Colville Developments Ltd.

Preliminary Drawings

Lot 23 Coulson Road, Paroa Estate, Greymouth

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G.J. Gardner. HOMES

thedraftingzone ltd

08 May 24 - vp1.0.7

Site Description:

Lot:	Lot 23 Subdivision of Lot 26
D.P:	361668
District Council:	Grey District Council
Zoning:	Residential Zone
Site Area:	750m²
Total House Area:	175.32m²
Site Coverage:	25.86%
Building Footprint:	193.92m²
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	D
Climate Zone:	3
Snow Zone:	N2

Areas:

Garage Area:	37.64m²
Living Area:	137.68m²
House Floor Area:	**175.32m²**
Roof Area:	235.55m²

Additional Areas:

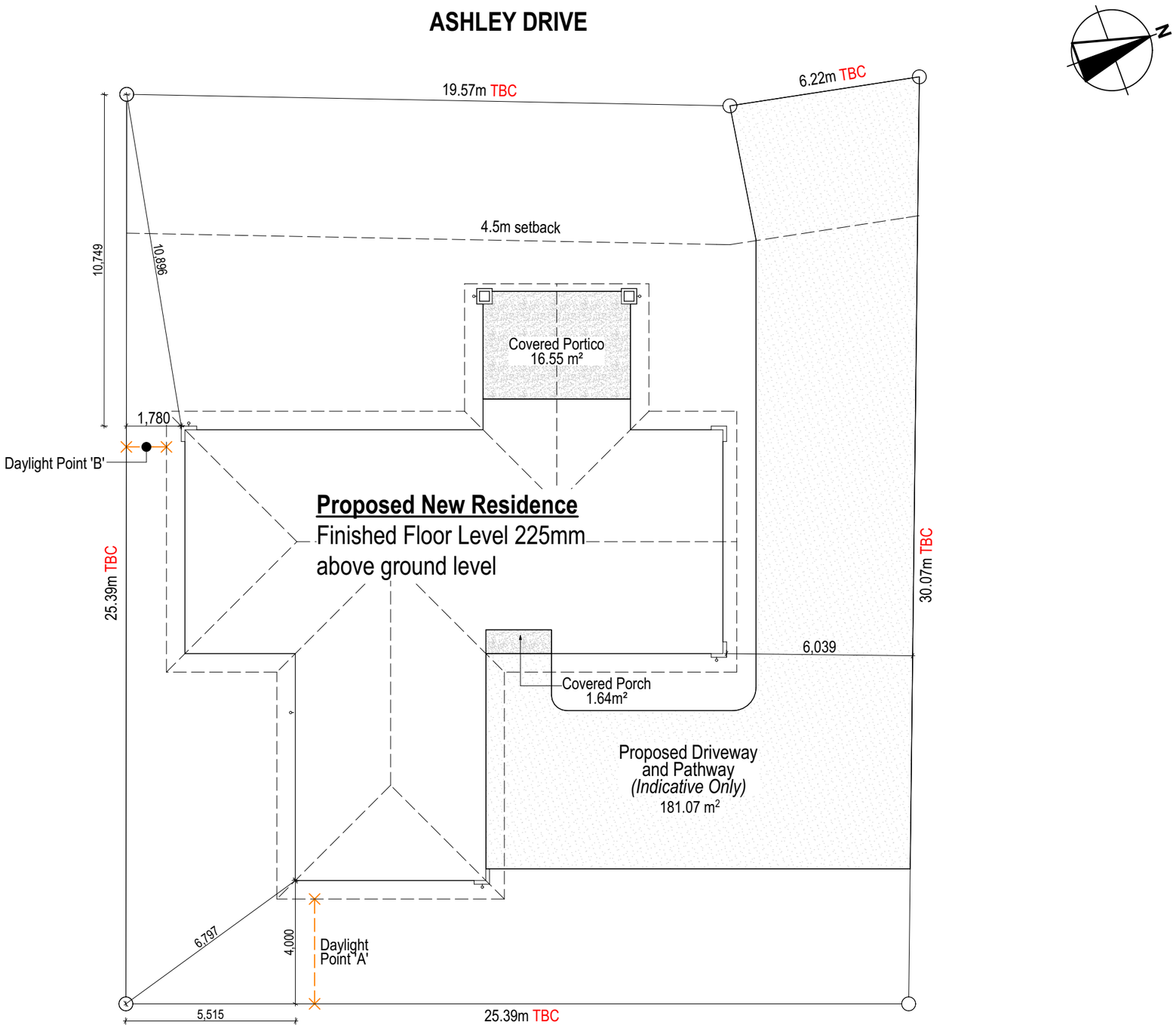
Covered Portico:	16.55m²
Covered Porch:	1.64m²
Over Foundation:	175.73m²
Total Additional Areas:	**193.92m²**

Hazard Management Temporary Fencing Note
If a work site is not completely enclosed and unauthorized entry by children is likely it is acceptable for specific hazards to be fenced only when workers are absent from the immediate vicinity where a potential hazard as a work site makes a safety barrier necessary, a barrier complying Table 1, NZBC F5/AS1 is an acceptable solution.

Site dimensions, levels and contours to be confirmed by Surveyor.

Note:
- Patio and paving to front door to comply with NZBCD1 1.2 slip resistance Table. 2 maximum steps height to secondary private stairways to be 200mm

Note:
- All structural fixing, whether sheltered or exposed, are required to be 304 stainless steel, 316 is recommended where appearance is important.



G.J. Gardner. HOMES	the drafting zone Ltd	PROPOSED RESIDENCE FOR: **Colville Developments Ltd.**	Lot 23 Coulson Road, Paroa Estate, Greymouth	**Site Plan** Scale 1:150	TDZ has the sole and exclusive right to the copyright in all Prelim Sketches, contract Drawings and Contract Documentation. All dimensions to be checked and verified by the contractor before commencement of any work. All construction to comply with the NZBC/NZS:3604, alongside with all standards alike.	DATE: 08 May 24 DRAWN: **TDZ 61**	A3 Page Size **vp1.0.7** PAGE: **A101**

Notes

00 General Notes

0.1.1 Foundation
Standard Concrete Foundation

0.2.1 Wall Claddings
1)Resene Construction System 50mm EPS Panel exterior cladding on 20mm cavity battens
2)Vertical Cedar Shiplap Weatherboard on 20mm cavity
3)Designa Schist Stone Veneer Cladding on 40mm cavity

0.3.1 Roofing
22.5° BMT 0.4 Longrun Colorsteel Endura (corrugated) roof cladding on Thermakraft 215 self supporting roof underlay

0.4.1 Ceiling Heights
1)2.550m Ceiling Height unless shown otherwise

0.5.1 Internal Linings
1)10mm GIB Standard to walls, unless shown otherwise
2)10mm GIB Aqualine to wet areas, unless shown otherwise
3)10mm GIB Standard to ceilings on metal battens, unless shown otherwise
4) 9mm Hardie Groove to garage walls

0.6.1 Insulation
1)R2.6 Pink Batts to Walls unless shown otherwise
2)R3.6 Pink Batts to Ceilings unless otherwise noted
3)R7.0 Pink Batts to Ceilings unless otherwise noted

Exterior Framing
90x45 studs up to 2.55m - 400mm crs. and nogs @800mm crs. (single or top-storey)

Interior Framing
90x45 studs up to 2.55m - 600mm crs.& Nogs @800mm crs. (single or top-storey)

All internal Doors to be 2200mm in height unless specified

Notes:
Building Constructor to check all dimensions before commencing construction

All glazing to comply with NZS 4223 including safety glass to shower doors

Double glazing to all exterior joinery, excluding garage space

Offset to joinery is dimensioned otherwise considered centered in wall space

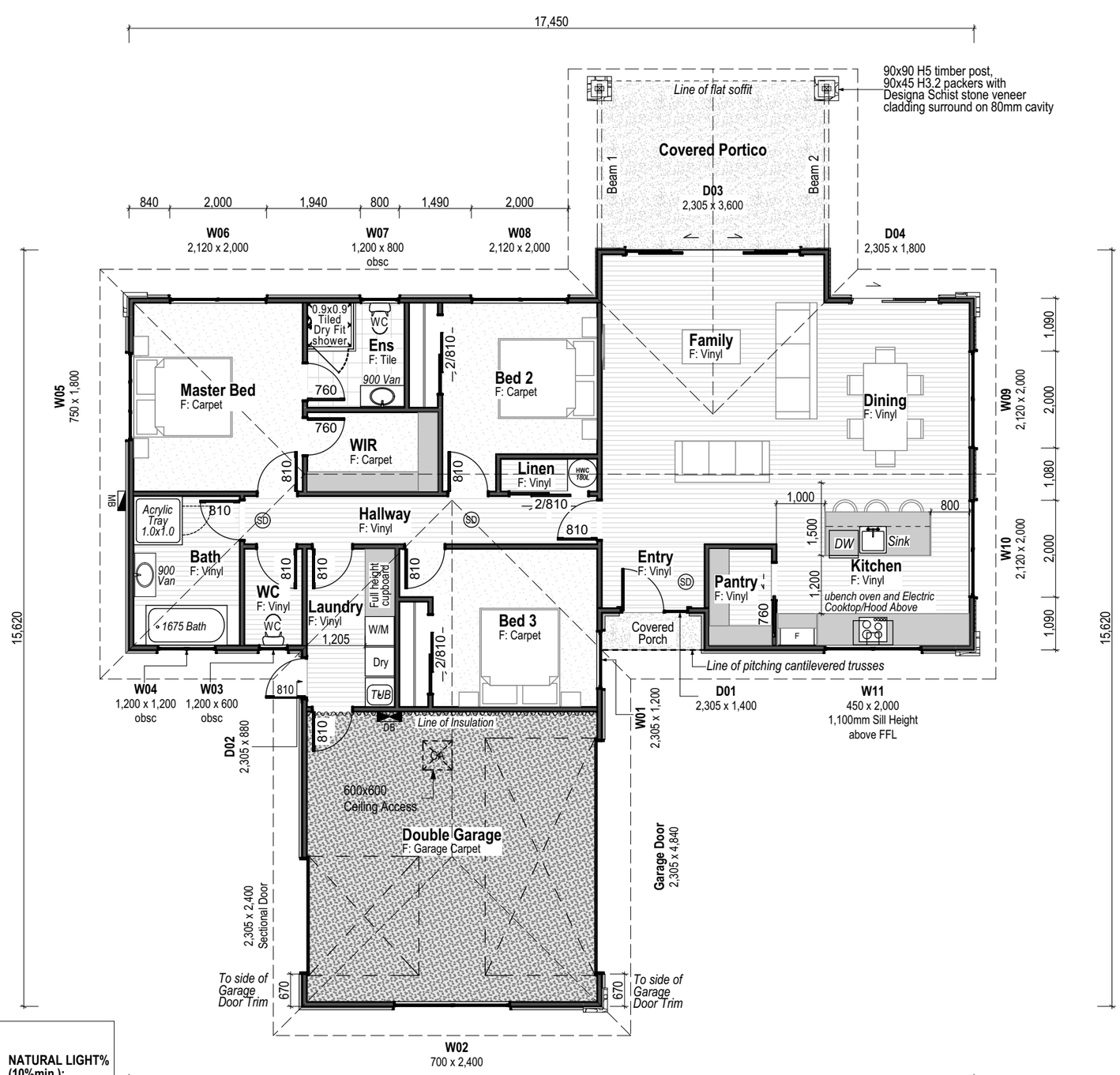
Windows and mirrors must adhere to NZS 4223

Areas:	
Garage Area:	37.64m²
Living Area:	137.68m²
House Floor Area:	**175.32m²**
Roof Area:	235.55m²
Additional Areas:	
Covered Portico:	16.55m²
Covered Porch:	1.64m²
Over Foundation:	175.73m²
Total Additional Areas:	**193.92m²**

Note:
Aluminum windows and doors must have Low E/Clear argon gas. thermally improved spacer type and thermally broken aluminum framing with an R-value of R0.46.

VENTILATION & NATURAL LIGHT CALCULATIONS

FLOOR	AREA:	NET OPENABLE AREA	VENTILATION% (5%min.):	NET GLAZED AREA:	NATURAL LIGHT% (10%min.):
Master`s Bed	13.65m²	2.48m²	18.17%	4.28m²	31.36%
Bed 2	10.87m²	1.74m²	16.00%	3.31m²	30.45%
Bed 3	11.66m²	1.51m²	12.95%	1.99m²	17.01%
Family, Dining Entry & Kitchen	53.67m²	10.96m²	20.42%	18.49m²	34.45%



Note:
Garage walls to be lined with 9mm James Hardie Groove.

Legend:

- Selected Vinyl. Water splash areas must have sealed joints and be sealed with a waterproof applied coating
- Selected Tiles over Water-Proof Membrane, any tiles at entryways to be ceramic finish to comply with NZBC D1/AS1 Clause 2.13 (Table 2 - Wet Slip Resistance).
- Selected Carpet
- Selected Concrete
- SD — Local Authority approved Smoke Alarms with hush button facility.
- MB — Meter Box (600h x 400w)
- DB — Distribution Board

Note:
- All structural fixing, whether sheltered or exposed, are required to be 304 stainless steel, 316 is recommended where appearance is important.

Notes:
1. Wall linings adjacent to kitchen appliances and facilities shall have impervious surfaces that can be easily cleaned and maintain in a hygienic condition.
2. Install Safety Netts @ Ceiling Height To Prevent Falls, Tools & materials to Ground Level - F5 NZB F5.3.1
3. Kitchen bench topes to be 30mm laminex bench top with square edge

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PROPOSED RESIDENCE FOR:

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Lot 23 Coulson Road, Paroa Estate, Greymouth

Floor Plan
Scale 1:100

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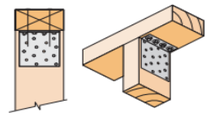
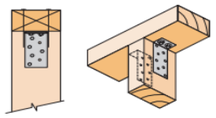
FIXING TYPE B 4.7kN — **CHOOSE ANY OF THE 3 OPTIONS BELOW**

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

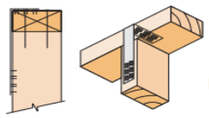
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
2 x LUMBERLOK
CPC40

Recommended for internal wall options to avoid lining issues

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
LUMBERLOK
Stud Strap
(one face only)

Cautionary Notes:
Always cross reference the foundation plan with the framing plan prior to setting out.

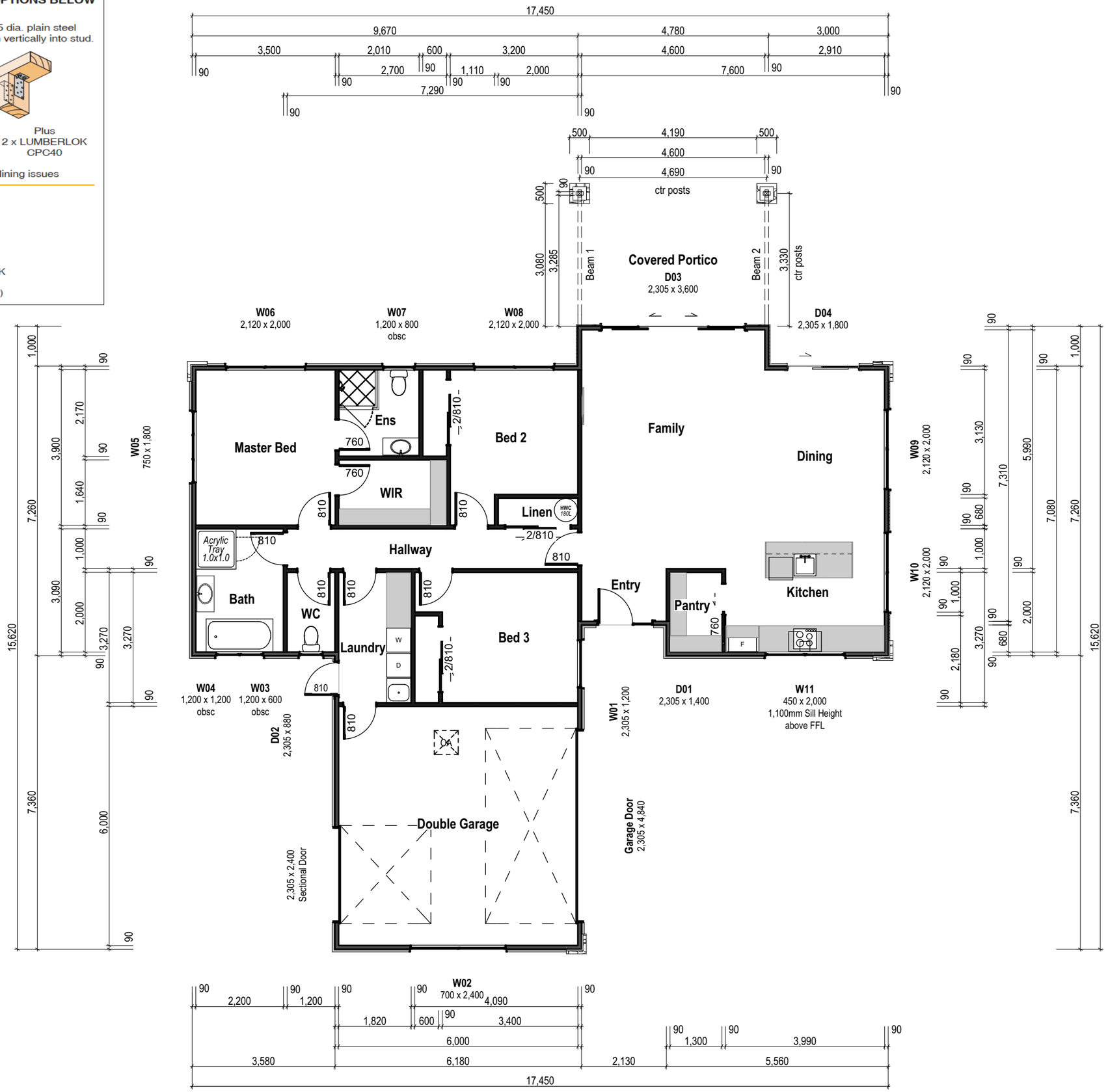
Joinery sizes shown are box sizes & are preliminary only. Site measure and confirm all joinery sizes, reporting to designer any changes, PRIOR to ordering joinery. No liability shall be held by designer for incorrect supply of joinery.

Refer to all written dimensions, DO NOT scale off drawings.

All dimensions area critical to ensure neat and exact fitting of components & fixtures.
• Confirm all dimensions especially to bath, showers and vanities prior to placing Gib board or permanently fixing items.
• Ensure addtional nogs are placed for fitment of cabinetry and other components such as wall hung vanities, toilets roll and towel rails etc.

Prenail ensure a stud is not located centrally behind vanity.

Note:
- All structural fixing, whether sheltered or exposed, are required to be 304 stainless steel, 316 is recommended where appearance is important.



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Dimension Plan
Scale 1:100

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Insulation
R2.6 Pink Batts Insulation Walls
R3.6 Pink Batts Insulation 500mm from the outer edge of the ceiling perimeter.
R7.0 Pink Batts Insulation Ceiling

LEGEND

R7.0 Pink Batts Insulation Ceiling

R3.6 Pink Batts Insulation 500mm from the outer edge of the ceiling perimeter.

Note:
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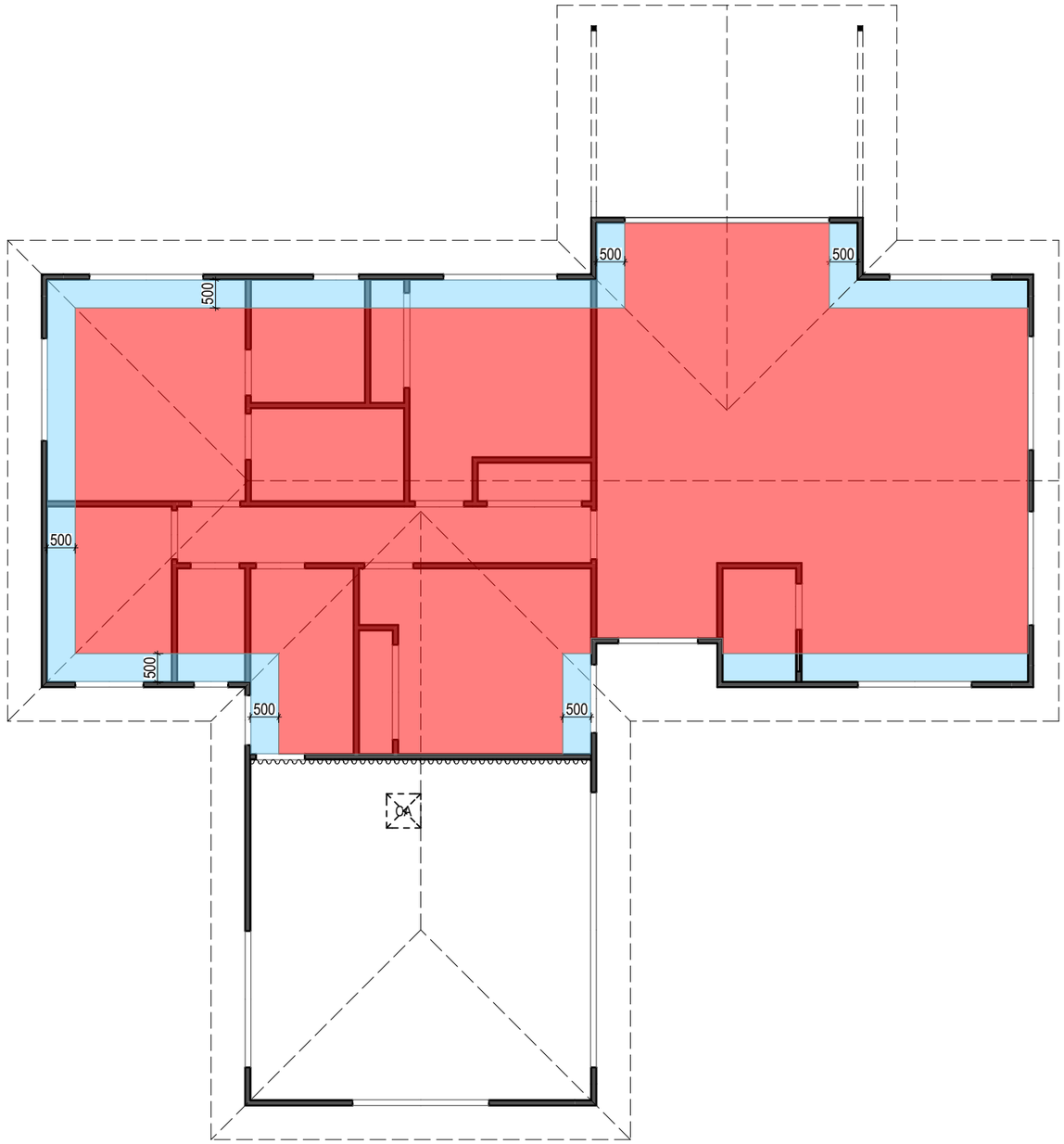

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Proposed Residence for:

Colville Developments Ltd.

Lot 23 Coulson Road, Paroa Estate, Greymouth

Roof Insulation Plan
Scale 1:100

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Notes

07 Exterior Finishes

7.1.0 Fall Finished Ground Level
Fall Finished Ground Level away from building at 1:25 for at least 1.0m

7.2.0 'SG' Safety Glazing
'SG' Safety Glazing in accordance with NZS 4223 part 3:2016

7.3.0 Fascia and External Gutter System
Colourseel Fascia and External Gutter System

7.4.0 Marley Stormcloud Downpipes
80mm dia. Marley Stormcloud downpipes

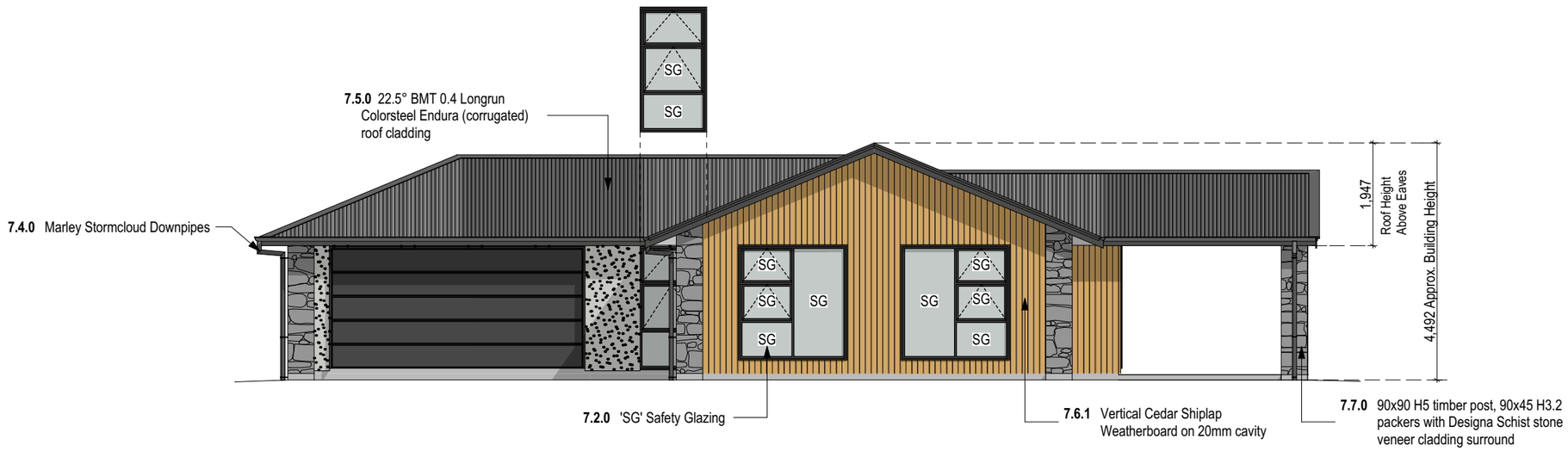
7.5.0 22.5° BMT 0.4 Longrun Colorsteel Endura (corrugated) roof cladding
22.5° BMT 0.4 Longrun Colorsteel Endura (corrugated) roof cladding on Thermakraft 215 self supporting roof underlay

7.6.0 Resene Construction System 50mm EPS Panel exterior cladding on 20mm cavity battens
Resene Construction System 50mm EPS Panel exterior cladding on 20mm cavity battens over 6mm James Hardie Rab Board

7.6.1 Vertical Cedar Shiplap Weatherboard on 20mm cavity
Vertical Cedar Shiplap Weatherboard on 20mm cavity over 6mm James Hardie Rab Board

7.6.2 Designa Schist Stone Veneer Cladding on 40mm cavity
Designa Schist Stone Veneer Cladding on 40mm cavity over 6mm James Hardie Rab Board

7.7.0 90x90 H5 timber post, 90x45 H3.2 packers with Designa Schist stone veneer cladding surround
90x90 H5 timber post, 90x45 H3.2 packers with Designa Schist stone veneer cladding surround on 80mm cavity



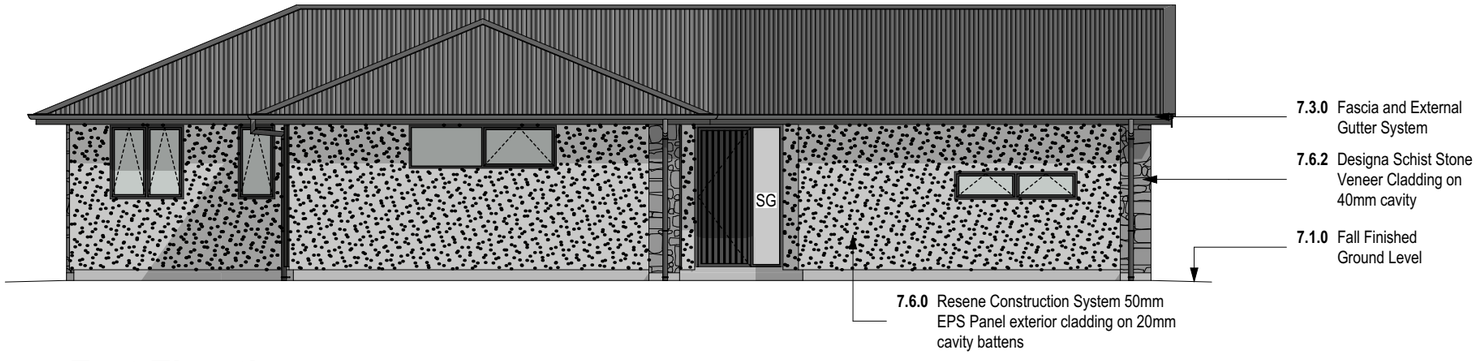
North Elevation
1:100

Note:
- All structural fixing, whether sheltered or exposed, are required to be 304 stainless steel, 316 is recommended where appearance is important.

Note:
Aluminum windows and doors must have Low E/Clear argon gas. thermally improved spacer type and thermally broken aluminum framing with an R-value of R0.46.

BUILDING ENVELOPE RISK MATRIX		
Matrix Applies To North, 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	Low	0
Eaves width	Medium risk	1
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**5**

BUILDING ENVELOPE RISK MATRIX		
Matrix Applies to 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	Low	0
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**3**



East Elevation
1:100

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Elevations
Scale 1:100

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Notes

07 Exterior Finishes

7.1.0 Fall Finished Ground Level
Fall Finished Ground Level away from building at 1:25 for at least 1.0m

7.2.0 'SG' Safety Glazing
'SG' Safety Glazing in accordance with NZS 4223 part 3:2016

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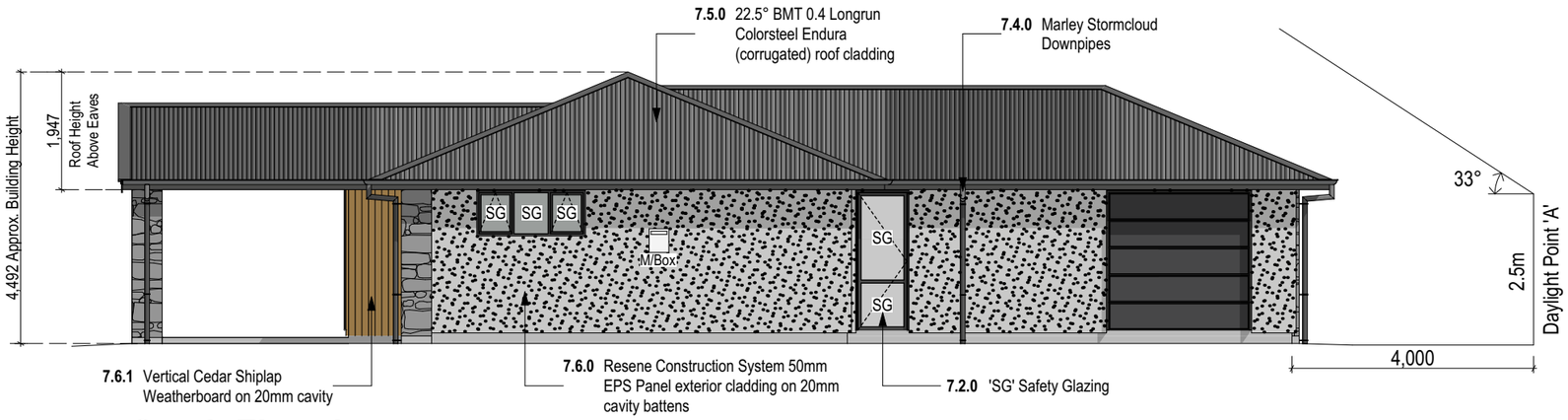
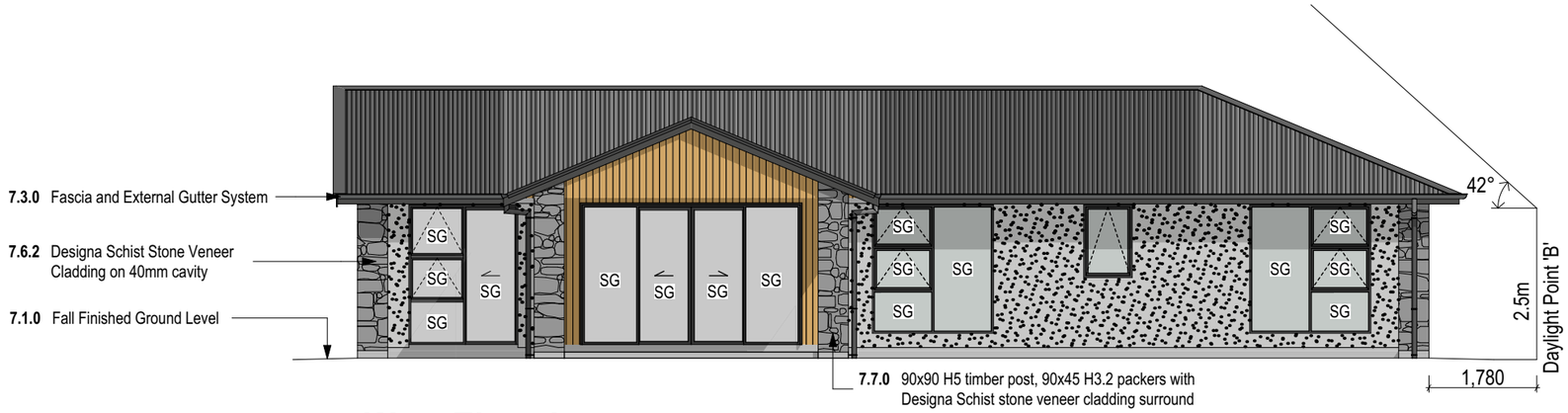


South Elevation
1:100



West Elevation
1:100

Note:
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Note:
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BUILDING ENVELOPE RISK MATRIX		
Matrix Applies To North, 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	Low	0
Eaves width	Medium risk	1
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**5**

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Elevations
Scale 1:100

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