

PROPOSED NEW RESIDENCE

FOR

MGH SPEC




ARTIST IMPRESSION ONLY.

DRAWING LIST

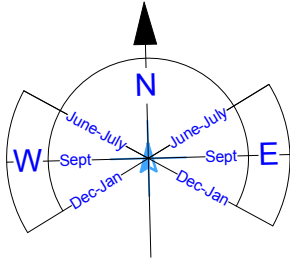
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NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

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

 © Mike Greer Homes Ltd PHONE: (03) 354 0166 FAX: (03) 354 0167 ADDRESS: 8 Nazareth Ave Middleton Christchurch 8024 WEB: www.mikegreerhomes.co.nz	JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
	MGH SPEC	COVER INDEX	LOT DP LOTS 82 - 88 HIGHSTED CHRISTCHURCH	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2010 Mike Greer Homes 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 Limited	24/10/2014	GQ		SK-01
					AMENDMENT DATE:	VERSION:	JOB #	OF: 39
					24/02/2015	V5b	98577 - 98583	

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LOT 82

LOT 83

LOT 84

LOT 85

LOT 86

LOT 87

LOT 88



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JOB TITLE:

MGH SPEC

DRAWING TITLE:

LOCATION PLAN

LEGAL DESCRIPTION:

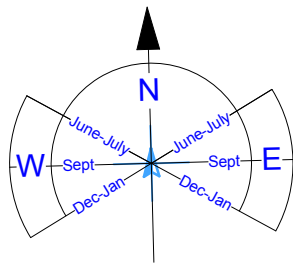
LOT DP
LOTS 82 - 88
HIGHSTED
CHRISTCHURCH

NOTES:

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- All measurements to be confirmed on site by the contractor prior to the commencement of work

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DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
24/10/2014	GQ	1:250	SK-02
AMENDMENT DATE:	VERSION:	JOB #	
24/02/2015	V5b	98577 - 98583	OF: 39



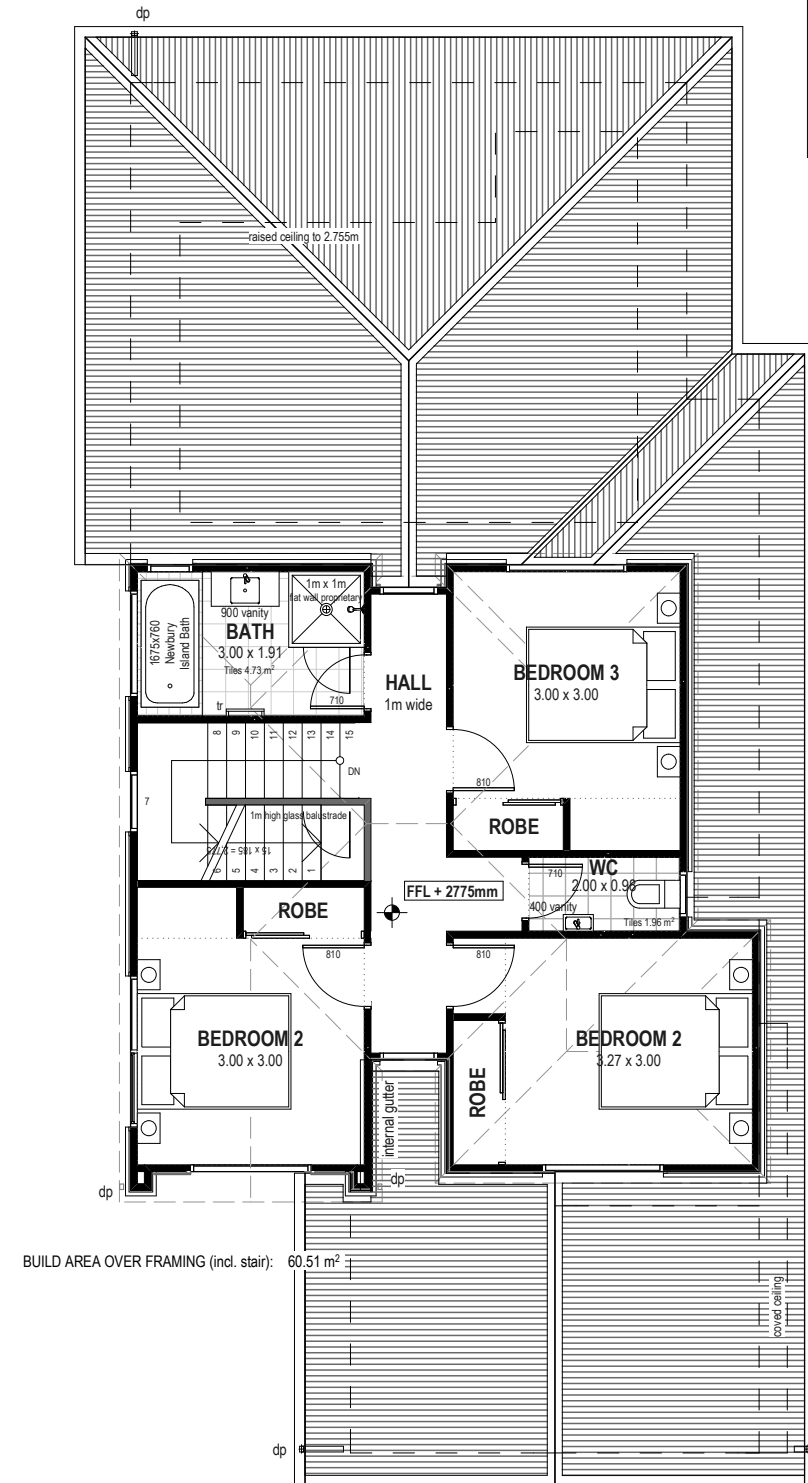
GENERAL NOTES:

- Maximum Building Height: 8m
- Indicates 75x50mm colorsteel downpipes (55m² per dp)
- Indicates hose tap location (confirm with client)
- Indicates gully trap location
- Cladding Materials: Rockcote 50mm Integra on 20mm cavity
Cedar Horizontal Rusticated Weatherboards on 20mm cavit
- Roof Cladding: Colorsteel Longrun Corrugate
- Roof Pitch: 15° 35°
- Height to underside of truss: 2.455m
Raised Ceilings: n/a
- Lintel Height: see schedule
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



GROUND FLOOR PLAN

1:100



FIRST FLOOR PLAN

1:100

OPENING WINDOWS
WHERE POSSIBLE FALL EXCEEDS 1m:
(measured from inside floor level)
Window opening width less than 1m:
either:
lower edge of opening at least 760mm AFL
restrictor, max opening = 100mm
760mm high barrier

Window opening width more than 1m:
either:
lower edge of opening at least 1000mm AFL

LINTEL HEIGHTS:

	GRD FLR	FIRST FLR
LOT 82	2255mm	2105mm
LOT 83	2255mm	2005mm
LOT 84	2255mm	2105mm
LOT 85	2255mm	2005mm
LOT 86	2255mm	2105mm
LOT 87	2255mm	2005mm
LOT 88	2255mm	2005mm

ENGINEERING:
Beams
Lintels
Bracing
Foundation

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JOB TITLE:
MGH SPEC

DRAWING TITLE:
FLOOR PLANS LOT 86

LEGAL DESCRIPTION:
LOT DP
LOTS 82 - 88
HIGHSTED
CHRISTCHURCH

NOTES:
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DATE OF ISSUE:
24/10/2014
AMENDMENT DATE:
24/02/2015

DESIGNER: GQ
SCALE: 1:100
VERSION: V5b
JOB #: 98577 - 98583

SHEET:
SK-25
OF: 39

GENERAL NOTES:

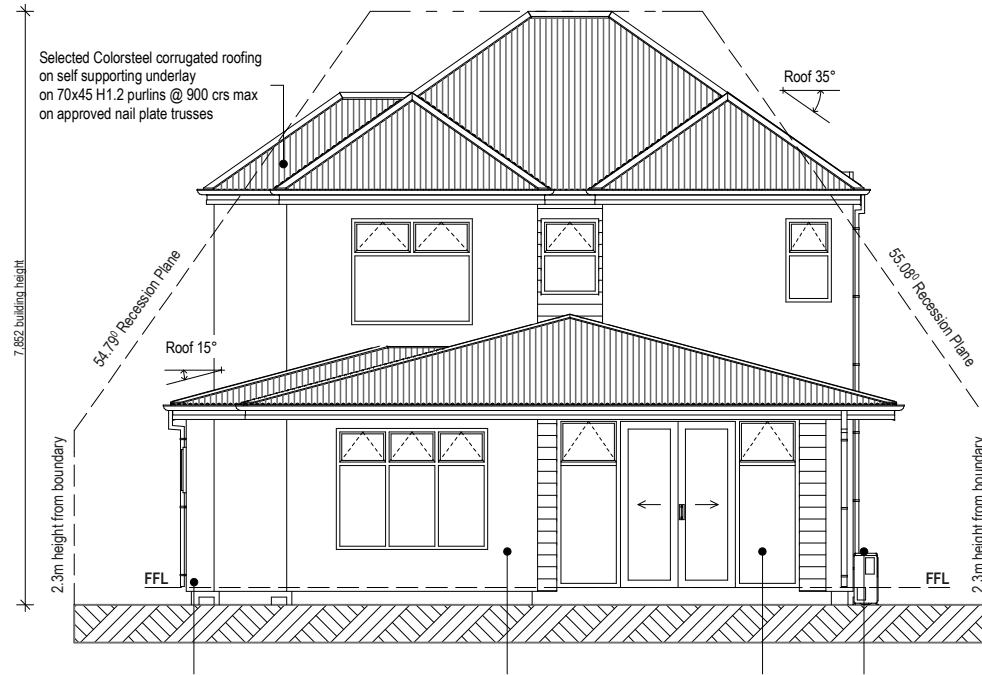
Ground level subject to confirmation

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

Cladding Materials: Rockcote 50mm Integra on 20mm cavity
Cedar Horizontal Rusticated Weatherboards on 20mm cavity

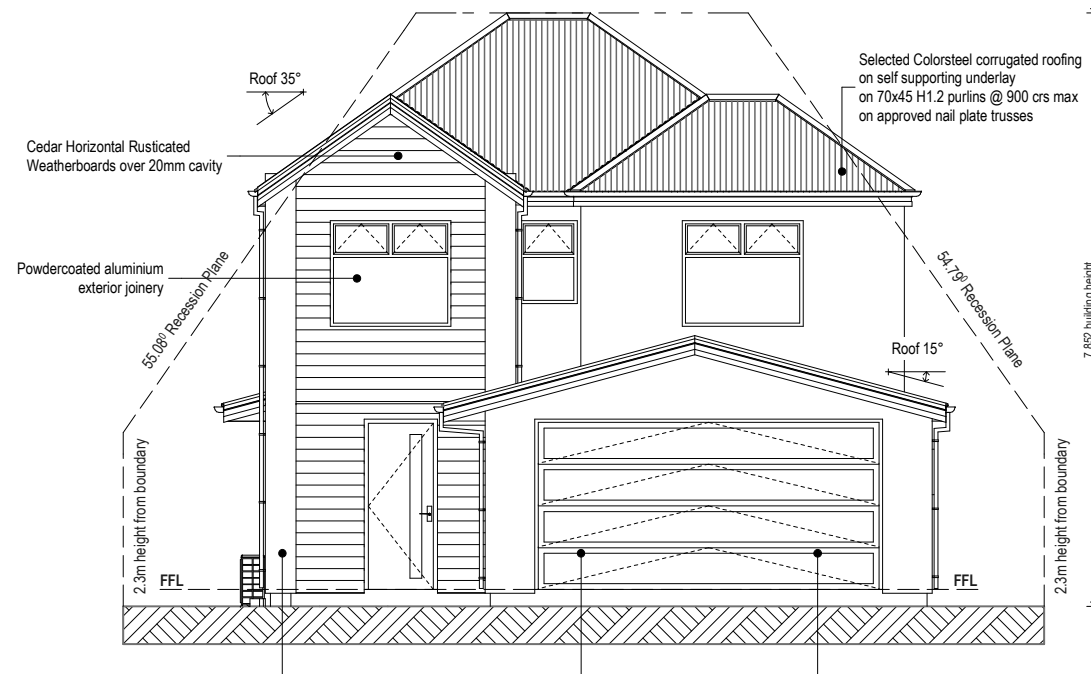
Roof Cladding: Colorsteel Longrun Corrugate

Roof Pitch: 15° 35°



NORTH ELEVATION LOT 86

1:100



SOUTH ELEVATION LOT 86

1:100

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AMENDMENT DATE: 24/02/2015	VERSION: V5b	JOB # 98577 - 98583	

OF: 39

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GENERAL NOTES:

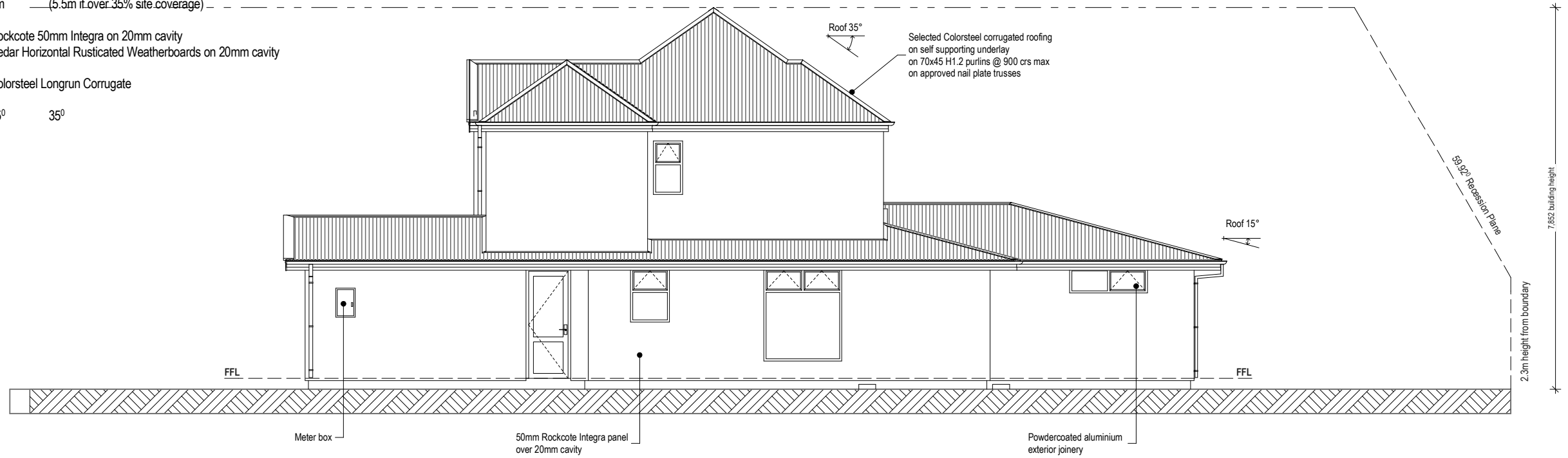
Ground level subject to confirmation

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

Cladding Materials: Rockcote 50mm Integra on 20mm cavity
Cedar Horizontal Rusticated Weatherboards on 20mm cavity

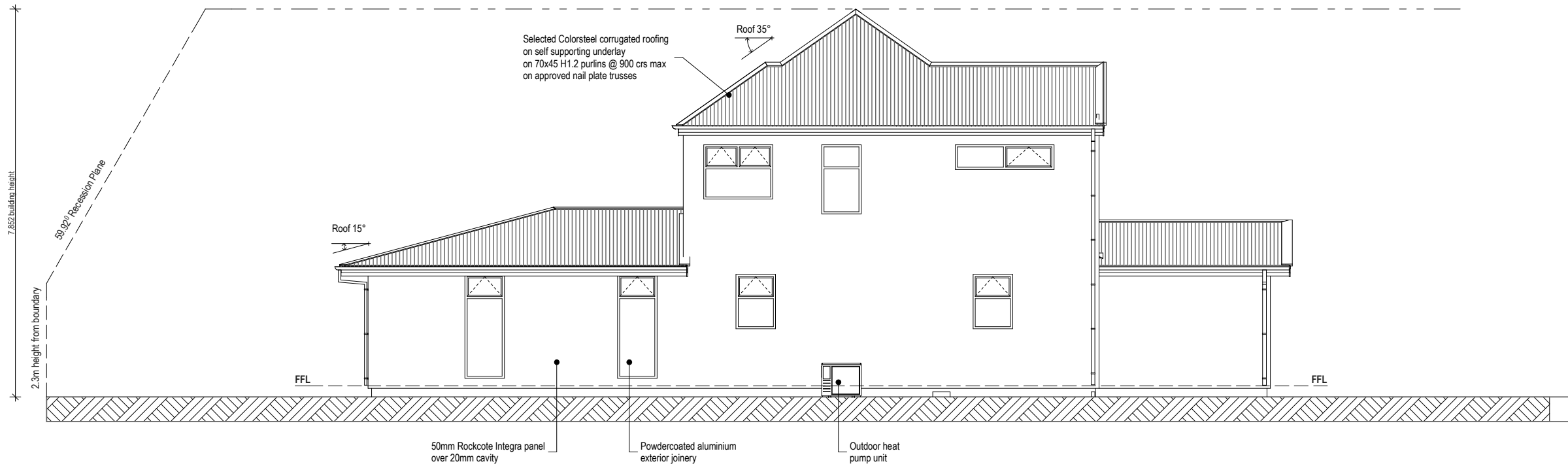
Roof Cladding: Colorsteel Longrun Corrugate

Roof Pitch: 15° 35°



EAST ELEVATION LOT 86

1:100



WEST ELEVATION LOT 86

1:100

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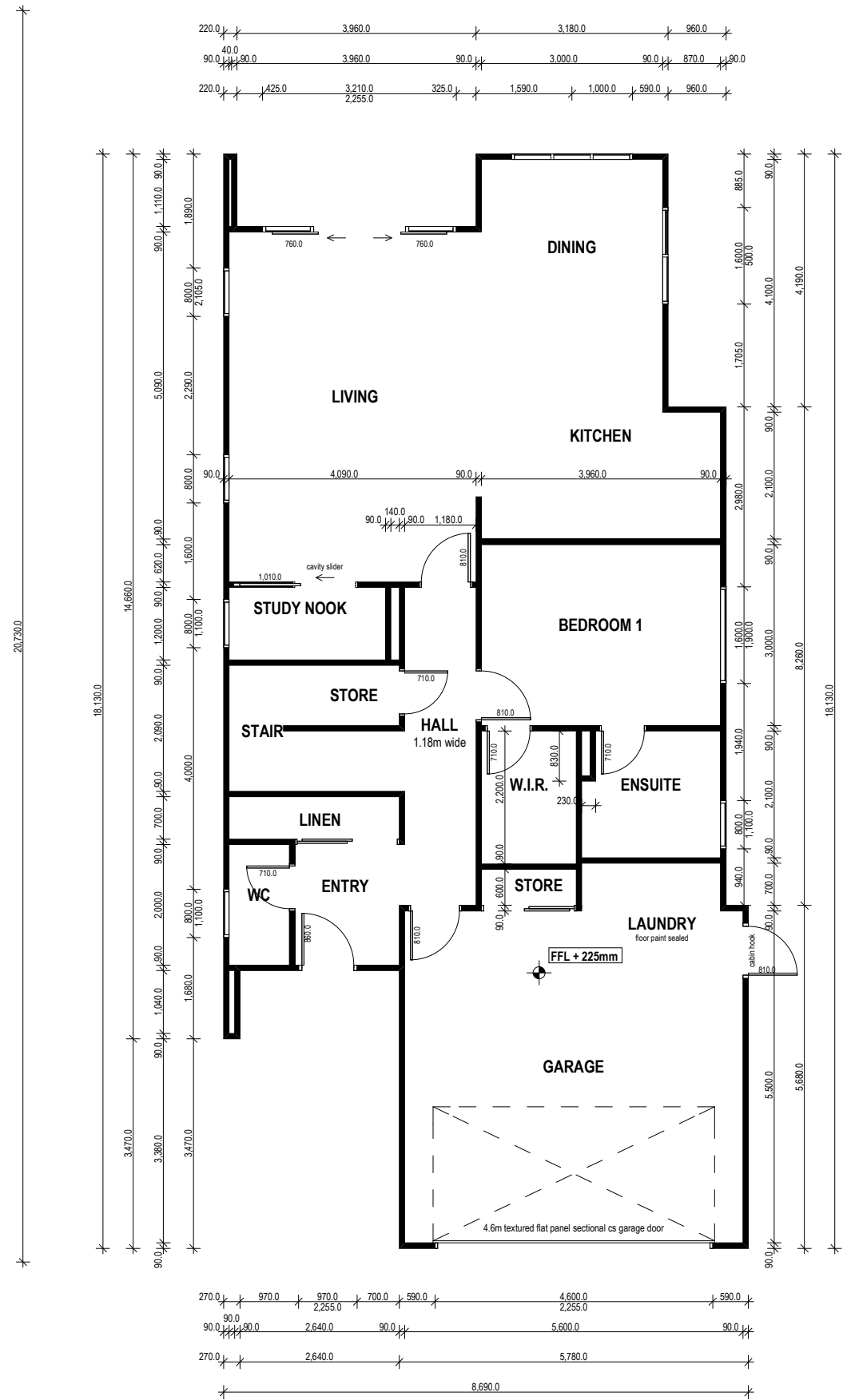
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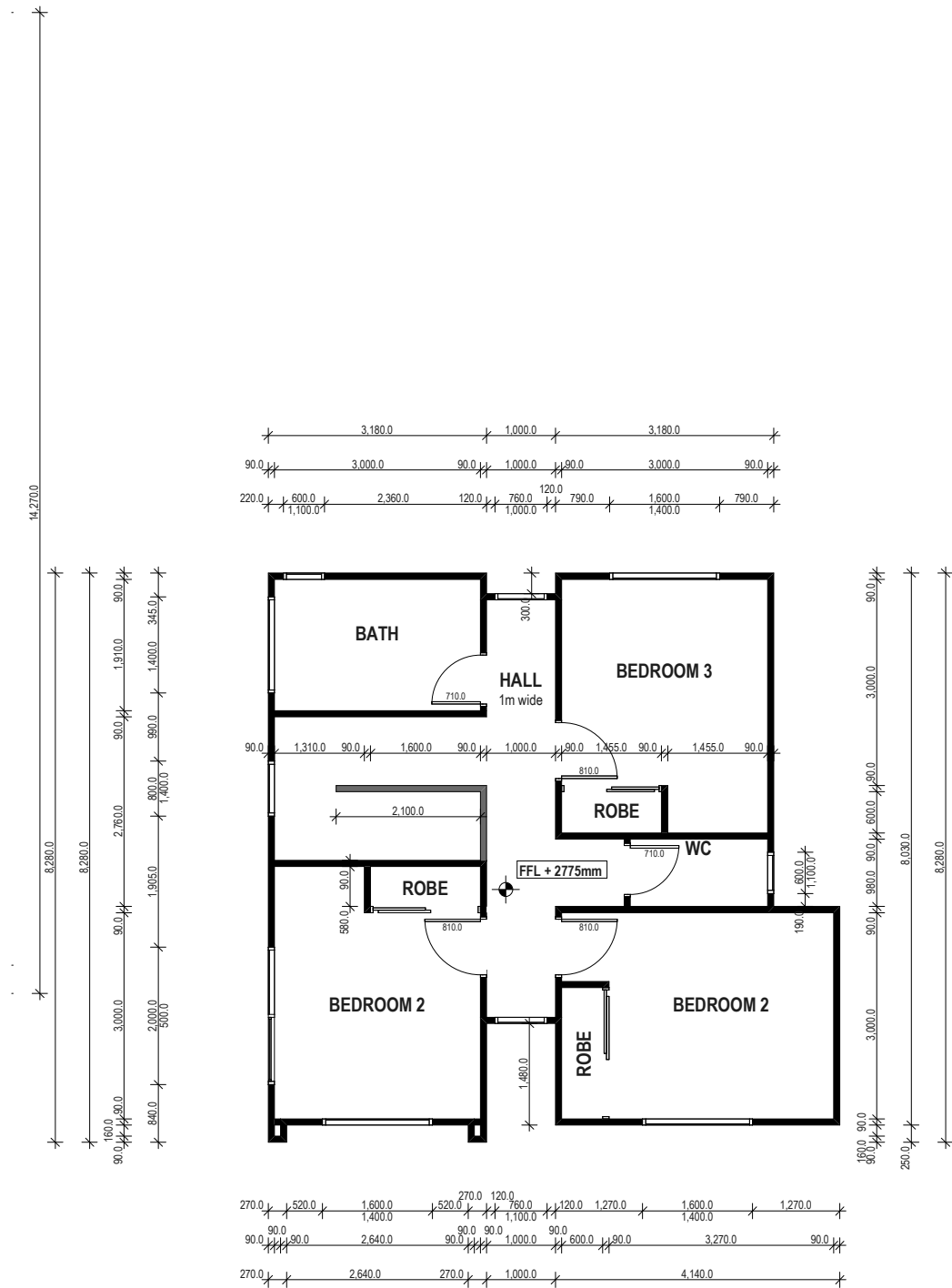
SHEET:
SK-27
OF: 39

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GROUND FLOOR FRAMING PLAN 1:100



FIRST FLOOR FRAMING PLAN 1:100

GENERAL NOTES:

ROOF CLADDING:

Selected 35° and 15° pitch corrugated colorsteel roofing with overhang / soffit as shown 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.

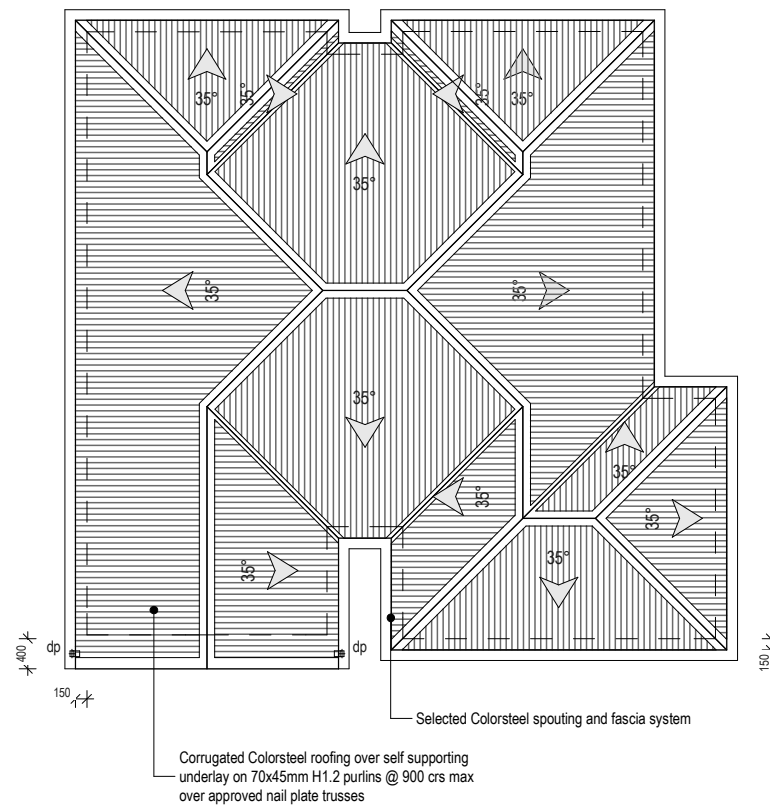
All roof penetrations shall be flashed as per NZBC E2/AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 Roof Penetrations) as shown in figure 53 & 54

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)

Indicates 75x50mm colorsteel downpipes (55m² per dp)

Pitching height to be set at 2455mm above finished floor level

ROOF AREA (on flat) OVER FASCIA: 66.77 m²



ROOF PLAN LOT 86

1:100

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SHEET:
SK-29
OF: 39