

1 3D View from South West
Scale: NTS @ A3

Drawing List:

Sht.	Title.	Rev.	Date.
Design:			
00.01	Cover Sheet.	Rev D.	09.10.25
00.02	3D Views	Rev D.	09.10.25
Site:			
10.01	Existing Site Plan & Location Plans.	Rev D.	09.10.25
10.02	Proposed Site Plan.	Rev D.	09.10.25
General Layout:			
11.01	Existing Basement Layout	Rev D.	09.10.25
11.02	Proposed Basement Layout	Rev D.	09.10.25
12.01	Existing West Elevation	Rev D.	09.10.25
12.02	Proposed West Elevation	Rev D.	09.10.25
12.03	Existing East Elevation	Rev D.	09.10.25
12.04	Proposed East Elevation	Rev D.	09.10.25
12.05	Existing North & South Elevations	Rev D.	09.10.25
12.06	Proposed North & South Elevations	Rev D.	09.10.25

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C	27.08.25	RC	preliminary design draft RC issue
D	09.10.25	RC	preliminary design RC co-ordination issue
E	23.10.25	RC	preliminary design RC lodgement issue

client
Manley James House

project address
144 Park Street
Queenstown, Otago 9300

drawing title
Cover Page
3D View

project no	scales	sheet
24114	1:100 @ A3	00-01
checked	date	drawn
RC	Oct 2024	RC

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1 View from SW
Scale: NTS @ A3



3 Aerial from SW
Scale: NTS @ A3



2 View from SE
Scale: NTS @ A3



4 Aerial from SE
Scale: NTS @ A3

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client
Manley James House

project address
144 Park Street
Queenstown, Otago 9300

drawing title
3D views
Various

project no	scales	sheet
24114	NTS @ A3	00-02
checked	date	drawn
RC	Oct 2024	RC

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1 Site Plan
Scale: 1:200 @ A3



2 Location Plan
Scale: 1:100 @ A3

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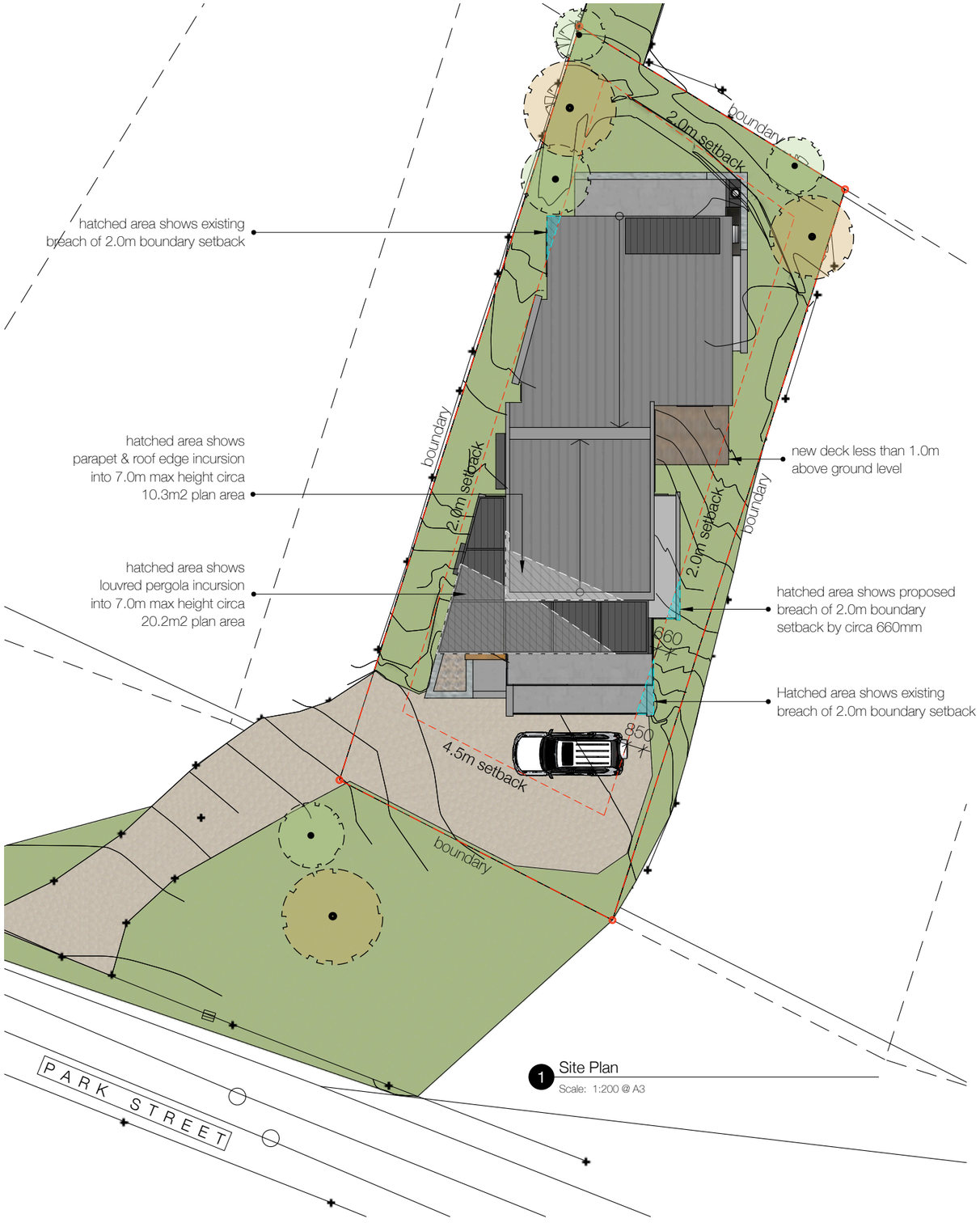
drawing title
Existing Site Plan
& location

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project no	scales	sheet
24114	1:200 @ A3	10-01
checked	date	drawn
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1 Site Plan
Scale: 1:200 @ A3

Site Analysis:

Site Address:
144 Park Street
Queenstown 9300

Legal Description:
Lot 15 DP 12596

Site Area Summary:	
Site Area:	675m2
Existing Footprint:	202m2
Existing Site Coverage:	29%
Proposed Footprint:	229m2
Proposed Site Coverage:	34%

Impermeable Area:	
House:	229m2
Patio:	30m2
Driveway:	105m2
Total Impermeable area:	364m2
Proposed impermeable area:	54%
Proposed landscaping:	46%

Existing Area Total:	284m2
Basement:	60m2
Level 1:	81m2
Level 2:	143m2

Existing Decks:	
L2. Patio & Deck	79m2
L1. Deck	28m2

Proposed Area Total:	331m2
Basement:	75m2
Level 1:	101m2
Level 2:	155m2

Proposed Decks:	
L2. Patio & Deck	90m2
L1. Deck	10m2

Approx. proposed Earthworks:	
Over 2.4m height	75m3

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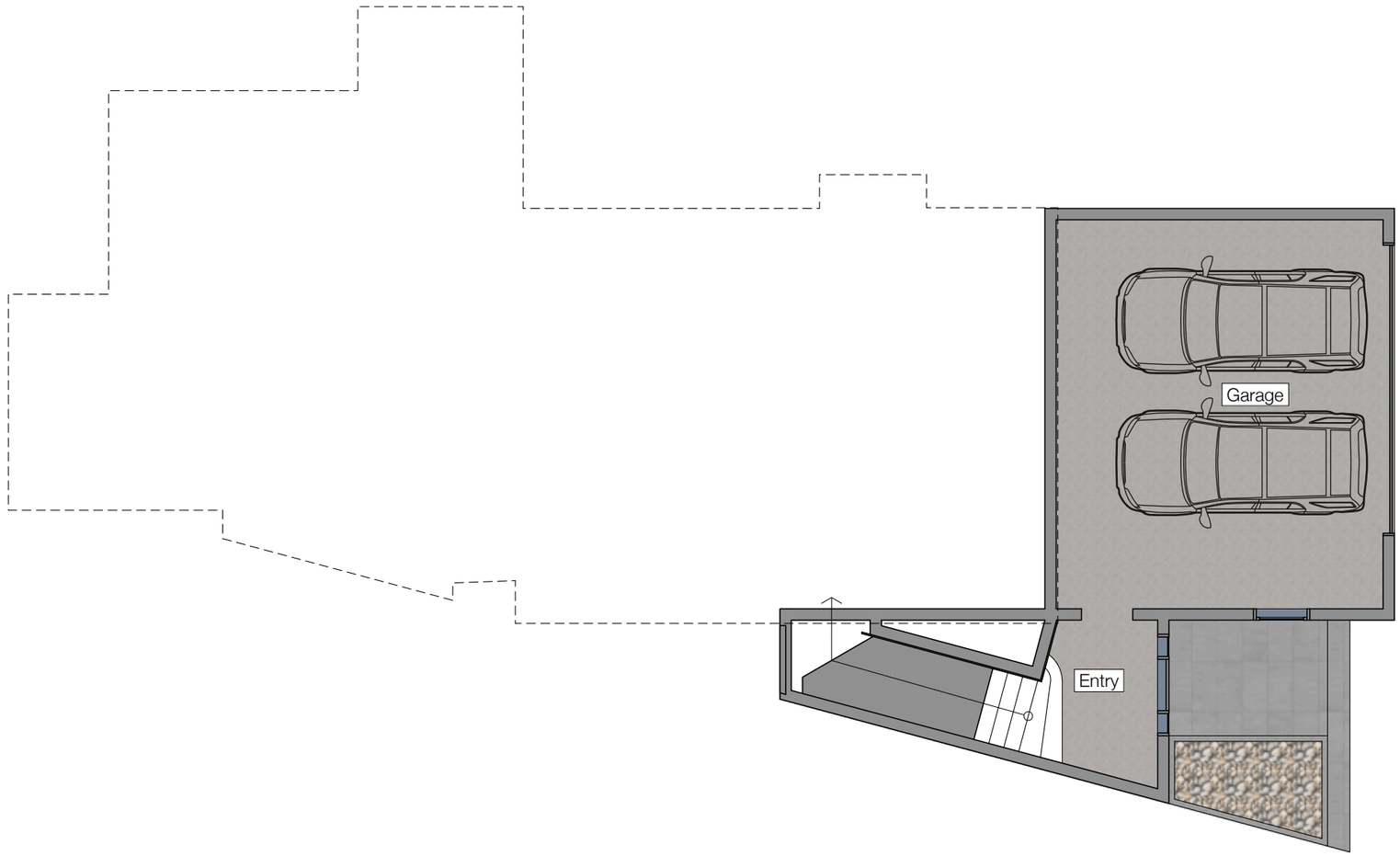
drawing title
Proposed Site Plan
& site analysis

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project no	scales	sheet
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1 Existing GFL Layout Plan
Scale: 1:100 @ A3

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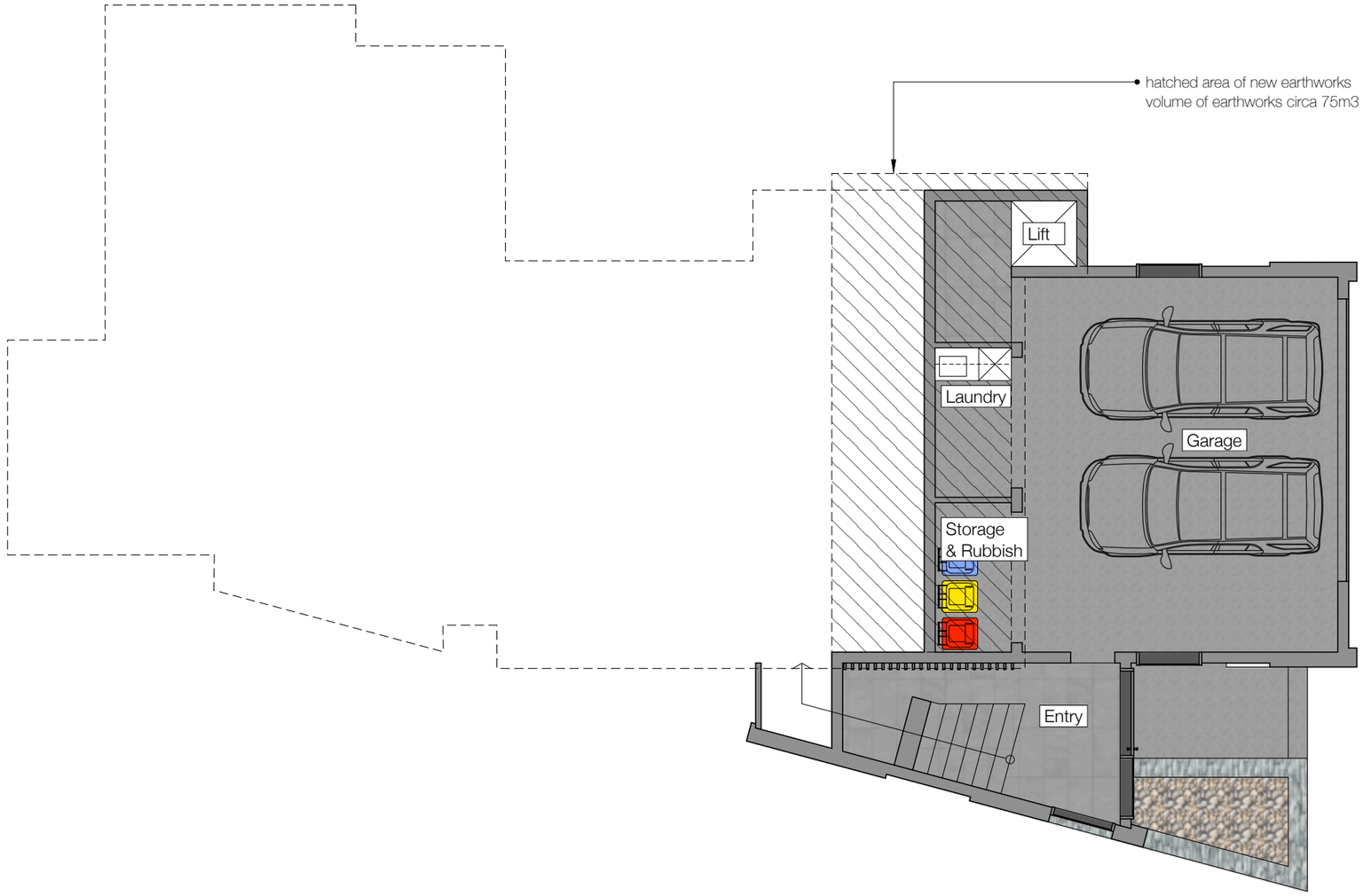
drawing title
Layout Plan
Existing GFL

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project no	scales	sheet
24114	1:100 @ A3	11-01
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1 Proposed GFL Layout Plan
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Manley James House

project address
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Queenstown, Otago 9300

drawing title
Layout Plan
Proposed GFL

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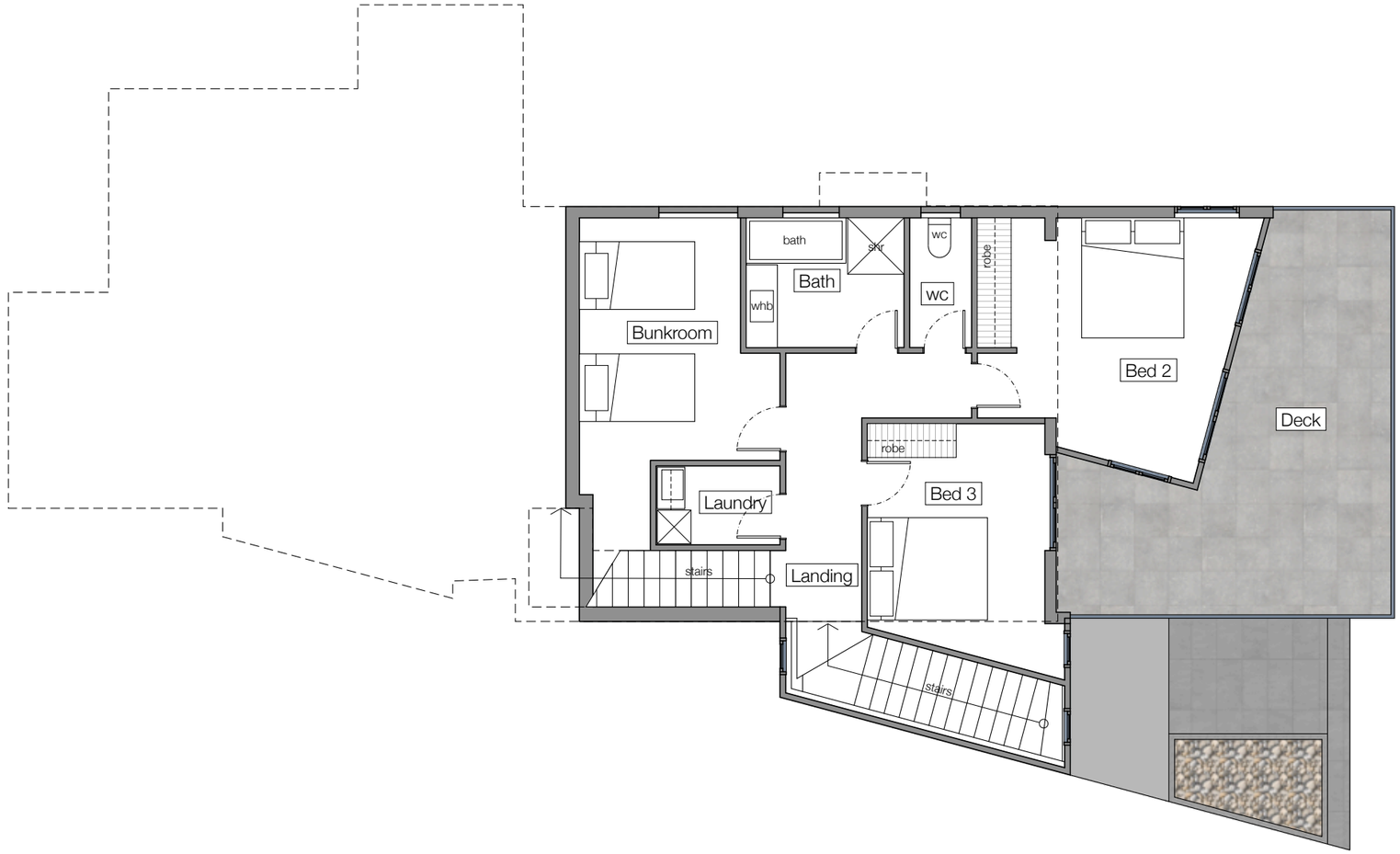
project no	scales	sheet
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1 Existing 1st FL Layout Plan
Scale: 1:100 @ A3

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Manley James House

project address
144 Park Street
Queenstown, Otago 9300

drawing title
Layout Plan
Existing 1st Floor

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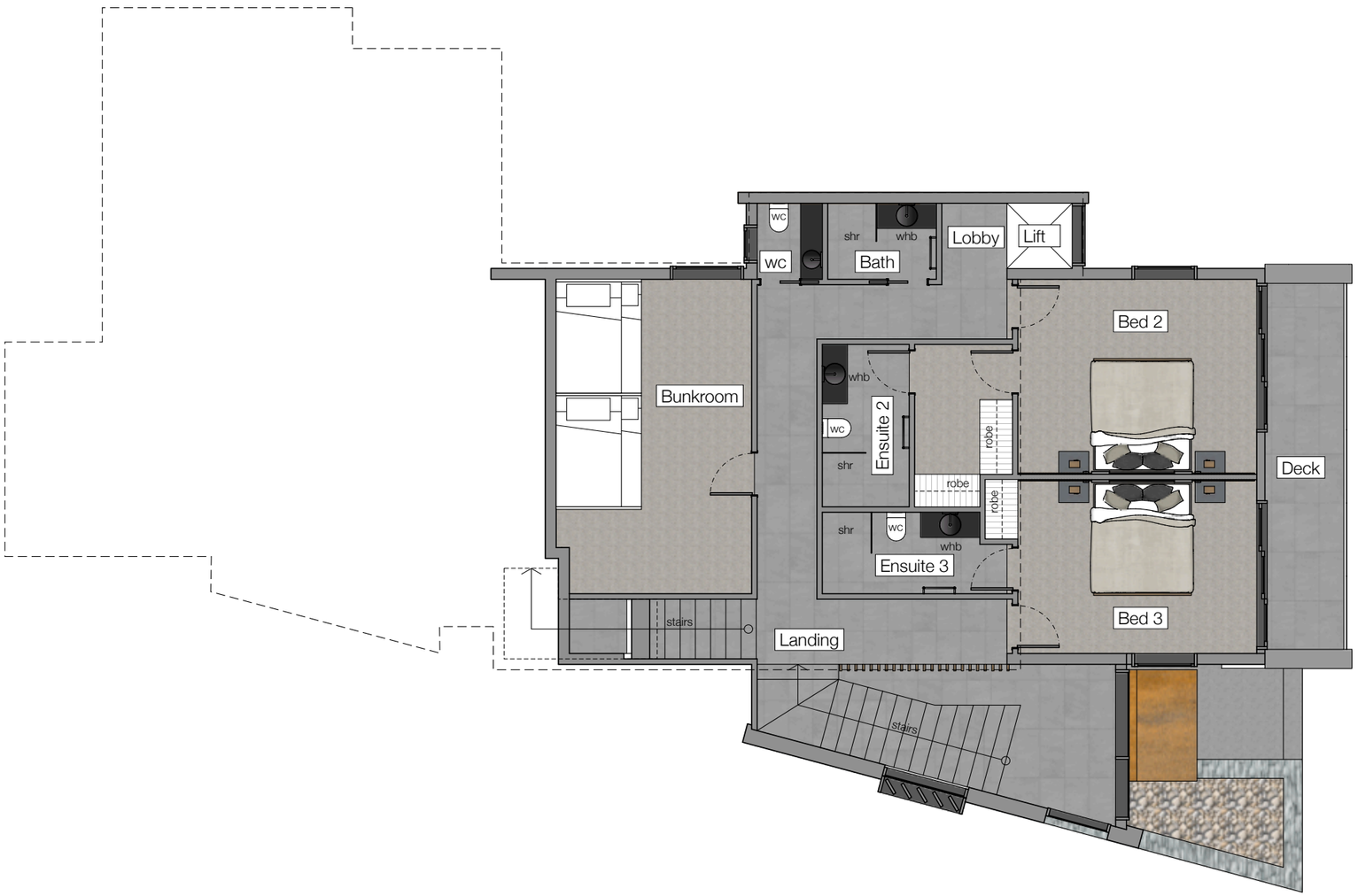
project no	scales	sheet
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1 Proposed 1st FL Layout Plan

Scale: 1:100 @ A3

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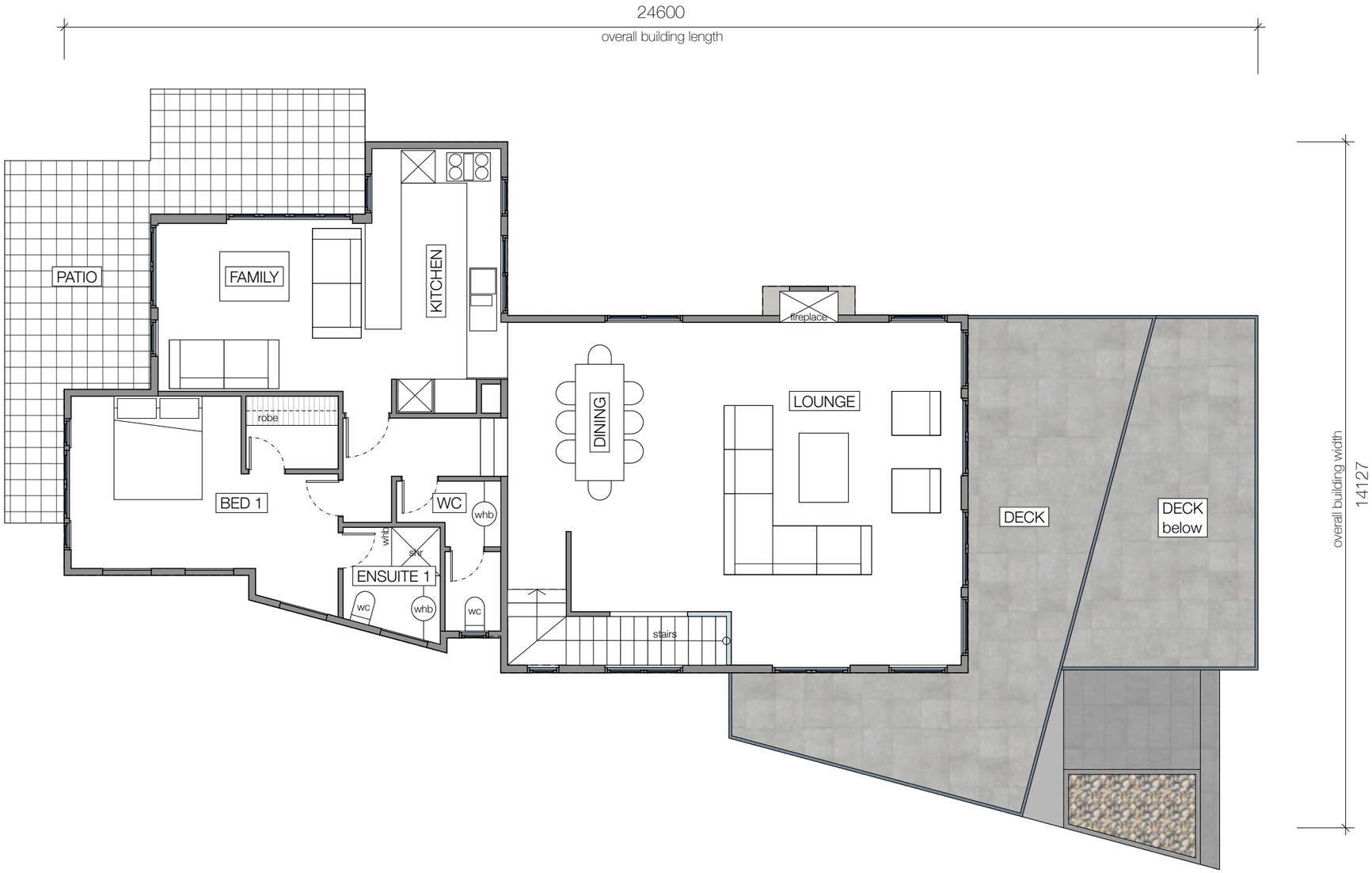
drawing title
Layout Plan
Proposed 1st Floor

n

project no	scales	sheet
24114	1:100 @ A3	11-04
checked	date	drawn
RC	Oct 2024	RC

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1 Existing 2nd FL Layout Plan

Scale: 1:100 @ A3

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B	24.10.24	RC	preliminary design issue
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client
Manley James House

project address
144 Park Street
Queenstown, Otago 9300

drawing title
Layout Plan
Existing 2nd Floor

n

project no	scales	sheet
24114	1:100 @ A3	11-05
checked	date	drawn
RC	Oct 2024	RC

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1 Proposed 2nd FL Layout Plan
Scale: 1:100 @ A3

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client
Manley James House

project address
144 Park Street
Queenstown, Otago 9300

drawing title
Layout Plan
Proposed 2nd Floor

n

project no	scales	sheet
24114	1:100 @ A3	11-06
checked	date	drawn
RC	Oct 2024	RC

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1 Existing West Elevation
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Manley James House

project address
144 Park Street
Queenstown, Otago 9300

drawing title
Elevation
Existing West

project no	scales	sheet
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1 Proposed West Elevation
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Elevation
Proposed West

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1 Existing East Elevation
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144 Park Street
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drawing title
Elevation
Existing East

project no	scales	sheet
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1 Proposed East Elevation

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144 Park Street
Queenstown, Otago 9300

drawing title
Elevation
Proposed East

project no	scales	sheet
24114	1:100 @ A3	12-04
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RC	Oct 2024	RC

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1 Existing South Elevation

Scale: 1:100 @ A3



2 Existing North Elevation

Scale: 1:100 @ A3

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client

Manley James House

project address

144 Park Street

Queenstown, Otago 9300

drawing title

Elevations

Existing South & North

project no	scales	sheet
24114	1:100 @ A3	12-03
checked	date	drawn
RC	Oct 2024	RC

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1 South Elevation
Scale: 1:100 @ A3



2 North Elevation
Scale: 1:100 @ A3

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drawing title
Elevations
South & North

project no	scales	sheet
24114	1:100 @ A3	12-03
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Finishes Schedule:

and Materials

M.01 Cladding:
- Material: Colorsteel Maxam 0.4BMT Alpine Tray.
- Colour: Colorsteel Grey Friars. 10% LRV

M.02 Gutters, Flashings & Downpipes:
- Material: Colorsteel Maxam 0.5 BMT.
- Colour: Colorsteel Grey Friars. 10% LRV

M.03 Roofing:
- Material: Kingspan KS1000 100mm Five Rib.
- Colour: Colorsteel Slate Grey. 9% LRV

M.04 Roof flashings:
- Material: Colorsteel Maxam 0.5 BMT.
- Colour: Colorsteel Slate Grey. 9% LRV

M.05 Aluminium Windows Louvres etc:
- Material: Aluminium Powdercoat.
- Colour: Matt Black.

M.06 External Fire and Lift Wall:
- Material: Corten Steel.
- Colour: Weathered.

T.01 Weatherboards:
- Material: JSC Lunawood.
- Colour: Scumble Stain Walnut.

T.02 Engineered Timber Flooring:
- Material: Forte Heritage Oak.
- Colour: H4. French Polish Finish.

T.03 Joinery Veneer & Timber Slats:
- Material: American Walnut
- Colour: Clear satin lacquer / Oslo PolyX wood oil

S.01 Steel Pergola Structure:
- Material: Mild Steel.
- Powder coat: Matt Gravel.

N.02 Feature Stone Retains:
- Schist Stone: Natural.
- Grout: Raked.

Note:
The colours and materials depicted in this schedule are electronic copies of actual materials.

Electronic materials vary with screen settings, printer types etc.

See finishes specification for full spec, gloss levels, and preparation requirements.

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drawing title
Colours & Materials
schedule

project no	scales	sheet
24114	NTS @ A3	21-01
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