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G.J. Gardner. HOMES

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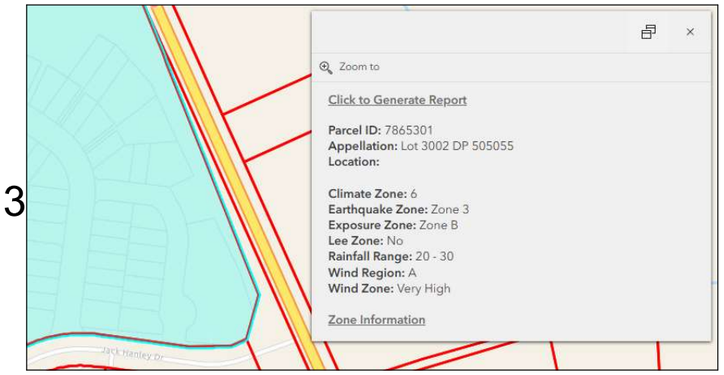
Sheet Index

Layout ID	Layout Name	Revision Date
056	Wing Wall Firewall Detail	
057	External Firewall Detail 2	
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client:
LULU SUN

site address:
Lot 2052, DP LT613113
AH BOW LANE
HANLEYS FARM
QUEENSTOWN

job no:
770875



THESE PLANS MUST BE READ IN CONJUNCTION WITH ACCOMPANYING DOCUMENTS:
SITE SPECIFIC GEOTECH REPORT DREAMCAST GQ76646, DATED 08/25
FOUNDATION & STRUCTURAL ENGINEERING REPORT DREAMCAST S2149, DATED 11/11/25
TRUSS AND FRAME REPORT PLACEMAKERS BLD13211, DATED 22/10/25

Notes:

1. All building work is to be carried out in accordance to NZS:3604:2011 and the New Zealand Building Code latest edition.
2. All sub trades are to complete work in accordance to their relevant standards.
3. All fixings, materials and workmanship to comply with NZBC clause B2 'durability'.
4. The contractor is responsible for verifying all dimensions, levels, boundaries and underground service locations on site before construction commences.
5. All queries are to be referred to the designer and/or engineer as applicable.

General Notes:

1. All dimensions & underground service locations are to be checked prior to commencement of any works.

2. 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.

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4. Producer statements are to be issued by all suppliers & tradesmen where applicable.

5. ***Any site/construction works are not to commence until building permit is issued.***

6. Plan drawings prepared on the understanding that the Building Contractor has a firm understanding of the NZ Building Code and NZS 3604:2011.

7. All contractors or Authorized 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.

8. 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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BUILDING CONFIDENCE

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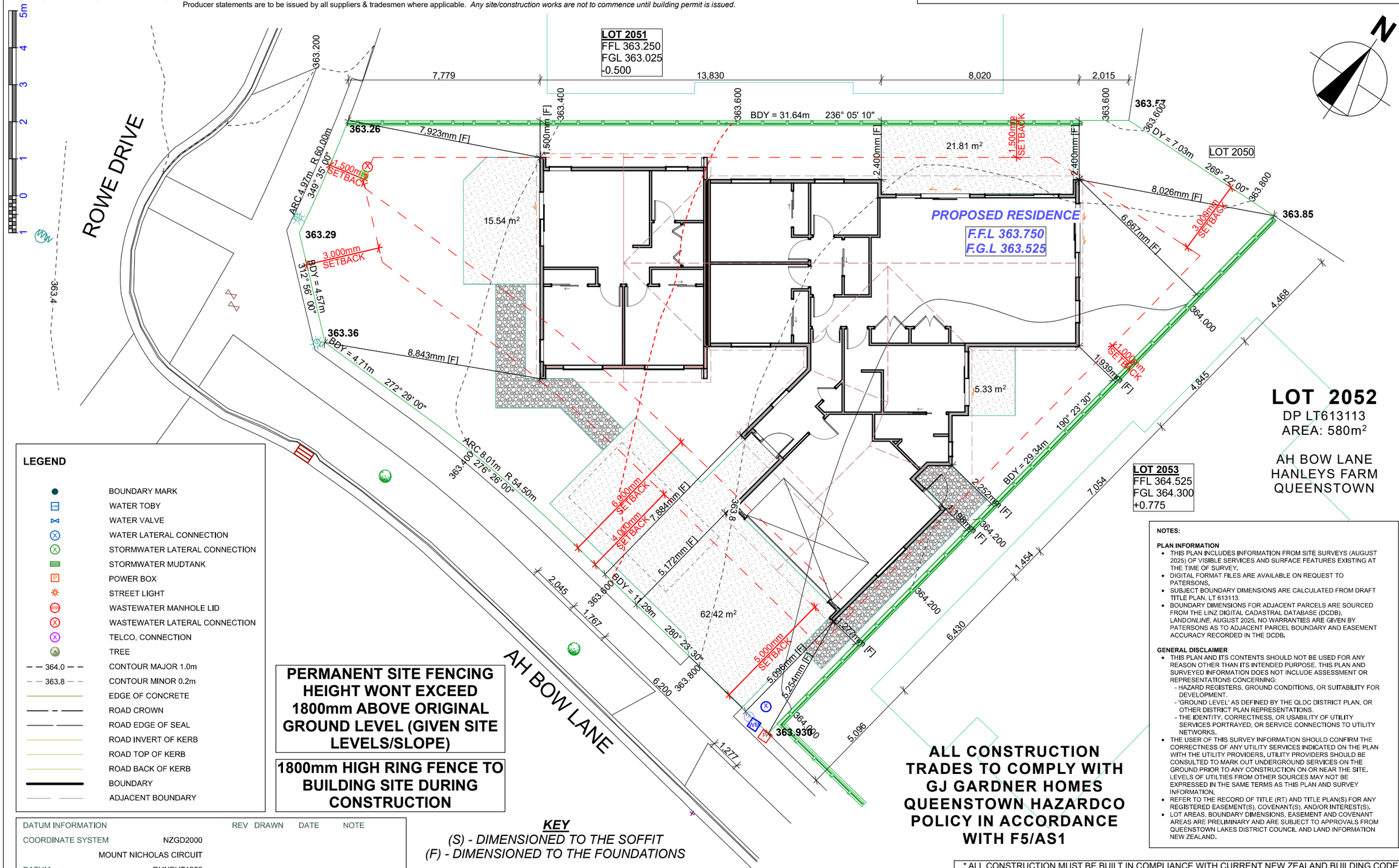
ADNZ Professional Member

CORNERSTONE DESIGN

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Notes:



LEGEND

- BOUNDARY MARK
- WATER TOBY
- WATER VALVE
- WATER LATERAL CONNECTION
- STORMWATER LATERAL CONNECTION
- STORMWATER MUDTANK
- POWER BOX
- STREET LIGHT
- WASTEWATER MANHOLE LID
- WASTEWATER LATERAL CONNECTION
- TELCO. CONNECTION
- TREE
- 364.0 CONTOUR MAJOR 1.0m
- 363.8 CONTOUR MINOR 0.2m
- EDGE OF CONCRETE
- ROAD CROWN
- ROAD EDGE OF SEAL
- ROAD INVERT OF KERB
- ROAD TOP OF KERB
- ROAD BACK OF KERB
- BOUNDARY
- ADJACENT BOUNDARY

PERMANENT SITE FENCING HEIGHT WONT EXCEED 1800mm ABOVE ORIGINAL GROUND LEVEL (GIVEN SITE LEVELS/SLOPE)

1800mm HIGH RING FENCE TO BUILDING SITE DURING CONSTRUCTION

KEY
(S) - DIMENSIONED TO THE SOFFIT
(F) - DIMENSIONED TO THE FOUNDATIONS

ALL CONSTRUCTION TRADES TO COMPLY WITH GJ GARDNER HOMES QUEENSTOWN HAZARDCO POLICY IN ACCORDANCE WITH F5/AS1

LOT 2052
DP LT613113
AREA: 580m²

AH BOW LANE
HANLEYS FARM
QUEENSTOWN

NOTES:

PLAN INFORMATION
- THIS PLAN INCLUDES INFORMATION FROM SITE SURVEYS (AUGUST 2025) OF VISIBLE SERVICES AND SURFACE FEATURES EXISTING AT THE TIME OF SURVEY.
- DIGITAL FORMAT FILES ARE AVAILABLE ON REQUEST TO PATERSONS.
- SUBJECT BOUNDARY DIMENSIONS ARE CALCULATED FROM DRAFT TITLE PLAN, LT 613113.
- BOUNDARY DIMENSIONS FOR ADJACENT PARCELS ARE SOURCED FROM THE LINZ DIGITAL CADASTRAL DATABASE (DCDB), LAND*ONLINE*, AUGUST 2025. NO WARRANTIES ARE GIVEN BY PATERSONS AS TO ADJACENT PARCEL BOUNDARY AND EASEMENT ACCURACY RECORDED IN THE DCDB.

GENERAL DISCLAIMER
- THIS PLAN AND ITS CONTENTS SHOULD NOT BE USED FOR ANY REASON OTHER THAN ITS INTENDED PURPOSE. THIS PLAN AND SURVEYED INFORMATION DOES NOT INCLUDE ASSESSMENT OR REPRESENTATIONS CONCERNING:
  - HAZARD REGISTERS, GROUND CONDITIONS, OR SUITABILITY FOR DEVELOPMENT.
  - 'GROUND LEVEL' AS DEFINED BY THE QLDC DISTRICT PLAN, OR OTHER DISTRICT PLAN REPRESENTATIONS.
  - THE IDENTITY, CORRECTNESS, OR USABILITY OF UTILITY SERVICES PORTRAYED, OR SERVICE CONNECTIONS TO UTILITY NETWORKS.
- THE USER OF THIS SURVEY INFORMATION SHOULD CONFIRM THE CORRECTNESS OF ANY UTILITY SERVICES INDICATED ON THE PLAN WITH THE UTILITY PROVIDERS. UTILITY PROVIDERS SHOULD BE CONSULTED TO MARK OUT UNDERGROUND SERVICES ON THE GROUND PRIOR TO ANY CONSTRUCTION ON OR NEAR THE SITE. LEVELS OF UTILITIES FROM OTHER SOURCES MAY NOT BE EXPRESSED IN THE SAME TERMS AS THIS PLAN AND SURVEY INFORMATION.
- REFER TO THE RECORD OF TITLE (RT) AND TITLE PLAN(S) FOR ANY REGISTERED EASEMENT(S), COVENANT(S), AND/OR INTEREST(S).
- LOT AREAS, BOUNDARY DIMENSIONS, EASEMENT AND COVENANT AREAS ARE PRELIMINARY AND ARE SUBJECT TO APPROVALS FROM QUEENSTOWN LAKES DISTRICT COUNCIL AND LAND INFORMATION NEW ZEALAND.

DATUM INFORMATION		REV	DRAWN	DATE	NOTE
COORDINATE SYSTEM	NZGD2000 MOUNT NICHOLAS CIRCUIT				
DATUM	DUNEHT1958				
ORIGIN OF COORDINATES	AP 172 LT 613113				
ORIGIN OF LEVELS	YZ 6 SO 484152, 405.1053m	STATUS	FOR INFORMATION		

Licensed Building Practitioner – www.dbh.govt.nz – Building Confidence

ADNZ Professional Member

patersons. Land Professionals

1 0 1 2 3 4 5m

Owner's signature _____
Date _____
GJ Gardner Homes' signature _____
Date _____

* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *

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G.J. Gardner HOMES
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* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

client: LULU SUN
Wind Zone: VERY HIGH AS PER BRANZ WEBSITE

site address: AH BOW LANE HANLEYS FARM QUEENSTOWN
Lot 2052, DP LT613113

job no:	scale:	sheet:
770875	1:150, 1:1	2

drawn: AKC
checked: AKC
date: 19/12/2025

CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

Location Plan

Plan drawings prepared on the understanding that the Building Contractor has a firm undestanding 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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Notes:

500mm MAX HEIGHT SED TIMBER RETAINING WALL REFER DREAMCAST S2149, DATED 11/11/25 SHEET S304

363.26

7,923mm [F]

1,500mm [F]

363.400

363.600

BDY = 31.64m 236° 05' 10"

363.600

363.57

363.600

BDY = 7.03m 269° 22' 00"

LOT 2050

2,400mm [F]

21.81 m²

1,500mm SETBACK

2,400mm [F]

INTERIOR FLOORING @ DOORWAY TO HAVE A COEFFICIENT OF FRICTION OF NO LESS THAN 0.4 TO COMPLY WITH NZBC D1

15.54 m²

INTERIOR FLOORING @ DOORWAY TO HAVE A COEFFICIENT OF FRICTION OF NO LESS THAN 0.4 TO COMPLY WITH NZBC D1

PROPOSED RESIDENCE

F.F.L 363.750
F.G.L 363.525

8,026mm [F]

363.800

3,000mm SETBACK

6,667mm [F]

364.000

800mm MAX HEIGHT SHARED TIMBER RETAINING WALL WITH LOT 2053 (AMUDO 770861 DREAMCAST REPORT S2148 DATED 11/11/25)

4

8,843mm [F]

BDY = 4.71m 272° 29' 00"

INTERIOR FLOORING @ DOORWAY TO HAVE A COEFFICIENT OF FRICTION OF NO LESS THAN 0.4 TO COMPLY WITH NZBC D1

1,939mm [F]

4,000mm SETBACK

5.33 m²

4,845

EXPOSED CONCRETE ENTRY FGL 363.600 TO COMPLY WITH NZBC D1

INTERIOR FLOORING @ DOORWAY TO HAVE A COEFFICIENT OF FRICTION OF NO LESS THAN 0.4 TO COMPLY WITH NZBC D1

190° 23' 30"

BDY = 29.34m

363.400 ARC 8.01m R 54.50m 276° 26' 00"

CARPARK 3

CARPARK 1

CARPARK 2

5,000mm SETBACK

7,884mm [F]

5,000mm SETBACK

5,172mm [F]

363.8

2,252mm [F]

7,054

4,998mm [F]

364.200

1,454

363.600

BDY = 11.29m 280° 23' 30"

62.42 m²

364.200

2,045

1,767

6,430

6,200

AH BOW LANE

LOT 2052
DP LT613113
AREA: 580m²

AH BOW LANE
HANLEYS FARM
QUEENSTOWN

NOTE:

EROSION AND SEDIMENT CONTROL MEASURES

TEMPORARY CONSTRUCTION AREA:
RESTRICT ACESS TO ONE ENTRY / EXIT POINT. ENSURE ALL-WEATHER ACCESS IS PROVIDED IN A MANNER THAT PREVENTS THE ACCESS BECOMING A SOURCE OF SEDIMENT

EARLY STORMWATER DRAINAGE CONNECTION:
TO AVOID LOCAL EROSION, CONNECT TEMPORARY OR PERMANENT DOWNPIPES TO THE STORMWATER SYSTEM AS SOON AFTER LAYING THE ROOF AS POSSIBLE

MATERIAL STOCKPILES:
STOCKPILES SHOULD BE PLACED UPSLOPE OF PERIMETER CONTROLS & COVERED WHEN NOT IN USE

INSTALL PERIMETER CONTROLS:
SILT FENCE OR OTHER BARRIER (STRAW BALE, BUND ETC) TO INTERCEPT SEDIMENT LADEN RUN OFF. THE CONTOURS OF THE SITE WILL DETERMINE THE NUMBER AND SPACING OF SILT FENCES REQUIRED

DIVERT OVERLAND FLOW:
DIVERT OVERLAND FLOW AWAY FROM THE SITE WORKS TO REDUCE RUN OFF FOM TRAVELLING ACROSS THE DISTURBED LAND

CONCRETE WASTE AND WASHING:
WASTE CONCRETE AND HOUSEHOLD PAINT SHOULD NOT BE ALLOWED TO WASH OFF SITE

MINIMISE DISTURBED AREAS WHEN WORKING:
PRESERVE AS MUCH GRASSED AREA AS POSSIBLE TO REDUCE SEDIMENT DISCHARGE AND FILTER SEDIMENT FROM OTHER AREAS.
ONCE GRADING IS COMPLETE , STABILISE BARE SOIL AS SOON AS POSSIBLE

KEY
(S) - DIMENSIONED TO THE SOFFIT
(F) - DIMENSIONED TO THE FOUNDATIONS

1 0 1 2 3 4 5m

Owner's signature

Date

GJ Gardner Homes' signature

Date

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client: LULU SUN
Wind Zone: VERY HIGH AS PER BRANZ WEBSITE

site address: AH BOW LANE HANLEYS FARM QUEENSTOWN
Lot 2052, DP LT613113

job no: 770875 | scale: 1:100 | sheet: 3

drawn: AKC
checked: AKC
date: 19/12/2025

CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

Site Plan

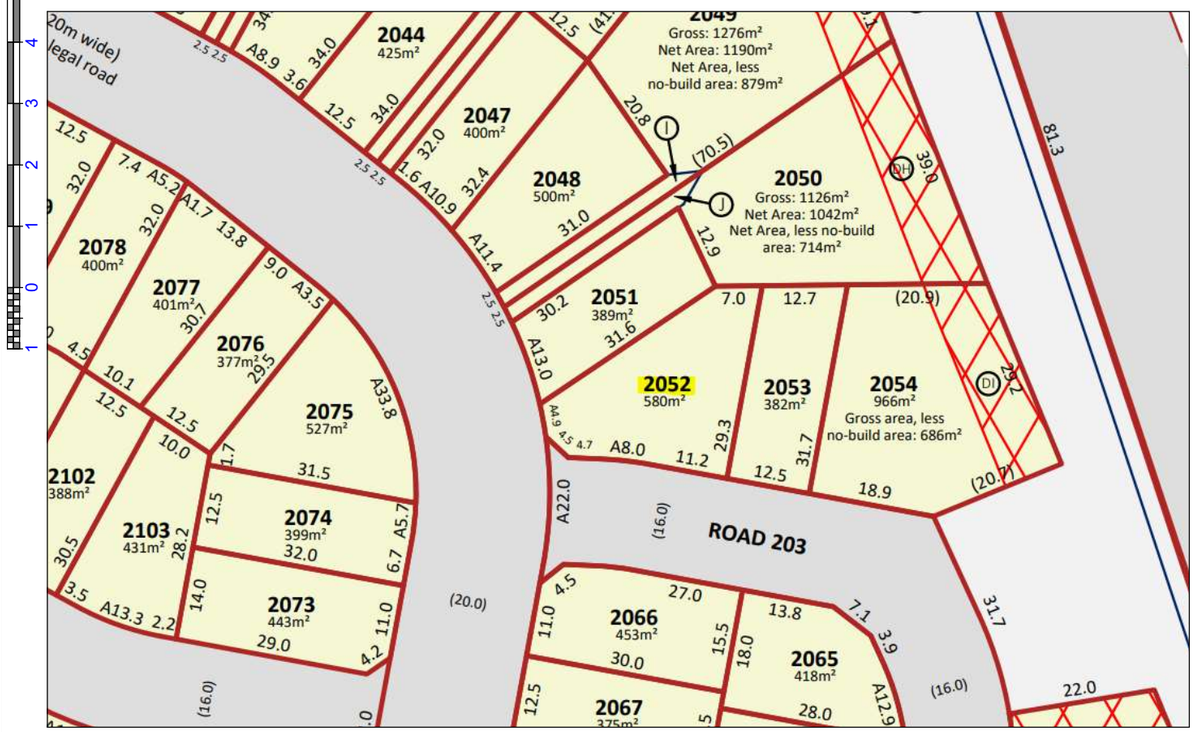
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Notes:



HANLEYS FARM DP2 (2023)

CORNER SITES - 3m SETBACK FROM SPAY BOUNDARY AND 1.5m FROM REMAINING ROAD BOUNDARY
STANDARD SITES - 4m MINIMUM SETBACK FROM ROAD BOUNDARY
6m MAXIMUM SETBACK FROM ROAD BOUNDARY
5m GARAGE SETBACK FROM ROAD BOUNDARY
0.5m GARAGE SETBACK FROM FRONT OF HOUSE

20-40° ROOF PITCHES
30% MAX UN-RENDERED BLOCKWORK (OR 30% ON ANY ELEVATION)
15% MAX BRICK (OR 15% ON ANY ELEVATION)
70% MAX PLASTER
60% MAX METAL CLADDINGS
70% MAX WEATHERBOARDS OR SIMILAR
AT LEAST 2 CLADDINGS TO FRONT FACADE

8m HEIGHT RESTRICTION
50% COVERAGE MAX

NORTH - 2.5 @ 55° WITHIN REAR 12m OF SITE
NORTH - 3.5 @ 55° MORE THAN 12m FROM REAR OF SITE

SOUTH - 2.5 @ 35° WITHIN REAR 12m OF SITE
SOUTH - 3.5 @ 35° MORE THAN 12m FROM REAR OF SITE

WEST & EAST - 2.5 @ 45° WITHIN REAR 12m OF SITE
WEST & EAST - 3.5 @ 45° MORE THAN 12m FROM REAR OF SITE

GABLES MAY PENETRATE BY NO MORE THAN 1/3 OF GABLE HEIGHT

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BUILDING CONFIDENCE

AD NZ Architectural Designers New Zealand
Professional Member

1 0 1 2 3 4 5m

Owner's signature _____
Date _____
GJ Gardner Homes' signature _____
Date _____

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client: LULU SUN
Wind Zone: VERY HIGH AS PER BRANZ WEBSITE

site address:
AH BOW LANE
HANLEYS FARM
QUEENSTOWN
Lot 2052, DP LT613113

job no:	scale:	sheet:
770875		4

drawn:	checked:	date:
AKC	AKC	19/12/2025

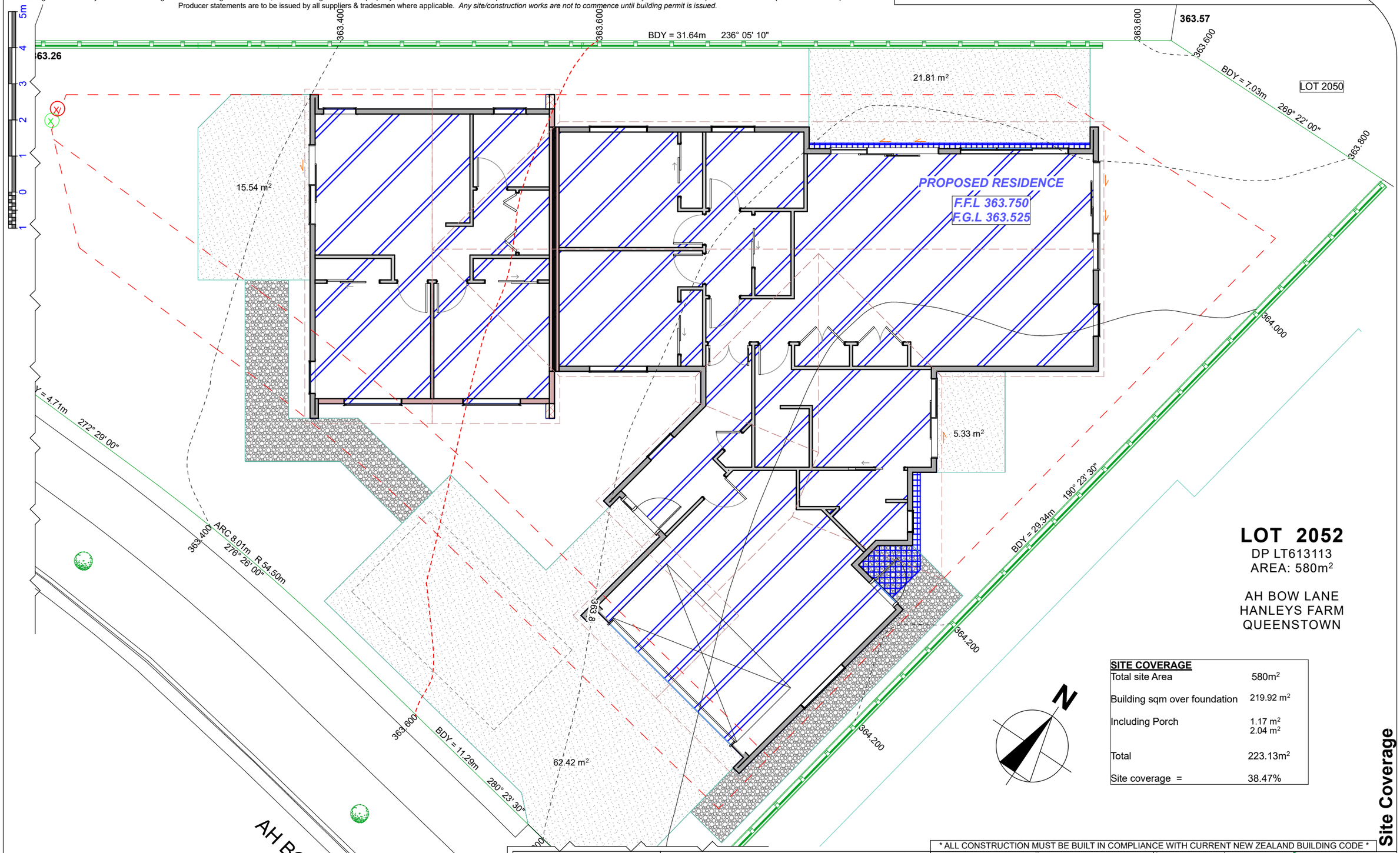
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Site Context

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Notes:



LOT 2052
DP LT613113
AREA: 580m²

AH BOW LANE
HANLEYS FARM
QUEENSTOWN

SITE COVERAGE

Total site Area	580m²
Building sqm over foundation	219.92 m²
Including Porch	1.17 m² 2.04 m²
Total	223.13m²
Site coverage =	38.47%

Site Coverage

* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

Owner's signature ----------

Date ----------

GJ Gardner Homes' signature ----------

Date ----------

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770875	1:100	5

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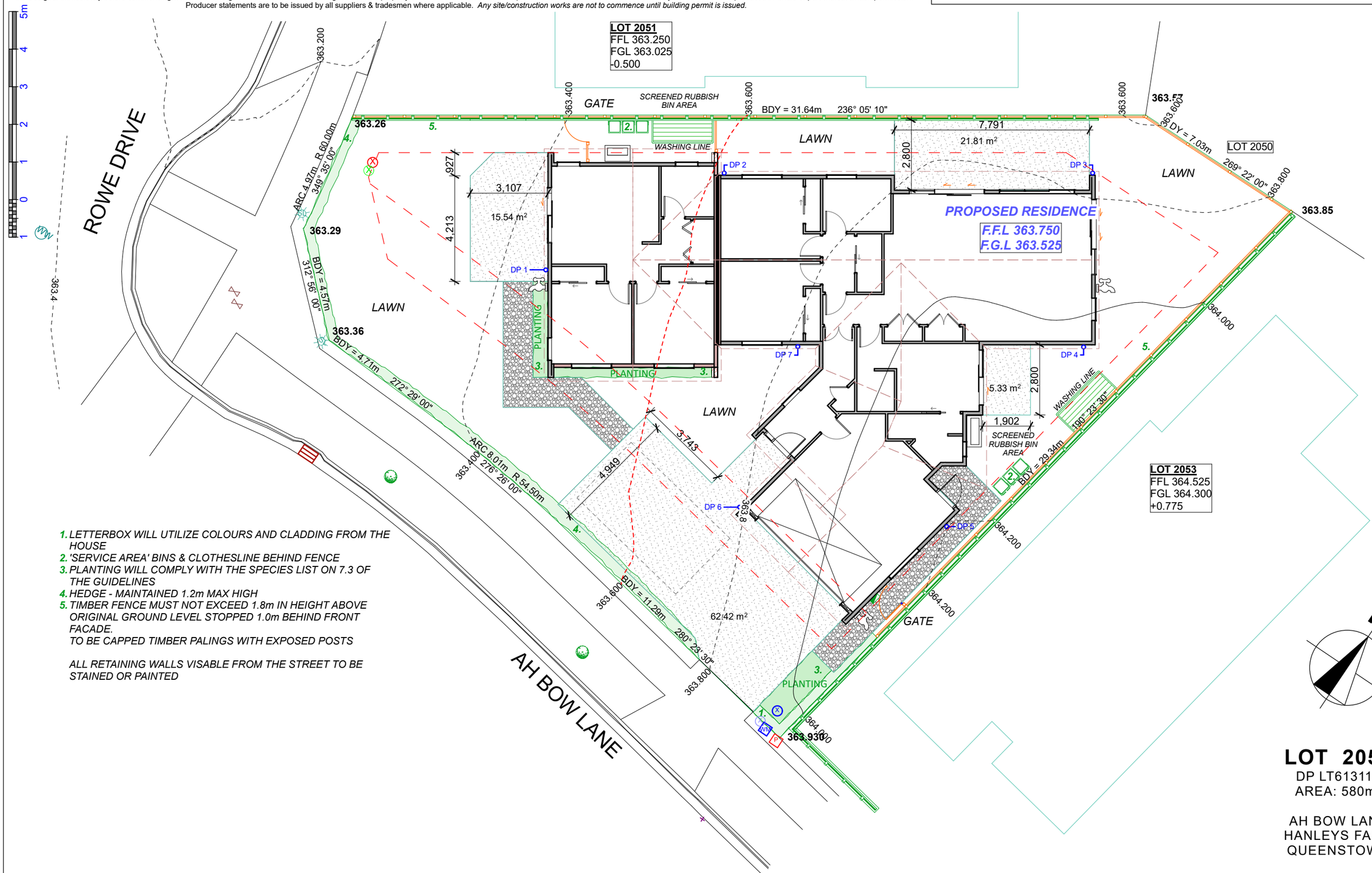
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Notes:



LOT 2052
DP LT613113
AREA: 580m²

AH BOW LANE
HANLEYS FARM
QUEENSTOWN

Landscaping Plan

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Owner's signature ----------

Date ----------

GJ Gardner Homes' signature ----------

Date ----------

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client: LULU SUN
Wind Zone: VERY HIGH AS PER BRANZ WEBSITE

site address: AH BOW LANE, HANLEYS FARM, QUEENSTOWN
Lot 2052, DP LT613113

job no:	scale:	sheet:
770875	1:150	6

drawn: AKC
checked: AKC
date: 19/12/2025

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1 0 1 2 3 4 5m

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Notes:

363.26

363.400

363.600

BDY = 31.64m 236° 05' 10"

363.600

363.57

363.600

BDY = 7.03m 269° 22' 00"

363.800

LOT 2050

21.81 m²

15.54 m²

PROPOSED RESIDENCE

F.F.L 363.750
F.G.L 363.525

364.000

5.33 m²

BDY = 4.71m 272° 29' 00"

363.400 ARC 8.01m R 54.50m 276° 26' 00"

363.8

BDY = 29.34m 190° 23' 30"

364.200

363.600

BDY = 11.29m 280° 23' 30"

62.42 m²

364.200

APPROXIMATE AREA OF EARTH TO BE REMOVED = 142m³

APPROXIMATE AREA OF EARTH TO BE FILLED = 6.52m³

APPROXIMATE AREA OF FILL & BATTER <500mm DEEP = 78.22 m²

APPROXIMATE AREA OF FILL & BATTER >500mm DEEP = 0.0m²

APPROXIMATE AREA OF CUT <500mm DEEP = 420.27 m²

APPROXIMATE AREA OF CUT >500mm DEEP = 0.0m²

Earthworks Calcs

N

LOT 2052
DP LT613113
AREA: 580m²

AH BOW LANE
HANLEYS FARM
QUEENSTOWN

AH BOW LANE

1 0 1 2 3 4 5m

Owner's signature

Date

GJ Gardner Homes' signature

Date

* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *

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G.J. Gardner. HOMES

ph: 03 442 8840
e: queenstown@gjgardner.co.nz

* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

client: LULU SUN
Wind Zone: VERY HIGH AS PER BRANZ WEBSITE

site address: AH BOW LANE HANLEYS FARM QUEENSTOWN
Lot 2052, DP LT613113

job no: 770875 | scale: 1:100 | sheet: 9

drawn: AKC

checked: AKC

date: 19/12/2025

CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

ADNZ Professional Member

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INTERCONNECTED SMOKE ALARMS MUST BE INSTALLED & MAINTAINED IN ACCORDANCE WITH NZS 4514:2021

800x285x550mm HIGH 4kW HEAT PUMP EXTERNAL UNIT ON SEP. SLAB OR FIXED TO SIDE OF FLOOR SLAB

CLADDING KEY
JH 9mm THICK, 400mm WIDE, SMOOTH AXON PANEL (MAX 12.1KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING ON 20mm CLD CAVITY BATTENS & WALL UNDERLAY (NOGS @ 800 CRS)

CLADDING KEY
5-RIB COLORSTEEL (VERTICAL 5.5KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING ON 20mm TIMBER CAVITY BATTENS & 10mm GIB WEATHERLINE TO UNDERSIDE OF ROOF CLADDING (NOGS @ 1200 CRS)

CLADDING KEY
5-RIB COLORSTEEL (VERTICAL 5.5KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING ON 20mm CAVIBAT CAVITY BATTENS & WALL UNDERLAY (NOGS @ 1200 CRS)

BATH 1
- 1000mm² TILED SHOWER ON VILLABOARD WITH SLIDING DOOR AND 630 x 330 NICHE
- 465mm x 750mm WIDE WALL HUNG VANITY
- NEWTECH FRANK BACK TO WALL RIMLESS TOILET SUITE 8202
- 1500 CORNER BATH
- 600mm TOWEL RAIL (HEATED)
- EXTRACTOR FAN DUCTED TO EXTERIOR

BATH 2
- 1000mm² TILED SHOWER ON VILLABOARD WITH SWING DOOR
- 465mm x 750mm WIDE WALL HUNG VANITY
- NEWTECH FRANK BACK TO WALL RIMLESS TOILET SUITE 8202
- 600mm TOWEL RAIL (HEATED)
- EXTRACTOR FAN DUCTED TO EXTERIOR

ENS
- 1000mm² TILED SHOWER ON VILLABOARD WITH CENTRE WASTE AND 630 x 330 NICHE
- 465mm x 900mm WIDE WALL HUNG VANITY
- NEWTECH FRANK BACK TO WALL RIMLESS TOILET SUITE 8202
- 600mm TOWEL RAIL (HEATED)
- EXTRACTOR FAN DUCTED TO EXTERIOR

DIMENSIONS ARE OVER THE FRAME

House Floor Area: 164.24 m² **o/frame**
Flat Floor Area: 55.68 m² **o/frame**
TOTAL Floor Area: 219.92 m² **o/frame**
Roof Area = 276.81m²

Wind Zone: VERY HIGH AS PER BRANZ WEBSITE

elevation guide

R3.2 (140mm) Wall Insulation	
R2.8 (90mm) Internal Garage Wall Insulation	
R5.0 (225mm) Pink Superbatts Ceiling Insulation	
R5.0 (225mm) Pink Superbatts Ceiling	
Compressed Perimeter Insulation	

SNOW LOADING	N5
EARTHQUAKE ZONE	3
EXPOSURE ZONE	B
CLIMATE ZONE	6
WIND REGION	A

WALL FRAMING AS PER NELSON PINE STUD CHARTS
INTERNAL NON LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
INTERNAL LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
EXTERNAL WALL FRAMING UP TO 2.4m - 140 x 45 LVL8 H1.2 @ 600mm CRS

GWTLP 30 **WING WALL FIREWALL (10mm GIB WEATHERLINE BOTH SIDES)**
GWTLE 30a **EXTERNAL FIREWALL (BELOW CEILING) (10mm GIB WEATHERLINE EXTERNAL & 10mm GIB FYRELINE INTERNAL)**
GWTLP 30 **EXTERNAL FIREWALL (ABOVE CEILING) (10mm GIB WEATHERLINE EXTERNALLY AND INTERNALLY)**
GBTLAB 60b **INTERTENANCY FIREWALL (10mm GIB BRACELINE OR NOISELINE EITHER SIDE)**

Notes:

TECHNICAL
- WHERE STUD SPACINGS ARE GREATER THAN 450mm AN INTERMEDIATE MEANS OF RESTRAINING THE BUILDING WRAP AND INSULATION FROM BULGING INTO THE DRAINED CAVITY SHALL BE INSTALLED USING:
  a) 75mm GALVANIZED MESH
  b) POLYPROPYLENE TAPE AT 300mm CRS
  c) GALVANIZED WIRE AT 300mm CRS FIXED TO DWANGS OVER THE BUILDING WRAP
  d) VERTICAL CAVITY BATTENS AT FACING TO MATCH ALL STUDS
  e) HORIZONTAL CAVITY BATTENS TO BE FIXED OVER NOGS
- WIRE OR MESH SHALL BE GALVANIZED IN ACCORDANCE WITH AS/NZS 4534
- PINK BATTS ARE FRICTION FITTED WHEN USING STUDS UP TO 600mm CRS. SOUND BATTS TO INTERNAL WALLS AS NOTED ON PLAN
- KITCHEN BENCH TOPS TO BE 38mm LAMINATE, CABINETRY TO BE 18mm MELAMINE & SPLASH BACKS TO BE TILED UNLESS OTHEWISE NOTED
- FLOOR SURFACES OF ANY SPACE CONTAINING SANITARY FIXTURES OR APPLIANCES MUST BE IMPERVIOUS AS PER E3/AS2 E3.3.3
- WALL SURFACES OF ANY SPACE CONTAINING SANITARY FIXTURES OR APPLIANCES MUST BE IMPERVIOUS AS PER E3/AS2 E3.3.4

FOUNDATIONS
- **MAXSLAB 300 FLOOR SYSTEM**

WALL FRAMING
- BOTTOM PLATE ANCHORS MUST BE WITHIN 150mm OF EACH END OF THE PLATE & @ NO MORE THAN 600mm CRS IN ACCORDANCE WITH NZS 3604:2011 TABLE 8.19
- **2465mm FROM FFL TO U/SIDE OF TRUSSES BOTTOM CHORD THROUGHOUT**
- 10mm GIB LINING TO ALL INTERNAL WALLS
- 10mm GIB AQUALINE TO ALL WET AREA INTERNAL WALLS

ROOF FRAMING
- 13mm GIB LINING TO ALL CEILINGS
- 13mm GIB AQUALINE TO ALL WET AREA CEILINGS

UNDERLAYS
- **ROOF - DRISTUD FRU36 ROOF UNDERLAY**
- WALL - MASONS UNI WRAP PLUS WALL UNDERLAY

JOINERY
- **2150mm HEAD HEIGHT TO ALL JOINERY**
- POWDER COATED DOUBLE GLAZED ALUMINIUM JOINERY WITH AGP SOLUX-E & THERMAL HEART
- ALL GLAZING TO COMPLY WITH NZS 4223:2016
- ALL JOINERY TO COMPLY WITH NZS 4211:2008

WARNING SYSTEMS
- INTERCONNECTED SMOKE ALARMS MUST BE INSTALLED & MAINTAINED IN ACCORDANCE WITH NZS 4514:2021

STORMWATER & WASTEWATER DISPOSAL
- STORMWATER DISPOSAL TO ON SITE CONNECTION
- WASTEWATER DISPOSAL TO ON SITE CONNECTION

HEATING
- DUCTED HOUSE & 3.7kW FLAT HEATPUMP SYSTEMS INSTALLED TO MANUFACTURERS SPECIFICATIONS

* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

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Owner's signature _____ *Date* _____
GJ Gardner Homes' signature _____ *Date* _____

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Lot 2052, DP LT613113

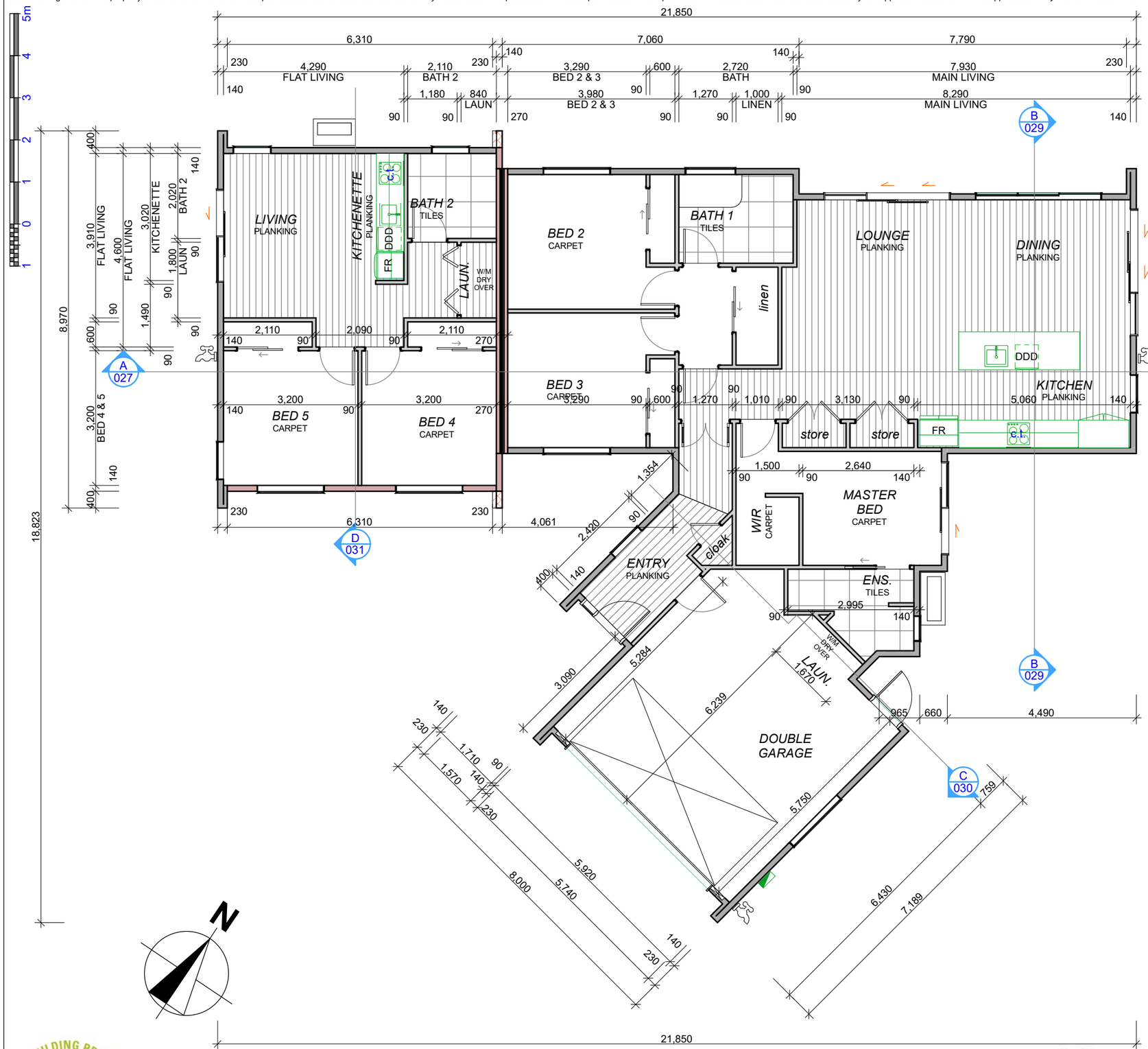
job no: 770875 | scale: 1:100 | sheet: 10
drawn: AKC | checked: AKC | date: 19/12/2025

CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

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Floor Plan

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FOUNDATIONS
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- 13mm GIB LINING TO ALL CEILINGS
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site address:
AH BOW LANE
HANLEYS FARM
QUEENSTOWN
Lot 2052, DP LT613113

job no:	scale:	sheet:
770875	1:100	11

drawn: TBC
checked: AKC
date: 19/12/2025

Floor Plan - Dimensioned

CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

Owner's signature ---------- *Date* ----------
GJ Gardner Homes' signature ---------- *Date* ----------

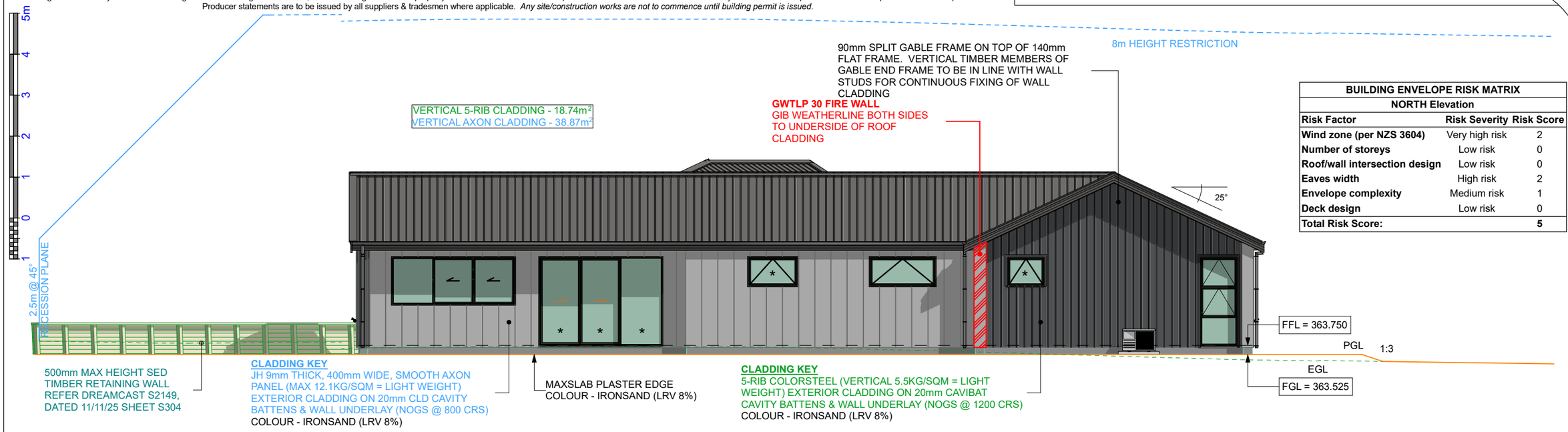
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Notes:



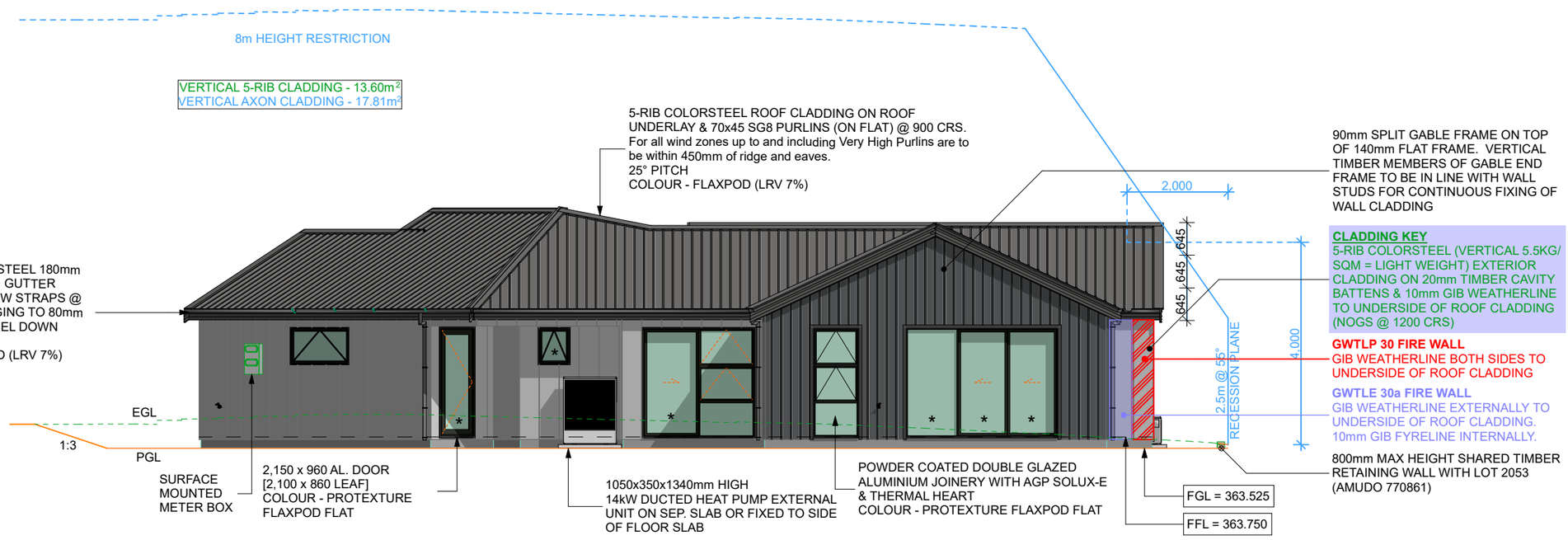
BUILDING ENVELOPE RISK MATRIX		
NORTH Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**5**

NORTH Elevation 1:100

PGL - PROPOSED GROUND LINE
EGL - EXISTING GROUND LINE

COLOURS ARE INDICATIVE ONLY

SAFETY GLASS INDICATED BY ASTERISK
*



EAST Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
EAST Elevation		
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	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**5**

1 0 1 2 3 4 5m

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Owner's signature ----------
Date ----------
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job no: 770875 | **scale:** 1:100 | **sheet:** 12

drawn: AKC | **checked:** AKC | **date:** 19/12/2025

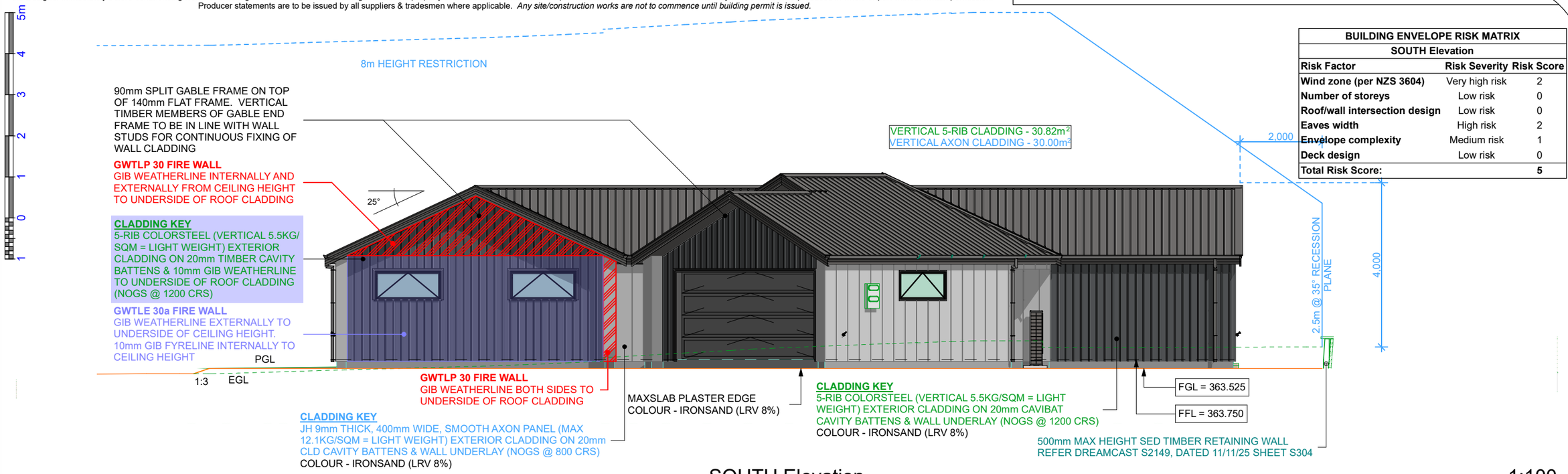
CORNERSTONE DESIGN
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Elevations 1

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Notes:



BUILDING ENVELOPE RISK MATRIX		
SOUTH Elevation		
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	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**5**

SOUTH Elevation

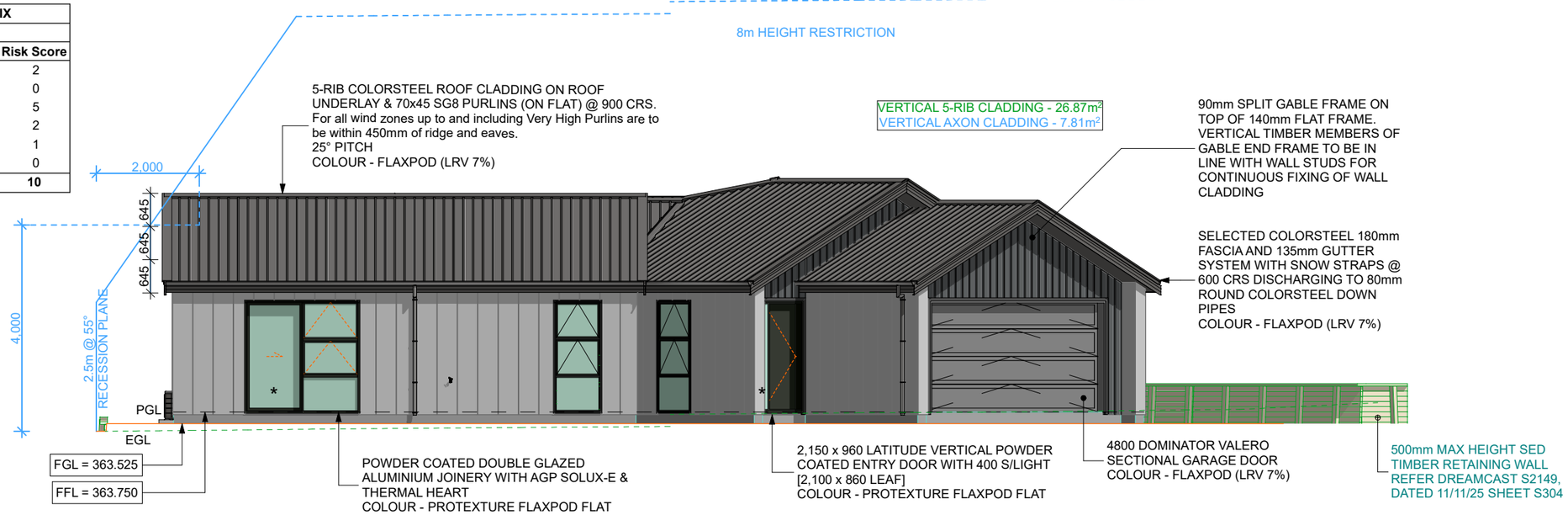
1:100

BUILDING ENVELOPE RISK MATRIX		
WEST Elevation		
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	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**10**

PGL - PROPOSED GROUND LINE
EGL - EXISTING GROUND LINE

COLOURS ARE INDICATIVE ONLY

SAFETY GLASS INDICATED BY ASTERISK
*



WEST Elevation

1:100

TOTAL CLADDING PERCENTGES
VERTICAL 5-RIB CLADDING - 90.03m² = 48.79%
VERTICAL AXON CLADDING - 94.49m² = 51.21%

1 0 1 2 3 4 5m

Owner's signature _____

Date _____

GJ Gardner Homes' signature _____

Date _____

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job no:	scale:	sheet:
770875	1:100	13

drawn: AKC
checked: AKC
date: 19/12/2025

CORNERSTONE DESIGN
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Elevations 2

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