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Additional Standard Details are attached to the specification
These are part of the Building Consent documentation set.

Referenced Product Manufacturer's Details:

A. ARDEX 3000X Data Sheet
B. ARDEX WPM 002 Data Sheet
C. THERMAKRAFT Building & Roofing Underlay Technical Specifications
D. THERMAKRAFT Thermaflash Flashing Tape Datasheet
E. ALLPROOF Floor Waste Tile Install detail
F. METRO log fire & Flue installation instructions
G. DEKTITE Flashing Systems Selection and Installation Handbook
H. GIB Ezybrace September 2016
I. CARTER HOLT HARVEY Ecoply Bracing Specification
J. RESENE DuraTherm Installation Instructions

Supporting Documentation:

a. Frame & Truss Design and PS1
b. CHH DesignIt Certificate
c. Storm water soak pit design and calculations
d. Waste water report
e NZBC Referenced Figures:
E1/ AS1 - soak pit
E2/AS1 - profiled metal roofing
E3/AS1 - basin, sink WC
f. NZ Standards Referenced Figures
NZS3604
NZMR COP
g. ECCHO H1 Report

Structural Documentation:

Engineer's PS1, Details & Calculations.
a. SED beams
b. Schist stone veneer
c. Bracing design & calculations
d. Concrete Floor, Retaining walls & foundations

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Cover Sheet

Issued: 19 June 2026 *Scale:*
Status: Scope Change

New House for
Cat and Doug

Drawn: KJW
Checked: ABD

000

Blue line is 30m perimeter around new dwelling

Yellow line is 15m perimeter around new dwelling

Orange line is 10m perimeter around new dwelling (maximum height of the existing Kānuka on this side is ~5m)

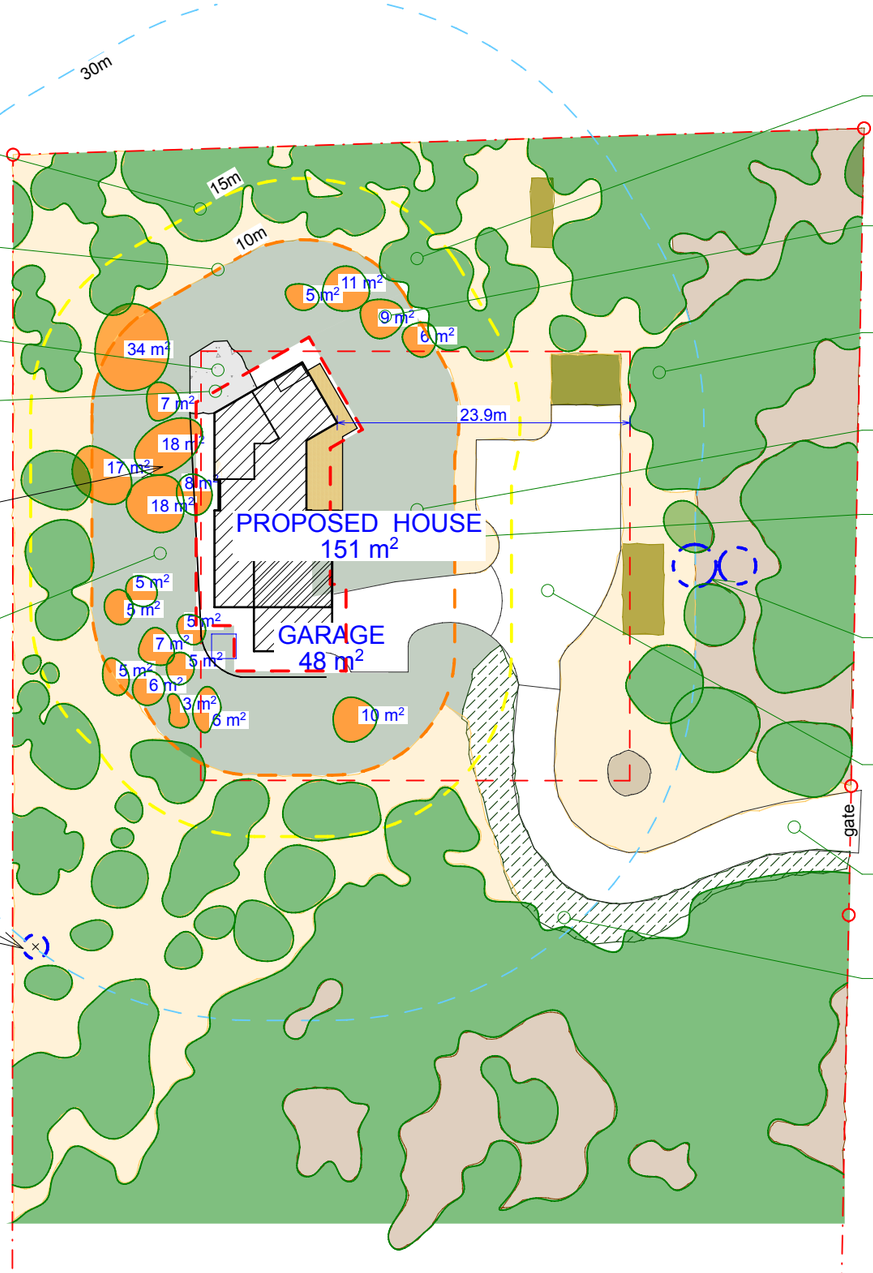
Outdoor living area - BBQ and seating

Red line is 1.5m perimeter around new dwelling

Areas of existing kanuka to be completely removed shown in orange. To be replaced with lawn and low - non flammable species

Plant out bank created by earthworks with low shrubs - non flammable species

Existing 5,000 litre header tank (potable water, connects to town supply)



Existing Kānuka within 15m of building on all sides to be thinned - smaller trees, dead branches and loose bark to be removed.

Individual trees to be removed shown in orange - total # of trees = 20

Existing Kānuka within 30m of building on east and north side to be thinned - dead branches and loose bark to be removed.

Area of grass and low plantings around house

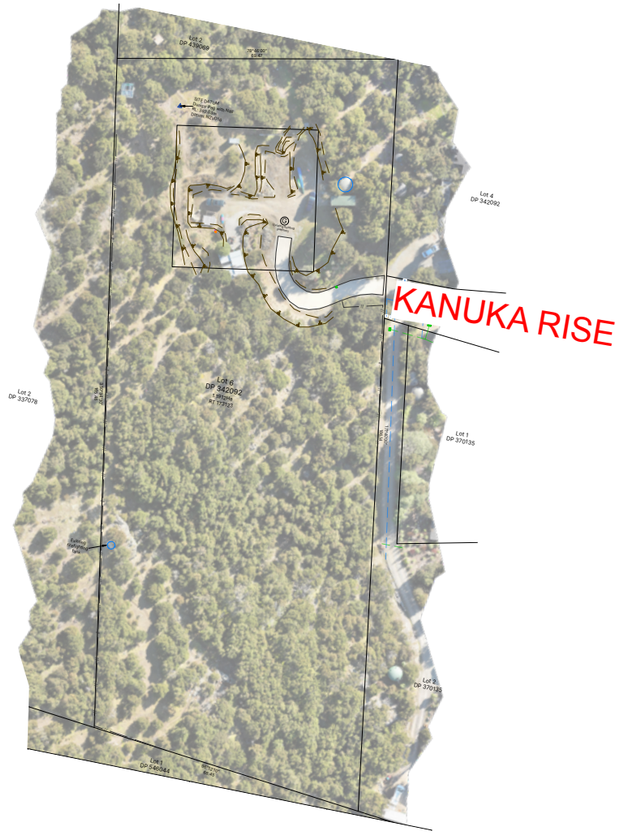
Plant out bank (existing) with low shrubs and large rock landscaping

Existing 30,000 litre fire fighting water tank. Add new 15,000 litre tank, to be linked to the existing tank to provide increased fire fighting water storage. Provide approved fire coupling on driveway (west) side of tanks

Existing gravel vehicle manoevering area

Existing concrete driveway

Bank created by driveway already planted with succulents



NORTH

KEY for existing and indicative planting

- Existing Kānuka.
- Planting of larger native trees and shrubs amongst existing kanuka.
- Planting of smaller native shrubs and similar low plants, including lawn area
- Planting of mixed size natives amongst existing Kānuka.
- Existing planting of succulents.
- Existing Olive tree.
- Vegetable garden.

VEGETATION MANAGEMENT PLAN

Existing native plant cover (largely Kānuka) to be retained except as necessary for construction of the building and for fire risk mitigation. **Approximately 190 m² to be removed (20 trees).**

Additional supplementary plantings of natives to be completed around buildings as shown, with focus on fire resistant species

Exotic weed species and any wilding pine-trees will be removed.

Cuts and batters to be oversowed to minimise scarring associated with earthworks & irrigation provided to ensure growth to occur where required.

All new plantings will be irrigated at ground level.

A 1.5m clear zone will be maintained immediately adjacent to the building.

A new external sprinkler system will be installed on the roof of the new building to drench vegetation within 5m of the building. This system will be battery powered to work in the event of a mains power outage.

Note, the bedroom (sleeping) wing is entirely clad in pre-painted steel

Rev 1 - 25 May 2026 - update existing kanuka vegetation & aerial view, define trees to be removed

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Landscape Plan

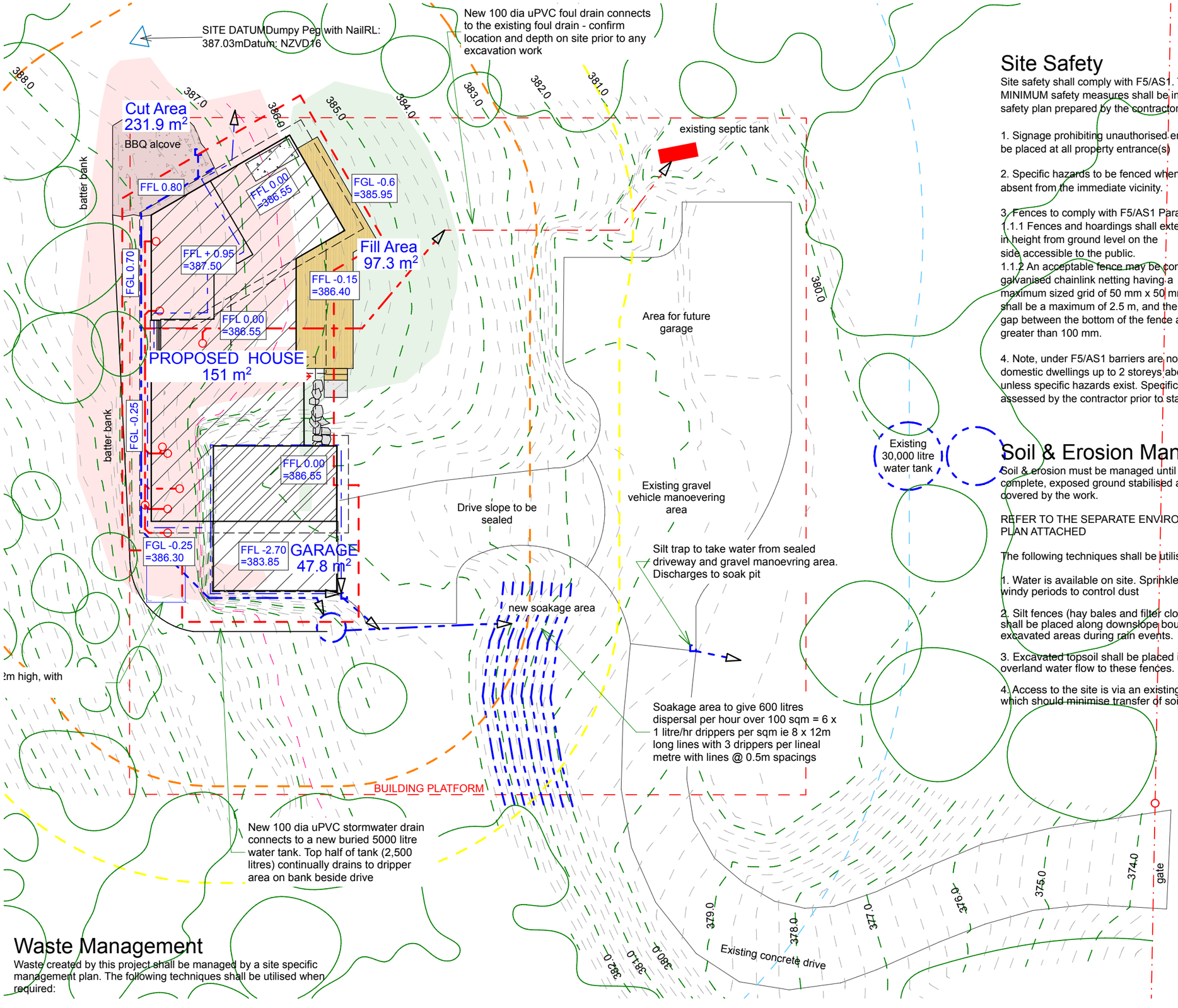
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100

2 *of:28*



Site Safety

Site safety shall comply with F5/AS1. The following MINIMUM safety measures shall be included in the site safety plan prepared by the contractor:

1. Signage prohibiting unauthorised entry to the site to be placed at all property entrance(s)

2. Specific hazards to be fenced when workers are absent from the immediate vicinity.

3. Fences to comply with F5/AS1 Paragraph 1.1:
1.1.1 Fences and hoardings shall extend at least 2.0 m in height from ground level on the side accessible to the public.
1.1.2 An acceptable fence may be constructed with galvanised chainlink netting having a maximum sized grid of 50 mm x 50 mm. Post spacing shall be a maximum of 2.5 m, and the gap between the bottom of the fence and ground no greater than 100 mm.

4. Note, under F5/AS1 barriers are not necessary for domestic dwellings up to 2 storeys above ground level unless specific hazards exist. Specific hazards to be assessed by the contractor prior to starting work on site.

Soil & Erosion Management

Soil & erosion must be managed until the earthworks are complete, exposed ground stabilised and re-planted or otherwise covered by the work.

REFER TO THE SEPARATE ENVIRONMENTAL MANAGEMENT PLAN ATTACHED

The following techniques shall be utilised when required:

1. Water is available on site. Sprinklers shall be used in dry windy periods to control dust

2. Silt fences (hay bales and filter cloth, retained by warratahs) shall be placed along downslope boundaries below any excavated areas during rain events.

3. Excavated topsoil shall be placed in temporary bunds to direct overland water flow to these fences.

4. Access to the site is via an existing 100m concrete driveway, which should minimise transfer of soil off the site.

Waste Management

Waste created by this project shall be managed by a site specific management plan. The following techniques shall be utilised when required:

1. Waste shall be kept separate on site into re-usable, recyclable and non-recyclable materials

2. In particular plasterboard, EPS and glass batts shall be returned to the relevant suppliers for recycling. Untreated timber shall be kept for firewood. Metals - screws, nails, and other fastenings can be recycled as metals

NORTH

Legal description

69 Kanuka Rise
Lot 6 DP 342093
11912 m²

Site Coverage

174 /11912 = 1.5%

Earthworks

Cut: 230 m³
Fill: 100 m³
(some spoil reused on site)
Total volume: 330 m³
Max cut: 2.4 m
Max Fill: 1.5 m

Zones

Wind: Very High
Earthquake: 3
Snow: Region N5
Altitude (AMSL): 387.5 m
Corrosion: B
QLDC Zone: Large Lot Residential B

Notes

1. Identify all boundaries and services on site prior to construction. Contact Architect with any discrepancies prior to construction.

2. Confirm building level datum prior to setting out.

3. Wind zone (as per NZS3604)
Slope 1:3.5 = "Steep" + Crest = T4
Urban (trees >3m high more than 10 per ha)
Exposed (steep site)
Wind region = A
=> wind zone = Very High

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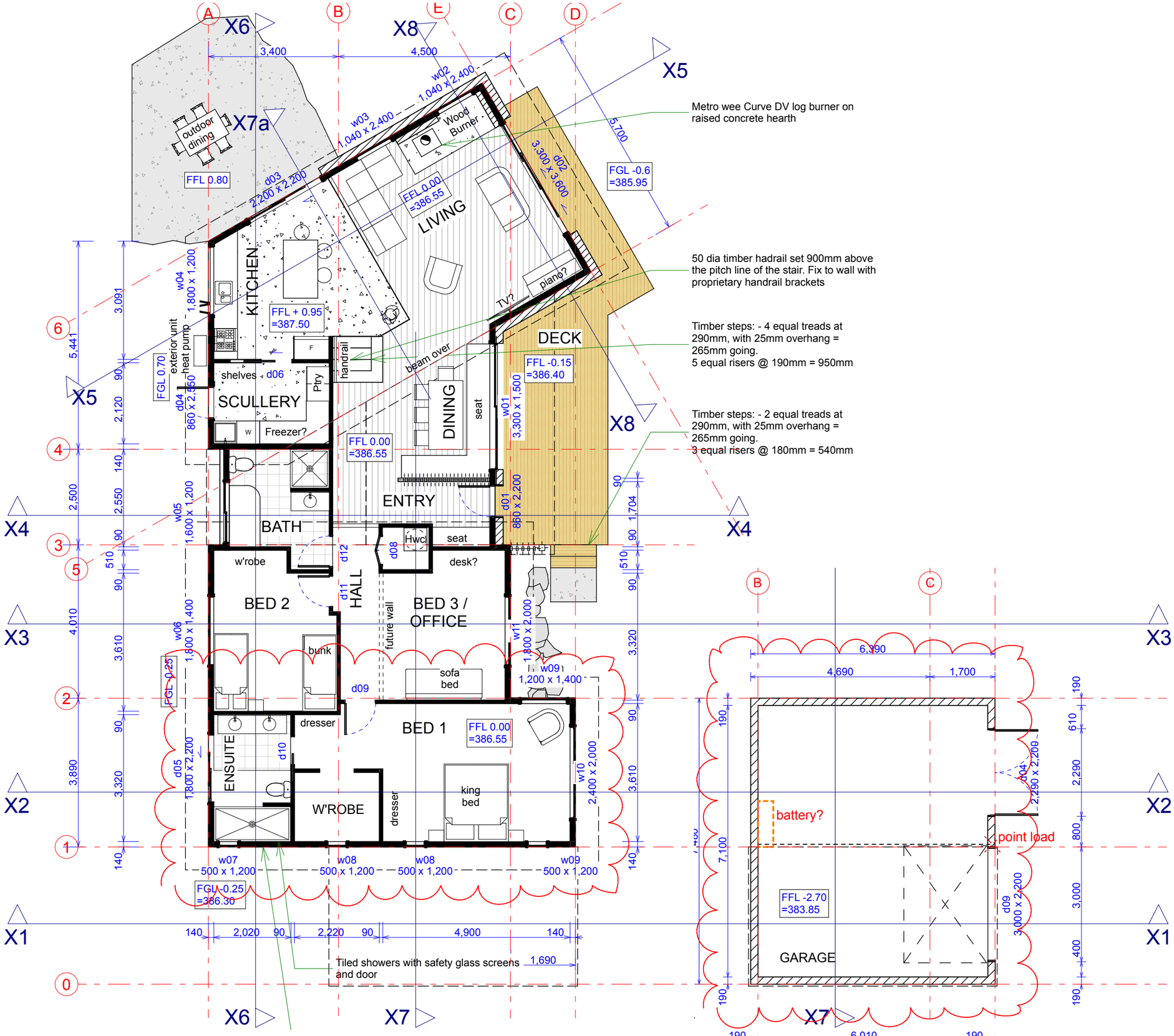
Site Plan

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Scale: 1:200 @ A3

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101



Metro wee Curve DV log burner on raised concrete hearth

50 dia timber hadrail set 900mm above the pitch line of the stair. Fix to wall with proprietary handrail brackets

Timber steps: - 4 equal treads at 290mm, with 25mm overhang = 265mm going.
5 equal risers @ 190mm = 950mm

Timber steps: - 2 equal treads at 290mm, with 25mm overhang = 265mm going.
3 equal risers @ 180mm = 540mm

NORTH

MATERIALS LEGEND

- New timber framed wall
- Stacked schist stone veneer
- New concrete masonry wall
- Ceramic tiles
- Timber flooring
- Timber decking
- Concrete patios
- All other areas to be carpet

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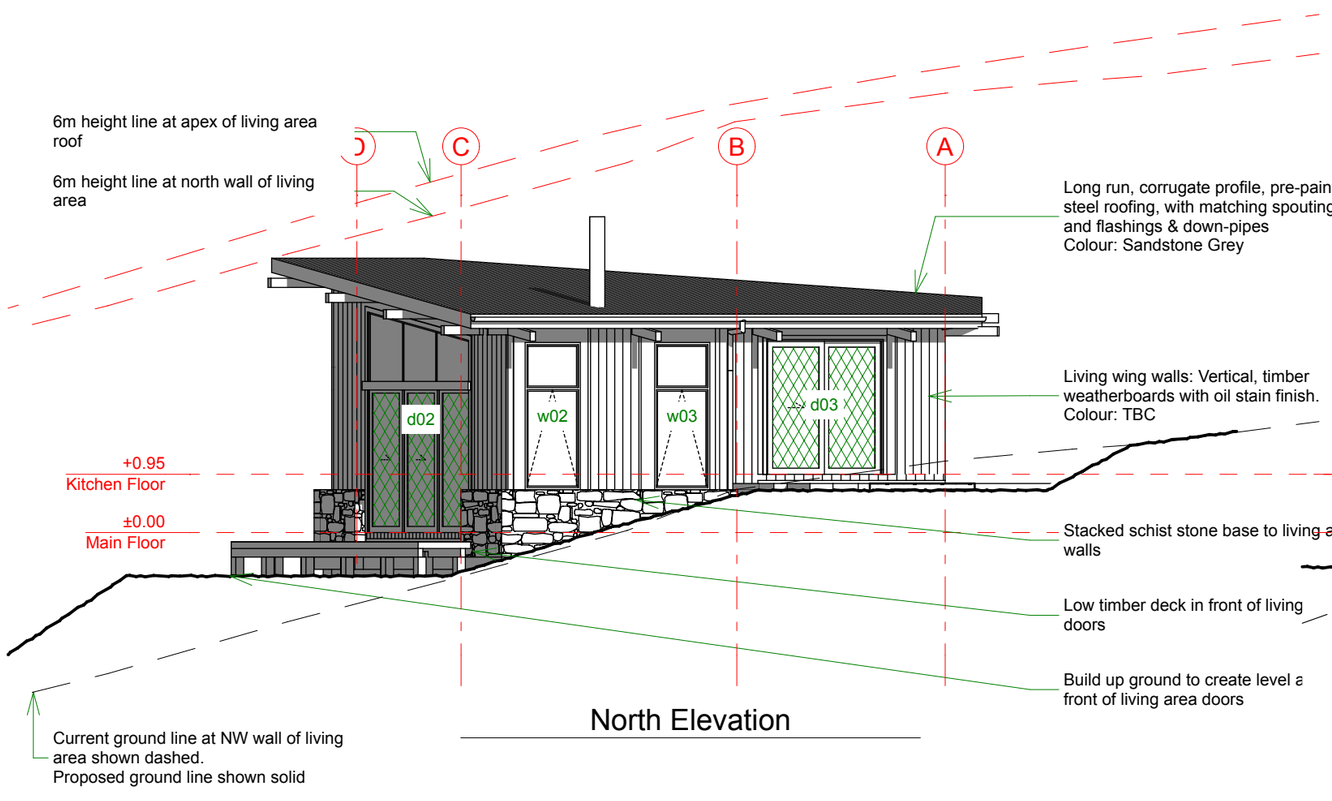
Ground Floor Plan

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Status: Scope Change
Scale: 1:100 @ A3

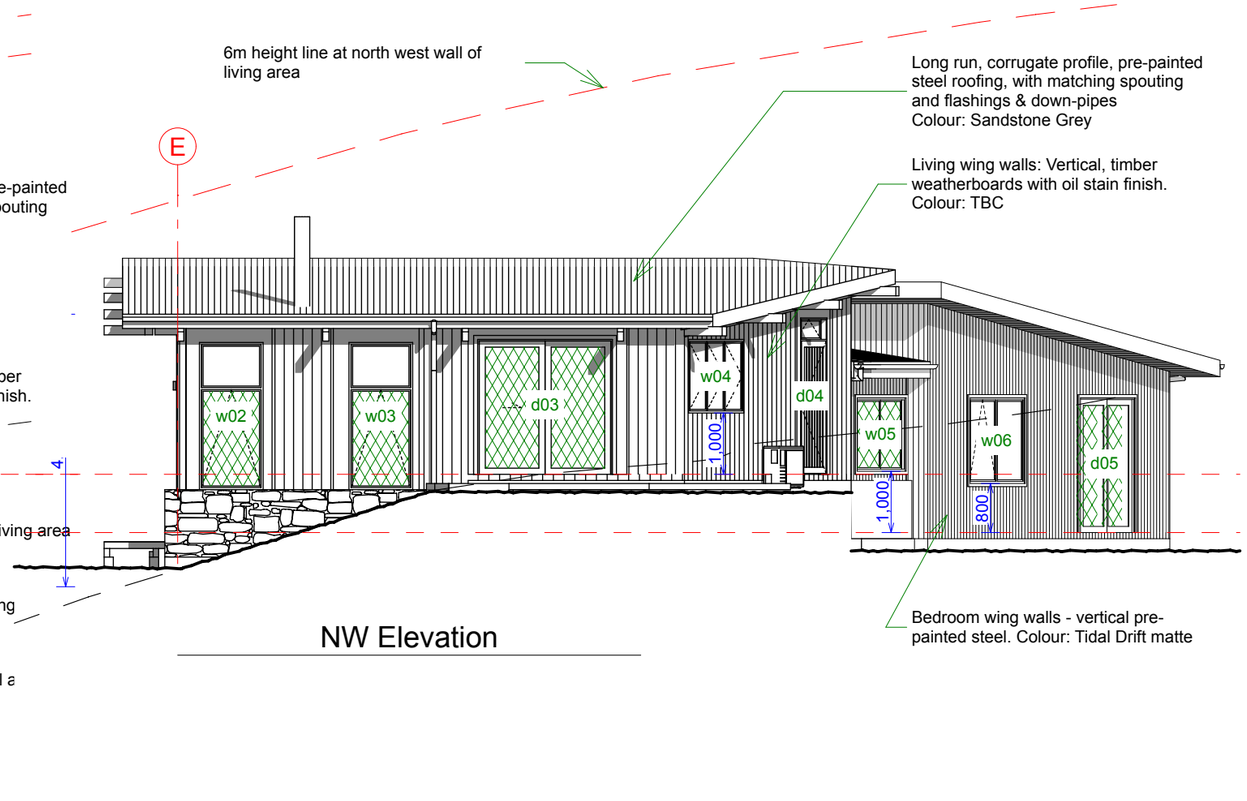
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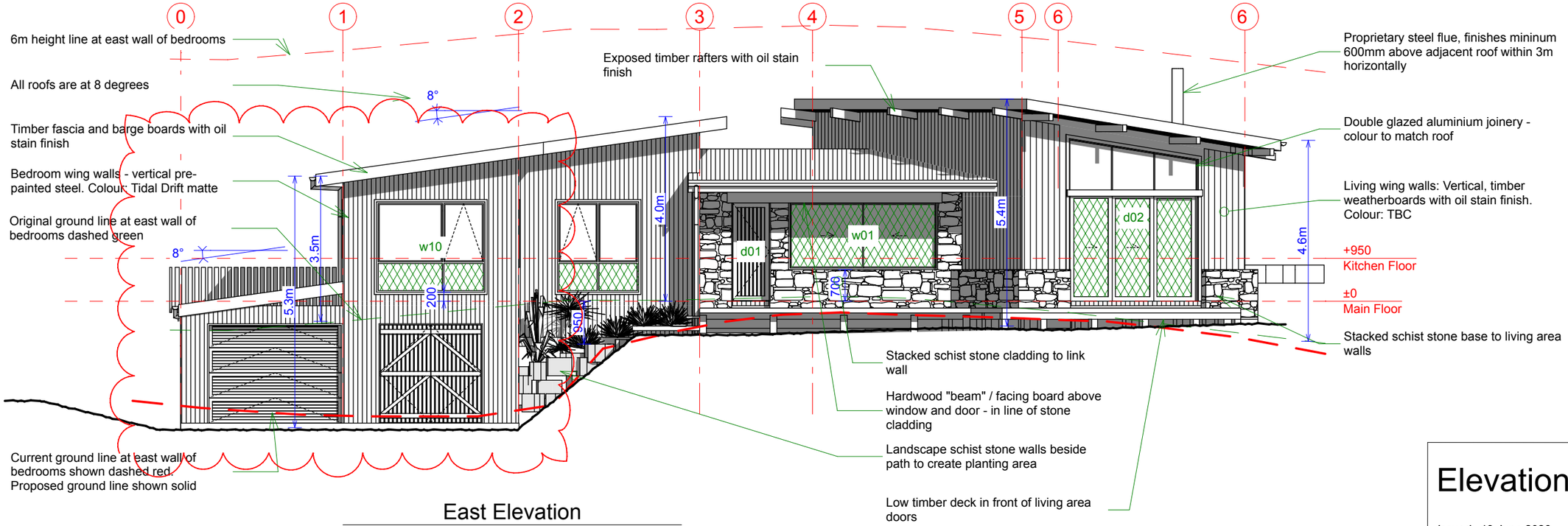
102



North Elevation



NW Elevation



East Elevation

NOTES:

1. Safety Glass locations are shown hatched on these elevations. Glazing Manufacturer to confirm all safety glass complies with NZS 4223, Part 3

2. Restrict all windows to less than 100mm opening where fall potential greater than 1m.

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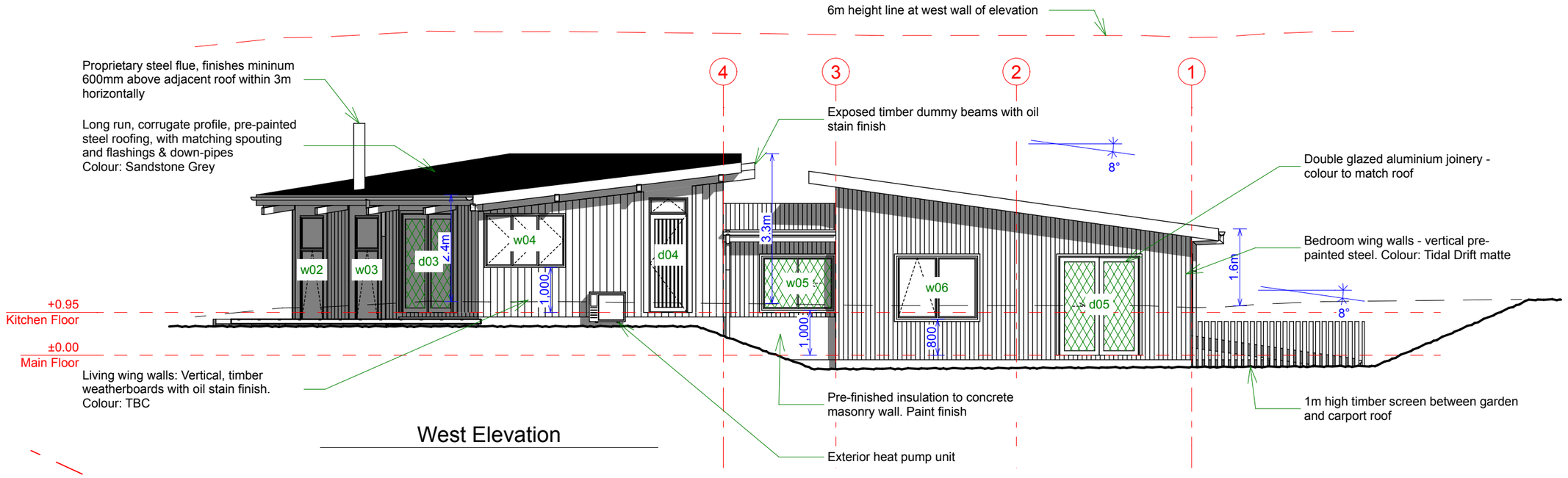
Elevations

Issued: 19 June 2026
Status: Scope Change
Scale: 1:100 @ A3

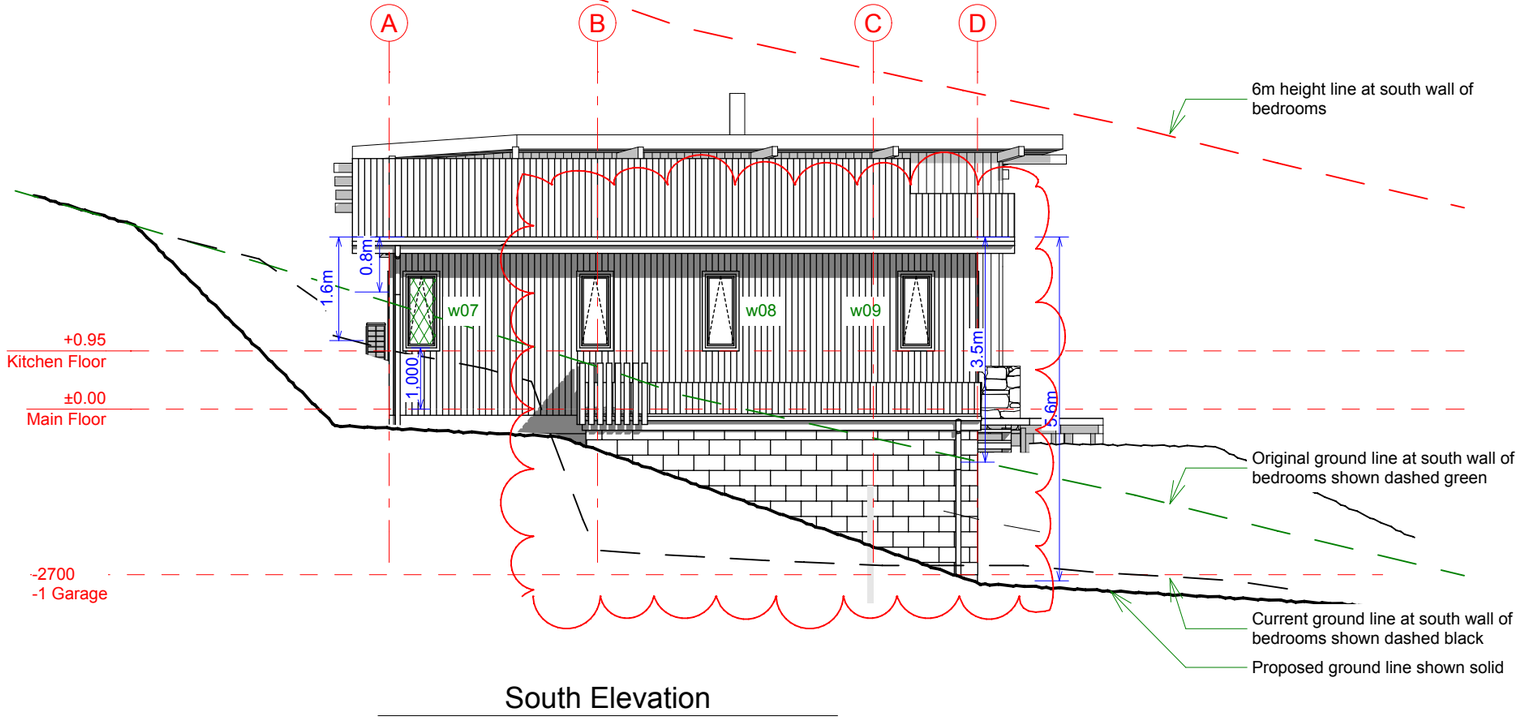
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201



West Elevation



South Elevation

NOTES:

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2. Restrict all windows to less than 100mm opening where fall potential greater than 1m.

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Elevations

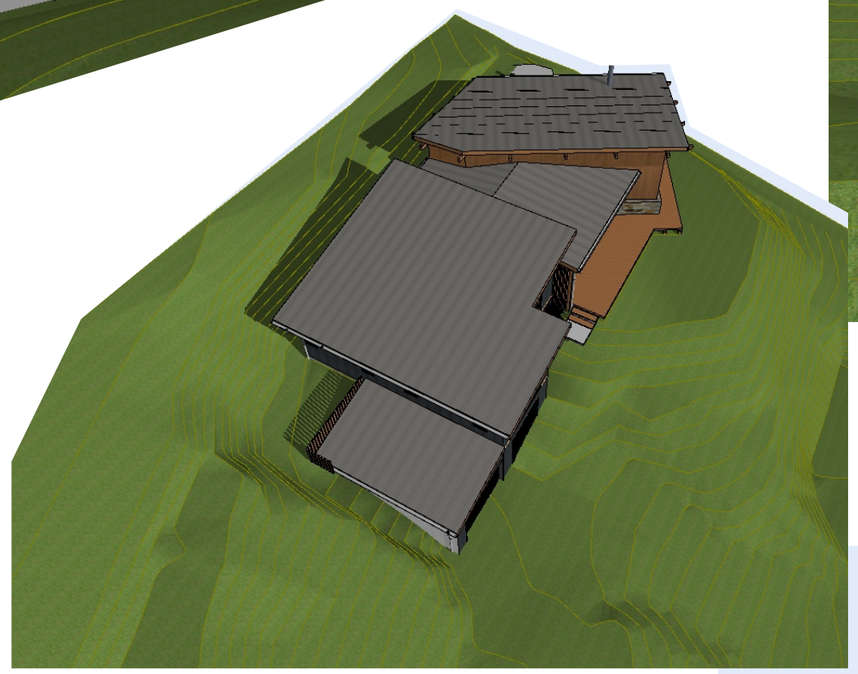
Issued: 19 June 2026
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Scale: 1:100 @ A3

New House for
Cat and Doug

202

Drawn: KJW
Checked: ABD

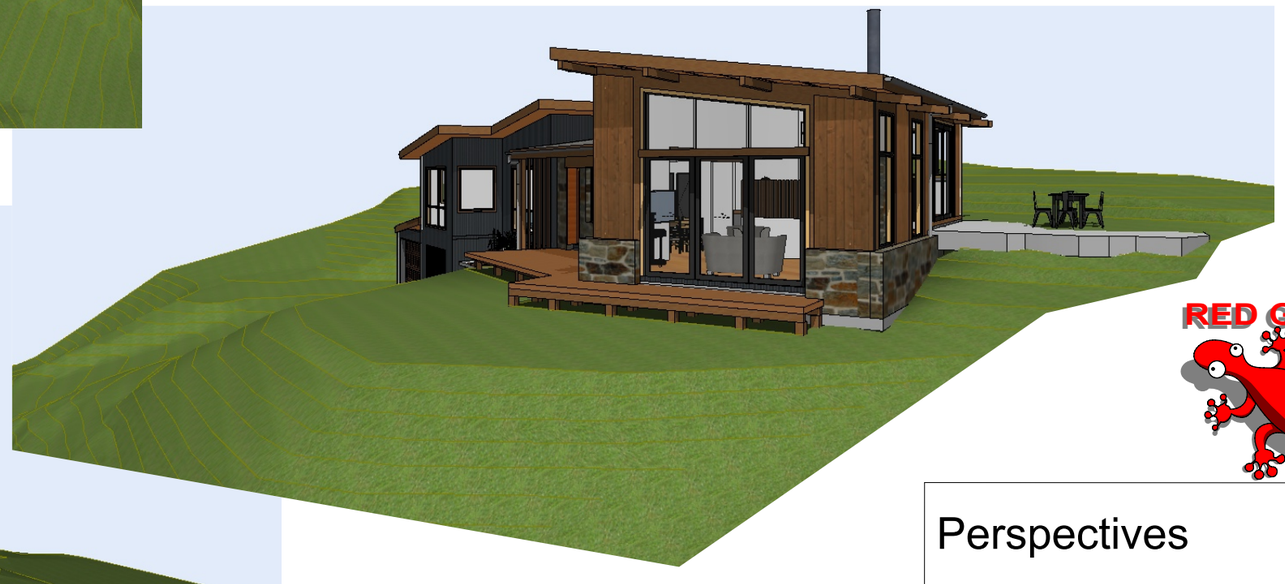






Perspectives at various scales. For visualisation only.





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Perspectives

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501

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