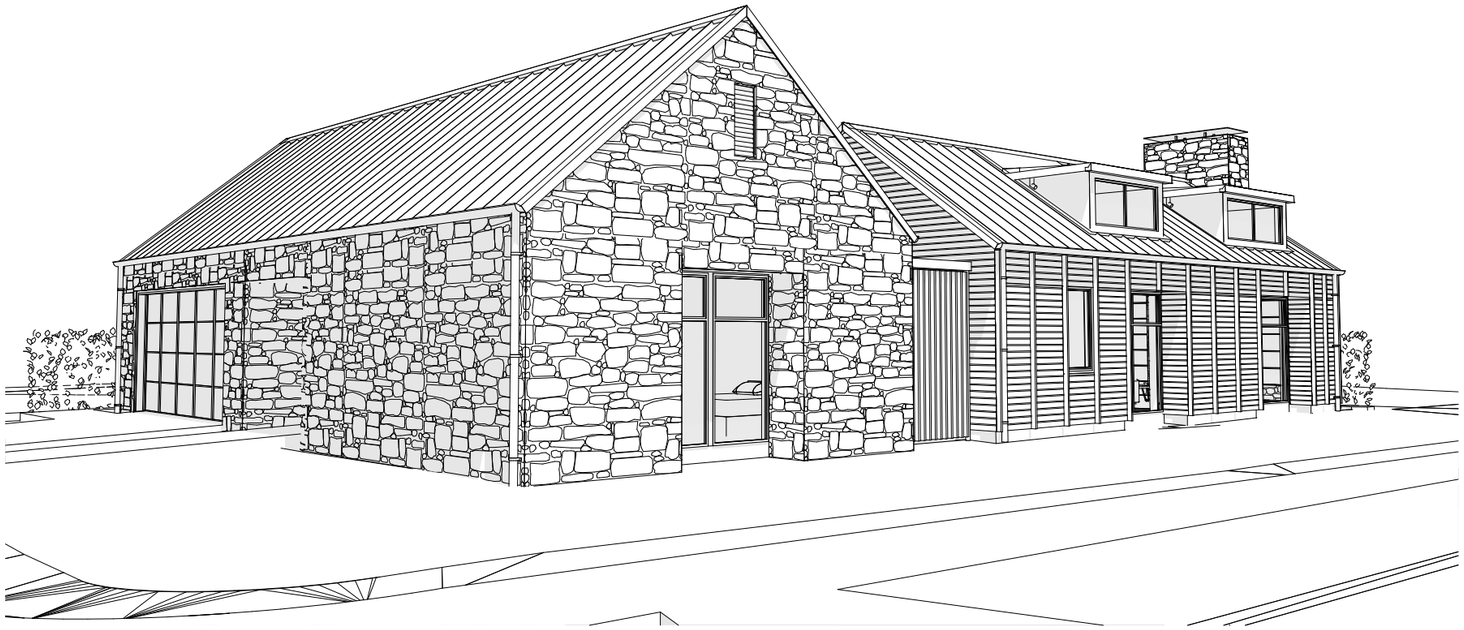


Artistic Impression Only

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A38	Details - Roofing	
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A40	Details - Interior	
A41	Details - TPO Roofing	
A42	Details - Wet Areas	
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A45	Ext. Door & Window Schedules	
A46	Int. Door Schedule	

KAWARAU HEIGHTS

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55 KHB

Lot 67 Kawarau Heights Boulevard, Queenstown

Architecture:
Sanderson Group
Ref: KH67 - 55 KHB

Structural Design:
Structual Engineer
Ref: 44558R

Truss Detailing:
Design 4 Detail
Ref: 260955

Geotech Engineering:
GeoSolve Ltd
Ref: 160041.04

Surveying:
Patterson Pitts
Ref: Q6231-S

SANDERSON

PROJECT KEYNOTES

2 Site

2.1 Site Levels

2100 TYPICAL GROUND CLEARANCES
FGL = Min 225 Below FFL
FPL = Min 150 Below FFL, unless level threshold drainage shown
FDL = Same as FFL unless otherwise noted

2.2 Ground Prep

2200 EXCAVATION
Site to be scrapped as per Geotech completion report, any further excavation is to be confirmed with designers or engineers before going ahead

2210 COMPACTION FILL
Site to be refilled with compacted fill in layers in accordance with the Geotech completion report and any other requirements as outlined by the structural engineer. Any fill in excess of 600mm nust be tested and certified by a CPENG

2220 BUILDING PLATFORM
Building platform to be prepared in accordance with both the Geotechs compaction fill requirements and the Structural engineers extent requirements. Any batters required are to be in accordance with soil capabilities and the Geotech report.

3 Structure

3.1 Concrete

3155MR MAXRAFT FLOOR SYSTEM
120mm thick 20MPa concrete slab set to specified FL with Ductile 5E72 500E reinforcing mesh or similar with min 35mm top cover over 0.25mm polythene sheet damp membrane with appropriate tape seals to joints over compacted hardfill material in 150mm layers no deeper than 600mm in accordance with CHS Engineers floor design plans & specification. Frame to overhang slab 6mm.

3.8 Timber

3811.1 WALL FRAMING 140 UPTO 2.7m
140x45 @ 600crs KD SG8 H1.2 External walls and 140x45 @ 600crs KD SG8 H1.2 internal load bearing and non-loadbearing walls, max height 2.7m. All nogs to be 90x45 KD SG8 H1.2 @ 480crs for vert cedar and 800crs everywhere else. Frame to overhang slab 6mm.

3811.2 WALL FRAMING 90 UPTO 2.7m
90x45 @ 300crs KD SG8 H1.2 External walls and 90x45 @ 600crs KD SG8 H1.2 internal load bearing and non-loadbearing walls, max height 2.7m. All nogs to be 90x45 KD SG8 H1.2 @ 480crs for vert cedar and 800crs everywhere else. Frame to overhang slab 6mm.

3811.3 ROOF FRAMING
Prefabricated roof trusses spaced to as per design and producer statement in specification documentation by pre-nail detailers. H1.2 Roof rafters to raking ceiling and flat roof areas as per NZS3604 design or consulting engineers design where necessary. Fix to top plate as per specified connections on BTL and roof framing plan. Refer to Roof Framing Plan for member size and locations and Connection Plan for top plate fixing capacities and locations.

3821.1 ROOFING PURLINS
70x45 H1.2 treated PURLINS @ 450 crs. selected in accordance with NZS3604:2011 Table 15.9 - Purlins for all wind zones. All purlins to be fixed with Type T, 2.4kN fixings as per table 15.9 NZS3604:2011. Type T fixings = 1/10 g self drilling screw 80mm long.

4 Enclosure

4.1 Tanking/Pre-Cladding

4161TH DRISPACE FOILS, TAPES, & UNDERLAYS
DriStud FRU 36 self supporting roof underlay to all roofing areas, and DriStud wall wrap to be installed over RigidRAP. Lapped and taped as per manufacturer instructions

4171IB IBS RIGIDRAP BARRIER SYSTEM
8mm IBS RigidRAP to entire exterior of building, bracing elements as shown on bracing plan. Install in strict accordance with manufacturers literature

4.2 Wall/Soffit Cladding

4221HH HERMPAC HORIZONTAL CLADDING
Herman Pacific 18.5mm thick HP835 horizontal rusticated weatherboard on 20mm cavity. Installed as per manufacturers specs over cavity, over rigid air barrier. 90x39mm cedar battens fixed over cladding, refer elevations for locations.

4239JH FIBRE CEMENT SOFFIT
9mm Villaboard Soffit Lining stopped and painted, fixed as per manufacturers specification. refer to finishes specification for colour

4272 STONE VENEER
Island Stone veneer system installed using Mapei Kerabond Plus on 9mm Eterpan fibre cement sheet over 20mm drained cavity and 8mm rigid air barrier. Stone to have a weight of less than 100kg/m². Stone over 32kg/m² or over 3m in continous height to have mechanical fixings. Where required, Island Stone stainless steel ties to be fixed @ 600mm crs horizontally and 400mm crs vertically. To be installed in accordance with manufacturers specifications.

4.3 Roofing

4311 PROFILED METAL ROOFING
BMT 0.55 Alpine SS675 tray profile roofing. Roofing shall be fixed to 70x45 H1.2 purlins @450crs to roof system requirements. Ventilation to ridge and gutter. Vapour barrier to raking roof.

4.4 Membrane Roofing

4422ST.1 ENVIROCLAD TPO
Viking Enviroclad TPO membrane over 21mm H3.2 plywood substrate and EcoTUFF TPO membrane waterproofing sheet as per manufacturers specification.

4.5 Windows & Doors

4521AR APL ALUMINIUM JOINERY
R0.50 Residential and Metro Thermal Heart Suite as required. powder-coated as per finishes schedule with double glazing as per glazing spec.

4553 ENTRY DOOR
Cedar entry door with feature door hardware in powder-coated aluminium frame.

4555 GARAGE DOOR
Cedar panel insulated, sectional lift garage door with cedar battens positioned as per elevations, installed in accordance with manufacturers specifications.

4.6 Glazing

4610MR METRO PERFORMANCE GLASS
Metro glass clear and obscure Low E4 Xcel double glazing as supplied by Design Windows

4.7 Insulation

4711P.1 PINKBATTS WALL INSULATION
Pink Batts R4.0 140mm Insulation to exterior walls as per NZBC-H1 requirements. Note: garage excluded from these calculations, but garage is insulated

4711P.2 PINKBATTS CEILING INSULATION
Pink Batts 2 layers of R3.6 180mm (360mm) to truss and raking ceilings. 25mm air gap to the underside of purlins. Pink Batts R3.2 115mm Skillion insulation to areas under warm roof. Note: garage excluded from these calculations, but garage is insulated.

4.8 Sundries

4821 FLASHINGS
Custom BMT0.55 window flashings and parapet cappings as per details, all flashings powdercoated to match joinery, or selected colorsteel finish

5 Interior

5.1 Wall & Ceiling Linings

5113G.1 GIB WALL LINING
10mm Gib standard plasterboard internal wall lining. Gib Aqualine plasterboard where noted on Finishes Plan, to all 'wet areas'. Gib Braceline plasterboard where noted on Bracing Plan. Gib Noiseline plasterboard where noted on Finishes Plan.

5113G.2 GIB CEILING LINING
13mm Gib standard plasterboard internal ceiling lining over selected Rondo ceiling battens @ 600crs max fixed to trusses as per Manufacturers details. Gib Aqualine plasterboard to all 'wet areas'. Vapour barrier required behind raking ceilings.

5151.2 SKIRTING
85x18 Government profile skirting, painted as per finishes schedule, mitre to architrave when using the same profile

5151.3 EXTERNAL GIB REVEALS
GIB reveals to all external joinery. Paint reveals to match wall, or joinery if junctions are close together

5151.5 ARCHITRAVES
85x18 Government profile architraves, painted as per finishes schedule, mitre to skirting when using the same profile

5.2 Partitions, Screens, & Doors

5231 INTERNAL DOORS
Hollow core flush finished 4.75mm premium skin internal doors. Leaf widths as per floor plan notation.

5231CS CS FOR DOORS
Cavity sliders by CS for doors as specified on plans

5.5 Joinery Fixtures & Hardware

5538VH VANDA BLINDS & CURTAIN TRACKS
Vanda recessed single and double blind track to flat ceilings, Verve track to raking ceilings, and recessed blind box for motorised blinds as shown on finishes plan

6 Finishes

6.2 Tiling

6211M MAPEI TILING SOLUTIONS
Wet areas and selected walls to be lined with selected tiles to wall and floor. Mapegum WPS waterproofing membrane to be installed as per specifications. Shower floor to be rebated to allow tiler to form fall to waste.

6.3 Overlay Flooring & Wall Panelling

6311 TIMBER STRIP FLOORING
Selected Timber strip flooring installed in accordance with manufacturer specifications, install over waterproof membrane, or with sealed joints where required for E3 compliance

6.5 Carpeting

6511 CARPETING
Selected carpet, installed in accordance with manufacturer requirements, use min 11mm and 120kg underlay

7 Services

7.1 Liquid Supply

7126RH RINNAI HOT WATER SYSTEMS
Rinnai A26 graphite external Infinity gas water heater installed as per manufacturers specification.

7.2 Gas

7211 GAS METER BOX
Profiled metal meter box to house gas meter and connections. Refer to construction details for installation.

7.4 Liquid Disposal

7411.1 COLORSTEEL GUTTER
Colorsteel BMT0.55 custom half round gutter installed with external clips at 900crs and snow straps

7411.2 COLORSTEEL DOWNPIPE_100
Colorsteel 100mm diameter downpipes

7411.5 RAINWATER DISCHARGE SYSTEMS
Allproof Scupper to custom rainwater head to Colorsteel downpipes, and proprietry overflow near downpipe to visible location

7451 SURFACE WATER DRAINAGE
Accrete 2 stage level threshold drainage system, custom width grates for consistant outside edge

7.5 Heating & Cooling

7545 UNDERFLOOR HEATING
Underfloor heating by Airmax as per manufacturers specification. Midea Air to Water 16kW MHC-V16W monobloc system. Outdoor unit on concrete pad to suit. Internal manifold to central cupboard for underfloor heating system as per manufacturers specification.

7555E ESCEA DS1400 GAS FIRE
Escea DS1400 gas fire installed as per manufacturers specifications. Non-combustible lining in areas specified by manufacturers. Escea Horizontal Power Flu installed as low to ground as possible

8 External

8.2 Pavements & Decking

8200.1 PATIO
12mm river pebble exposed aggregate concrete laid to falls as required.

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Notes

DRAWING DETAILS

Scale	@ A3
Date	10/11/2026
Drawn	AJO
Checked	CD

SHEET A02 REVISION

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SITE INFO

Wind Zone:	Very High
Earthquake Zone:	3
Exposure Zone:	B
Snow Zone:	2.0kPa
Climate Zone:	6
Rainfall Intensity:	36.2mm/hr (RCP2.6)
Soil Type:	C

Allotment 67
DP 572230

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE

Location Plan

DRAWING DETAILS

Scale	1:2000 @ A3
Date	10/11/2026
Drawn	AJO
Checked	CD

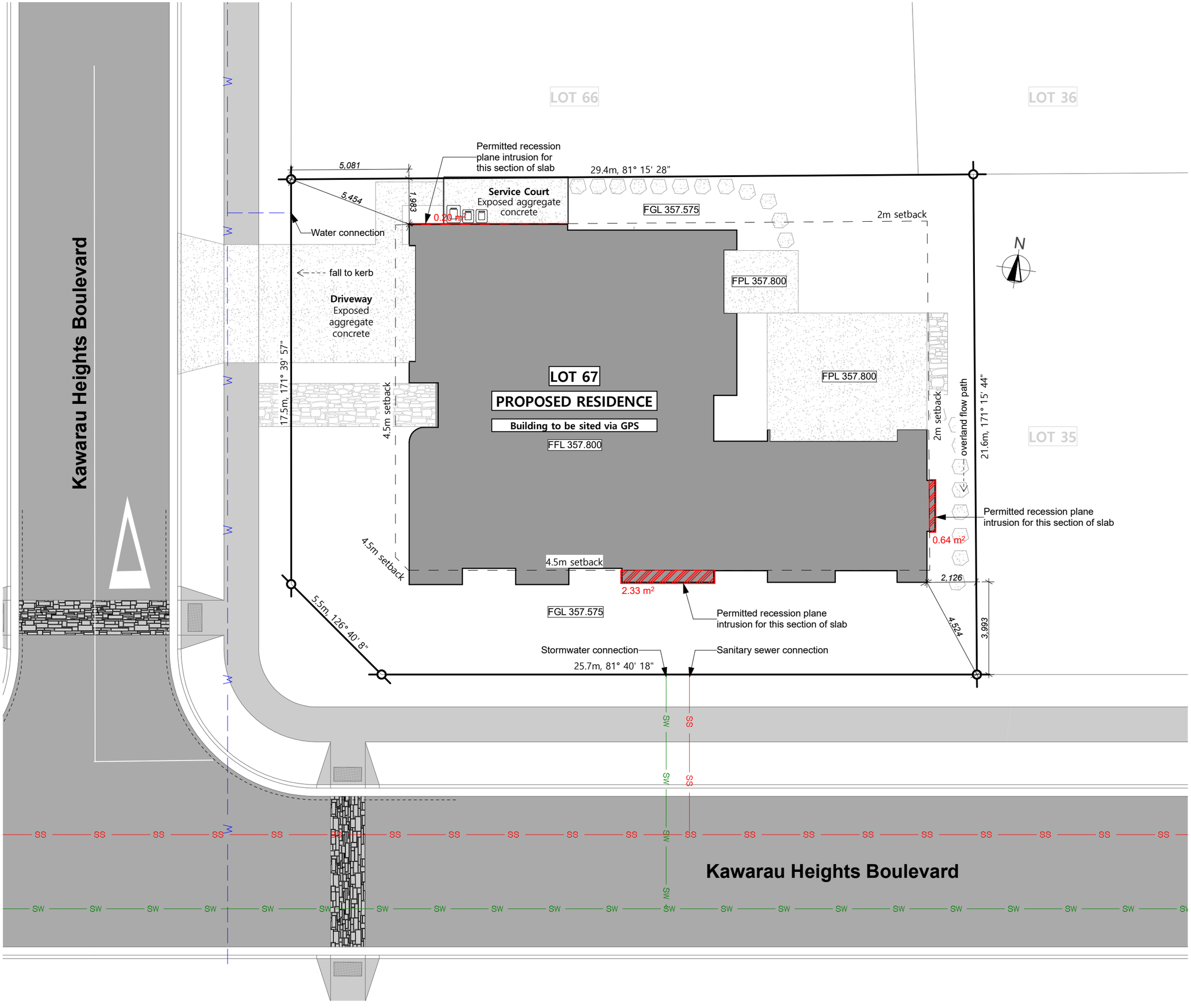
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SITE
Building plans to be read in conjunction with site conditions and specification documentation. The site is already prepared and levelled in preperation for building works, this work is to be overseen and signed off by Fluent Solutions. Refer to the Geotech Completion Report by Geosolve Ltd. in the specification documentation for details

SERVICES
Service connection cluster to be located on lot boundary and to include water, natural gas, power, data, sanitary sewer and stormwater. Contractor to check invert levels of service pipes at connection cluster to ensure adequate falls for all proposed drainage connections.

LANDSCAPING
Patio and entry areas to be constructed with 75mm exposed aggregate non-slip finish with with black oxide added

SEDIMENT & RUNOFF CONTROL
Sediment and runoff control shall be designed and installed by the licensed building practitioner prior to or during earthworks for the project. The sediment controls shall be installed in accordance with the requirements of QLDC District Plan

DRAINAGE NOTES
Trenches should be excavated to allow for the sepcified depth of bedding. The pipe diameter and the minimum recommended cover, overlay plus backfill, above the pipes.
MIN COVER:
- Driveways and similar areas: 600mm (subject to traffic)
- Footpaths, gardens: 500mm
- Construction traffic: 750mm

Bedding materials are listed as per AS/NZS 26551

Note: Site drainage to be read in conjunction with Plumbing/Drainage Plan

SITE WORKS
Ground Levels in relation to local datum post earthworks. Ground levels to be confirmed at time of construction.
Driveway and entry path to be constructed from 100mm exposed aggregate concrete non-slip finish with black oxide added

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Site Plan

DRAWING DETAILS

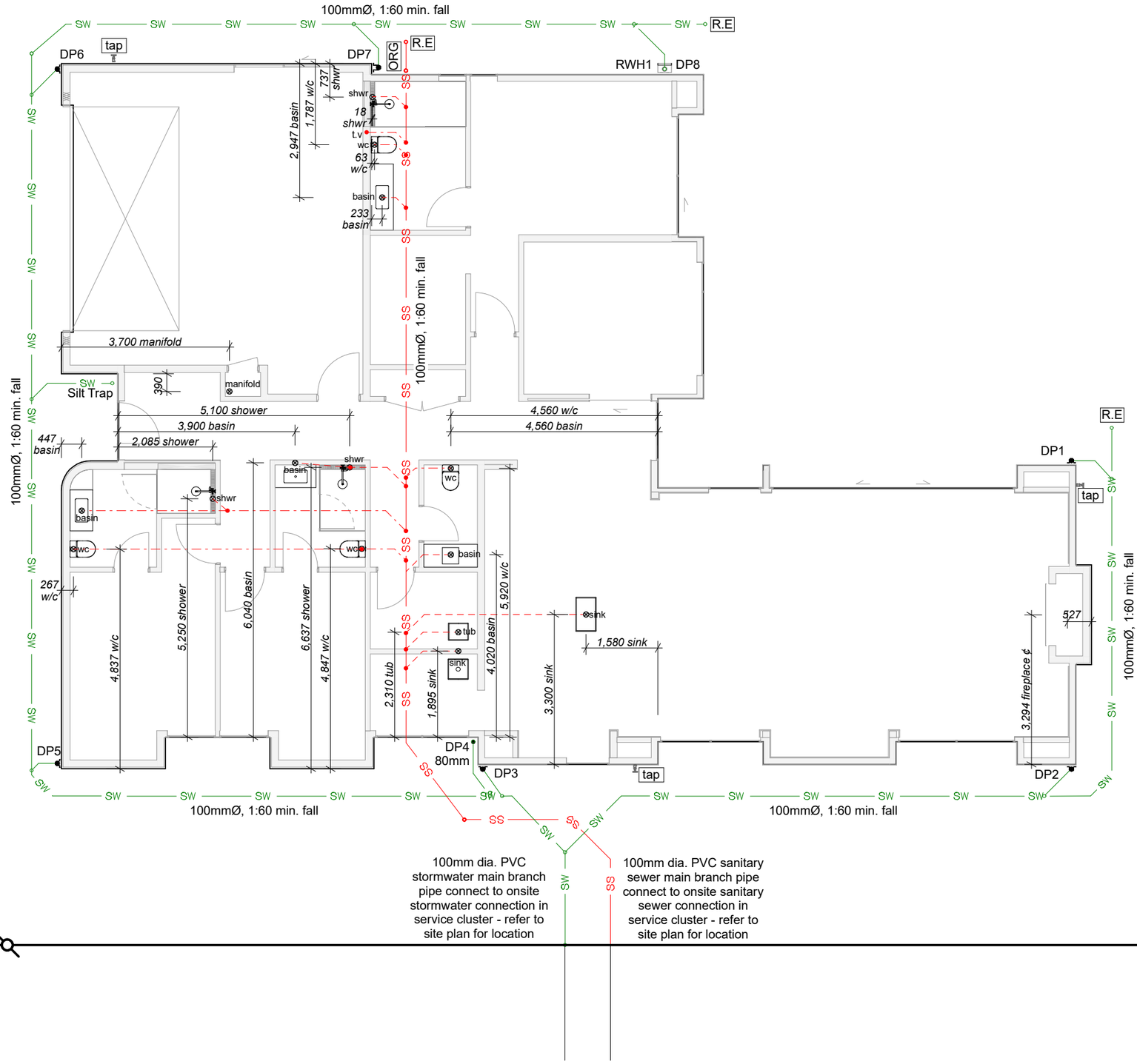
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SILT TRAPS:
All surface water from concrete patios, shall enter the drain via a silt trap. Trap to be min. 300mm PVC with the capacity at the bottom for settlement of silt and debris. A submerged (or trapped) outlet which prevents floatable solids entering the drain.
Silt traps should be located in planting/gravel areas away from hard landscaping

NOTE:
All plumbing and drainage to be confirmed by contractor before commencement of works.

KEY	
I.O	-Inspection Opening
R.E	-Rodding Eye
DG	-Disconnector Gully
ORG	-Overflow Relief Gully
Tap	-Hose Tap
AAV	-Air Admittance Valve
TV	-50mm Terminal Vent
ST	-Silt Trap
WV	-Wet Vent
—SS—	Sanitary sewer main branch line, 100mm Ø uPVC, min 1:60 fall
—SW—	Stomwater main branch line, 100mm Ø uPVC, min 1:60 fall
- - - -	65mm waste/branch drain to sinks, vanities, showers and tubs. Min 1:40 fall

PIPE BEDDING

1. Compacted granular bedding of non-cohesive material with maximum particle size of 20mm.
2. Ordinary fill under garden areas. Selected compacted fill under driveways.
3. Selected compacted fill free from topsoil maximum particle size of 20mm.

FOUNDATION PENETRATIONS:
See Foundation Plan for penatration dimensions

All plumbing to AS/NZS 3500 requirements

Acceptable materials or sanitary plumbing include:
- Pipes and fittings: Forza Pex Pipes & Fittings (AS/NZS1260).
- Traps: PVC (AS2887).
- Expansion joints: PVC (NZS7643).

Drains:
- Contractor is to check all inverts, connection and inspection points to ensure sufficient fall can be incorporated.

Check manufacturers installation of all fixtures to ensure sufficient depth.

Registered plumber/drainlayer and contractors to ensure installation of plumbing and drainage meets requirements set out in drainage codes and standards, these include:
- Pipe diameter and length.
- Pipe gradients.
- The amount of anticipated discharge from individual fixtures.
- The likelyhood of simultaneous discharge from other fixtures.
- The need for venting.
- Restrictions on connection positions.
- The radii of bends.

A registered plumber/drainlayer and contractor to provide an as-built layout to council.

Note:
- All points at which foul water is discharged into a plumbing system must incorporate a water trap to prevent foul air from entering the building.
- The fixture outlet diameter dictates the diameter of the fixture trap and discharge pipe.

Access points must be provided so that blockages can be cleared where:
- A soil discharge pipe connects to a stack.
- A soil stack connects with a drain.
- There are a number of bends and/or junctions likely to cause blockage.
- Access to a pipe is otherwise restricted.

TV:
Divert terminal vent through roof space to position least visible

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE

Plumbing/Drainage

DRAWING DETAILS

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Date	10/11/2026
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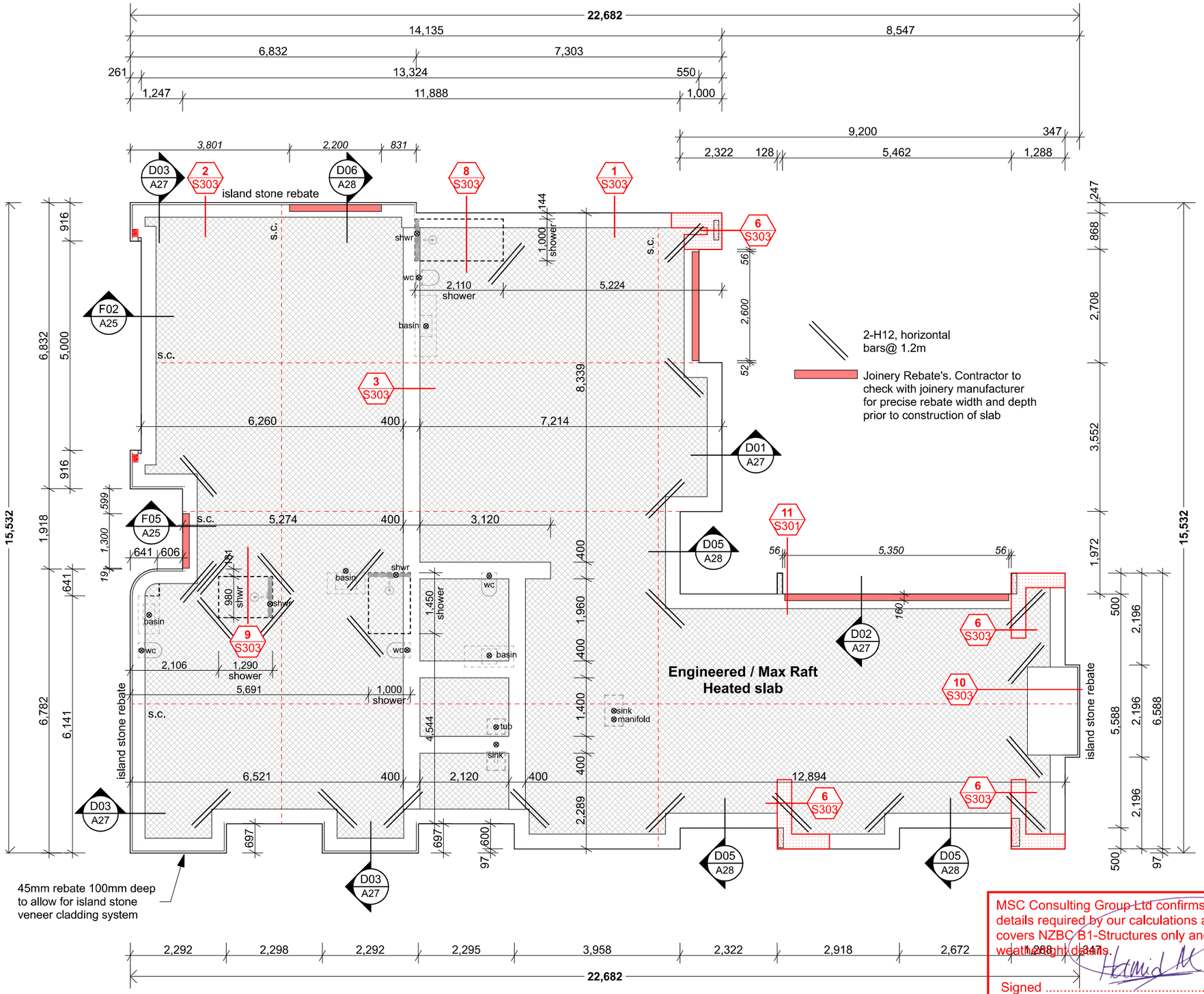
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POLYRAFT FLOOR:
Poly Raft Floor System to be installed as per Structual Engineer 44558R design and in accordance with the foundation construction details in the drawing set.

GRANULAR BASE:
Granular base for slabs to conform with NZS3604:2011, consolidate with a vibrating rollar. Granular fill material shall be placed and compacted in layers of 150mm maximum over the area beneath the proposed ground slab so that the total of granular base is not less than 75mm and no more than 600mm. Compact each layer until the material is tightly bound together and does not visibly deform under the weight of a pressed heel. Where the fill is in excess of 600mm, it will be necessary for a geotechnical engineer to investigate.

DAMP PROOF MEMBRANE:
To comply with NZS 3604:2011 Section 7.5.4. The damp proof membrane shall:
(a) Have a water vapour flow resistance not less than 90MNs/g when tested in accordance with ASTM E 96 utilizing standard test conditions.
(b) Be sufficiently durable to resist damage from installation and normal workable operations.
(c) Be laid on a surface that is unlikely to damage the damp proof membrane being used.
(d) Have penetrations by services reinforcing and other objects sealed by taping, or by applying a wet-applied damp proof membrane material.

FIXING OF TIMBER:
Framing timbers shall be fixed to slab on ground floors as required by NZS 3604:2011. M-12 post fixed anchors set not less than 90mm into the concrete projecting sufficiently to allow for a washer and fully threaded nut above. Fixings shall be located not more than 150mm from the end of timber at corners of foundation walls and not more than **600mm centres** along the wall. Each length of plate shall be fixed with not less than 2/M-12's.

SHRINKAGE CONTROL JOINTS:
The saw cuts (s.c.) shall be cut no later than 24 hours in summer and 48 hours in winter after the slab is placed. Care should be taken to follow the minimum size requirements to ensure cracking does not occur in areas where special, thin or hard finishes are to be

IMPORTANT NOTE:
Slab plan to be read in conjunction with the Structural Engineers Specification, plans and details. Slab dimensions allow for a consistant 6mm overhand to the bottom plate as detailed. Check all dimensions, rebates and layout prior to construction.
Cladding rebates allow for the ply rab board and 6mm bottom plates overhand.
Structural steel fixing bolts to have a min. 65mm concrete cover.
Contractor to ensure any fixing into the slab has the minimum edge distance required to concrete. Edge insulation is not structural.

SHRINKAGE CONTROL JOINTS:
The saw cuts (s.c.) shall be cut no later than 24 hours in summer and 48 hours in winter after the slab is placed. Care should be taken to follow the minimum size requirements to ensure cracking does not occur in areas where special, thin or hard finishes are to be applied, eg: vinyl sheeting or ceramic/stone tiles. Positioning of special finishes to be laid over floor should be considered when determining the joint layouts. Typical depth of cut will be 30mm deep (or 1/4 depth of slab) with a single saw blade thickness of approximately 3mm.

CONCRETE REINFORCING:
All reinforcing to be as per Structural Engineer specifications.
20MPa @ 28 days as specified by Structural Engineer.

CONCRETE REBATE:
Waterproof the rebate with a bituminous sealer on both the vertical and horizontal faces.

GENERAL:
All dimensions, levels, falls, heights and structure etc. to be checked and confirmed on site before commencement of works.

All proprietary materials to be installed in strict accordance with manufacturers specifications and any conditions associated appraisals.

All construction to comply with NZS3604:2011 and NZBC.

Contractor is to locate all existing sewer & stormwater pipes before digging any footings. Contractor is to refer to Structural Engineer foundation specifications & conditions before digging any footings or ordering any materials.
Contractor is to supply PS4.

Detail / Sheet Refer Arch. details

Detail / Sheet Refer Eng. details

MSC Consulting Group Ltd confirms that the structural Engineering details required by our calculations are included on this drawing and covers NZBC B1-Structures only and we exclude any Architectural or weathertight details.

Signed ..... Date **2026-11-06**

MSC CONSULTING GROUP LTD
Structural & Civil Engineers
Ph: 09 486-2210 Fax: 09 486-0225

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Foundation Plan

DRAWING DETAILS

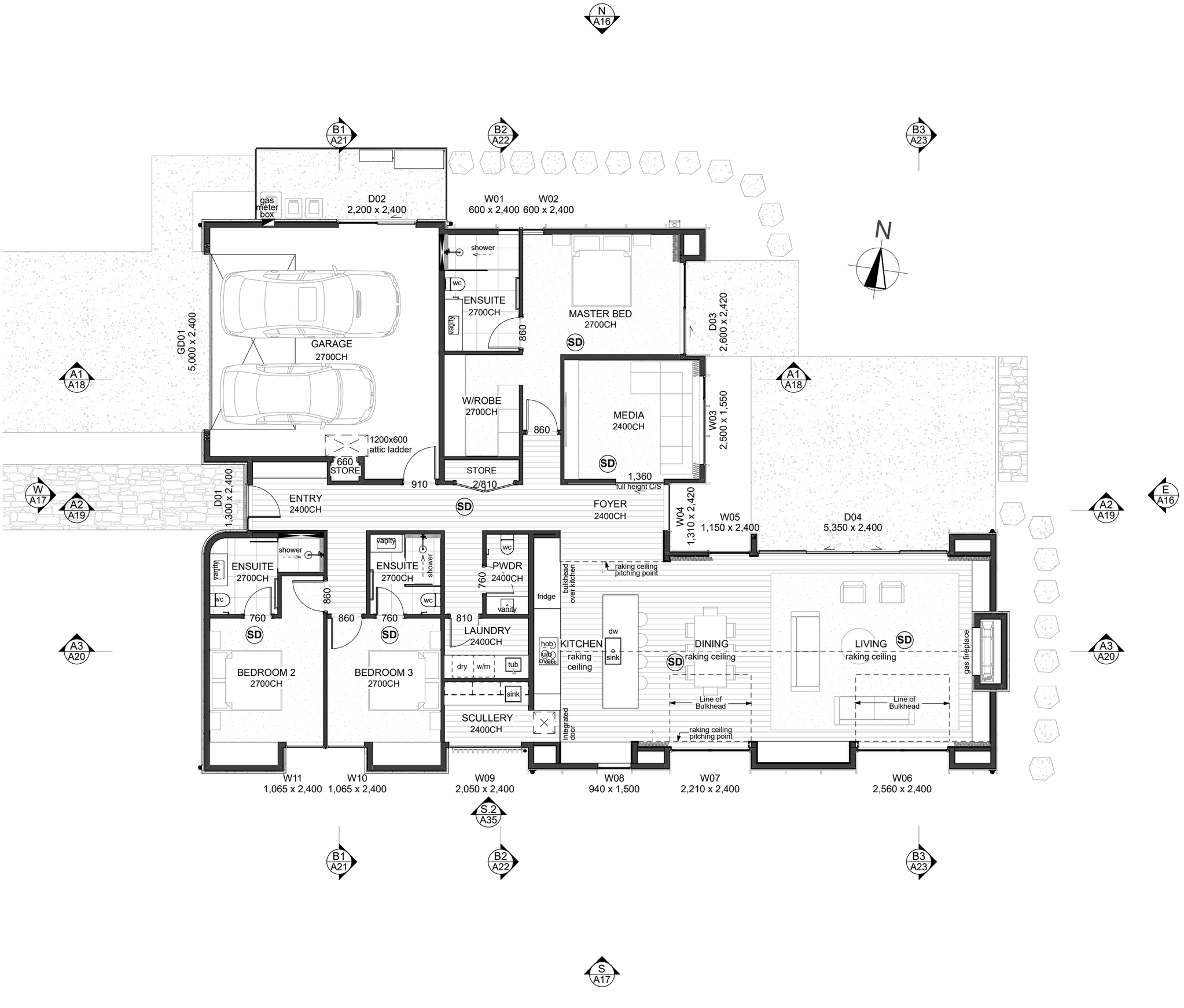
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Floor area (over cladding)	**261m²**
Floor area (+ eaves over 600)	**273m²**
Total roof area	**274m²**

All dimensions, levels, falls, heights and structure etc. to be checked and confirmed on site before commencement of works.

All proprietary materials to be handled, placed, stored and installed in strict accordance with manufacturers specifications and any conditions associated appraisals.

FFL = meaning '**F**inished **F**loor **L**evel'.
All dimensioned to be read off the plans - **do not scale from drawings**. All dimensions in millimetres unless stated otherwise.

All construction to comply with NZS3604:2011 and NZBC and to be read in conjunction with the Manufacturers specification documentation.

Note: All floor surfaces to comply with E3/AS1

STRUCTURAL ENGINEER DESIGN
All construction to be read in conjunction with the Structual Engineer structural plans and engineering calculations.
Refer to Connection plan for engineers connection locations & the Roof Framing plans for any structural engineering.

WET AREAS - BATHROOM/ENSUITE
Laticrete waterproofing membrane installed to entire bathroom/ensuite floor area with 2m upstand on walls.

SMOKE ALARMS
Interconnected smoke alarms shall be installed in accordance with NZS 4514:2021 spaced no more than 10m apart in any direction.

Smoke alarms must not be mounted:
- Within 300mm of a light fitting
- Closer than 400mm to an air-supply opening

Ceiling mounting requirements:
- In rooms with flat ceilings at least 200mm from the wall
- In rooms with sloped ceilings greater than 1 in 10, between 200mm and 500mm from the apex

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Floor Plan

DRAWING DETAILS

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Date	10/11/2026
Drawn	AJO
Checked	CD

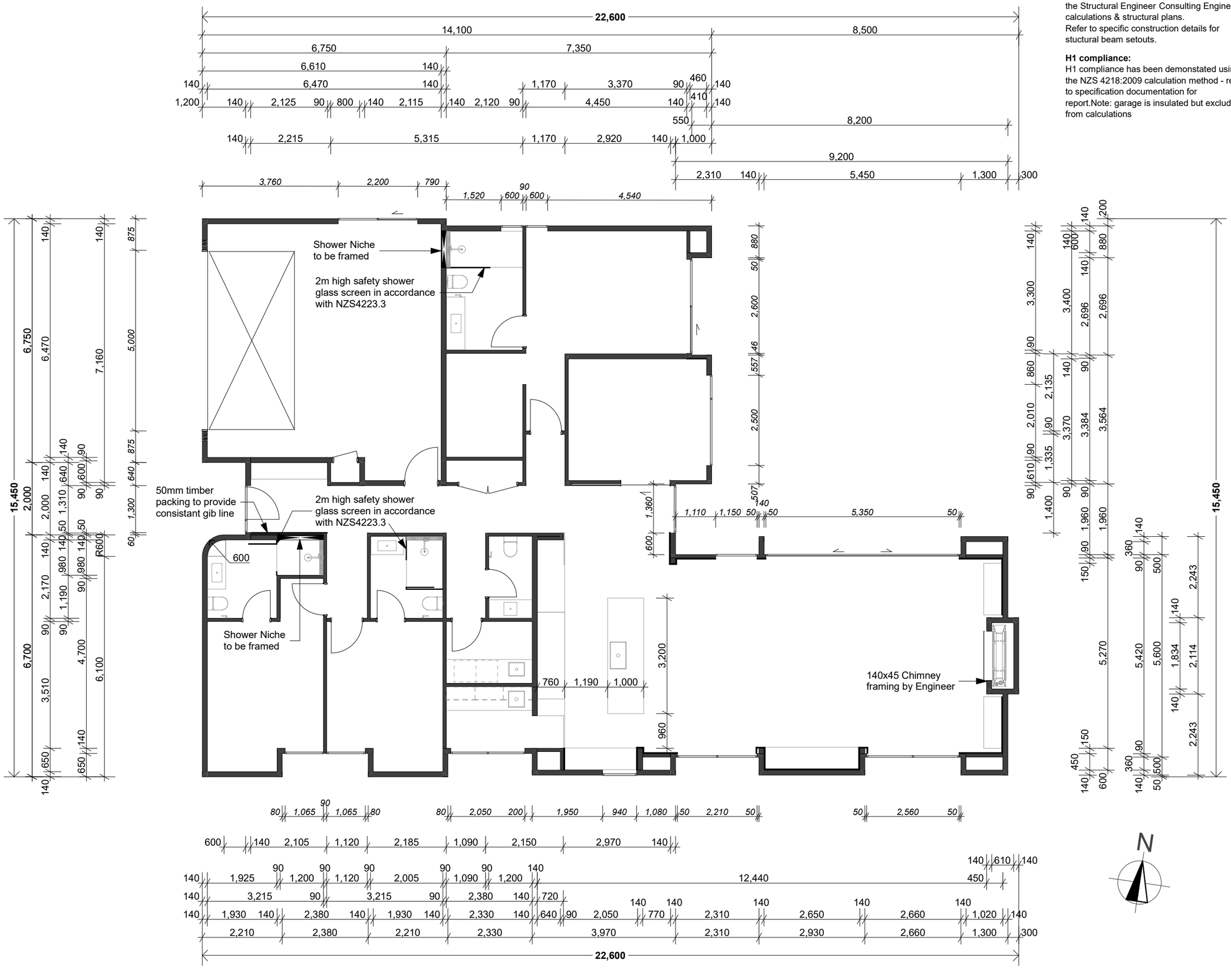
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A07

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All construction to be read in conjunction with the Structural Engineer Consulting Engineers calculations & structural plans.
Refer to specific construction details for stuctural beam setouts.

H1 compliance:
H1 compliance has been demonstated using the NZS 4218:2009 calculation method - refer to specification documentation for report.Note: garage is insulated but excluded from calculations

STUDS AND NOGS:
External walls: 140x45 @ 600crs KD SG8 H1.2 External load bearing walls with H1.2 bottom plate over DPC.
Internal Walls: 90x45 @ 600crs KD SG8 H1.2 with H1.2 bottom plate over DPC. All nogs to match stud sizes

TRIMMING STUDS
Trimming studs shall be prouded to each width as the studs in the walls. Trimming studs whether single or double shall not contain holes, notches, checks or cuts in the middle third of their length and shall be sized in accordance with table 8.5 - Trimming Studs of NZS 3604:2011.

CAVITY BATTENS
All cavity battens to be H3.1 treated.

LINTELS, SILL AND HEAD TRIMMERS
Lintels, sill and head trimmers shall be sized in accordance with tables 8.9-8.15 Lintel, Sill and Head Trimmers of NZS 3604:2011. Refer to Connection Plan for lintel connection details as per framing detailers drawings.

TOP AND BOTTOM PLATES
Top and Bottom Plates shall be sized to suit framing and fixed in accordance with table 8.16/8.17 - Top/Bottom Plates of NZS 3604:2011. Refer to Connection Plan for top plate connection details as per framing detailers drawings.

(a) Bottom plate to Concrete Slab on Ground/Concrete or Masonry Foundation Walls: M-12 post fixed anchors set not less than 90mm into the concrete projecting sufficiently to allow for a washer and fully threaded nut above. Fixings shall be located not more than 150mm from the end of timber at corners of foundation walls and not more than 600mm centres along the wall. Each length of plate shall be fixed with not less than 2/M-12's.

All wall framing shall be set plumb and square, all load bearing dimensions shall be determined in accordance with NZS 3604:2011. All wall framing fixings to be as per table 8.19 NZS3604:2011 unless otherwise stated.

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Dimension Plan

DRAWING DETAILS

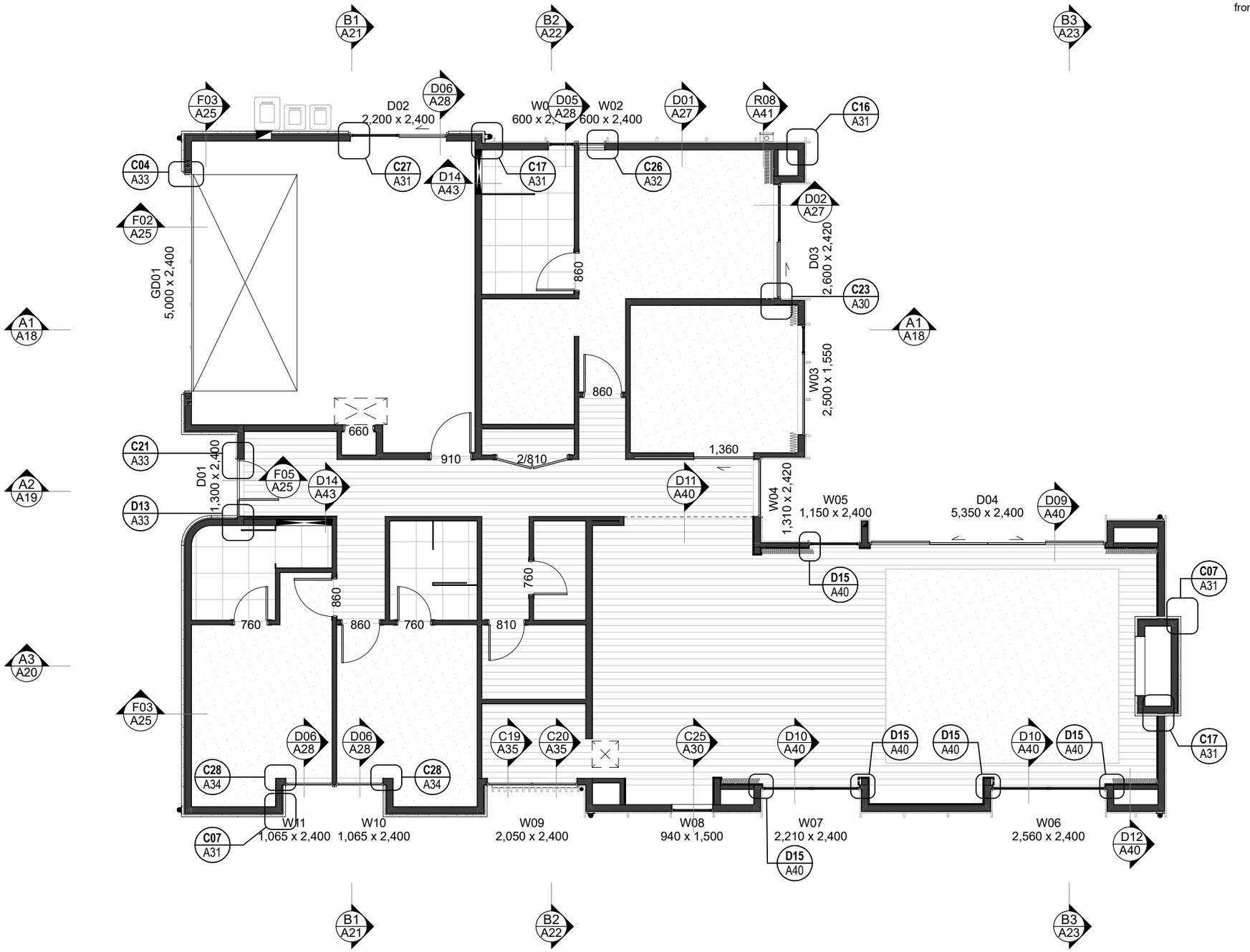
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Date	10/11/2026
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All construction to be read in conjunction with the Structural Engineer Consulting Engineers calculations & structural plans.
Refer to specific construction details for stuctural beam setouts.

H1 compliance:
H1 compliance has been demonstated using the NZS 4218:2009 calculation method - refer to specification documentation for report.Note: garage is insulated but excluded from calculations

STUDS AND NOGS:
External walls: 140x45 @ 600crs KD SG8 H1.2 External load bearing walls with H1.2 bottom plate over DPC.
Internal Walls: 90x45 @ 600crs KD SG8 H1.2 with H1.2 bottom plate over DPC. All nogs to match stud sizes

TRIMMING STUDS
Trimming studs shall be prouded to each width as the studs in the walls. Trimming studs whether single or double shall not contain holes, notches, checks or cuts in the middle third of their length and shall be sized in accordance with table 8.5 - Trimming Studs of NZS 3604:2011.

CAVITY BATTENS
All cavity battens to be H3.1 treated.

LINTELS, SILL AND HEAD TRIMMERS
Lintels, sill and head trimmers shall be sized in accordance with tables 8.9-8.15 Lintel, Sill and Head Trimmers of NZS 3604:2011. Refer to Connection Plan for lintel connection details as per framing detailers drawings.

TOP AND BOTTOM PLATES
Top and Bottom Plates shall be sized to suit framing and fixed in accordance with table 8.16/8.17 - Top/Bottom Plates of NZS 3604:2011. Refer to Connection Plan for top plate connection details as per framing detailers drawings.

(a) Bottom plate to Concrete Slab on Ground/Concrete or Masonry Foundation Walls: M-12 post fixed anchors set not less than 90mm into the concrete projecting sufficiently to allow for a washer and fully threaded nut above. Fixings shall be located not more than 150mm from the end of timber at corners of foundation walls and not more than 600mm centres along the wall. Each length of plate shall be fixed with not less than 2/M-12's.

All wall framing shall be set plumb and square, all load bearing dimensions shall be determined in accordance with NZS 3604:2011. All wall framing fixings to be as per table 8.19 NZS3604:2011 unless otherwise stated.

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Reference Plan

DRAWING DETAILS

Scale	1:100 @ A3
Date	10/11/2026
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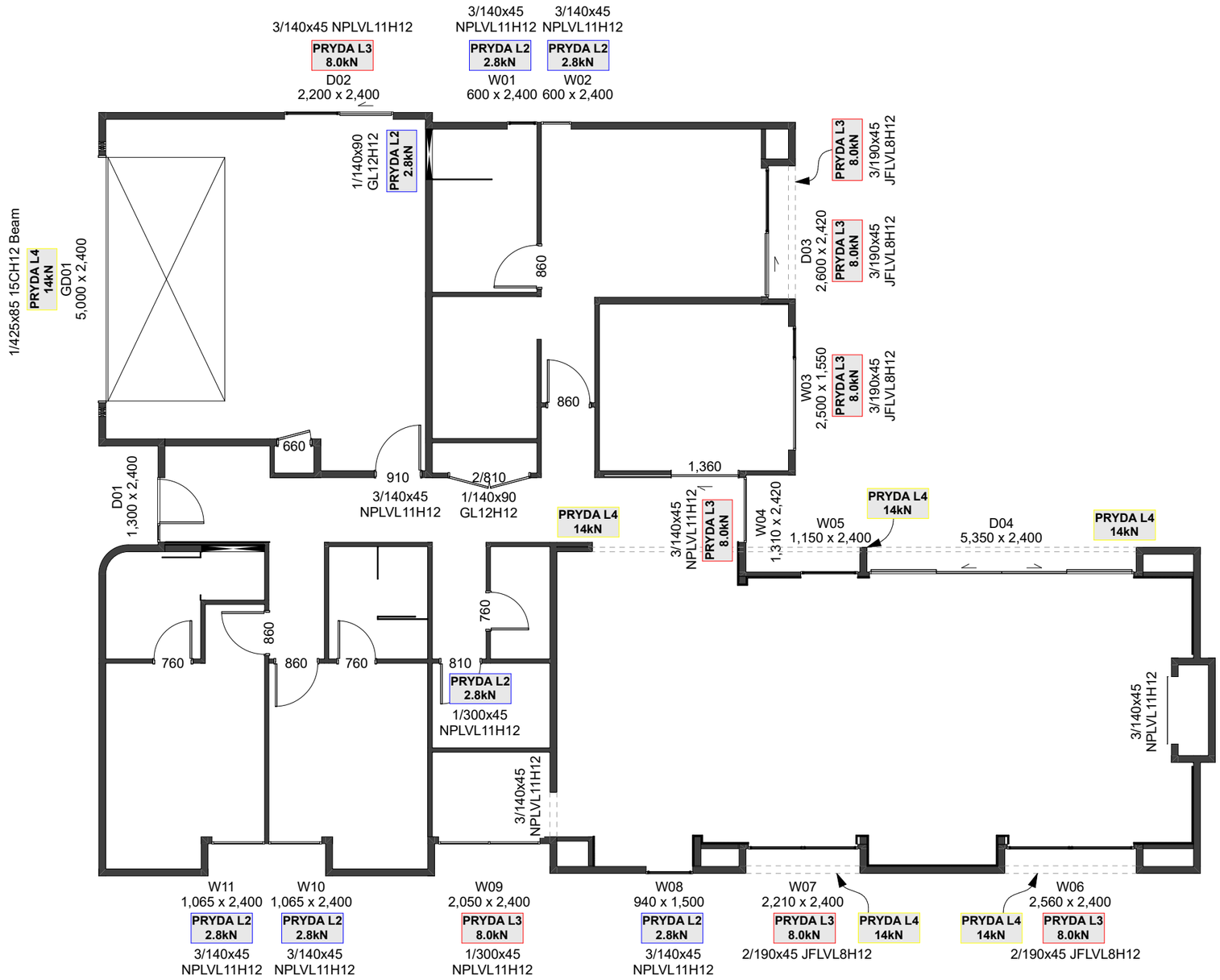
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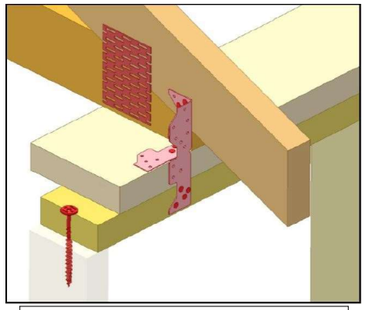
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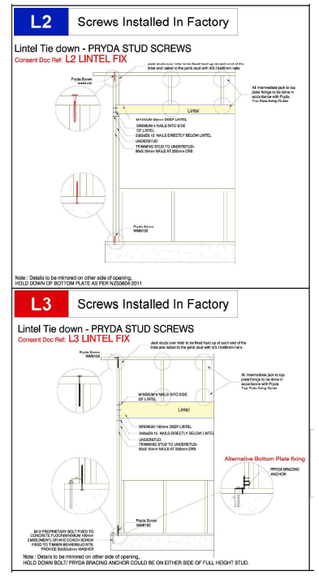




M8 x 150 Pryda Stud Screw (WM8150PS) in 1/45 top plate, Installed In Factory

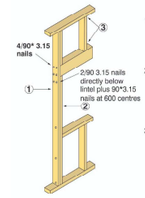
FIXING NOTES

All top plate to stud and lintel fixing connection capacities taken from Truss Tech Ltd Buildable Layout Design - See attached producer statement.
All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa. Refer table 8.19, NZS3604:2011 for nailing schedule to resist horizontal loads.
All fixings assume thickness of 45mm maximum.
All studs @600c/c - refer to dimension/framing plan for details.
All trusses @900c/c - refer to roof framing plan for details.



L1

TIMBER LINTEL FIXING - 1.4KN Consent Doc. Ref. L1

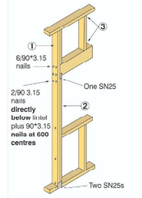


1. For trimming stud thickness refer to Table 8.5 NZS 3604:2011. Additional studs to that shown to have a minimum stud to stud fixing of 11/90*3.15 nails.
2. Where a double stud which provides support for a lintel is shorter by 400mm or more than the full stud height, its thickness shall not be included as contributing to the thickness of the trimming studs.
3. Studs & jacks to be fixed to top plate in accordance with the Pryda Top Plate Fixing Guide.

pryda

L2 To Be Installed Onsite

TIMBER LINTEL FIXING - 2.8KN Consent Doc. Ref. L2

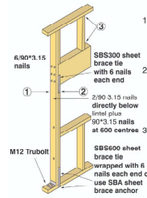


1. For trimming stud thickness refer to Table 8.5 NZS 3604:2011. Additional studs to that shown to have a minimum stud to stud fixing of 11/90*3.15 nails.
2. Where a double stud which provides support for a lintel is shorter by 400mm or more than the full stud height, its thickness shall not be included as contributing to the thickness of the trimming studs.
3. Studs & jacks to be fixed to top plate in accordance with the Pryda Top Plate Fixing Guide.

pryda

L3 To Be Installed Onsite

TIMBER LINTEL FIXING - 8.0KN Consent Doc. Ref. L3

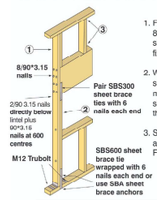


1. For trimming stud thickness refer to Table 8.5 NZS 3604:2011. Additional studs to that shown to have a minimum stud to stud fixing of 11/90*3.15 nails.
2. Where a double stud which provides support for a lintel is shorter by 400mm or more than the full stud height, its thickness shall not be included as contributing to the thickness of the trimming studs.
3. Studs & jacks to be fixed to top plate in accordance with the Pryda Top Plate Fixing Guide.

pryda

L4 To Be Installed Onsite

TIMBER LINTEL FIXING - 14KN Consent Doc. Ref. L4



1. For trimming stud thickness refer to Table 8.5 NZS 3604:2011. Additional studs to that shown to have a minimum stud to stud fixing of 11/90*3.15 nails.
2. Where a double stud which provides support for a lintel is shorter by 400mm or more than the full stud height, its thickness shall not be included as contributing to the thickness of the trimming studs.
3. Studs & jacks to be fixed to top plate in accordance with the Pryda Top Plate Fixing Guide.

pryda

PROJECT TITLE

55 KHB
Kawarau Heights

DRAWING TITLE

Connection Plan

DRAWING DETAILS

Scale	1:100 @ A3
Date	10/11/2026
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Checked	CD

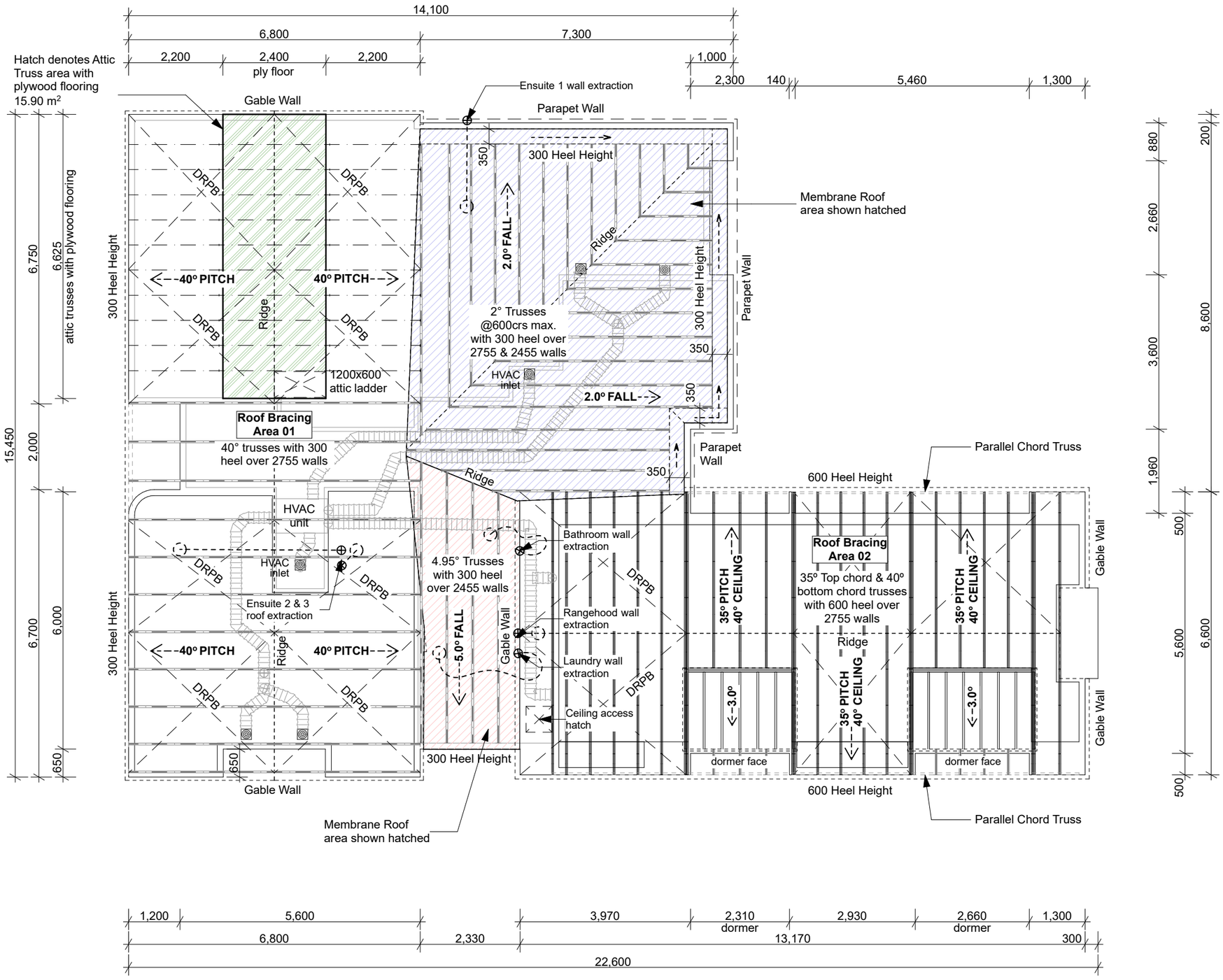
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ROOF FRAMING
Prefabricated roof trusses spaced to as per design and producer statement in specification documentation by pre-nail detailers. H1.2 Roof rafters to raking ceiling and flat roof areas as per NZS3604 design or consulting engineers design where necessary. Fix to top plate as per specified connections on BTL and roof framing plan. Refer to Roof Framing Plan for member size and locations and Connection Plan for top plate fixing capacities and locations.

ROOFING PURLINS
70x45 H1.2 treated PURLINS @ 450 crs. selected in accordance with NZS3604:2011 Table 15.9 - Purlins for all wind zones. All purlins to be fixed with Type T, 2.4kN fixings as per table 15.9 NZS3604:2011. Type T fixings = 1/10 g self drilling screw 80mm long

Roof Frame Bracing
As per NZS3604:2011 Sections 10.3 & 10.4 - 1 brace/50m2 (light roof)
Area 01
108.56m² total roof area = 3x Lumberlok multibrace diagonal straps minimum
Area 02
77.51m² total roof area = 2x Lumberlok multibrace diagonal straps minimum

Selected in roof gas califont vented through roof to outside

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Roof Framing

DRAWING DETAILS

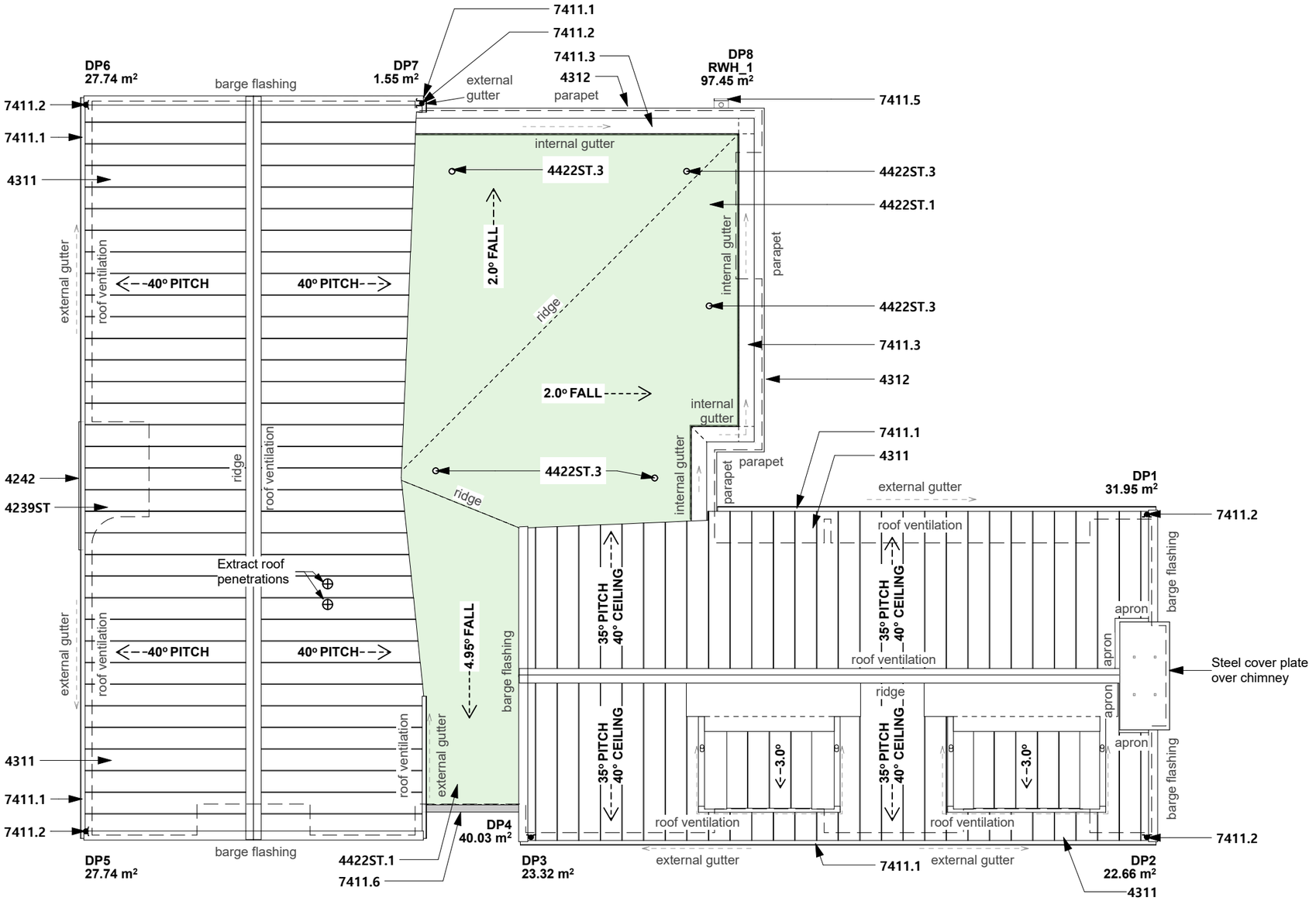
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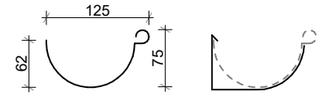
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Total Roof Area = 274m²

Note: Catchment areas exclusive of external gutters.

FLASHINGS
Custom BMT0.55 window flashings and parapet cappings as per details, all flashings powdercoated to match joinery, or selected colorsteel finish



125mm Half Round

125mm Half Round External Bracket

KEYNOTES

4 Enclosure

4.2 Wall/Soffit Cladding

4239ST **STEEL ENTRY SOFFIT**
3mm Steel soffit shaped to match Entry - fixings to be confirmed once truss design is complete

4242 **STEEL ENTRY BROW**
3mm Steel L-shaped Entry brow with welded stopends and 0.5deg fall away from bulding

4.3 Roofing

4311 **PROFILED METAL ROOFING**
BMT 0.55 Alpine SS675 tray profile roofing. Roofing shall be fixed to 70x45 H1.2 purlins @450crs to roof system requirements. Ventilation to ridge and gutter. Vapour barrier to raking roof.

4312 **PARAPET CAP FLASHING**
BMT 0.55 Cap flashing with minimum 5deg fall & minimum cover as per E2/AS1 Table 7. Fix through sides only

4.4 Membrane Roofing

4422ST.1 **ENVIROCLAD TPO**
Viking Enviroclad TPO membrane over 21mm H3.2 plywood substrate and EcoTUFF TPO membrane waterproofing sheet as per manufacturers specification.

4422ST.3 **TPO ROOF VENT UNIT**
Viking 310mm high roof vent STP607 - grey with black dome, installed as per manufacturers instructions. Location to be confirmed prior to construction

7 Services

7.4 Liquid Disposal

7411.1 **COLORSTEEL GUTTER**
Colorsteel BMT0.55 custom half round gutter installed with external clips at 900crs and snow straps

7411.2 **COLORSTEEL DOWNPIPE_100**
Colorsteel 100mm diameter downpipes

7411.3 **MEMBRANE GUTTER**
Viking Enviroclad TPO membrane waterproofing sheet over min. 17mm H3.2 Plywood substrate as per manufacturers specification.

7411.5 **RAINWATER DISCHARGE SYSTEMS**
Allproof Scupper to custom rainwater head to Colorsteel downpipes, and proprietry overflow near downpipe to visible location

7411.6 **COLORSTEEL GUTTER_CUSTOM**
Colorsteel BMT0.55 custom fabricated 150x150mm rectangle gutter installed with external clips at 900crs and snow straps

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Roof Plan

DRAWING DETAILS

Scale	1:100 @ A3
Date	10/11/2026
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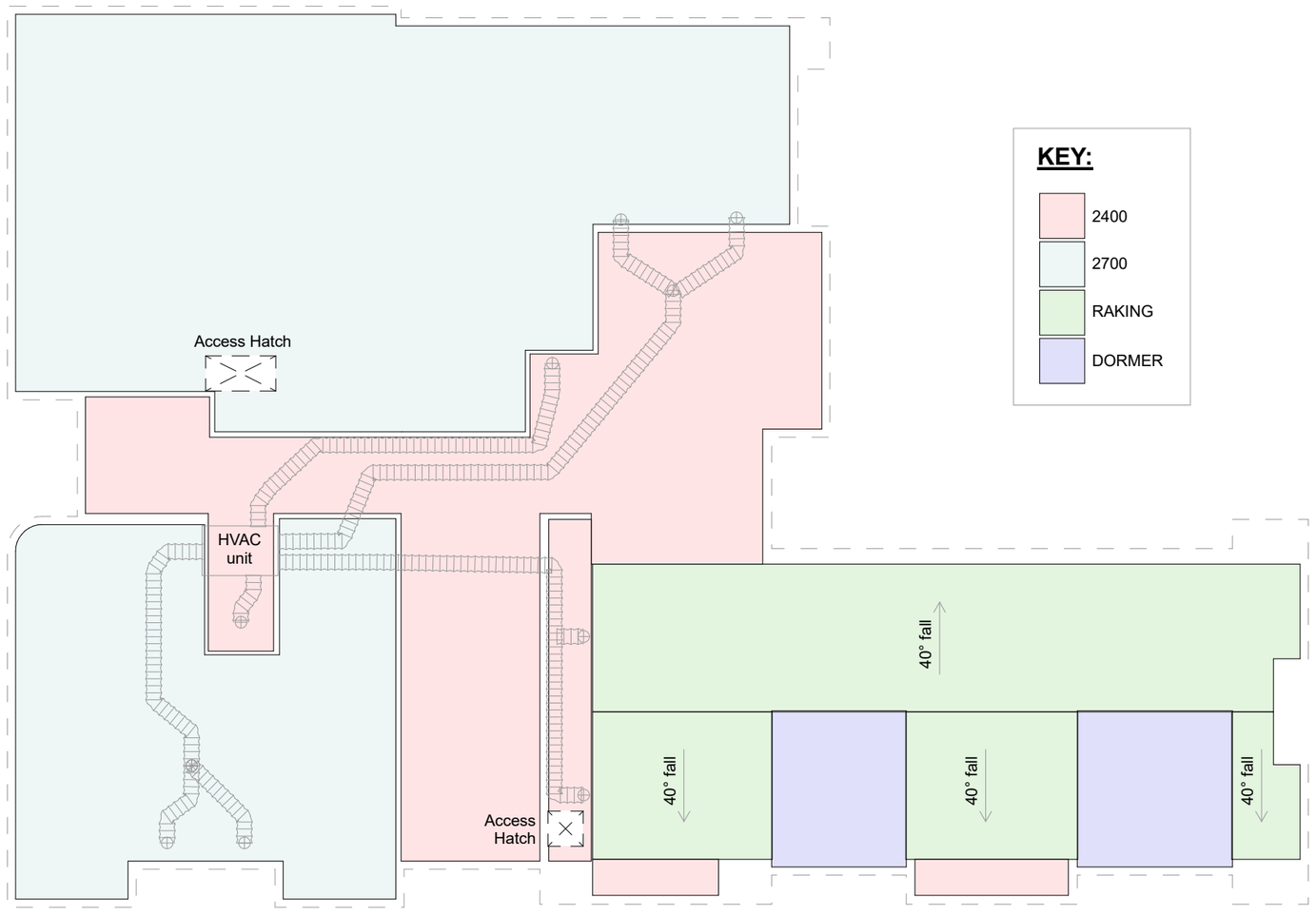
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PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Reflected Ceiling Plan

DRAWING DETAILS

Scale	1:100 @ A3
Date	10/11/2026
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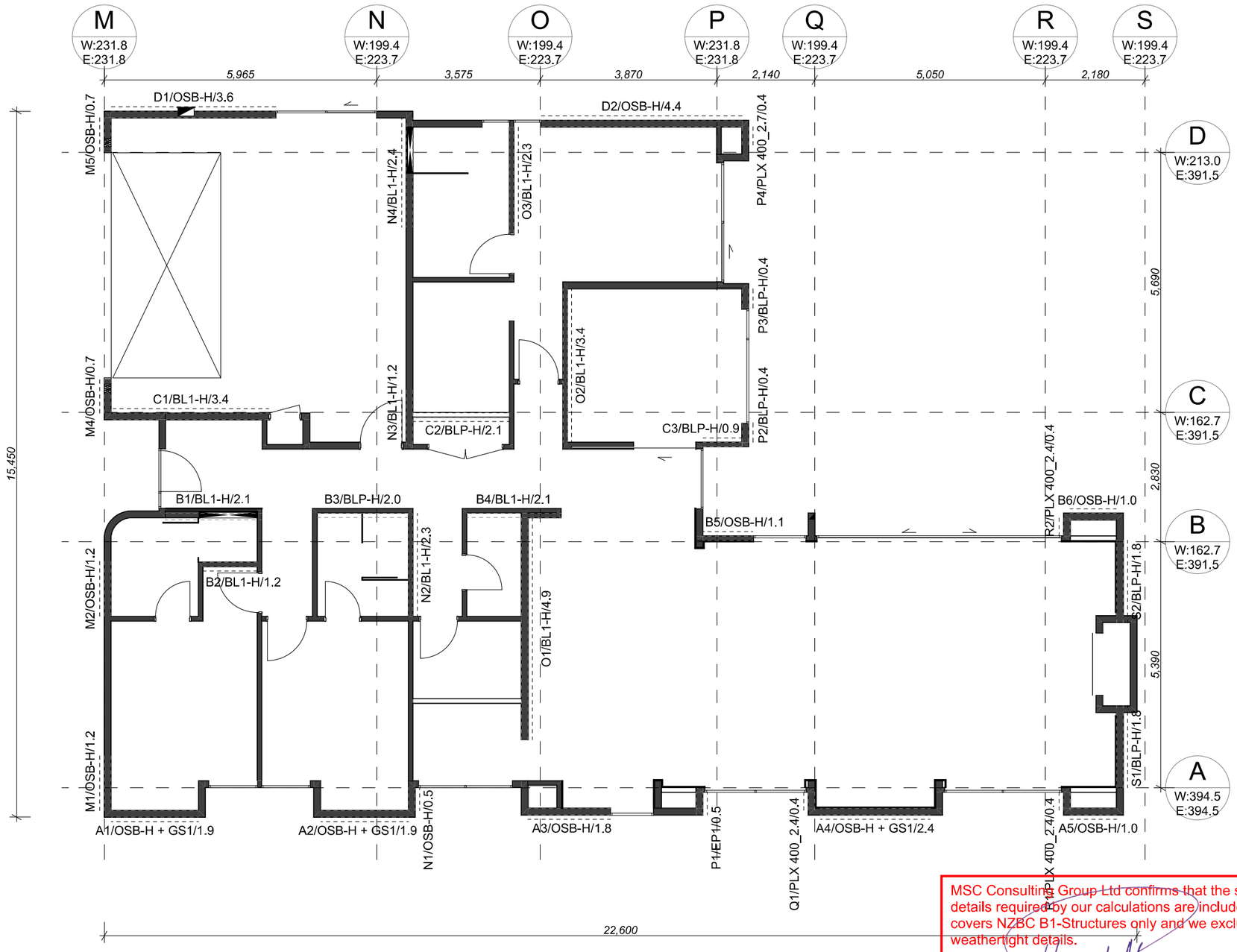
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BRACING
Wind Zone: Very High
Earthquake Zone: 3

Bracing Code

Brace length
A1/GS1-N/1.0
Brace type
Brace No.

IBS RigidRAP

Framing:
All sheet edges must be fixed on timber framing. Kiln dried verified structural grade timber is to used for framing. Excessively warped timber should be rejected. Minor bows in the studs should be placed in the same direction to give a consistant nailing surface. It is recommended that IBS RigidRAP be allowed to "condition" to ambient humidity prior to fixing over framing, especially framing that has been wet during construction.
To be installed as per manufacturers info

Building Paper:
Building paper must meet the requirements for a flexible wall underlay given in Table 23 of NZBC E2/AS1 and to be installed as per section 9.1.7 of NZBC E2/AS1.

Fasteners and Fixing:
The bracing ratings given in Table 1, page 7 of IBS RigidRAP installation manual only apply when the correct fixing method prescribed to the bracing system is used.

GIB BOARD BRACING
Gib linings designated for bracing elements are fastened at 150mm centres around perimeter of the bracing element. The first fastener is always placed 50mm away from the sheet corner. Fastening in the field of the bracing element is conventional, screw and glue method is recommended.

MSC Consulting Group Ltd confirms that the structural Engineering details required by our calculations are included on this drawing and covers NZBC B1-Structures only and we exclude any Architectural or weathertight details.

Signed ..... Date **2026-11-06**

MSC CONSULTING GROUP LTD
Structural & Civil Engineers
Ph: 09 486-2210 Fax: 09 486-0225

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Bracing Plan

DRAWING DETAILS

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BRACING CALCULATIONS

TABLE: Default

Location of Storey	*Single*
Room in Roof Space	*No*
Roof Width (RW)	*15.4m*
Roof Length (RL)	*22.6m*
Gross Floor Area (GFA)	*261.00m²*
Floor Height to Apex	*6m*
Roof Height Above Eaves	*4m*
Roof Pitch	*26 - 45°*
Roof Style	*Gable*
Double Top Plate	*No*
Floor Load	*2kPa*
Cladding Weights:	
- Subfloor	*Heavy*
- Wall	*Light*
- Roof	*Light*
Wind Zone	*Very High*
Earthquake Zone	*3*
Soil Class	*D - Deep or Soft*
W along	*84.5BU/m*
W along x RW	*1,301.3BU*
W across	*123.5BU/m*
W across x RL	*2,791.1BU*
EQ	*12.0BU/m²*
EQ x GFA	*3,132.0BU*

Calculations based on
NZS3604:2011

BRACING ALONG

Required			Provided							Achieved	
Line	W BU	EQ BU	Brace	Type	W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU
A	394.5	394.5	*A-1*	*OSB-H + GS1*	*120.0*	*120.0*	*1.9*	*2.7*	-	*204.8*	*204.8*
			A-2	*OSB-H + GS1*	*120.0*	*120.0*	*1.9*	*2.7*	-	*204.8*	*204.8*
			A-3	*OSB-H*	*120.0*	*107.0*	*1.8*	*2.4*	-	*217.2*	*193.7*
			A-4	*OSB-H + GS1*	*120.0*	*120.0*	*2.4*	*2.4*	-	*288.0*	*288.0*
			A-5	*OSB-H*	*76.0*	*81.0*	*1.0*	*2.4*	-	*77.5*	*82.6*
										992.3	973.9
B	162.7	391.5	*B-1*	*BL1-H*	*120.0*	*105.0*	*2.1*	*2.7*	-	*225.1*	*196.9*
			B-2	*BL1-H*	*120.0*	*105.0*	*1.2*	*2.7*	-	*128.0*	*112.0*
			B-3	*BLP-H*	*120.0*	*120.0*	*2.0*	*2.7*	-	*213.9*	*213.9*
			B-4	*BL1-H*	*120.0*	*105.0*	*2.1*	*2.7*	-	*220.8*	*193.2*
			B-5	*OSB-H*	*76.0*	*81.0*	*1.1*	*2.4*	-	*83.6*	*89.1*
			B-6	*OSB-H*	*76.0*	*81.0*	*1.0*	*2.4*	-	*76.8*	*81.8*
										948.1	886.9
C	162.7	391.5	*C-1*	*BL1-H*	*120.0*	*105.0*	*3.4*	*2.7*	-	*363.9*	*318.4*
			C-2	*BLP-H*	*120.0*	*120.0*	*2.1*	*2.7*	-	*225.1*	*225.1*
			C-3	*BLP-H*	*120.0*	*120.0*	*0.9*	*2.7*	-	*90.9*	*90.9*
										679.9	634.4
D	213.0	391.5	*D-1*	*OSB-H*	*108.0*	*89.0*	*3.6*	*2.7*	-	*346.6*	*285.6*
			D-2	*OSB-H*	*108.0*	*89.0*	*4.4*	*2.7*	-	*422.4*	*348.1*
										769.0	633.7
			Total						**Achieved**	**3,389.3**	**3,128.9**
									Required	**1,301.3**	**3,132.0**

BRACING ACROSS

Required			Provided							Achieved	
Line	W BU	EQ BU	Brace	Type	W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU
M	231.8	231.8	*M-1*	*OSB-H*	*120.0*	*107.0*	*1.2*	*2.7*	-	*128.0*	*114.1*
			M-2	*OSB-H*	*120.0*	*107.0*	*1.2*	*2.7*	-	*128.0*	*114.1*
			M-4	*OSB-H*	*76.0*	*81.0*	*0.7*	*2.7*	-	*49.7*	*52.9*
			M-5	*OSB-H*	*76.0*	*81.0*	*0.7*	*2.7*	-	*49.7*	*52.9*
										355.3	334.1
N	199.4	223.7	*N-1*	*OSB-H*	*70.0*	*79.0*	*0.5*	*2.7*	-	*31.7*	*35.8*
			N-2	*BL1-H*	*120.0*	*105.0*	*2.3*	*2.7*	-	*241.1*	*210.9*
			N-3	*BL1-H*	*120.0*	*105.0*	*1.2*	*2.7*	-	*128.0*	*112.0*
			N-4	*BL1-H*	*120.0*	*105.0*	*2.4*	*2.7*	-	*256.0*	*224.0*
										656.8	582.7
O	199.4	223.7	*O-1*	*BL1-H*	*120.0*	*105.0*	*4.9*	*2.4*	-	*583.2*	*510.3*
			O-2	*BL1-H*	*120.0*	*105.0*	*3.4*	*2.7*	-	*359.5*	*314.5*
			O-3	*BL1-H*	*120.0*	*105.0*	*2.3*	*2.7*	-	*247.1*	*216.2*
										1,189.7	1,041.0
P	231.8	231.8	*P-1*	*EP1*	*80.0*	*95.0*	*0.5*	*2.4*	-	*40.0*	*47.5*
			P-2	*BLP-H*	*120.0*	*120.0*	*0.4*	*2.7*	-	*46.4*	*46.4*
			P-3	*BLP-H*	*120.0*	*120.0*	*0.4*	*2.7*	-	*46.4*	*46.4*
			P-4	*PLX 400_2.7*	-	-	*0.4*	*2.7*	-	*103.0*	*117.0*
										235.8	257.3
Q	199.4	223.7	*Q-1*	*PLX 400_2.4*	-	-	*0.4*	*2.4*	-	*116.0*	*131.0*
										116.0	131.0
R	199.4	223.7	*R-1*	*PLX 400_2.4*	-	-	*0.4*	*2.4*	-	*116.0*	*131.0*
			R-2	*PLX 400_2.4*	-	-	*0.4*	*2.4*	-	*116.0*	*131.0*
										232.0	262.0
S	199.4	223.7	*S-1*	*BLP-H*	*120.0*	*120.0*	*1.8*	*2.4*	-	*217.2*	*217.2*
			S-2	*BLP-H*	*120.0*	*120.0*	*1.8*	*2.4*	-	*217.4*	*217.4*
										434.6	434.6
			Total						**Achieved**	**3,220.3**	**3,042.8**
									Required	**2,791.1**	**3,132.0**

MSC Consulting Group Ltd confirms that the structural Engineering details required by our calculations are included on this drawing and covers NZBC B1-Structures only and we exclude any Architectural or weathertight details.

Signed ..... Date **2026-11-06**

MSC CONSULTING GROUP LTD
Structural & Civil Engineers
Ph: 09 486-2210 Fax: 09 486-0225

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Bracing Calculations

DRAWING DETAILS

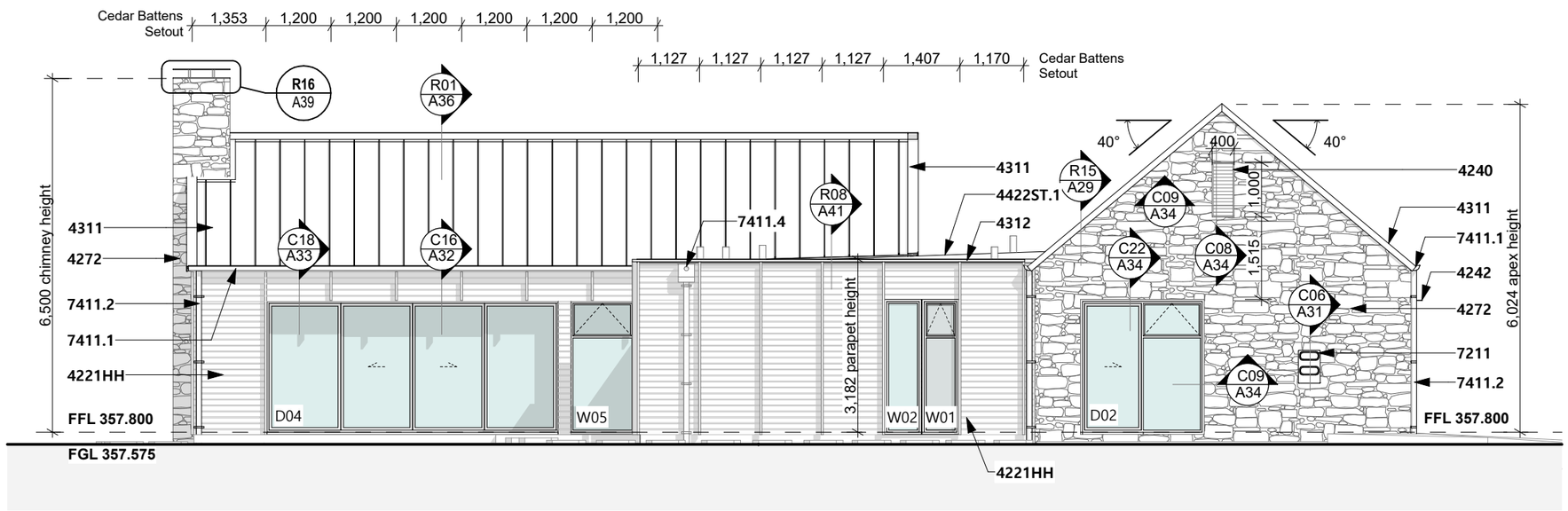
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SHEET A15 REVISION

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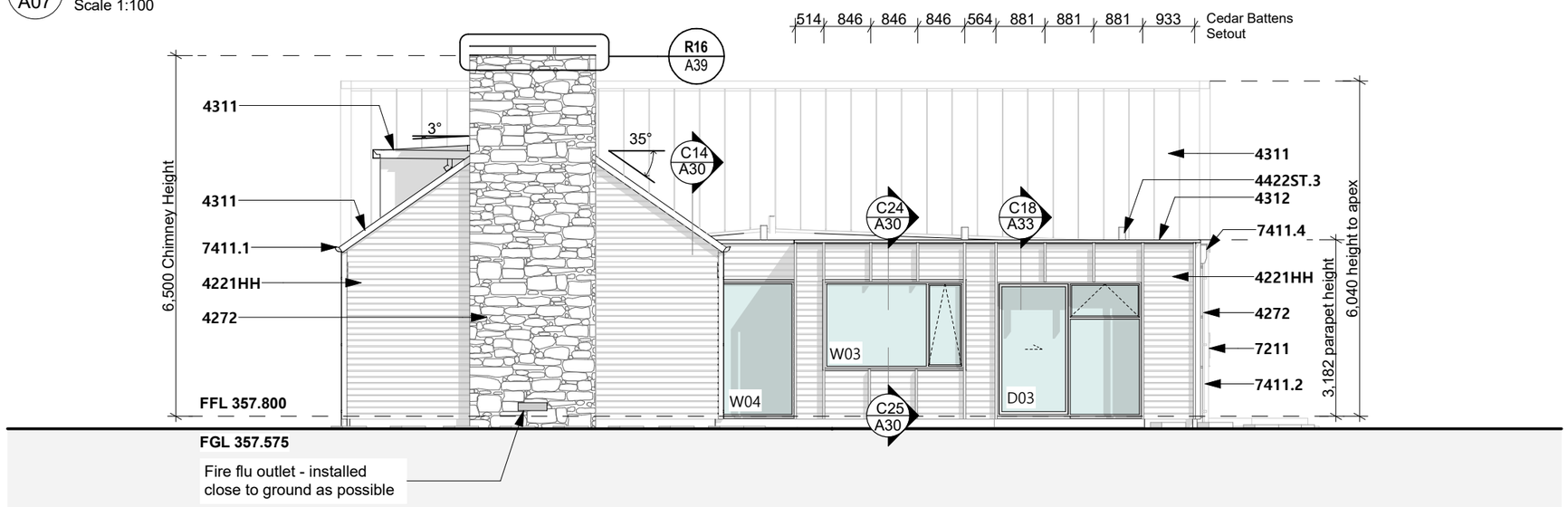
KAWARAU HEIGHTS

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N A07 North Elevation

Scale 1:100



E A07 East Elevation

Scale 1:100

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**11**

SUITABLE CLADDINGS

Cavity Construction:
a) Masonry veneer (2)
b) Stucco
c) Horizontal profiled metal – corrugated and trapezoidal only
d) Rusticated weatherboards
e) Fibre cement weatherboards
f) Fibre cement sheet – flush and jointed finish
g) Plywood sheet
h) EIFS
i) Bevel-back weatherboards

based on NZBC:E2 tables 2: Building envelope risk matrix and table 3: suitable wall claddings.

KEYNOTES

2 Site

2.1 Site Levels

2100.1 FINISHED FLOOR LEVEL
FFL 357.800

2100.2 FINISHED GROUND LEVEL
FGL 357.575

4 Enclosure

4.2 Wall/Soffit Cladding

4221HH HERMPAC HORIZONTAL CLADDING
Herman Pacific 18.5mm thick HP835 horizontal rusticated weatherboard on 20mm cavity. Installed as per manufacturers specs over cavity, over rigid air barrier. 90x39mm cedar battens fixed over cladding, refer elevations for locations.

4240 FIXED SHUTTER - DECORATIVE
400x1000mm rebated decorative shutter - cedar material and colour to match horizontal wall cladding

4242 STEEL ENTRY BROW
3mm Steel L-shaped Entry brow with welded stopends and 0.5deg fall away from bulding

4272 STONE VENEER
Island Stone veneer system installed using Mapei Kerabond Plus on 9mm Eterpan fibre cement sheet over 20mm drained cavity and 8mm rigid air barrier. Stone to have a weight of less than 100kg/m². Stone over 32kg/m² or over 3m in continous height to have mechanical fixings. Where required, Island Stone stainless steel ties to be fixed @ 600mm crs horizontally and 400mm crs vertically. To be installed in accordance with manufacturers specifications.

4.3 Roofing

4311 PROFILED METAL ROOFING
BMT 0.55 Alpine SS675 tray profile roofing. Roofing shall be fixed to 70x45 H1.2 purlins @450crs to roof system requirements. Ventilation to ridge and gutter. Vapour barrier to raking roof.

4312 PARAPET CAP FLASHING
BMT 0.55 Cap flashing with minimum 5deg fall & minimum cover as per E2/AS1 Table 7. Fix through sides only

4.4 Membrane Roofing

4422ST.1 ENVIROCLAD TPO
Viking Enviroclad TPO membrane over 21mm H3.2 plywood substrate and EcoTUFF TPO membrane waterproofing sheet as per manufacturers specification.

4422ST.3 TPO ROOF VENT UNIT
Viking 310mm high roof vent STP607 - grey with black dome, installed as per manufacturers instructions. Location to be confirmed prior to construction

7 Services

7.2 Gas

7211 GAS METER BOX
Profiled metal meter box to house gas meter and connections. Refer to construction details for installation.

7.4 Liquid Disposal

7411.1 COLORSTEEL GUTTER
Colorsteel BMT0.55 custom half round gutter installed with external clips at 900crs and snow straps

7411.2 COLORSTEEL DOWNPIPE_100
Colorsteel 100mm diameter downpipes

7411.5 RAINWATER DISCHARGE SYSTEMS
Allproof Scupper to custom rainwater head to Colorsteel downpipes, and proprietry overflow near downpipe to visible location

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Elevations

DRAWING DETAILS

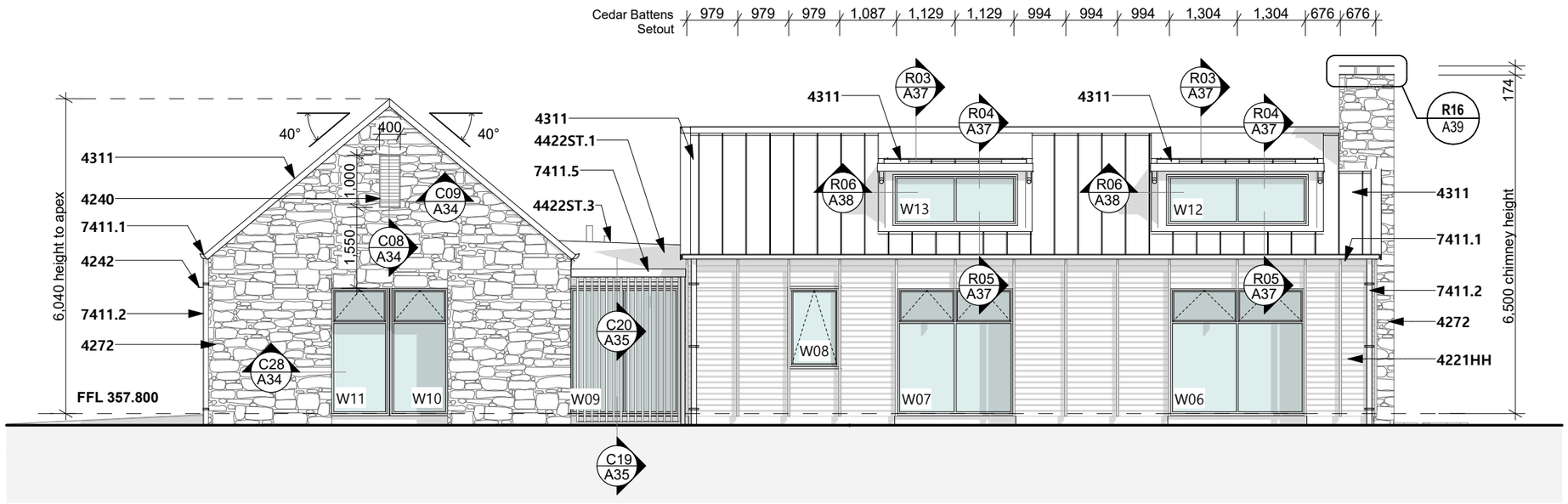
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SHEET A16 REVISION

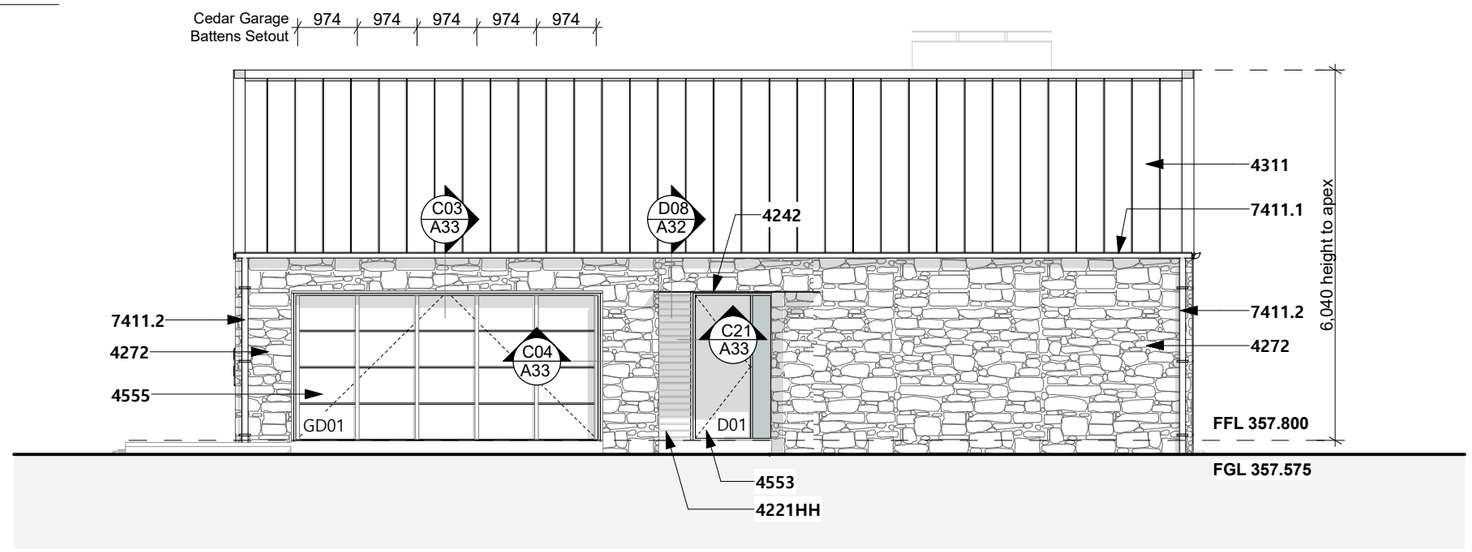
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KAWARAU HEIGHTS

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S A07 South Elevation
Scale 1:100



W A07 West Elevation
Scale 1:100

KEYNOTES

2 Site

2.1 Site Levels

2100.1 FINISHED FLOOR LEVEL
FFL 357.800

2100.2 FINISHED GROUND LEVEL
FGL 357.575

4 Enclosure

4.2 Wall/Soffit Cladding

4221HH HERMPAC HORIZONTAL CLADDING
Herman Pacific 18.5mm thick HP835 horizontal rusticated weatherboard on 20mm cavity. Installed as per manufacturers specs over cavity, over rigid air barrier. 90x39mm cedar battens fixed over cladding, refer elevations for locations.

4240 FIXED SHUTTER - DECORATIVE
400x1000mm rebated decorative shutter - cedar material and colour to match horizontal wall cladding

4242 STEEL ENTRY BROW
3mm Steel L-shaped Entry brow with welded stopends and 0.5deg fall away from bulding

4272 STONE VENEER
Island Stone veneer system installed using Mapei Kerabond Plus on 9mm Eterpan fibre cement sheet over 20mm drained cavity and 8mm rigid air barrier. Stone to have a weight of less than 100kg/m². Stone over 32kg/m² or over 3m in continous height to have mechanical fixings. Where required, Island Stone stainless steel ties to be fixed @ 600mm crs horizontally and 400mm crs vertically. To be installed in accordance with manufacturers specifications.

4.3 Roofing

4311 PROFILED METAL ROOFING
BMT 0.55 Alpine SS675 tray profile roofing. Roofing shall be fixed to 70x45 H1.2 purlins @450crs to roof system requirements. Ventilation to ridge and gutter. Vapour barrier to raking roof.

4.4 Membrane Roofing

4422ST.1 ENVIROCLAD TPO
Viking Enviroclad TPO membrane over 21mm H3.2 plywood substrate and EcoTUFF TPO membrane waterproofing sheet as per manufacturers specification.

4422ST.3 TPO ROOF VENT UNIT
Viking 310mm high roof vent STP607 - grey with black dome, installed as per manufacturers instructions. Location to be confirmed prior to construction

4.5 Windows & Doors

4553 ENTRY DOOR
Cedar entry door with feature door hardware in powder-coated aluminium frame.

4555 GARAGE DOOR
Cedar panel insulated, sectional lift garage door with cedar battens positioned as per elevations, installed in accordance with manufacturers specifications.

7 Services

7.4 Liquid Disposal

7411.1 COLORSTEEL GUTTER
Colorsteel BMT0.55 custom half round gutter installed with external clips at 900crs and snow straps

7411.2 COLORSTEEL DOWNPIPE_100
Colorsteel 100mm diameter downpipes

7411.6 COLORSTEEL GUTTER_CUSTOM
Colorsteel BMT0.55 custom fabricated 150x150mm rectangle gutter installed with external clips at 900crs and snow straps

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**11**

SUITABLE CLADDINGS
Cavity Construction:
a) Masonry veneer (2)
b) Stucco
c) Horizontal profiled metal – corrugated and trapezoidal only
d) Rusticated weatherboards
e) Fibre cement weatherboards
f) Fibre cement sheet – flush and jointed finish
g) Plywood sheet
h) EIFS
i) Bevel-back weatherboards

based on NZBC:E2 tables 2: Building envelope risk matrix and table 3: suitable wall claddings.

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Elevations

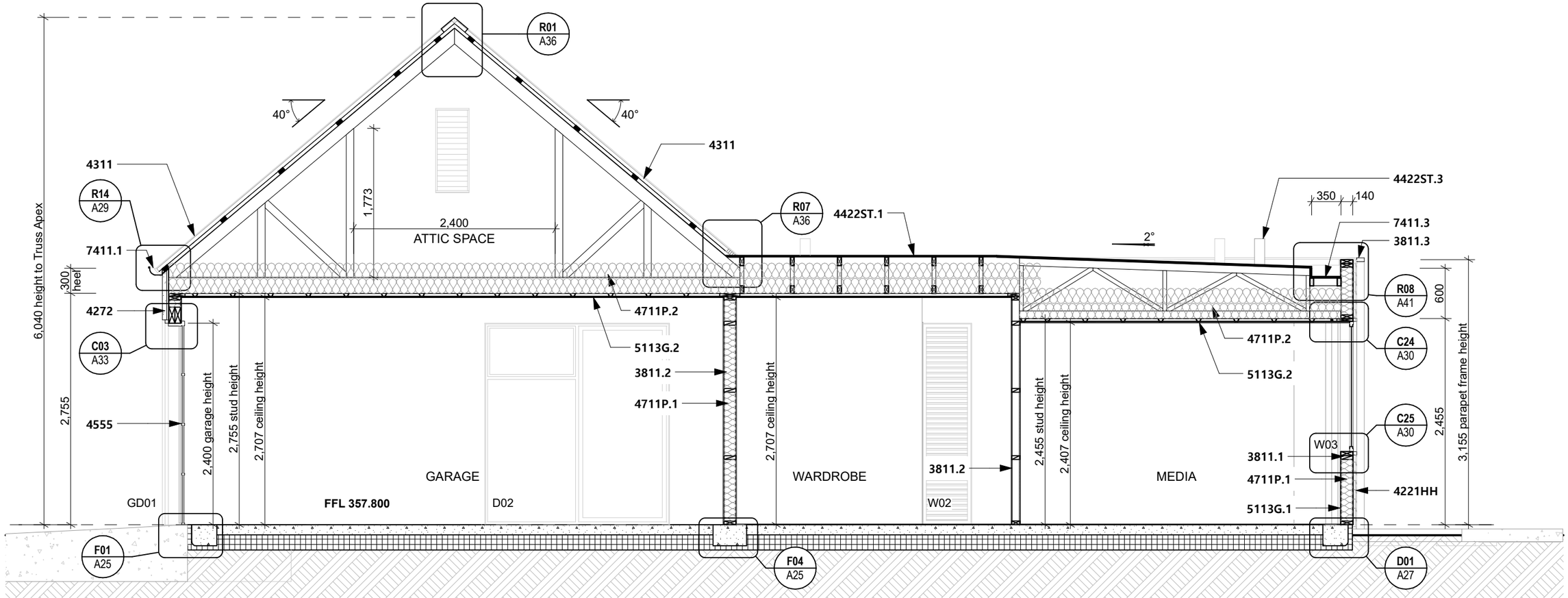
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KAWARAU HEIGHTS

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A1
A07
Section A1
Scale 1:50

KEYNOTES

2 Site

2.1 Site Levels

2100.1 FINISHED FLOOR LEVEL
FFL 357.800

3 Structure

3.8 Timber

3811.1 WALL FRAMING 140 UPTO 2.7m
140x45 @ 600crs KD SG8 H1.2 External walls and 140x45 @ 600crs KD SG8 H1.2 internal load bearing and non-loadbearing walls, max height 2.7m. All nogs to be 90x45 KD SG8 H1.2 @ 480crs for vert cedar and 800crs everywhere else. Frame to overhang slab 6mm.

3811.2 WALL FRAMING 90 UPTO 2.7m
90x45 @ 300crs KD SG8 H1.2 External walls and 90x45 @ 600crs KD SG8 H1.2 internal load bearing and non-loadbearing walls, max height 2.7m. All nogs to be 90x45 KD SG8 H1.2 @ 480crs for vert cedar and 800crs everywhere else. Frame to overhang slab 6mm.

3811.3 ROOF FRAMING
Prefabricated roof trusses spaced to as per design and producer statement in specification documentation by pre-nail detailers. H1.2 Roof rafters to raking ceiling and flat roof areas as per NZS3604 design or consulting engineers design where necessary. Fix to top plate as per specified connections on BTL and roof framing plan. Refer to Roof Framing Plan for member size and locations and Connection Plan for top plate fixing capacities and locations.

4 Enclosure

4.2 Wall/Soffit Cladding

4221HH HERMPAC HORIZONTAL CLADDING
Herman Pacific 18.5mm thick HP835 horizontal rusticated weatherboard on 20mm cavity. Installed as per manufacturers specs over cavity, over rigid air barrier. 90x39mm cedar battens fixed over cladding, refer elevations for locations.

4272 STONE VENEER
Island Stone veneer system installed using Mapei Kerabond Plus on 9mm Eterpan fibre cement sheet over 20mm drained cavity and 8mm rigid air barrier. Stone to have a weight of less than 100kg/m². Stone over 32kg/m² or over 3m in continous height to have mechanical fixings. Where required, Island Stone stainless steel ties to be fixed @ 600mm crs horizontally and 400mm crs vertically. To be installed in accordance with manufacturers specifications.

4.3 Roofing

4311 PROFILED METAL ROOFING
BMT 0.55 Alpine SS675 tray profile roofing. Roofing shall be fixed to 70x45 H1.2 purlins @450crs to roof system requirements. Ventilation to ridge and gutter. Vapour barrier to raking roof.

4.4 Membrane Roofing

4422ST.1 ENVIROCLAD TPO
Viking Enviroclad TPO membrane over 21mm H3.2 plywood substrate and EcoTUFF TPO membrane waterproofing sheet as per manufacturers specification.

4422ST.3 TPO ROOF VENT UNIT
Viking 310mm high roof vent STP607 - grey with black dome, installed as per manufacturers instructions. Location to be confirmed prior to construction

4.5 Windows & Doors

4555 GARAGE DOOR
Cedar panel insulated, sectional lift garage door with cedar battens positioned as per elevations, installed in accordance with manufacturers specifications.

4.7 Insulation

4711P.1 PINKBATTS WALL INSULATION
Pink Batts R4.0 140mm Insulation to exterior walls as per NZBC-H1 requirements. Note: garage excluded from these calculations, but garage is insulated

4711P.2 PINKBATTS CEILING INSULATION
Pink Batts 2 layers of R3.6 180mm (360mm) to truss and raking ceilings. 25mm air gap to the underside of purlins. Pink Batts R3.2 115mm Skillion insulation to areas under warm roof. Note: garage excluded from these calculations, but garage is insulated.

5 Interior

5.1 Wall & Ceiling Linings

5113G.1 GIB WALL LINING
10mm Gib standard plasterboard internal wall lining. Gib Aqualine plasterboard where noted on Finishes Plan, to all 'wet areas'. Gib Braceline plasterboard where noted on Bracing Plan. Gib Noiseline plasterboard where noted on Finishes Plan.

5113G.2 GIB CEILING LINING
13mm Gib standard plasterboard internal ceiling lining over selected Rondo ceiling battens @ 600crs max fixed to trusses as per Manufacturers details. Gib Aqualine plasterboard to all 'wet areas'. Vapour barrier required behind raking ceilings.

7 Services

7.4 Liquid Disposal

7411.1 COLORSTEEL GUTTER
Colorsteel BMT0.55 custom half round gutter installed with external clips at 900crs and snow straps

7411.3 MEMBRANE GUTTER
Viking Enviroclad TPO membrane waterproofing sheet over min. 17mm H3.2 Plywood substrate as per manufacturers specification.

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Section A1

DRAWING DETAILS

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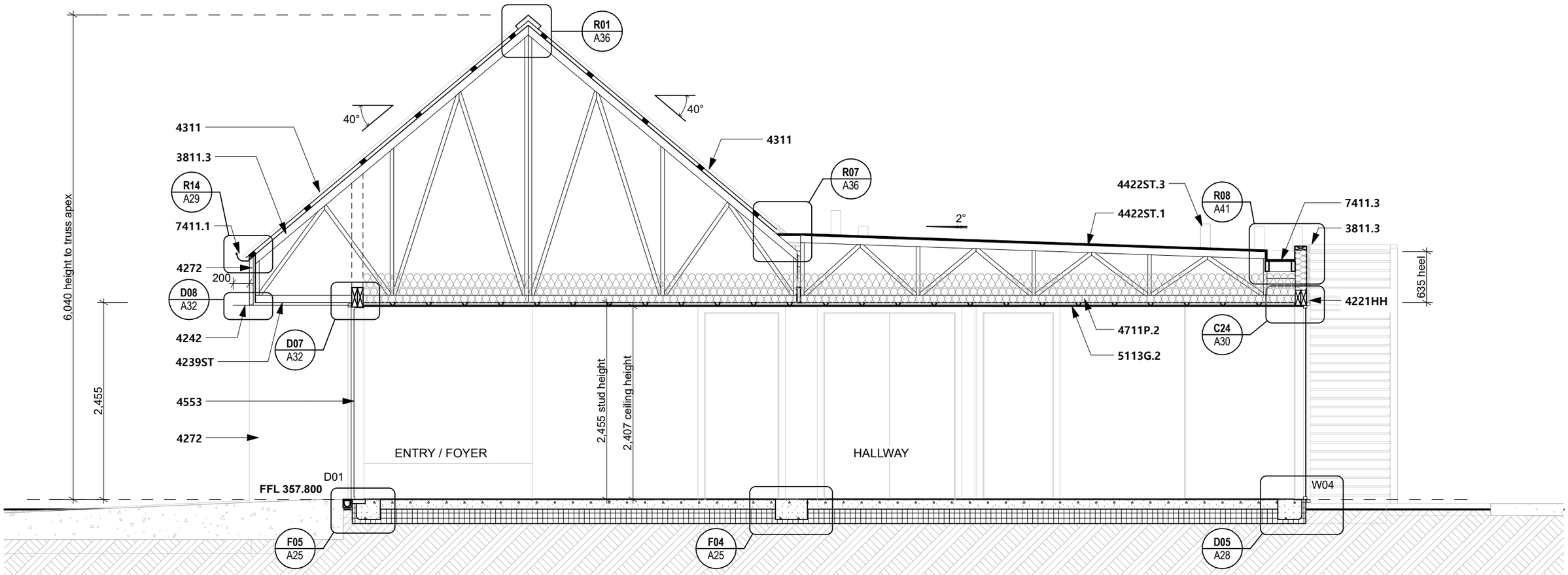
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A2
A07 Section A2

Scale 1:50

KEYNOTES

2 Site

2.1 Site Levels

2100.1 FINISHED FLOOR LEVEL
FFL 357.800

3 Structure

3.8 Timber

3811.3 ROOF FRAMING
Prefabricated roof trusses spaced to as per design and producer statement in specification documentation by pre-nail detailers. H1.2 Roof rafters to raking ceiling and flat roof areas as per NZS3604 design or consulting engineers design where necessary. Fix to top plate as per specified connections on BTL and roof framing plan. Refer to Roof Framing Plan for member size and locations and Connection Plan for top plate fixing capacities and locations.

4 Enclosure

4.2 Wall/Soffit Cladding

4221HH HERMPAC HORIZONTAL CLADDING
Herman Pacific 18.5mm thick HP835 horizontal rusticated weatherboard on 20mm cavity. Installed as per manufacturers specs over cavity, over rigid air barrier. 90x39mm cedar battens fixed over cladding, refer elevations for locations.

4239ST STEEL ENTRY SOFFIT
3mm Steel soffit shaped to match Entry - fixings to be confirmed once truss design is complete

4242 STEEL ENTRY BROW
3mm Steel L-shaped Entry brow with welded stopends and 0.5deg fall away from bulding

4272 STONE VENEER
Island Stone veneer system installed using Mapei Kerabond Plus on 9mm Eterpan fibre cement sheet over 20mm drained cavity and 8mm rigid air barrier. Stone to have a weight of less than 100kg/m². Stone over 32kg/m² or over 3m in continous height to have mechanical fixings. Where required, Island Stone stainless steel ties to be fixed @ 600mm crs horizontally and 400mm crs vertically. To be installed in accordance with manufacturers specifications.

4.3 Roofing

4311 PROFILED METAL ROOFING
BMT 0.55 Alpine SS675 tray profile roofing. Roofing shall be fixed to 70x45 H1.2 purlins @450crs to roof system requirements. Ventilation to ridge and gutter. Vapour barrier to raking roof.

4.4 Membrane Roofing

4422ST.1 ENVIROCLAD TPO
Viking Enviroclad TPO membrane over 21mm H3.2 plywood substrate and EcoTUFF TPO membrane waterproofing sheet as per manufacturers specification.

4422ST.3 TPO ROOF VENT UNIT
Viking 310mm high roof vent STP607 - grey with black dome, installed as per manufacturers instructions. Location to be confirmed prior to construction

4.5 Windows & Doors

4553 ENTRY DOOR
Cedar entry door with feature door hardware in powder-coated aluminium frame.

4.7 Insulation

4711P.2 PINKBATTS CEILING INSULATION
Pink Batts 2 layers of R3.6 180mm (360mm) to truss and raking ceilings. 25mm air gap to the underside of purlins. Pink Batts R3.2 115mm Skillion insulation to areas under warm roof. Note: garage excluded from these calculations, but garage is insulated.

5 Interior

5.1 Wall & Ceiling Linings

5113G.2 GIB CEILING LINING
13mm Gib standard plasterboard internal ceiling lining over selected Rondo ceiling battens @ 600crs max fixed to trusses as per Manufacturers details. Gib Aqualine plasterboard to all 'wet areas'. Vapour barrier required behind raking ceilings.

7 Services

7.4 Liquid Disposal

7411.1 COLORSTEEL GUTTER
Colorsteel BMT0.55 custom half round gutter installed with external clips at 900crs and snow straps

7411.3 MEMBRANE GUTTER
Viking Enviroclad TPO membrane waterproofing sheet over min. 17mm H3.2 Plywood substrate as per manufacturers specification.

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Section A2

DRAWING DETAILS

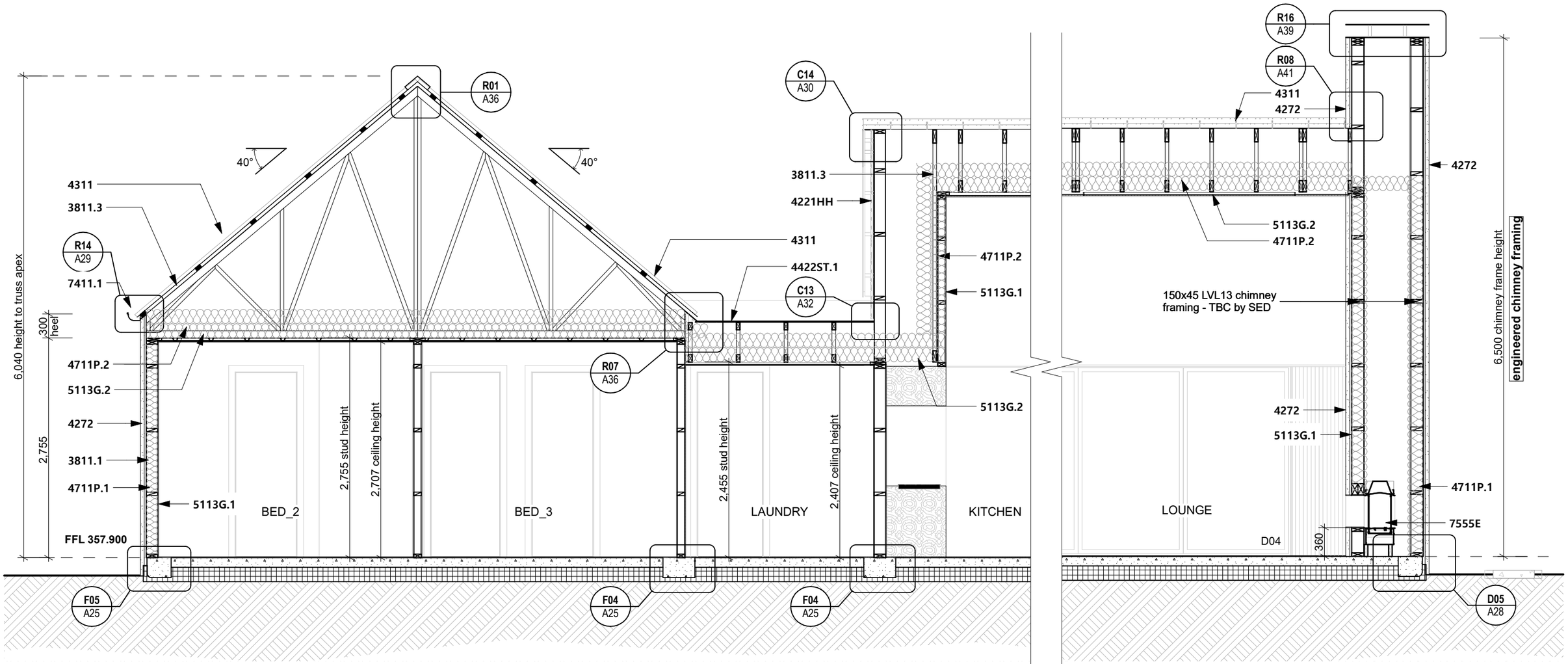
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A3 / A07 Section A3

Scale 1:50

KEYNOTES

2 Site

2.1 Site Levels

2100.1 FINISHED FLOOR LEVEL
FFL 357.800

3 Structure

3.8 Timber

3811.1 WALL FRAMING 140 UPTO 2.7m
140x45 @ 600crs KD SG8 H1.2 External walls and 140x45 @ 600crs KD SG8 H1.2 internal load bearing and non-loadbearing walls, max height 2.7m. All nogs to be 90x45 KD SG8 H1.2 @ 480crs for vert cedar and 800crs everywhere else. Frame to overhang slab 6mm.

3811.3 ROOF FRAMING
Prefabricated roof trusses spaced to as per design and producer statement in specification documentation by pre-nail detailers. H1.2 Roof rafters to raking ceiling and flat roof areas as per NZS3604 design or consulting engineers design where necessary. Fix to top plate as per specified connections on BTL and roof framing plan. Refer to Roof Framing Plan for member size and locations and Connection Plan for top plate fixing capacities and locations.

4 Enclosure

4.2 Wall/Soffit Cladding

4221HH HERMPAC HORIZONTAL CLADDING
Herman Pacific 18.5mm thick HP835 horizontal rusticated weatherboard on 20mm cavity. Installed as per manufacturers specs over cavity, over rigid air barrier. 90x39mm cedar battens fixed over cladding, refer elevations for locations.

4272 STONE VENEER
Island Stone veneer system installed using Mapei Kerabond Plus on 9mm Eterpan fibre cement sheet over 20mm drained cavity and 8mm rigid air barrier. Stone to have a weight of less than 100kg/m². Stone over 32kg/m² or over 3m in continous height to have mechanical fixings. Where required, Island Stone stainless steel ties to be fixed @ 600mm crs horizontally and 400mm crs vertically. To be installed in accordance with manufacturers specifications.

4.3 Roofing

4311 PROFILED METAL ROOFING
BMT 0.55 Alpine SS675 tray profile roofing. Roofing shall be fixed to 70x45 H1.2 purlins @450crs to roof system requirements. Ventilation to ridge and gutter. Vapour barrier to raking roof.

4.4 Membrane Roofing

4422ST.1 ENVIROCLAD TPO
Viking Enviroclad TPO membrane over 21mm H3.2 plywood substrate and EcoTUFF TPO membrane waterproofing sheet as per manufacturers specification.

4.7 Insulation

4711P.1 PINKBATTS WALL INSULATION
Pink Batts R4.0 140mm Insulation to exterior walls as per NZBC-H1 requirements. Note: garage excluded from these calculations, but garage is insulated

4711P.2 PINKBATTS CEILING INSULATION
Pink Batts 2 layers of R3.6 180mm (360mm) to truss and raking ceilings. 25mm air gap to the underside of purlins. Pink Batts R3.2 115mm Skillion insulation to areas under warm roof. Note: garage excluded from these calculations, but garage is insulated.

5 Interior

5.1 Wall & Ceiling Linings

5113G.1 GIB WALL LINING
10mm Gib standard plasterboard internal wall lining. Gib Aqualine plasterboard where noted on Finishes Plan, to all 'wet areas'. Gib Braceline plasterboard where noted on Bracing Plan. Gib Noiseline plasterboard where noted on Finishes Plan.

5113G.2 GIB CEILING LINING
13mm Gib standard plasterboard internal ceiling lining over selected Rondo ceiling battens @ 600crs max fixed to trusses as per Manufacturers details. Gib Aqualine plasterboard to all 'wet areas'. Vapour barrier required behind raking ceilings.

7 Services

7.4 Liquid Disposal

7411.1 COLORSTEEL GUTTER
Colorsteel BMT0.55 custom half round gutter installed with external clips at 900crs and snow straps

7.5 Heating & Cooling

7555E ESCEA DS1400 GAS FIRE
Escea DS1400 gas fire installed as per manufacturers specifications. Non-combustible lining in areas specified by manufacturers. Escea Horizontal Power Flu installed as low to ground as possible

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Section A3

DRAWING DETAILS

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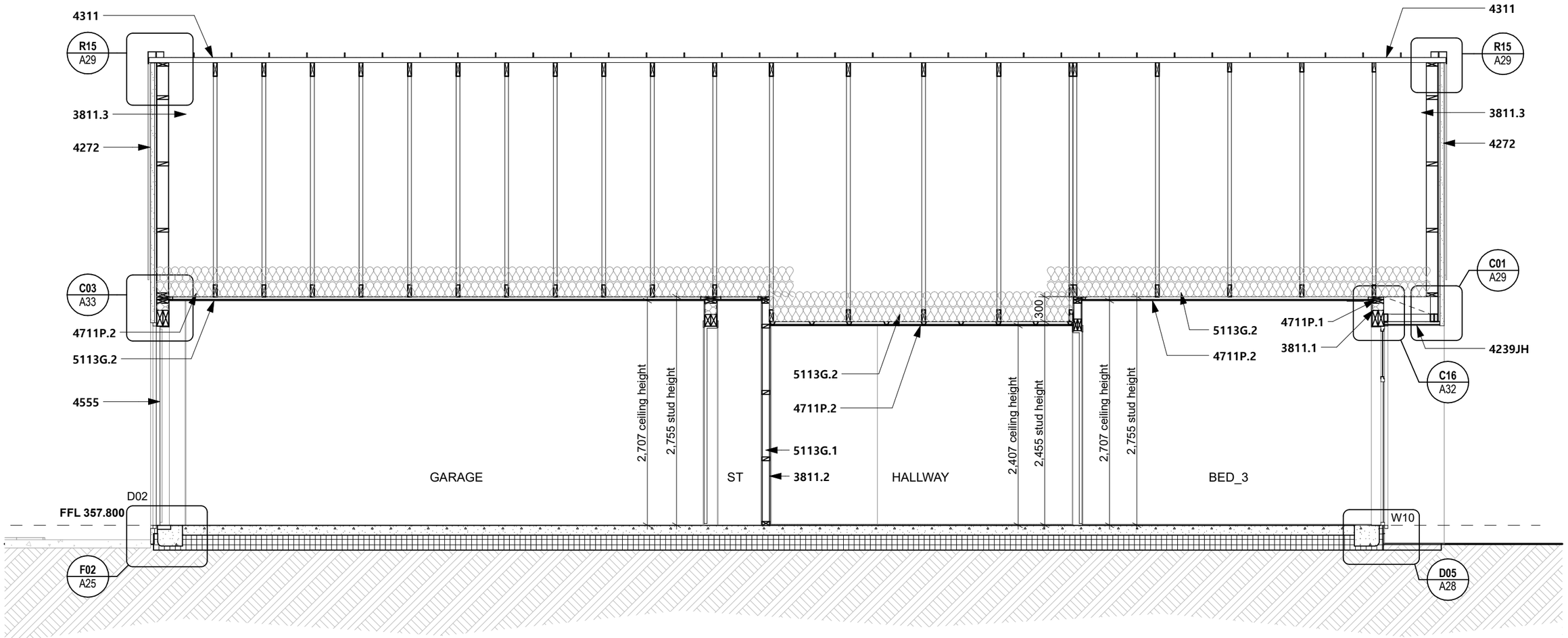
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KAWARAU HEIGHTS

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B1 / A07 Section B1

Scale 1:50

KEYNOTES

2 Site

2.1 Site Levels

2100.1 FINISHED FLOOR LEVEL
FFL 357.800

3 Structure

3.8 Timber

3811.1 WALL FRAMING 140 UPTO 2.7m
140x45 @ 600crs KD SG8 H1.2 External walls and 140x45 @ 600crs KD SG8 H1.2 internal load bearing and non-loadbearing walls, max height 2.7m. All nogs to be 90x45 KD SG8 H1.2 @ 480crs for vert cedar and 800crs everywhere else. Frame to overhang slab 6mm.

3811.2 WALL FRAMING 90 UPTO 2.7m
90x45 @ 300crs KD SG8 H1.2 External walls and 90x45 @ 600crs KD SG8 H1.2 internal load bearing and non-loadbearing walls, max height 2.7m. All nogs to be 90x45 KD SG8 H1.2 @ 480crs for vert cedar and 800crs everywhere else. Frame to overhang slab 6mm.

3811.3 ROOF FRAMING
Prefabricated roof trusses spaced to as per design and producer statement in specification documentation by pre-nail detailers. H1.2 Roof rafters to raking ceiling and flat roof areas as per NZS3604 design or consulting engineers design where necessary. Fix to top plate as per specified connections on BTL and roof framing plan. Refer to Roof Framing Plan for member size and locations and Connection Plan for top plate fixing capacities and locations.

4 Enclosure

4.2 Wall/Soffit Cladding

4239JH FIBRE CEMENT SOFFIT
9mm Villaboard Soffit Lining stopped and painted, fixed as per manufacturers specification. refer to finishes specification for colour

4272 STONE VENEER
Island Stone veneer system installed using Mapei Kerabond Plus on 9mm Eterpan fibre cement sheet over 20mm drained cavity and 8mm rigid air barrier. Stone to have a weight of less than 100kg/m². Stone over 32kg/m² or over 3m in continous height to have mechanical fixings. Where required, Island Stone stainless steel ties to be fixed @ 600mm crs horizontally and 400mm crs vertically. To be installed in accordance with manufacturers specifications.

4.3 Roofing

4311 PROFILED METAL ROOFING
BMT 0.55 Alpine SS675 tray profile roofing. Roofing shall be fixed to 70x45 H1.2 purlins @450crs to roof system requirements. Ventilation to ridge and gutter. Vapour barrier to raking roof.

4.5 Windows & Doors

4555 GARAGE DOOR
Cedar panel insulated, sectional lift garage door with cedar battens positioned as per elevations, installed in accordance with manufacturers specifications.

4.7 Insulation

4711P.1 PINKBATTS WALL INSULATION
Pink Batts R4.0 140mm Insulation to exterior walls as per NZBC-H1 requirements. Note: garage excluded from these calculations, but garage is insulated

4711P.2 PINKBATTS CEILING INSULATION
Pink Batts 2 layers of R3.6 180mm (360mm) to truss and raking ceilings. 25mm air gap to the underside of purlins. Pink Batts R3.2 115mm Skillion insulation to areas under warm roof. Note: garage excluded from these calculations, but garage is insulated.

5 Interior

5.1 Wall & Ceiling Linings

5113G.1 GIB WALL LINING
10mm Gib standard plasterboard internal wall lining. Gib Aqualine plasterboard where noted on Finishes Plan, to all 'wet areas'. Gib Braceline plasterboard where noted on Bracing Plan. Gib Noiseline plasterboard where noted on Finishes Plan.

5113G.2 GIB CEILING LINING
13mm Gib standard plasterboard internal ceiling lining over selected Rondo ceiling battens @ 600crs max fixed to trusses as per Manufacturers details. Gib Aqualine plasterboard to all 'wet areas'. Vapour barrier required behind raking ceilings.

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Section B1

DRAWING DETAILS

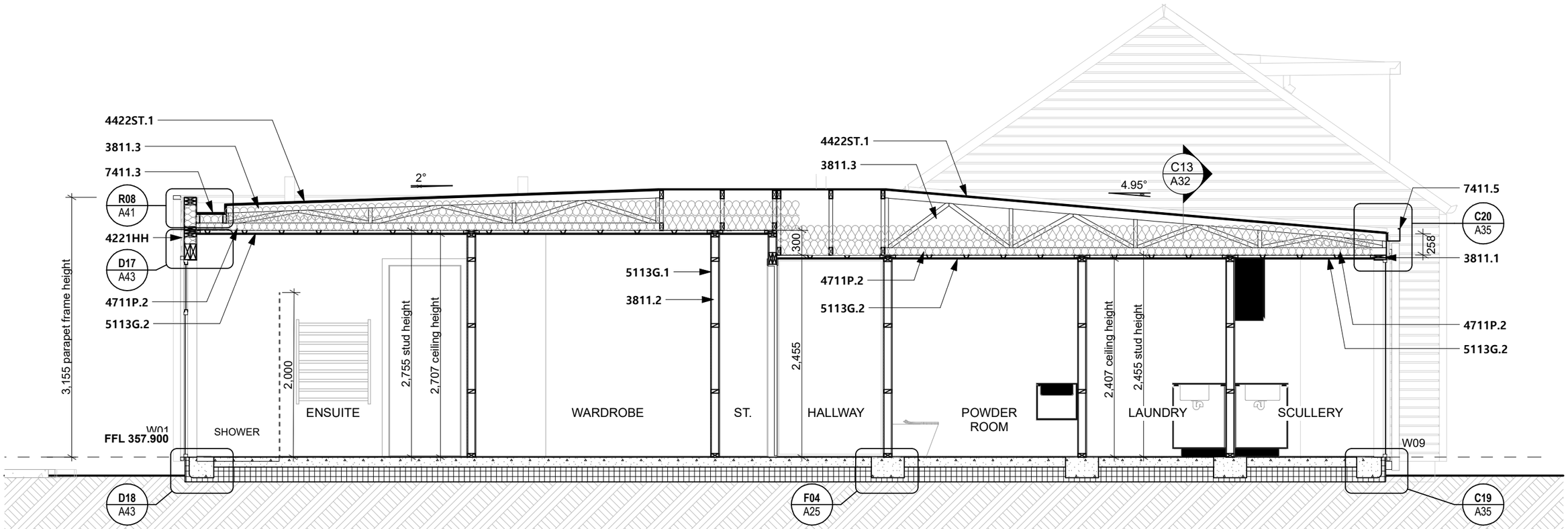
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SHEET A21 REVISION

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B2 / A07 Section B2

Scale 1:50

KEYNOTES

2 Site

2.1 Site Levels

2100.1 FINISHED FLOOR LEVEL
FFL 357.800

3 Structure

3.8 Timber

3811.1 WALL FRAMING 140 UPTO 2.7m
140x45 @ 600crs KD SG8 H1.2 External walls and 140x45 @ 600crs KD SG8 H1.2 internal load bearing and non-loadbearing walls, max height 2.7m. All nogs to be 90x45 KD SG8 H1.2 @ 480crs for vert cedar and 800crs everywhere else. Frame to overhang slab 6mm.

3811.2 WALL FRAMING 90 UPTO 2.7m
90x45 @ 300crs KD SG8 H1.2 External walls and 90x45 @ 600crs KD SG8 H1.2 internal load bearing and non-loadbearing walls, max height 2.7m. All nogs to be 90x45 KD SG8 H1.2 @ 480crs for vert cedar and 800crs everywhere else. Frame to overhang slab 6mm.

3811.3 ROOF FRAMING
Prefabricated roof trusses spaced to as per design and producer statement in specification documentation by pre-nail detailers. H1.2 Roof rafters to raking ceiling and flat roof areas as per NZS3604 design or consulting engineers design where necessary. Fix to top plate as per specified connections on BTL and roof framing plan. Refer to Roof Framing Plan for member size and locations and Connection Plan for top plate fixing capacities and locations.

4 Enclosure

4.2 Wall/Soffit Cladding

4221HH HERMPAC HORIZONTAL CLADDING
Herman Pacific 18.5mm thick HP835 horizontal rusticated weatherboard on 20mm cavity. Installed as per manufacturers specs over cavity, over rigid air barrier. 90x39mm cedar battens fixed over cladding, refer elevations for locations.

4.4 Membrane Roofing

4422ST.1 ENVIROCLAD TPO
Viking Enviroclad TPO membrane over 21mm H3.2 plywood substrate and EcoTUFF TPO membrane waterproofing sheet as per manufacturers specification.

4.7 Insulation

4711P.2 PINKBATTS CEILING INSULATION
Pink Batts 2 layers of R3.6 180mm (360mm) to truss and raking ceilings. 25mm air gap to the underside of purlins. Pink Batts R3.2 115mm Skillion insulation to areas under warm roof. Note: garage excluded from these calculations, but garage is insulated.

5 Interior

5.1 Wall & Ceiling Linings

5113G.1 GIB WALL LINING
10mm Gib standard plasterboard internal wall lining. Gib Aqualine plasterboard where noted on Finishes Plan, to all 'wet areas'. Gib Braceline plasterboard where noted on Bracing Plan. Gib Noiseline plasterboard where noted on Finishes Plan.

5113G.2 GIB CEILING LINING
13mm Gib standard plasterboard internal ceiling lining over selected Rondo ceiling battens @ 600crs max fixed to trusses as per Manufacturers details. Gib Aqualine plasterboard to all 'wet areas'. Vapour barrier required behind raking ceilings.

7 Services

7.4 Liquid Disposal

7411.3 MEMBRANE GUTTER
Viking Enviroclad TPO membrane waterproofing sheet over min. 17mm H3.2 Plywood substrate as per manufacturers specification.

7411.6 COLORSTEEL GUTTER_CUSTOM
Colorsteel BMT0.55 custom fabricated 150x150mm rectangle gutter installed with external clips at 900crs and snow straps

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Section B2

DRAWING DETAILS

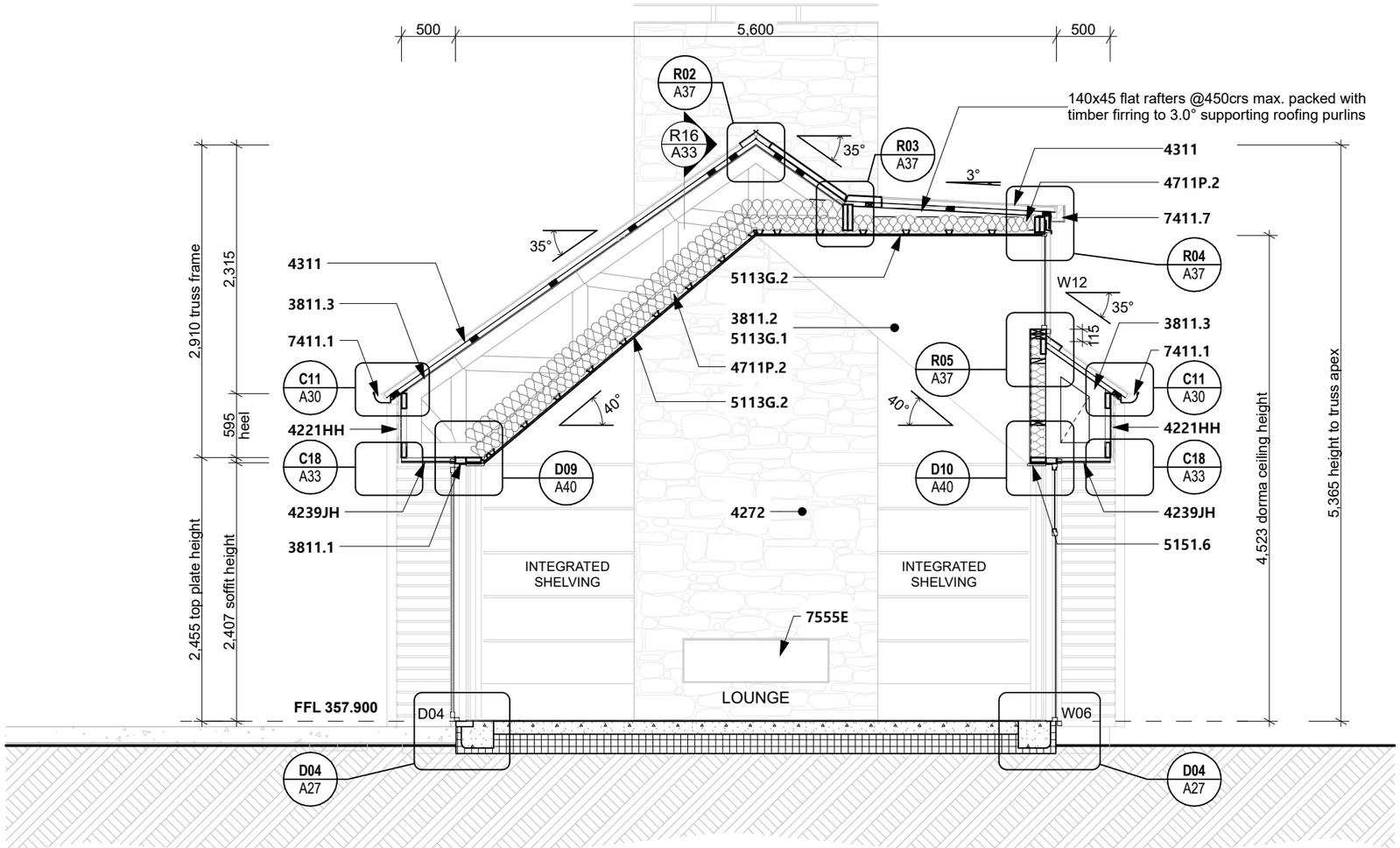
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B3 / A07 Section B3

Scale 1:50

KEYNOTES

2 Site

2.1 Site Levels

2100.1 FINISHED FLOOR LEVEL
FFL 357.800

3 Structure

3.8 Timber

3811.1 WALL FRAMING 140 UPTO 2.7m
140x45 @ 600crs KD SG8 H1.2 External walls and 140x45 @ 600crs KD SG8 H1.2 internal load bearing and non-loadbearing walls, max height 2.7m. All nogs to be 90x45 KD SG8 H1.2 @ 480crs for vert cedar and 800crs everywhere else. Frame to overhang slab 6mm.

3811.2 WALL FRAMING 90 UPTO 2.7m
90x45 @ 300crs KD SG8 H1.2 External walls and 90x45 @ 600crs KD SG8 H1.2 internal load bearing and non-loadbearing walls, max height 2.7m. All nogs to be 90x45 KD SG8 H1.2 @ 480crs for vert cedar and 800crs everywhere else. Frame to overhang slab 6mm.

3811.3 ROOF FRAMING
Prefabricated roof trusses spaced to as per design and producer statement in specification documentation by pre-nail detailers. H1.2 Roof rafters to raking ceiling and flat roof areas as per NZS3604 design or consulting engineers design where necessary. Fix to top plate as per specified connections on BTL and roof framing plan. Refer to Roof Framing Plan for member size and locations and Connection Plan for top plate fixing capacities and locations.

4 Enclosure

4.2 Wall/Soffit Cladding

4221HH HERMPAC HORIZONTAL CLADDING
Herman Pacific 18.5mm thick HP835 horizontal rusticated weatherboard on 20mm cavity. Installed as per manufacturers specs over cavity, over rigid air barrier. 90x39mm cedar battens fixed over cladding, refer elevations for locations.

4239JH FIBRE CEMENT SOFFIT
9mm Villaboard Soffit Lining stopped and painted, fixed as per manufacturers specification. refer to finishes specification for colour

4272 STONE VENEER
Island Stone veneer system installed using Mapei Kerabond Plus on 9mm Eterpan fibre cement sheet over 20mm drained cavity and 8mm rigid air barrier. Stone to have a weight of less than 100kg/m². Stone over 32kg/m² or over 3m in continous height to have mechanical fixings. Where required, Island Stone stainless steel ties to be fixed @ 600mm crs horizontally and 400mm crs vertically. To be installed in accordance with manufacturers specifications.

4.3 Roofing

4311 PROFILED METAL ROOFING
BMT 0.55 Alpine SS675 tray profile roofing. Roofing shall be fixed to 70x45 H1.2 purlins @450crs to roof system requirements. Ventilation to ridge and gutter. Vapour barrier to raking roof.

4.7 Insulation

4711P.2 PINKBATTS CEILING INSULATION
Pink Batts 2 layers of R3.6 180mm (360mm) to truss and raking ceilings. 25mm air gap to the underside of purlins. Pink Batts R3.2 115mm Skillion insulation to areas under warm roof. Note: garage excluded from these calculations, but garage is insulated.

5 Interior

5.1 Wall & Ceiling Linings

5113G.1 GIB WALL LINING
10mm Gib standard plasterboard internal wall lining. Gib Aqualine plasterboard where noted on Finishes Plan, to all 'wet areas'. Gib Braceline plasterboard where noted on Bracing Plan. Gib Noiseline plasterboard where noted on Finishes Plan.

5113G.2 GIB CEILING LINING
13mm Gib standard plasterboard internal ceiling lining over selected Rondo ceiling battens @ 600crs max fixed to trusses as per Manufacturers details. Gib Aqualine plasterboard to all 'wet areas'. Vapour barrier required behind raking ceilings.

5151.6 JOINERY TIMBER JAMBS
20x170mm Pine timber jamb framing - finish / colour to match interior joinery

7 Services

7.4 Liquid Disposal

7411.1 COLORSTEEL GUTTER
Colorsteel BMT0.55 custom half round gutter installed with external clips at 900crs and snow straps

7411.7 COLORSTEEL GUTTER_50
Colorsteel BMT0.55 custom fabricated 50x50mm folded box gutter installed with external clips at 900crs

7.5 Heating & Cooling

7555E ESCEA DS1400 GAS FIRE
Escea DS1400 gas fire installed as per manufacturers specifications. Non-combustible lining in areas specified by manufacturers. Escea Horizontal Power Flu installed as low to ground as possible

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Section B3

DRAWING DETAILS

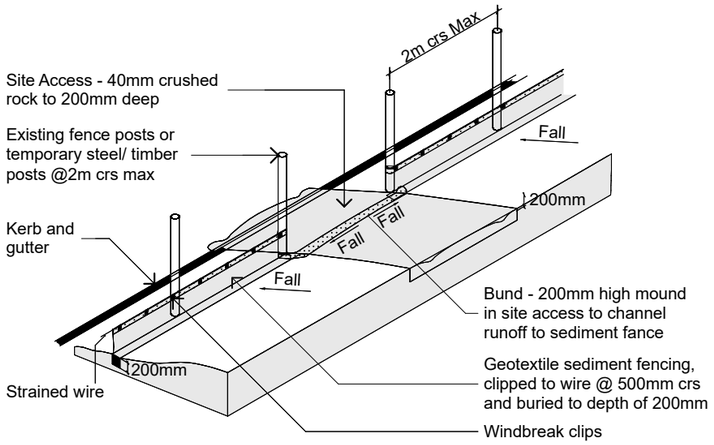
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SHEET A23 REVISION

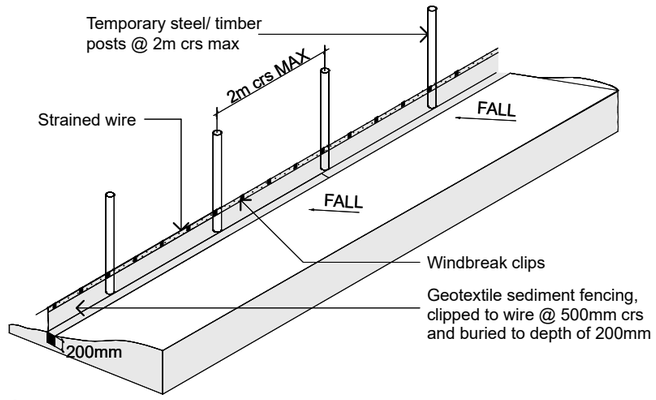
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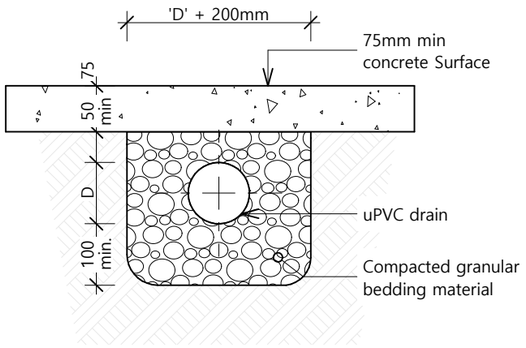


DRIVEWAY SEDIMENT BARRIER DETAIL TO ROAD BOUNDARY

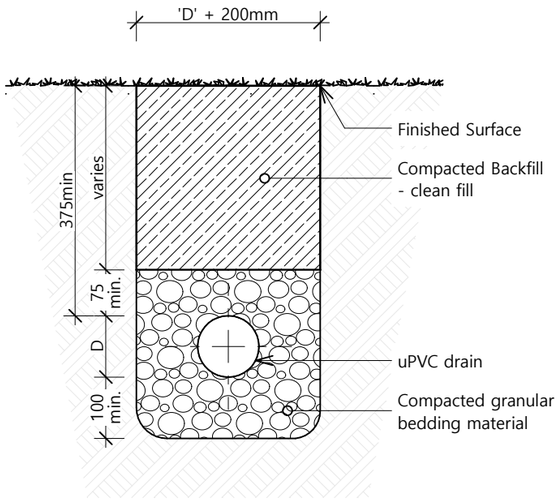


SEDIMENT BARRIER DETAIL TO ROAD BOUNDARY

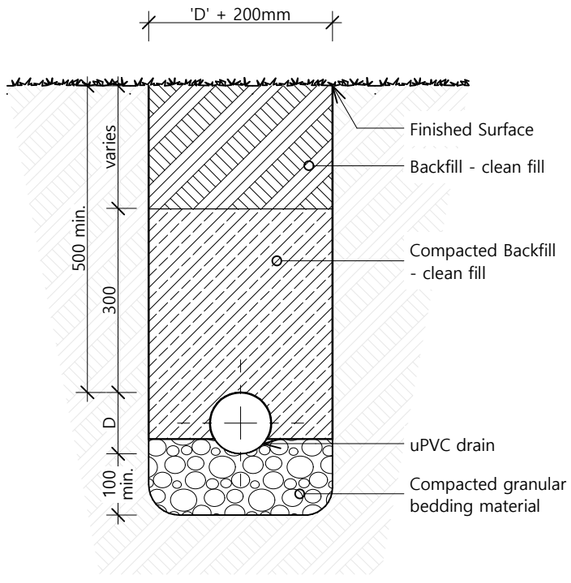
S01 / A07 Sediment Control
Scale 1:20



cover >125mm



cover > 375mm



cover > 500mm

S03 / A07 Drainage
Scale 1:10

NOTES:
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PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Details - Site

DRAWING DETAILS

Scale	1:20, 1:10 @ A3
Date	10/11/2026
Drawn	AJO
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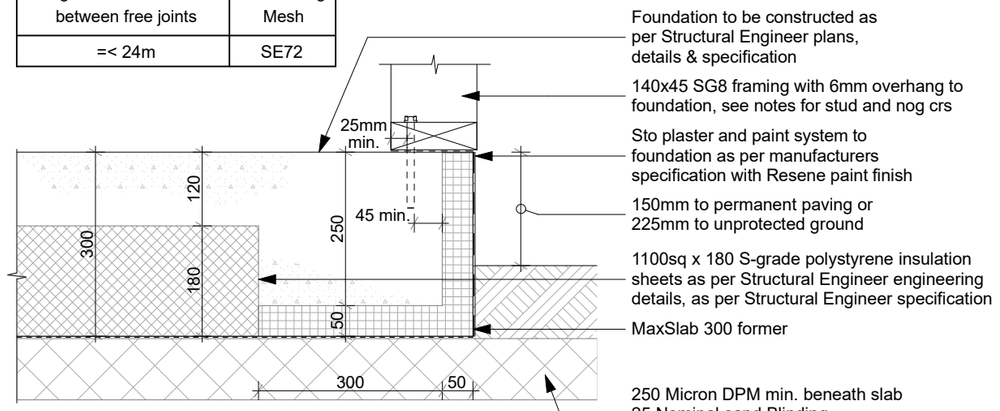
SHEET REVISION
A24

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Largest slab dimensions between free joints	Reinforcing Mesh
=< 24m	SE72



Foundation to be constructed as per Structural Engineer plans, details & specification

140x45 SG8 framing with 6mm overhang to foundation, see notes for stud and nog crs

Sto plaster and paint system to foundation as per manufacturers specification with Resene paint finish

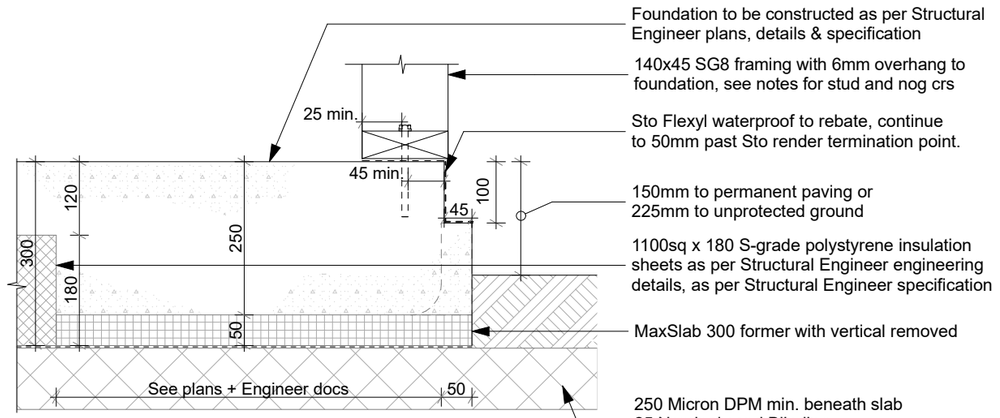
150mm to permanent paving or 225mm to unprotected ground

1100sq x 180 S-grade polystyrene insulation sheets as per Structural Engineer engineering details, as per Structural Engineer specification

MaxSlab 300 former

250 Micron DPM min. beneath slab
25 Nominal sand Blinding
Gravel raft as specified by Geotechnical Engineer, Extend 1m beyond building envelope.

F01 A07 Slab Edge Rebate
Scale 1:10



Foundation to be constructed as per Structural Engineer plans, details & specification

140x45 SG8 framing with 6mm overhang to foundation, see notes for stud and nog crs

Sto Flexyl waterproof to rebate, continue to 50mm past Sto render termination point.

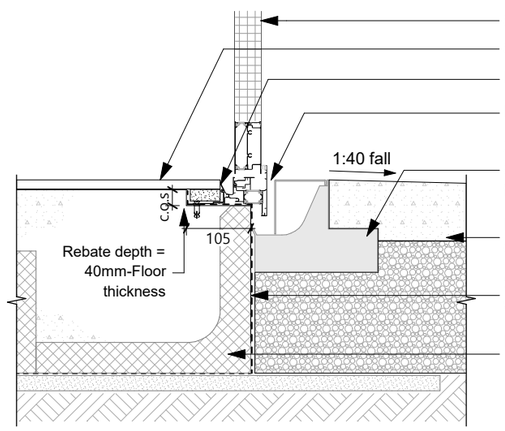
150mm to permanent paving or 225mm to unprotected ground

1100sq x 180 S-grade polystyrene insulation sheets as per Structural Engineer engineering details, as per Structural Engineer specification

MaxSlab 300 former with vertical removed

250 Micron DPM min. beneath slab
25 Nominal sand Blinding
Gravel raft as specified by Geotechnical Engineer, Extend 1m beyond building envelope.

F03 A07 Schist Slab Edge
Scale 1:10



Selected plasma aluminium entry door

Selected flooring, as per plans

Liner adaptor - 02064

Ensure min 12mm clearance to joinery

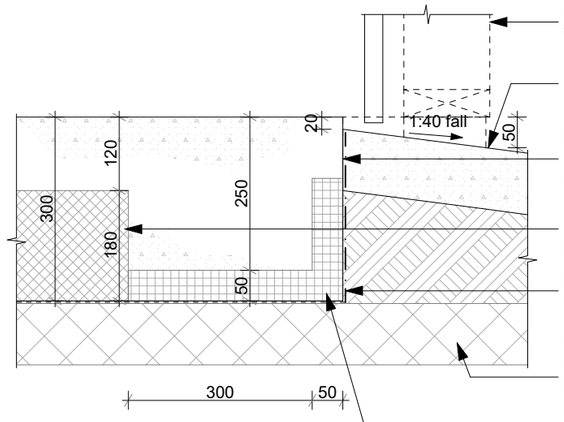
205mm wide x 150mm deep Accrete two stage series 3 channel drain. Site measure for size of grates to be manufactured

Exposed aggregate non-slp patio over compacted hardfill, min 75mm thick

Seal edge of slab and any rebates with supercoat tanking system

Foundation constructed as per structural engineer design

F05 A07 Level Entry - Paving
Scale 1:10



140x45 SG8 framing with 6mm overhang to foundation, see notes for stud and nog crs

100mm exposed aggregate non slip concrete driveway over compacted hardfill

Maxslab edge insulation cut back to allow garage slab edge to extend to driveway as per maxraft specification.

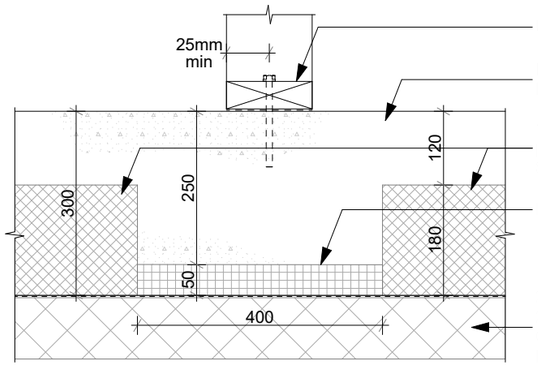
1100sq x 180 S-grade polystyrene insulation sheets as per Structural Engineer engineering details as per Structural Engineer specification

Seal edge of floor slab & all of rebate with Supercoat tanking system

250 Micron DPM min. beneath slab
25 Nominal sand Blinding
Gravel raft as specified by Geotechnical Engineer, Extend 1m beyond building envelope.

MaxSlab 300 insulation as per MaxRaft Specification.

F02 A07 Garage Rebate
Scale 1:10



Up to 18kN/m Line load

Foundation to be constructed as per Structural Engineer plans, details & specification

1100sq x 180 S Grade Polystrene S-grade polystyrene insulation sheets as per Structural Engineer engineering details

MaxSlab 300 former with vertical removed

250 Micron DPM min. beneath slab
25 Nominal sand Blinding
Gravel raft as specified by Geotechnical Engineer, Extend 1m beyond building envelope.

F04 A07 Slab Thickening
Scale 1:10

NOTES:
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PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE

Details - Foundation

DRAWING DETAILS

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Date	10/11/2026
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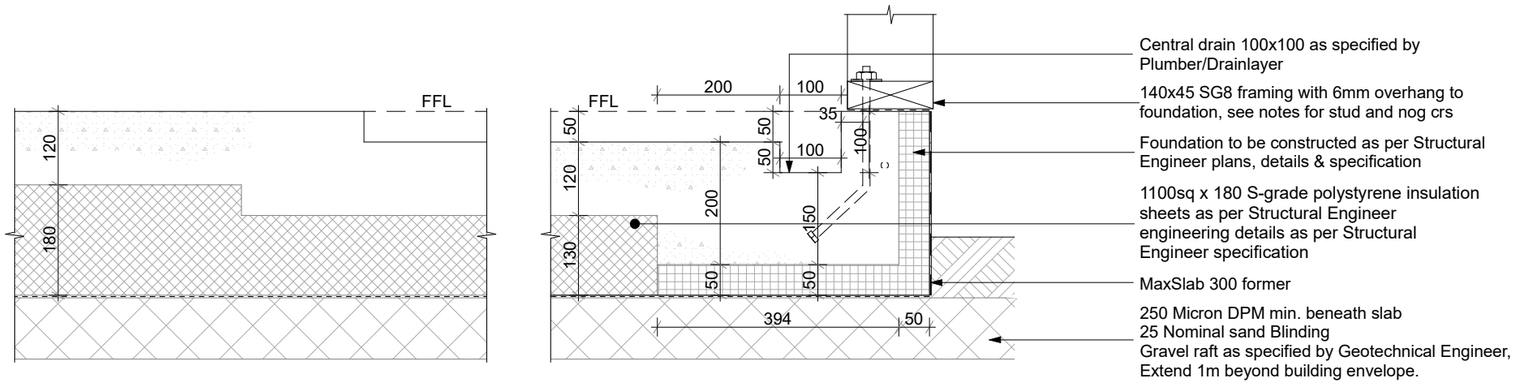
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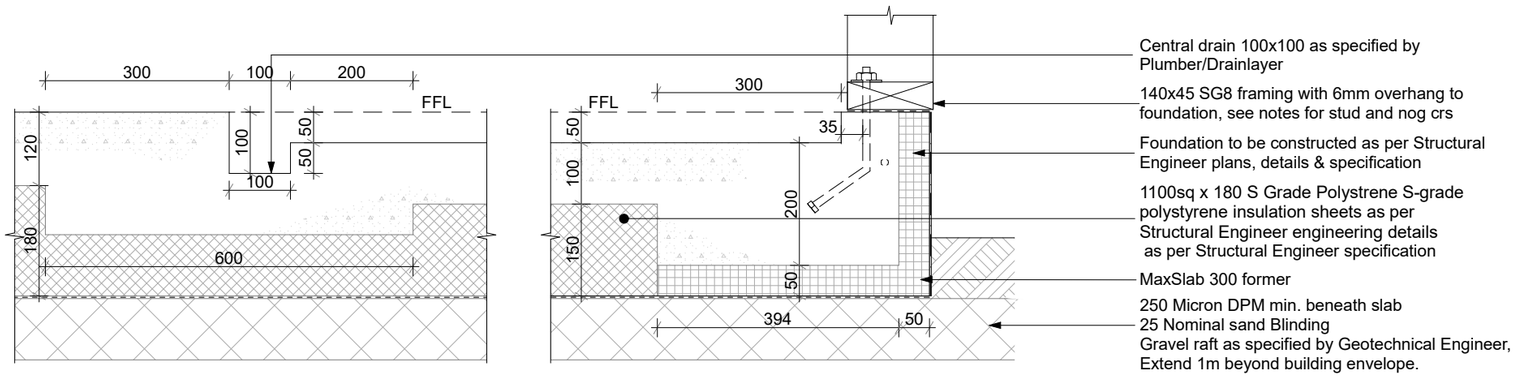
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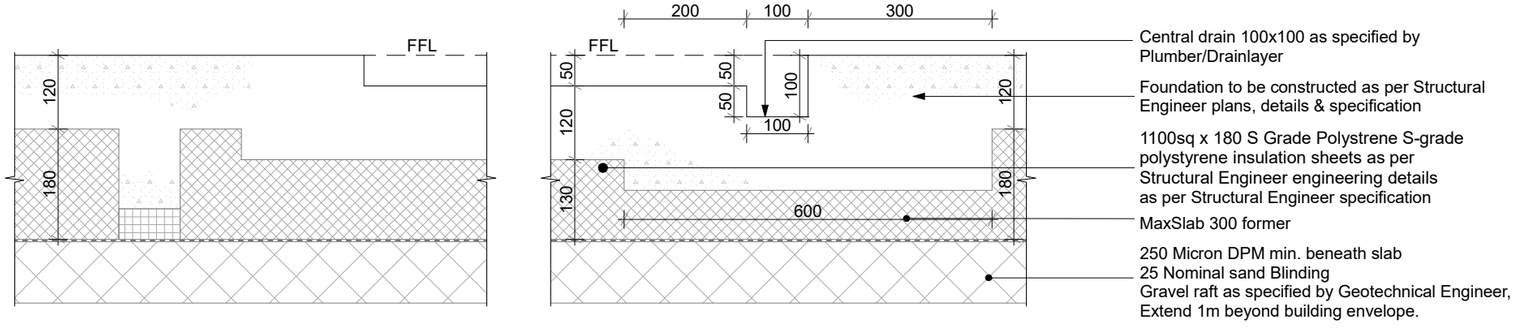
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F05
A07
Shower Rebates
Scale 1:10

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PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Details - Foundation

DRAWING DETAILS

Scale	1:10 @ A3
Date	10/11/2026
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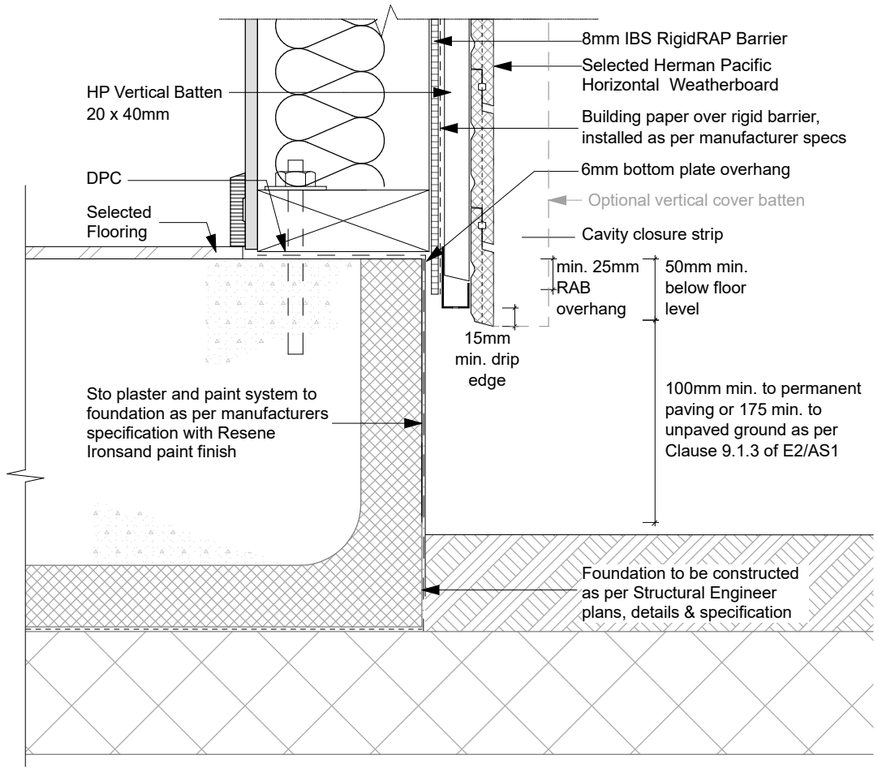
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A26

REVISION

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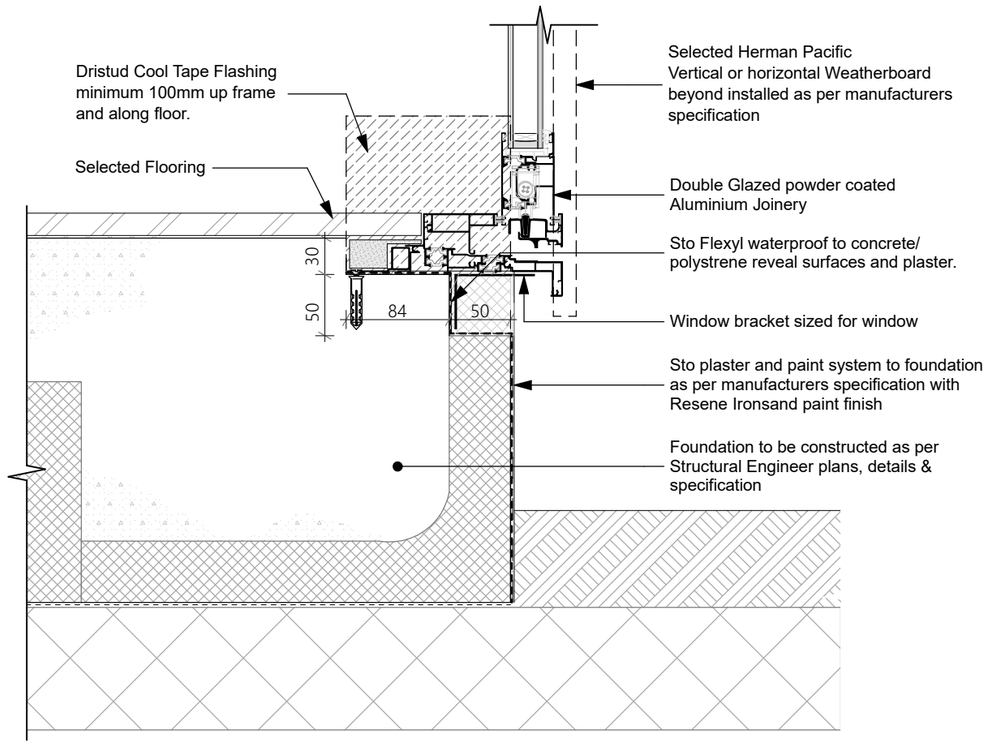
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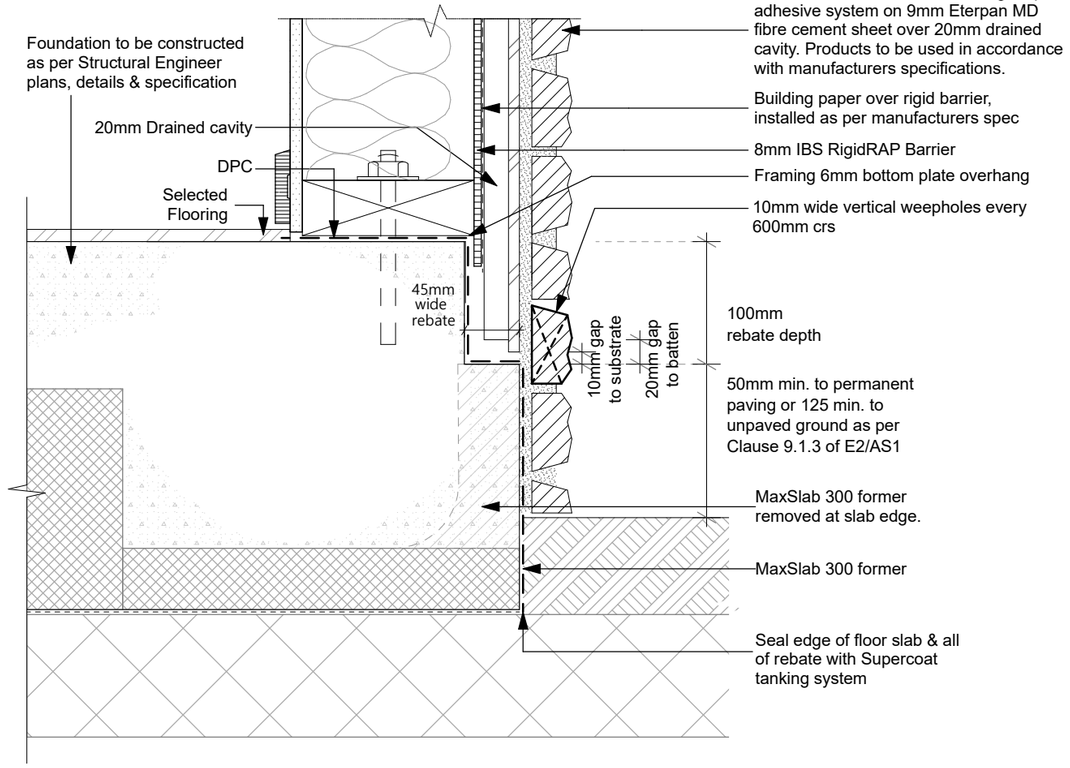
D01 A07 Hermpac Horizontal Cladding Base Detail

Scale 1:5



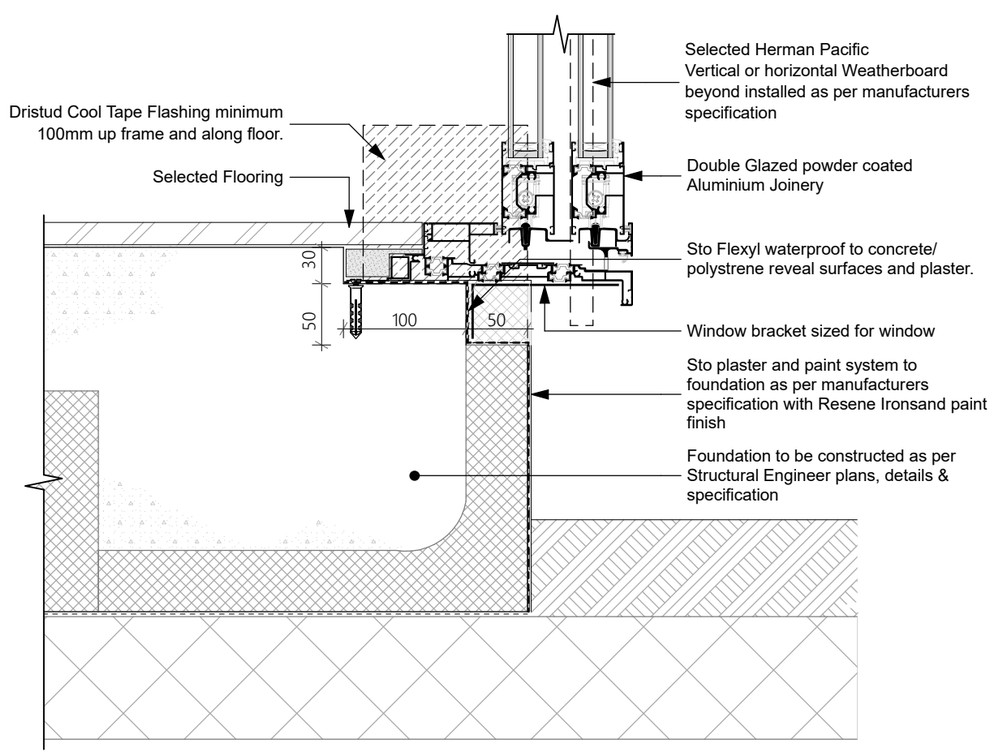
D02 A07 Hermpac Horizontal Slider Sill Detail

Scale 1:5



D03 A07 Schist Veneer Rebate to Base Detail

Scale 1:5



D04 A07 Hermpac Horizontal Stacker Sill Detail

Scale 1:5

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PROJECT TITLE

55 KHB

Kawarau Heights

DRAWING TITLE

Details - Foundation

DRAWING DETAILS

Scale	1:5 @ A3
Date	10/11/2026
Drawn	AJO
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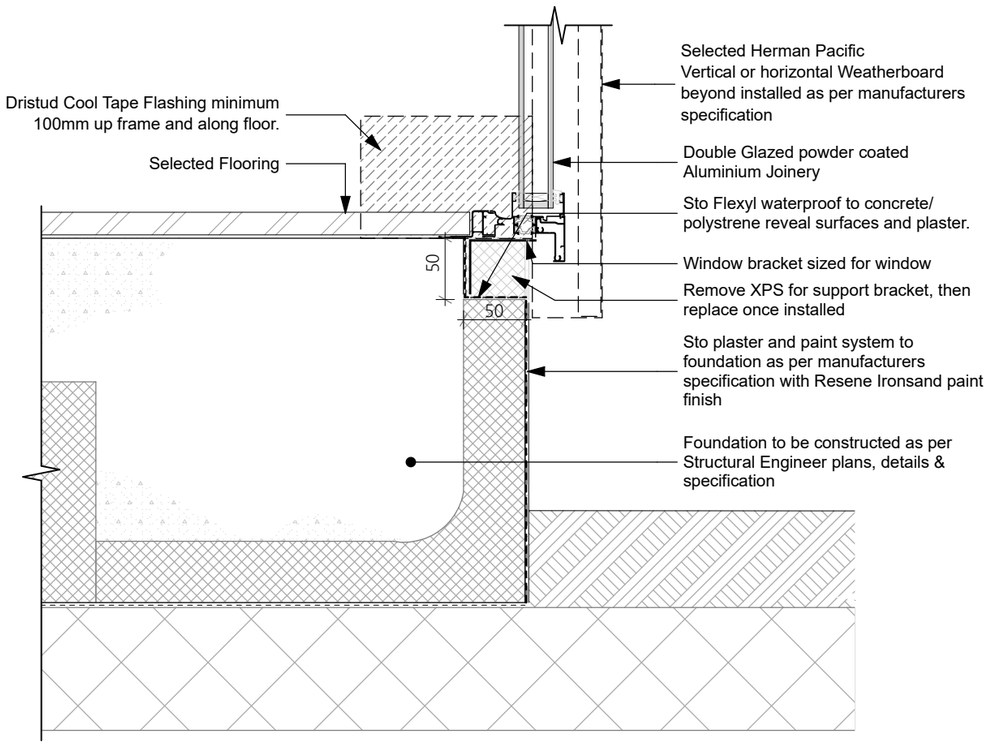
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A27

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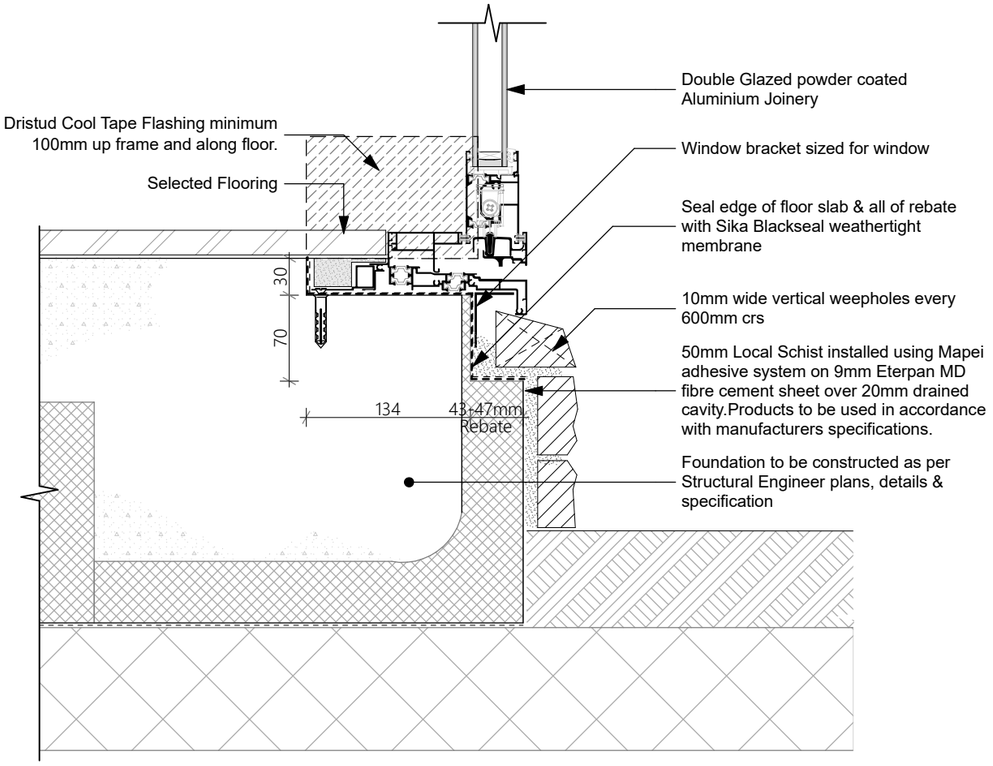
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D05 A07 Hermpac Horizontal Window Sill Base Detail

Scale 1:5



D06 A07 Schist Veneer Slider to Base Detail

Scale 1:5

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PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Details - Foundation

DRAWING DETAILS

Scale	1:5 @ A3
Date	10/11/2026
Drawn	AJO
Checked	CD

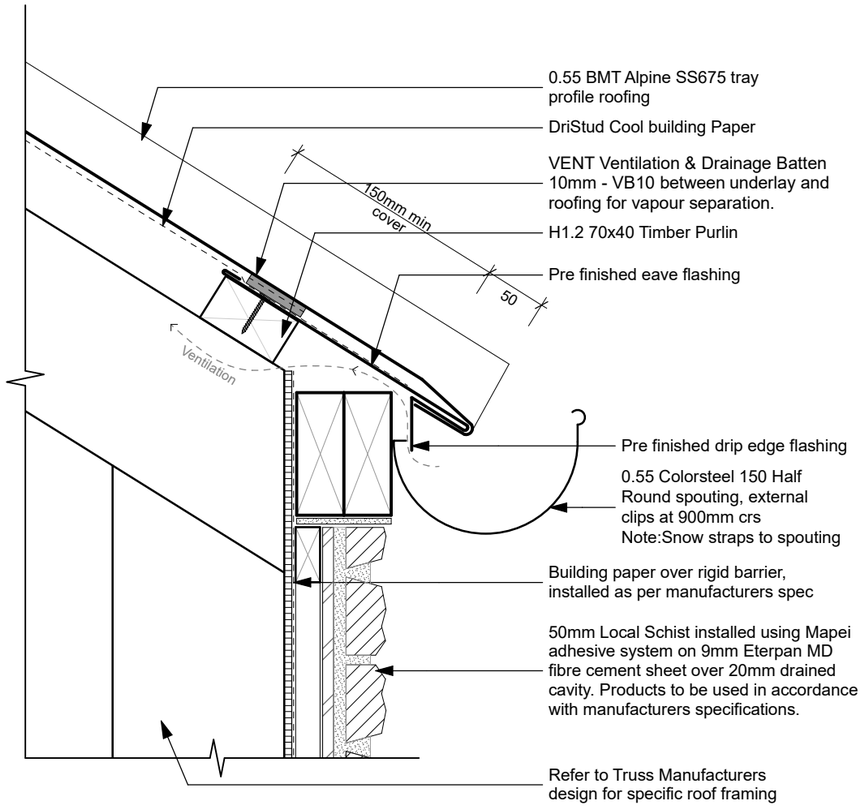
SHEET A28

REVISION

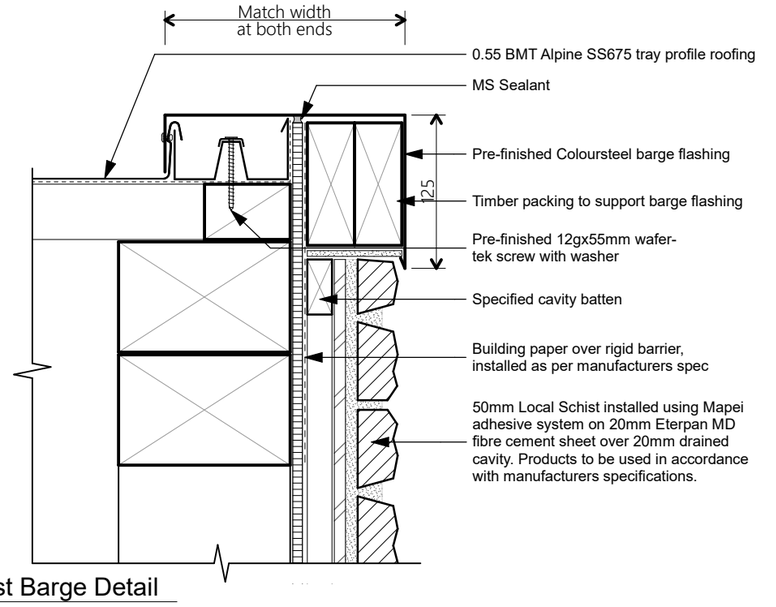
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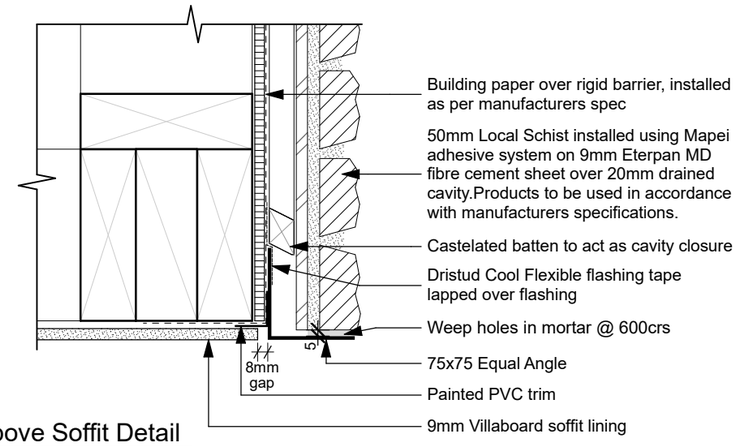
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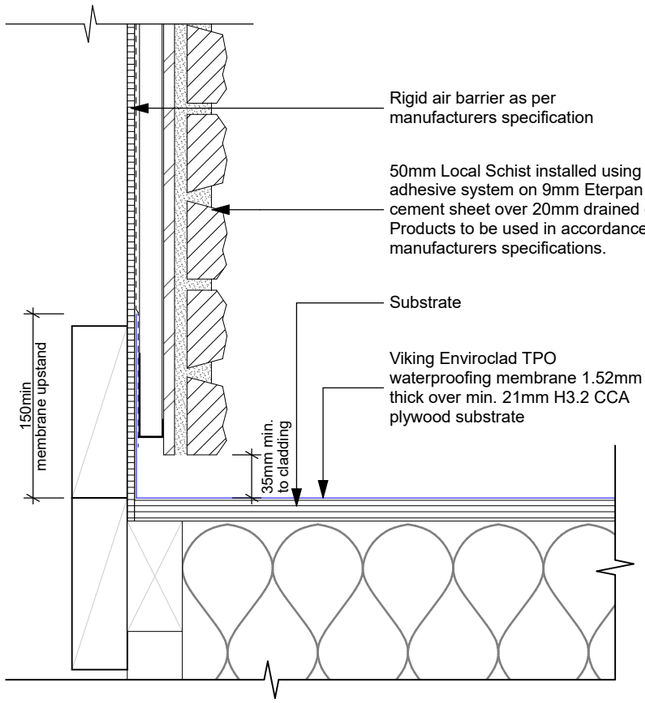
R14 A07 Schist Eave Detail
Scale 1:5



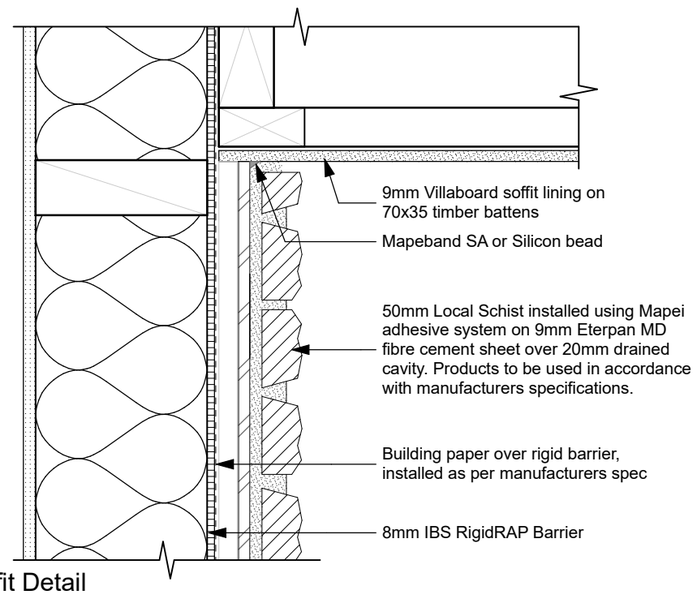
R15 A07 Schist Barge Detail
Scale 1:5



C01 A07 Schist Above Soffit Detail
Scale 1:5



R11 A07 Schist to Mebrane Apron Detail
Scale 1:5



C02 A07 Schist to Soffit Detail
Scale 1:5

NOTES:
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PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Details - Cladding

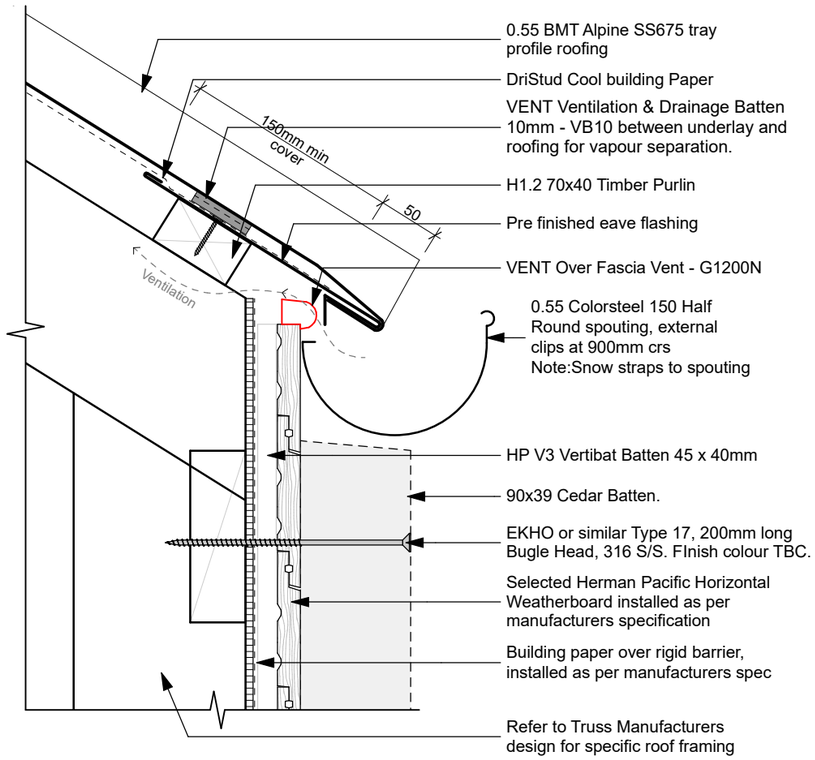
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Date	10/11/2026
Drawn	AJO
Checked	CD

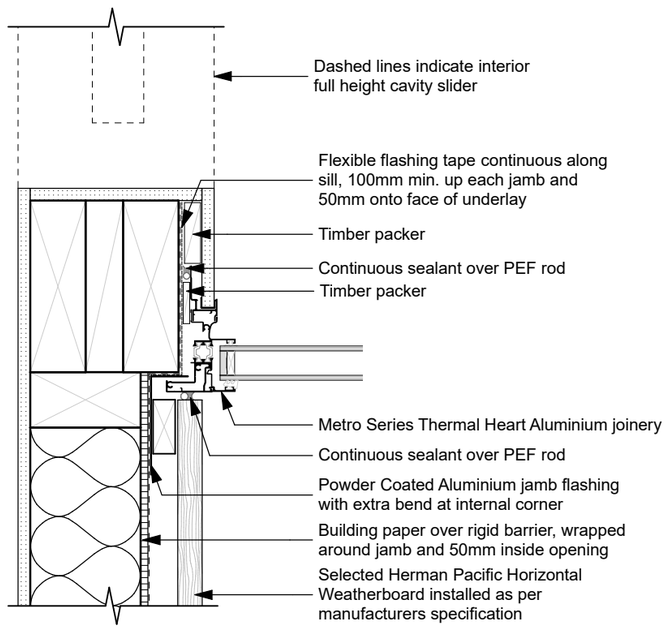
SHEET A29
REVISION

QUEENSTOWN COMMERCIAL
Sanderson GROUP
KAWARAU HEIGHTS

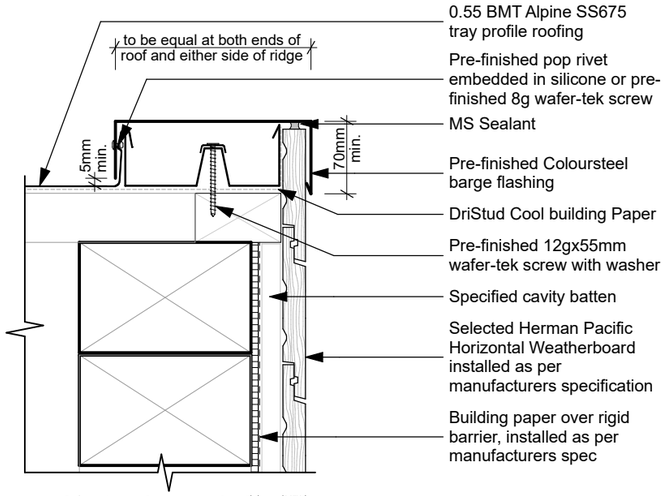
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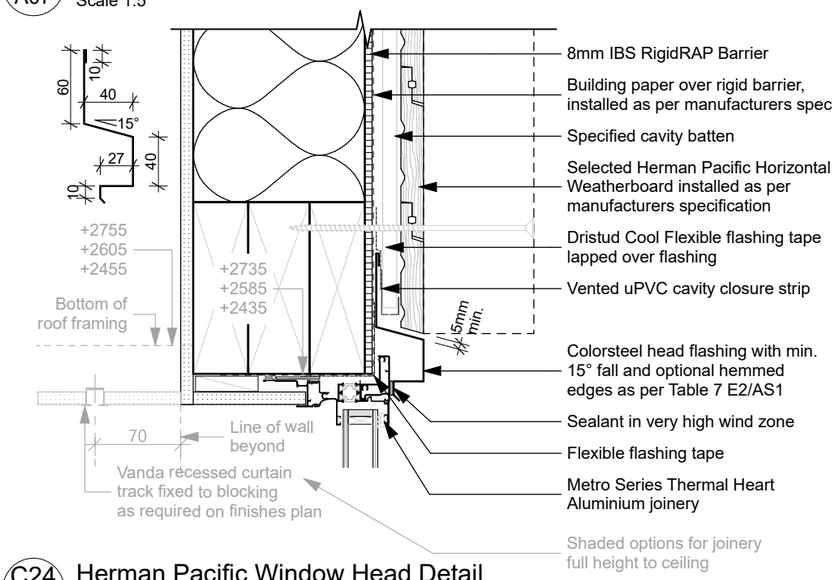
C11 A07 Herman Pacific Gutter Detail
Scale 1:5



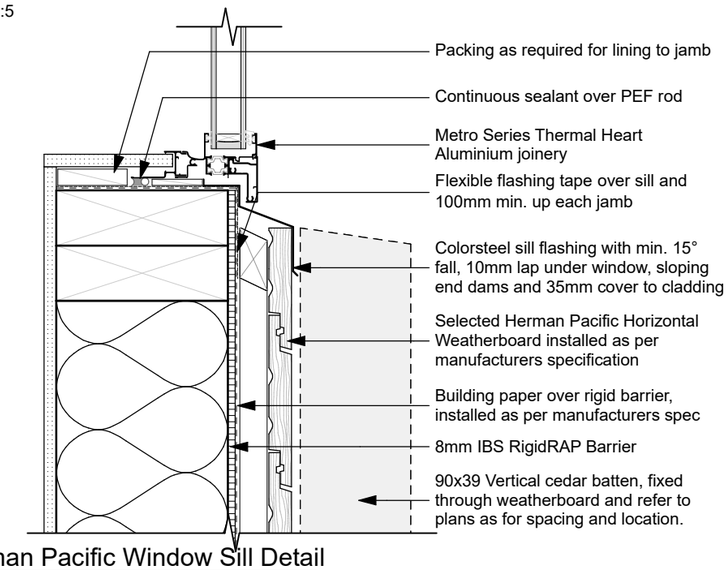
C23 A07 Herman Pacific Internal Corner to Joinery Detail
Scale 1:5



C14 A07 Herman Pacific Barge Detail
Scale 1:5



C24 A07 Herman Pacific Window Head Detail
Scale 1:5



C25 A07 Herman Pacific Window Sill Detail
Scale 1:5

NOTES:
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PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Details - Cladding

DRAWING DETAILS

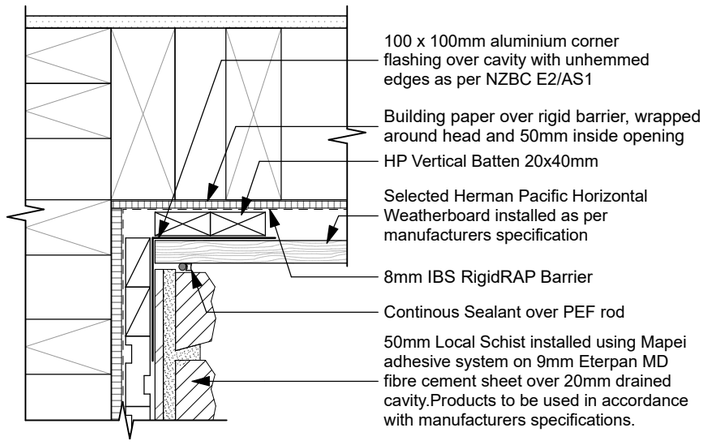
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Checked	CD

SHEET A30
REVISION

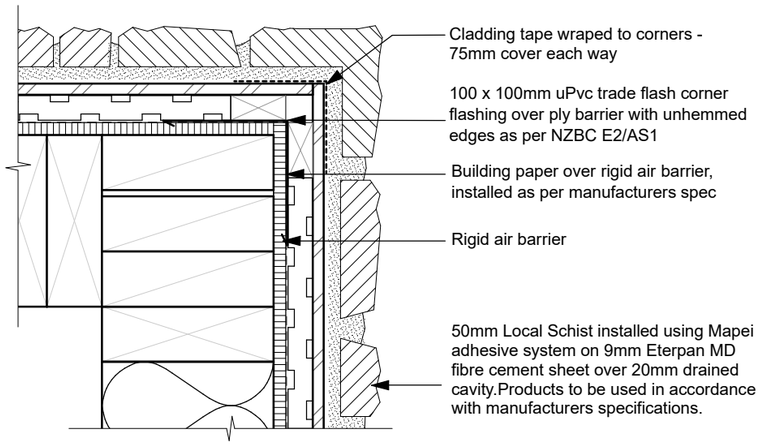
QUEENSTOWN COMMERCIAL
Sanderson GROUP

KAWARAU HEIGHTS

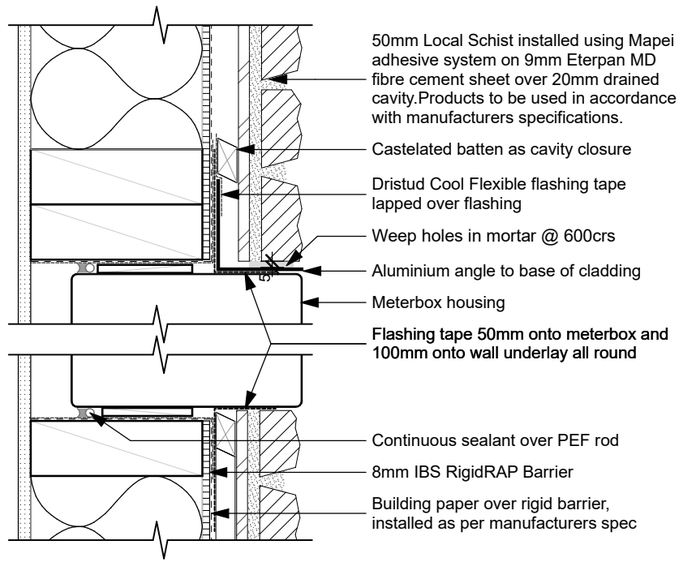
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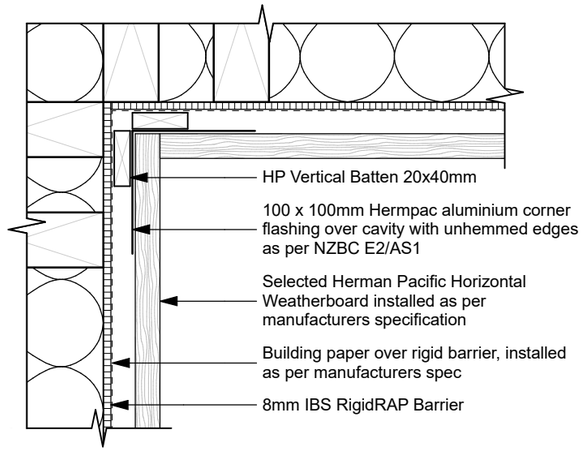
C17 A07 Herman Pacific to Schist Veneer Int. Cnr Junction
Scale 1:5



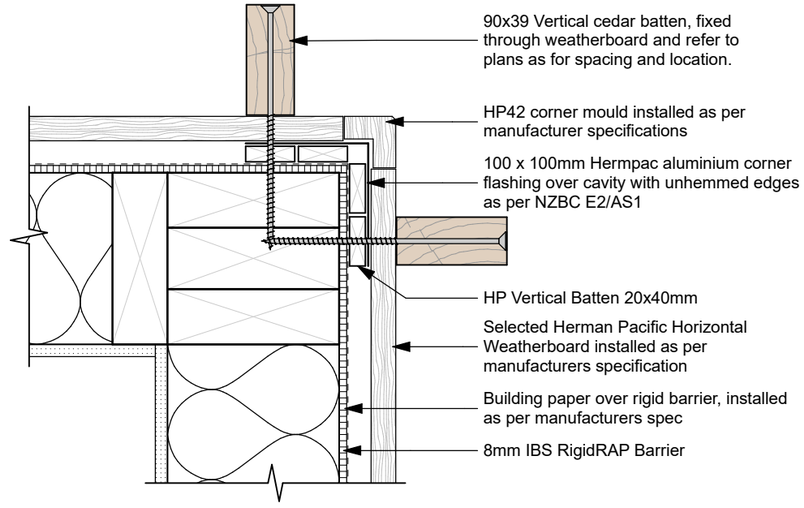
C07 A07 Schist External Cnr Detail
Scale 1:5



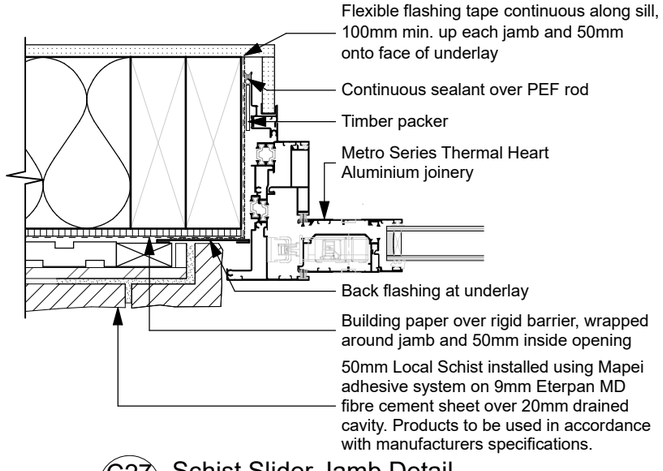
C06 A07 Schist Meter Box Detail
Scale 1:5



C12 A07 Herman Pacific Internal Corner Detail
Scale 1:5

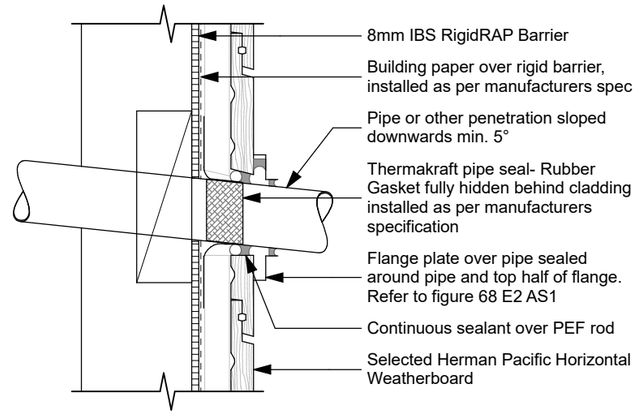


C16 A07 Herman Pacific External Corner Detail
Scale 1:5



C27 A07 Schist Slider Jamb Detail
Scale 1:5

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C15 A07 Herman Pacific Pipe Penetration
Scale 1:5

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE

Details - Cladding

DRAWING DETAILS

Scale	1:5 @ A3
Date	10/11/2026
Drawn	AJO
Checked	CD

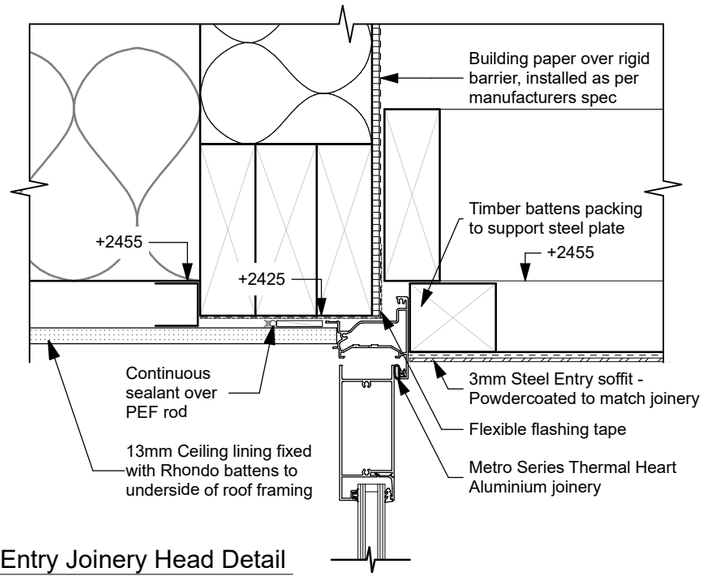
SHEET REVISION

A31

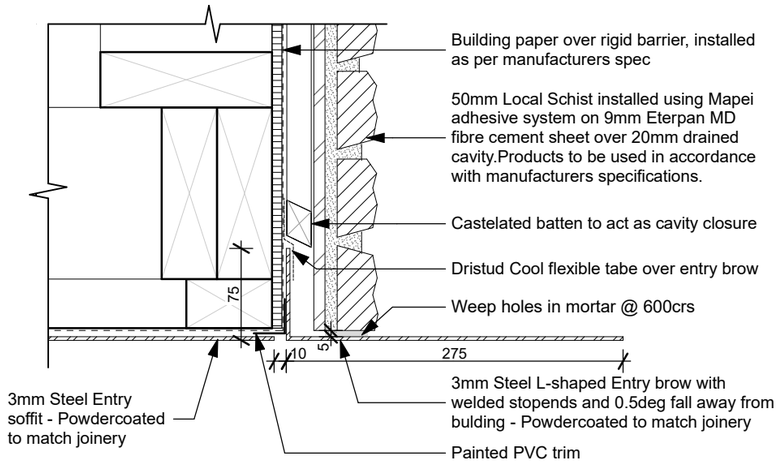
QUEENSTOWN COMMERCIAL Sanderson GROUP

KAWARAU HEIGHTS

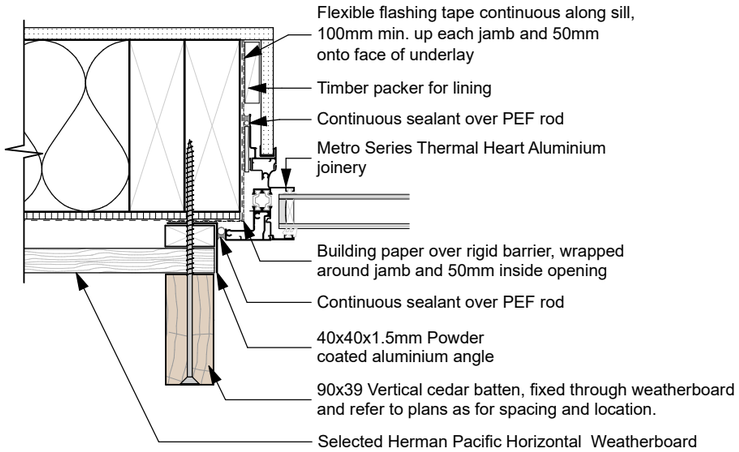
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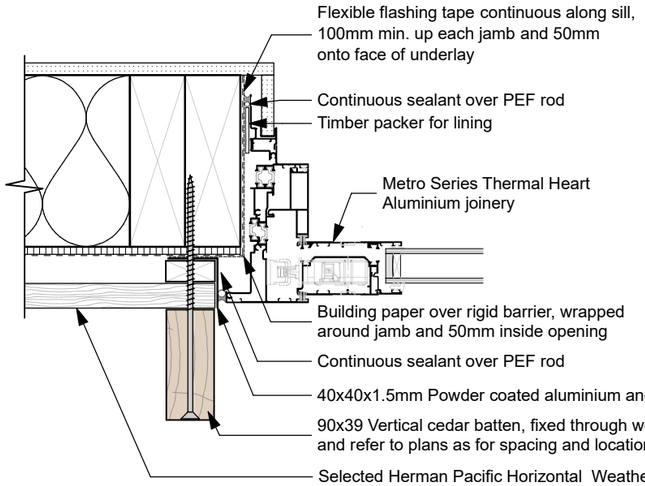
D07 A07 Entry Joinery Head Detail
Scale 1:5



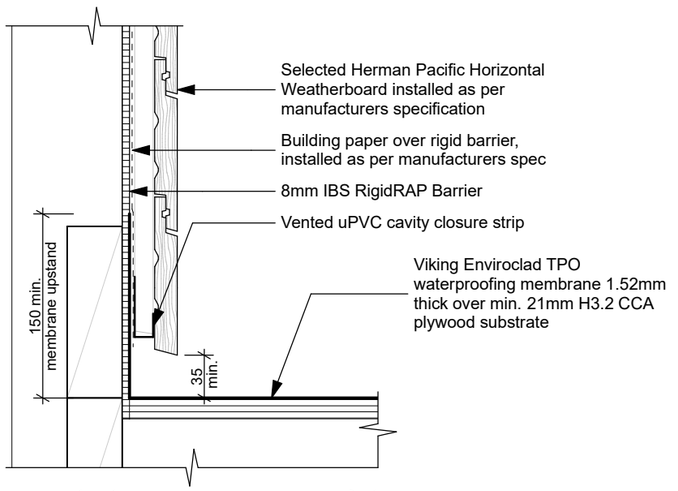
D08 A07 Entry Cover Brow Detail
Scale 1:5



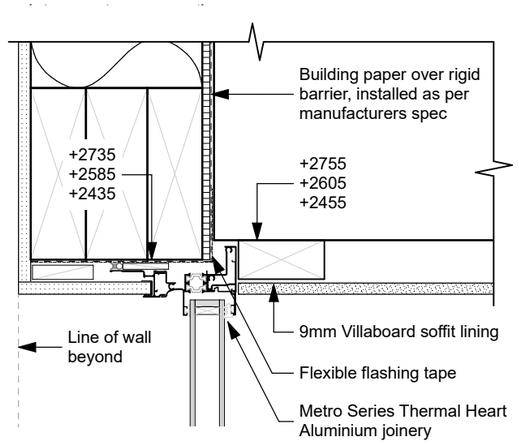
C26 A07 Herman Pacific Horizontal Window Jamb Detail
Scale 1:5



C14 A07 Herman Pacific Horizontal Slider Jamb
Scale 1:5



C13 A07 Herman Pacific Horizontal to Membrane Apron Detail
Scale 1:5



C16 A07 Joinery to Soffit - Higher Ceiling Detail
Scale 1:5

NOTES:
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PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Details - Cladding

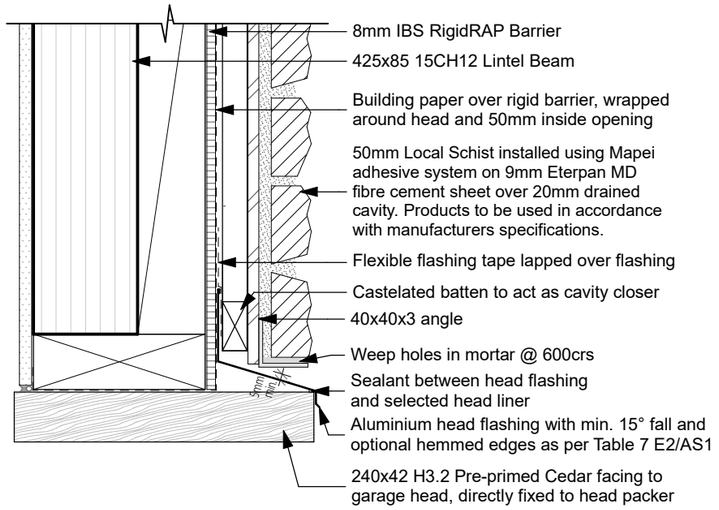
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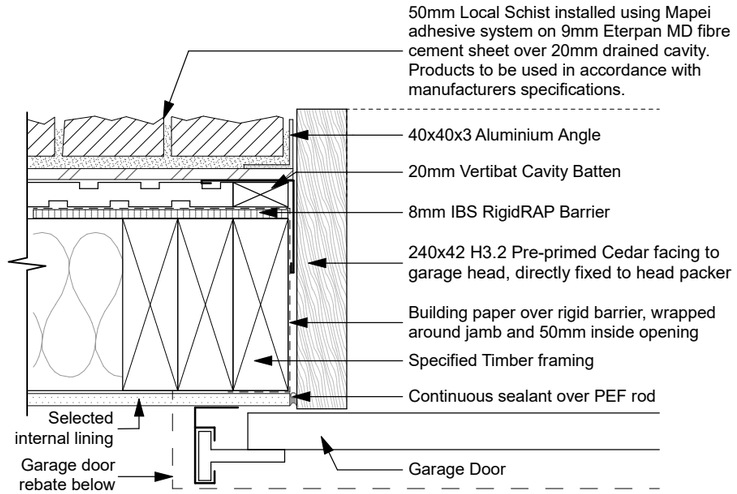
SHEET REVISION
A32

QUEENSTOWN COMMERCIAL Sanderson GROUP
KAWARAU HEIGHTS

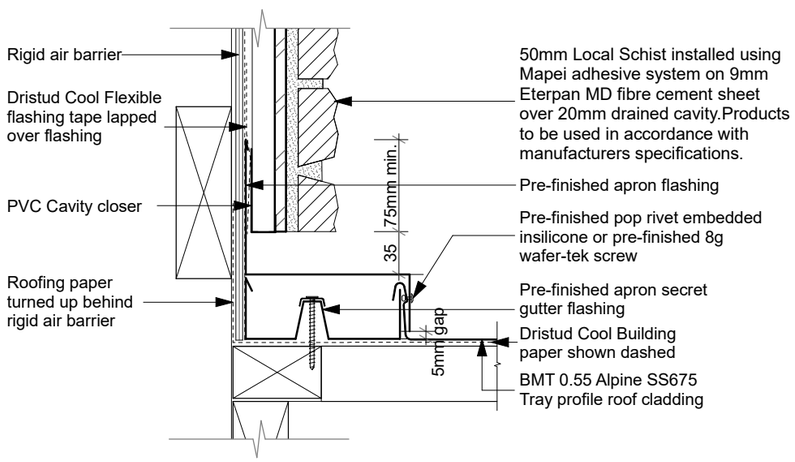
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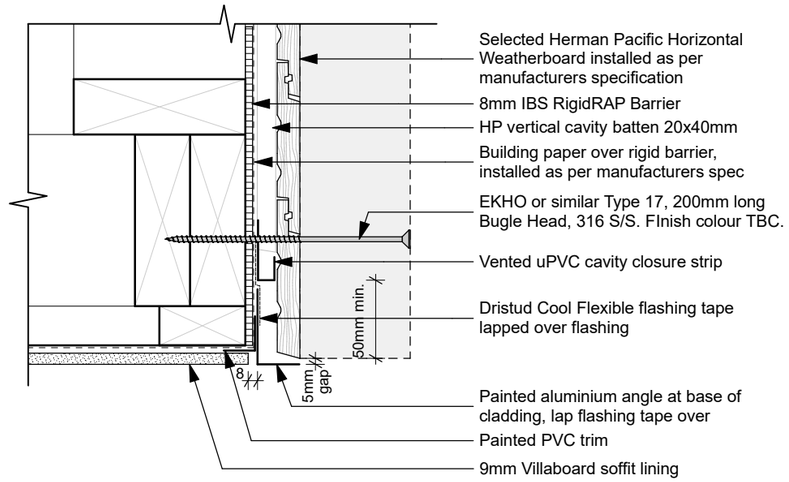
C03 A07 Schist Garage Head Detail
Scale 1:5



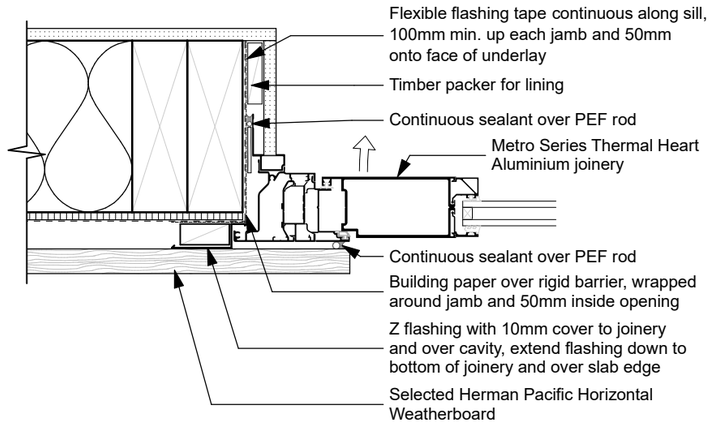
C04 A07 Schist Garage Jamb Detail
Scale 1:5



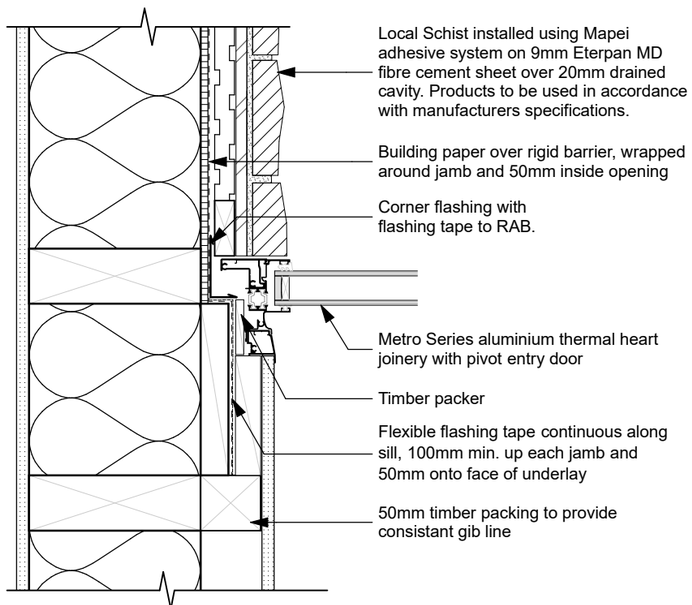
R16 A07 Schist Tray Apron Detail
Scale 1:5



C18 A07 Herman Pacific Above Soffit Detail
Scale 1:5



C21 A07 Herman Pacific Entry Door Jamb Detail
Scale 1:5



D13 A07 Entry Door with Schist Jamb Detail
Scale 1:5

NOTES:
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PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Details - Cladding

DRAWING DETAILS

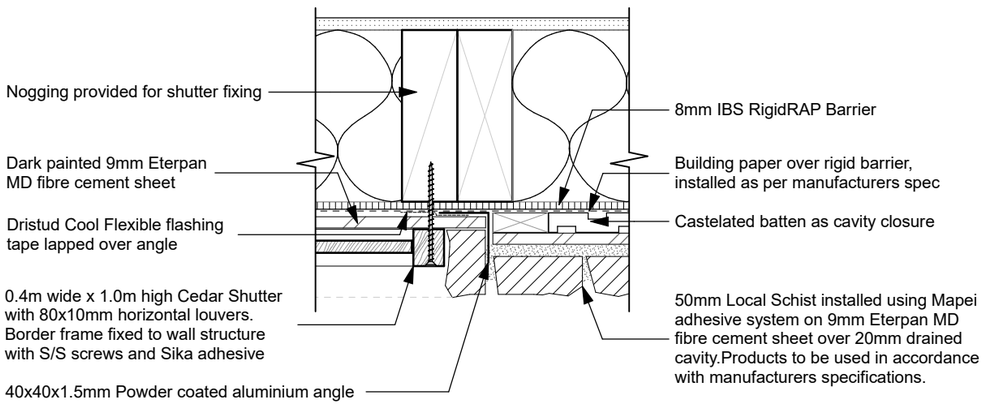
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SHEET A33 REVISION

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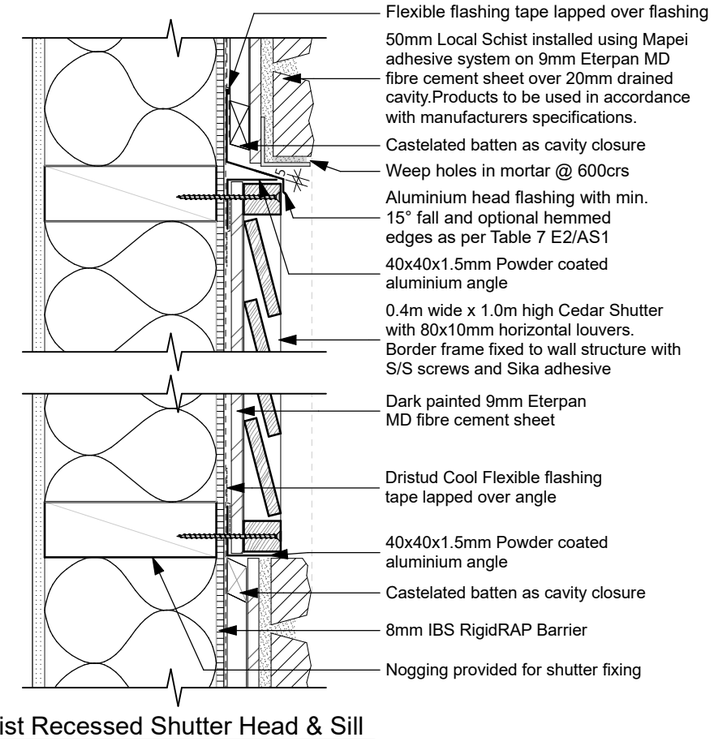
KAWARAU HEIGHTS

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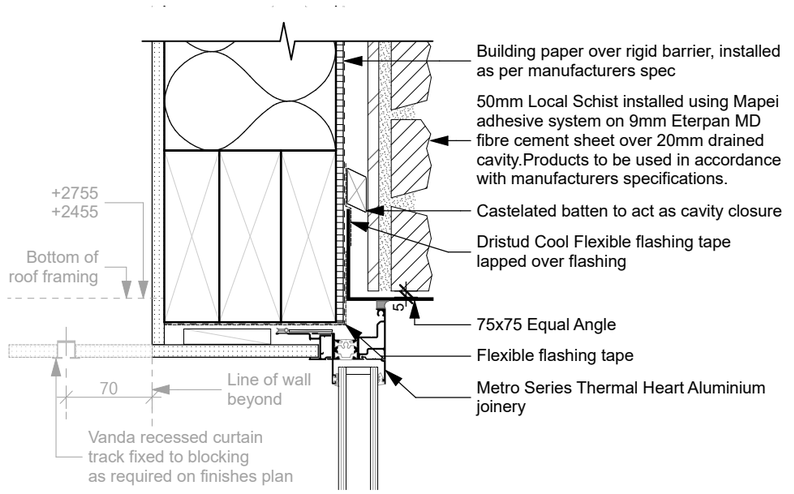
C09 / A07 Schist Recessed Shutter Jamb

Scale 1:5



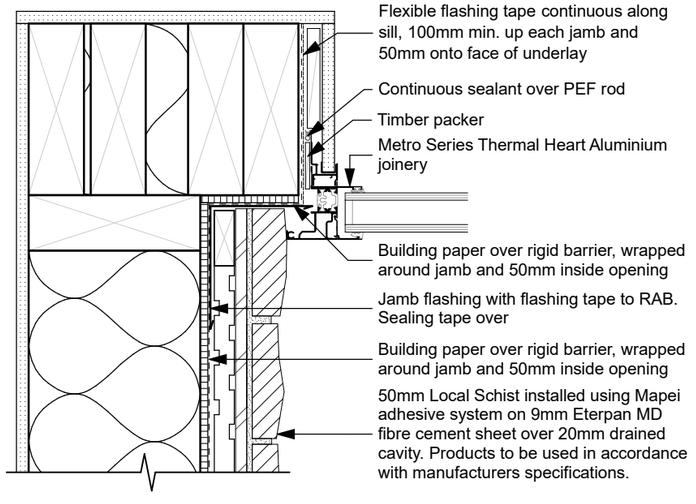
C08 / A07 Schist Recessed Shutter Head & Sill

Scale 1:5



C22 / A07 Schist Joinery Head Detail

Scale 1:5



C28 / A07 Schist Internal Corner to Joinery Detail

Scale 1:5

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PROJECT TITLE

55 KHB

Kawarau Heights

DRAWING TITLE

Details - Cladding

DRAWING DETAILS

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Date	10/11/2026
Drawn	AJO
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SHEET REVISION

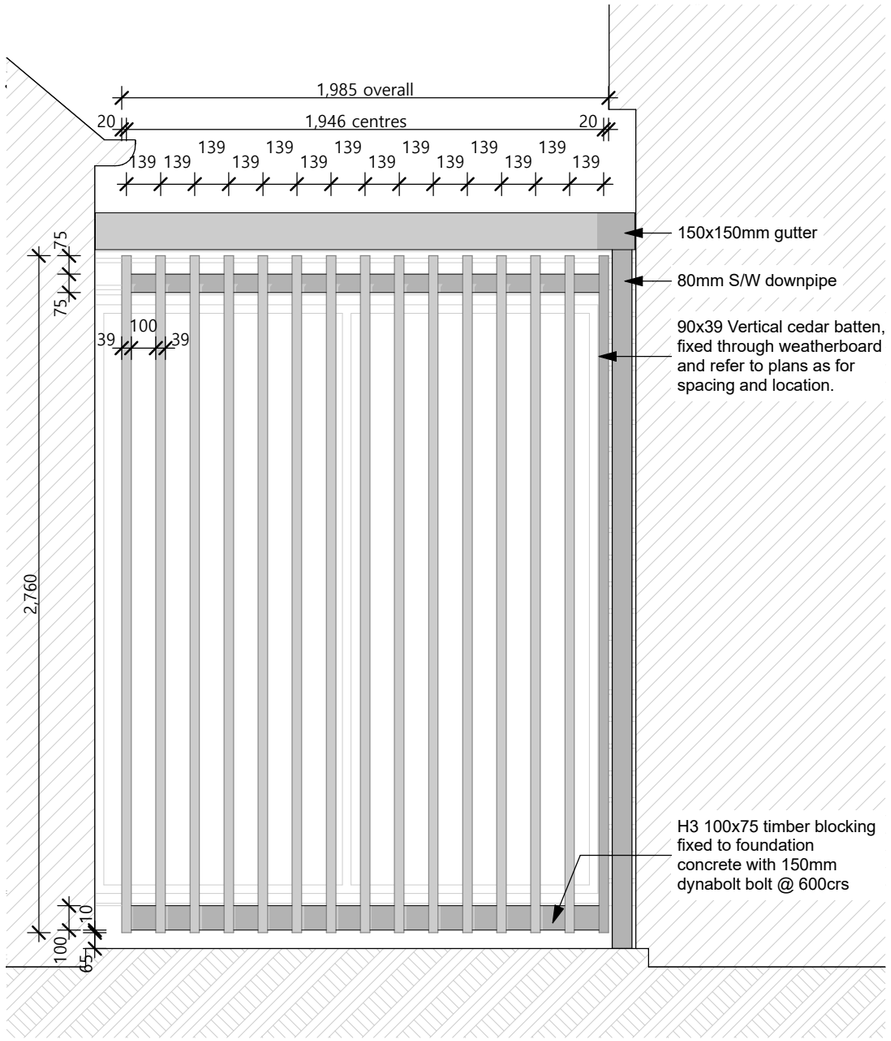
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QUEENSTOWN COMMERCIAL

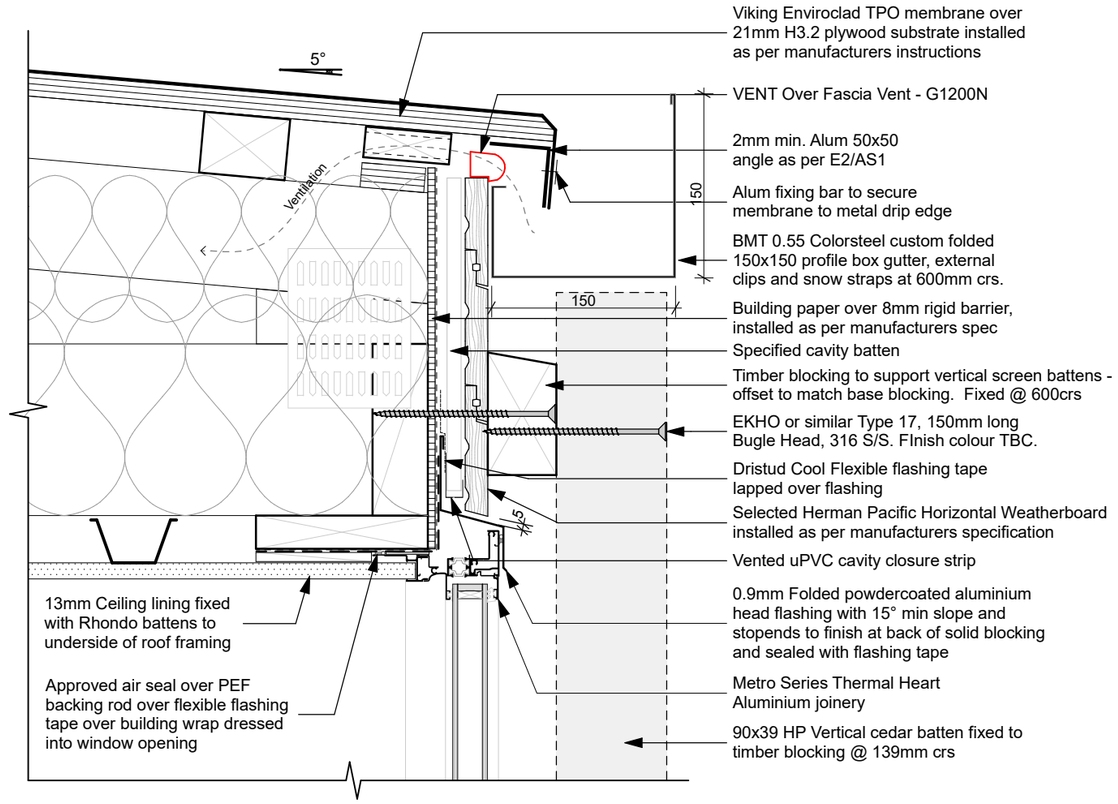
Sanderson GROUP

KAWARAU HEIGHTS

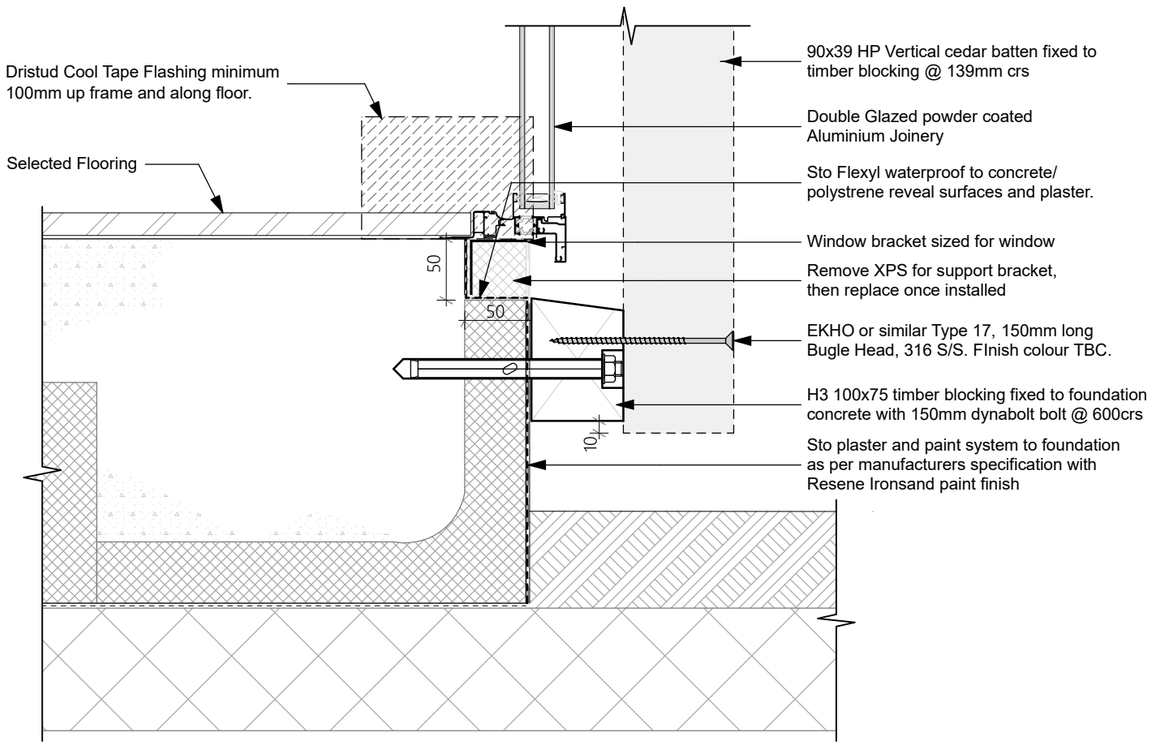
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S.2 / A07 Screen Elevation
Scale 1:25



C20 / A07 Herman Pacific Screen over Joinery Head Detail
Scale 1:5



C19 / A07 Herman Pacific Screen over Joinery Base Detail
Scale 1:5

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PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Details - Vertical Screen

DRAWING DETAILS

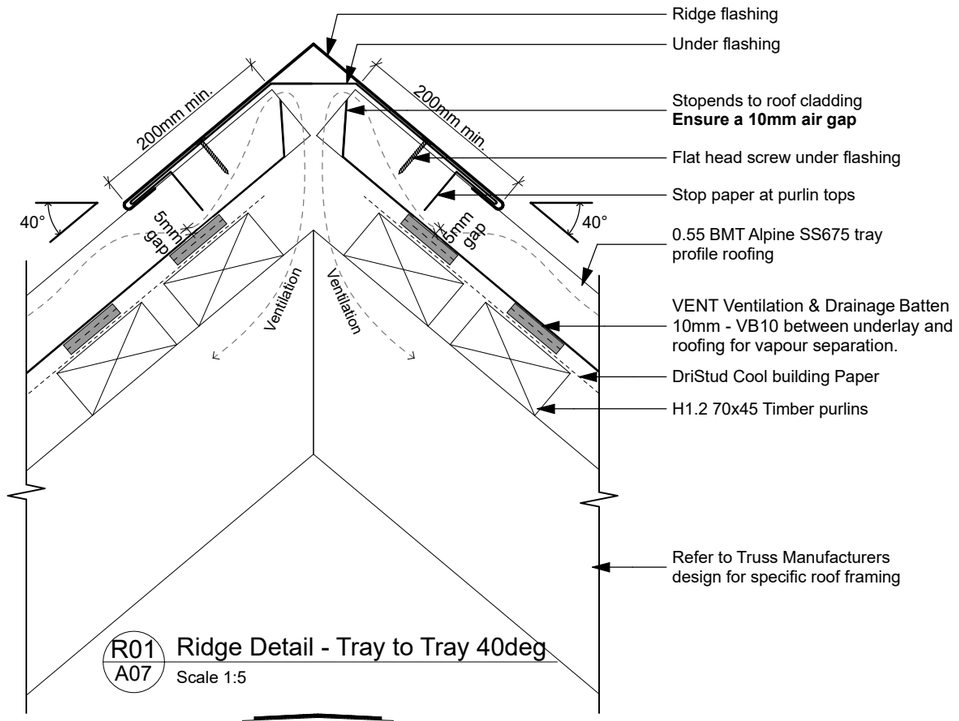
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SHEET A35
REVISION

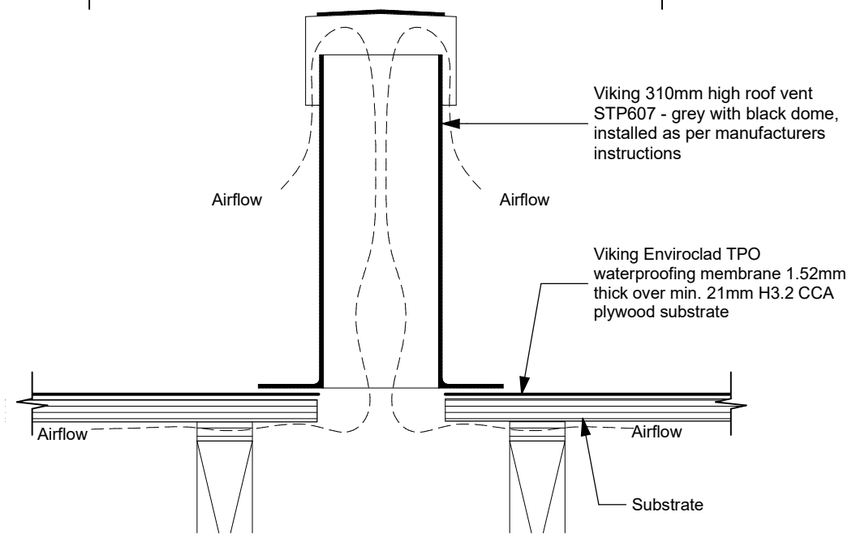
QUEENSTOWN COMMERCIAL Sanderson GROUP

KAWARAU HEIGHTS

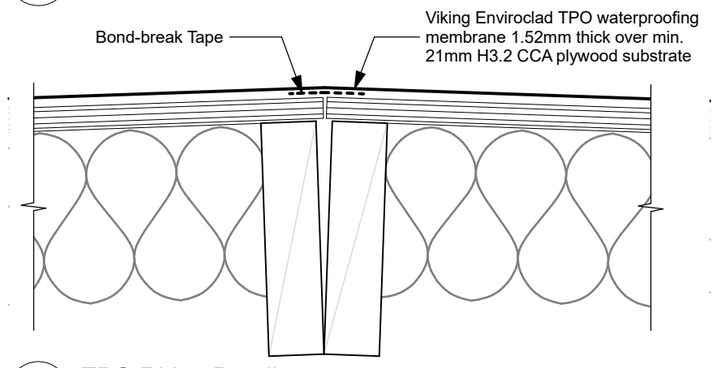
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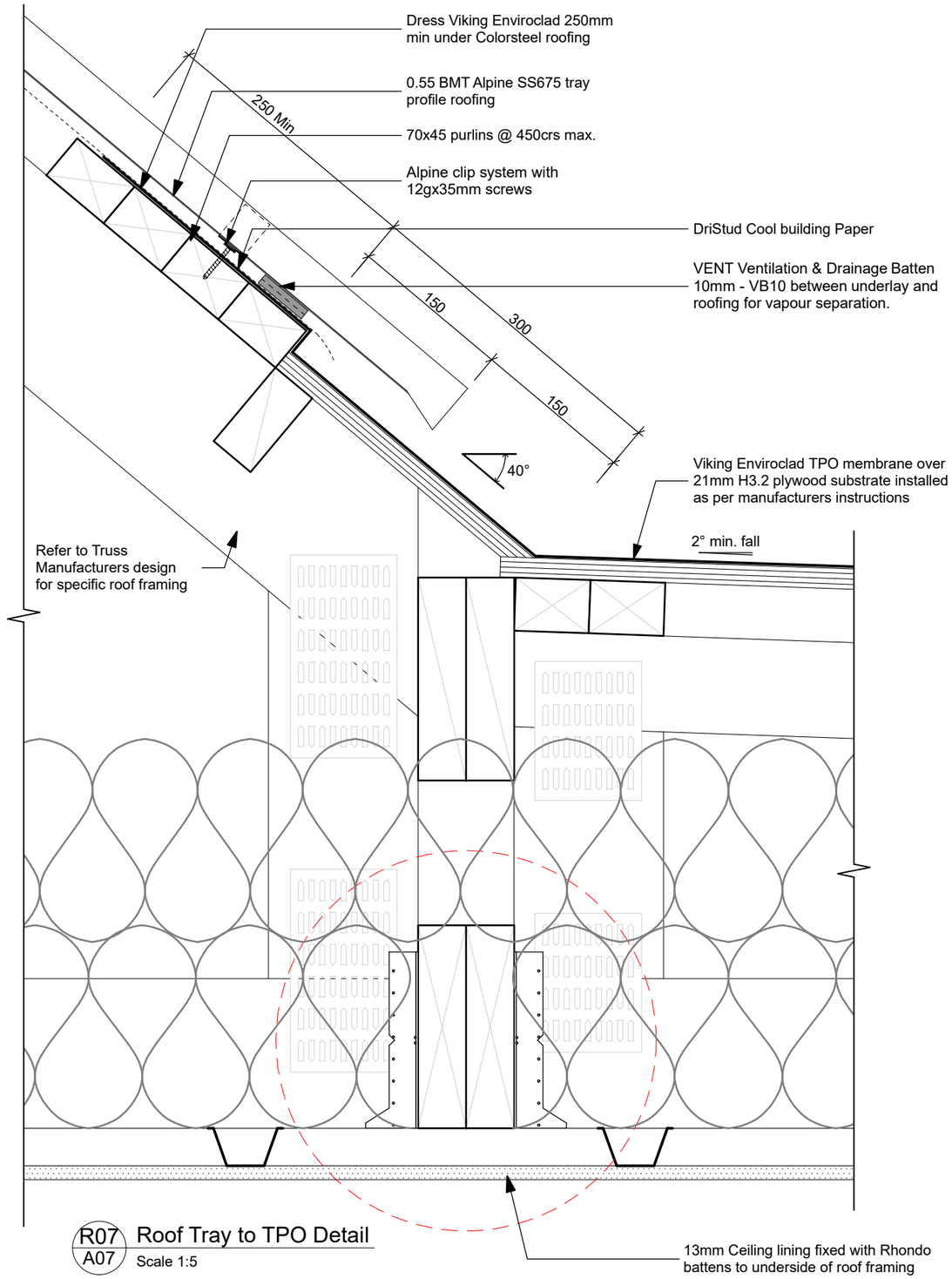
R01 A07 Ridge Detail - Tray to Tray 40deg
Scale 1:5



R12 A07 TPO Roof Vent Detail
Scale 1:5



R17 A07 TPO Ridge Detail
Scale 1:5



R07 A07 Roof Tray to TPO Detail
Scale 1:5

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PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Details - 40 & 2deg Roofing

DRAWING DETAILS

Scale	1:5 @ A3
Date	10/11/2026
Drawn	AJO
Checked	CD

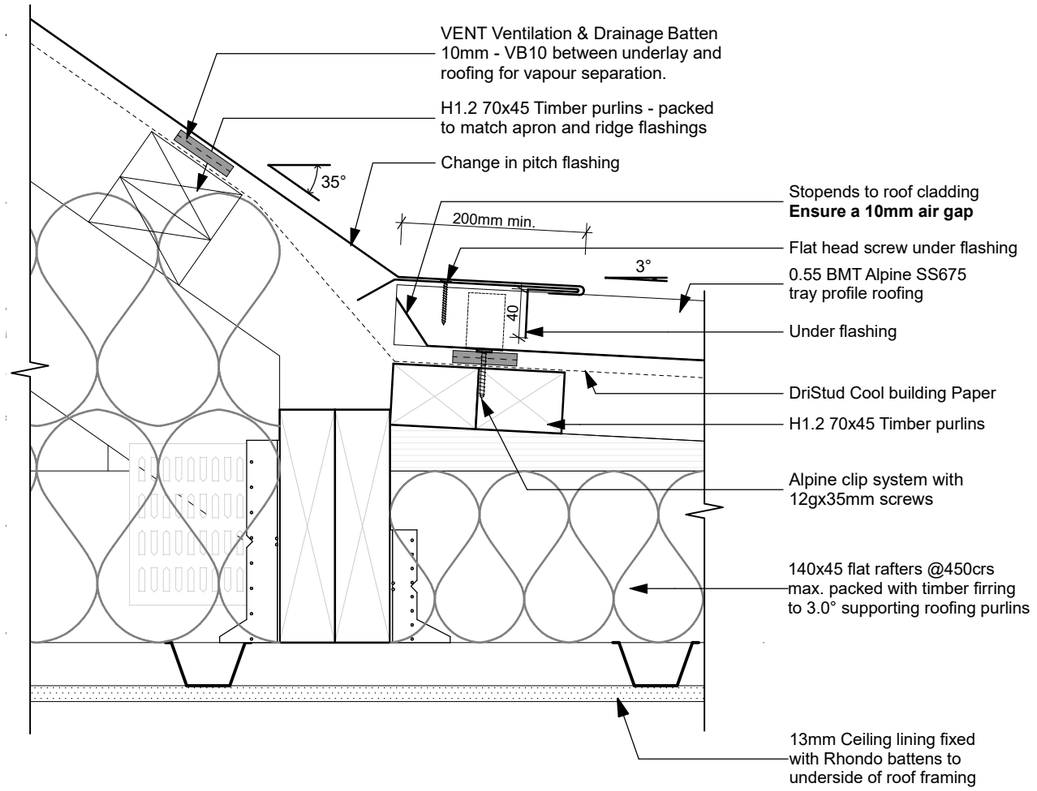
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A36

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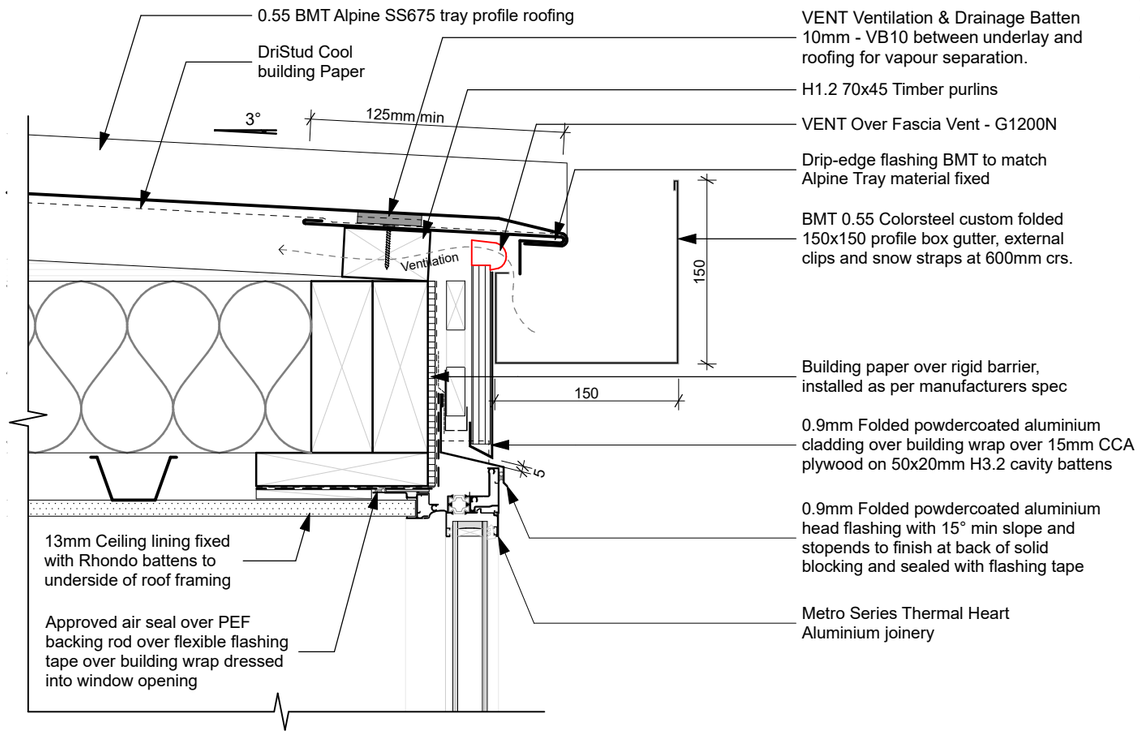
KAWARAU HEIGHTS

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R03 A07 Change in Pitch Detail - Flashing to Dormer Tray

Scale 1:5

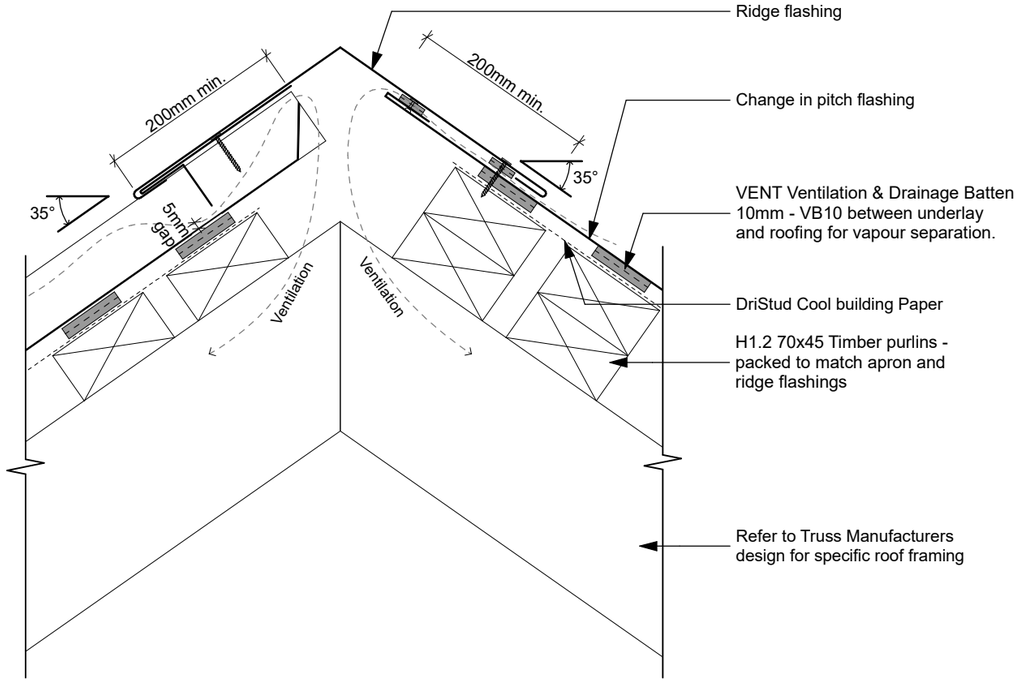


NOTES:

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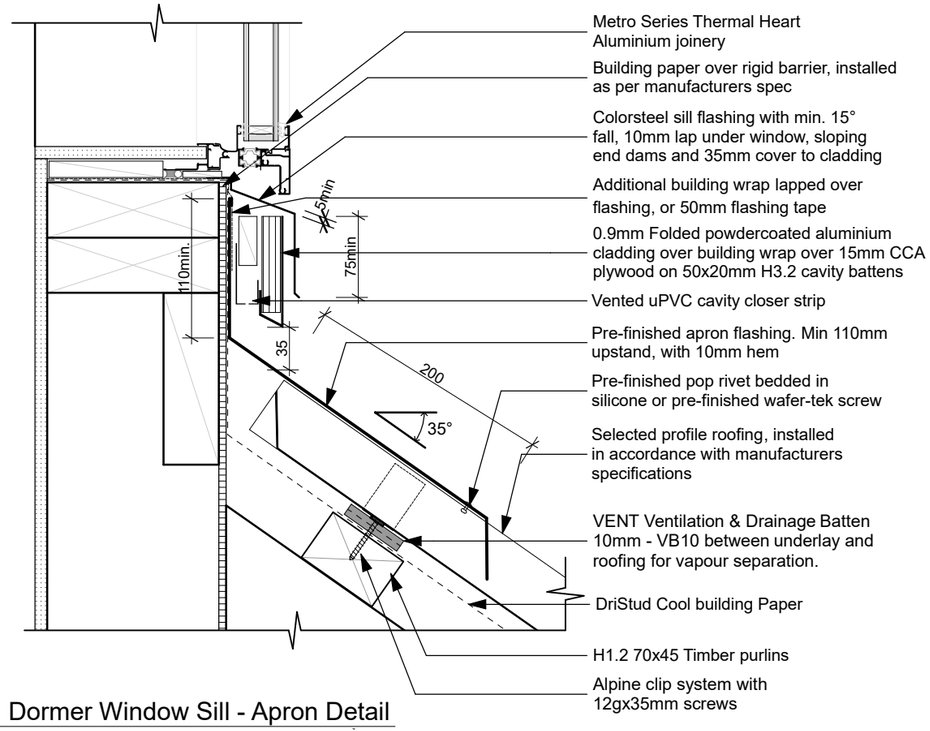


R02 A07 Ridge Detail 32deg to Dormer Flashing

Scale 1:5

R04 A07 Dormer Gutter Window Head Detail

Scale 1:5



R05 A07 Dormer Window Sill - Apron Detail

Scale 1:5

PROJECT TITLE

55 KHB

Kawarau Heights

DRAWING TITLE

Details - 35 & 3deg Roofing

DRAWING DETAILS

Scale	1:5 @ A3
Date	10/11/2026
Drawn	AJO
Checked	CD

SHEET REVISION

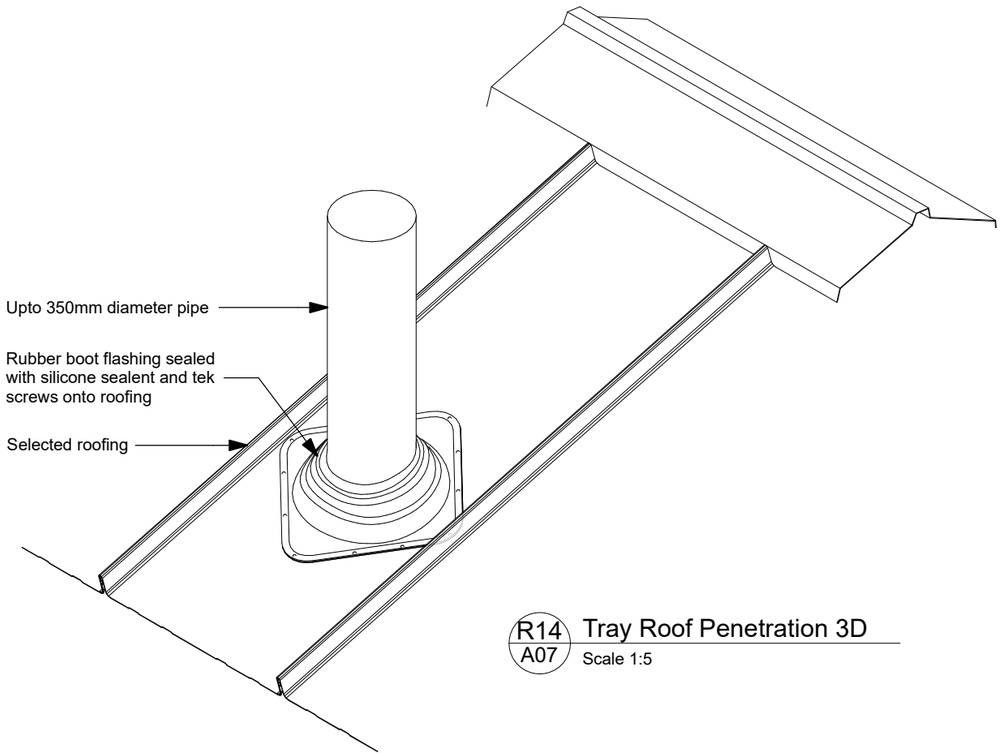
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QUEENSTOWN COMMERCIAL

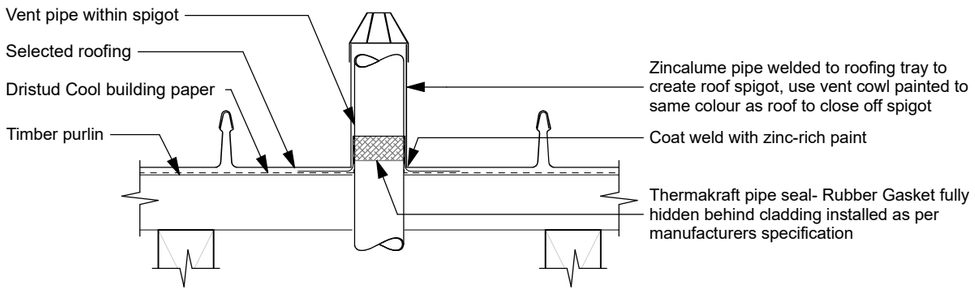
Sanderson GROUP

KAWARAU HEIGHTS

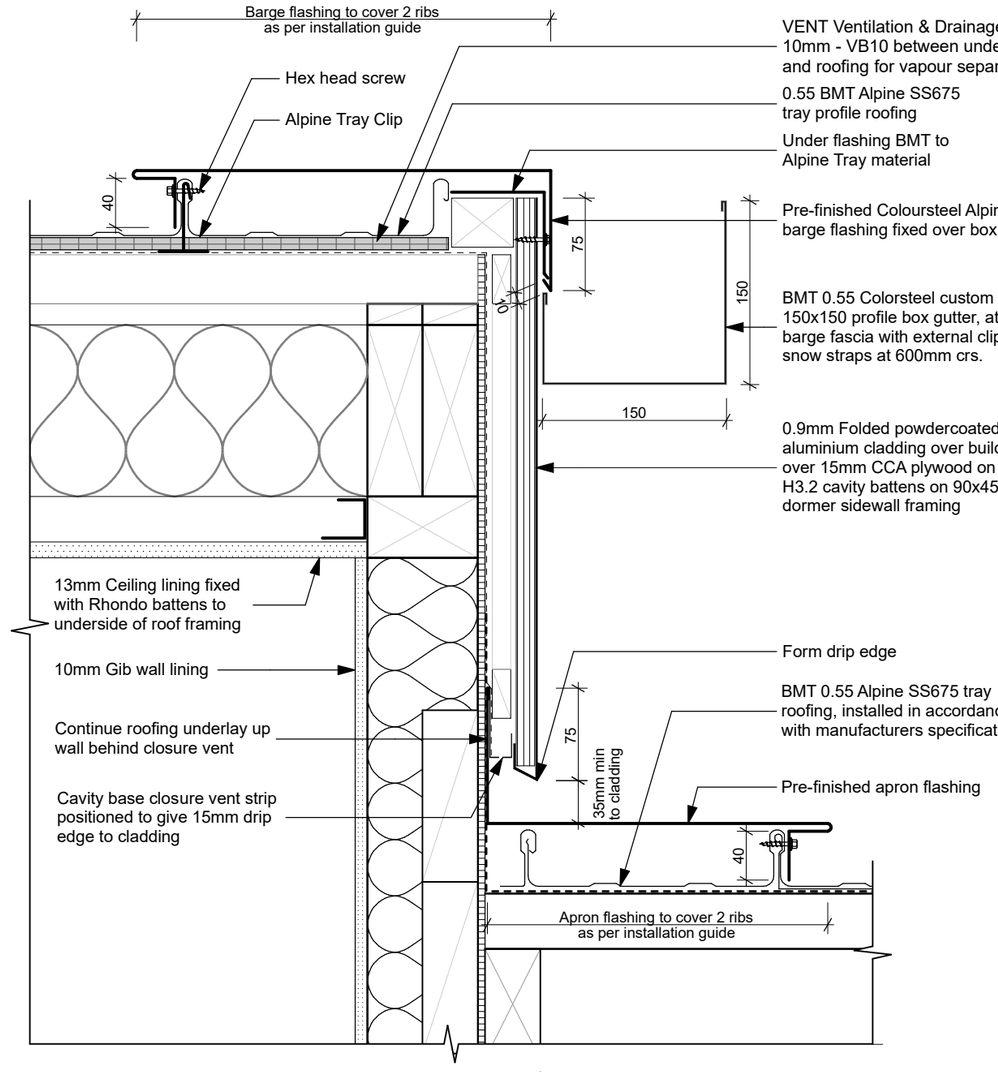
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R14 A07 Tray Roof Penetration 3D
Scale 1:5



R15 A07 Tray Roof Penetration Detail
Scale 1:5



R06 A07 Dormer Barge - Gutter Detail
Scale 1:5

NOTES:
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PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Details - Roofing

DRAWING DETAILS

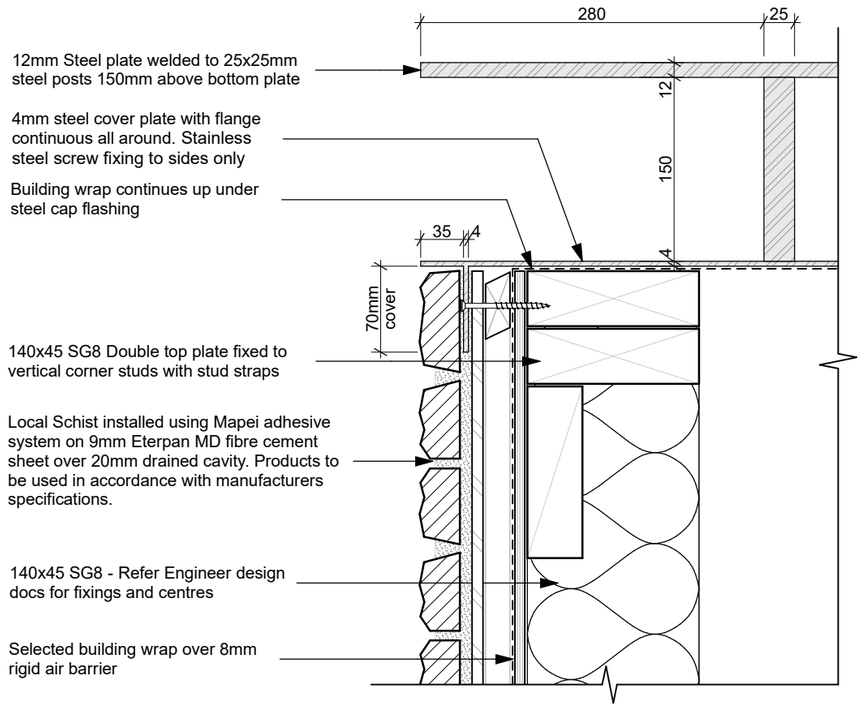
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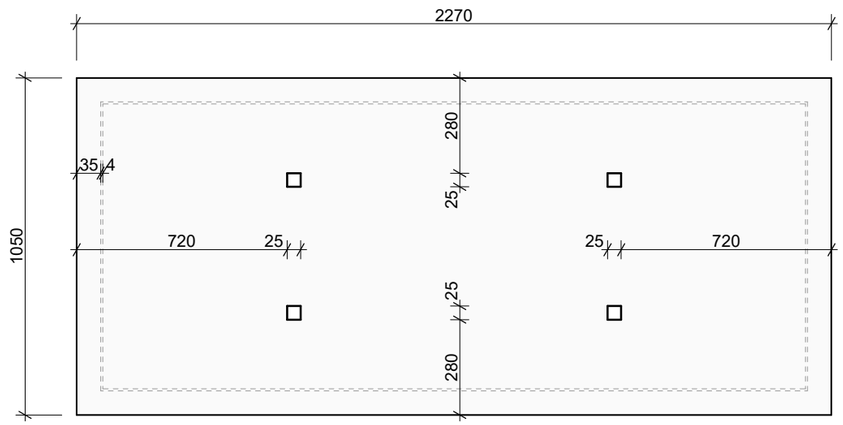
SHEET A38
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Diagramatic plan view of both 12mm and 4mm Steel plates welded to 25x25mm steel bars with 150mm vertical separation - **NTS**

R16
A07
Chimney Capping Plate Detail
Scale 1:5

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PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Details - Chimney

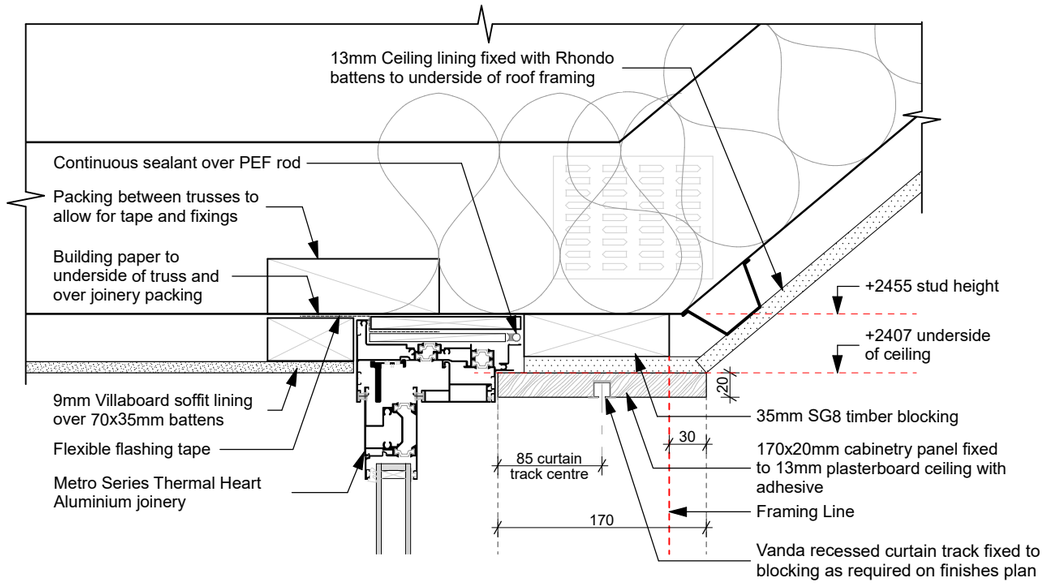
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SHEET REVISION
A39

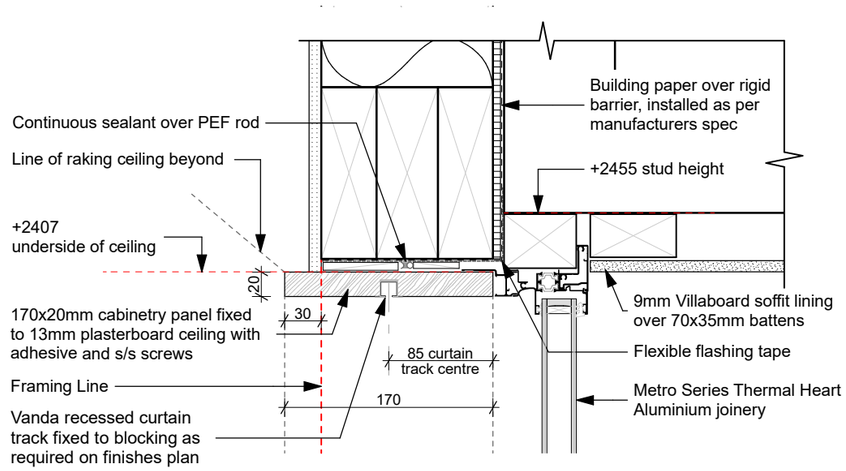
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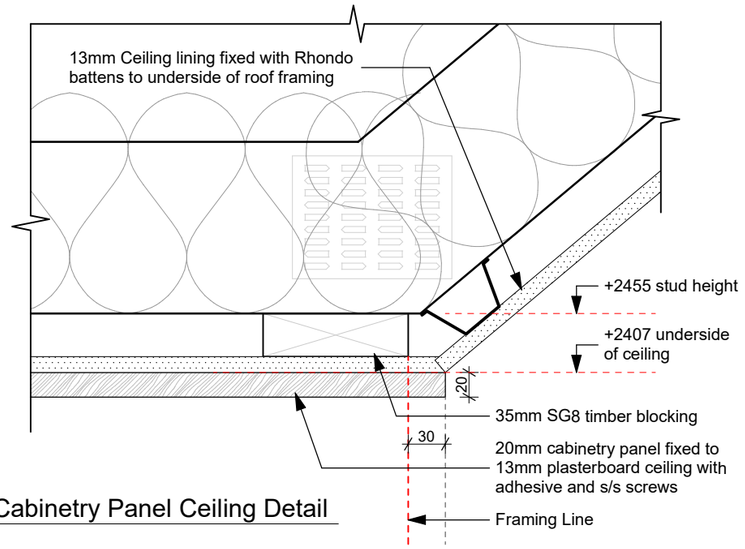
D09 A07 Slider Head to Cabinetry Panel - Raking Ceiling Detail

Scale 1:5



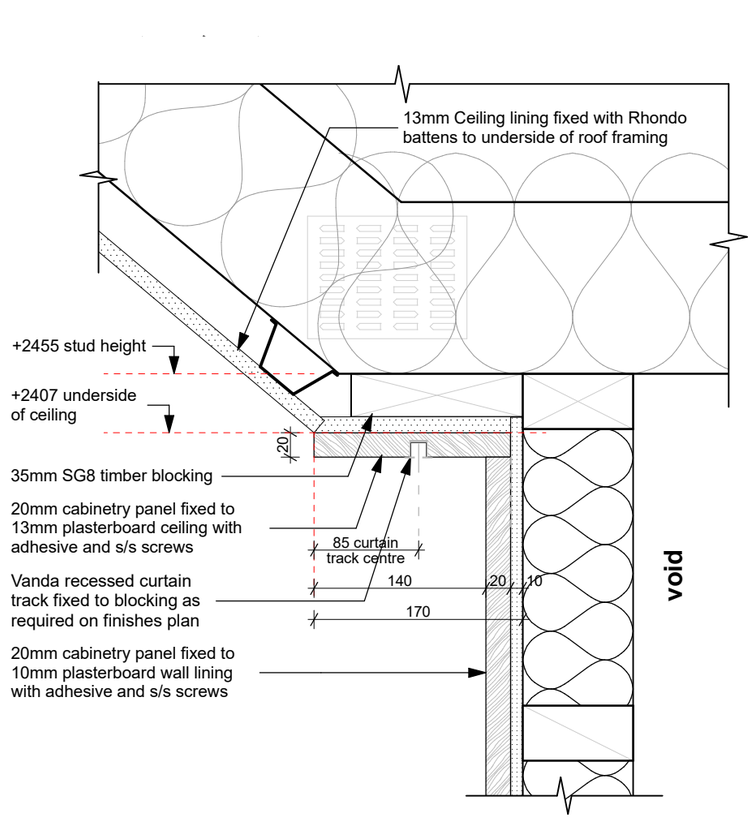
D10 A07 Window Head to Cabinetry Panel - Dorma Lining Detail

Scale 1:5



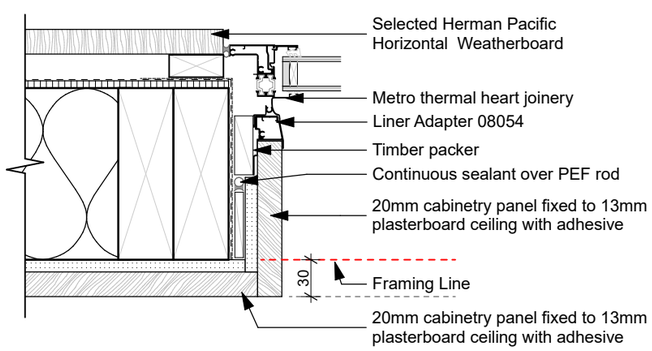
D11 A07 Kitchen to Hall Cabinetry Panel Ceiling Detail

Scale 1:5



D12 A07 Exterior Wall with Cabinetry Panel Lining Detail

Scale 1:5



D15 A07 Cabinetry Panel Lining Jamb Detail

Scale 1:5

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PROJECT TITLE

55 KHB

Kawarau Heights

DRAWING TITLE

Details - Interior

DRAWING DETAILS

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Date	10/11/2026
Drawn	AJO
Checked	CD

SHEET A40

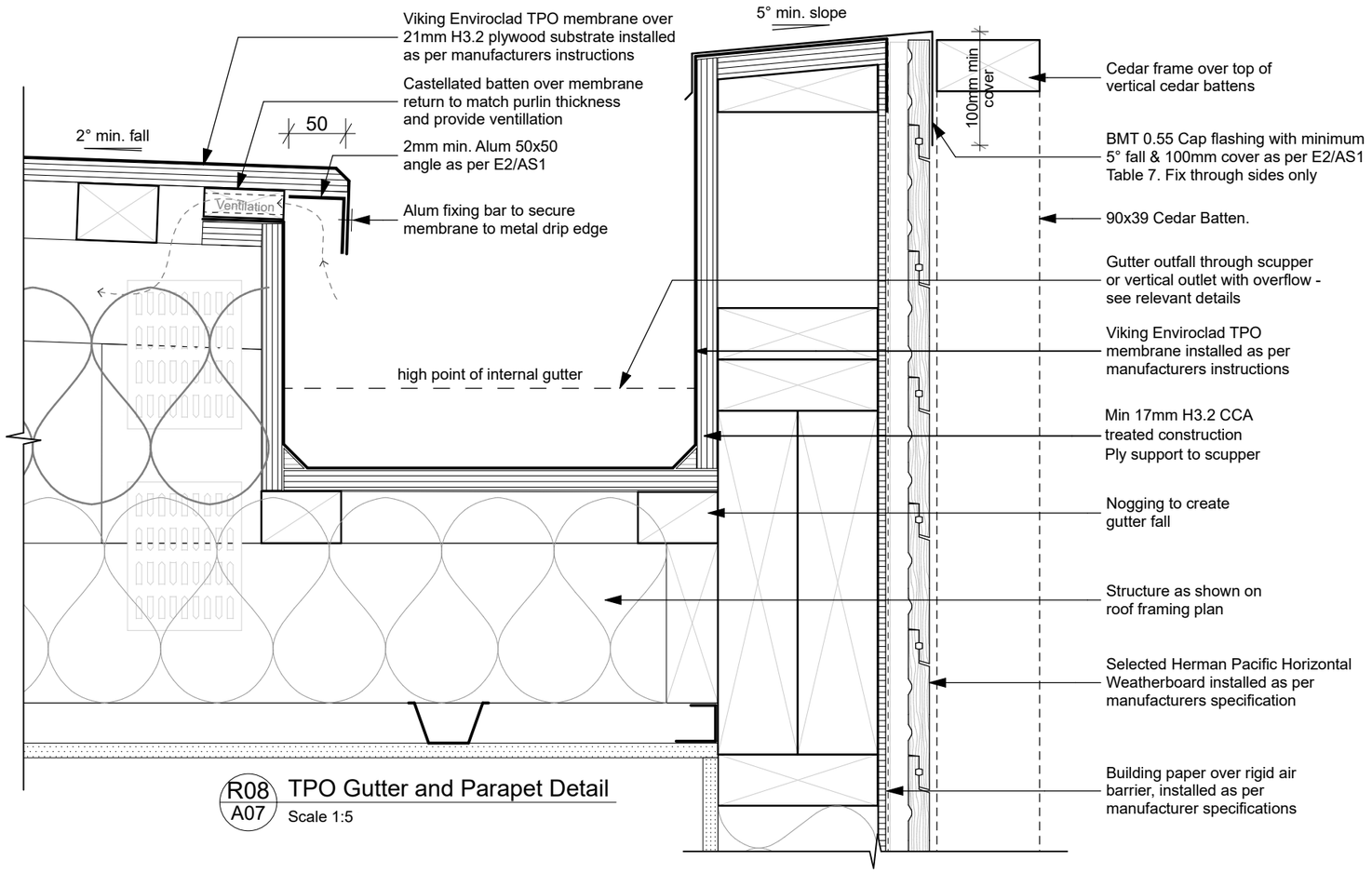
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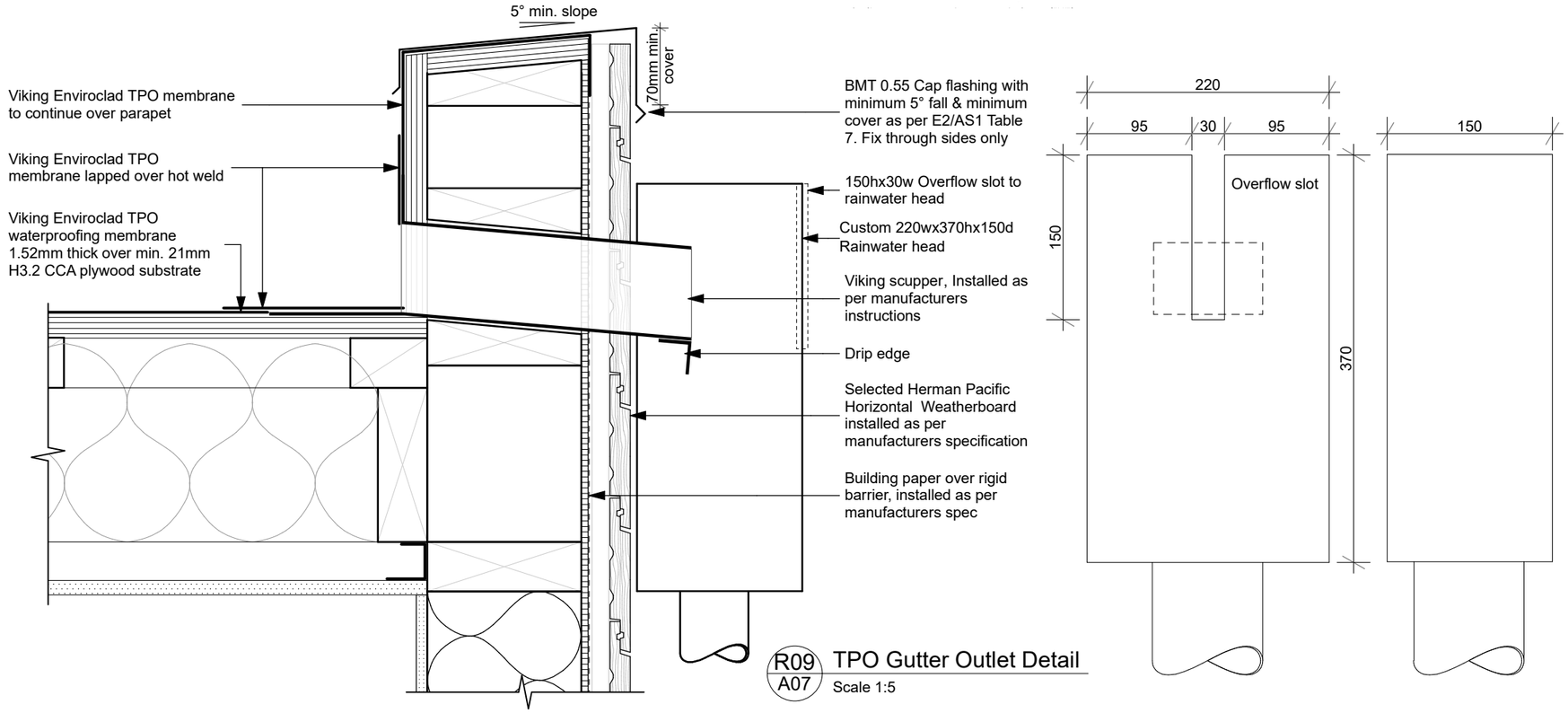
KAWARAU HEIGHTS

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R08 / A07 TPO Gutter and Parapet Detail

Scale 1:5



R09 / A07 TPO Gutter Outlet Detail

Scale 1:5

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PROJECT TITLE

55 KHB

Kawarau Heights

DRAWING TITLE

Details - TPO Roofing

DRAWING DETAILS

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Date	10/11/2026
Drawn	AJO
Checked	CD

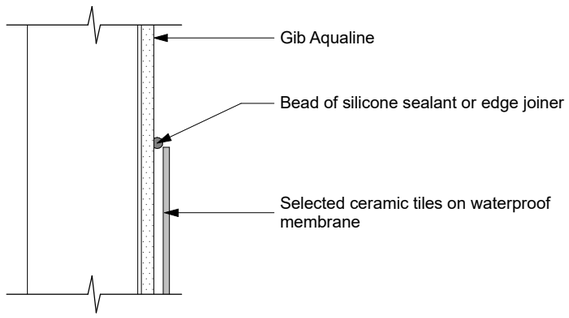
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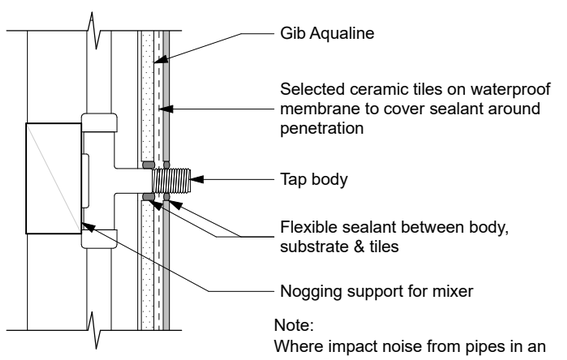
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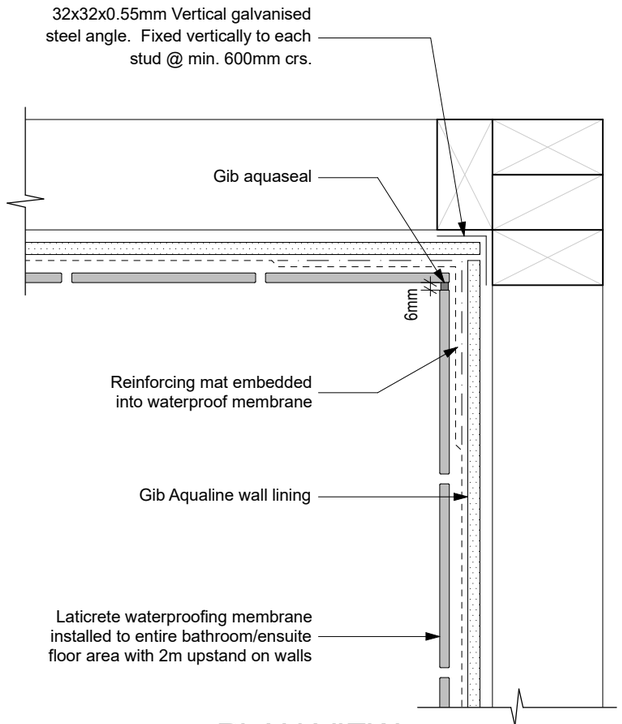
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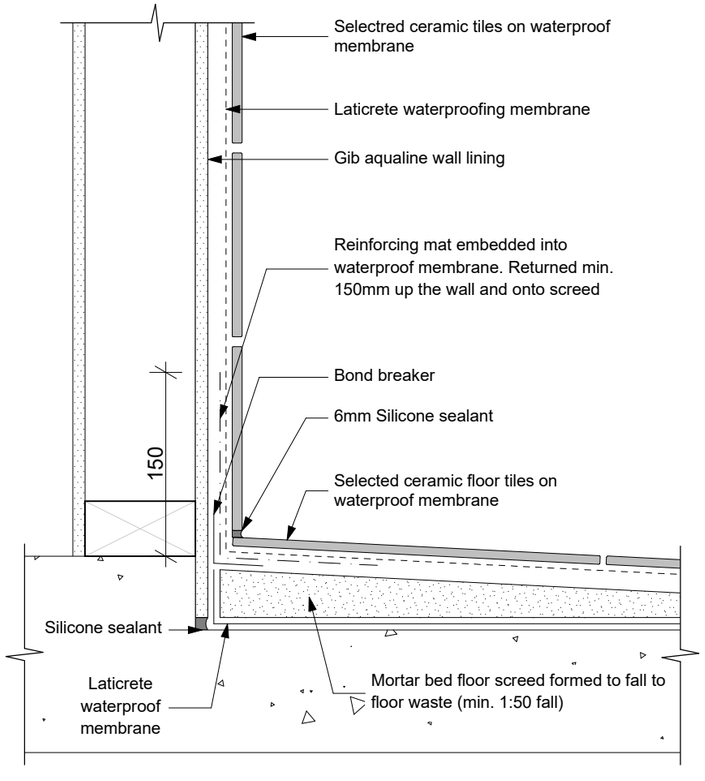


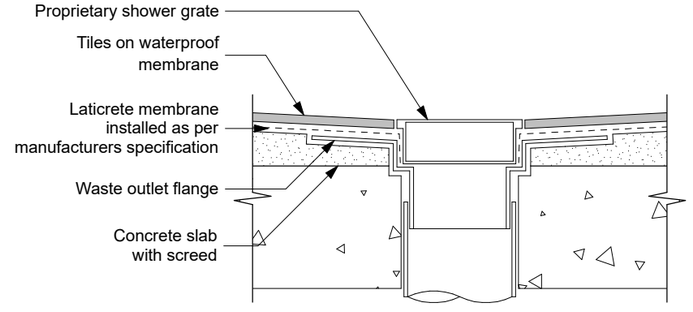


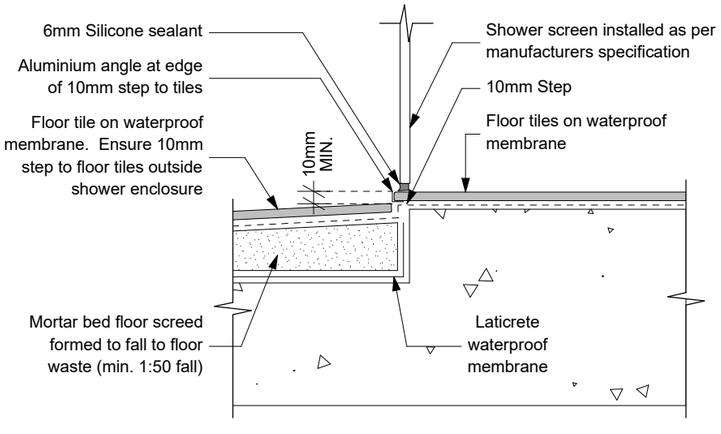
Note:
Where impact noise from pipes in an issue, fix all pipes on resilient brackets



PLAN VIEW







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PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE

Details - Wet Areas

DRAWING DETAILS

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Date	10/11/2026
Drawn	AJO
Checked	CD

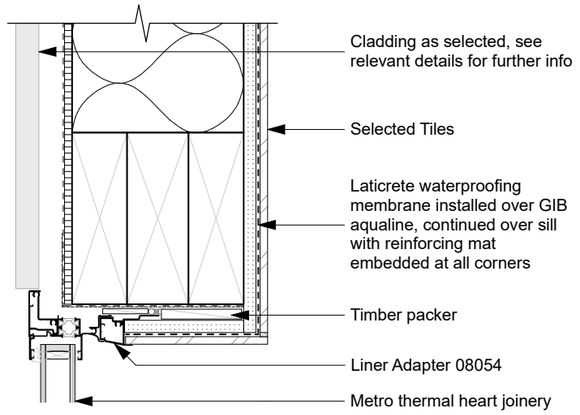
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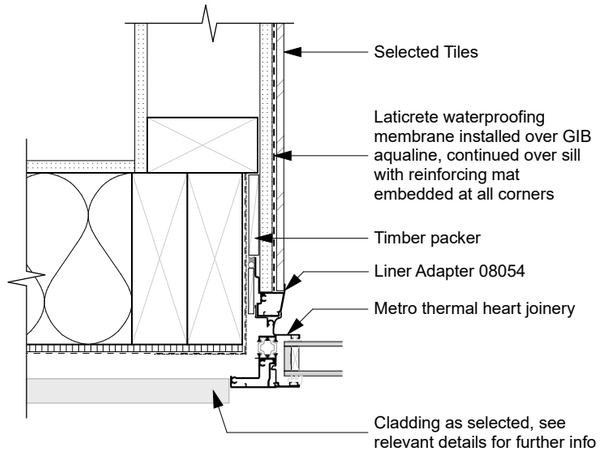
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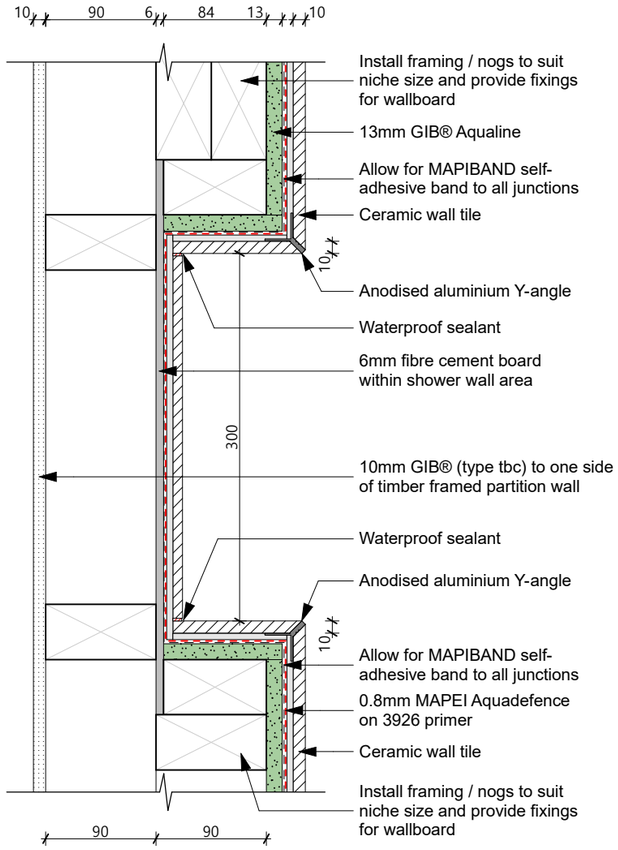
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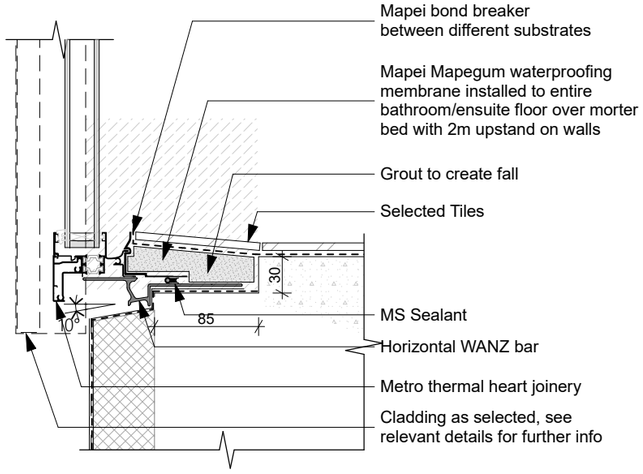
D17 A07 Tiled Shower Head
Scale 1:5



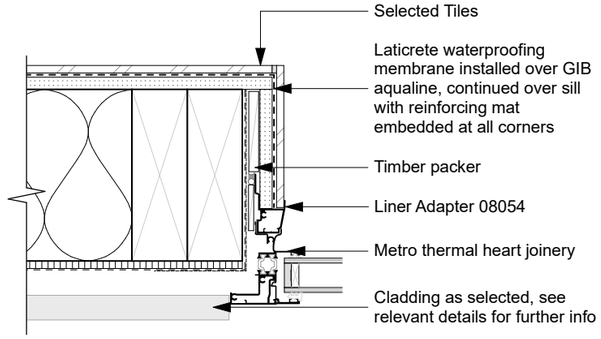
1:5 A07 Tiled Shower Jamb @ Corner
Scale 1:5



D14 A07 Shower Niche
Scale 1:5



D18 A07 Tiled Shower Sill @ Base
Scale 1:5



1:5 A07 Tiled Shower Jamb
Scale 1:5

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PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Details - Wet Areas

DRAWING DETAILS

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Date	10/11/2026
Drawn	AJO
Checked	CD

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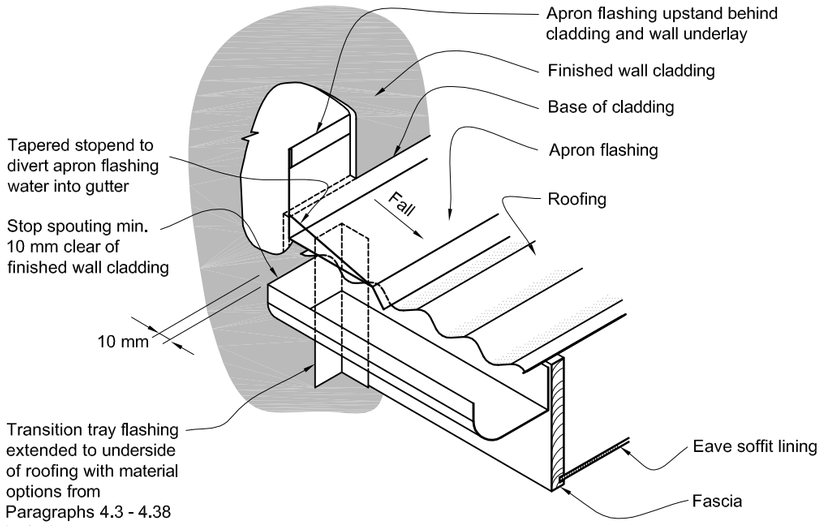
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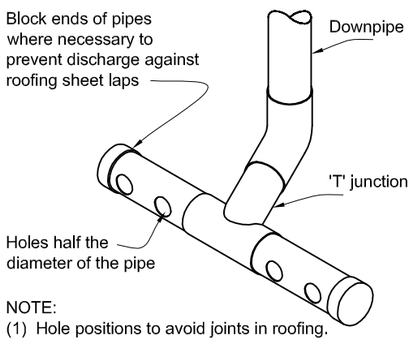
Figure 8B: Gutter/wall junction
Paragraphs 5.1 and 5.2

NOTE: (1) The upstand at the lower edge of the *apron flashing* may be preformed to a larger size and then trimmed on site to suit.
(2) The transition *flashing* bridges gap at the end of the fascia to protect the soffit *framing*.
(3) *Wall underlay* omitted for clarity.



E2/AS1 - Figure 8B

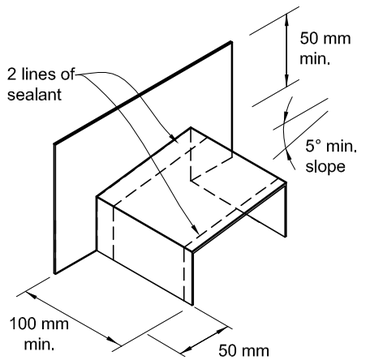
Figure 20: Spreader for roof discharge
Paragraph 8.1.6



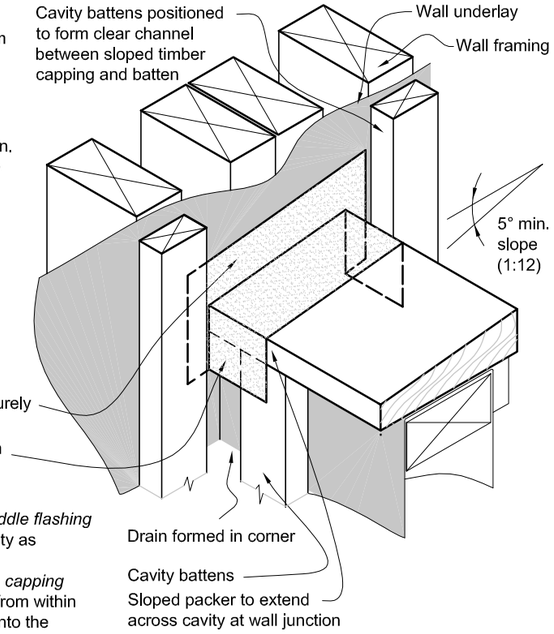
NOTE:
(1) Hole positions to avoid joints in roofing.
(2) When downpipe is located in corner, spreader to be L-shaped.

E2/AS1 - Figure 20

Figure 12: General junction of parapet and enclosed balustrade to wall
Paragraphs 6.4.1, 7.4.2, and 9.9.10.2, Figures 10, 11, 117, 129 and 130

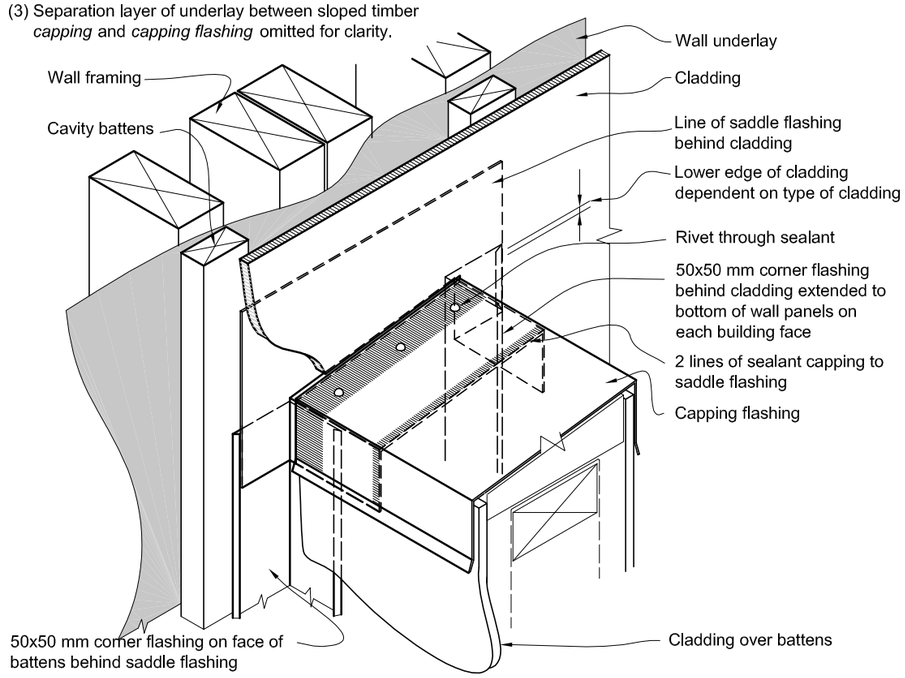


(a) SADDLE FLASHING



(b) STAGE 1 FLEXIBLE FLASHING INSTALLATION

NOTE:
(1) The junction is weatherproofed by the *saddle flashing* which is positioned at the front of the cavity as shown in (c).
(2) The *flexible flashing tape* over the sloped *capping* packer is intended to drain only moisture from within the *drained cavity* above, and to direct it into the adjacent continuous cavity.
Refer Figure 11 for plan section.
(3) Separation layer of underlay between sloped timber *capping* and *capping flashing* omitted for clarity.



(c) STAGE 2 SADDLE FLASHING INSTALLATION

E/AS1 - Figure 12

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Details - NZBC

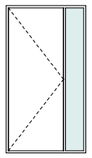
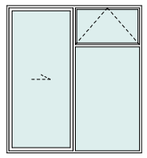
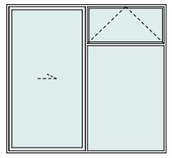
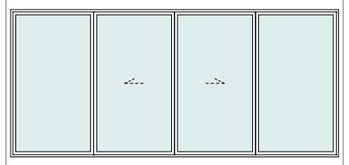
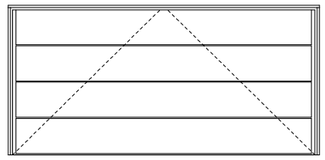
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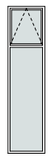
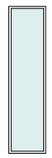
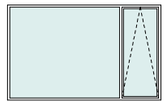
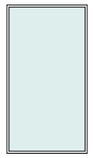
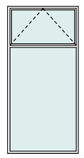
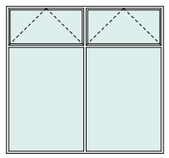
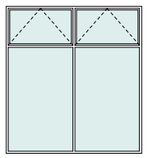
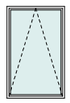
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KAWARAU HEIGHTS

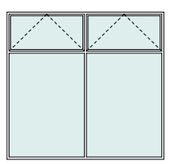
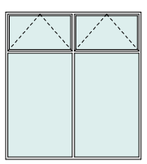
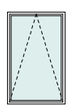
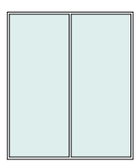
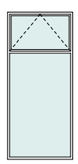
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Door Schedule					
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W x H Size	1,300×2,400	2,200×2,400	2,600×2,420	5,350×2,400	5,000×2,400
Sill Height	0	0	0	0	0
Head Height	2,400	2,400	2,420	2,400	2,400
Elevation View					
Material	Aluminium	Aluminium	Aluminium	Aluminium	Cedar
Safety Glass	☒	☒	☒	☒	☐
Opaque Glass	☐	☐	☐	☐	☐

Ext. Door Schedule

-

Window Schedule								
ID	W01	W02	W03	W04	W05	W06	W07	W08
W x H Size	600×2,400	600×2,400	2,500×1,550	1,310×2,420	1,150×2,400	2,560×2,400	2,210×2,400	940×1,500
Sill Height	0	0	870	0	0	0	0	900
Head Height	2,400	2,400	2,420	2,420	2,400	2,400	2,400	2,400
Elevation								
Material	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium
Safety Glass	☒	☒	☒	☒	☒	☒	☒	☒
Opaque Glass	☒	☐	☐	☐	☐	☐	☐	☐

Window Schedule					
ID	W06	W07	W08	W09	W10
W x H Size	2,560×2,400	2,210×2,400	940×1,500	2,050×2,400	1,065×2,400
Sill Height	0	0	900	0	0
Head Height	2,400	2,400	2,400	2,400	2,400
Elevation					
Material	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium
Safety Glass	☒	☒	☒	☒	☒
Opaque Glass	☐	☐	☐	☐	☐

Ext. Window Schedule

Glass
All glass as per NZS 4223

4521AR APL ALUMINIUM JOINERY
R0.50 Residential and Metro Thermal Heart Suite as required. powder-coated as per finishes schedule with double glazing as per glazing spec.

4553 ENTRY DOOR
Selected glass pivot entry door with feature door hardware in powder-coated aluminium frame.

4555 GARAGE DOOR
Garador Ashton Doors selected insulated, sectional lift garage door, installed in accordance with manufacturers specifications.

4610MR METRO PERFORMANCE GLASS
Metro glass clear and obscure Low E4 Xcel double glazing as supplied by Design Windows

5151.3 EXTERNAL GIB REVEALS
GIB reveals to all external joinery. Paint reveals to match wall, or joinery if junctions are close together

5231 INTERNAL DOORS
Hollow core flush finished 4.75mm premium skin internal doors. Leaf widths as per floor plan notation.

5231CS CS FOR DOORS
Cavity sliders by CS for doors as specified on plans

PROJECT TITLE
55 KHB
Kawarau Heights

DRAWING TITLE
Ext. Door & Window Schedules

DRAWING DETAILS

Scale	1:100 @ A3
Date	10/11/2026
Drawn	AJO
Checked	CD

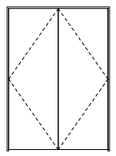
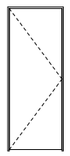
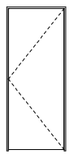
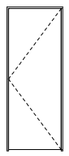
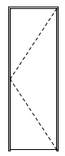
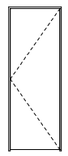
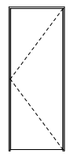
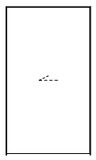
SHEET
A45

REVISION

QUEENSTOWN COMMERCIAL
Sanderson GROUP

KAWARAU HEIGHTS

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Interior Door Schedule									
ID	ID863				ID864	ID865			IS860
Leaf Width	2/810	660	860	910	860	760	810	860	1,360
Frame Size	1,670×2,345	710×2,400	910×2,345	960×2,345	910×2,345	810×2,345	860×2,345	910×2,345	1,380×2,417
Quantity	1	1	2	1	1	3	1	1	1
Elevation									

A07 Int. Door Schedule

Scale 1:1

Glass

All glass as per NZS 4223

4521AR APL ALUMINIUM JOINERY

R0.50 Residential and Metro Thermal Heart Suite as required. powder-coated as per finishes schedule with double glazing as per glazing spec.

4553 ENTRY DOOR

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5231CS CS FOR DOORS

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PROJECT TITLE

55 KHB

Kawarau Heights

DRAWING TITLE

Int. Door Schedule

DRAWING DETAILS

Scale	1:100, 1:1 @ A3
Date	10/11/2026
Drawn	AJO
Checked	CD

SHEET REVISION

A46

QUEENSTOWN COMMERCIAL Sanderson GROUP

KAWARAU HEIGHTS

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