Ardmore Street Development

121-127 Ardmore Street, Wanaka

Status:
PRELIMINARY DESIGN

Hierarchy Group.

Issue Date:	**04/03/26**
Drawn By:	**FON**
Checked By:	**CW**
Scale:	**@ A1**
Project No:	**H2545**

Sheet Name:
Cover Sheet

Sheet No: A00.01

Rev No: A

C:\Users\finn\Documents\H2545 - 127 Ardmore St - Wanaka_R25_FinnJPSUX.rvt

Common Abbreviations

AH	Access Hatch
AP	Access Panel
BOL	Bollard
BH	Bulkhead
BOH	Back of house
B/S	Both Sides
CHS	Circular Hollow Section
CB	Coach Bolt
CS	Coach Screw
C/S	Counter Sunk
COS	Check on site
CJ	Construction Joint
DIA	Diameter
DHS	Dimon Hi-span (Metal purlin)
DIM	Dimension
DPC	Damp Proof Course
DPM	Damp Proof Membrane
DB	Distribution Board
DP	Down Pipe
EJ	Expansion Joint
FHR	Fire Hose Reel
GT	Gulley Trap
HOR	Horizontal
ID	Inside Diameter
IL	Invert Level
IO	Inspection Opening
MAX	Maximum
MIN	Minimum
mm	Millimetre
m	Metre
NB	Nominal Bore
NTS	Not to scale
NZS	New Zealand Standard
O/A	Overall
O/H	Overhead
OD	Outside Diameter
O/F	Overflow
PC	Precast Concrete
PD	Point Drain
PFC	Parallel Flange Channel
R	Radius
RAD	Radiata
RHS	Rectangular Hollow Section
REF	Reference
RC	Reinforced Concrete
RL	Relative Level
RO	Rough Opening
RWH	Rain Water Head
SPEC	Specification
S/S	Stainless Steel
SHS	Square Hollow Section
sq/m	Square Metre
SIM	Similar
TYP	Typical
TV	Terminal Vent
u/s	Underside
UB	Universal Beam
UC	Universal Column
VERT	Vertical

Drawing Conventions

Openings

Door Numbers

DG01

D	Door
G	Ground Level
01	Door number

Window Numbers

W101

W	Window
1	Level 1
01	Window number

Wall Types

WT01 — Wall Type number. Refer to legend on Floor Plan, Partition Plan and Wall Legend on **A03.01 & A03.11**

Floor Types

FL01 — Floor Type number. Refer to legend on Floor Plan and Floor Legend on **A03.01 & A03.11**

Ceiling Types

CL01 — Ceiling Type number. Refer to legend on Reflected Ceiling Plan and Ceiling Legend on **A03.01 & A03.11**

Roof Types

RF01 — Roof Type number. Refer to legend on Roof Plan and Roof Legend on **A03.01 & A03.11**

Finish Types

PT-01 — Finish Type number. Refer to legend on Plans and Elevation and Finishes Legend on **A03.01 & A03.11**

Room Labels

G01 — Level / Number

Room name

150 m² — Area m²

100 m³ — Volume m³

Expression of Levels

Levels as per as 1100.301-1985

Plan Levels - Flat Surface

FFL 10.000 m — Finished Floor Level

SL 10.000 m — Slab Level

CL 10.000 m — Ceiling Level (above floor)

Plan Levels - Spot Level for Falls

RL 10.000m — Relative Level

Section Levels

RL 10.000m — Relative Level

FFL 10.000m — Finished Floor Level

SL 10.000m — Slab Level

CL 10.000m — Ceiling Level (above floor)

Reference Symbols

View Title Reference

Letter - Sections, Elevations
Number - Plans, Details

1 **View Name**
A31.11 Scale 1:100 @ A1

Back reference to the drawing sheet the view is referenced from

Section Reference

1 / A41.01

Elevation Reference

Detail Callout

1 / A48.10 Ref

North Symbol

NORTH

Representation of Materials

Material Section Hatches

- Ground Fill
- Hardcore
- Brickwork
- Concrete
- Precast Concrete
- Concrete Block
- Cut Stone - Masonry
- Earth
- Grass
- Gravel
- Sand
- Dressed Timber
- Plywood
- Steel
- Plasterboard

Drawing Numbering

Drawing Number Breakdown

Drawing Type

A00.XX	GENERAL
A10.XX	SITE / DEMO
A20.XX	STRUCTURAL SETOUT
A30.XX	PLANS
A40.XX	ENCLOSURE
A50.XX	INTERNAL ARRANGEMENT
A60.XX	INTERIOR FITOUT
A70.XX	SERVICES
A80.XX	EXTERIOR
A90.XX	SCHEDULES

Drawing Sequence

AXX.**01**

For Plans

A31.**0**0	Ground Floor GA
A31.**01**	Ground Floor Part Plan 1
A31.**1**0	Level 1 GA
A31.**2**0	Level 2 GA

All others

A41.**01**	Building Section - Sheet 1

SCALE SUMMARY

1000 @ A1	= 2000 @ A3		100 @ A1	= 200 @ A3	
500 @ A1	= 1000 @ A3		50 @ A1	= 100 @ A3	
250 @ A1	= 500 @ A3		25 @ A1	= 50 @ A3	
200 @ A1	= 100 @ A3		10 @ A1	= 20 @ A3	
150 @ A1	= 300 @ A3		5 @ A1	= 10 @ A3	

General Notes

1. Refer A01.01 For Drawing List, Drawing Conventions & Project General Notes
2. Refer A03.01 For Element Legends
3. Refer A03.11 For Material Schedules / Selections
4. Refer A94.00 For Finishes Schedule

Drawing List

No.	Name
A00 GENERAL	
A00.01	Cover Sheet
A01.01	Drawing List, Drawing Conventions & General Notes
A03.01	Element Schedule
A03.11	Material Schedules
A03.21	Typical Mounting Height Schedule
A10 SITE / DEMO	
A11.30	Site Plan
A20 STRUCTURAL SETOUT	
A21.01	Slab Plan - Ground Floor
A28.01	Foundation Details - NZS3604 In-situ Concrete Slab
A30 PLANS	
A31.01	Floor Plans
A32.01	Partition Setout & Finishes Plan
A36.01	Ground Floor - Reflected Ceiling Plan
A38.01	Roof Plan
A40 ENCLOSURE	
A43.01	Building Elevations
A48.01	Construction Details - Enclosure
A48.02	Construction Details - Template
A50 INTERNAL ARRANGEMENT	
A51.01	Internal Elevations
A58.01	Construction Details - Interior
A60 INTERIOR FITOUT	
A61.01	Interior Joinery
A70 SERVICES	
A70.00	Services Typical Details
A70.01	Services Typical Details
A71.01	Plumbing & Drainage Plan
A73.01	Electrical Plan
A74.11	Emergency Lighting Plan
A75.01	H1 Thermal Envelope / G4 Ventilation / G7 Natural Light
A90 SCHEDULES	
A91.00	Door Schedule
A92.00	Window Schedule

General Notes

1. All new and altered building / construction works shall comply with the New Zealand Building Code, especially clauses B1 Structure, B2 Durability, E2 External moisture, E3 Internal moisture, as well as NZS3604 for timber framed construction.
2. The handling and disposal of hazardous materials and construction waste shall comply with New Zealand Building Code clause F1, F2, F3 & F5
3. The contractor shall take all necessary measures to ensure the existing elements remaining are protected from damage during construction.
4. Setout dimensions are to centerline of steel stud, and face of timber stud u.n.o. For tenancy walls, setout dimensions are to face of stud or CL gap.
5. Architectural drawings only. Refer to other consultants documents.
6. Contractors are to read all drawings to coordinate fixtures, fittings and dimensions.
7. All shop drawings to be submitted to Designer for review prior to manufacture.
8. All contractors are to check and confirm the exact positions of all existing services on site.
9. Contractor shall verify discrepancies between information on the drawings and conditions on site, Hierarchy Group shall be notified immediately.
10. Contractor shall gain approval from Hierarchy for any substitution or changes proposed in relation to information (be construction method or finishes) on the drawings.
11. All dimensions are in millimeters unless noted otherwise. All dimensions and levels are to be checked on site prior fabrication.
12. Do not scale off drawngs. Use figured dimensions only. Contractor shall verify, check and be responsible for all dimensions on site.
13. If in doubt, ask.

General Demolition Notes

1. Notify the network utility operators and arrange or them to locate the position of all services adjacent to and entering the site.
2. Disconnect and seal off services before work commences. Protect services adjacent to the area being demolished.
3. Maintain services to occupied areas of the building, particularly fire services.
4. Comply with NZBC F5/AS1 and the NZDAA best practice guidelines for demolition in new zealand. Refer to nzdaa guideline checklists, ensure adjoining buildings are protected from any adverse effects of demolition work
5. Demolish elements identified for demolition. Remove from site and dispose of appropriately.
6. Remove from site and dispose of elements not to be salvaged or reused
7. Carefully dismantle elements for salvage or re-use; remove and store on site where directed. Protect from damage and weather until required or until convenient for removal.
8. Make good damage caused by demolition work. Reinstate where any damage is caused by this demolition to those parts of the existing building, other buildings and the remainder of the site being retained.
9. Leave work to the standard required by following industry best practices.
10. Leave site completely clean and tidy on completion.
11. Refer to Services Engineer for services diversion, capping and/or removal including sequencing
12. Refer to Structural Engineer before demolition of structural elements with particular reference to any temporary pinning and propping requirements
13. Refer to Fire Engineer for temporary egress and fire equipment relocation
14. Remove all redundant cabling and coil up in ceiling space
15. Make adjustment to building services to suit (Mechanical, Fire Services, Lighting, Power & Data)

Demolition Works

Existing to be retained

General Door Notes

1. Check all door sizes on site prior to manufacturer.
2. All door dimensions are to leaf only and not rough opening unless noted otherwise
3. All doors 1980 or higher shall have 3 hinges minimum
4. Hinges to be evenly spaced. Unless specifically required as part of proprietary system for door weight
5. All doors shall be undercut subject to floor finishes and bottom seal conditions
6. Erect door units in position, plumb both ways an securly fix frame all round. Take care not to distort.
7. All Glazing shall comply with NZS4223:3:2016
8. All Manifestation shall be installed in accordance with NZS4223:3:2016 (as required)
   a. Any glazed panel that can be mistaken for a doorway or unimpeded path of travel will require a manifestation.
9. All Acoustic doors shall be Pacific Doors AFD300. Subtitution will require modification of installation details
10. All Fire Doors shall be either Pacific Doors F0.5 or VP60a where appropriate. Substitution will require modification of installation details
11. All Fire Doors shall comply with NZS4520:2010
12. Refer to Architectural speficiation for full requirements.

General Window Notes

1. All framing shall be aluminium extrusion powdercoated
2. All dimensions are indicative only for pricing purposes
3. All dimensions are to be confirmed on site prior to fabrication or construction
4. All Glazing shall comply with NZS4223:3:2016
5. All Manifestation shall be installed in accordance with NZS4223:3:2016
   a. Any glazed panel that can be mistaken for a doorway or unimpeded path of travel will require a manifestation.
6. Refer to Architectural specification for full requirements.

CB - Colour backed Glass
OP - Opaque Privacy Film Applied

General Painting Notes

1. All walls generally to be stopped and painted to Level 4 finish.
2. All walls with vinyl graphics applied to be Level 5 finish with Spacecoat sealer applied.
3. Make good and repaint any surfaces affected by demolition.

General Signage Notes

1. All signage to comply with New Zealand Building Code Clause F8 - Signs
2. Refer to Door Schedule for specific signage locations and details
3. Read this drawings in conjunction with the Architectural Specification
4. Centreline of signage to be 1600mm above floor level unless otherwise noted
5. All disabled signage to be in accordance with NZS4121:2001
6. General warning and danger signs to be located in accordance with local authorities and BCA requirements

Suspended Ceilings

1. To comply with AS/NZS1170, Suspended ceiling bracing design shall be undertaken by the ceiling [sub] contractor who shall provide **PS1** *Design*, **PS3** *Construction* and **PS4** *Construction Review* statements to the main contractor
2. Allowance is to be made for integration with the ceiling services.
3. Refer to Architectural Specification

General Fire Protection Notes

1. Refer to Fire Engineer for temporary egress and fire equipment relocation
2. Light fittings in fire rated ceilings shall be either surface mounted or be fire rated recessed light fittings. Refer drawings for specifications.
3. Egress doors shall include keyless hardware in the direction of egress. Any electronic locks shall be fitted with an emergency release system with a battery back-up.
4. All fire stopping of penetrations shall be completed in accordance with the manufacturer's instructions for the materials used. The products used shall maintain the required fire resistance rating of the building element (including both a fire and smoke rating) and comply with AS 4072 and AS 1530.4 and Paragraphs 4.4.2 to 4.4.4 of C/AS6.
5. All fire stopping systems installed shall include labelling of the penetration including the products used and the fire rating achieved by the fire stopping.
6. All light switches, power sockets, etc, in the timber framed or steel framed walls shall include steel flush boxes and intumescent blocks. These shall be provided and installed by the relevant contractor.
7. Any ducts penetrating the fire rated elements shall include fire dampers to maintain the fire resistance rating of the building element and comply with C/AS6 and AS1530.4. This shall be completed by the mechanical trade.
8. The installer shall provide a **PS3** on completion certifying that all penetrations through fire separations have been installed in accordance with the manufacturer's requirements for the situation these are installed.

General Electical Notes

1. All electrical work shall conform to the N.Z. Building Code, esp clauses G8 Artificial lighting & G9 Electricity, as well as the NZ electrical and wiring regulations/rules NZS3000:2007.
2. All luminaries shall comply with NZS 60598.2.1:2014.
3. Allow to supply and install 'CA abutted' or 'IC/IC-F abutted and covered' rated recessed light fittings only.
4. All electrical sockets shall be mounted within the recommended heights dictated by NZS3000:2007;
5. At least 500mm in from any corner and Generally 300mm above floor or 225mm above bench top; and 1200mm from the floor washer/dryer and refrigerator, unless otherwise stated.
6. All power outlets in external and wet areas shall be RCD protected.
7. Any power outlets shall be have a minimal clearance of 1.0m radius from gas ignition source.
8. Allow to work with client onsite to finalise layout of power and controls.

General Plumbing & Drainage Notes

1. Stormwater drainage system shall be installed in accordance with NZBC E1/AS1
2. Sanitary sewer system shall be installed in accordance ith NZBC G13/AS1

DOMESTIC SMOKE ALARMS

All smoke alarms are to comply with C/AS1 and F7/AS1

C.2.1 Type 1 – Domestic smoke alarm system
C.2.1.1
A Type 1 is a smoke alarm or multiple interconnected smoke alarm devices, each containing a smoke detector and an alarm sounding feature. The system shall comply with NZS 4514. Smoke alarms shall be installed in every household unit or suite of risk group SH, and risk group SM where a Type 5 is not required by this Acceptable Solution. Connection to a remote receiving centre is not required.

Smoke alarms shall be provided with a 'hush button' to temporarily silence audible alarm signals in the event of nuisance activiation.

Location of smoke alarms:

- General
  - All bedrooms, living spaces, hallways, landings, sleepouts
  - Where a kitchen is separated from the living spaces and hallways by doors that can be closed, an alarm specifed by its manufacturer as suitable for a kitchen shall be located in the kitchen e.g. heat alarm or kitchen rated smoke alarm
  - In a multi-level household unit. there shall be at least one smoke alarm on each level
  - Where more than one smoke alarm is needed, these smoke alarms shall be interconnected (wired or wireless) so that when one activates, all smoke alarm devices in the household unit will sound.
- Spacing
  - The distance from any wall to a smoke alarm shall not exceed 5m; and
  - Smoke alarms shall be within 10m of each other in any direction.
- Ceilings
  - Alarms should ideally be installed on the ceiling, at least 200 mm from a wall or a ceiling beam to avoid dead air space. With sloping ceilings the alarm should be 200–500 mm from the apex.
- Exposed framing members
  - Where there are exposed framing members on the ceiling such as a beam, rafter, purlin, or joist, the requirements in NZS 4514 Table 1 shall be complied.

SMOKE ALARM LEGEND

All smoke alarms shall be interconnected either wired or wireless

SM — Smoke Alarm

HE — Heat Alarm OR;
Kitchen Rated Smoke Alarm

Hierarchy Group.

Copyright ©
These plans remain the property of Hierarchy Group Ltd and are protected by copyright.
They shall not be copied in any form or passed on to a third party without prior written consent.

ORIGINAL DRAWING IN COLOUR

Client: **Peter Baddeley**

Project: **Ardmore Street Development**
Address: **121-127 Ardmore Street, Wanaka**
No: **H2545**

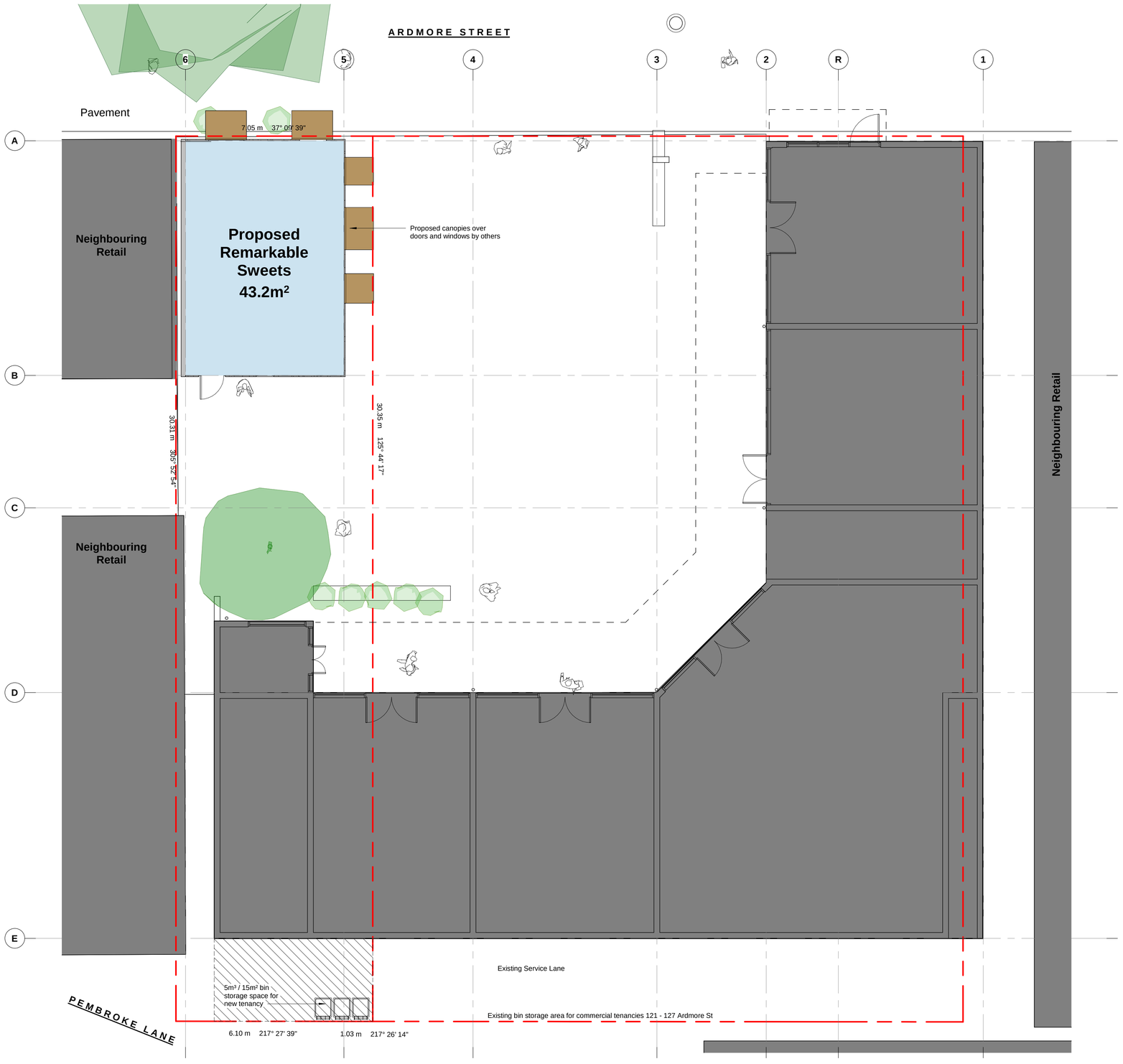
Revision Schedule

Rev.	Description	Date
A	Preliminary Design	04/03/26

Status: **PRELIMINARY DESIGN**
Issue Date: **04/03/26**
Drawn By: **FON** Checked By: **CW**
Scale: **As indicated @ A1**

Sheet Name: **Drawing List, Drawing Conventions & General Notes**
Sheet No: **A01.01** Rev No: **A**

C:\Users\finn\Documents\H2545 - 127 Ardmore St - Wanaka_R25_FinnJPSUX.rvt



1 A41.01 **Proposed Site Plan - Remarkable Sweets**
Scale 1 : 75 @ A1

General Notes

1. All new and altered building / construction works shall comply with the New Zealand Building Code, especially clauses B1 Structure, B2 Durability, E2 External moisture, E3 Internal moisture, as well as NZS3604 for timber framed construction.
2. The handling and disposal of hazardous materials and construction waste shall comply with New Zealand Building Code clause F1, F2, F3 & F5
3. The contractor shall take all necessary measures to ensure the existing elements remaining are protected from damage during construction.
4. Setout dimensions are to centerline of steel stud, and face of timber stud u.n.o. For tenancy walls, setout dimensions are to face of stud or CL gap.
5. Architectural drawings only. Refer to other consultants documents.
6. Contractors are to read all drawings to coordinate fixtures, fittings and dimensions.
7. All shop drawings to be submitted to Designer for review prior to manufacture.
8. All contractors are to check and confirm the exact positions of all existing services on site.
9. Contractor shall verify discrepancies between information on the drawings and conditions on site, Hierarchy Group shall be notified immediately.
10. Contractor shall gain approval from Hierarchy for any substitution or changes proposed in relation to information (be construction method or finishes) on the drawings.
11. All dimensions are in millimeters unless noted otherwise. All dimensions and levels are to be checked on site prior fabrication.
12. Do not scale off drawngs. Use figured dimensions only. Contractor shall verify, check and be responsible for all dimensions on site.
13. If in doubt, ask.

General Notes

1. Refer A01.01 For Drawing List, Drawing Conventions & Project General Notes
2. Refer A03.01 For Element Legends
3. Refer A03.11 For Material Schedules / Selections
4. Refer A94.00 For Finishes Schedule

Site Notes

1. All dimensions are indicative. Door and window locations are approximate.
2. Contractor must independently verify all boundaries and dimensions prior to set out.
3. Contractor to locate all existing services before commencing work.
4. All set out dimensions are in horizontal plane and do not take into account varying ground levels.
5. New construction area to be fully fenced before commencing construction. All work to comply with NZBC Clause F5/AS1 part 1.

Legal Description

Address	:	127 Ardmore St, Wanaka
Lot Number / DP	:	Section 19 Block III TN OF Wanaka
Site Area	:	215m²

Property Information

Wind Region	:	A
Wind Zone	:	High
Earthquake Zone	:	Zone 3
Exposure Zone	:	Zone B
Snow Zone	:	N5 RL280.1m / 1.5kPa
Rainfall Intensity	:	20-30mm/hr

Site Legend

Services Lines

- Storm Water (Existing)
- Storm Water (New)
- Storm Water (Demo)
- Sanitary Sewer (Existing)
- Sanitary Sewer (New)
- Sanitary Sewer (Demo)
- Water (Existing)
- Water (New)
- Water (Demo)
- Power (Existing)
- Power (New)
- Power (Demo)
- Teleco (Existing)
- Teleco (New)
- Teleco (Demo)

Storm Water Features

- MH Storm Water Manhole
- Storm Water Drain / Sump
- S Storm Water Soak Pit

Sanitary Sewer Features

- MH Sewer Manhole
- GT Gully Trap
- IP Inspection Point

Water Features

- FH Fire Hydrant
- W Water Toby
- WM Water Meter
- BFP Back Flow Prevention

Power Features

- B Power Box
- Street Light

Telecommunications Features

- B Telecommunications Box
- F Fibre Node

Hierarchy Group.

Copyright ©
These plans remain the property of Hierarchy Group Ltd and are protected by copyright.
They shall not be copied in any form or passed on to a third party without prior written consent.
ORIGINAL DRAWING IN COLOUR

Client: **Peter Baddeley**

NORTH

Project: **Ardmore Street Development** No: **H2545**
Address: **121-127 Ardmore Street, Wanaka**

Revision Schedule

Rev.	Description	Date
A	Preliminary Design	04/03/26

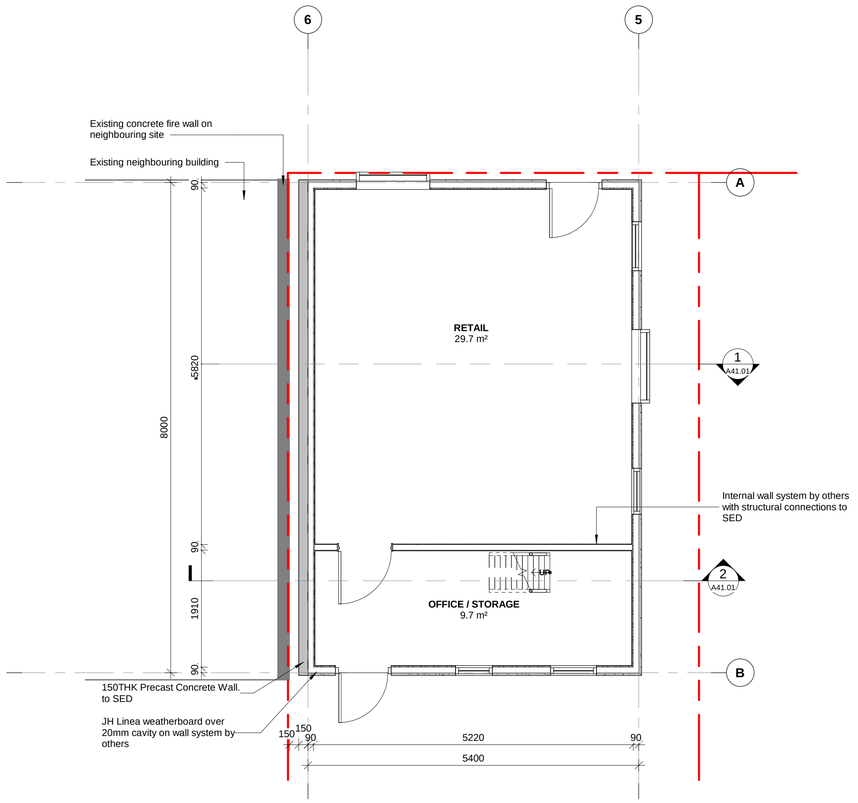
Status: **PRELIMINARY DESIGN**
Issue Date: **04/03/26**
Drawn By: **FON** Checked By: **CW**
Scale: **As indicated @ A1**

Sheet Name: **Site Plan**
Sheet No: **A11.30** Rev No: **A**

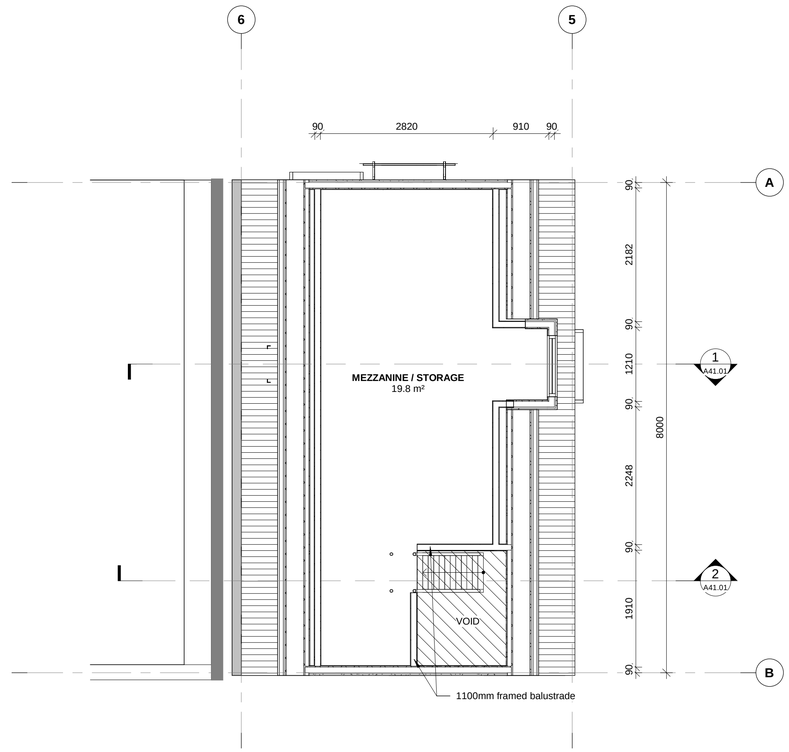
C:\Users\finn\Documents\H2545 - 127 Ardmore St - Wanaka_R25_FinnJPSUX.rvt

General Notes

1. Refer A01.01 For Drawing List, Drawing Conventions & Project General Notes
2. Refer A03.01 For Element Legends
3. Refer A03.11 For Material Schedules / Selections
4. Refer A94.00 For Finishes Schedule



1 A41.01 **Ground Floor**
Scale 1 : 50 @ A1



2 A41.01 **First Floor Plan**
Scale 1 : 50 @ A1

Hierarchy Group.

Copyright ©
These plans remain the property of Hierarchy Group Ltd and are protected by copyright.
They shall not be copied in any form or passed on to a third party without prior written consent.
ORIGINAL DRAWING IN COLOUR

Client: **Peter Baddeley**

NORTH

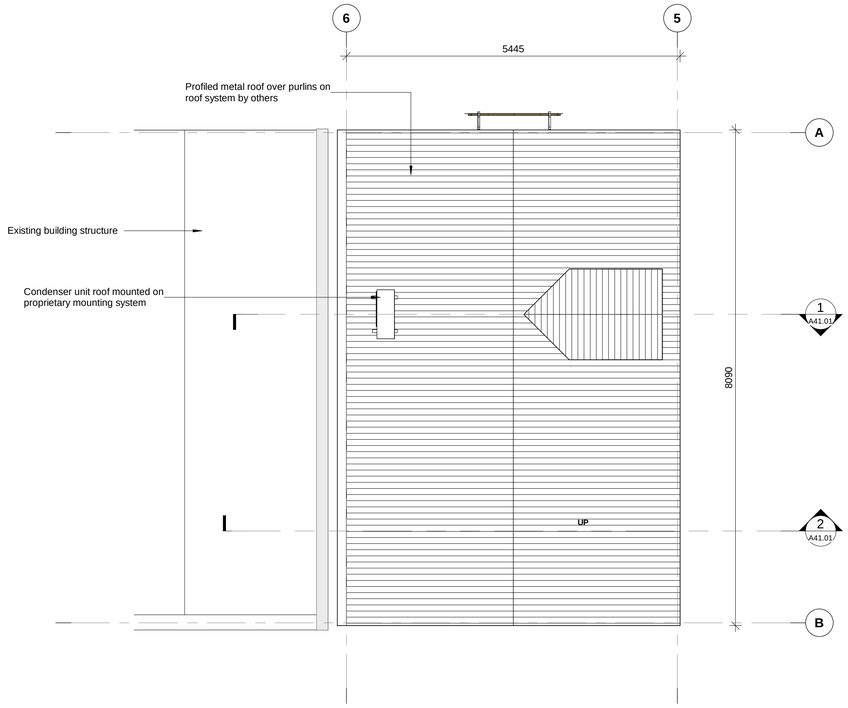
Project: **Ardmore Street Development**
Address: **121-127 Ardmore Street, Wanaka**
No: **H2545**

Revision Schedule		
Rev.	**Description**	**Date**
A	Preliminary Design	04/03/26

Status: **PRELIMINARY DESIGN**
Issue Date: **04/03/26**
Drawn By: **FON** Checked By: **CW**
Scale: **1 : 50 @ A1**

Sheet Name: **Floor Plans**
Sheet No: A31.01
Rev No: A

C:\Users\finn\Documents\H2545 - 127 Ardmore St - Wanaka_R25_FinnJPSUX.rvt



1 A41.01 **Roof Plan**
Scale 1 : 50 @ A1

General Notes

1. Refer A01.01 For Drawing List, Drawing Conventions & Project General Notes
2. Refer A03.01 For Element Legends
3. Refer A03.11 For Material Schedules / Selections
4. Refer A94.00 For Finishes Schedule

Roof Notes

1. All pipe penetrations shall be flashed in accordance with NZBC E2 & Roofing profile technical details.
2. All Mechanical penetrations shall be installed in accordance with NZBC E2 & Roofing profile technical details.

Stormwater Design

Max roof area per downpipe	=	*xx m²*
Downpipe size	=	*Øxx mm*
Gutter depth	=	*xx mm min.*
Gutter slope	=	*1:100 internal* *1:500 eaves*
Gutter width	=	*xx mm*
Gutter Cross Section	=	*xx mm²*

Roof Design:

Design Criteria & Material Selection

Style
- *Gable / Monopitch*

Framing
- *Truss / Purlins / Rafters / Skillion*

Underlay
- *Covertek 405 self supporting underlay*

Fascia
- *0.55BMT Colorsteel fascia*

Barge
- *0.55BMT Colorsteel barge*

Gutter
- *Dimond Box 125*

1. All work to comply with the relevant section of the New Zealand Building Code.
2. All downpipes to be 80Ø round colorsteel downpipes to match roofing colour.
3. All downpipes to be min 200mm from external walls.
4. Roof Bracing:
   a. One roof brace per 50m², minimum 2 braces for each ridge line.
   b. Diagonally opposing pair of continuous steel strips each having a capacity of 4.0KN in tension, fixed to each top chord and to the top plate.

Truss Design Notes:

Refer to truss manufacturers plans and details for layout and fixing of trusses as required.

Hierarchy Group.

Copyright ©
These plans remain the property of Hierarchy Group Ltd and are protected by copyright.
They shall not be copied in any form or passed on to a third party without prior written consent.

ORIGINAL DRAWING IN COLOUR

Client: **Peter Baddeley**

Project: **Ardmore Street Development** No: **H2545**
Address: **121-127 Ardmore Street, Wanaka**

Revision Schedule

Rev.	Description	Date
A	Preliminary Design	04/03/26

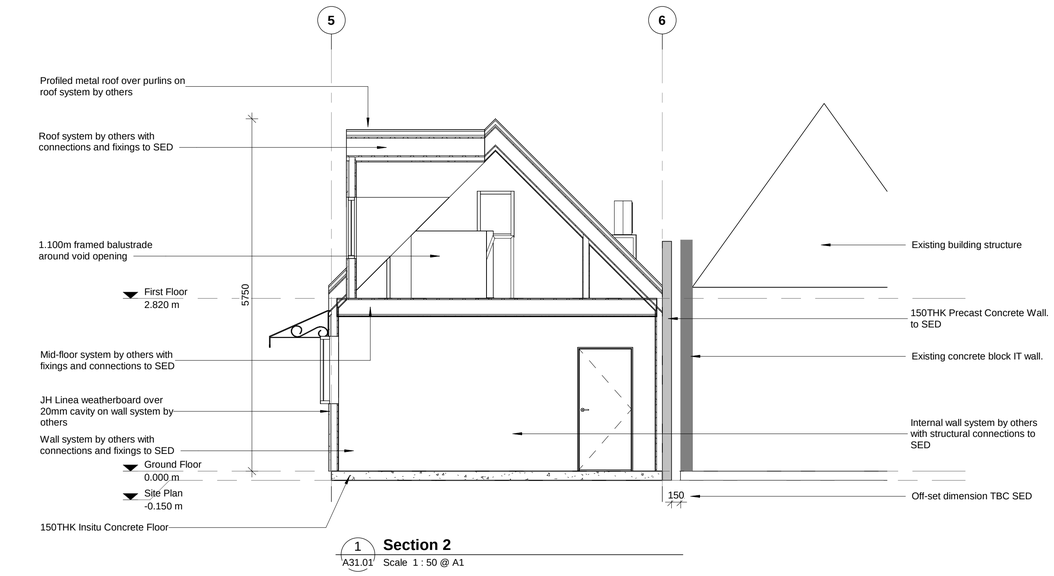
Status: **PRELIMINARY DESIGN**
Issue Date: **04/03/26**
Drawn By: **FON** Checked By: **CW**
Scale: **As indicated @ A1**

Sheet Name: **Roof Plan**
Sheet No: A38.01 Rev No: A

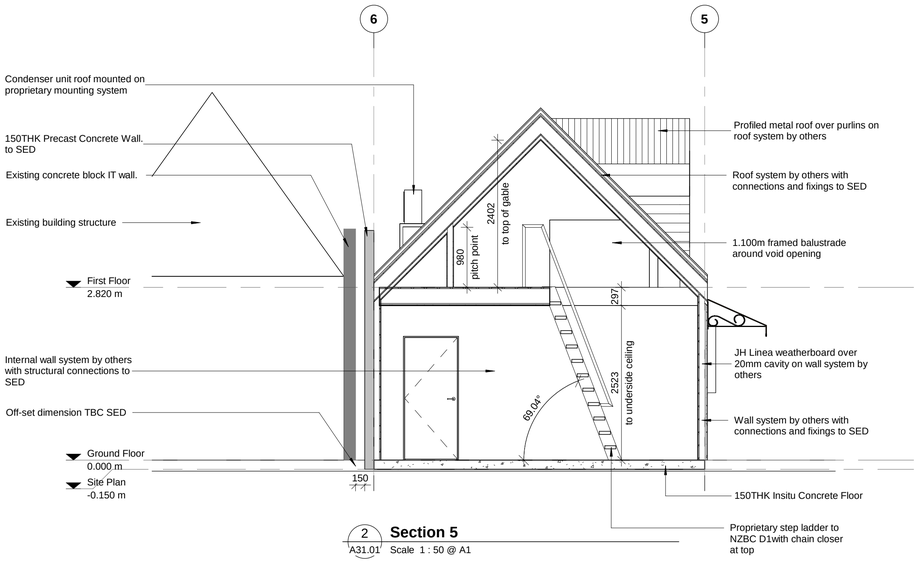
C:\Users\finn\Documents\H2545 - 127 Ardmore St - Wanaka_R25_FinnJPSUX.rvt

General Notes

1. Refer A01.01 For Drawing List, Drawing Conventions & Project General Notes
2. Refer A03.01 For Element Legends
3. Refer A03.11 For Material Schedules / Selections
4. Refer A94.00 For Finishes Schedule



1 A31.01 **Section 2**
Scale 1 : 50 @ A1



2 A31.01 **Section 5**
Scale 1 : 50 @ A1

Hierarchy Group.

Copyright ©
These plans remain the property of Hierarchy Group Ltd and are protected by copyright.
They shall not be copied in any form or passed on to a third party without prior written consent.
ORIGINAL DRAWING IN COLOUR

Client: **Peter Baddeley**

Project: **Ardmore Street Development** No: **H2545**
Address: **121-127 Ardmore Street, Wanaka**

Revision Schedule

Rev.	Description	Date
A	Preliminary Design	04/03/26

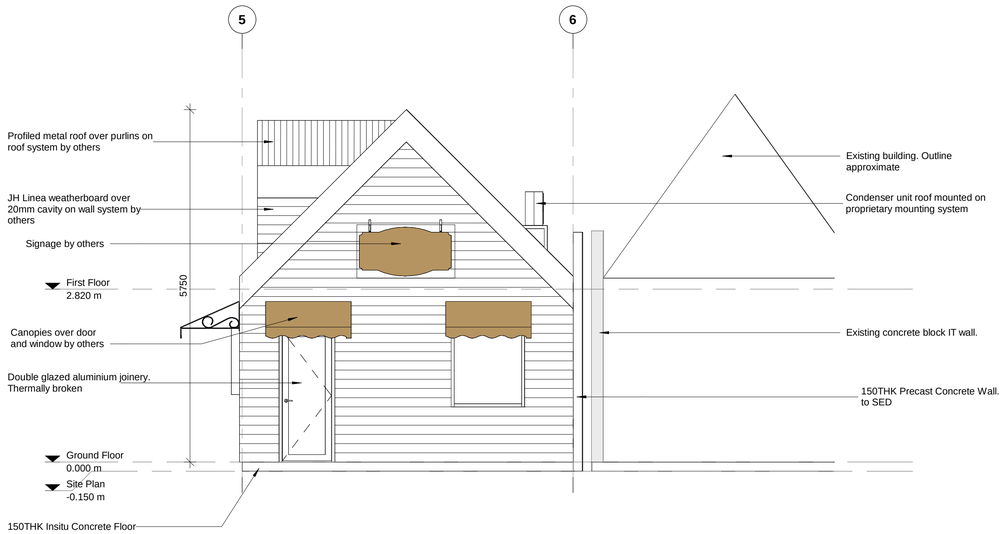
Status: **PRELIMINARY DESIGN**
Issue Date: **04/03/26**
Drawn By: **FON** Checked By: **CW**
Scale: **1 : 50 @ A1**

Sheet Name: **Building Sections**
Sheet No: A41.01 Rev No: A

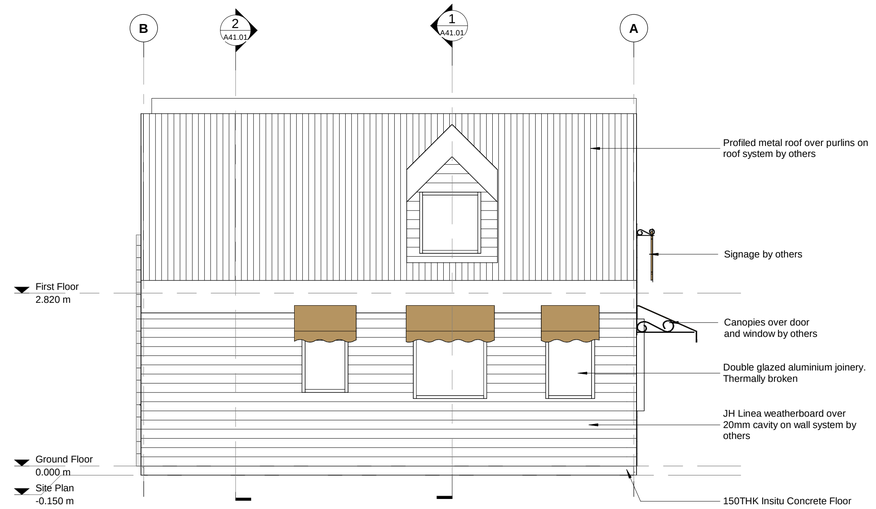
C:\Users\finn\Documents\H2545 - 127 Ardmore St - Wanaka_R25_FinnJPSUX.rvt

General Notes

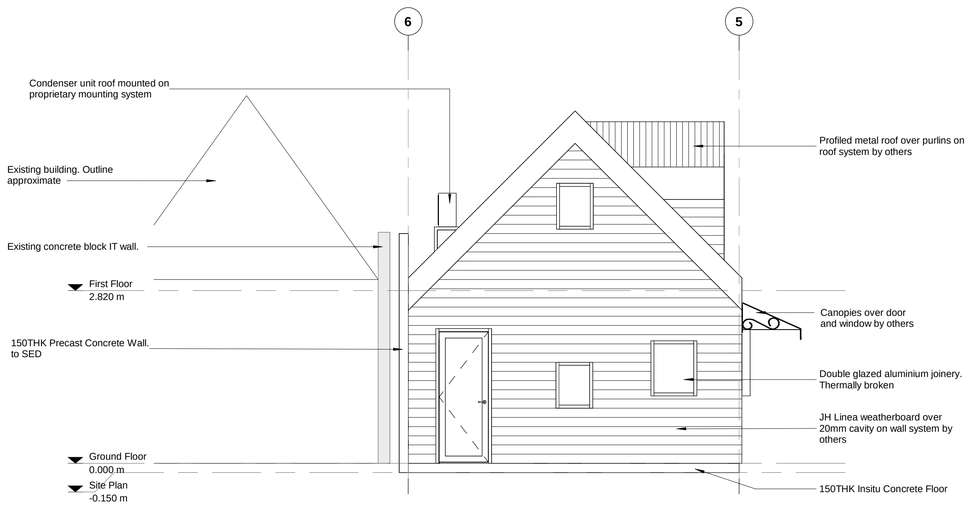
1. Refer A01.01 For Drawing List, Drawing Conventions & Project General Notes
2. Refer A03.01 For Element Legends
3. Refer A03.11 For Material Schedules / Selections
4. Refer A94.00 For Finishes Schedule



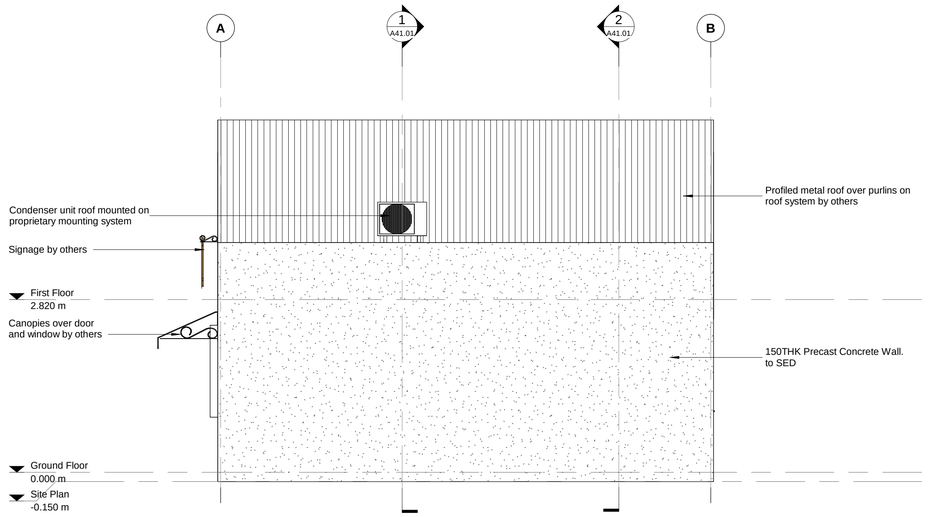
2 A75.01 **North Elevation**
Scale 1 : 50 @ A1



1 A75.01 **East Elevation**
Scale 1 : 50 @ A1



3 A75.01 **South Elevation**
Scale 1 : 50 @ A1



4 A75.01 **West Elevation**
Scale 1 : 50 @ A1

E2 Risk Matrix Assessment

North Elevation

Risk Matrix	Low	Medium	High	V High	Score
Wind Zone:	0	0	1	2	0
Stories:	0	1	2	4	0
Roof / Wall:	0	1	3	5	0
Eave Width:	0	1	2	5	0
Complexity:	0	1	3	6	0
Deck Design:	0	2	4	6	0
Total					**0**

South Elevation

Risk Matrix	Low	Medium	High	V High	Score
Wind Zone:	0	0	1	2	0
Stories:	0	1	2	4	0
Roof / Wall:	0	1	3	5	0
Eave Width:	0	1	2	5	0
Complexity:	0	1	3	6	0
Deck Design:	0	2	4	6	0
Total					**0**

East Elevation

Risk Matrix	Low	Medium	High	V High	Score
Wind Zone:	0	0	1	2	0
Stories:	0	1	2	4	0
Roof / Wall:	0	1	3	5	0
Eave Width:	0	1	2	5	0
Complexity:	0	1	3	6	0
Deck Design:	0	2	4	6	0
Total					**0**

West Elevation

Risk Matrix	Low	Medium	High	V High	Score
Wind Zone:	0	0	1	2	0
Stories:	0	1	2	4	0
Roof / Wall:	0	1	3	5	0
Eave Width:	0	1	2	5	0
Complexity:	0	1	3	6	0
Deck Design:	0	2	4	6	0
Total					**0**

Hierarchy Group.

Copyright ©
These plans remain the property of Hierarchy Group Ltd and are protected by copyright.
They shall not be copied in any form or passed on to a third party without prior written consent.
ORIGINAL DRAWING IN COLOUR

Client: **Peter Baddeley**

Project: **Ardmore Street Development** No: **H2545**
Address: **121-127 Ardmore Street, Wanaka**

Revision Schedule

Rev.	Description	Date
A	Preliminary Design	04/03/26

Status: **PRELIMINARY DESIGN**
Issue Date: **04/03/26**
Drawn By: **FON** Checked By: **CW**
Scale: **1 : 50 @ A1**

Sheet Name: **Building Elevations**
Sheet No: A43.01 Rev No: A

C:\Users\finn\Documents\H2545 - 127 Ardmore St - Wanaka_R25_FinnJPSUX.rvt