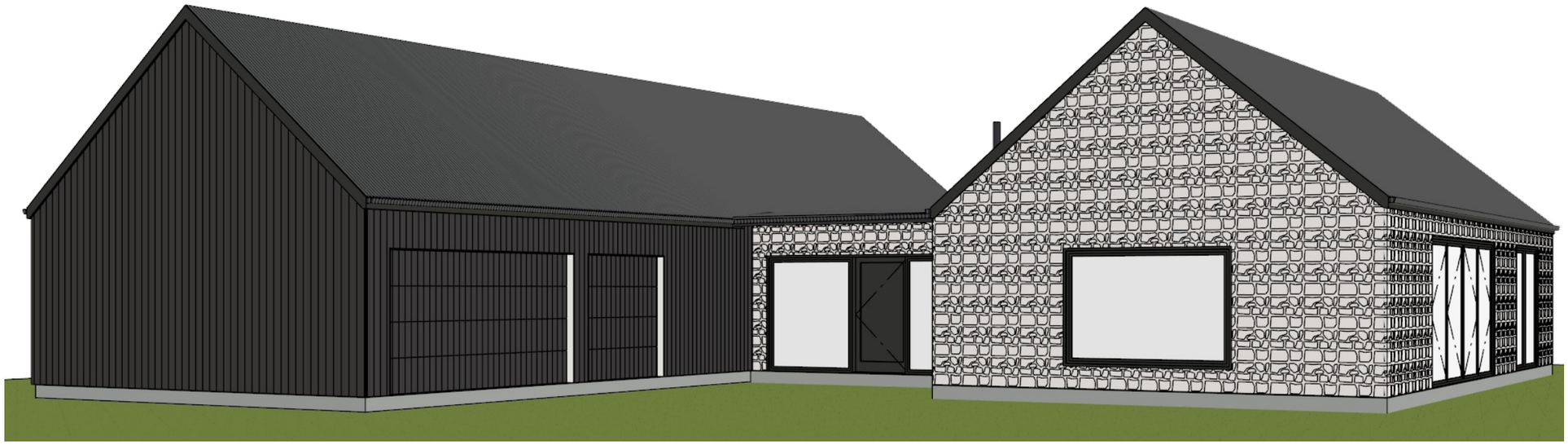
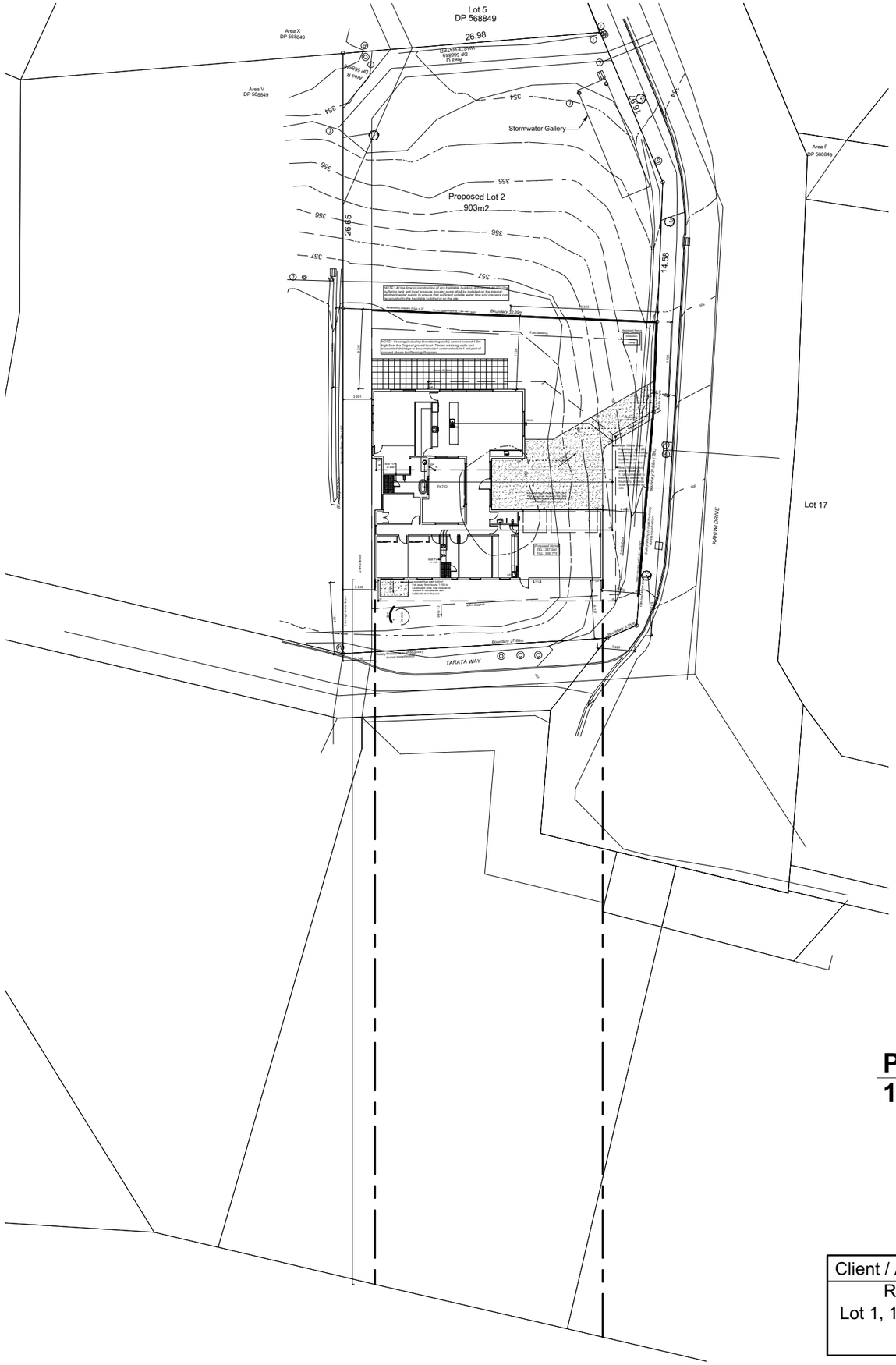


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Sheet 2 :	Location Plan
Sheet 3 :	Site Plan
Sheet 4 :	Earthworks Plan
Sheet 5 :	Floor Plan
Sheet 6 :	Elevations
Sheet 7 :	Elevations
Sheet 8 :	Cross Section AA
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Sheet 11 :	Roof Plan
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Sheet 16 :	Electrical Plan
Sheet 17 :	Window & Door Schedule
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Client / Address	Drawing Title:	Legal Description	General Notes:	Scale @ A3:	Revision:	Sheet No.:
Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	**COVER PAGE**	LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	**1** **of 35 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

PROPOSED LOCATION PLAN
1:500

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **PROPOSED LOCATION PLAN**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:500** Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **2** **of 35 sheets**

GENERAL NOTES:
Contractor is to confirm all Dimensions on site before commencing work.
All discrepancies or omissions must be confirmed with the Designer before commencing work.
Unless noted otherwise all dimensions are nominal, including timber sizes. Finished timber sizes shall be greater than or equal to those noted in NZS 3604 part 2.2
All work is to be carried out in accordance with the New Zealand Building Code and local bylaws as they apply eg: QLDC
BI: Structure. Unless noted otherwise all timber is to be SG8, and all timber framing is to comply with NZS 3604 Pt 2.2 Amendment 2, 2006.
B2: Durability. Unless noted otherwise all timber is to be CCA treated to HI .2 min. Where Galvanized Brackets and fixings are in contact with CCA treated timber, and are likely to be regularly wetted in service (ie:Deck Framing) the Galv fixings are to be powder coated to prevent corrosion.
Cl-4: Refer to the Smoke alarm positions on the Floor Plans. Ensure only approved 'hush type' smoke alarms to AS3786, BS5446 pt!, or UL 217 as per NZBC F7 / AS I are installed.
DI: Access. Ensure all surfaces along exterior access routes are non-slip to the requirements of the code. The minimum level of finish would be:
"Exposed Concrete: Broomed Finished.
"Timber Deck: Non Slip finish.
"Tiles: Non-slip type.
"Interior Tiled floors in Bathrooms.
EI: Surface Water. Minimum pipe gradients and sizes.
Impervious surfaces 1: I 00 fall min.
All pipes passing through concrete are to be lagged in Denso Tape.
E3: 10mm Aqualine Gib behind all wet areas on HI.2 framing. Impervious surface finishes to all Bathrooms, Laundries and wet areas.
F2: All glazing to comply with NZS 4223 part 3 and to the following.
Framed Shower screen and Bath enclosuresGrade A glazing material as per Table 3. I.
Panels and doors with one urrframed edge 5mm min thick Toughened Safety Glass
Frameless pivot or hinge doors 6mm min thick Toughened Safety Glass
Glazing within 1500mm above abutting FFL, or standing area of a bath or shower Grade A safety Glazing material in accordance with Table 3.1
Glazing greater than 1500mm above the abutting FFL, or standing level of a bath or shower Annealed glass to NZS 4223: Part 4
G9: Electricity. All Electrical work is to comply with electrical codes of practice and a Certificate of Compliance left with the homeowner.
Gl3: Foul Water. All work is to comply with Gl3/AS3-AS3500. Minimum Gradients: 50mm drains 1:40, 65mm drains 1:40, 100mm drains 1:60

SITE INFORMATION

LEGAL DESCRIPTION
Lot 1, 12 Kahiwi Drive Koko Ridge
Site Area: 2000.00 sqm
Propsoed Site Area Lot 1: 1097.00 sqm
Propsoed Site Area Lot 2: 903.00 sqm
Address: Lot 1, 12 Kahiwi Drive Koko Ridge
Lower Shotover

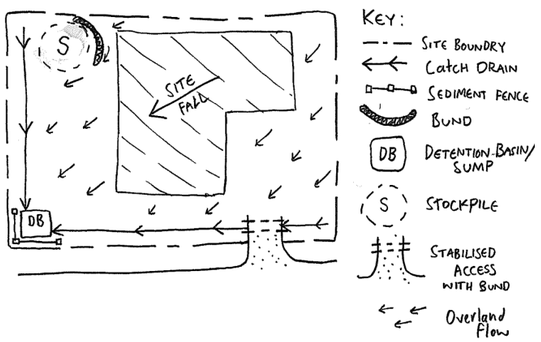
SITE DETAILS/PROJECT AREAS
Wind Zone: High
Wind Region: A
Lee Zone: No
Snow Loading: N5 upto 0.9Kpa
Corrosion Zone: Zone B
Earthquake Zone: Zone 3
Terrain: Inland
Exposure: Exposed
Topography: Gentle
Sea Spray Zone: No

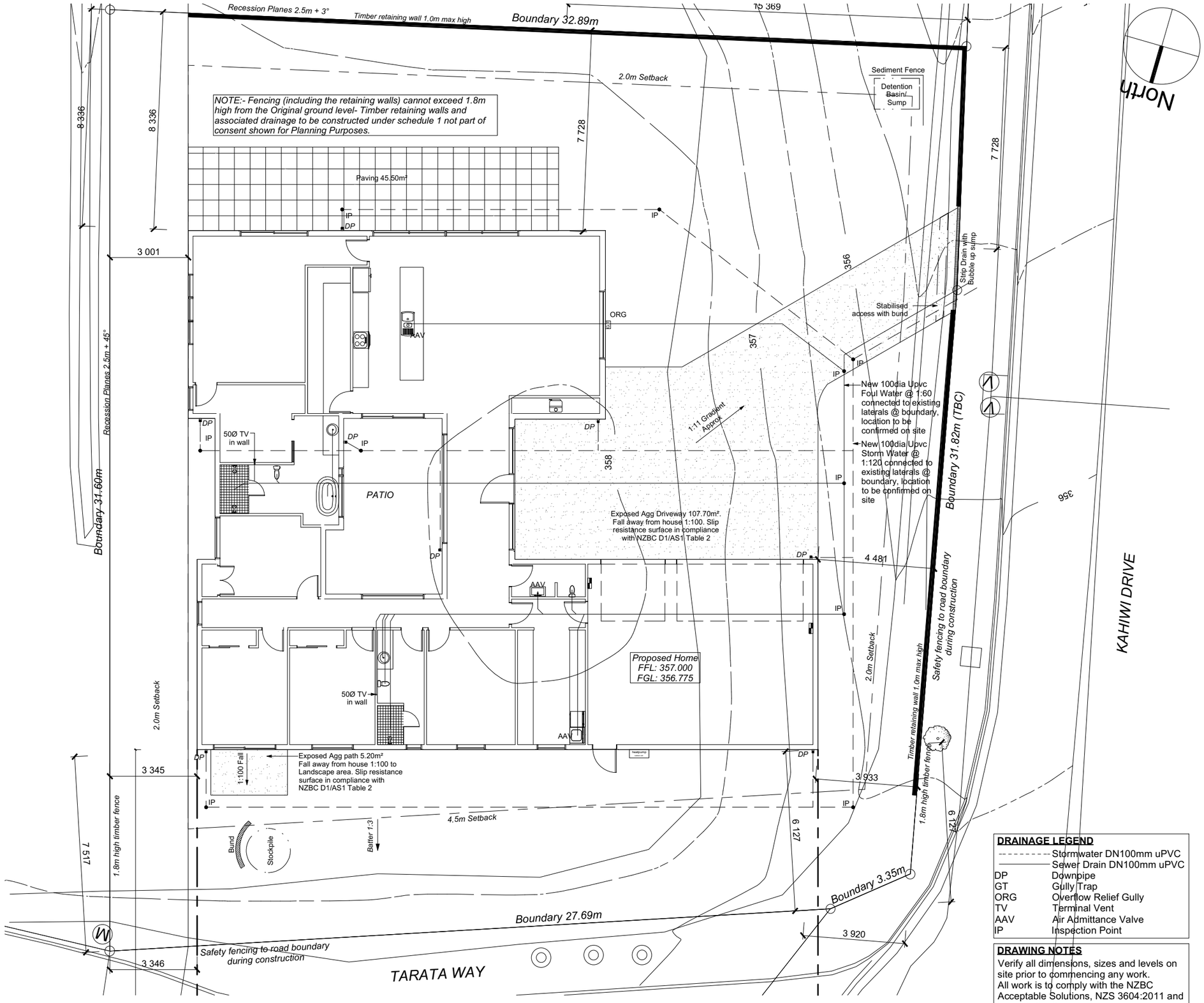
Area over external framing: 317.77 m², perimeter: 95.961m
Area over external foundation: 320.08 m², perimeter: 96.171m
Patio over external perimeter framing: 28.23 m²², perimeter: 22.792m

Site Coverage: 16.004%

Sediment control and site safety requirements are noted in the attached Specifications.

Example of an Erosion and Sediment Control Plan:





DRAINAGE LEGEND

	Stormwater DN100mm uPVC
	Sewer Drain DN100mm uPVC
DP	Downpipe
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point

DRAWING NOTES

Verify all dimensions, sizes and levels on site prior to commencing any work.
All work is to comply with the NZBC Acceptable Solutions, NZS 3604:2011 and Local Authority bylaws.

PROPOSED SITE PLAN
1:150

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **PROPOSED SITE PLAN**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:150 Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **3** of 35 sheets

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

NOTE:- At the time of construction of any habitable building, a minimum 10,000 litre buffering tank and local pressure booster pump shall be installed on the internal allotment water supply to ensure that sufficient potable water flow and pressure can be provided to the habitable building(s) on the site.

Recession Planes 2.5m + 3°

Timber retaining wall 1.0m max high

Boundary 32.89m

15 369

2.0m Setback

NOTE:- Fencing (including the retaining walls) cannot exceed 1.8m high from the Original ground level- Timber retaining walls and associated drainage to be constructed under schedule 1 not part of consent shown for Planning Purposes.

Sediment Fence

Detention Basin/ Sump

8 336

8 336

7 728

7 728

Paving 46.50m²

3 001

Recession Planes 2.5m + 45°

Boundary 31.60m

PATIO

Exposed Agg Driveway 107.70m² Fall away from house 1:100 Slip resistance surface in compliance with NZBC D1/AS1 Table 2

356

357

358

Stabilised access with bund

Boundary 31.82m (TBC)

355

356

FILL: 81.70m³ approx, Max Height 1.0m

CUT: 390.00m³ approx, Max Height 1.0m

TOTAL: 471.70m³ approx

North

Lot

4 481

KAHIWI DRIVE

Safety fencing to road boundary during construction

Timber retaining wall 1.0m max high

1.8m high timber fence

2.0m Setback

Proposed Home
FFL: 357.000
FGL: 356.775

Exposed Agg path 5.20m² Fall away from house 1:100 to Landscape area Slip resistance surface in compliance with NZBC D1/AS1 Table 2

100 x 25

3 345

3 933

4.5m Setback

Bund

Stockpile

Batter 1:3

7 517

6 127

6 127

1.8m high timber fence

Boundary 3.35m

Boundary 27.69m

3 920

Safety fencing to road boundary during construction

3 346

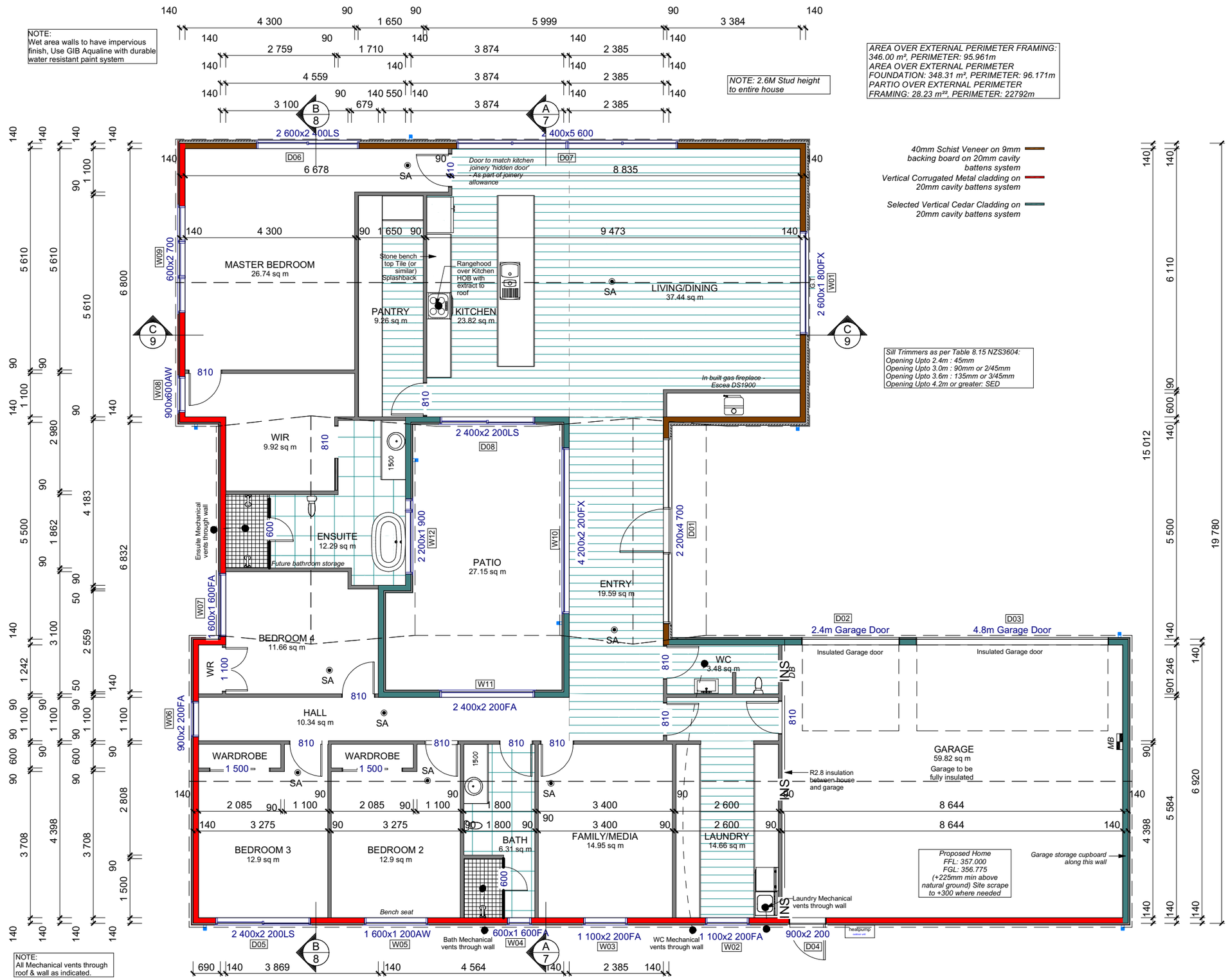
TARATA WAY

PROPOSED EARTHWORKS PLAN

1:150

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Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **PROPOSED LANDSCAPE PLAN**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **4** **of 35 sheets**



NOTE:
All Mechanical vents through roof & wall as indicated.

NOTE:
Vynco extract fan VA150K6 for Bathrooms and Laundry. For Bathrooms the internal grill will be located directly over the shower then extracted to roof.
Fan Kit with VA150 Inline Fan 36W, 330m3/h, 45dBA, White Internal & External Grilles, 6M Duct & Duct Tape

GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work Unless noted otherwise all timbers H1 .2 SG8 to NZS3604:2011 and NZS3602:2003. All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents.

SMOKE ALARMS
to comply with NZS 4514:2021
Interconnected smoke alarms for new build houses.

Dimensions shown are to the frame, GIB thickness not shown.

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

Laundering facilities provided complying with G2/SA1 1.0

Provide sealant under skirting and paint to concrete around tub & W/M fixtures

All windows and doors centered in room unless shown otherwise

Provide sealant under skirting and paint to concrete around tub & W/M fixtures

WALL FRAMING: Stud Height: 2600mm Lower floor 2665mm truss seating)

FLOOR FINISHES: Carpet & Tiles/ Vinyl Planking

KITCHEN HOB: Electric Hobs

INTERNAL DOORS: Height: 1980mm (leaves)
Type: Hollow core Groove Doors

INTERNAL TRIMS
Scotia: Square stopped
Skirting: 140mm Square
Architrave: 80mm Square

Concrete Work Standard:
Maxraft as per engineering design.

Insulation
Pink Batts Thermal Insulation:
Walls: R24.0 Wall (140mm thick)
Ceiling: 5.0 Wall (225mm thick)

GIB Plaster Linings: 10mm Wall and 13mm Ceiling unless specified other on Plans. Level 4 Finishes Gib Lining, Specification as per notation.

Wall Framing; 140x45 LVL8 Studs Wall Framing @600crs max unless stated other on Plans

Rondo ceiling battens fixed as per manufacturers specifications with 13mm Standard Gib Board.
Level 4 Finishes Use Aqualine at wet area.

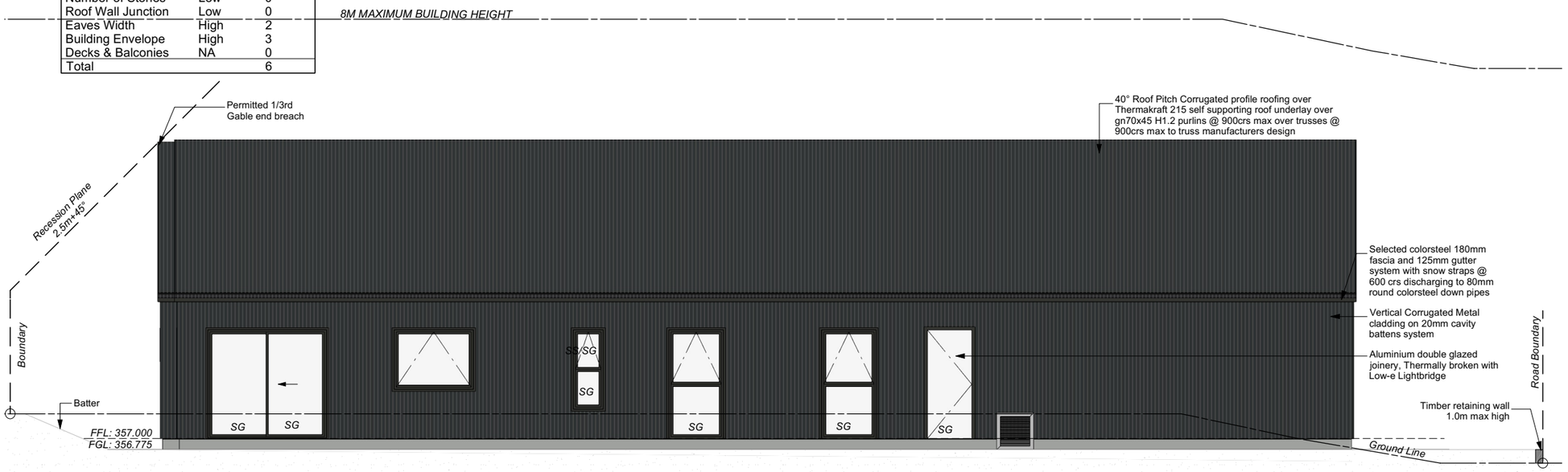
ROOF & WALL CLADDINGS
Roof : Colorsteel Corrugated Profile Colorsteel
Walls :Colortseel Corrugated Profile Metal Vertical Cladding
40mm Schist Veneer on 9mm backing board
BBS Vertical Cedar Cladding
with a 20mm cavity

DWELLING AREAS
Area over external framing: 317.77 m², perimeter: 95.961m
Area over external foundation: 320.08 m², perimeter: 96.171m
Patio over external perimeter framing: 28.23 m², perimeter: 22.792m

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **PROPOSED FLOOR PLAN**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **5** of 35 sheets

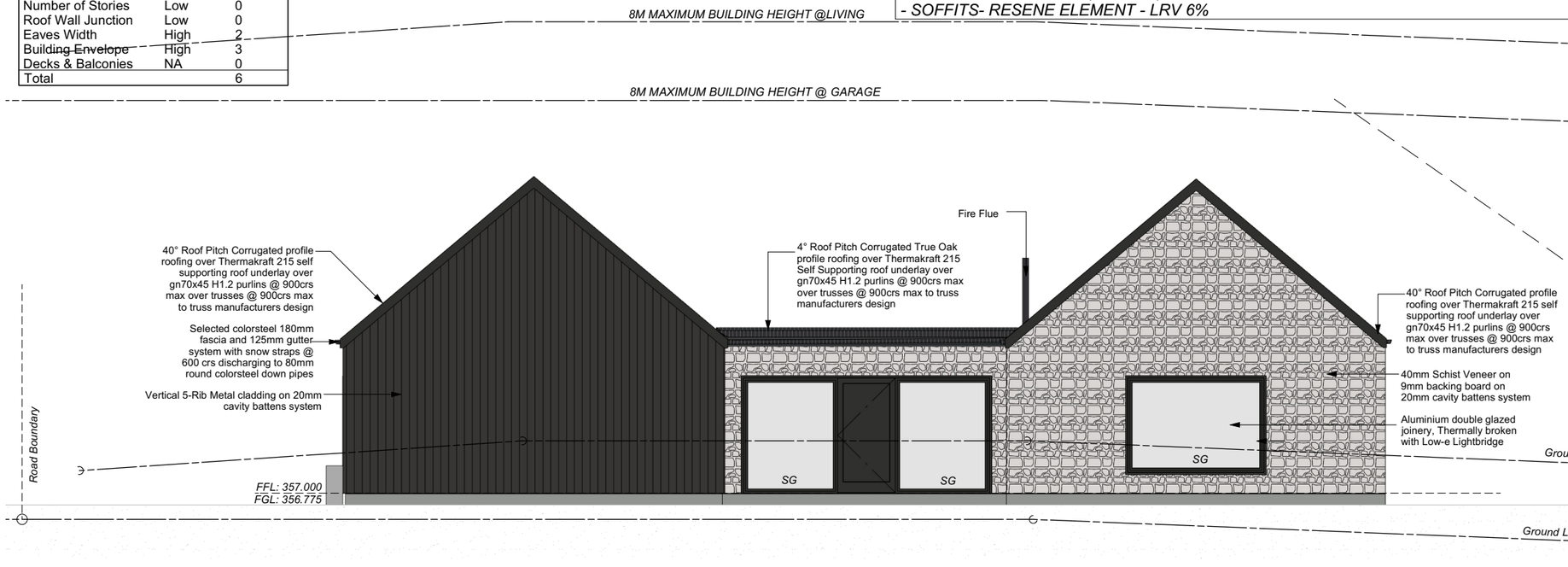
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BUILDING ENVELOPE RISK MATRIX		
ELEVATION NORTH		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	High	2
Building Envelope	High	3
Decks & Balconies	NA	0
Total		6



PROPOSED NORTH ELEVATION
1:100

BUILDING ENVELOPE RISK MATRIX		
ELEVATION EAST		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	High	2
Building Envelope	High	3
Decks & Balconies	NA	0
Total		6



PROPOSED WEST ELEVATION
1:100

ETERNAL COLOUR SCHEDULE:

- *CORRUGATED PROFILE ROOFING - COLORSTEEL FLAXPOD MATTE - LRV 6%*
- *CORRUGATED CLADDING - COLORSTEEL FLAXPOD MATTE - LRV 6%*
- *VERTICAL CEDAR CLADDING - RESENE WATERBORNE PITCH BLACK*
- *SCHIST CLADDING - BAGGED SCHIST*
- *SECTIONAL GARAGE DOOR & ENTRY DOOR - COLORSTEEL EBONY - LRV 5%*
- *EXTERNAL ALUNIMIUN JOINERY - COLORSTEEL FLAXPOD MATTE - LRV 5%*
- *COLORSTEEL GUTTER, FASCIA, DOWNPIPES - COLORSTEEL FLAXPOD MATTE - LRV 6%*
- *SOFFITS- RESENE ELEMENT - LRV 6%*

NOTES:

WALL CLADDING
Vertical Corrugated Metal cladding on 20mm cavity battens system as per manufacturers specifications.
Framing 140x45 H1.2 LVL8 suds @ 600crs max, nogs @ 800crs max

40mm Schist Veneer on 9mm backing board on 20mm cavity battens as per manufacturers specifications.
Framing 140x45 H1.2 LVL8 suds @ 600crs max, nogs @ 800crs max

Vertical Cedar Cladding on 20mm cavity battens system as per manufacturers specifications.
Framing 140x45 H1.2 LVL8 suds @ 600crs max, nogs @ 400crs max

ROOFING
Colorsteel Corrugated profile or similar (fall as noted):
over Thermkraft 215 Self Supporting Roofing
Underlay over 70x45 H1.2 purlins @ 900crs max over Trusses @ 900crs max to truss manufacturers design

WINDOWS AND DOORS
Double glazed Windows Doors Aluminum Joinery System.
Thermally Broken & LowE Lightbridge

Gutter : Coloured Steel Quad Gutter
Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

All egress points to have a maximum step down of 190mm.
Access routs to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

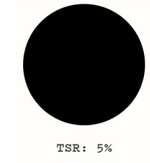
Vapour barrier is to comply with E2/AS1 & NZS 3604:2011.
Flashing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.
Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contract as per table 21 of E2/AS1. Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3 Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.

INSULATION
Ceiling: Pink Batts R 5.0 Ceiling Batts
Wall: Pink Batts R 4.0 Wall Batts

GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work
Unless noted otherwise all timbers H1 .2 SG8 to NZS3604:2011 and NZS3602:2003.
All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents
s = safety glazing to NZS4223
o = obscure glazing



RESENE WATERBORNE PITCH BLACK

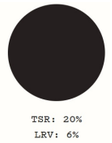


TSR: 5%
LRV: 5%

COLORSTEEL EBONY



BAGGED SCHIST



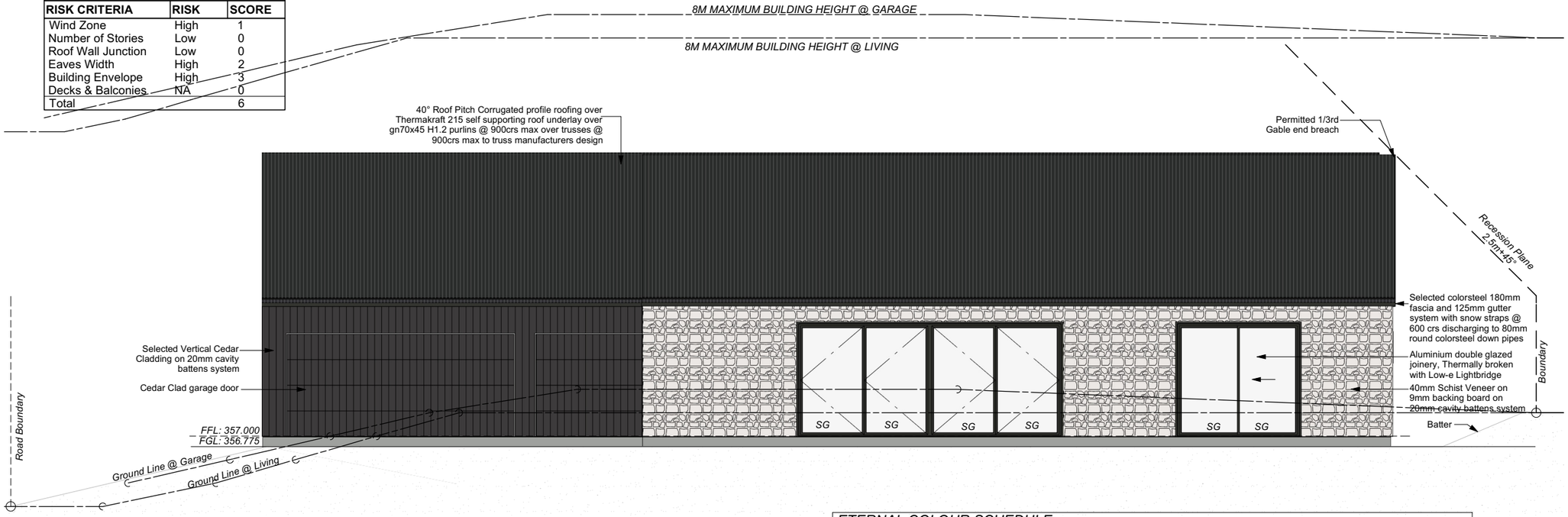
TSR: 20%
LRV: 6%

COLORSTEEL FLAXPOD MATTE

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **PROPOSED ELEVATIONS**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **6** **of 35 sheets**

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BUILDING ENVELOPE RISK MATRIX		
ELEVATION SOUTH		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	High	2
Building Envelope	High	3
Decks & Balconies	NA	0
Total		6

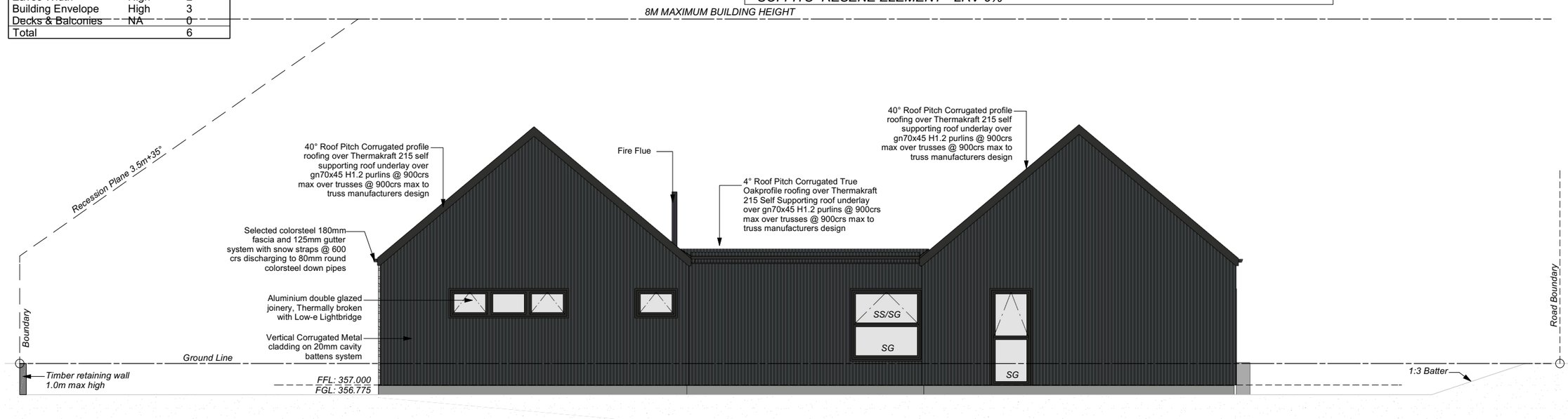


PROPOSED SOUTH ELEVATION
1:100

BUILDING ENVELOPE RISK MATRIX		
ELEVATION WEST		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	High	2
Building Envelope	High	3
Decks & Balconies	NA	0
Total		6

ETERNAL COLOUR SCHEDULE:

- CORRUGATED PROFILE ROOFING - COLORSTEEL FLAXPOD MATTE - LRV 6%
- CORRUGATED CLADDING - COLORSTEEL FLAXPOD MATTE - LRV 6%
- VERTICAL CEDAR CLADDING - RESENE WATERBORNE PITCH BLACK
- SCHIST CLADDING - BAGGED SCHIST
- SECTIONAL GARAGE DOOR & ENTRY DOOR - COLORSTEEL EBONY - LRV 5%
- EXTERNAL ALUNIMIUN JOINERY - COLORSTEEL FLAXPOD MATTE - LRV 5%
- COLORSTEEL GUTTER, FASCIA, DOWNPIPES - COLORSTEEL FLAXPOD MATTE - LRV 6%
- SOFFITS- RESENE ELEMENT - LRV 6%

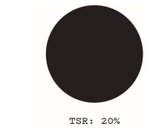


PROPOSED EAST ELEVATION
1:100

GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work
Unless noted otherwise all timbers H1 .2 SG8 to NZS3604:2011 and NZS3602:2003.
All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents
s = safety glazing to NZS4223
o = obscure glazing



COLORSTEEL EBONY



COLORSTEEL FLAXPOD MATTE



RESENE WATERBORNE PITCH BLACK

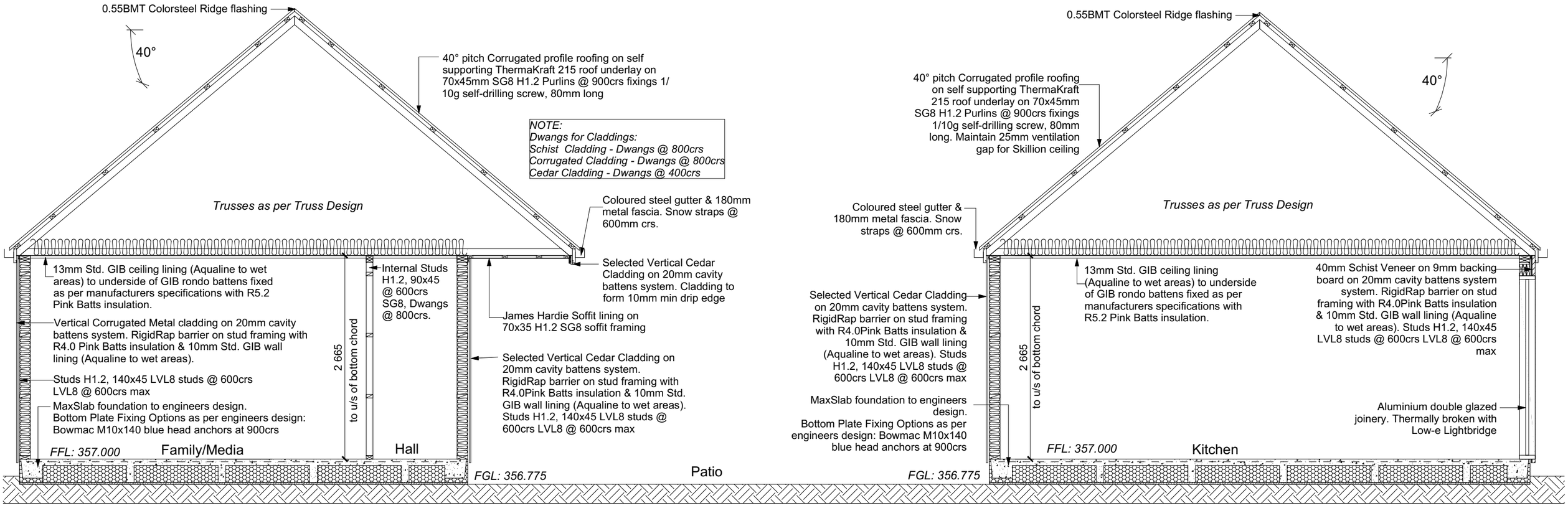


BAGGED SCHIST

Client / Address	Drawing Title:	Legal Description	General Notes:	Scale @ A3: 1:100	Revision:	Sheet No.:
Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	**PROPOSED ELEVATIONS**	LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	**7** **of 35 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work
Unless noted otherwise all timbers H1 .2 SGB to NZS3604:2011 and NZS3602:2003.
All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents
s = safety glazing to NZS4223
o = obscure glazing

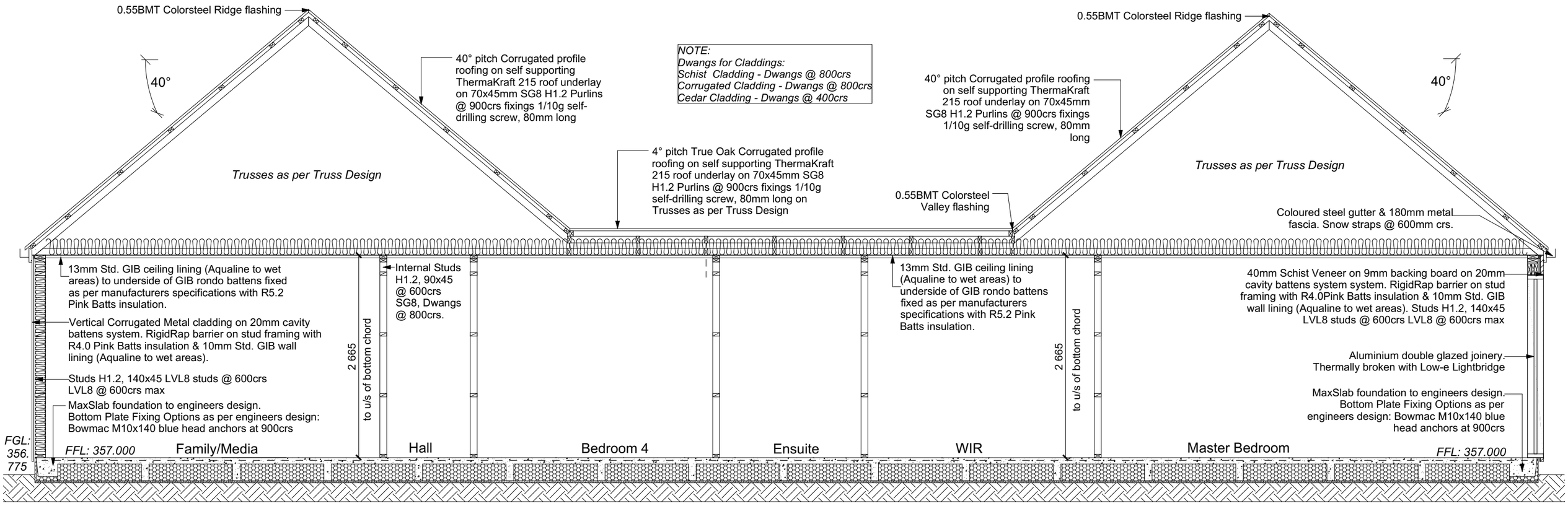


PROPOSED SECTION AA
1:50

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:50 Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **8** of 35 sheets

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

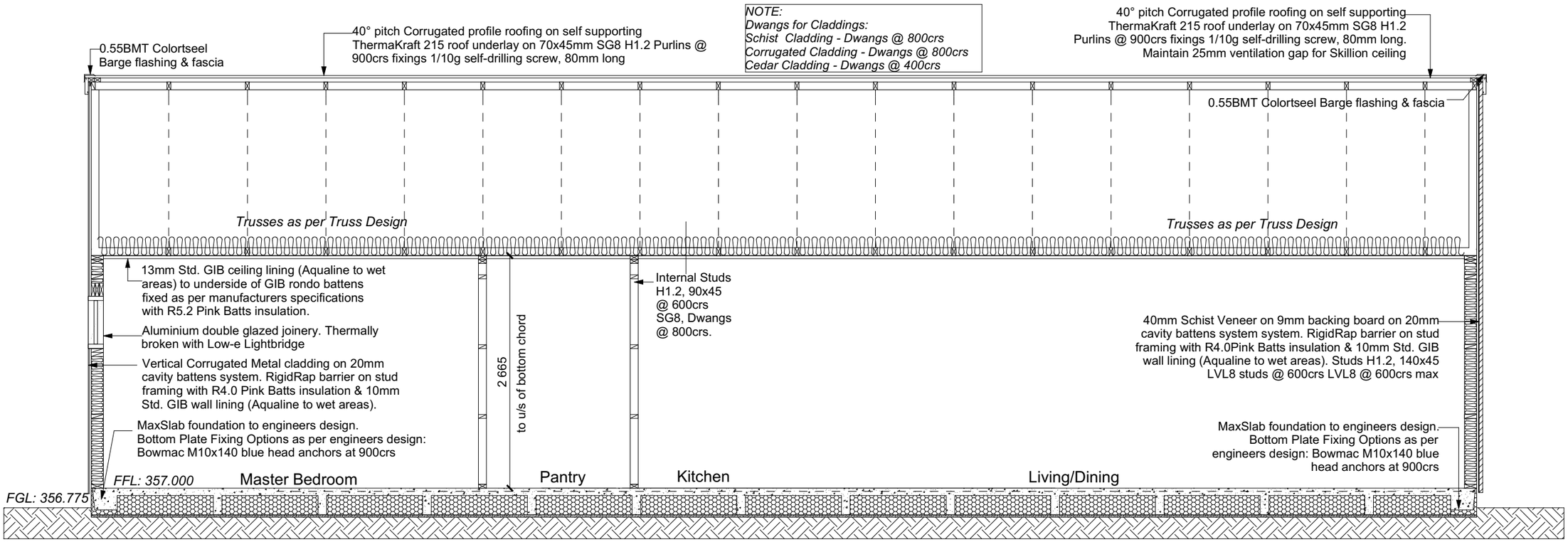
GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work
Unless noted otherwise all timbers H1 .2 SGB to NZS3604:2011 and NZS3602:2003.
All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents
s = safety glazing to NZS4223
o = obscure glazing



PROPOSED SECTION BB
1:50

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:50** Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **9** **of 35 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

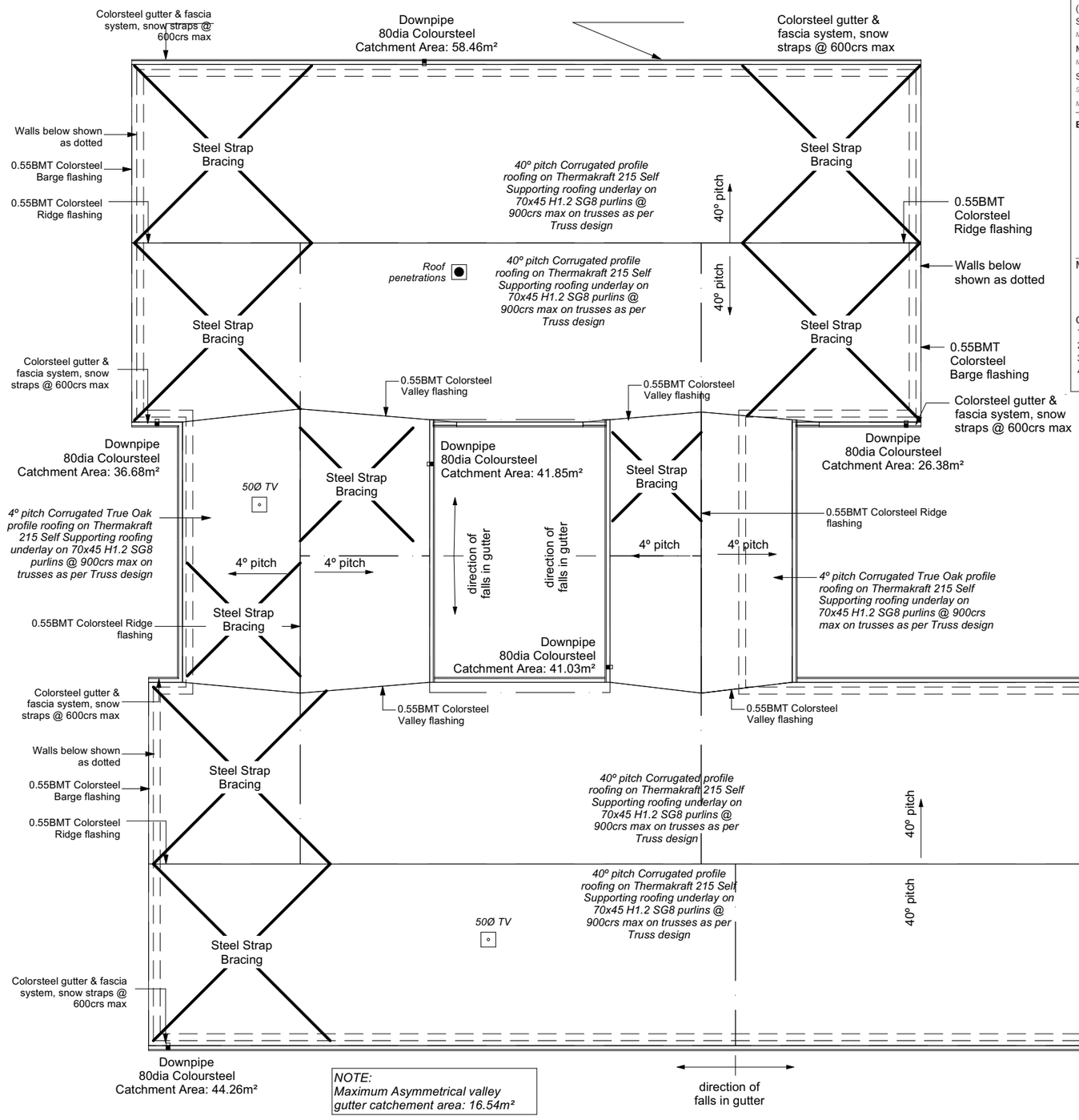


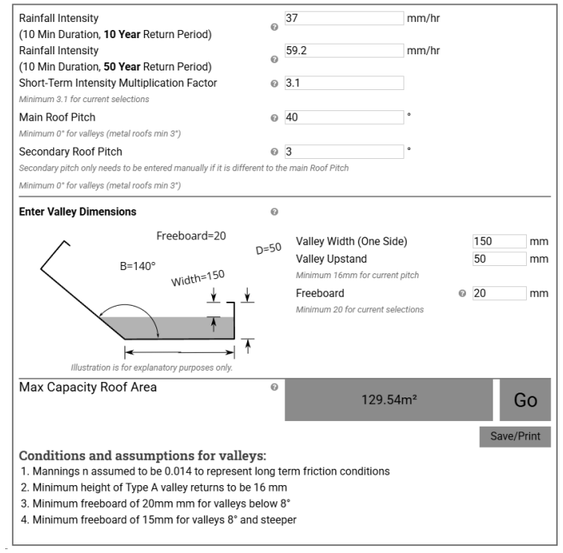
PROPOSED SECTION CC
1:50

GENERAL NOTES:
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Unless noted otherwise all timbers H1 .2 SGB to NZS3604:2011 and NZS3602:2003.
All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents
s = safety glazing to NZS4223
o = obscure glazing

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:50** Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **10** **of 35 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION





NOTES:

ROOFING
Colorsteel Corrugated profile or similar (fall as noted):
Colorsteel Corrugated profile or similar roofing
over Thermkraft 215 Self Supporting Roofing
Underlay over 70x45 H1.2 purlins @ 900crs max over
Trusses @ 900crs max to truss manufacturers design

Purlins : 70x45 SG8 H1.2 @ 900crs, fixings, 1/10g self-drilling screw,
80mm long. End span of purlins to be 600crs as per E2 Table 11.

Vapour barrier is to comply with E2/AS1 & NZS 3604:2011.
Flashing materials must be selected based on environmental exposure.
Refer to NZS 3604:2011 & table 20 of E2/AS1.
Flashing tape must have proven compatibility with the selected wrap
& other materials with which it comes into contract as per table 21 of E2/AS1.
Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3
Unless stated otherwise, timber members on drawings are to be a
minimum of SG8 strength graded as per NZS3604:2011.

Gutter: Coloured Steel Quad Gutter
Fascia: 180mm Metal Fascia
Downpipes: Colorsteel Round 80mmdia
Soffits: Hardiflex 4.5mm
Snow straps @ 600mm crs.
Underlay: Thermakraft 215 Self Supporting roof underlay

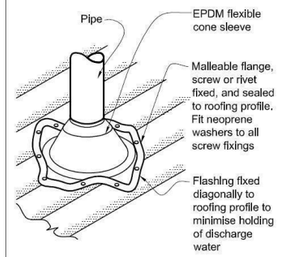
Roof Bracing: Diagonally opposed pair 25x1mm galv straps with 8Kn
tension capacity. After tensioning strap, fix to each rafter
with 2/ 60x3.15mm nails. Fold down strap and fix with 3/ 60x3.15mm
nails each into the top chord and into the top plate.

Downpipes: Round 80mmdia Colorsteel
As per NZBC E1/AS1 Table 5 80dia downpipes can collect up to 80m² of
0-25º roof plan area.

Use Coloured steel Quad Gutter As per NZ Metal Roof and Wall Cladding
Code of Practice Version 2 section 8 the above gutter with a cross
sectional area of 5550mm² can collect up to 80m² of 0-25º roof plan area.
Refer to the specifications for exact calculations.

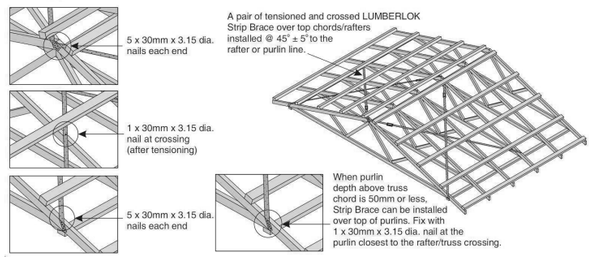
Use Lumberlock top plate fixing chart attached to the main specifications to
determine top plate fixings.

Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



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

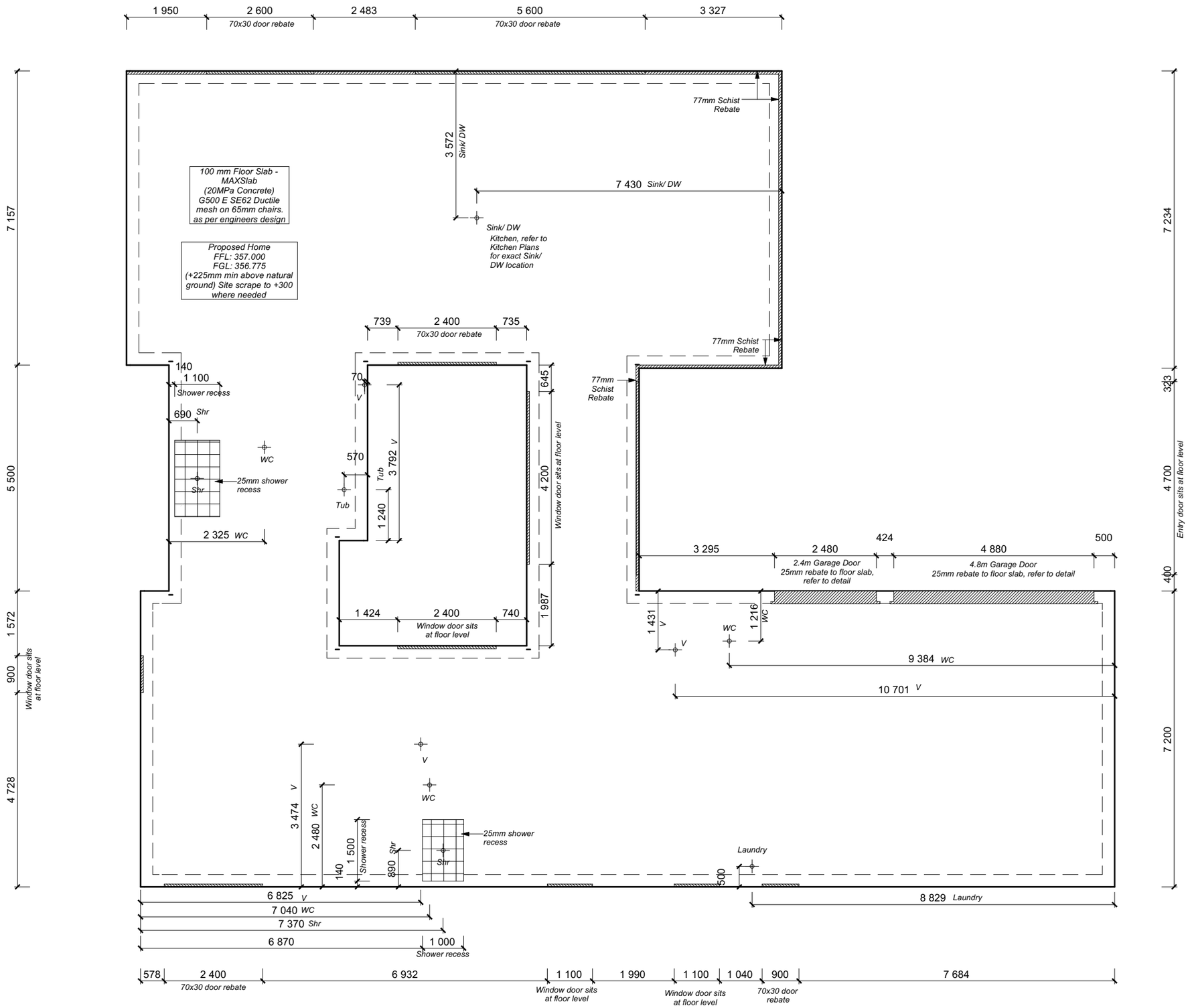
• A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.



PROPOSED ROOF PLAN
1:100

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **PROPOSED ROOF PLAN**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **11** of 35 sheets

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



FOUNDATION PLAN NOTES

All dimensions over foundation face.
No construction joints / shrinkage control joints under marked tile areas where possible.
The maximum plan dimension of concrete between shrinkage control joints is 6m with mesh to slab.
No saw cuts under length of load bearing and bracing walls. (As fixing may not achieve full strength if embedded in sawcuts).
Flexible silicone bondage sealer to fill the saw cuts through vinyl floor areas.
Supplementary reinforcing to internal corners to comply with NZS 3604:2011 clause 7.5.8.6.4.
W/C location indicated on plan has assumed a 170mm offset from internal frame line, please consult manufacturer's documentation to confirm offset.
Contractor to consult manufacturer's documentation to determine the correct location for all wastes positioned through floor slabs.
Earth bar to be bonded to the reinforcing mesh
Refer to Truss design for exact location of slab thickenings

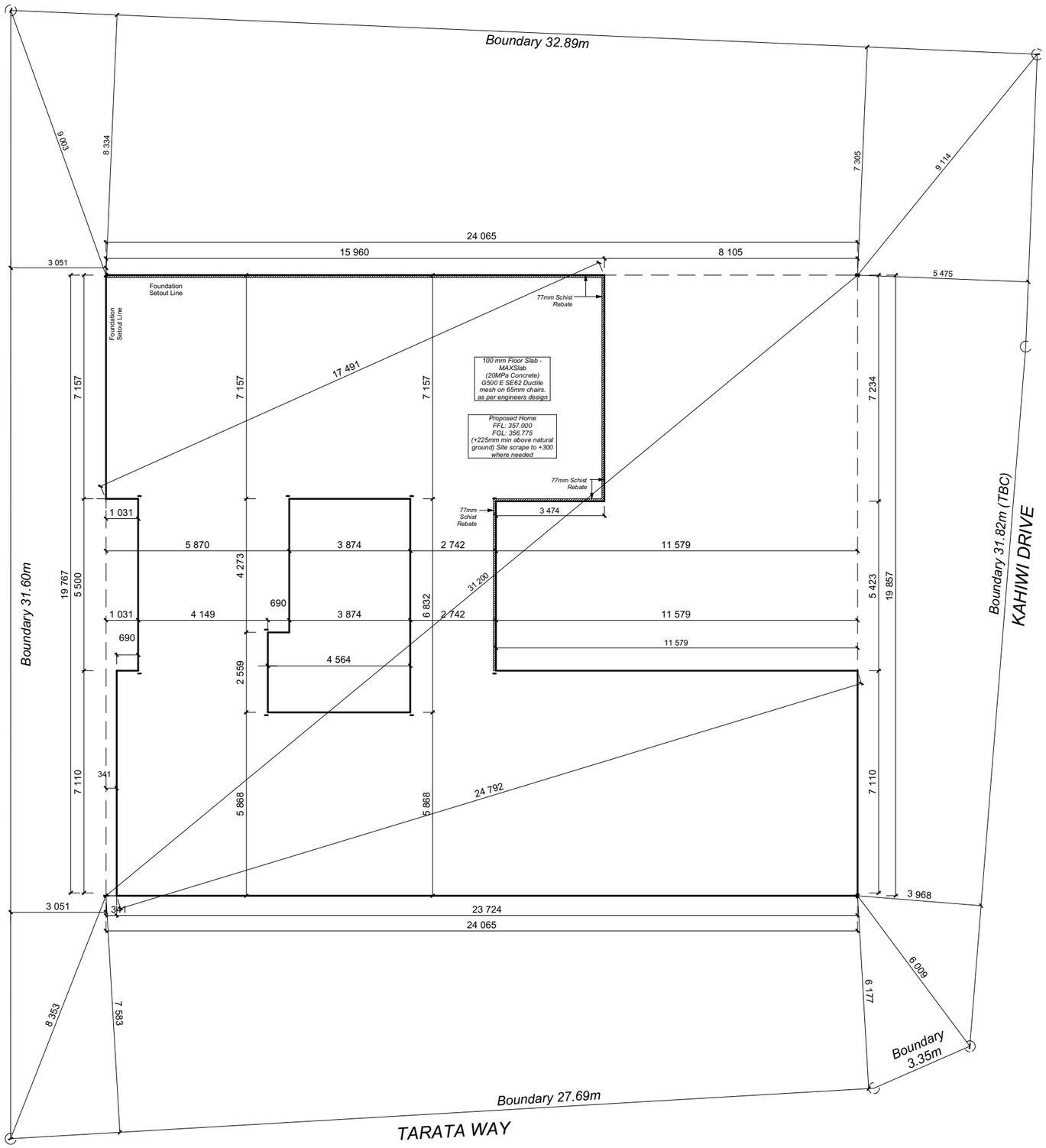
All reinforcing is to be Ductility Class E, in accordance with NZS 4671.
All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.

These foundations are design to the findings and recommendations in the site specific Geotech report.

PROPOSED FOUNDATION PLAN
1:100

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **PROPOSED FOUNDATION PLAN**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:100** Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **12** **of 35 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



SET OUT PLAN NOTES

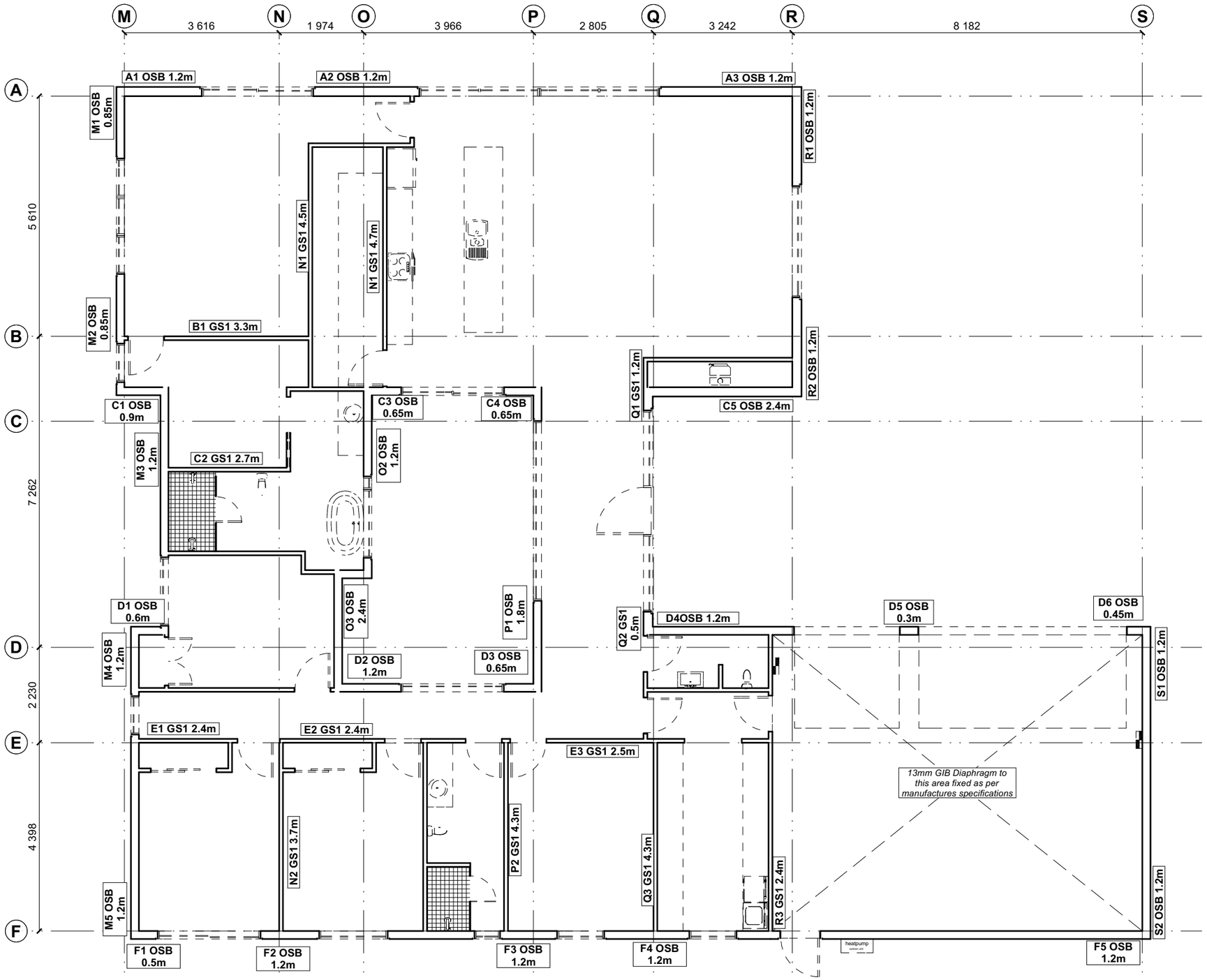
All dimensions over foundation face.
All reinforcing is to be Ductility Class E, in accordance with NZS 4671.
All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.

These foundations are design to the findings and recommendations in the site specific Geotech report.

PROPOSED FOUNDATION SETOUT PLAN
1:150

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **PROPOSED FOUNDATION SETOUT PLAN**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:150** Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **13** **of 35 sheets**



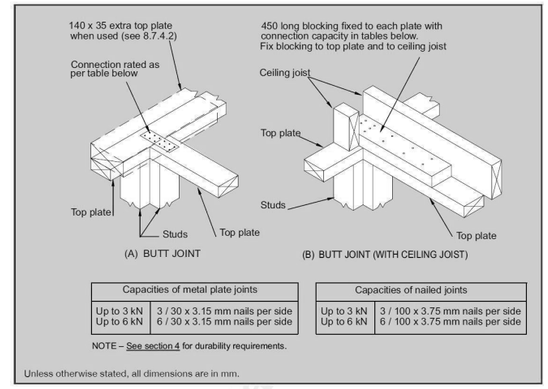


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

8.7.3.4

Each *wall* that contains one or more *wall bracing elements* shall be connected at the *top plate* level, either directly, or through a *framing* member in the line of the *wall*, to *external walls* at right angles to it. *Top plate* fixing(s) of the *capacity* in tension or compression along the line of the *wall bracing element* are given as follows:

(a) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of not more than 125 *bracing units*: to at least one such *external wall* by a fixing as shown in figure 8.16 of 6 kN *capacity*;

(b) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of not more than 250 *bracing units*: to at least 2 *external walls* by fixings as shown in figure 8.16 each of 6 kN *capacity*;

(c) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of more than 250 *bracing units*: to at least 2 *external walls* by fixings as shown in figure 8.16 each having a rating of not less than 2.4 kN per 100 *bracing units*.

BRACING PLAN NOTES

Wall bracing designed in accordance with NZS 3604:2011 & GIB Ezybrace system
Refer to attached calculations.
Bracing Designed to:
Wind: High
Earthquake: 3

BRACING LEGEND

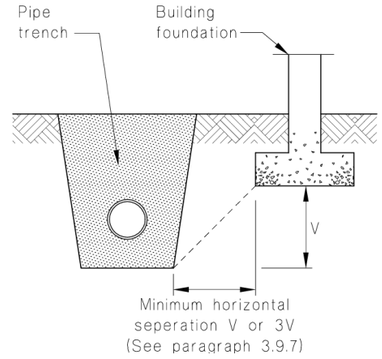
A1 GS1 1.1m
- Brace Line Label
- Brace Length
- Brace Type
- Brace Number

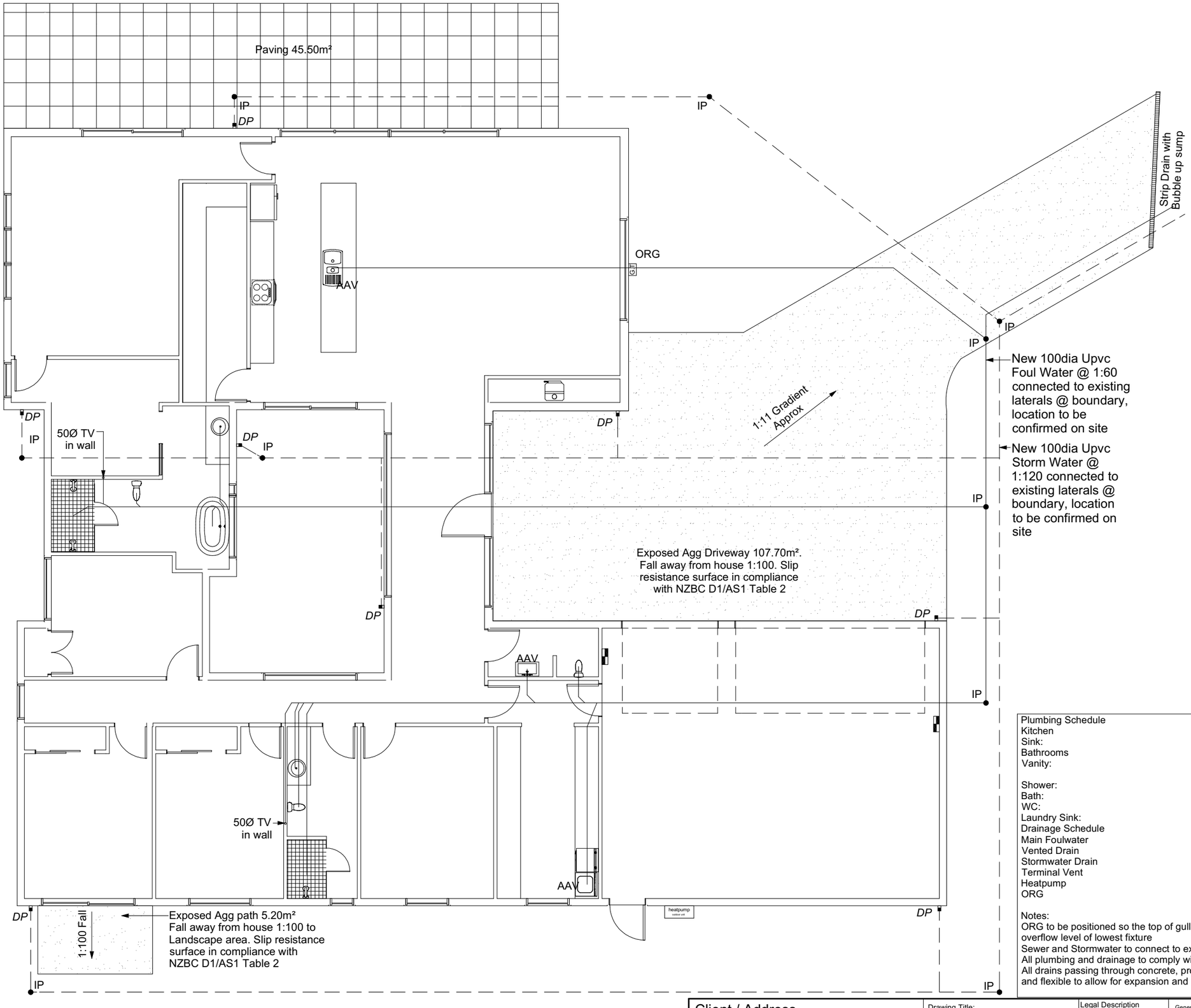
PROPOSED BRACING PLAN
1:100

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **PROPOSED BRACING PLAN**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **14** **of 35 sheets**

Figure 14: **Relationship of Pipe Trench to Building Foundation**
Paragraph 3.9.7





DRAINAGE LEGEND

- - - - - - - - -	Stormwater DN100mm uPVC
———————	Sewer Drain DN100mm uPVC
DP	Downpipe
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point

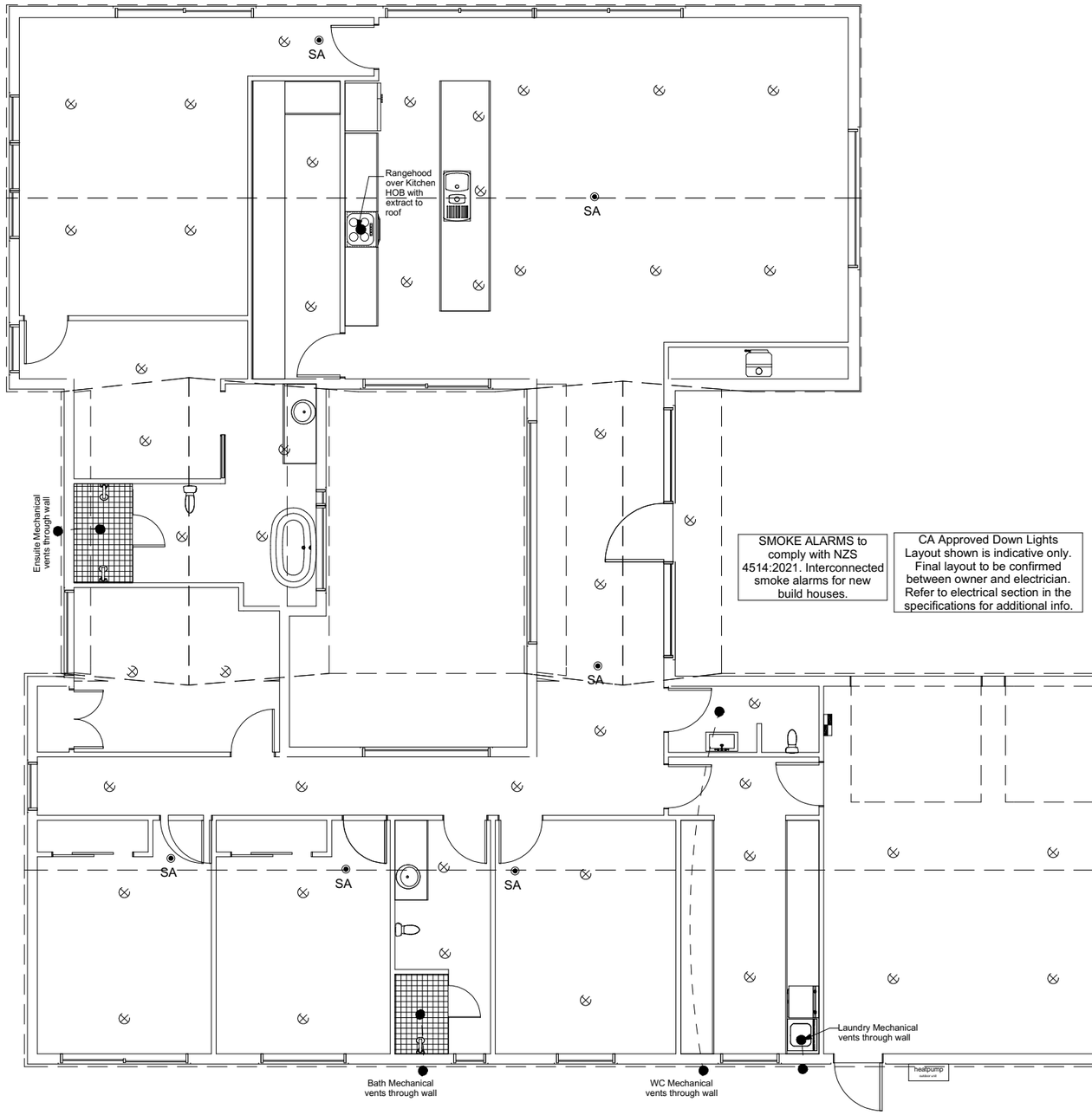
Plumbing Schedule	NZBC G13/AS3 & AS3500	
Kitchen		
Sink:	Ø50mm @1:40	(3 discharge units)
Bathrooms		
Vanity:	Ø40mm @ 1:40	(1 discharge units per basin)
Shower:	Ø40mm @1:40	(2 discharge units)
Bath:	Ø40mm @1:40	(4 discharge units)
WC:	Ø100mm @1:60	(4 discharge units)
Laundry Sink:	Ø40mm @1:30	(5 discharge units)
Drainage Schedule	NZBC G13/AS3 & AS3500	
Main Foulwater	Ø100mm @1:60	
Vented Drain	Ø100mm @1:60	
Stormwater Drain	Ø100mm @1:120	
Terminal Vent	Ø50mm	
Heatpump	Drain over DP	
ORG	Overflow Relief Gully	

Notes:
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture
Sewer and Stormwater to connect to existing connections.
All plumbing and drainage to comply with NZBC G13/AS3 & AS3500.
All drains passing through concrete, provide sleeve or wrap in durable and flexible to allow for expansion and contraction. (as per G13/AS3 5.8.1)

PROPOSED DRAINAGE PLAN
1:100

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **PROPOSED DRAINAGE PLAN**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **15** **of 35 sheets**

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SMOKE ALARMS to comply with NZS 4514:2021. Interconnected smoke alarms for new build houses.

CA Approved Down Lights Layout shown is indicative only. Final layout to be confirmed between owner and electrician. Refer to electrical section in the specifications for additional info.

LEGEND	
Refer to Electrical Section in Specification for further details	
Ceiling Pan	
CA Approved Down Light	
Exterior Bulkhead Light	
Exterior Wall Light	
Fluorescent Double	
Light Switch	
Two Way Light Switch	
Single Power Socket	
Double Power Socket	
Outside Waterproof Plug	
Telephone/Data Outlet	
TV Jack	TV
Sky Connection	SKY
Bathroom Heater	
Bathroom Extractor/Light	
Electrical Plan in indicative only and is to be confirmed onsite with electrician and client	

PROPOSED ELECTRICAL PLAN
1:100

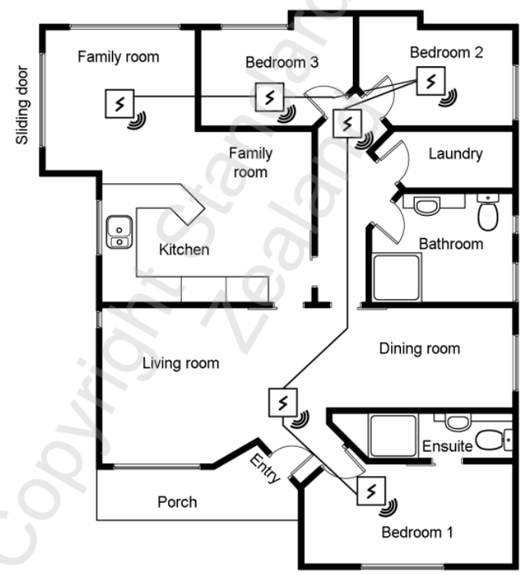
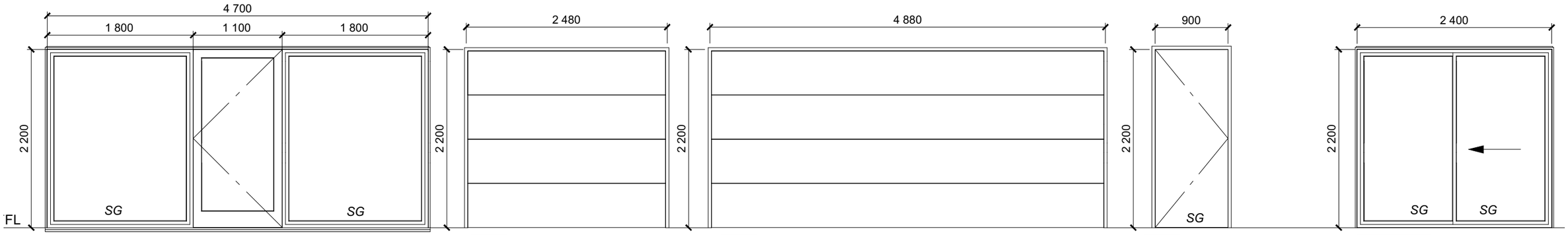


Figure B1 – Typical three-bedroom house

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Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **PROPOSED ELECTRICAL PLAN**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **16** of 35 sheets

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



D01

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Door as per Client selection
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

D02

Colorsteel Sectional Garage Door
2 x remote controls
Standard Range Automatic opener

D03

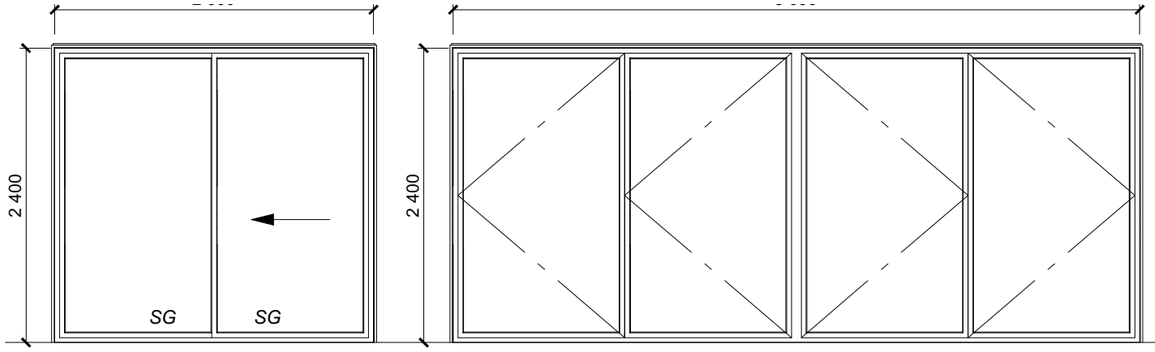
35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

D04

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

D05 & 08

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

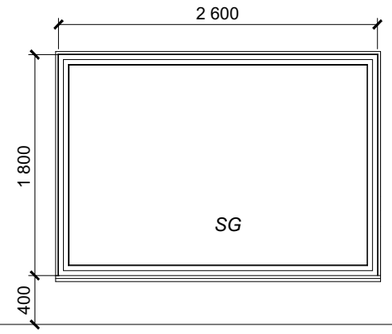


D06

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

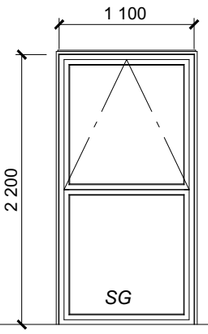
D07

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge



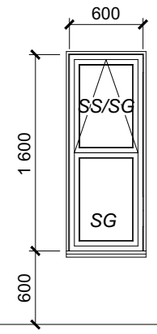
W01

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge



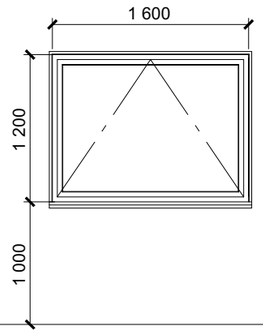
W02 & 03

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge



W04

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing, Safety Sash
Thermally broken with low-e Lightbridge



W05

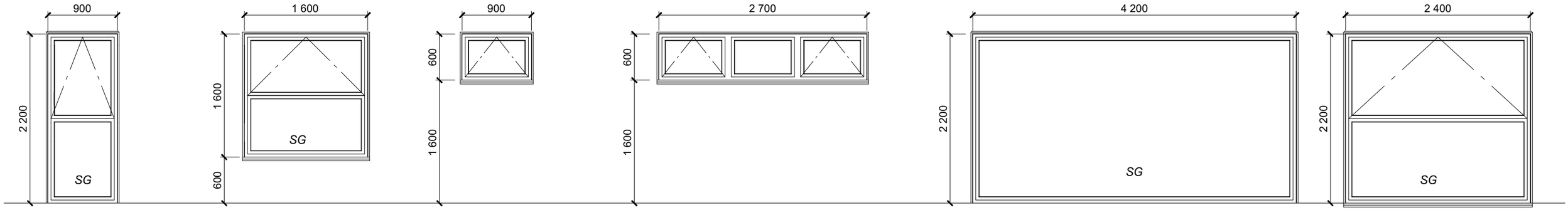
35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing, Safety Sash
Thermally broken with low-e Lightbridge

GENERAL NOTES:
All dimensions are nominal and are to be checked on site before commencing work
All dimensions are over reveals
All window and door glazing is to comply with the requirements of NZS 4223
SG = Safety Glazing to NZS 4223
O= Obscure Safety Glazing
Thermally Broken & LowE Lightbridge
All reveals are 18mm fin H3.2 Painted Pinus Radiata Clears
All windows & doors elevated from the outside

EXTERIOR DOOR & WINDOW SCHEDULE
1:50

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **PROPOSED WINDOW & DOOR SCHEDULE**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **17** **of 35 sheets**



W06

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

W07

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

W08

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Thermally broken with low-e Lightbridge

W09

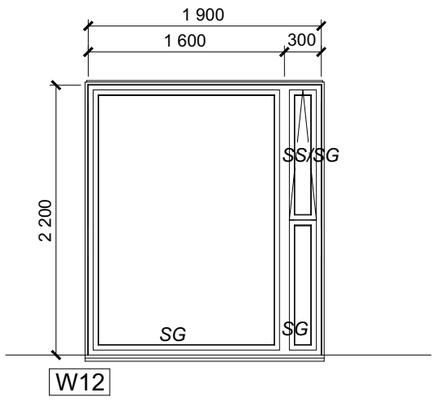
35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Thermally broken with low-e Lightbridge

W10

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

W11

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge



W12

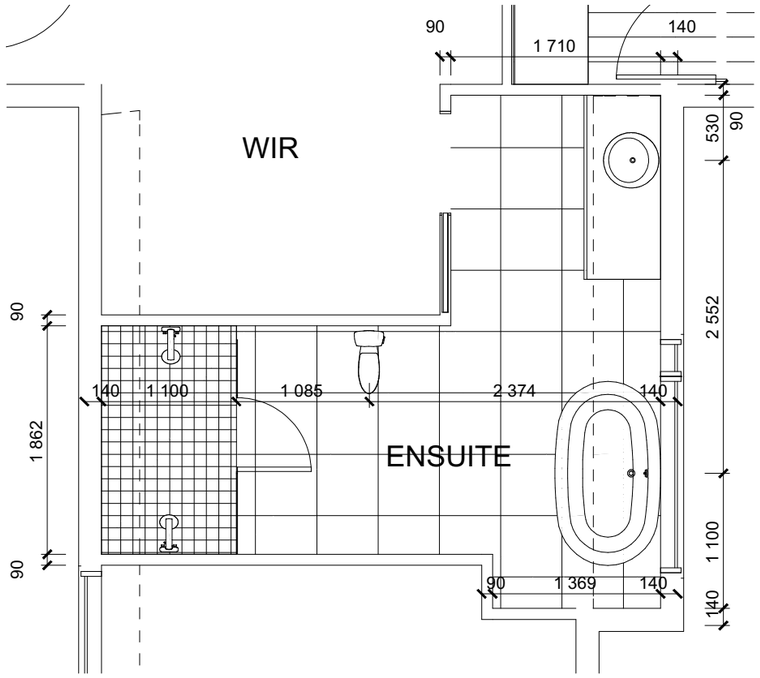
35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing, Safety Sash
Thermally broken with low-e Lightbridge

GENERAL NOTES:
All dimensions are nominal and are to be checked on site before commencing work
All dimensions are over reveals
All window and door glazing is to comply with the requirements of NZS 4223
SG = Safety Glazing to NZS 4223
O= Obscure Safety Glazing
Thermally Broken & LowE Lightbridge
All reveals are 18mm fin H3.2 Painted Pinus Radiata Clears
All windows & doors elevated from the outside

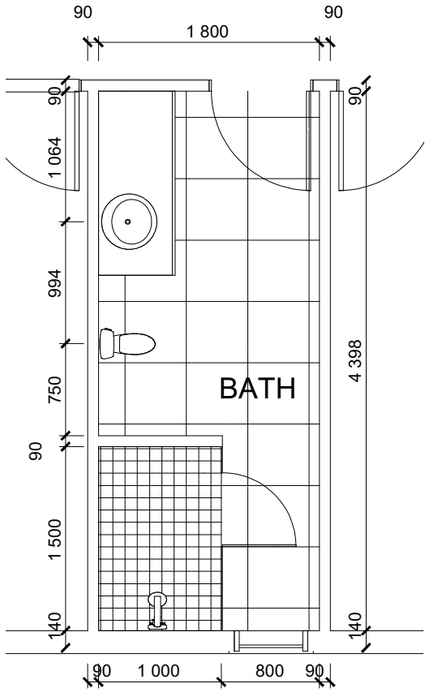
EXTERIOR DOOR & WINDOW SCHEDULE
1:50

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

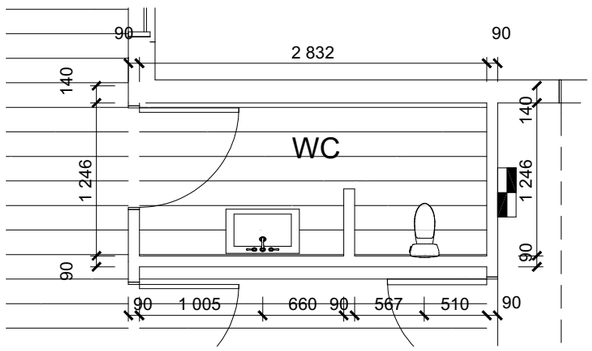
Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **PROPOSED WINDOW & DOOR SCHEDULE**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **18** **of 35 sheets**



MASTER BEDROOM ENSUITE
1:50



MAIN HOUSE BATH
1:50



MAIN HOUSE WC
1:50
1:50

PROPOSED BATHROOM LAYOUTS
1:50

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **PROPOSED BATHROOM LAYOUTS**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **19** **of 35 sheets**

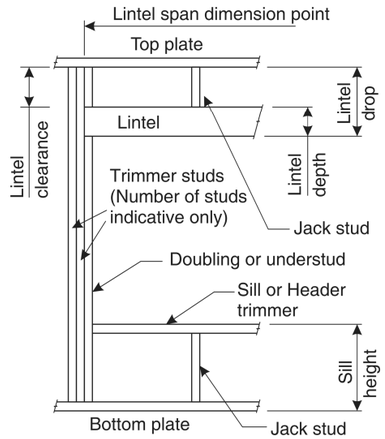
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12
NZS 3604:2011

NOTE:

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

DEFINITIONS



Lintel Supporting Girder Trusses:

Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone			Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6 m^2	G	G	H	G	G	H
11.6 m^2	G	H	H	G	G	H
12.1 m^2	G	H	H	G	H	H
15.3 m^2	H	H	-	G	H	H
19.1 m^2	H	-	-	G	H	-
20.9 m^2	H	-	-	H	H	-
21.8 m^2	H	-	-	H	-	-
34.3 m^2	-	-	-	H	-	-

Notes:
1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2) Assumed girder truss is at mid-span or middle third span of lintel
3) Use similar fixings for both ends of lintel
4) All other cases require specific engineering design

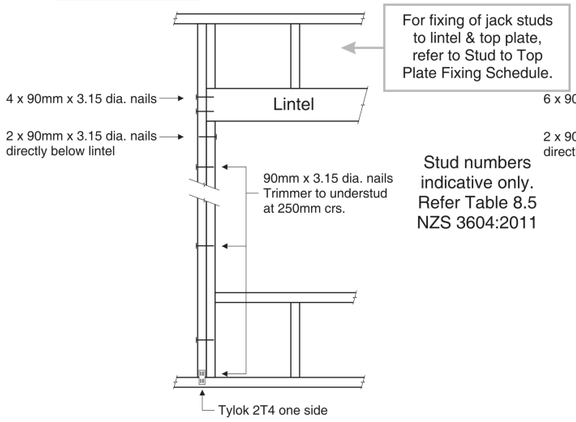
SELECTION CHART FOR LINTEL FIXING

Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof					Heavy Roof				
		Wind Zone					Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
0.7	2.0	E	E	E	E	F	E	E	E	E	E
	3.0	E	E	E	F	F	E	E	E	E	F
	4.0	E	E	F	F	F	E	E	E	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
0.9	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	E	F	F	F	E	E	F	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.4	F	G	H	H	-	E	F	G	H	-
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	F	F	G	H	-
	4.0	F	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-

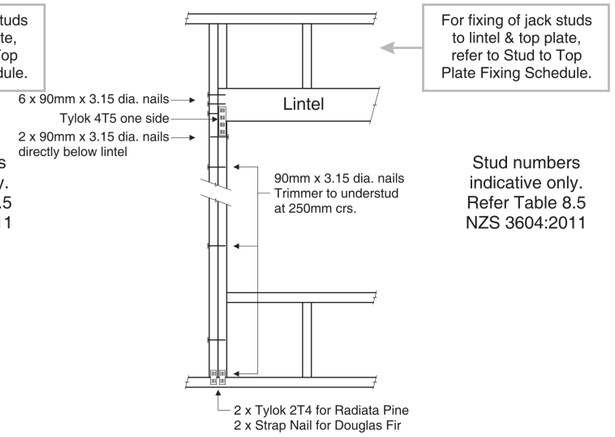
LINTEL FIXING OPTIONS

LUMBERLOK

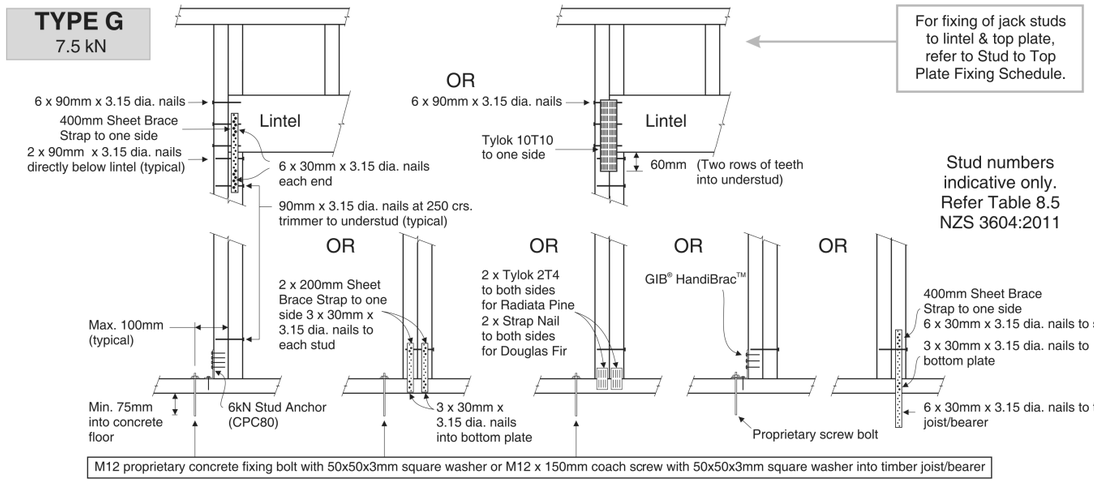
TYPE E
1.4 kN



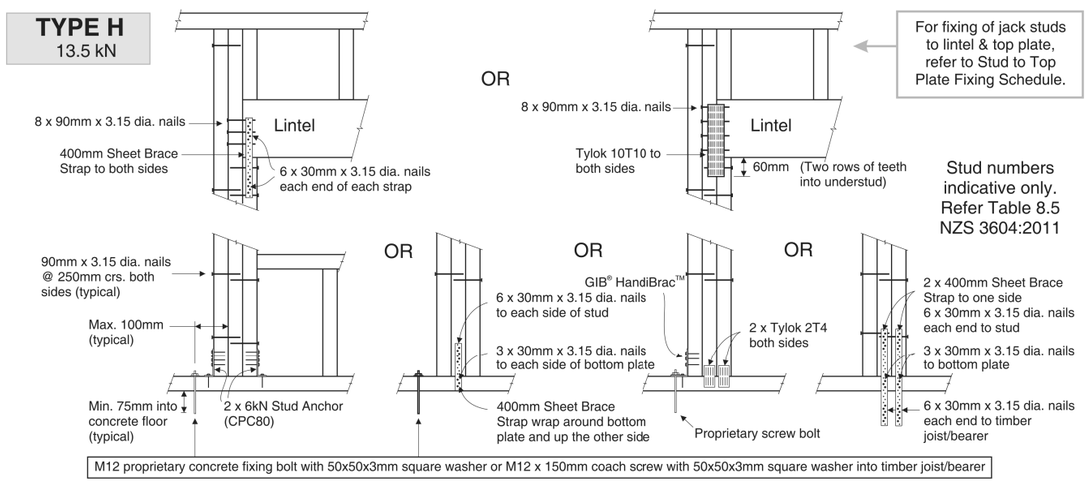
TYPE F
4.0 kN



TYPE G
7.5 kN



TYPE H
13.5 kN



Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **FRAMING DETAILS**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: As Shown** Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **20** **of 35 sheets**

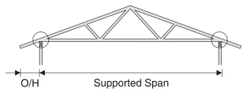
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

STUD TO TOP PLATE FIXING SCHEDULE
ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

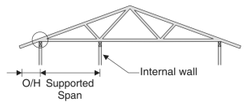
NOTE:

- ★ All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kP
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ Gable end wall top plate/stud connections where the adjacent rafter/truss is located within 1200mm of gable end wall with a maximum verge overhang of 750mm, requires fixing type A as shown below.
- ★ All fixings assume top plate thickness of 45mm maximum.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

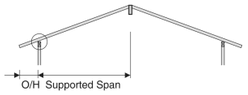
LOADED DIMENSION DEFINITION



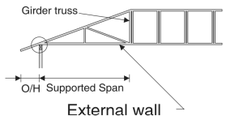
External wall
Standard truss



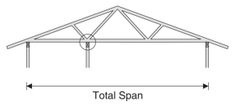
External wall
Internally supported truss



External wall
Rafter roof



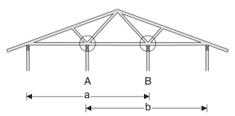
External wall
Jack truss



Internal wall
Internally supported truss
(overhang dimension does not apply)

EXTERNAL WALL
LOADED DIMENSION =
$\frac{\text{SUPPORTED SPAN}}{2}$ + O/H

INTERNAL WALL
LOADED DIMENSION =
$\frac{\text{TOTAL SPAN}}{2}$



Multiple internal walls
(overhang dimension does not apply)

MULTIPLE INTERNAL WALL
LOADED DIMENSION FOR
WALL A = $\frac{a}{2}$
WALL B = $\frac{b}{2}$

FIXING SELECTION CHART

(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)

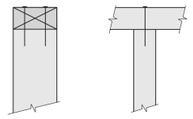
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

Loaded Dimension (m) Stud Centres			Light Roof Wind Zone					Heavy Roof Wind Zone				
300mm	400mm	600mm	L	M	H	VH	EH	L	M	H	VH	EH
3.0	2.3	1.5	A	A	B	B	B	A	A	B	B	B
4.0	3.0	2.0	A	A	B	B	B	A	A	B	B	B
5.0	3.8	2.5	A	B	B	B	B	A	A	B	B	B
6.0	4.5	3.0	A	B	B	B	B	A	A	B	B	B
7.0	5.3	3.5	A	B	B	B	B	A	A	B	B	B
8.0	6.0	4.0	A	B	B	B	B	A	A	B	B	B
9.0	6.8	4.5	B	B	B	B	B	A	A	B	B	B
10.0	7.5	5.0	B	B	B	B	B	A	A	B	B	B
11.0	8.3	5.5	B	B	B	B	B	A	A	B	B	B
12.0	9.0	6.0	B	B	B	B	B	A	A	B	B	B

FIXING OPTIONS

FIXING TYPE A
0.7 kN

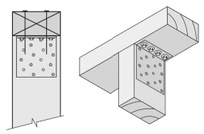
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



FIXING TYPE B
4.7 kN

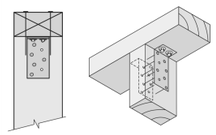
CHOOSE ANY OF THE 3 OPTIONS BELOW

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

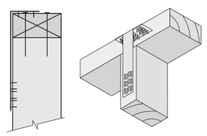
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
2 x LUMBERLOK
CPC40

Recommended for internal wall options to avoid lining issues

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

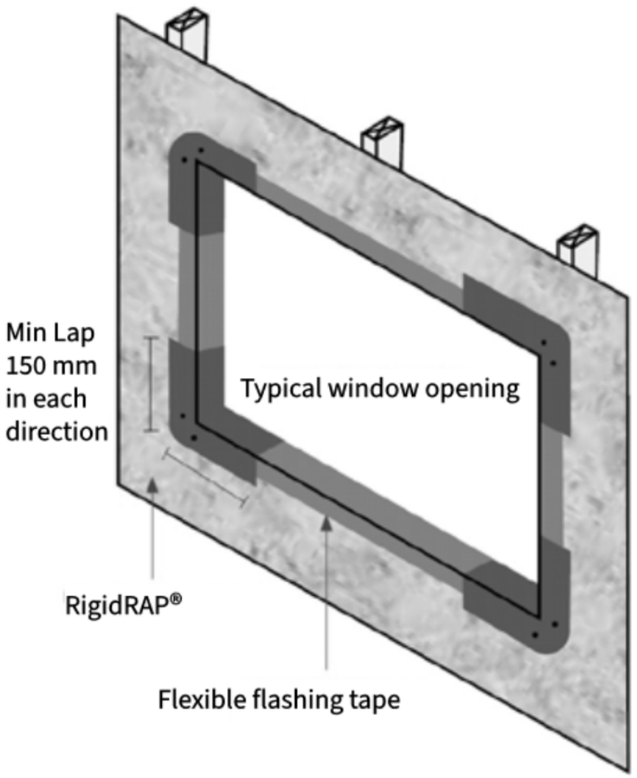


Plus
LUMBERLOK
Stud Strap
(one face only)

Note:
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **FRAMING DETAILS**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: As Shown** Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **21** **of 35 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

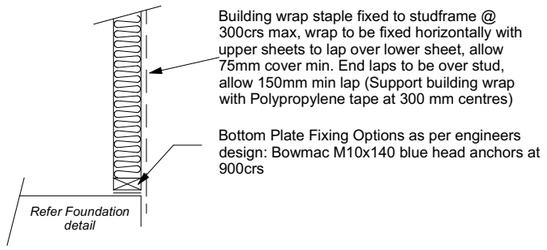


Installing Window Opening
Refer to IBS RigidRAP® approved selection of flexible flashing tapes.
Flashing window openings must be carried out in accordance with WANZ Guide to E2/ASI (6), substituting building wraps for IBS RigidRAP®.
• Cut the flashing tape for the sill at least 200mm wider than the opening.
• Fit the tape with the inner edge of the tape flush with the inside line of the framing and extend 100mm up and down each jamb edge.
• Ensure the tape is well adhered to the surfaces and fitted tightly to each corner.
• Fully tape all window opening edges.

NOTE: All window tapes shall be used in accordance with the manufacturer's installation guide.

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **DETAILS**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **22** **of 35 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



Stud framing to slab
Scale 1:20

Figure 65: Levels and garage openings
Paragraphs 9.1.3, 9.1.3.4, 9.2.5, Table 18

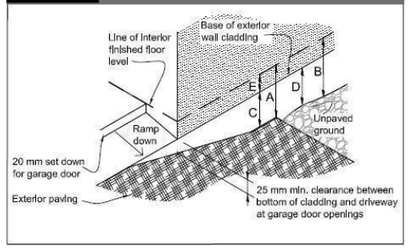
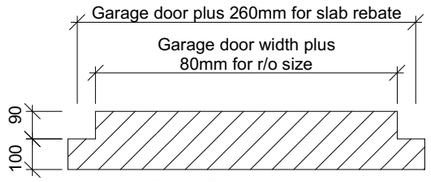


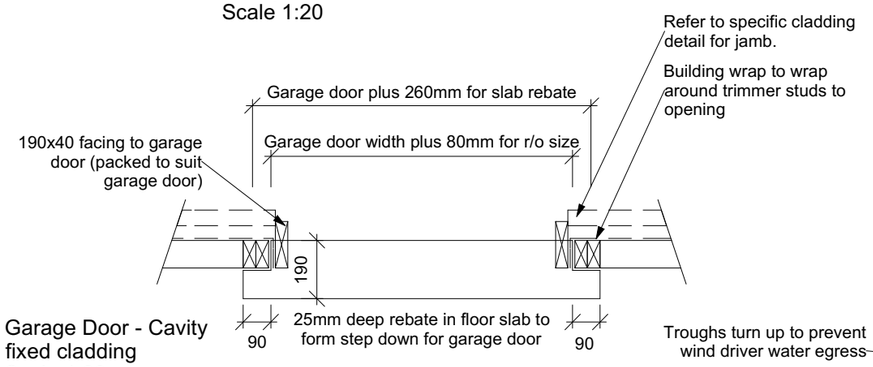
Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor Refer Note 1)					100	175	502)

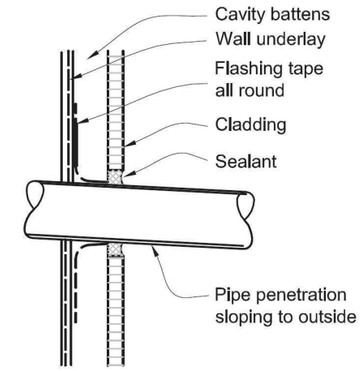
NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.



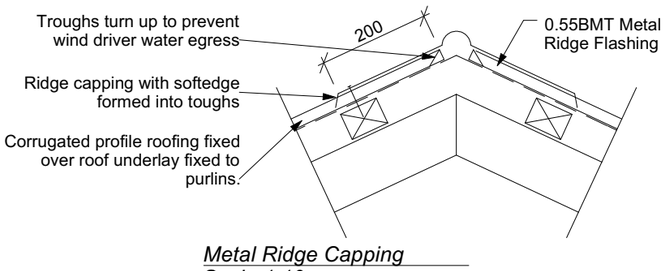
Garage Door Rebate
Scale 1:20



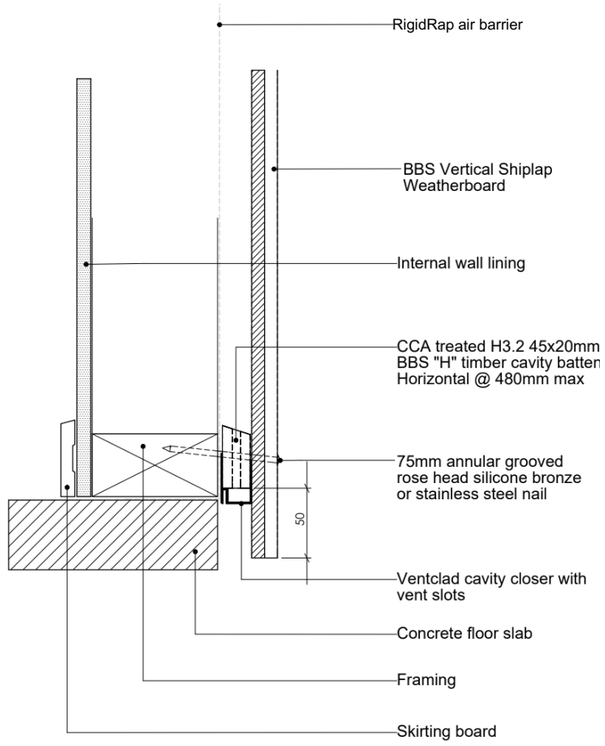
Garage Door - Cavity fixed cladding
Scale 1:20



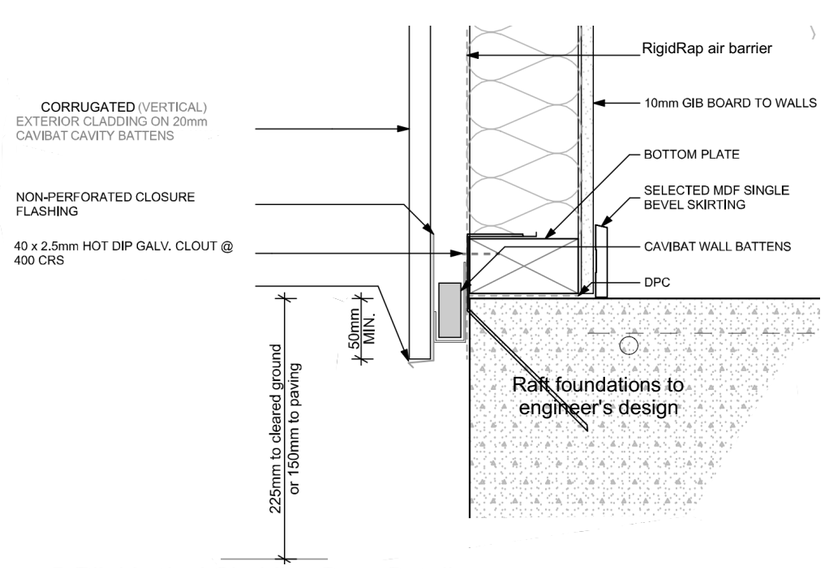
(a) **CAVITY WITH FLASHING TAPE**



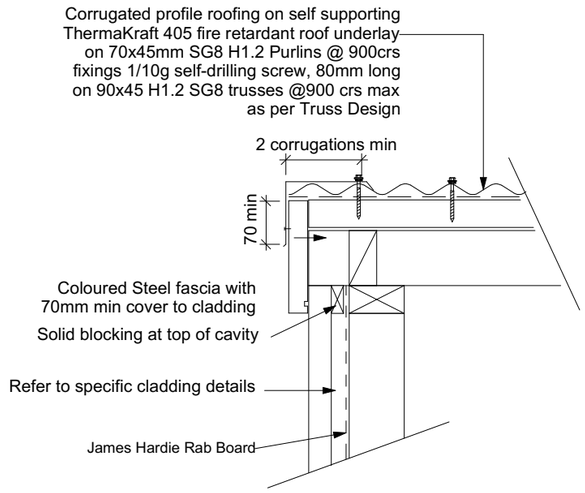
Metal Ridge Capping
Scale 1:10



Cedar Base Detail
NTS



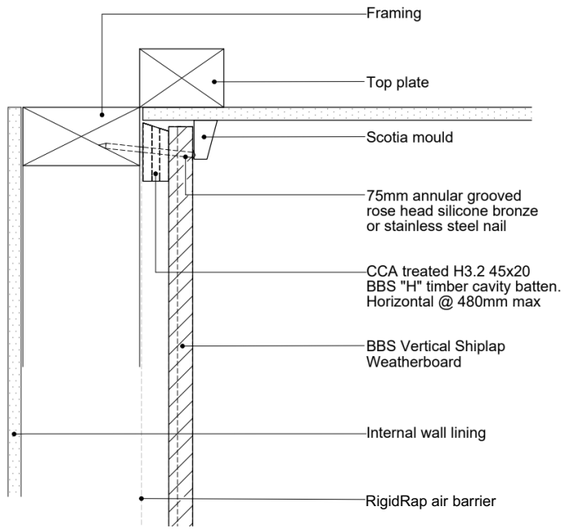
5-Rib Vertical Cladding Base Detail
NTS



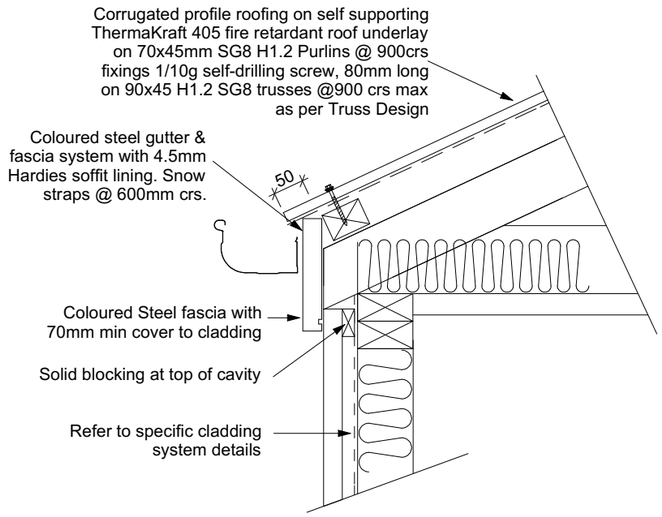
Barge to Fascia Detail
NTS

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **DETAILS**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: **As Shown** Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **23** **of 35 sheets**

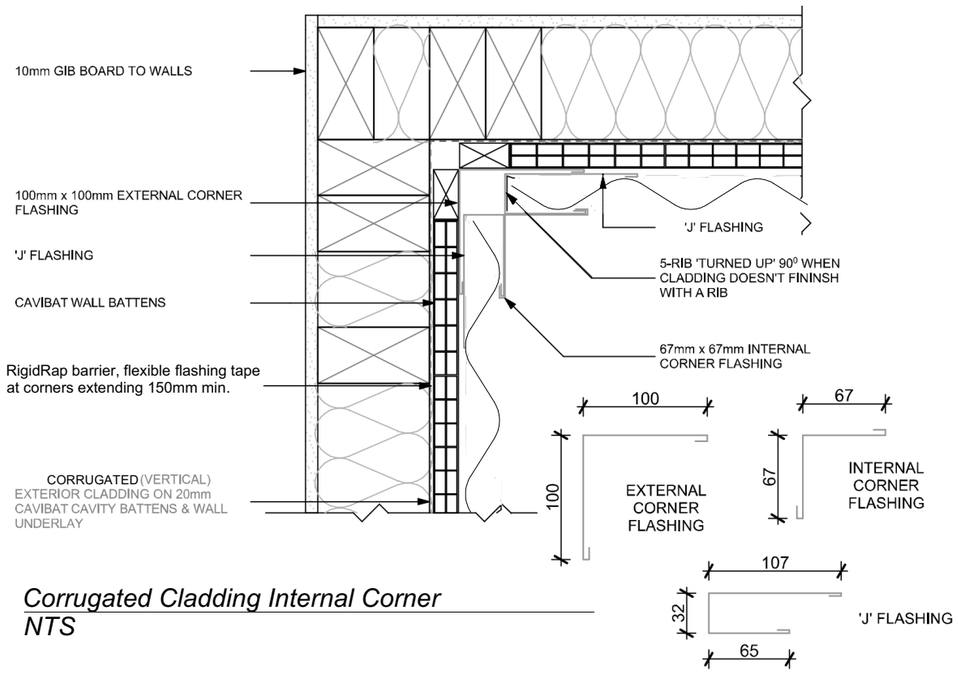
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



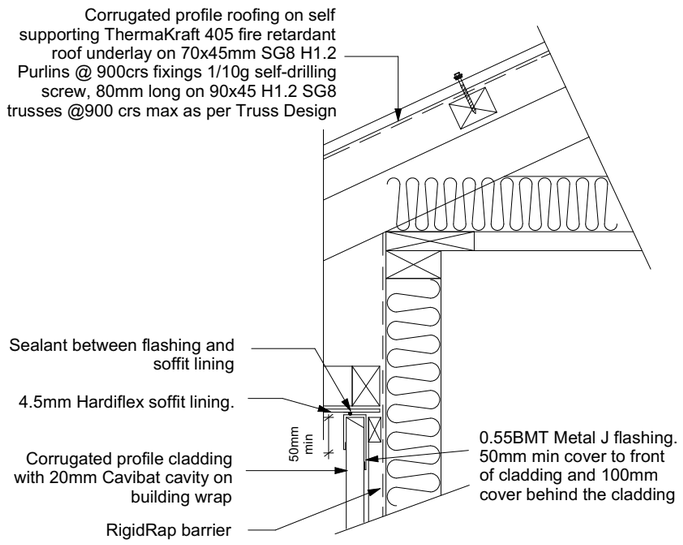
Shiplap Soffit Detail
NTS



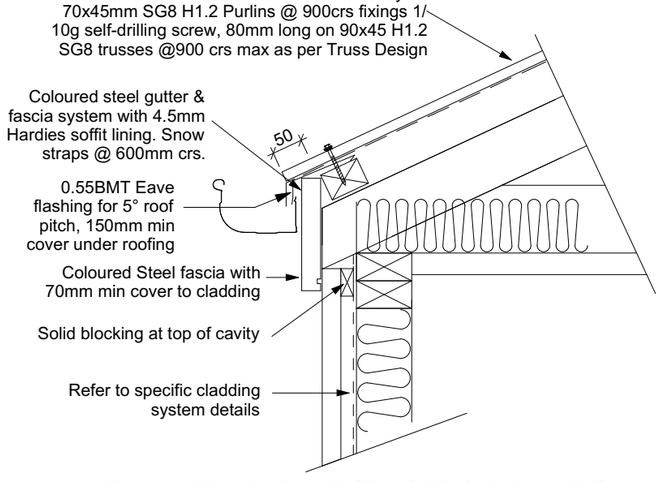
Eave to Fascia Detail
1:10



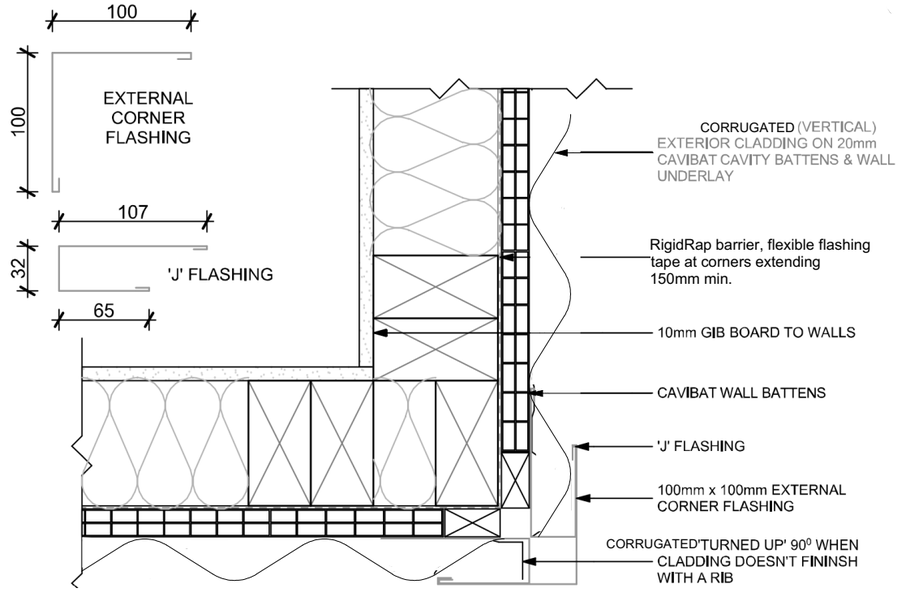
Corrugated Cladding Internal Corner
NTS



Corrugated Cladding Eave Soffit Detail
Scale 1:10



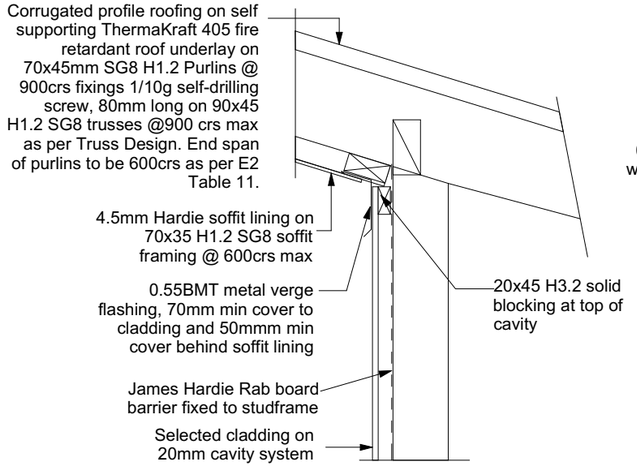
Eave to Fascia Detail (Roof Pitch below 10°)
1:10



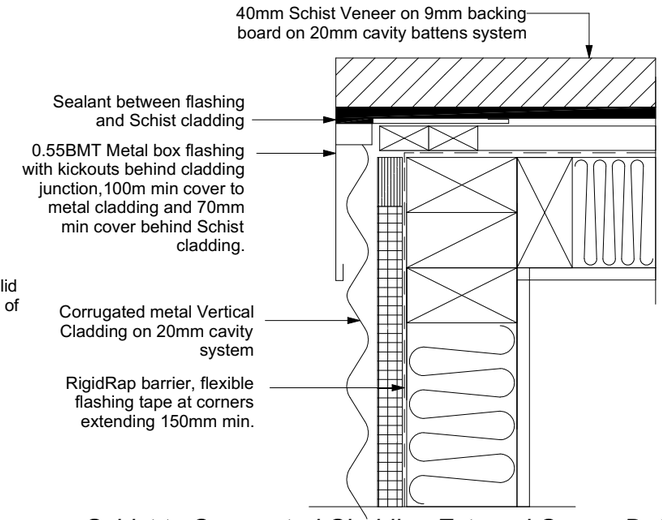
Corrugated Cladding External Corner
NTS

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **DETAILS**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **24** of 35 sheets

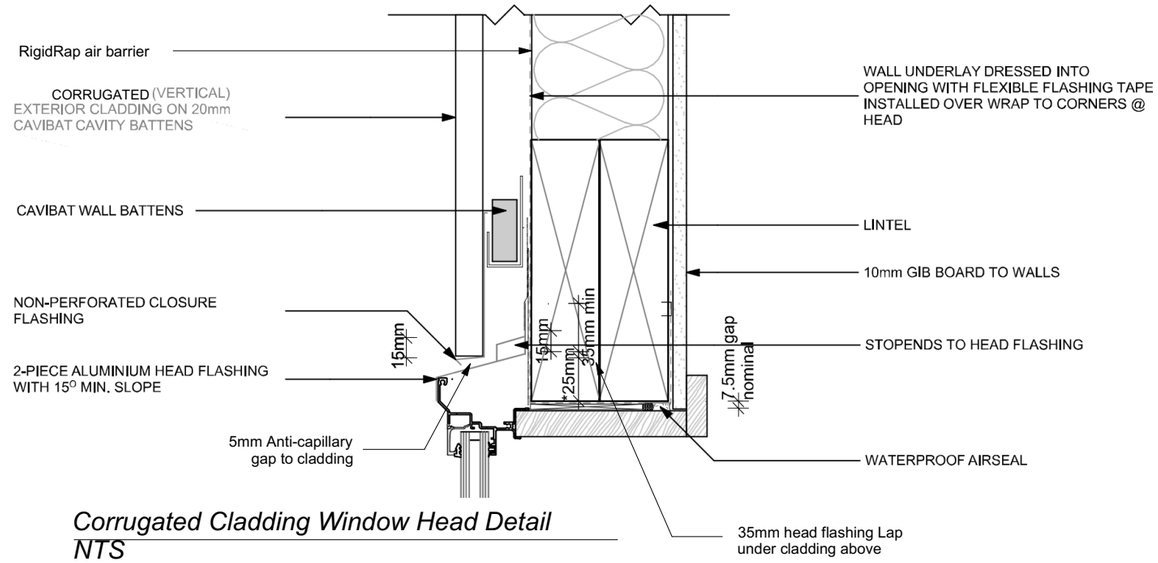
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



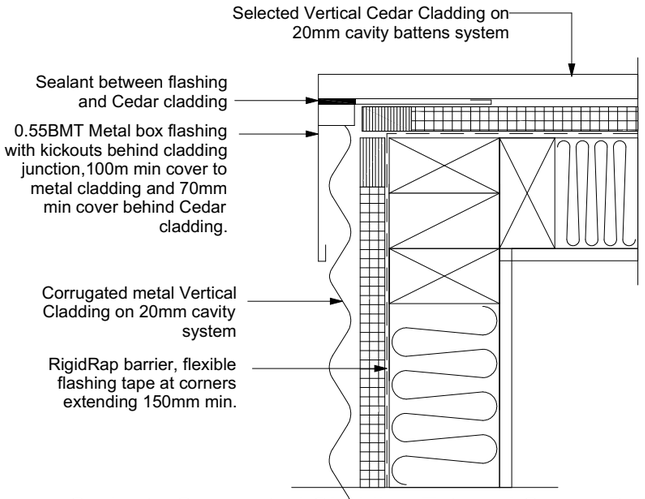
Reverse Soffit Detail
Scale 1:10



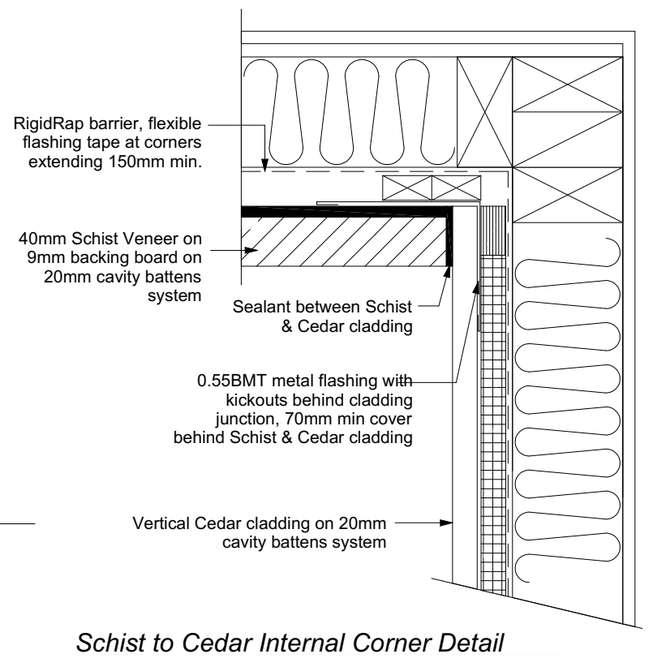
Schist to Corrugated Cladding External Corner Detail
Scale 1:5



Corrugated Cladding Window Head Detail
NTS



Cedar to Corrugated Cladding External Corner Detail
Scale 1:5



Schist to Cedar Internal Corner Detail
Scale 1:5

General notes for materials selection

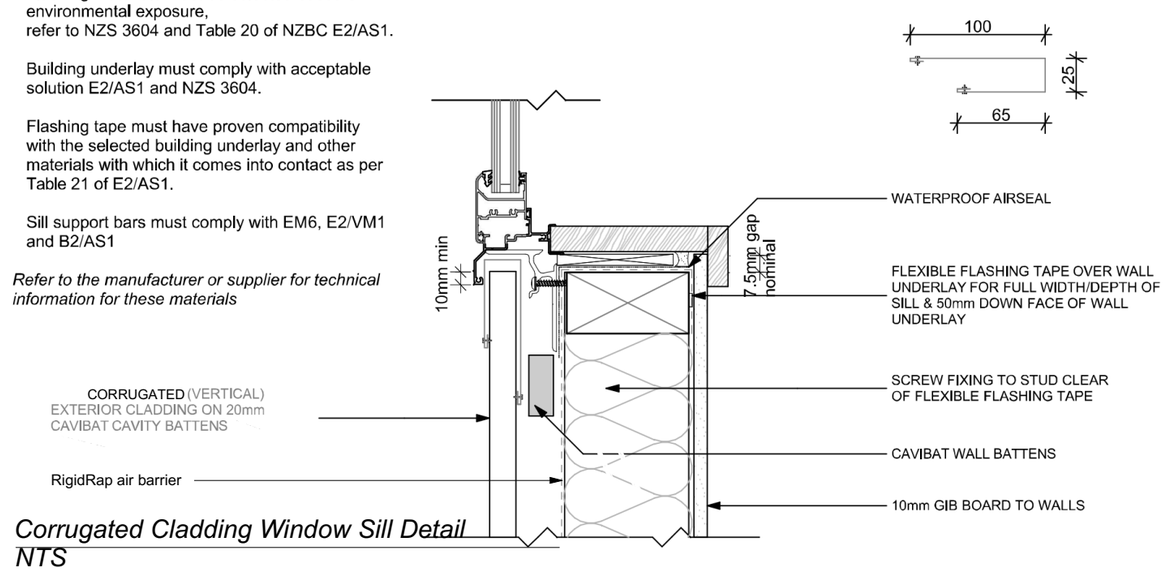
Flashing materials must be selected based on environmental exposure,
refer to NZS 3604 and Table 20 of NZBC E2/AS1.

Building underlay must comply with acceptable solution E2/AS1 and NZS 3604.

Flashing tape must have proven compatibility with the selected building underlay and other materials with which it comes into contact as per Table 21 of E2/AS1.

Sill support bars must comply with EM6, E2/VM1 and B2/AS1

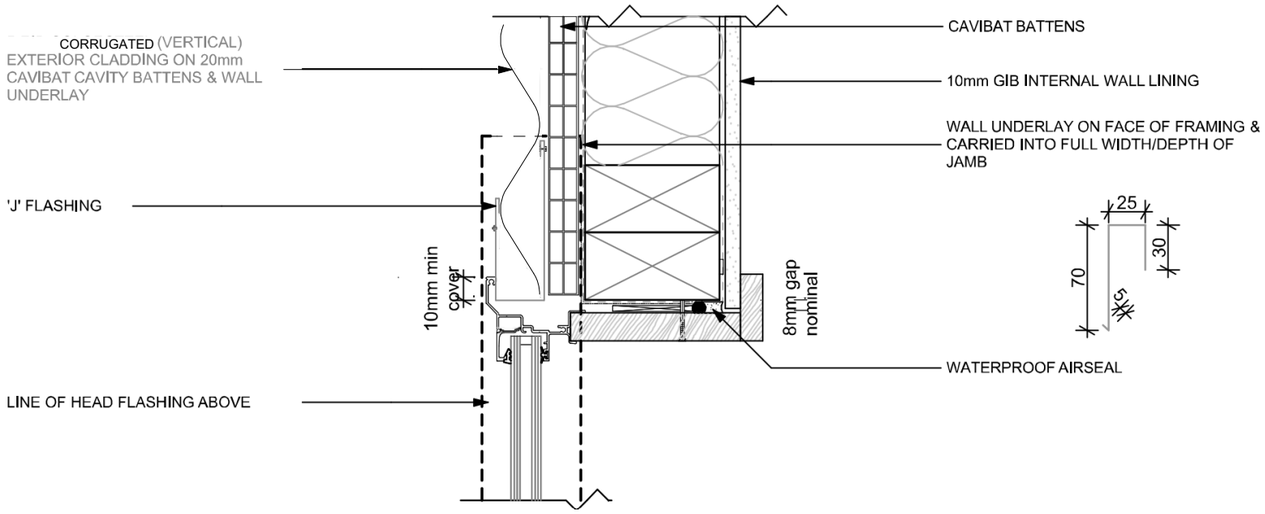
Refer to the manufacturer or supplier for technical information for these materials



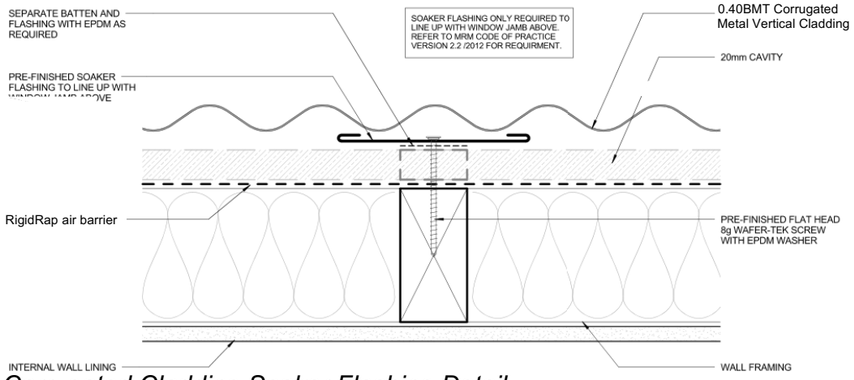
Corrugated Cladding Window Sill Detail
NTS

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **DETAILS**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **25** of 35 sheets

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

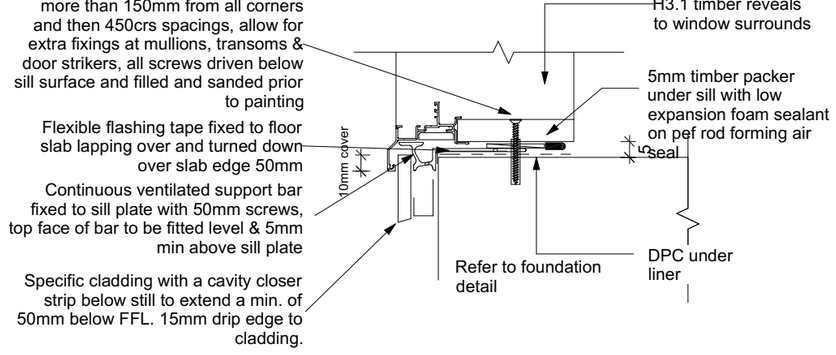


Corrugated Cladding Window Jamb Detail
NTS

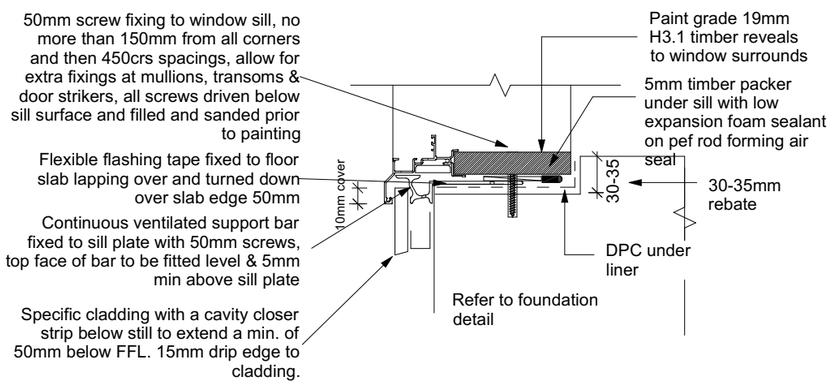


Corrugated Cladding Soaker Flashing Detail
NTS

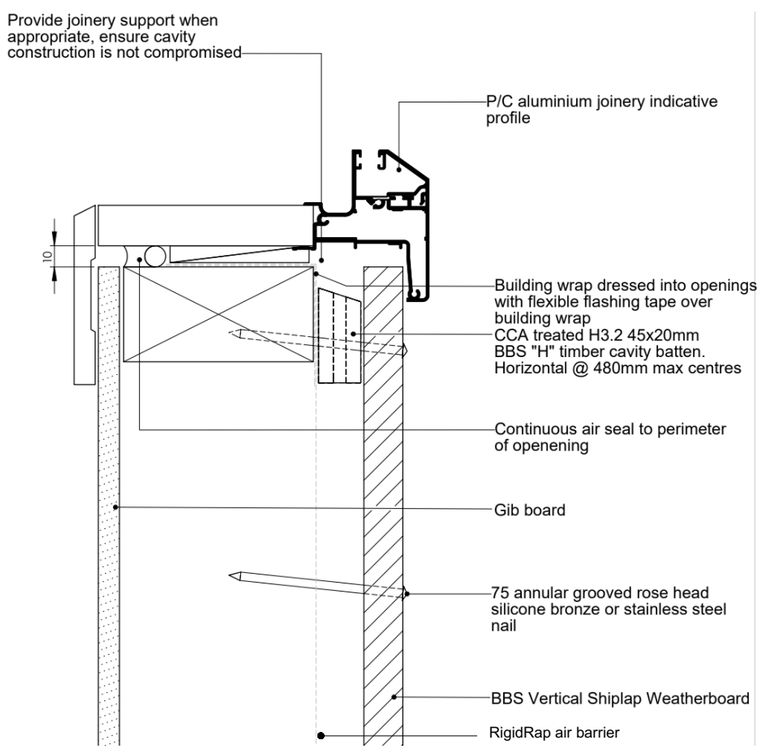
5-Rib Cladding Window Jamb Detail
NTS



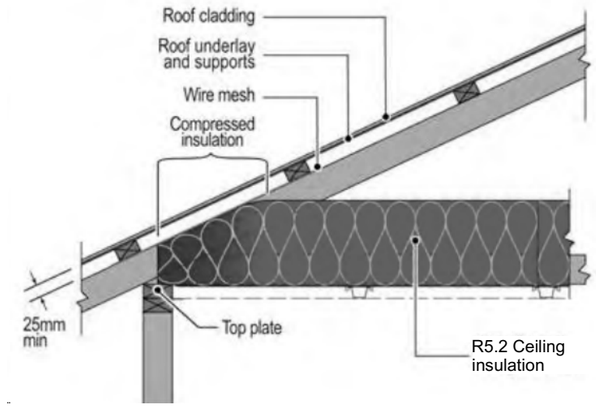
Window Sill to Slab Detail
1:5



Window Sill to Slab Detail Rebated
1:5



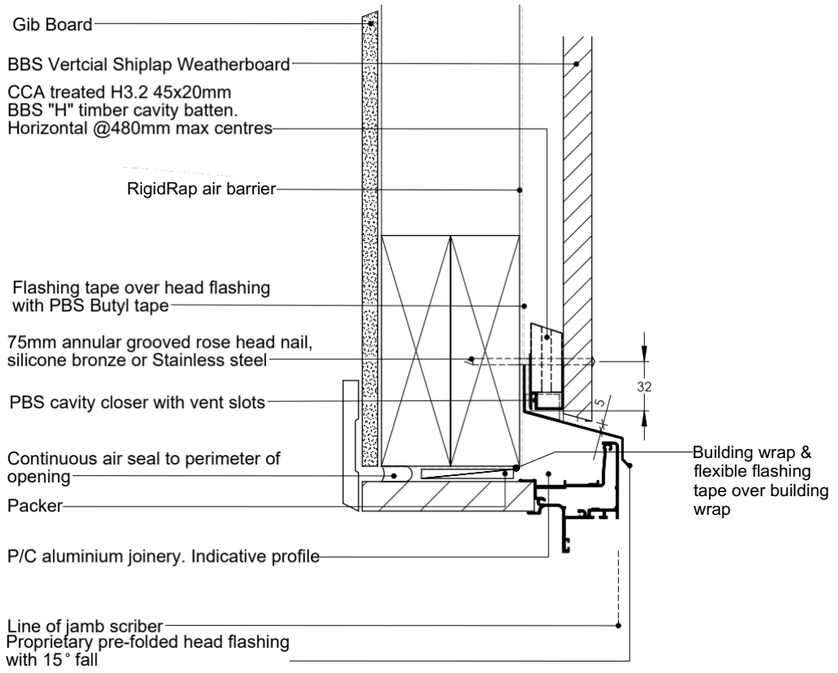
Cedar Window Sill Detail
NTS



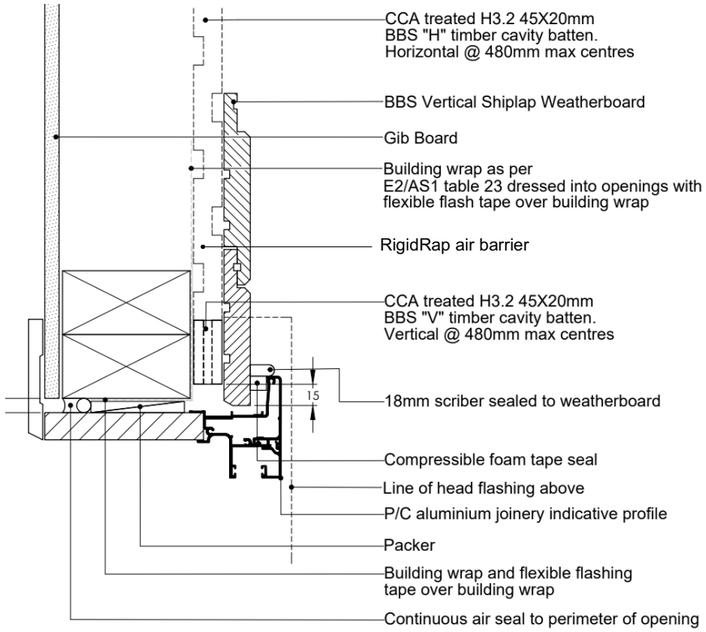
Ceiling Insulation Clearance Detail
NTS

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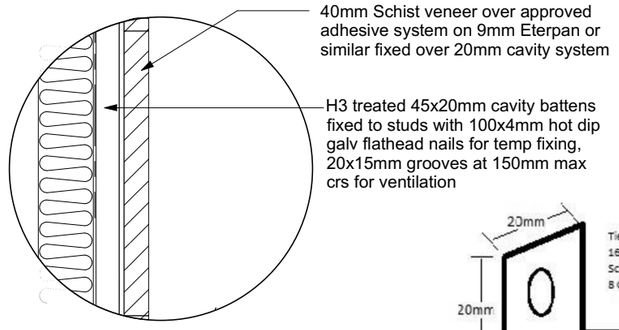
Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **DETAILS**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **26** of 35 sheets



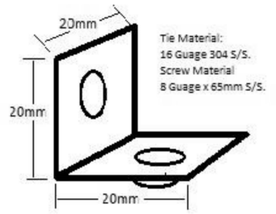
Cedar Window Head Detail
NTS



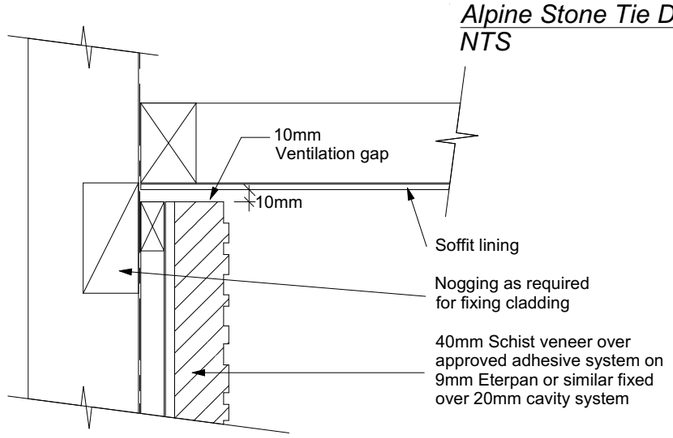
Cedar Window Jamb Detail
NTS



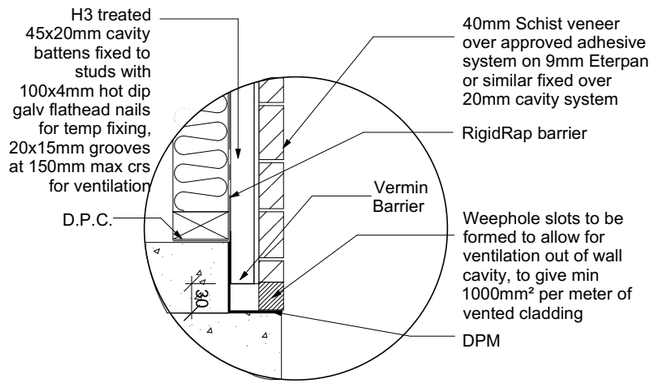
Schist Veneer Fixing Detail
Scale 1:10



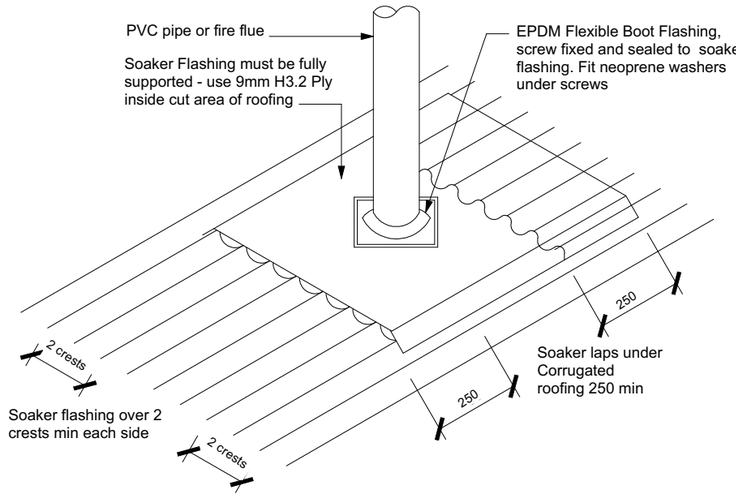
Alpine Stone Tie Detail
NTS



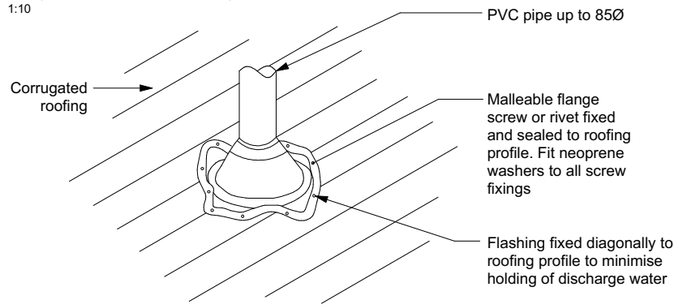
Schist Veneer Soffit Detail
Scale 1:5



Schist Veneer Slab Edge
Scale 1:10



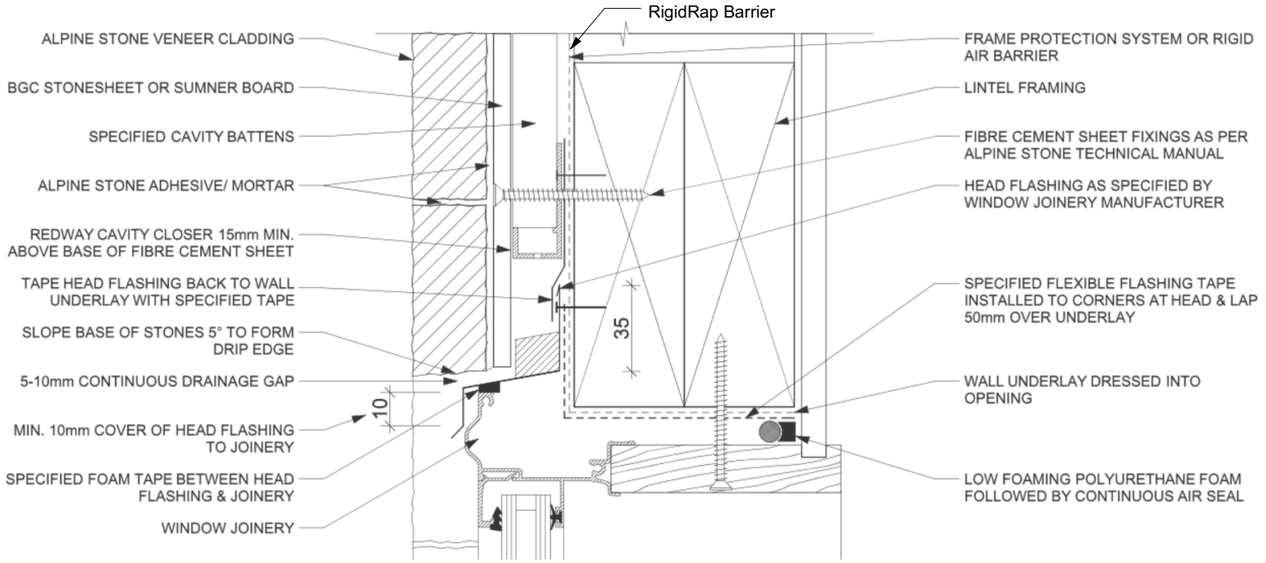
Large Penetration Through Roof
1:10



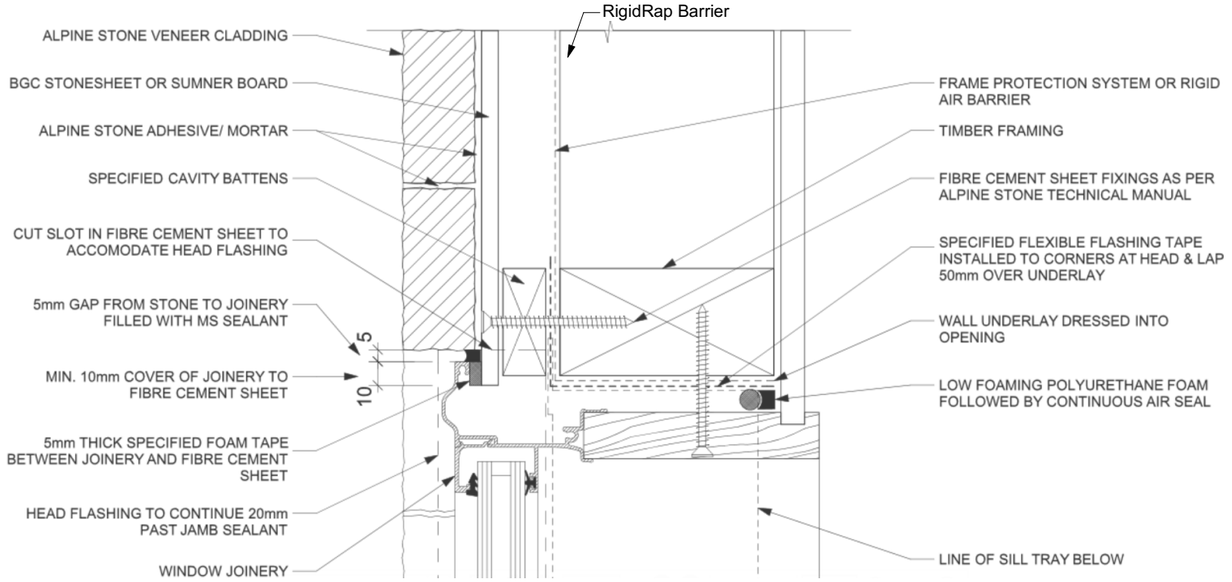
Small Penetration Through Roof (Up to 85 Diameter)
1:10

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **DETAILS**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **27** **of 35 sheets**

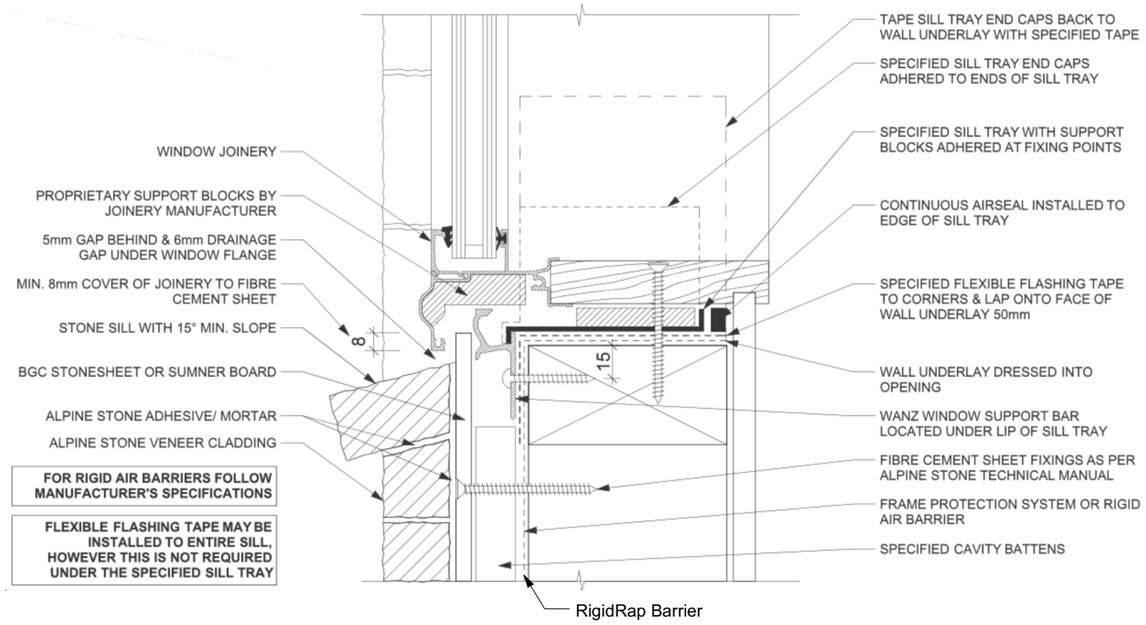
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



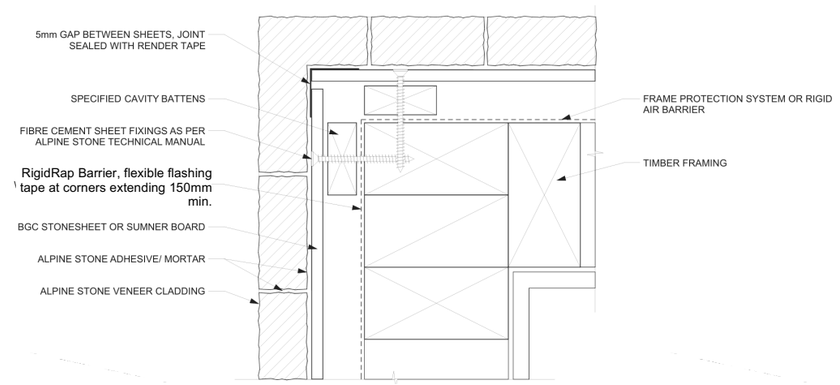
Window Head to Schist Veneer Lintel Detail
Scale 1:5



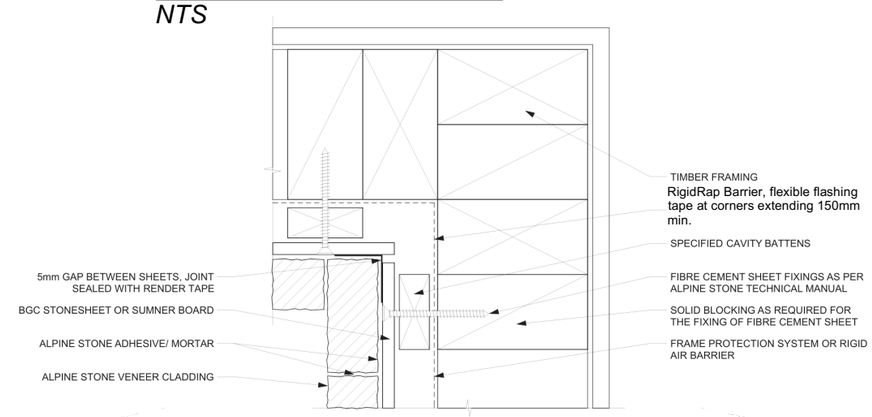
Window Jamb to Schist Veneer Lintel Detail
Scale 1:5



Window SIII to Schist Veneer Lintel Detail
Scale 1:5



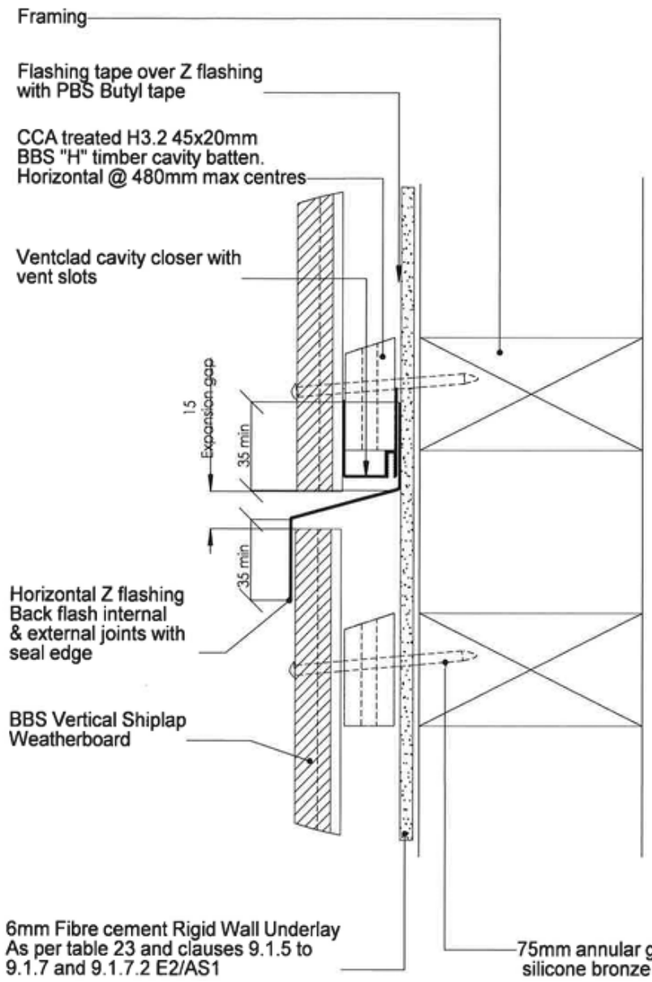
Schist External Corner
NTS

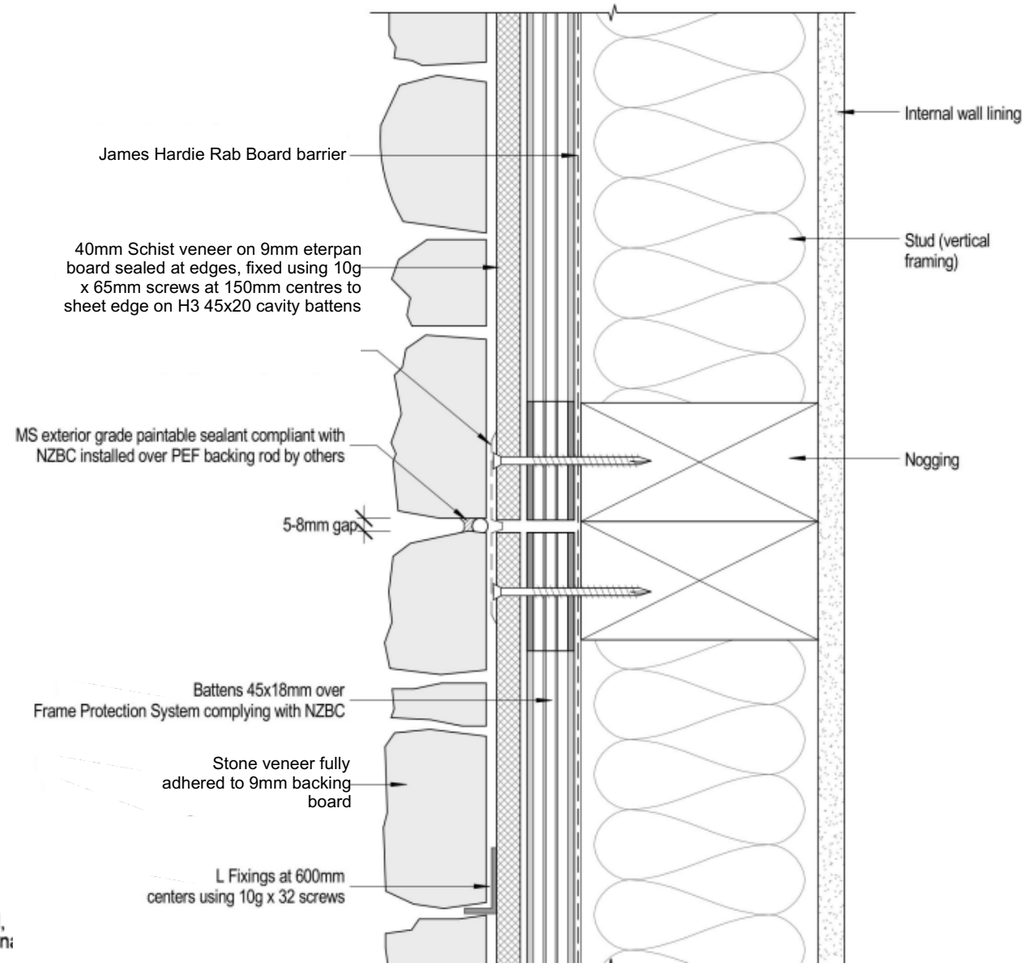


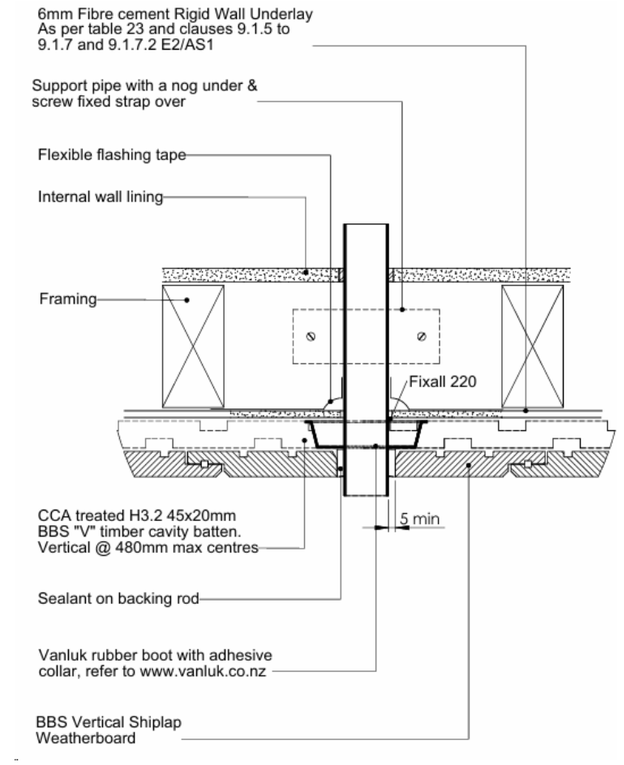
Schist Internal Corner
NTS

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **DETAILS**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **28** **of 35 sheets**

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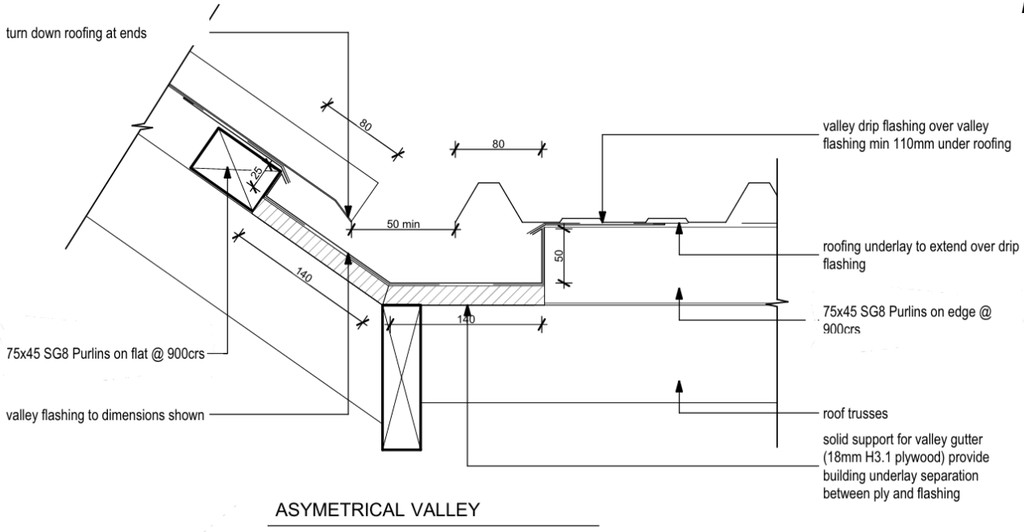






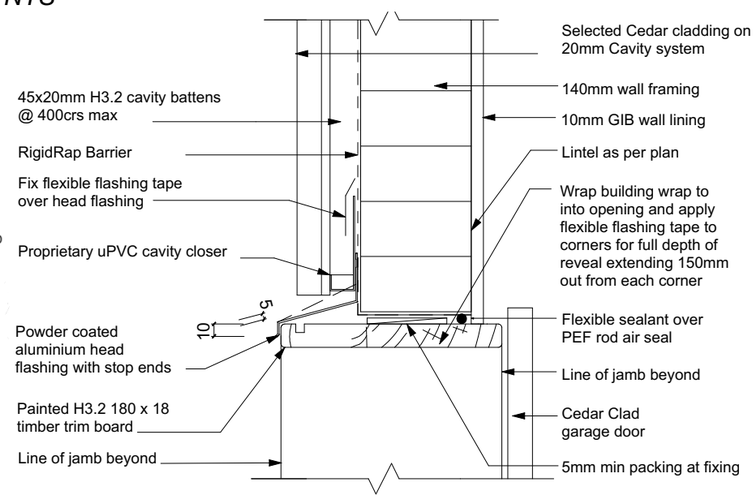
Pipe Penetration through Cedar Cladding
NTS

Cedar Cladding Horizontal Joint Detail
NTS

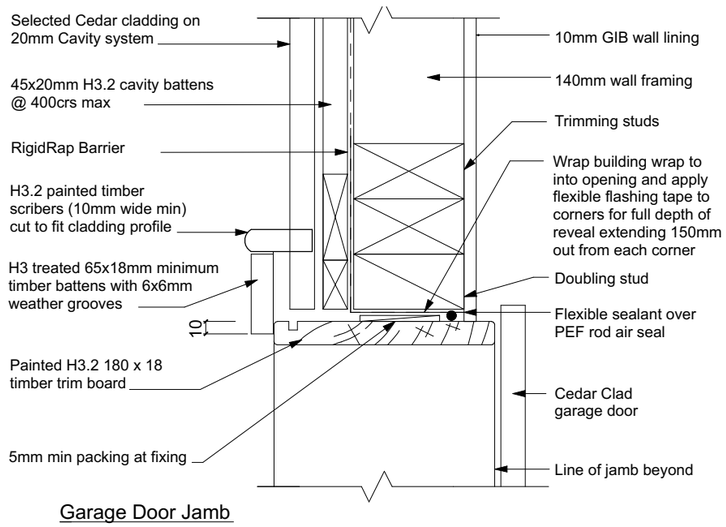


ASYMETRICAL VALLEY

Schist Cladding Inter-Story Control Joint Detail
NTS



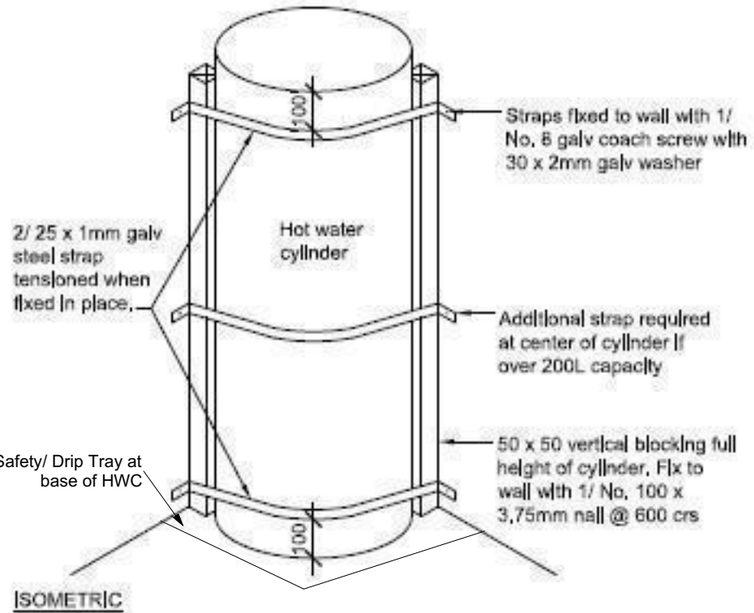
Garage Door Head
1:5



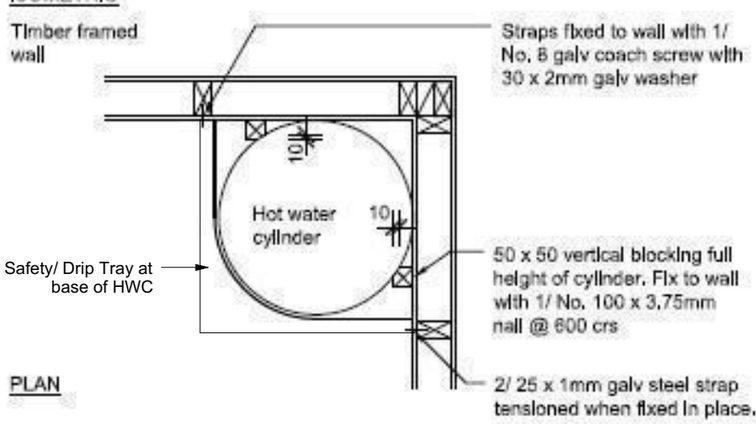
Garage Door Jamb
1:5

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **DETAILS**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **29** **of 35 sheets**

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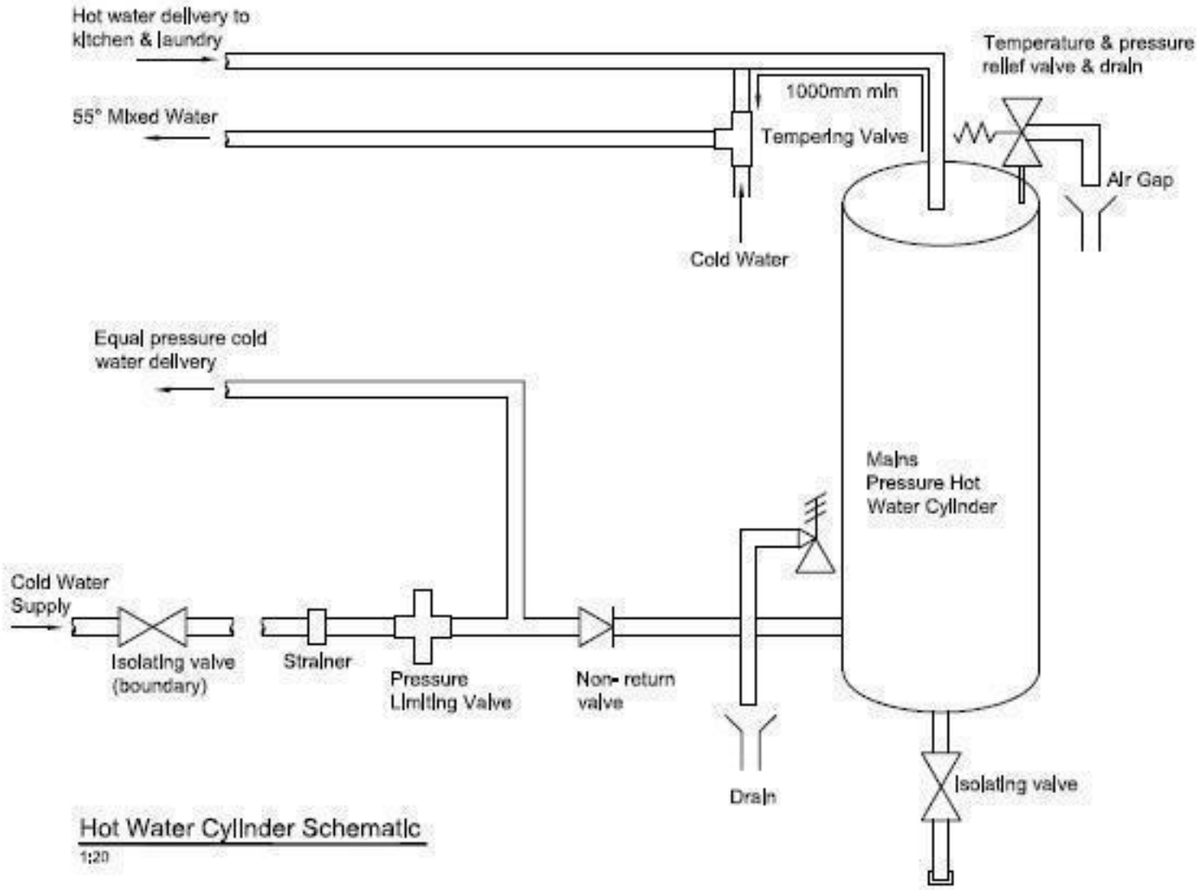
ISOMETRIC



PLAN

Hot Water Cylinder Restraint Details

1:20



Hot Water Cylinder Schematic

1:20

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **DETAILS**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **30** of 35 sheets

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Where a bath has a level surround, they must be installed with the waterproof membrane system continuous across the top of the surround under any over-surface finish and down the wall behind the bath as shown in Figures 33 or 34 below.

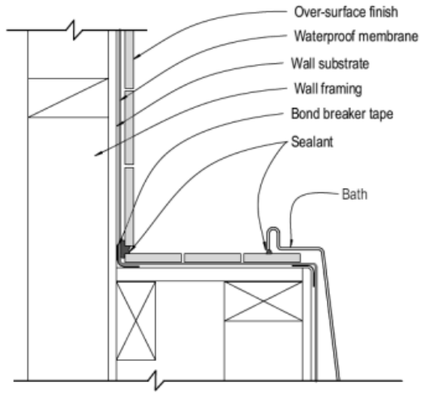


Figure 33: Bath over tiled surround

Notes:
1. Where a bath surround is required, the membrane must go over the substrate of the surround and extend down to the floor.

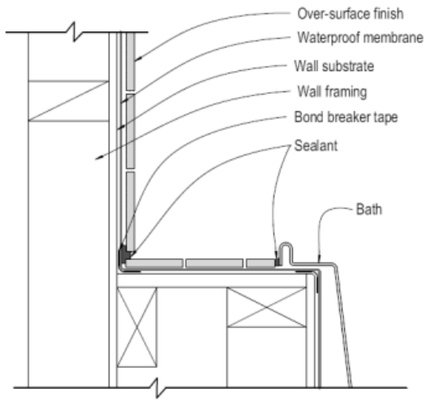
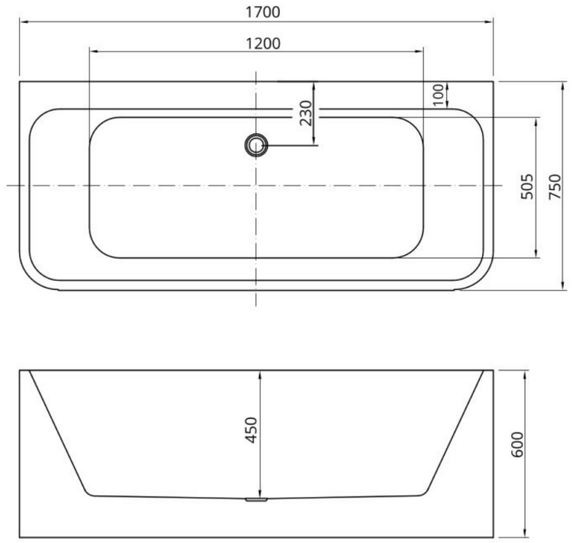
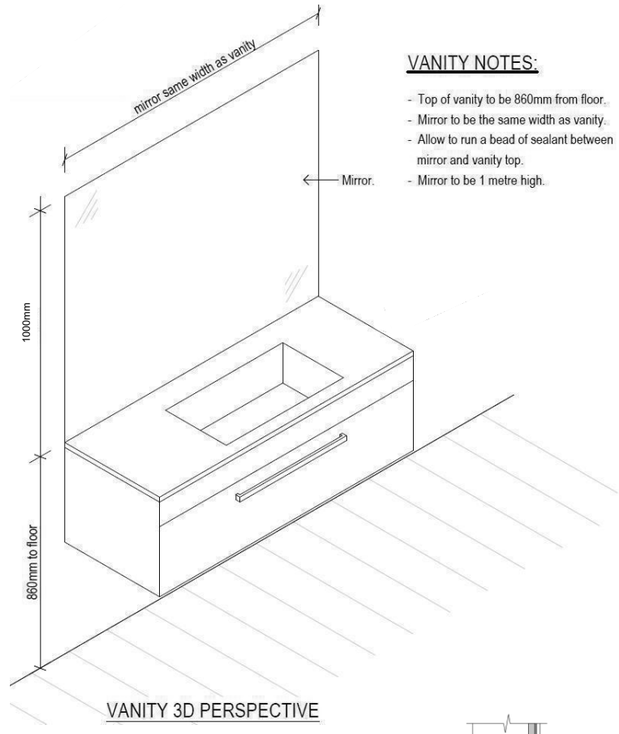


Figure 34: Bath with tiled surround

Notes:
1. Where a bath surround is required, the membrane must go over the substrate of the surround and extend down to the floor.

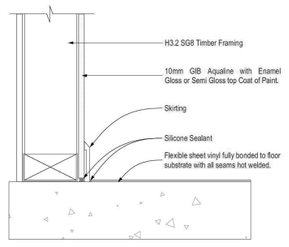




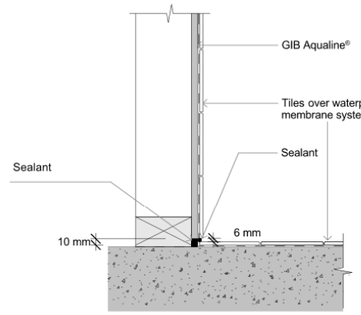
VANITY 3D PERSPECTIVE

VANITY NOTES:

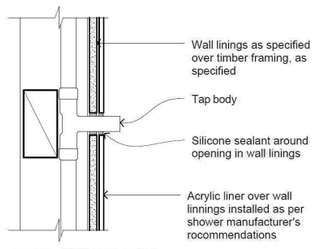
- Top of vanity to be 860mm from floor.
- Mirror to be the same width as vanity.
- Allow to run a bead of sealant between mirror and vanity top.
- Mirror to be 1 metre high.



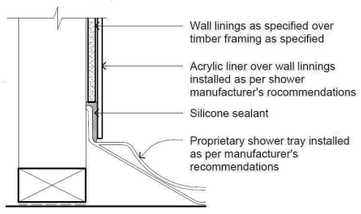
GENERAL FLOOR/WALL DETAIL



Tiled Floor to Wall detail
NTS



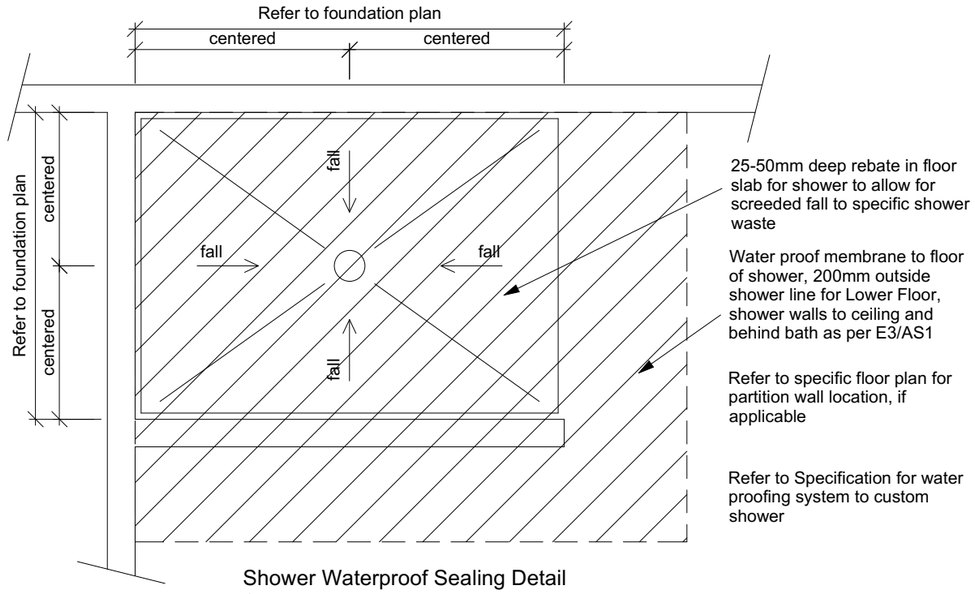
PENETRATION DETAIL



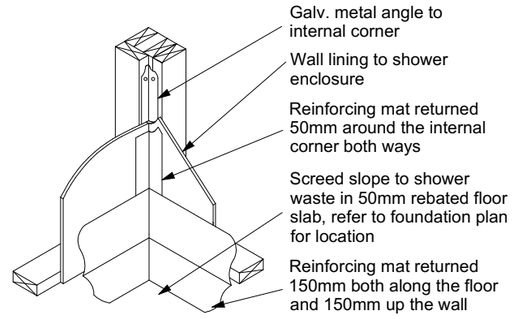
SHOWER TRAY DETAIL

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **WET AREA DETAILS**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **31** **of 35 sheets**

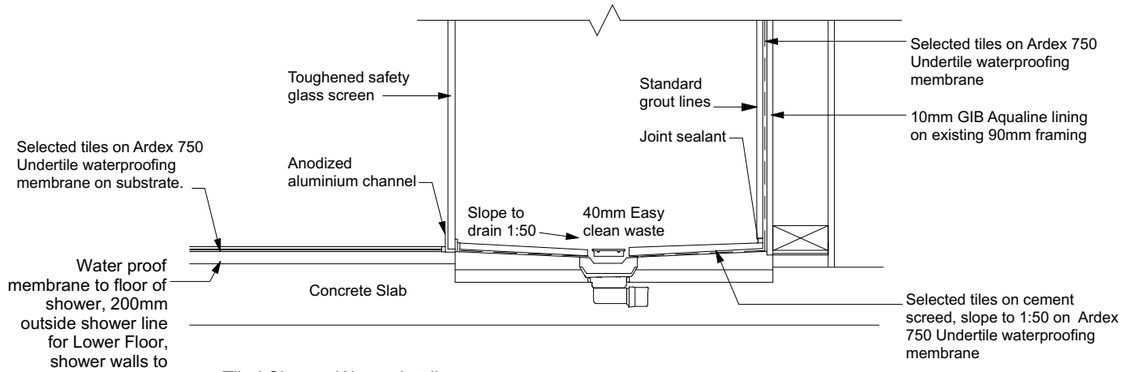
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Shower Waterproof Sealing Detail
Scale 1:20



Custom Tile Shower Wall/Floor Junction Detail
Scale 1:20



Tiled Shower Waste detail
1:10

Client / Address Rachel and Paul Wood Lot 1, 12 Kahiwi Drive Koko Ridge Lower Shotover	Drawing Title: **WET AREA DETAILS**	Legal Description LOT 1 -12 Kahiwi Drive Site Area: 1097.00 sqm Address: LOT 1 -12 Kahiwi Drive Lower Shotover Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-40 Revision: 05 Date: 09/09/2026	Revision: 1: COORDINATION ISSUE: 04/08/2026 2: COORDINATION ISSUE: 13/08/2026 3: COORDINATION ISSUE: 01/09/2026 4: COORDINATION ISSUE: 06/09/2026 5: COORDINATION ISSUE: 09/09/2026	Sheet No.: **32** **of 35 sheets**

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