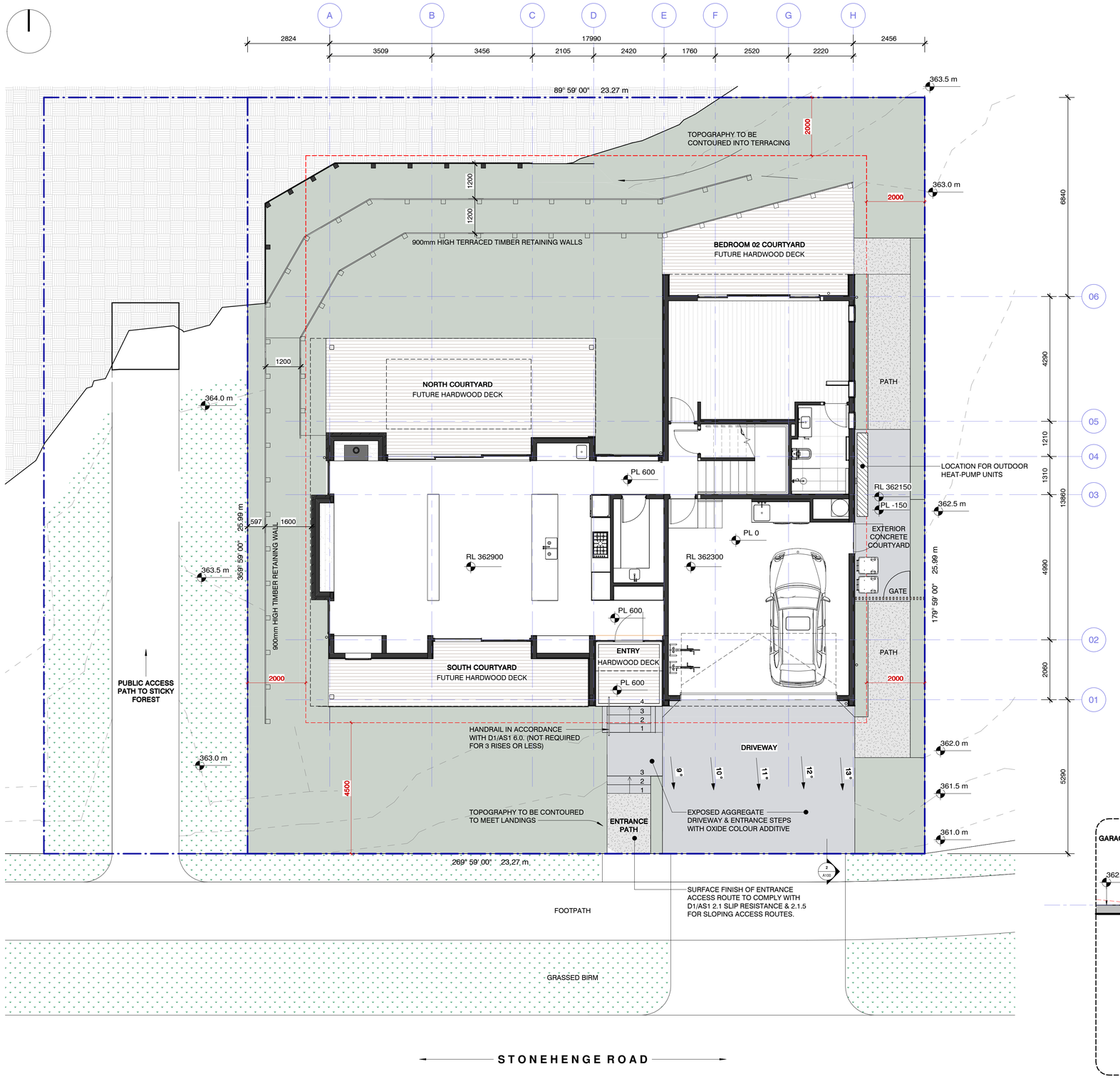
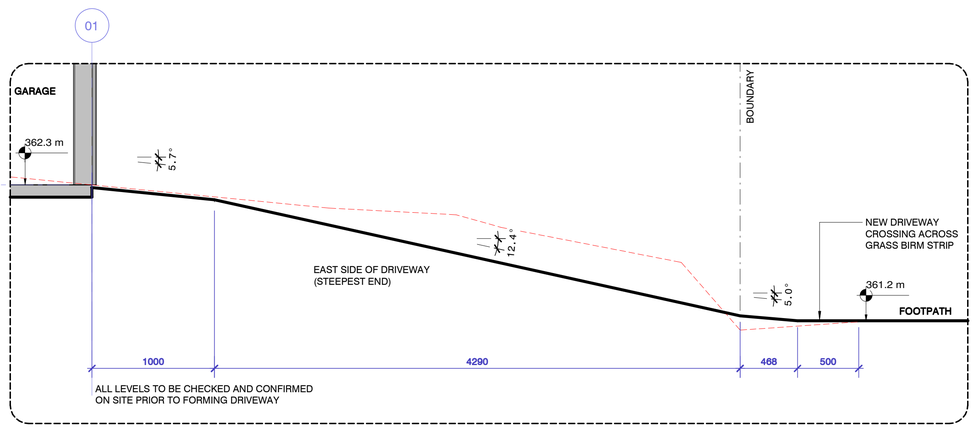




1 A010 **SITE PLAN**
1 : 75 @ A1

2 A401 **DRIVEWAY CROSS SECTION**
1 : 25 @ A1

SITE INFORMATION:

SITE BOUNDARIES DRAWN FROM CERTIFICATE OF TITLE INFORMATION. LAND CONTOURS DRAWN FROM ORIGINAL SUBDIVISION TOPOGRAPHY SURVEY.

ADDRESS:	14 STONEHENGE ROAD, WANAKA
LEGAL DESCRIPTION:	LOT 87 DP 613751
COUNCIL	QLDC

SITE CONDITIONS:

CLIMATE ZONE:	6
EARTHQUAKE ZONE:	3
EXPOSURE ZONE:	B
LEE ZONE:	NO
RAINFALL RANGE:	20 - 30
WIND REGION:	A
WIND ZONE:	VERY HIGH AS DETERMINED BY THE STRUCTURAL ENGINEER.

PLANNING INFORMATION:

ZONE:	NORTHLAKE SPECIAL ZONE
ACTIVITY AREA:	ACTIVITY AREA: B6

PERMITTED ACTIVITY STANDARDS SUMMARY:

12.34.4.1 SITE STANDARDS

ii.	SETBACK - FROM ROAD:	4.5m MIN.
iii.	SETBACKS - ALL OTHER:	2.0m MIN.
	ALLOWED IN SETBACK:	EAVES UP TO 600mm
iv.	CONTINUOUS BUILDING LENGTH: 16m MAX. (OR ADDITIONAL SETBACKS APPLY)	
v.	OUTDOOR LIVING SPACE:	36m² MIN. + 4.5m MIN. DIM
vii.	FENCES: NO FENCES IN ROAD SETBACK.	
ix.	EARTHWORKS:	200m³ MAX. VOLUME 400m² MAX. AREA 2.4m MAX. CUT HEIGHT
xi.	OUTLOOK SPACE:	LIVING ROOM: 6mD x 4mW MASTER BED: 3m x 3m HABITABLE RMS: 1m x 1m

12.34.4.2 ZONE STANDARDS

iv.	BUILDING HEIGHT:	8.0m MAX. ('FLAT SITE') (& BELOW 401.5m SEA LEVEL)
	RECESSION PLANE:	2.5m + 40° PROJECTIONS ALLOWED: GABLES, HIPS, OR SIM. REFER DISTRICT PLAN.
v.	BUILDING COVERAGE:	40% MAX

LANDSCAPE NOTES

DENOTES AREAS EITHER TO BE PLANTED OR GRASSED. SOFT LANDSCAPE DESIGN BY OTHERS.

RL 362.300 RELATIVE SPOT LEVEL ELEVATION (TO ORIGINAL SUBDIVISION TOPOGRAPHICAL SURVEY)

PL 600 PROJECT SPOT LEVEL ELEVATION

MARG ARCHITECTS LTD

PROJECT: M2601

BREMNER GRAHAM HOUSE

CLIENT: JAMES BREMNER & NATHALIE GRAHAM
PROJECT ADDRESS: 14 STONEHENGE RD, WANAKA 9305. LOT 87 DP 613751

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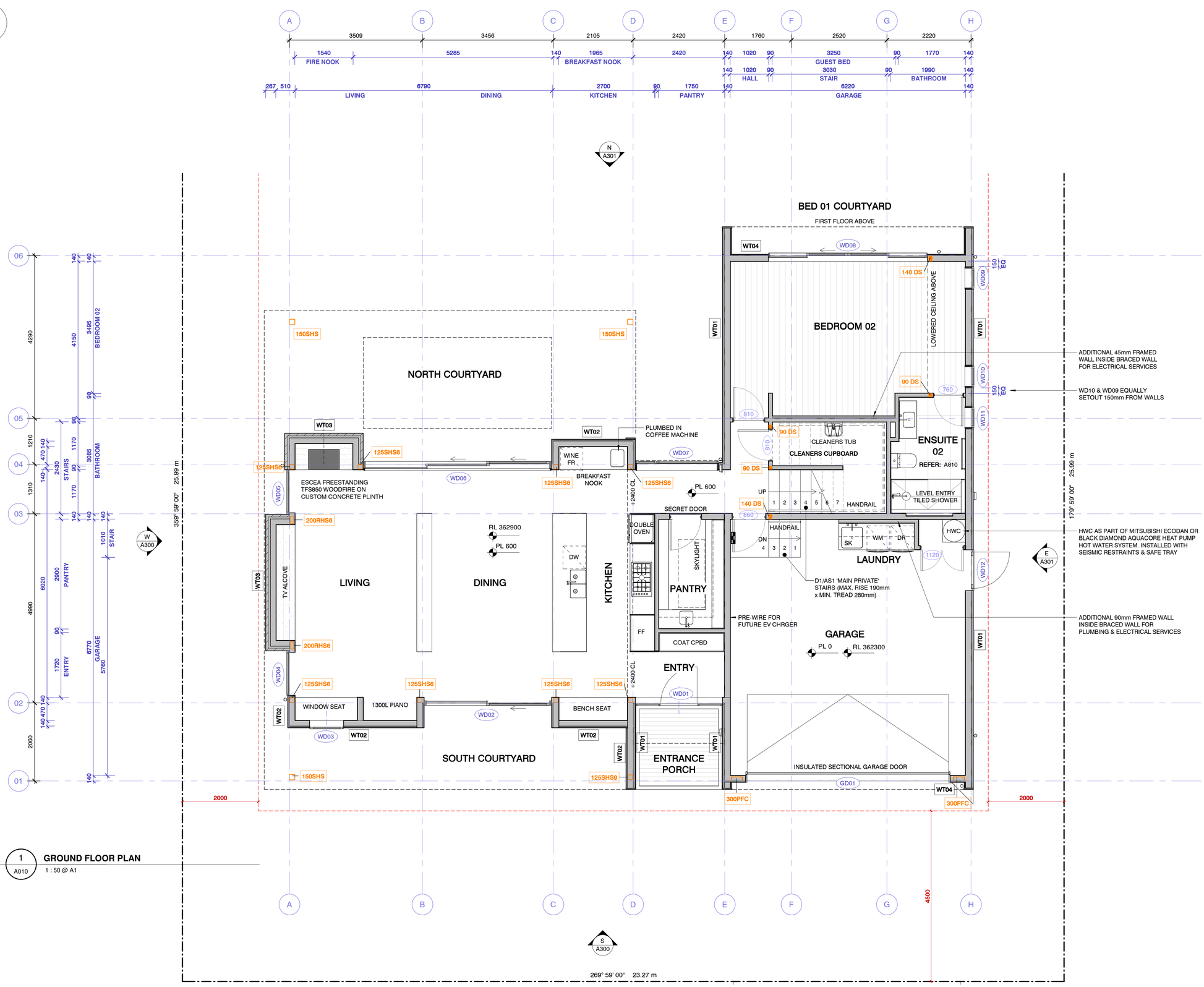
DRAWING TITLE:

SITE PLAN

PROJECT STAGE: RESOURCE CONSENT

DATE	ISSUE	REV.
05.06.26	CLIENT B4 ISSUE PRE: Q.S. ESTIMATE	01
15.07.26	QUANTITY SURVEYORS ISSUE	02
27.08.26	RESOURCE CONSENT ISSUE	03

A100 03



1 A010 **GROUND FLOOR PLAN**

1 : 50 @ A1

STRUCTURE NOTES:

STRUCTURAL ENGINEERING:
SED DESIGNED ELEMENTS NOTED IN ORANGE FOR COORDINATION PURPOSES ONLY. ALSO REFER TO STRUCTURAL ENGINEERS DOCUMENTATION. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. BRACING DESIGN NOT SHOWN IN ARCHITECTS SET - REFER S.E. DOCS.

STRUCTURAL ENGINEER: BMC STRUCTURAL ENGINEERS
TRUSS & PRE-FRAMER ENGINEER: PLACEMAKERS

250PFC - SED DESIGNED STRUCTURAL MEMBER

FRAMING NOTES:
ALL ELEMENTS OUTSIDE OF SED TO BE IN ACCORDANCE WITH NZS3604.

EXTERNAL STUDS: 140x45 @ 600CRS MAXIMUM.
INTERNAL STUDS: 90x45 @ 600CRS MAXIMUM.

WALL CLADDING TYPES:

WT01
- 0.55mm BMT PREFINISHED COLORSTEEL KAHU PROFILED METAL CLADDING
- WALL UNDERLAY FOR SEPARATION TO BATTEN
- H3.2 TREATED 45x20mm CASTELLATED HORIZONTAL TIMBER CAVITY BATTENS
- H3.2 TREATED 7mm ECOPLY BARRIER RAB.

WT02
- 18.5mm x 140mm APJ261 JSC TIMBER HORIZONTAL RUSTICATED WEATHERBOARDS WITH 6mm CHANNEL.
  SPECIES: WESTERN RED CEDAR.
  FIXINGS: SILICON BRONZE ROSE HEAD NAILS.
  FINISH: CLIENT TO CONFIRM.
- H3.2 TREATED 45x20mm JSC-U CASTELLATED VERTICAL TIMBER CAVITY BATTENS.
- H3.2 TREATED 7mm ECOPLY BARRIER RAB.

WT03
- 450L x 70D x 52H VIBLOCK 450 SLIM BRICK VENEER.
  FINISH: CHARCOAL + TEXTURED OR BLACK BASALT. CLIENT TO CONFIRM.
- 50mm DRAINED CAVITY WITH XXXX BRICK TIES @ XXXX CENTRES HORIZONTALLY & XXXX VERTICALLY.
- H3.2 TREATED 7mm ECOPLY BARRIER RAB.

WT04
- 9mm THICK 3000H x 1200W JAMES HARDIE AXON FIBRE CEMENT SHEET PANEL - SMOOTH, PAINT FINISH.
- H3.2 TREATED 45x20mm VERTICAL CAVITY BATTENS
- H3.2 TREATED 7mm ECOPLY BARRIER RAB.

INSULATION NOTES:

UNDERSLAB:	250mm	R5.26	MAXSLAB 'S' GRADE POLYSTYRENE
UNDER FOOTINGS:	50mm	R1.32	MAXSLAB 'S' GRADE POLYSTYRENE
EXTERIOR WALLS:	140mm	R4.0	PINK BATTS ULTRA
TRUSS ROOFS:	245mm	R6.0	PINK SUPERBATTS CEILING
RT02 WARM ROOF:	100mm	R4.55	IKO ENERTHEM PIR
RT03 BALCONY:	100mm	R4.55	IKO ENERTHEM PIR

CONFIRM WITH OWNER ON SITE ANY INTERNAL WALLS & CEILING SPACES TO HAVE ACOUSTIC INSULATION INSTALLED.

MARG ARCHITECTS LTD

PROJECT: M2601

BREMNER GRAHAM HOUSE

CLIENT: JAMES BREMNER & NATHALIE GRAHAM
PROJECT ADDRESS: 14 STONEHENGE RD, WANAKA 9305. LOT 87 DP 613751

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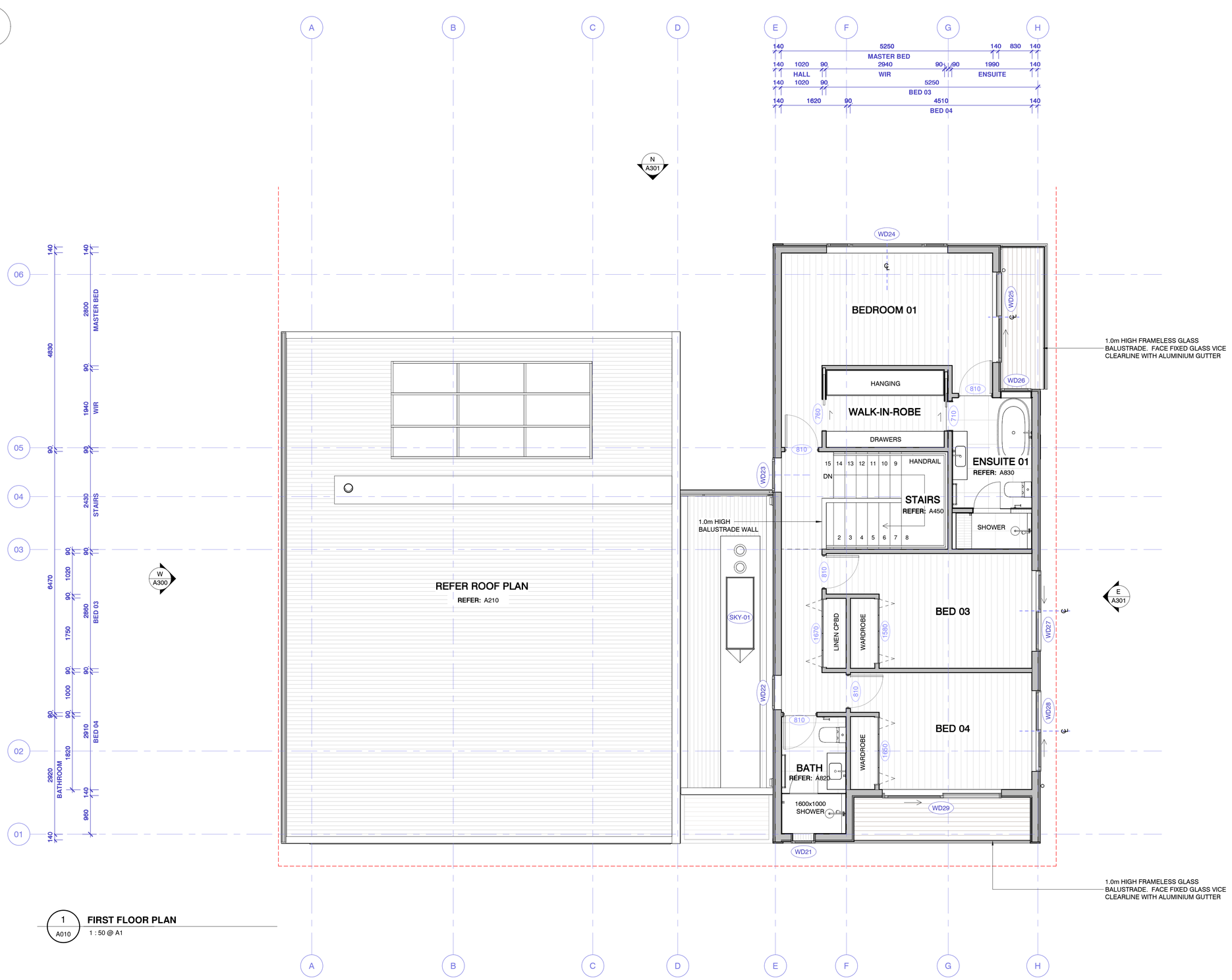
DRAWING TITLE:

GROUND FLOOR PLAN

PROJECT STAGE: RESOURCE CONSENT

DATE	ISSUE	REV.
27.05.26	DRAFT STRUCTURAL COORDINATION ISSUE	01
05.06.26	CLIENT B4 ISSUE PRE: Q.S. ESTIMATE	02
15.07.26	QUANTITY SURVEYORS ISSUE	03
27.08.26	RESOURCE CONSENT ISSUE	04

A200 04



1 / A010 **FIRST FLOOR PLAN**

1 : 50 @ A1

STRUCTURE NOTES:

STRUCTURAL ENGINEERING:
SED DESIGNED ELEMENTS NOTED IN ORANGE FOR COORDINATION PURPOSES ONLY. ALSO REFER TO STRUCTURAL ENGINEERS DOCUMENTATION. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. BRACING DESIGN NOT SHOWN IN ARCHITECTS SET - REFER S.E. DOCS.

STRUCTURAL ENGINEER: BMC STRUCTURAL ENGINEERS
TRUSS & PRE-FRAMER ENGINEER: PLACEMAKERS

250PFC - SED DESIGNED STRUCTURAL MEMBER

FRAMING NOTES:
ALL ELEMENTS OUTSIDE OF SED TO BE IN ACCORDANCE WITH NZS3604.

EXTERNAL STUDS: 140x45 @ 600CRS MAXIMUM.
INTERNAL STUDS: 90x45 @ 600CRS MAXIMUM.

WALL CLADDING TYPES:

WT01
- 0.55mm BMT PREFINISHED COLORSTEEL KAHU PROFILED METAL CLADDING
- WALL UNDERLAY FOR SEPARATION TO BATTEN
- H3.2 TREATED 45x20mm CASTELLATED HORIZONTAL TIMBER CAVITY BATTENS
- H3.2 TREATED 7mm ECOPLY BARRIER RAB.

WT02
- 18.5mm x 140mm APJ261 JSC TIMBER HORIZONTAL RUSTICATED WEATHERBOARDS WITH 6mm CHANNEL.
  SPECIES: WESTERN RED CEDAR.
  FIXINGS: SILICON BRONZE ROSE HEAD NAILS.
  FINISH: CLIENT TO CONFIRM.
- H3.2 TREATED 45x20mm JSC-U CASTELLATED VERTICAL TIMBER CAVITY BATTENS.
- H3.2 TREATED 7mm ECOPLY BARRIER RAB.

WT03
- 450L x 70D x 52H VIBLOCK 450 SLIM BRICK VENEER.
  FINISH: CHARCOAL + TEXTURED OR BLACK BASALT. CLIENT TO CONFIRM.
- 50mm DRAINED CAVITY WITH XXXX BRICK TIES @ XXXX CENTRES HORIZONTALLY & XXXX VERTICALLY.
- H3.2 TREATED 7mm ECOPLY BARRIER RAB.

WT04
- 9mm THICK 3000H x 1200W JAMES HARDIE AXON FIBRE CEMENT SHEET PANEL - SMOOTH, PAINT FINISH.
- H3.2 TREATED 45x20mm VERTICAL CAVITY BATTENS
- H3.2 TREATED 7mm ECOPLY BARRIER RAB.

INSULATION NOTES:

UNDERSLAB:	250mm	R5.26	MAXSLAB 'S' GRADE POLYSTYRENE
UNDER FOOTINGS:	50mm	R1.32	MAXSLAB 'S' GRADE POLYSTYRENE
EXTERIOR WALLS:	140mm	R4.0	PINK BATTS ULTRA
TRUSS ROOFS:	245mm	R6.0	PINK SUPERBATTS CEILING
RT02 WARM ROOF:	100mm	R4.55	IKO ENERTHEM PIR
RT03 BALCONY:	100mm	R4.55	IKO ENERTHEM PIR

CONFIRM WITH OWNER ON SITE ANY INTERNAL WALLS & CEILING SPACES TO HAVE ACOUSTIC INSULATION INSTALLED.

MARG ARCHITECTS LTD

PROJECT: M2601

BREMNER GRAHAM HOUSE

CLIENT: JAMES BREMNER & NATHALIE GRAHAM
PROJECT ADDRESS: 14 STONEHENGE RD, WANAKA 9305. LOT 87 DP 613751

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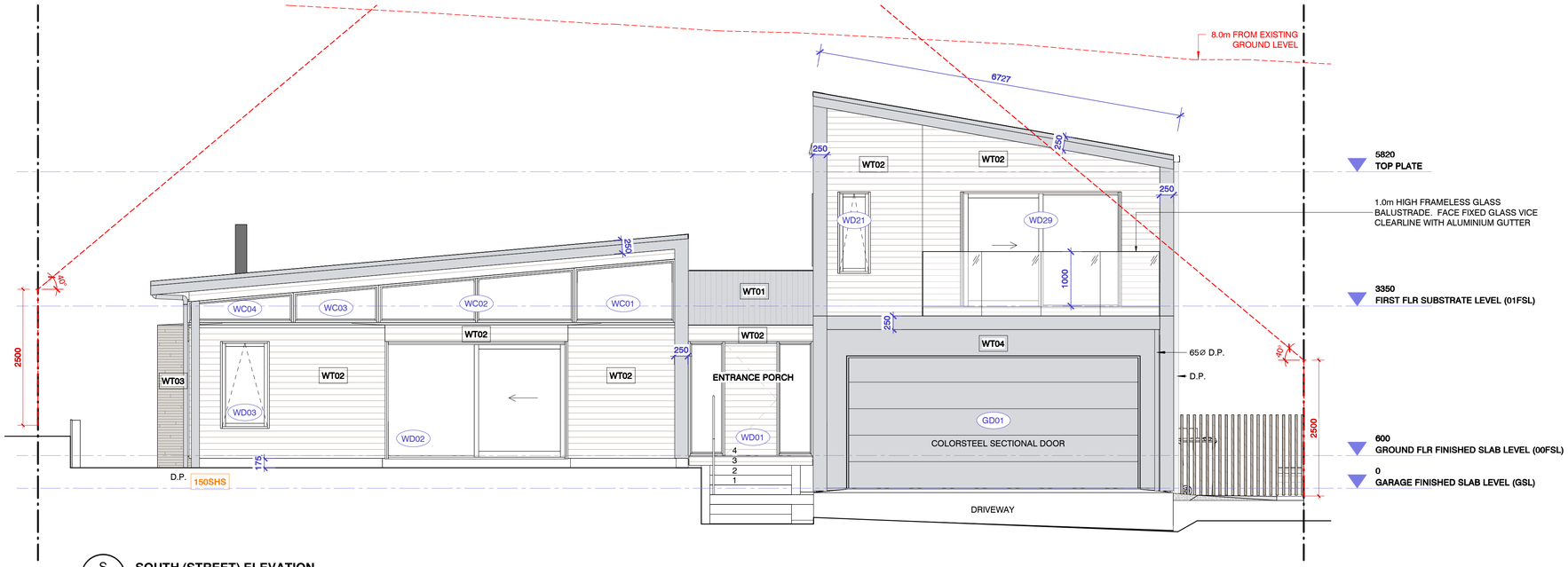
DRAWING TITLE:

FIRST FLOOR PLAN

PROJECT STAGE: RESOURCE CONSENT

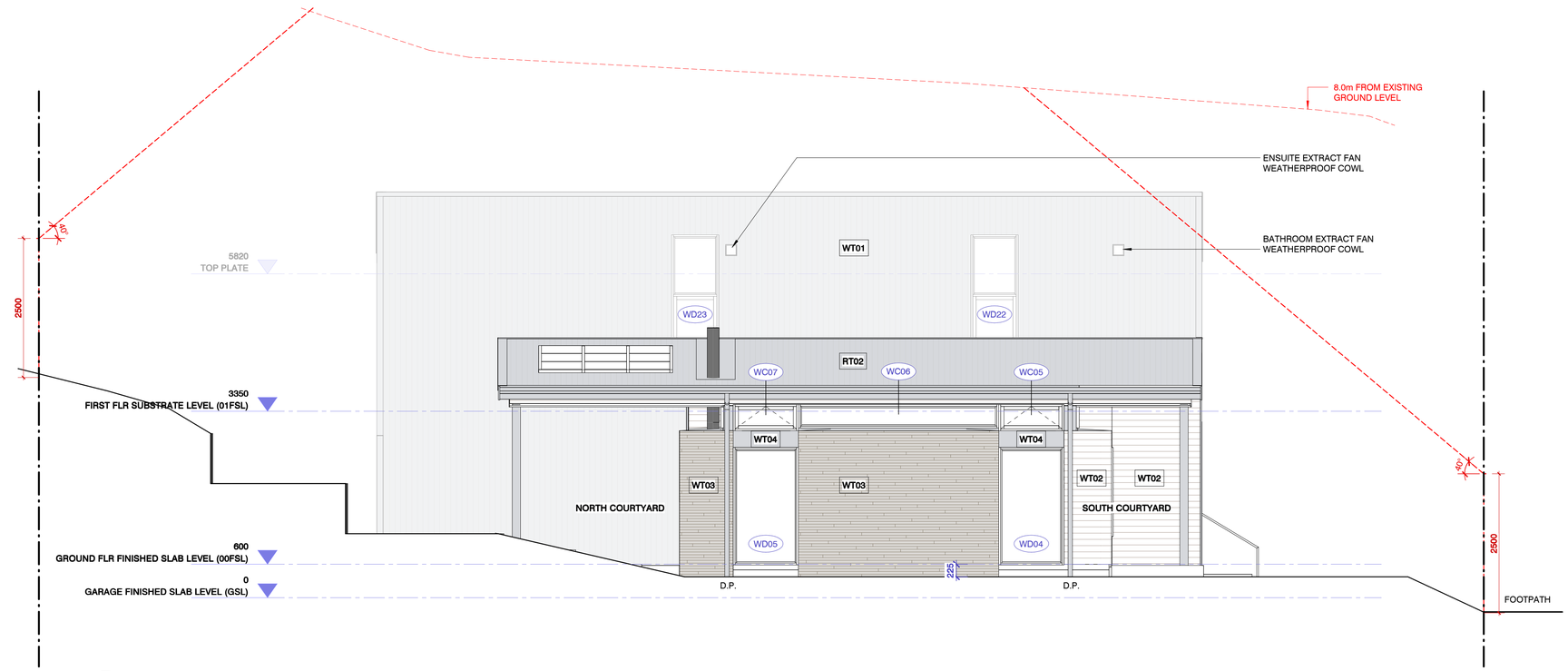
DATE	ISSUE	REV.
27.05.26	DRAFT STRUCTURAL COORDINATION ISSUE	01
05.06.26	CLIENT B4 ISSUE PRE: Q.S. ESTIMATE	02
15.07.26	QUANTITY SURVEYORS ISSUE	03
27.08.26	RESOURCE CONSENT ISSUE	04

A201 04



S A200 **SOUTH (STREET) ELEVATION**

1 : 50 @ A1



W A200 **WEST ELEVATION**

1 : 50 @ A1

WALL CLADDING TYPES:

WT01
- 0.55mm BMT PREFINISHED COLORSTEEL KAHU PROFILED METAL CLADDING
- WALL UNDERLAY FOR SEPARATION TO BATTEN
- H3.2 TREATED 45x20mm CASTELLATED HORIZONTAL TIMBER CAVITY BATTENS
- H3.2 TREATED 7mm ECOPLY BARRIER RAB.

WT02
- 18.5mm x 140mm APJ261 JSC TIMBER HORIZONTAL RUSTICATED WEATHERBOARDS WITH 6mm CHANNEL.
  SPECIES: WESTERN RED CEDAR.
  FIXINGS: SILICON BRONZE ROSE HEAD NAILS.
  FINISH: CLIENT TO CONFIRM.
- H3.2 TREATED 45x20mm JSC-U CASTELLATED VERTICAL TIMBER CAVITY BATTENS.
- H3.2 TREATED 7mm ECOPLY BARRIER RAB.

WT03
- 450L x 70D x 52H VIBLOCK 450 SLIM BRICK VENEER.
  FINISH: CHARCOAL + TEXTURED OR BLACK BASALT. CLIENT TO CONFIRM.
- 50mm DRAINED CAVITY WITH XXXX BRICK TIES @ XXXX CENTRES HORIZONTALLY & XXXX VERTICALLY.
- H3.2 TREATED 7mm ECOPLY BARRIER RAB.

WT04
- 9mm THICK 3000H x 1200W JAMES HARDIE AXON FIBRE CEMENT SHEET PANEL - SMOOTH, PAINT FINISH.
- H3.2 TREATED 45x20mm VERTICAL CAVITY BATTENS
- H3.2 TREATED 7mm ECOPLY BARRIER RAB.

ROOF CLADDING TYPES:

RT01
- 0.55mm BMT PREFINISHED COLORSTEEL KAHU PROFILED METAL CLADDING
- SELECTED BREATHABLE ROOFING UNDERLAY
- 90x45 SG8 TIMBER PURLINS

RT02
- 0.55mm BMT PREFINISHED COLORSTEEL KAHU PROFILED METAL CLADDING. FIX EVERY 2ND CREST ON SHEET ENDS & 4 CREST FIXINGS PER MID SPAN WITH 14g SCREWS.
- METALCRAFT SIGMA BATTENS @ 900 SPACING & 600 END SPACING. FIXED THRU TO RAFTERS WITH 2-14g x 150mm LONG SDS TEK SCREW @ 900CRS. INSTALLED OVER PRO CLIMA TESCON NAIDECK TAPE.
- PRO CLIMA SOLITEX MENTO 3000 ROOFING UNDERLAY.
- 100mm THICK R4.55 PIR INSULATION
- THERMAKRAFT CAVAP ALU SELF-ADHESIVE VAPOUR BARRIER
- 12mm F8 PLYWOOD SUBSTRATE / SED PLYWOOD DIAPHRAGM

RT03
- NURAPLY TPO MEMBRANE ROOFING
- 100mm THICK R4.55 PIR INSULATION
- VAPOUR BARRIER
- H3.2 CCA TREATED 21mm THICK PLYWOOD SUBSTRATE

E2/AS1 RISK MATRIX

SOUTH ELEVATION

	RISK SEVERITY				
RISK FACTOR	L	M	H	VH	SUB TOTAL
WIND ZONE (NZS:3604)	0	0	1	2	**2**
No. OF STORIES	0	1	2	4	**2**
ROOF/WALL INTERSECTION DESIGN	0	1	3	5	**3**
EAVES WIDTH	0	1	2	5	**5**
ENVELOPE COMPLEXITY	0	1	3	6	**3**
DECK DESIGN	0	2	4	6	**4**
				TOTAL RISK SCORE:	**19**

E2/AS1 RISK MATRIX

WEST ELEVATION

	RISK SEVERITY				
RISK FACTOR	L	M	H	VH	SUB TOTAL
WIND ZONE (NZS:3604)	0	0	1	2	**2**
No. OF STORIES	0	1	2	4	**2**
ROOF/WALL INTERSECTION DESIGN	0	1	3	5	**3**
EAVES WIDTH	0	1	2	5	**0**
ENVELOPE COMPLEXITY	0	1	3	6	**0**
DECK DESIGN	0	2	4	6	**4**
				TOTAL RISK SCORE:	**11**

MARG ARCHITECTS LTD

PROJECT: M2601

BREMNER GRAHAM HOUSE

CLIENT: JAMES BREMNER & NATHALIE GRAHAM
PROJECT ADDRESS: 14 STONEHENGE RD, WANAKA 9305. LOT 87 DP 613751

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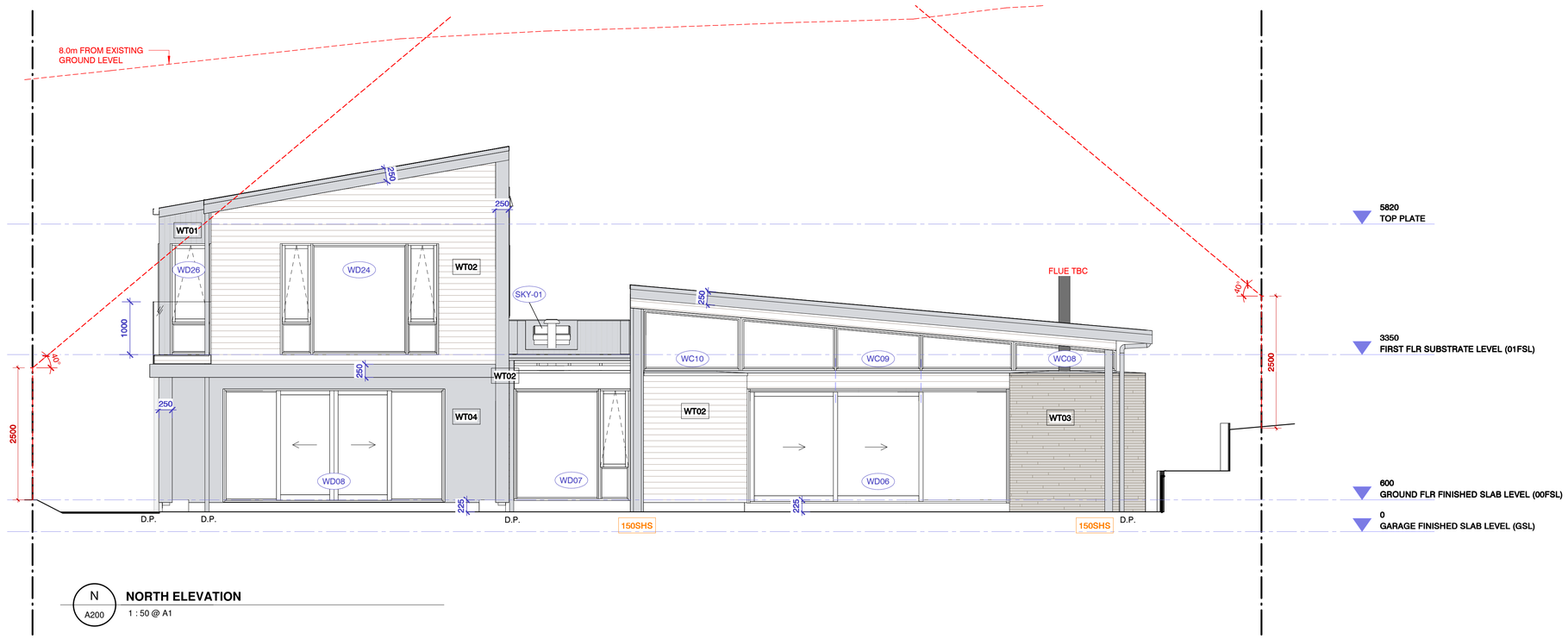
DRAWING TITLE:

ELEVATIONS - STREET & WEST

PROJECT STAGE: RESOURCE CONSENT

DATE	ISSUE	REV.
27.05.26	DRAFT STRUCTURAL COORDINATION ISSUE	01
05.06.26	CLIENT B4 ISSUE PRE: Q.S. ESTIMATE	02
15.07.26	QUANTITY SURVEYORS ISSUE	03
27.08.26	RESOURCE CONSENT ISSUE	04

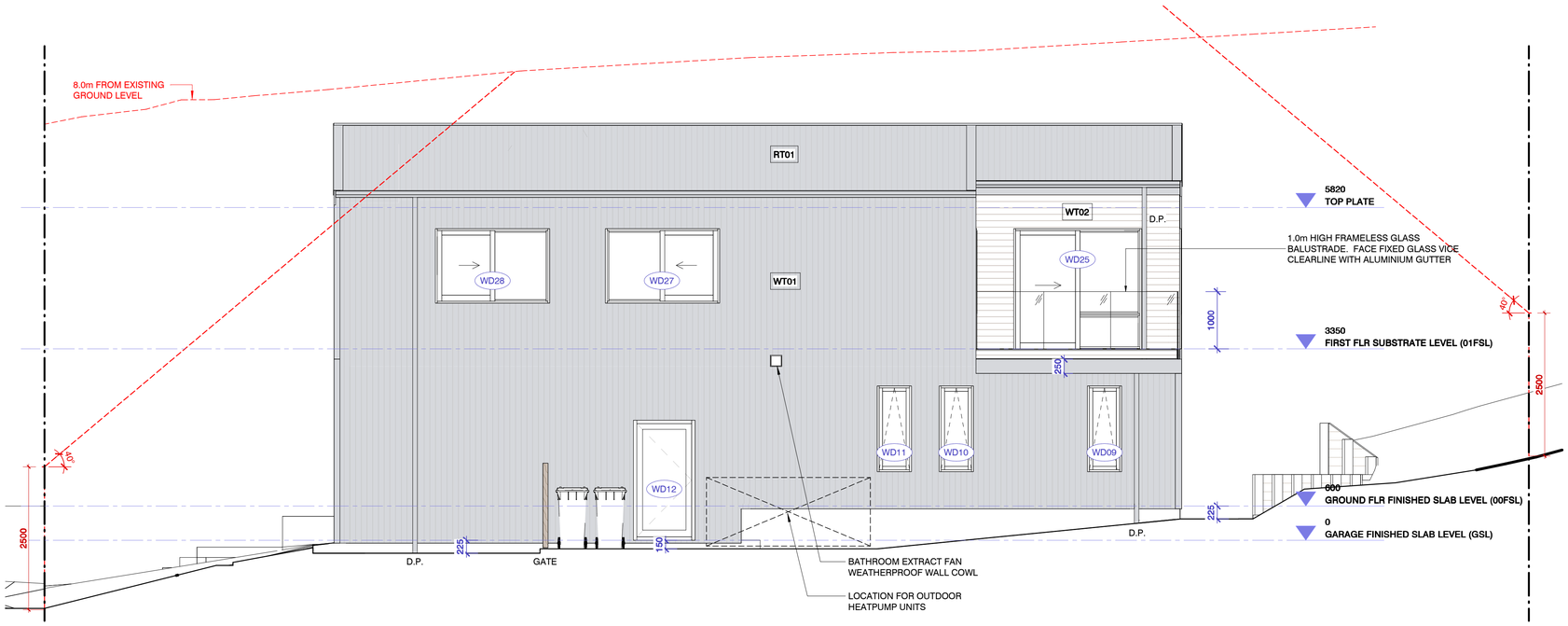
A300 04



N
A200

NORTH ELEVATION

1 : 50 @ A1



E
A200

EAST ELEVATION

1 : 50 @ A1

WALL CLADDING TYPES:

WT01
- 0.55mm BMT PREFINISHED COLORSTEEL KAHU PROFILED METAL CLADDING
- WALL UNDERLAY FOR SEPARATION TO BATTEN
- H3.2 TREATED 45x20mm CASTELLATED HORIZONTAL TIMBER CAVITY BATTENS
- H3.2 TREATED 7mm ECOPLY BARRIER RAB.

WT02
- 18.5mm x 140mm APJ261 JSC TIMBER HORIZONTAL RUSTICATED WEATHERBOARDS WITH 6mm CHANNEL.
  SPECIES: WESTERN RED CEDAR.
  FIXINGS: SILICON BRONZE ROSE HEAD NAILS.
  FINISH: CLIENT TO CONFIRM.
- H3.2 TREATED 45x20mm JSC-U CASTELLATED VERTICAL TIMBER CAVITY BATTENS.
- H3.2 TREATED 7mm ECOPLY BARRIER RAB.

WT03
- 450L x 70D x 52H VIBLOCK 450 SLIM BRICK VENEER.
  FINISH: CHARCOAL + TEXTURED OR BLACK BASALT. CLIENT TO CONFIRM.
- 50mm DRAINED CAVITY WITH XXXXX BRICK TIES @ XXXX CENTRES HORIZONTALLY & XXXX VERTICALLY.
- H3.2 TREATED 7mm ECOPLY BARRIER RAB.

WT04
- 9mm THICK 3000H x 1200W JAMES HARDIE AXON FIBRE CEMENT SHEET PANEL - SMOOTH, PAINT FINISH.
- H3.2 TREATED 45x20mm VERTICAL CAVITY BATTENS
- H3.2 TREATED 7mm ECOPLY BARRIER RAB.

ROOF CLADDING TYPES:

RT01
- 0.55mm BMT PREFINISHED COLORSTEEL KAHU PROFILED METAL CLADDING
- SELECTED BREATHABLE ROOFING UNDERLAY
- 90x45 SG8 TIMBER PURLINS

RT02
- 0.55mm BMT PREFINISHED COLORSTEEL KAHU PROFILED METAL CLADDING. FIX EVERY 2ND CREST ON SHEET ENDS & 4 CREST FIXINGS PER MID SPAN WITH 14g SCREWS.
- METALCRAFT SIGMA BATTENS @ 900 SPACING & 600 END SPACING. FIXED THRU TO RAFTERS WITH 2-14g x 150mm LONG SDS TEK SCREW @ 900CRS. INSTALLED OVER PRO CLIMA TESCON NAIDECK TAPE.
- PRO CLIMA SOLITEX MENTO 3000 ROOFING UNDERLAY.
- 100mm THICK R4.55 PIR INSULATION
- THERMAKRAFT CAVAP ALU SELF-ADHESIVE VAPOUR BARRIER
- 12mm F8 PLYWOOD SUBSTRATE / SED PLYWOOD DIAPHRAGM

RT03
- NURAPLY TPO MEMBRANE ROOFING
- 100mm THICK R4.55 PIR INSULATION
- VAPOUR BARRIER
- H3.2 CCA TREATED 21mm THICK PLYWOOD SUBSTRATE

E2/AS1 RISK MATRIX

NORTH ELEVATION

	RISK SEVERITY				
RISK FACTOR	L	M	H	VH	SUB TOTAL
WIND ZONE (NZS:3604)	0	0	1	2	**2**
No. OF STORIES	0	1	2	4	**2**
ROOF/WALL INTERSECTION DESIGN	0	1	3	5	**3**
EAVES WIDTH	0	1	2	5	**5**
ENVELOPE COMPLEXITY	0	1	3	6	**3**
DECK DESIGN	0	2	4	6	**4**
				TOTAL RISK SCORE:	**19**

E2/AS1 RISK MATRIX

EAST ELEVATION

	RISK SEVERITY				
RISK FACTOR	L	M	H	VH	SUB TOTAL
WIND ZONE (NZS:3604)	0	0	1	2	**2**
No. OF STORIES	0	1	2	4	**2**
ROOF/WALL INTERSECTION DESIGN	0	1	3	5	**3**
EAVES WIDTH	0	1	2	5	**5**
ENVELOPE COMPLEXITY	0	1	3	6	**0**
DECK DESIGN	0	2	4	6	**4**
				TOTAL RISK SCORE:	**16**

MARG ARCHITECTS LTD

PROJECT: M2601

BREMNER GRAHAM HOUSE

CLIENT: JAMES BREMNER & NATHALIE GRAHAM
PROJECT ADDRESS: 14 STONEHENGE RD, WANAKA 9305. LOT 87 DP 613751

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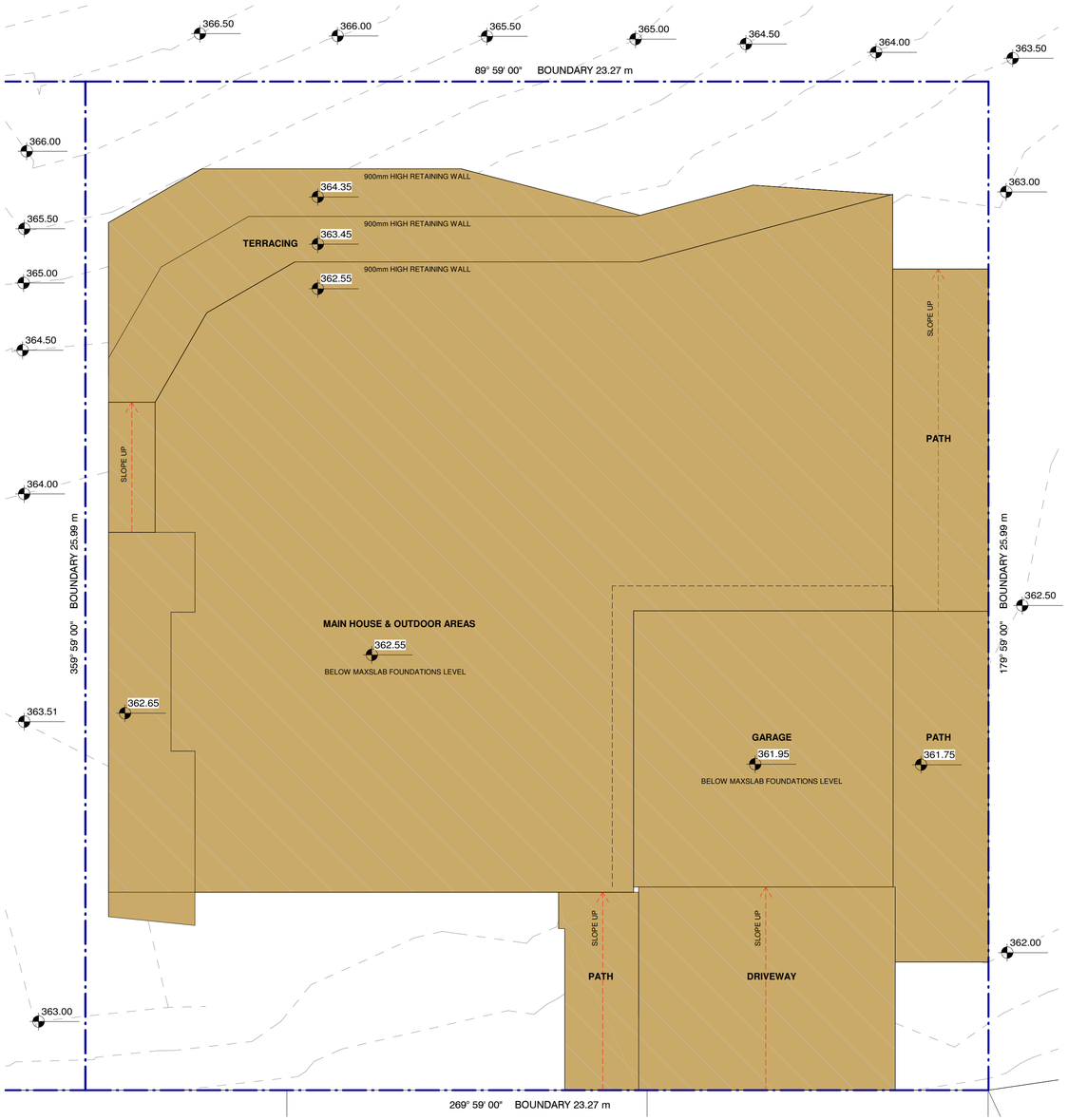
DRAWING TITLE:

ELEVATIONS - NORTH & EAST

PROJECT STAGE: RESOURCE CONSENT

DATE	ISSUE	REV.
27.05.26	DRAFT STRUCTURAL COORDINATION ISSUE	01
05.06.26	CLIENT B4 ISSUE PRE: Q.S. ESTIMATE	02
15.07.26	QUANTITY SURVEYORS ISSUE	03
27.08.26	RESOURCE CONSENT ISSUE	04

A301 04



EARTHWORKS NOTES

EARTHWORKS AREAS AND VOLUMES ARE INDICATIVE FOR RESOURCE CONSENT PURPOSES ONLY. NOT FOR CONSTRUCTION OR COSTING PURPOSES. CONTRACTOR TO DO THEIR OWN INDEPENDENT CALCULATIONS UPON VISITING THE SITE.

DENOTES CUT AREA TO CREATE BUILDING PLATFORM, DRIVEWAY, EXTERIOR PATHS AND LANDSCAPED AREAS.

362.00 RELATIVE SPOT LEVEL ELEVATION (TO ORIGINAL SUBDIVISION TOPOGRAPHICAL SURVEY)

TOTAL EXCAVATED VOLUME:	**390m³**
TOTAL EXCAVATED AREA:	**460m²**

MARG ARCHITECTS LTD

PROJECT: M2601

BREMNER GRAHAM SITE

CLIENT: JAMES BREMNER & NATHALIE GRAHAM
PROJECT ADDRESS: 14 STONEHENGE RD, WANAKA 9305.
LOT 87 DP 613751

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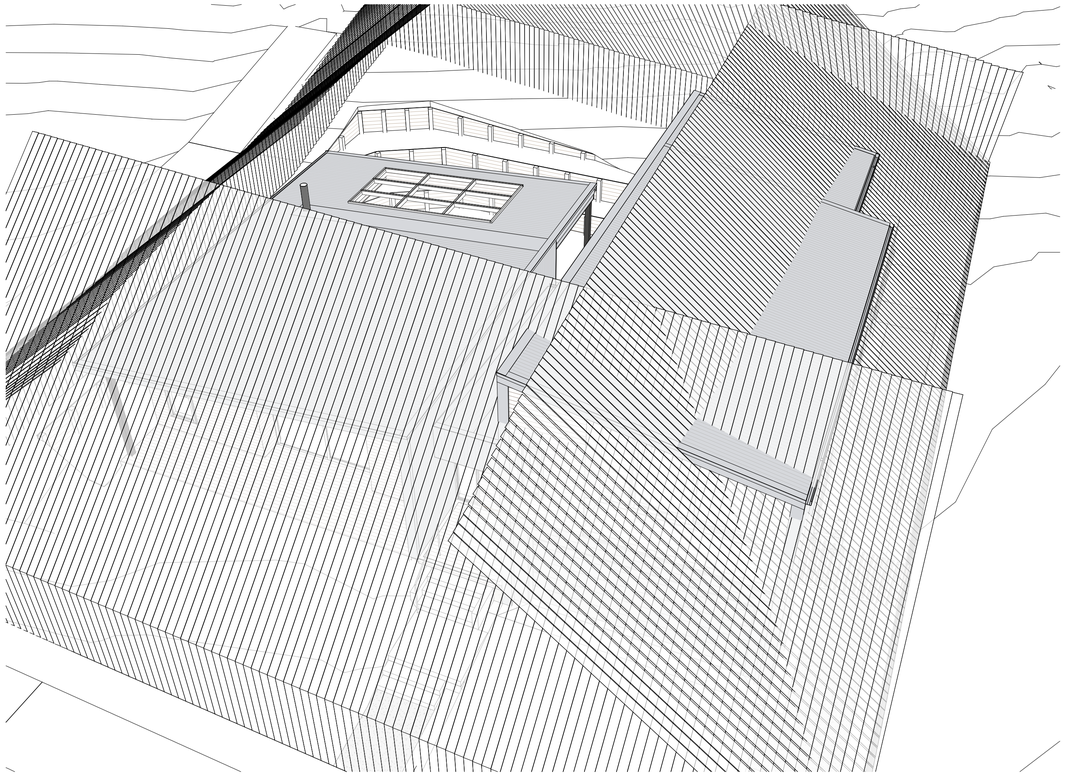
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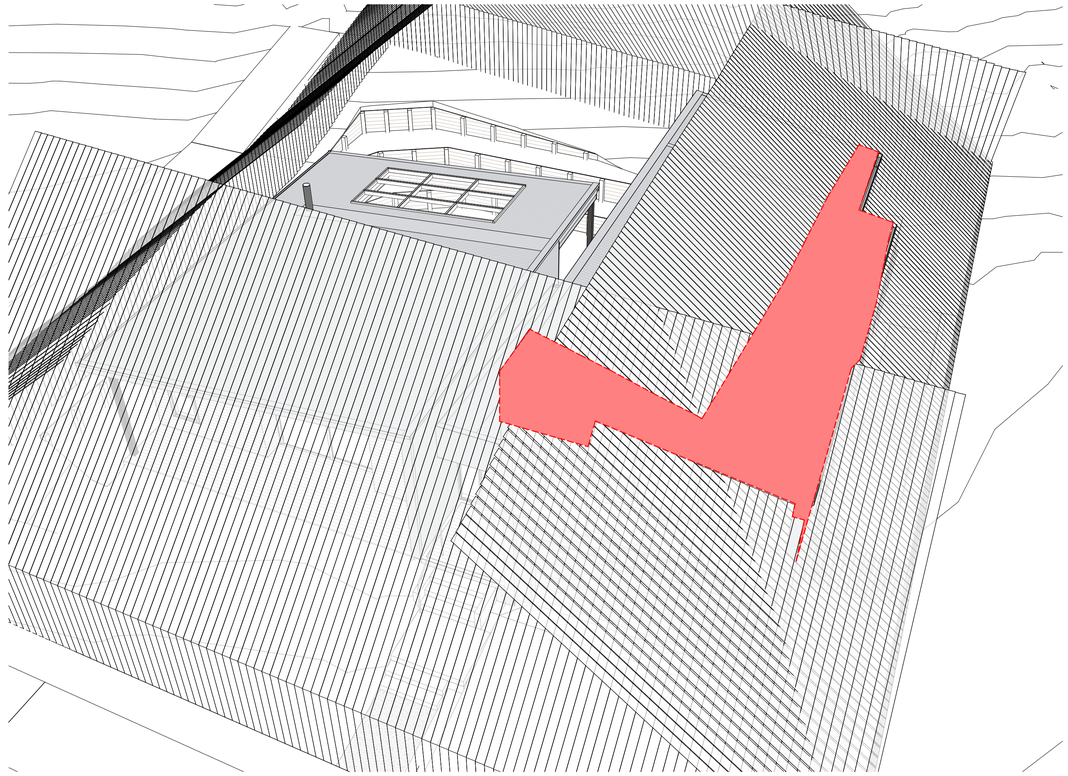
PROJECT STAGE: 16.08.26

DATE	ISSUE	REV.
27.08.26	RESOURCE CONSENT ISSUE	01

A050 01



1 **3D SKETCH OF HIRTB ENCROACHMENT**
@ A1



2 **3D SKETCH OF HIRTB ENCROACHMENT - ENCROACHMENT HIGHLIGHTED**
@ A1

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PROJECT: M2601

BREMNER GRAHAM HOUSE

CLIENT: JAMES BREMNER & NATHALIE GRAHAM
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DRAWING TITLE:

SKETCH 3D's - SHOWING HIRTB ENCROACHMENT

PROJECT STAGE: RESOURCE CONSENT

DATE	ISSUE	REV.
27.08.26	RESOURCE CONSENT ISSUE	01

A350 01