

Notes

624 Services

724 **Silt trap**
silt trap with bund collection pond approx 25m2 located within area to be altered by landscaping completion of build max 400mm deep 10m3 storage

725 **Silt fence**
Silt fence to southern and northern property boundry running with topography support with warratah fence 1.5m long 2m apart direct into collection pond with fence and 100mm wide x 200mm deep trench into diversion bund

726 **Drain**
diversion drain directed to collection pond from eastern boundary where access provided

CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

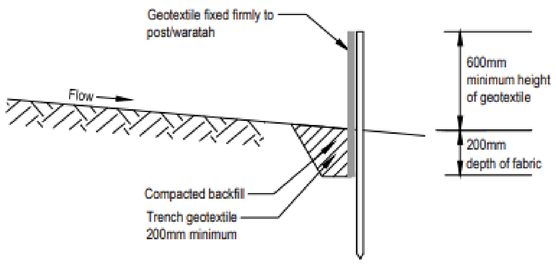
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By
-	-	-	

Lot 2 DP 560049 Drone Survey
SURVEY DATA

Client: D & E Broomfield Partnership	Surveyed: BR	Date: 01.05.26	Job No.: 18029	Drawing No.: 1 Sheet 001	
	Drawn: BR	Date: 14.05.26	Scale: 1:150 @ A1, 1:300 @ A3		
	Checked: –	Date: –	Datum & Level: MOUNT NIC 2000 NZVD 2016	Rev.: –	

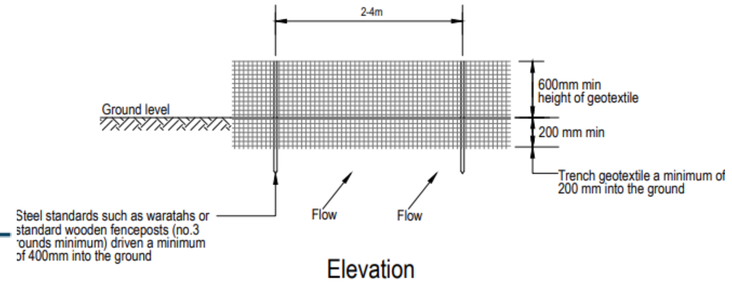
Notes:
All dimensions shown are in meters unless shown otherwise.
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- Ensuring the information is the most recent issue.
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Cross - section

Silt fence cross section

Allow to connect water supply to Hose for hand watering of site to suppress dust



Elevation

335a Ruggate-Cromwell road
Lowburn

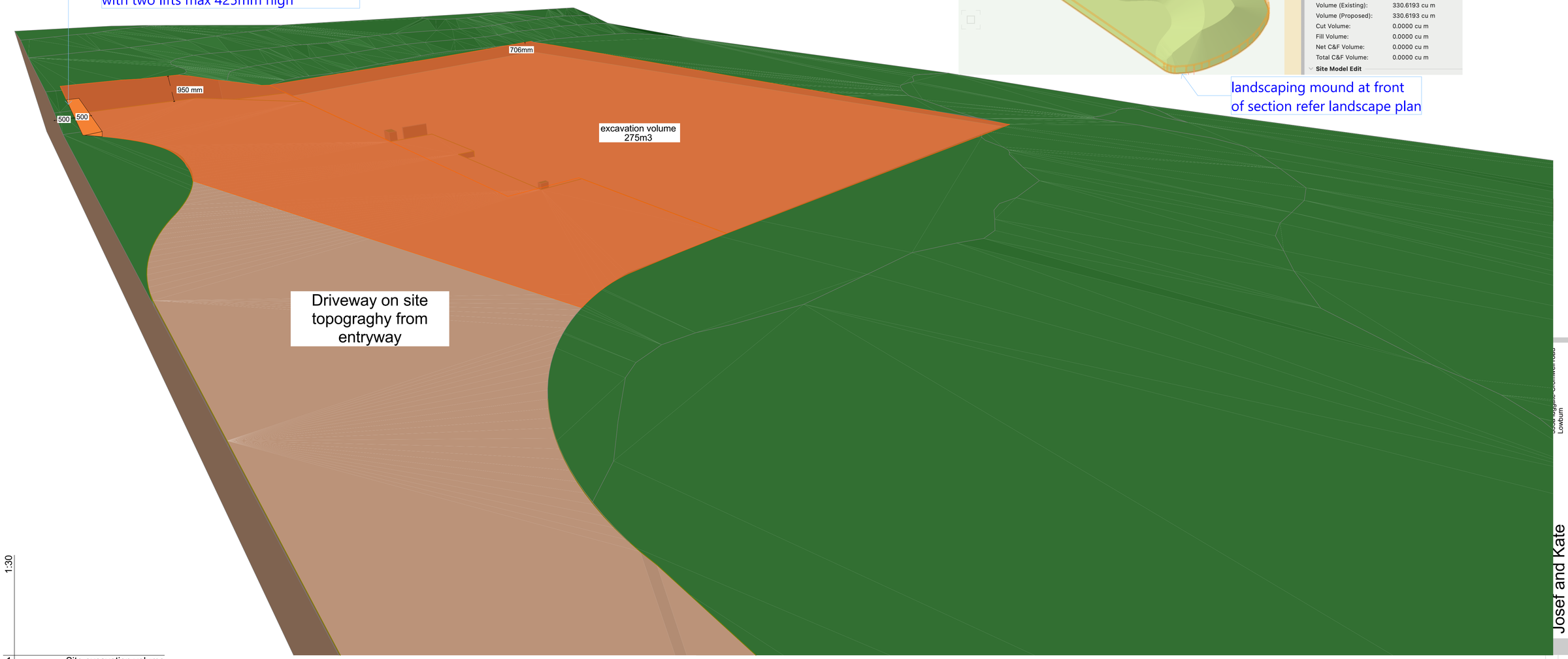
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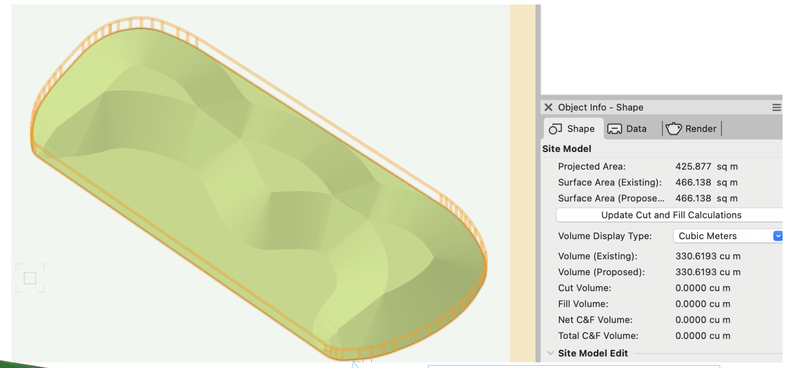
grant@wildroosterdesign.co.nz
www.wildroosterdesign.co.nz

Josef and Kate
New Home
158 Centennial Ave
Arrowtown

SHEET
SHEET TITLE: EMP
REVISION #:
ISSUED: 5/08/2026
PROJECT #: wrd 025 042
REV

WRD LTD





landscaping mound at front of section refer landscape plan

1:30

1 Site excavation volume

excavated area 275m^3
Max cut height 950mm min cut 150mm average 0.40 x 605m^2
= 242m^3
foundation footings - 33m^3

Josef Kogelnik-Dimmendaal
Lowburn
PHONE: 0275535405
grant@wildroosterdesign.co.nz
www.wildroosterdesign.co.nz

Josef and Kate

New Home
158 Centennial Ave
Arrowtown

SHEET TITLE: Excavation volume
REVISION #:
ISSUED: 5/08/2026
PROJECT #: wrd 025 042

SHEET
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335a luggate-Cromwell road
Lowburn

PHONE: 0275535405

grant@wildroosterdesign.co.nz

www.wildroosterdesign.co.nz

Josef and Kate

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158 Centennial Ave
Arrowtown

SHEET

SHEET TITLE: Site Plan

REVISION #:

ISSUED: 5/08/2026

PROJECT #: wrd 025 042

101

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Notes

General

101 **Smoke detector**
Domestic smoke alarms interconnected complying with NZS 4514-2021

113 **Escea TC-970**
Install TC 970 into cavity refer installation instructions for fire clearance and materials

Structure

302 **Internal timber framing**
Internal walls construct with 90x45mm SG8 H1.2 framing @ 400mm c/c to NZS3604:2011. Nog for all fittings, fixtures, linings, bracing panels & trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 trubolts at 900mm crs. 600mm ctrs. Refer also bracing schedule for wall linings & requirements.

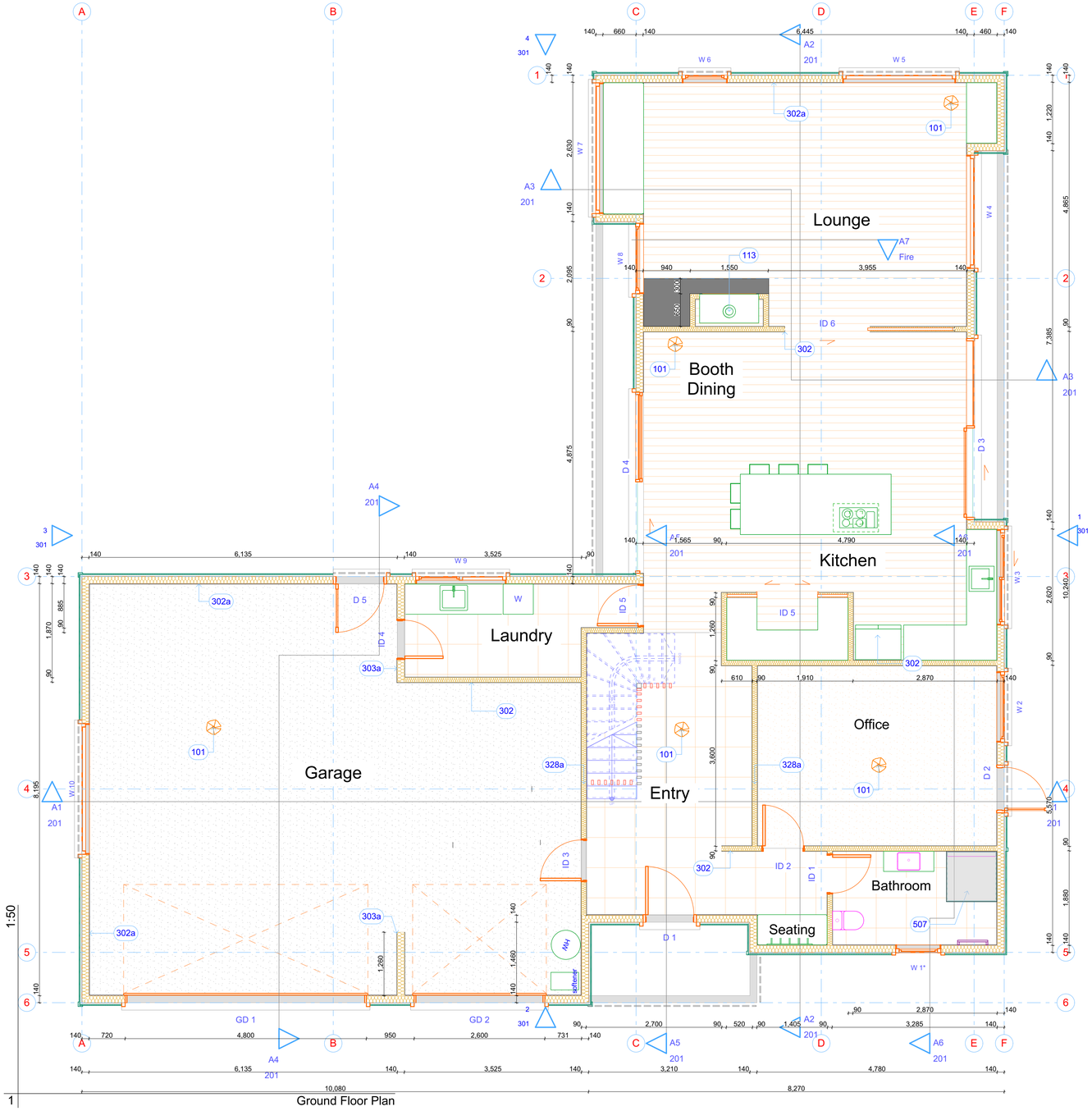
302a **External timber framing**
External walls construct with140x45mm SG8 H1.2 framing @ 600mm c/c to NZS3604:2011. Nog for all fittings, fixtures, linings, bracing panels & trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 trubolts at 900mm crs. Refer exterior elevations & sections for type & extent of exterior claddings. Claddings to be installed over Rigidwrap. Refer also bracing schedule for wall linings & requirements.

303a **internal walls 140**
internal load bearing walls construct with 140x45mm SG8 H1.2 framing @ 600mm c/c to NZS3604:2011. portal frame concealed within wall

328a **Trimming studs**
trimming studs to beams, refer engineer for connection to beam and concrete floor

Interior

507 **marmox shower tray**
Marmox Insulation board adhesive fixed to floor with water proofing membrane over ready for tiling



335a luggate-Cromwell road
Lowburn

PHONE: 0275535405

grant@wildroosterdesign.co.nz
www.wildroosterdesign.co.nz

Josef and Kate

New Home

158 Centennial Ave
Arrowtown

SHEET TITLE: Ground Floor Plan

REVISION #:

ISSUED: 5/08/2026

PROJECT #: wrd 025 042

SHEET 103

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Notes

General

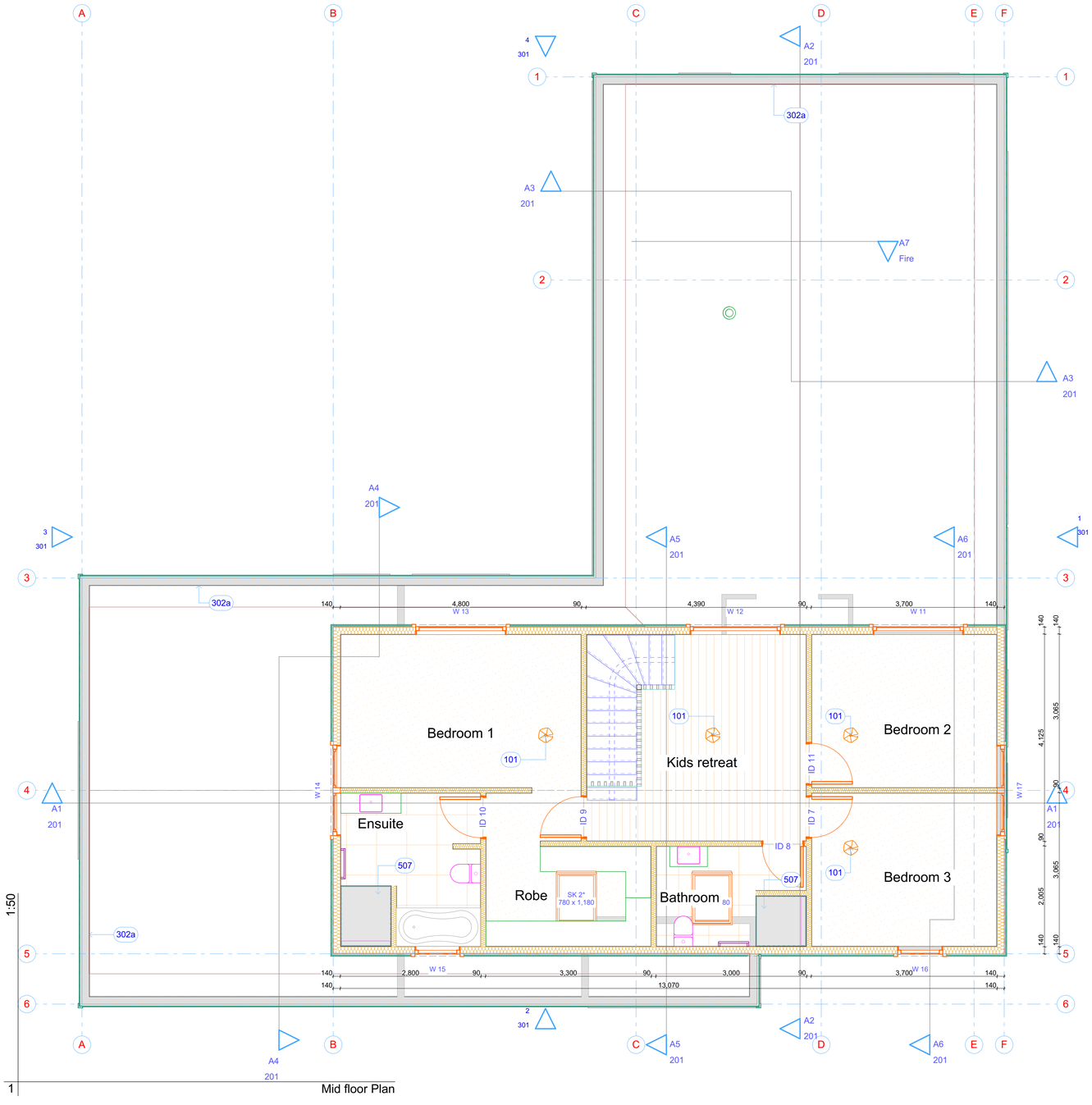
101 **Smoke detector**
Domestic smoke alarms interconnected complying with NZS 4514-2021

Structure

302a **External timber framing**
External walls construct with140x45mm SG8 H1.2 framing @ 600mm c/c to NZS3604:2011. Nog for all fittings, fixtures, linings, bracing panels & trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 trubolts at 900mm crs. Refer exterior elevations & sections for type & extent of exterior claddings. Claddings to be installed over Rigidwrap. Refer also bracing schedule for wall linings & requirements.

Interior

507 **marmox shower tray**
Marmox Insulation board adhesive fixed to floor with water proofing membrane over ready for tiling



335a luggate-Cromwell road
Lowburn

PHONE: 0275535405

grant@wildroosterdesign.co.nz

www.wildroosterdesign.co.nz

Josef and Kate
New Home
158 Centennial Ave
Arrowtown

SHEET TITLE: First floor

REVISION #:

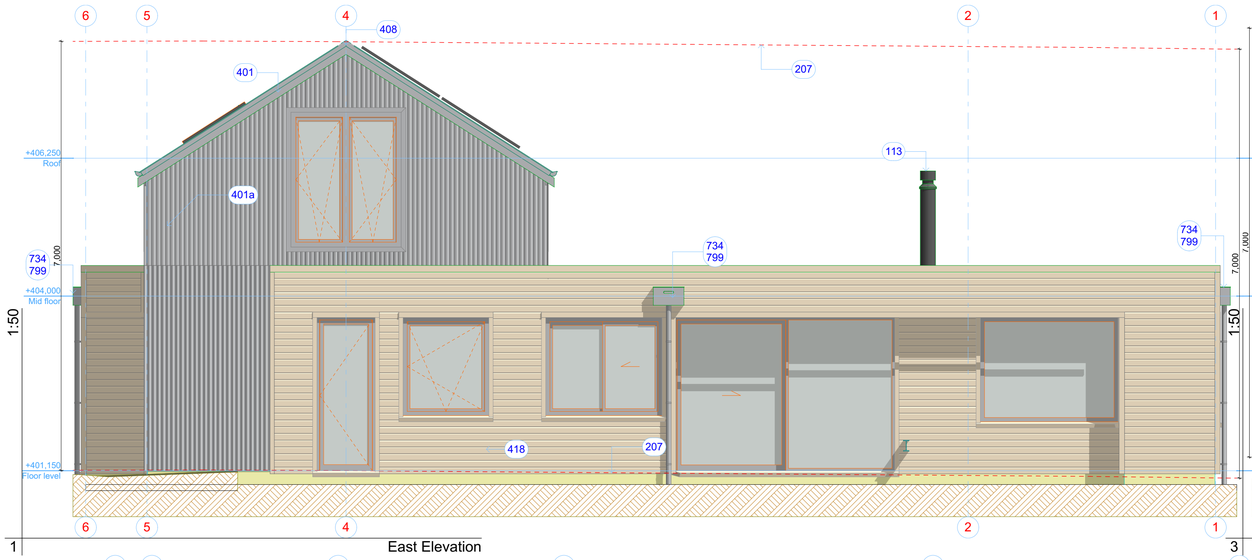
ISSUED: 5/08/2026

PROJECT #: wrd 025 042

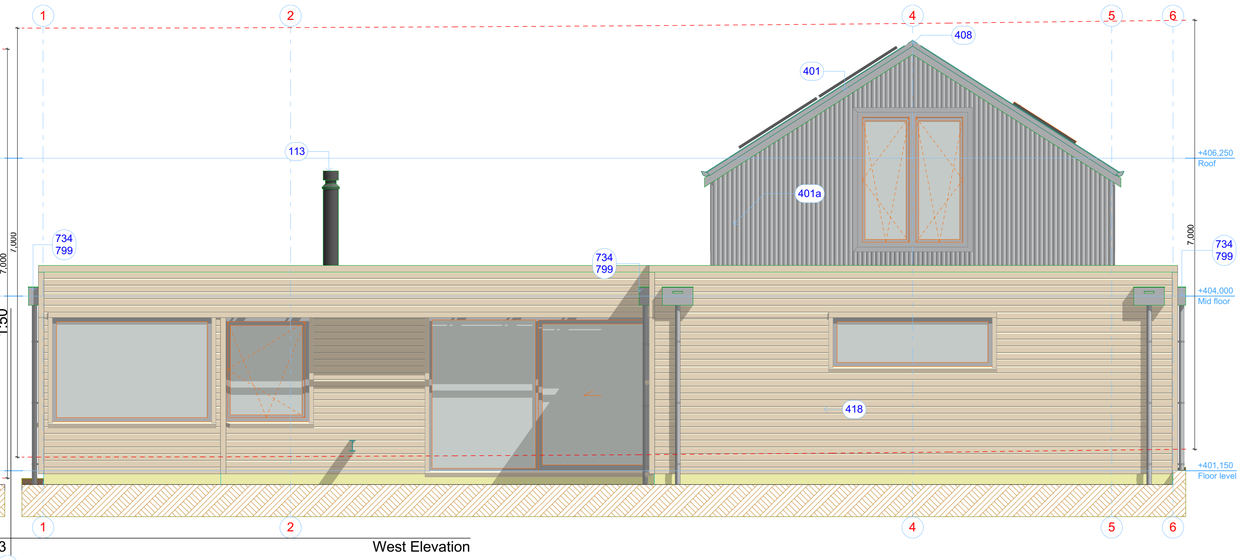
SHEET 105

REV

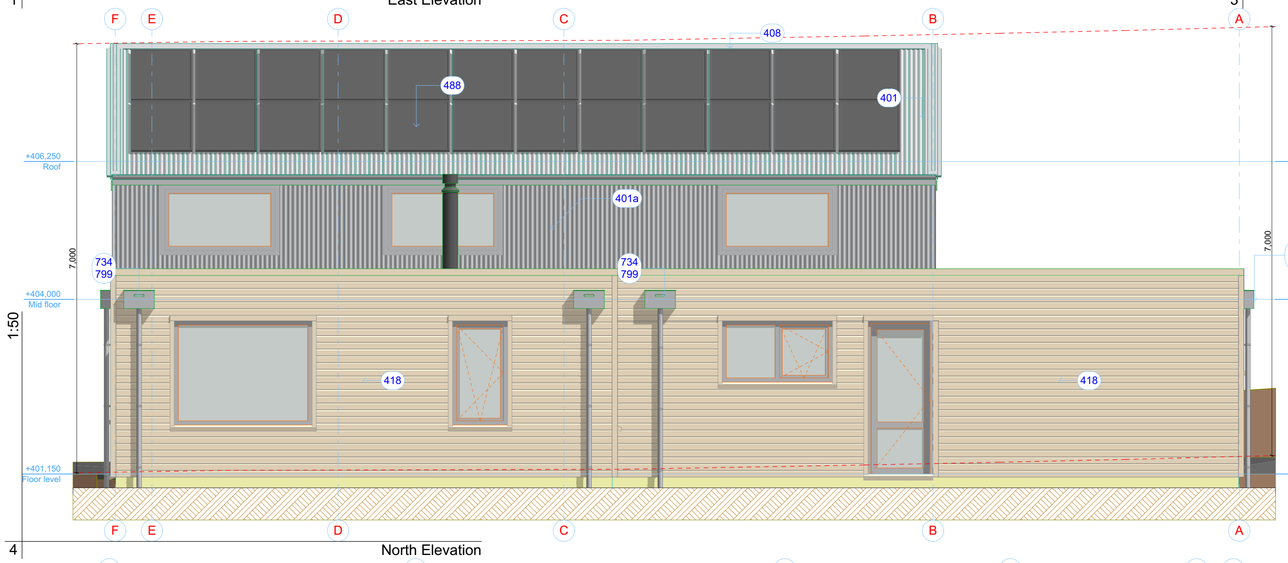
WRD LTD



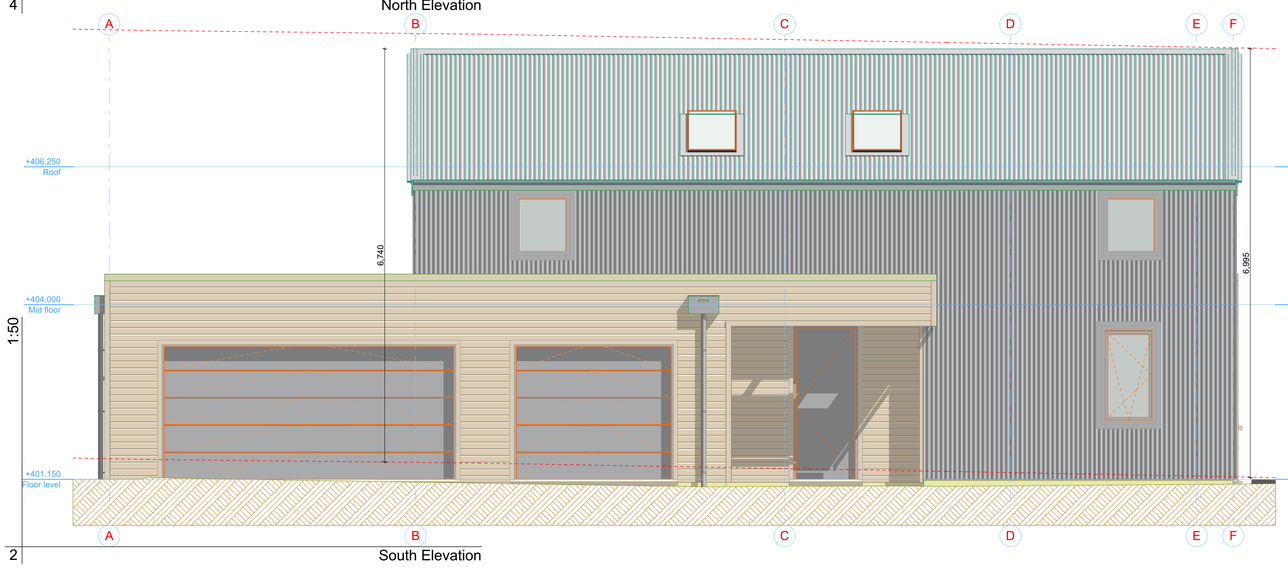
1 East Elevation



3 West Elevation



4 North Elevation



2 South Elevation

1:1

All Openings Schedule

Full Element ID	W 1	W 2	W 3	W 4	W 5	W 6	W 7	W 8	W 9	W 10	W 11
Opening Name	Cadimage Window	Cadimage Window	Cadimage Window	Cadimage Window	Cadimage Window	Cadimage Window	Cadimage Window	Cadimage Window	Cadimage Window	Cadimage Window	Cadimage Window
Quantity	1	1	1	1	1	1	1	1	1	1	1
Zone Number											
W x H Size	900×1,600	1,400×1,600	1,900×1,600	2,250×1,700	2,250×1,700	900×1,700	2,600×1,700	1,400×1,700	1,800×1,000	2,600×800	1,800×1,000
Orientation	R	L	L	L	L	L	L	L	L	L	L
Sill height	900	900	900	800	800	800	800	800	1,500	1,700	800
Head height	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	1,800
2D Symbol											
View from Side Opposite to Opening Side											

7 Window Schedule

Full Element ID	W 12	W 13	W 14	W 15	W 16	W 17
Opening Name	Cadimage Window	Cadimage Window	Cadimage Window	Cadimage Window	Cadimage Window	Cadimage Window
Quantity	1	1	1	1	1	1
Zone Number						
W x H Size	1,800×1,000	1,800×1,000	1,800×2,200	900×1,000	900×1,000	1,800×2,200
Orientation	L	L	L	R	R	L
Sill height	800	800	800	800	800	800
Head height	1,800	1,800	3,000	1,800	1,800	3,000
2D Symbol						
View from Side Opposite to Opening Side						

Notes

General

113 **Escea TC-970**
Install TC 970 into cavity refer installation instructions for fire clearance and materials

Site

207 **7 Metre Height Restriction**
7m height restriction drawn from Survey plan from existing ground level prior to excavation

Enclosure

401 **Colour steel iron roofing**
True Oak roof cladding over vent VB 10 battens Covertek 407 self supporting roof underlay laid horizontally. VB 20 vent batten All penetrations and protrusions to match roofing colour acid washed galv Iron.

401a **Colour steel iron cladding**
True Oak Acid washed Iron 0.55mm over rigid wrap rigid air barrier and 20mm vb20 cavity battens. All penetrations and protrusions to be acid washed iron 0.55mm

408 **Ridge vent**
RV10P Ridge vent to all roofs

418 **Cedar**
Cedar cladding Horizontal rusticated weatherboards over H3 20mm Cavity battens fix with s/s screws 75mm long

488 **Solar Panels**
solar panels installed on roof plane facing north refer attached connection details and system design

Services

734 **80mm DP**
80mm acid washed galv steel down pipes to 100mm upvc stormwater pipe discharge to soak pit

799 **Rain head**
External rain Head 150x450x350mm deep with overflow slot Refer detail drawings.Allproof Scupper 200x75FSS x90 through walls

1:1

All Openings Schedule

Full Element ID	D 1	D 2	D 3	D 4	D 5	GD 1	GD 2	ID 1	ID 2	ID 3
Opening Name	Cadimage Door	Cadimage Door	Cadimage Door	Cadimage Door	Cadimage Door	Cadimage Garage ...	Cadimage Garage ...	Cadimage Door	Cadimage Door	Cadimage Door
Quantity	1	1	1	1	1	1	1	1	1	1
Zone Number										
W x H Size	1,060×2,505	950×2,505	3,600×2,510	3,600×2,510	1,060×2,505	4,800×2,200	2,600×2,200	800×2,220	850×2,220	850×2,220
Orientation	R	L	L	R	L	L	L	R	R	R
Sill height	0	0	-5	-5	0	0	0	0	0	0
Head height	2,505	2,505	2,505	2,505	2,505	2,200	2,200	2,220	2,220	2,220
2D Symbol										
View from Side Opposite to Opening Side										

6 Door Schedule

1:1

Full Element ID	ID 4	ID 5	ID 5	ID 6	ID 7	ID 8	ID 9	ID 10	ID 11
Opening Name	Cadimage Door	Cadimage Door	Cadimage Door	Cadimage Door	Cadimage Door	Cadimage Door	Cadimage Door	Cadimage Door	Cadimage Door
Quantity	1	1	1	1	1	1	1	1	1
Zone Number									
W x H Size	800×2,220	1,240×2,500	850×2,220	1,690×2,500	850×2,220	850×2,220	850×2,220	850×2,220	850×2,220
Orientation	L	L	R	R	R	R	R	L	L
Sill height	0	0	0	0	0	0	0	0	0
Head height	2,220	2,500	2,220	2,500	2,220	2,220	2,220	2,220	2,220
2D Symbol									
View from Side Opposite to Opening Side									

9 Door Schedule

335a luggate-Cromwell road
Lowburn

PHONE: 0275535405

grant@wildroosterdesign.co.nz

www.wildroosterdesign.co.nz

Josef and Kate

New Home

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Arrowtown

SHEET TITLE: Elevations

REVISION #:

ISSUED: 5/08/2026

PROJECT #: wrd 025 042

SHEET 301

REV

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Plant List -

Image	ID	Qty	Plant Type	Tree Example
		14	Fruit trees	Fruit trees
		14	Medium height deciduous tree	*Liquidambar* *Acer* (maple). *Prunus*. (cherry)
		0		

Date: 7/20/26
Time: 11:36:01 AM
File name: Josef and Kate.vwx

1 **LANDSCAPE PLAN**
Scale: 1:200

JVB
LANDSCAPE & DESIGN
Landscape Architect 027 464 9174 judevb@gmail.com

JOSEF FRUHMANN AND KATE GRUBB

158 CENTENNIAL AVENUE, ARROWTOWN

No.	Date	Issue Notes
A	20/04/26	ISSUE A
B	20/07/2026	ISSUE B

Sheet Title: LANDSCAPE PLAN

Sheet No.: 1.1

Date: 20/07/2026 Scale: 1:200 @ A1 Drawn By: JVB