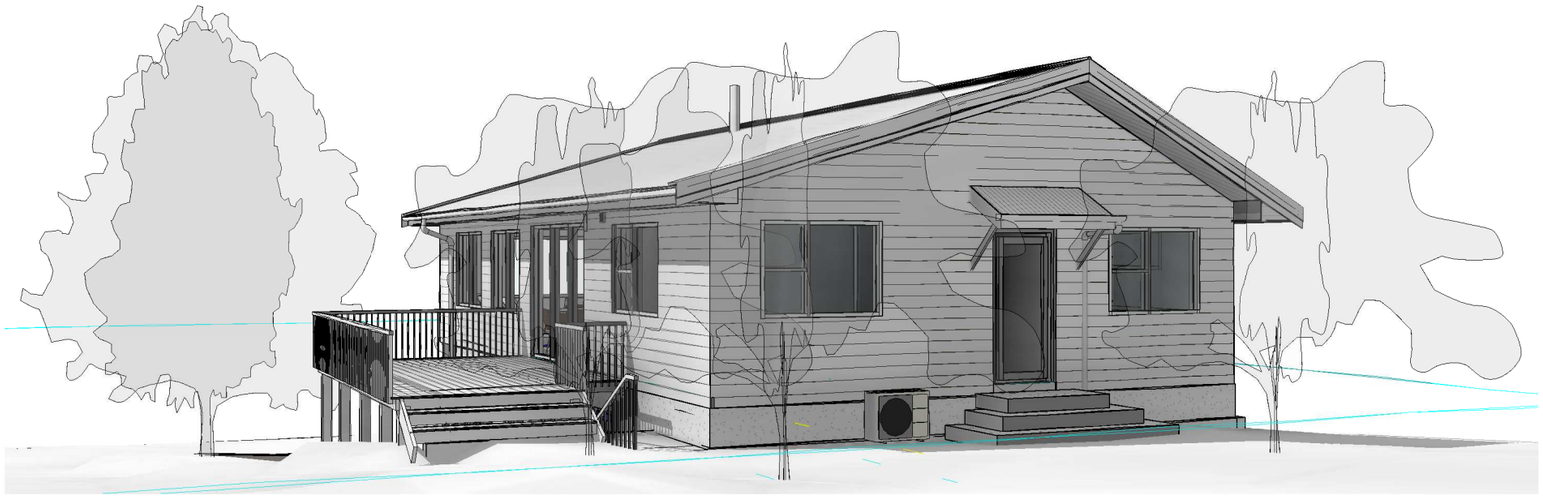


1
A0.00

Street Perspective - Existing

N.T.
S.



2
A0.00

Street Perspective - Proposed

N.T.
S.

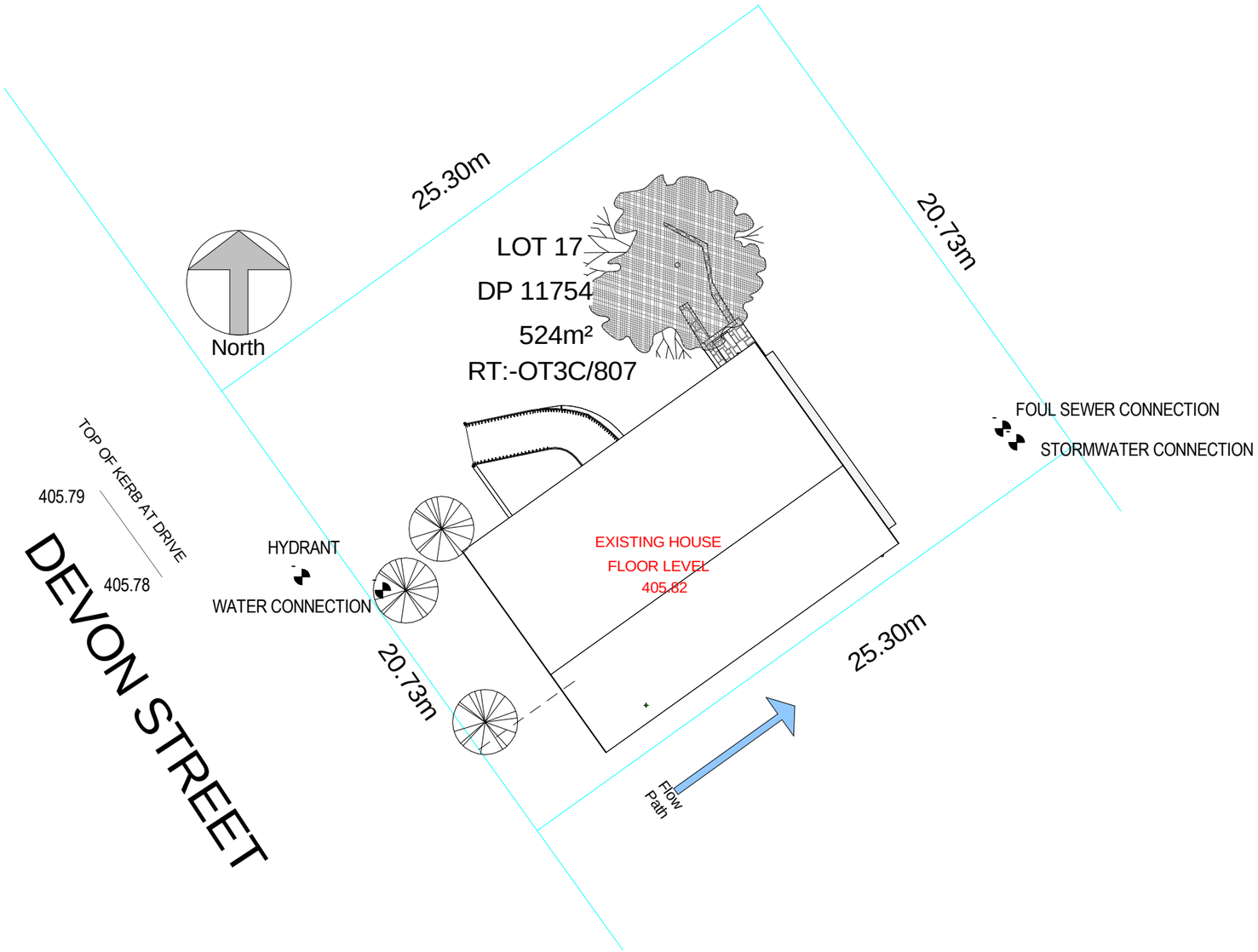
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37 Devon Street, ARROWTOWN

26-04



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SITE PLAN

Drawn:	MH	Client:	Probst	Job N#:	26-04
Updated:	7.10.26			Sheet:	A1.01
Scale:	1 : 200 @A3			Revision:	3

25.30m

TOP OF KERB AT DRIVE

405.79

405.78

DEVON STREET

20.73m

BOUNDARY

1500

FUTURE GARAGE

4500

8000

6000

A3.02

1

EXISTING TREE / LANDSCAPING

A

B

C

NEW DECK

3430

1

A3.03 2

2

2 A3.02

RW03
C04

RW03
C04

405820

3

BOUNDARY

405

404

403

1

A3.03

EXISTING HOUSE FOOTPRINT NOT
AFFECTED BY ALTERATIONS.

LOT 17
DP 11754
524m²
RT:-OT3C/807

20.73m

BOUNDARY

403

25.30m

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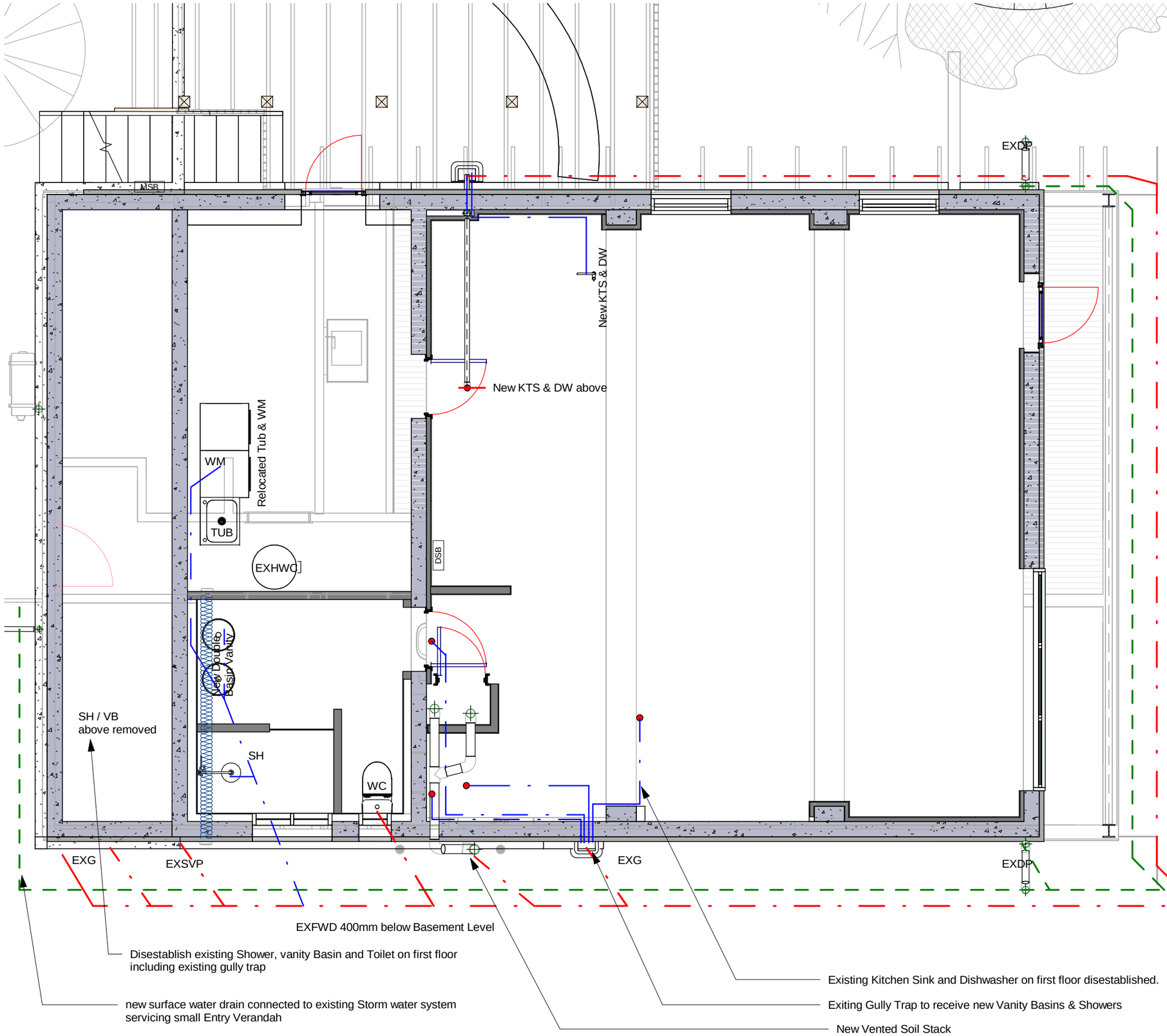
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PROPOSED SITE PLAN

Drawn:	MH	Client:	Probst	Job N#:	26-04
Updated:	7.10.26				
Scale:	1 : 100 @A3			Sheet:	A1.02
				Revision:	3



PLUMBING & DRAINAGE:

1. All Sanitary Plumbing / Drainage to comply with AS/NZS 3500.2.2015
2. Waste Pipes to be Upvc @1:40 min. gradient
3. All Drains shall be water tested to comply with NZS 7643, Section 10 or air tested to comply with AS/NZS 3500.2.2, Clause 12.3.2
4. Drains and Fittings positions shown for clarity, plumber / drainlayer to consider optimal position when fitting.
5. Contractor to provide a 1:100 scale as built drawings upon completion.
6. All pipes passing through concrete shall be protected with Denso tape or similar pipes shall be installed with expansion joints as per NZS7643 cptr 8
7. Hot water pipes are to be sized according to NZBC G12 & NZS 4305:1996 Dia 15mm allows 12m max pipe length. pipe length beyond this must be lagged
8. WC riser locations have assumed offset of 160mm from internal Framing (Manufactures technical specs should be consulted to confirm offset)

ORG	OVERFLOW RELIEF GULLY
EXGT	EXISTING GULLY TRAP
GT	NEW GULLY TRAP
EXP	EXISTING PIPEWORK
EXSWD	EXISTING STORMWATER DRAIN
EXFSD	EXISTING FOUL WATER DRAIN
EXDP	EXISTING DOWNPIPE
EXSSV	EXISTING SOIL STACK VENTED
SSV	NEW SOIL STACK VENTED
TV	ø80mm TERMINAL VENT
BV	ø40mm BRANCH VENT
CE	CLEANING EYE
IO	INSPECTION OPENING
AAV	AIR ADMITTANCE VALVE

EXWC	EXISTING WC	
WC	NEW WC	ø100mm @ 1:60
VB	VANITY BASIN	
SH	SHOWERS	ø40mm @ 1:40
BT	BATH	ø40mm @ 1:40
KT	KITCHEN SINK	ø40mm @ 1:40
DW	DISHWSHER	ø50mm @ 1:40
WM	WASHING MACHINE	ø50mm @ 1:40
T	LAUNDRY TUB	

All drainage works associated with the alteration—including exposing, modifying, diverting, or replacing existing drains—must be carried out by a Licensed Plumber/Drainlayer.
The contractor is responsible for confirming the condition, capacity, and stability of all existing drains prior to commencing work, and for ensuring that any new or reinstated drainage is installed fully in accordance with NZ Building Code Clause G13 Foul Water, AS/NZS 3500, and all relevant territorial authority requirements.
Any discrepancies, non-compliant existing work, or site conditions that may affect code compliance are to be reported to the designer prior to proceeding.
Final responsibility for achieving a fully compliant drainage installation rests with the Licensed Plumber/Drainlayer.

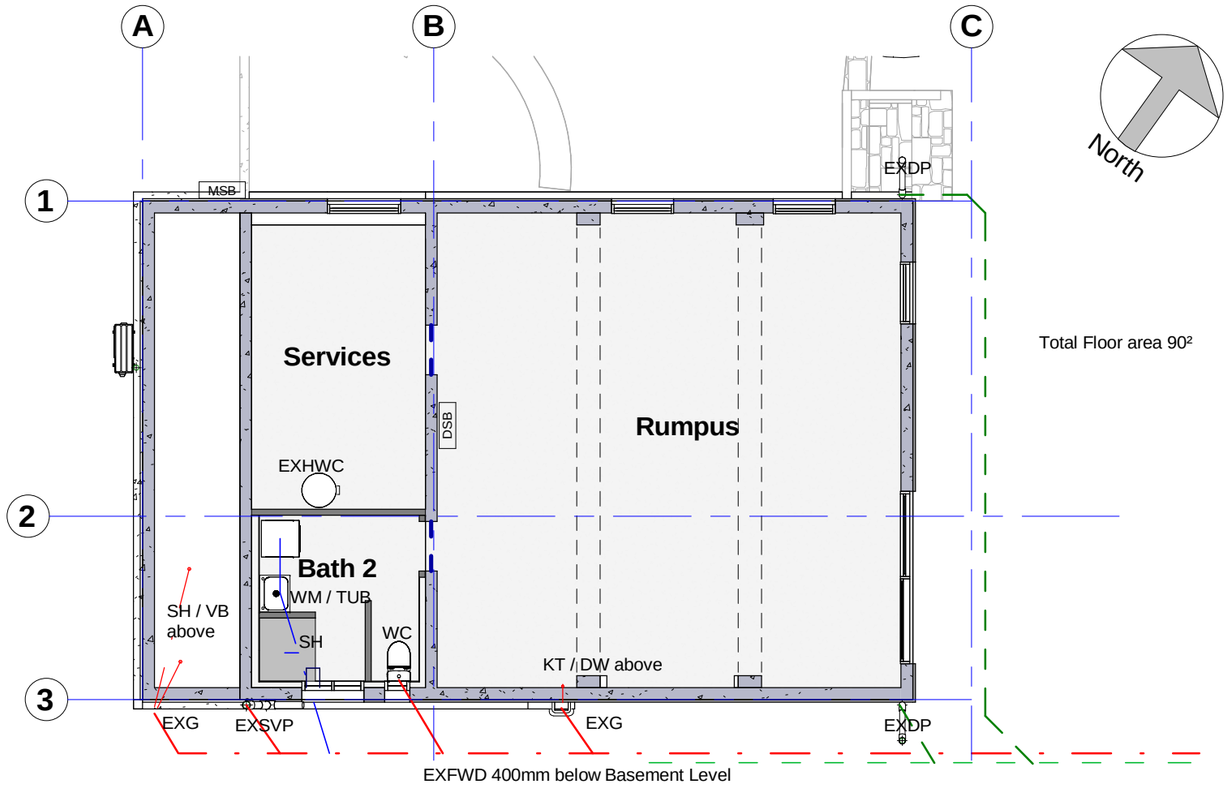
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PROPOSED P & D

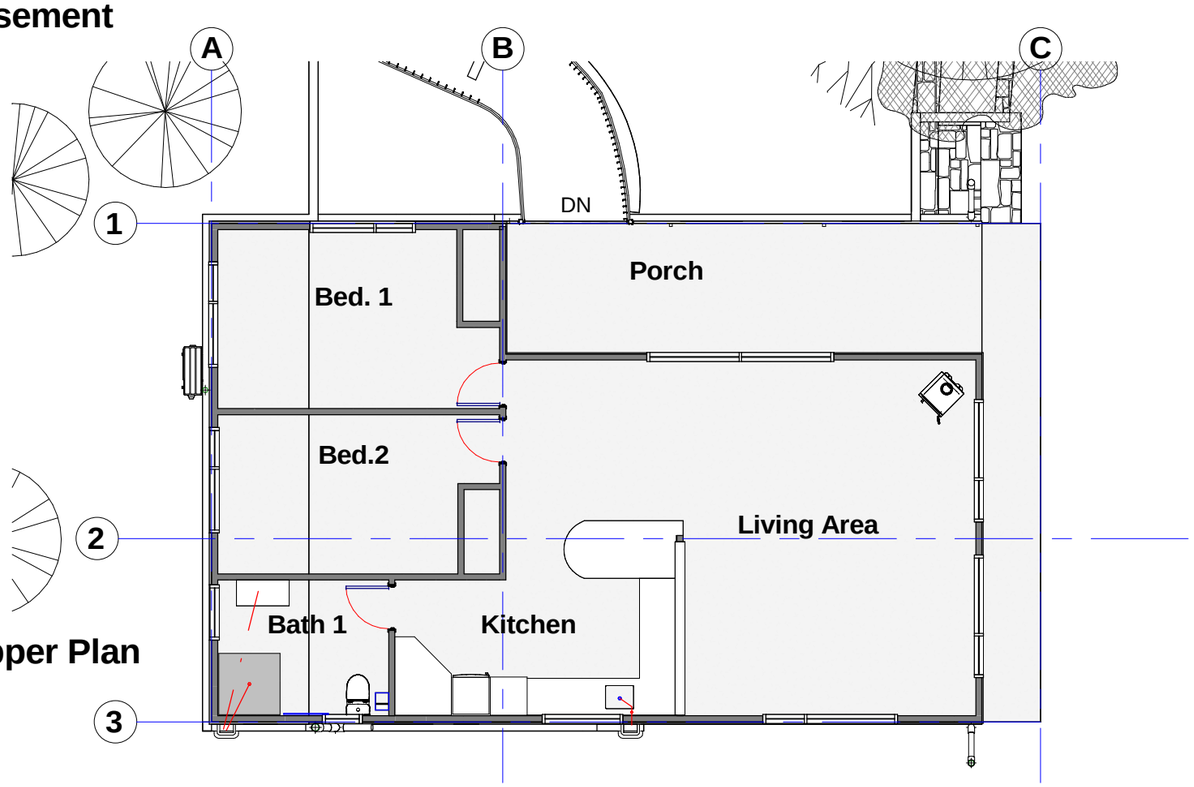
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Updated:	7.10.26				
Scale:	1 : 50 @A3			Sheet:	A1.03
				Revision:	3



Total Floor area 90²

1 A2.01 **Existing Basement**

1 : 100



2 A2.01 **Existing Upper Plan**

1 : 100

NOTES FOR PROPOSED BUILDING WORK:

PLANS ARE BASED OFF EXISTING COUNCIL DRAWINGS
SITE CHECK ALL DIMENSIONS PRIOR TO STARTING WORK ON SITE
OR ORDERING PRE FABRICATED COMPONENTS

RELEVANT BUILDING CONSENTS ISSUED BY QUEENSTOWN LAKES DISTRICT COUNCIL
Building Permit 29181-74 3.12.1973
Sewer connection 25.08.1977
BC 950096 21.02.1995 - Extension of dwelling
BC 260471 - Fire Appliance install

If Asbestos is encountered during demolition / construction, main contractor to ensure necessary safety precautions are taken refer to F2/AS1 during removal. reference https//www.worksafe.govt.nz/topic-and-industry/asbestos

Do not scale from the drawings. If additional dimensions required consult SHNZCAD LTD or project Engineer

Most general electrical items are shown, Final design by others and confirmed by owners. Completed Design and Installation shall comply with NZBC G8.

Luminance at floor level shall be no less than 20lux with Particular attention to areas with little or no natural light.
The total wattage required per msq for floor area is shown Table 1, G8/AS1

New Interconnected smoke alarms throughout dwelling, replace any existing detectors. F7/AS1 type 1 domestic smoke alarm system. Can be 230v hard wired or 10yr sealed battery.

Extractor Fan: New (or relocated existing) to new locations as indicated. Ducted through roof vent (flow rate 25l min.per second)

(SD) SMOKE DETECTORS

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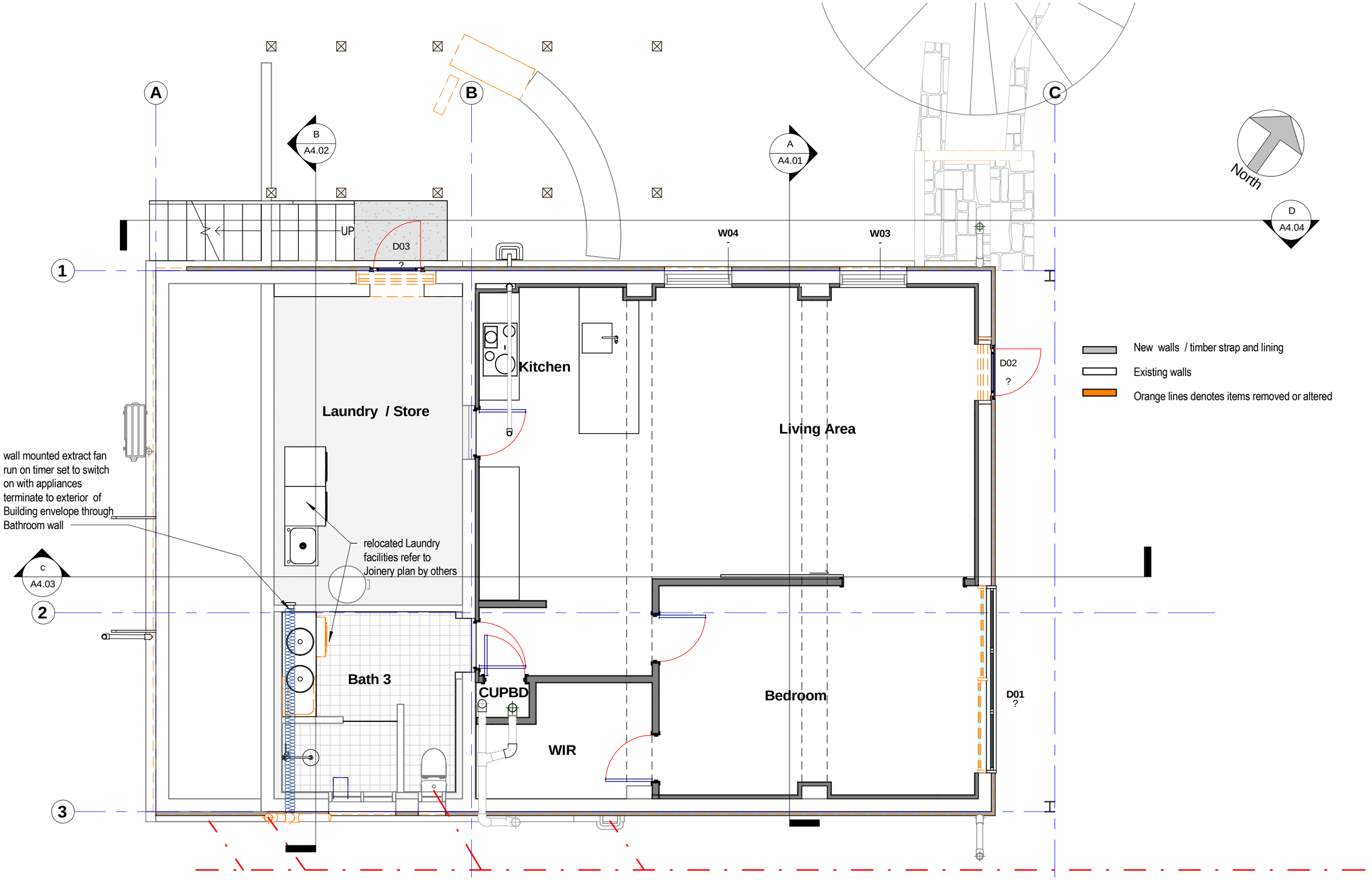
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EXISTING FLOOR PLANS

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Scale:	As indicated @A3			Revision:	3



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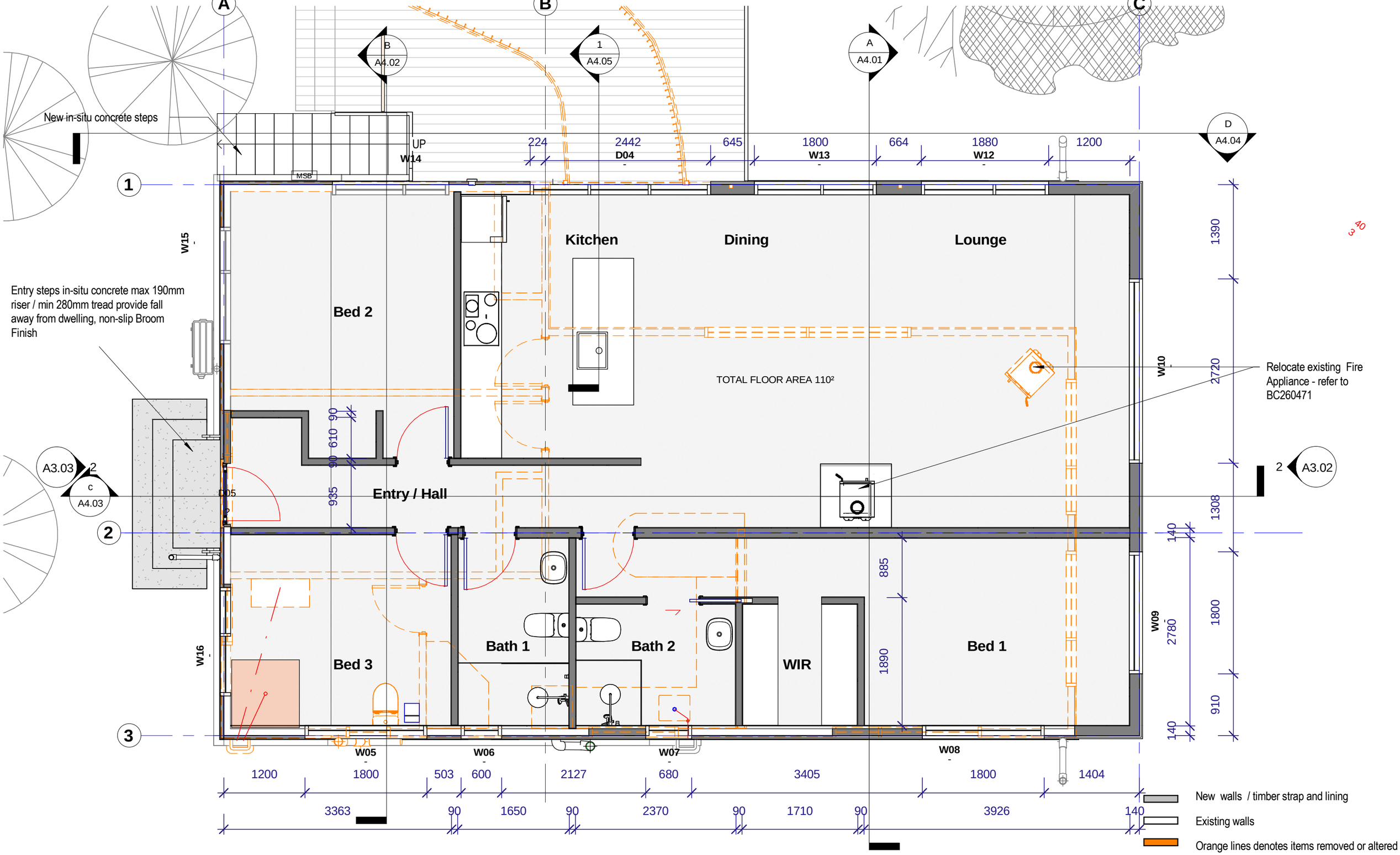
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BASEMENT FLOOR PLAN - DEMO

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Updated:	7.10.26			Sheet:	A2.02
Scale:	1 : 50 @A3			Revision:	3



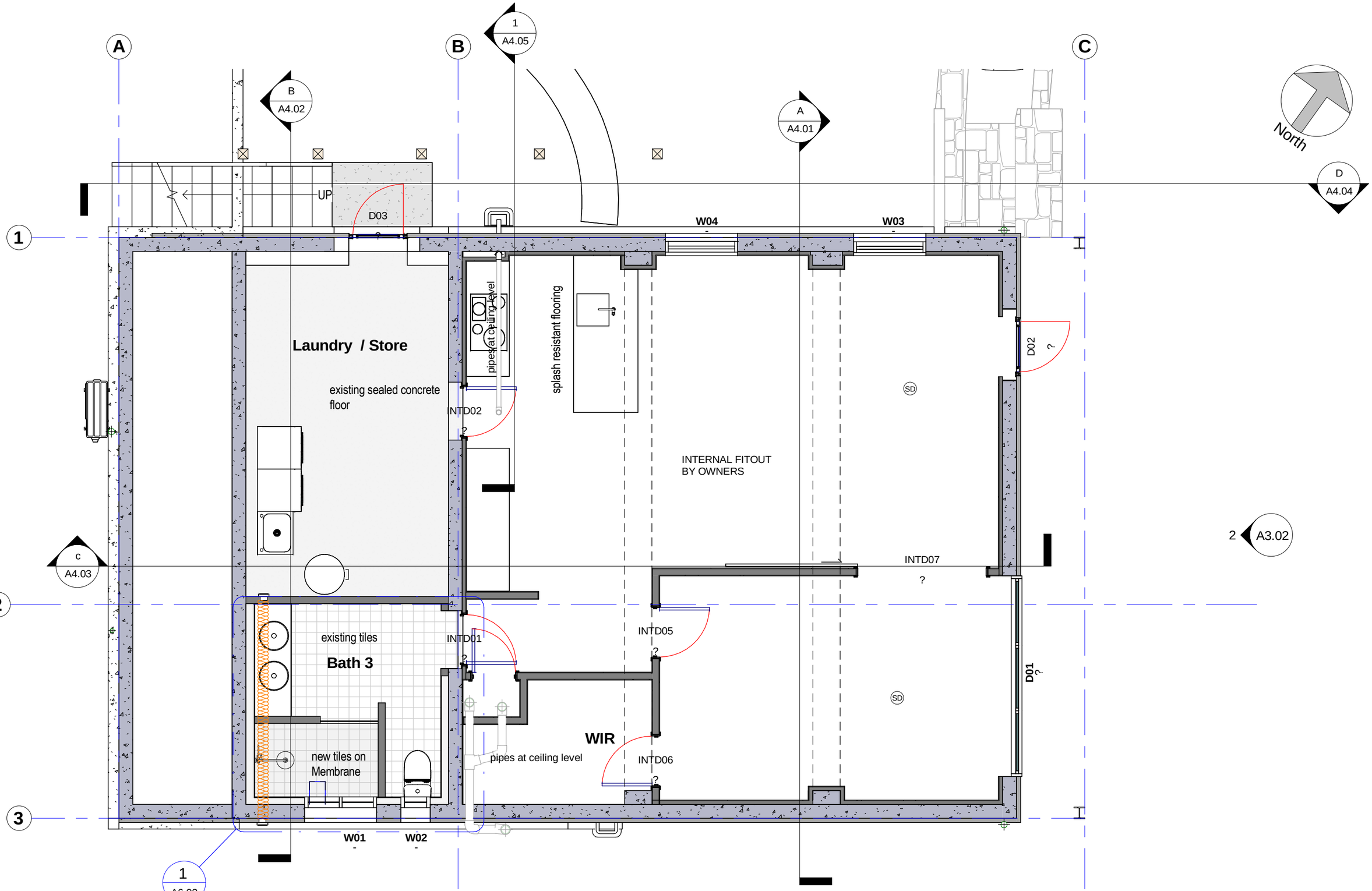
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UPPER FLOOR PLAN - DEMO

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Scale:	1 : 50 @A3			Revision:	3



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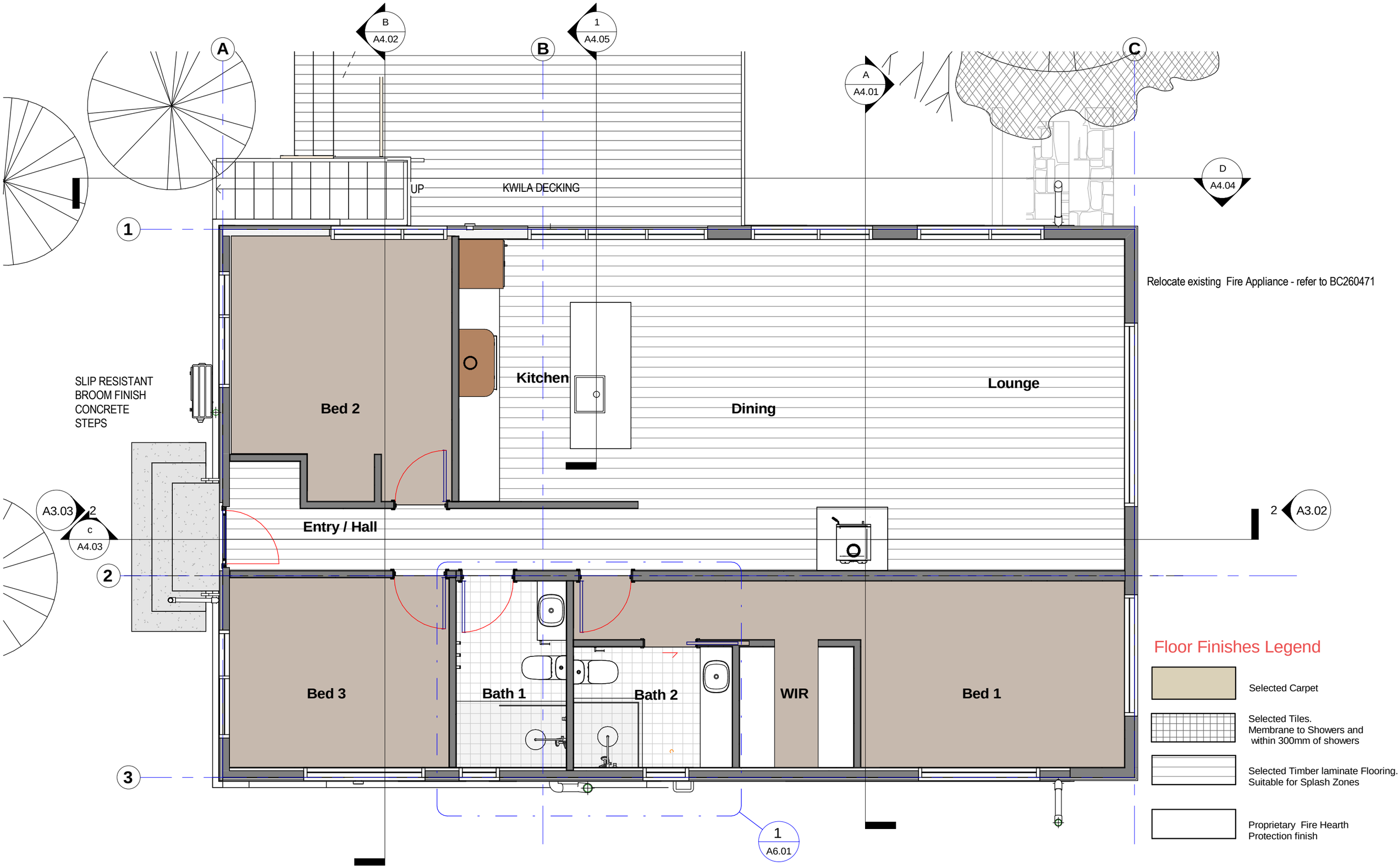
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PROPOSED BASEMENT FINISHES FLOOR PLAN

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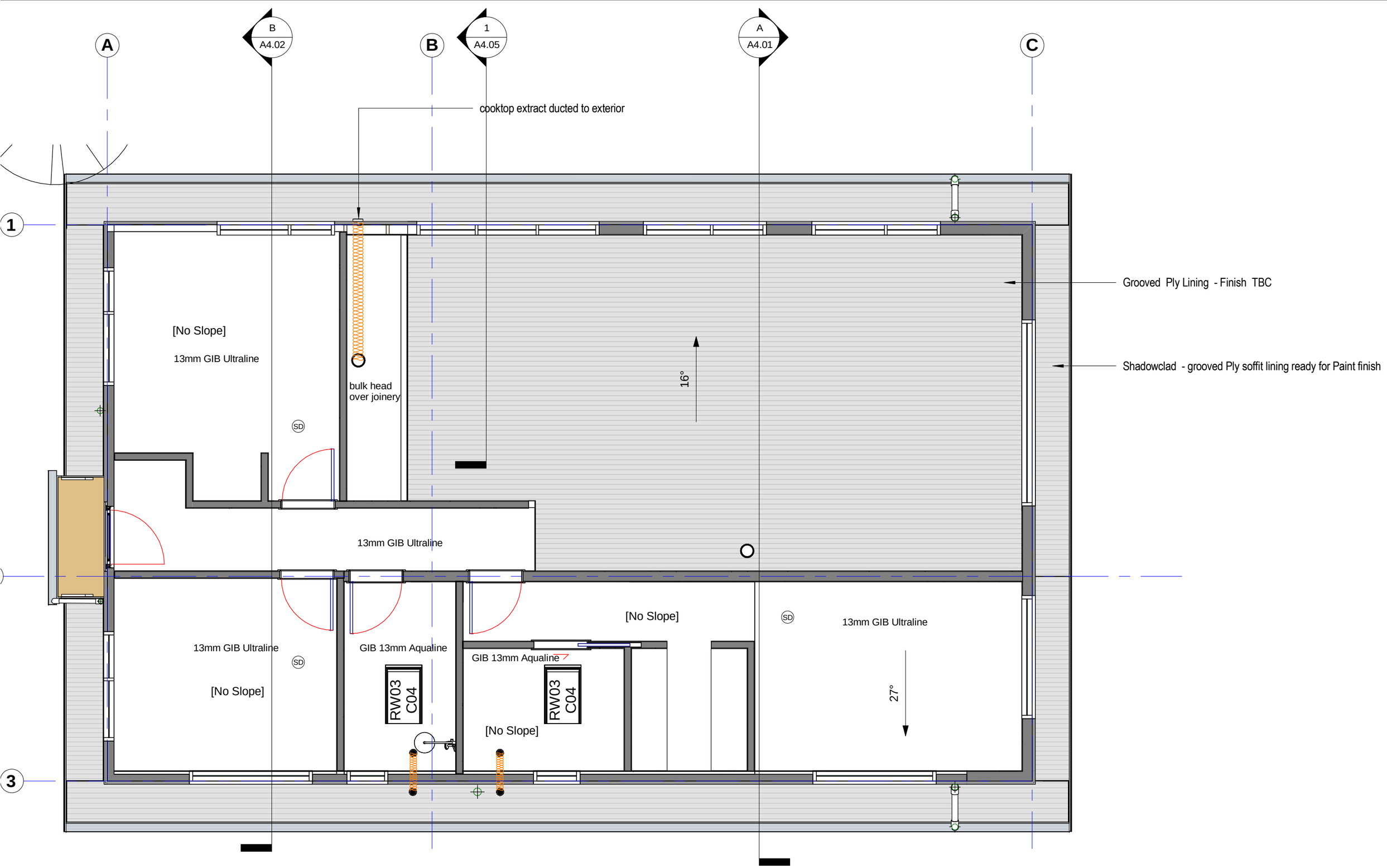
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PROPOSED UPPER FINISHES FLOOR PLAN

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PROPOSED UPPER FLOOR CEILING

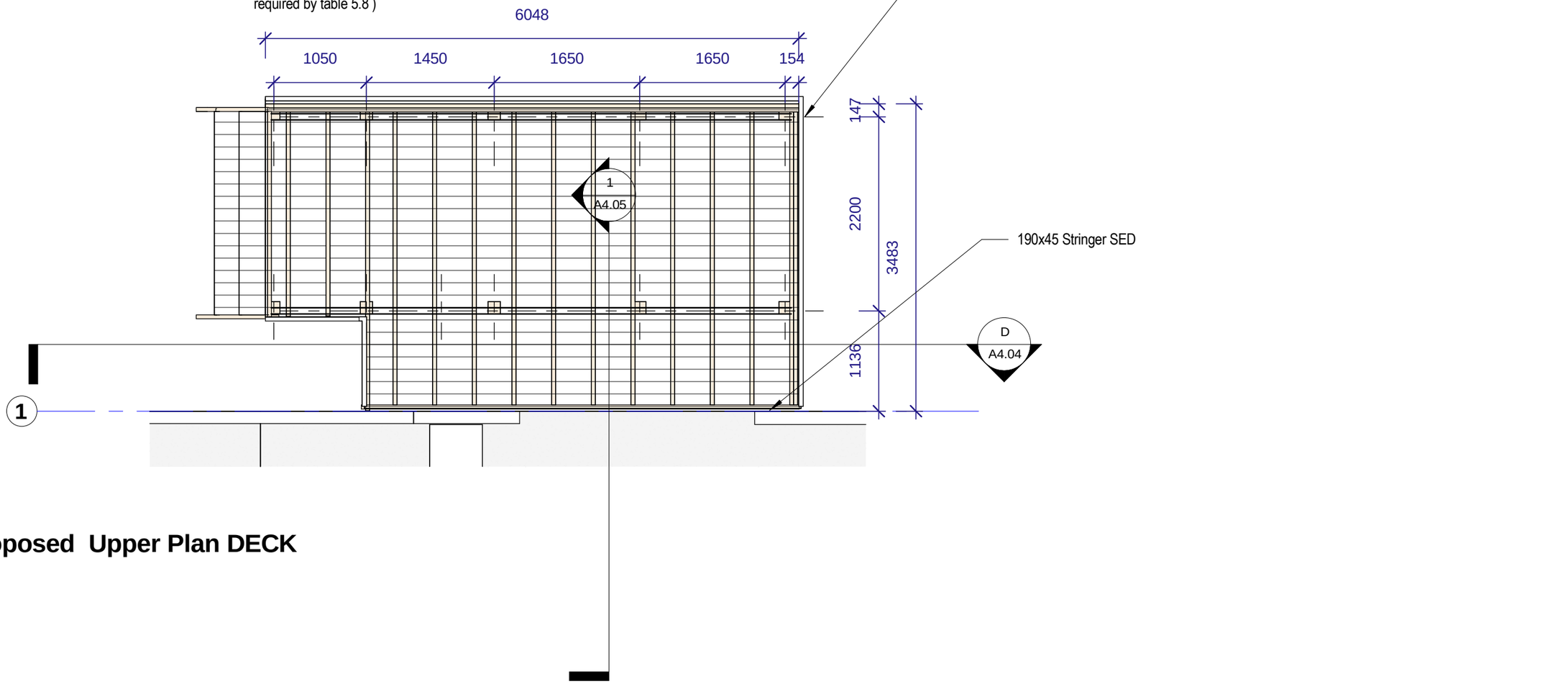
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Updated:	7.10.26			Sheet:	A2.07
Scale:	1 : 50 @A3			Revision:	3

140x20mm Kwila slatted Deck (NZS 3604:2011)

190X45 SG8 Joists @450crs (Table 7.1 (b) span 3.2m max)

Bearers Table 6.4 (b) 140x70 Bearer (Note - members 70-90mm thick can be substituted with built up members sized and nailed in accordance with 2.4.4.7)

min 125mm sq (Fig 6.2 NZS 3604:2011)
Square timber braced pile refer to Figure 6.6 NZS 3604:2011 and SED for Calculations (half the demand required by table 5.8)



1 / A2.08 **Proposed Upper Plan DECK**

1 : 50

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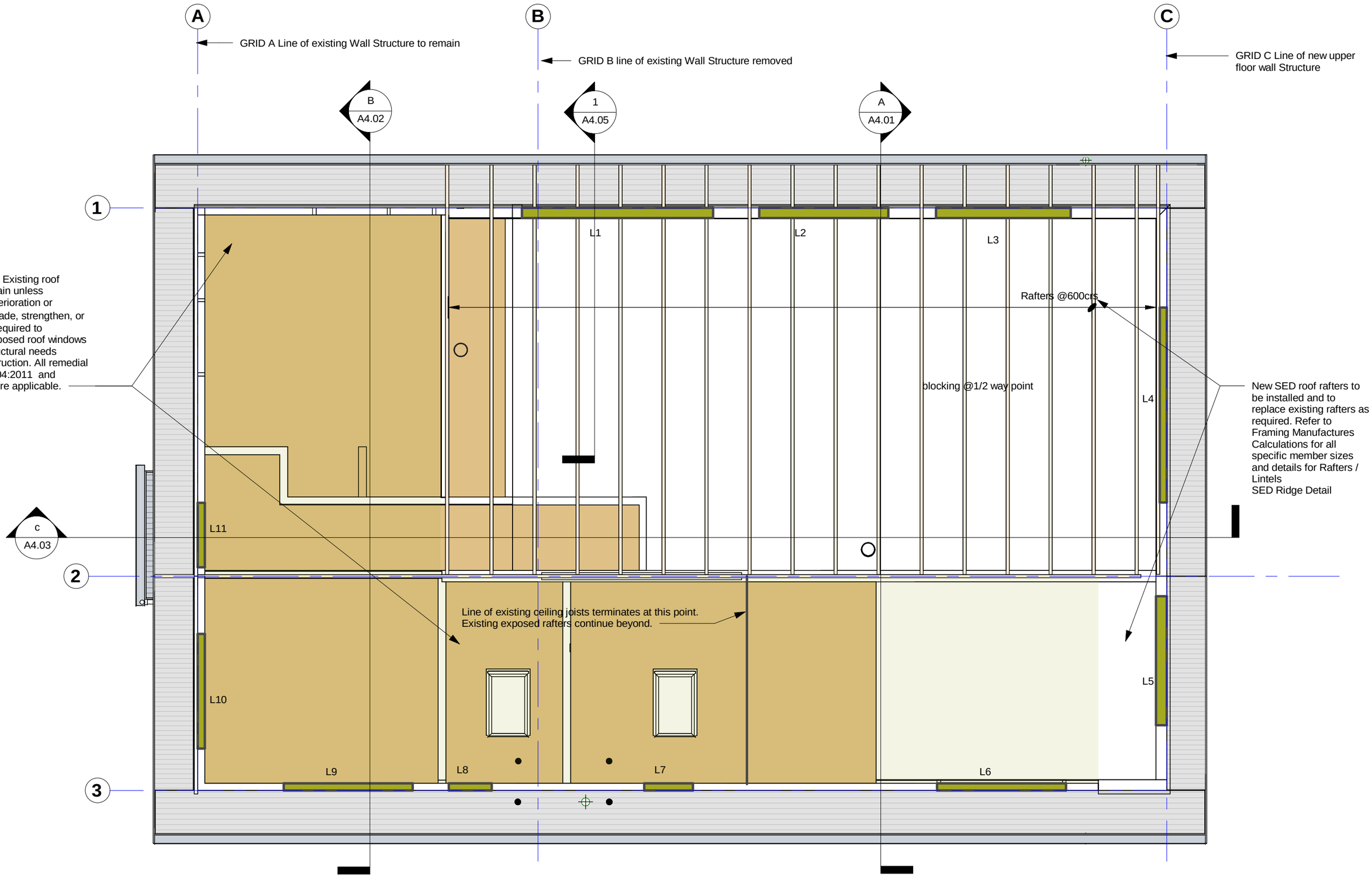
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PROPOSED DECK FRAMING

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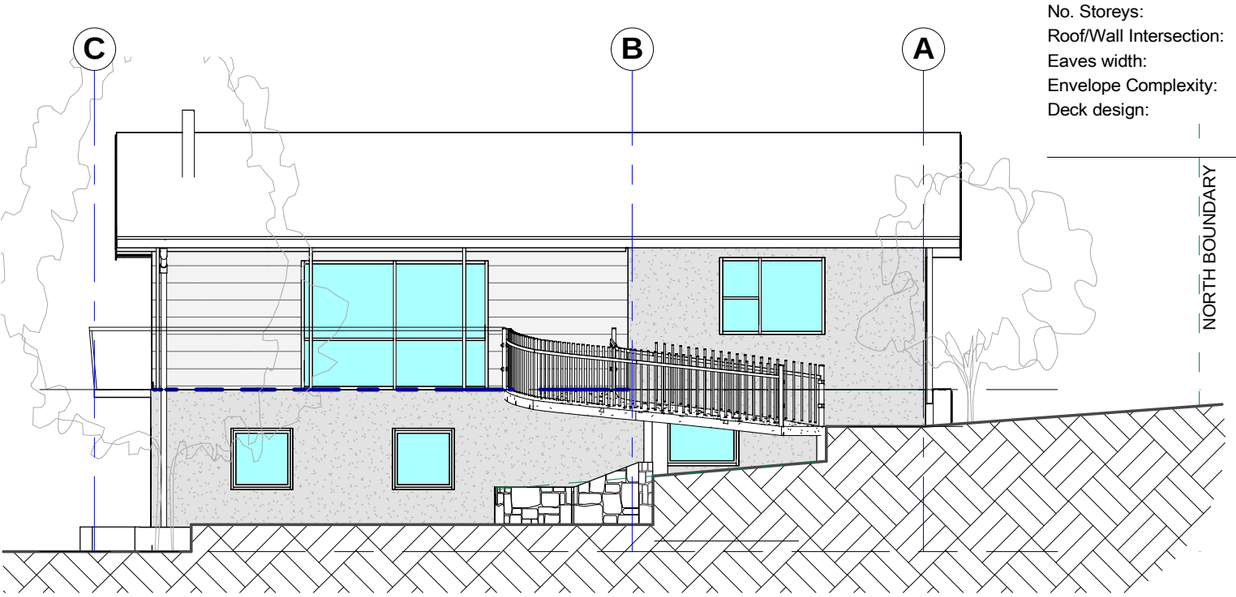
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PROPOSED ROOF FRAMING

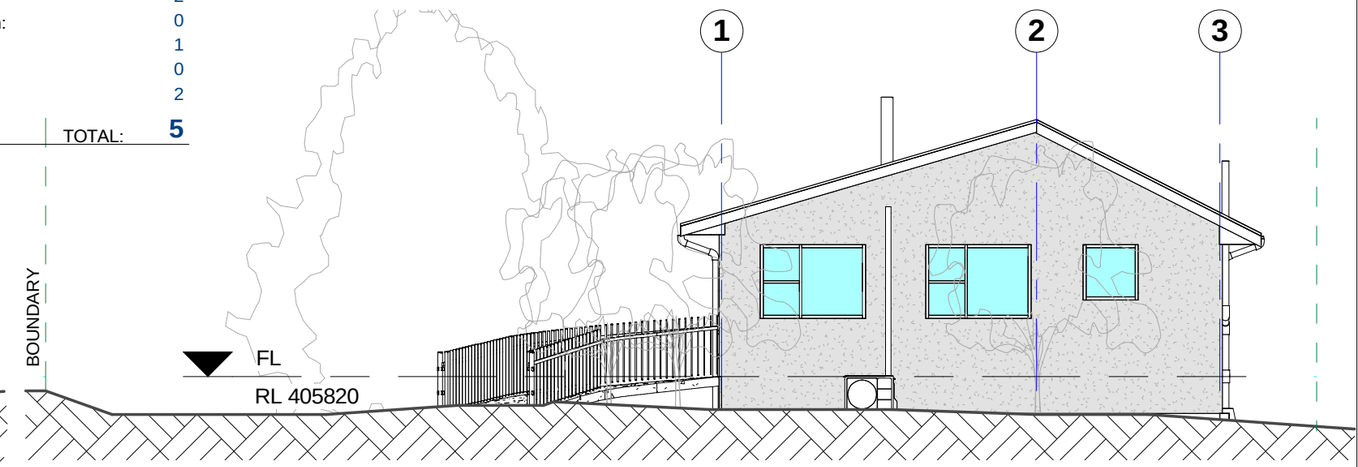
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Scale:	1 : 50 @A3			Revision:	3

BUILDING ENVELOPE RISK MATRIX
WALL REFERENCE:

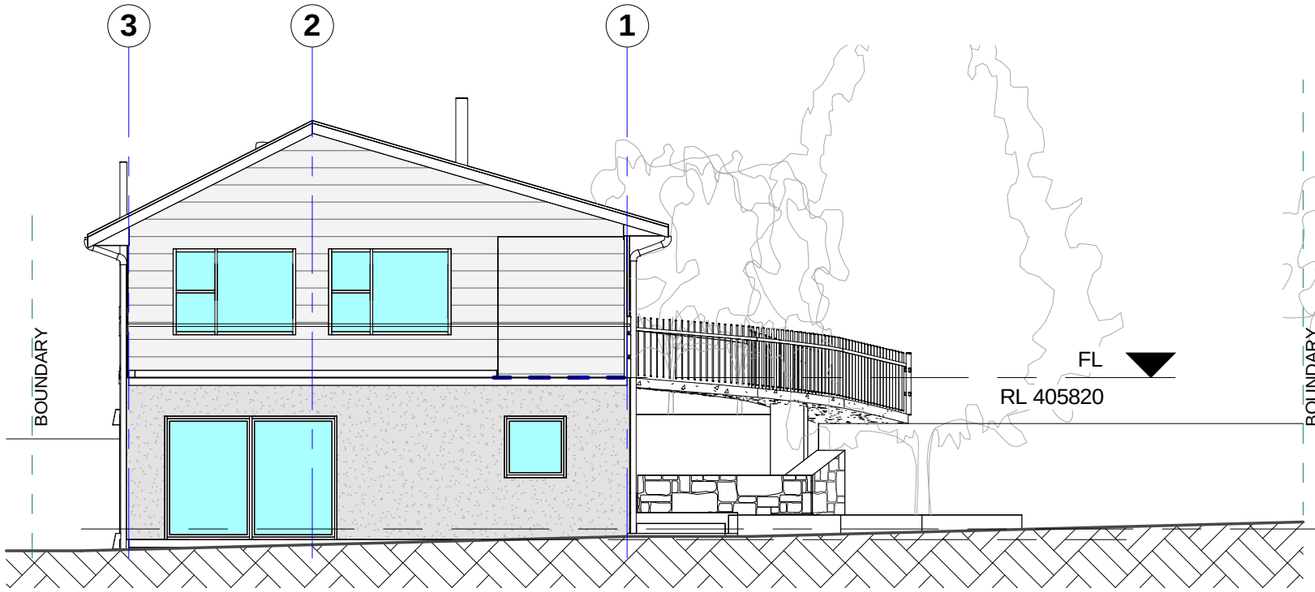
RISK FACTOR	SEVERITY SCORE
Wind Zone:	0
No. Storeys:	2
Roof/Wall Intersection:	0
Eaves width:	1
Envelope Complexity:	0
Deck design:	2
TOTAL:	**5**



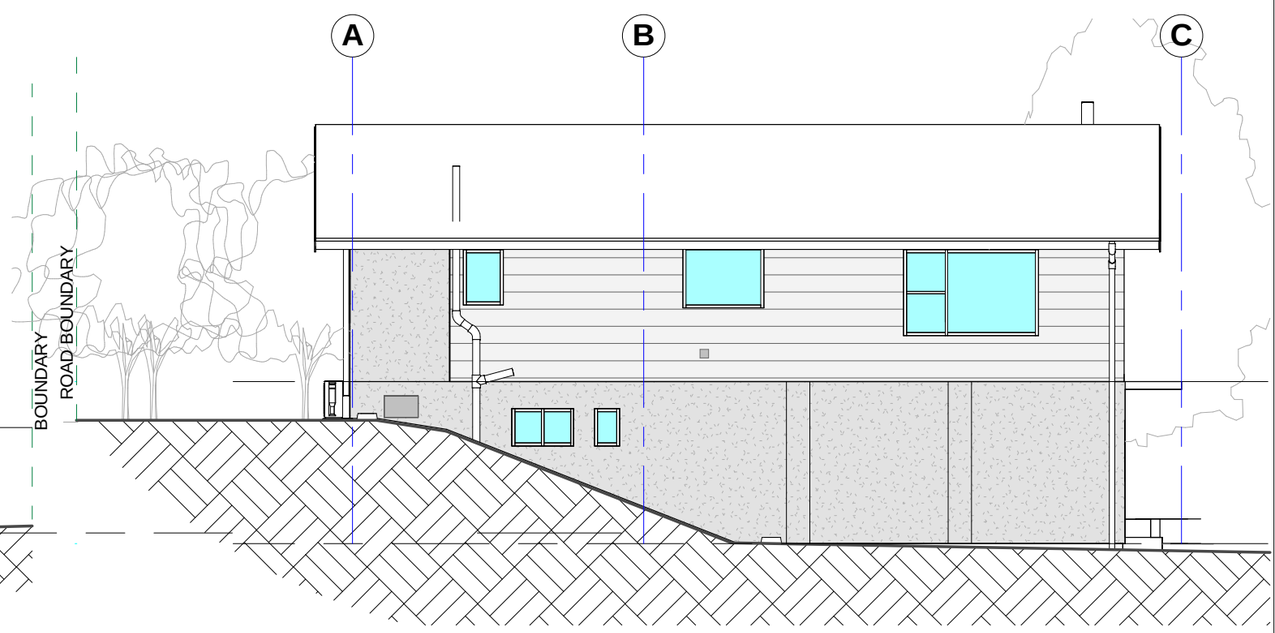
1 / A3.01 **North Elevation**
1 : 100



4 / A3.01 **West Elevation**
1 : 100



2 / A3.01 **East Elevation**
1 : 100



3 / A3.01 **South Elevation**
1 : 100

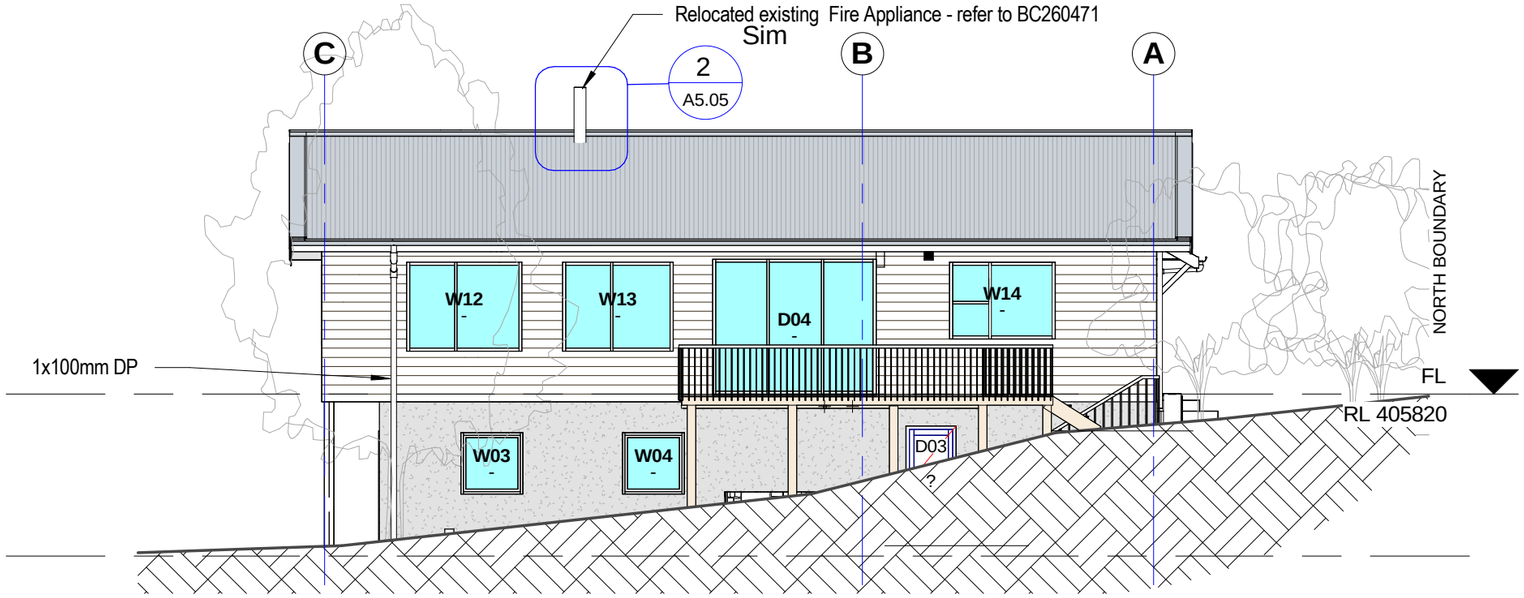
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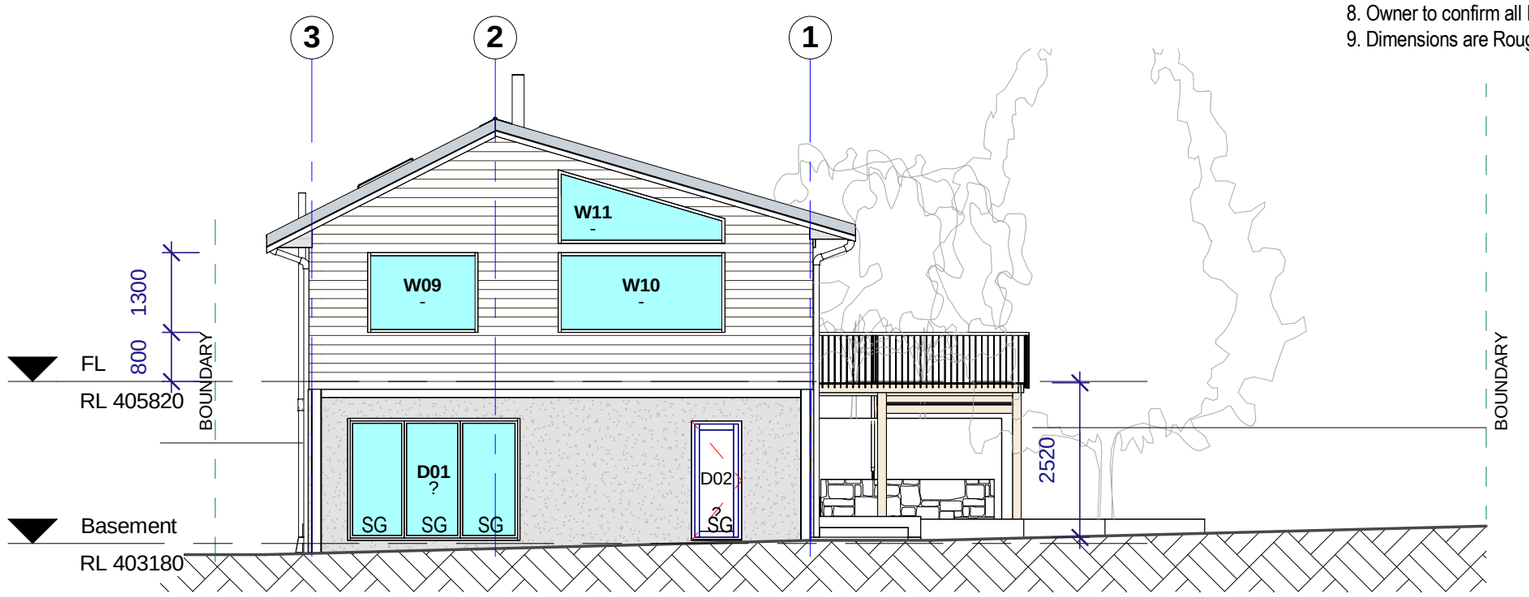
EXISTING ELEVATIONS

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Updated:	7.10.26			Sheet:	A3.01
Scale:	1 : 100 @A3			Revision:	3



1 / A3.02 **North Elevation Proposed**

1 : 100



2 / A3.02 **East Elevation Proposed**

1 : 100

EXTERNAL DOOR / WINDOW NOTES:

1. Owner to confirm Powder Coated Aluminum Frames with Matching Hardware.
2. Low E Glazing
3. Argon Gas Filled Insulated glass units
4. Safety Glass as per NZS 4223.3.2016 where indicated SG
5. 19mm clear grade pine reveals sanded for Paint Finish
6. all openable areas =>5% of floor areas as per NZBC G4 Natural ventilation.
7. Owners / Contractors to ensure all joinery operation Latches are positioned at Practical heights for consumer.
8. Owner to confirm all Door Locking mechanism prior to fabrication.
9. Dimensions are Rough Opening framing sizes to floor inclusive of any rebates if used.

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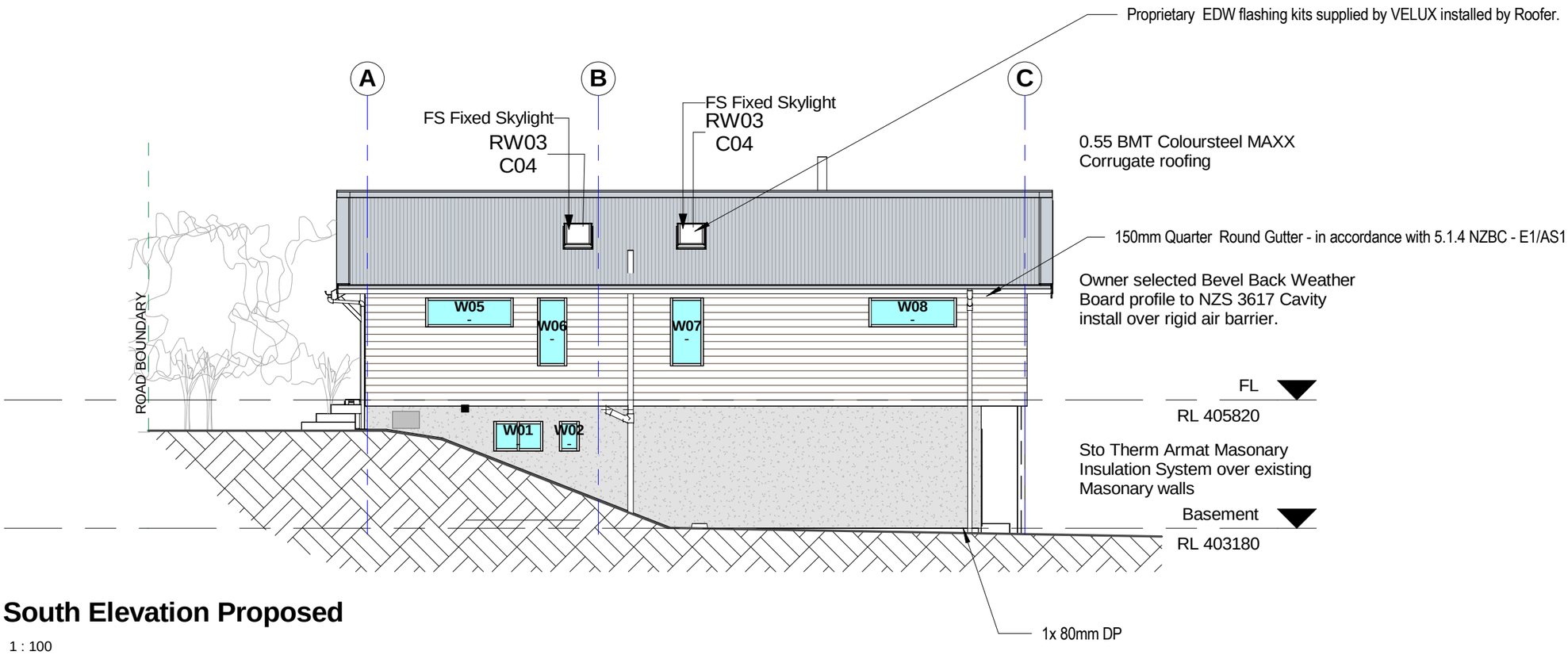
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PROPOSED ELEVATIONS

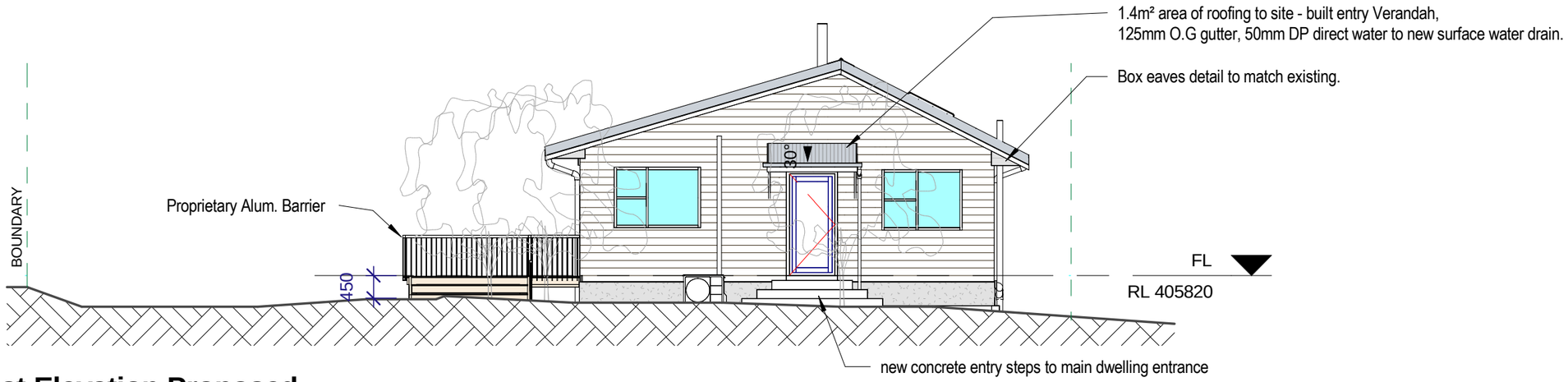
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Updated:	7.10.26			Sheet:	A3.02
Scale:	As indicated @A3			Revision:	3



1
A3.03

South Elevation Proposed

1 : 100



2
A3.03

West Elevation Proposed

1 : 100

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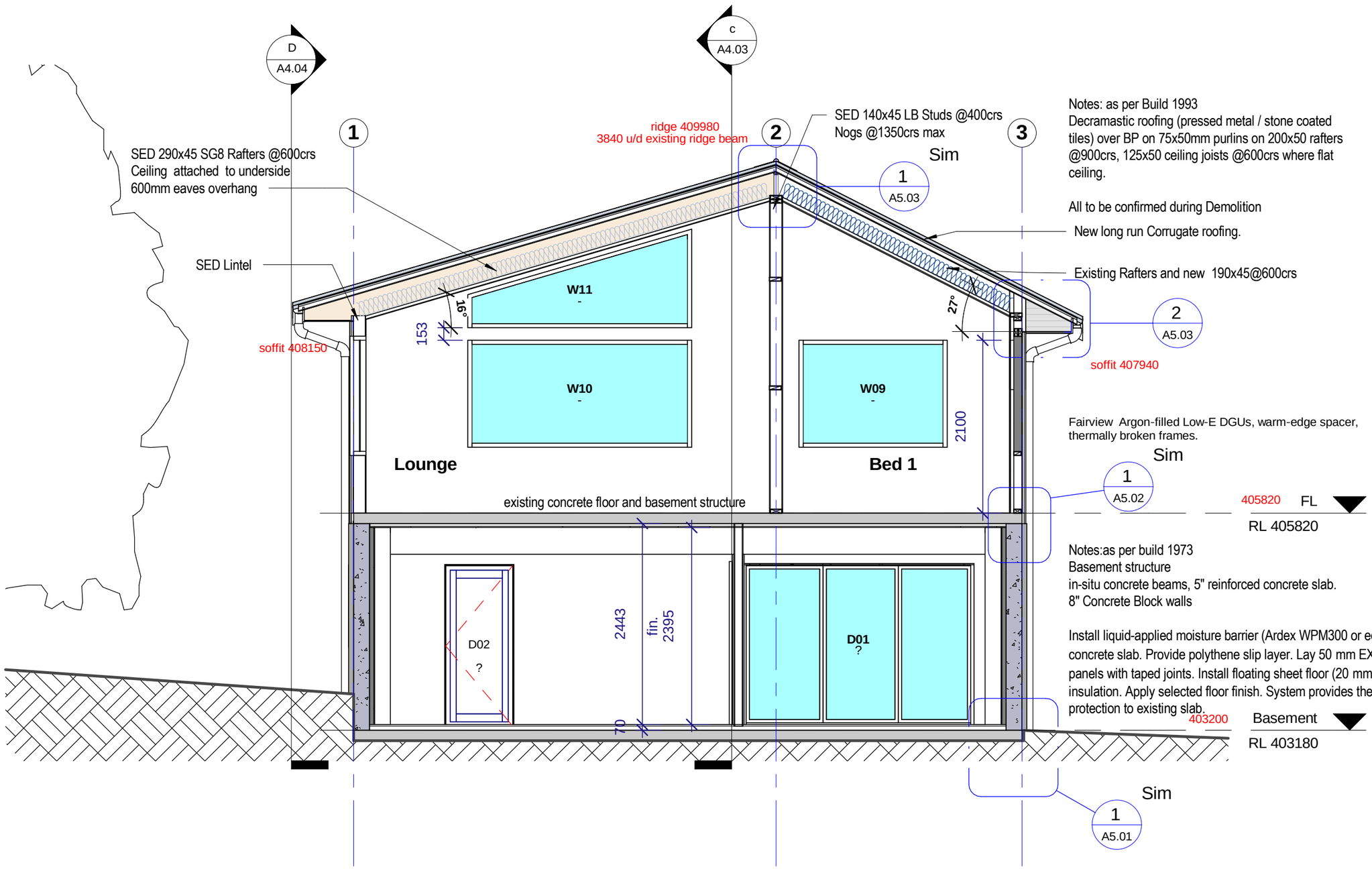
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PROPOSED ELEVATIONS

Drawn:	MH	Client:	Probst	Job N#:	26-04
Updated:	7.10.26			Sheet:	A3.03
Scale:	1 : 100 @A3			Revision:	3

REFER TO STRUCTURAL ENGINEERS DOCUMENTS FOR ALL NEW SED WORK & REPORT ON EXISTING STRUCTURE.



A
A4.01

Cross Section A

1 : 50

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CROSS SECTION A

Drawn:	MH	Client:	Probst	Job N#:	26-04
Updated:	7.10.26			Sheet:	A4.01
Scale:	1 : 50 @A3			Revision:	3

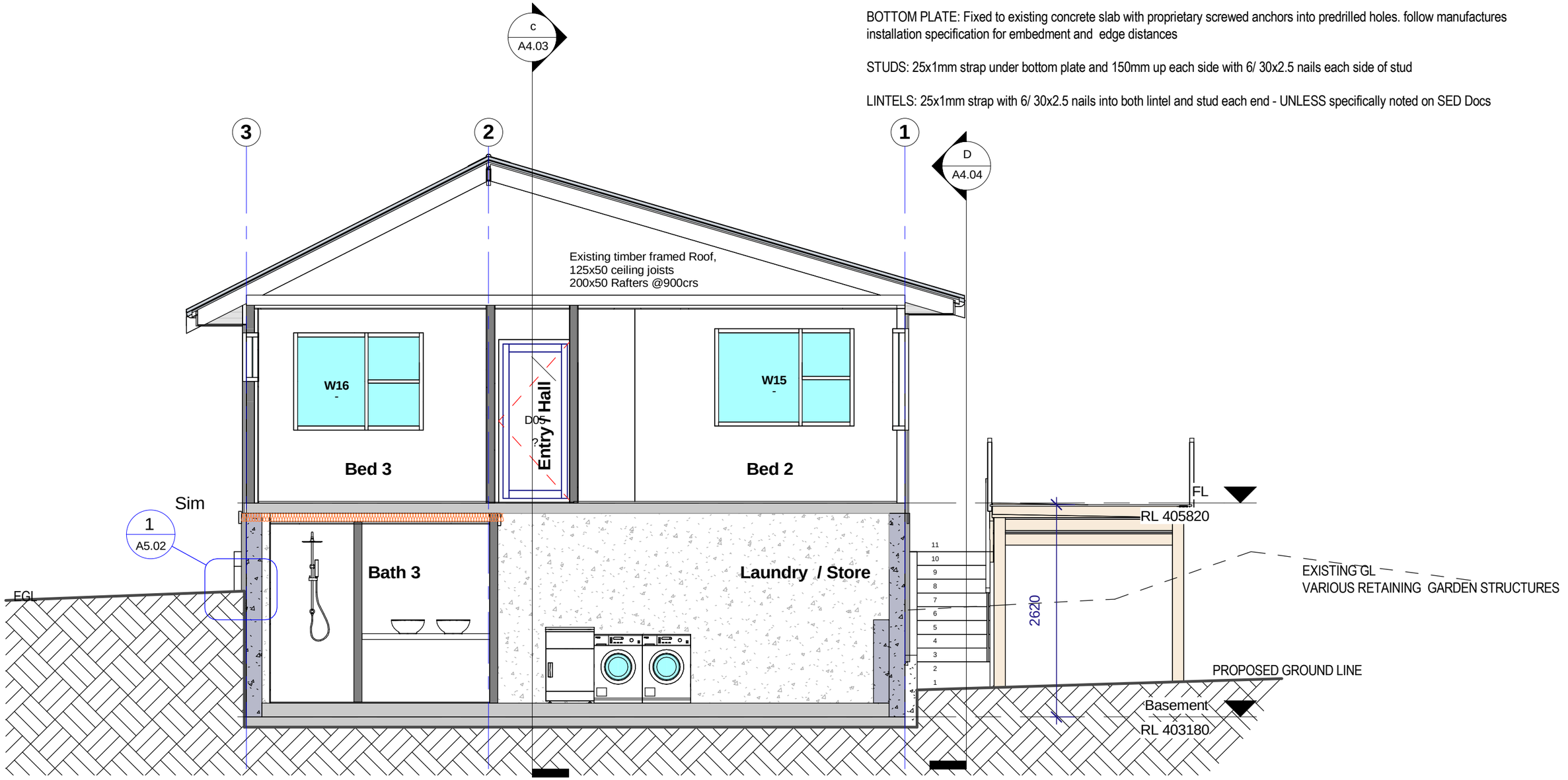
FRAMING FIXING NOTES:

TOP PLATE: Fixing of top plate of wall to supporting members such as studs and lintels at 400/600 mm centres –2/ 90x3.15 end nails + 2 wire dogs

BOTTOM PLATE: Fixed to existing concrete slab with proprietary screwed anchors into predrilled holes. follow manufactures installation specification for embedment and edge distances

STUDS: 25x1mm strap under bottom plate and 150mm up each side with 6/ 30x2.5 nails each side of stud

LINTELS: 25x1mm strap with 6/ 30x2.5 nails into both lintel and stud each end - UNLESS specifically noted on SED Docs



B
A4.02

Section B

1 : 50

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CROSS SECTION B

Drawn:	MH	Client:	Probst	Job N#:	26-04
Updated:	7.10.26			Sheet:	A4.02
Scale:	As indicated @A3			Revision:	3

Notes: as per Build 1993
Decramastic roofing (pressed metal / stone coated tiles) over BP on 75x50mm purlins on 200x50 rafters @900crs, 125x50 ceiling joists @600crs where flat ceiling.

All to be confirmed during Demolition



c
A4.03

Long Section C

1 : 50

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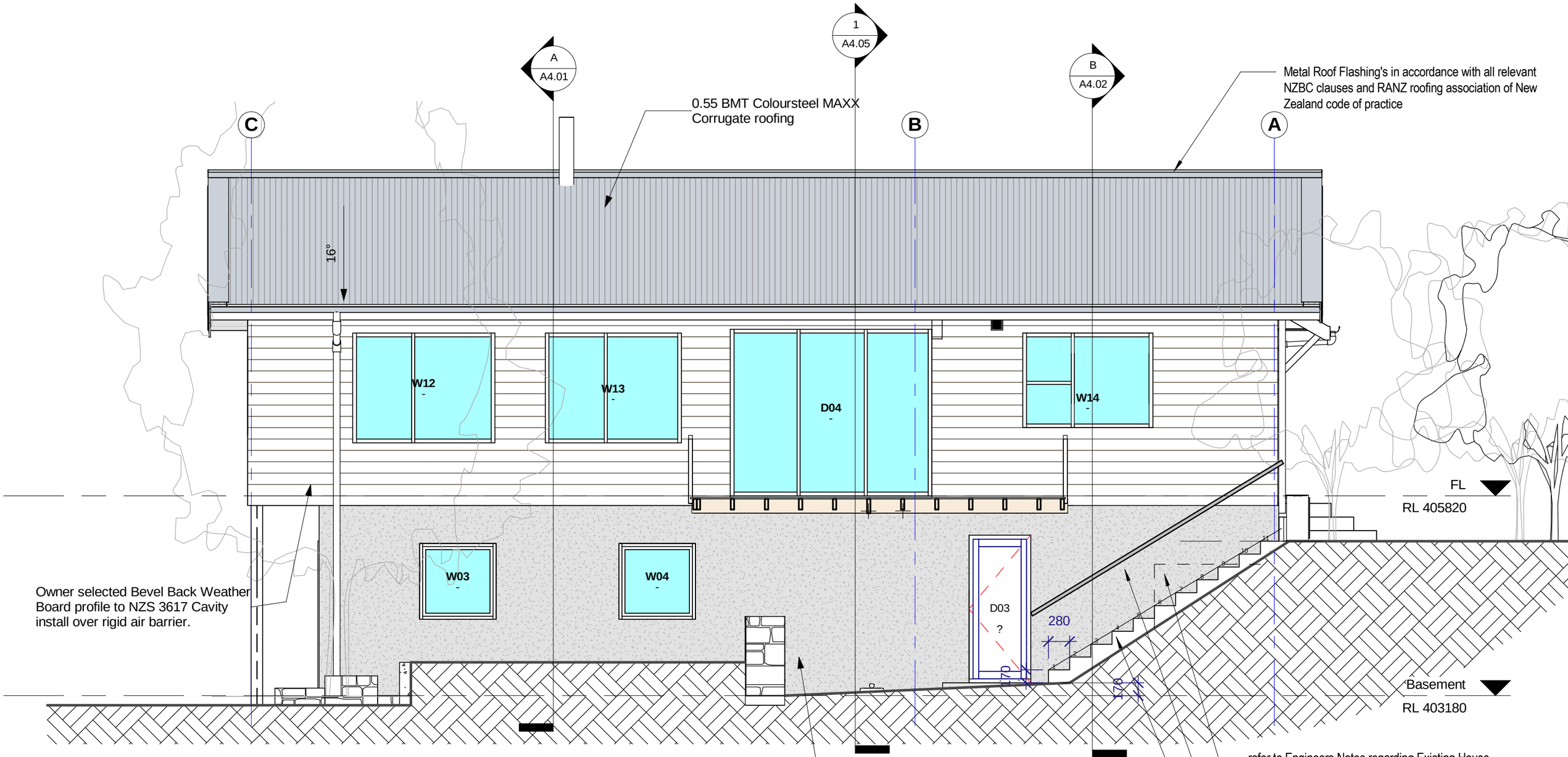
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LONG SECTION C

Drawn:	MH	Client:	Probst	Job N#:	26-04
Updated:	7.10.26			Sheet:	A4.03
Scale:	1 : 50 @A3			Revision:	3



DOWNPIPES:

Storm water catchment calculations / Downpipe sizing as per Table 5 E1/AS1 Surface Water.

80mm Dia Coloursteel DP
roof pitch 0-25 deg serves 85m² roof area
roof pitch 25-35 deg serves 70m² roof area
roof pitch 35-45 deg seves 60m² roof area

Roof Area @16° 88m² - 1 x 100mm DP
Roof Area @27°88m² - 1 x 80mm DP

General Installation of Storm water system shall comply with E1/AS1

D
A4.04

Long Section D

1 : 50

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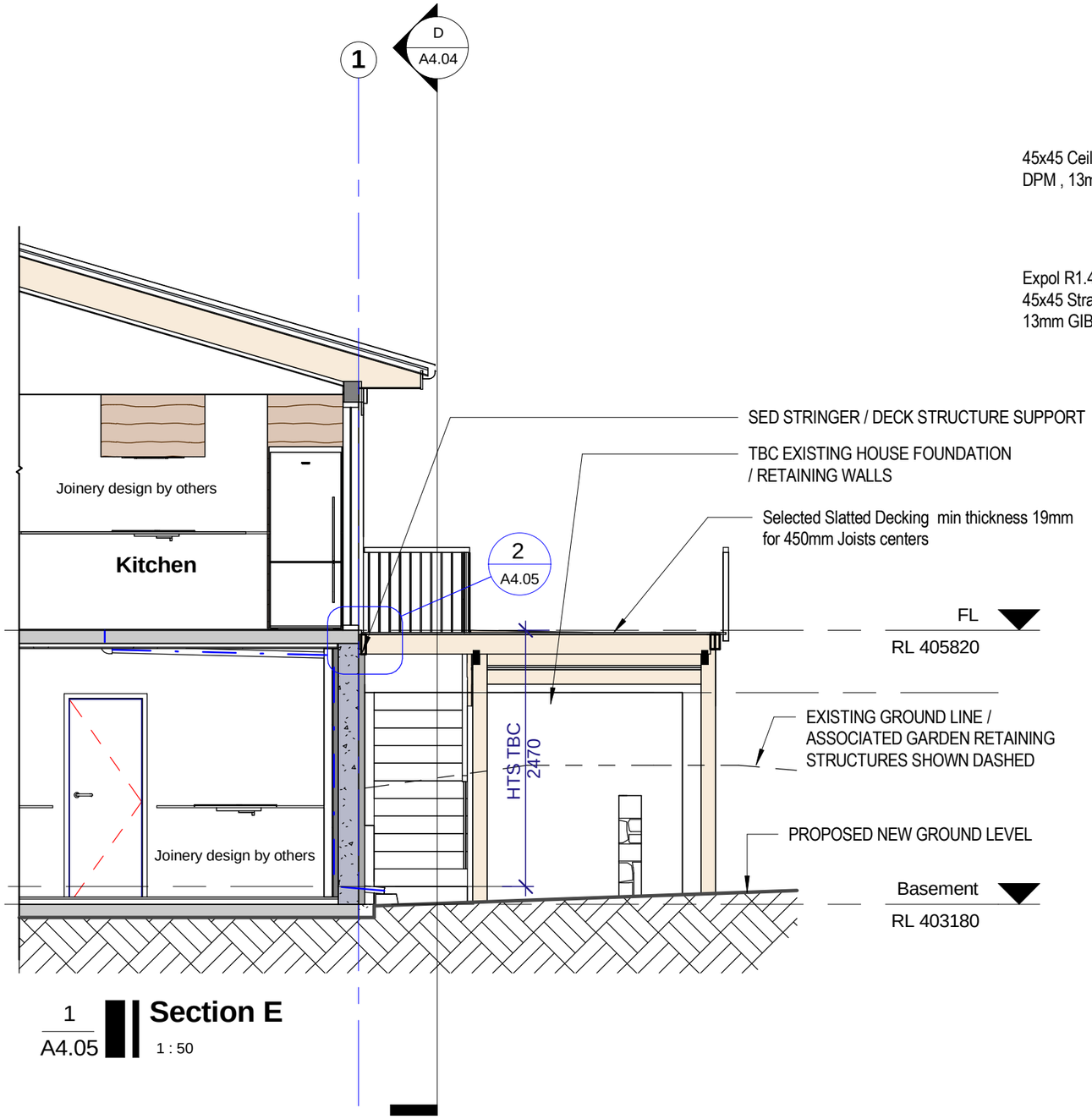
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po box 411 : queenstown
cell 021 424 322
e-mail steve@nzcad.co.nz

Title:

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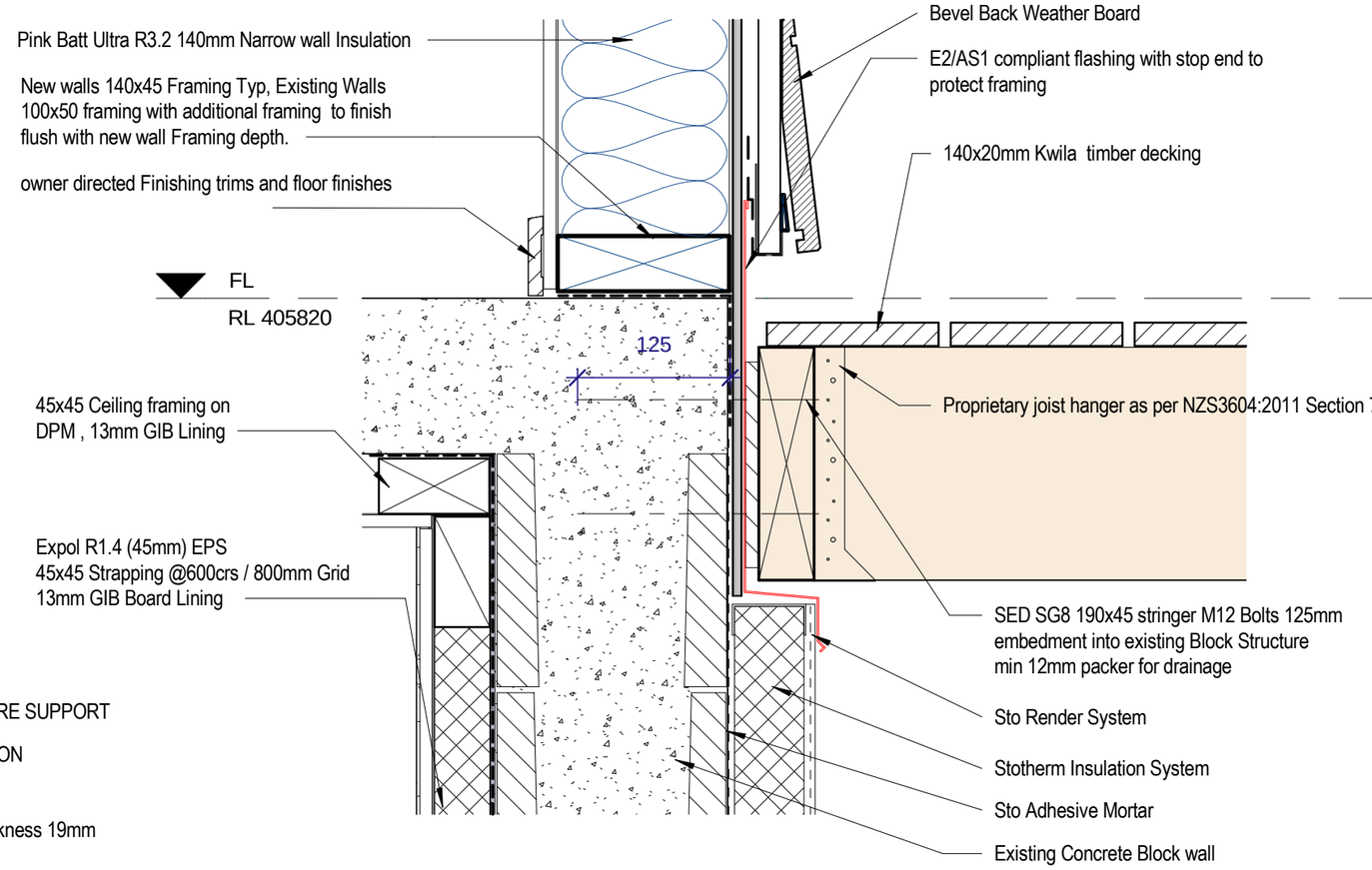
LONG SECTION D

Drawn:	MH	Client:	Probst	Job N#:	26-04
Updated:	7.10.26			Sheet:	A4.04
Scale:	1 : 50 @A3			Revision:	3



1 / A4.05 **Section E**

1 : 50



2 / A4.05 **Timber - slatted Deck wall Junction**

1 : 5

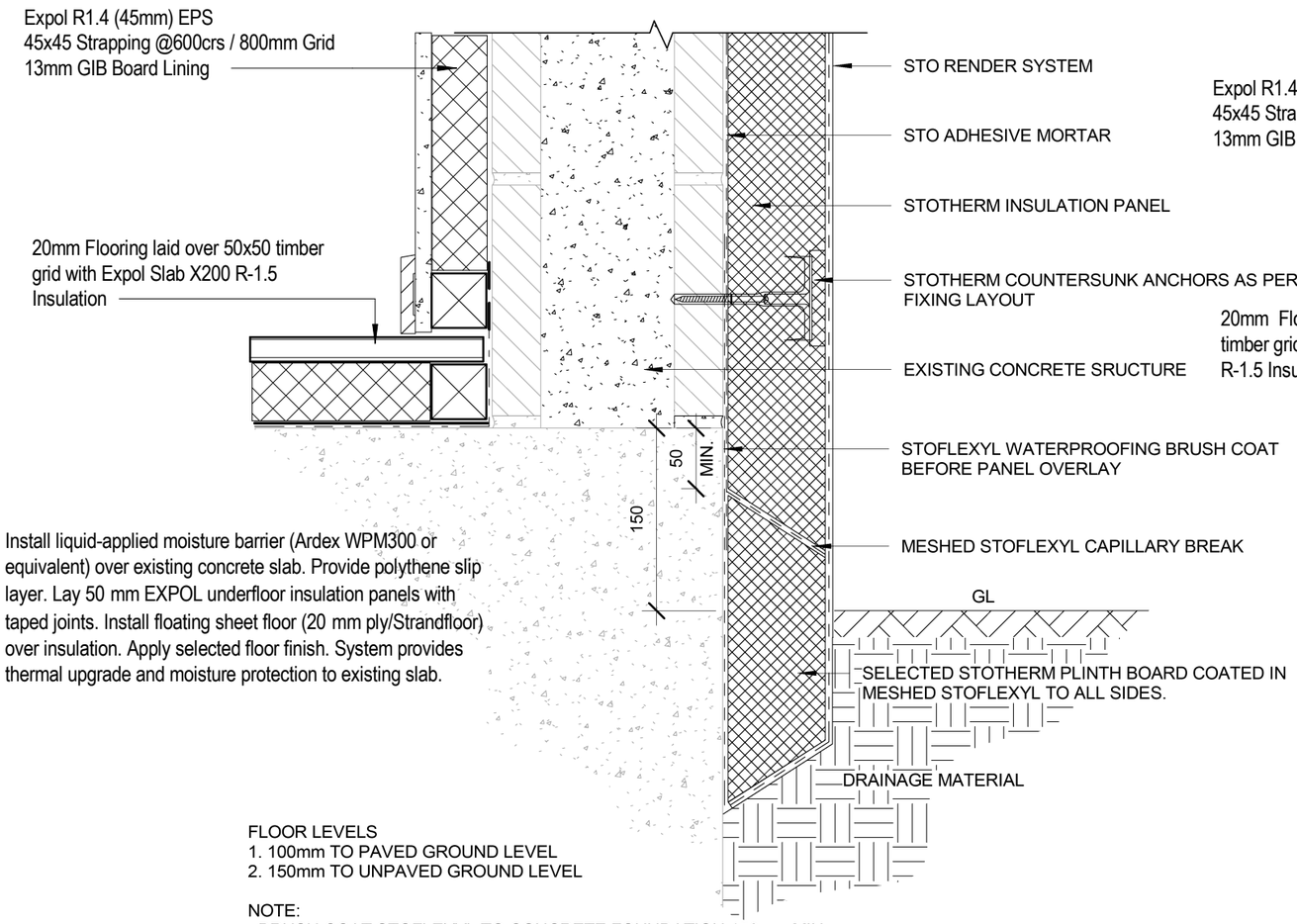
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PART SECTION E

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Scale:	As indicated @A3			Revision:	3

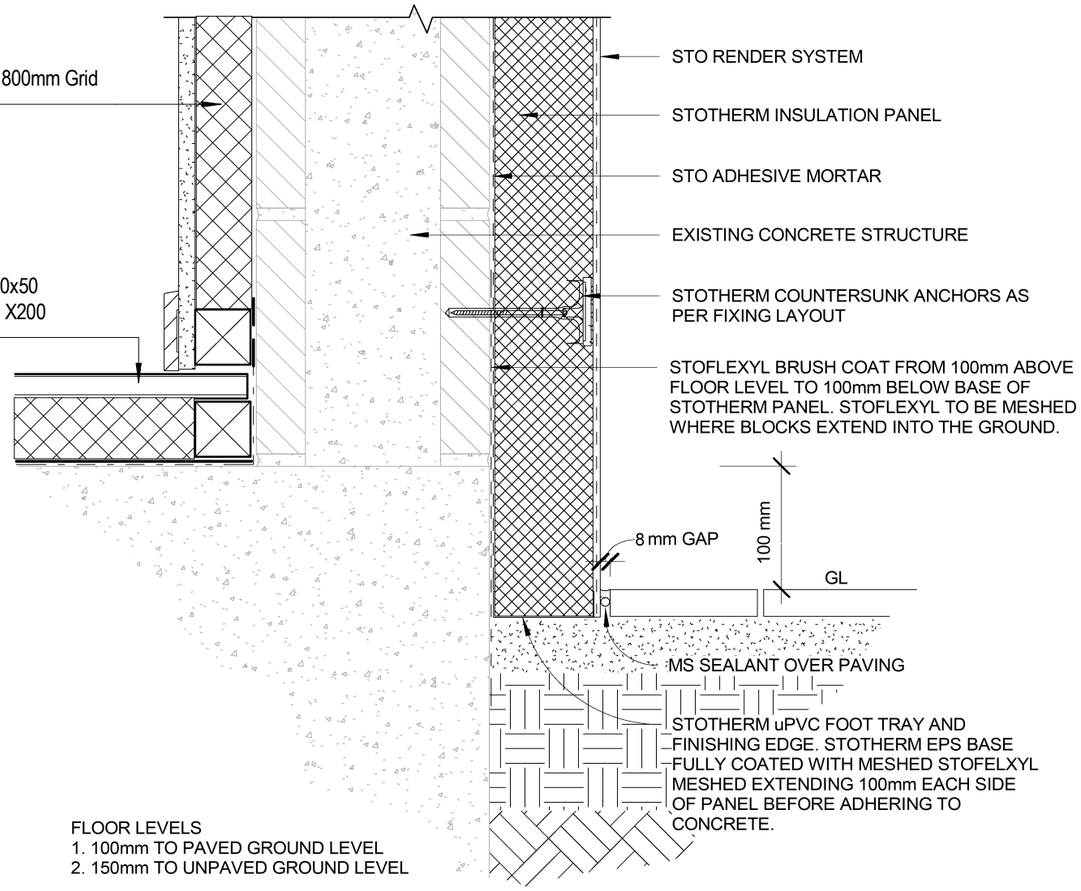


Install liquid-applied moisture barrier (Ardex WPM300 or equivalent) over existing concrete slab. Provide polythene slip layer. Lay 50 mm EXPOL underfloor insulation panels with taped joints. Install floating sheet floor (20 mm ply/Strandfloor) over insulation. Apply selected floor finish. System provides thermal upgrade and moisture protection to existing slab.

FLOOR LEVELS
1. 100mm TO PAVED GROUND LEVEL
2. 150mm TO UNPAVED GROUND LEVEL

NOTE:
- BRUSH COAT STOFLEXYL TO CONCRETE FOUNDATION 150mm MIN. ABOVE G.L
- APPLY STOFLEXYL BRUSH COAT OVER STOLEVELL NOVO BASE COAT FROM 150mm ABOVE GROUND TO 100mm PAST TERMINATION POINT.
- IF XPS PLINTH BOARD IS USED, SURFACES TO BE RASPED PRIOR TO APPLICATION OF MESHED STOFLEXYL COATED TO ALL SIDES.

NOTE:
- FOR CONCRETE BLOCK FOUNDATIONS MESHED STOFLEXYL TO BLOCKS.



FLOOR LEVELS
1. 100mm TO PAVED GROUND LEVEL
2. 150mm TO UNPAVED GROUND LEVEL

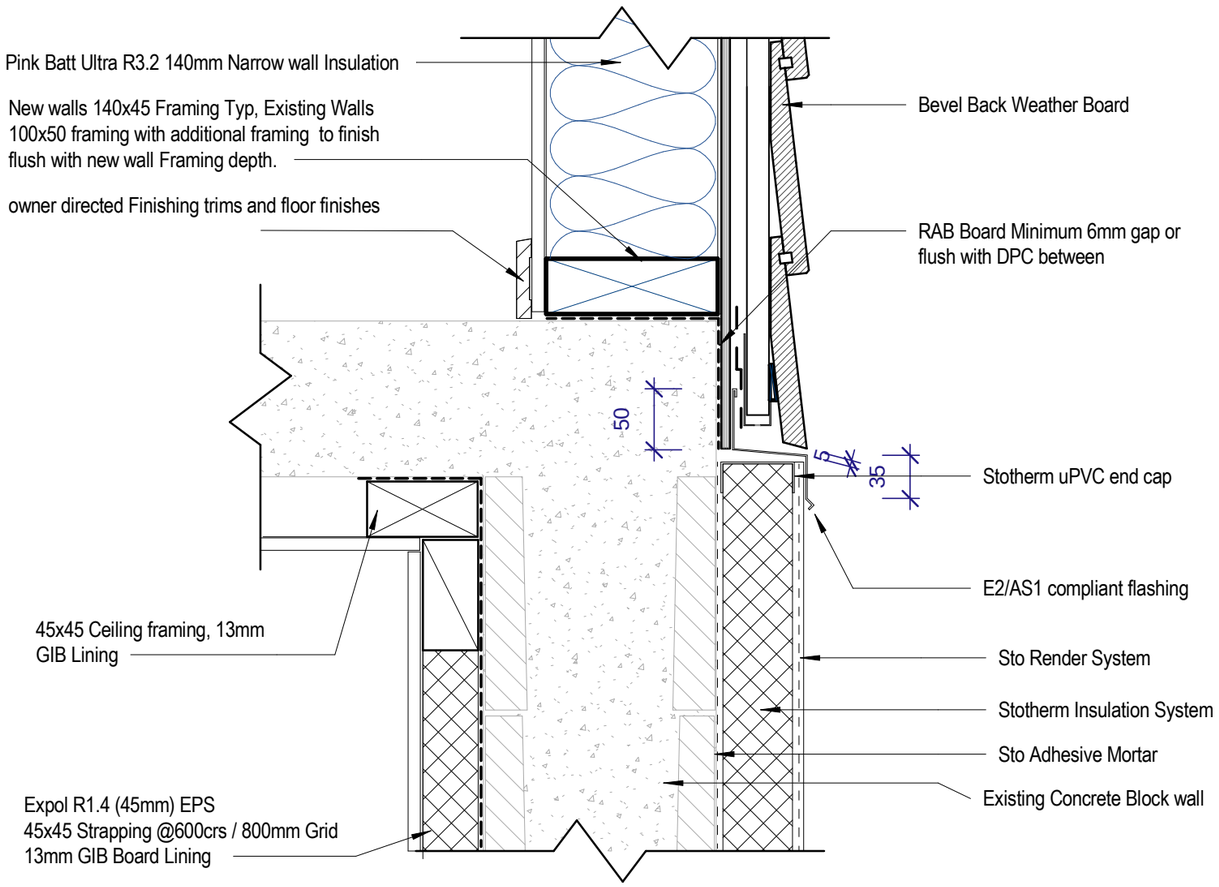
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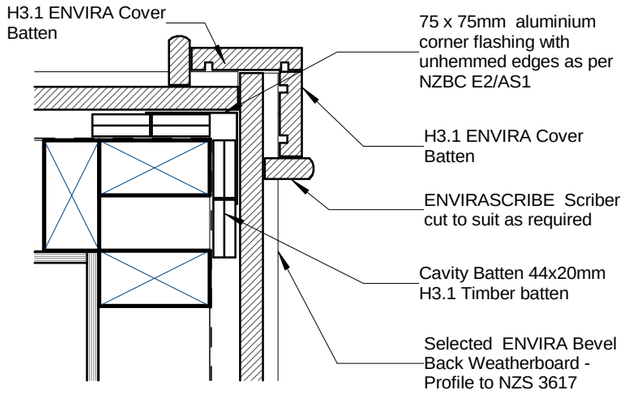
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Scale:	1 : 5 @A3			Revision:	3



1 / A5.02 **BB W/ Board Junction Sto Therm System**

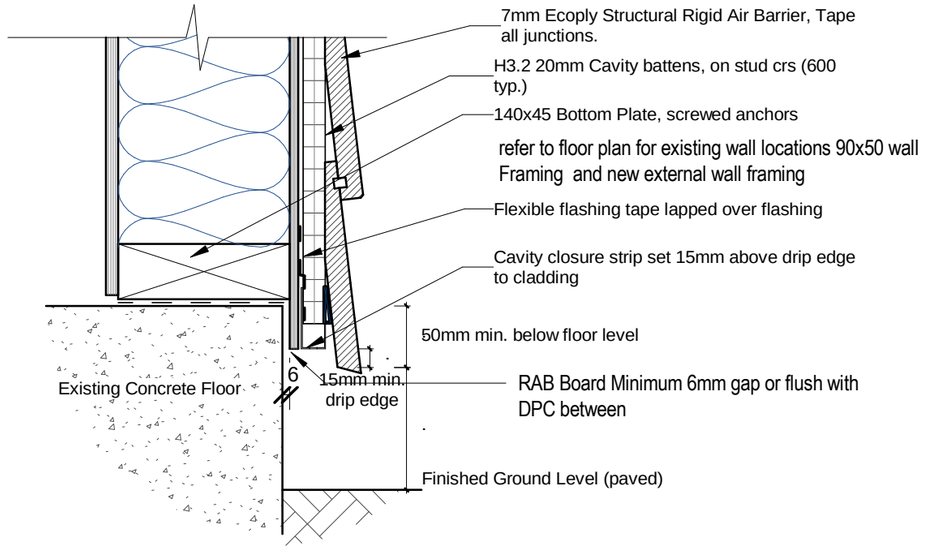
1 : 5



NOTE:
For detailed installation and fixing information of timber corner mouldings refer to Envira Bevel Back Technical Installation Specifications.

3 / A5.02 **BB W/Board External Corner Boxed**

1 : 5



Envira w/board 100mm min. clear to permanent paving or 175mm min. to unpaved ground as per Clause 9.1.3 of E2/AS1

2 / A5.02 **BB W/board Base of Wall, Concrete**

1 : 5

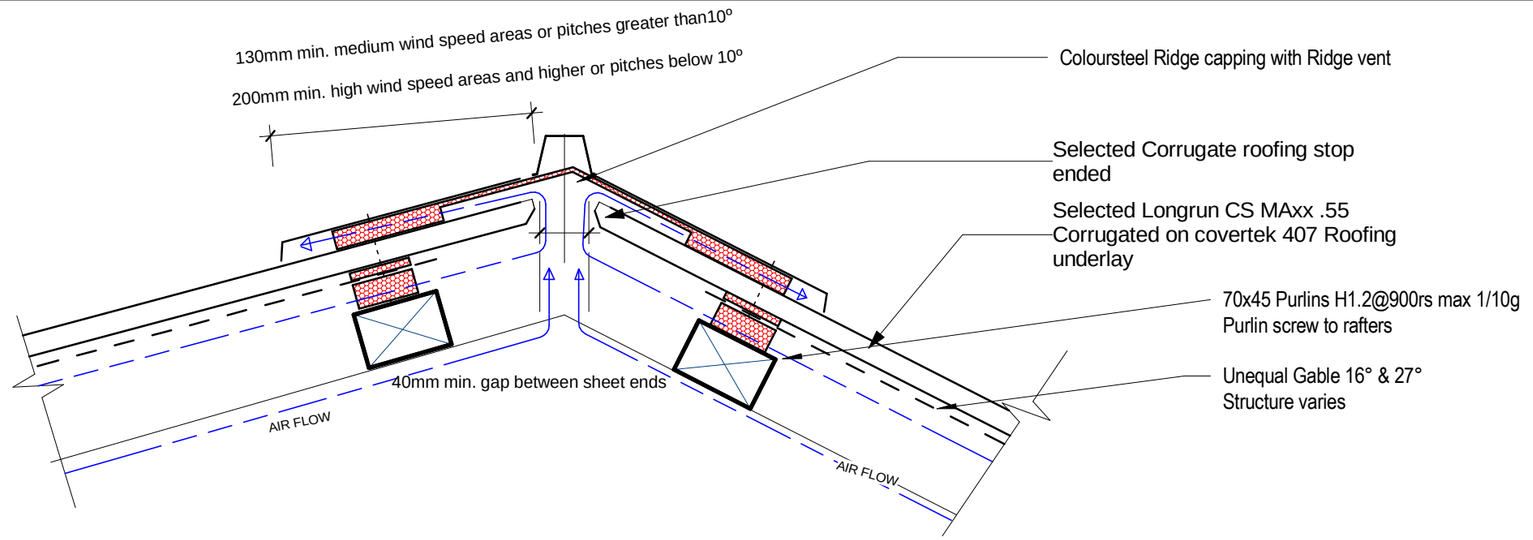
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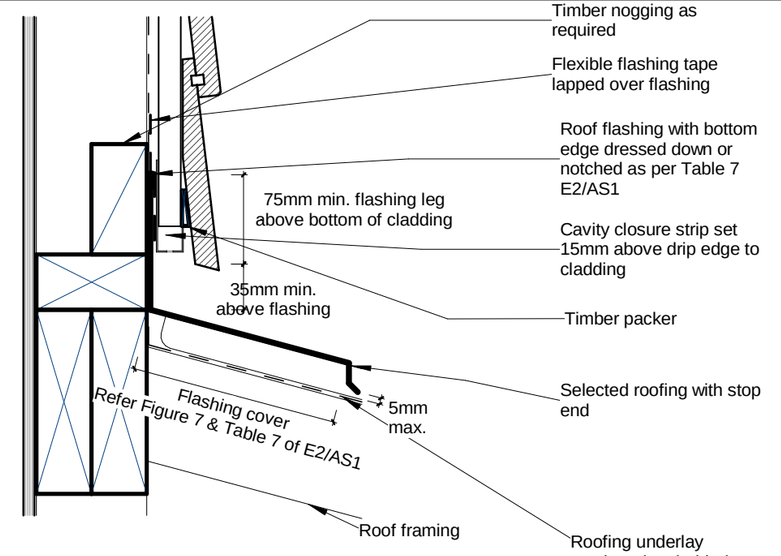
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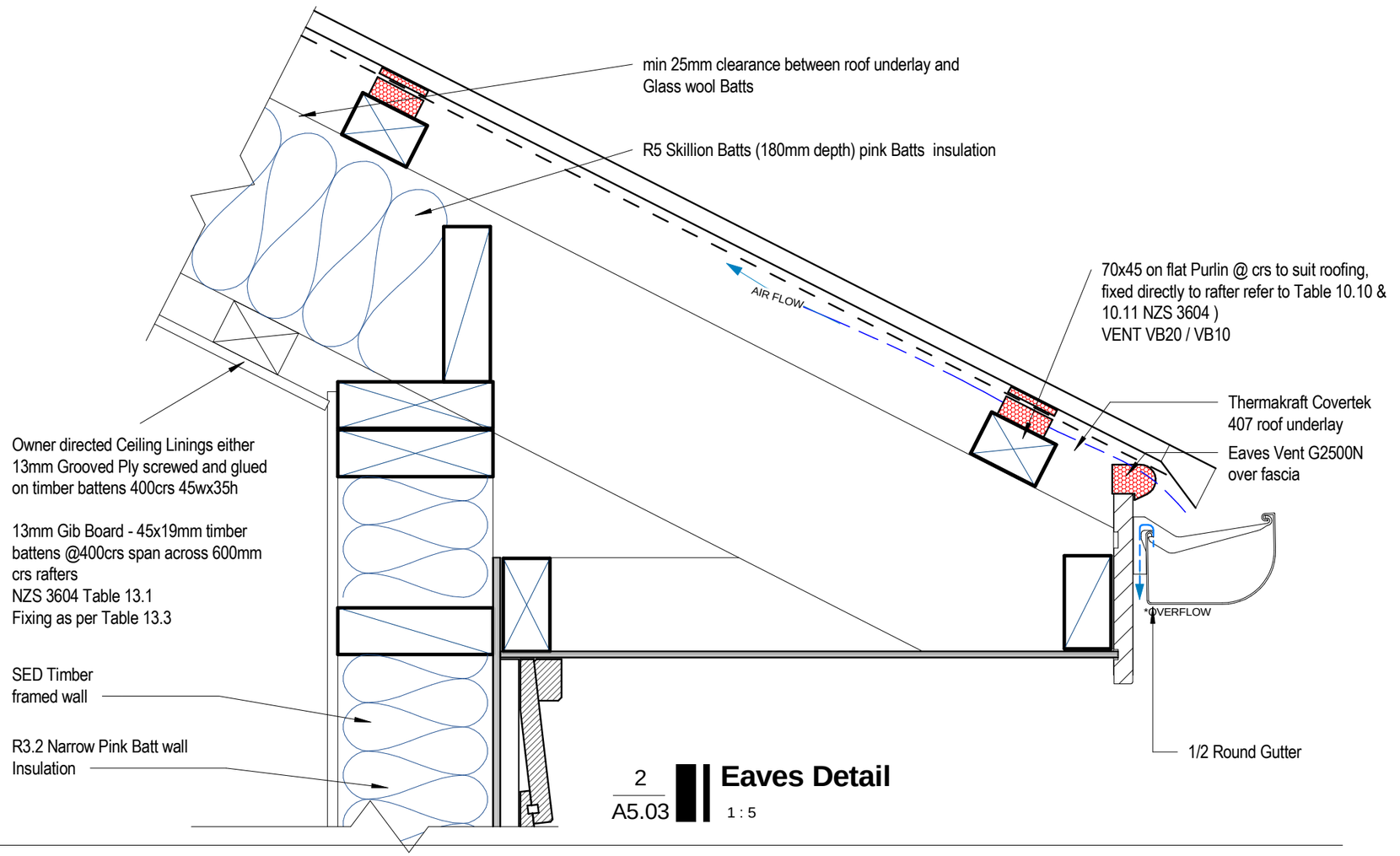


Notes:
- Foam closure strip only required if bird or vermin proofing is required, or if in a high wind area, there is a risk of windblown moisture entering the building.
- These details are suitably fixed to allow for a theoretical thermal movement of up to 10mm. For thermal movement greater than this a clipping system should be considered.

1 / A5.03 **New Roofing_Ridged Detail**
1 : 5



3 / A5.03 **Entry Roof/Wall Junction**
1 : 5

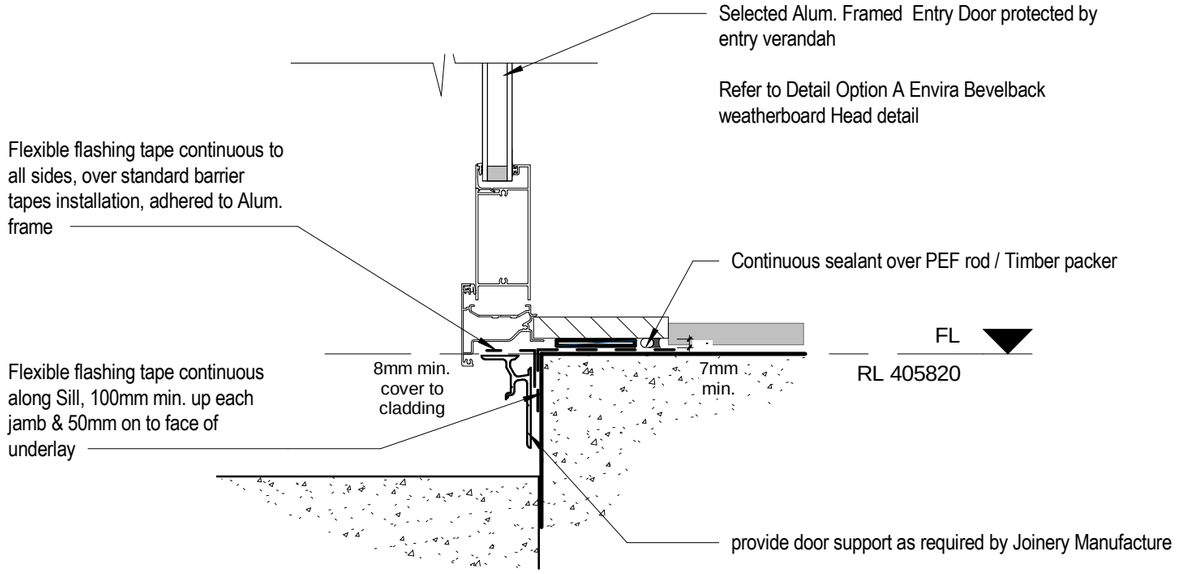


2 / A5.03 **Eaves Detail**
1 : 5

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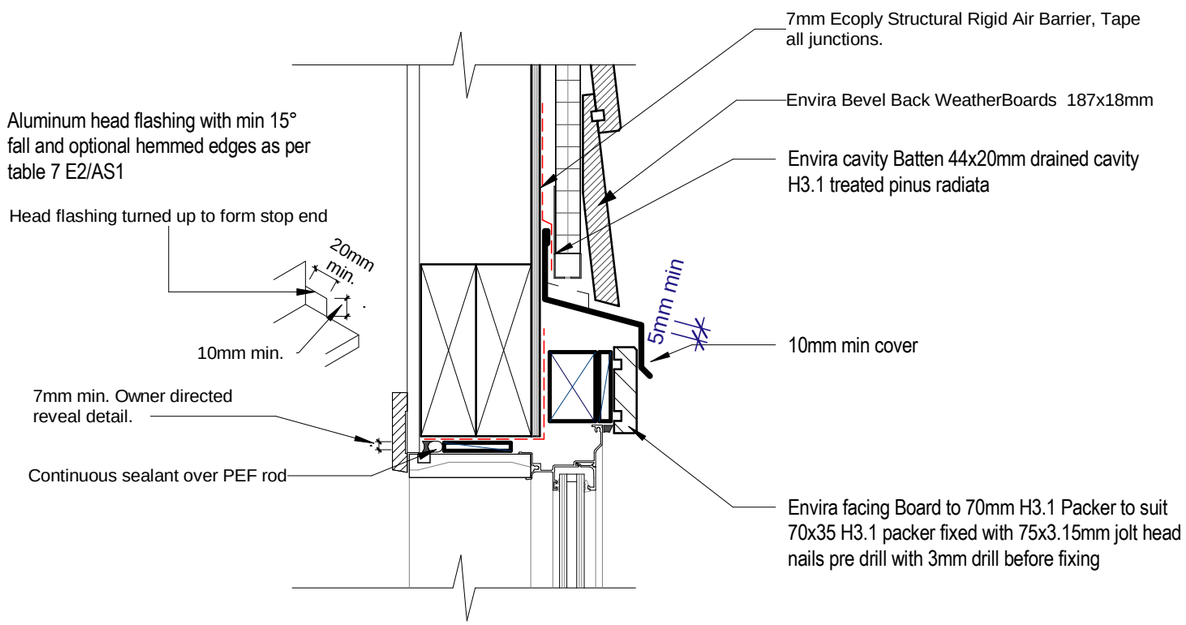
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CONSTRUCTION DETAILING

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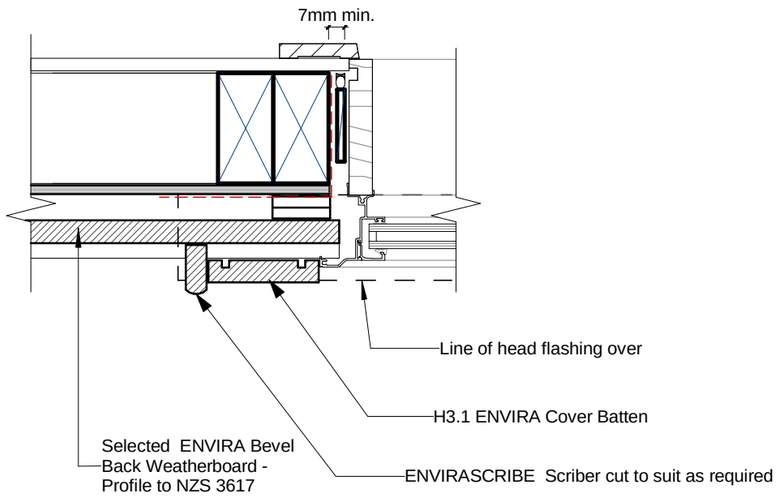
2 / A5.04 Door Sill - Main entry

1 : 5



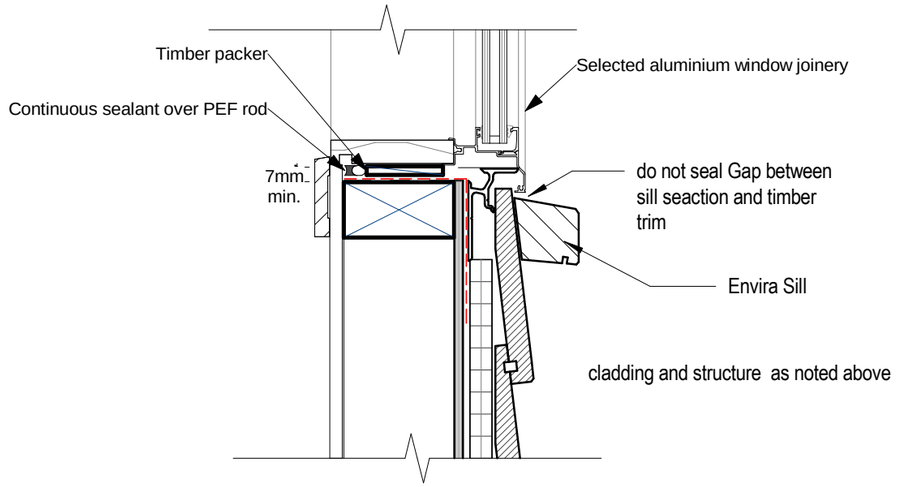
3 / A5.04 BB W/Board Door / Window Head Detail

1 : 5



1 / A5.04 BB W/Board Window Jamb Detail

1 : 5



4 / A5.04 BB W/Board Window Sill Detail

1 : 5

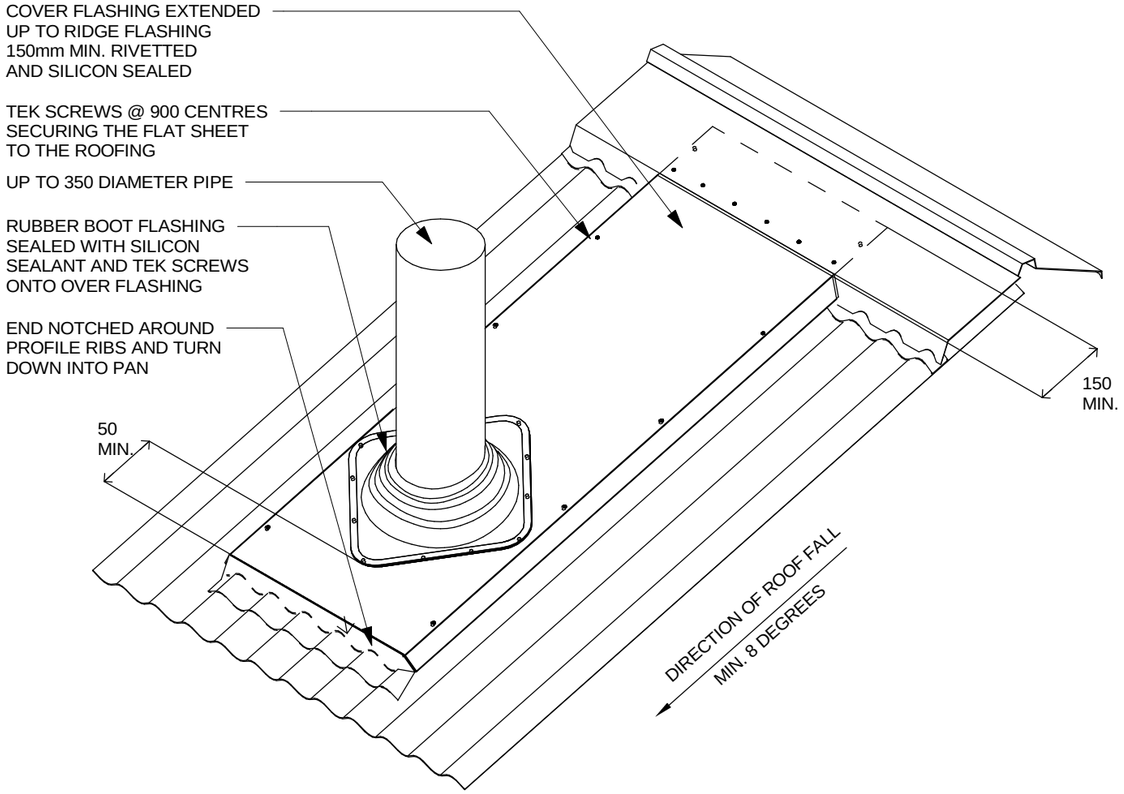
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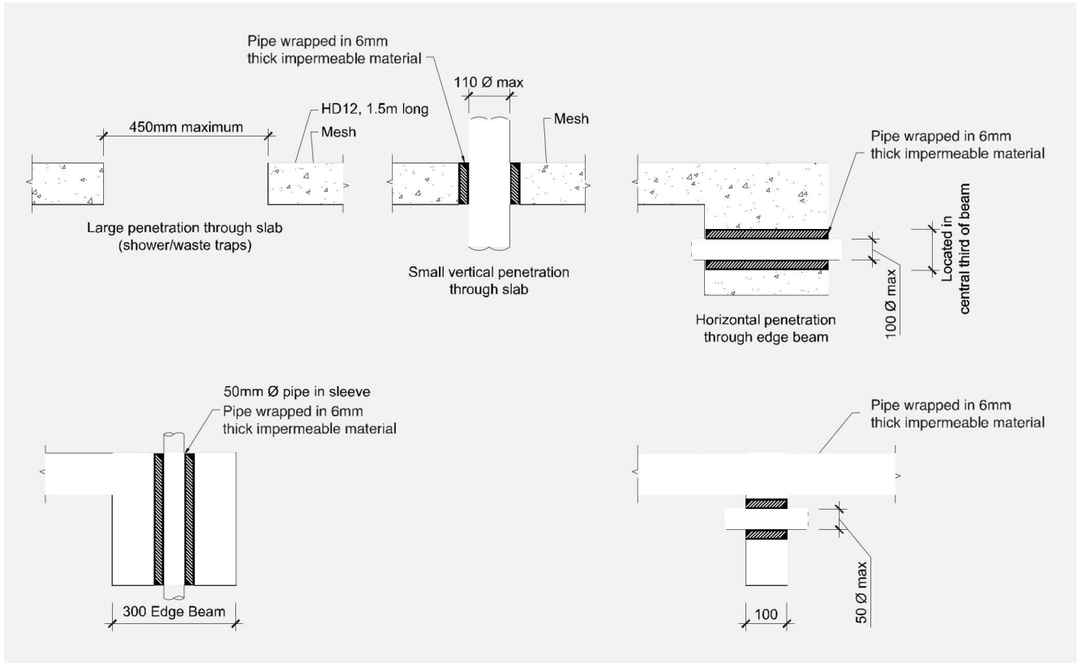
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Scale:	1 : 5 @A3			Revision:	3



P
.
PIPE PENETRATION DETAIL
CAD REF: ROOF\SPD-CORRUGATE

NOTE:
- DETAIL IS ONLY APPLICABLE FOR PENETRATIONS UP TO 350mm DIAMETER

2
A5.05
dim_cor_1210_Pipe Penetration Detail
1 : 10

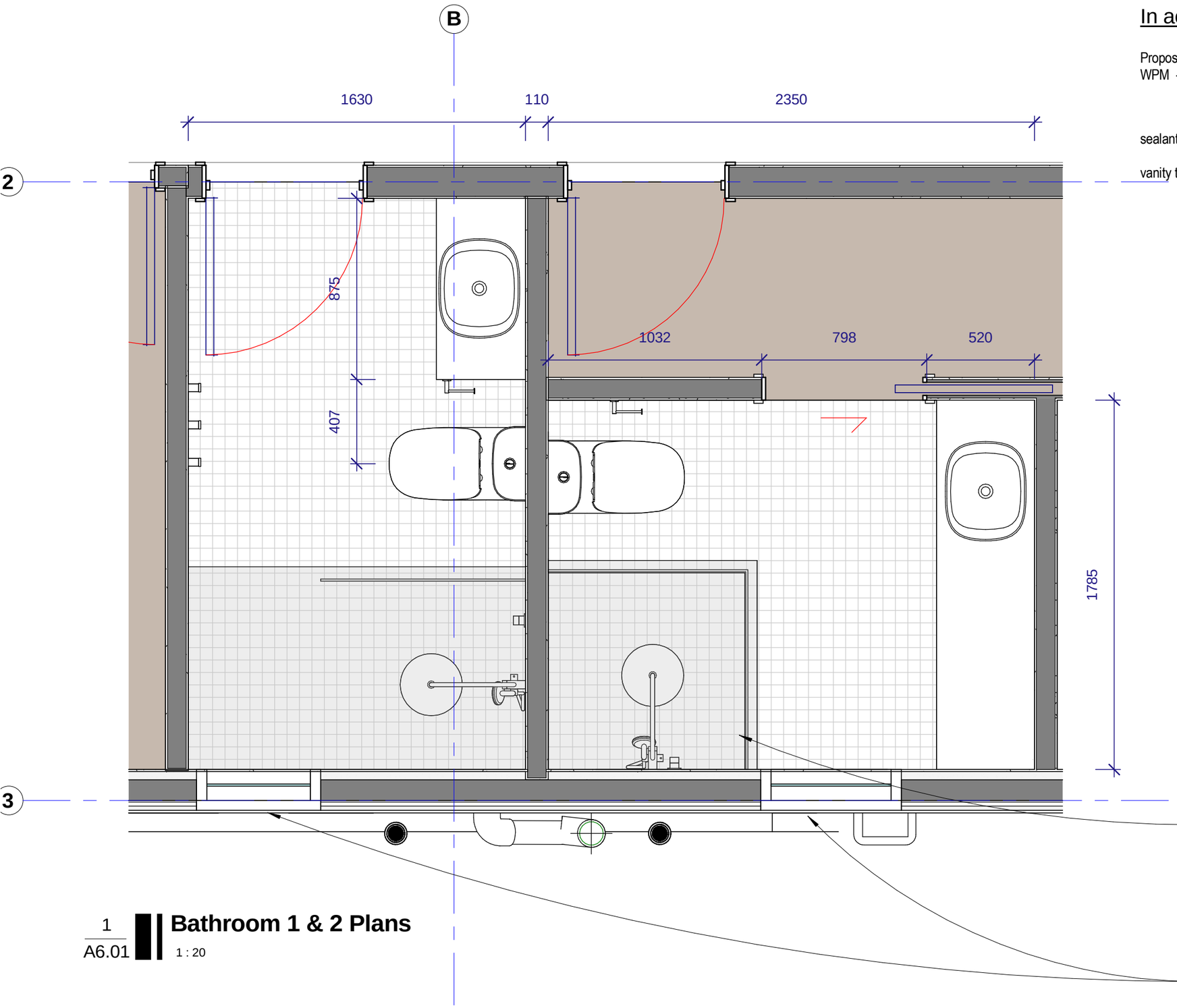


1
A5.05
Pipe penetrations through Concrete
N.T.
S.

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Revision: 3

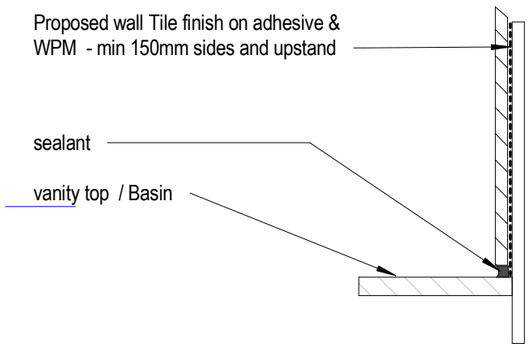


1
A6.01

Bathroom 1 & 2 Plans

1 : 20

In accordance with NZBC Internal Moisture E3 / AS1 Figure 3



Owner directed Vanity and Bathroom Fixtures - overflow to Basin to prevent accidental over flow causing damage to Household. NZBC E3

Glass Shower Door and Panels in accordance with NZS 4223.3.2016 - design directed by owner

Owner selected Shower drain, refer to detail 01 / A5.05 for concrete penetration

New Heated Towel Rods - position directed by Owners
Safety Isolator AS/NZS 6155

Liquid Applied Membrane - MAPEI Mapelastic Aquadefense rapid - drying liquid water proofing membrane.
Branz Appraisal NO 484

Waterproofing extended beyond shower minimum 300mm from shower and up wall minimum 1900mm

New Awning / Obscure safety glass Windows - in accordance with NZBC G4 /G1 & G7

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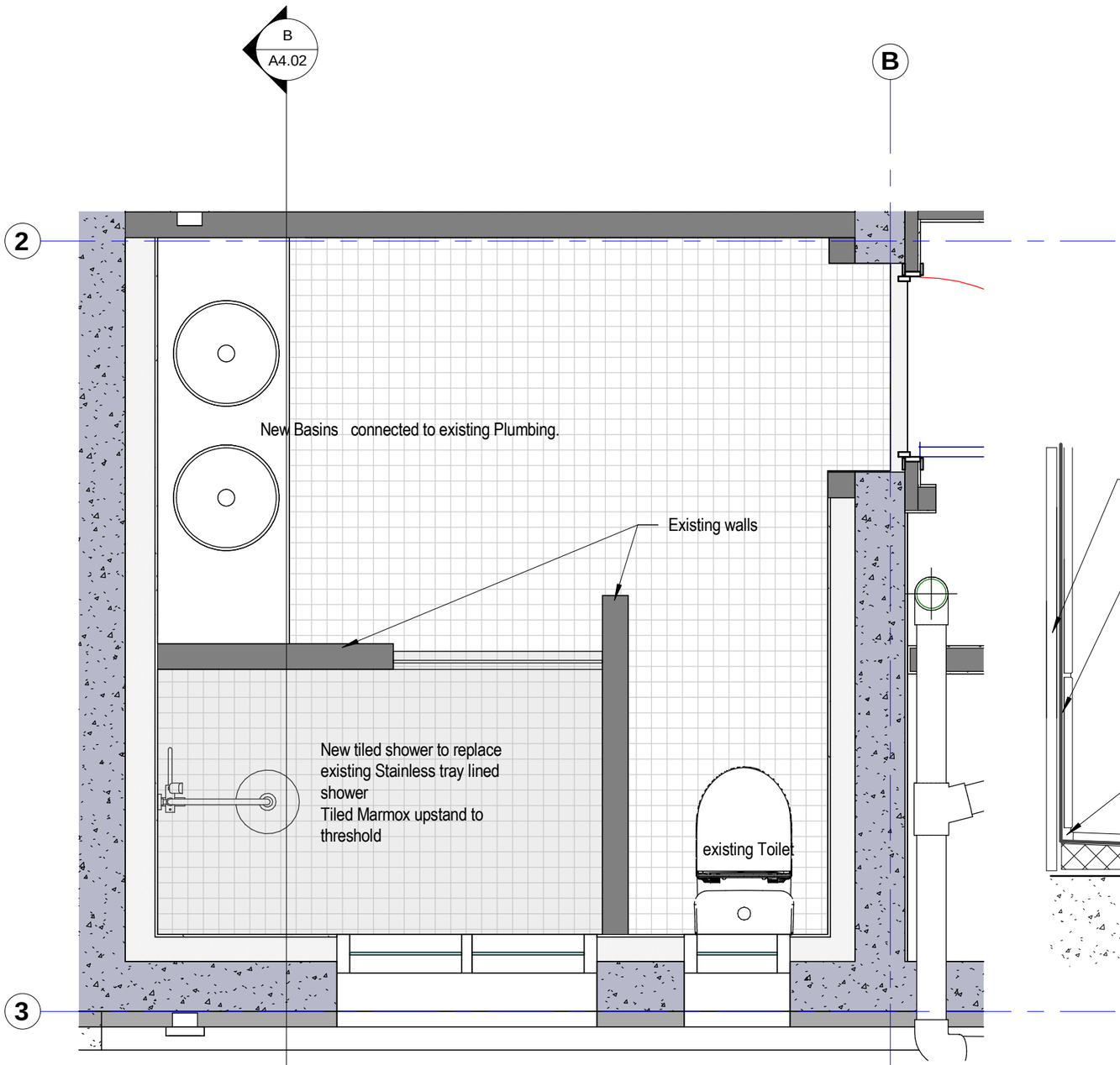
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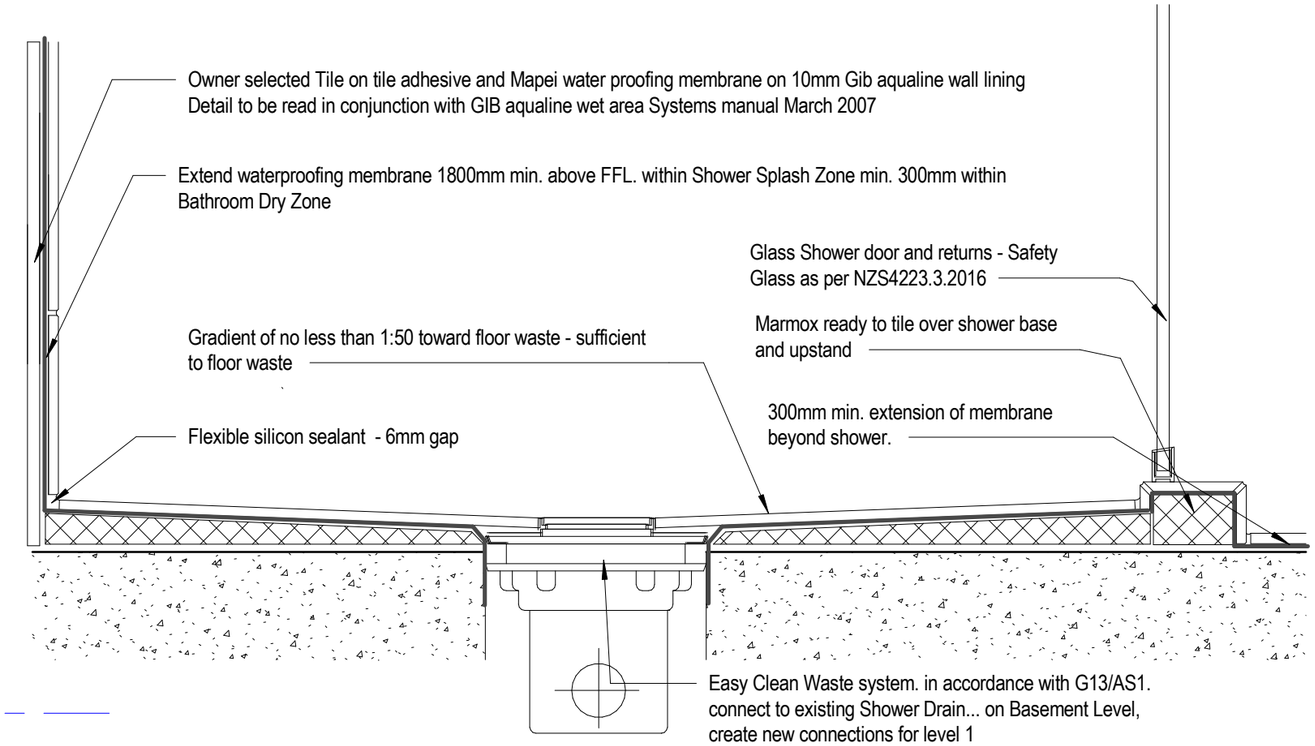
PROPOSED BATHROOM PLANS

Drawn:	MH	Client:	Probst	Job N#:	26-04
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Scale:	As indicated @A3			Revision:	3

If Asbestos is encountered during demolition / construction, main contractor to ensure necessary safety precautions are taken refer to F2/AS1 during removal. reference https//www.worksafe.govt.nz/topic-and-industry/asbestos



1 A6.02 **Bathroom 3 Plan**
1 : 20



2 A6.02 **Tiled Shower**
1 : 5

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