

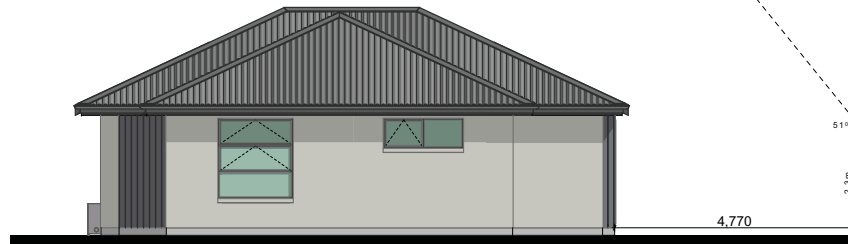
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING    ◦ ALL DIMENSIONS IN MM UNLESS STATED



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

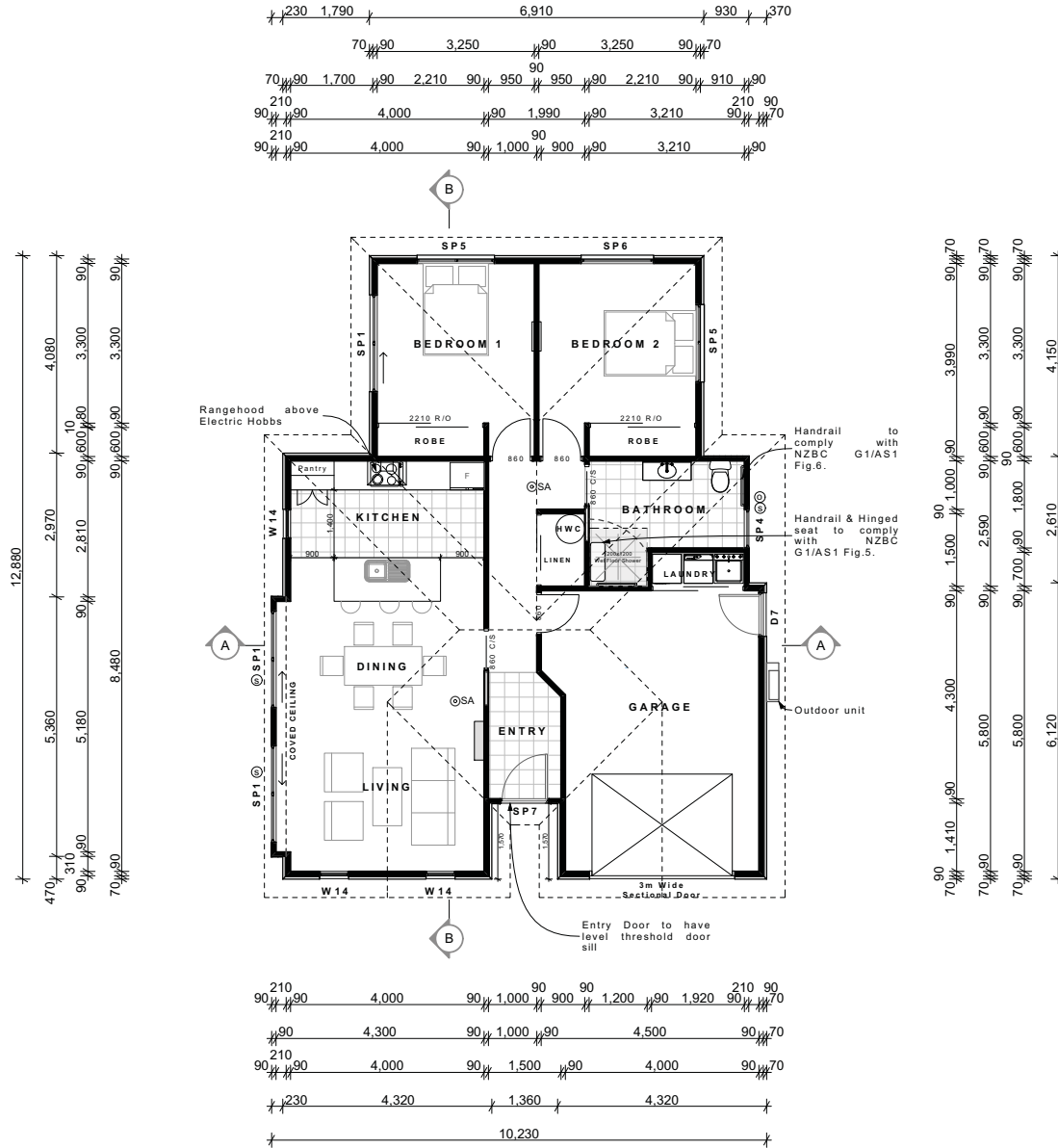
For Detailed Elevations & Risk Matrix  
see Sheet 2.

Note: Construction to comply with NZS 3604 (2011)  
and the New Zealand Building Code 2004

SCALE: 1:100    DATE: 17/12/2012  
DRAWN: K. Tibbs

SHEET:  
**0**  
OF:

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING ○ ALL DIMENSIONS IN MM UNLESS STATED



**LEGEND**

- SA⊙ Smoke Alarm (with hush button)
- ⊙ Obscure Glass
- ⊙ Safety Glass
- ▤ Vinyl as selected by owner
- ▭ Heatpump
- 1kw Panel Heater

**NOTE:**

Stud Height: 2.455m

Antislip floor coverings on all access routes (both external & internal) to comply with NZBC D1/AS1 Table 2)

All Bathroom/Laundry wet areas to have Auto Extraction fan.

FLOOR AREA: 114.3m<sup>2</sup>

Note: Construction to comply with NZS 3604 (2011) and the New Zealand Building Code 2004

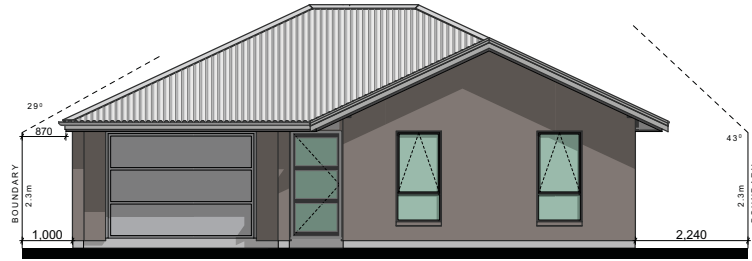
SCALE: 1:100 DATE: 17/12/2012 SHEET: 1  
 DRAWN: K.Tibbs OF:



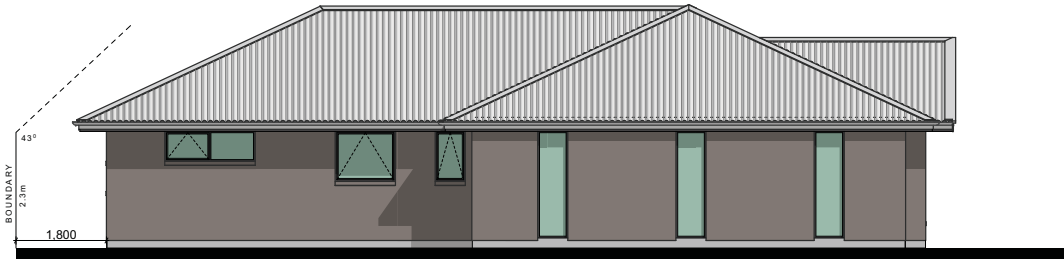
**2 BEDROOM B  
MIRRORED**

**FLOOR PLAN**

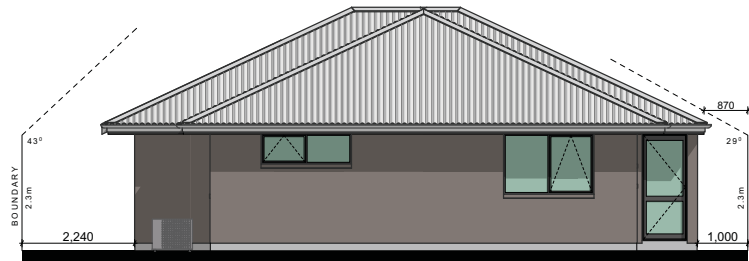
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING    ALL DIMENSIONS IN MM UNLESS STATED



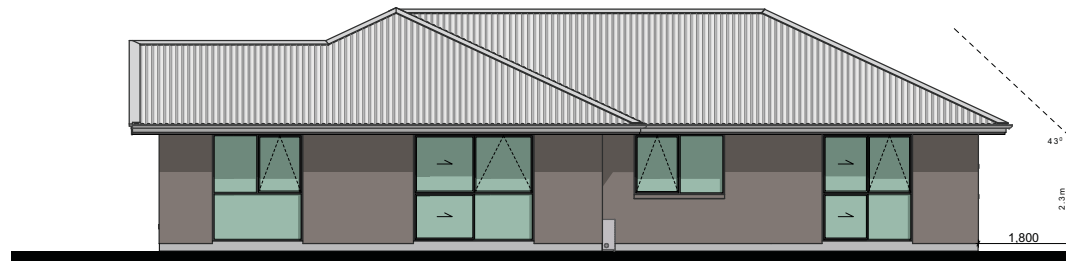
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

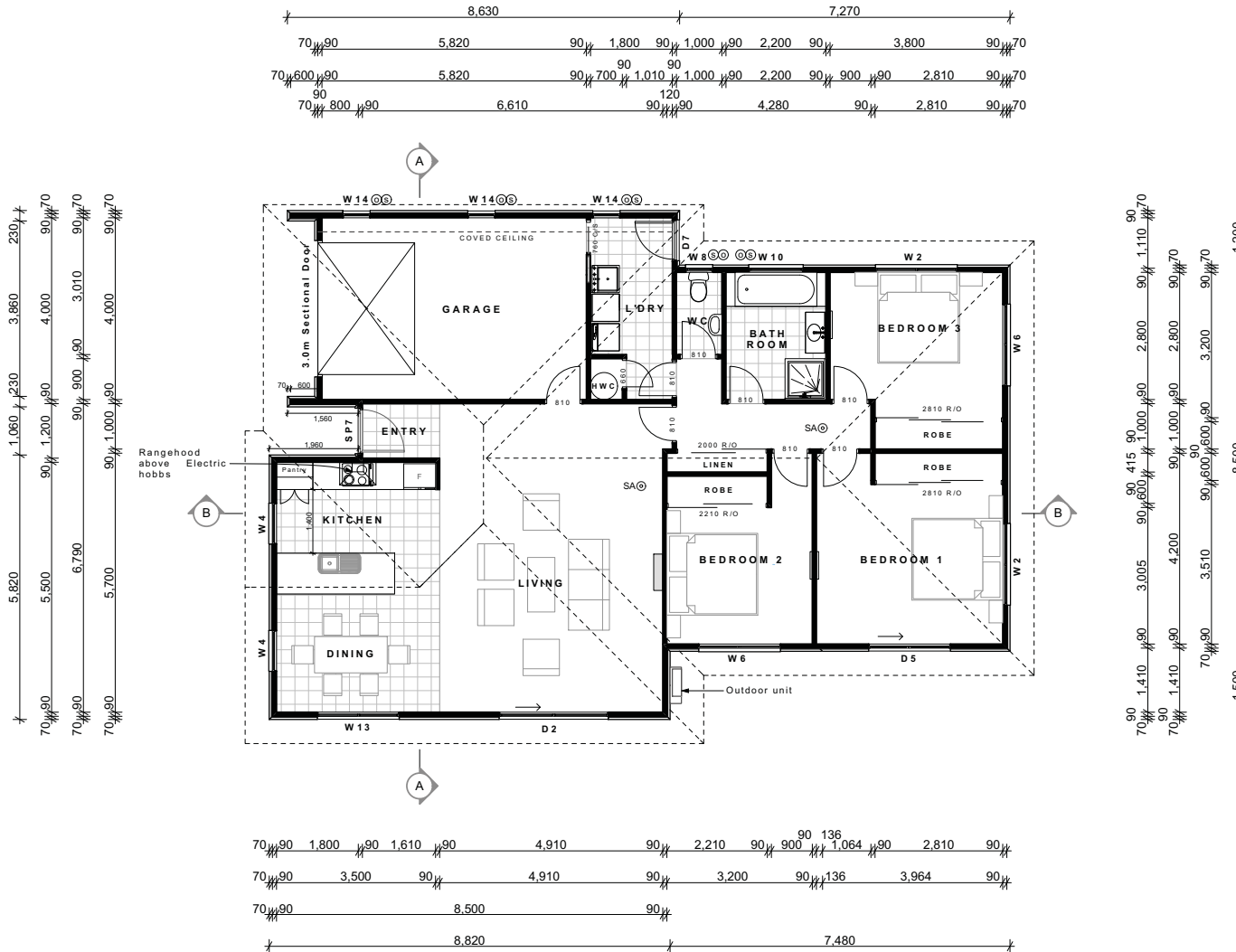
For Detailed Elevations & Risk Matrix see Sheet 2.

Note: Construction to comply with NZS 3604 (2011) and the New Zealand Building Code 2004

SCALE: 1:100    DATE: 17/12/2012  
DRAWN: K. Tibbs

SHEET: 0  
OF:

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING ○ ALL DIMENSIONS IN MM UNLESS STATED



**LEGEND**

- SA⊙ Smoke Alarm (with hush button)
- ⊙ Safety Glass
- ⊙ Obscure Glass
- ▤ Vinyl as selected by owner
- ▭ Heatpump
- ▬ 1kw Panel Heater

**NOTE:**

Stud Height: 2.455m

Antislip floor coverings on all access routes (both external & internal) to comply with NZBC D1/AS1 Table 2)

All Bathroom/Laundry wet areas to have Auto Extraction fan.

**FLOOR AREA:** 156.6 m<sup>2</sup>

Note: Construction to comply with NZS 3604 (2011) and the New Zealand Building Code 2004

**SCALE:** 1:100      **DATE:** 17/12/2012

**DRAWN:** K. Tibbs

**SHEET:** 1

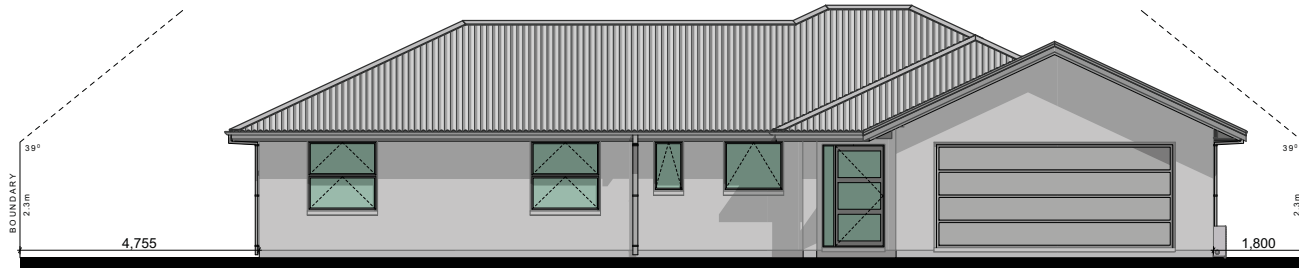
**OF:**



**3 BEDROOM**

**FLOOR PLAN**

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING    ALL DIMENSIONS IN MM UNLESS STATED



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

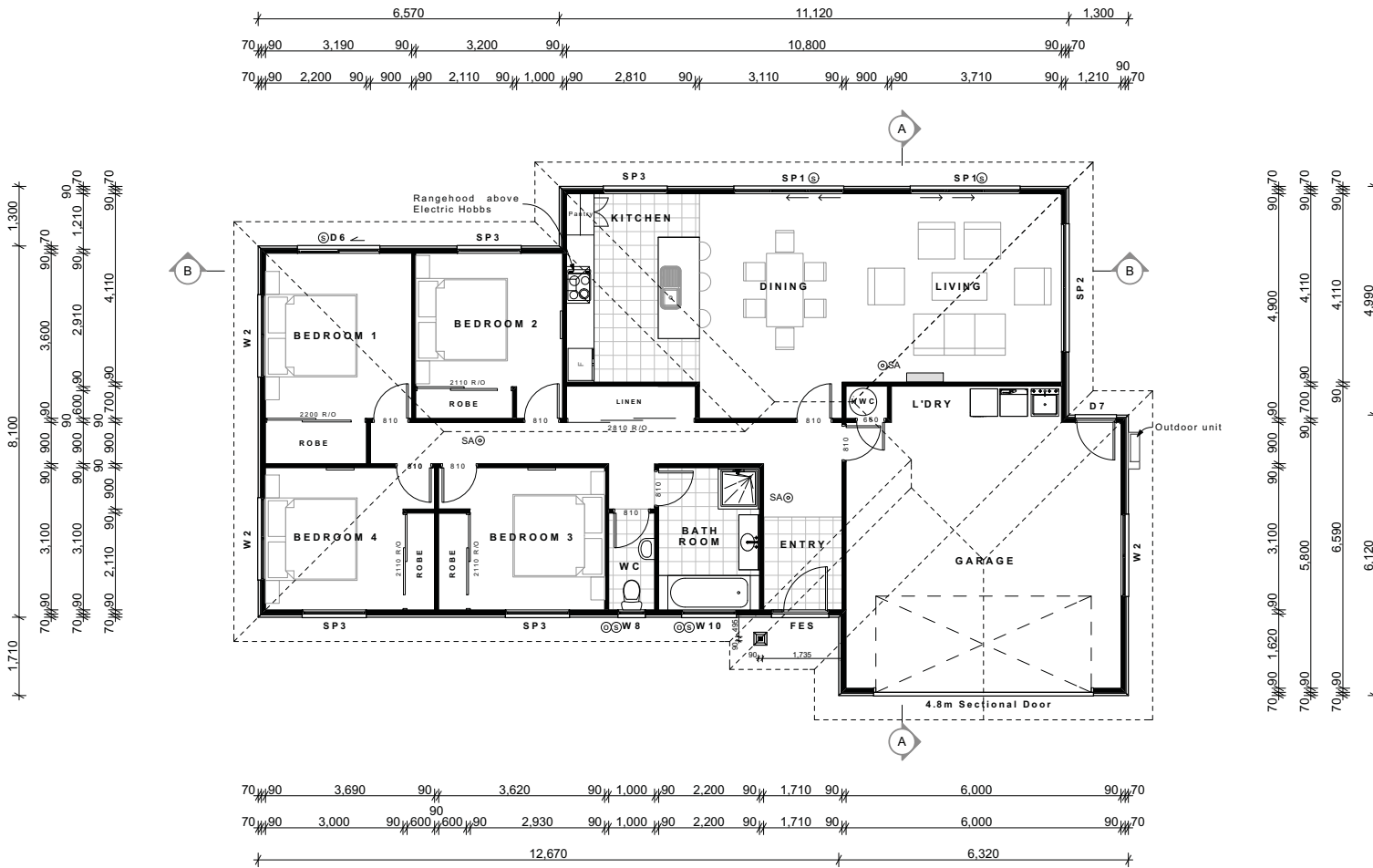
For Detailed Elevations & Risk Matrix see Sheet 2.

Note: Construction to comply with NZS 3604 (2011) and the New Zealand Building Code 2004

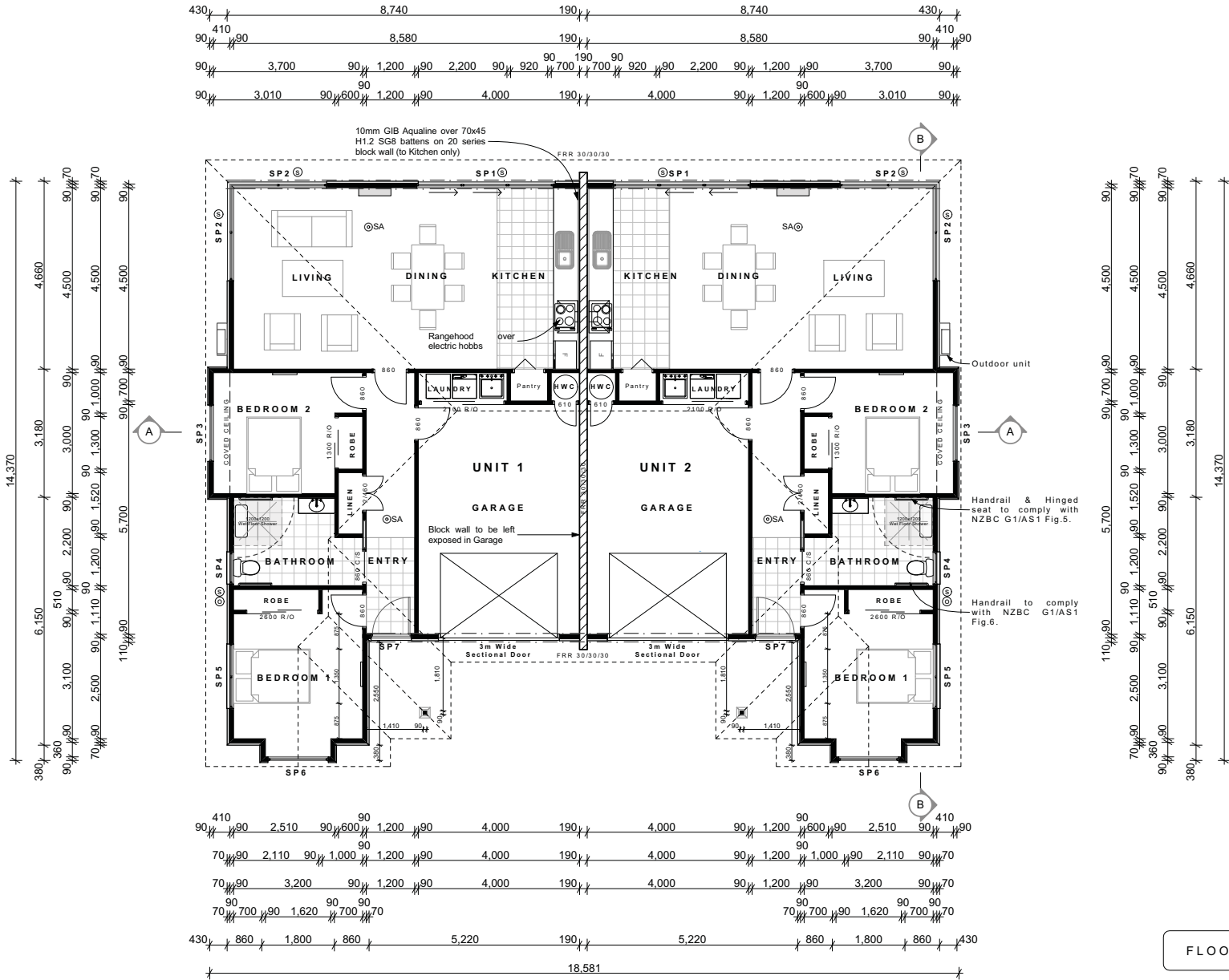
SCALE: 1:100    DATE: 17/12/2012  
DRAWN: K. Tibbs

SHEET: 0  
OF:

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING ○ ALL DIMENSIONS IN MM UNLESS STATED



CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING ○ ALL DIMENSIONS IN MM UNLESS STATED



**LEGEND**

- SA⊙ Smoke Alarm (with hush button)
- ⊙ Obscure Glass
- ⊙ Safety Glass
- [Grid Symbol] Vinyl as selected by owner
- [Thick Line Symbol] Heatpump
- [Thin Line Symbol] 1kw Panel Heater
- [Dashed Line Symbol] 1 layer of 10mm GIB Fyreline to each side of framing to achieve FRR 30/30/30

**NOTE:**

Stud Height: 2.455m

Antislip floor coverings on all access routes (both external & internal) to comply with NZBC D1/AS1 Table 2)

All Bathroom/Laundry wet areas to have Auto Extraction fan.

**FLOOR AREA:** 223.9m<sup>2</sup>

Note: Construction to comply with NZS 3604 (2011) and the New Zealand Building Code 2004

SCALE: 1:100 DATE: 17/12/2012  
 DRAWN: K. Tibbs

SHEET: **1**  
 OF:

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING ○ ALL DIMENSIONS IN MM UNLESS STATED



FRONT ELEVATION

BUILDING ENVELOPE RISK MATRIX		
Front Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>3</b>



LEFT ELEVATION

BUILDING ENVELOPE RISK MATRIX		
Left Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>3</b>



REAR ELEVATION

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



RIGHT ELEVATION

BUILDING ENVELOPE RISK MATRIX		
Right Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>3</b>

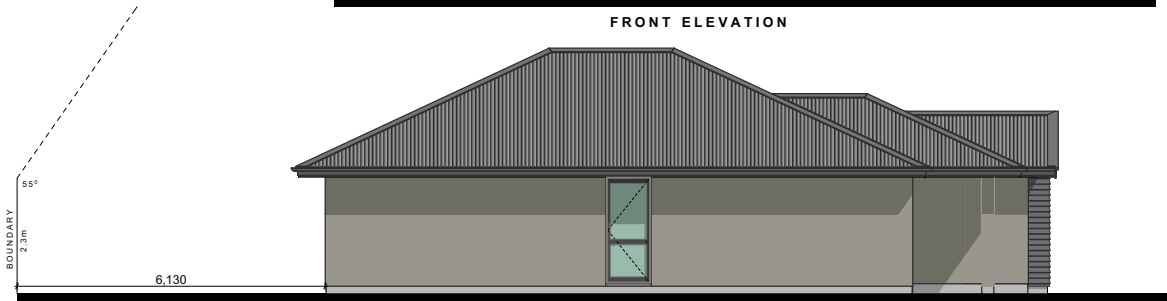
Note: Construction to comply with NZS 3604 (2011) and the New Zealand Building Code 2004



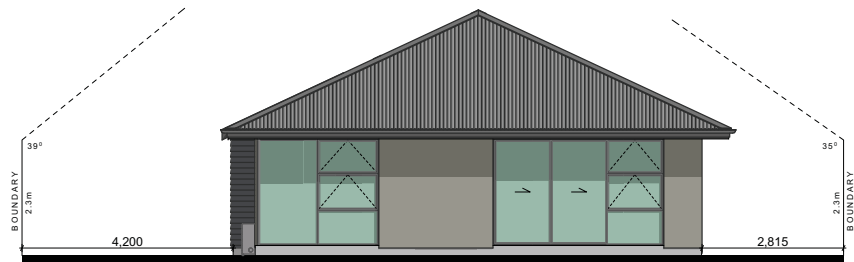
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING ○ ALL DIMENSIONS IN MM UNLESS STATED



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

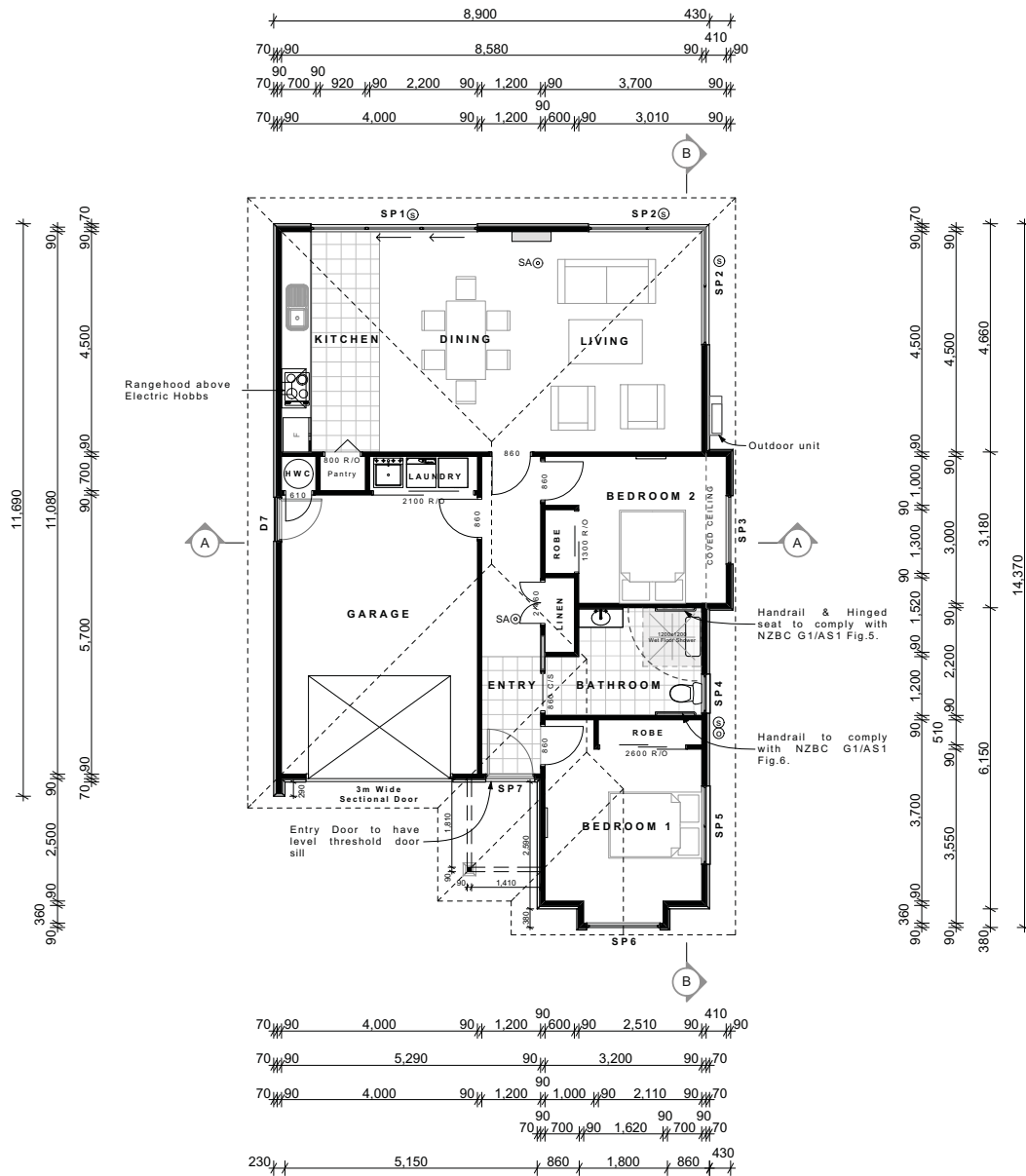
For Detailed Elevations & Risk Matrix see Sheet 2.

Note: Construction to comply with NZS 3604 (2011) and the New Zealand Building Code 2004

SCALE: 1:100 DATE: 17/12/2012  
DRAWN: K.Tibbs

SHEET: 0  
OF:

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING ○ ALL DIMENSIONS IN MM UNLESS STATED



**LEGEND**

- SA⊙ Smoke Alarm (with hush button)
- ⊙ Obscure Glass
- ⊙ Safety Glass
- ▤ Vinyl as selected by owner
- ▭ Heatpump
- ▬ 1kw Panel Heater

**NOTE:**

Stud Height: 2.455m

Antislip floor coverings on all access routes (both external & internal) to comply with NZBC D1/AS1 Table 2)

All Bathroom/Laundry wet areas to have Auto Extraction fan.

FLOOR AREA: 112.7 m<sup>2</sup>

Note: Construction to comply with NZS 3604 (2011) and the New Zealand Building Code 2004

SCALE: 1:100 DATE: 17/12/2012 SHEET: 1  
DRAWN: K. Tibbs OF: