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.

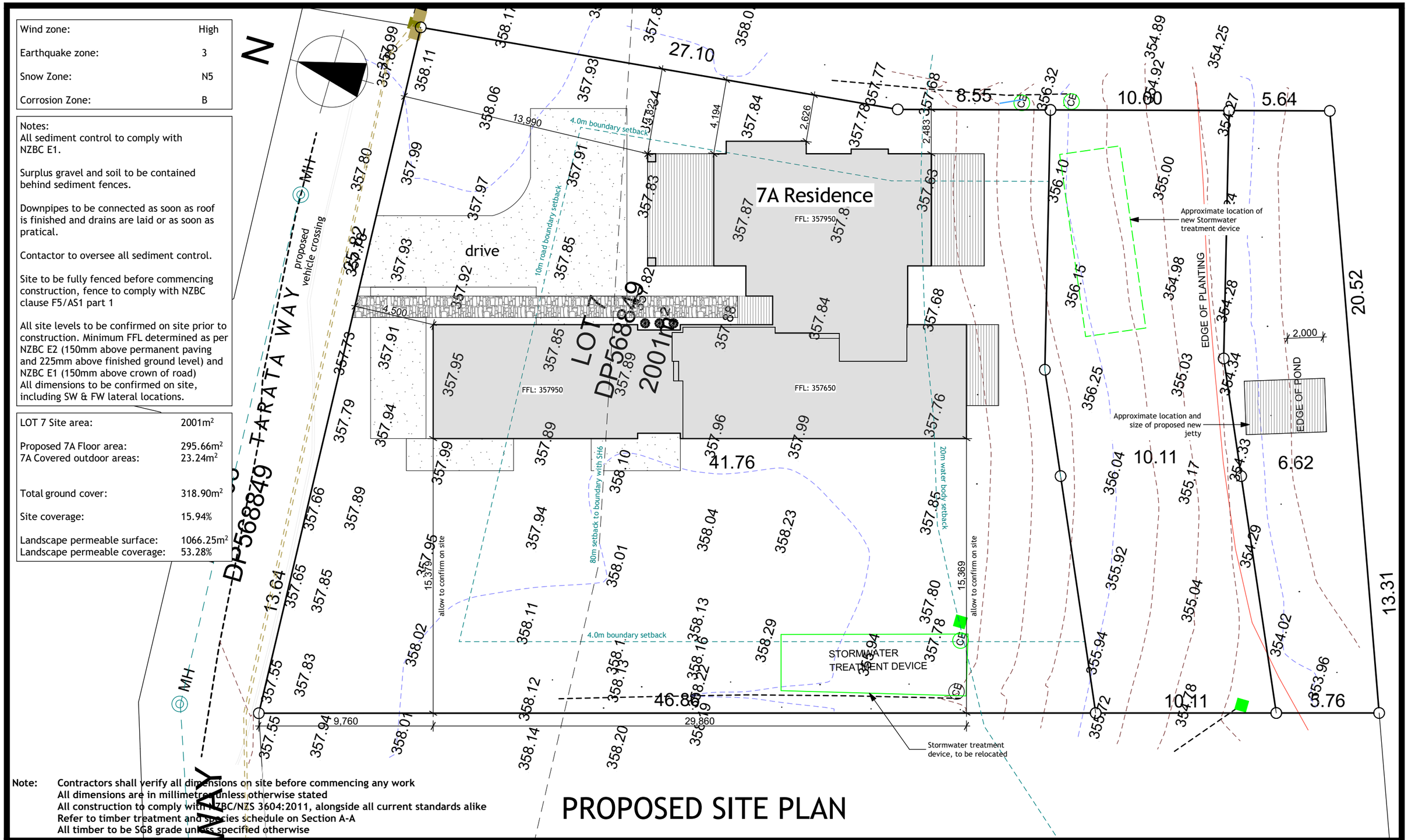
Downpipes to be connected as soon as roof is finished and drains are laid or as soon as pratical.

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 7 Site area:	2001m²
Proposed 7A Floor area:	295.66m²
7A Covered outdoor areas:	23.24m²
Total ground cover:	318.90m²
Site coverage:	15.94%
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

PROPOSED SITE PLAN

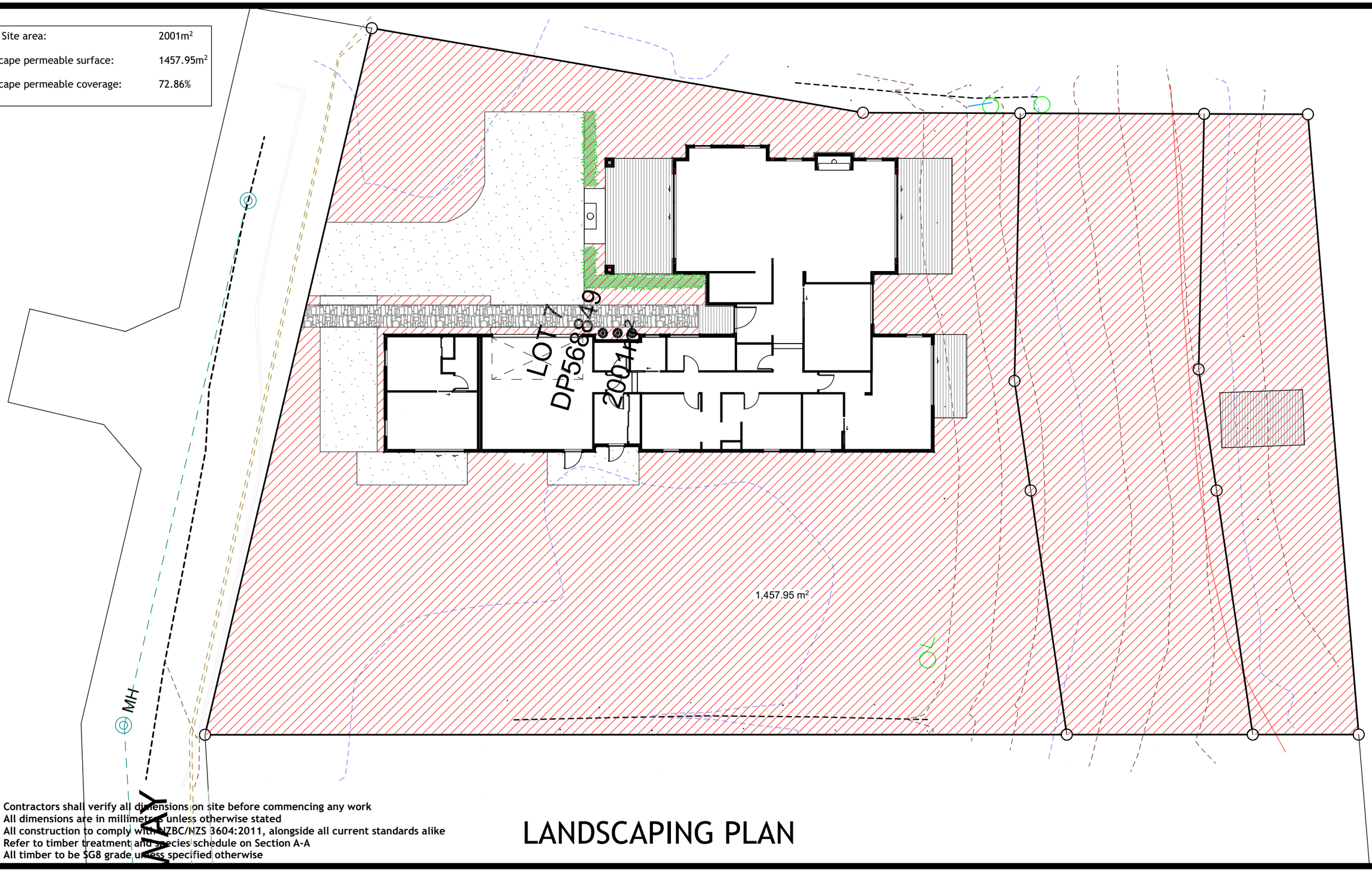
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027 405 8085

Proposed New Pinto Residence
7A Koko Ridge, Lower Shotover, Queenstown

Date:	*Thursday, 4 September 2025*
Scale:	*1:200*
Designed By:	Corey Kingsbury
Drawn By:	*Corey Kingsbury*

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LOT 7 Site area:	2001m^2
Landscape permeable surface:	1457.95m^2
Landscape permeable coverage:	72.86%



Note: Contractors shall verify all dimensions on site before commencing any work
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Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

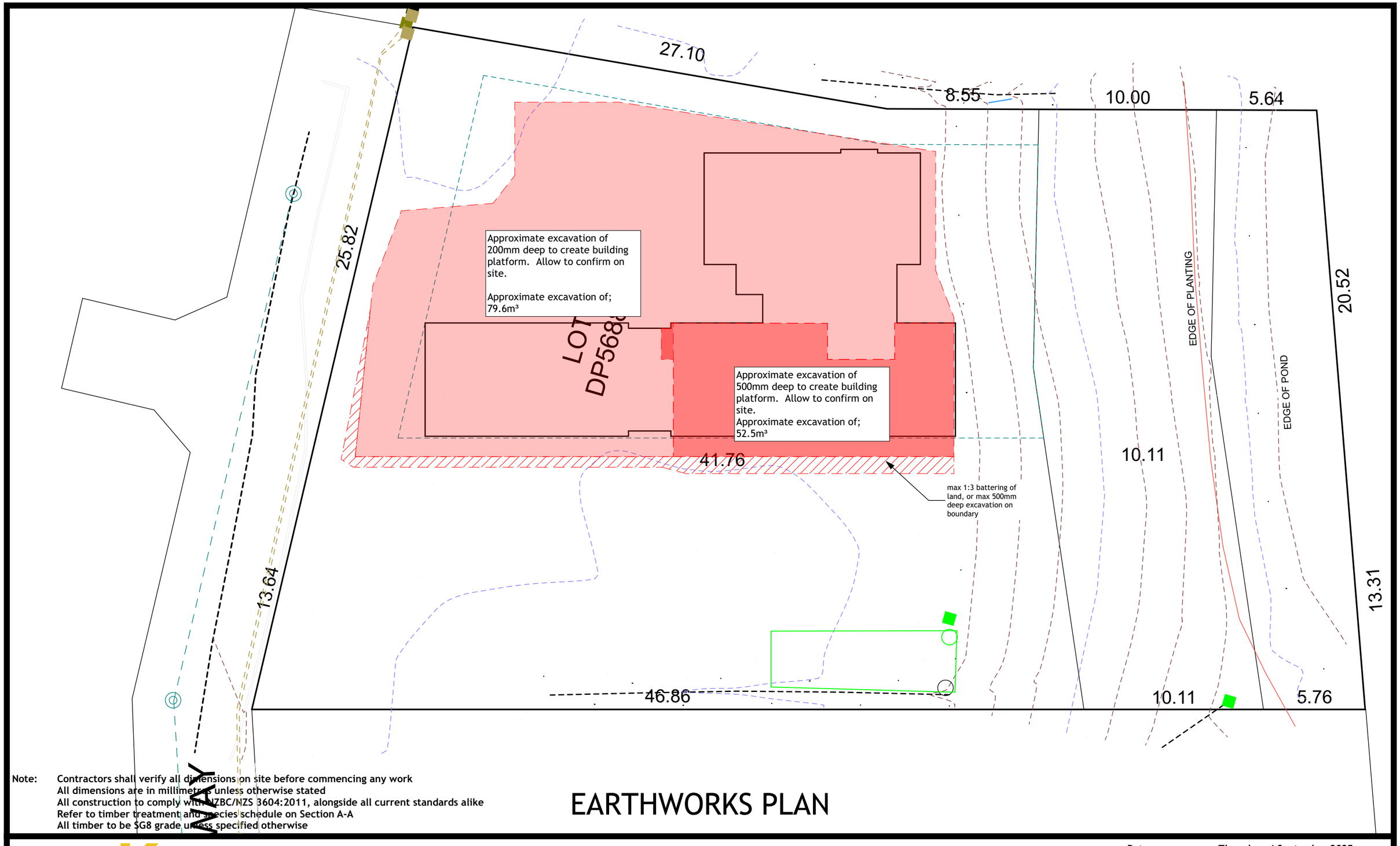
LANDSCAPING PLAN

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Proposed New Pinto Residence
7A Koko Ridge, Lower Shotover, Queenstown

Date:	*Thursday, 4 September 2025*
Scale:	*1:200*
Designed By:	Corey Kingsbury
Drawn By:	*Corey Kingsbury*

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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
7A Koko Ridge, Lower Shotover, Queenstown

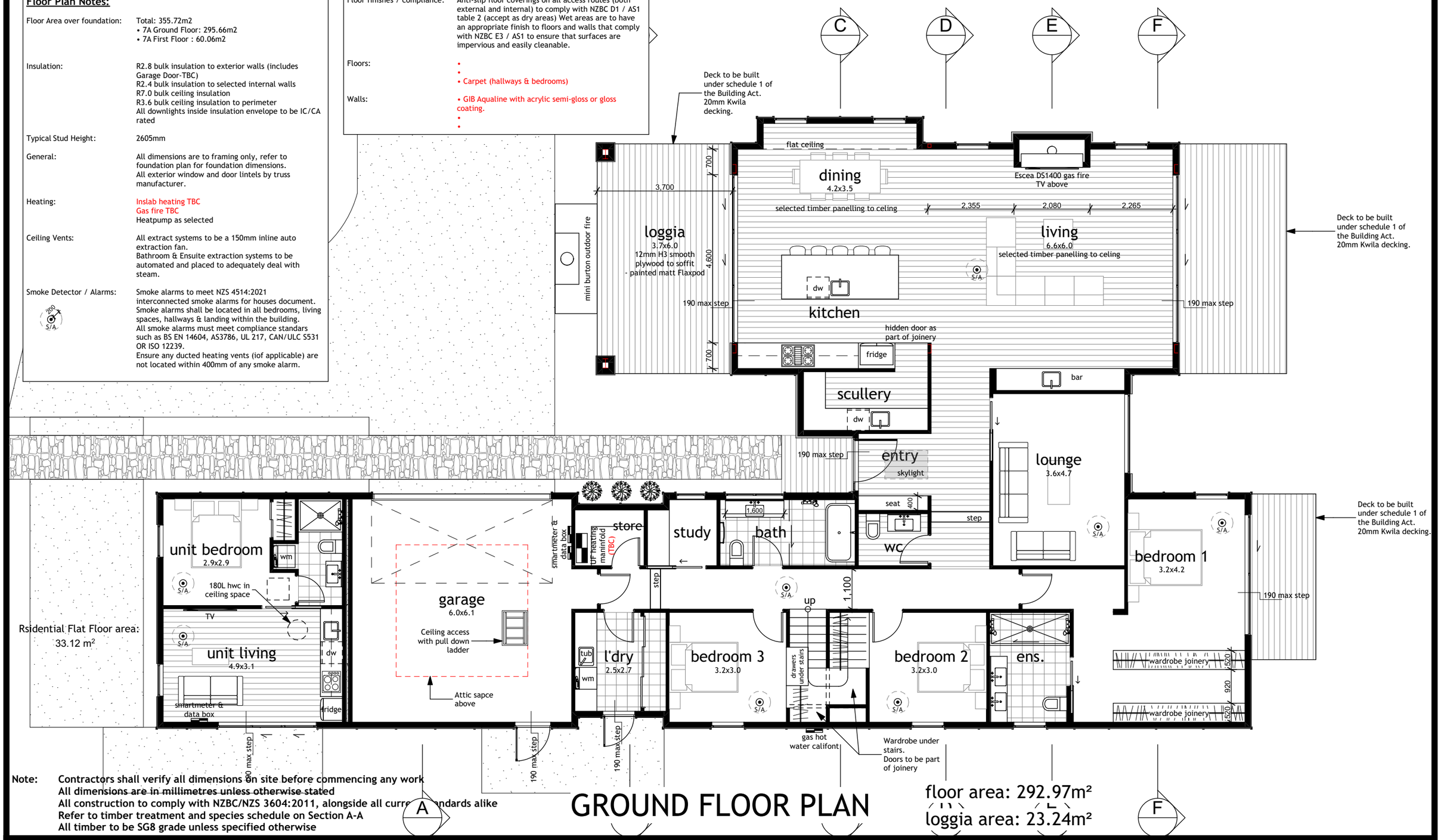
Date:	*Thursday, 4 September 2025*
Scale:	*1:200*
Designed By:	Corey Kingsbury
Drawn By:	*Corey Kingsbury*

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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 TBC Gas fire TBC Heatpump 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:	• • • Carpet (hallways & bedrooms)
Walls:	• GIB Aqualine with acrylic semi-gloss or gloss coating. • •



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 ndards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

GROUND FLOOR PLAN

floor area: 292.97m²
loggia area: 23.24m²

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Proposed New Pinto Residence
7A Koko Ridge, Lower Shotover, Queenstown

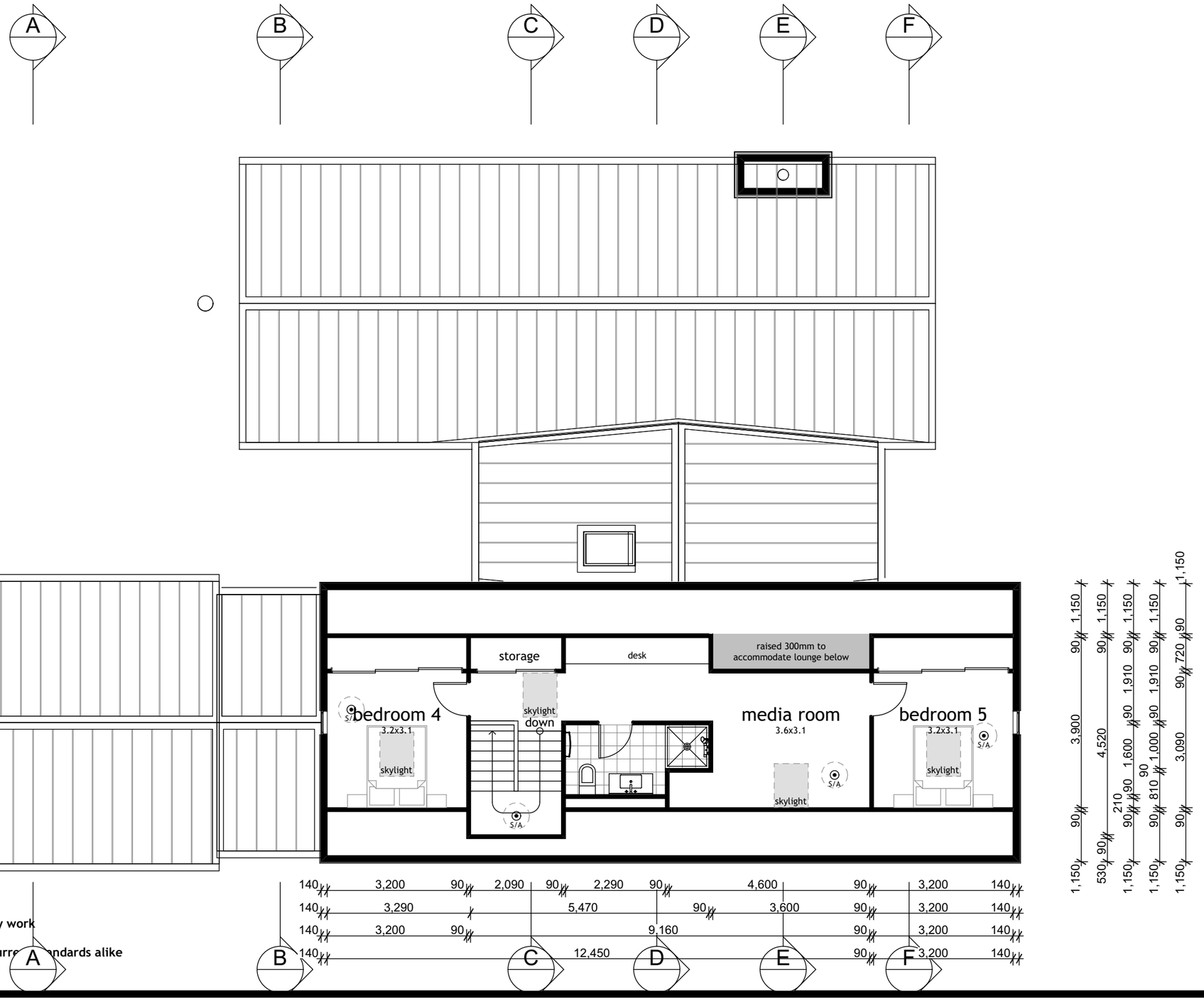
Date:	*Thursday, 4 September 2025*
Scale:	*1:100*
Designed By:	Corey Kingsbury
Drawn By:	*Corey Kingsbury*

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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 TBC Gas fire TBC Heatpump 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: S/A	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:	• • • Carpet (hallways & bedrooms)
Walls:	• GIB Aqualine with acrylic semi-gloss or gloss coating. • •



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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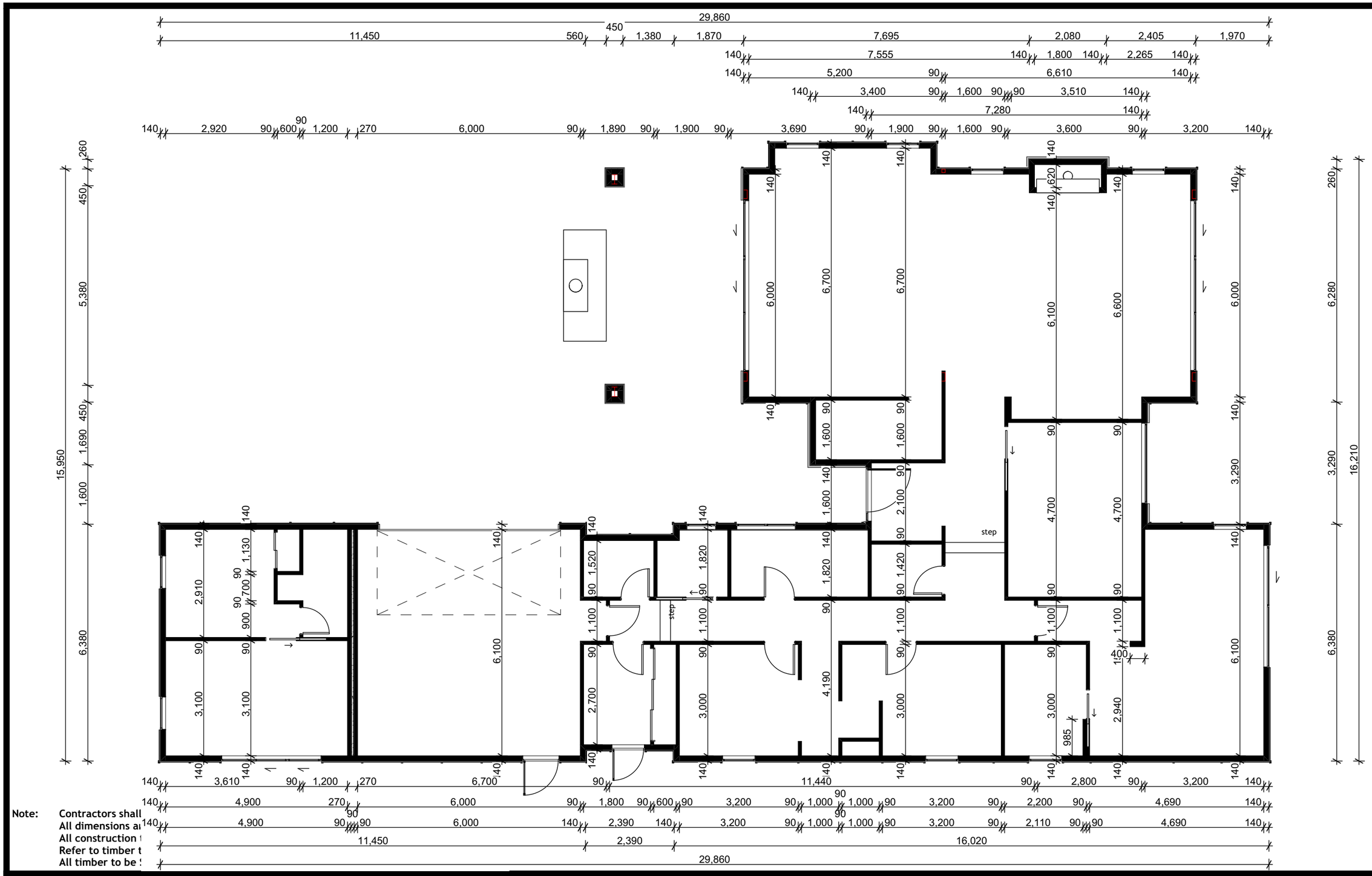
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Proposed New Pinto Residence
7A Koko Ridge, Lower Shotover, Queenstown

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Note:
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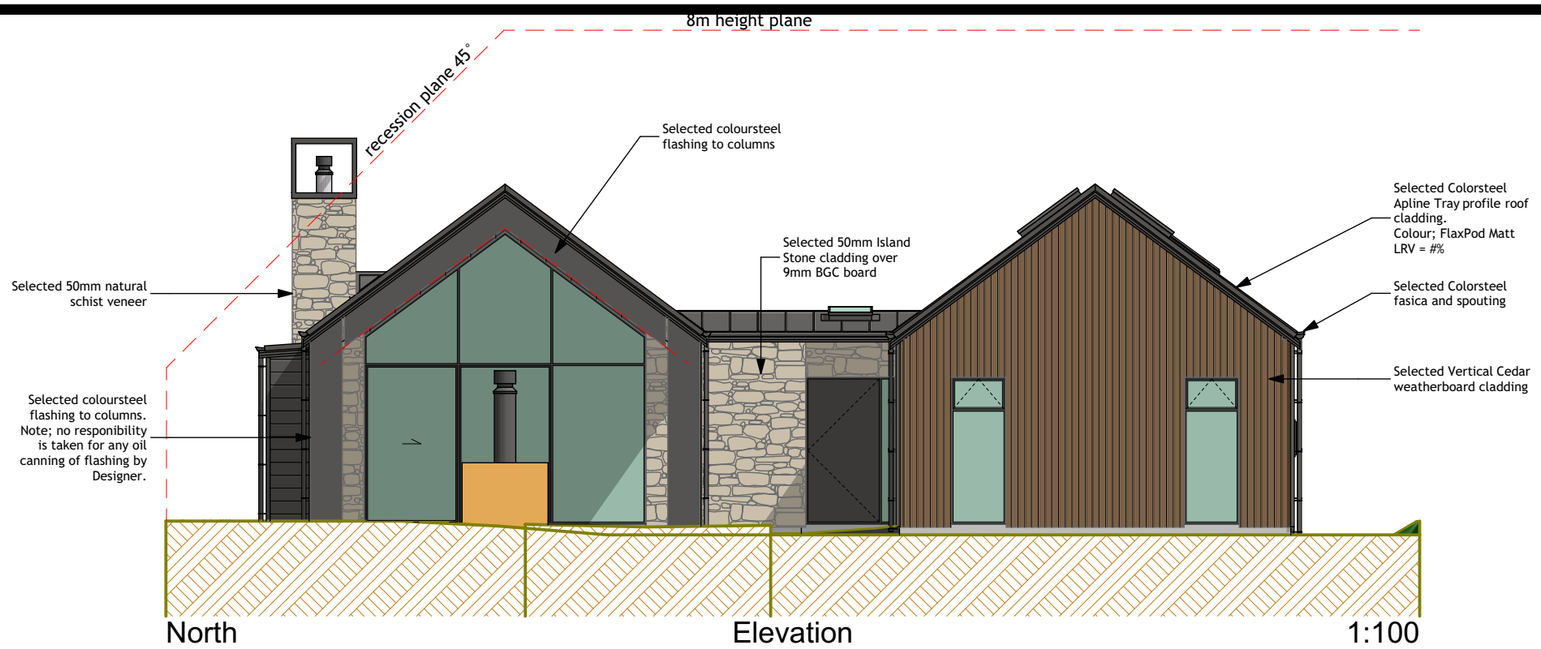
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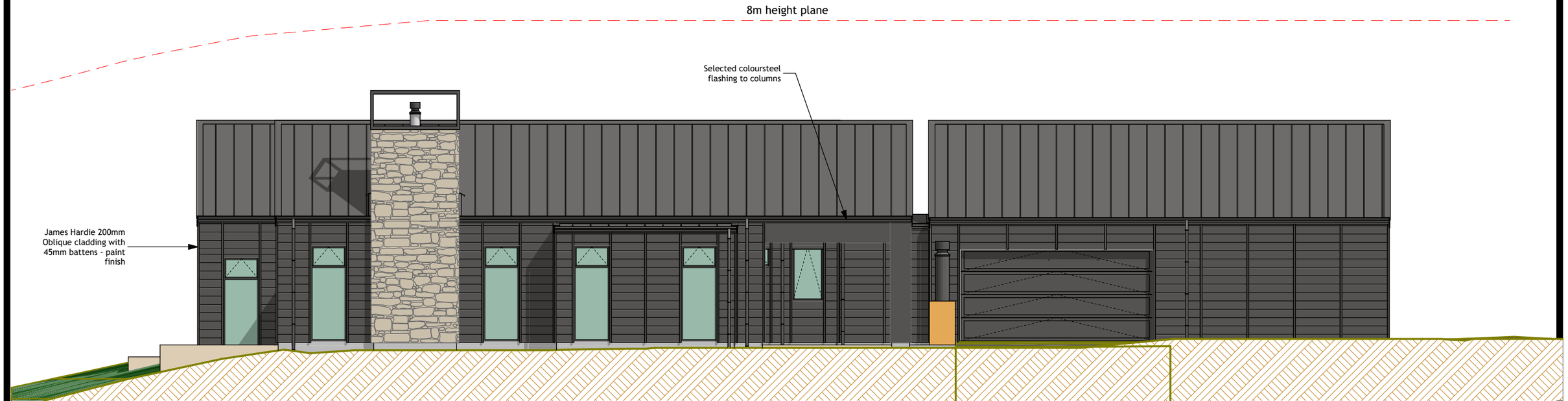
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North Elevation 1:100

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
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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

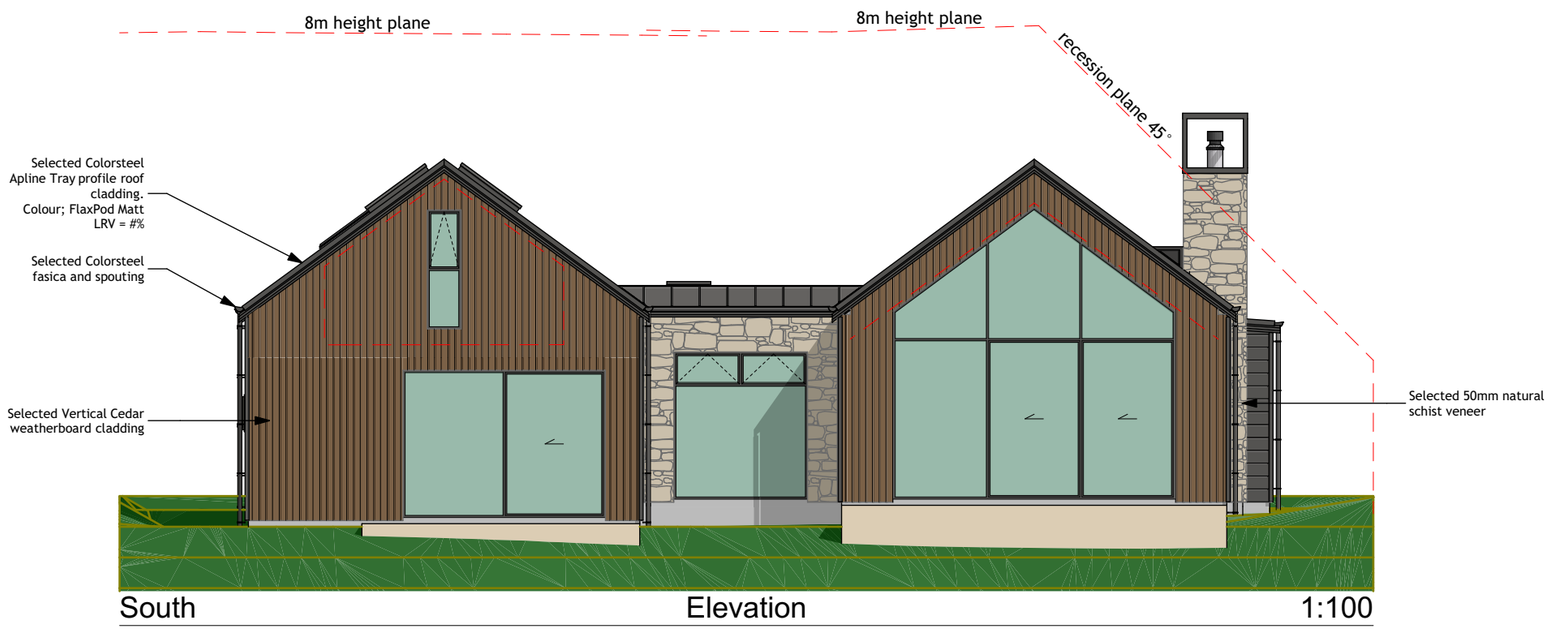
NORTH & EAST ELEVATIONS

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Proposed New Pinto Residence
7A Koko Ridge, Lower Shotover, Queenstown

Date: *Thursday, 4 September 2025*
Scale: *1:100*
Designed By: Corey Kingsbury
Drawn By: *Corey Kingsbury*

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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

SOUTH & WEST ELEVATIONS

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Date: *Thursday, 4 September 2025*
Scale: *1:100*
Designed By: Corey Kingsbury
Drawn By: *Corey Kingsbury*

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