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PROPOSED NEW RESIDENCE

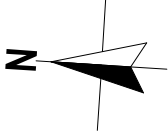


ARTIST IMPRESSION ONLY

IMPORTANT NOTE: ALL LANDSCAPING, PLANTING, LIGHTING AND FENCING IS SHOWN FOR MAKING PURPOSES ONLY. REFER TO BUILDING CONTRACT AND "FITTURES AND FITTINGS" FOR LANDSCAPING INCLUSIONS

IMPORTANT NOTE: Located in Seaspray Zone D. ALL Fixings & Fastenings to meet durability requirements in NZS3804: 2011 Table 4.1

mikegreerhomes © Mike Greer Homes NZ Ltd 0800 324 0186 0800 348 999 info@mikegreerhomes.co.nz www.mikegreerhomes.co.nz		JOB TITLE: MIKE GREER HOMES WEST COAST		DRAWING TITLE: Cover Sheet		LEGAL DESCRIPTION: LOT: 7 HIMAL CRESCENT KAWAIA PARK GREYMOUTH		LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work. © 2023 Mike Greer Homes NZ Limited All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited		DATE OF ISSUE: 12/08/23 AMENDMENT DATE: 30/7/2024		DESIGNER: GO, DH, LF TECHNICIAN: External		SCALE: N/A JOB # WC7114		SHEET: A0.01	



GENERAL NOTES

Site Area	781m ²
Site Coverage Area (over Cladding incl. Covered Areas)	172.79 m ²
Site Coverage	22.12% (30% Allowable)
Impervious Surface Area	86.54 m ² (11.08% Excluding Dwelling & Garage)
Exposure Zone	D
Wind Zone	High
Earthquake Zone	N/A
Lee Zone	3
Snow Zone	N/A
Climate Zone	4
Perennial Intensity	70 - 80mm (from BRANZ Map)
Acoustic Zone	Yes
Terrestrial Authority	GREY DISTRICT COUNCIL
Planning Zone	INDUSTRIAL ENVIRONMENT AREA
General	Concept subject to TA rules and regulations. All dimensions to be confirmed on site. Concept may be subject to subdivision developer's approval
Foundation Type:	ENGINEERED
Site Information:	Position of road crossing, service locations, street trees, lamp posts, parking bays, pedestrian islands etc. is unknown - to be confirmed when information becomes available.
Landscaping:	This plan is indicative only. Landscaping to be confirmed by the client. All Fencing to comply with the relevant Covenants.
Boundary Information:	Confirmed with Certificate of Title
Site Levels:	Levels obtained
Earthworks:	No Earthworks
Site Services:	Stormwater: Council Connection at Boundary Sewer Connection: Council Connection at Boundary Gas: N/A
Historical Interest:	N/A
Existing Use Rights:	N/A
Flood Management Area:	N/A
On-site Manoeuvring Assessment	N/A
Non Compliances Requiring RC:	N/A
Covenant Non Compliances:	N/A
Extras:	Sea Spray Zone Driveway Sump In Kaitiaki Park an acoustic design report from a suitably qualified acoustic engineer is required to be provided for residential activities

Hard Landscaping Falls:
- Driveway falls @ 1:100
- Parking falls @ 1:100
- Service Court Area falls @ 1:100



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JOB TITLE:
MIKE GREER HOMES WEST COAST

DRAWING TITLE:
Site Plan

Steps & Paths:
A Steps or appropriate landscaping is to be provided if drop from external doors is greater than 190mm from FFL to FGL. All access routes must provide a non-slip surface in accordance to NZBC D1/A5 Table 2. Convey surface water from sealed drive to an appropriate approved outfall.

LEGAL DESCRIPTION:
LOT: 7
DP: 404171
HINAU CRESCENT
KAITIAKI PARK
GREYMOUTH

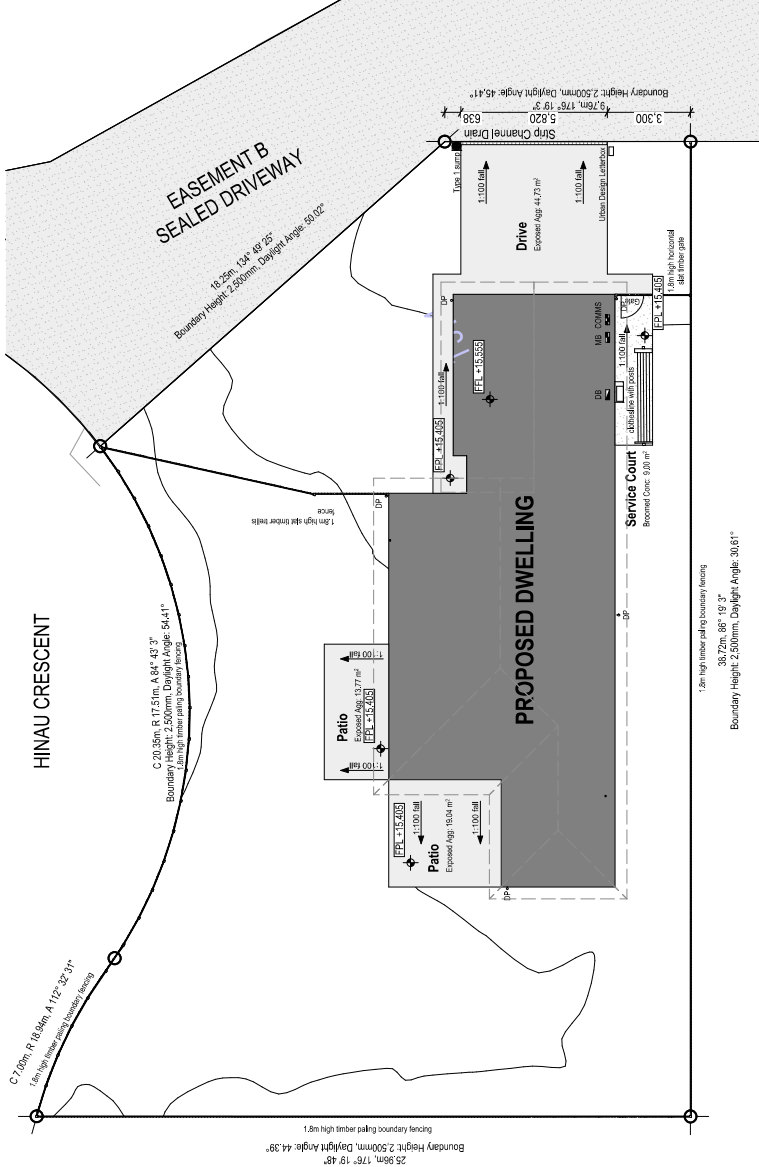
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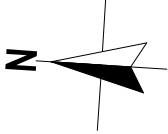
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IMPORTANT NOTE: Located in Seaspray Zone D. All Fixings & Fastenings to meet durability requirements in NZS3904: 2011 Table 4.1

KEY	
	Meter Board
	Distribution Board
	Corrums Panel
	Overflow Relief Gully
	Hose Tap
	Downpipe
	Internal Heat Pump
	External Heat Pump





GENERAL NOTES

- Ground Floor Perimeter (Over Foundation) 66,100.0 mm
Ground Floor Area over Framing 166.93 m²
Ground Floor Area over Foundation 171.34 m²
- Roof Pitch 15°
Eaves Width 600mm
Gable Width 600mm
Height To Underside of Truss 2450mm
Stub End 173mm
Lined Height 2150mm
Soffit Height 2250mm
Soffit Type Flat
Raised ceiling N/A
Raking ceiling N/A
Internal Door Leaf Height Standard
Linsings GIB
Ceiling Battens 35mm Metal ceiling battens @ 400mm
Framing Timber
Wall Cladding Materials James Hardie Linea Onique weatherboard
200mm on 20mm cavity (Horizontal over opening with brick cladding)
70 series brick veneer on 50mm cavity,
Brick Linells
- Roofing Materials Longrun Trapezoidal
Engineering: FOUNDATION
GARAGE DOOR BRICK VENEER LINTEL
Extras: No sill reveal to full height doors & windows
Ceiling Vents: Bathroom & Ensuite to vent directly to exterior
Laundry Room/Area to vent directly to exterior
Range Hood to ext through soffit lining
Smoke Alarms: • All smoke alarms are to be interconnected and are to comply with NZBC F7 and NZS 3602:2017 (BS EN 12829 or BS EN 14684. Smoke alarms shall be located as per NZS 4514:2021, Section 2.2

FLOOR PLAN NOTES:

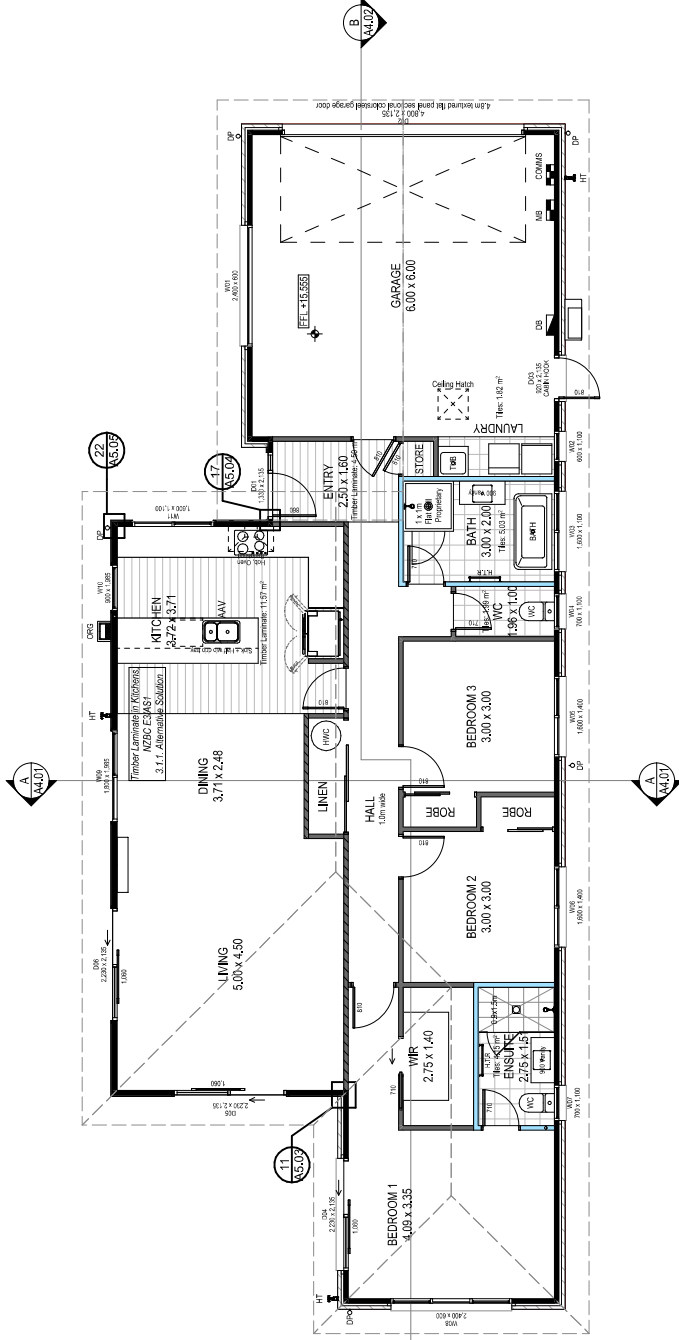
- All glazing to comply with NZS4223
- All hard floor finishes to comply with NZBC D1/AS1 Table 2. Floor tiles to be non-slip & have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles.
- Hot water pipes to be sized according to NZBC G12 & NZS4305:1996. Mains pressure: 15mm dia. allows 12mm max. pipe length. Pipe length beyond this must be lagged.
- Satin enamel wall finish to bathroom, ensuite & those walls adjacent to sinks etc., in kitchen & laundry.
- Impervious Lining to be used above basins, vanities & benches. Bottom edge to be filled with fungus/mould resistant sealant.

WATER PROOFING MEMBRANE NOTE:

Selected waterproofing membrane required to bathrooms & related level access showers.

KEY	
	Meter Board
	Distribution Board
	Corrosion Panel
	Overflow Relief Gully
	Hose Tap
	Downpipe
	Internal Heat Pump
	External Heat Pump

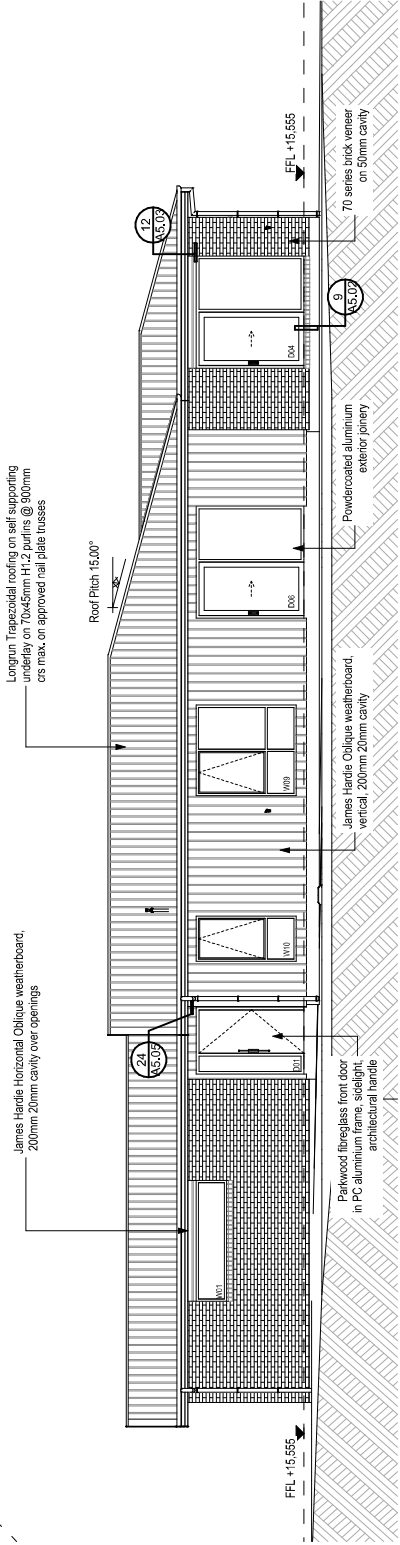
23.540m OVER FOUNDATION



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

Maximum Building Height 8,000mm

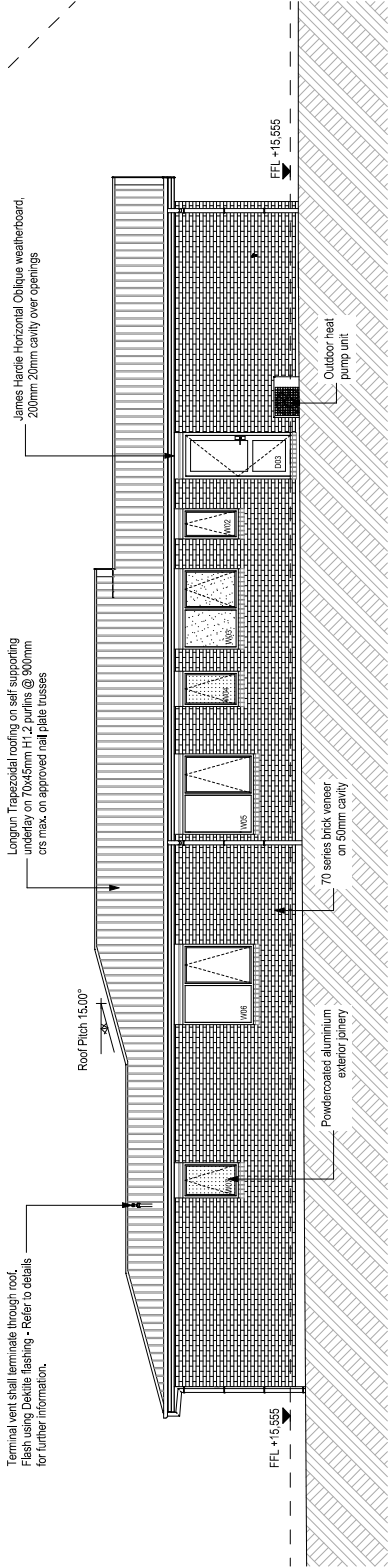


North Elevation

SCALE 1:100 @A3

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

Maximum Building Height 8,000mm



South Elevation

SCALE 1:100 @A3

GLAZING NOTES:

Glazing and glazed openings to comply with NZS 4223:3 2016 Glazing in buildings - Part 3: Human impact safety requirements. NZS 4217:2008: Specification for performance of windows and New Zealand Building Code Clauses F2 Hazardous Building Materials & F4: Safety from Falling.

IMPORTANT NOTE: Located in Seaspay Zone D. ALL Fixings & Fastenings to meet durability requirements in NZS3604: 2011 Table 4.1

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LEGAL DESCRIPTION:
LOT: 7
DP: 404171
HIMALI CRESCENT
KAWAIA PARK
GREYMOUTH

DRAWING TITLE:
Elevations

JOB TITLE:
MIKE GREER HOMES WEST COAST

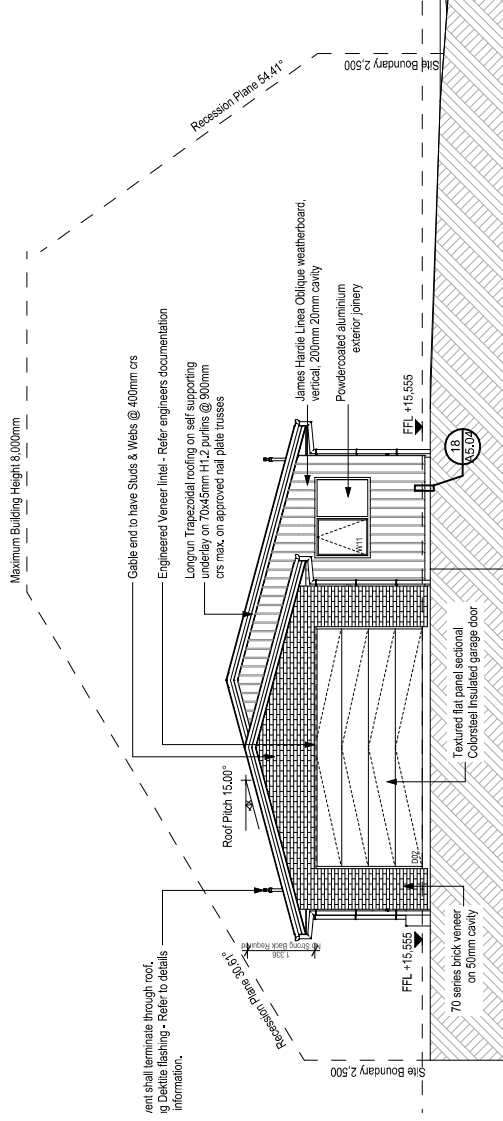
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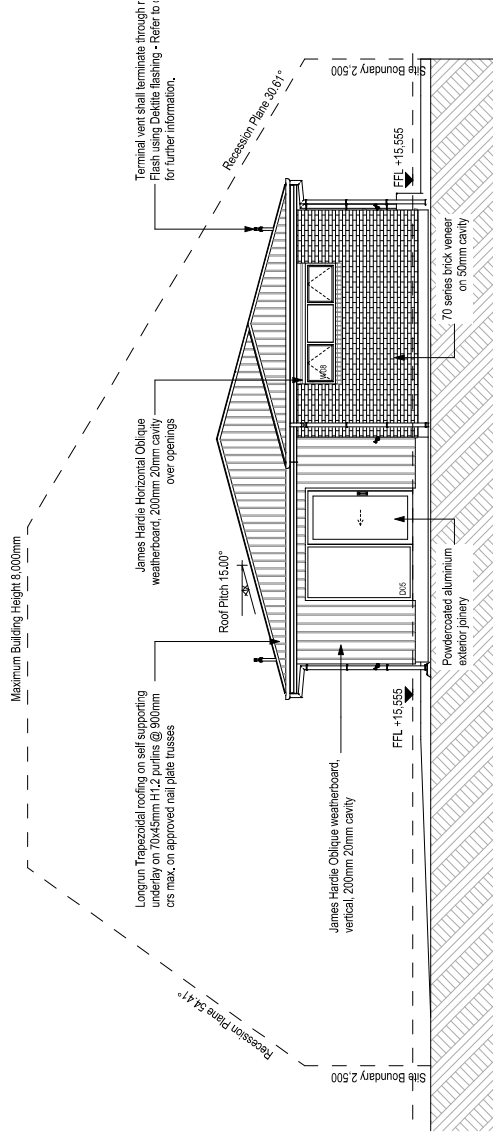
SHEET:
A3.01



East Elevation

SCALE 1:100 @A3

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	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		3



West Elevation

SCALE 1:100 @A3

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

GLAZING NOTES:
Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 421:2008 Specification for performance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

IMPORTANT NOTE: Located in Seaport Zone D. ALL Fixings & Fastenings to meet durability requirements in NZS3904: 2011 Table 4.1

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