IMPORTANT NOTE: ALL LANDSCAPING, PLANTING, LIGHTING AND FENCING IS SHOWN FOR IMAGING PURPOSES ONLY. REFER TO BUILDING CONTRACT AND "FIXTURES AND FITTINGS" FOR LANDSCAPING INCLUSIONS

Proposed New Dwelling

for

Lot 25 Pembroke Heights, Wanaka

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A5.15	Table 7 - E2 NZBC



ARTIST IMPRESSION ONLY

mikegreerhomes

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ADRESS: 38 Reece Crescent, Wanaka 9305
WEB: www.mikegreerhomes.co.nz

JOB TITLE:
MIKE GREER HOMES Lot 25 Pembroke Heights, Wanaka

DRAWING TITLE:
Cover Sheet

LEGAL DESCRIPTION:
Lot 25 DP 610757
Lot 25 Pembroke Heights, Wanaka

LEGAL NOTES:
1. Subject to council approval
2. All measurements to be confirmed on site by the contractor prior to the commencement of work

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DATE OF ISSUE: 08.05.2024
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DESIGNER: IT(ID)
TECHNICIAN: PS
VERSION: -V1
CODE: C3
SCALE:
BASE PLAN: N/A
JOB # CO1065
SHEET: A0.01

General Notes

LOT No:	Lot 25
D.P:	DP 610757
Site Area	503m²
Total Floor Area (Over Framing):	**186.11** m²
Total Floor Area (Over Foundation):	**186.44** m²
Site Coverage Area (Over Cladding and Covered Areas)	194.38 m²
Territorial Authority	Queenstown Lake District Council
Planning Zone	Northlake Special Zone (Activity B1) RM220913
Site Coverage areas over 600mm)	38%- (40% Allowable) (overCladding and Roof
Maximum Building Height	8m
Technical Category	TC1
Flood Management Area	N/A
Climate Zone	6
Earthquake Zone	Zone 3
Exposure Zone	Zone B
Lee Zone	No
Rainfall Range	20-30
Wind Region	A
Wind Zone	High (TBC)
Snow Zone	Zone N5 - 1.5kPa TBC with Site levels - Check
ASL (Above Sea Level)	
Coastal Hazard	N/A

General:
Concept subject to TA rules and regulations.
All dimensions to be confirmed on site
Concept may be subject to subdivision developer's approval

Foundation Type:
-INSULSLAB Engineered Slab on ground foundations system with 300mm Wide Conc footing with 50mm Poly Under footing and 100mm Conc Slab with 200mm Underslab poly.

Site Information:
Position of road crossing, services locations, street trees, lamp posts, parking bays, pedestrian islands etc is existing

Boundary Information:
as per Certificate of Title

Site Levels:
Site Levels as per Survey Plan

Finished floor level to be 150mm minimum above crown of road as per NZBC E1/AS1 Figure 1 or the lowest point of the boundary as per Figure 2 ,E1/AS1.

Landscaping:
This plan is indicative only. Landscaping to be confirmed by the client. All Fencing to comply with the relevant Covenants.

Non Compliances Requiring RC:
-TBC

Steps & Paths:
A Step/s or appropriate landscaping is to be provided if drop from external doors is greater than 190mm from FFL to FGL. All access routes must provide a non-slip surface in accordance to NZBC D1/AS Table 2. Convey surface water from sealed drive to an appropriate approved outfall.

Site Plan Legend

-1:100 Fall to planting or grass area

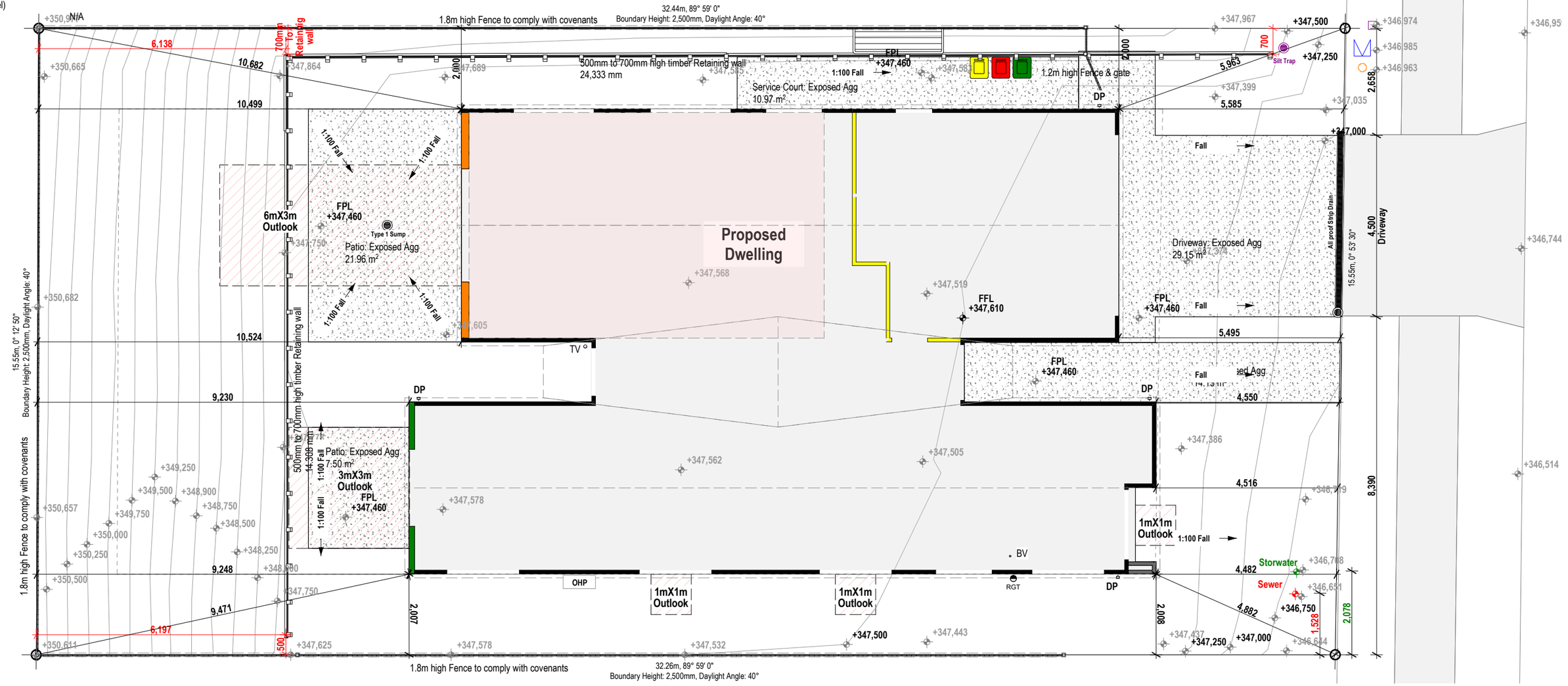
1:100 Fall →

N

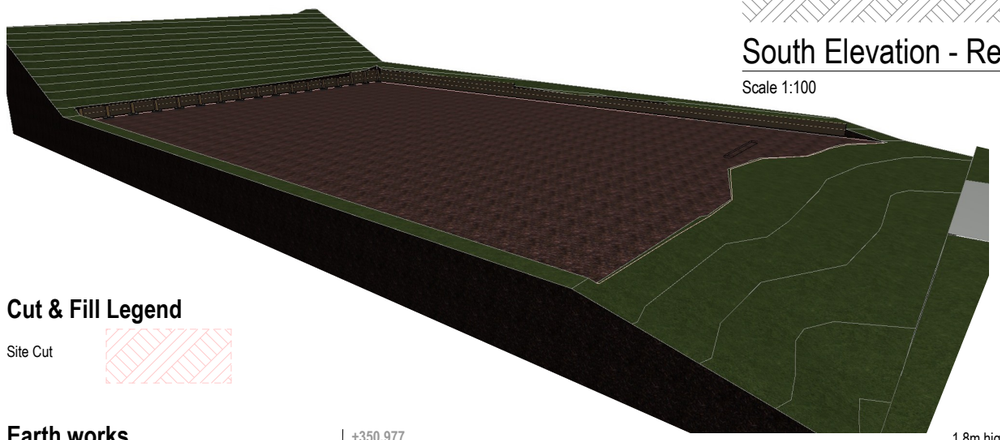
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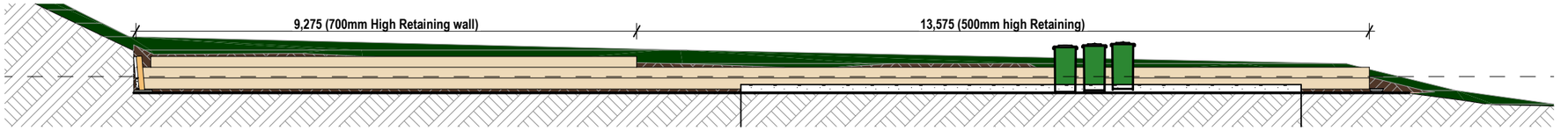
Area Over Framing: 186.11 m²
Area over Foundation: 186.44 m²
Foundation Perimeter: 75,360.0 mm
Area Over Cladding and covered area: 194.38 m²

Main Dwelling area



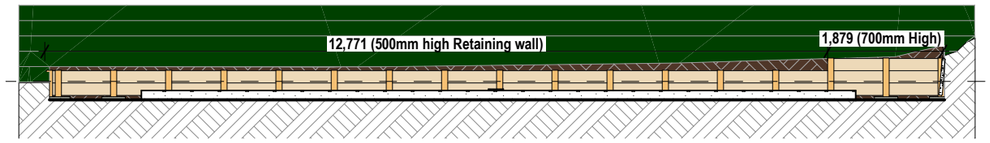
mikegreerhomes © Mike Greer Homes Central Otago Ltd PHONE: (03) 443 2065 ADRESS: 38 Reece Crescent, Wanaka 9305 WEB: www.mikegreerhomes.co.nz	**JOB TITLE:** MIKE GREER HOMES Lot 25 Pembroke Heights, Wanaka	**DRAWING TITLE:** Site Plan	**LEGAL DESCRIPTION:** Lot 25 DP 610757 Lot 25 Pembroke Heights, Wanaka	**LEGAL NOTES:** 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2023 Mike Greer Homes NZ Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited	**DATE OF ISSUE:** 08.05.2024 **AMENDMENT DATE:** 13/01/2026 **DESIGNER:** IT(ID) **TECHNICIAN:** PS **VERSION:** -V1 **CODE:** C3 **SCALE:** 1:100 **BASE PLAN:** N/A **JOB #** CO1065 **SHEET:** A1.01





South Elevation - Retaining wall

Scale 1:100



East Elevation-Retaining wall

Scale 1:100

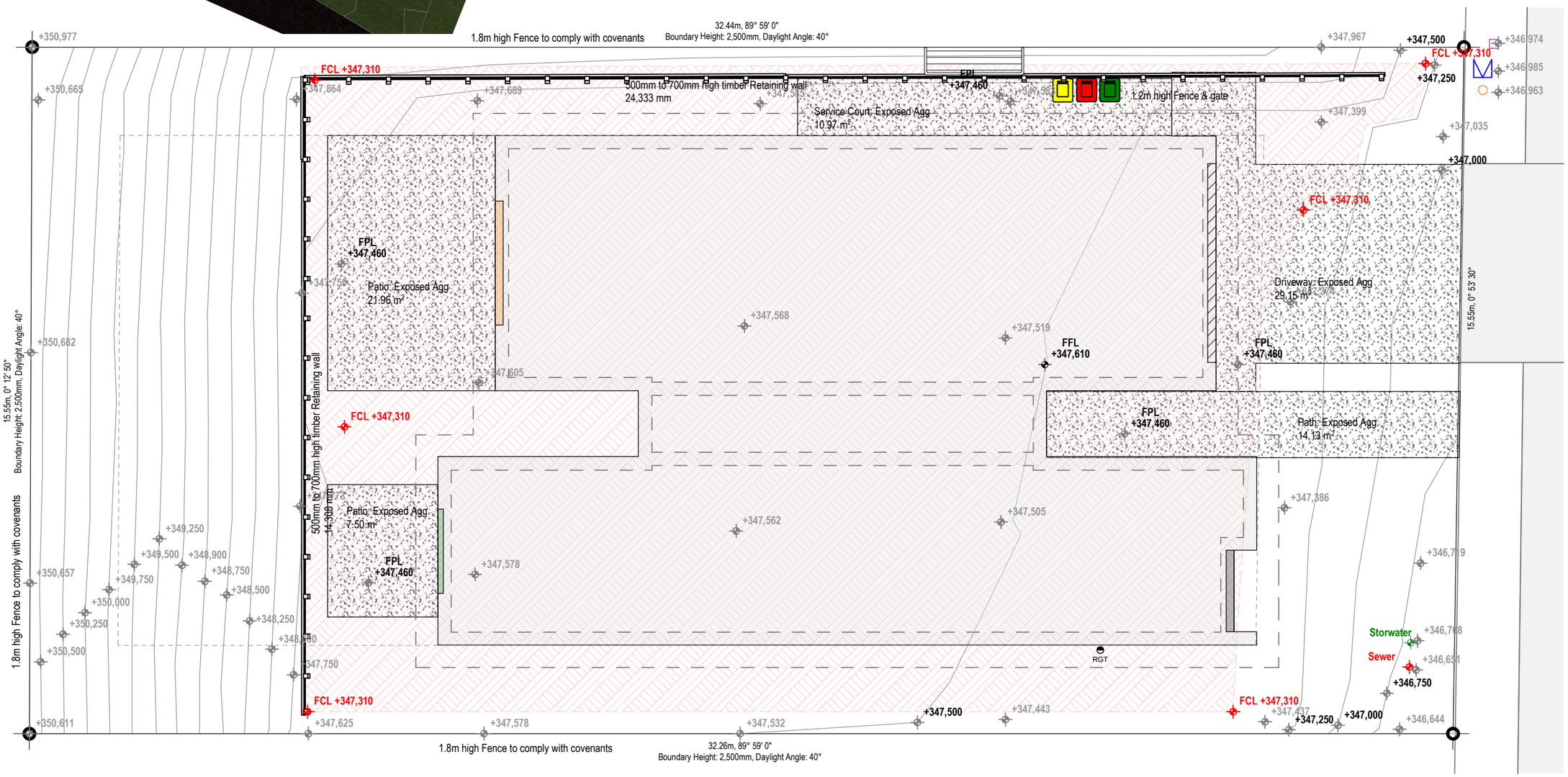
Cut & Fill Legend

Site Cut

Earth works

Total Cut m³/m2:(95.36m³ /325.32m²)
200m3 max Cut and 400m2 area max

max Cut height of 0.7m



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JOB TITLE:
MIKE GREER HOMES Lot 25 Pembroke Heights, Wanaka

DRAWING TITLE:
Earthworks

LEGAL DESCRIPTION:
Lot 25 DP 610757
Lot 25 Pembroke Heights, Wanaka

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DATE OF ISSUE: 08.05.2024
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DESIGNER: IT(ID)
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SCALE: 1:100
BASE PLAN: N/A
VERSION: -V1
CODE: C3
JOB # CO1065
SHEET: A1.02

LANDSCAPING

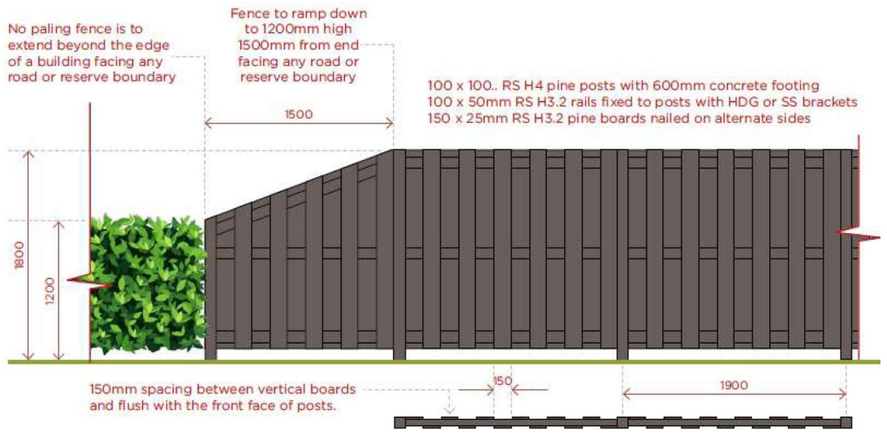
Landscaping is indicative only - these plants or trees of a similar type and size are proposed & shall comply with Pembroke Heights design guildelines

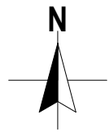
All common boundaries where a paling fence is not permitted must be planted with a hedge.
The stem of the hedge plant is to be offset 250mm inside your lot boundary.
Hedge plants are to be a minimum of 800mm high with an established root system of 5L at the time of planting and a maximum of 500mm apart (stem to stem).
Hedging is to be clipped and maintained to a height of 1200 - 1800mm and max width of 1000mm.
Hedge species are to be Griselinia littoralis or Prunus lusitanica, or similar types of dense evergreen species.

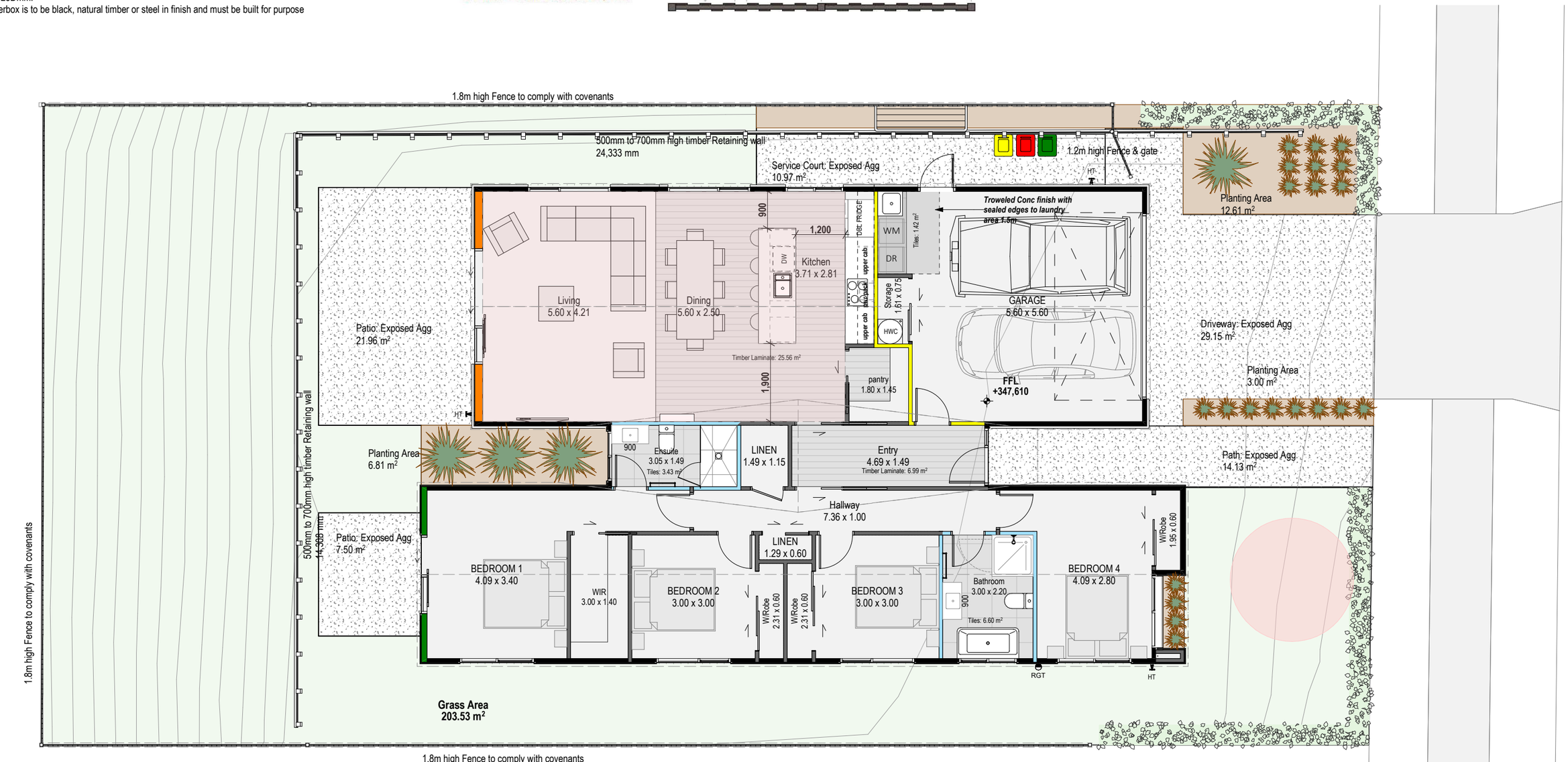
Retaining walls must be square post and horizontal rails, stained black

All Lot owners are to plant at least one tree within 2m of each road or reserve boundary.This is to be selected from the following species: Oak, Elm, Birch, Maple, Plane, European or English Beech, Walnut, Ash, Ribbonwood, or Lacebark.
Trees are to be >2.5m in height at the time of planting.
No trees over 4m high are allowed within 2m of a neighboring residential Lot.
All trees must be maintained, or replaced if they are deceased.

The letterbox is to have a maximum dimension of 500Wx500Dx1000H.
The letterbox is to be mounted on a steel or natural timber post with a minimum dimension of 125Wx125Dmm.
The letterbox is to be black, natural timber or steel in finish and must be built for purpose







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JOB TITLE:
MIKE GREER HOMES Lot 25 Pembroke Heights, Wanaka

DRAWING TITLE:
1:100 Landscaping Plan

LEGAL DESCRIPTION:
Lot 25 DP 610757
Lot 25 Pembroke Heights, Wanaka

LEGAL NOTES:
1. Subject to council approval
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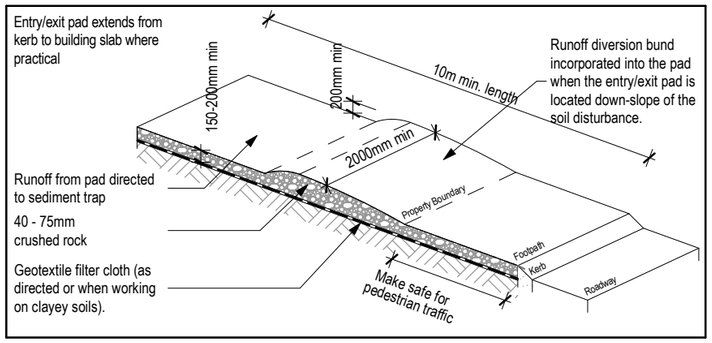
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DATE OF ISSUE: 08.05.2024
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DESIGNER: IT(ID)
TECHNICIAN: PS
SCALE: 1:200, 1:100
BASE PLAN: N/A
VERSION: -V1
CODE: C3
JOB # CO1065
SHEET: A1.03

Sediment Control

- Rumble pad to be created at point of entry & exit on site (Removed on completion of formed driveway)
- Rumble pad to be created in accordance to guidelines provided by the local Council & maintained in good condition throughout it's period of use.
- All ground cover/vegetation outside of immediate build area to be maintained throughout period of house build. This includes grass verges on the street frontage.
- Any stockpiles of soil or excavated material are to be kept to the rear of the site & covered with imprevious sheets.
- Roof downpipes are to be connected to the installed stormwater drainage as soon as practical once roof cladding has been installed. Until this point ensure water run-off from downpipes is directed away from build area but not on to neighbouring properties.

No building work will be started on this project until the construction of an approved stormwater outfall has been completed for this proposed lot.



Stabilised Entry/Exit Pad

Legend (AS/NZS 3500)

100mm uPVC surface water drain at 1:120 gradient to existing laterals at boundary. (SW)
Discharge — inspection point

100mm uPVC foul water drain at 1:60 gradient to Eone tank then existing laterals at boundary. (FW)
Discharge — inspection point

STORMWATER & FOULWATER DRAIN LAYOUT INDICATIVE ONLY & MAY BE SUBJECT TO CHANGE FINAL LAYOUT AS PER ON SITE AS-BUILT PLANS BY DRAINLAYER ON COMPLETION & LODGED WITH COUNCIL

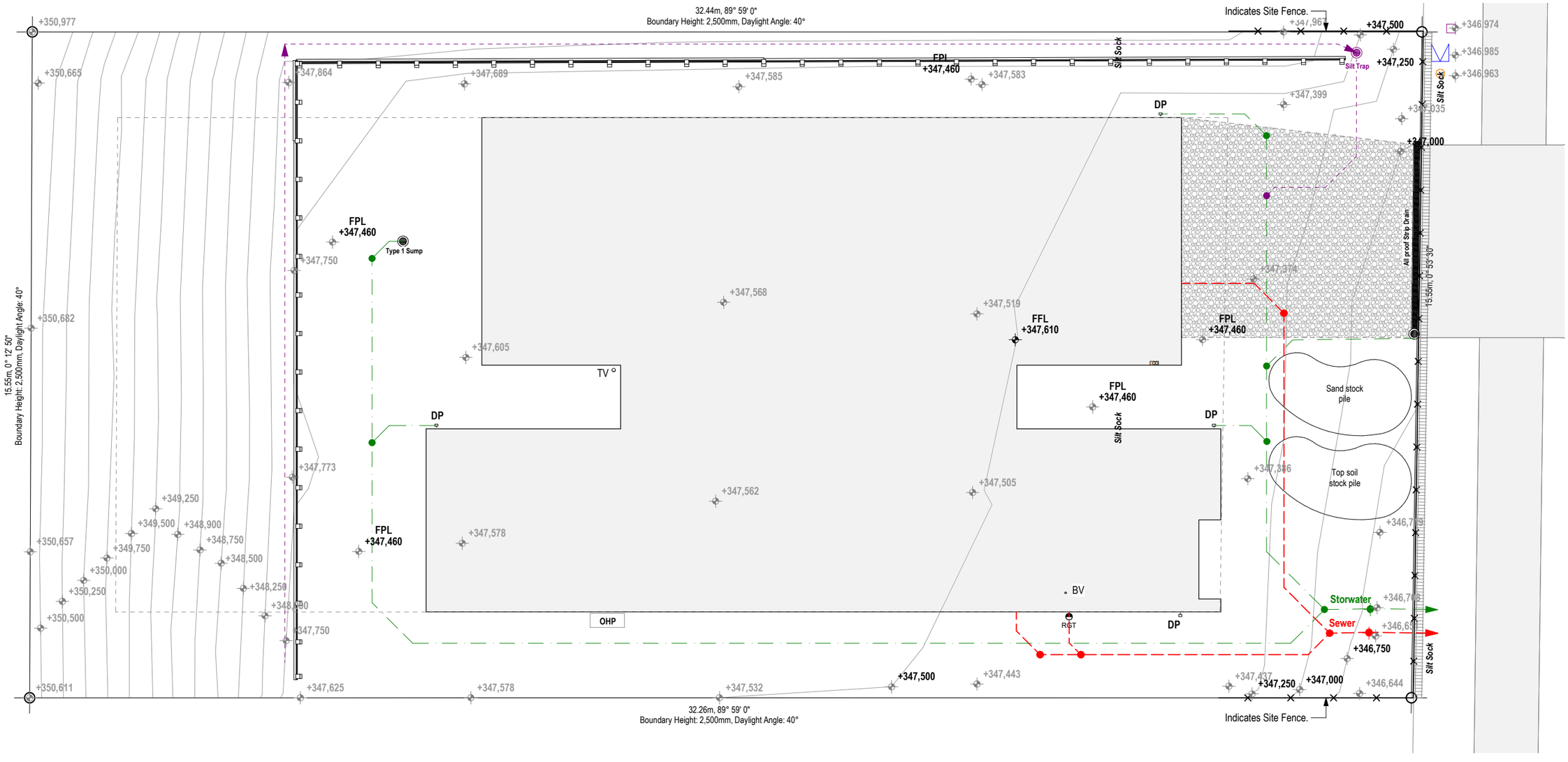
Retaining Wall Legend

100mm Drainage Coil at 1:100 at Base of retaining wall
Discharge — Silt Trap

Site Plan Legend

-Site fencing:

-Main contractor to provide 2m min. high chain link fence (min. size 50 x 50mm) to prevent unauthorised entry to the site. All fencing to comply with F5 including relevant hazard signage.
-Main contractor to provide on site a specific Health & Safety policy which is to be viewed & signed by all persons entering the site.



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JOB TITLE:
MIKE GREER HOMES Lot 25 Pembroke Heights, Wanaka

DRAWING TITLE:
Sediment Control & Drainage Plan

LEGAL DESCRIPTION:
Lot 25 DP 610757
Lot 25 Pembroke Heights, Wanaka

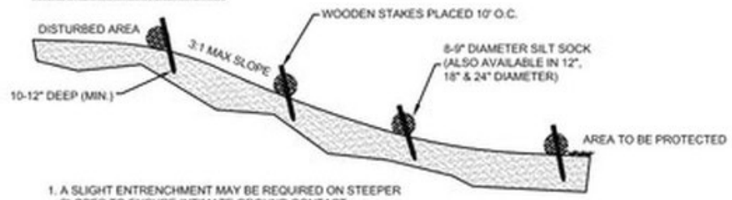
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DESIGNER: IT(ID)
TECHNICIAN: PS
SCALE: 1:100
BASE PLAN: N/A
VERSION: -V1
CODE: C3
JOB # CO1065
SHEET: A1.04

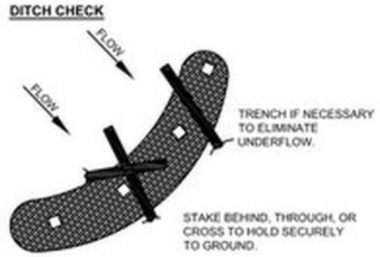
SILT SOCK INSTALLATION GUIDELINES

SLOPE INTERRUPTION



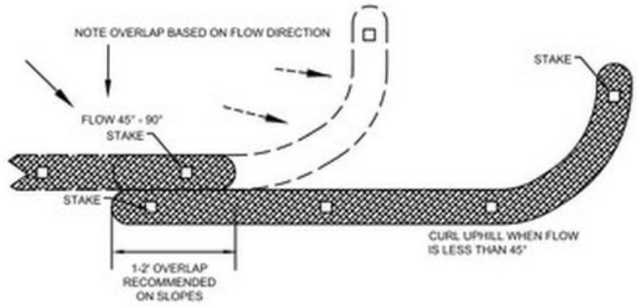
1. A SLIGHT ENTRENCHMENT MAY BE REQUIRED ON STEEPER SLOPES TO ENSURE INTIMATE GROUND CONTACT.
2. REMOVE SEDIMENT FROM THE UPSLOPE SIDE OF THE SILT SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF EFFECTIVE HEIGHT OF SOCK.
3. LOOSE FILTER MEDIA MAY BE BACKFILLED ON THE UPSLOPE SIDE OF SOCK TO ENHANCE PERFORMANCE.
4. HARDWOOD STAKES 2"x2"x24" (NOMINAL) ARE SUGGESTED.

DITCH CHECK

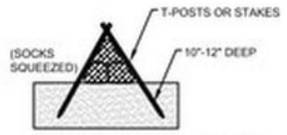


INSTALL SILT SOCK PERPENDICULAR TO FLOW WITH ENDS CURLED SLIGHTLY UPSTREAM TO PREVENT HIGH WATER FROM GOING AROUND THE ENDS. SLOW AND SPREAD WATER TO REDUCE CHANNELING AND EROSION

PERIMETER CONTROL & OVERLAPPING



PYRAMID INSTALLATION STAKING

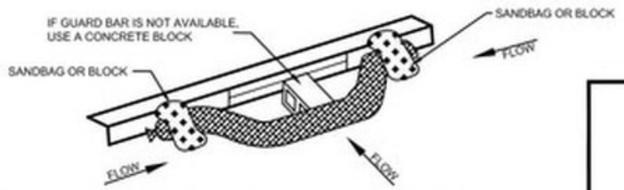


A PYRAMID OF SMALLER DIAMETER SILT SOCKS WILL INCREASE THE EFFECTIVE HEIGHT OF THE DEVICE WHEN LARGER DIAMETER SOCKS ARE NOT READILY AVAILABLE OR EASY TO INSTALL.

INLET PROTECTION



STAKE OR SANDBAG



1. THESE GUIDELINES ARE BASED UPON MANUFACTURERS RECOMMENDATIONS. PROJECT SPECIFICATIONS MAY SUPERSEDE THESE GUIDELINES.
2. REFER TO REGULATORY AUTHORITY OR PROJECT ENGINEER FOR DETAILED INSTALLATION PROCEDURES.
3. WOOD FILLER MATERIAL IS PROPERLY SIZED, BIODEGRADABLE, WEED , SEED & DISEASE FREE AND ENVIRONMENTALLY SOUND.

Silt Sock

EROSION CONTROL PRODUCTS

(608) 438-7625
WWW.SILTSOCK.NET

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JOB TITLE:
MIKE GREER HOMES Lot 25 Pembroke Heights, Wanaka

DRAWING TITLE:
Silt Sock Document

LEGAL DESCRIPTION:
Lot 25 DP 610757
Lot 25 Pembroke Heights, Wanaka

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DATE OF ISSUE: 08.05.2024
AMENDMENT DATE: 13/01/2026
DESIGNER: IT(ID)
TECHNICIAN: PS
SCALE: 1:1.10
BASE PLAN: N/A
VERSION: -V1
CODE: C3
JOB # CO1065
SHEET: A1.07

Total Ground Floor Area (Over Framing): **186.11** m²
Total Ground Floor Area (Over Foundation): **186.44** m²

Wall Cladding Materials
-WALL CLADDING 1:James Hardie Vertical Linea 200mm Oblique over 20mm cavity system installed as per manufacturer's specifications (Dwangs @ 600crs max)

-WALL CLADDING 2: Resene 50mm Integra over 20mm cavity system installed as per manufacturer's specifications (Dwangs @ 800crs)

-WALL CLADDING 3:150mm Real Schist with bagged finish on 9mm Eterpan Stone Sheet over 20mm cavity system installed as per engineers Documents (Studs @ 400crs max). (180mm rebate).Mapelastic Water proof membrane to stone sheet

-WALL CLADDING 4: Hermpac Vertical Shiplap weatherboards over 20mm cavity system installed as per manufacturer's specifications & E2/AS1 (Dwangs @ 400crs max)

Roofing Notes
-ROOF CLADDING 1: 0.40 BMT Colorsteel Longrun Stratco Superdek Trimline on Self-supporting building underlay (Folded barge ends to gables only)

Roof Pitch 1	35°
Roof Pitch 2	5°
Roof Pitch 3	25°(Raking Ceiling)
Eaves Width 1	100mm
Eaves Width 2	50mm
Gable Width 1	150mm

Soffit Lining
-4.5mm James Hardie Soffit Lining
Spouting & Fascia
Selected colorsteel Quad spouting (5550mm²) cross sectional area fix to 185 Colorsteel fascia
Down Pipe (DP)
-75x55mm Colorsteel Downpipes

Wall Framing

Height To Underside Of Truss/Joist 1	2465mm
Lintel Height 1	2135mm
Internal Door Leaf Height 1	1980mm (Confirm Internal Door lintel height 2.05m with Contractor)
Internal Door Leaf Width	810mm standard - as noted on plans

Plasterboard Materials
-10mm GIB plasterboard installed over timber framing as per manufacturer's specifications. GIB Aqualine to be used in wet areas.
-13mm GIB plasterboard ceiling lining fix to 35mm Metal Battens @ 600crs ,installed as per manufacturer's specifications.
Windows & Door Joinery
Selected powder-coated Low E. Argon, aluminium joinery double glaze with all glazing to comply with nzs 4223. (R0.37 Ug 1.10)

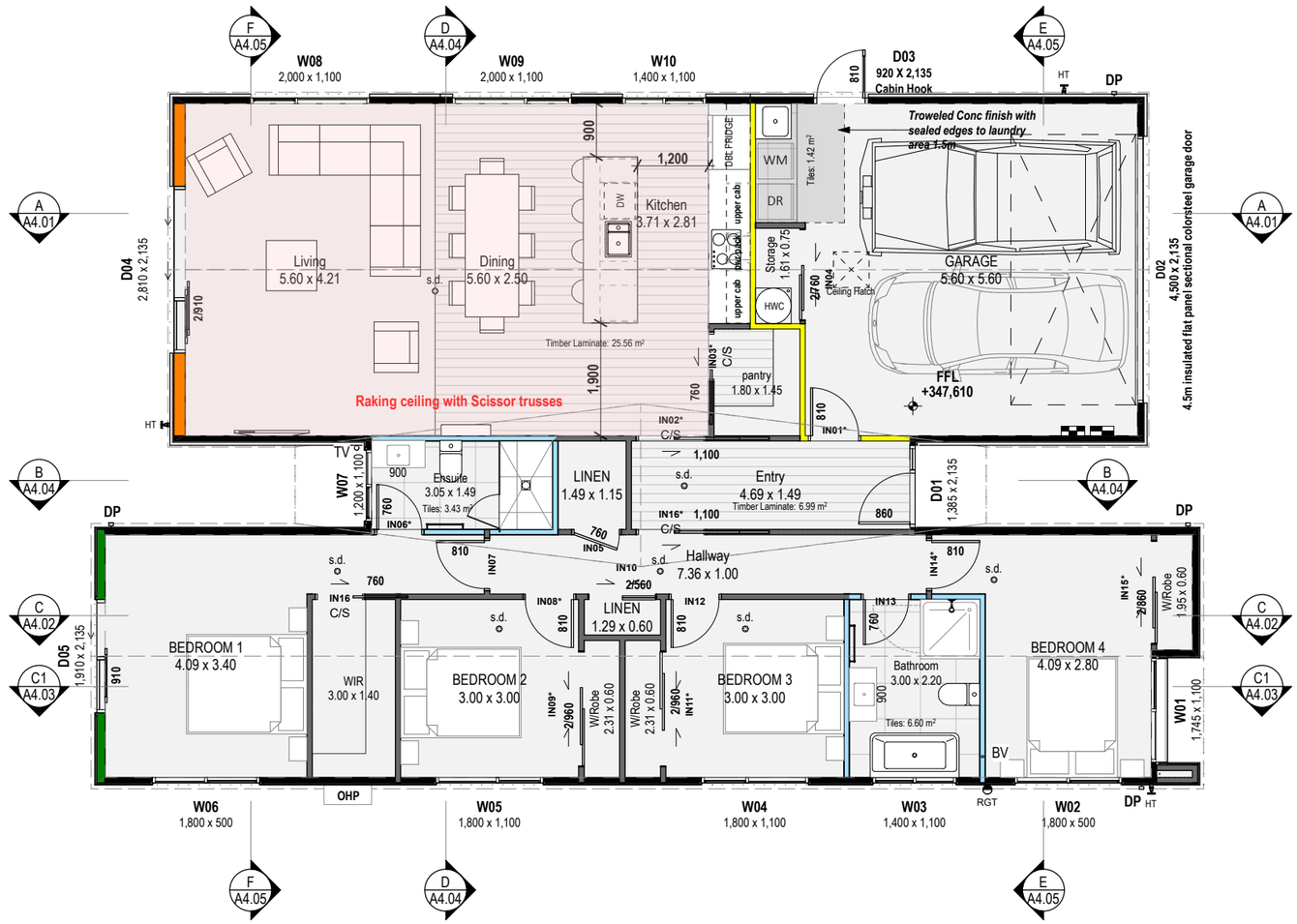
Heating:
Heat pump to be fixed in position shown on the drawings.

Ventilations/Extraction System:
(25 L/s)Bathroom & Ensuite to vent directly to exterior (soffit and Fascia Vents)
Dryer to vent directly to exterior through Fascia Vents
(50L/s)Range Hood to exit through Fascia Vents
Bathroom & Ensuite extraction systems to be automated and placed to adequately deal with steam.

General Notes:
- All glazing to comply with NZS4223
- All hard floor finishes to comply with NZBC D1/AS Table 2. Floor tiles to be non-slip & have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles.
- Hot water pipes to be sized according to NZBC G12 & NZS4305:1996. Mains pressure: 15mm dia. allows 12m max. pipe length. Pipe length beyond this must be lagged.
-All food preparation areas & fixtures to comply with G3/AS1.
All kitchen fixtures to comply with G3/AS1 section 1.0. all splashbacks (linings adjacent to appliances & facilities) shall comply with G3/AS1 paragraph 1.6.
-Food preparation surfaces shall be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, and tiles are examples of suitable materials for these surfaces.
Wet Area Note:
- Satin enamel wall finish to bathroom, ensuite & those walls adjacent to sinks etc. in kitchen & laundry. One row of tiles to be used above basins, vanities & benches. Bottom edge to be filled with fungus/mold resistant sealant.
Water Proofing Membrane Note:
-Mapei - Mapegum WPS waterproofing membrane required to tiled bathrooms with tiled rebated/level access showers.
Tiled Shower Screen:
-Selected toughened safety glass screen to be 10mm thick.

Area Over Framing: 186.11 m²
Area over Foundation: 186.44 m²
Foundation Perimeter: 75,360.0 mm
Area Over Cladding and covered area: 194.38 m²

Main Dwelling area



Smoke Alarms:
- All smoke alarms are to comply with NZBC F7 and be manufactured to at least one of: AS 3786, ISO 12239 or BS EN 14604, Required in all sleeping areas, family room and living/dining room, change in level & entry/exits as per NZS 4514:2021 & BRANZ Bulletin No 6061

Engineering
-Foundation-TC1 INSULSLAB Engineered Slab
-Steel lintel (stone schist)
-Stone Schist wall ties fixing
-Wind assessment

Dimensions to be confirmed on site

IMPORTANT NOTE: ALL LANDSCAPING, PLANTING, LIGHTING AND FENCING IS SHOWN FOR IMAGING PURPOSES ONLY. REFER TO BUILDING CONTRACT AND "FIXTURES AND FITTINGS" FOR LANDSCAPING INCLUSIONS

LEGEND
- Smart Meterboard
- Comms panel
- Water/Fibre/Power penetration
- s.d. Interconnected Smoke Detector
- Heated Towel Rail
- Outlet Grille through Soffit or Fascia
- Mechanical Vent / 100ØDucting
- HWC Hot Water Cylinder on Safe tray
- HP Indoor Heat Pump Unit
- OHP Outdoor Heat Pump Unit on Conc Plinth
- RGT Relief Gully Trap
- HT Hose Tap
- 600x600 Ceiling Hatch

Project Addtional Notes:

-Sump to all Patio areas over 10m²
-Strip drain to driveway
-Waterproofing to all sanitary fixtures as per NZBC E3/AS1
-All Stacker doors to be Rebated
-Drainage to comply with AS/NZS 3500
-Resene Cool Colour (LRV < 40%)

All exterior wall and roof claddings, window and door joinery, and other external architectural features shall:
- be dark recessive colours in the range of brown, grey and black only and have a reflectance value of between 0 and 36%; or
- consist of unpainted wood (Including sealed or stained wood), unpainted stone, unpainted concrete, or copper.
- compliment other building materials Exceptions to the above include:
- roof and chimney colours shall have a reflectance value of between 0 and 20%

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JOB TITLE: MIKE GREER HOMES Lot 25 Pembroke Heights, Wanaka

DRAWING TITLE: Ground Floor Plan

LEGAL DESCRIPTION: Lot 25 DP 610757, Lot 25 Pembroke Heights, Wanaka

LEGAL NOTES:
1. Subject to council approval
2. All measurements to be confirmed on site by the contractor prior to the commencement of work

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DATE OF ISSUE: 08.05.2024
AMENDMENT DATE: 13/01/2026
DESIGNER: IT(ID)
TECHNICIAN: PS
VERSION: -V1
CODE: C3
SCALE: 1:100
BASE PLAN: N/A
JOB # CO1065
SHEET: A2.01

Roofing Notes
-ROOF CLADDING 1: 0.40 BMT Colorsteel Longrun Stratco Superdek Trimline on Self-supporting building underlay (Folded barge ends to gables only)

Roof Pitch	1	35°
Roof Pitch	2	5°
Roof Pitch	3	25°(Raking Ceiling)
Eaves Width	1	100mm
Eaves Width	2	50mm
Gable Width	1	150mm

Soffit Lining
-4.5mm James Hardie Soffit Lining
Spouting & Fascia
Selected colorsteel Quad spouting (5550mm²) cross sectional area fix to 185 Colorsteel fascia
Down Pipe (DP)
-75x55mm Colorsteel Downpipes

TRUSSES
-Prefabricated roof trusses @ 900mm crs max fix to top plate with 2/100 x 3.75mm skewed nails & 2/wiredogs each side in accordance to Manufacturer documents & producer statement.
Purlins
-70x45 H1.2 SG8 Purlins fixed to trusses/Rafter with 1/10g x 80mm self-drilling screw or 2/100 x 3.75mm skewed nails & 1/wiredog (Alt 2.4KN Fixing). Top & bottom purlins shall be @ 600mm crs & 900crs to body.

90x45mm H1.2 treated SG8 outriggers @900crs max to gable verge to allow for overhang/eave width. Outriggers to span back to next truss. Outriggers to be fixed as per NZS3604:2011 Table 10.18:
- 1/10g x 80mm self-drilling screw to wall framing.
- 3/90 x 3.15mm nails to rafters.
- 4/90 x 3.15mm skewed nails to blocking.

Roof bracing to be 8.0kN diagonally opposed intersecting steel straps fixed to top chord & top plate as per NZS3604:2011, Section 10.3, 10.4 or refer to truss manufacturer's design for positions.

All roof penetrations shall be flashed as per NZBC E2/AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 Roof Penetrations) as shown in figure 53 & 54

All Flashings to be 0.55 BMT colorsteel fixed in accordance with NZS3604:2011 and meeting the durability requirements of NZBC E2/AS1 Table 20,21,22

Add Snow Straps as per NZMRCOP and E2/AS1 .

Rainfall Intensity (10 Min Duration, **10 Year** Return Period)	28.5	mm/hr
Rainfall Intensity (10 Min Duration, **50 Year** Return Period)	51.3	mm/hr
Short-Term Intensity Multiplication Factor	3.1	
Minimum 3.1 for current selections		
Main Roof Pitch	35	°
Minimum 0° for valleys (metal roofs min 3°)		
Secondary Roof Pitch	5	°
Secondary pitch only needs to be entered manually if it is different to the main Roof Pitch		
Minimum 0° for valleys (metal roofs min 3°)		

Enter Valley Dimensions

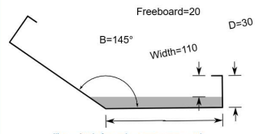


Illustration is for explanatory purposes only.

Valley Width (One Side)	110	mm
Valley Upstand	30	mm
Minimum 16mm for current pitch		
Freeboard	20	mm
Minimum 20 for current selections		

Max Capacity Roof Area: 25.84m² Go

Save/Print

Conditions and assumptions for valleys:
1. Mannings n assumed to be 0.014 to represent long term friction conditions
2. Minimum height of Type A valley returns to be 16 mm
3. Minimum freeboard of 20mm mm for valleys below 8°
4. Minimum freeboard of 15mm for valleys 8° and steeper

GENERAL KEY:



PRYDA Strip roof bracing as per truss design:

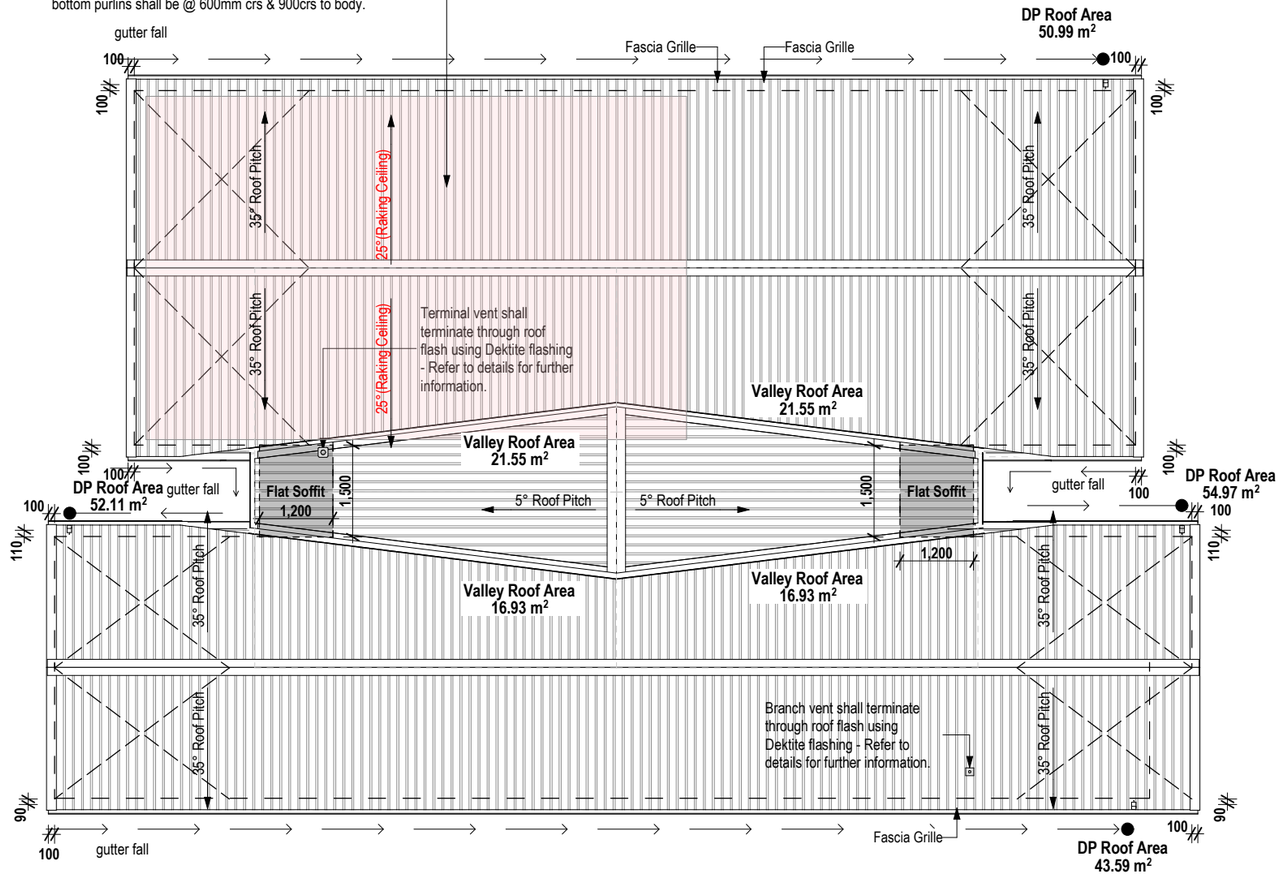
Gutter Fall: →

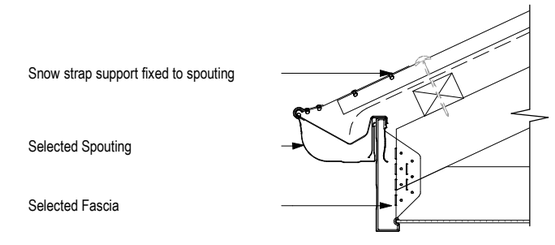
TV	Terminal Vent	80mm
BV	Branch Vent	40mm

-Terminal & Branch vent shall terminate through roof flash using Dektite flashing

DP	Downpipe	-75x55mm Colorsteel Downpipes

ROOF CLADDING 1: 0.40 BMT Colorsteel Longrun Stratco Superdek Trimline on Self-supporting building underlay (Folded barge ends to gables only)-70x45 H1.2 SG8 Purlins fixed to trusses/Rafter with 1/10g x 80mm self-drilling screw or 2/100 x 3.75mm skewed nails & 1/wiredog (Alt 2.4KN Fixing). Top & bottom purlins shall be @ 600mm crs & 900crs to body.





Snow Strap Detail

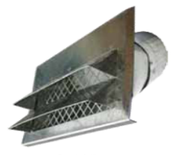
Scale 1:10

Smooth-Air

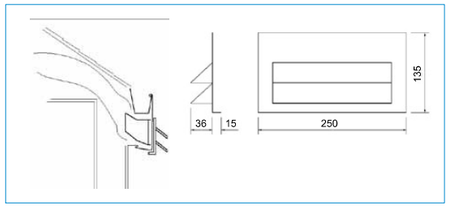
Grilles - Fascia Grille

The Fascia discharge grille is ideal for homes with no soffit and offer the following features:
- Low profile, discreet
- Excellent air flow characteristic
- Birdmesh incorporated as standard
- Powder coated to standard colour steel colours
- Suits 150dia flexible duct




FasciaGrille (not yet powder coated)

Grilles - External



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JOB TITLE: MIKE GREER HOMES Lot 25 Pembroke Heights, Wanaka

DRAWING TITLE: Roof Plan

LEGAL DESCRIPTION: Lot 25 DP 610757, Lot 25 Pembroke Heights, Wanaka

LEGAL NOTES:
1. Subject to council approval
2. All measurements to be confirmed on site by the contractor prior to the commencement of work

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DATE OF ISSUE: 08.05.2024
AMENDMENT DATE: 13/01/2026
DESIGNER: IT(ID)
TECHNICIAN: PS
SCALE: 1:10, 1:100
BASE PLAN: N/A
VERSION: -V1
CODE: C3
JOB # CO1065
SHEET: A2.04

Wall Cladding Materials

-WALL CLADDING 1:James Hardie Vertical Linea 200mm Oblique over 20mm cavity system installed as per manufacturer's specifications (Dwangs @ 600crs max)

-WALL CLADDING 2: Resene 50mm Integra over 20mm cavity system installed as per manufacturer's specifications (Dwangs @ 800crs)

-WALL CLADDING 3:150mm Real Schist with bagged finish on 9mm Eterpan Stone Sheet over 20mm cavity system installed as per engineers Documents (Studs @ 400crs max). (180mm rebate).Mapelastic Water proof membrane to stone sheet

-WALL CLADDING 4: Hermpac Vertical Shiplap weatherboards over 20mm cavity system installed as per manufacturer's specifications & E2/AS1 (Dwangs @ 400crs max)

Roofing Notes

-ROOF CLADDING 1: 0.40 BMT Colorsteel Longrun Stratco Superdek Trimline on Self-supporting building underlay (Folded barge ends to gables only)

Roof Pitch	1	35°
Roof Pitch	2	5°
Roof Pitch	3	25°(Raking Ceiling)
Eaves Width	1	100mm
Eaves Width	2	50mm
Gable Width	1	150mm

Soffit Lining

-4.5mm James Hardie Soffit Lining

Spouting & Fascia

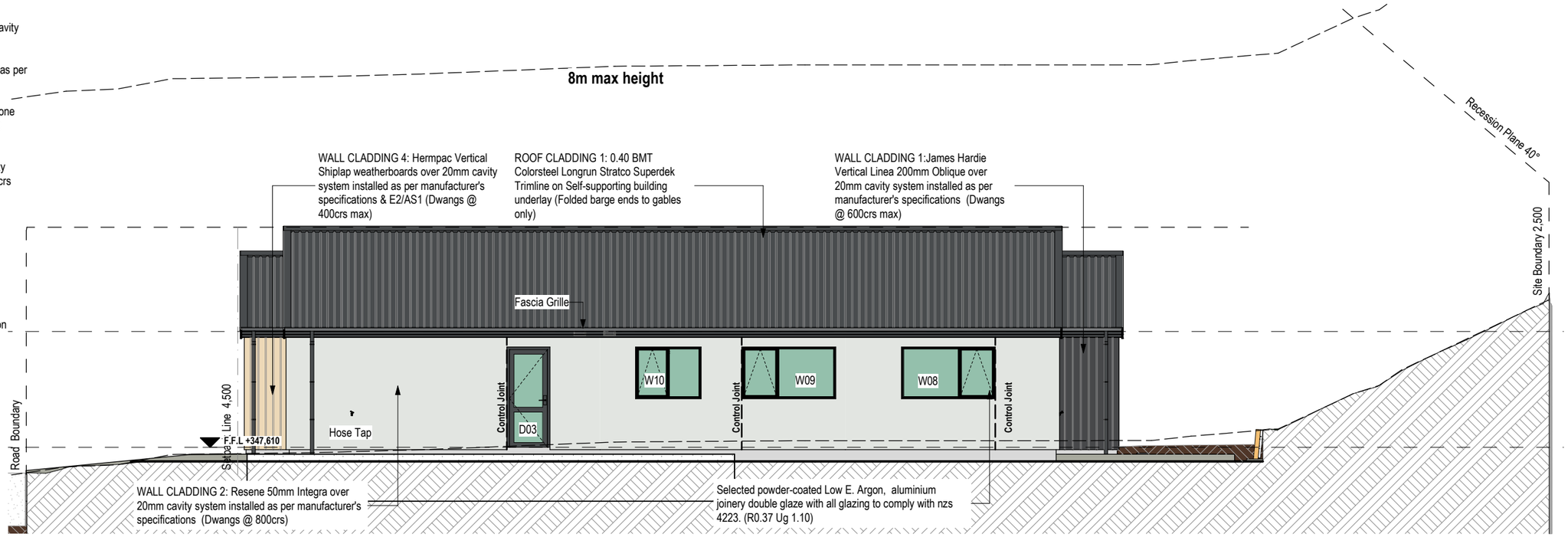
Selected colorsteel Quad spouting (5550mm²) cross sectional area fix to 185 Colorsteel fascia

Down Pipe (DP)

-75x55mm Colorsteel Downpipes

Windows & Door Joinery

Selected powder-coated Low E. Argon, aluminium joinery double glaze with all glazing to comply with nzs 4223. (R0.37 Ug 1.10)

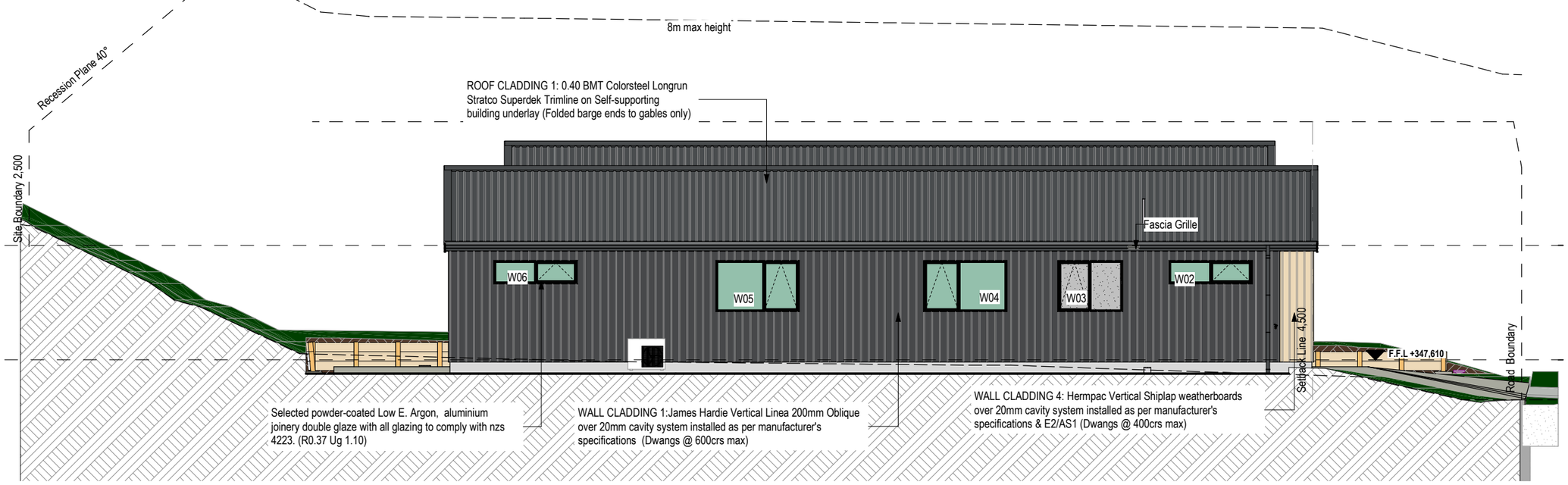


North Elevation

Scale 1:100

Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for preformance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

BUILDING ENVELOPE RISK MATRIX		
All Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**12**



South Elevation.

Scale 1:100

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JOB TITLE:

MIKE GREER HOMES Lot 25 Pembroke Heights, Wanaka

DRAWING TITLE:

Elevations

LEGAL DESCRIPTION:

Lot 25 DP 610757

Lot 25 Pembroke Heights, Wanaka

LEGAL NOTES:

1. Subject to council approval
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DATE OF ISSUE: 08.05.2024

AMENDMENT DATE: 13/01/2026

DESIGNER: IT(ID)

TECHNICIAN: PS

VERSION: -V1

CODE: C3

SCALE: 1:100

BASE PLAN: N/A

JOB # CO1065

SHEET: **A3.01**

Wall Cladding Materials
-WALL CLADDING 1:James Hardie Vertical Linea 200mm Oblique over 20mm cavity system installed as per manufacturer's specifications (Dwangs @ 600crs max)

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Roofing Notes
-ROOF CLADDING 1: 0.40 BMT Colorsteel Longrun Stratco Superdek Trimline on Self-supporting building underlay (Folded barge ends to gables only)

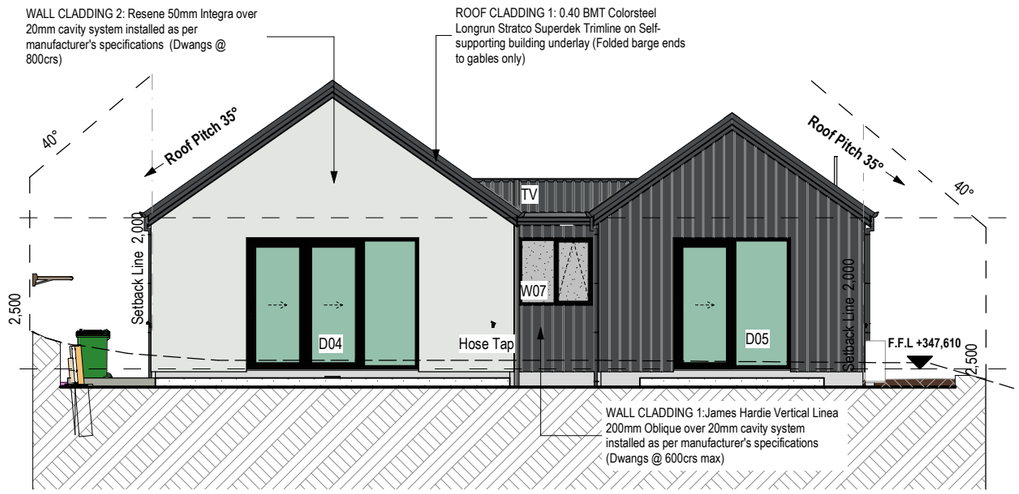
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Eaves Width	2	50mm
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Soffit Lining
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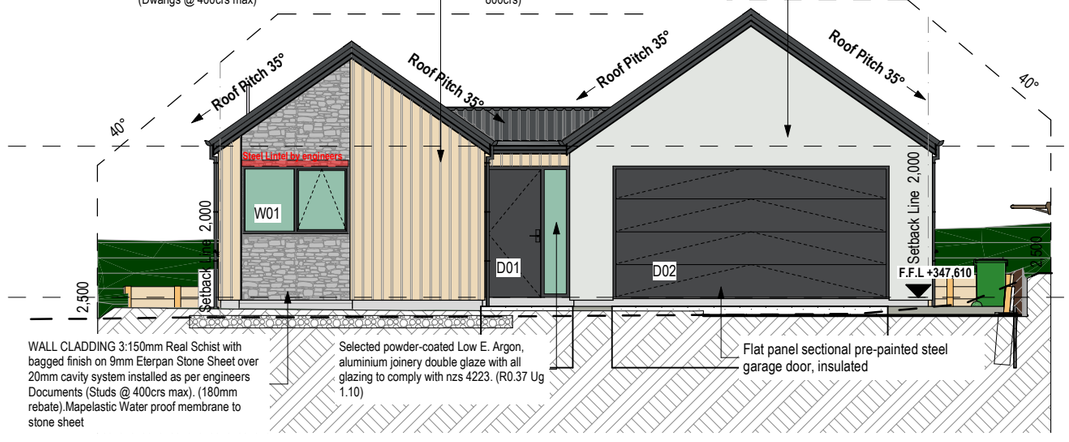
Windows & Door Joinery
Selected powder-coated Low E. Argon, aluminium joinery double glaze with all glazing to comply with nzs 4223. (R0.37 Ug 1.10)

Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for preformance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

BUILDING ENVELOPE RISK MATRIX		
All Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**9**



West Elevation
Scale 1:100



East Elevation
Scale 1:100

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JOB TITLE:
MIKE GREER HOMES Lot 25 Pembroke Heights, Wanaka

DRAWING TITLE:
Elevations

LEGAL DESCRIPTION:
Lot 25 DP 610757
Lot 25 Pembroke Heights, Wanaka

LEGAL NOTES:
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DATE OF ISSUE: 08.05.2024
AMENDMENT DATE: 13/01/2026
DESIGNER: IT(ID)
TECHNICIAN: PS
VERSION: -V1
CODE: C3
SCALE: 1:100
BASE PLAN: N/A
JOB # CO1065
SHEET: **A3.02**

Wall Cladding Materials
-WALL CLADDING 1:James Hardie Vertical Linea 200mm Oblique over 20mm cavity system installed as per manufacturer's specifications (Dwangs @ 600crs max)

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Roofing Notes
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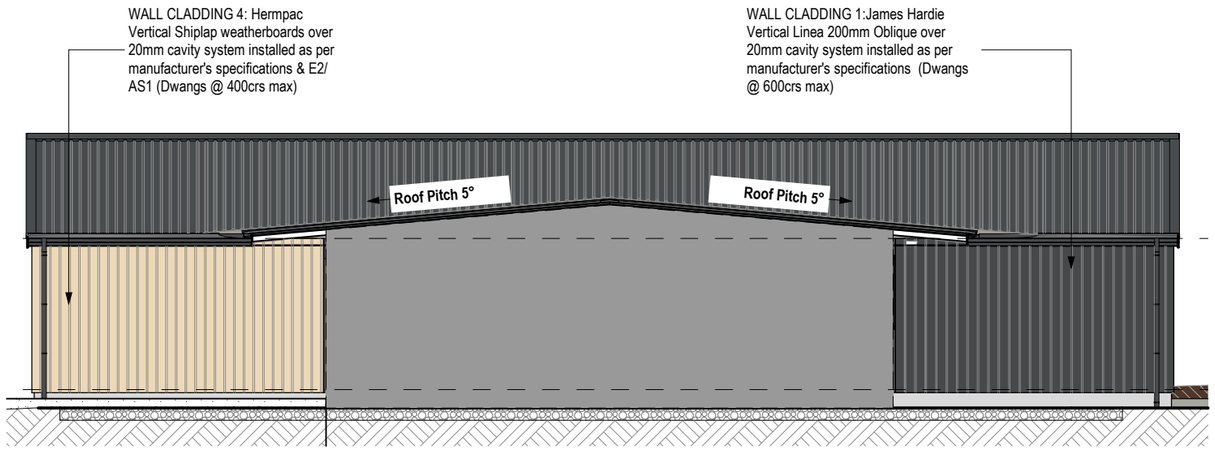
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Eaves Width 2	50mm
Gable Width 1	150mm

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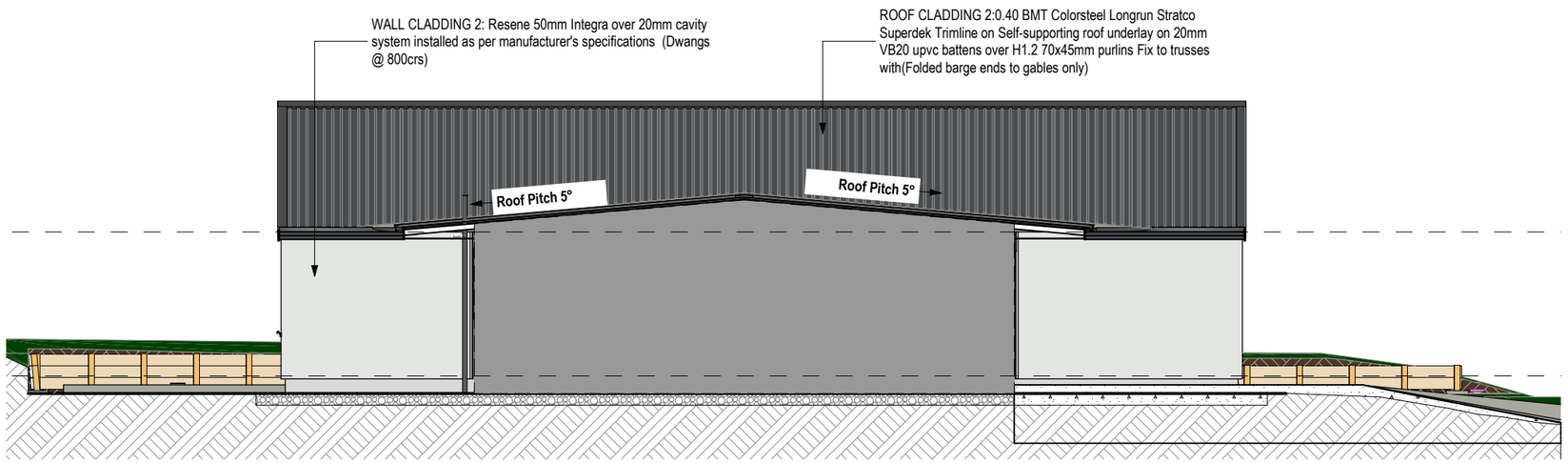
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BUILDING ENVELOPE RISK MATRIX		
All Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
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Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**9**



North Elevation 1

Scale 1:100



South Elevation 1

Scale 1:100

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JOB TITLE:
MIKE GREER HOMES Lot 25 Pembroke Heights, Wanaka

DRAWING TITLE:
Elevations

LEGAL DESCRIPTION:
Lot 25 DP 610757
Lot 25 Pembroke Heights, Wanaka

LEGAL NOTES:
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DATE OF ISSUE: 08.05.2024
AMENDMENT DATE: 13/01/2026
DESIGNER: IT(ID)
TECHNICIAN: PS
VERSION: -V1
CODE: C3
SCALE:
BASE PLAN: N/A
JOB # CO1065
SHEET: **A3.03**