Sheet Index

Sheet #	Sheet Name
A1.01	1:150 Site Plan
A1.02	1:100 Site Plan
A1.03	1:120 Sediment Control & Site Levels ...
A1.04	1:100 Sediment Control & Site Levels ...
A1.05	Foundation Plan
A1.06	Plumbing & Drainage Plan
A1.07	Silt Sock Documents
A1.08	1:125 Landscaping Plan
A1.09	1:100 Landscaping Plan
A2.01	Ground Floor Plan
A2.02	Wall Framing Plan
A2.03	Wall Framing Plan
A2.04	Wall Framing Notes
A2.05	Roof Framing Plan
A2.06	Roof Plan
A2.07	Bracing Plan
A2.08	Bracing Connection Detail
A2.09	Electrical Plan
A3.01	Elevations
A3.02	Elevations
A4.01	Section A
A4.02	Section B
A4.03	Section C
A4.04	Section D
A4.05	Section E
A4.06	Section F
A4.07	Section G
A4.08	Section H
A5.01	Drainage Details
A5.02	Engineered foundation Details
A5.03	Rebate & Engineered foundation Details
A5.04	Cladding Base Details
A5.05	Cladding Base Details
A5.06	Typical Roof Details
A5.07	Stone Schist Details
A5.08	Branz Roof Juncton Details
A5.09	Integra Cladding Details
A5.10	Shiplap Cladding Details
A5.11	Shiplap Cladding Details
A5.12	Branz Raking Window Head Details
A5.13	Apron Flashing Details
A5.14	INTL30 Firewall Details
A5.15	INTL30 Firewall Details
A5.16	Firewool Details
A5.17	Firewall Details
A5.18	Firewall Details
A5.19	Firewall Details
A5.20	Firewall Details
A5.21	Firewall Details
A5.22	Typical Chimney Details
A5.23	Escea Details
A5.24	Velux Skylight Detail
A5.25	Hot Water Cylinder Details
A5.26	Wet Area Detail
A5.27	E2 Table
A6.01	Door & Window Schedule
A6.02	Door & Window Schedule
A6.03	H1 Energy Efficiency
A6.04	Construction R value
A6.05	Construction R value
A6.06	Lintel Fixing Schedule

PROPOSED NEW RESIDENCE

FOR

for Charmaine Millett and Robert Visser



ARTIST IMPRESSION ONLY

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JOB TITLE:
MIKE GREER HOMES for Charmaine Millett and Robert Visser

DRAWING TITLE:
Cover Sheet

LEGAL DESCRIPTION:
LOT: 44 DP: 611245
Pembroke Heights
Stage 2
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: 25.09.2024
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DESIGNER: ASHLEA
TECHNICIAN: PS (ID)
VERSION: V3
CODE: 3
SCALE:
BASE PLAN: N/A
JOB # CO1134
SHEET: A0.01

GENERAL NOTES

Site Area		600m²
Site Coverage Area:	(over Cladding incl. Covered Areas)	244.93 m²
Site Coverage		40% (40% Allowable)
Impervious Surface Area		165.46 m² (22.87% Excluding Dwelling & Garage)
Exposure Zone		B
Wind Zone		High (as per engineers)
Lee Zone		N/A
Earthquake Zone		3
Snow Zone		N5, 2kPa
Climate Zone		6
Rainfall Intensity		20 - 30mm (from BRANZ Map)
Acoustic Zone		N/A
Territorial Authority		Queenstown Lakes District Council
Planning Zone		Northlake Special Zone (Activity B1)

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 unknown - to be confirmed when information becomes available.

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

Boundary Information:
As per Certificate of Title

Site Levels:
Levels and other relevant site information for this site to be obtained and concept updated as required prior to a contract being signed

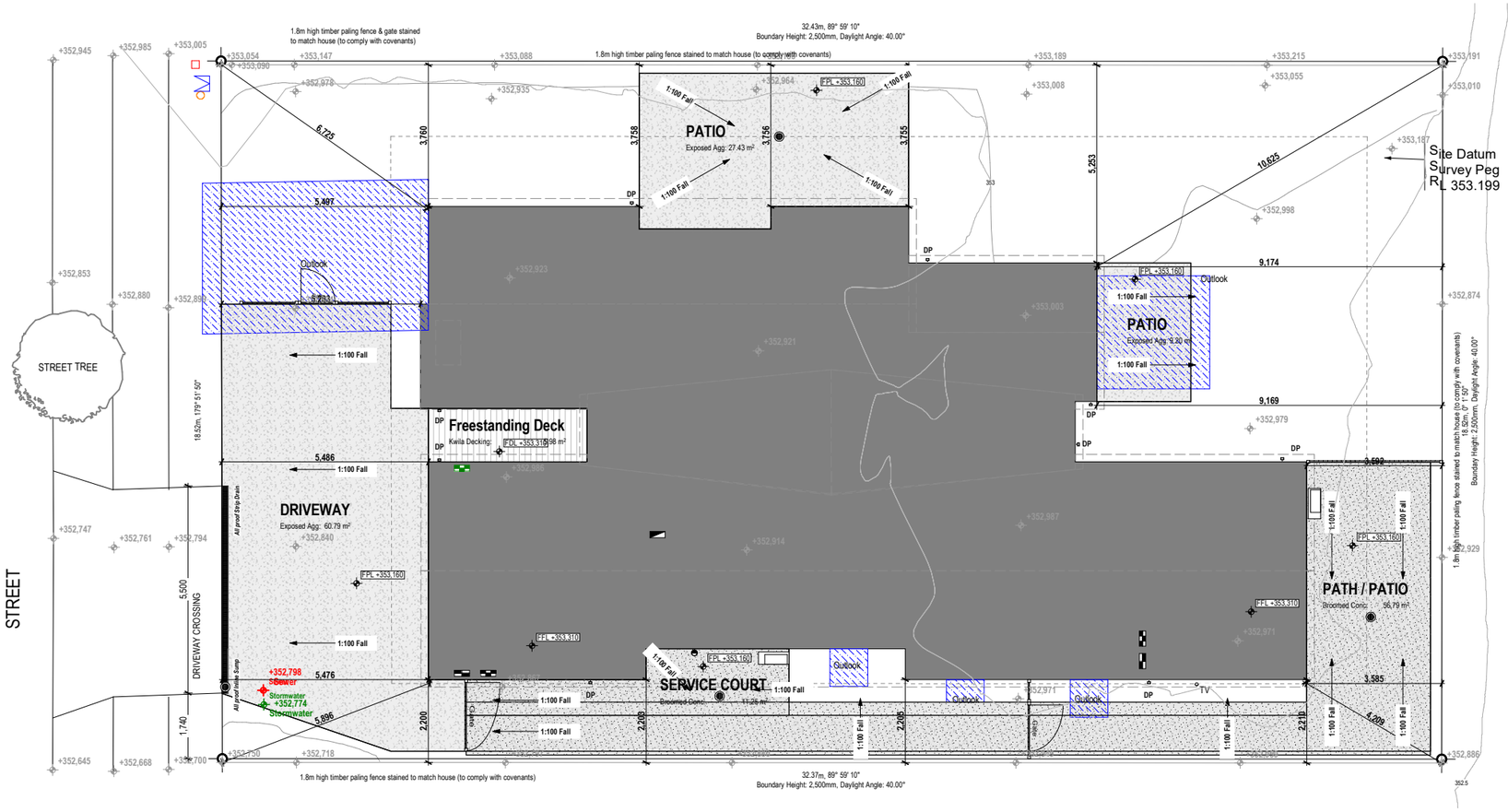
Earthworks:
No Earthworks proposed

Site Services:
Stormwater: Council Connection at Boundary
Sewer Connection: Council Connection at Boundary

Non Compliances Requiring RC:
Living outlook space
Site coverage

Covenant Non Compliances:
Site coverage

Extras:
Self Contained Flat - Development Contributions apply
Driveway Sump or strip drain
Sump to all Patio areas over 10m²



Site Plan

SCALE 1:150 @A3

Hard Landscaping Falls:
- Driveway falls @ 1:100
- Paving falls @ 1:100
- Service Court Area falls @ 1:100

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.

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1:150 Site Plan

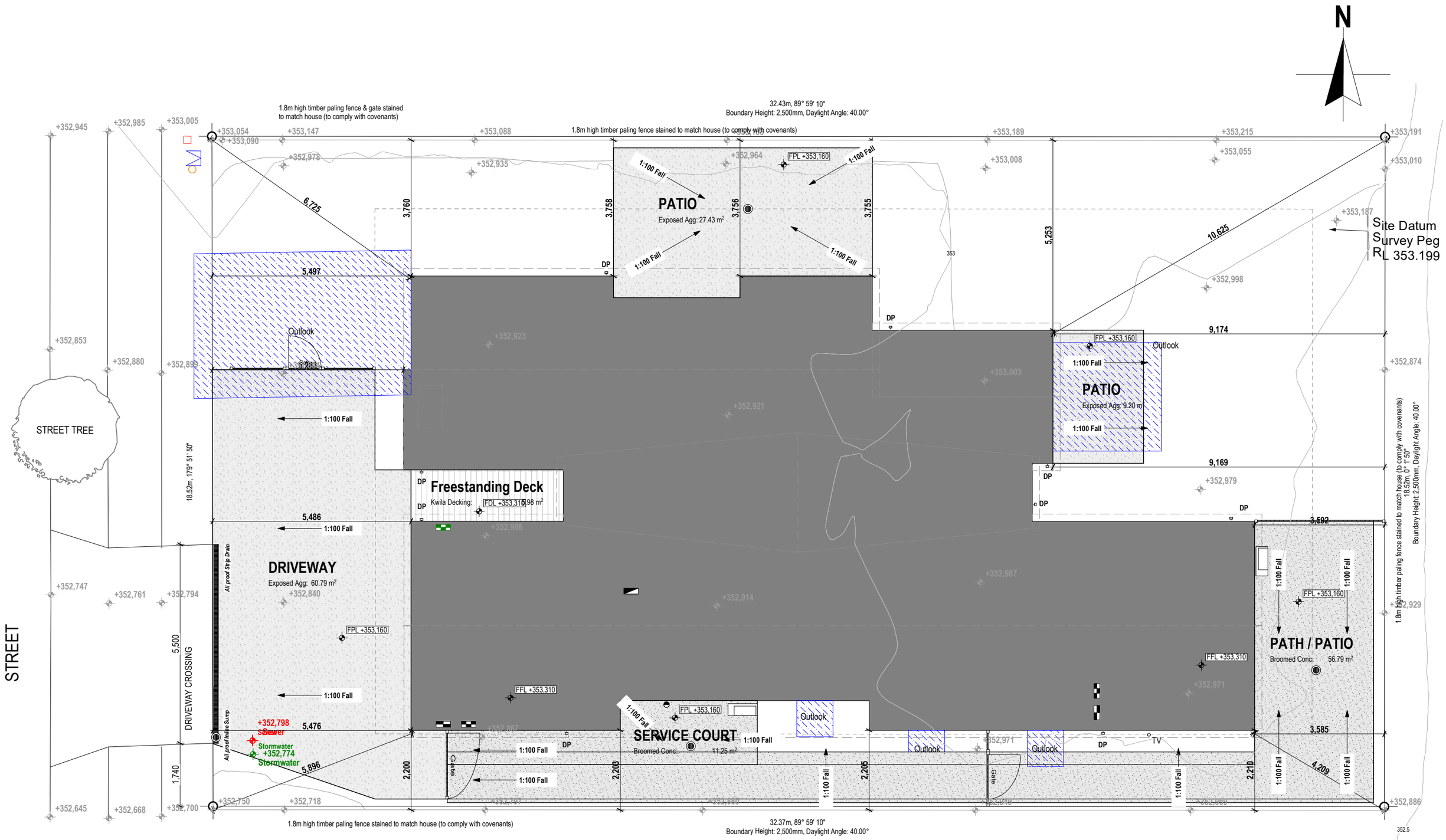
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	VERSION: V3	CODE: 3	JOB # CO1134

SHEET: **A1.01**



Site Plan

SCALE 1:100 @A3

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27/03/2026	PS (ID)		N/A	
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	V3	3	CO1134	

GENERAL NOTES:
Main contractor to provide 2m min. high chain link fence (min. size 50x50mm) to prevent unauthorised entry to the site. All fencing to comply with F5 including relevant hazard signage.

Main Contractor to provide site specific Health & Safety policy which is to be viewed & signed by all persons entering the site.

Main Contractor to ensure Sediment control measures are put in place and maintained throughout construction of building works as per the Sediment Control Plan.

SEDIMENT CONTROL NOTES:

1) Rumble pad to be created at point of entry & exit on site (Removed on completion of formed driveway)

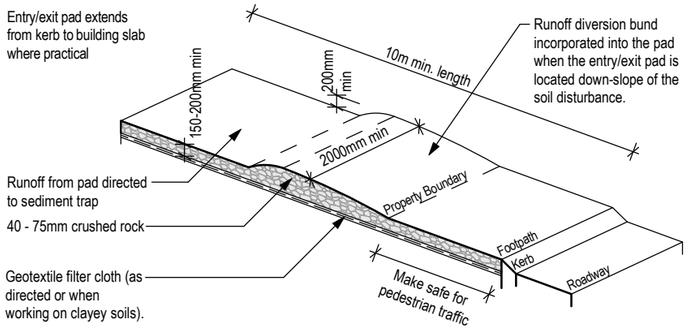
2) Rumble pad to be created in accordance to guidelines provided by the local Council & maintained in good condition throughout it's period of use.
3) All ground cover/vegetation outside of immediate build area to be maintained throughout period of house build. This includes grass verges on the street frontage.

4) Any stockpiles of soil or excavated material are to be kept to the rear of the site & covered with impervious sheets.

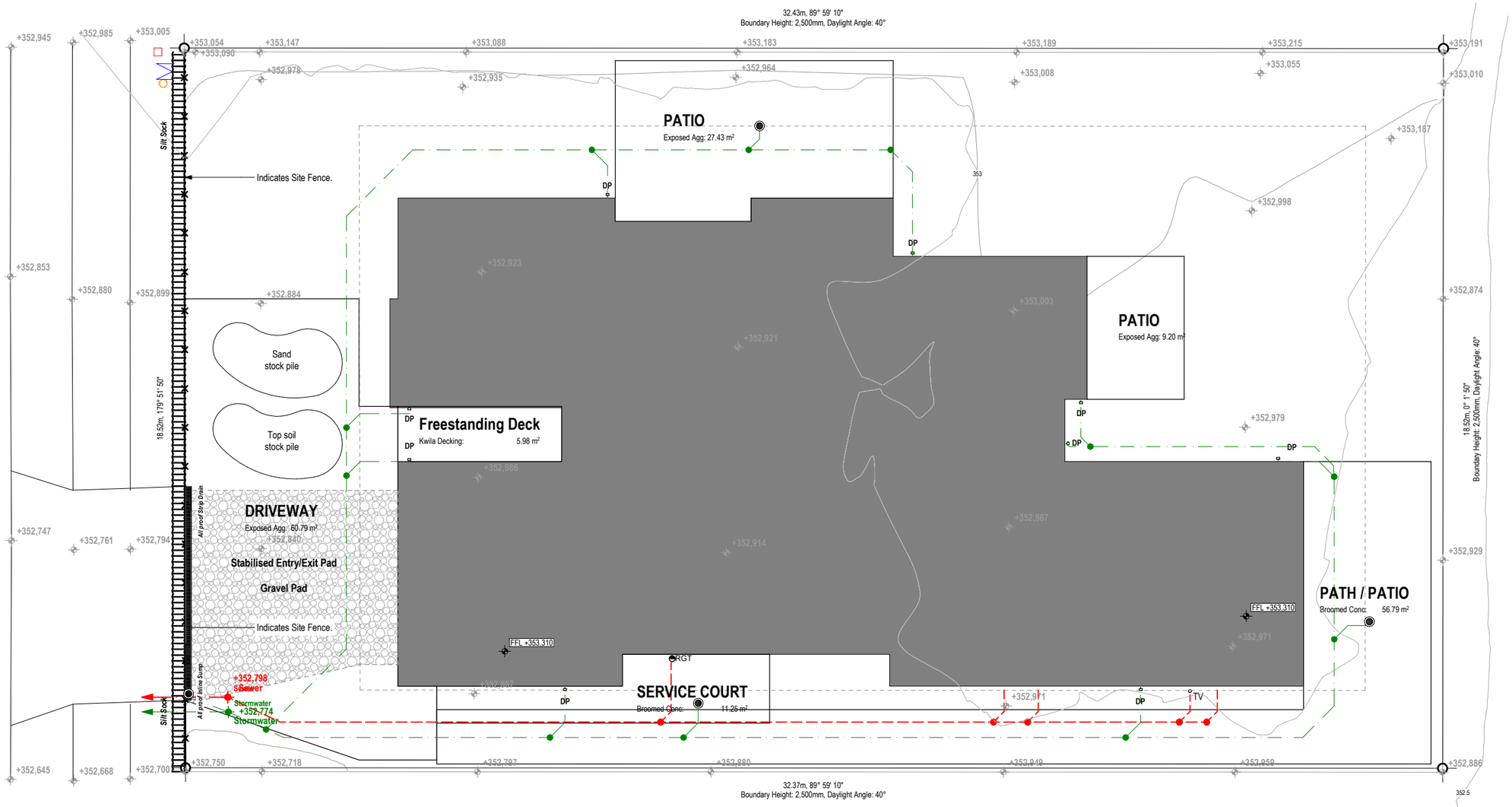
5) Roof downpipes are to be connected to the installed stormwater drainage as soon as practical once roof cladding has been installed. Until this point ensure water run-off from downpipes is directed away from build area but not on to neighbouring properties.

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

Please Note: An on-site inspection will be completed prior to construction stage with appropriate control measures to protect stormwater drains installed where relevant.



Sediment Management Figure : Stabilised Entry Pad



Sediment Control & Site Levels Plan

SCALE 1:120 @A3

GENERAL NOTES:

Relief Gully Trap is to be positioned so that the top of the gully dish is no less than 150mm below the overflow level of the lowest sanitary fixture served by the drainage system.

Position of drain connections at street laterals to be confirmed on site.

Allow to thermally insulate all exterior pipework & valves exposed to external weather conditions.

All plumbing and drainage to comply with Acceptable Solutions AS/NZ3500 by qualifed trades person. Allow to check all dimensions and falls of drains onsite prior to installation.

Use 75x50mm pre-painted steel downpipes . Contractor to locate all service connections on site prior to earthworks, confirm all boundary setbacks & restrictions comply with current regulations prior to commencement of foundations.

All waste pipes PVC. Sizes, fall, venting & discharge to be confirmed by NZ qualifed plumber. Confirm positions of available services cabling etc. on site prior to any excavation.
Internal water pipes to be Polybutylene. All pipework & pipes exposed to freezing to be lagged with closed cell foam.

100mm uPVC surface water drain at 1:100 gradient to Existing laterals at boundary. (SW)

Inspection Point

100mm uPVC foul water drain at 1:60 gradient to existing laterals at boundary . (FW)

Inspection Point

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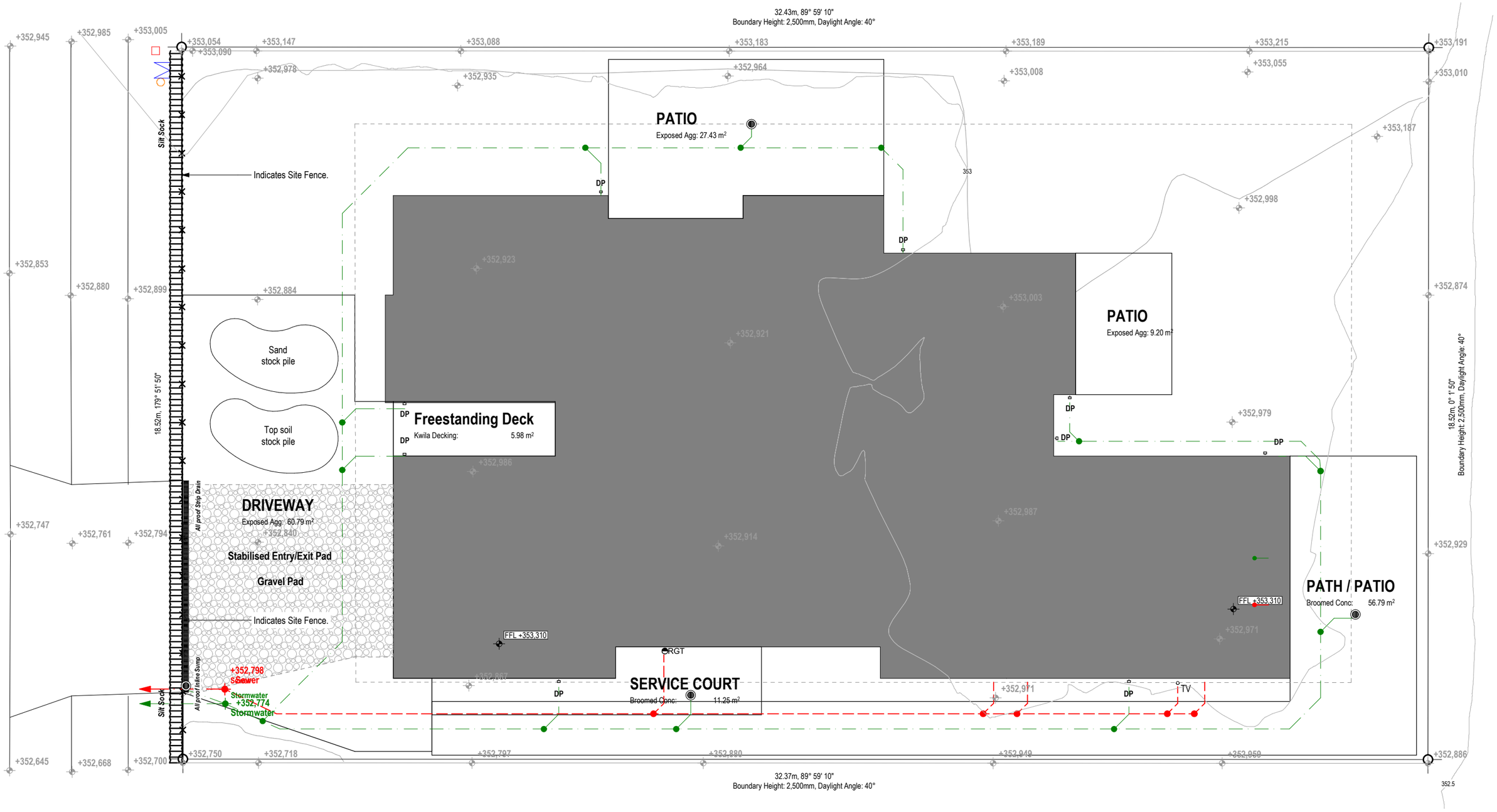
DRAWING TITLE:
1:120 Sediment Control & Site Levels Plan

LEGAL DESCRIPTION:
LOT: 44 DP: 611245
Pembroke Heights
Stage 2
Wanaka

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	V3	3	CO1134	



Sediment Control & Site Levels Plan

SCALE 1:100 @A3

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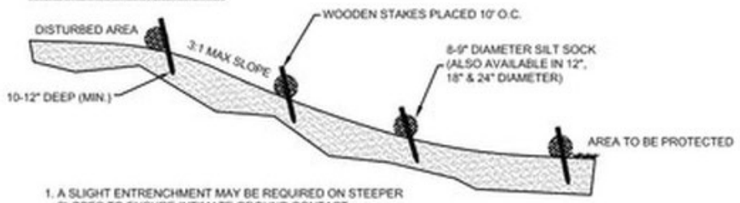
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	V3	3	CO1134	

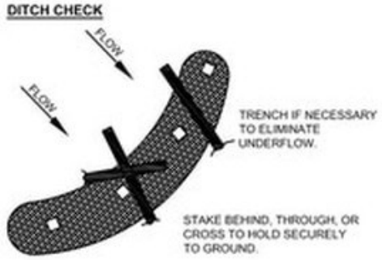
SILT SOCK INSTALLATION GUIDELINES

SLOPE INTERRUPTION



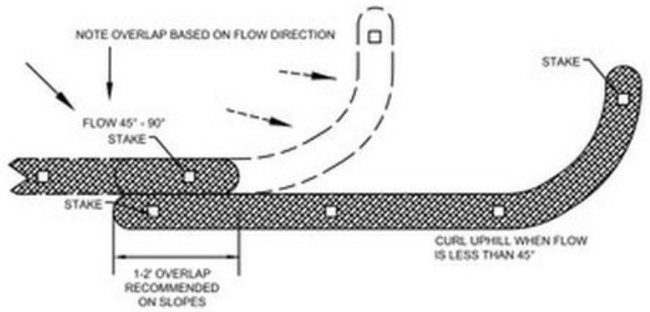
1. A SLIGHT ENTRENCHMENT MAY BE REQUIRED ON STEEPER SLOPES TO ENSURE INTIMATE GROUND CONTACT.
2. REMOVE SEDIMENT FROM THE UPSLOPE SIDE OF THE SILT SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF EFFECTIVE HEIGHT OF SOCK.
3. LOOSE FILTER MEDIA MAY BE BACKFILLED ON THE UPSLOPE SIDE OF SOCK TO ENHANCE PERFORMANCE.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

DITCH CHECK

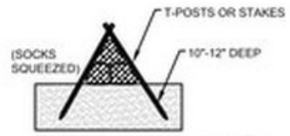


INSTALL SILT SOCK PERPENDICULAR TO FLOW WITH ENDS CURLED SLIGHTLY UPSTREAM TO PREVENT HIGH WATER FROM GOING AROUND THE ENDS. SLOW AND SPREAD WATER TO REDUCE CHANNELING AND EROSION

PERIMETER CONTROL & OVERLAPPING

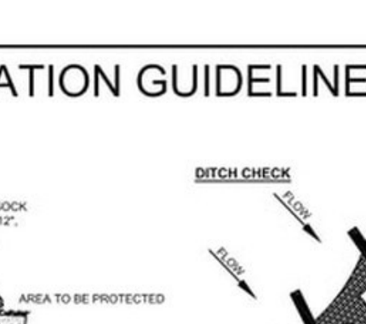


PYRAMID INSTALLATION STAKING

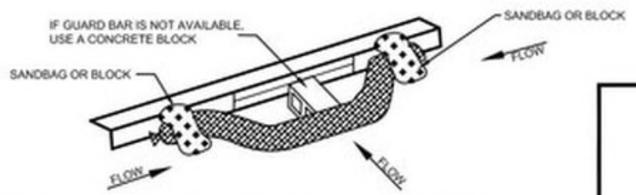


A PYRAMID OF SMALLER DIAMETER SILT SOCKS WILL INCREASE THE EFFECTIVE HEIGHT OF THE DEVICE WHEN LARGER DIAMETER SOCKS ARE NOT READILY AVAILABLE OR EASY TO INSTALL.

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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MIKE GREER HOMES for Charmaine Millett and Robert Visser

DRAWING TITLE:
Silt Sock Documents

LEGAL DESCRIPTION:
LOT: 44 DP: 611245
Pembroke Heights
Stage 2
Wanaka

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BASE PLAN: N/A
JOB # CO1134
SHEET: A1.07

N

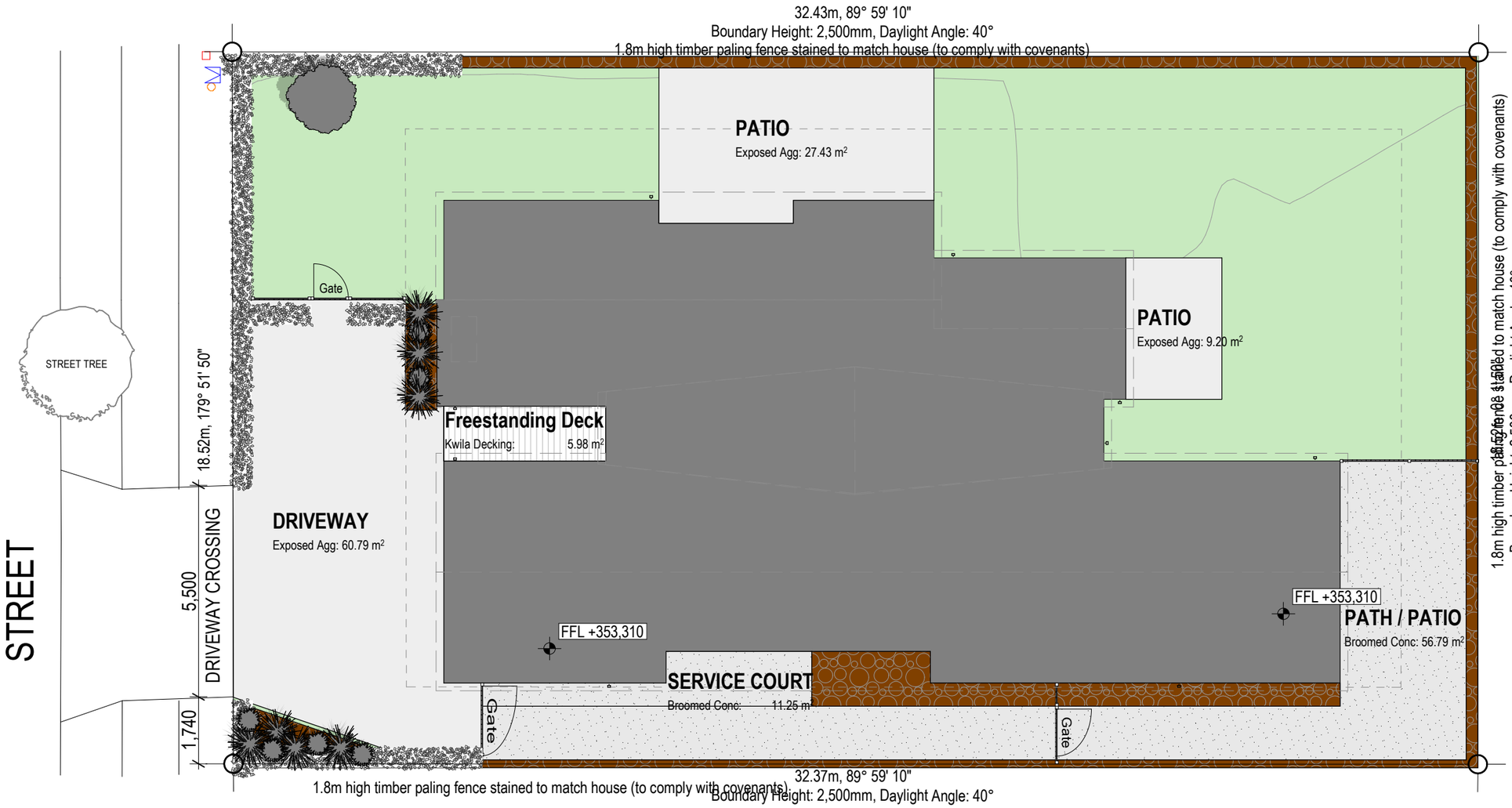
LANDSCAPING
Landscaping is indicative only - these plants or trees of a similar type and size are proposed &
shall comply with Pembroke Heights design guildelines

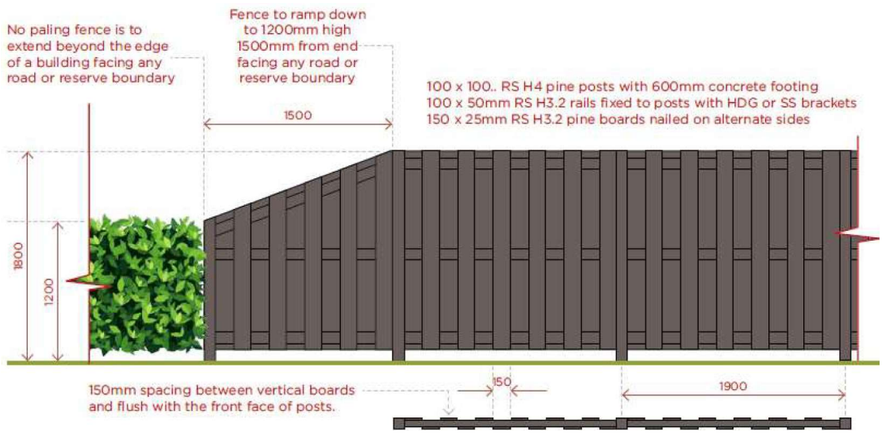
All common boundaries where a paling fence is not permitted must be planted with a hedge.
The stem of the hedge plant is to be offset 250mm inside your lot boundary.
Hedge plants are to be a minimum of 800mm high with an established root system of 5L at
the time of planting and a maximum of 500mm apart (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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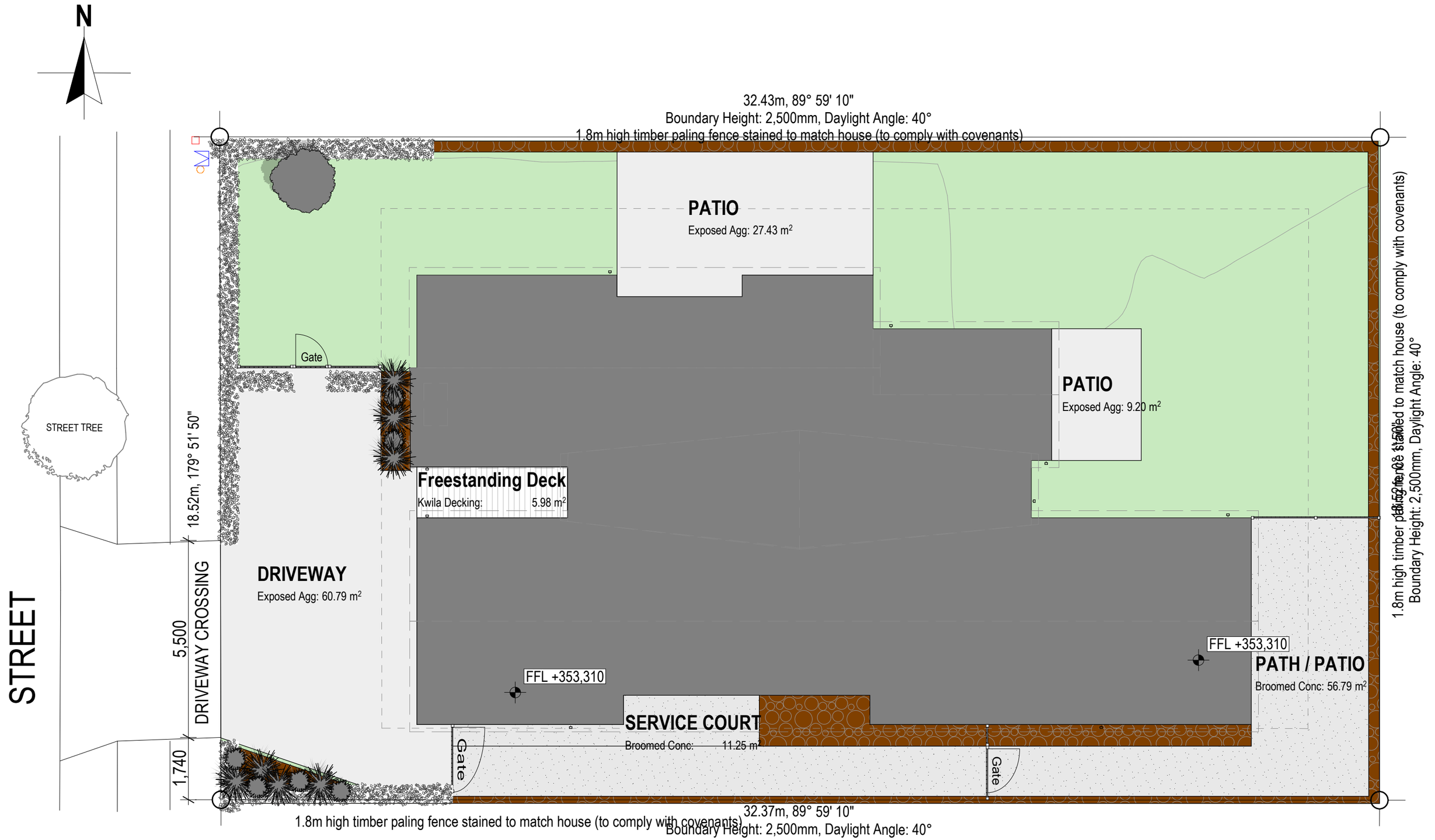
DRAWING TITLE:
1:125 Landscaping Plan

LEGAL DESCRIPTION:
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JOB TITLE:
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DRAWING TITLE:
1:100 Landscaping Plan

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GENERAL NOTES: GROUND FLOOR

Ground Floor Perimeter (Over Foundation)	83,31m
Ground Floor Area over Framing - House	189.76 m²
Ground Floor Area over Framing - Flat	42.40 m² (Max 70m² Allowable)
Ground Floor Area over Foundation	235.51 m²
Roof Pitch	35°, 4°
Eaves Width	200mm
Gable Width	200mm
Height To Underside of Truss	2765mm
Stub End	390mm
Lintel Height	2200mm
Soffit Height	Various Heights
Soffit Type	Flat
Raised ceiling	N/A
Raking ceiling	on rafters to Kitchen, Dining, Living
Internal Door Leaf Height	2200mm
Framing	Timber

Wall Cladding Materials

WALL CLADDING 1: James Hardie Oblique Weatherboard Alternating, Vertical, 200mm & 300mm on 20mm cavity

WALL CLADDING 2: Real Schist with bagged finish on 20mm cement on 9mm Eterpan on 20mm cavity, 180mm foundation rebate

WALL CLADDING 3: 50mm Rockcote Integra Panel on 20mm cavity

Roofing Materials

Roof Cladding 1: 0.40mm Pre-painted Steel Stratco Longrun Superdek roofing over Self-supporting roof underlay over H1.2 70x45mm purlins @ 600mm crs. top and bottom, 900crs max. to body. Fix to trusses with 1/10g x 80mm self-drilling screw. With Folded barg

Engineering:

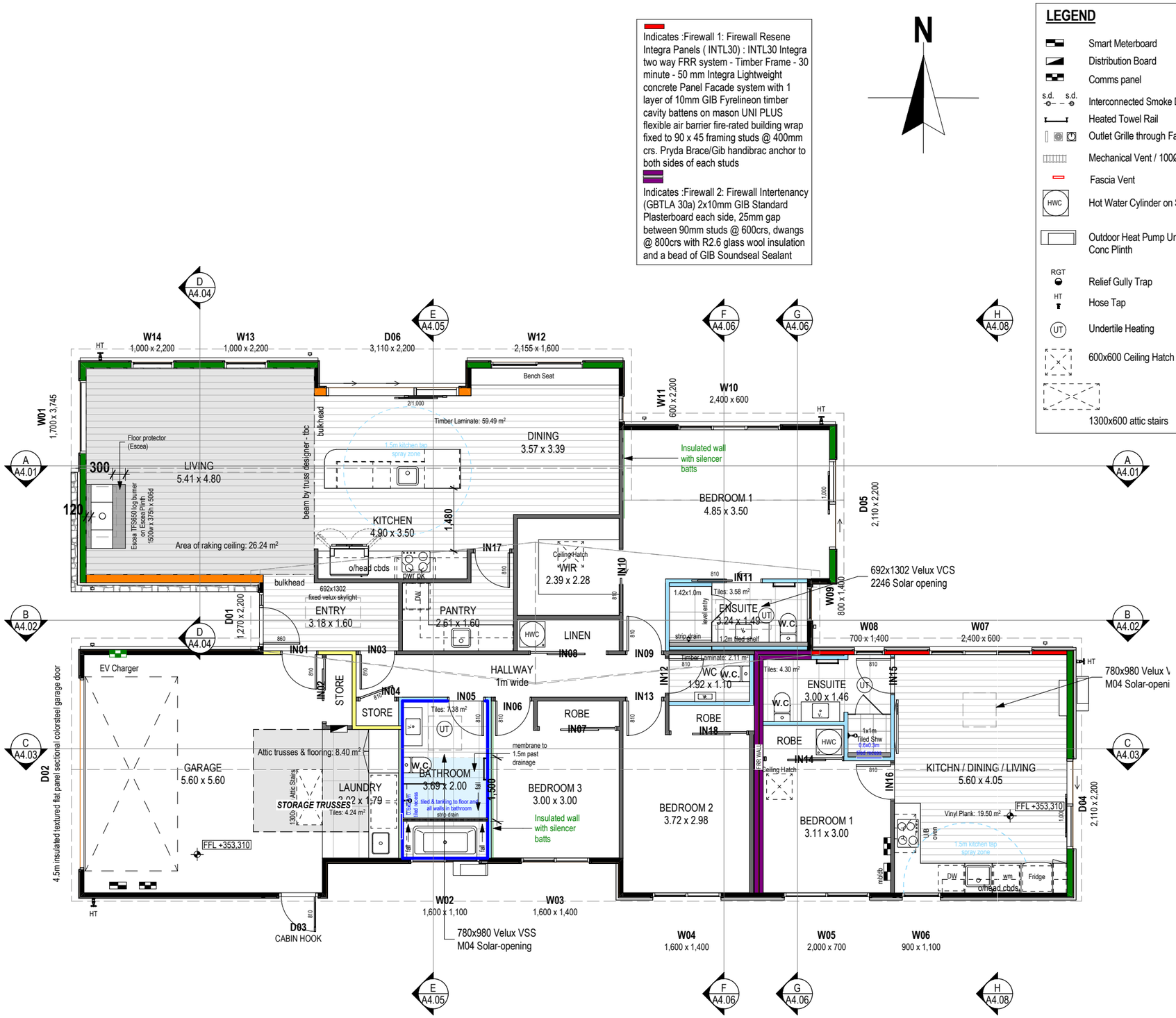
Foundation
Stone Schist wall ties
Raking Lintel
Beam supporting ridge beam
Post supporting ridge beam
Wind Assessment

Extras:

Garage carpet
Window bench seat to dining
Over height doors 2200mm
Fixed skylights
Ducted heatpump in house
3 tiled walls to ensuite shower in flat
Fully Tiled and tanking to bathroom
Waterproofing to all sanitary fixtures as per NZBC E3/AS1
No sill reveal to full height doors & windows
Drainage to comply with AS/NZS 3500
All full height doors & windows rebated
Large span windows/doors
Resene Cool Colour (LRV < 40%)
Escea TFS650 log burner on 400mm high floating plinth with floor protector

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 35% 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%



mikegreerhomes © Mike Greer Homes NZ Ltd (03) 354 0166 I 0800 mikegreer Tower 2, 7 Deans Avenue, Addington, Christchurch 8011 info@mikegreerhomes.co.nz I www.mikegreerhomes.co.nz	JOB TITLE: **MIKE GREER HOMES for Charmaine Millett and Robert Visser**	DRAWING TITLE: **Ground Floor Plan**	LEGAL DESCRIPTION: LOT: 44 DP: 611245 Pembroke Heights Stage 2 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 © 2024 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: 25.09.2024 AMENDMENT DATE: 27/03/2026	DESIGNER: ASHLEA TECHNICIAN: PS (ID) VERSION: V3 CODE: 3	SCALE: 1:100 BASE PLAN: N/A JOB #: CO1134	SHEET: **A2.01**

GENERAL NOTES:

Roof Cladding:
Selected 35° & 4° Pitch

Roof Cladding 1: Roof Cladding 1: 0.40mm Pre-painted Steel Stratco Longrun Superdek roofing over Self-supporting roof underlay over H1.2 70x45mm purlins @ 600mm crs. top and bottom, 900crs max. to body. Fix to trusses with 1/10g x 80mm self-drilling screw. With Folded barg

Roof Cladding 2: Roof Cladding 2: 0.40mm Pre-painted Steel Stratco Longrun Superdek roofing over Self-supporting roof underlay on 20mm VB20 upvc battens over H1.2 70x45mm purlins @ 600mm crs. top and bottom, 900crs max. to body. Fix to trusses with 1/10g x 100mm self-drill

Proprietary 100mm Colorsteel spouting with concealed brackets @ 600mm crs max. fixed to Colorsteel fascia. (5,550mm² cross sectional area to spouting). With 75x50mm pre-painted steel downpipes .

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 .

Roof Framing:
All trusses to be designed & approved by a qualified truss manufacturer able to issue a producer statement prior to building consent approval, which shall guarantee satisfactory performance within the parameters of this design. The truss system design shall include bracing in accordance with NZS3604:2011.

Pitching height to be set at 2765mm above Ground Floor Level
Plus stub end height of 390mm

FIXING NOTES:

Trusses to Top Plate
Selected nail plate trusses @ 900mm crs max. fixed to top plate as per truss design, or in accordance with NZS3604:2011 **Up to High Wind zone** 2/90mm x 3.15mm skew nails plus 2/wire dogs. (Alt.fixing 4.7Kn)

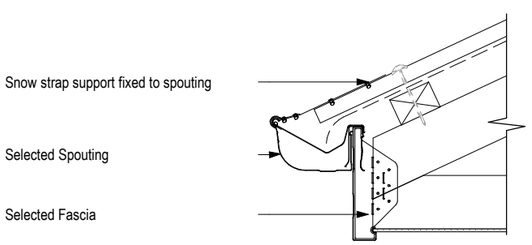
Outriggers to be fixed as per NZS3604:2011 Table 10.18 & BRANZ adaptation Build 142:
- 2/90 x 3.15mm skew nails & 2/wire dogs each side to gable trusses.
- 2/90 x 3.15mm skew nails & 2/wire dogs each side to rafters.
- 4/90 x 3.15mm skewed nails to blocking.
Note: These fixings also need to engage the top of the gable wall studs or gable truss verticals. If the outriggers are offset from the studs below, additional top plate to stud fixings of the same capacity are required

Cantilevered Purlins (Max 300mm Cantilever)
70x45mm H1.2 treated SG8 Cantilevered Purlins @ 900crs to gable verge to allow for up 300mm overhang/ eave width. Cantilevered purlins to have back span of 3 trusses.

Cantilevered purlins to be fixed as per NZS3604:2011 Fix to trusses with
- **Up to Very High Wind zone** 1/10g x 80mm Self Drilling Screw

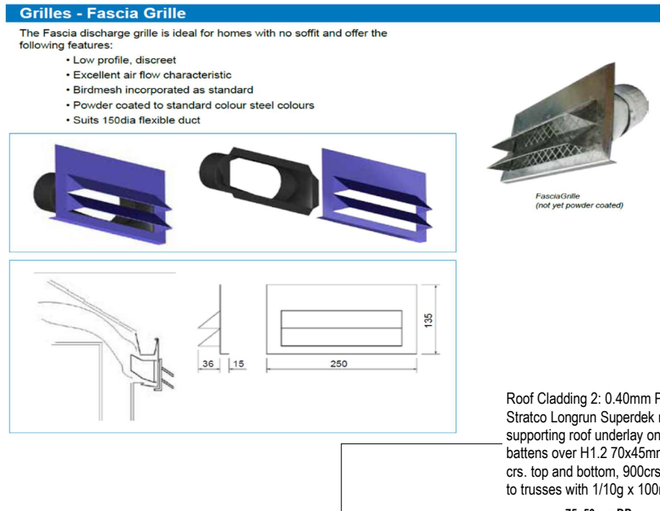
Purlins/Battens
Purlins/Battens (on flat)
70x45 H1.2 SG8 Purlins fixed to trusses/Rafter with 1/10g x 80mm self-drilling screw or 2/100 x 3.75mm skewed nails & 1/wiredog (Alt 2.4KN Fixing). Top & bottom purlins shall be @ 600mm crs & 900crs to body.

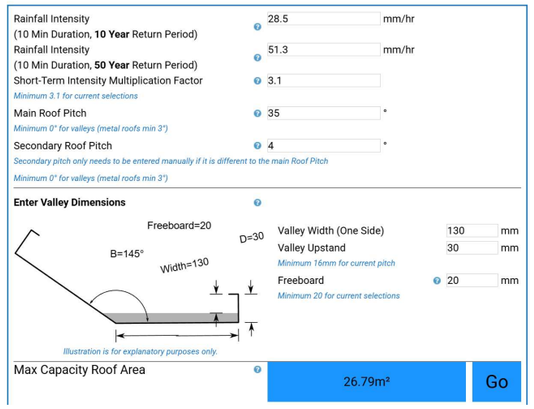
Roof Bracing
Roof bracing to be 8.0kN diagonally opposed intersecting steel straps fixed to top chord & top plate as per NZS3604:2011, Section 10.3, 10.4/as per truss manufacturer's design.



Snow Strap Detail

Scale 1:10

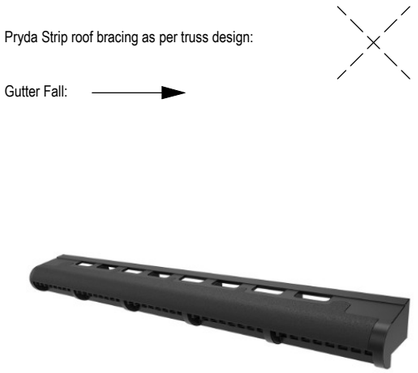




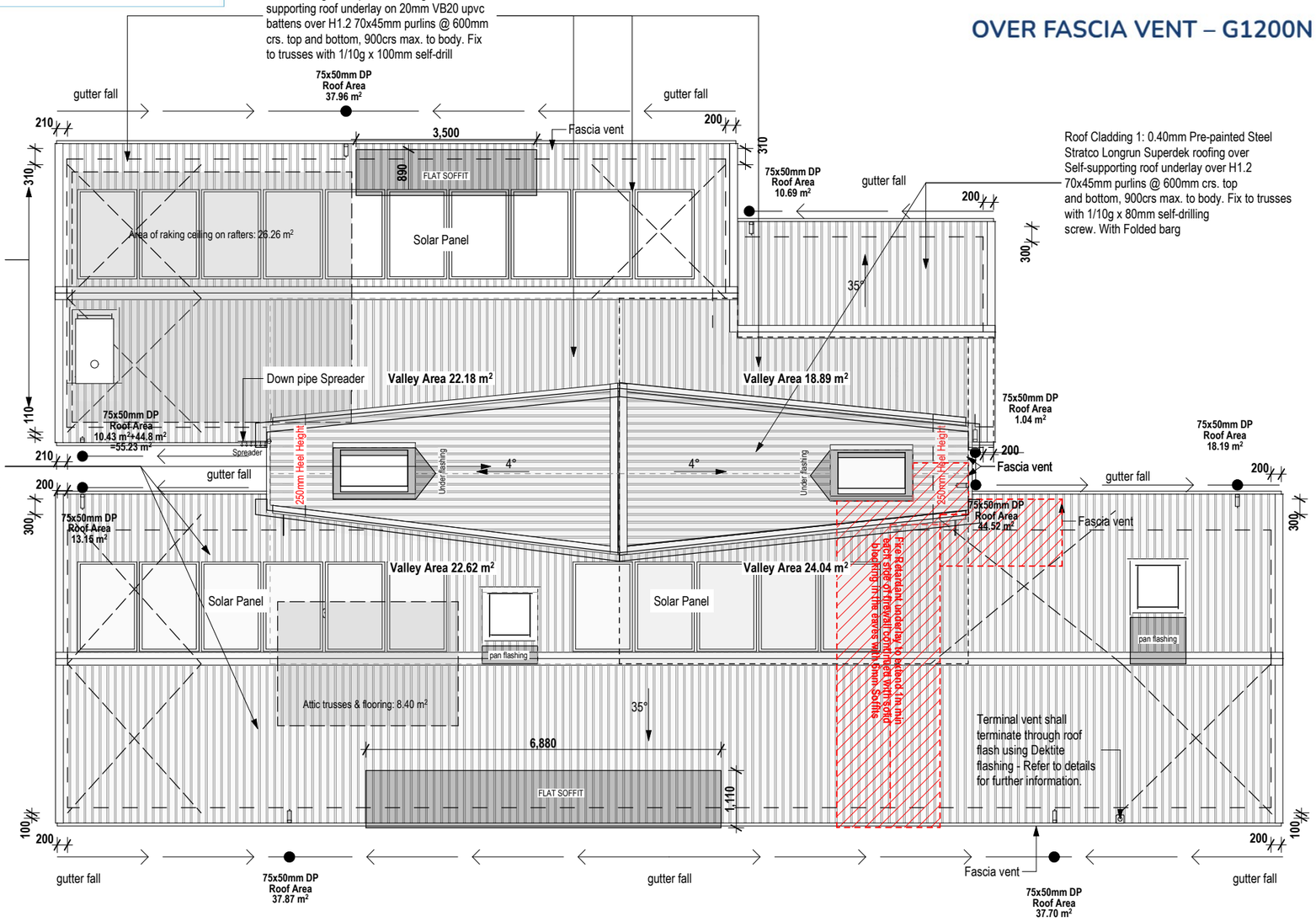
GENERAL KEY:

Pryda Strip roof bracing as per truss design:

Gutter Fall:



OVER FASCIA VENT – G1200N



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JOB TITLE:	MIKE GREER HOMES for Charmaine Millett and Robert Visser
DRAWING TITLE:	Roof Plan
LEGAL DESCRIPTION:	LOT: 44 DP: 611245 Pembroke Heights Stage 2 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:	25.09.2024
AMENDMENT DATE:	27/03/2026
DESIGNER:	ASHLEA
TECHNICIAN:	PS (ID)
VERSION:	V3
CODE:	3
SCALE:	1:100,
BASE PLAN:	N/A
JOB #	CO1134
SHEET:	A2.06

GENERAL NOTES

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.
Wall Cladding 1:	WALL CLADDING 1: James Hardie Oblique Weatherboard Alternating, Vertical, 200mm & 300mm on 20mm cavity
Wall Cladding 2:	WALL CLADDING 2: Real Schist with bagged finish on 20mm cement on 9mm Eterpan on 20mm cavity, 180mm foundation rebate
Roofing Materials:	Roof Cladding 1: 0.40mm Pre-painted Steel Stratco Longrun Superdek roofing over Self-supporting roof underlay over H1.2 70x45mm purlins @ 600mm crs. top and bottom, 900crs max. to body. Fix to trusses with 1/10g x 80mm self-drilling screw. With Folded barg
Roof Pitch 1:	35° & 4°
Eaves Width	200
Gable Width	200
General:	All exterior window & door lintels by truss manufacturer. Concept subject to TA rules & regulations.
	Concept subject to subdivision developer's approval. All dimensions to be confirmed on site.

NOTE: Glazing & glazed openings to comply with NZS4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS4211:2008: Specification for performance of windows & New Zealand building Code Clauses: F2 Hazardous materials.

GLAZING NOTES:
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 performance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

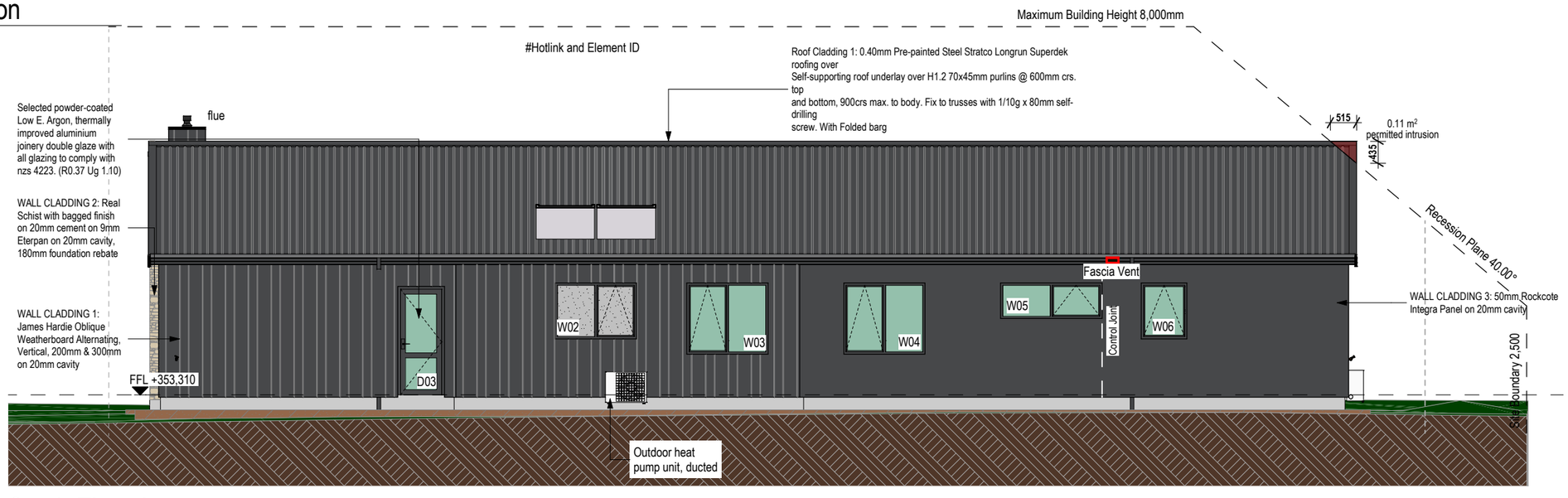
BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**6**



North Elevation

SCALE 1:100 @A3

BUILDING ENVELOPE RISK MATRIX		
South West 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	Low risk	0
Eaves width	High risk	2
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**6**



South Elevation

SCALE 1:100 @A3

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JOB TITLE:
MIKE GREER HOMES for Charmaine Millett and Robert Visser

DRAWING TITLE:
Elevations

LEGAL DESCRIPTION:
LOT: 44 DP: 611245
Pembroke Heights
Stage 2
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: 25.09.2024	**DESIGNER:** ASHLEA		**SCALE:** 1:100
AMENDMENT DATE: 27/03/2026	**TECHNICIAN:** PS (ID)		**BASE PLAN:** N/A
	VERSION: V3	**CODE:** 3	**JOB #** CO1134

SHEET: **A3.01**

GENERAL NOTES

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.

Wall Cladding 1: WALL CLADDING 1: James Hardie Oblique Weatherboard Alternating, Vertical, 200mm & 300mm on 20mm cavity

Wall Cladding 2: WALL CLADDING 2: Real Schist with bagged finish on 20mm cement on 9mm Eterpan on 20mm cavity, 180mm foundation rebate

Roofing Materials: Roof Cladding 1: 0.40mm Pre-painted Steel Stratco Longrun Superdek roofing over Self-supporting roof underlay over H1.2 70x45mm purlins @ 600mm crs. top and bottom, 900crs max. to body. Fix to trusses with 1/10g x 80mm self-drilling screw. With Folded barg

Roof Pitch 1: 35° & 4°

Eaves Width 200

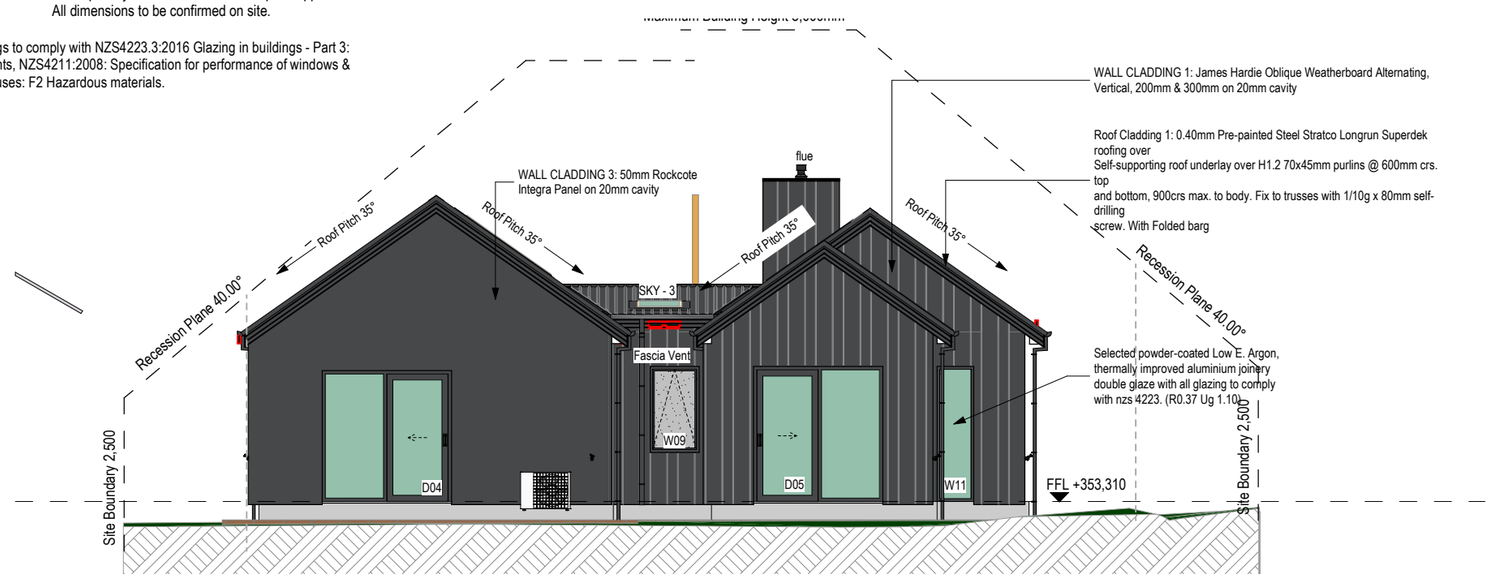
Gable Width 200

General: All exterior window & door lintels by truss manufacturer. Concept subject to TA rules & regulations.

Concept subject to subdivision developer's approval. All dimensions to be confirmed on site.

NOTE: Glazing & glazed openings to comply with NZS4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS4211:2008: Specification for performance of windows & New Zealand building Code Clauses: F2 Hazardous materials.

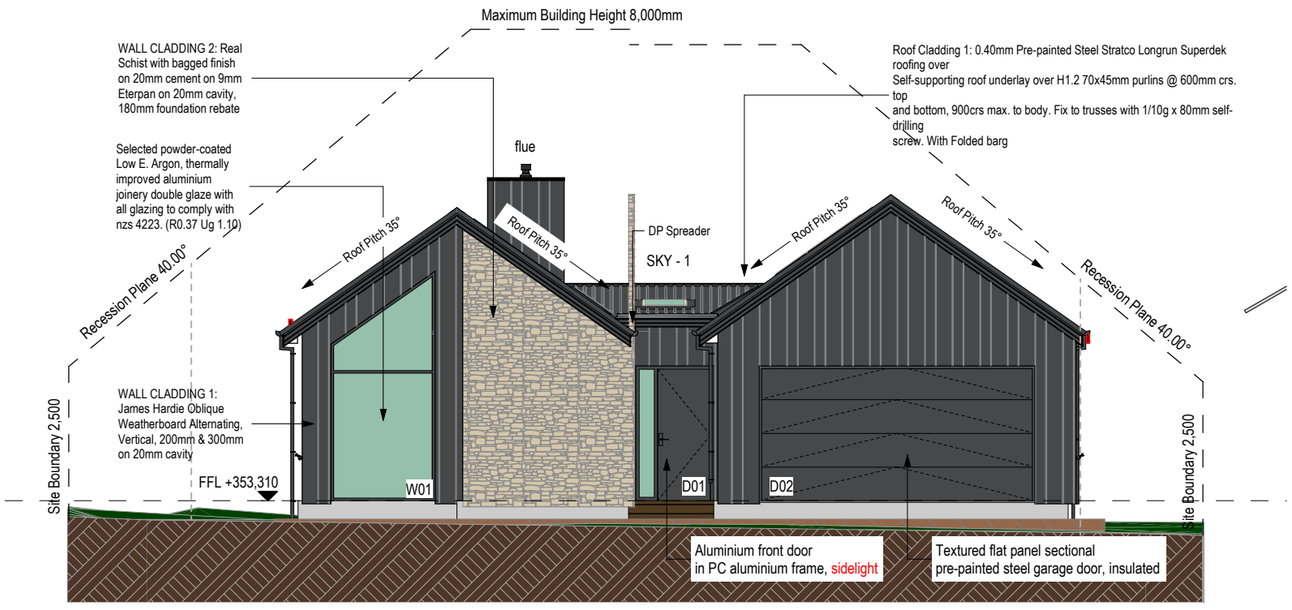
BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**6**



East Elevation

SCALE 1:100 @A3

BUILDING ENVELOPE RISK MATRIX		
South West 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	Low risk	0
Eaves width	High risk	2
Envelope complexity	High risk	3
Deck design	Medium risk	2
Total Risk Score:		**8**



West Elevation

SCALE 1:100 @A3

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JOB TITLE: MIKE GREER HOMES for Charmaine Millett and Robert Visser

DRAWING TITLE: Elevations

LEGAL DESCRIPTION: LOT: 44 DP: 611245, Pembroke Heights Stage 2 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:	DESIGNER:		SCALE:	SHEET:
25.09.2024	ASHLEA			A3.02
AMENDMENT DATE:	TECHNICIAN:		BASE PLAN:	
27/03/2026	PS (ID)		N/A	
	VERSION: V3	CODE: 3	JOB # CO1134	