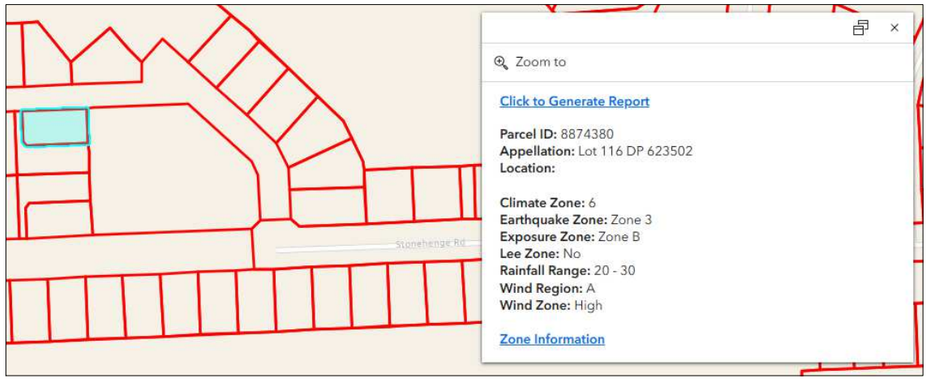
G.J. Gardner. HOMES
ph: (03) 443 2196
e: wanaka.enquiries@gjgardner.co.nz

All designs and details are copyright to GJ Gardner Homes







client:
G & A WATTS

site address:
Lot 116, DP 623502
BRAESIDE ROAD

WANAKA

job no:
880321

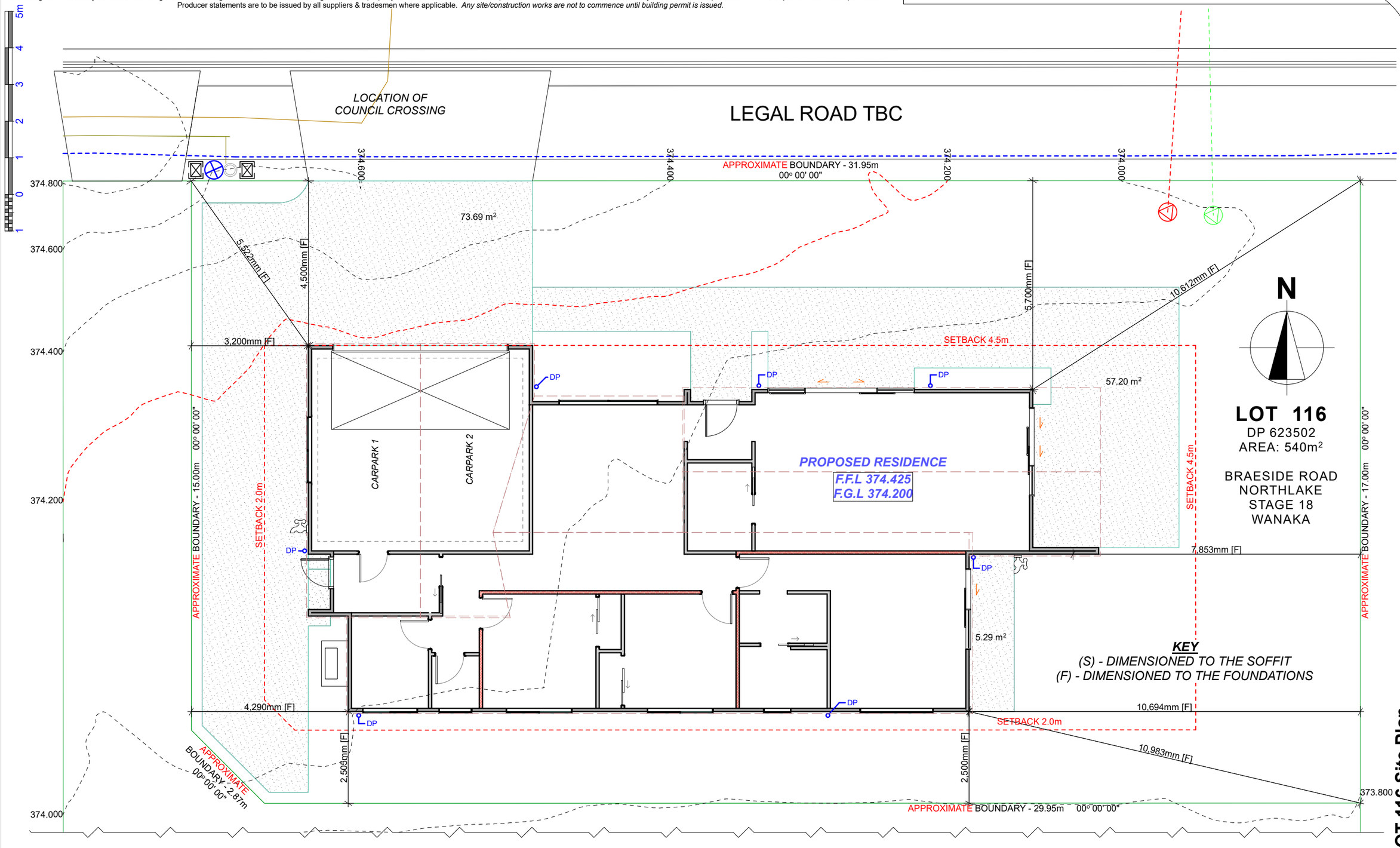
CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

All designs and details are copyright to GJ Gardner Homes

Xodo Sign Document Hash: f87bb95324bf4a639cd0a82a98b20e83

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 descrepancies 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:



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

1 0 1 2 3 4 5m

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

ADNZ Professional Member

Owner's signature _____

Date _____

GJ Gardner Homes' signature _____

Date _____

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

all designs and details are copyright to GJ Gardner Homes

G.J. Gardner. HOMES

ph: (03) 443 2196
e: wanaka.enquiries@gjgardner.co.nz

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

client: G & A WATTS
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address: BRAESIDE ROAD, WANAKA
Lot 116, DP 623502

job no:	scale:	sheet:
880321	1:100	3

drawn:	checked:	date:
AKC	AKC	31/03/2026

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

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.

Xodo Sign Document Hash: f87bb95324bf4a639cd0a82a98b20e83

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 descrepancies 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.*

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

DIMENSIONS ARE OVER THE FRAME

House Floor Area: 168.74 m² **o/frame**

Roof Area = 207.28m²

Wind Zone: HIGH AS PER BRANZ WEBSITE

elevation guide

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

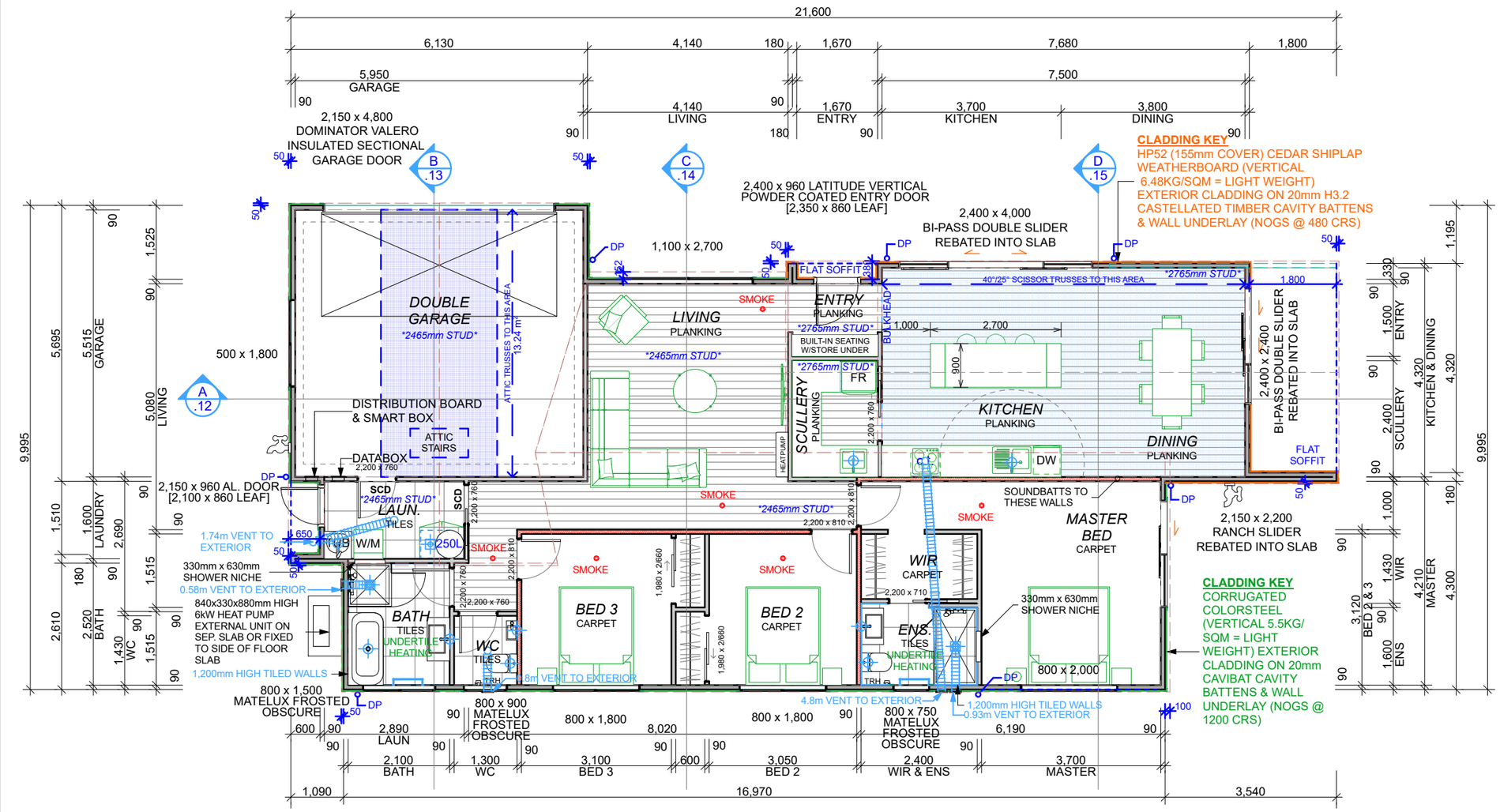
R2.8 (90mm) Wall & Garage Insulation
R2.8 (90mm) Internal Garage Wall Insulation
R5.0 (225mm) Pink Superbatts Ceiling Insulation
R3.2 (170mm) Pink Superbatts Garage Ceiling Insulation
R5.0 (225mm) Pink Superbatts Ceiling Compressed Perimeter Insulation

BATH
- 1000mm² TILED SHOWER WITH MARMOX SHOWER NICHE
- 465mm x 900mm WIDE WALL HUNG VANITY
- 1500 NEWTECH FRANK CORNER BTW BATH
- 600mm TOWEL RAIL (HEATED)
- FAN HEATER
- EXTRACTOR FAN DUCTED TO EXTERIOR
- 100mm HIGH TILED SKIRTING, MINIMUM, TO ALL WALLS WITH MEMBRANE WATERPROOFING TO MEET NZBC E3/AS1 2.1, CONTAINMENT, AND AS PER FIGURE 1
- UNDER TILE HEATING ELEMENTS INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

WC
- 400mm SAPPHIRE MINI VANITY
- NEWTECH FRANK BACK TO WALL RIMLESS TOILET SUITE 8202
- EXTRACTOR FAN DUCTED TO EXTERIOR

ENSUITE
- 900mm x 1600mm ALCOVE TILED SHOWER WITH MARMOX SHOWER NICHE
- 465mm x 750mm WIDE WALL HUNG VANITY
- NEWTECH FRANK BACK TO WALL RIMLESS TOILET SUITE 8202
- 600mm TOWEL RAIL (HEATED)
- FAN HEATER
- EXTRACTOR FAN DUCTED TO EXTERIOR
- 100mm HIGH TILED SKIRTING, MINIMUM, TO ALL WALLS WITH MEMBRANE WATERPROOFING TO MEET NZBC E3/AS1 2.1, CONTAINMENT, AND AS PER FIGURE 1
- UNDER TILE HEATING ELEMENTS INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

GENERAL
- SOLIDCORE DOOR TO GARAGE.



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 TBC**

WALL FRAMING
- BOTTOM PLATE ANCHORS MUST BE WITHIN 150mm OF EACH END OF THE PLATE & @ NO MORE THAN 900mm CRS IN ACCORDANCE WITH NZS 3604:2011 TABLE 8.19
- 2465mm FROM FFL TO U/SIDE OF TRUSSES BOTTOM CHORD THROUGHOUT - UNLESS OTHERWISE NOTED.
- 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
- LIGHT STORAGE ATTIC TRUSSES WITH ATTIC STAIRS OVER DOUBLE GARAGE

UNDERLAYS
- ROOF - DRISTUD RU24 ROOF UNDERLAY
- WALL - MASONS UNI WRAP PLUS WALL UNDERLAY

JOINERY
- 2150mm HEAD HEIGHT TO ALL JOINERY UNLESS OTHERWISE NOTED
- 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 TBC
- WASTEWATER DISPOSAL TO ON SITE CONNECTION TBC

HEATING
- 6kW HOUSE HEATPUMP SYSTEMS INSTALLED TO MANUFACTURERS SPECIFICATIONS
- FAN HEATER TO BATHROOM & ENSUITE INSTALLED TO MANUFACTURERS SPECIFICATIONS
- UNDERTILE HEATING ELEMENTS TO BATHROOM AND ENSUITE INSTALLED TO MANUFACTURERS SPECIFICATIONS
- HEATED TOWEL RAILS TO BATHROOM AND ENSUITE INSTALLED TO MANUFACTURERS SPECIFICATIONS

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

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

all designs and details are copyright to GJ Gardner Homes

G.J. Gardner. HOMES
ph: (03) 443 2196
e: wanaka.enquiries@gjgardner.co.nz

client:
G & A WATTS

Wind Zone: HIGH AS PER BRANZ WEBSITE

site address:
BRAESIDE ROAD
WANAKA
Lot 116, DP 623502

job no:	scale:	sheet:
880321	1:100	8

drawn: TBC
checked: AKC
date: 31/03/2026

Lot 116 Ground Floor Plan

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

Owner's signature
Date
GJ Gardner Homes' signature
Date

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

ADNZ Professional Member

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.

Xodo Sign Document Hash: f87bb95324bf4a639cd0a82a98b20e83

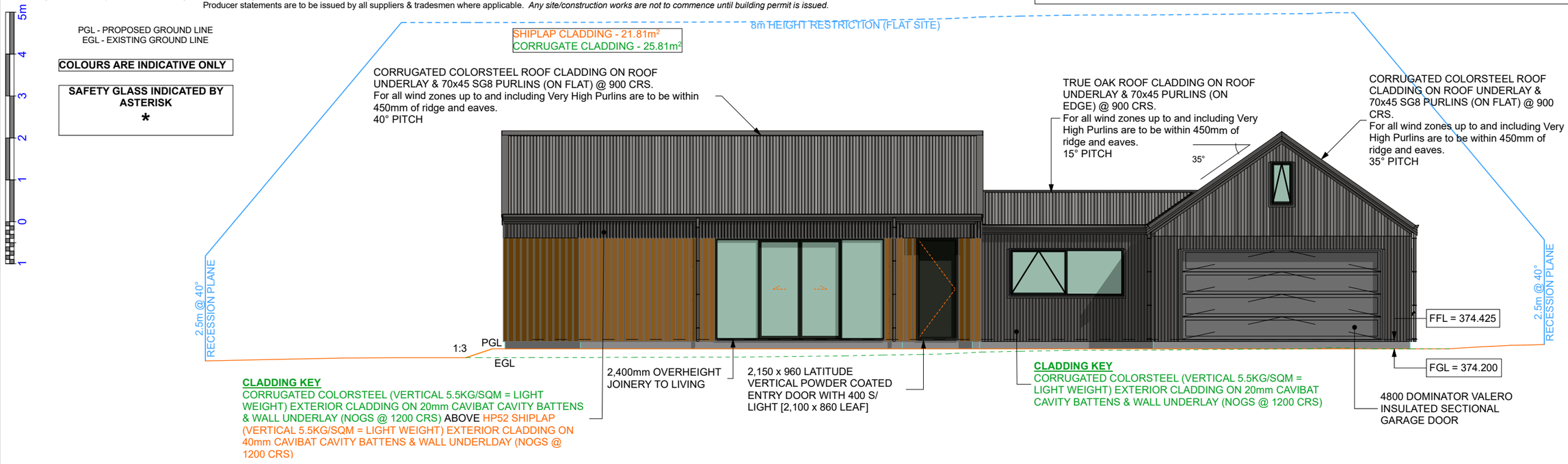
All dimensions & underground service locations are to be checked prior to commencement of anyworks. DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to any earthworks. If any descrepancies occur, contact the Designer immediately before commencing 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:

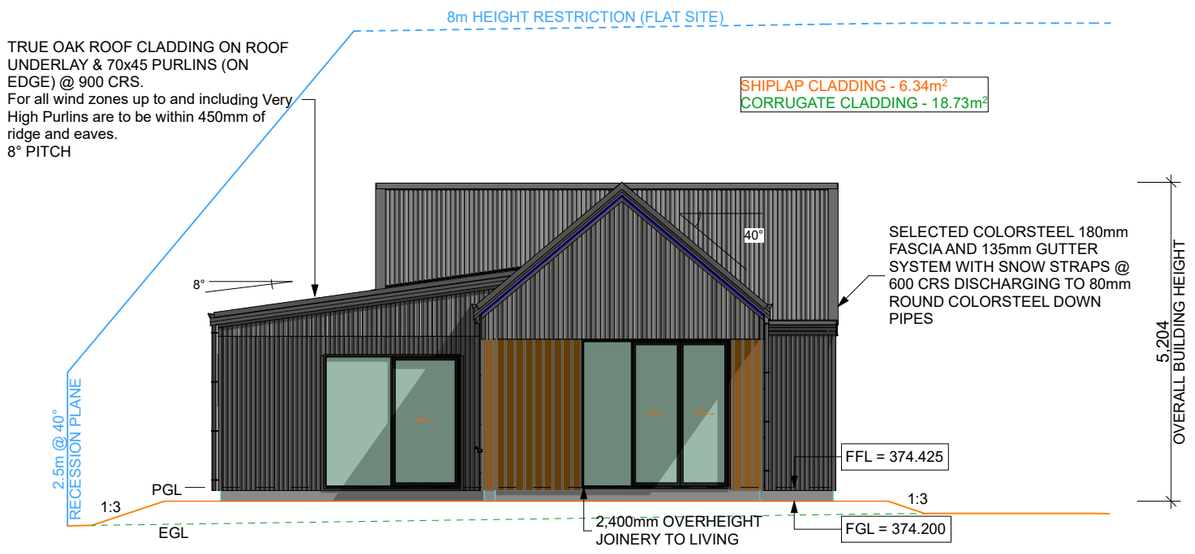
PGL - PROPOSED GROUND LINE
EGL - EXISTING GROUND LINE

COLOURS ARE INDICATIVE ONLY

SAFETY GLASS INDICATED BY ASTERISK
*



LOT 116 North Elevation 1:100



LOT 116 East Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
LOT 116 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	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**9**

BUILDING ENVELOPE RISK MATRIX		
LOT 116 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	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**9**

LOT 116 Elevations 1

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

ADNZ Professional Member

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 *

all designs and details are copyright to GJ Gardner Homes

G.J. Gardner. HOMES

ph: (03) 443 2196
e: wanaka.enquiries@gjgardner.co.nz

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

client: G & A WATTS
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address: BRAESIDE ROAD, WANAKA
Lot 116, DP 623502

job no: 880321 **scale:** 1:100 **sheet:** 9

drawn: AKC
checked: AKC
date: 31/03/2026

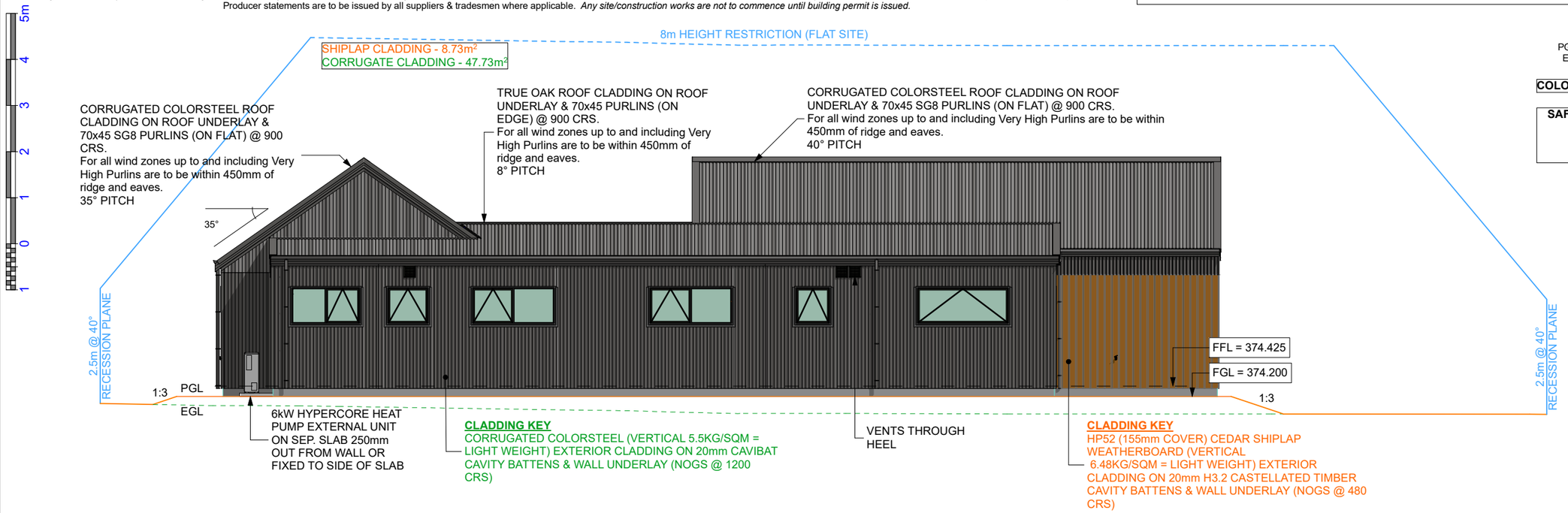
CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

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.

Xodo Sign Document Hash: f87bb95324bf4a639cd0a82a98b20e83

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 descrepancies 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:

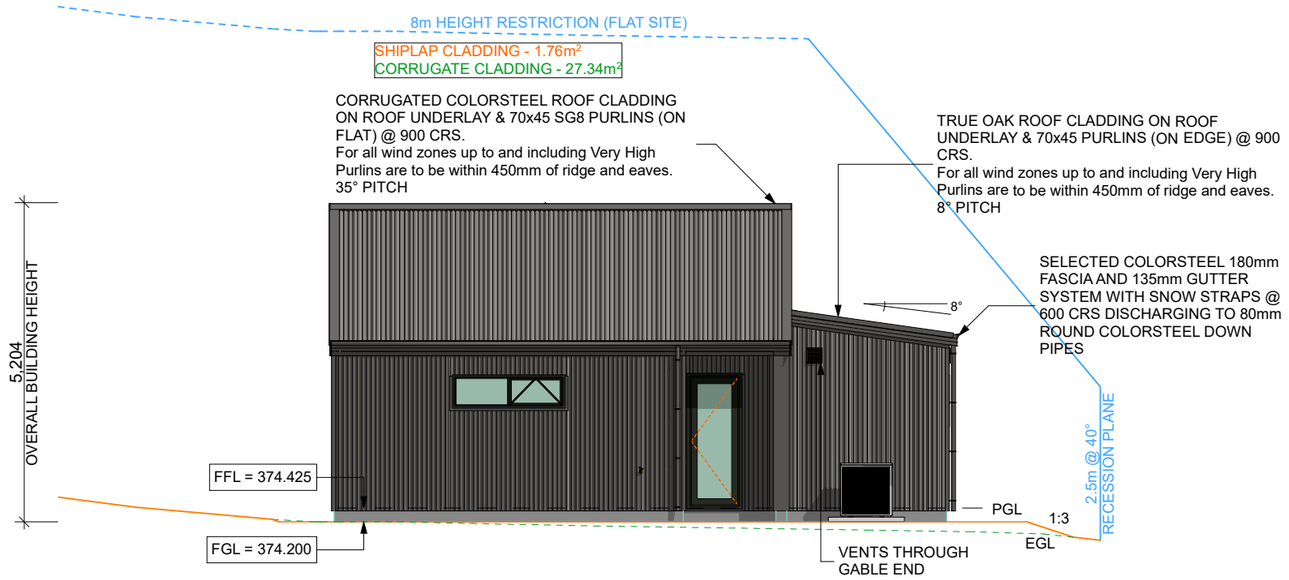


LOT 116 South Elevation 1:100

PGL - PROPOSED GROUND LINE
EGL - EXISTING GROUND LINE

COLOURS ARE INDICATIVE ONLY

SAFETY GLASS INDICATED BY ASTERISK
*



LOT 116 West Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
LOT 116 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	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**9**

BUILDING ENVELOPE RISK MATRIX		
LOT 116 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	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**9**

LOT 116 TOTAL CLADDING PERCENTAGES
SHIPLAP CLADDING - 38.64m² = 24.42%
CORRUGATE CLADDING - 119.61m² = 75.58%

LOT 116 Elevations 2

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

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

all designs and details are copyright to GJ Gardner Homes

G.J. Gardner. HOMES

ph: (03) 443 2196
e: wanaka.enquiries@gjgardner.co.nz

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

client: G & A WATTS
Wind Zone: HIGH AS PER BRANZ WEBSITE
site address: BRAESIDE ROAD, WANAKA
Lot 116, DP 623502

job no:	scale:	sheet:
880321	1:100	10

drawn:	checked:	date:
AKC	AKC	31/03/2026

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

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

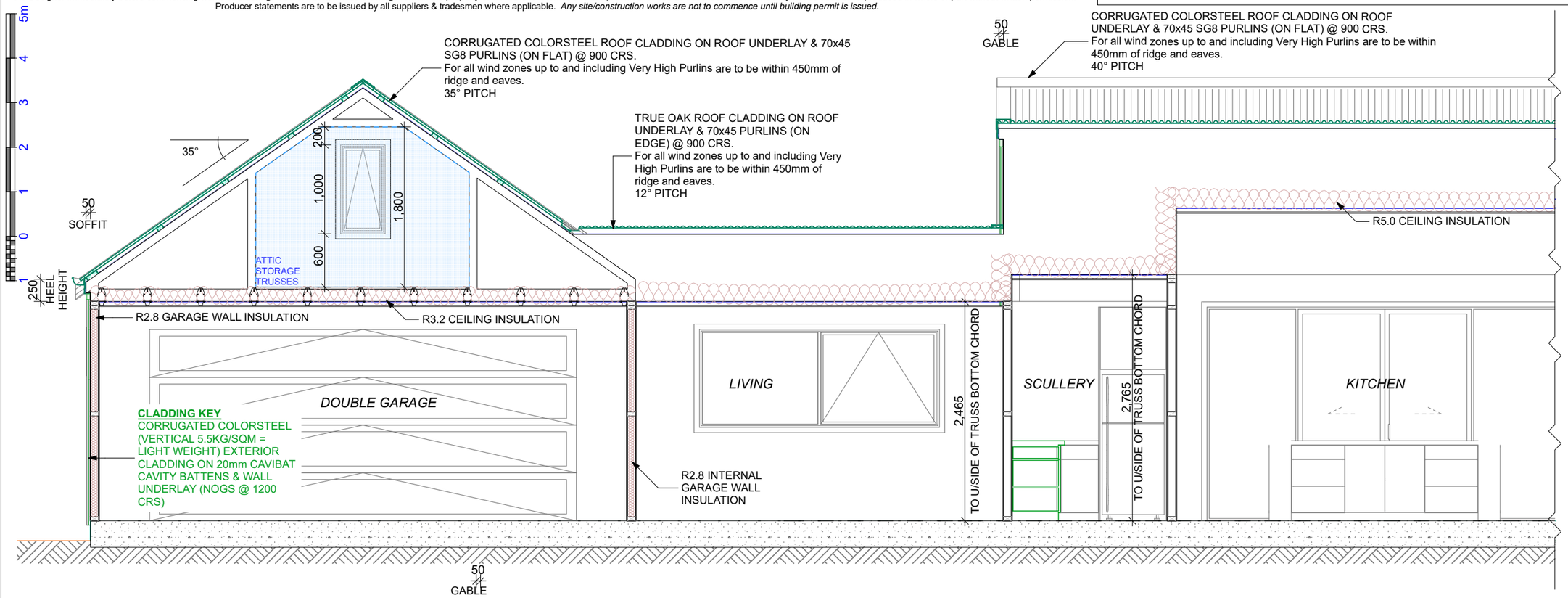
AD NZ Professional Member

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.

Xodo Sign Document Hash: f87bb95324bf4a639cd0a82a98b20e83

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 descrepancies 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:



LOT 116 Cross Section A

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

Owner's signature _____

Date _____

GJ Gardner Homes' signature _____

Date _____

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

all designs and details are copyright to GJ Gardner Homes

G.J. Gardner. HOMES

ph: (03) 443 2196
e: wanaka.enquiries@gjgardner.co.nz

client: G & A WATTS
Wind Zone: HIGH AS PER BRANZ WEBSITE
site address: BRAESIDE ROAD, WANAKA
Lot 116, DP 623502

job no: 880321
scale: 1:50, 1:1.3333, 1:1, 1:1.6211
sheet: 12

drawn: AKC
checked: AKC
date: 31/03/2026

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

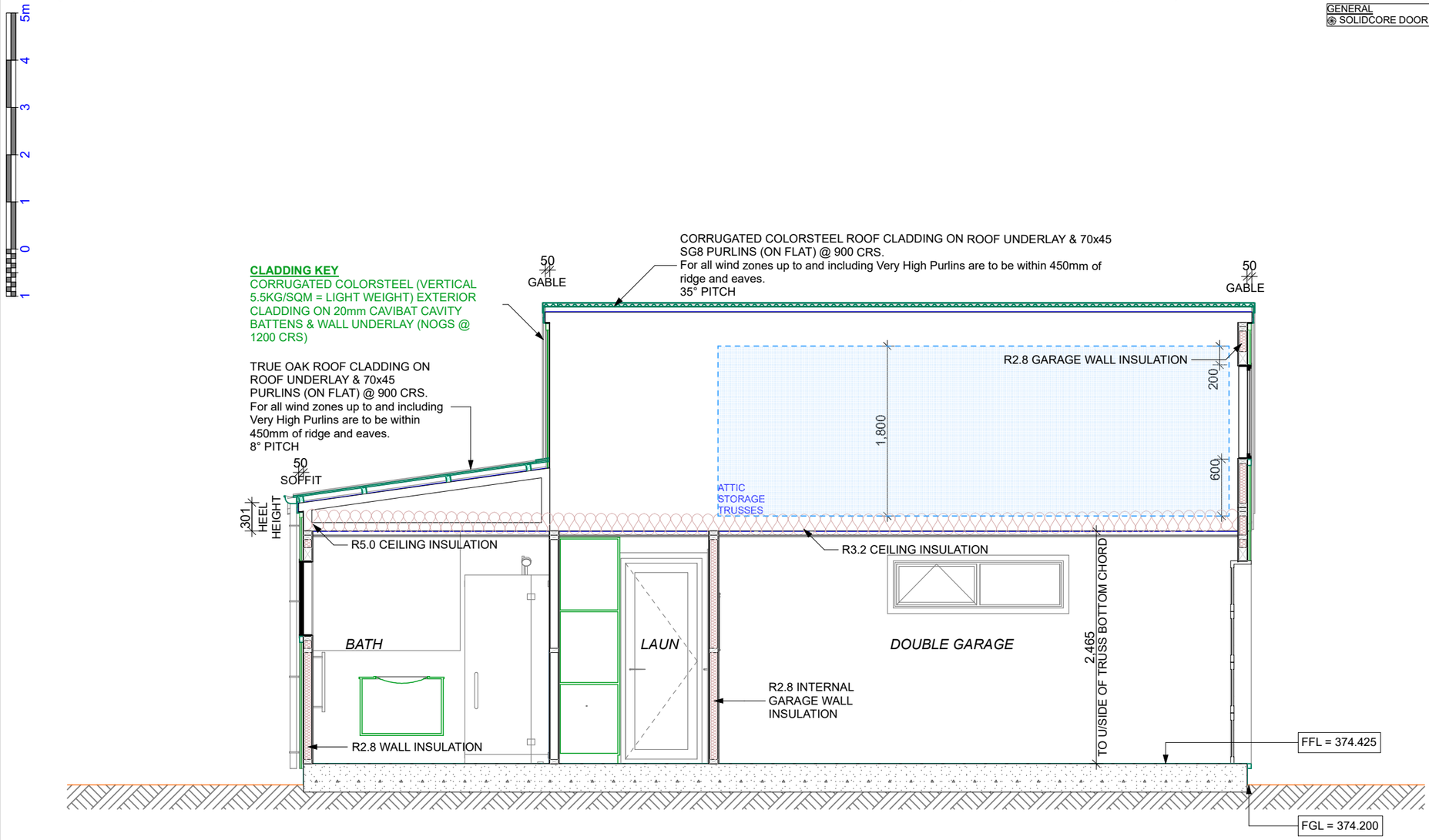
LICENSED BUILDING PRACTITIONER · BUILDING CONFIDENCE · www.dbh.govt.nz

ADNZ Professional Member

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.

Xodo Sign Document Hash: f87bb95324bf4a639cd0a82a98b20e83

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 descrepancies 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.*



GENERAL
- SOLIDCORE DOOR TO GARAGE.

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 TBC**

WALL FRAMING
- BOTTOM PLATE ANCHORS MUST BE WITHIN 150mm OF EACH END OF THE PLATE & @ NO MORE THAN 900mm CRS IN ACCORDANCE WITH NZS 3604:2011 TABLE 8.19
- 2465mm FROM FFL TO U/SIDE OF TRUSSES BOTTOM CHORD THROUGHOUT - UNLESS OTHERWISE NOTED.
- 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
- LIGHT STORAGE ATTIC TRUSSES WITH ATTIC STAIRS OVER DOUBLE GARAGE

UNDERLAYS
- ROOF - DRISTUD RU24 ROOF UNDERLAY
- WALL - MASONS UNI WRAP PLUS WALL UNDERLAY

JOINERY
- 2150mm HEAD HEIGHT TO ALL JOINERY UNLESS OTHERWISE NOTED
- 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 TBC
- WASTEWATER DISPOSAL TO ON SITE CONNECTION TBC

HEATING
- 6kW HOUSE HEATPUMP SYSTEMS INSTALLED TO MANUFACTURERS SPECIFICATIONS
- FAN HEATER TO BATHROOM & ENSUITE INSTALLED TO MANUFACTURERS SPECIFICATIONS
- UNDERTILE HEATING ELEMENTS TO BATHROOM AND ENSUITE INSTALLED TO MANUFACTURERS SPECIFICATIONS
- HEATED TOWEL RAILS TO BATHROOM AND ENSUITE INSTALLED TO MANUFACTURERS SPECIFICATIONS

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

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

all designs and details are copyright to GJ Gardner Homes

G.J. Gardner. HOMES
ph: (03) 443 2196
e: wanaka.enquiries@gjgardner.co.nz

client:
G & A WATTS

Wind Zone: HIGH AS PER BRANZ WEBSITE

site address:
BRAESIDE ROAD
WANAKA
Lot 116, DP 623502

LOT 116 Cross Section B

job no:	scale:	sheet:
880321	1:50	13

drawn: TBC
checked: AKC
date: 31/03/2026

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

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

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

ADNZ Professional Member

1 0 1 2 3 4 5m

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.

Xodo Sign Document Hash: f87bb95324bf4a639cd0a82a98b20e83

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 descrepancies 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:



GRISELINEA LITTORALIS HEDGE MAINTAINED @ 1M HIGH

PYRUS CALLERIANA TREE

CONCRETE PATH FROM FOOTPATH @ FRONT DOOR

LOT 116 - LANDSCAPE PLAN - 1:150 @ A3 - 2 JUNE 2026.

Location Plan

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

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 *

all designs and details are copyright to GJ Gardner Homes

G.J. Gardner. HOMES

ph: (03) 443 2196

e: wanaka.enquiries@gjgardner.co.nz

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

client: G & A WATTS

Wind Zone: HIGH AS PER BRANZ WEBSITE

site address: BRAESIDE ROAD, WANAKA, Lot 116, DP 623502

job no: 880321 | scale: 1:150 | sheet: 2

drawn: AKC | checked: AKC | date: 31/03/2026

CORNERSTONE DESIGN

ph: 07 578 1611

e: info@cornerstonedesign.co.nz

Professional Member

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.

Xodo Sign Document Hash: f87bb95324bf4a639od0a82a98b20e83