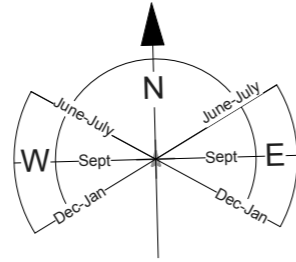


NOTE: BOUNDARY INFORMATION IS PRELIMINARY ONLY - TO BE CONFIRMED WITH RELEASE OF CERTIFICATE OF TITLE

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



GENERAL NOTES:

Site Area: 363m²
 Floor Area: 163.23m² (Over Foundation)
 157.19m² (Over Frame)
 Site Coverage: 44.97% (45% allowable)

Territorial Authority: Christchurch City Council
 Planning Zone: Living G (Highsted) - Desity B
 Flood Management Area: No
 Wind Zone: High
 Earthquake Zone: 2
 Snow zone: 1kPa
 Corrosion Zone: C
 Sea Spray Zone: No

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

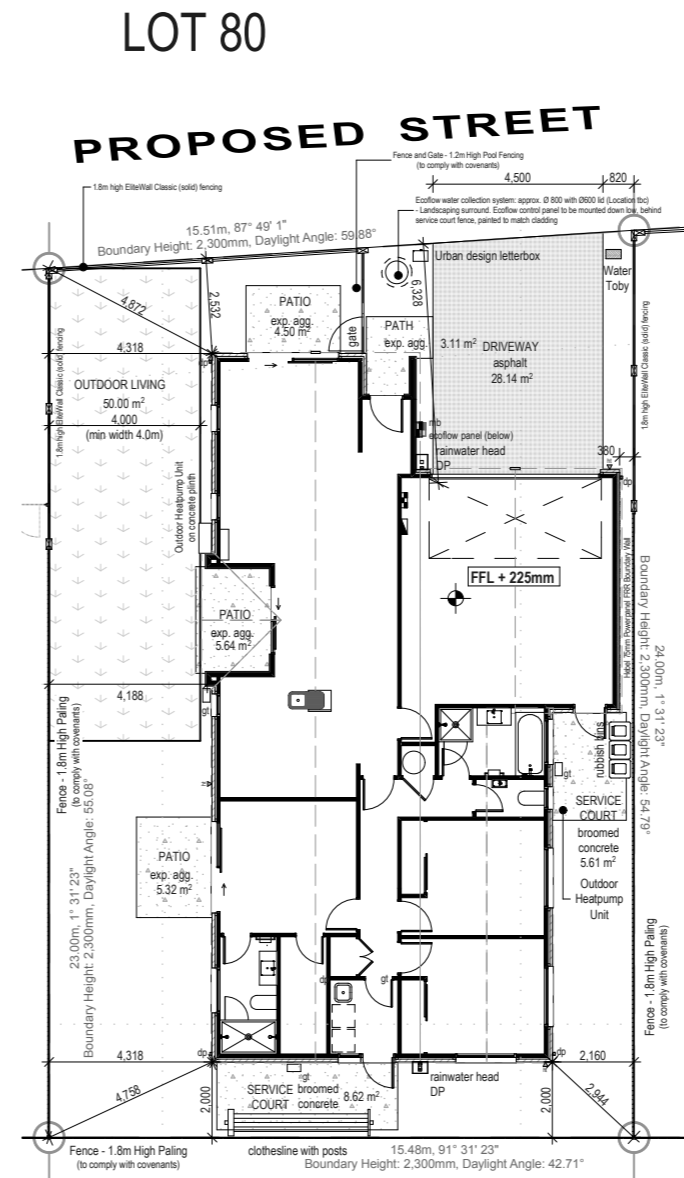
- dp Indicates 75x50mm colorsteel downpipes (55m² per dp)
- ht+ Indicates hose tap location (confirm with client)
- st Indicates gully trap location

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

FOUNDATIONS: TO BE CONFIRMED WITH GEOTECHNICAL REPORT

Standard Concrete Slab as per NZS 3604

TC1 Area (Grey)

- 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.

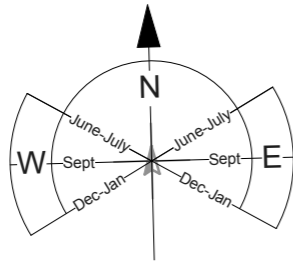
NOTE: SITE LEVELS

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

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

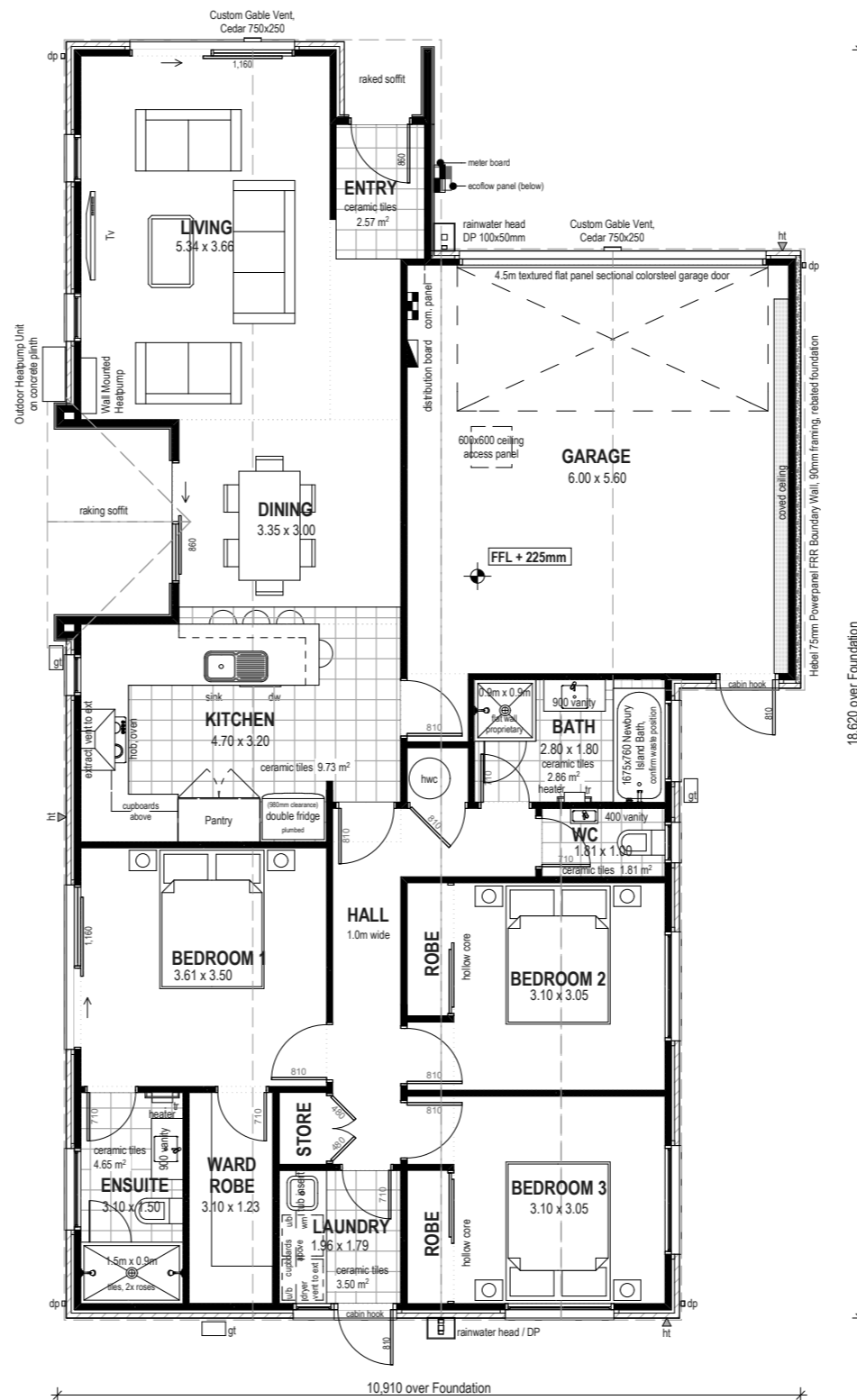
P:\Mike Greer\Homes\DESIGN\3837 - Lot 77 Highsted - Spec\Concept FLNo3837 - Lot 77 Highsted - Spec V7a.dwg / 23/07/2015

 © Mike Greer Homes NZ Ltd PHONE: (03) 354 0166 FAX: (03) 354 0167 ADDRESS: 8 Nazareth Ave Middleton Christchurch 8024 WEB: www.mikegreerhomes.co.nz	JOB TITLE: MGH Spec	DRAWING TITLE: Lot 80 - SITE PLAN	LEGAL DESCRIPTION: LOT 76 - 81 DP unknown ADDRESS: Highsted, CHRISTCHURCH	NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2015 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: 09th February 2015 AMENDMENT DATE: 23rd July 2015	DESIGNER: St.R VERSION: V7a	SCALE: 1:200 JOB # 3836 - 3841	SHEET: SK-31 OF: 44
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GENERAL NOTES:

- Floor Area: 163.23m² (Over Foundation)
157.19m² (Over Frame)
- Maximum Building Height: 8m 5.5m if over 35% site coverage
- dp_c Indicates 75x50mm colorsteel downpipes (55m² per dp)
- ht₊ 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: 35°
- Height to underside of truss: 2.455m
Raised Ceilings: n/a
to areas:
- Lintel Height: 2.140m
Note: in High Wind Zone
2.455m stud height: studs @ 600mm centres
- Internal Door Leaf Height: Standard
Internal Door Leaf Width: 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
- General: Concept subject to TA rules and regulations
Concept may be subject to subdivision developer's approval
All dimensions to be confirmed on site



LOT 80

FLOOR AREA OVER FOUNDATION: 163.23 m²
FLOOR AREA OVER FRAME: 157.19 m²

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.

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

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GENERAL NOTES:

Ground level subject to confirmation

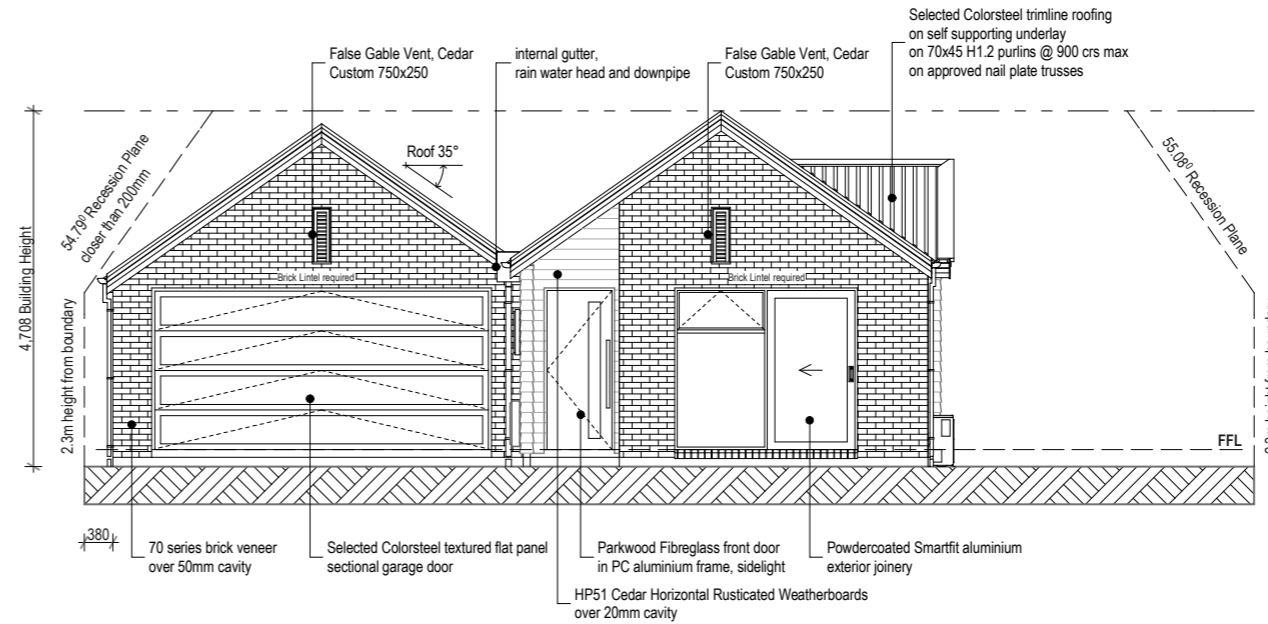
Maximum Building Height: 8m

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

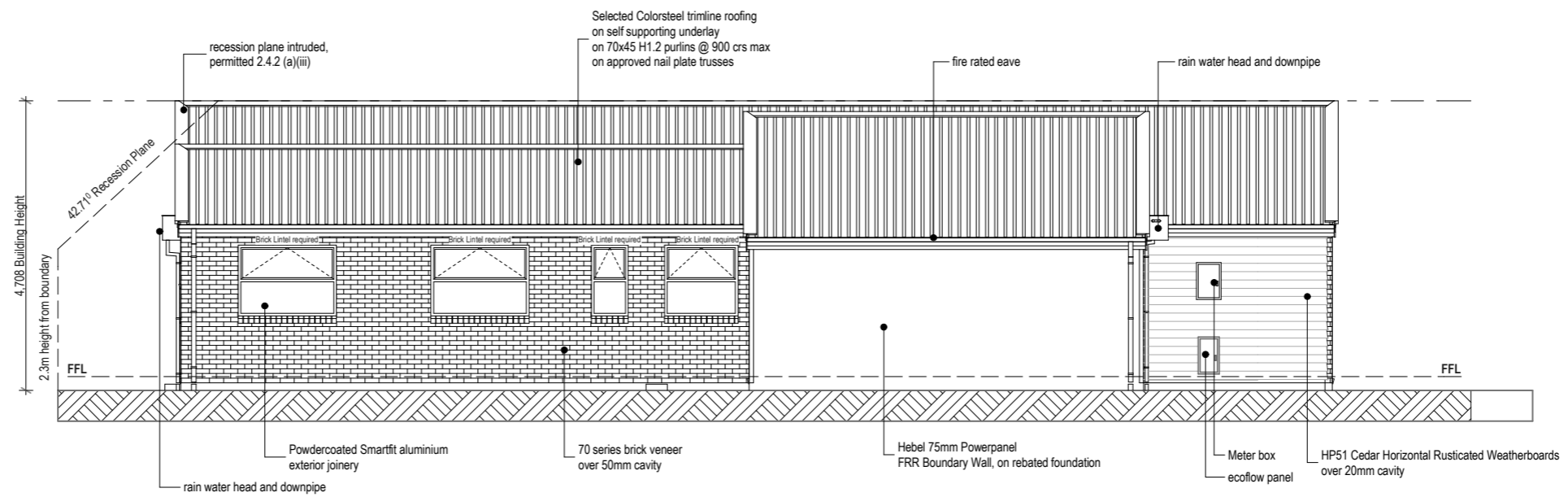
Roof Pitch: 35°



Lot 80

NORTH ELEVATION

1:100



Lot 80

EAST ELEVATION

1:100

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GENERAL NOTES:

Ground level subject to confirmation

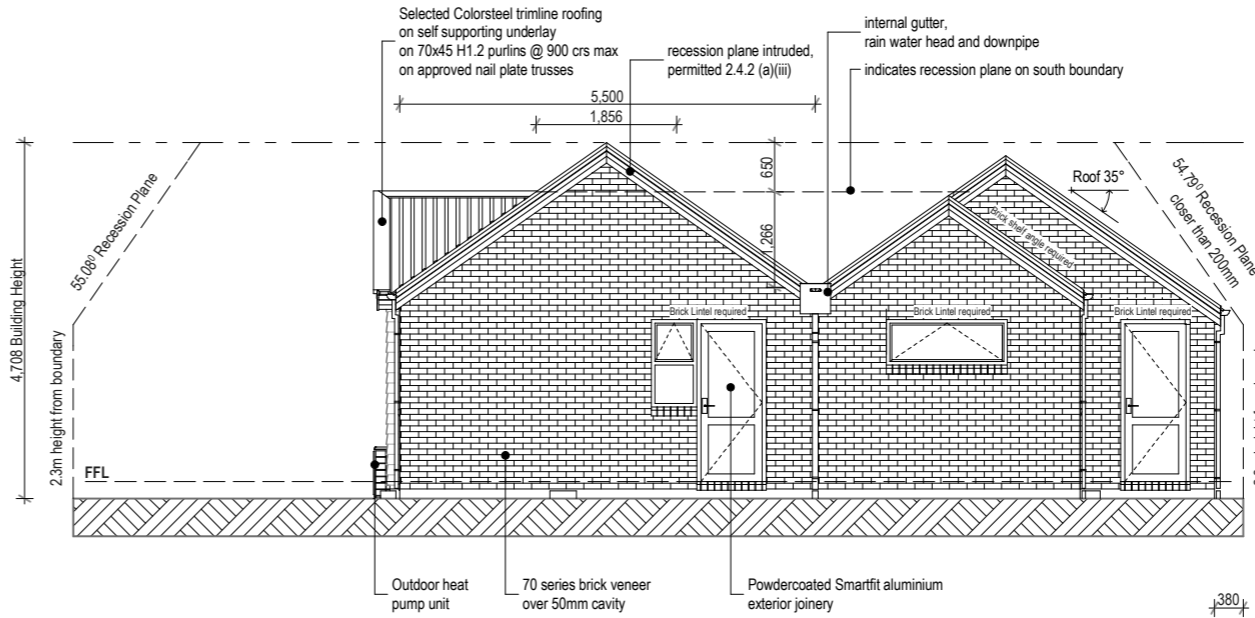
Maximum Building Height: 8m

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

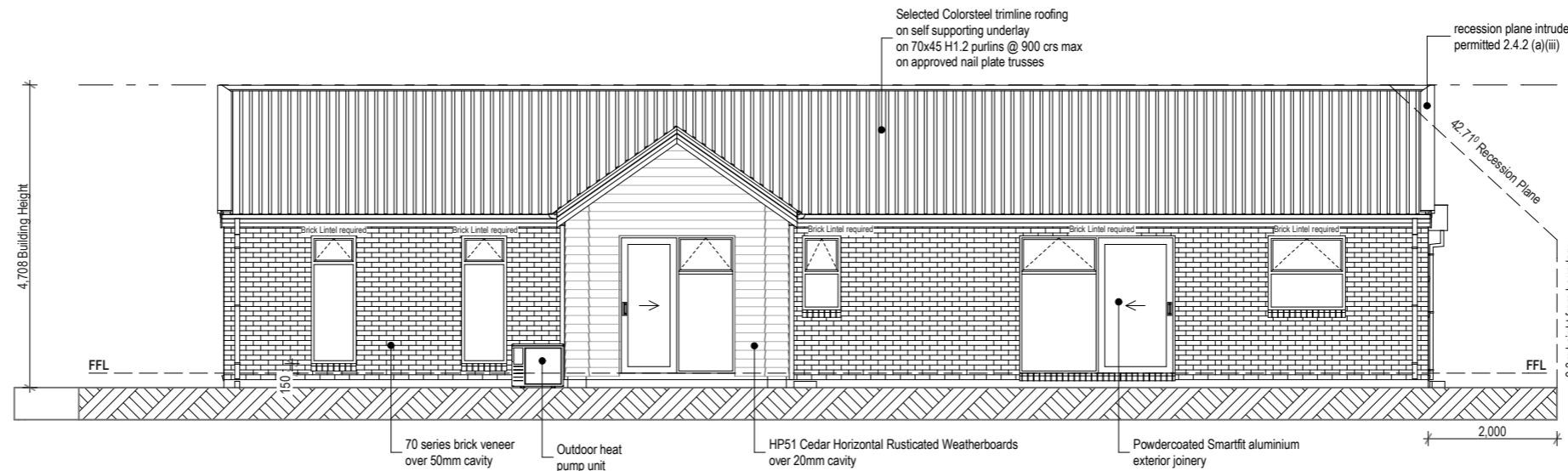
Roof Pitch: 35°



Lot 80

SOUTH ELEVATION

1:100




Lot 80

WEST ELEVATION

1:100

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GENERAL NOTES:

ROOF CLADDING:

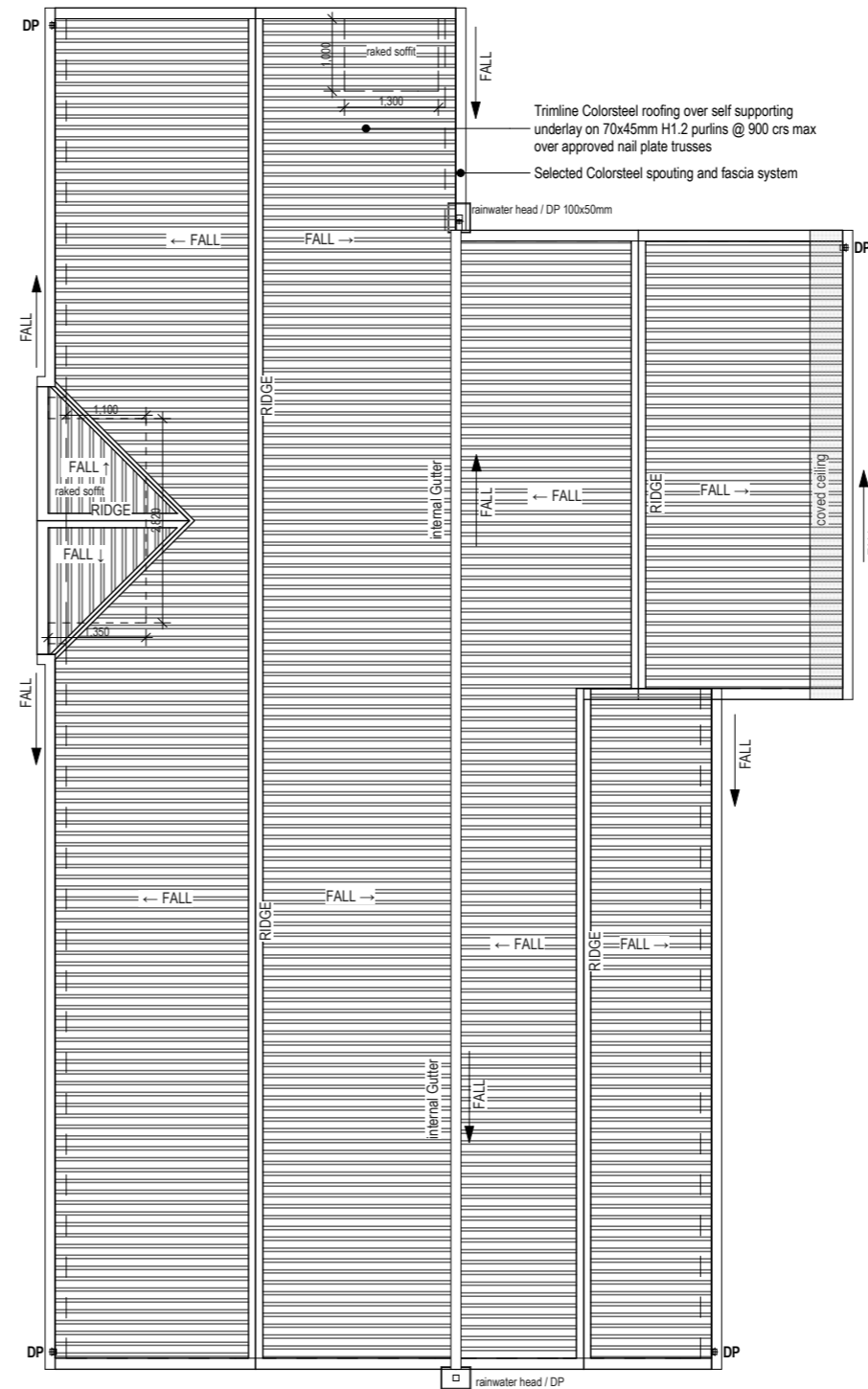
Selected 35° pitch trimline colorsteel roofing with 150mm overhang / soffit (150mm in gables) over self supporting underlay on 70x45 H1.2 purlins depending on gauge @ 900mm crs max on approved nail plate trusses @ 900 crs min. 185mm Colorsteel fascia.

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 (55m² 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 m²

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