

Avalon Station Drive

In association, client supplied design

—

BUILDING CONSENT - PLAN SET V1.1

14/10/2026

—

57 Avalon Station Drive, Pembroke Terrace, Wanaka









RevID	ChID	Change Name	Date

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J. Palmer & K. Hamilton

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TMS

Site: **57 Avalon Station Drive**
Pembroke Terrace
Wanaka
9305

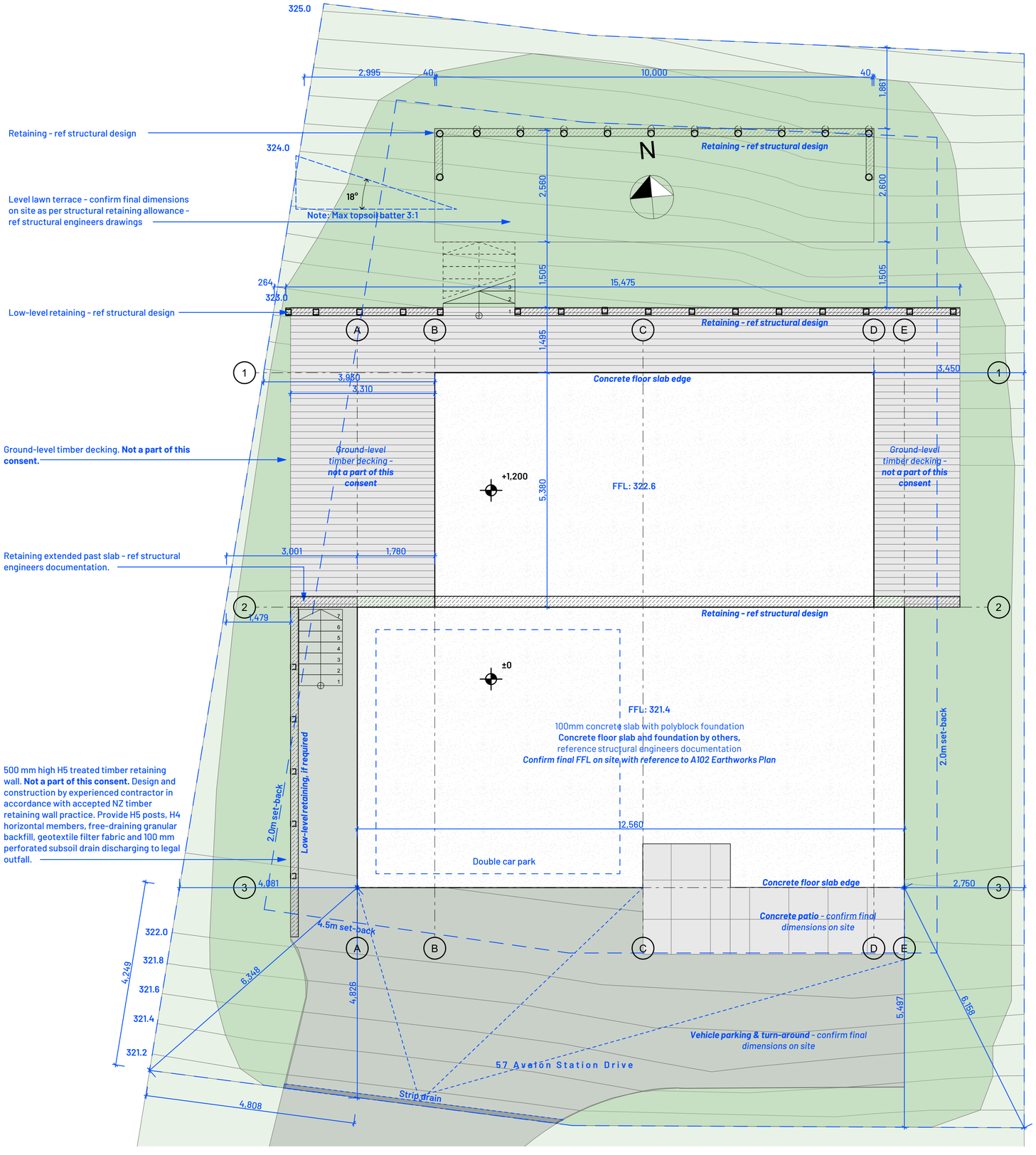
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Plot Date: 14/10/2026

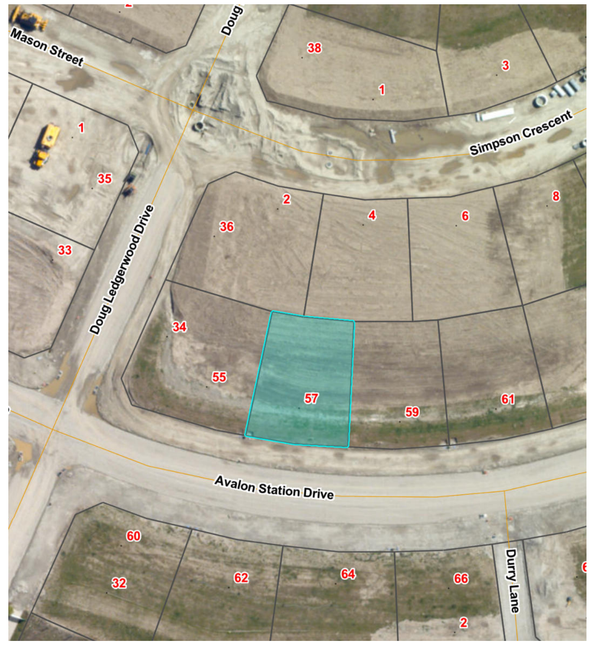
Drawing Title:
3D Images

Project Name:
Pembroke House

Revision #:

Drawing #:
A101





Notes

Reference site survey.
3:1 site batter requirements.
Confirm final building position and height on site.

Site Area:	**450m²**
Site Zone:	**Medium Dens Res A**
Site Coverage:	**30%**
Wind Zone:	**High (H)**
Snow Zone:	**N5 - 1.5kpA**
Earthquake Zone:	**Zone 3**
Durability Zone:	**Zone B**

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Wanaka
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Drawing Title:
Site Plan

Project Name:
Pembroke House

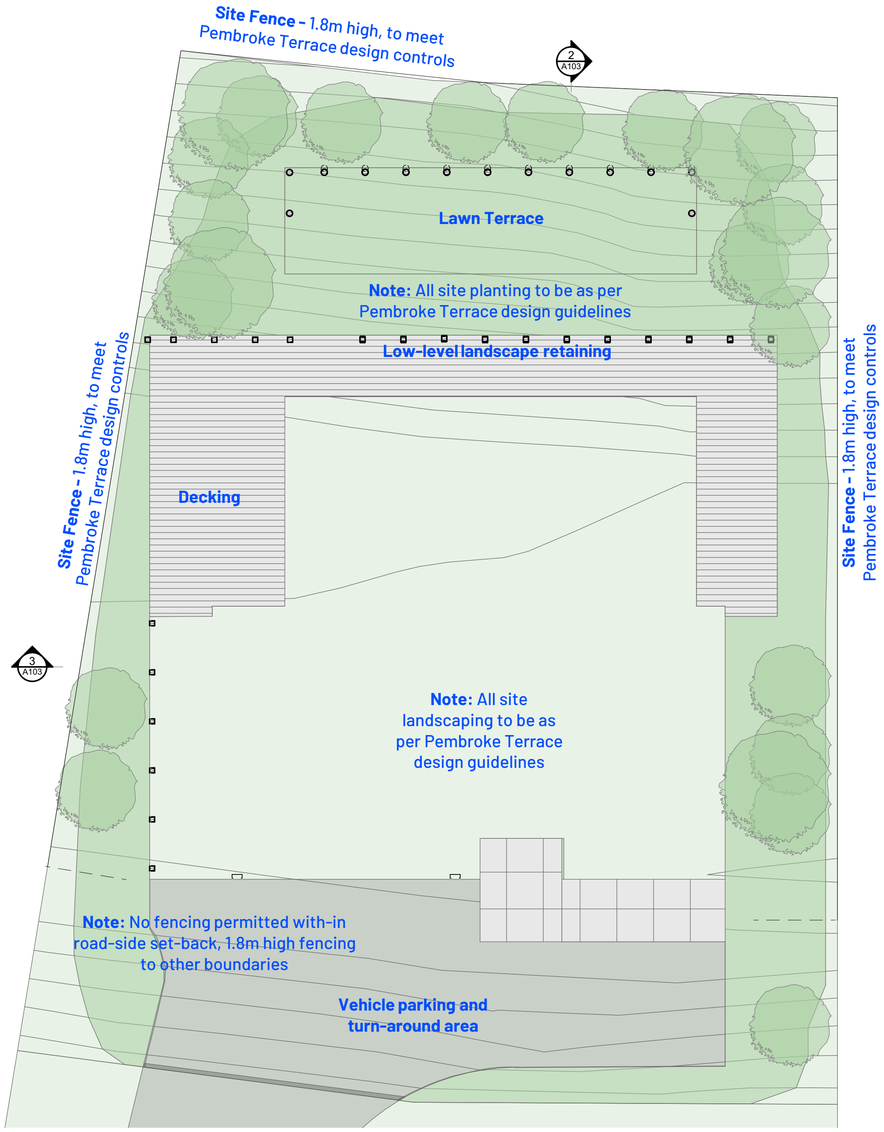
Revision #:

Drawing #:
A102

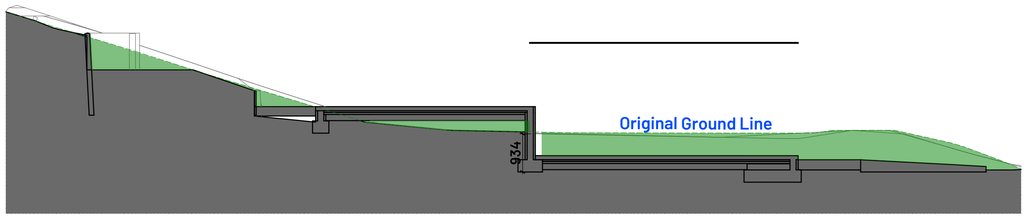
1:50

Site Plan

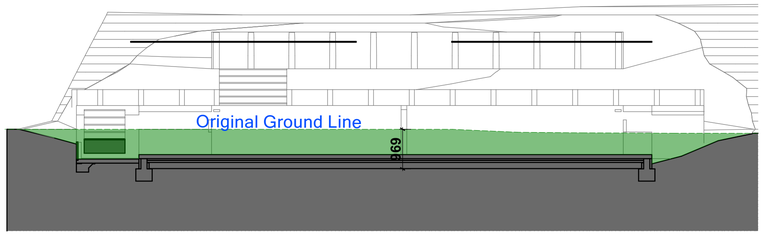
Site Plan



1 Site Earthworks & Landscaping Plan 1:75



2 Section A 1:75



3 Section B 1:75

Earthworks
Approximate values only - confirm design intent on-site

Cut Volume:	**181m³**
Fill Volume:	**-**
Max cut height:	**0.97m**
Max fill height:	**-**

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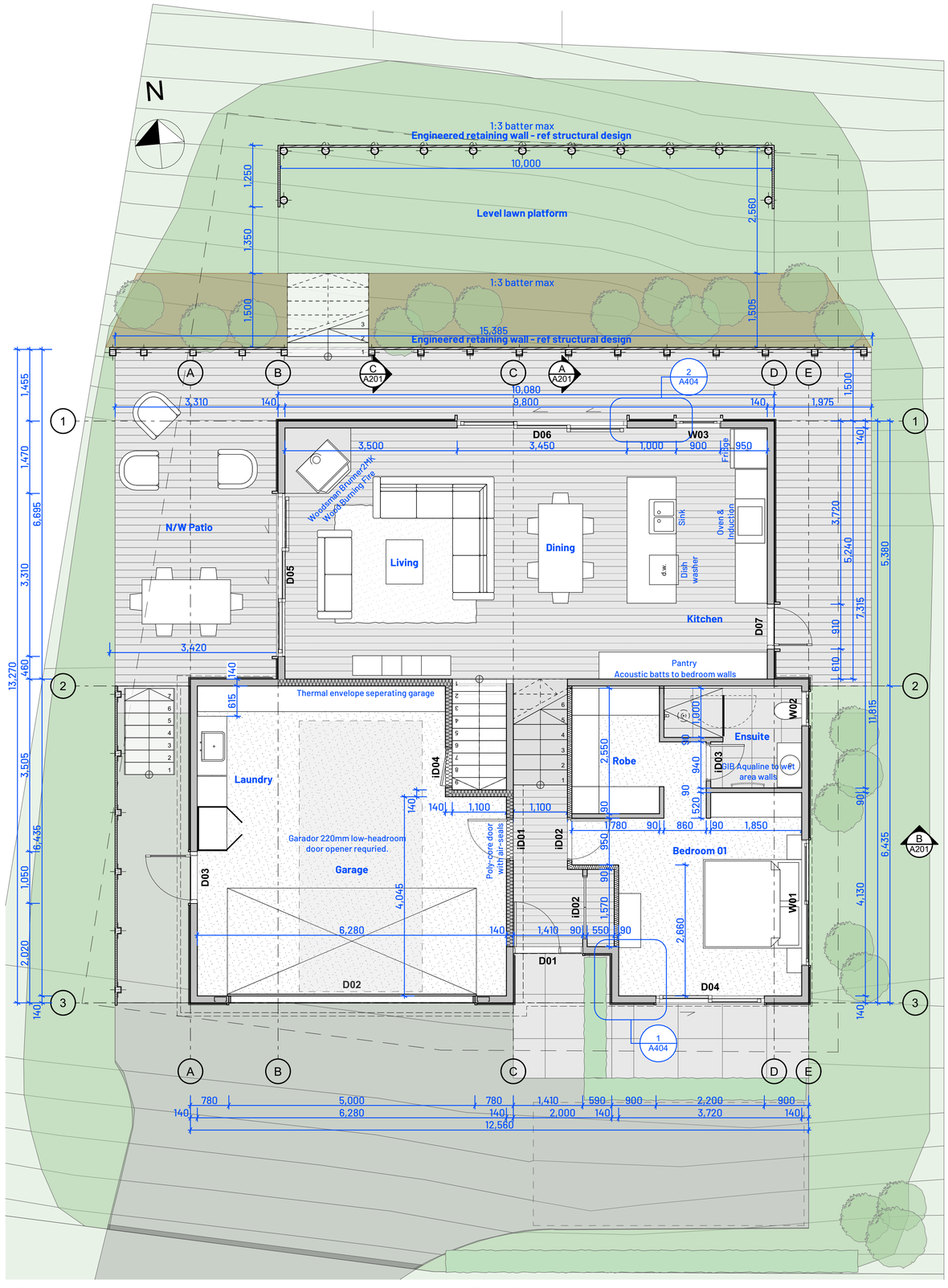
Drawn Date:
Plot Date: 14/10/2026

Drawing Title:
Siteworks Plan

Project Name:
Pembroke House

Revision #:

Drawing #:
A103


N
1:3 batter max
Engineered retaining wall - ref structural design
10,000
Level lawn platform
1,250
1,350
2,560
1:3 batter max
1,500
1,505
15,385
Engineered retaining wall - ref structural design
A
B
C
A201
C
A
A201
2
A404
D
E
3,310
140
10,080
9,800
140
1,975
1,500
D06
W03
3,450
1,000
900
950
Fridge
3,500
Woodsman Binniger2HK
Wood Burning Fire
N/W Patio
Living
Dining
Sink
Oven & Induction
Dish washer
d.w.
D05
3,720
5,240
7,315
5,380
Kitchen
D07
910
610
3,420
Pantry
Acoustic batts to bedroom walls
Thermal envelope seperating garage
615
140
W02
Ensuite
GIB Aqualine to wet area walls
iD04
Laundry
Robe
iD03
2,550
940
1,000
90
520
140
1,100
1,100
1,780
90
860
90
1,850
Garador 220mm low-headroom door opener requried.
Garage
Poly-core door with air-seals
iD01
iD02
950
90
Bedroom 01
D03
4,045
6,280
140
1,410
90
550
90
1,570
2,660
W01
D02
D01
D04
1
A404
B
A201
780
5,000
780
1,410
590
900
2,200
900
140
6,280
140
2,000
140
3,720
140
12,560
1,455
1,470
6,695
3,310
13,270
460
3,505
6,435
1,050
2,020
140
11,815
6,435
4,130
140
1,140
1,140
1,

Symbol	Description	Size / Gradient
WHB	Wash hand basin	50mm Ø @ 1:40 min
WC	Toilet - in wall cistern	100mm Ø @ 1:60 min
Sh.	Shower	100mm Ø @ 1:60 min
S.	Sink	65mm Ø @ 1:40 min
ORG	Overflow relief gully	100mm Ø
IO	Inspection opening	N/A
HT	Hose tap (confirm location with owner)	N/A
TV	Terminal vent	50mm Ø

Ground Floor lower level: 80.6m2
Ground Floor upper level: 52.8m2

Total ground floor slab area: 133.4m2

First Floor level: 80.1m2

Total Floor Area: 213.5m2

100mm Ø foul sewer line @ 1:60 fall

100mm Ø UPVC stormwater @ 1:120 fall

Indicates recessed openings

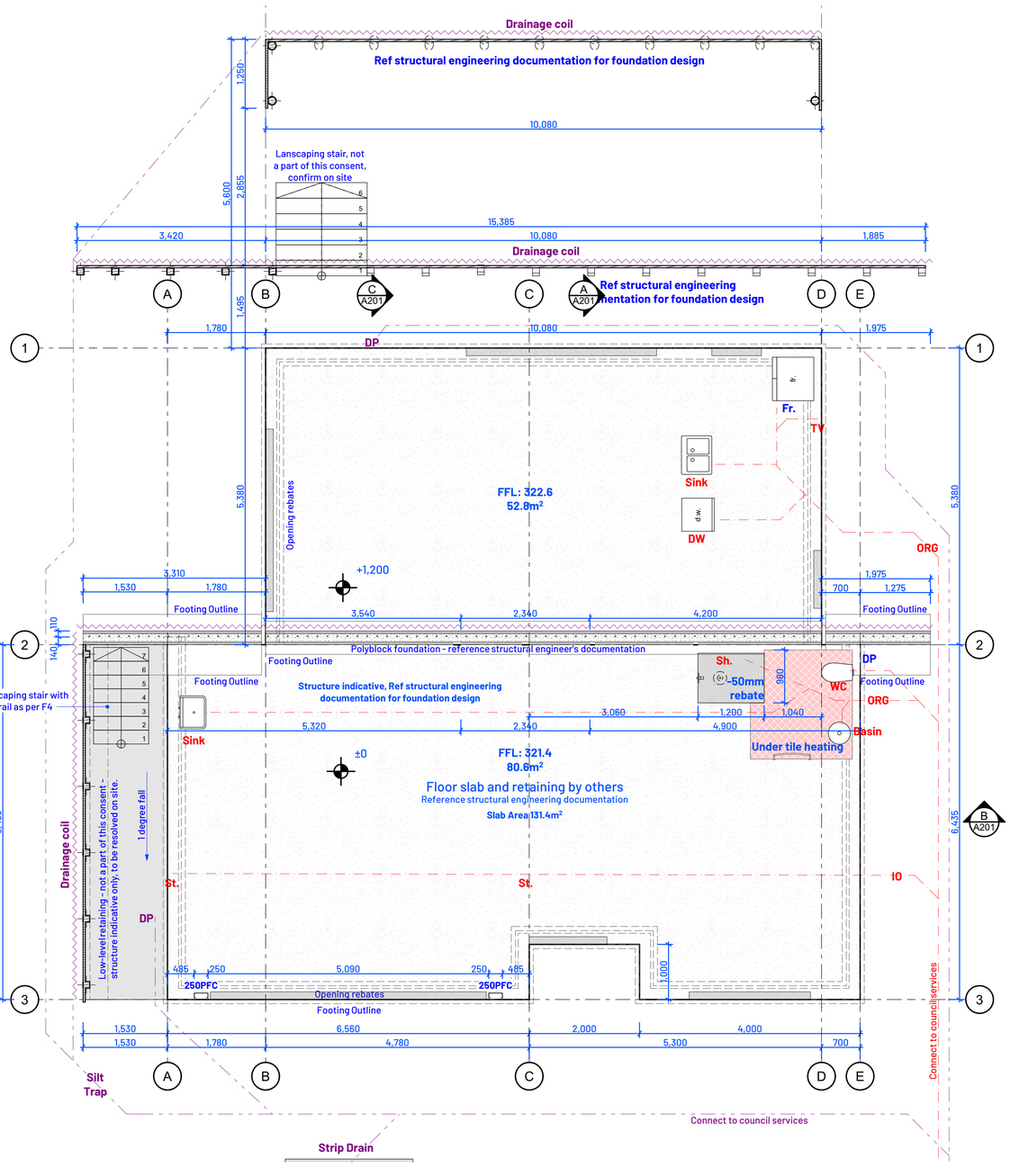
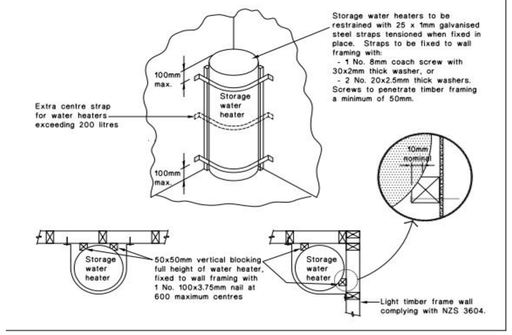
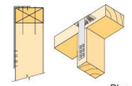


Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



Stud to top plate fixing

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

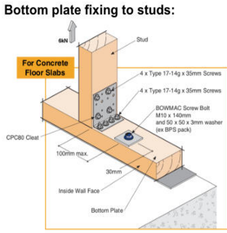


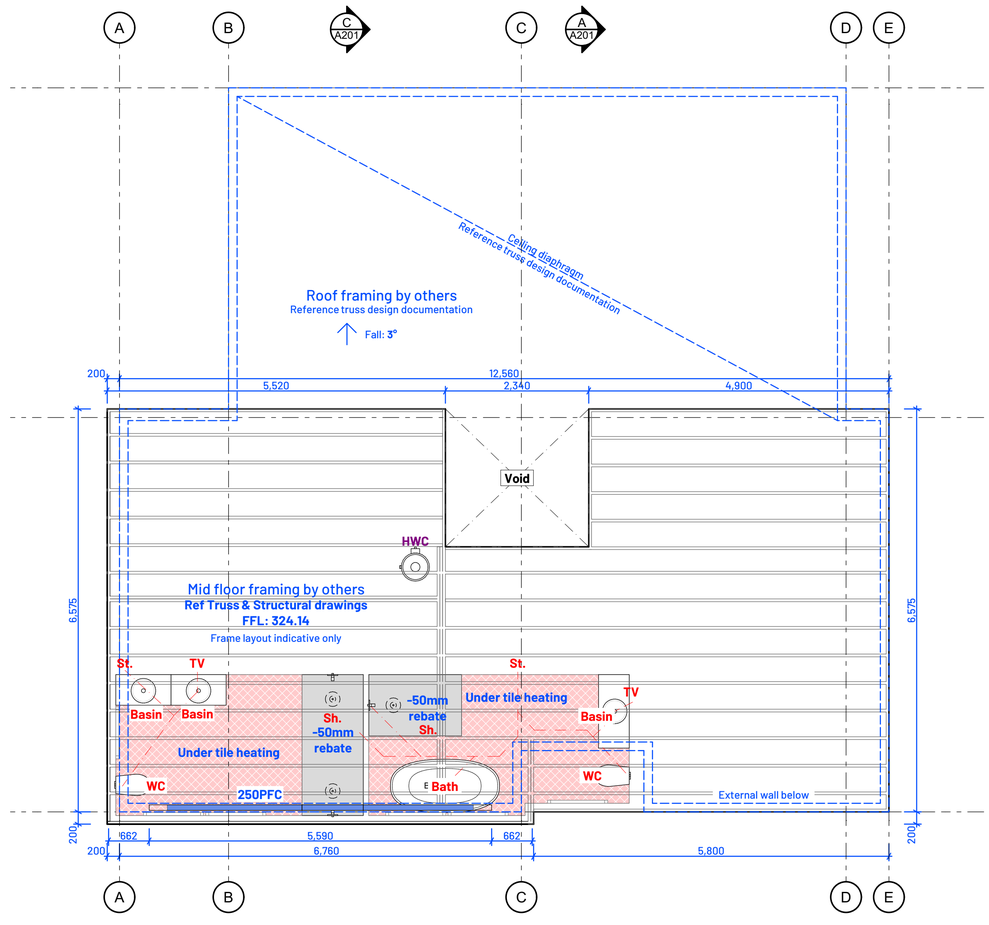
Plus
LUMBERLOK
Stud Strap
(one face only)

Purlin fixing

Purlin fixings to fixing **type T** NZS3604:2011 Table 10.10 of 1 / 10g self drilling screw, 80mm long or a alternative fixing capacity of 2.4kN

Bottom plate fixing to studs:





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TMS

Site: 57 Avalon Station Drive
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Wanaka
9305

Drawn Date:
Plot Date: 14/10/2026

Drawing Title:
Ground Floor Foundation & Mid-Floor Framing Plan

Project Name:
Pembroke House

Revision #:

Drawing #:
A105

1:50
Mid-floor Framing Plan
Ground Floor Foundation & Mid-Floor Framing Plan
2

ROOF PENETRATION DETAILS

Figure 53: NZBC E2 External moisture - EPDM flashing (boot or cone)

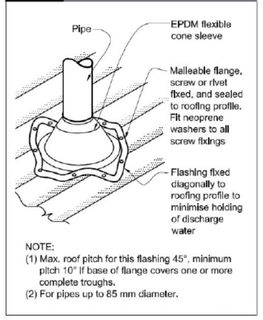
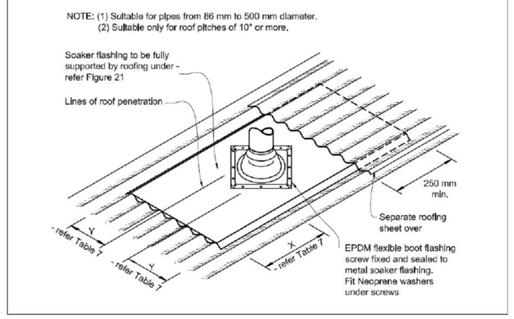


Figure 54: NZBC E2 External moisture - Soaker flashing for pipe penetrations



ROOF COVERING DETAILS

Materials

Roof Covering:	**T-Rib, or similar**
Colour:	Colorsteel: Flaxpod

DP Size

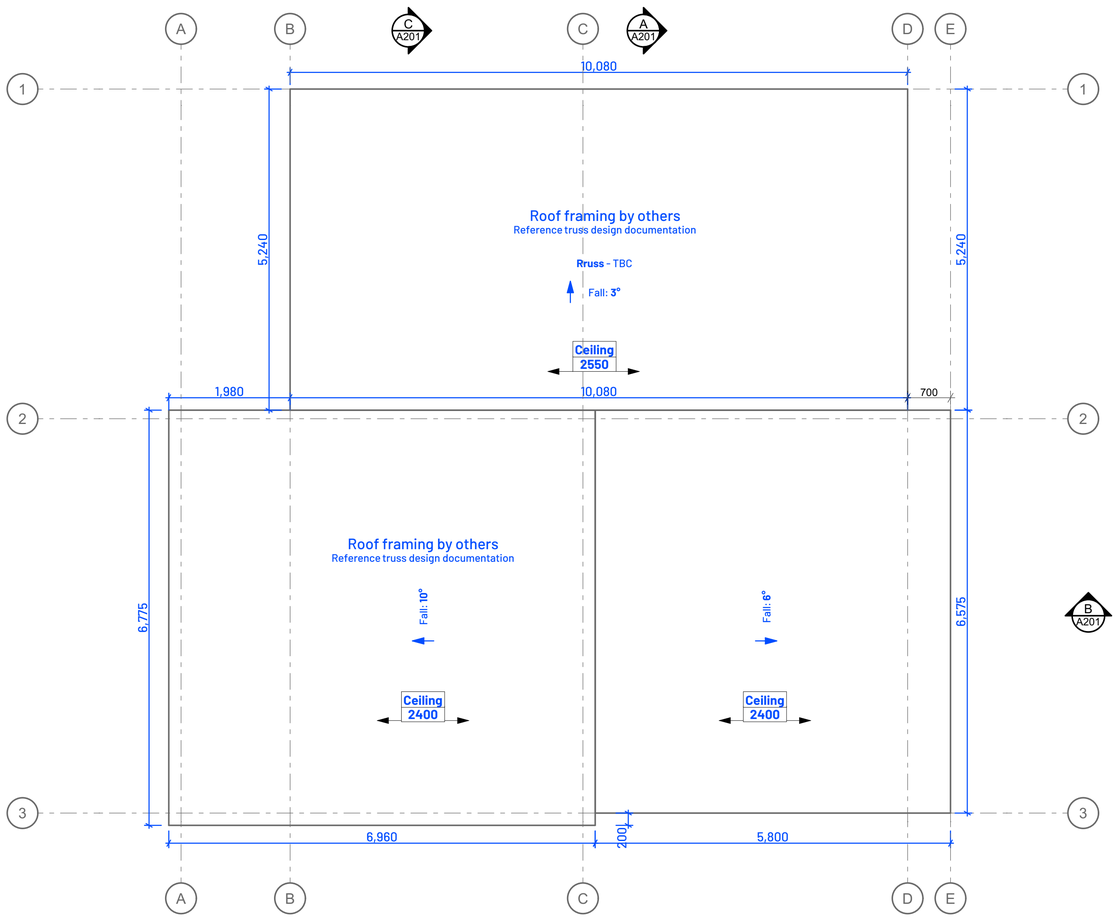
Largest catchment:	33.9m2

63mm diameter downpipes required
Colour: Colorsteel Flaxpod

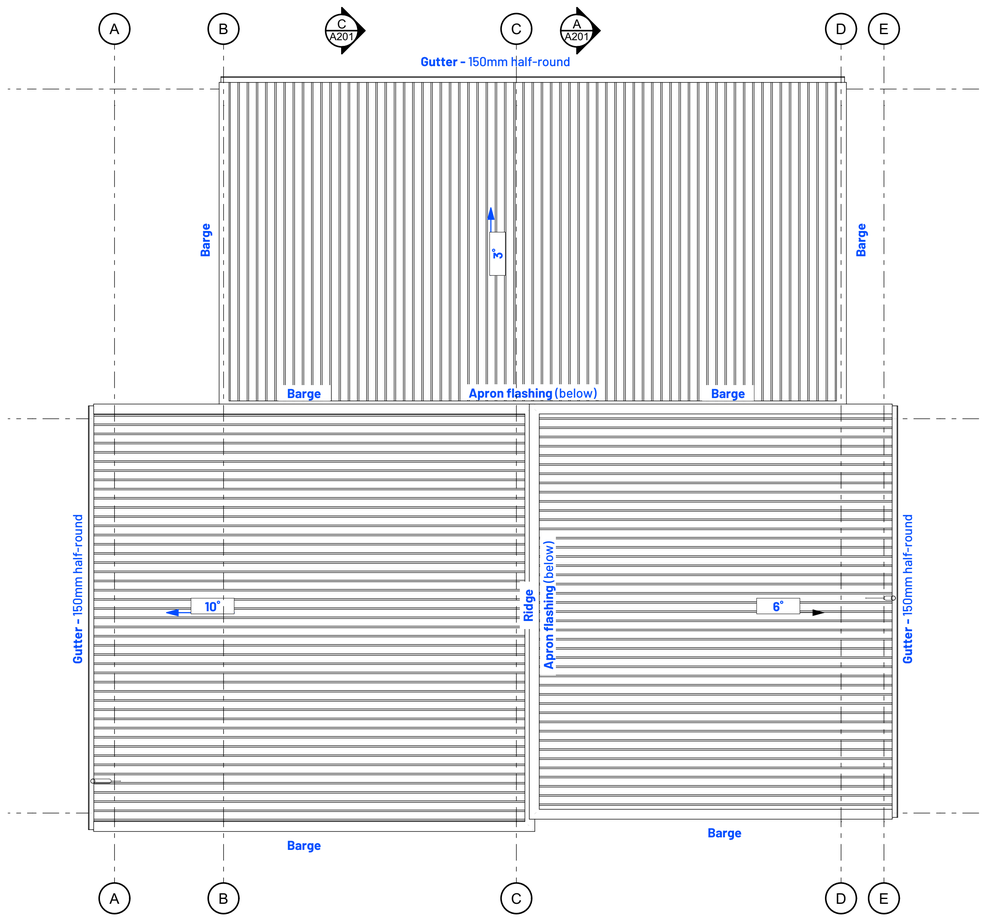
Gutter Size

Required:	4000mm2

150 Half Round Gutter (6600mm2)
Colour: Colorsteel Flaxpod



1:50 **Roof Framing Plan** 2
Roof Framing & Roof Plan



1:50 **Roof Plan** 1
Roof Framing & Roof Plan

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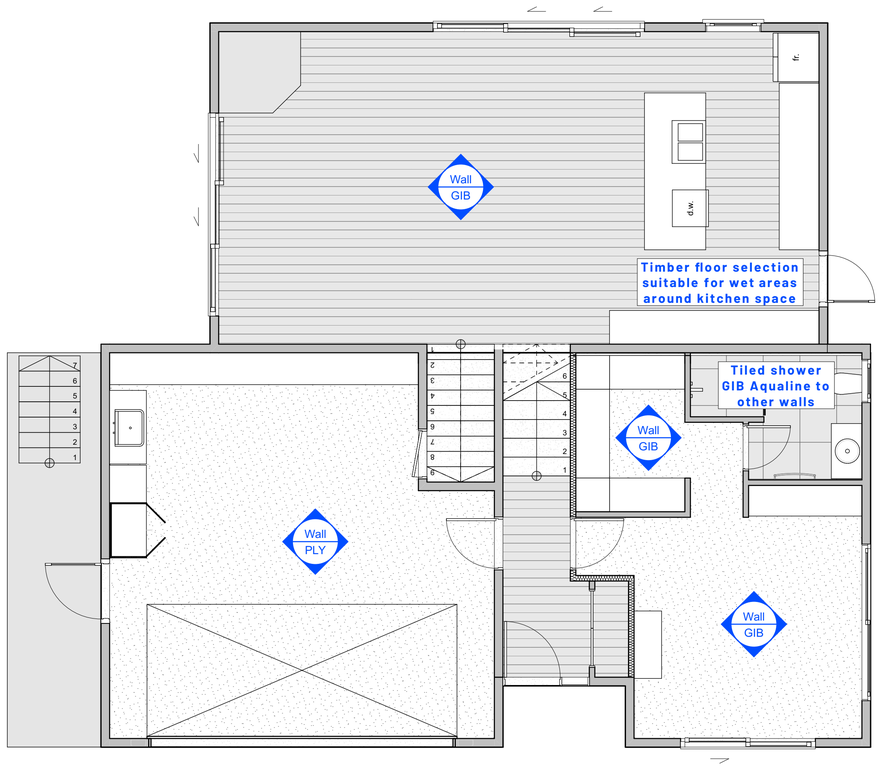
Drawn Date:
Plot Date: 14/10/2026

Drawing Title:
Roof Framing & Roof Plan

Project Name:
Pembroke House

Revision #:

Drawing #:
A106

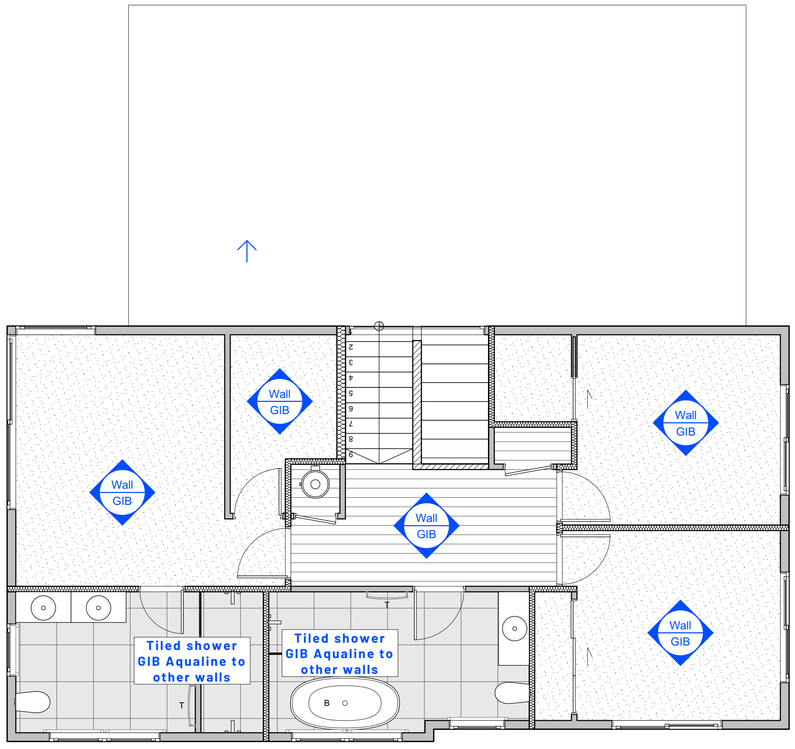


1:50

Ground Floor Wall Finishes

2

Finishes Plan



1:50

First Floor Finishes Plan

1

Finishes Plan

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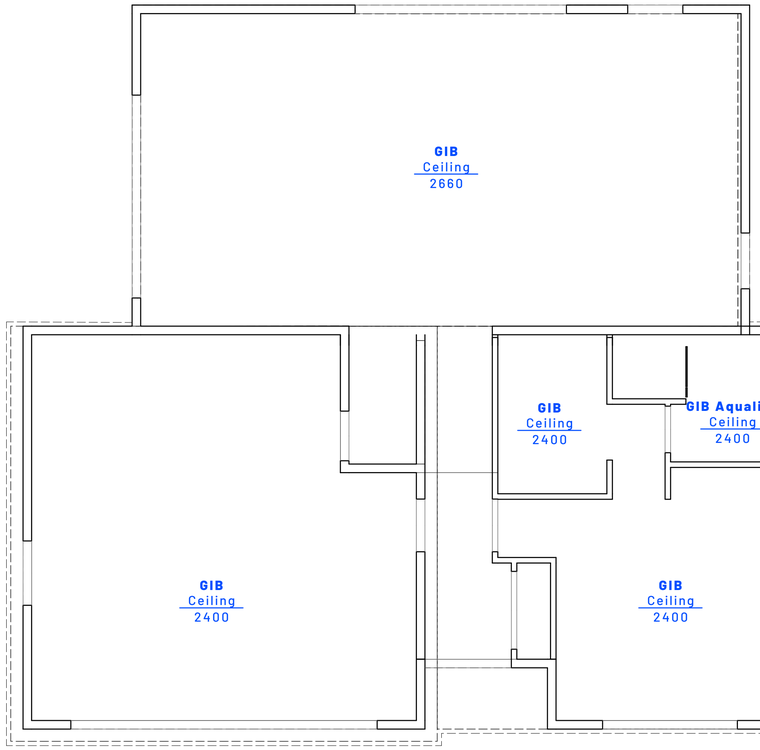
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Plot Date: 14/10/2026

Drawing Title:
Finishes Plan

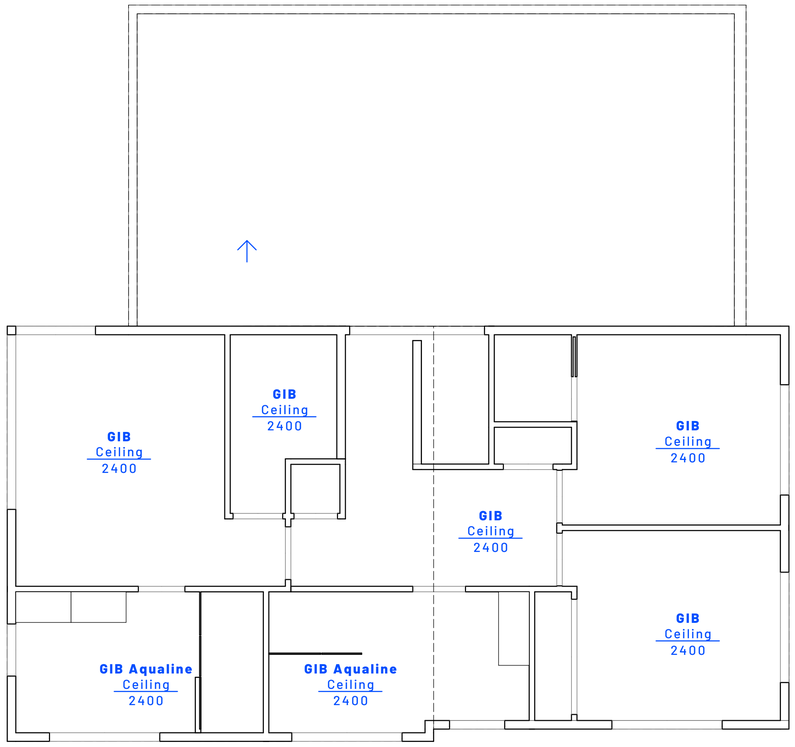
Project Name:
Pembroke House

Revision #:

Drawing #:
A107



1:50 **Ground Floor Reflected Ceiling Plan** 2
Reflected Ceiling Plan



1:50 **First Floor Reflected Ceiling Plan** 1
Reflected Ceiling Plan

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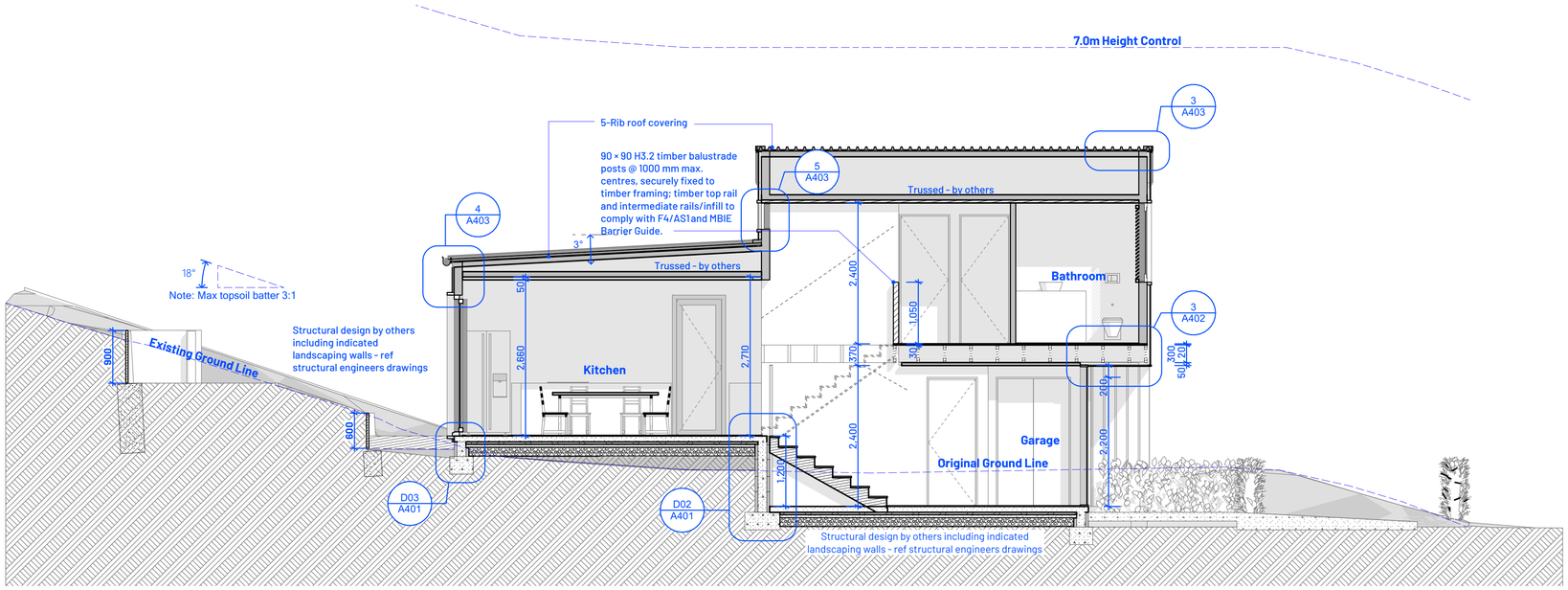
Drawn Date:
Plot Date: 14/10/2026

Drawing Title:
Reflected Ceiling Plan

Project Name:
Pembroke House

Revision #:

Drawing #:
A108

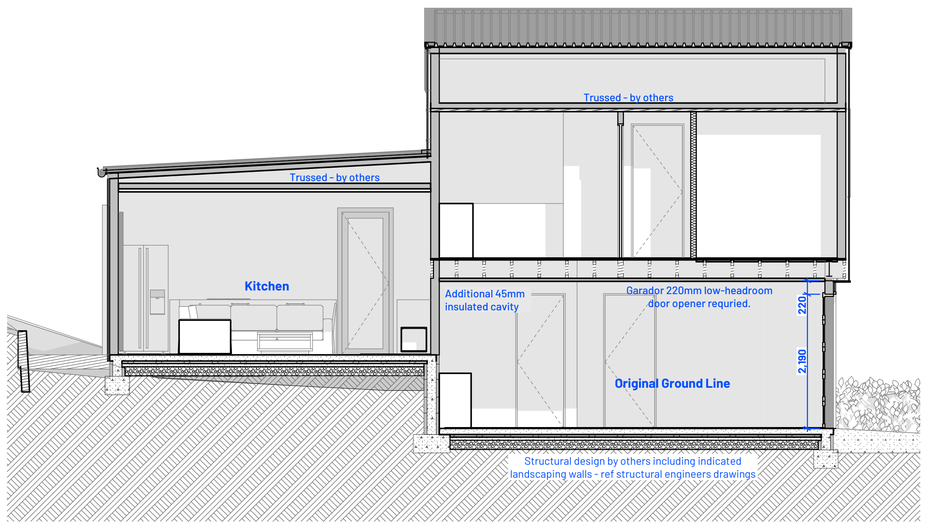


1:50

A Section A

Sections

A

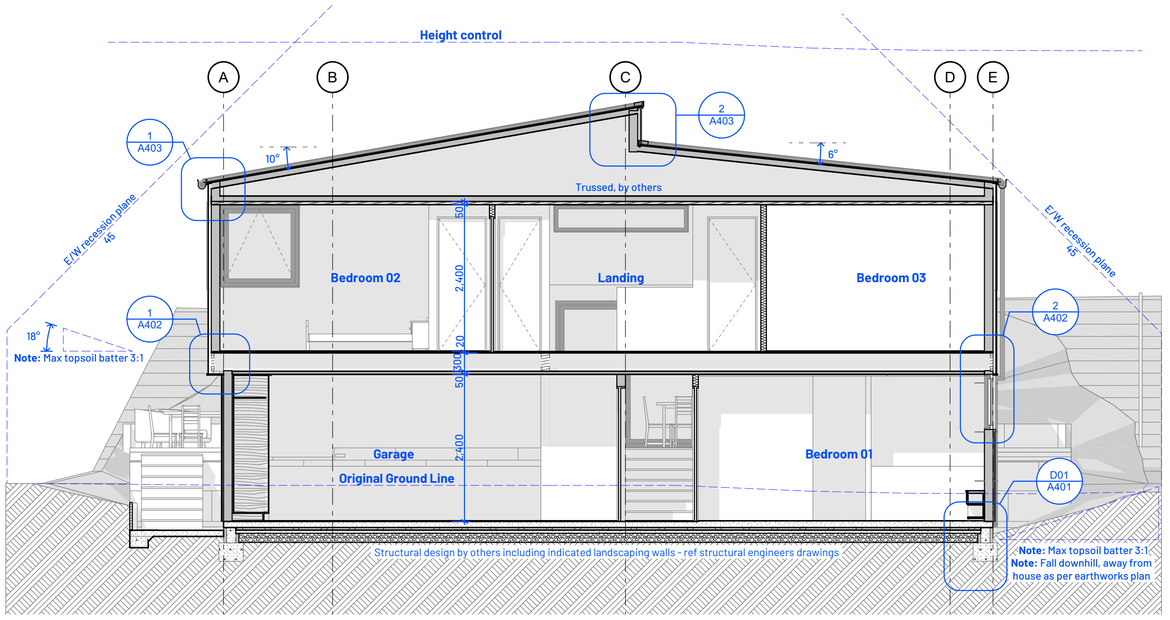


1:50

C Section C

Sections

C



1:50

B Section B

Sections

B

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Drawn Date:
Plot Date: 14/10/2026

Drawing Title:
Sections

Project Name:
Pembroke House

Revision #:

Drawing #:
A201



BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**9**

2 North Elevation 1:50



BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**9**

1 East Elevation 1:50
#

Exterior Materials

Wall cladding:	**Timberline Thermory Radiata Pine** Vertical Shiplap profile Inc. associated window profiles Colour: Drydens Driftwood wood oil (Factory & Site)
Wall cladding:	**James Hardie Stria** Inc. associated profiles **Colour: Slate, or similar**
Roof covering:	**MetalCraft T-Rib** - or similar trapezoidal profile - **Colour: Slate**, or similar

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Drawn Date:
Plot Date: 14/10/2026

Drawing Title:
Elevations

Project Name:
Pembroke House

Revision #:

Drawing #:
A301



1 South Elevation 1:50
#

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**9**



2 West Elevation 1:50
#

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**9**

Exterior Materials

Wall cladding:	**Timberline Thermory Radiata Pine** Vertical Shiplap profile Inc. associated window profiles Colour: Drydens Driftwood wood oil (Factory & Site)
Wall cladding:	**James Hardie Stria** Inc. associated profiles **Colour: Slate, or similar**
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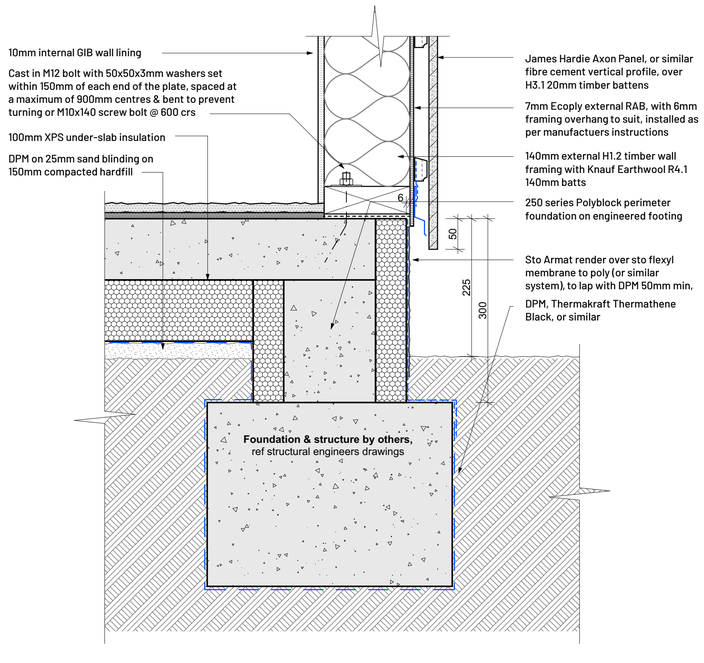
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Elevations

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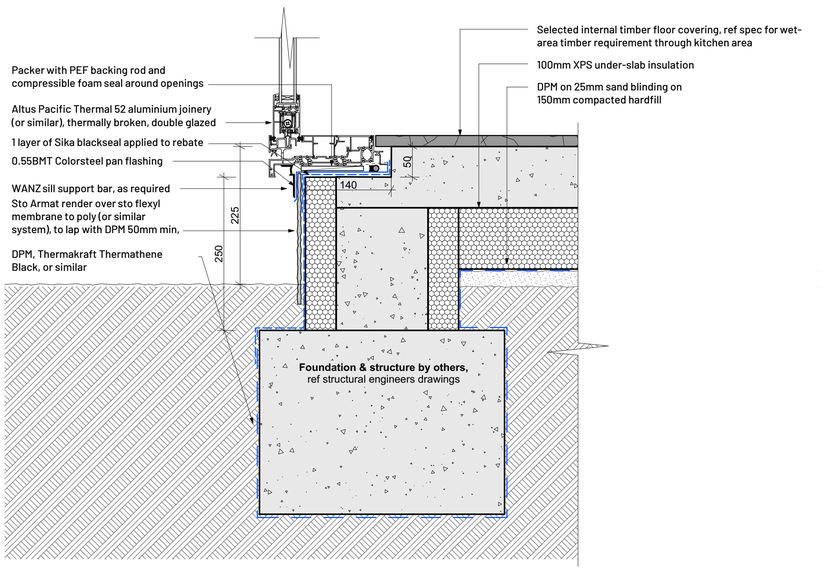
Revision #:

Drawing #:
A302



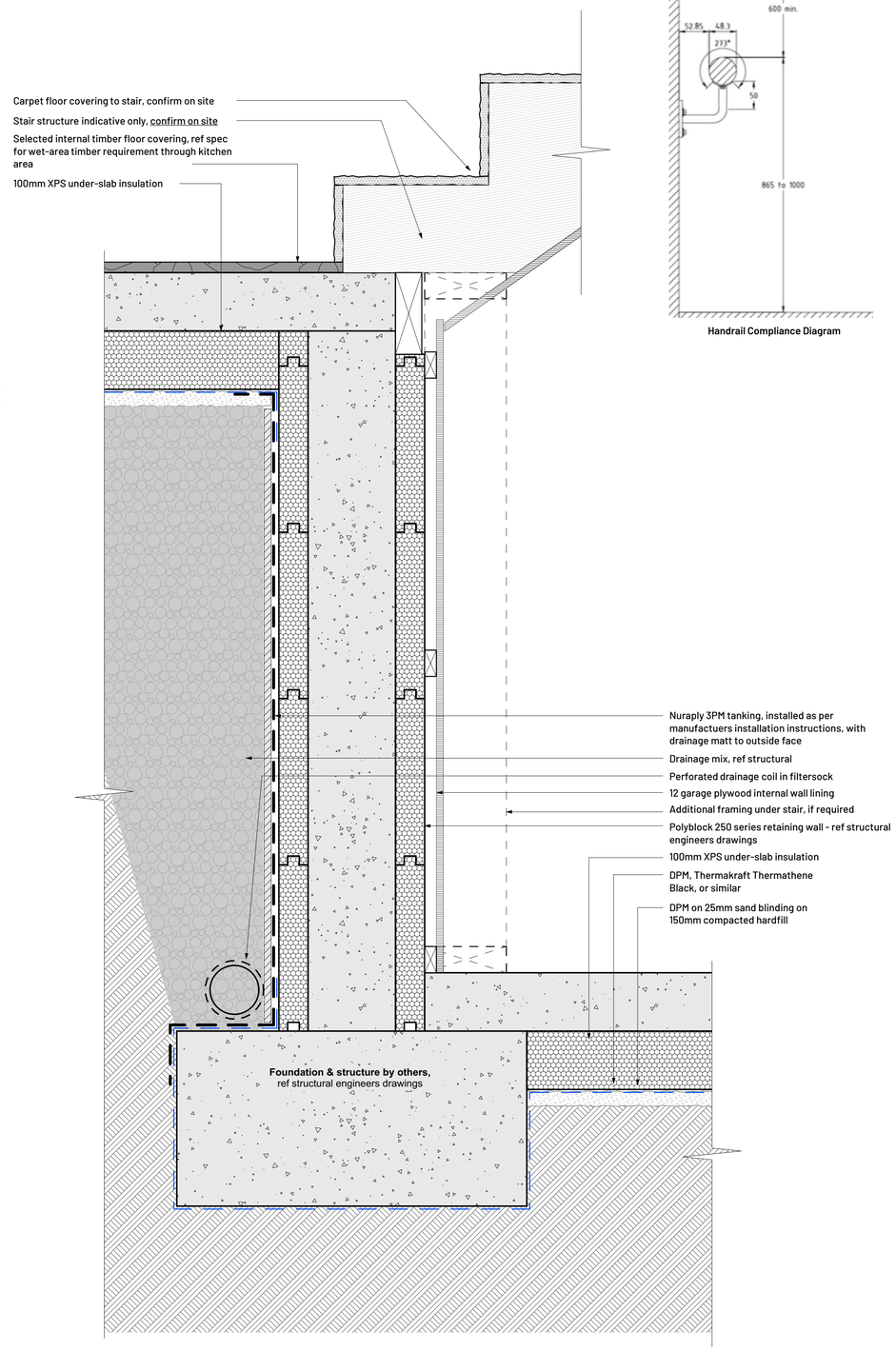
1:5 **Typical Base-of-wall Detail** D01

Details - Foundation



1:5 **Stacker Sill Detail** D03

Details - Foundation



1:5 **Typical Retaining Wall Detail** D02

Details - Foundation

Handrail Compliance Diagram

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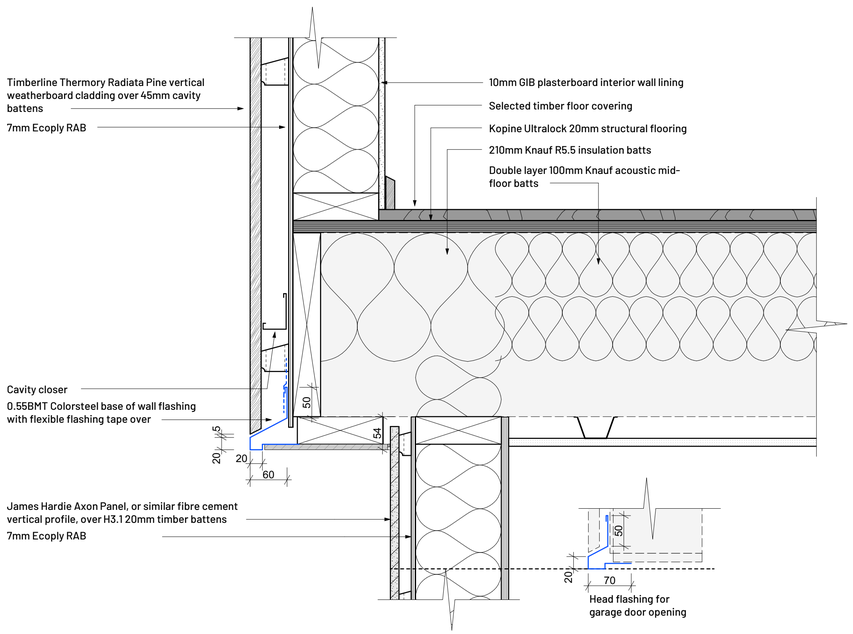
Drawn Date:
Plot Date: 14/10/2026

Drawing Title:
Details - Foundation

Project Name:
Pembroke House

Revision #:

Drawing #:
A401

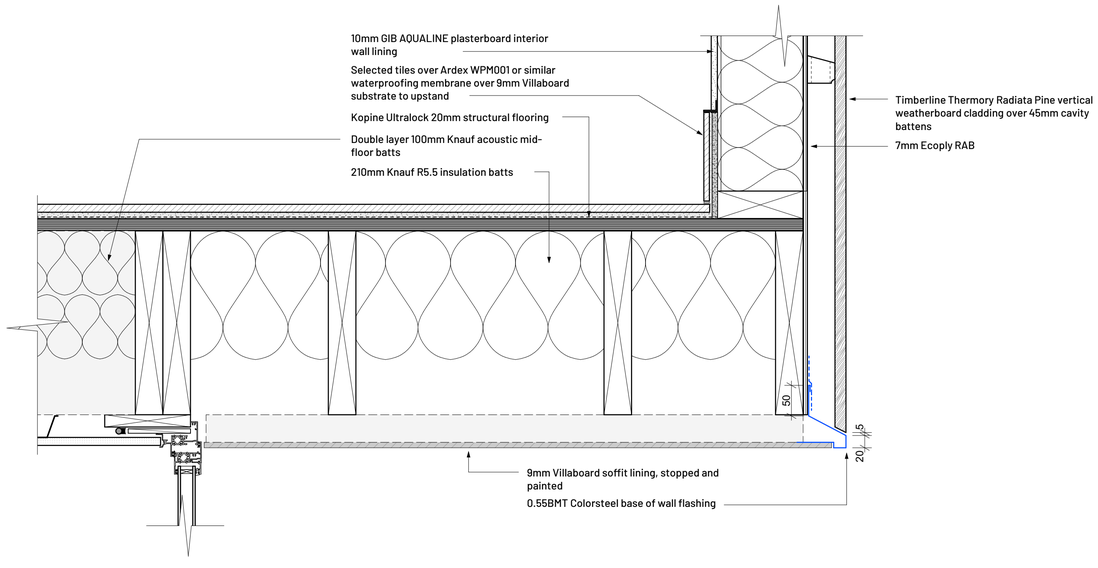


1:5

Typical Over-hang Detail

Details - Mid-Floor

1

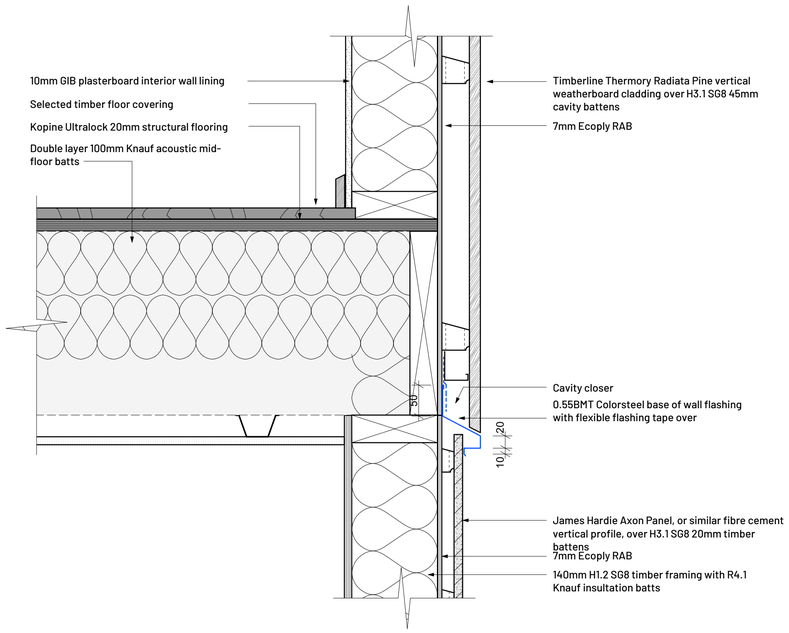


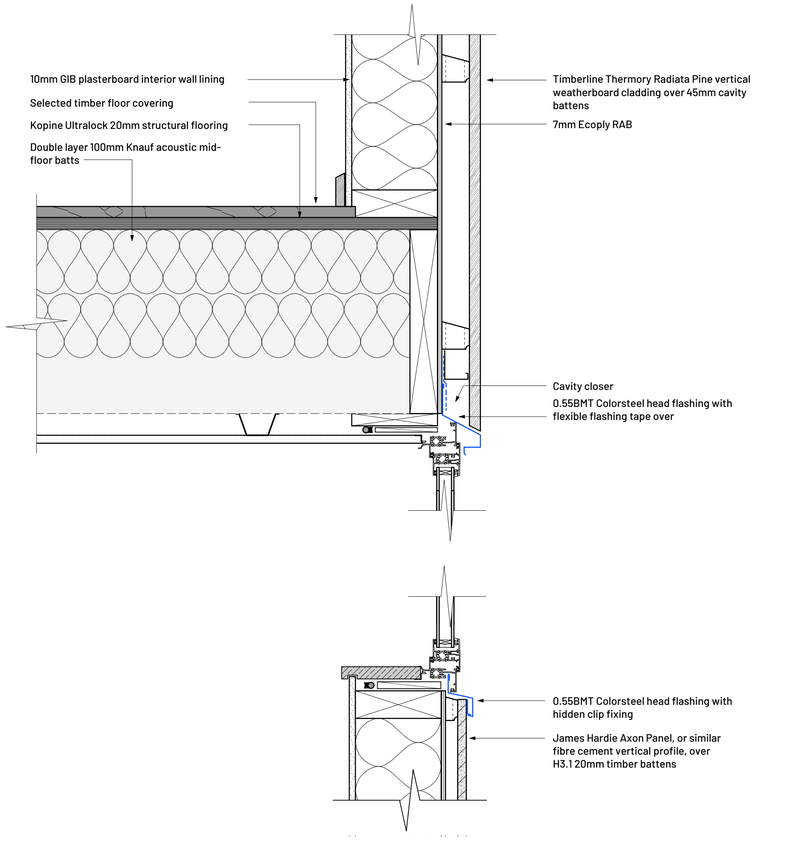
1:5

Entry Door Head Detail

Details - Mid-Floor

3





1:5

Typical Detail

Details - Mid-Floor

2

RevID	ChID	Change Name	Date

Design :

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Email: ...
Ph: ...

Client :

J. Palmer & K. Hamilton

Email: -
Ph: -

Stage:

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TMS

Site: **57 Avalon Station Drive**
Pembroke Terrace
Wanaka
9305

Drawn Date:
Plot Date: 14/10/2026

Drawing Title:

Details - Mid-Floor

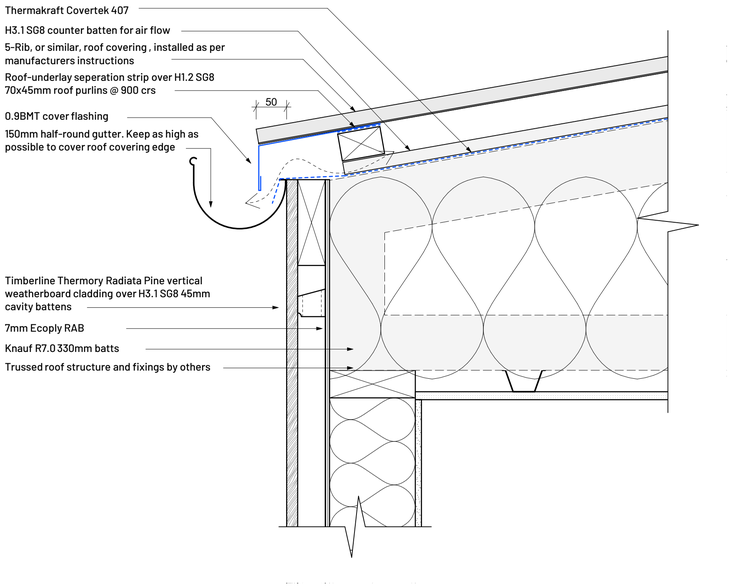
Project Name:

Pembroke House

Revision #:

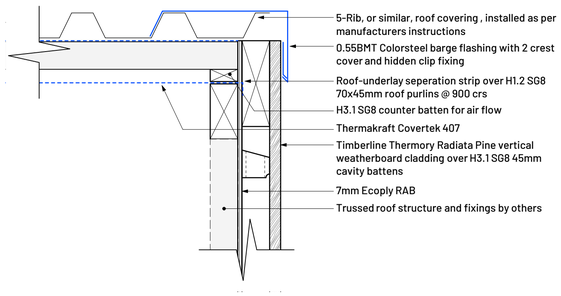
Drawing #:

A402



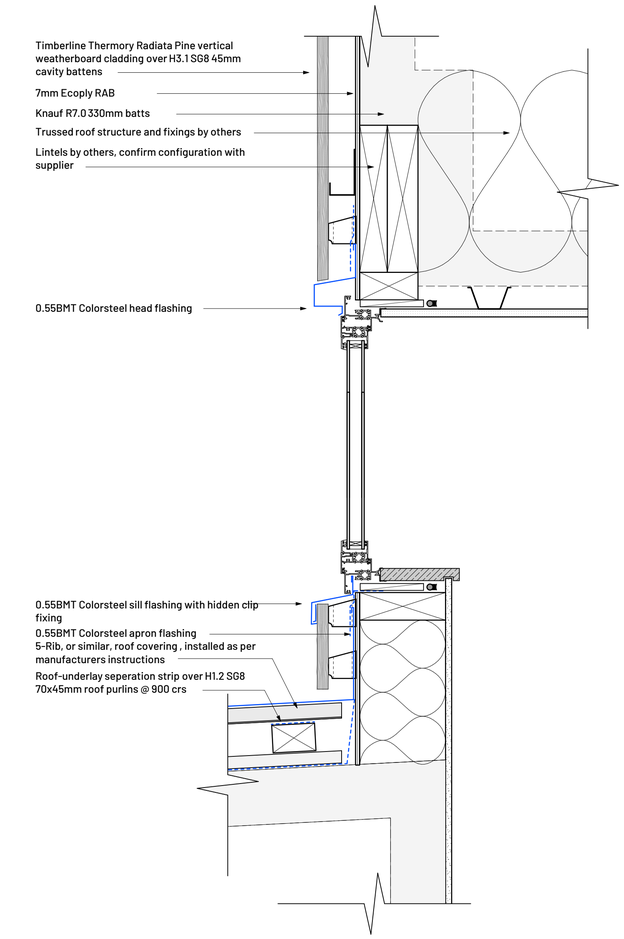
1:5 **Typical Gutter Detail** 1

Details - Roof



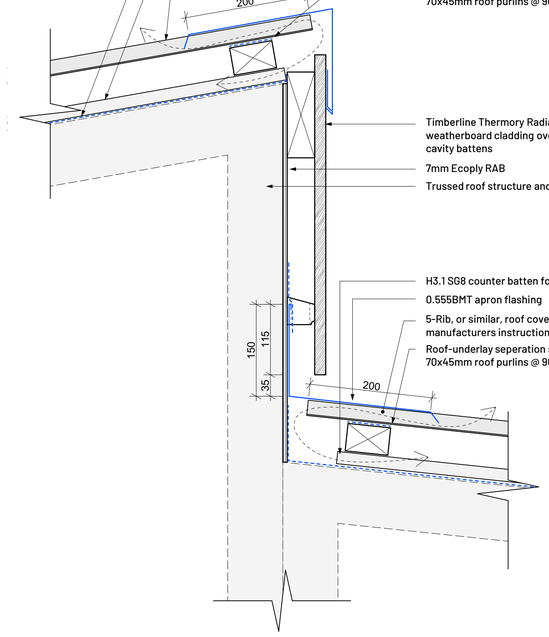
1:5 **Barge Detail** 3

Details - Roof



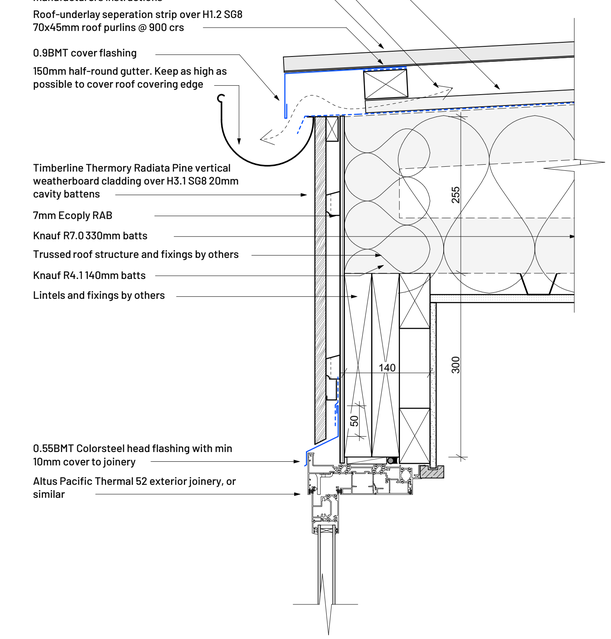
1:5 **Weatherboard Head/ Sill Detail** 5

Details - Roof



1:5 **Stepped Level Detail** 2

Details - Roof



1:5 **Gutter to Stacker Head Detail** 4

Details - Roof

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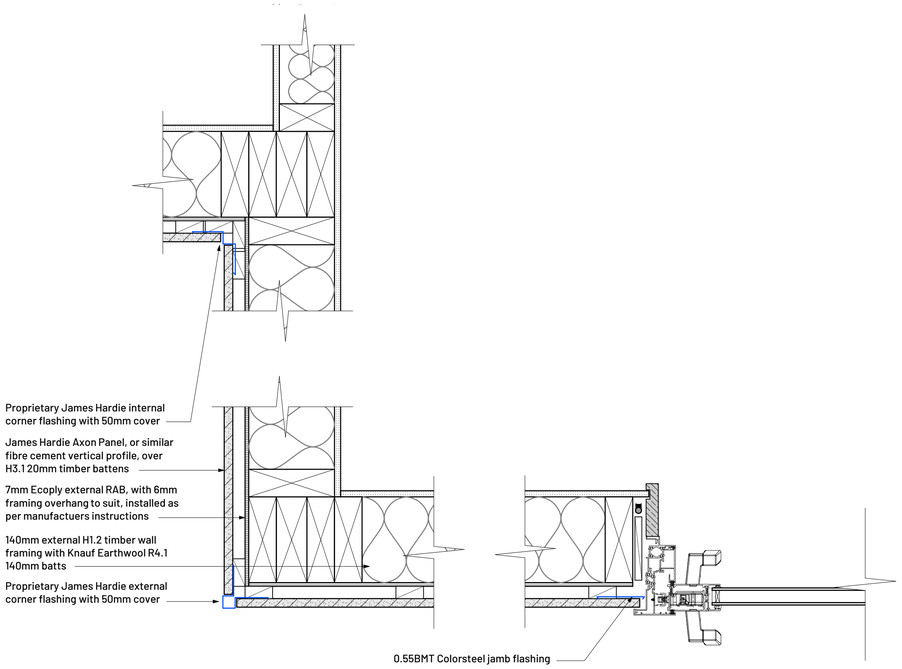
Drawn Date:
Plot Date: 14/10/2026

Drawing Title:
Details - Roof

Project Name:
Pembroke House

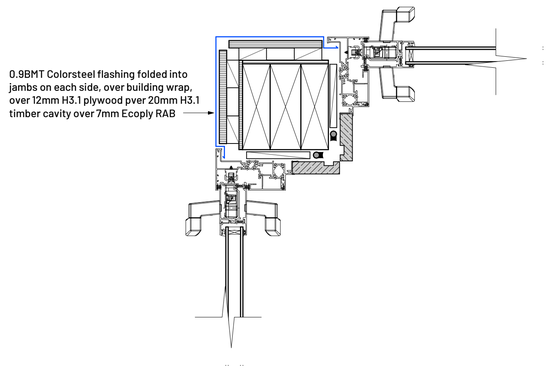
Revision #:

Drawing #:
A403



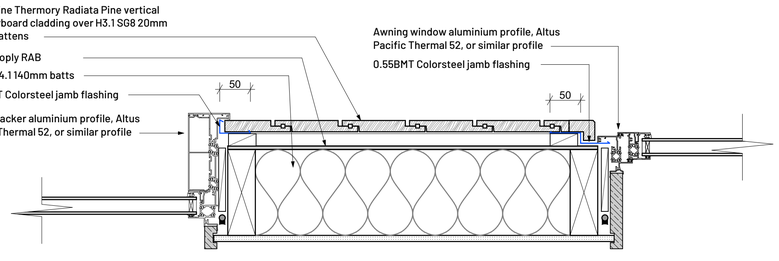
1:5 **JH Jamb/ External Corner/ Internal Corner** 1

Details - Plan



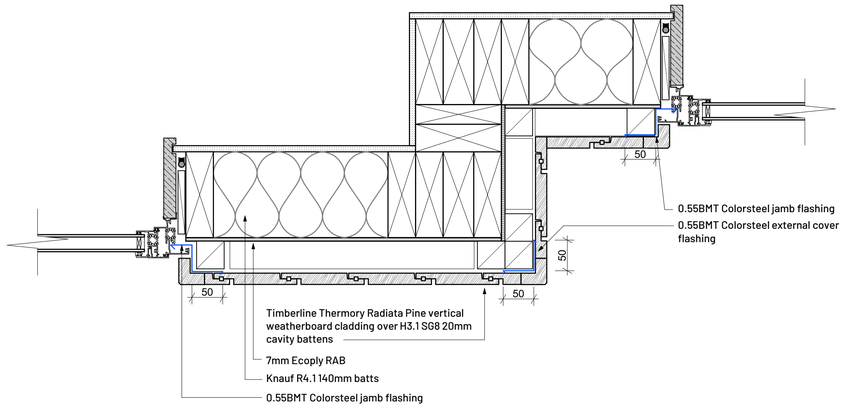
1:5 **Window to Window Detail** 4

Details - Plan



1:5 **Stacker to Weatherbaord Jamb Detail** 2

Details - Plan



1:5 **Weatherboard Corner Details** 3

Details - Plan

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J. Palmer & K. Hamilton

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Ph: -

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TMS

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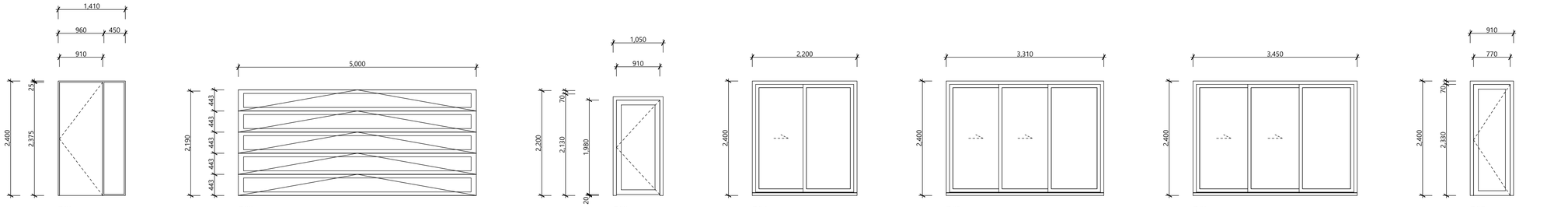
Drawn Date:
Plot Date: 14/10/2026

Drawing Title:
Details - Plan

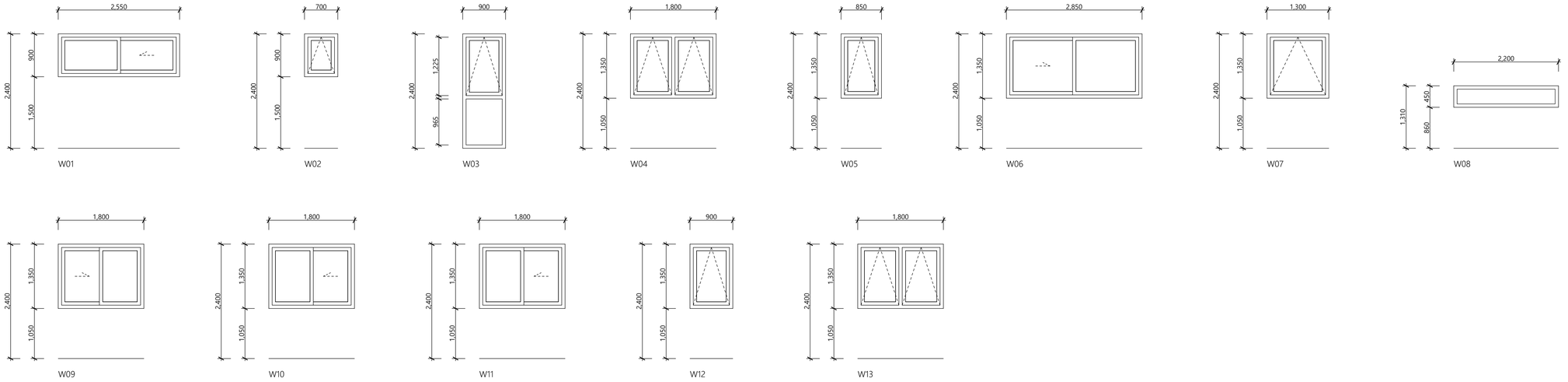
Project Name:
Pembroke House

Revision #:

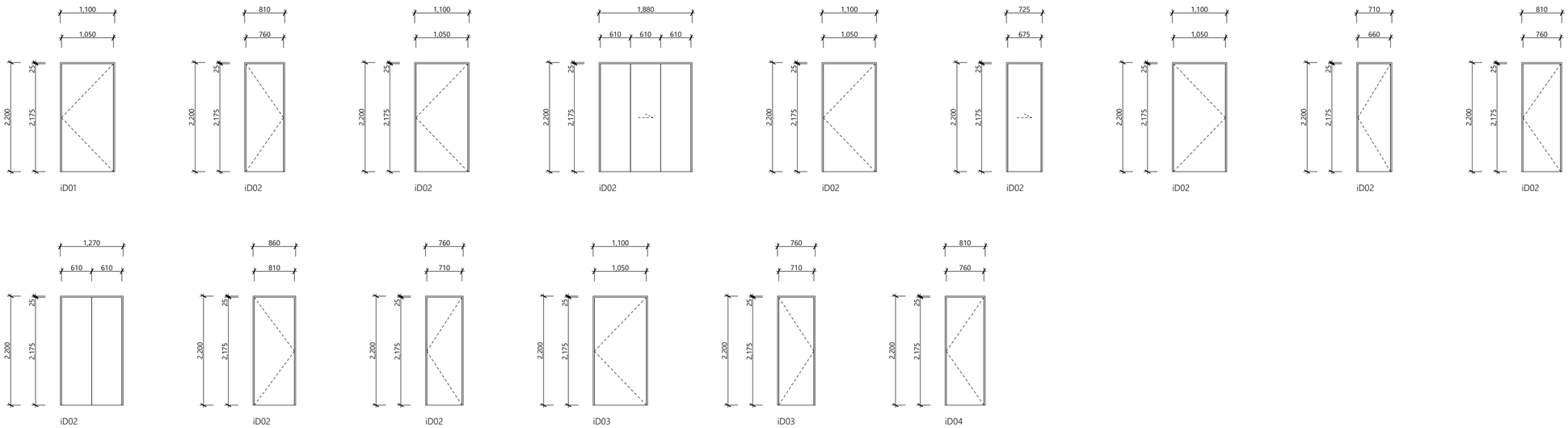
Drawing #:
A404



1 Exterior Door Schedule 1:50



2 Window Schedule 1:50



3 Interior Door Schedule 1:50

RevID	ChID	Change Name	Date

Design :
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Ph: …

Client :
J. Palmer & K. Hamilton

Email: -
Ph: -

Stage:
Design Approval DRAFT
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Site: **57 Avalon Station Drive**
Pembroke Terrace
Wanaka
9305

Drawn Date:
Plot Date: 14/10/2026

Drawing Title:
Door & Window Schedule

Project Name:
Pembroke House

Revision #:

Drawing #:
A501