Sheet	Name	Issue Date
00.01	Cover Sheet	13 Nov 2026
00.02	Location + Design Parameters	13 Nov 2026
00.03	H1 Floor Plans and Schedules	13 Nov 2026
00.04	Risk Matrix Scores E2/AS1	13 Nov 2026
10.01	Grid Setout Plan	13 Nov 2026
10.02	Proposed Site Plan	13 Nov 2026
10.03	Foundation Plan Level 1	13 Nov 2026
10.04	Floor Framing Level 2	13 Nov 2026
10.05	Floor Framing Level 3	13 Nov 2026
10.06	L1 Plan	13 Nov 2026
10.07	L2 Plan	13 Nov 2026
10.08	L3 Plan	13 Nov 2026
10.09	L1 Framing Plan	13 Nov 2026
10.10	L2 Framing Plan	13 Nov 2026
10.11	L3 Framing Plan	13 Nov 2026
10.12	Roof Plan	13 Nov 2026
10.13	L1 Ceiling	13 Nov 2026
10.14	L2 Ceiling	13 Nov 2026
10.15	L3 Ceiling	13 Nov 2026
11.01	L1 Plumbing Plan	13 Nov 2026
11.02	L2 Plumbing Plan	13 Nov 2026
11.03	L3 Plumbing Plan	13 Nov 2026
11.04	Plumbing Schematic	13 Nov 2026
20.01	North Elevation	13 Nov 2026
20.02	East Elevation	13 Nov 2026
20.03	South Elevation	13 Nov 2026
20.04	West Elevation	13 Nov 2026
30.01	Section AA	13 Nov 2026
30.02	Section BB	13 Nov 2026
30.03	Section CC	13 Nov 2026
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30.05	Section EE	13 Nov 2026
30.06	Section FF	13 Nov 2026
30.07	Section GG	13 Nov 2026
30.08	Section HH	13 Nov 2026
30.09	Section II	13 Nov 2026
30.10	Section JJ	13 Nov 2026
30.11	Section KK and LL	13 Nov 2026
30.12	Section MM	13 Nov 2026
40.01	Window Elevations	13 Nov 2026
40.02	Window Elevations	13 Nov 2026
40.03	Window Elevations	13 Nov 2026
40.04	Window Elevations	13 Nov 2026
41.01	Door Elevations	13 Nov 2026
41.02	Door Elevations	13 Nov 2026
50.01	Details - Floor	13 Nov 2026
50.02	Details - Floor	13 Nov 2026
50.03	Details - Floor	13 Nov 2026
50.04	Details - Foundation	13 Nov 2026
50.05	Details - Foundation	13 Nov 2026
50.06	Details - Foundation	13 Nov 2026
51.01	Details - Cladding	13 Nov 2026
51.02	Details - Cladding	13 Nov 2026
51.03	Details - Cladding	13 Nov 2026
51.04	Details - Cladding	13 Nov 2026
51.05	Details - Cladding	13 Nov 2026
51.06	Details - Cladding	13 Nov 2026
51.07	Details - Cladding	13 Nov 2026
52.01	Details - Sliding Window - Shiplap	13 Nov 2026
52.02	Details - Window Fixed Ultraclad	13 Nov 2026
52.03	Details - Windows	13 Nov 2026
52.04	Details - Windows	13 Nov 2026
52.05	Details - Windows Hinge In Door	13 Nov 2026
53.01	Details - Roof Gutter	13 Nov 2026
53.02	Details - Roof Barge	13 Nov 2026
53.03	Details - Roof Valley and Ridge	13 Nov 2026
54.01	Details - Decking	13 Nov 2026
54.02	Details - Decking	13 Nov 2026
54.03	Details - Decking	13 Nov 2026



Sheet Count

69

New House
14 Northview Terrace, Kawarau Falls.

Cover Sheet

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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale:

drawing no.: 00.01 rev: A

Project Design Parameters

Classification of Use (NZBC Clause A1)
Multi-unit dwelling

Bracing - Wind Zone (NZS3604:2011)			
1	Wind Region		A
2	Lee Zone		No
3	Ground Roughness		Open
4	Site Exposure		Exposed
5	Gradient	>0.2	Steep
6	Topographic Class		T4
	Resulting Wind Zone		EH

Bracing - Earthquake Zone (NZS3604:2011)		
1	Zone Classification	3

Exposure Zone (NZS3604:2011)		
1	Zone Classification	Low "B"
2	Micro Climate	No

BRANZ Maps		
1	Earthquake Zone	3
2	Exposure Zone	B
3	Climate (NZS 4218:2009)	6
4	Wind Region	A
5	Rainfall Intensity (range)	20-30mm
6	Wind Zone	High

Snow Loading Zone (NZS3604:2011)		
1	Zone Classification	N5
2	Property Altitude	<400m
	Resulting Snow Loading	2.0kPa

Rainfall Intensity E1/AS1 (First ED, AMD 11)		
1	10% AEP mm/hr	34
2	2% AEP mm/hr	53

Climate Zone H1/AS1 (Fifth ED)		
1	Zone Classification	6

Determination of Topographic Class

Refer to NZS 3604:2011 - Section 5

NB: Generally the dimensions below are established from topographical maps and are approximate only.

Significant Localised and Site Features

Altitude of residence: 357m (Level 1)
Lake level: 310m

The terrain is generally a steep gradient for 140m towards water edge of Lake Wakatipu.

The site is elevated. Adjacent land is open terrain.

Topographic Class Calculation

Refer NZS3604:2011 Tables 5.2, 5.3 and Figure 5.3.

The site is located beyond the crest and outer zones as defined by Figure 5.2. The topographic class would therefore defined by NZS3604:2011 Table 5.3 as **T1** except that it is likely subject to accelerated wind flows per clause (1) and should therefore be considered topographic class T4.

Determination of Wind Zone from NZS3604:2011

Table 5.4 - Determination of wind zone

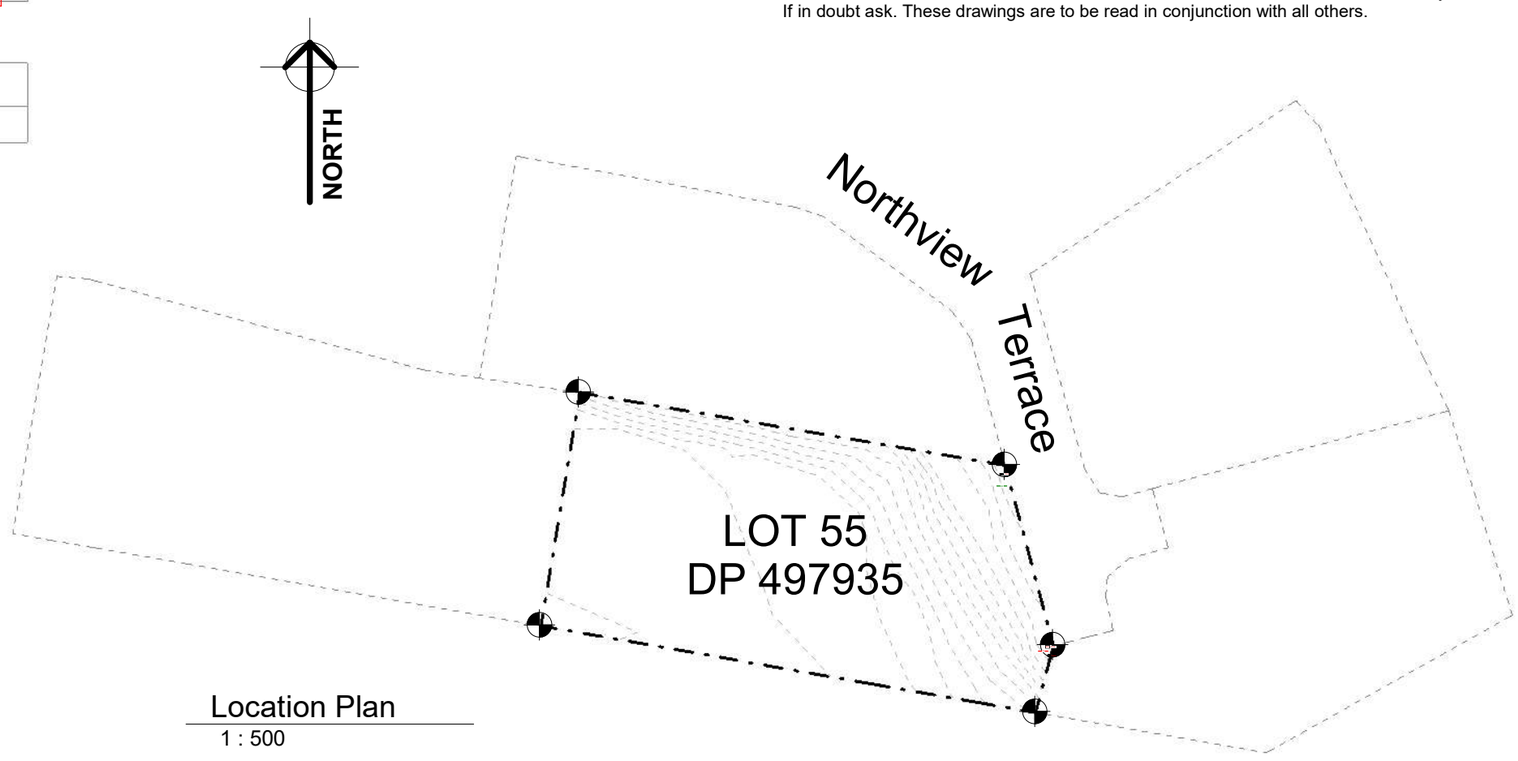
= A, Open, T4, Exposed
= EH, Extra **High** (wind speeds of 55 m/s)

Wind zone (NZS3604:2011) = **High (H)**
BRANZ Maps classification = **High (H)**

Determination:

Site can be classified as an **Extra High** wind zone.

Refer to Structural Design Documentation for design calculations.



Location Plan
1 : 500

General Notes

All work is to:

1. In the case of Restricted Building Work (RBW), be carried out or supervised by Licensed Building Practitioners (LBP's) holding a current license in the appropriate license class.
2. Comply with all statutory regulations of local authorities.
3. Comply with all aspects of the Health and Safety in Employment Act 2015.
4. Comply with all aspects of the New Zealand Building Code (NZBC).
5. All building work shall comply with NZS 3604:2011.
6. All electrical work shall be installed in accordance with the electrical wiring regulations and ammendments and local authority supply regulations.
7. All material shall be installed as per the manufacturers installation instructions and must comply with the NZBC and NZS 3604:2011.
8. All glazing to comply with NZS 4223.3:2016 Amendment 1 and NZS 4223.4:2000.
9. All plumbing and drainage to comply with AS/NZS 3500 2.2.
10. Continuous DPC to bottom plates and all other timber to concrete junctions.
11. A copy of NZS3604:2011 must be held onsite by the contractor.

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Verify Dimensions:

The contractor shall verify all dimensions on site before work is commenced. Unless otherwise stated all dimensions are in millimeters. Do not scale - use dimensions only. If in doubt ask. These drawings are to be read in conjunction with all others.

Location + Design Parameters

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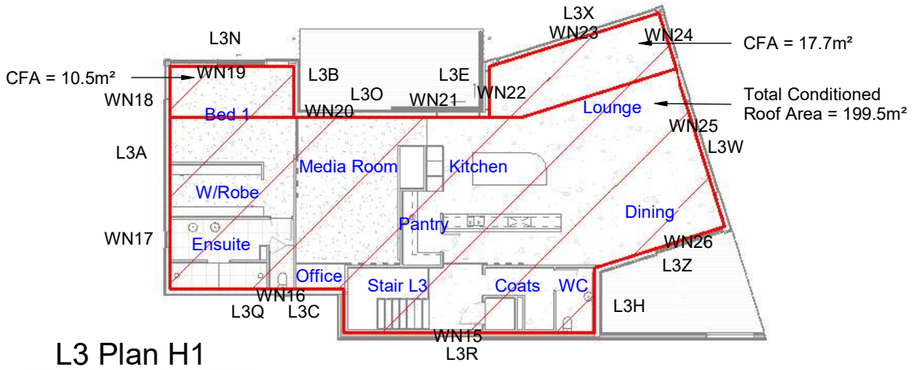
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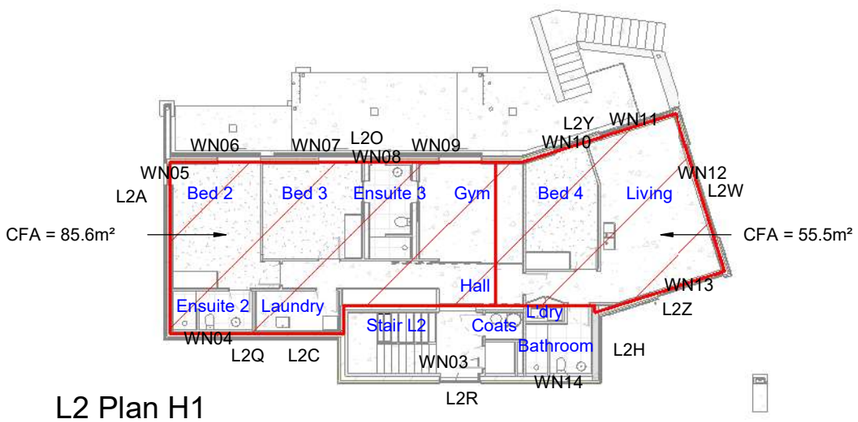
job: 381
date: 13 Nov 2026
drawn: DD
scale: As indicated
drawing no.: 00.02 rev: A



L3 Plan H1

1 : 250

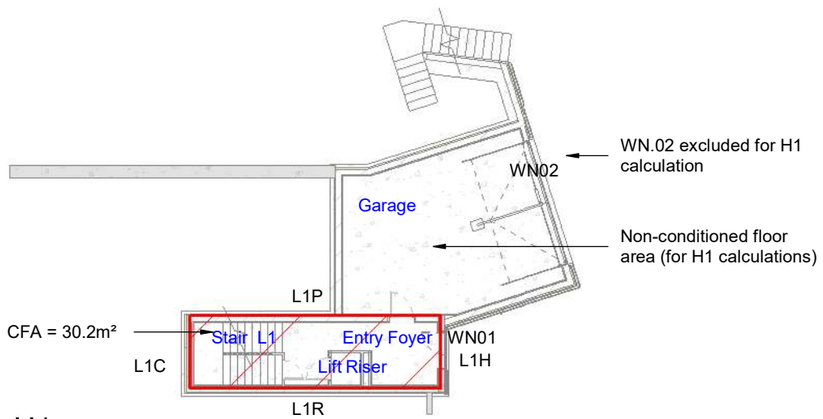
Room	Name	Area (m²)
301	Stair L3	13.95
302	Coats	4.84
303	WC	4.12
304	Kitchen	24.33
305	Pantry	4.67
306	Media Room	28.32
307	Office	1.96
308	Bed 1	22.42
309	Ensuite	13.77
310	W/Robe	7.94
311	Lounge	42.94
312	Dining	21.35
		190.61



L2 Plan H1

1 : 250

Room	Name	Area (m²)
202	Hall	15.75
204	Laundry	5.53
205	Bed 2	18.82
206	Ensuite 2	5.00
207	Bed 3	15.51
208	Ensuite 3	6.64
209	Gym	16.55
210	Living	31.93
211	Bed 4	13.49
		129.22



L1 Plan H1

1 : 250

Room	Name	Area (m²)
101	Entry Foyer	6.95
102	Riser	0.32
103	Lift	1.54
104	Stair L1	15.32
		24.13

Window Schedule H1					
Location	Level	No.	Height RO	Width RO	Area
East	L1	WN01	2590	1585	4.11 m²
East	L2	WN12	2530	3940	9.97 m²
East	L3	WN24	3010	1860	5.60 m²
East	L3	WN25	3010	3940	11.86 m²
East: 4					31.53 m²
North	L2	WN06	2510	1810	4.54 m²
North	L2	WN07	2510	1810	4.54 m²
North	L2	WN08	2410	610	1.47 m²
North	L2	WN09	2510	1810	4.54 m²
North	L2	WN10	2510	1310	3.29 m²
North	L2	WN11	2510	3110	7.81 m²
North	L3	WN19	2790	3860	10.77 m²
North	L3	WN20	2760	1860	5.13 m²
North	L3	WN21	2700	1810	4.89 m²
North	L3	WN23	3010	6740	20.29 m²
North: 10					67.27 m²
South	L2	WN03	2560	1670	4.28 m²
South	L2	WN04	1210	610	0.74 m²
South	L2	WN13	2505	2860	7.16 m²
South	L2	WN14	1210	610	0.74 m²
South	L3	WN15	3010	1670	5.03 m²
South	L3	WN16	1210	610	0.74 m²
South	L3	WN26	3010	2940	8.85 m²
South: 7					27.53 m²
West	L2	WN05	2460	870	2.14 m²
West	L3	WN17	2460	670	1.65 m²
West	L3	WN18	2760	1360	3.75 m²
West	L3	WN22	2700	1610	4.35 m²
West: 4					11.89 m²
					138.22 m²

This sheet provides reference data only.

Refer to seperate Design Navigator report for H1 calculations and results.

H1 Floor Plans and Schedules

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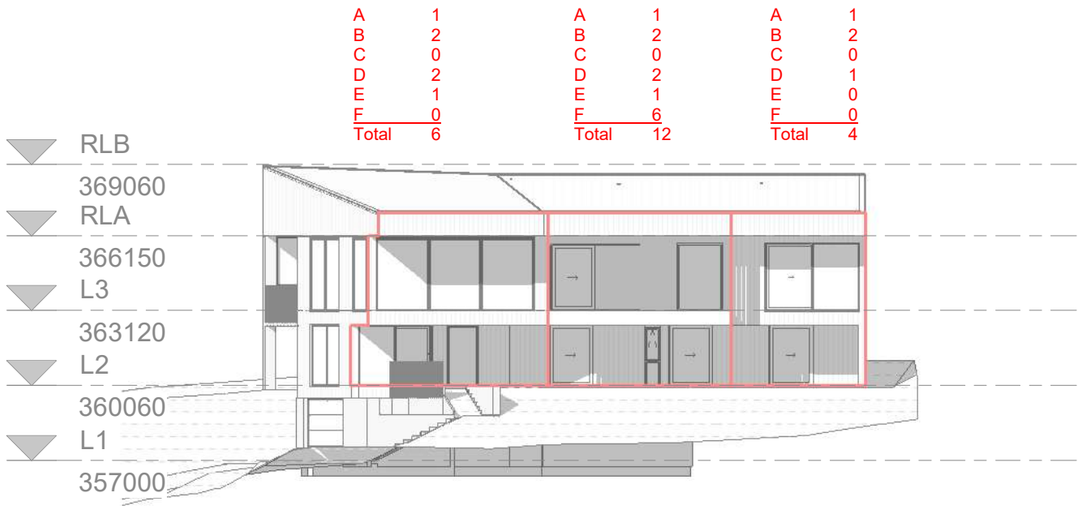
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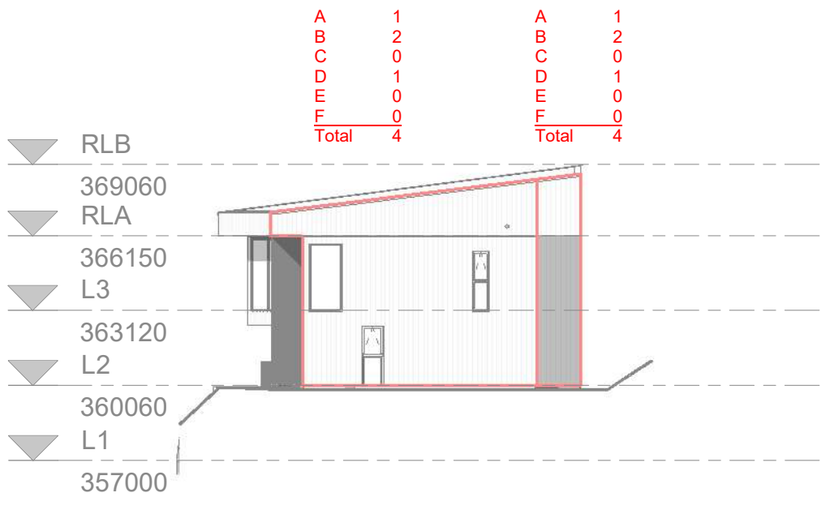
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job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 250
drawing no.: 00.03 rev: A



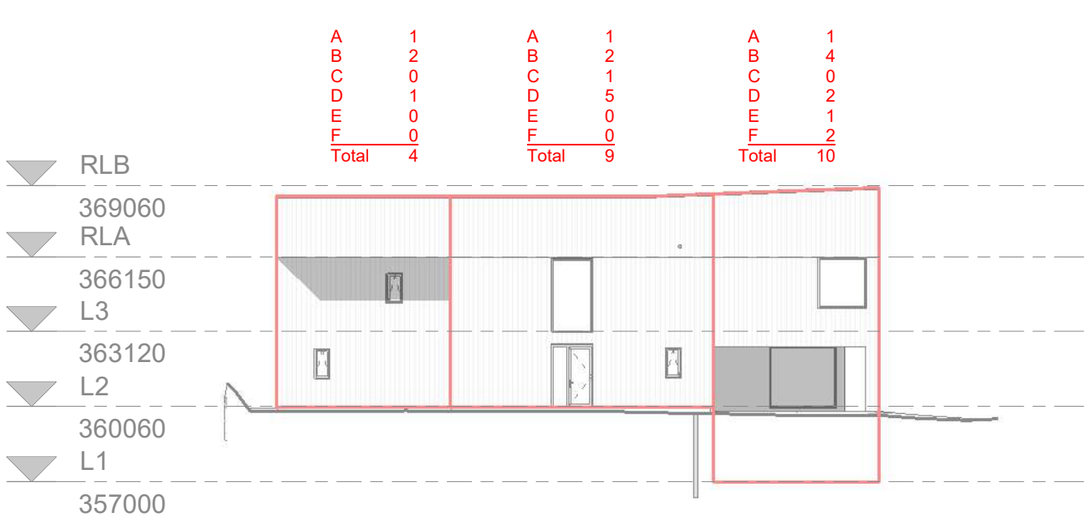
North Risk Score 12

1 : 250



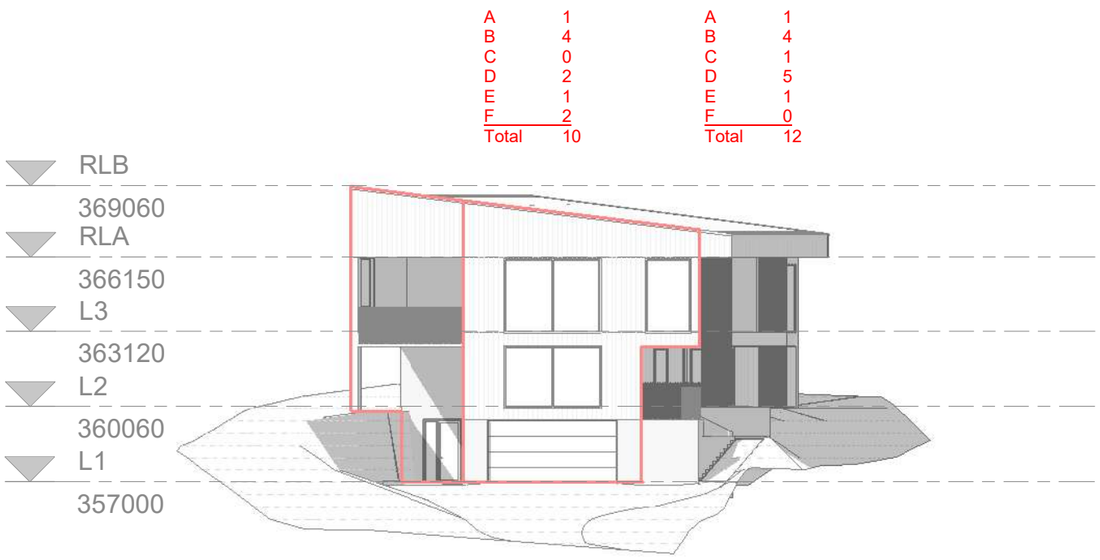
West Risk Score 4

1 : 250



South Risk Score 10

1 : 250



East Risk Score 12

1 : 250

Risk Matrix Scores E2/AS1

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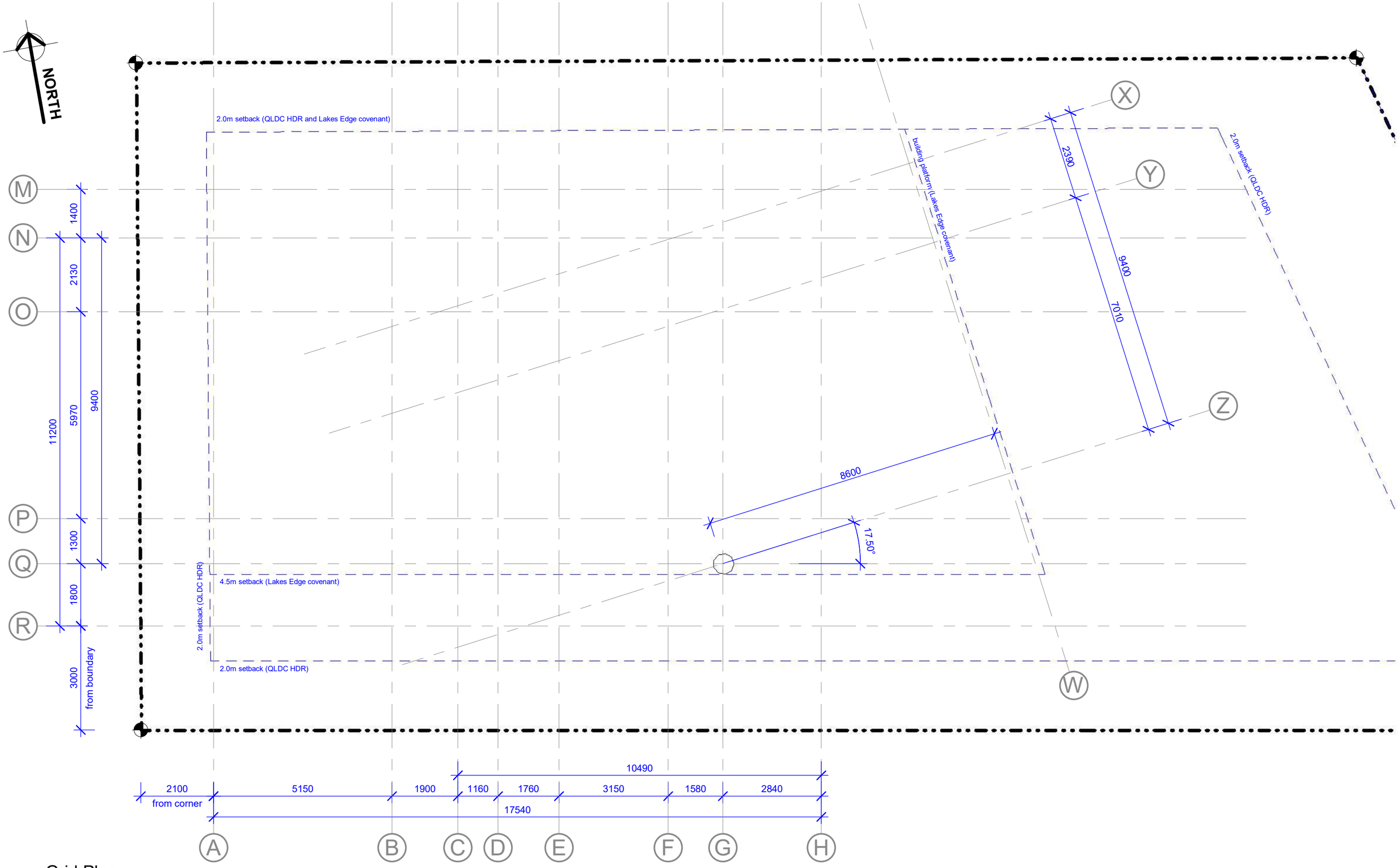
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Grid Plan
1 : 100

Grid Setout Plan

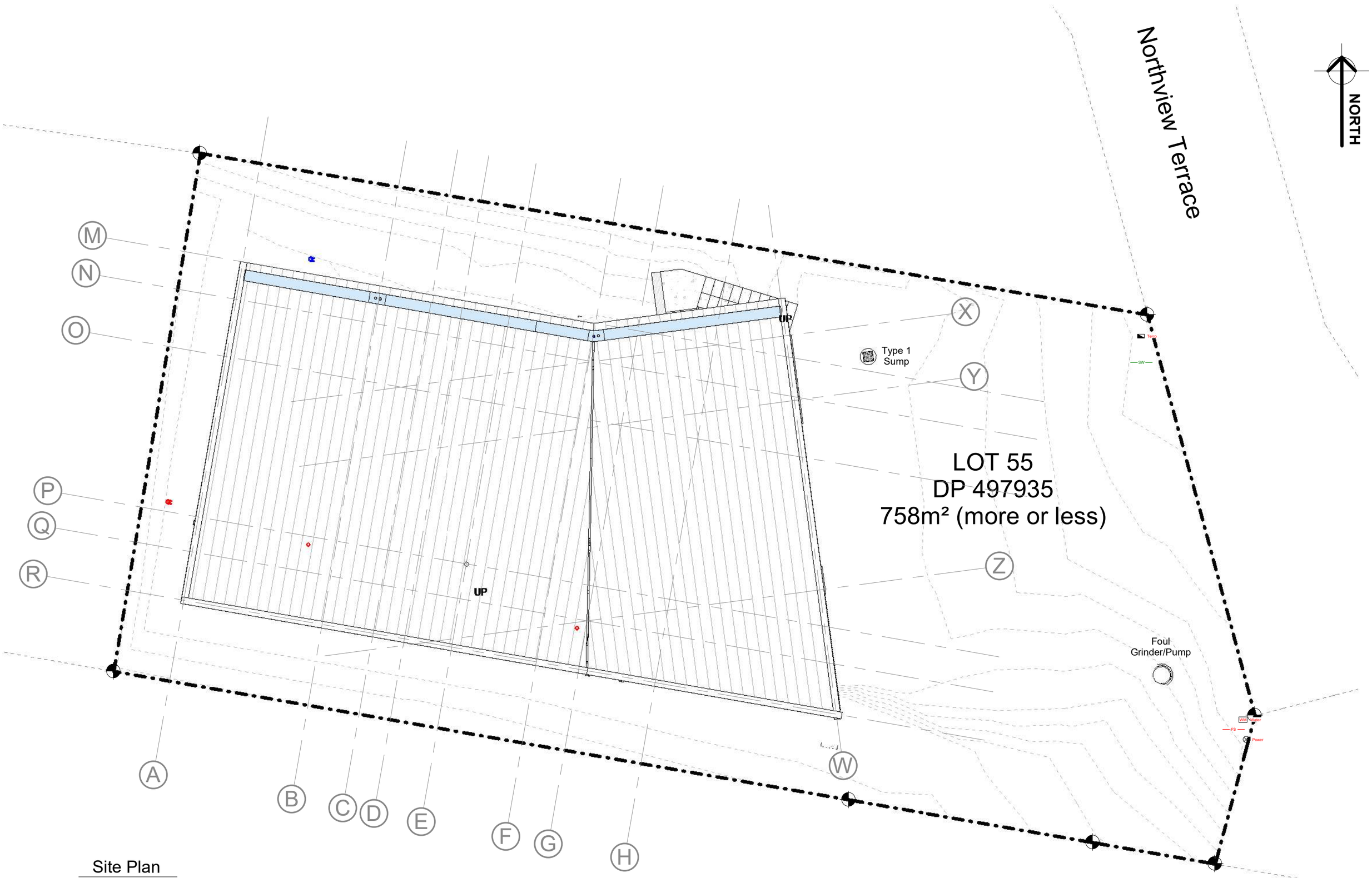
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Proposed Site Plan

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job:	381
date:	13 Nov 2026
drawn:	DD
scale:	1 : 125
drawing no.:	10.02 rev: A

NORTH

2.0m setback (QLDC HDR and Lakes Edge covenant)

building platform (Lakes Edge covenant)

2.0m setback (QLDC HDR)

rebate

WN02

Garage

4.5m setback (Lakes Edge covenant)

2.0m setback (QLDC HDR)

2.0m setback (QLDC HDR)

357000

356700

Stair L1

Lift

Entry Foyer

rebate

WN01

MM 30.12

GG 30.07

LL 30.11

KK 30.11

HH 30.08

II 30.09

JJ 30.10

FF 30.06

EE 30.05

AA 30.01

BB 30.02

CC 30.03

DD 30.04

M N O P Q R X Y Z W

A B C D E F G H

Refer to 11 series sheets for plumbing and drainage information

Refer to structural documentation for SED foundation design documentation

L1 Floor Framing

1 : 100

Foundation Plan Level 1

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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 100

drawing no.: 10.03 rev: A

NORTH

2.0m setback (QLDC HDR and Lakes Edge covenant)

building platform (Lakes Edge covenant)

2.0m setback (QLDC HDR)

WN06 WN07 WN08 WN09 WN10 WN11 WN12 WN13

WN05

rebate

360010 shower setdown

360060

4.5m setback (Lakes Edge covenant)

Stair L2

Lift

WN03

2.0m setback (QLDC HDR)

MM 30.12 X

Y

LL 30.11

KK 30.11 Z

GG 30.07 M N

HH 30.08 O

II 30.09 P Q

JJ 30.10 R

FF 30.06 W

EE 30.05

A B C D E F G H

AA 30.01 BB 30.02 CC 30.03 DD 30.04

L2 Floor Framing

1 : 100

Floor Framing Level 2

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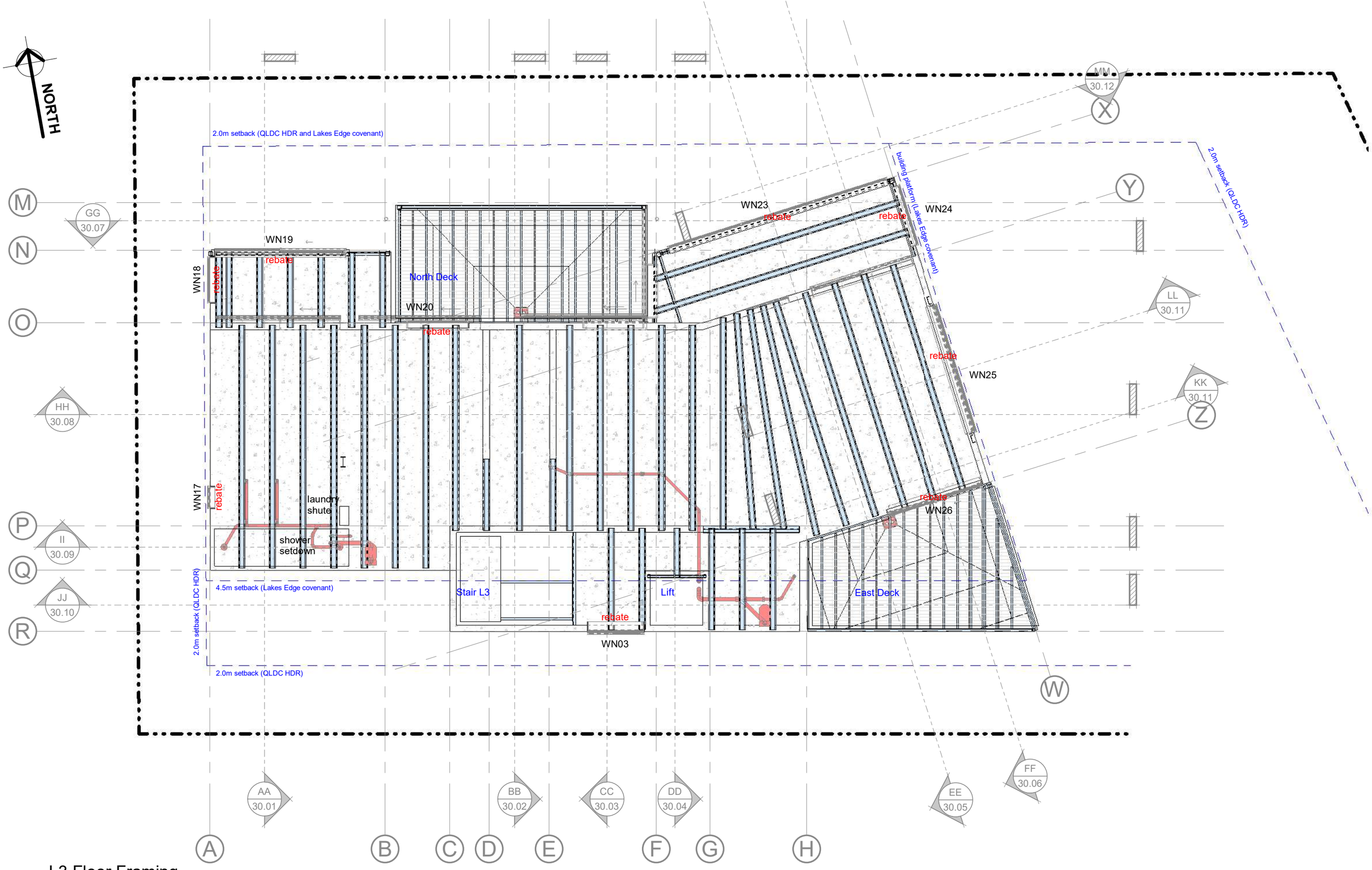
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series: Build Consent

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scale: 1 : 100

drawing no.: 10.04 rev: A



L3 Floor Framing
1 : 100

Floor Framing Level 3

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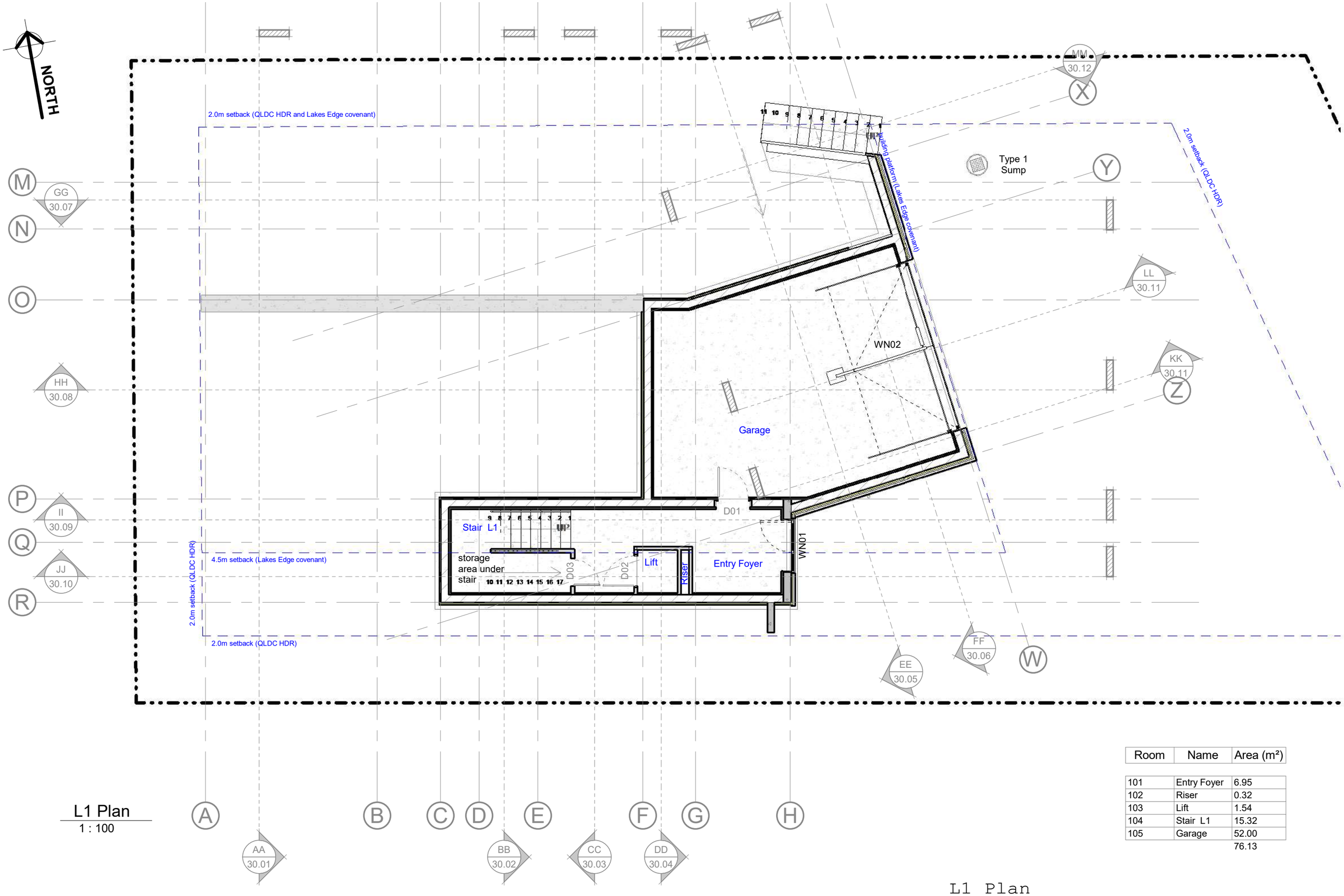
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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 100
drawing no.: 10.05 rev: A



L1 Plan
1 : 100

Room	Name	Area (m²)
101	Entry Foyer	6.95
102	Riser	0.32
103	Lift	1.54
104	Stair L1	15.32
105	Garage	52.00
		76.13

L1 Plan

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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 100
drawing no.: 10.06 rev: A

NORTH

2.0m setback (QLDC HDR and Lakes Edge covenant)

Building platform (Lakes Edge covenant)

2.0m setback (QLDC HDR)

4.5m setback (Lakes Edge covenant)

2.0m setback (QLDC HDR)

Bed 2 | Bed 3 | Ensuite 3 | Gym | Bed 4 | Living

Hall | Ensuite 2 | Laundry | Stair L2 | Coats | Lift | Bathroom | L'dry | BT | HWC | SUB | storage / linen | manifold

WN01 | WN02 | WN03 | WN04 | WN05 | WN06 | WN07 | WN08 | WN09 | WN10 | WN11 | WN12 | WN13 | WN14

D01 | D02 | D03 | D04 | D05 | D06 | D07 | D08 | D09 | D10 | D11 | D12 | D13 | D14 | D15 | D16 | D17

F11

100Ø d.p. | 80Ø d.p. | sump | webforge | w/robe | gully trap | AC Unit | Foul Grinder Alarm

UP

GG 30.07 | HH 30.08 | II 30.09 | JJ 30.10 | KK 30.11 | LL 30.11 | MM 30.12 | AA 30.01 | BB 30.02 | CC 30.03 | DD 30.04 | EE 30.05 | FF 30.06

L2 Plan

1 : 100

Room	Name	Area (m²)
201	Stair L2	14.38
202	Hall	15.75
203	Coats	1.71
204	Laundry	5.53
205	Bed 2	18.82
206	Ensuite 2	5.00
207	Bed 3	15.51

Room	Name	Area (m²)
208	Ensuite 3	6.64
209	Gym	16.55
210	Living	31.93
211	Bed 4	13.49
212	Bathroom	5.94
213	L'dry	1.06
		152.31

L2 Plan

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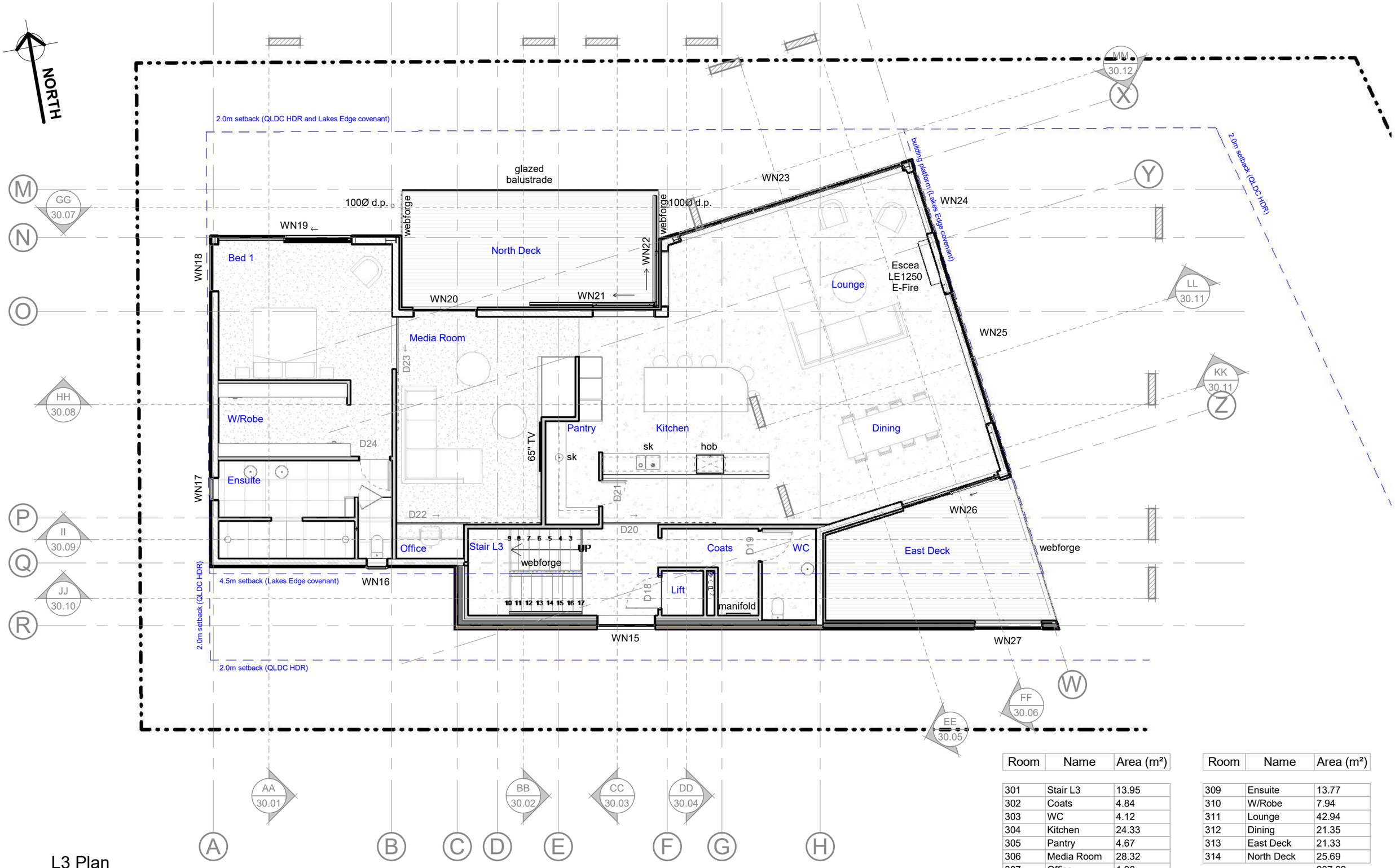
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job: 381
date: 13 Nov 2026
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scale: 1 : 100
drawing no.: 10.07 rev: A



Room	Name	Area (m²)
301	Stair L3	13.95
302	Coats	4.84
303	WC	4.12
304	Kitchen	24.33
305	Pantry	4.67
306	Media Room	28.32
307	Office	1.96
308	Bed 1	22.42

Room	Name	Area (m²)
309	Ensuite	13.77
310	W/Robe	7.94
311	Lounge	42.94
312	Dining	21.35
313	East Deck	21.33
314	North Deck	25.69
		237.62

L3 Plan
1 : 100

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L3 Plan

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NORTH

5150 | 1900 | 1160 | 1760 | 3150 | 1580 | 2840

2.0m setback (QLDC HDR and Lakes Edge covenant)

building platform (Lakes Edge covenant)

Garage

Stair L1

Entry Foyer

Lift

4.5m setback (Lakes Edge covenant)

2.0m setback (QLDC HDR)

2.0m setback (QLDC HDR)

M GG 30.07 | N | O | HH 30.08 | P II 30.09 | Q JJ 30.10 | R

1400 | 2130 | 5970 | 1300 | 1800 | 12600

240 | 1890 | 1110 | 1180

1505 | 90 | 2620 | 1505 | 240 | 240

2390 | 240 | 855 | 5300 | 6530 | 7010 | 855 | 240

90 | 1585 | 1345 | 915 | 240

240 | 3665 | 90 | 1795 | 90 | 1220 | 90 | 90 | 2730 | 240

240 | 10010 | 240

MM 30.12 | X | Y | LL 30.11 | KK 30.11 | Z | W | FF 30.06 | EE 30.05

AA 30.01 | BB 30.02 | CC 30.03 | DD 30.04

A | B | C | D | E | F | G | H

T1

L1 Framing
1 : 100

Wall Types

- Masonry Block
- FRR rated timber frame
- 45mm timber strapping
- 90mm timber frame
- 140mm timber frame
- 190mm timber frame
- Rockwool Insulation

NB: All timber wall framing to NZS3604:2011.

For fixing of bottom plates refer to to NZS3604:2011 section 7.5.12, and for top plates table 8.18.

FRR Types

(30)/30/--
GIB Spec # GBTLA 45r
FRR 45/45/45
STC 55

2 layers of 13mm Gib Standard or 13mm Gib Aqualine Plasterboard to each side of 90mm timber frame. Acoustic sealant around perimeter of interior lining.

Note: Apartment door FRR --/30/30 sm, per interior door schedule and specifications.

Insulation

Garage / Apartment Ceilings
Pinkbatts Silencer Midfloor R3.6 150mm thick.

Level 1 and 2 (generally)
Continuous external wall insulation. Rockwool S8 R1.7, 60mm.

Level 3 exterior walls (generally)
Pink Batts Ultra R2.8. Two layers of 90mm (180mm combined).

Roof
Pink Batts Superbatts R7.0. 275mm thick.

Acoustic insulation to interior bathrooms, powder room and laundry walls.

NB: Refer to specification to confirm all insulation types.

Key References:
1. Geosolve, Geotechnical Report (July 2026).
2. Engco strucutral drawings and specifications.
3. Manufacturer designed roof truss information.
4. Architectural specifications and interiors package for interior selections and finishes.

L1 Framing Plan

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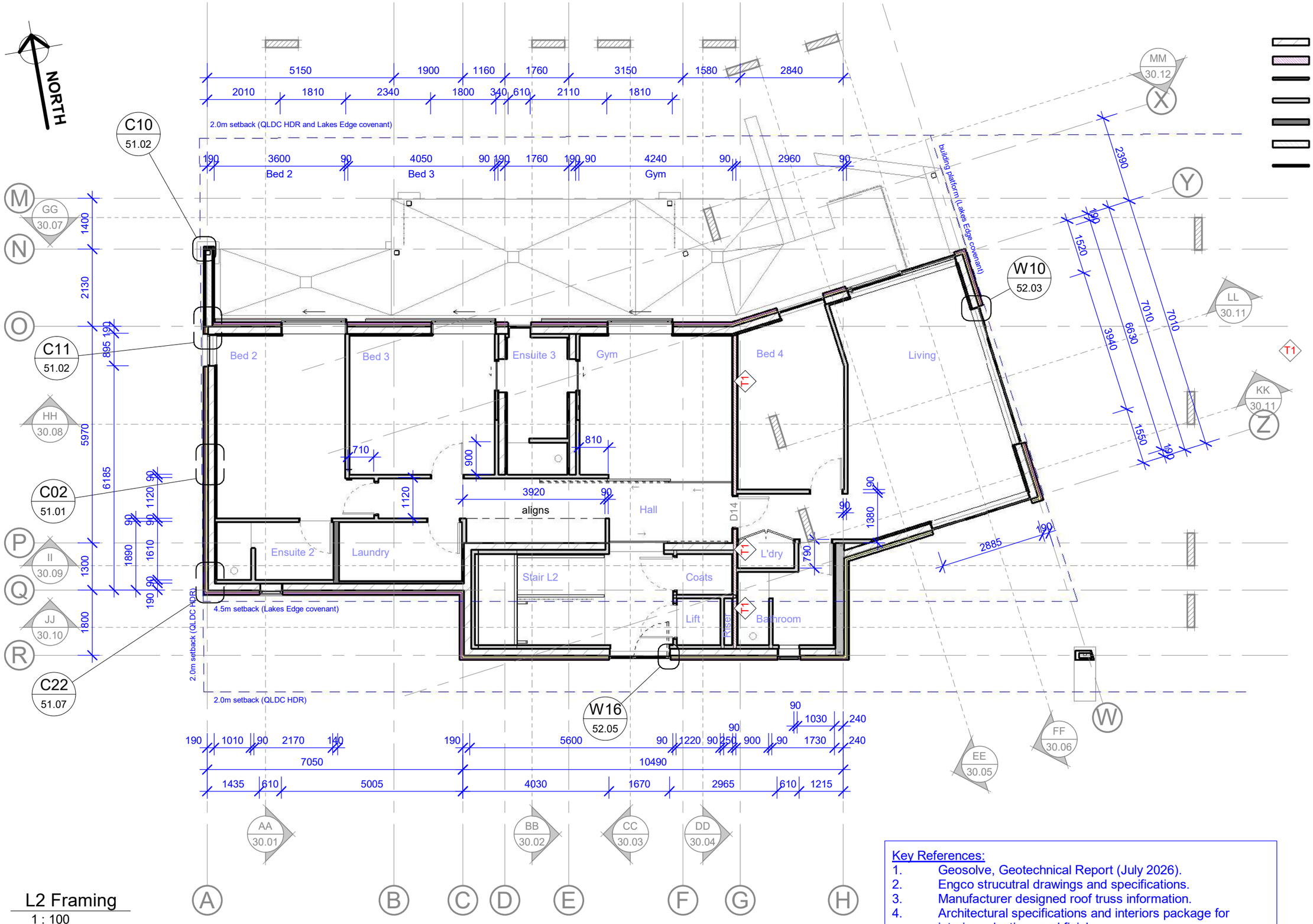
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L2 Framing
1 : 100

Wall Types

- Masonry Block
- FRR rated timber frame
- 45mm timber strapping
- 90mm timber frame
- 140mm timber frame
- 190mm timber frame
- Rockwool Insulation

NB: All timber wall framing to NZS3604:2011.

For fixing of bottom plates refer to to NZS3604:2011 section 7.5.12, and for top plates table 8.18.

FRR Types

(30)/30/--
GIB Spec # GBTLA 45r
FRR 45/45/45
STC 55

2 layers of 13mm Gib Standard or 13mm Gib Aqualine Plasterboard to each side of 90mm timber frame. Acoustic sealant around perimeter of interior lining.

Note: Apartment door FRR --/30/30 sm, per interior door schedule and specifications.

Insulation

Garage / Apartment Ceilings
Pinkbatts Silencer Midfloor R3.6 150mm thick.

Level 1 and 2 (generally)
Continuous external wall insulation. Rockwool S8 R1.7, 60mm.

Level 3 exterior walls (generally)
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Roof
Pink Batts Superbatts R7.0. 275mm thick.

Acoustic insulation to interior bathrooms, powder room and laundry walls.

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L2 Framing Plan

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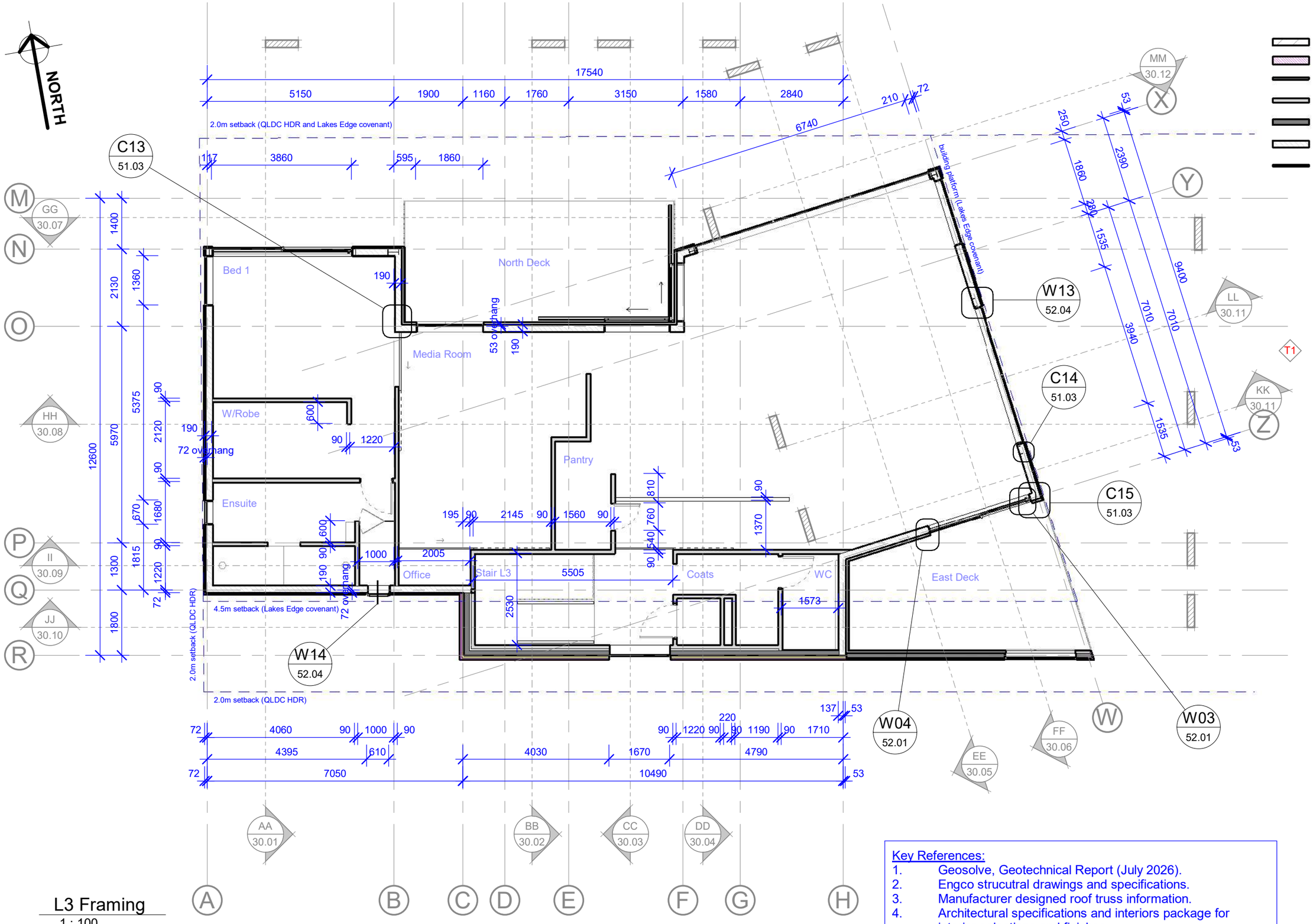
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Wall Types

- Masonry Block
- FRR rated timber frame
- 45mm timber strapping
- 90mm timber frame
- 140mm timber frame
- 190mm timber frame
- Rockwool Insulation

NB: All timber wall framing to NZS3604:2011.

For fixing of bottom plates refer to to NZS3604:2011 section 7.5.12, and for top plates table 8.18.

FRR Types

(30)/30/--
GIB Spec # GBTLA 45r
FRR 45/45/45
STC 55

2 layers of 13mm Gib Standard or 13mm Gib Aqualine Plasterboard to each side of 90mm timber frame. Acoustic sealant around perimeter of interior lining.

Note: Apartment door FRR --/30/30 sm, per interior door schedule and specifications.

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Level 3 exterior walls (generally)
Pink Batts Ultra R2.8. Two layers of 90mm (180mm combined).

Roof
Pink Batts Superbatts R7.0. 275mm thick.

Acoustic insulation to interior bathrooms, powder room and laundry walls.

NB: Refer to specification to confirm all insulation types.

L3 Framing
1 : 100

Key References:
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L3 Framing Plan

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NORTH

5065 grid line to centre of sump

5905 sump to gutter high point

6915 centre of sump to grid line

100 diameter d.p and overflow outlet

100 diameter d.p and overflow outlet

1000

100Ø d.p.

sump

100Ø d.p.

sump

1:60

1:60

1:21

1:60

Type 1 Sump

valley gutter to E2/AS1 figure 8.4.11.3. Catchment area approximately 25.5m²

barge flashing

barge flashing

valley gutter

valley gutter

70m² roof plan area

72m² roof plan area

39m² roof plan area

115m² roof plan area

range extract

foul stack vent

foul stack vent

7.00°

7.00°

7.00°

7.00°

ventilated ridge flashing

ventilated ridge flashing

12600

12050

M

N

O

P

Q

R

GG 30.07

HH 30.08

II 30.09

JJ 30.10

MM 30.12

LL 30.11

KK 30.11

FF 30.06

EE 30.05

AA 30.01

BB 30.02

CC 30.03

DD 30.04

X

Y

Z

W

A

B

C

D

E

F

G

H

354.5 m

355.0 m

355.5 m

356.0 m

356.5 m

357.0 m

357.5 m

358.0 m

358.5 m

359.5 m

360.0 m

Roof Plan

1 : 100

NOTES:

1. Refer to engineer's drawings and specifications for foundations, framing sizes and structural details generally.
2. Refer to separately provided manufacturer designed roof truss documentation.

Membrane Gutter:

Alternative Solution - Specified membrane gutter in selected colour (TBC), installed in accordance with manufacturers specifications.

Two layers of 17mm H3.1 CD grade structural plywood on 90x45 (minimum) H1.2 SG8 support framing to all sheet edges and at 600 max crs. (400mm max crs recommended) on manufacture designed roof trusses.

Minimum falls as specified by E2/AS1 clause 8.1.5.1(c):

Area	Ratio	Rise per metre	Angle
Gutters	1:100	10mm	0.6°

Roof Plan

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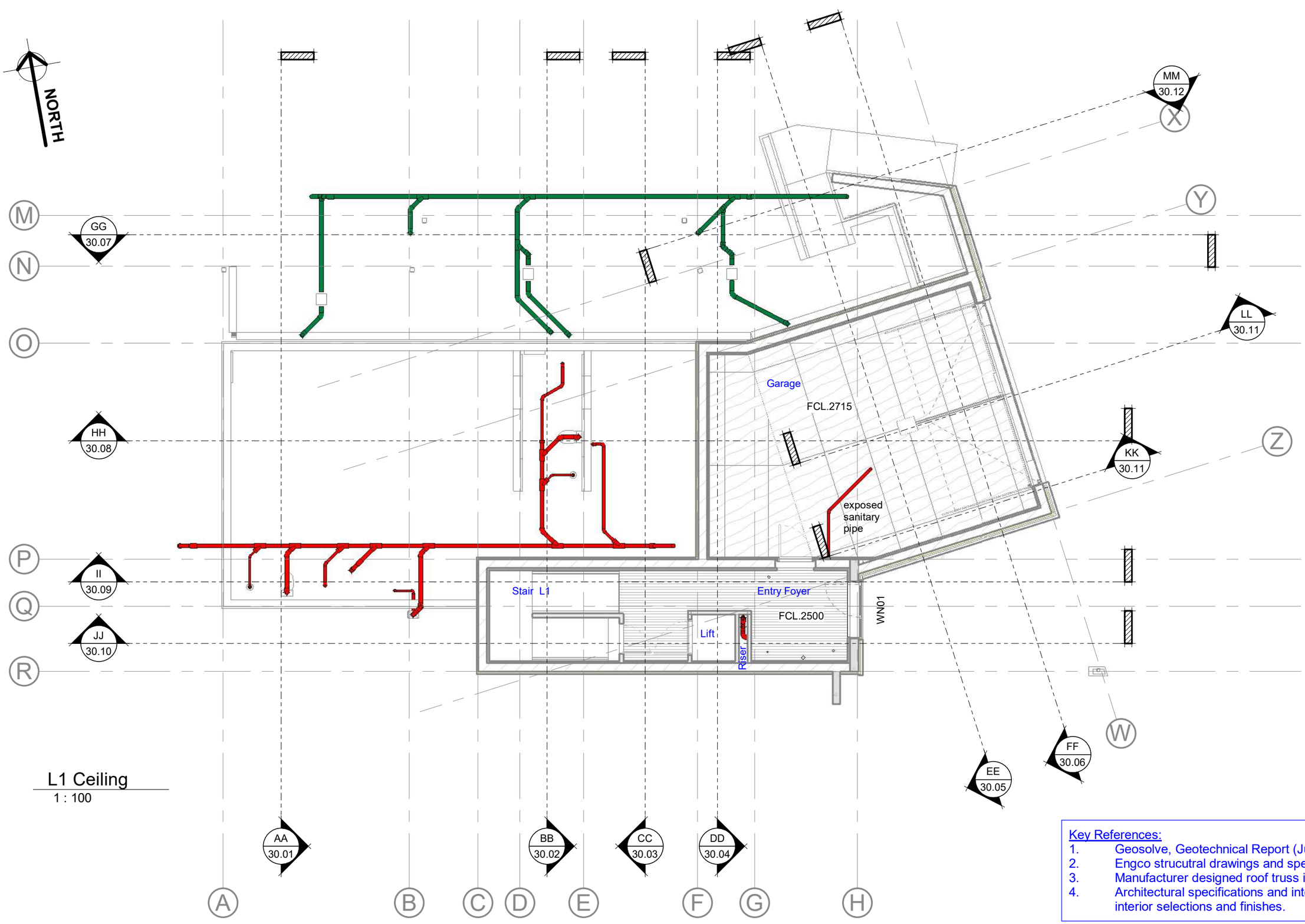
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L1 Ceiling

1 : 100

Key References:

1. Geosolve, Geotechnical Report (July 2026).
2. Engco strucutral drawings and specifications.
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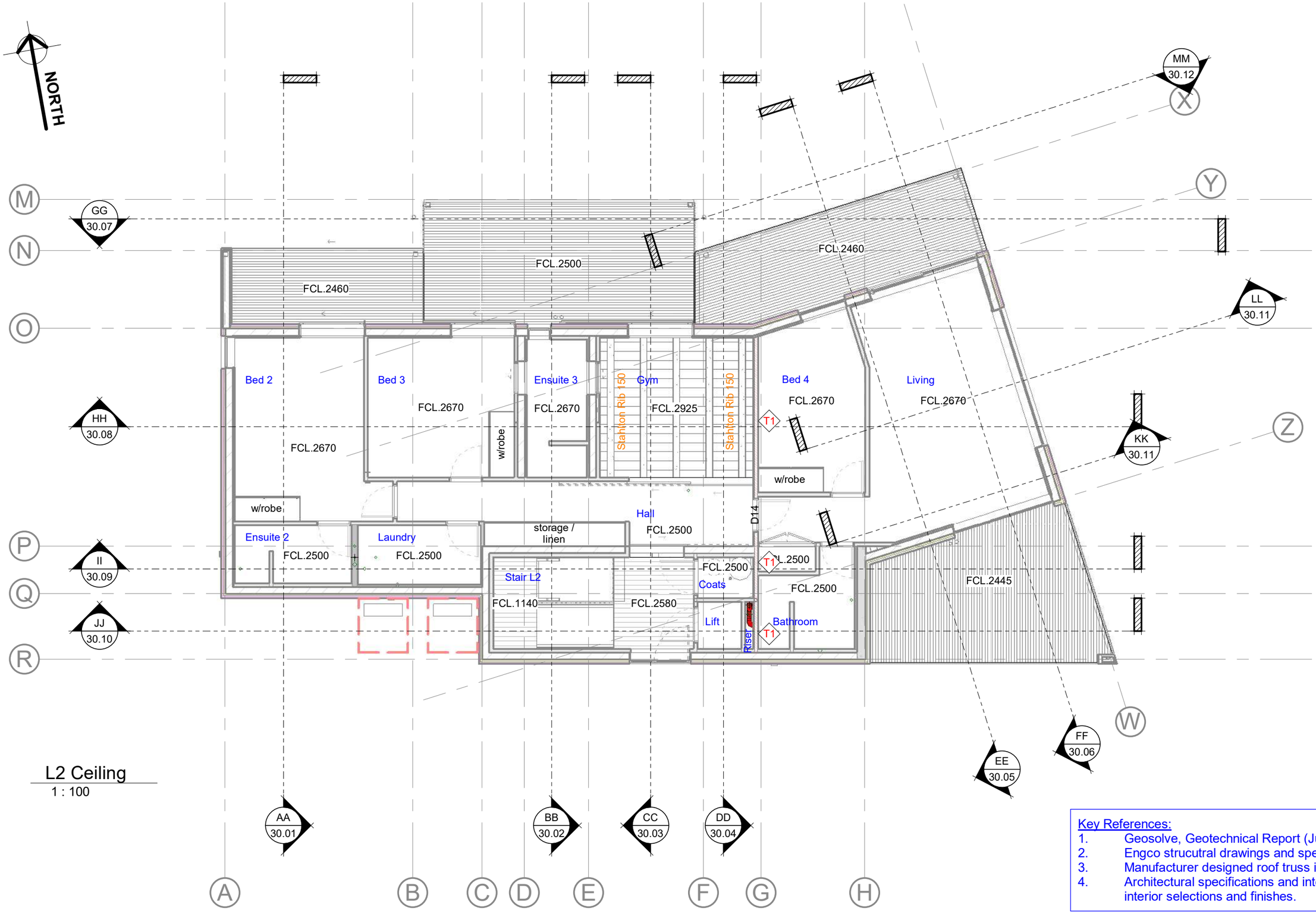
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L1 Ceiling

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scale: 1 : 100
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L2 Ceiling
1 : 100

Key References:
1. Geosolve, Geotechnical Report (July 2026).
2. Engco strucutral drawings and specifications.
3. Manufacturer designed roof truss information.
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L2 Ceiling

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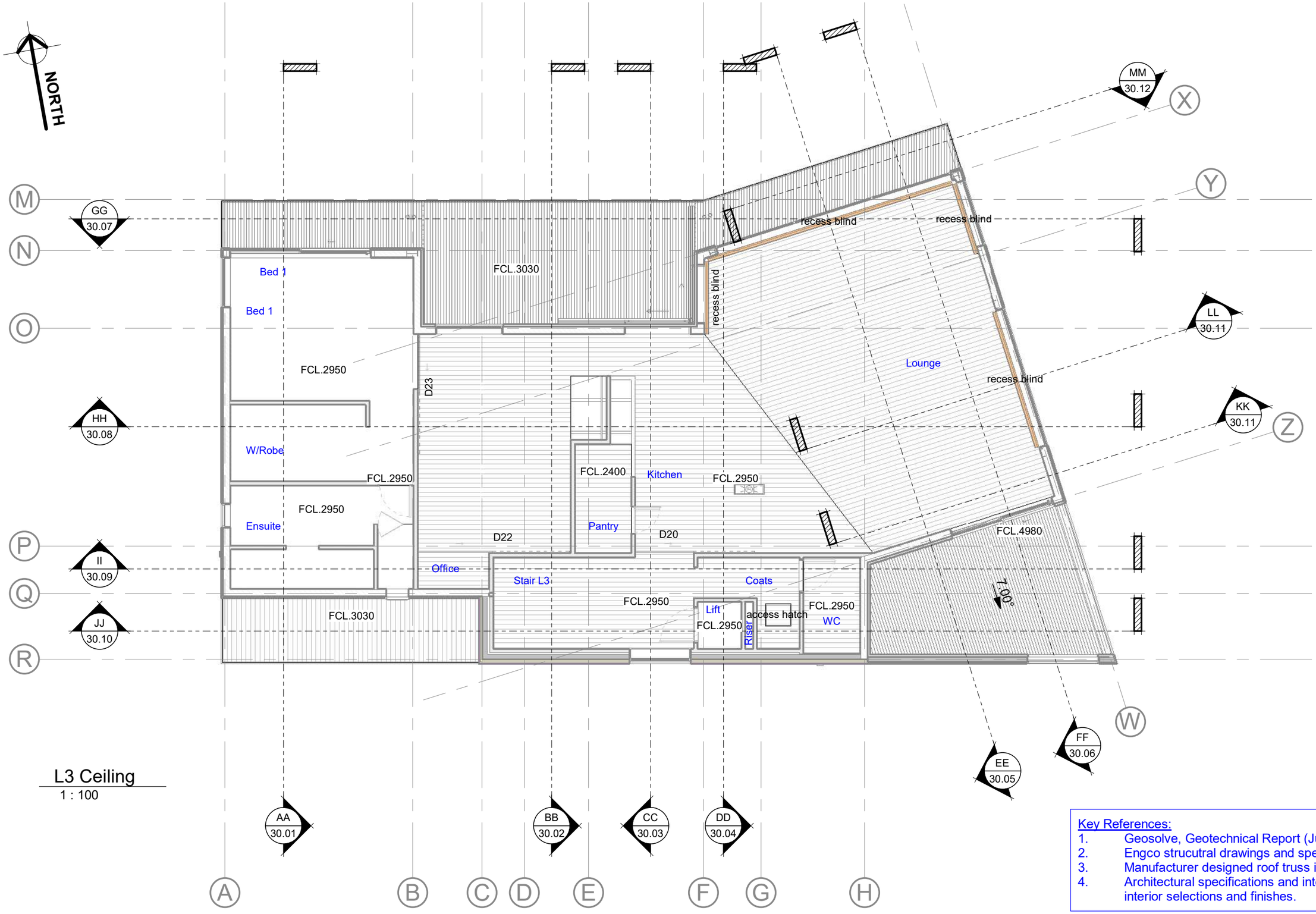
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date: 13 Nov 2026
drawn: DD
scale: 1 : 100
drawing no.: 10.14 rev: A



L3 Ceiling

1 : 100

Key References:

1. Geosolve, Geotechnical Report (July 2026).
2. Engco strucutral drawings and specifications.
3. Manufacturer designed roof truss information.
4. Architectural specifications and interiors package for interior selections and finishes.

L3 Ceiling

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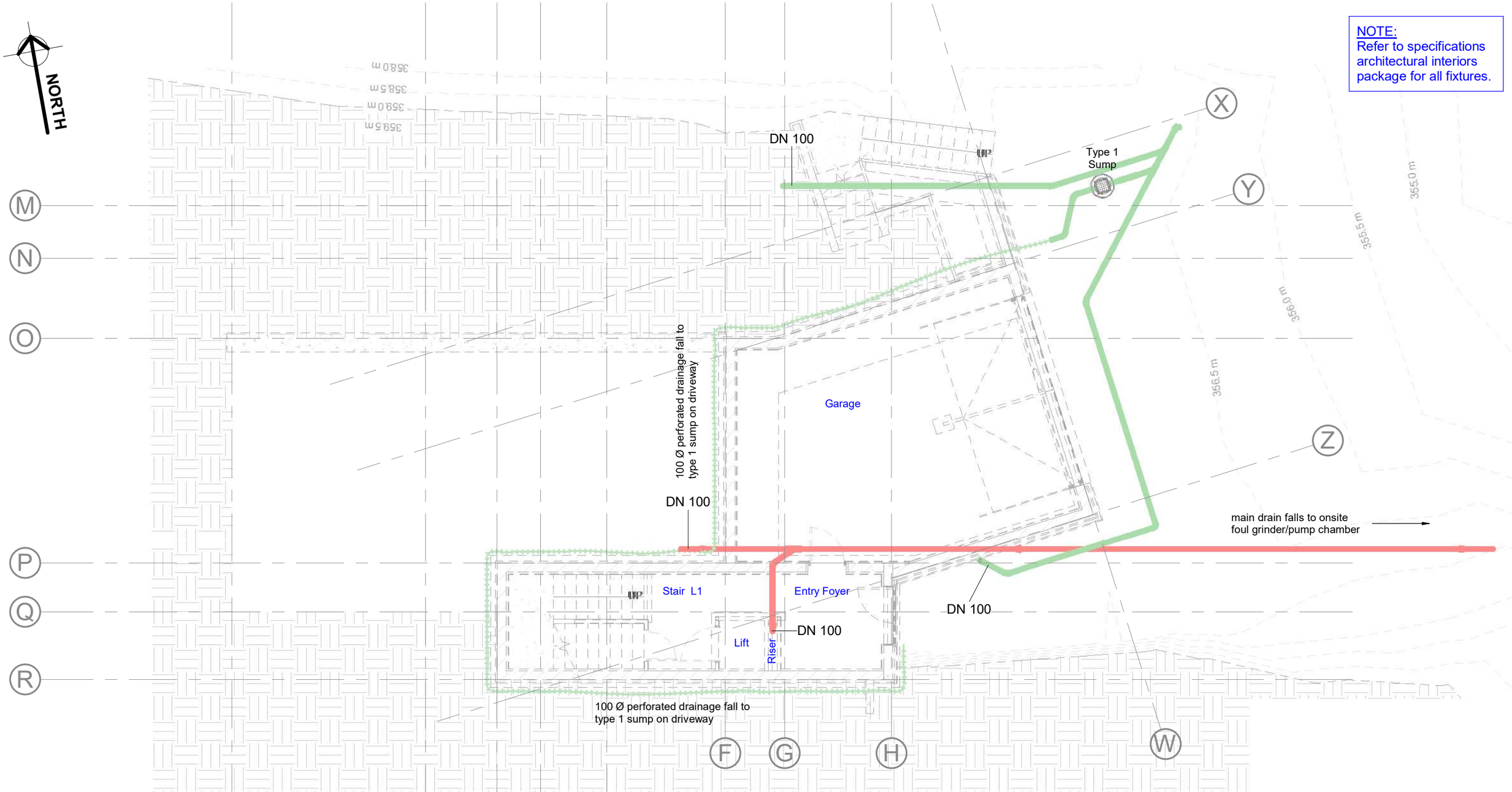
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date: 13 Nov 2026
drawn: DD
scale: 1 : 100
drawing no.: 10.15 rev: A

NOTE:
Refer to specifications architectural interiors package for all fixtures.



L1 Plumbing
1 : 100

Foul Waste Trap + Pipe Size:

Abrev.	Fixture	Trap DN min.	Gradient Minimum
sh	Shower	40	1:40
sk	Kitchen sink	40	1:40
tub	Laundry tub	40-50	1:40
wb	Wash hand basin	32	1:40
wc	Toilet	80-100	1:60

Refer to AS/NZS 3500:2:2021 - Table 6.3(A)

Minimum Foul Waste Pipe Gradient:

DN Ø	Grad.	FU's max.
40	1:20	6
50	1:20	15
65	1:20	51
80	1:20	65
100	1:20	376

DN Ø	Grad.	FU's max.
40	1:40	4
50	1:40	8
65	1:40	21
80	1:40	27
100	1:40	182

DN Ø	Grad.	FU's max.
80	1:60	16
100	1:60	115

Refer to AS/NZS 3500:2:2021 - Table 8.2.2(A)

L1 Plumbing Plan

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drawing no.: 11.01 rev: A

NOTE:
Refer to specifications architectural interiors package for all fixtures.

NORTH

i.o.
rodding point

100Ø d.p.

DN 100

sump

DN 100

sump

100Ø d.p.

DN 100

sump

DN 100

100Ø d.p.

ba.

DN 65

DN 100

Ensuite 3

wc.

sh

allow for future kitchen

DN 65

stack

i.o.
rodding point

DN 100

Ensuite 2

sh

wc.

ba.

Laundry

tub

wm

DN 100

DN 100

DN 100

AC Unit

gully trap

AC Unit

Living

DN 65

sk

80Ø d.p.

L'dry

tub

wm

HWC

Coats

stack

Bathroom

Riser

DN 65

sh

wc.

ba.

DN 100

L2 Plumbing

1 : 100

Foul Waste Trap + Pipe Size:

Abrev.	Fixture	Trap DN min.	Gradient Minimum
sh	Shower	40	1:40
sk	Kitchen sink	40	1:40
tub	Laundry tub	40-50	1:40
wb	Wash hand basin	32	1:40
wc	Toilet	80-100	1:60

Refer to AS/NZS 3500:2:2021 - Table 6.3(A)

Minimum Foul Waste Pipe Gradient:

DN Ø	Grad.	FU's max.
40	1:20	6
50	1:20	15
65	1:20	51
80	1:20	65
100	1:20	376

DN Ø	Grad.	FU's max.
40	1:40	4
50	1:40	8
65	1:40	21
80	1:40	27
100	1:40	182

DN Ø	Grad.	FU's max.
80	1:60	16
100	1:60	115

Refer to AS/NZS 3500:2:2021 - Table 8.2.2(A)

L2 Plumbing Plan

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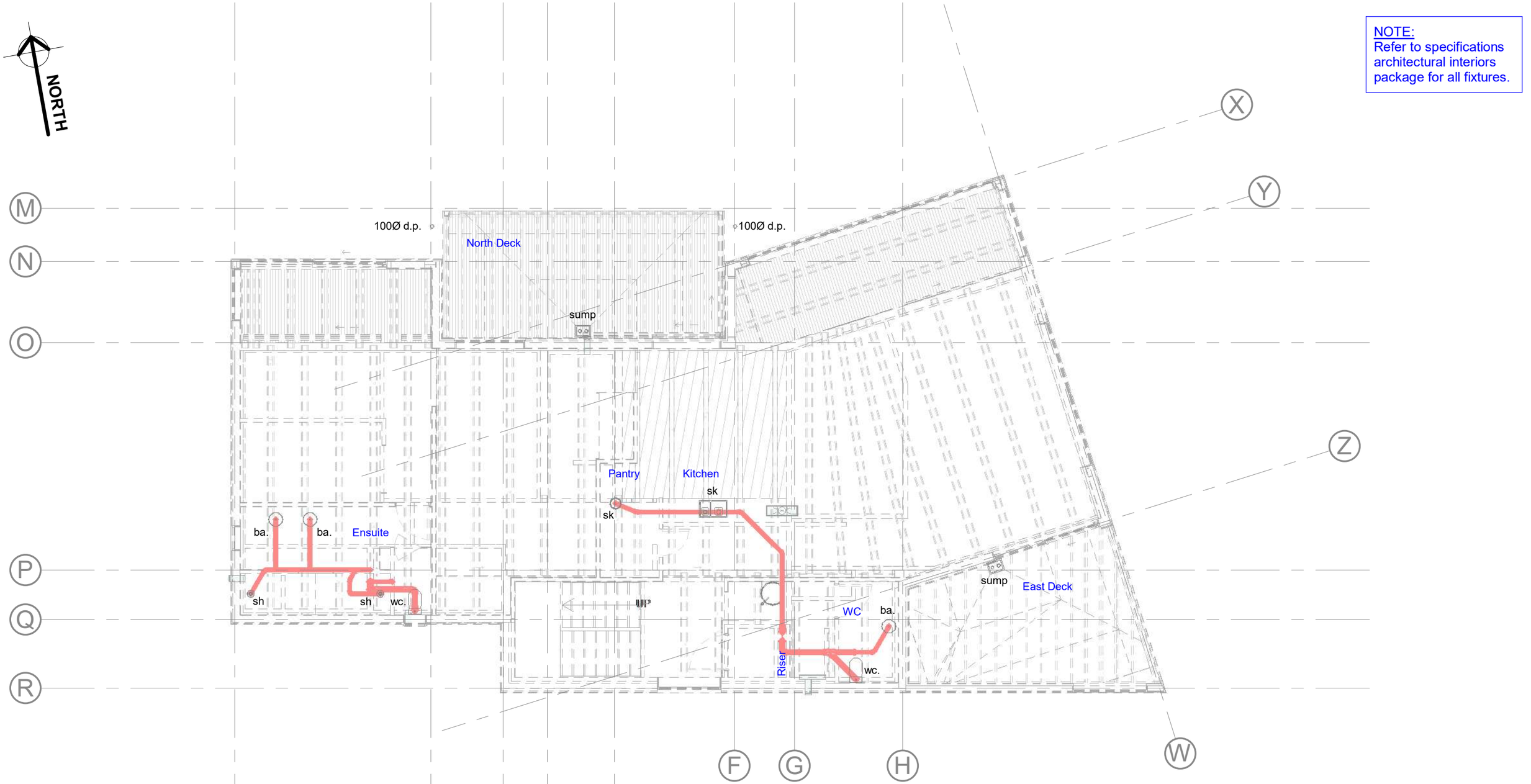
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drawing no.: 11.02 rev: A

NOTE:
Refer to specifications architectural interiors package for all fixtures.



L3 Plumbing
1 : 100

Foul Waste Trap + Pipe Size:

Abrev.	Fixture	Trap DN min.	Gradient Minimum
sh	Shower	40	1:40
sk	Kitchen sink	40	1:40
tub	Laundry tub	40-50	1:40
wb	Wash hand basin	32	1:40
wc	Toilet	80-100	1:60

Refer to AS/NZS 3500:2:2021 - Table 6.3(A)

Minimum Foul Waste Pipe Gradient:

DN Ø	Grad.	FU's max.
40	1:20	6
50	1:20	15
65	1:20	51
80	1:20	65
100	1:20	376

DN Ø	Grad.	FU's max.
40	1:40	4
50	1:40	8
65	1:40	21
80	1:40	27
100	1:40	182

DN Ø	Grad.	FU's max.
80	1:60	16
100	1:60	115

Refer to AS/NZS 3500:2:2021 - Table 8.2.2(A)

L3 Plumbing Plan

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job: 381
date: 13 Nov 2026
drawn: DD
scale: As indicated
drawing no.: 11.03 rev: A

Foul Waste Trap + Pipe Size:

Abrev.	Fixture	Trap DN min.	Gradient Minimum
sh	Shower	40	1:40
sk	Kitchen sink	40	1:40
tub	Laundry tub	40-50	1:40
wb	Wash hand basin	32	1:40
wc	Toilet	80-100	1:60

Refer to AS/NZS 3500:2:2021 - Table 6.3(A)

Stormwater Drain Size:

Minimum internal Ø of drains 85mm (DN 90).
Refer to NZBC E1/AS1 - clause 3.2.1

Stormwater Drain Gradient:

Refer to NZBC E1/AS1 - Table 2

Drain Internal Ø	Nominal Size	Gradient (min.)
85	DN 90	1:90
100	DN 100	1:120
150	DN 150	1:200

Foul Waste Grinder/Pump Chamber:

Ecoflow pressure sewer system.
Model 2010iP Simplex 800x2100IP.

Exterior mounted E/One Alarm Panel with power supplied from independant circuit from house switchboard. No RCD device.
Refer to alarm panel installation instructions.

Refer to manufacturers installation instructions, drawings and specificiations.

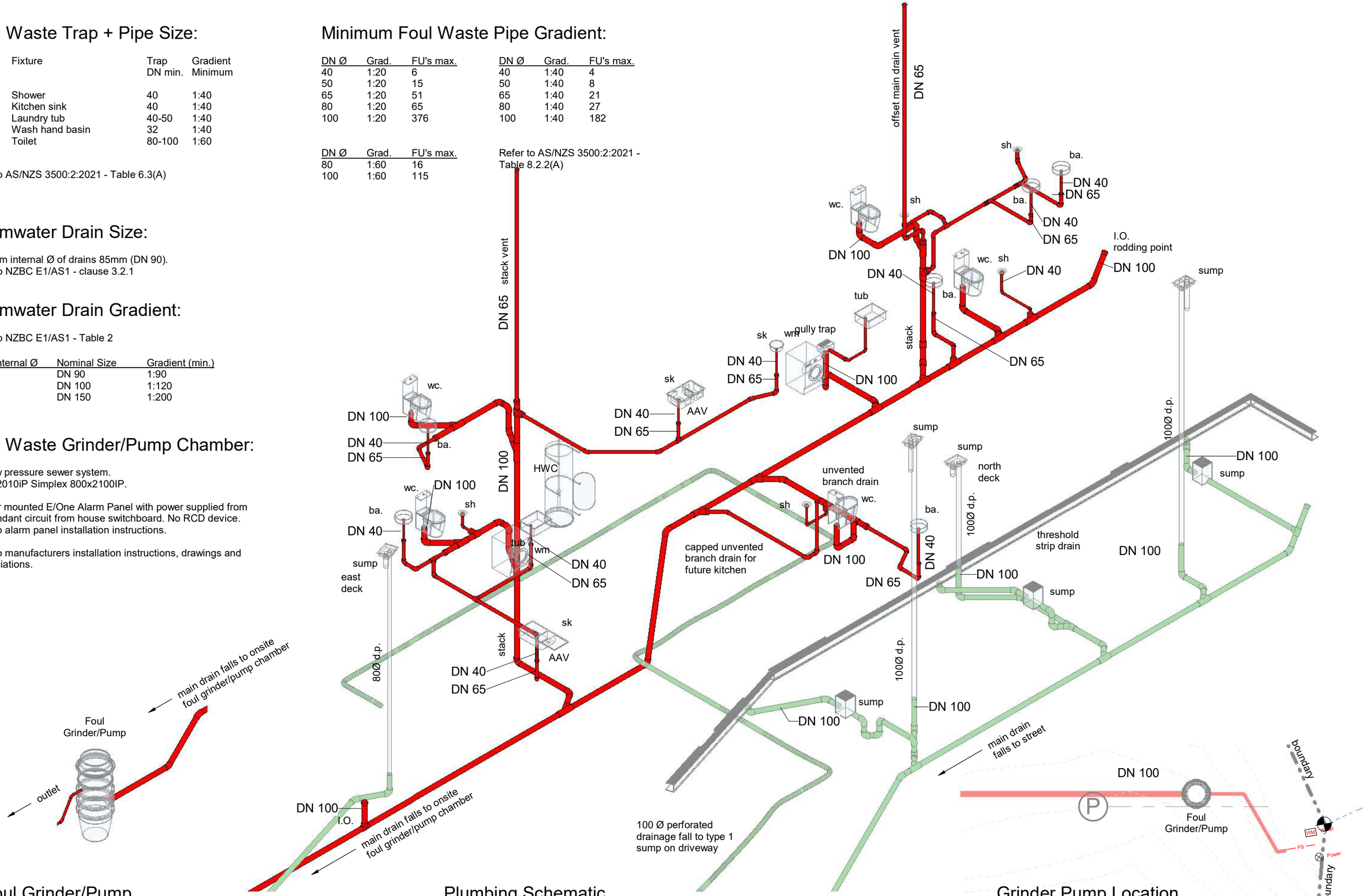
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65	1:20	51
80	1:20	65
100	1:20	376

DN Ø	Grad.	FU's max.
40	1:40	4
50	1:40	8
65	1:40	21
80	1:40	27
100	1:40	182

DN Ø	Grad.	FU's max.
80	1:60	16
100	1:60	115

Refer to AS/NZS 3500:2:2021 - Table 8.2.2(A)



Foul Grinder/Pump

Plumbing Schematic

Grinder Pump Location

1 : 100

Plumbing Schematic

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series: Build Consent

job:	381
date:	13 Nov 2026
drawn:	DD
scale:	As indicated
drawing no.:	11.04 rev: A

Cladding Key

Dimondek 400 tray roofing
Colour Flaxpod (matt colorsteel)

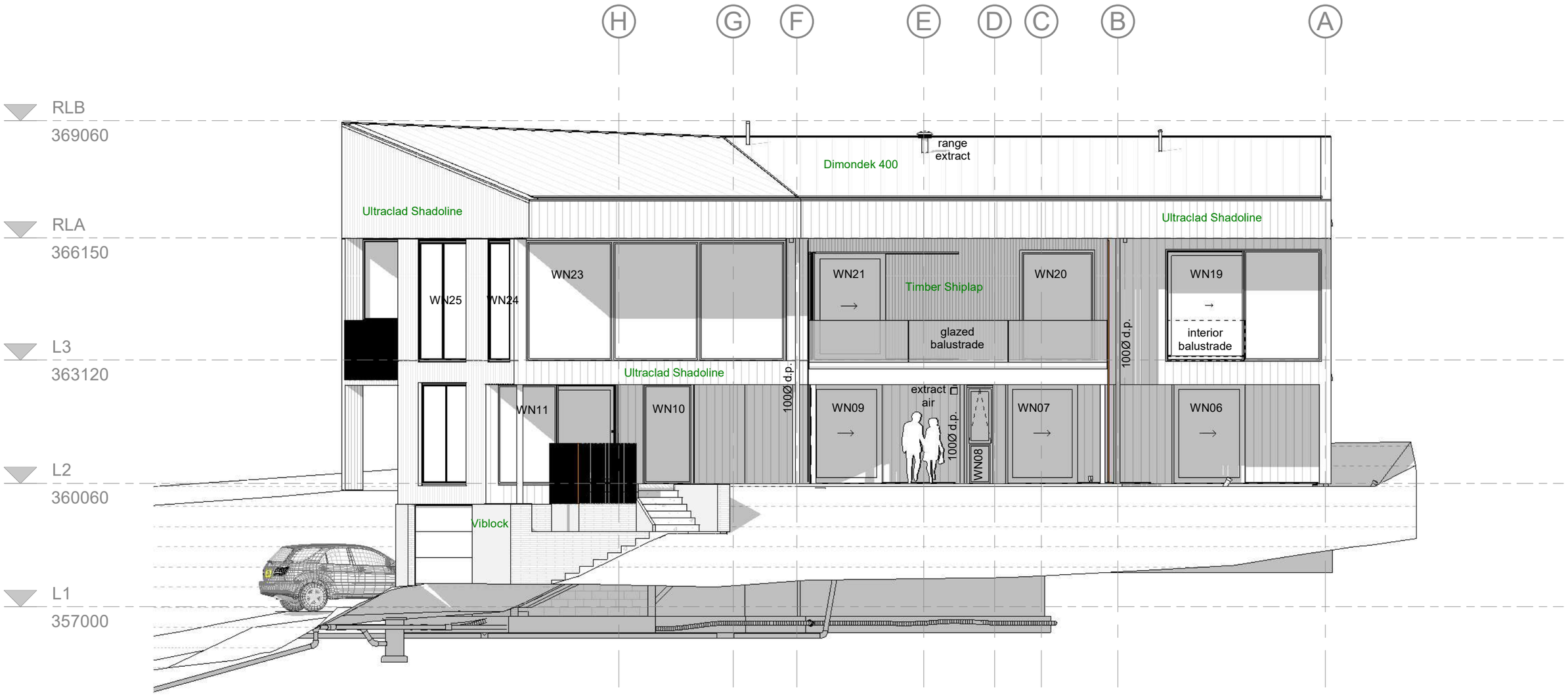
Ultraclad Shadoline vertical aluminium weatherboards. Colour Flaxpod (matt powdercoat).

Timber Weatherboards
Cedar stained Wood X
'Boulder Grey'

Viblock 450 Slim brick veneer







North Elevation
1 : 100

North Elevation

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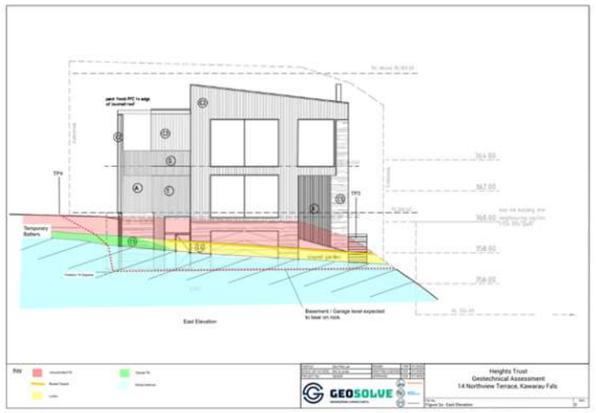
14 Northview Terrace, Kawarau Falls. for Gary and Di Thornbury

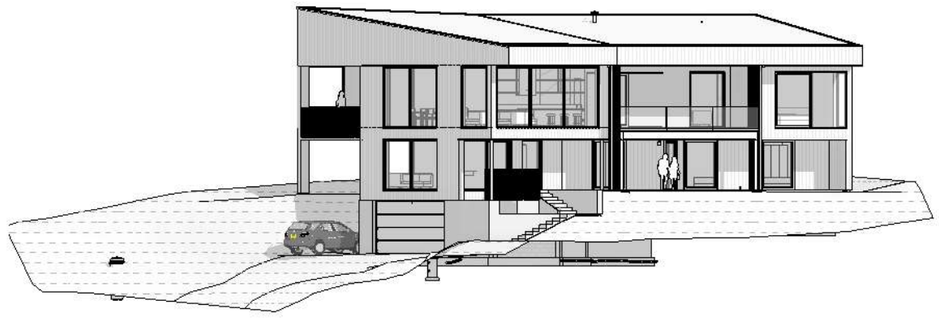
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job:	381
date:	13 Nov 2026
drawn:	DD
scale:	1 : 100
drawing no.:	20.01 rev: A





Z Y X

RLB 369060

RLA 366150

L3 363120

L2 360060

L1 357000

Dimondek 400

Ultraclad Shadoline

Timber Shiplap

WN25

WN24

WN12

Timber Shiplap

Ultraclad Shadoline

WN01

Viblock

Foul
Grinder/Pump

East Elevation
1 : 100

Cladding Key

Dimondek 400 tray roofing
Colour Flaxpod (matt colorsteel)

Timber Weatherboards
Cedar stained Wood X
'Boulder Grey'

Ultraclad Shadoline vertical
aluminium weatherboards. Colour
Flaxpod (matt powdercoat).

Viblock 450 Slim brick veneer

East Elevation

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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 100
drawing no.: 20.02 rev: A

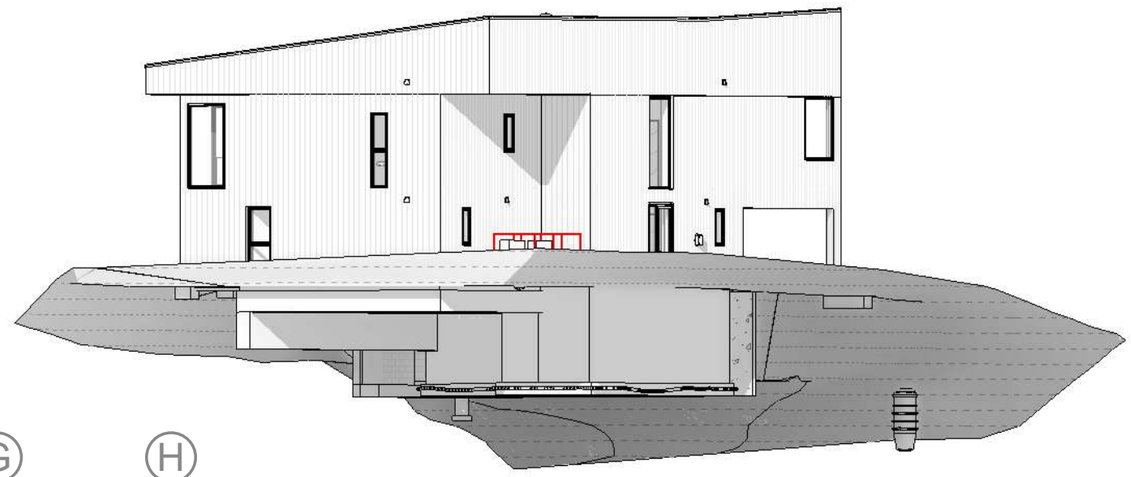
Cladding Key

Dimondek 400 tray roofing
Colour Flaxpod (matt colorsteel)

Ultraclad Shadoline vertical aluminium weatherboards. Colour Flaxpod (matt powdercoat).

Timber Weatherboards
Cedar stained Wood X
'Boulder Grey'

Viblock 450 Slim brick veneer





South Elevation
1 : 100

South Elevation

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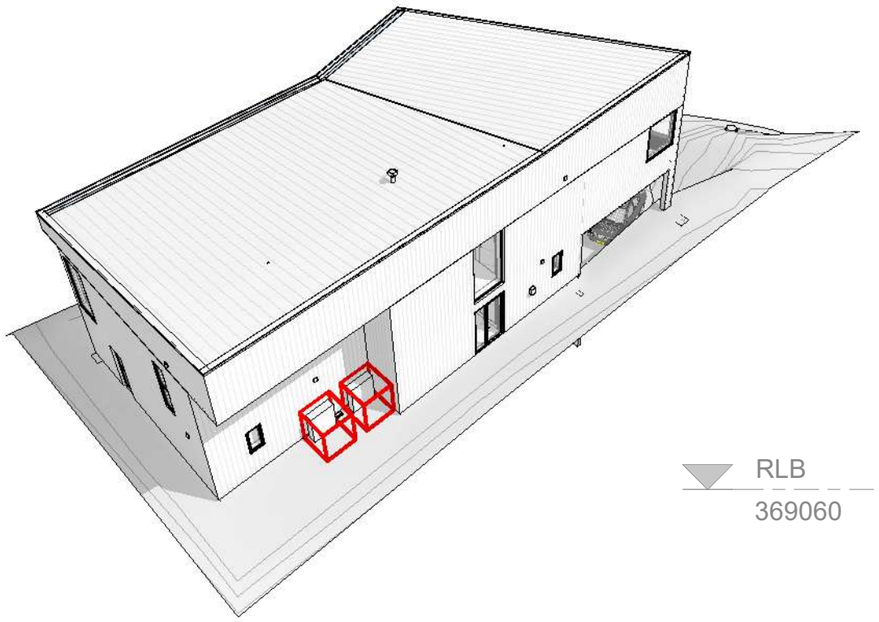
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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 100
drawing no.: 20.03 rev: A



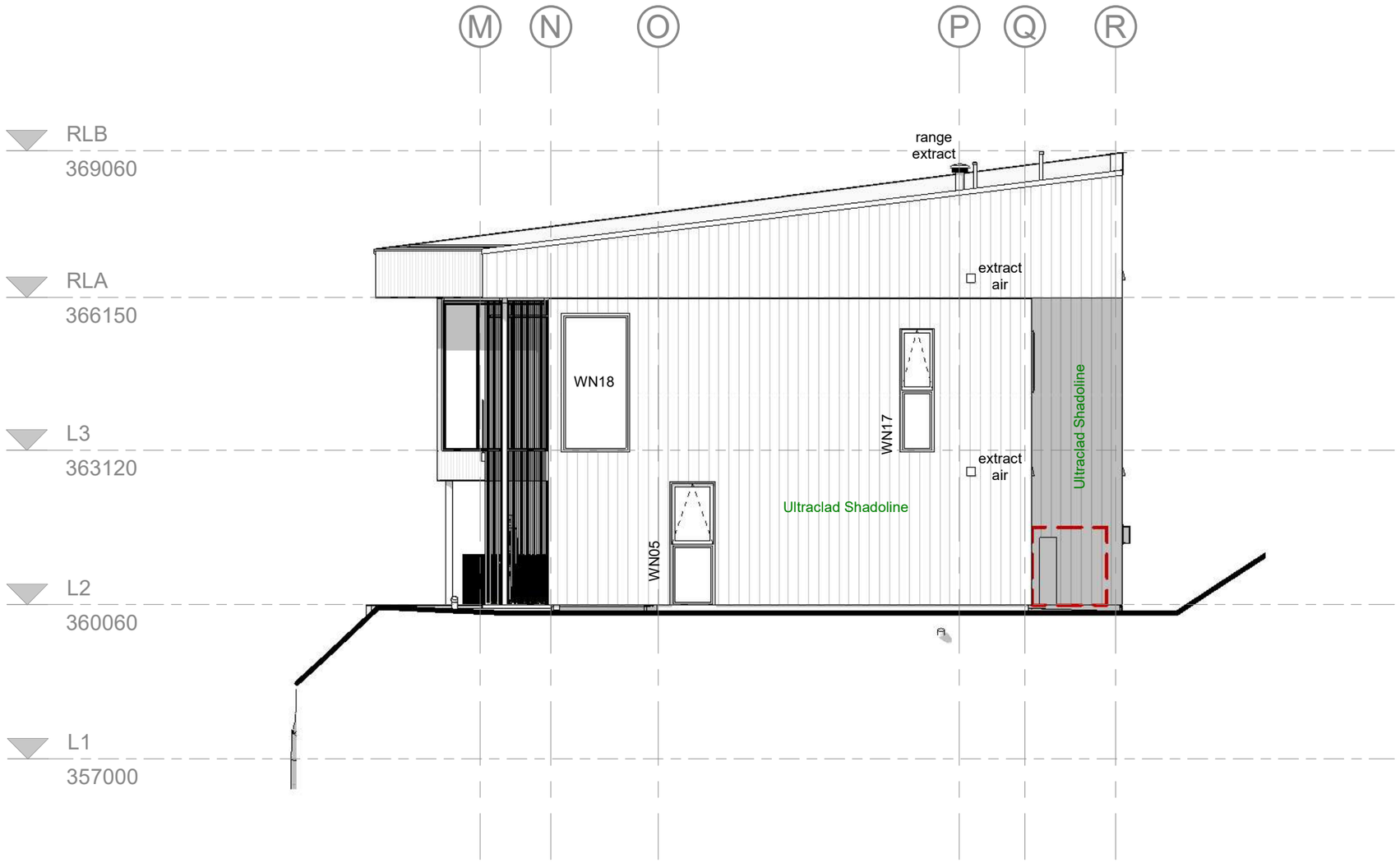
Cladding Key

Dimondek 400 tray roofing
Colour Flaxpod (matt colorsteel)

Ultraclad Shadoline vertical aluminium weatherboards. Colour Flaxpod (matt powdercoat).

Timber Weatherboards
Cedar stained Wood X
'Boulder Grey'

Viblock 450 Slim brick veneer





West Elevation

1 : 100

West Elevation

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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 100

drawing no.: 20.04 rev: A

Walls (exterior)

C1 - Profiled aluminium cladding
Ultraclad Shadoline vertical weatherboards.
Rhom battens on RL AZ brackets.

C2 - Vertical timber shiplap
Vertical shiplap profiled weatherboards
45 or 20mm (varies) castellated cavity battens.

C3 - Viblock 450 Slim
Brick Veneer.
Minimum 40mm ventilated cavity.
Outfix thermal brick ties.

Wall type level 3:
7mm H3.2 CCA plywood rigid air barrier (RAB).
190x45 SG8 H1.2 framing.
Two layers of 90mm fibreglass insulation.
H1.2 battens / packing where required.
10mm plasterboard linings (generally).

Wall type level 2:
Wall wrap over mineral wool insulation.
20 series masonry walls (generally).
90x45 framing and/or 45mm strapping.
10mm plasterboard linings (generally).

Wall type level 1:
Wall wrap over mineral wool insulation.
25 series masonry walls (generally).
90x45 framing and/or 45mm strapping.
Plywood linings (generally).

Wall type level 1 below grade:
Backfill per structural specification.
Nuralite Nuradrain dimpled sheet.
Specified insulation.
NURAPLY 3PT and 3PTM tanking systems.

Walls (interior)

Refer to architectural interior drawing set.

Framing generaly 90x45 H1.2 SG8.
Studs at 600max crs.
Dwangs and nogs to suit wall linings.

Acoustic insulation to interior walls adjoining bathrooms and laundries.

Foundation

F1 - Foundation - Refer Structural

Reinforced concrete slab on ground to SED - refer structural documentation.

50mm XPS insulation.
0.25mm polythene DPM.
25mm sand blinding.
150mm layers compacted hardfill.

Roofing

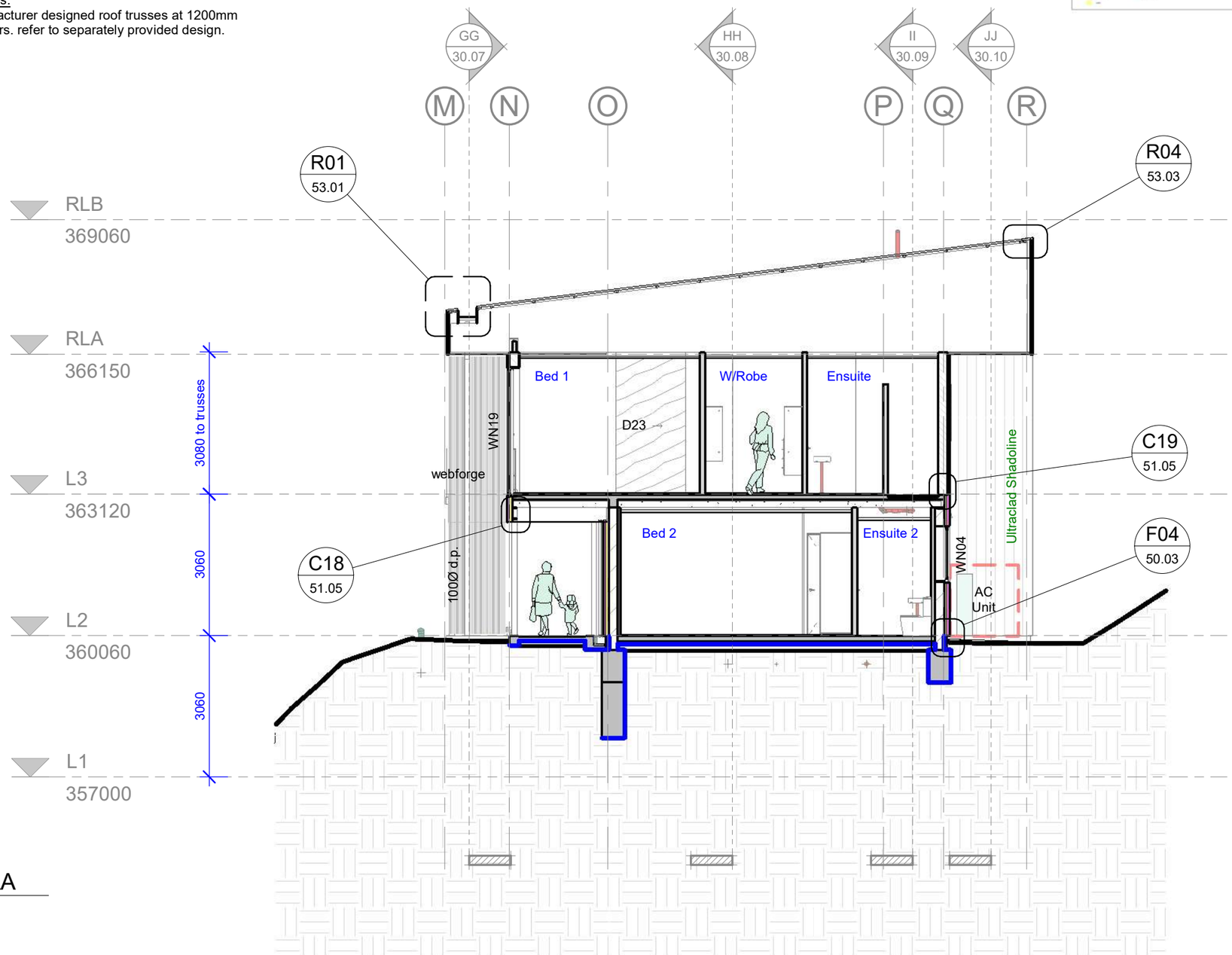
Profiled metal roof at 7° pitch
Diamondek 400 tray profiled roofing.
Specified roofing underlay.

Purlins:
90x45 SG8 H3.2 purlins @650max. crs.
Type U fixing = 1/14g self drilling type 17 screw 100mm long hot-dipped galvanised (NZS3604:2011 Table 10.10).

Trusses:
Manufacturer designed roof trusses at 1200mm max. crs. refer to separately provided design.

Key References:
1. Geosolve, Geotechnical Report (July 2026).
2. Engco strucutral drawings and specifications.
3. Manufacturer designed roof truss information.
4. Architectural specifications and interiors package for interior selections and finishes.





Section AA
1 : 100

Section AA

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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 100
drawing no.: 30.01 rev: A

Walls (exterior)

C1 - Profiled aluminium cladding
Ultraclad Shadoline vertical weatherboards.
Rhom battens on RL AZ brackets.

C2 - Vertical timber shiplap
Vertical shiplap profiled weatherboards
45 or 20mm (varies) castellated cavity battens.

C3 - Viblock 450 Slim
Brick Veneer.
Minimum 40mm ventilated cavity.
Outfix thermal brick ties.

Wall type level 3:
7mm H3.2 CCA plywood rigid air barrier (RAB).
190x45 SG8 H1.2 framing.
Two layers of 90mm fibreglass insulation.
H1.2 battens / packing where required.
10mm plasterboard linings (generally).

Wall type level 2:
Wall wrap over mineral wool insulation.
20 series masonry walls (generally).
90x45 framing and/or 45mm strapping.
10mm plasterboard linings (generally).

Wall type level 1:
Wall wrap over mineral wool insulation.
25 series masonry walls (generally).
90x45 framing and/or 45mm strapping.
Plywood linings (generally).

Wall type level 1 below grade:
Backfill per structural specification.
Nuralite Nuradrain dimpled sheet.
Specified insulation.
NURAPLY 3PT and 3PTM tanking systems.

Walls (interior)

Refer to architectural interior drawing set.

Framing generaly 90x45 H1.2 SG8.
Studs at 600max crs.
Dwangs and nogs to suit wall linings.

Acoustic insulation to interior walls adjoining bathrooms and laundries.

Foundation

F1 - Foundation - Refer Structural

Reinforced concrete slab on ground to SED - refer structural documentation.

50mm XPS insulation.
0.25mm polythene DPM.
25mm sand blinding.
150mm layers compacted hardfill.

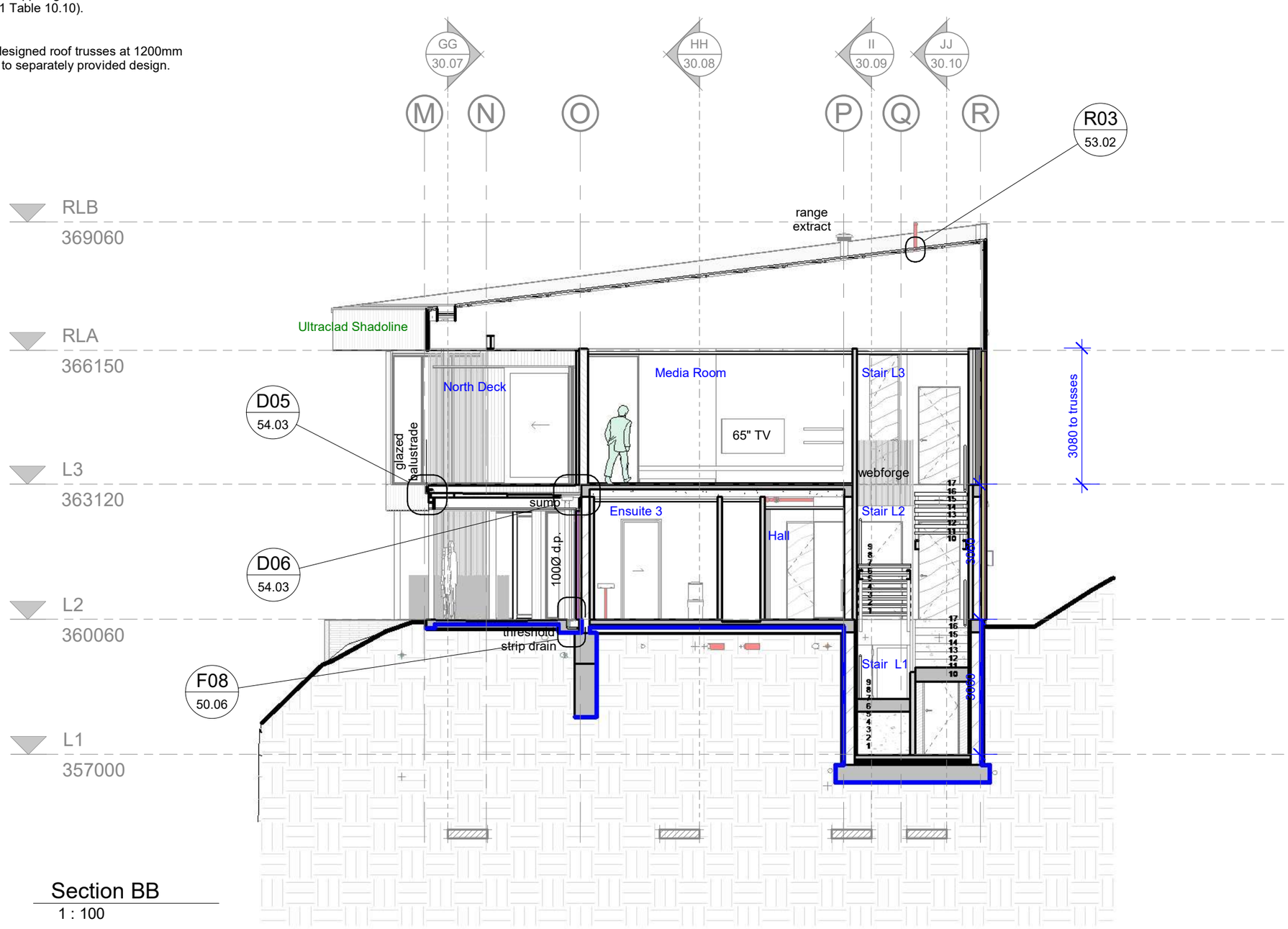
Roofing

Profiled metal roof at 7° pitch
Diamondek 400 tray profiled roofing.
Specified roofing underlay.

Purlins:
90x45 SG8 H3.2 purlins @650max. crs.
Type U fixing = 1/14g self drilling type 17 screw
100mm long hot-dipped galvanised
(NZS3604:2011 Table 10.10).

Trusses:
Manufacturer designed roof trusses at 1200mm max. crs. refer to separately provided design.

Key References:
1. Geosolve, Geotechnical Report (July 2026).
2. Engco strucutral drawings and specifications.
3. Manufacturer designed roof truss information.
4. Architectural specifications and interiors package for interior selections and finishes.



Section BB
1 : 100

Section BB

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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 100
drawing no.: 30.02 rev: A

Walls (exterior)

C1 - Profiled aluminium cladding
Ultraclad Shadoline vertical weatherboards.
Rhom battens on RL AZ brackets.

C2 - Vertical timber shiplap
Vertical shiplap profiled weatherboards
45 or 20mm (varies) castellated cavity battens.

C3 - Viblock 450 Slim
Brick Veneer.
Minimum 40mm ventilated cavity.
Outfix thermal brick ties.

Wall type level 3:
7mm H3.2 CCA plywood rigid air barrier (RAB).
190x45 SG8 H1.2 framing.
Two layers of 90mm fibreglass insulation.
H1.2 battens / packing where required.
10mm plasterboard linings (generally).

Wall type level 2:
Wall wrap over mineral wool insulation.
20 series masonry walls (generally).
90x45 framing and/or 45mm strapping.
10mm plasterboard linings (generally).

Wall type level 1:
Wall wrap over mineral wool insulation.
25 series masonry walls (generally).
90x45 framing and/or 45mm strapping.
Plywood linings (generally).

Wall type level 1 below grade:
Backfill per structural specification.
Nuralite Nuradrain dimpled sheet.
Specified insulation.
NURAPLY 3PT and 3PTM tanking systems.

Walls (interior)

Refer to architectural interior drawing set.

Framing generaly 90x45 H1.2 SG8.
Studs at 600max crs.
Dwangs and nogs to suit wall linings.

Acoustic insulation to interior walls adjoining bathrooms and laundries.

Foundation

F1 - Foundation - Refer Structural

Reinforced concrete slab on ground to SED - refer structural documentation.

50mm XPS insulation.
0.25mm polythene DPM.
25mm sand blinding.
150mm layers compacted hardfill.

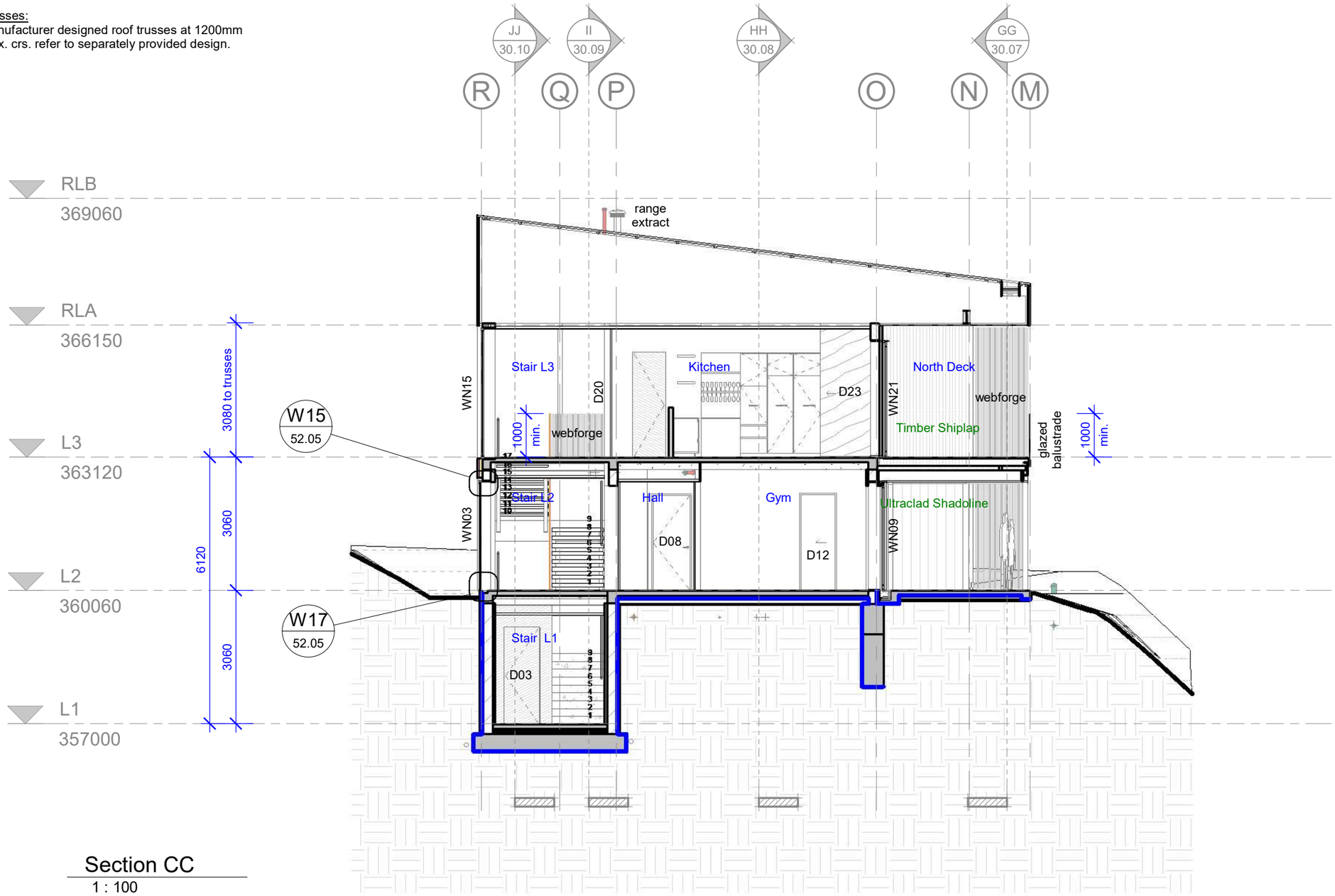
Roofing

Profiled metal roof at 7° pitch
Diamondek 400 tray profiled roofing.
Specified roofing underlay.

Purlins:
90x45 SG8 H3.2 purlins @650max. crs.
Type U fixing = 1/14g self drilling type 17 screw
100mm long hot-dipped galvanised
(NZS3604:2011 Table 10.10).

Trusses:
Manufacturer designed roof trusses at 1200mm max. crs. refer to separately provided design.

Key References:
1. Geosolve, Geotechnical Report (July 2026).
2. Engco strucutral drawings and specifications.
3. Manufacturer designed roof truss information.
4. Architectural specifications and interiors package for interior selections and finishes.



Section CC
1 : 100

Section CC

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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 100
drawing no.: 30.03 rev: A

Walls (exterior)

C1 - Profiled aluminium cladding
Ultraclad Shadoline vertical weatherboards.
Rhom battens on RL AZ brackets.

C2 - Vertical timber shiplap
Vertical shiplap profiled weatherboards
45 or 20mm (varies) castellated cavity battens.

C3 - Viblock 450 Slim
Brick Veneer.
Minimum 40mm ventilated cavity.
Outfix thermal brick ties.

Wall type level 3:
7mm H3.2 CCA plywood rigid air barrier (RAB).
190x45 SG8 H1.2 framing.
Two layers of 90mm fibreglass insulation.
H1.2 battens / packing where required.
10mm plasterboard linings (generally).

Wall type level 2:
Wall wrap over mineral wool insulation.
20 series masonry walls (generally).
90x45 framing and/or 45mm strapping.
10mm plasterboard linings (generally).

Wall type level 1:
Wall wrap over mineral wool insulation.
25 series masonry walls (generally).
90x45 framing and/or 45mm strapping.
Plywood linings (generally).

Wall type level 1 below grade:
Backfill per structural specification.
Nuralite Nuradrain dimpled sheet.
Specified insulation.
NURAPLY 3PT and 3PTM tanking systems.

Walls (interior)

Refer to architectural interior drawing set.

Framing generaly 90x45 H1.2 SG8.
Studs at 600max crs.
Dwangs and nogs to suit wall linings.

Acoustic insulation to interior walls adjoining bathrooms and laundries.

Foundation

F1 - Foundation - Refer Structural

Reinforced concrete slab on ground to SED - refer structural documentation.

50mm XPS insulation.
0.25mm polythene DPM.
25mm sand blinding.
150mm layers compacted hardfill.

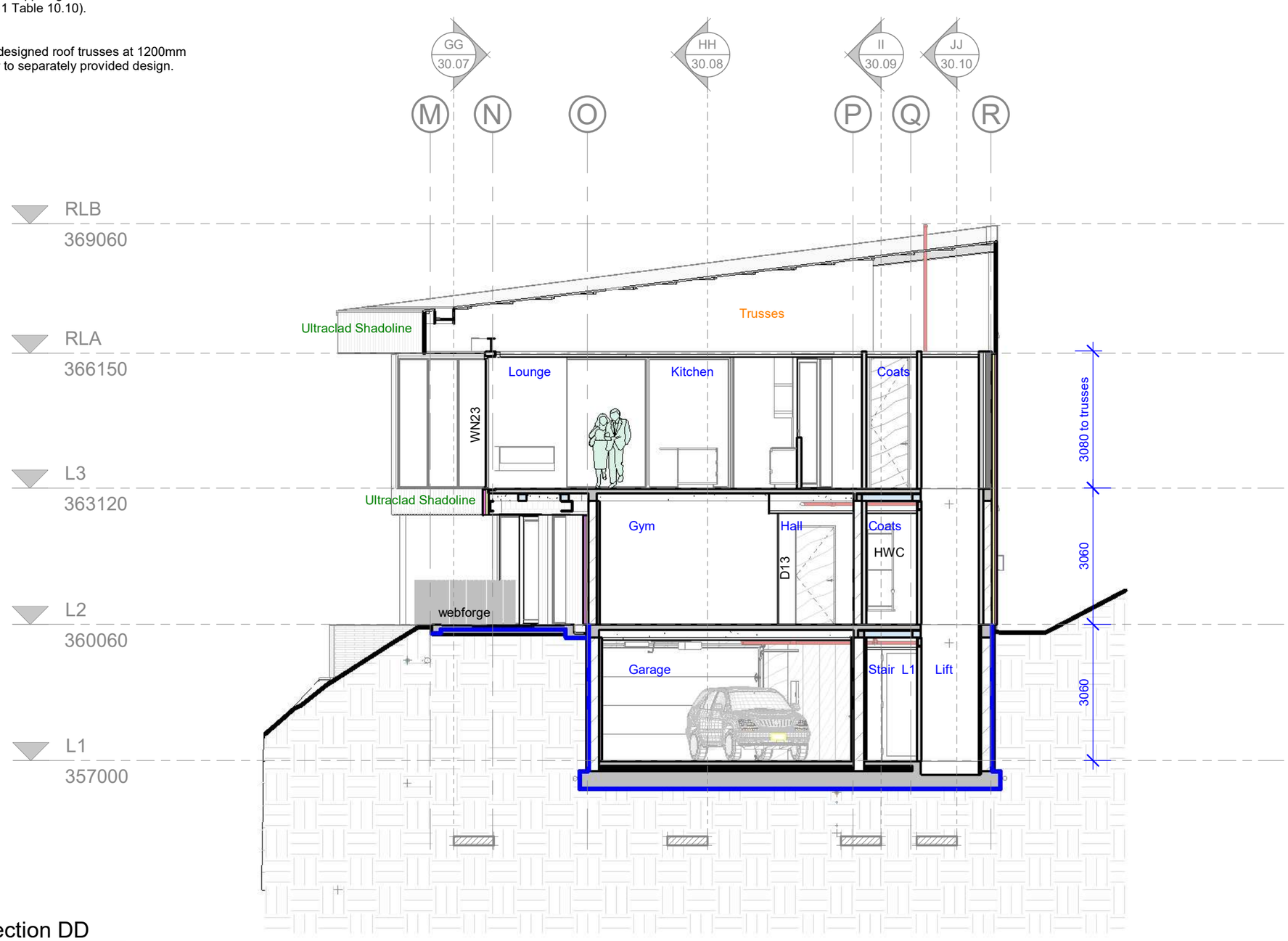
Roofing

Profiled metal roof at 7° pitch
Diamondek 400 tray profiled roofing.
Specified roofing underlay.

Purlins:
90x45 SG8 H3.2 purlins @650max. crs.
Type U fixing = 1/14g self drilling type 17 screw 100mm long hot-dipped galvanised (NZS3604:2011 Table 10.10).

Trusses:
Manufacturer designed roof trusses at 1200mm max. crs. refer to separately provided design.

Key References:
1. Geosolve, Geotechnical Report (July 2026).
2. Engco strucutral drawings and specifications.
3. Manufacturer designed roof truss information.
4. Architectural specifications and interiors package for interior selections and finishes.



Section DD
1 : 100

Section DD

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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 100
drawing no.: 30.04 rev: A

Walls (exterior)

C1 - Profiled aluminium cladding
Ultraclad Shadoline vertical weatherboards.
Rhom battens on RL AZ brackets.

C2 - Vertical timber shiplap
Vertical shiplap profiled weatherboards
45 or 20mm (varies) castellated cavity battens.

C3 - Viblock 450 Slim
Brick Veneer.
Minimum 40mm ventilated cavity.
Outfix thermal brick ties.

Wall type level 3:
7mm H3.2 CCA plywood rigid air barrier (RAB).
190x45 SG8 H1.2 framing.
Two layers of 90mm fibreglass insulation.
H1.2 battens / packing where required.
10mm plasterboard linings (generally).

Wall type level 2:
Wall wrap over mineral wool insulation.
20 series masonry walls (generally).
90x45 framing and/or 45mm strapping.
10mm plasterboard linings (generally).

Wall type level 1:
Wall wrap over mineral wool insulation.
25 series masonry walls (generally).
90x45 framing and/or 45mm strapping.
Plywood linings (generally).

Wall type level 1 below grade:
Backfill per structural specification.
Nuralite Nuradrain dimpled sheet.
Specified insulation.
NURAPLY 3PT and 3PTM tanking systems.

Walls (interior)

Refer to architectural interior drawing set.

Framing generaly 90x45 H1.2 SG8.
Studs at 600max crs.
Dwangs and nogs to suit wall linings.

Acoustic insulation to interior walls adjoining bathrooms and laundries.

Foundation

F1 - Foundation - Refer Structural

Reinforced concrete slab on ground to SED - refer structural documentation.

50mm XPS insulation.
0.25mm polythene DPM.
25mm sand blinding.
150mm layers compacted hardfill.

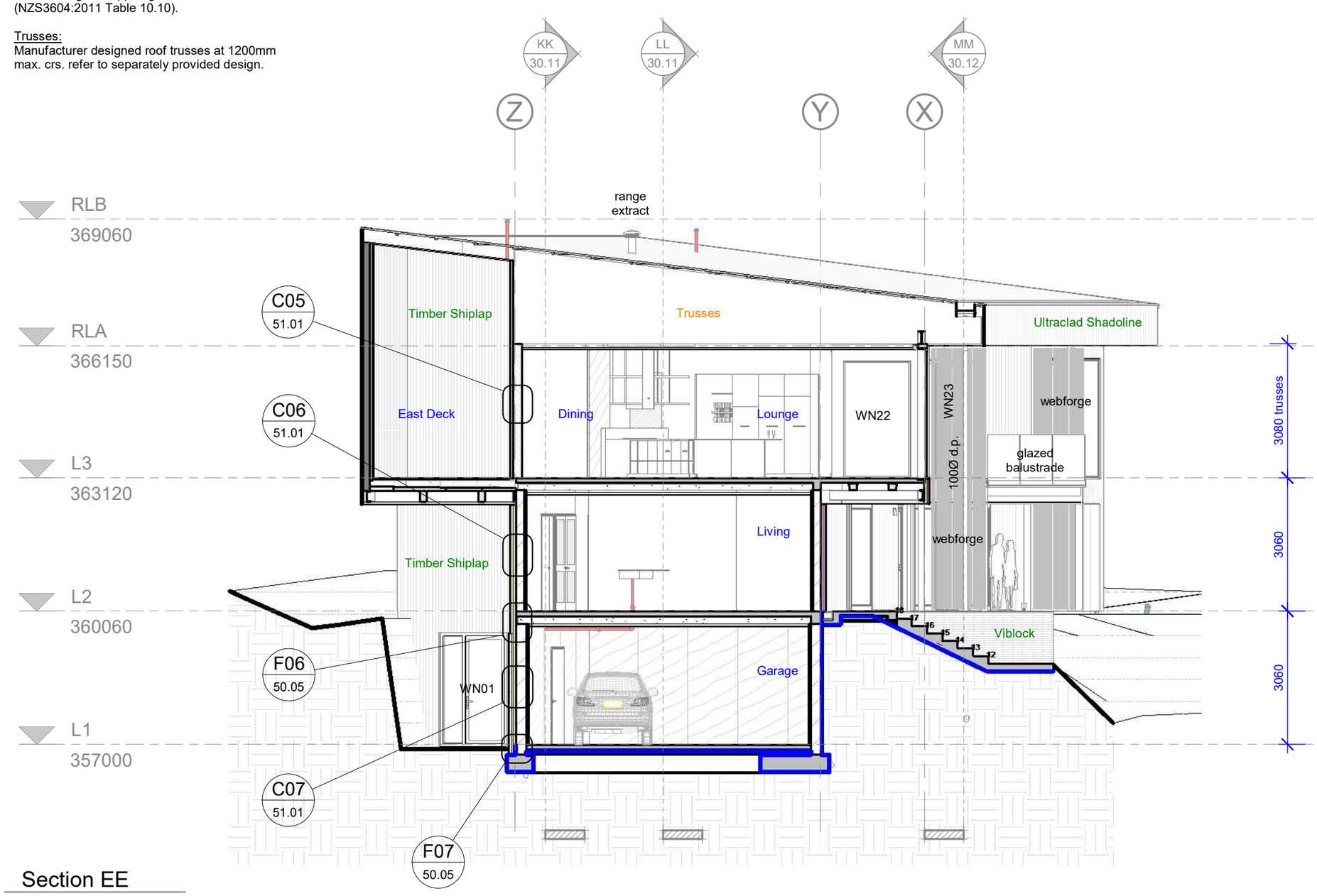
Roofing

Profiled metal roof at 7° pitch
Diamondek 400 tray profiled roofing.
Specified roofing underlay.

Purlins:
90x45 SG8 H3.2 purlins @650max. crs.
Type U fixing = 1/14g self drilling type 17 screw
100mm long hot-dipped galvanised
(NZS3604:2011 Table 10.10).

Trusses:
Manufacturer designed roof trusses at 1200mm max. crs. refer to separately provided design.

Key References:
1. Geosolve, Geotechnical Report (July 2026).
2. Engco strucutral drawings and specifications.
3. Manufacturer designed roof truss information.
4. Architectural specifications and interiors package for interior selections and finishes.



Section EE
1 : 100

Section EE

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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 100
drawing no.: 30.05 rev: A

Walls (exterior)

C1 - Profiled aluminium cladding
Ultraclad Shadoline vertical weatherboards.
Rhom battens on RL AZ brackets.

C2 - Vertical timber shiplap
Vertical shiplap profiled weatherboards
45 or 20mm (varies) castellated cavity battens.

C3 - Viblock 450 Slim
Brick Veneer.
Minimum 40mm ventilated cavity.
Outfix thermal brick ties.

Wall type level 3:
7mm H3.2 CCA plywood rigid air barrier (RAB).
190x45 SG8 H1.2 framing.
Two layers of 90mm fibreglass insulation.
H1.2 battens / packing where required.
10mm plasterboard linings (generally).

Wall type level 2:
Wall wrap over mineral wool insulation.
20 series masonry walls (generally).
90x45 framing and/or 45mm strapping.
10mm plasterboard linings (generally).

Wall type level 1:
Wall wrap over mineral wool insulation.
25 series masonry walls (generally).
90x45 framing and/or 45mm strapping.
Plywood linings (generally).

Wall type level 1 below grade:
Backfill per structural specification.
Nuralite Nuradrain dimpled sheet.
Specified insulation.
NURAPLY 3PT and 3PTM tanking systems.

Walls (interior)

Refer to architectural interior drawing set.

Framing generaly 90x45 H1.2 SG8.
Studs at 600max crs.
Dwangs and nogs to suit wall linings.

Acoustic insulation to interior walls adjoining bathrooms and laundries.

Foundation

F1 - Foundation - Refer Structural

Reinforced concrete slab on ground to SED - refer structural documentation.

50mm XPS insulation.
0.25mm polythene DPM.
25mm sand blinding.
150mm layers compacted hardfill.

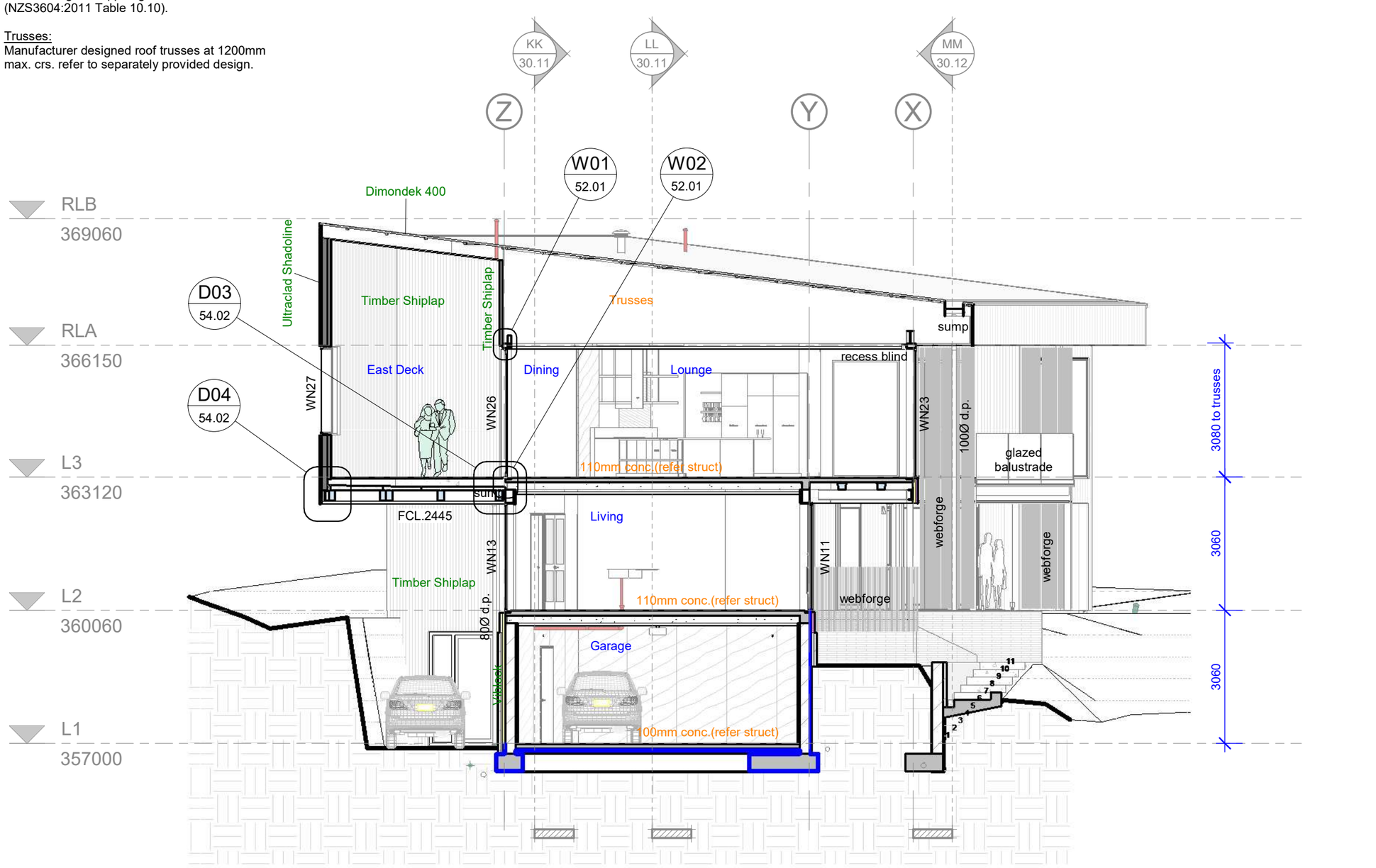
Roofing

Profiled metal roof at 7° pitch
Diamondek 400 tray profiled roofing.
Specified roofing underlay.

Purlins:
90x45 SG8 H3.2 purlins @650max. crs.
Type U fixing = 1/14g self drilling type 17 screw
100mm long hot-dipped galvanised
(NZS3604:2011 Table 10.10).

Trusses:
Manufacturer designed roof trusses at 1200mm max. crs. refer to separately provided design.

Key References:
1. Geosolve, Geotechnical Report (July 2026).
2. Engco strucutral drawings and specifications.
3. Manufacturer designed roof truss information.
4. Architectural specifications and interiors package for interior selections and finishes.



Section FF
1 : 100

Section FF

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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 100
drawing no.: 30.06 rev: A



Key References:
1. Geosolve, Geotechnical Report (July 2026).
2. Engco strucutral drawings and specifications.
3. Manufacturer designed roof truss information.
4. Architectural specifications and interiors package for interior selections and finishes.

DD 30.04 · CC 30.03 · BB 30.02 · AA 30.01

H · G · F · E · D · C · B · A

RLB 369060

RLA 366150

L3 363120

L2 360060

L1 357000

Ultraclad Shadoline · sump · 1:21 · 1:60 · 1:60 · sump

WN25 · WN24 · Lounge · WN23 · North Deck · WN21 · Timber Shiplap · WN20 · WN19

webforge · sump · extract air · Ultraclad Shadoline

WN12 · webforge · WN09 · 100Ø d.p. · WN07 · WN06

WN02

3080 to trusses · 3060 · 3060

D07 54.04

Section GG
1 : 100

Section GG

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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 100
drawing no.: 30.07 rev: A



AA 30.01 | BB 30.02 | CC 30.03 | DD 30.04

A B C D E F G H

RLB 369060 | RLA 366150 | L3 363120 | L2 360060 | L1 357000

R02 53.02 | R05 53.03 | F02 50.01 | C03 51.01 | C01 51.01 | T1

W/Robe | Bed 1 | Media Room | Kitchen | Dining | Bed 2 | Bed 3 | Ensuite 3 | Gym | Bed 4 | Living | Garage

WN25 | WN12

3080 to trusses | 3060 | 3060

HH 10.03 **Section HH**
1 : 100

Key References:
1. Geosolve, Geotechnical Report (July 2026).
2. Engco strucutral drawings and specifications.
3. Manufacturer designed roof truss information.
4. Architectural specifications and interiors package for interior selections and finishes.

Section HH

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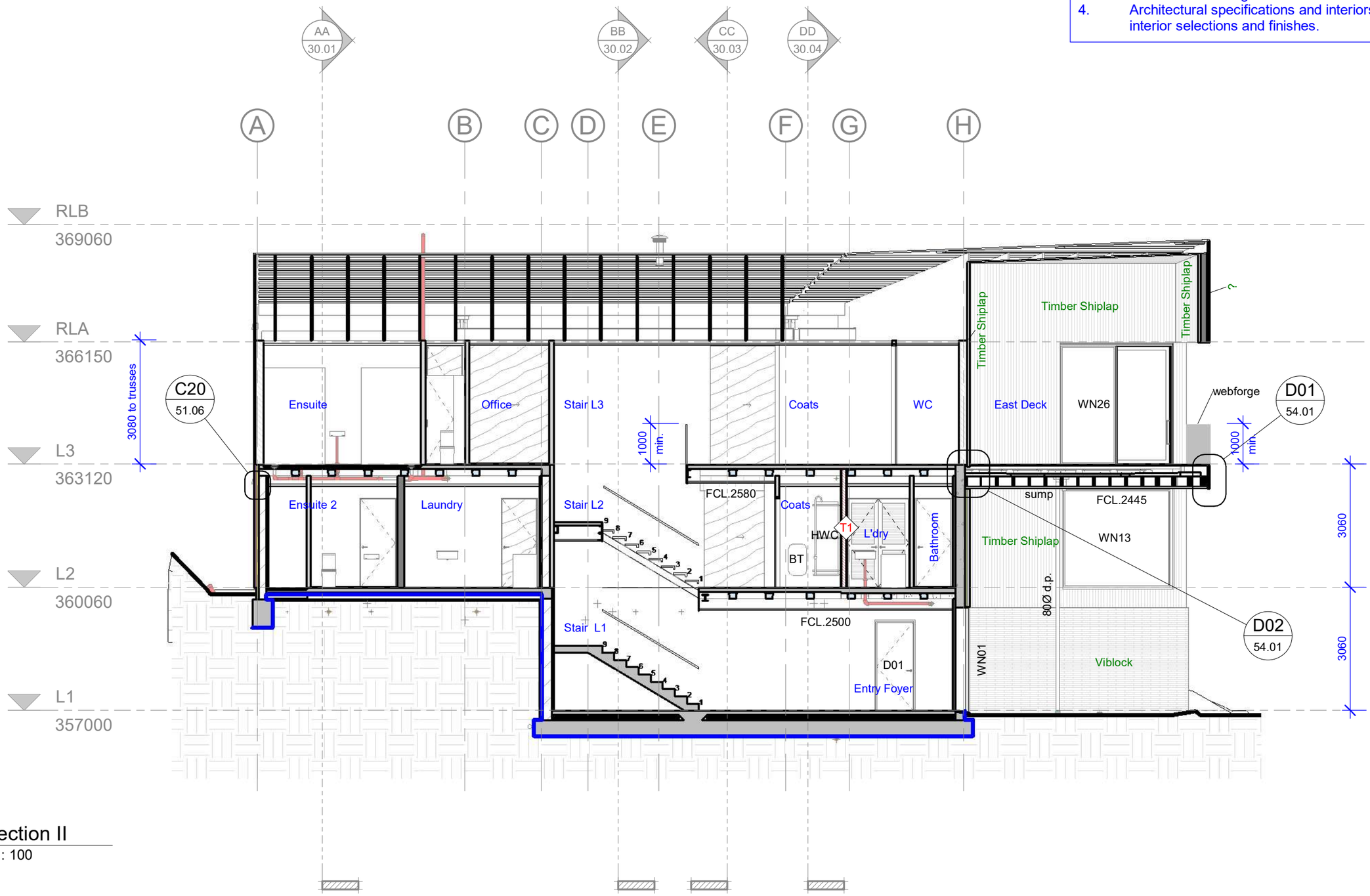
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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 100
drawing no.: 30.08 rev: A

Key References:
1. Geosolve, Geotechnical Report (July 2026).
2. Engco strucutral drawings and specifications.
3. Manufacturer designed roof truss information.
4. Architectural specifications and interiors package for interior selections and finishes.



Section II
1 : 100

Section II

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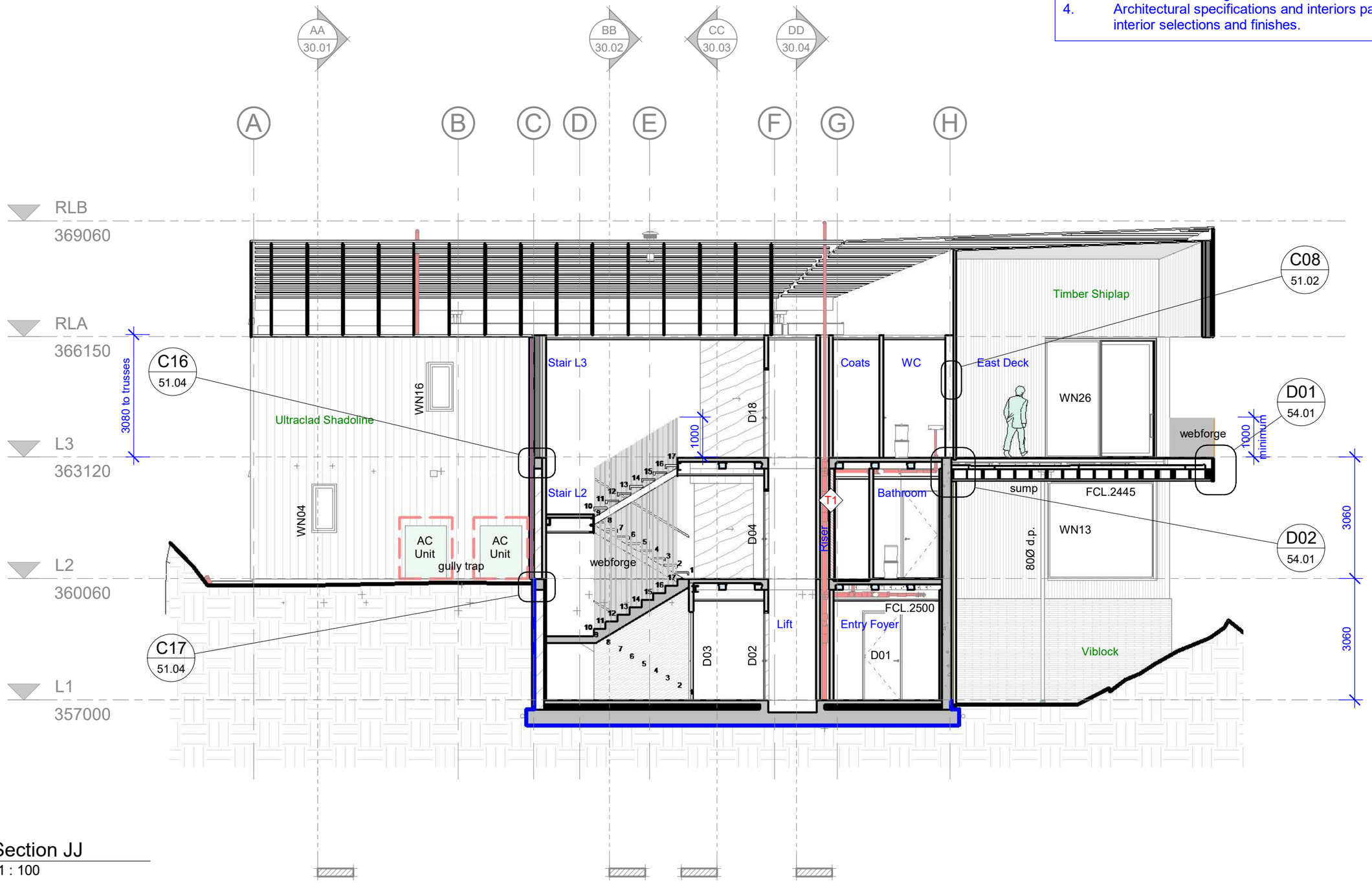
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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 100
drawing no.: 30.09 rev: A

Key References:
1. Geosolve, Geotechnical Report (July 2026).
2. Engco strucutral drawings and specifications.
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Section JJ
1 : 100

Section JJ

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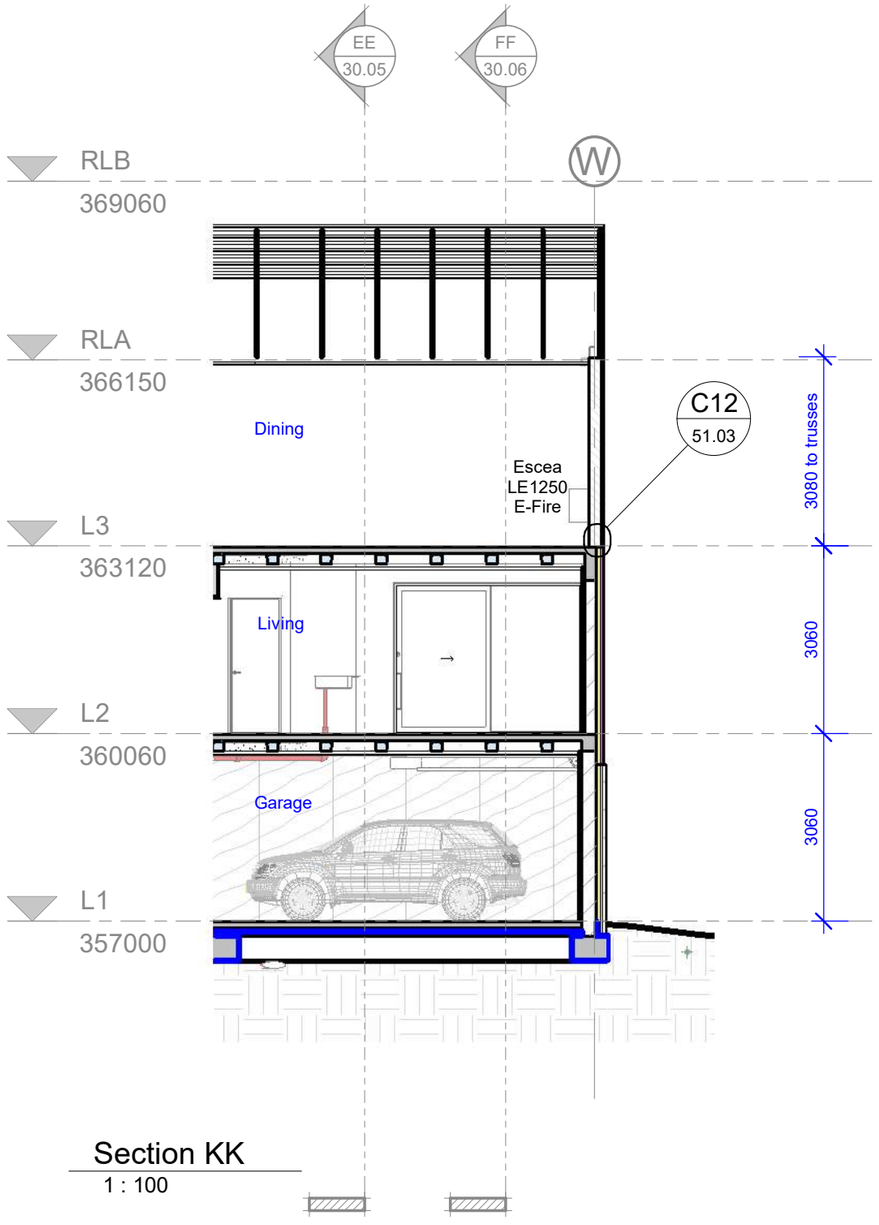
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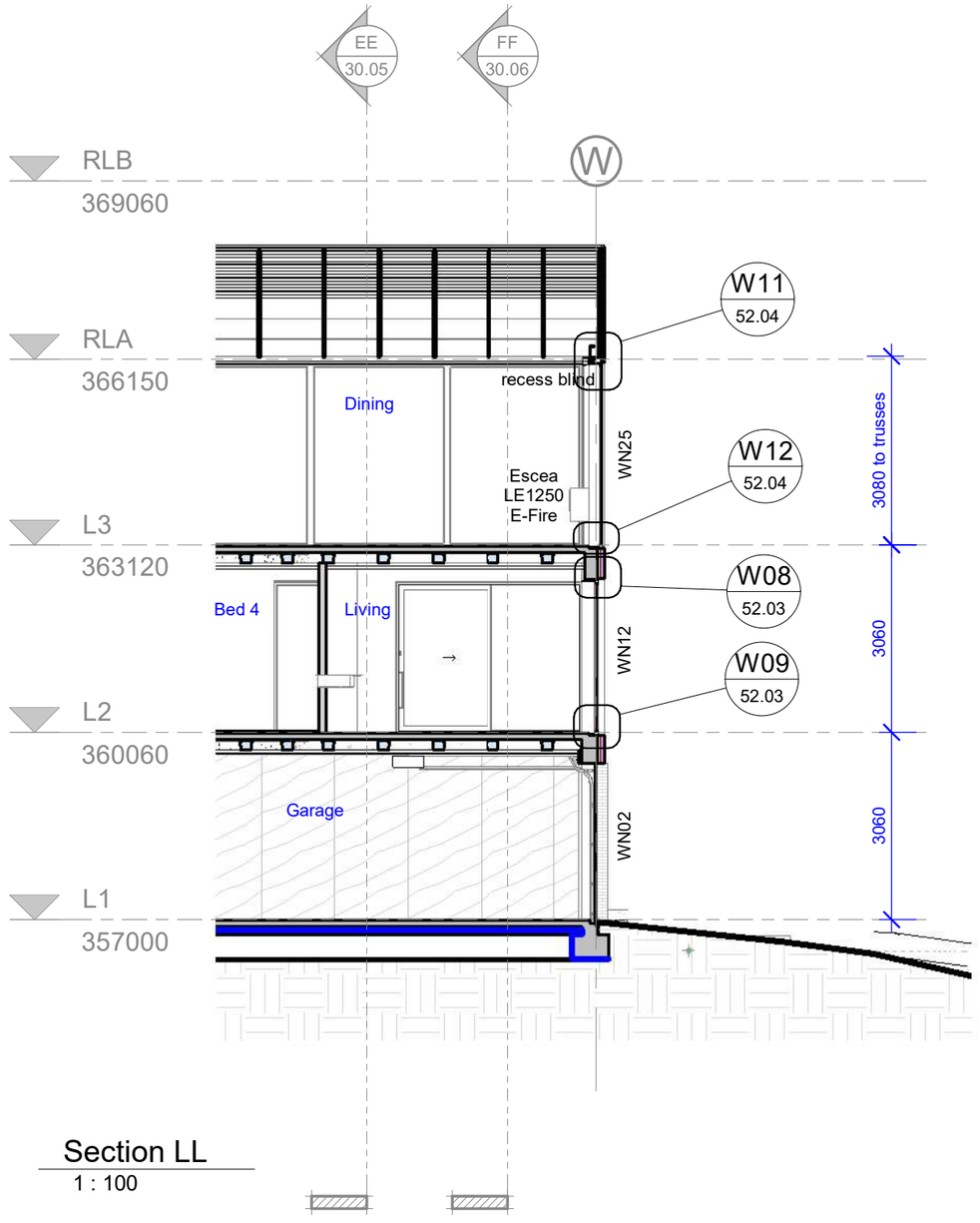
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job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 100
drawing no.: 30.10 rev: A

Key References:
1. Geosolve, Geotechnical Report (July 2026).
2. Engco strucutral drawings and specifications.
3. Manufacturer designed roof truss information.
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Section KK
1 : 100



Section LL
1 : 100

Section KK and LL

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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 100
drawing no.: 30.11 rev: A

Walls (exterior)

C1 - Profiled aluminium cladding
Ultraclad Shadoline vertical weatherboards.
Rhom battens on RL AZ brackets.

C2 - Vertical timber shiplap
Vertical shiplap profiled weatherboards
45 or 20mm (varies) castellated cavity battens.

C3 - Viblock 450 Slim
Brick Veneer.
Minimum 40mm ventilated cavity.
Outfix thermal brick ties.

Wall type level 3:
7mm H3.2 CCA plywood rigid air barrier (RAB).
190x45 SG8 H1.2 framing.
Two layers of 90mm fibreglass insulation.
H1.2 battens / packing where required.
10mm plasterboard linings (generally).

Wall type level 2:
Wall wrap over mineral wool insulation.
20 series masonry walls (generally).
90x45 framing and/or 45mm strapping.
10mm plasterboard linings (generally).

Wall type level 1:
Wall wrap over mineral wool insulation.
25 series masonry walls (generally).
90x45 framing and/or 45mm strapping.
Plywood linings (generally).

Wall type level 1 below grade:
Backfill per structural specification.
Nuralite Nuradrain dimpled sheet.
Specified insulation.
NURAPLY 3PT and 3PTM tanking systems.

Walls (interior)

Refer to architectural interior drawing set.

Framing generaly 90x45 H1.2 SG8.
Studs at 600max crs.
Dwangs and nogs to suit wall linings.

Acoustic insulation to interior walls adjoining bathrooms and laundries.

Foundation

F1 - Foundation - Refer Structural

Reinforced concrete slab on ground to SED - refer structural documentation.

50mm XPS insulation.
0.25mm polythene DPM.
25mm sand blinding.
150mm layers compacted hardfill.

Roofing

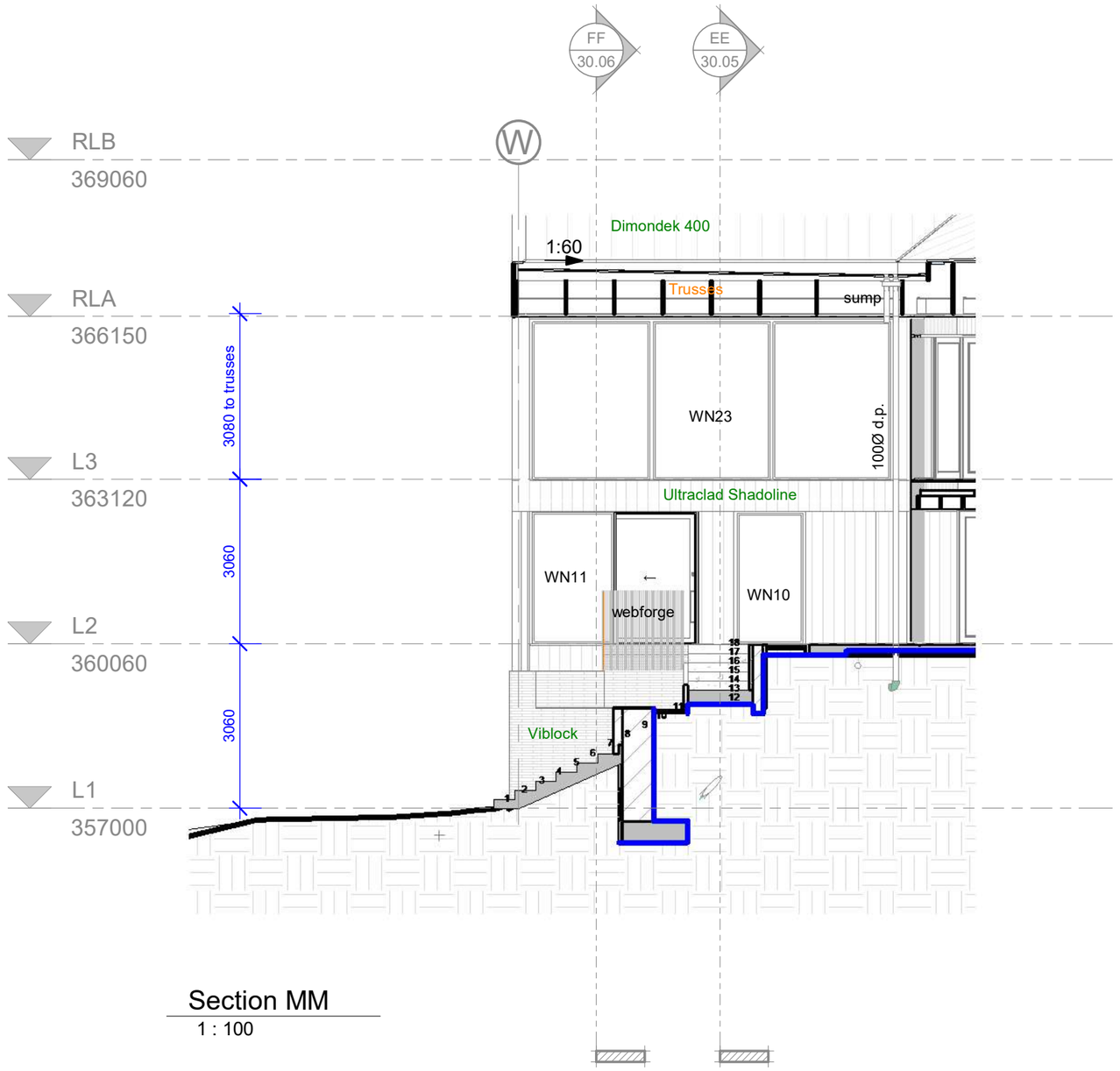
Profiled metal roof at 7° pitch
Diamondek 400 tray profiled roofing.
Specified roofing underlay.

Purlins:
90x45 SG8 H3.2 purlins @650max. crs.
Type U fixing = 1/14g self drilling type 17 screw
100mm long hot-dipped galvanised
(NZS3604:2011 Table 10.10).

Trusses:
Manufacturer designed roof trusses at 1200mm max. crs. refer to separately provided design.



Key References:
1. Geosolve, Geotechnical Report (July 2026).
2. Engco strucutral drawings and specifications.
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Section MM
1 : 100

Section MM

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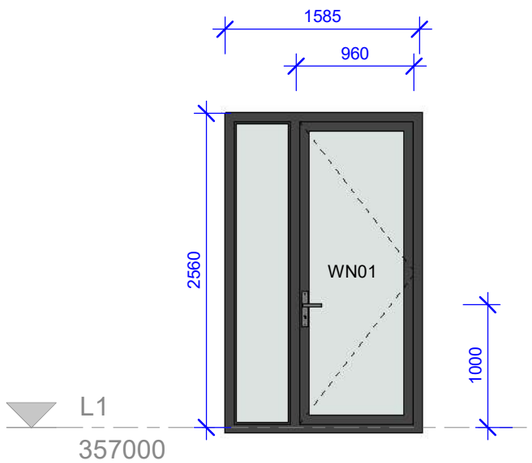
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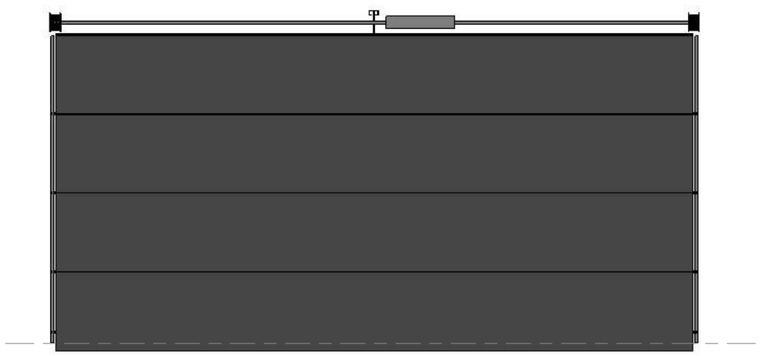
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date: 13 Nov 2026
drawn: DD
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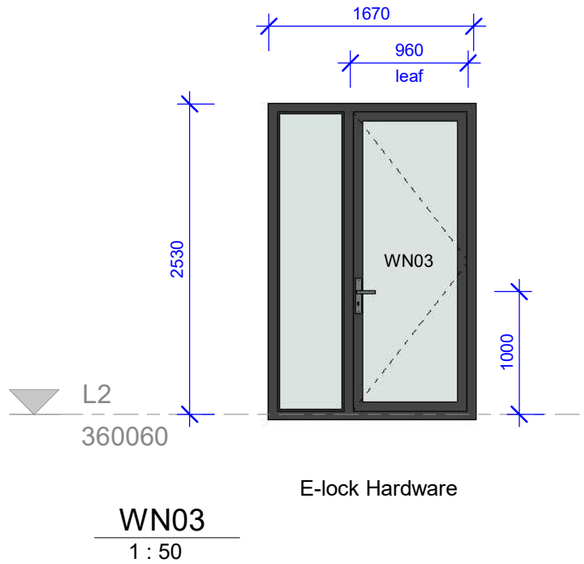
WN01

1 : 50



WN02

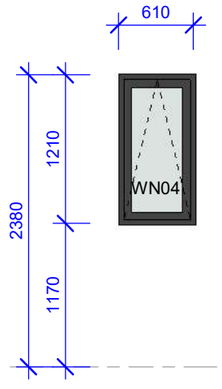
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E-lock Hardware

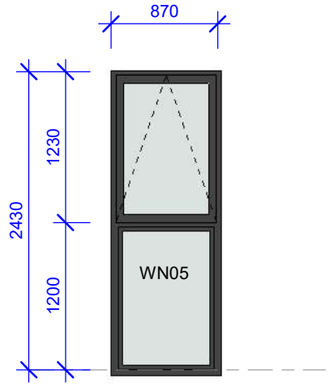
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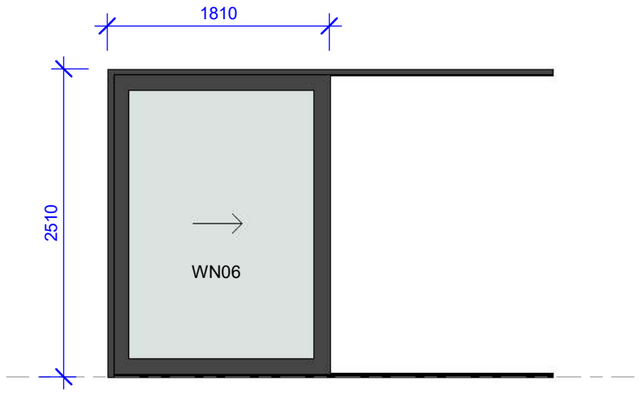
WN04

1 : 50



WN05

1 : 50



WN06

1 : 50

Mark	Elevation	Room	R.O.Height	R.O.Width	Area
WN01	East	Entry Foyer	2590	1585	4.11 m²
WN02	East	Garage	2560	5300	13.57 m²
WN03	South	Stair L2	2560	1670	4.28 m²
WN04	South	Ensuite 2	1210	610	0.74 m²
WN05	West	Bed 2	2460	870	2.14 m²
WN06	North	Bed 2	2510	1810	4.54 m²
WN07	North	Bed 3	2510	1810	4.54 m²
WN08	North	Ensuite 3	2410	610	1.47 m²
WN09	North	Gym	2510	1810	4.54 m²
WN10	North	Bed 4	2510	1310	3.29 m²
WN11	North	Living	2510	3110	7.81 m²
WN12	East	Living	2530	3940	9.97 m²
WN13	South	Living	2505	2860	7.16 m²
WN14	South	Bathroom	1210	610	0.74 m²
WN15	South	Stair L3	3010	1670	5.03 m²
WN16	South	Ensuite	1210	610	0.74 m²
WN17	West	Ensuite	2460	670	1.65 m²
WN18	West	Bed 1	2760	1360	3.75 m²
WN19	North	Bed 1	2790	3860	10.77 m²
WN20	North	Media Room	2760	1860	5.13 m²
WN21	North	Lounge	2700	1810	4.89 m²
WN22	West	Lounge	2700	1610	4.35 m²
WN23	North	Lounge	3010	6740	20.29 m²
WN24	East	Lounge	3010	1860	5.60 m²
WN25	East	Lounge	3010	3940	11.86 m²
WN26	South	Dining	3010	2940	8.85 m²
WN27	Exterior	East Deck	2060	1970	4.06 m²

Window Elevations

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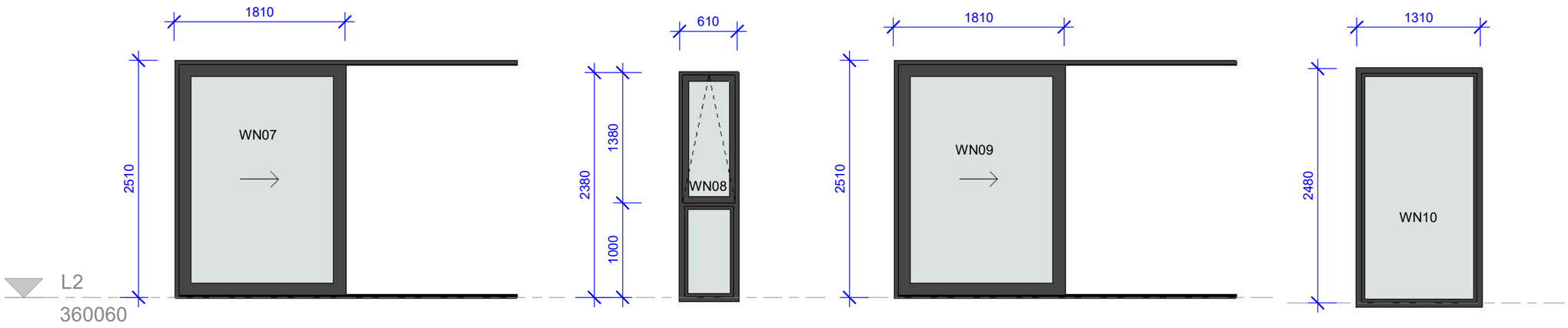
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job: 381
date: 13 Nov 2026
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drawing no.: 40.01 rev: A

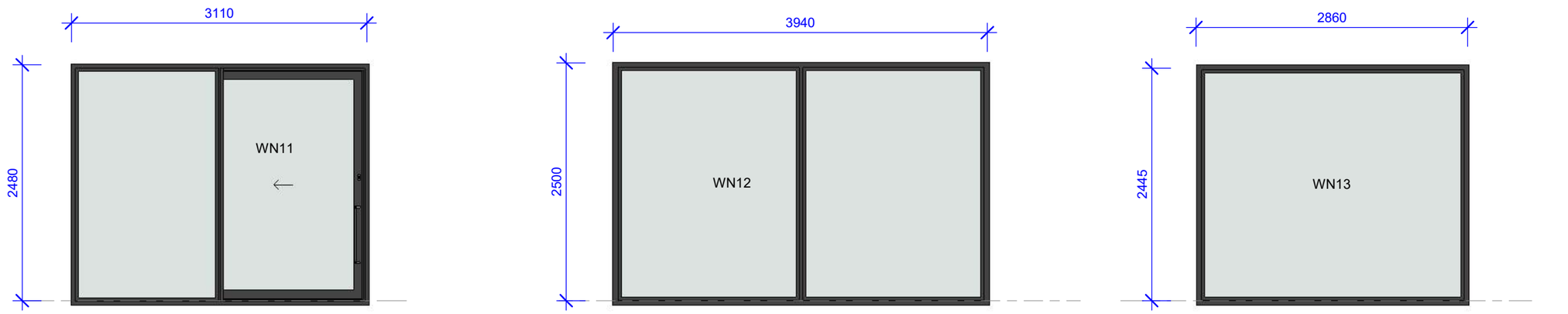


WN07
1 : 50

WN08
1 : 50

WN09
1 : 50

WN10
1 : 50



WN11
1 : 50

WN12
1 : 50

WN13
1 : 50

WN14 - Flat Bathroom
1 : 50

Windows + Doors

Abreviations

O/A	Overall
ROS	Rough Opening Size
TRM	Trim Size
SL	Sliding door / window
FX	Fixed glazing
AW	Awning window
FJP	Finger Jointed Pine reveal
GJL	Grooved Jamb Liner (Archiframe)
PGL	Plain Jamb Liner (Architraves)
IGU	Insulated Glass Unit
SG	Safety glazing
OBS	Obscured glazing

Schedule Views

Industry standard external - windows and door views are elevated from exterior side.

General Notes

All galzing to comply with NZS 4223.3:2016

No obscure glazing.

All windows and doors to be thermally broken, low-e double glazed. Refer to specification.

Sash restrictor stays to all awning windows unless stated otherwise in specification.

Window Elevations

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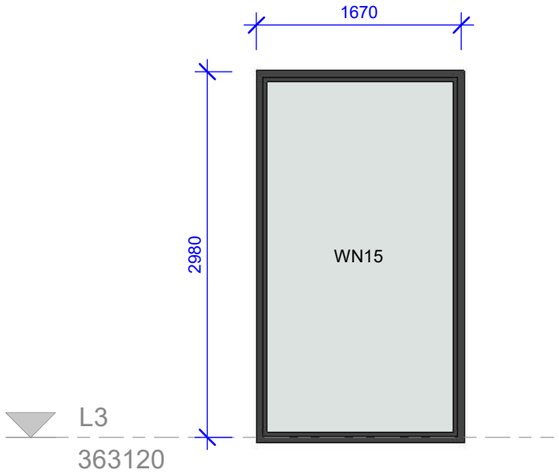
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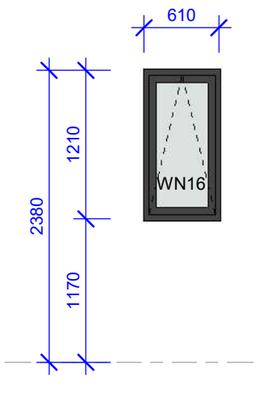
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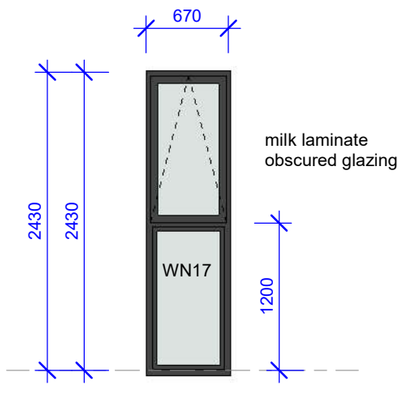
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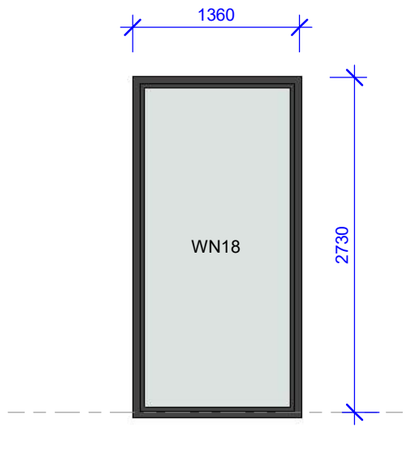
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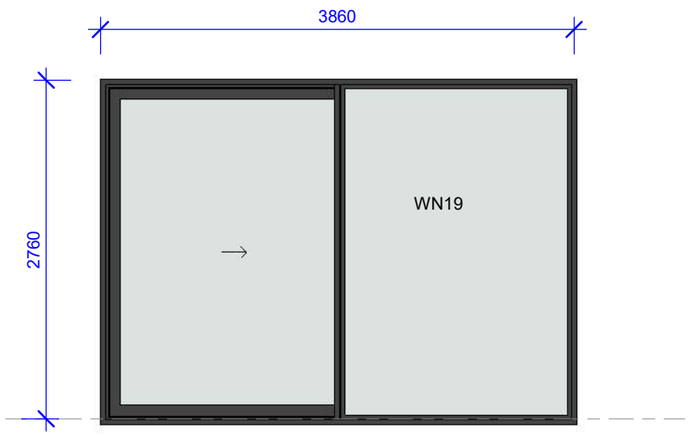
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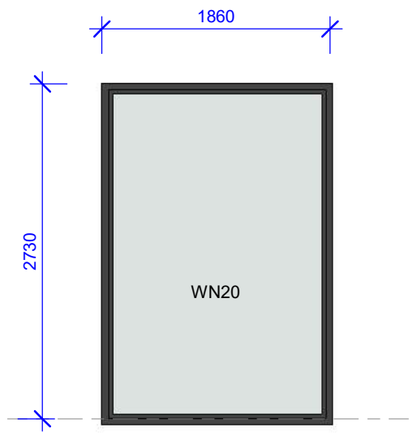
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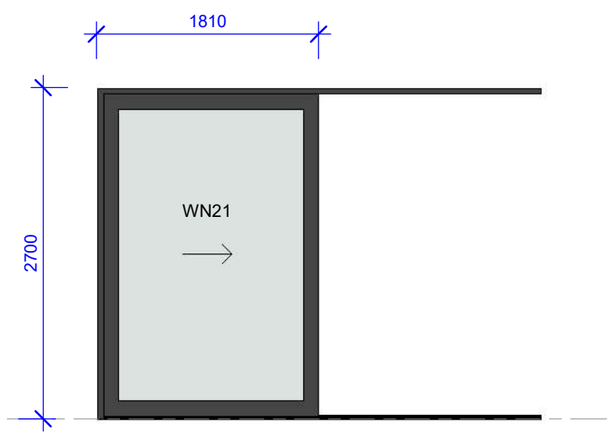
WN18
1 : 50



WN19
1 : 50



WN20
1 : 50



WN21
1 : 50

Windows + Doors

Abreviations

O/A	Overall
ROS	Rough Opening Size
TRM	Trim Size
SL	Sliding door / window
FX	Fixed glazing
AW	Awning window
FJP	Finger Jointed Pine reveal
GJL	Grooved Jamb Liner (Archiframe)
PGL	Plain Jamb Liner (Architraves)
IGU	Insulated Glass Unit
SG	Safety glazing
OBS	Obscured glazing

Schedule Views

Industry standard external - windows and door views are elevated from exterior side.

General Notes

All galzing to comply with NZS 4223.3:2016

No obscure glazing.

All windows and doors to be thermally broken, low-e double glazed. Refer to specification.

Sash restrictor stays to all awning windows unless stated otherwise in specification.

Window Elevations

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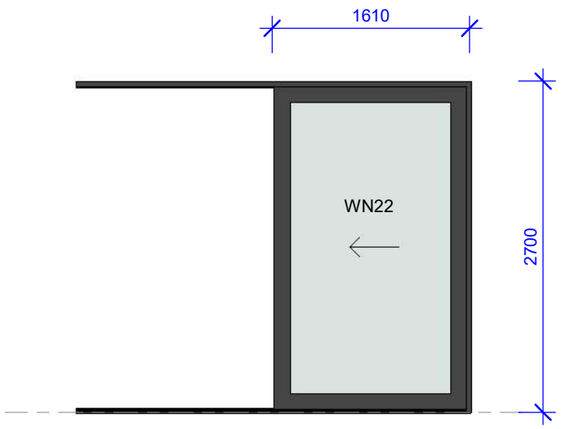
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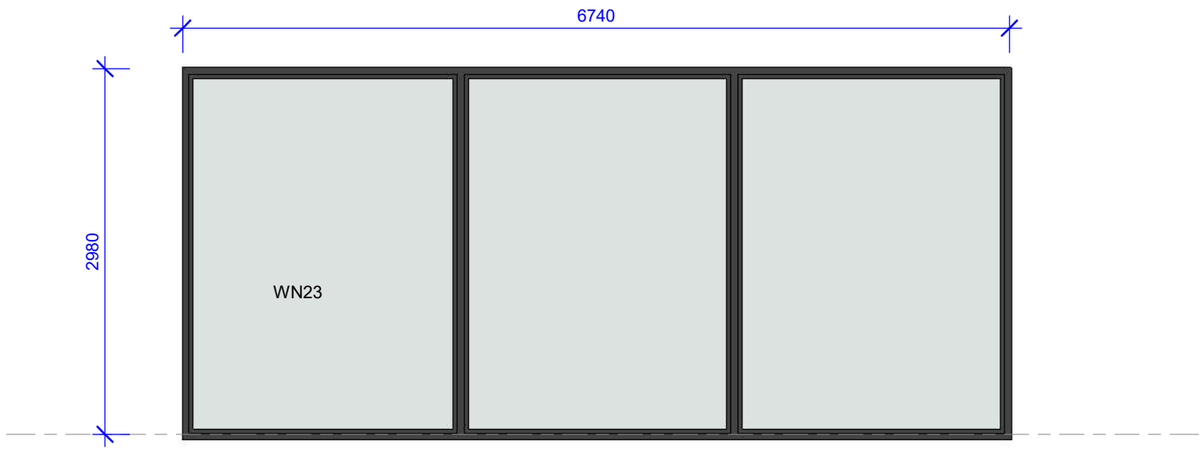
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date: 13 Nov 2026
drawn: DD
scale: As indicated
drawing no.: 40.03 rev: A



WN22
1 : 50



WN23
1 : 50

Windows + Doors

Abreviations

O/A	Overall
ROS	Rough Opening Size
TRM	Trim Size
SL	Sliding door / window
FX	Fixed glazing
AW	Awning window
FJP	Finger Jointed Pine reveal
GJL	Grooved Jamb Liner (Archiframe)
PGL	Plain Jamb Liner (Architraves)
IGU	Insulated Glass Unit
SG	Safety glazing
OBS	Obscured glazing

Schedule Views

Industry standard external - windows and door views are elevated from exterior side.

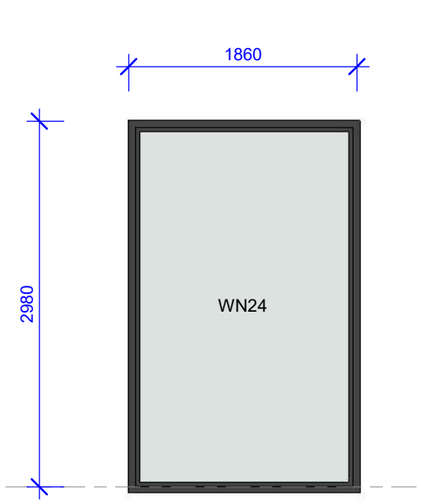
General Notes

All galzing to comply with NZS 4223.3:2016

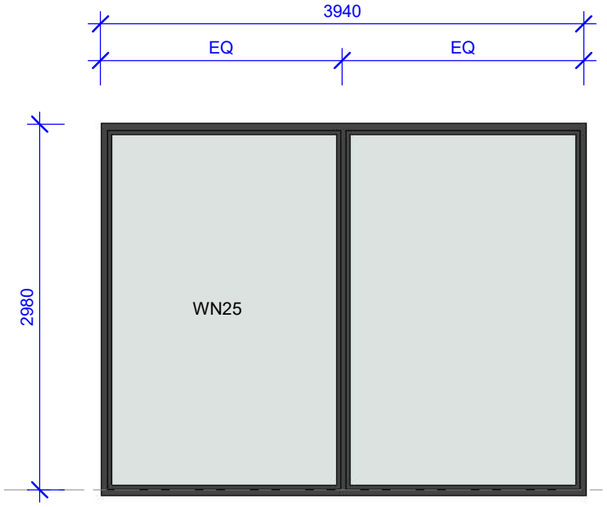
No obscure glazing.

All windows and doors to be thermally broken, low-e double glazed. Refer to specification.

Sash restrictor stays to all awning windows unless stated otherwise in specification.



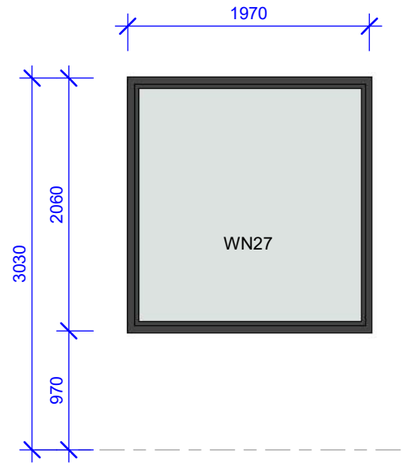
WN24
1 : 50



WN25
1 : 50



WN26
1 : 50



WN27
1 : 50

Window Elevations

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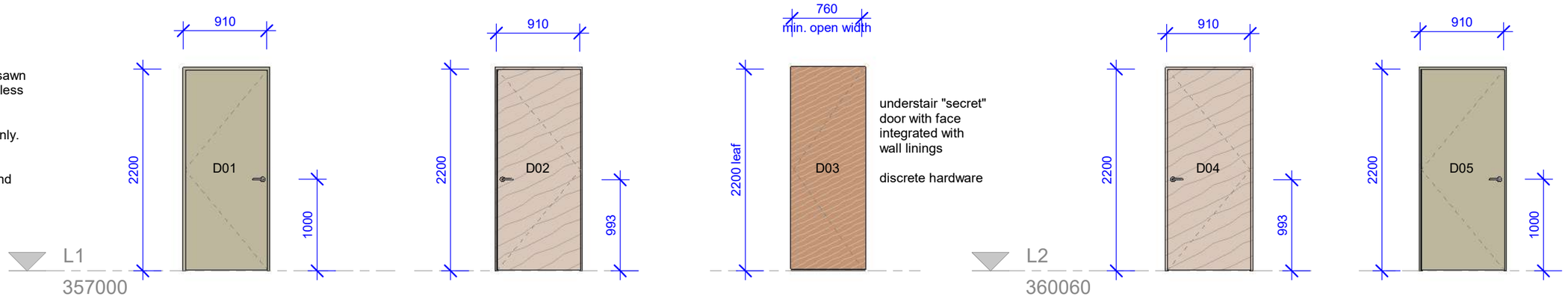
job: 381
date: 13 Nov 2026
drawn: DD
scale: As indicated
drawing no.: 40.04 rev: A

Interior Doors

Polycore leaves. Clear finished, quarter sawn oak veneer with solid clashed edges - unless otherwise noted.

Colours shown for illustrative purposes only. Colour selections to be confirmed.

Refer to specifications for all hardware and further information.



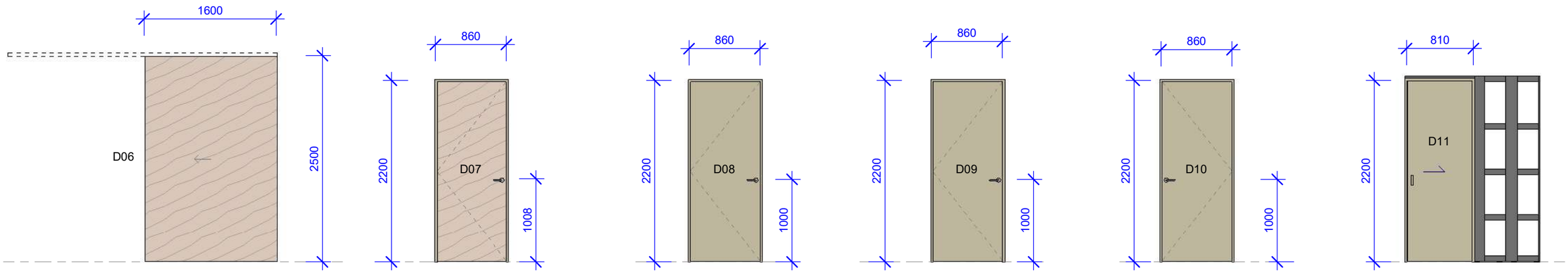
D01 - Garage
1 : 50

D02 - Lift Level 1
1 : 50

D03 - Understair
1 : 50

D04 - Lift Level 2
1 : 50

D05
1 : 50



D06
1 : 50

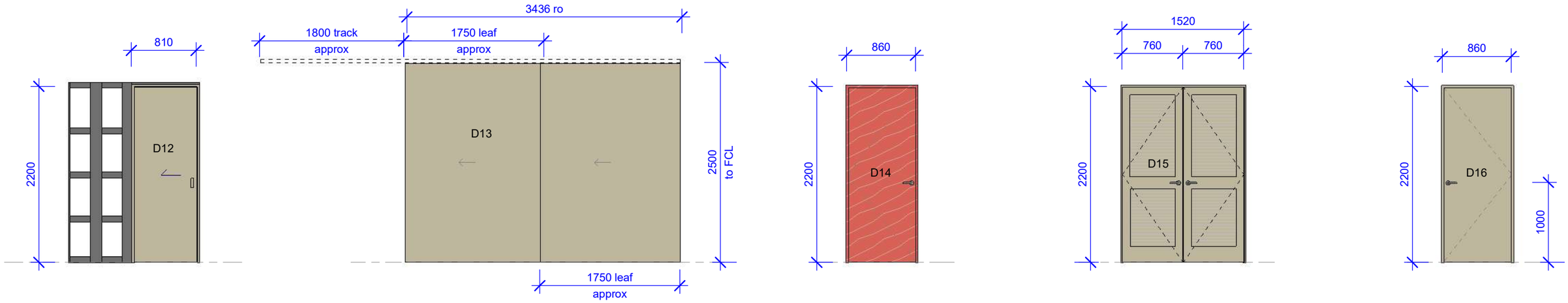
D07
1 : 50

D08
1 : 50

D09
1 : 50

D10
1 : 50

D11 - Ensuite 3
1 : 50



D12 - Ensuite 3
1 : 50

D13 - Gym
1 : 50

D14 - Apt. (--/30/-- sm)
1 : 50

D15 - Apt. Laundry
1 : 50

D16 - Apt. Bedroom
1 : 50

Door Elevations

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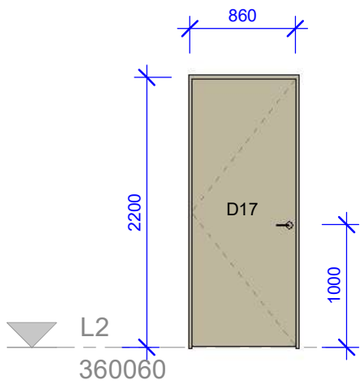
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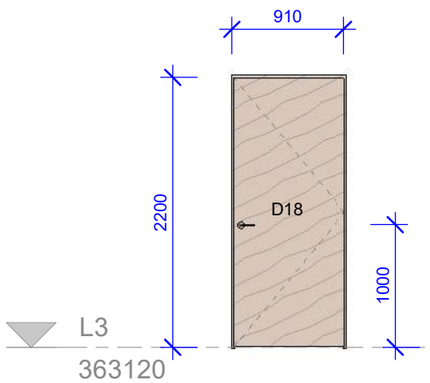
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series: Build Consent

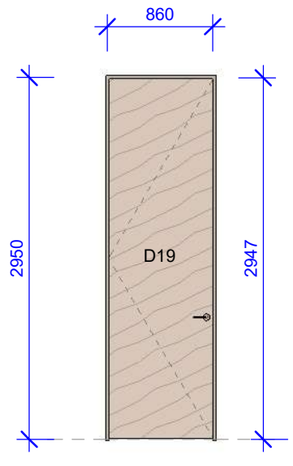
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date:	13 Nov 2026
drawn:	DD
scale:	As indicated
drawing no.:	41.01 rev: A



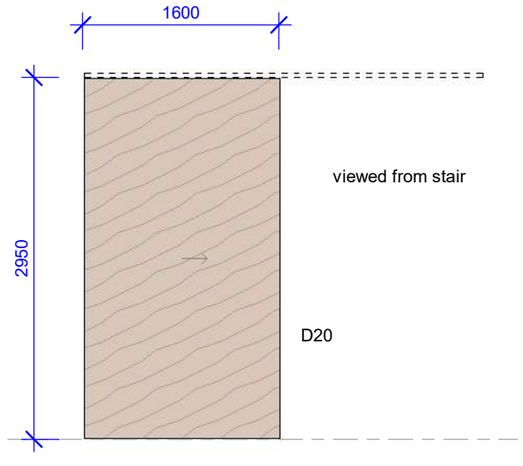
D17 - Apt. Bathroom
1 : 50



D18 - Lift Level 3
1 : 50

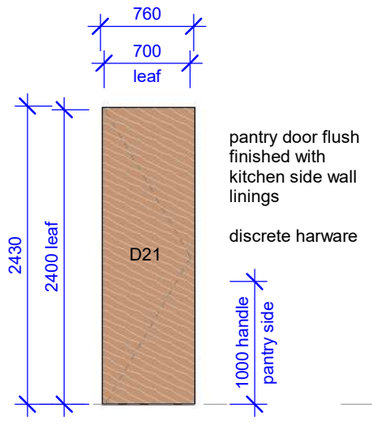


D19
1 : 50

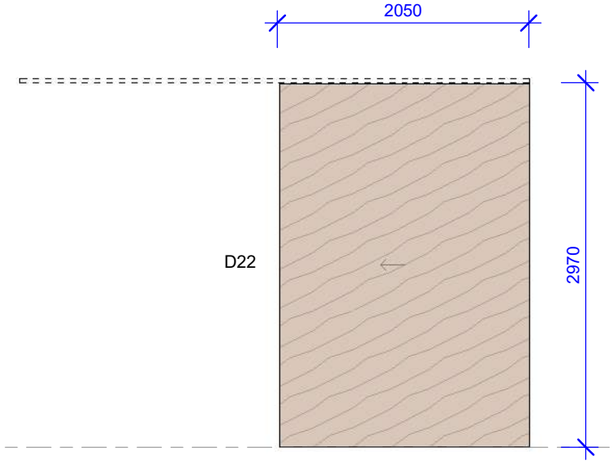


D20
1 : 50

Mark	Leaf Type	R.O Width	R.O Height
D01	910x2200 paint grade	970	2240
D02	910x2200 veneer grade	970	2240
D03	760x2200 integrated panel door	820	2230
D04	910x2200 veneer grade	970	2240
D05	910x2200 paint grade	970	2240
D06	1600x2500 recessed ceiling mount veneer grade		
D07	860x2200 veneer grade	920	2240
D08	860x2200 paint grade	920	2240
D09	860x2200 paint grade	920	2240
D10	860x2200 paint grade	920	2240
D11	810x2200 pocket paint grade	1650	2305
D12	810x2200 pocket paint grade	1650	2305
D13	2(1750x2500) recessed ceiling mount	3436	
D14	860x2200 (FRR -/30/- sm)	920	2240
D15	710x2200 (2x leaf) wardrobe	1580	2240
D16	860x2200 paint grade	920	2240
D17	860x2200 paint grade	920	2240
D18	910x2200 veneer grade	970	2240
D19	860x2950 veneer grade	920	2990
D20	1600x2950 recessed ceiling mount veneer grade		
D21	700x2400 integrated door	760	2430
D22	2050x2970 recessed ceiling mount		
D23	1600x2950 recessed ceiling mount veneer grade		
D24	860x2950 veneer grade	920	2990
D25	frameless reeded glass 700 wide leaf	980	



D21 - Pantry
1 : 50



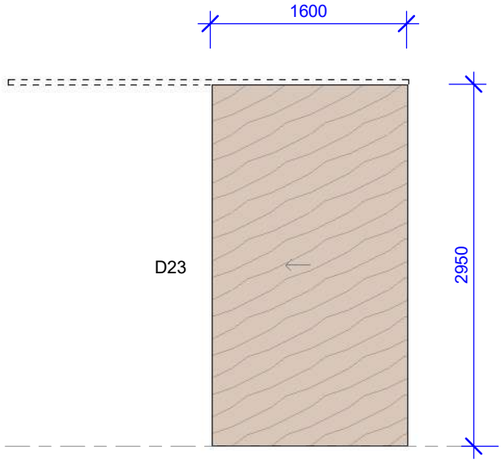
D22 - Office
1 : 50

Interior Doors

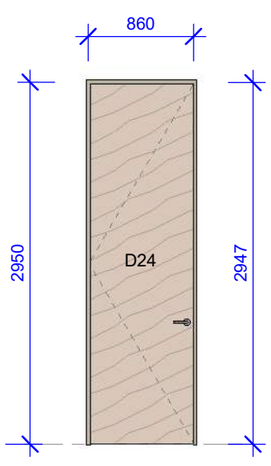
Polycore leaves. Clear finished, quarter sawn oak veneer with solid clashed edges - unless otherwise noted.

Colours shown for illustrative purposes only. Colour selections to be confirmed.

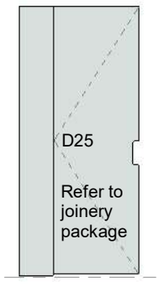
Refer to specifications for all hardware and further information.



D23 - Bed 1
1 : 50



D24
1 : 50



D25
1 : 50

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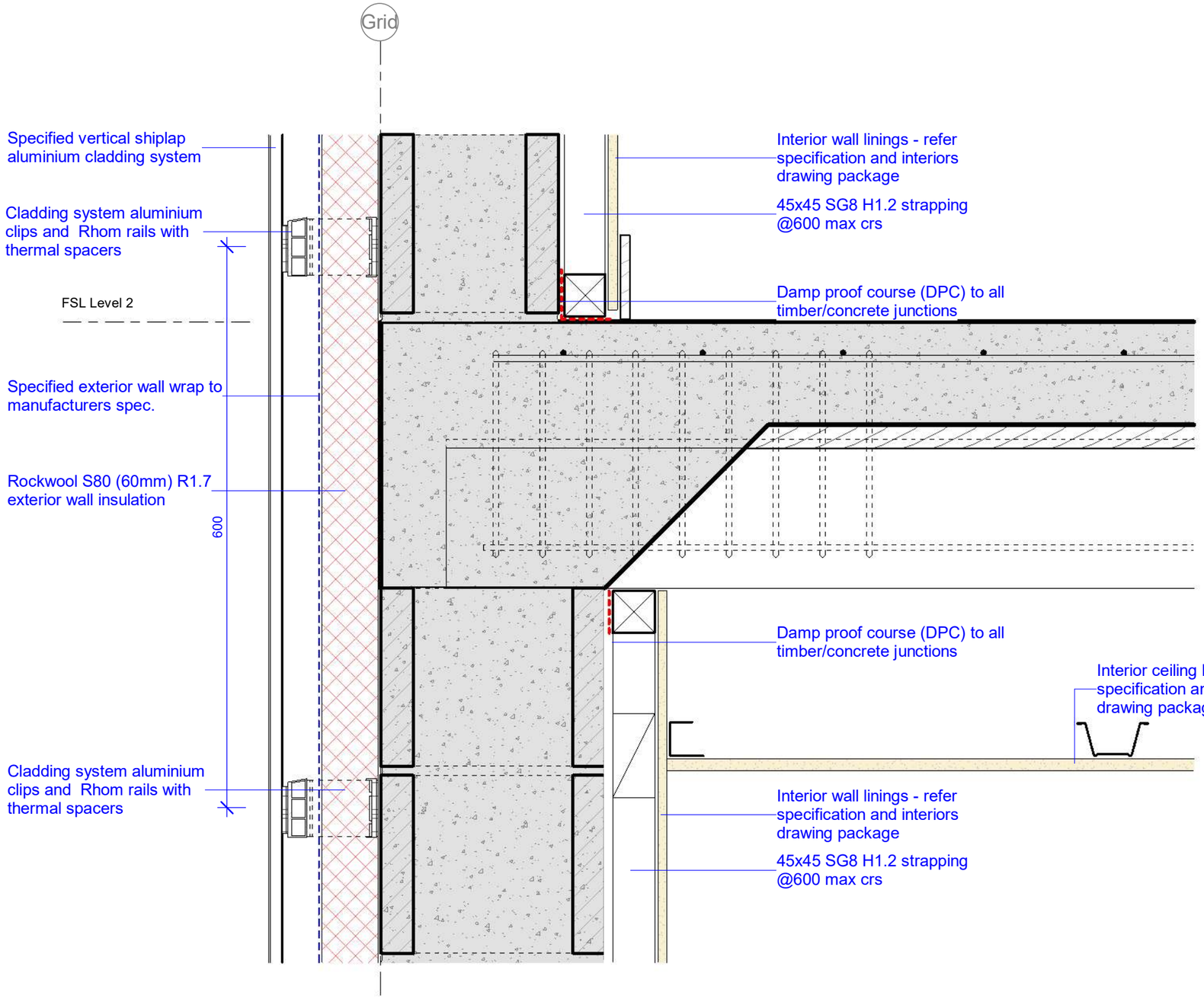
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Door Elevations

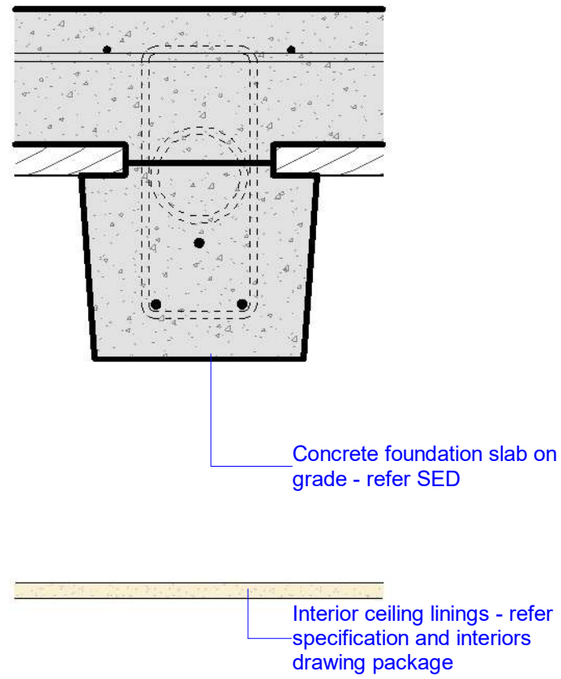
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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: As indicated
drawing no.: 41.02 rev: A



F01 Conc. Rib Level 2 Perimeter
1 : 5



F02 30.08 Conc. Rib and Infill XS
1 : 5

Details - Floor

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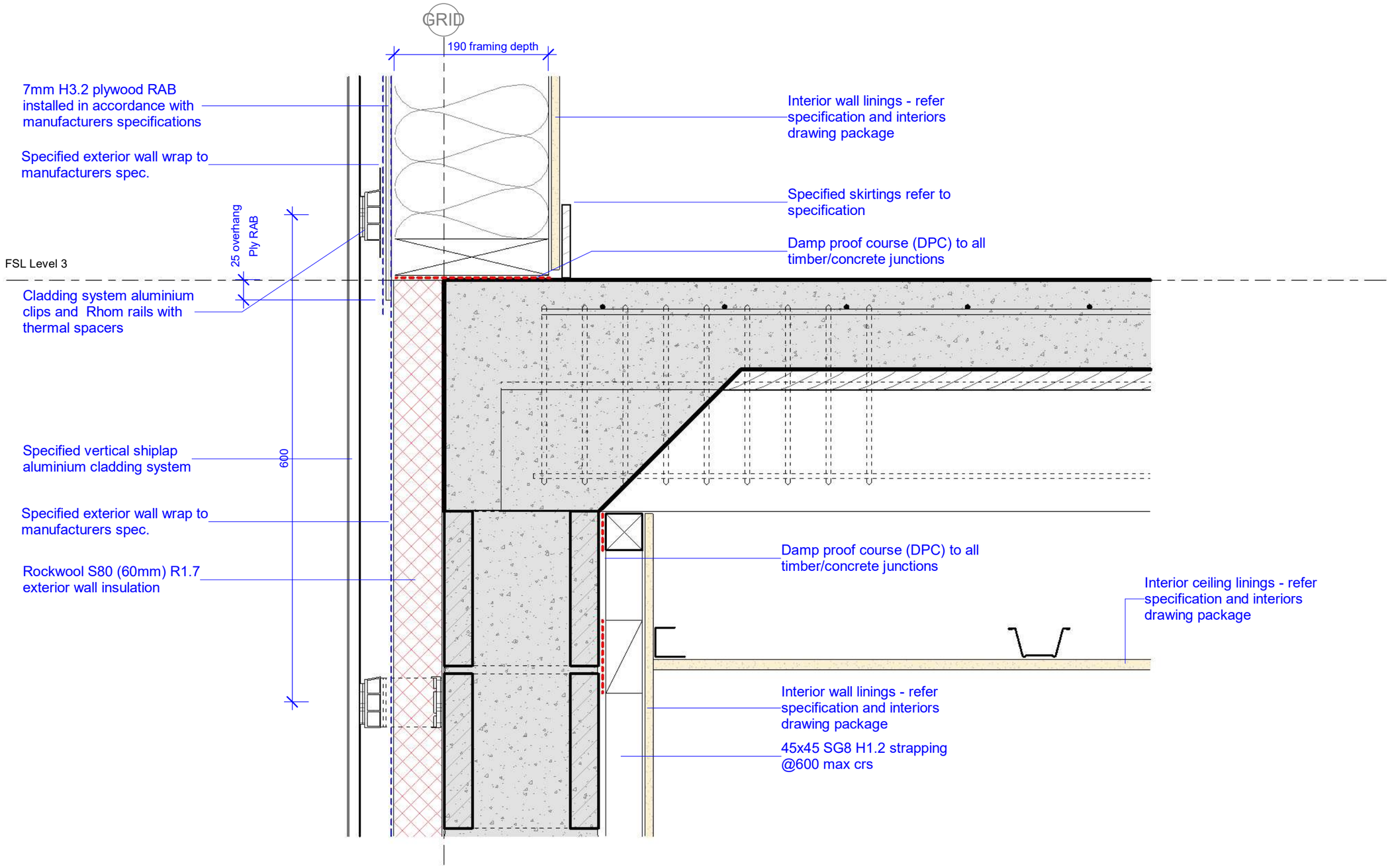
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sectes: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 5
drawing no.: 50.01 rev: A



F03 Conc. Rib L3 Perimeter

1 : 5

Details - Floor

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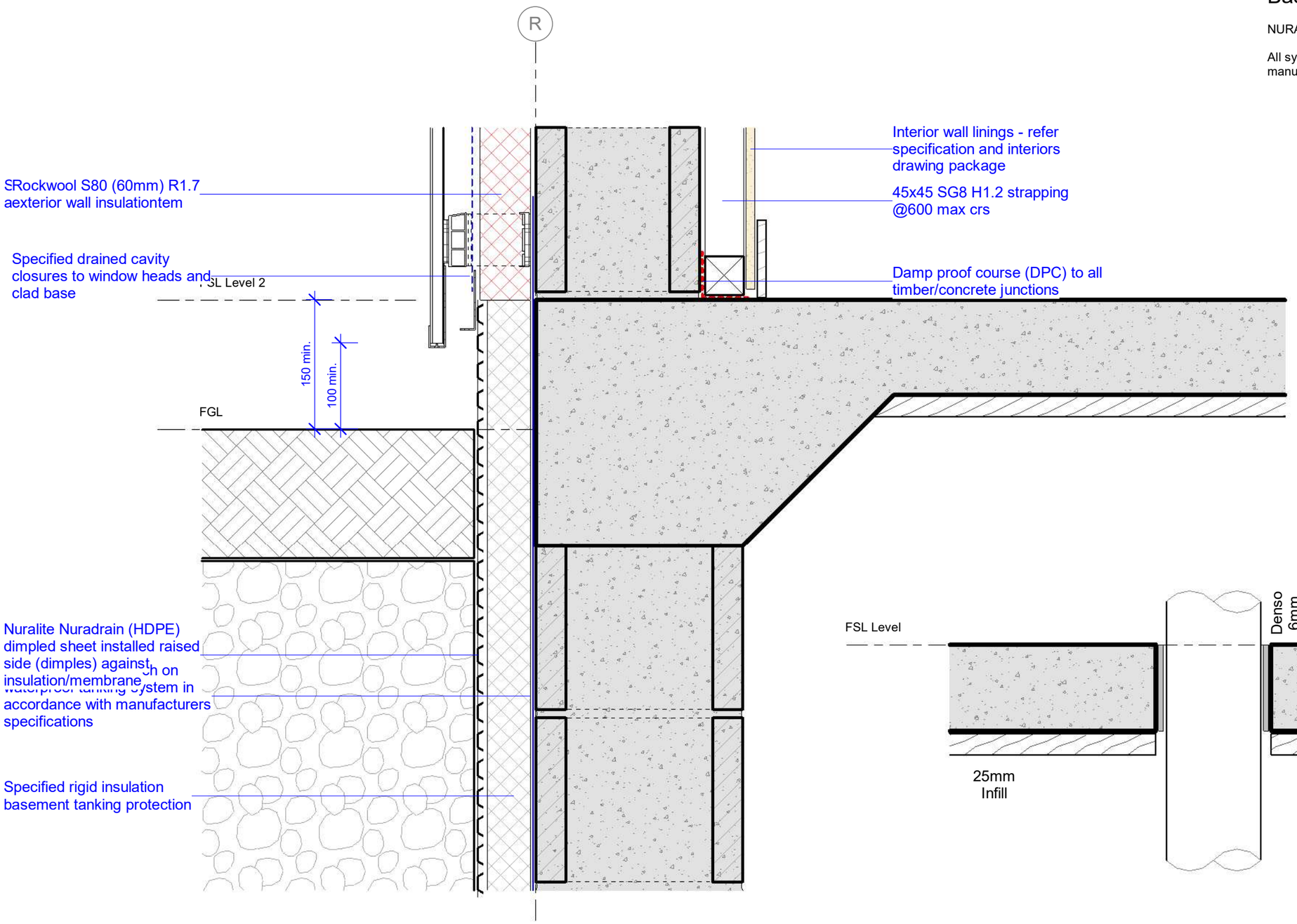
job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 5

drawing no.: 50.02 rev: A

Basement Tanking:

NURAPLY 3PT and 3PTM tanking systems.

All system components to be installed in accordance with manufacturers specifications.



F04
30.01

L2 Typical Finished Ground

1 : 5

Details - Floor

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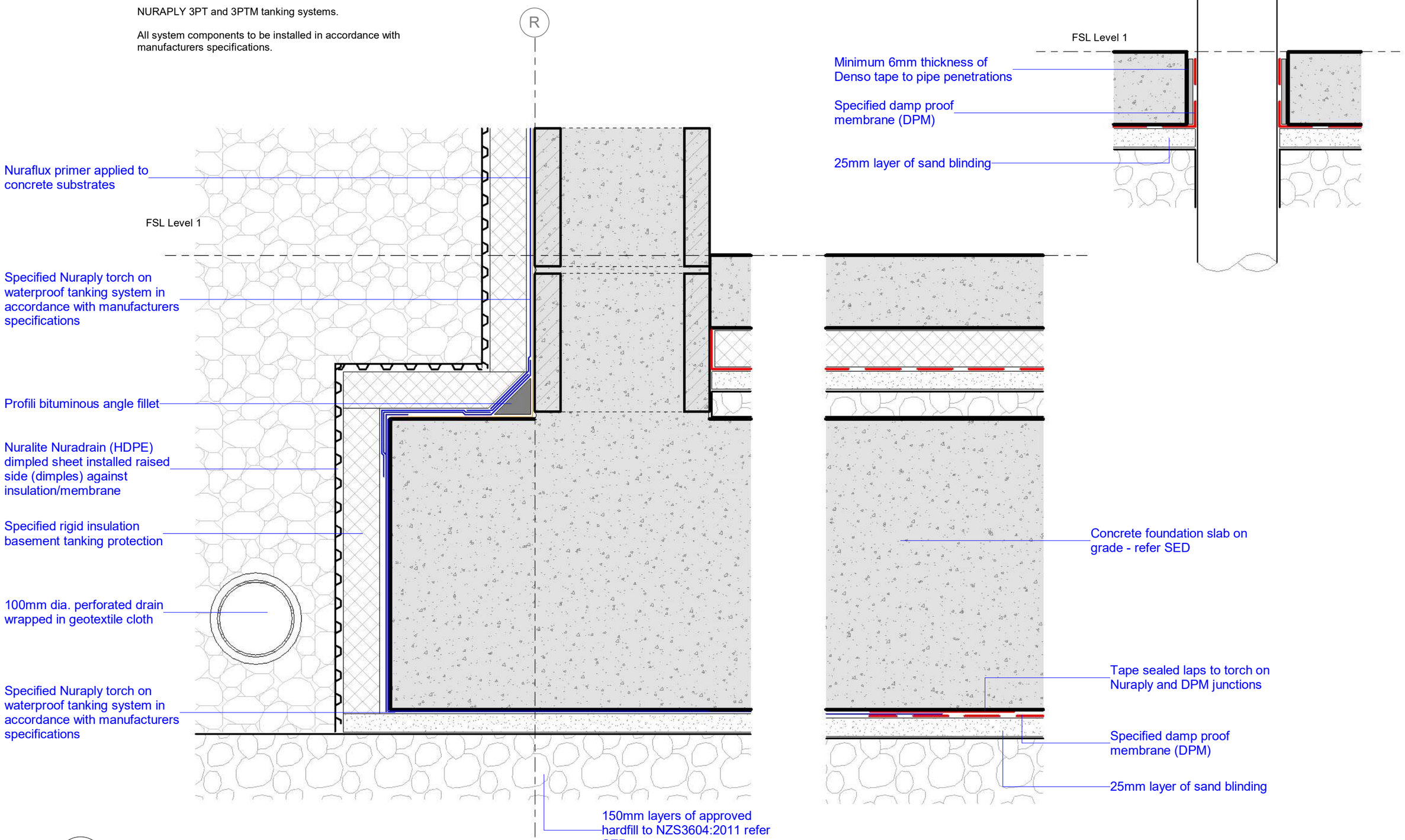
series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: As indicated
drawing no.: 50.03 rev: A

Basement Tanking:

NURAPLY 3PT and 3PTM tanking systems.

All system components to be installed in accordance with manufacturers specifications.



F05 Conc. Foundation L1 Retaining
1 : 5

Details - Foundation

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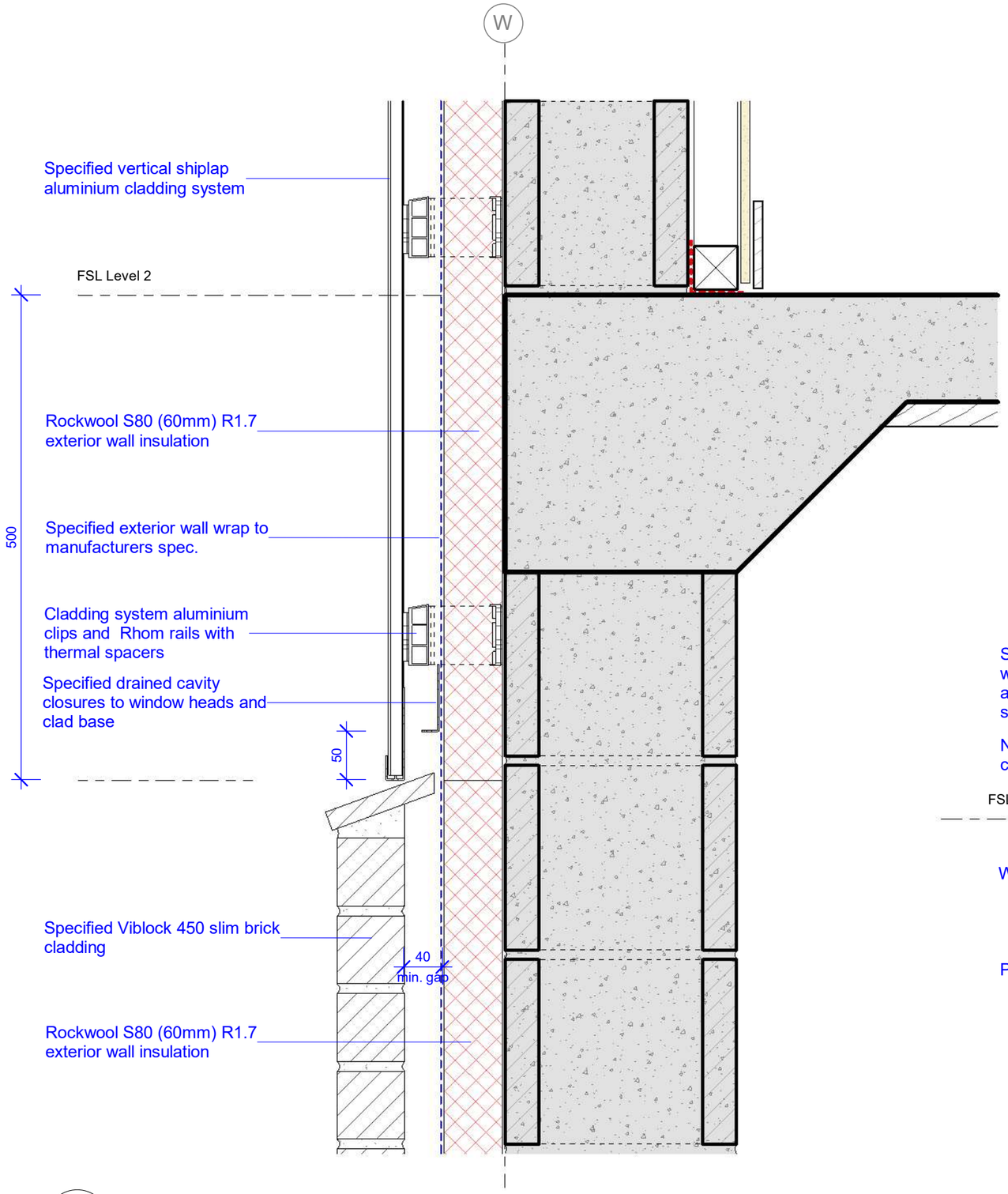
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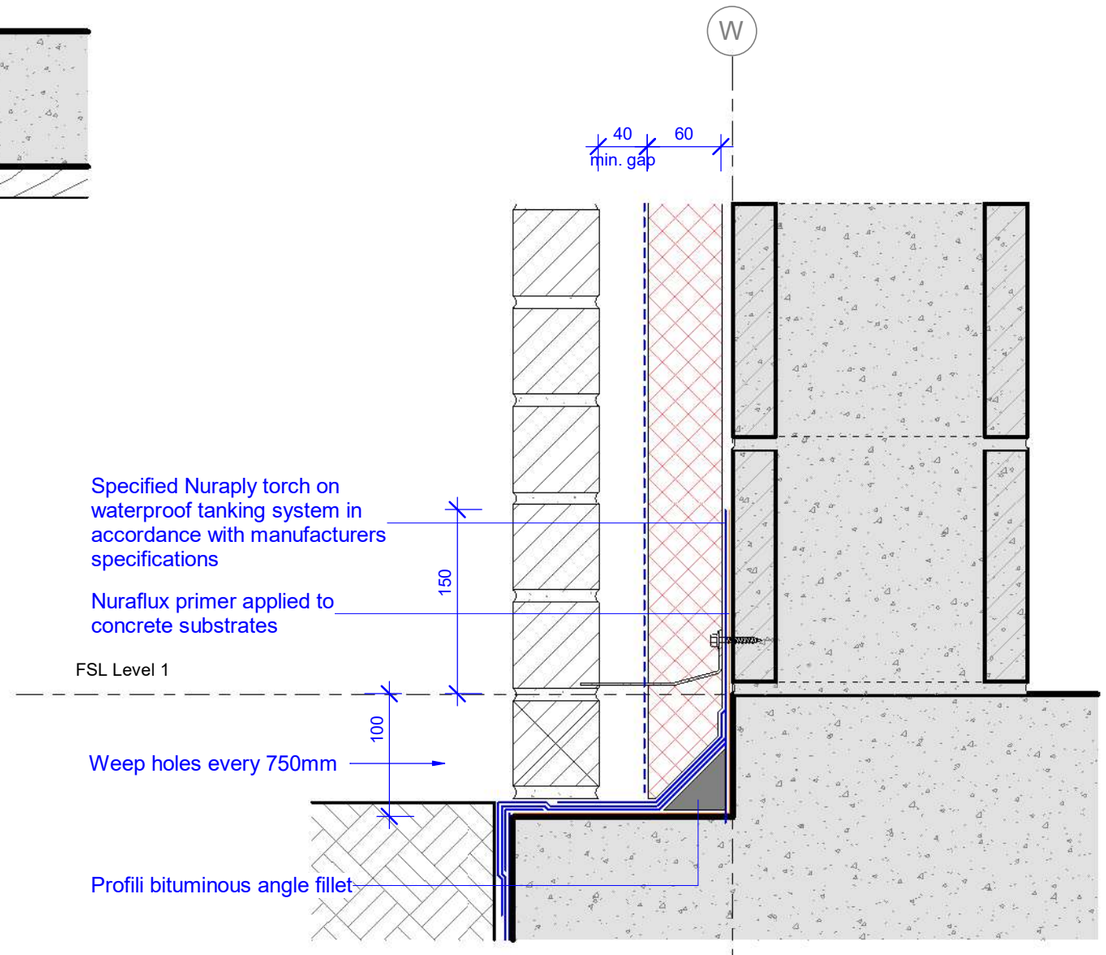
kerr>>ritchie
>>> ARCHITECTURE >> LANDSCAPE >>>

series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: As indicated
drawing no.: 50.04 rev: A



F06 30.05 Viblock Cladding Top of Wall
1 : 5



F07 30.05 Schist Cladding Bottom of Wall
1 : 5

Details - Foundation

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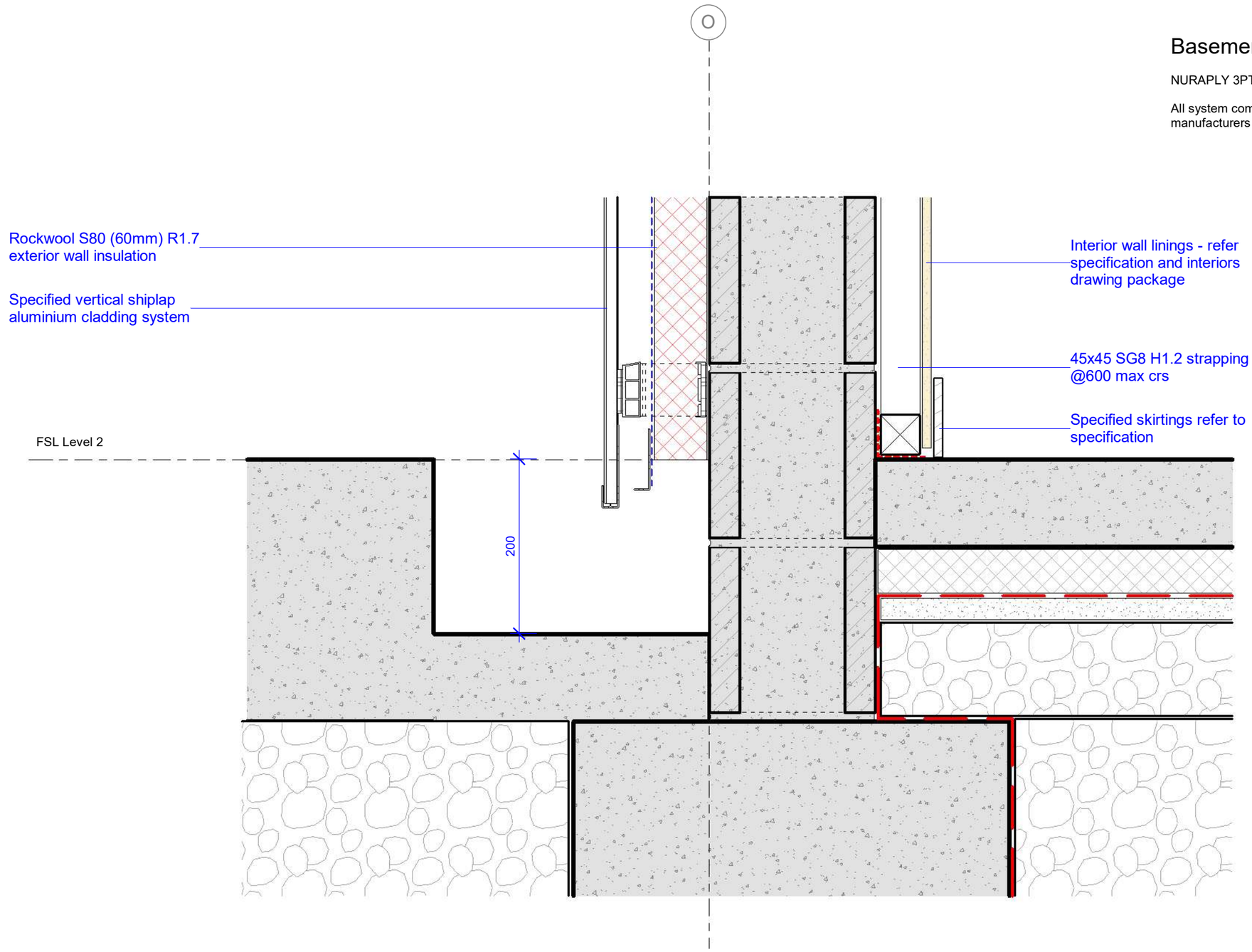
series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 5
drawing no.: 50.05 rev: A

Basement Tanking:

NURAPLY 3PT and 3PTM tanking systems.

All system components to be installed in accordance with manufacturers specifications.



F08
30.02

Cast In Drainage Channel

1 : 5

Details - Foundation

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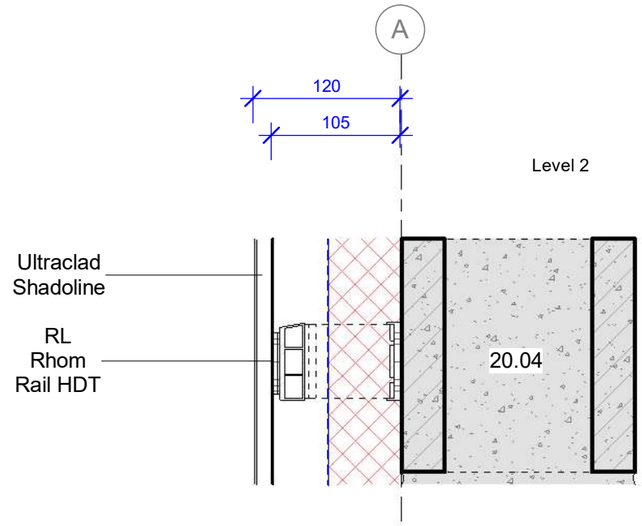
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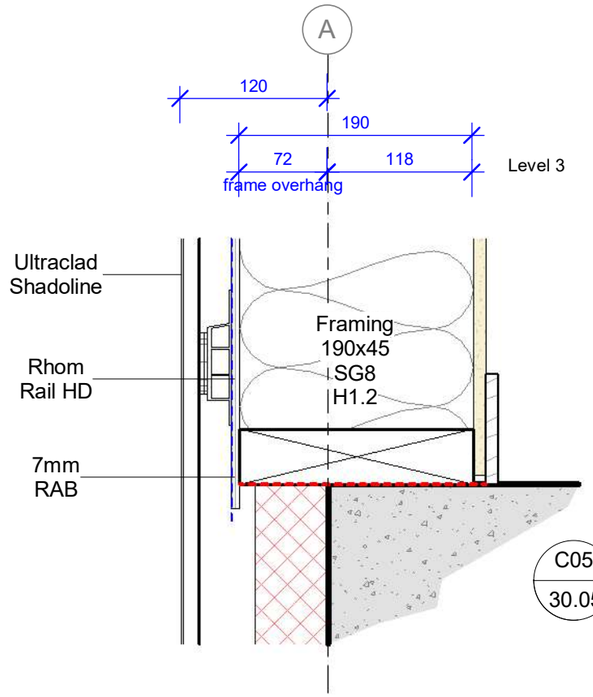
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>>> ARCHITECTURE >> LANDSCAPE >>>

series: Build Consent

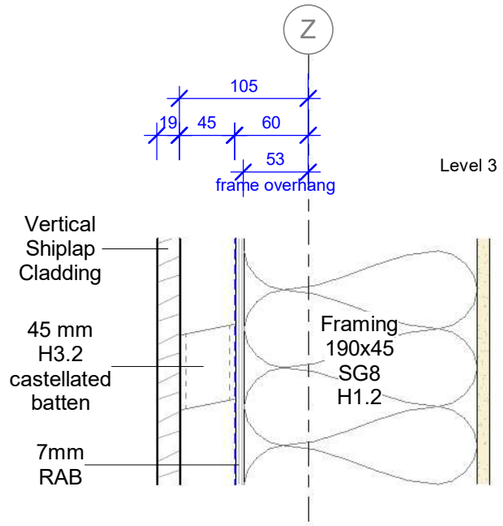
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date: 13 Nov 2026
drawn: DD
scale: As indicated
drawing no.: 50.06 rev: A



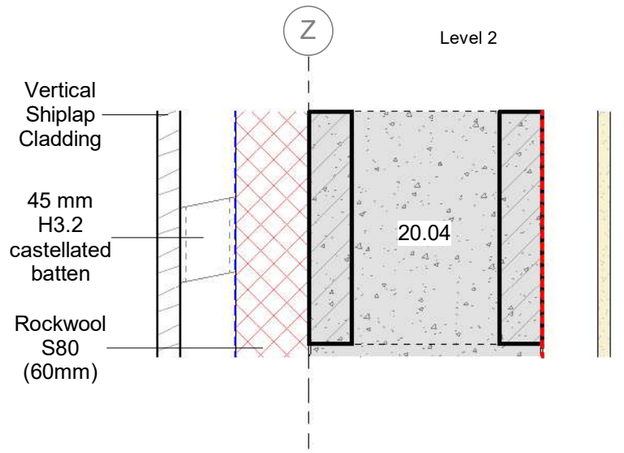
C01 30.08 **L2 Ultraclad Grid A**
1 : 5



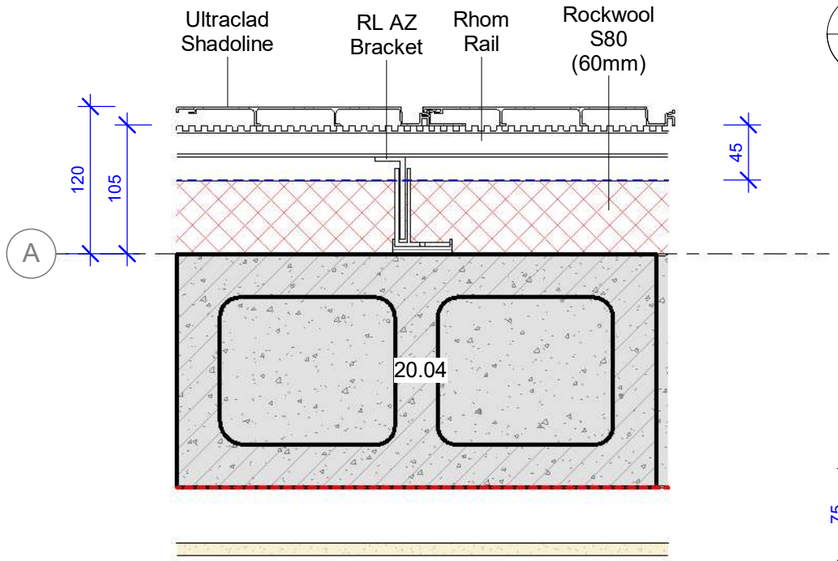
C03 30.08 **L3 Ultraclad Grid A**
1 : 5



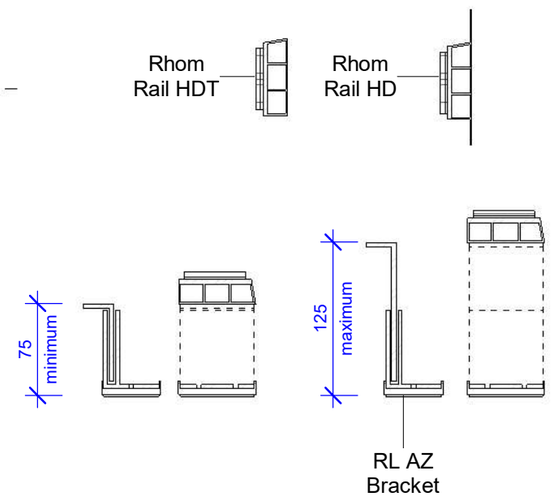
C05 30.05 **L3 Shiplap Grid Z**
1 : 5



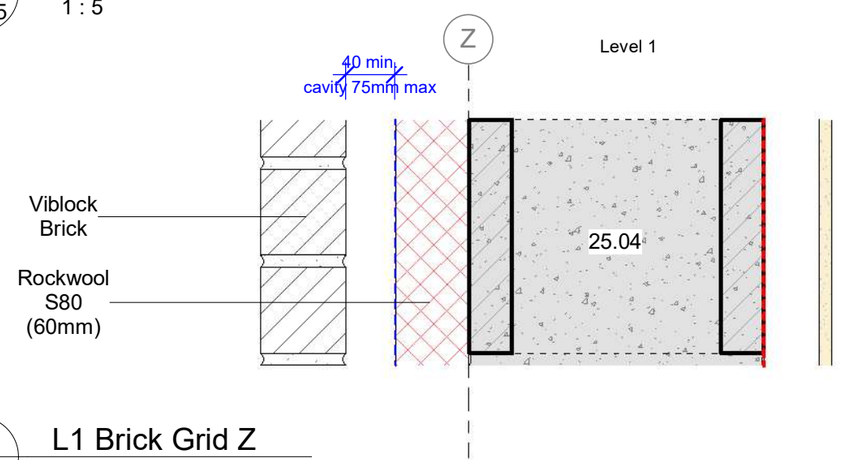
C06 30.05 **L2 Shiplap Grid Z**
1 : 5



C02 10.10 **L2 Ultraclad Plan**
1 : 5



C04 **Battens and Rails**
1 : 5



C07 30.05 **L1 Brick Grid Z**
1 : 5

Details - Cladding

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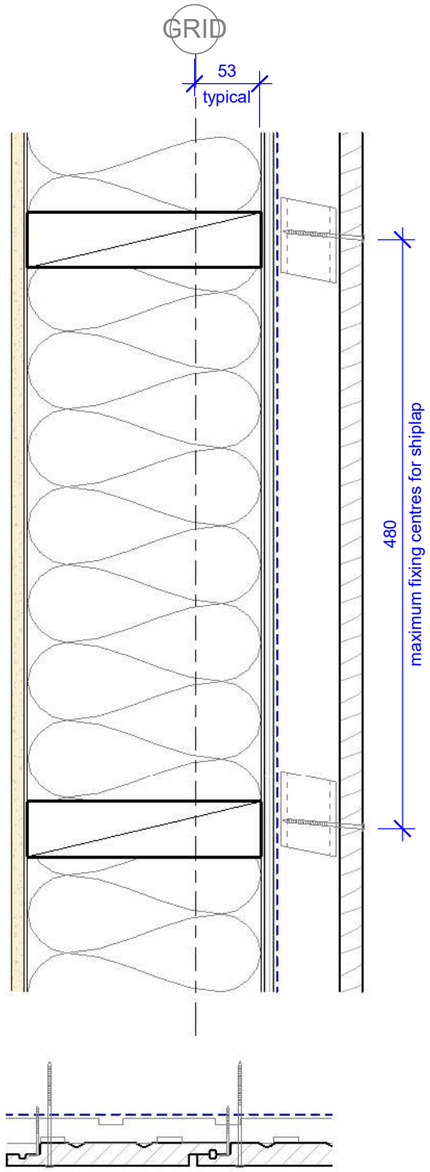
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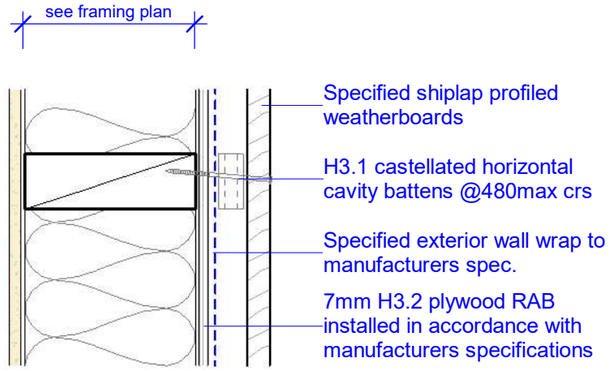
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>>> ARCHITECTURE >> LANDSCAPE >>>

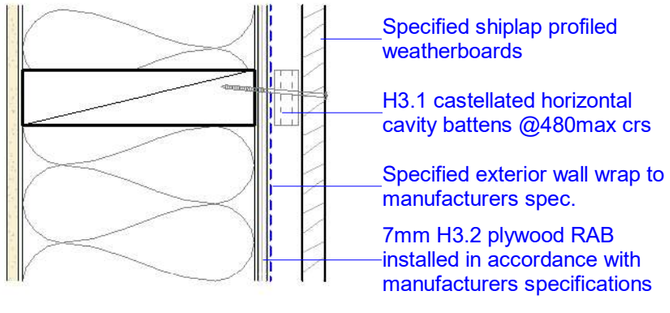
series: Build Consent

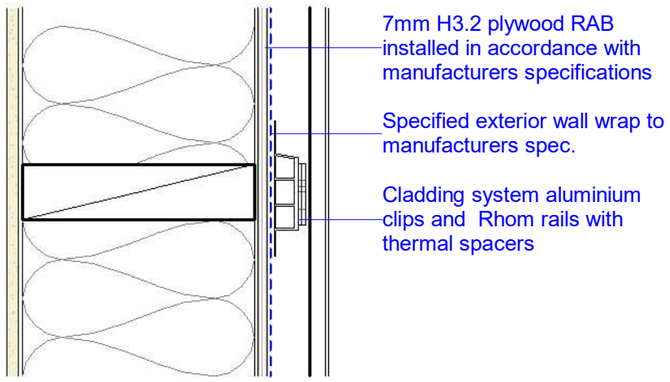
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date: 13 Nov 2026
drawn: DD
scale: 1 : 5
drawing no.: 51.01 rev: A



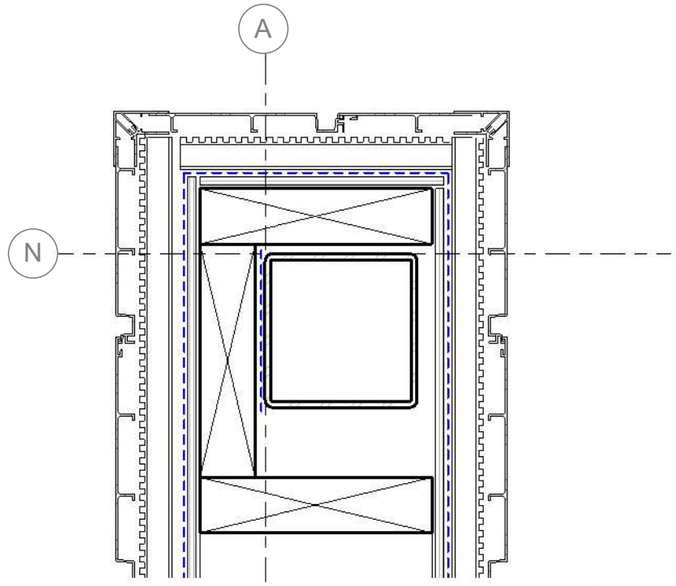
C08 30.10 Shiplap Typical XS
1 : 5



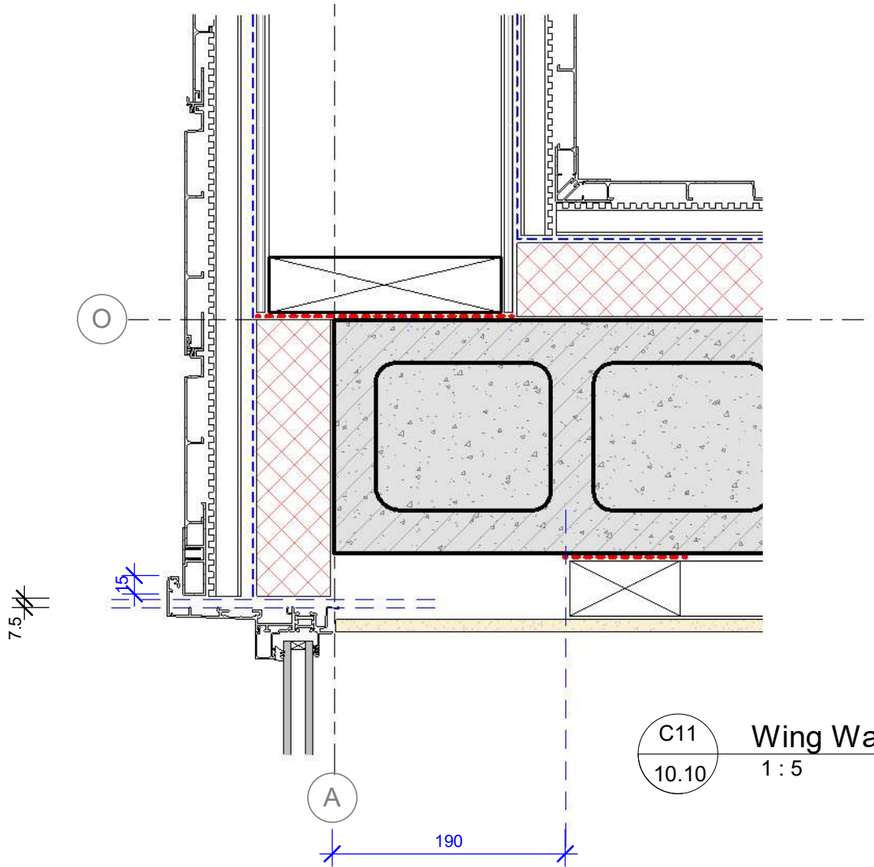




C09 L3 Grid 5 Wall XS
1 : 5



C10 10.10 Wing Wall End
1 : 5



C11 10.10 Wing Wall Grid AO Junc.
1 : 5

Details - Cladding

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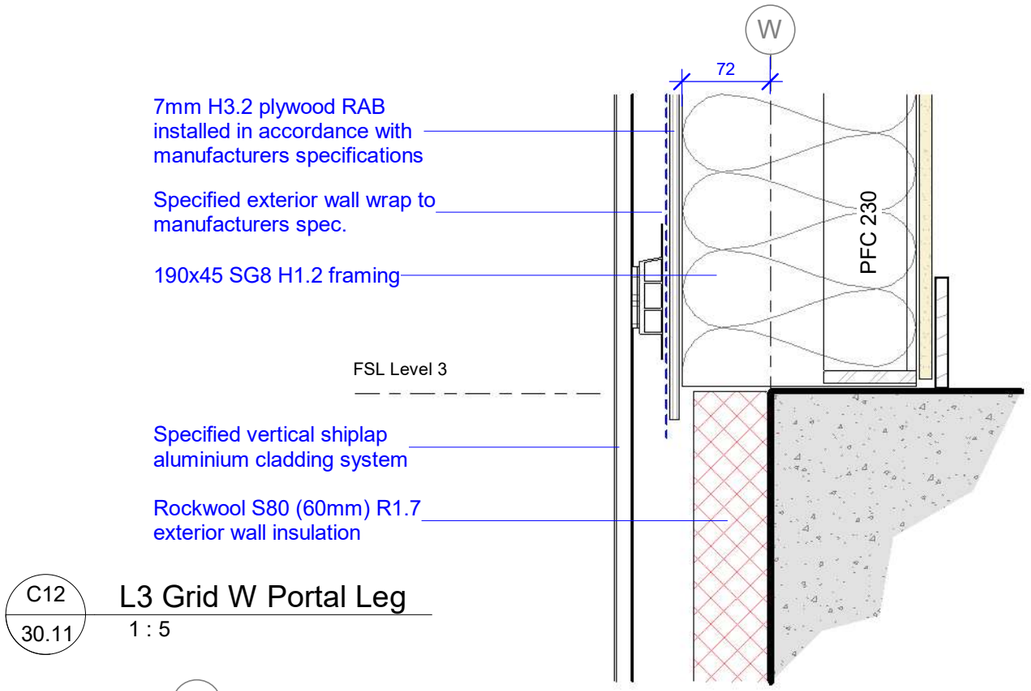
14 Northview Terrace, Kawarau Falls. for Gary and Di Thornbury

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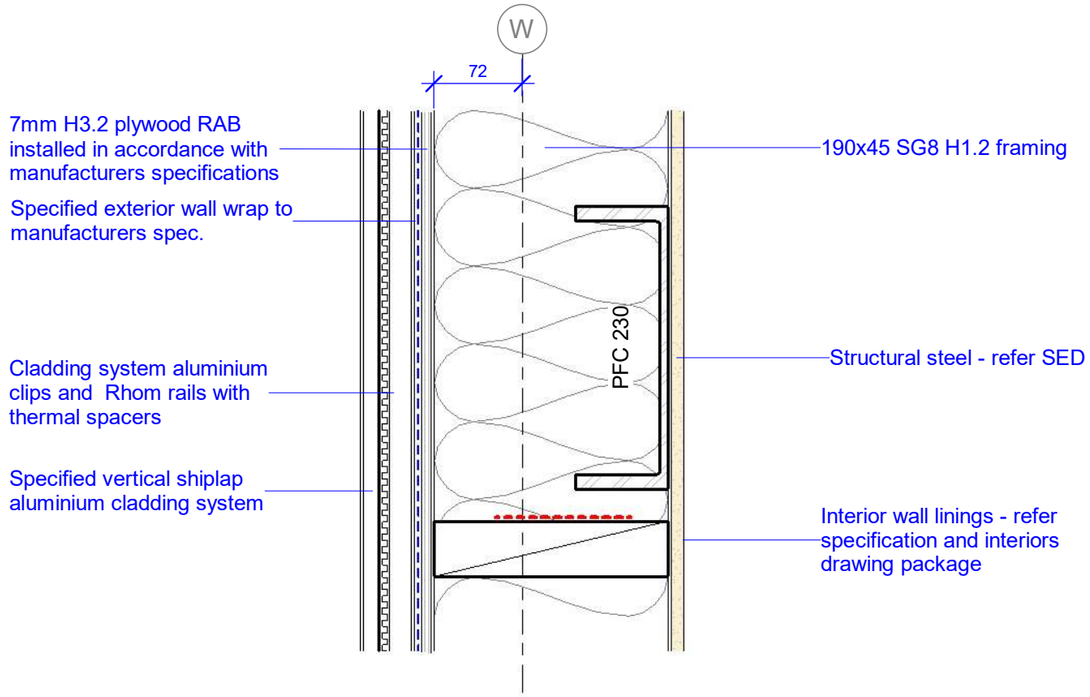
kerr>>ritchie
>>> ARCHITECTURE >> LANDSCAPE >>>

series: Build Consent

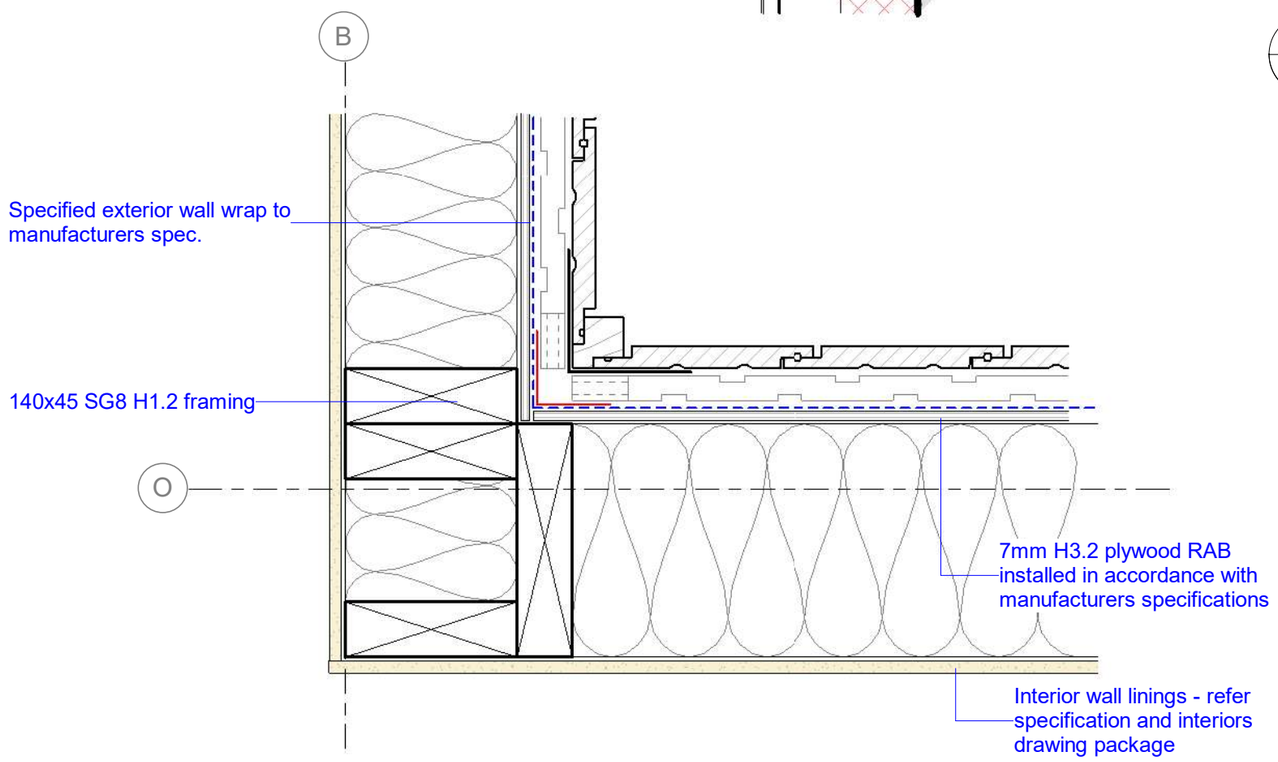
job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 5
drawing no.: 51.02 rev: A



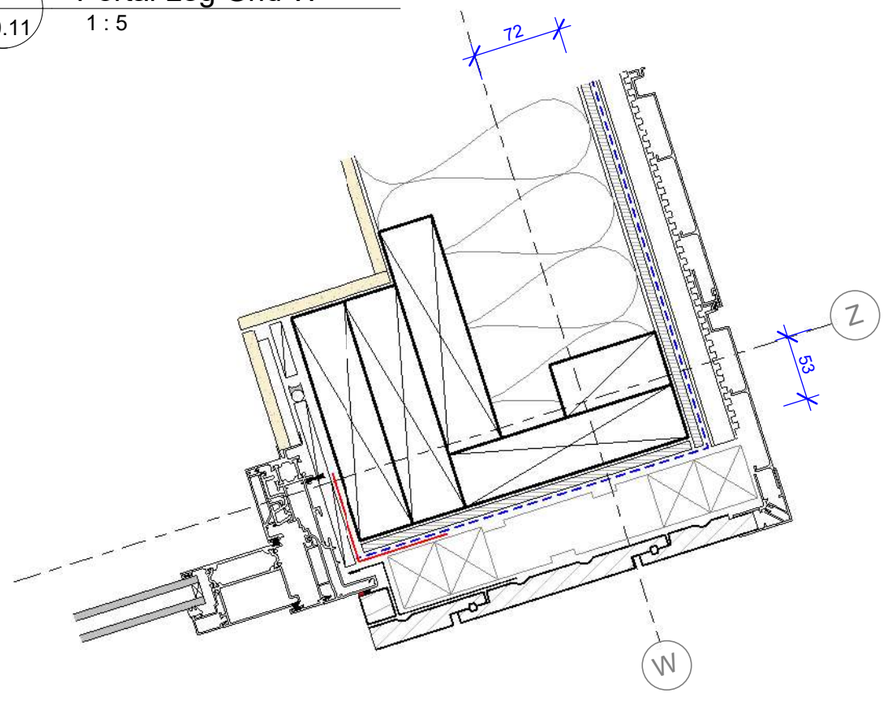
C12 30.11 L3 Grid W Portal Leg
1 : 5



C14 10.11 Portal Leg Grid W
1 : 5



C13 10.11 L3 Shiplap Internal Corner
1 : 5



C15 10.11 Shiplap to Shadoline Ex. Corner
1 : 5

Details - Cladding

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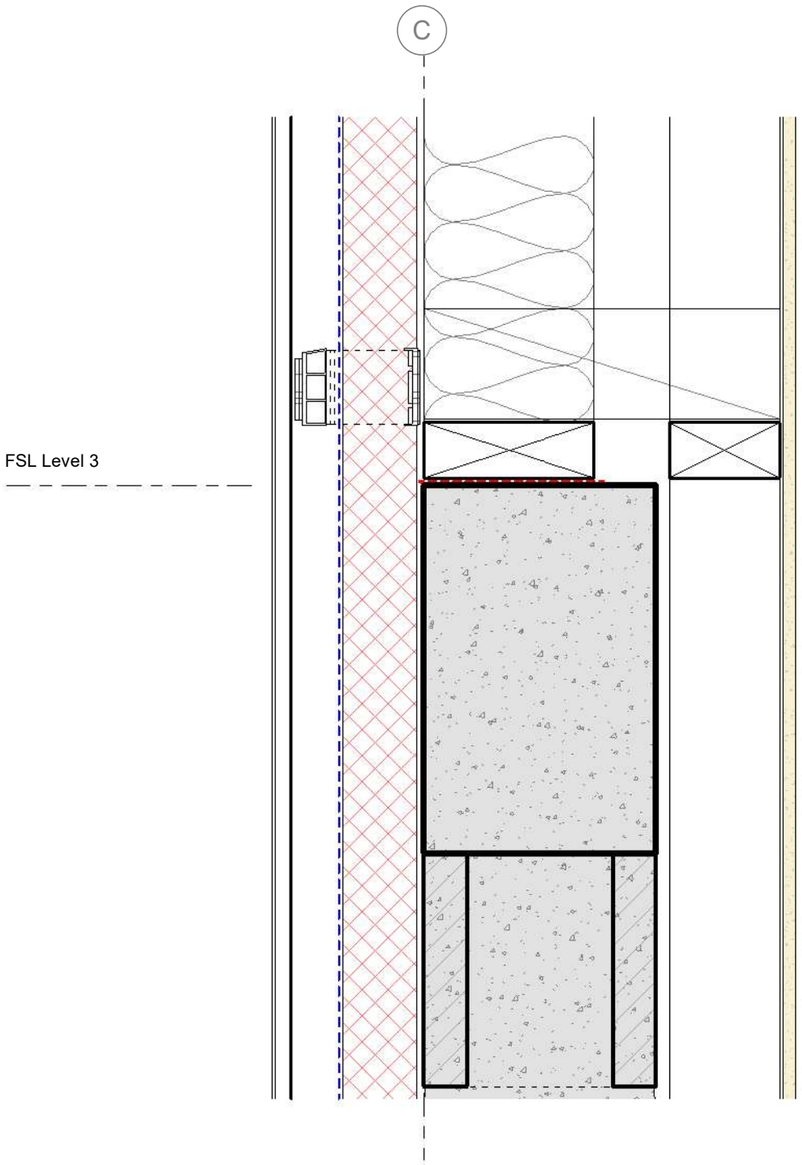
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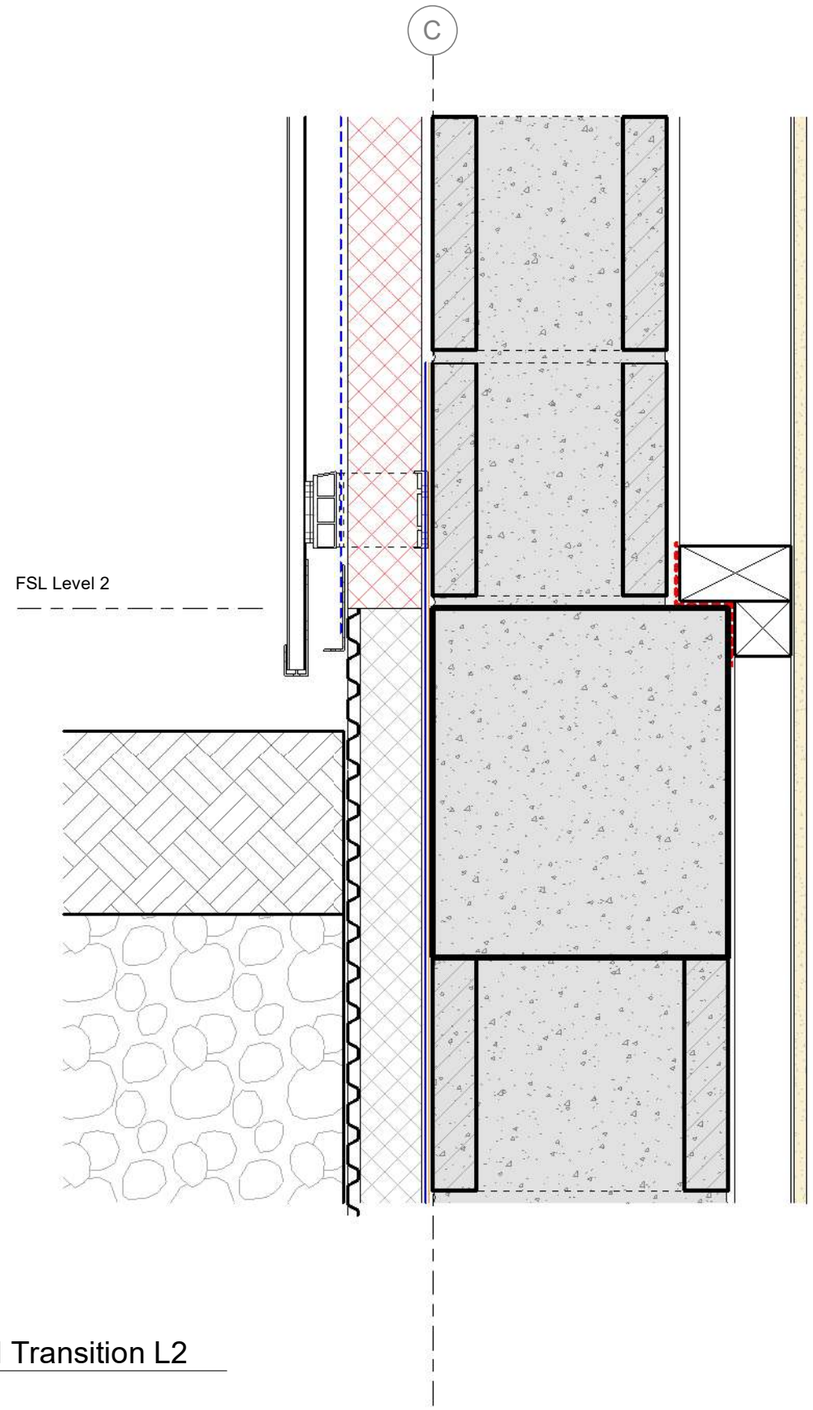
kerr>>ritchie
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series: Build Consent

job: 381
date: 13 Nov 2026
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scale: 1 : 5
drawing no.: 51.03 rev: A



C16 / 30.10 Wall Transition L3
1 : 5



C17 / 30.10 Wall Transition L2
1 : 5

Details - Cladding

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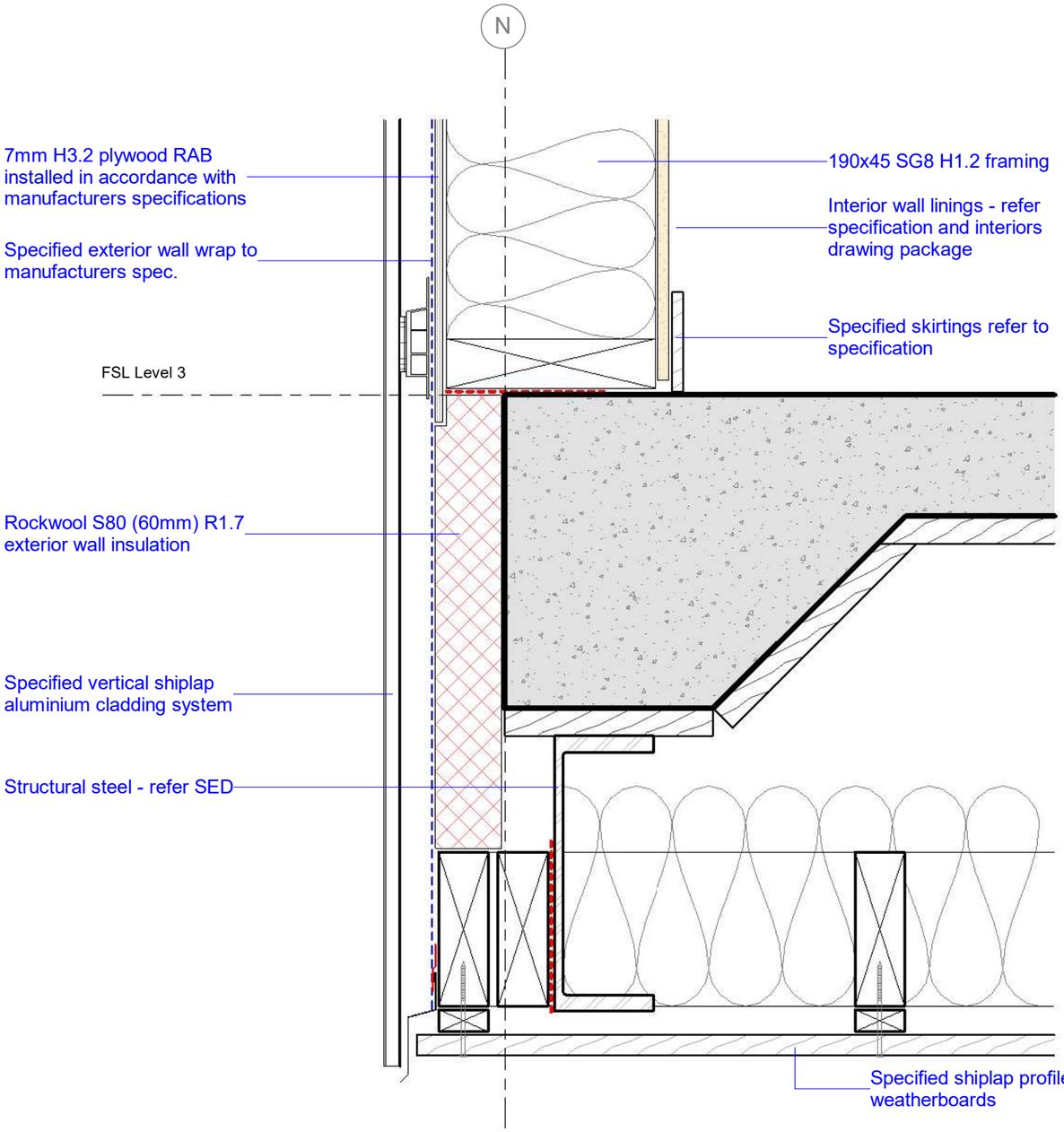
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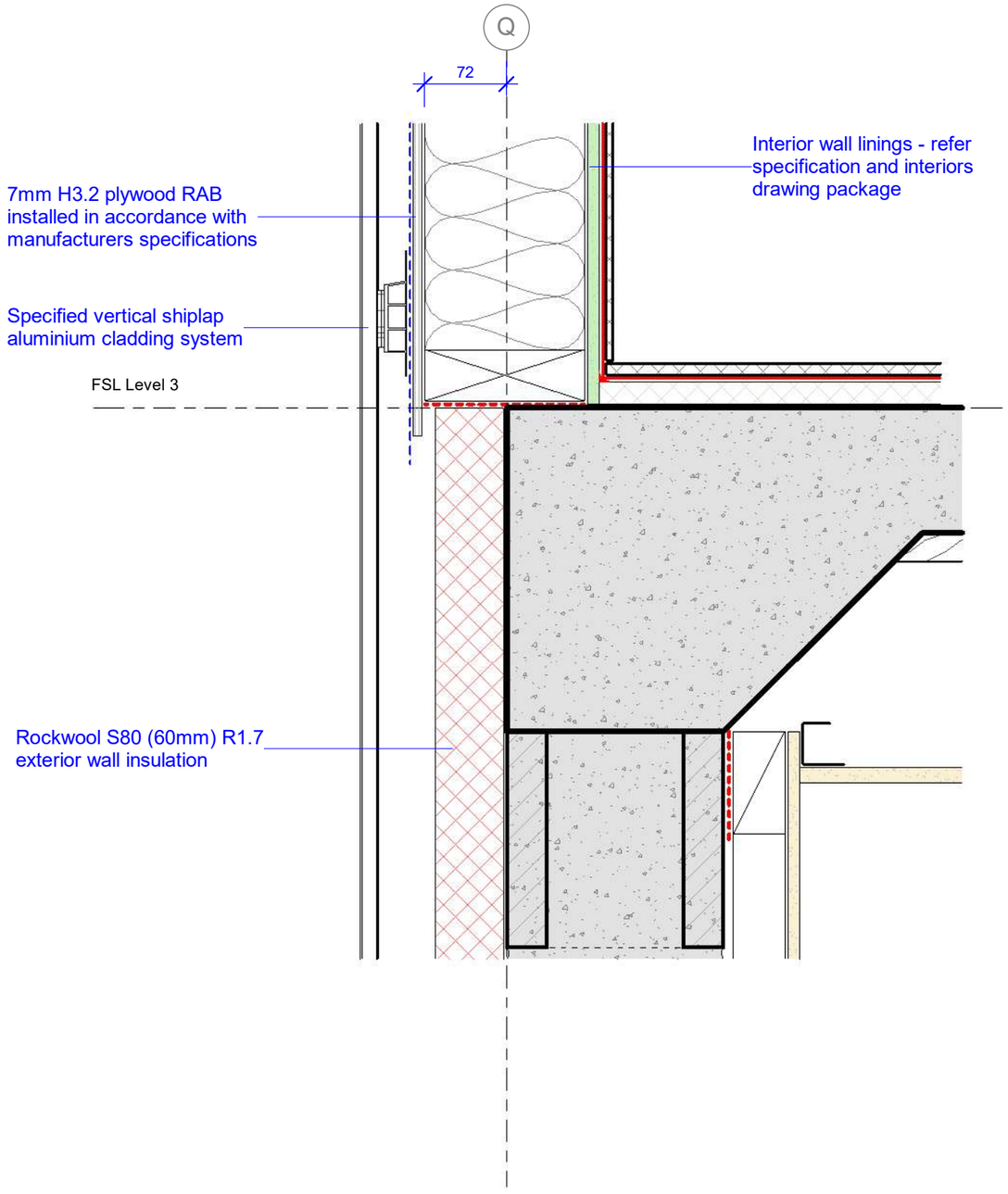
kerr>>ritchie
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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 5
drawing no.: 51.04 rev: A



C18 / 30.01 Entry Soffit
1 : 5



C19 / 30.01 Grid 1 L3 Floor Junction
1 : 5

Details - Cladding

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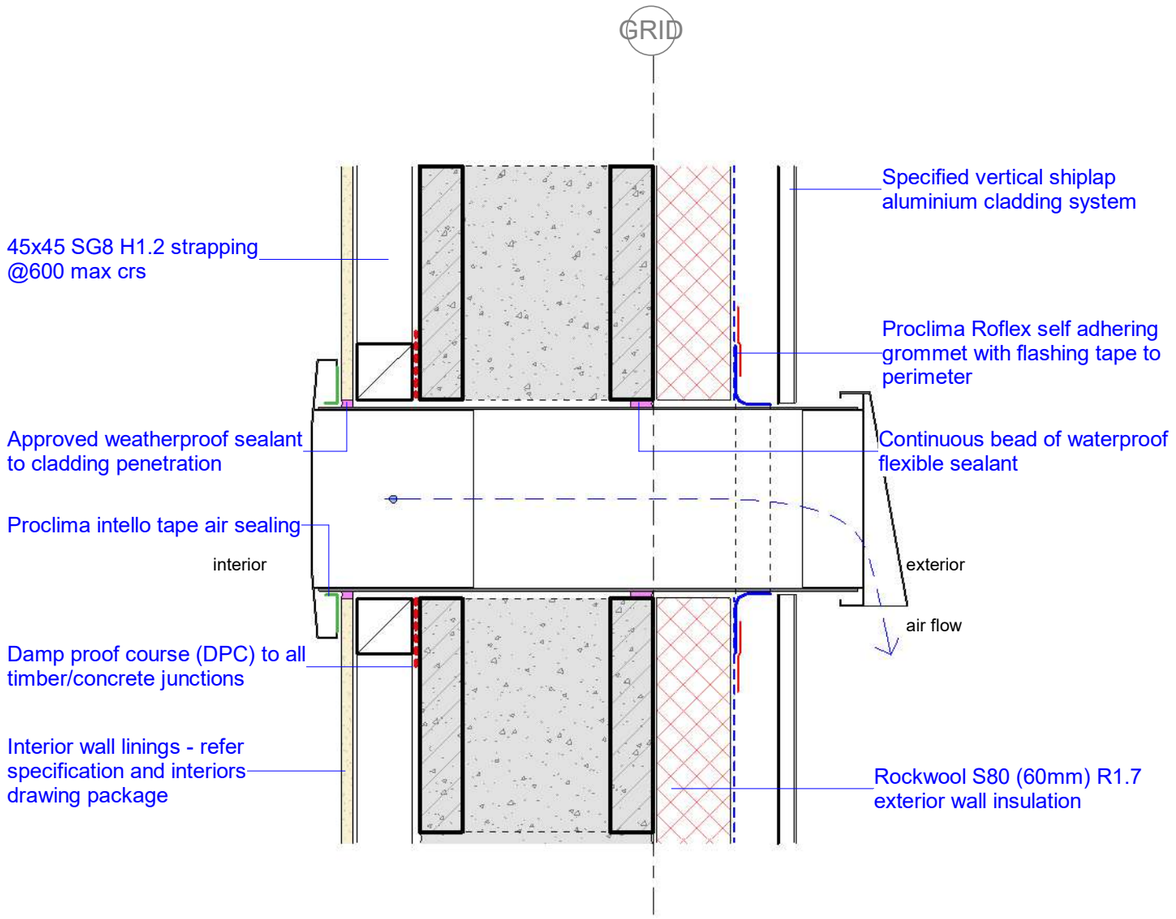
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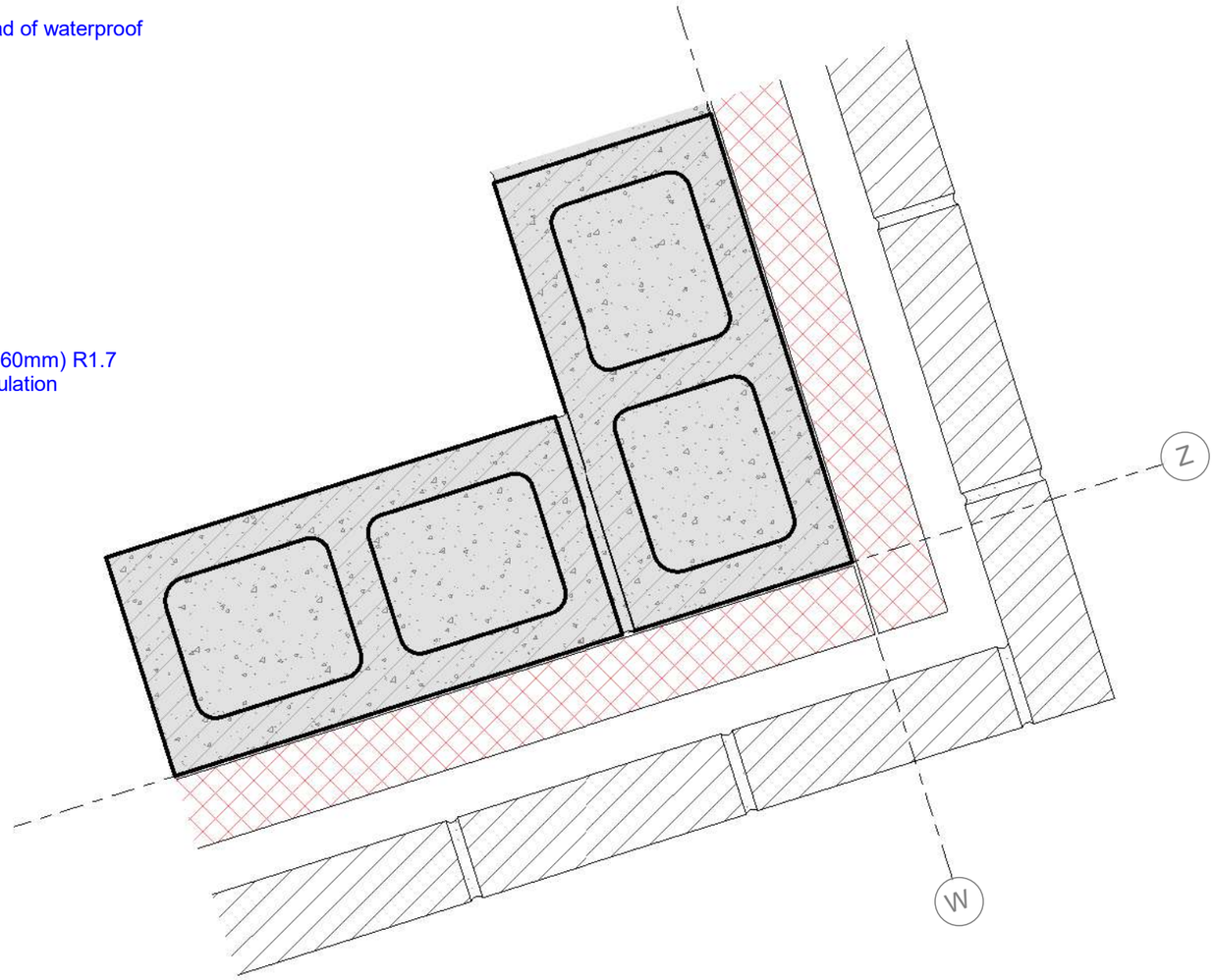
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>>> ARCHITECTURE >> LANDSCAPE >>>

series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 5
drawing no.: 51.05 rev: A



C20 30.09 Extract Penetration
1 : 5



C21 10.09 Corner Plan Viblock
1 : 5

Details - Cladding

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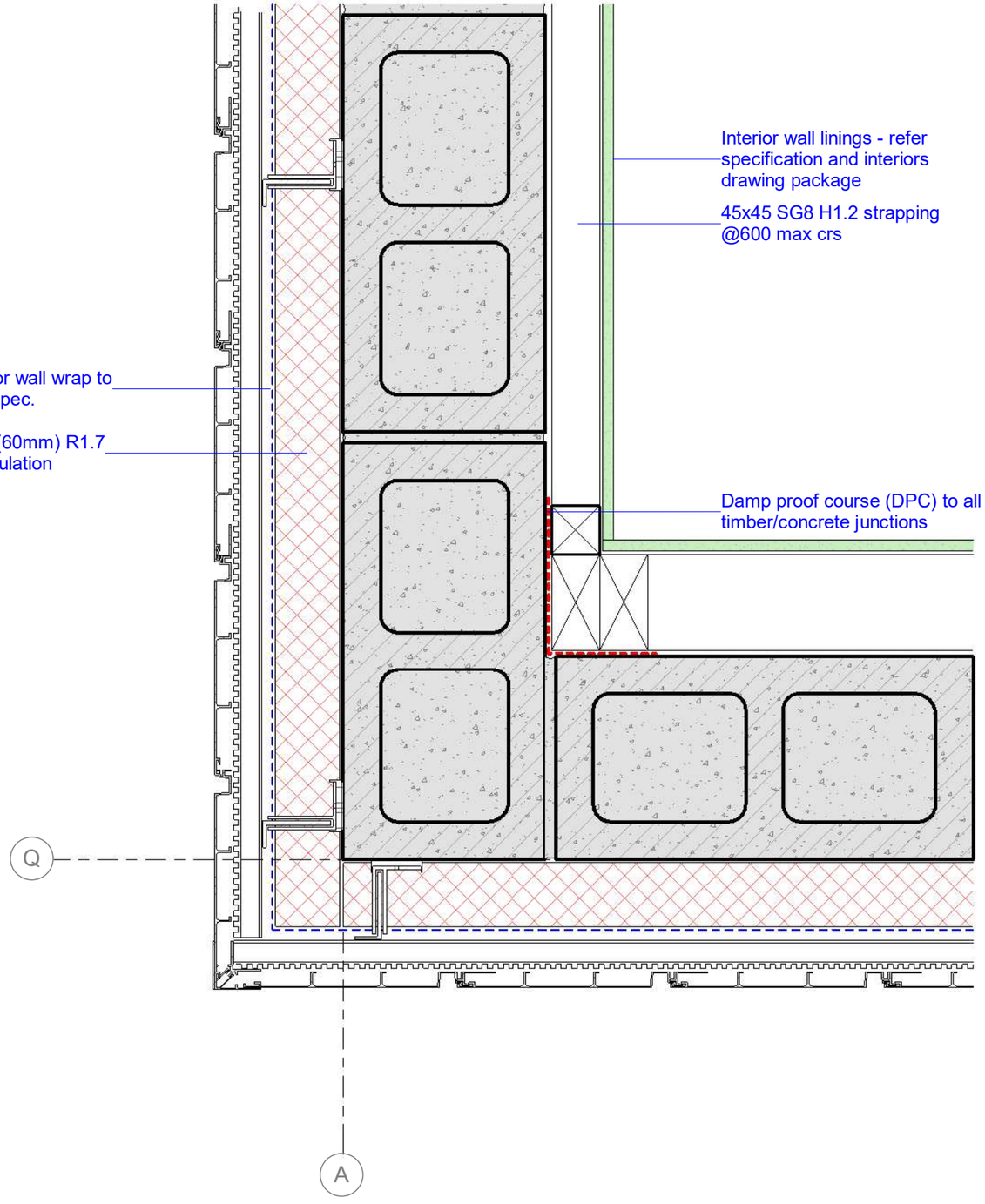
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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 5
drawing no.: 51.06 rev: A



C22
10.10

Clad Exterior Corner Ultraclad

1 : 5

Details - Cladding

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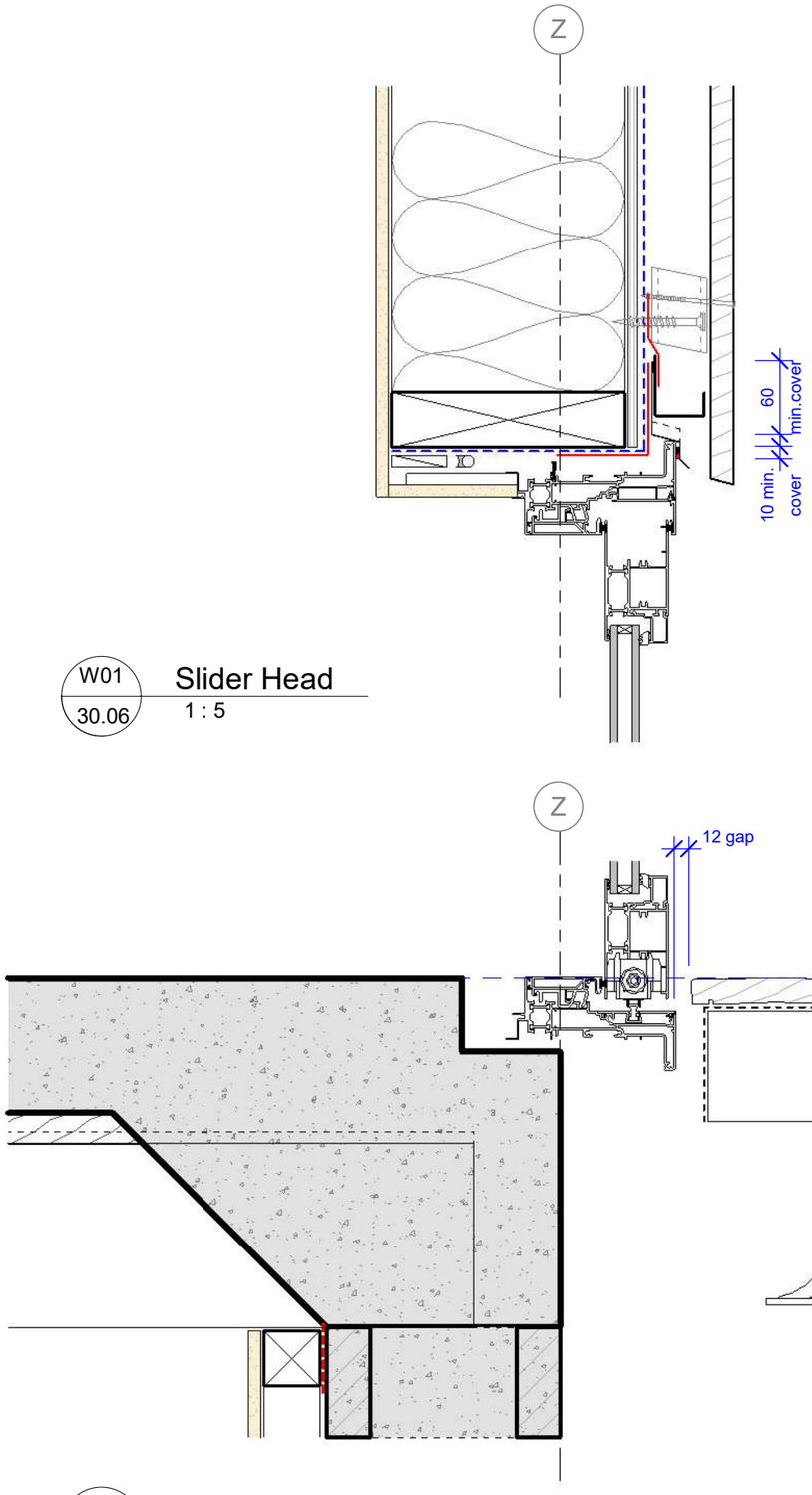
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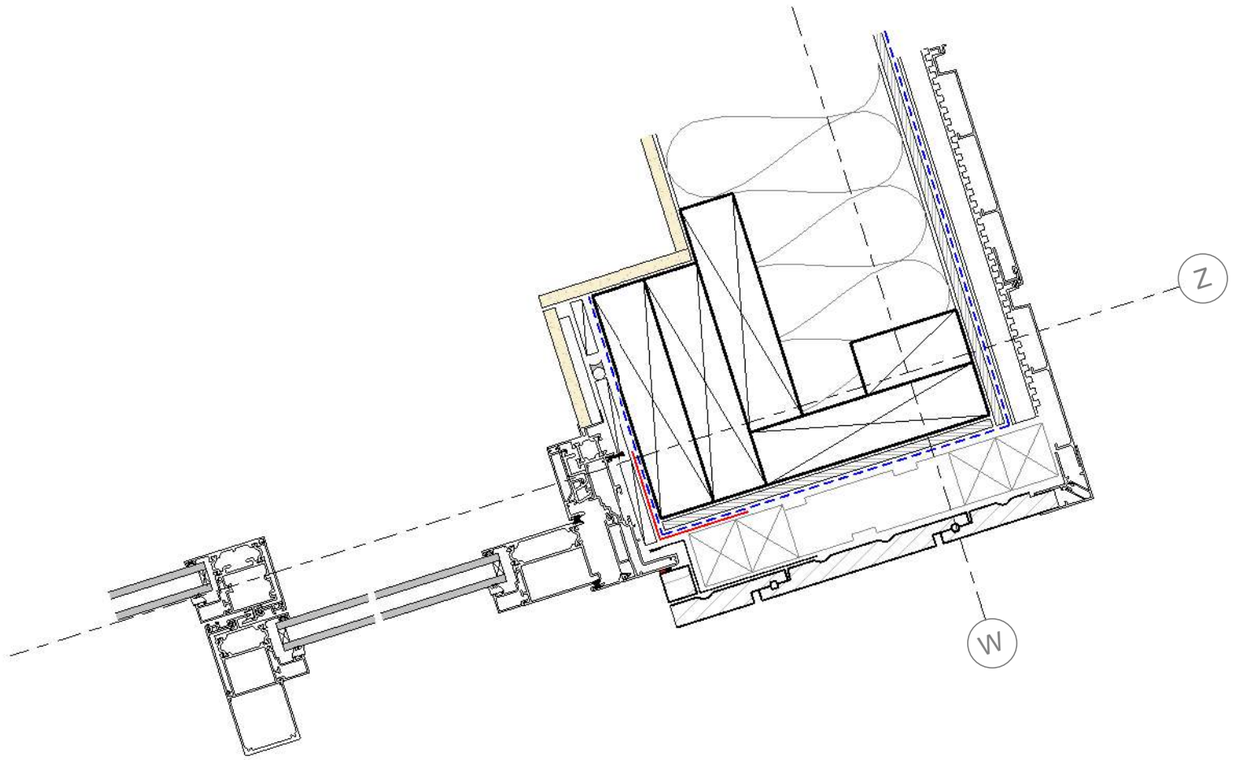
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date: 13 Nov 2026
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scale: 1 : 5
drawing no.: 51.07 rev: A

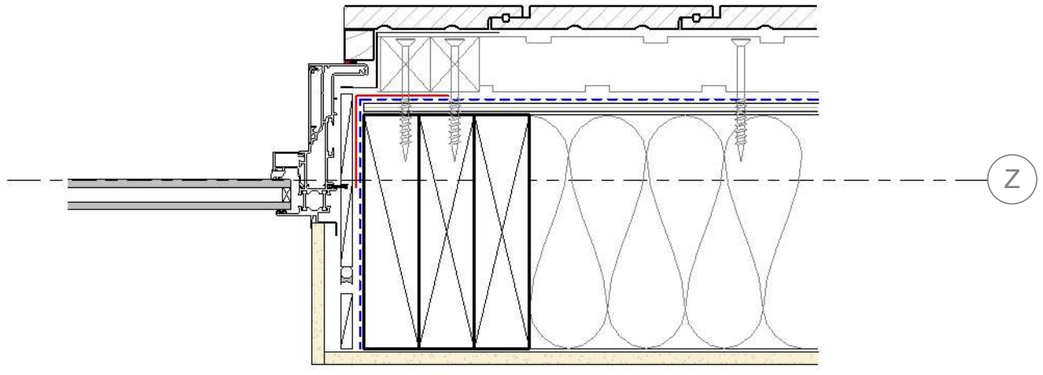


W01 30.06 **Slider Head**
1 : 5

W02 30.06 **Slider Threshold**
1 : 5



W03 10.11 **Slider Jamb (Left)**
1 : 5



W04 10.11 **Slider Jamb (Right)**
1 : 5

Details - Sliding Window - Shiplap

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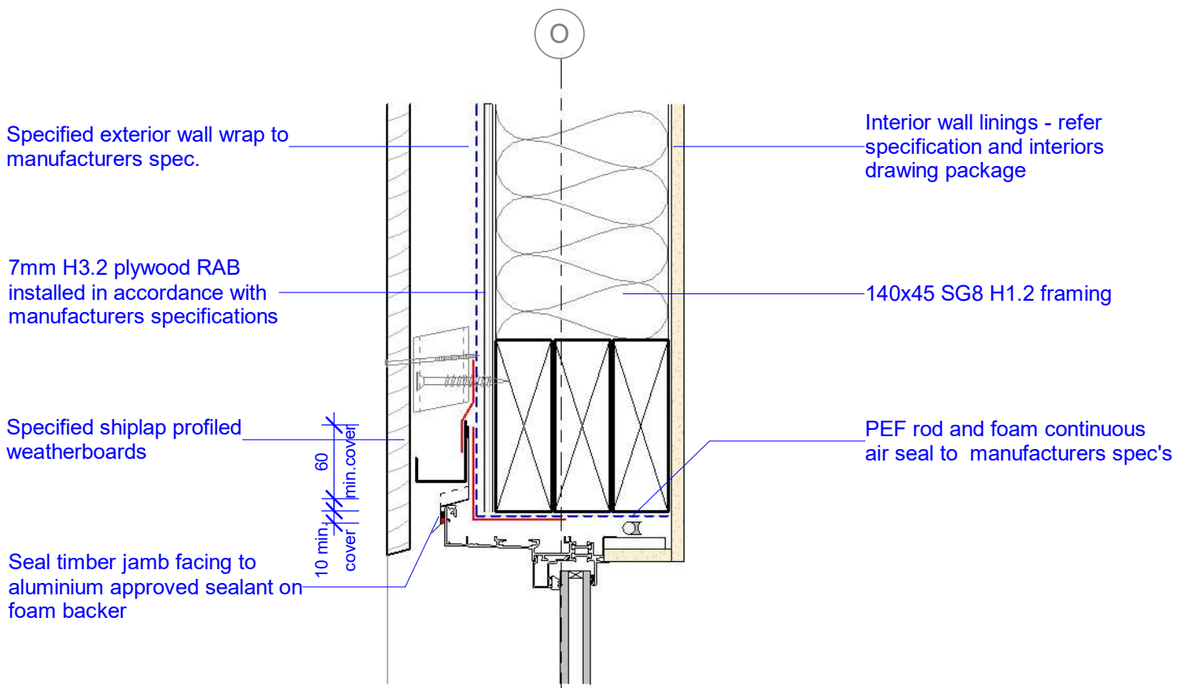
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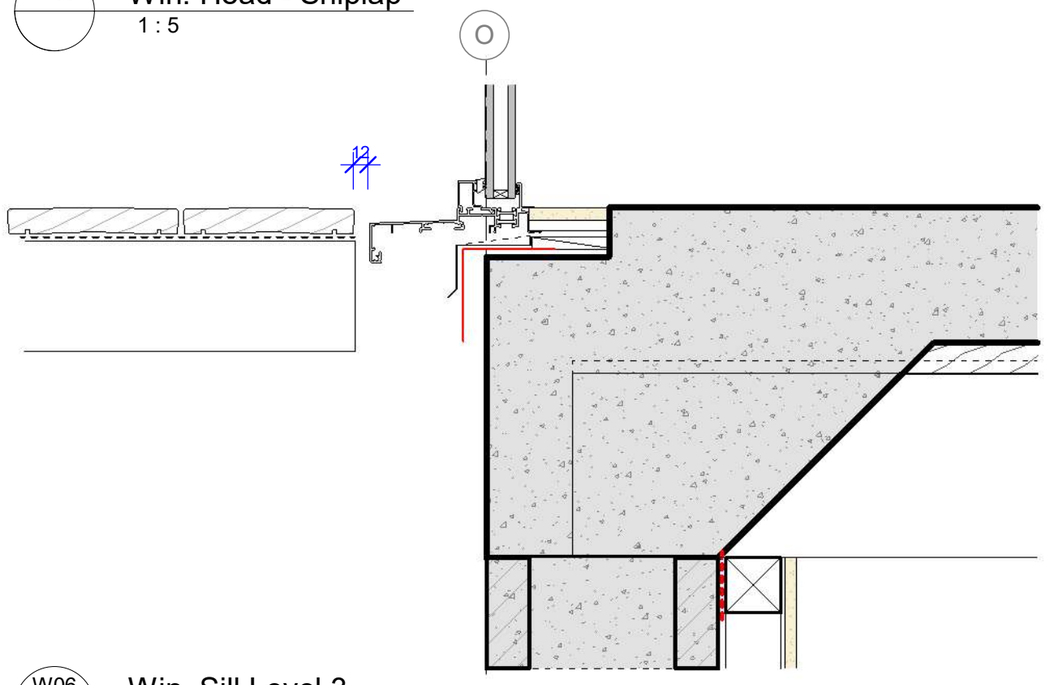
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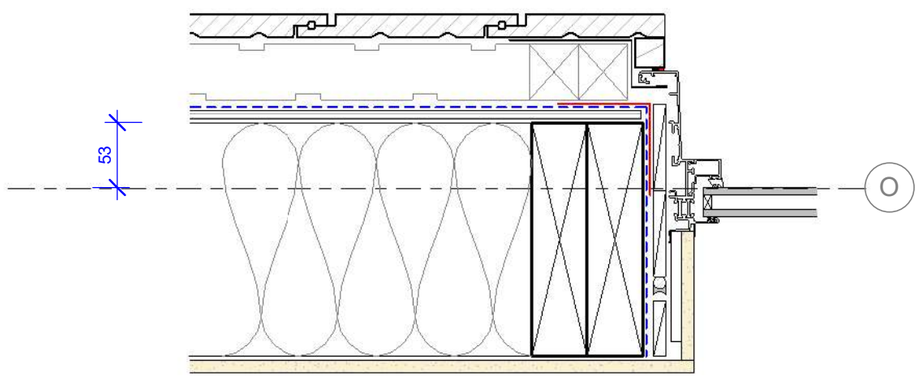
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date: 13 Nov 2026
drawn: DD
scale: 1 : 5
drawing no.: 52.01 rev: A



W05 Win. Head - Shiplap
1 : 5



W06 Win. Sill Level 3
1 : 5



W07 Window Shiplap Jamb
1 : 5

Details - Window Fixed Ultraclad

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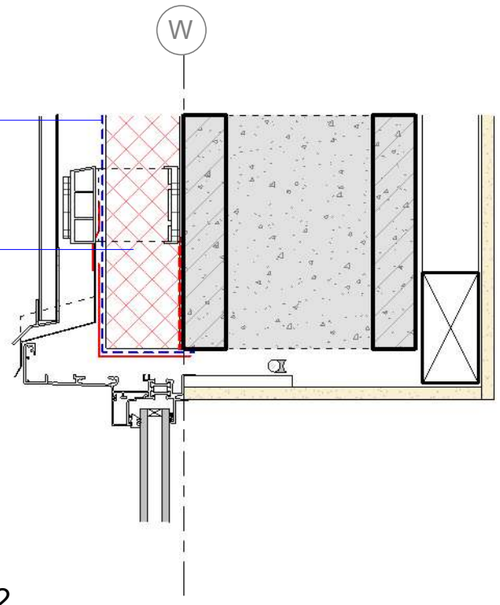
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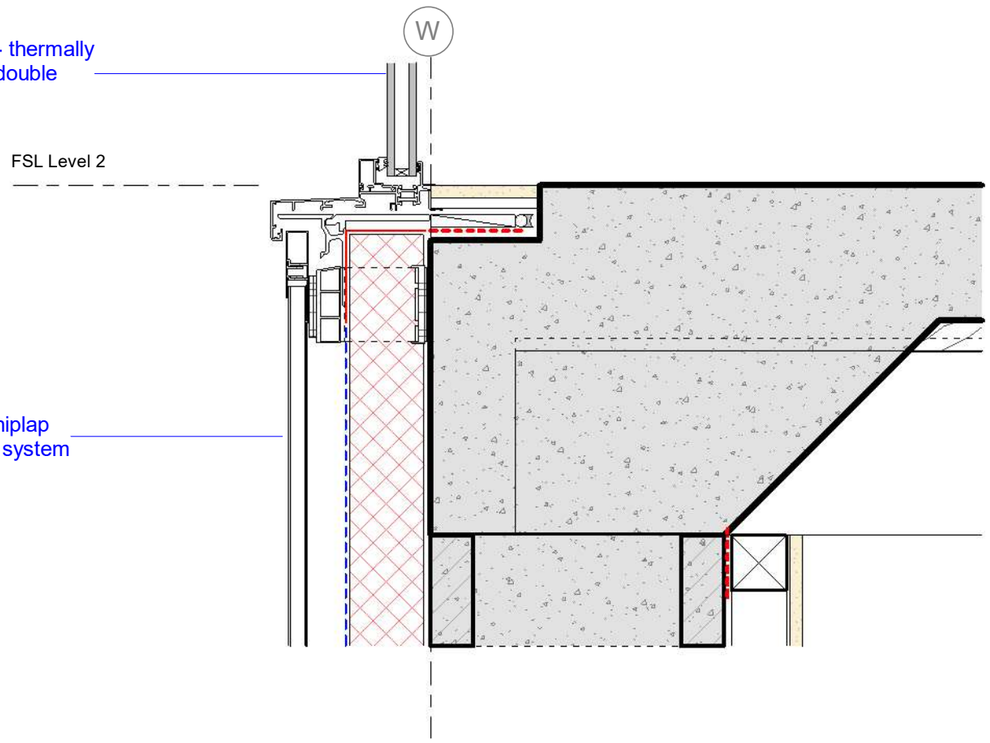
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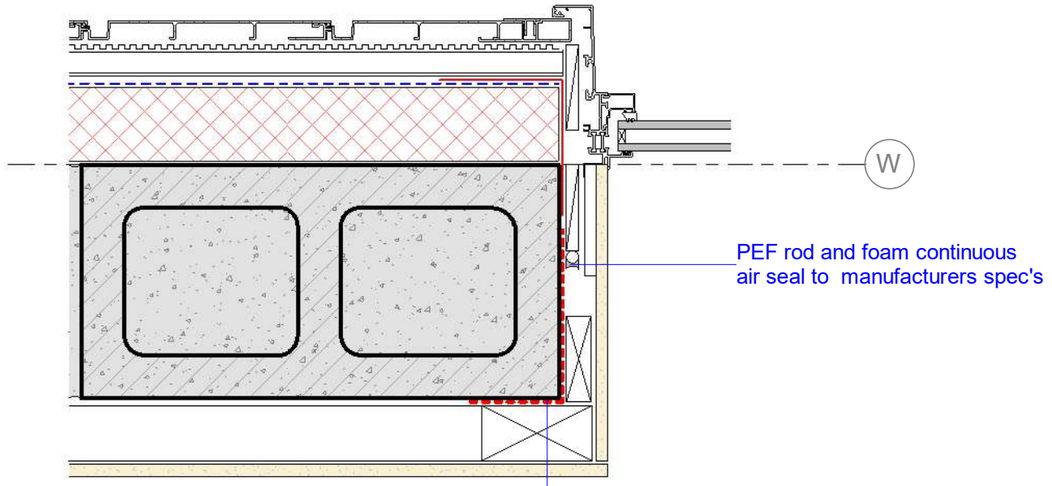
job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 5
drawing no.: 52.02 rev: A



W08 / 30.11 Win. Head Ultraclad Level 2
1 : 5



W09 / 30.11 Win. Sill Ultraclad Level 2
1 : 5



W10 / 10.10 Win. Jamb Ultraclad Level 2
1 : 5

Details - Windows

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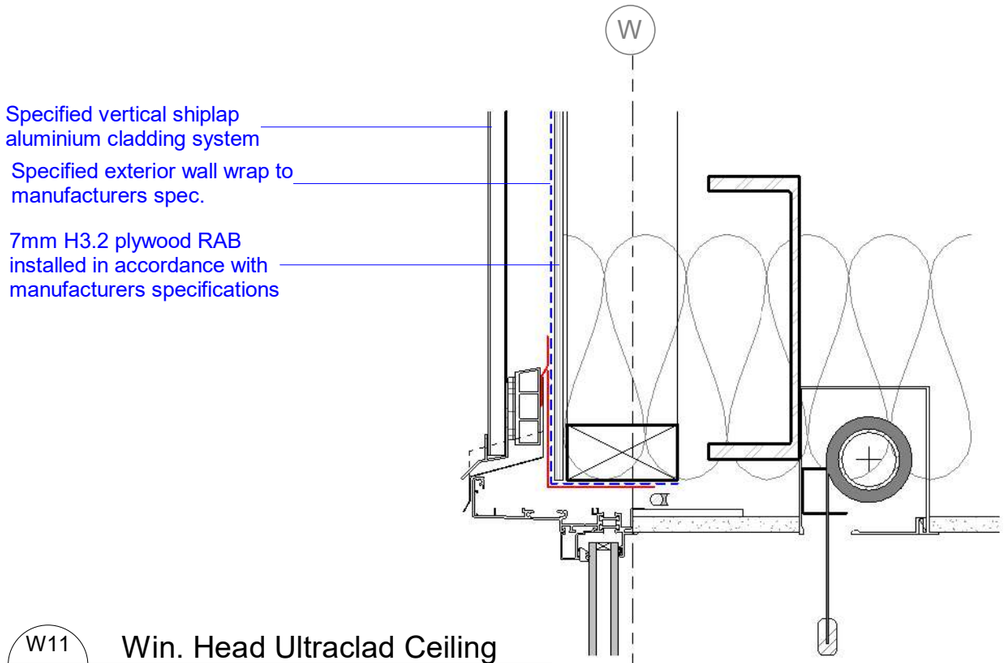
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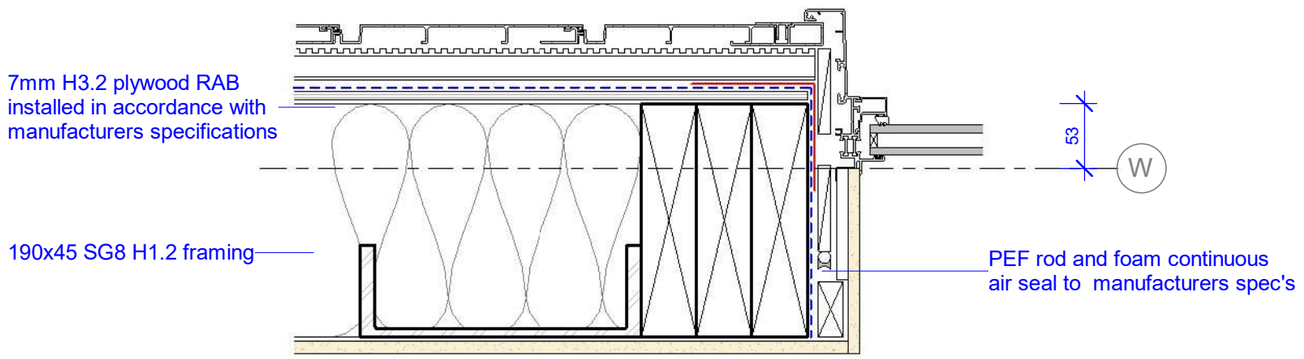
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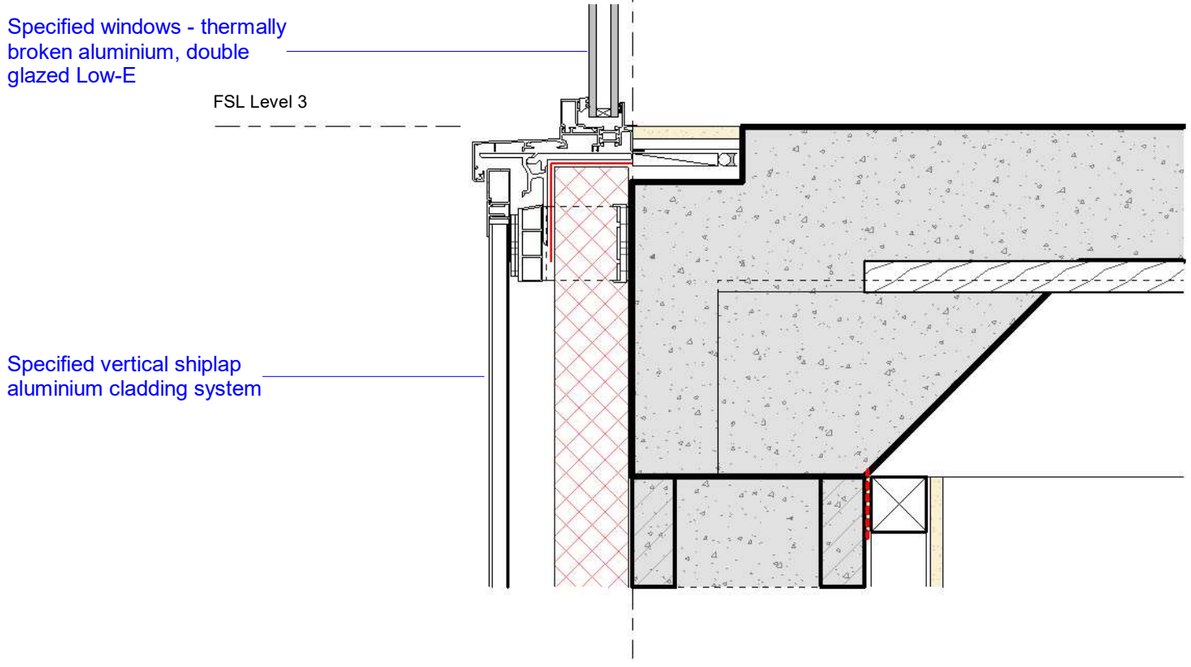
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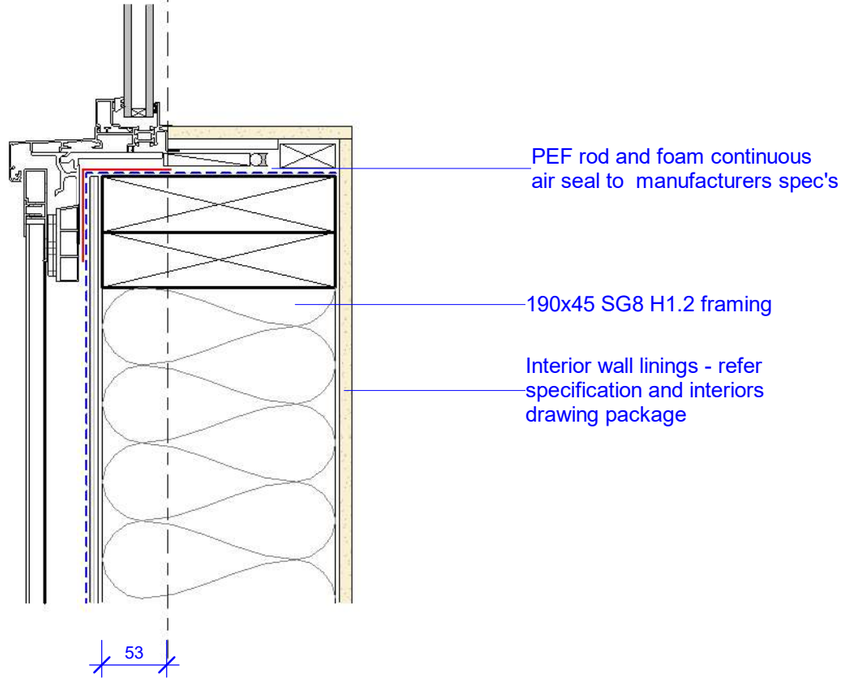
W11 / 30.11 — Win. Head Ultraclad Ceiling
1 : 5



W13 / 10.11 — Win. Jamb Ultraclad Timber Frame
1 : 5



W12 / 30.11 — Win. Sill Ultaclad Sill (floor level)
1 : 5



W14 / 10.11 — Win. Sill Ultraclad Wall
1 : 5

Details - Windows

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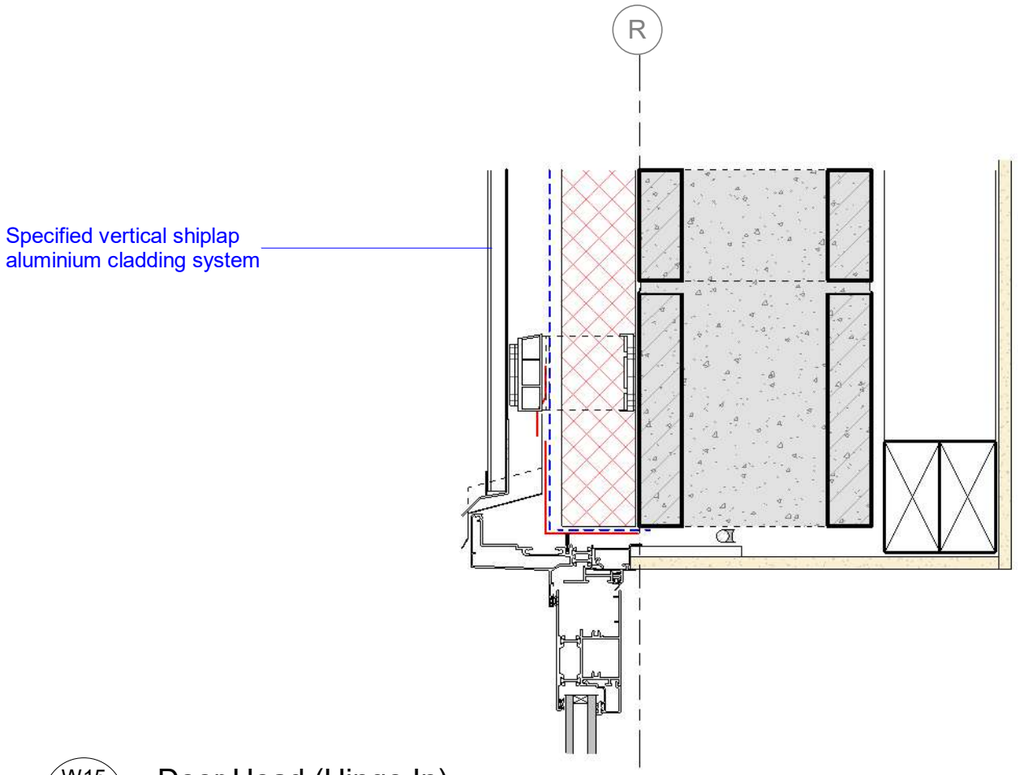
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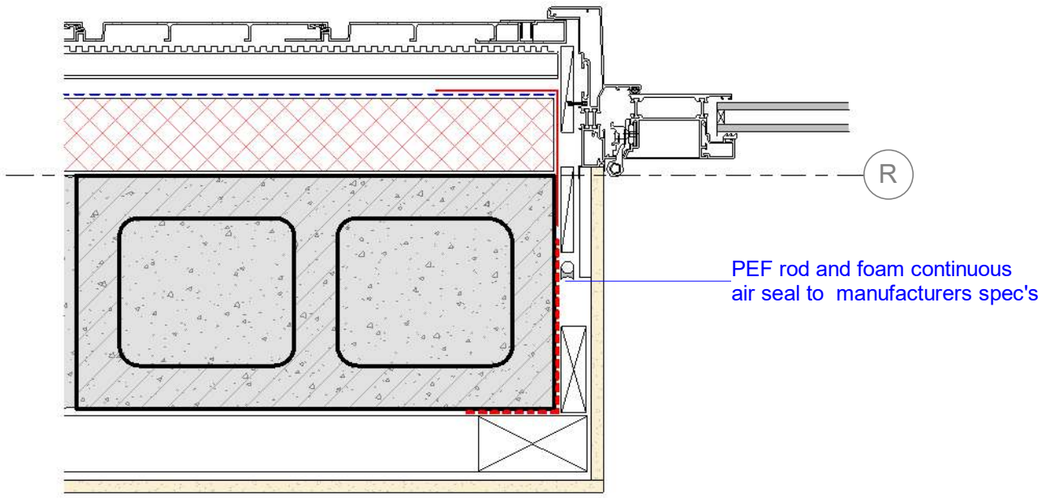
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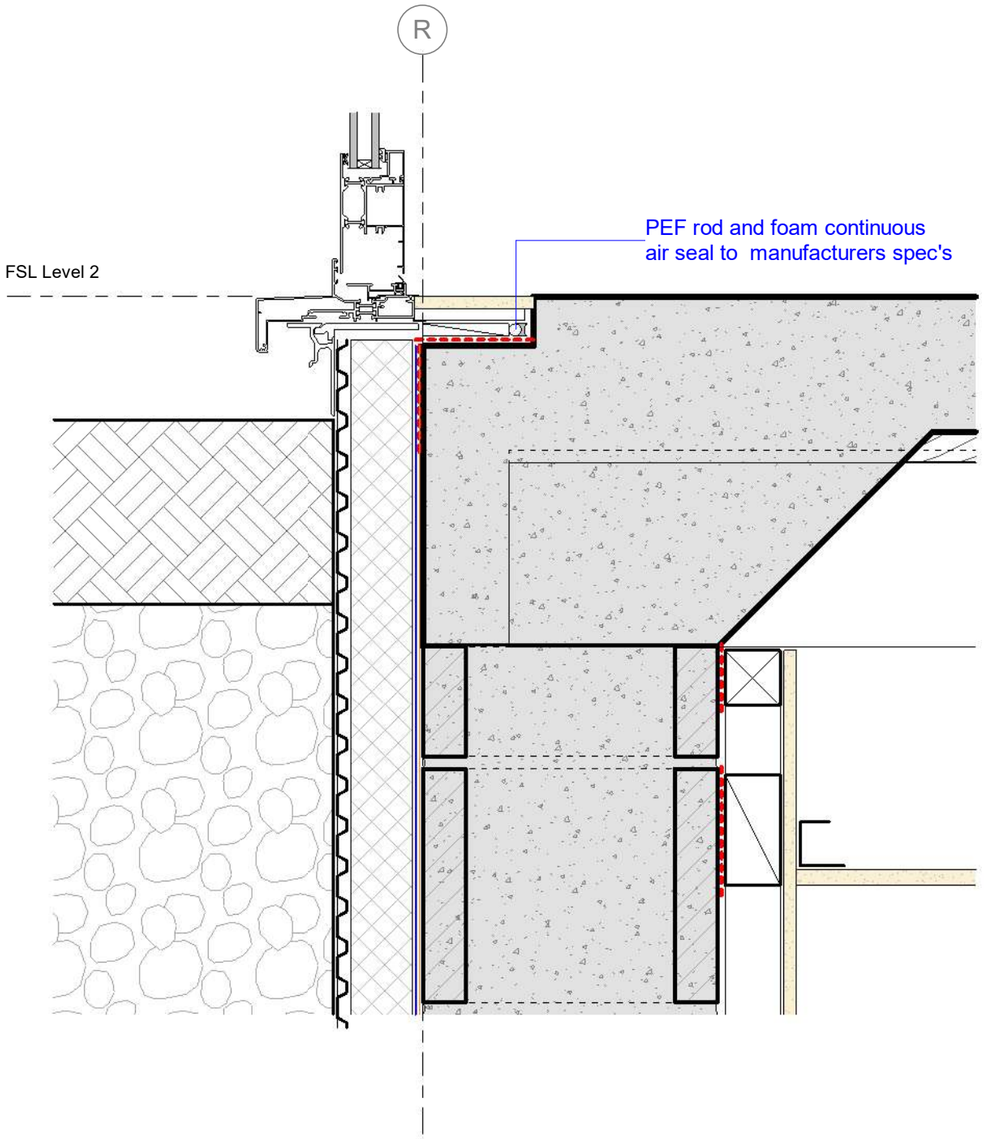
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date: 13 Nov 2026
drawn: DD
scale: 1 : 5
drawing no.: 52.04 rev: A



W15 / 30.03 Door Head (Hinge In)
1 : 5



W16 / 10.10 Door Jamb (Hinge In)
1 : 5



W17 / 30.03 Door Threshold (Hinge In)
1 : 5

Details - Windows Hinge In Door

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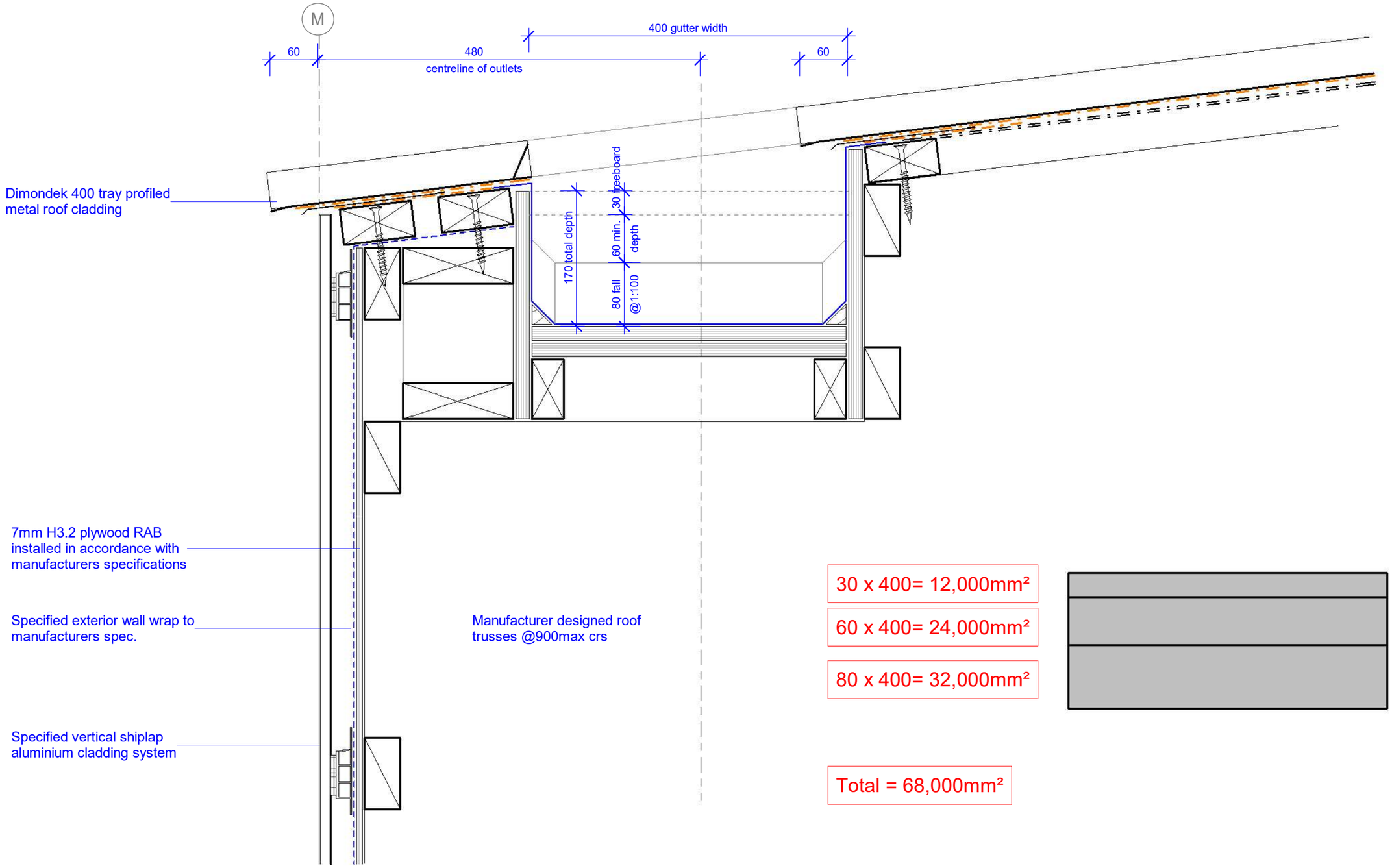
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scale: 1 : 5
drawing no.: 52.05 rev: A



30 x 400= 12,000mm²

60 x 400= 24,000mm²

80 x 400= 32,000mm²

Total = 68,000mm²

R01 / 30.01 Internal Roof Gutter

1 : 5

Details - Roof Gutter

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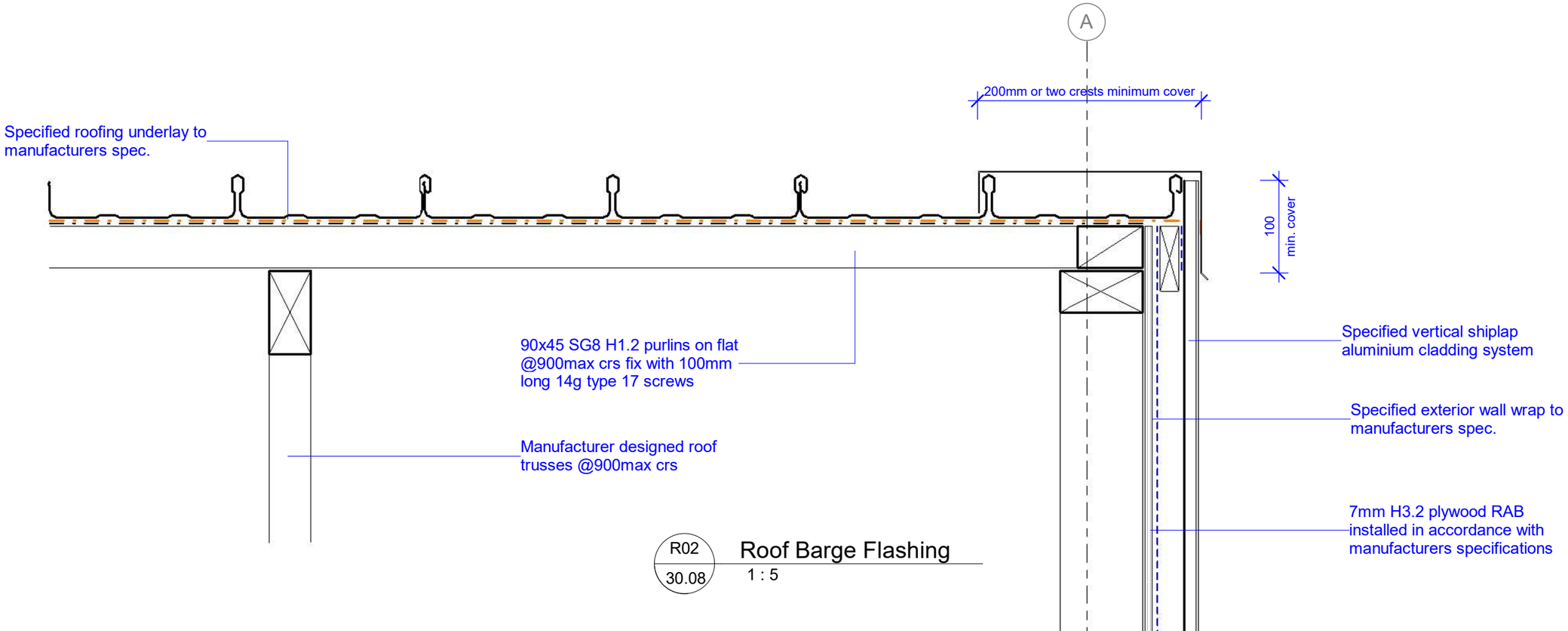
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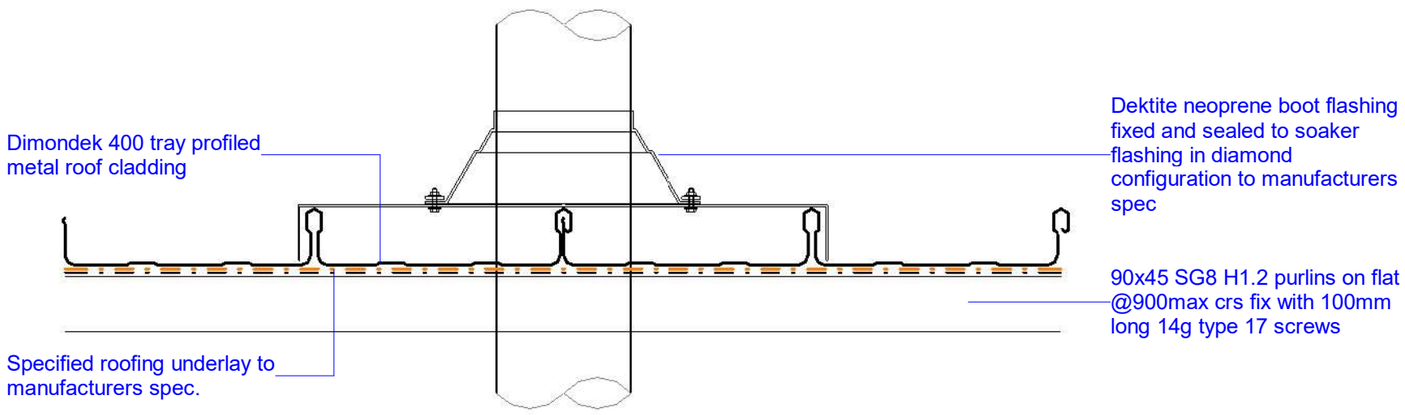
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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 5
drawing no.: 53.01 rev: A



R02 / 30.08 Roof Barge Flashing
1 : 5



R03 / 30.02 Roof Penetration
1 : 5

Details - Roof Barge

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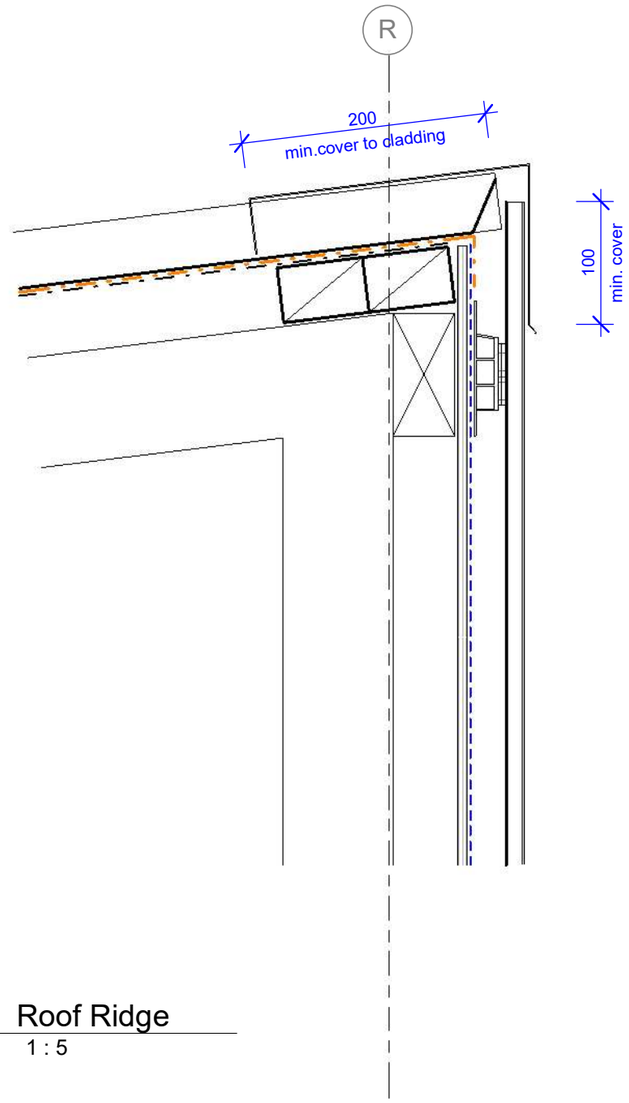
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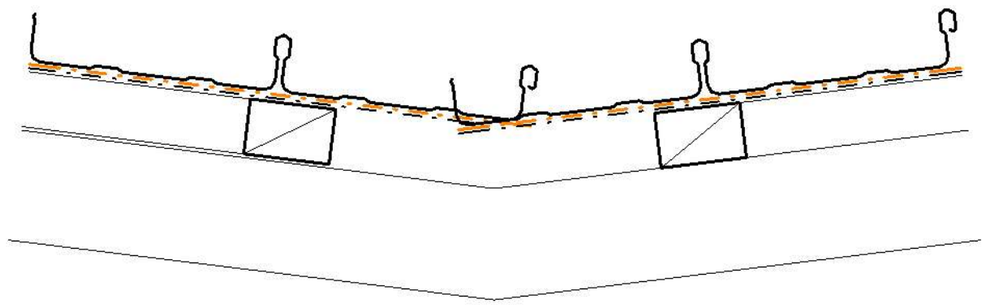
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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 5
drawing no.: 53.02 rev: A



R04 30.01 Roof Ridge
1 : 5



R05 30.08 Valley Gutter
1 : 5

Details - Roof Valley and Ridge

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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 5
drawing no.: 53.03 rev: A

Beam FRR:

GIB Specification Number GWCBT 30
FRR rating 30/--/--

2x 10mm layers GIB Weatherline.

Fix with 41mm x 6g Gib Grabber Ceramic Coated High Thread Screws, ensuring 20mm minimum embeddment into timber framing.

All joints and screw fixings must be covered by GIB Weatherline Flashing Tape.

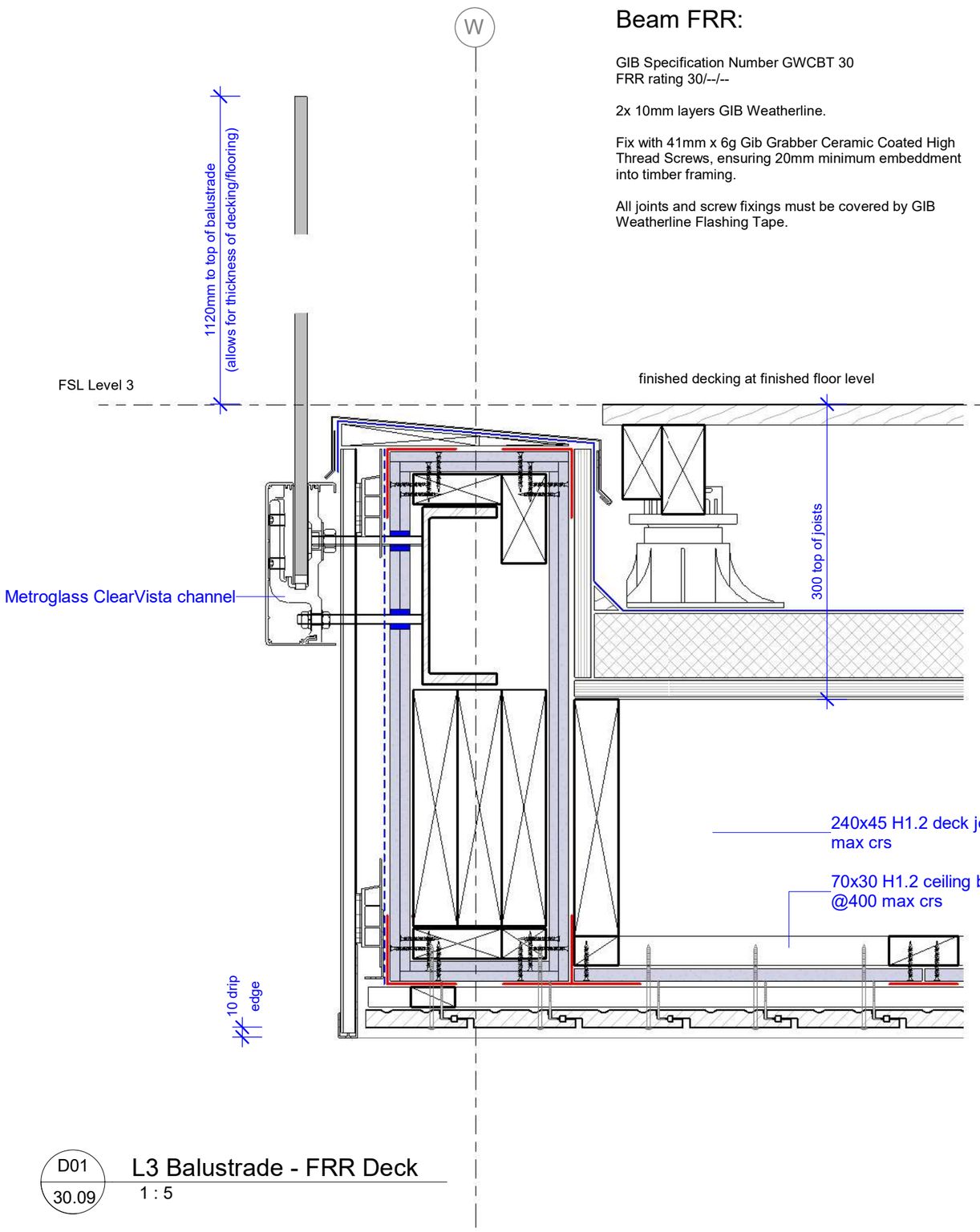
Soffit FRR:

GIB Specification Number GWUC 30
FRR rating 30/30/30

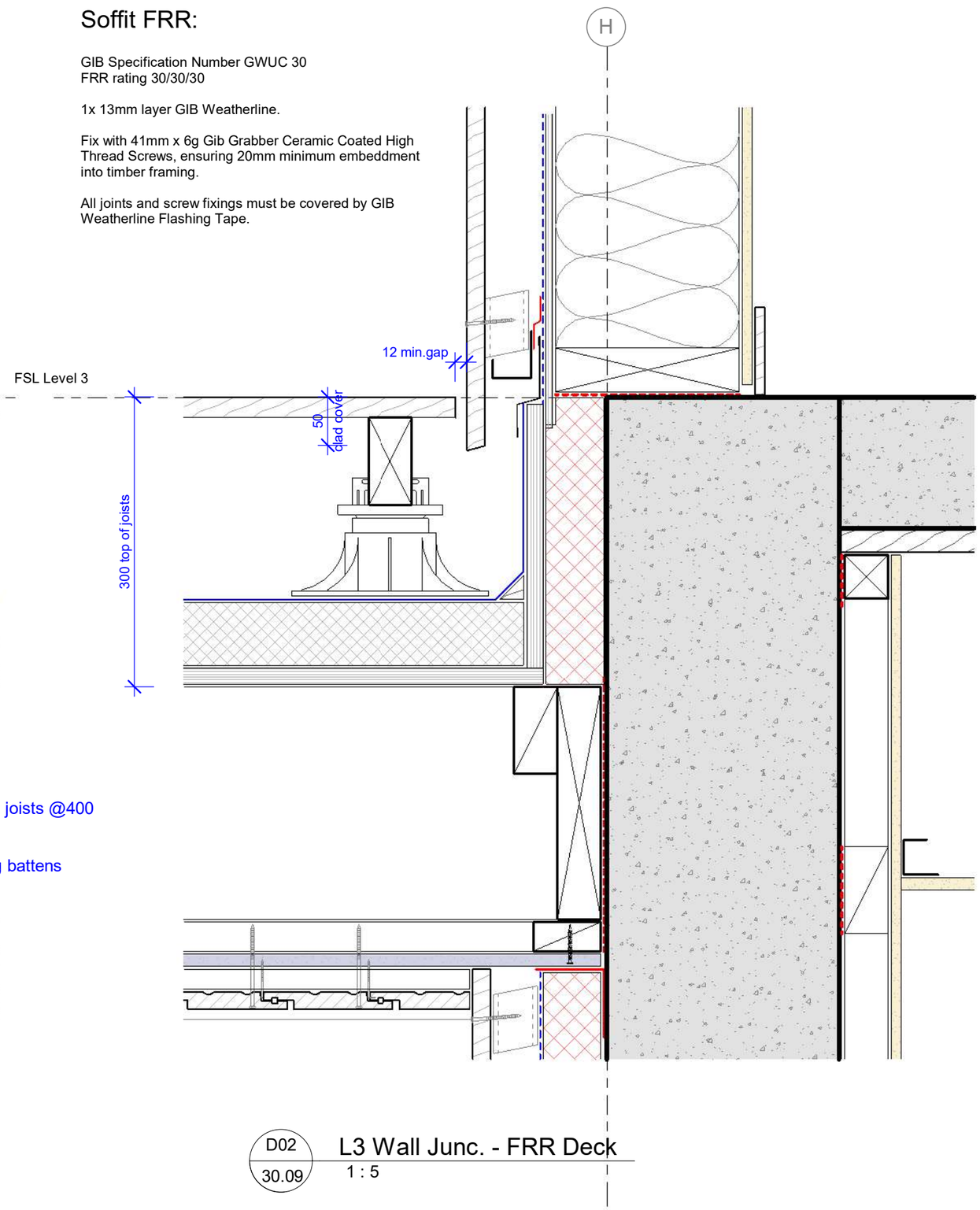
1x 13mm layer GIB Weatherline.

Fix with 41mm x 6g Gib Grabber Ceramic Coated High Thread Screws, ensuring 20mm minimum embeddment into timber framing.

All joints and screw fixings must be covered by GIB Weatherline Flashing Tape.



D01 30.09 L3 Balustrade - FRR Deck
1 : 5



D02 30.09 L3 Wall Junc. - FRR Deck
1 : 5

Details - Decking

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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 5
drawing no.: 54.01 rev: A

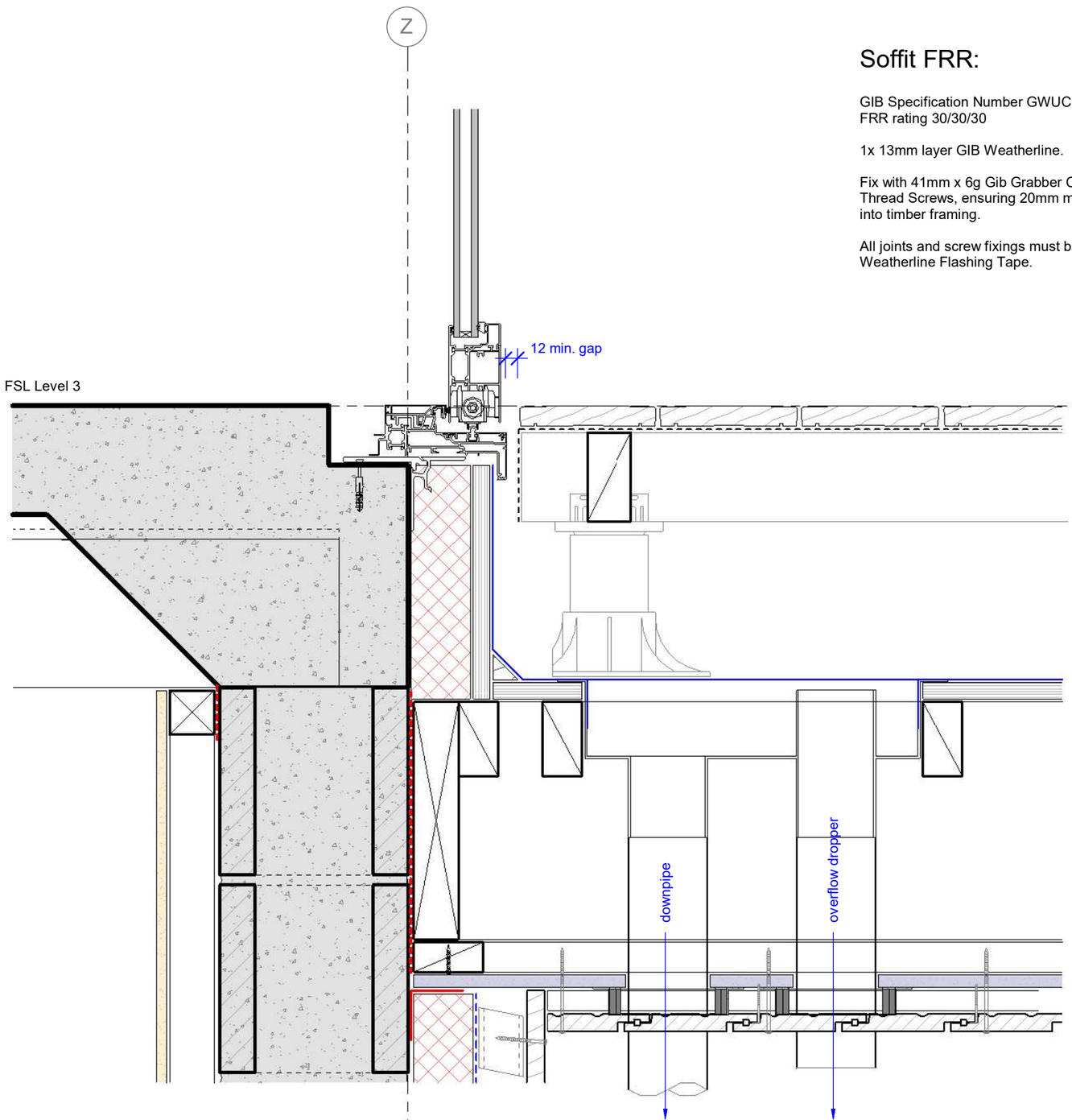
Soffit FRR:

GIB Specification Number GWUC 30
FRR rating 30/30/30

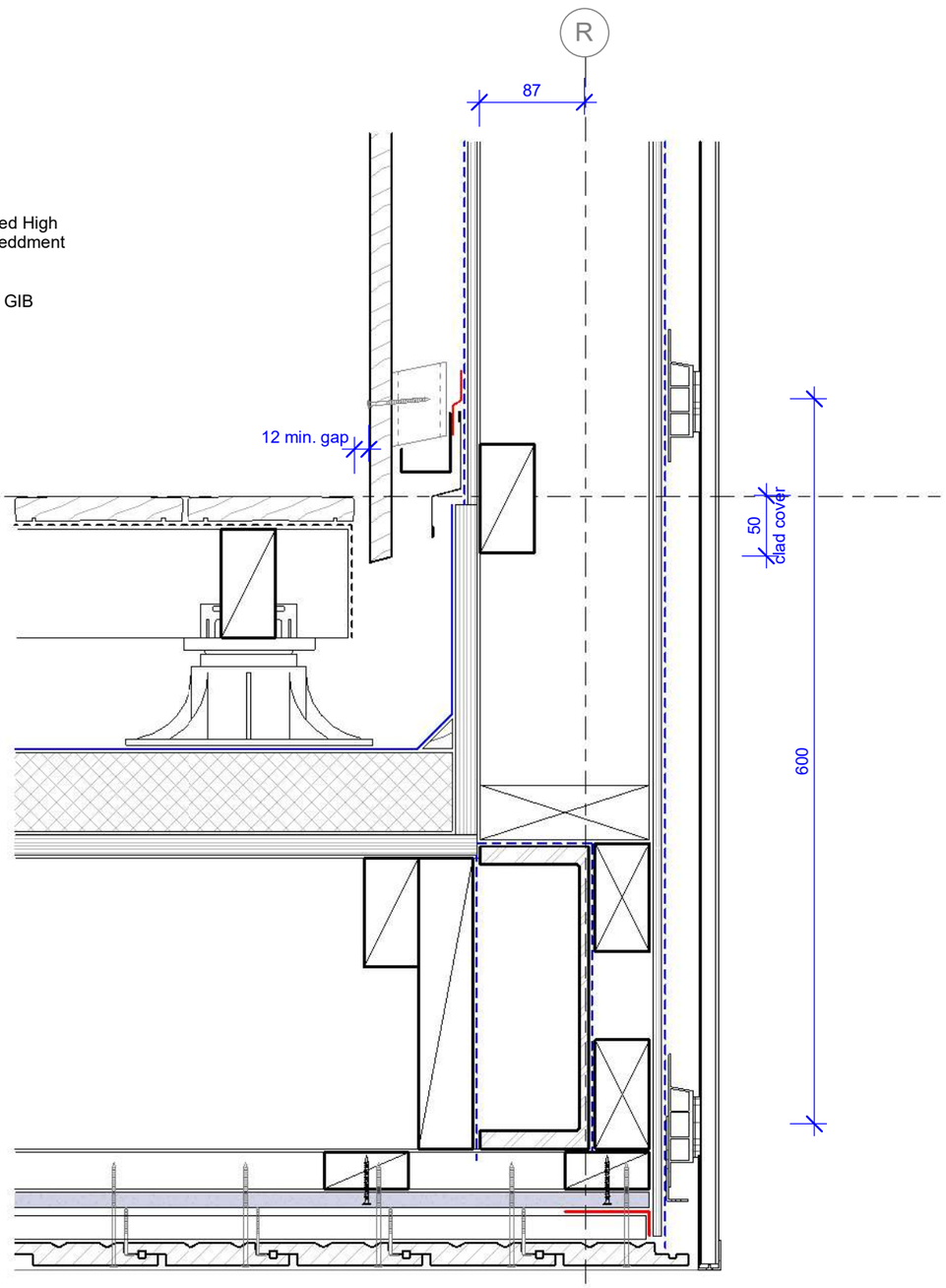
1x 13mm layer GIB Weatherline.

Fix with 41mm x 6g Gib Grabber Ceramic Coated High Thread Screws, ensuring 20mm minimum embeddment into timber framing.

All joints and screw fixings must be covered by GIB Weatherline Flashing Tape.



D03 / 30.06 — L3 Dropper Outlet - FRR Deck
1 : 5



D04 / 30.06 — L3 Grid R - FRR Deck
1 : 5

Details - Decking

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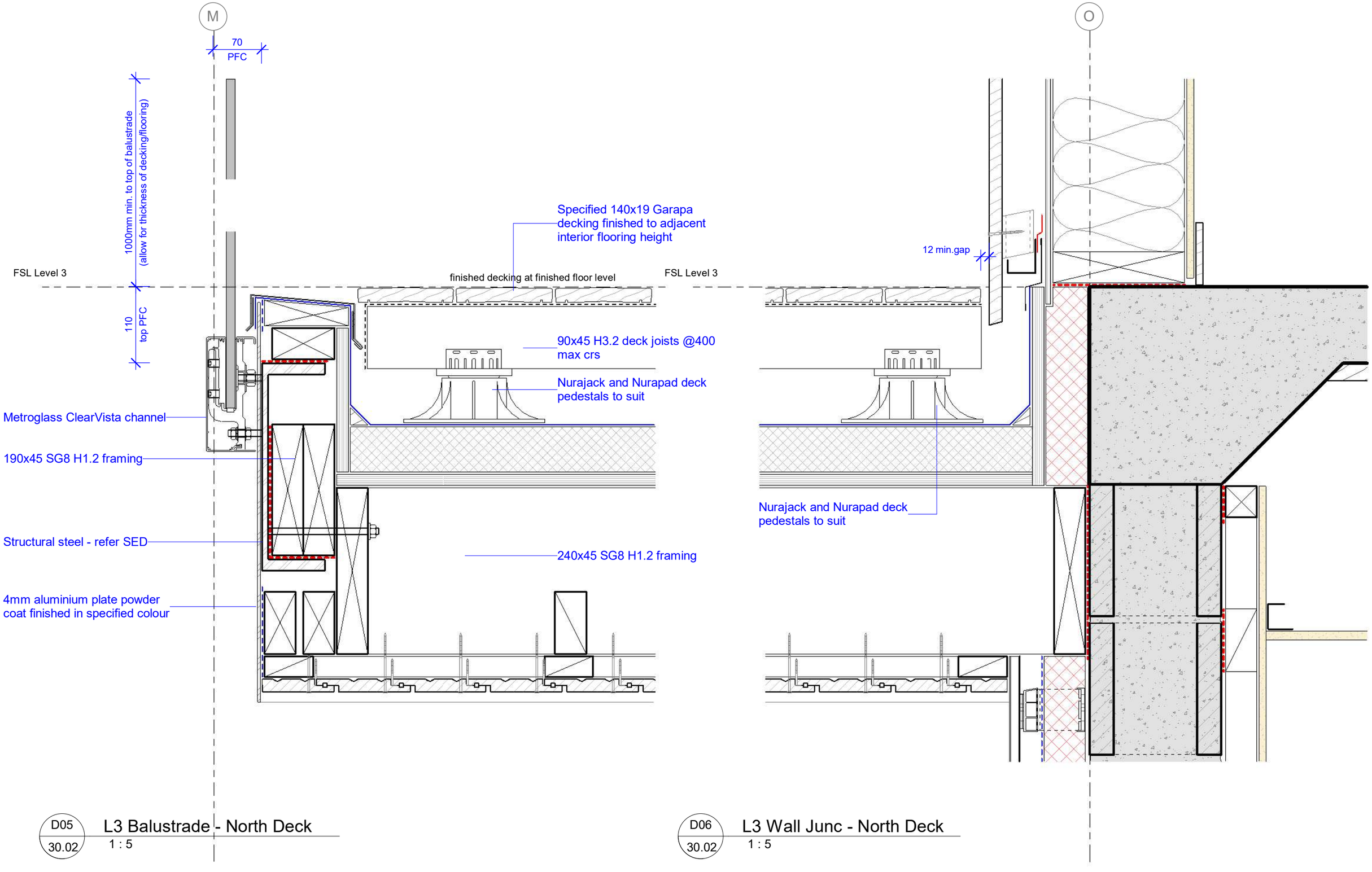
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job: 381
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drawn: DD
scale: 1 : 5
drawing no.: 54.02 rev: A



D05 / 30.02 L3 Balustrade - North Deck
1 : 5

D06 / 30.02 L3 Wall Junc - North Deck
1 : 5

Details - Decking

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series: Build Consent

job: 381
date: 13 Nov 2026
drawn: DD
scale: 1 : 5
drawing no.: 54.03 rev: A

Interior Drawing Package Index - BC Issue Nov 2026

Electrical Plans, Reflected Ceiling Plans, Finishes Plans & Interior Plans/Elevations

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12-02	Electrical Plan L2 OVERALL (SCALE 1:100)
12-03	Electrical Plan L3 OVERALL (SCALE 1:100)
13-01	L1 Reflected Ceiling Plan
13-02	L2 Reflected Ceiling Plan
13-03	L3 Reflected Ceiling Plan
14-01	Finishes Plan L1 OVERALL (SCALE 1:100)
14-02	Finishes Plan L2 OVERALL (SCALE 1:100)
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90-05	Stair core Elevations - all levels
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100-02	Balustrade Details
100-03	Waterproof Details
100-04	Joinery Details

NEW HOUSE

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series: BC Issue

job: 531
date: 16.11.26
drawn: pr/bk
scale:

drawing no.: J-001

SUPPLY AND DISTRIBUTION

- sm — smart meter
- mains switch board

FITTINGS AND FIXTURES

- ef — extract fan
- htr — heated towel rail
- htr — vertical heated towel rail
- ishc — interconnected smoke alarm
- ihac — interconnected heat alarm
- mot — motion sensor
- SP — speaker
- dem — mirror demister

OUTLETS

- 2 — double power outlet
- USB — double power/USB charging port
- D — data jack
- S — stereo speaker jack

APPLIANCES

DW	DISHWASHER
FR	FRIDGE
OR	OVEN RANGE (outlet not shown)
RH	RANGEHOOD
WM	WASHING MACHINE
DR	DRYER

LIGHTING

- switch
- D — dimmer switch
- 2 — 2-way switch
- dl1 — adjustable downlight
- dl2 — adjustable downlight (small black)
- dl — IP rated adjustable downlight

LIGHTING

- ss1 — surface mounted spot
- ss2 — long spot (surface) refer schedule for type
- ss3 — IP rated surface mount refer schedule for type
- bk — bulkhead light
- wl1 — wall light 1
- wl2 — wall light 2
- wl3 — wall light 3
- wl4 — wall light 4
- P1 — pendant 1
- P2 — pendant 2
- P3 — ceiling mounted pendant
- linear pendant
- LED strip light
- f — linear LED light
- pl — LED panel light garage

EXTERIOR LIGHTING

- gl 1 — stake garden light 1
- gl 2 — garden light 2 (inground light)
- wl5 — wall light 5
- ig — inground up light
- bk — bulkhead light

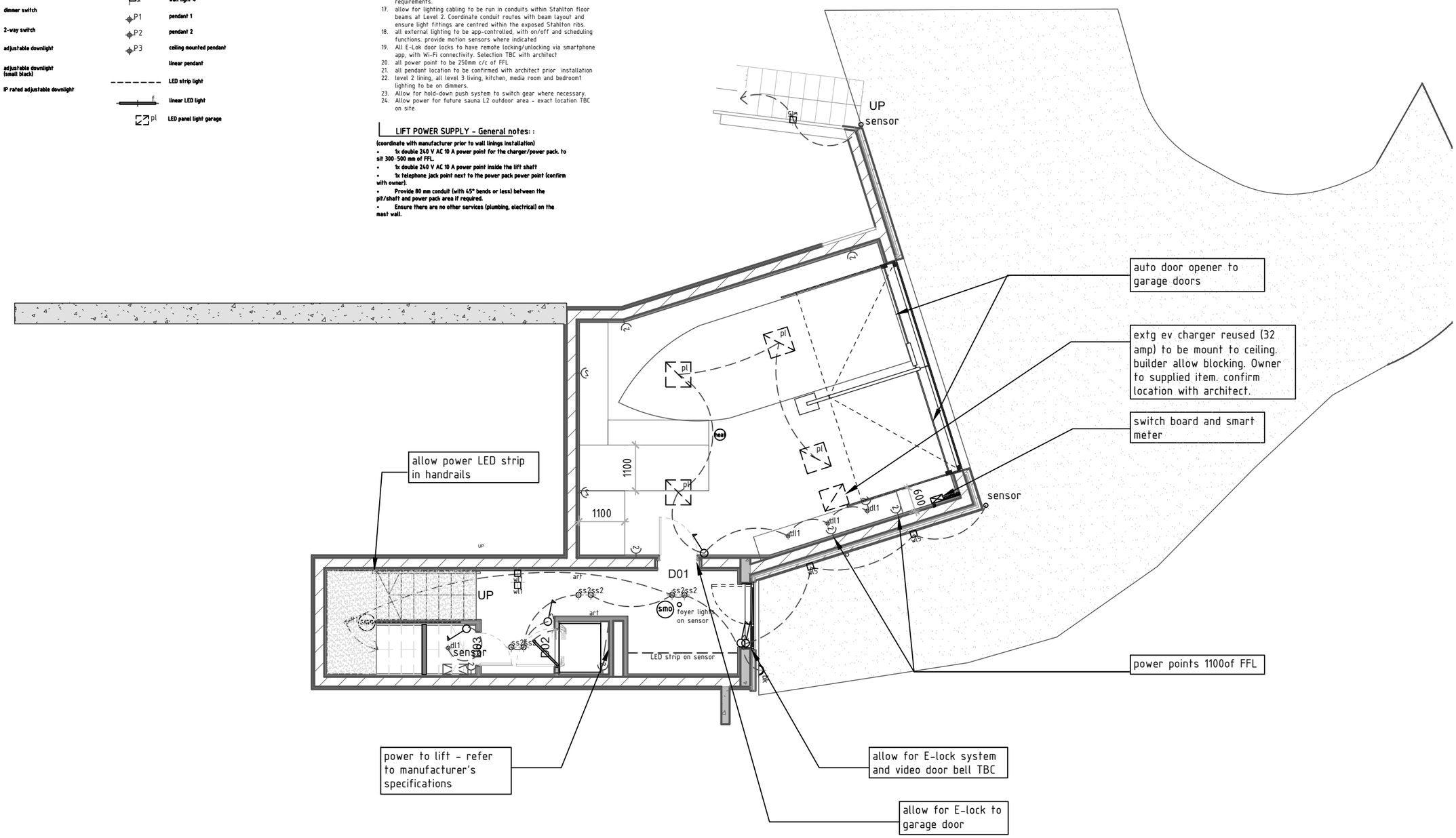
NOTES:

1. undertile heating to all tiled bathrooms & laundry;
2. mirror demisters to each bathroom;
3. all bathrooms to have humidity sensor fans;
4. all bathrooms LED lights under vanity to be on motion sensor;
5. all bathrooms power points to be on side of joinery instead of tiled wall;
6. external wall lights to be mounted 400mm above finished floor level, unless noted otherwise;
7. All exterior lights on motion sensor;
8. All downlights installed to comply with Standard AS/NZS 60598.2.2 plus amendment A Insulation rating to be IC or IC-F;
13. Type 1 domestic smoke alarm system in accordance with NZS 4514:2021.
14. Electrical plan to be used in conjunction with the internal elevations and lighting schedule;
15. Refer to lift design for power supply;
16. Electric Fireplace Level 3 – Living: Escea LE1250 E-fire with frameless fascia. Refer to Fire manufacturer's specifications for electrical requirements.
17. allow for lighting cabling to be run in conduits within Stahlton floor beams at Level 2. Coordinate conduit routes with beam layout and ensure light fittings are centred within the exposed Stahlton ribs.
18. all external lighting to be app-controlled, with on/off and scheduling functions. provide motion sensors where indicated
19. All E-Lok door locks to have remote locking/unlocking via smartphone app, with Wi-Fi connectivity. Selection TBC with architect
20. all power point to be 250mm c/c of FFL
21. all pendant location to be confirmed with architect prior installation
22. level 2 lining, all level 3 living, kitchen, media room and bedroom1 lighting to be on dimmers.
23. Allow for hold-down push system to switch gear where necessary.
24. Allow power for future sauna L2 outdoor area – exact location TBC on site

LIFT POWER SUPPLY – General notes: :

(coordinate with manufacturer prior to wall linings installation)

- **1x double 240 V AC 10 A power point for the charger/power pack. to sit 300-500 mm of FFL.**
- **1x double 240 V AC 10 A power point inside the lift shaft**
- **1x telephone jack point next to the power pack power point (confirm with owner).**
- **Provide 80 mm conduit (with 45° bends or less) between the pit/shaft and power pack area if required.**
- **Ensure there are no other services (plumbing, electrical) on the mast wall.**



L1 ELECTRICAL PLAN

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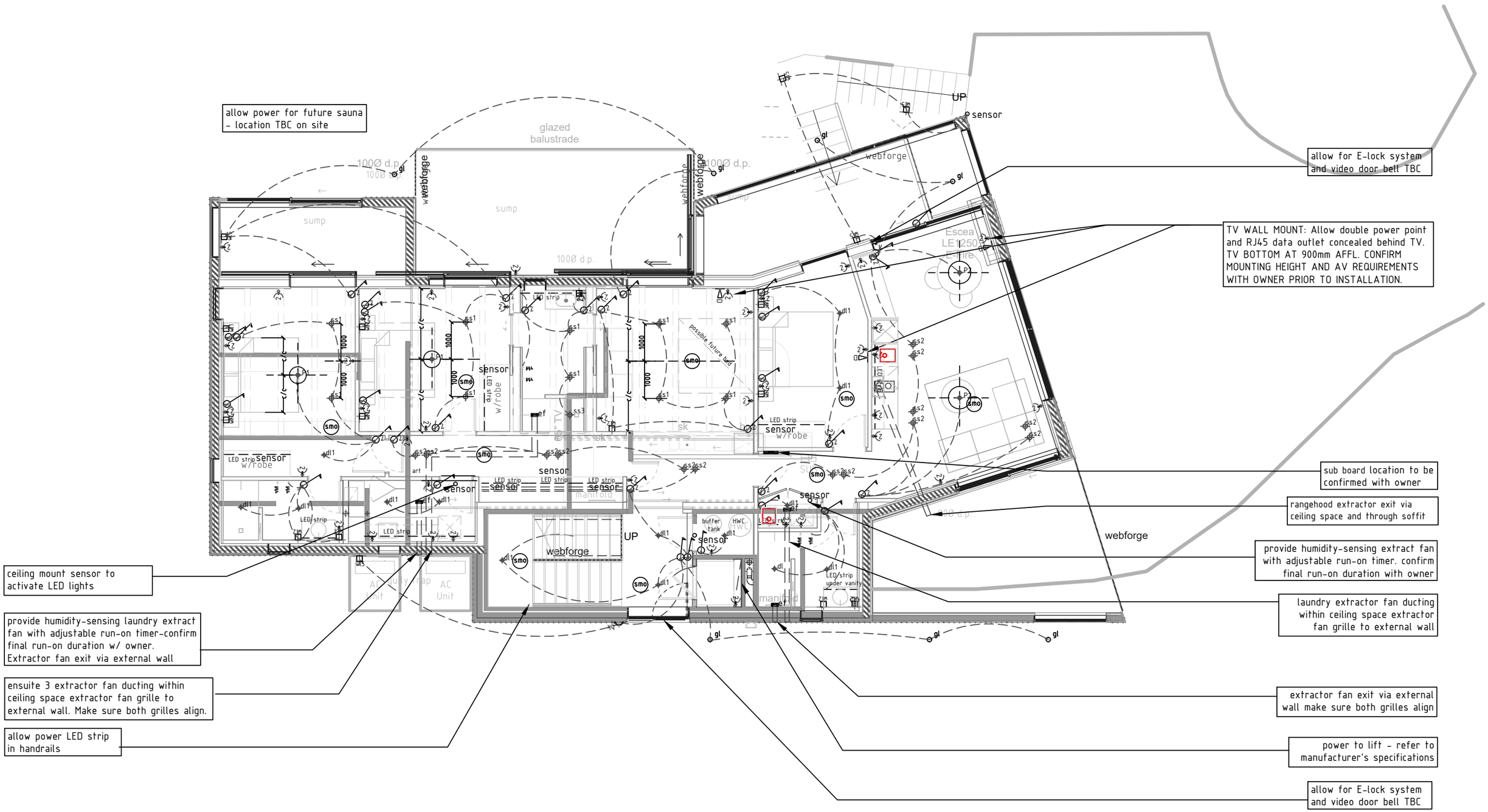
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drawing no.:	12-01



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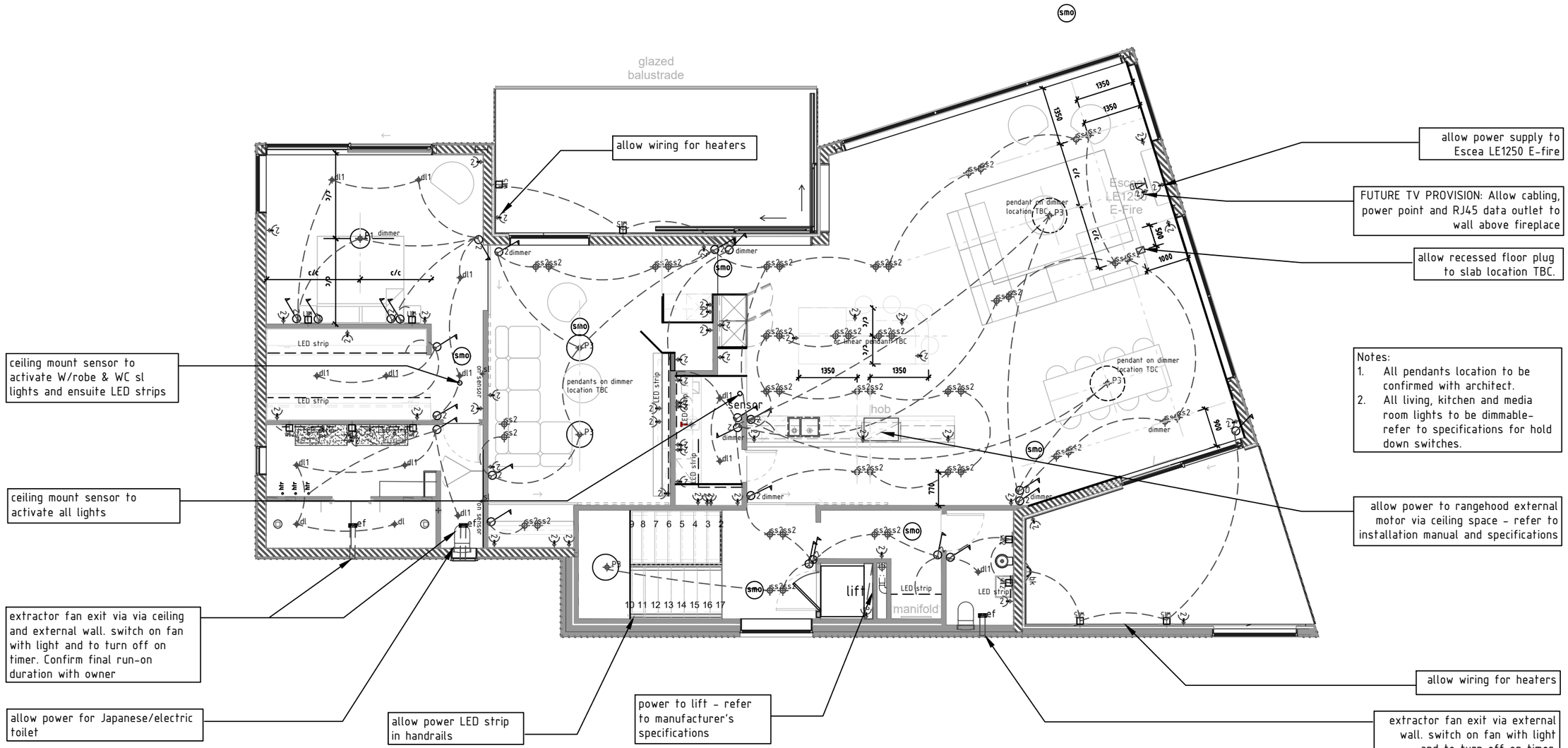
L2 ELECTRICAL PLAN

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scale:	1:100
drawing no.:	12-02



Notes:
1. All pendants location to be confirmed with architect.
2. All living, kitchen and media room lights to be dimmable- refer to specifications for hold down switches.

L3 ELECTRICAL PLAN

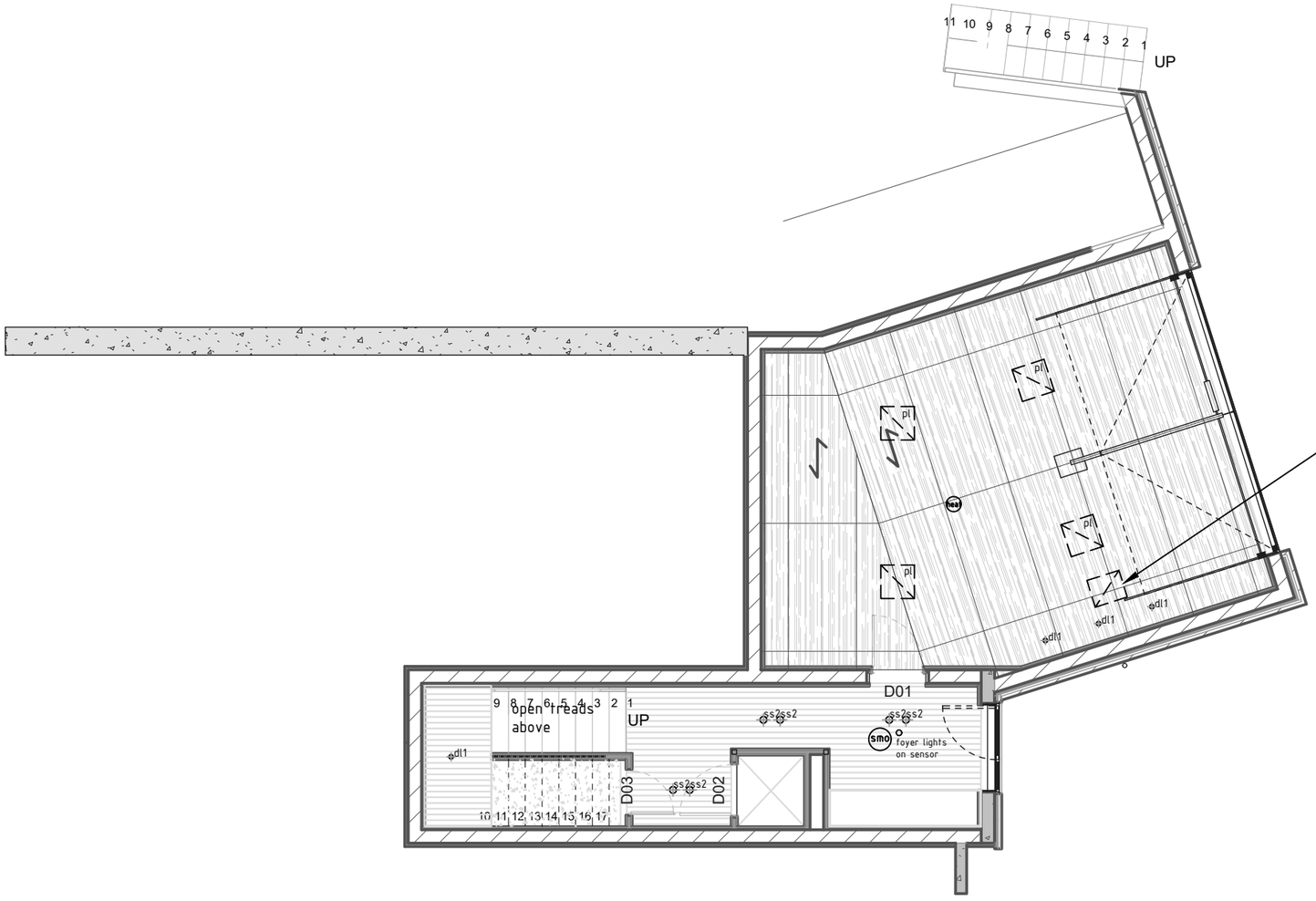
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series: BC Issue

job:	531
date:	16.11.26
drawn:	pz/bk
scale:	1:100
drawing no.:	12-03



key

- 13mm plaster board ceiling
- 13mm wet area plaster board ceiling
- 18mm Ashin T&G selected profile
- exposed Stahlton prestressed concrete flooring on polythene sheeton 25mm "Ashin" timber infill TBC
- shiplap weatherboards soffit lining (to match cladding)
- exposed concrete stairs
- 12mm Meranti BS1088 plywood butt joints finish TBC
- drapes on flush finished ceiling mounted track
- manual roller blind
- Recessed Vanda blind box with motorised roller blind

GENERAL NOTES:

Access panels as required.
Blinds motorised system TBC
Where curtain tracks bend to use the 250mm bend radius.
Vanda Recessed blind box extend 50mm past opening and to be flush with ceiling

L1 REFLECTED CEILING PLAN

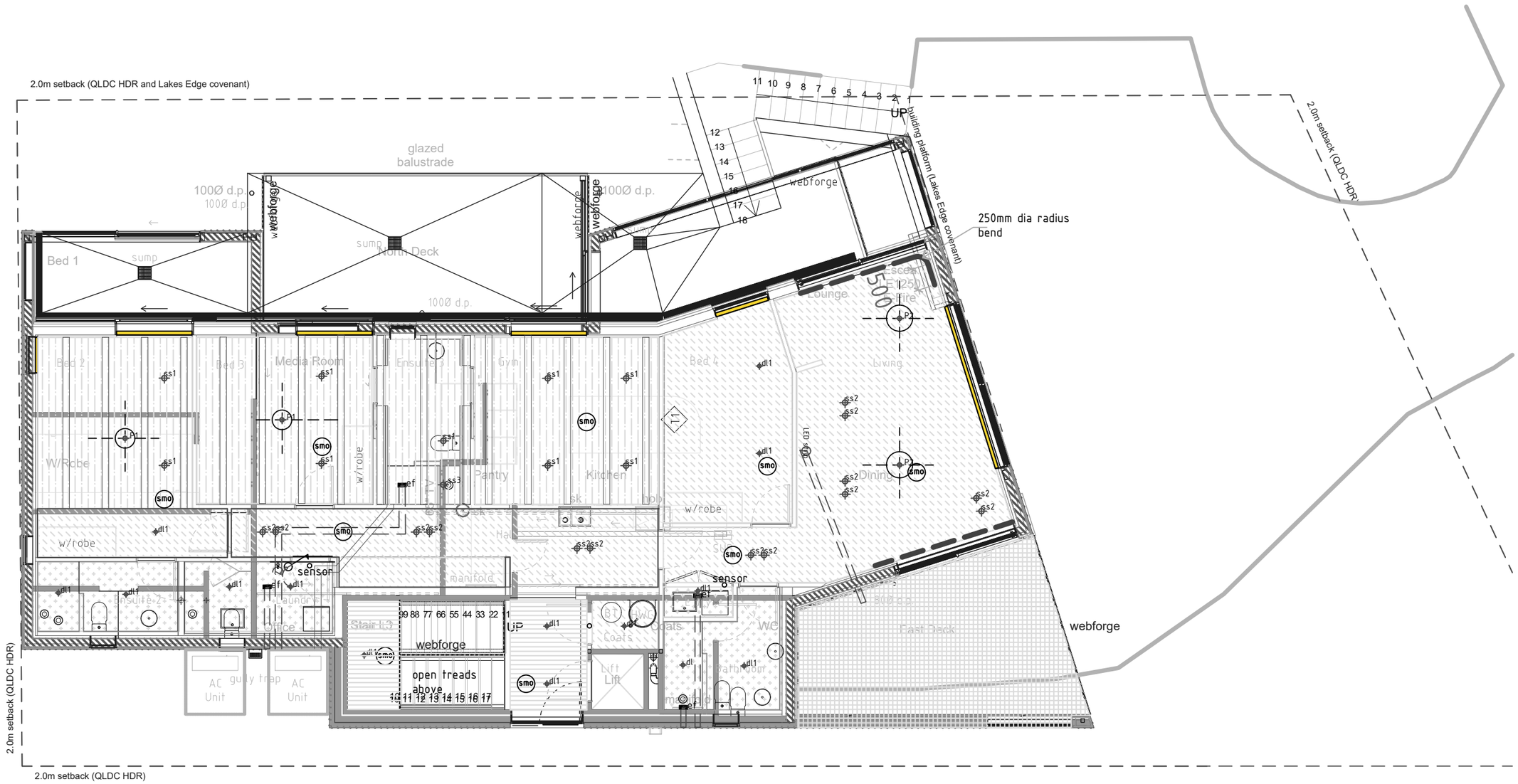
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scale:	1:100
drawing no.:	13-01



L2 REFLECTED CEILING PLAN

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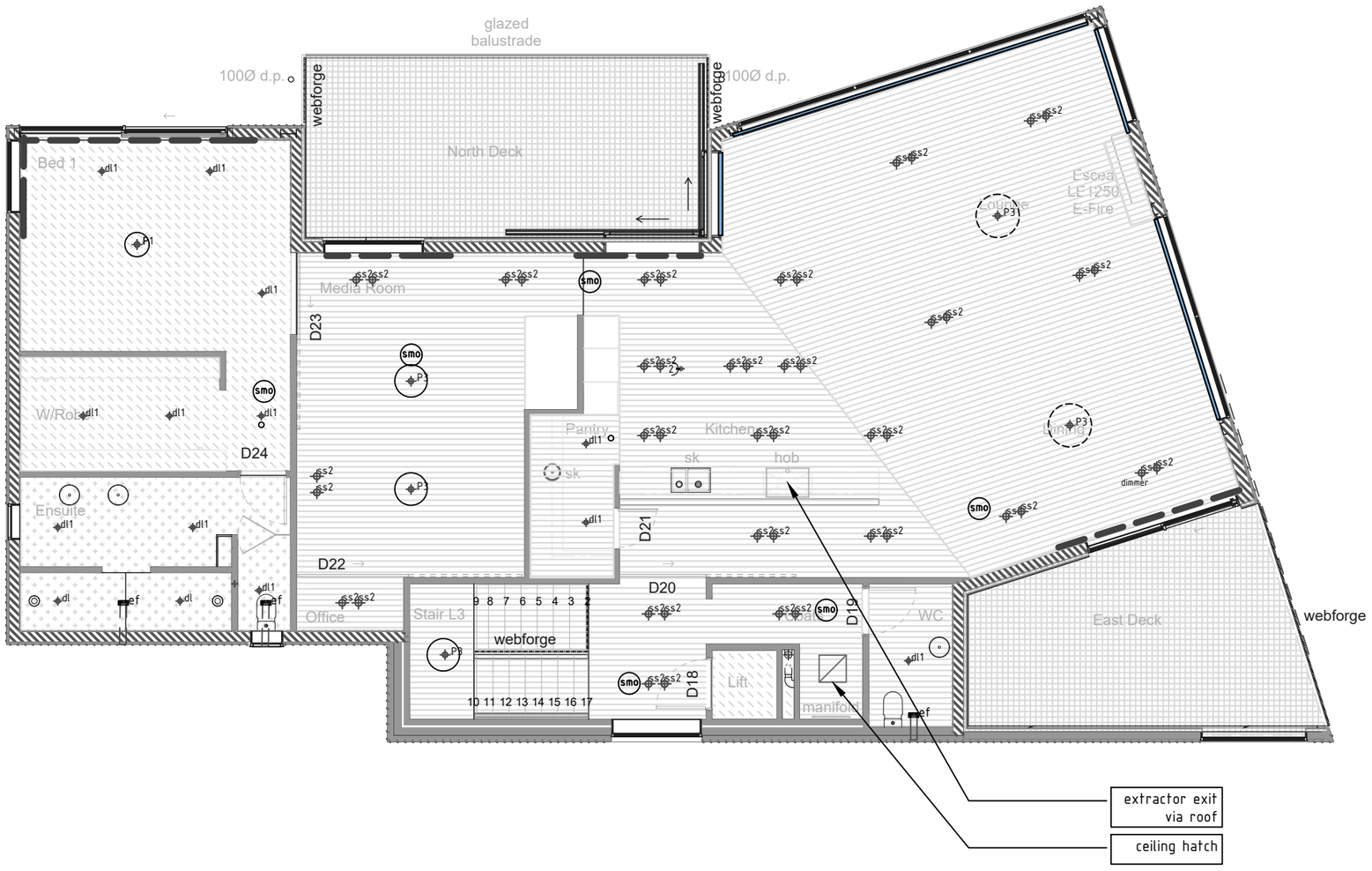
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L3 REFLECTED CEILING PLAN

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series: BC Issue

job:	531
date:	16.11.26
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scale:	1:100
drawing no.:	13-03

floor finishes

- Fa — concrete slab with salt & pepper polished finish
- Fb — wool carpet and garage carpet
- Fc — large format tiles on cement sheet with electric underfloor heating
- Fd — 140x19 garapa decking
- Fe — 40mm solid oak or engineering flooring treads TBC

wall finishes

- Wa — plasterboard - standard
- Wb — plasterboard - water resistant
- Wc — selected tile on water resistant plasterboard (9mm Villaboard substrate to shower areas & around baths)
- Wd — Veneer panelling ----------
- We — 9mm Meranti BS1088 plywood butt joint finish TBC
- Wf — Ashin (western hemlock) T&G panelling

ceiling finishes

- Ca — plasterboard - standard
- Cb — plasterboard - water resistant
- Cc — Ashin T & G panelling
- Cd — Exposed Stahlton ribs with timber infill timber TBC - allow polythene behind for tidy finish
- Ce — Exposed underside of concrete stairs
- Cf — 12mm Meranti BS1088 plywood butt joint finish TBC

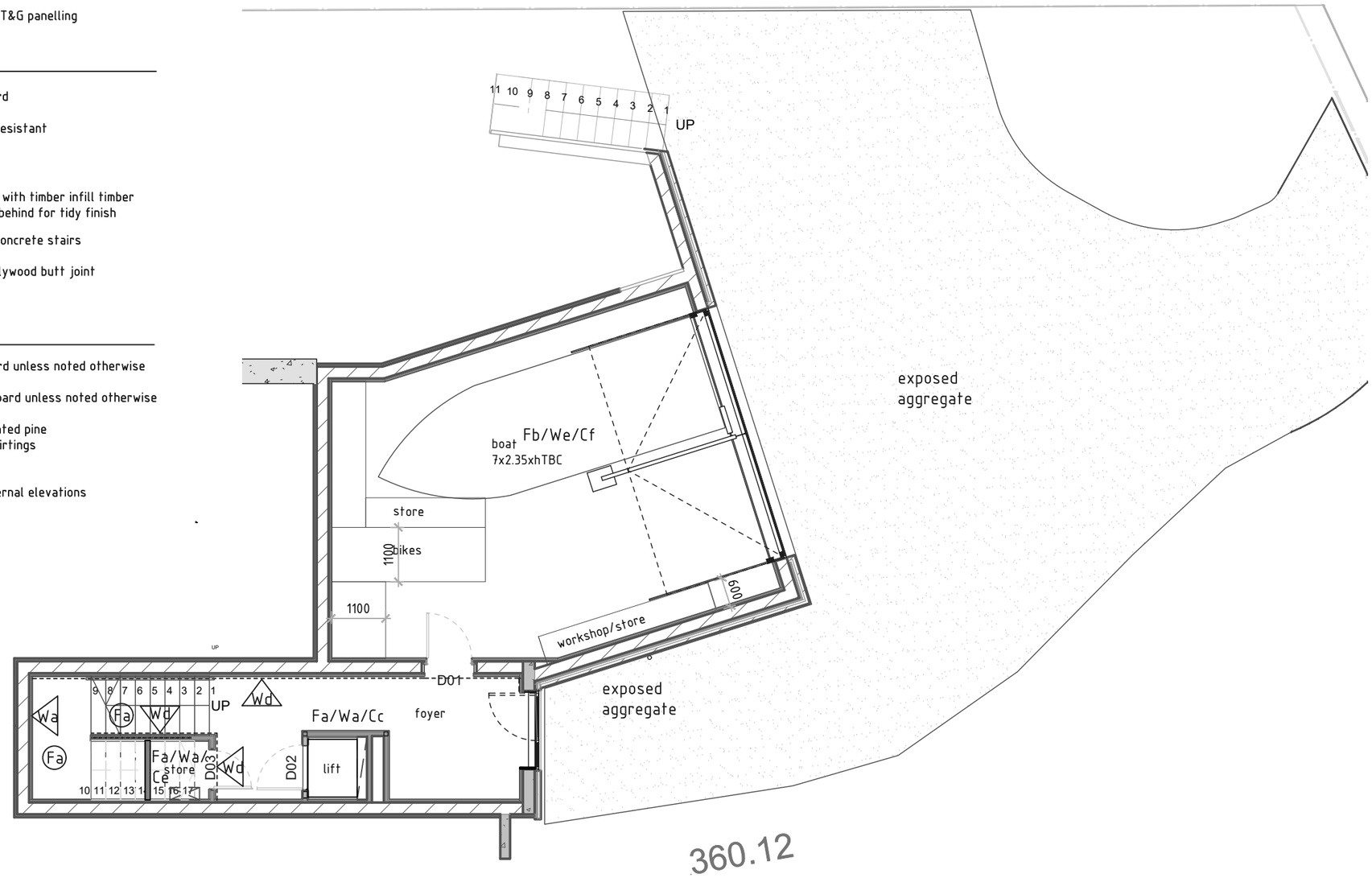
notes

Wall linings standard 10mm plasterboard unless noted otherwise

Ceiling linings standard 13mm plasterboard unless noted otherwise

All skirting 80x12mm beveled fingerjointed pine
Bathrooms, except WC to have tiled skirtings
All scotias square stopped

Plan to be read in conjunction with internal elevations



L1 FINISHES PLAN

AREA AB

14 Northview Terrace, Kawarau Falls for Gary and Di Thornbury

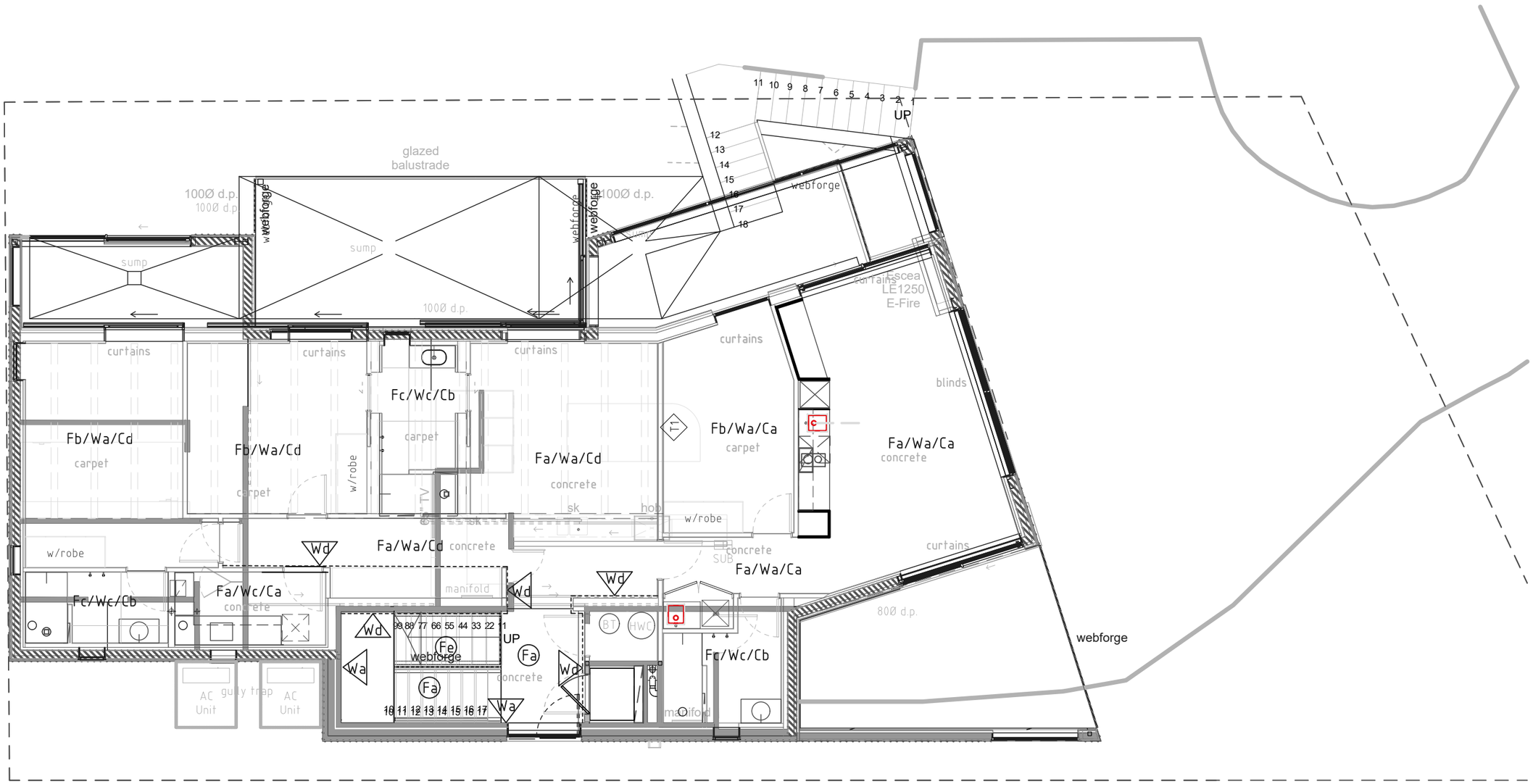
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drawing no.:	14-01



L2 FINISHES PLAN

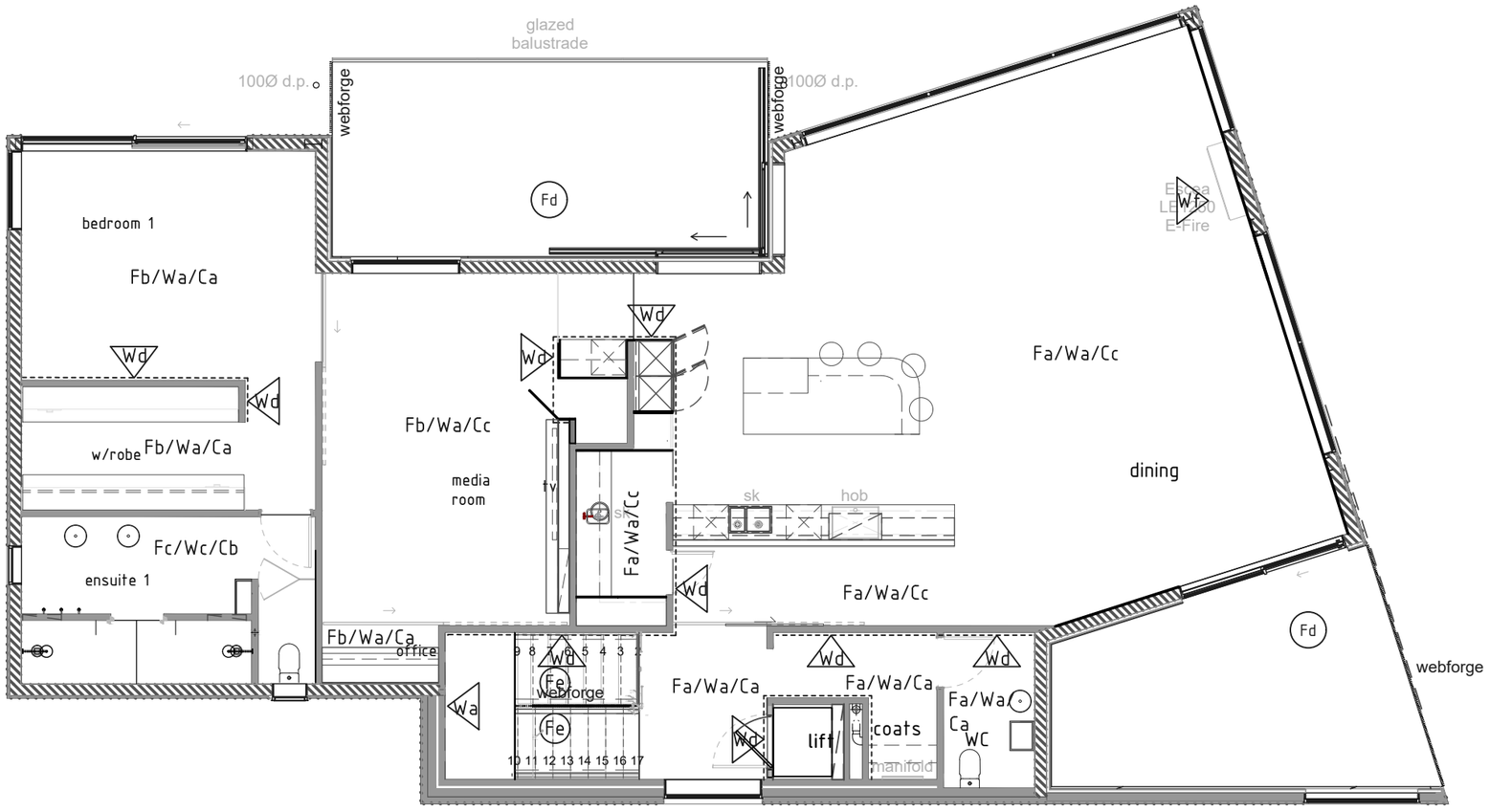
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series: BC Issue

job:	531
date:	16.11.26
drawn:	pr/bk
scale:	1:100
drawing no.:	14-02



L3 FINISHES PLAN

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series: BC Issue

job:	531
date:	16.11.26
drawn:	pr/bk
scale:	1:100
drawing no.:	14-03

carpet floor
exposed concrete floor
Undercounter Wine and Beverage Cabinet
veneer paneling
shelving with cupb'd below
F and P integrated freezer RS6019K2L1 RH hinge
F and P integrated fridge RS6019S2R1 RH hinge
cupb'd
shelving
wall oven
cupb'd below
knee recess
R500
coffee machine
jug
85" TV on brackets to wall
Mercer EC Voto welded into bench 90mm waste
filtered boiling & cold tap mixer
line of cupb'ds above
microwave above
recessed shelving
painted plasterboard wall
corner open shelving above
integrated single dishwasher drawer under
Mercer Bristol 1&½ Double Bowl, RH
integrated single dishwasher drawer under
rangehood over
shelving over
800 wide hob
platter cupb'd under
bins under
open shelf above
mixer
solid oak upstand
T and g secret door
1395 sinks c/c
veneer paneling
open drawers under
veneer paneling
hooks
PEC stringer below
not for construction

KITCHEN & PANTRY PLAN

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series: BC Issue

job:	531
date:	16.11.26
drawn:	pr/bk
scale:	1:25
drawing no.:	60-01

Lounge

seat
hooks on wall

LE1250
E-Fire

P2

Living

dl1

freestanding
fridge/freezer 663mm d
x 595 mm w 1700mm h

50
640
20
603

ss2

Mercer Kent sink
welded into bench

C
B
A

rangehood above

330

integrated
single
dishwasher
drawer under

induction
cooktop
288x520mm

cupboard above

2275
868

ST

330

wall oven

600

600
700

690

SUB

not for construction

Dining

P2

ss2
ss2
ss2
ss2
ss2

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for Gary and Di Thornbury

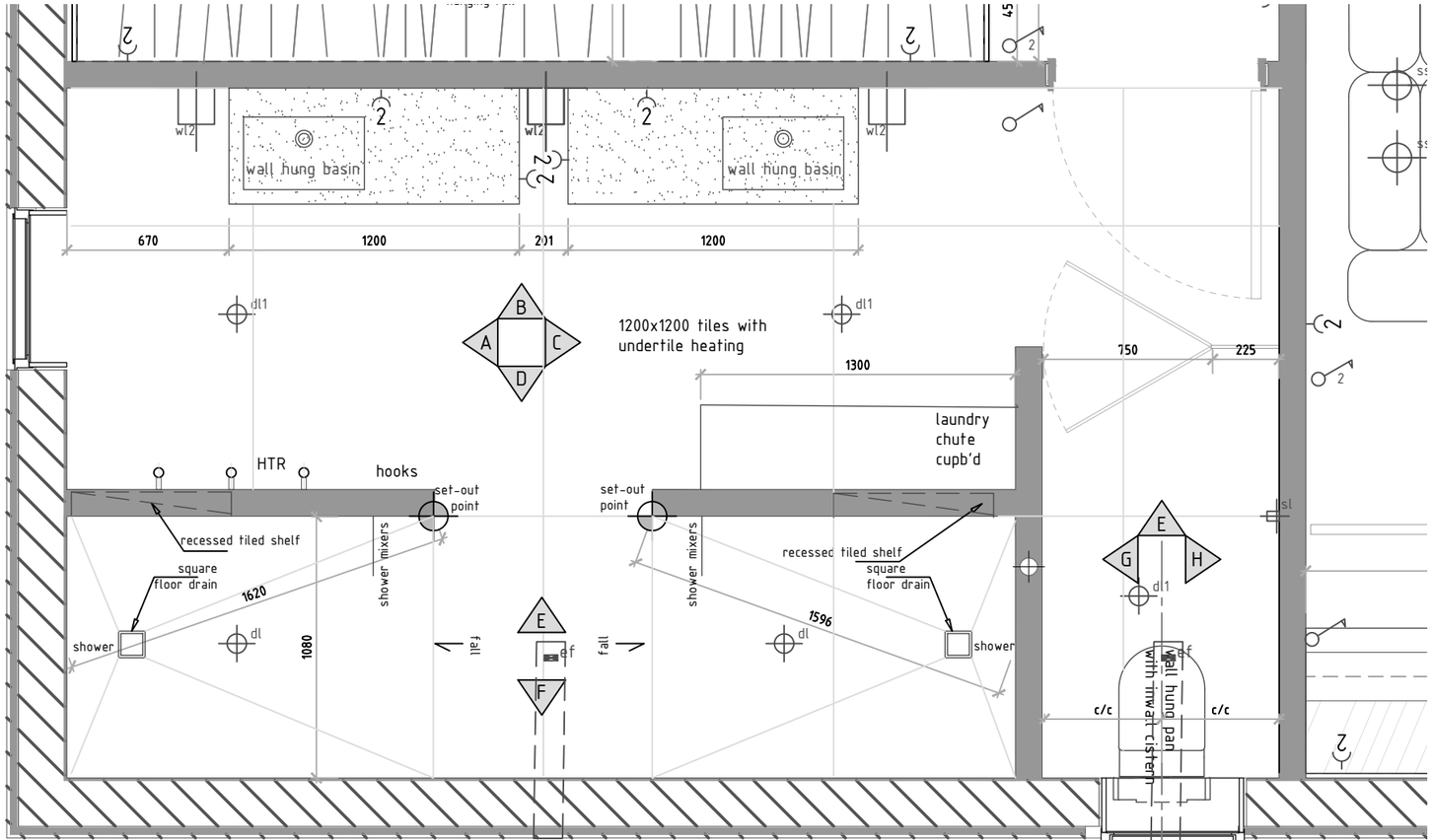
FLAT KITCHENETTE PLAN

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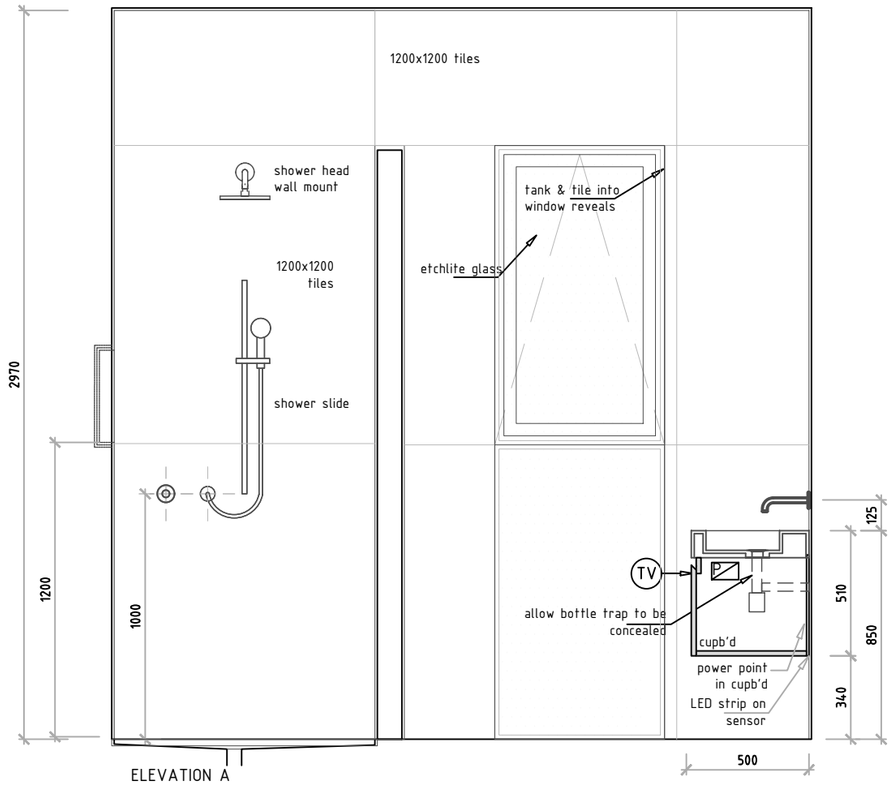
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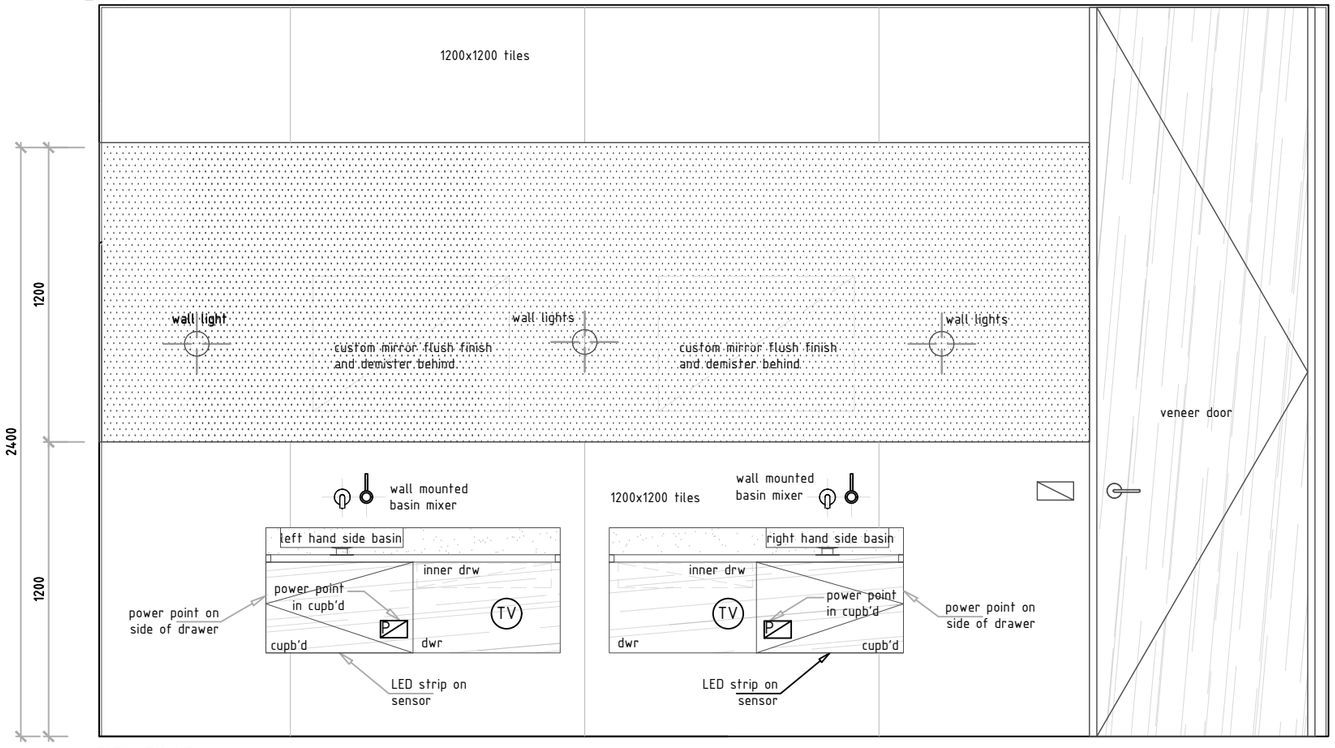
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drawing no.:	60-05



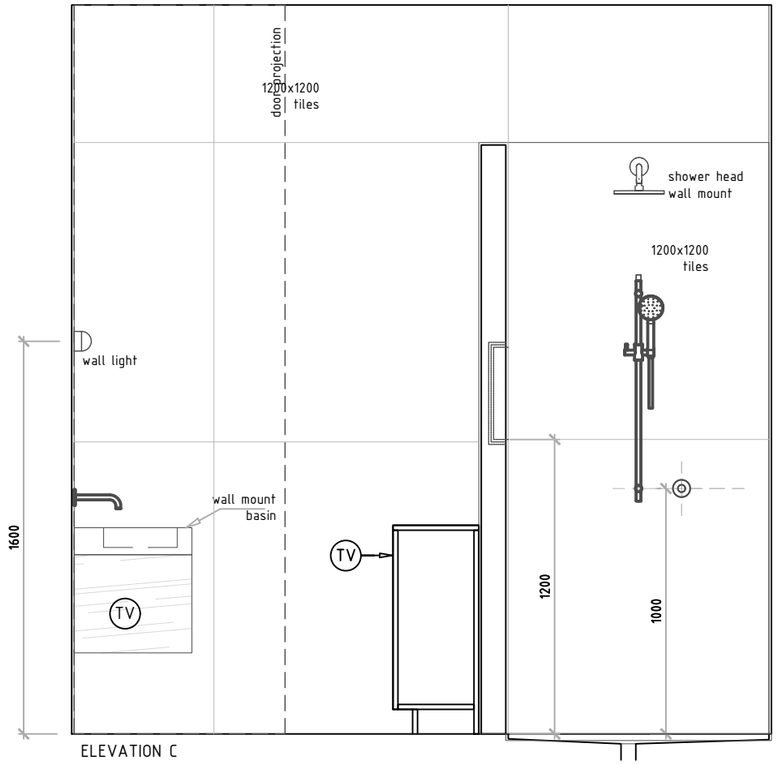
PLAN



ELEVATION A
LEVEL 3 - BED 1 ENSUITE



ELEVATION B
LEVEL 3 - BED 1 ENSUITE



ELEVATION C
LEVEL 3 - BED 1 ENSUITE

ENSUITE 1 PLAN AND ELEVATIONS

not for construction

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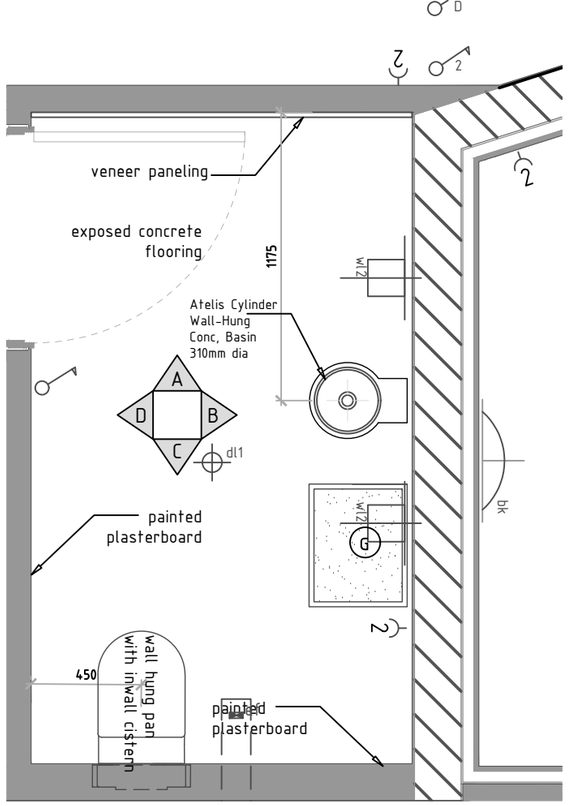
14 Northview Terrace, Kawarau Falls for Gary and Di Thornbury

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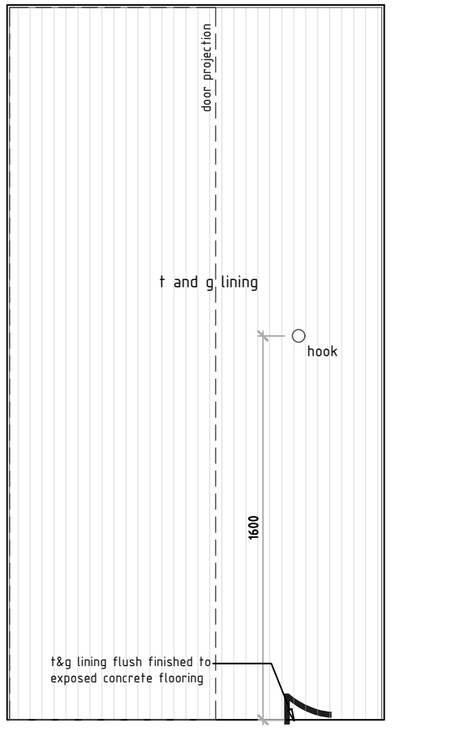
kerr>>ritchie
>>> ARCHITECTURE >> LANDSCAPE >>>

series: BC Issue

job: 531
date: 16.11.26
drawn: pr/bk
scale: 1:25
drawing no.: 70-01

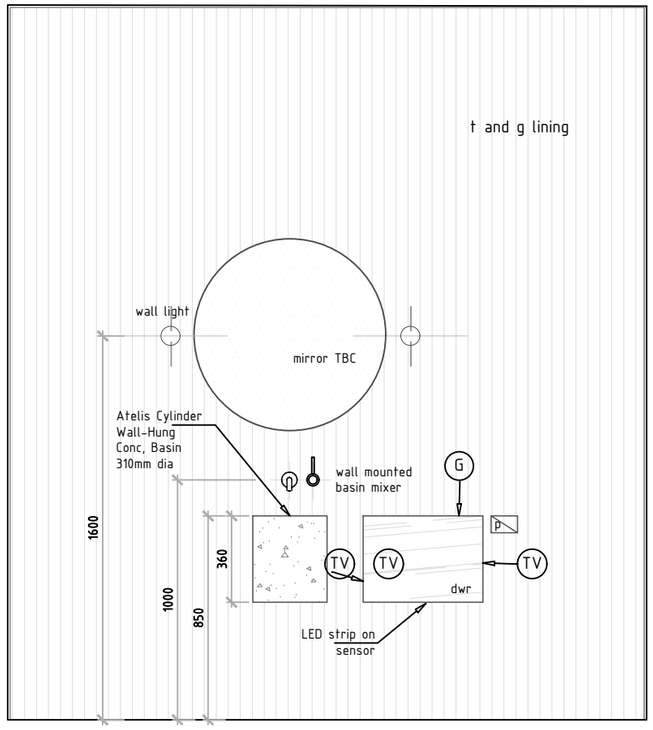


WC PLAN

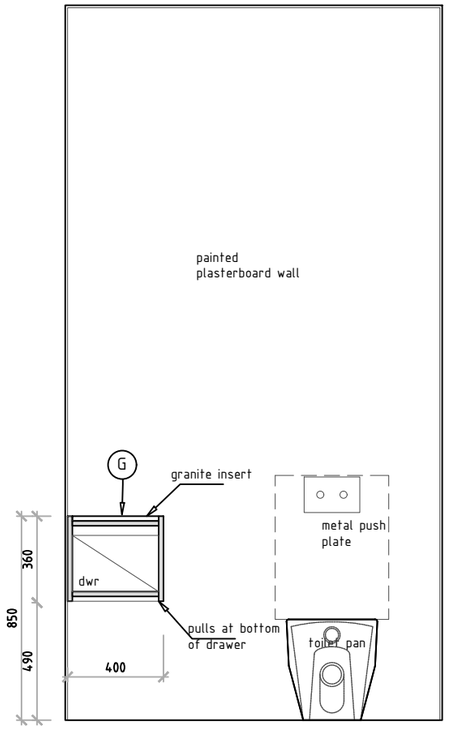


ELEVATION A
LEVEL 3 - WC

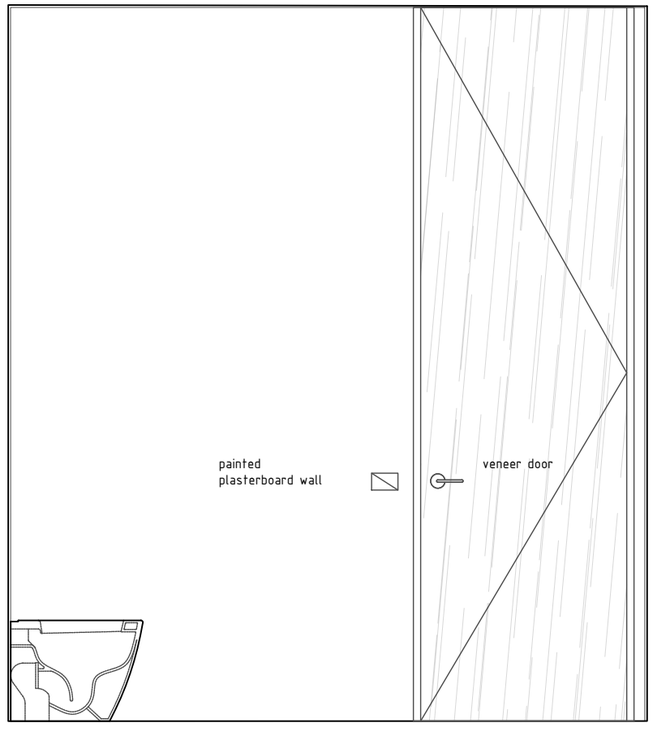
D17



ELEVATION B
LEVEL 3 - WC



ELEVATION C
LEVEL 3 - WC



ELEVATION D
LEVEL 3 - WC

not for construction

WC PLAN AND ELEVATIONS

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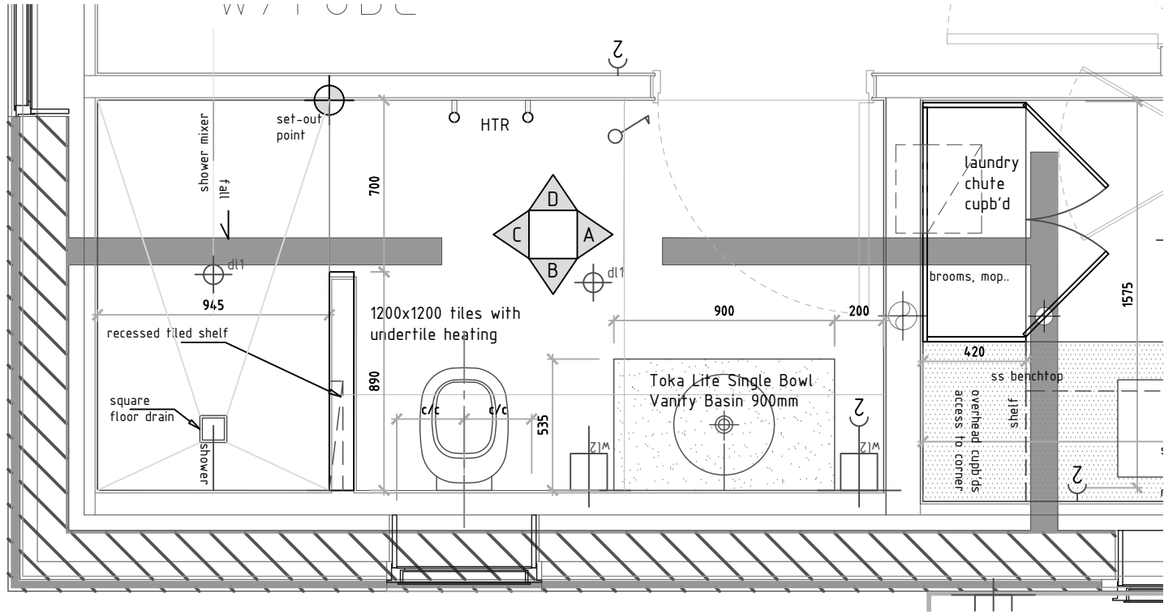
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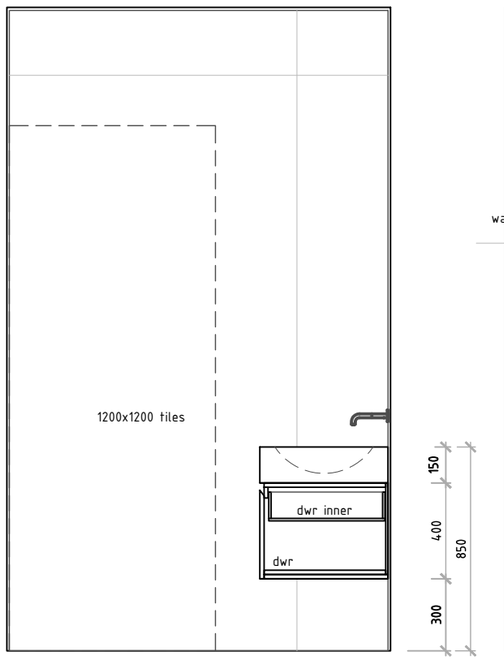
kerr>>ritchie
>>> ARCHITECTURE >> LANDSCAPE >>>

series: BC Issue

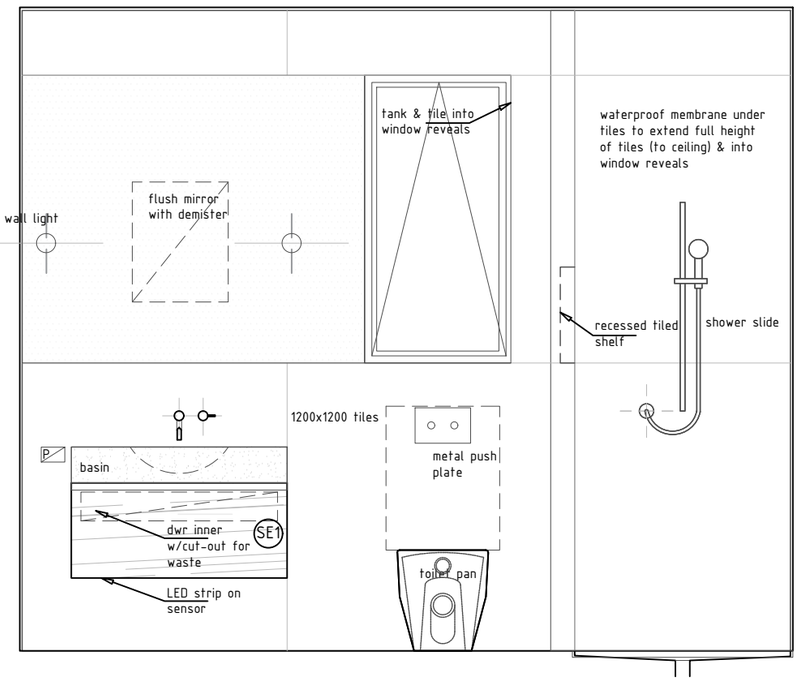
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date:	16.11.26
drawn:	pr/bk
scale:	1:25
drawing no.:	70-04



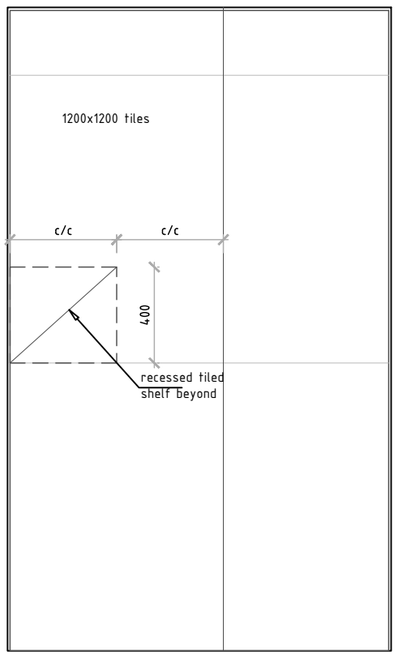
PLAN



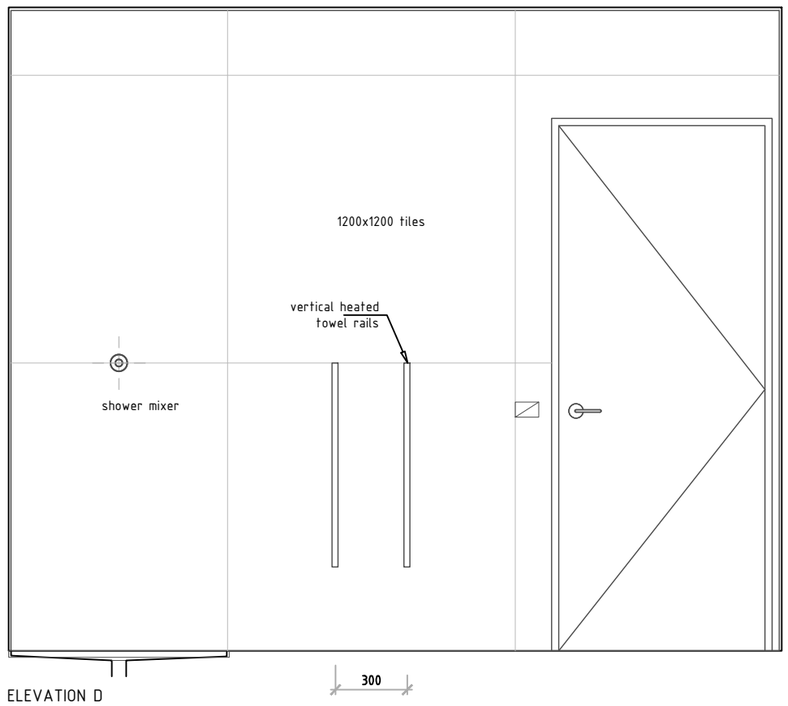
ELEVATION A
LEVEL 2 - ENSUITE 2



ELEVATION B
LEVEL 2 - ENSUITE 2



ELEVATION C
LEVEL 2 - ENSUITE 2



ELEVATION D
LEVEL 2 - ENSUITE 2

not for construction

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for Gary and Di Thornbury

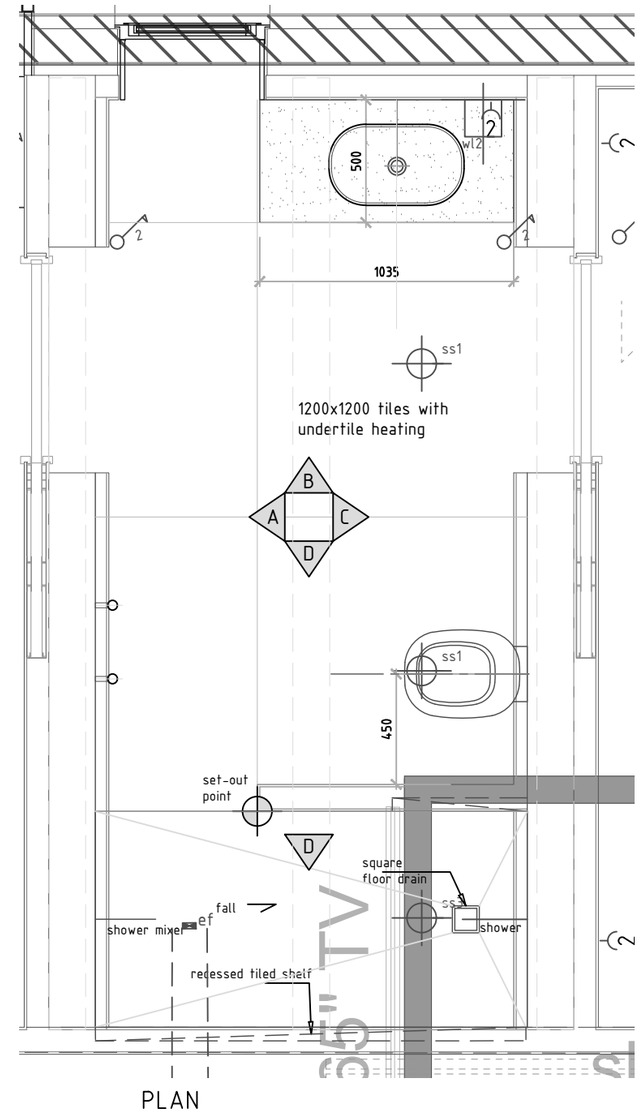
ENSUITE 2 PLAN AND ELEVATIONS

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>>> ARCHITECTURE >> LANDSCAPE >>>

series: BC Issue

job:	531
date:	16.11.26
drawn:	pr/bk
scale:	1:25
drawing no.:	70-05



PLAN

not for construction

ENSUITE 3 PLAN AND ELEVATIONS

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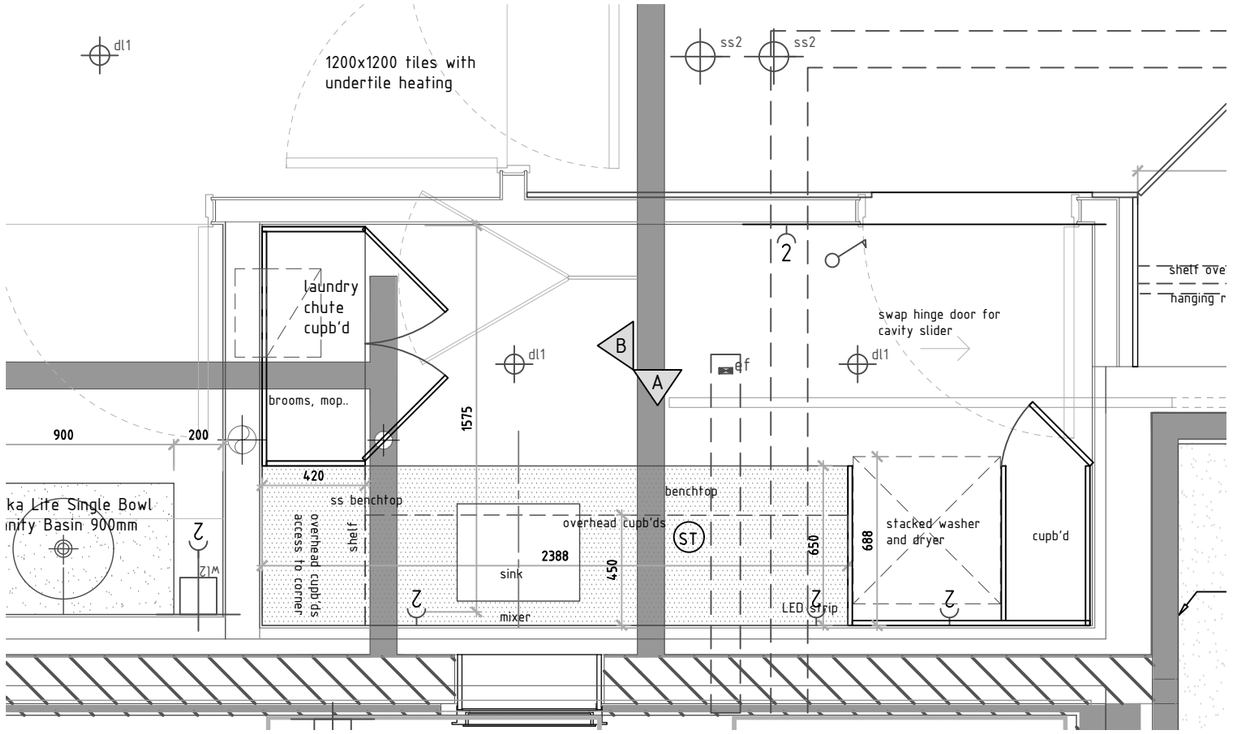
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>>> ARCHITECTURE >> LANDSCAPE >>>

series: BC Issue

job:	531
date:	16.11.26
drawn:	pr/bk
scale:	1:25
drawing no.:	70-06



PLAN

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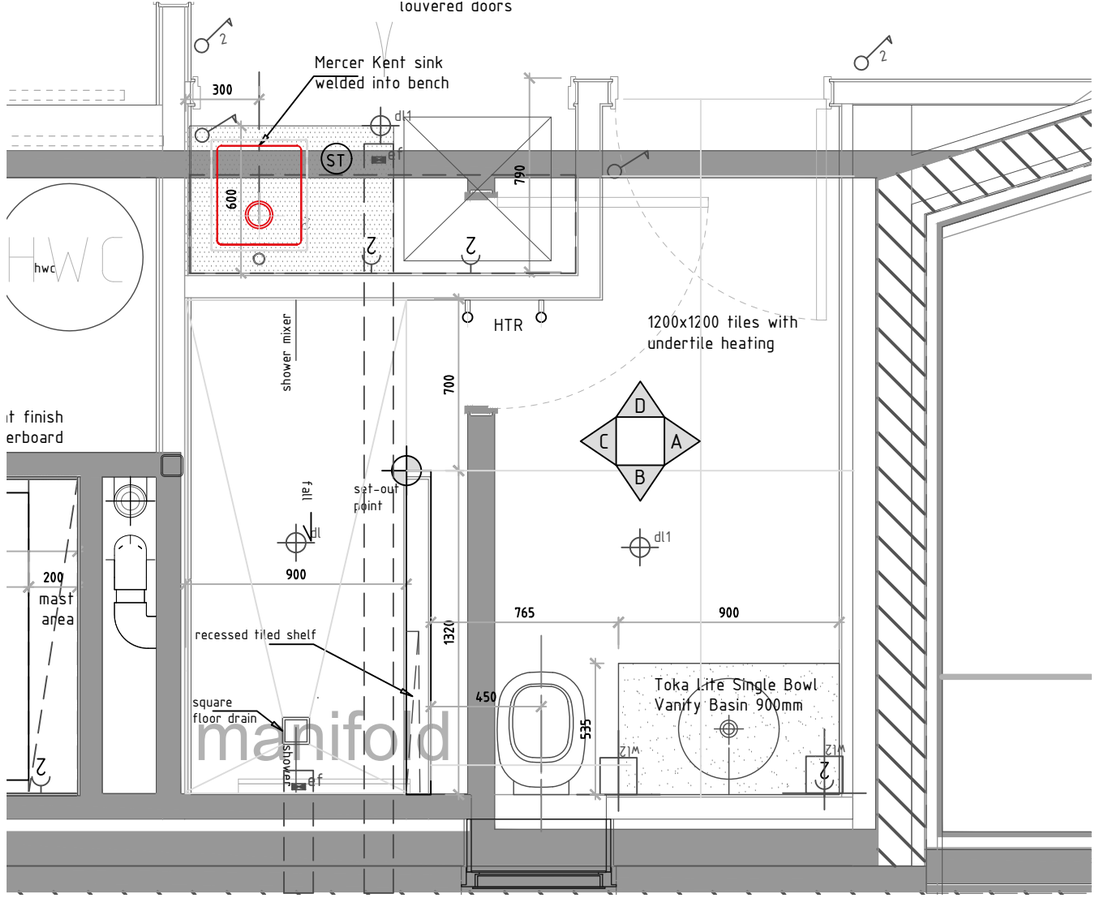
LAUNDRY PLAN AND ELEVATIONS

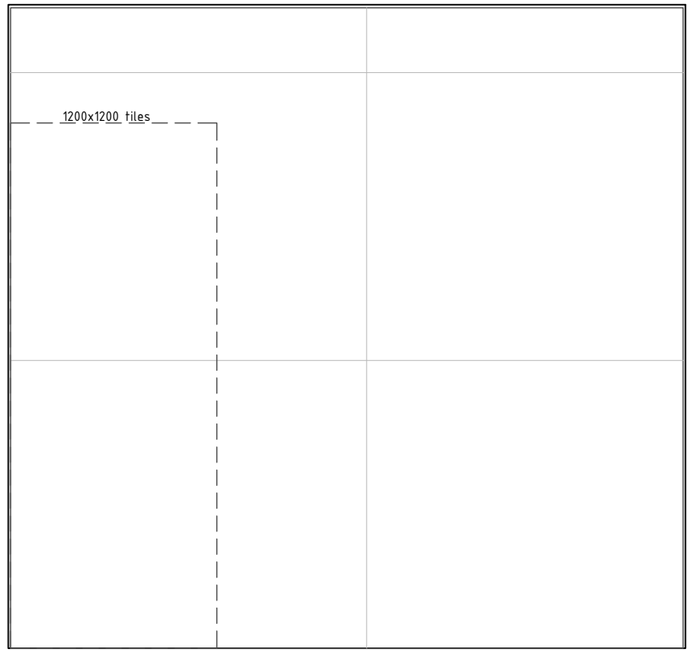
kerr>>ritchie

>>> ARCHITECTURE >> LANDSCAPE >>>

series: BC Issue

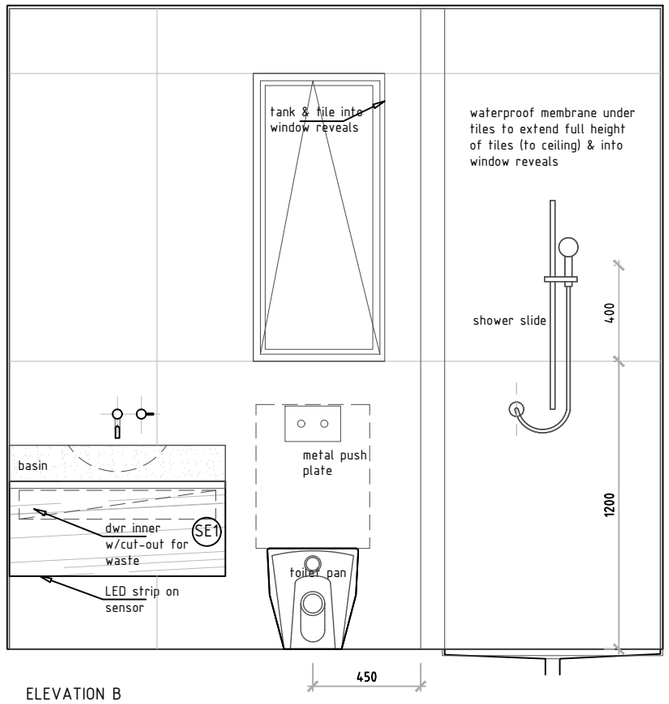
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drawn:	pr/bk
scale:	1:25
drawing no.:	70-07



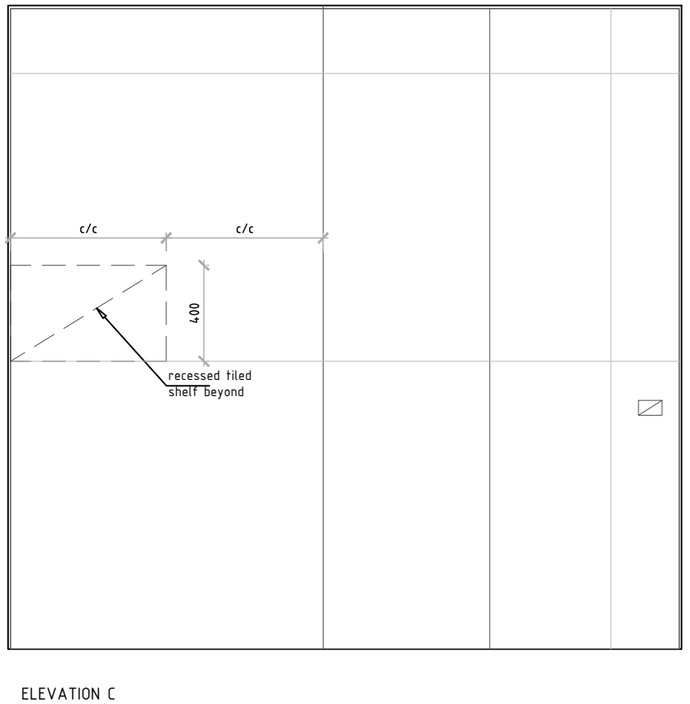


ELEVATION A
LEVEL 2 - FLAT BATHROOM

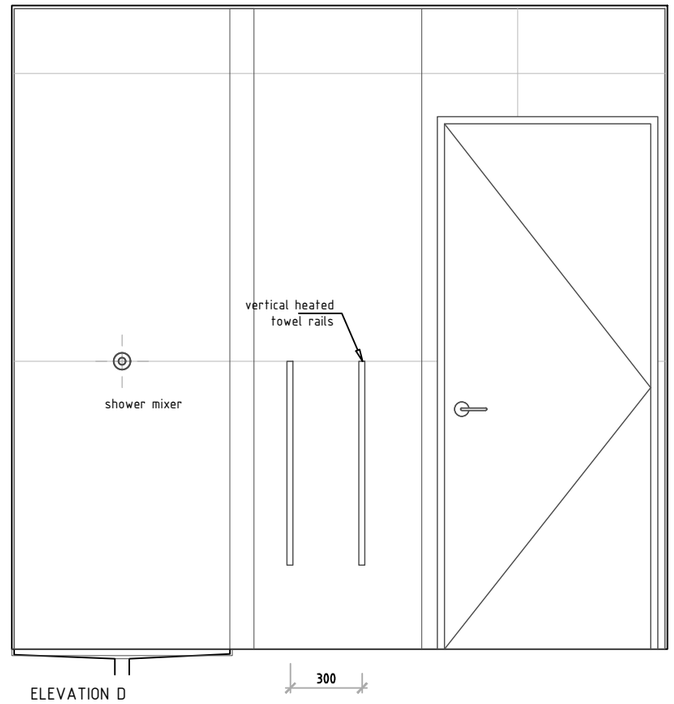
PLAN



ELEVATION B
LEVEL 2 - FLAT BATHROOM



ELEVATION C
LEVEL 2 - FLAT BATHROOM



ELEVATION D
LEVEL 2 - FLAT BATHROOM

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FLAT BATHROOM PLAN AND ELEVATIONS

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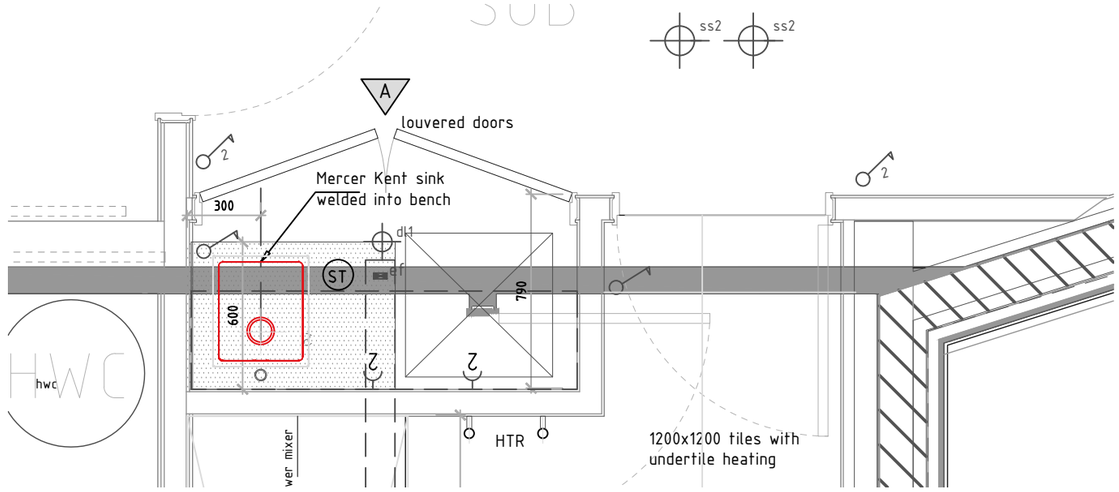
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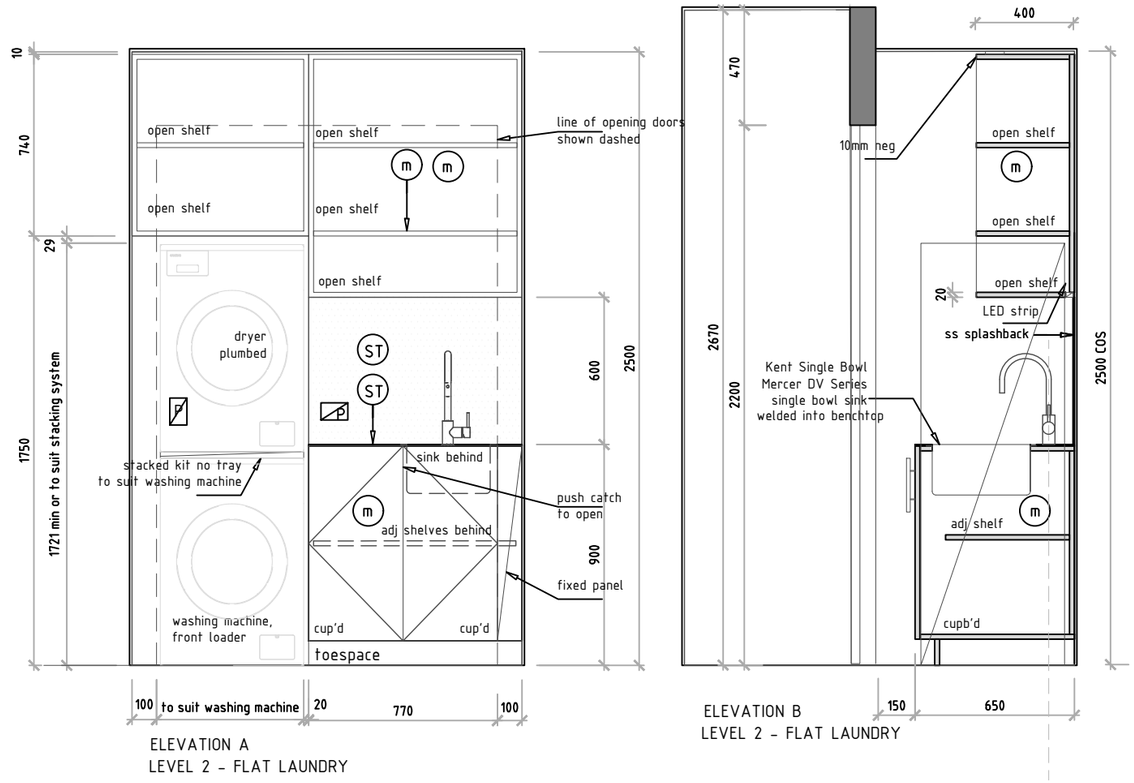
kerr>>ritchie
>>> ARCHITECTURE >> LANDSCAPE >>>

series: BC Issue

job:	531
date:	16.11.26
drawn:	pr/bk
scale:	1:25
drawing no.:	70-08



PLAN



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FLAT BATHROOM & LAUNDRY ELEVATIONS

kerr>>ritchie
>>> ARCHITECTURE >> LANDSCAPE >>>

series: BC Issue

job:	531
date:	16.11.26
drawn:	pr/bk
scale:	1:25
drawing no.:	70-09

veneer door to garage

veneer paneling wall lining

veneer paneling wall lining

veneer paneling wall lining

LED strips in handrail on sensors

9 8 7 6 5 4 3 2 1

1200

paint finish plasterboard

concrete stairs 300mm treads & equal 180m risers

300

UP

veneer paneling wall lining

exposed concrete landing

storage under stairs

exposed concrete floor

dl1

veneer paneling wall lining

wl1

wl1

ss2 ss2

B

D

ss2 ss2

exposed concrete floor

C

ss2 ss2

paint finish plasterboard

1 90-01

55

1200 (lift shaft)

1000 (lift platform)

200 mast area

860 door width

1170 (lift platform)

1280 (lift shaft)

Lift 1200x1280mm dimensions to wall framing

55

veneer joinery doors

LED strip under shelf

LED strip under shelf

shelf over

shelf over

hanging rail

hanging rail

400

650

2645

power pack (650H x 600W x 250D)

veneer door secret door

veneer door

paint finish plasterboard

paint finish plasterboard

2 90-01

E

A

LIFT NOTES:

PLAN

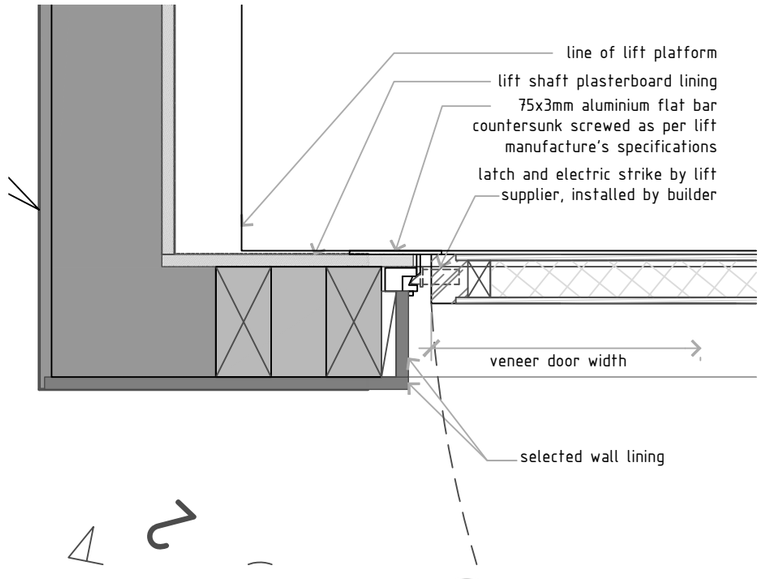
×× refer to manufacturer's documentation for complete set of details.

- Shaft internal clear space: 1210 mm × 1720 mm
- Minimum clear platform size: 1100 mm wide × 1400 mm deep (inside clear dimensions)
- Pit: 300 mm deep (refer section 30-07)
- Door clear opening: ≥ 800 mm
- Controls must be: between 900 mm – 1200 mm of FFL
- Refer to Detail A: Door lock of manufacturer's specification for door clearance and installations

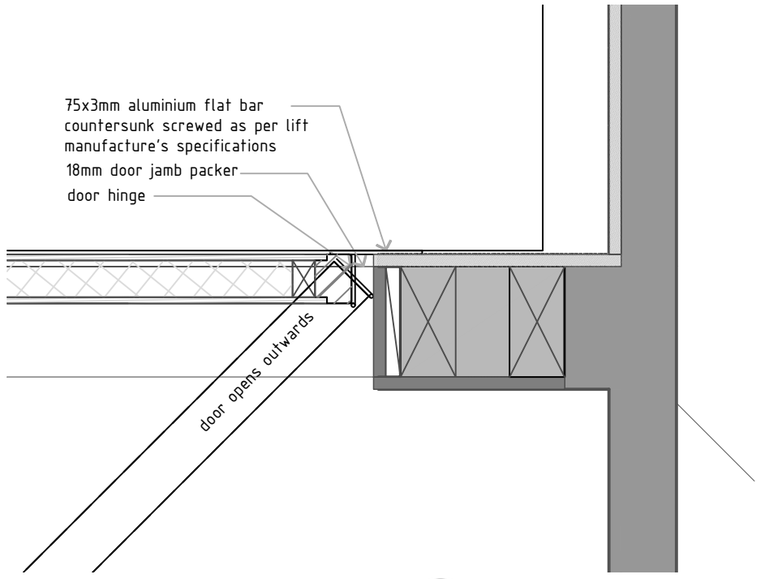
POWER SUPPLY - General notes:

(coordinate with manufacturer prior to wall linings installation)

- 1x double 240 V AC 10 A power point for the charger/power pack. to sit 300–500 mm of FFL.
- 1x double 240 V AC 10 A power point inside the lift shaft
- 1x telephone jack point next to the power pack power point (confirm with owner).
- Provide 80 mm conduit (with 45° bends or less) between the pit/shaft and power pack area if required.
- Ensure there are no other services (plumbing, electrical) on the mast wall.



Lift Door Jamb Detail 1 90-01
1:5



Lift Door Jamb Detail 2 90-01
1:5

not for construction

STAIR AND LIFT PLAN/FINISHES - LEVEL 1 (ENTRY)

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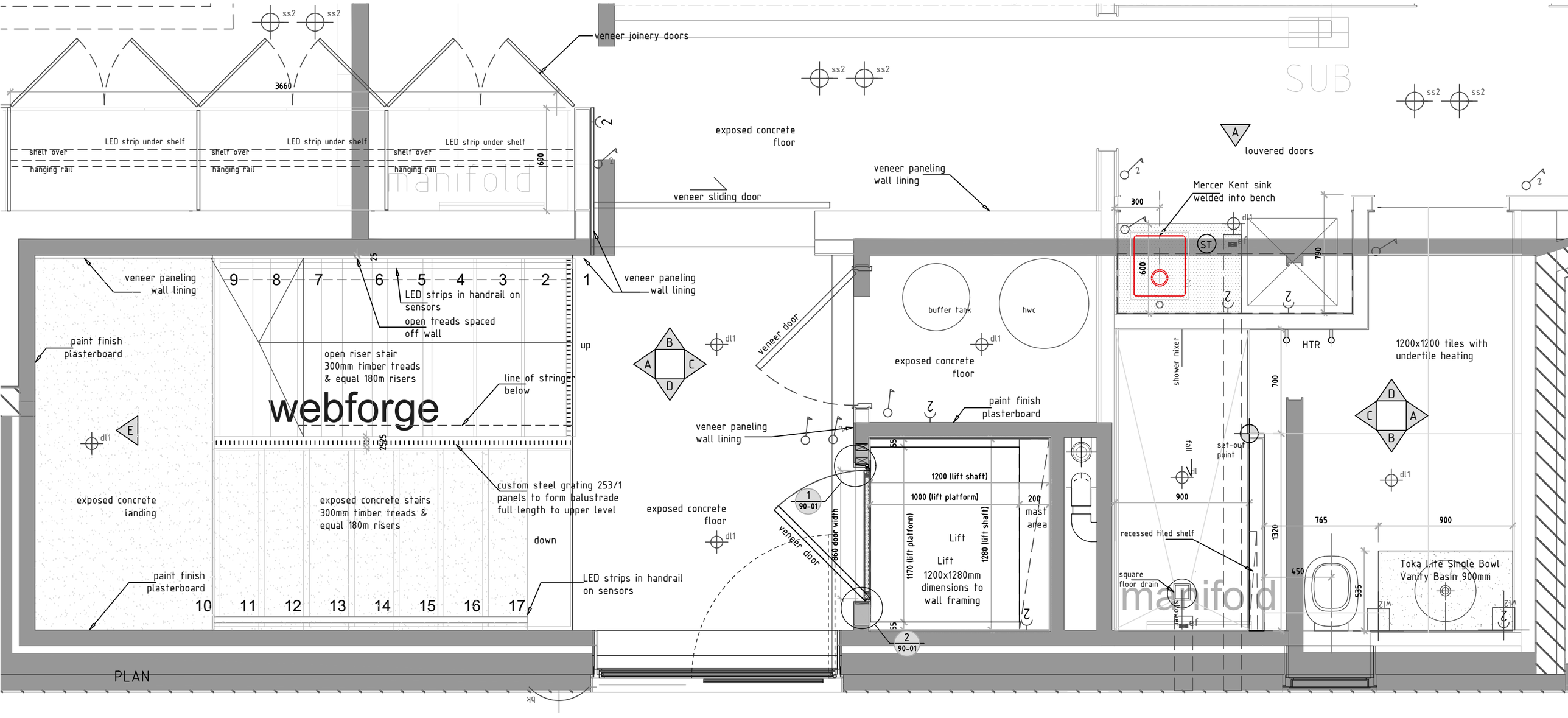
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kerr>>ritchie
>>> ARCHITECTURE >> LANDSCAPE >>>

series: BC Issue

job:	531
date:	16.11.26
drawn:	pr/bk
scale:	1:25
drawing no.:	90-01



manifold
SUB

not for construction

STAIR AND LIFT PLAN/FINISHES - LEVEL 2

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for Gary and Di Thornbury

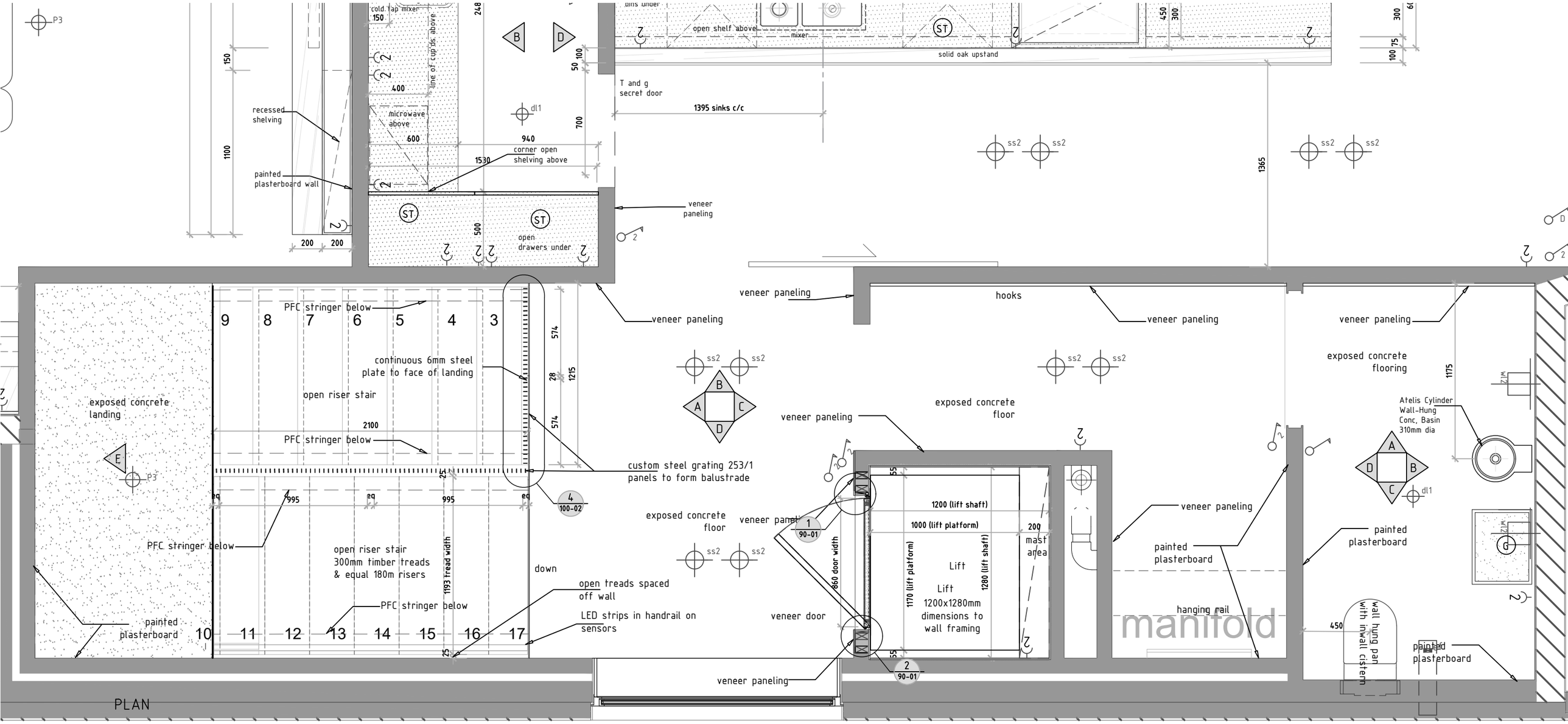
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>>> ARCHITECTURE >> LANDSCAPE >>>

series: BC Issue

job:	531
date:	16.11.26
drawn:	pr/bk
scale:	1:25
drawing no.:	90-02



PLAN

not for construction

STAIR AND LIFT PLAN/FINISHES - LEVEL 3

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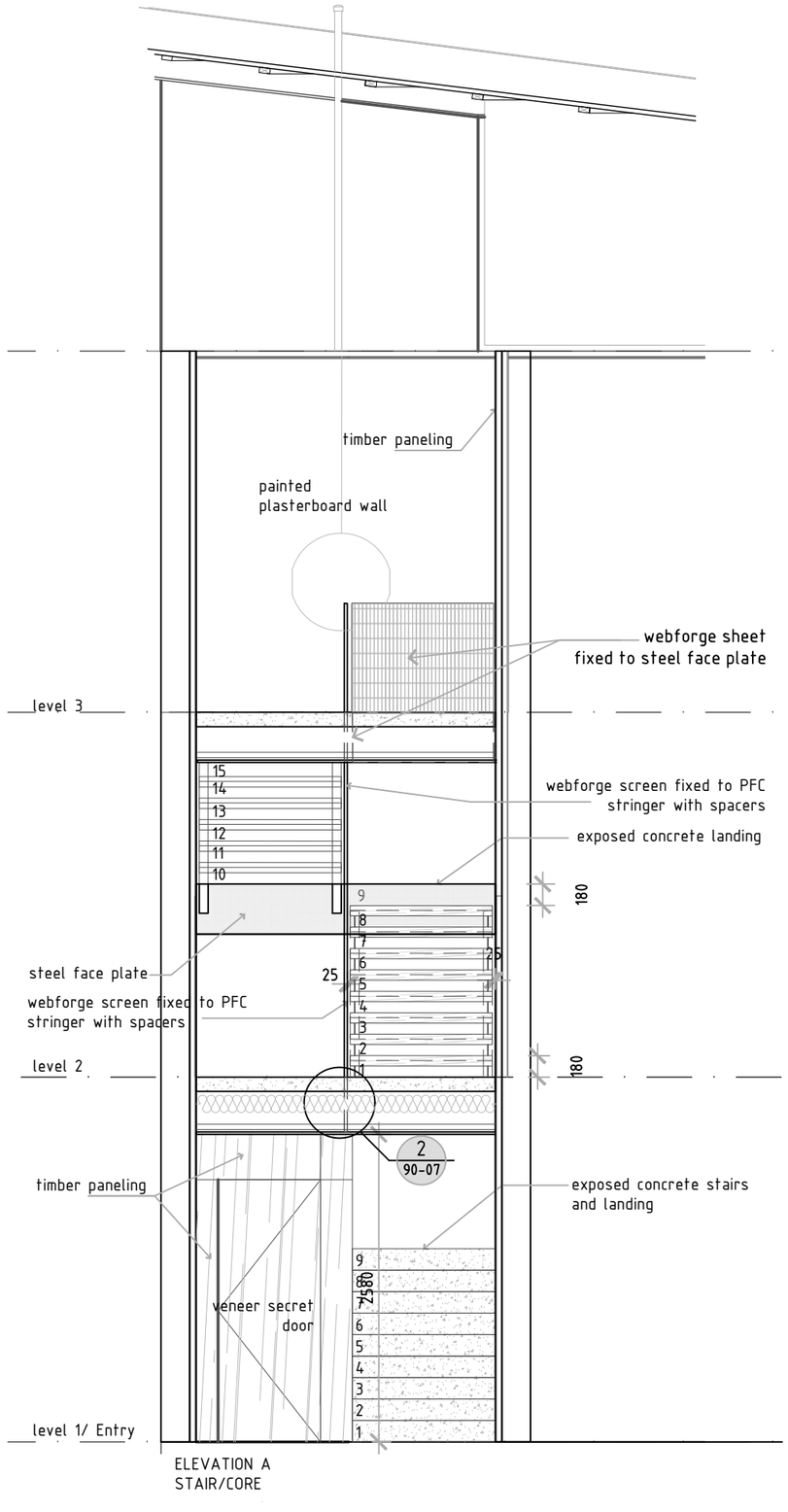
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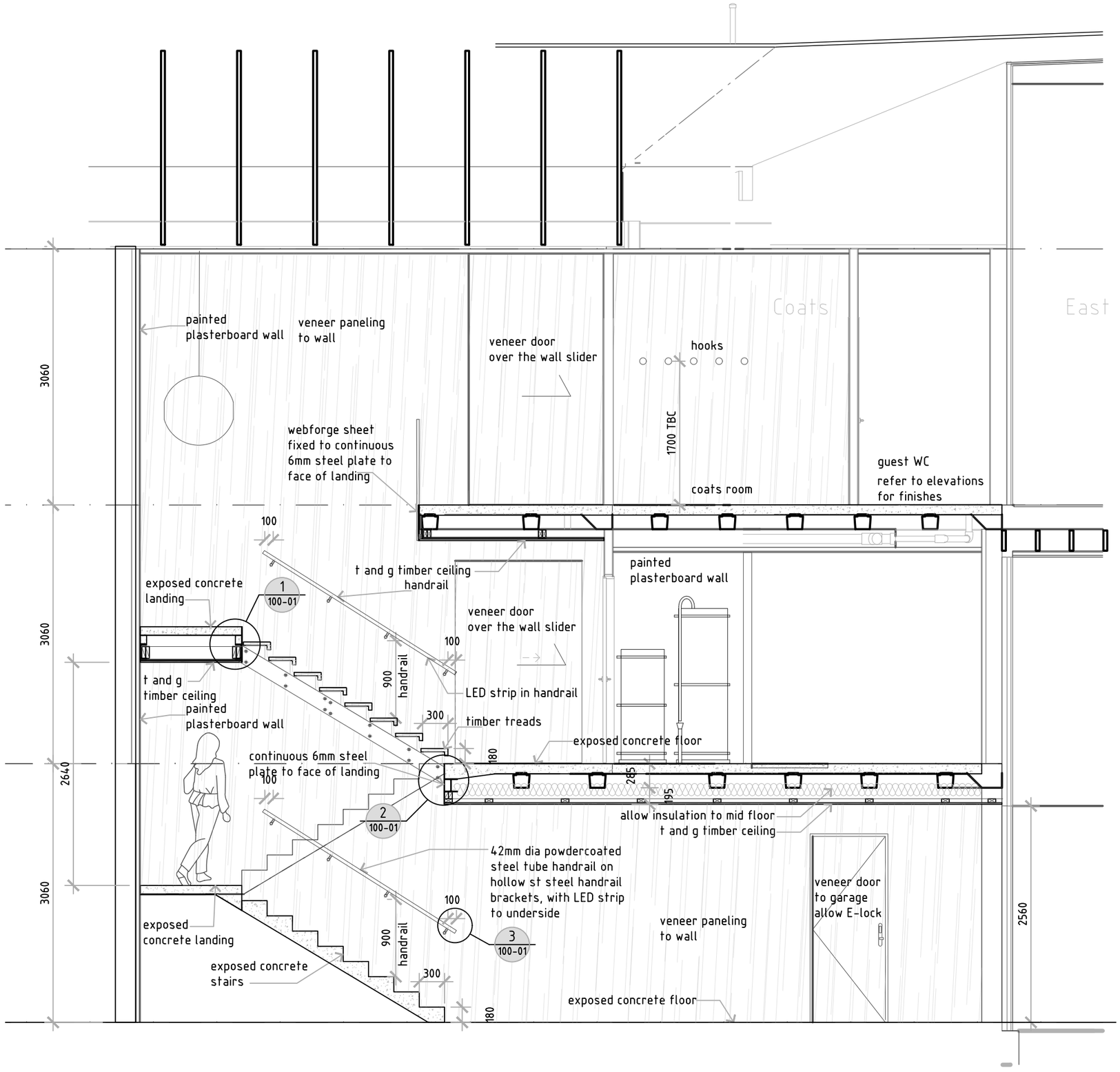
>>> ARCHITECTURE >> LANDSCAPE >>>

series: BC issue

job:	531
date:	16.11.26
drawn:	pr/bk
scale:	1:25
drawing no.:	90-03



ELEVATION A
STAIR/CORE



not for construction

STAIR CORE ELEVATIONS - ALL LEVELS

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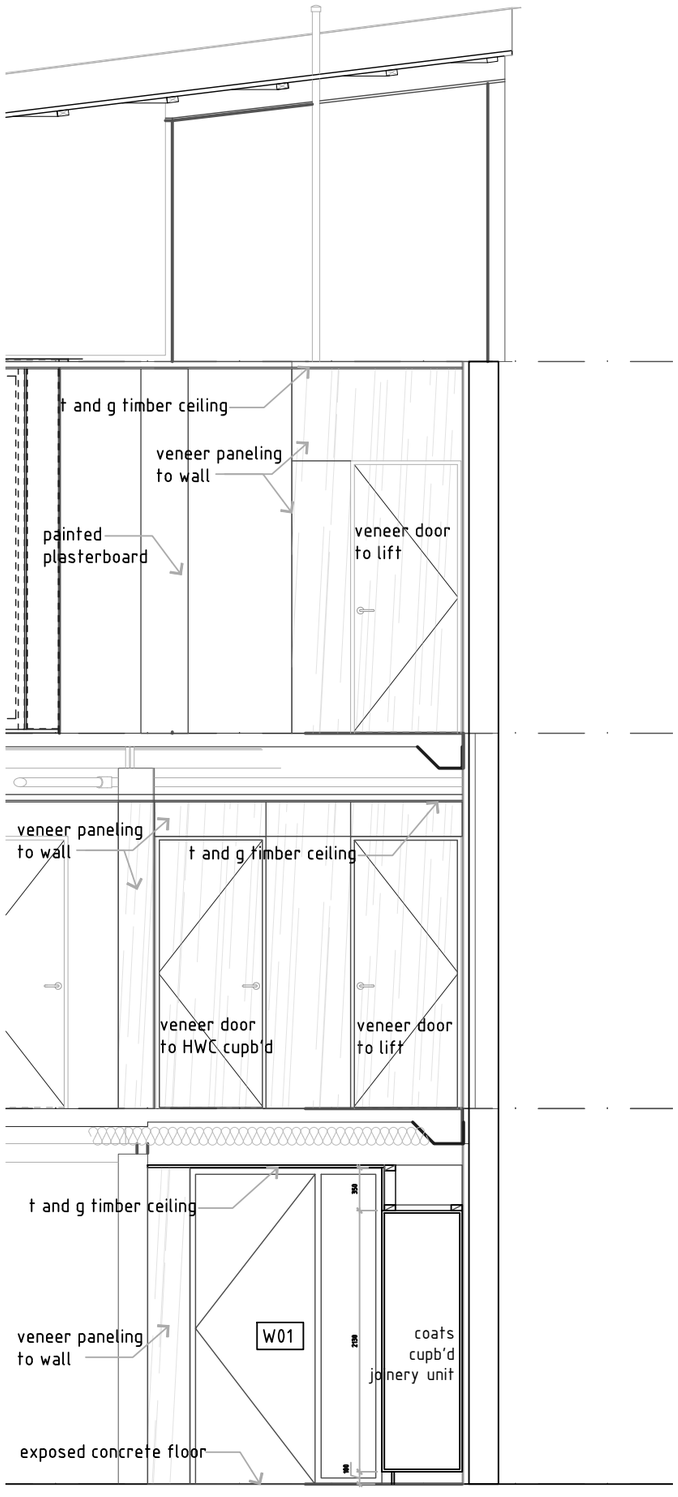
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>>> ARCHITECTURE >> LANDSCAPE >>>

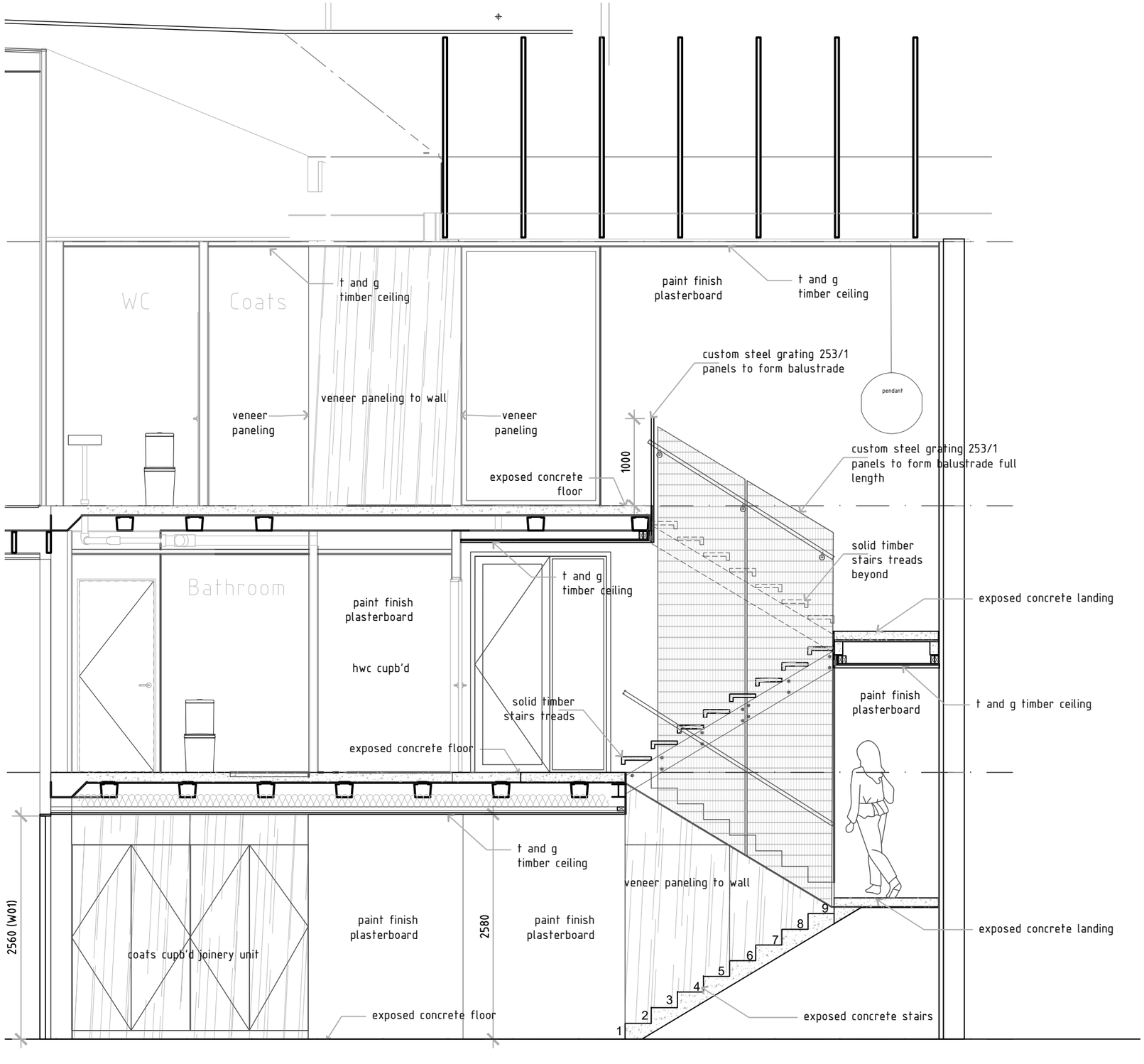
series: DC issue

job:	531
date:	16.11.26
drawn:	pr/bk
scale:	1:25
drawing no.:	90-04



ELEVATION C

not for construction



STAIR CORE ELEVATIONS - ALL LEVELS

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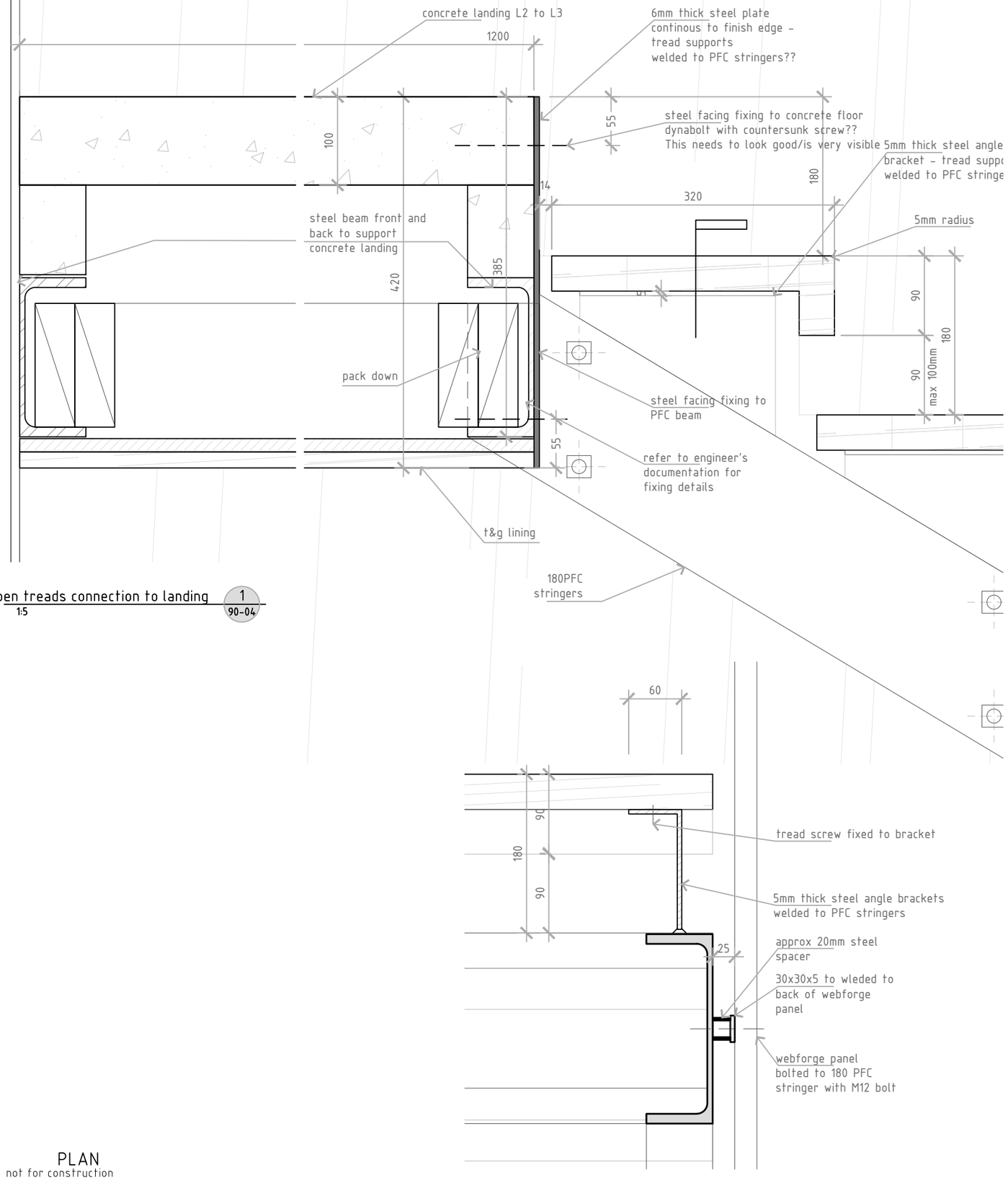
for Gary and Di Thornbury

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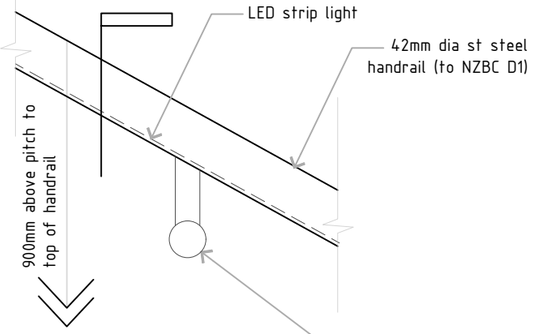
kerr>>ritchie
>>> ARCHITECTURE >> LANDSCAPE >>>

series: BC Issue

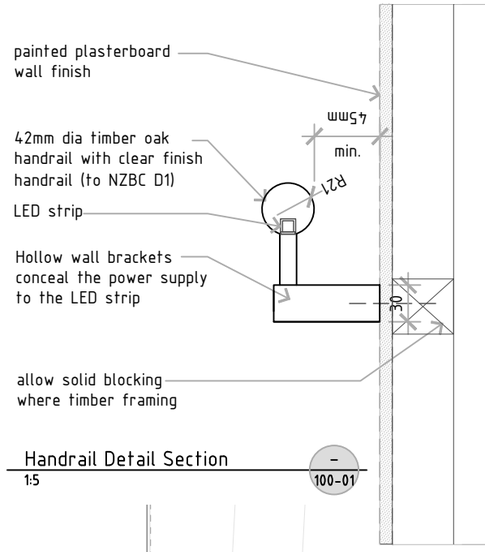
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scale:	1:25
drawing no.:	90-05



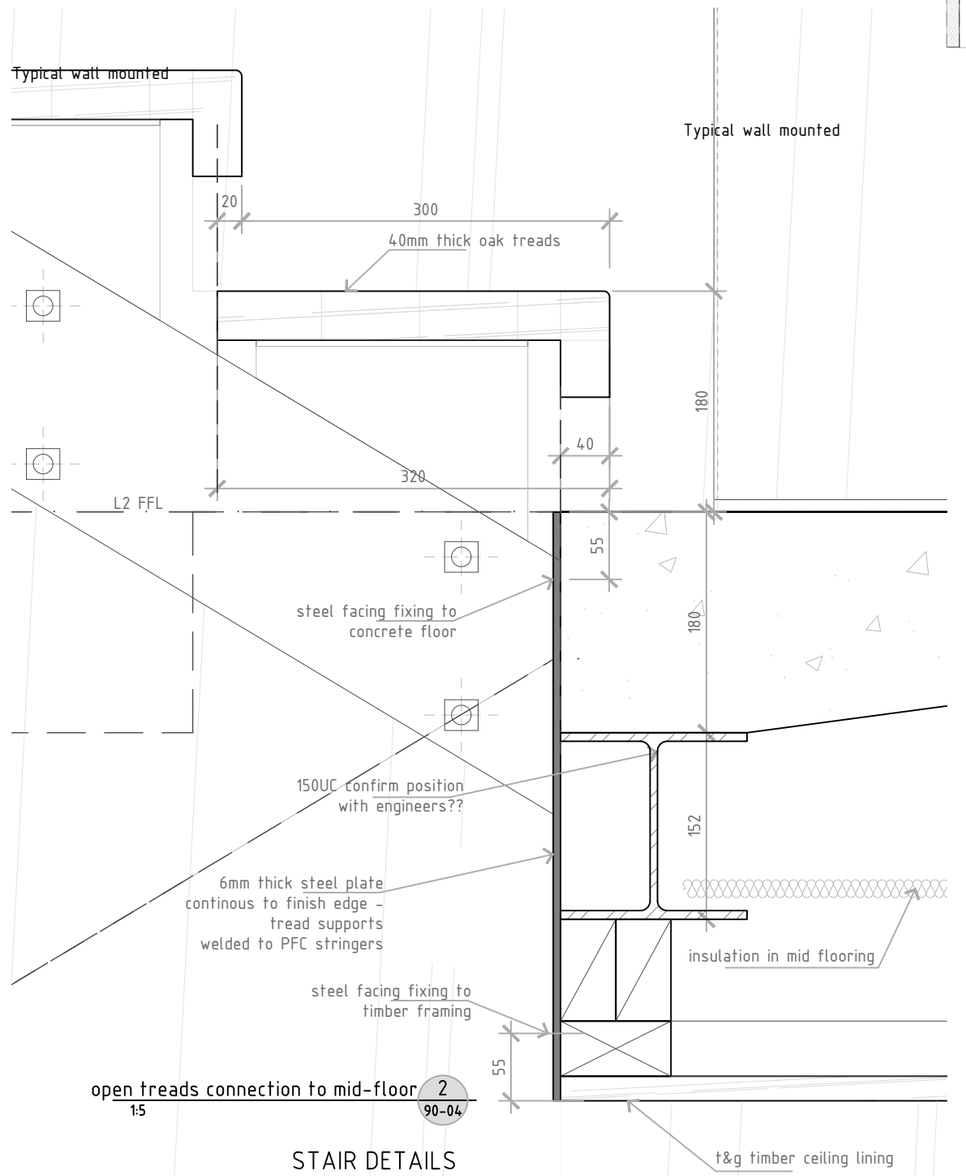
open treads connection to landing 1
1:5 90-04



Handrail Detail 3
1:5 90-04



Handrail Detail Section -
1:5 100-01



open treads connection to mid-floor 2
1:5 90-04

PLAN
not for construction

STAIR DETAILS

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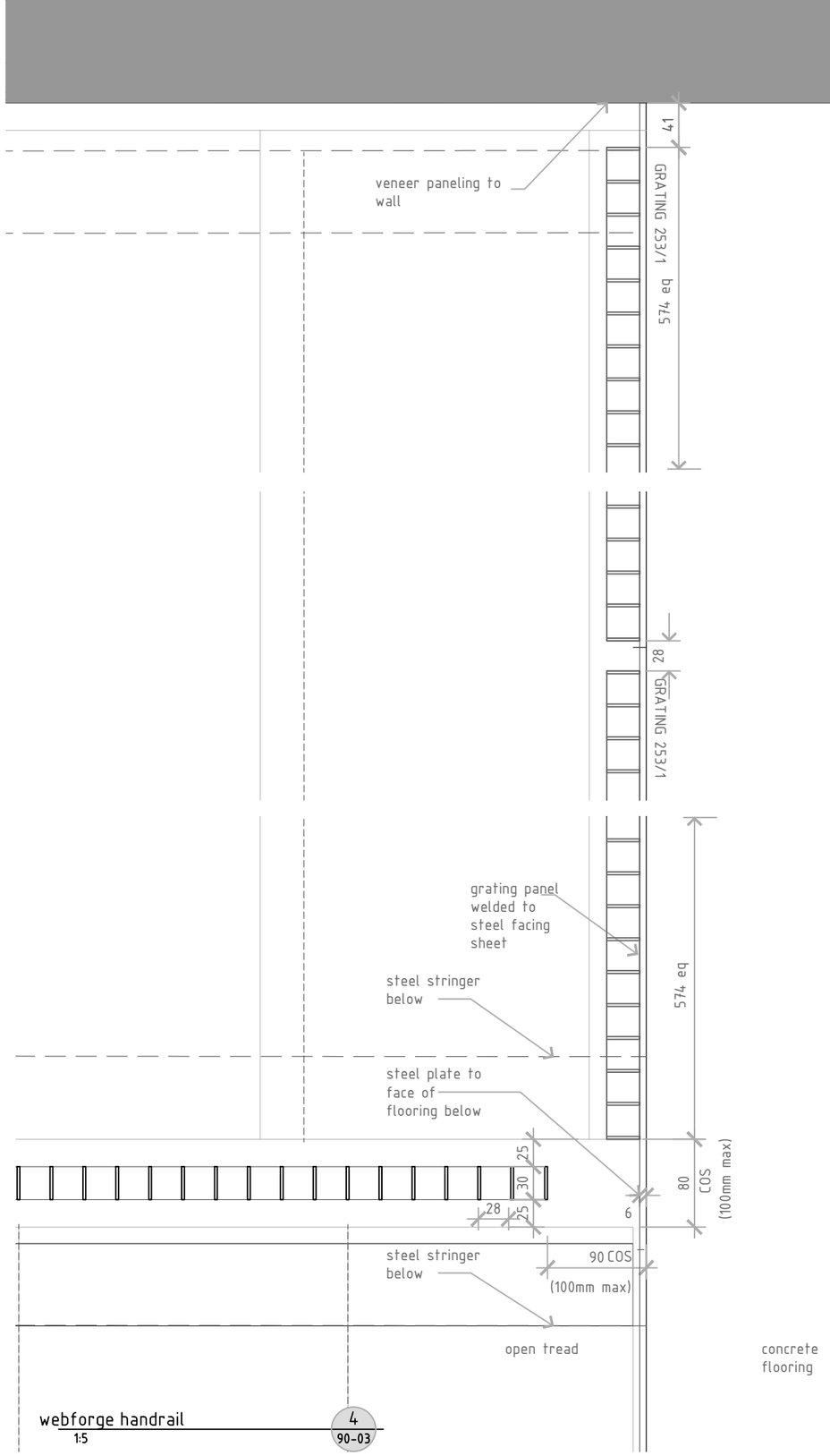
14 Northview Terrace, Kawarau Falls for Gary and Di Thornbury

>>> po box 1894 queenstown 9348 new zealand **TEL** +64 3 441 4513 **EMAIL** bronwen@kerrritchie.com **WEBSITE** www.kerrritchie.com >>>

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series: BC issue

job: 531
date: 16.11.26
drawn: pr/bk
scale: 1:25
drawing no.: 100-01



webforge handrail
1:5

4
90-03

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14 Northview Terrace, Kawarau Falls

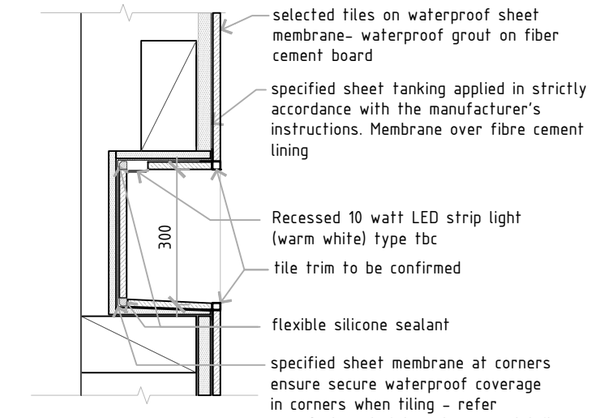
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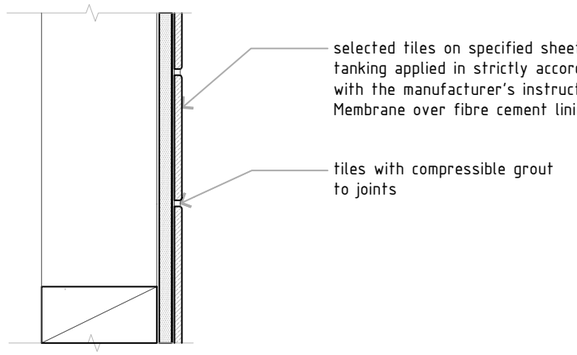
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series: BC Issue

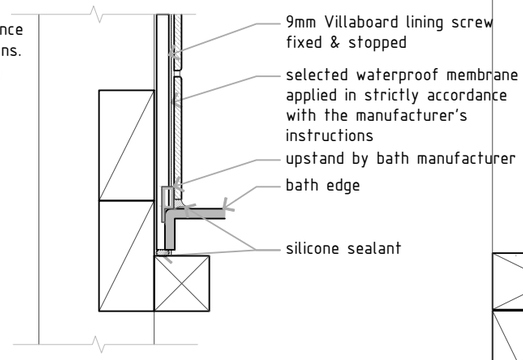
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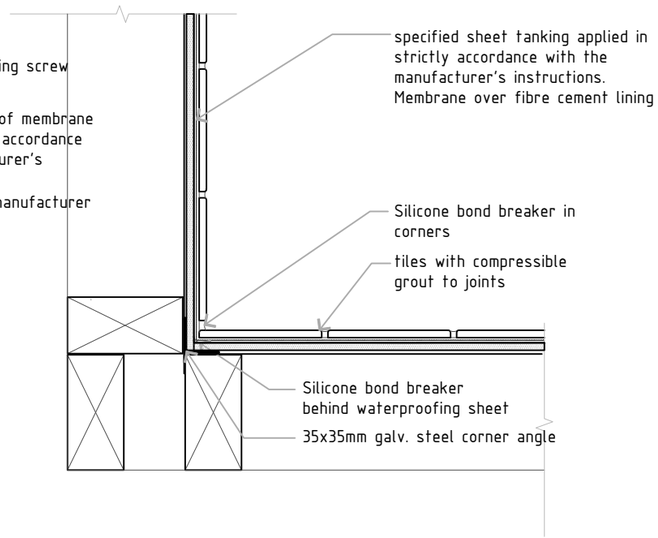
Tiled shower niche 1:5 — 1 / 70-00



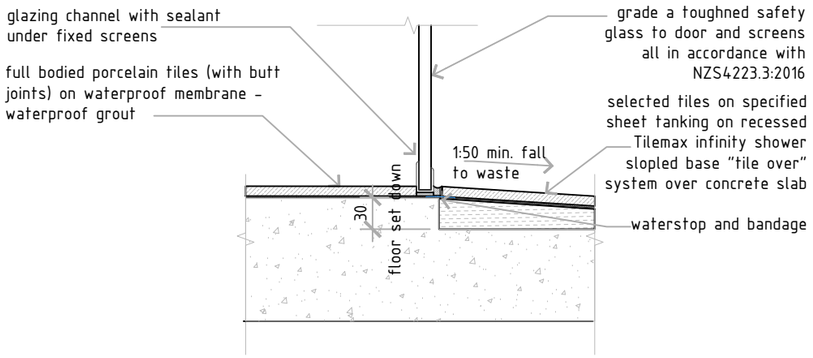
Typical Tiled Wall Detail 1:5 — 2 / 70-00



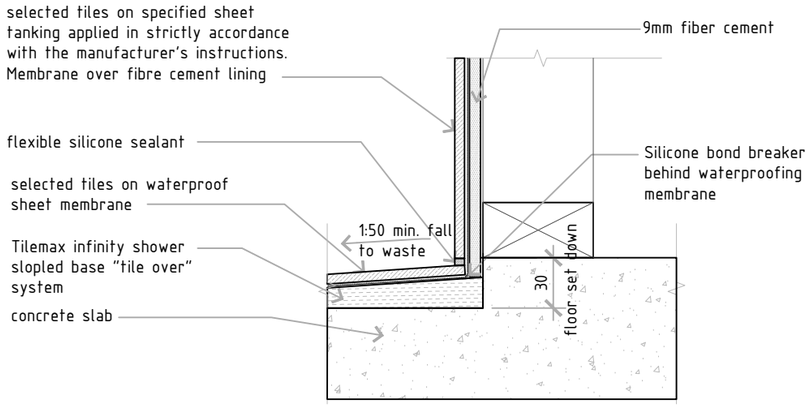
Bath Edge Detail 1:5 — 3 / 70-00



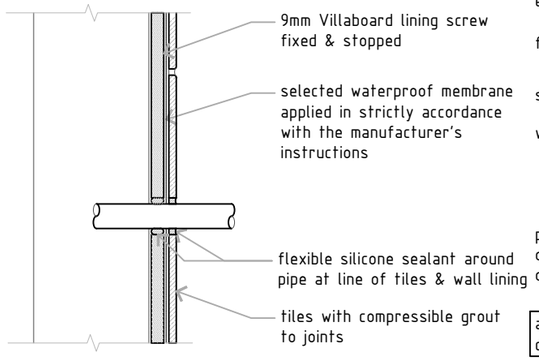
Shower Corner Detail 1:5 — 4 / 70-00



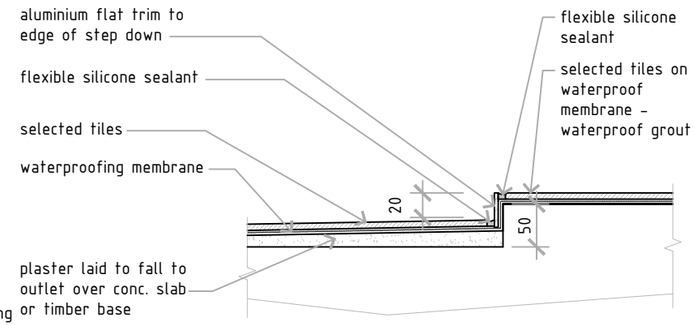
Typical Shower Threshold 1:5 — 5 / 70-00



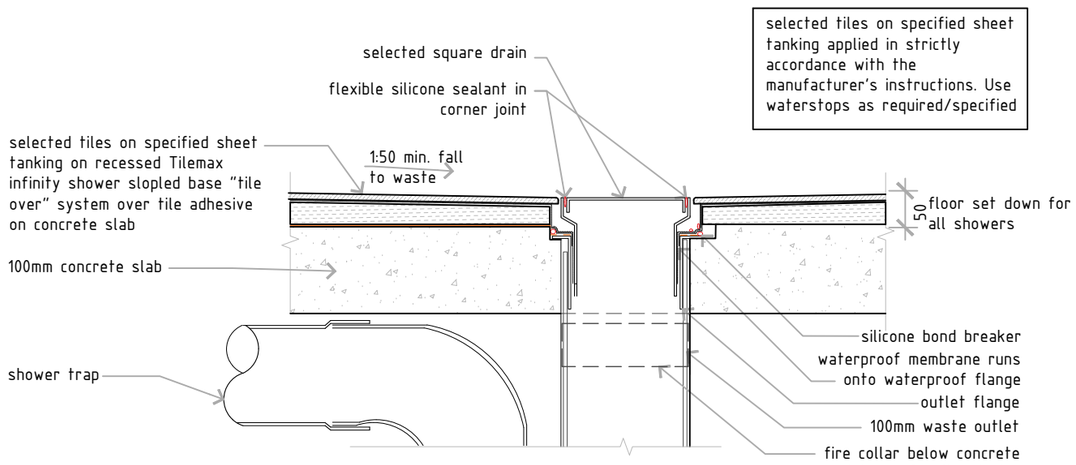
Typical Shower Wall Base 1:5 — 6 / 70-00



Pipe Penetration Detail 1:5 — 7 / 70-00



Typical Shower Threshold 1:5 — 8 / 60-01



Shower Channel Drain 1:5 — 9 / 70-00

ALSO REFER MANUFACTURER'S DETAILS APPENDED TO SPEC

WATERPROOF DETAILS

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