



ARTIST IMPRESSION ONLY

PROPOSED NEW RESIDENCE
 FOR
Mike Greer Homes Marlborough Ltd



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

mikegreerhomes
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 WEB: www.mikegreerhomes.co.nz

JOB TITLE:
Mike Greer Homes Marlborough Ltd

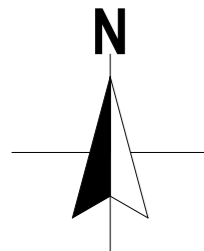
DRAWING TITLE:
Cover Index

LEGAL DESCRIPTION:
 LOT: 116 DP: tbc
 Bond Street
 Rose Manor

LEGAL NOTES:
 1. Subject to council approval
 2. All measurements to be confirmed on site by the contractor prior to the commencement of work
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DATE OF ISSUE: 6.12.21	DESIGNER: JP	SCALE: 1:185.19	SHEET: SK-01
AMENDMENT DATE: 14.12.21	TECHNICIAN: TBC	JOB # ML0070	
VERSION: 4	CODE: 1		

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



GENERAL NOTES

Site Area 750m²
 Floor Area over Framing 214.30 m²
 Floor Area over Foundation 214.30 m²
 Site Coverage Area 218.35 m²
 Site Coverage 29.2% (45% allowable)
 Impervious Surface Area 90.14 m²
 Exposure Zone C
 Wind Zone High
 Earthquake Zone 3
 Snow Zone N2
 Territorial Authority MDC
 Planning Zone Urban Residential 2

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.

Landscaping: This plan is indicative only.
 Landscaping to be confirmed by the client.
 All Fencing to comply with the relevant Covenants.
 Refer to Landscape Architects Plan.

Boundary Information: To be confirmed

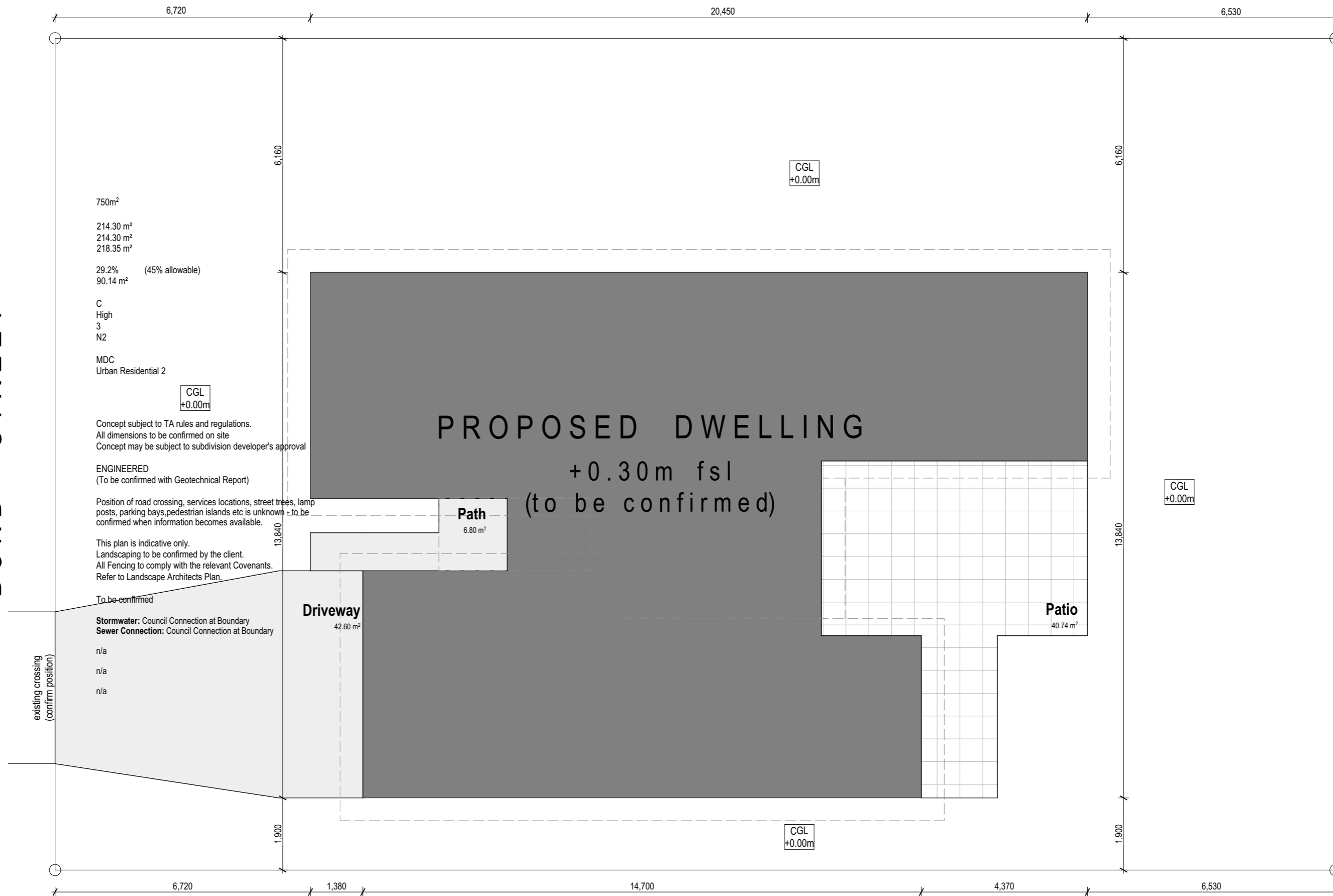
Site Services: **Stormwater:** Council Connection at Boundary
Sewer Connection: Council Connection at Boundary

Non Compliances Requiring RC: n/a

Covenant Non Compliances: n/a

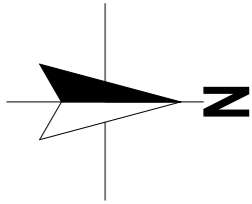
Extras: n/a

BOND STREET



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<p>© Mike Greer Homes NZ Ltd PHONE: (03) 354 0166 FAX: (03) 354 0167 ADDRESS: Tower 2, 7 Deans Avenue, Addington, Christchurch 8011 WEB: www.mikegreerhomes.co.nz</p>	JOB TITLE: Mike Greer Homes Marlborough Ltd	DRAWING TITLE: Site Plan	LEGAL DESCRIPTION: LOT: 116 DP: tbc Bond Street Rose Manor	LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2017 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: 6.12.21 AMENDMENT DATE: 14.12.21	DESIGNER: JP TECHNICIAN: TBC VERSION: 4 CODE: 1	SCALE: 1:100 JOB # ML0070	SHEET: SK-02
	<p><small>IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS</small></p>							



GENERAL NOTES

Perimeter (Over Foundation)	81,53m
Roof Pitch	main roofs 8 degrees, entry 5.5 degrees, lounge 3 degrees
Eaves Width	450mm to top of roof, 600mm to base
Gable Width	600mm
Height To Underside Of Truss	2460mm
Stub End	tbc by truss designer, drawn as 300mm
Lintel Height	2130mm
Soffit Height	raking
Soffit Type	raking
Raised ceiling	n/a
Raking ceiling	n/a
Internal Door Leaf Height	standard
Roofing Materials	colorcote longrun roofing
Engineering:	foundation
Extras:	n/a

KEY

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

Area Over Framing: 214.30 m²

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

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JOB TITLE:

Mike Greer Homes Marlborough Ltd

DRAWING TITLE:

Ground Floor Plan

LEGAL DESCRIPTION:

NOT IN USE

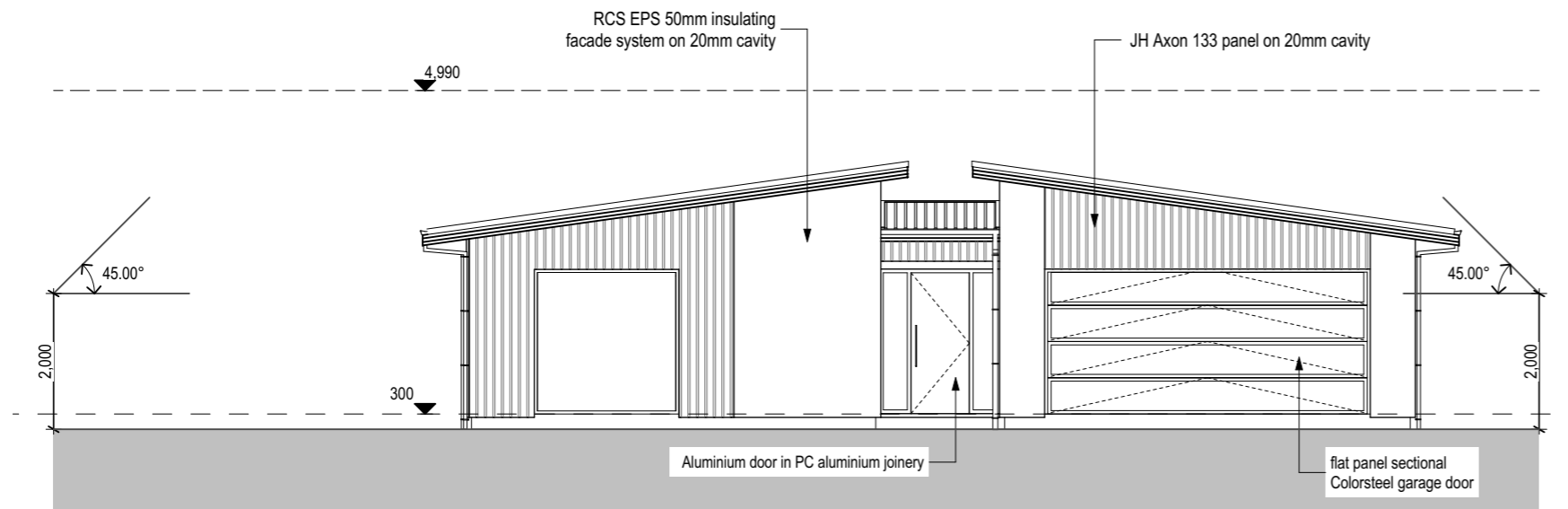
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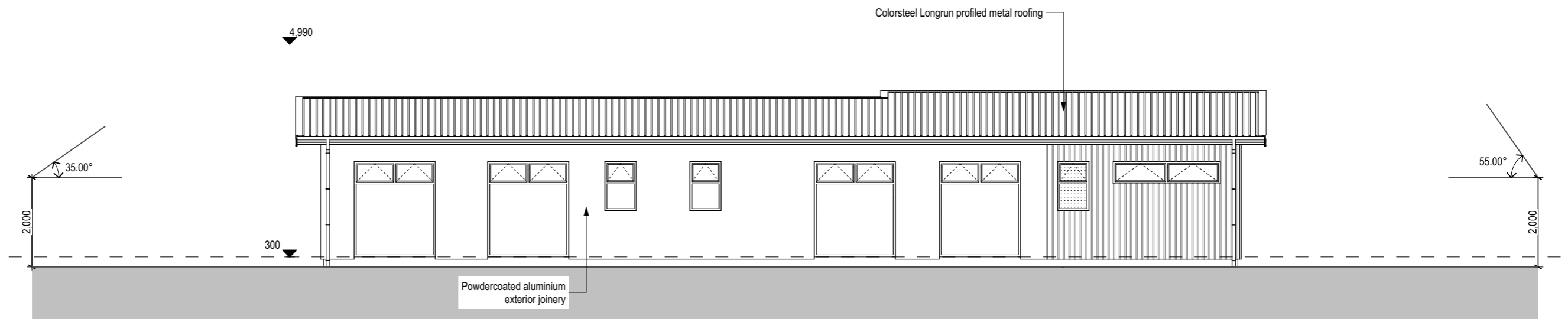
SHEET:

SK-03



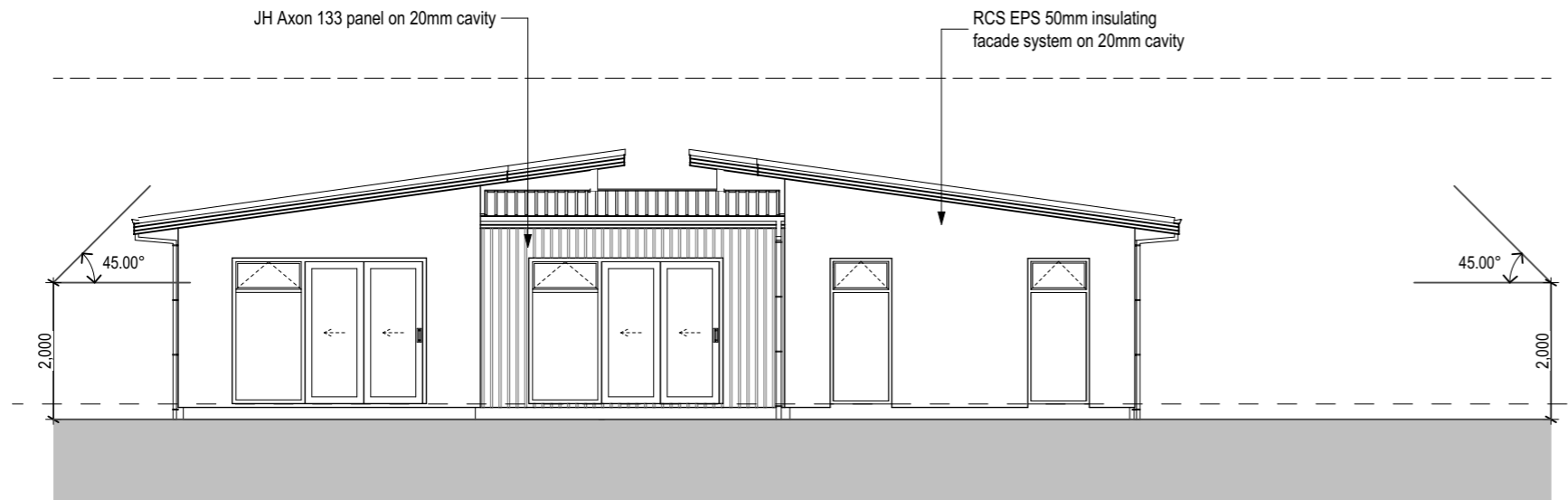
East Elevation

SCALE 1:100 @A3



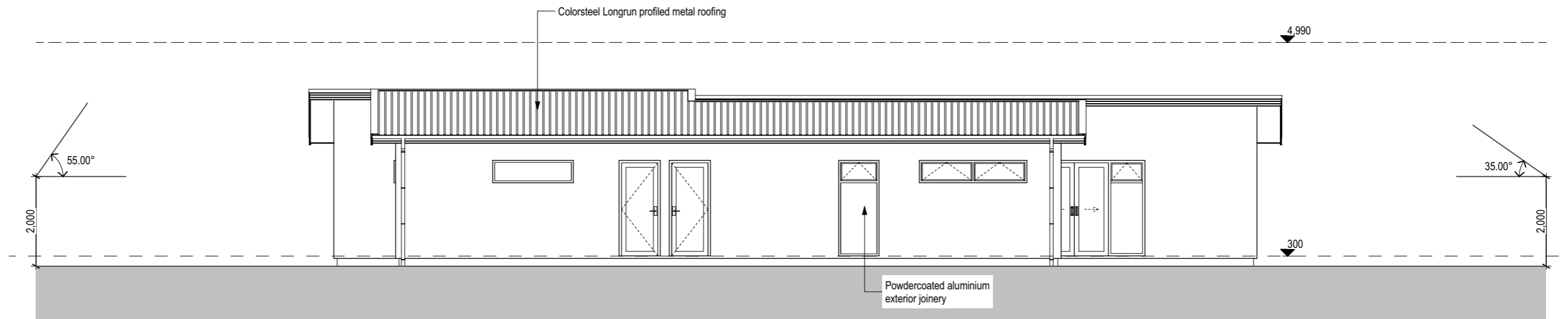
North Elevation

SCALE 1:100 @A3



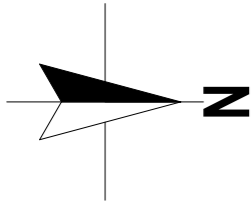
West Elevation

SCALE 1:100 @A3



South Elevation

SCALE 1:100 @A3



Colorsteel Longrun roofing on self supporting underlay on 70x45mm H1.2 purlins at 900mm crs max. on approved nail plate trusses

75x50mm Colorsteel DP.
Servicing 7.83 m²
of roof Area

75x50mm Colorsteel DP.
Servicing 71.06 m²
of roof Area

75x50mm Colorsteel DP.
Servicing 51.48 m²
of roof Area

flat soffit 2.55 m²

Colorsteel fascia and gutter system

75x50mm Colorsteel DP.
Servicing 47.61 m²
of roof Area

75x50mm Colorsteel DP.
Servicing 31.51 m²
of roof Area

75x50mm Colorsteel DP.
Servicing 70.78 m²
of roof Area

GENERAL NOTES

Area Over Roof (on flat) to face of fascia: 273.89 m²

