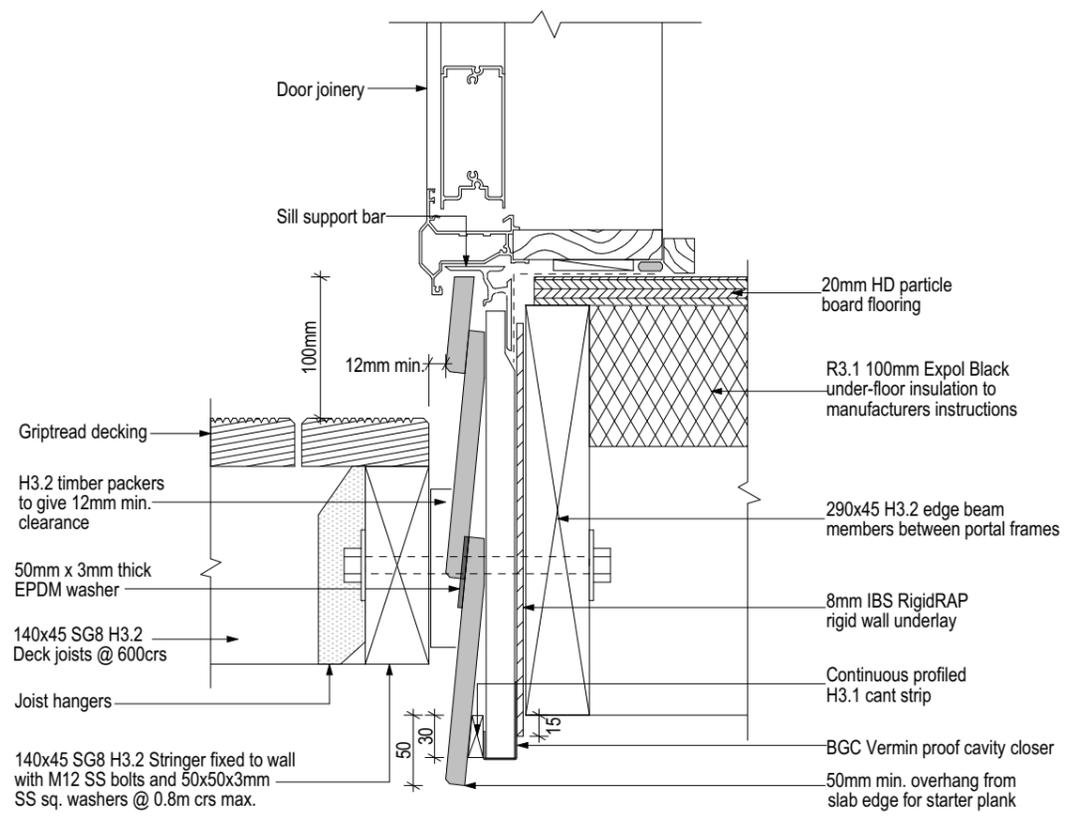
Cladding Details - BGC Duragroove Weatherboards - SED Pile Foundation

Scale :
 NTS
 SHEET

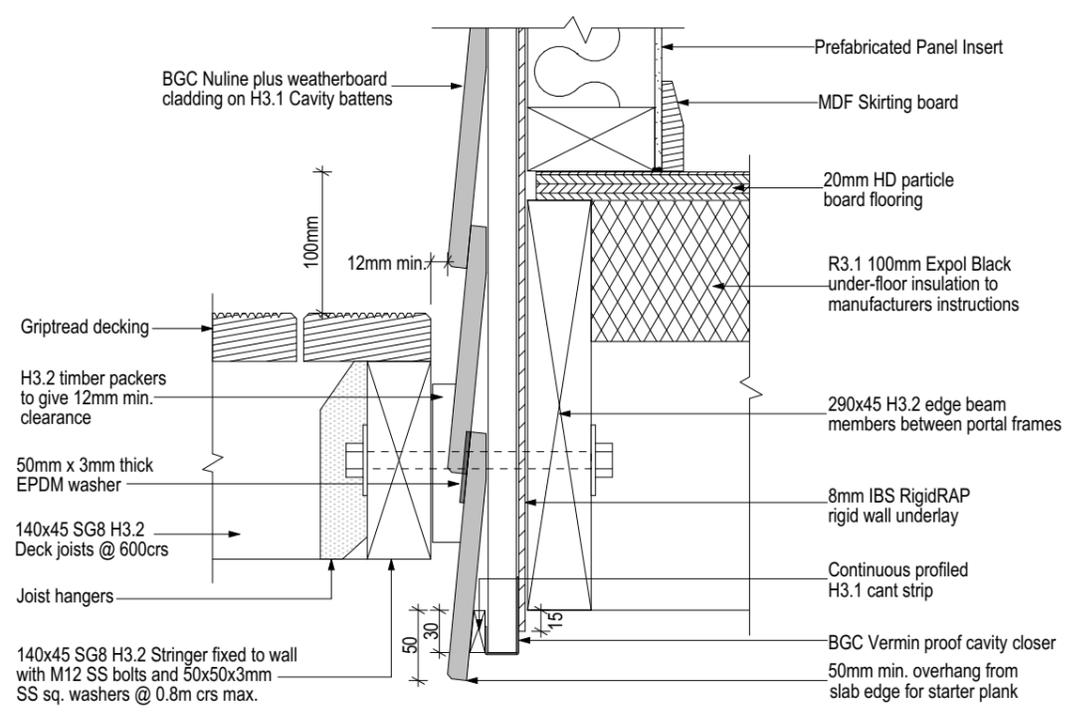
A13

REVISION : vc1.0.2

DATE : 08/12/2025



DETAIL Z
SCALE: 1:5



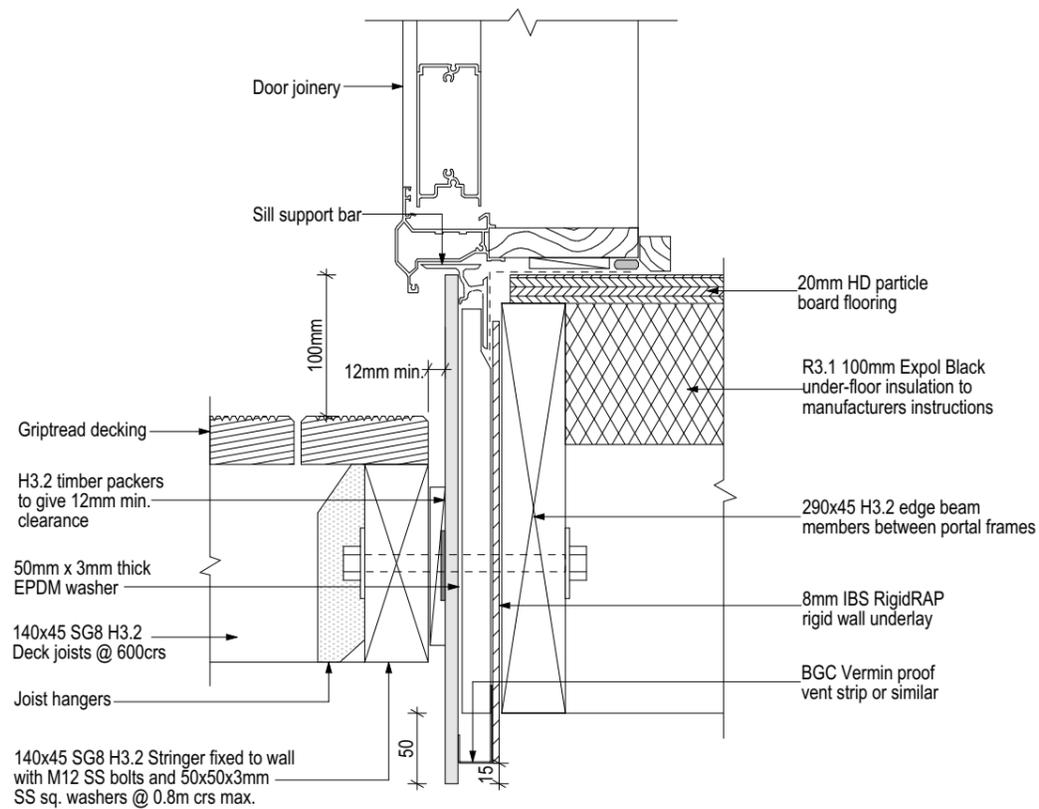
DETAIL Y
SCALE: 1:5

REVISION :	vc1.0.2
DATE :	08/12/2025

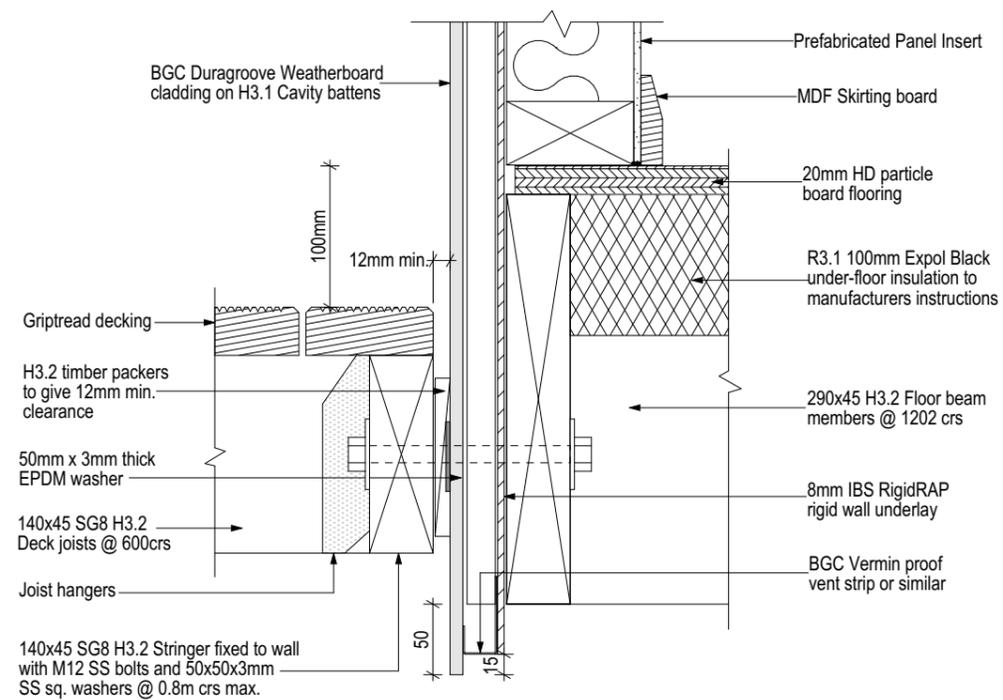


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BUILDING DOCUMENTATION DRAWINGS
Deck/Cladding Details (BGC Nuline Plus)

Scale :	1:5
SHEET	A14



DETAIL Z
 SCALE: 1:5



DETAIL Y
 SCALE: 1:5

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 BUILDING DOCUMENTATION DRAWINGS

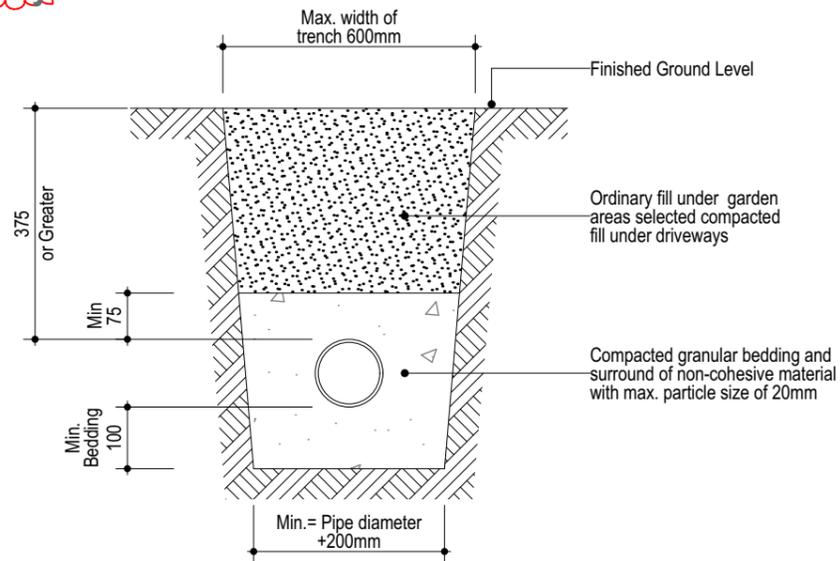
Deck/Cladding Details (BGC Duragroove)

Scale :

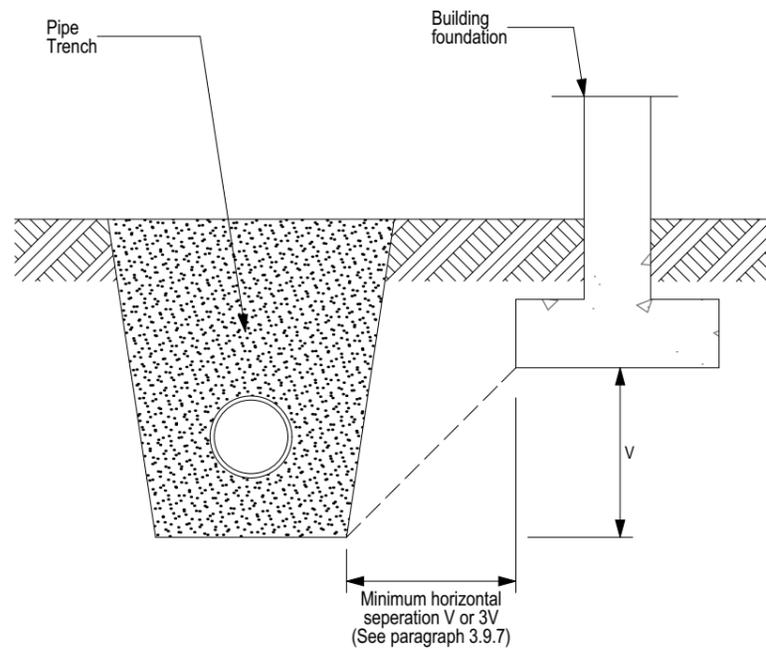
1:5

SHEET

A15



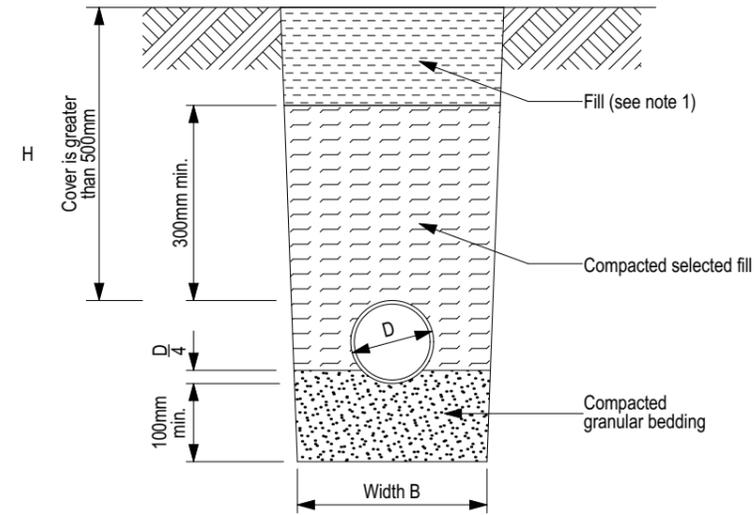
Bedding and Backfilling where cover over drain is 375mm or greater
Scale NTS



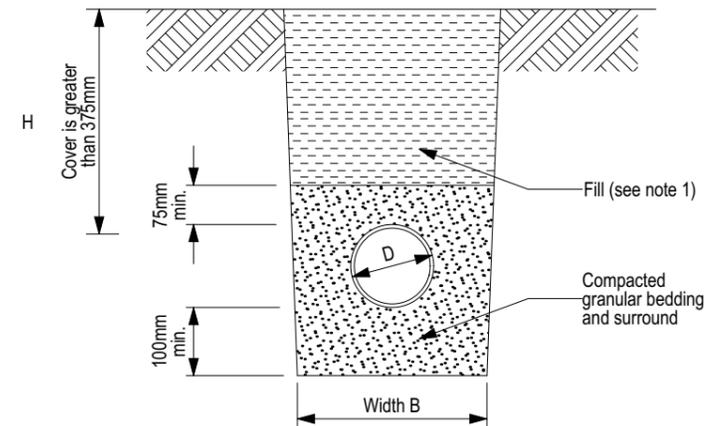
Relationship of pipe trench to building foundation
Scale NTS

Dimensions 'V'
Trench open less than 48hrs
Dimension '3V'
Trench open longer than 48hrs (Except in Rock)

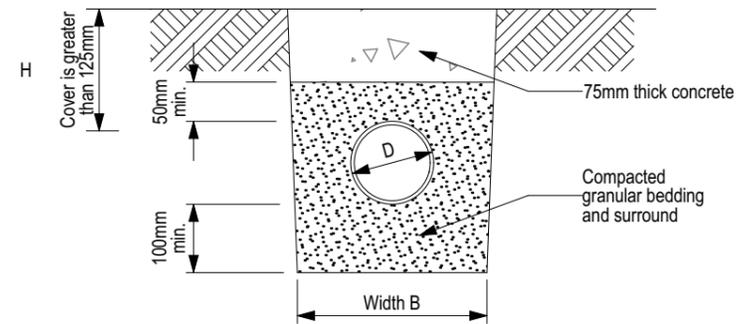
NOTE:
1. Fill shall be:
- Ordinary fill where drains are located below gardens and open country.
- Compacted selected fill where the drains are located below residential driveways and similar areas subjected to light traffic.



(a) Bedding type 'B' of NZS 7643
Cover greater than 500mm



(b) Bedding type 'D' of NZS 7643
Cover greater than 375mm



(c) Cover between 125mm and 375mm

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Bedding and Backfilling Details

Scale :
AS NOTED

SHEET

A16

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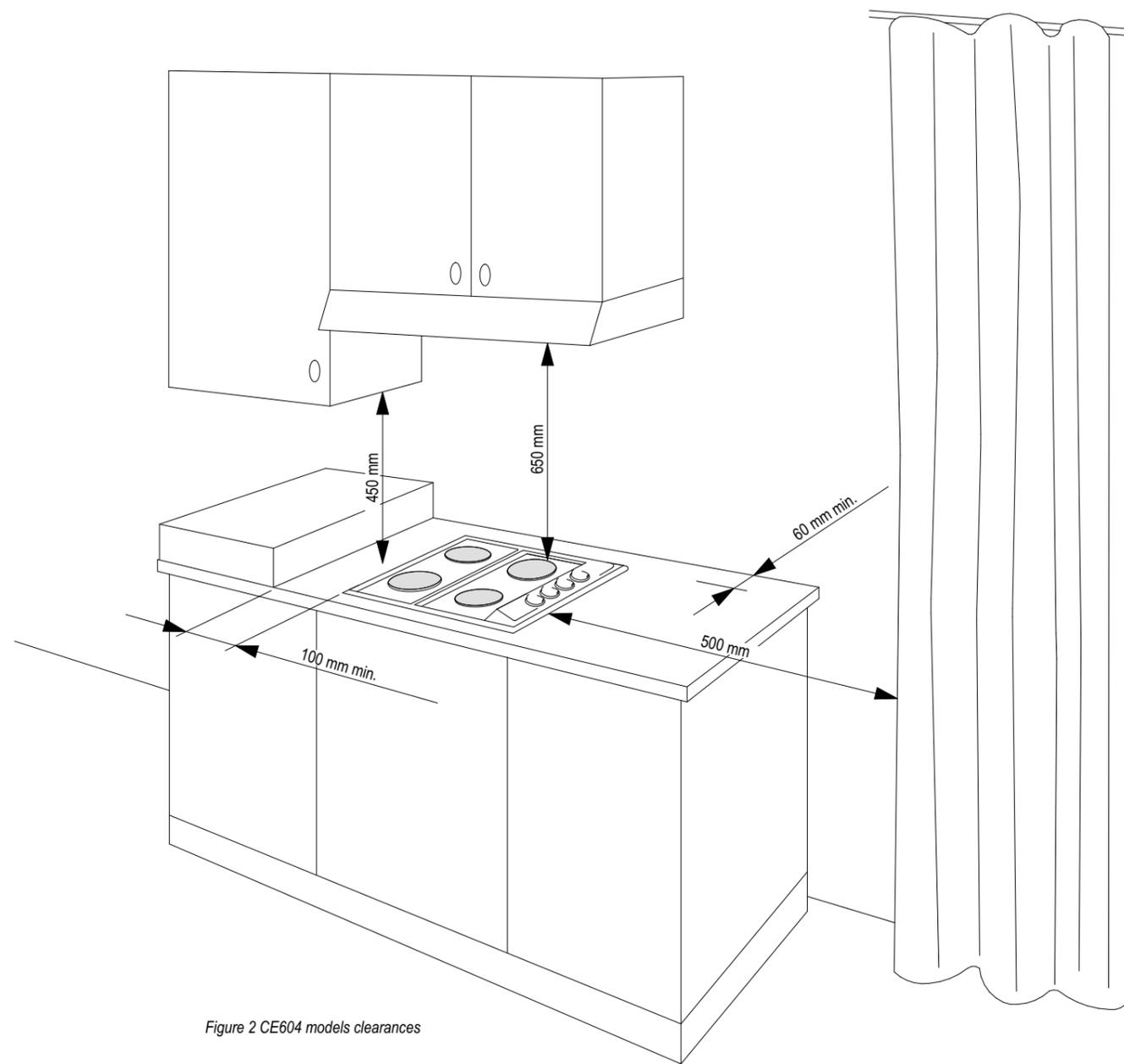


Figure 2 CE604 models clearances

CLEARANCES TO COMBUSTIBLE SURFACES
FOR ELECTRIC COOK TOPS

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DATE :	08/12/2025



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BUILDING DOCUMENTATION DRAWINGS

Electric Cooktop Detail

Scale :
NTS
SHEET

A17

RigidRAP® - Design & Installation Guide

3.8 IBS RigidRAP® Bracing Capacity (Timber Frames)

The following table provides the bracing value for the different systems

Table 1	Concrete Slab		Timber Floor	
	Wind	EQ	Wind	EQ
System 1: RRT01 IBS RigidRAP® OSB - 300 mm x 2400 mm wall with GIB HandiBrac® Fixing 30 mm x 2.5 mm Galv clouts	49 BU/m	58 BU/m	49 BU/m	58 BU/m
System 2: RRT02 IBS RigidRAP® OSB - 400 mm x 2400 mm wall with GIB HandiBrac® Fixing 30 mm x 2.5 mm Galv clouts.	70 BU/m	79 BU/m	70 BU/m	79 BU/m
System 3: RRT03 IBS RigidRAP® OSB - 600 mm x 2400 mm wall with GIB HandiBrac® Fixing 30 mm x 2.5 mm Galv clouts	76 BU/m	81 BU/m	76 BU/m	81 BU/m
System 4: RRT04 IBS RigidRAP® OSB - 1200 mm x 2400 mm wall with GIB HandiBrac® Fixing 30 mm x 2.5 mm Galv clouts	131 BU/m	107 BU/m	131 BU/m	107 BU/m
System 5: RRT05 IBS RigidRAP® OSB - 2400 mm x 2400 mm wall with GIB HandiBrac® Fixing 30 mm x 2.5 mm Galv clouts	108 BU/m	89 BU/m	108 BU/m	89 BU/m
System 6: RRT06 IBS RigidRAP® OSB - 1200 mm x 2400 mm wall without GIB HandiBrac® Fixing 30 mm x 2.5 mm Galv clouts	93 BU/m	78 BU/m	93 BU/m	78 BU/m
System 7: RRTG07 IBS RigidRAP® OSB - 400 mm x 2400 mm wall with GIB®HandiBrac® GIB® standard 10 mm board on the inside IBS RigidRAP® Fixing- 30 mm x 2.5 mm Galv clouts GIB® standard 10 mm board Fixings - 32 mm x 6 gauge GIB Grabber high thread drywall screw	94 BU/m	104 BU/m	94 BU/m	104 BU/m
System 8: RRTG08 IBS RigidRAP® OSB - 600 mm x 2400 mm wall with GIB®HandiBrac® GIB® standard 10 mm board on the inside IBS RigidRAP® Fixing- 30 mm x 2.5 mm Galv clouts GIB® standard 10 mm board Fixings - 32 mm x 6 gauge GIB Grabber high thread drywall screws	130 BU/m	130 BU/m	120 BU/m	120 BU/m
System 9: RRTG09 IBS RigidRAP® OSB - 1200 mm x 2400 mm wall with GIB® HandiBrac® GIB® standard 10 mm board on the inside IBS RigidRAP® Fixing- 30 mm x 2.5 mm Galv clouts GIB® standard 10 mm board Fixings - 32 mm x 6 gauge GIB Grabber high thread drywall screw	150 BU/m	150 BU/m	130 BU/m	130 BU/m

A3

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Scale :

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A18

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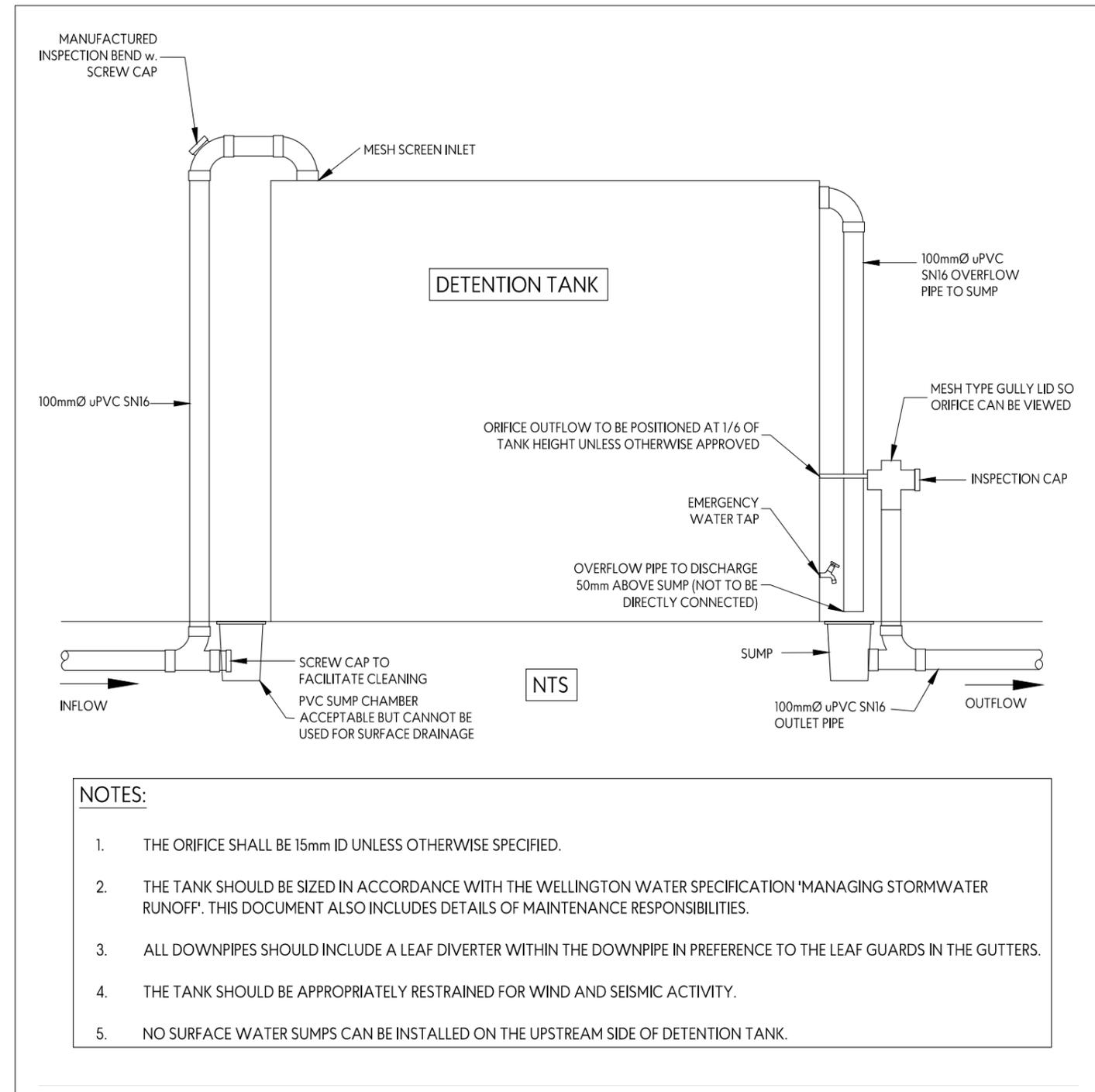
IBS RigidRAP Bracing Fixing Detail

Table 1-2: Required tank setup

Tank Dimensions	2,000L	3,000L	5,000L
Orifice Nominal Diameter (mm)	15	15	15
Orifice Height above Base of Tank* (mm)	490	430	430
Minimum Overflow Nominal Diameter (mm) [†]	90	90	90
Overflow Height above Base of Tank* (mm)	1770	2095	2095

*Measured to the centre of the orifice

[†]The diameter of the overflow outlet may need to be larger to provide equivalent capacity to that of all inflows.



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BUILDING DOCUMENTATION DRAWINGS

Detention Tank Details

Scale :

NTS

SHEET

A19

Sub Floor	Concrete Slab	Ribraft Slab	SED Timber Pile
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards
		Palliside Weatherboards	Brick Veneer
ROOFING	Corrugated Roofing		
INSULATION	Knauf Earthwool® glasswool insulation		

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THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, ENGINEERS DRAWINGS AND SPECIFICATIONS. DO NOT SCALE DRAWINGS, REFER TO FIGURED DIMENSIONS ONLY.

NZBC H1 ASSESSMENT Glenorchy - CALCULATION METHOD

Building Information

Floor Area	136.6m ²
Roof Area	141.5m ²
Total Wall Area	131.12m ²
Total Glazing Area	33.21m ²
Actual Wall Area(Total Wall - Total Glazing)	131.12m ² - 33.21m ² = 97.91m ²

Reference Building

Equation for Climate Zone 3 from Table C1 – NZS 4218: Appendix C replacement

$$HL \text{ Reference} = \frac{A \text{ Roof}}{6.6} + \frac{A \text{ 70\% of total wall area}}{2.0} + \frac{A \text{ Floor}}{2.5} + \frac{A \text{ 30\% of total wall area}}{0.46}$$

$$HL \text{ Reference} = \frac{141.5}{6.6} + \frac{131.12 \times 0.7}{2.0} + \frac{136.6}{2.5} + \frac{131.12 \times 0.3}{0.46}$$

$$HL \text{ Reference} = 21.44 + 45.89 + 54.64 + 85.51 = 207.48$$

HL Reference is 207.48

Proposed Building

$$HL \text{ Proposed} = \frac{A \text{ Roof}}{R \text{ Roof}} + \frac{A \text{ Exterior Wall}}{R \text{ Wall}} + \frac{B \text{ Exterior Wall}}{R \text{ Wall}} + \frac{A \text{ Timber Floor}}{R \text{ Floor}} + \frac{A \text{ Glazing}}{R \text{ Glazing}}$$

HL Proposed ≤ HL Reference

$$R4.52 \quad R2.43 \quad R2.42 \quad R2.77 \quad R0.46$$

$$31.31 + 33.89 + 6.43 + 49.31 + 72.20 = 193.14 < 207.48$$

HL Proposed value of 193.14 is less than HL Reference of 207.48, so R values are acceptable.

Name: Timber Slab on ground Floor heated 2.77 m²/C/W

Type: Floor: Suspended Floor (no Lining) view detail

internal surface 0.09

Flooring: generic - Particle Board 20mm R-value: 0.17

Timber Frame & Cavity: 90mm joists @ 600mm Floor Frame Area: 7.5% Cavity Area: 92.5%

Framing: Expol Black R-3.1 Wooden Floor (100mm) 3.1 R-value: 0.75

Insulation value of the subfloor space

Suspended floor area [m²]: 136.63

Perimeter length [m]: 51.374

Perimeter height [m]: 0.6

Perimeter type: Exposed floor (pole house)

Name: Knauf R5.0 Ceiling Perimeter heated 4.52 m²/C/W

Type: Roof: Timber framed skillion or flat Roof view detail

external surface 0.03

Roofing: generic - Metal corrugate Iron with building paper R-value: 0.01

Timber Frame & Cavity: 190mm rafters or joists @ 1200mm, blocking @ 900mm Roof Frame Area: 8.6% Cavity Area: 91.4%

Framing: still Airgap: none R-value: 0.00

Thermal Break: generic - Airgap, upward heatflow (ceiling) 10-40mm R-value: 0.13

Earthwool glasswool Skillion Ceiling 430mm 5

Ceiling Lining: Triboard 15mm R-value: 0.13

internal surface 0.09

Non-IC-rated recessed downlights

Ceiling Area [m²]: Number of downlights: Clearance from lamp holder side [m]:

Name: BGC Nuline Solid: C T H heated 2.43 m²/C/W

Type: Wall: Timber Frame with vented Cavity view detail

external surface 0.03

Cladding: generic - Fibre cement board 14mm R-value: 0.06

Air Barrier: IBS RigidRAP 8mm R-value: 0.08

Timber Frame & Cavity: 90mm, studs @ 600mm, dwangs @ 800mm Wall Frame Area: 14.4% Cavity Area: 85.6%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Framing: Earthwool glasswool Wall 580mm 2.8 R-value: 0.75

still Airgap: none R-value: 0.00

Wall Lining: Triboard 10mm R-value: 0.09

internal surface 0.09

Name: BGC Duragroove Solid: C T H heated 2.42 m²/C/W

Type: Wall: Timber Frame with vented Cavity view detail

external surface 0.03

Cladding: generic - Fibre cement board 9mm R-value: 0.04

Air Barrier: IBS RigidRAP 8mm R-value: 0.06

Timber Frame & Cavity: 90mm, studs @ 600mm, dwangs @ 800mm Wall Frame Area: 14.4% Cavity Area: 85.6%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Framing: Earthwool glasswool Wall 580mm 2.8 R-value: 0.75

still Airgap: none R-value: 0.00

Wall Lining: Triboard 10mm R-value: 0.09

internal surface 0.09

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DATE : 08/12/2025



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H1 Energy Calcs - BGC Nuline/BGC Duragroove - Corr. Roof - Knauf

Scale :

NTS

SHEET

A20

Glenorchy

for

The Wellington Diocesan
Board of Trustees

at

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Upper Hutt, 5018

BUILDING DOCUMENTATION

BUILDING DOCUMENTATION CONSISTS OF

- 1) ARCHITECTURAL DRAWINGS
- 2) SPECIFICATIONS
- 3) SPECIFIC DESIGN COMPONENTS

NO DRAWINGS ARE TO BE SCALED.

CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR
TO COMMENCEMENT OF WORK.

SUBFLOOR	Concrete Slab		Ribraft Slab		SED Timber Pile
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Palliside Weatherboards	Brick Veneer
EXPOSURE ZONE	Zone B		Zone C		Zone D
Min. 100m From Sea					
WIND ZONE	Low	Medium	High	Very High	Extra High
EARTHQUAKE ZONE	Zone 1	Zone 2	Zone 3	Zone 4	
Soil Class D & E					
CLIMATE ZONE	Zone 1	Zone 2	Zone 3	Zone 4	
SNOW ZONE	1.0 kPa		2.0 kPa		

Sheet No.	Title	Scale	Rev
1	Floor Plan	1:100	
16	Floor Framing Plan	1:50	
17	Drainage Plan - SED Pile Foundation	1:100	
48	Roof Framing Plan	1:50	
54	Roofing Plan - Corrugated Roofing - Low to Very High Wind Zones	1:10, 1:100	
66	Electrical Plan and Exterior Joinery Schedule	1:100	
69	Floor Coverings Plan - Vinyl Flooring	1:5, 1:100	
139	Typical Sections - SED Pile Foundation & Corrugated Roofing	1:50	
312	Access Details	1:10, 1:20	
314	Verandah/Deck Plans & Elevations	1:100	
315	Verandah/Deck Foundation Section & Details	1:100, 1:25, 1:10	
318	Verandah Roof Framing & Details (Low to Very High Wind Zones)	1:100, 1:10	
340	Dummy Wall Details A. Surface Finishes Details	1:50, 1:5	
341	GS1-N & GS2-N Gibboard Bracing Panel Fixing Details	NTS	
342	Hot Water Cylinder	Not to Scale	
343	Lumberlok Pile Connections	Not to Scale	
344	Corrugated Roofing Details	1:10	
345	Surface Finishes	1:5	
346	Typical Panel Construction	1:20	
347	Typical Double Panel and Gable End Panel Construction	1:20, 1:10	
348	Typical Panel Corner Construction	1:10	



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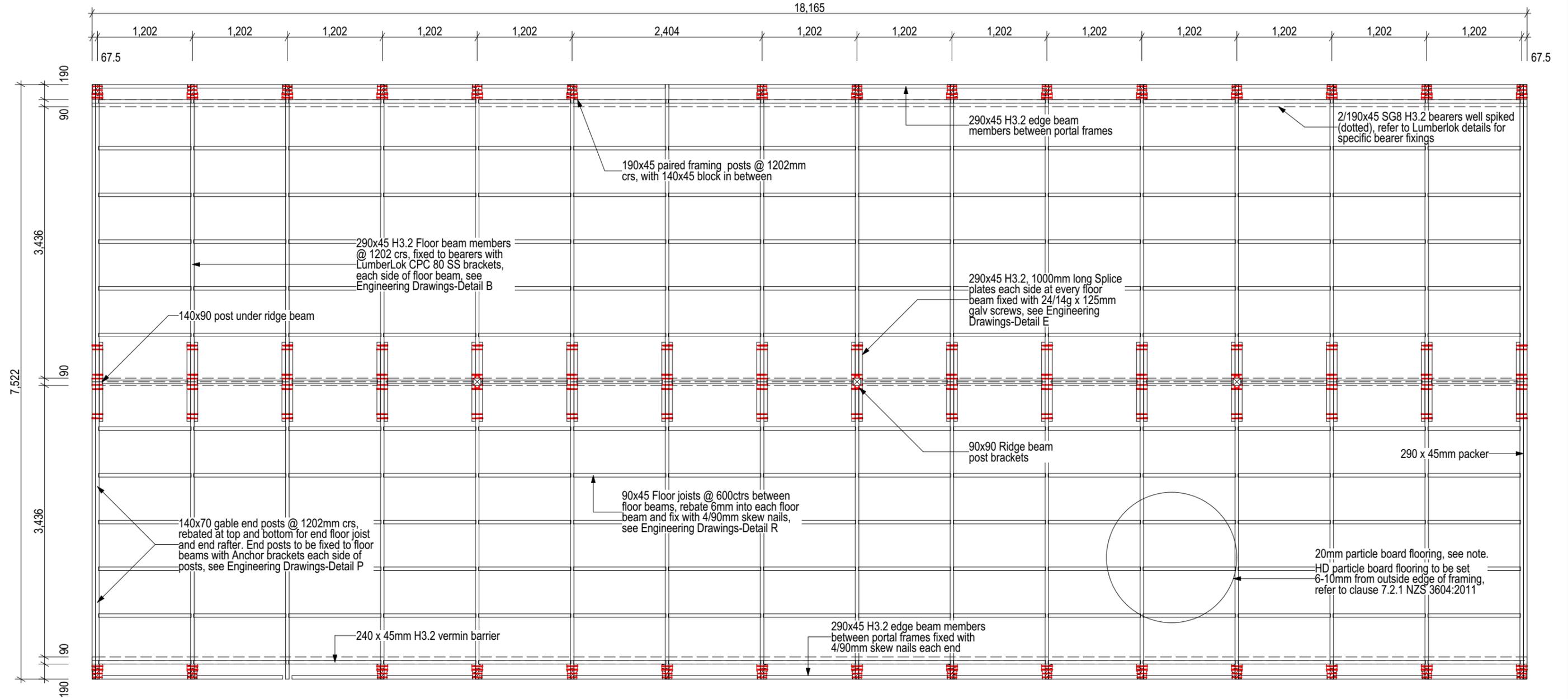
SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile		
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Palliside Weatherboards	Brick Veneer

Refer to Sheet 16 of Glenorchy-MBIE Approved Documents

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EXPOSURE ZONE	Zone B		Zone C		Zone D
Min. 100m From Sea					
WIND ZONE	Low	Medium	High	Very High	Extra High
EARTHQUAKE ZONE	Zone 1	Zone 2	Zone 3	Zone 4	
Soil Class D & E					
CLIMATE ZONE	Zone 1	Zone 2	Zone 3	Zone 4	



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BUILDING DOCUMENTATION DRAWINGS

Floor Framing Plan

Scale :	1:50
SHEET	16

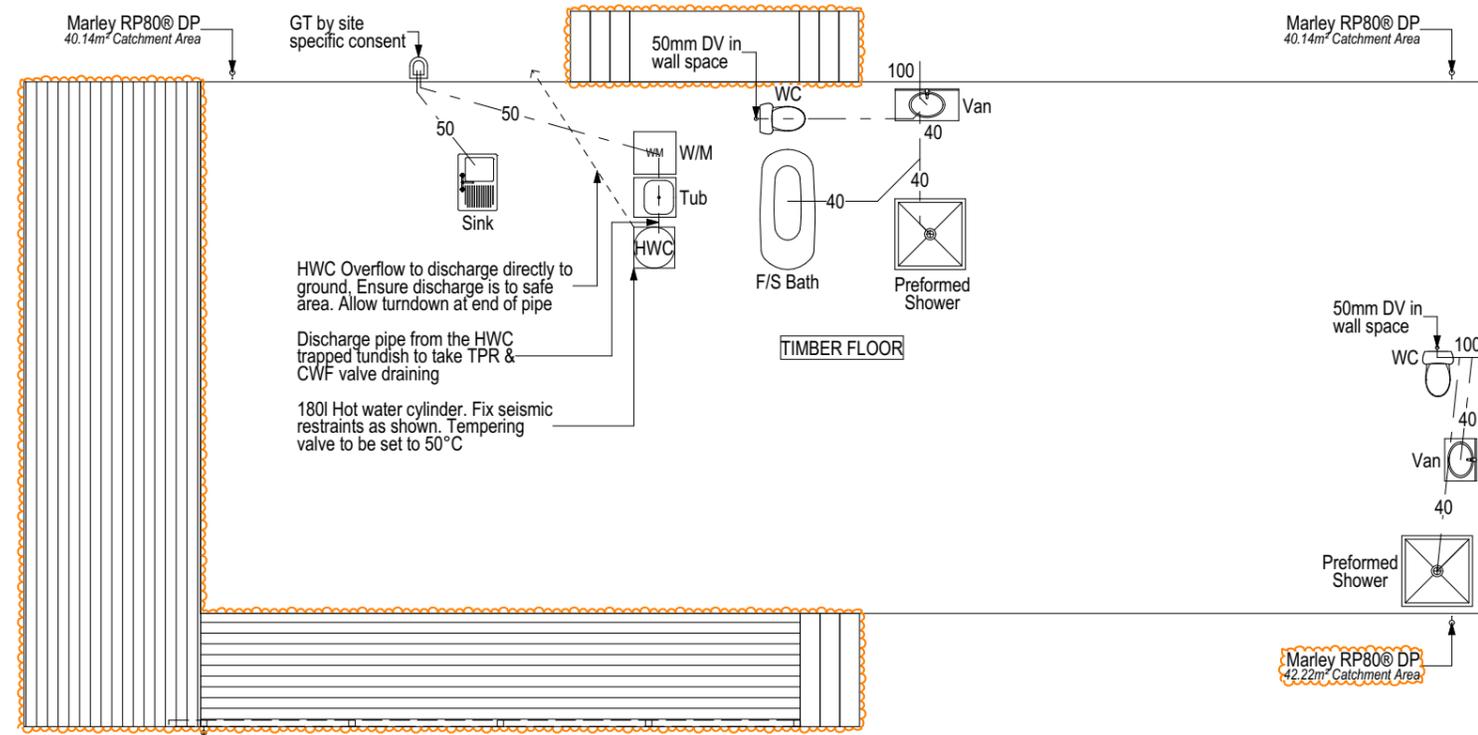
A3

SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards
		Palliside Weatherboards	Brick Veneer

Refer to Sheet 17 of Glenorchy-MBIE Approved Documents

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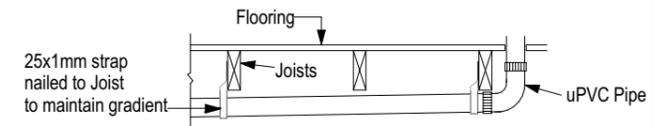


TIMBER FLOOR PLUMBING PLAN

SCALE 1 : 100

- Notes:
 Dp = 80mm dia Downpipes
 DV = 50mm dia. Drain Vent
 IP = Inspection Point
 GT = Gully Trap
- WASTES & GRADES:
 Kitchen Sink & Tub & W/M - DN50 (1:40)
 WC - DN100 (1:60)
 All others - DN40 (1:40)
- WATER SUPPLY:
 20mm dia. Polybutylene mains.
 All internal plumbing 15mm dia.
 Polybutylene.

Water supply from water tank to be isolated for back flow prevention by a double check valve assembly in accordance with Table 2 NZ Building Code G12/AS1.



SUPPORT TO PIPEWORK

Note:
 40 - 65mm Pipe requires 1 in 40 gradient
 80 to 124mm Pipe requires 1 in 60 gradient

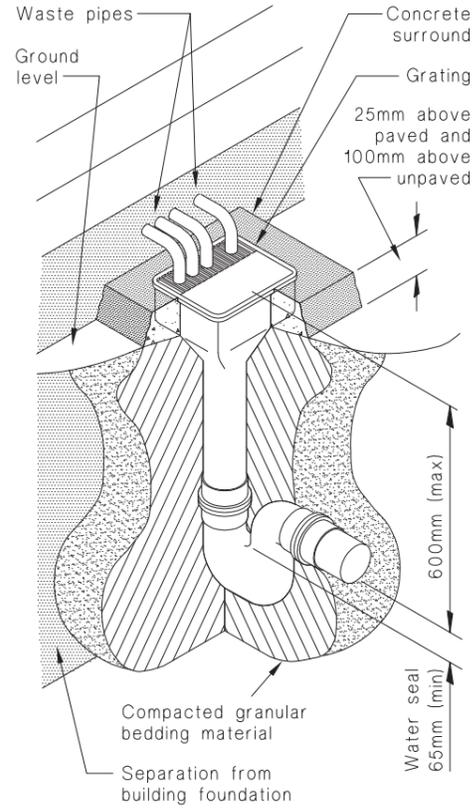
All dimensions given are nominal.
Effective Cross Sectional Area: 6,850mm²
 (Note 0mm free board - Marley brackets provide 10mm standoff for overflow)
Flow Capacity: 100 litres/minute
Wetted Perimeter Area: 206mm
Minimum Recommended Fall: 1:2000 = 0.5mm in 1m

Bracket System: Internal or External bracket options. Both to be spaced at max 500mm centres (reduce to 300mm in high wind or snow prone areas). All Marley Spouting bracket systems create + maintain a 10mm gap between the fascia and the back face of the spouting to allow water to spill to the exterior of the building envelope (as recommended in BRANZ Technical Bulletin Issue 509, "Sizing Gutters and Downpipes", Clause 4.01).

Spouting Capacity:

Rainfall Intensity* (mm/hr)	40	50	60	70	80	90	100	110	120	130	140	150
Maximum Catchment Area per downpipe(m ²)	131	105	87	75	65	58	52	48	44	40	37	35

TYPHOON® RAINWATER SYSTEM



GULLY TRAP DIAGRAM

Diameter: 80mm
 Material: uPVC (Unplasticised PVC)
Maximum Roof Area per downpipe*:

Roof Pitch	Maximum Roof Area served per downpipe (m ²)
0° - 25°	100
25° - 35°	80
35° - 45°	70
45° - 55°	60

* Based on average rainfall intensity of 100mm/hr

MARLEY RP80® DOWNPIPE

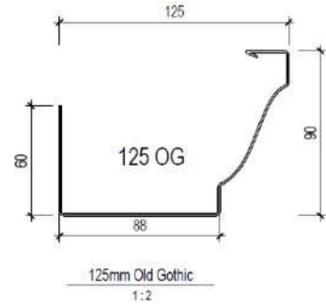
Effective Cross Sectional Area: 6700mm²
Flow Capacity: 97 litres/minute
Material: uPVC (Unplasticised PVC)
Minimum Recommended Fall: 1:2000

Bracket System: Internal brackets. To be spaced at max 500mm centres (reduce to 300mm in high wind or snow prone areas). All Marley Spouting bracket systems create + maintain a 10mm gap between the fascia and the back face of the spouting to allow water to spill to the exterior of the building envelope (as recommended in BRANZ Technical Bulletin Issue 509, "Sizing Gutters and Downpipes", Clause 4.01).

Spouting Capacity:

Rainfall Intensity* (mm/hr)	40	50	60	70	80	90	100	110	120	130	140	150
Maximum Catchment Area per downpipe(m ²)	146	117	97	83	73	65	58	53	49	45	42	39

MARLEY CLASSIC™ RAINWATER SYSTEM



CONTINUOUS 125OG RAINWATER SYSTEM

As Per E1/AS1
 FIGURE 15: Cross-sectional Area of External Gutter
 Paragraphs 5.1.2 & 5.1.3

5800mm² Cross Section Area = 40m² Roof Area

	Cross Section Area	Downpipe size options
125 OG	5800mm ²	65mm

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DATE :	08/12/2025



Glenorchy
 559A Fergusson Drive, Trentham, Upper Hutt, 5018
 BUILDING DOCUMENTATION DRAWINGS
 Drainage Plan - SED Pile Foundation

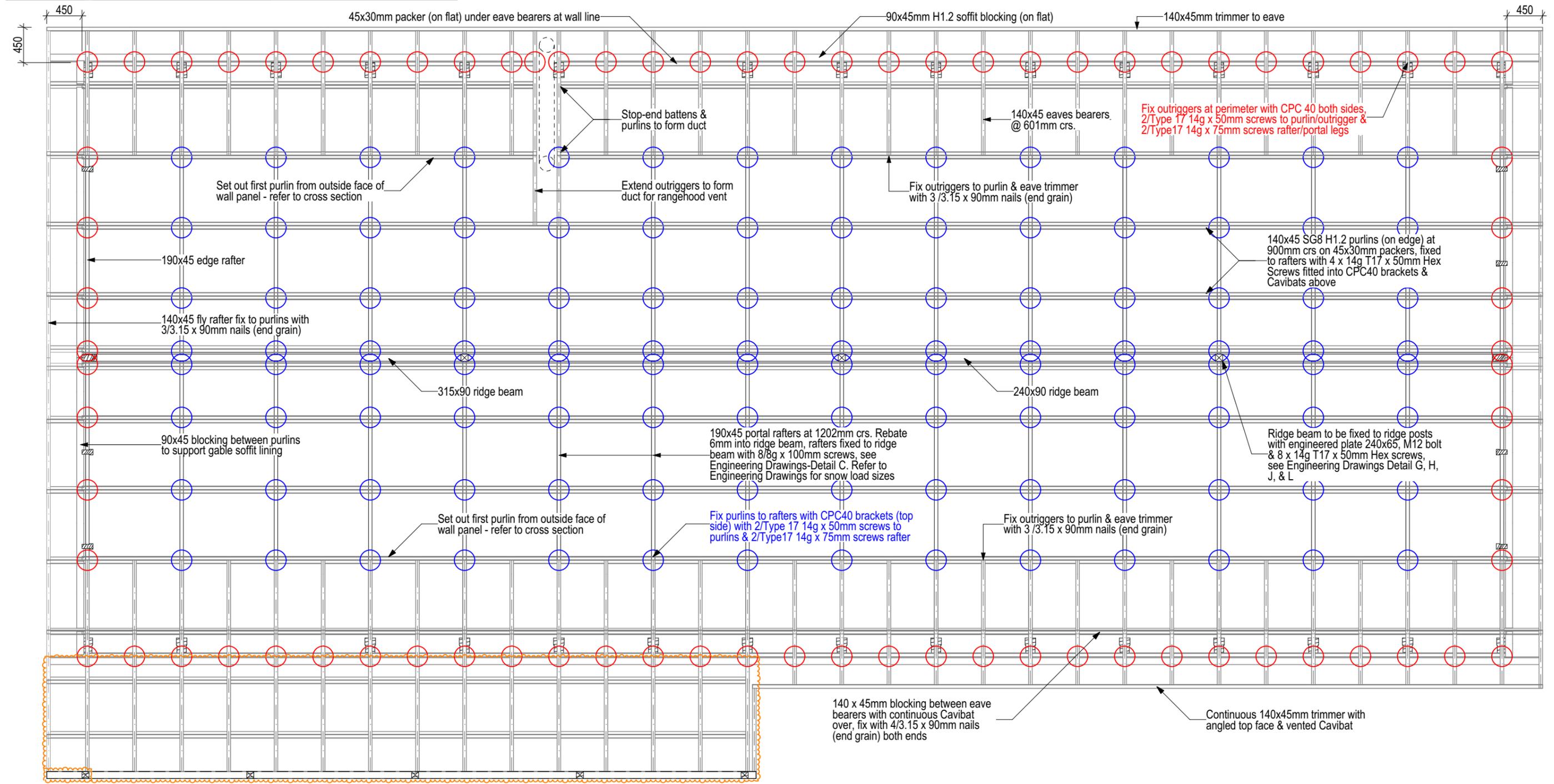
Scale :	1:100
SHEET	17

SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards Palliside Weatherboards Brick Veneer
ROOFING	Corrugated Roofing		
INSULATION	Knauf Earthwool® glasswool insulation		

EXPOSURE ZONE	Zone B		Zone C		Zone D	
Min. 100m From Sea						
WIND ZONE	Low	Medium	High	Very High	Extra High	
EARTHQUAKE ZONE	Zone 1		Zone 2		Zone 3	
Soil Class D & E						
CLIMATE ZONE	Zone 1		Zone 2		Zone 3	

Refer to Sheet 48 of Glenorchy-MBIE Approved Documents

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ROOF FRAMING PLAN
SCALE: 1 : 50

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559A Fergusson Drive, Trentham, Upper Hutt, 5018
BUILDING DOCUMENTATION DRAWINGS

Roof Framing Plan

Scale :	1:50
SHEET	48

BC250481
10/12/2025

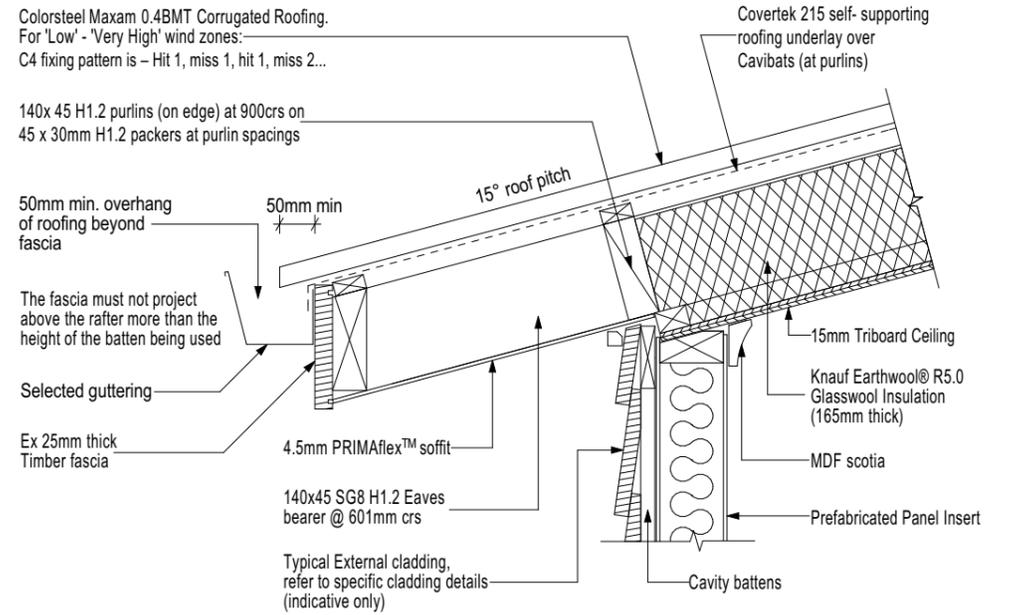
SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile		
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Palliside Weatherboards	Brick Veneer
ROOFING	Corrugated Roofing				
INSULATION	Knauf Earthwool® glasswool insulation				

EXPOSURE ZONE	Zone B		Zone C		Zone D
Min. 100m From Sea					
WIND ZONE	Low	Medium	High	Very High	Extra High
EARTHQUAKE ZONE	Zone 1	Zone 2	Zone 3	Zone 4	
Soil Class D & E					
CLIMATE ZONE	Zone 1	Zone 2	Zone 3	Zone 4	

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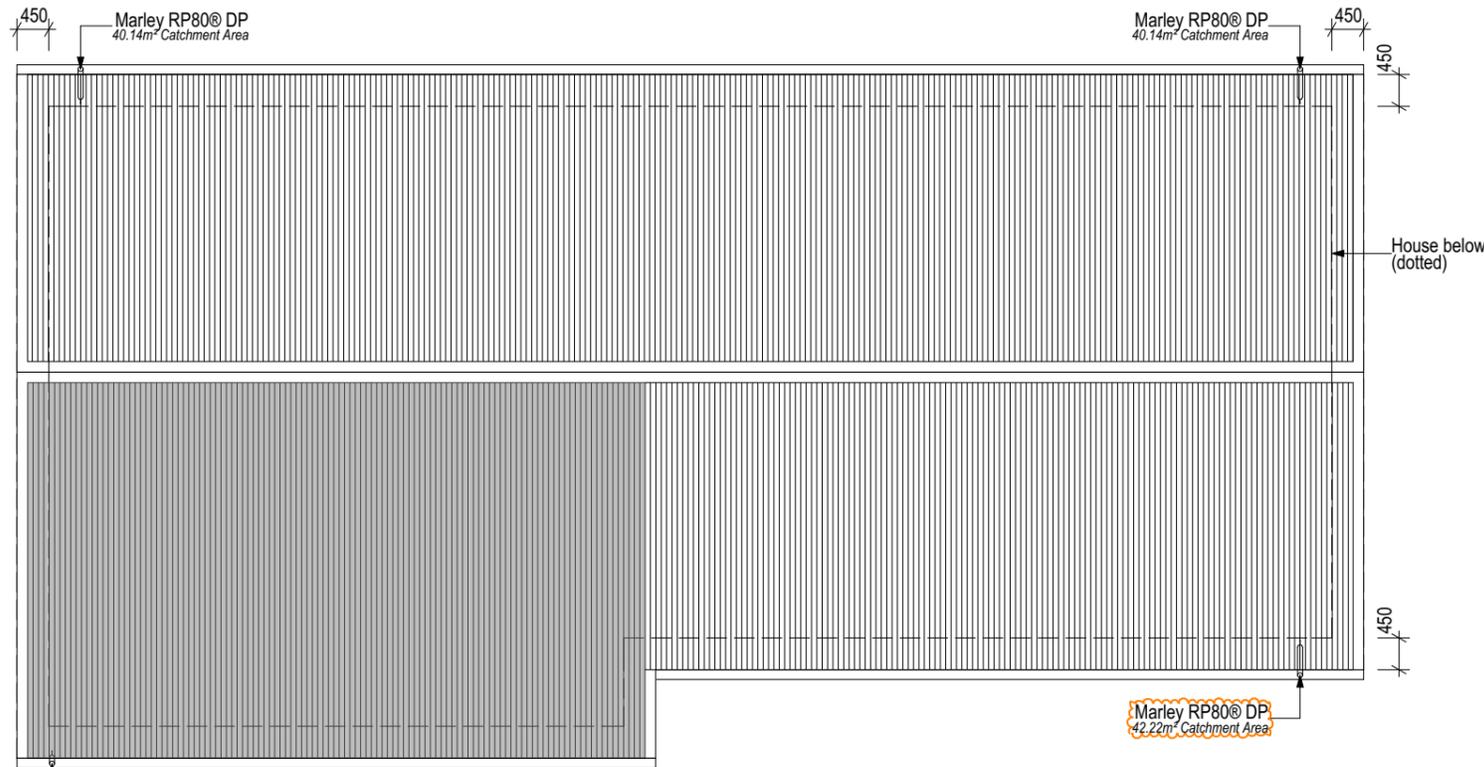
Refer to Sheet 54 of Glenorchy-MBIE Approved Documents

Multi-Proof-A10155-Glenorchy



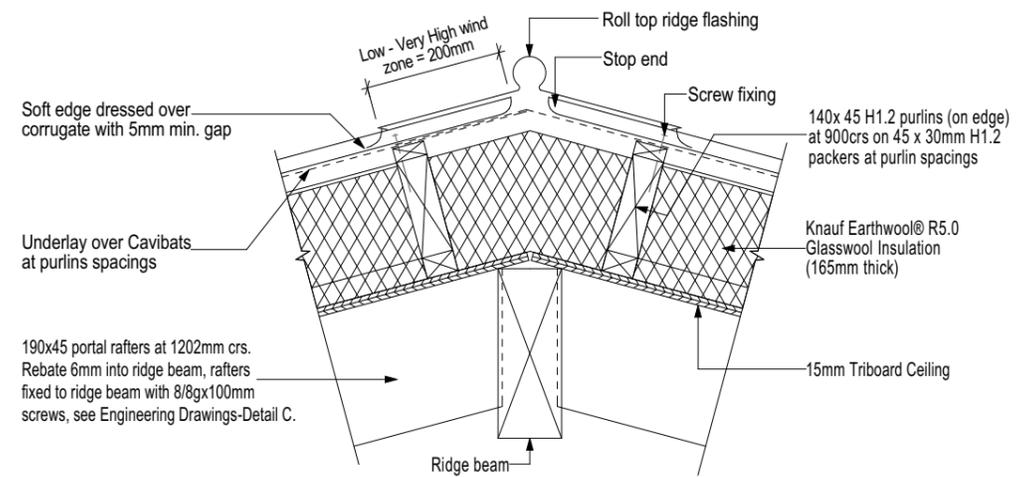
EAVES DETAIL

SCALE 1 : 10



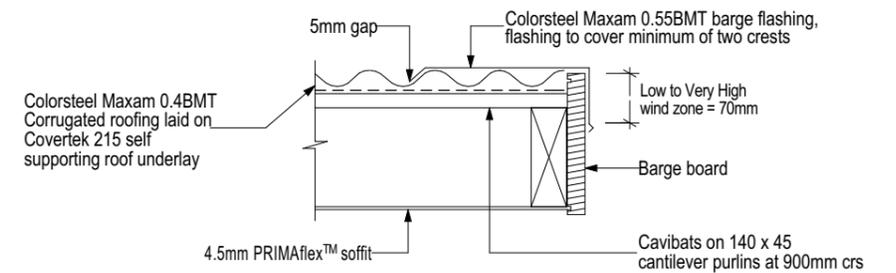
ROOF PLAN

SCALE 1 : 100



TYPICAL RIDGE DETAIL

SCALE 1 : 10



BARGE DETAIL

SCALE 1 : 10

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BUILDING DOCUMENTATION DRAWINGS

Roofing Plan - Low to Very High Wind Zones

Scale :
1:10, 1:100

SHEET

54

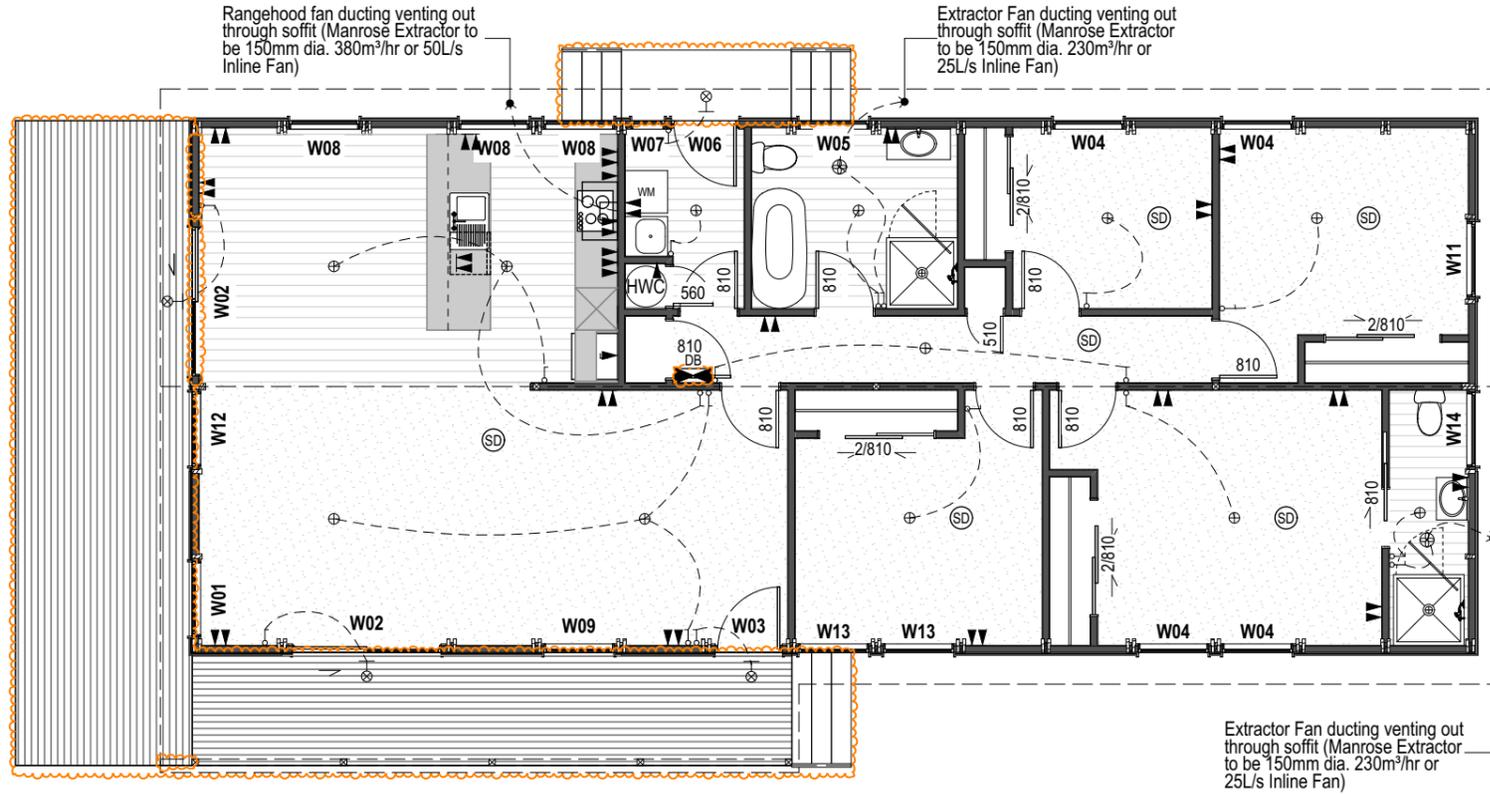
BC250481
10/12/2025

SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile		
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Palliside Weatherboards	Brick Veneer

Refer to Sheet 66 of Glenorchy-MBIE Approved Documents

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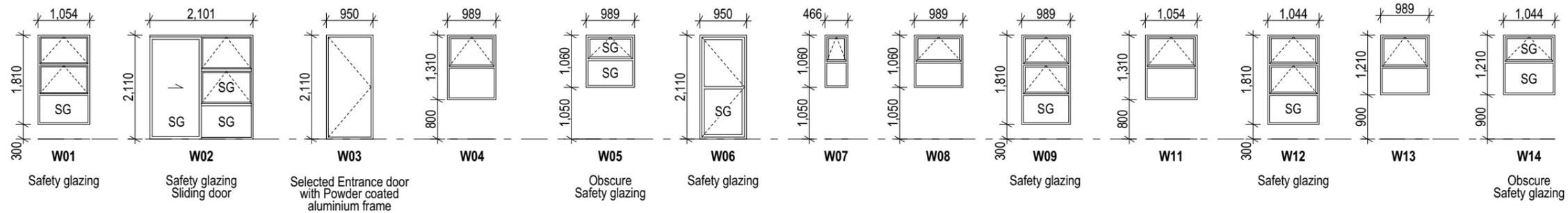
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, ENGINEERS DRAWINGS AND SPECIFICATIONS. DO NOT SCALE DRAWINGS, REFER TO FIGURED DIMENSIONS ONLY.



LEGEND	
⊕	Lighting point (x 12)
⊗	Exterior Lighting point (x 4)
⌚	Light Switch (x 19)
DB	Distribution Board (x 1)
⏏	Single Power Outlet (x 4)
⏏⏏	Double Power Outlet (x 20)
⏏	Oven Connection (x 1)
⊕	Extractor Fan (x 2)

NOTE: ELECTRICIAN TO LIAISE WITH BUILDER AND OWNER FOR ELECTRICAL LAYOUT AND FITTINGS

- ⊕ Interconnected Smoke detectors (x6)
- Smoke Detectors to be wire/interconnected
- Electrician to keep all power points and light switches clear of vanity mirrors
- Switches @ 1200 above floor
- Power points @ 300 above floor where applicable.
- Mains Entry to be determined on site



EXTERIOR JOINERY SCHEDULE

SCALE 1 : 100
SAFETY GLAZING - SG to all windows & doors in compliance with NZS4223:2016 part 3. Etched grade A safety glass is required to all bathroom & Ensuite.
WINDOW RESTRICTORS - Place restrictors to all openable windows with sills within 760mm of floor level where a fall greater than 1m is possible (i.e. upper storey windows).

sg = Safety Glazing panel
CHECK ALL DIMENSIONS BEFORE MANUFACTURER OF WINDOWS
CONFIRM ALL HEAD HEIGHTS OF WINDOWS AND DOORS
DIMENSIONS GIVEN ARE ROUGH OPENINGS & FOR PRICING PURPOSES ONLY
CONFIRM REVEAL DEPTHS ON SITE

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BUILDING DOCUMENTATION DRAWINGS
Electrical Plan and Exterior Joinery Schedule

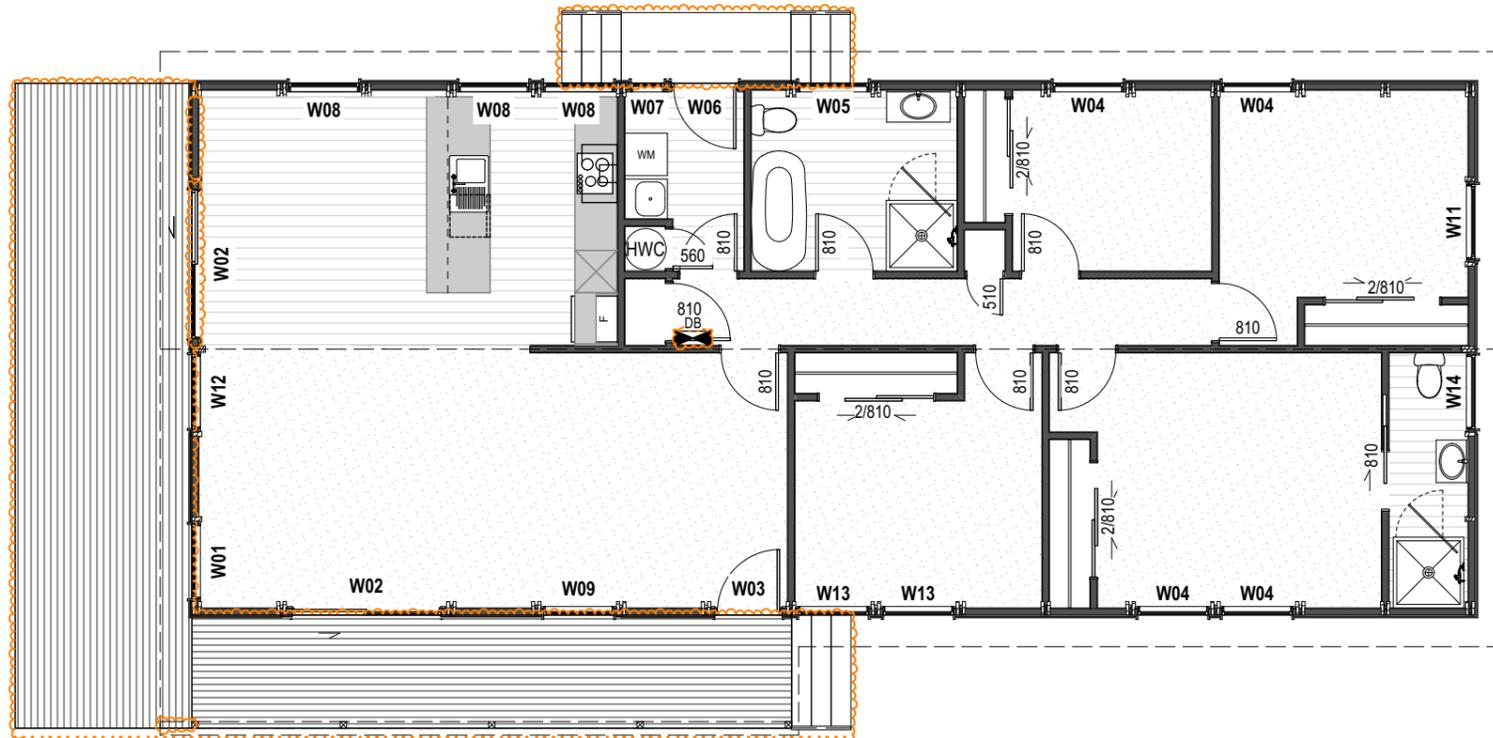
Scale :	1:100
SHEET	66

SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile		
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Palliside Weatherboards	Brick Veneer

Refer to Sheet 69 of Glenorchy-MBIE Approved Documents

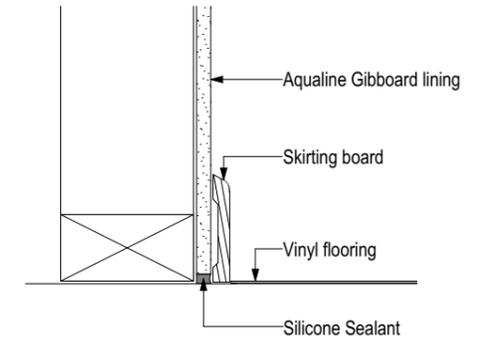
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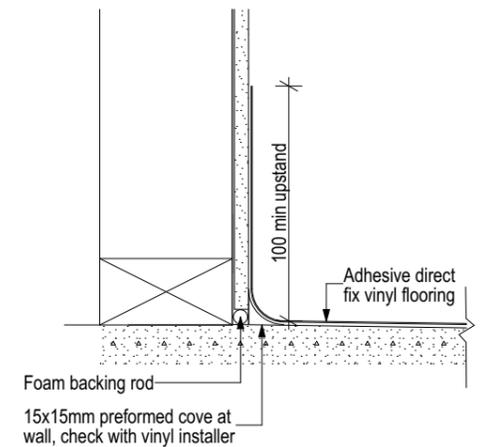


FLOOR COVERING PLAN
SCALE 1 : 100

FLOORING LEGEND	
	Carpet Flooring
	Vinyl Flooring
Flooring to have minimum slip resistance coefficient of friction not less than 0.4	



VINYL FLOOR
SCALE 1 : 5



VINYL FLOOR COVE TO WALL
SCALE 1 : 5

REVISION : vc1.0.2

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BUILDING DOCUMENTATION DRAWINGS

Floor Coverings Plan - Vinyl Flooring

Scale :
1:5, 1:100

SHEET

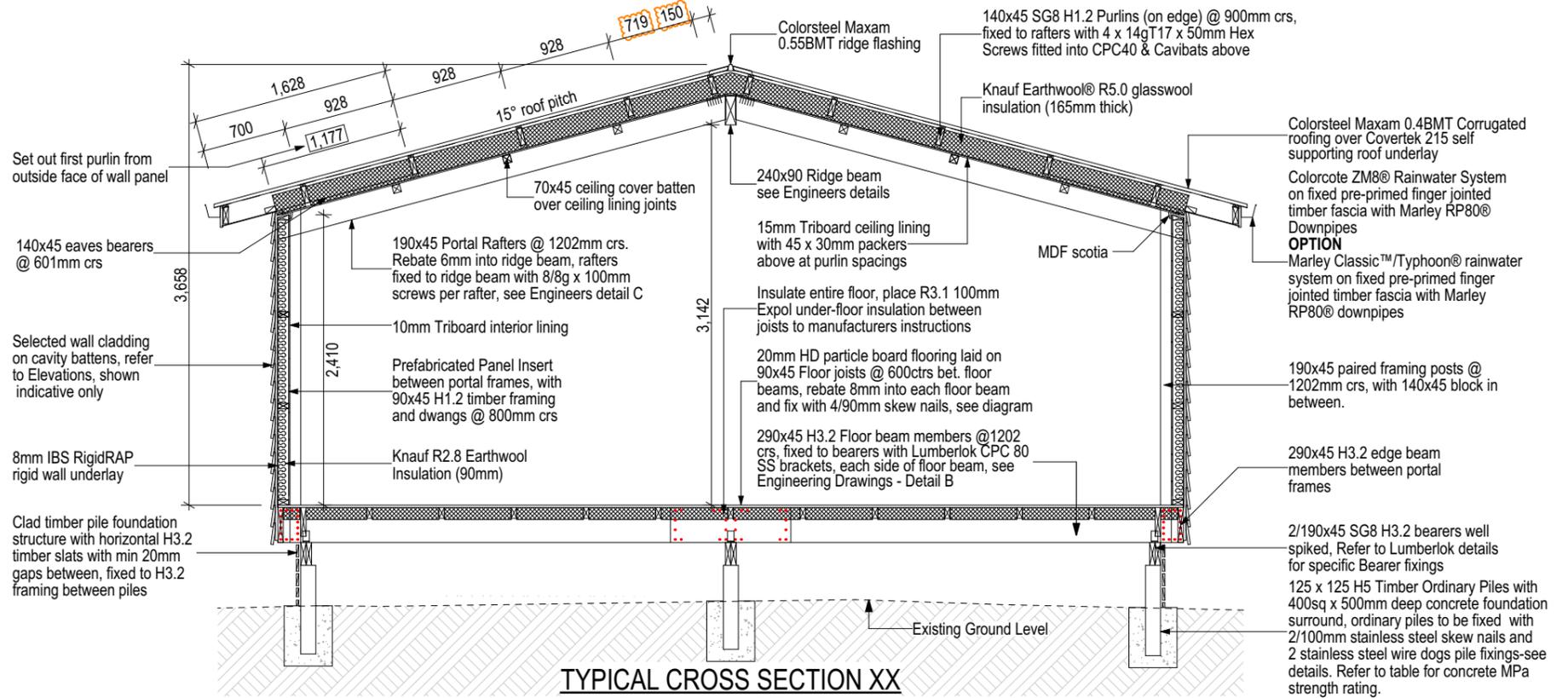
69

SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards
			Palliside Weatherboards
			Brick Veneer
ROOFING	Corrugated Roofing		
INSULATION	Knauf Earthwool® glasswool insulation		

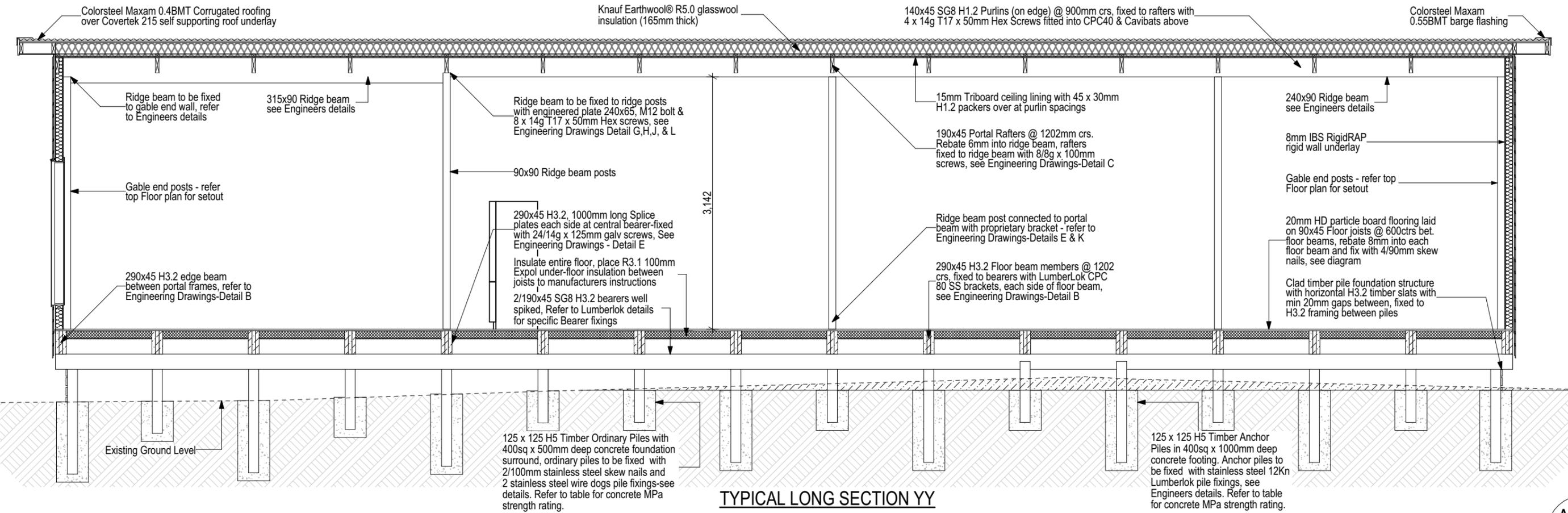
Refer to Sheet 139 of Glenorchy-MBIE Approved Documents

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TYPICAL CROSS SECTION XX



TYPICAL LONG SECTION YY

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BUILDING DOCUMENTATION DRAWINGS

Typical Sections - SED Pile Foundation & Corrugated Roofing

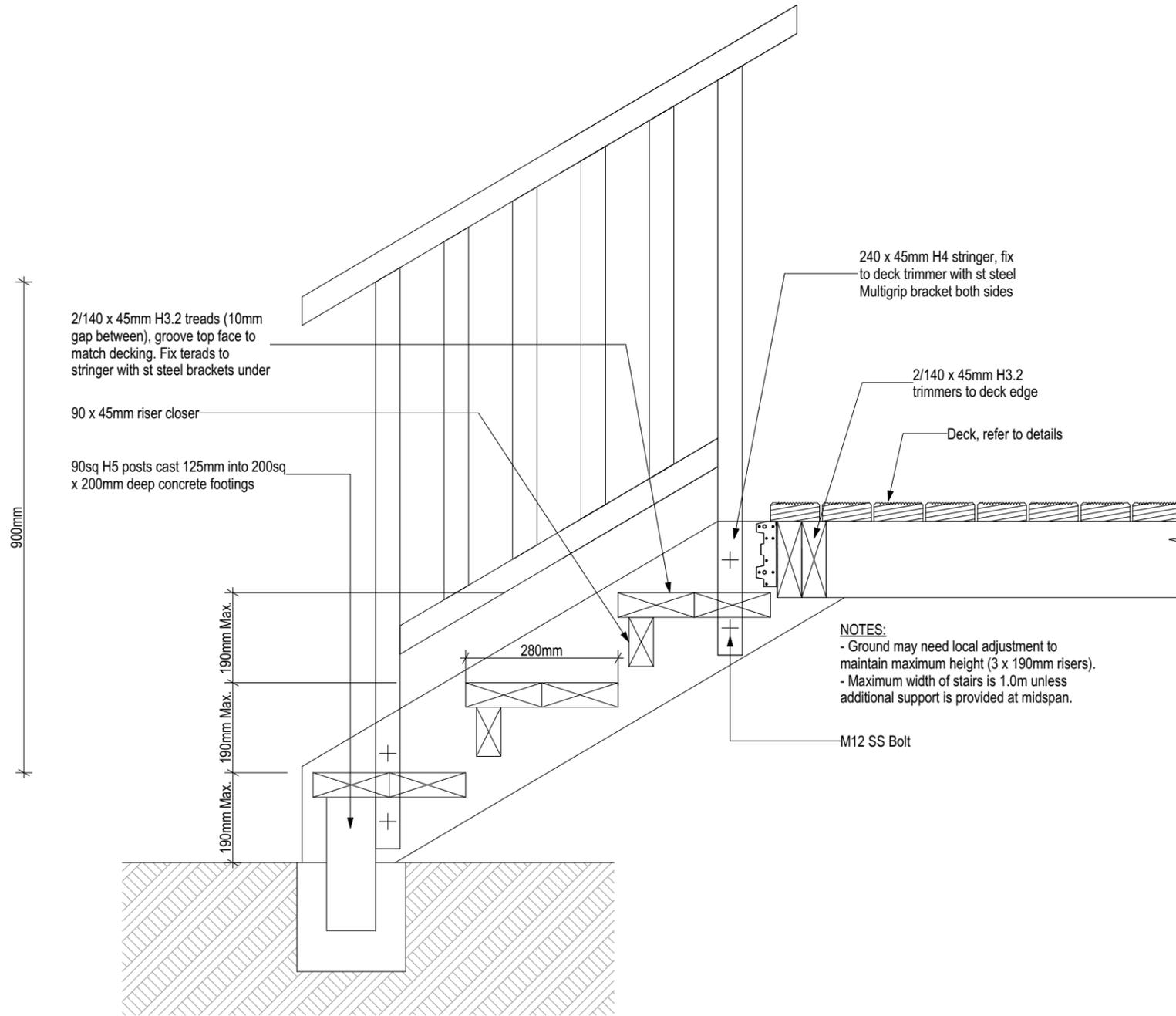
Scale :	1:50
SHEET	139

SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile		
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Palliside Weatherboards	Brick Veneer

Refer to Sheet 312 of Glenorchy-MBIE Approved Documents

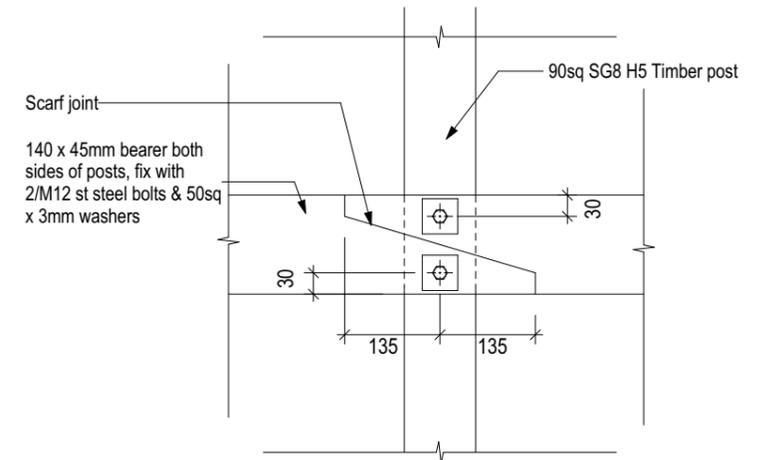
Multi-Proof-A10155-Glenorchy

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ACCESS STAIR 1:10

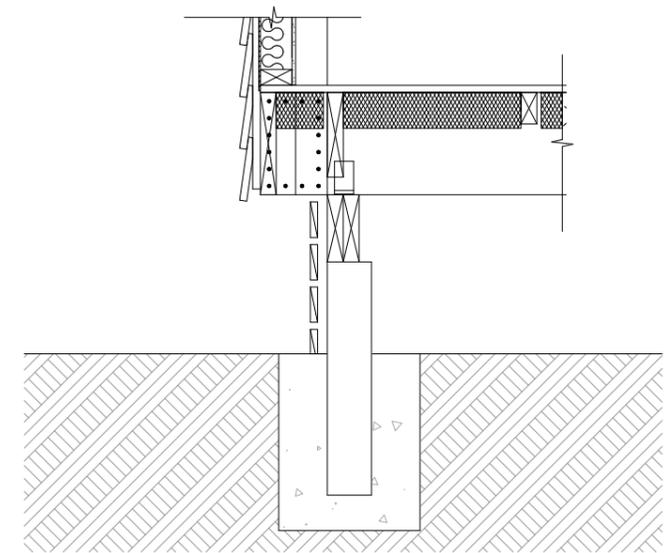
NOTES:
- Ground may need local adjustment to maintain maximum height (3 x 190mm risers).
- Maximum width of stairs is 1.0m unless additional support is provided at midspan.



NOTE:
Splices must be staggered, only splice one side at each post

VERANDAH BEARER SPLICE DETAIL

Scale 1:10



SUBFLOOR VENTILATION DETAIL

1:20

Clad timber pile foundation structure with horizontal H3.2 timber slats with min 20mm gaps between, fixed to H3.2 framing between piles

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DATE : 08/12/2025



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BUILDING DOCUMENTATION DRAWINGS

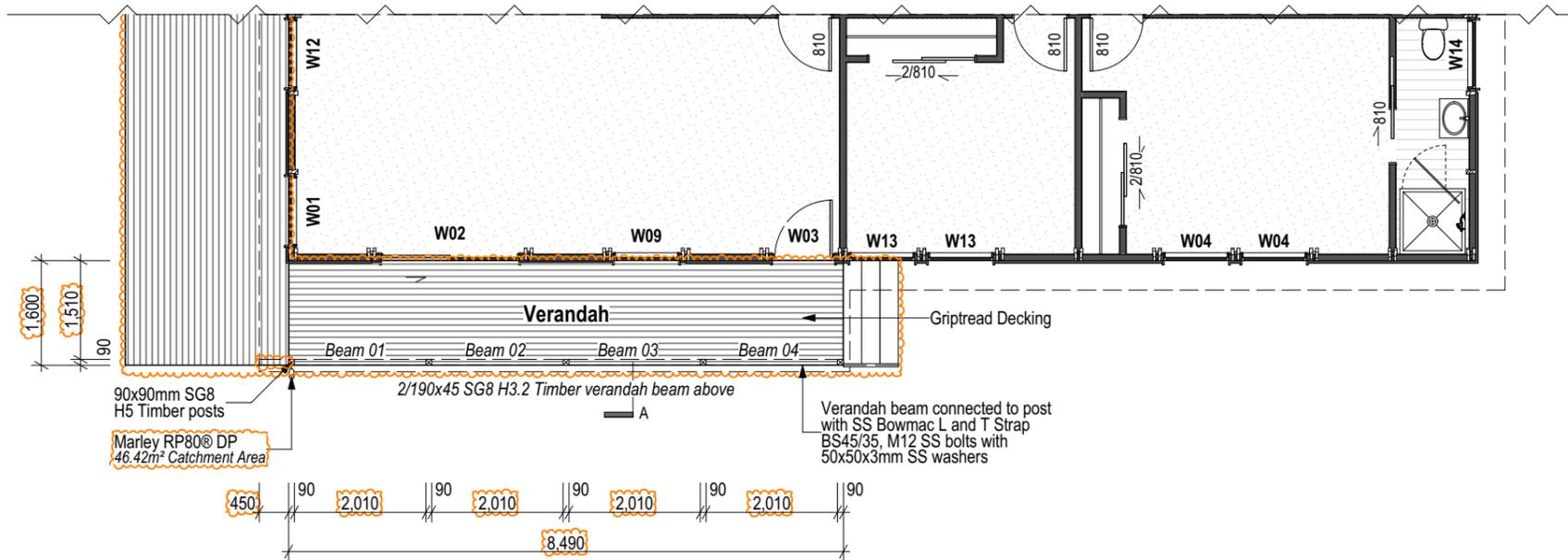
Access Details

Scale :

1:10, 1:20

SHEET

312

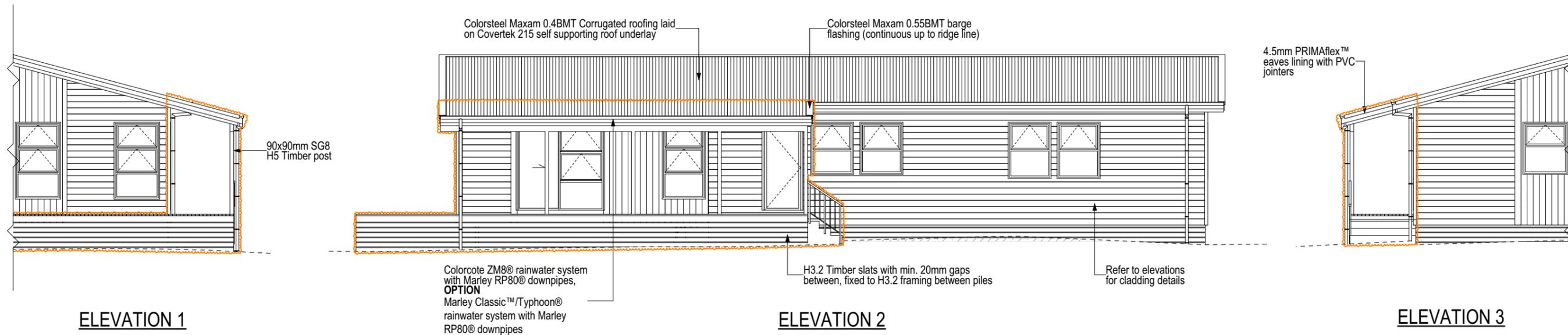


FRONT VERANDAH & DECK OPTION

SCALE 1:100



ELEVATIONS



ELEVATION 1

ELEVATION 2

ELEVATION 3

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DATE : 08/12/2025



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BUILDING DOCUMENTATION DRAWINGS

Verandah/Deck Plans & Elevations

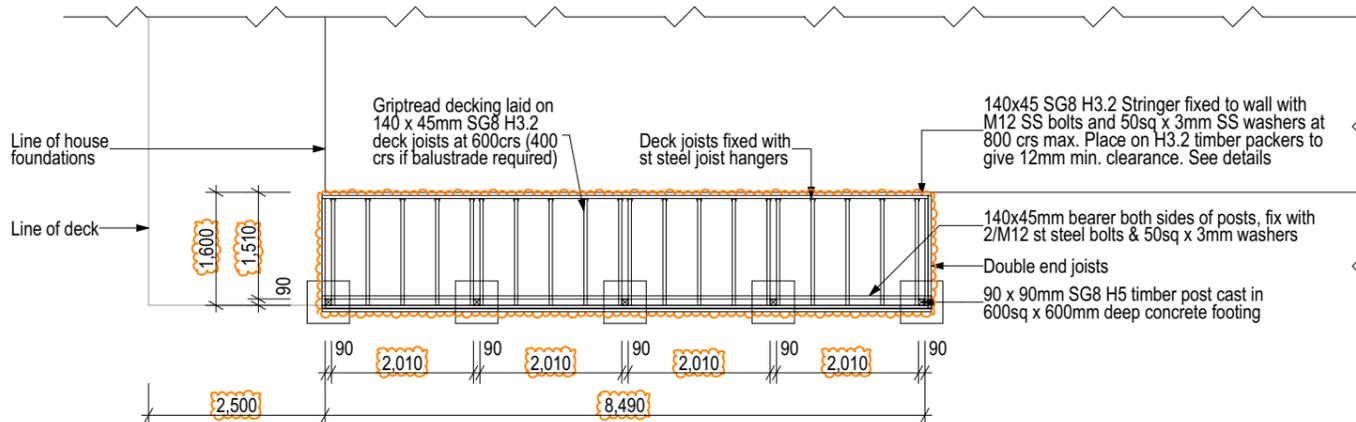
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1:100

SHEET

314

A3

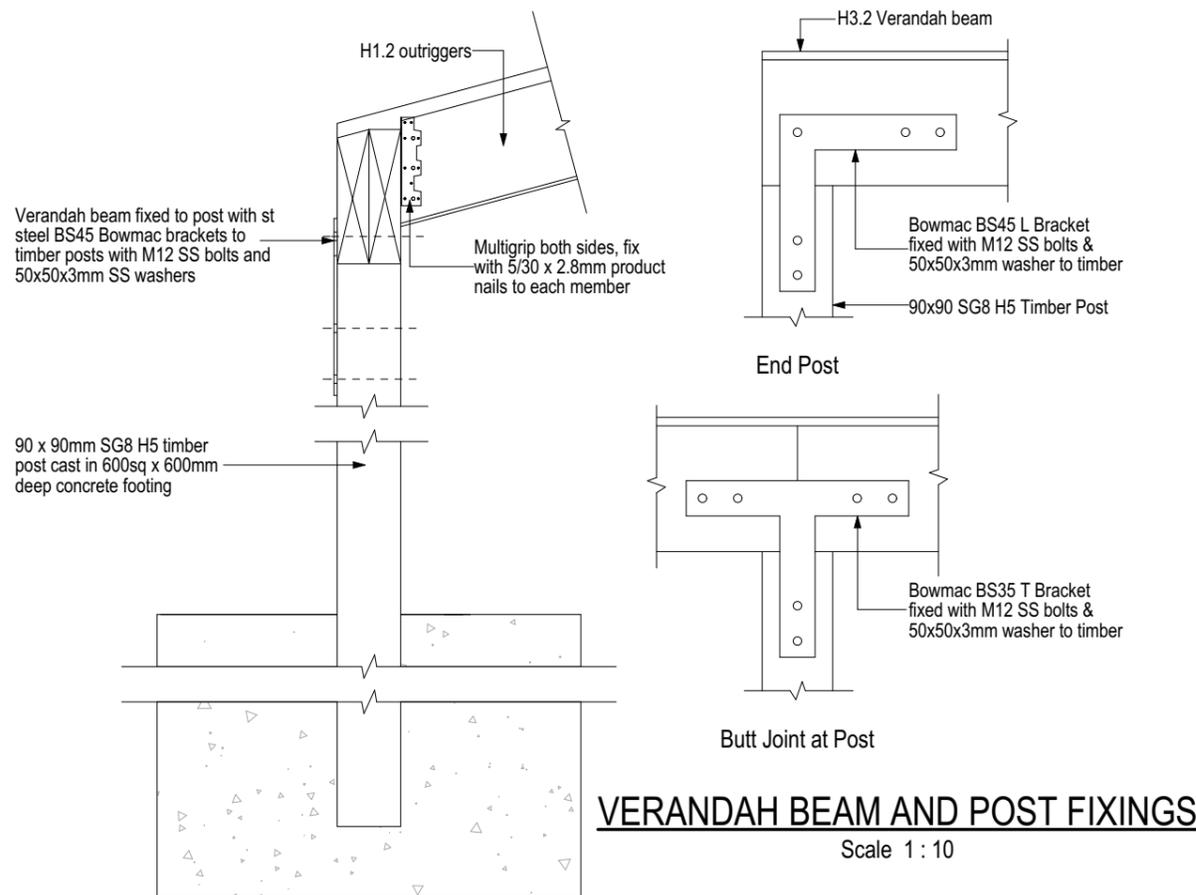


NOTES:
Deck does not require any bracing demand as it is within 2m of house line.
IF balustrade is required, joists must be at 400crs -refer to separate details for additional fixings

**FOUNDATION PLAN
FRONT VERANDAH & DECK OPTION**

SCALE 1:100

SOIL ULTIMATE BEARING
CAPACITY TO COMPLY
WITH NZS3604:2011



Colorsteel Maxam 0.4BMT Corrugated roofing laid on Covertek 215 self supporting roof underlay

140x45 SG8 H1.2 Purlin (cut between outriggers), fixed to rafters with 4x90x3.15mm power-driven nails (end grain) to both ends.

140x45 SG8 H1.2 outriggers @ 601mm crs, fixed with galv Multigrip brackets to beam

Colorcote ZM8® rainwater system with Marley RP80® downpipes
OPTION
Marley Classic™/Typhoon® rainwater system with Marley RP80® downpipes

2/190x45 H3.2 Timber Verandah beam

Verandah beam connected to post with SS Bowmac L and T Strap BS45/35, M12 SS with 50x50x3mm SS washers

90x90 SG8 H5 Timber post

Griptread decking laid on 140x45 SG8 H3.2 Deck Joists @ 400crs

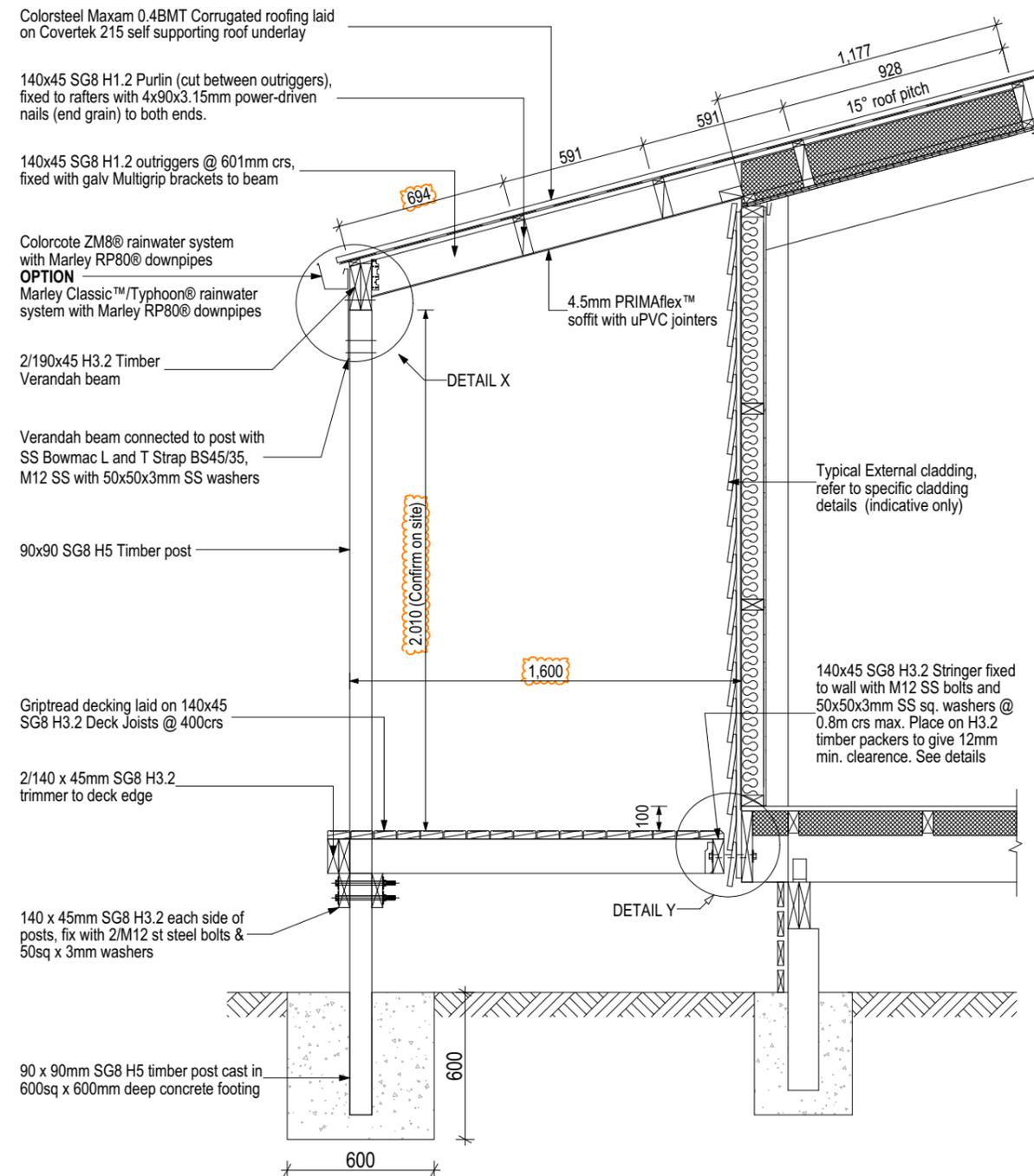
2/140 x 45mm SG8 H3.2 trimmer to deck edge

140 x 45mm SG8 H3.2 each side of posts, fix with 2/M12 st steel bolts & 50sq x 3mm washers

90 x 90mm SG8 H5 timber post cast in 600sq x 600mm deep concrete footing

TYPICAL CROSS SECTION AA

SCALE 1:25



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BUILDING DOCUMENTATION DRAWINGS

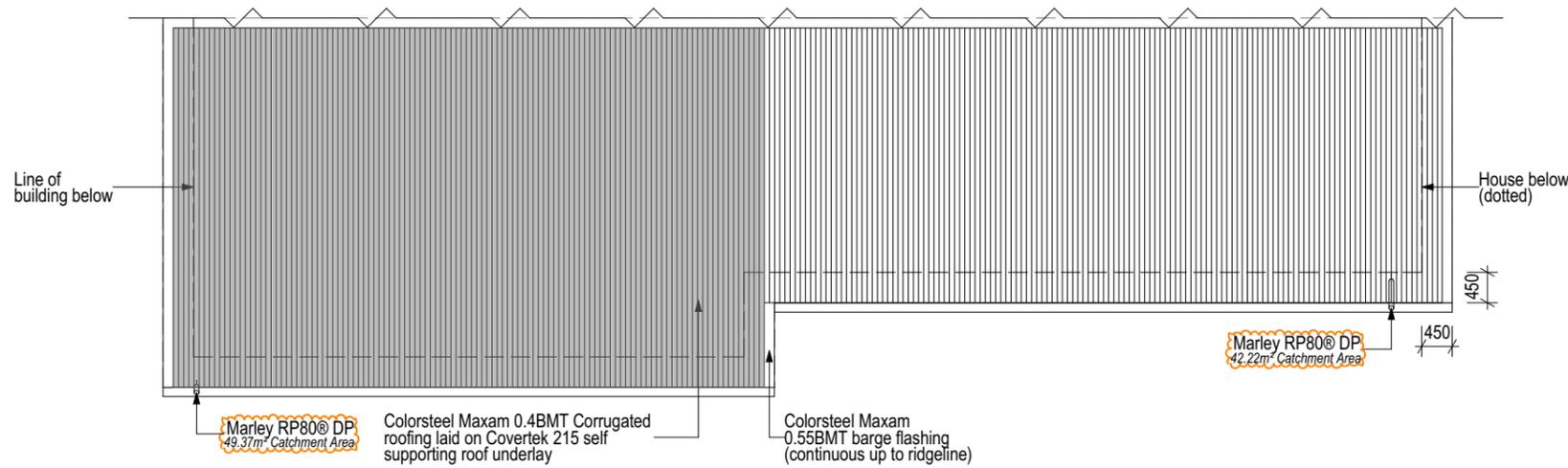
Verandah/Deck Foundations Section & Details

Scale :

1:100, 1:25, 1:10

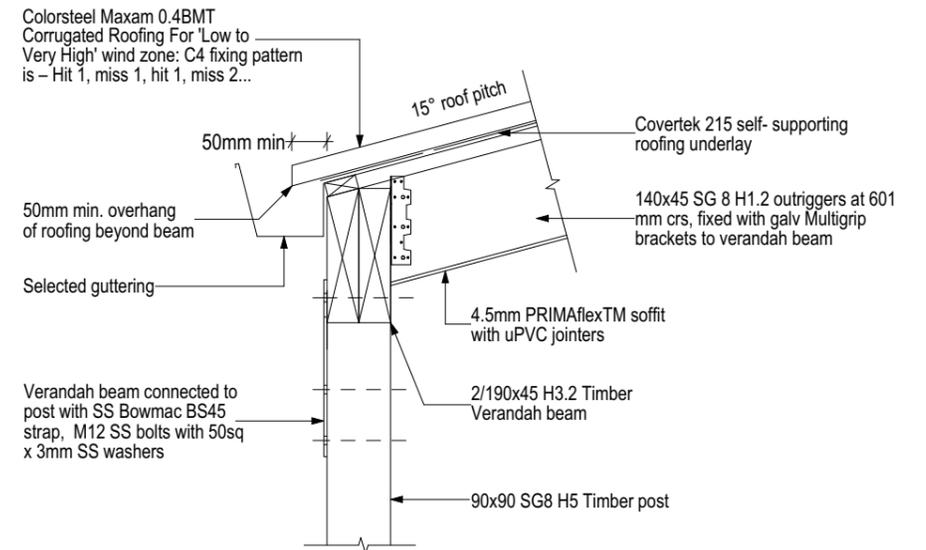
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315



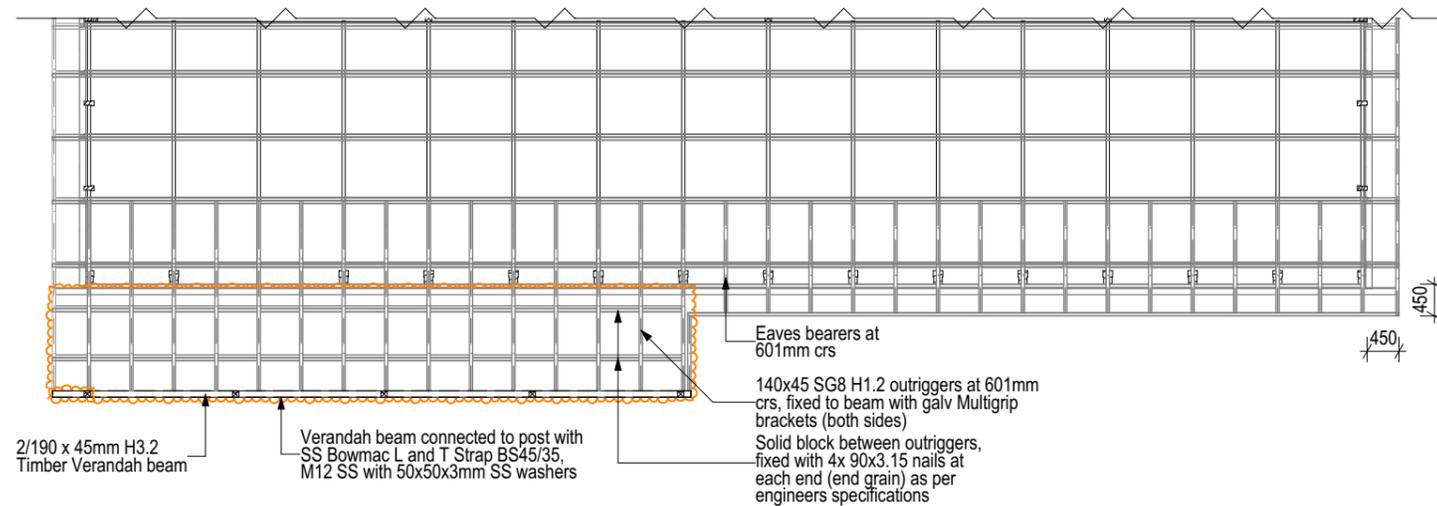
VERANDAH ROOF PLAN

SCALE 1 : 100



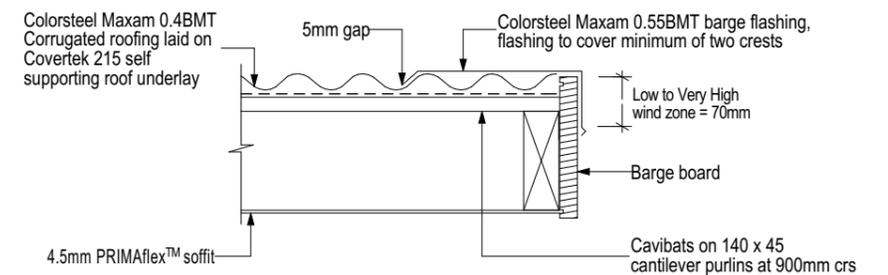
EAVES DETAIL X

SCALE 1 : 10



FRONT VERANDAH - ROOF FRAMING PLAN

SCALE 1:100



BARGE DETAIL

SCALE 1 : 10

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BUILDING DOCUMENTATION DRAWINGS

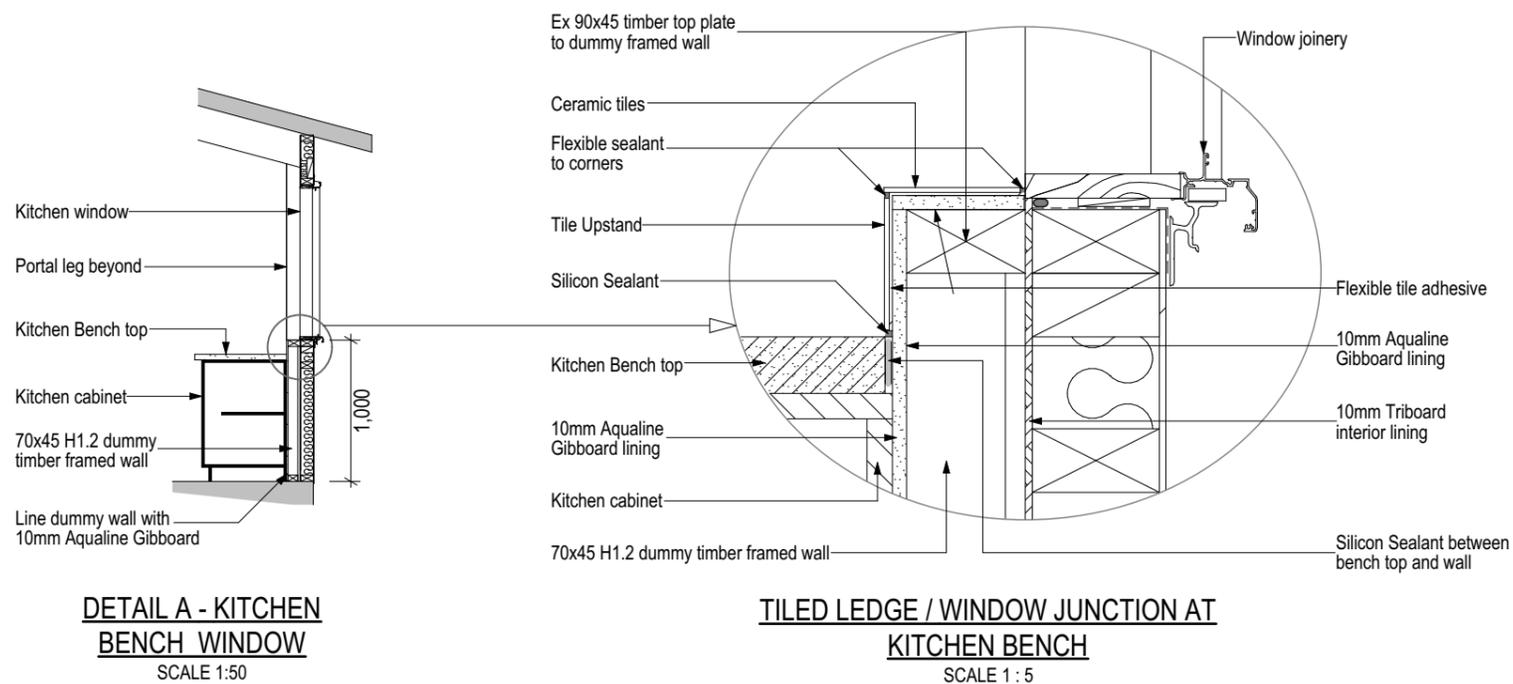
Scale :
1:100, 1:10

DATE : 08/12/2025

Verandah Roof Framing & Details (Low to Very High Wind Zones)

SHEET

318



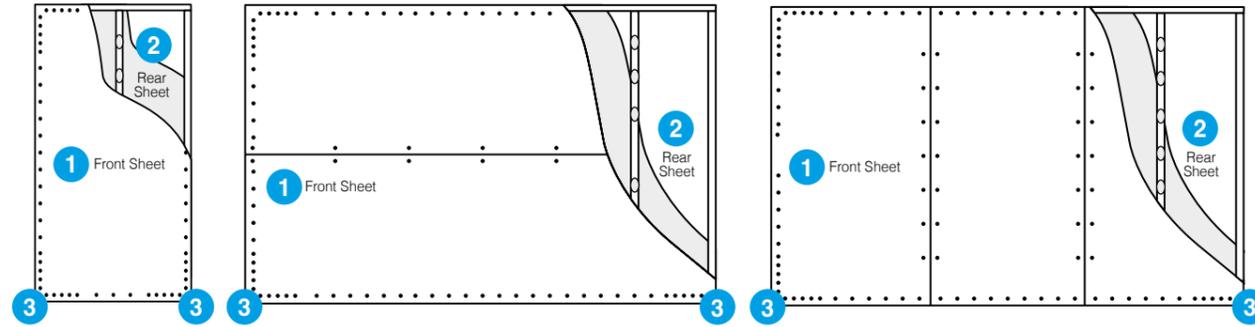
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BUILDING DOCUMENTATION DRAWINGS
Dummy Wall Details A. Surface Finishes Details

Scale :	1:50, 1:5
SHEET	340

6.1.1 Installation Summary - Internal System Options



	Front Sheet 1		Rear Sheet 2		Panel Hold-Down Fixings 3	Fastener Spacing
	Lining	Fasteners	Lining	Fasteners		
GS1-N	Any 10mm or 13mm GIB® plasterboard	Minimum 32mm x 6g GIB® Grabber® high thread screws	Not Required	Not Required	Not Required	GIB® Plasterboard Corner fastening pattern as illustrated on p.71. Structural Plywood Fasteners at 150mm max to bracing element perimeter and: at 300mm max centres to intermediate sheet joints for vertical fixing, or at stud/sheet junction for horizontally fixed elements, and GIBFix® adhesive daubs at 300mm max are to intermediate framing Fasteners at 150mm max around the perimeter of every sheet and at 300mm max centres to intermediate studs. Place fasteners no closer than 7mm from sheet edges. Plasterboard corner fastener pattern does not apply to plywood
GS2-N	Any 10mm or 13mm GIB® plasterboard	32mm x 6g GIB® Grabber® high thread screws	Any 10mm or 13mm GIB® plasterboard	32mm x 6g GIB® Grabber® high thread screws		

6.1.7 GIB EzyBrace® Corner Fastener Pattern

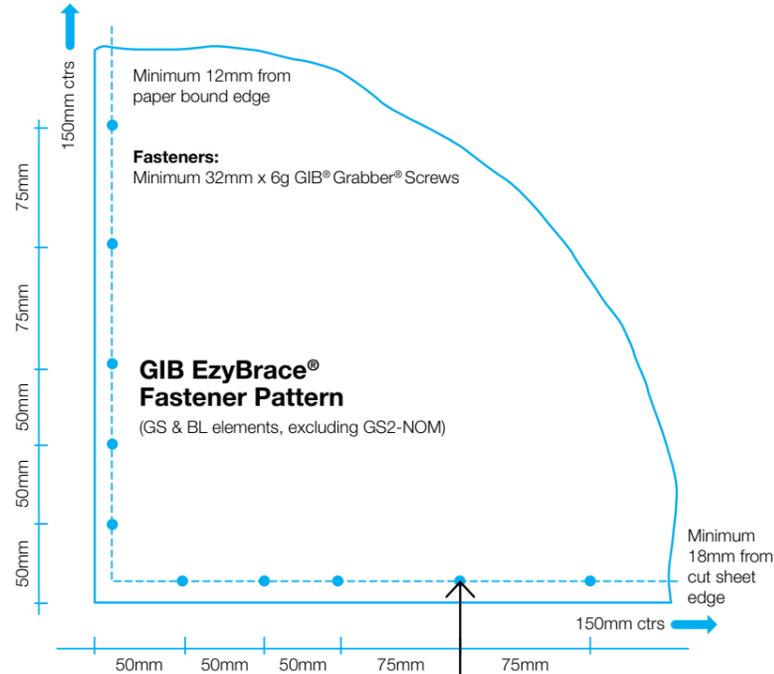
Corner Fastener Pattern for ALL 4 CORNERS OF GIB® Bracing Elements (excluding GS2-NOM).

- All four corners of a GIB® plasterboard bracing element must be fastened as per the fastening patterns shown below

- Bracing element perimeter is then fastened at 150mm centres, or for GS2-NOM 300mm centres
- Fasteners must be no closer than 12mm from the paper enclosed edge and no closer than 18mm from sheet ends or cut edges of sheets

GIB EzyBrace® Corner Fastener Pattern

Unless specified all fastener spacings are maximums.



Note: For panels between 400mm and 450mm place this fastener centrally

Refer to Sheet 341 of Glenorchy-MBIE Approved Documents

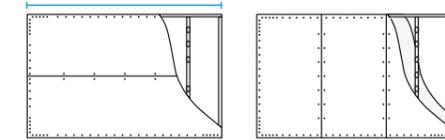
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6.1.2 Internal Bracing System Specifications

GS1-N

- Any 10mm or 13mm GIB® plasterboard to one side of the wall only
- Corner fastening pattern applies (see p.71)
- 32mm x 6g GIB® Grabber® screws or GIB® Grabber® Dual Thread screws at 150mm max to perimeter
- Centre of the sheet may be fixed with adhesive or fastenings at 300mm max
- Panel hold downs not required
- Joints must be stopped
- GIB® tape must be used in joints
- Sheets may be fixed horizontally or vertically

Bracing Element – Plasterboard side shown



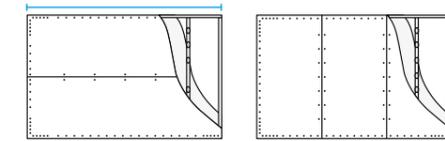
Horizontal Fixing

Vertical Fixing

GS2-N

- Any 10mm or 13mm GIB® plasterboard to both sides of the wall. Both sides fixed as bracing elements
- Corner fastening pattern applies (see p.71)
- 32mm x 6g GIB® Grabber® screws or GIB® Grabber® Dual Thread screws at 150mm max to perimeter
- Centre of the sheet may be fixed with adhesive or fastenings at 300mm max
- Panel hold downs not required
- Joints must be stopped
- GIB® tape must be used in joints
- Sheets may be fixed horizontally or vertically

Bracing Element – Plasterboard side shown



Horizontal Fixing

Vertical Fixing

Bottom Plate Fixings for GIB® Bracing Elements

Brace Type	Concrete Slabs		Timber Floors
	External Walls	Internal Walls	External and Internal Walls
GS1-N	As per NZS 3604:2011	As per NZS 3604:2011	Pairs of 100 x 3.75mm flat head hand driven nails or 3/90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011
GSW-N	No specific additional fastening required	Alternatively use 75 x 3.8mm shot-fired fasteners with 16mm discs, 150mm and 300mm from each end of the bracing element and at 600mm thereafter.	
GS2-N	Not applicable		
GS2-NOM	Not applicable		

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BUILDING DOCUMENTATION DRAWINGS

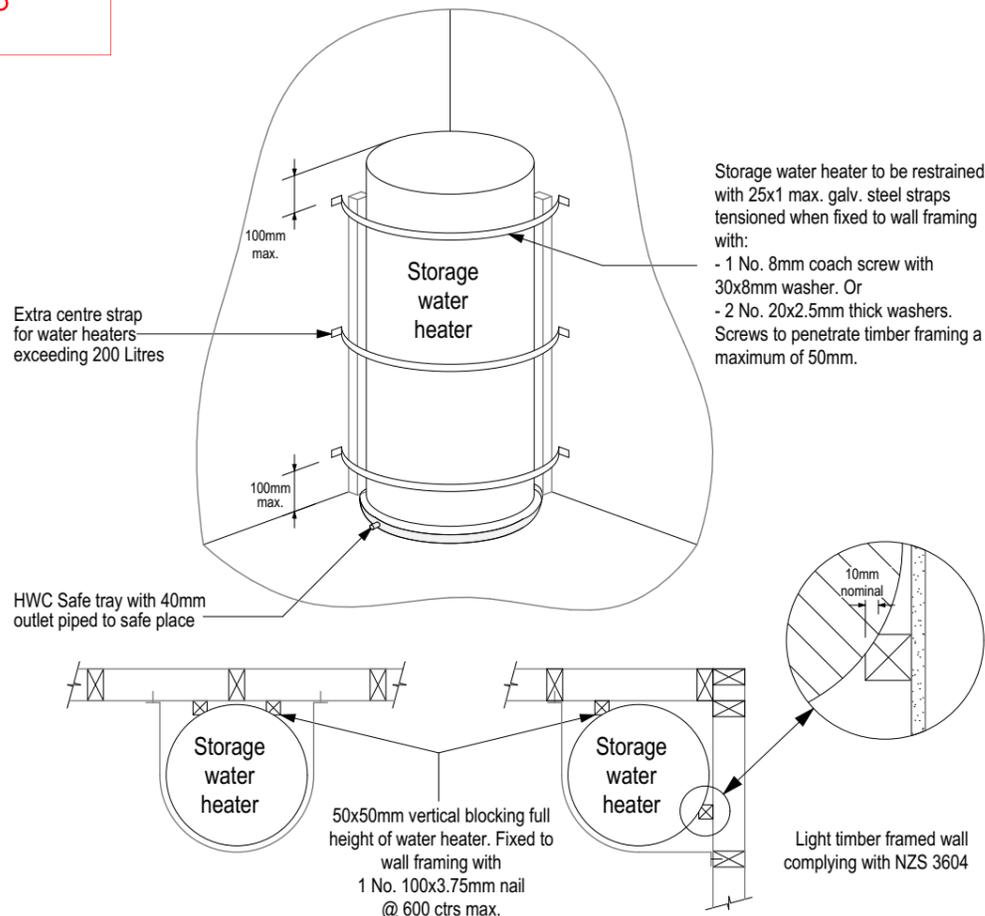
GS1-N and GS2-N Gibboard Bracing Panel Fixing Details

Scale :

NTS

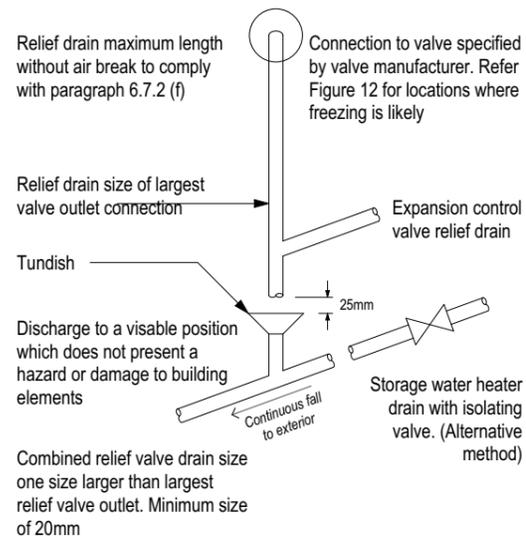
SHEET

341



SEISMIC RESTRAINT OF STORAGE WATER HEATERS 90-360LITRES

Refer to NZ Building Code G12 AS1 Figure 14
 Water Supplies Paragraph 6.11.4

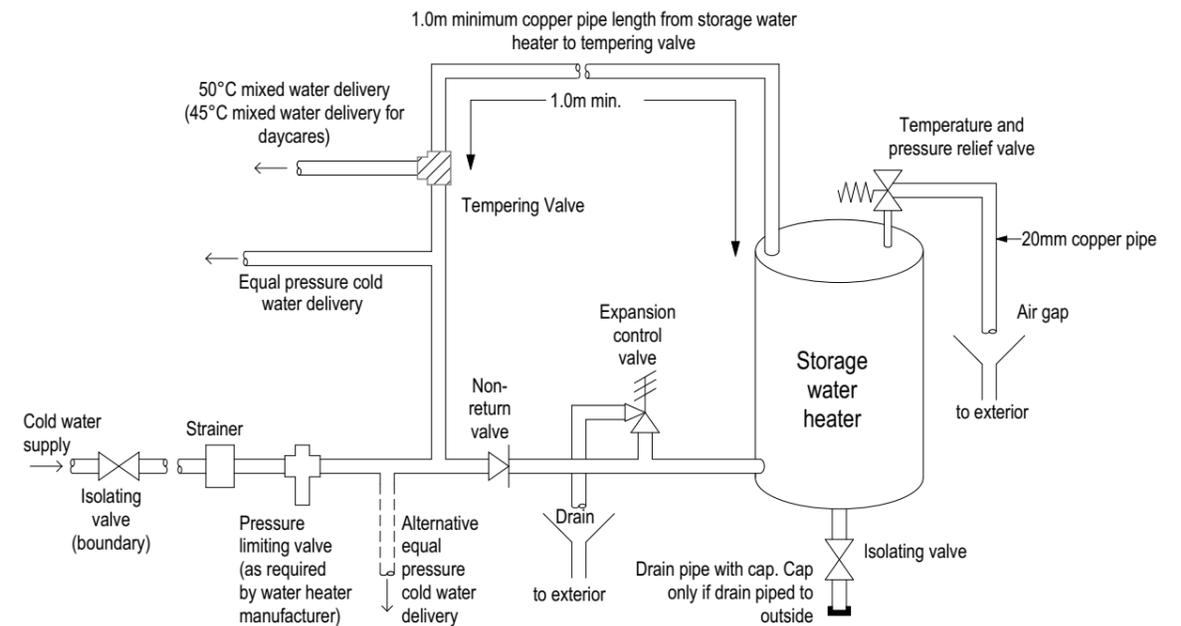


RELIEF VALVE DRAINS - COMBINED

Refer to NZ Building Code G12 AS1 Figure 13
 Water Supplies Paragraph 6.7.1, 6.7.3(f) & 6.7.3

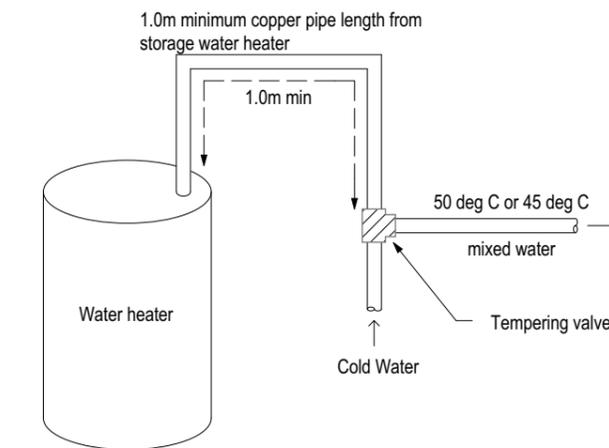
Refer to Sheet 342 of Glenorchy-MBIE Approved Documents

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MAINS PRESSURE STORAGE WATER HEATER SYSTEM (UNVENTED)

Refer to NZ Building Code G12 AS1 Figure 8
 Water Supplies Paragraph 6.1.2 & 6.2.1 (b)



TEMPERING VALVE INSTALLATION

Refer to NZ Building Code G12 AS1 Figure 16
 Water Supplies Paragraph 6.14.2(a)

NOTE:

1. For optimum system efficiency the tempering valve, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the tempering valve.
2. 1.0m minimum copper pipe length from storage water heater.

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DATE : 08/12/2025



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559A Fergusson Drive, Trentham, Upper Hutt, 5018
 BUILDING DOCUMENTATION DRAWINGS

Hot Water Cylinder

Scale :
 Not to Scale

SHEET
342

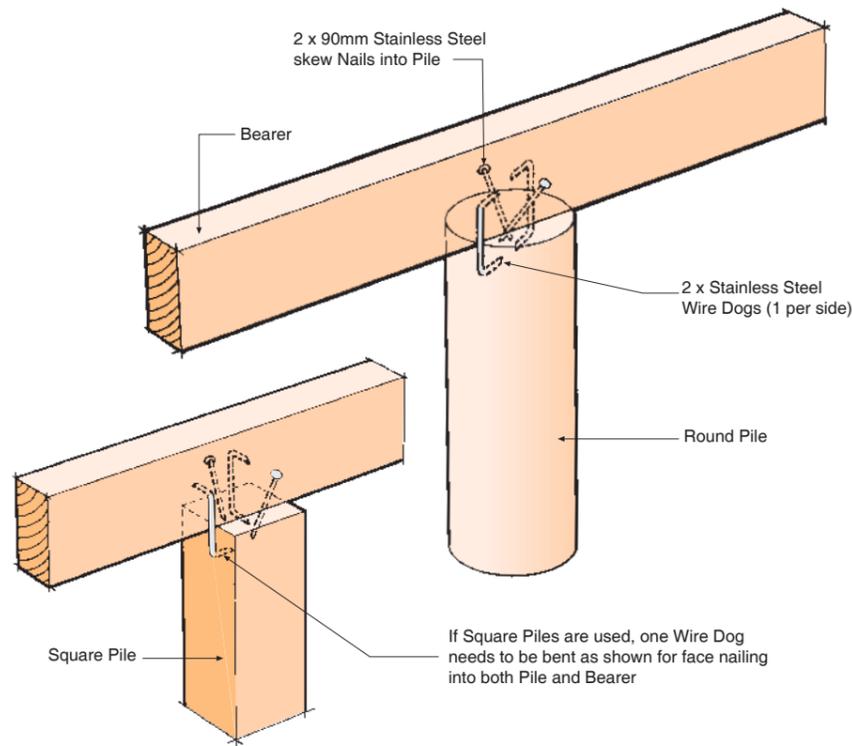
Subfloor	Concrete Slab	Ribraft Slab	SED Timber Pile
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards
			Palliside Weatherboards
			Brick Veneer



2024 EDITION V1

ORDINARY PILE FIXING

- Complies with NZS 3604:2011
- All Fixings Stainless Steel
- For all Ordinary Piles (Refer Figure 6.3 NZS 3604:2011)



Code: OPF
Packed: 20 x Stainless Steel Wire Dog Staples
 20 x Stainless Steel Nails 90mm x 4 dia.

Refer to Sheet 343 of Glenorchy-MBIE Approved Documents

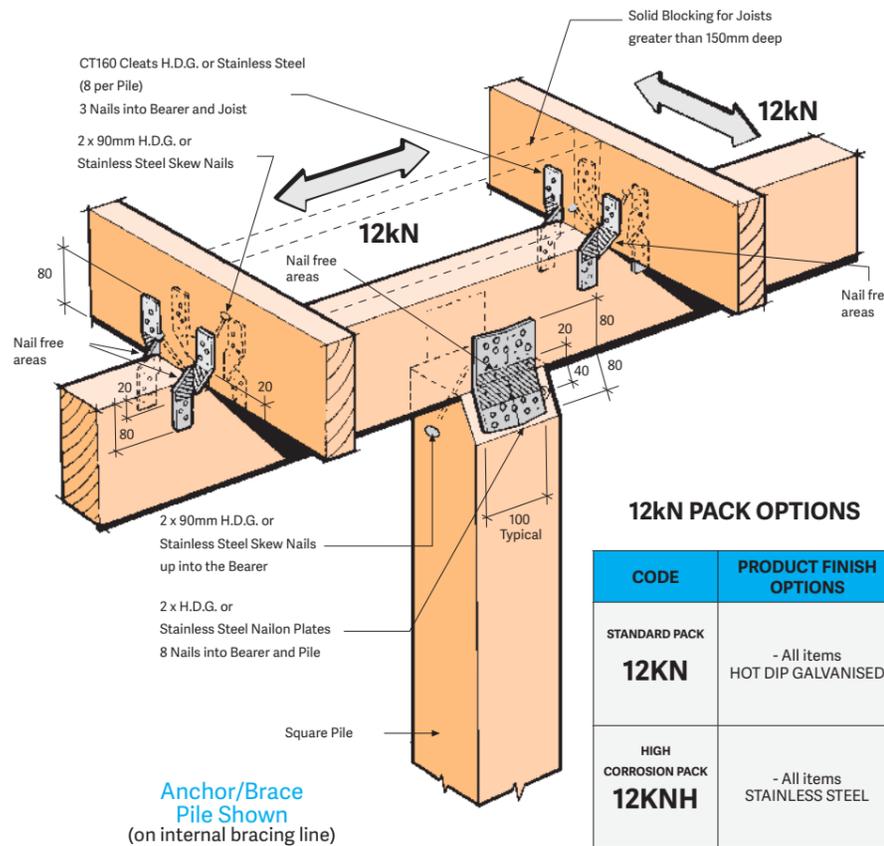
Multi-Proof-A10155-Glenorchy



2024 EDITION V1

12kN PILE FIXING FOR BRACED PILES OR ANCHOR PILES

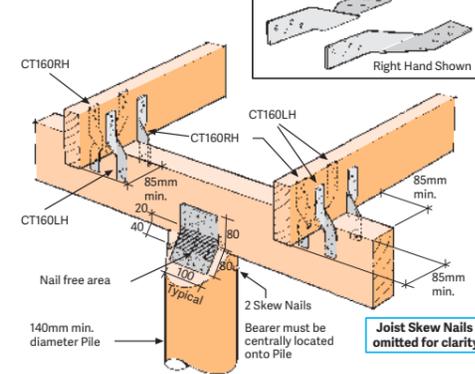
- The 12kN Pile Fixing must be installed in accordance with this brochure
- Auckland University Tested. Test Ref. 4613
- All subfloor construction must be in accordance with NZS 3604:2011
- NZS 3604 requires lines of lateral support to floor joists within 300mm of bearer or bracing lines, refer to Clause 71.2
- Joists deeper than 150mm require solid blocking over braced or anchor pile



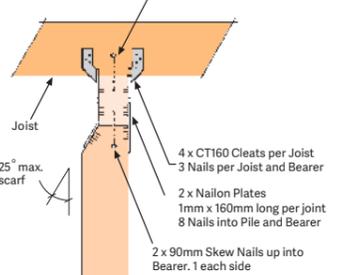
12kN PACK OPTIONS

CODE	PRODUCT FINISH OPTIONS
STANDARD PACK 12KN	- All items HOT DIP GALVANISED
HIGH CORROSION PACK 12KNH	- All items STAINLESS STEEL

External Bracing Line

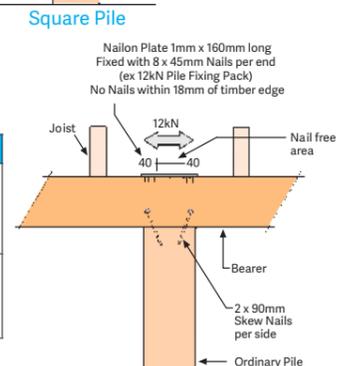


Square Pile

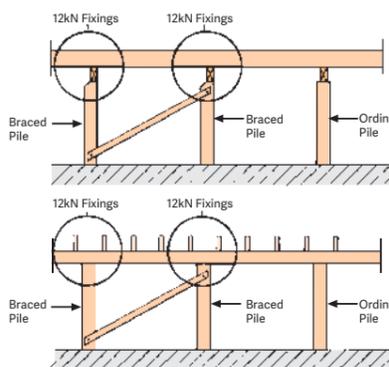


CORROSION HAZARD USE TABLE

Standard Pack (12KN)	High Corrosion Pack (12KNH)
- Zones B & C - All Fixings ABOVE 600mm from Ground level	- Zone D - All Fixings BELOW 600mm from Ground level
All items Hot Dip Galvanised.	All items Stainless Steel (304).



12kN Bearer Splice
 Clause 6.12.7.2
 NZS 3604:2011



Sample Subfloor Elevations
 12kN Fixing - Pile to Bearer
 - Joists to Bearer

12kN Joint Fixing Schedule

- PILE TO BEARER**
- Nailon Plate (2 per joint) 1mm x 100mm x 160mm long
 - 8 Nails per Plate into Pile
 - 8 Nails per Plate into Bearer
 - 2 skew Nails 90mm (1 per face)
- JOIST TO BEARER**
- CT160 Cleats (4 per Joist) 160mm long
 - 3 Nails per Cleat into Joist
 - 3 Nails per Cleat into Bearer
 - 2 skew Nails 90mm (1 per side)
- NAILS**
- 80 x 45mm x 3.55 dia. Spiral Nails
 - 6 x 90mm x 4 dia. Stainless Steel Nails (12KNH Pack only)

12kN Pile Set Contents

- Each set represents 1 x 12kN Pile Fixing (packed 4 sets per carton)
- 2 x Nailon Plates 160mm long
 - 8 x CT160 Cleats
 - 80 x 45mm x 3.55 dia. Spiral Nails
 - 6 x 90mm x 4 dia. Stainless Steel Annular Groove Nails - 12KNH Pack

90mm H.D.G. Nails not included.

REVISION :	vc1.0.2
DATE :	08/12/2025



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 BUILDING DOCUMENTATION DRAWINGS

Lumberlok Pile Connections

Scale :
 Not to Scale

SHEET
343

BC250481
10/12/2025

EXPOSURE ZONE	Zone B		Zone C		Zone D
WIND ZONE	Low	Medium	High	Very High	Extra High
EARTHQUAKE ZONE	Zone 1	Zone 2	Zone 3	Zone 4	
Soil Class D & E					
CLIMATE ZONE	Zone 1	Zone 2	Zone 3	Zone 4	

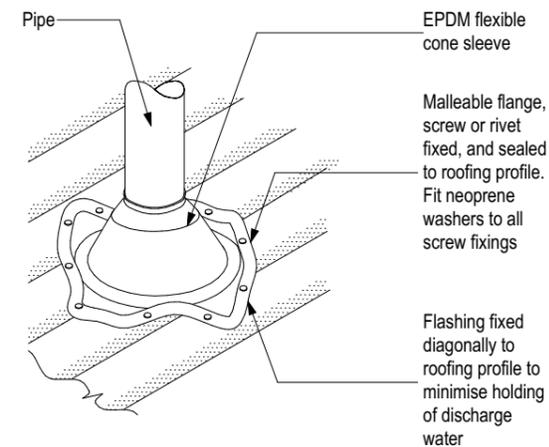
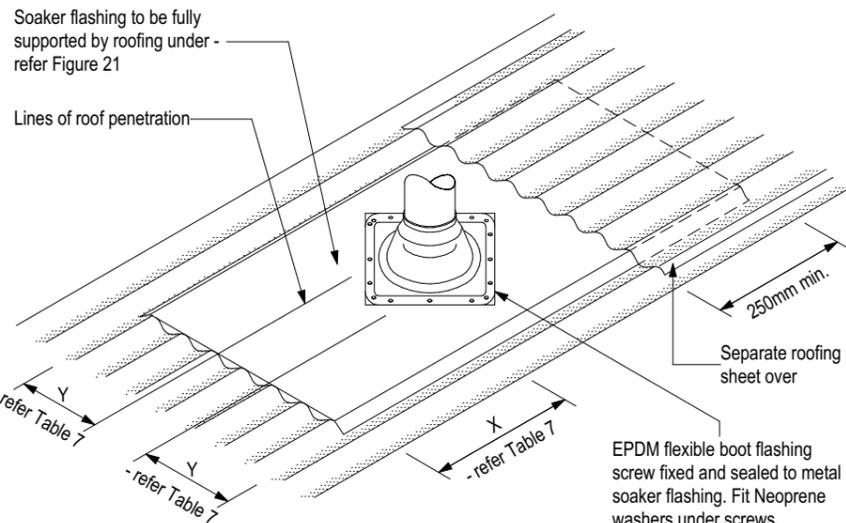
SUBFLOOR	Concrete Slab		Ribraft Slab	SED Timber Pile	
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Palliside Weatherboards	Brick Veneer
ROOFING	Corrugated Roofing				
INSULATION	Knauf Earthwool® glasswool insulation				

Refer to Sheet 344 of Glenorchy-MBIE Approved Documents

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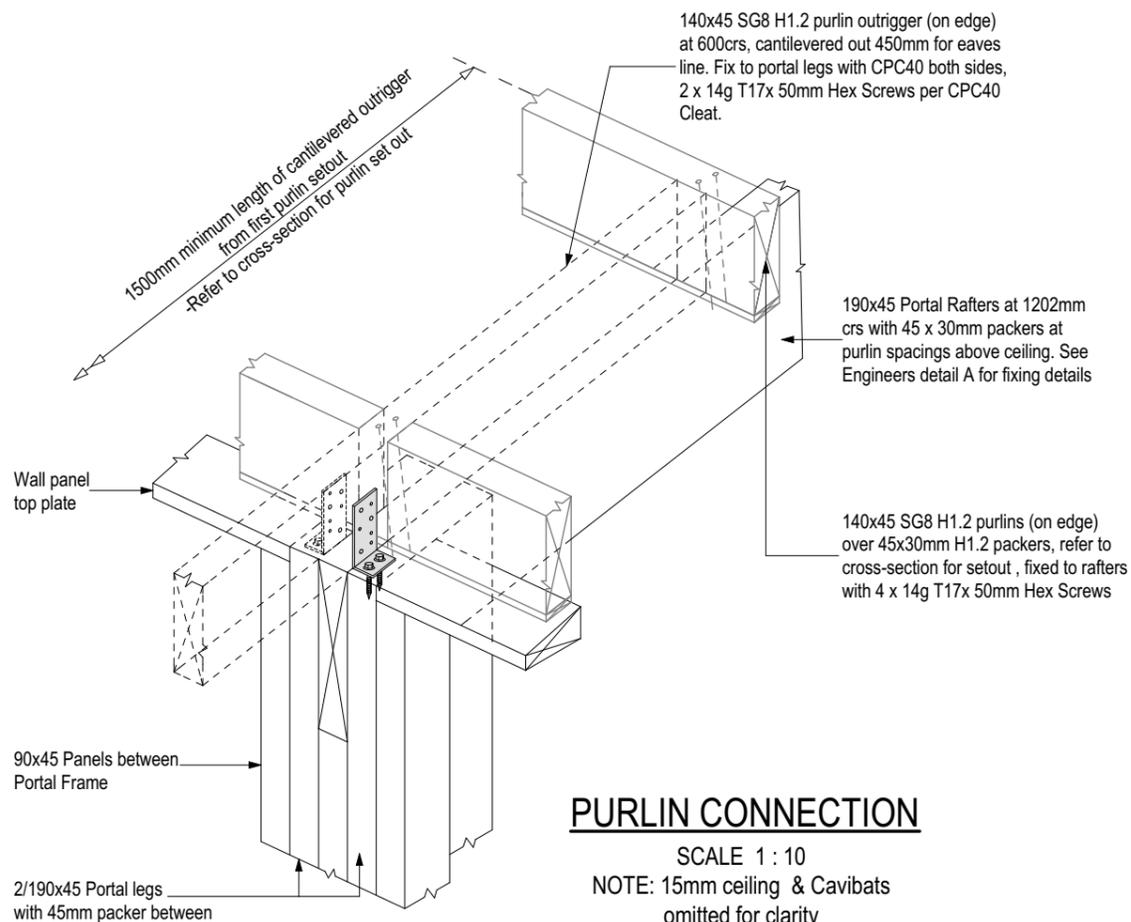
NOTE: (1) Suitable for pipes from 86mm to 500mm diameter.
(2) Suitable only for roof pitches of 10° or more.



NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85mm diameter.

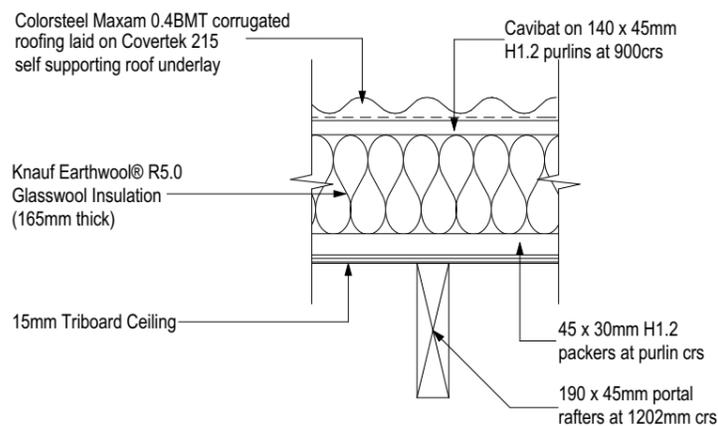
SOAKER FLASHING FOR PIPE PENETRATION

NOT TO SCALE



PURLIN CONNECTION

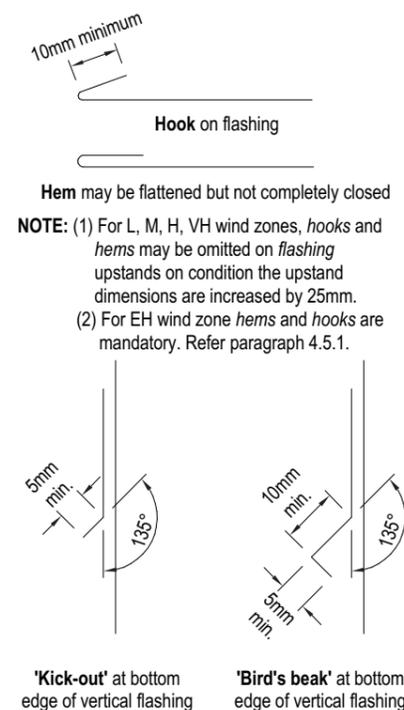
SCALE 1 : 10
NOTE: 15mm ceiling & Cavibats omitted for clarity



PURLIN/RAFTER DETAIL

SCALE 1 : 10

Figure 5: Typical metal flashing edge treatments Paragraphs 4.5.1, 4.5.2, 4.6, 6.4, 7.4.4, 9.0, 9.1, 9.6.7



NOTE: (1) For L, M, H, VH wind zones, hooks and hems may be omitted on flashing upstands on condition the upstand dimensions are increased by 25mm.
(2) For EH wind zone hems and hooks are mandatory. Refer paragraph 4.5.1.

REVISION : vc1.0.2

DATE : 08/12/2025



Glenorchy

559A Fergusson Drive, Trentham, Upper Hutt, 5018
BUILDING DOCUMENTATION DRAWINGS

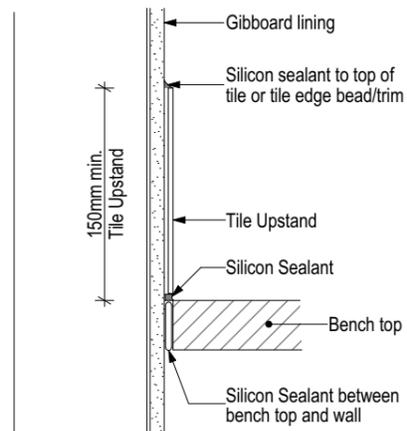
Corrugated Roofing Details

Scale :

1:10

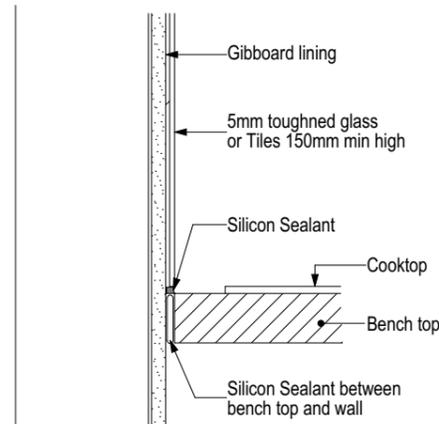
SHEET

344



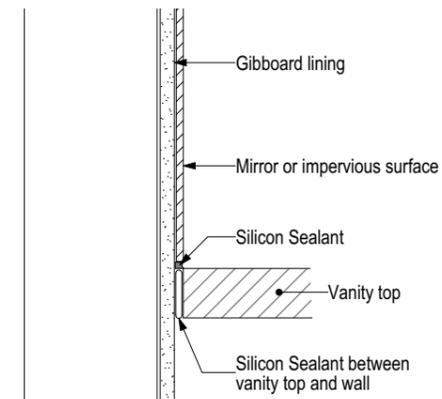
KITCHEN / LAUNDRY BENCH

SCALE 1 : 5



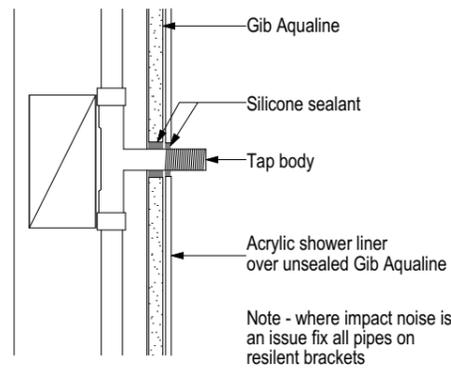
KITCHEN COOKTOP BENCH

SCALE 1 : 5



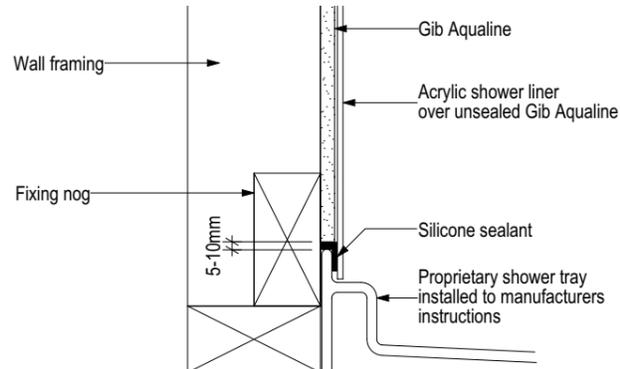
MIRROR / VANITY BENCH TOP

SCALE 1 : 5



DETAIL AT TAP WITH ACRYLIC LINER

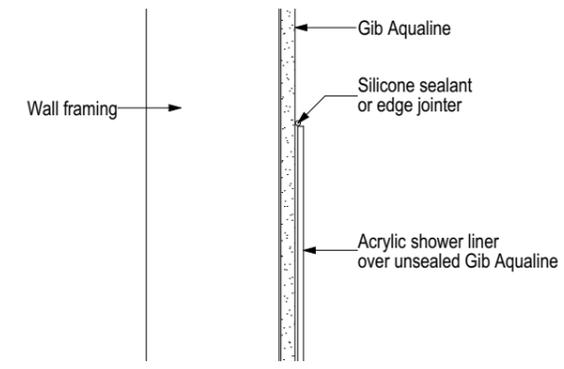
SCALE 1 : 5



SHOWER TRAY / ACRYLIC LINER

SCALE 1 : 5

(NO SEALANT SHOULD BE VISIBLE INSIDE SHOWER)



DETAIL AT TOP OF SHOWER ACRYLIC LINER

SCALE 1 : 5

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BUILDING DOCUMENTATION DRAWINGS

Surface Finishes

Scale :

1:5

SHEET

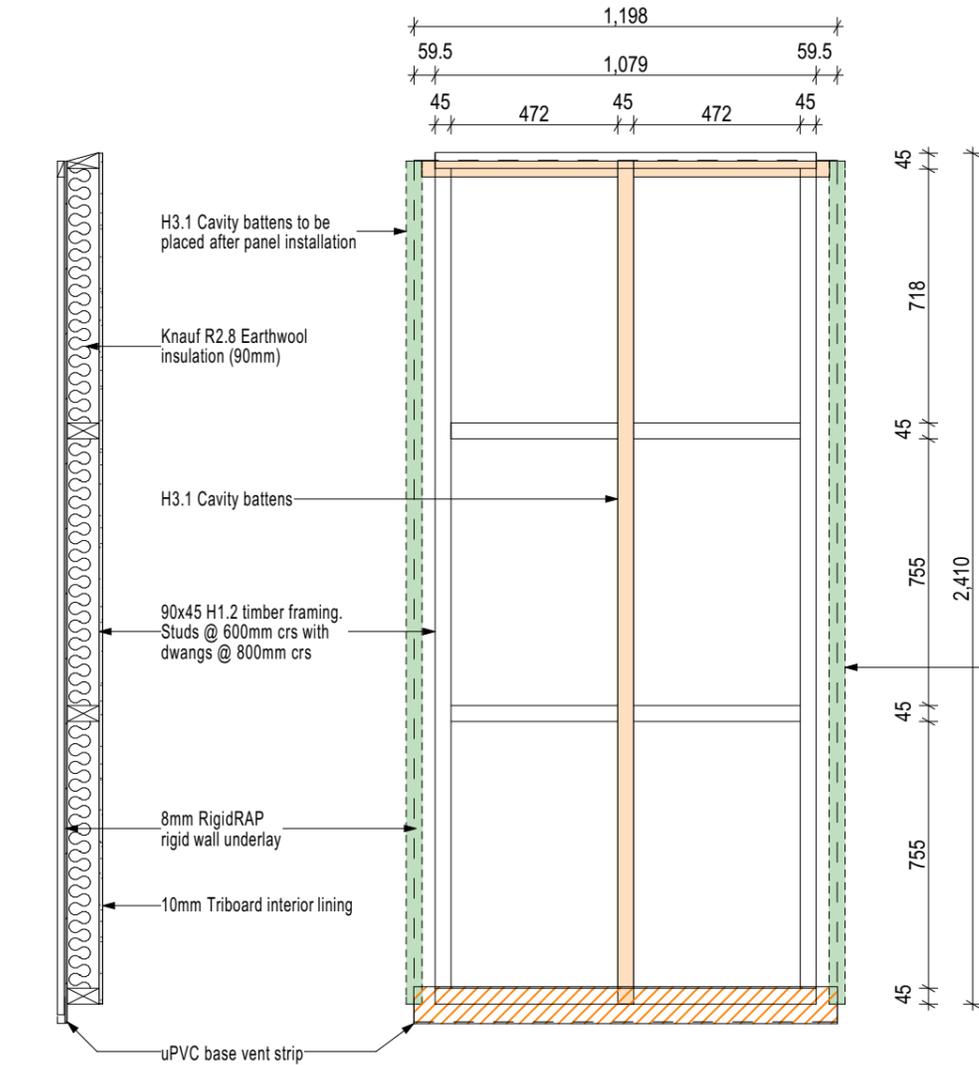
345

SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile		
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Palliside Weatherboards	Brick Veneer

Refer to Sheet 346 of Glenorchy-MBIE Approved Documents

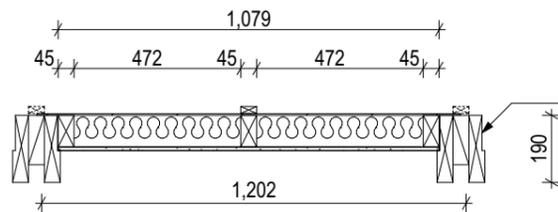
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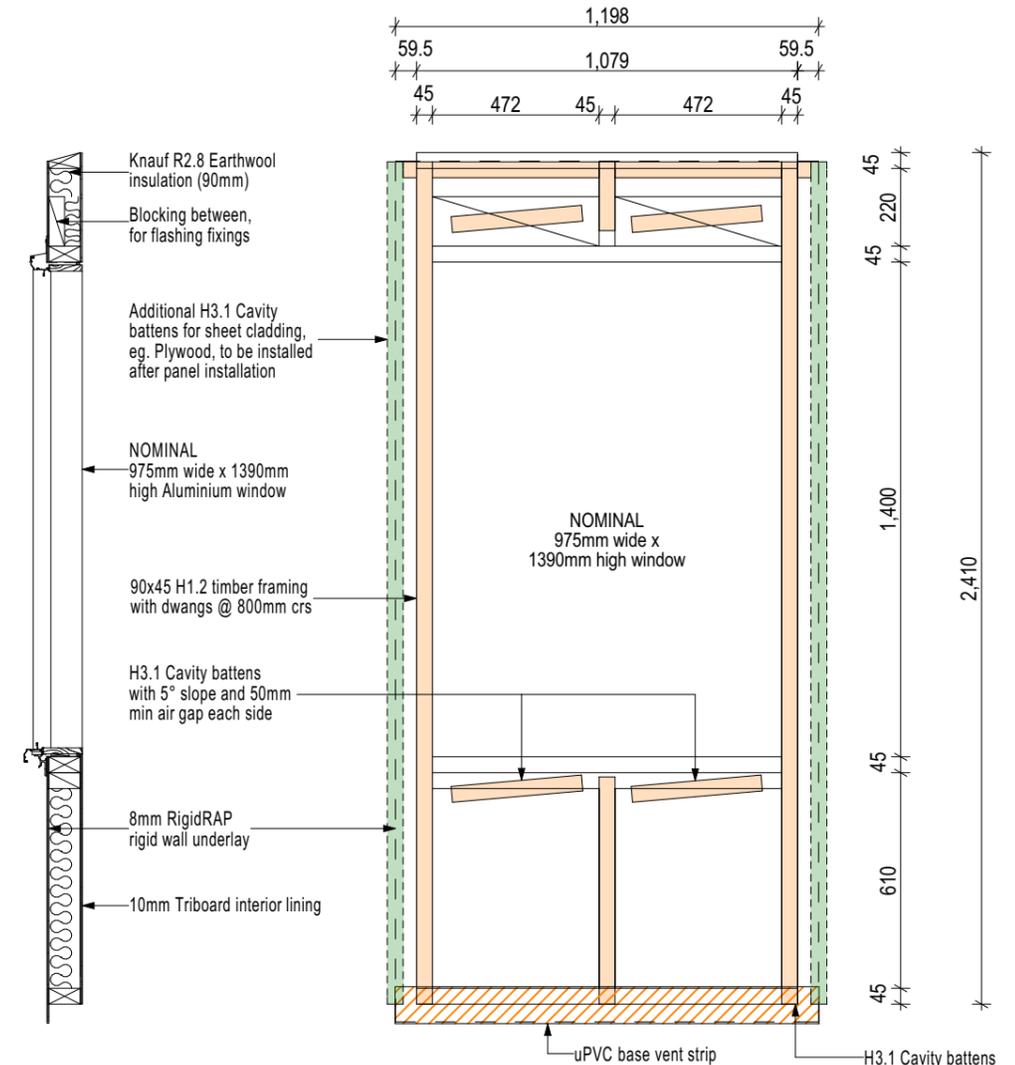


SECTION

ELEVATION

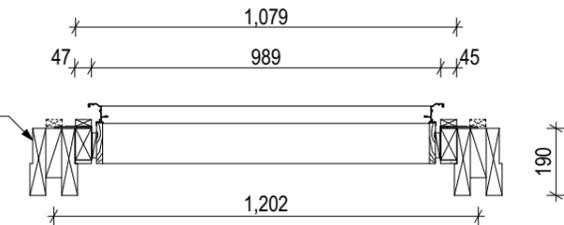


(TYPICAL PANEL)



PB-CV SECTION

PB-CV ELEVATION



PANEL PB-CV WINDOW PANEL

TYPICAL PANELS FOR CAVITY CONSTRUCTION

SCALE 1 : 20
[NOTE: All panels have R2.8 Knauf Earthwool insulation]

NOMINAL
975mm wide x 1390mm high window

REVISION : vc1.0.2

DATE : 08/12/2025



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559A Fergusson Drive, Trentham, Upper Hutt, 5018
BUILDING DOCUMENTATION DRAWINGS

Typical Panel Construction

Scale :

1:20

SHEET

346

UHC APPROVED

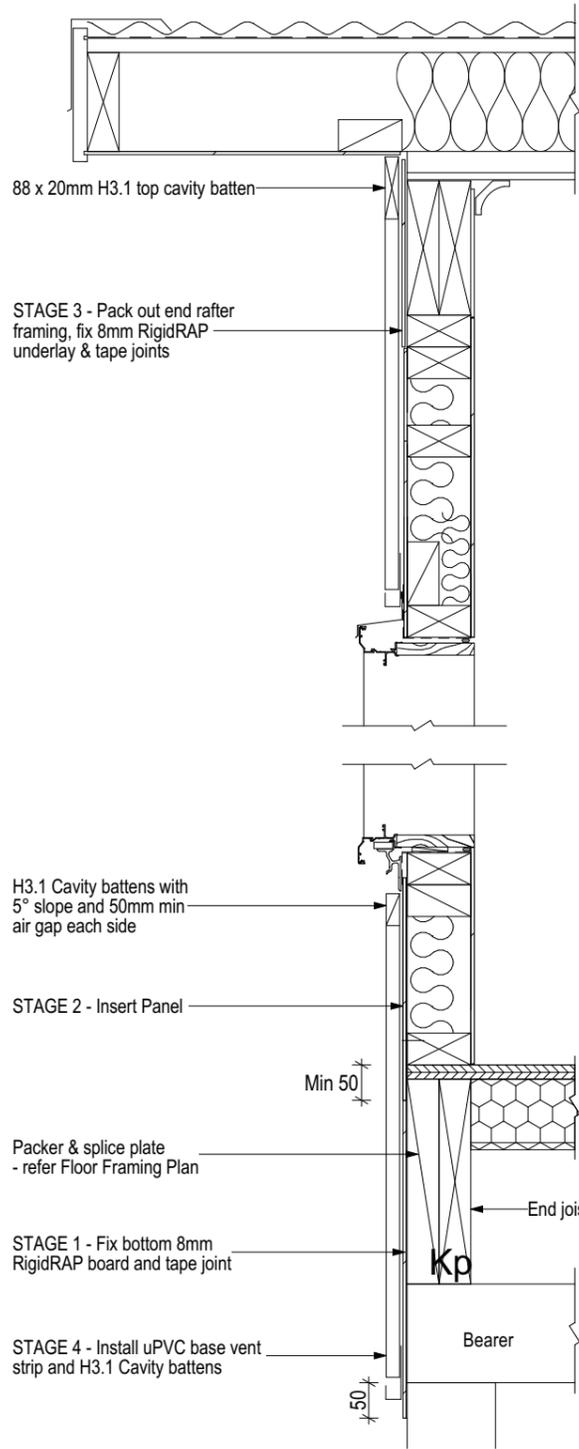
BC250481
10/12/2025

SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile		
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Palliside Weatherboards	Brick Veneer

Refer to Sheet 347 of Glenorchy-MBIE Approved Documents

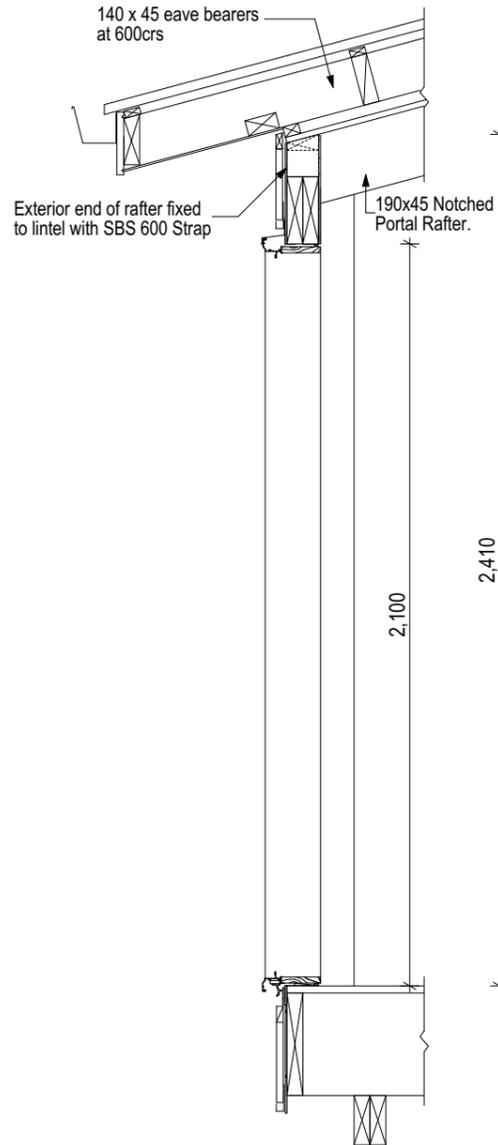
Multi-Proof-A10155-Glenorchy

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, ENGINEERS DRAWINGS AND SPECIFICATIONS. DO NOT SCALE DRAWINGS, REFER TO FIGURED DIMENSIONS ONLY.



TYPICAL GABLE END PANEL CONSTRUCTION

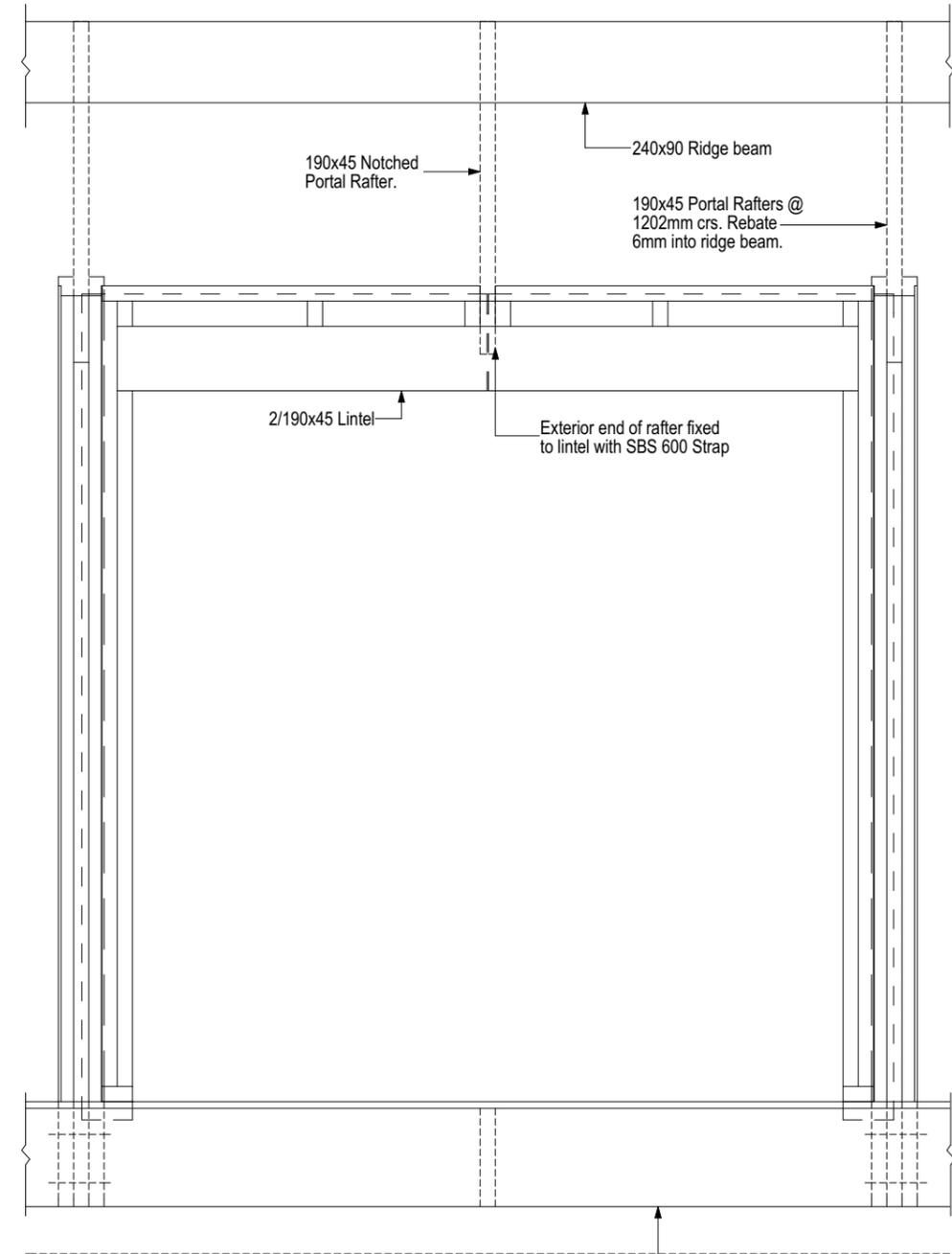
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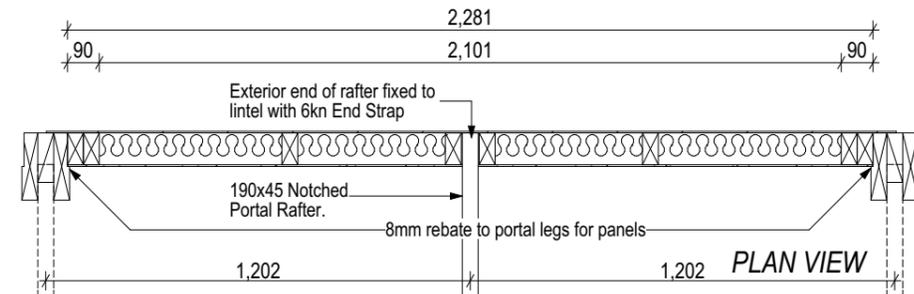
SECTION

TYPICAL DOUBLE PANEL CONSTRUCTION

SCALE 1 : 20



ELEVATION



A3

REVISION : vc1.0.2



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559A Fergusson Drive, Trentham, Upper Hutt, 5018
BUILDING DOCUMENTATION DRAWINGS

Scale :
1:20, 1:10

DATE : 08/12/2025

Typical Double Panel and Gable End Panel Construction

SHEET

347

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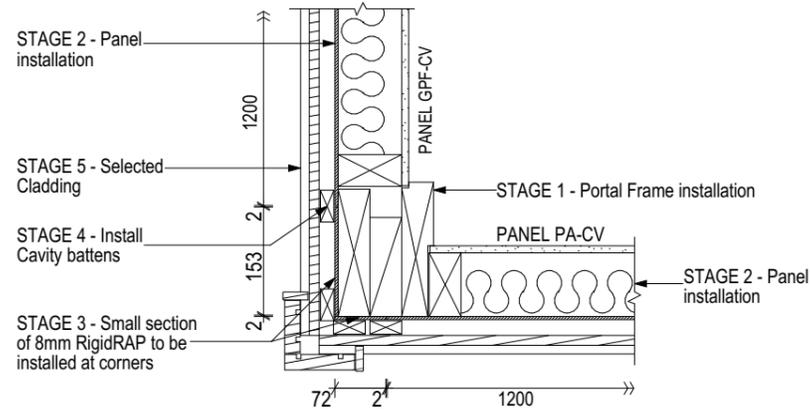
BC250481
10/12/2025

SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile		
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Palliside Weatherboards	Brick Veneer

Refer to Sheet 348 of Glenorchy-MBIE Approved Documents

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TYPICAL EXTERNAL CORNER
CONSTRUCTION
(CAVITY CLADDING)
SCALE 1 : 10

A3

REVISION :	vc1.0.2
DATE :	08/12/2025



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559A Fergusson Drive, Trentham, Upper Hutt, 5018
BUILDING DOCUMENTATION DRAWINGS

Typical Panel Corner Construction

Scale :

1:10

SHEET

348

Glenorchy

for

The Wellington Diocesan
Board of Trustees

at

559A Fergusson Drive, Trentham,
Upper Hutt, 5018

BUILDING DOCUMENTATION

BUILDING DOCUMENTATION CONSISTS OF

- 1) ARCHITECTURAL DRAWINGS
- 2) SPECIFICATIONS
- 3) SPECIFIC DESIGN COMPONENTS

NO DRAWINGS ARE TO BE SCALED.

CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR
TO COMMENCEMENT OF WORK.

Sheet No.	Title	Scale	Rev
1	G4 Natural Light and G7 Ventilation Calculations		
2	Typical Insert Panel Details	1:5	
3	Panel PA-CV & PB-CV	1:20	
4	Panel PC-CV & PD-CV	1:20	
5	Panel PE-CV & PF-CV	1:20	
6	Panel PG-CV & PH-CV	1:20	
7	Panel GPB-CV	1:20	
8	Panel GPD-CV	1:20	
9	Panel GPE-CV & GPF-CV	1:20	
10	Panel GPG-CV & GPH-CV	1:20	
11	Panel GPK-CV	1:20	
12	Panel GPL-CV & GPM-CV	1:20	

SUBFLOOR	Concrete Slab		Ribraft Slab		SED Timber Pile
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Palliside Weatherboards	Brick Veneer
EXPOSURE ZONE	Zone B		Zone C		Zone D
Min. 100m From Sea					
WIND ZONE	Low	Medium	High	Very High	Extra High
EARTHQUAKE ZONE	Zone 1	Zone 2	Zone 3	Zone 4	
Soil Class D & E					
CLIMATE ZONE	Zone 1	Zone 2	Zone 3	Zone 4	
SNOW ZONE	1.0 kPa		2.0 kPa		



G7 Natural light calculations compliant with NZBC G7.2

Location	Room Area m ²	Window Area m ²	Total (10%)
Living/Dining/Kitchen	52.1m ²	15.46m ²	29.67%
Bedroom 1	15.1m ²	2.0m ²	13.2%
Bedroom 2	10.8m ²	2.0m ²	18.5%
Bedroom 3	7.3m ²	1.0m ²	13.7%
Bedroom 4	10.9m ²	2.1m ²	19.3%

G4 Ventilation calculations compliant with NZBC G4.2

Location	Room Area m ²	Openable Window Area m ²	Total (5%)
Living/Dining/Kitchen	52.1m ²	13.14m ²	25.22%
Laundry	3.9m ²	1.5m ²	38.5%
Bathroom	7.5m ²	0.4m ²	5.3%
Bedroom 1	15.1m ²	1.0m ²	6.6%
Ensuite	4.0m ²	0.5m ²	12.5%
Bedroom 2	10.8m ²	1.0m ²	9.3%
Bedroom 3	7.3m ²	0.5m ²	6.8%
Bedroom 4	10.9m ²	1.0m ²	9.2%

REVISION :	vc1.0.2
DATE :	08/12/2025



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BUILDING DOCUMENTATION DRAWINGS

G4 Natural Light and G7 Ventilation Calculations

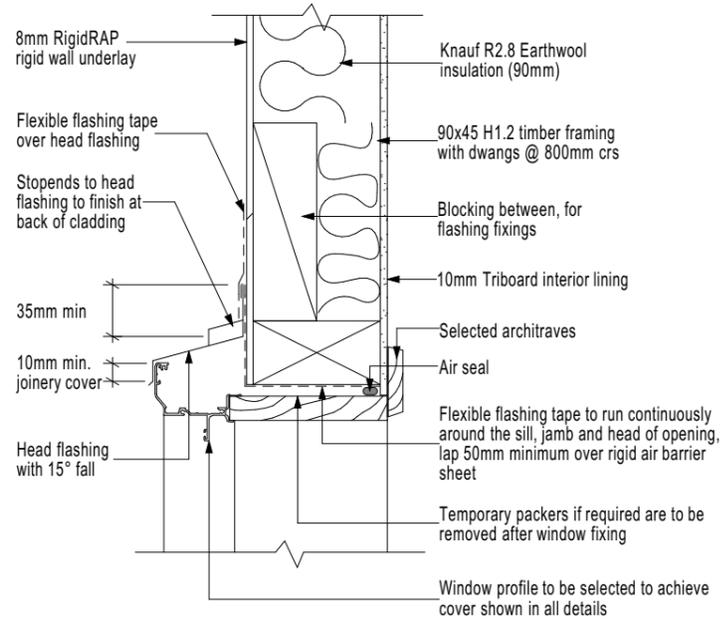
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SHEET	1

SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile		
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Palliside Weatherboards	Brick Veneer

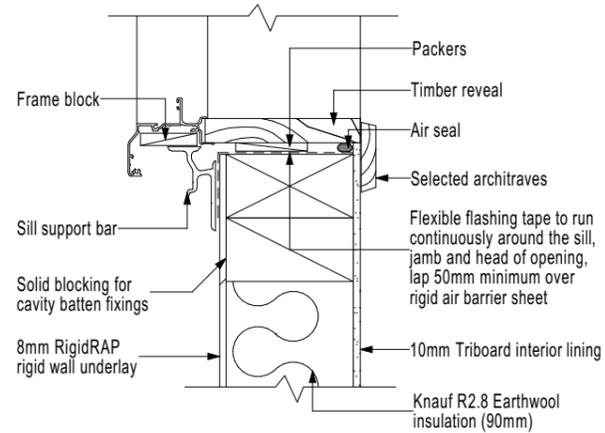
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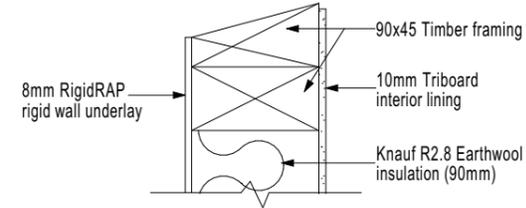
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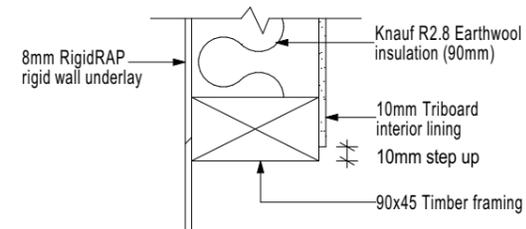
WINDOW HEAD DETAIL



WINDOW SILL DETAIL

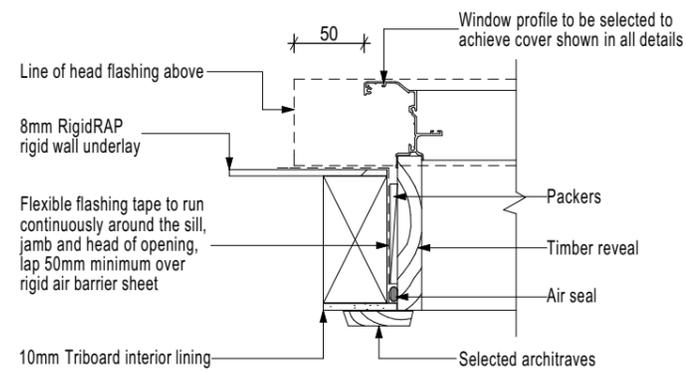


TOP OF PANEL DETAIL



BASE OF PANEL DETAIL

TIMBER FLOOR



WINDOW JAMB DETAIL

REVISION : vc1.0.2

DATE : 08/12/2025



Glenorchy

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BUILDING DOCUMENTATION DRAWINGS

Typical Insert Panel Details

Scale :

1:5

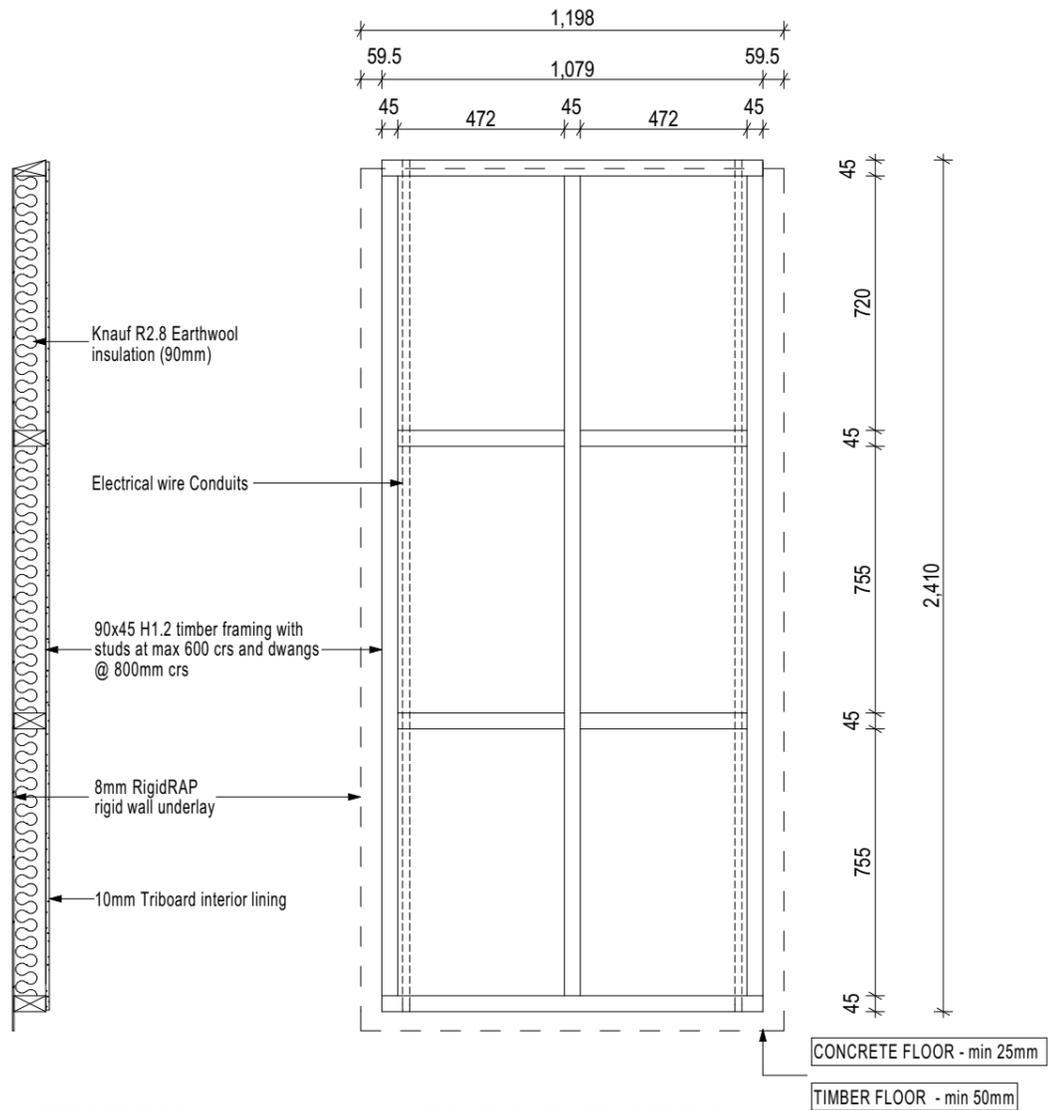
SHEET

2

SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile		
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Pallside Weatherboards	Brick Veneer

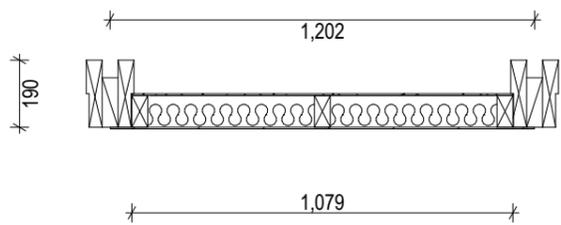
Refer to Sheet 3 of Glenorchy-MBIE Approved Documents

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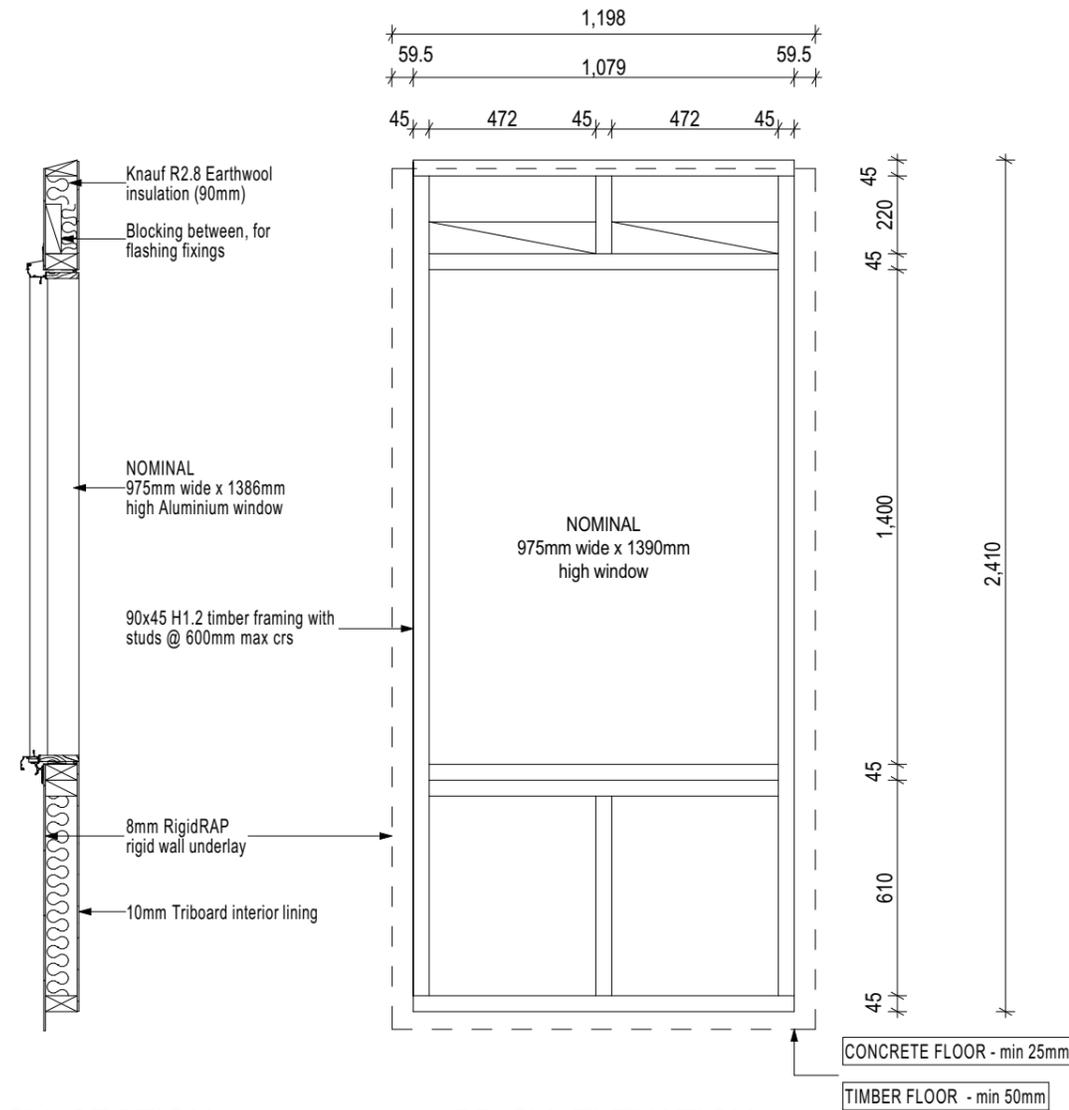


PA-CV SECTION

PA-CV ELEVATION

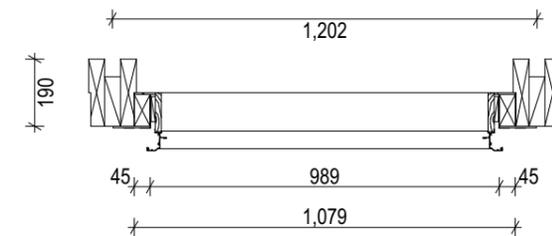


PANEL PA-CV (TYPICAL PANEL)



PB-CV SECTION

PB-CV ELEVATION



PANEL PB-CV WINDOW PANEL

NOMINAL
975mm wide x 1390mm
high window

REVISION : vc1.0.2

DATE : 08/12/2025



Glenorchy

559A Fergusson Drive, Trentham, Upper Hutt, 5018
BUILDING DOCUMENTATION DRAWINGS

Panel PA-CV & PB-CV

Scale :

1:20

SHEET

3

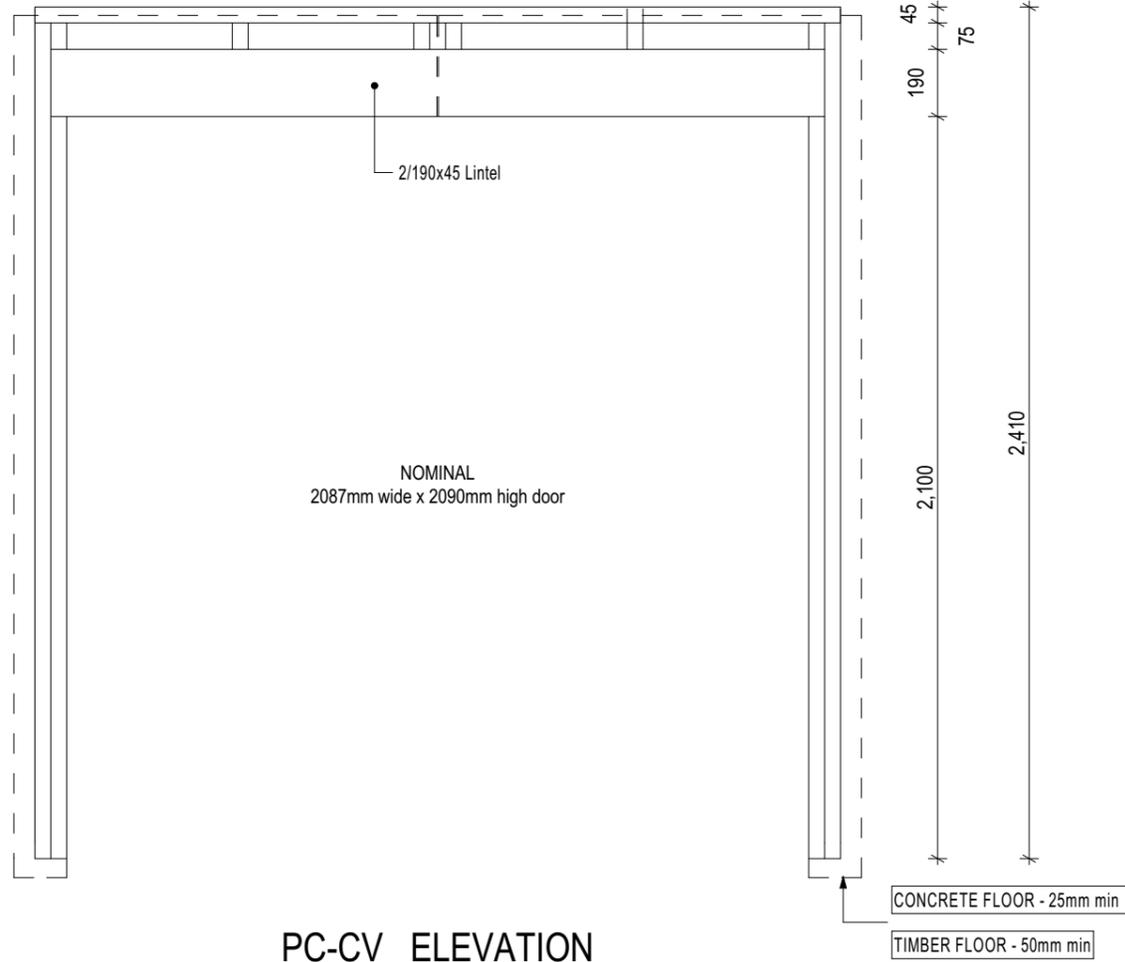
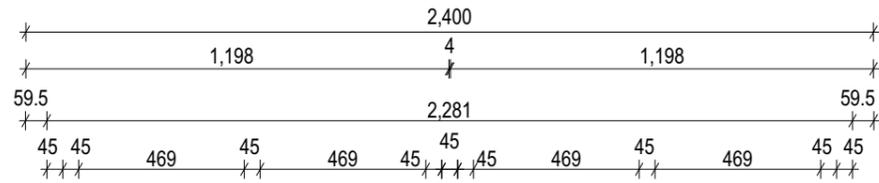
A3

SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile		
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Palliside Weatherboards	Brick Veneer

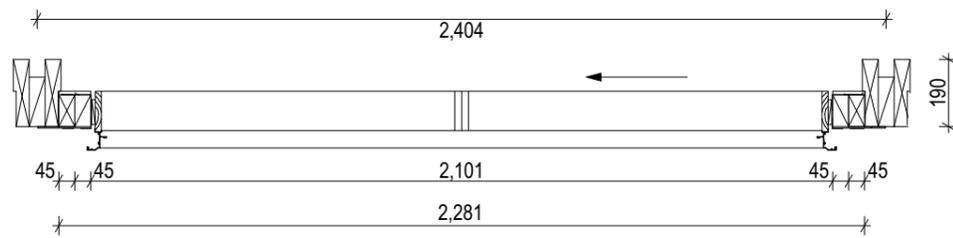
Refer to Sheet 4 of Glenorchy-MBIE Approved Documents

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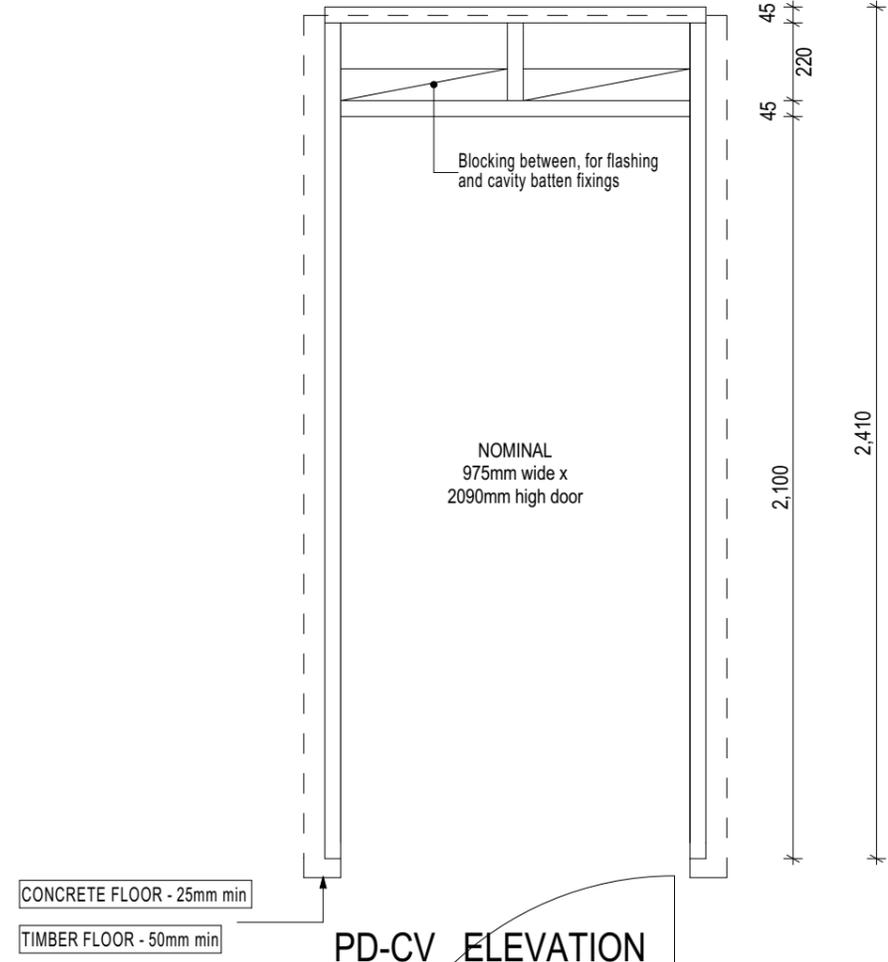
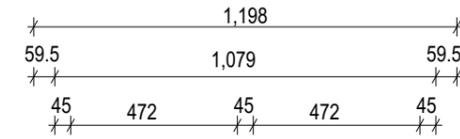
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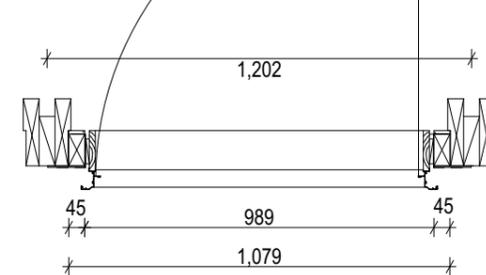
PC-CV ELEVATION



PANEL PC-CV SLIDING DOOR PANEL
NOMINAL 2087mm wide x 2090mm high door



PD-CV ELEVATION



PANEL PD-CV DOOR PANEL
NOMINAL 975mm wide x 2090mm high door

REVISION : vc1.0.2



DATE : 08/12/2025

Glenorchy

559A Fergusson Drive, Trentham, Upper Hutt, 5018
BUILDING DOCUMENTATION DRAWINGS

Panel PC-CV & PD-CV

Scale :

1:20

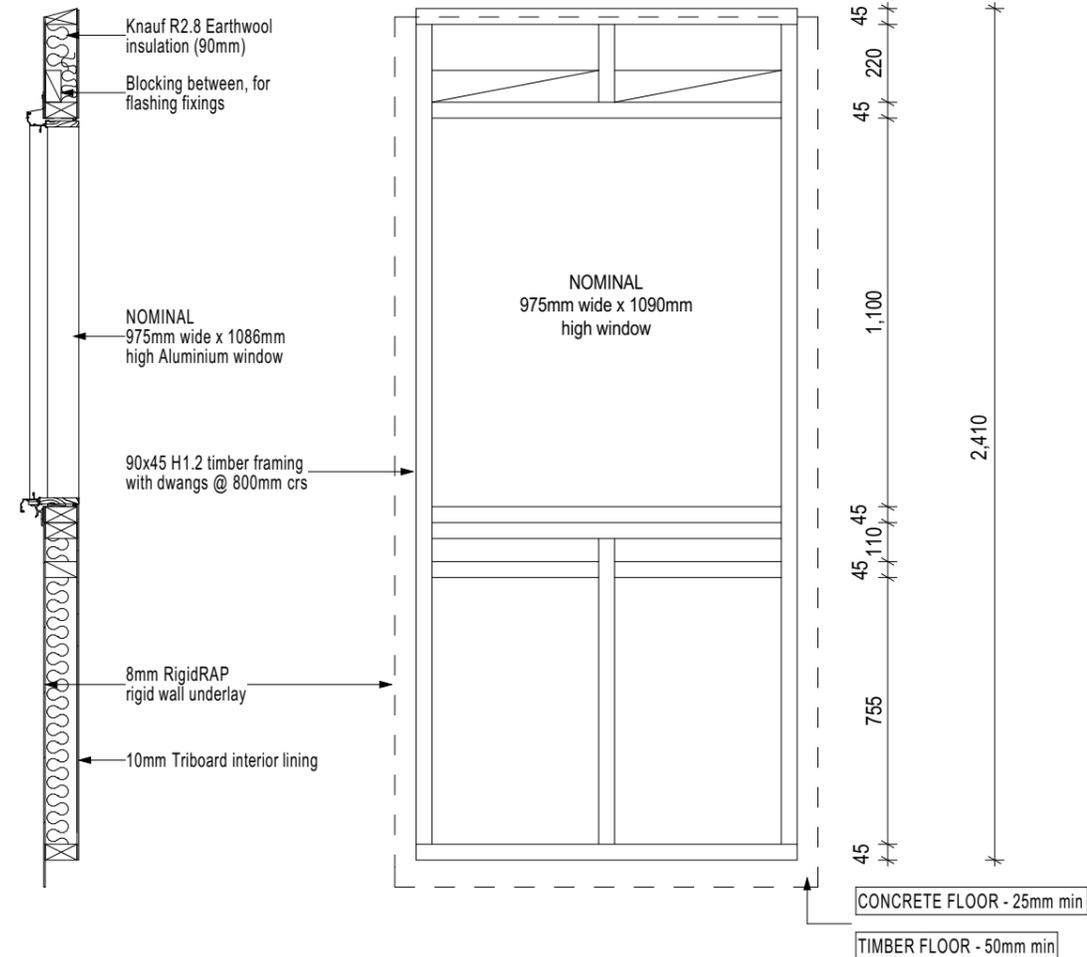
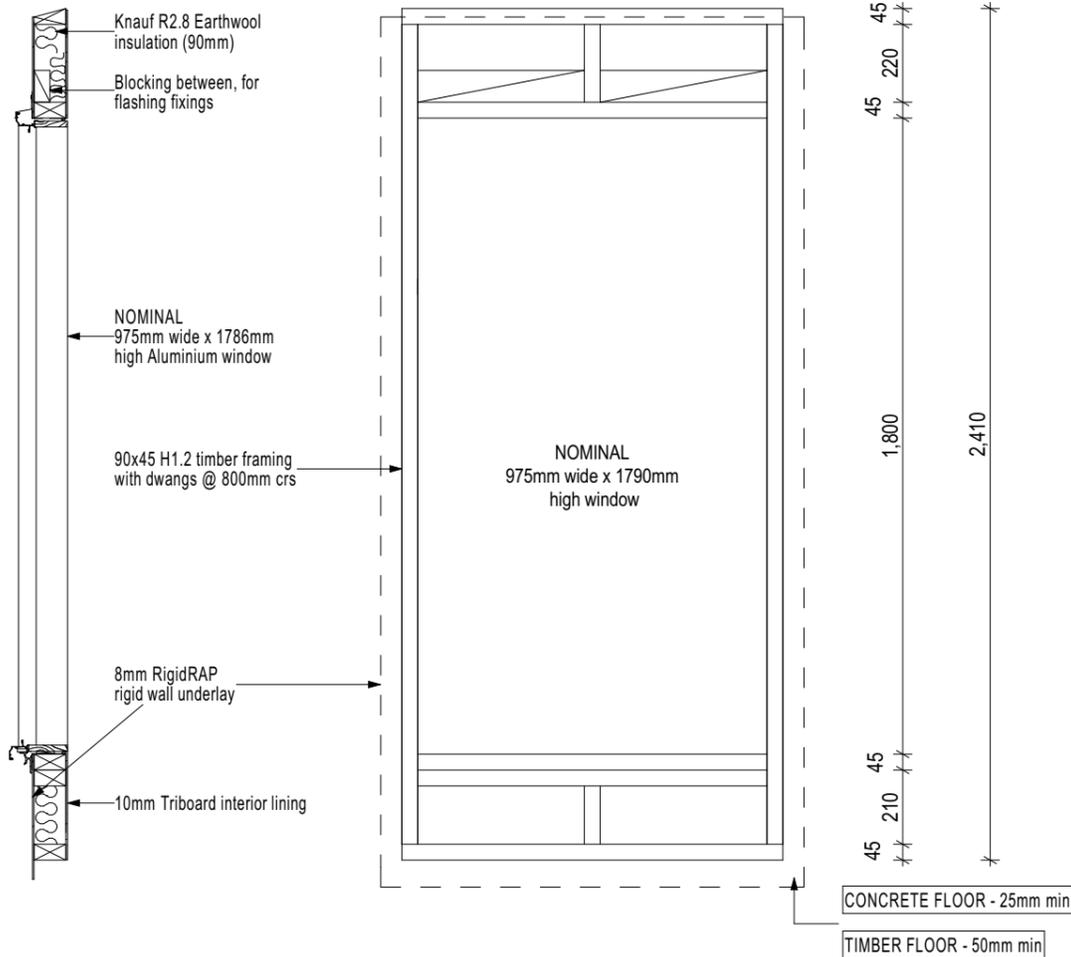
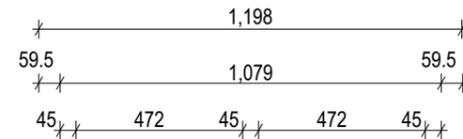
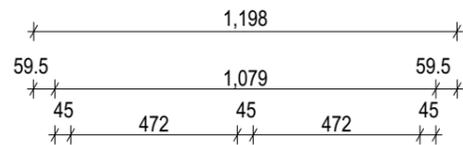
SHEET

4

SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile		
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Pallside Weatherboards	Brick Veneer

Refer to Sheet 5 of Glenorchy-MBIE Approved Documents

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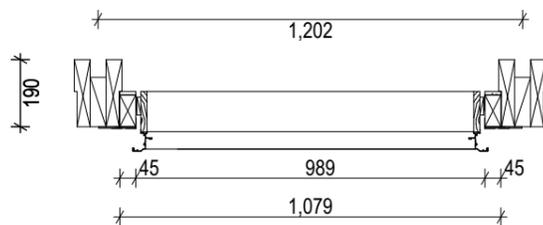


PE-CV SECTION

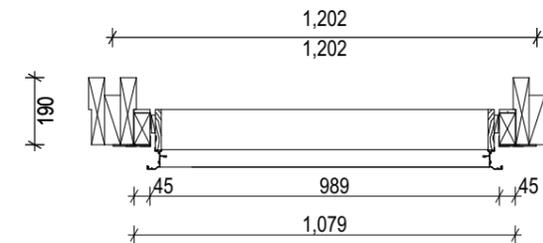
PE-CV ELEVATION

PF-CV SECTION

PF-CV ELEVATION



PANEL PE-CV WINDOW PANEL
NOMINAL
975mm wide x 1790mm high window



PANEL PF-CV WINDOW PANEL
NOMINAL
975mm wide x 1090mm high window

REVISION : vc1.0.2

DATE : 08/12/2025



Glenorchy

559A Fergusson Drive, Trentham, Upper Hutt, 5018
BUILDING DOCUMENTATION DRAWINGS

Panel PE-CV & PF-CV

Scale :

1:20

SHEET

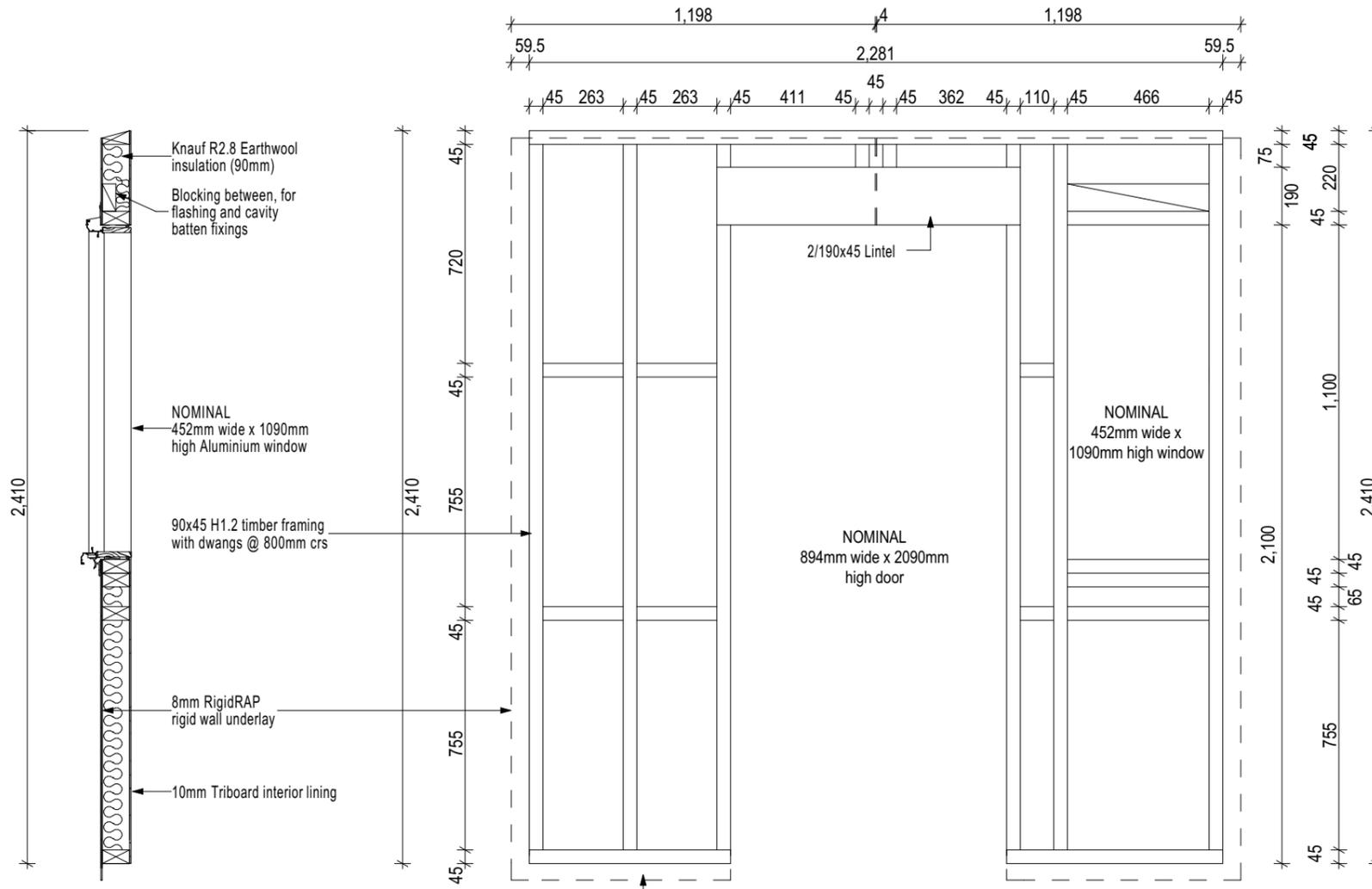
5

SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile		
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Palliside Weatherboards	Brick Veneer

Refer to Sheet 6 of Glenorchy-MBIE Approved Documents

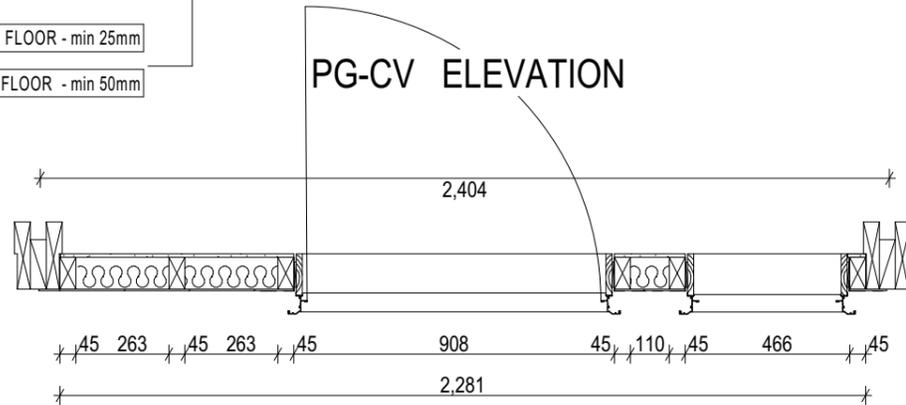
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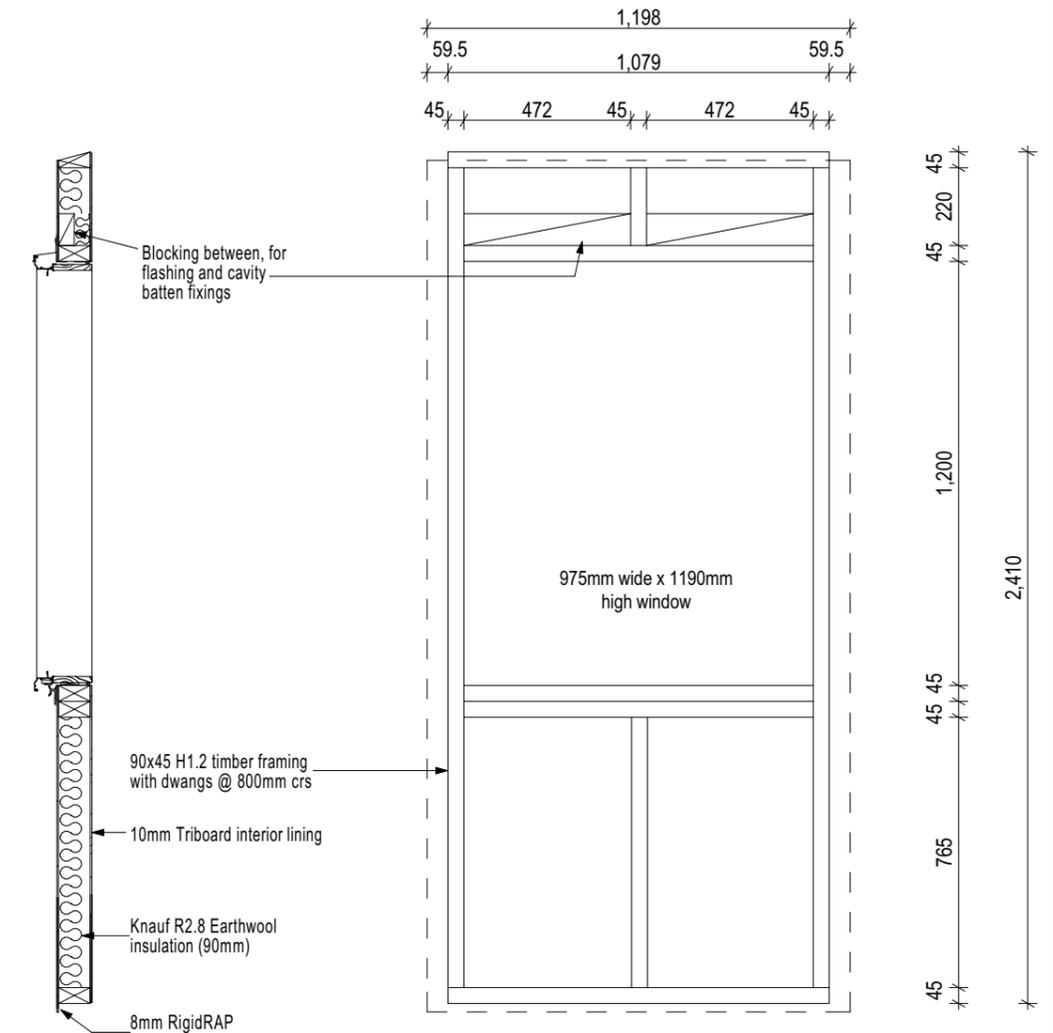


PG-CV SECTION
(THROUGH WINDOW PART)

PG-CV ELEVATION

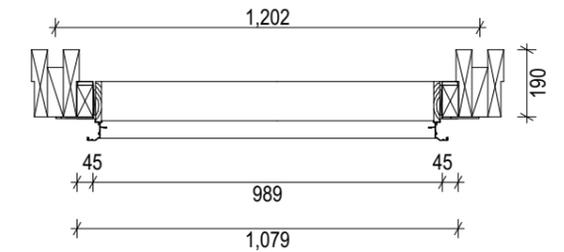


PANEL PG-CV LAUNDRY WINDOW/DOOR PANEL



PH-CV SECTION

PH-CV ELEVATION



PANEL PH-CV WINDOW PANEL
975mm wide x 1190mm high window

REVISION : vc1.0.2

DATE : 08/12/2025



Glenorchy

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BUILDING DOCUMENTATION DRAWINGS

Panel PG-CV & PH-CV

Scale :

1:20

SHEET

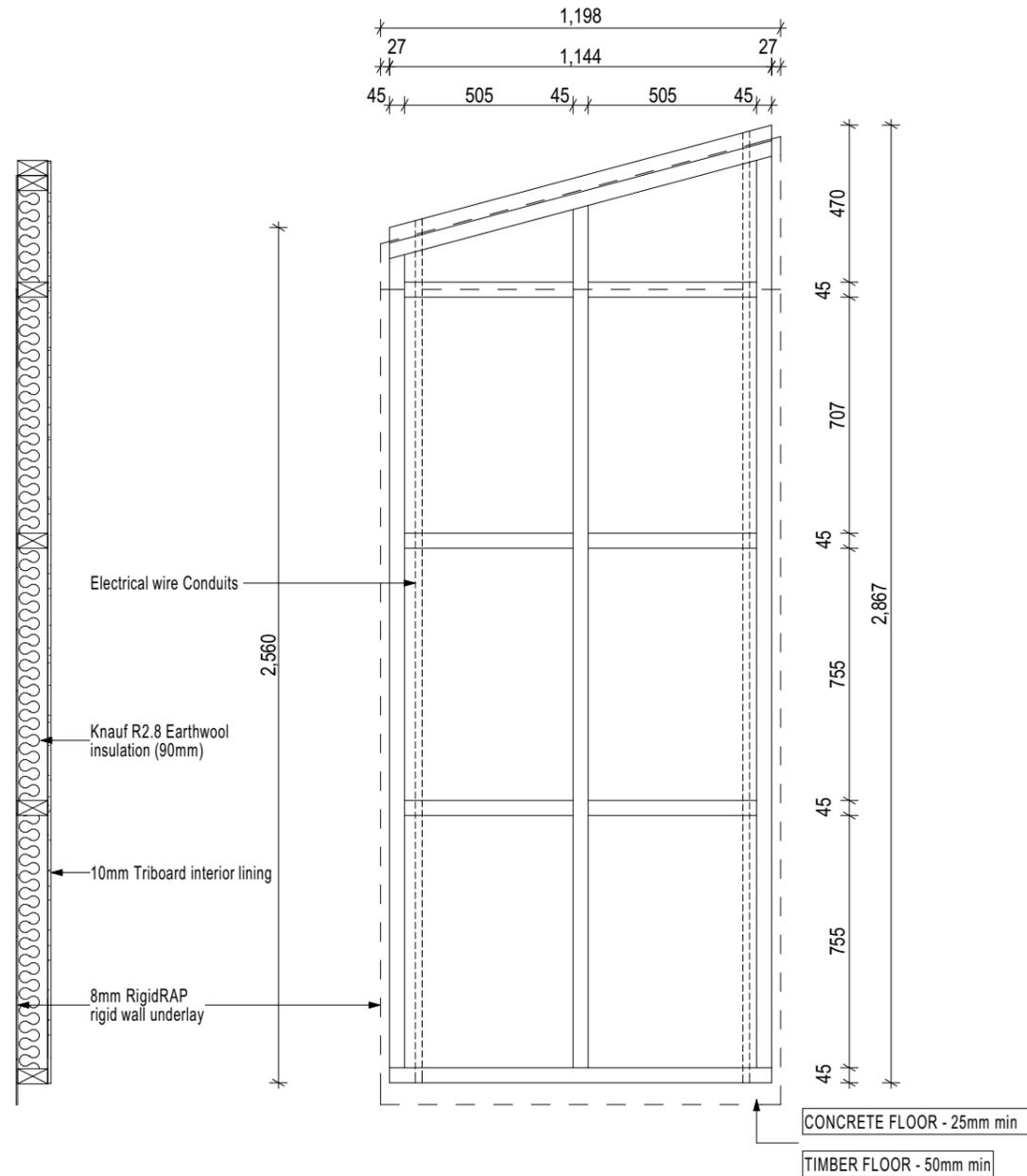
6

SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile		
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Palliside Weatherboards	Brick Veneer

Refer to Sheet 7 of Glenorchy-MBIE Approved Documents

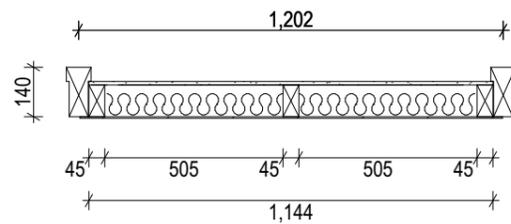
Multi-Proof-A10155-Glenorchy

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GPB-CV SECTION

GPB-CV ELEVATION



GABLE END PANEL GPB-CV

REVISION : vc1.0.2



DATE : 08/12/2025

Glenorchy

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BUILDING DOCUMENTATION DRAWINGS

Panel GPB-CV

Scale :

1:20

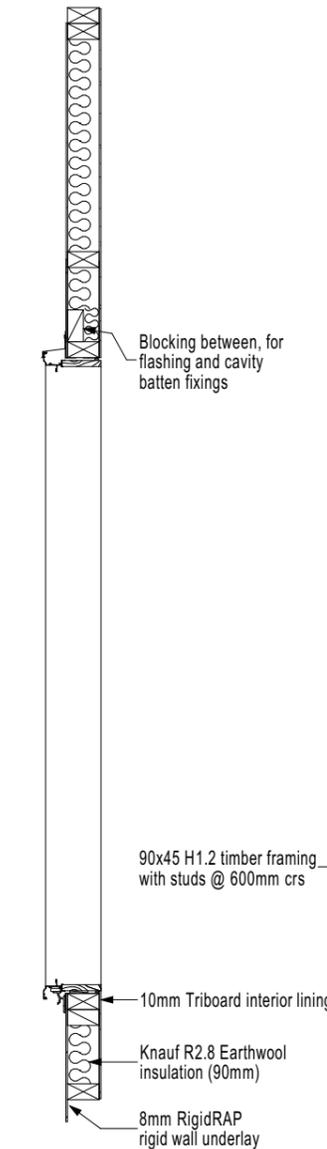
SHEET

7

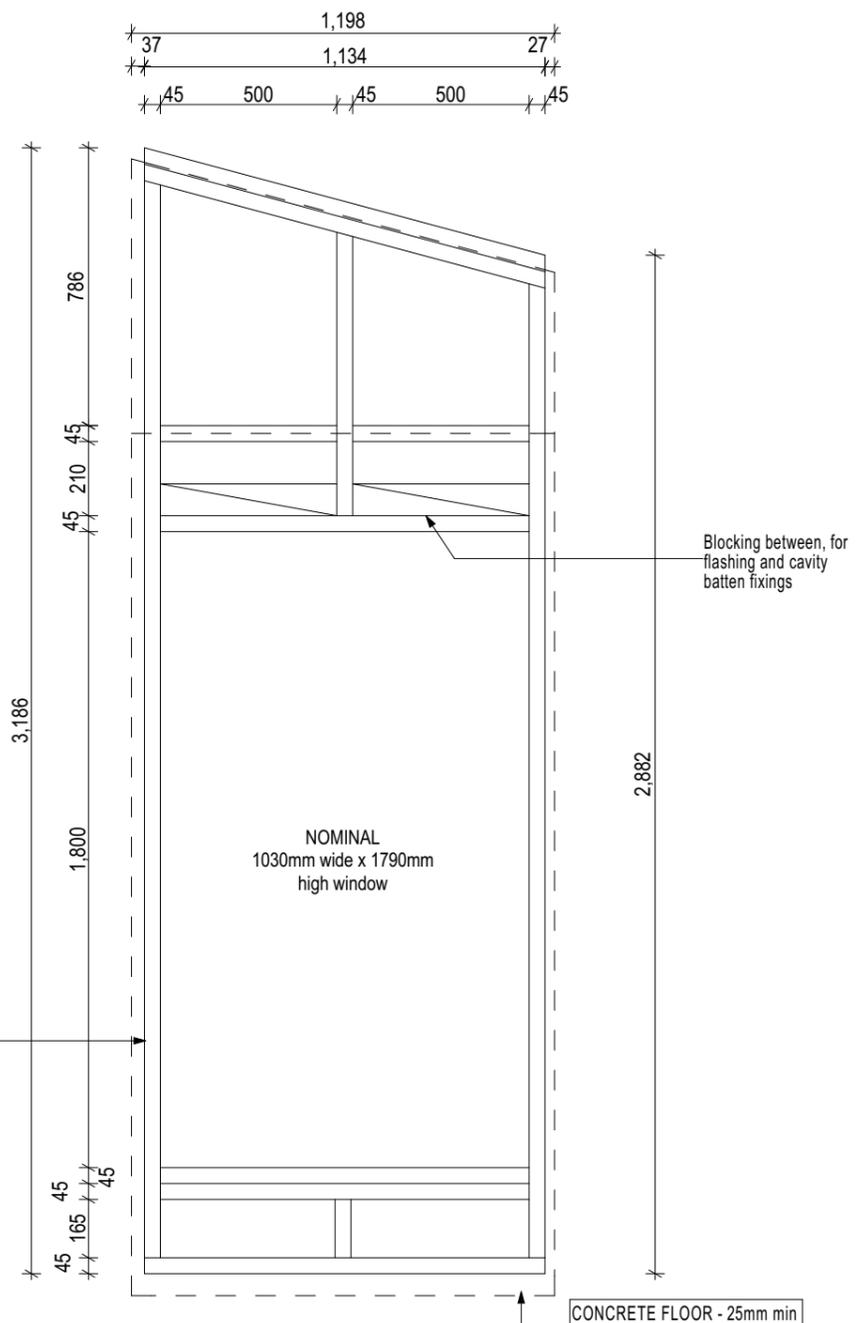
SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile		
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Palliside Weatherboards	Brick Veneer

Refer to Sheet 8 of Glenorchy-MBIE Approved Documents

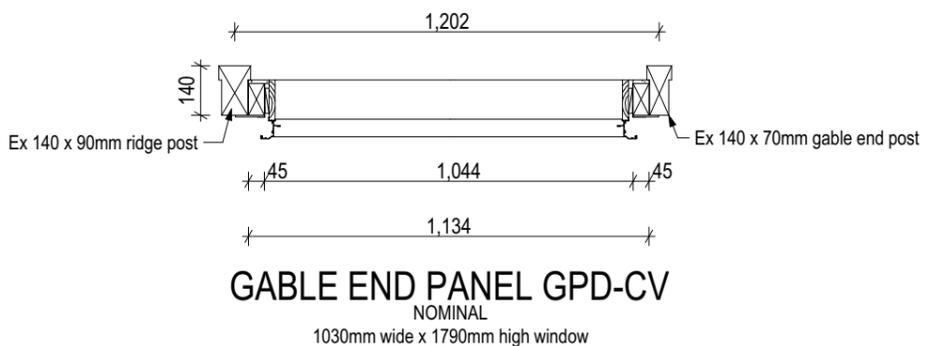
Multi-Proof-A10155-Glenorchy



GPD-CV SECTION



GPD-CV ELEVATION



GABLE END PANEL GPD-CV
NOMINAL
1030mm wide x 1790mm high window

REVISION :	vc1.0.2
DATE :	08/12/2025



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BUILDING DOCUMENTATION DRAWINGS

Panel GPD-CV

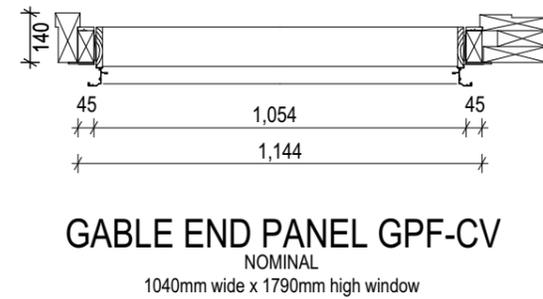
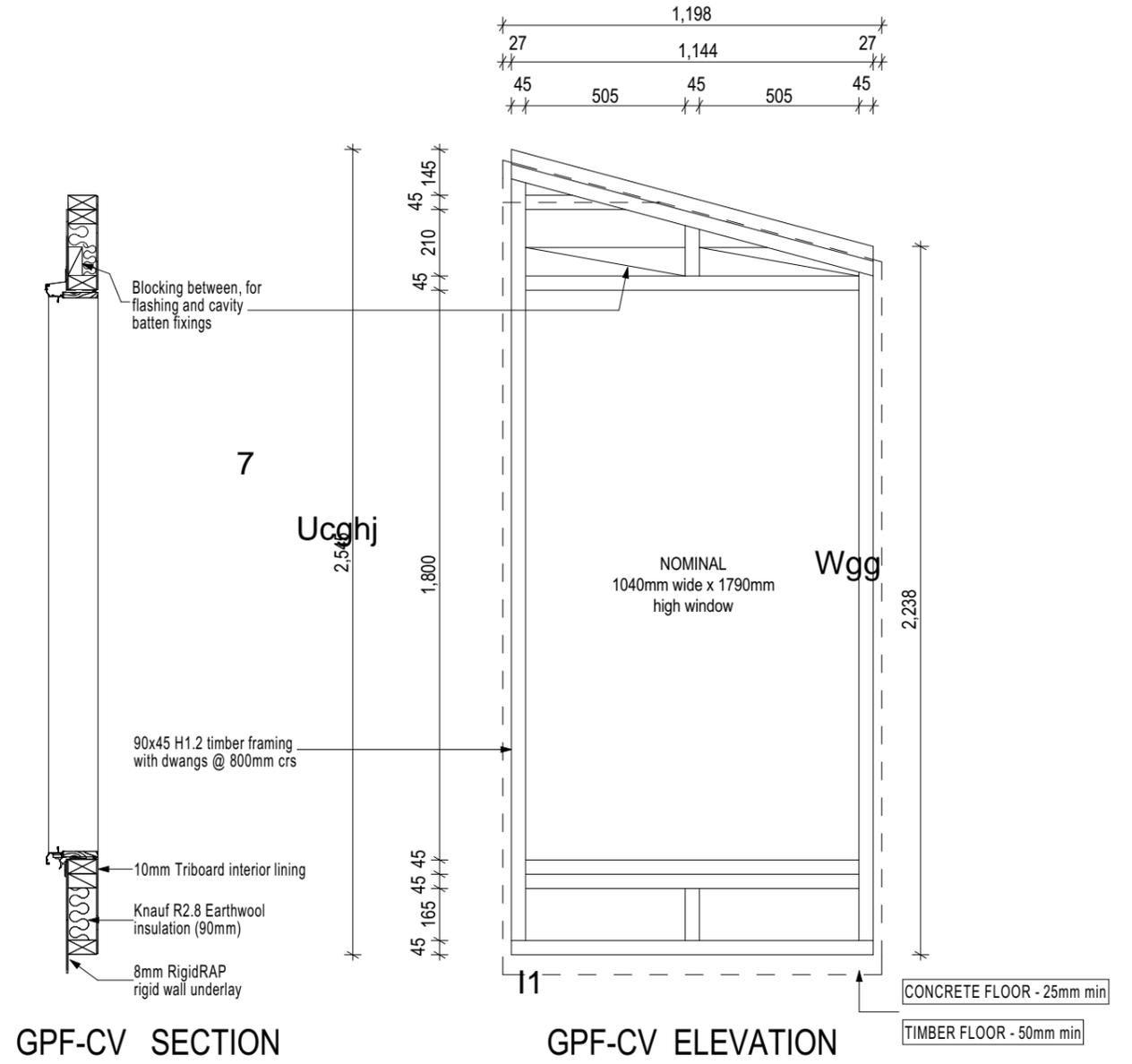
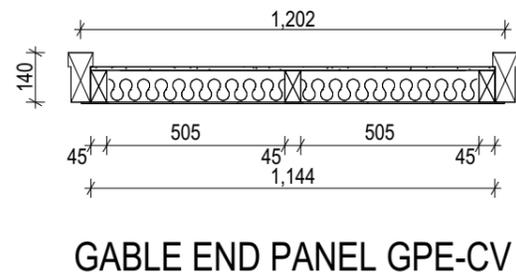
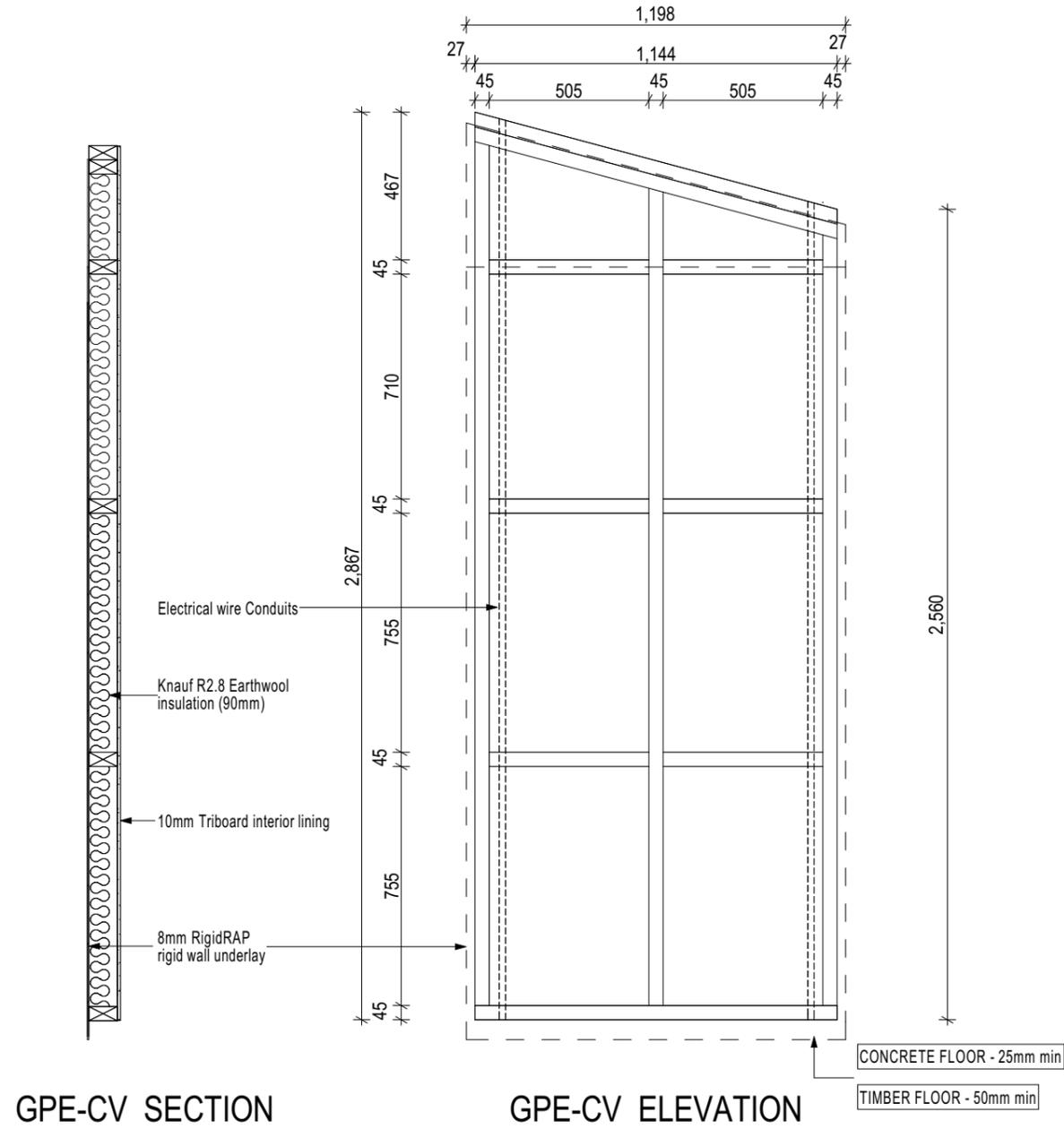
Scale :	1:20
SHEET	8

SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile		
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Palliside Weatherboards	Brick Veneer

Refer to Sheet 9 of Glenorchy-MBIE Approved Documents

Multi-Proof-A10155-Glenorchy

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DATE : 08/12/2025

Glenorchy

559A Fergusson Drive, Trentham, Upper Hutt, 5018
BUILDING DOCUMENTATION DRAWINGS

Panel GPE-CV & GPF-CV

Scale :

1:20

SHEET

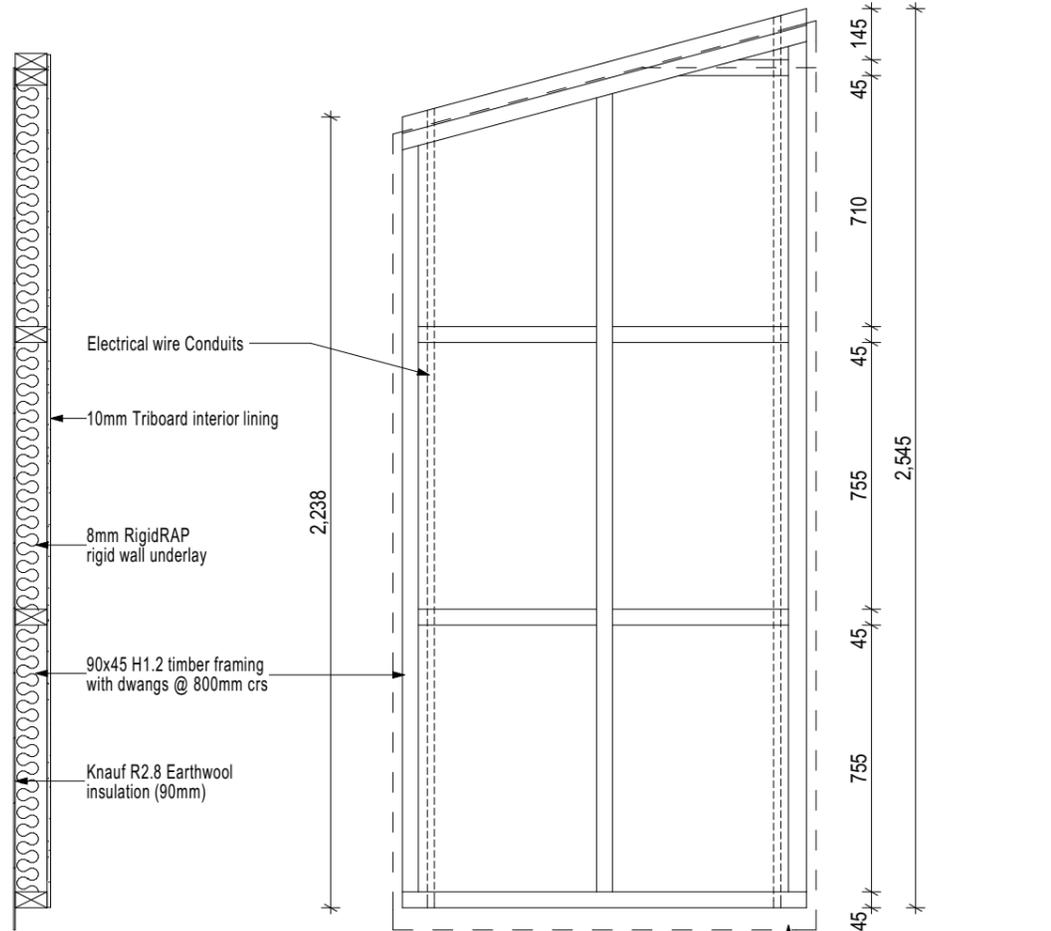
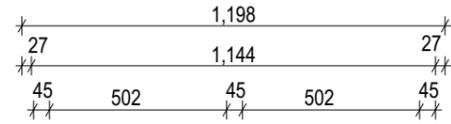
9

SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile		
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Palliside Weatherboards	Brick Veneer

Refer to Sheet 10 of Glenorchy-MBIE Approved Documents

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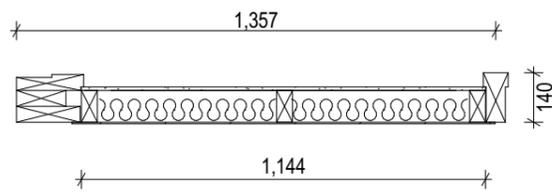
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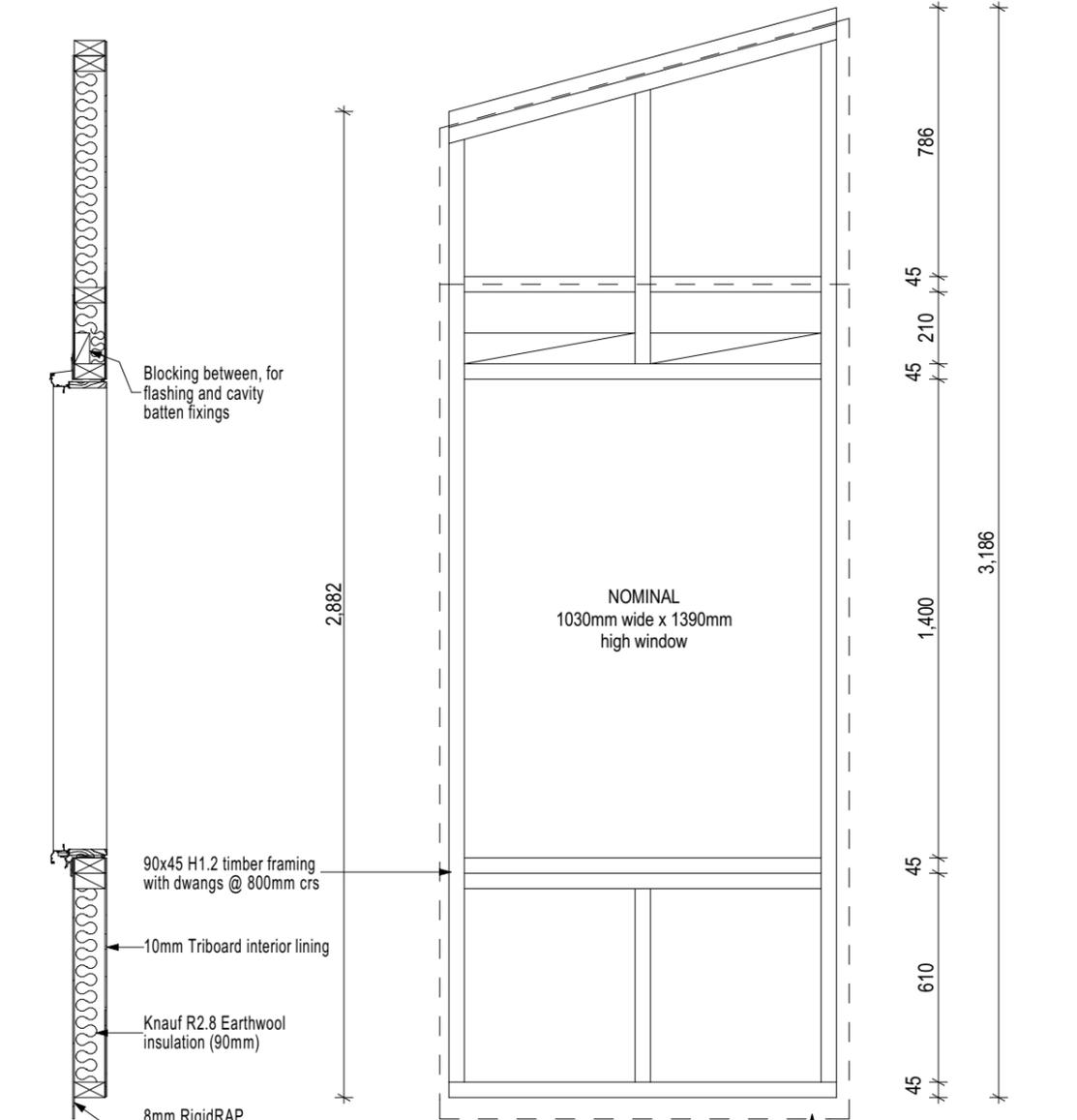
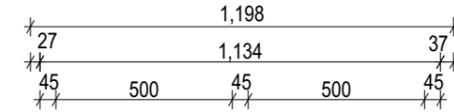
GPG-CV SECTION

GPG-CV ELEVATION

CONCRETE FLOOR =25mm
TIMBER FLOOR =50mm



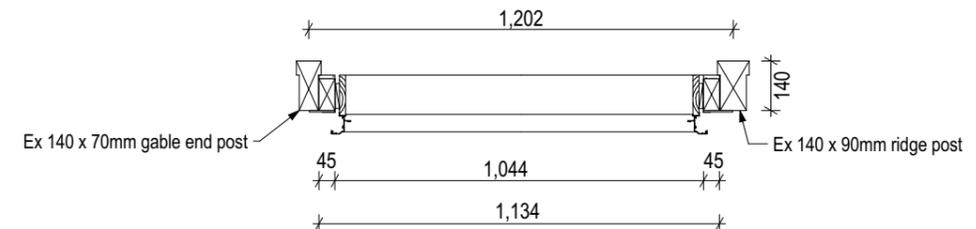
GABLE END PANEL GPG-CV



GPH-CV SECTION

GPH-CV ELEVATION

CONCRETE FLOOR =25mm
TIMBER FLOOR =50mm



GABLE END PANEL GPH-CV
NOMINAL
1030mm wide x 1390mm high window

REVISION :	vc1.0.2
DATE :	08/12/2025



Glenorchy
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BUILDING DOCUMENTATION DRAWINGS

Panel GPG-CV & GPH-CV

Scale :

1:20

SHEET

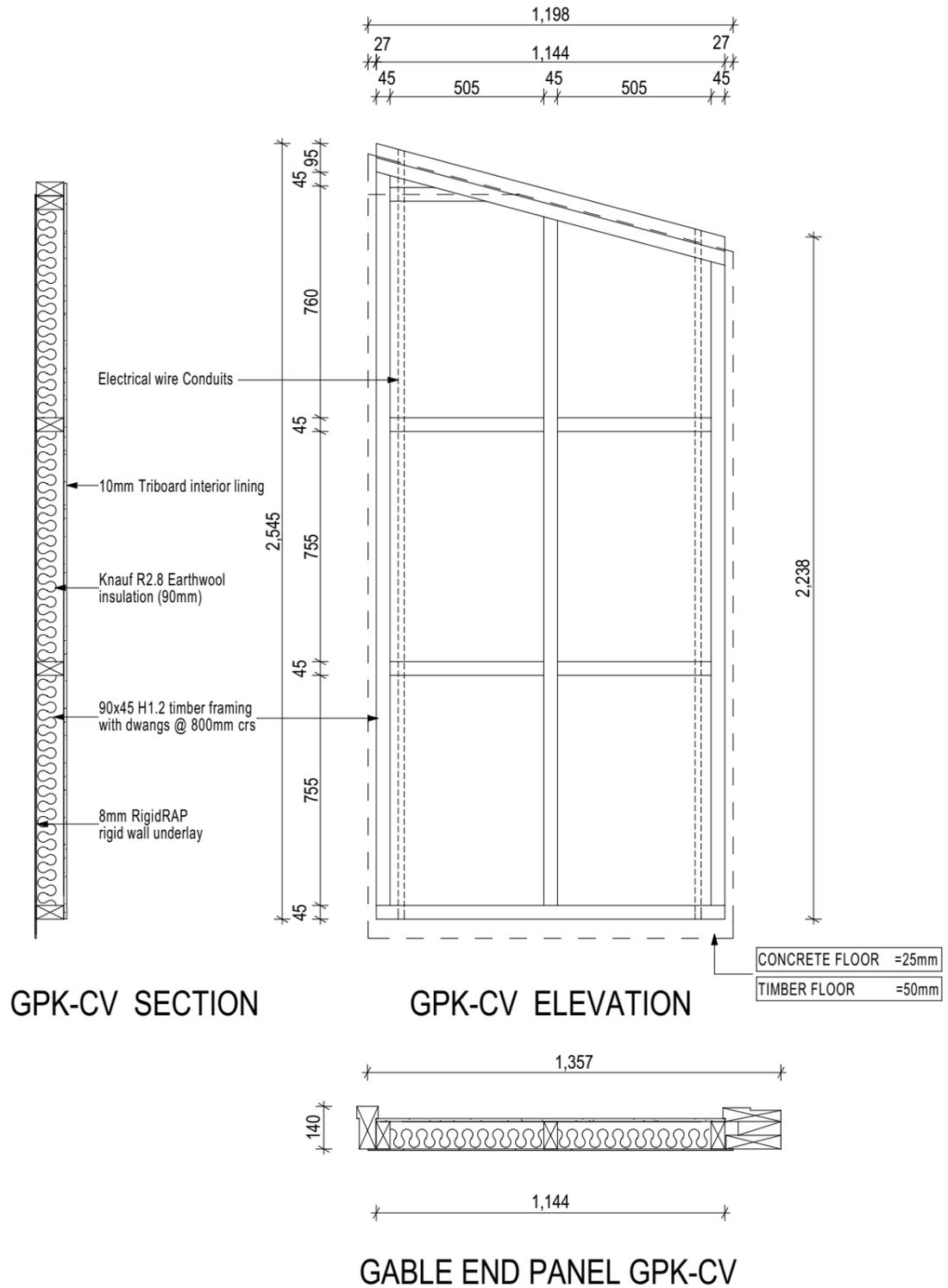
10

SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile		
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Palliside Weatherboards	Brick Veneer

Refer to Sheet 11 of Glenorchy-MBIE Approved Documents

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Panel GPK-CV

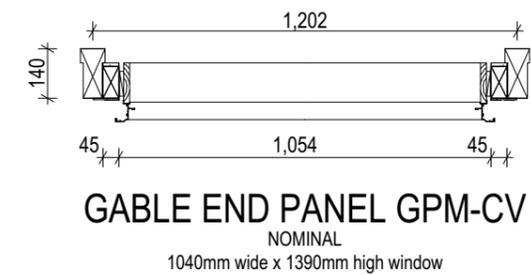
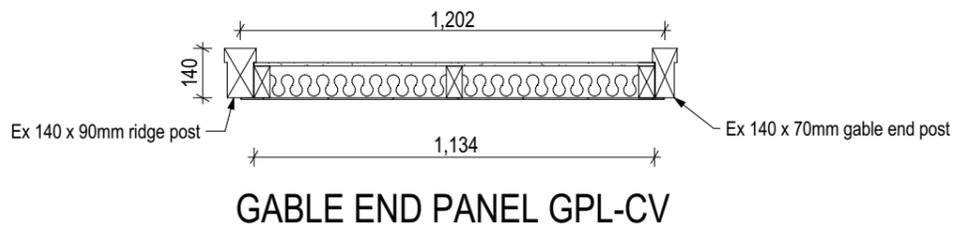
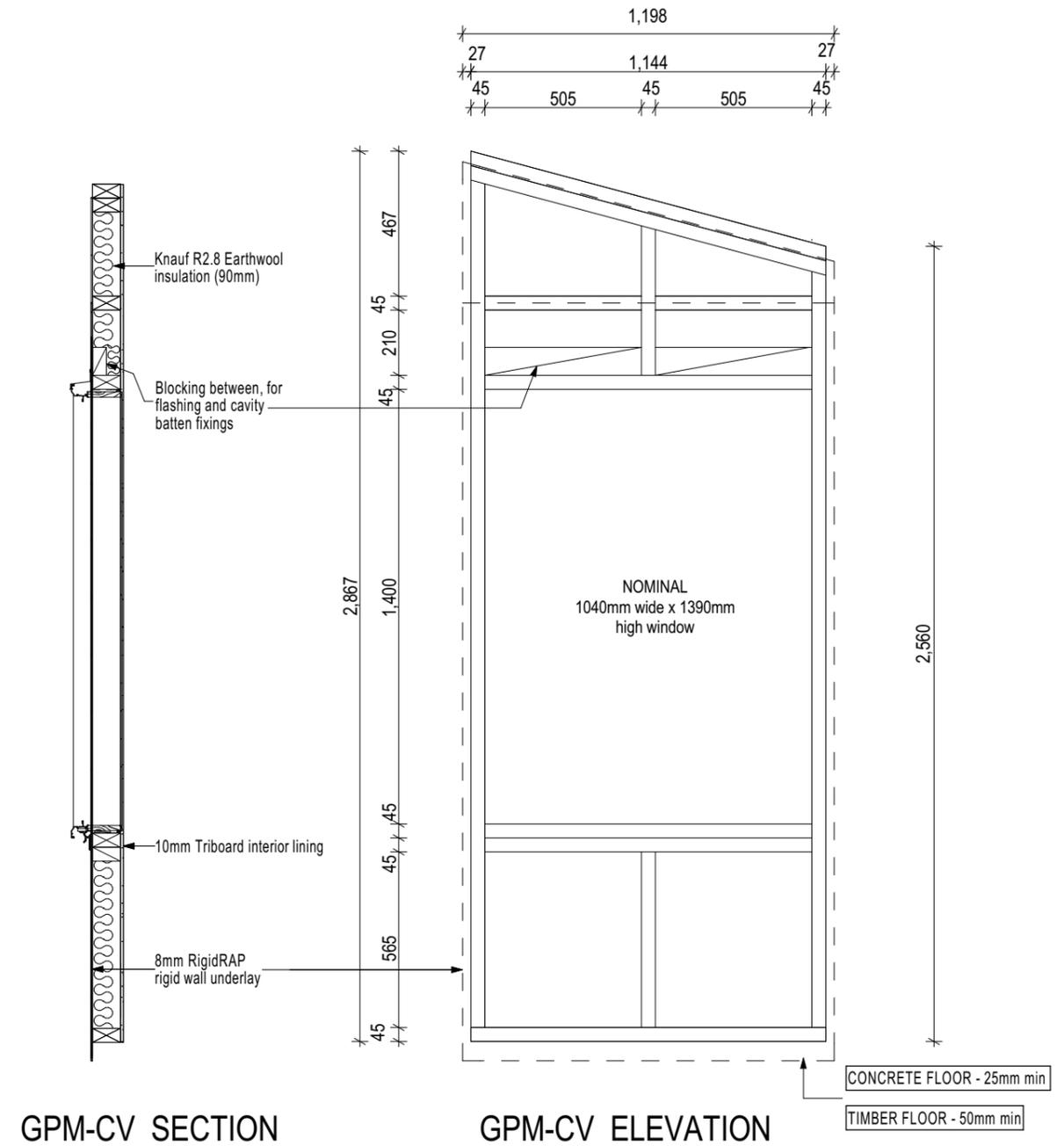
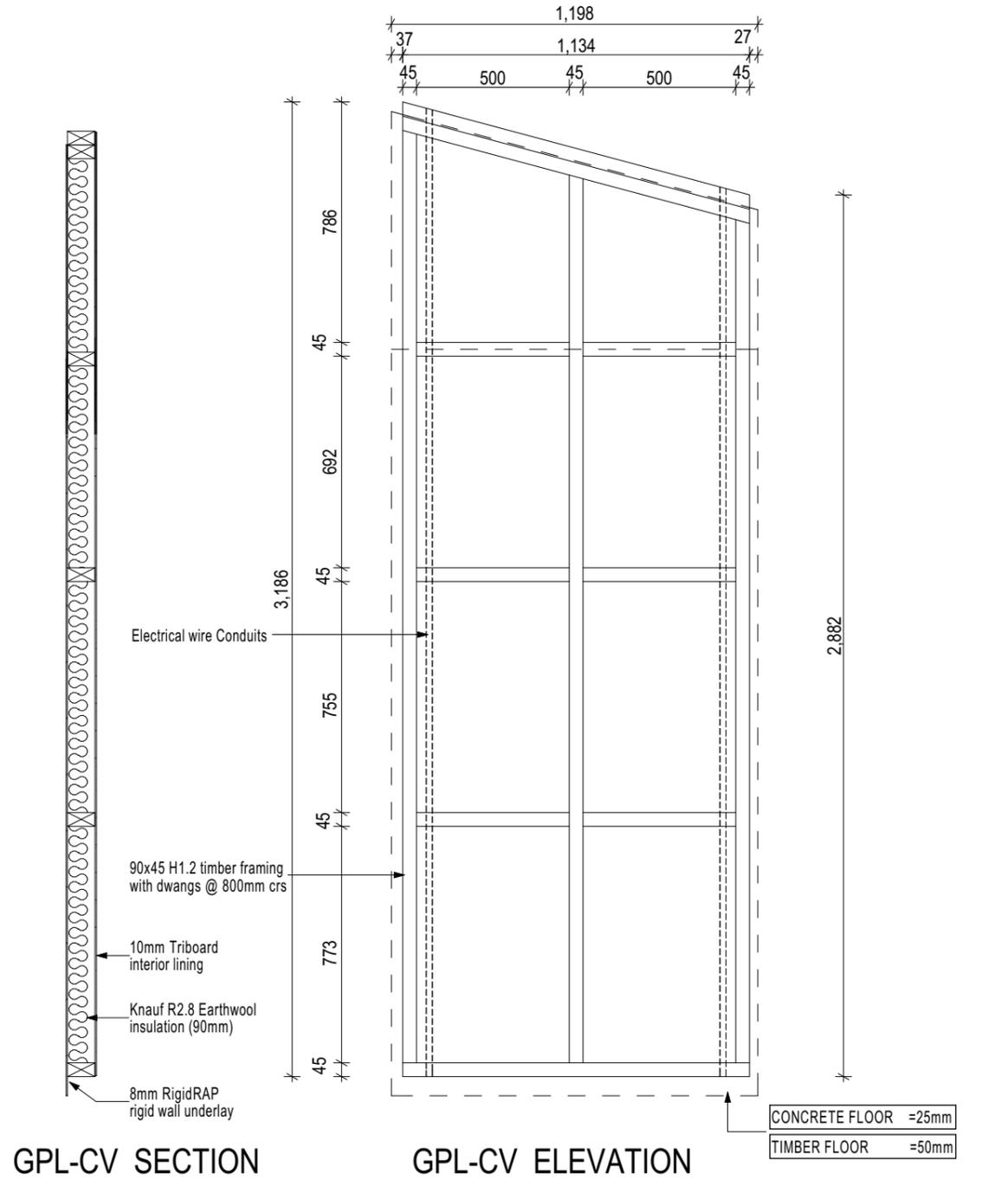
Scale :	1:20
SHEET	11

SUB FLOOR	Concrete Slab	Ribraft Slab	SED Timber Pile		
WALL CLADDING	BGC Nuline Plus Weatherboards	Rusticated Weatherboards	BGC Duragroove Weatherboards	Palliside Weatherboards	Brick Veneer

Refer to Sheet 12 of Glenorchy-MBIE Approved Documents

Multi-Proof-A10155-Glenorchy

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REVISION :	vc1.0.2
DATE :	08/12/2025



Glenorchy
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BUILDING DOCUMENTATION DRAWINGS
Panel GPL-CV & GPM-CV

Scale :
1:20
SHEET

12