FIGURE & GROUND

1 Jessies Crescent, Wanaka

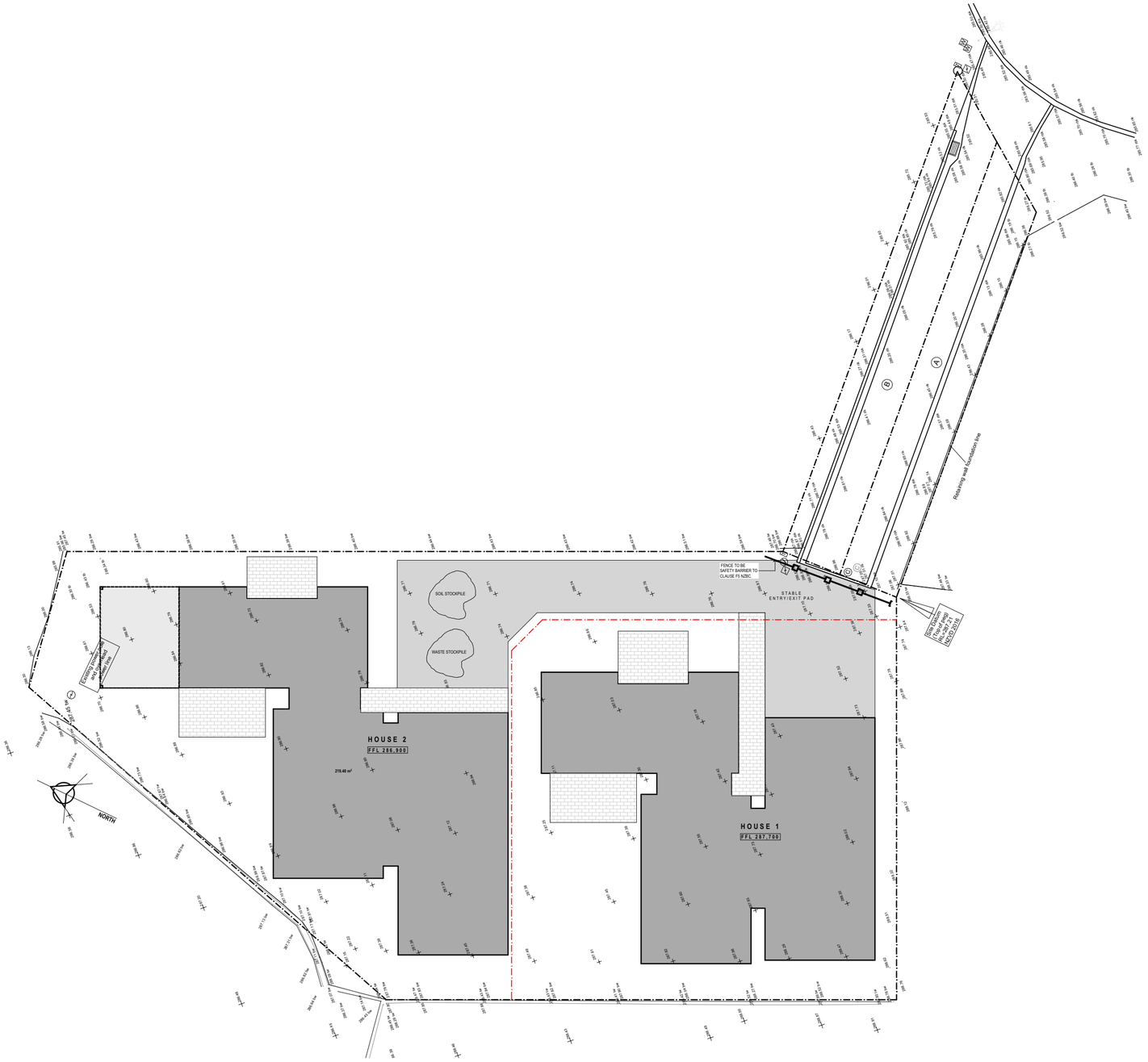
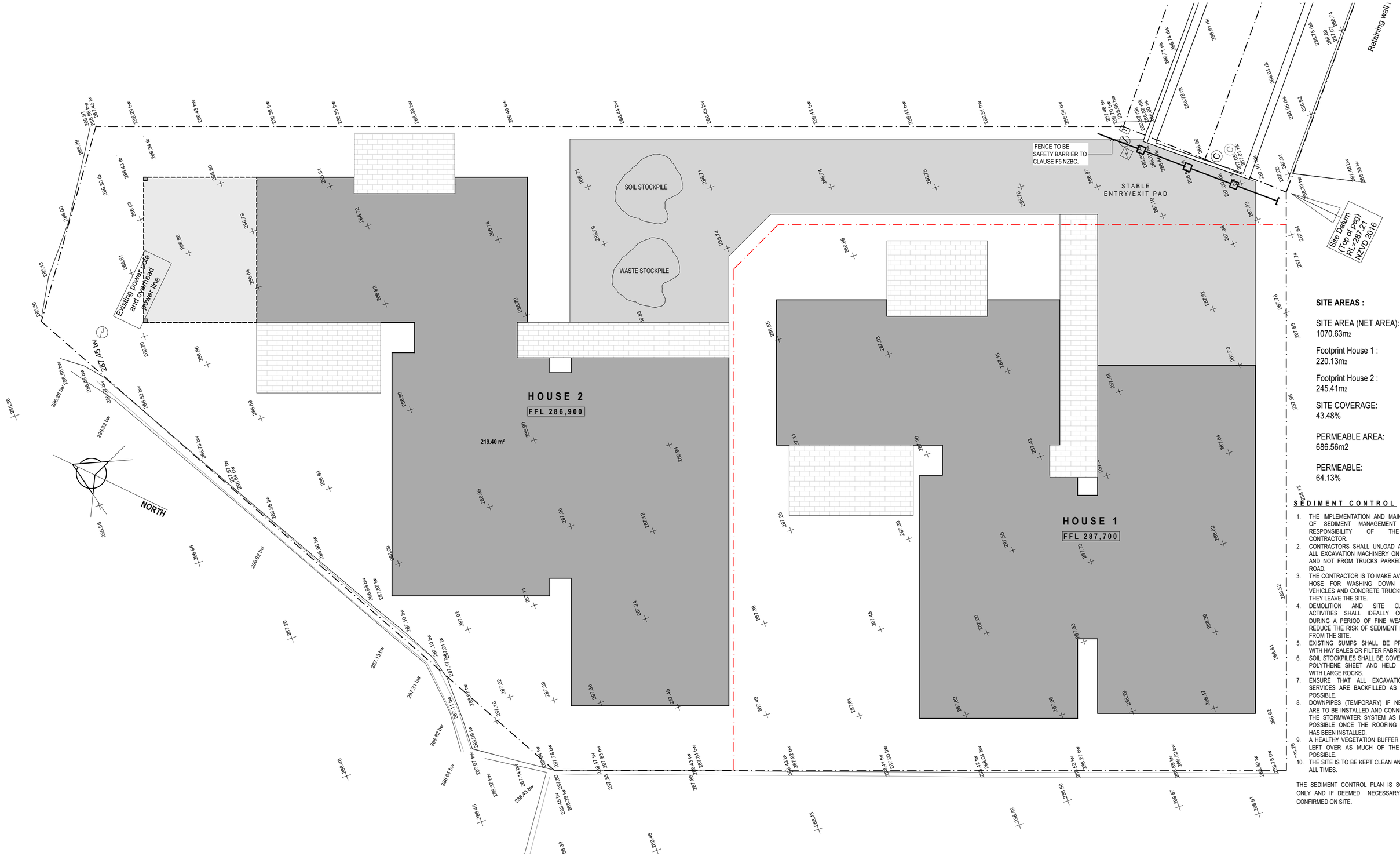


FIGURE & GROUND

LEVEL 1
4 WALKER STREET
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Project	Drawing Sheet	file	26.1233	Issue	Revision
2 x Residential Dwellings	**A2.2**	date	October 2026		K
Address	Drawing Name	scale	1:200 @ A2		
1 Jessies Crescent, Wanaka	Location Plan	drawn	SJC		



SITE AREAS :

SITE AREA (NET AREA):
1070.63m2

Footprint House 1 :
220.13m2

Footprint House 2 :
245.41m2

SITE COVERAGE:
43.48%

PERMEABLE AREA:
686.56m2

PERMEABLE:
64.13%

SEDIMENT CONTROL

1. THE IMPLEMENTATION AND MAINTENANCE OF SEDIMENT MANAGEMENT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR.
2. CONTRACTORS SHALL UNLOAD AND LOAD ALL EXCAVATION MACHINERY ON THE SITE AND NOT FROM TRUCKS PARKED ON THE ROAD.
3. THE CONTRACTOR IS TO MAKE AVAILABLE A HOSE FOR WASHING DOWN DELIVERY VEHICLES AND CONCRETE TRUCKS BEFORE THEY LEAVE THE SITE.
4. DEMOLITION AND SITE CLEARANCE ACTIVITIES SHALL IDEALLY COMMENCE DURING A PERIOD OF FINE WEATHER TO REDUCE THE RISK OF SEDIMENT ESCAPING FROM THE SITE.
5. EXISTING SUMPS SHALL BE PROTECTED WITH HAY BALES OR FILTER FABRIC.
6. SOIL STOCKPILES SHALL BE COVERED WITH POLYTHENE SHEET AND HELD IN PLACE WITH LARGE ROCKS.
7. ENSURE THAT ALL EXCAVATIONS FOR SERVICES ARE BACKFILLED AS SOON AS POSSIBLE.
8. DOWNPIPES (TEMPORARY) IF NECESSARY ARE TO BE INSTALLED AND CONNECTED TO THE STORMWATER SYSTEM AS EARLY AS POSSIBLE ONCE THE ROOFING MATERIAL HAS BEEN INSTALLED.
9. A HEALTHY VEGETATION BUFFER SHALL BE LEFT OVER AS MUCH OF THE SITE AS POSSIBLE.
10. THE SITE IS TO BE KEPT CLEAN AND TIDY AT ALL TIMES.

THE SEDIMENT CONTROL PLAN IS SCHEMATIC ONLY AND IF DEEMED NECESSARY WILL BE CONFIRMED ON SITE.

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Project	Drawing Sheet	file	26.1233	Issue	Revision
2 x Residential Dwellings	**A2.3**	date	October 2026		K
Address	Drawing Name	scale	1:100 @ A2		
1 Jessies Crescent, Wanaka	Site Plan	drawn	SJC		

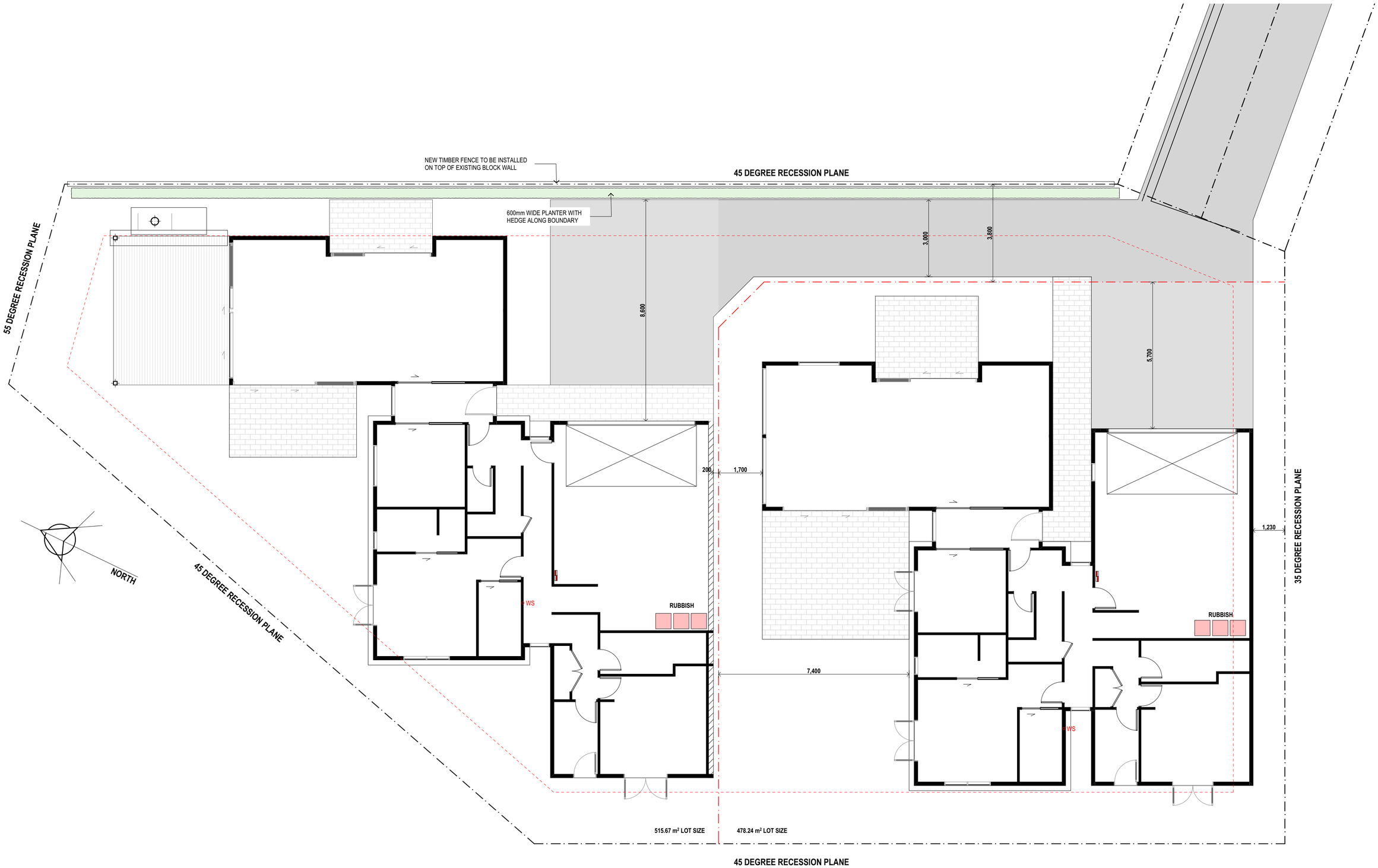


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Project	Drawing Sheet	file	26.1233	Issue	Revision
2 x Residential Dwellings	**A2.4**	date	October 2026		K
Address	Drawing Name	scale	1:100 @ A2		
1 Jessies Crescent, Wanaka	Site Landscaping Plan	drawn	SJC		

ALL DRAINAGE SHOWN AS INDICATIVE ONLY. DRAIN SIZES AND GRADIENTS ARE TO BE CONFIRMED AND FINALISED BY PLUMBER AND DRAINLAYER.

ALL DRAINAGE TO COMPLY WITH THE NZBC APPROVED DOCUMENTS:
AS/NZS3500 - WATER SUPPLY PIPES SIZED AS PER G12 TABLE 3 & 4

HOSE TAP POSITIONS TO BE CONFIRMED WITH CLIENT

L E G E N D

IJ	INSPECTION JUNCTION.
WS	100mm Ø WASTE STACK CONTINIOUS AS 50MM VENT
TV	TERMINAL VENT
DP.	80mm Ø DOWNPIPE
IP	SURFACE INSPECTION POINT
RE	RODDING EYE
GT	OVERFLOW RELIEF GULLY TRAP
	HOSE TAP COMPLETE WITH 20MM HOSE BIB VACUMM BREAKER
	STORMWATER PIPE (uPVC 100Ø @1:100)
	SANITARY SEWER PIPE (uPVC 100Ø @ 1:60)

FIXTURE	WASTE SIZE	GRAD.
TUB	50mm	1:40
SINK	50mm	1:40
VANITY	40mm	1:40
BATH	50mm	1:40
WC	100mm	1:60

ALL WASTE IN SLAB TO BE 65mm MIN. AT 1:40

INSTALL AIR ADMITTANCE VALVES WHERE EASILY ACCESSIBLE i.e. UNDER BENCH TO BASINS - INSTALL AAV IN ROOF AND SPACE PROVIDE ACCESS HATCH FOR MAINTAINANCE WHERE DIRECT ACCESS IS NOT POSSIBLE

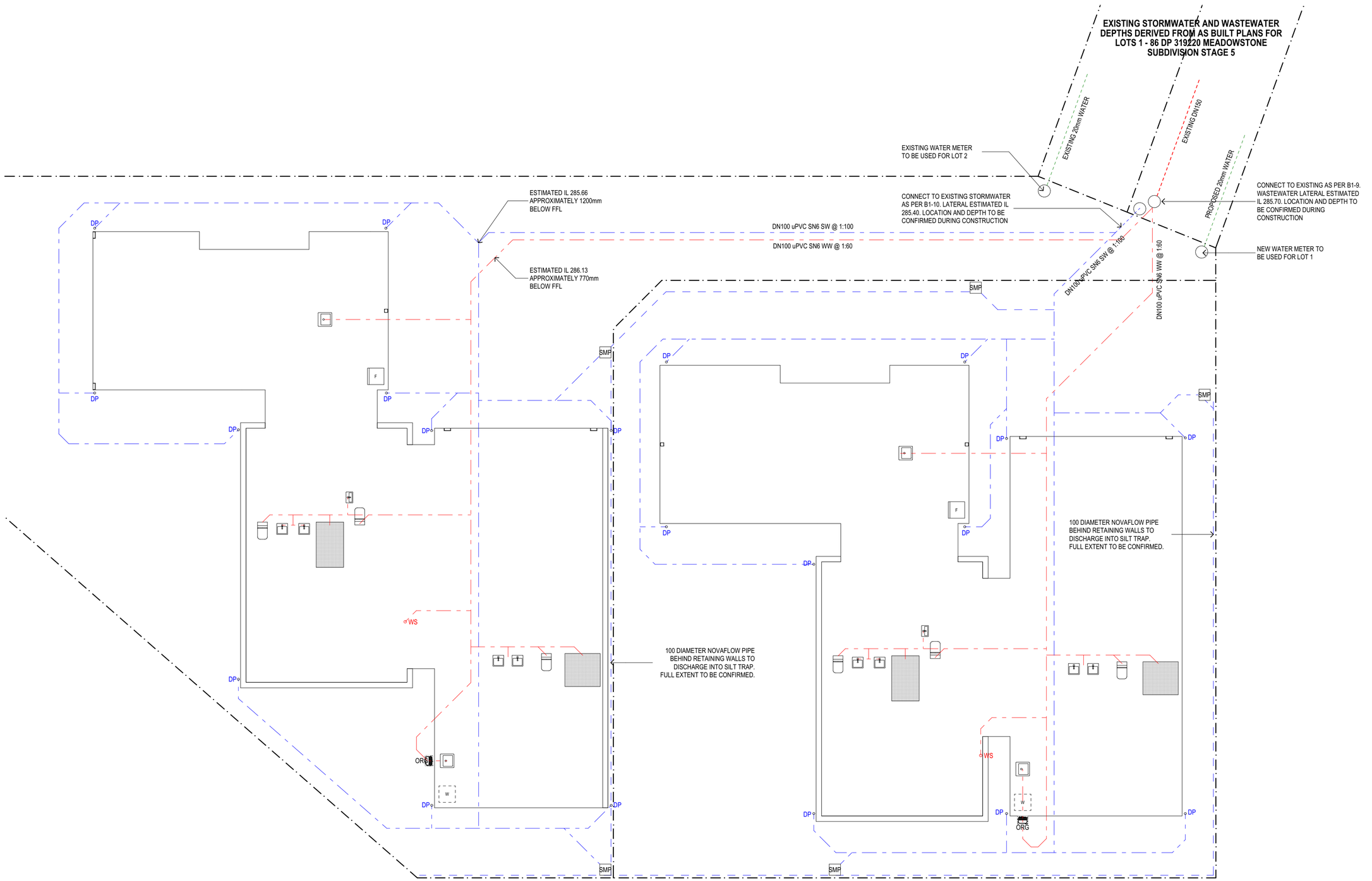


FIGURE & GROUND

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Project		Drawing Sheet		file	26.1233
2 x Residential Dwellings		**A2.5**		date	October 2026
Address		Drawing Name		scale	1:100, 1:20 @ A2
1 Jessies Crescent, Wanaka		Drainage Plan		drawn	SJC
				Issue	Revision
					K

GENERAL NOTES

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NZBC, NZS3604, OTHER RELEVANT NZ STANDARDS, LOCAL AUTHORITY BYLAWS AND MANUFACTURERS DETAILS AND INSTRUCTIONS.

ALL WORKMANSHIP AND MATERIALS SHALL BE OF THE HIGHEST QUALITY, CURRENT TRADE PRACTICE AND OF THE BEST DESCRIPTION.

REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR SLAB AND FOUNDATION CONSTRUCTION DETAILS AND NOTES.

BOTTOM PLATE FIXINGS SHALL BE PROPRIETARY PRYDA OR LUMBERLOK BOTTOM PLATE ANCHORS SET WITHIN 150mm OF EACH END OF THE PLATE, SPACED AT A MAX OF 900mm CRS AS PER NZS3604:2011 CLAUSE 7.5.12.2.

PROVIDE HYDRONIC UNDERFLOOR HEATING WITHIN THE ENTIRE GROUND FLOOR (EXCLUDING GARAGE).



FIGURE & GROUND

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Project	Drawing Sheet	file	26.1233	Issue	Revision
2 x Residential Dwellings	**A2.6**	date	October 2026		K
Address	Drawing Name	scale	1:100 @ A2		
1 Jessies Crescent, Wanaka	Foundation Set Out	drawn	SJC		

GENERAL NOTES

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NZBC, NZS3604, OTHER RELEVANT NZ STANDARDS, LOCAL AUTHORITY BYLAWS AND MANUFACTURERS DETAILS AND SPECIFIC INSTRUCTIONS.

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DOCUMENTATION.

SELECTED FINISHES TO PROPOSED SURFACES ON ANY ACCESS ROUTE TO COMPLY WITH NZBC D1/AS1 TABLE 2, ACCEPTABLE SLIP RESISTANCE FOR WALKING SURFACES. ALL FINISHES TO BE CONFIRMED WITH COMPLIANCE TO ABOVE STANDARDS. (ENTRY AND STAIR INCLUDED)

ALL TIMBER TO BE H1.2 TREATED AND SG8 GRADED UNLESS STATED OTHERWISE.

ELECTRICAL LIGHTING TO COMPLY WITH TABLE 1 OF G8/AS1 AND D1/AS1

LEGEND

EXTERNAL WALLS:
140x45 H1.2 SG8 STUDS @ 600 crs FOR CEDAR:
140x45 H1.2 SG8 STUDS @ 400 crs FOR STONE:

DWANGS @ 400 crs FOR STONE
DWANGS @ 800 crs FOR CEDAR

INTERNAL WALLS:
90x45 H1.2 SG8 STUDS @ 600 crs, DWANGS @ 800 crs.

D-- / W-- DOOR & WINDOW NUMBERS

EXTRACTION FAN POSITIONS, DUCTED TO EXTERIOR. EXACT LOCATION TO BE CONFIRMED ONSITE.
FAN FLOW RATES (NOT LESS THAN):
- BATHROOMS: 25 L/S
- RANGEHOODS: 50 L/S

SD SMOKE ALARM POSITIONS. TYPE 1 INTERCONNECTED, BATTERY POWERED SMOKE ALARMS TO COMPLY AND TO BE INSTALLED IN ACCORDANCE WITH NZBC F7 AND MANUFACTURERS INSTRUCTIONS.

WET AREA NOTES:

BATHROOM WALLS:
SELECTED TILES ON 13mm GIB AQUALINE.

BATHROOM CEILINGS:
SELECTED SEMI-GLOSS PAINT FINISH ON 13mm GIB AQUALINE

BATHROOM FLOOR:
SELECTED NON SLIP TILES OVER WATER PROOFING MEMBRANE INCLUDING SKIRTING. FINAL SELECTION AND SET OUT TBC ON SITE

SHOWER:
SELECTED TILES ON WATERPROOF MEMBRANE TO WALLS & BASE; WALLS UP TO 1.8M HEIGHT MINIMUM. SHOWER GLASS SCREEN - GRADE A SAFETY GLAZING TO COMPLY WITH NZS4223

TYPICAL INTERIOR STAIR NOTE (LOFT):
SERVICE STAIRWAY WITH TREADS @ 250mm GOING (220mm MIN) (20mm NOSING) AND 14x EQUAL RISERS @ 205mm, TOTAL RISE OF 2,870mm.
PROVIDE HANDRAIL ON ONE SIDE TO COMPLY WITH NZBC D1/AS1 6.0 TO A HEIGHT OF 0.9m ABOVE STAIR NOSING.
STAIR WINDERS TO COMPLY WITH NZBC D1/AS1 4.5

TYPICAL INTERIOR STAIR NOTE:
SECONDARY PRIVATE STAIRWAY WITH TREADS @ 250mm GOING (20mm NOSING) AND 14x EQUAL RISERS @ 194.3mm, TOTAL RISE OF 2,720mm.
PROVIDE HANDRAIL ON ONE SIDE TO COMPLY WITH NZBC D1/AS1 6.0 TO A HEIGHT OF 0.9m ABOVE STAIR NOSING.
STAIR WINDERS TO COMPLY WITH NZBC D1/AS1 4.5

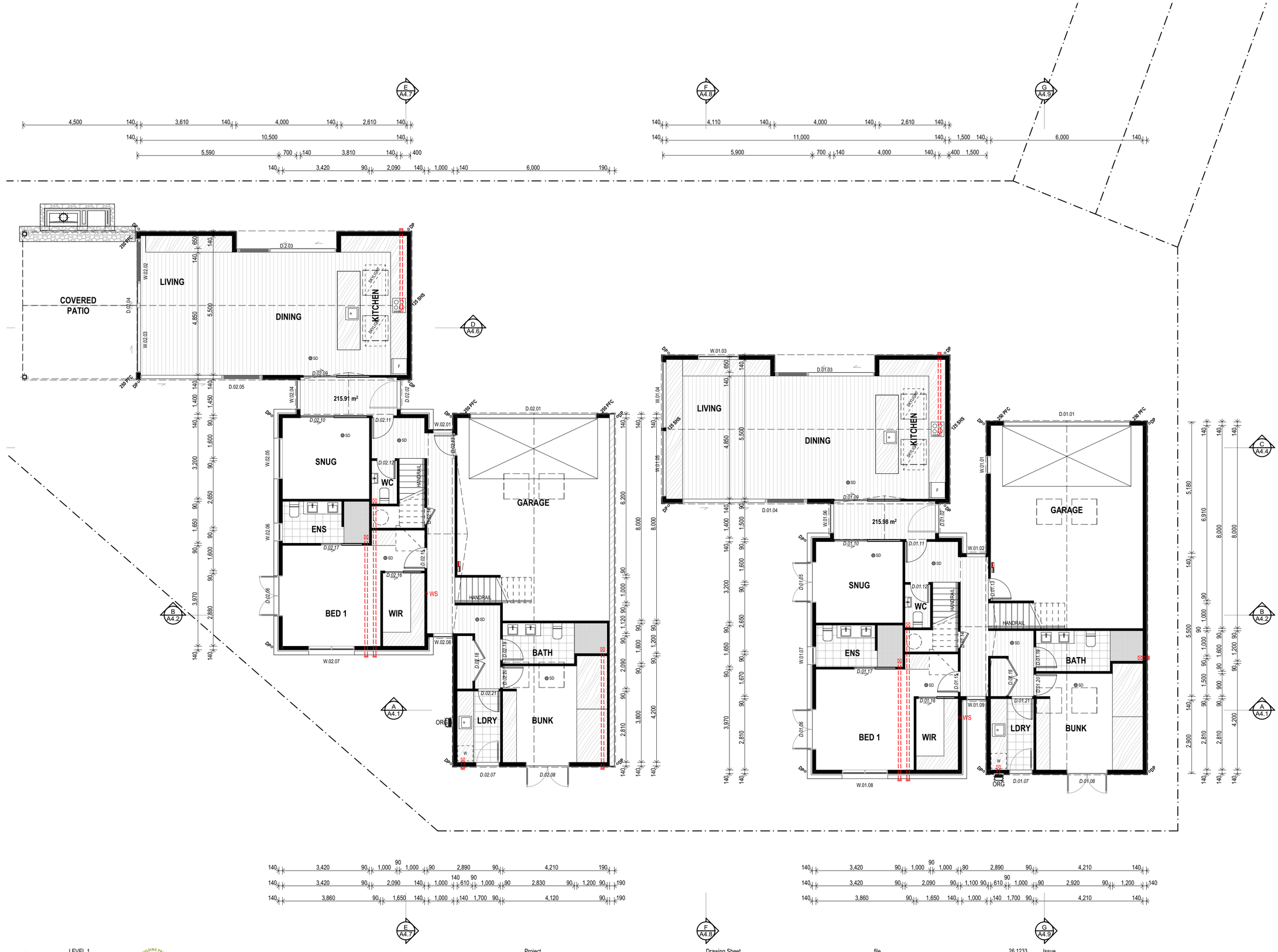


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Project	2 x Residential Dwellings
Address	1 Jessies Crescent, Wanaka
Drawing Sheet	A2.7
Drawing Name	Ground Floor Plan
file	26.1233
date	October 2026
scale	1:100 @ A2
drawn	SJC

Issue			Revision
A	CONCEPT ISSUE	9/02/2026	K

G E N E R A L N O T E S

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NZBC, NZS3604, OTHER RELEVANT NZ STANDARDS, LOCAL AUTHORITY BYLAWS AND MANUFACTURERS DETAILS AND SPECIFIC INSTRUCTIONS.

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DOCUMENTATION.

SELECTED FINISHES TO PROPOSED SURFACES ON ANY ACCESS ROUTE TO COMPLY WITH NZBC D1/AS1 TABLE 2, ACCEPTABLE SLIP RESISTANCE FOR WALKING SURFACES. ALL FINISHES TO BE CONFIRMED WITH COMPLIANCE TO ABOVE STANDARDS. (ENTRY AND STAIR INCLUDED)

ALL TIMBER TO BE H1.2 TREATED AND SG8 GRADED UNLESS STATED OTHERWISE.

ELECTRICAL LIGHTING TO COMPLY WITH TABLE 1 OF G8/AS1 AND D1/AS1

L E G E N D

EXTERNAL WALLS:
140x45 H1.2 SG8 STUDS @ 600 crs FOR CEDAR:
140x45 H1.2 SG8 STUDS @ 400 crs FOR STONE:

DWANGS @ 400 crs FOR STONE
DWANGS @ 800 crs FOR CEDAR

INTERNAL WALLS:
90x45 H1.2 SG8 STUDS @ 600 crs,
DWANGS @ 800 crs.

D-- / W-- DOOR & WINDOW NUMBERS

EXTRACTION FAN POSITIONS, DUCTED TO EXTERIOR. EXACT LOCATION TO BE CONFIRMED ONSITE.
FAN FLOW RATES (NOT LESS THAN):
- BATHROOMS: 25 L/S
- RANGEHOODS: 50 L/S

SD SMOKE ALARM POSITIONS. TYPE 1 INTERCONNECTED, BATTERY POWERED SMOKE ALARMS TO COMPLY AND TO BE INSTALLED IN ACCORDANCE WITH NZBC F7 AND MANUFACTURERS INSTRUCTIONS.

WET AREA NOTES:

BATHROOM WALLS:
SELECTED TILES ON 13mm GIB AQUALINE.

BATHROOM CEILINGS:
SELECTED SEMI-GLOSS PAINT FINISH ON 13mm GIB AQUALINE

BATHROOM FLOOR:
SELECTED NON SLIP TILES OVER WATER PROOFING MEMBRANE INCLUDING SKIRTING. FINAL SELECTION AND SET OUT TBC ON SITE

SHOWER:
SELECTED TILES ON WATERPROOF MEMBRANE TO WALLS & BASE; WALLS UP TO 1.8M HEIGHT MINIMUM. SHOWER GLASS SCREEN - GRADE A SAFETY GLAZING TO COMPLY WITH NZS4223

TYPICAL INTERIOR STAIR NOTE (LOFT):
SERVICE STAIRWAY WITH TREADS @ 250mm GOING (220mm MIN) (20mm NOSING) AND 14x EQUAL RISERS @ 205mm, TOTAL RISE OF 2,870mm.
PROVIDE HANDRAIL ON ONE SIDE TO COMPLY WITH NZBC D1/AS1 6.0 TO A HEIGHT OF 0.9m ABOVE STAIR NOSING.
STAIR WINDERS TO COMPLY WITH NZBC D1/AS1 4.5

TYPICAL INTERIOR STAIR NOTE:
SECONDARY PRIVATE STAIRWAY WITH TREADS @ 250mm GOING (20mm NOSING) AND 14x EQUAL RISERS @ 194.3mm, TOTAL RISE OF 2,720mm.
PROVIDE HANDRAIL ON ONE SIDE TO COMPLY WITH NZBC D1/AS1 6.0 TO A HEIGHT OF 0.9m ABOVE STAIR NOSING.
STAIR WINDERS TO COMPLY WITH NZBC D1/AS1 4.5



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Project	2 x Residential Dwellings
Address	1 Jessies Crescent, Wanaka
Drawing Sheet	A2.6
Drawing Name	First Floor Plan
file	26.1233
date	October 2026
scale	1:100 @ A2
drawn	SJC

Issue		
A	CONCEPT ISSUE	9/02/2026

Revision K

R O O F N O T E S

ALL ROOFING TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS AND IN ACCORDANCE WITH THE NZBC.

SEAL AROUND AND FLASH COMPLETE IN ALL RESPECTS TO ALL PENETRATIONS. ALLOW TO COORDINATE WITH OTHER TRADES.

REFER TO TRUSS DESIGNERS PLANS FOR TRUSS CONSTRUCTION INFORMATION AND LAYOUT.

ALL PURLINS ARE TO BE FIXED FOR UPLIFT IN ACCORDANCE WITH NZS3604:2011 TABLE 10.10
THIS PROJECT:
5.5kN CONNECTION - 1/14g SELF DRILLING TYPE 17 SCREW 100mm LONG OR 5.5kN ALTERNATIVE.

PURLIN CENTRES AT:
ROOFING: 900mm CRS (600mm TOP AND BOTTOM OF ROOFING IRON)

L E G E N D

DP	80mmØ COLORSTEEL DOWNPIPE.
SP	SPREADER AS PER NZBC E2/AS1
TV	TERMINAL VENT AS PER AS/NZS3500 - THROUGH ROOF WITH DEKTITE OR SIMILAR BOOT FLASHING

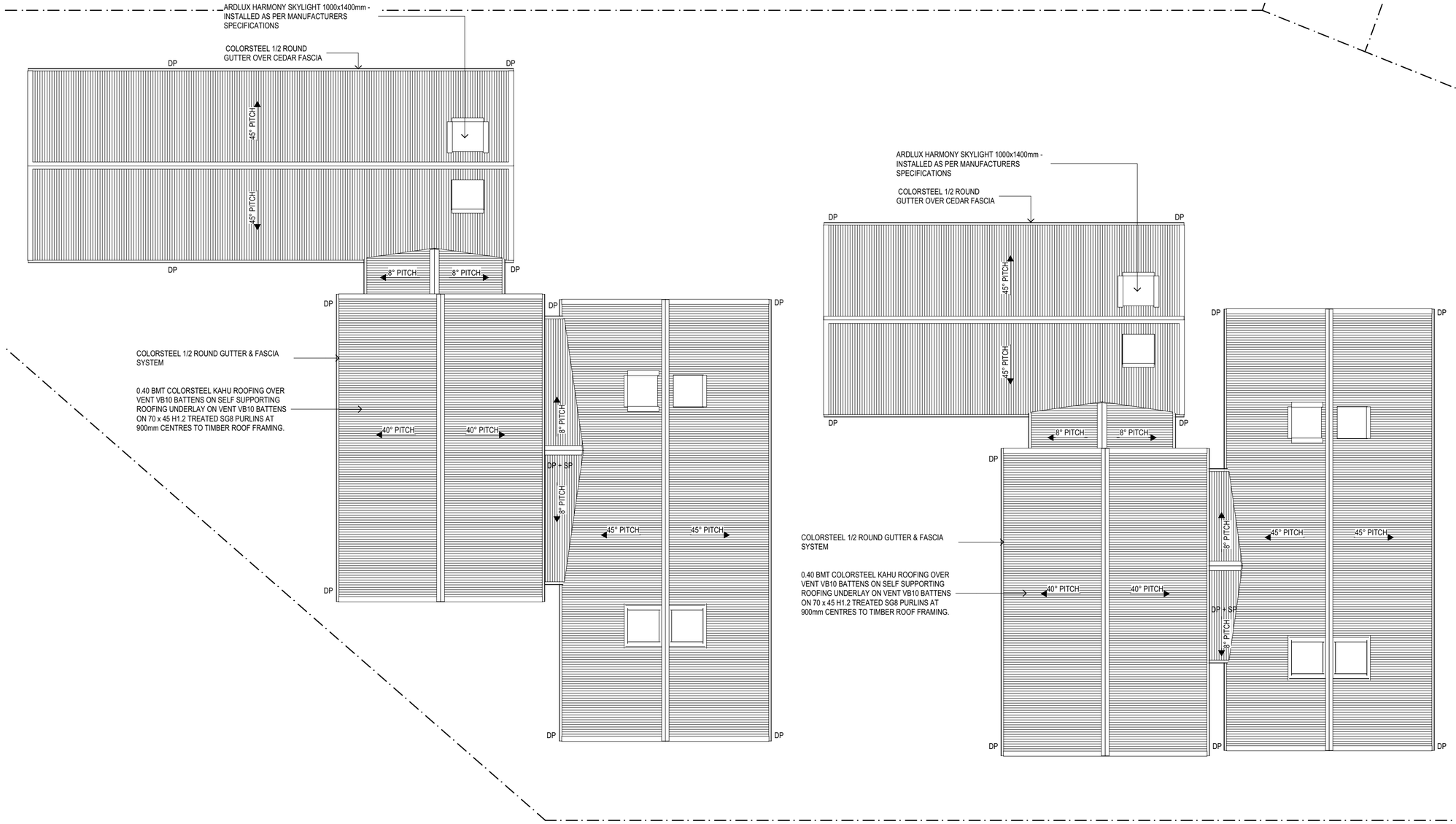


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Project	Drawing Sheet	file	26.1233	Issue	Revision
2 x Residential Dwellings	**A2.9**	date	October 2026		K
Address	Drawing Name	scale	1:100 @ A2		
1 Jessies Crescent, Wanaka	Roof Plan	drawn	SJC		

M I D F L O O R N O T E S

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NZBC, NZS3604, OTHER RELEVANT NZ STANDARDS, LOCAL AUTHORITY BYLAWS AND MANUFACTURERS DETAILS AND INSTRUCTIONS.

REFER TO STRUCTUAL ENGINEERS DRAWINGS FOR FURTHER CONSTRUCTION DETAILS AND NOTES.

ALL PLUMBING AS PER AS/NZS3500 BY QUALIFIED INSTALLER - AIR ADMITTANCE VALVES TO ALL 1ST FLOOR PLUMBING FIXTURES

FLOORING TO BE 21mm T&G PLYWOOD UNLESS OTHERWISE SPECIFIED BY STRUCTURAL ENGINEER.

ALL TIMBER TO BE H1.2 TREATED AND SG8 GRADED UNLESS STATED OTHERWISE

THRU-BRACKET TO BE USED FOR ALL JOISTS CUT FOR SERVICE PIPES.

DOUBLE STUDS SHOWN INDICATIVE LOCATIONS ONLY - ALSO READ IN CONJUNCTION WITH ENGINEERING DRAWINGS - ALL FRAMING TO COMPLY WITH NZS3604:2011

ALL LINTELS TO BE FIXED IN ACCORDANCE WITH
NZS3604:2011 AND MITEK LUMBERLOK FIXING SCHEDULE

ALL TOP PLATES SUPPORTING ROOF STRUCTURE ARE TO BE FIXED IN ACCORDANCE WITH NZS 3604:2011. CLAUSE 8.7.6 AND TABLE 8.18

TYPICAL BOTTOM PLATE FIXINGS TO MIDFLOOR FRAMING AS PER NZS3604:2011 TABLE 8.19 - REFER ENGINEERING SPECIFICATIONS FOR ADDITIONAL BRACING REQUIREMENTS

THIS PROJECT:
4.7kN CONNECTION, 2/90X3.15 END NAILS AND 2/WIRE DOGS or 4.7kN ALTERNATIVE
ALL TRUSS FIXINGS ARE AS PER TRUSS MANUFACTURERS DESIGN

ALL LINTELS-BEAMS INDICATED ARE SIZED IN ACCORDANCE WITH NZS3604 OR ENGINEER.

L E G E N D

SUPPORT FRAMING AND EXTERIOR WALL LINES BELOW

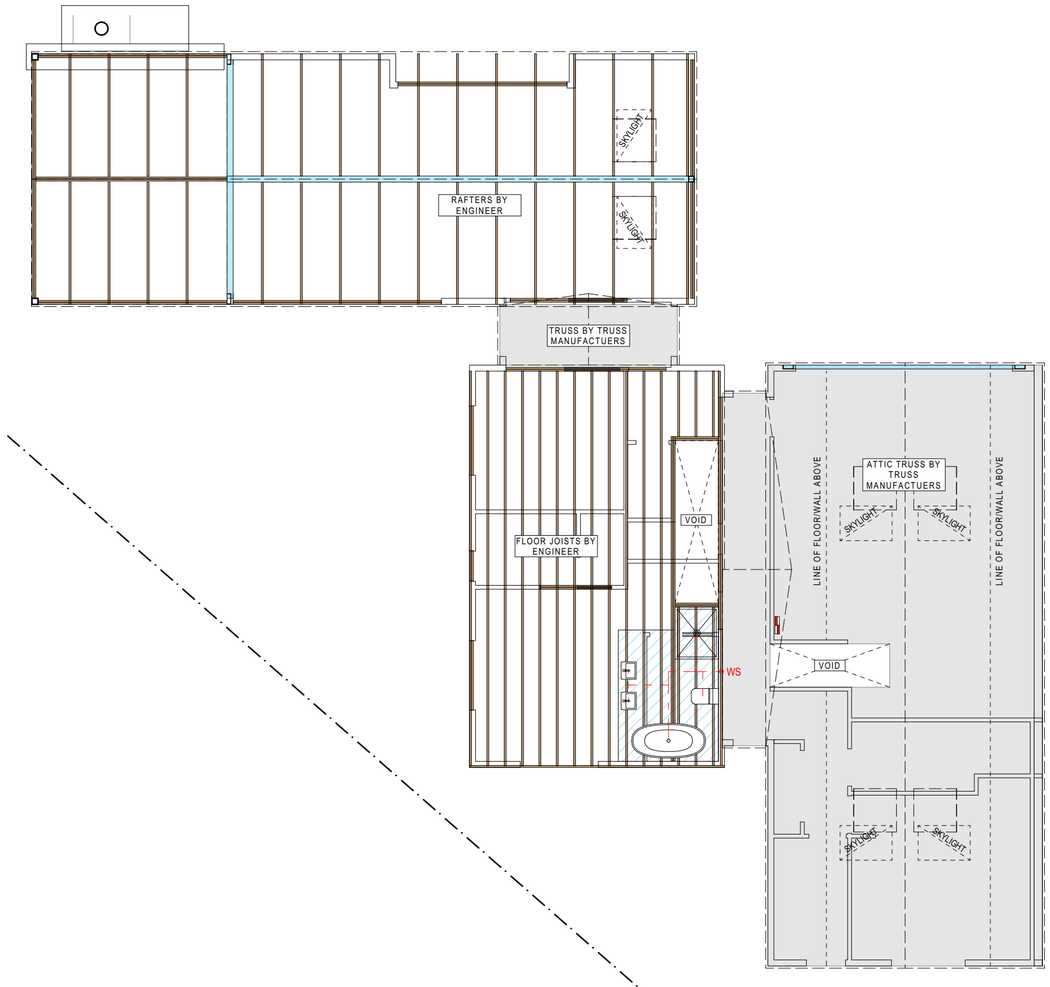
HATCH DENOTES H3.2 TREATED FLOORING TO BATHROOMS

SV STACK VENT OR TERMINAL VENT

SANITARY SEWER PIPE

FIXTURE	Ø SIZE	GRADIENT
WC	100mm	1:60
SHOWER	40mm	1:40
VANITY	40mm	1:40
FWG	80Ø/65mm OUT	1:40

AIR ADMITTANCE VALVES TO ALL FIXTURES CONNECTED TO STACK - INSTALL WHERE EASILY ACCESSIBLE i.e. UNDER BENCH TO BASINS. WHERE DIRECT ACCESS IS NOT POSSIBLE - INSTALL AAV IN ROOF AND SPACE PROVIDE ACCESS HATCH FOR MAINTAINANCE



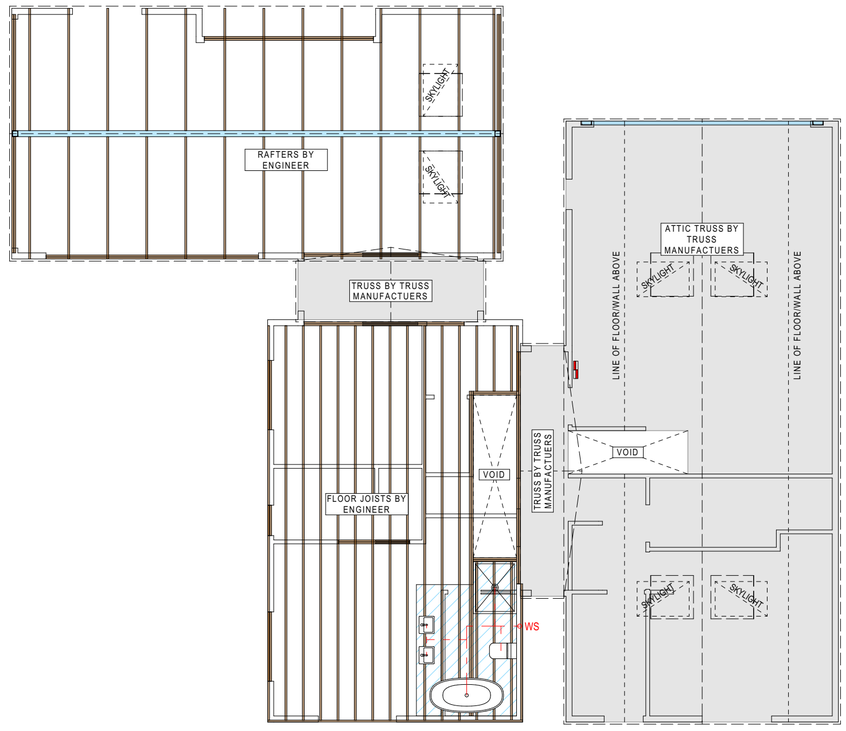


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Project
2 x Residential Dwellings
Address
1 Jessies Crescent, Wanaka

Drawing Sheet
A2.10
Drawing Name
Floor Framing Plan

file 26.1233
date October 2026
scale 1:100 @ A2
drawn SJC

Issue

Revision
K

R O O F N O T E S

ALL LINTELS TO BE FIXED IN ACCORDANCE WITH NZS3604:2011 AND MITEK LUMBERLOK FIXING SCHEDULE

ALL TOP PLATES SUPPORTING ROOF STRUCTURE ARE TO BE FIXED IN ACCORDANCE WITH NZS 3604:2011. CLAUSE 8.7.6 AND TABLE 8.18

THIS PROJECT:
4.7kN CONNECTION, 2/90X3.15 END NAILS AND 2/WIRE DOGS or 4.7kN ALTERNATIVE
ALL TRUSS FIXINGS ARE AS PER TRUSS MANUFACTURERS DESIGN

ALL LINTELS-BEAMS INDICATED ARE SIZED IN ACCORDANCE WITH NZS3604 OR ENGINEER.

READ INCONJUNCTION WITH FLOOR PLANS, CONSTRUCTION DETAILS AND TRUSS DESIGN.

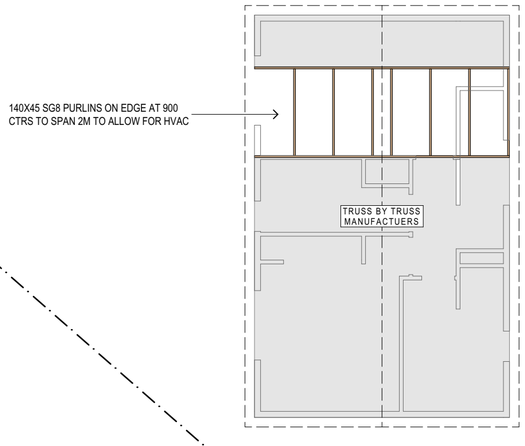
PURLIN SPACING TO BE 900mm MAX AS PER NZS3604:2011 AND PRODUCT SPECIFICATION. FASTENER LAYOUTS PREVENTING UPLIFT AS PER MANUFACTURERS SPECIFICATIONS REFER SUPPORTING DOCUMENTS

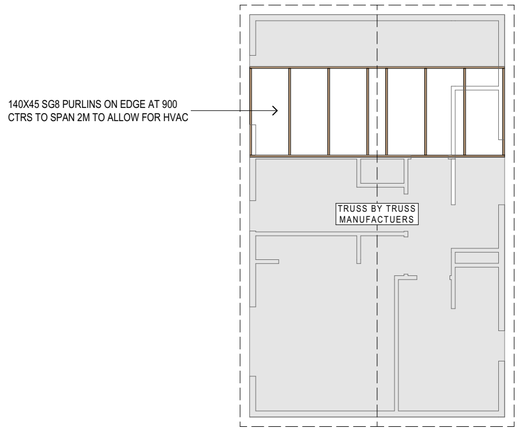
ALL TIMBER TO BE H1.2 TREATED AND SG8 GRADED UNLESS STATED OTHERWISE

DOUBLE / TRIPLE STUDS SHOWN INDICATIVE LOCATIONS ONLY - ALSO READ IN CONJUNCTION WITH ENGINEERING DRAWINGS AND TRUSS DESIGN - ALL FRAMING TO COMPLY WITH NZS3604:2011

L E G E N D

SUPPORT FRAMING AND EXTERIOR WALL LINES BELOW



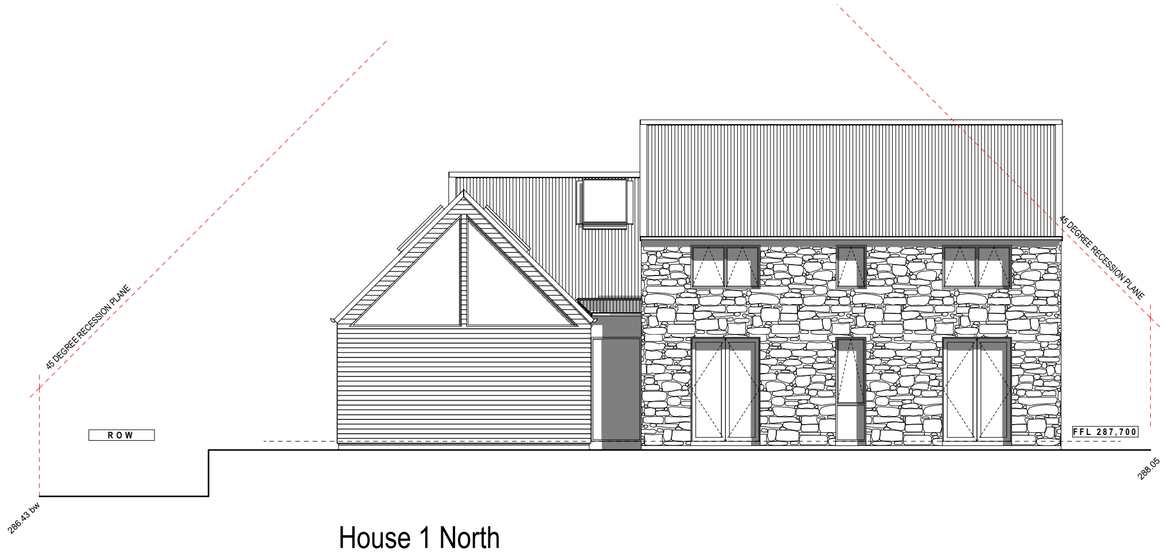


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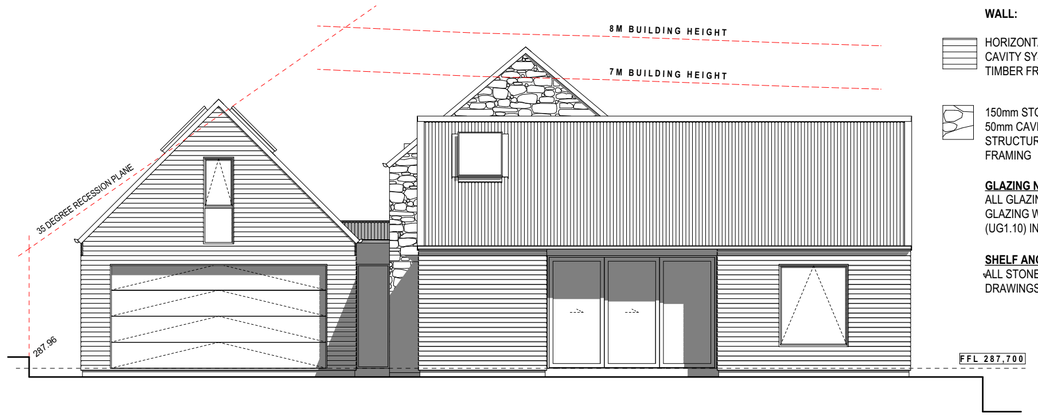
Project	2 x Residential Dwellings	file	26.1233
Address	1 Jessies Crescent, Wanaka	date	October 2026
Drawing Sheet	A2.11	scale	1:100 @ A2
Drawing Name	Roof Framing Plan Roof Framing	drawn	SJC
Issue		Revision	

1:100



House 1 North

SCALE: 1:100@A2



House 1 East

SCALE: 1:100@A2

CLADDING LEGEND

ROOF:
COLORSTEEL KAHU PROFILE ROOFING ON VB10
BATTENS ON ROOFING UNDERLAY ON VB10
BATTENS ON70x45 H1.2 PURLINS @450max.crs
OVER TRUSSES BY TRUSS DESIGNERS OR
RAFTERS BY ENGINEER

WALL:

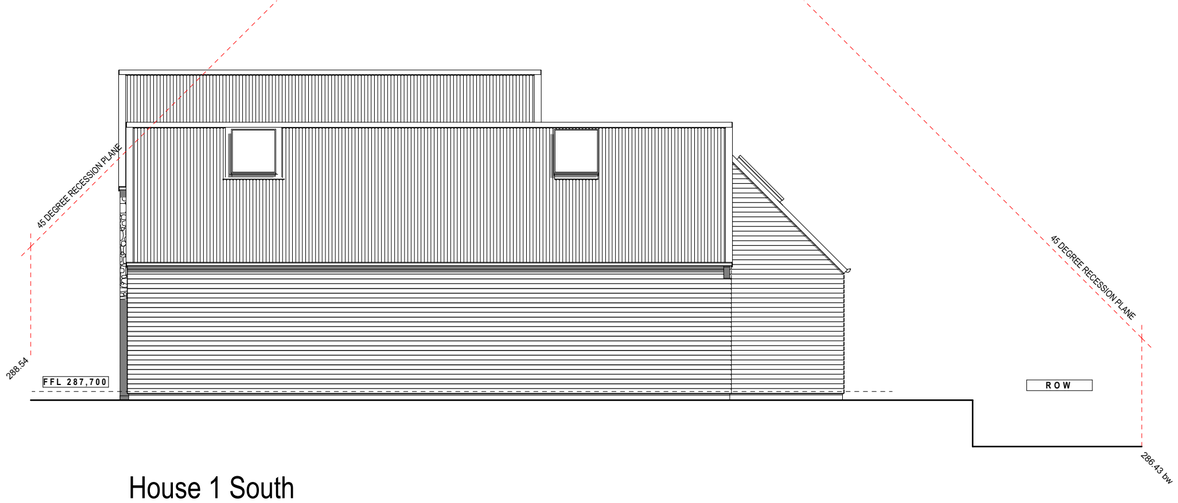
HORIZONTAL CEDAR WEATHERBOARDS ON 20mm CAVITY SYSTEM ON BUILDING PAPER ON H1.2 TIMBER FRAMING

150mm STONE ON RAB BACKING BOARD ON 50mm CAVITY ON BUILDING WRAP ON 7mm STRUCTURAL PLY ON H1.2 TIMBER FRAMING

GLAZING NOTE
ALL GLAZING TO BE LOW E4 ARGON FILLED DOUBLE GLAZING WITH THERMALLY IMPROVED SPACER (UG1.10) IN THERMALLY BROKEN ALUMINIUM FRAMES

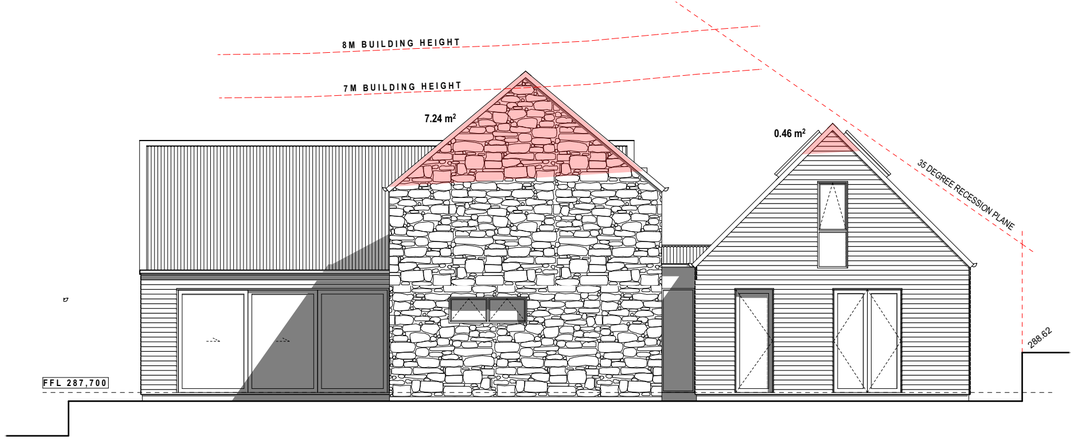
SHELF ANGLE NOTE
ALL STONE SHELF ANGLES AS PER ENGINEERING DRAWINGS

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**13**



House 1 South

SCALE: 1:100@A2



House 1 West

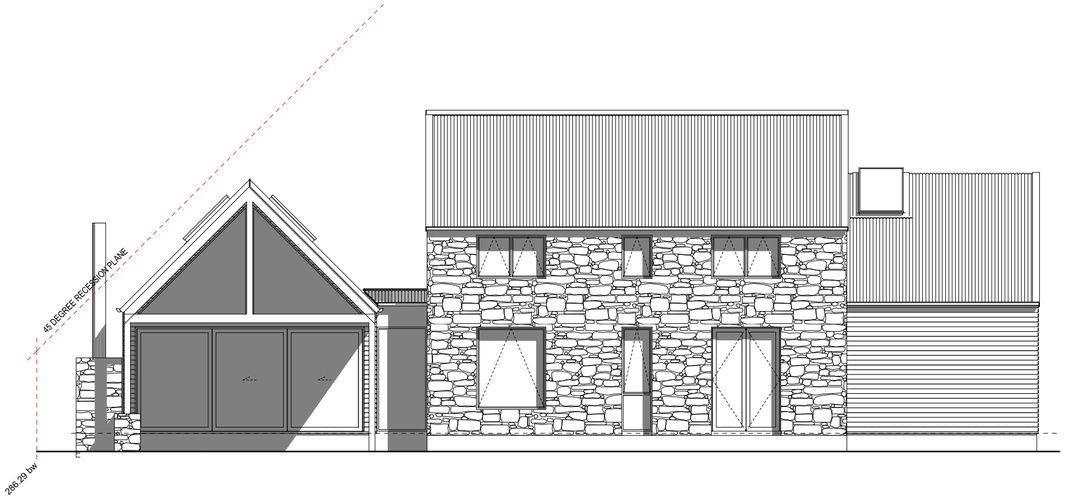
SCALE: 1:100@A2

FIGURE & GROUND

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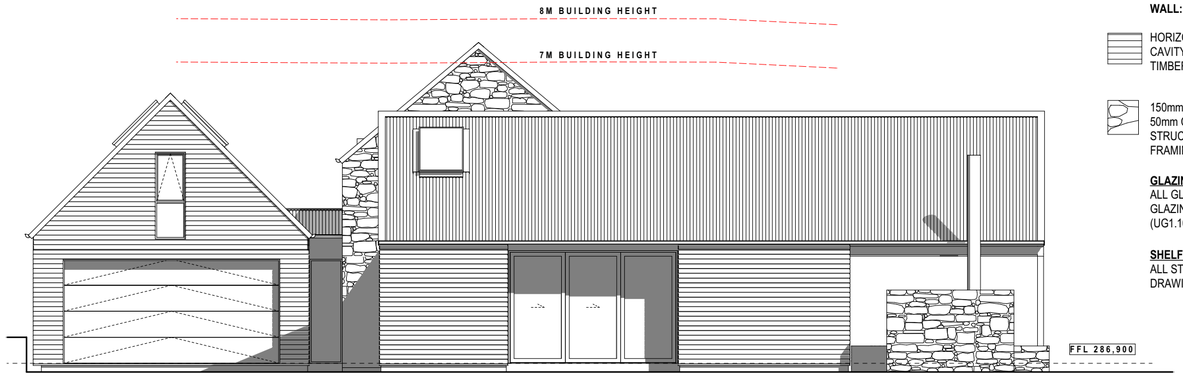
LEVEL 1
4 WALKER STREET
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Project	Drawing Sheet	file	26.1233	Issue	Revision
2 x Residential Dwellings	**A3.1**	date	October 2026		K
Address	Drawing Name	scale	1:100 @ A2		
1 Jessies Crescent, Wanaka	Elevations House 1	drawn	SJC		



House 2 North

SCALE: 1:100@A2



House 2 East

SCALE: 1:100@A2

CLADDING LEGEND

ROOF:
COLORSTEEL KAHU PROFILE ROOFING ON VB10 BATTENS ON ROOFING UNDERLAY ON VB10 BATTENS ON70x45 H1.2 PURLINS @450max.crs OVER TRUSSES BY TRUSS DESIGNERS OR RAFTERS BY ENGINEER

WALL:

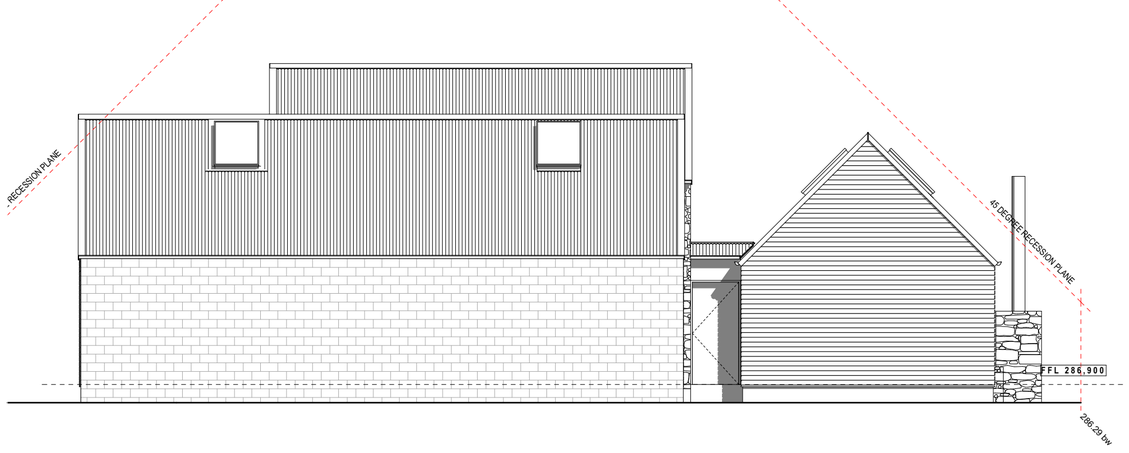
HORIZONTAL CEDAR WEATHERBOARDS ON 20mm CAVITY SYSTEM ON BUILDING PAPER ON H1.2 TIMBER FRAMING

150mm STONE ON RAB BACKING BOARD ON 50mm CAVITY ON BUILDING WRAP ON 7mm STRUCTURAL PLY ON H1.2 TIMBER FRAMING

GLAZING NOTE
ALL GLAZING TO BE LOW E4 ARGON FILLED DOUBLE GLAZING WITH THERMALLY IMPROVED SPACER (UG1.10) IN THERMALLY BROKEN ALUMINIUM FRAMES

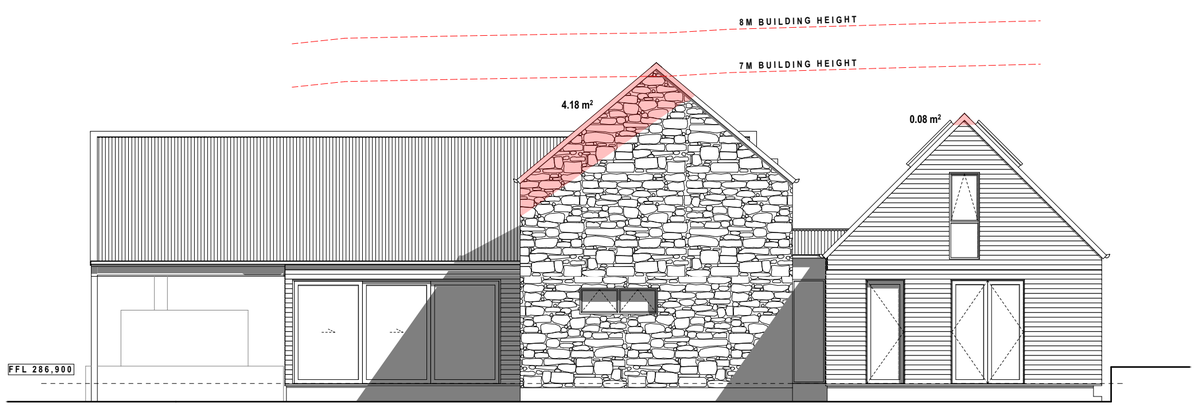
SHELF ANGLE NOTE
ALL STONE SHELF ANGLES AS PER ENGINEERING DRAWINGS

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**13**



House 2 South

SCALE: 1:100@A2



House 2 West

SCALE: 1:100@A2

FIGURE & GROUND

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Project	2 x Residential Dwellings	file	26.1233
Address	1 Jessies Crescent, Wanaka	date	October 2026
Drawing Sheet	**A3.2**	scale	1:100 @ A2
Drawing Name	Elevations House 2	drawn	SJC
Issue		Revision	K

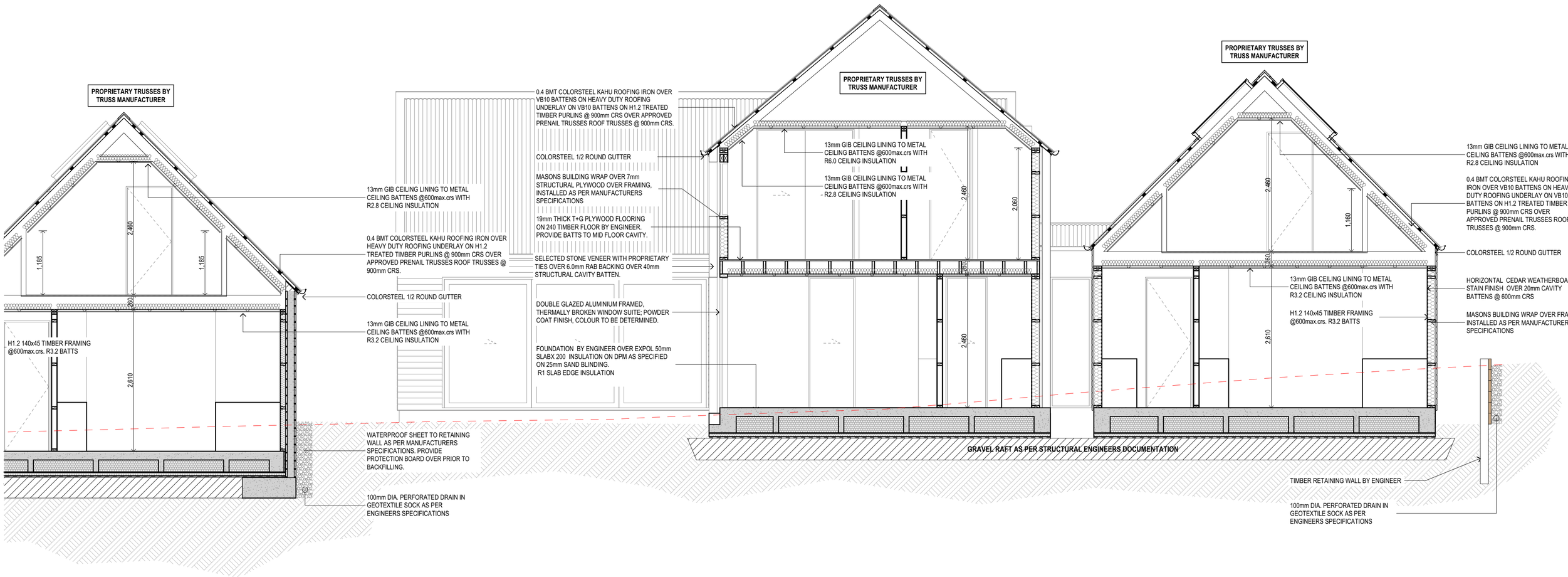


FIGURE & GROUND

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Project	Drawing Sheet	file	26.1233	Issue	Revision
2 x Residential Dwellings	**A4.1**	date	October 2026		K
Address	Drawing Name	scale	1:50 @ A2		
1 Jessies Crescent, Wanaka	Section A	drawn	SJC		

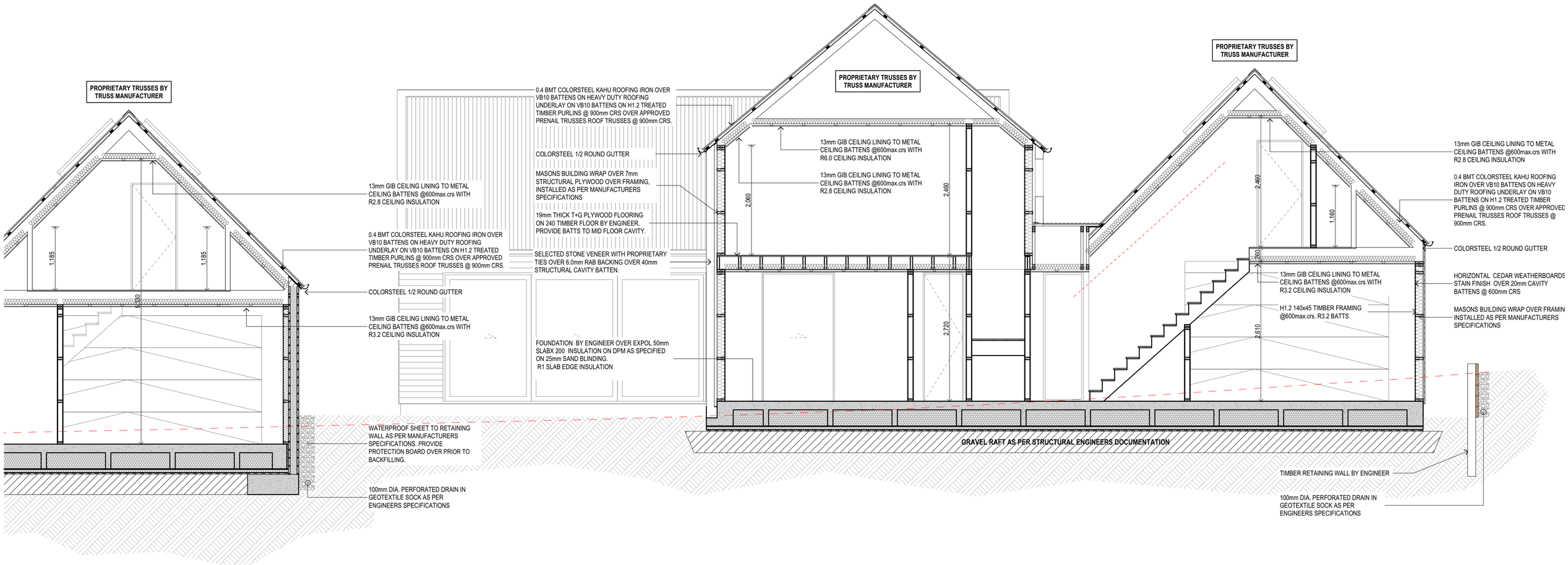


FIGURE & GROUND

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Project	Drawing Sheet	file	26.1233	Issue	Revision
2 x Residential Dwellings	**A4.2**	date	October 2026		K
Address	Drawing Name	scale	1:50 @ A2		
1 Jessies Crescent, Wanaka	Section B	drawn	SJC		

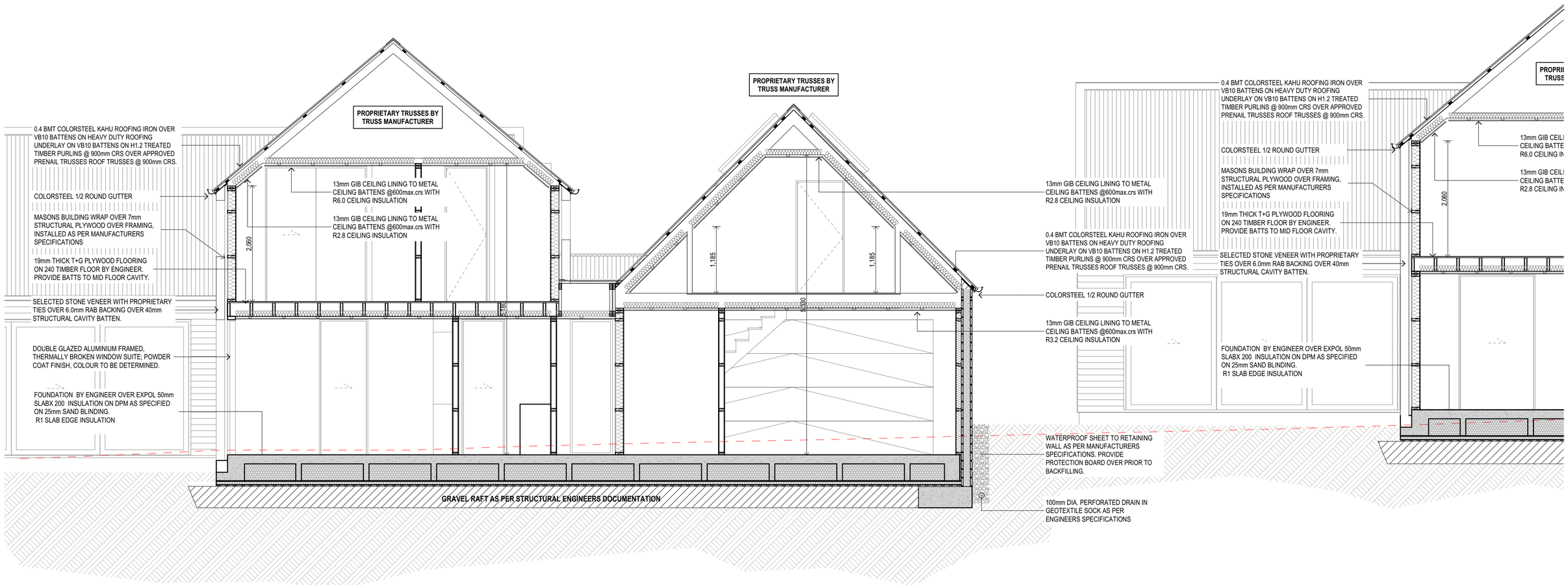


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Project
2 x Residential Dwellings

Address
1 Jessies Crescent, Wanaka

Drawing Sheet
A4.3

Drawing Name
Section B

file	26.1233
date	October 2026
scale	1:50 @ A2
drawn	SJC

Issue

Revision
K

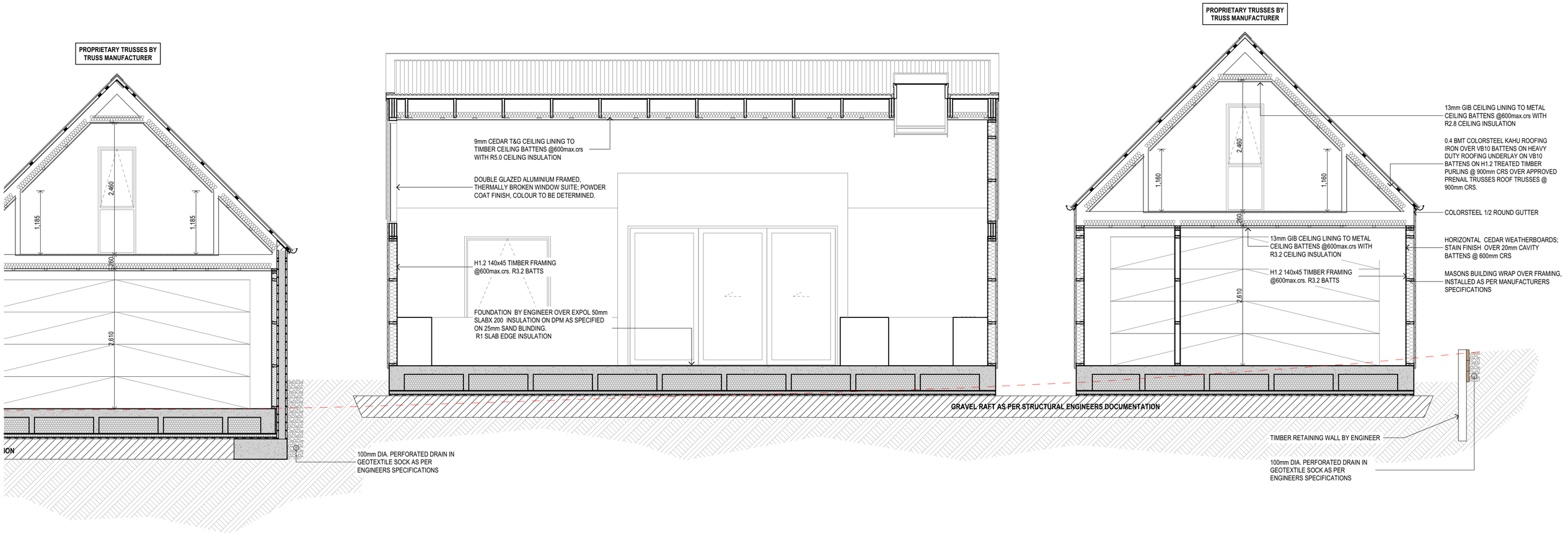


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Project	Drawing Sheet	file	26.1233	Issue	Revision
2 x Residential Dwellings	**A4.4**	date	October 2026		K
Address	Drawing Name	scale	1:50 @ A2		
1 Jessies Crescent, Wanaka	Section C	drawn	SJC		

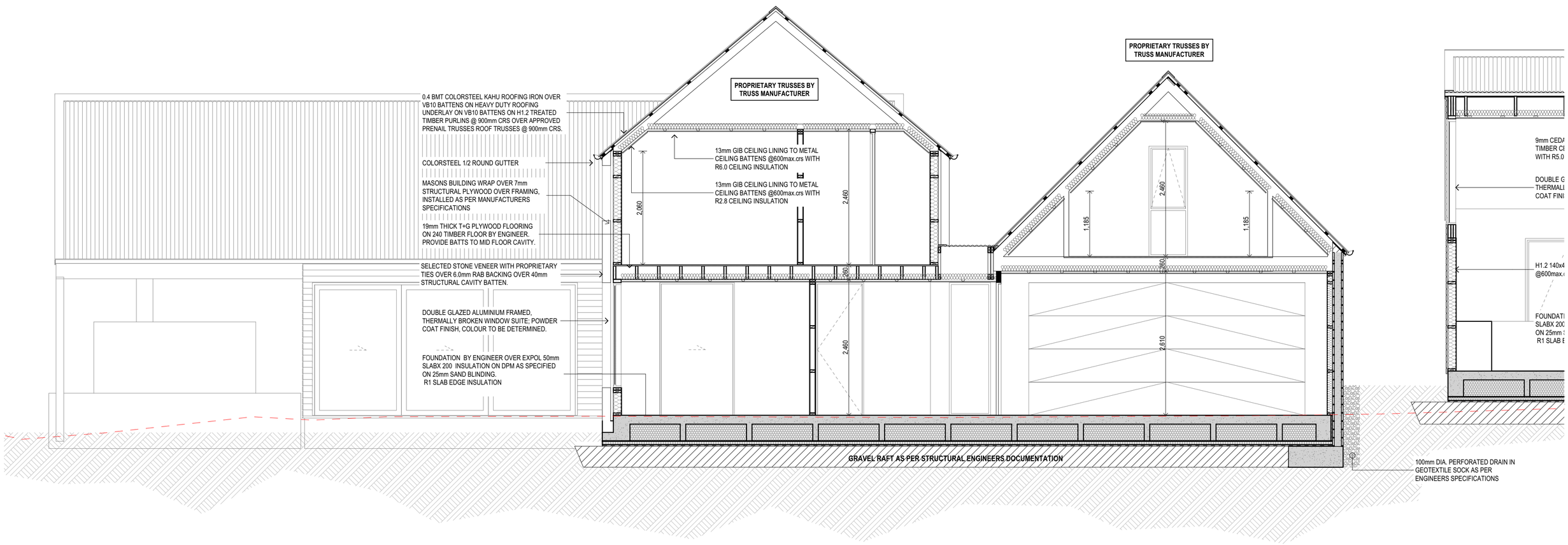


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Project	Drawing Sheet	file	26.1233	Issue	Revision
2 x Residential Dwellings	**A4.5**	date	October 2026		K
Address	Drawing Name	scale	1:50 @ A2		
1 Jessies Crescent, Wanaka	Section C	drawn	SJC		

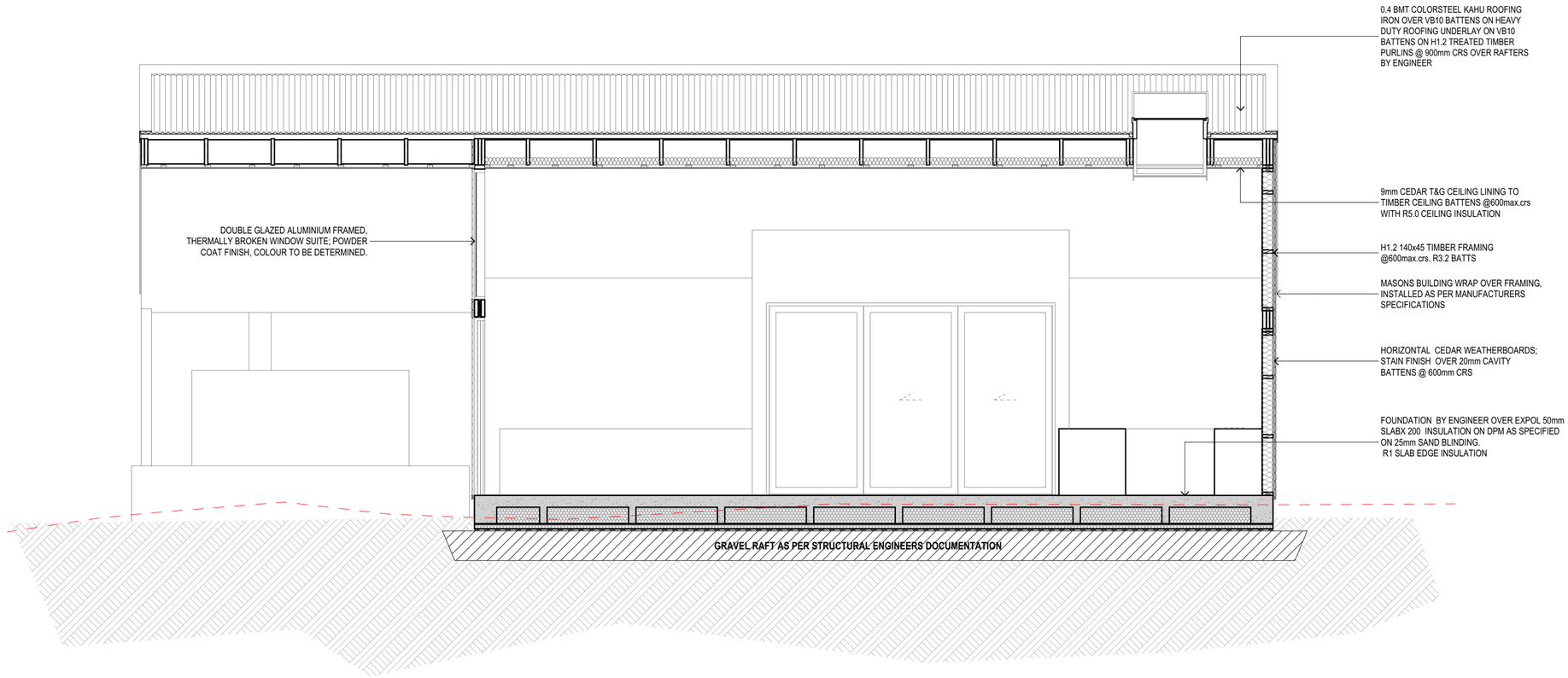


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Project
2 x Residential Dwellings

Address
1 Jessies Crescent, Wanaka

Drawing Sheet
A4.6

Drawing Name
Section D

file	26.1233
date	October 2026
scale	1:50 @ A2
drawn	SJC

Issue

Revision
K

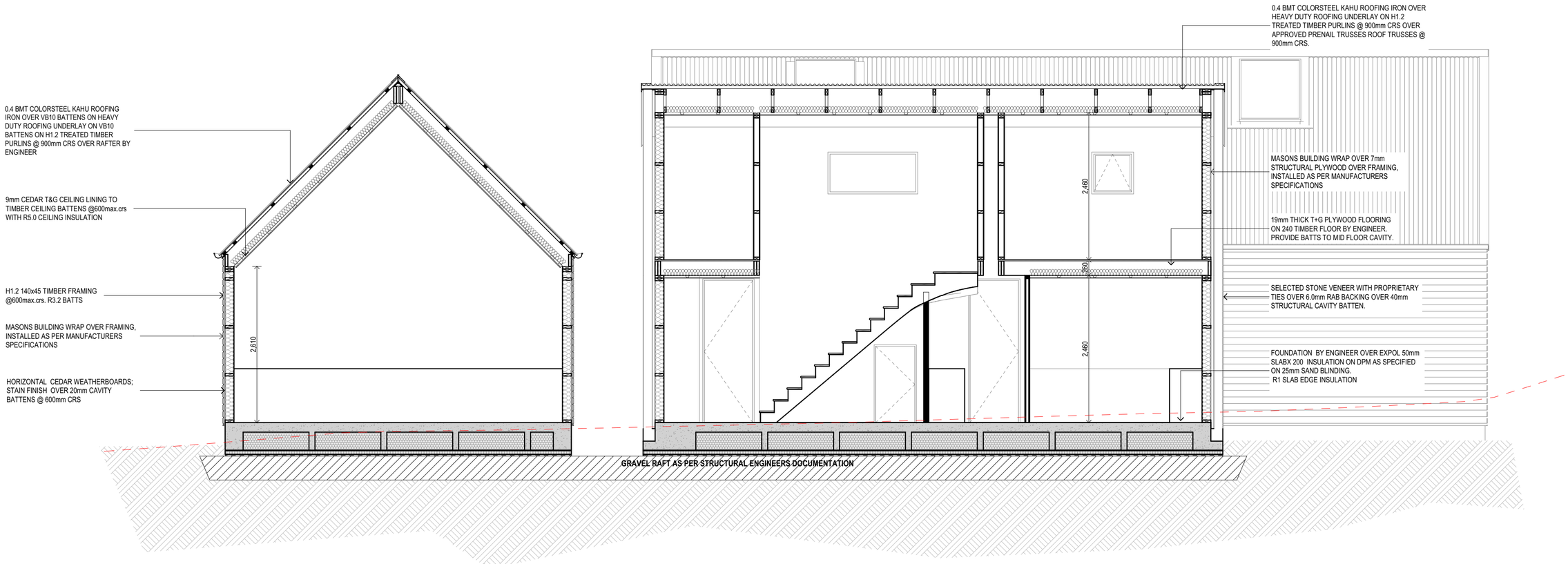


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Project
2 x Residential Dwellings
Address
1 Jessies Crescent, Wanaka

Drawing Sheet
A4.7
Drawing Name
Section E

file	26.1233
date	October 2026
scale	1:50 @ A2
drawn	SJC

Issue

Revision
K

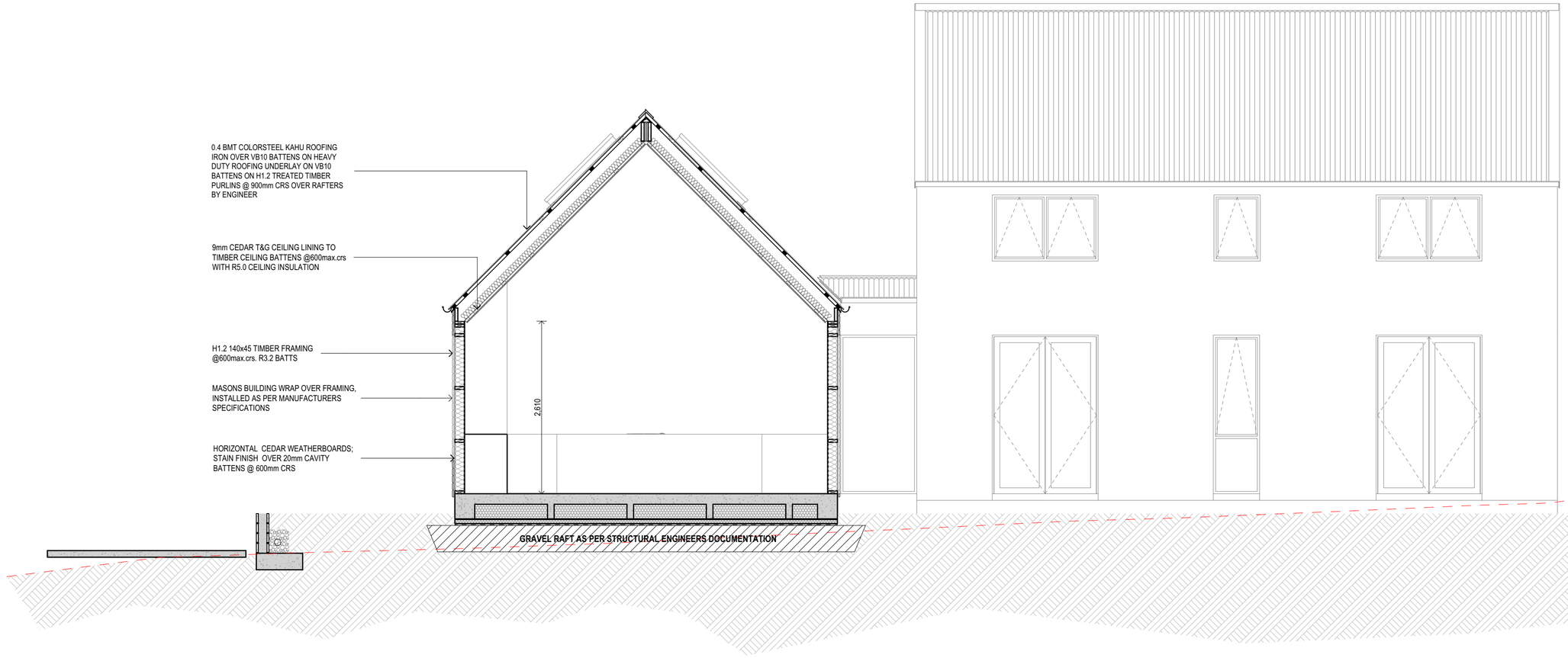


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Project
2 x Residential Dwellings

Address
1 Jessies Crescent, Wanaka

Drawing Sheet
A4.8

Drawing Name
Section F

file	26.1233
date	October 2026
scale	1:50 @ A2
drawn	SJC

Issue

Revision
K

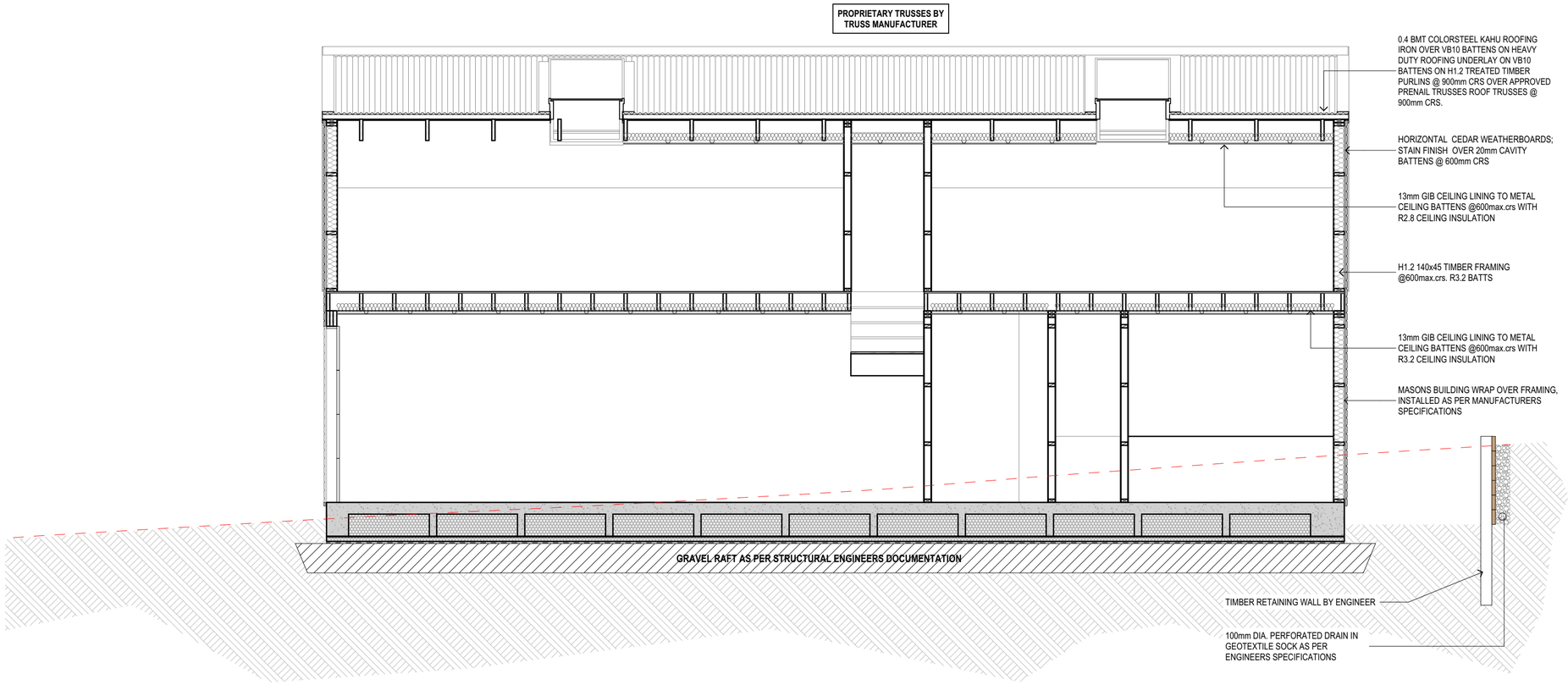
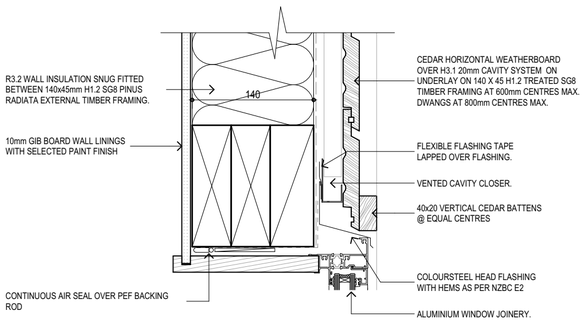


FIGURE & GROUND

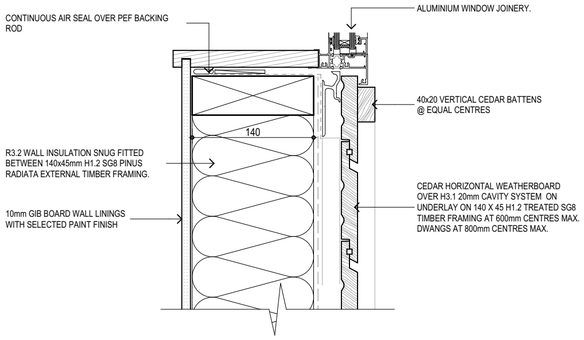
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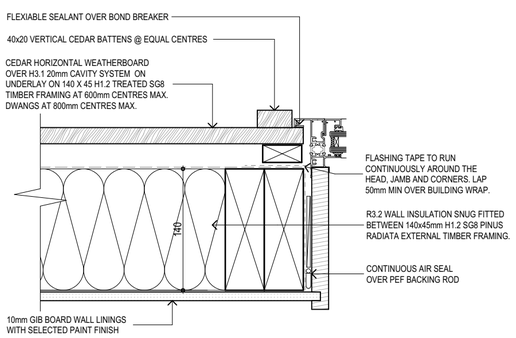
Project	Drawing Sheet	file	26.1233	Issue	Revision
2 x Residential Dwellings	**A4.9**	date	October 2026		K
Address	Drawing Name	scale	1:50 @ A2		
1 Jessies Crescent, Wanaka	Section G	drawn	SJC		



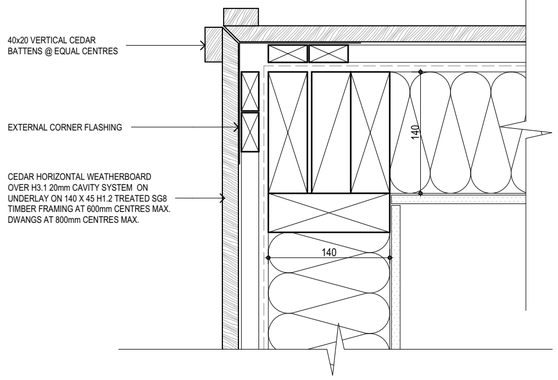
1 WINDOW HEAD - CEDAR.
SCALE 1:5



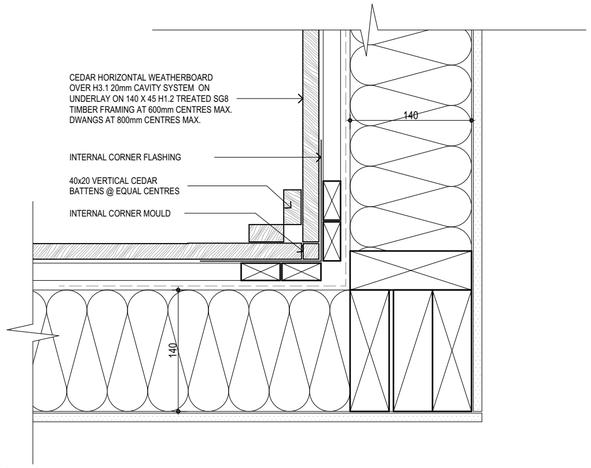
2 WINDOW SILL - CEDAR.
SCALE 1:5



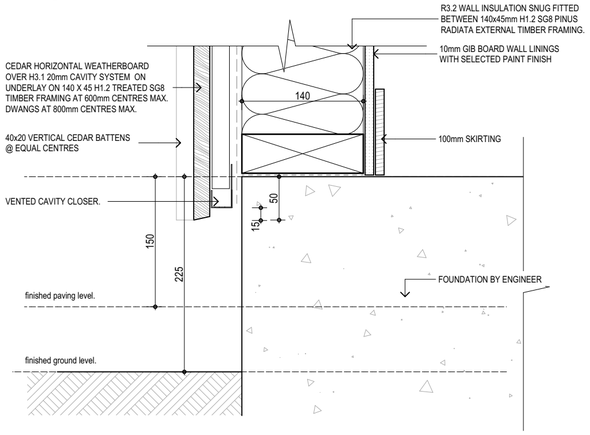
3 WINDOW JAMB - CEDAR.
SCALE 1:5



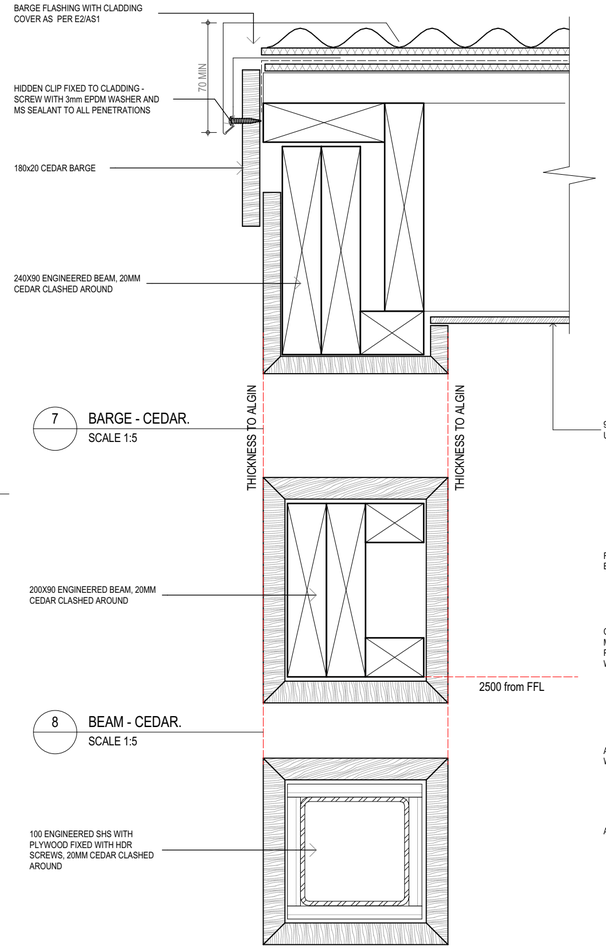
4 EXT CORNER - CEDAR.
SCALE 1:5



5 INT CORNER - CEDAR.
SCALE 1:5



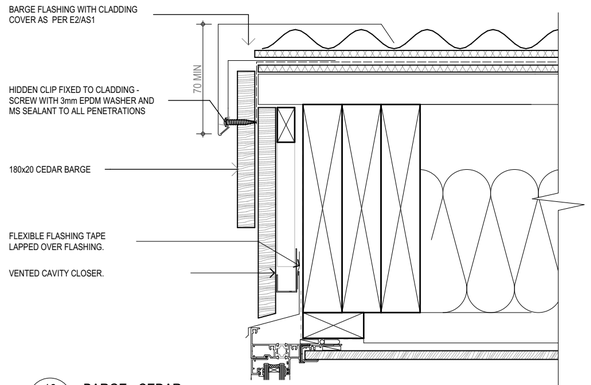
6 WALL BASE - CEDAR.
SCALE 1:5



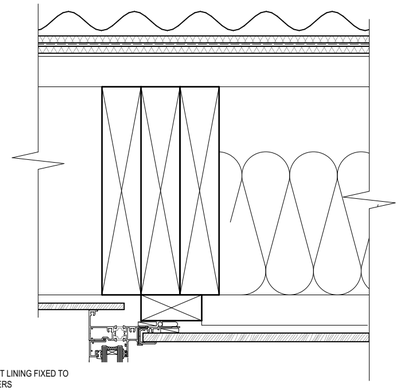
7 BARGE - CEDAR.
SCALE 1:5

8 BEAM - CEDAR.
SCALE 1:5

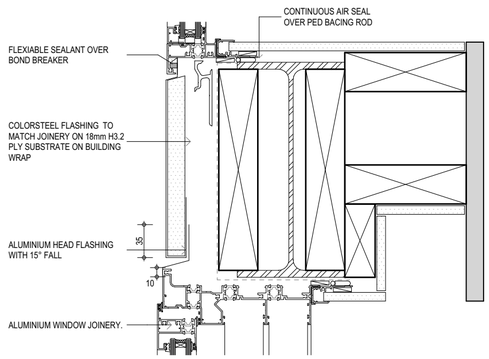
9 POST - CEDAR.
SCALE 1:5



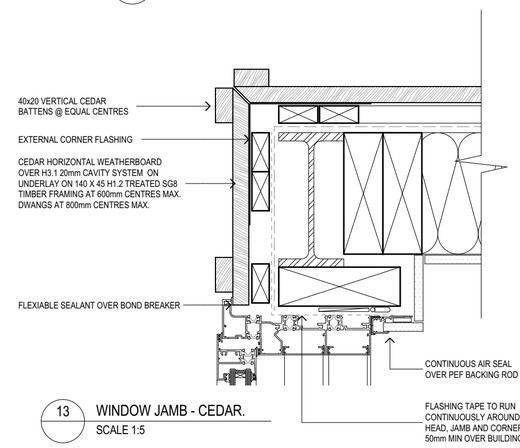
10 BARGE - CEDAR.
SCALE 1:5



11 SOFFIT DETAIL.
SCALE 1:5



12 WIND BEAM DETAIL.
SCALE 1:5



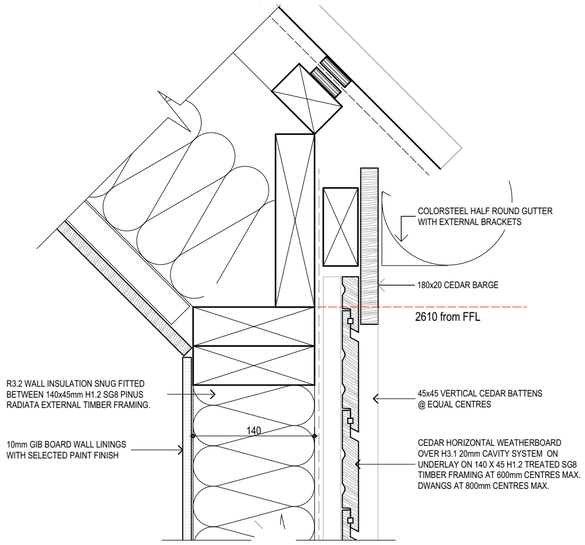
13 WINDOW JAMB - CEDAR.
SCALE 1:5

FIGURE & GROUND

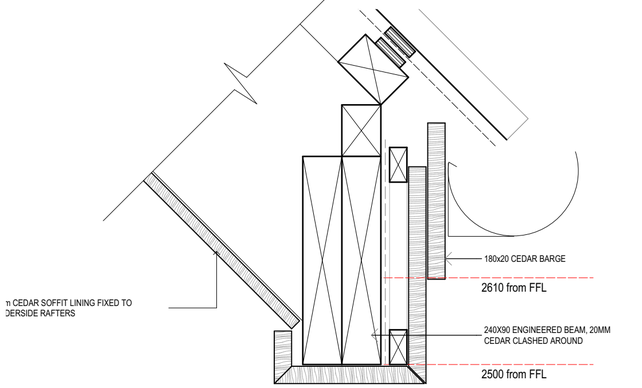
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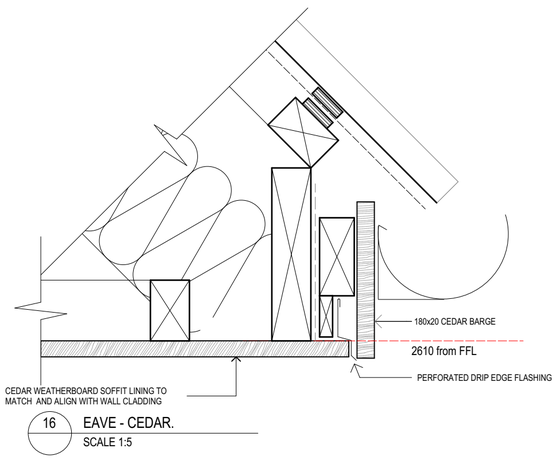
Project	Drawing Sheet	file	26.1233	Issue	Revision
2 x Residential Dwellings	**A5.1**	date	October 2026		K
Address	Drawing Name	scale	1:5 @ A2		
1 Jessies Crescent, Wanaka	Details	drawn	SJC		



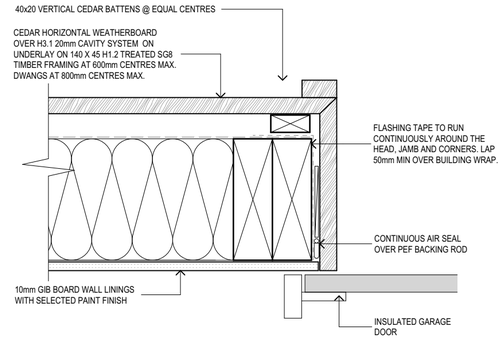
14 EAVE - CEDAR.
SCALE 1:5



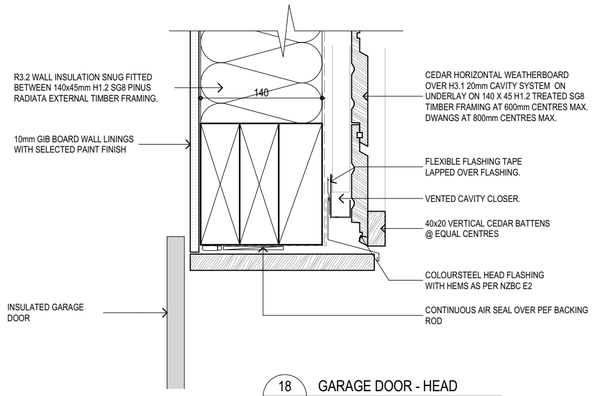
15 EAVE - CEDAR.
SCALE 1:5



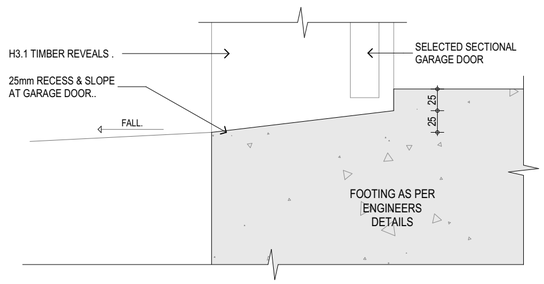
16 EAVE - CEDAR.
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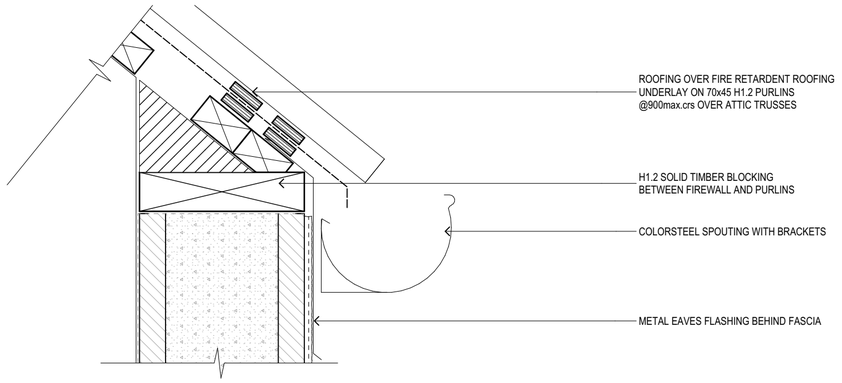
17 GARAGE DOOR - JAMB
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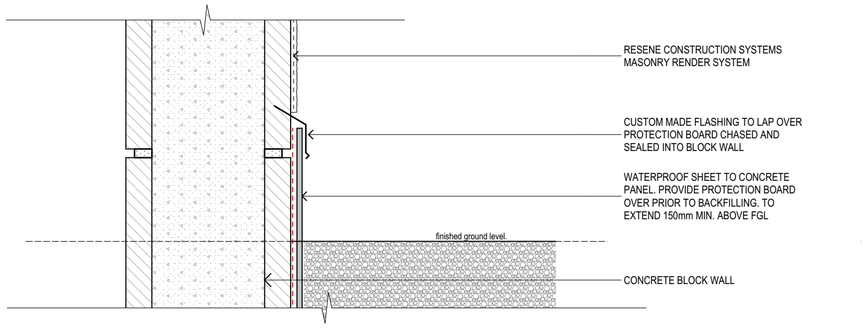
18 GARAGE DOOR - HEAD
SCALE 1:5



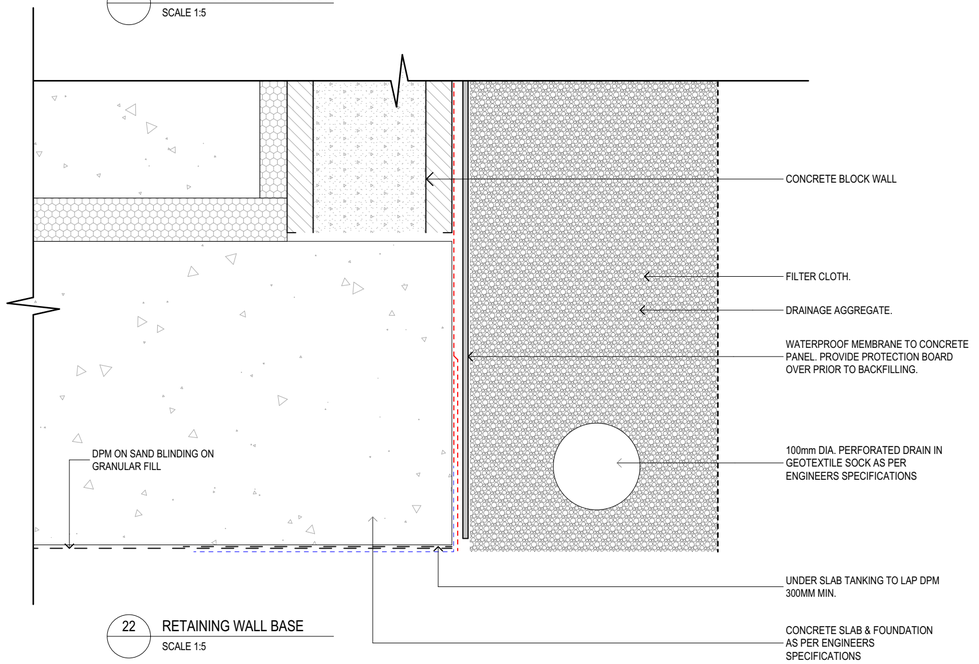
19 GARAGE REBATE
SCALE 1:5



20 BLOCK WALL EAVE
SCALE 1:5



21 RETAINING WALL JUNCTION
SCALE 1:5



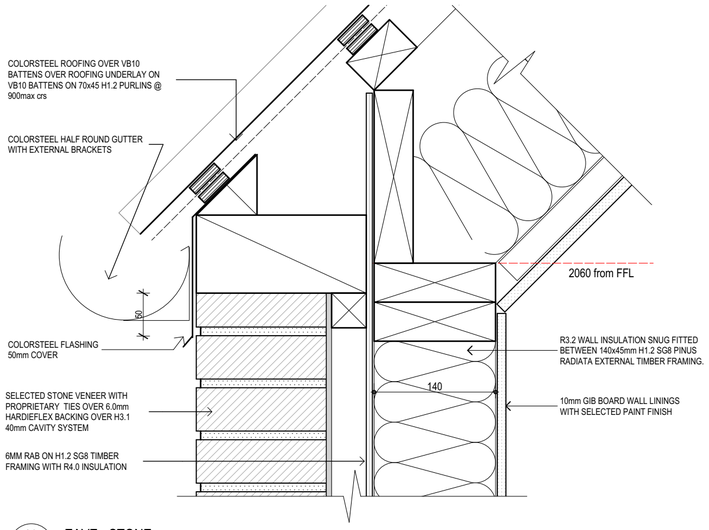
22 RETAINING WALL BASE
SCALE 1:5

FIGURE & GROUND

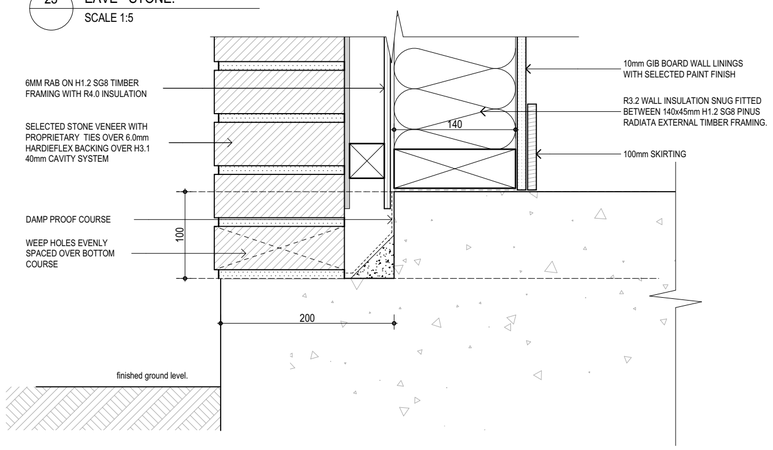
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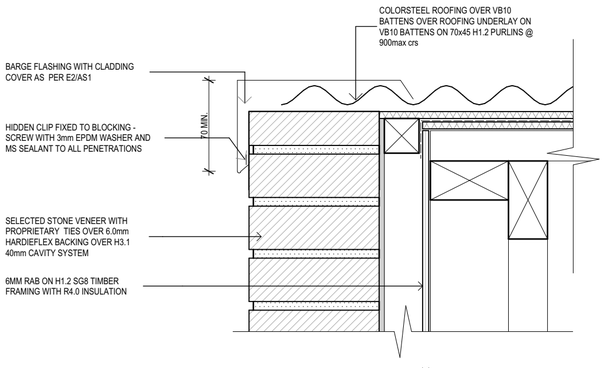
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Address	1 Jessies Crescent, Wanaka	date	October 2026
Drawing Sheet	**A5.2**	scale	1:5 @ A2
Drawing Name	Details	drawn	SJC
Issue		Revision	K



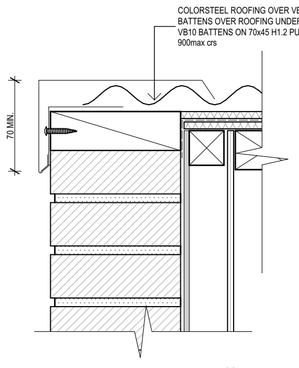
23 EAVE - STONE.
SCALE 1:5



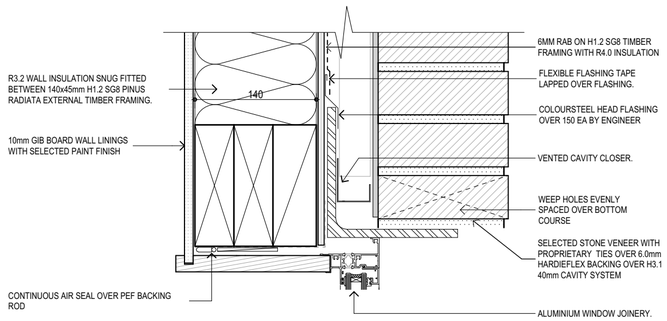
24 WALL BASE - STONE.
SCALE 1:5



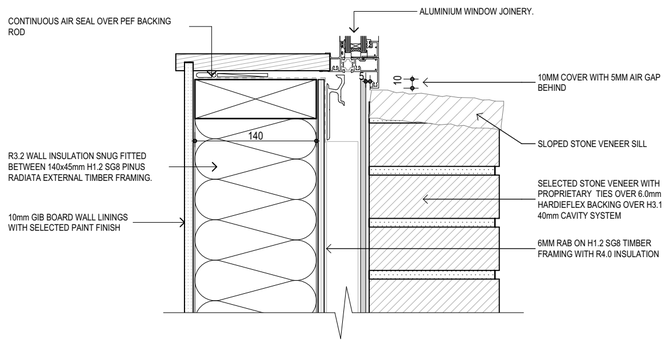
25 BARGE DETAIL - STONE.
SCALE 1:5



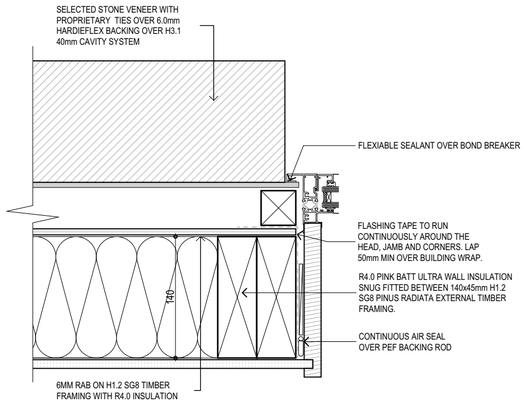
26 BARGE DETAIL - STONE.
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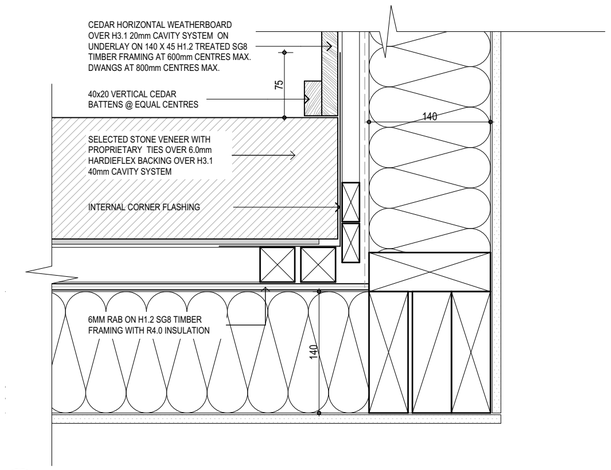
27 WINDOW HEAD - STONE.
SCALE 1:5



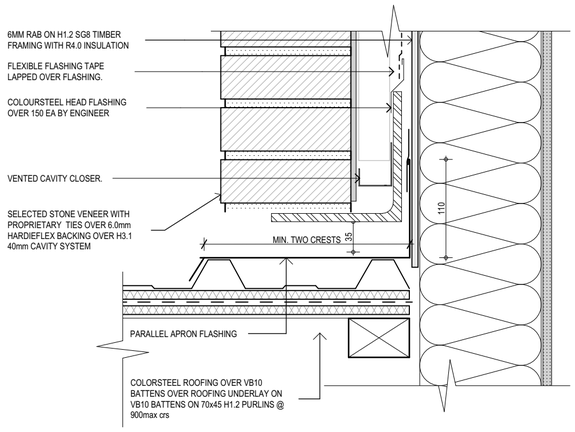
28 WINDOW SILL - STONE.
SCALE 1:5



29 WINDOW JAMB - STONE.
SCALE 1:5



30 INT CORNER - CEDAR / STONE.



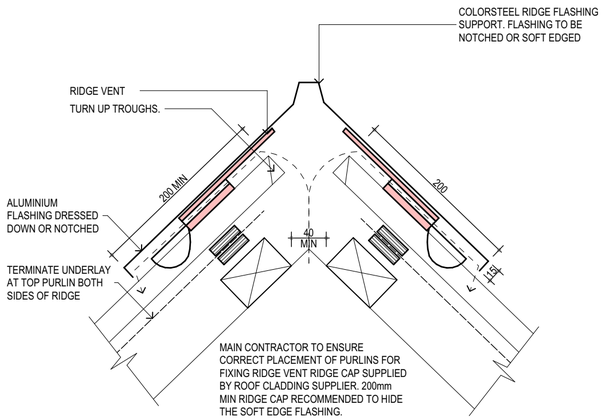
31 STONE - PARALLEL APRON FLASHING
SCALE 1:5

FIGURE & GROUND

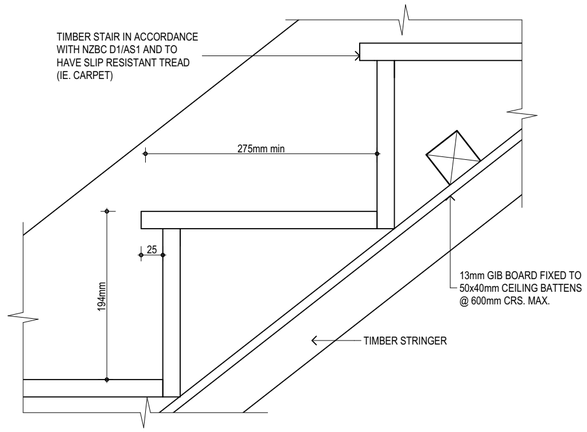
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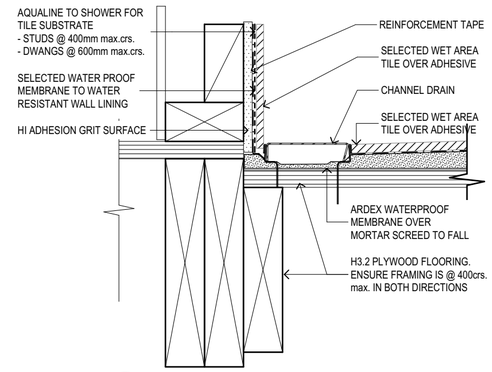
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Address	1 Jessies Crescent, Wanaka
Drawing Sheet	**A5.3**
Drawing Name	Details
file	26.1233
date	October 2026
scale	1:5 @ A2
drawn	SJC
Issue	
Revision	K



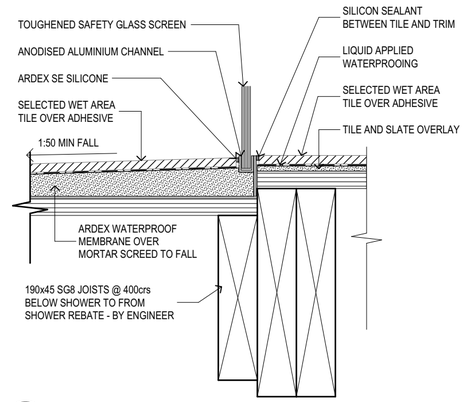
32 ROOF APEX DETAIL.
SCALE 1:5



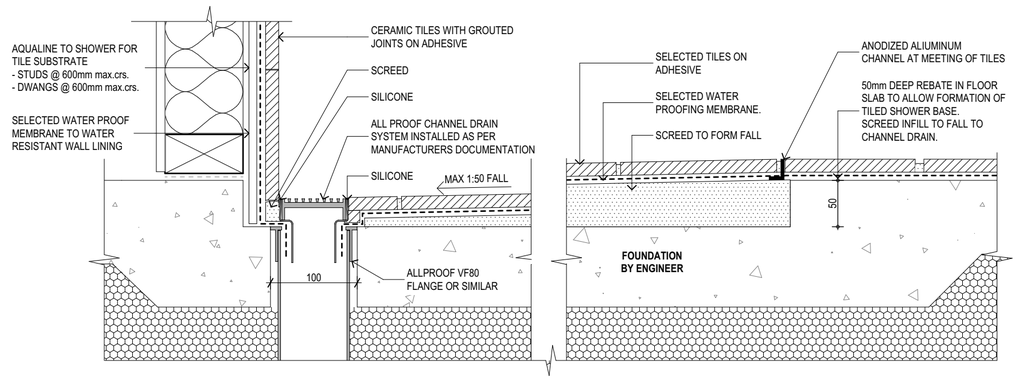
35 STAIRCASE DETAIL
SCALE 1:5



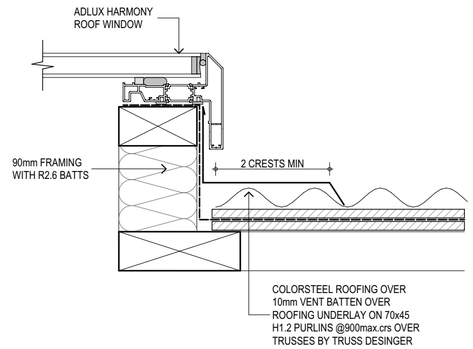
37 TILED SHOWER FLOOR WASTE - FIRST FLOOR
SCALE 1:5



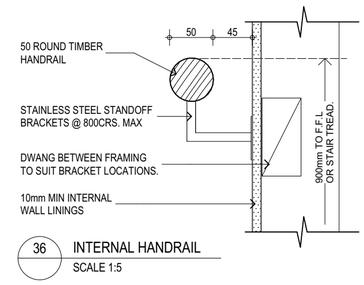
38 TILED SHOWER THRESHOLD - FIRST FLOOR
SCALE 1:5



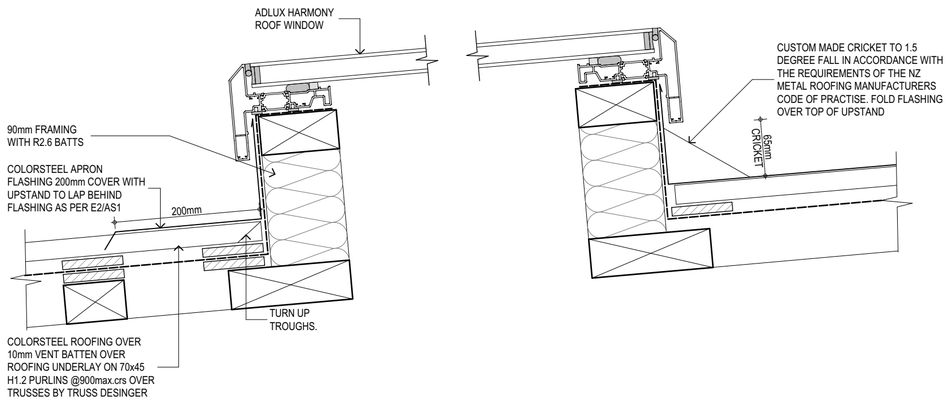
39 TILED SHOWER REBATE - GROUND FLOOR
SCALE 1:5



33 ADLUX - SKYLIGHT JAMB DETAIL
SCALE 1:5



36 INTERNAL HANDRAIL
SCALE 1:5



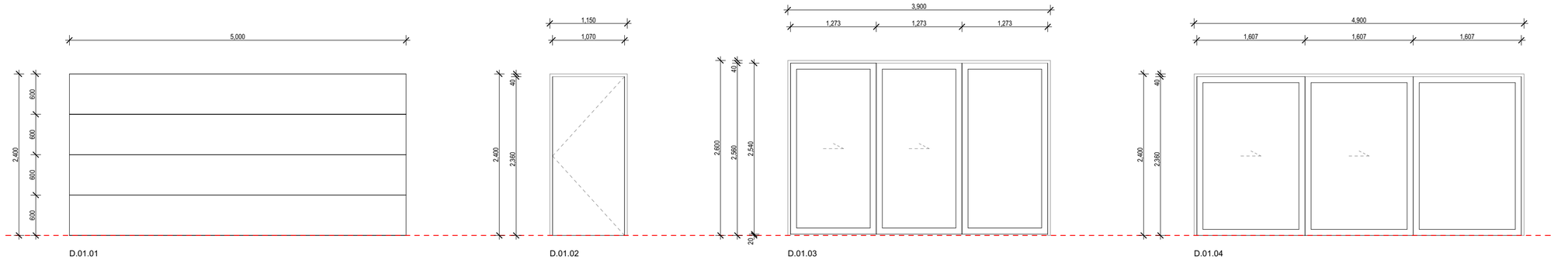
34 ADLUX - SKYLIGHT SILL / HEAD DETAIL
SCALE 1:5

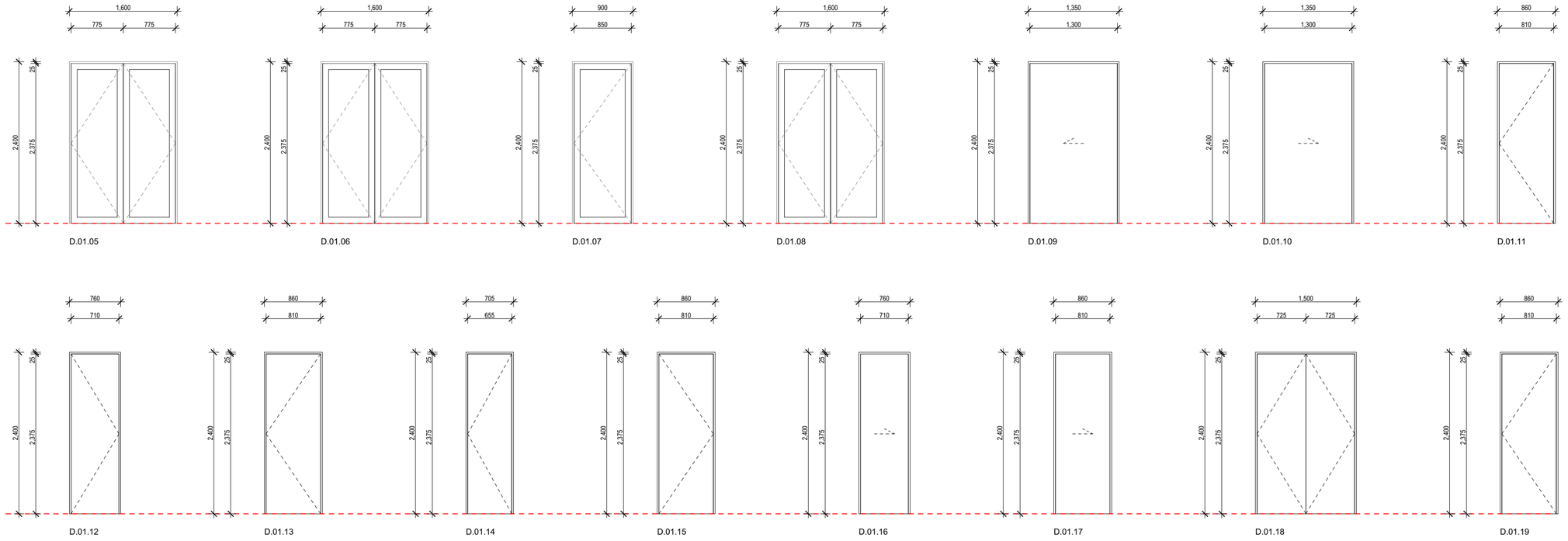
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Project	2 x Residential Dwellings	file	26.1233
Address	1 Jessies Crescent, Wanaka	date	October 2026
Drawing Sheet	**A5.4**	scale	1:5 @ A2
Drawing Name	Details	drawn	SJC
Issue		Revision	K





KEY / NOTES:

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W.01.01 WINDOW - HOUSE NUMBER - WINDOW NUMBER

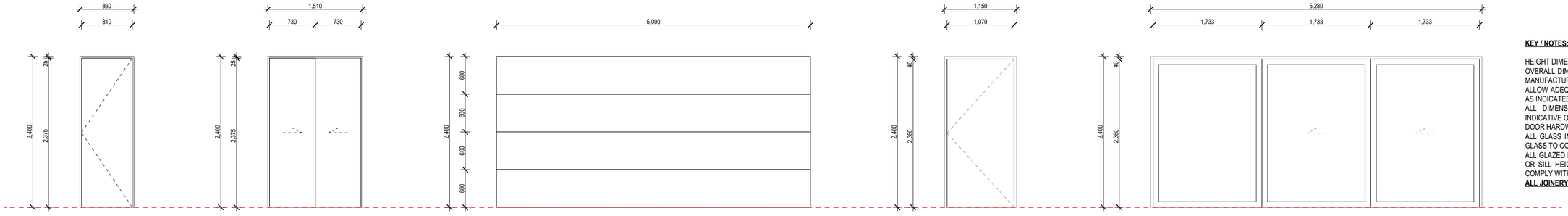
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FIGURE & GROUND

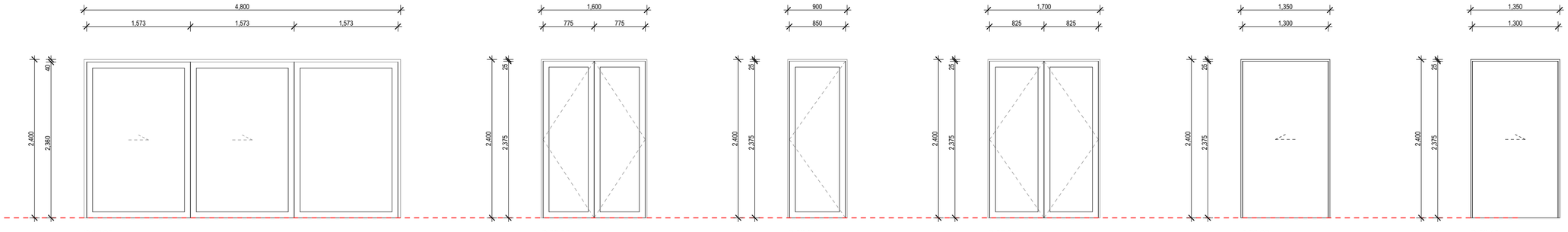
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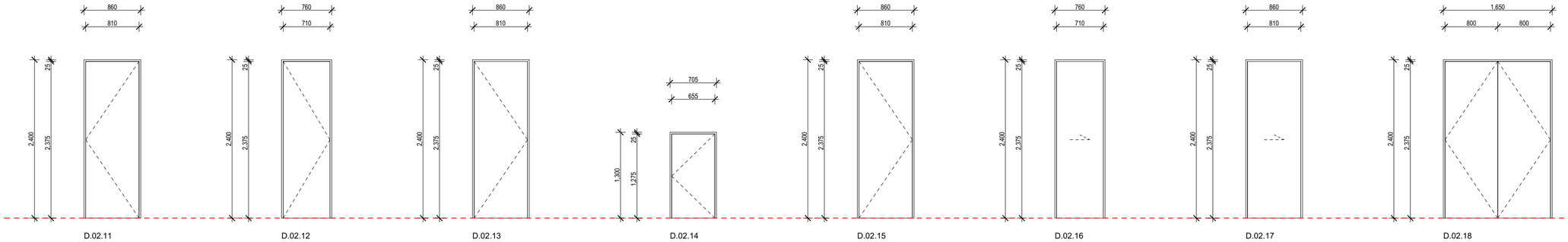
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2 x Residential Dwellings	**A6.1**	date	October 2026		K
Address	Drawing Name	scale	1:50 @ A2		
1 Jessies Crescent, Wanaka	Door Schedule	drawn	SJC		



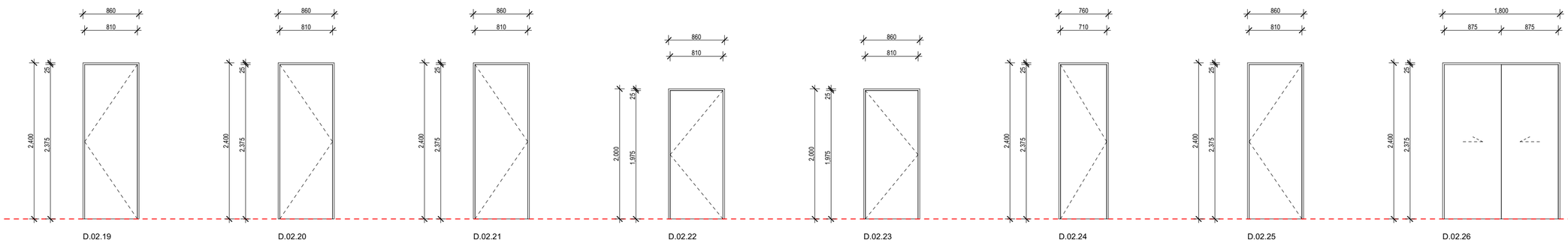
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D.02.05 D.02.06 D.02.07 D.02.08 D.02.09 D.02.10



D.02.11 D.02.12 D.02.13 D.02.14 D.02.15 D.02.16 D.02.17 D.02.18



D.02.19 D.02.20 D.02.21 D.02.22 D.02.23 D.02.24 D.02.25 D.02.26

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W.01.01 WINDOW - HOUSE NUMBER - WINDOW NUMBER

D.01.01 DOOR - HOUSE NUMBER - DOOR NUMBER

FIGURE & GROUND

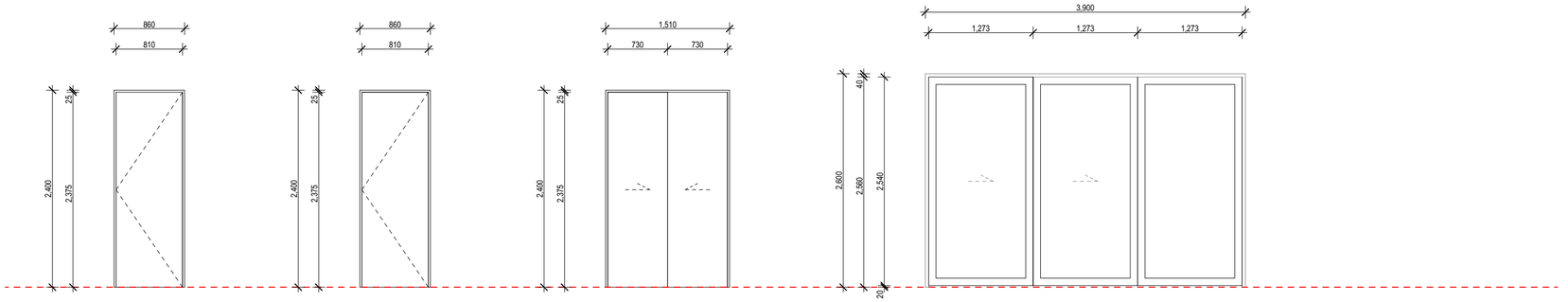
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Project	2 x Residential Dwellings	Drawing Sheet	**A6.2**	file	26.1233
Address	1 Jessies Crescent, Wanaka	Drawing Name	Door Schedule	date	October 2026
				scale	1:50 @ A2
				drawn	SJC

Issue

Revision K



D.02.27 D.02.29 D.02.30 D.2.03

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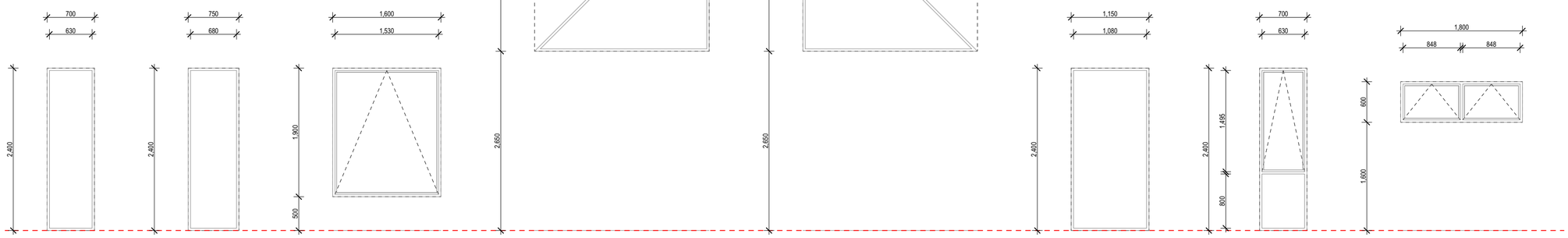
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FIGURE & GROUND

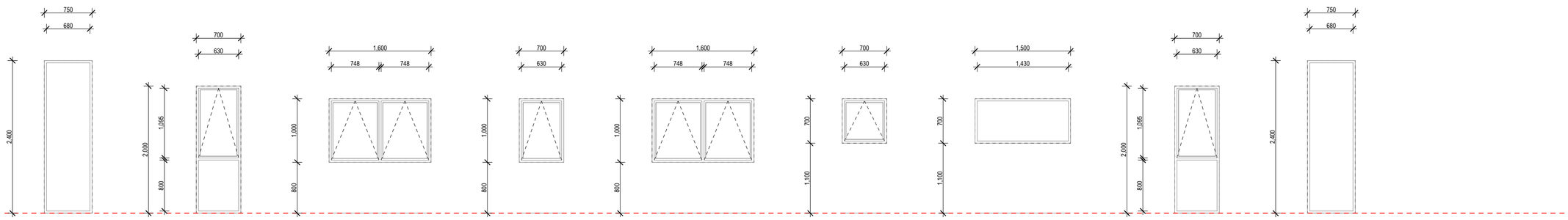
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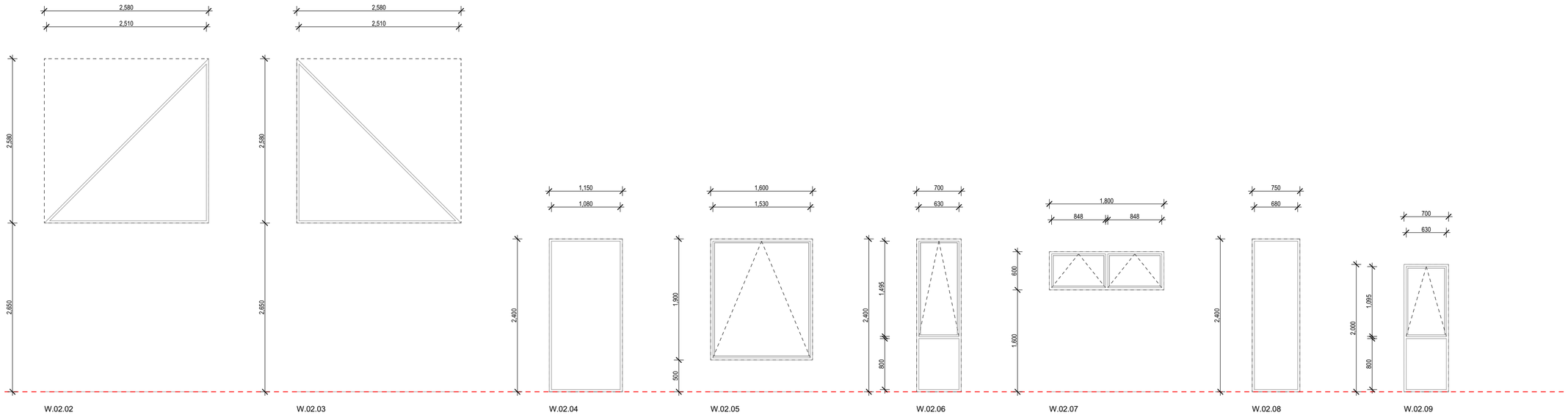
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Drawing Sheet	**A6.3**
Drawing Name	Door Schedule
file	26.1233
date	October 2026
scale	1:50 @ A2
drawn	SJC
Issue	
Revision	K



W.01.01 W.01.02 W.01.03 W.01.04 W.01.05 W.01.06 W.01.07 W.01.08



W.01.09 W.01.10 W.01.11 W.01.12 W.01.13 W.01.14 W.01.15 W.01.16 W.02.01



W.02.02 W.02.03 W.02.04 W.02.05 W.02.06 W.02.07 W.02.08 W.02.09

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JOINERY:

DOOR / WINDOW SCHEDULE INDICATIVE AND FOR PRICING PURPOSES ONLY. CONTRACTORS TO CHECK DETAILS AND CHECK ON SITE FOR EXACT DOOR / WINDOW OPENING SIZES.

ALWAYS CHECK ON SITE PRIOR TO FABRICATION.

W.1.01 WINDOW - HOUSE NUMBER - WINDOW NUMBER

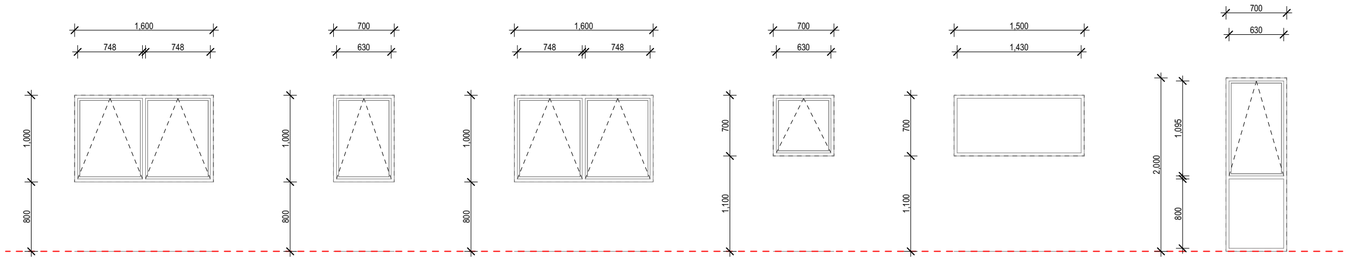
D.1.i1 DOOR - HOUSE NUMBER - i = INTERIOR - DOOR NUMBER

FIGURE & GROUND

LEVEL 1
4 WALKER STREET
CHRISTCHURCH 8013
NEW ZEALAND
TEL + 64 (3) 352 4333
www.figureandground.co.nz
studio@figureandground.co.nz

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Project	2 x Residential Dwellings
Address	1 Jessies Crescent, Wanaka
Drawing Sheet	**A6.4**
Drawing Name	Window Schedule
file	26.1233
date	October 2026
scale	1:50 @ A2
drawn	SJC
Issue	
Revision	K



W.02.10 W.02.11 W.02.12 W.02.13 W.02.14 W.02.15

KEY / NOTES:

HEIGHT DIMENSIONS ARE FROM RELATIVE FFL'S.
OVERALL DIMENSIONS ARE THE STRUCTURAL OPENINGS. THE JOINERY MANUFACTURER IS TO MEASURE ON SITE PRIOR TO FABRICATION AND ALLOW ADEQUATE SPACINGS AROUND TO FIT PACKERS AND AIR SEAL AS INDICATED ON THE JOINERY DETAILS.
ALL DIMENSIONS INCLUDING DOOR AND SASH DIMENSIONS ARE INDICATIVE ONLY.
DOOR HARDWARE INDICATIVE ONLY. CLIENT TO CONFIRM.
ALL GLASS IN BATHROOMS AND ENSUITES TO BE LAMINATED SAFETY GLASS TO COMPLY WITH NZBC.
ALL GLAZED FULL HEIGHT DOORS OR WINDOWS WITHOUT VISION BARS OR SILL HEIGHTS LESS THAN 500mm AFFL TO BE SAFETY GLASS TO COMPLY WITH NZBC AND NZS 4223 PART 3.
ALL JOINERY DIVISIONS EQUAL UNLESS NOTED OTHERWISE.

100mm RESTRICTOR STAYS TO ALL OPENABLE WINDOWS WHERE REQUIRED BY F4/AS1.

F = FIXED PANE.

AWNINGS SHOWN WITH DASHED ARROW POINTING TO HINGED EDGE.
CASEMENTS SHOWN WITH DASHED ARROW POINTING TO HINGED EDGE.
SLIDING PANELS SHOWN WITH ARROW INDICATING DIRECTION.
S: SAFETY GLASS TO COMPLY WITH NZBC.
OP: SELECTED OPAQUE PRIVACY GLASS.
R: RESTRICTOR STAYS TO COMPLY WITH NZBC.

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Project	2 x Residential Dwellings
Address	1 Jessies Crescent, Wanaka
Drawing Sheet	**A6.5**
Drawing Name	Window Schedule
file	26.1233
date	October 2026
scale	1:50 @ A2
drawn	SJC
Issue	
Revision	K