

1 Proposed from South

Scale: NTS @ A3



2 Proposed from West

Scale: NTS @ A3



3 Proposed Aerial from West

Scale: NTS @ A3



4 Proposed Aerial from South

Scale: NTS @ A3

revisions	date	by	description
C	30.04.25	RC	Developed Design. with client updates
D	10.11.25	RC	RC. S37 review. for BC.
E	19.11.25	RC	RC. S37 vehicle manoeuvring.
F	13.01.26	RC	RC. S37 Southern Planning RFI.01.

client
Brown House. Alterations & Additions

project address
19 Cotter Avenue
Arrowtown, Otago 9302

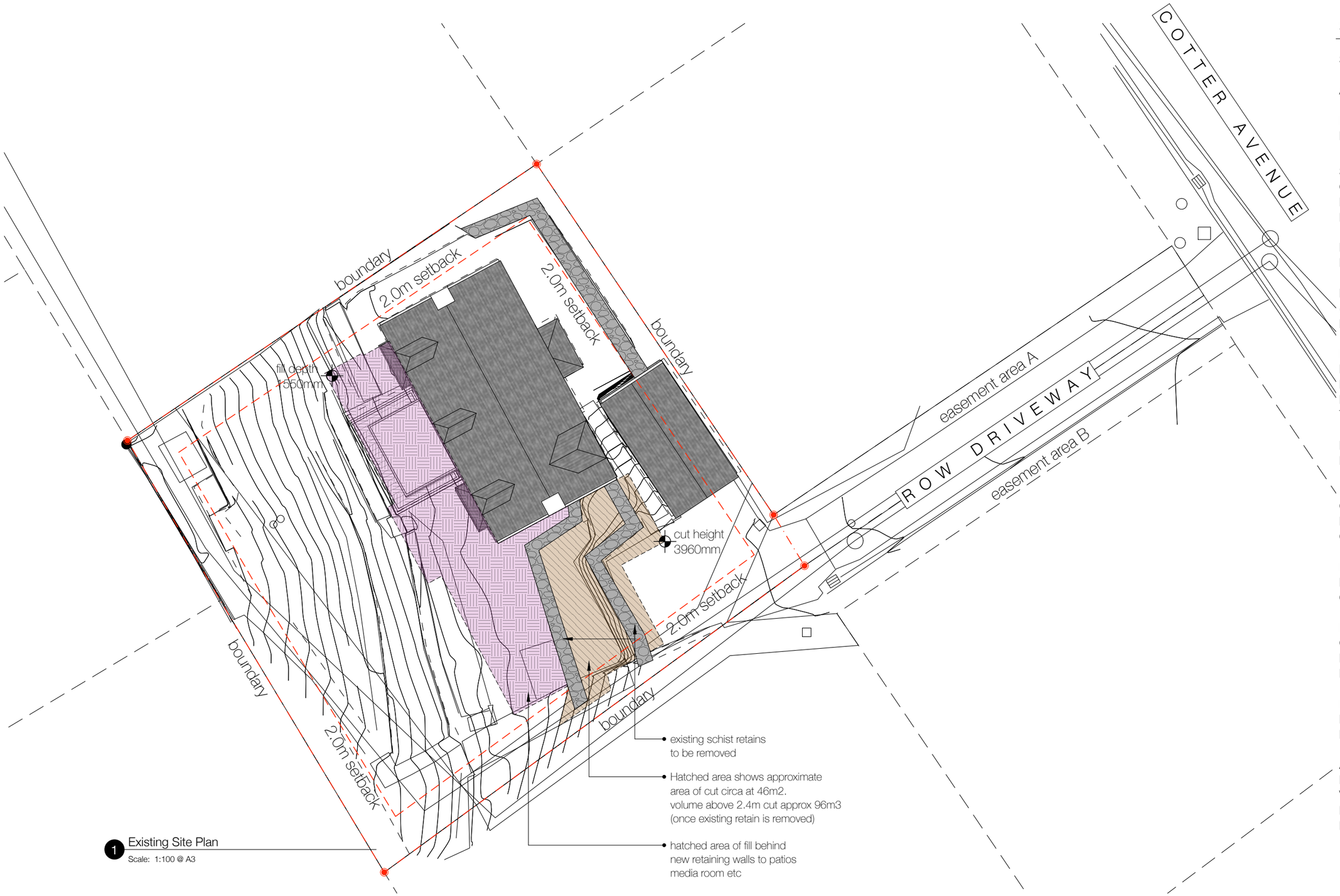
drawing title
Artist Impressions
Various

project no	scales	sheet
25102	1:200 @ A3	00.01
checked	date	drawn
RC	Feb 2025	RC

ref
N\2021jcy\21000\project\cad drawings

Unit 6, L1, 34 Grant Road Frankton
PO Box 208, Arrowtown, 9351
T +64 3 777 4200
www.jcy.co.nz

jcy architects



1 Existing Site Plan
Scale: 1:100 @ A3

Site Analysis:

Site Address:
19 Cotter Avenue
Arrowtown 9302

Legal Description:
Lot 28 DP 23672

Site Area Summary:

Gross Site Area:	753m2
ROW:	77m2
Net Site Area:	676m2
Existing Footprint:	110m2
Existing Site Coverage:	16%
Proposed Footprint: (incl eaves ove 600mm)	246m2
Proposed Site Coverage:	36%

Impermeable Area:

House & Garage:	200m2
Patios:	74m2
Driveway:	38m2
Total Impermeable area:	312m2
Proposed impermeable area:	46%
Proposed landscaping:	54%

Existing Area Total:	191m2
GFL:	88m2
Level 1:	76m2
Garage:	27m2

Existing Decks:

Patio:	13m2
Courtyard:	20m2

Proposed Area Total:	338m2
GFL:	153m2
Level 1:	122m2
Entry & Garages:	63m2

Proposed Decks:

Patios:	74m2
L1. Decks:	42m2

Approx. proposed Earthworks:

Earthworks cut area:	46m2
Volume Over 2.4m height	93m3
Max Cut Height:	3960mm
Max Fill Depth:	1550mm

revisions	date	by	description
C	30.04.25	RC	Developed Design. with client updates
D	10.11.25	RC	RC. S37 review. for BC.
E	19.11.25	RC	RC. S37 vehicle manoeuvring.
F	13.01.26	RC	RC. S37 Southern Planning RFI.01.

client
Brown House. Alterations & Additions

project address
19 Cotter Avenue
Arrowtown, Otago 9302

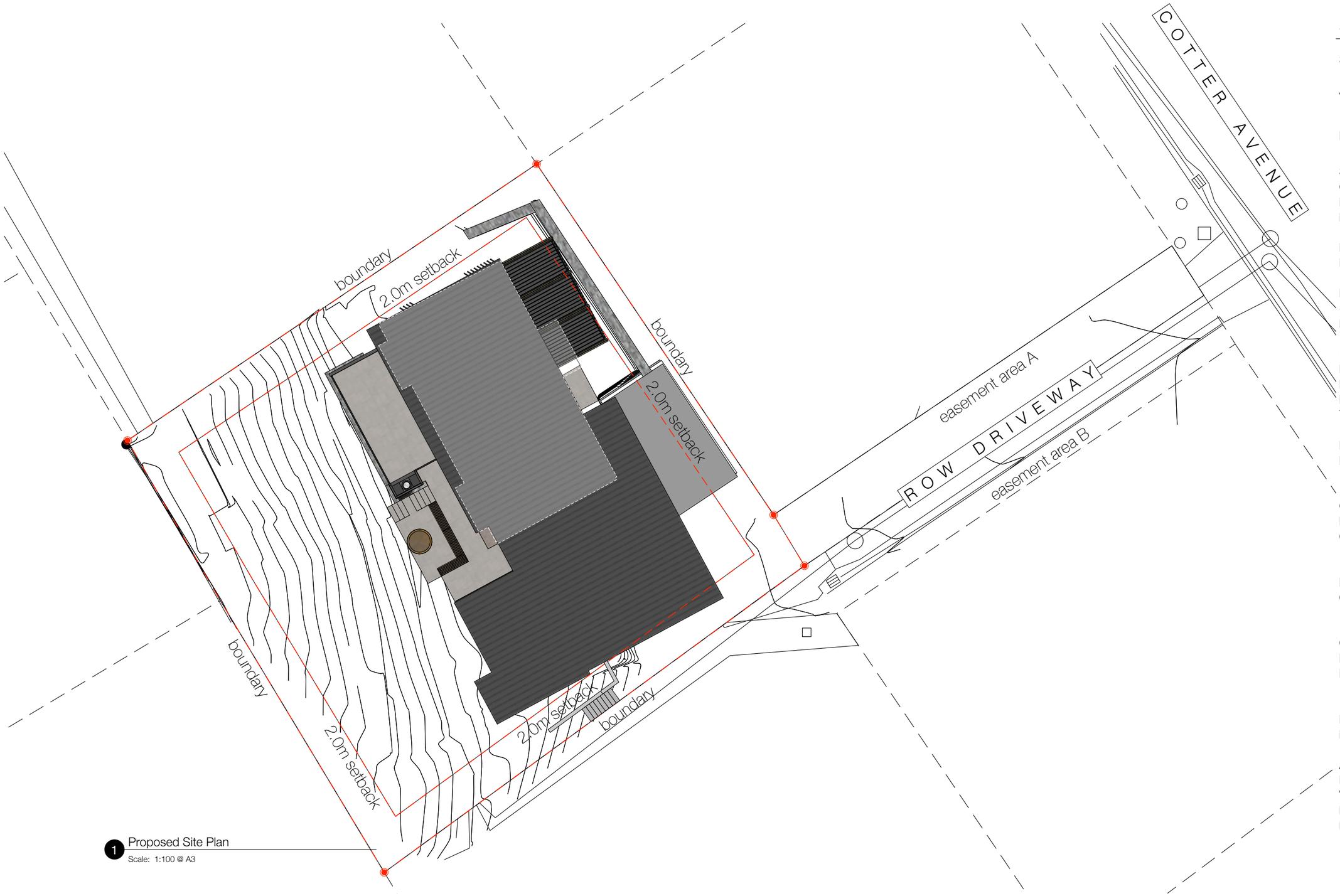
drawing title
Site Plan
Existing

n

project no	scales	sheet
25102	1:200 @ A3	10.02
checked	date	drawn
RC	Feb 2025	RC

ref
N\2021jcy\21000\project\cad drawings

Unit 6, L1, 34 Grant Road Frankton
PO Box 208, Arrowtown, 9351
T +64 3 777 4200
www.jcy.co.nz
jcy architects



1 Proposed Site Plan
Scale: 1:100 @ A3

Site Analysis:

Site Address:
19 Cotter Avenue
Arrowtown 9302

Legal Description:
Lot 28 DP 23672

Site Area Summary:	
Gross Site Area:	753m2
ROW:	77m2
Net Site Area:	676m2
Existing Footprint:	110m2
Existing Site Coverage:	16%
Proposed Footprint: (incl eaves ove 600mm)	246m2
Proposed Site Coverage:	36%
Impermeable Area:	
House & Garage:	200m2
Patios:	74m2
Driveway:	38m2
Total Impermeable area:	312m2
Proposed impermeable area:	46%
Proposed landscaping:	54%
Existing Area Total:	191m2
GFL:	88m2
Level 1:	76m2
Garage:	27m2
Existing Decks:	
Patio:	13m2
Courtyard:	20m2
Proposed Area Total:	338m2
GFL:	153m2
Level 1:	122m2
Entry & Garages:	63m2
Proposed Decks:	
Patios:	74m2
L1. Decks:	42m2
Approx. proposed Earthworks:	
Earthworks cut area:	46m2
Volume Over 2.4m height	93m3
Max Cut Height:	3960mm
Max Fill Depth:	1550mm

revisions	date	by	description
C	30.04.25	RC	Developed Design. with client updates
D	10.11.25	RC	RC. S37 review. for BC.
E	19.11.25	RC	RC. S37 vehicle manoeuvring.
F	13.01.26	RC	RC. S37 Southern Planning RFI.01.

client
Brown House. Alterations & Additions

project address
19 Cotter Avenue
Arrowtown, Otago 9302

drawing title
Site Plan
Proposed

n

project no	scales	sheet
25102	1:200 @ A3	10.03
checked	date	drawn
RC	Feb 2025	RC

ref
N\2021jcy\21000\project\cad drawings

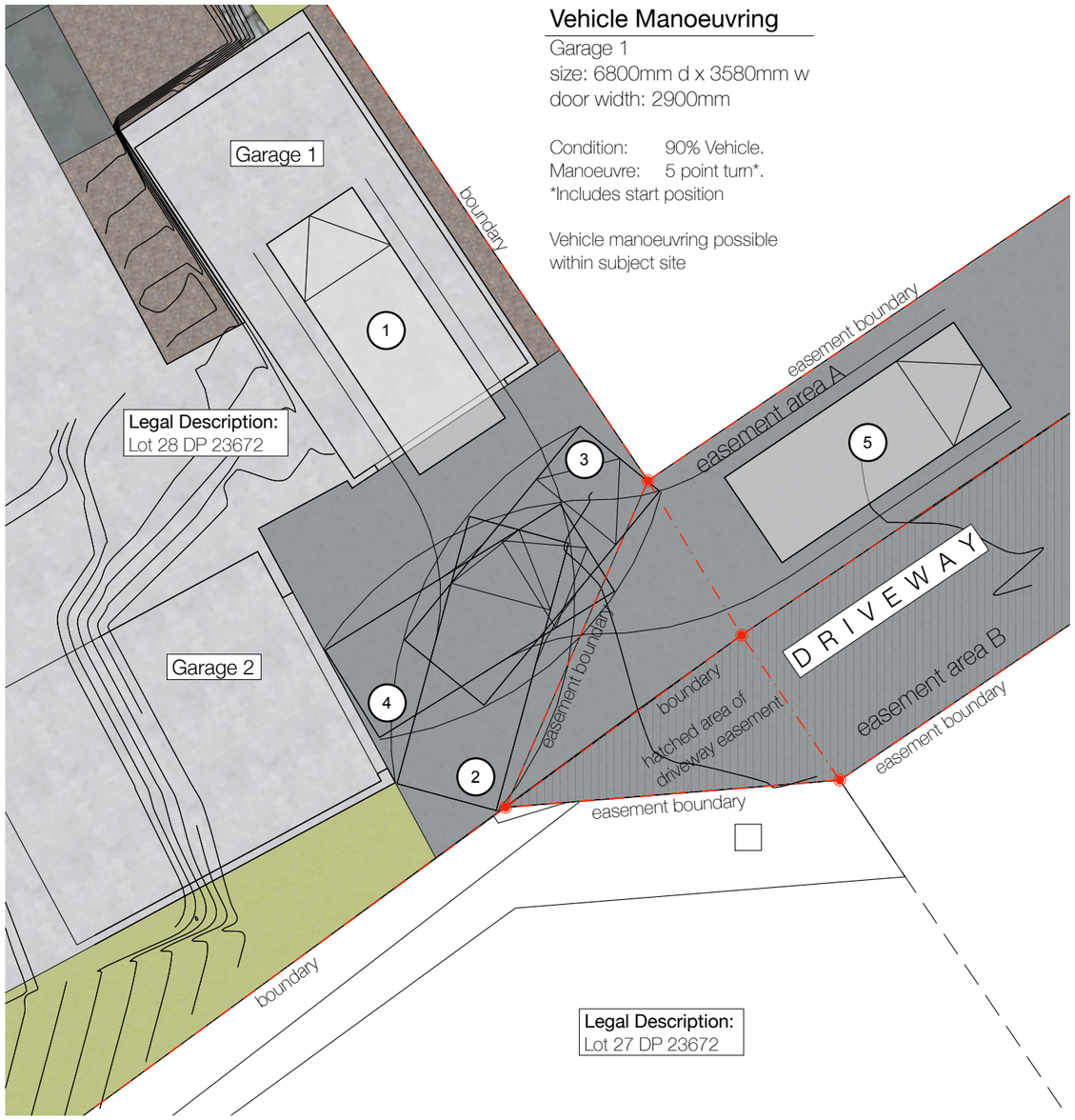
Unit 6, L1, 34 Grant Road Frankton
PO Box 208, Arrowtown, 9351
T +64 3 777 4200
www.jcy.co.nz
jcy architects

Vehicle Manoeuvring

Garage 1
size: 6800mm d x 3580mm w
door width: 2900mm

Condition: 90% Vehicle.
Manoeuvre: 5 point turn*.
*Includes start position

Vehicle manoeuvring possible
within subject site



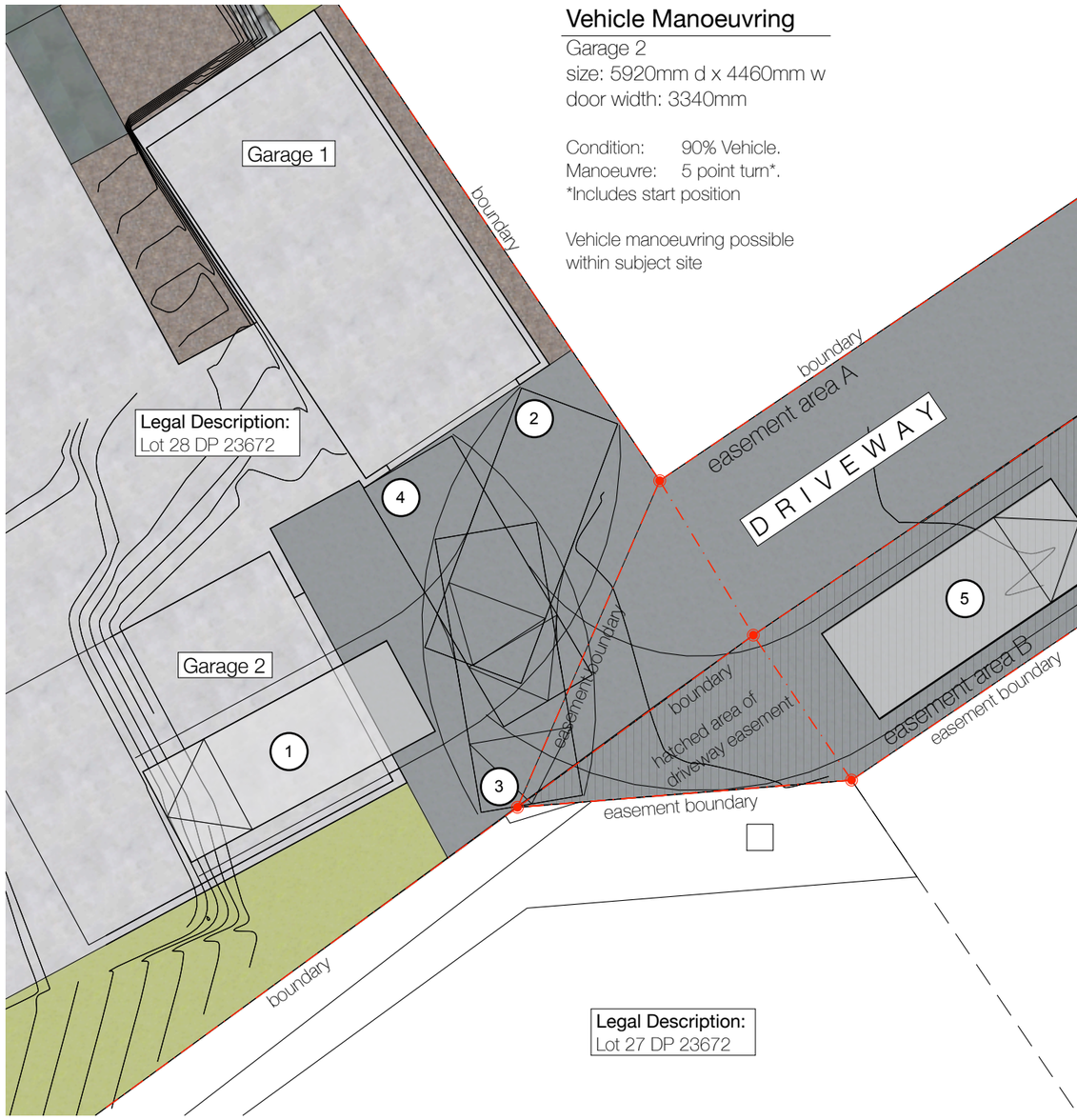
1 Vehicle manoeuvring. Garage 1.
Scale: 1:100 @ A3

Vehicle Manoeuvring

Garage 2
size: 5920mm d x 4460mm w
door width: 3340mm

Condition: 90% Vehicle.
Manoeuvre: 5 point turn*.
*Includes start position

Vehicle manoeuvring possible
within subject site



2 Vehicle manoeuvring. Garage 2.
Scale: 1:100 @ A3

revisions	date	by	description
C	30.04.25	RC	Developed Design. with client updates
D	10.11.25	RC	RC. S37 review. for BC.
E	19.11.25	RC	RC. S37 vehicle manoeuvring.
F	13.01.26	RC	RC. S37 Southern Planning RFI.01.

client
Brown House. Alterations & Additions

project address
19 Cotter Avenue
Arrowtown, Otago 9302

drawing title
Vehicle Manoeuvring
Proposed

n

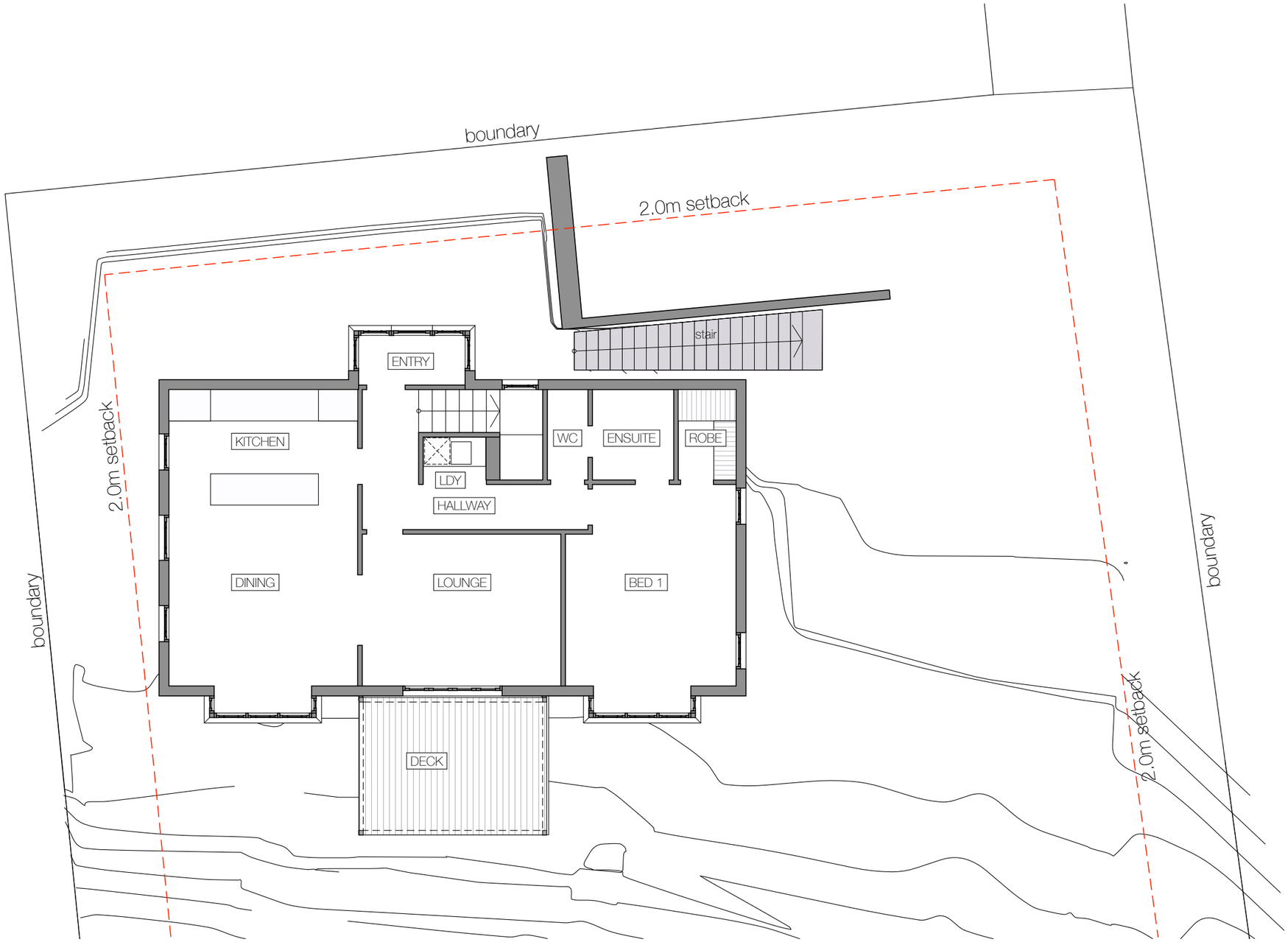
project no	scales	sheet
25102	1:100 @ A3	10.03
checked	date	drawn
RC	Feb 2025	RC

ref
N\2021jcy\21000\project\cad drawings

Unit 6, L1, 34 Grant Road Frankton
PO Box 208, Arrowtown, 9351
T +64 3 777 4200

www.jcy.co.nz

jcy architects



1 Floor Layout Plan. existing GFL

Scale: 1:100 @ A3

revisions	date	by	description
C	30.04.25	RC	Developed Design. with client updates
D	10.11.25	RC	RC. S37 review. for BC.
E	19.11.25	RC	RC. S37 vehicle manoeuvring.
F	13.01.26	RC	RC. S37 Southern Planning RFI.01.

client
Brown House. Alterations & Additions

project address
19 Cotter Avenue
Arrowtown, Otago 9302

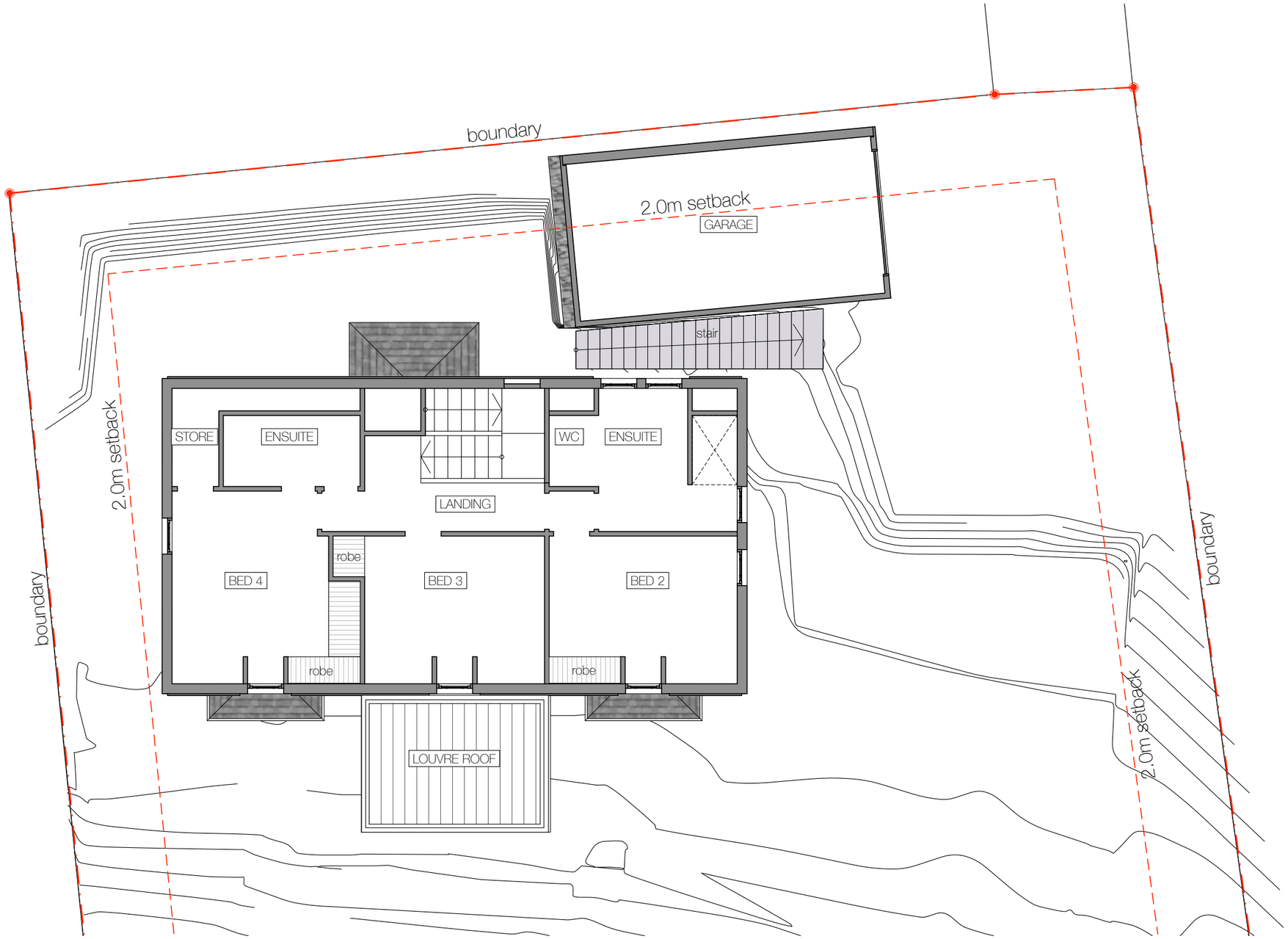
drawing title
Floor Plan
Existing GFL

n

project no	scales	sheet
25102	1:100 @ A3	11.01
checked	date	drawn
RC	Feb 2025	RC

ref
N\2021jcy\21000\project\cad drawings

Unit 6, L1, 34 Grant Road Frankton
PO Box 208, Arrowtown, 9351
T +64 3 777 4200
www.jcy.co.nz
jcy architects



1 Floor Layout Plan. existing 1st FL

Scale: 1:100 @ A3

revisions	date	by	description
C	30.04.25	RC	Developed Design. with client updates
D	10.11.25	RC	RC. S37 review. for BC.
E	19.11.25	RC	RC. S37 vehicle manoeuvring.
F	13.01.26	RC	RC. S37 Southern Planning RFI.01.

client
Brown House. Alterations & Additions

project address
19 Cotter Avenue
Arrowtown, Otago 9302

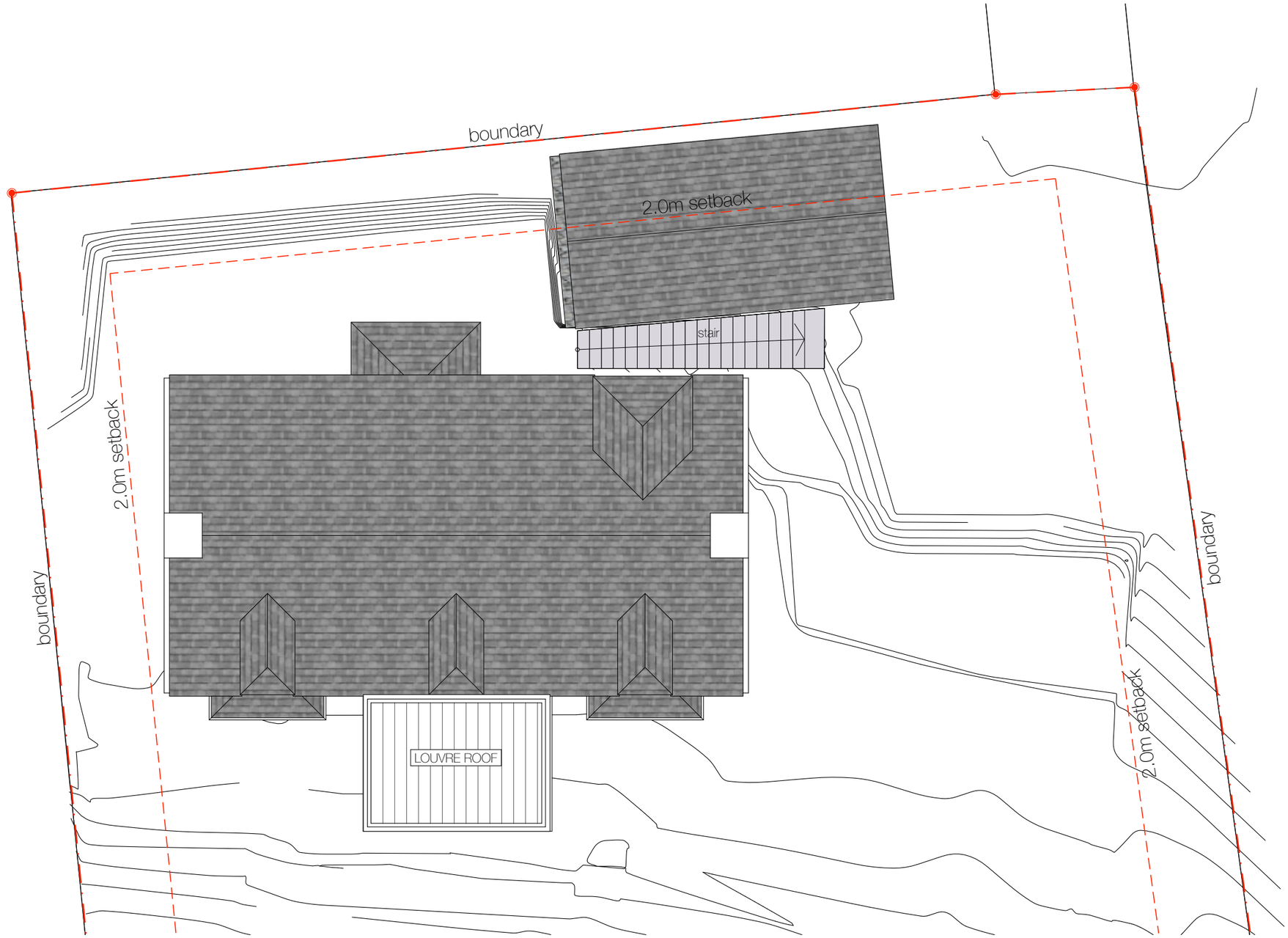
drawing title
Floor Plan
Existing 1st FL

n

project no	scales	sheet
25102	1:100 @ A3	11.02
checked	date	drawn
RC	Feb 2025	RC

ref
N\2021jcy\21000\project\cad drawings

Unit 6, L1, 34 Grant Road Frankton
PO Box 208, Arrowtown, 9351
T +64 3 777 4200
www.jcy.co.nz
jcy architects



1 drawing title
Scale: 1:100 @ A3

revisions	date	by	description
C	30.04.25	RC	Developed Design. with client updates
D	10.11.25	RC	RC. S37 review. for BC.
E	19.11.25	RC	RC. S37 vehicle manoeuvring.
F	13.01.26	RC	RC. S37 Southern Planning RFI.01.

client
Brown House. Alterations & Additions

project address
19 Cotter Avenue
Arrowtown, Otago 9302

drawing title
Roof Plan
Existing

n

project no	scales	sheet
25102	1:100 @ A3	11.03
checked	date	drawn
RC	Feb 2025	RC

ref
N\2021jcy\21000\project\cad drawings

Unit 6, L1, 34 Grant Road Frankton
PO Box 208, Arrowtown, 9351
T +64 3 777 4200
www.jcy.co.nz
jcy architects



1 Proposed GFL Plan

Scale: 1:100 @ A3

revisions	date	by	description
C	30.04.25	RC	Developed Design. with client updates
D	10.11.25	RC	RC. S37 review. for BC.
E	19.11.25	RC	RC. S37 vehicle manoeuvring.
F	13.01.26	RC	RC. S37 Southern Planning RFI.01.

client
Brown House. Alterations & Additions

project address
19 Cotter Avenue
Arrowtown, Otago 9302

drawing title
Floor Plan
Proposed GFL

n

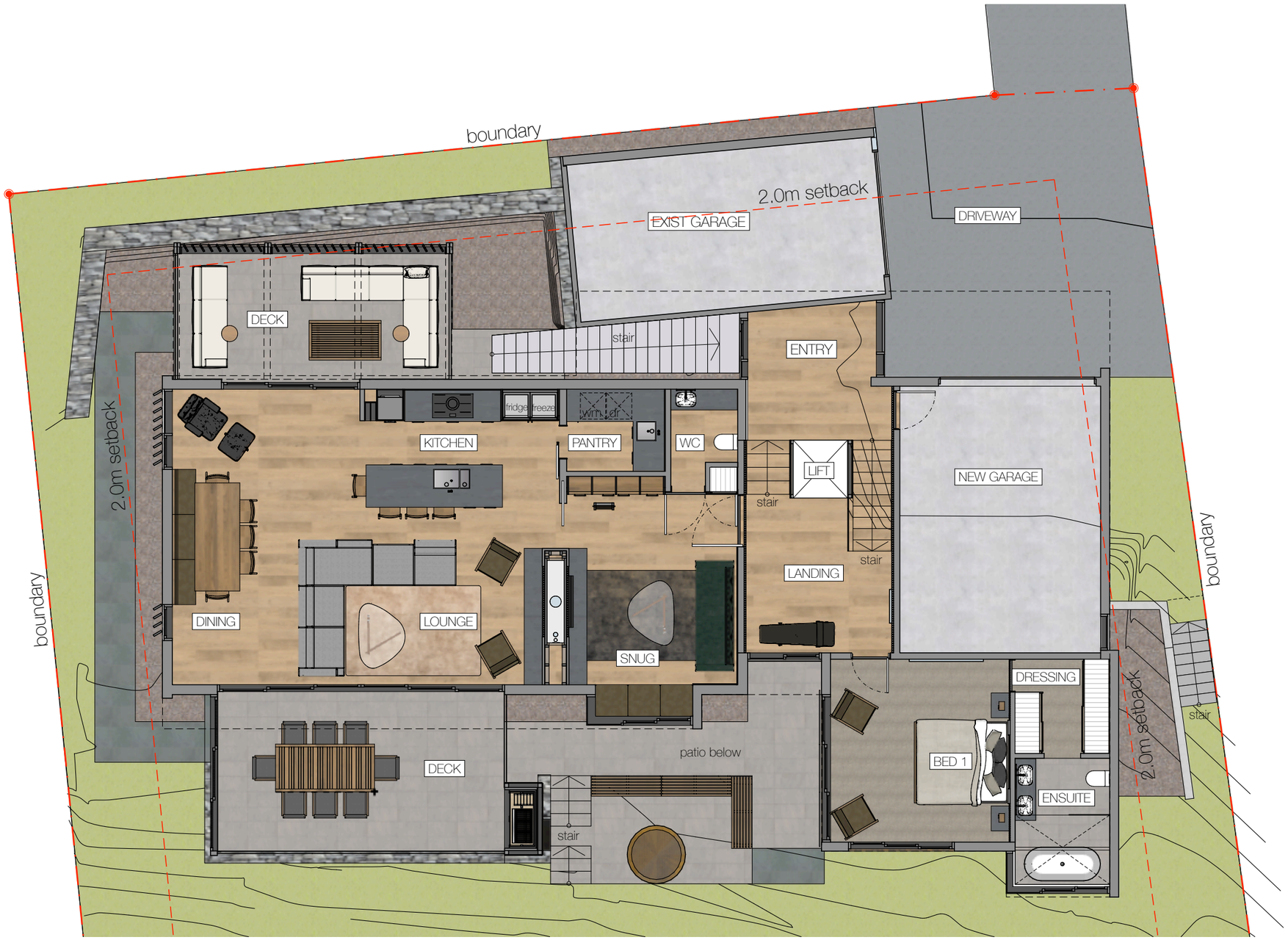
project no	scales	sheet
25102	1:100 @ A3	11.04
checked	date	drawn
RC	Feb 2025	RC

ref
N\2021jcy\21000\project\cad drawings

Unit 6, L1, 34 Grant Road Frankton
PO Box 208, Arrowtown, 9351
T +64 3 777 4200

www.jcy.co.nz

jcy architects



1 Proposed 1st FL Plan

Scale: 1:100 @ A3

revisions	date	by	description
C	30.04.25	RC	Developed Design. with client updates
D	10.11.25	RC	RC. S37 review. for BC.
E	19.11.25	RC	RC. S37 vehicle manoeuvring.
F	13.01.26	RC	RC. S37 Southern Planning RFI.01.

client
Brown House. Alterations & Additions

project address
19 Cotter Avenue
Arrowtown, Otago 9302

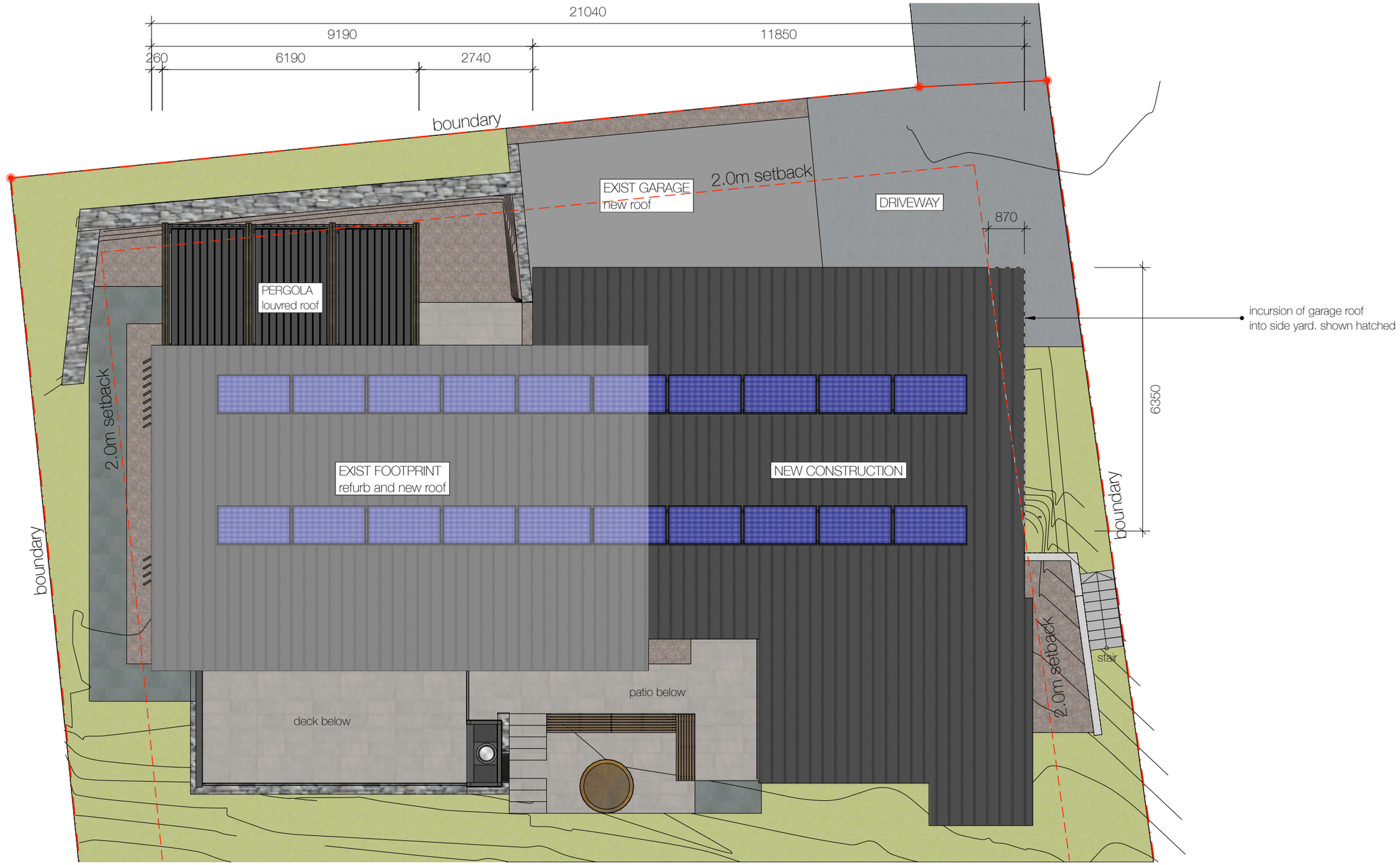
drawing title
Floor Plan
Proposed 1st FL

n

project no	scales	sheet
25102	1:100 @ A3	11.05
checked	date	drawn
RC	Feb 2025	RC

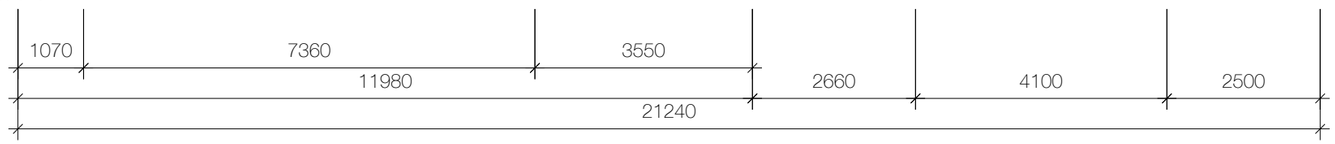
ref
N\2021jcy\21000\project\cad drawings

Unit 6, L1, 34 Grant Road Frankton
PO Box 208, Arrowtown, 9351
T +64 3 777 4200
www.jcy.co.nz
jcy architects



1 Proposed Roof Plan

Scale: 1:100 @ A3



revisions	date	by	description
C	30.04.25	RC	Developed Design. with client updates
D	10.11.25	RC	RC. S37 review. for BC.
E	19.11.25	RC	RC. S37 vehicle manoeuvring.
F	13.01.26	RC	RC. S37 Southern Planning RFI.01.

client
Brown House. Alterations & Additions

project address
19 Cotter Avenue
Arrowtown, Otago 9302

drawing title
Floor Plan
Proposed Roof

n

project no	scales	sheet
25102	1:100 @ A3	11.06
checked	date	drawn
RC	Feb 2025	RC

ref
N\2021jcy\21000\project\cad drawings

Unit 6, L1, 34 Grant Road Frankton
PO Box 208, Arrowtown, 9351
T +64 3 777 4200
www.jcy.co.nz
jcy architects



1 SW Elevation. Existing
Scale: 1:100 @ A3



2 NE Elevation. Existing
Scale: 1:100 @ A3

revisions	date	by	description
C	30.04.25	RC	Developed Design. with client updates
D	10.11.25	RC	RC. S37 review. for BC.
E	19.11.25	RC	RC. S37 vehicle manoeuvring.
F	13.01.26	RC	RC. S37 Southern Planning RFI.01.

client
Brown House. Alterations & Additions

project address
19 Cotter Avenue
Arrowtown, Otago 9302

drawing title
Exist Elevations
East & West

project no	scales	sheet
25102	1:100 @ A3	12.01
checked	date	drawn
RC	Feb 2025	RC

ref
N\2021jcy\21000\project\cad drawings

Unit 6, L1, 34 Grant Road Frankton
PO Box 208, Arrowtown, 9351
T +64 3 777 4200
www.jcy.co.nz
jcy architects



1 NW Elevation. Existing
Scale: 1:100 @ A3



2 SE Elevation. Existing
Scale: 1:100 @ A3

revisions	date	by	description
C	30.04.25	RC	Developed Design. with client updates
D	10.11.25	RC	RC. S37 review. for BC.
E	19.11.25	RC	RC. S37 vehicle manoeuvring.
F	13.01.26	RC	RC. S37 Southern Planning RFI.01.

client
Brown House. Alterations & Additions

project address
19 Cotter Avenue
Arrowtown, Otago 9302

drawing title
Exist Elevations
North & South

project no	scales	sheet
25102	1:100 @ A3	12.02
checked	date	drawn
RC	Feb 2025	RC

ref
N\2021jcy\21000\project\cad drawings

Unit 6, L1, 34 Grant Road Frankton
PO Box 208, Arrowtown, 9351
T +64 3 777 4200
www.jcy.co.nz
jcy architects



1 SW Elevation. Proposed

Scale: 1:100 @ A3



2 NE Elevation. Proposed

Scale: 1:100 @ A3

revisions	date	by	description
C	30.04.25	RC	Developed Design. with client updates
D	10.11.25	RC	RC. S37 review. for BC.
E	19.11.25	RC	RC. S37 vehicle manoeuvring.
F	13.01.26	RC	RC. S37 Southern Planning RFI.01.

client
Brown House. Alterations & Additions

project address
19 Cotter Avenue
Arrowtown, Otago 9302

drawing title
Proposed Elevations
East & West

project no	scales	sheet
25102	1:100 @ A3	12.03
checked	date	drawn
RC	Feb 2025	RC

ref
N\2021jcy\21000\project\cad drawings

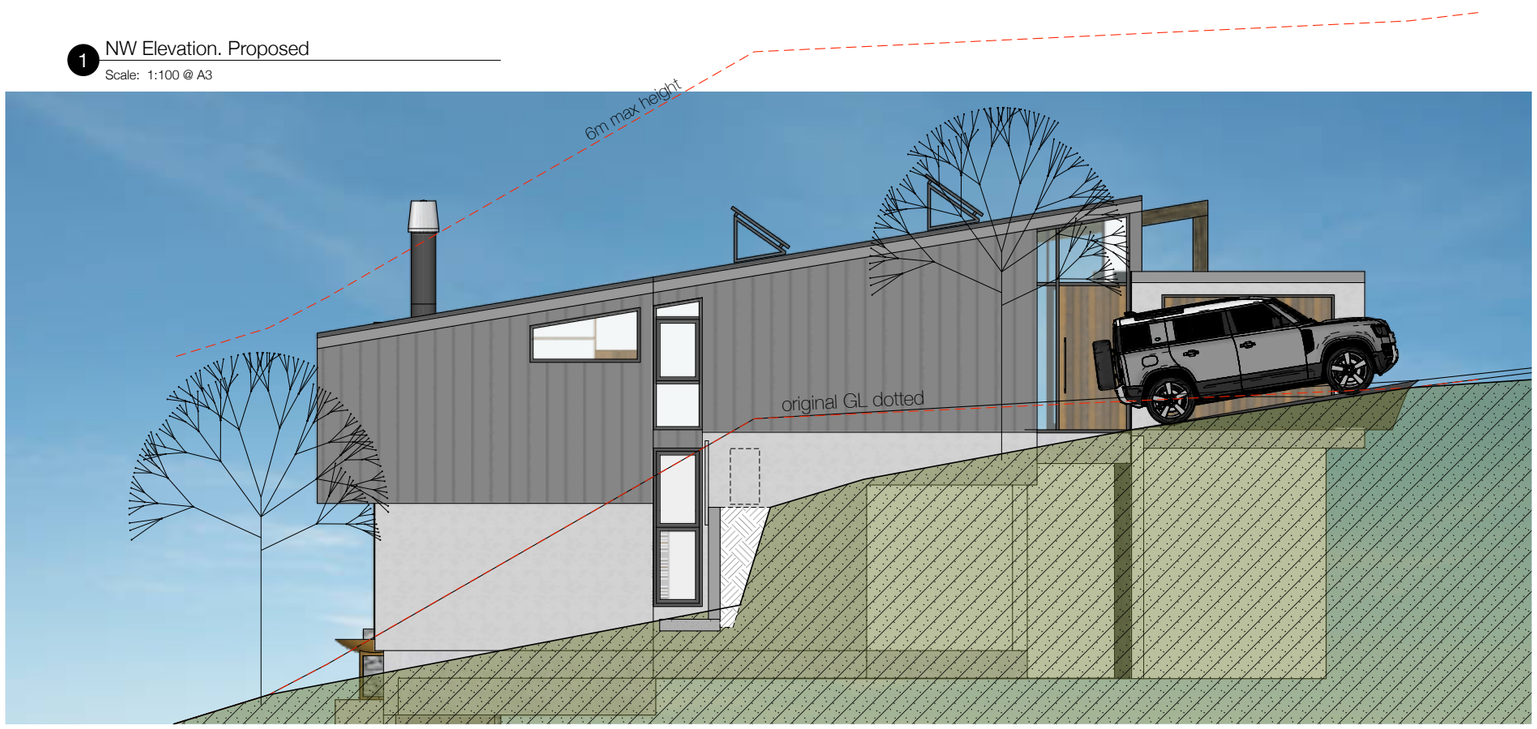
Unit 6, L1, 34 Grant Road Frankton
PO Box 208, Arrowtown, 9351
T +64 3 777 4200

www.jcy.co.nz

jcy architects



1 NW Elevation. Proposed
Scale: 1:100 @ A3



2 SE Elevation. Proposed
Scale: 1:100 @ A3

revisions	date	by	description
C	30.04.25	RC	Developed Design. with client updates
D	10.11.25	RC	RC. S37 review. for BC.
E	19.11.25	RC	RC. S37 vehicle manoeuvring.
F	13.01.26	RC	RC. S37 Southern Planning RFI.01.

client
Brown House. Alterations & Additions

project address
19 Cotter Avenue
Arrowtown, Otago 9302

drawing title
Proposed Elevations
North & South

project no	scales	sheet
25102	1:100 @ A3	12.04
checked	date	drawn
RC	Feb 2025	RC

ref
N\2021jcy\21000\project\cad drawings

Unit 6, L1, 34 Grant Road Frankton
PO Box 208, Arrowtown, 9351
T +64 3 777 4200

www.jcy.co.nz

jcy architects



1 Proposed. X Section 1

Scale: 1:100 @ A3



2 Proposed. X Section 2

Scale: 1:100 @ A3

revisions	date	by	description
C	30.04.25	RC	Developed Design. with client updates
D	10.11.25	RC	RC. S37 review. for BC.
E	19.11.25	RC	RC. S37 vehicle manoeuvring.
F	13.01.26	RC	RC. S37 Southern Planning RFI.01.

client
Brown House. Alterations & Additions

project address
19 Cotter Avenue
Arrowtown, Otago 9302

drawing title
Proposed Sections
X Sections 1 & 2

project no	scales	sheet
25102	1:100 @ A3	13.01
checked	date	drawn
RC	Feb 2025	RC

ref
N\2021jcy\21000\project\cad drawings

Unit 6, L1, 34 Grant Road Frankton
PO Box 208, Arrowtown, 9351
T +64 3 777 4200

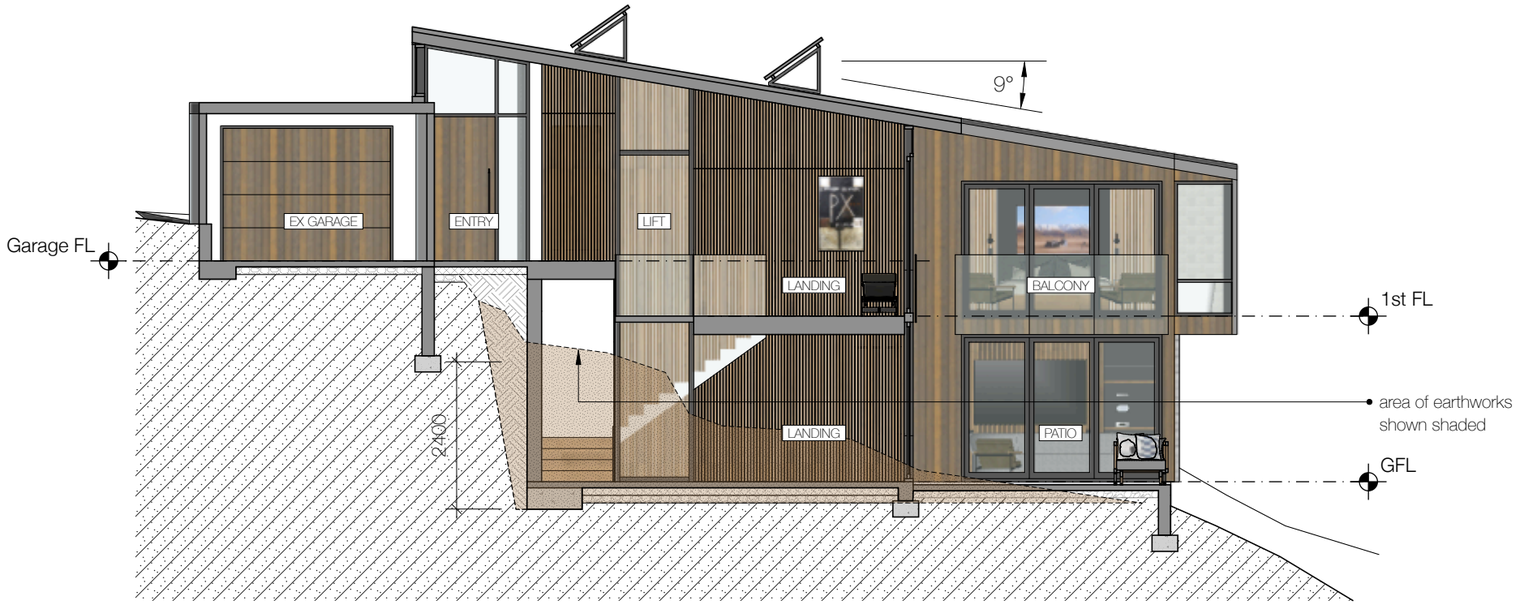
www.jcy.co.nz

jcy architects



1 Proposed. X Section 3

Scale: 1:100 @ A3



2 Proposed. X Section 4

Scale: 1:100 @ A3

revisions	date	by	description
C	30.04.25	RC	Developed Design. with client updates
D	10.11.25	RC	RC. S37 review. for BC.
E	19.11.25	RC	RC. S37 vehicle manoeuvring.
F	13.01.26	RC	RC. S37 Southern Planning RFI.01.

client
Brown House. Alterations & Additions

project address
19 Cotter Avenue
Arrowtown, Otago 9302

drawing title
Proposed Sections
X Sections 3 & 4

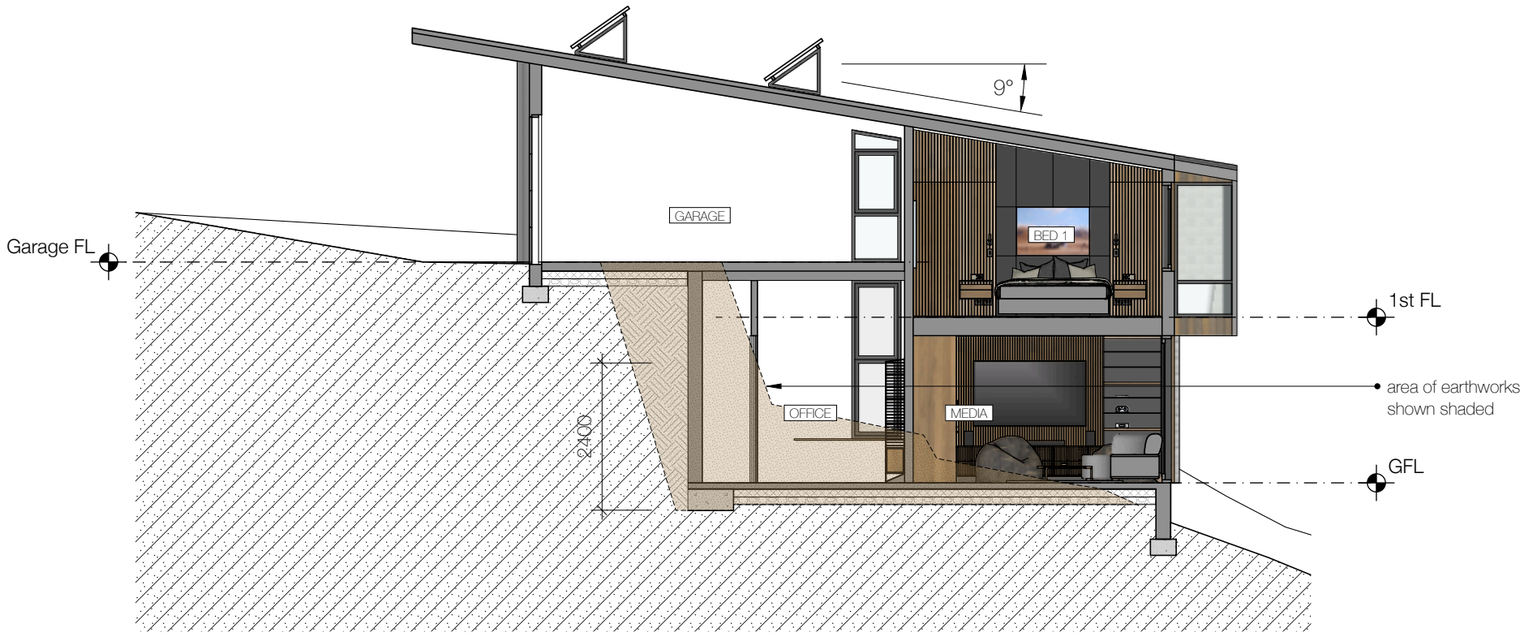
project no	scales	sheet
25102	1:100 @ A3	13.02
checked	date	drawn
RC	Feb 2025	RC

ref
N\2021jcy\21000\project\cad drawings

Unit 6, L1, 34 Grant Road Frankton
PO Box 208, Arrowtown, 9351
T +64 3 777 4200

www.jcy.co.nz

jcy architects



1 Proposed. X Section 5

Scale: 1:100 @ A3

revisions	date	by	description
C	30.04.25	RC	Developed Design. with client updates
D	10.11.25	RC	RC. S37 review. for BC.
E	19.11.25	RC	RC. S37 vehicle manoeuvring.
F	13.01.26	RC	RC. S37 Southern Planning RFI.01.

client
Brown House. Alterations & Additions

project address
19 Cotter Avenue
Arrowtown, Otago 9302

drawing title
Proposed Sections
X Section 5

project no	scales	sheet
25102	1:100 @ A3	13.03
checked	date	drawn
RC	Feb 2025	RC

ref
N\2021jcy\21000\project\cad drawings

Unit 6, L1, 34 Grant Road Frankton
PO Box 208, Arrowtown, 9351
T +64 3 777 4200
www.jcy.co.nz
jcy architects



Finishes Schedule:
and Materials

Metals:

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

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

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

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

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

M.06 External Fire Surrounds:
- Material: Corten Steel.
- Colour: Weathered.

Timbers:

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

T.02 Engineered Timber Flooring:
- Material: Haro Plank Flooring.
- Colour: Smoked Oak. Satin polyurethane finish.

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

Naturals:

N.01 LVL Pergola Structure:
- Material: LVL timber.
- Stain: Resene Solvent Bourne Woodsman. See Resene spec. for preparation recommendations.
- Colour: Iroko.

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.

revisions	date	by	description
C	30.04.25	RC	Developed Design. with client updates
D	10.11.25	RC	RC. S37 review. for BC.
E	19.11.25	RC	RC. S37 vehicle manoeuvring.
F	13.01.26	RC	RC. S37 Southern Planning RFI.01.

client
Brown House. Alterations & Additions

project address
19 Cotter Avenue
Arrowtown, Otago 9302

drawing title

project no	scales	sheet
25102		
checked	date	drawn
RC	Feb 2025	RC

ref
N\2021jcy\21000\project\cad drawings

Unit 6, L1, 34 Grant Road Frankton
PO Box 208, Arrowtown, 9351
T +64 3 777 4200

www.jcy.co.nz

jcy architects