GENERAL SITE NOTES:

Wind Zone:	*High*
Earthquake Zone:	*3*
Snow zone:	*N5*
Exposure Zone:	*B*

Floor Area (House)
246.45m²

Site Area
617m²

Site Coverage
39.94% (Allowable 40%)

Site Plan General Key		
	= Lawn	*102.03m²*
	= Garden finish	*34.46m²*
	= Selected Exposed Agg / Concrete finish	*111.89m²*
	= Decking Area	*60.67m²*
	= Free draining metal on weed matt	*60.56m²*
	= House Area	*246.45m²*
	= Total Hardstand Areas	***358.34m²***
	= Total Permeable Areas	***257.72m²***
	= Permeable Area Percentage	***41.76%***



Site Plan
Scale 1:200

Site Plan

Landscaping:

Landscaping to be confirmed by the client.

General:

Concept subject to TA rules and regulations
All dimensions to be confirmed on site

Sediment Control:

All ground cover / vegetation outside of immediate build area to maintained throughout period of house build. This includes all grass verges on the street frontage.

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

Roof downpipes are to be connected to the installed storm water 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.

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, Floor tiles to be non-slip and have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles

Convey surface water from sealed drive to an appropriate approved outfall.

Boundary Dimensions and bearings subject to confirmation

E1/AS1 - 2.0.1
2.0.1 Suspended floors and slabs on ground shall be at least 150 mm above the finished level of the surrounding ground immediately adjacent to the building, and:
a) For sites level with or above the road, no less than 150 mm above the road crown on at least one cross-section through the building and roadway.
b) For sites below the road, no less than 150 mm above the lowest point on the site boundary.

Contractor must check all dimensions and levels on site prior to construction.

The provisions of the New Zealand Building Code override anything that is inconsistent in these specifications and plans and must be complied with.

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Drawing Title
New Residence
75 Mount Nicholas Avenue,
Wanaka

Client
T McIntyre & S Morton
75 Mount Nicholas Avenue,
Wanaka

Project Info
Lot No: 386
DP No: 611245
Wind Zone: High
Corrosion Zone: B
Snow Zone: N5
Quake Zone: 3

Drawing Info
Drawn: MAS
Date: 25.05.2026
Scale: Stated
Sheet No: 015695-SH-02
Rev: 0.9

Date	Issue	Rev
21.02.2026	Issued for Developers Approval	0.4
25.03.2026	Issued for Truss Design	0.5
20.04.2026	Issued for Consent	0.7
08.05.2026	Issued for Builder	0.8
25.05.2026	Issued for Resource Consent	0.9

Site Plan
DO NOT SCALE - IF IN DOUBT ASK VIA EMAIL
All Plans to Scale on A3 Sheets printed @ 100% - Print in Colour
C M Y K

GENERAL SITE NOTES:

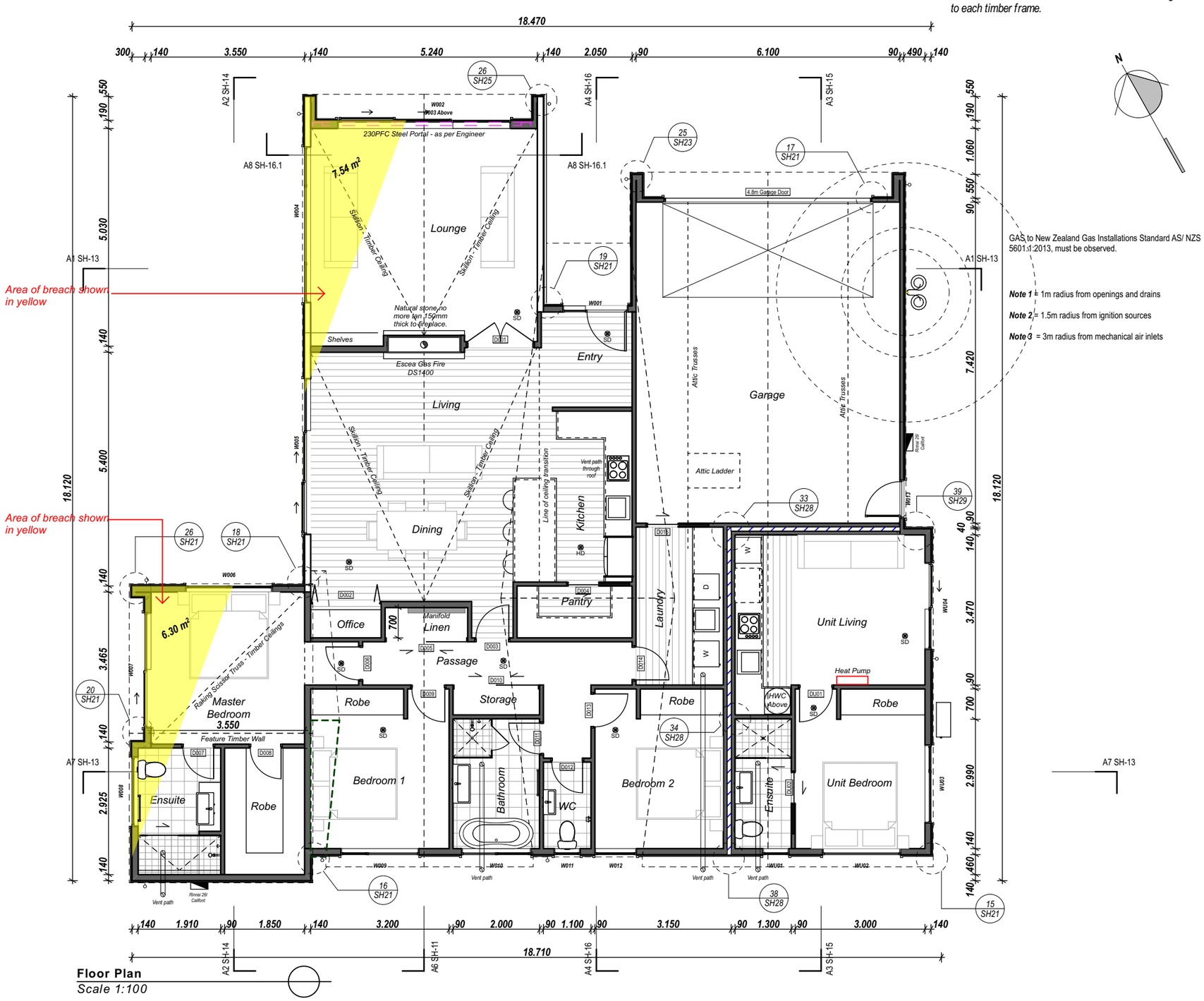
Wind Zone:	High
Earthquake Zone:	3
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Floor Area (House)
246.45m²

Site Area
617m²

Site Coverage
39.93% (Allowable 40%)

Resene Construction Systems Integra Intertenancy Wall
Resene Integra Lightweight Concrete Intertenancy System INTA120a 120/120/120 - Double timber frame with Integra lightweight concrete central barrier.
1 x 10mm Gib standard each side. Pink Batts R2.2 glass wool insulation to each timber frame.



GAS to New Zealand Gas Installations Standard AS/ NZS 5601.1:2013, must be observed.

Note 1 = 1m radius from openings and drains

Note 2 = 1.5m radius from ignition sources

Note 3 = 3m radius from mechanical air inlets

General Notes:

Smoke Alarms (Interconnected)
Smoke Alarms to be fitted within sleeping areas and on Escape routes as indicted on plan.

Miscellaneous:
Dimensions shown are to frame - Thickness not shown.
Entry through external doors
Mechanical Ventilation
Air Seals to have PEF Rod & Low expansion foam
All windows and doors entered in room unless shown otherwise

Wall Framing:

Designed to	High Wind Zone
Stud Height	2610mm (underside of truss)
	Living Room Raking

Lintels and Beams:
Lintels and Beams can be found on the Truss and Frame Design

Building Wrap:
Masons UNI Flexible Air Barrier

Doors:

All internal doors:	2200mm
Robe Doors:	2200mm
Type:	Contempro MDF Panel Poly MDF

Insulation:
Refer to H1 Plans

Roof & Wall Cladding:
Roof:
30° 35° 0.40 BMT Dimond Hi Five Colorsteel on heavy weight self supporting roofing underlay.
4° Viking Enviroclad TPO on H3 CD 18mm plywood substrate. with supports @400mm crs min

Walls:
Timberline Thermory Ash Timber Cladding fixed vertically and Horizontally with feature cover battens on 20mm cavity
Natural stone slip on BDC Stonesheet on 20mm cavity

Wall & Ceiling Linings:

Walls:	Standard 10mm GIB (check bracing plan)
	10mm GIB Aqualine (Bathrooms)
Ceiling:	Standard 13mm GIB
	13mm GIB Aqualine (Bathrooms)
	Feature Ceiling to skillion area

Floor Finishes:
Carpet, Tiles, Timber Plank, Concrete (Garage)

Interior & Exterior Joinery:
Exterior:

Aluminium Double Glazed joinery, Low E4/ Argon. Thermally Broken R0.50 Double Glazed to NZS 4223.3:2016

Heating:
Heat Pumps (position TBC)

Water Heating:
180l HWC C/W Safe Tray in roof space of unit.
Rinnai 26i Gas Califont for main house

Kitchen Cooktop:
Induction Cooktop

Electrical:
Note: Manufacturers instructions and installation requirements must be adhered to for all lights and down light specification TBC by Client. All clearances from timber and insulation **MUST** be adhered to and installation to be carried out by a registered electrician to NZECP

Artificial Lighting:
Ensure Adequate artificial lighting to be provided to WC and Entry as per G8/AS1. Electrician to confirm all lighting onsite with client. Illuminance at floor level shall be no less than 20 lux and 100 lux at tread level as per D1/AS1.All Down Light type to be IC-F, or IC and to have a CA rating of IP67.

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Drawing Title	New Residence 75 Mount Nicholas Avenue, Wanaka	Client	T McIntyre & S Morton 75 Mount Nicholas Avenue, Wanaka	Project Info	Lot No: 386 DP No: 611245 Wind Zone: High Corrosion Zone: B Snow Zone: N5 Quake Zone: 3	Drawing Info	Drawn: MAS Date: 25.05.2026 Scale: Stated Sheet No: 015695-SH-03 Rev: 0.9

Date	Issue	Rev
21.02.2026	Issued for Developers Approval	0.4
25.03.2026	Issued for Truss Design	0.5
20.04.2026	Issued for Consent	0.7
08.05.2026	Issued for Builder	0.8
25.05.2026	Issued for Resource Consent	0.9

Floor Plan
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North Elevation
Scale 1:100

SG - Safety Glass

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	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**12**

BUILDING ENVELOPE RISK MATRIX		
South 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	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**12**



South Elevation
Scale 1:100

SG - Safety Glass

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Drawing Title
New Residence
75 Mount Nicholas Avenue,
Wanaka

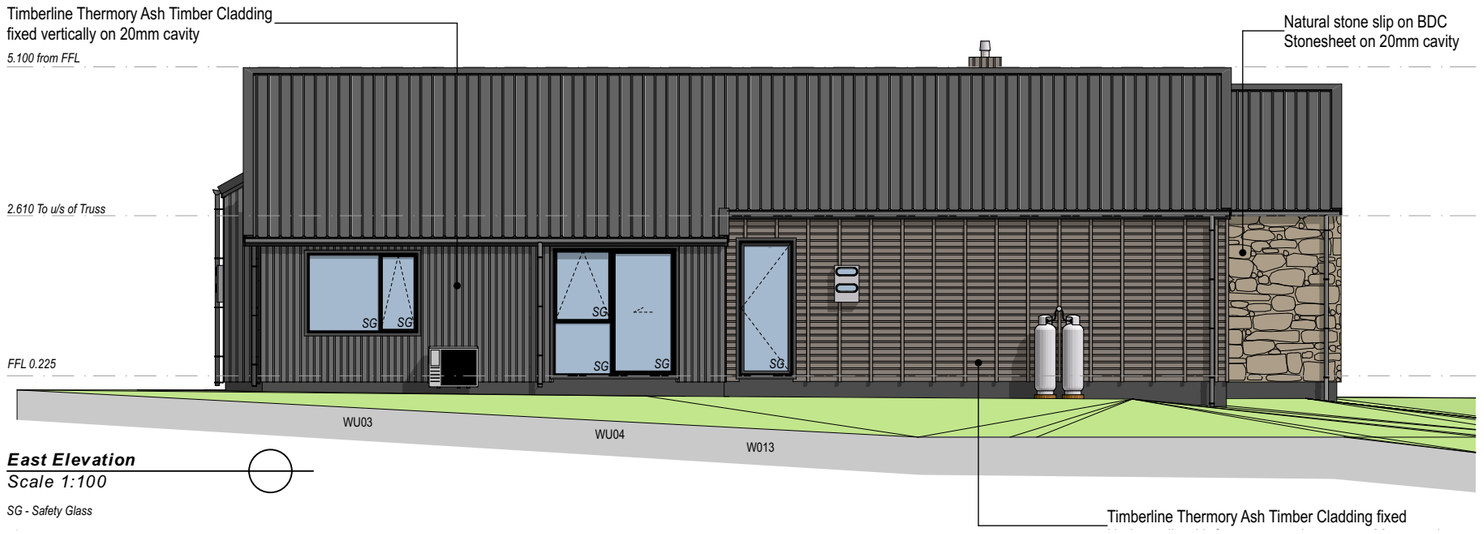
Client
T McIntyre & S Morton
75 Mount Nicholas Avenue,
Wanaka

Project Info
Lot No: 386
DP No: 611245
Wind Zone: High
Corrosion Zone: B
Snow Zone: N5
Quake Zone: 3

Drawing Info
Drawn: MAS
Date: 25.05.2026
Scale: Stated
Sheet No: 015695-SH-09
Rev: 0.9

Date	Issue	Rev
21.02.2026	Issued for Developers Approval	0.4
25.03.2026	Issued for Truss Design	0.5
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Elevations
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East Elevation
Scale 1:100

SG - Safety Glass

BUILDING ENVELOPE RISK MATRIX		
East 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	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**12**

BUILDING ENVELOPE RISK MATRIX		
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	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**12**



West Elevation
Scale 1:100

SG - Safety Glass

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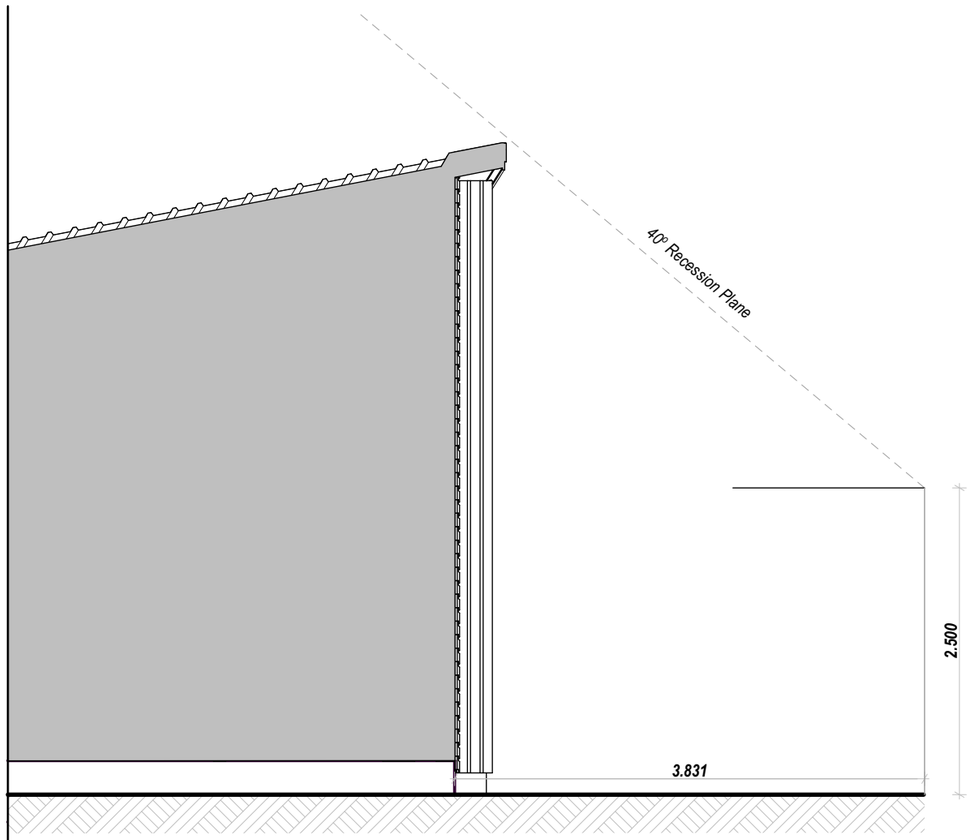
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75 Mount Nicholas Avenue,
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Project Info
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DP No: 611245
Wind Zone: High
Corrosion Zone: B
Snow Zone: N5
Quake Zone: 3

Drawing Info
Drawn: MAS
Date: 25.05.2026
Scale: Stated
Sheet No: 015695-SH-10
Rev: 0.9

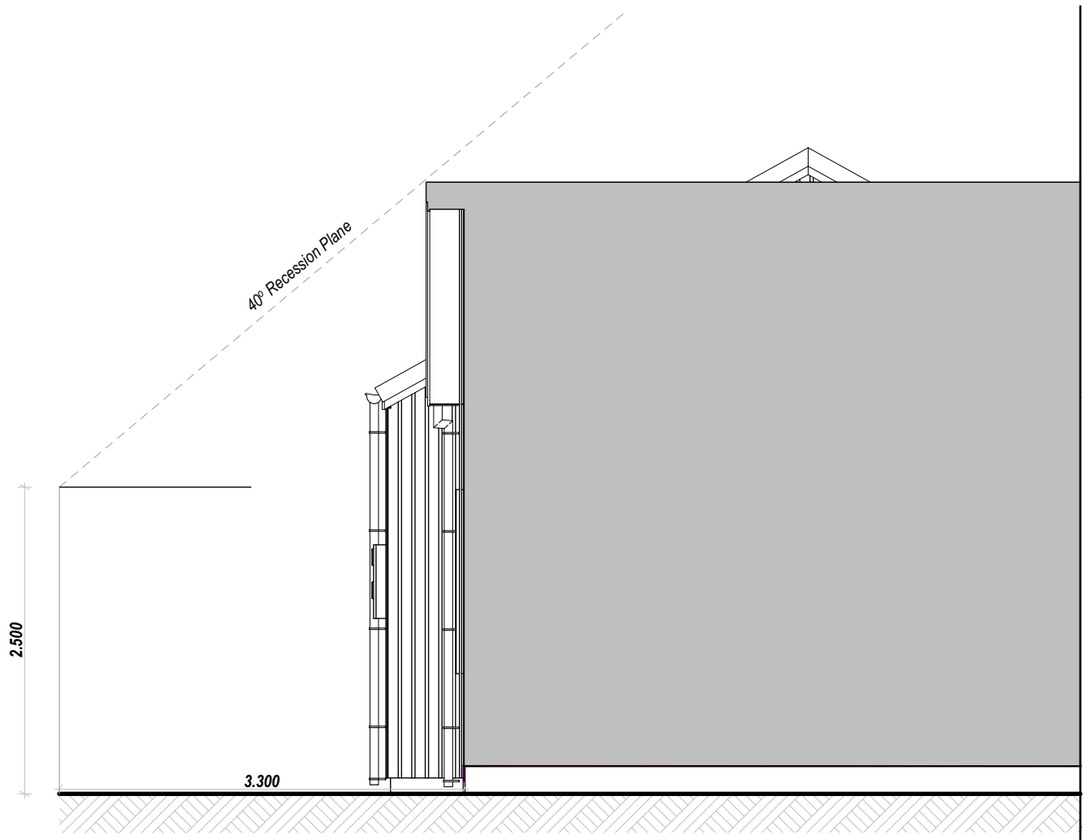
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Elevations
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Cross Section A-5 (Recession Plane Check)

Scale 1:50



Cross Section A-6 (Recession Plane Check)

Scale 1:50

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New Residence
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Wanaka

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75 Mount Nicholas Avenue,
Wanaka

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Drawing Info
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Sheet No: 015695-SH-15
Rev: 0.9

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Cross Section A5 & A6

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C M Y K