

All designs and details are copyright to GJ Gardner Homes



ph: 03 442 8840

e: queenstown@gjgardner.co.nz



client:
WYE CREEK

job no:
24-135

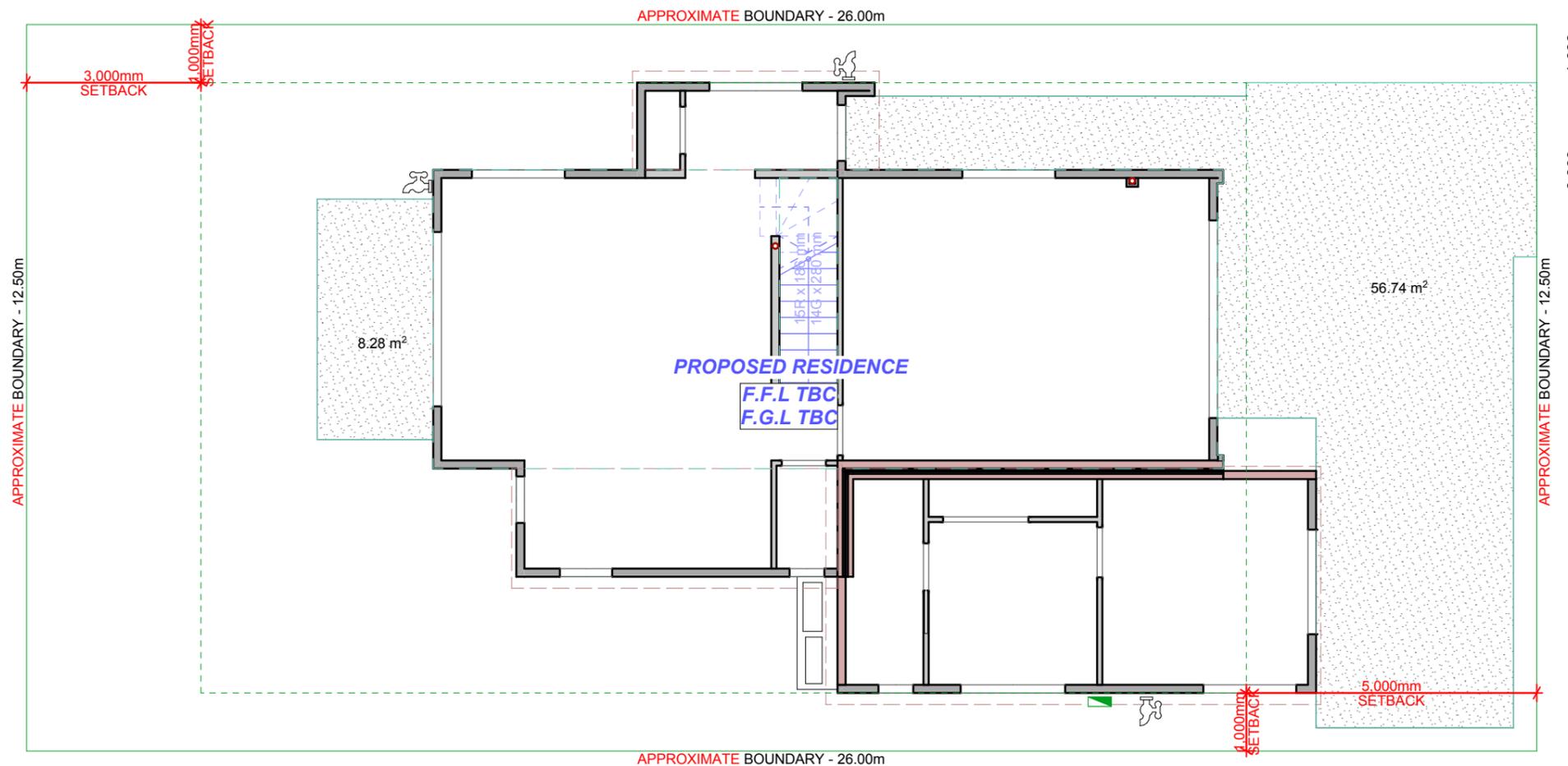


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CORNERSTONE
DESIGN

ph: 07 578 1611
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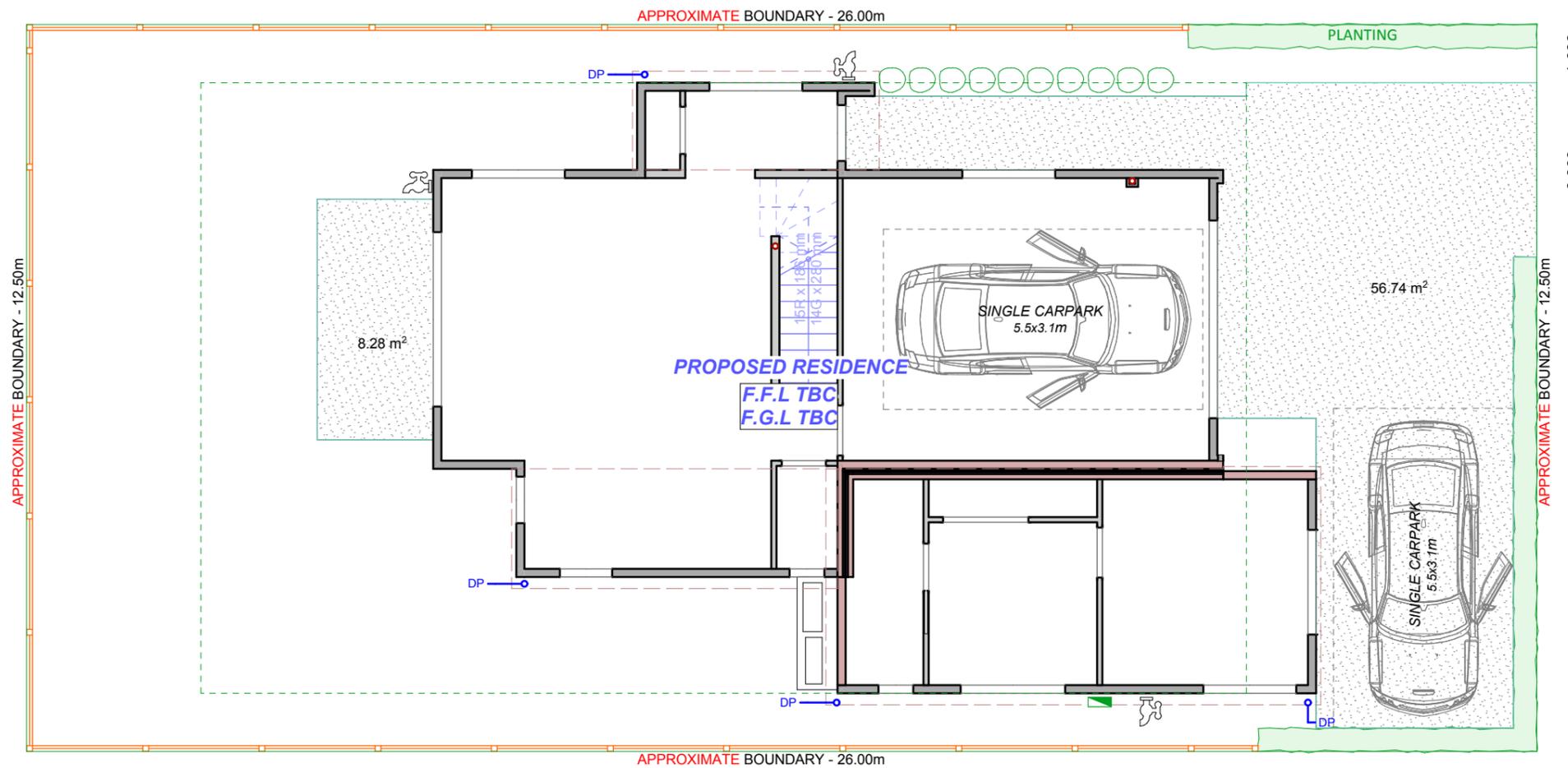
Site Plan



* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *		* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *	
Owner's signature _____ Date GJ Gardner Homes' signature _____ Date _____	all designs and details are copyright to GJ Gardner Homes 	client: WYE CREEK Wind Zone: TBC AS PER BRANZ WEBSITE site address: #Site Address1 #Site Address2 #Site City Lot TBC, DPTBC	drawn: AKC checked: AKC date: 4/07/2024
	job no: 24-135 scale: 1:100 sheet: 2	 CORNERSTONE DESIGN ph: 07 578 1611 e: info@cornerstonedesign.co.nz	

All dimensions & underground service locations are to be checked prior to commencement of anyworks. DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to any earthworks. If any discrepancies occur, contact the Designer immediately before commencing works or ordering. COPYRIGHT; These drawings remain the property of GJ Gardner Homes and are provided for use as described above and may not be used or re-produced in whole or part without written permission. Producer statements are to be issued by all suppliers & tradesmen where applicable. Any site/construction works are not to commence until building permit is issued.

Notes:



Landscape Plan

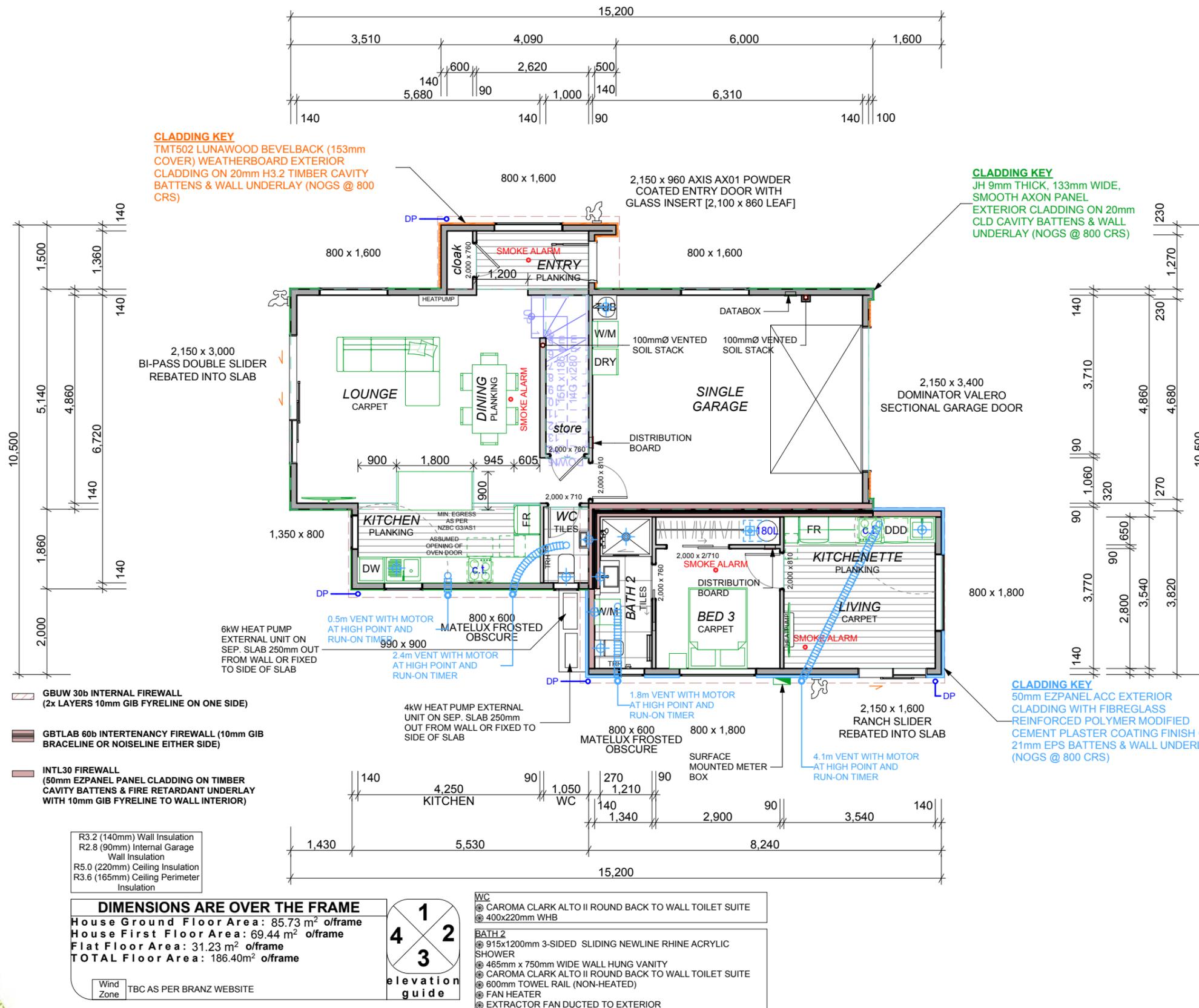


Plan drawings prepared on the understanding that the Building Contractor has a firm understanding of the NZ Building Code and NZS 3604:2011. All contractors or Authorised parties of the Owner or Builder shall ensure that all works complies with the requirements of the Territorial Authority & NZ Building Code and NZS 3604:2011. Any work undertaken outside these requirements without the prior written approval of the Designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer against any claims in respect of the said work.

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Date		Wind Zone: TBC AS PER BRANZ WEBSITE	site address:
GJ Gardner Homes' signature		#Site Address1	#Site Address2
Date		#Site City	Lot TBC, DPTBC
	job no:	scale:	sheet:
	24-135	1:100	3
		drawn:	AKC
		checked:	AKC
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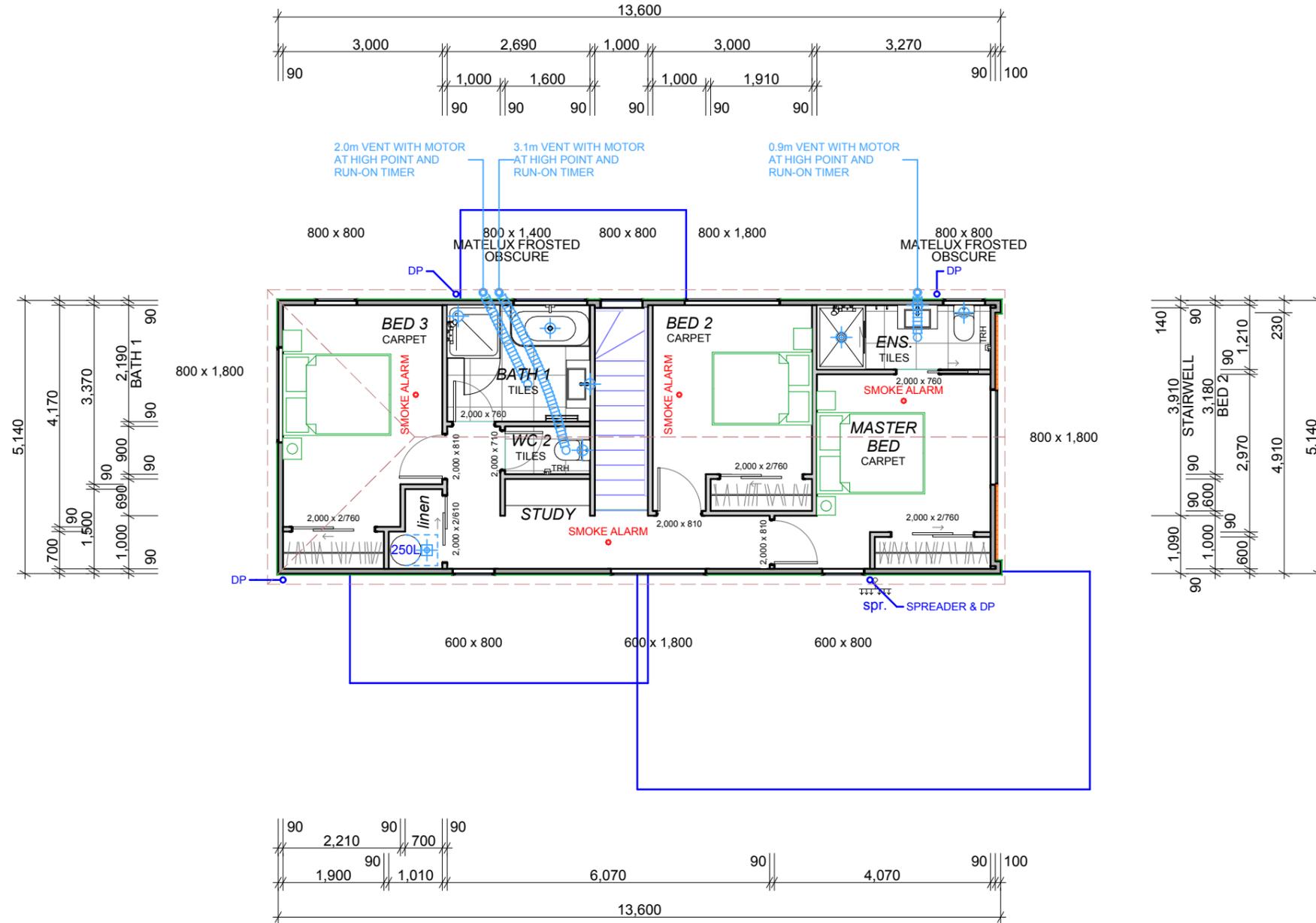


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Ground Floor Plan

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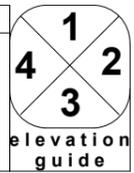
Notes:



R3.2 (140mm) Wall Insulation
 R2.8 (90mm) Internal Garage Wall Insulation
 R5.0 (220mm) Ceiling Insulation
 R3.6 (165mm) Ceiling Perimeter Insulation

DIMENSIONS ARE OVER THE FRAME
 House Ground Floor Area: 85.73 m² o/frame
 House First Floor Area: 69.44 m² o/frame
 Flat Floor Area: 31.23 m² o/frame
 TOTAL Floor Area: 186.40m² o/frame

Wind Zone: TBC AS PER BRANZ WEBSITE



BATHROOM
 1000mm² 2-SIDED SQUARE PIVOT NEWLINE RHINE ACRYLIC SHOWER
 465mm x 900mm WIDE WALL HUNG VANITY
 1510 x 780mm BACK TO WALL CORNER FREE-STANDING BATH
 CAROMA CLARK ALTO II ROUND BACK TO WALL TOILET SUITE
 600mm TOWEL RAIL (NON-HEATED)
 FAN HEATER
 EXTRACTOR FAN DUCTED TO EXTERIOR

ENSUITE
 915x1200mm 3-SIDED SLIDING NEWLINE RHINE ACRYLIC SHOWER
 465mm x 750mm WIDE WALL HUNG VANITY
 CAROMA CLARK ALTO II ROUND BACK TO WALL TOILET SUITE
 2 ROBE HOOKS
 FAN HEATER
 EXTRACTOR FAN DUCTED TO EXTERIOR

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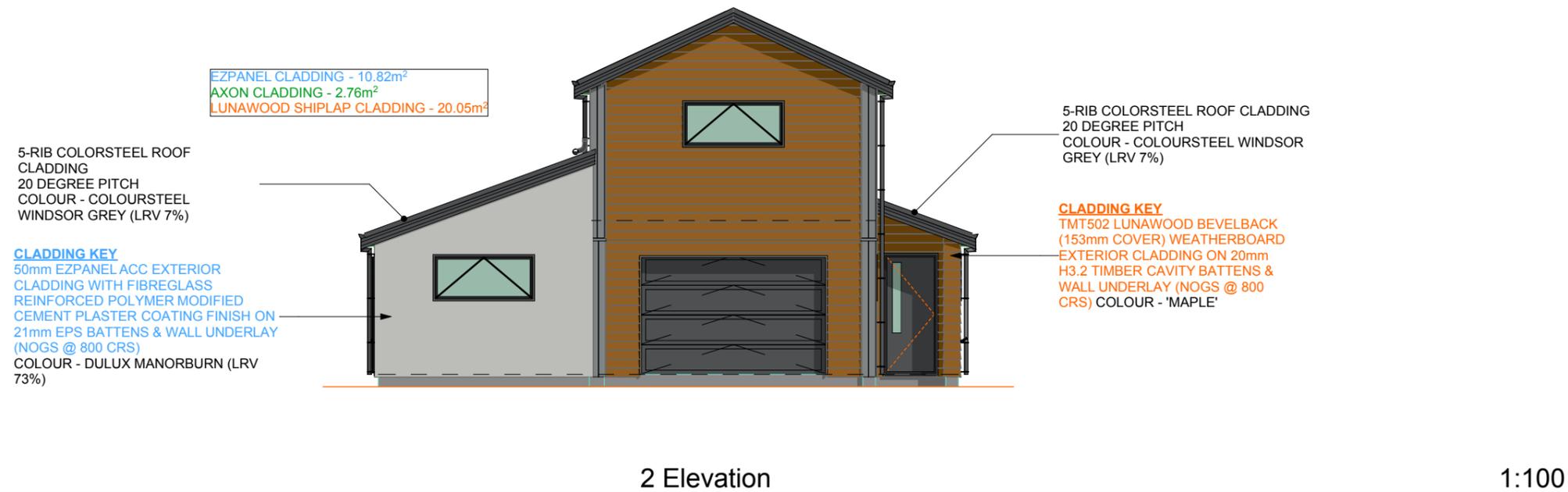


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First Floor Plan



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24-135	1:100	6

drawn:	<p>CORNERSTONE DESIGN</p>
checked:	
date:	
AKC	
AKC	
4/07/2024	

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EZPANEL CLADDING - 14.27m²
 AXON CLADDING - 33.15m²
 LUNAWOOD SHIPLAP CLADDING - 1.13m²

5-RIB COLORSTEEL ROOF CLADDING
 25 DEGREE PITCH
 COLOUR - COLOURSTEEL WINDSOR
 GREY (LRV 7%)

CLADDING KEY
 JH 9mm THICK, 133mm WIDE,
 SMOOTH AXON PANEL EXTERIOR
 CLADDING ON 20mm CLD CAVITY
 BATTENS & WALL UNDERLAY (NOGS
 @ 800 CRS)
 COLOUR - DULUX HALF MARAETAI
 (LRV 34%)

SELECTED COLORSTEEL 180mm
 FASCIA AND 135mm GUTTER
 SYSTEM WITH SNOW STRAPS @
 400 CRS DISCHARGING TO 80mm
 ROUND COLORSTEEL DOWN PIPES
 COLOUR - COLOURSTEEL WINDSOR
 GREY (LRV 7%)

POWDER COATED DOUBLE GLAZED
 ALUMINIUM JOINERY WITH AGP
 SOLUX-E & THERMAL HEART
 COLOUR - MATT WINDSOR GREY

3 Elevation

1:100

EZPANEL CLADDING - 6.43m²
 AXON CLADDING - 22.40m²
 LUNAWOOD SHIPLAP CLADDING - 4.06m²

5-RIB COLORSTEEL ROOF
 CLADDING
 20 DEGREE PITCH
 COLOUR - COLOURSTEEL
 WINDSOR GREY (LRV 7%)

CLADDING KEY
 TMT502 LUNAWOOD BEVELBACK
 (153mm COVER) WEATHERBOARD
 EXTERIOR CLADDING ON 20mm
 H3.2 TIMBER CAVITY BATTENS &
 WALL UNDERLAY (NOGS @ 800
 CRS)
 COLOUR - 'MAPLE'

5-RIB COLORSTEEL ROOF CLADDING
 20 DEGREE PITCH
 COLOUR - COLOURSTEEL WINDSOR
 GREY (LRV 7%)

CLADDING KEY
 50mm EZPANEL.ACC EXTERIOR CLADDING WITH
 FIBREGLASS REINFORCED POLYMER MODIFIED
 CEMENT PLASTER COATING FINISH ON 21mm EPS
 BATTENS & WALL UNDERLAY (NOGS @ 800 CRS)
 COLOUR - DULUX MANORBURN (LRV 73%)

4 Elevation

1:100

TOTAL CLADDING PERCENTAGES
 EZPANEL CLADDING - 37.88m² = 21%
 AXON CLADDING - 108.45m² = 60%
 LUNAWOOD SHIPLAP CLADDING - 33.68m² = 19%



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Elevations 2

