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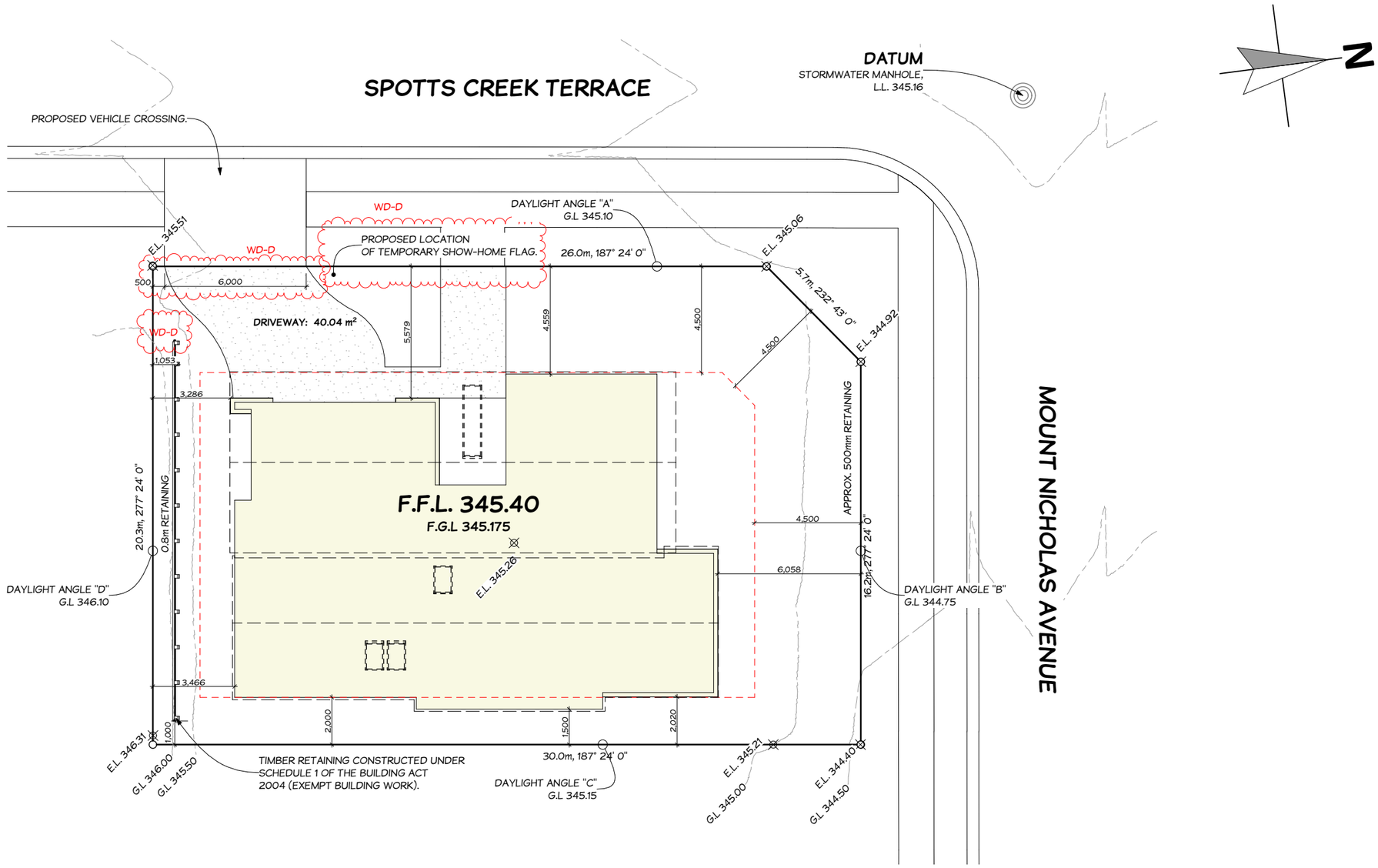
LOT 359 DP 611245
600M²

WIND ZONE	VERY HIGH
EARTHQUAKE ZONE	3
CORROSION ZONE	B
SNOW LOADING	N5 (350m) (1.5kPa)
COUNCIL ZONE	QLDC ZONE: SPECIAL ZONE

BUILDING COVERAGE AREA:	259.65m²
BUILDING COVERAGE:	43.275% (40% MAX)
PERMEABLE AREA:	320.17m² (53.36%)

SITE LEVELS
LEVELS IN TERMS OF NZVD DATUM 2016

EARTHWORKS
APPROXIMATE TOTAL EARTHWORKS VOLUME:
64.5m³



PSL ARCHITECTURALDESIGN ONBEHALFOF Jennian HOMES

JENNIAN HOMES WANKA LIMITED
67 MOUNT NICHOLAS AVENUE, WANAKA

Drawing:
SITE PLAN

Project:	JKA25005	Date:	6/05/2026
Job:	PSL25529	Scale:	@ A3
Revision:	WD-D - RFI	Drawn:	JM/BP

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NOTES

DIMENSIONS
- ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.
- BUILDING CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE COMMENCING CONSTRUCTION.
- DOOR/WINDOW OPENING SIZE = H x W.
- OFFSET JOINERY IS DIMENSIONED OTHERWISE CONSIDERED CENTRED IN WALL SPACE.
- ALL SIZES GIVEN FOR WINDOWS AND DOORS ARE ROUGH OPENING SIZES ONLY.

WET AREA WALL LININGS

WET AREAS WALLS TO BE LINED WITH 10mm GIB AQUALINE FINISHED WITH SEMI-GLOSS, OR GLOSS PAINT. AS PER ACCEPTABLE SOLUTION E3/AS1 3.1.2 WALLS (c).

LIGHTING

ILLUMINANCE AT FLOOR LEVEL SHALL BE NO LESS THAN 20 LUX
ALL RECESSED LUMINAIRES TO BE I.C. RATED.

INTERNAL DOORS

INTERNAL DOORS BY OWNER. DOOR HEIGHTS TO BE CONFIRMED PRIOR TO FABRICATION.

GLAZING

ALL GLAZING TO COMPLY WITH NZS 4223 INCLUDING SAFETY GLASS TO SHOWER DOORS AND SCREENS

ACCESS

PATIO AND PAVING TO FRONT DOOR TO COMPLY WITH NZBC D1 2.1 SLIP RESISTANCE MAXIMUM STEP HEIGHT TO COMMON/MAIN PRIVATE STAIRWAYS TO BE 190mm.

ARTIFICIAL LIGHT

ALL AREAS WITHIN THE HOUSE WHICH,WHEN ACTIVATED IN THE ABSENCE OF SUFFICIENT NATURAL LIGHT, WILL BE PROVIDED WITH ARTIFICIAL LIGHT THAT HAS AN ILLUMINANCE AT FLOOR LEVEL OF NO LESS THAN 20 LUX TO ENANLE SAFE MOVEMENT & TO COMPLY WITH NZBC G8: ARTIFICIAL LIGHT.

FLOOR FINISH NOTES:

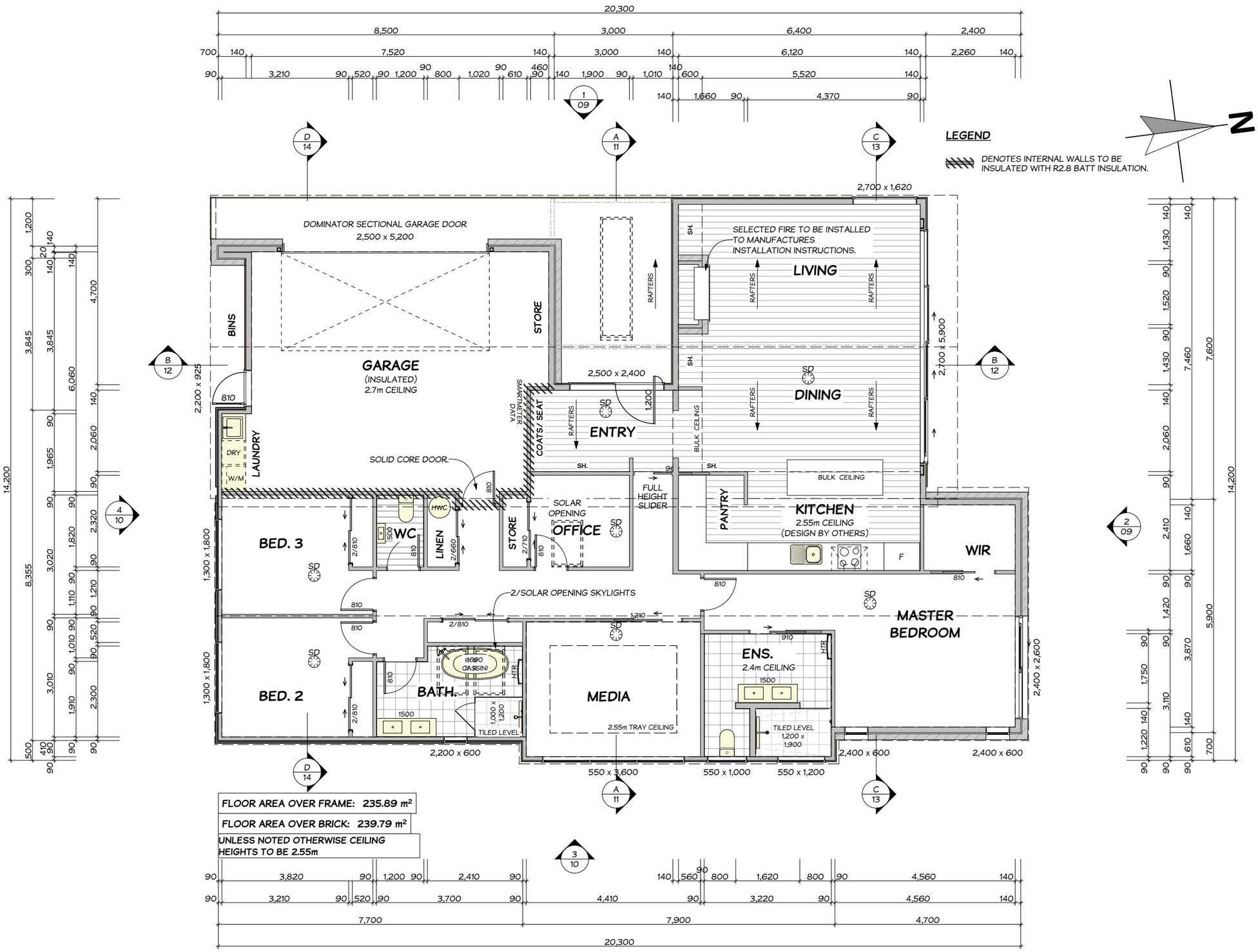
INDICATES VINYL PLANK FLOORING
NOTE: WATER SPLASH AREAS MUST HAVE SEALED JOINTS IN ACCORDANCE WITH NZBC E3/AS1.

INDICATES CERAMIC TILE FLOORING
NOTE: WATER SPLASH AREAS MUST HAVE A MAX. 6% WATER AABSORPTION, WATERPROOF GROUTED JOINTS AND LAID OVER A MEMBRANE IN ACCORDANCE WITH NZBC E3/AS1.

SMOKE ALARMS - INTERCONNECTED

SD INTERCONNECTED DOMESTIC SMOKE ALARM COMPLYING WITH NZBC ACCEPTABLE SOLUTIONS C/AS1 - HEAT DETECTOR RECOMMENDED TO KITCHEN

REFER TO WJL ENGINEERS DESIGN FOR BRACING PLANS & CALCULATIONS.



FLOOR AREA OVER FRAME: 235.89 m²

FLOOR AREA OVER BRICK: 239.79 m²

UNLESS NOTED OTHERWISE CEILING HEIGHTS TO BE 2.55m

PSL ARCHITECTURAL DESIGN ONBEHALFOF Jennian HOMES

JENNIAN HOMES WANKA LIMITED
67 MOUNT NICHOLAS AVENUE, WANAKA

Drawing:
FLOOR PLAN

Project:	JKA25005	Date:	22/04/2026
Job:	PSL25529	Scale:	1:100 @ A3
Revision:	WD-A - BUILDING CONSENT	Drawn:	JM/BP

Document Set ID: 9539157
Version: 1, Version Date: 24/04/2026

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NOTES

CLADDING

'SELECTED' VERTICAL SHIPLAP CEDAR WEATHERBOARD

'SELECTED' VERTICAL CEDAR SHIPLAP WEATHERBOARDS OVER 20x45 "H3.2" TIMBER CAVITY BATTENS (SAWTOOTH BATTENS) SPACED @ 480mm MAX. CRS. VERTICAL SHIPLAP WEATHERBOARDS FIXED WITH 75mm ANNULAR GROOVED ROSE HEAD SILICONE BRONZE OR STAINLESS STEEL.

QUARRIED SCHIST

'SELECTED' QUARRIED STONE SCHIST FIXED WITH GALVANISED (EH) SCREW FIX TIES @300mm MAX. CRS HORIZONTALLY & @400mm MAX. CRS VERTICALLY, WITH MIN. 120mm EMBEDMENT INTO STONE. FIX TO 4.5mm JAMES HARDIE HOMERAB OVER 45x20mm "H3.1" VERTICAL BATTENS.

FREEMAN ALPINE TRAY VERTICAL PROFILED METAL CAVITY FIX

0.4mm BMT ALPINE TRAY FIXED THROUGH 20x45 "H3.1" TIMBER CAVITY BATTENS (SAWTOOTH BATTENS) TO NOGS WITH 'SS' CLIPS, FIXED WITH 2/10x60mm SQUARE DRIVEN WAFFLE HEAD SCREWS @ 600mm MAX. crs AS PER MANUFACTURES SPECIFICATIONS.

VILLABOARD SOFFIT LINING

JAMES HARDIE 6mm VILLABOARD SOFFIT LINING. PACK AS REQUIRED TO SUIT SELECTED FASCIA DEPTH

ROOFING

APLINE TRAY ROOFING

0.4mm BMT ALPINE TRAY ROOFING FIXED TO PURLINS WITH 'SS' CLIPS, FIXED WITH 2/10x40mm SQUARE DRIVEN WAFFLE HEAD SCREWS @ 600mm MAX. crs AS PER MANUFACTURES SPECIFICATIONS.

GUTTER AND TIMBER FASCIA SYSTEM

CONTINUOUS COIL COATED FASCIA AND EXTERNAL METAL GUTTER SYSTEM

WINDOWS

POWDER-COATED ALUMINIUM DOORS &/OR WINDOWS

ALL POWDER COATED ALUMINIUM JOINERY UNITS TO BE DOUBLE GLAZED AND SHALL COMPLY WITH NZS4223.

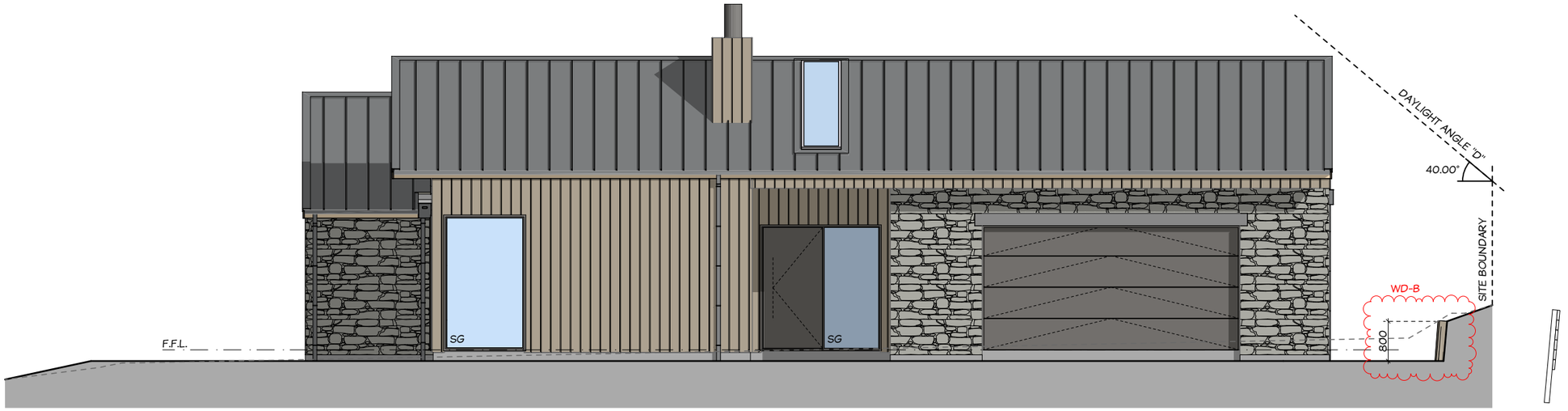
POWDER-COATED ALUMINIUM JOINERY

POWDER COATED ALUMINIUM JOINERY UNITS. ALL GLAZING SHALL COMPLY WITH NZS4223. CONTRACTOR TO COMFIRM ALL OPENING SIZES WITH JOINERY MANUFACTURER PRIOR TO FABRICATION.

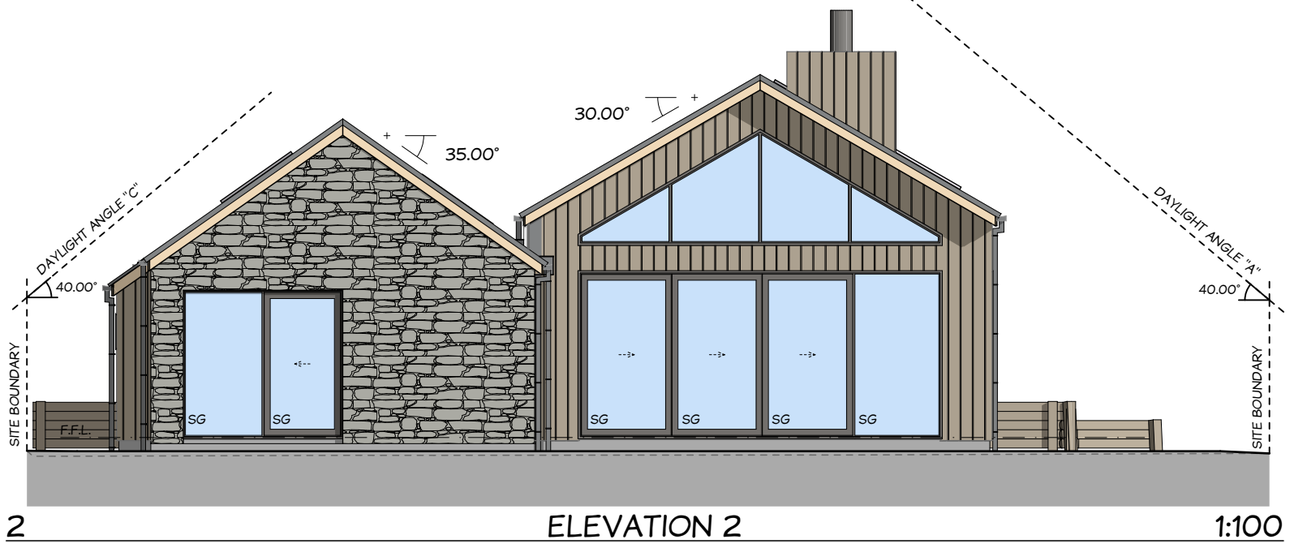
O DENOTES OBSCURE GLAZED JOINERY.
SG DENOTES GRADE "A" SAFETY GLAZING.

ANY SILL HEIGHTS ARE MEASURED FROM FINISHED FLOOR LEVEL. ALL WINDOWS TO BE FINISHED AT SOFFIT LEVEL UNLESS OTHERWISE SHOWN.

BUILDING ENVELOPE RISK MATRIX		
All Building Faces		
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	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Very high risk	6
Deck design	Low risk	0
Total Risk Score:		**18**



1 ELEVATION 1 1:100



2 ELEVATION 2 1:100

PSL ARCHITECTURE & DESIGN ON BEHALF OF Jennian HOMES

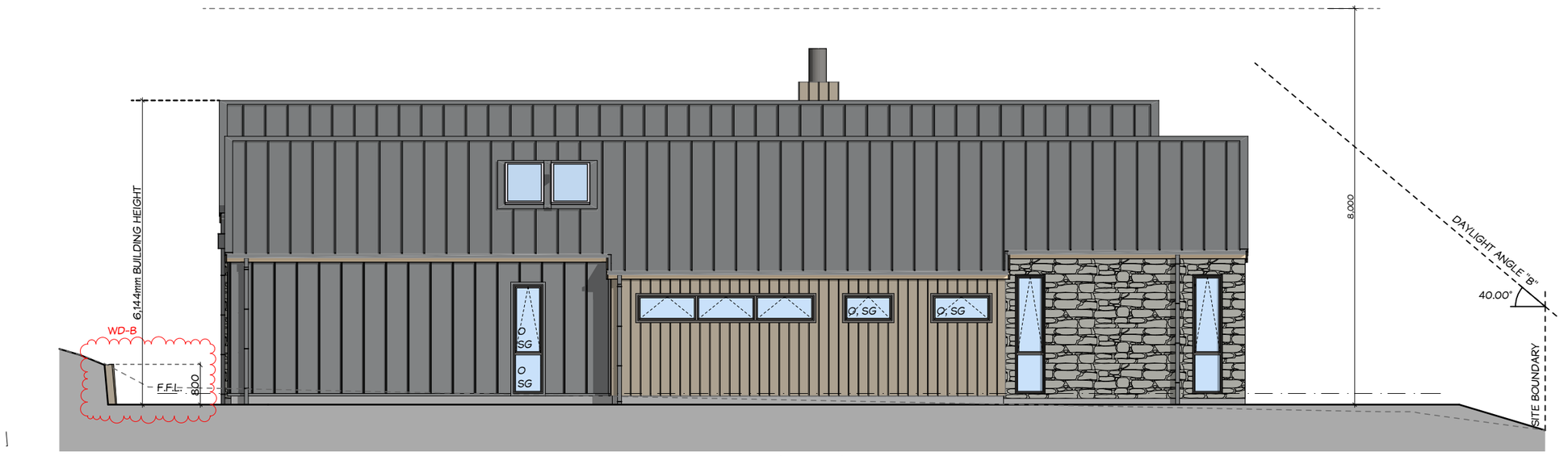
JENNIAN HOMES WANKA LIMITED
67 MOUNT NICHOLAS AVENUE, WANAKA

Drawing:
ELEVATIONS

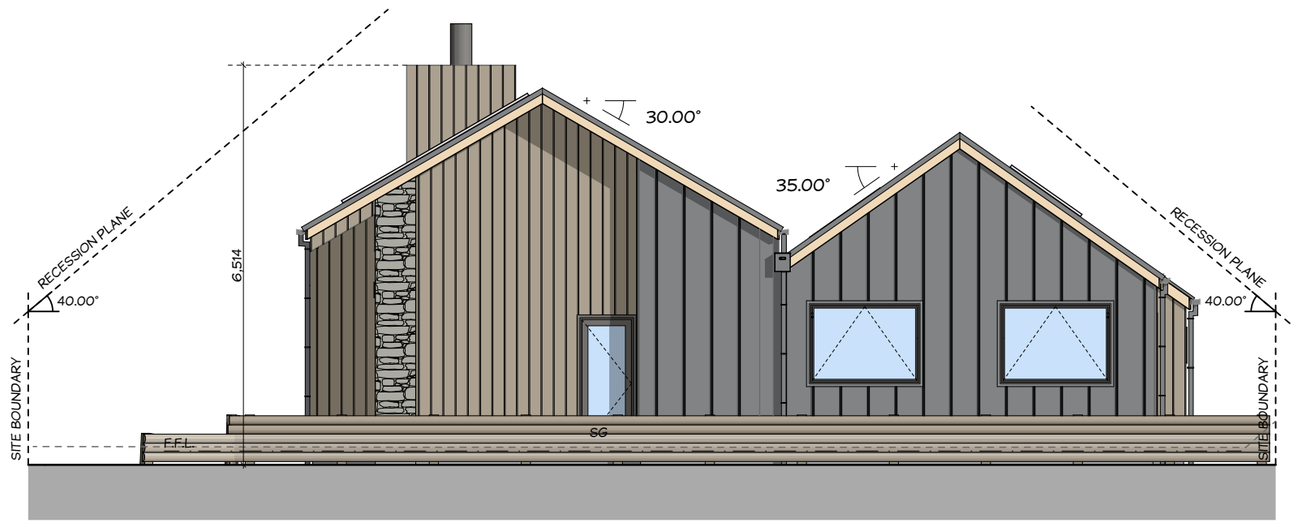
Project: JKA25005
Job: PSL25529
Revision: WD-B - RFI
Date: 22/04/2026
Scale: 1:100 @ A3
Drawn: JM/BP

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3 ELEVATION 3 1:100



4 ELEVATION 4 1:100

PSL ARCHITECTURAL DESIGN ON BEHALF OF Jennian HOMES

JENNIAN HOMES WANKA LIMITED
67 MOUNT NICHOLAS AVENUE, WANAKA

Drawing:
ELEVATIONS

Project:	JKA25005	Date:	22/04/2026
Job:	PSL25529	Scale:	1:100 @ A3
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