NOTE: PLANTING & TREE FORMS ARE INDICATIVE ONLY







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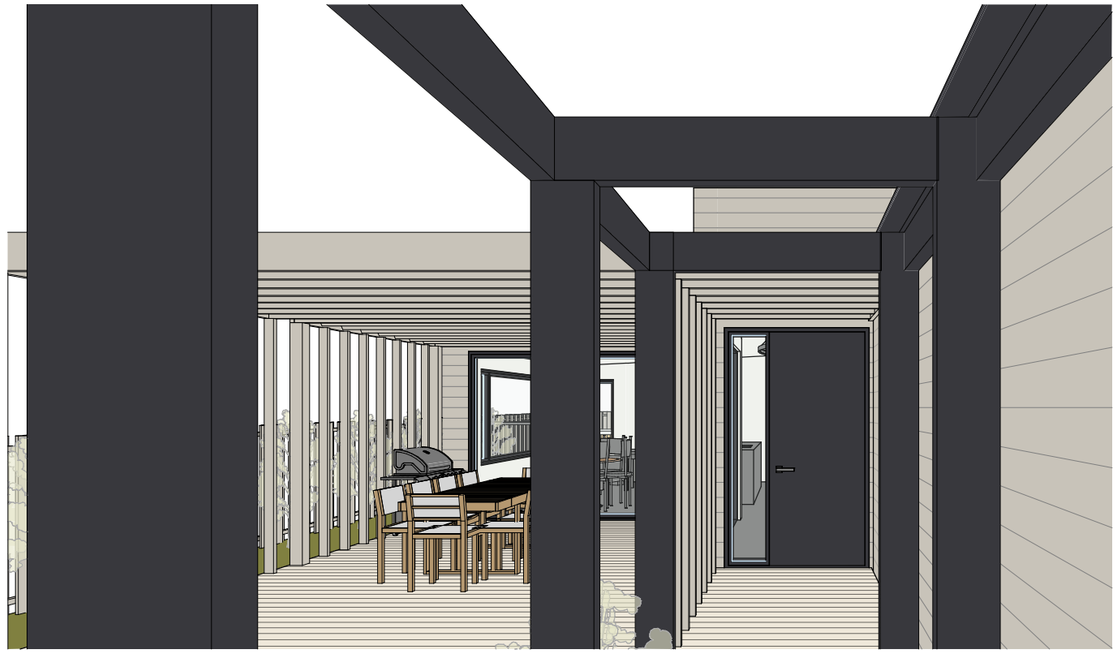
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Address: Lot 28, Pembroke Heights Wanaka, 9305

Drawing:	Drawn Date:	Drawn By:	Checked By:	Drawn Scale at A3:	Sheet No: / Revision:
Proposed New Dwelling - Cover Sheet	04.02.2026	J. Clegg	J. Clegg		RCRFI02.2 000

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Address: Lot 28, Pembroke Heights Wanaka, 9305

Drawing: Proposed New Dwelling - 3D Views

Drawn Date: 04.02.2026

Drawn By: J. Clegg

Checked By: J. Clegg

Drawn Scale at A3:

Sheet No: 001

Revision: RCRFI02.2

NOTE: PLANTING & TREE FORMS ARE INDICATIVE ONLY

SITE INFORMATION

LOT:	28
DP:	610757

SITE COVERAGE

SITE:	504m²
PROPOSED:	199.6m²
COVERAGE:	39.6%

ZONES

CORROSION ZONE:	B
EARTHQUAKE ZONE:	3
WIND ZONE:	VH
CLIMATE ZONE:	6
SNOW LOAD (DesignIT):	1.35KPa

SEDIMENT CONTROL

- SEDIMENT CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH ANY & ALL DISTRICT COUNCIL REQUIREMENTS REGARDING SITE EROSION AND SEDIMENT CONTROL
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO COMMENCEMENT OF EARTHWORKS AND ARE TO BE INSPECTED AND MAINTAINED DAILY
- ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE
- STOCKPILES OF CLAY AND MATERIALS ARE TO BE COVERED WITH IMPERVIOUS SHEETING
- ROOF WATER DOWNPIPES TO BE CONNECTED TO THE MAIN STORMWATER SYSTEM AS SOON AS POSSIBLE AFTER ROOFING & SPOUTING IS INSTALLED

F5:CONSTRUCTION HAZARDS - SITE SAFETY

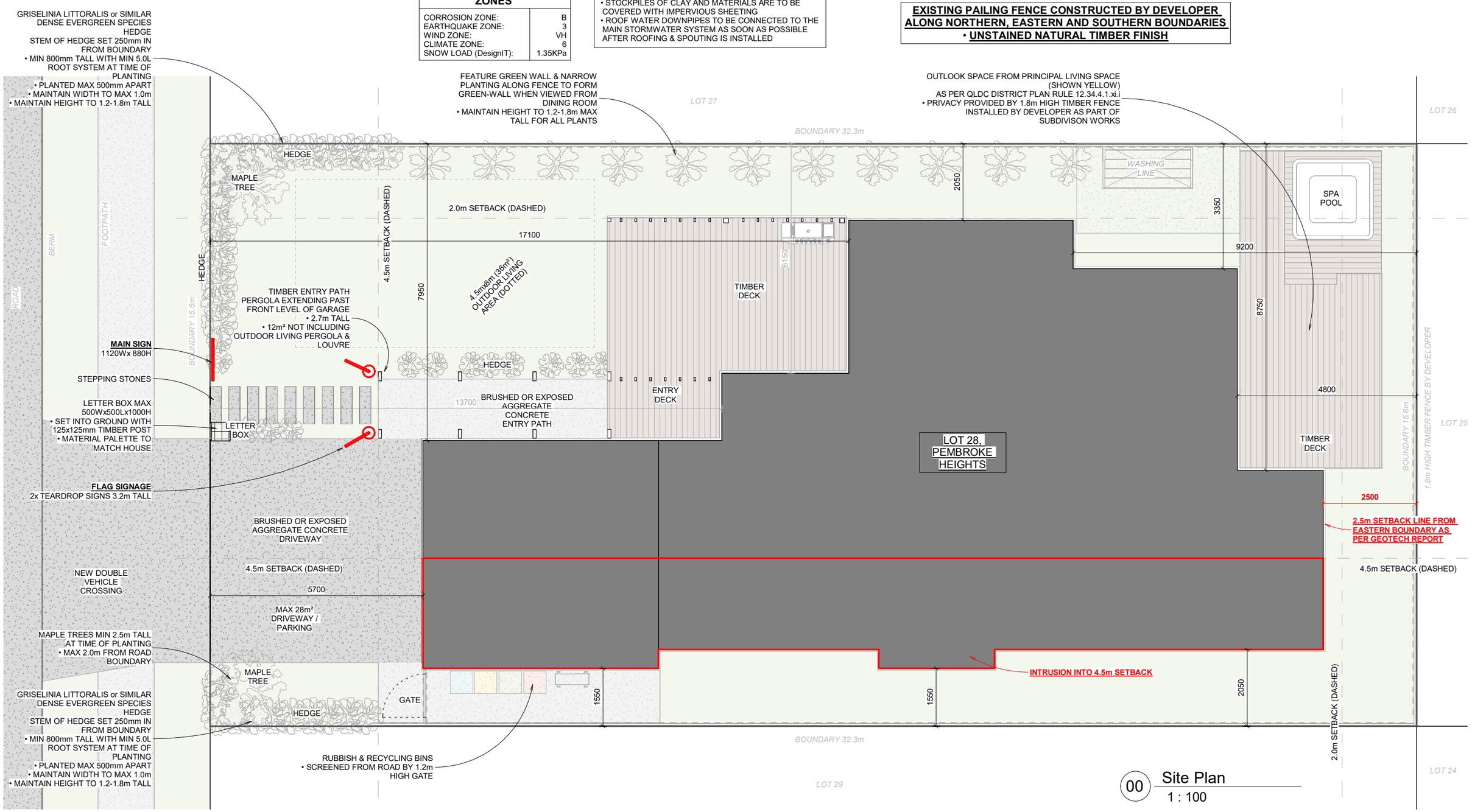
- SITE TO BE FENCED AS/IF REQUIRED BY F5/AS1 USING 2.0m HIGH GALVANISED CHAINLINK NETTING WITH MAXIMUM 50mm x 50mm GRID SIZE, A MAXIMUM POST SPACING OF 2.5m AND A GAP BETWEEN GROUND AND BOTTOM OF FENCE OF LESS THAN 100mm.
- SITE NOT TO BE ACCESSIBLE TO THE PUBLIC AT ALL TIMES
- SITE TO BE KEPT CLEAN & TIDY AT ALL TIMES TO COMPLY WITH WORKSAFE RULES REQUIREMENTS
- CONSTRUCTION & DANGER SIGNS ETC TO BE LOCATED ONLY AS/IF REQUIRED

GROUND CONDITIONS

- GROUND CONDITIONS CONFIRMED AS PER GEOTECHNICAL COMPLETION REPORT
- 300kPa ULTIMATE BEARING CAPACITY AT CURRENT GROUND LEVEL
- OWNER/BUILDER TO ENGAGE THE SERVICES OF PROJECT ENGINEER IF IN DEPTH GROUND EXPLORATION IS DEEMED NECESSARY DURING SITE WORKS

NORTH

EXISTING PAILING FENCE CONSTRUCTED BY DEVELOPER ALONG NORTHERN, EASTERN AND SOUTHERN BOUNDARIES
• UNSTAINED NATURAL TIMBER FINISH



00 Site Plan
1 : 100

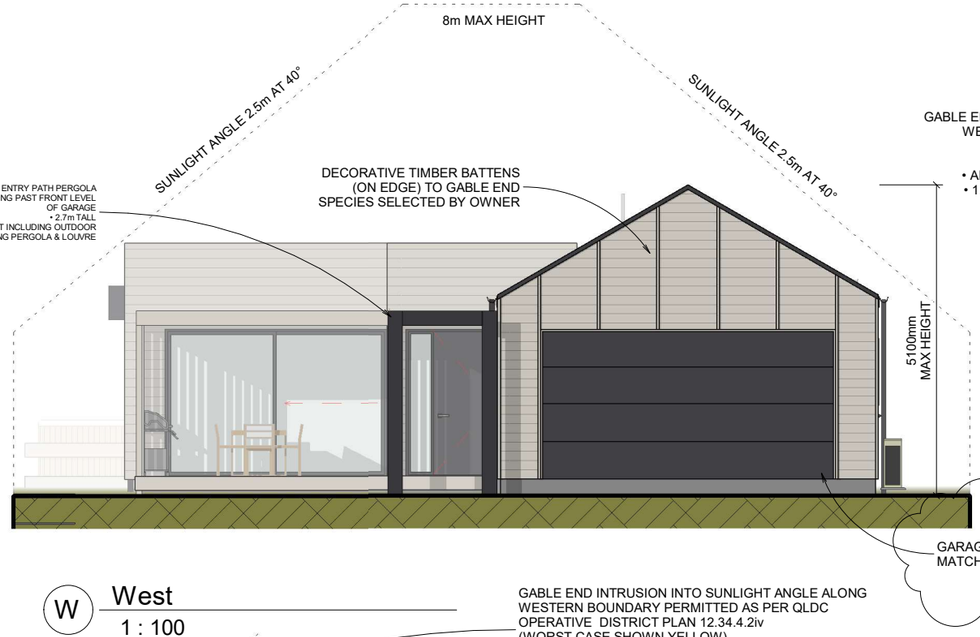
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RISK MATRIX - ALL ELEVATIONS	
WIND ZONE	2
NUMBER OF STORIES	0
ROOF/WALL INTERSECTION	5
EAVES WIDTH	5
ENVELOPE COMPLEXITY	3
DECK DESIGN	0
TOTAL RISK SCORE	15

PROPOSED CAVITY FIXED RUSTICATED TIMBER WEATHERBOARD AND VERTICAL TRAPEZOIDAL PROFILED METAL OK FOR USE AS PER E2/AS1 TABLE 3 AND MANU. SPECIFICATIONS



W West
1 : 100

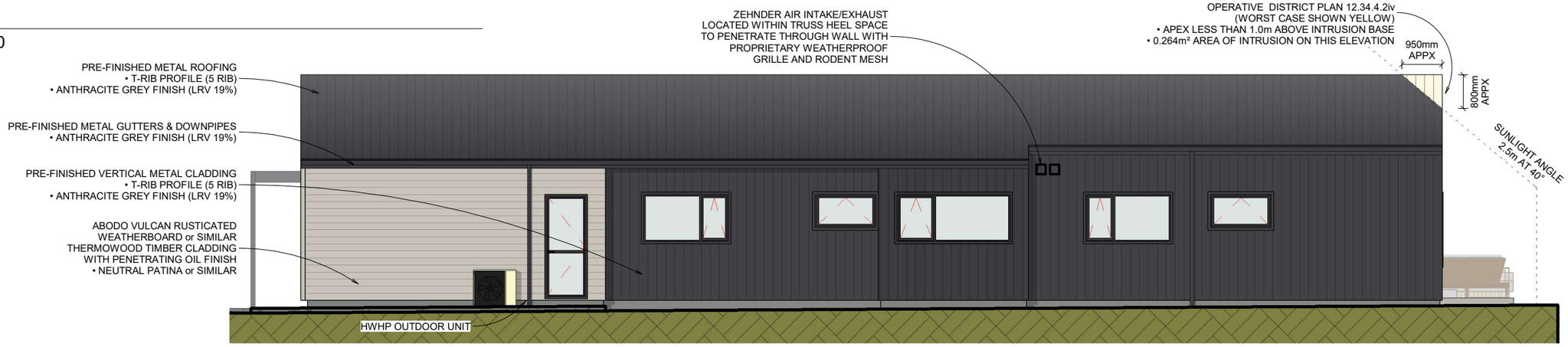


E East
1 : 100

NOTE: ALL PERGOLAS/PROPRIETARY LOUVRE SYSTEMS ARE SCHEDULE 1 WORKS, AND ARE NOT TO BE ASSESSED AS PART OF THIS CONSENT



N North
1 : 100



S South
1 : 100

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Address: Lot 28, Pembroke Heights Wanaka, 9305

Drawing: Elevations

Drawn Date: 04.02.2026

Drawn By: J. Clegg

Checked By: J. Clegg

Drawn Scale at A3: 1 : 100

Sheet No: Revision: RCRFI02.2 110

FRAMING NOTES:
- 140x45 STRUCTURAL FRAMES (EXTERNAL)
- 2/140x45 H1.2 SG8 TOP PLATE
- 140x45 H1.2 SG8 BOTTOM PLATE
- 70x45 COUNTER BATTENS WITH AIRTIGHT INTELLO or SIMILAR WRAP BETWEEN FRAMES
- BOWMAC SCREWBOLT BOTTOM PLATE HOLD DOWNS
  - HOLD DOWNS AT MAX 900CRS FOR EXTERNAL AND BRACED WALL BOTTOM PLATES
  - HOLD DOWNS ALSO AT WINDOW EDGES, EXTERNAL WALL CORNERS AND ENDS OF BRACING ELEMENTS AS REQUIRED
- DPC or HIANDRI PACKERS UNDER ALL BOTTOM PLATES TO SEPARATE TIMBER FROM SLAB
- STUDLOK SL170 TOP PLATE HOLD DOWNS INSTALLED BY PRENAL
- STUDLOK LINTEL FIXINGS INSTALLED BY PRENAIL

	HEIGHT	STUDS
	INTERNAL	90x45 AT 600CRS
	INTERNAL	90x45 AT 600CRS
	EXTERNAL	140x45 AT 600CRS
	EXTERNAL	140x45 AT 600CRS + 70x45 COUNTER BATTEN
ALL FRAMING H1.2 SG8 UNLESS OTHERWISE NOTED		

LINING	DWANG CENTRES
GIB (INTERNAL)	MAX 1350mm
VILLABOARD	MAX 800mm
VERTICAL IRON	MAX 1200mm
RUSTICATED WBD'S	N/A

NORTH

2/140x45 H1.2 SG8 END PLATE TO WING WALL
• FIX TO PACKING WITH 150x14g BUGLE SCREWS AT MAX 400CRS

H1.2 SG8 PACKERS WING WALL TO SUIT DEPTH OF GUTTER
FIX TO HOUSE FRAME WITH 150x14g BUGLE SCREWS AT MAX 400CRS

TO SUIT GUTTER

HOUSE FRAMING AS SPECIFIED

F1 Wingwall Fixing Detail
1 : 10

G 175

MINOR WINGWALL FRAME HUNG OFF HOUSE
• NO FOUNDATION UNDER
• DEPTH TBC BY BUILDER TO SUIT GUTTER

45mm STUDS ON FLAT TO CREATE FRAME AS REQUIRED FOR HWC SAFETRAY
• LINTEL ABOVE TO SPAN TO NEAREST 90mm STUD

10mm GIB WEATHERLINE AS REQUIRED FOR BRACING TO BE INSTALLED PRIOR TO INTERSECTING FRAME

10mm GIB WEATHERLINE AS REQUIRED FOR BRACING TO BE INSTALLED PRIOR TO INTERSECTING FRAME

190mm FRAMING HERE FOR TILED SHOWER NICHE

HWHP OUTDOOR UNIT

HWHP CYLINDER

LOAD-BEARING WALL (BLUE)

INSTALL DWANGS AS REQUIRED FOR BARN SLIDER RAILS

50Ø S'SEWER VENT

CLADDING DEPTH APPX 40mm

WHERE COUNTER BATTENS NOT INSTALLED TO EXTERNAL FRAME IN BEDROOM 3, APPLY SELF HEALING TAPE TO AIRTIGHT WRAP AT WALL LINING FIXING LOCATIONS

EXTERNAL WINDOW & DOOR DIMENSIONS ARE OVER REVEAL. PRENAIL/CONTRACTOR TO ALLOW FOR AIR GAPS AND/OR JAMB PACKERS IN FRAMING LAYOUT

INTERNAL DOOR DIMENSIONS ARE OVER LEAF. PRENAIL/CONTRACTOR TO ALLOW FOR REVEALS & PACKERS IN FRAMING LAYOUT (GENERALLY 30mm ON 3 SIDES)

8mm IBS RIGIDRAP RAB AS SPECIFIED
GIB HANDIBRAC AS SPECIFIED
10mm GIB WEATHERLINE AS REQUIRED FOR BRACING INSTALLED PRIOR TO INTERSECTING FRAME
OPTIONAL GIBFIX ANGLE AND ADDITIONAL LAYER OF GIB STANDARD PLASTERBOARD OVER WEATHERLINE
WALL FRAMING, LININGS & INSULATION AS SPECIFIED

G1 Bracing Element
1 : 10

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Address: Lot 28, Pembroke Heights Wanaka, 9305

Drawing: Framing Plan - 199.6m²

Drawn Date: 04.02.2026

Drawn By: J. McMillan

Checked By: J. Clegg

Drawn Scale at A3: As indicated

Sheet No: 120

Revision: RCRFI02.2

= RUSTICATED TIMBER WEATHERBOARDS

= VERTICAL TRAPEZOIDAL IRON CLADDING

= WATERPROOF LAMINATE or VINYL FLOORING

= TILES OVER WPM

= CARPET (LEFT BLANK)

= BARE CONCRETE (GARAGE)

SM = SMOKE ALARM (INTERCONNECTED)

HA = HEAT ALARM (INTERCONNECTED)

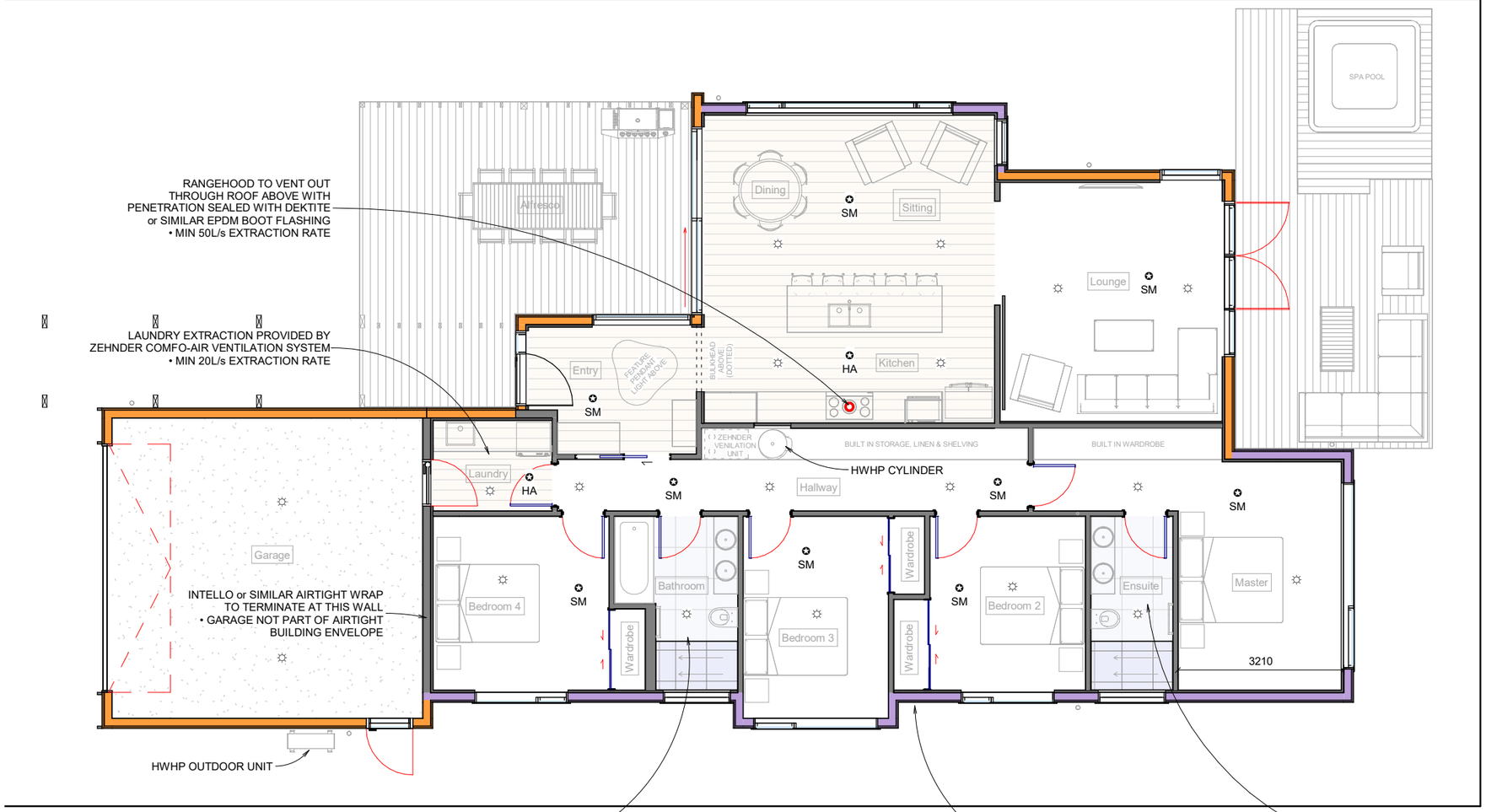
☼ = DOWNLIGHT (ESCAPE PATH MINIMUM)

SMOKE & HEAT ALARMS MUST BE INSTALLED AS PER NZS4514:2021
ALL ALARMS MUST BE INTERCONNECTED.
CONNECTION MAY BE HARDWIRED OR BLUETOOTH, OR OTHER CERTIFIED CONNECTION SYSTEM

SPA POOL COVER:

- ENSURE TOP SURFACE OF THE SPA POOL WALL IS NOT LESS THAN 760mm ABOVE SURROUNDING GROUND/DECKING
- COVER SHALL BE CAPABLE OF SUPPORTING 20kg OVER AN AREA OF 120mm DIAMETER AT THE CENTRE OF THE COVER
- THE TOP SURFACE OF THE COVER SHALL BE CONSTRUCTED WITH A SLOPE FROM THE CENTRE TO THE OUTSIDE TO PREVENT WATER PONDING ON THE COVER
- COVERS SHALL BE HELD IN PLACE WITH STRAPS FITTED WITH LOCKABLE SNAP FASTENERS HAVING A MIN. WIDTH OF 33mm ON THEIR MAIN BODY
- LOCKABLE SNAP FASTENERS MAY BE SUBSTITUTED FOR METAL PADLOCKS
- HOLD DOWN STRAPS AND FASTENERS SHALL BE CAPABLE OF MAINTAINING THE COVER IN PLACE SO THAT THERE IS NO OPENING THAT A 100mm SPHERE COULD PASS THROUGH WHEN A 10kg FORCE IS APPLIED TO THE COVER IN ANY DIRECTION AND AT ANY LOCATION

NORTH



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TOPCAT ARCHITECTURE
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Drawing:	Drawn Date:	Drawn By:	Checked By:	Drawn Scale at A3:	Sheet No:
Floor Plan	04.02.2026	J. McMillan	J. Clegg	1 : 100	Revision: RCRFI02.2 121

STRUCTURE
- H1.2 TRUSSES AT MAX 900CRS TO GARAGE AND BEDROOM WING BY PRENAIL
- H1.2 RAFTER TRUSSES AT MAX 900CRS TO LIVING WING BY PRENAIL
- FIXINGS TO TOP PLATE AS PER PRENAIL

- 240x45 H1.2 SG8 RAFTERS AT MAX 900CRS TO ENTRY AS PER DesignIT (R1)
- H3.2 FURRING STRIPS ABOVE TO CREATE CROSSFALL

- MIN 70x45 H1.2 SG8 PURLINS (ON THEIR FLAT) AT MAX 900CRS
  - **LAST PURLIN ROW AT EAVE & RIDGE ETC TO BE MAX 600CRS AS PER E2/AS1**
- FIX PURLINS TO TRUSSES WITH 1/100x14 GAUGE BUGLE HEAD SCREW
- NAIL ALL BLOCKING WITH 3/90x3.15 NAILS

- LUMBERLOK STRIP BRACE 0.9mm x 25mm ROOF STRAP BRACING INSTALLED AS PER MAN. SPEC'S
  - ***MIN 6xCROSS BRACES INSTALLED ACROSS ROOF AREA***
  - FIX AT EACH END WITH 5/30x3.15mm NAILS
  - FIX TO WALL FRAME WITH 6/30x3.15mm NAILS
  - AFTER TENSIONING FIX AT EACH CROSSING WITH 1/30x3.15mm NAIL

ROOFING
- 0.55 GAUGE PREFINISHED ROOFING WITH 3-30° PITCH
  - 228.5m² TOTAL ROOFING AREA
  - METALCRAFT 'T-RIB' (5 RIB) PROFILE
  - COLORSTEEL MAXAM FINISH
  - SANDSTONE GREY (LRV 19%)
  - ROOFING TO BE FIXED TO PATTERN T2: 'HIT 1, MISS 1...' AS PER E2/AS1 TABLE 15
- DRISTUD RU24 or SIMILAR ROOFING UNDERLAY
  - LAY HORIZONTALLY FOR ROOF PITCHES UNDER 10°
  - IF INSTALLED VERTICALLY ON PITCHES UNDER 10° USE SUPPORTING NETTING

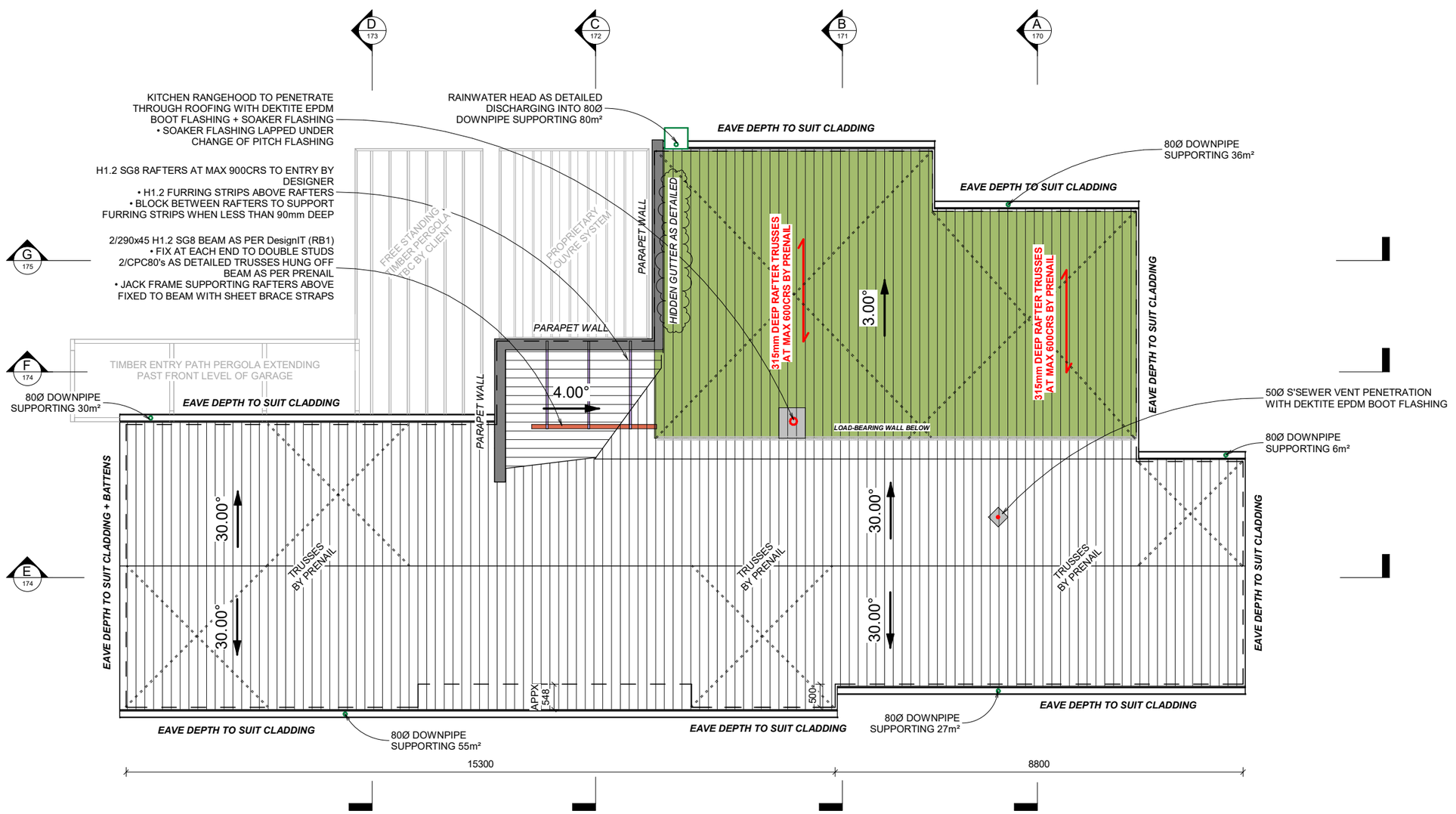
CEILINGS
- 70x35 CEILING BATTENS AT 600CRS WELL FIXED
- 13mm STANDARD GIB BOARD TO CEILINGS (AQUALINE TO BATHROOMS) INSTALLED AS PER MAN. SPEC'S

EAVES
- H3.1 PAINTED TIMBER FASCIA
- 4.5mm FIBRE CEMENT SOFFIT WITH uPVC JOINTERS
- 6mm FIBRE CEMENT SOFFIT WITH SEALANT JOINS
- PRE-FINISHED or uPVC GUTTERS SIZED AS PER E1/AS1 Fig.15 & Fig.16
  - MINIMUM 8000mm² CROSS SECTION AREA OF GUTTER FOR ROOF AREA AS PER E1/AS1 F.15
  - SUITABLE PROFILES INCLUDE:
  - METALCRAFT "BOX125"
  - CONTINUOUS SPOUTING GROUP 'BIG CHIEF"
  - GUTTER BRACKETS TO CREATE 10mm GAP BETWEEN GUTTER AND FASCIA TO PROTECT HOUSE FROM GUTTER OVERFLOW
  - SNOW STRAPS/HOOKS SUITABLE FOR 1.35kPa TO BE INSTALLED TO ALL GUTTERS
  - MIN 1:100 FALL TO GUTTER
- PRE-FINISHED DOWNPIPES SIZED AS PER E1/AS1 Table 5

NOTE: ALL PERGOLAS/PROPRIETARY LOUVRE SYSTEMS ARE SCHEDULE 1 WORKS, AND ARE NOT TO BE ASSESSED AS PART OF THIS CONSENT

NOTE: ALL PERGOLAS/PROPRIETARY LOUVRE SYSTEMS ARE SCHEDULE 1 WORKS, AND ARE NOT TO BE ASSESSED AS PART OF THIS CONSENT

NORTH



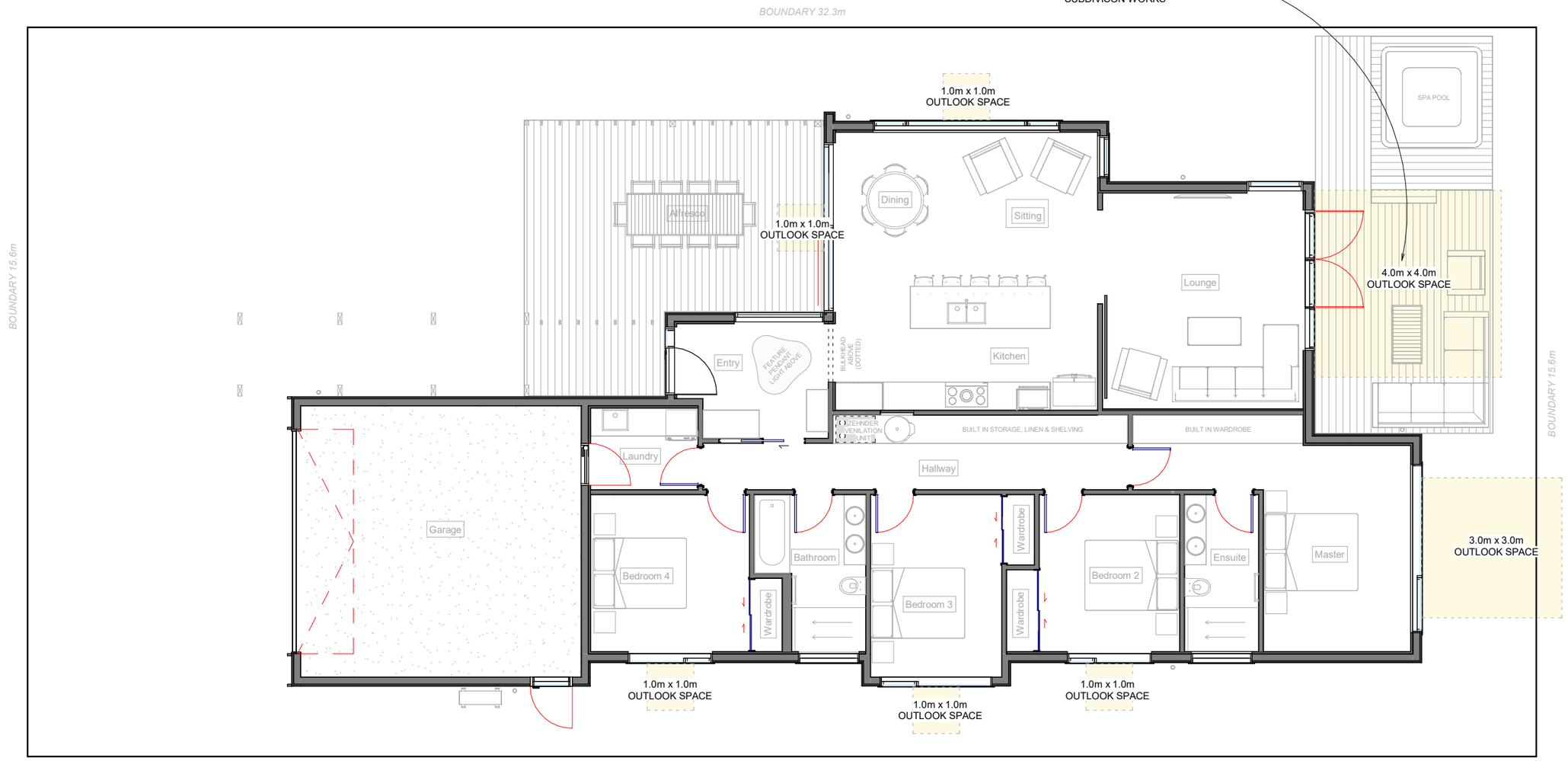
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NORTH

OUTLOOK SPACE FROM PRINCIPAL LIVING SPACE
(SHOWN YELLOW)
AS PER QLDC DISTRICT PLAN RULE 12.34.4.1.xi.i
• PRIVACY PROVIDED BY 1.8m HIGH TIMBER FENCE
INSTALLED BY DEVELOPER AS PART OF
SUBDIVISON WORKS



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Drawing:	Drawn Date:	Drawn By:	Checked By:	Drawn Scale at A3:	Sheet No:
Floor Plan - Outlook Space	04.02.2026	J. McMillan	J. Clegg	1 : 100	Revision: RCRFI02.2 500



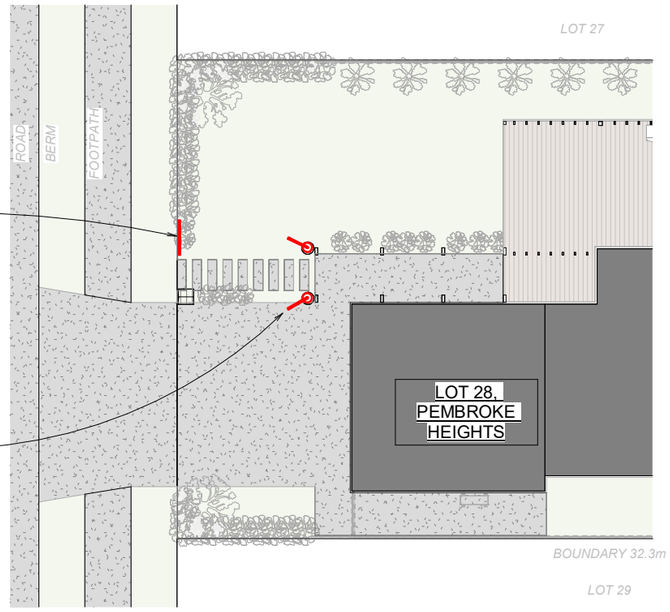
MAIN SIGN
IN POSITION FULL TIME. SEMI-PERMANENT

1120W x 880H
LOCATED BETWEEN HEDGE & BOUNBDARY
BASE TO BE 1.0m OFF GROUND, TOP APPROX ALIGNED WITH HEDGE HEIGHT

CORTEN STEEL FRAME
PRINTED SIGN TO INCLUDE:
- *AIRTIGHT HOMES LOGO*
- *HOUSE RENDERS*
- *CONTACT DETAILS*
- *DETAILS SUCH AS OPEN HOURS*

OPEN HOURS FLAGS
IN POSITION ONLY DURING OPENING HOURS

2x TEARDROP SHAPE FABRIC FLAG SIGNS
3.2m TALL
CORTEN STEEL FRAME
PRINTED SIGN TO INCLUDE:
- *THE WORD 'OPEN*
- *AIRTIGHT HOMES LOGO & COLOURS*







SIGNAGE COLOURS, FONTS, LOGO ETC

NOTE: ALL DIMENSIONS AND INFORMATION TO BE CONFIRMED ON SITE BY CONTRACTOR

ADNZ Professional Member	TOPCAT ARCHITECTURE	Address: Lot 28, Pembroke Heights Wanaka, 9305	Drawing: Signage	Drawn Date: 04.02.2026	Drawn By: J. Clegg	Checked By: J. Clegg	Drawn Scale: 1 : 200	Sheet No: 501 Revision: RCRFI02.2