

PROPOSED NEW RESIDENCE

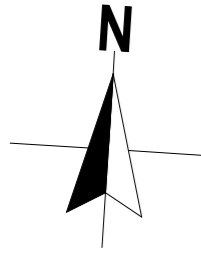


ARTIST IMPRESSION ONLY

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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

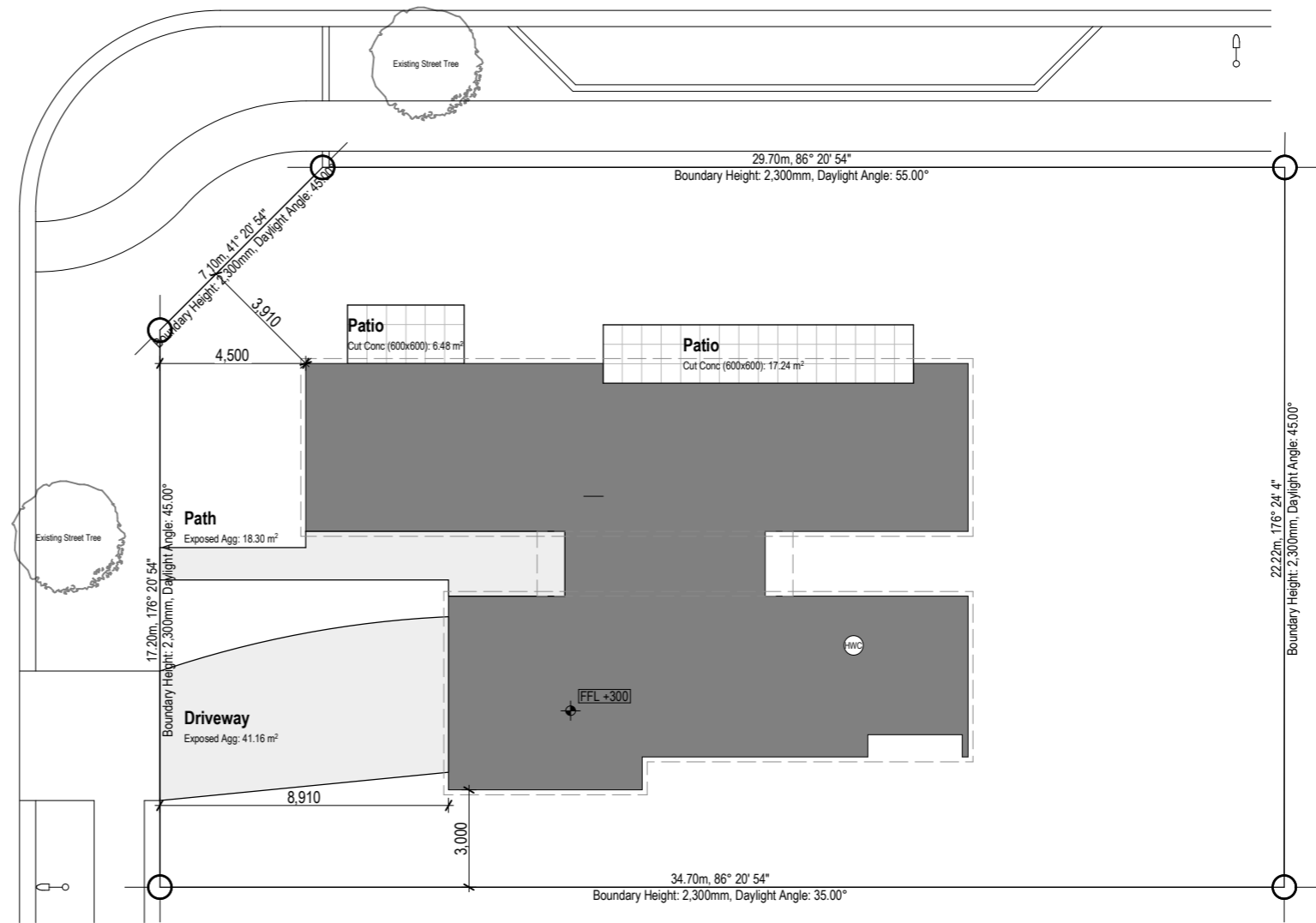
 © Mike Greer Homes NZ Ltd PHONE: (03) 354 0166 FAX: (03) 354 0167 ADDRESS: Tower 2, 7 Deans Avenue, Addington, Christchurch 8011 WEB: www.mikegreerhomes.co.nz	JOB TITLE: SPEC	DRAWING TITLE: Cover Index	LEGAL DESCRIPTION: LOT: 95 DP: TBC Chapel Close Rose Manor Blenheim	LEGAL NOTES: 1. Subject to council 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: 03/06/21	DESIGNER: PH	SCALE:	SHEET: SK-01	
	IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS				AMENDMENT DATE: 19/08/21/21	TECHNICIAN: TBC	BASE PLAN: Windsor		VERSION: V5



GENERAL NOTES

Site Area	755m ²
Site Coverage Area (over Foundation incl. Covered Areas)	210.73 m ²
Site Coverage	TBC% (?% Allowable)
Impervious Surface Area	83.18 m ² (?% Excluding Dwelling & Garage)
Exposure Zone	B
Wind Zone	High
Earthquake Zone	3
Snow Zone	N3, 1kPa
Territorial Authority	Marlborough 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:	Stormwater: Council Connection at Boundary Sewer Connection: Council Connection at Boundary
Non Compliances Requiring RC:	TBC
Covenant Non Compliances:	TBC
Extras:	N/A

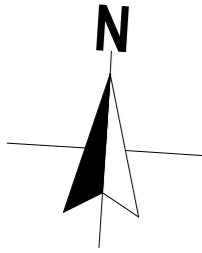
CHAPEL CLOSE



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	AMENDMENT DATE: 19/08/21/21	TECHNICIAN: TBC	VERSION: V5	CODE: 2	BASÉ PLAN: Windsor	JOB # TBC		

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



GENERAL NOTES: GROUND FLOOR

Ground Floor Perimeter (Over Foundation)	89,52m
Ground Floor Area over Framing	196.20 m ²
Ground Floor Area over Foundation	196.20 m ²
Roof Pitch	10°, 3°
Eaves Width	150mm
Gable Width	150mm
Height To Underside Of Truss Stub End	2460mm
	290mm to 3° roof
	240mm to 10° roof with raking ceiling
Lintel Height	2135mm
Soffit Height	Variesmm
Soffit Type	Flat/Raking
Raised ceiling	N/A
Raking ceiling	to Living/Dining/Kitchen
Internal Door Leaf Height	Standard
Wall Cladding Materials	RCS EPS 50mm insulating facade system on 20mm cavity James Hardie Linea Oblique w/board 275mm on 20mm cavity

Roofing Materials	Colorcote long run
Engineering:	Foundation
Extras:	N/A

KEY

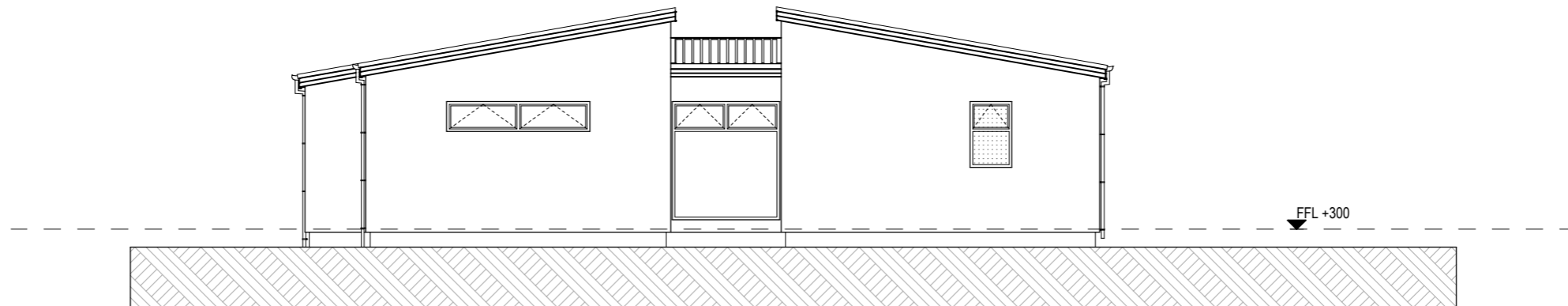
Meter Board	
Distribution Board	
Comms Panel	
Gully Trap	
Hose Tap	
Downpipe	
Internal Heat Pump	
External Heat Pump	
Panel Heater	
2x45kg Gas Bottles	
Gas Califont	
Gas Meter	
9kg Gas Bottle	



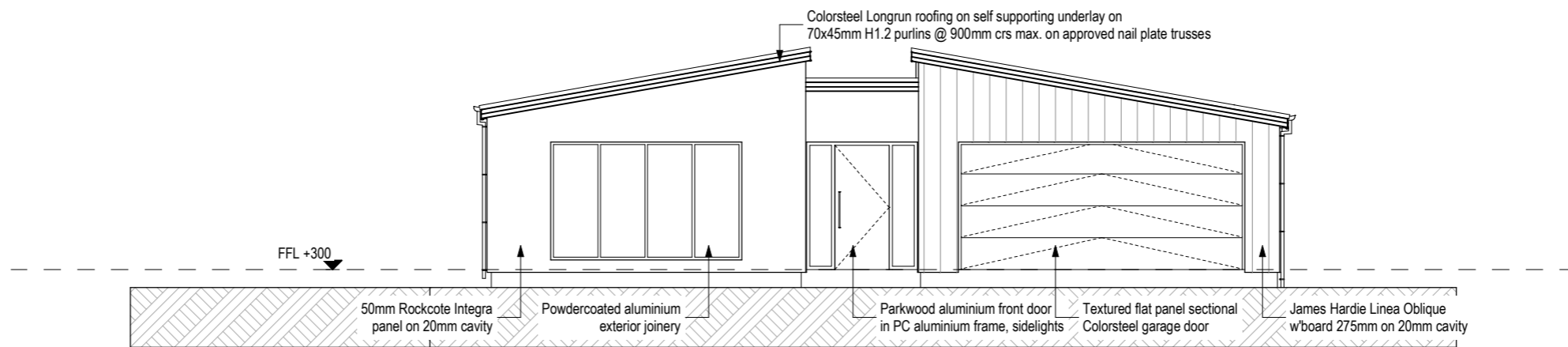
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	<small>IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS</small>							

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East Elevation
SCALE 1:100 @A3



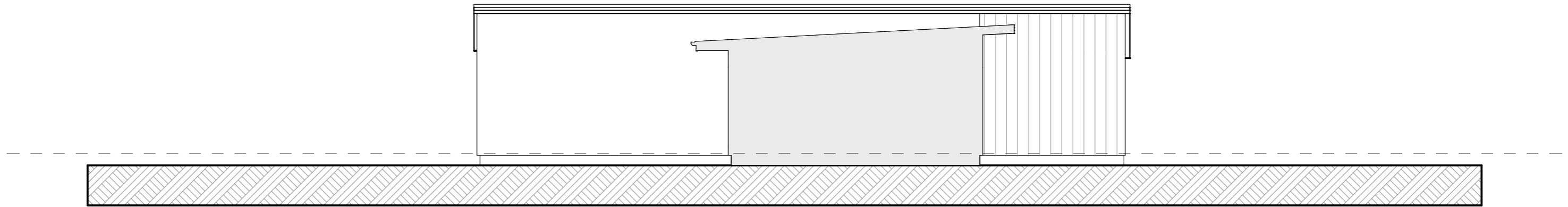
West Elevation
SCALE 1:100 @A3

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North Elevation

SCALE 1:100 @A3

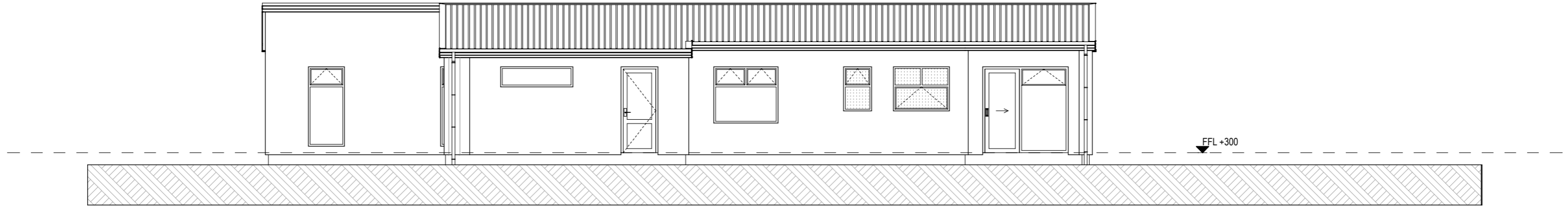


Part North Elevation

SCALE 1:100 @A3

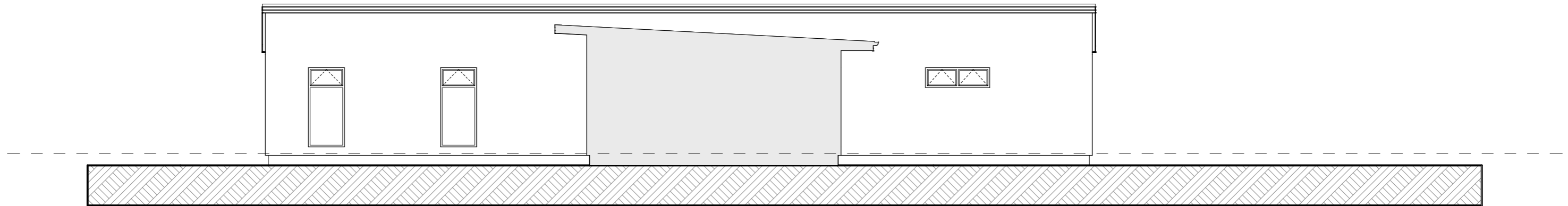
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South Elevation

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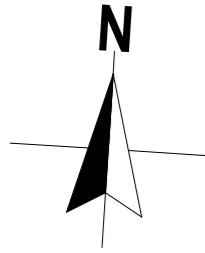


Part South Elevation

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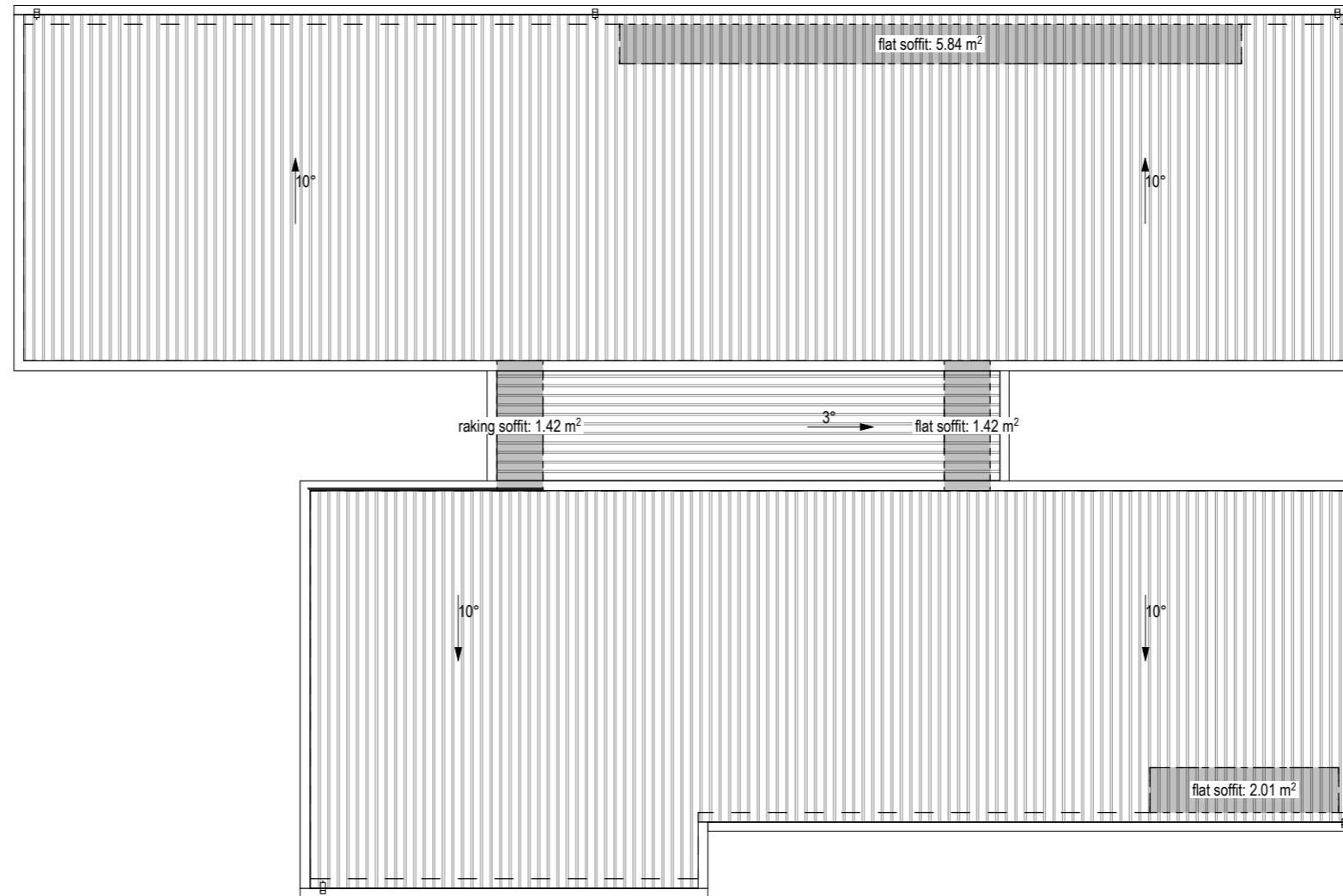
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GENERAL NOTES

Area Over Roof (on flat) to face of fascia: 221.96 m²
 Roof Pitch 10°, 3°



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	IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS				AMENDMENT DATE: 19/08/21/21	TECHNICIAN: TBC	BASE PLAN: Windsor		VERSION: V5