Notes:
Survey originally produced by Aurum Survey Consultants Ltd

NOTES
DO NOT SCALE FOR CONSTRUCTION VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

LEGAL DESCRIPTION
Wind = Very High
LOT = 2
DP = 610051
GROSS SITE AREA - 15,808 sqm



Cliff Top
Crest line
5m o/s cliff top
5m o/s crest line
platform
boundary
edge of gravel access
original minor cut
bottom of slope
gravel access
gate
sealed entrance
boundary
DALEFIELD ROAD
Uncertified fill
(landscape mound)
Uncertified fill
(landscape mound)
486.0
487.0
488.0
490.0
492.0
494.0
493.0

Notes:
Contour interval = 0.5m
Levels in terms of ITI DP 24437, RL 499.99m (approx MSL, by GPS)
Boundary data from LINZ cadastral database, and all boundaries subject to confirmation by survey
Bearings in terms of Mt Nicholas 2000 Circuit

:No	:Date	:Note	:By
ISSUE	DATE	ISSUE NOTE	CHK

KOIA ARCHITECTS

KOIA ARCHITECTS QUEENSTOWN LTD
170 Arthurs Point Road, Arthurs Point, Queenstown
T: (03) 4412271 E: tony@koia.co.nz & david@koia.co.nz

PROJECT: ***REF:*** ***:Proj No***
49 Dalefield Road
Lot 2 DP 610051

CLIENT:
Koia Family Trust

CONSULTANTS:
ENGINEER DETAIL
Hadley Consultants Ltd

SCALE: **1:100** @ A1 ***DRAWN:*** DH
DATE: 20/02/26 ***CHECKED:***

TITLE:
Existing Site Plan

SHEET: A1-01 ***REV:***

Original If Circle Red

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NOTES
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LEGAL DESCRIPTION

Wind	= Very High
LOT	= 2
DP	= 610051
GROSS SITE AREA - 15,808 sqm	

KEY

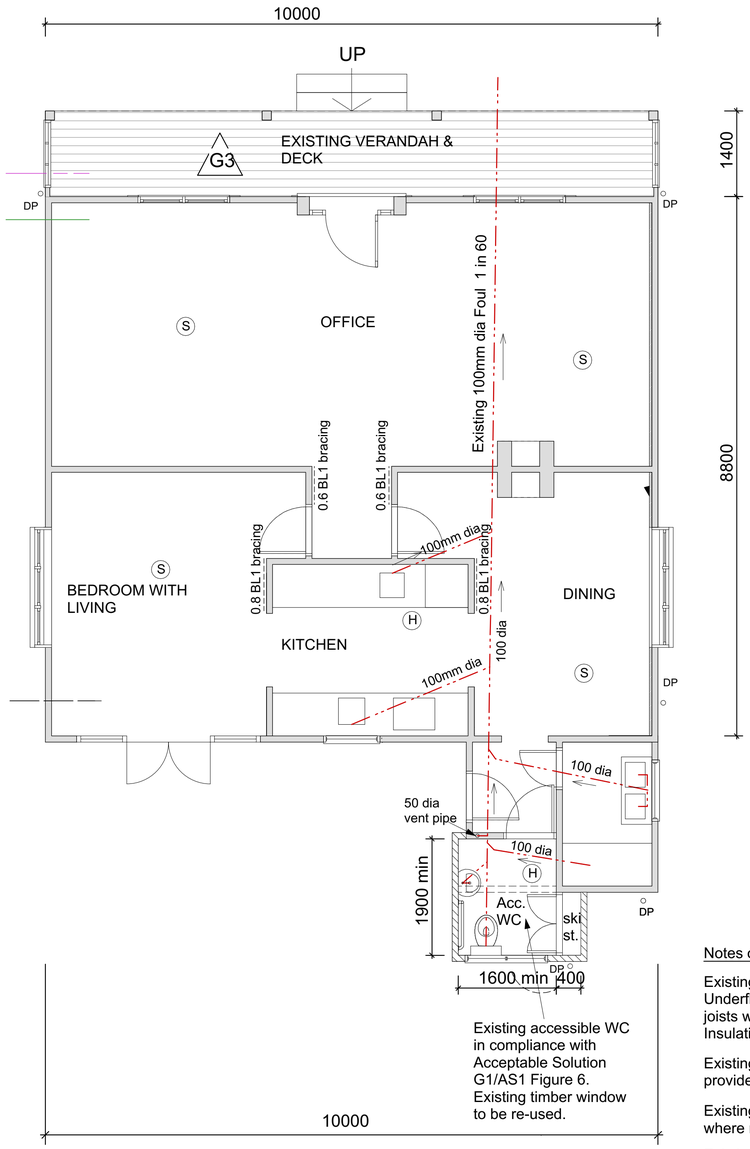
BL1 bracing — Existing B1 Braceline bracing/lining fixed in compliance with manufacturers recommendations

Existing Two layers of GIB Fyreline to inner face of existing framed timber external wall to manufacturers details to (120/120/120 one way FRR.

Existing H3.2 timber framed with 90x45 H3.2 studs at 450mm centres with wrap externally with painted weatherboards to match existing. 90mm Mammoth 2.2R Wall Blanket Insulation.

(S) Existing smoke detector as part of a Type 1 NZS 4514 Fire Detection System

(H) Existing heat detector as part of a Type 1 NZS 4514 Fire Detection System



PROPOSED FLOOR PLAN

Existing Services & Connections

Existing Foul Water Drainage

Existing Reticulated Gas Connection

Existing Telecom Connection

Notes on Existing Construction

Existing floor to is insulated with 90mm Mammoth 1.9R Multi Underfloor Friction Fit Airlay Insulation between existing floor joists with 100mm Mammoth 1.5R Underfloor Blanket Insulation on strapping between bearers.

Existing subfloor ventilation of 3,500sqmm per sqm of floor area provided.

Existing roof insulation had been maintained and replaced where necessary.

Existing 90mm Mammoth 2.2R Wall Blanket Insulation between timber studs.

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REF:

:Proj No

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CONSULTANTS:
ENGINEER DETAIL
Hadley Consultants Ltd

SCALE: 1/25 @ A1 *DRAWN:* DH
DATE: 20/02/26 *CHECKED:*

TITLE:
Relocated Villa - Existing Plan

SHEET: A1-02 *REV:*

Original If Circle Red ○

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LEGAL DESCRIPTION
Wind = Very High
LOT = 2
DP = 610051
GROSS SITE AREA - 15,808 sqm

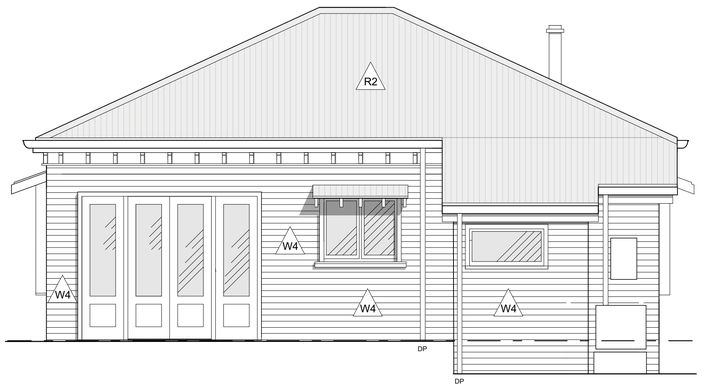
EXISTING FINISHES LEGEND

WALLS

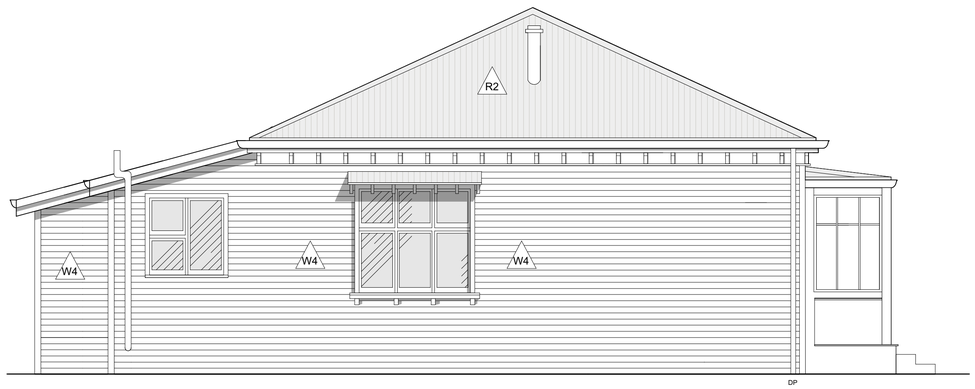
W4 — Existing painted horizontal timber beval back weatherboards.

ROOF

R2 — Existing painted corrugated metal roofing panels.



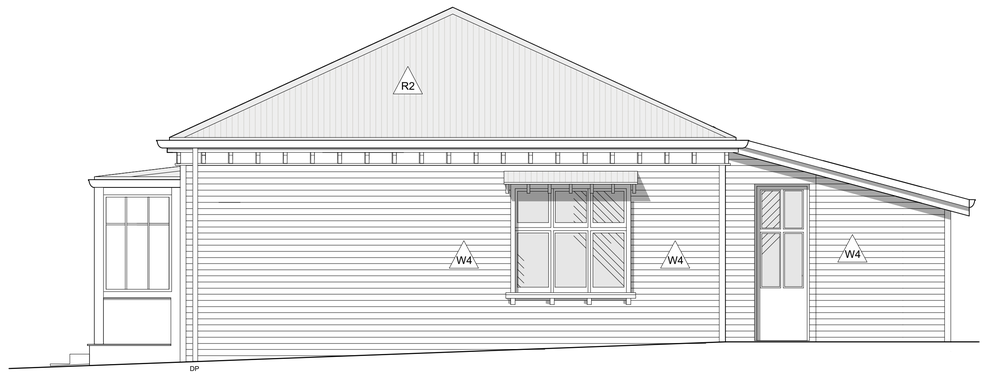
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

:No	:Date	:Note	:By
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Hadley Consultants Ltd

SCALE: **1/25** @ A1 ***DRAWN:*** DH
DATE: 20/02/26 ***CHECKED:***

TITLE:
Relocated Villa - Existing Elevations

SHEET: ***REV:***
A1-03

Original If Circle Red ○

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LEGAL DESCRIPTION

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LOT = 2
DP = 610051
GROSS SITE AREA - 15,808 sqm





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PROJECT: 49 Dalefield Road
Lot 2 DP 610051

REF: ***:Proj No***

CLIENT:
Koia Family Trust

CONSULTANTS:
ENGINEER DETAIL
Hadley Consultants Ltd

SCALE: 1:200 @ A1 ***DRAWN:*** DH
DATE: 20/02/26 ***CHECKED:***

TITLE:
Proposed Site Plan (Small Scale)

SHEET: A2-01 ***REV:***

Original If Circle Red ○

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Notes:
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Bearings in terms of Mt Nicholas 2000 Circuit

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LEGAL DESCRIPTION
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LOT = 2
DP = 610051
GROSS SITE AREA - 15,808 sqm

485.0
486.0
487.0
488.0
490.0
492.0
494.0
495.0
496.0
PROTECTIVE BARRIER
Cliff Top
Ex Crest Line
Top of Slope
NGL - 489.500
NGL - 486.500
NGL - 487.000
EGL - 488.500
WATER OUTLET
LAWN
FALL
A
DISPOSAL BEDS 2NO. X 12M X 2M. 100%.
RESERVE DISPOSAL FIELD TO BE AVAILABLE.
WASTEWATER TREATMENT SYSTEM
SPA
SHED
Road Setback
current platform (564.52 sqm)
current platform
NGL - 489.700
NGL - 489.725
UP
RAMP
FFL - 490.365
VERANDA
FFL - 490.425
LIVING
MAIN HOUSE
Area = 113.36sqm
BEDROOM 3
KITCHEN
DINING
BATH
Acc. WC
SITTING
NGL - 490.410
NGL - 490.400
slot drain
Outdoor Shower
NGL - 490.325
WOOD
NGL - 490.375
GARAGE
Area = 75.08sqm
Escea TFS1000 clean air freestanding indoor wood fireplace on a Nudura formed concrete plinth
possible future sink with allowance for water supply and drainage
Nudura Core Series retaining wall
Low stone retaining wall
6.000 min
EXISTING PLANTED BERM
EXISTING HAWTHORN
road boundary
back gravel road verge
DALEFIELD ROAD
sealed entrance
Internal Boundary Setback
Internal boundary
SUBMERGED FIRE FIGHTING TANK
FIRE COUPLING

:No	:Date	:Note	:By
ISSUE	DATE	ISSUE NOTE	CHK

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Lot 2 DP 610051
REF: ***:Proj No***

CLIENT: Koia Family Trust

CONSULTANTS:
ENGINEER DETAIL
Hadley Consultants Ltd

SCALE: 1:100 @ A1 ***DRAWN:*** DH
DATE: 20/02/26 ***CHECKED:***

TITLE:
Proposed Site Plan

SHEET: A2-02 ***REV:***

Original If Circle Red ○

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DP = 610051
GROSS SITE AREA - 15,808 sqm

485.0
486.0
487.0 Cliff Top
488.0
490.0
492.0
494.0
495.0
496.0
PROTECTIVE BARRIER
Ex Crest Line
Top of Slope
NGL - 489.500
NGL - 486.500
NGL - 487.000
EGL - 488.500
WATER OUTLET
New 100mm dia SW
New 100mm dia Foul
LAWN
FALL
A
DISPOSAL BEDS 2NO. X 12M X 2M. 100%.
RESERVE DISPOSAL FIELD TO BE AVAILABLE.
WASTEWATER TREATMENT SYSTEM
SPA
SHED
Road Setback
current platform (564.52 sqm)
current platform
NGL - 489.700
NGL - 490.325
NGL - 490.375
NGL - 490.410
FFL - 490.365
VERANDA
FFL - 490.425
MAIN HOUSE
KITCHEN
BATH
Acc WC
slot drain
WOOD
RAMP
GARAGE
Area = 75.08sqm
FFL - 490.425
possible future sink with allowance for water supply and drainage
Low stone retaining wall
EXISTING PLANTED BERM
EXISTING HAWTHORN
road boundary
road verge
DALEFIELD ROAD
sealed entrance
Internal Boundary Setback
Internal boundary
SUBMERGED FIRE FIGHTING TANK
FIRE COUPLING

Drainage Key
- New Foul Water Drainage
- New Storm Water Drainage
- New 100mm dia Novaflow with filter sock
- IB Foul Inspection Bend
- IJ Foul Inspection Junction
- IP Foul Inspection Point
- IB SW Inspection Bend
- IJ SW Inspection Junction
- IP SW Inspection Point
- ORG Overflow Relief Gully
- Catchpit

:No	:Date	:Note	:By
ISSUE	DATE	ISSUE NOTE	CHK

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PROJECT: 49 Dalefield Road
Lot 2 DP 610051

REF: ***:Proj No***

CLIENT: Koia Family Trust

CONSULTANTS:
ENGINEER DETAIL
Hadley Consultants Ltd

SCALE: 1:100 @ A1 ***DRAWN:*** DH
DATE: 20/02/26 ***CHECKED:***

TITLE:
Proposed Site Drainage Plan

SHEET: A2-03 ***REV:***

Original If Circle Red ○

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MATERIAL SCHEDULE FOR GARAGE

INTERIOR FLOOR FINISH

F1 **INTERIOR GARAGE - SLAB ON GROUND**
125MM MIN POURED IN-SITU CONCRETE SLAB WITH SE72 MESH ON 60MM EXPOL THERMASLAB H GRADE R1.67 EPS INSULATION ON SELECTED DPM ON 25MM SAND BINDING ON 100MM COMPACTED HARDFILL. CONTROL JOINTS AS STRUCTURAL ENGINEERS RECOMMENDATION. FLOOR TO HAVE FLOATED FINISH. 3 COATS CLEAR SEAL.

EXTERIOR WALL FINISH

W1 **EXTERIOR WALLS - WEATHERBOARD (VERTICAL) TO GARAGE**
ROSENFELD KIDSON - CEDAR RK61 PAINTED HORIZONTAL BEVEL BACK BOARDS ON CS-V 45X42MM TREATED STRUCTURAL VERTICAL CAVITY BATTENS ON 67MM EPS OUTER LAYER OF NUDURA ONE SERIES ICF WALL WITH 158MM WIDE REINFORCED INSITU CONCRETE CORE.

W2 **EXTERIOR WALLS - TANKING TO GARAGE**
VIKING PEEL AND STICK TANKING MEMBRANE WITH APPROVED PRIMER ON 67MM EPS OUTER LAYER OF NUDURA ONE SERIES ICF WALL WITH 158MM WIDE REINFORCED INSITU CONCRETE CORE. VIKING DRAINAGE AND PROTECTION BOARD OVER THE TANKING MEMBRANE. ALL AS VIKING'S RECOMMENDATION AND TO STRUCTURAL ENGINEERS DETAILS.

INTERIOR WALL FINISH

W3 **INTERNAL CONCRETE WALL FINISH TO GARAGE**
INNER FINISH OF REINFORCED INSITU CONCRETE LAYER OF NUDURA ONE SERIES ICF WALL AS MANUFACTURERS RECOMMENDATION. INTERNAL FACE OF CONCRETE TO BE CLEAR SEALED.

ROOF FINISH

R1 **TRUE OAK CORRUGATE ZINCALUME TO GARAGE**
0.55MM THICK WITH PREPAINTED COLOUR STEEL FINISH (COLOUR TO BE CONFIRMED) DRISPACE VB10 10MM VENTILATION & DRAINAGE BATTEN ON DRISTUD ROOF UNDERLAY ON DRISPACE VB20 20MM VENTED BATTEN SELF ON H3.2 PURLINS ON PROLAM TRUSSES TO MANUFACTURERS & STRUCTURAL ENGINEERS DETAILS). MAMMOTH 165MM R3.6 SKILLION ROOF SECTIONS BETWEEN PURLINS ON GALVINISED SUPPORT MESH. INSTALL STRICTLY TO MANUFACTURERS SPECS AND DETAILS.

Note
Structure to Engineers Detail including roof framing, external walls, floor slab and foundations.

NOTES
DO NOT SCALE FOR CONSTRUCTION VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

LEGAL DESCRIPTION
Wind = Very High
LOT = 2
DP = 610051
GROSS SITE AREA - 15,808 sqm



GENERAL NOTE:
- Verify all dimensions on site prior to commencing any works.
- Use figured dimensions in preference to scaling from drawings.
- Read these drawings in conjunction with Architectural specification and all conultants documentations.
- All timber species, grade, preservation treatment, and in service moisture range to be suitabel for their end use environment and comply with NZS 3602 : 2003.
- All timber SG8 minimum unless noted otherwise.
- All timber to be separated from concrete or masonry by damp prrof course.
- Apply proprietary materials & components to the manufacturers expressed written instructions.
- Material performance to comply with all aspects of the NZ Building Code approved documents NZS3604:2011 and local authority bylaws and regulations.
- Finished levels in relation to interior floor levels to NZS3604:2011.
- Plumber to confirm with T/A on backflow prevention.
- All steel work & materials to comply with NZS3404 and welders to be qualified to NZS4711.
- All concrete work to comply with NZS3109 All foundations to extend to firm 300kPa bearing. Refer Structural Engineer.

491.0
492.0
493.0
C A206
B A206
10,444
956
8,532
W1
956
549
235
W3
569
3,128
Escea TFS1000 clean air freestanding indoor wood fireplace on a Nudura formed concrete plinth
possible future sink with allowance for water supply and drainage
DRYER
WM
549
IB
New 100mm dia foul
Nudura One Series wall to retain earth with temporary capping
W1
W3
5,218
4,669
7,188
F1
A A206
235
6,718
GARAGE
FFL - 490.425
9,974
BUILDING PLATFORM
NGL - 490.150
1,015
04 A401
06 A401
406
549
DP
235
W3
W1
slot drain
NGL - 490.375
NGL - 490.375
slot drain
NGL - 490.375
956
2,438
609
2,438
609
2,438
956
10,444
05 A401
C A206
B A206
fall
fall
IJ
IJ
W1
W3
5,218
4,669
7,188
A A206
235
Low stone retaining wall
NGL - 490.400
1,015
406
549
DP
fall

:No	:Date	:Note	:By
ISSUE	DATE	ISSUE NOTE	CHK

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ENGINEER DETAIL
Hadley Consultants Ltd

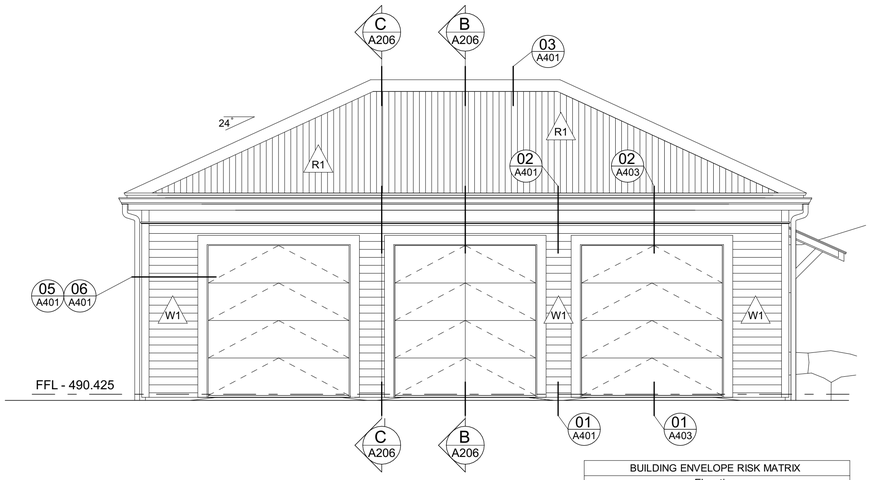
SCALE: ***1/25*** @ A1 ***DRAWN:*** DH
DATE: 20/02/26 ***CHECKED:***

TITLE:
Proposed Garage Plan

SHEET: A2-04 ***REV:***

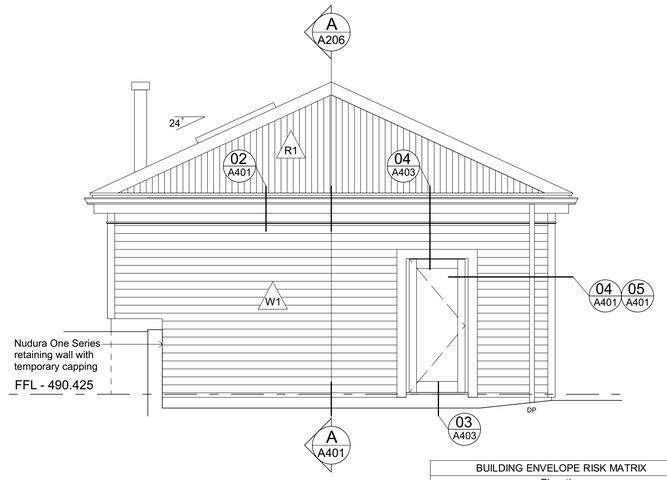
Original If Circle Red

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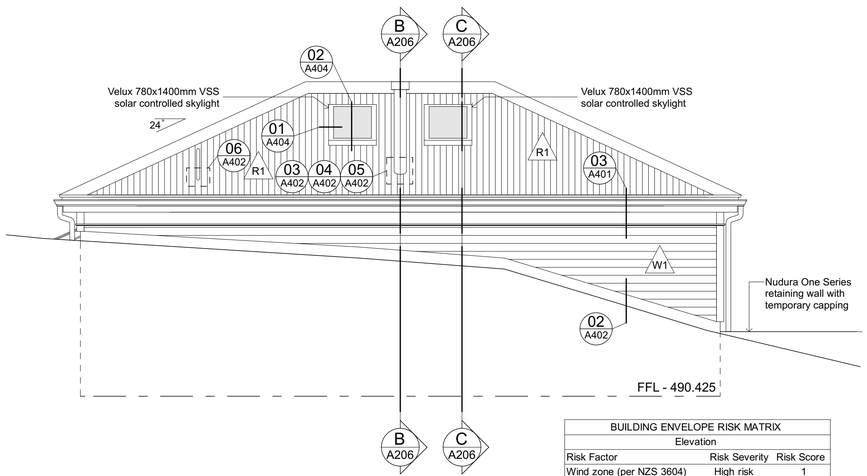
WEST ELEVATION

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4



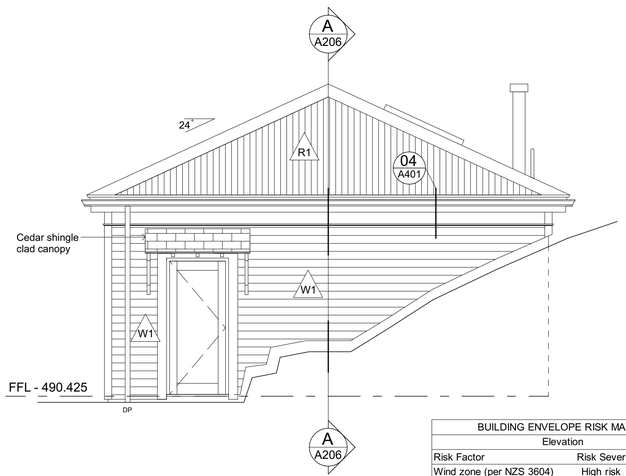
NORTH ELEVATION

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4



EAST ELEVATION

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4



SOUTH ELEVATION

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4

MATERIAL SCHEDULE FOR GARAGE

INTERIOR FLOOR FINISH

F1 **INTERIOR GARAGE - SLAB ON GROUND**
125MM MIN POURED IN-SITU CONCRETE SLAB WITH SE72 MESH ON 60MM EXPOL THERMASLAB H GRADE R1.67 EPS INSULATION ON SELECTED DPM ON 25MM SAND BINDING ON 100MM COMPACTED HARDFILL. CONTROL JOINTS AS STRUCTURAL ENGINEERS RECOMMENDATION. FLOOR TO HAVE FLOATED FINISH. 3 COATS CLEAR SEAL.

EXTERIOR WALL FINISH

W1 **EXTERIOR WALLS - WEATHERBOARD (VERTICAL) TO GARAGE**
ROSENFELD KIDSON - CEDAR RK61 PAINTED HORIZONTAL BEVEL BACK BOARDS ON CS-V 45X42MM TREATED STRUCTURAL VERTICAL CAVITY BATTENS ON 67MM EPS OUTER LAYER OF NUDURA ONE SERIES ICF WALL WITH 158MM WIDE REINFORCED INSITU CONCRETE CORE.

W2 **EXTERIOR WALLS - TANKING TO GARAGE**
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INTERIOR WALL FINISH

W3 **INTERNAL CONCRETE WALL FINISH TO GARAGE**
INNER FINISH OF REINFORCED INSITU CONCRETE LAYER OF NUDURA ONE SERIES ICF WALL AS MANUFACTURERS RECOMMENDATION. INTERNAL FACE OF CONCRETE TO BE CLEAR SEALED.

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LEGAL DESCRIPTION

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LOT = 2
DP = 610051
GROSS SITE AREA - 15,808 sqm

GENERAL NOTE:

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- All concrete work to comply with NZS3109 All foundations to extend to firm 300kPa bearing. Refer Structural Engineer.

Note
Structure to Engineers Detail including roof framing, external walls, floor slab and foundations.

:iNo	:iDate	:iNote	:iBy
ISSUE	DATE	ISSUE NOTE	CHK

KOIA ARCHITECTS

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PROJECT: ***REF:*** ***:Proj No***
49 Dalefield Road
Lot 2 DP 610051

CLIENT:
Koia Family Trust

CONSULTANTS:
ENGINEER DETAIL
Hadley Consultants Ltd

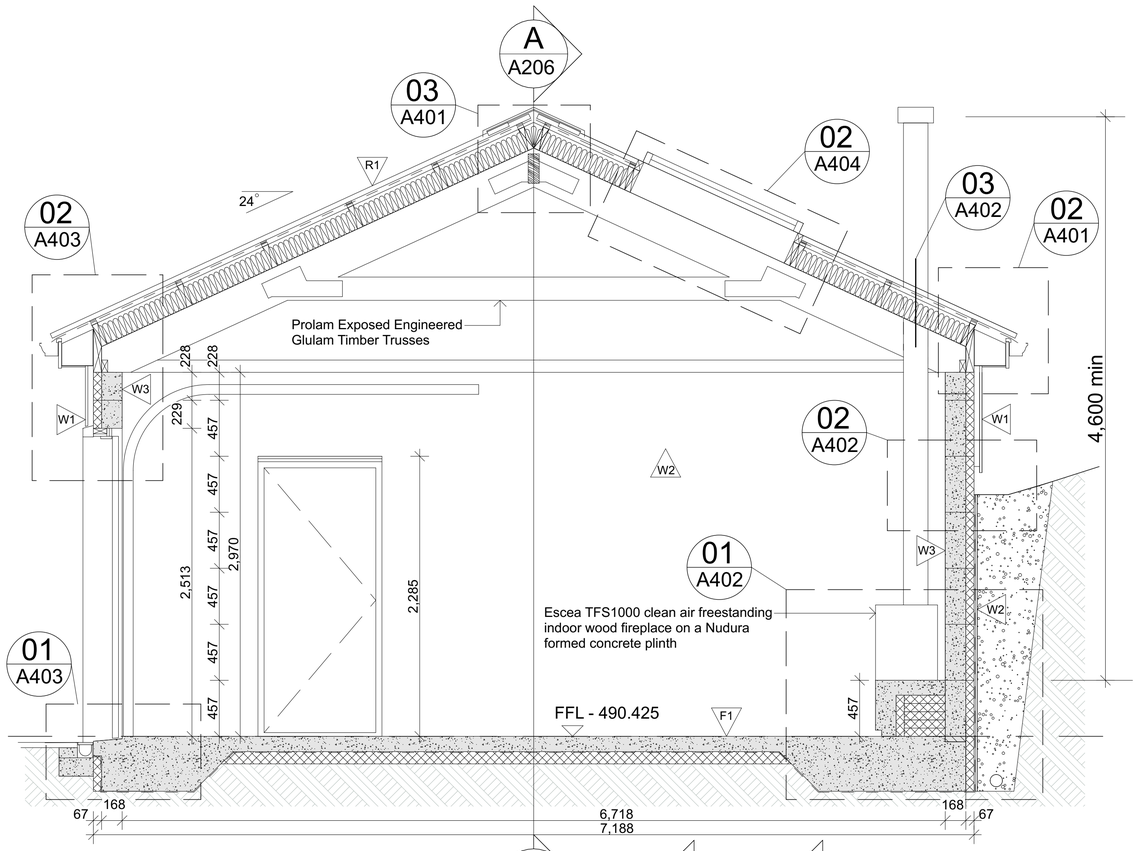
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DATE: 20/02/26 ***CHECKED:***

TITLE:
Proposed Garage Elevations

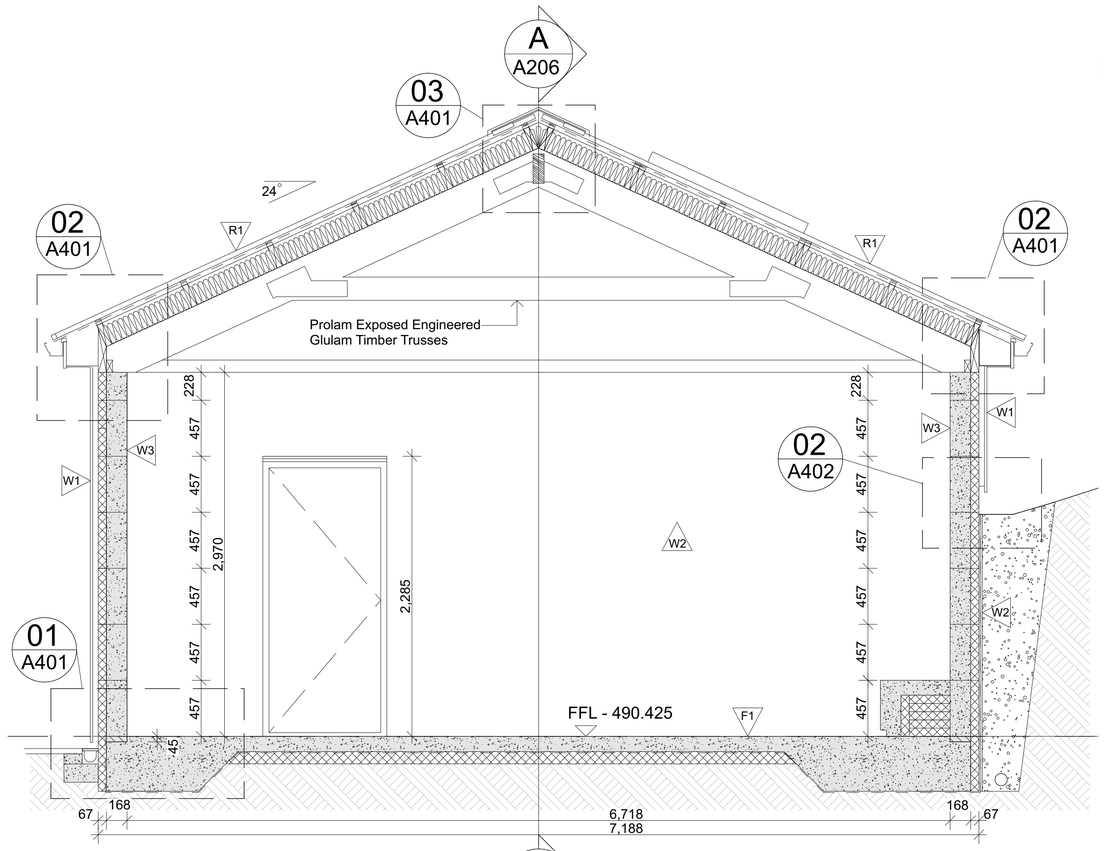
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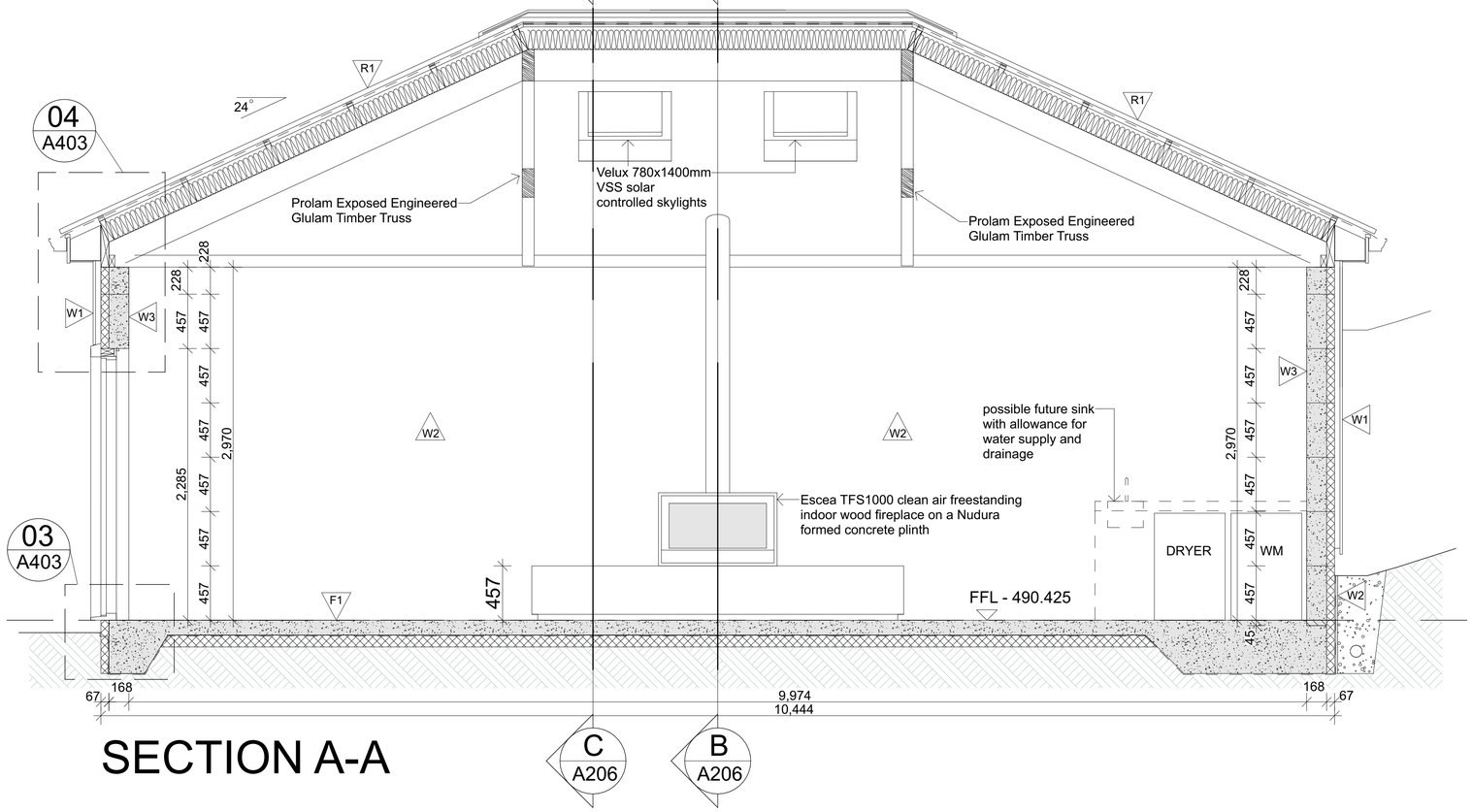
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SECTION B-B



SECTION C-C



SECTION A-A

NOTES
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LEGAL DESCRIPTION

Wind	= Very High
LOT	= 2
DP	= 610051
GROSS SITE AREA - 15,808 sqm	

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MATERIAL SCHEDULE FOR GARAGE

INTERIOR FLOOR FINISH

F1 **INTERIOR GARAGE - SLAB ON GROUND**
125MM MIN POURED IN-SITU CONCRETE SLAB WITH SE72 MESH ON 60MM EXPOL THERMASLAB H GRADE R1.67 EPS INSULATION ON SELECTED DPM ON 25MM SAND BINDING ON 100MM COMPACTED HARDFILL. CONTROL JOINTS AS STRUCTURAL ENGINEERS RECOMMENDATION. FLOOR TO HAVE FLOATED FINISH. 3 COATS CLEAR SEAL.

EXTERIOR WALL FINISH

W1 **EXTERIOR WALLS - WEATHERBOARD (VERTICAL) TO GARAGE**
ROSENFELD KIDSON - CEDAR RK61 PAINTED HORIZONTAL BEVEL BACK BOARDS ON CS-V 45X42MM TREATED STRUCTURAL VERTICAL CAVITY BATTENS ON 67MM EPS OUTER LAYER OF NUDURA ONE SERIES ICF WALL WITH 158MM WIDE REINFORCED INSITU CONCRETE CORE.

W2 **EXTERIOR WALLS - TANKING TO GARAGE**
VIKING PEEL AND STICK TANKING MEMBRANE WITH APPROVED PRIMER ON 67MM EPS OUTER LAYER OF NUDURA ONE SERIES ICF WALL WITH 158MM WIDE REINFORCED INSITU CONCRETE CORE. VIKING DRAINAGE AND PROTECTION BOARD OVER THE TANKING MEMBRANE. ALL AS VIKING'S RECOMMENDATION AND TO STRUCTURAL ENGINEERS DETAILS.

INTERIOR WALL FINISH

W3 **INTERNAL CONCRETE WALL FINISH TO GARAGE**
INNER FINISH OF REINFORCED INSITU CONCRETE LAYER OF NUDURA ONE SERIES ICF WALL AS MANUFACTURERS RECOMMENDATION. INTERNAL FACE OF CONCRETE TO BE CLEAR SEALED.

ROOF FINISH

R1 **TRUE OAK CORRUGATE ZINCALUME TO GARAGE**
0.55MM THICK WITH PREPAINTED COLOUR STEEL FINISH (COLOUR TO BE CONFIRMED) DRISPACE VB10 10MM VENTILATION & DRAINAGE BATTEN ON DRISTUD ROOF UNDERLAY ON DRISPACE VB20 20MM VENTED BATTEN SELF ON H3.2 PURLINS ON PROLAM TRUSSES TO MANUFACTURERS & STRUCTURAL ENGINEERS DETAILS). MAMMOTH 165MM R3.6 SKILLION ROOF SECTIONS BETWEEN PURLINS ON GALVINISED SUPPORT MESH. INSTALL STRICTLY TO MANUFACTURERS SPECS AND DETAILS.

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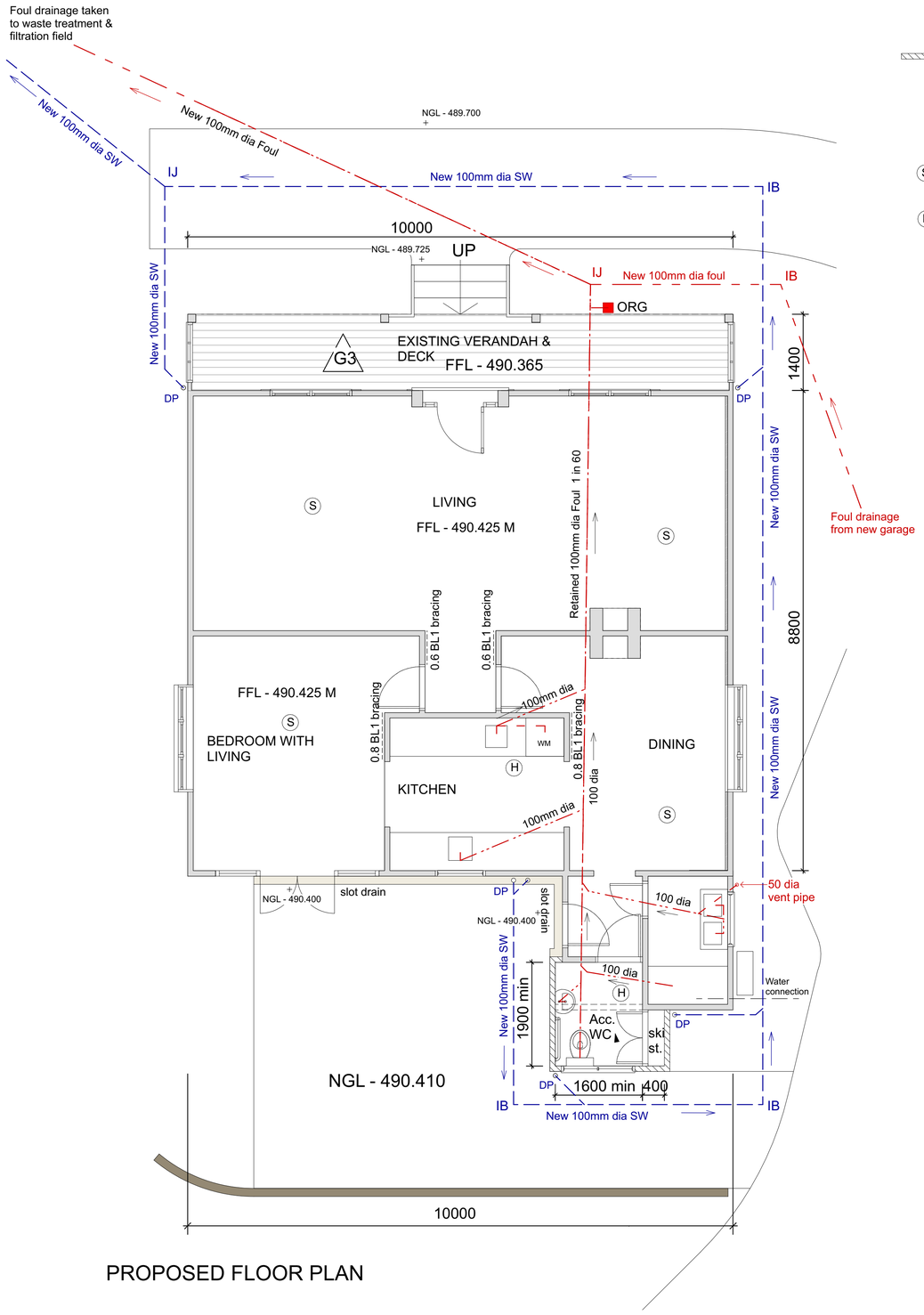
SCALE: 1/25 @ A1 *DRAWN:* DH
DATE: 20/02/26 *CHECKED:*

TITLE:
Proposed Garage Sections

SHEET: A2-06 *REV:*

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PROPOSED FLOOR PLAN

KEY

BL1 bracing	Existing B1 Braceline bracing/lining fixed in compliance with manufacturers recommendations
	Existing Two layers of GIB Fyreline to inner face of existing framed timber external wall to manufacturers details to (120/120/120 one way FRR to be retained.
	Existing H3.2 timber framed with 90x45 H3.2 studs at 450mm centres with wrap externally with painted weatherboards to match existing. 90mm Mammoth 2.2R Wall Blanket Insulation to be retained.
(S)	Existing smoke detector as part of a Type 1 NZS 4514 Fire Detection System t be retained.
(H)	Existing heat detector as part of a Type 1 NZS 4514 Fire Detection System to be retained.

Existing Services & Connections Key

- Existing/retained Foul Water Drainage
- New Storm Water Drainage
- IB — Foul Inspection Bend
- IJ — Foul Inspection Junction
- IP — Foul Inspection Point
- IB — SW Inspection Bend
- IJ — SW Inspection Junction
- IP — SW Inspection Point
- ORG — Overflow Relief Gully
- New Water Connection

Notes on Existing Construction

Existing floor insulation of 90mm Mammoth 1.9R Multi Underfloor Friction Fit Airlay Insulation between existing floor joists with 100mm Mammoth 1.5R Underfloor Blanket Insulation on strapping between bearers ids to be retained.

Existing subfloor ventilation of 3,500sqmm per sqm of floor area is to be provided vie louvred vents.

Existing roof insulation is to be retained.

Existing 90mm Mammoth 2.2R Wall Blanket Insulation between timber studs is to be retained.

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GROSS SITE AREA - 15,808 sqm	



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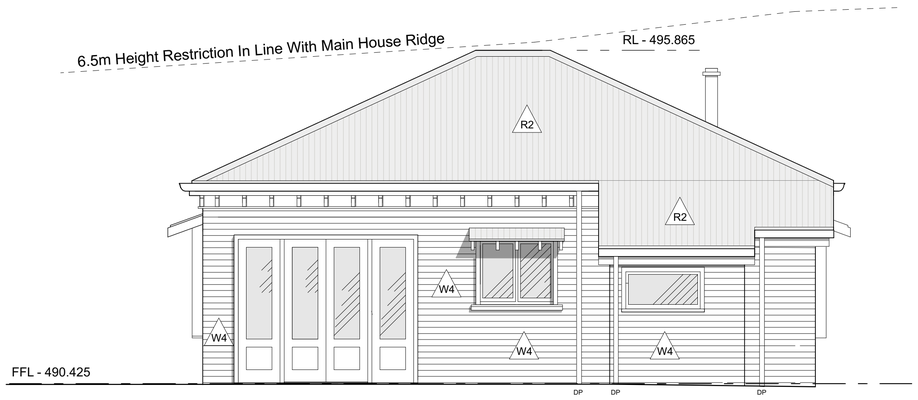
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DATE: 20/02/26 ***CHECKED:***

TITLE:
Proposed Relocated Villa Plan

SHEET: ***REV:***
A2-07

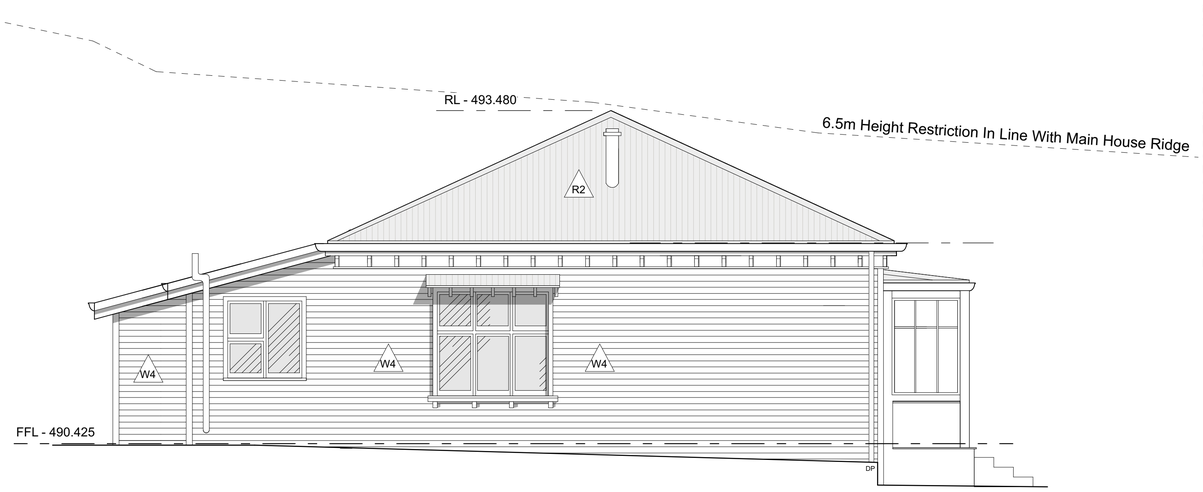
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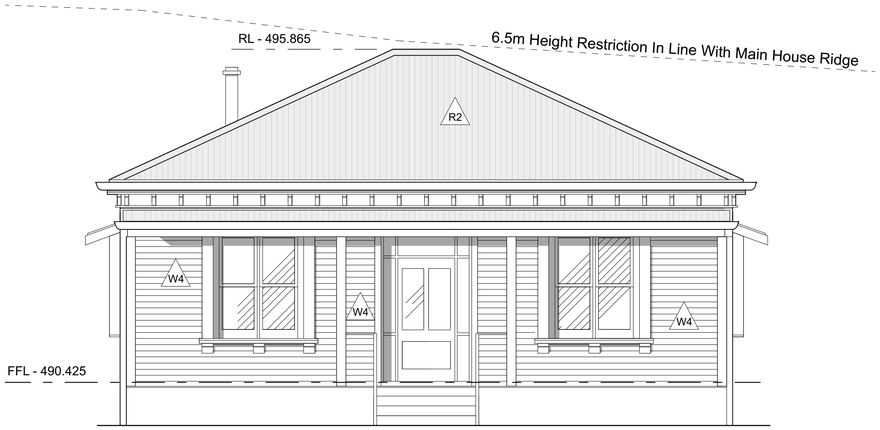
SOUTH ELEVATION

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4



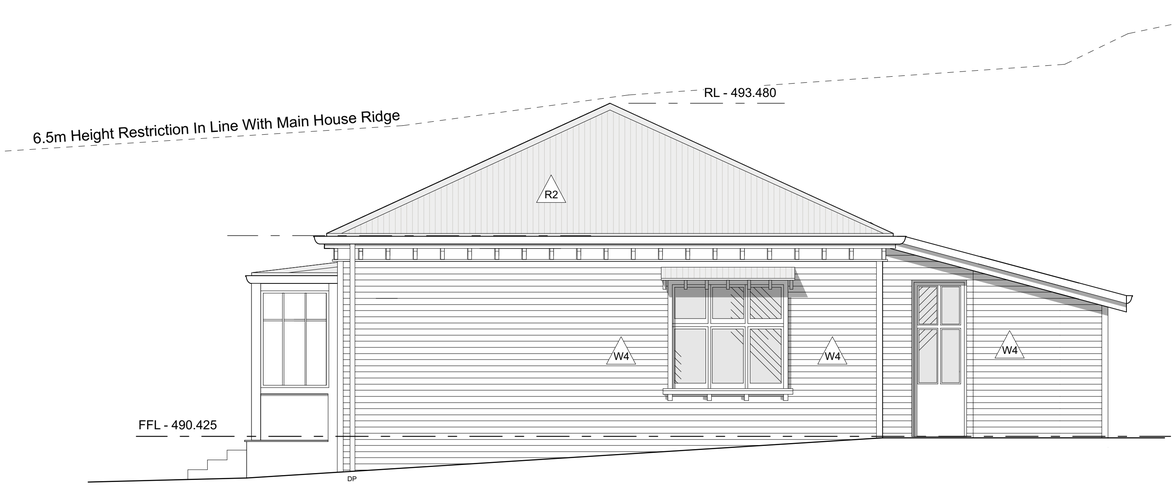
WEST ELEVATION

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4



NORTH ELEVATION

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4



EAST ELEVATION

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4

FINISHES LEGEND

WALLS

W4 — Existing painted horizontal timber beval back weatherboards repaired and repainted where required. Colour to match existing.

ROOF

R2 — Existing painted corrugated metal roofing panels repainted where required. Colour to match existing.

NOTES
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GROSS SITE AREA - 15,808 sqm

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CONSULTANTS:
ENGINEER DETAIL
Hadley Consultants Ltd

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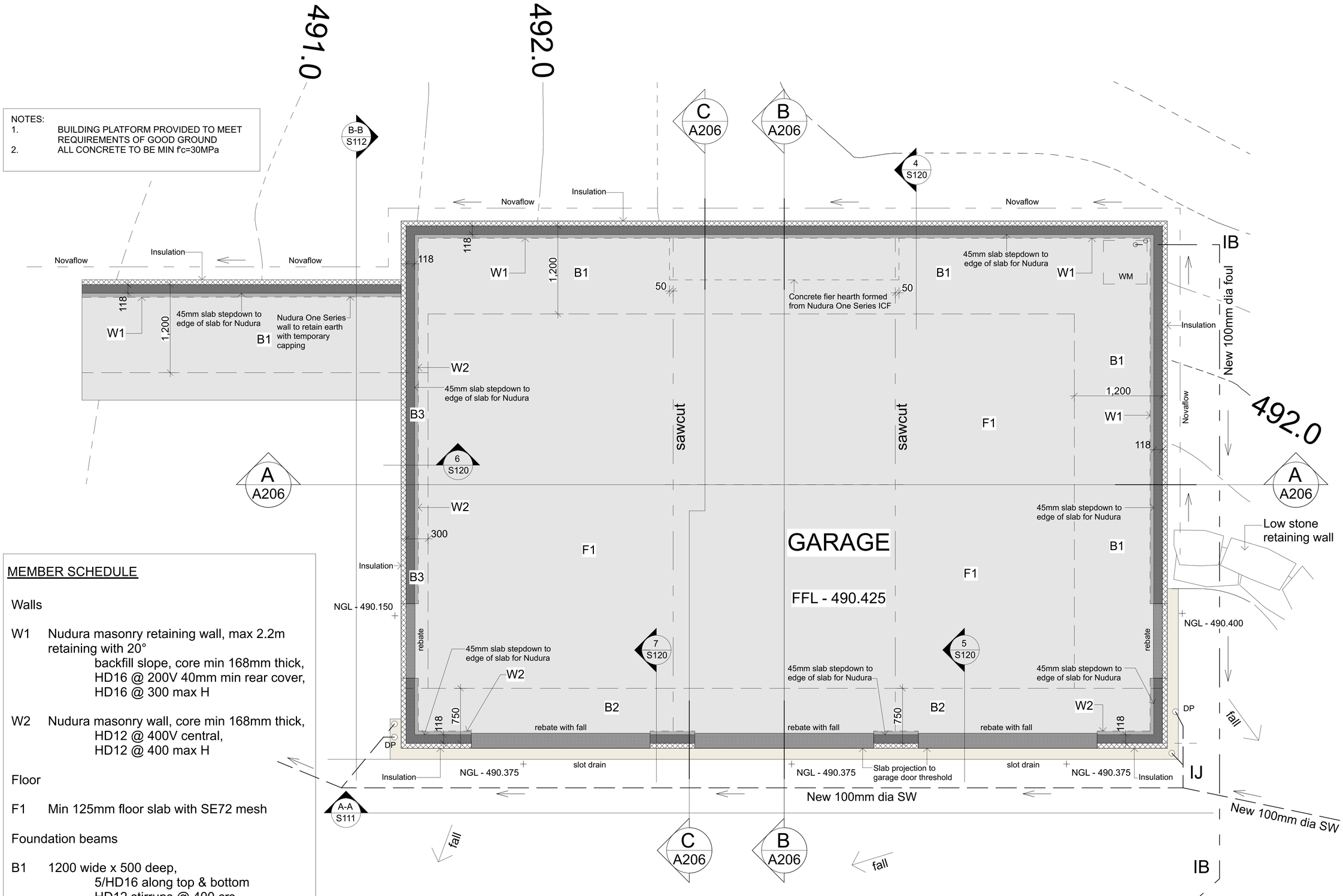
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Relocated Villa - Proposed Elevations

SHEET: A2-08 ***REV:***

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NOTES:
1. BUILDING PLATFORM PROVIDED TO MEET REQUIREMENTS OF GOOD GROUND
2. ALL CONCRETE TO BE MIN f'c=30MPa



MEMBER SCHEDULE

Walls

W1 Nudura masonry retaining wall, max 2.2m retaining with 20° backfill slope, core min 168mm thick, HD16 @ 200V 40mm min rear cover, HD16 @ 300 max H

W2 Nudura masonry wall, core min 168mm thick, HD12 @ 400V central, HD12 @ 400 max H

Floor

F1 Min 125mm floor slab with SE72 mesh

Foundation beams

B1 1200 wide x 500 deep, 5/HD16 along top & bottom HD12 stirrups @ 400 crs

B2 750 wide x 500 deep, 3/HD16 along top & bottom HD12 stirrups @ 400 crs

B3 300 wide x 500 deep, 2/HD16 along bottom & 1 along top HD12 stirrups @ 400 crs

Note

Refer to Structural Engineers details and information regarding foundation, floor slab and Nudura walls.
Refer to Structural Drawing S101.

NOTES
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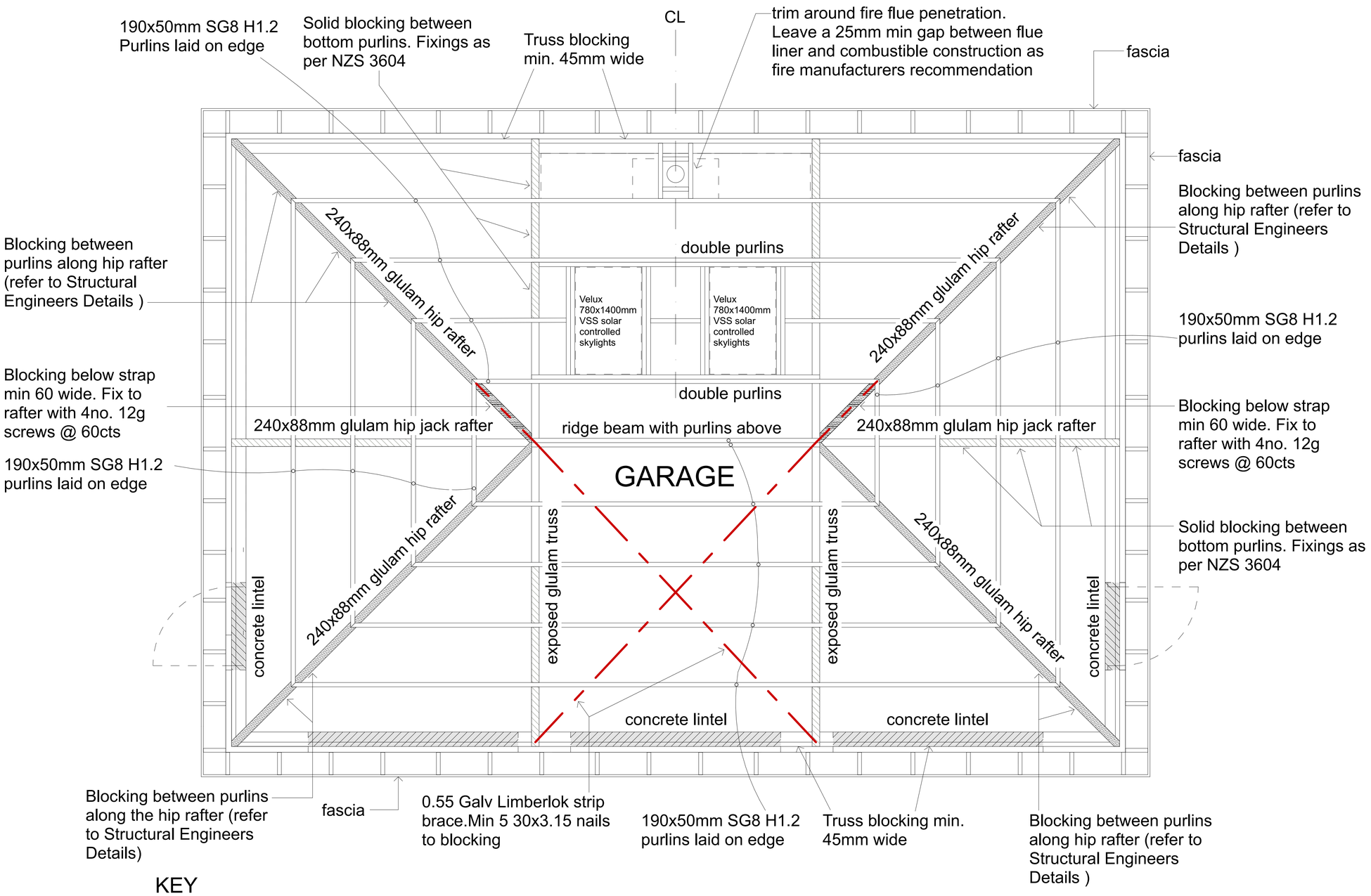
SCALE: 1/25 @ A1 *DRAWN:* DH
DATE: 20/02/26 *CHECKED:*

TITLE:
Proposed Garage Slab Plan

SHEET: A3-01 *REV:*

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KEY

- 0.55 Galv Limberlok strip brace. Min 5 30x3.15 nails to blocking
- Solid blocking between bottom purlins. Fixings as per NZS 3604
- Concrete lintel above opening to Structural Engineers Detail
- Blocking between purlins along hip rafter (refer to Structural Engineers Details)
- Blocking below strap min 60 wide. Fix to rafter with 4no. 12g screws @ 60cts. Also blocking between purlins

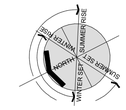
Note

Refer to Structural Engineers details and information regarding roof structure and related structural items.

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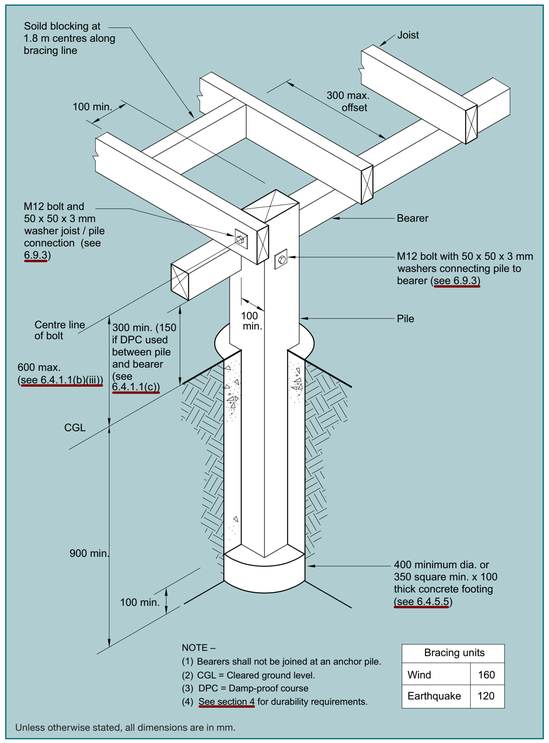
SCALE: **1/25** @ A1 ***DRAWN:*** DH
DATE: 20/02/26 ***CHECKED:***

TITLE:
Proposed Garage Roof Framing Plan

SHEET: ***REV:***
A3-02

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NOTE –
(1) Bearers shall not be joined at an anchor pile.
(2) CGL = Cleared ground level.
(3) DPC = Damp-proof course
(4) See section 4 for durability requirements.

Bracing units	
Wind	160
Earthquake	120

Unless otherwise stated, all dimensions are in mm.

NZS 3604 FIGURE 6.9

KEY

A — Proposed Anchor Piles constructed as Figure 6.9 in NZS3604 with 350 mm diameter concrete footing.

Proposed Piles constructed as NZS3604. Piles below loadbearing walls & internal piles are both to have 310mm min dia x 300mm deep concrete piles. with 125x125 H5 timber piles set into the concrete.

Concrete to piles to be min. 17.5 MPa.

TIMBER TREATMENT:

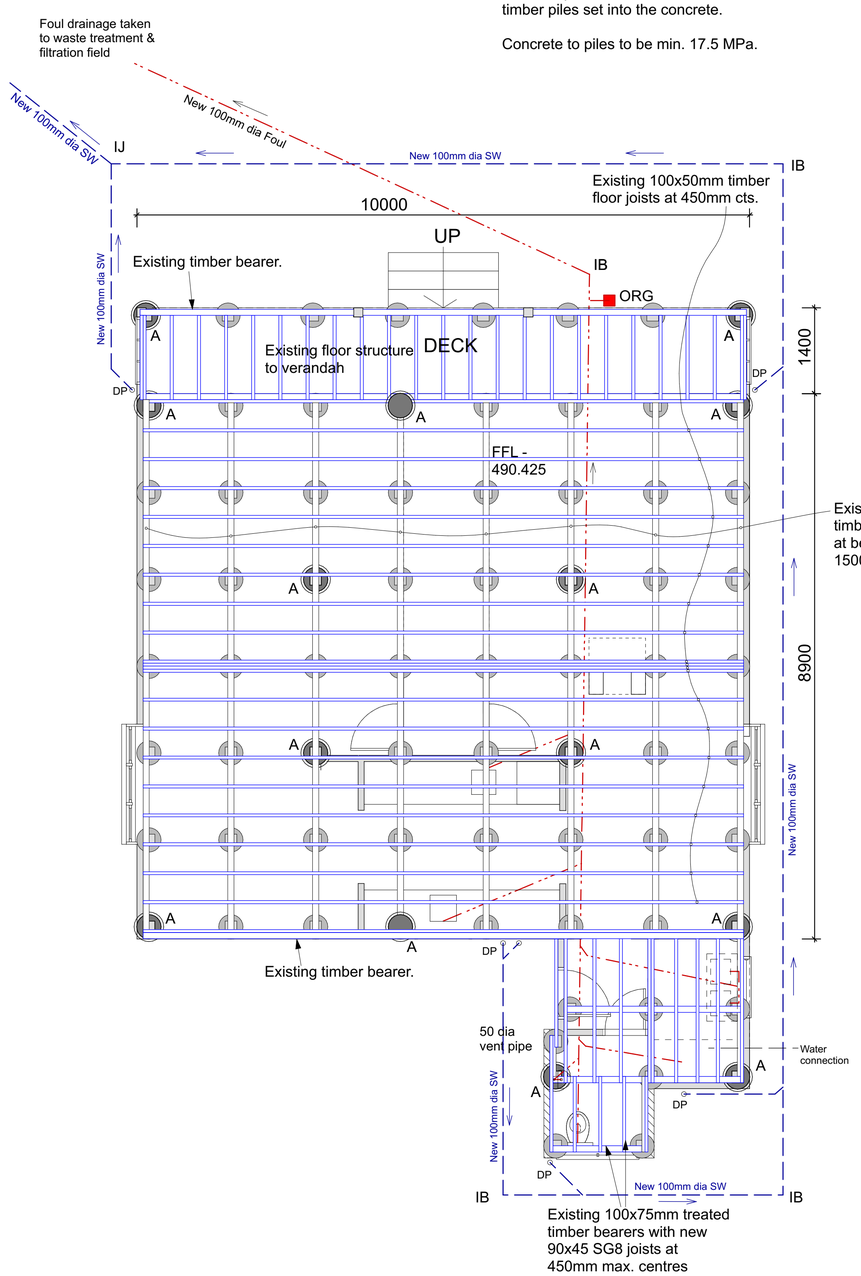
• Treatment of timber varies according to location & detail.

External Wall framing	H3.1
Internal Wall framing	H1.2
Bottom plates	H3.1
Roof framing < 10deg	H3.1
External timber trim	H3.1

All timber treatment to comply with NZS3604:2003 & NZBC B2/AS1 & NZS3602:2003

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Existing Services & Connections Key

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- New Storm Water Drainage
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- IJ — Foul Inspection Junction
- IP — Foul Inspection Point
- IB — SW Inspection Bend
- IJ — SW Inspection Junction
- IP — SW Inspection Point
- ORG — Overflow Relief Gully
- New Water Connection

FLOOR FRAMING PLAN

Notes
450mm minimum crawl space to be provided for below floor access and maimtenance.

Drawing to be read in conjunction with Structural Engineers information.

Drawing based on the existing joist and bearer layout.

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Lot 2 DP 610051

REF: ***:Proj No***

CLIENT:
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CONSULTANTS:
ENGINEER DETAIL
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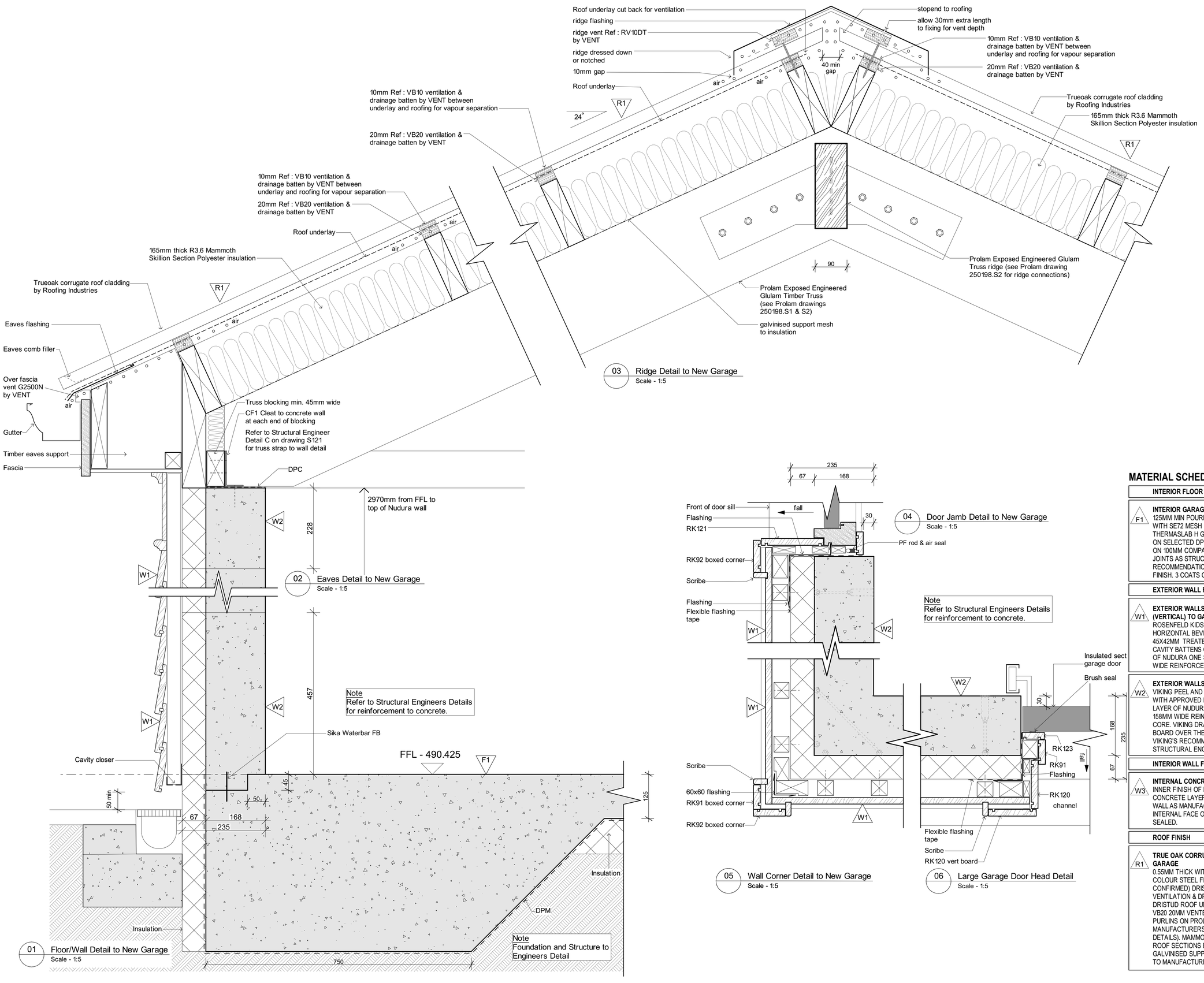
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DATE: 20/02/26 ***CHECKED:***

TITLE:
Proposed Relocated Villa
Floor Framing Plan

SHEET: A3-03 ***REV:***

Original If Circle Red ○

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LOT = 3
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GROSS SITE AREA - 756 sqm

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9.1 - General
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MATERIAL SCHEDULE FOR GARAGE

INTERIOR FLOOR FINISH

F1 **INTERIOR GARAGE - SLAB ON GROUND**
125MM MIN POURED IN-SITU CONCRETE SLAB WITH SE72 MESH ON 60MM EXPOL THERMASLAB H GRADE R1.67 EPS INSULATION ON SELECTED DPM ON 25MM SAND BINDING ON 100MM COMPACTED HARDFILL. CONTROL JOINTS AS STRUCTURAL ENGINEERS RECOMMENDATION. FLOOR TO HAVE FLOATED FINISH. 3 COATS CLEAR SEAL.

EXTERIOR WALL FINISH

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ROSENFELD KIDSON - CEDAR RK61 PAINTED HORIZONTAL BEVEL BACK BOARDS ON CS-V 45X42MM TREATED STRUCTURAL VERTICAL CAVITY BATTENS ON 67MM EPS OUTER LAYER OF NUDURA ONE SERIES ICF WALL WITH 158MM WIDE REINFORCED INSITU CONCRETE CORE.

W2 **EXTERIOR WALLS - TANKING TO GARAGE**
VIKING PEEL AND STICK TANKING MEMBRANE WITH APPROVED PRIMER ON 67MM EPS OUTER LAYER OF NUDURA ONE SERIES ICF WALL WITH 158MM WIDE REINFORCED INSITU CONCRETE CORE. VIKING DRAINAGE AND PROTECTION BOARD OVER THE TANKING MEMBRANE. ALL AS VIKING'S RECOMMENDATION AND TO STRUCTURAL ENGINEERS DETAILS.

INTERIOR WALL FINISH

W3 **INTERNAL CONCRETE WALL FINISH TO GARAGE**
INNER FINISH OF REINFORCED INSITU CONCRETE LAYER OF NUDURA ONE SERIES ICF WALL AS MANUFACTURERS RECOMMENDATION. INTERNAL FACE OF CONCRETE TO BE CLEAR SEALED.

ROOF FINISH

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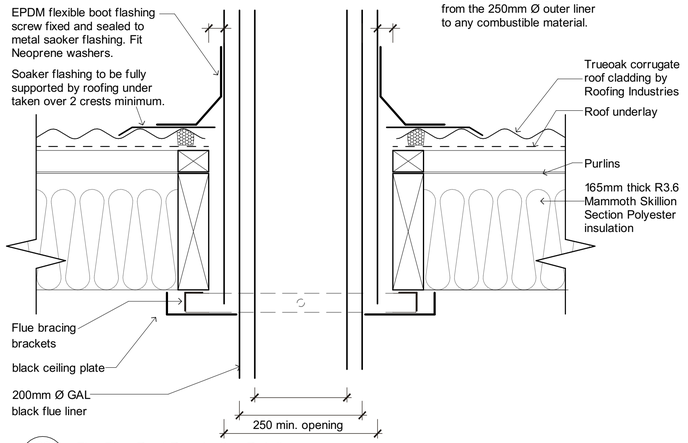
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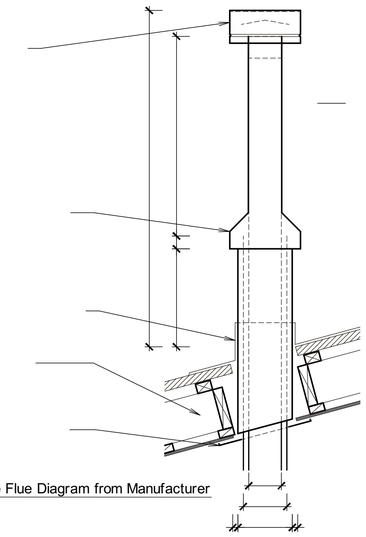
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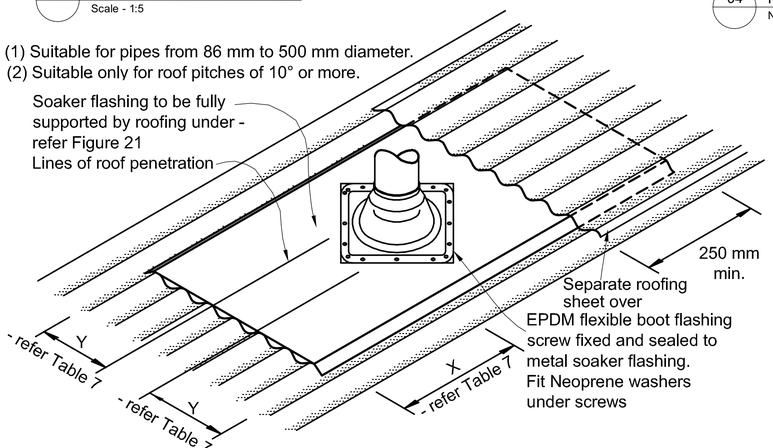


03 Fire Flue Roof Penetration Detail
Scale - 1:5

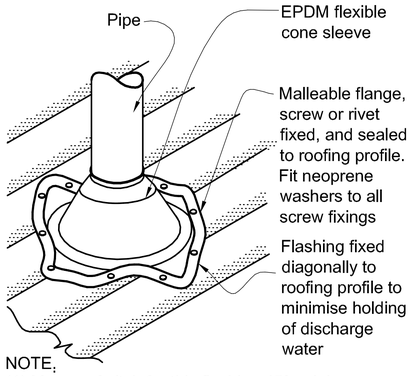


04 Fire Flue Diagram from Manufacturer
NTS

(1) Suitable for pipes from 86 mm to 500 mm diameter.
(2) Suitable only for roof pitches of 10° or more.

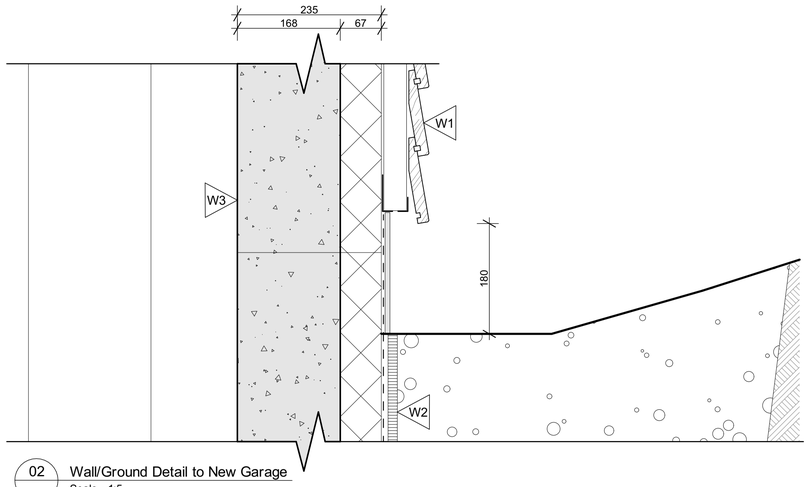


05 Soaker Flashing DetailFor Pipe Over 85mm Dia. From E2
NTS



NOTE,
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

06 Soaker Flashing DetailFor Pipe Up To 85mm Dia. From E2
NTS



02 Wall/Ground Detail to New Garage
Scale - 1:5

01 Retaining Wall/Fire Detail to New Garage
Scale - 1:5

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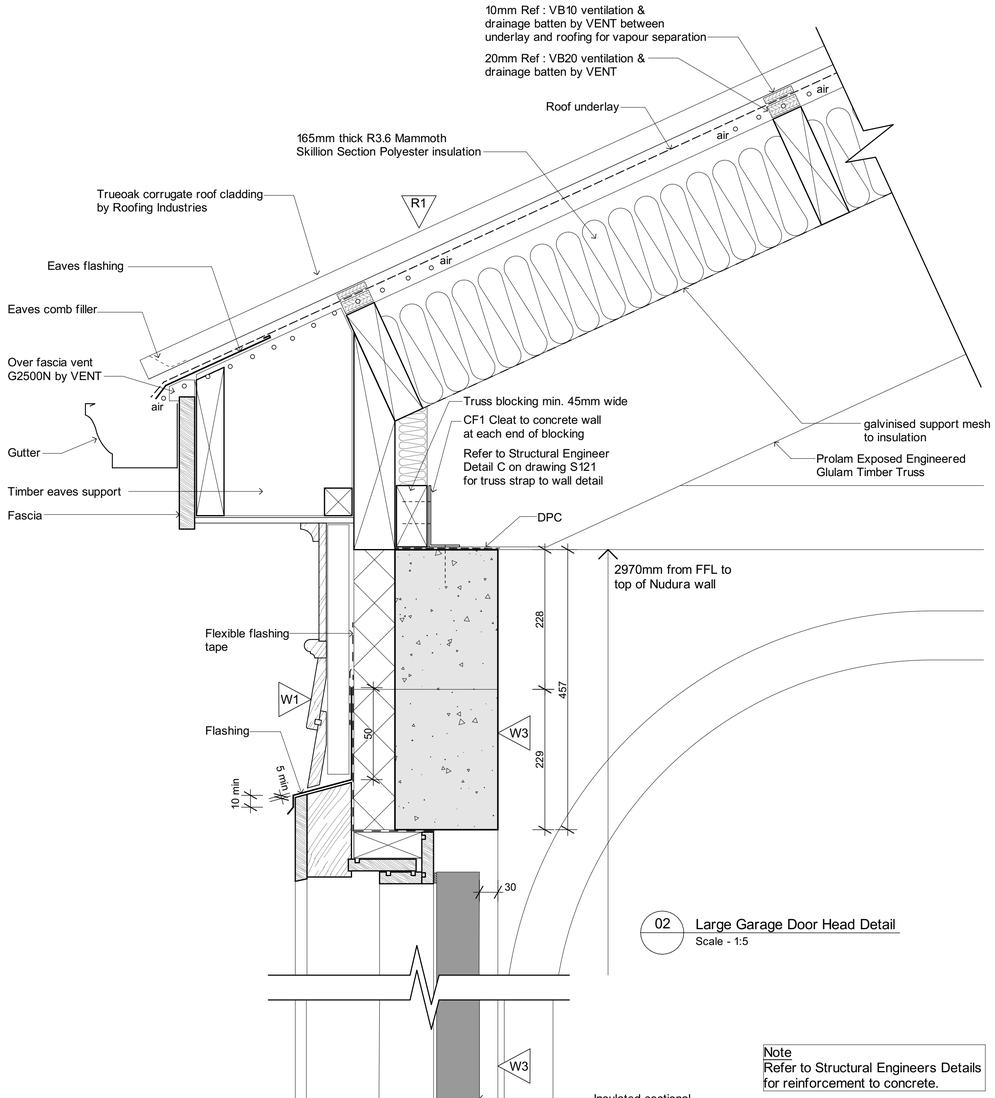
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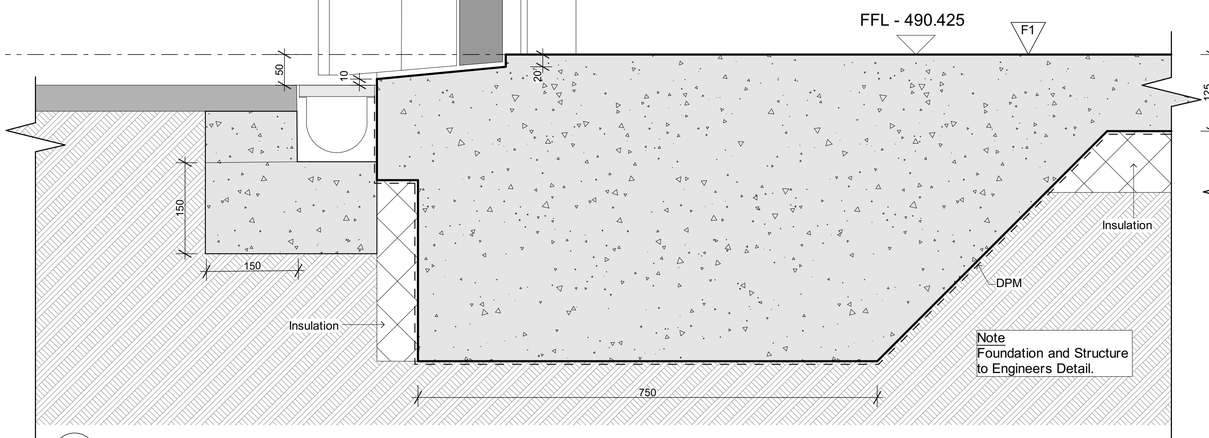
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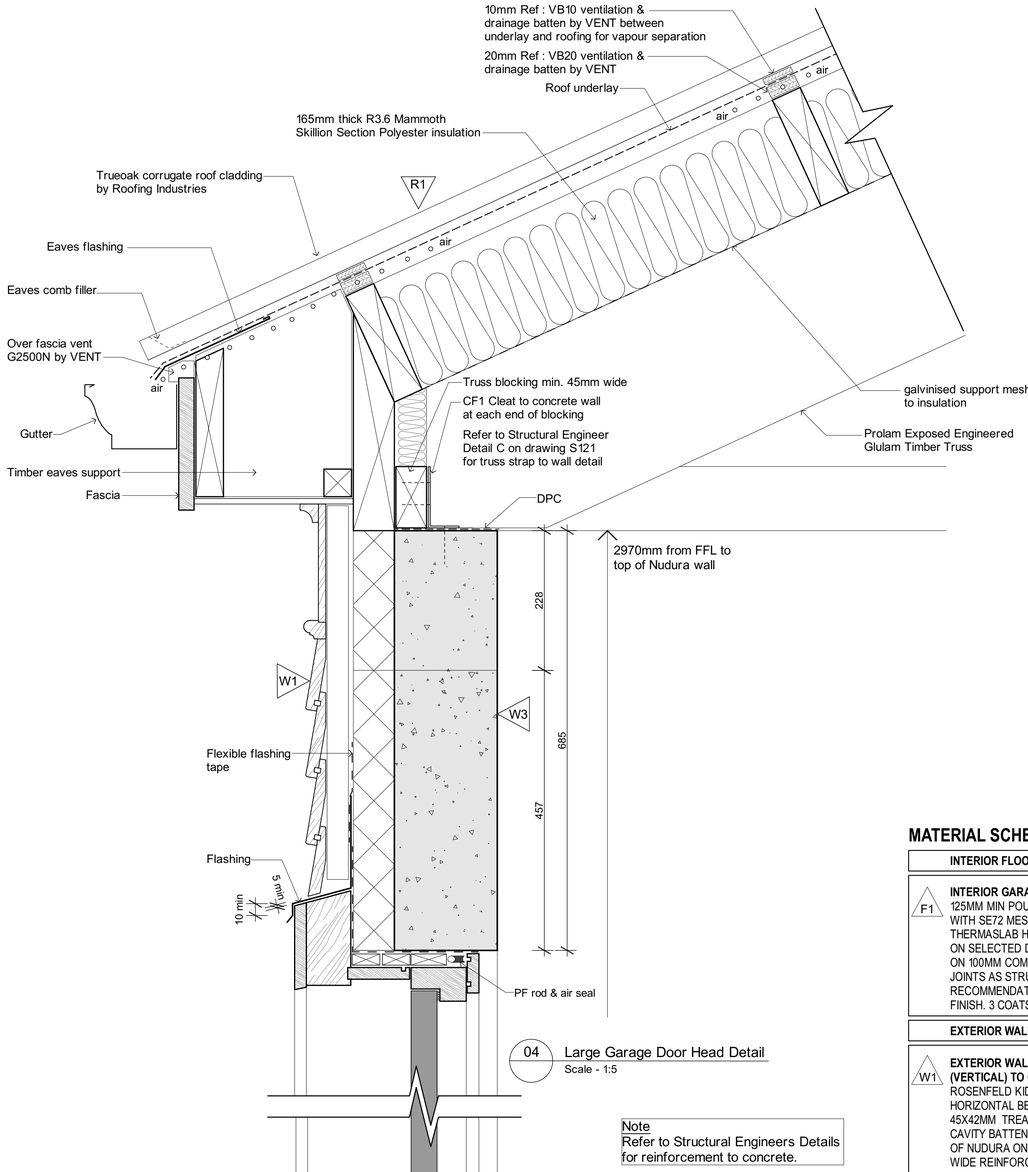


02 Large Garage Door Head Detail
Scale - 1:5

Note
Refer to Structural Engineers Details for reinforcement to concrete.

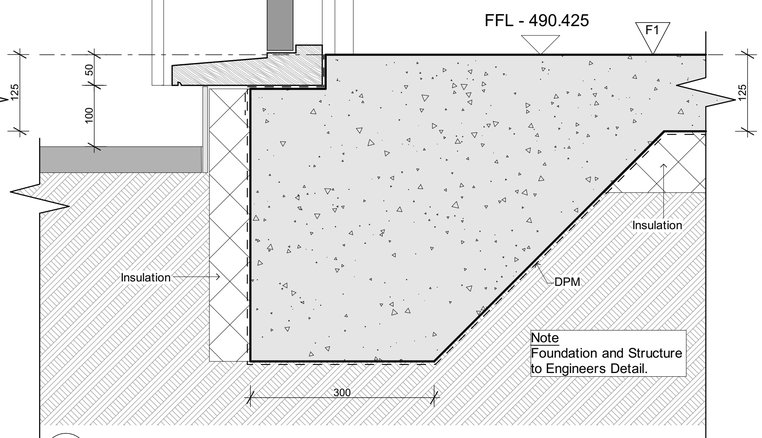


01 Large Garage Door Threshold Detail
Scale - 1:5



04 Large Garage Door Head Detail
Scale - 1:5

Note
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03 Large Garage Door Threshold Detail
Scale - 1:5

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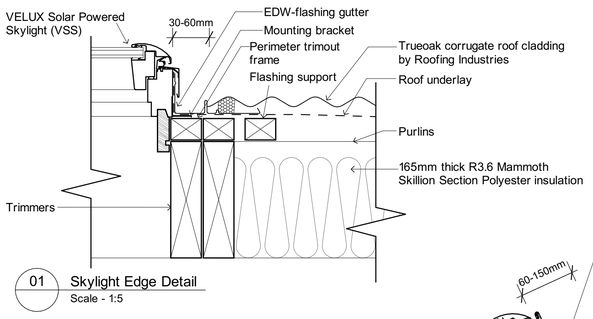
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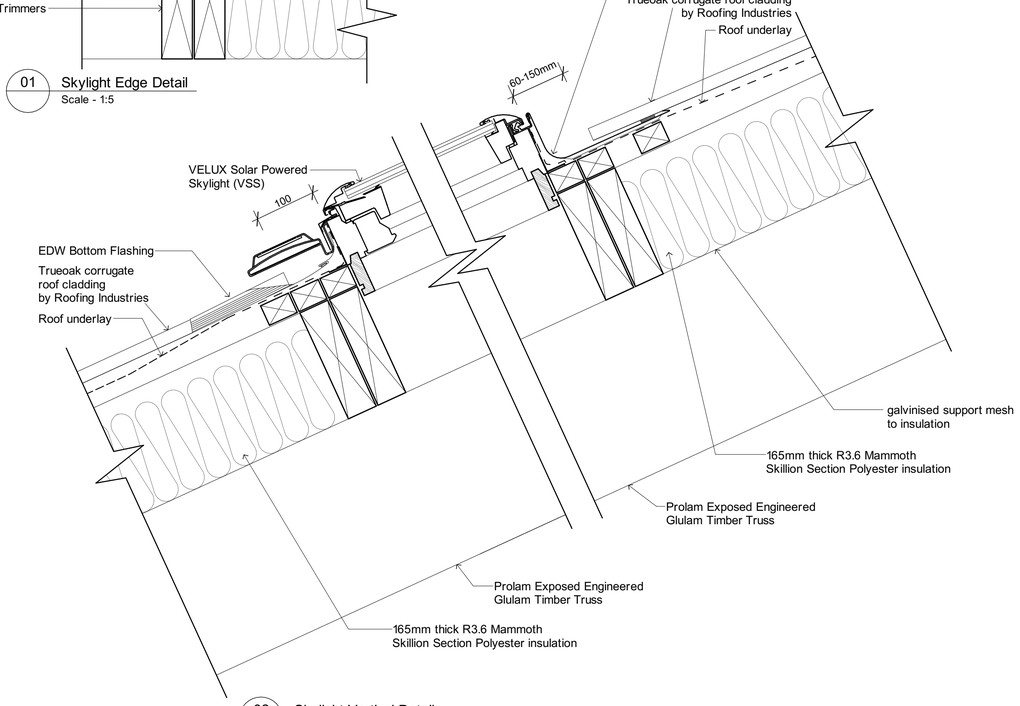
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01 Skylight Edge Detail
Scale - 1:5



02 Skylight Vertical Details
Scale - 1:5

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Internal Wall framing	H1.2
Bottom plates & Window Sills	H3.2
Roof framing < 10deg	H3.2
External timber trim	H3.1
Deck joists & Bearers	H3.2
Cavity Battens	H3.2

All timber treatment to comply with NZS3604:2003 & NZBC B2/AS1 & NZS3602:2003

DRAINED WALL CAVITY NOTE:

- New cladding installed over a drained cavity shall be as deailed in NZBC E2/AS1.

All work to comply with NZBC E2/AS1 specifications.
Specifically:
8.1 - General
8.4 - Profiled metal
8.5 - Waterproof Membrane
9.1 - General
9.7 - Fibre Cement Sheet.

:iNo	:iDate	:iNote	:iBy
ISSUE	DATE	ISSUE NOTE	CHK

KOIA ARCHITECTS

KOIA ARCHITECTS QUEENSTOWN LTD
170 Arthurs Point Road, Arthurs Point, Queenstown
T: (03) 4412271 E: tony@koia.co.nz & david@koia.co.nz

PROJECT: ***REF:*** *:Proj No*
49 Dalefield Road
Lot 2 DP 610051

CLIENT:
Koia Family Trust

CONSULTANTS:
ENGINEER DETAIL
Hadley Consultants Ltd

SCALE: **1:5** @ A1 ***DRAWN:*** DH
DATE: 20/02/26 ***CHECKED:***

TITLE:
External Envelope Details

SHEET: A4-04 ***REV:***

Original If Circle Red ○

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, LEVELS AND ANGLES ON SITE PRIOR TO COMMENCING ANY WORK. THE COPYRIGHT OF THESE DRAWINGS AND ALL PARTS THEREOF REMAIN THE PROPERTY OF KOIA ARCHITECTS