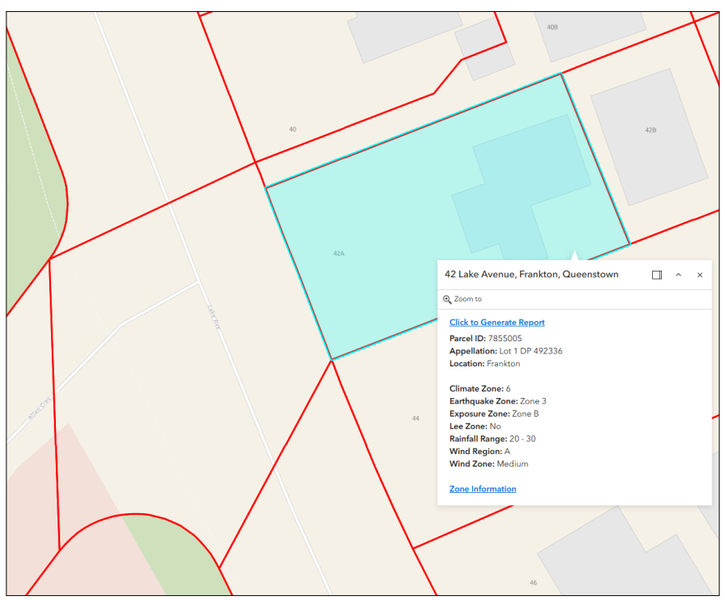
G.J. Gardner. HOMES
ph: 03 442 8840
e: queenstown@gjgardner.co.nz

All designs and details are copyright to GJ Gardner Homes







client:
J CHISHLOM & T NAKAMURA

site address:
Lot 1, DP 492336
42a LAKE AVENUE
FRANKTON
QUEENSTOWN

job no:
26-176

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

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ADNZ Professional Member

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

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Notes:

LAKE AVENUE

BOUNDARY - 34.60m 72° 07' 00"

BOUNDARY - 5.28m 162° 07' 00"

BOUNDARY - 4.8m 162° 07' 00"

BOUNDARY - 10.02m 162° 07' 00"

BOUNDARY - 4.0m 341° 16' 00"

BOUNDARY - 16.12m 341° 16' 00"

BOUNDARY - 34.90m 72° 07' 00"

NOTIONAL BOUNDARY

Area A DP 492336
Easement - ROW

Driveway

CONCRETE DRIVEWAY
59.45 m²

GRAVEL (OWNER'S CARE)

CONCRETE PATIO
14.65 m²

CONCRETE PATIO
5.96 m²

Existing dwelling

1,190mm [F]

2,000mm SETBACK

4,500mm SETBACK

8R x 175 mm
7G x 265 mm

3,690

5,250

2,790

10,250

24.30 m²

2,000mm [F]

2,367mm [F]

PROPOSED RESIDENCE FIRST FLOOR
F.F.L 331.490
F.G.L 331.265

PROPOSED RESIDENCE GROUND FLOOR
F.F.L 328.725
F.G.L 328.500

PROPOSED FLAT
F.F.L 332.490
F.G.L 332.265

BLOCK RETAINING WALL
MAX HEIGHT 0.8m

BLOCK RETAINING WALL
MAX HEIGHT 1.2m

BLOCK RETAINING WALL
MAX HEIGHT 1.0m

BLOCK RETAINING WALL
MAX HEIGHT 2.0m

329.98 330.00 330.50 331.00 331.50 332.00 332.50 333.00 333.50 333.59

329.55 329.71 329.97 330.00 330.10 330.25 330.27 330.44 330.50 330.43 330.58 330.67 331.02 331.28 331.54 331.69 331.82 331.50 331.82 332.00 332.06 331.59 332.11 332.17 332.38 332.50 332.67 333.09 333.14 333.14 333.00 333.20 333.32

329.52 329.73 330.06 330.19 330.18 330.25 330.54 330.81 331.04 331.35 331.61 331.75 331.91 331.93 331.96 331.98 331.98 331.99 332.05 332.10 332.19 331.95 331.97 332.07 332.18 332.32

333.50 333.50 333.50 333.41

LOT 1
DP 492336
AREA: 699m²

42a LAKE AVENUE
FRANKTON
QUEENSTOWN

1 0 1 2 3 4 5m

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

client: J CHISHLOM & T NAKAMURA
Wind Zone: MEDIUM AS PER BRANZ WEBSITE

site address: 42a LAKE AVENUE FRANKTON QUEENSTOWN
Lot 1, DP 492336

job no: 26-176 | scale: 1:100 | sheet: 2

drawn: AKC
checked: AKC
date: 6/10/2026

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

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Site Plan

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LAKE AVENUE

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BOUNDARY - 10.02m 162° 07' 00"

BOUNDARY - 4.0m 341° 16' 00"

BOUNDARY - 16.12m 341° 16' 00"

BOUNDARY - 34.90m 72° 07' 00"

NOTIONAL BOUNDARY

Driveway

Area A DP 492336
Easement - ROW

SITE COVERAGE	
Gross site Area	699m²
Net Site Area (Excl. ROW)	560.57 m²
Building sqm over foundation	175.72 m²
	46.84 m²
Including Porches	0.93 m²
	0.89 m²
Total	224.38m²
Site coverage =	40.03%

SITE PERMEABLE AREAS	
Gross site Area	699m²
Net Site Area (Excl. ROW)	560.57 m²
Total Building coverage	224.38m²
Permeable areas	102.92 m²
	78.47 m²
	39.93 m²
Total permeable area =	221.32m²
Permeable coverage =	39.48%

GRAVEL (OWNER'S CARE)

14.65 m²

24.30 m²

CONCRETE PATIO

GRAVEL (OWNER'S CARE)

CONCRETE PATIO 5.96 m²

GRAVEL (OWNER'S CARE)

CONCRETE DRIVEWAY 59.45 m²

PROPOSED RESIDENCE FIRST FLOOR
F.F.L 331.490
F.G.L 331.265

PROPOSED RESIDENCE GROUND FLOOR
F.F.L 328.725
F.G.L 328.500

PROPOSED FLAT
F.F.L 332.490
F.G.L 332.265

BLOCK RETAINING WALL
MAX HEIGHT 0.8m

BLOCK RETAINING WALL
MAX HEIGHT 1.2m

BLOCK RETAINING WALL
MAX HEIGHT 1.0m

BLOCK RETAINING WALL
MAX HEIGHT 1.0m

BLOCK RETAINING WALL
MAX HEIGHT 1.2m

BLOCK RETAINING WALL
MAX HEIGHT 2.0m

BLOCK RETAINING WALL
MAX HEIGHT 1.2m

BLOCK RETAINING WALL
MAX HEIGHT 1.2m

329.98 330.00 330.50 331.00 331.50 332.00 332.50 333.00 333.50 333.59

329.55 329.52 329.71 329.97 330.00 330.10 330.25 330.44 330.50 330.43 330.58 330.81 331.02 331.28 331.54 331.69 331.82 331.95 331.98 332.06 332.17 332.20 332.32 332.38 332.50 333.00 333.14 333.20 333.32 333.41

329.52 329.73 330.06 330.19 330.18 330.25 330.54 330.81 331.04 331.35 331.61 331.75 331.91 331.93 331.95 331.96 331.98 332.19 332.05 332.10

LOT 1
DP 492336
AREA: 699m²

42a LAKE AVENUE
FRANKTON
QUEENSTOWN

1 0 1 2 3 4 5m

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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Wind Zone: MEDIUM AS PER BRANZ WEBSITE

site address:
42a LAKE AVENUE
FRANKTON
QUEENSTOWN
Lot 1, DP 492336

job no:	scale:	sheet:
26-176	1:100	3

drawn: AKC
checked: AKC
date: 6/10/2026

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

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Notes:

LAKE AVENUE

BOUNDARY - 34.60m 72° 07' 00"

BOUNDARY - 5.28m 162° 07' 00"

BOUNDARY - 4.8m 162° 07' 00"

BOUNDARY - 10.02m 162° 07' 00"

BOUNDARY - 4.0m 341° 16' 00"

BOUNDARY - 16.12m 341° 16' 00"

BOUNDARY - 34.90m 72° 07' 00"

APPROXIMATE AREA OF FILL & BATTER <500mm DEEP = 17.90 m²

APPROXIMATE AREA OF FILL & BATTER >500mm DEEP =

APPROXIMATE AREA OF CUT <500mm DEEP = 39.36 m² + 25.97 m² + 16.72 m²

APPROXIMATE AREA OF CUT >500mm DEEP = 116.89 m² + 96.92 m² + 105.64 m²

APPROXIMATE VOLUME OF EARTH TO BE REMOVED = 403.78m³

APPROXIMATE VOLUME OF EARTH TO BE FILLED = 6.23m³

Area A DP 492336
Easement - ROW

Driveway

GRAVEL (OWNER'S CARE)

14.65 m²

24.30 m²

CONCRETE PATIO

GRAVEL (OWNER'S CARE)

CONCRETE PATIO 5.96 m²

GRAVEL (OWNER'S CARE)

CONCRETE DRIVEWAY 59.45 m²

6R x 175 mm
7G x 265 mm
DOWN 8

BLOCK RETAINING WALL *MAX HEIGHT 0.8m*

BLOCK RETAINING WALL *MAX HEIGHT 1.0m*

BLOCK RETAINING WALL *MAX HEIGHT 1.2m*

BLOCK RETAINING WALL *MAX HEIGHT 2.0m*

PROPOSED RESIDENCE FIRST FLOOR
F.F.L 331.490
F.G.L 331.265

PROPOSED RESIDENCE GROUND FLOOR
F.F.L 328.725
F.G.L 328.500

PROPOSED FLAT
F.F.L 332.490
F.G.L 332.265

NOTIONAL BOUNDARY

2,367mm [FL]

329.98 330.00 330.50 331.00 331.50 332.00 332.50 333.00 333.50 333.59

329.55 329.71 329.97 330.00 330.10 330.25 330.27 330.43 330.58 330.77 331.02 331.28 331.54 331.69 331.82 331.91 331.97 332.00 332.07 332.32 332.38 333.00 333.20 333.32

329.52 329.73 330.06 330.19 330.18 330.25 330.54 330.81 331.04 331.35 331.61 331.75 331.91 331.93 331.95 331.96 331.98 331.98 332.19 331.99 332.05 332.10

331.59 331.82 331.82 332.06 332.17 332.17 332.22 332.25 332.67 332.95 333.04 333.14 333.14 333.41

770 990 1,177

LOT 1
DP 492336
AREA: 699m²

42a LAKE AVENUE
FRANKTON
QUEENSTOWN

1 0 1 2 3 4 5m

Earthworks Calcs

* 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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G.J. Gardner. HOMES

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

client: J CHISHLOM & T NAKAMURA
Wind Zone: MEDIUM AS PER BRANZ WEBSITE

site address: 42a LAKE AVENUE FRANKTON QUEENSTOWN
Lot 1, DP 492336

job no:	scale:	sheet:
26-176	1:100	4

drawn:	checked:	date:
AKC	AKC	6/10/2026

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

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Notes:

1 0 1 2 3 4 5m

LOT 1
DP 492336
AREA: 699m^2

42a LAKE AVENUE
FRANKTON
QUEENSTOWN

N



PDP RULES

SLOPING SITE >6°

4.5m ROAD BOUNDARY SETBACK
2.0m INTERNAL SETBACKS
HEIGHT RESTRICTION RL 335.680 (NZVD2016)
COMPLIANCE WITH ACOUSTIC MATTERS FOR COMPLIANCE WITH ZONE - Queenstown Airport Outer Control Boundary (Ldn55)
MAXIMUM BUILDING LENGTH OF 16m ABOVE GROUND LEVEL
WHERE AGGREGATE LENGTH OF BUILDING EXCEEDS 16m EITHER:
1. BUILDING TO BE SET BACK AN ADDITIONAL 500mm FOR EVERY 6m OF ADDITIONAL LENGTH FROM THE MINIMUM YARD SETBACK.
2. THE PART OF THE BUILDING THAT EXCEEDS THE 16m SHALL BE PROGRESSIVELY SET BACK 500mm FOR EVERY 6m OF ADDITIONAL LENGTH FROM THE MINIMUM YARD SETBACK.

WASTE/RECYCLING STORAGE SPACES & REQUIREMENTS FOR THESE TO BE SCREENED
ANY EXTERNAL LIGHTING TO BE DOWNLIGHTING ONLY AND DIRECTED AWAY FROM ROAD/NEIGHBOURING PROPERTIES

40% MAX COVERAGE
30% MIN LANDSCAPE PERMEABLE SURFACE COVERAGE

PDP UIV RULES

4.5m ROAD BOUNDARY SETBACK
2.0m INTERNAL SETBACKS
HEIGHT RESTRICTION 8m ABOVE EGL
RECESSION PLANES - NORTH 2.5m @ 55°, WEST & EAST 2.5m @ 45°, SOUTH 2.5@ 35°
COMPLIANCE WITH ACOUSTIC MATTERS FOR COMPLIANCE WITH ZONE - Queenstown Airport Outer Control Boundary (Ldn55)
MAXIMUM BUILDING LENGTH OF 16m ABOVE GROUND LEVEL
WHERE AGGREGATE LENGTH OF BUILDING EXCEEDS 16m EITHER:
1. BUILDING TO BE SET BACK AN ADDITIONAL 500mm FOR EVERY 6m OF ADDITIONAL LENGTH FROM THE MINIMUM YARD SETBACK.
2. THE PART OF THE BUILDING THAT EXCEEDS THE 16m SHALL BE PROGRESSIVELY SET BACK 500mm FOR EVERY 6m OF ADDITIONAL LENGTH FROM THE MINIMUM YARD SETBACK.
WASTE/RECYCLING STORAGE SPACES & REQUIREMENTS FOR THESE TO BE SCREENED
ANY EXTERNAL LIGHTING TO BE DOWNLIGHTING ONLY AND DIRECTED AWAY FROM ROAD/NEIGHBOURING PROPERTIES

40% MAX SITE COVERAGE
30% MIN LANDSCAPE PERMEABLE SURFACE COVERAGE

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ADNZ Professional Member

1 0 1 2 3 4 5m

Owner's signature _____

Date _____

GJ Gardner Homes' signature _____

Date _____

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client: J CHISHLOM & T NAKAMURA
Wind Zone: MEDIUM AS PER BRANZ WEBSITE

site address: 42a LAKE AVENUE FRANKTON QUEENSTOWN
Lot 1, DP 492336

job no:	scale:	sheet:
26-176		5

drawn: AKC
checked: AKC
date: 6/10/2026

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

Site Context

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Notes:

5m 4 3 2 1 0 1

DIMENSIONS ARE OVER THE FRAME

Flat Floor Area: 46.84 m² **o/frame**
Ground Floor Area: 63.20 m² **o/frame**
First Floor Area: 175.52 m² **o/frame**
TOTAL Floor Area: 285.56m² **o/frame**

Wind Zone: MEDIUM AS PER BRANZ WEBSITE

N W E S elevation guide

R3.6 (140mm) Wall Insulation Incl Garage
R2.8 (90mm) Internal Garage Wall Insulation
R5.0 (225mm) Pink Superbatts Ceiling Insulation - Including Garage
R5.0 (225mm) Pink Superbatts Ceiling Compressed Perimeter Insulation

1,600 | 4,000 | 2,610 | 3,810 | 190

190 | 4,400 | 190 | 1,380 | 190 | 6,020 | 190 = 12,560

190 | 4,400 | 190 | 2,650 | 90 | 4,750 | 90 | 7,590 | 190 | 7,970

8R x 175 mm
7G x 265 mm
DOWN

store

CLADDING KEY
HP52 (155mm COVER) CEDAR SHIPLAP WEATHERBOARD (VERTICAL 6.48KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING (RANDOM LENGTHS) ON 20mm H3.2 CASTELLATED TIMBER CAVITY BATTENS & WALL UNDERLAY (NOGS @ 480 CRS)

2,150 x 4,800
DOMINATOR VALERO
INSULATED SECTIONAL
GARAGE DOOR

DOUBLE GARAGE

DISTRIBUTION BOARD & SMART BOX

DATABOX

MAIN PRIVATE STAIRWAY
265mm TREAD
184mm RISER
13R x 184 mm
12G x 265 mm
2,200 x 810 SCD

2,575 | 190 | 5,255 | 190
600 | 140 | 6,090 | 90 | 1,000 | 90 | 190 = 8,020

N

1 0 1 2 3 4 5m

Ground Floor Plan

Owner's signature	* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *
Date	**all designs and details are copyright to GJ Gardner Homes**
GJ Gardner Homes' signature	G.J. Gardner. HOMES
Date	ph: 03 442 8840 e: queenstown@gjgardner.co.nz

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client: J CHISHLOM & T NAKAMURA Wind Zone: MEDIUM AS PER BRANZ WEBSITE			drawn: AKC
site address: 42a LAKE AVENUE FRANKTON QUEENSTOWN Lot 1, DP 492336			checked: AKC
job no: 26-176	scale: 1:100	sheet: 6	date: 6/10/2026

CORNERSTONE DESIGN
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Notes:

CLADDING KEY
HP52 (155mm COVER) CEDAR SHIPLAP WEATHERBOARD (VERTICAL 6.48KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING (RANDOM LENGTHS) ON 20mm H3.2 CASTELLATED TIMBER CAVITY BATTENS & WALL UNDERLAY (NOGS @ 480 CRS)

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

BATHROOM
- 900mm x 1400mm TILED SHOWER
- 465mm x 900mm WIDE WALL HUNG VANITY
- 1700 NEWTECH NEWARK BACK TO WALL FREE-STANDING BATH
- NEWTECH CASALINO BACK TO WALL RIMLESS TOILET SUITE
- 600mm HEATED TOWEL RAIL
- 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

ENSUITE
- 900mm x 1400mm TILED SHOWER
- 200mm WIDE WALL HUNG VANITY TBC
- NEWTECH CASALINO BACK TO WALL RIMLESS TOILET SUITE
- 600mm HEATED TOWEL RAIL
- 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

WC
- NEWTECH CASALINO BACK TO WALL RIMLESS TOILET SUITE
- 400x220mm WHB
- 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

BATH 2
- 900mm x 1640mm TILED SHOWER
- 465mm x 900mm WIDE WALL HUNG VANITY
- NEWTECH CASALINO BACK TO WALL RIMLESS TOILET SUITE
- 600mm HEATED TOWEL RAIL
- 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

800x285x550mm HIGH 3.7kW HEAT PUMP EXTERNAL UNIT ON SEP. SLAB OR FIXED TO SIDE OF FLOOR SLAB

1050x350x1340mm HIGH DUCTED HEAT PUMP EXTERNAL UNIT ON SEP. SLAB OR FIXED TO SIDE OF FLOOR SLAB

R3.6 (140mm) Wall Insulation Incl Garage
R2.8 (90mm) Internal Garage Wall Insulation
R5.0 (225mm) Pink Superbatts Ceiling Insulation - Including Garage
R5.0 (225mm) Pink Superbatts Ceiling Compressed Perimeter Insulation

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Ground Floor Area: 63.20 m² o/frame
First Floor Area: 175.52 m² o/frame
TOTAL Floor Area: 285.56m² o/frame
Wind Zone: MEDIUM AS PER BRANZ WEBSITE

Owner's signature
Date
GJ Gardner Homes' signature
Date

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Lot 1, DP 492336

job no: 26-176 | scale: 1:100 | sheet: 7

drawn: AKC
checked: AKC
date: 6/10/2026

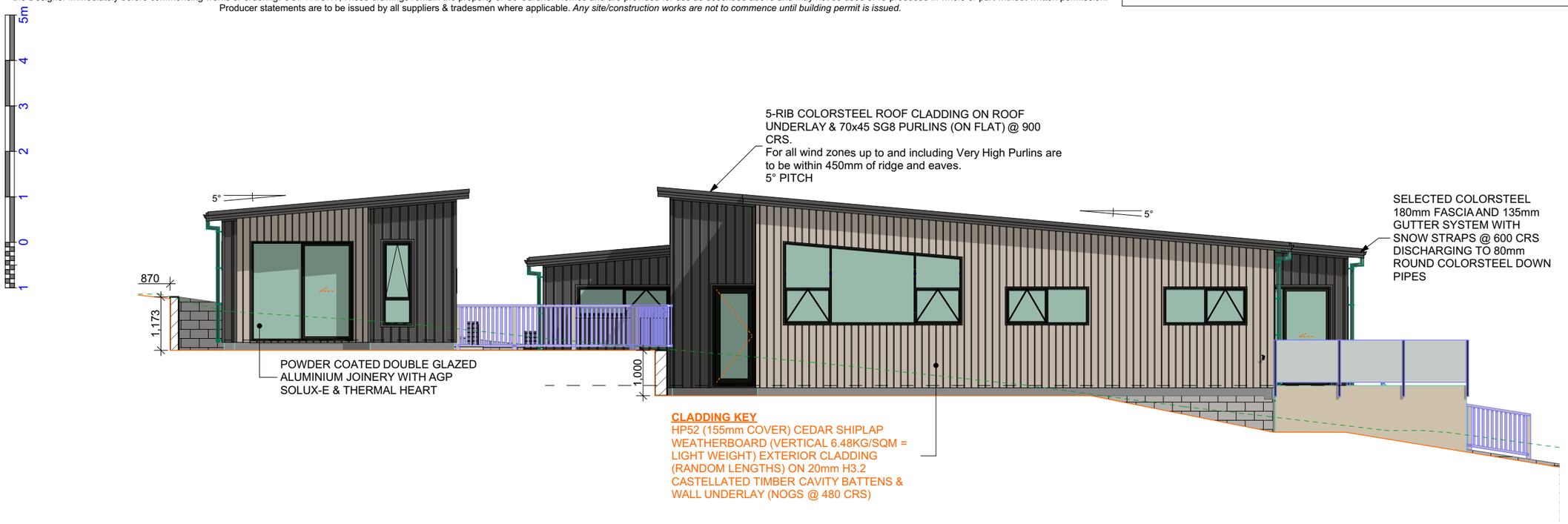
CORNERSTONE DESIGN
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e: info@cornerstonedesign.co.nz

First Floor Plan

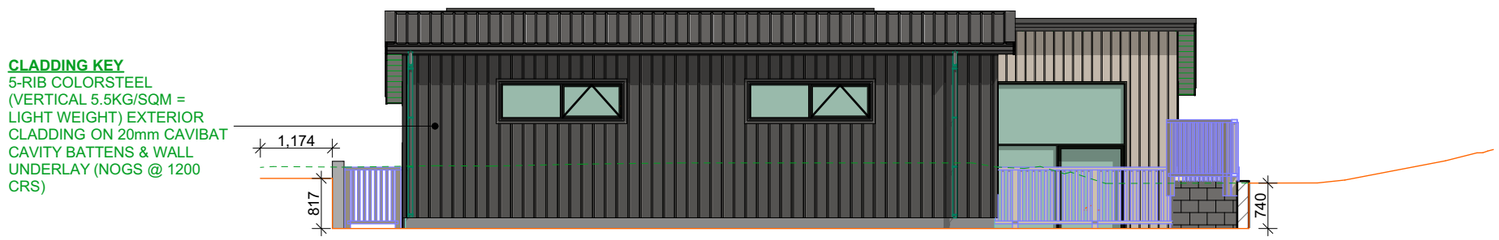
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Notes:



NORTH Elevation PDP 1:100



EAST Elevation PDP 1:100

Elevations 1 - PDP

PGL - PROPOSED GROUND LINE
EGL - EXISTING GROUND LINE

COLOURS ARE INDICATIVE ONLY

SAFETY GLASS INDICATED BY ASTERISK
*

1 0 1 2 3 4 5m

* 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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G.J. Gardner. HOMES

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

client: J CHISHLOM & T NAKAMURA
Wind Zone: MEDIUM AS PER BRANZ WEBSITE

site address: 42a LAKE AVENUE FRANKTON QUEENSTOWN
Lot 1, DP 492336

job no: 26-176 **scale:** 1:100 **sheet:** 8

drawn: AKC
checked: AKC
date: 6/10/2026

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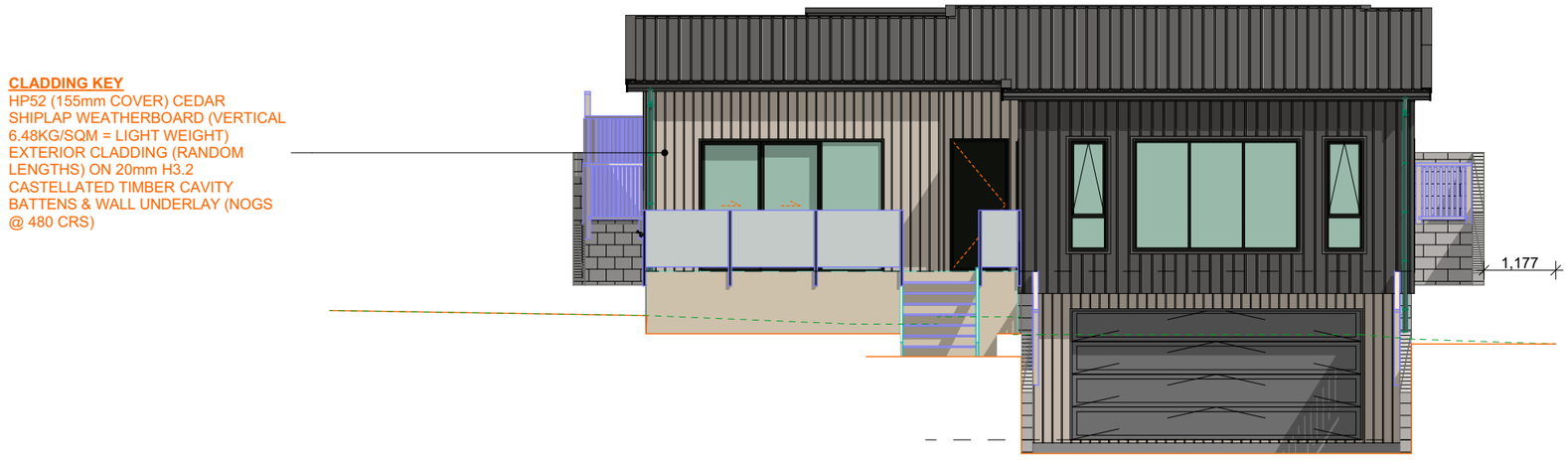
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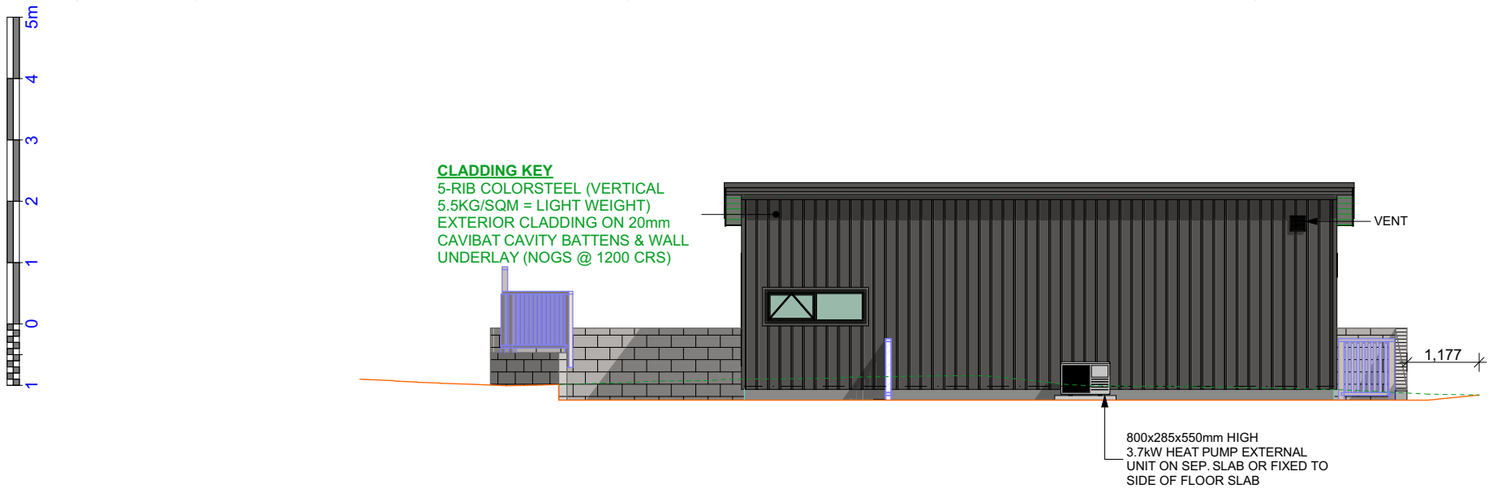
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AKC	AKC	6/10/2026

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Elevations 2 - PDP

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WEST Internal Elevation PDP 1:100



EAST Internl Elevation PDP 1:100



Notes:

TECHNICAL
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  a) 75mm GALVANIZED MESH
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  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 900mm CRS IN ACCORDANCE WITH NZS 3604:2011 TABLE 8.19

FIRST FLOOR: 25x1mm STRAP WITH 6/30x2.5mm NAILS - 3 TO STUD, 3 TO BDY JOIST (7.5kN TENSION) HOLD DOWN FIXING TO EACH TRIMMER STUD AS PER NZS 3604:2011 FIGURE 8.12 & @ 900mm CRS MAX.
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ROOF FRAMING
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- WALL - MASONS UNI WRAP PLUS WALL UNDERLAY

JOINERY
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Wind Zone: MEDIUM AS PER BRANZ WEBSITE

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QUEENSTOWN
Lot 1, DP 492336

Elevations 3 - PDP

job no:	scale:	sheet:
26-176	1:100	10

drawn: TBC
checked: AKC
date: 6/10/2026

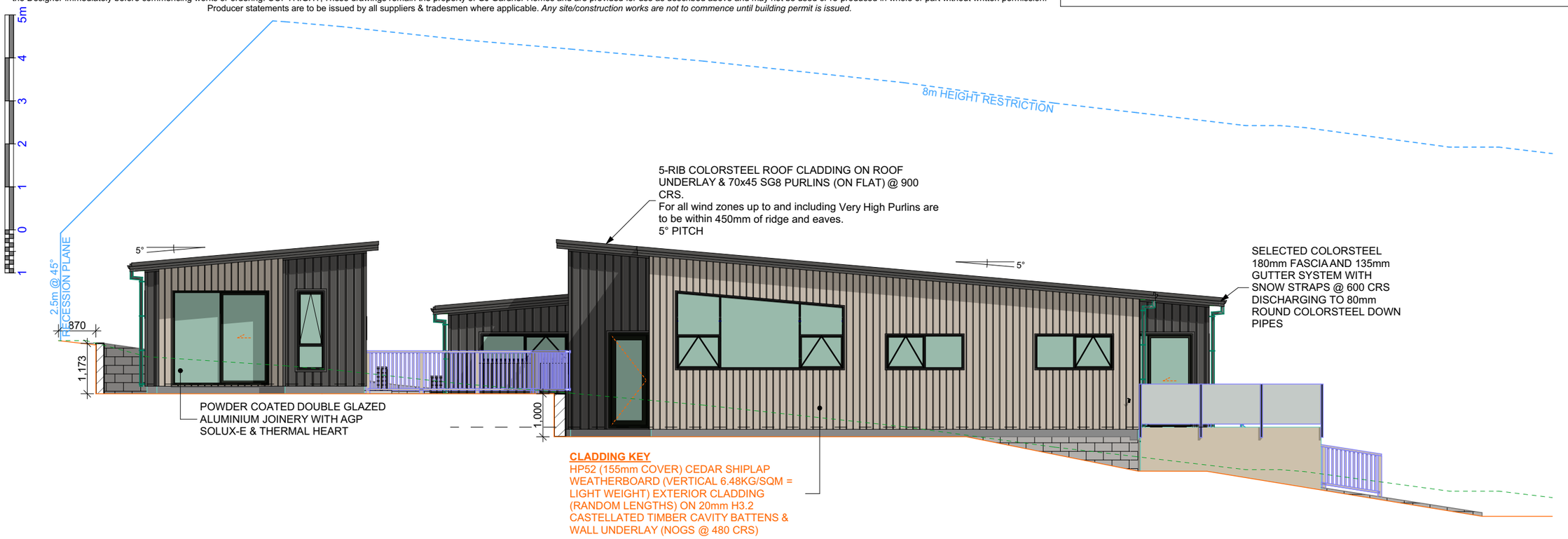
Owner's signature _____
Date _____
GJ Gardner Homes' signature _____
Date _____

CORNERSTONE DESIGN
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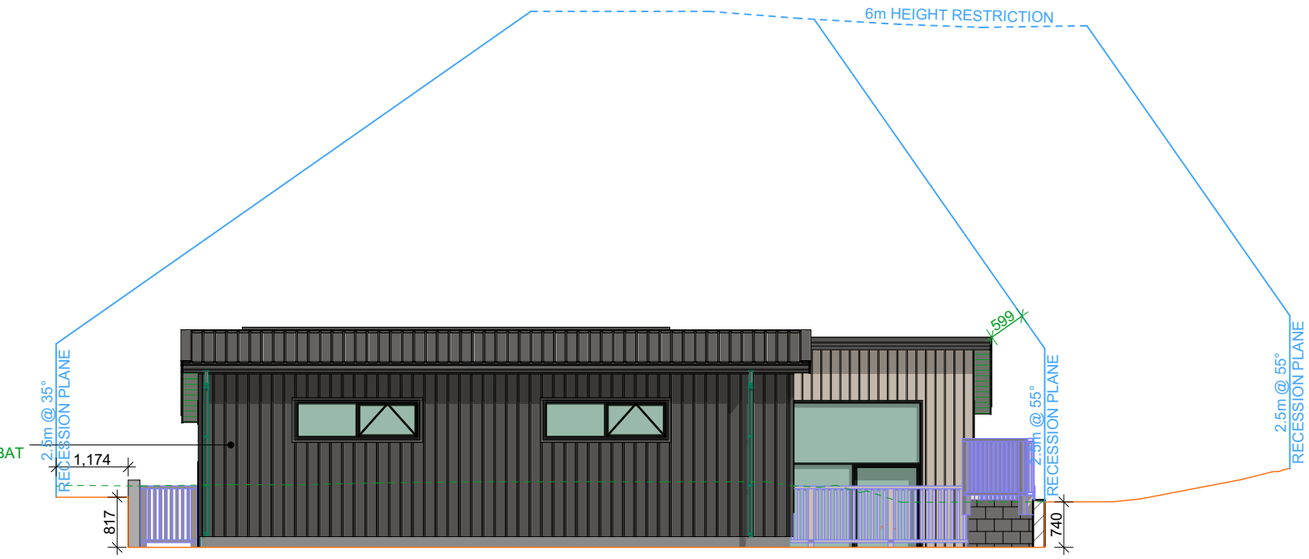
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Notes:



NORTH Elevation PDP UIV 1:100



EAST Elevation PDP UIV 1:100

1 0 1 2 3 4 5m

Elevations 1 - PDP UIV

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Date _____

GJ Gardner Homes' signature _____

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job no: 26-176 **scale:** 1:100 **sheet:** 11

drawn: AKC
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date: 6/10/2026

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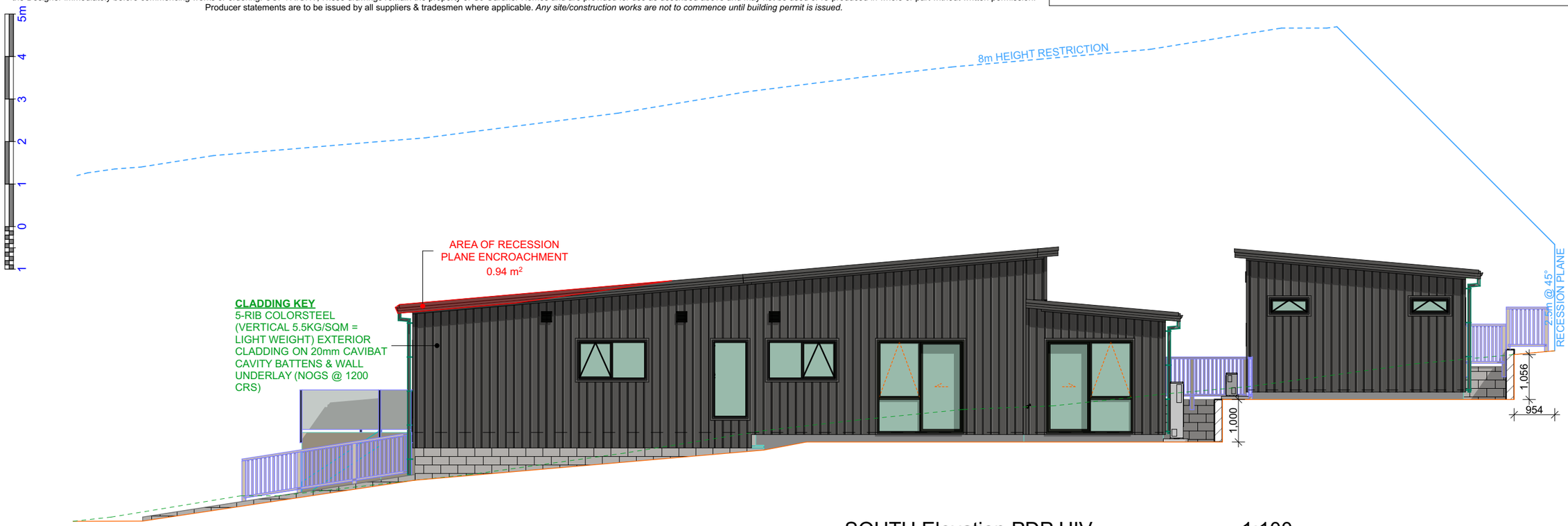
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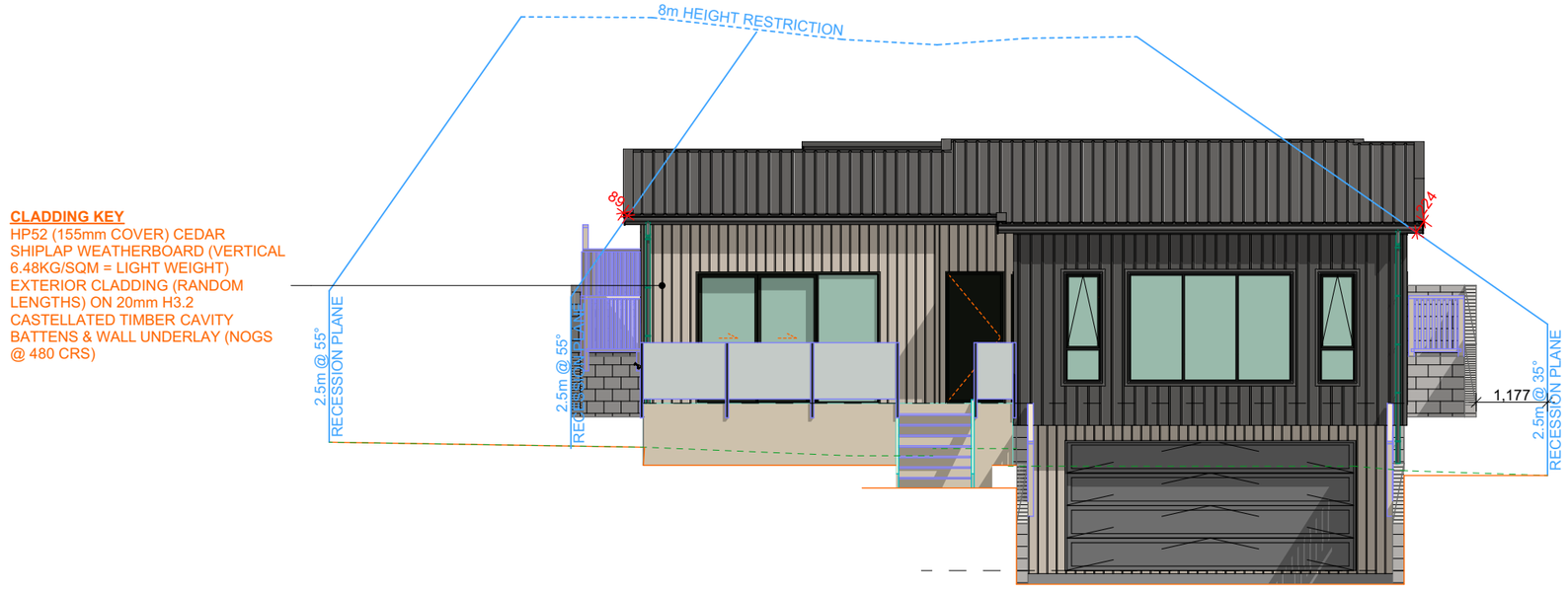
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Notes:



SOUTH Elevation PDP UIV 1:100



WEST Elevation PDP UIV 1:100

Elevations 2 - PDP UIV

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Date

GJ Gardner Homes' signature

Date

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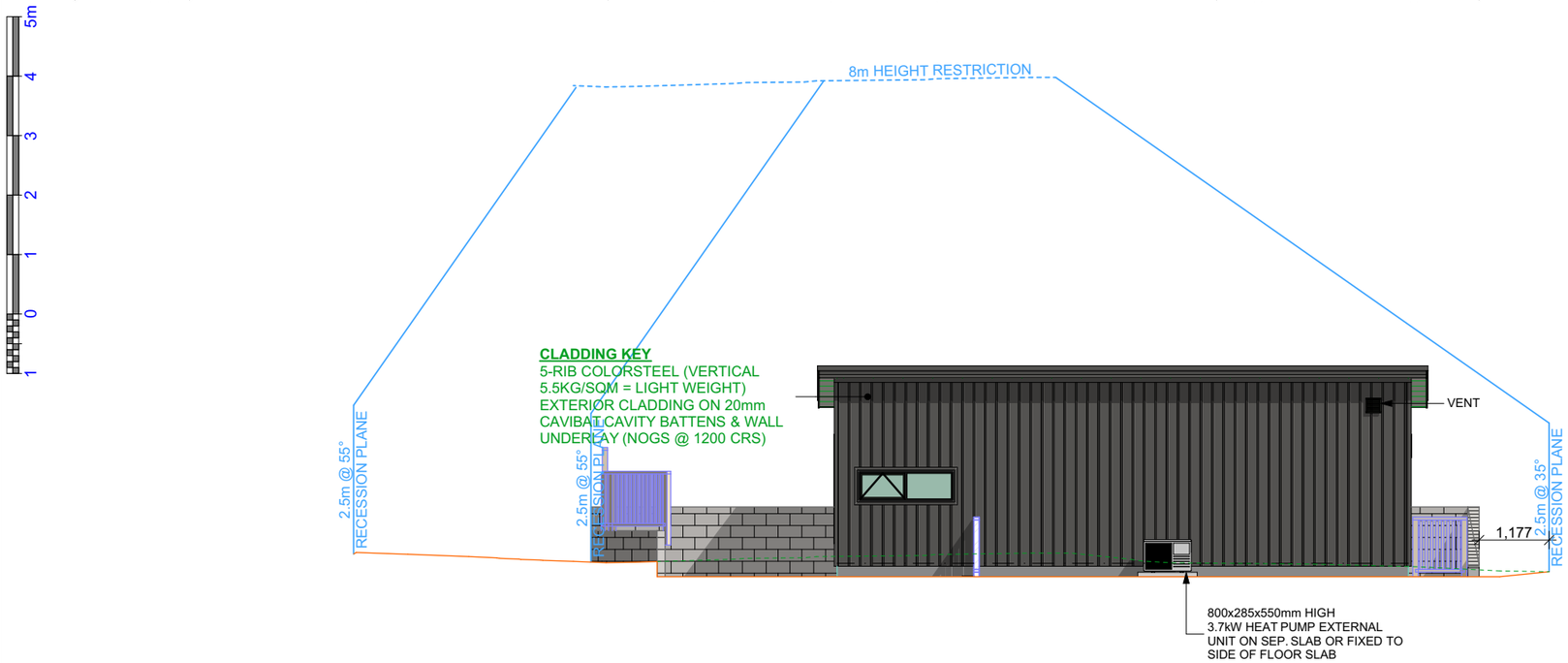
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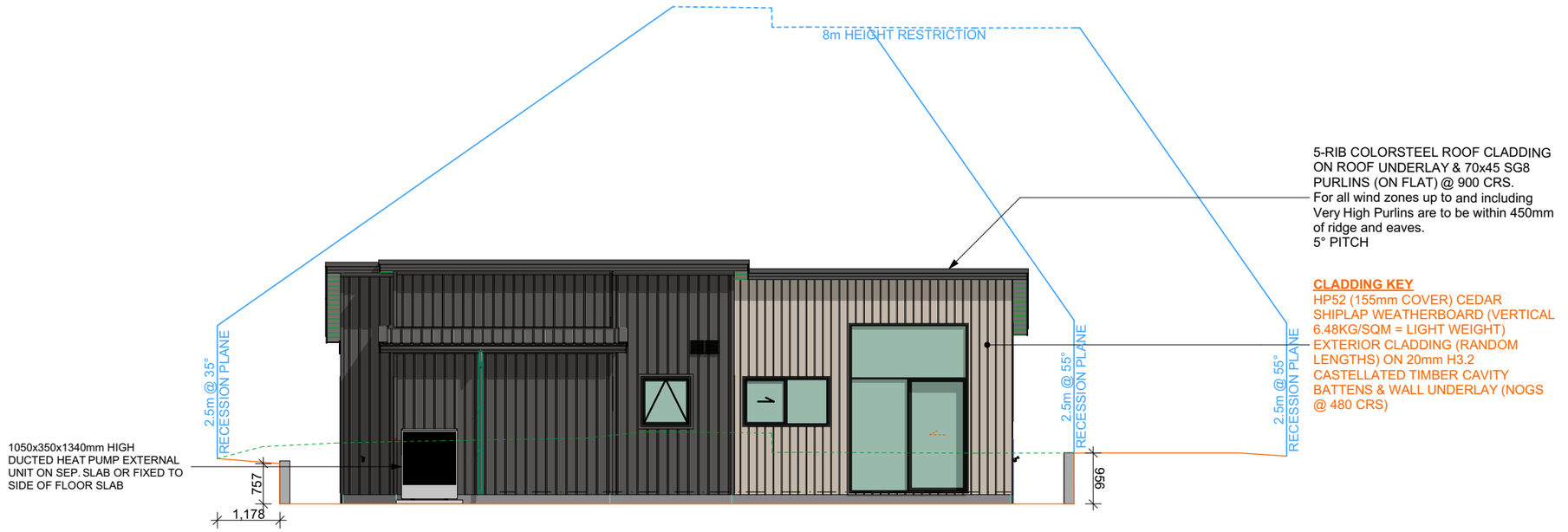
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26-176	1:100	13

Elevations 3 - PDP UIV

drawn: TBC
checked: AKC
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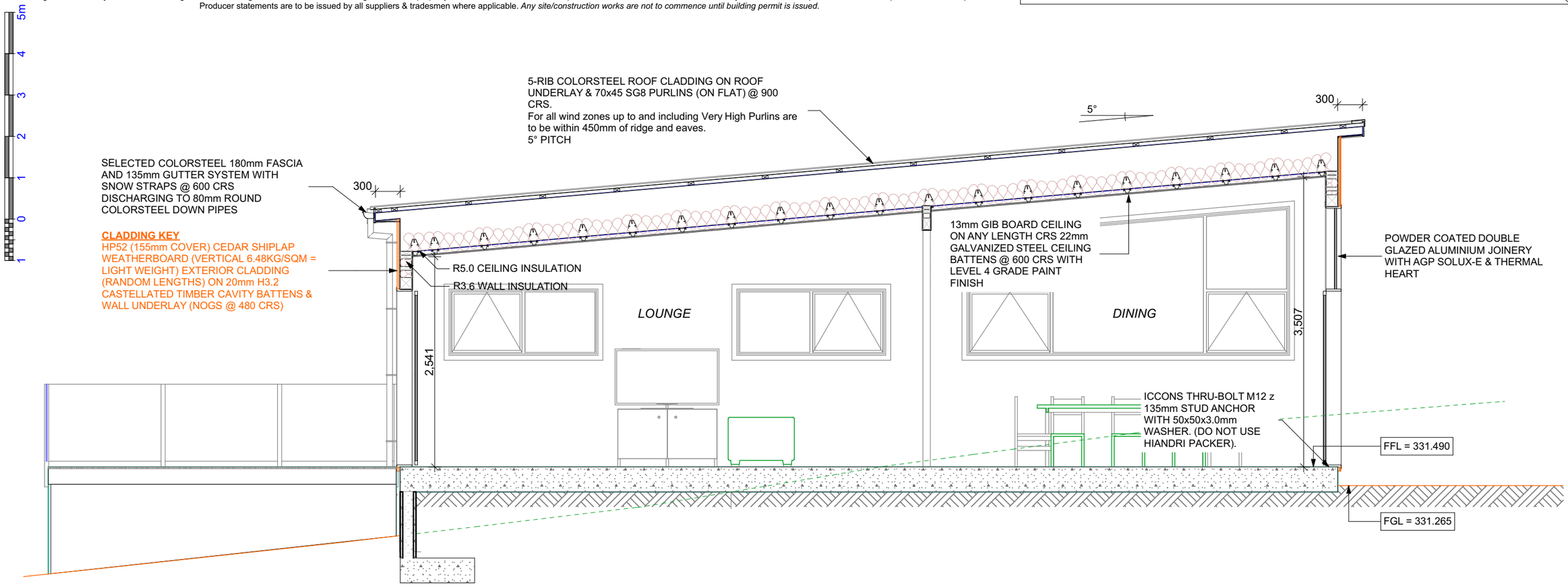
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Notes:



Cross Section A

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

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Lot 1, DP 492336

job no:	scale:	sheet:
26-176	1:50	14

drawn: AKC

checked: AKC

date: 6/10/2026

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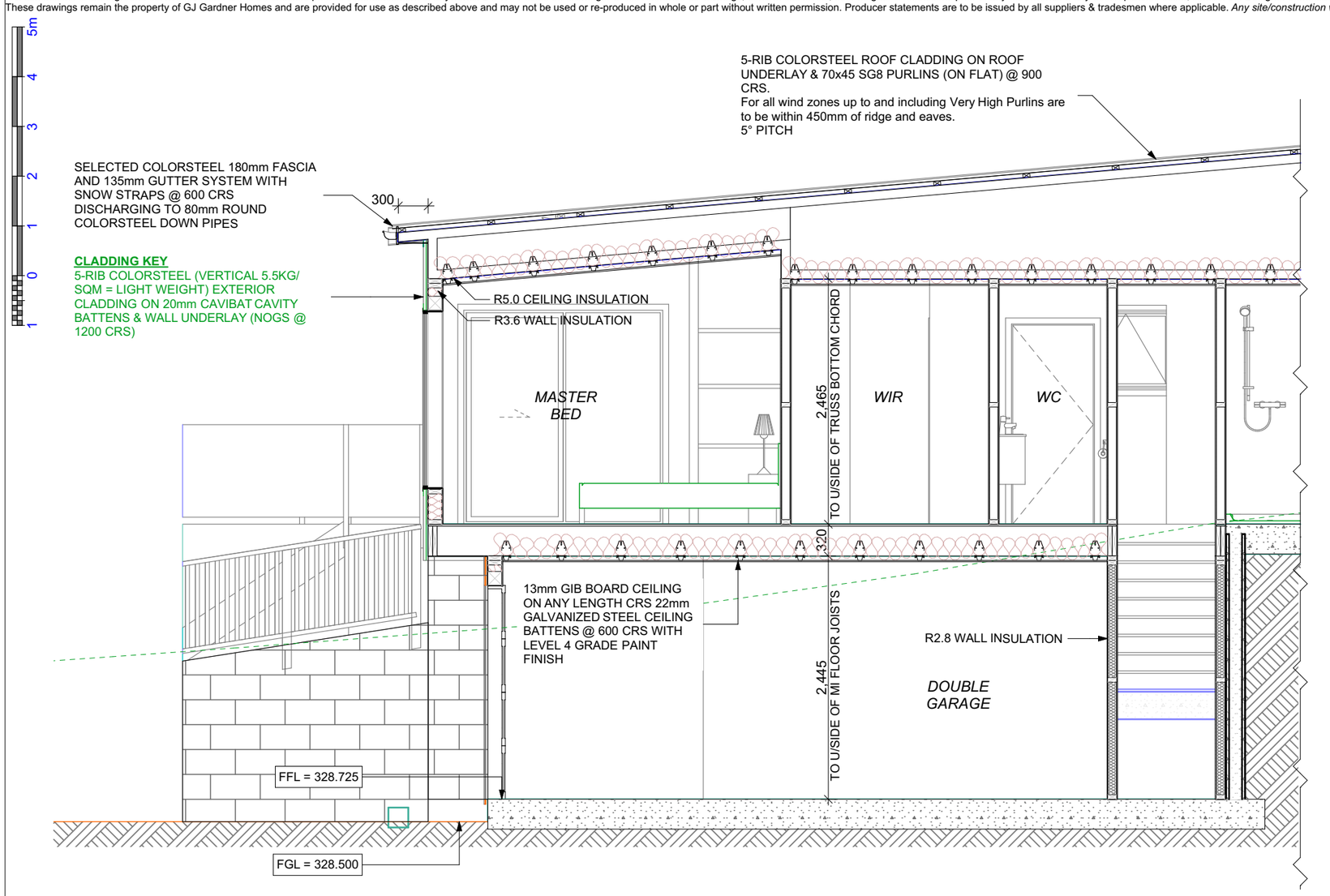
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1 0 1 2 3 4 5m

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  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 900mm CRS IN ACCORDANCE WITH NZS 3604:2011 TABLE 8.19
  FIRST FLOOR: 25x1mm STRAP WITH 6/30x2.5mm NAILS - 3 TO STUD, 3 TO BDY JOIST (7.5kN TENSION) HOLD DOWN FIXING TO EACH TRIMMER STUD AS PER NZS 3604:2011 FIGURE 8.12 & @ 900mm CRS MAX.
- 2445mm FROM FFL TO U/SIDE OF MID-FLOOR JOISTS
- 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 HEATPUMP TO HOUSE 3.7kW HEATPUMP SYSTEM TO FLAT INSTALLED TO MANUFACTURERS SPECIFICATIONS
- UNDERTILE HEATING ELEMENTS TO BATHROOM'S AND ENSUITE INSTALLED TO MANUFACTURERS SPECIFICATIONS
- HEATED TOWEL RAILS TO BATHROOM'S AND ENSUITE INSTALLED TO MANUFACTURERS SPECIFICATIONS

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26-176	1:50	15

Cross Section B

drawn: TBC
checked: AKC
date: 6/10/2026

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Date
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Date

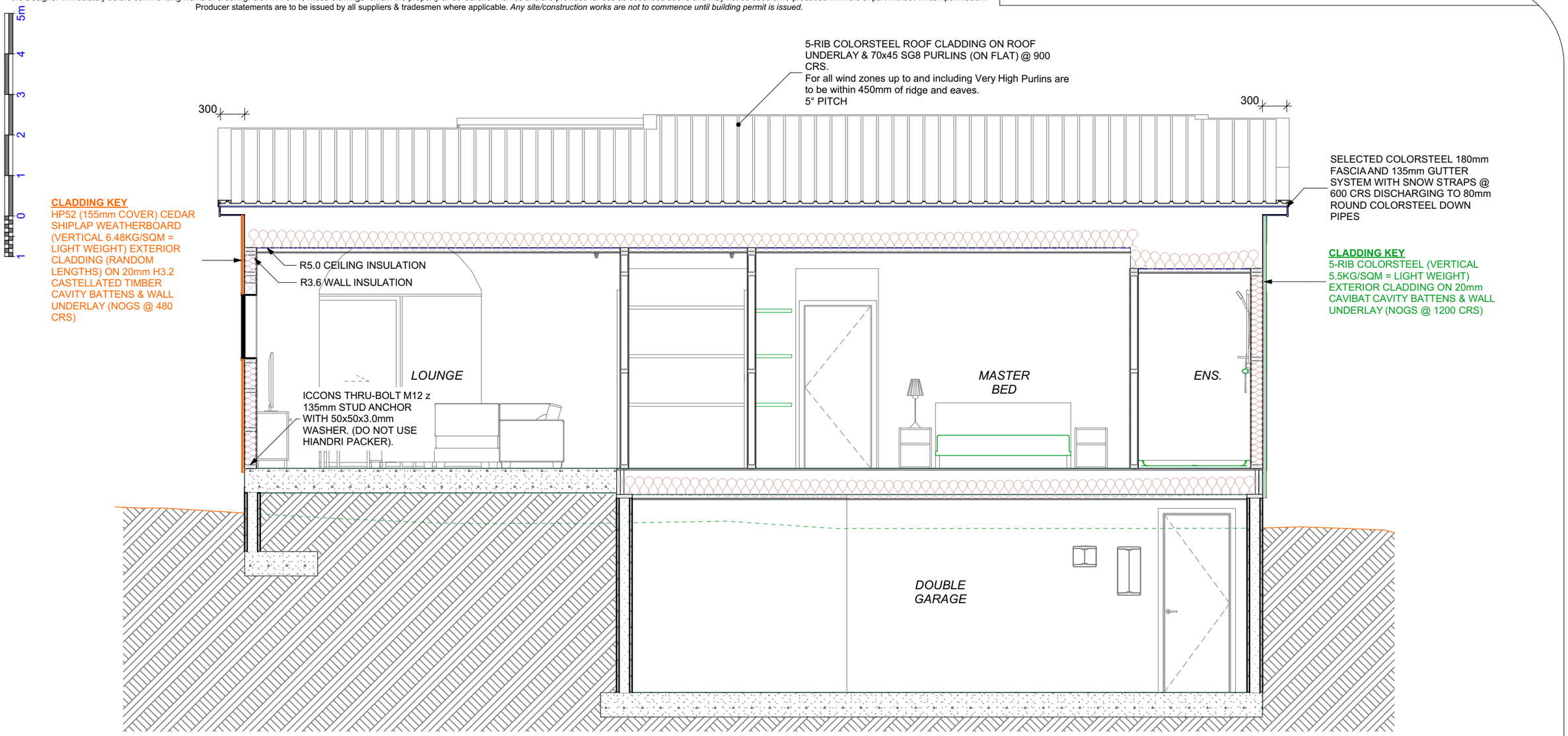




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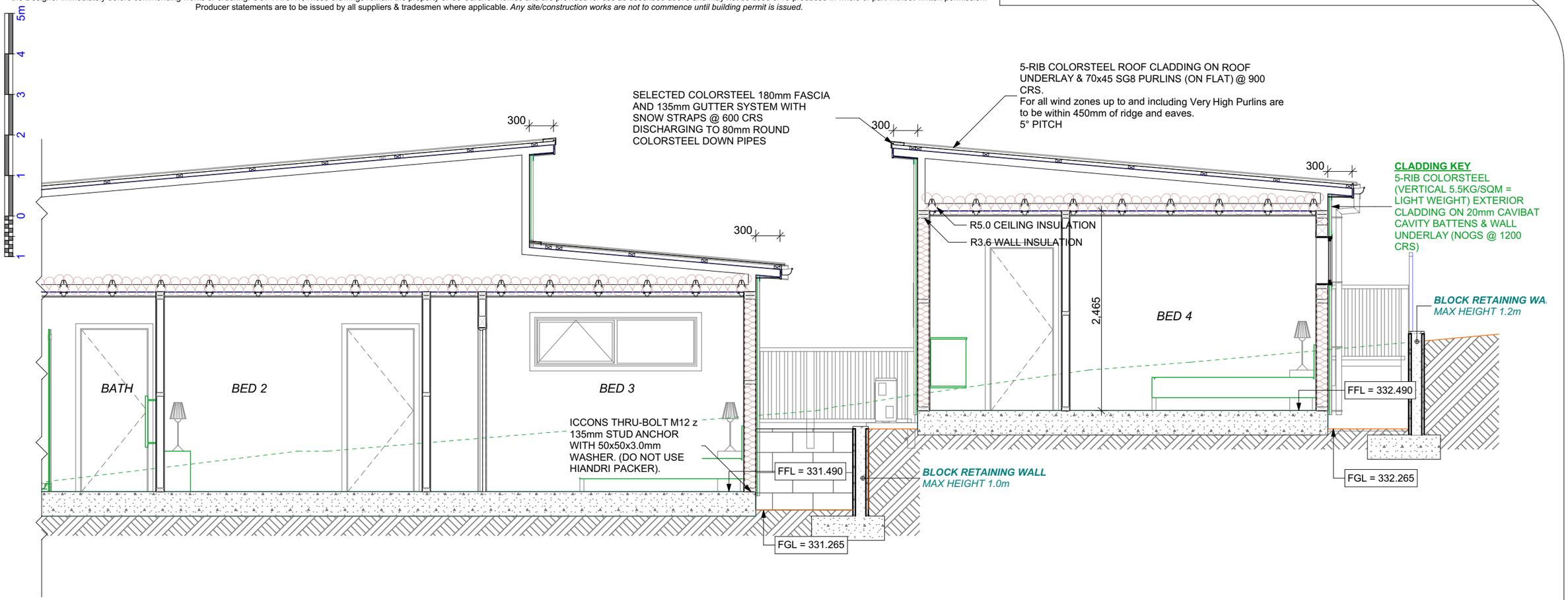
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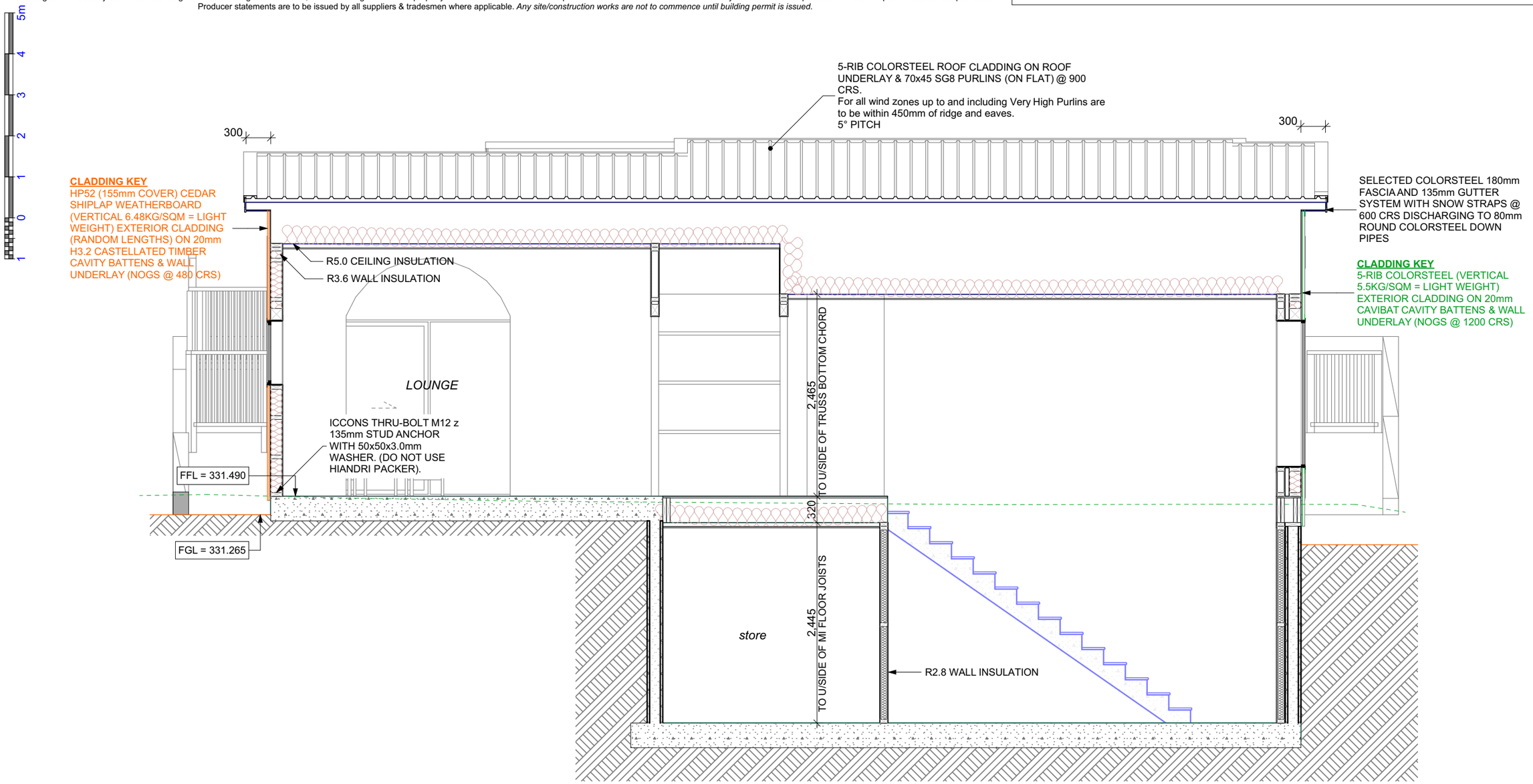
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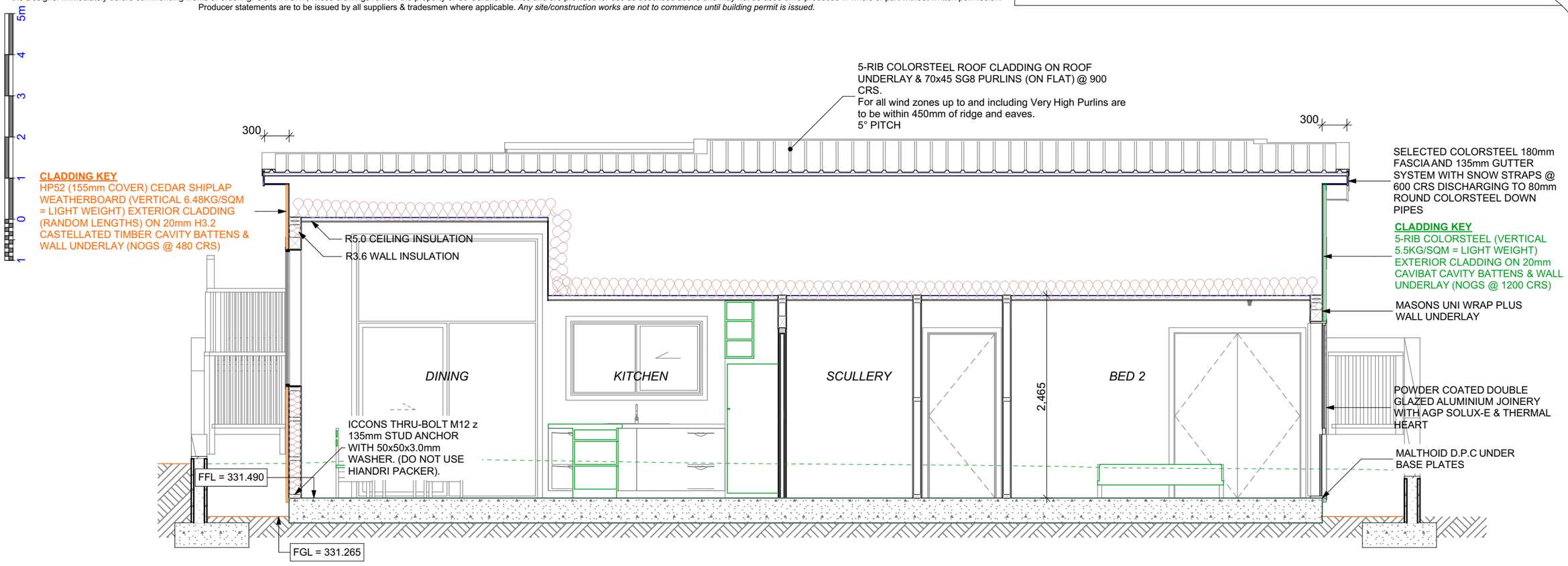
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job no: 26-176 | **scale:** 1:50 | **sheet:** 19

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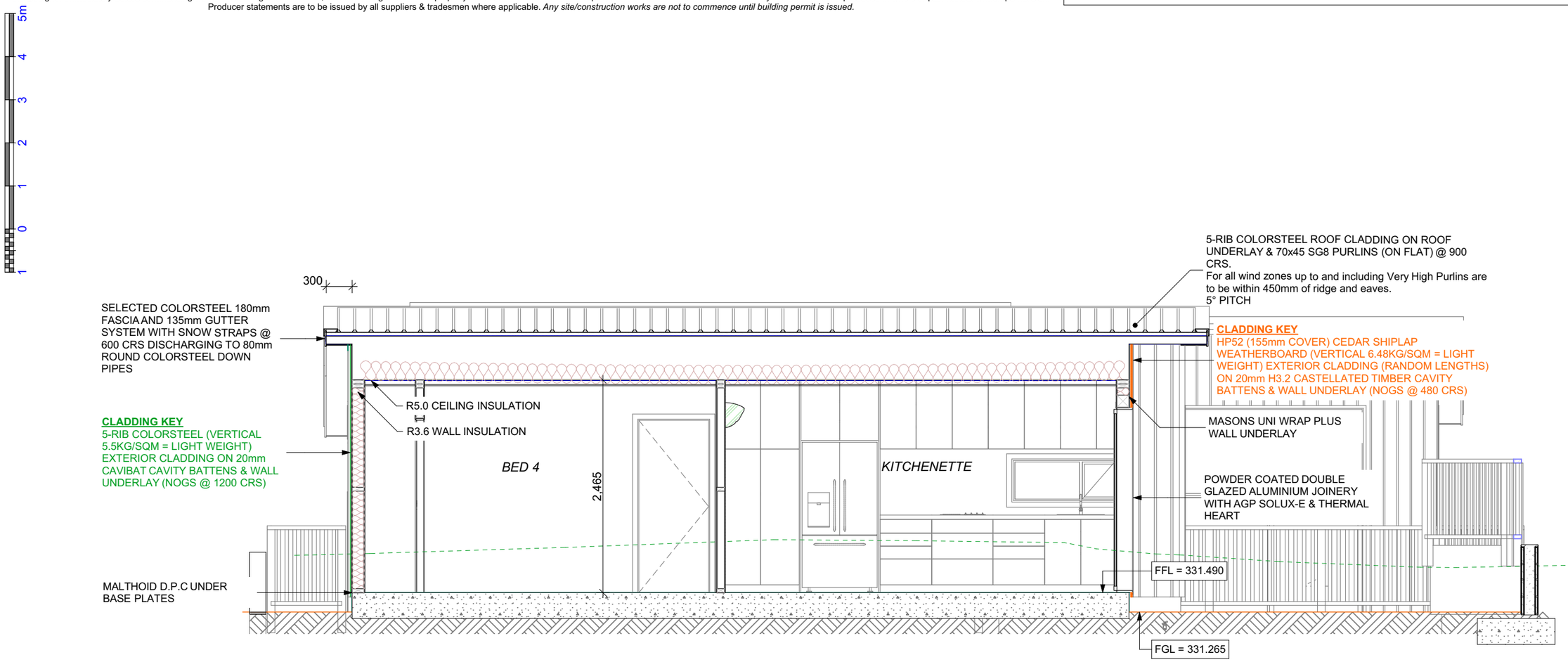
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