

PROPOSED NEW RESIDENCE

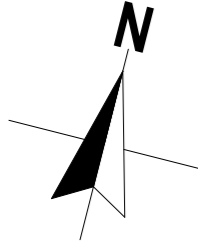
FOR

Mike Greer Homes Marlborough Ltd



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

<small>© Mike Greer Homes NZ Ltd</small> <small>PHONE: (03) 354 0166 FAX: (03) 354 0167</small> <small>ADDRESS: Tower 2, 7 Deans Avenue, Addington, Christchurch 8011</small> <small>WEB: www.mikegreerhomes.co.nz</small>	JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	LEGAL NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
	Mike Greer Homes Marlborough Ltd	Cover Index	LOT: 107 DP: TBC Bond Street Rose Manor	<small>1. Subject to council approval</small> <small>2. All measurements to be confirmed on site by the contractor prior to the commencement of work</small> <small>© 2017 Mike Greer Homes NZ Limited.</small> <small>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</small>	1.12.21	JP		
<small>IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS</small>					AMENDMENT DATE:	TECHNICIAN:	JOB #	SK-01
				6.12.21	TBC	ML0068		
					VERSION:	CODE:		
					1	1		



GENERAL NOTES

Site Area 705m²
 Floor Area over Framing 196.20 m²
 Floor Area over Foundation 196.20 m²
 Site Coverage Area 210.73 m²
 Site Coverage 29.9% (45% allowable)
 Impervious Surface Area 267.79 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

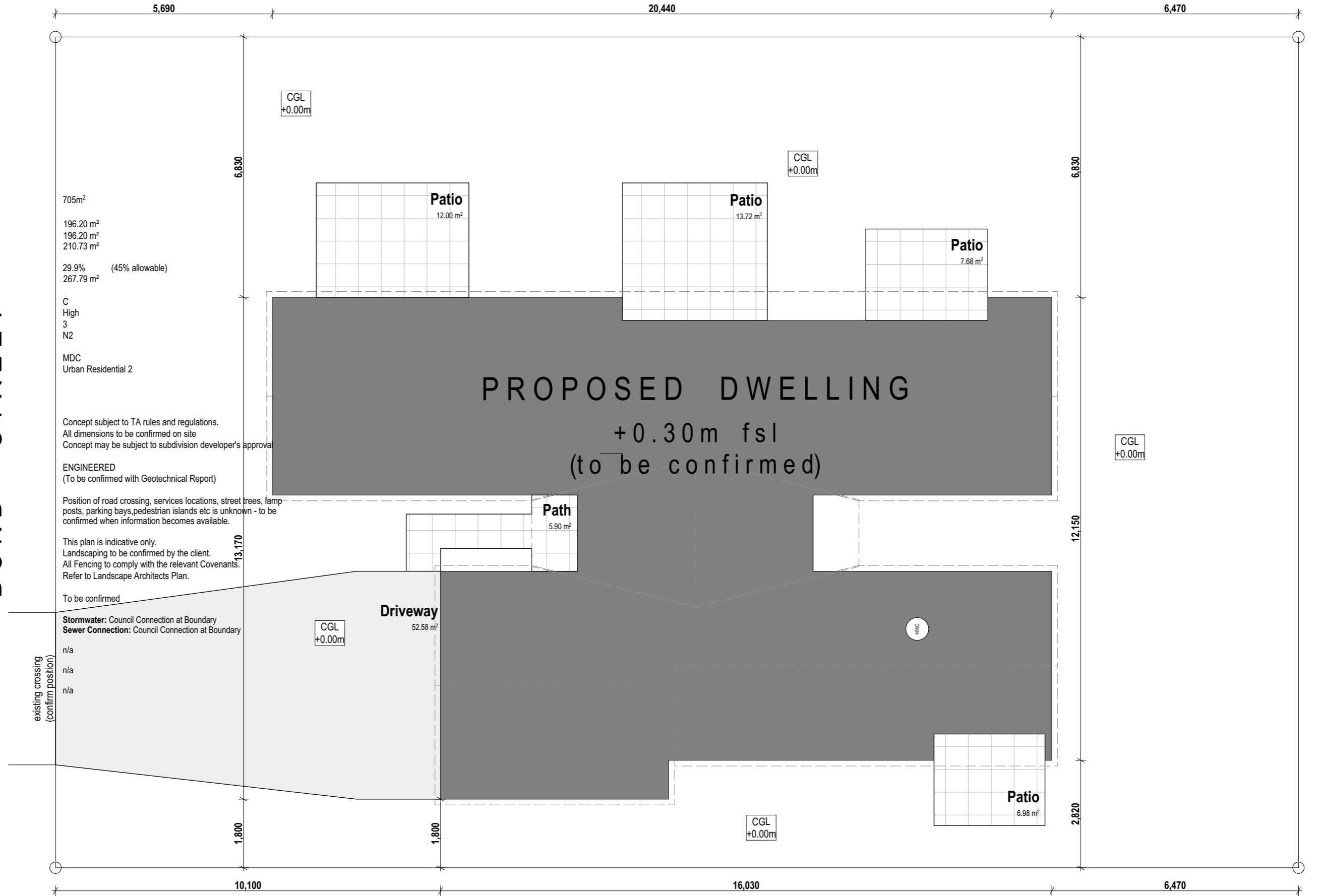
Site Services: Stormwater: Council Connection at Boundary
 Sewer Connection: Council Connection at Boundary

Non Compliances Requiring RC: n/a

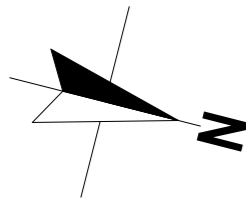
Covenant Non Compliances: n/a

Extras: n/a

BOND STREET



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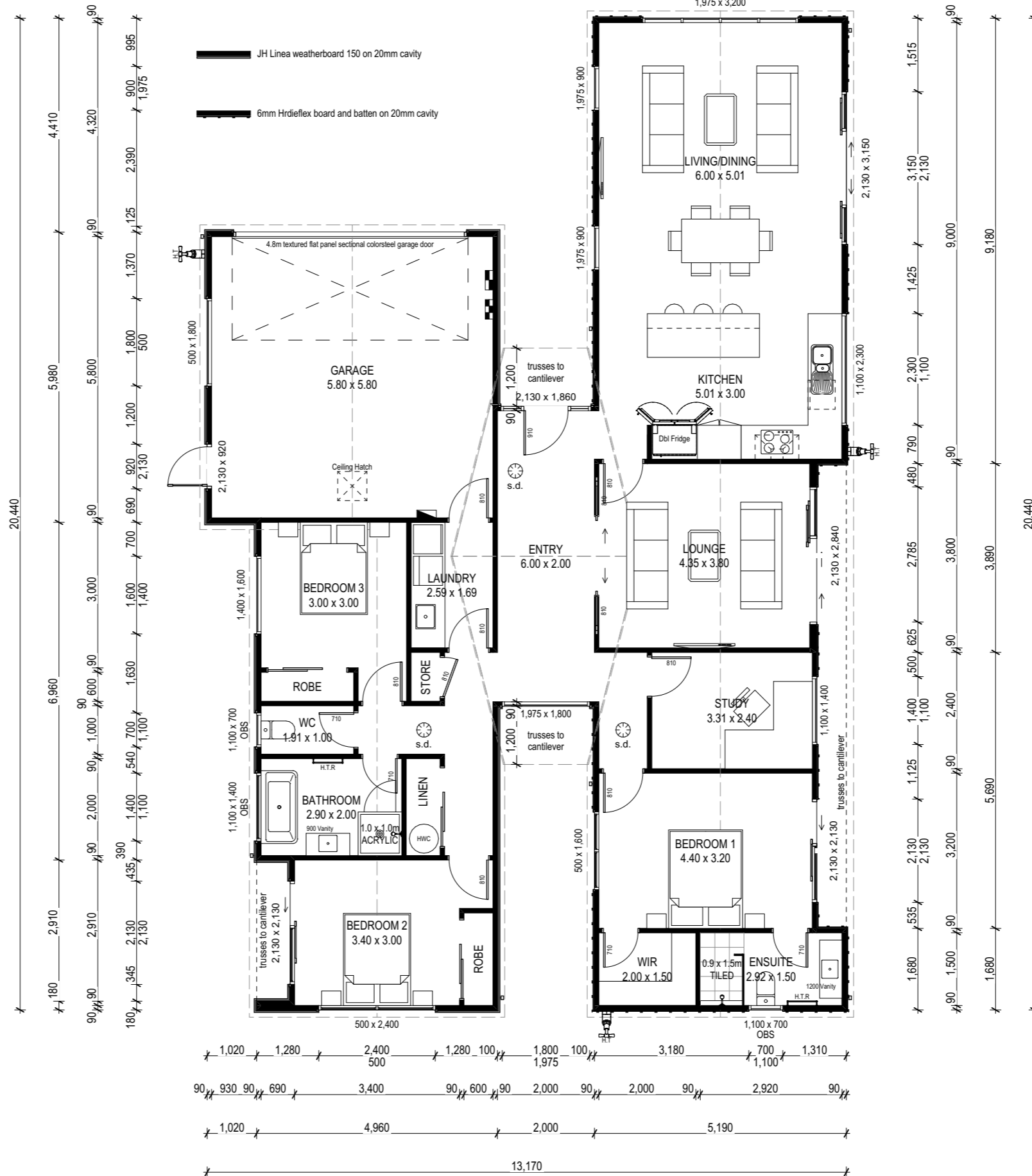
GENERAL NOTES

Perimeter (Over Foundation)	89,52m
Roof Pitch	35° , 10°
Eaves Width	150mm, 760mm and 1,200mm
Gable Width	150mm
Height To Underside Of Truss	2460mm
Stub End	105mm at 35 degree roof, 211mm at 10 degree roof
Lintel Height	2130mm
Soffit Height	2310mm (matching over both roofs)
Soffit Type	flat
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	

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JOB TITLE:

**Mike Greer Homes
Marlborough Ltd**

DRAWING TITLE:

Ground Floor Plan

LEGAL DESCRIPTION:

NOT IN USE

NOTES:

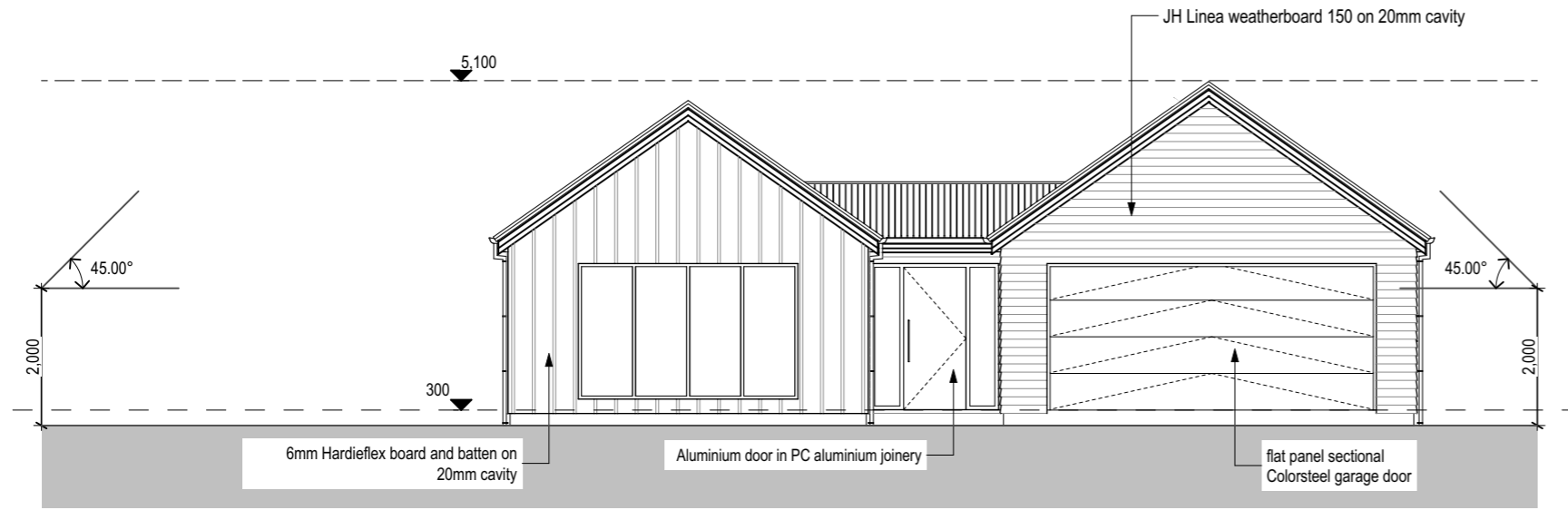
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1.12.21	JP	1:100
AMENDMENT DATE:	TECHNICIAN:	JOB #
6.12.21	TBC	ML0068

SHEET:

SK-03



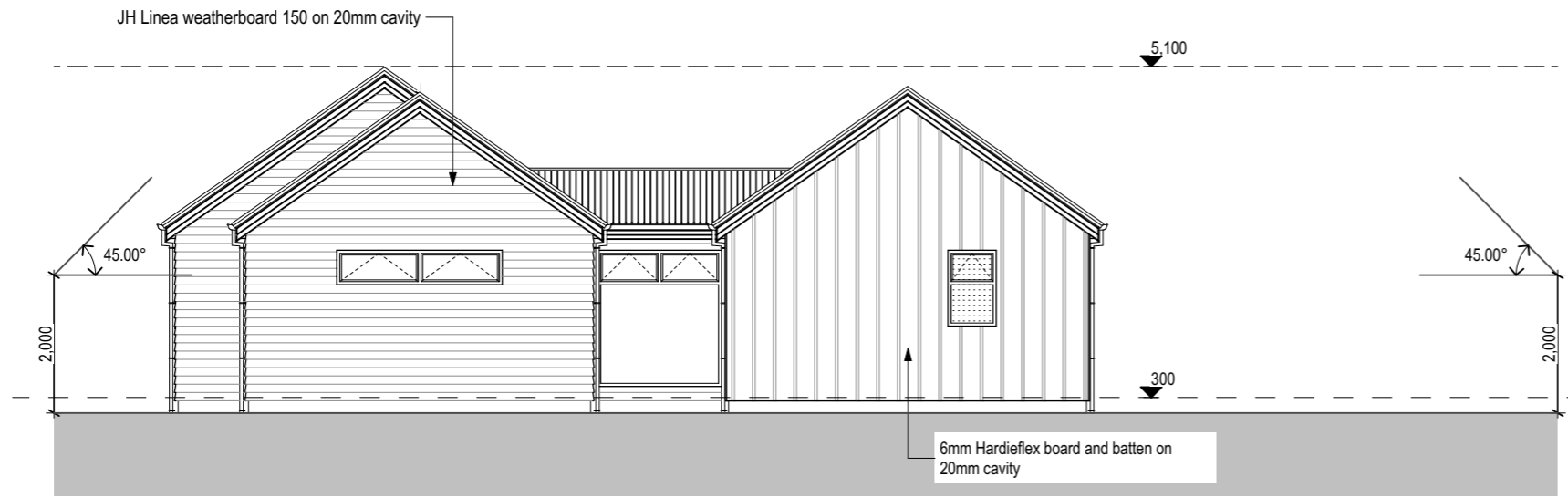
West Elevation

SCALE 1:100 @A3



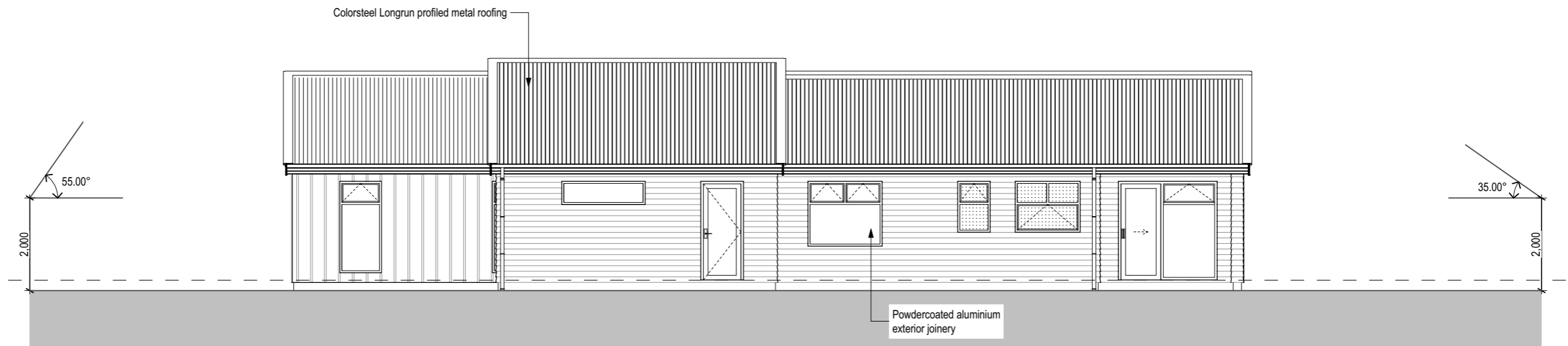
North Elevation

SCALE 1:100 @A3



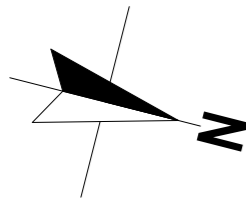
East Elevation

SCALE 1:100 @A3



South Elevation

SCALE 1:100 @A3



GENERAL NOTES

Area Over Roof (on flat) to face of fascia: 221.12 m²

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

