

PROPOSED NEW RESIDENCE



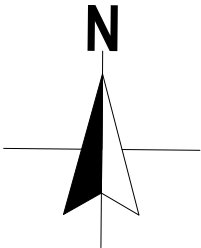
ARTIST IMPRESSION ONLY

P:\Nelson\Jobs\1. Pre-Contract\MGH - Lot 32 - 71 Mapua Drive\Design\Concept PLN\Lot 32 - 71 Mapua Drive V1.pln 15/12/2020 penny

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

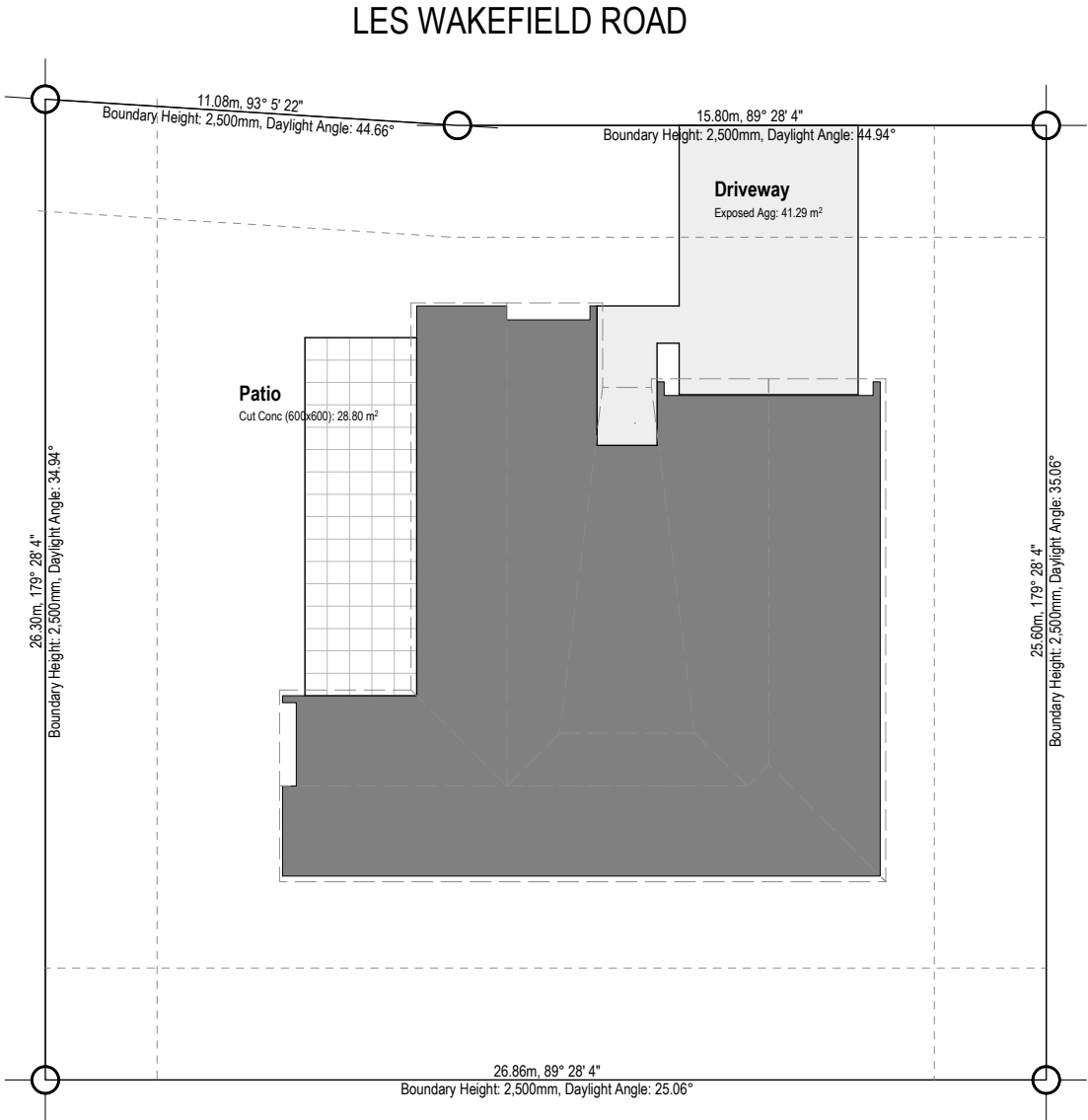
<div></div> <div>© Mike Greer Homes NZ Ltd</div> <div>PHONE: (03) 354 0166   FAX: (03) 354 0167</div> <div>ADDRESS: Tower 2, 7 Deans Avenue, Addington, Christchurch 8011</div> <div>WEB: www.mikegreerhomes.co.nz</div>	JOB TITLE:		DRAWING TITLE:		LEGAL DESCRIPTION:	LEGAL NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
	SPEC						16/12/20	PH		
	IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS						AMENDMENT DATE:	TECHNICIAN:	BASE PLAN:	
								TBC	???	
								VERSION:	CODE:	
			V1	2	TBC					

P:\Nelson\Jobs\1. Pre-Contract\MGH - Lot 32 - 71 Mapua Drive\Design\Concept\PLN\Lot 32 - 71 Mapua Drive V1.pln 15/12/2020 penny



GENERAL NOTES

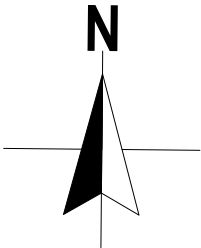
Site Area	TBCm <sup>2</sup>
Site Coverage Area (over Foundation incl. Covered Areas)	187.26 m <sup>2</sup>
Site Coverage	TBC% (??% Allowable)
Impervious Surface Area	70.09 m <sup>2</sup> (??% Excluding Dwelling & Garage)
Exposure Zone	D
Wind Zone	High
Earthquake Zone	2
Snow Zone	N3, 1kPa
Territorial Authority	Tasman District Council
Planning Zone	Residential
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 (To be confirmed with Geotechnical Report)
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.
Boundary Information:	To be confirmed with release of Certificate of Title
Site Levels:	Levels and other relevant site information for this site to be obtained and concept updated as required prior to a contract being signed
Site Services:	<b>Stormwater:</b> Council Connection at Boundary <b>Sewer Connection:</b> Council Connection at Boundary
Non Compliances Requiring RC:	TBC
Covenant Non Compliances:	TBC
Extras:	N/A



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

<div></div> <div>© Mike Greer Homes NZ Ltd</div> <div>PHONE: (03) 354 0166   FAX: (03) 354 0167</div> <div>ADDRESS: Tower 2, 7 Deans Avenue, Addington, Christchurch 8011</div> <div>WEB: www.mikegreerhomes.co.nz</div>	JOB TITLE: <b>SPEC</b>		DRAWING TITLE: <b>Site Plan</b>		LEGAL DESCRIPTION:  LOT: 32 DP:  Mapua Drive Mapua		LEGAL NOTES:  1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work  © 2020 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: 16/12/20		DESIGNER: PH		SCALE: 1:200		SHEET:  <b>SK-02</b>	
									AMENDMENT DATE:		TECHNICIAN: TBC		BASE PLAN: ???			
											VERSION: V1		CODE: 2		JOB # TBC	
			IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS													

P:\Nelson\Jobs\1. Pre-Contract\MGH - Lot 32 - 71 Mapua Drive\Design\Concept\PLN\Lot 32 - 71 Mapua Drive V1.pln 15/12/2020 penny



GENERAL NOTES: GROUND FLOOR

Ground Floor Perimeter (Over Foundation)	68,30m
Ground Floor Area over Framing	185.72 m²
Ground Floor Area over Foundation	185.72 m²
Roof Pitch	35°, 5°
Eaves Width	150mm
Gable Width	150mm
Height To Underside Of Truss	2610mm
Stub End	N/A
Lintel Height	2215mm
Soffit Height	2480mm
Soffit Type	Flat
Raised ceiling	N/A
Raking ceiling	Scissor trusses to Lounge, Dining
Internal Door Leaf Height	Standard
Wall Cladding Materials	RCS EPS 50mm insulating facade system on 20mm cavity Cedar vertical shiplap w/board on 20mm cavity
Roofing Materials	Colorcote long run
Engineering:	Foundation
Extras:	80mm Ø Colorsteel downpipes

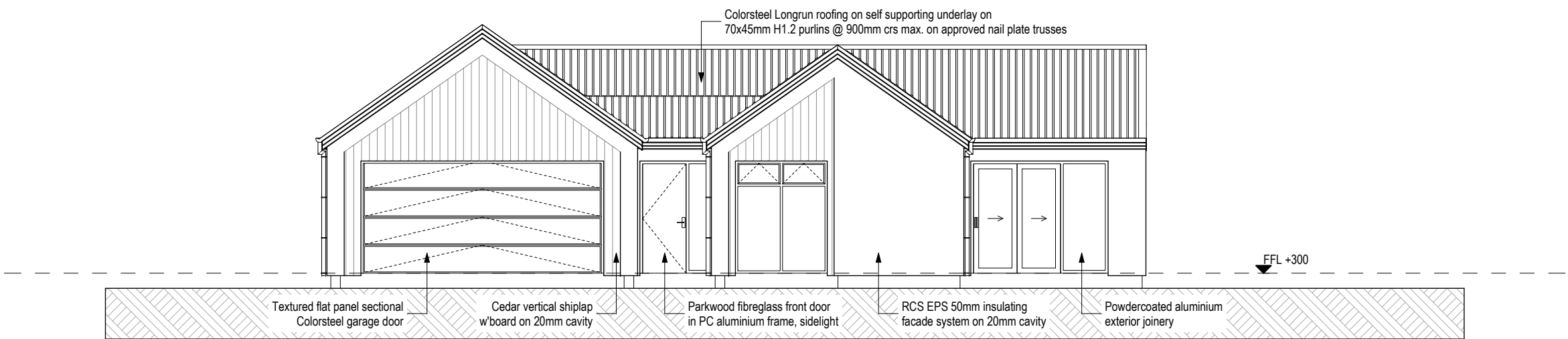
KEY

Meter Board	
Distribution Board	
Comms Panel	
Gully Trap	
Hose Tap	
Downpipe	
Internal Heat Pump	
External Heat Pump	
Panel Heater	
2x45kg Gas Bottles	
Gas Califont	
Gas Meter	
9kg Gas Bottle	



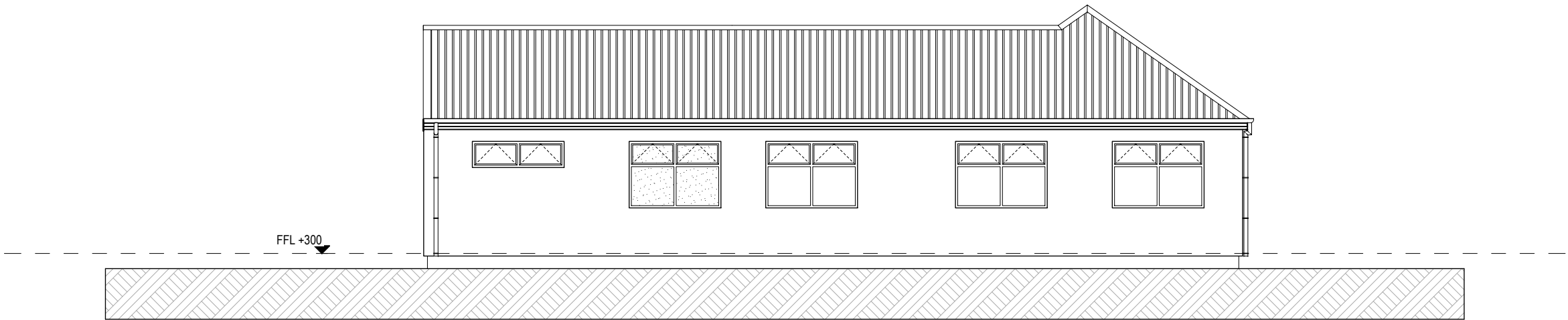
IMPORTANT NOTE: ALL LANDSCAPING, PLANTING, LIGHTING AND FENCING IS SHOWN FOR IMAGING PURPOSES ONLY.  
REFER TO BUILDING CONTRACT AND "FIXTURES AND FITTINGS" FOR LANDSCAPING INCLUSIONS

<div></div> <div>© Mike Greer Homes NZ Ltd</div> <div>PHONE: (03) 354 0166   FAX: (03) 354 0167</div> <div>ADDRESS: Tower 2, 7 Deans Avenue, Addington, Christchurch 8011</div> <div>WEB: www.mikegreerhomes.co.nz</div>	JOB TITLE: <b>SPEC</b>	DRAWING TITLE: <b>Ground Floor Plan</b>	LEGAL DESCRIPTION:  LOT: 32 DP:  Mapua Drive Mapua	LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work  © 2020 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: 16/12/20	DESIGNER: PH	SCALE: 1:100	SHEET: <b>SK-03</b>	
	IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS					TECHNICIAN: TBC	BASE PLAN: ???		
						VERSION: V1	CODE: 2		JOB # TBC



North Elevation

SCALE 1:100 @A3

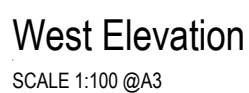


South Elevation

SCALE 1:100 @A3

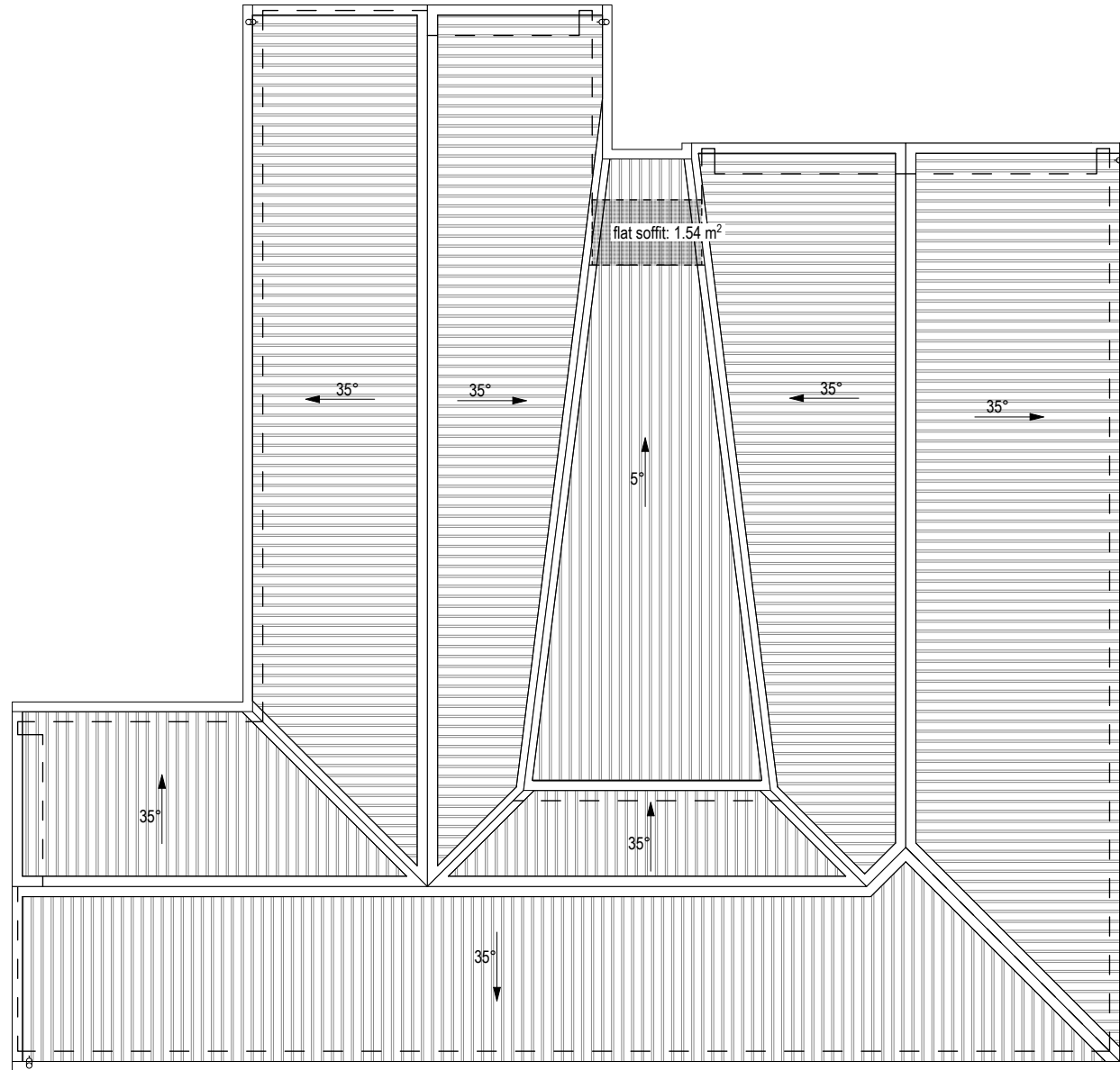
P:\Nelson\ubs\1. Pre-Contract\MGH - Lot 32 - 71 Mapua Drive\Design\Concept PLN\Lot 32 - 71 Mapua Drive V1.pln 15/12/2020 penny

<div></div> <div>© Mike Greer Homes NZ Ltd</div> <div>PHONE: (03) 354 0166   FAX: (03) 354 0167</div> <div>ADDRESS: Tower 2, 7 Deans Avenue, Addington, Christchurch 8011</div> <div>WEB: www.mikegreerhomes.co.nz</div>	JOB TITLE: <b>SPEC</b>		DRAWING TITLE: <b>Exterior Elevations</b>		LEGAL DESCRIPTION: LOT: 32 DP:  Mapua Drive Mapua		LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work  © 2020 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: 16/12/20	DESIGNER: PH	SCALE: 1:100	SHEET: <b>SK-04</b>
									AMENDMENT DATE:	TECHNICIAN: TBC	BASE PLAN: ???	
	IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS									VERSION: V1	CODE: 2	JOB # TBC





Area Over Roof (on flat) to face of fascia:	200.12 m <sup>2</sup>
Roof Pitch	35°, 5°



<div></div> <div>© Mike Greer Homes NZ Ltd</div> <div>PHONE: (03) 354 0166 I FAX: (03) 354 0167</div> <div>ADDRESS: Tower 2, 7 Deans Avenue, Addington, Christchurch 8011</div> <div>WEB: www.mikegreerhomes.co.nz</div>	<div>JOB TITLE:</div> <div>SPEC</div> <div>IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS</div>	<div>DRAWING TITLE:</div> <div>Roof Plan</div>	<div>LEGAL DESCRIPTION:</div> <div>LOT: 32 DP:</div> <div>Mapua Drive</div> <div>Mapua</div>	<div>LEGAL NOTES:</div> <div>1. Subject to council approval</div> <div>2. All measurements to be confirmed on site by the contractor prior to the commencement of work</div> <div>© 2020 Mike Greer Homes NZ Limited.</div> <div>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</div>	<div>DATE OF ISSUE:</div> <div>16/12/20</div> <div>AMENDMENT DATE:</div>	<div>DESIGNER:</div> <div>PH</div> <div>TECHNICIAN:</div> <div>TBC</div> <div>VERSION:</div> <div>V1</div>	<div>SCALE:</div> <div>1:100</div> <div>BASE PLAN:</div> <div>???</div> <div>CODE:</div> <div>2</div>	<div>SHEET:</div> <div>SK-06</div>
--	---	--	--	---	--	--	---	------------------------------------