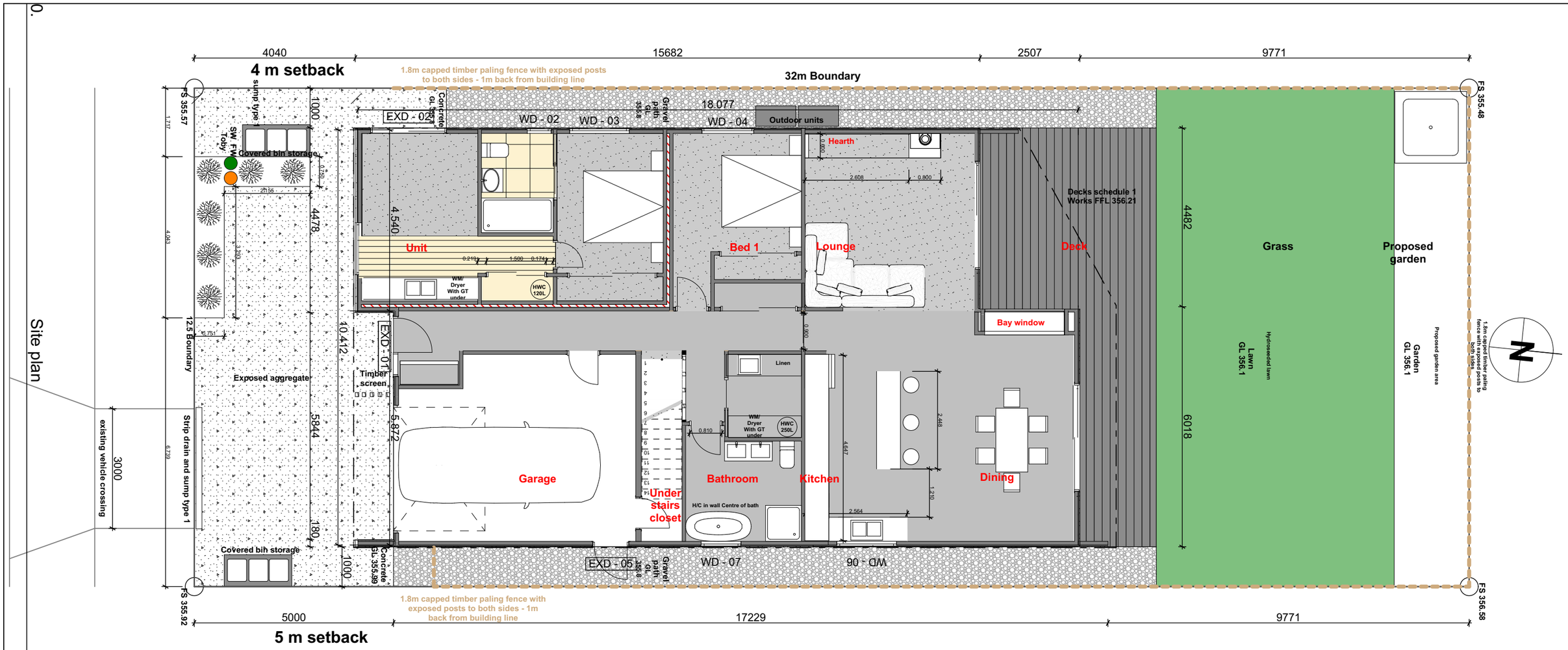


SITE INFORMATION / LEGAL DESCRIPTION

SITE ADDRESS: LOT 1197 64 ROWE LANE

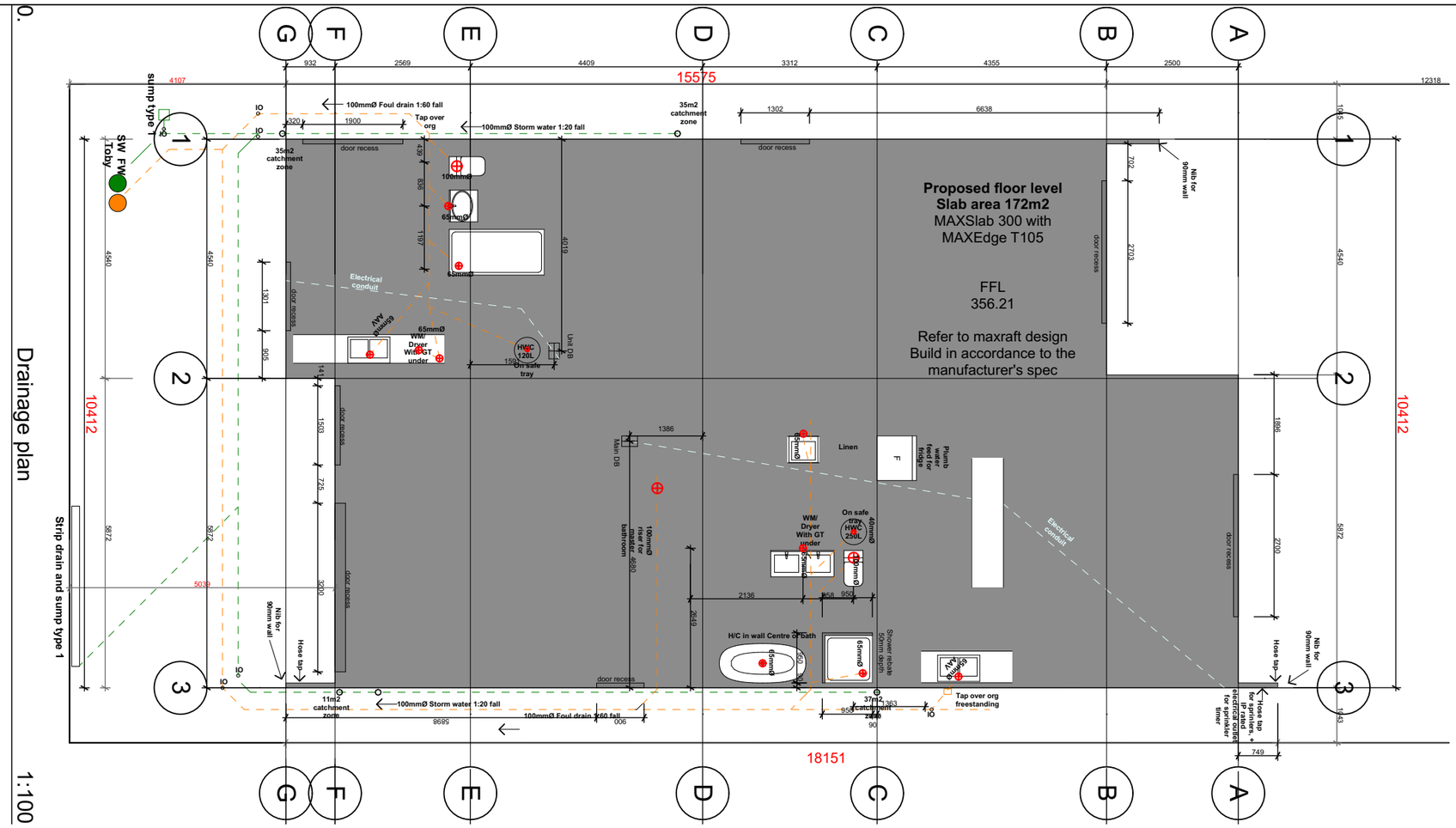
LOT: 1197 D.P: 11 LOCAL T.A: QLDC

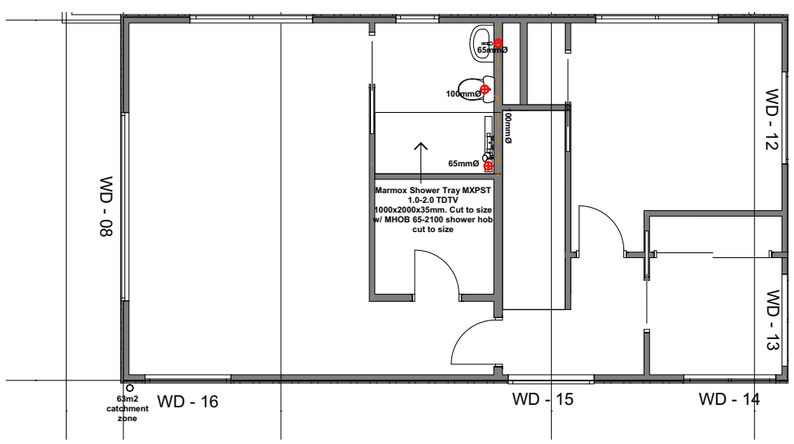
ZONE: JACKS POINT RESORT SITE AREA
SITE AREA: 400m²

SITE COVERAGE : 174m² - %43.5



Preposed Dwelling for Nick & Inga Lot 1197	**Wind I High**	**PAGE CONTENTS** Site plan
	Earthquake I Zone 3	
	Snow I 2Kpa	**DATE**
	Exposure I Zone B	**SCALE AS SHOWN**
		PAGE # A.02.1

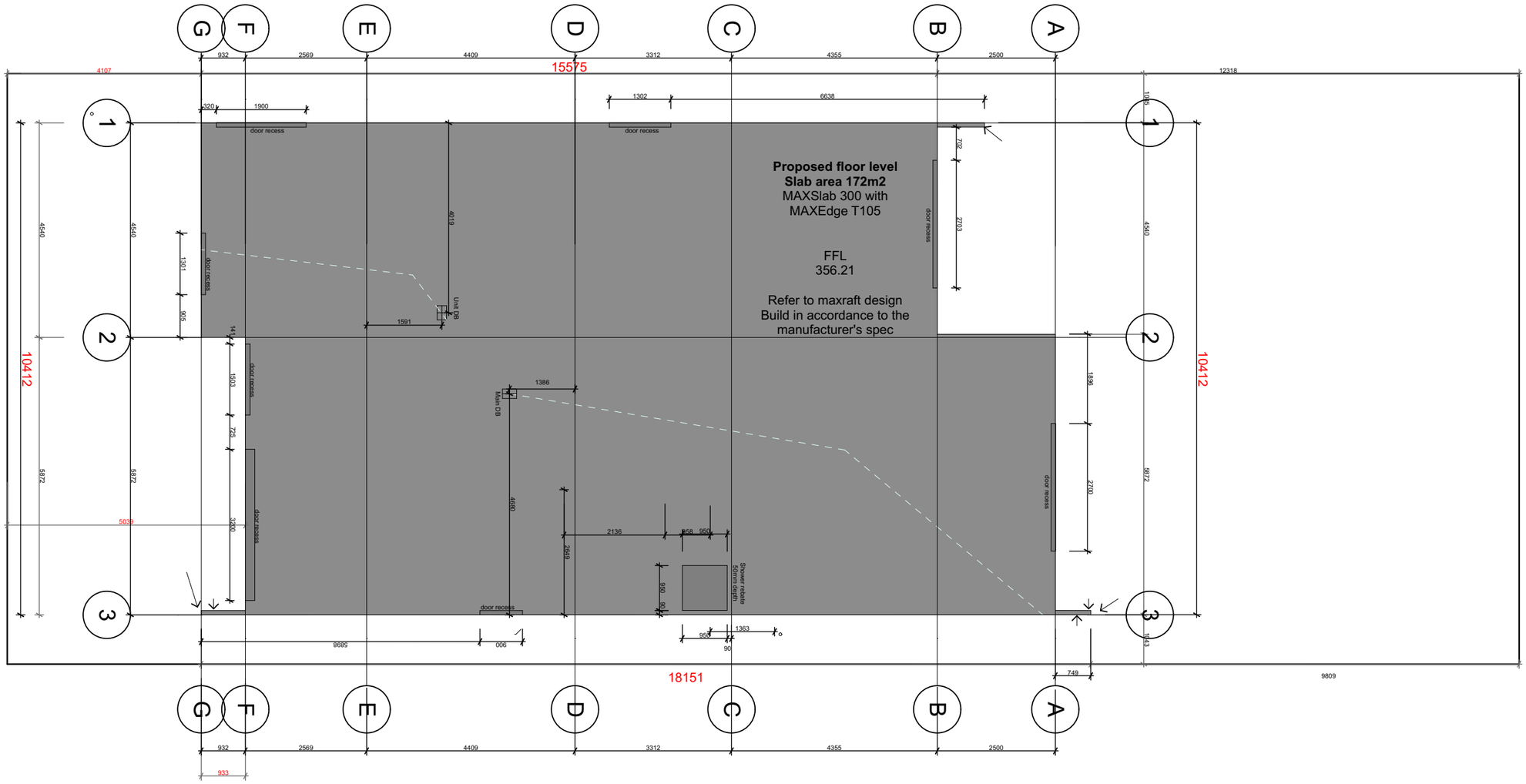




Preposed Dwelling for Nick & Inga Lot 1197	**Wind I High**	**PAGE CONTENTS** first story drainage, Drainage plan	
	Earthquake I Zone 3		
	Snow I 2Kpa	**DATE**	**PAGE #** A.02.2
	Exposure I Zone B	**SCALE AS SHOWN**	

Slab Plan

1:100



Preposed Dwelling for Nick & Inga Lot 1197	**Wind I High**	**PAGE CONTENTS Slab Plan**	
	Earthquake I Zone 3		
	Snow I 2Kpa	**DATE**	**PAGE # A.02.3**
	Exposure I Zone B	**SCALE AS SHOWN**	

West Elevation

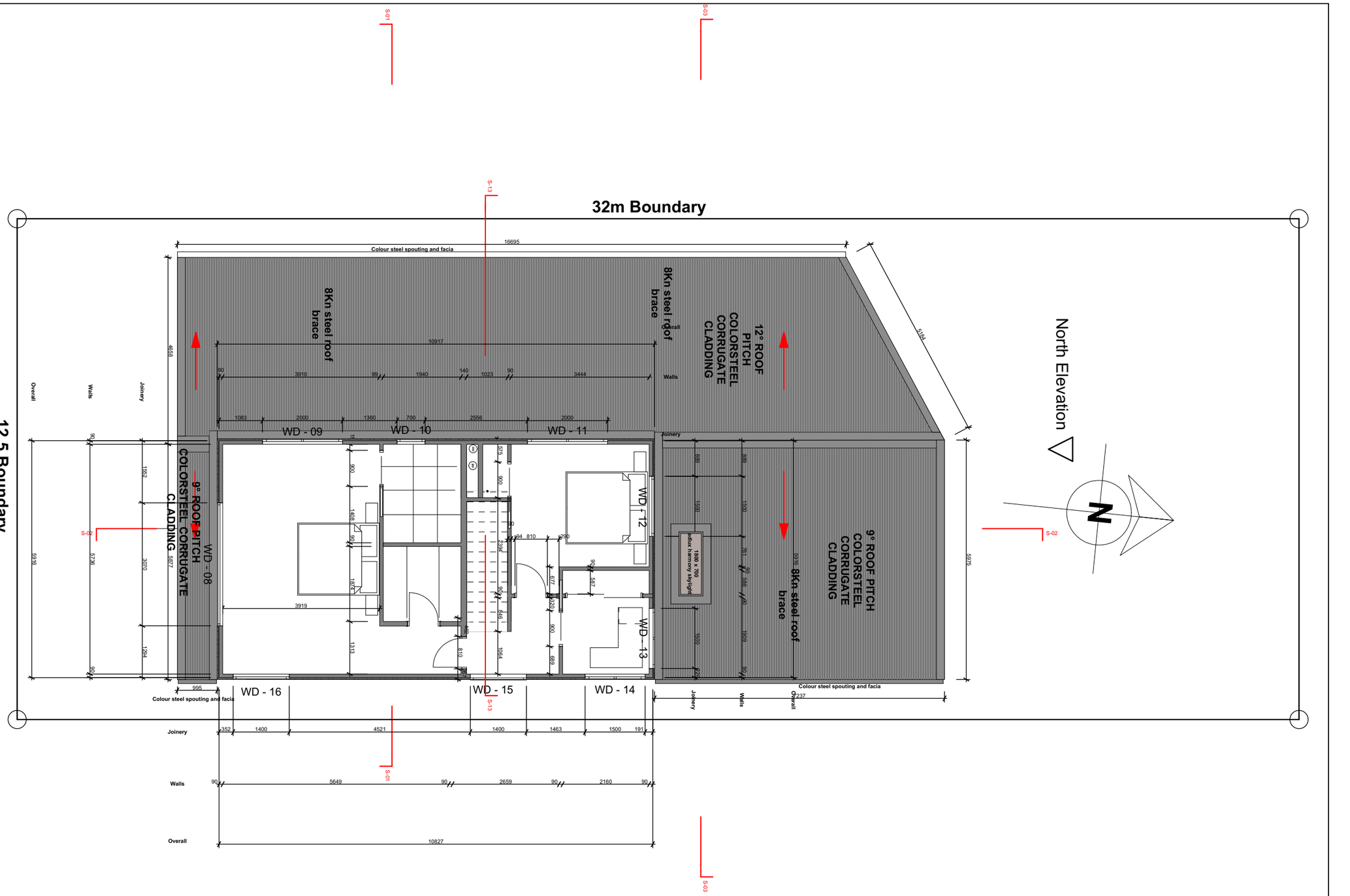
North Elevation

32m Boundary

EXD - 02
WD - 02
WD - 03
WD - 04
WD - 01
EXD - 03
WD - 05
EXD - 01
EXD - 04
GRG - 01
EXD - 05
WD - 07
WD - 06
D-10
D-11
S-01
S-02
S-03
S-13
Overall
Walls
Joinery
Corridor
Front door
Garage door
unit window
wall following rake of stairs with table wall on top
DOWN
UP

Preposed Dwelling for Nick & Inga Lot 1197

Wind I High	PAGE CONTENTS Dimensioned ground floor plan	
Earthquake I Zone 3		
Snow I 2Kpa	DATE	PAGE # A.02.4
Exposure I Zone B	SCALE AS SHOWN	

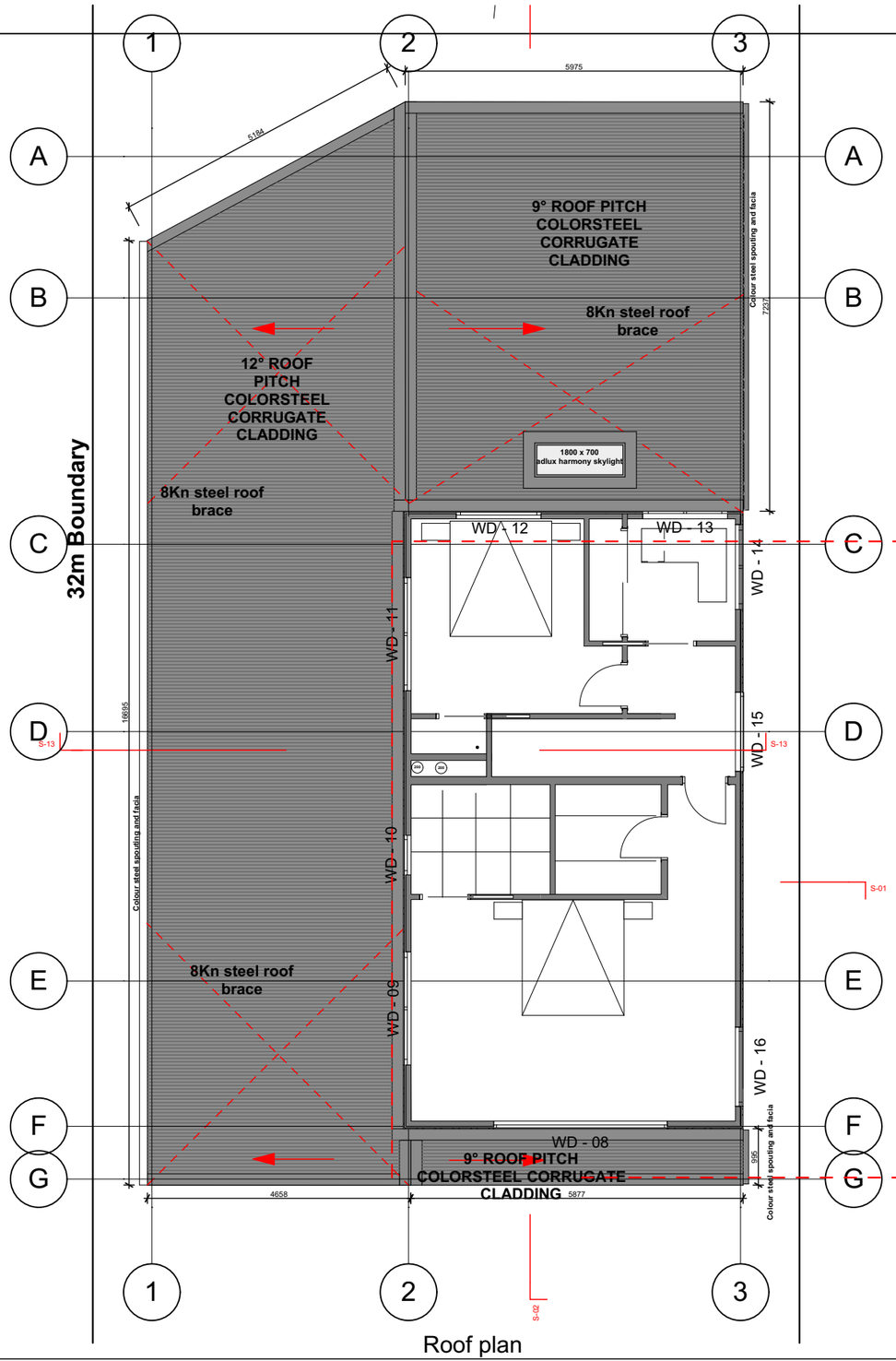


1st story dimensioned

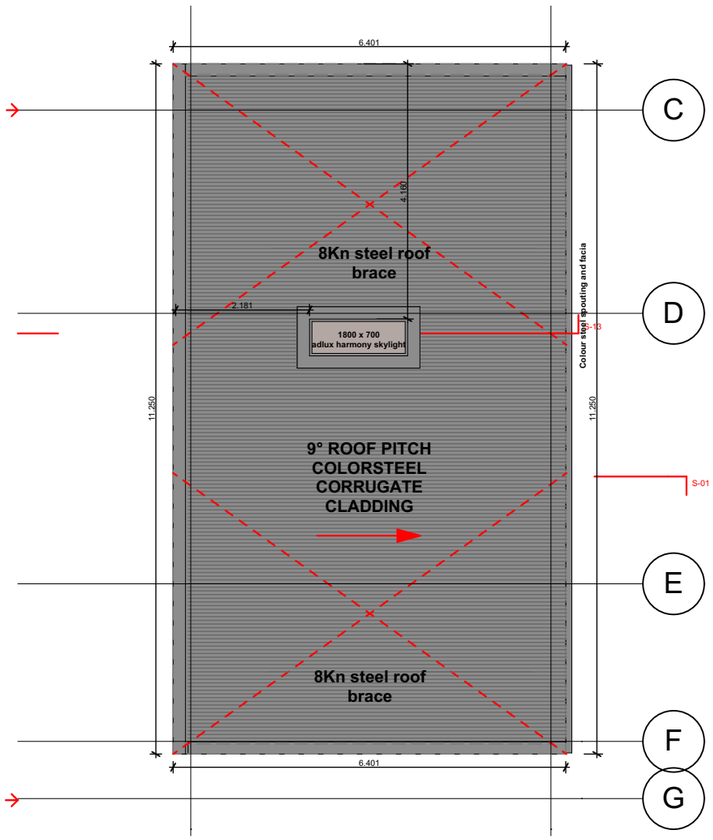
1:100

Preposed Dwelling for Nick & Inga Lot 1197

Wind I High	PAGE CONTENTS 1st story dimensioned	
Earthquake I Zone 3		
Snow I 2Kpa	DATE	PAGE # A.02.5
Exposure I Zone B	SCALE AS SHOWN	



Roof plan 1:100

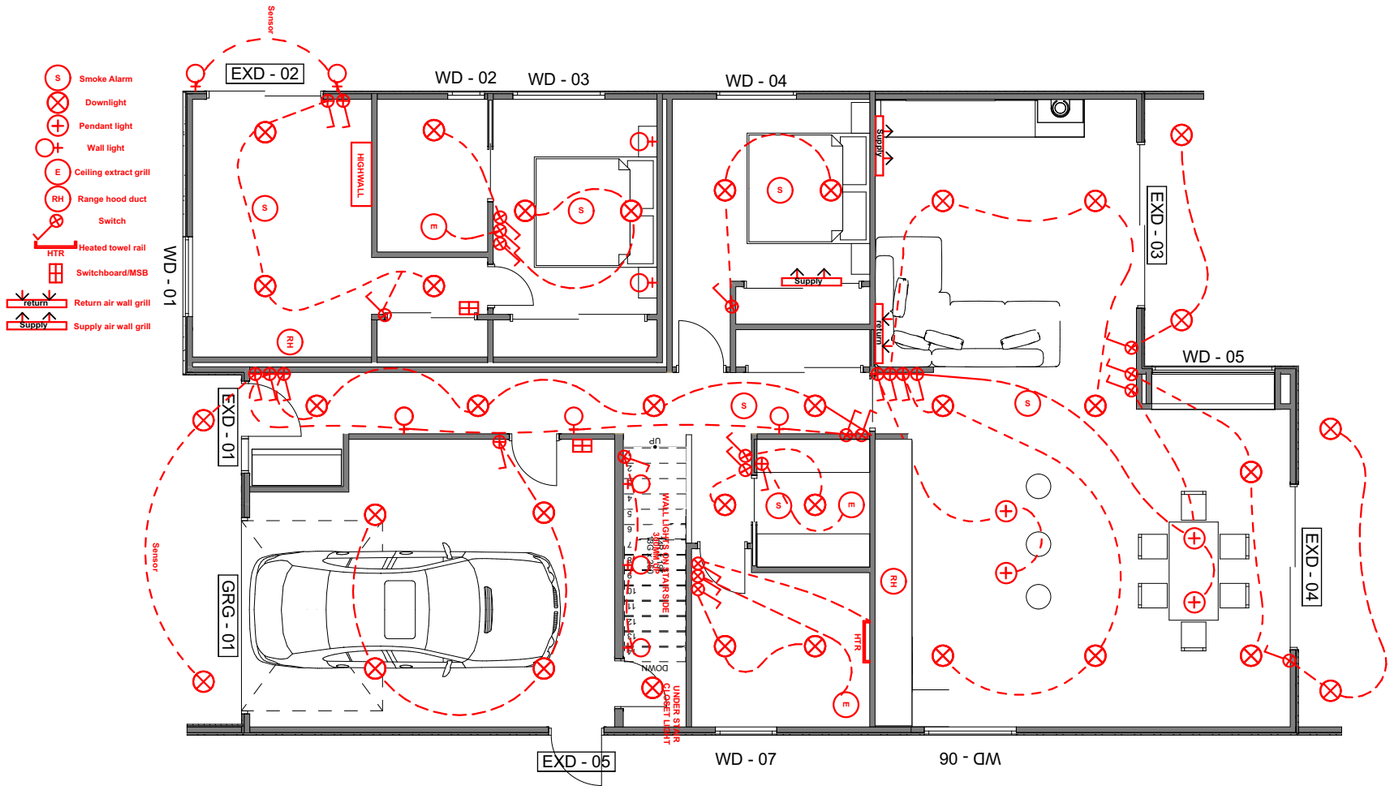


Roof 1st story 1:100

Preposed Dwelling for Nick & Inga Lot 1197

Wind I High	PAGE CONTENTS Roof plan , Roof 1st story
Earthquake I Zone 3	
Snow I 2Kpa	DATE
Exposure I Zone B	SCALE AS SHOWN

PAGE # A.02.6



ground floor lighting plan 1:100

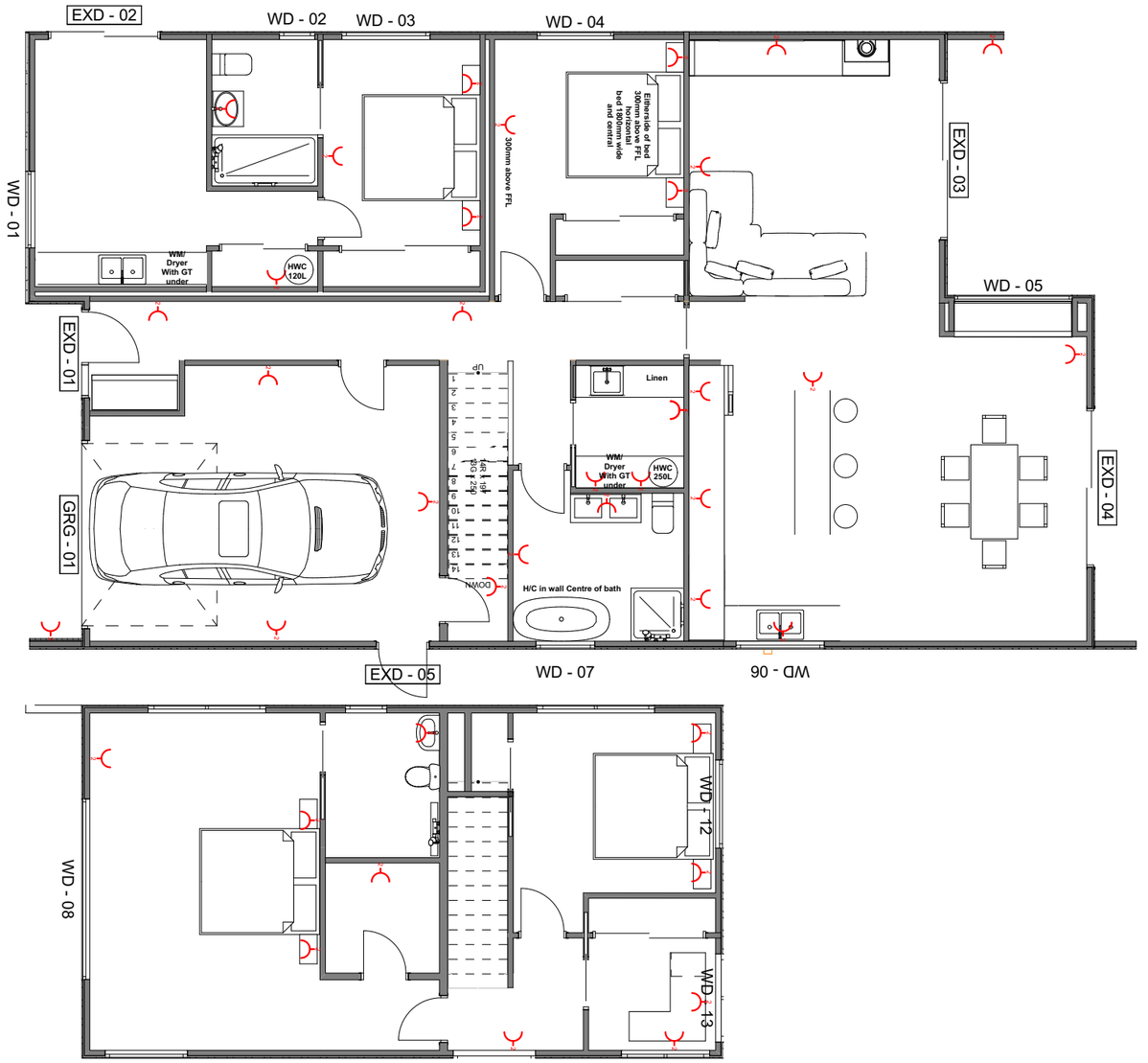


first floor lighting plan 1:100

Preposed Dwelling for Nick & Inga Lot 1197	**Wind I High**	**PAGE CONTENTS** first floor lighting plan, ground floor lighting plan	
	Earthquake I Zone 3		
	Snow I 2Kpa	**DATE**	**PAGE #** A.02.7
	Exposure I Zone B	**SCALE AS SHOWN**	

Ground floor socket plan 1:100

First floor socket plan 1:100

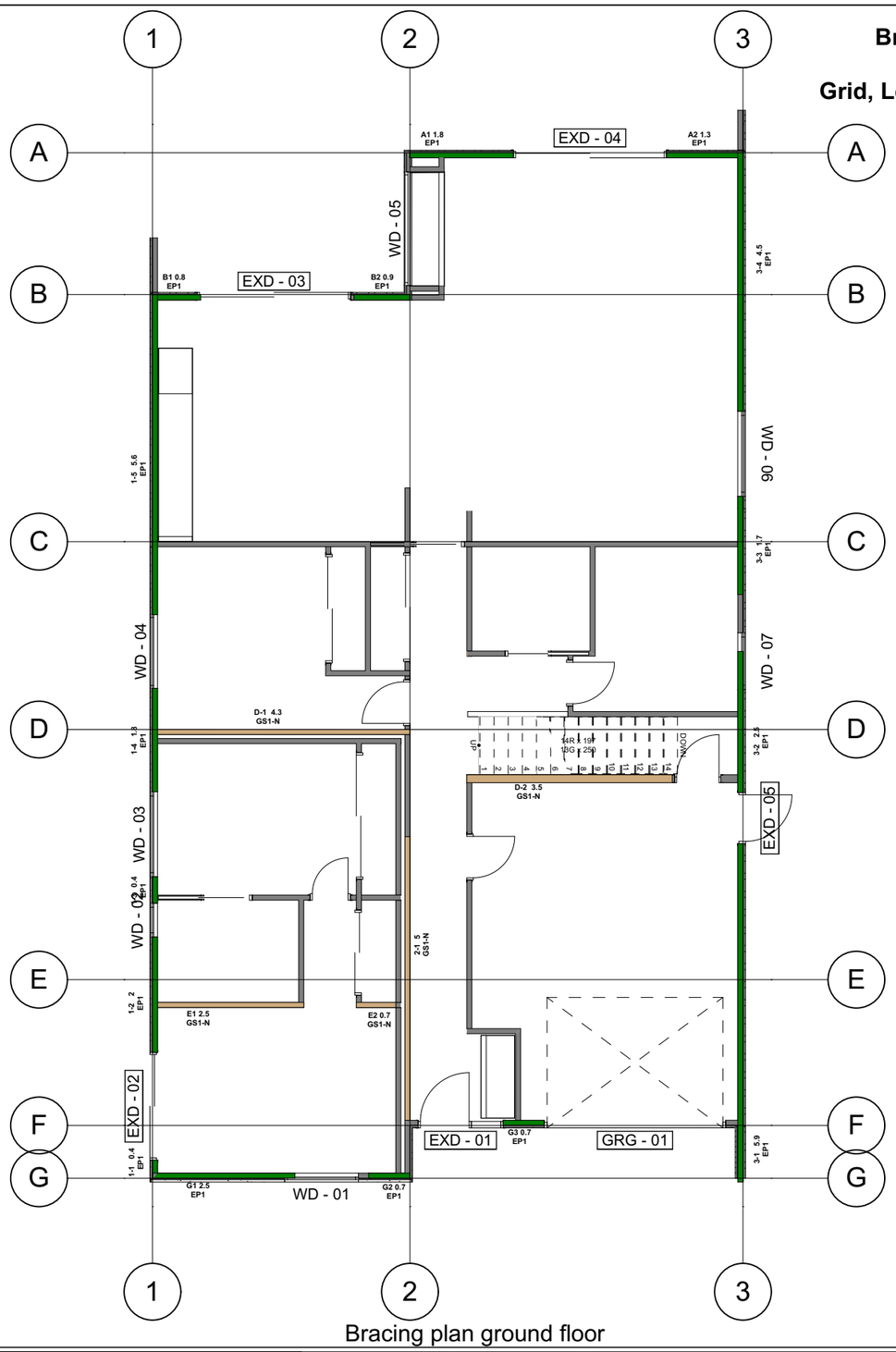


Preposed Dwelling for Nick & Inga Lot 1197

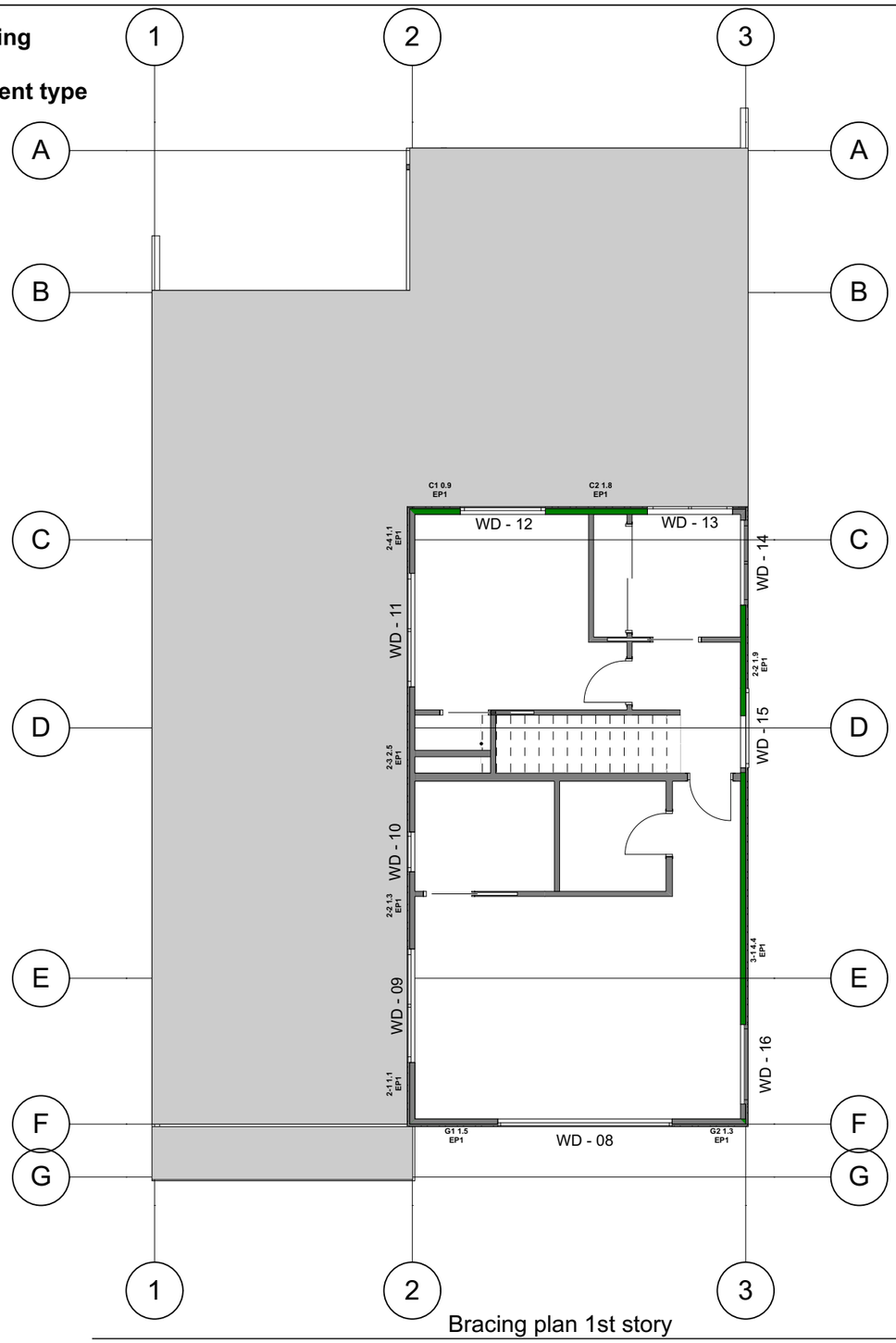
Wind I High	PAGE CONTENTS Ground floor socket plan, First floor socket plan	
Earthquake I Zone 3		
Snow I 2Kpa	DATE	PAGE # A.02.8
Exposure I Zone B	SCALE AS SHOWN	

Bracing element labeling

Grid, Length, Bracing element type
Example A 4.1 EP1



Bracing plan ground floor 1:100

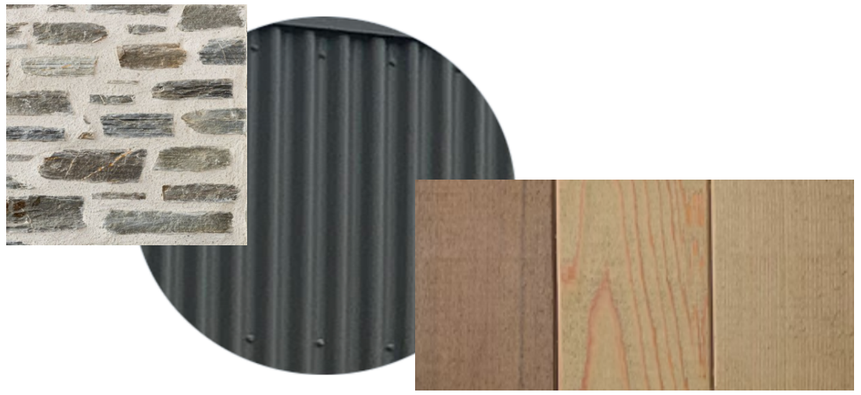


Bracing plan 1st story 1:100

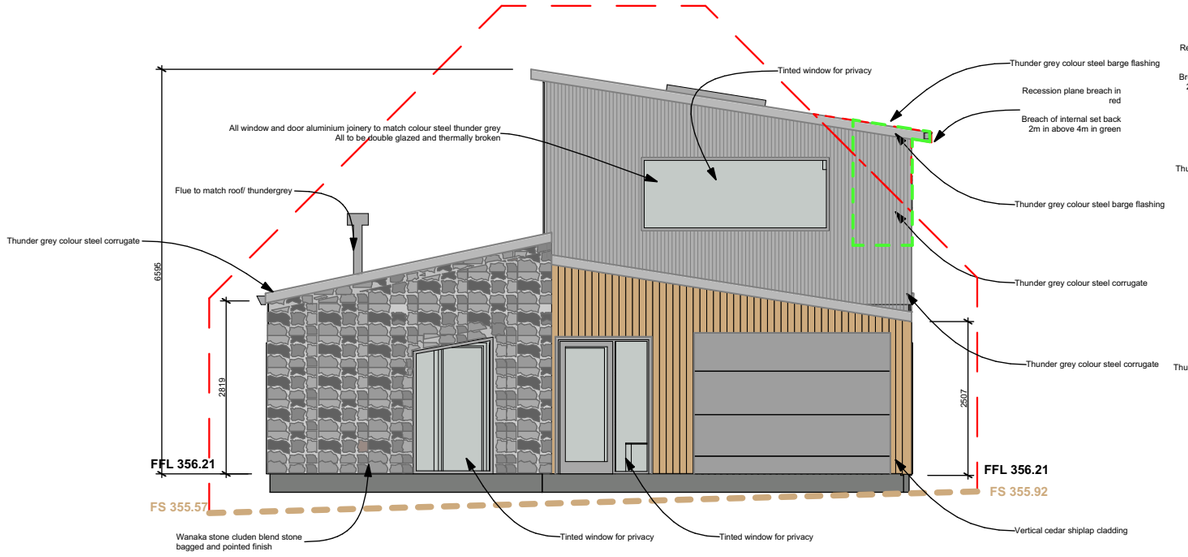
Preposed Dwelling for Nick & Inga Lot 1197	**Wind I High**	**PAGE CONTENTS** Bracing plan ground floor, Bracing plan 1st story	
	Earthquake I Zone 3		
	Snow I 2Kpa	**DATE**	**PAGE # A.02.9**
	Exposure I Zone B	**SCALE AS SHOWN**	

Risk Matrix E2/AS1 Score - 18

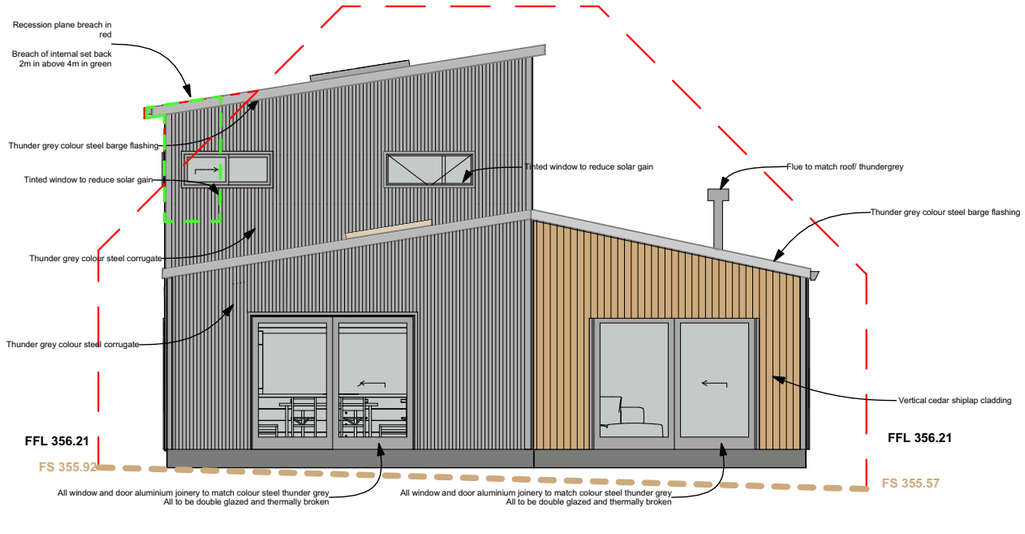
Element	Colour	Material
Roof	thunder grey	Colour steel corrugate roofing
Spouting	thunder grey	Colour steel
facia	thunder grey	Colour steel
Wall	thunder grey	Colour steel corrugate wall clad
wall	Wood X avalanche	Cedar vertical shiplap weatherboard
wall	stone	Cluden blend Wanaka stone
Garage	Thunder Grey	Sectional garage door
aluminium joinery	Thunder grey	Desgin doors and windows



Notes
FFL - Finished floor level
FS - Finished surface level taken from the developers plans
Recesion plane - Indicated in red
Internal set back 2m in, 4 metres high - Breach Indicated in green

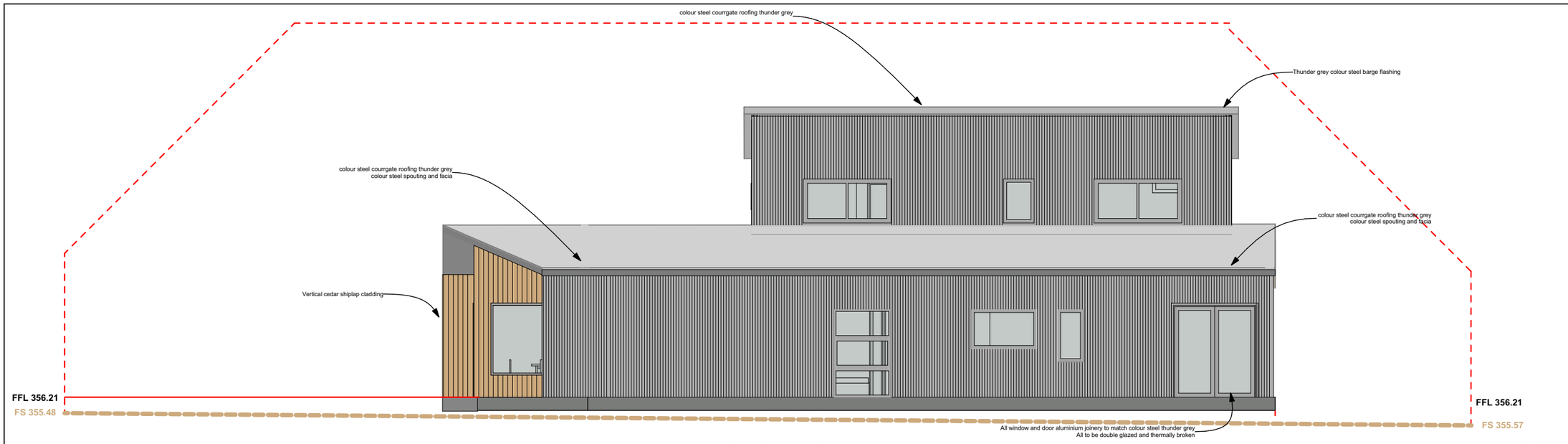


South Elevation 1:100

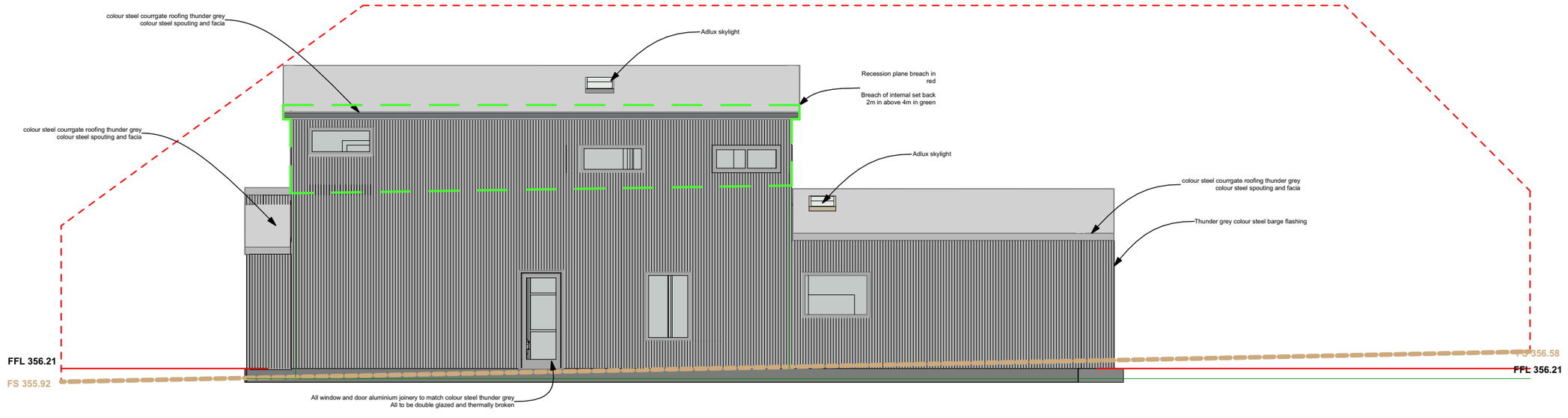


North Elevation (1) 1:100

Preposed Dwelling for Nick & Inga Lot 1197	**Wind I High**	**PAGE CONTENTS South Elevation, North Elevation (1)**	
	Earthquake I Zone 3		
	Snow I 2Kpa	**DATE**	**PAGE # A.03.1**
	Exposure I Zone B	**SCALE AS SHOWN**	

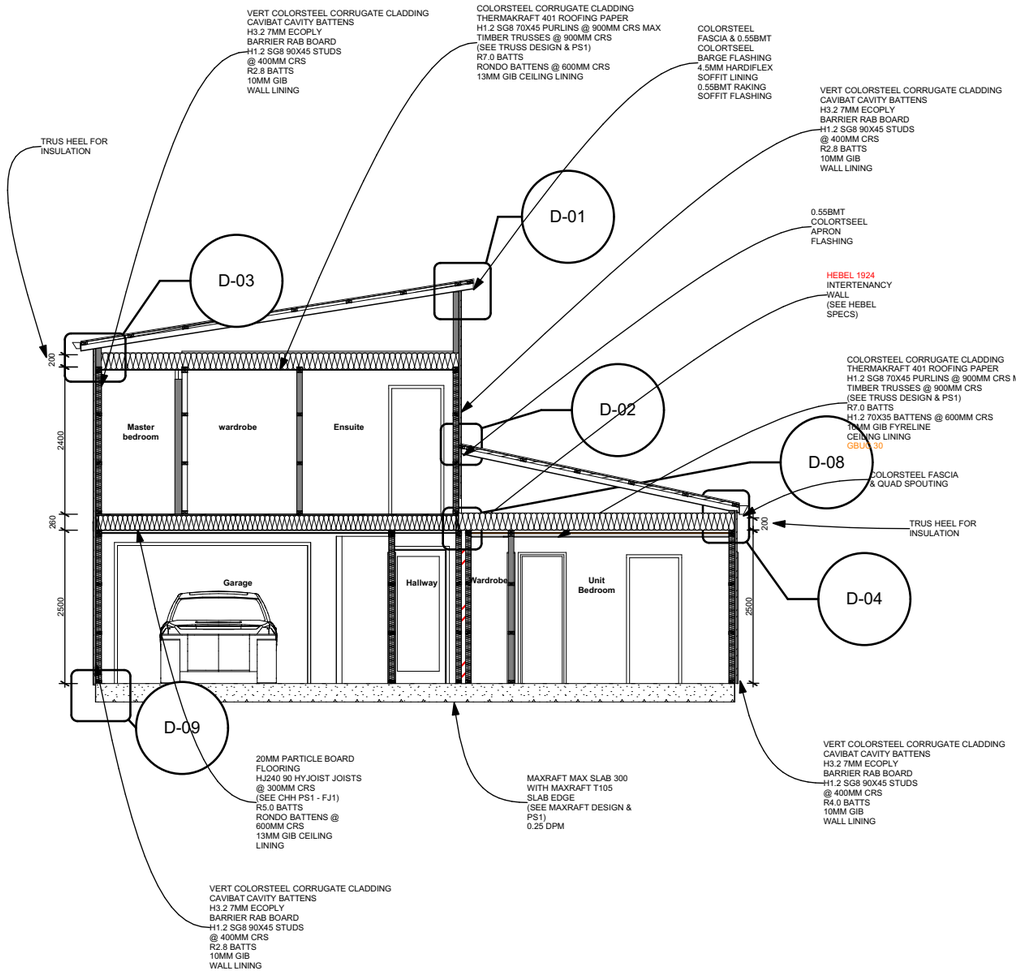


West Elevation 1:100

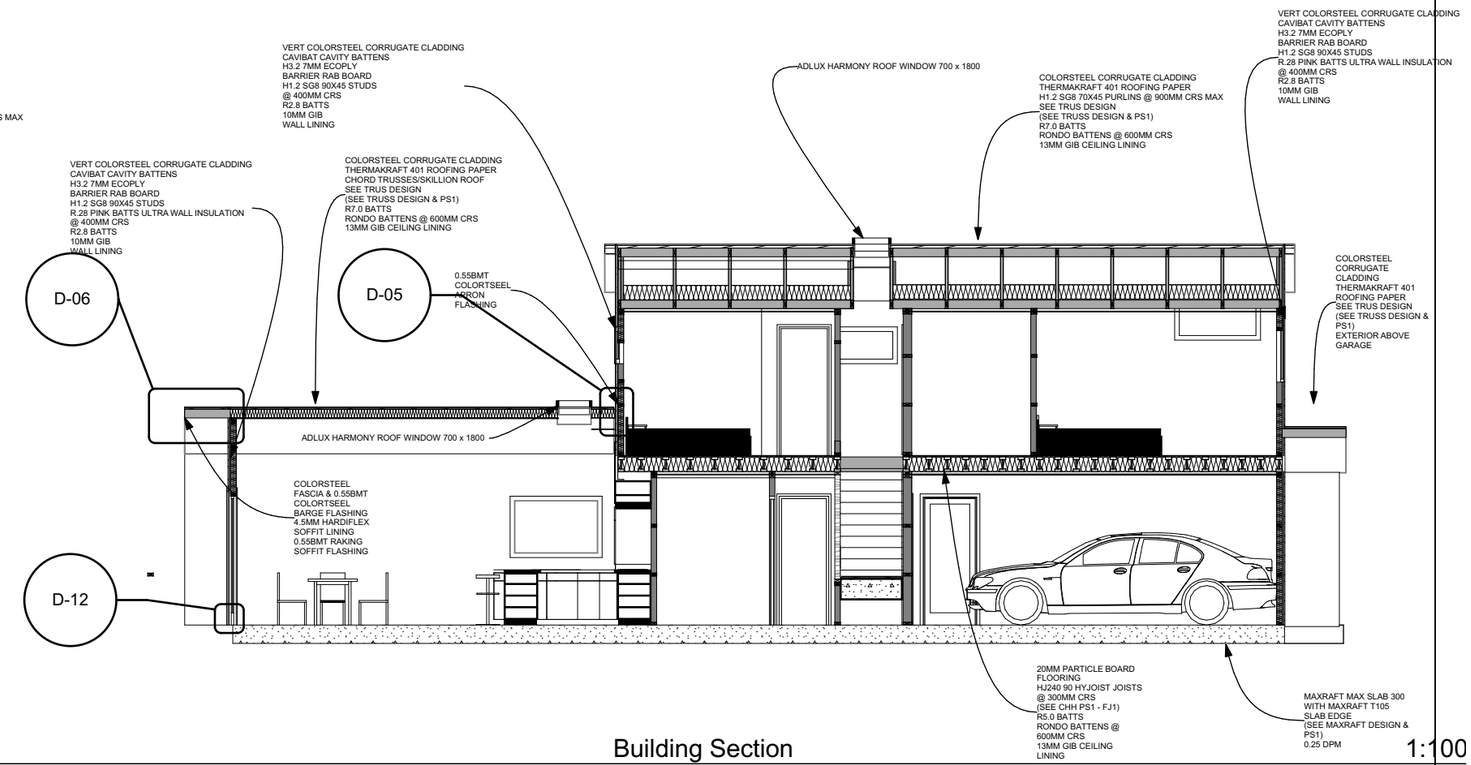


East Elevation 1:100

Preposed Dwelling for Nick & Inga Lot 1197	**Wind I High**	**PAGE CONTENTS** East Elevation, West Elevation	
	Earthquake I Zone 3		
	Snow I 2Kpa	**DATE**	**PAGE #** A.03.2
	Exposure I Zone B	**SCALE AS SHOWN**	



S-01 Building Section 1:100

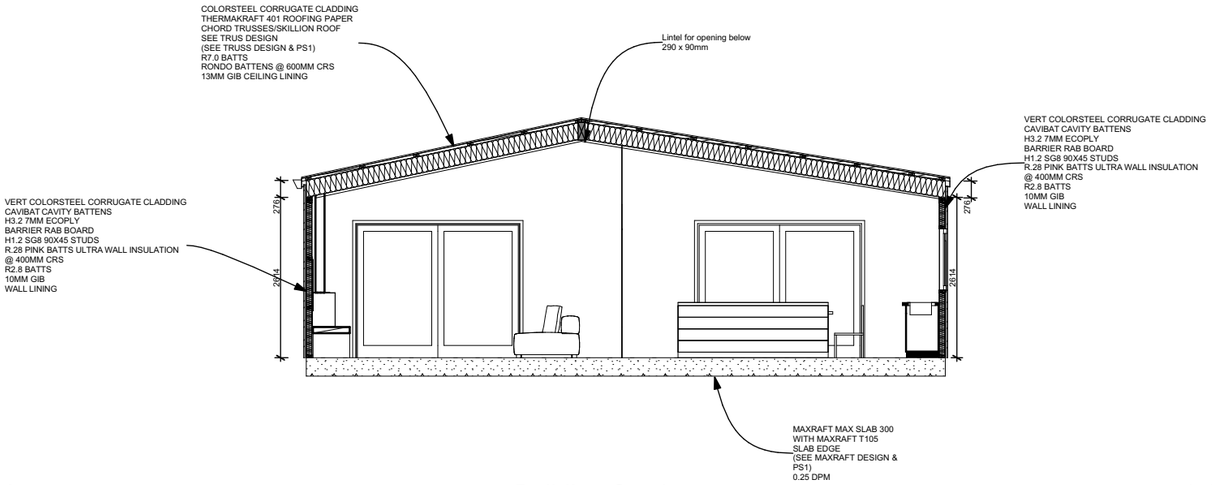


S-02 Building Section 1:100

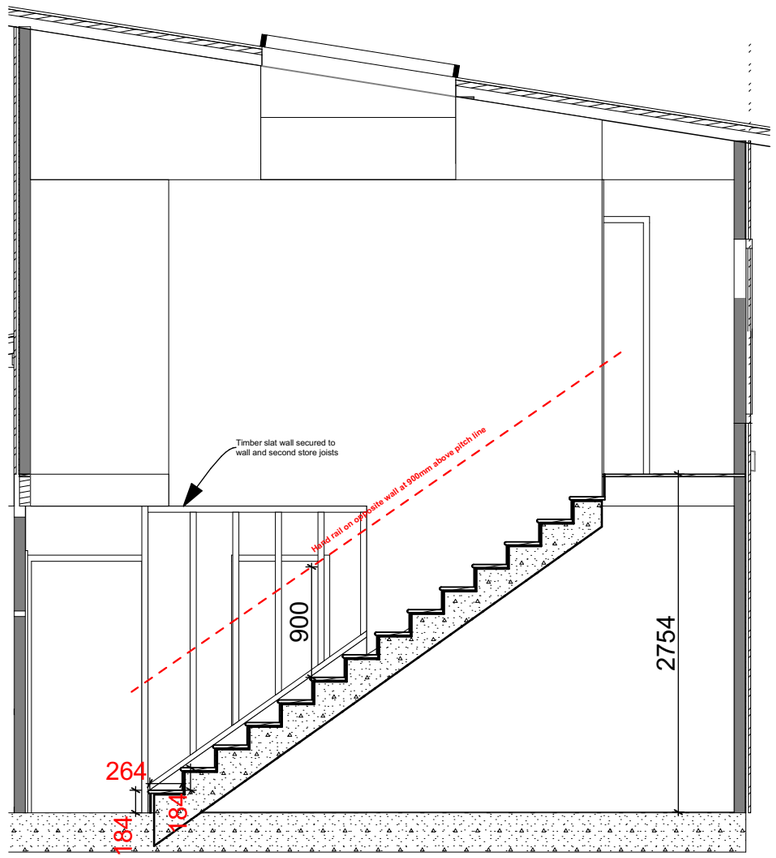
Preposed Dwelling for Nick & Inga Lot 1197

Wind I High	PAGE CONTENTS Building Section
Earthquake I Zone 3	
Snow I 2Kpa	DATE
Exposure I Zone B	SCALE AS SHOWN

PAGE # A.03.3.1



S-03 Building Section 1:100



STAIR UNIT SPEC.

NZBC D1/AS1 -COMMON / MAIN

PRIVATE STAIRWAY

TREAD - 280mm MIN.

RISER - 190mm MAX.

PITCH LINE - 37° MAX.

Floor to floor height -2754mm

15 Risers = 2710 / 15 = 180.7mm

Treads = 265+25 nosing = 280 going

184 Risers Construct nre stair unit using 290x45mm

SG8 H1.2 stringer with 18mm MDF treads and risers, glued and blocked between. Install 40mmØ handrail, fix to wall on proprietary stand off brackets at 0.9m height

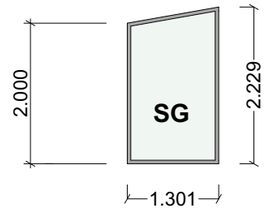
D-13 1:50

Preposed Dwelling for Nick & Inga Lot 1197

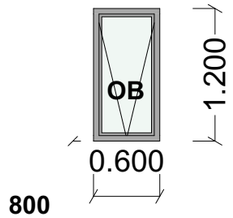
Wind I High	PAGE CONTENTS Building Section
Earthquake I Zone 3	
Snow I 2Kpa	DATE
Exposure I Zone B	SCALE AS SHOWN

PAGE # A.03.3.2

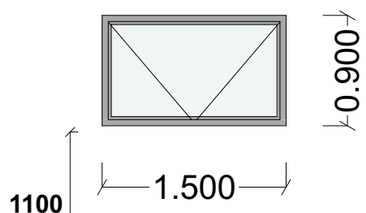
WD - 01
1.301×2.229



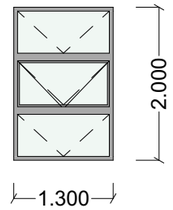
WD - 02
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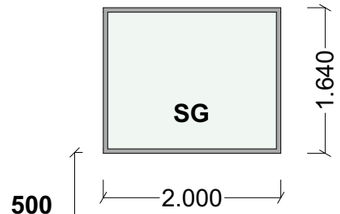
WD - 03
1.500×0.900



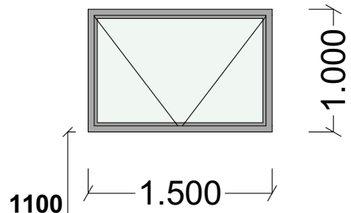
WD - 04
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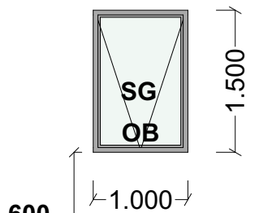
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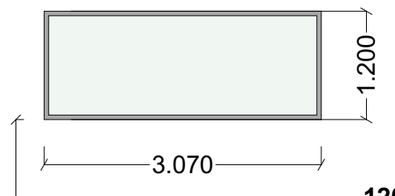
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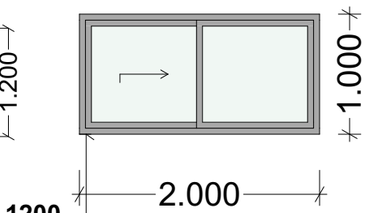
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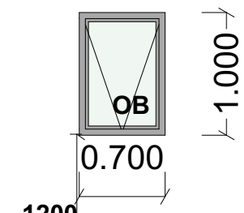
WD - 08
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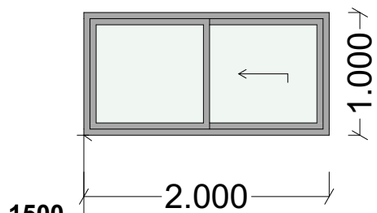
WD - 09
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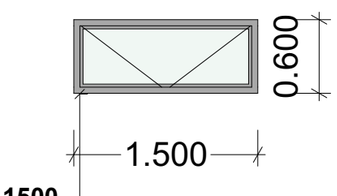
WD - 10
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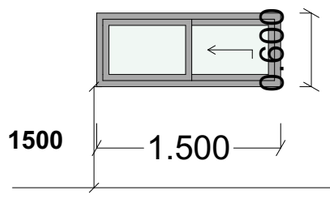
WD - 11
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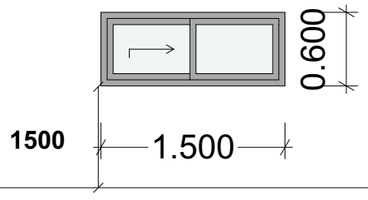
WD - 12
1.500×0.600



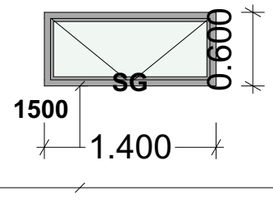
WD - 13
1.500×0.600



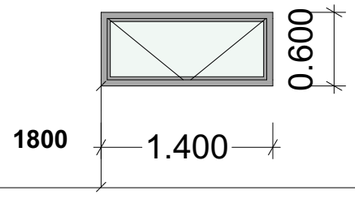
WD - 14
1.500×0.600



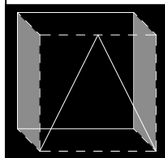
WD - 15
1.400×0.600



WD - 16
1.400×0.600



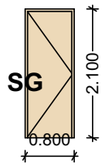
Joinery components (rebates, sill, head & jambs) detailed on architectural drawings are indicitave only. Joinery component sizes must be confirmed at pricing with joinery supplier.
All dimensions shown are rough opening sizes unless otherwise noted. All dimensions to be confirmed on site prior to manufacture
All joinery is viewed externally (unless otherwise noted) If in doubt confirm with designer.
Size: Width -Refer Plans
Height -2200 unless otherwise noted
Leaf Type/Finish: Polycore / Paint Grade -Flat Panel
Frame Type / Finish Radiata Pine, 30mm / Paint grade
Hardware: TBC
Glazing Legend
OB obscure glass
SG "A" grade safety glazing



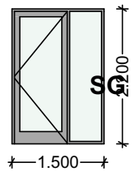
Preposed Dwelling for Nick & Inga Lot 1197

Wind I High	PAGE CONTENTS Window Schedule	
Earthquake I Zone 3		
Snow I 2Kpa	DATE	PAGE # A.03.4.1
Exposure I Zone B	SCALE AS SHOWN	

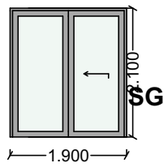
DOO - 152



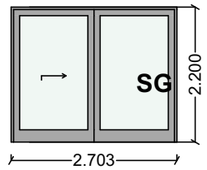
EXD - 01



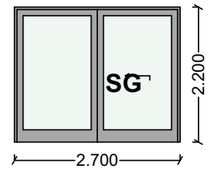
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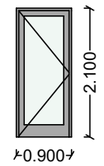
EXD - 03



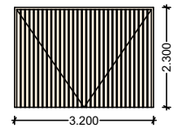
EXD - 04



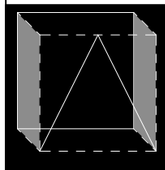
EXD - 05



GRG - 01

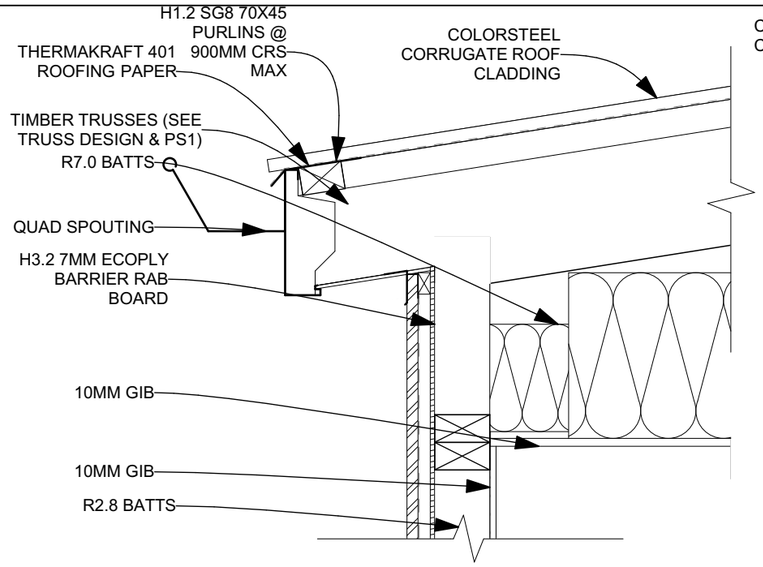


Joinery components (rebates, sill, head & jambs) detailed on architectural drawings are indicitave only. Joinery component sizes must be confirmed at pricing with joinery supplier.
All dimensions shown are rough opening sizes unless otherwise noted. All dimensions to be confirmed on site prior to manufacture
All joinery is viewed externally (unless otherwise noted) If in doubt confirm with designer.
Size: Width -Refer Plans
Height -2100 unless otherwise noted
Leaf Type/Finish: Polycore / Paint Grade -Flat Panel
Frame Type / Finish Radiata Pine, 30mm / Paint grade
Hardware: TBC
Glazing Legend
OB obscure glass
SG "A" grade safety glazing

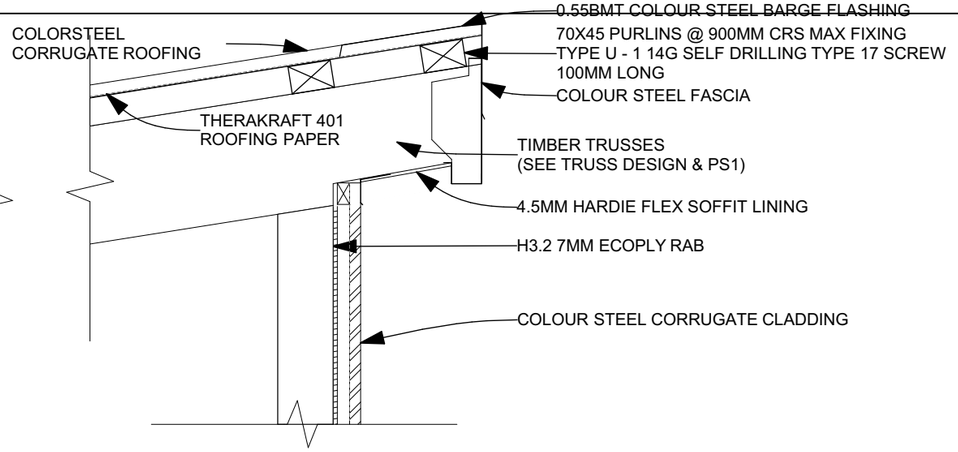


Preposed Dwelling for Nick & Inga Lot 1197

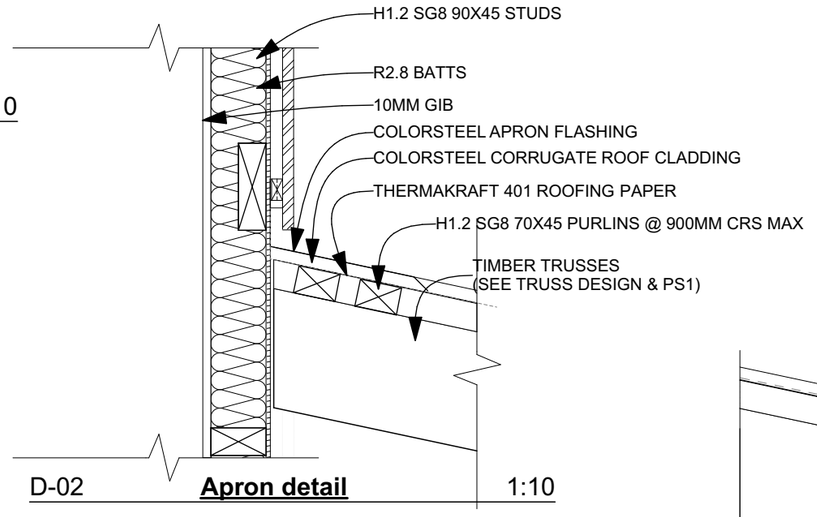
Wind I High	PAGE CONTENTS Door Schedule	
Earthquake I Zone 3		
Snow I 2Kpa	DATE	PAGE # A.03.4.2
Exposure I Zone B	SCALE AS SHOWN	



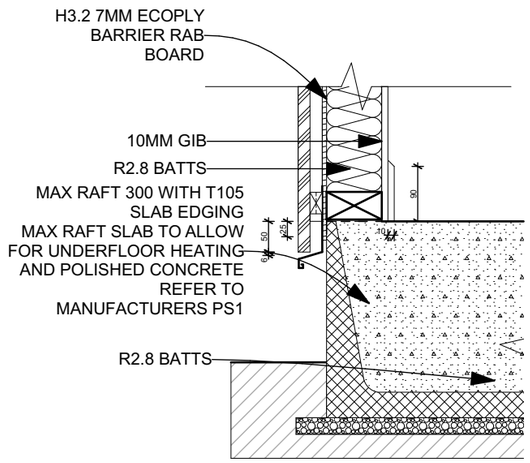
D-03 **Eave detail** 1:10



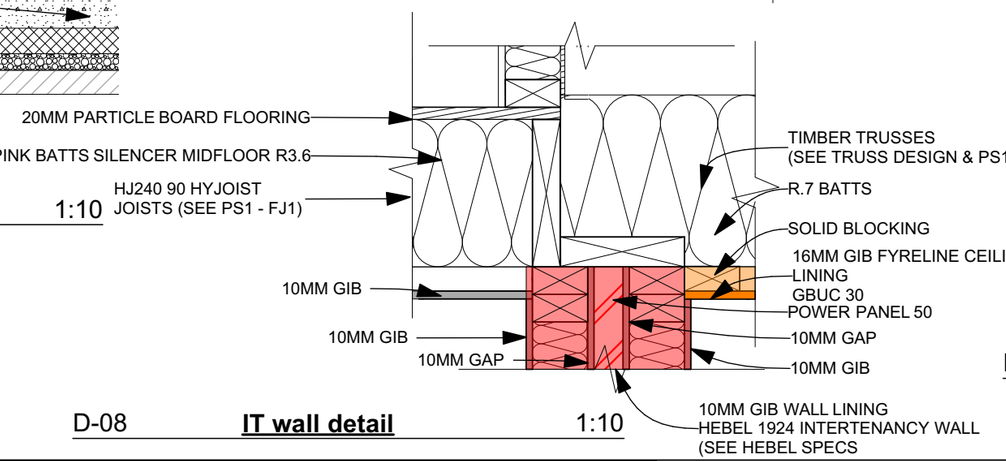
D-01 **Barge detail** 1:10



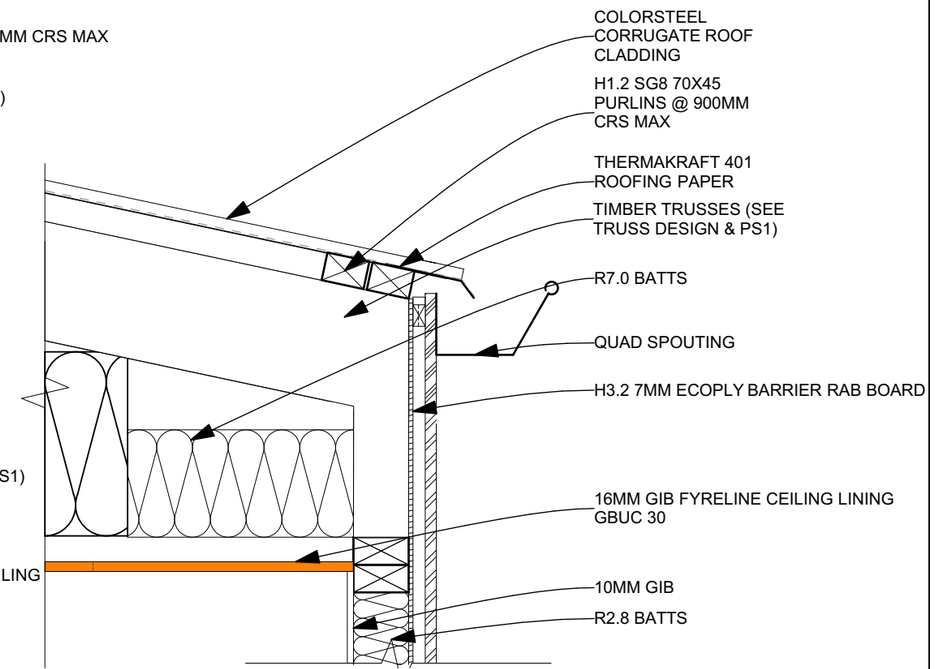
D-02 **Apron detail** 1:10



D-09 **cladding base detail** 1:10



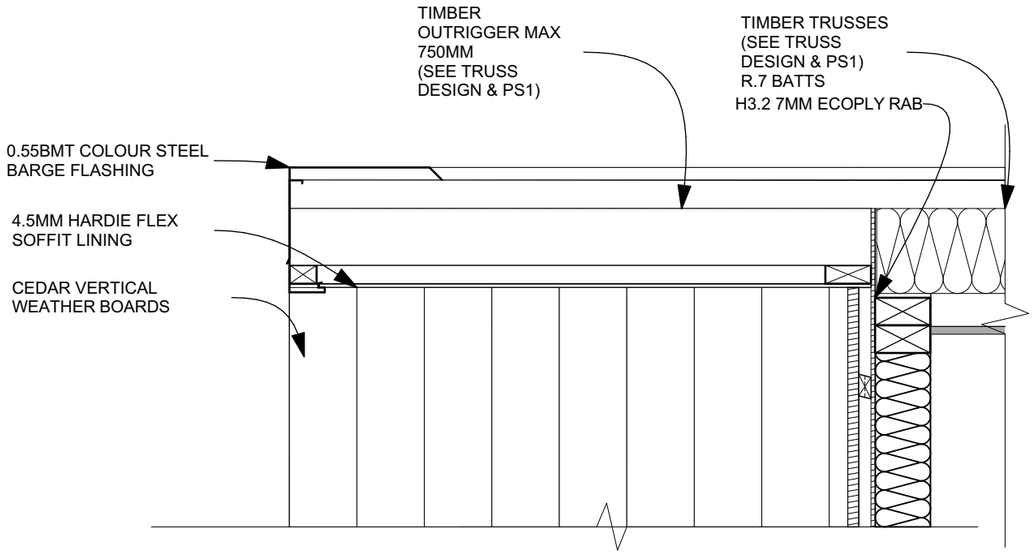
D-08 **IT wall detail** 1:10



D-04 **cladding to roof detail** 1:10

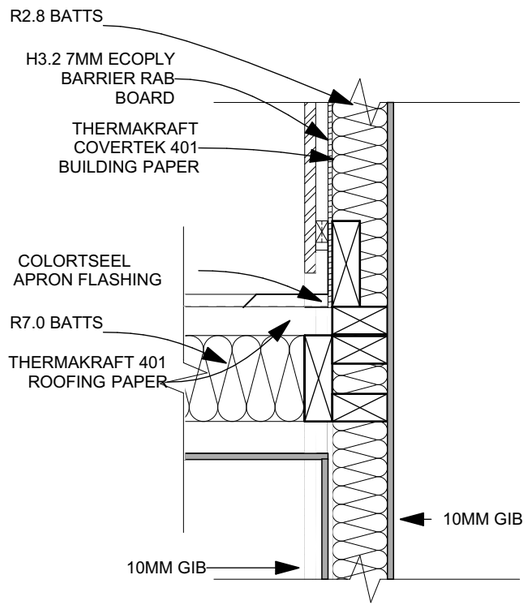
Preposed Dwelling for Nick & Inga Lot 1197

Wind I High	PAGE CONTENTS Detail (1), Detail (2), Detail	
Earthquake I Zone 3		
Snow I 2Kpa	DATE	PAGE # A.03.5.1
Exposure I Zone B	SCALE AS SHOWN	



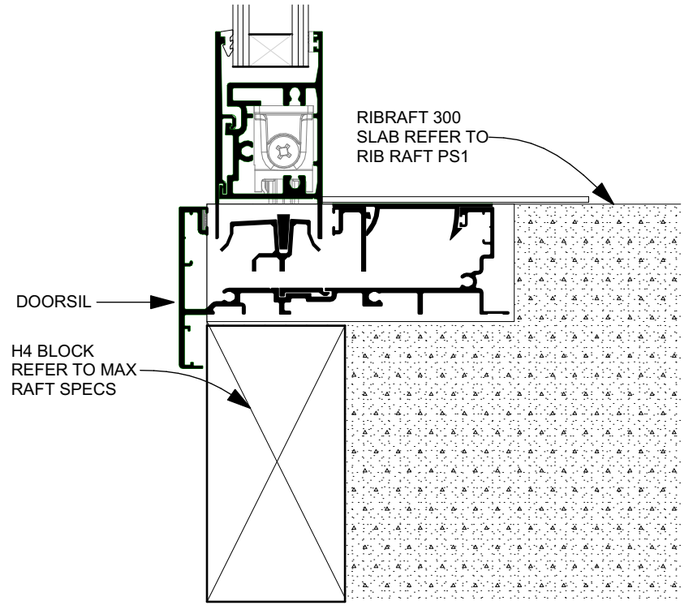
Exterior soffit detail

D-06 1:10



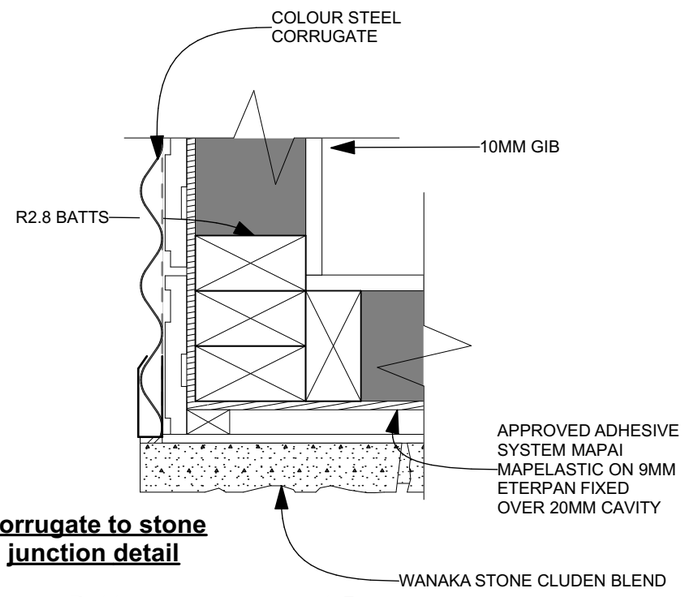
Apron detail

D-05 1:10



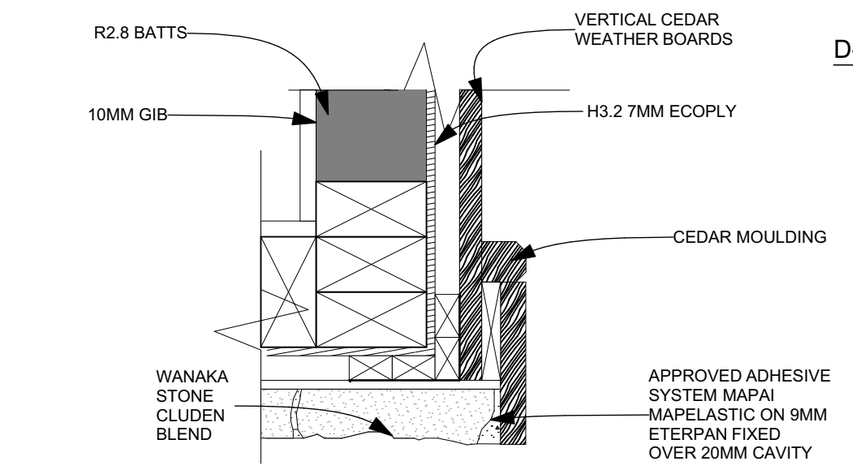
Exterior door to slab detail

D-12 1:2



Corrugate to stone junction detail

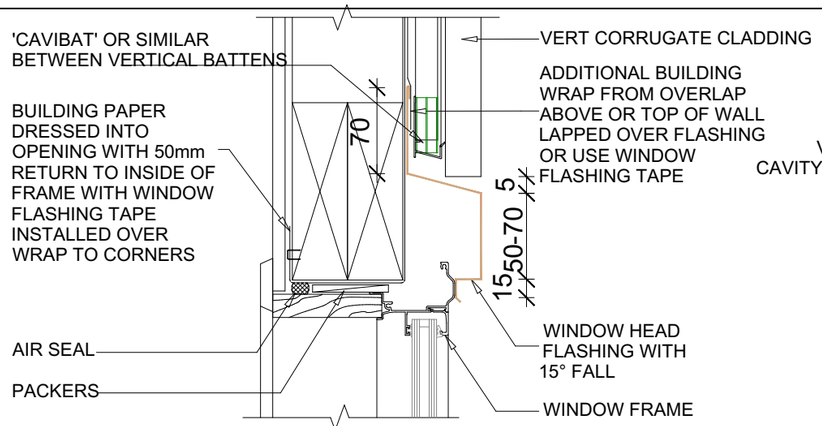
D-11 1:5



D-10 1:5

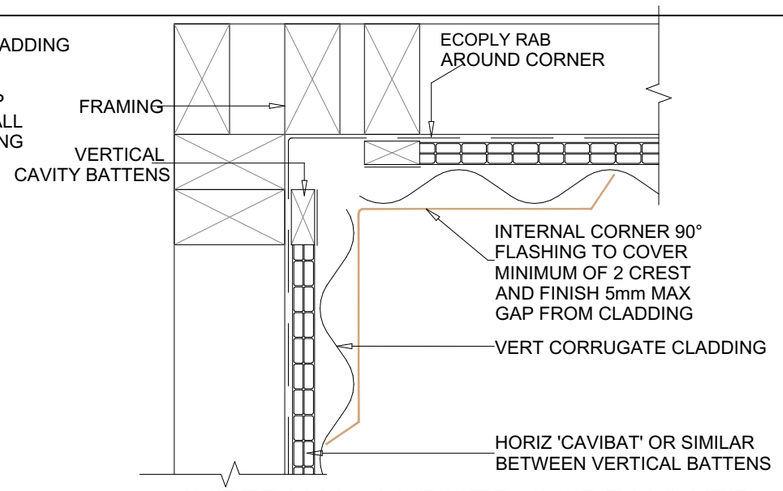
Cedar to stone junction detail

Preposed Dwelling for Nick & Inga Lot 1197	**Wind I High**	**PAGE CONTENTS** Detail, Detail (2), Detail (1)	
	Earthquake I Zone 3		
	Snow I 2Kpa	**DATE**	**PAGE #** A.03.5.2
	Exposure I Zone B	**SCALE AS SHOWN**	



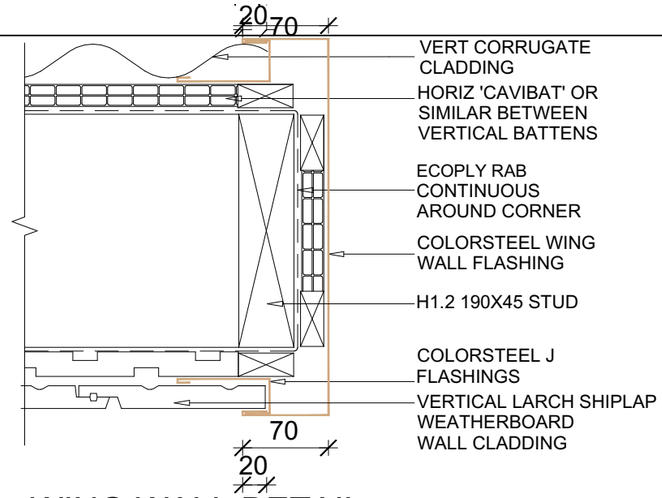
WINDOW HEAD VERTICAL CORRUGATE

SCALE 1:5

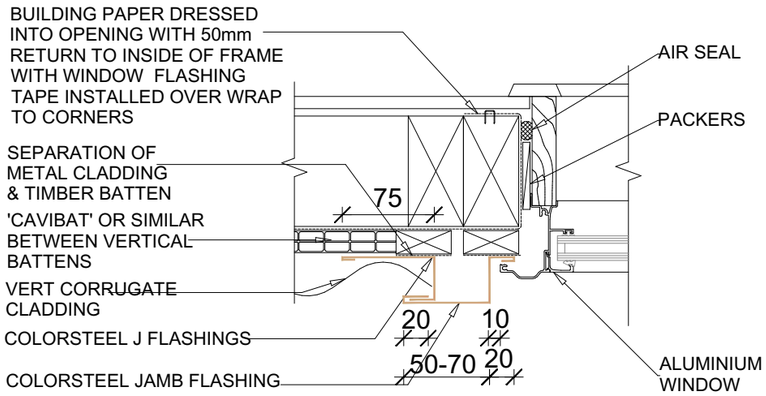


INTERNAL CORNER CORRUGATE

SCALE 1:5

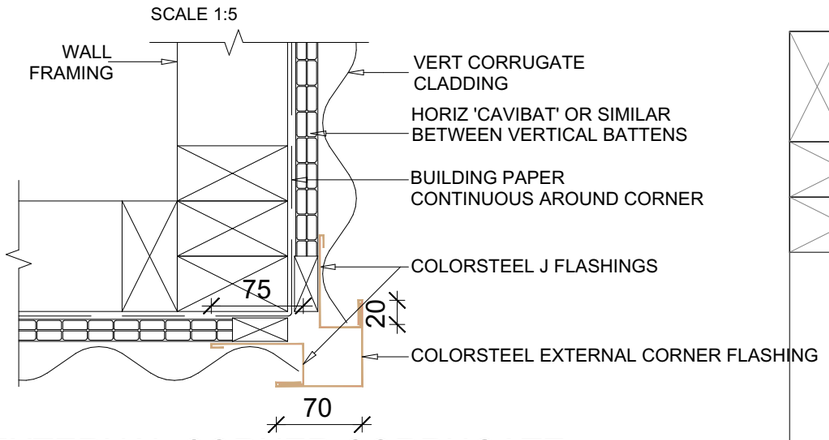


WING WALL DETAIL

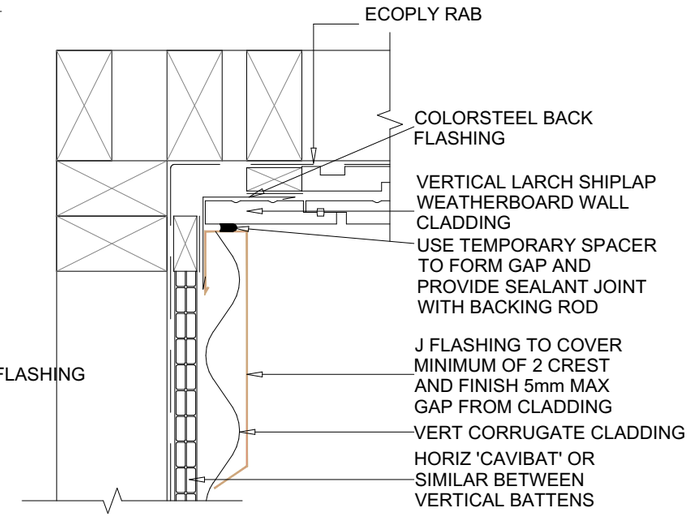


WINDOW JAMB VERTICAL CORRUGATE

SCALE 1:5

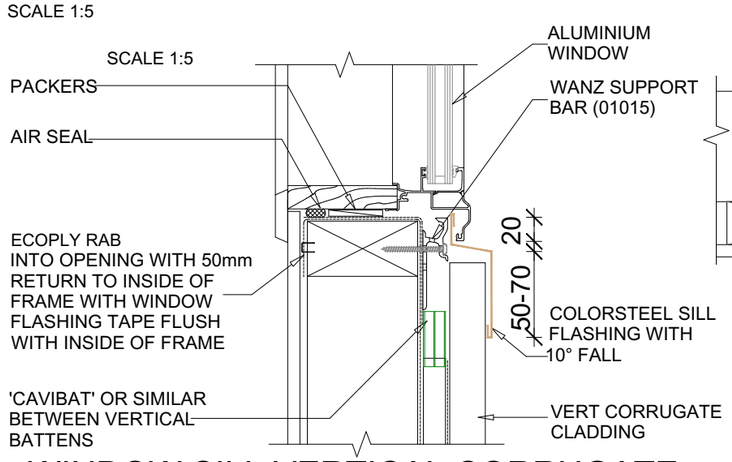


EXTERNAL CORNER CORRUGATE

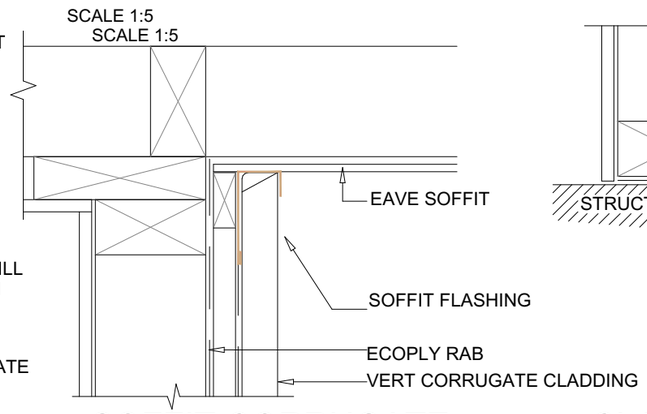


INTERNAL CORNER CEDAR/CORRUGATE

SCALE 1:5

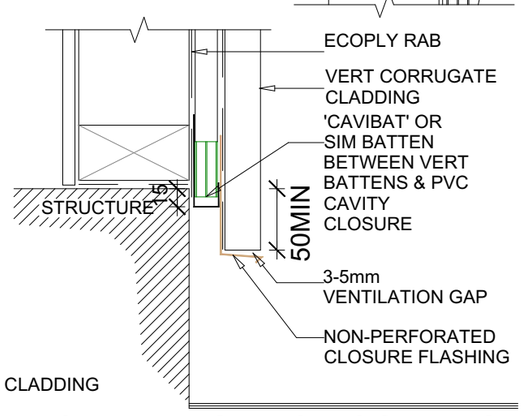


WINDOW SILL VERTICAL CORRUGATE



SOFFIT CORRUGATE

SCALE 1:5



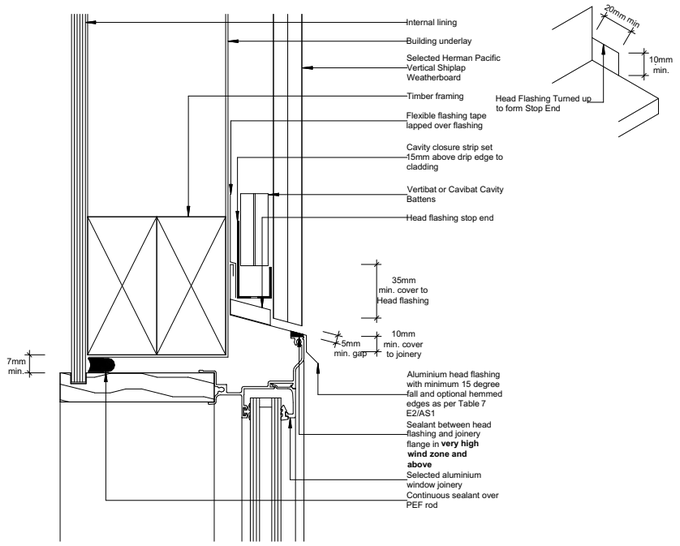
CLADDING BASE CORRUGATE

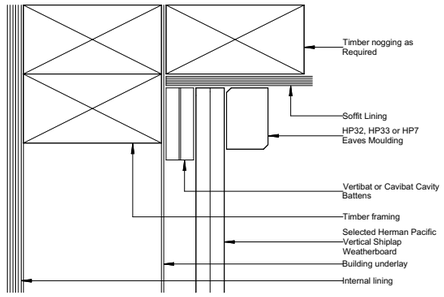
SCALE 1:5

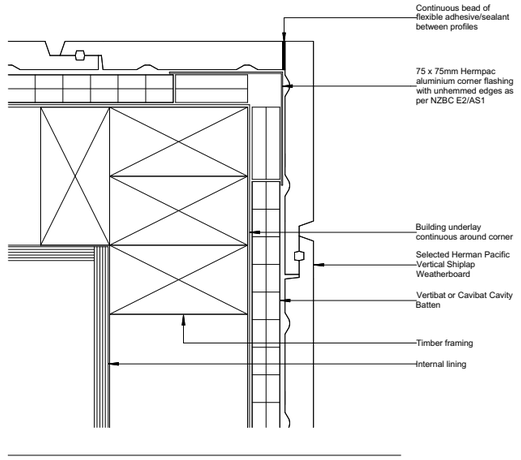
Preposed Dwelling for Nick & Inga Lot 1197

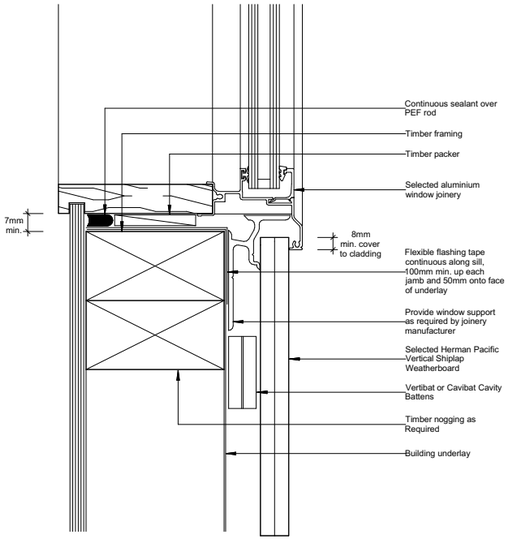
Wind I High	PAGE CONTENTS Corrugate details	
Earthquake I Zone 3		
Snow I 2Kpa	DATE	PAGE # A.03.5.3
Exposure I Zone B	SCALE AS SHOWN	

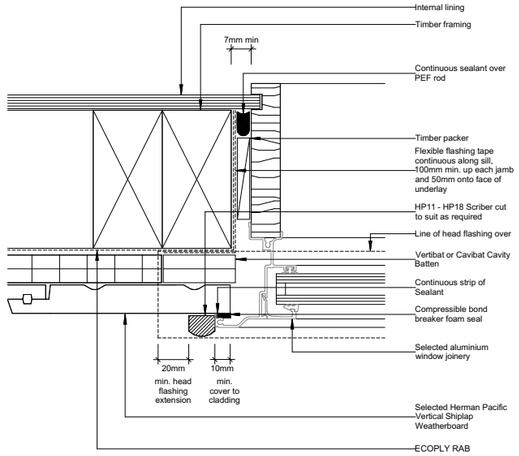
1:1

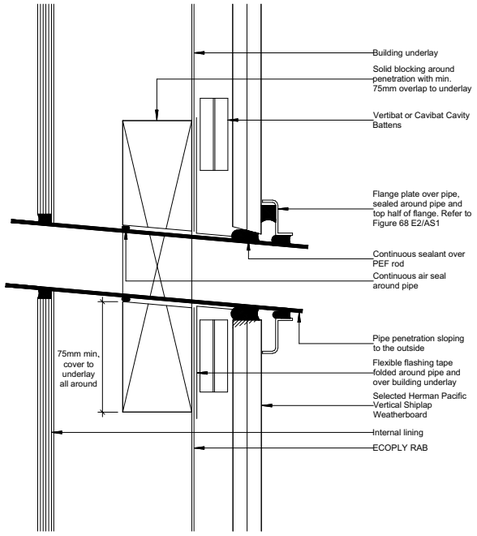


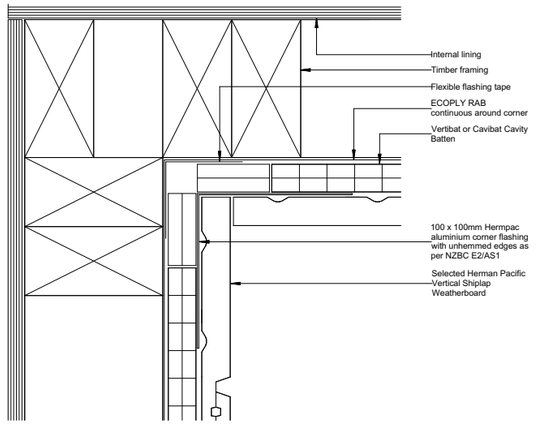


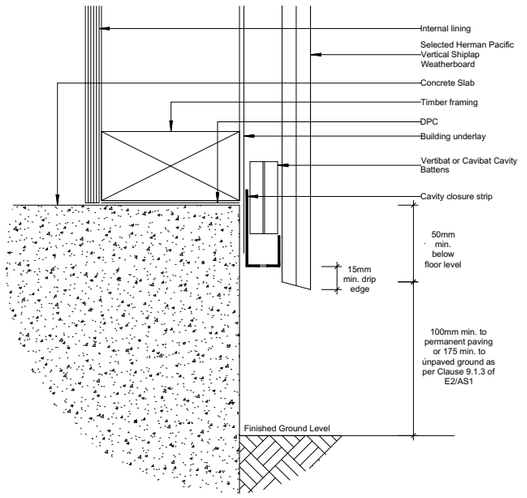


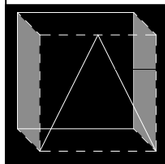












Preposed Dwelling for Nick & Inga Lot 1197

Wind I High	PAGE CONTENTS Cedar Details
Earthquake I Zone 3	
Snow I 2Kpa	DATE
Exposure I Zone B	SCALE AS SHOWN

1:1

PAGE # A.03.5.4