DOCUMENT TRANSFER

DATE	25/07/2025,	16/09/2025,
ISSUE	RESOURCE CONSENT	RC REV A
ISSUED TO		
CLIENT	✓	
CONSULTANTS	✓	✓
LOCAL COUNCIL	✓	
PROJECT MANAGER		✓
MAIN CONTRACTOR	✓	
SUB-CONTRACTOR		

DRAWINGS			
1. GENERAL	G-001 COVER SHEET	✓	RC-A
2. ARCHITECTURAL	A-101 PLAN - SITE & LOCATION	✓	
	A-111 PLAN - GROUND FLOOR GA	✓	RC-A
	A-112 PLAN - FIRST FLOOR GA	✓	
	A-113 PLAN - SECOND FLOOR GA	✓	
	A-124 PLAN - SECOND FLOOR SLAB & FRAMING		
	A-201 ELEVATIONS [SOUTH, WEST & NORTH-WEST]	✓	RC-A
	A-202 ELEVATIONS [NORTH, NORTH-EAST & EAST]	✓	RC-A
	A-301 SECTIONS AA & BB	✓	RC-A
	A-302 SECTION CC, DD & EE	✓	RC-A
	A-303 SECTION FF	✓	RC-A
	A-304 SECTIONS GG, HH & II	✓	RC-A
	A-601 BREACHES FOR RC	✓	
DED HOLDING	A-601 BREACHES FOR RC		RC-A
DEVELOPED DESIGN	A-102 PLAN - CAR TURNING FOR RC.		RC-A

OTHER DOCUMENTS	
PROJECT SPECIFICATION	✓

CHANGE REGISTER

REV	CHANGE
RC-A	RAISED BUILDING 200MM

RC-A1

DRAWING LIST

ID	DRAWING NAME	REV		CHANGE	DATE
1. GENERAL					
G-001	COVER SHEET	RC-A	1		
2. ARCHITECTURAL					
A-101	PLAN - SITE & LOCATION				25/07/2025,...
A-111	PLAN - GROUND FLOOR GA	RC-A	1		16/09/2025,...
A-112	PLAN - FIRST FLOOR GA				25/07/2025,...
A-113	PLAN - SECOND FLOOR GA				25/07/2025,...
A-131	PLAN - ROOF				25/07/2025,...
A-122	PLAN - GROUND FLOOR SLAB				05/06/2025,...
A-123	PLAN - FIRST FLOOR SLAB				05/06/2025,...
A-124	PLAN - SECOND FLOOR SLAB & FRAMING				05/06/2025,...
A-132	PLAN - ROOF FRAMING				05/06/2025,...
A-201	ELEVATIONS [SOUTH, WEST & NORTH-WEST]	RC-A	1		16/09/2025,...
A-202	ELEVATIONS [NORTH, NORTH-EAST & EAST]	RC-A	1		16/09/2025,...
A-301	SECTIONS AA & BB	RC-A	1		16/09/2025,...
A-302	SECTION CC, DD & EE	RC-A	1		16/09/2025,...
A-303	SECTION FF	RC-A	1		16/09/2025,...
A-304	SECTIONS GG, HH & II	RC-A	1		16/09/2025,...
DED HOLDING					
A-501	DOOR & WINDOW SCHEDULE				05/06/2025,...
A-601	BREACHES FOR RC	RC-A	1		16/09/2025,...
DEVELOPED DESIGN					
A-102	PLAN - CAR TURNING FOR RC.	RC-A			16/09/2025,...



4 TENBY STREET

4 TENBY STREET
WANAKA |

DATE: **16/09/2025**

STAGE: **RESOURCE CONSENT**

REVISION:

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PROJECT	**2421**	**COVER SHEET**	
	4 TENBY STREET	SCALE @A1	1:0.9
	4 TENBY STREET	STAGE	RESOURCE CONSENT
	WANAKA	REVISION	RC-A
		DATE	16/09/2025

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SHEET **G-001** REV **RC-A**



SITE NOTES

SITE ADDRESS:	4 TENBY STREET WĀNAKA, 9305
LEGAL DESCRIPTION:	LOT 2 DP 593330
WIND ZONE:	HIGH (BRANZ)
WIND REGION:	A7
EARTHQUAKE ZONE:	ZONE 3
EXPOSURE ZONE:	ZONE B
CLIMATE ZONE:	ZONE 6
ALTITUDE:	302.5M (NZVD16)
COUNCIL:	QUEENSTOWN LAKES DISTRICT COUNCIL
ZONE:	HIGH DENSITY RESIDENTIAL ZONE
SITE AREA:	401M2
BUILDING FOOTPRINT:	178M² (44.3% COVERAGE)
GROSS FLOOR AREA:	268.9M²
RESOURCE CONSENT NO:	N/A

DISTRICT PLAN - SUMMARY

COUNCIL:	QUEENSTOWN LAKES DISTRICT COUNCIL
ZONE:	HIGH DENSITY RESIDENTIAL ZONE
SUB-ZONE:	HIGH DENSITY RESIDENTIAL SUB-ZONE C
OVERLAYS:	WĀHI TŪPUNA, URBAN GROWTH BOUNDARY
PRECINCT:	COMMUNITY PURPOSE - GOLF COURSE SUBZONE

SITE ADDRESS:	4 TENBY STREET, WĀNAKA 9305
LEGAL DESCRIPTION:	LOT 2 DP 593330
RESOURCE CONSENT NO:	N/A
WIND ZONE:	HIGH (BRANZ)
WIND REGION:	A7
EARTHQUAKE ZONE:	ZONE 3
EXPOSURE ZONE:	ZONE B
CLIMATE ZONE:	6
ALTITUDE:	302.5M (NZVD16)
RAINFALL RANGE:	25.6MM OVER A 10 MINUTE PERIOD - ARI (AVERAGE RECURRANCE INTERNAL) 10 YEARS - AEP (ANNUAL EXCEEDANCE PROBABILITY) 0.100MM (NIWA)

SITE AREA:	401M2
MAX BUILDING COVERAGE:	45% (180.45M2)
MIN PERMEABLE SURFACE:	25% (100.25M2)
LANDSCAPE COVERAGE:	40% (160.4M2)
MAX VOLUME OF EARTHWORKS:	300M3
MAX HEIGHT PLANE:	7M
HEIGHT IN RELATION TO BOUNDARY:	N/A FOR SITES WITH A SLOPE GREATER THAN 6° - ONLY APPLICABLE FOR ACCESSORY BUILDINGS
RECESSION PLANES:	N/A FOR SITES ADJOINING A RESERVE OR PARK
MINIMUM SETBACKS:	1.5M SIDES/REAR (PROPOSED DP)
MAX FENCE HEIGHT:	1.2M
GARAGES:	MAX 50% WIDTH OF FRONT ELEVATION VISABLE FROM STREET

PLUMBING AND DRAINAGE KEY

ESW — ESW	EXISTING STORMWATER
FS — FS	EXISTING FOUL SEWER
W — W	EXISTING WATER MAINS
SW — SW	PROPOSED STORMWATER
FS — FS	PROPOSED FOUL SEWER
W — W	PROPOSED WATER MAINS
E	POWER BOX CONNECTION
W	WATER TOBY
	STORMWATER SUMP
MH	STORMWATER MANHOLE
MH	FOUL SEWER MANHOLE
TP	TELECOM PILLAR
PP	POWER POLE

GENERAL NOTES:

1. ALL PROPRIETARY SPECIFIED PRODUCTS & SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS. COPIES TO BE KEPT ON SITE AND REFERRED TO PRIOR TO COMMENCING WORK
2. DO NOT SCALE OFF DRAWINGS, WRITTEN DIMENSIONS TO BE USED
3. VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK
4. ALL DISCREPANCIES TO BE REFERRED TO DESIGN OFFICE FOR CLARIFICATION

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PROJECT **2421**

4 TENBY STREET

4 TENBY STREET

WANAKA

PLAN - SITE & LOCATION

SCALE @A1

STAGE RESOURCE CONSENT

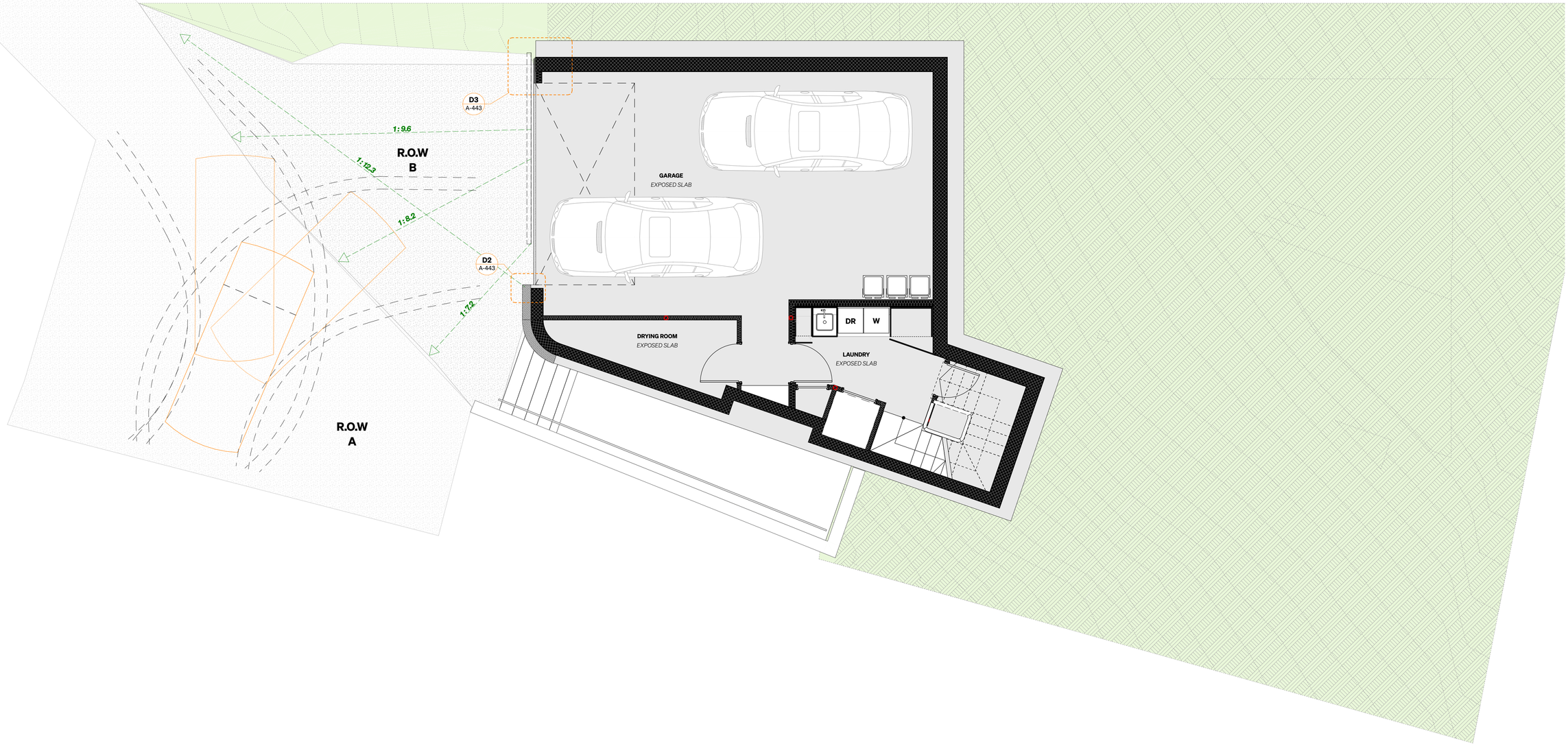
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DATE 25/07/2025

REV

SHEET **A-101**

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PROJECT	**2421**
	4 TENBY STREET
	4 TENBY STREET
	WANAKA

PLAN - CAR TURNING FOR RC.

SCALE @A1	1:50
STAGE	RESOURCE CONSENT
REVISION	RC-A
DATE	16/09/2025

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REV RC-A

SHEET A-102

GENERAL ARRANGEMENT PLAN

1. REFER TO **G-003** FOR SELECTIONS & SPECIFICATION
2. TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS & SPECIFICATION (INCLUDES ALL BRACING ELEMENTS)
3. ALL DIMENSIONS ARE TO OUTSIDE FACES OF TIMBER, BLOCKWORK AND FRAMED OPENINGS.

FLOOR LEGEND (GROUND FLOOR)		
TYPE	**MM**	**NAME**
FL01		
	250	FLOOR SLAB - CONCRETE
	0	DAMP-PROOF MEMBRANE
	20	SAND BLINDING
	150	GRANULAR FILL

FLOOR FINISHES LEGEND (GROUND FLOOR)		
SYMBOL	**FINISH**	**SPECIFICATION**
	EXPOSED SLAB	EXPOSED GARAGE SLAB, TROWELED AND SEALED FINISH

WALL LEGEND (GROUND FLOOR)		
TYPE	**MM**	**NAME**
WA01		
	6	RIGID AIR BARRIER
	140	WALL FRAMING - EXTERIOR - INSULATED
	10	INTERNAL LINING
WA03		
	280	POLY BLOCK INSULATED
	10	INTERNAL LINING
WA05		
	10	INTERNAL LINING
	90	WALL FRAMING - INTERIOR - INSULATED
	10	INTERNAL LINING.
WA08		
	8	RETAINING - PROTECTION BOARD
	2	RETAINING - WATERPROOF MEMBRANE
	330	POLY BLOCK INSULATED
	10	INTERNAL LINING
WA11		
	10	INTERNAL LINING
	140	WALL FRAMING - INTERIOR - INSULATED
	10	INTERNAL LINING.

CLADDING LEGEND	
ID	**NAME**
CL01	SCHIST CLADDING
CL02	VERTICAL TIMBER SHIPLAP
CL03	VERTICAL METAL TRAY

GENERAL NOTES:

1. ALL PROPRIETARY SPECIFIED PRODUCTS & SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS. COPIES TO BE KEPT ON SITE AND REFERRED TO PRIOR TO COMMENCING WORK
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REV#:	DATE:	DESCRIPTION:
	25/07/2025	
RC-A	16/09/2025	RAISED BUILDING 200MM

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PROJECT	**2421**
	4 TENBY STREET
	4 TENBY STREET
	WANAKA

PLAN - GROUND FLOOR GA

SCALE @A1	1:50
STAGE	RESOURCE CONSENT
REVISION	RC-A
DATE	16/09/2025

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REV **RC-A**

SHEET **A-111**

GENERAL ARRANGEMENT PLAN

1. REFER TO **G-003** FOR SELECTIONS & SPECIFICATION
2. TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS & SPECIFICATION (INCLUDES ALL BRACING ELEMENTS)
3. ALL DIMENSIONS ARE TO OUTSIDE FACES OF TIMBER, BLOCKWORK AND FRAMED OPENINGS.

FLOOR LEGEND (FIRST FLOOR)		
TYPE	**MM**	**NAME**
FL02 A		
	120	TOPPING SLAB - CONCRETE
	25	INFILL - TIMBER
	100	CONCRETE RIBS
	100	SUSPENDED CEILING - INSULATED
FL02 B		
	120	TOPPING SLAB - CONCRETE

FLS FLOOR FINISHES SCHEDULE (FIRST FLOOR)		
SYMBOL	**FINISH**	**SPECIFICATION**
	100	SUSPENDED CEILING - INSULATED
CARPET		SELECTED CARPET ON SUITABLE UNDERLAY - IE. BREMWORTH LEVANTE, IN SHAMAL. CONFIRM WITH CLIENT PRIOR TO ORDERING. CONFIRM ACCEPTABLE MOISTURE READINGS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION BEFORE LAYING.
CONCRETE		EXPOSED AGGREGATE CONCRETE FLOOR. DARK CUT AND POLISHED SLAB. CONFIRM FINISH WITH ARCHITECT
TILES 1		SELECTED BATHROOM TILES OVER WATERPROOF MEMBRANCE. INSTALLED IN ACCORDANCE WITH THE BRANZ "GOOD TILING GUIDE".
TILES 2		SELECTED BATHROOM TILES OVER WATERPROOF MEMBRANCE. INSTALLED IN ACCORDANCE WITH THE BRANZ "GOOD TILING GUIDE".

WALL LEGEND (FIRST FLOOR)		
TYPE	**MM**	**NAME**
GLASS		
	10	GLASS
WA01		
	6	RIGID AIR BARRIER
	140	WALL FRAMING - EXTERIOR - INSULATED
	10	INTERNAL LINING
WA02		
	8	RETAINING - PROTECTION BOARD
	2	RETAINING - WATERPROOF MEMBRANE
	280	POLY BLOCK INSULATED
	10	INTERNAL LINING
WA03		
	280	POLY BLOCK INSULATED
	10	INTERNAL LINING
WA04		
	8	RETAINING - PROTECTION BOARD
	2	RETAINING - WATERPROOF MEMBRANE
	230	POLY BLOCK
WA05		
	10	INTERNAL LINING
	90	WALL FRAMING - INTERIOR - INSULATED
	10	INTERNAL LINING.
WA06		
	6	RIGID AIR BARRIER
	140	WALL FRAMING - EXTERIOR
WA09		
	10	INTERNAL LINING
	90	WALL FRAMING - INTERIOR
	10	INTERNAL LINING.
WA10		
	6	RIGID AIR BARRIER
	90	WALL FRAMING - EXTERIOR - INSULATED
	10	INTERNAL LINING

CLADDING LEGEND	
ID	**NAME**
CL01	SCHIST CLADDING
CL02	VERTICAL TIMBER SHIPLAP
CL03	VERTICAL METAL TRAY

GENERAL NOTES:
1. ALL PROPRIETARY SPECIFIED PRODUCTS & SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS. COPIES TO BE KEPT ON SITE AND REFERRED TO PRIOR TO COMMENCING WORK
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REV#:	DATE:	DESCRIPTION:
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PROJECT	**2421**
4 TENBY STREET	
4 TENBY STREET	
WANAKA	
PLAN - FIRST FLOOR GA	
SCALE @A1	1:50
STAGE	RESOURCE CONSENT
REVISION	
DATE	25/07/2025
REV	
SHEET	**A-112**

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GENERAL ARRANGEMENT PLAN

1. REFER TO **G-003** FOR SELECTIONS & SPECIFICATION
2. TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS & SPECIFICATION (INCLUDES ALL BRACING ELEMENTS)
3. ALL DIMENSIONS ARE TO OUTSIDE FACES OF TIMBER, BLOCKWORK AND FRAMED OPENINGS.

FLOOR LEGEND (SECOND FLOOR)		
TYPE	**MM**	**NAME**
C01		
	35	CEILING FRAMING RONDO
	13	PLASTERBOARD
FL02 C		
	120	TOPPING SLAB - CONCRETE
	25	INFILL - TIMBER
	175	CONCRETE RIBS
	100	SUSPENDED CEILING - INSULATED
FL03		
	120	FLOOR SLAB - WAFFLE
	200	RIGID INSULATION - PODS
	50	RIGID INSULATION - SLAB
	0	DAMP-PROOF MEMBRANE
	20	SAND BLINDING
	150	GRANULAR FILL
FL04		
	20	DECKING
	140	FLOOR FRAMING - DECK
FL05		
	20	DECKING
	90	FLOOR FRAMING - DECK

FLS FLOOR FINISHES SCHEDULE (SECOND FLOOR)		
SYMBOL	**FINISH**	**SPECIFICATION**
	CARPET	SELECTED CARPET ON SUITABLE UNDERLAY - IE. BREMWORTH LEVANTE, IN SHAMAL. CONFIRM WITH CLIENT PRIOR TO ORDERING. CONFIRM ACCEPTABLE MOISTURE READINGS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION BEFORE LAYING.
	CONCRETE	EXPOSED AGGREGATE CONCRETE FLOOR. DARK CUT AND POLISHED SLAB. CONFIRM FINISH WITH ARCHITECT
	DECKING	REFER TO FLOOR SECTION FOR DECKING
	PAVING	PATIO PAVED WITH SCHIST "CRAZY PAVING"
	TILES 2	SELECTED BATHROOM TILES OVER WATERPROOF MEMBRANCE. INSTALLED IN ACCORDANCE WITH THE BRANZ "GOOD TILING GUIDE".

WALL LEGEND (SECOND FLOOR)		
TYPE	**MM**	**NAME**
WA01		
	6	RIGID AIR BARRIER
	140	WALL FRAMING - EXTERIOR - INSULATED
	10	INTERNAL LINING
WA05		
	10	INTERNAL LINING
	90	WALL FRAMING - INTERIOR - INSULATED
	10	INTERNAL LINING.
WA07		
	6	RIGID AIR BARRIER
	190	WALL FRAMING - EXTERIOR - INSULATED
	10	INTERNAL LINING

CLADDING LEGEND	
ID	**NAME**
CL01	SCHIST CLADDING
CL02	VERTICAL TIMBER SHIPLAP
CL03	VERTICAL METAL TRAY

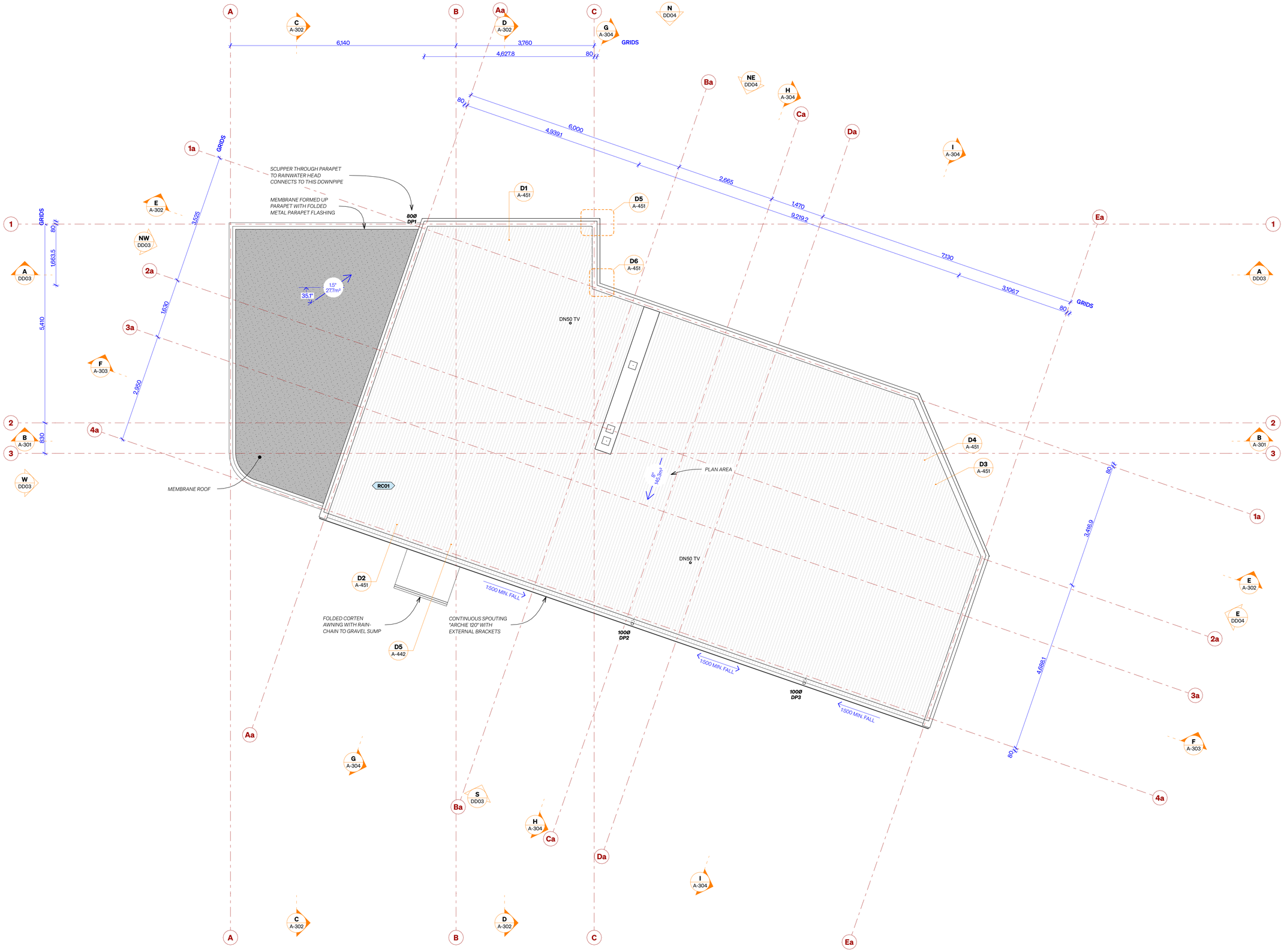
GENERAL NOTES:	REV#:	DATE:	DESCRIPTION:
1. ALL PROPRIETARY SPECIFIED PRODUCTS & SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS. COPIES TO BE KEPT ON SITE AND REFERRED TO PRIOR TO COMMENCING WORK		25/07/2025	
2. DO NOT SCALE OFF DRAWINGS, WRITTEN DIMENSIONS TO BE USED			
3. VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK			
4. ALL DISCREPANCIES TO BE REFERRED TO DESIGN OFFICE FOR CLARIFICATION			

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PROJECT	**2421**
	4 TENBY STREET
	4 TENBY STREET
	WANAKA
	PLAN - SECOND FLOOR GA
SCALE @A1	1:50
STAGE	RESOURCE CONSENT
REVISION	
DATE	25/07/2025
REV	
SHEET	**A-113**

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ROOF

1. REFER TO **G-003** FOR SELECTIONS & SPECIFICATION
2. TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS & SPECIFICATION **(INCLUDES ALL BRACING ELEMENTS)**
3. ALL DIMENSIONS ARE TO OUTSIDE FACES OF TIMBER, BLOCKWORK AND ICF WALLS, AND FRAMED OPENINGS
4. REFER TO **P-101** FOR STORMWATER DRAINAGE

ROOFING TYPES

TYPE	NAME	SPECIFICATION
RC01	PROFILED METAL ROOFING	0.40BMT FREEMAN ROOFING CORRUGATE COLORSTEEL MAXAM. COLOUR 'FLAXPOD'.

GENERAL NOTES:

1. ALL PROPRIETARY SPECIFIED PRODUCTS & SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS. COPIES TO BE KEPT ON SITE AND REFERRED TO PRIOR TO COMMENCING WORK
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4. ALL DISCREPANCIES TO BE REFERRED TO DESIGN OFFICE FOR CLARIFICATION

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PROJECT	**2421**
	4 TENBY STREET
	4 TENBY STREET
	WANAKA

PLAN - ROOF

SCALE @A1	1:50
STAGE	RESOURCE CONSENT
REVISION	
DATE	25/07/2025

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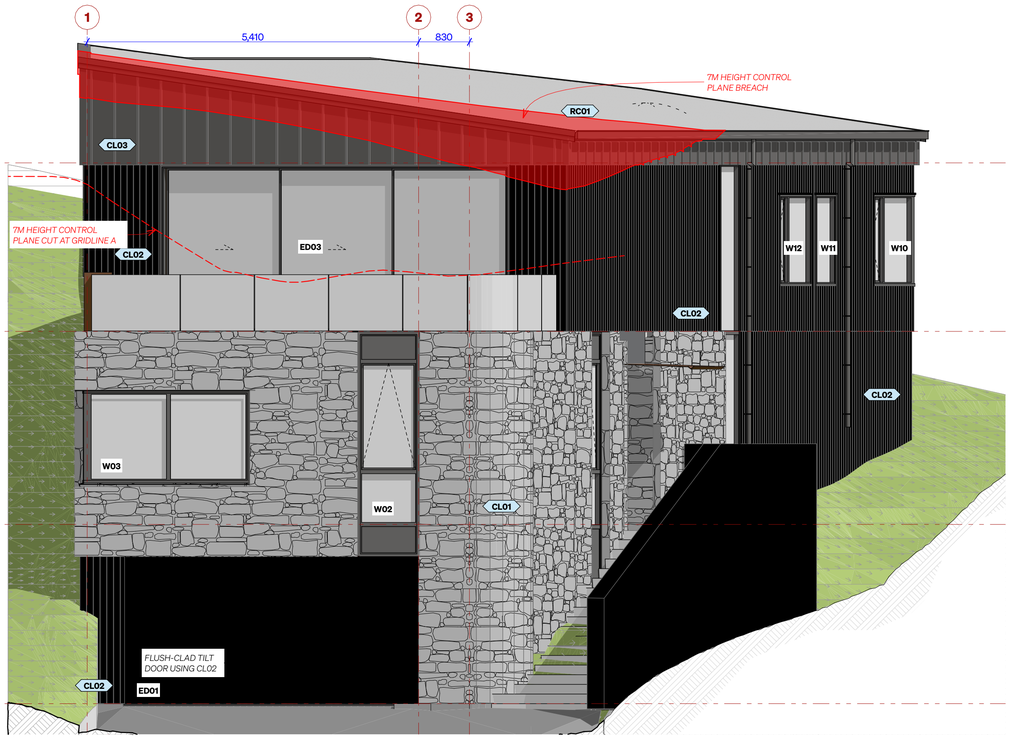
REV

SHEET **A-131**

GENERAL ARRANGEMENT PLAN

1. REFER TO **G-003** FOR SELECTIONS & SPECIFICATION
2. TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS & SPECIFICATION (INCLUDES ALL BRACING ELEMENTS)
3. ALL DIMENSIONS ARE TO OUTSIDE FACES OF TIMBER, BLOCKWORK AND FRAMED OPENINGS.

CLADDING LEGEND	
ID	**NAME**
CL01	SCHIST CLADDING
CL02	VERTICAL TIMBER SHIPLAP
CL03	VERTICAL METAL TRAY



W WEST ELEVATION
SCALE 1:50 @A1



NW NORTH-WEST ELEVATION
SCALE 1:50 @A1



S SOUTH ELEVATION
SCALE 1:50 @A1

GENERAL NOTES:
1. ALL PROPRIETARY SPECIFIED PRODUCTS & SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS. COPIES TO BE KEPT ON SITE AND REFERRED TO PRIOR TO COMMENCING WORK
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REV#:	DATE:	DESCRIPTION:
	25/07/2025	
RC-A	16/09/2025	RAISED BUILDING 200MM

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PROJECT **2421**
4 TENBY STREET
4 TENBY STREET
WANAKA

ELEVATIONS [SOUTH, WEST & NORTH-WEST]

SCALE @A1	1:50
STAGE	RESOURCE CONSENT
REVISION	RC-A
DATE	16/09/2025

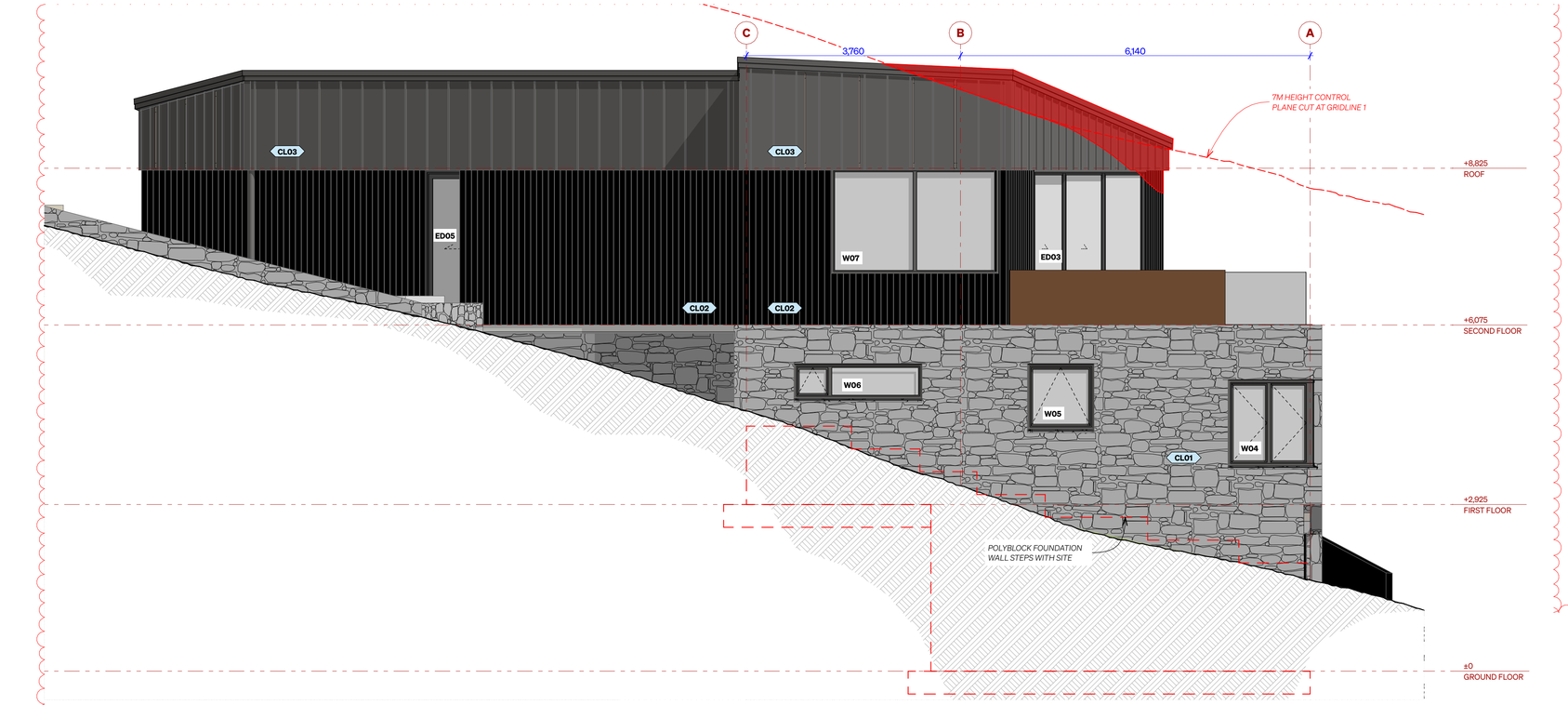
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SHEET **A-201** REV **RC-A**

GENERAL ARRANGEMENT PLAN

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2. TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS & SPECIFICATION (INCLUDES ALL BRACING ELEMENTS)
3. ALL DIMENSIONS ARE TO OUTSIDE FACES OF TIMBER, BLOCKWORK AND FRAMED OPENINGS.

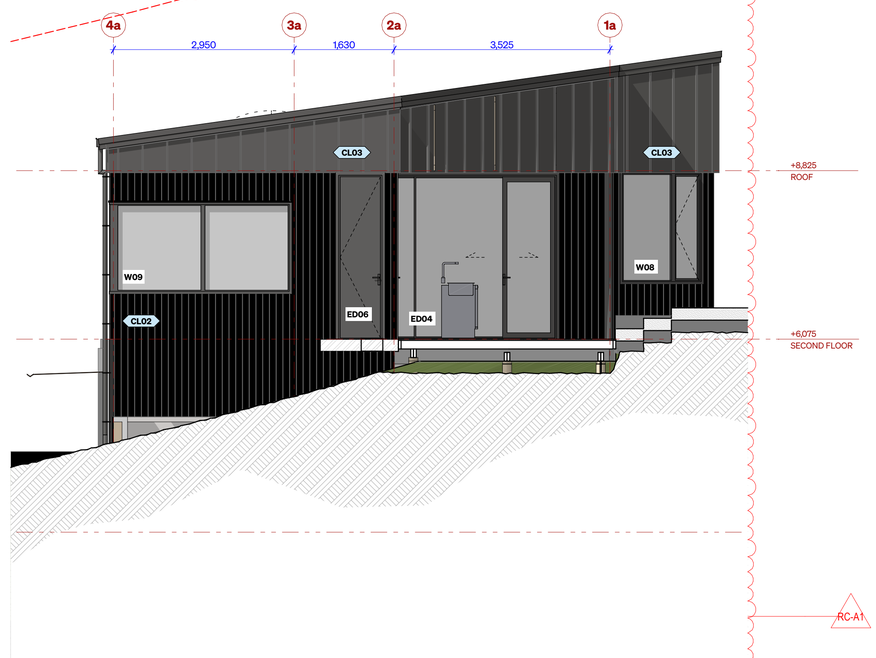
CLADDING LEGEND	
ID	**NAME**
CL01	SCHIST CLADDING
CL02	VERTICAL TIMBER SHIPLAP
CL03	VERTICAL METAL TRAY



N NORTH ELEVATION
SCALE 1:50 @A1



NE NORTH-EAST ELEVATION
SCALE 1:50 @A1



E EAST ELEVATION
SCALE 1:50 @A1

GENERAL NOTES:	REV#:	DATE:	DESCRIPTION:
1. ALL PROPRIETARY SPECIFIED PRODUCTS & SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS. COPIES TO BE KEPT ON SITE AND REFERRED TO PRIOR TO COMMENCING WORK		25/07/2025	
	RC-A	16/09/2025	RAISED BUILDING 200MM
2. DO NOT SCALE OFF DRAWINGS, WRITTEN DIMENSIONS TO BE USED			
3. VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK			
4. ALL DISCREPANCIES TO BE REFERRED TO DESIGN OFFICE FOR CLARIFICATION			

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FIRST LIGHT NZ

PROJECT	**2421**
	4 TENBY STREET
	4 TENBY STREET
	WANAKA

ELEVATIONS [NORTH, NORTH-EAST & EAST]

SCALE @A1	1:50
STAGE	RESOURCE CONSENT
REVISION	RC-A
DATE	16/09/2025

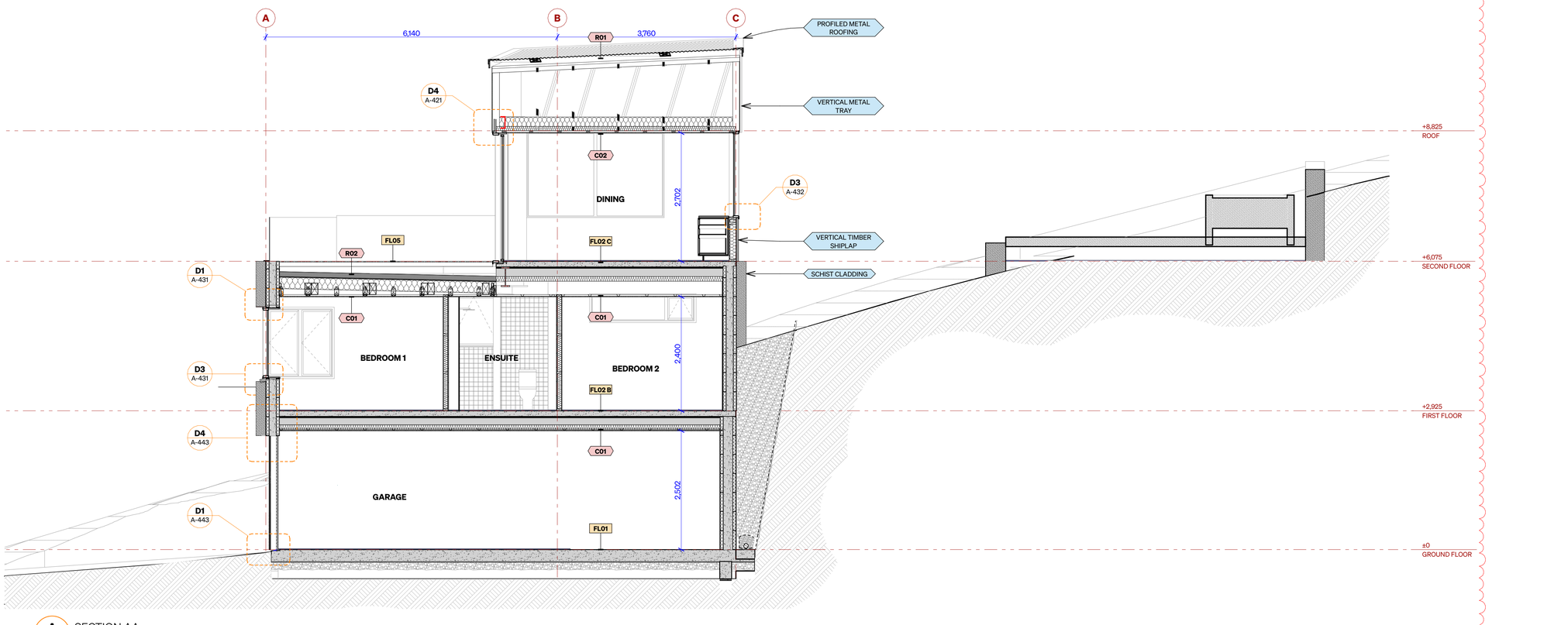
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REV RC-A
SHEET A-202

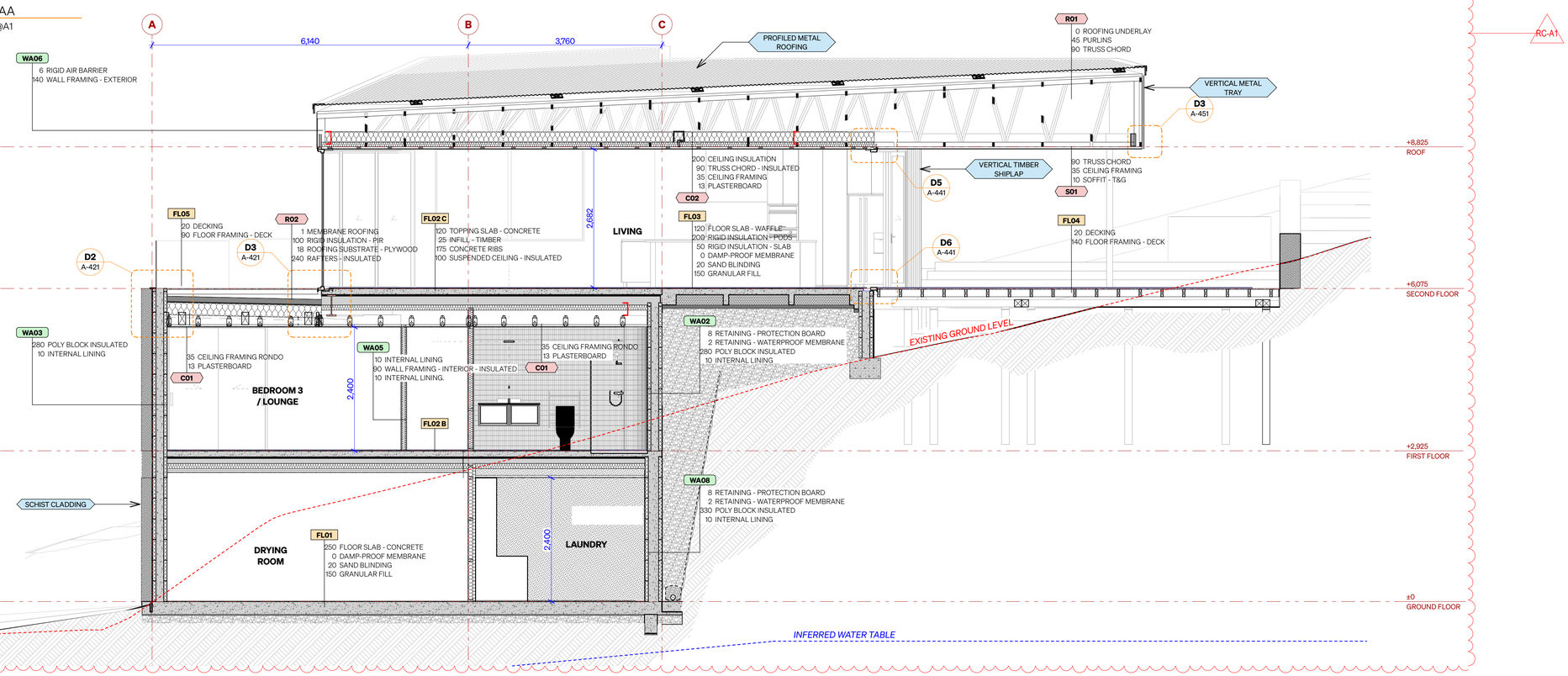
SECTIONS

1. REFER TO **G-003** FOR SELECTIONS & SPECIFICATION
2. TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS & SPECIFICATION **(INCLUDES ALL BRACING ELEMENTS)**
3. REFER TO **I-101** FOR INTERIOR FINISHES SCHEDULE

READ ELECTRICAL PLANS IN CONJUCTION WITH INTERIOR ELEVATIONS



A SECTION AA
SCALE 1:50 @A1



B SECTION BB
SCALE 1:50 @A1

RC-A1

GENERAL NOTES:

1. ALL PROPRIETARY SPECIFIED PRODUCTS & SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS. COPIES TO BE KEPT ON SITE AND REFERRED TO PRIOR TO COMMENCING WORK
2. DO NOT SCALE OFF DRAWINGS, WRITTEN DIMENSIONS TO BE USED
3. VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK
4. ALL DISCREPANCIES TO BE REFERRED TO DESIGN OFFICE FOR CLARIFICATION

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REV#:	DATE:	DESCRIPTION:
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RC-A	16/09/2025	RAISED BUILDING 200MM

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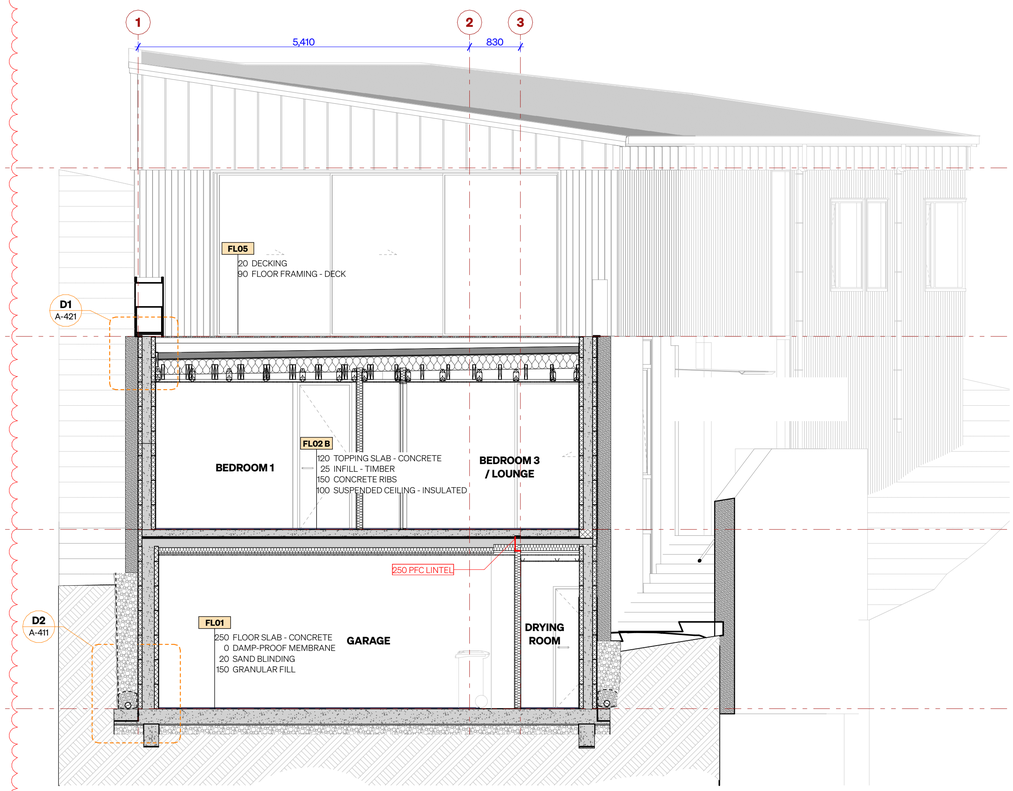
PROJECT	**2421**
	4 TENBY STREET
	4 TENBY STREET
	WANAKA

SECTIONS AA & BB

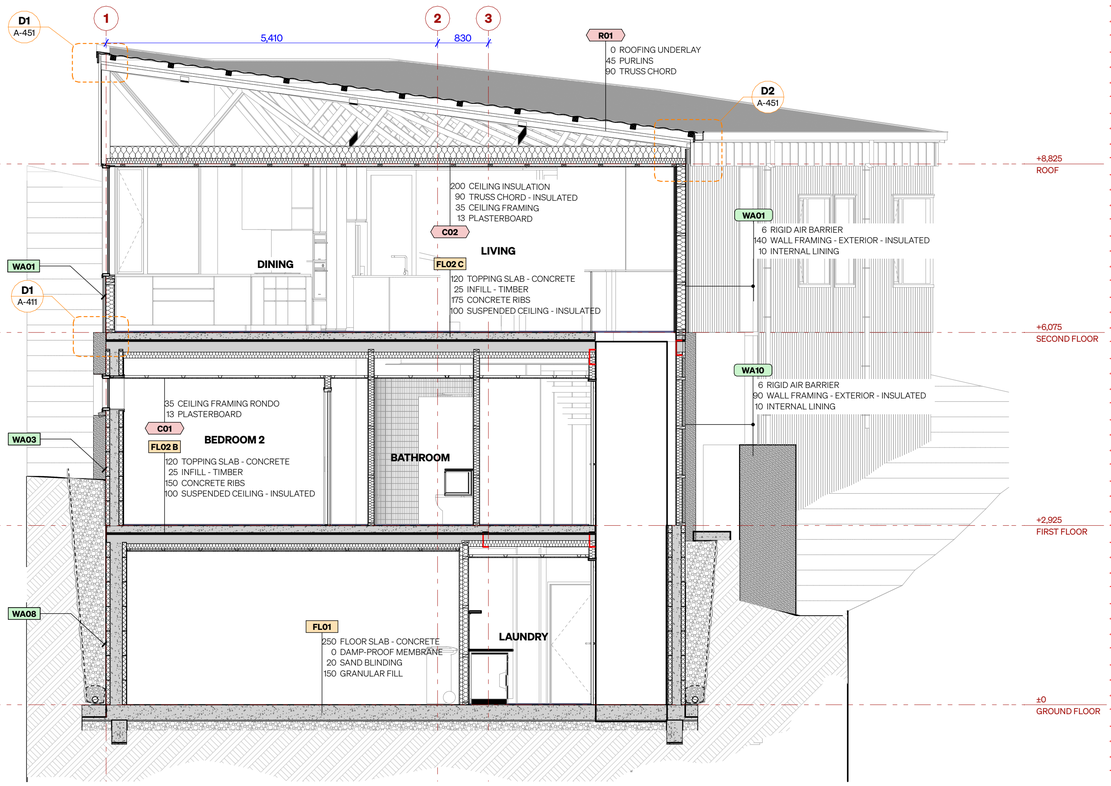
SCALE @A1	1:50
STAGE	RESOURCE CONSENT
REVISION	RC-A
DATE	16/09/2025

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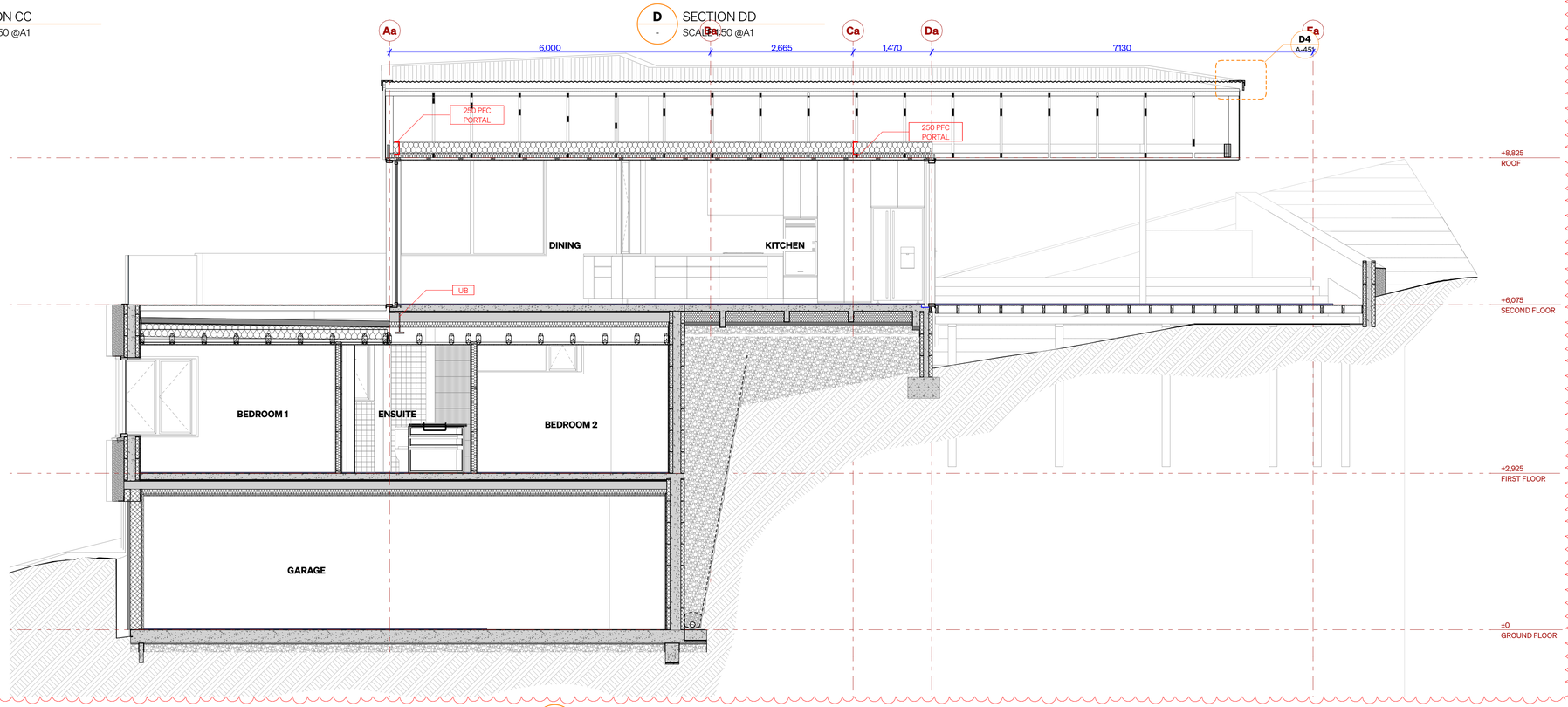
SHEET **A-301** REV **RC-A**



C SECTION CC
\- SCALE 1:50 @A1



D SECTION DD
\- SCALE 1:50 @A1



E SECTION EE
\- SCALE 1:50 @A1

SECTIONS

1. REFER TO **G-003** FOR SELECTIONS & SPECIFICATION
2. TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS & SPECIFICATION **(INCLUDES ALL BRACING ELEMENTS)**
3. REFER TO **I-101** FOR INTERIOR FINISHES SCHEDULE

READ ELECTRICAL PLANS IN CONJUCTION WITH INTERIOR ELEVATIONS

RC-A1

GENERAL NOTES:

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REV#:	DATE:	DESCRIPTION:
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RC-A	16/09/2025	RAISED BUILDING 200MM

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PROJECT	**2421**
	4 TENBY STREET
	4 TENBY STREET
	WANAKA

SECTION CC, DD & EE

SCALE @A1	1:50
STAGE	RESOURCE CONSENT
REVISION	RC-A
DATE	16/09/2025

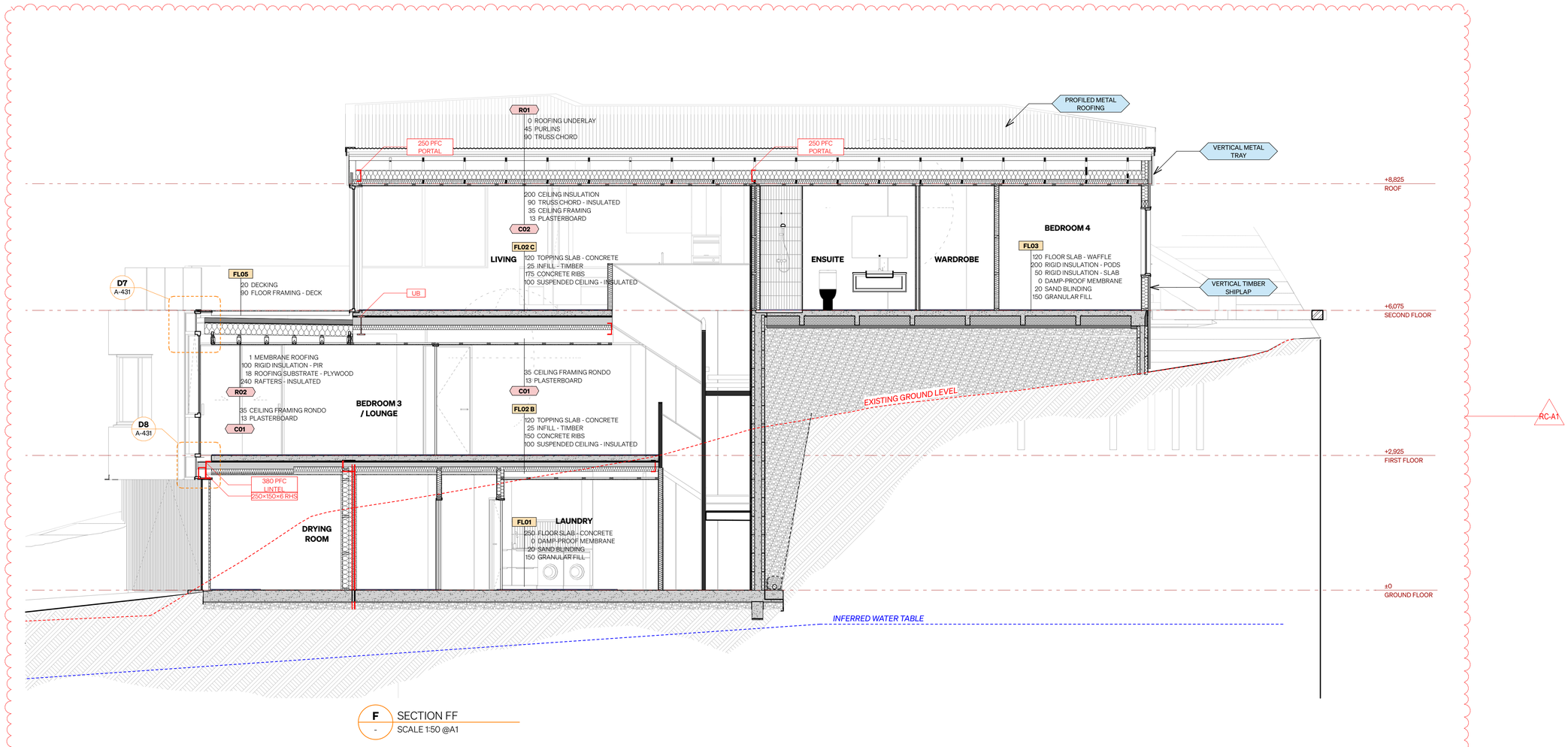
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REV
SHEET
A-302 RC-A

SECTIONS

1. REFER TO **G-003** FOR SELECTIONS & SPECIFICATION
2. TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS & SPECIFICATION **(INCLUDES ALL BRACING ELEMENTS)**
3. REFER TO **I-101** FOR INTERIOR FINISHES SCHEDULE

READ ELECTRICAL PLANS IN CONJUCTION WITH INTERIOR ELEVATIONS



F - SECTION FF
SCALE 1:50 @A1

GENERAL NOTES:	REV#:	DATE:	DESCRIPTION:
1. ALL PROPRIETARY SPECIFIED PRODUCTS & SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS. COPIES TO BE KEPT ON SITE AND REFERRED TO PRIOR TO COMMENCING WORK		25/07/2025	
	RC-A	16/09/2025	RAISED BUILDING 200MM
2. DO NOT SCALE OFF DRAWINGS, WRITTEN DIMENSIONS TO BE USED			
3. VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK			
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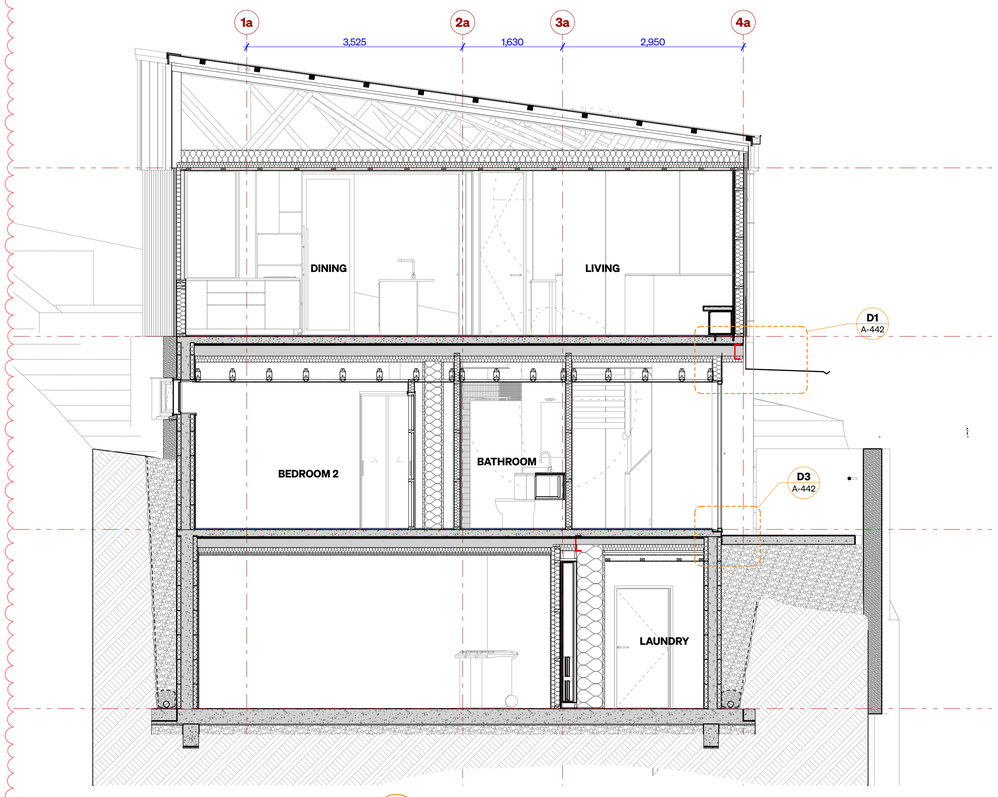
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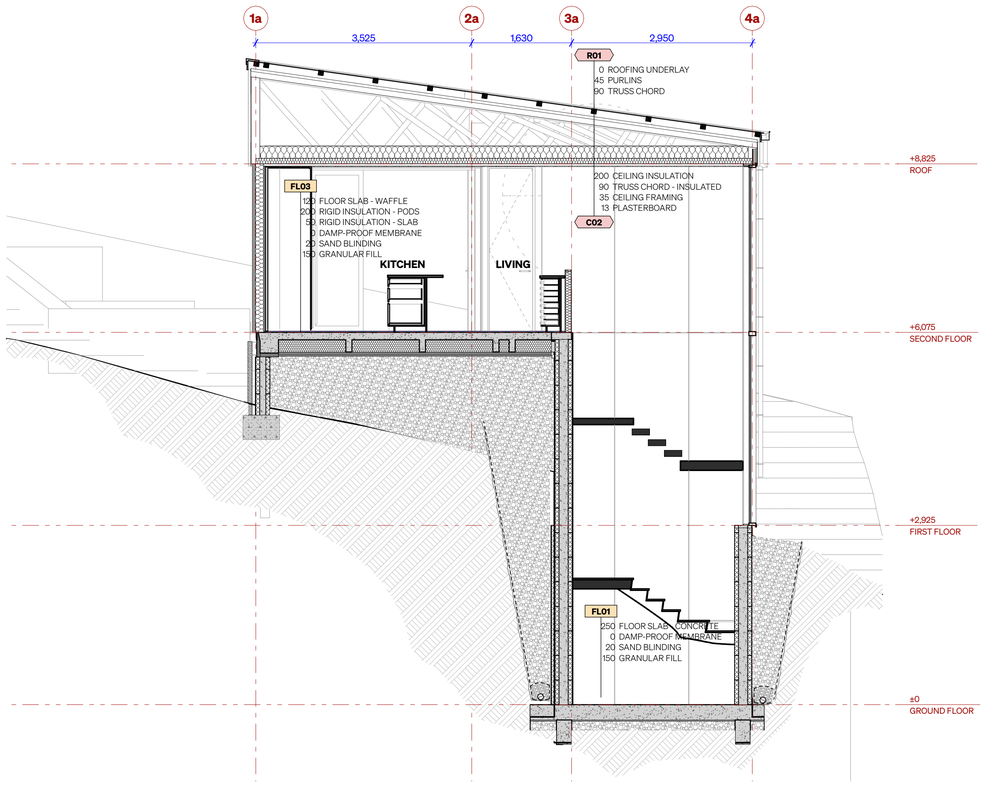
PROJECT	**2421**	**SECTION FF**	
4 TENBY STREET		SCALE @A1	1:50
4 TENBY STREET		STAGE	RESOURCE CONSENT
WANAKA		REVISION	RC-A
		DATE	16/09/2025

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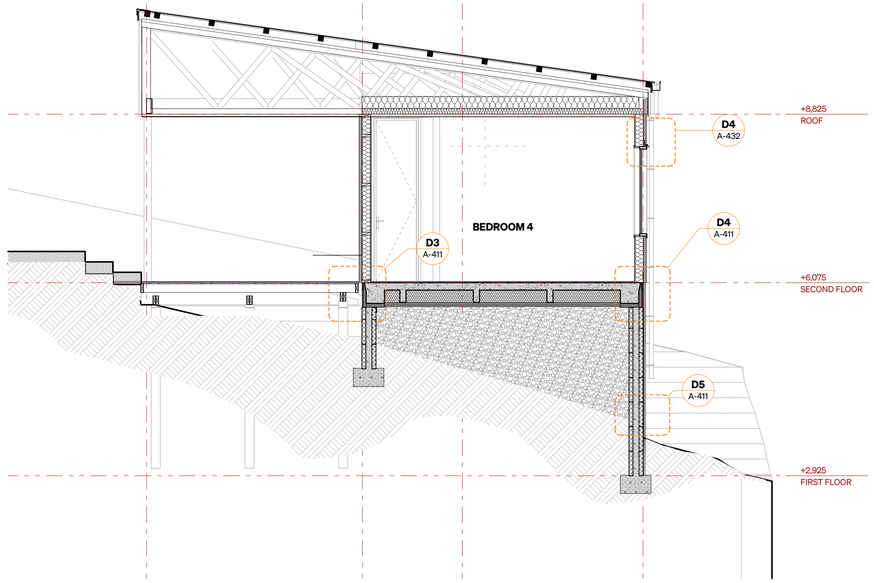
SHEET **A-303** REV **RC-A**



G SECTION GG
- SCALE 1:50 @A1



H SECTION HH
- SCALE 1:50 @A1



I SECTION HH
- SCALE 1:50 @A1

SECTIONS

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READ ELECTRICAL PLANS IN CONJUCTION WITH INTERIOR ELEVATIONS

RC-A1

GENERAL NOTES:

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RC-A	16/09/2025	RAISED BUILDING 200MM

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PROJECT	**2421**
	4 TENBY STREET
	4 TENBY STREET
	WANAKA

SECTIONS GG, HH & II

SCALE @A1	1:50
STAGE	RESOURCE CONSENT
REVISION	RC-A
DATE	16/09/2025

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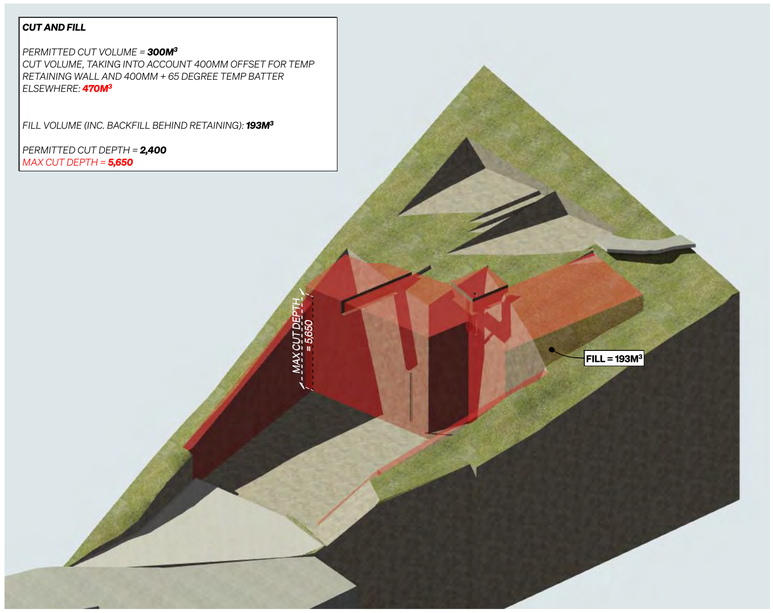
REV
SHEET
A-304 RC-A

CUT AND FILL

PERMITTED CUT VOLUME = ***300M³***
CUT VOLUME, TAKING INTO ACCOUNT 400MM OFFSET FOR TEMP RETAINING WALL AND 400MM + 65 DEGREE TEMP BATTER ELSEWHERE: ***470M³***

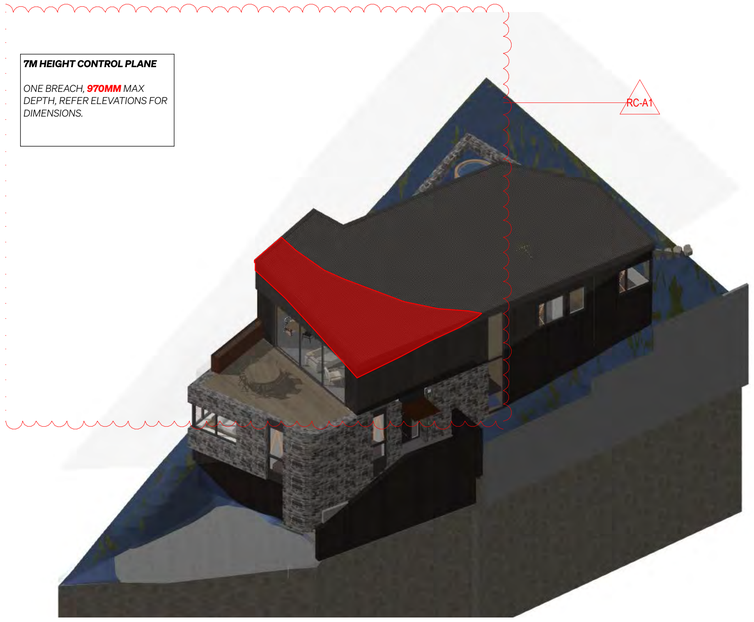
FILL VOLUME (INC. BACKFILL BEHIND RETAINING): ***193M³***

PERMITTED CUT DEPTH = ***2,400***
MAX CUT DEPTH = ***5,650***



7M HEIGHT CONTROL PLANE

ONE BREACH, ***970MM*** *MAX DEPTH, REFER ELEVATIONS FOR DIMENSIONS.*



SIDE YARD SETBACK
BREACH ON NORTHERN BOUNDARY OF
500MM X 10,500MM

PERMIABLE AREA: 122.7M² *(30.5%)*

COVERED AREA: 178M² *(44.3%)*



GENERAL NOTES:	REV#:	DATE:	DESCRIPTION:
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PROJECT	**2421**
	4 TENBY STREET
	4 TENBY STREET
	WANAKA

BREACHES FOR RC

SCALE @A1	1:1
STAGE	RESOURCE CONSENT
REVISION	RC-A
DATE	16/09/2025

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REV RC-A
SHEET A-601