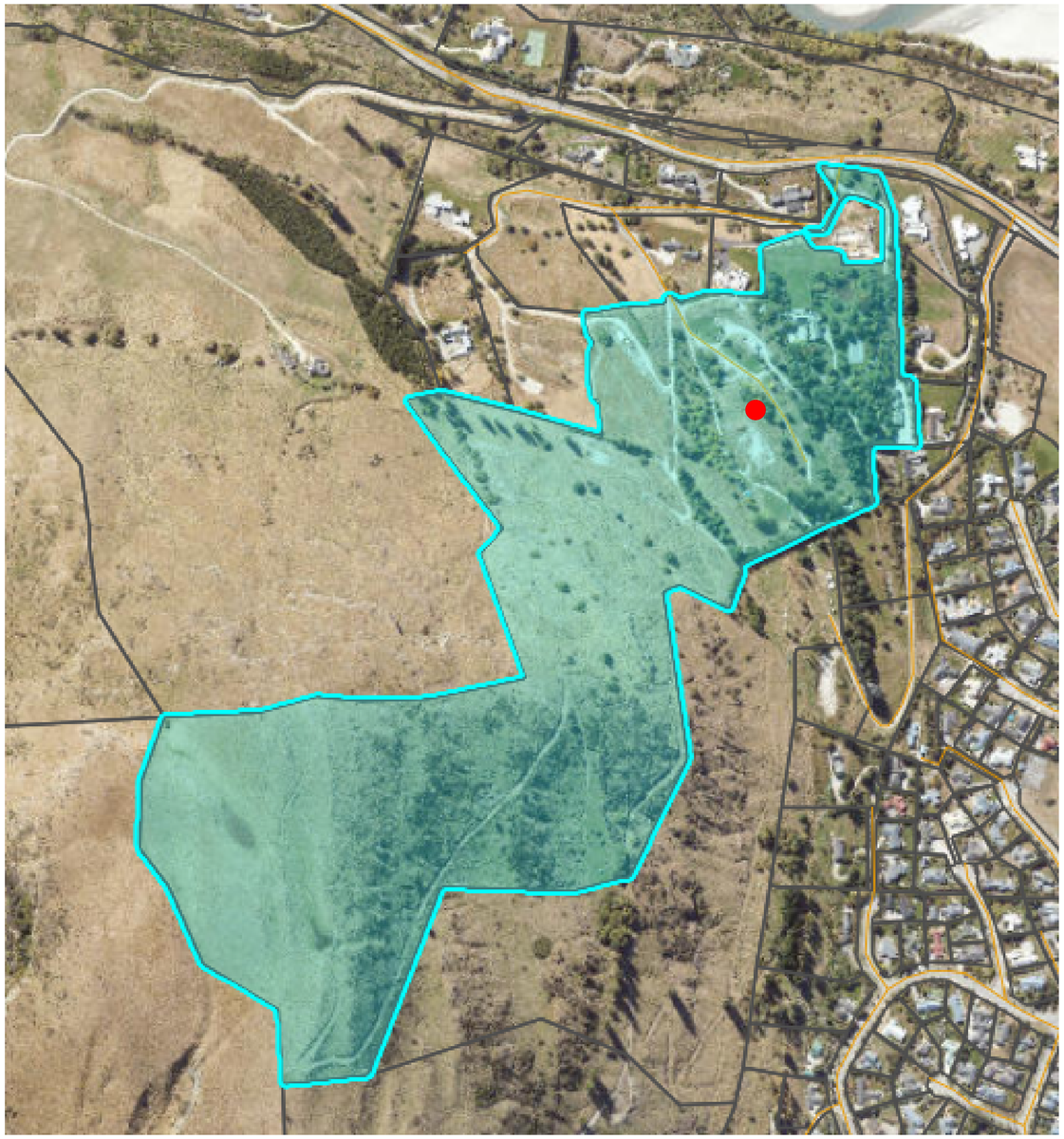
N

SITE INFO:

Address:	3 Beechwood Lane/ Future 20 Lower Shotover Queenstown
Legal Description:	Lot 1 DP 539828
Title:	-
Site Area:	284,300m² (more or less)
Planning Zone:	Rural General Zone
Wind Zone:	Extra High
Earthquake Zone:	3
Exposure Zone:	B
Sea Spray Zone:	No
Climate Zone:	6
Noise Attenuation:	-



Design Workshop Architecture.

www.dwa.co.nz
team@dwa.co.nz
03 384 3565
5/1008 Ferry Road, Ferrymead,
Christchurch

Broomfeild Residence

3 Beechwood Lane/ Future 20, Lower Shotover, Queenstown

General Notes
Drawings to be printed in colour.
Do not scale drawings.
Contractors must verify all dimensions on site before starting work or ordering materials. Architectural drawings are to be read in conjunction with the full set of drawings and specification. Architectural drawings are to be read in conjunction with consultants' documents and vice versa. All work shall comply with the terms and conditions of the building consent and any resource consents issued for this project. Any discrepancies or ambiguity shall be clarified with Design Workshop before any further work commence.

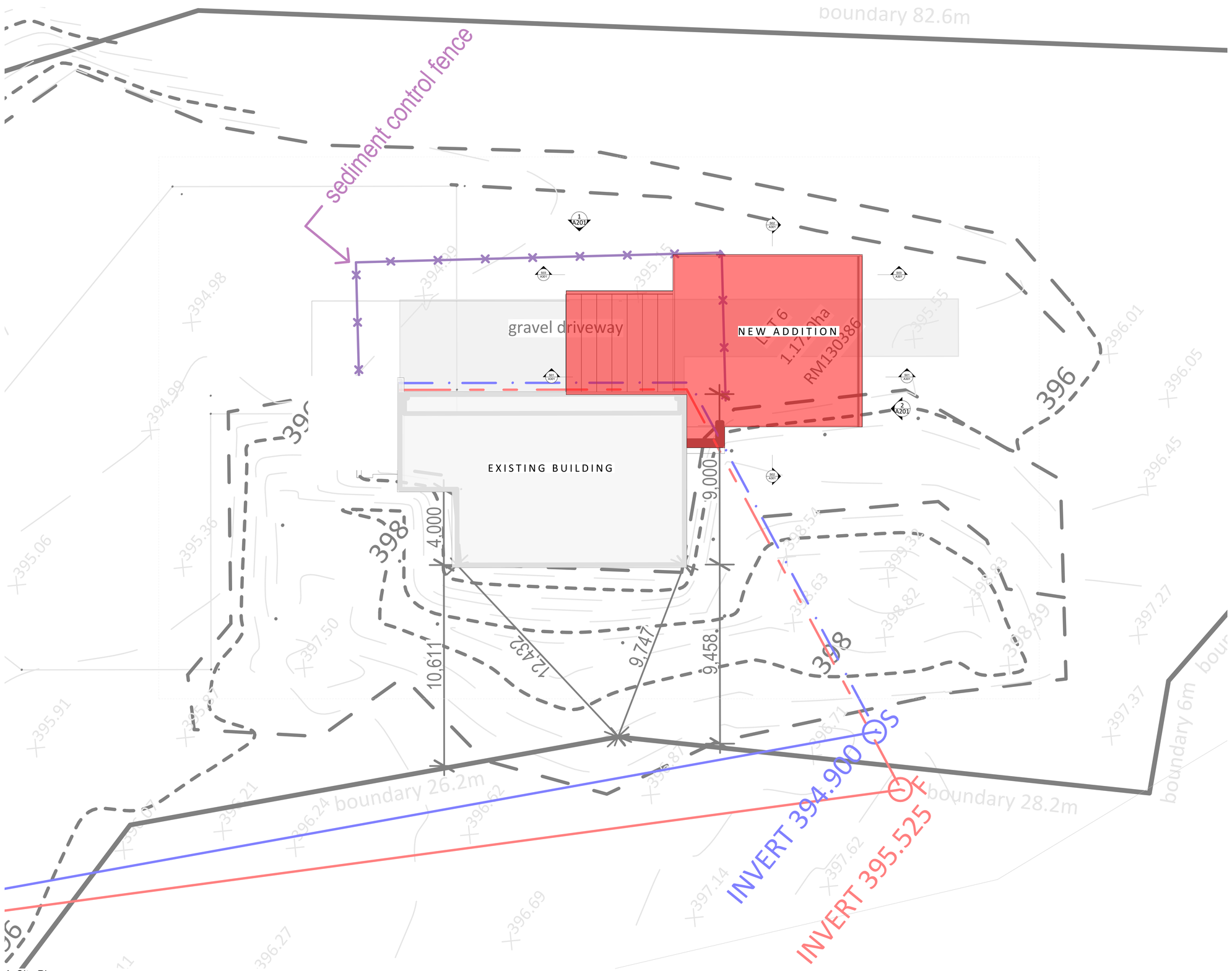
All rights reserved: this drawing & all graphic & written material contained herein constitutes the original & unpublished work of Design Workshop Ltd. & may not be copied, distributed, or used in whole or part without expressed written permission. © Design Workshop Ltd

REV	ISSUE	DATE
A	Certificate of Acceptance Issue	22/09/2025

SCALE	1:75
SCALE DOUBLED AT A3	
DRAWN	AS / RL
CHECKED	DWA
JOB NO.	DW1625
REVISION NO.	A

Location Plan

A001



1. Site Plan
Scale 1:100

SITE INFO:

Address:	3 Beechwood Lane/ Future 20 Lower Shotover Queenstown
Legal Description:	Lot 1 DP 539828
Title:	-
Site Area:	284,300m² (more or less)
Planning Zone:	Rural General Zone
Wind Zone:	Extra High
Earthquake Zone:	3
Exposure Zone:	B
Sea Spray Zone:	No
Climate Zone:	6
Noise Attenuation:	-

Design Workshop Architecture.
www.dwa.co.nz
teams@dwa.co.nz
03 384 3565
5/1008 Ferry Road, Ferrymead, Christchurch

Broomfeild Residence
3 Beechwood Lane/ Future 20, Lower Shotover, Queenstown

General Notes
Drawings to be printed in colour.
Do not scale drawings.
Contractors must verify all dimensions on site before starting work or ordering materials.
Architectural drawings are to be read in conjunction with the full set of drawings and specification. Architectural drawings are to be read in conjunction with consultants' documents and vice versa. All work shall comply with the terms and conditions of the building consent and any resource consents issued for this project. Any discrepancies or ambiguity shall be clarified with Design Workshop before any further work commence.

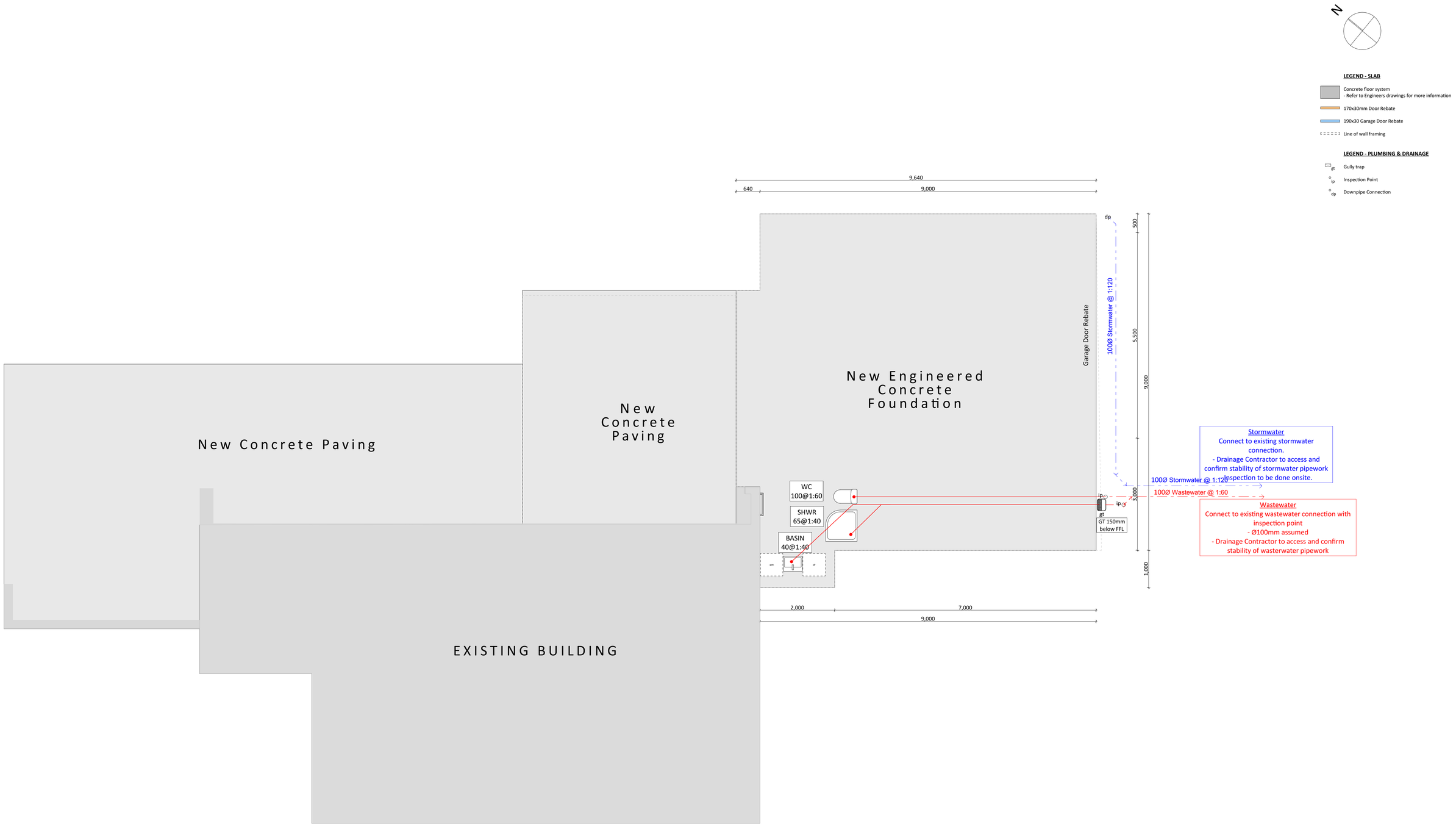
All rights reserved: this drawing & all graphic & written material contained herein constitutes the original & unpublished work of Design Workshop Ltd. & may not be copied, distributed, or used in whole or part without expressed written permission. © Design Workshop Ltd

REV	ISSUE	DATE
A	Certificate of Acceptance Issue	22/09/2025

SCALE	1:100
SCALE DOUBLED AT A3	
DRAWN	AS / RL
CHECKED	DWA
JOB NO.	DW1625
REVISION NO.	A

Site Plan

A002



Design Workshop Architecture.
www.dwa.co.nz
team@dwa.co.nz
03 384 3565
5/1008 Ferry Road, Ferrymead, Christchurch

Broomfeild Residence

3 Beechwood Lane/ Future 20, Lower Shotover, Queenstown

General Notes
Drawings to be printed in colour.
Do not scale drawings.
Contractors must verify all dimensions on site before starting work or ordering materials.
Architectural drawings are to be read in conjunction with the full set of drawings and specifications and all relevant drawings are to be read in conjunction with consultants' documents and vice versa. All work shall comply with the terms and conditions of the building consent and any resource consents issued for this project. Any discrepancies or ambiguity shall be clarified with Design Workshop before any further work commence.

All rights reserved: this drawing & all graphic & written material contained herein constitutes the original & unpublished work of Design Workshop Ltd. & may not be copied, distributed, or used in whole or part without expressed written permission. © Design Workshop Ltd

REV	ISSUE	DATE
A	Certificate of Acceptance Issue	22/09/2025

SCALE	1:50
SCALE DOUBLED AT A3	
DRAWN	AS / RL
CHECKED	DWA
JOB NO.	DW1625
REVISION NO.	A

Foundation & Drainage

A003



WALL NOTES:

All external timber framed walls to b 140x45 H1.2 SG8 dwangs @600crs. Unless noted otherwise.

All internal timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600crs, dwangs @ 800crs. Unless noted otherwise.

Top Plate Fixing: Top plate to be fixed to studs @ 600 max c/c with 2·90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixing unless noted otherwise.
Bottom Plate Fixing: Proprietary anchor's @ 900 max crs with 50x50x3 flat washer unless noted otherwise.

GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/ AS1.

Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with nzbc d1/as1/ table 2.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

Refer to Door and Window schedules for lintel sizes.

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer nzbc g4/as1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

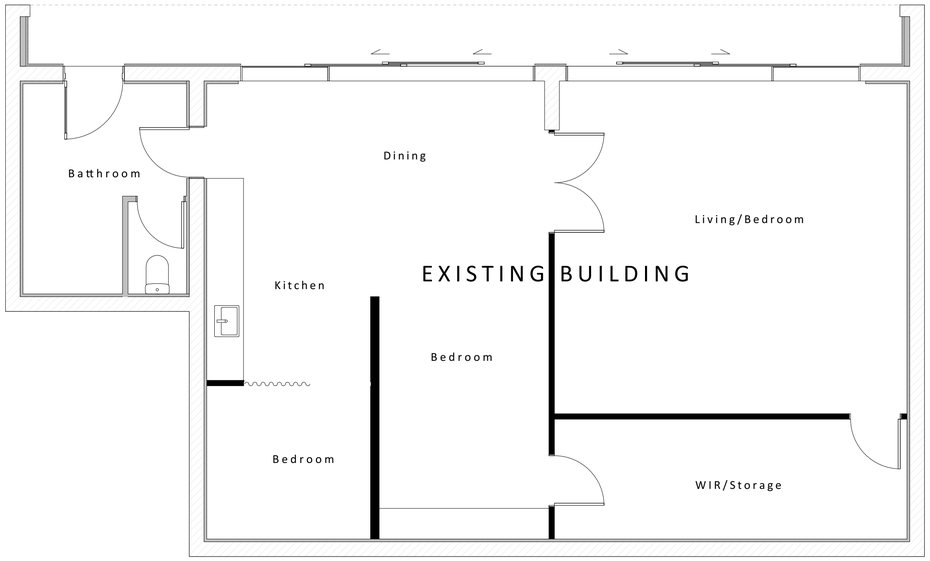
Smoke alarms - Cavius Smoke Alarm, be installed to NZBC F7/AS1 with hush facility (3.0m radius)

All exposed fixings to be stainless steel

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to furnish and install all hardware unless noted otherwise.

Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall sconce and accessory locations.



Design Workshop Architecture.
www.dwa.co.nz
team@dwa.co.nz
03 384 3565
5/1008 Ferry Road, Ferrymead, Christchurch

Broomfeild Residence

3 Beechwood Lane/ Future 20, Lower Shotover, Queenstown

General Notes
Drawings to be printed in colour.
Do not scale drawings,
Contractors must verify all dimensions on site before starting work or ordering materials. Architectural drawings are to be read in conjunction with the full set of drawings and specification. Architectural drawings are to be read in conjunction with consultants' documents and vice versa. All work shall comply with the terms and conditions of the building consent and any resource consents issued for this project. Any discrepancies or ambiguity shall be clarified with Design Workshop before any further work commence.

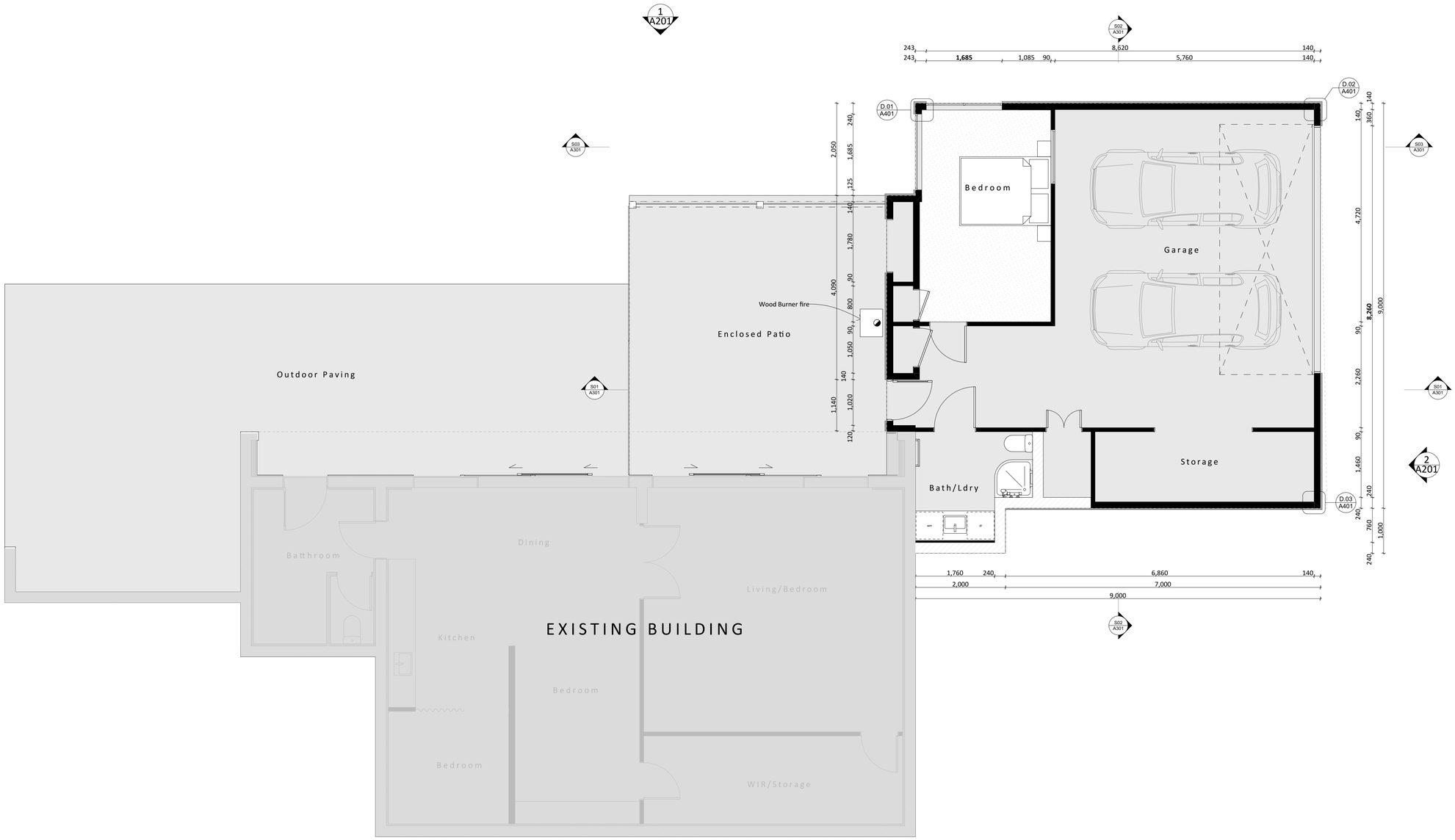
All rights reserved: this drawing & all graphic & written material contained herein constitutes the original & unpublished work of Design Workshop Ltd. & may not be copied, distributed, or used in whole or part without expressed written permission. © Design Workshop Ltd

REV	ISSUE	DATE
A	Certificate of Acceptance Issue	22/09/2025

SCALE	1:100, 1:50
SCALE DOUBLED AT A3	
DRAWN	AS / RL
CHECKED	DWA
JOB NO.	DW1625
REVISION NO.	A

Existing Floor Plan

A101



N

WALL NOTES:

All external timber framed walls to b 140x45 H1.2 SG8 dwangs @600crs. Unless noted otherwise.

All internal timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600crs, dwangs @ 800crs. Unless noted otherwise.

Top Plate Fixing: Top plate to be fixed to studs @ 600 max c/c with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixing unless noted otherwise.
Bottom Plate Fixing: Proprietary anchor's @ 900 max crs with 50x50x3 flat washer unless noted otherwise.

GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/ AS1.

Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with nzbc d1/as1/ table 2.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

Refer to Door and Window schedules for lintel sizes.

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer nzbc g4/as1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

Smoke alarms - Cavius Smoke Alarm, be installed to NZBC F7/AS1 with hush facility (3.0m radius)

All exposed fixings to be stainless steel

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to furnish and install all hardware unless noted otherwise.

Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall sconce and accessory locations.

Design Workshop Architecture.
www.dwa.co.nz
team@dwa.co.nz
03 384 3565
5/1008 Ferry Road, Ferrymead, Christchurch

Broomfeild Residence
3 Beechwood Lane/ Future 20, Lower Shotover, Queenstown

General Notes
Drawings to be printed in colour.
Do not scale drawings.
Contractors must verify all dimensions on site before starting work or ordering materials. Architectural drawings are to be read in conjunction with the full set of drawings and specification. Architectural drawings are to be read in conjunction with consultants' documents and vice versa. All work shall comply with the terms and conditions of the building consent and any resource consents issued for this project. Any discrepancies or ambiguity shall be clarified with Design Workshop before any further work commence.

All rights reserved: this drawing & all graphic & written material contained herein constitutes the original & unpublished work of Design Workshop Ltd. & may not be copied, distributed, or used in whole or part without expressed written permission. © Design Workshop Ltd

REV	ISSUE	DATE
A	Certificate of Acceptance Issue	22/09/2025

SCALE	1:50
SCALE DOUBLED AT A3	
DRAWN	AS / RL
CHECKED	DWA
JOB NO.	DW1625
REVISION NO.	A

Floor Plan

A102

N

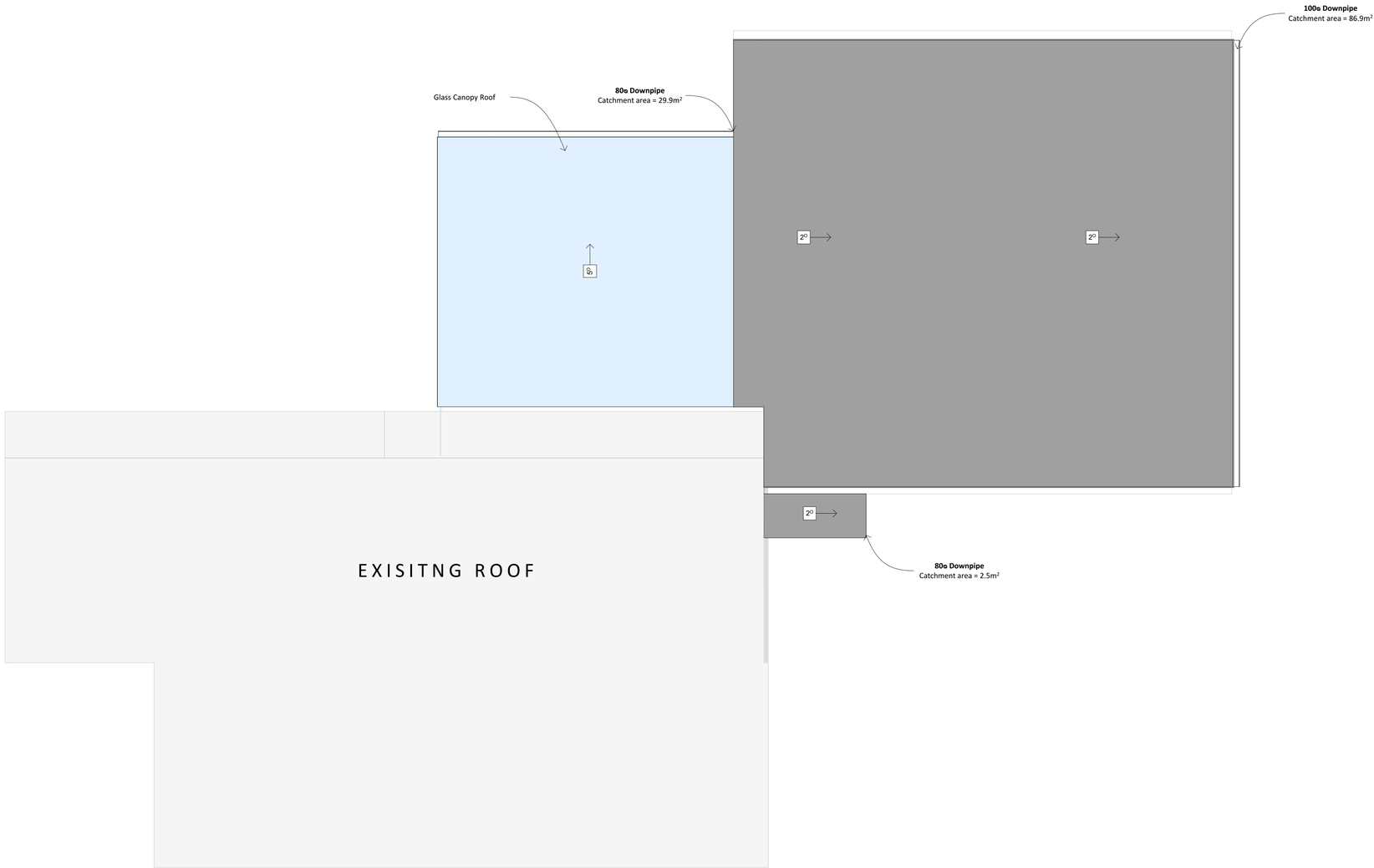
ROOF LEGEND

x° Roof pitch/fall and direction

EcoTuff TPO membrane rooofing ove r18mm H3 CD ply substrate @2° fall

Glass Roof @5° fall

H1.2 SG8 Timber firrings at 900mm crs, fixed with 1 / 14g self-drilling type 17 screws, 100mm long or 5.5kn alternative fixing to roof framing and trusses.
-600 max crs end span (top+bottom purlins)



Design Workshop Architecture.
www.dwa.co.nz
team@dwa.co.nz
03 384 3565
5/1008 Ferry Road, Ferrymead, Christchurch

Broomfeild Residence

3 Beechwood Lane/ Future 20, Lower Shotover, Queenstown

General Notes
Drawings to be printed in colour.
Do not scale drawings.
Contractors must verify all dimensions on site before starting work or ordering materials.
Architectural drawings are to be read in conjunction with the full set of drawings and specification. Any discrepancies in the drawings are to be noted to the attention with consultants documents and vice versa .All work shall comply with the terms and conditions of the building consent and any resource consents issued for this project. Any discrepancies or ambiguity shall be clarified with Design Workshop before any further work commence.

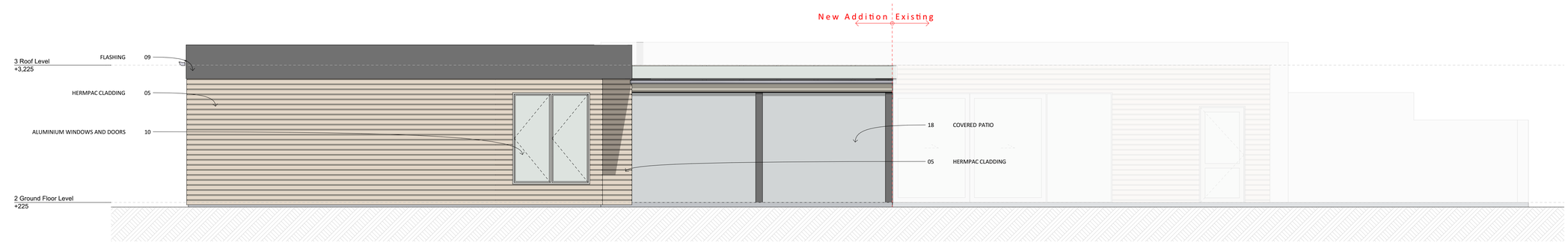
All rights reserved: this drawing & all graphic & written material contained herein constitutes the original & unpublished work of Design Workshop Ltd. & may not be copied, distributed, or used in whole or part without expressed written permission. © Design Workshop Ltd

REV	ISSUE	DATE
A	Certificate of Acceptance Issue	22/09/2025

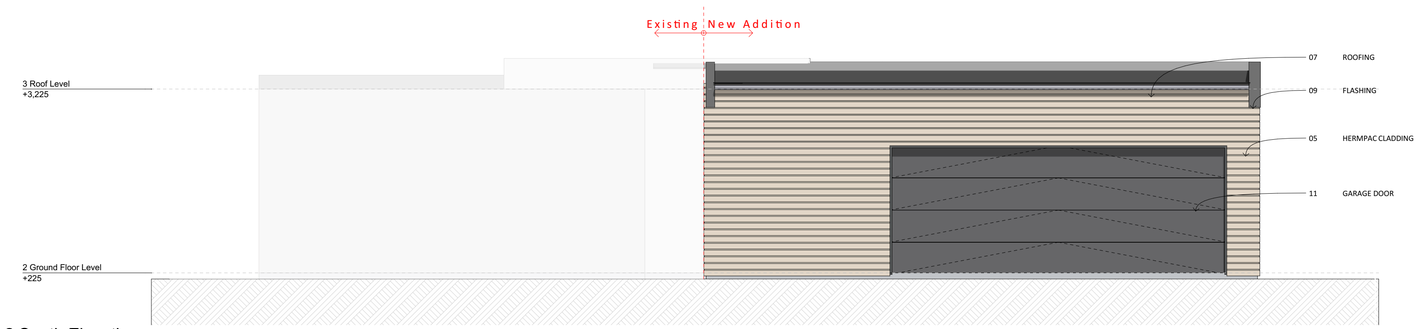
SCALE	1:50
SCALE DOUBLED AT A3	
DRAWN	AS / RL
CHECKED	DWA
JOB NO.	DW1625
REVISION NO.	A

Roof Plan

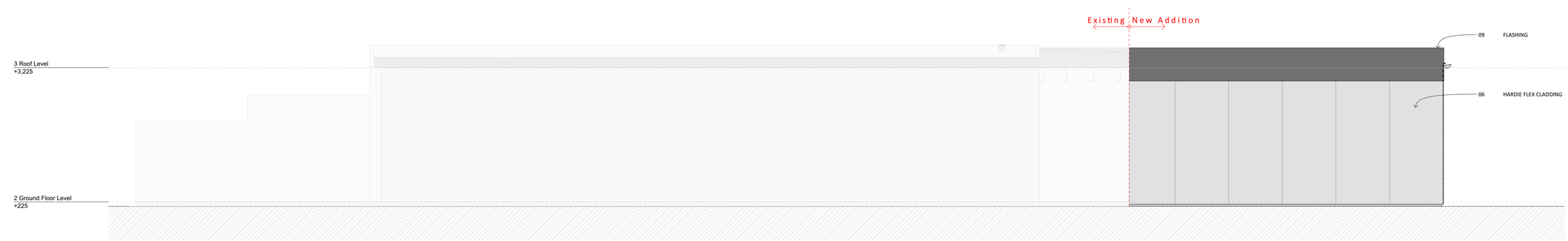
A106



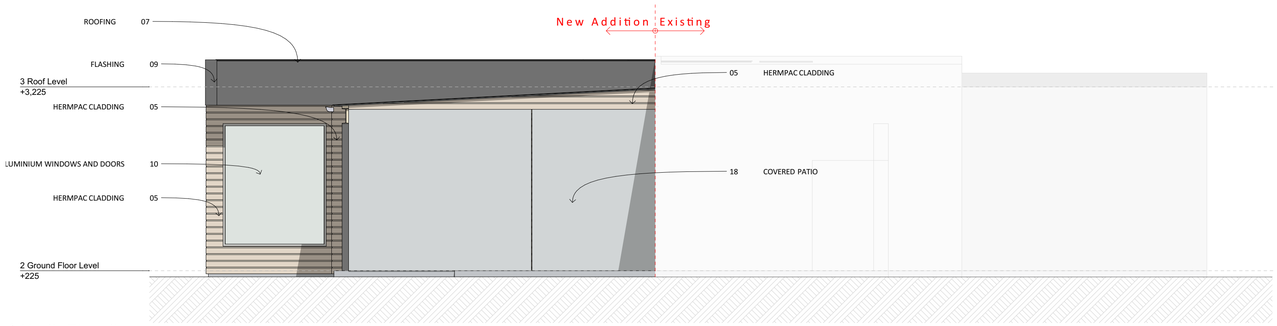
1 East Elevation
SCALE 1:50



2 South Elevation
Scale 1:50



3 West Elevation
Scale 1:50



4 North Elevation
Scale 1:50

Notes

05 HERMPAC CLADDING
Herpac rusticated weatherboard HP68 over 20mm H3.1 timber cavity battens over building wrap/DPC

06 HARDIE FLEX CLADDING
James Hardies Flex Sheet cladding over 20mm H3.1 timber cavity battens

07 ROOFING
Sealco Ecoluff TPO waterproof membrane over 18mm H3 CD structural grade ply substrate

09 FLASHING
0.55BMT Colorsteel folded flashing cap

10 ALUMINIUM WINDOWS AND DOORS
Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. Powdercoat Finish to aluminium color selected.

11 GARAGE DOOR
Dominator Sectional Garage Door

18 COVERED PATIO
Refer to Engineers Drawings for construction details

Design Workshop Architecture.
www.dwa.co.nz
team@dwa.co.nz
03 384 3565
5/1008 Ferry Road, Ferrymead, Christchurch

Broomfeild Residence
3 Beechwood Lane/ Future 20, Lower Shotover, Queenstown

General Notes
Drawings to be printed in colour.
Do not scale drawings.
Contractors must verify all dimensions on site before starting work or ordering materials. Architectural drawings are to be read in conjunction with the full set of drawings and specification. Architectural drawings are to be read in conjunction with consultants' documents and vice versa. All work shall comply with the terms and conditions of the building consent and any resource consents issued for this project. Any discrepancies or ambiguity shall be clarified with Design Workshop before any further work commence.

All rights reserved: this drawing & all graphic & written material contained herein constitutes the original & unpublished work of Design Workshop Ltd. & may not be copied, distributed, or used in whole or part without expressed written permission. © Design Workshop Ltd

REV	ISSUE	DATE
A	Certificate of Acceptance Issue	22/09/2025

SCALE	1:50
SCALE DOUBLED AT A3	
DRAWN	AS / RL
CHECKED	DWA
JOB NO.	DW1625
REVISION NO.	A

Elevations

A201