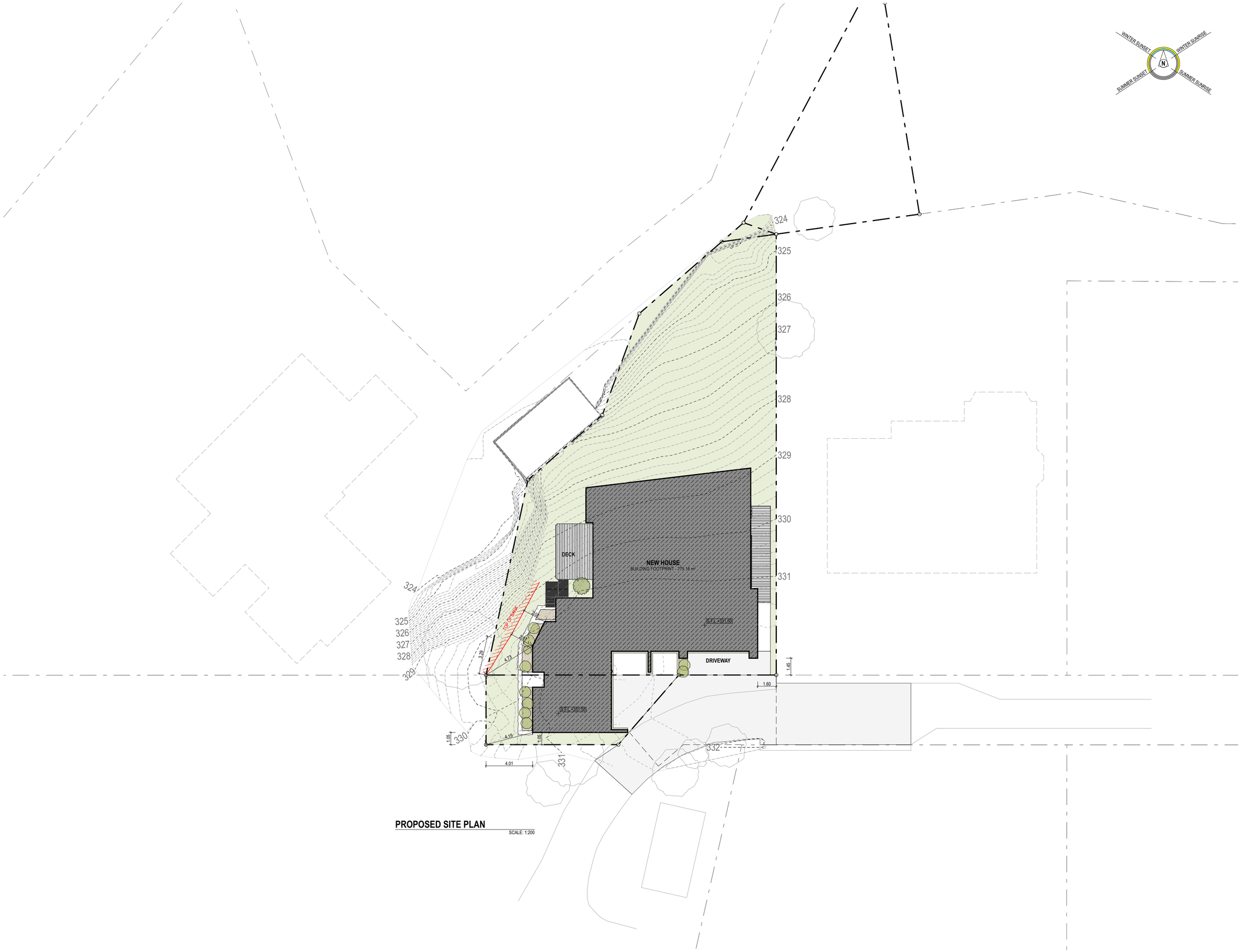
GARDINER HOUSE

NEW HOUSE FOR MARY & ROGER GARDINER

139 STONE STREET

WANAKA

THREEFOLD
ARCHITECTURE



PROPOSED SITE PLAN

SCALE: 1:200

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PROJECT:

NEW HOUSE FOR MARY & ROGER GARDINER

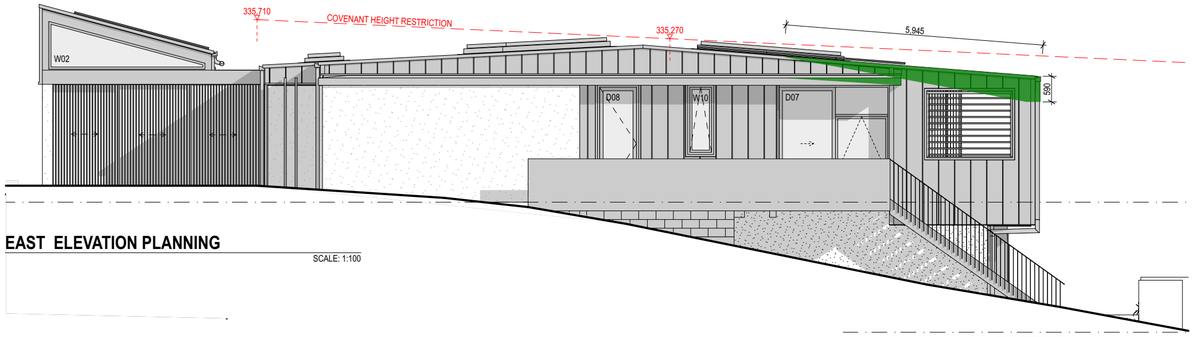
139 STONE STREET

WANAKA

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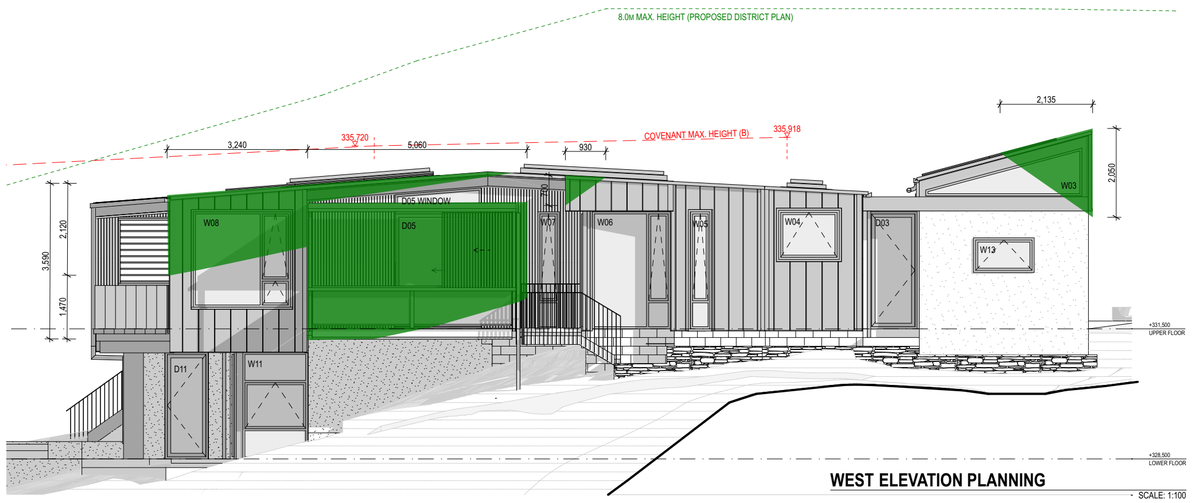
SITE PLAN

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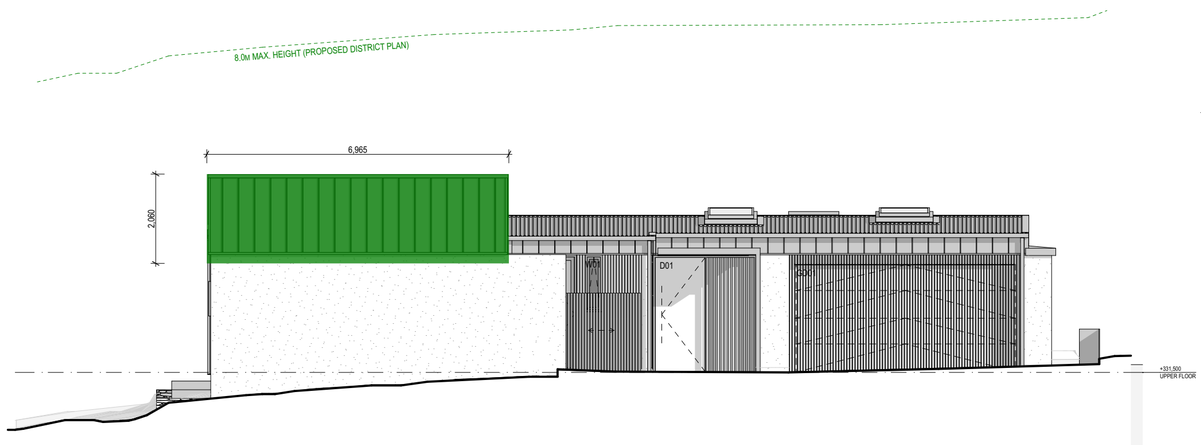
EAST ELEVATION PLANNING

SCALE: 1:100



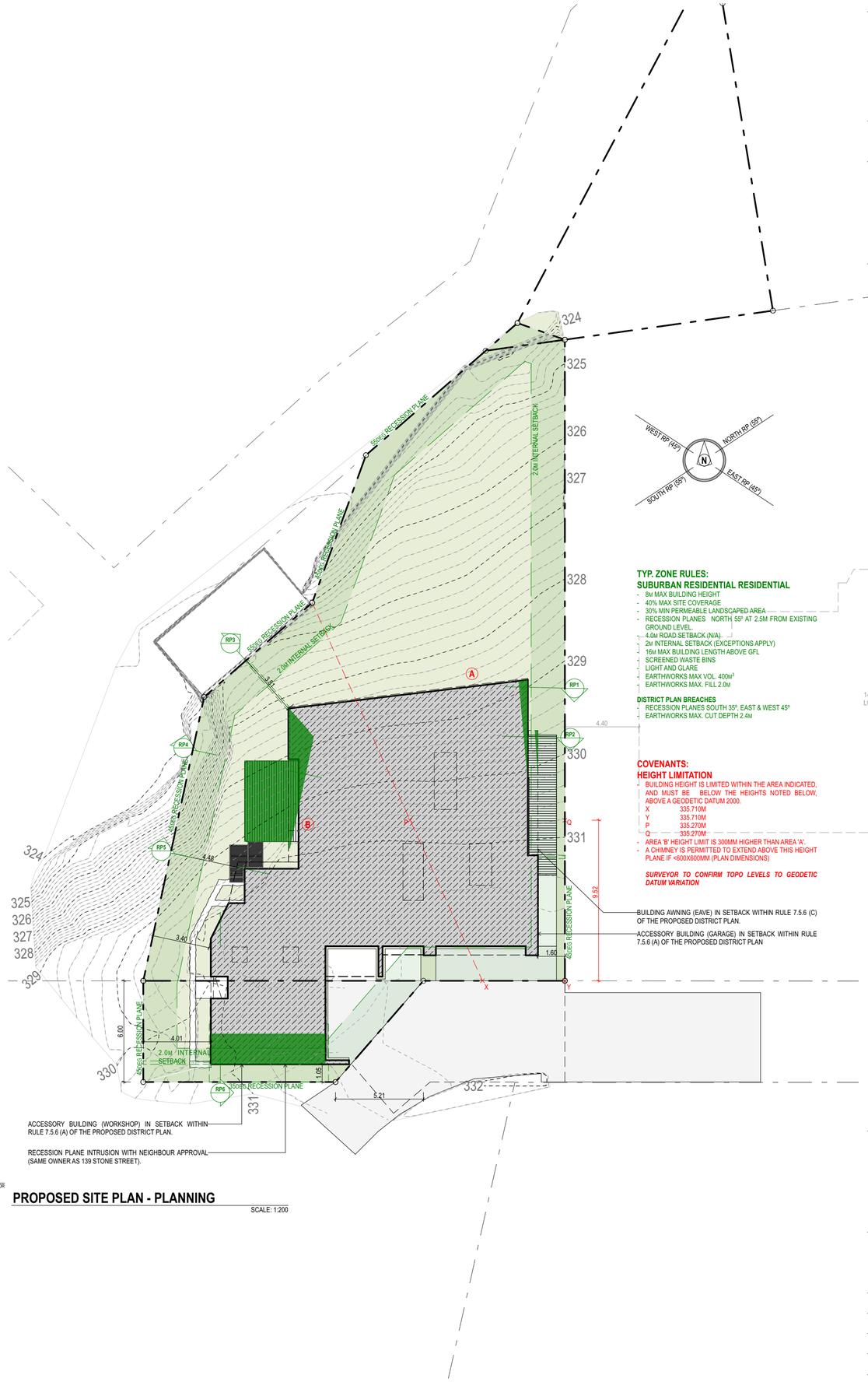
WEST ELEVATION PLANNING

SCALE: 1:100



SOUTHELEVATION PLANNING

SCALE: 1:100



TYP. ZONE RULES:
SUBURBAN RESIDENTIAL RESIDENTIAL
- 8M MAX BUILDING HEIGHT
- 40% MAX SITE COVERAGE
- 30% MIN PERMEABLE LANDSCAPED AREA
- RECESSION PLANES NORTH 55° AT 2.5M FROM EXISTING GROUND LEVEL
- 4.0M ROAD SETBACK (N/A).
- 2M INTERNAL SETBACK (EXCEPTIONS APPLY)
- 16M MAX BUILDING LENGTH ABOVE GFL
- SCREENED WASTE BINS
- LIGHT AND GLARE
- EARTHWORKS MAX VOL. 400M³
- EARTHWORKS MAX. FILL 2.0M

DISTRICT PLAN BREACHES
- RECESSION PLANES SOUTH 35°, EAST & WEST 45°
- EARTHWORKS MAX. CUT DEPTH 2.4M

COVENANTS:
HEIGHT LIMITATION
- BUILDING HEIGHT IS LIMITED WITHIN THE AREA INDICATED, AND MUST BE BELOW THE HEIGHTS NOTED BELOW, ABOVE A GEODETIC DATUM 2000.
  - X 335.710M
  - Y 335.710M
  - P 335.270M
  - Q 335.270M
- AREA 'B' HEIGHT LIMIT IS 300MM HIGHER THAN AREA 'A'.
- A CHIMNEY IS PERMITTED TO EXTEND ABOVE THIS HEIGHT PLANE IF <600X600MM (PLAN DIMENSIONS)

SURVEYOR TO CONFIRM TOPO LEVELS TO GEODETIC DATUM VARIATION

BUILDING AWNING (EAVE) IN SETBACK WITHIN RULE 7.5.6 (C) OF THE PROPOSED DISTRICT PLAN.

ACCESSORY BUILDING (GARAGE) IN SETBACK WITHIN RULE 7.5.6 (A) OF THE PROPOSED DISTRICT PLAN

ACCESSORY BUILDING (WORKSHOP) IN SETBACK WITHIN RULE 7.5.6 (A) OF THE PROPOSED DISTRICT PLAN.

RECESSION PLANE INTRUSION WITH NEIGHBOUR APPROVAL (SAME OWNER AS 139 STONE STREET).

PROPOSED SITE PLAN - PLANNING

SCALE: 1:200

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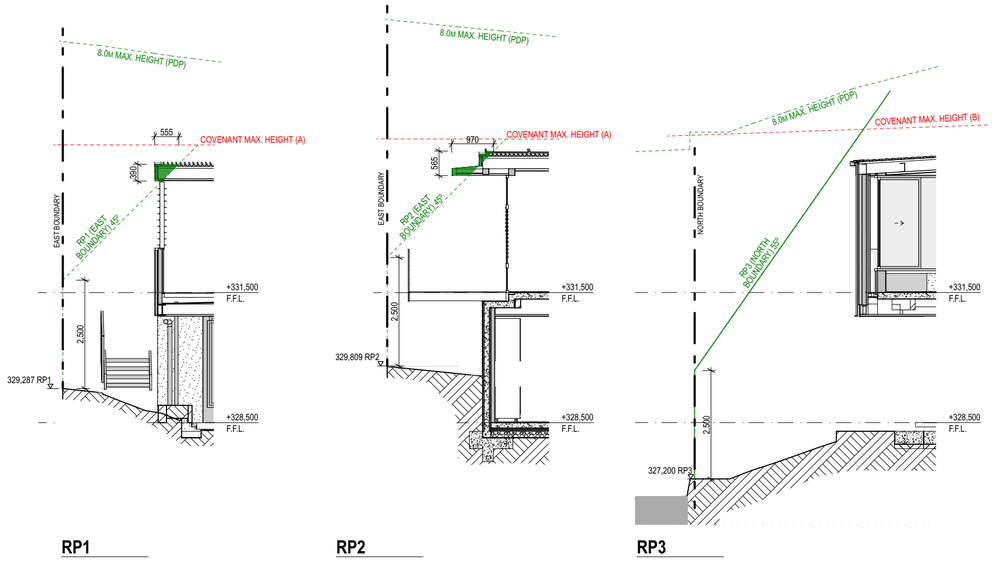
PROJECT:
NEW HOUSE FOR MARY & ROGER GARDINER

139 STONE STREET

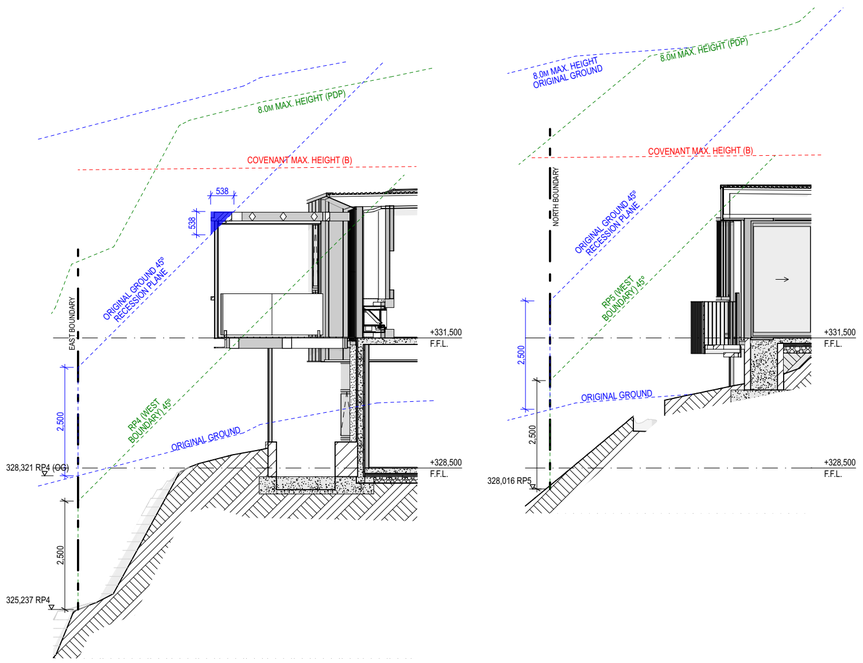
WANAKA

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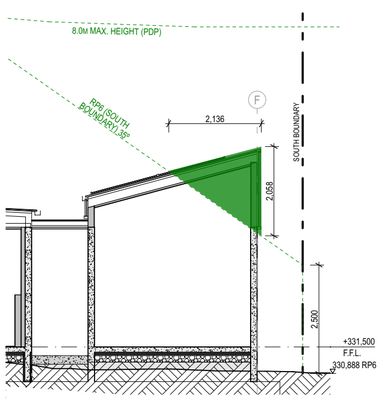
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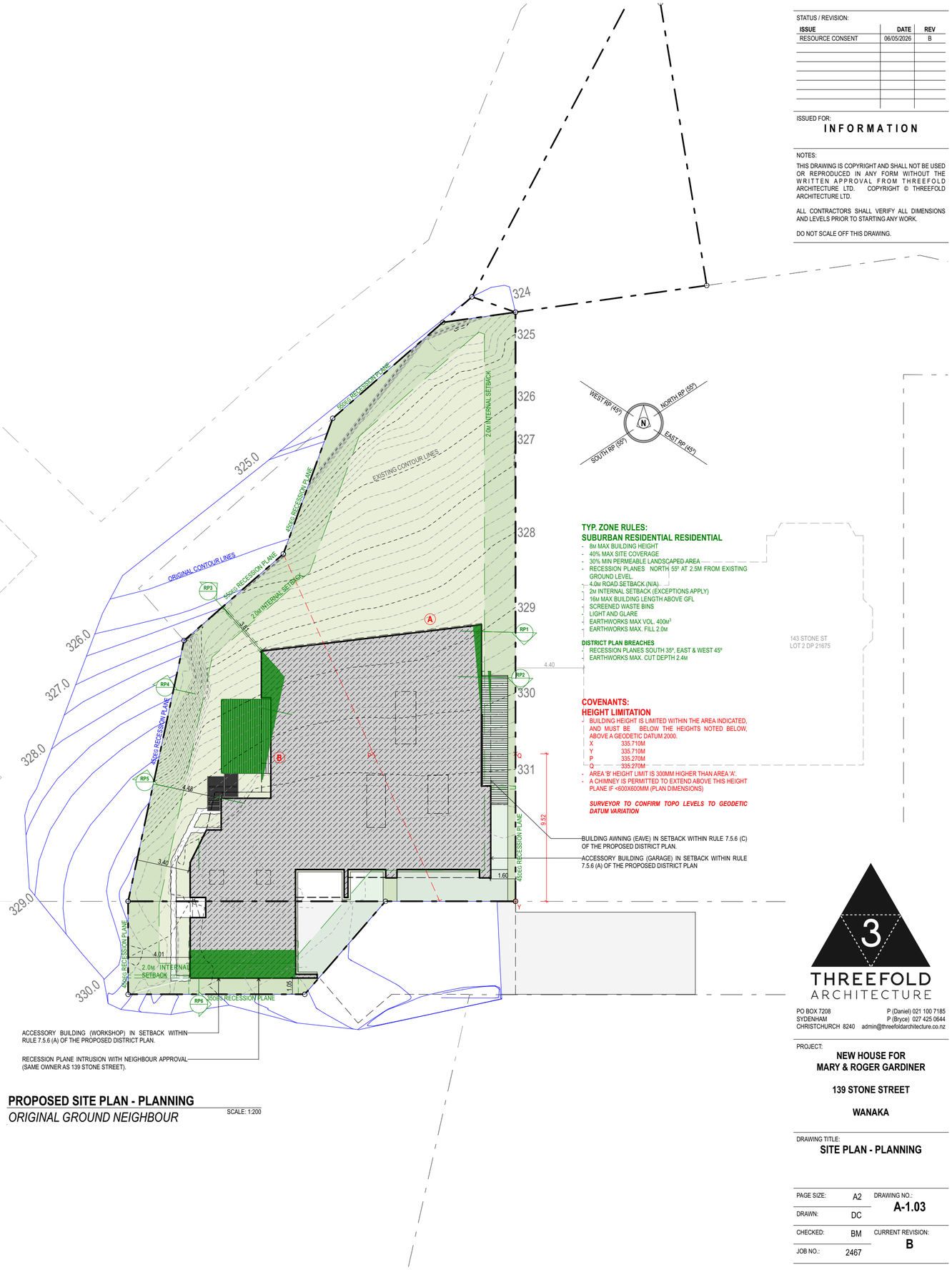
RP1 **RP2** **RP3**



RP4 **RP5**



RP6



PROPOSED SITE PLAN - PLANNING

ORIGINAL GROUND NEIGHBOUR

SCALE: 1:200

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SURVEYOR TO CONFIRM TOPO LEVELS TO GEODETIC DATUM VARIATION

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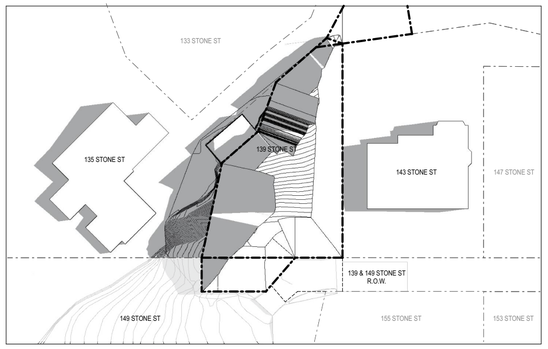
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139 STONE STREET

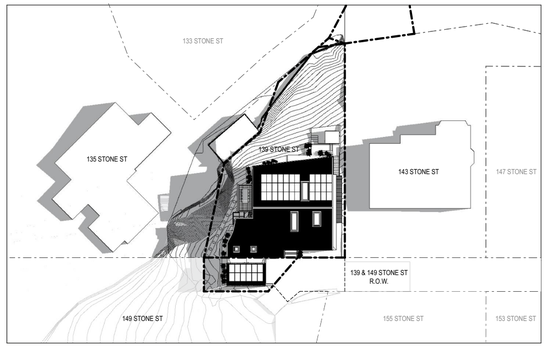
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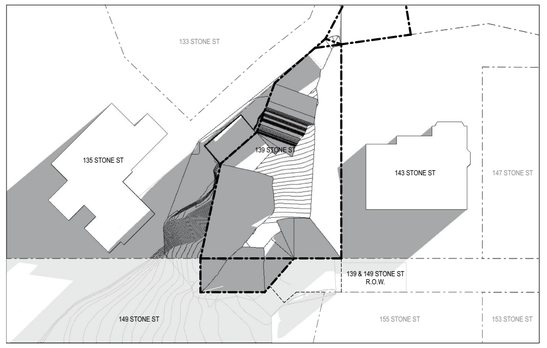
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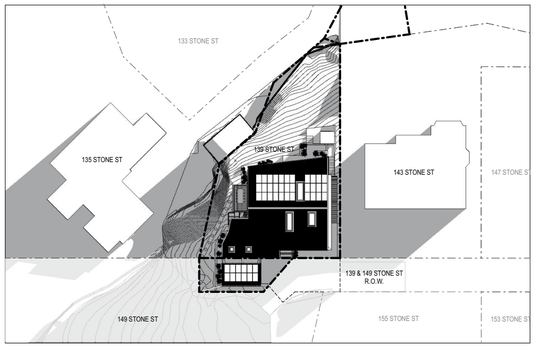
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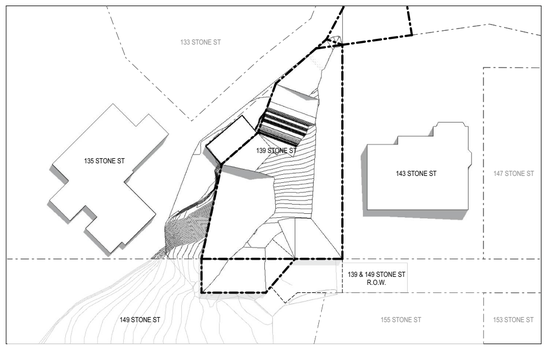
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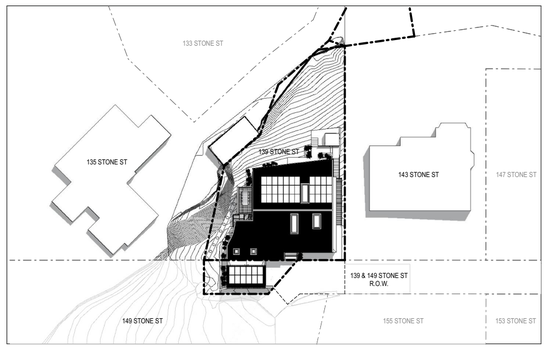
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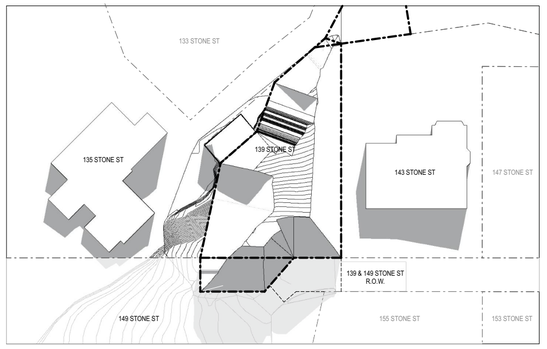
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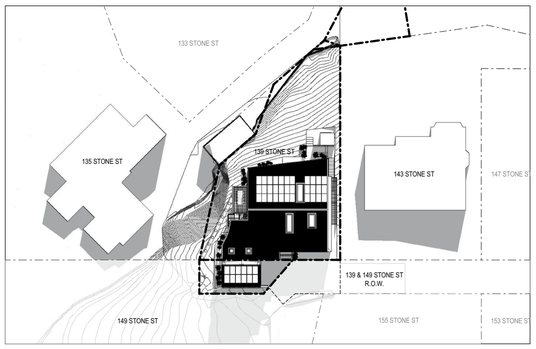
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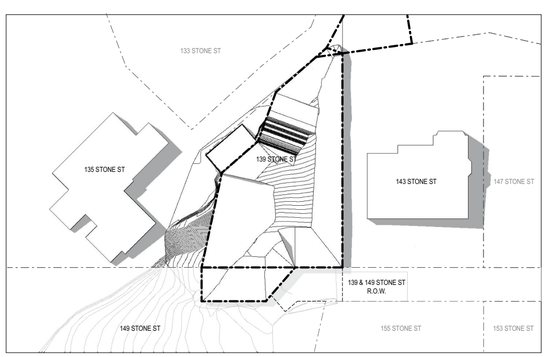
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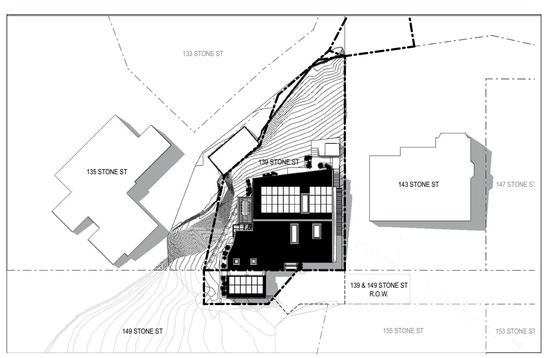
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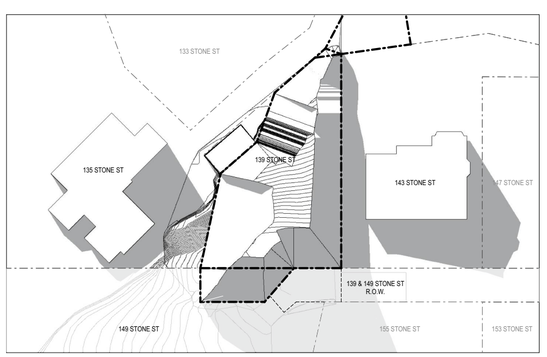
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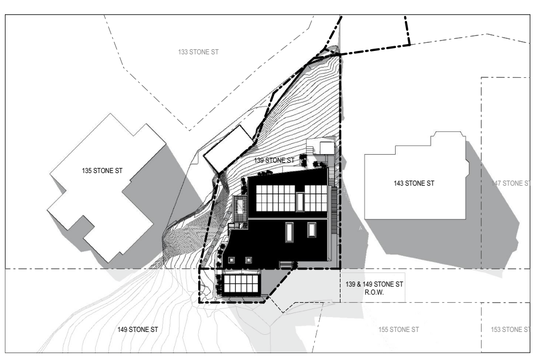
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SUN STUDY PROPOSED 21 JANUARY 3PM



SUN STUDY PERMITTED 21 JUNE 3PM



SUN STUDY PROPOSED 21 JUNE 3PM

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PROJECT:

NEW HOUSE FOR MARY & ROGER GARDINER

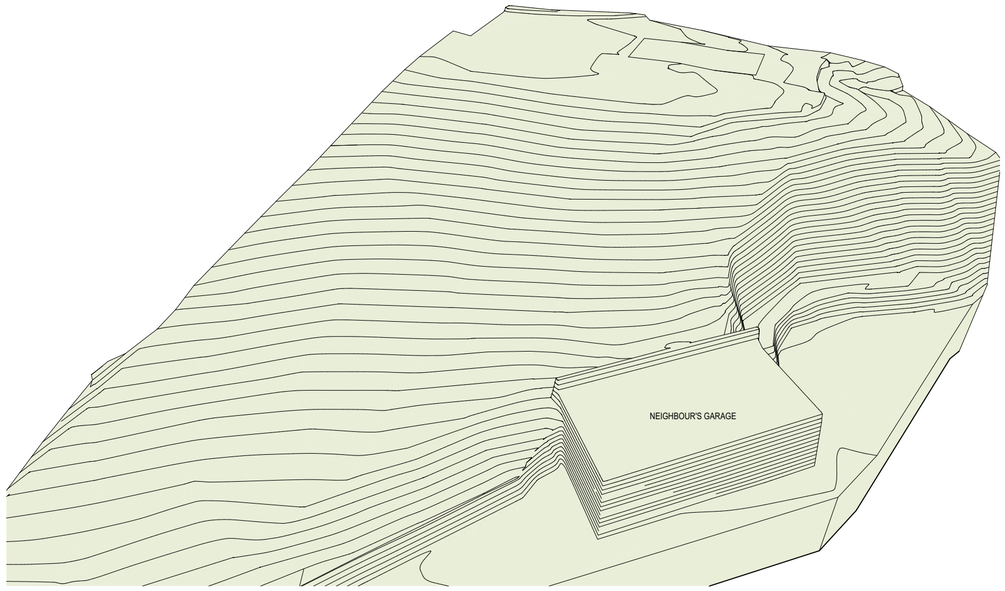
139 STONE STREET

WANAKA

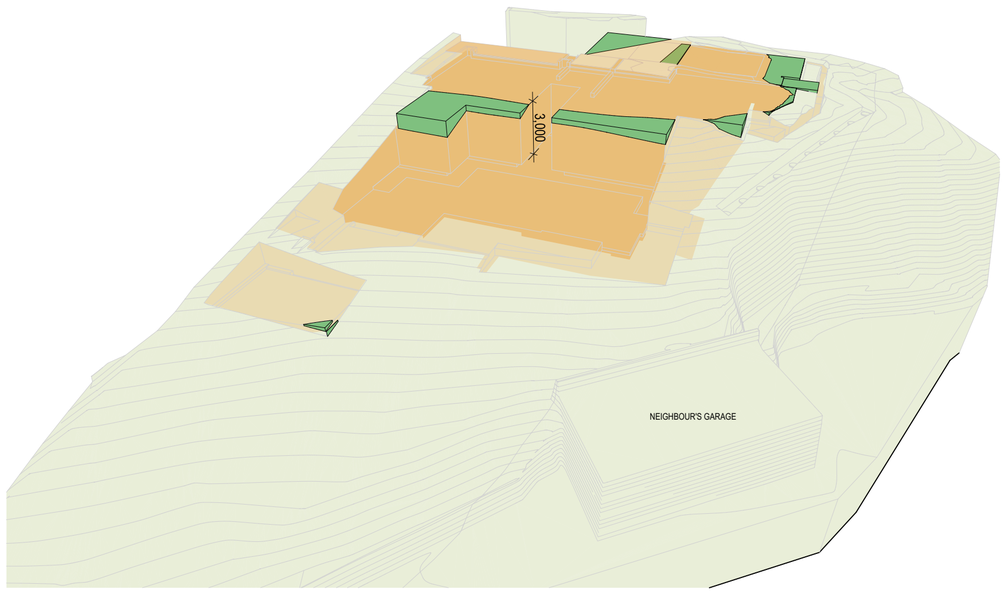
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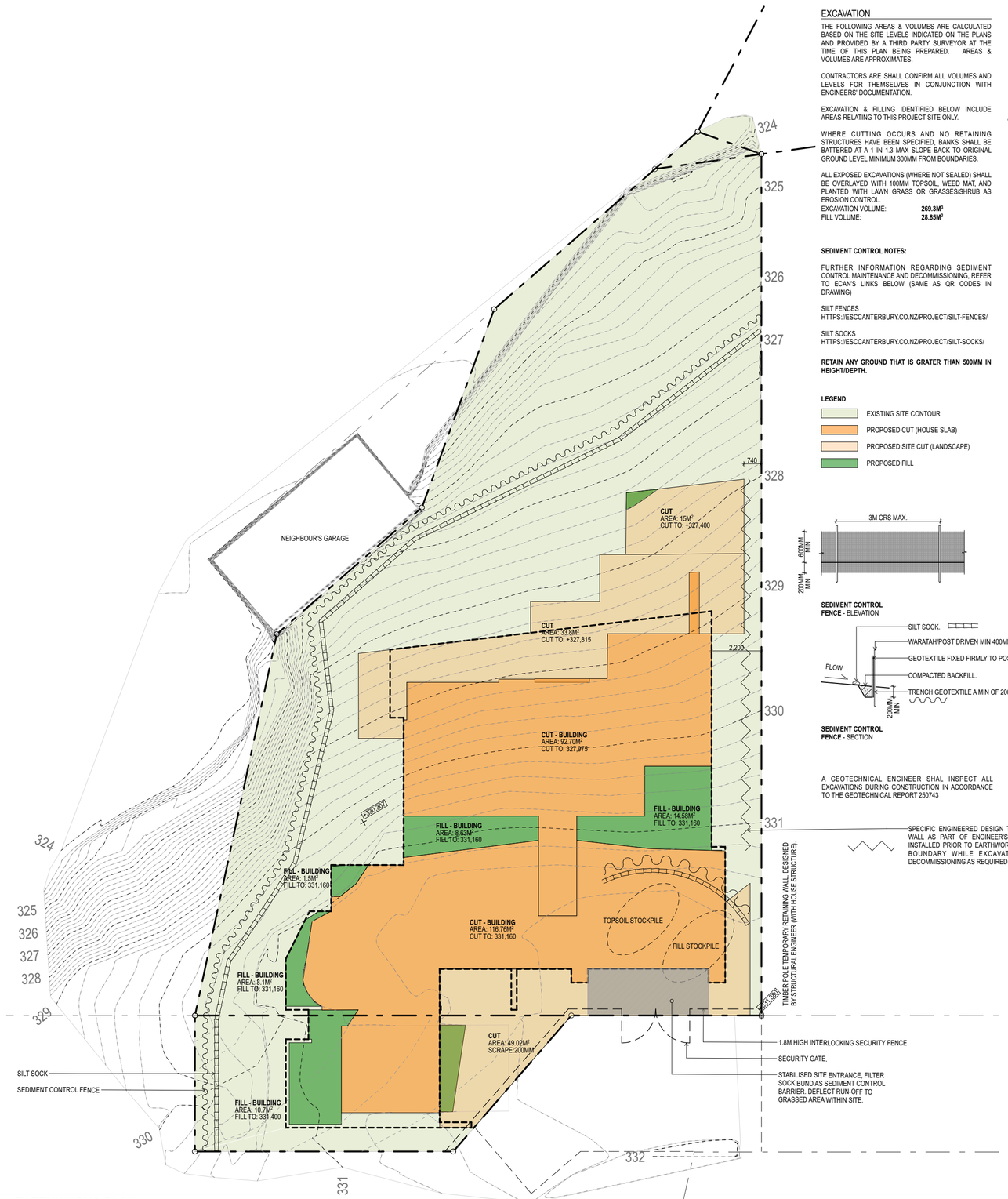
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EXISTING SITE PERSPECTIVE



PROPOSED SITE EARTHWORKS PERSPECTIVE



EARTHWORKS PLAN

SCALE: 1:150

EXCAVATION

THE FOLLOWING AREAS & VOLUMES ARE CALCULATED BASED ON THE SITE LEVELS INDICATED ON THE PLANS AND PROVIDED BY A THIRD PARTY SURVEYOR AT THE TIME OF THIS PLAN BEING PREPARED. AREAS & VOLUMES ARE APPROXIMATES.

CONTRACTORS ARE SHALL CONFIRM ALL VOLUMES AND LEVELS FOR THEMSELVES IN CONJUNCTION WITH ENGINEERS' DOCUMENTATION.

EXCAVATION & FILLING IDENTIFIED BELOW INCLUDE AREAS RELATING TO THIS PROJECT SITE ONLY.

WHERE CUTTING OCCURS AND NO RETAINING STRUCTURES HAVE BEEN SPECIFIED, BANKS SHALL BE BATTERED AT A 1 IN 1.3 MAX SLOPE BACK TO ORIGINAL GROUND LEVEL MINIMUM 300MM FROM BOUNDARIES.

ALL EXPOSED EXCAVATIONS (WHERE NOT SEALED) SHALL BE OVERLAYED WITH 100MM TOPSOIL, WEED MAT, AND PLANTED WITH LAWN GRASS OR GRASSES/SHRUB AS EROSION CONTROL.

EXCAVATION VOLUME: **269.3M³**
FILL VOLUME: **28.85M³**

SEDIMENT CONTROL NOTES:

FURTHER INFORMATION REGARDING SEDIMENT CONTROL MAINTENANCE AND DECOMMISSIONING, REFER TO ECAN'S LINKS BELOW (SAME AS QR CODES IN DRAWING)

SILT FENCES
HTTPS://ESCCANTERBURY.CO.NZ/PROJECT/SILT-FENCES/

SILT SOCKS
HTTPS://ESCCANTERBURY.CO.NZ/PROJECT/SILT-SOCKS/

RETAIN ANY GROUND THAT IS GRATER THAN 500MM IN HEIGHT/DEPTH.

LEGEND

- EXISTING SITE CONTOUR
- PROPOSED CUT (HOUSE SLAB)
- PROPOSED SITE CUT (LANDSCAPE)
- PROPOSED FILL

SEDIMENT CONTROL FENCE - ELEVATION

SEDIMENT CONTROL FENCE - SECTION

A GEOTECHNICAL ENGINEER SHAL INSPECT ALL EXCAVATIONS DURING CONSTRUCTION IN ACCORDANCE TO THE GEOTECHNICAL REPORT 250743

SPECIFIC ENGINEERED DESIGN TEMPORARY RETAINING WALL AS PART OF ENGINEER'S MONITORING WORKS. INSTALLED PRIOR TO EARTHWORKS. WALL TO PROTECT BOUNDARY WHILE EXCAVATION TAKES PLACE, DECOMMISSIONING AS REQUIRED BY ENGINEER.

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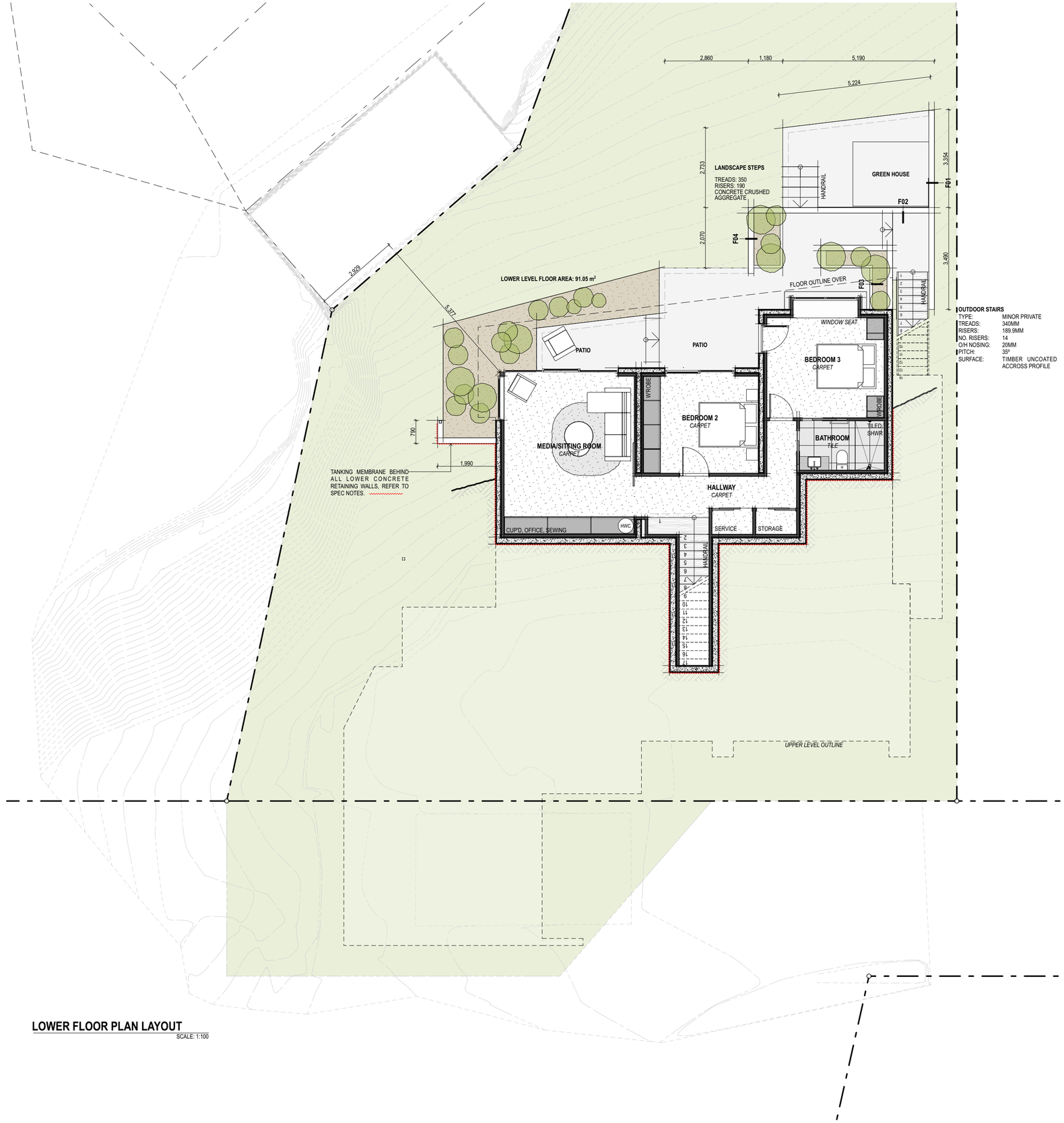
139 STONE STREET

WANAKA

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EARTHWORKS PLAN

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LOWER FLOOR PLAN LAYOUT

SCALE: 1:100

LEGEND

F?? — **LANDSCAPE AND RETAINING WALLS**
FOUNDATION DETAIL MARKER. REFER TO FOUNDATION DETAILS FOR SPECIFIC FOUNDATION INFORMATION.

N

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UPPER FLOOR PLAN LAYOUT

SCALE: 1:100

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01 3D VIEW



02 3D VIEW



03 3D VIEW

MATERIAL LEGEND

E.1.01 METAL ROOFING
METALCRAFT KAHU ROOFING SYSTEM INCLUDING 0.4MM COLORSTEEL ENDURA SCREW FIXED OVER ROOFING UNDERLAY ON ROOF STRUCTURE.
COLOUR - FLAXPOD (LRV: 7%) TBC

E.1.02 MEMBRANE ROOFING
1.52MM VIKING ENVIROCLAD TPO OVER 17MM H3 PLYWOOD SARKING.
COLOUR - SLATE

E.1.10 GUTTERS & DOWNPIPES
COLORSTEEL MAXAM 0.55MM, 125MM SQUARE EXTERNAL GUTTERS (NO SWAGES), WITH INTERNAL BRACKETS, SNOW STRAPS @600CRS, ROUND DOWNPIPES (REFER ROOF PLAN FOR SIZES).
GUTTER COLOUR - TIDAL DRIFT (LRV: 13%) TBC
DOWNPIPE COLOUR - TIDAL DRIFT (LRV: 13%) TBC

E.1.15 FLASHINGS & FASCIAS
COLORSTEEL MAXAM 0.55MM AND 0.70MM BMT COLORSTEEL FLASHINGS / TRIM, SCREW WITH COLOUR-MATCHED FIXINGS. 5 DEG FALL TO INDICATED EDGE. FASCIA AND BARGES STRICTLY AS DETAILED.
COLOUR - TIDAL DRIFT (LRV: 13%) TBC

E.1.20 SOFFITS - FIBRE CEMENT
6MM FIBRE CEMENT SHEET SOFFIT LININGS, PAINT FINISH. 6MM EXPRESSED JOINTS, BACKED WITH MALTHOID DPC & INSEAL TAPE STRIPS.
COLOUR - TBC

E.2.01 METAL CLADDING
METALCRAFT E-SPAN CLADDING INCLUDING 0.55MM COLORSTEEL MAXAM, 470MM WIDE TRAY PANELS OVER HORIZONTAL CAVIBAT BATTENS @600CRS.
COLOUR - TIDAL DRIFT (LRV: 13%)

E.2.05 TIMBER CLADDING
ROSENFELD KIDSON SHIPLAP CLADDING SYSTEM, STAINED VERTICAL WESTERN RED CEDAR RK500 PROFILE (65MM COVER BOARDS) OVER 20MM H3.1 HORIZONTAL CASTELLATED CAVITY BATTENS @480CRS MAX. CRS. FIXED OVER WRAP ON STRUCTURE VIA 90MMX12G ASSY S/S SCREWS, CLADDING FIXED VIA 60MMX12G ASSY S/S SCREWS.
COLOUR - DRYDEN WOODOIL STAIN COLOUR ELM

E.2.12 CONCRETE CLADDING
PRECAST CONCRETE WALL PANEL, SHUTTERED EXTERIOR FACES WITH EX200X25MM ROUGH SAWN HORIZONTAL TIMBER FORMWORK. APPLY CLEAR (DRY LOOK) SEALANT. COLOUR MATCHED MS SEALANT TO PANEL JOINTS, SEE SPEC NOTES.
COLOUR - COLOUR NAME, COATING SYSTEM TBC

E.2.13 PLASTER CLADDING
STO ARMAT MIRAL RENDER SYSTEM INCLUDING ACRYLIC PLASTER APPLIED OVER CONCRETE BLOCK WALLS.
COLOUR - COLOUR TBC

E.3.01 EXTERIOR JOINERY
APL METRO THERMALLY BROKEN EXTERIOR WINDOW & DOOR JOINERY, WITH POWDER-COAT FINISH. GLAZING SOLUX ULTRA WITH AGP SYSTEM SPACERS.
COLOUR - FLAXPOD (LRV: 7%)

E.3.10 GARAGE DOOR
SECTIONAL GARAGE DOOR WITH AUTO OPENING GEAR. 42X20MM CEDAR TIMBER SLATS OVER PLYWOOD TO MATCH E.3.11 IN SIZE SPACINGS, MATERIAL AND COLOUR.

E.3.11 CEDAR SLATS - WORKSHOP DOORS
42X42MM BANDSAWN FACE CEDAR SLATS @ 60MM CRS FIXED OVER DOOR LEAFS.
TIMBER COLOUR - DRYDEN WOODOIL STAIN COLOUR ELM

E.3.15 SKYLIGHT - VELUX
FS PROPRIETARY VELUX ALUMINIUM SKYLIGHTS. FIXED, FLAT/ RAKING LIGHT WELL. REFER TO SECTIONS & ROOF FRAMING PLAN FOR LOCATIONS & SPECIFIC FRAMING REQUIREMENTS. THERMALLY BROKEN R VALUE R.0.62MIN. REQUIRED. (SK02-SK05)
COLOUR - FLAXPOD (LRV: 7%)

E.3.16 SKY LIGHT - CUSTOM APL
CUSTOM APL FIXED SKYLIGHT (SK01)
COLOUR - FLAXPOD (LRV: 7%)

E.4.01 SCREENS - TIMBER
42X42MM BANDSAWN FACE CEDAR SLATS @ 60MM CRS FIXED OVER 40X3 SHS STEEL FRAME.
TIMBER COLOUR - DRYDEN WOODOIL STAIN COLOUR ELM
SIZE OF ALUMINIUM SLATS TO MATCH TIMBER SCREEN.
ALUMINIUM COLOUR - TO MATCH E.3.01

E.4.01 SCREENS - ALUMINIUM
40X3 SHS ALUMINIUM SLATS @ 60MM CRS WITH 40X3 SHS ALUMINIUM FRAME. POWDERCOAT FINISH.
ALUMINIUM COLOUR - TO MATCH E.3.01

E.5.01 DECK
140X20MM GARAPA HARDWOOD DECKING, INSTALLED OVER H3.2 SG8 PINE DECK STRUCTURE WITH S/S SCREWS.
COLOUR - NATURAL

E.6.01 BALUSTRADES
PROPRIETARY BALUSTRADES, 1.0M HIGH (FROM ADJACENT HORIZONTAL SURFACE). SIDE FIXED TO JURALCO™ SPECIFICATIONS. *EDGE® STECCA* ALUMINIUM SYSTEM.
ALUMINIUM FRAME/FIN COLOUR - TO MATCH JOINERY

E.6.02 BALUSTRADE - GLASS
PROPRIETARY BALUSTRADES, 1.0M HIGH (FROM ADJACENT HORIZONTAL SURFACE). SIDE FIXED TO MANUFACTURER'S SPECIFICATIONS. *CLEARVIEW SEMI-FRAMELESS™ & EDGETEC MATADOR.*
*ALUMINIUM FRAME COLOUR - TO MATCH **E.3.01***

E.6.03 LOUVRES
STEEL PERGOLA STRUCTURE WITH POWDER COATED ALUMINIUM LOUVRE SYSTEM. COMPLETE WITH MOTOR GEAR.
*STEEL COLOUR - TO MATCH **E.3.01***
*LOUVRE COLOUR - TO MATCH **E.3.01***

E.6.05 LANDSCAPING STONE CLADDING
70MM NATURAL STONE SLIP OVER WATERPROOFING AND WALL STRUCTURE. BAGGED FINISH.

E.6.06 BALUSTRADE - STEEL
SPECIFIC ENGINEERING DESIGN. 1.0M HIGH (FROM ADJACENT HORIZONTAL SURFACE). FIXED TO ENGINEER'S SPECIFICATIONS.
STEEL FINISH VARIES, UNCOATED/ POWDER COATED TO MATCH E.3.01

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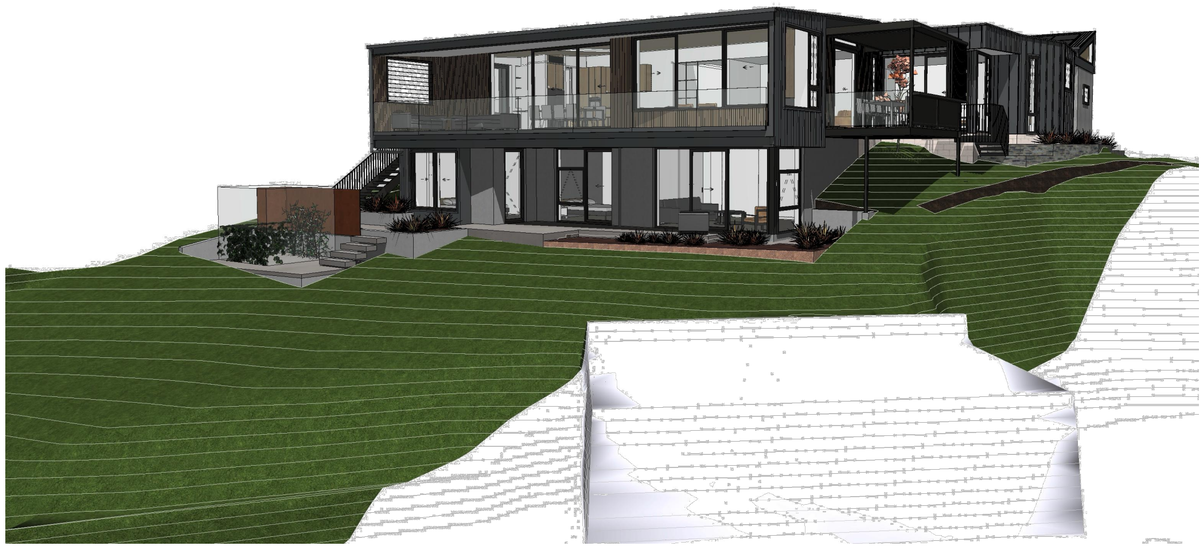
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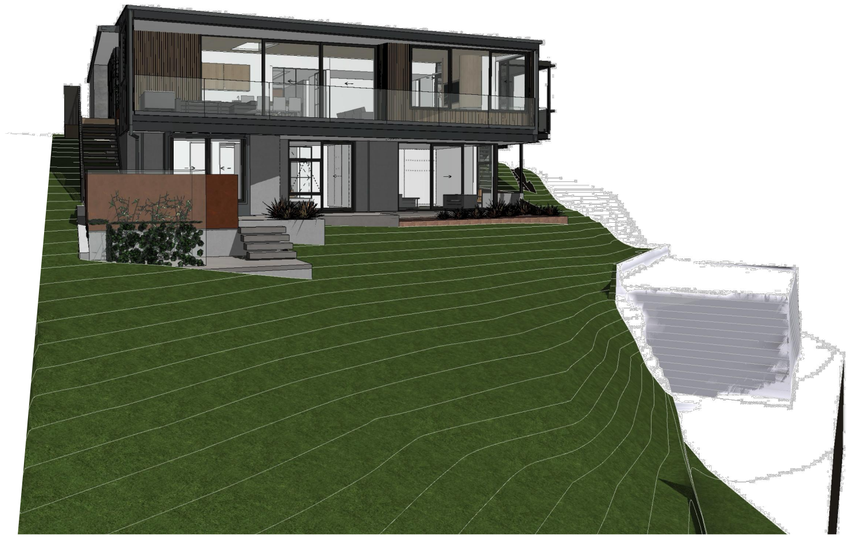
PROJECT:
NEW HOUSE FOR MARY & ROGER GARDINER
139 STONE STREET
WANAKA

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3D VIEWS

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04 3D VIEW



05 3D VIEW

06 3D VIEW



09 3D VIEW

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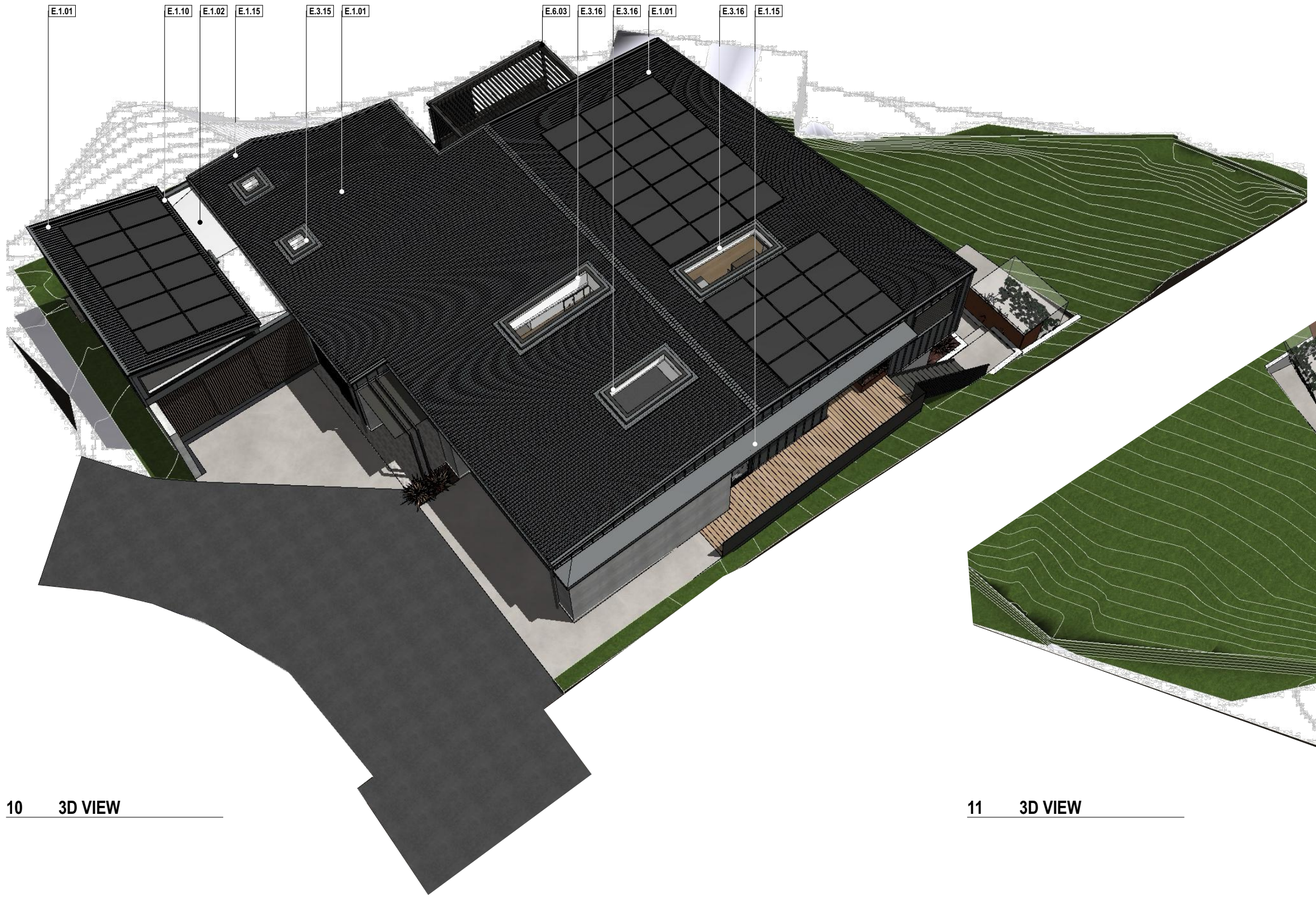
139 STONE STREET

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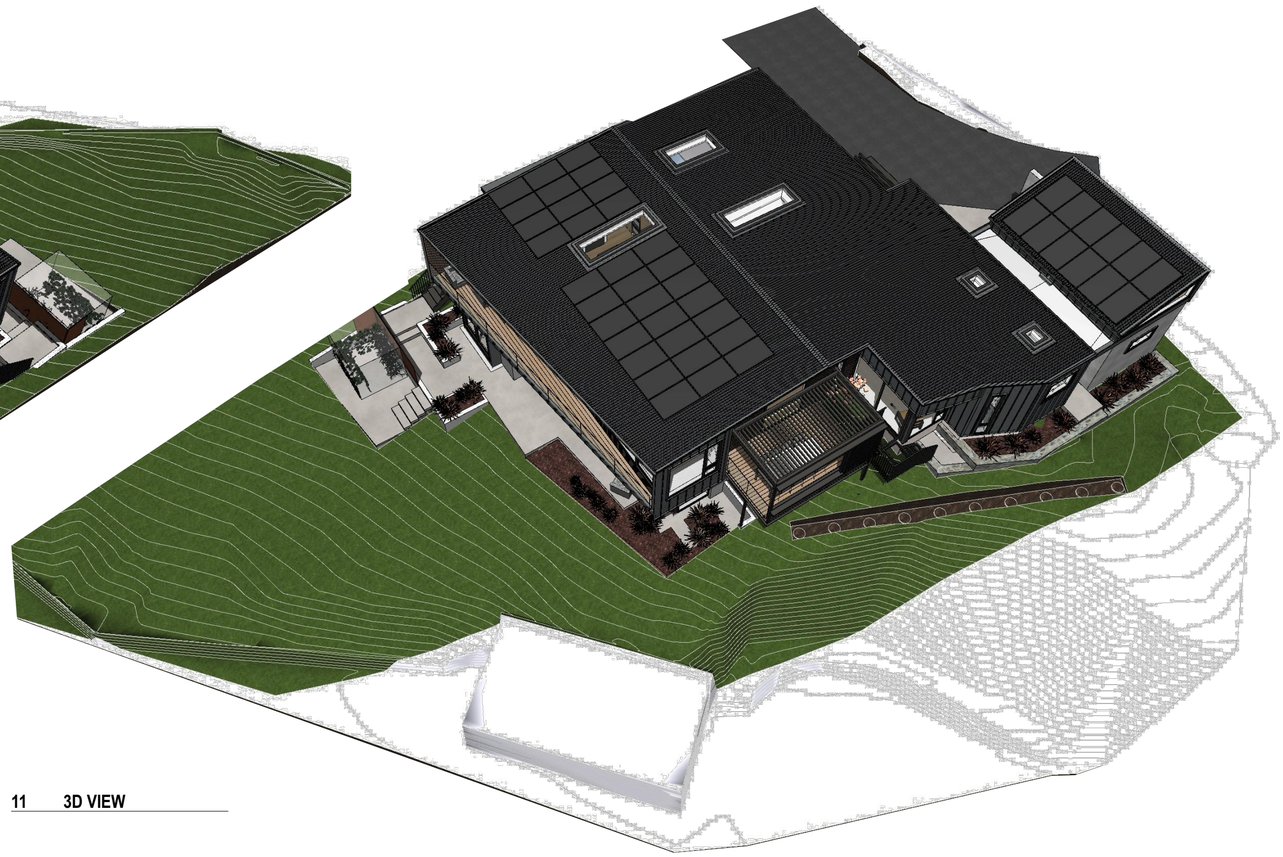
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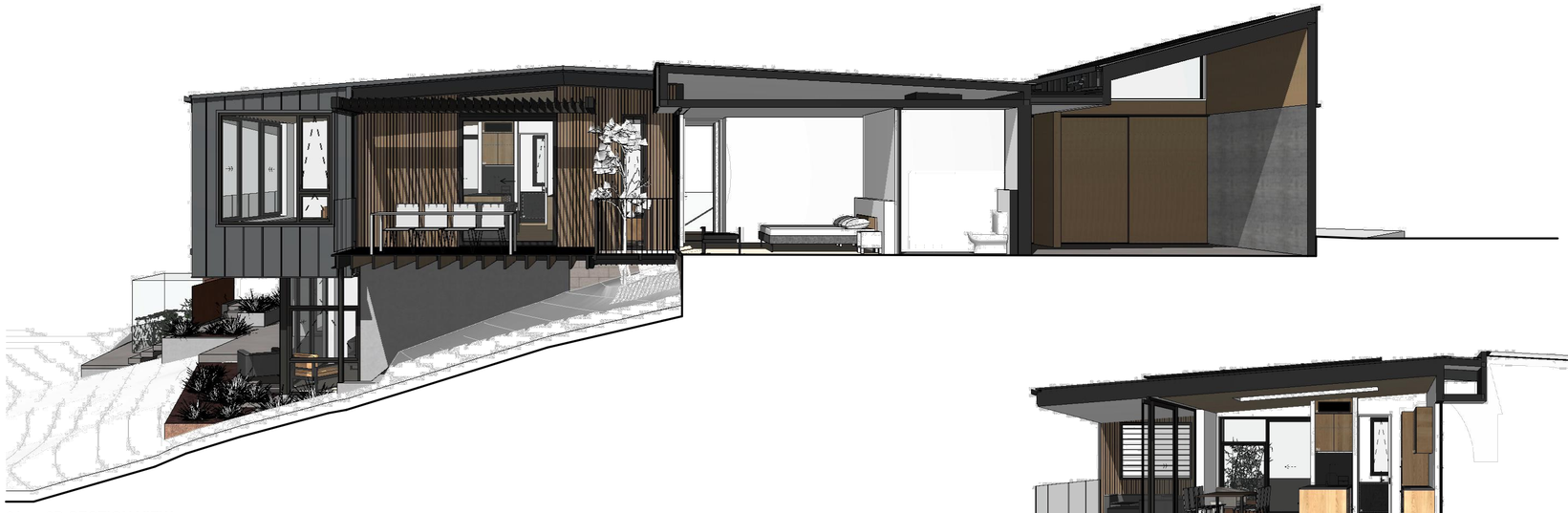
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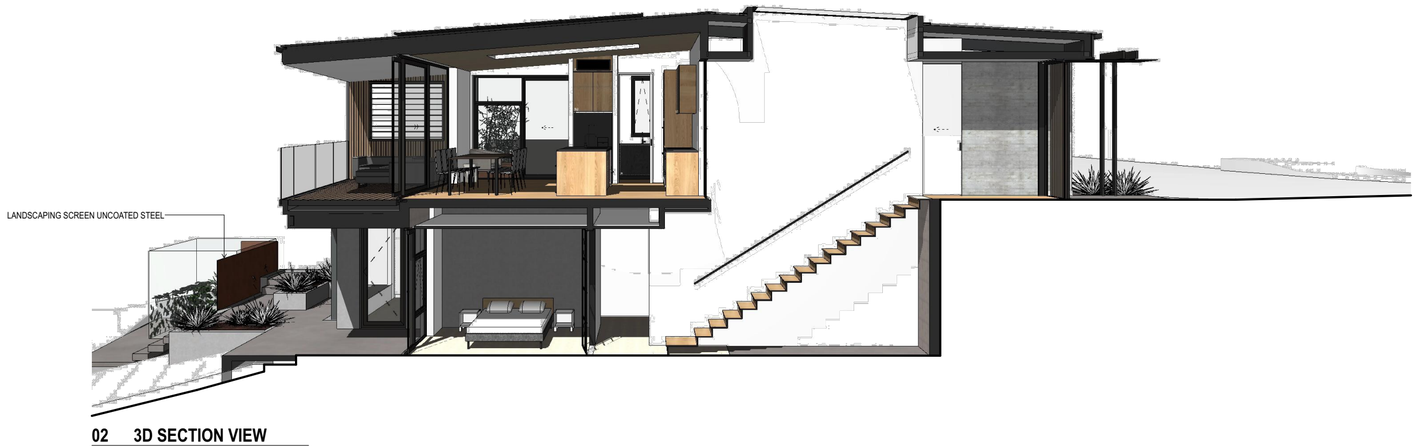
10 3D VIEW



11 3D VIEW



01 3D SECTION VIEW



02 3D SECTION VIEW

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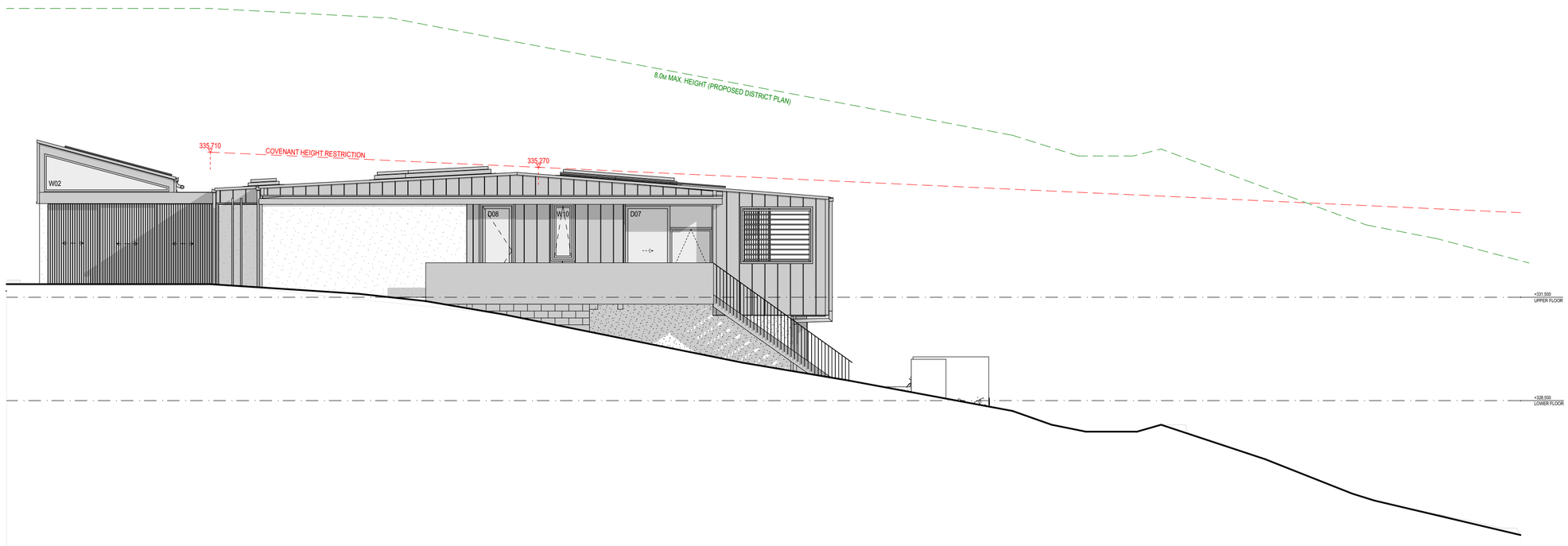
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NORTH ELEVATION

SCALE: 1:100



EAST ELEVATION

SCALE: 1:100

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E2/AS1 RISK ASSESSMENT

BUILDING ENVELOPE RISK MATRIX		
NORTH ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Medium risk	1
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		**14**

BUILDING ENVELOPE RISK MATRIX		
EAST ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Medium risk	1
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		**14**

BUILDING ENVELOPE RISK MATRIX		
SOUTH ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**11**

BUILDING ENVELOPE RISK MATRIX		
WEST ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Medium risk	1
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		**14**

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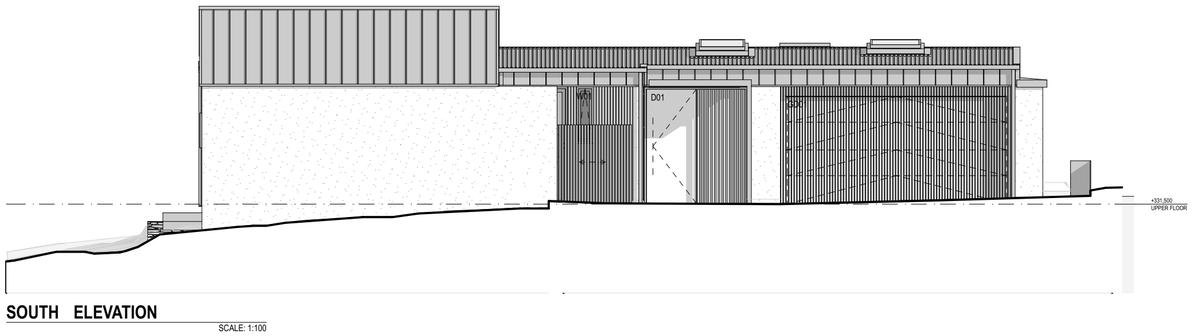
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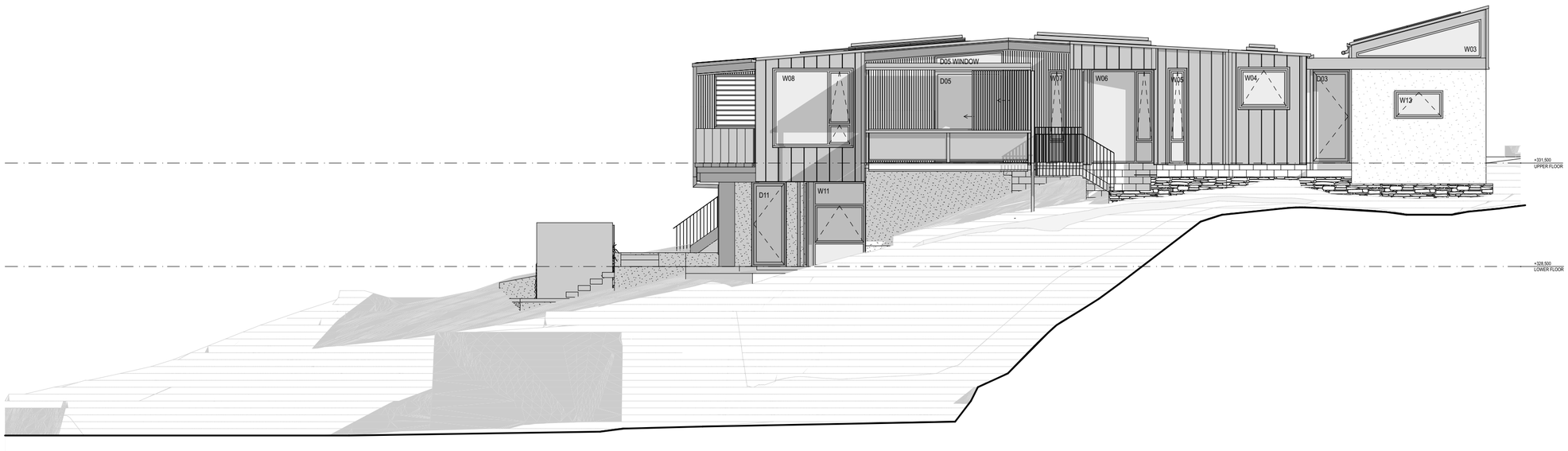
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SOUTH ELEVATION

SCALE: 1:100



WEST ELEVATION

SCALE: 1:100

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