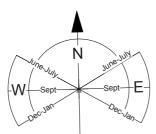
### NOTE: BOUNDARY INFORMATION IS PRELIMINARY ONLY - TO BE CONFIRMED WITH RELEASE OF CERTIFICATE OF TITLE

NOTE: SITE INFORMATION Position of services locations, street trees, lamp posts, parking bays, pedestrain islands etc is unknown - to be confirmed when information becomes available from Developer.



### GENERAL NOTES:

Site Area: Floor Area: Site Coverage:		(Over Foundation) (Over Frame) (45% allowable)
Territorial Authority: Planning Zone: Flood Management Are Wind Zone: Earthquake Zone: Snow zone: Corrosion Zone: Sea Spray Zone:	28:	Christchurch City Council Living G (Highsted) - Desity B No High 2 1kPa C No

Maximum Building Height: 8m 5.5m if over 35% site coverage

- Indicates 75x50mm colorsteel downpipes dp\_ (55m<sup>2</sup> per dp)
- ht+ Indicates hose tap location (confirm with client)
- gt Indicates gully trap location
- Landscaping: This is indicative only purely for presentation purposes. Landscaping to be confirmed by the client. All Fencing to comply with the relevant Covenants
- General: Concept subject to TA rules and regulations Concept may be subject to subdivision developer's approval All dimensions to be confirmed on site

Boundary Dimensions and bearings subject to confirmation

Site Levels subject to confirmation

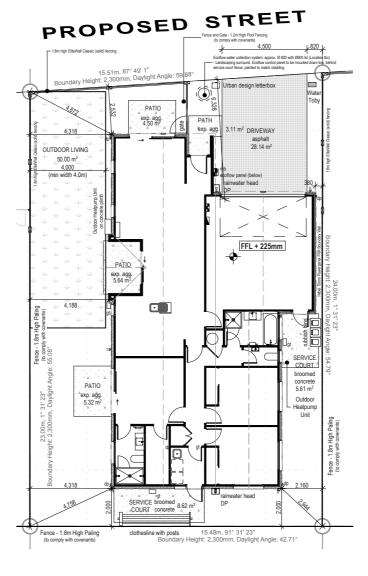
NON COMPLIANCES REQUIRING RESOURCE CONSENT: n/a						
FOUN	IDATIONS:	TO BE CONFIRMED WITH GEOTECHNICAL REPORT				
Standa	ard Concrete S	Slab as per NZS 3604				
<u>TC1 A</u>	<u>rea (Grey)</u>					
<ul> <li>Foundation Options - Technical Category 1 (TC1): Future land damage from liquefaction is unlikely and ground settlements are expected to be within normally accepted tolerances. Standard foundations (NZS 3604) are acceptable subject to shallow geotechnical investigation.</li> </ul>						

Levels and other relevant site information for this site to be obtained and concept updated as required prior to a Contract being signed

NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

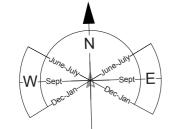
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LOT 80

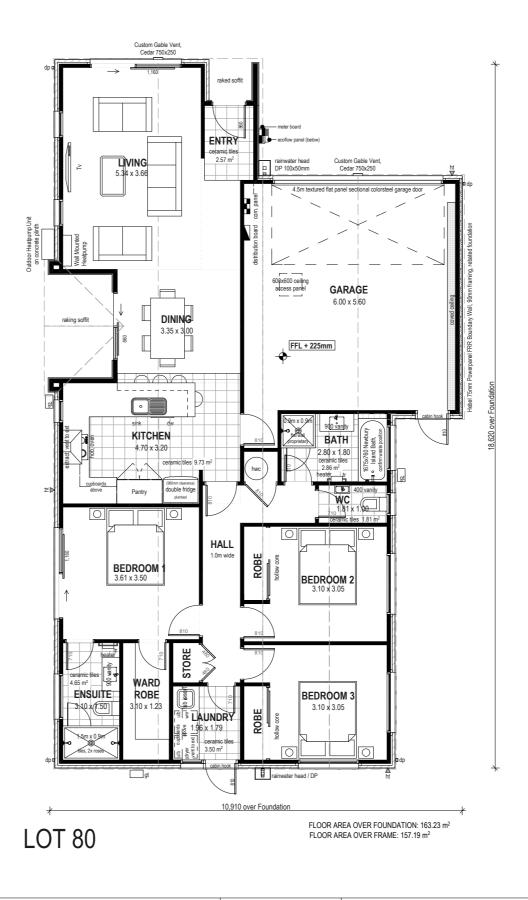




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Floor Area:	163.23m <sup>2</sup> (Over Foundation) 157.19m <sup>2</sup> (Over Frame)
Maximum Building Height:	8m 5.5m if over 35% site coverage
dp	Indicates 75x50mm colorsteel downpipes (55m <sup>2</sup> per dp)
<sup>ht</sup> +	Indicates hose tap location (confirm with client)
gt	Indicates gully trap location
Cladding Materials:	70 series Brick Veneer on 50mm cavity, brick lintels, (Smart Fit Windows) HP51 Cedar Horizontal Rusticated Weatherboards on 20mm cavity, (Smart Fit Windows)
Roof Cladding:	Colorsteel Trimline
Roof Pitch:	350
Height to underside of truss: Raised Ceilings: to areas:	2.455m n/a
Lintel Height:	2.140m
	Note: in High Wind Zone 2.455m stud height: studs @ 600mm centres
Internal Door Leaf Height: Internal Door Leaf Width:	Standard Typically 810mm Typically 710mm (wet areas)
Undertile Heating to Areas:	Kitchen, Bathroom, Ensuite
Gas Supply:	n/a
Water Pressure	high
Ventilation	Bathroom & Ensuite to vent directly to exterior. Bathroom & Ensuite extraction systems to be automated and placed to adequately deal with steam.
Smoke Alarms	Required within 3m of all sleeping areas as per NZS 4514 & BRANZ Bulletins No's 252 & 309
Strong Company         Gas Supply:         Water Pressure         Ventilation         Smoke Alarms         General:	Concept subject to TA rules and regulations Concept may be subject to subdivision developer's approval All dimensions to be confirmed on site



NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

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### CONCISION HOUSES

STUD HEIGHT: 2435mm from FFL to underside of truss. 25mm thick paint finished Metrapanel ceiling lining fixed directly to underside of truss. FFL to top of top plate = 2410mm. One row of dwangs 9mm strandboard to all external walls.

FIRE WALLS: n/a

INTERTENANCY WALLS: n/a

FLAT CEILINGS: 25mm Metrapanel flat ceilings fixed directly to underside of trusses, ribbon board

RAKING CEILINGS: TBC 25mm Metra Panel both sides of rafters, cavity batten on top then purlins. Fly rafters and soffit linings fixed on site

DOORS: size noted is leaf size, not trim size.

WINDOWS: SmartFit windows.

ARCHITRAVES: 40x12mm MDF to all windows and doors. Pine to wet areas.

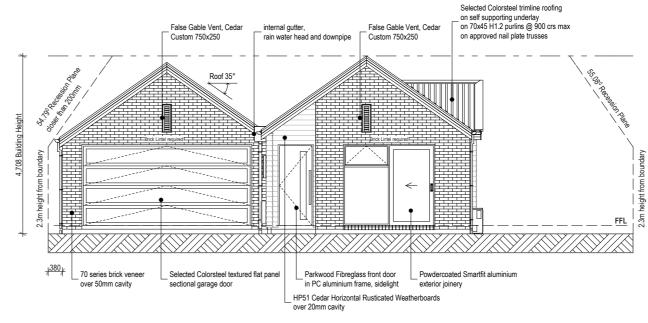
SKIRTING: 85 x12mm MDF Bevelled edge - Tiles to wet areas

CLADDING: Brick veneer, standard installation on 50mm cavity batten cedar weatherboards HP51 on 20mm cavity, sills.

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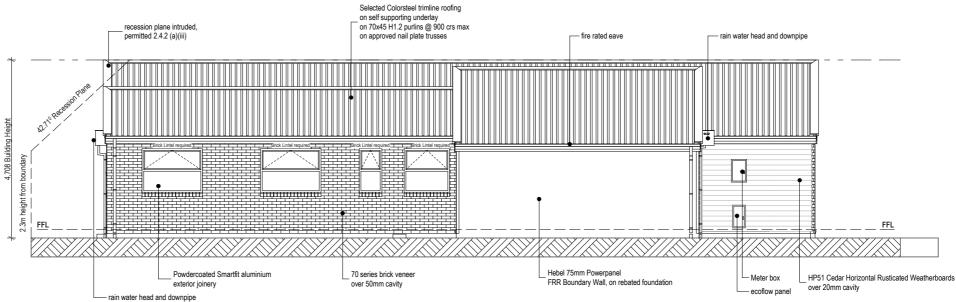
Ground level subject to confirmation

Maximum Building Height:	8m
Cladding Materials:	70 series brick veneer on 50mm cavity, brick lintels, (Smart Fit Windows)
	HP51 Cedar Horizontal Rusticated Weatherboards on 20mm cavity, (Smart Fit Windows)
Roof Cladding:	Colorsteel Trimline
Roof Pitch:	350



Lot 80

# NORTH ELEVATION



Lot 80

EAST ELEVATION

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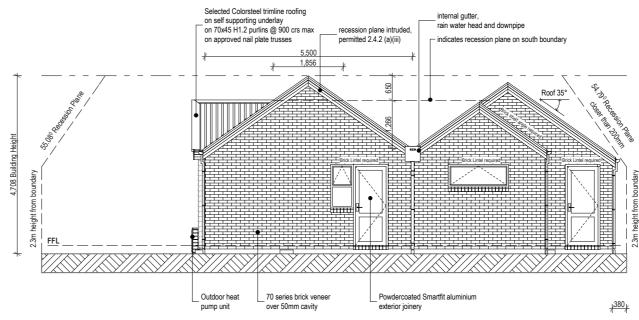
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<b>mikegreer</b> homes				<ul> <li>Subject to council approval</li> <li>All measurements to be confirmed on site by the contractor prior to the commencement of work</li> </ul>	09th February 2015	St.R	1:100	SK-33
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PHONE:         (03)         354         0166         I         FAX:         (03)         354         0167           ADDRESS:         8         Nazareth Ave Middleton Christchurch 8024         www.mikegreerhomes.co.nz         8			ADDRESS: Highsted,	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	23rd July 2015	V7a	3836 - 3841	OF: 44



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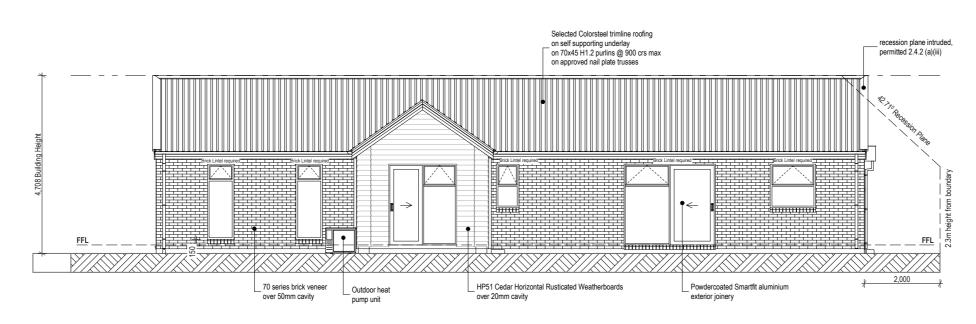
## 1:100

Ground level subject to confirmation	
Maximum Building Height:	8m
Cladding Materials:	70 series brick veneer on 50mm cavity, brick lintels, shelf angle, (Smart Fit Windows)
	HP51 Cedar Horizontal Rusticated Weatherboards on 20mm cavity, (Smart Fit Windows)
Roof Cladding:	Colorsteel Trimline
Roof Pitch:	350



Lot 80

### SOUTH ELEVATION



Lot 80

# WEST ELEVATION

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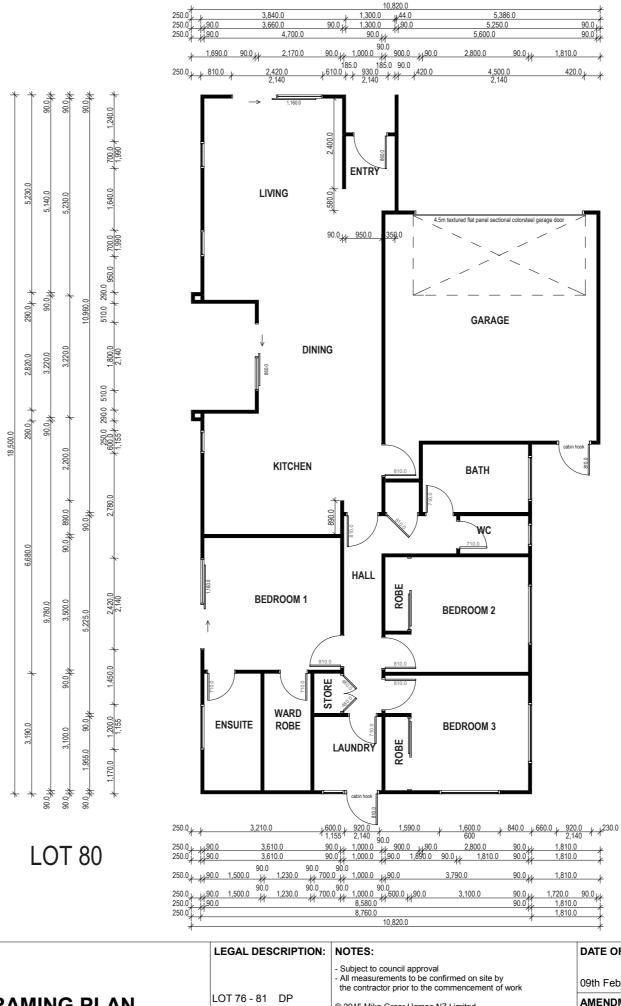
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<b>mikegreer</b> homes				<ul> <li>Subject to council approval</li> <li>All measurements to be confirmed on site by the contractor prior to the commencement of work</li> </ul>	0
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# 1:100

### 1:100

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unknown

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# **← mikegreer**homes

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# MGH Spec

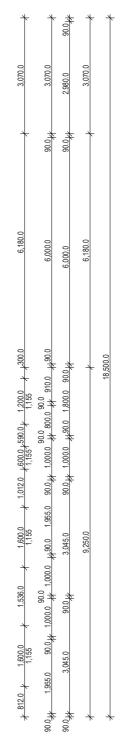
JOB TITLE:

Lot 80 - FRAMING PLAN

DRAWING TITLE:

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### ROOF CLADDING:

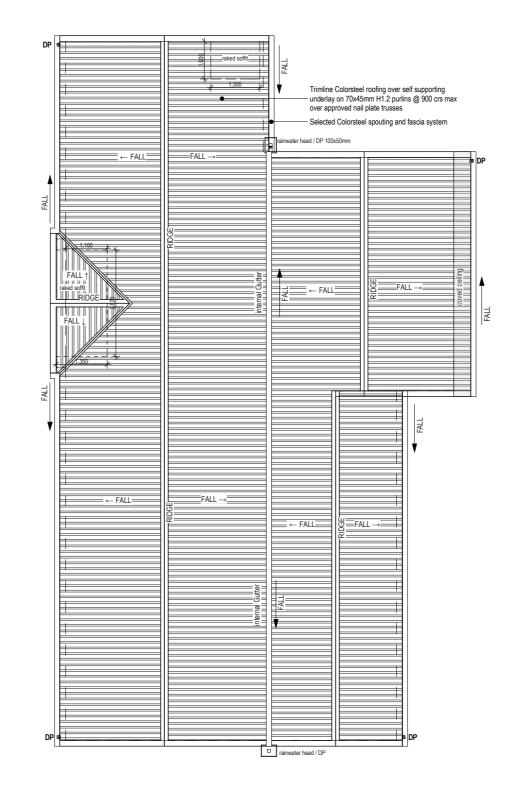
Selected 35<sup>0</sup> pitch trimline colorsteel roofing with 150mm overhang / soffit (150mm in gables) over self supporting underlay on 70x45 H1.2 purlins depending on gauge @ 900mm crs max on approved nail plate trusses @ 900 crs min. 185mm Colorsteel fascia.

All roof penetrations shall be flashed as per NZBC E2/AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 Roof Penetrations) as shown in figure 53 & 54

All trusses to be designed and approved by a qualified truss manufacturer able to issue a producer statement prior to building consent approval, which shall guarantee satisfactory performance within the parameters of this design. The truss system design shall include roof space bracing in accordance with NZS3604 (2011)

dp Indicates 75x50mm colorsteel downpipes (55m<sup>2</sup> per dp)

Pitching height to be set at 2435mm above finished floor level (Concision = 2410 stud height + 25mm Metrapanel ceiling lining)



LOT 80

ROOF AREA (on flat) OVER FASCIA: 172.14 m<sup>2</sup>

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### ELECTRICAL LEGEND

	Meterboard / Earth		
	Distribution Board		
	Communications Panel		
DB	Door Bell		
UT	Undertile Heating		
SM	Smoke Alarm		
(нwс)	Hot Water Cylinder		
)- 2	Double Power Point		
-Etv	TV		
Sky	Sky		
PH	Telephone		
Data	Data		
heated t/r	Heated Towel Rail		
heater	Bathroom Heater		
	Extract Fan		
	Mechanical Vent / Ducting		
)-g	Motorised Door Supply		
<i>_</i>	Wiring / Switch		
BH	Batten Holder		
DL	Down Light		
ED	LED light		
$\otimes$ :	Sensorlight		
WL	Wall Light		

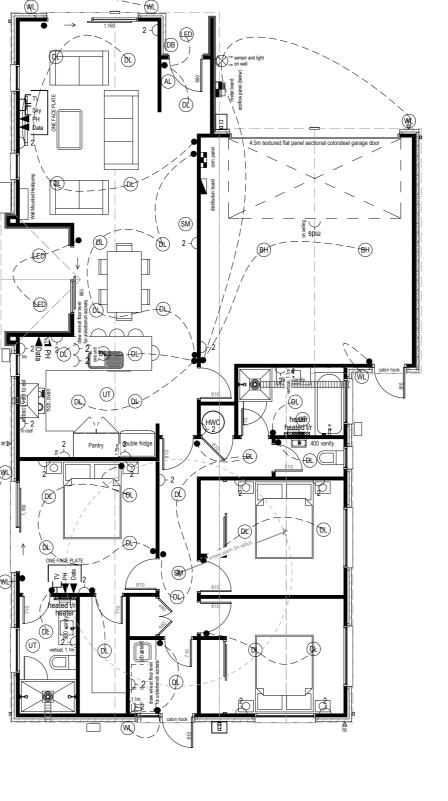
(AL) Alarm Prewire

### GENERAL NOTES

Power points typically 300mm from the nearest corner & 150mm above FFL unless otherwise noted. Power Points to wet areas to be 1.2m above FFL unless otherwise noted. Power point alongside vanity to be vertical Light Switches typically to be 150mm from nearest corner or door frame, & 1.2m above FFL unless otherwise noted. Downlights shall be CA80. Check the insulation manufacturers instructions to ensure their product is safe when installed alongside proposed downlights. Auto Extractor Fans shall terminate through wall with an extraction rate as set out in NZBC G4. Rangehood ducting to terminate through wall, switch in roofspace Dryers shall be vented to outside using ducting. House to be wired for alarm with keypad at Entrance and Garage Allow for single switched powerpoint for standard appliances:

Fridge, Dishwasher, Waste Disposal, Rangehood, Hob, Oven.

Undertile heating control panel to be positioned above light switches



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