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PROPOSED NEW RESIDENCE

ARTIST IMPRESSION ONLY

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

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

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JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	LEGAL NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
MIKE GREER HOMES WEST COAST	Cover Sheet	LOT: 9 DP: 404171 HINAU CRESCENT KAIATA PARK., GREYMOUTH	1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2024 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	12/09/23 AMENDMENT DATE: 10/07/2024	GQ / DH, LF TECHNICIAN: External VERSION: V4 CODE: 1	N/A BASE PLAN: N/A JOB # WC7116	A0.01

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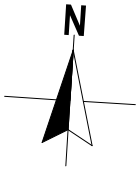
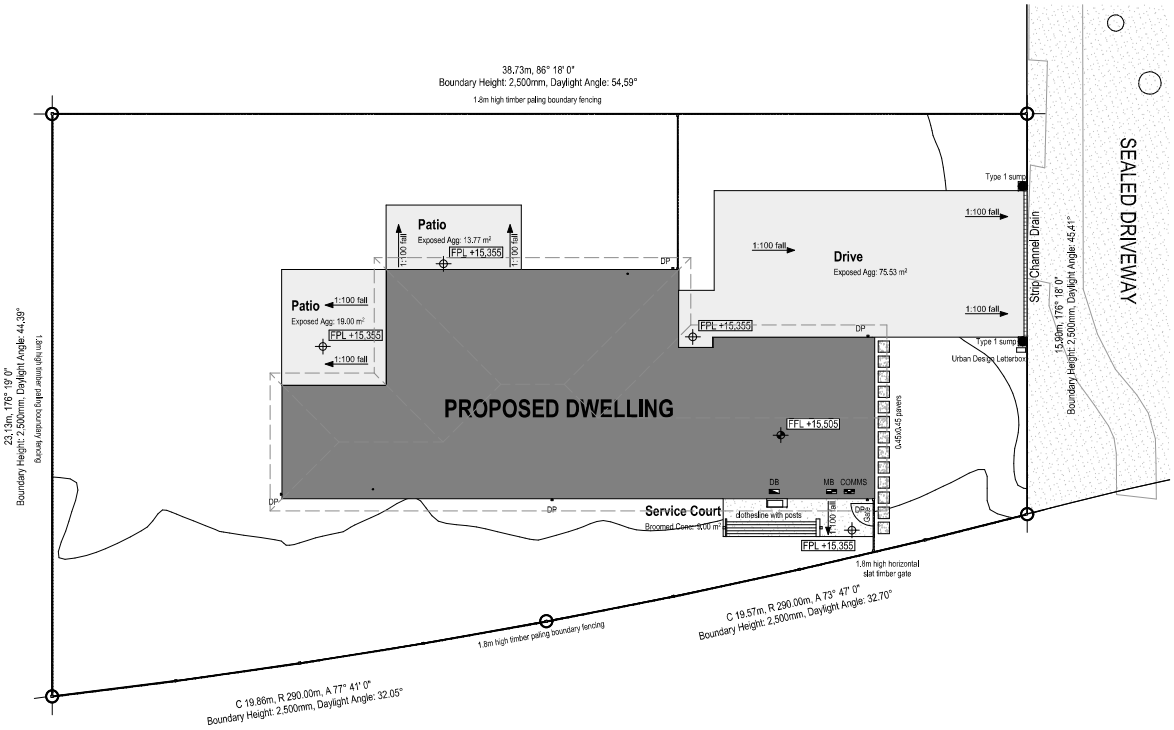


KEY

- Meter Board
- Distribution Board
- Comms Panel
- Overflow Relief Gully
- Hose Tap HT
- Downpipe DP
- Internal Heat Pump
- External Heat Pump

GENERAL NOTES

Site Area	773m²
Site Coverage Area (over Cladding incl. Covered Areas)	174.36 m²
Site Coverage	22.55% (30% Allowable)
Impervious Surface Area	117.30 m² (15.17% Excluding Dwelling & Garage)
Exposure Zone	D
Wind Zone	High
Lee Zone	N/A
Earthquake Zone	3
Snow Zone	N2, 1kPa
Climate Zone	4
Rainfall 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, services 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:	Refer to earthworks plan The applicant undertakes that no earthworks will occur on site within the building footprint until the building has been approved.
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 Kaiata 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
- Paving falls @ 1:100
- Service Court Area falls @ 1:100

Steps & Paths:
A Step/s 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/AS Table 2. Convey surface water from sealed drive to an appropriate approved outfall.

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JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	LEGAL NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
MIKE GREER HOMES WEST COAST	**Site Plan**	LOT: 9 DP: 404171 HINAU CRESCENT KAIATA PARK. GREYMOUTH	1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2024 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	12/09/23 AMENDMENT DATE: 10/07/2024	GQ / DH, LF TECHNICIAN: External VERSION: V4 CODE: 1	1:200 BASE PLAN: N/A JOB # WC7116	A1.01

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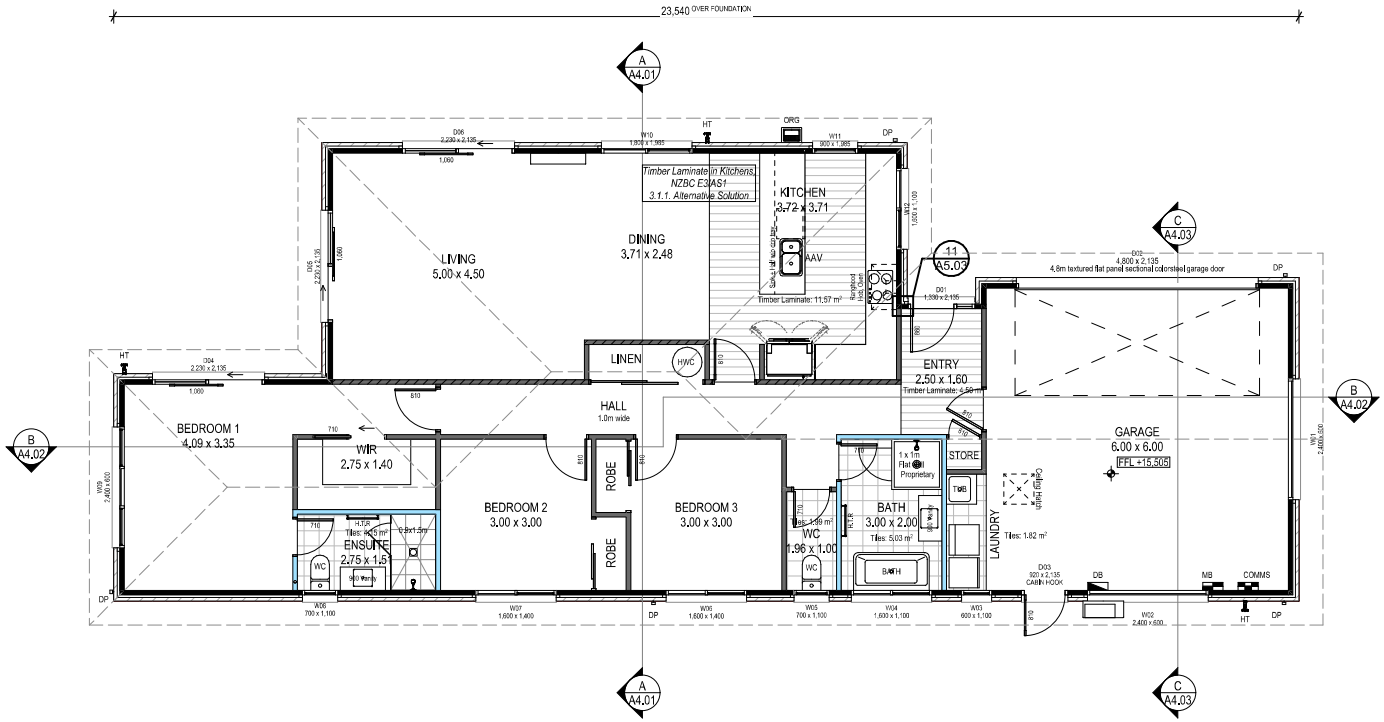
N

KEY

- Meter Board
- Distribution Board
- Comms Panel
- Overflow Relief Gully
- Hose Tap (HT)
- Downpipe (DP)
- 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	2455mm
Stub End	N/A
Lintel Height	2135mm
Soffit Height	2140mm
Soffit Type	Flat
Raised ceiling	N/A
Raking ceiling	N/A
Internal Door Leaf Height	Standard
Linings	GIB
Ceiling Battens	35mm Metal ceiling battens @ 400mm
Framing	Timber
Wall Cladding Materials	70 series brick veneer on 50mm cavity,
Roofing Materials	Longrun Trapezoidal
Engineering:	FOUNDATION
Extras:	No sill reveal to full height doors & windows
Ceiling Vents:	Bathroom & Ensuite to vented directly to exterior 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
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/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.
- 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 & rebated/level access showers.

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JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	LEGAL NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
MIKE GREER HOMES WEST COAST	Ground Floor Plan	LOT: 9 DP: 404171 HINAU CRESCENT KAIATA PARK. GREYMOUTH	1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2024 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	12/09/23	GQ / DH, LF	1:100	A2.01
				AMENDMENT DATE: 10/07/2024	TECHNICIAN: External	BASE PLAN: N/A	
					VERSION: V4 / CODE: 1	JOB #: WC7116	

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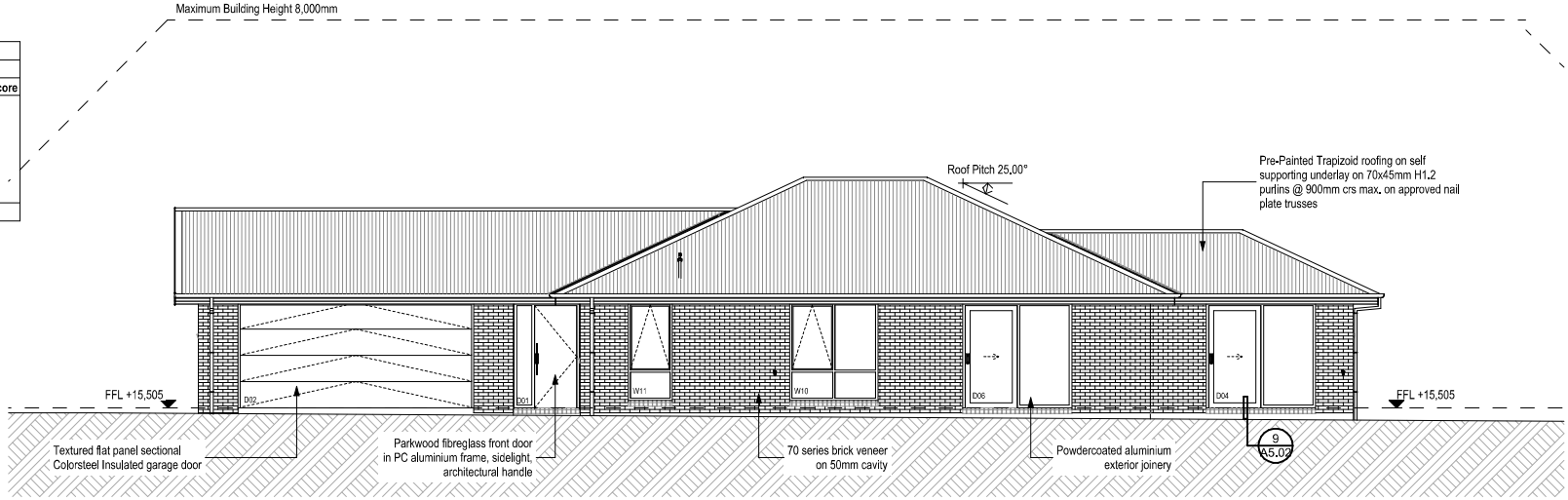
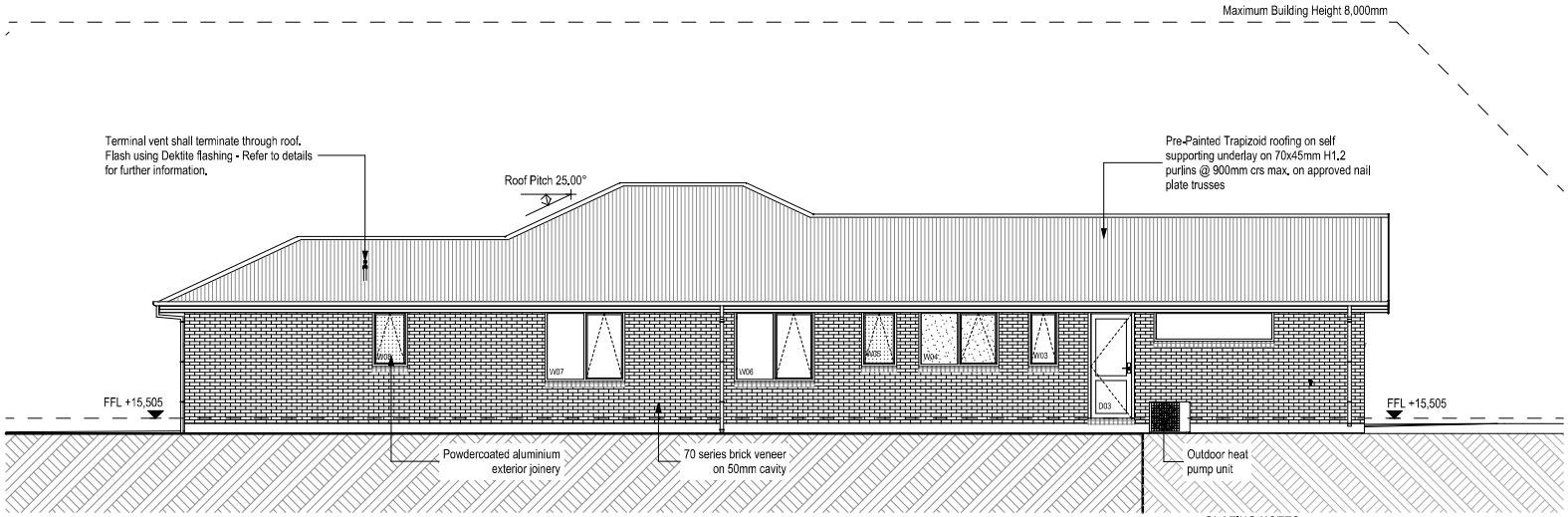
BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		2



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



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 4211:2008: Specification for performance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

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

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MIKE GREER HOMES WEST COAST	Elevations	LOT: 9 DP: 404171 HINAU CRESCENT KAIATA PARK. GREYMOUTH	1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work	12/09/23	GQ / DH, LF	1:100	A3.01
				AMENDMENT DATE: 10/07/2024	TECHNICIAN: External	BASE PLAN: N/A	
					VERSION: V4 / CODE: 1	JOB # WC7116	

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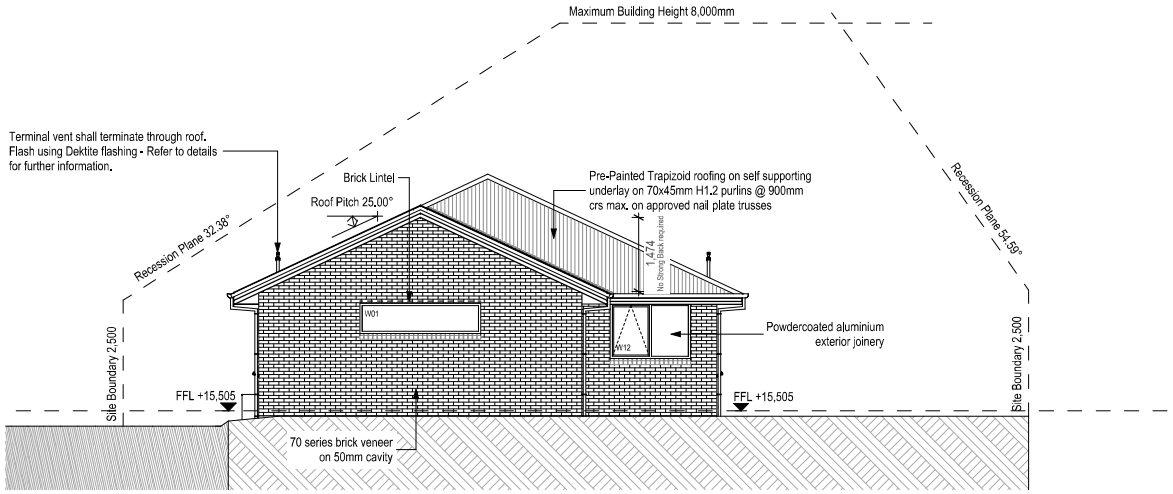
BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**2**

Openings in Masonry Veneer:

Window	Masonry Veneer lintel size
W01	80 x 80 x 6 L

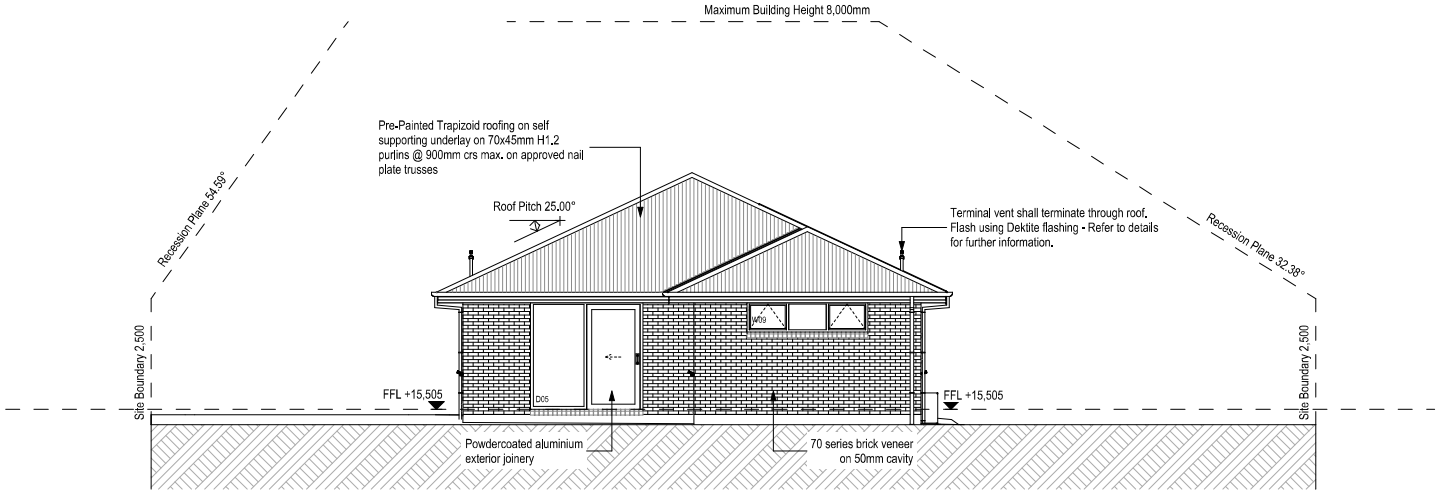
All masonry veneer lintel sizes (min) refer to E2 external moisture Table 18E.



East 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**



West 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 4211:2008: Specification for performance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

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JOB TITLE: MIKE GREER HOMES WEST COAST

DRAWING TITLE: Elevations

LEGAL DESCRIPTION:
LOT: 9 DP: 404171
HINAU CRESCENT
KAIATA PARK.
GREYMOUTH

LEGAL NOTES:
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