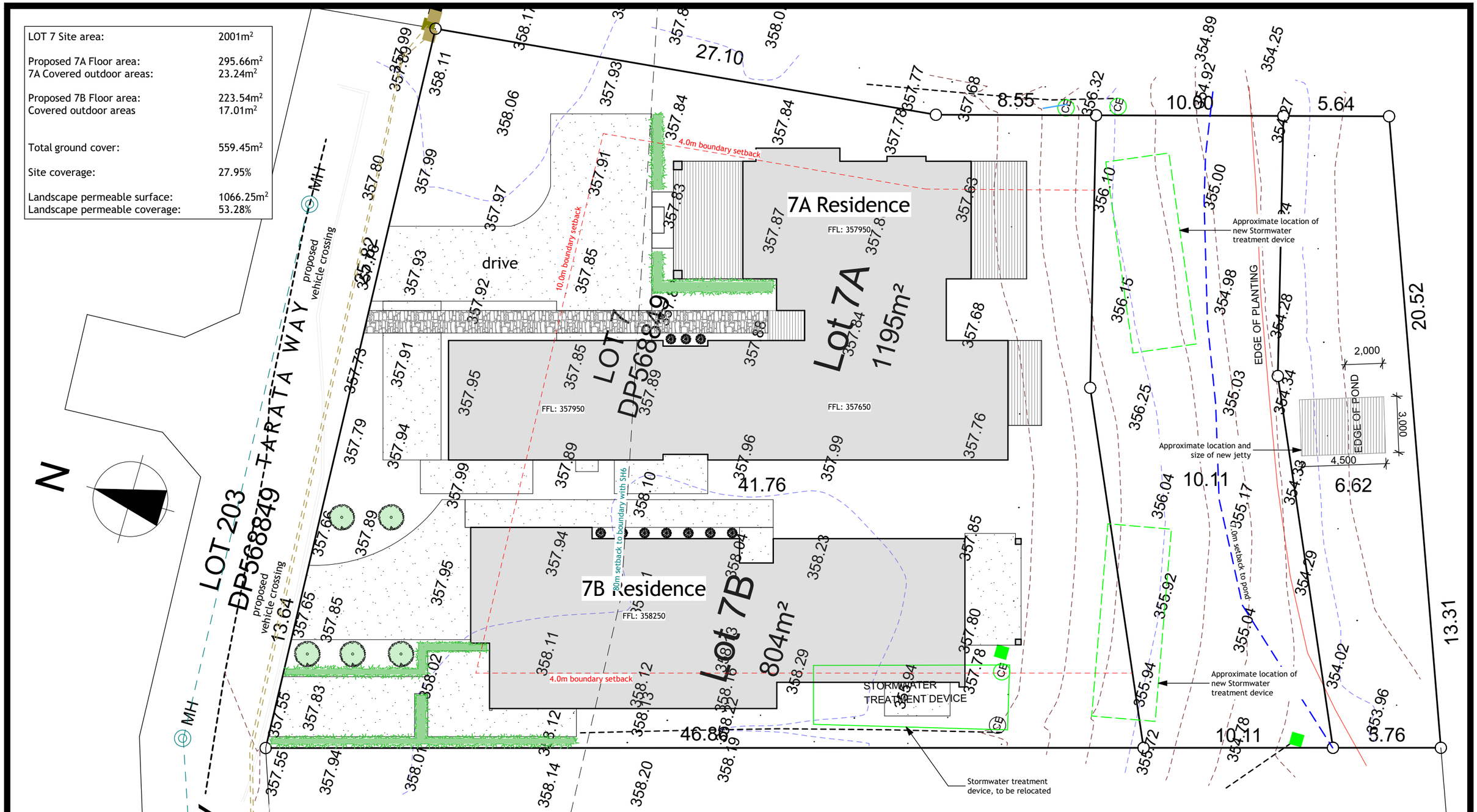
LOT 7 Site area:	2001m²
Proposed 7A Floor area:	295.66m²
7A Covered outdoor areas:	23.24m²
Proposed 7B Floor area:	223.54m²
Covered outdoor areas	17.01m²
Total ground cover:	559.45m²
Site coverage:	27.95%
Landscape permeable surface:	1066.25m²
Landscape permeable coverage:	53.28%



Note:
Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

EXISTING SITE BOUNDARIES

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Proposed New Pinto Residence
2 Tarata Way, LOT 7A Koko Ridge, Lower Shotover, Queenstown

Date:	*Wednesday, 8 October 2025*
Scale:	*1:200*
Designed By:	Corey Kingsbury
Drawn By:	*Corey Kingsbury*

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Wind zone:	High
Earthquake zone:	3
Snow Zone:	N5
Corrosion Zone:	B

Notes:
All sediment control to comply with NZBC E1.

Surplus gravel and soil to be contained behind sediment fences.

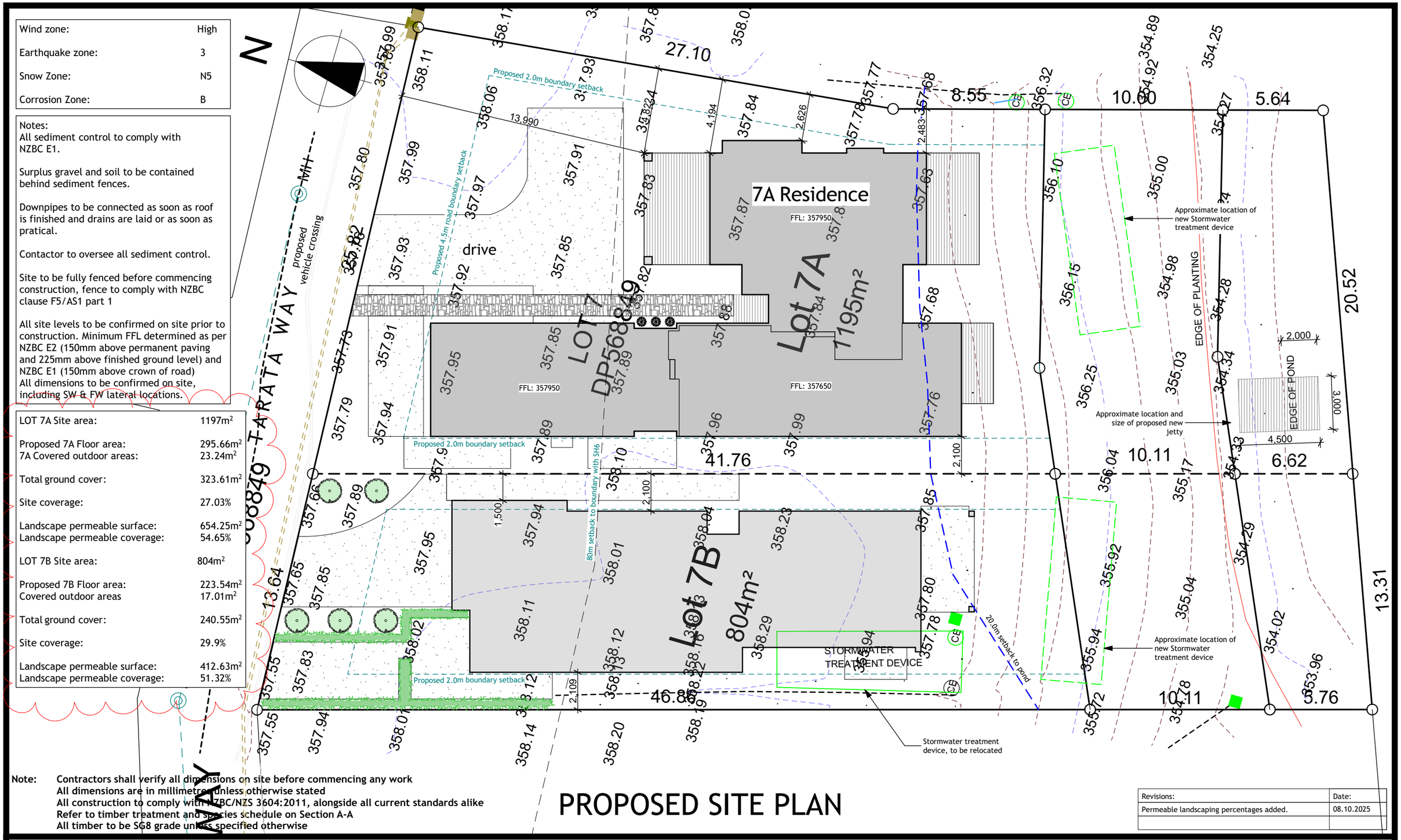
Downpipes to be connected as soon as roof is finished and drains are laid or as soon as pratical.

Contactor to oversee all sediment control.

Site to be fully fenced before commencing construction, fence to comply with NZBC clause F5/AS1 part 1

All site levels to be confirmed on site prior to construction. Minimum FFL determined as per NZBC E2 (150mm above permanent paving and 225mm above finished ground level) and NZBC E1 (150mm above crown of road)
All dimensions to be confirmed on site, including SW & FW lateral locations.

LOT 7A Site area:	1197m²
Proposed 7A Floor area:	295.66m²
7A Covered outdoor areas:	23.24m²
Total ground cover:	323.61m²
Site coverage:	27.03%
Landscape permeable surface:	654.25m²
Landscape permeable coverage:	54.65%
LOT 7B Site area:	804m²
Proposed 7B Floor area:	223.54m²
Covered outdoor areas	17.01m²
Total ground cover:	240.55m²
Site coverage:	29.9%
Landscape permeable surface:	412.63m²
Landscape permeable coverage:	51.32%



Note: Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

PROPOSED SITE PLAN

Revisions:	Date:
Permeable landscaping percentages added.	08.10.2025

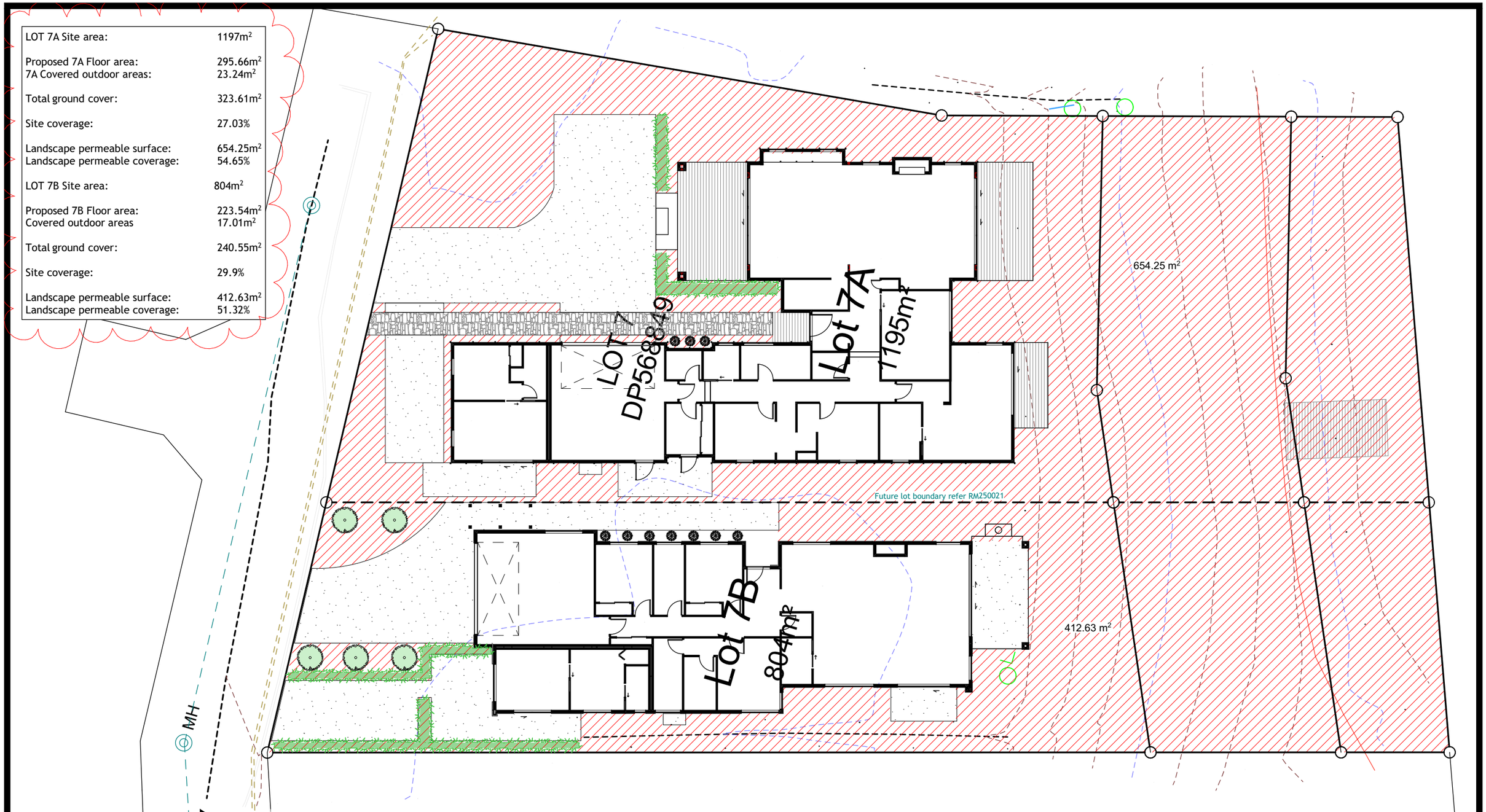
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Proposed New Pinto Residence
2 Tarata Way, LOT 7A Koko Ridge, Lower Shotover, Queenstown

Date:	*Wednesday, 8 October 2025*
Scale:	*1:200*
Designed By:	Corey Kingsbury
Drawn By:	*Corey Kingsbury*

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LOT 7A Site area:	1197m²
Proposed 7A Floor area:	295.66m²
7A Covered outdoor areas:	23.24m²
Total ground cover:	323.61m²
Site coverage:	27.03%
Landscape permeable surface:	654.25m²
Landscape permeable coverage:	54.65%
LOT 7B Site area:	804m²
Proposed 7B Floor area:	223.54m²
Covered outdoor areas	17.01m²
Total ground cover:	240.55m²
Site coverage:	29.9%
Landscape permeable surface:	412.63m²
Landscape permeable coverage:	51.32%



Note:
Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

LANDSCAPING PLAN

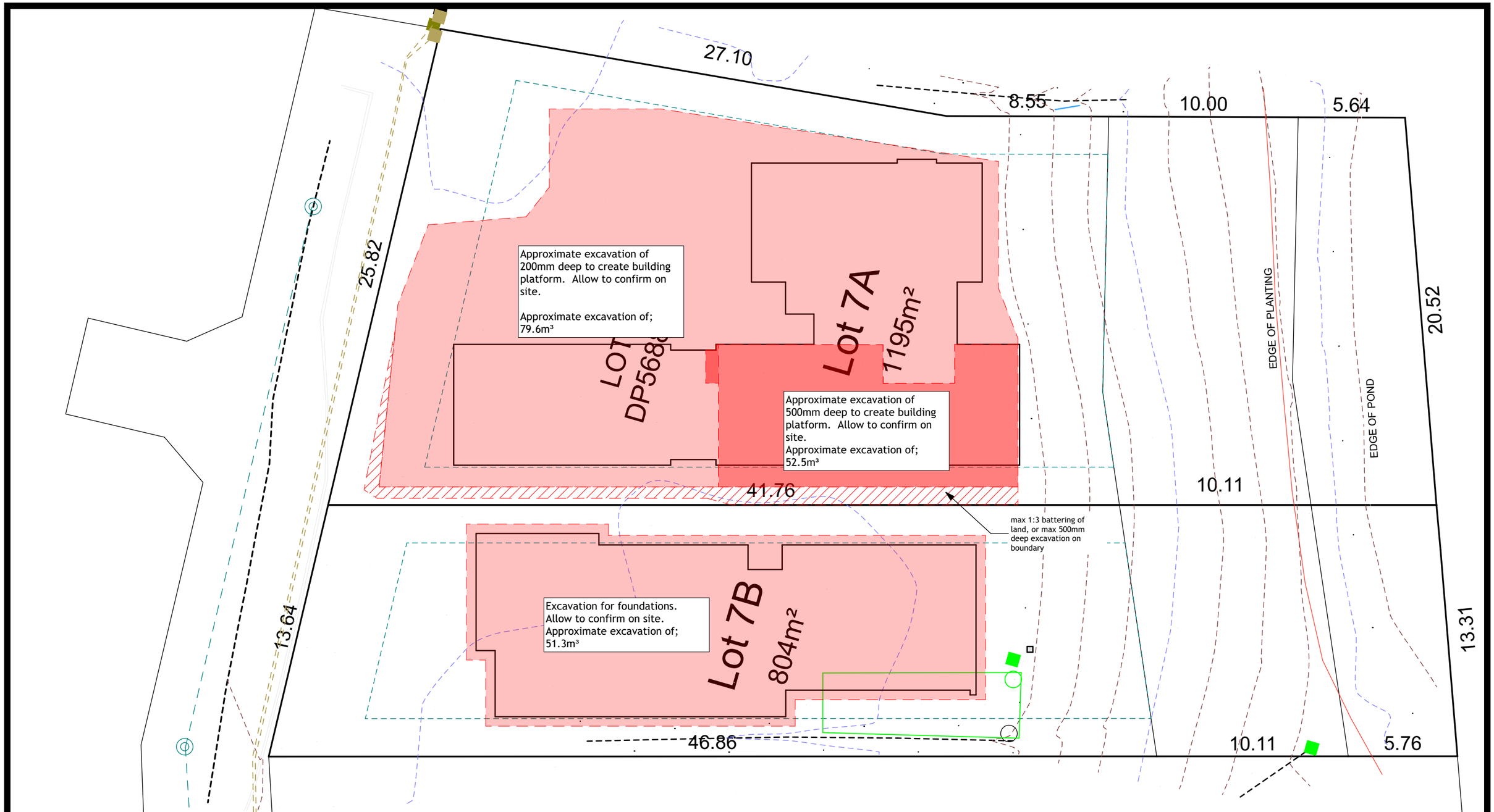
Revisions:	Date:
Permeable landscaping percentages added.	08.10.2025

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Proposed New Pinto Residence
2 Tarata Way, LOT 7A Koko Ridge, Lower Shotover, Queenstown

Date: *Wednesday, 8 October 2025*
Scale: *1:200*
Designed By: Corey Kingsbury
Drawn By: *Corey Kingsbury*

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Note: Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

EARTHWORKS PLAN

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Proposed New Pinto Residence
2 Tarata Way, LOT 7A Koko Ridge, Lower Shotover, Queenstown

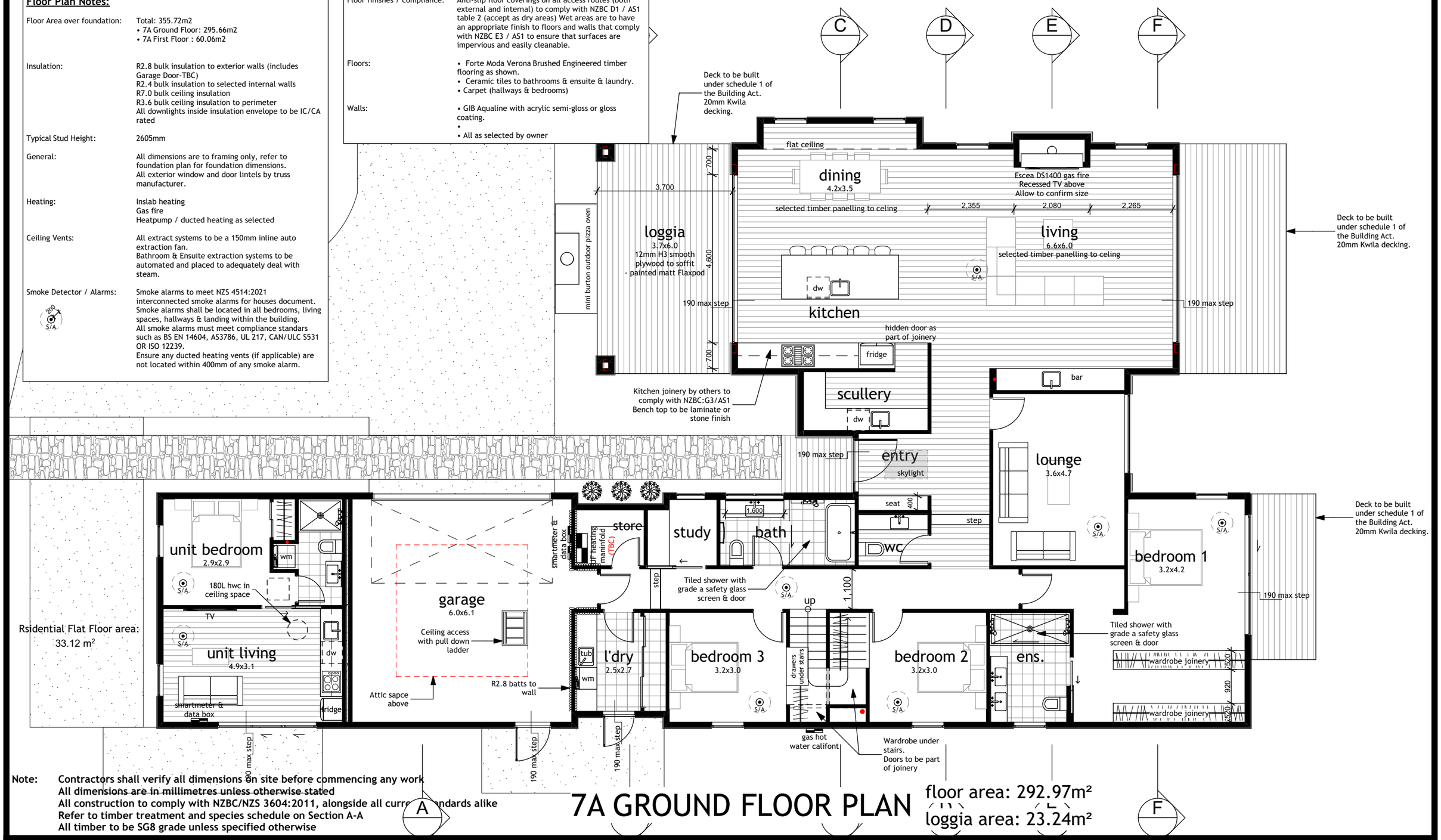
Date:	*Wednesday, 8 October 2025*
Scale:	*1:200*
Designed By:	Corey Kingsbury
Drawn By:	*Corey Kingsbury*

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Floor Plan Notes:

Floor Area over foundation:	Total: 355.72m2 • 7A Ground Floor: 295.66m2 • 7A First Floor : 60.06m2
Insulation:	R2.8 bulk insulation to exterior walls (includes Garage Door-TBC) R2.4 bulk insulation to selected internal walls R7.0 bulk ceiling insulation R3.6 bulk ceiling insulation to perimeter All downlights inside insulation envelope to be IC/CA rated
Typical Stud Height:	2605mm
General:	All dimensions are to framing only, refer to foundation plan for foundation dimensions. All exterior window and door lintels by truss manufacturer.
Heating:	Inslab heating Gas fire Heatpump / ducted heating as selected
Ceiling Vents:	All extract systems to be a 150mm inline auto extraction fan. Bathroom & Ensuite extraction systems to be automated and placed to adequately deal with steam.
Smoke Detector / Alarms:	Smoke alarms to meet NZS 4514:2021 interconnected smoke alarms for houses document. Smoke alarms shall be located in all bedrooms, living spaces, hallways & landing within the building. All smoke alarms must meet compliance standars such as BS EN 14604, AS3786, UL 217, CAN/ULC S531 OR ISO 12239. Ensure any ducted heating vents (if applicable) are not located within 400mm of any smoke alarm.

Floor finishes / compliance:	Anti-slip floor coverings on all access routes (both external and internal) to comply with NZBC D1 / AS1 table 2 (accept as dry areas) Wet areas are to have an appropriate finish to floors and walls that comply with NZBC E3 / AS1 to ensure that surfaces are impervious and easily cleanable.
Floors:	• Forte Moda Verona Brushed Engineered timber flooring as shown. • Ceramic tiles to bathrooms & ensuite & laundry. • Carpet (hallways & bedrooms)
Walls:	• GIB Aqualine with acrylic semi-gloss or gloss coating. • • All as selected by owner



Note: Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all curre[illegible]ndards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

7A GROUND FLOOR PLAN

floor area: 292.97m²
loggia area: 23.24m²

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Proposed New Pinto Residence
2 Tarata Way, LOT 7A Koko Ridge, Lower Shotover, Queenstown

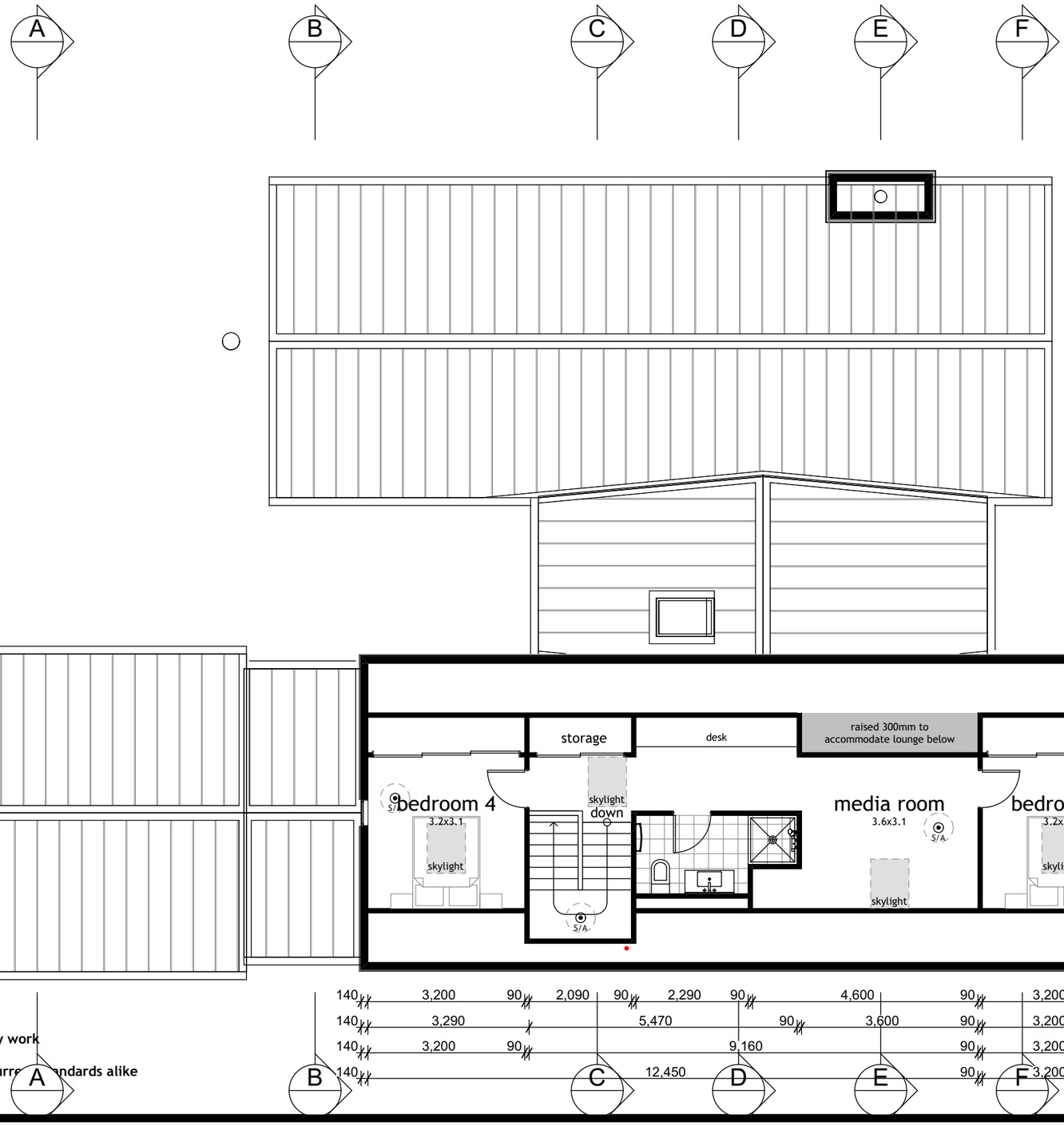
Date:	*Wednesday, 8 October 2025*
Scale:	*1:100*
Designed By:	Corey Kingsbury
Drawn By:	*Corey Kingsbury*

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Floor Plan Notes:

Floor Area over foundation:	Total: 353.03m2 • 7A Ground Floor: 292.97m2 • 7A First Floor : 60.06m2
Insulation:	R2.8 bulk insulation to exterior walls (includes Garage Door-TBC) R2.4 bulk insulation to selected internal walls R7.0 bulk ceiling insulation R3.6 bulk ceiling insulation to perimeter All downlights inside insulation envelope to be IC/CA rated
Typical Stud Height:	2605mm
General:	All dimensions are to framing only, refer to foundation plan for foundation dimensions. All exterior window and door lintels by truss manufacturer.
Heating:	Inslab heating Gas fire Heatpump / ducted heating as selected
Ceiling Vents:	All extract systems to be a 150mm inline auto extraction fan. Bathroom & Ensuite extraction systems to be automated and placed to adequately deal with steam.
Smoke Detector / Alarms:	Smoke alarms to meet NZS 4514:2021 interconnected smoke alarms for houses document. Smoke alarms shall be located in all bedrooms, living spaces, hallways & landing within the building. All smoke alarms must meet compliance standars such as BS EN 14604, AS3786, UL 217, CAN/ULC S531 OR ISO 12239. Ensure any ducted heating vents (iof applicable) are not located within 400mm of any smoke alarm.
Floor finishes / compliance:	Anti-slip floor coverings on all access routes (both external and internal) to comply with NZBC D1 / AS1 table 2 (accept as dry areas) Wet areas are to have an appropriate finish to floors and walls that comply with NZBC E3 / AS1 to ensure that surfaces are impervious and easily cleanable.
Floors:	• Ceramic tiles to bathroom • Carpet (hallways & bedrooms)
Walls:	• GIB Aqualine with acrylic semi-gloss or gloss coating. • • All as selected by owner



7A FIRST FLOOR PLAN

Note: Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all curre[illegible]ndards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

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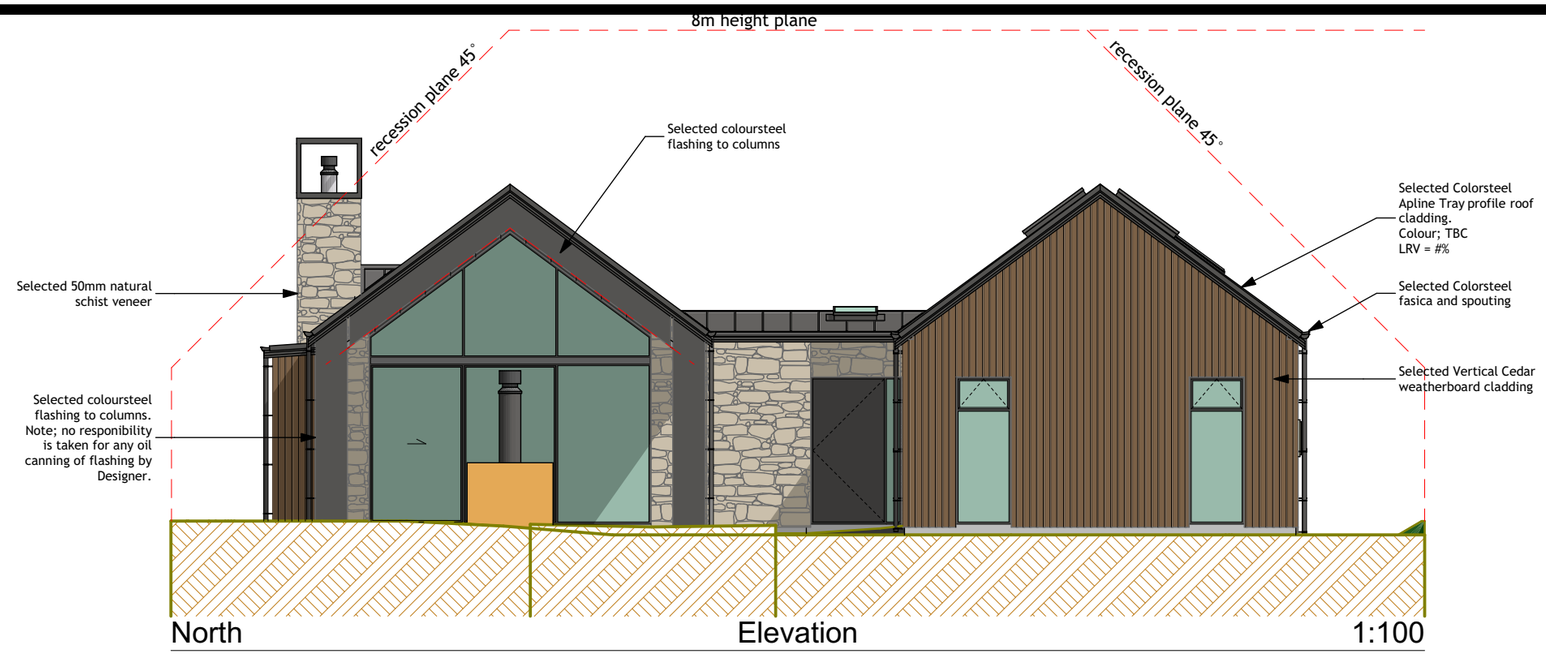
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Proposed New Pinto Residence
2 Tarata Way, LOT 7A Koko Ridge, Lower Shotover, Queenstown

Date:	*Wednesday, 8 October 2025*
Scale:	*1:100*
Designed By:	Corey Kingsbury
Drawn By:	*Corey Kingsbury*

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North Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**10**

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**10**



East Elevation 1

Note: Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

7A NORTH & EAST ELEVATIONS

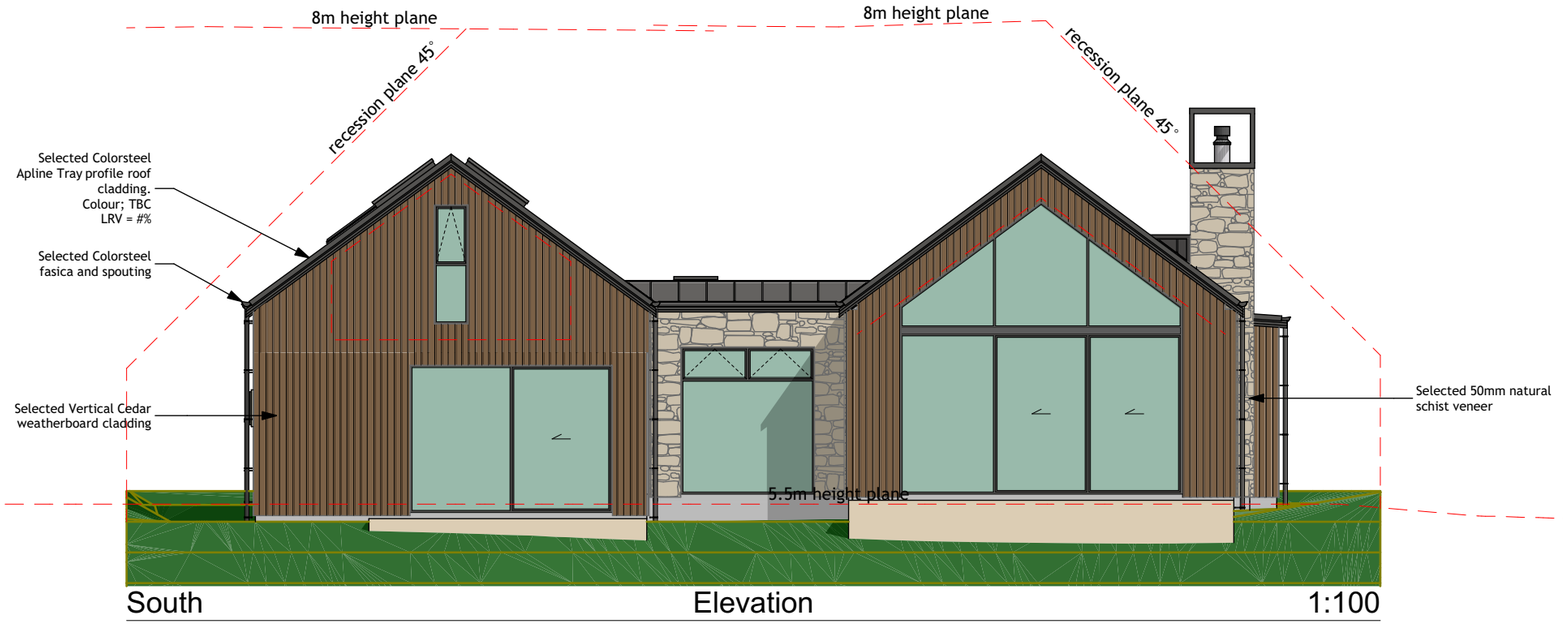
Revisions:	Date:
Cladding updated.	08.10.2025

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Proposed New Pinto Residence
2 Tarata Way, LOT 7A Koko Ridge, Lower Shotover, Queenstown

Date: *Wednesday, 8 October 2025*
Scale: *1:100*
Designed By: Corey Kingsbury
Drawn By: *Corey Kingsbury*

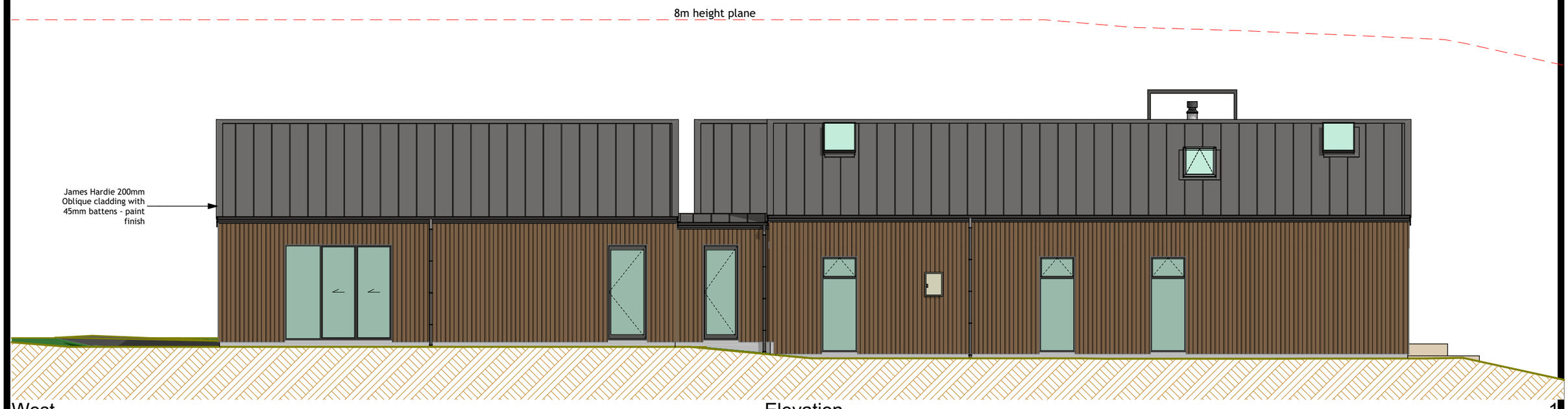
107



South Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**11**

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**11**



West Elevation 1

Note: Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

7A SOUTH & WEST ELEVATIONS

Revisions:	Date:
Cladding updated.	08.10.2025

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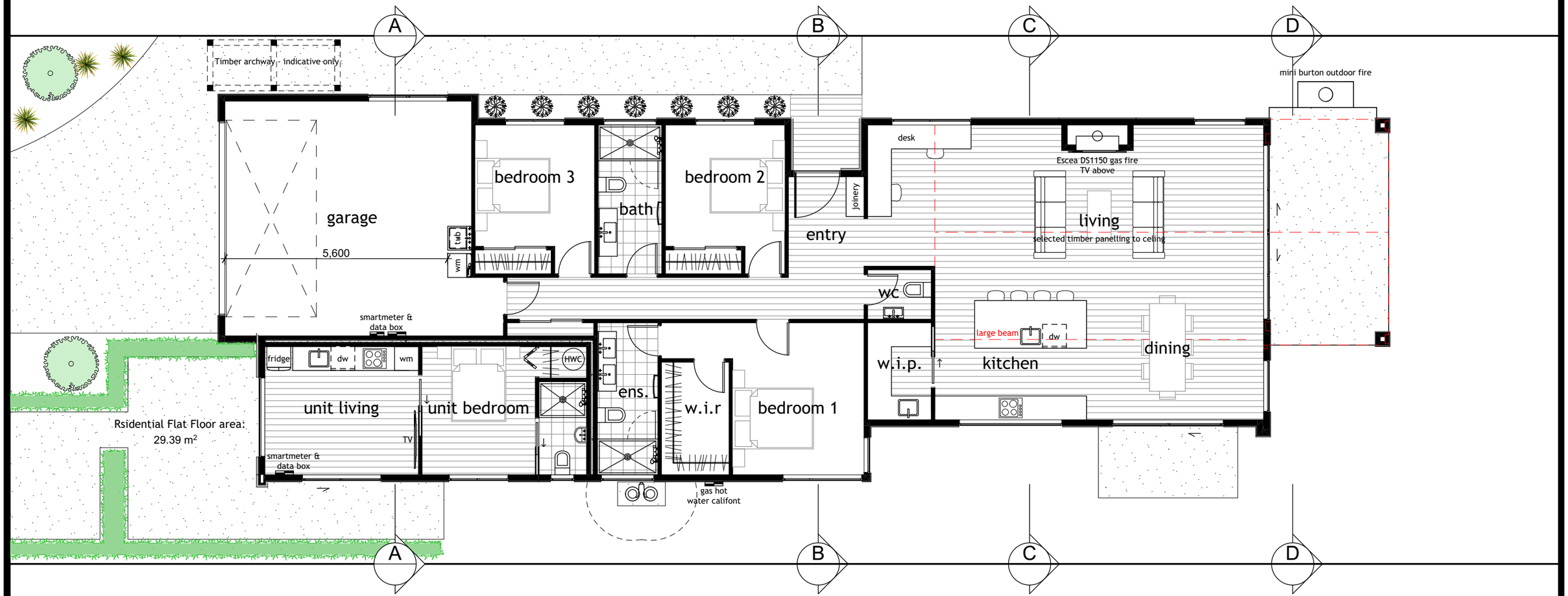
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Proposed New Pinto Residence
2 Tarata Way, LOT 7A Koko Ridge, Lower Shotover, Queenstown

Date: *Wednesday, 8 October 2025*
Scale: *1:100*
Designed By: Corey Kingsbury
Drawn By: *Corey Kingsbury*

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Note: Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

7B FLOOR PLAN

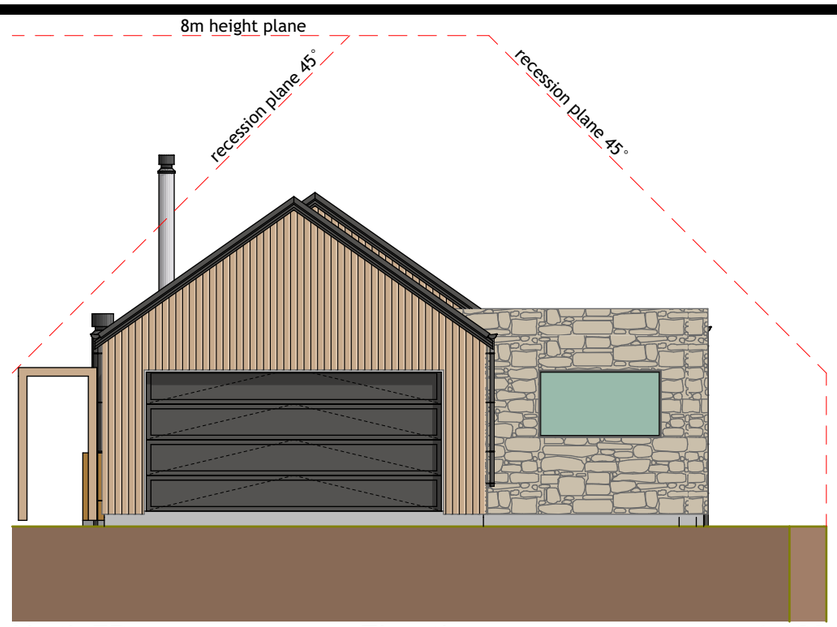
floor area: 223.54m²
loggia area: 17.01m²

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Proposed New Pinto Residence
2 Tarata Way, LOT 7A Koko Ridge, Lower Shotover, Queenstown

Date: *Wednesday, 8 October 2025*
Scale: *1:1*
Designed By: Corey Kingsbury
Drawn By: *Corey Kingsbury*

109



North 7B Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
North & East Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**10**



East 7B Elevation

Note: **Contractors shall verify all dimensions on site before commencing any work**
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

7B NORTH & EAST ELEVATIONS

Revisions:	Date:
Cladding updated.	08.10.2025

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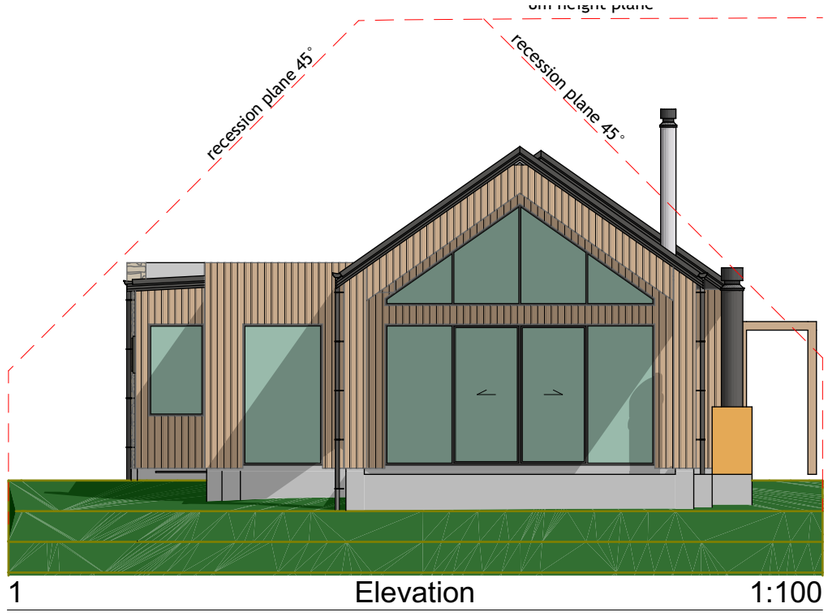
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Proposed New Pinto Residence
2 Tarata Way, LOT 7A Koko Ridge, Lower Shotover,
Queenstown

Date: *Wednesday, 8 October 2025*
Scale: *1:1*
Designed By: Corey Kingsbury
Drawn By: *Corey Kingsbury*

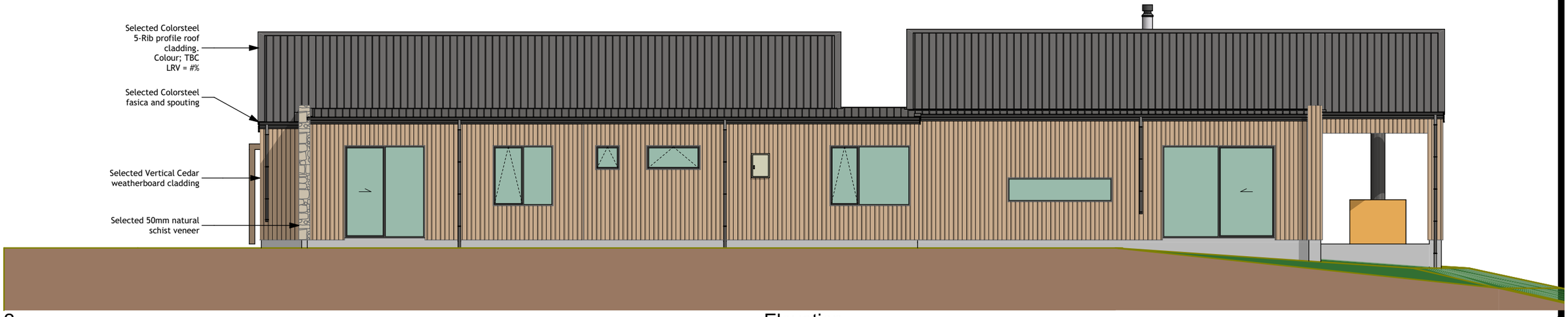
110



1 Elevation 1:100

8m height plane

BUILDING ENVELOPE RISK MATRIX		
South & West Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**10**



2 Elevation

Note: **Contractors shall verify all dimensions on site before commencing any work**
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

7B SOUTH & WEST ELEVATIONS

Revisions:	Date:
Cladding updated.	08.10.2025

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Proposed New Pinto Residence
2 Tarata Way, LOT 7A Koko Ridge, Lower Shotover,
Queenstown

Date: *Wednesday, 8 October 2025*
Scale: *1:1*
Designed By: Corey Kingsbury
Drawn By: *Corey Kingsbury*

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