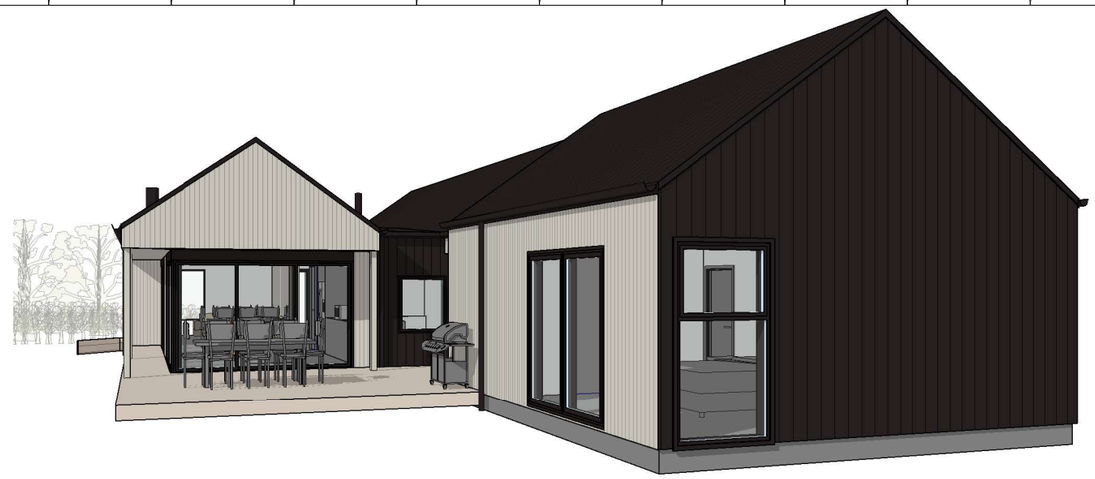




NOTE: PLANTING & TREE FORMS ARE INDICATIVE ONLY



Drawing Schedule

Sheet Name	Sheet Number
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Proposed New Dwelling	001
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Cladding Details - Junctions	241
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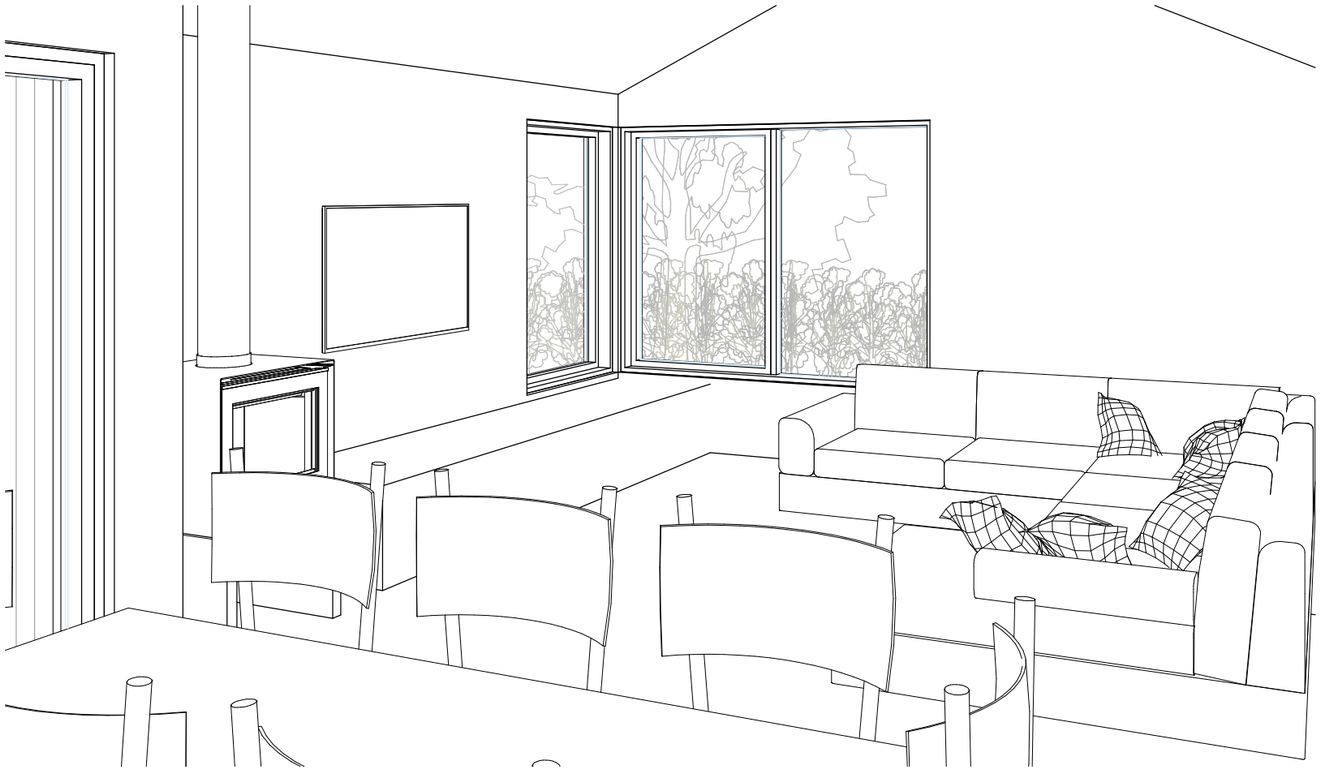
Address: Lot 41, Pembroke Heights Wanaka, 9305

Drawing: Proposed New Dwelling

Drawn Date:	Drawn By:	Checked By:	Drawn Scale at A3:	Sheet No:	Revision:
25.01.2026	J. McMillan	J. Clegg		000	RC03









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Address: Lot 41, Pembroke Heights Wanaka, 9305

Drawing: Proposed New Dwelling

Drawn Date:	Drawn By:	Checked By:	Drawn Scale at A3:	Sheet No:
25.01.2026	J. McMillan	J. Clegg		001

Revision: RC03

NOTE: PLANTING & TREE FORMS ARE INDICATIVE ONLY

GROUND CONDITIONS

- GOOD GROUND AT CURRENT GROUND LEVEL AS PER GEOTECHNICAL COMPLETION REPORT
- OWNER/BUILDER TO ENGAGE THE SERVICES OF PROJECT ENGINEER IF IN DEPTH GROUND EXPLORATION IS DEEMED NECESSARY DURING SITE WORKS

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

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

SITE INFORMATION

LOT:	41

SITE COVERAGE	
SITE:	599m²
PROPOSED:	225.4m²
COVERAGE:	37.7%

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

NORTH

TIMBER SITE RETAINING RETURNED AROUND CORNER AND FEATHERED DOWN TO FGL

GRISELINIA LITTORALIS or SIMILAR DENSE EVERGREEN SPECIES HEDGE
STEM OF HEDGE SET 250mm IN FROM BOUNDARY
• MIN 800mm TALL WITH MIN 5.0L ROOT SYSTEM AT TIME OF PLANTING
• PLANTED MAX 500mm APART
• MAINTAIN WIDTH TO MAX 1.0m
• MAINTAIN HEIGHT TO 1.2-1.8m TALL

HEDGE

MAX 800mm HIGH TIMBER SITE RETAINING

TIMBER SITE RETAINING FADES TO GROUND LEVEL

MAPLE TREE

MAPLE TREE MIN 2.5m TALL AT TIME OF PLANTING
• MAX 2.0m FROM ROAD BOUNDARY

4.5mx8m (36m²) OUTDOOR LIVING AREA (DOTTED)

GRASS

5480

4580

FGL: -0.225m

1.5m LONG SECTION AT END OF FENCE TO RAMP DOWN TO 1.2m HIGH

10180

12550

11780

TIMBER DECK

5850

MAX 1200mm HIGH TIMBER SITE RETAINING

TIMBER SITE RETAINING AS PER ENGINEER
• DESIGNED FOR SURCHARGE FROM NEIGHBOURING SITE

2450 INTRUSION

2050

4.5m SETBACK (DASHED)

PROPOSED NEW DWELLING
225.4m²

HOUSE
FFL: -0.00m

ENTRY DECK

STEP

BRUSHED CONCRETE ENTRY PATH

FOOT PATH

LETTER BOX

LETTER BOX MAX 500Wx500Lx1000H
• SET INTO GROUND WITH 125x125mm TIMBER POST
• MATERIAL PALETTE TO MATCH HOUSE

GARAGE
FFL: -0.54m

BRUSHED CONCRETE DRIVEWAY

NEW DOUBLE VEHICLE CROSSING

SETBACK INTRUSION ALLOWED THROUGH NEIGHBOURS APPROVAL

6000 INTRUSION

2050

2.0m SETBACK (DASHED)

7140 INTRUSION

800 INTRUSION

GRASS 9350

2520

2020

WASHING LINE

FGL: -0.225m

MINOR TIMBER SITE RETAINING (MAX 500mm HIGH) DEEPEND SLAB FOOTINGS ENSURE NO SURCHARGE ON RETAINING WALL

STEPS or RAMP

BRUSHED CONCRETE PATH

1200

GATE

5730

TIMBER SITE RETAINING RETURNED AROUND CORNER AND FEATHERED DOWN TO FGL

RUBBISH & RECYCLING BINS
• SCREENED FROM ROAD BY 1.2m HIGH GATE

1.5m LONG SECTION AT END OF FENCE TO RAMP DOWN TO 1.2m HIGH

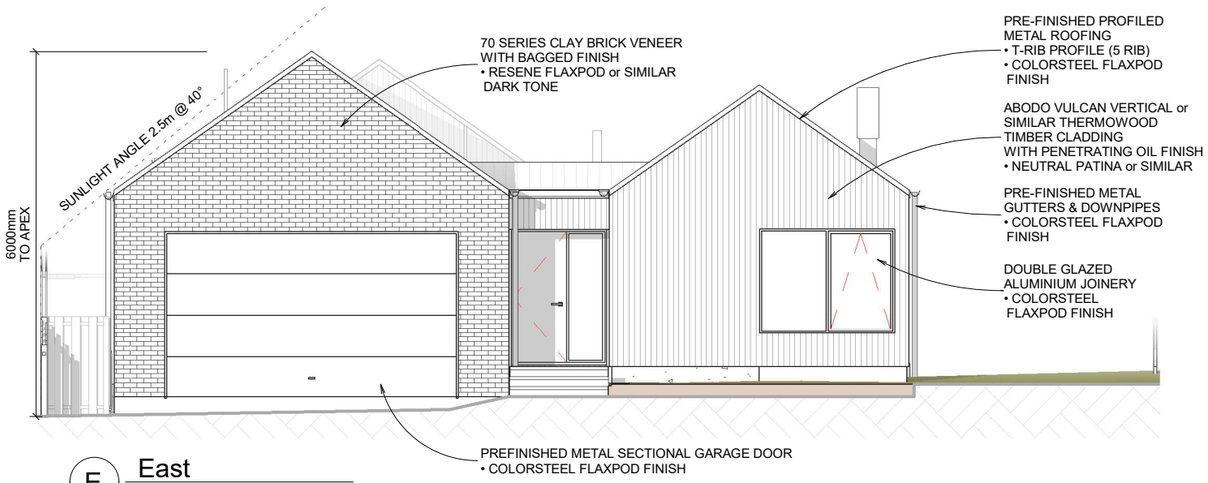
LOT 40
PEMBROKE HEIGHTS

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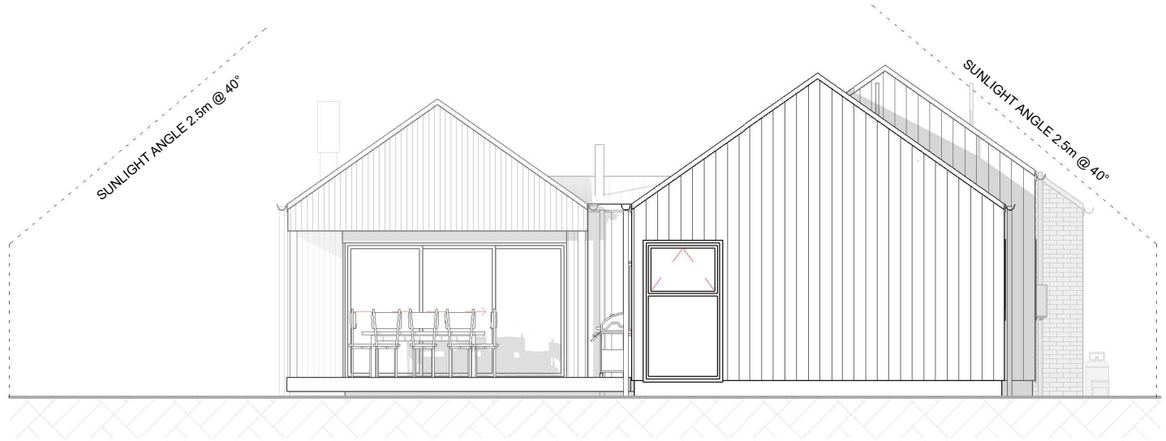
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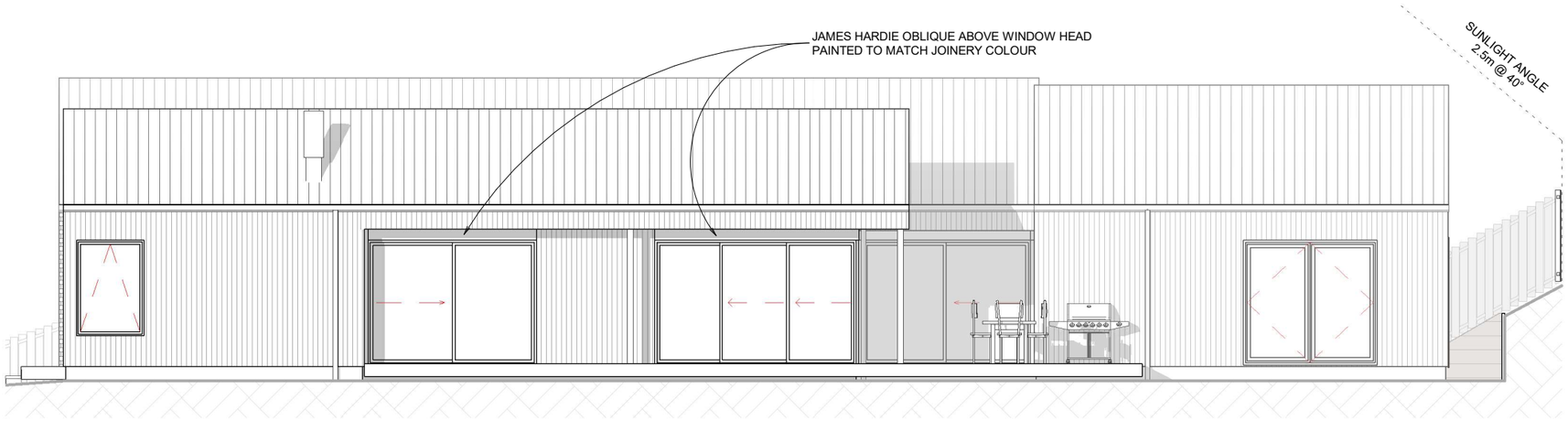
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Lot 41, Pembroke Heights Wanaka, 9305	Site Landscaping Plan	25.01.2026	J. Clegg	J. Clegg	As indicated	100 Revision: RC03



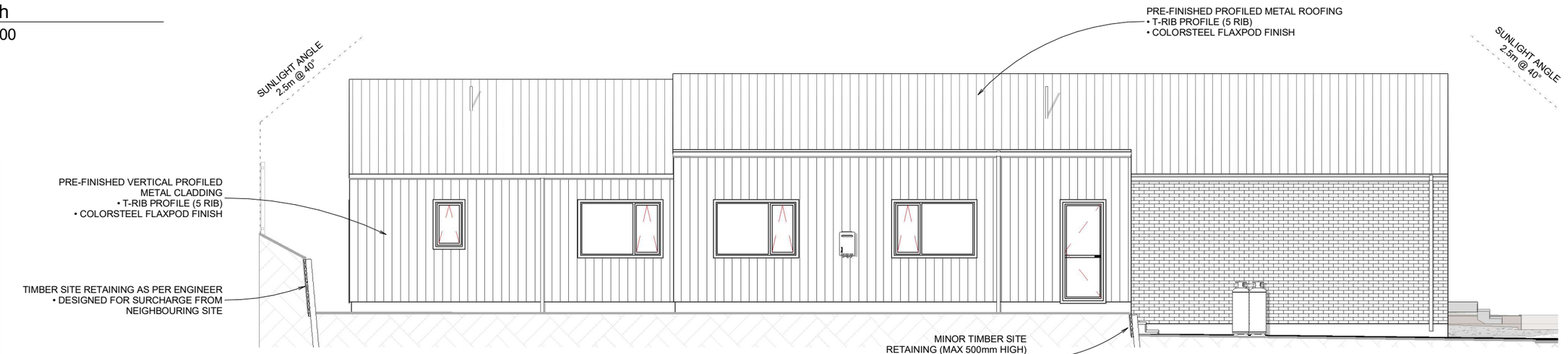
E East
1 : 100



W West
1 : 100



N North
1 : 100



S South
1 : 100

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 FIX
TRAPEZOIDAL PROFILED
METAL CLADDING OK FOR USE
AS PER E2/AS1 TABLE 3
PROPOSED 70 SERIES BRICK
VENEER (OVERHEIGHT) WITH
PLASTER RENDER OK FOR USE
AS SPECIFIED
CAVITY FIX VERTICAL SHIPLAP
TIMBER WEATHERBOARDS OK
FOR USE AS SPECIFIED

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Address:
Lot 41, Pembroke Heights
Wanaka, 9305

Drawing: Elevations

Drawn Date: 25.01.2026

Drawn By: J. McMillan

Checked By: J. Clegg

Drawn Scale at A3: 1 : 100

Sheet No: 110

Revision: RC03

FRAMING NOTES:
- 140x45 STRUCTURAL FRAMES (EXTERNAL)
- 2/140x45 H1.2 SG8 TOP PLATE
- 140x45 H1.2 SG8 BOTTOM PLATE
- 70x45 COUNTER BATTENS
- OPTIONAL INTELLO or SIMILAR AIRTIGHT 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 400CRS
	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
VERTICAL SHIPLAP	MAX 480CRS

NOTE: 90x45 DWANGS TO EXTERNAL WALLS ALIGNED WITH EXTERNAL SIDE OF FRAMING TO ALLOW FOR CONTINUOUS INSULATION

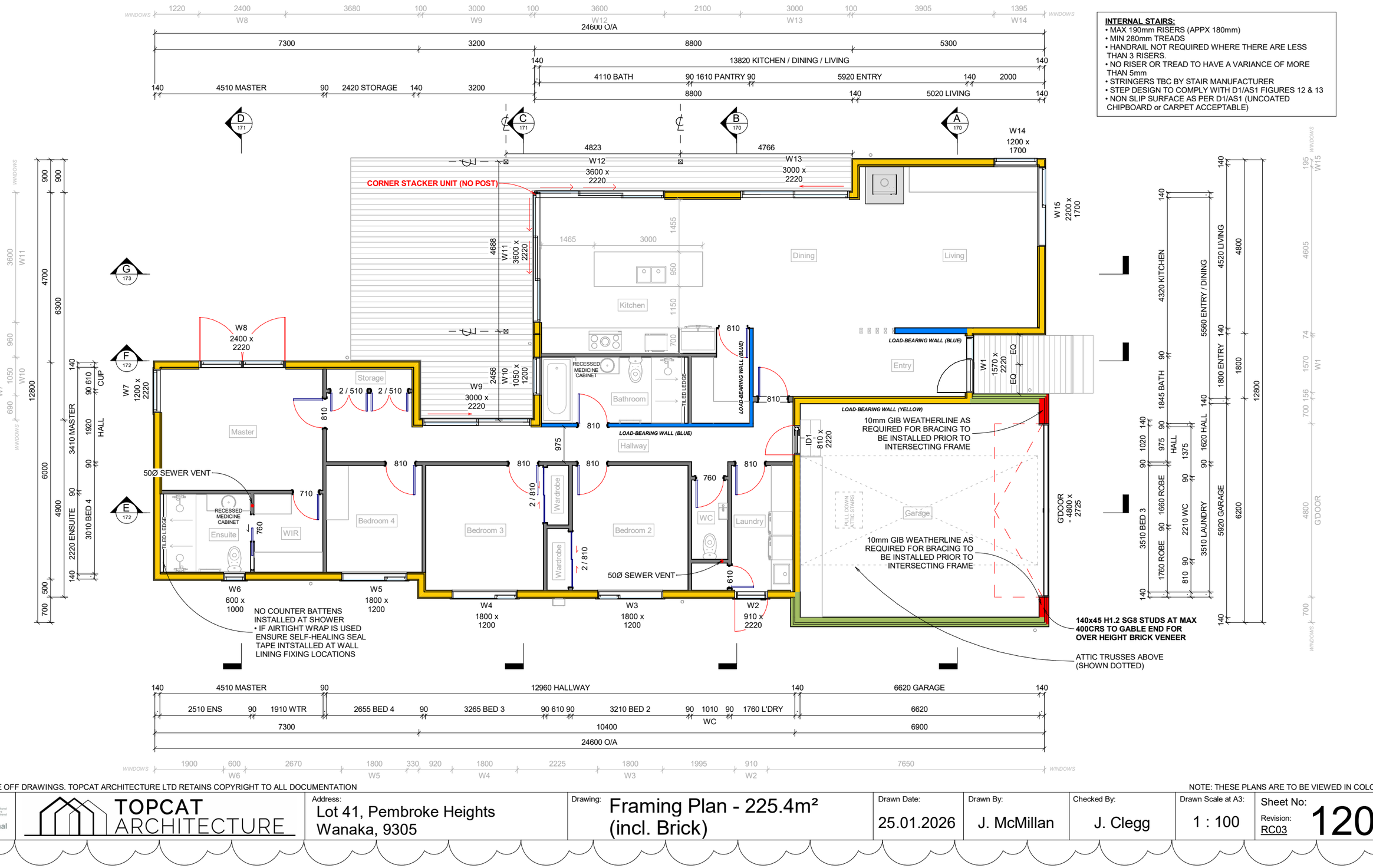
EXTERNAL STAIRS
- MAX 180mm RISERS
- MIN 300mm TREADS
- HANDRAILS REQUIRED WHERE THERE ARE MORE THAN 3 RISERS. HANDRAILS TO COMPLY WITH ABOVE NOTES
- FIX TREADS/RISERS WITH MITEK STAIR TREAD BRACKETS TO ENSURE SOLID STRUCTURE FOR HANDRAIL POSTS
- NON SLIP SURFACES TO EXTERNAL ENTRY DOOR AREA AS PER D1/AS1 (GRIPTREAD DECKING ACCEPTABLE)

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)

NORTH

INTERNAL STAIRS:
- MAX 190mm RISERS (APPX 180mm)
- MIN 280mm TREADS
- HANDRAIL NOT REQUIRED WHERE THERE ARE LESS THAN 3 RISERS.
- NO RISER OR TREAD TO HAVE A VARIANCE OF MORE THAN 5mm
- STRINGERS TBC BY STAIR MANUFACTURER
- STEP DESIGN TO COMPLY WITH D1/AS1 FIGURES 12 & 13
- NON SLIP SURFACE AS PER D1/AS1 (UNCOATED CHIPBOARD or CARPET ACCEPTABLE)



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Lot 41, Pembroke Heights Wanaka, 9305	Framing Plan - 225.4m² (incl. Brick)	25.01.2026	J. McMillan	J. Clegg	1 : 100	120 Revision: RC03

= WATERPROOF LAMINATE FLOORING

= TILES OVER WPM

= 70 SERIES BRICK VENEER (BAGGED FINISH)

= ABODO VULCAN CLADDING (PATINA)

= T-RIB TRAPEZOIDAL IRON CLADDING (COLORSTEEL KARAKA)

= CARPET (LEFT BLANK)

= BARE CONCRETE (GARAGE)

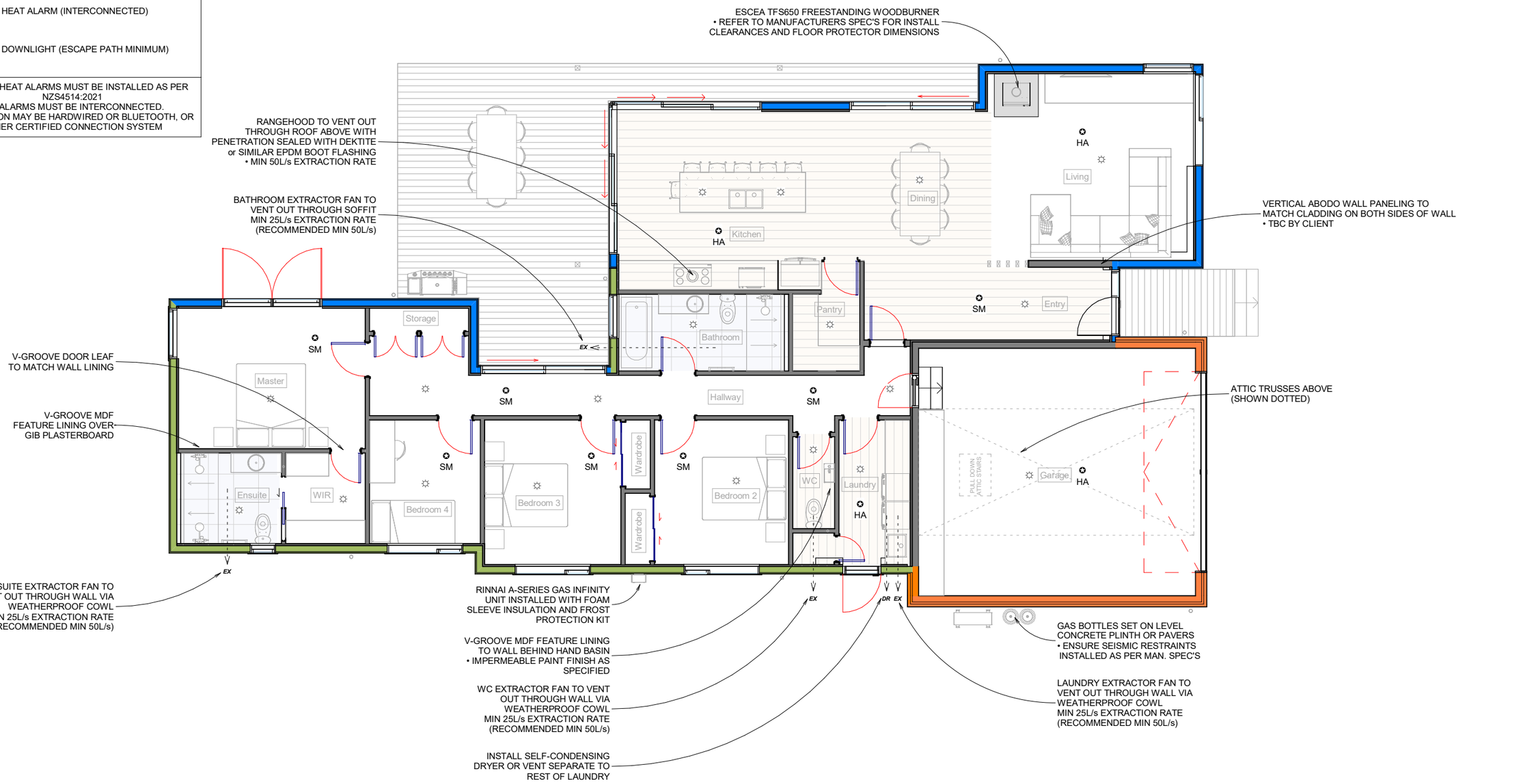
SM = SMOKE ALARM (INTERCONNECTED)

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

NORTH



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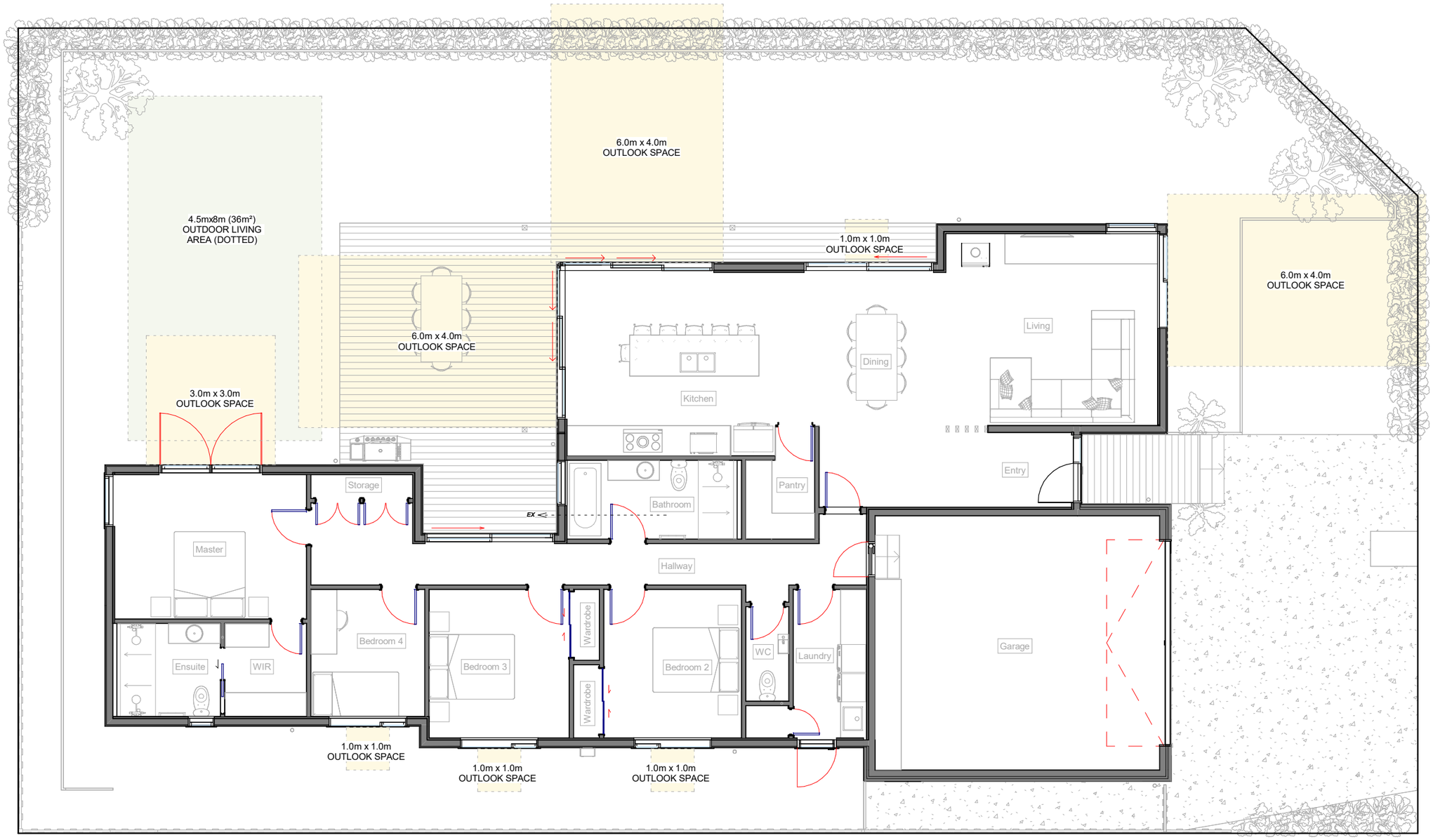
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Address: Lot 41, Pembroke Heights Wanaka, 9305

Drawing: Floor Plan + Interior Linings

Drawn Date:	Drawn By:	Checked By:	Drawn Scale at A3:	Sheet No: / Revision:
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Address:
Lot 41, Pembroke Heights
Wanaka, 9305

Drawing:
Floor Plan - Outdoor Living & Outlook Space

Drawn Date:	Drawn By:	Checked By:	Drawn Scale at A3:	Sheet No: / Revision:
25.01.2026	J. McMillan	J. Clegg	1 : 100	122 / RC03

STRUCTURE
- H1.2 TRUSSES AT MAX 900CRS BY PRENAIL
- LOW PITCH TRUSSES OVER ENTRY AT 400CRS
- H1.2 SCISSOR TRUSSES TO LIVING SPACE
- H1.2 ATTIC (STORAGE) TRUSSES TO GARAGE
- FIXINGS TO TOP PLATE AS PER PRENAIL
- 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 8xCROSS 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
- VALLEY BOARDS INCLUDED OVER 4° ROOF PLANES TO PROVIDE REQUIRED ROOF BRACING

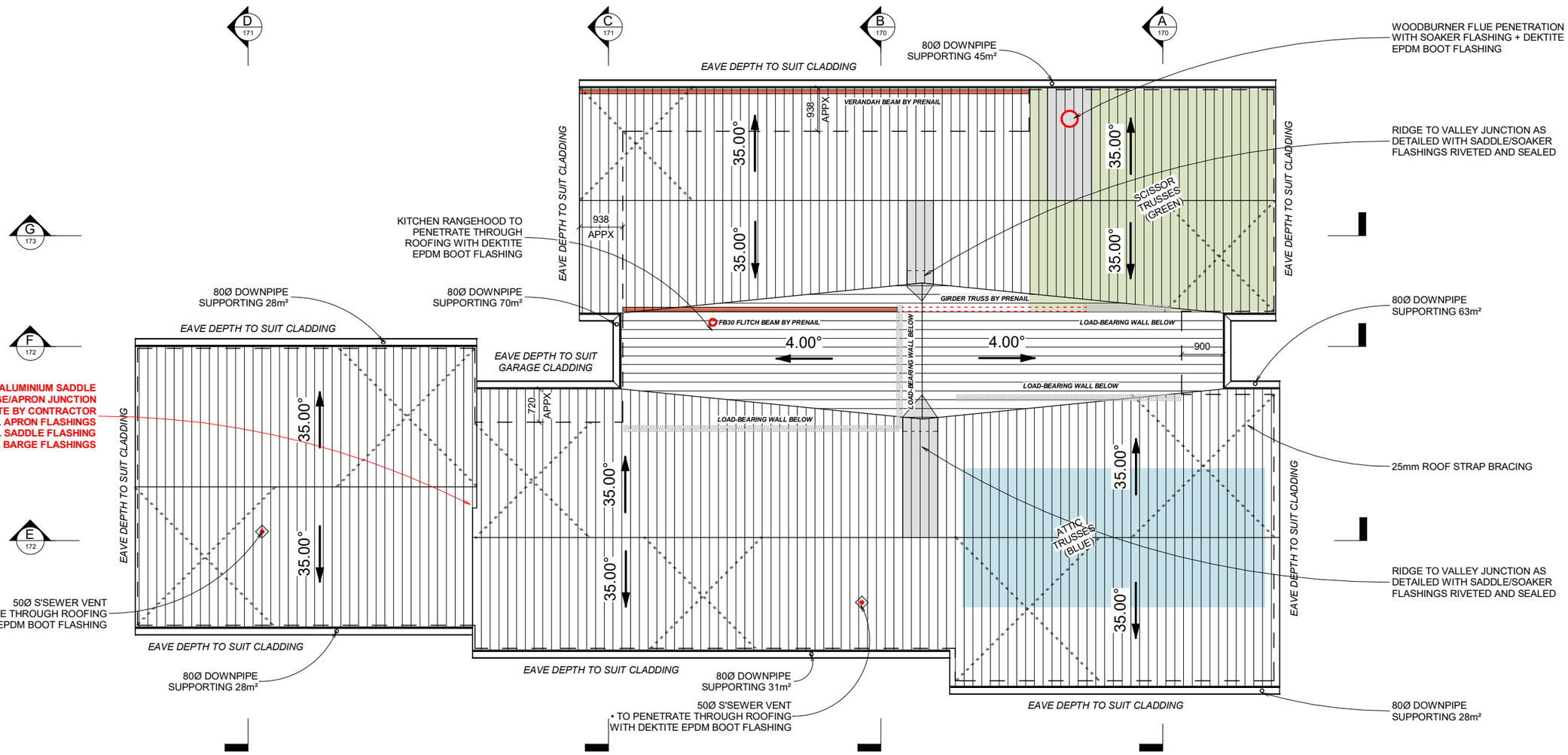
ROOFING
- 0.55 GAUGE PREFINISHED ROOFING WITH 4°-35° PITCH
  - 'T-RIB' TRAPEZOIDAL PROFILE
  - COLORSTEEL MAXAM FINISH
- DRISTUD RU24 or SIMILAR ROOFING UNDERLAY
  - LAY HORIZONTALLY FOR ROOF PITCHES UNDER 10°
  - IF INSTALLED VERTICALLY ON PITCHES UNDER 10° USE SUPPORTING NETTING
- ROOFING TO BE FIXED TO PATTERN T1: 'FIX EVERY CREST' AS PER E2/AS1 TABLE 14

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

EAVES
- PRE-FINISHED METAL EAVE / FASCIA FLASHINGS AS DETAILED
- SHIPLAP TIMBER SOFFIT LININGS TO MATCH CLADDING
- PRE-FINISHED or uPVC GUTTERS SIZED AS PER E1/AS1 Fig.15 & Fig.16
  - MINIMUM 8500mm² CROSS SECTION AREA OF GUTTER FOR ROOF AREA AS PER E1/AS1 F.15
  - SUITABLE PROFILES INCLUDE:
  - CONTINUOUS SPOUTING GROUP 'BOX 125'
  - METALCRAFT 'BOX 125'
  - 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
- PREFINISHED or uPVC DOWNPIPES SIZED AS PER E1/AS1 Table 5

VENTING - MASONS VENT PRODUCTS
- MASONS INSUL-BAFFLE INSULATION GUARD/ROLL PANEL AS REQUIRED
- RECOMMENDED TO USE MASONS 11mm BATNVENT TO PURLINS AT LOW PITCH TRUSS AREA
- RECOMMENDED TO USE MASONS 20mm RIDGE VENT TO RIDGES

NORTH



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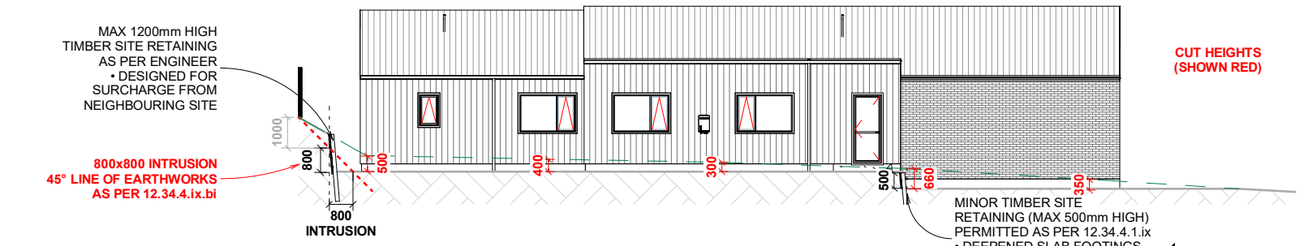
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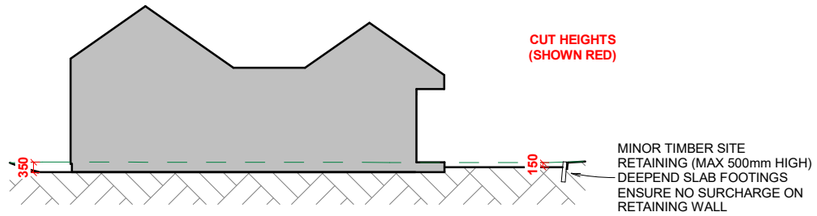
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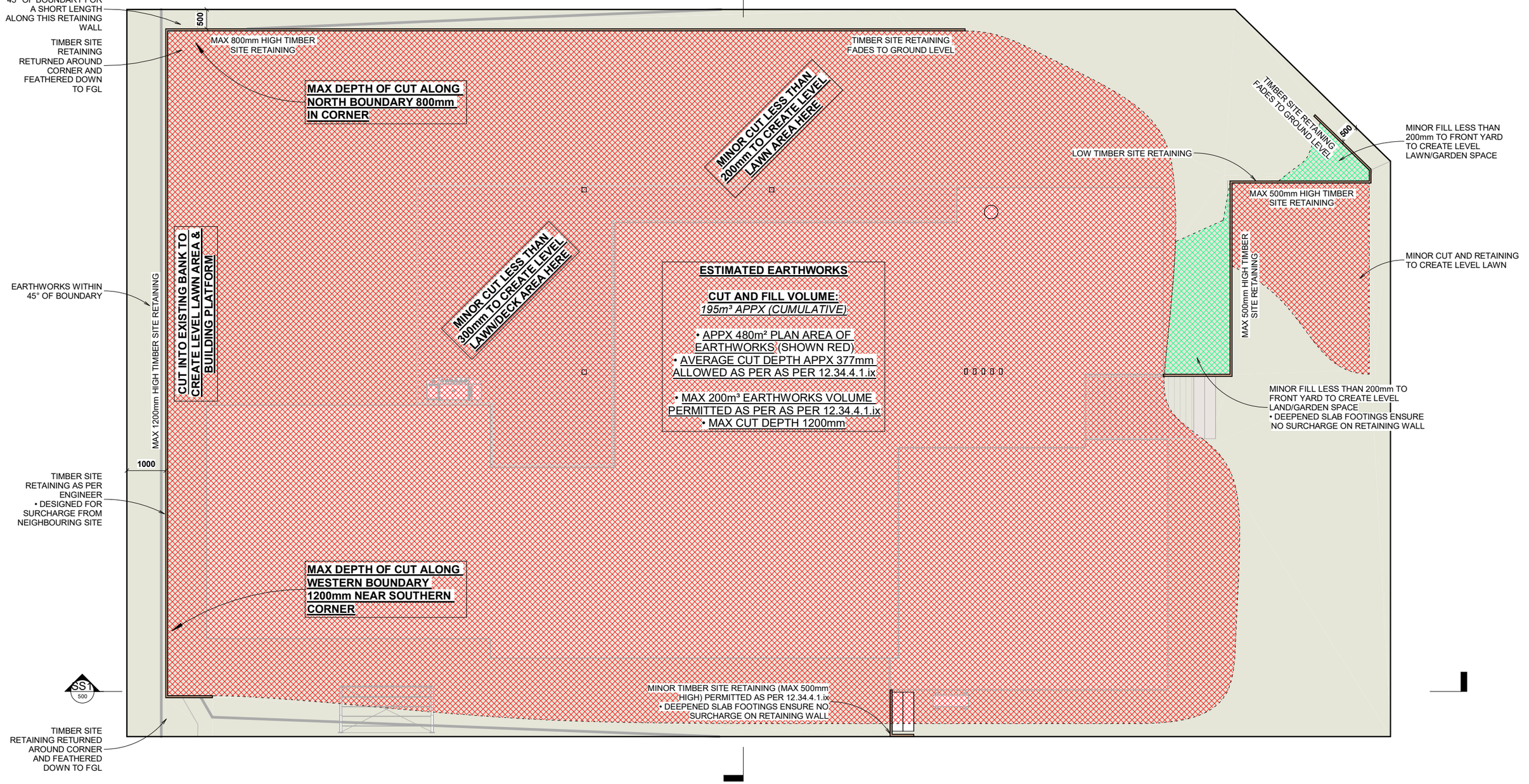
Drawing:	Drawn Date:	Drawn By:	Checked By:	Drawn Scale at A3:	Sheet No: / Revision:
Roof Plan	25.01.2026	J. McMillan	J. Clegg	1 : 100	150 / RC03



SS1 Site Section 1
1 : 200



SS2 Site Section 2
1 : 200



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EXCAVATION:
EARTHWORKS TO BE DETERMINED ON SITE BY CONTRACTOR. ALL DETAILS SHOWN ON THE PLANS ARE CONSIDERED A GUIDE ONLY & WILL ALTER DEPENDING ON SITE CONDITIONS.

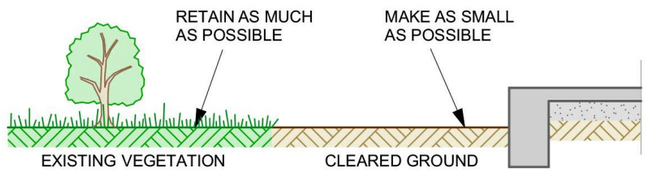
RETAINING WALL BARRIERS
WHERE PEOPLE HAVE ACCESS A POTENTIAL FALL OF 1.0m OR HIGHER FROM RETAINING WALLS, A 1.0m SAFETY BARRIER OR FENCE IS REQUIREDD. REFER TO BARRIER NOTES AND DETAILS.

BARRIERS

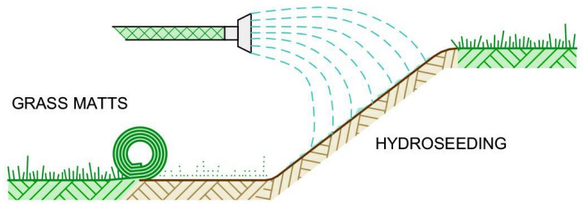
- BARRIERS TO BE MIN 1.0m ABOVE TOP OF RETAINING WALLS.
- THE BARRIER MUST BE DESIGNED AS PER **NZBC F4: SAFETY FROM FALLING**.
- NO TOE HOLDS ALLOWED BETWEEN 150mm - 760mm UP THE BARRIER
- TIMBER BALUSTRADES MUST COMPLY WITH THE MBIE'S **GUIDANCE ON BARRIER DESIGN** DOCUMENT or AS PER **NZBC B1 & F4.**

HARDFILL NOTES

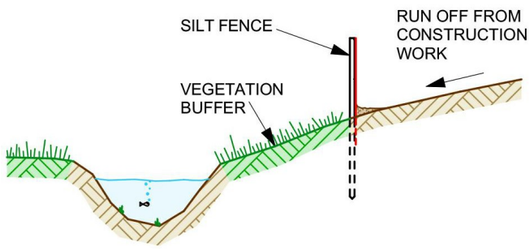
- GRANULAR FILL MATERIAL SHALL BE PLACED AND COMPACTED IN LAYERS 150mm THICK BENEATH ANY CONCRETE WORK. THE RANGE OF COMPACTED MATERIAL SHALL BE WITHIN 75mm - 600mm THICKNESS ALLOWANCE
- USE VIBRATING PLATE COMPACTORS.
- BC40 BASECOURSE WITH MAXIMUM PARTICLE SIZE OF 40mm
- TC20 TOPCOURSE WITH MAXIMUM PARTICLE SIZE OF 20mm.



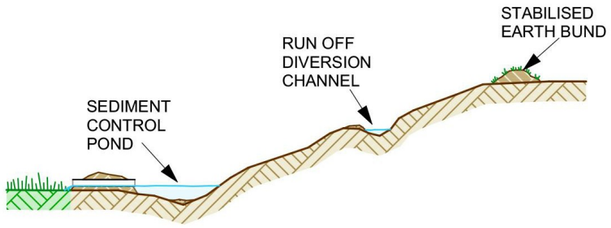
MINIMISE EXPOSED AREAS



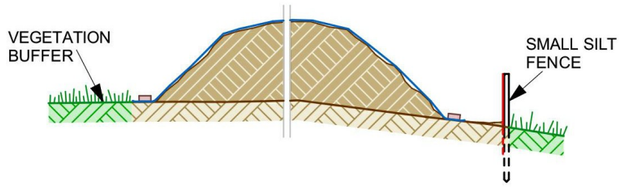
RE-GRASS EXPOSED AREAS



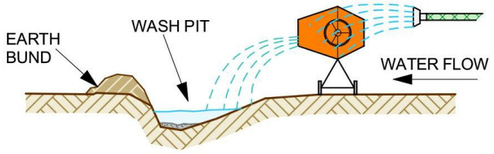
PROTECT WATERCOURSES WITH A SILT FENCE



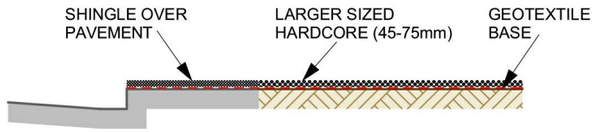
INSTALL APPROPRIATE SEDIMENT CONTROL MEASURES AROUND SITE



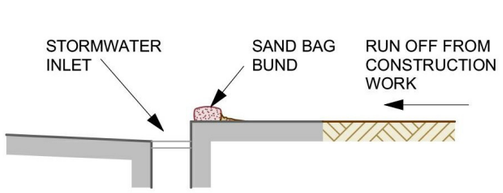
PROTECT STOCKPILES FROM EROSION



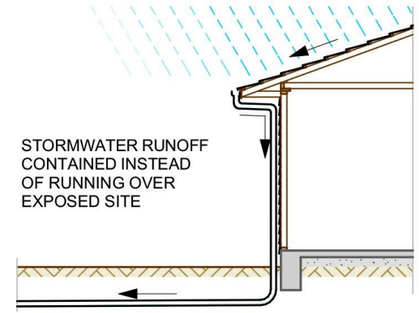
PROVIDE A WASH PIT



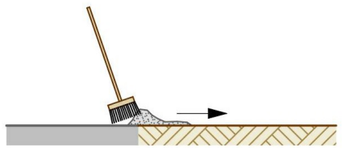
PROVIDE STABILISED VEHICLE ENTRY



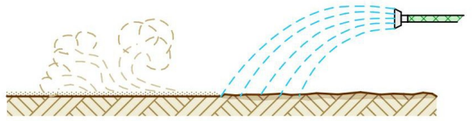
SANDBAG BUNDS AROUND STORMWATER INLETS



INSTALL STORMWATER SYSTEMS AS SOON AS POSSIBLE



SWEEP ESCAPED SEDIMENT BACK ON SITE



WET DUSTY AREAS REGULARLY

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Earthworks Plan - Sediment Control Details	25.01.2026	J. McMillan	J. Clegg	1 : 200	501 / RC03