



River Terrace - Lot 5 - **Artist Impression**  
**8 November 2021**

Lot 5 - Drawing Pack 11/08/21

Layout, dimensions, details, availability and timing subject to change without notice. RTDL accept no liability. subject to CODC building consent.



**RIVER TERRACE**  
CROMWELL



Not to scale

Page 1





River Terrace - Lot 5 - **Location Plan**  
**8 November 2021**

Lot 5 - Drawing Pack 11/08/21

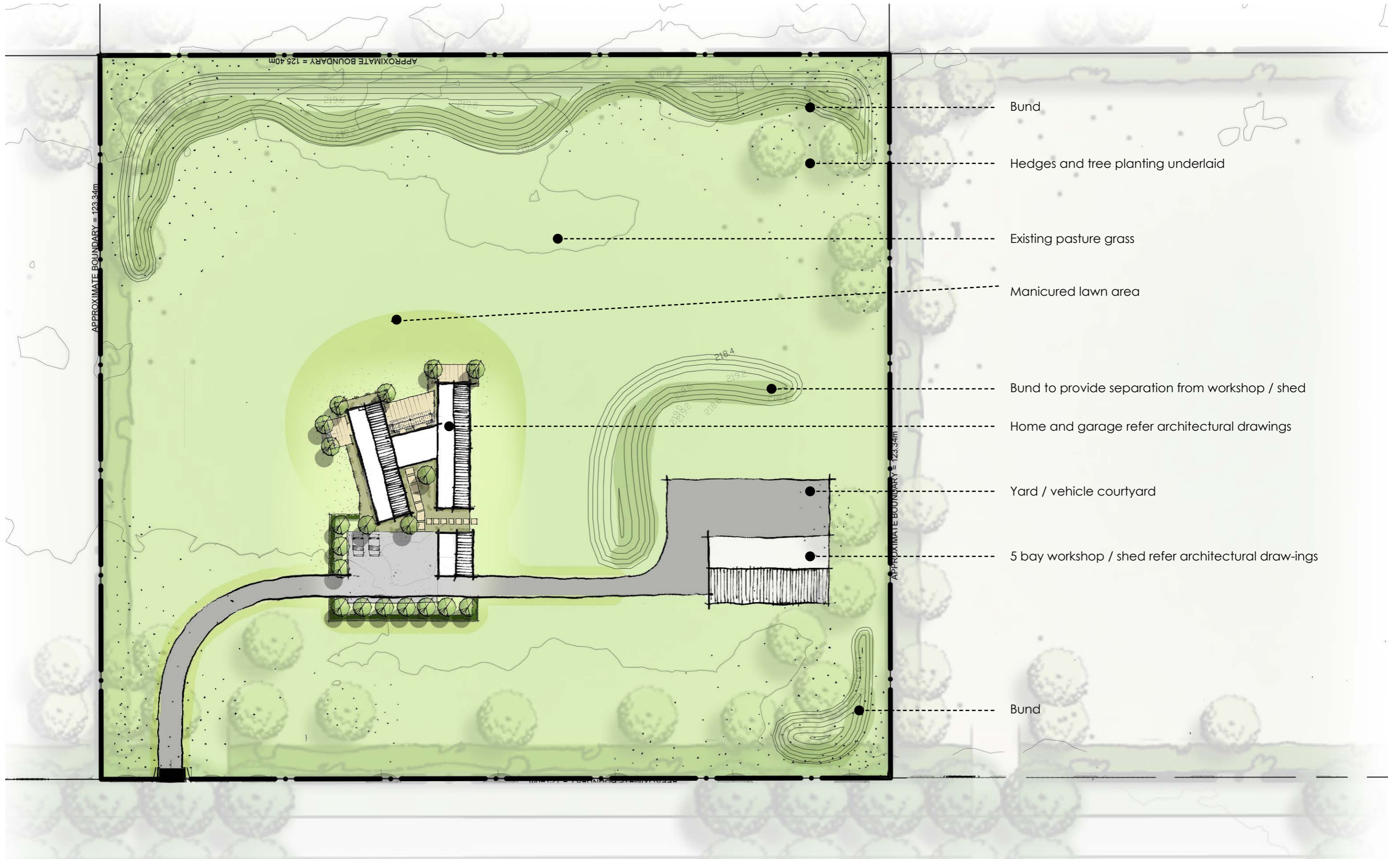
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**RIVER TERRACE**  
 CROMWELL







River Terrace - Lot 5 - Site Plan  
8 November 2021

Lot 5 - Drawing Pack 11/08/21

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**RIVER TERRACE**  
CROMWELL

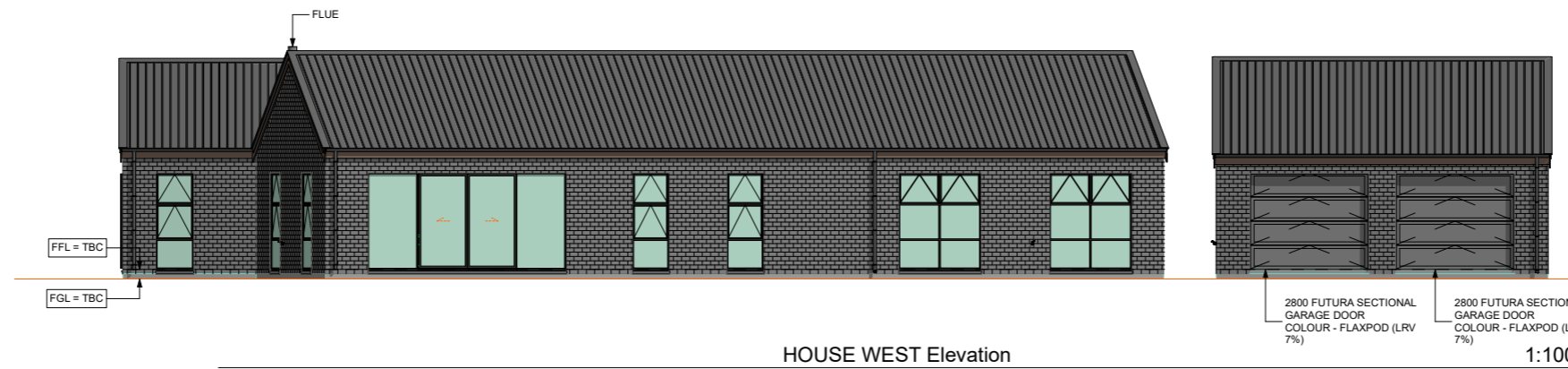
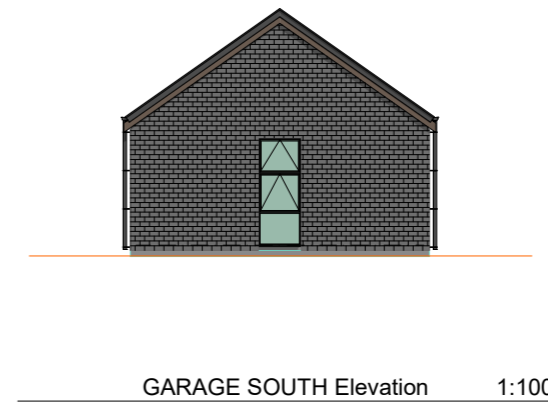
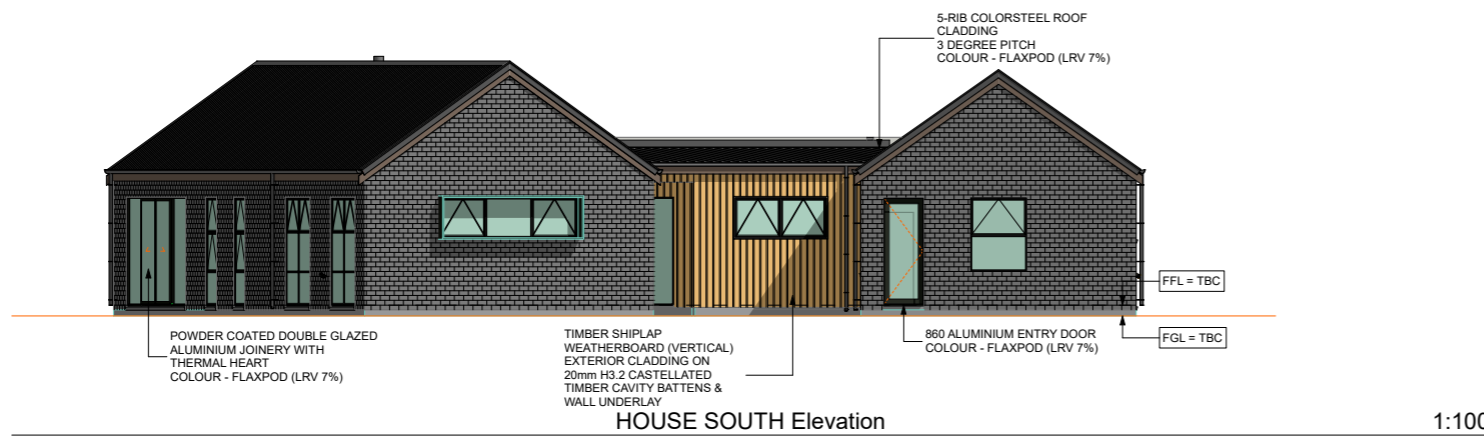
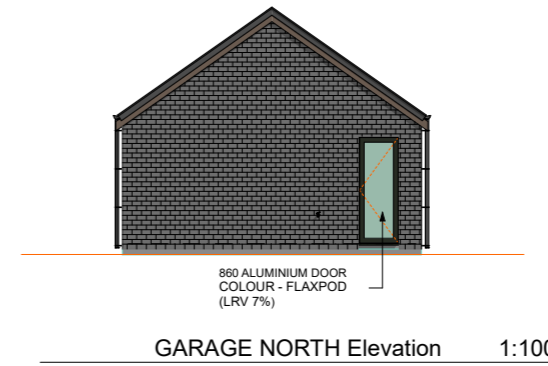
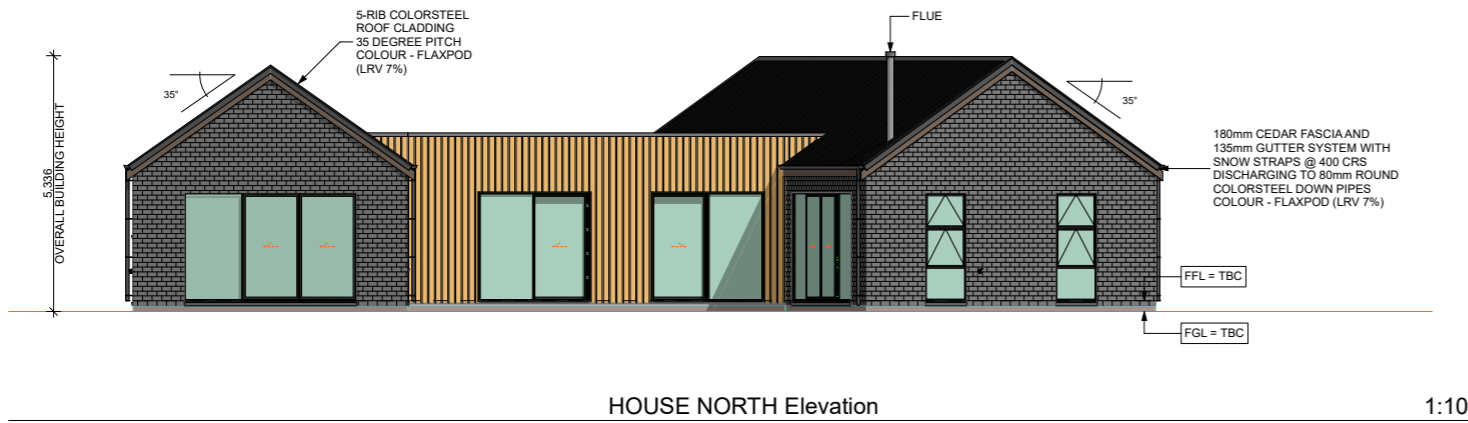


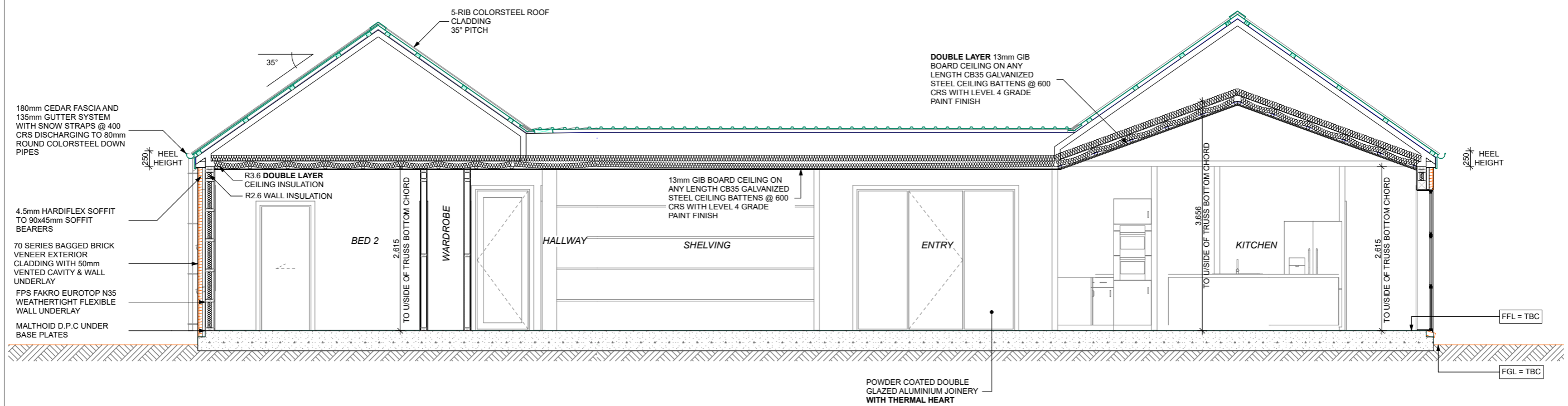








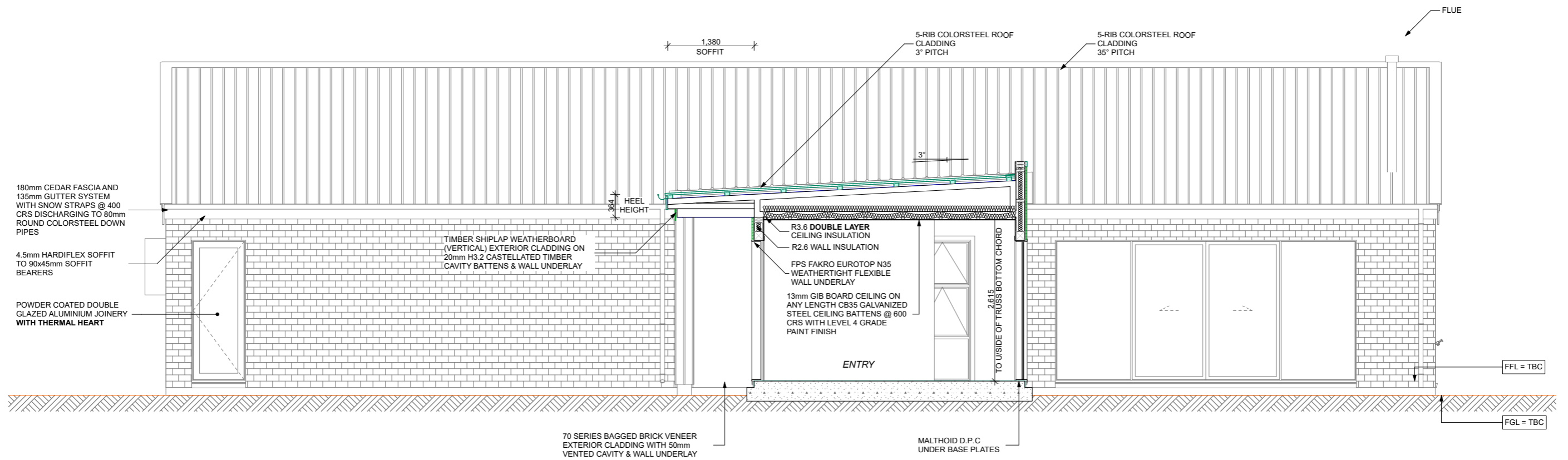




River Terrace - Lot 5 - Section A  
8 November 2021

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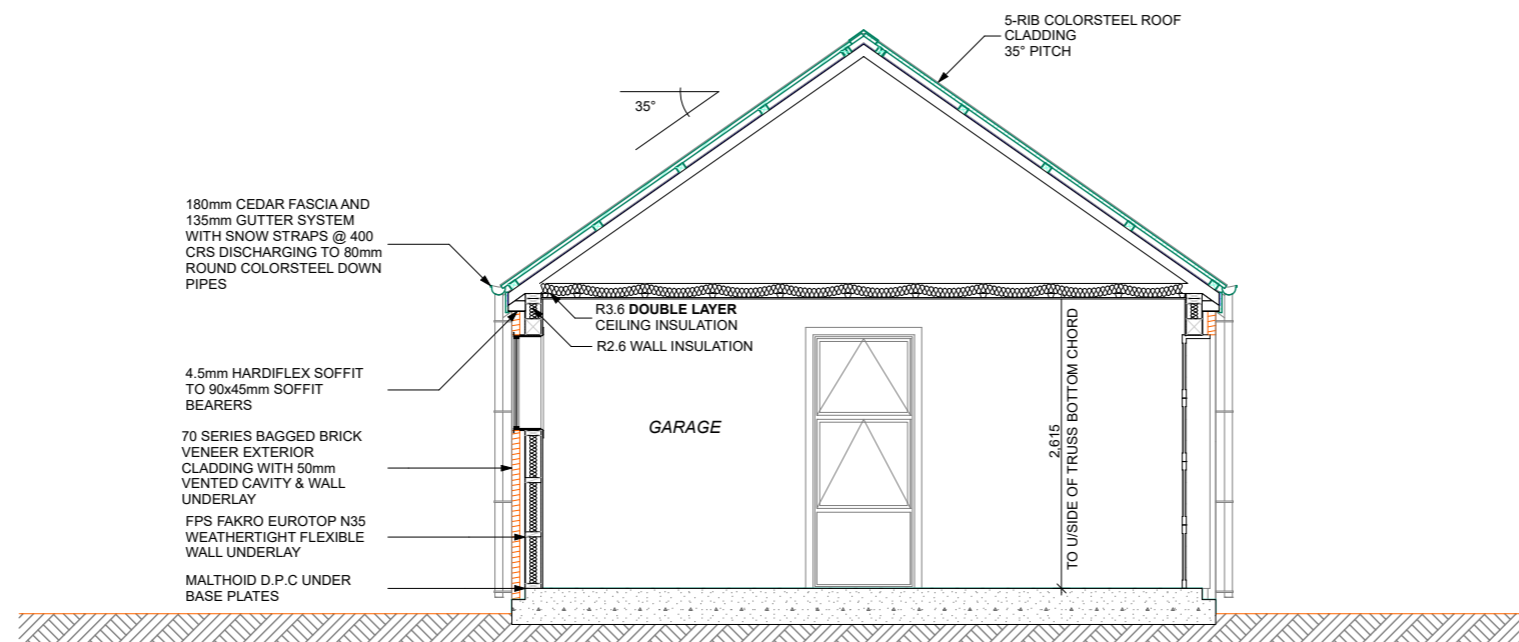


River Terrace - Lot 5 - Section B  
8 November 2021

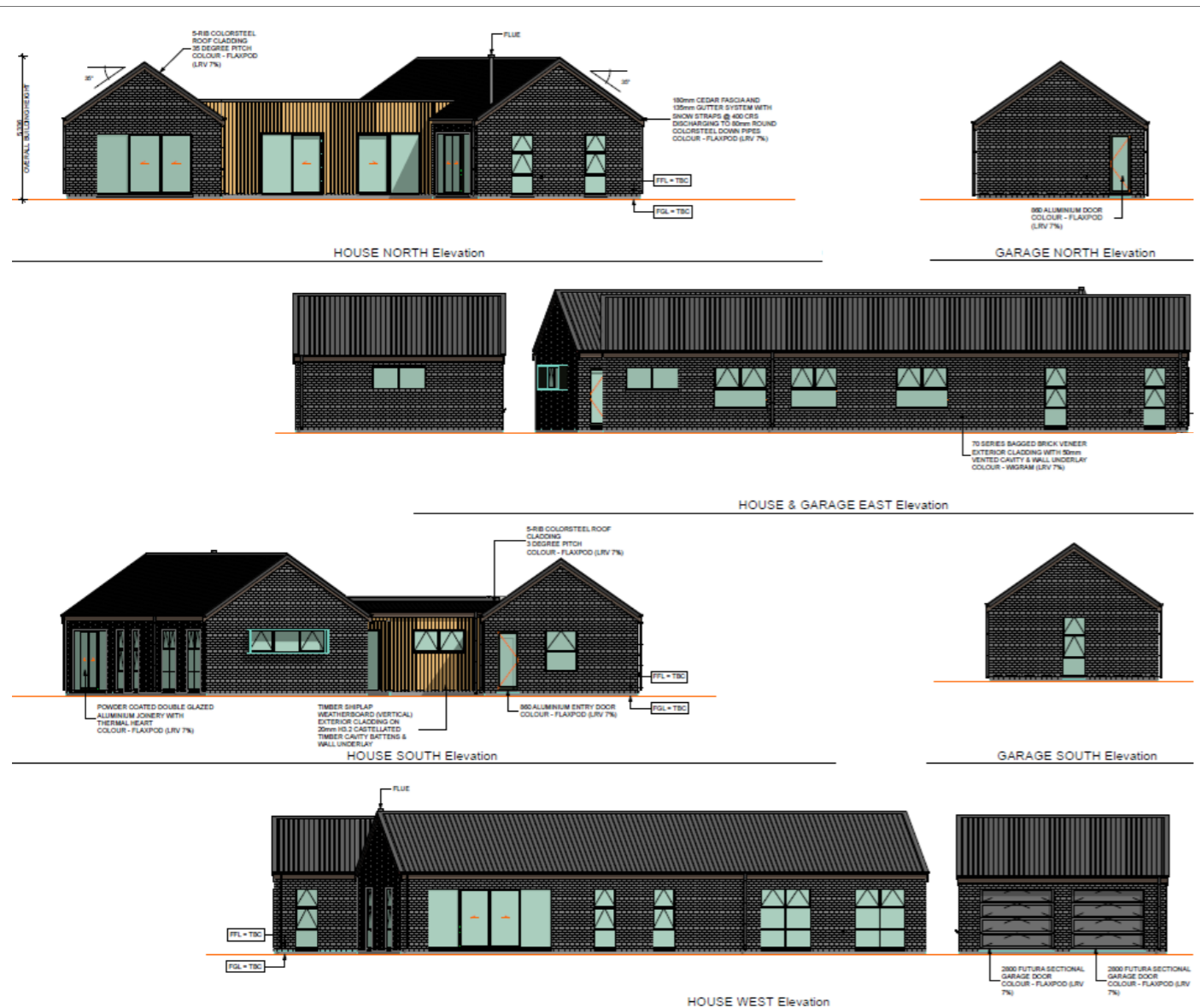
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LANDSCAPING (INDICATIVE)



Roofing: Longrun Iron - Colour 'Flaxpod'  
 Colorsteel Fascia: Colour 'Flaxpod'  
 Quad Gutter: Colour 'Flaxpod'  
 Flat Soffit Over Entry Portal: Cedar Weatherboard - 'Wood-X Aspiring'  
 Colorsteel Downpipes (80mm): Colour 'Flaxpod'  
 Bagged Brick Cladding: Smooth Painter Brick - Bagged - Paint Finish 'Dulux Wigram'  
 Cedar Weatherboard Cladding: 'Wood-X Aspiring'  
 Stria Cladding: Paint Finish - 'Dulux Ironsand'  
 Window Joinery: Colour 'Flaxpod'  
 Obscure Glass Type: Frosted Glass to Bathroom & Ensuite  
 Handle Style: Urbo with D-pull to sliders  
 Entry Door: Plasma Powdercoated Entry Door - Colour 'Flaxpod'  
 Handle Style: Icon Architectural  
 Garage Doors: Dominator Futura - Colour 'Flaxpod'

PRECEDENT IMAGES



EXTERIOR MATERIALS & COLOURS



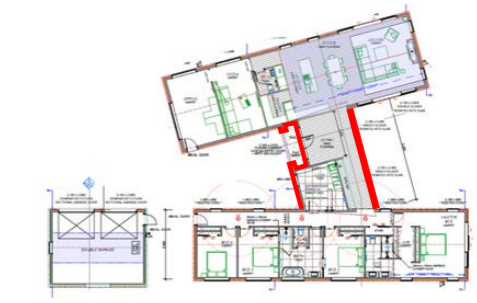
BAGGED RECYCLED BRICK



PAINT FINISH TO BAGGED BRICK



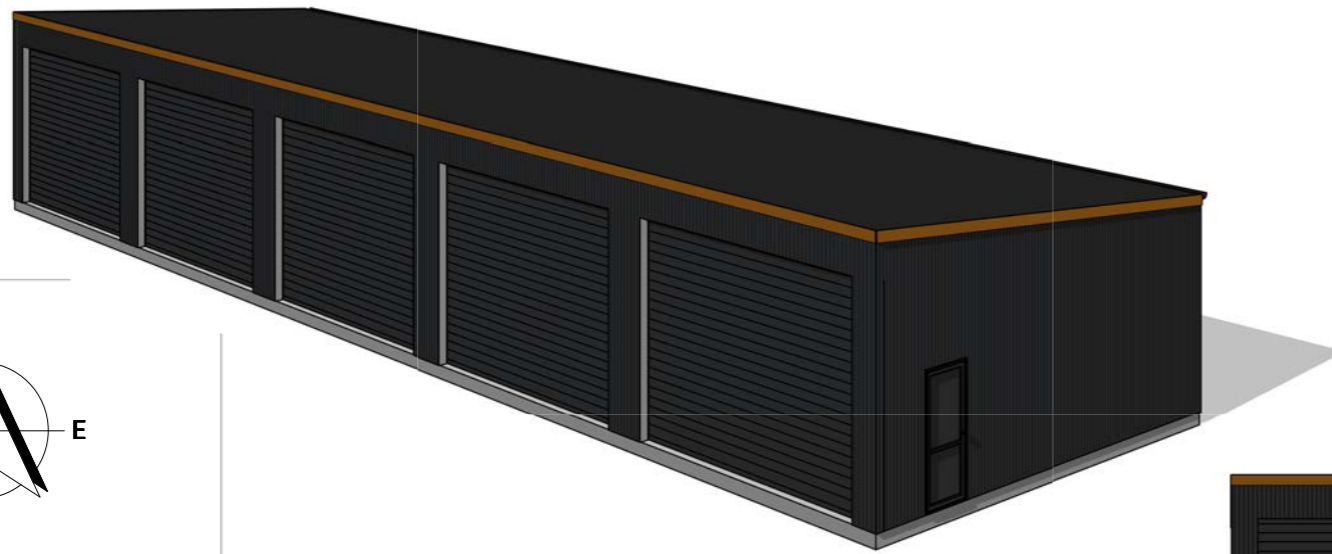
CEDAR WEATHERBOARD



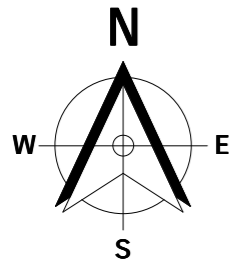
COLORSTEEL 'FLAXPOD' LONGRUN ROOFING, ALUMINIUM JOINERY, ENTRY DOORS, GARAGE DOORS, GUTTERING, DOWN-PIPES

PAINT FINISH TO STRIA CLADDING (GARAGE)

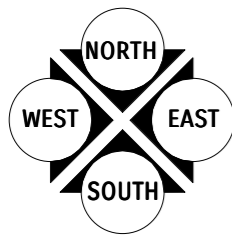




**NORTH POINT:**



**ELEVATION VIEWS:**



**DESIGN FACTORS**

IMPORTANCE LEVEL: 1  
 CLIMATE ZONE: 3  
 EARTHQUAKE ZONE: 2  
 EXPOSURE ZONE: B  
 RAINFALL RANGE: 30-40  
 WIND REGION: A  
 WIND ZONE: HIGH  
 WIND SPEED: UP TO 44.0M/S

**CONTACT INFORMATION:**

CONTACT NAME: NICK TAPPER & CHRIS HOGAN  
 BUSINESS NAME: GJ GARDNER HOMES, CENTRAL OTAGO  
 CONTACT ADDRESS: 37 REECE CRESCENT, WANAKA  
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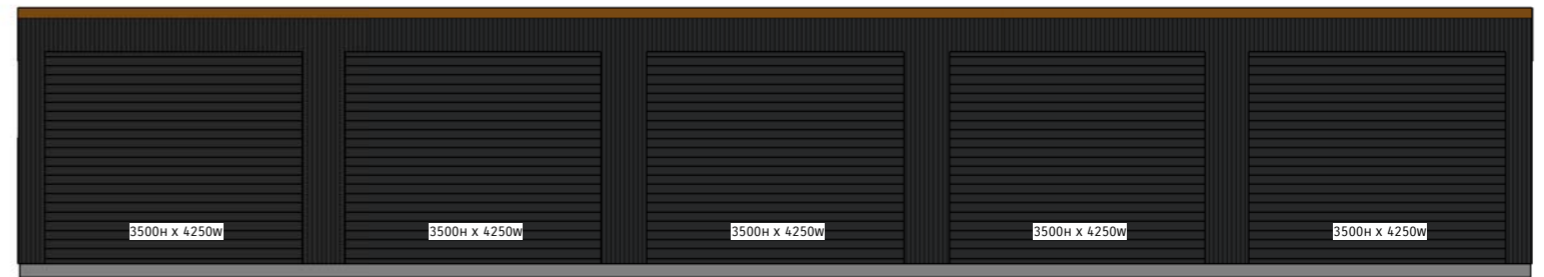
**BUILDING INFORMATION:**

**ROOF CLADDING**  
 5° 0.40MM TRAPEZOIDAL PROFILED COLORSTEEL IN **FLAXPOD**  
 1/4 ROUND GUTTERS TO MATCH ROOF COLOUR

**WALL CLADDING**  
 0.40MM TRAPEZOIDAL PROFILED COLORSTEEL IN **FLAXPOD**  
 DOWNPIPES TO MATCH WALL COLOUR

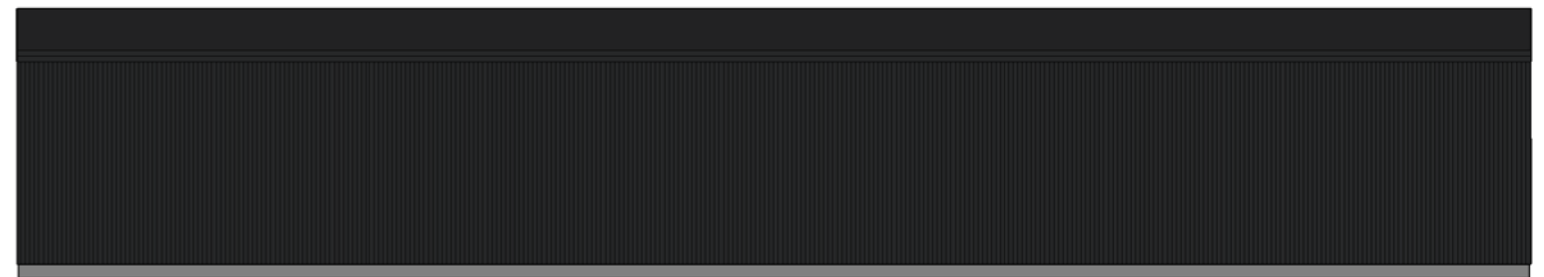
**JOINERY**  
 ALTHERM DOUBLE GLAZED WINDOWS AND DOORS IN **FLAXPOD**

**ROLLER DOORS**  
 WINDSOR RDN STEEL SHUTTERS IN **FLAXPOD**



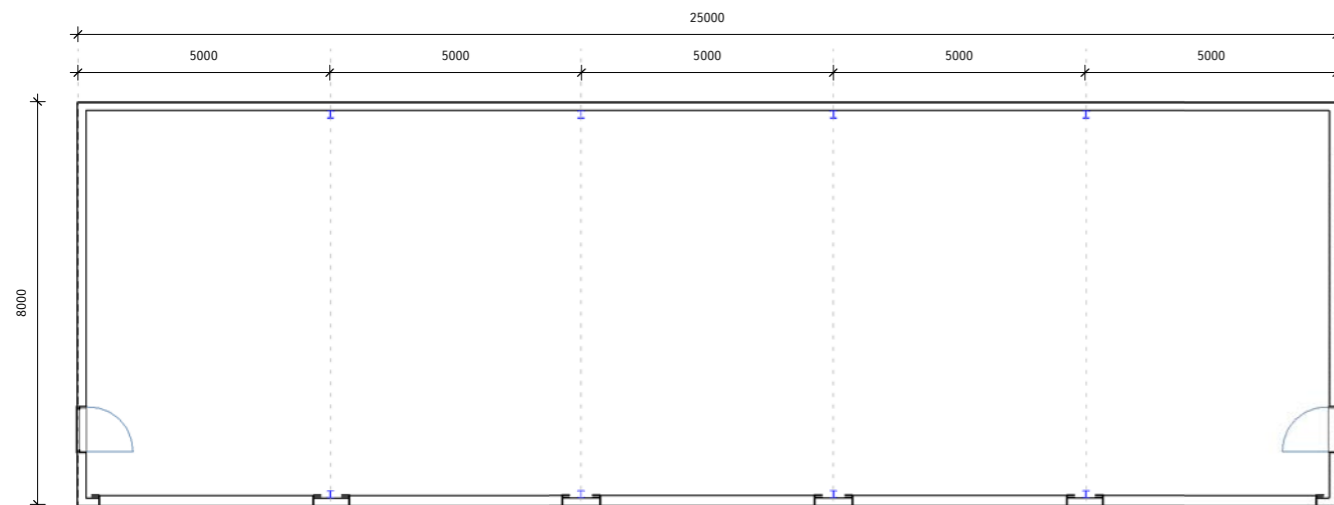
**SOUTH**

1 : 125



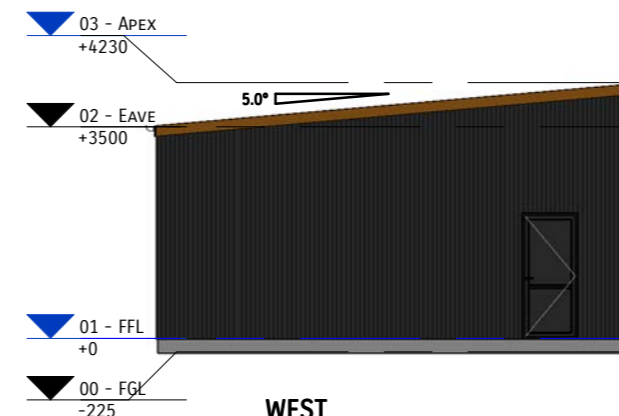
**NORTH**

1 : 125



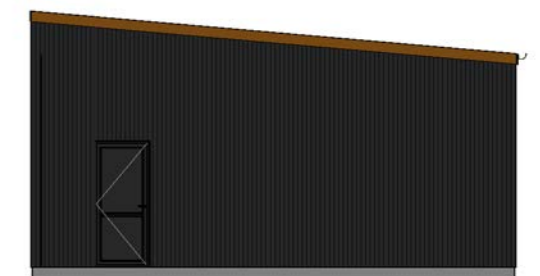
**FLOOR PLAN**

1 : 150



**WEST**

1 : 125



**EAST**

1 : 125

