BARN EXTENSION & NEW COTTAGE

195 LOWER SHOTOVER ROAD, SPEARGRASS FLAT
QUEENSTOWN

ARCHITECTURAL DRAWING SCHEDULE		
DWG.	DRAWING TITLE.	REV.
101	PROPOSED SITE PLAN	08
102	PROPOSED EARTHWORK PLAN	08
103	PROPOSED BARN EXTENSION FLOOR PLAN	08
104	PROPOSED COTTAGE FLOOR PLAN	08
201	PROPOSED BARN EXTENSION ELEVATIONS	08
202	PROPOSED BARN EXTENSION ELEVATIONS	08
203	PROPOSED COTTAGE ELEVATIONS	08
204	PROPOSED COTTAGE ELEVATIONS	08
601	BARN RENDER	08
602	COTTAGE RENDER	08

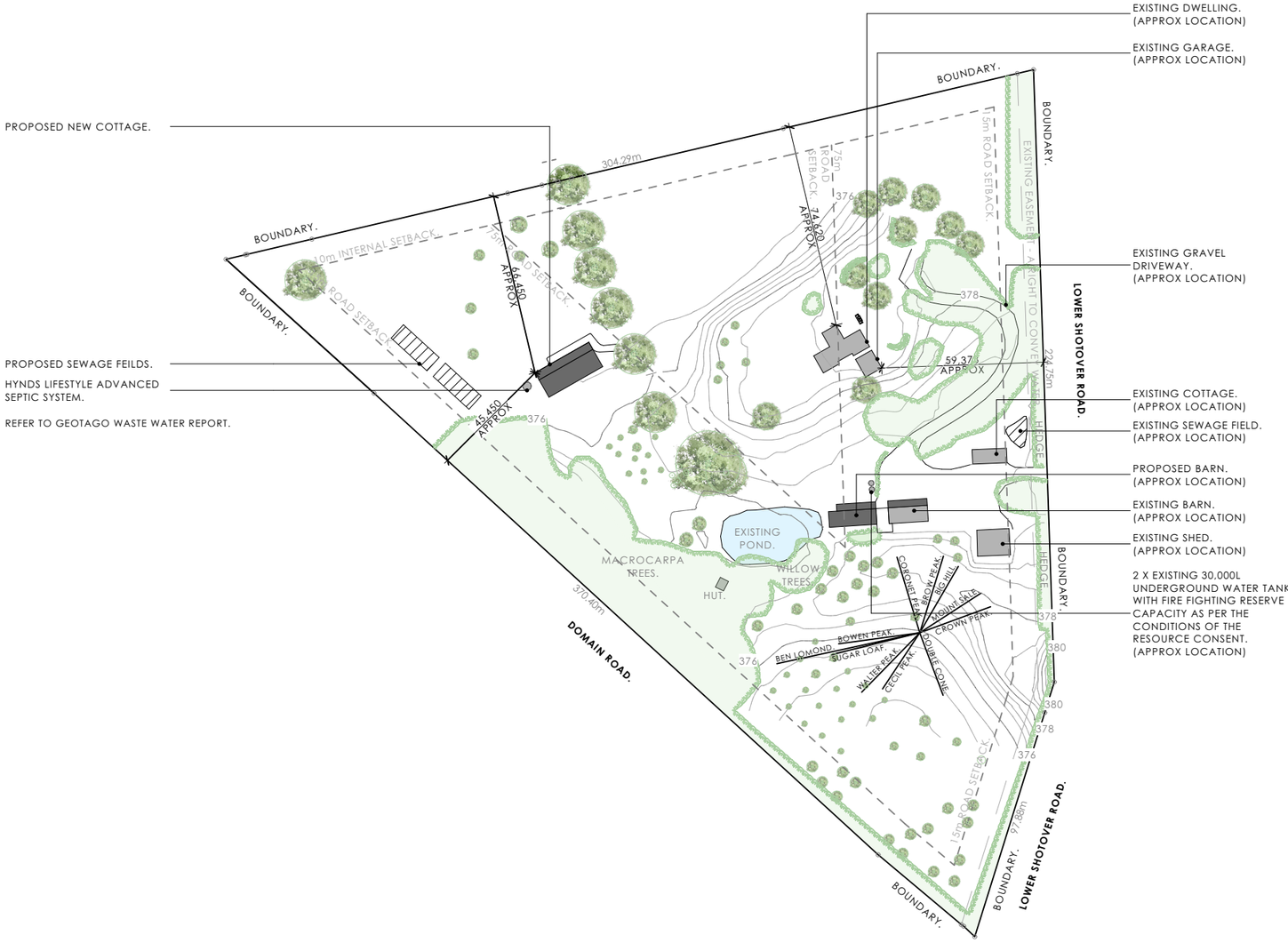
ARCHITECTURAL DRAWING ISSUE		
REV.	ISSUE.	DATE OF ISSUE.
01	CONCEPTUAL ISSUE	19/09/2024 3:14 pm
02	CONCEPTUAL ISSUE	30/05/2025 3:21 pm
03	CONCEPTUAL ISSUE	13/06/2025 3:21 pm
04	ISSUE FOR RC	17/06/2025 2:10 pm
05	ISSUE FOR RC	1/07/2025 11:15 am
06	ISSUE FOR RC	9/07/2025 6:12 am
07	ISSUE FOR RC	24/07/2025 12:18 pm
08	ISSUE FOR RC	31/07/2025 12:04 pm

RESOURCE CONSENT ISSUE

JULY 2025
JOB NUMBER 24.63

PENNANT & TRIUMPH
ARCHITECTURE AND INTERIORS

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04			17/06/2025
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08			31/07/2025

LEGAL DESCRIPTION.

LOT 1 DP 377980

195 LOWER SHOTOVER ROAD, SPEARGRASS FLAT
QUEENSTOWN

SITE AREA: 50,204.46m²

EXISTING COTTAGE FLOOR AREA: 67m²
EXISTING BARN FLOOR AREA: 73.86m²
EXISTING SHED FLOOR AREA: 115m²
EXISTING DWELLING FLOOR AREA: 148.44m²
EXISTING GARAGE FLOOR AREA: 38.22m²

TOTAL EXISTING FLOOR AREA: 442.52m²

PROPOSED BARN EXTENSION FLOOR AREA: 100m²

PROPOSED NEW COTTAGE FLOOR AREA: 153m²

TOTAL PROPOSED FLOOR AREA: 253m²

TOTAL FLOOR AREA: 695.52m²

PROPOSED SITE COVERAGE: 695.52m² / 50,204.46m² = 01.00%

WIND ZONE - EXTRA HIGH
SNOW ZONE - N5
CORROSION ZONE - B

CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS, LEVELS & ANGLES ON SITE PRIOR TO COMMENCING ANY WORK

DIMENSIONS MUST NOT BE SCALED FROM DRAWINGS

SHOULD ANY DISCREPANCIES BETWEEN DRAWINGS & SPECIFICATIONS BE FOUND, THE DESIGNER SHALL BE CONTACTED IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORKS

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BARN EXTENSION & NEW COTTAGE
195 LOWER SHOTOVER ROAD

PROPOSED SITE PLAN

SCALE @ A3 1:2000 | DRAWN BY BJ | ISSUED ON 31/07/2025

DRW NO. 101

REV. 08

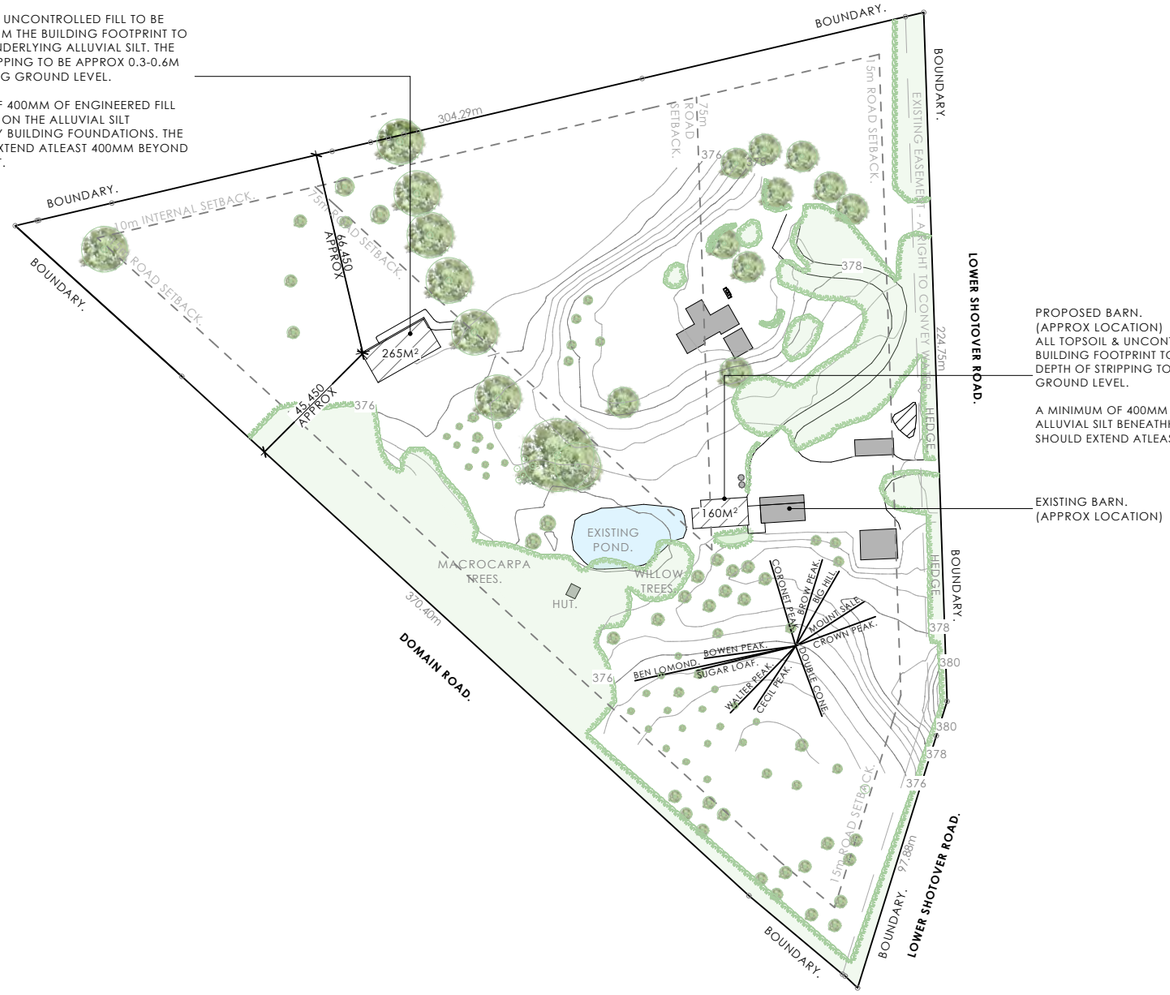
REV.	ID.	NOTES.	DATE OF ISSUE.
08			31/07/2025

REFER TO GEOTECH REPORT (rp200705.01)

PROPOSED NEW COTTAGE.

ALL TOPSOIL & UNCONTROLLED FILL TO BE REMOVED FROM THE BUILDING FOOTPRINT TO EXPOSE THE UNDERLYING ALLUVIAL SILT. THE DEPTH OF STRIPPING TO BE APPROX 0.3-0.6M BELOW EXISITNG GROUND LEVEL.

A MINIMUM OF 400MM OF ENGINEERED FILL TO BE PLACED ON THE ALLUVIAL SILT BENEATHH ANY BUILDING FOUNDATIONS. THE FILL SHOULD EXTEND ATLEAST 400MM BEYOND THE FOOTPRINT.



PROPOSED BARN.
(APPROX LOCATION)
ALL TOPSOIL & UNCONTROLLED FILL TO BE REMOVED FROM THE BUILDING FOOTPRINT TO EXPOSE THE UNDERLYING ALLUVIAL SILT. THE DEPTH OF STRIPPING TO BE APPROX 0.3-0.6M BELOW EXISITNG GROUND LEVEL.

A MINIMUM OF 400MM OF ENGINEERED FILL TO BE PLACED ON THE ALLUVIAL SILT BENEATHH ANY BUILDING FOUNDATIONS. THE FILL SHOULD EXTEND ATLEAST 400MM BEYOND THE FOOTPRINT.

EXISTING BARN.
(APPROX LOCATION)

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BARN EXTENSION & NEW COTTAGE
195 LOWER SHOTOVER ROAD

PROPOSED EARTHWORK PLAN

SCALE @ A3 1:2000 | DRAWN BY BJ | ISSUED ON 31/07/2025

DRW NO. 102

REV. 08

LEGEND.

PROPOSED 140x45 H1.2 FRAMING @400max.crs TO ALL EXTERNAL AND INTERNAL LOADBEARING WALLS.
140x45 H1.2 FRAMING @600max.crs TO ALL NON-LOADBEARING WALLS.

EXISTING WALLS TO REMAIN.

NOTES.

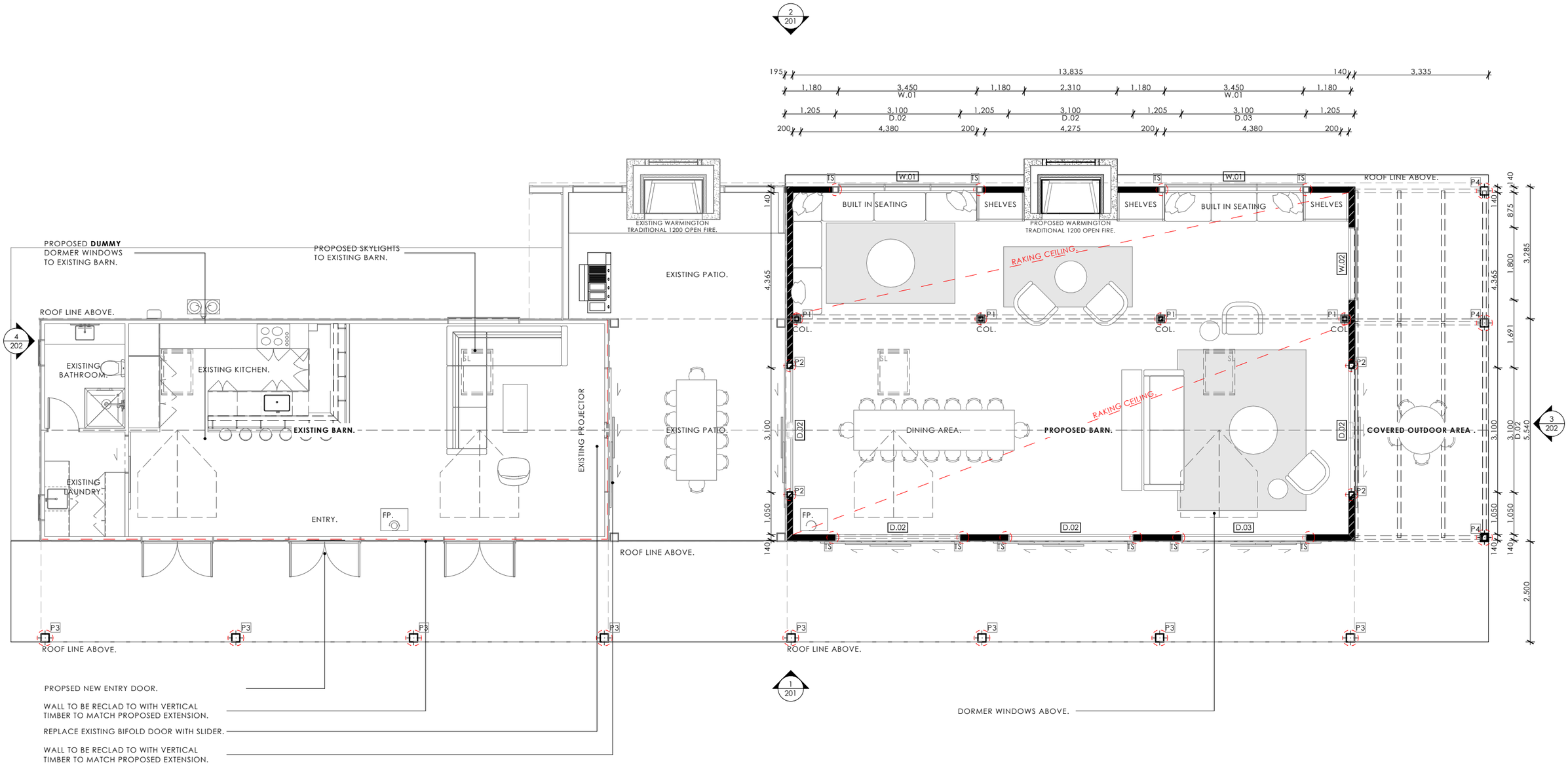
ALL TIMBER TO BE H1.2 TREATED AND SG8 GRADED UNLESS STATED OTHERWISE.

SELECTED FINISHES TO PROPOSED SURFACES ON ANY ACCESS ROUTE TO COMPLY WITH NZBC D1/AS1 TABLE 2, ACCEPTABLE SLIP RESISTANCE FOR WALKING SURFACES. ALL FINISHES TO BE CONFIRMED WITH COMPLIANCE TO ABOVE STANDARDS.

NB- READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS PLANS AND DETAILS.

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BARN EXTENSION & NEW COTTAGE
195 LOWER SHOTOVER ROAD

PROPOSED BARN EXTENSION FLOOR PLAN

SCALE @ A3 1:100 | DRAWN BY BJ | ISSUED ON 31/07/2025

DRW NO. 103

REV. 08

LEGEND.

PROPOSED 140x45 H1.2 FRAMING @400max.crs TO ALL EXTERNAL AND INTERNAL LOADBEARING WALLS.
140x45 H1.2 FRAMING @600max.crs TO ALL NON-LOADBEARING WALLS.

EXISTING WALLS TO REMAIN.

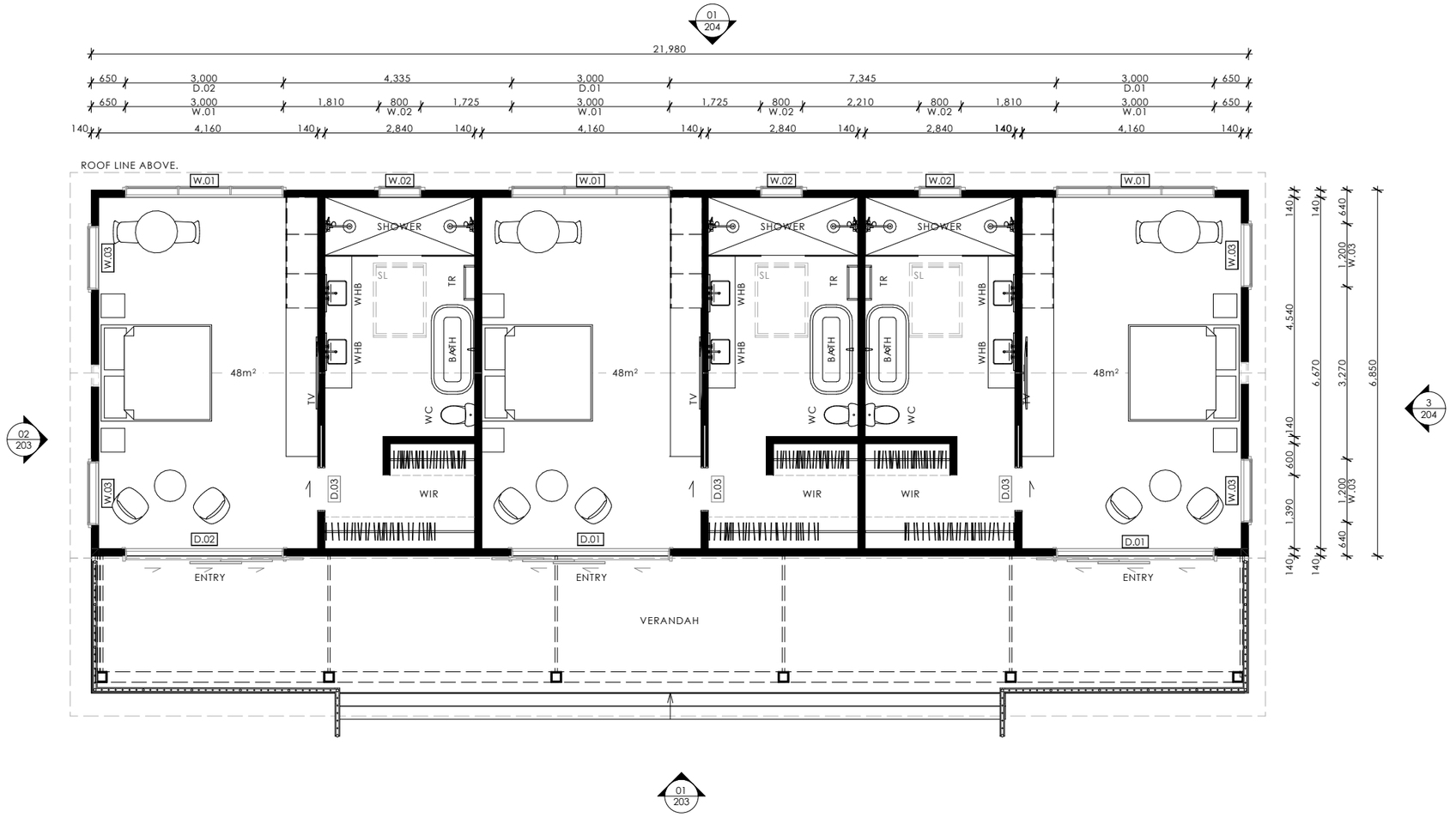
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ALL TIMBER TO BE H1.2 TREATED AND SG8 GRADED UNLESS STATED OTHERWISE.

SELECTED FINISHES TO PROPOSED SURFACES ON ANY ACCESS ROUTE TO COMPLY WITH NZBC D1/AS1 TABLE 2, ACCEPTABLE SLIP RESISTANCE FOR WALKING SURFACES. ALL FINISHES TO BE CONFIRMED WITH COMPLIANCE TO ABOVE STANDARDS.

NB- READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS PLANS AND DETAILS.

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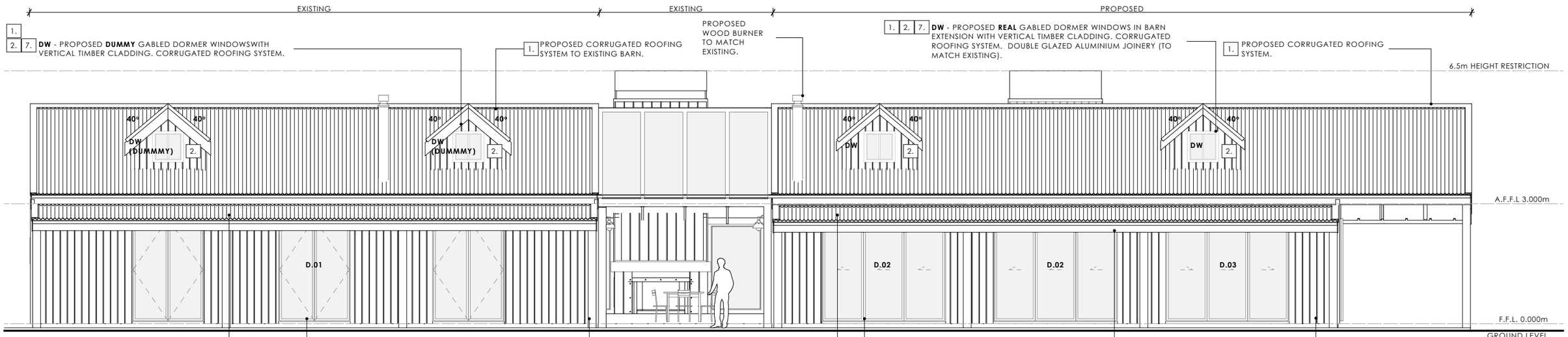
BARN EXTENSION & NEW COTTAGE
195 LOWER SHOTOVER ROAD

PROPOSED COTTAGE FLOOR PLAN

SCALE @ A3 1:100 | DRAWN BY BJ | ISSUED ON 31/07/2025

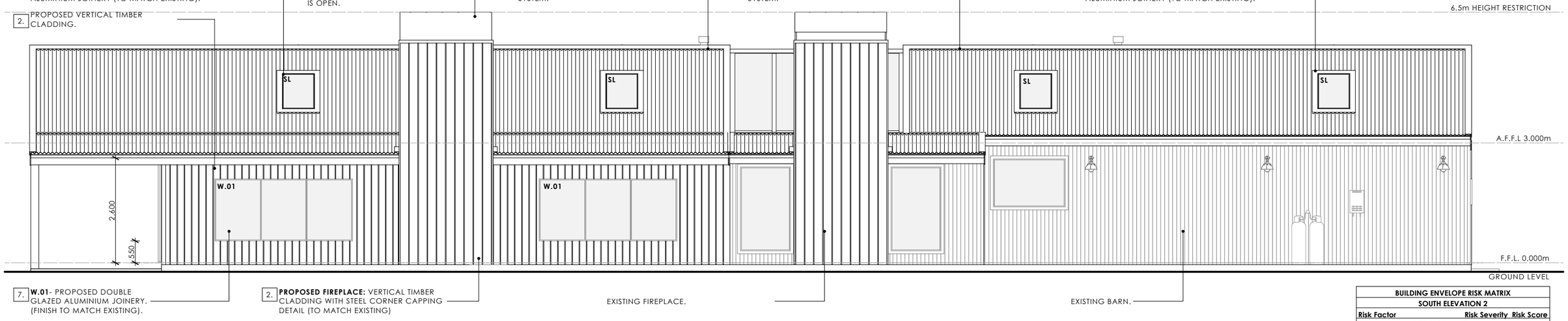
DRW NO. 104

REV. 08



PROPOSED NORTH ELEVATION 1
1:100

BUILDING ENVELOPE RISK MATRIX		
NORTH ELEVATION 1		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**12**



PROPOSED SOUTH ELEVATION 2
1:100

BUILDING ENVELOPE RISK MATRIX		
SOUTH ELEVATION 2		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**9**

NOTES:

1. ROOFING.
COLORSTEEL ROOF CLADDING.
COLOUR: TIDALDRIFT® MATTE.
LRV: 13 %

2. WALL CLADDING.
SHIPLAP WEATHERBOARD.
RECLAIMED TIMBER .
SAWN LIGHTLY BRUSHED FACE.
COLOUR: SMOKEY GREY.
LRV: < 30%

3. (BARN) AWNING POSTS & BEAMS.
HARDWOOD TIMBER.
COLOUR: NATURAL.
LRV: < 30%

4. (COTTAGE) WALL CLADDING.
CEDAR SHINGLE.
COLOUR: NATURAL.
LRV: < 30%

5. (COTTAGE) TIMBER POSTS AND FASCIA BOARD.
COLOUR: RESENE ALABASTER.
LRV: 91%

6. (COTTAGE) ALUMINIUM JOINERY.
COLOUR: TITANIA.
LRV: 69%

7. (BARN) ALUMINIUM JOINERY.
COLOUR: TIDALDRIFT® MATTE.
LRV: 13 %

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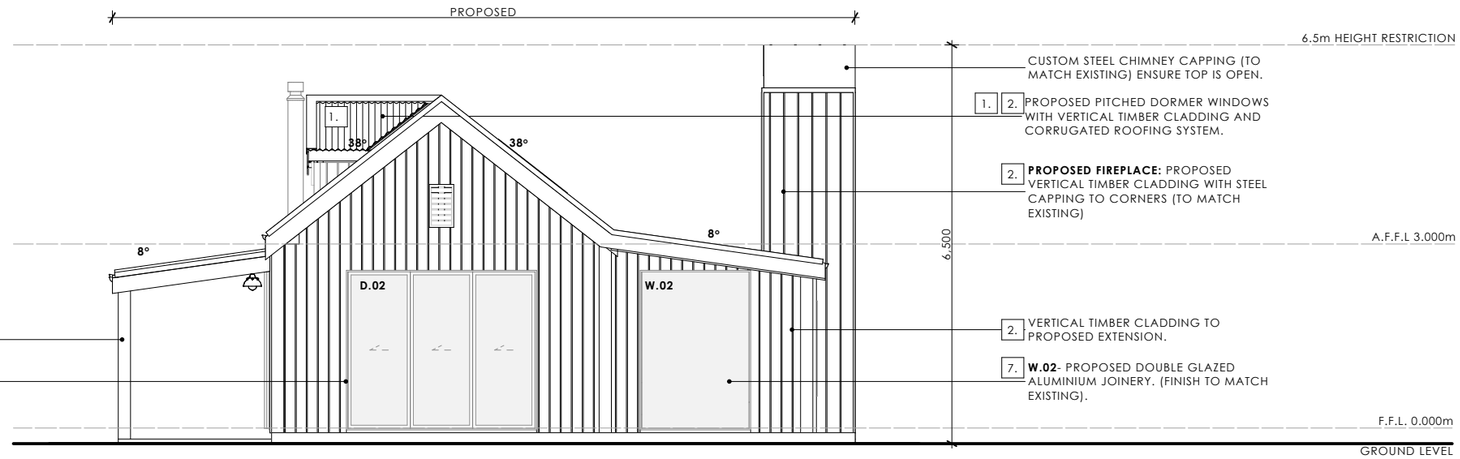
BARN EXTENSION & NEW COTTAGE
195 LOWER SHOTOVER ROAD

PROPOSED BARN EXTENSION ELEVATIONS

SCALE @ A3 1:100 | DRAWN BY BJ | ISSUED ON 31/07/2025

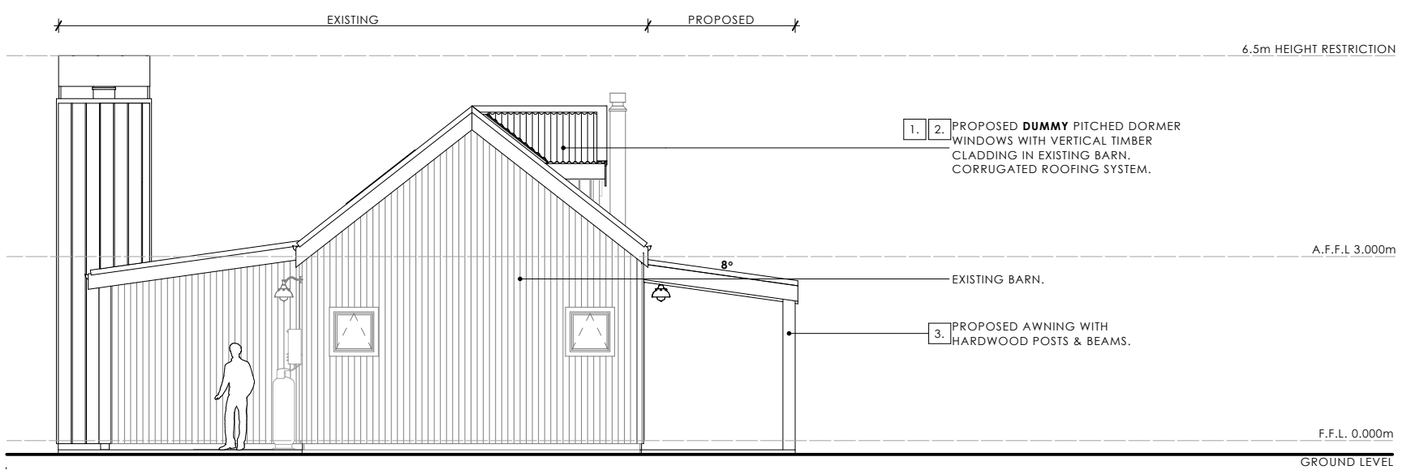
DRW NO. 201

REV. 08



PROPOSED WEST ELEVATION 3
1:100

BUILDING ENVELOPE RISK MATRIX		
WEST ELEVATION 3		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**9**



PROPOSED EAST ELEVATION 4
1:100

BUILDING ENVELOPE RISK MATRIX		
EAST ELEVATION 4		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**9**

NOTES:

1. ROOFING.
COLORSTEEL ROOF CLADDING.
COLOUR: TIDALDRIFT® MATTE.
LRV: 13 %

2. WALL CLADDING.
SHIPLAP WEATHERBOARD.
RECLAIMED TIMBER .
SAWN LIGHTLY BRUSHED FACE.
COLOUR: SMOKEY GREY.
LRV: < 30%

3. (BARN) AWNING POSTS & BEAMS.
HARDWOOD TIMBER.
COLOUR: NATURAL.
LRV: < 30%

4. (COTTAGE) WALL CLADDING.
CEDAR SHINGLE.
COLOUR: NATURAL.
LRV: < 30%

5. (COTTAGE) TIMBER POSTS AND FASCIA BOARD.
COLOUR: RESENE ALABASTER.
LRV: 91%

6. (COTTAGE) ALUMINIUM JOINERY.
COLOUR: TITANIA.
LRV: 69%

7. (BARN) ALUMINIUM JOINERY.
COLOUR: TIDALDRIFT® MATTE.
LRV: 13 %

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BARN EXTENSION & NEW COTTAGE
195 LOWER SHOTOVER ROAD

PROPOSED BARN EXTENSION ELEVATIONS

SCALE @ A3 1:100 | DRAWN BY BJ | ISSUED ON 31/07/2025

DRW NO. 202

REV. 08

1. 4. 6. PROPOSED DUMMY DORMER WINDOW WITH CEDAR SHINGLE CLADDING & SELECTED STEEL PROFILE ROOF SYSTEM.

1. SELECTED STEEL PROFILE ROOF SYSTEM.

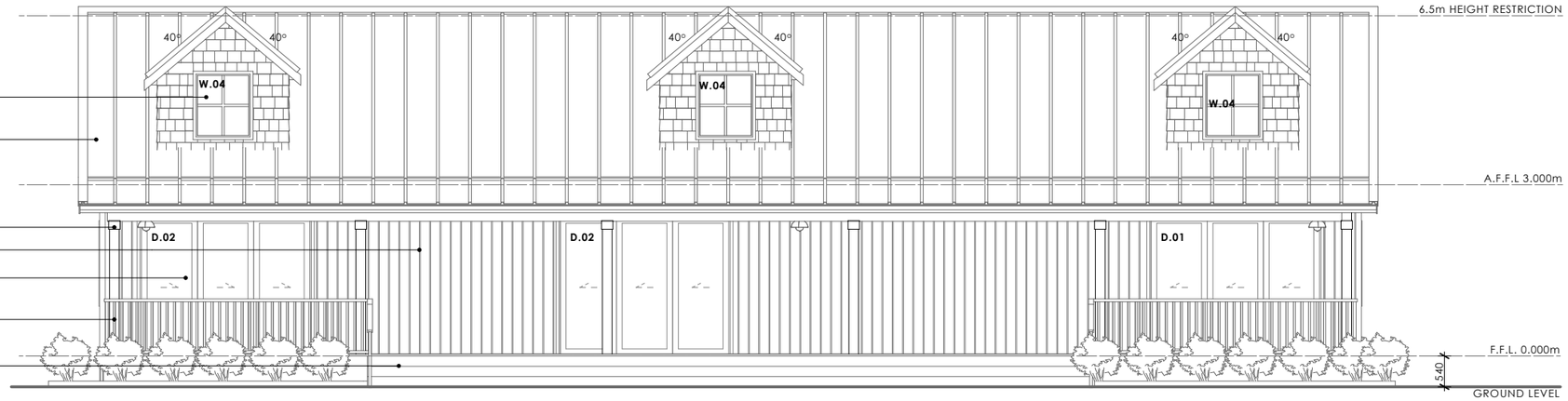
5. PROPOSED TIMBER POSTS.

6. PROPOSED DOUBLE GLAZED ALUMINIUM JOINERY.

6. PROPOSED DOUBLE GLAZED ALUMINIUM JOINERY.

5. PROPOSED TIMBER BALUSTRADE.

TIMBER STEPS.



PROPOSED COTTAGE NORTH ELEVATION 1
1:100

BUILDING ENVELOPE RISK MATRIX		
NORTH ELEVATION 1		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**9**

1. 4. 6. PROPOSED **DUMMY** DORMER WINDOW WITH CEDAR SHINGLE CLADDING & SELECTED STEEL PROFILE ROOF SYSTEM.

1. PROPOSED SELECTED STEEL PROFILE ROOF SYSTEM.

DECORATIVE LOUVRE.

4. PROPOSED CEDAR SHINGLE CLADDING.

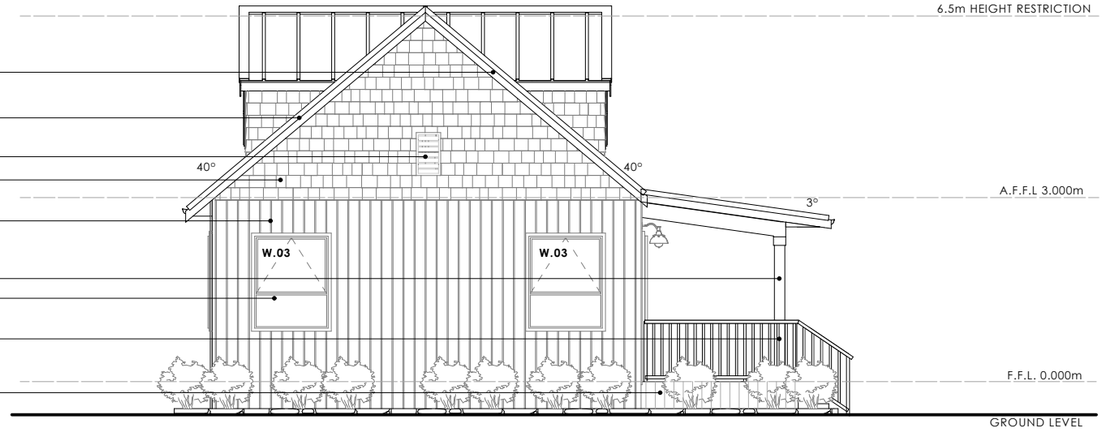
2. PROPOSED VERTICAL TIMBER CLADDING.

5. PROPOSED TIMBER POSTS.

6. PROPOSED DOUBLE GLAZED ALUMINIUM JOINERY.

5. PROPOSED TIMBER BALUSTRADE.

TIMBER DECKING.



PROPOSED COTTAGE EAST ELEVATION 2
1:100

BUILDING ENVELOPE RISK MATRIX		
EAST ELEVATION 2		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**9**

NOTES:

1. ROOFING.
COLORSTEEL ROOF CLADDING.
COLOUR: TIDALDRIFT® MATTE.
LRV: 13 %

2. WALL CLADDING.
SHIPLAP WEATHERBOARD.
RECLAIMED TIMBER .
SAWN LIGHTLY BRUSHED FACE.
COLOUR: SMOKEY GREY.
LRV: < 30%

3. (BARN) AWNING POSTS & BEAMS.
HARDWOOD TIMBER.
COLOUR: NATURAL.
LRV: < 30%

4. (COTTAGE) WALL CLADDING.
CEDAR SHINGLE.
COLOUR: NATURAL.
LRV: < 30%

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COLOUR: RESENE ALABASTER.
LRV: 91%

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LRV: 69%

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LRV: 13 %

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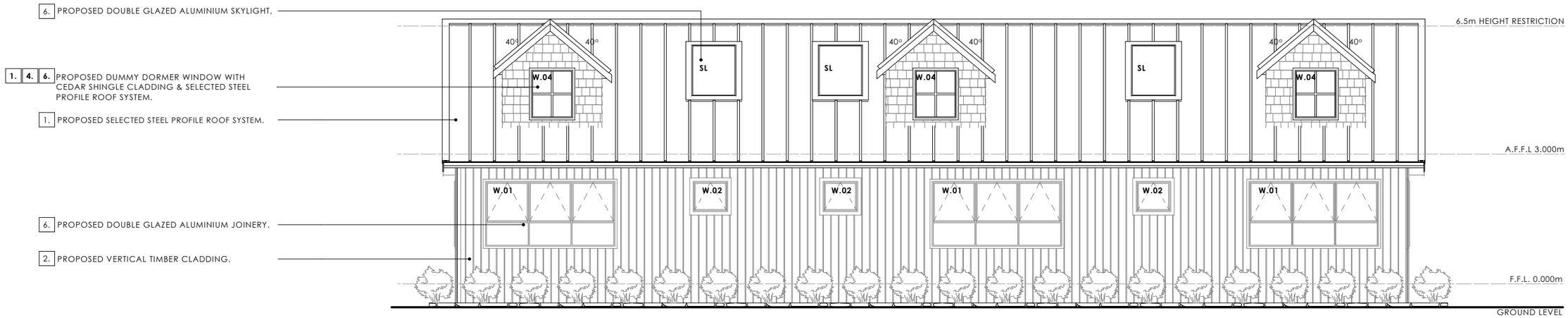
BARN EXTENSION & NEW COTTAGE
195 LOWER SHOTOVER ROAD

PROPOSED COTTAGE ELEVATIONS

SCALE @ A3 1:100 | DRAWN BY BJ | ISSUED ON 31/07/2025

DRW NO. 203

REV. 08



PROPOSED COTTAGE SOUTH ELEVATION 3
1:100

BUILDING ENVELOPE RISK MATRIX		
SOUTH ELEVATION 1		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**9**

PROPOSED COTTAGE WEST ELEVATION 4
1:100

BUILDING ENVELOPE RISK MATRIX		
WEST ELEVATION 2		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**9**

NOTES:

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COLOUR: TIDALDRIFT® MATTE.
LRV: 13 %

2. WALL CLADDING.
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SAWN LIGHTLY BRUSHED FACE.
COLOUR: SMOKEY GREY.
LRV: < 30%

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COLOUR: RESENE ALABASTER.
LRV: 91%

6. (COTTAGE) ALUMINIUM JOINERY.
COLOUR: TITANIA.
LRV: 69%

7. (BARN) ALUMINIUM JOINERY.
COLOUR: TIDALDRIFT® MATTE.
LRV: 13 %

REV.	ID.	NOTES.	DATE OF ISSUE.
04			17/06/2025
05			1/07/2025
06			9/07/2025
07			24/07/2025
08			31/07/2025

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BARN EXTENSION & NEW COTTAGE
195 LOWER SHOTOVER ROAD

PROPOSED COTTAGE ELEVATIONS

SCALE @ A3 1:100 | DRAWN BY BJ | ISSUED ON 31/07/2025

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BARN EXTENSION & NEW COTTAGE
195 LOWER SHOTOVER ROAD

BARN RENDER

SCALE @ A3 1:3.8462 | DRAWN BY BJ | ISSUED ON 31/07/2025

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BARN EXTENSION & NEW COTTAGE
195 LOWER SHOTOVER ROAD

COTTAGE RENDER

SCALE @ A3 1:1.0201 | DRAWN BY BJ | ISSUED ON 31/07/2025

DRW NO. 602

REV. 08