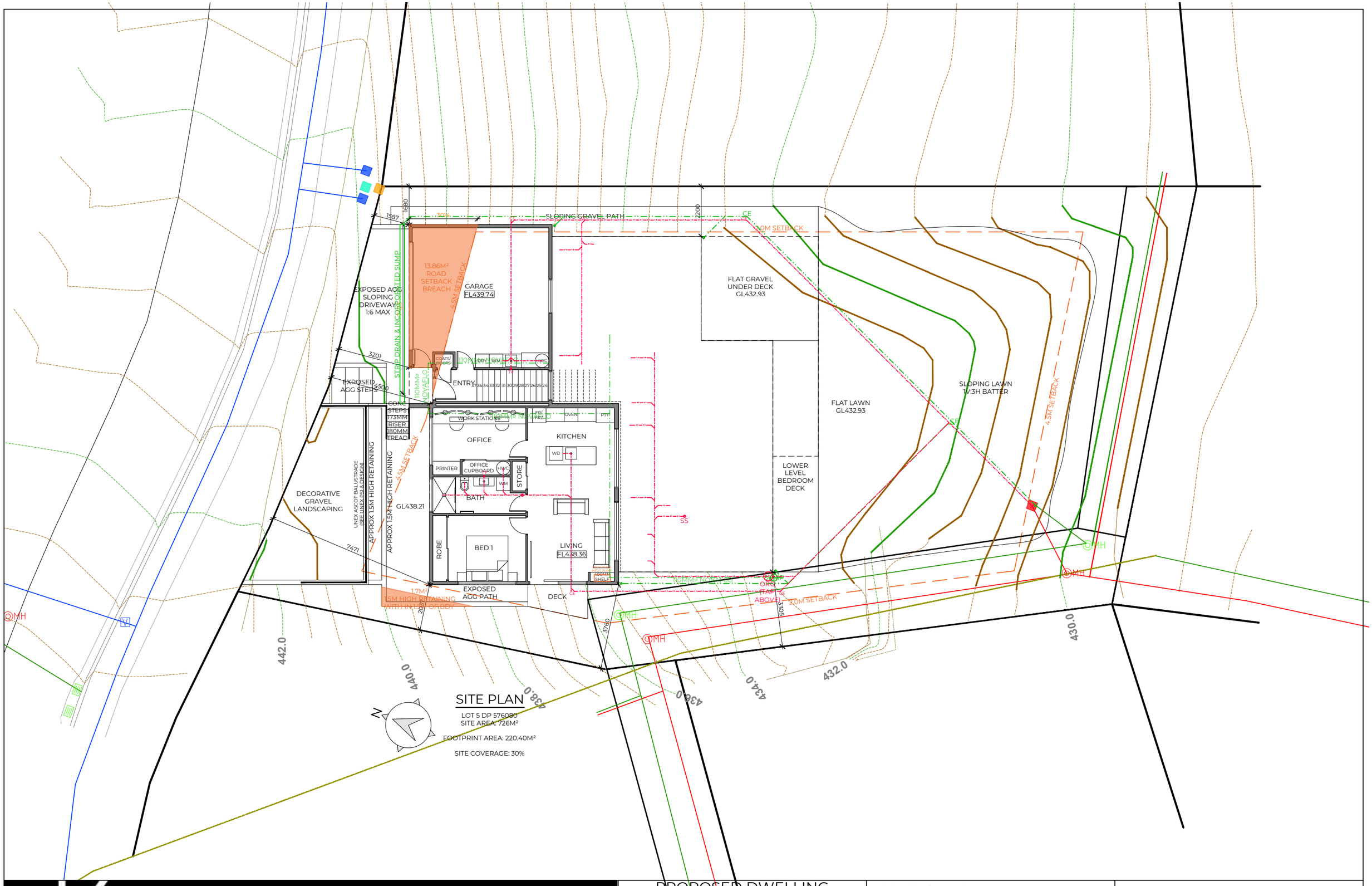


SITE PLAN

LOT 5 DP 576080
SITE AREA: 726M²

FOOTPRINT AREA: 220.40M²

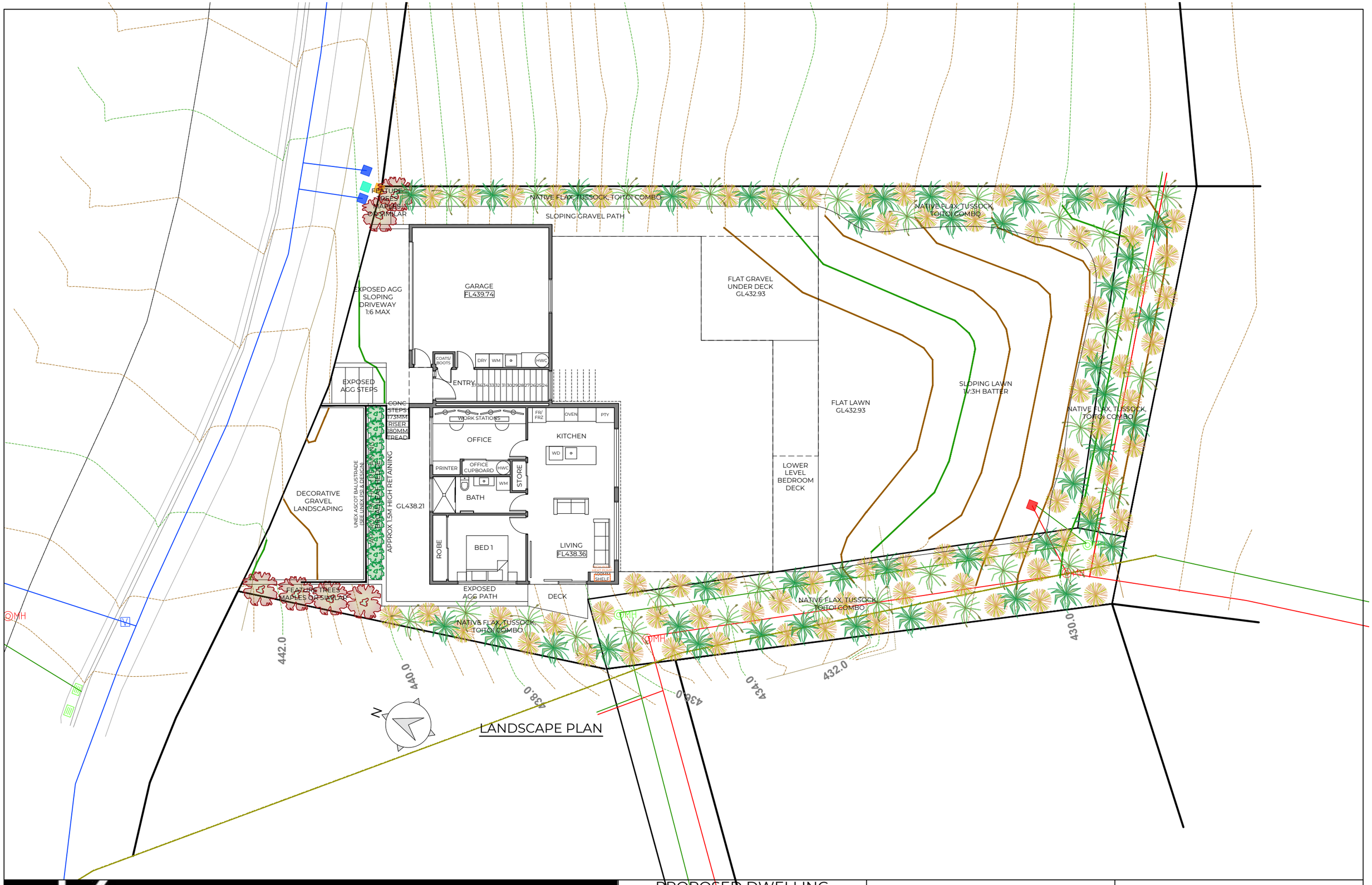
SITE COVERAGE: 30%

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PROPOSED DWELLING
FOR
ATLANTA & SIMON
LOT 5
51 ANGELO DRIVE
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | SITE PLAN	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 14/10/25	PAGE NO. | L01
EXPOSURE | ZONE B	SCALE | 1:150	

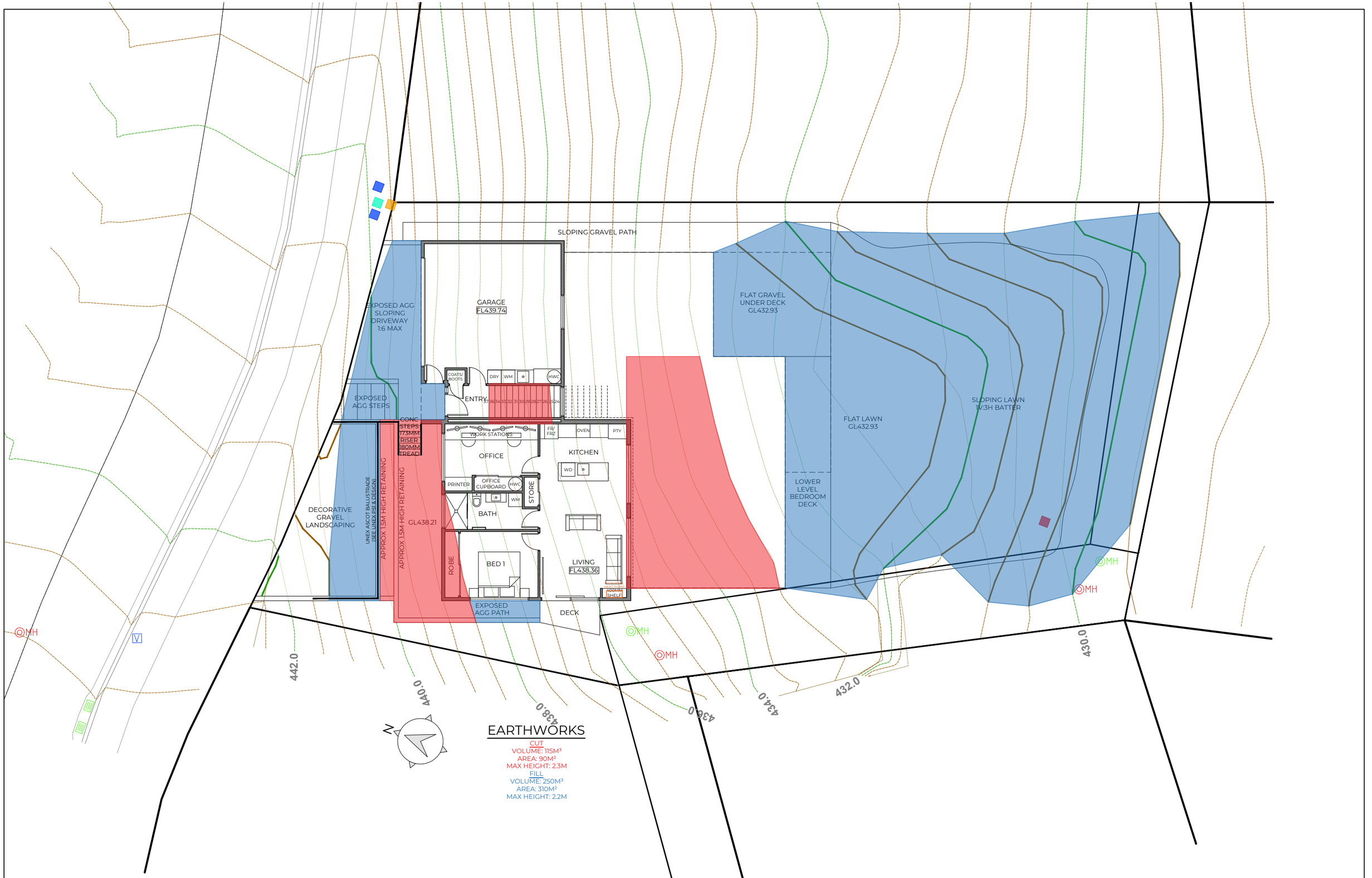


LANDSCAPE PLAN

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PROPOSED DWELLING
FOR
ATLANTA & SIMON
LOT 5
51 ANGELO DRIVE
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | LANDSCAPE PLAN	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 13/10/25	PAGE NO. | L01A
EXPOSURE | ZONE B	SCALE | 1:150	



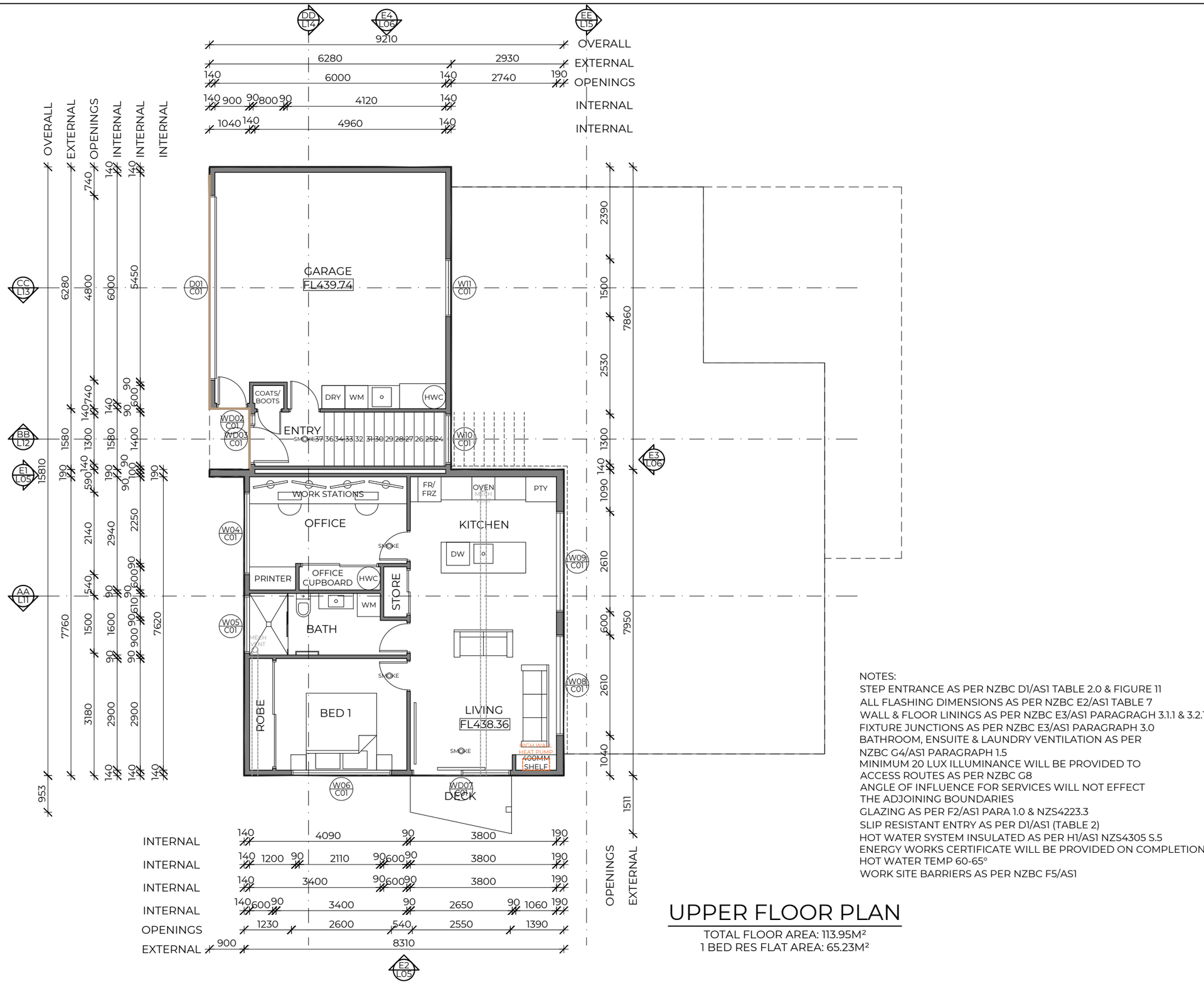
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PROPOSED DWELLING
FOR
ATLANTA & SIMON
LOT 5
51 ANGELO DRIVE
QUEENSTOWN

WIND | HIGH	
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 13/10/25
EXPOSURE | ZONE B	SCALE | 1:150

PAGE CONTENT |
SITE PLAN

PAGE NO. |
L01B



NOTES:
STEP ENTRANCE AS PER NZBC D1/AS1 TABLE 2.0 & FIGURE 11
ALL FLASHING DIMENSIONS AS PER NZBC E2/AS1 TABLE 7
WALL & FLOOR LININGS AS PER NZBC E3/AS1 PARAGRAGH 3.1.1 & 3.2.1
FIXTURE JUNCTIONS AS PER NZBC E3/AS1 PARAGRAPH 3.0
BATHROOM, ENSUITE & LAUNDRY VENTILATION AS PER NZBC G4/AS1 PARAGRAPH 1.5
MINIMUM 20 LUX ILLUMINANCE WILL BE PROVIDED TO ACCESS ROUTES AS PER NZBC G8
ANGLE OF INFLUENCE FOR SERVICES WILL NOT EFFECT THE ADJOINING BOUNDARIES
GLAZING AS PER F2/AS1 PARA 1.0 & NZS4223.3
SLIP RESISTANT ENTRY AS PER D1/AS1 (TABLE 2)
HOT WATER SYSTEM INSULATED AS PER H1/AS1 NZS4305 S.5
ENERGY WORKS CERTIFICATE WILL BE PROVIDED ON COMPLETION
HOT WATER TEMP 60-65°
WORK SITE BARRIERS AS PER NZBC F5/AS1

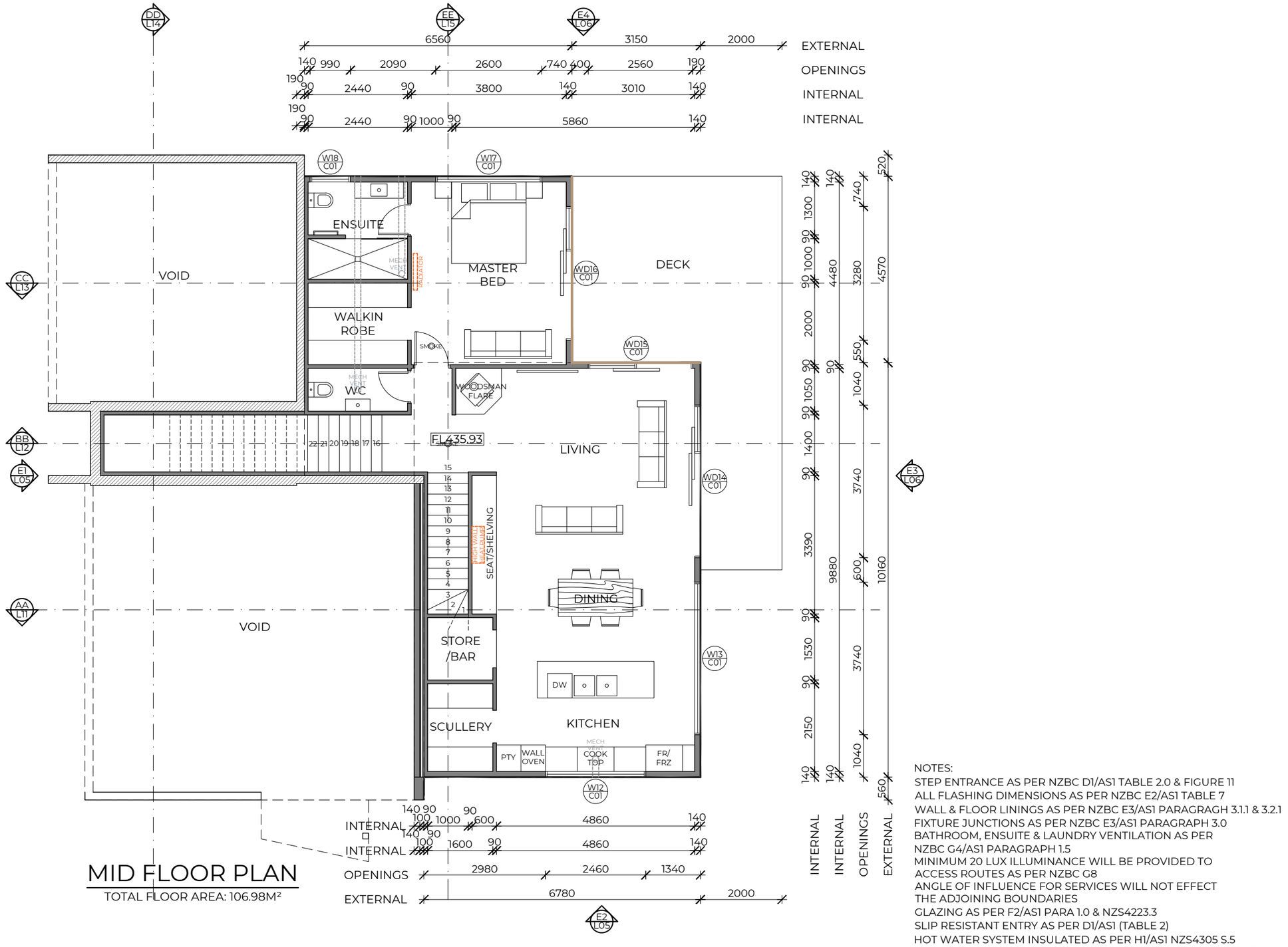
UPPER FLOOR PLAN

TOTAL FLOOR AREA: 113.95M²
1 BED RES FLAT AREA: 65.23M²

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PROPOSED DWELLING
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LOT 5
51 ANGELO DRIVE
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | UPPER FLOOR PLAN	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 13/10/25	PAGE NO. | L02
EXPOSURE | ZONE B	SCALE | 1:100	



MID FLOOR PLAN

TOTAL FLOOR AREA: 106.98M²

NOTES:

STEP ENTRANCE AS PER NZBC D1/AS1 TABLE 2.0 & FIGURE 11
ALL FLASHING DIMENSIONS AS PER NZBC E2/AS1 TABLE 7
WALL & FLOOR LININGS AS PER NZBC E3/AS1 PARAGRAGH 3.1.1 & 3.2.1
FIXTURE JUNCTIONS AS PER NZBC E3/AS1 PARAGRAPH 3.0
BATHROOM, ENSUITE & LAUNDRY VENTILATION AS PER NZBC G4/AS1 PARAGRAPH 1.5
MINIMUM 20 LUX ILLUMINANCE WILL BE PROVIDED TO ACCESS ROUTES AS PER NZBC G8
ANGLE OF INFLUENCE FOR SERVICES WILL NOT EFFECT THE ADJOINING BOUNDARIES
GLAZING AS PER F2/AS1 PARA 1.0 & NZS4223.3
SLIP RESISTANT ENTRY AS PER D1/AS1 (TABLE 2)
HOT WATER SYSTEM INSULATED AS PER H1/AS1 NZS4305 S.5
ENERGY WORKS CERTIFICATE WILL BE PROVIDED ON COMPLETION
HOT WATER TEMP 60-65°
WORK SITE BARRIERS AS PER NZBC F5/AS1

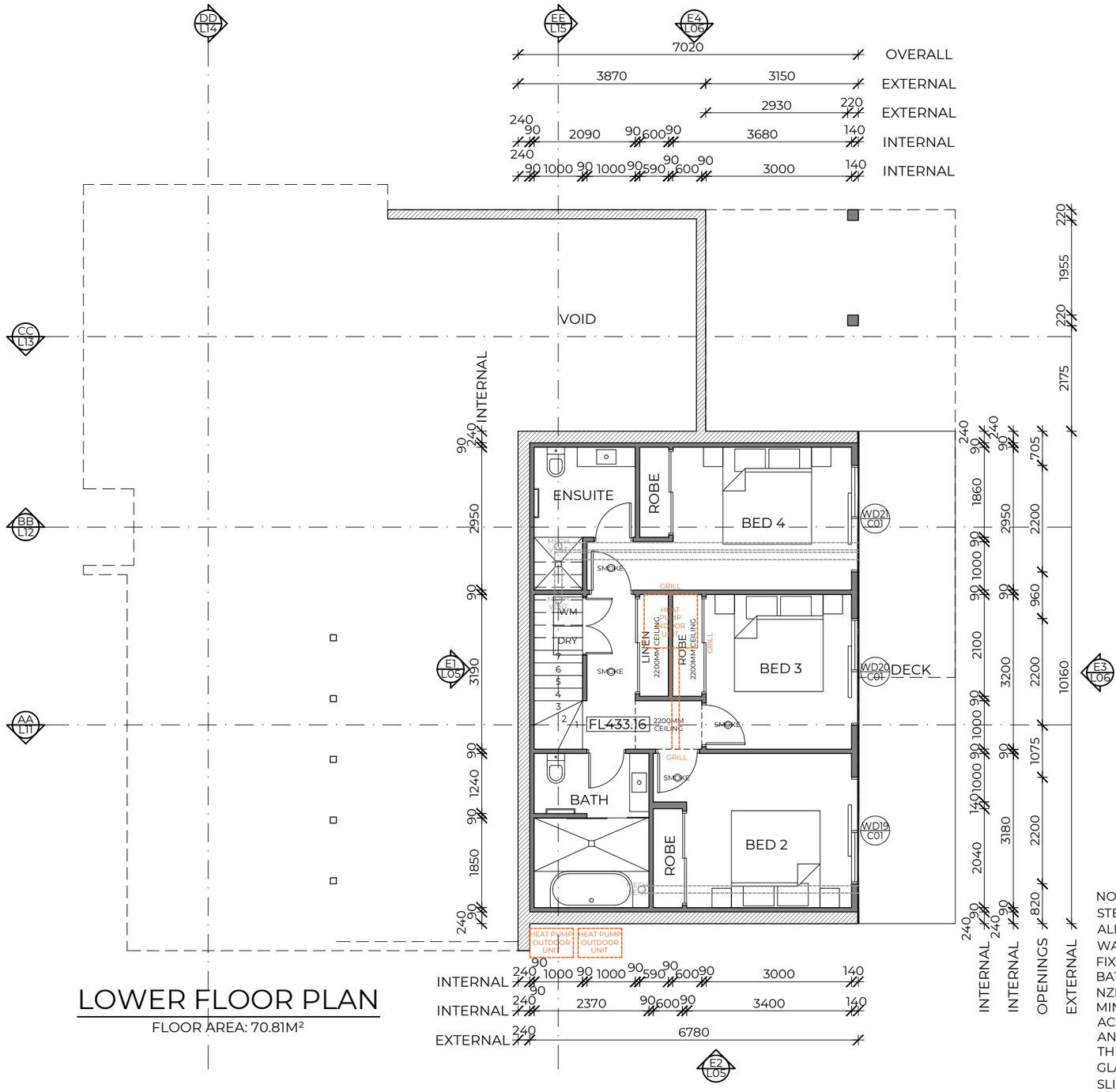
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PROPOSED DWELLING
FOR
ATLANTA & SIMON
LOT 5
51 ANGELO DRIVE
QUEENSTOWN

WIND | HIGH	
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 13/10/25
EXPOSURE | ZONE B	SCALE | 1:100

PAGE CONTENT |
MID FLOOR PLAN

PAGE NO. |
L03



LOWER FLOOR PLAN

FLOOR AREA: 70.81M²

NOTES:
STEP ENTRANCE AS PER NZBC D1/AS1 TABLE 2.0 & FIGURE 11
ALL FLASHING DIMENSIONS AS PER NZBC E2/AS1 TABLE 7
WALL & FLOOR LININGS AS PER NZBC E3/AS1 PARAGRAGH 3.1.1 & 3.2.1
FIXTURE JUNCTIONS AS PER NZBC E3/AS1 PARAGRAPH 3.0
BATHROOM, ENSUITE & LAUNDRY VENTILATION AS PER NZBC G4/AS1 PARAGRAPH 1.5
MINIMUM 20 LUX ILLUMINANCE WILL BE PROVIDED TO ACCESS ROUTES AS PER NZBC G8
ANGLE OF INFLUENCE FOR SERVICES WILL NOT EFFECT THE ADJOINING BOUNDARIES
GLAZING AS PER F2/AS1 PARA 1.0 & NZS4223.3
SLIP RESISTANT ENTRY AS PER D1/AS1 (TABLE 2)
HOT WATER SYSTEM INSULATED AS PER H1/AS1 NZS4305 S.5
ENERGY WORKS CERTIFICATE WILL BE PROVIDED ON COMPLETION
HOT WATER TEMP 60-65°
WORK SITE BARRIERS AS PER NZBC F5/AS1

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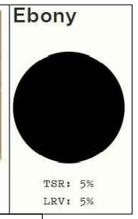
PROPOSED DWELLING
FOR
ATLANTA & SIMON
LOT 5
51 ANGELO DRIVE
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | LOWER FLOOR PLAN
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 13/10/25
EXPOSURE | ZONE B	SCALE | 1:100

PAGE NO. \| L04

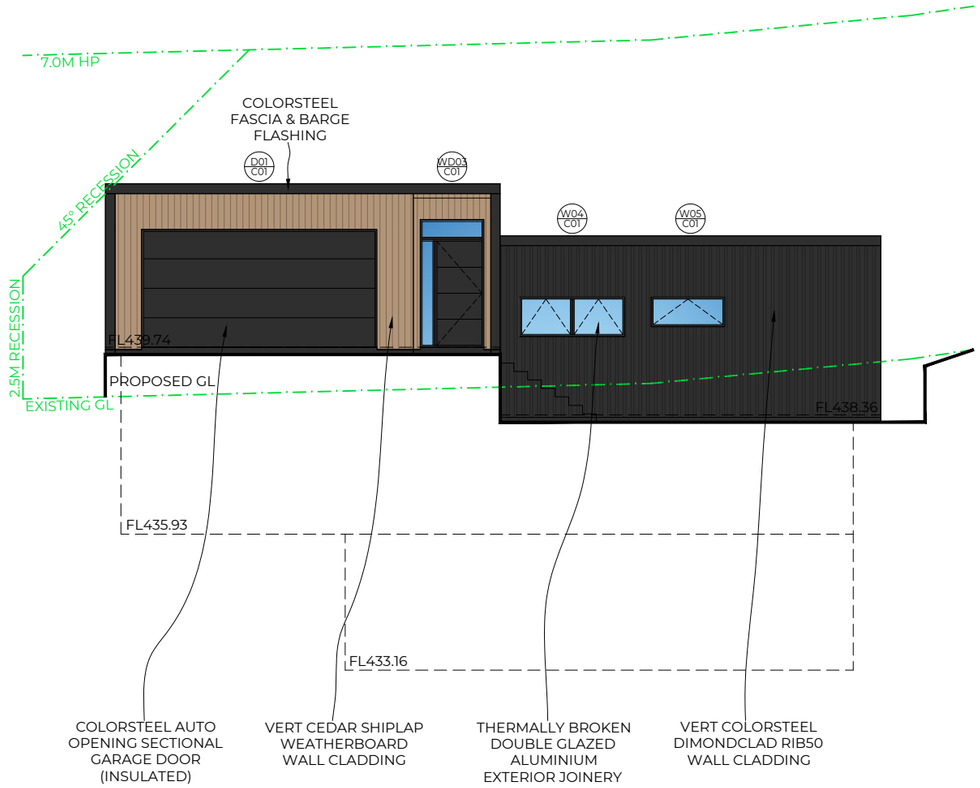
MATERIAL	COLOUR	LRV
COLORSTEEL 5 RIB ROOF CLADDING	EBONY	7%
VERT COLORSTEEL DIMONDCLAD RIB50 WALL CLADDING	EBONY	7%
VERT CEDAR SHIPLAP WEATHERBOARD WALL CLADDING	DAMPER	NA
DOUBLE GLAZED ALUMINIUM EXTERIOR JOINERY	EBONY	7%
COLORSTEEL SPOUTING & FASCIA	EBONY	7%
COLORSTEEL AUTO OPENING GARAGE DOOR	EBONY	7%





RISK MATRIX

	RISK SEVERITY			
RISK FACTOR	LOW	MED	HIGH	V.HIGH
WIND ZONE (PER NZS 3604)	0	0	①	2
NUMBER OF STOREYS	0	①	2	4
ROOF/WALL INTERSECTION DESIGN	0	1	③	5
EAVE WIDTH	0	1	2	⑤
ENVELOPE COMPLEXITY	0	1	③	6
DECK DESIGN	0	2	4	⑥
TOTAL SCORE				19



E1 NORTH ELEVATION



E2 WEST ELEVATION

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PROPOSED DWELLING
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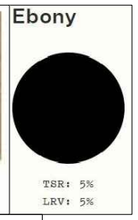
WIND | HIGH	
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 13/10/25
EXPOSURE | ZONE B	SCALE | 1:150

PAGE CONTENT | ELEVATIONS

PAGE NO. | L05

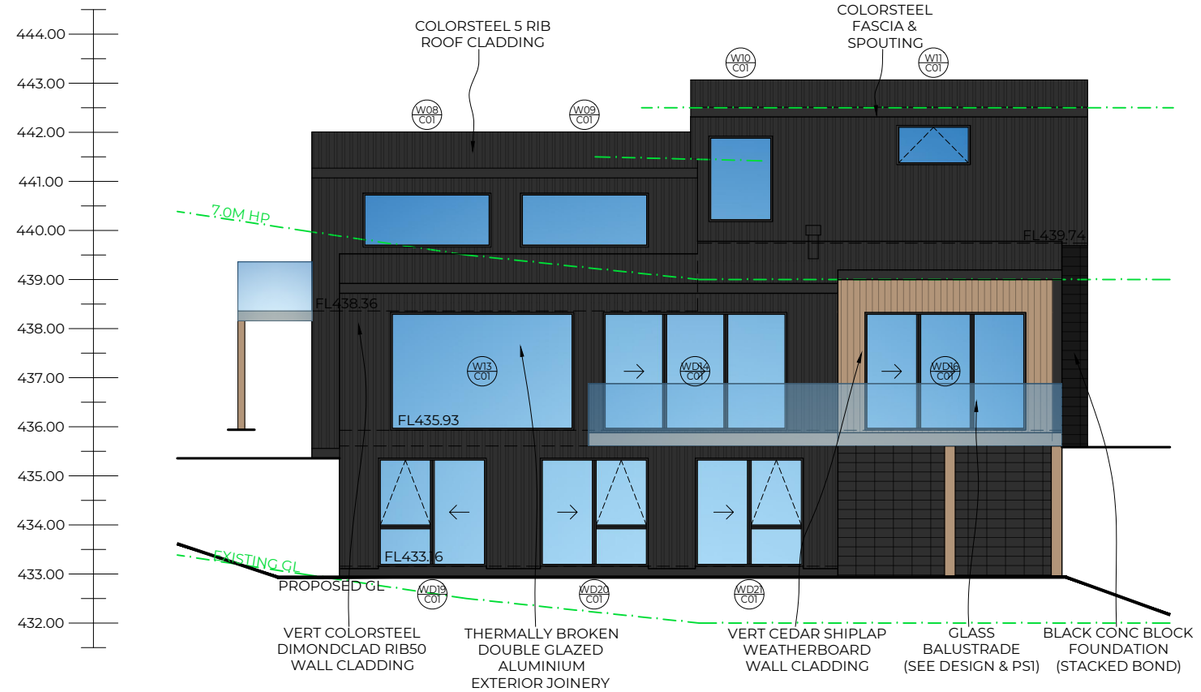
MATERIAL	COLOUR	LRV
COLORSTEEL 5 RIB ROOF CLADDING	EBONY	7%
VERT COLORSTEEL DIMONDCLAD RIB50 WALL CLADDING	EBONY	7%
VERT CEDAR SHIPLAP WEATHERBOARD WALL CLADDING	DAMPER	NA
DOUBLE GLAZED ALUMINIUM EXTERIOR JOINERY	EBONY	7%
COLORSTEEL SPOUTING & FASCIA	EBONY	7%
COLORSTEEL AUTO OPENING GARAGE DOOR	EBONY	7%



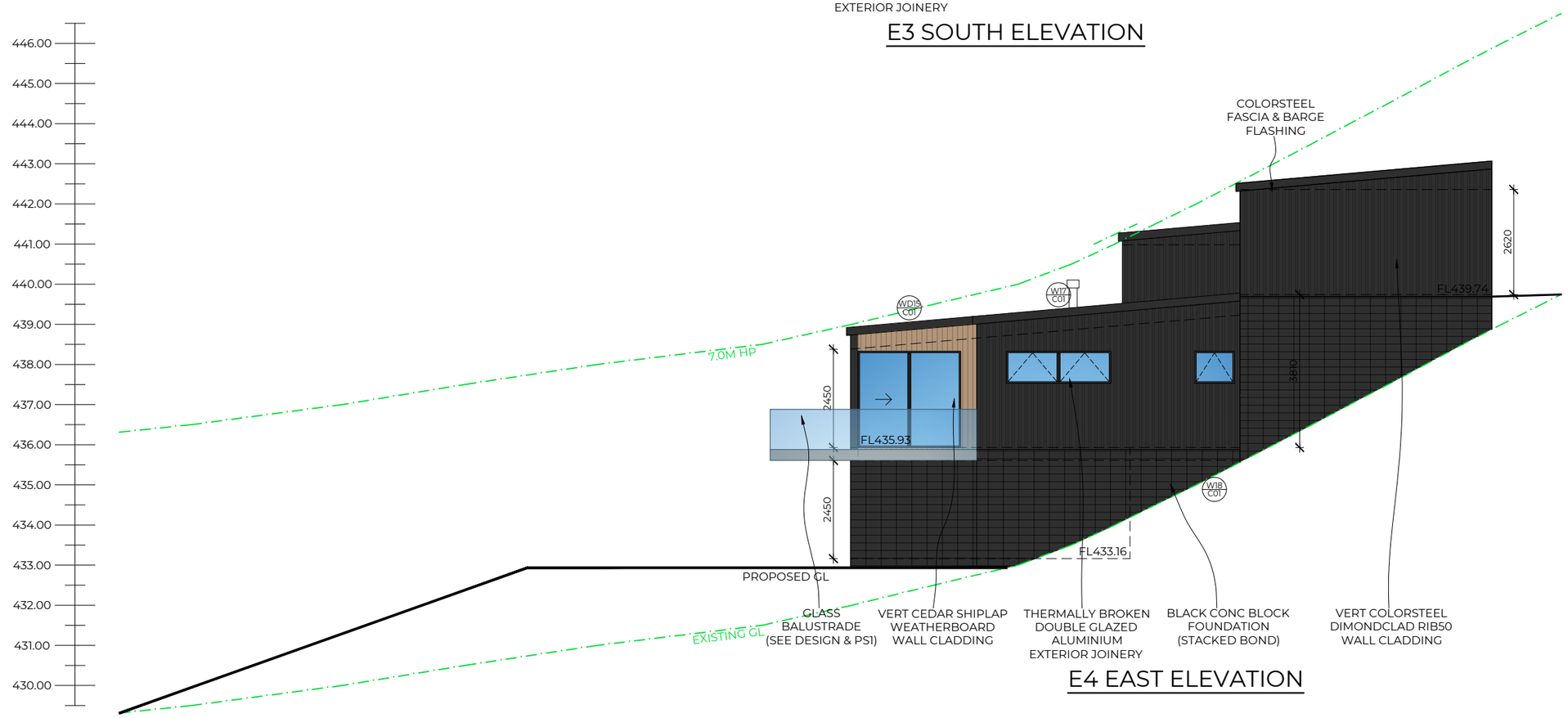


RISK MATRIX

	RISK SEVERITY			
RISK FACTOR	LOW	MED	HIGH	V.HIGH
WIND ZONE (PER NZS 3604)	0	0	①	2
NUMBER OF STOREYS	0	①	2	4
ROOF/WALL INTERSECTION DESIGN	0	1	③	5
EAVE WIDTH	0	1	2	⑤
ENVELOPE COMPLEXITY	0	1	③	6
DECK DESIGN	0	2	4	⑥
TOTAL SCORE				19



E3 SOUTH ELEVATION



E4 EAST ELEVATION

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PROPOSED DWELLING
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QUEENSTOWN

WIND | HIGH
EARTHQUAKE | ZONE 3
SNOW | N5 (2.0kPa)
EXPOSURE | ZONE B

PAGE CONTENT | ELEVATIONS
DATE | 13/10/25
SCALE | 1:125
PAGE NO. | L06