

Sheet Index

Sheet #	Sheet Name
A1.01	Site Plan
A1.02	Site Setout Plan
A1.03	Sediment Control & Site Levels Plan
A1.04	Fixture Setout Plan
A1.05	Plumbing & Drainage Plan
A2.01	Ground Floor Plan
A2.02	Ground Floor Framing Plan
A2.03	Roof Plan
A2.04	Bracing Plan
A2.05	Electrical Plan
A3.01	Elevations
A3.02	Elevations
A4.01	Section A
A4.02	Section B
A5.01	Details
A5.02	Details
A5.03	Details
A5.04	Details: Drainage
A5.05	Details: Hot Water Cylinder
A5.06	Details: Wet Area
A5.07	Details: Wet Area
A6.01	Door & Window Schedule
A6.02	H1 Energy Efficiency
A6.03	Lumberlok Linial Fixing Schedule

PROPOSED NEW RESIDENCE

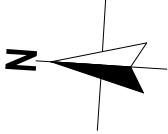


ARTIST IMPRESSION ONLY

mikegreerhomes © Mike Greer Homes NZ Ltd Phone: 021 324 0186 0800 446 991 info@mikegreerhomes.co.nz www.mikegreerhomes.co.nz		JOB TITLE: MIKE GREER HOMES WEST COAST	DRAWING TITLE: Cover Sheet	LEGAL DESCRIPTION: LOT: 8 HINAKU CRESCENT KAWAIA PARK, GREYMOUTH	LEGAL NOTES: 1. Subject to council approval 2. 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: 12/09/23 AMENDMENT DATE: 9/07/2024	DESIGNER: GO / DH, LF TECHNICIAN: External	SCALE: N/A BASE PLAN: N/A	VERSION: V5 CODE: 1	JOB # WC7114	SHEET: A0.01
---	--	---	---	--	---	---	--	---	---	------------------------------------	---

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 NZS3904: 2011 Table 4.1



GENERAL NOTES

Site Area	776m ²
Site Coverage Area (over Cladding incl. Covered Areas)	174.36 m ²
Site Coverage	22.47% (30% Allowable)
Impervious Surface Area	86.19 m ² (11.10% Excluding Dwelling & Garage)
Exposure Zone	D
Wind Zone	High
Earthquake Zone	N/A
Slow Zone	3
Climate Zone	NZ, 1HPa
Pestall Intensity	70 - 80mm (from BRANZ Map)
Acoustic Zone	Yes
Territorial 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 Kaitata 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
- Drawing falls @ 1:100
- Service Court Area falls @ 1:100

**mikegreerhomes**
© Mike Greer Homes NZ Ltd
Phone: 0800 134 1188 | 0800 148 999
Email: info@mikegreerhomes.co.nz | www.mikegreerhomes.co.nz

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.

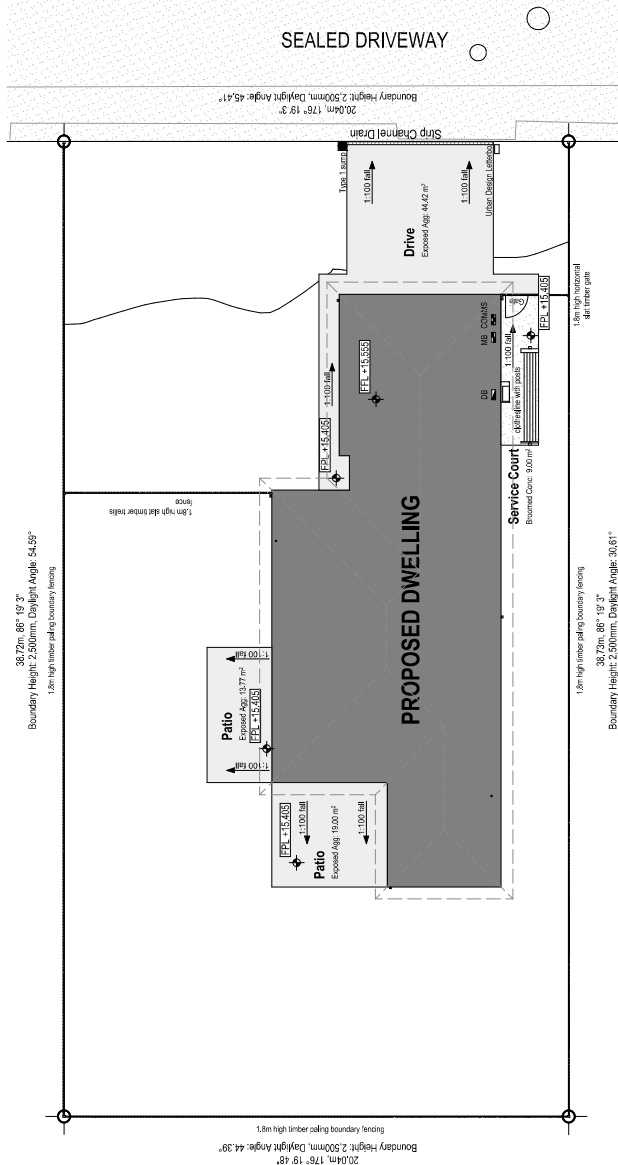
LEGAL DESCRIPTION:
LOT: 8
DP: 404171
HWAU CRESCENT
KAITATA PARK
GREYMOUTH

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
This drawing is the property of Mike Greer Homes NZ Limited. It may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited

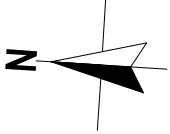
DATE OF ISSUE: 12/08/23
DESIGNER: G.D.H. LF
SCALE: 1:200
SHEET: A1.01
BASE PLAN: N/A
TECHNICIAN: External
AMENDMENT DATE: 30/07/2024
JOB #: WC7114
VERSION: 1
CODE: V5

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

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
	Corros 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 165.93 m²
- Ground Floor Area over Foundation 173.80 m²
- Ground Floor Area over Cladding 174.36 m²
- Roof Pitch 25°
- Eaves Width 600mm
- Gable Width N/A
- Height to Underside of Truss 2450mm
- Stub End N/A
- Lintel Height 2135mm
- Soffit Height 2140mm
- Soffit Type Flat
- Raked ceiling N/A
- Raking ceiling N/A
- Standard
- Internal Door Leaf Height
- Lining 30mm Metal ceiling battens @ 400mm
- Ceiling Battens Timber
- Framing 70 series brick veneer on 50mm cavity
- Wall Cladding Materials Longrun Trapezoidal
- Roofing Materials FOUNDATION
- Engineering: No sill reveal to full height doors & windows
- Extras: Bathroom & Ensuite to vent directly to exterior
- Ceiling Vents: Laundry Room/area to vent directly to exterior
- Range Hood to exit through soffit lining
- Smoke Alarms: - All smoke alarms are to be interconnected and are to comply with NZBC F7 and NZS 4514:2021 and be manufactured to at least one of AS 3786, ISO 12239 or BS EN 14604. Smoke alarms shall be located as NZS 4514:2021, Section 2.2

FLOOR PLAN NOTES:

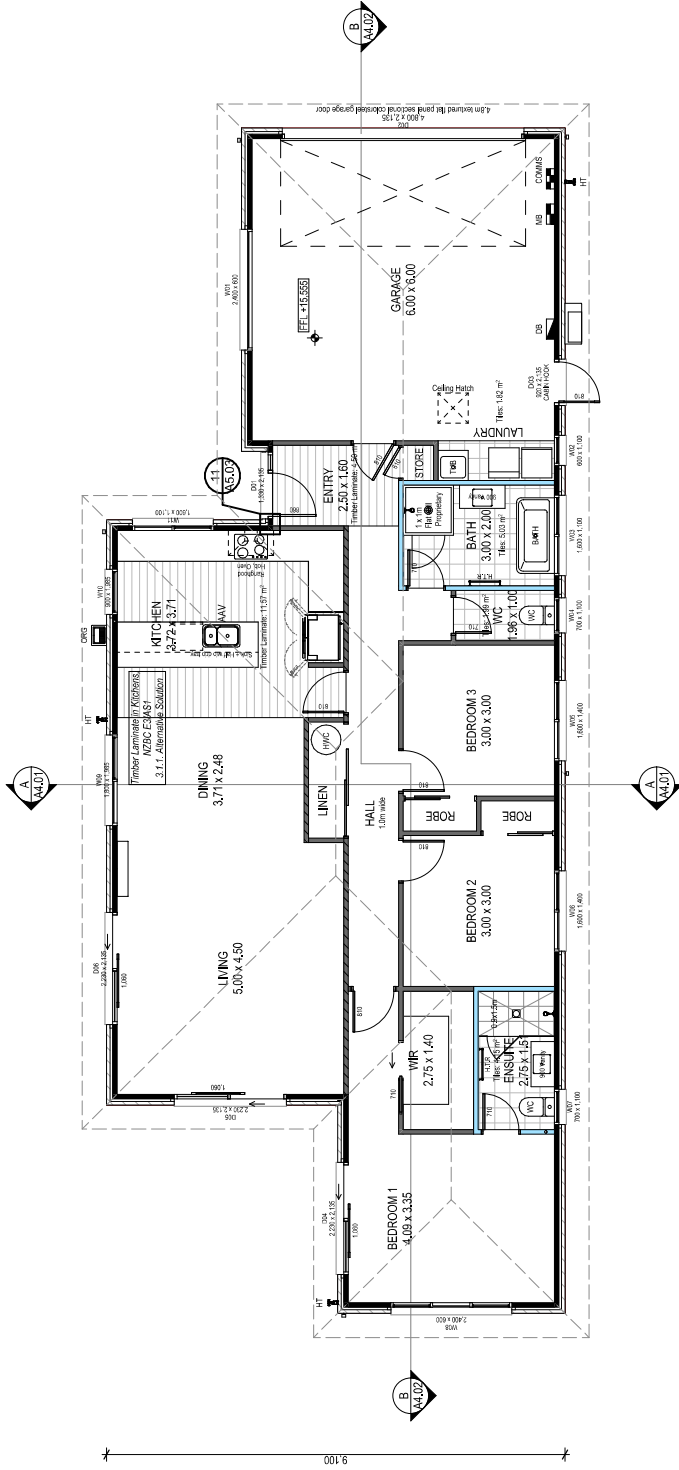
- All glazing to comply with NZS4223
- All hard floor finishes to comply with NZBC D1/AS Table 2. Floor tiles to be non-slip & have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles.
- Hot water pipes to be sized according to NZBC G12 & NZS4305:1996. Mains pressure: 15mm dia. allows 12mm max. pipe length. Pipe length beyond this must be lagged.
- Salin 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
	Corros Panel
	Overflow Relief Gully
	Hose Tap
	Downpipe
	Internal Heat Pump
	External Heat Pump

23.54M OVER FOUNDATION

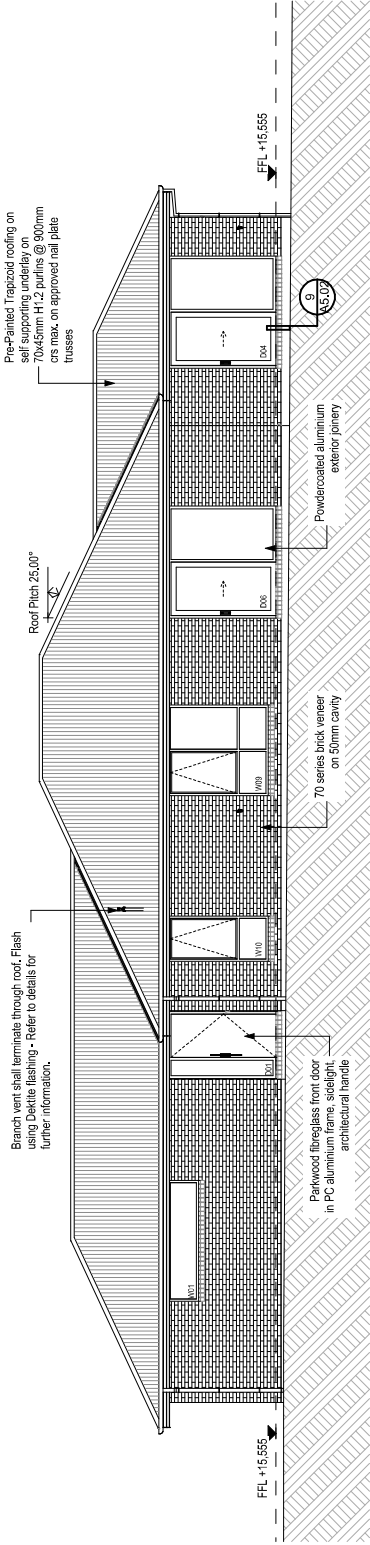


IMPORTANT NOTE: Located in Seaspray Zone D. ALL Fixings & Fastenings to meet durability requirements in NZS3904: 2011 Table 4.1

JOB TITLE:		DRAWING TITLE:		LEGAL DESCRIPTION:		LEGAL NOTES:		DATE OF ISSUE:		DESIGNER:		SCALE:		SHEET:	
MIKE GREER HOMES WEST COAST		Ground Floor Plan		LOT: 8 DP: 404/171		1. Subject to council approval 2. prior to the commencement of work		12/09/23		GO / DH, LF		1:100		A2.01	
				HWAU CRESCENT KAWATA PARK, GREYMOUTH		© 2023 Mike Greer Homes NZ Limited This drawing is the property of Mike Greer Homes NZ Limited and may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited		AMENDMENT DATE:		External		N/A		BASE PLAN:	
								9/07/2024		V5		CODE:		JOB #	
												1		WC714	

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	Low	0	
Eaves width	Medium risk	1	
Envelope complexity	Low risk	0	
Deck design	Low risk	0	
Total Risk Score:			2

Maximum Building Height 6,000mm

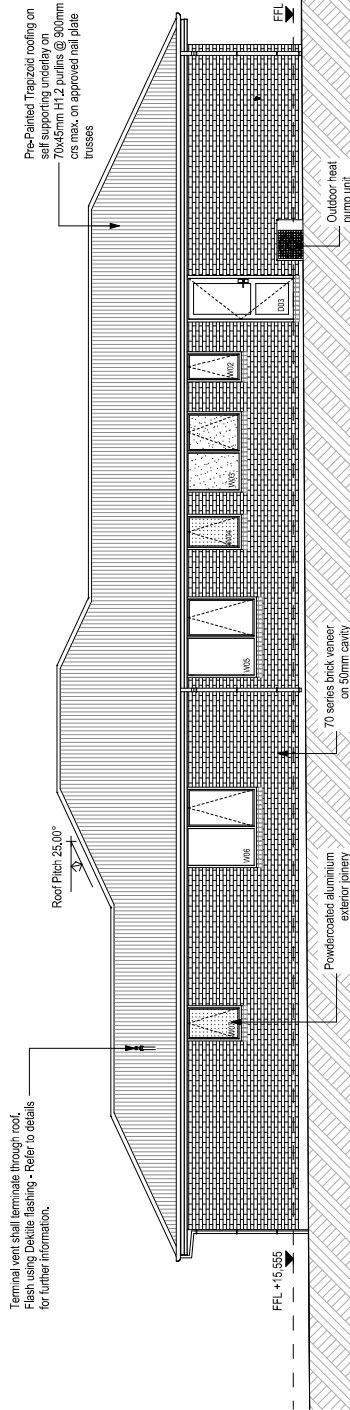


North Elevation

SCALE 1:100 @A3

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

Maximum Building Height 6,000mm



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

LEGAL NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
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 publication may be reproduced or stored in any form or by any means without the written permission of Mike Greer Homes NZ Limited.	12/09/23	GO, DH, LF	1:100	A3.01

LEGAL DESCRIPTION:	AMENDMENT DATE:	TECHNICIAN:	BASE PLAN:
LOT: 8 DP: 404171 HINAKU CRESCENT KAWAIA PARK GREYMOUTH	9/07/2024	External	N/A

JOB TITLE:	CODE:	JOB #
MIKE GREER HOMES WEST COAST	1	WC7114

DRAWING TITLE:	VERSION:
Elevations	1

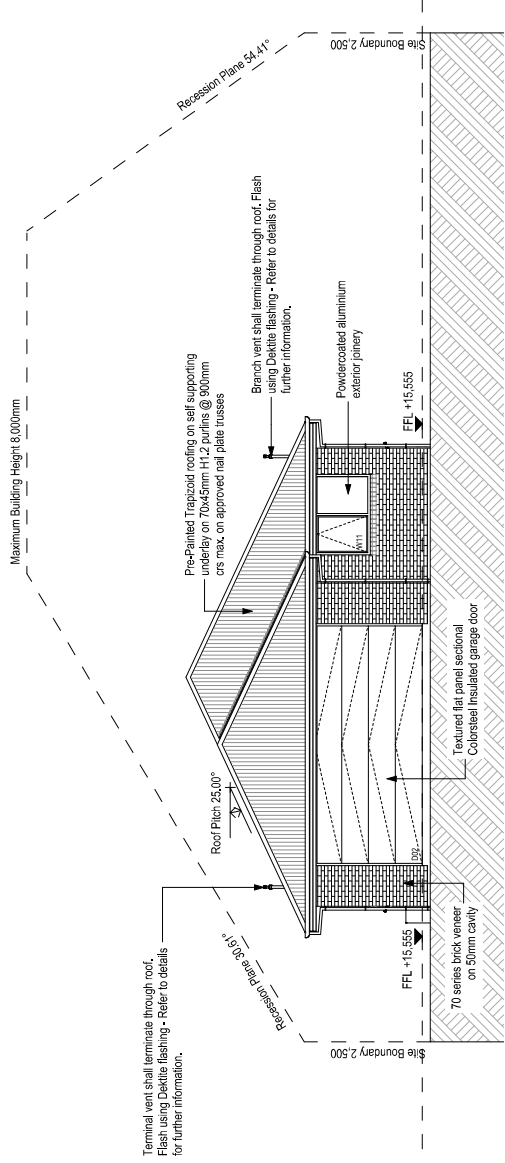
JOE TITLE:	VERSION:
MIKE GREER HOMES WEST COAST	1

JOE TITLE:	VERSION:
MIKE GREER HOMES WEST COAST	1

JOE TITLE:	VERSION:
MIKE GREER HOMES WEST COAST	1

JOE TITLE:	VERSION:
MIKE GREER HOMES WEST COAST	1

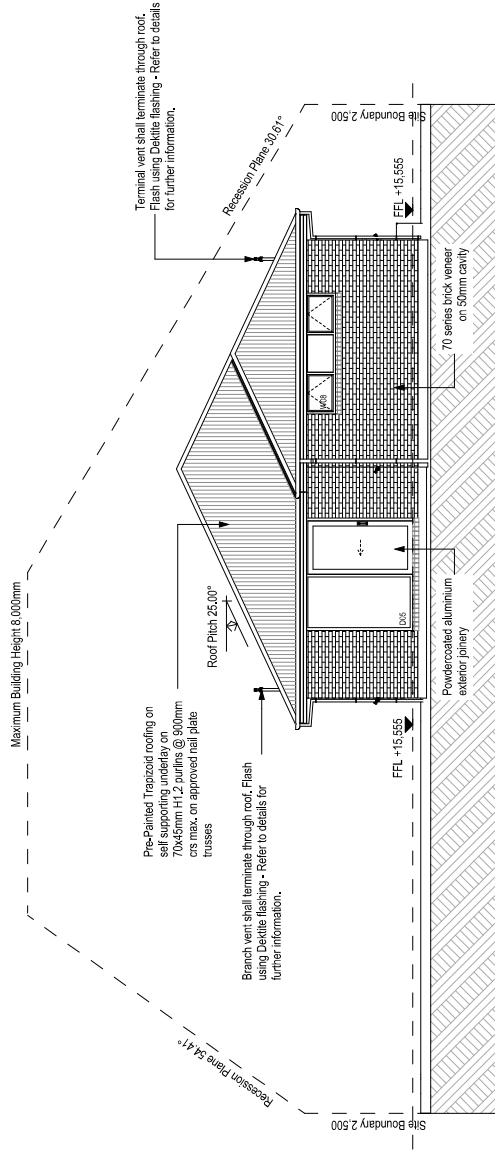
JOE TITLE:	VERSION:
MIKE GREER HOMES WEST COAST	1



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	Low risk	0
Deck design	Low risk	0
Total Risk Score:		2



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	Low risk	0
Deck design	Low risk	0
Total Risk Score:		2

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

JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	SHEET:			
			DESIGNER:	SCALE:	TECHNICIAN:	BASE PLAN:
mikegreerhomes © Mike Greer Homes NZ Ltd (03) 354 1188 1 800 449 666 info@mikegreerhomes.co.nz www.mikegreerhomes.co.nz	MIKE GREER HOMES WEST COAST	HINAKI CRESCENT KAWAIA PARK, GREYMOUTH	DATE OF ISSUE: 12/09/23	1:100	External	N/A
			AMENDMENT DATE: 30/11/2024		VERSION: V5	JOB # WC7114