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SOLD ON KĀPITI
REAL ESTATE

58A Kotare Street Specifications & Allowances:

Garage/Laundry

- Garage carpet
- Slimline super tub
- Colorsteel garage door up to Nevada in styles with automatic opener (Windsor Grey)

Master Bedroom

- Carpet Belgotex park View garden
- Ducted heat pump

Ensuite

- Full wet room, tiled floor to ceiling (including shower)
- Tiles on floor
- 1x niche in the shower
- 1 x LED mirror above vanity
- 1x vanity Newtech Brookfield Slim Wall Hung Vanity 900mm vintage ash
- 1 x Vanity tap Adesso Mila
- 1x toilet Adesso Urban 2 back to wall rimless
- 1x slide rail
- 1x shower mixer Adesso Mila
- Underfloor heating
- 1x heated towel rail Quadro 7 Bar 450mm
- 1x toilet roll holder
- 1x 1200mm x 900mm shower with frameless glass and sliding doors

Master Wardrobe

- Carpet Belgotex park View garden
- Wardrobe shelving

Hallway

- Carpet Belgotex park View garden

Bed 2

- Floor grill for ducted heat pump
- Wardrobe
- 1x Melamine shelf with 1x hanging rail in wardrobe
- Carpet Belgotex park View garden
-

Bed 3

- Carpet Belgotex park View garden
- Floor grill for ducted heat pump
- Wardrobe
- 1x Melamine shelf with 1x hanging rail in wardrobe

W/C

- Floor tiles with 100mm tile skirting
- 1x toilet Adesso Urban 2 back to wall rimless
- 1x wall hung hand basin Brookfield junior wall hung vanity
- 1 x Vanity tap Adesso Mila
- 1x toilet roll holder

Hallway storage cupboard and storage cupboard next to office

- Carpet Belgotex park View garden
- 4x levels of 100mm x 20mm clear pine timber slatted shelves (unpainted)

Bathroom

- Full wet room, tiled floor to ceiling (including shower)
- Tiles on floor
- 1x LED mirror above vanity
- 1x niche in the shower
- 1x vanity Newtech Brookfield Slim Wall Hung Vanity 1200mm vintage ash
- 1 x Vanity tap Adesso Mila
- 1x slide rail
- 1x shower mixer Adesso Mila
- Underfloor heating
- 1x heated towel rail Quadro 9 Bar 600mm
- 1x toilet roll holder
- 1x 1200mm x 900mm shower with frameless glass and sliding doors
- 1x free standing bath Athena Contro back to wall
- 1x bath spout Adesso Mila
- 1x bath mixer

Kitchen/Dining/Living

- Floating hard floor in kitchen & dining Pergo
- Carpet in living
- 1x induction hob
- 1x wall oven
- 1x dishwasher
- 1x waste master
- Custom kitchen as per plan attached
- Stone bench tops

- Undermount sink, 1 full and a half bowl
- 1x sink tap
- Floor grills for ducted heat pump in this area
- 1x Heat pump control panel

Entry

- Hard floor Pergo first 1500mm in the front entrance
- Colorsteel Parkwood door 3HV with 600mm pull handle
- 1x Yale touchscreen dead bolt

Western deck

- 90mmx20mm Kwila decking
- Frameless glass balustrade (as per plan)

Front deck

- 90mmx20mm Kwila decking
-

Exterior

- Colorsteel spouting (Winsor Grey)
- PVC downpipes
- Cladding CP839 horizontal cedar & BGC Stratum Standard and Duo as per elevation
- 1x 10,000L water tank with pump
- All areas outside to be top soiled and grassed
- 1x letterbox with numbers
- Fascia timber
- QD5 Long run iron (Windsor Grey)
- 3 x hose tapes
- Driveway concrete trowel finish

Painting

- 1x wall colour
- 1 x ceiling colour
- 1 x door colour
- 1 x woodwork colour
- 1x colours for the outside has been allowed for
- Cedar Dryden Platinum

Windows

- Powder coated aluminium (Windsor Grey)
- Clear thermally broken glass
- Obscure etchilte bathrooms and WC

Internal

- 1 x 250L Hot water cylinder
- Door style HAG4
- Smoke alarms
- Square stop
- 60mm single bevel skirtings and architraves
- Ducted heat pump

Insurances

- Certified builders 10 year Halo Guarantee

Electrical

- As per electrical plan



KITCHEN
CREATORS

Kitchen Design
& Manufacturing

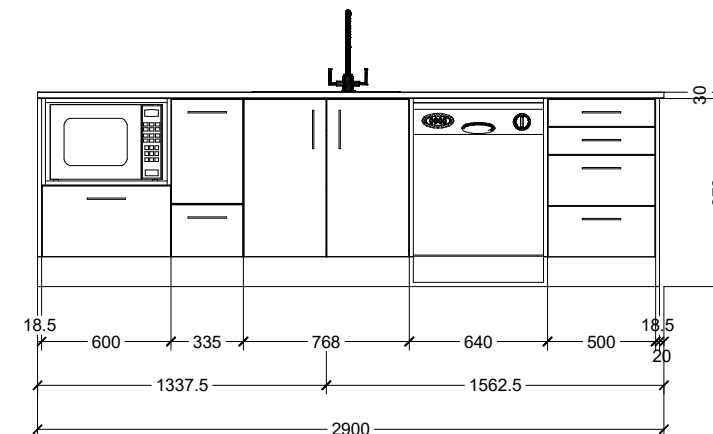
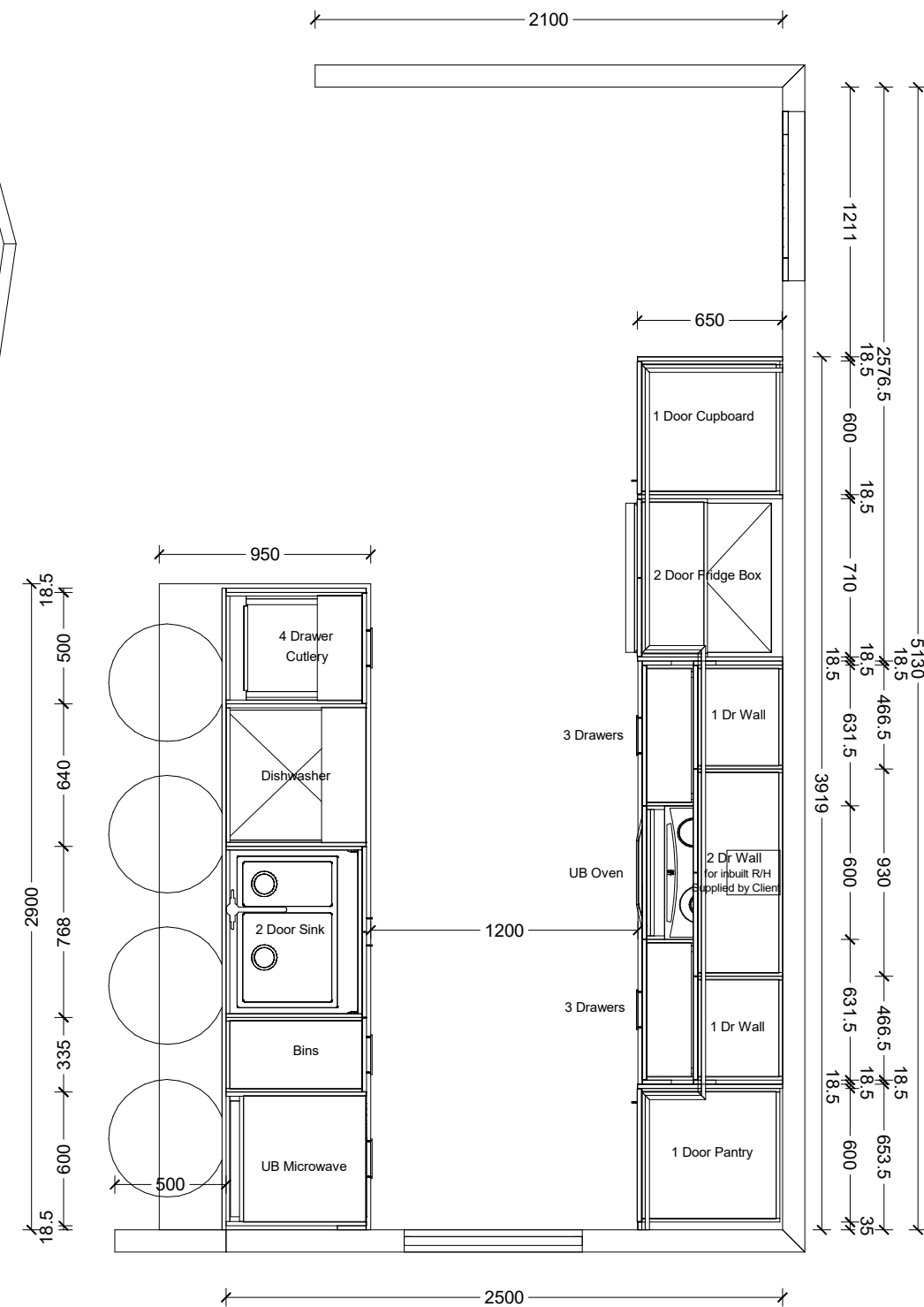
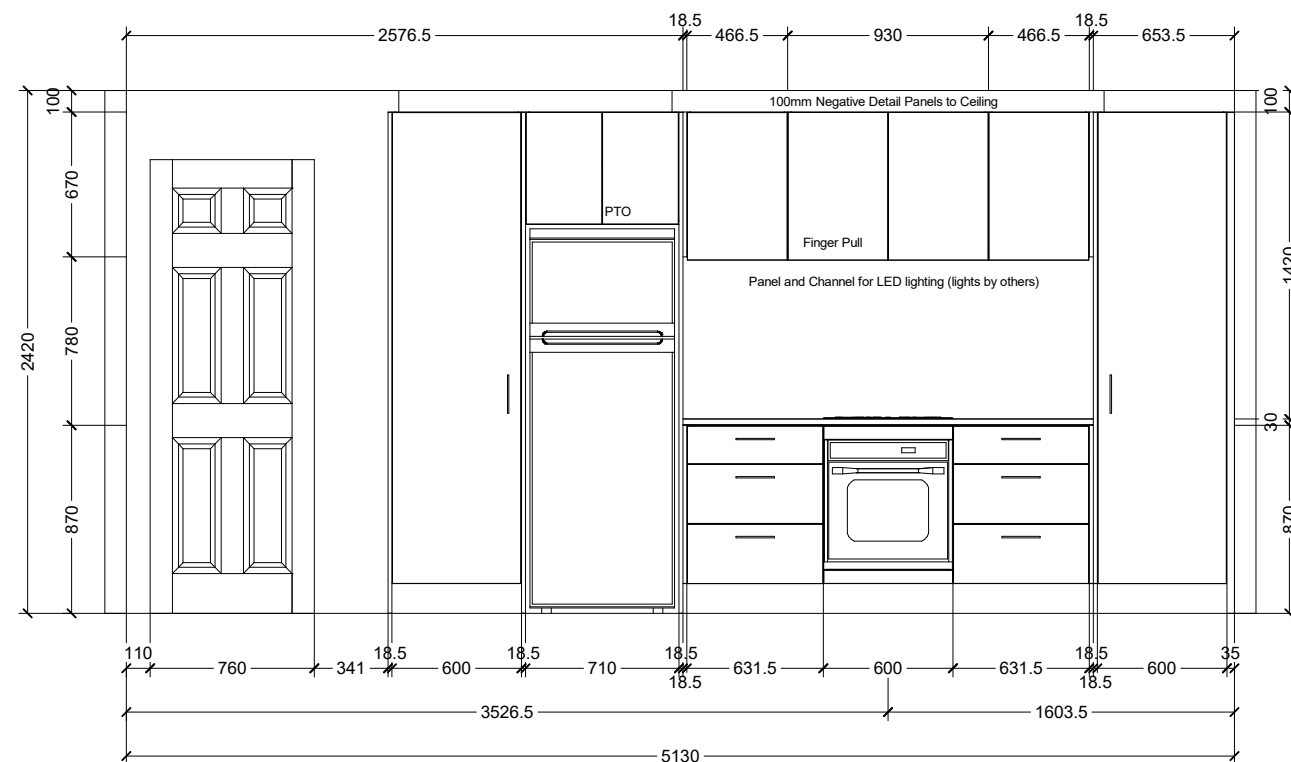
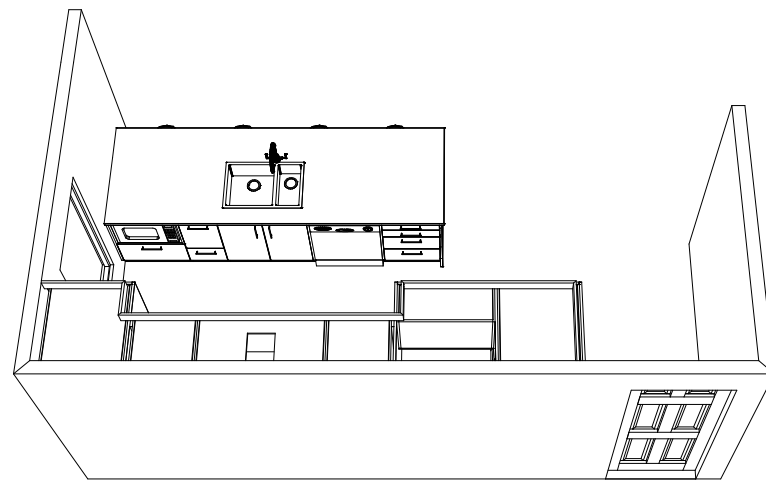
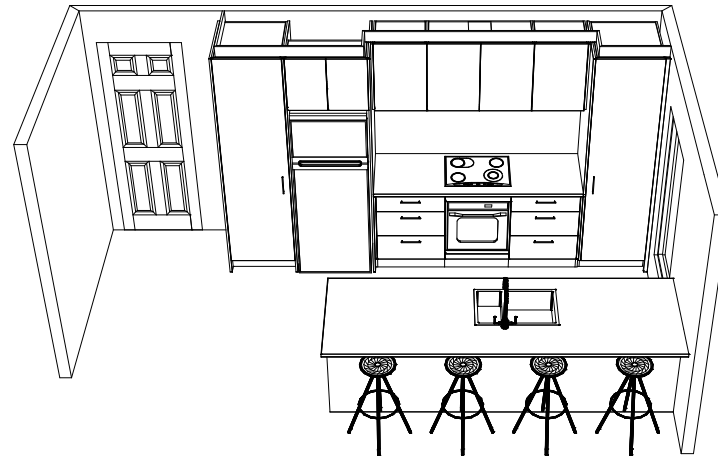
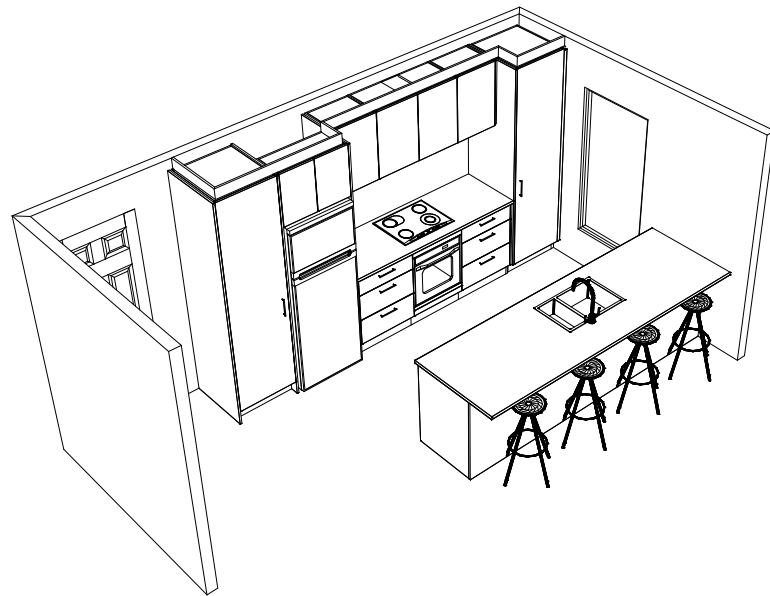
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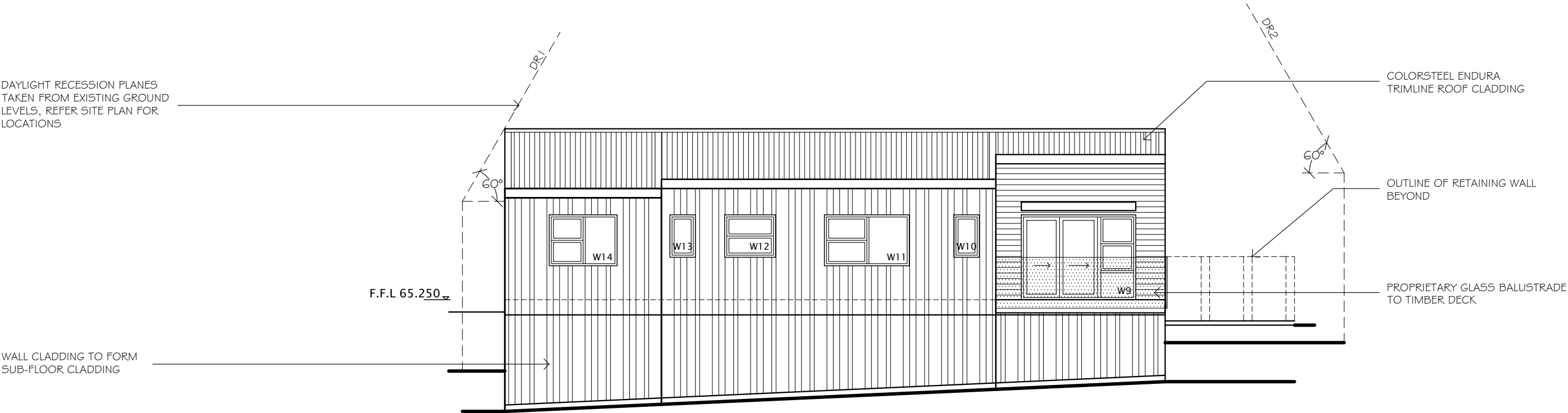
Not drawn to scale.
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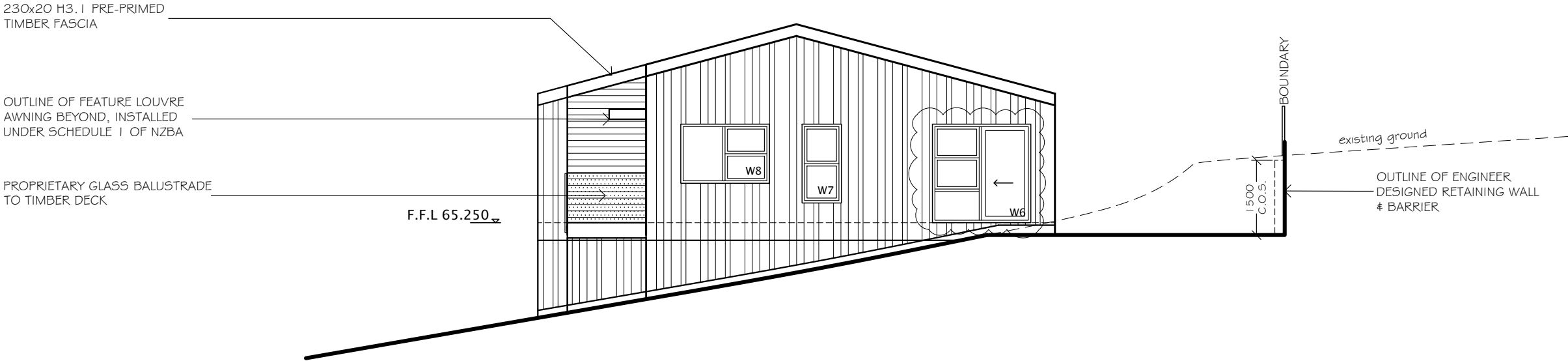
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Name: C&D Trust

Job: Anderson Construction - 58A Kotare Street



ELEVATION 3
SCALE 1:100



ELEVATION 4
SCALE 1:100
LEGEND:

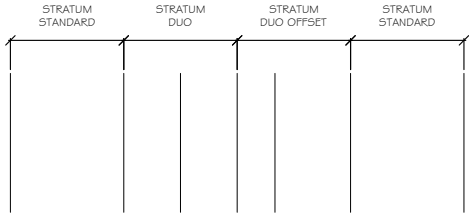
- NOMINATED BGC STRATUM RANDOM PATTERN CAVITY CLADDING
- SELECTED DOUBLE SPLAY CUT RUSTICATED WEATHERBOARDS
- NOMINATED COLORSTEEL TRIMLINE ROOFING

ELEVATION NOTES:

- ALL VERTICAL STRATUM CLADDING FIXED OVER BGC HORIZONTAL CAVITY BATTENS INSTALLED TO MANUFACTURERS SPECIFICATIONS
- ALL HORIZONTAL WEATHERBOARD CLADDING FIXED OVER NOMINATED CAVITY BATTENS
- ALL CLADDING SYSTEMS FIXED OVER WATERGATE PLUS BUILDING WRAP, CAVITY BASE CLOSURES TO ALL AREAS
- REFER SHEETS 18-25 & SPECIFICATION FOR CLADDING DETAILS
- ALL CLADDING INSTALLED STRICTLY TO MANUFACTURERS SPECIFICATIONS IN PARTICULAR FIXINGS, GROUND CLEARANCES & FLASHINGS
- INSTALL BLOCKING/STUDS AS REQUIRED FOR CLADDING SETTING OUT

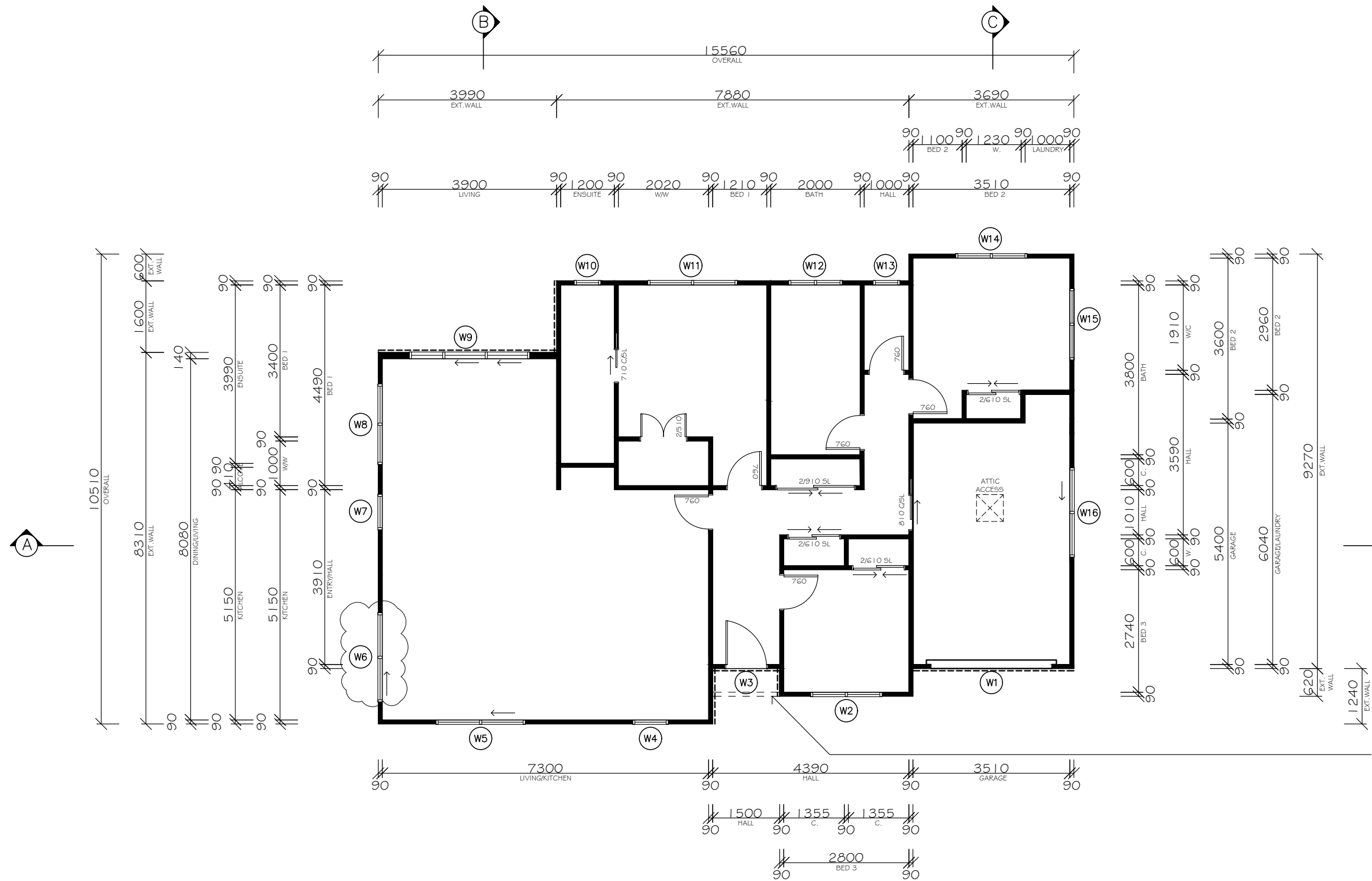
STRATUM PATTERN NOTES:

VERTICAL BGC STRATUM, STRATUM DUO & STRATUM OFFSET CAVITY FIXED CLADDING OVER BGC HORIZONTAL CAVITY BATTEN SYSTEM, REFER DETAIL BELOW FOR CLADDING SETTING OUT



STRATUM RANDOM PATTERN LAYOUT
SCALE 1:20

 DRAFTED ARCHITECTURAL DESIGN	11 TE HARAWIRA STREET OTAKI,NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz		NOTES -DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK, CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.		PROJECT: NEW SINGLE STOREY DWELLING 58a KOTARE STREET, WAIKANAE		CLIENT: C & D TRUST		TITLE: ELEVATIONS			
	SCALE AT A3: 1:100		DATE: MAY 26		DRAWN: JS		CHECKED: JS		STATUS: BC			
	PROJECT NO: 3524		REVISION: --01		DRAWING NO: 07							



LINTEL BY PRE NAILER SET IN SOFFIT LINE FOR ADDITIONAL WIDTH SOFFIT, FIX WITH 6/100X4.0 HDG FLAT HEAD NAILS OF 4.7KN EQUIVALENT FIXING

FRAMING PLAN

SCALE 1:100

FLOOR AREA – 143m²

LEGEND:

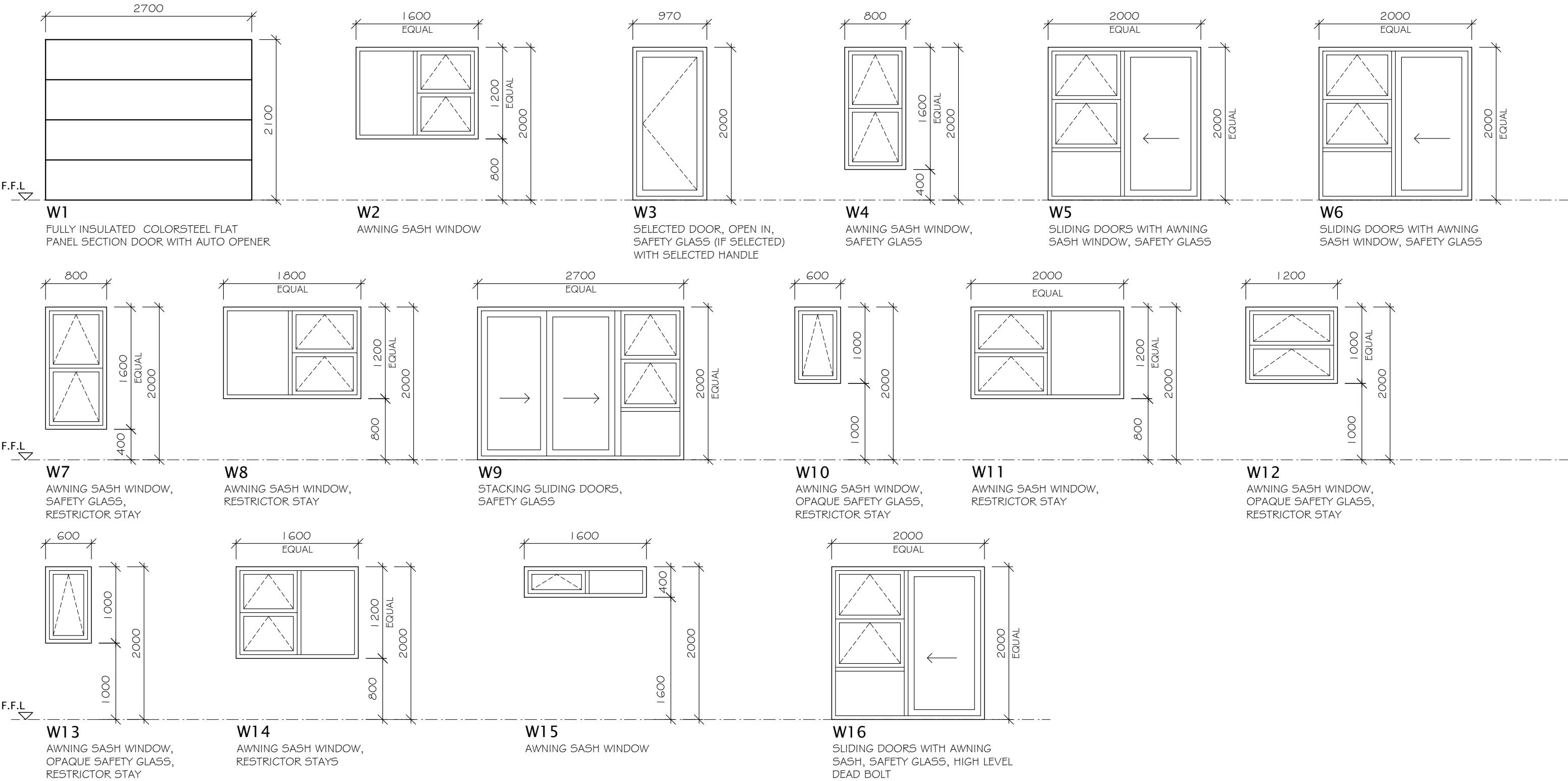
- EXTERNAL WALL STUDS: 90x45 SG8 H1.2 STUDS @ 600 MAX CRS UP TO 2.420M FOR HIGH WIND ZONE, INTERNAL WALLS: 90x45 H1.2 STUDS @ 600 MAX CRS. NOGS: 90x45 H1.2 @ 600 CRS FOR STRATUM CLADDING & 800 CRS FOR W/B CLADDING
- W2 WINDOWS & DOORS

- 810 INTERNAL DOORS
- LOCATION OF FEATURE HORIZONTAL SPLAYCUT WEATHERBOARD CLADDING

FRAMING NOTES:

- ALL STRUCTURAL FRAMING (FRAMES, LINTELS, ROOF FRAMING ETC) TO BE SG8 KILN DRIED FRAMING TREATED TO SUIT LOCATION
- REFER ELEVATIONS FOR CLADDING SHEET SETOUT, SET OUT STUDS TO SUIT WITH BLOCKING/DOUBLE STUDS AS SPECIFIED IN CLADDING SPECIFICATION

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	11 TE HARAWIRA STREET OTAKI,NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz				SCALE AT A3: 1:100		DATE: MAY 26	DRAWN: JS	CHECKED: JS	STATUS: BC
					PROJECT NO: 3524		REVISION: --01		DRAWING NO: 11	



WINDOW SCHEDULE

SCALE 1:50

NOTES:

- WINDOWS SHOWN AS VIEWED FROM OUTSIDE, REFER FRAMING PLAN & ELEVATIONS FOR LOCATION
- ALL UNITS WITH POWDERCOAT FINISH
- ALL UNITS WITH COLOUR MATCHED HARDWARE, LARGE URBO D HANDLES TO ALL SLIDERS, ALL DOOR HANDLES INSTALLED @ 950mm TO CENTRELINE ABOVE F.F.L, ALL SASHES WITH DOUBLE TONGUE VENTED LATCHES (WHERE POSSIBLE)
- ALUMINIUM JOINER TO CHECK ALL OPENINGS SIZES & WINDOW CONFIGURATIONS ON SITE BEFORE MANUFACTURE

- ALL JOINERY TO COMPLY WITH NZS 4211
- ALL UNITS DOUBLE GLAZED FOR HIGH WIND ZONE, 1100PA DWP, SAFETY GLASS AS REQUIRED/NOMINATED, ALL GLAZING TO NZS4223
- ALL WINDOWS WITH MATCHING POWDERCOATED HEAD FLASHINGS & WRAP ALL OPENINGS WITH ALUBAND TAPE TO NZBC E2, REFER CLADDING SPECIFICATION & DETAILS FOR WEATHERPROOFING DETAILS
- ALL WINDOWS/DOORS TO HAVE WANZ SILL SUPPORT BRACKETS
- VERTICAL BGC STRATUM CLADDING & SELECTED RUSTICATED WEATHERBOARD CLADDING OVER 40X20 CAVITY BATTENS, REFER ELEVATIONS FOR CLADDING LOCATIONS



DRAFTED ARCHITECTURAL DESIGN

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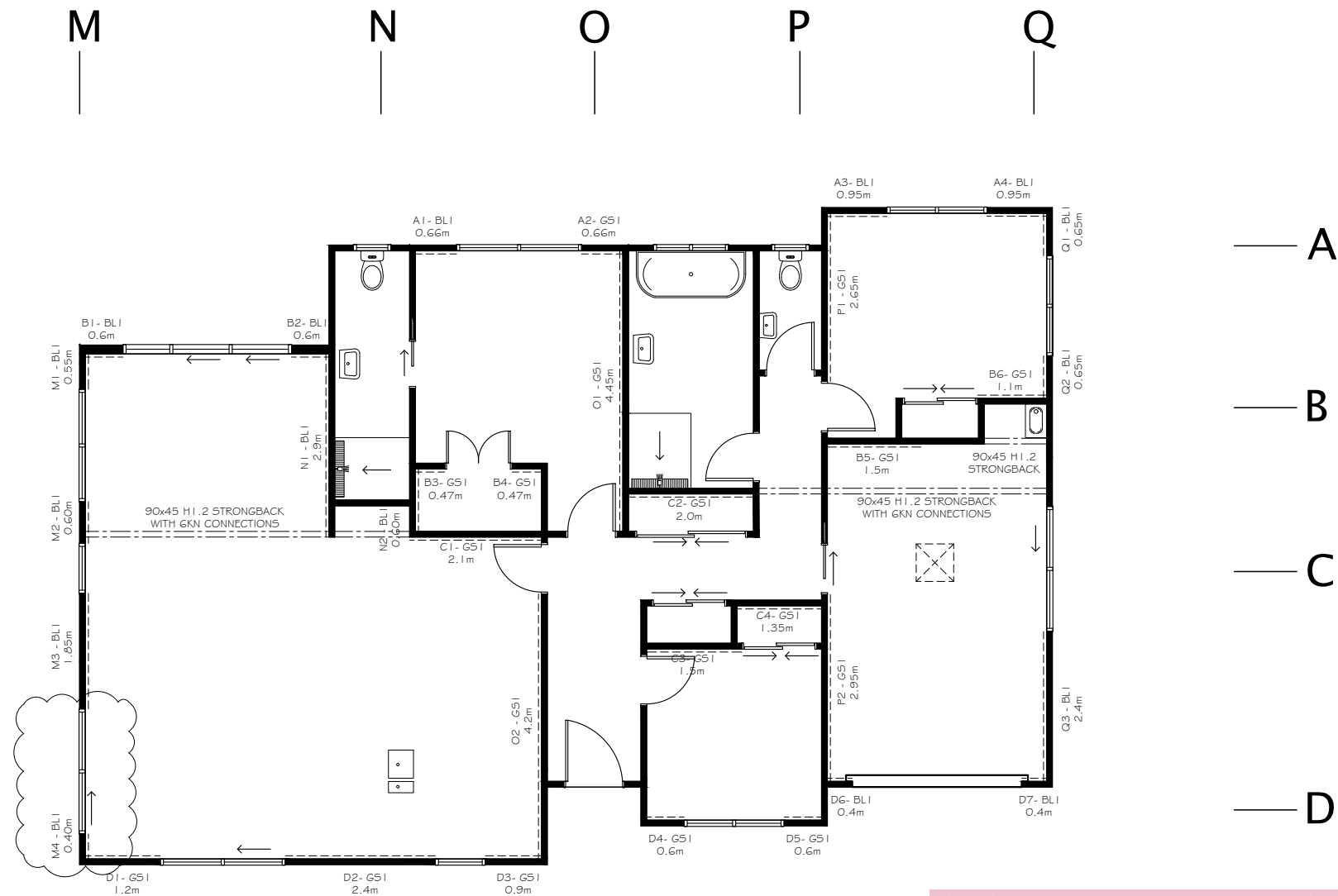
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PROJECT:
NEW SINGLE STOREY DWELLING
58a KOTARE STREET, WAIKANAE

CLIENT:
C & D TRUST

TITLE: WINDOW SCHEDULE				
SCALE AT A3: 1:50	DATE: MAY 26	DRAWN: JS	CHECKED: JS	STATUS: BC
PROJECT NO: 3524	REVISION: --01	DRAWING NO: 12		

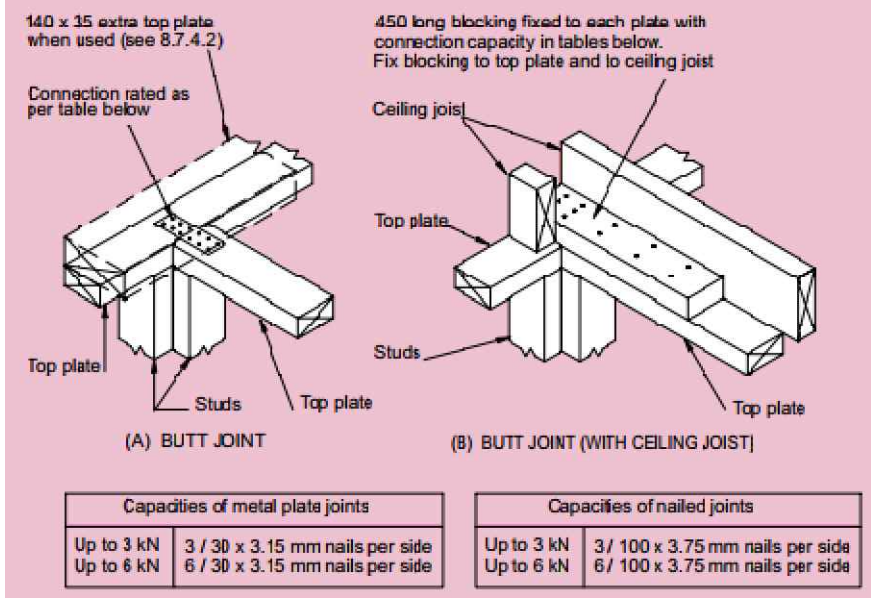


BRACING PLAN

SCALE 1:100

BRACING NOTES:

- ALL BRACING DESIGN FOR HIGH WIND ZONE
- ALL GIB BRACES FIXED TO MANUFACTURERS SPECIFICATIONS
- INSTALL GKN/I 2kN MITEK TOP PLATE FIXINGS TO ALL INTERNAL BRACES AT RIGHT ANGLES TO EXTERNAL WALLS, WHERE REQUIRED
- INSTALL STRONG BACK (TO EXTERIOR WALL) TO CONTINUE BRACING LINE WHERE SHOWN
- SUBFLOOR BRACING BY ENGINEER





DRAFTED ARCHITECTURAL
DESIGN

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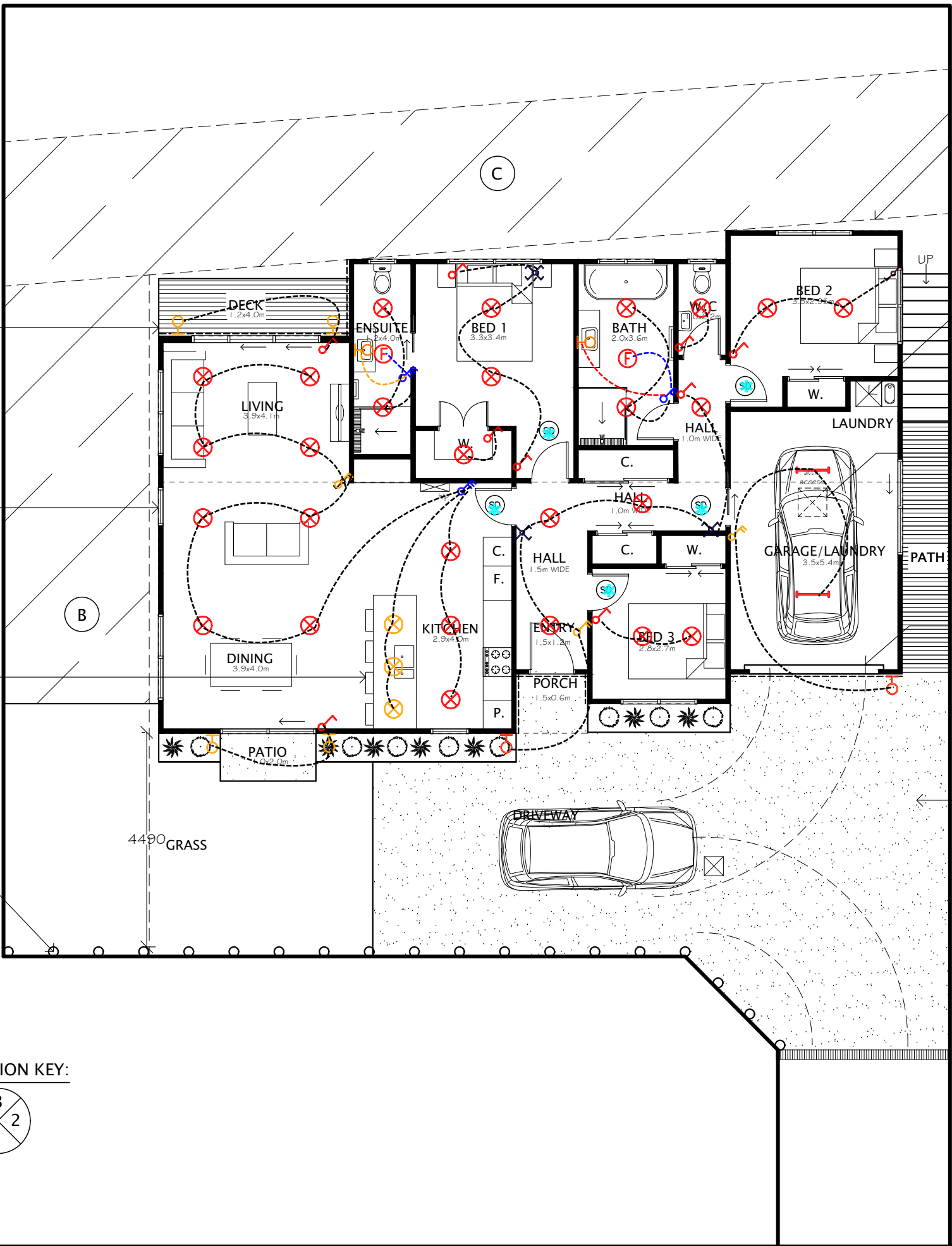
PROJECT:
NEW SINGLE STOREY DWELLING
58a KOTARE STREET, WAIKANAE

CLIENT:
C & D TRUST

TITLE:
BRACING PLAN

SCALE AT A3: 1:100	DATE: MAY 26	DRAWN: JS	CHECKED: JS	STATUS: BC
PROJECT NO: 3524	REVISION: --01	DRAWING NO: 13		

Lighting		
	Single Gang Switch	9 EA
	Double Gang Switch	3 EA
	Triple Gang Switch	3 EA
	2 Way Switching	2 EA
	Intermediate Switching	3 EA
	Halcyon 8W 3-4K 90mm Downlight White	27 EA
	LED Batten Light (60W 4K 1500mm Barry)	2 EA
	Exterior Wall Light Connection (Pick Fitting)	4 EA
	Vanity Light Connection (Pick Fitting)	2 EA
	Pendant Light Connection (Pick Fitting)	3 EA
	Exterior Twin Spot Sensor	2 EA
	In-line Fan 150mm 6m	2 EA
	Cavius Interconnect 10yr Smoke Alarm	5 EA



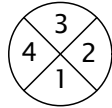
INDICATIVE LOCATION OF ATTIC ACCESS

SECTIONAL GARAGE DOOR WITH AUTO OPENER

PROPOSED FLOOR PLAN
SCALE 1:100
TOTAL FLOOR AREA: 143M2
LEGEND:

- TIMBER FRAMING
- LOCATION OF FEATURE
HORIZONTAL DOUBLE SPLAYCUT
WEATHERBOARD CLADDING
- SMOKE DETECTORS INSTALLED
WHERE SHOWN
- EXTENT PAVED/CONCRETE AREAS

ELEVATION KEY:





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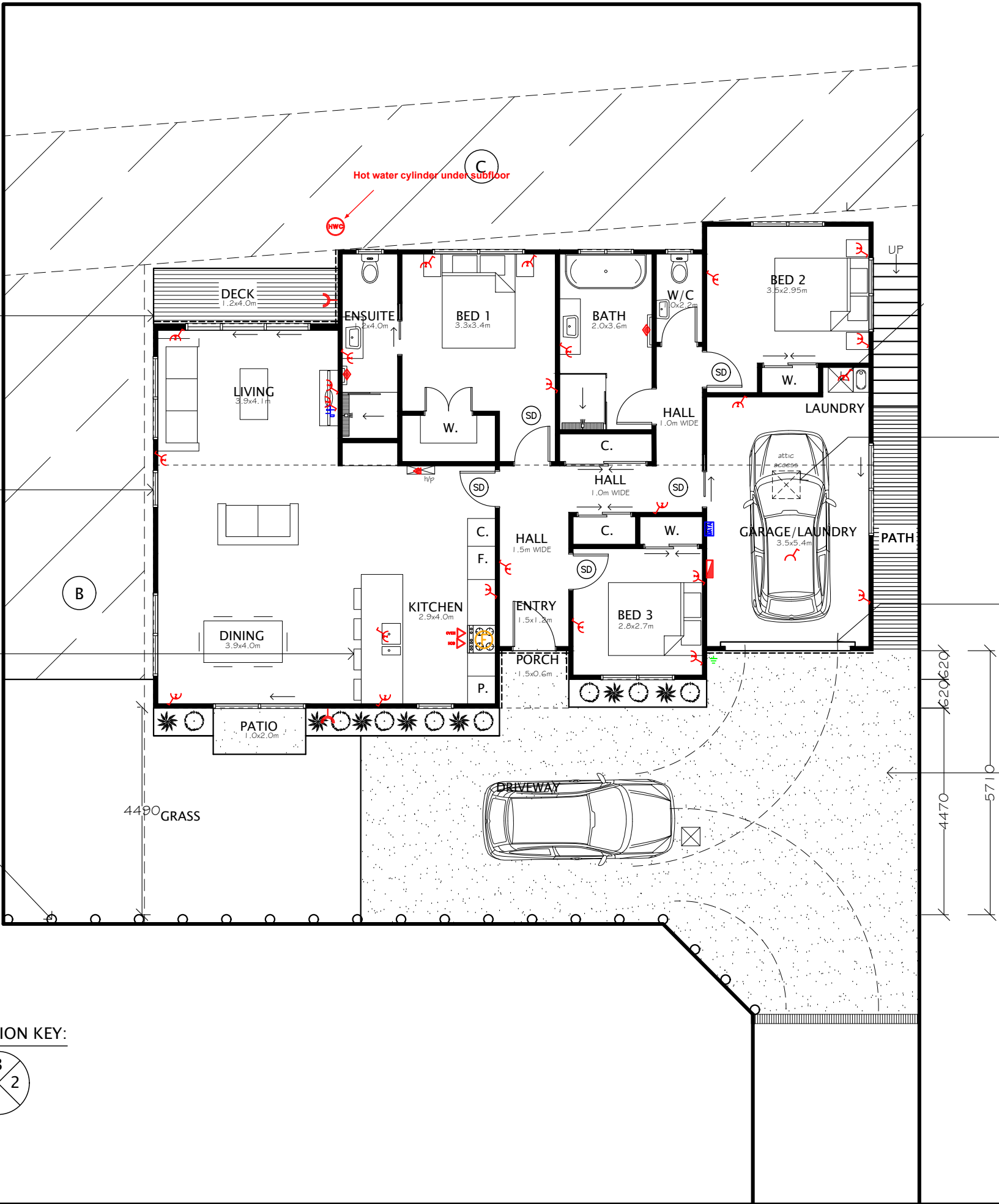
PROJECT:
NEW SINGLE STOREY DWELLING
KOTARE STREET, WAIKANAE

CLIENT:
C & D TRUST

TITLE:
FLOOR PLAN

SCALE AT A3: 1:100	DATE: JULY 25	DRAWN: JS	CHECKED: JS	STATUS: BC
PROJECT NO: 3524	REVISION: ----	DRAWING NO: 05		

Power		
	Vynco 34way Combo Board (Single Phase)	1 EA
	Earth Electrode	1 EA
	24port Data Board	1 EA
	Single Horizontal	1 EA
	Double Horizontal	24 EA
	Double outdoor outlet	2 EA
	Air-conditioner Circuit	1 EA
	Wall Oven Connection	1 EA
	Standard Hob Connection (32a)	1 EA
	Hot Water Cylinder connection	1 EA
	Rangehood Soffit Exit (Ducting and grill 6m)	1 EA
	Heated Towel Rail Connection	2 EA
	Data Outlet (Double)	1 EA



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