

RFI 2/9/22
levels added

Section 37 2 b no work to be carried out on septic tank or effluent field until ECAN resource consent has been approved and supplied to ADC

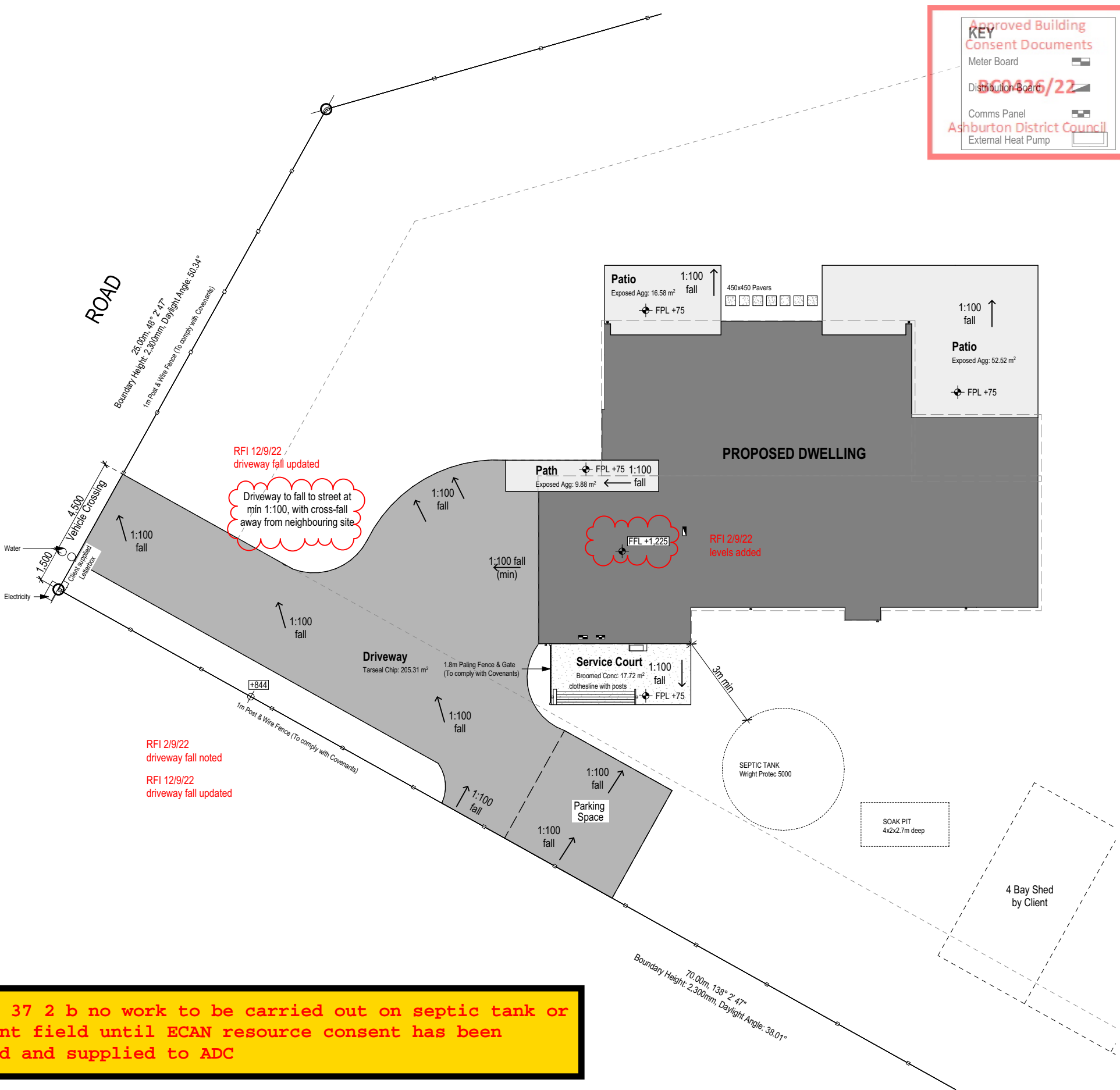
GENERAL NOTES

| | |
|--|---|
| Site Area | 4050m ² |
| Site Coverage Area (over Cladding incl. Covered Areas, Gutter) | 252.28 m ² |
| Site Coverage | 6.23% (15% Allowable) |
| Impervious Surface Area | 302.01 m ² (7.46% Excluding Dwelling & Garage) |
| Exposure Zone | B |
| Wind Zone | High |
| Earthquake Zone | 1 |
| Snow Zone | N4, 1.5kPa |
| Territorial Authority | Ashburton District Council |
| Planning Zone | RESIDENTIAL D |
| 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: | NZS 3604:2011 |
| 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. |
| Boundary Information: | To be Confirmed with 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 |
| Earthworks: | No Earthworks proposed |
| Site Services: | Stormwater: Soakpit Sewer Connection: Septic Tank Gas: n/a |
| Historical Interest: | N/A |
| Existing Use Rights: | N/A |
| Flood Management Area: | N/A |
| On-site Manoeuvring Assessment | N/A |
| Non Compliances Requiring RC: | ECAN RC FOR SEPTIC TANK |
| Covenant Non Compliances: | N/A |
| Extras: | Septic tank Fences, letterbox and clothesline by client Soak pit Power will be from shed |

Steps & Paths:
A Step/s or appropriate landscaping is to be provided if drop from external doors is greater than 190mm from FFL to FGL. All access routes must provide a non-slip surface in accordance to NZBC D1/AS Table 2. Convey surface water from sealed drive to an appropriate approved outfall.

Hard Landscaping Falls:
- Driveway falls @ 1:100 min
- Paving falls @ 1:100 min
- Service Court Area falls @ 1:100 min

Section 37 2 b no work to be carried out on septic tank or effluent field until ECAN resource consent has been approved and supplied to ADC



Approved Building Consent Documents

KEY

Meter Board

Distribution Board

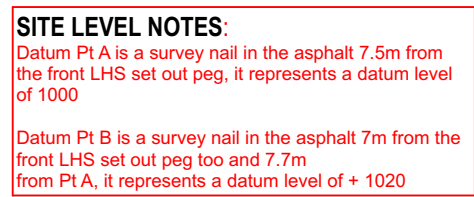
Comms Panel

External Heat Pump

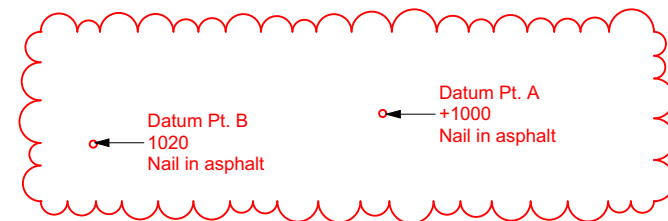
BC0426/22

Ashburton District Council

| | | | | | | | | |
|---|--|------------------------------------|---|--|-----------------------------|-------------------|----------------------|-----------------------------------|
| <div>mikegreerhomes</div> <div>© Mike Greer Homes NZ Ltd</div> <div>(03) 354 0166 0800 mikegreer</div> <div>Tower 2, 7 Deans Avenue, Addington, Christchurch 8011</div> <div>www.mikegreerhomes.co.nz</div> | JOB TITLE: MIKE GREER HOMES For Kelvin & Sharon Inch | DRAWING TITLE: Site Plan | LEGAL DESCRIPTION: LOT: 7 DP: TBC Meadowlands Green Meadowlands Ashburton | LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2022 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: 08.12.21 | DESIGNER: NM | SCALE: 1:200 | SHEET: A1.02 |
| | | | | | AMENDMENT DATE: 01.09.22 | TECHNICIAN: CM | BASE PLAN: CT5499 | |
| | | | | | | VERSION: V10 | CODE: 1 | |
| | | | | | | | JOB # M0470 | |



Section 37 2 b no work to be carried out on septic tank or effluent field until ECAN resource consent has been approved and supplied to ADC



Approved Building
Consent Documents

RFI 2/9/22
levels added

BC0426/22

Ashburton District Council

Main contractor to provide 2m min. high chain link fence (min. size 50x50mm) to prevent unauthorised entry to the site. All fencing to comply with F5 including relevant hazard signage.

Main Contractor to provide site specific Health & Safety policy which is to be viewed & signed by all persons entering the site.

Main Contractor to ensure Sediment control measures are put in place and maintained throughout construction of building works as per the Sediment Control Plan.

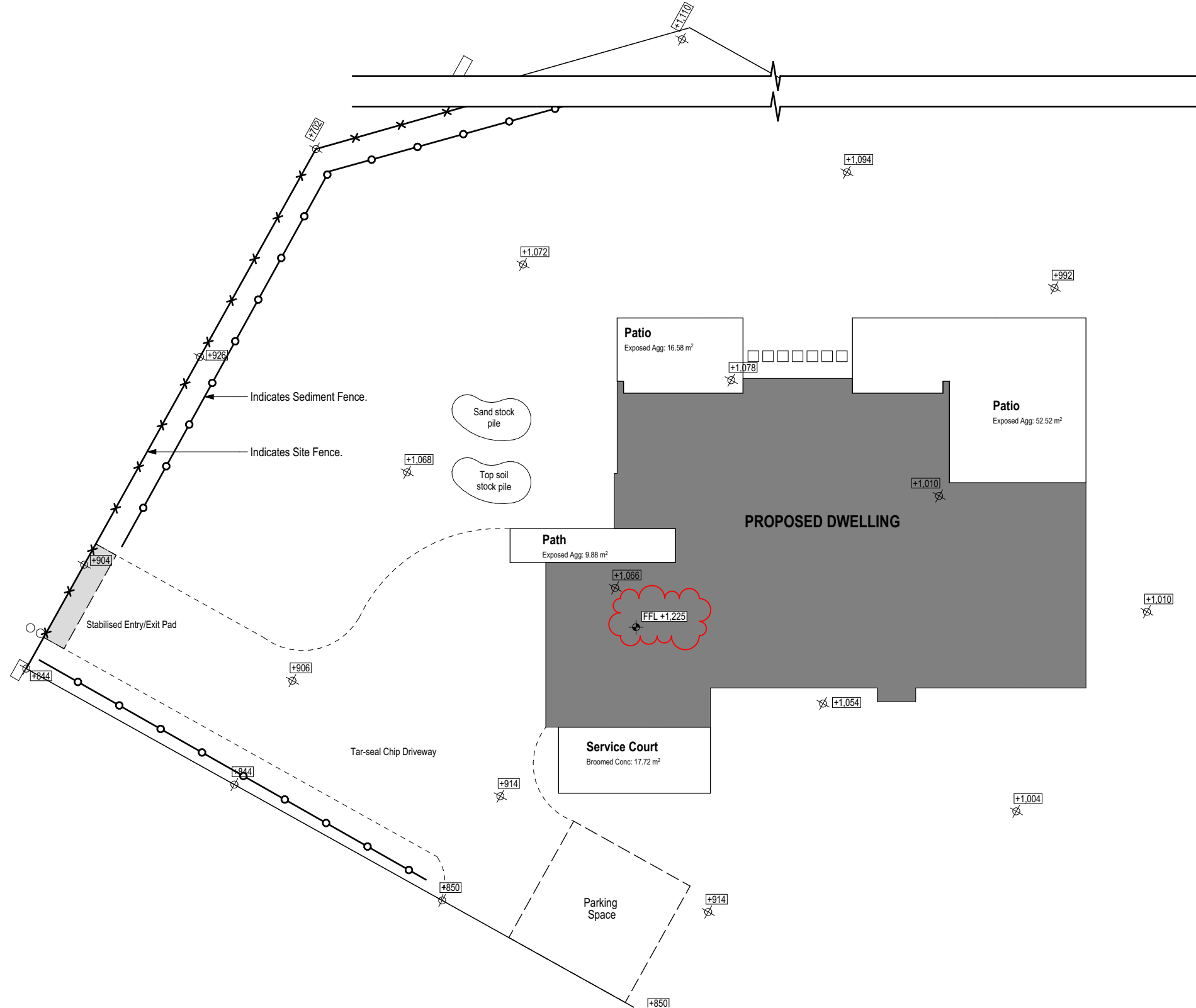
- 1) Rumble pad to be created at point of entry & exit on site (Removed on completion of formed driveway)
- 2) Rumble pad to be created in accordance to guidelines provided by the local Council & maintained in good condition throughout it's period of use.
- 3) All ground cover/vegetation outside of immediate build area to be maintained throughout period of house build. This includes grass verges on the street frontage.
- 4) Any stockpiles of soil or excavated material are to be kept to the rear of the site & covered with impervious sheets.
- 5) Roof downpipes are to be connected to the installed stormwater drainage as soon as practical once roof cladding has been installed. Until this point ensure water run-off from downpipes is directed away from build area but not on to neighbouring properties.

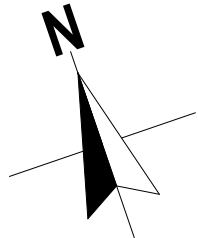
No building work will be started on this project until the construction of an approved stormwater outfall has been completed for this proposed lot.

Please Note: An on-site inspection will be completed prior to construction stage with appropriate control measures to protect stormwater drains installed where relevant.

[illegible]

| | | | | | | | | |
|--|---|---|---|--|------------------------------------|--------------------------|-----------------------------|--|
|  <p>mikegreerhomes © Mike Greer Homes NZ Ltd (03) 354 0166 0800 mikegreer Tower 2, 7 Deans Avenue, Addington, Christchurch 8011 www.mikegreerhomes.co.nz</p> | JOB TITLE: MIKE GREER HOMES For Kelvin & Sharon Inch | DRAWING TITLE: Sediment Control & Site Levels Plan | LEGAL DESCRIPTION: LOT: 7 DP: TBC Meadowlands Green Meadowlands Ashburton | LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work. © 2022 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: 08.12.21 | DESIGNER: NM | SCALE: 1:200 | SHEET: <div style="font-size: 2em; font-weight: bold;">A1.03</div> |
| | | | | | AMENDMENT DATE: 01.09.22 | TECHNICIAN: CM | BASE PLAN: CT5499 | |
| | | | | | VERSION: V10 | CODE: 1 | JOB # M0470 | |





FOUNDATION NOTES:

- Foundation & Slab:**
- 240mm & 200mm wide concrete foundation footing reinforced with 2/D16 bars & D10 starters @ 600mm crs max. extending 400mm min. into slab.
 - All topsoil should be removed from beneath the area of the floor slab & the CAP40 hard fill should be placed in layers not exceeding 150mm loose depth & compacted to achieve a minimum dry density of 2,150kg/m³.
 - Concrete slab to be 100mm thick min. reinforced with Grade 500E mesh with minimum of 30mm cover on Polythene DPM over compacted AP40.
 - Slab & footings to be 20MPa @ 28 days of standard curing.
 - Maximum dimension (In plan) between shrinkage controls is 6m with mesh.
 - Supplementary reinforcing (2/D12 1200mm long) to internal corners where shrinkage controls do not meet the internal corner.

- Foundations & Plumbing:**
- WC riser locations have a typical offset of 140mm from internal line of framing to centre of waste. (Manufacturers technical specifications should be consulted to confirm offset)
 - Vanity riser locations have a typical offset of 45mm to centre line of wall framing to centre of waste.

Important Note: Confirm layout of fittings of kitchen & bathroom etc. before foundation commences.

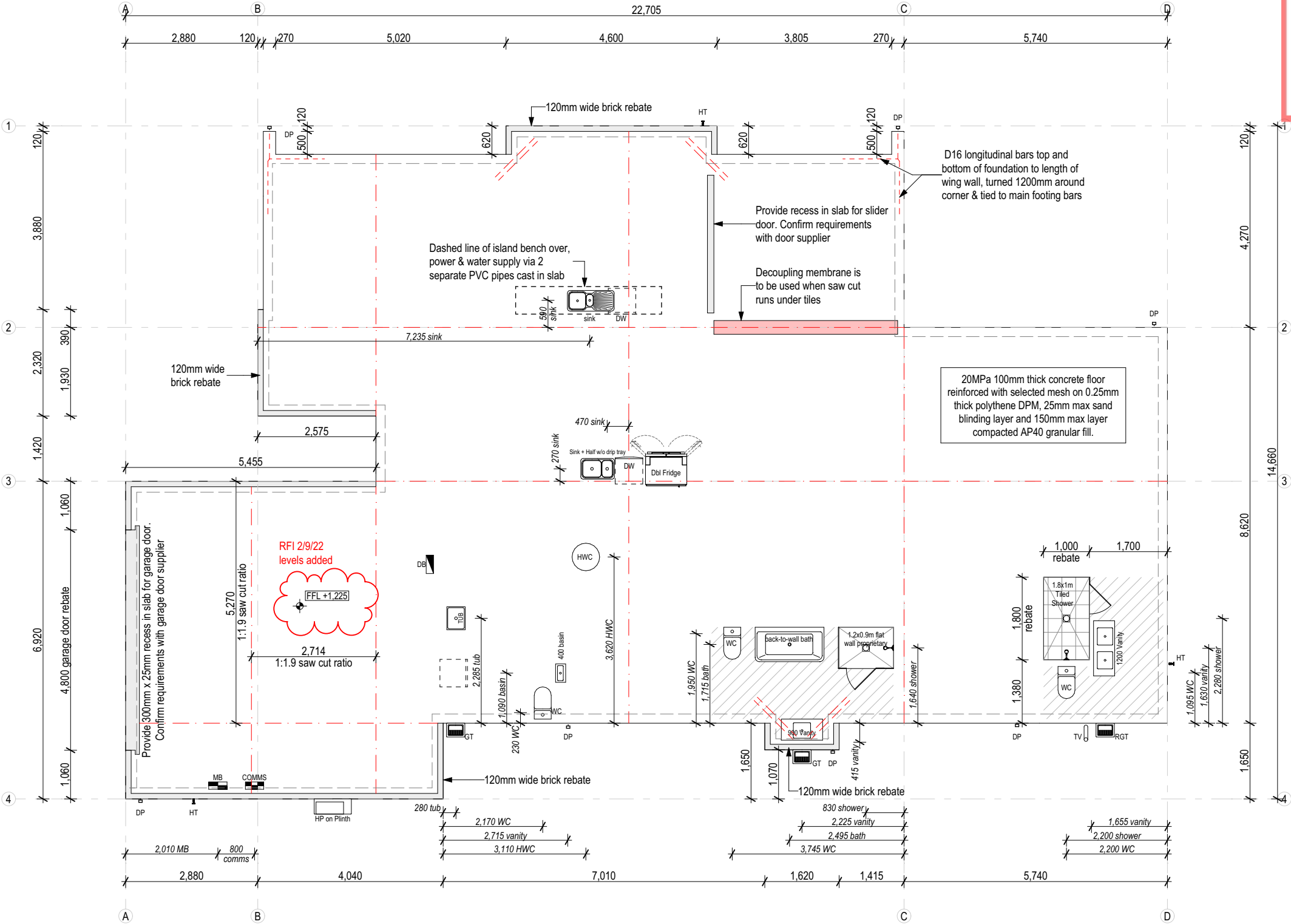
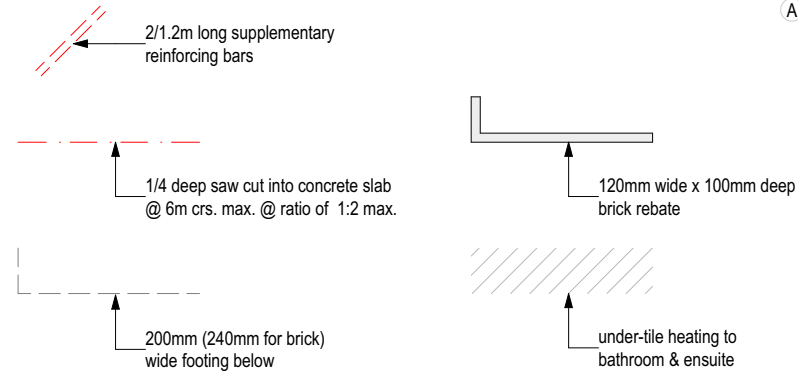
- Mesh in floor slab must be earthed. Earth with 16mm REO rod brought up into garage wall below meter box & wired to the mesh. At prewire, connect a clamp & piece of wire to rod & earth it to the meter box.

- Ground Clearances:**
- Minimum heights of concrete slab on ground above surrounding ground levels to be:
- Brick Cladding: 125mm to sealed surface & 200mm to unsealed ground as per NZBC E2. 2/Coats of bituminous liquid to brick rebate
 - Linea Oblique: 150mm to sealed surface & 225mm to unsealed ground as per NZBC E2

For sites above the road: Finished floor level to be 150mm minimum above crown of road as per NZBC E1/AS1.

For sites below the road: Finished floor level to be no less than 150mm above the lowest point on the site boundary, as per NZBC E1/AS1.

FOUNDATION KEY



Approved Building
Consent Documents

KEY

Meter Board

Distribution Board

Comms Panel

Gully Trap

Hose Tap

Downpipe

External Heat Pump

BC0426/22

Ashburton District Council

Section 37 2 b no work to be carried out on septic tank or effluent field until ECAN resource consent has been approved and supplied to ADC

| | | | | | | | | | | | | |
|---|--|--|--|--|---|--|--|--|-----------------------------|-------------------|----------------------|------------------------|
| <div></div> <div>© Mike Greer Homes NZ Ltd</div> <div>(03) 354 0166 0800 mikegreer</div> <div>Tower 2, 7 Deans Avenue, Addington, Christchurch 8011</div> <div>www.mikegreerhomes.co.nz</div> | JOB TITLE: MIKE GREER HOMES For Kelvin & Sharon Inch | | DRAWING TITLE: Foundation Plan | | LEGAL DESCRIPTION: LOT: 7 DP: TBC Meadowlands Green Meadowlands Ashburton | | LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2022 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: 08.12.21 | DESIGNER: NM | SCALE: 1:100 | SHEET: A1.04 |
| | | | | | | | | | AMENDMENT DATE: 01.09.22 | TECHNICIAN: CM | BASE PLAN: CT5499 | |
| | | | | | | | | | VERSION: V10 | CODE: 1 | JOB # M0470 | |

LEGEND

| Ref | Fixture | Waste Size | Gradient |
|-------|----------------------|------------------|----------|
| WC | Water Closet | 100mm | 1:60 |
| B | Bath | 40mm | 1:40 |
| SH | Shower | 40mm | 1:40 |
| S | Kitchen Sink + DW | 50mm | 1:40 |
| Van.U | Vanity Unit | 40mm | 1:40 |
| TUB | Laundry Tub + WM | 50mm | 1:40 |
| HWC | Hot Water Cylinder | 25 & 40mm | 1:40 |
| WM | Washing Machine | Discharge to TUB | |
| BV | Branch Vent | 40mm | |
| TV | Terminal Vent | 80mm | |
| DP | Downpipe | 75 x 50mm | |
| GT | Gully Trap | | |
| RGT | Relief Gully Trap | | |
| RP | Rodding Point | | |
| IP | Inspection Point | | |
| AAV | Air Admittance Valve | | |
| HT | Hose Tap | | |

- | | |
|---|--|
| | 100mm uPVC surface water drain at 1:100 gradient to rock-filled soak pit (SW) |
| | 100mm uPVC foul water drain at 1:60 gradient to Oasis septic tank system. (FW) |
| | All internal waste pipes - Size & gradient shown in above table |

GENERAL NOTES:

All plumbing and drainage to comply with NZBC Acceptable Solutions G13/AS1/AS2 by qualified trades person. Allow to check all dimensions and falls of drains onsite prior to installation. Use 75x50mm downpipes. Contractor to locate all service connections on site prior to earthworks, confirm all boundary setbacks & restrictions comply with current regulations prior to commencement of foundations.

All waste pipes PVC. Sizes, fall, venting & discharge to be confirmed by NZ qualified plumber. Confirm positions of available services cabling etc. on site prior to any excavation.
Internal water pipes to be Polybutylene. All pipework & pipes exposed to freezing to be lagged with closed cell foam.

Relief Gully Trap is to be positioned so that the top of the gully dish is no less than 150mm below the overflow level of the lowest sanitary fixture served by the drainage system.

Position of drain connections at street laterals to be confirmed on site.

Allow to thermally insulate all exterior pipework & valves exposed to external weather conditions.





Drain pipes discharging to GT: 25mm min air gap between all pipes & GT.

HWC to be installed on a safe tray with 40mm diameter drain & 25mm copper overflow relief pipe. Both drains to discharge to nearest planting area. Ensure drains are capped with vermin proofing. Refer details.

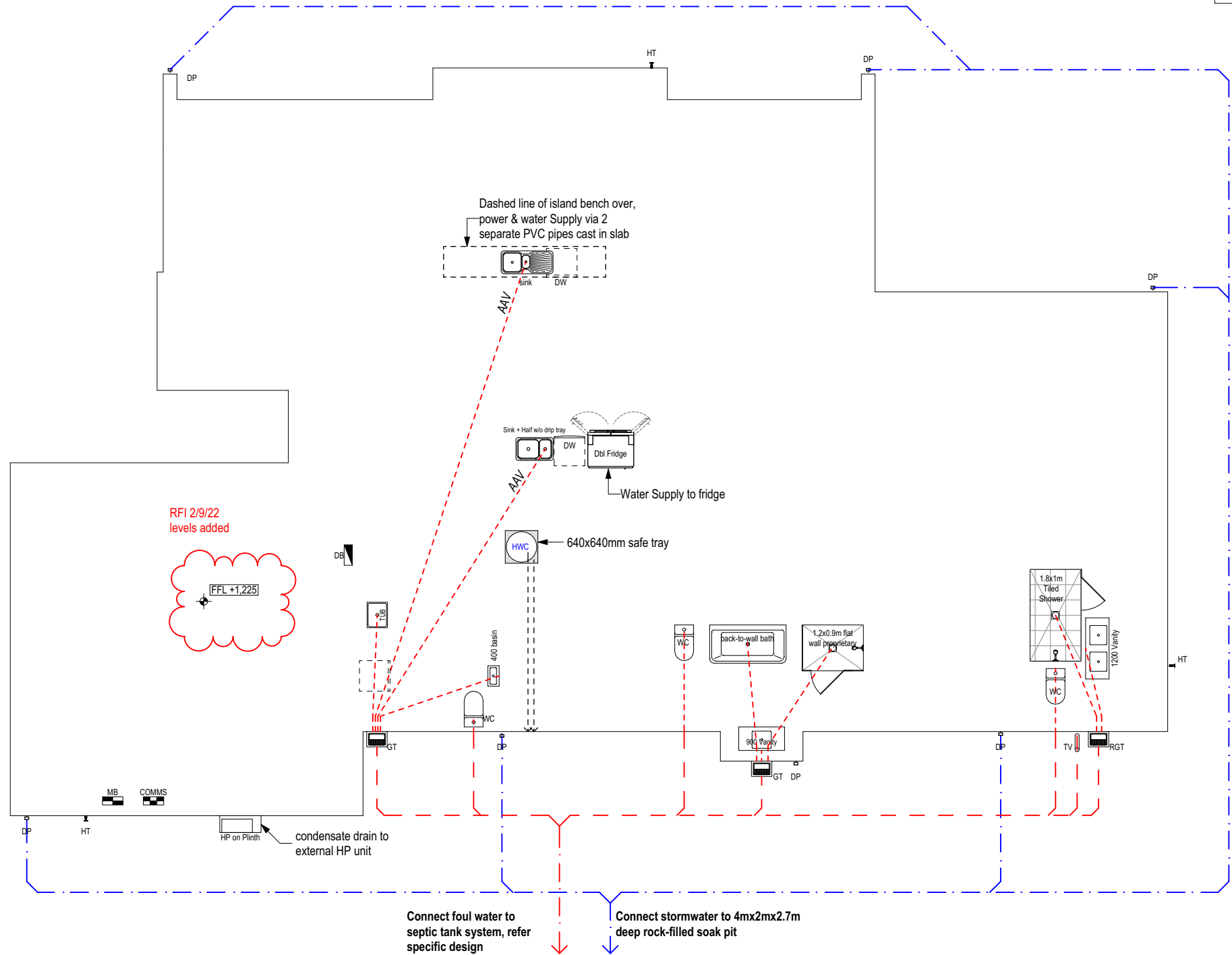
| NZBC E1/VM1 9.0.5 ROCK FILLED SOAK PIT CALCULATOR | | | |
|---|----------|--------|-----------------------------|
| $R_c = 10 \times C I A$ | C | 0.90 | steel & non-absorbant roof |
| R_c : | I | 50.00 | rainfall intensity mm/hr |
| 12.105 | A | 0.03 | catchment area in hectares: |
| | | | roof area: 269 |
| | | | impervious area: 0 |
| $V_{soak} = A_{sp} S_r / 1000$ | A_{sp} | 8.00 | m^2 (base of soak pit) |
| | | | length: 4 |
| | | | width: 2 |
| V_{soak} : | S_r | 500.00 | soakage rate mm/hr |
| 4 | | | |
| volume of storage: | | | |
| $V_{store} = (R_c - V_{soak}) / 0.38$ | | | |
| $V_{store} (m^3)$: | | | |
| 21.33 | | | |
| depth of soak pit: | | | |
| V_{store} / A_{sp} | | | |
| Depth (m): | | | |
| 2.67 | | | |
| soak pit size (m): | | | |
| | | | length: 4 |
| | | | width: 2 |
| | | | depth: 2.67 |


Section 37 2 b no work to be carried out on septic tank or effluent field until ECAN resource consent has been approved and supplied to ADC

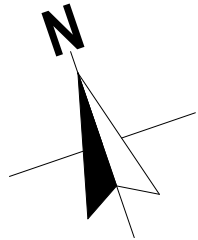
KEY Approved Building Consent Documents

| | |
|--------------------|---|
| Meter Board |  |
| Distribution Board |  |
| Comms Panel |  |
| Gully Trap |  |

| | |
|--------------------|----|
| Hose Tap | HT |
| Downpipe | DP |
| External Heat Pump | |



| | | | | | | | | |
|---|--|---|---|---|---|------------------------------------|------------------------------------|------------------------------------|
| <div>mikagreerhomes</div> <div>© Mike Greer Homes NZ Ltd</div> <div>(03) 354 0166 0800 mikagreer</div> <div>Tower 2, 7 Deans Avenue, Addington, Christchurch 8011</div> <div>www.mikagreerhomes.co.nz</div> | <div>JOB TITLE:</div> <div>MIKE GREER HOMES For Kelvin & Sharon Inch</div> | <div>DRAWING TITLE:</div> <div>Plumbing & Drainage Plan</div> | <div>LEGAL DESCRIPTION:</div> <div>LOT: 7DP: TBC</div> <div>Meadowlands Green</div> <div>Meadowlands</div> <div>Ashburton</div> | <div>LEGAL NOTES:</div> <div>1. Subject to council approval</div> <div>2. All measurements to be confirmed on site by the contractor prior to the commencement of work</div> <div>© 2022 Mike Greer Homes NZ Limited.</div> <div>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</div> | <div>DATE OF ISSUE:</div> <div>08.12.21</div> | <div>DESIGNER:</div> <div>NM</div> | <div>SCALE:</div> <div>1:100</div> | <div>SHEET:</div> <div>A1.05</div> |
| | <div>AMENDMENT DATE:</div> <div>01.09.22</div> | <div>TECHNICIAN:</div> <div>CM</div> | <div>BASE PLAN:</div> <div>CT5499</div> | | | | | |
| | <div>VERSION:</div> <div>V10</div> | <div>CODE:</div> <div>1</div> | <div>JOB #</div> <div>M0470</div> | | | | | |



GENERAL NOTES

| | | |
|------------------------------|---|-----------------|
| Ground Floor Perimeter | 83,040.0 mm | over Foundation |
| Ground Floor Area | 246.57 m ² | over Framing |
| Ground Floor Area | 250.59 m ² | over Foundation |
| Roof Pitch | 12° | |
| Eaves Width | 150mm | |
| Gable Width | 150mm | |
| Height To Underside of Truss | 2455mm | |
| Lintel Height | 2200mm | |
| Soffit Height | 2380mm | |
| Soffit Type | Flat & Raking | |
| Internal Door Leaf Height | Standard | |
| Linings | GIB | |
| Ceiling Battens | 35mm metal ceiling battens @ 400mm crs, direct fix | |
| Wall Cladding Materials | 70 series brick veneer on 50mm cavity James Hardie Linea Oblique weatherboard, 200mm profile, vertical, on 20mm cavity | |
| Roofing Materials | Five-rib | |
| Ceiling Vents: | Bathroom & Ensuite to vent directly to exterior Laundry Room/Area to vent directly to exterior Range Hood to exit through roof | |
| Smoke Alarms: | Required within 3m of all sleeping areas, change in level & entry/exits as per NZS 4514 & BRANZ Bulletin No 606 | |
| ENGINEERING: | Brick lintel over garage door | |
| Extras: | Plumbed fridge Induction hob - 900mm Single dishwasher to pantry Solatube to pantry Ducted heat pumps in bedrooms, lounge, living & hall Under tile heating in bathroom & ensuite Glazed door to hall Easy Niche 340wx340hx80d Barn Door Dog door x 2 Above vanity recessed mirror cabinet in bathroom Hollow core doors to robes, linen & store | |

GENERAL NOTES:

- Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for performance of windows, and New Zealand Building Code Clauses: F2 Hazardous Building Materials, & F4:Safety from Falling.
- All hard floor finishes to comply with NZBC D1/AS Table 2. Floor tiles to be non-slip & have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles.
- Impervious floor finishes to be within 1.5m radius of sanitary fixtures/fittings
- Timber laminate to wet areas to be Godfrey Hirst 'Amor Classic' water resistant laminate, with moisture barrier
- Waterstop to impervious flooring at doorways
- Hot water pipes to be sized according to NZBC G12 & NZS4305:1996.
- Mains pressure: 15mm dia. allows 12m max. pipe length. Pipe length beyond this must be lagged.
- Satin enamel wall finish to bathroom, ensuite & those walls adjacent to sinks etc. in kitchen & laundry.
- Impervious Lining to be used above basins/ tubs

Approved Building
Consent Documents

KEY

Meter Board

Distribution Board

Comms Panel

Gully Trap

Hose Tap

Downpipe

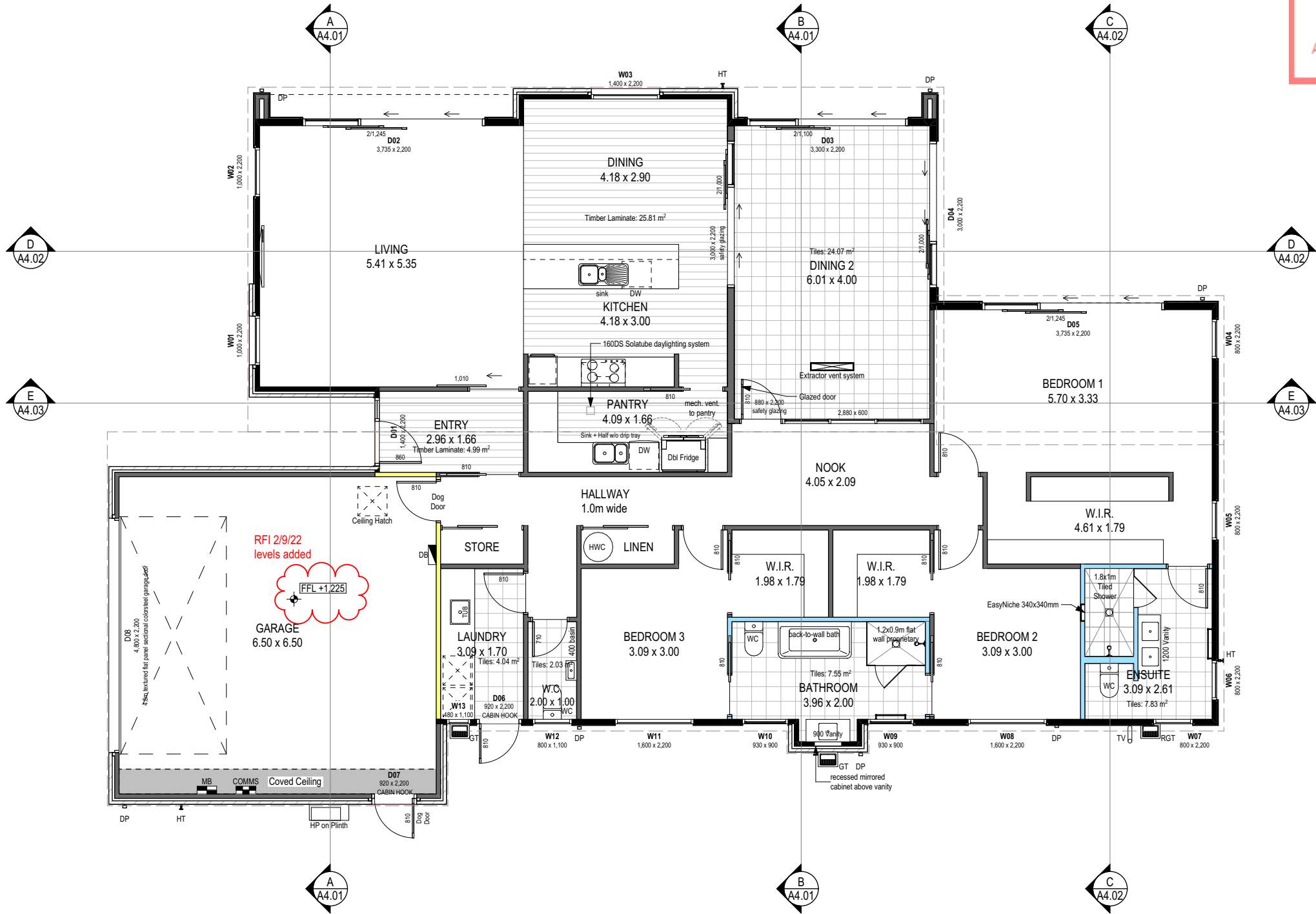
External Heat Pump

BC0426/22

Ashburton District Council

HT

DP



Section 37 2 b no work to be carried out on septic tank or effluent field until ECAN resource consent has been approved and supplied to ADC

| | | | | | | | | | | | | |
|--|--|--|-------------------------------------|--|---|--|--|--|-----------------------------|-------------------|----------------------|----------------|
| Mike Greer Homes NZ Ltd (03) 354 0166 0800 mikegreer Tower 2, 7 Deans Avenue, Addington, Christchurch 8011 www.mikegreerhomes.co.nz | JOB TITLE: MIKE GREER HOMES For Kelvin & Sharon Inch | | DRAWING TITLE: Floor Plan | | LEGAL DESCRIPTION: LOT: 7 DP: TBC Meadowlands Green Meadowlands Ashburton | | LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2022 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: 08.12.21 | DESIGNER: NM | SCALE: 1:100 | A2.01 |
| | | | | | | | | | AMENDMENT DATE: 01.09.22 | TECHNICIAN: CM | BASE PLAN: CT5499 | |
| | | | | | | | | | | VERSION: V10 | CODE: 1 | JOB # M0470 |

GENERAL NOTES:

| | |
|----------------------------------|--|
| Ground Floor Area over Framing: | 246.57 m² |
| Insulation: | R2.6 Exterior walls (+ interior garage walls) R3.6 Ceiling (excluding garage) |
| Stud Heights: In High wind zone. | |
| 2455mm to underside of truss. | 90x45mm SG8 @ 600mm crs max. 140x45mm SG8 @ 600mm crs max |
| Dwangs: | Unless noted - All Dwangs @ 800mm crs |
| Dwangs by Wall Cladding Type: | Vertical Oblique Weatherboards to have Dwangs @ 600crs |
| Framing to Tiled Walls: | All tiled walls to have dwangs @ 600mm crs, studs at 400mm crs max. |
| Lintels: | |
| Window lintel height: | 2200mm |
| Internal door leaf height: | Standard, unless noted otherwise |
| General Notes: | All exterior window & door lintels by truss manufacturer Internal non-loadbearing walls to be SG8 graded. All dimensions to be confirmed on site. |

| | |
|-------------------------|--|
| Sizing of timber plates | |
| Bottom Plate | 45mm thick, width to match stud. SG8, H1.2, Pinus Radiata |
| Top Plate | 45mm thick, width to match stud. Additional top plate 35mm thick, 90mm wide if 90mm wall, 140mm wide if 140mm wall. SG8, H1.2, Pinus Radiata |

FIXING SCHEDULE:

| | |
|--|--|
| Joint: | Fixing: |
| Exterior Bottom plate to concrete floor: | Pryda Bottom Plate Anchors with 75x4mm dia. concrete nails adjacent to anchor 70mm min from edge of slab. as per manufacturers specifications. @ 900mm crs. max as per NZS3604:2011. Refer to bracing plan for additional hold down fixings. |

| | |
|--|---|
| Interior bottom plate to concrete floor: | 75 x 3.8mm shot fired fastenings with 16mm washers @ 600mm crs, within 150mm each end of plate. Refer to bracing plan for additional hold down fixings. |
|--|---|

| | |
|-----------------------------------|--|
| Stud to Top plate: | 2/90 x 3.15 end nails + 2/wire dogs (Or Alternative 4.7kN Fixings). As per Table 8.18 NZS3604:2011 |
| Stud to Bottom plate: | Hand Driven 2/100 x 3.75mm end nails Power Driven 2/90 x 3.15mm end nails Hand Driven 2/100 x 3.75mm end nails Power Driven 2/90 x 3.15mm end nails |
| Dwang to stud: | Hand Driven 4/60 x 2.8mm nails each side Power Driven 4/60 x 2.8mm nails each side Hand Driven 4/75 x 3.15mm nails Power Driven 4/75 x 3.06mm nails |
| Fish plate to Straightened stud: | Hand Driven 2/100 x 3.75mm nails Power Driven 2/100 x 3.75mm nails Power Driven 3/90 x 3.15mm nails |
| Half Joint in top Plate: | Hand Driven 2/100 x 3.75mm nails Power Driven 3/90 x 3.15mm nails |
| Standard soffit stringer to stud: | Hand Driven 2/100 x 3.75mm @ 500mm crs Power Driven 3/90 x 3.15mm @ 500mm crs |
| Double top plate to top plate: | |

| | |
|--------------------------|---|
| Lintel to trimming Stud: | As Per Lumberlok Lintel Fixing Schedule (See Schedule at Rear of Drawing Set) |
|--------------------------|---|

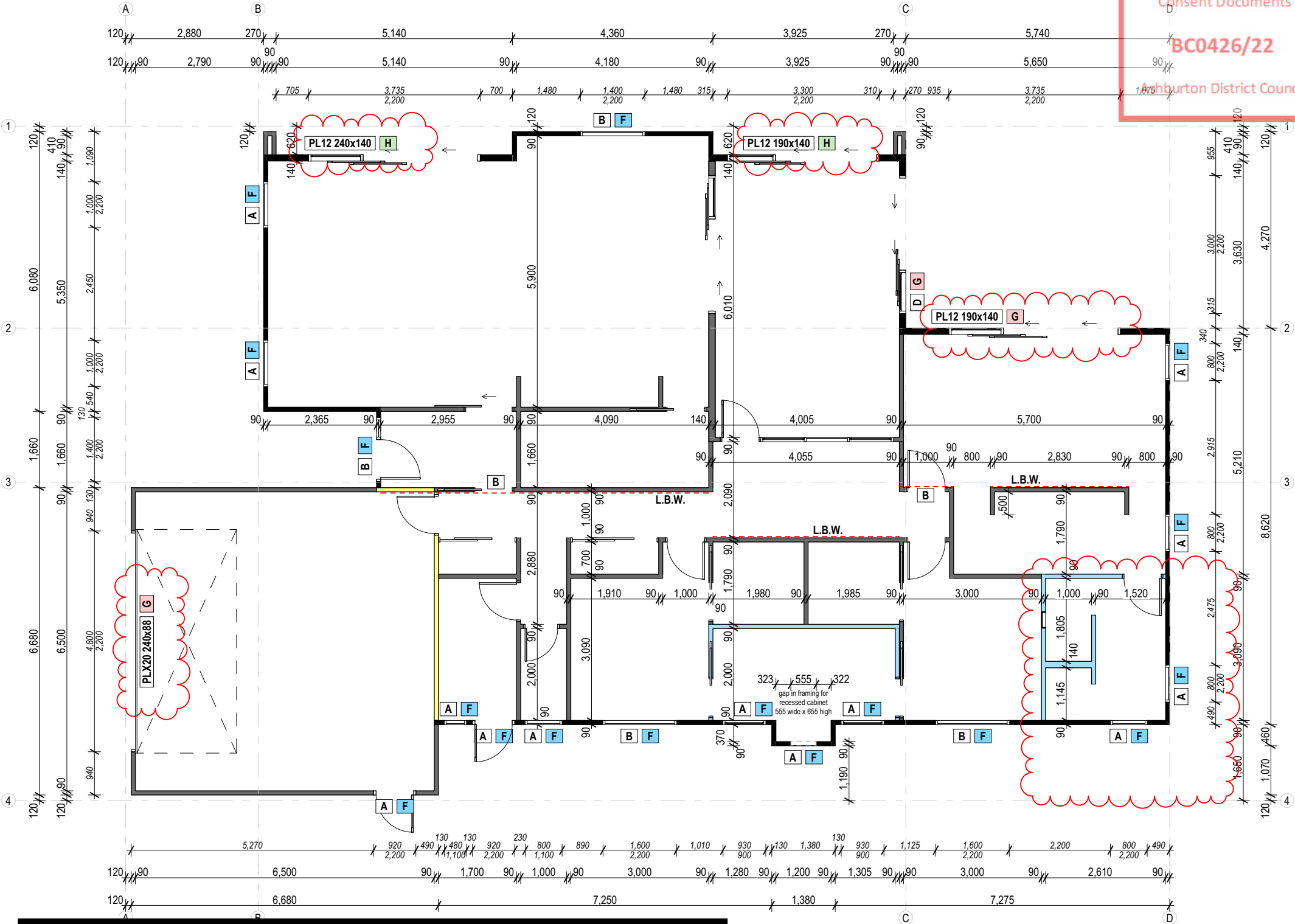
| | |
|------------------------------------|---|
| Sill trimmer to trimming stud for: | As Per Lumberlok Lintel Fixing Schedule (See Schedule at Rear of Drawing Set) |
|------------------------------------|---|

| | |
|--|---|
| Trimming studs together at openings, studs & blocking at wall intersections: | As Per Lumberlok Lintel Fixing Schedule (See Schedule at Rear of Drawing Set) |
|--|---|

| | |
|---|---|
| Trimming Stud to Doubling Stud immediately under lintels: | As Per Lumberlok Lintel Fixing Schedule (See Schedule at Rear of Drawing Set) |
|---|---|

SCHEDULE OF FRAMING TIMBERS - GRADING AND TREATMENT

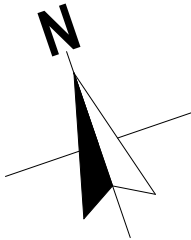
| | | | |
|----------------------------------|--------------------------|------------------------|------------------------------|
| Wall framing | | Roof framing | |
| Exterior walls & lintels | SG8, H1.2, Pinus radiata | Roof trusses - typical | SG8, H1.2, Pinus radiata |
| Interior walls (loadbearing) | SG8, H1.2, Pinus radiata | Gable end truss | SG8, H1.2, Pinus radiata |
| Interior walls (non-loadbearing) | SG8, H1.2, Pinus radiata | Coved or attic trusses | SG8, H1.2, Pinus radiata |
| | | Purlins | SG8, H1.2, Pinus radiata |
| | | Valley boards | SG8, H3.2, Pinus radiata |
| Cavity battens: | | Windows | |
| Dry Cavity | SG8, H3.2, Pinus radiata | Framing and reveals | Dressed, H3.1, Pinus radiata |
| Wet Cavity | SG8, H3.2, Pinus radiata | | |



| | |
|--|---|
| Lintel Sizes as per truss design, truss design to take precedence over these drawings. | Fixings as per Lumberlok Lintel Fixing Schedule. Refer Lumberlok Schedule attached. |
| A 2/90x45mm SG8 | E 1.4 kN |
| B 150x90 Hy90 | F 4.0 kN |
| C 200x90 Hy90 | G 7.5 kN |
| D 240x90 Hy90 | H 13.5 kN |
| E 300x90 Hy90 | |

| |
|---|
| KEY |
| Indicates insulated external wall (R2.6 batts) |
| Indicates non-insulated wall |
| Indicates insulated internal wall (R2.6 batts) |
| Indicates wet area wall lining to internal wall |
| L.B.W. = Load Bearing Wall |

| | | | | | | | | | |
|--|--|---------------------------------------|---|--|---|---|---|----------------|------------------------|
| © Mike Greer Homes NZ Ltd (03) 354 0166 I 0800 mikegreer Tower 2, 7 Deans Avenue, Addington, Christchurch 8011 www.mikegreerhomes.co.nz | JOB TITLE: MIKE GREER HOMES For Kelvin & Sharon Inch | DRAWING TITLE: Framing Plan | LEGAL DESCRIPTION: LOT: 7 DP: TBC Meadowlands Green Meadowlands Ashburton | LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2022 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: 08.12.21 AMENDMENT DATE: 01.09.22 | DESIGNER: NM TECHNICIAN: CM VERSION: V10 | SCALE: 1:100 BASE PLAN: CT5499 CODE: 1 | JOB # M0470 | SHEET: A2.02 |
|--|--|---------------------------------------|---|--|---|---|---|----------------|------------------------|



GENERAL NOTES:

Roof Cladding:
12° pitch Colorsteel Five-rib with 150mm overhang (typical) over self supporting underlay on 70x45 H1.2 purlins depending on gauge @ 900mm crs on approved nail plate trusses @ 900 crs max. 185mm Colorsteel Fascia.

Proprietary Colorsteel spouting with concealed brackets @ 600mm crs max. fixed to Colorsteel fascia. (5,550mm² cross sectional area to spouting). With 75x50mm Colorsteel downpipes .

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 Flashings to be 0.55 BMT Colorsteel fixed in accordance with NZS3604:2011 and meeting the durability requirements of NZBC E2/AS1 Table 20,21,22

Roof Framing:
All trusses to be designed & 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 bracing in accordance with NZS3604:2011.

Pitching height to be set at 2455mm above Ground Floor Level

FIXING NOTES:

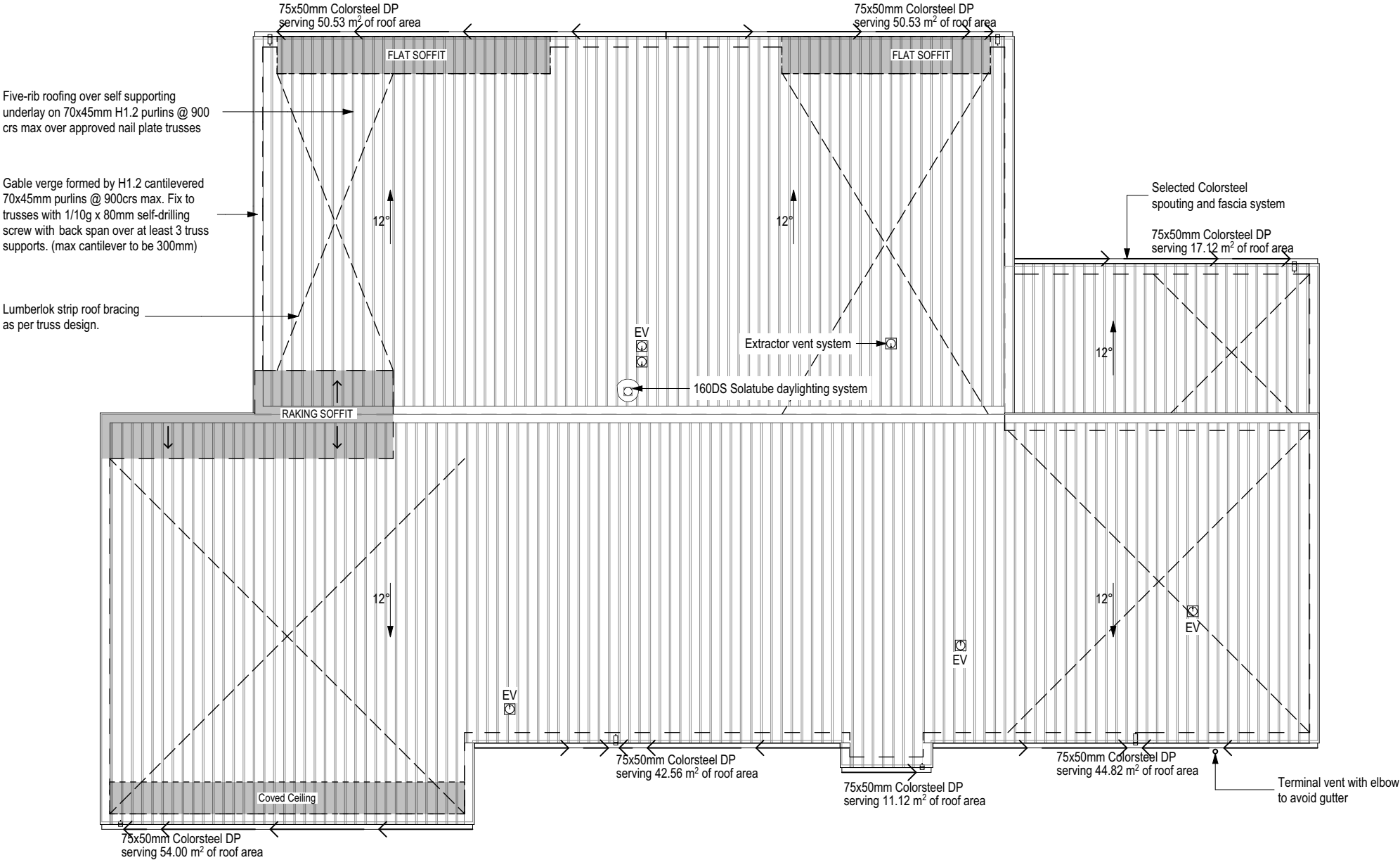
Trusses to Top Plate
Selected nail plate trusses @ 900mm crs max. fixed to top plate as per truss design, or in accordance with NZS3604:2011 (2/90mm x 3.15mm skew nails plus 2/wire dogs. (Alt.fixing 4.7Kn))

Cantilevered Purlins (Max 300mm Cantilever)
70x45mm H1.2 treated SG8 Cantilevered Purlins @ 900crs to gable verge to allow for up 300mm overhang/eave width. Cantilevered purlins to have back span of 3 trusses.

Cantilevered purlins to be fixed as per NZS3604:2011
Fix to trusses with 1/10g x 80mm Self Drilling Screw

Purlins
Purlins fixed to trusses with 1/10g x 80mm self-drilling screw.Top & bottom purlins shall be @ 600mm crs. (Extra High Wind zone) 1/14g Self Drilling Type 17 Screw, 100mm long

Roof Bracing
Roof bracing to be 8.0kN diagonally opposed intersecting steel straps fixed to top chord & top plate as per truss manufacturer's design.



GENERAL KEY:

LUMBERLOK Strip roof bracing as per truss design:

Gutter Fall: → → →

Extract vent through roof: EV

Section 37 2 b no work to be carried out on septic tank or effluent field until ECAN resource consent has been approved and supplied to ADC

| | | | | | | | | | | | | |
|--|--|--|------------------------------------|--|---|--|--|--|-----------------------------|-------------------|----------------------|--------------|
|  <p>© Mike Greer Homes NZ Ltd (03) 354 0166 I 0800 mikegreer Tower 2, 7 Deans Avenue, Addington, Christchurch 8011 www.mikegreerhomes.co.nz</p> | JOB TITLE: MIKE GREER HOMES For Kelvin & Sharon Inch | | DRAWING TITLE: Roof Plan | | LEGAL DESCRIPTION: LOT: 7 DP: TBC Meadowlands Green Meadowlands Ashburton | | LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2022 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: 08.12.21 | DESIGNER: NM | SCALE: 1:100 | A2.03 |
| | | | | | | | | | AMENDMENT DATE: 01.09.22 | TECHNICIAN: CM | BASE PLAN: CT5499 | |
| | | | | | | | | | VERSION: V10 | CODE: 1 | JOB # M0470 | |

BRACING NOTES:

Where exterior ply bracing elements are used & not continued the entire length of the wall, allow to pack out the rest of the cavity battens to achieve an even straight-through cavity for the selected cladding.

Refer to supporting documents for Ecoply fixing requirements. Treatment to be a minimum of H3.2.

Reading the Bracing Plan:

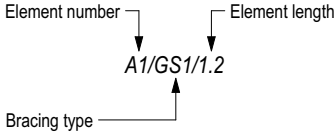
- GS1-N

0.4m min. length.
Any 10mm or 13mm GIB Standard Plasterboard fixed to one side only
- BL1-H

0.4m min. length.
10mm or 13mm GIB Braceline fixed to one side only
- BLP-H

0.4m min. length.
Framing hold downs
10mm or 13mm GIB Braceline fixed internally
plus min. 7mm structural plywood manufactured to AS/NZS 2269.0:2012 externally
- EP1

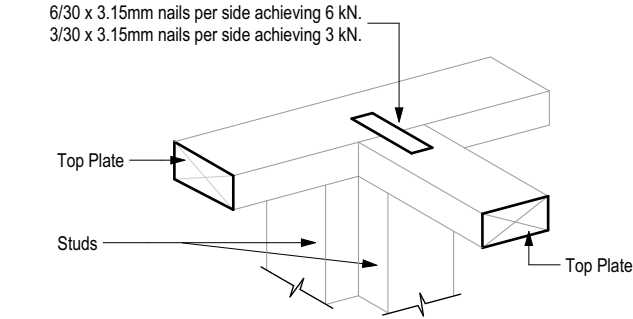
0.4m min. length.
7mm min Ecoply fixed externally
Framing hold downs



Openings in Bracing Elements (as per GIB EzyBrace System)

Small openings
Small openings (e.g. power outlets) of 90 x 90mm or less may be placed no closer than 90mm to the edge of the braced element. A block may need to be provided alongside the perimeter stud.

Large openings
Openings above 90 x 90mm such as switch boards, recessed cabinets and TV's etc. should be placed outside of the bracing element or locate bracing on the other side of the wall framing.



CONNECTING TOP PLATES TO EXTERNAL WALLS - WALLS CONTAINING BRACING

Note: "Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it. Top plate fixing(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:

- (a)

For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by a fixing as shown in figure 8.16 of 6 kN capacity;
shown as:
- (b)

For each wall containing wall bracing elements with a total bracing capacity of not more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each of 6 kN capacity;
shown as:
- (c)

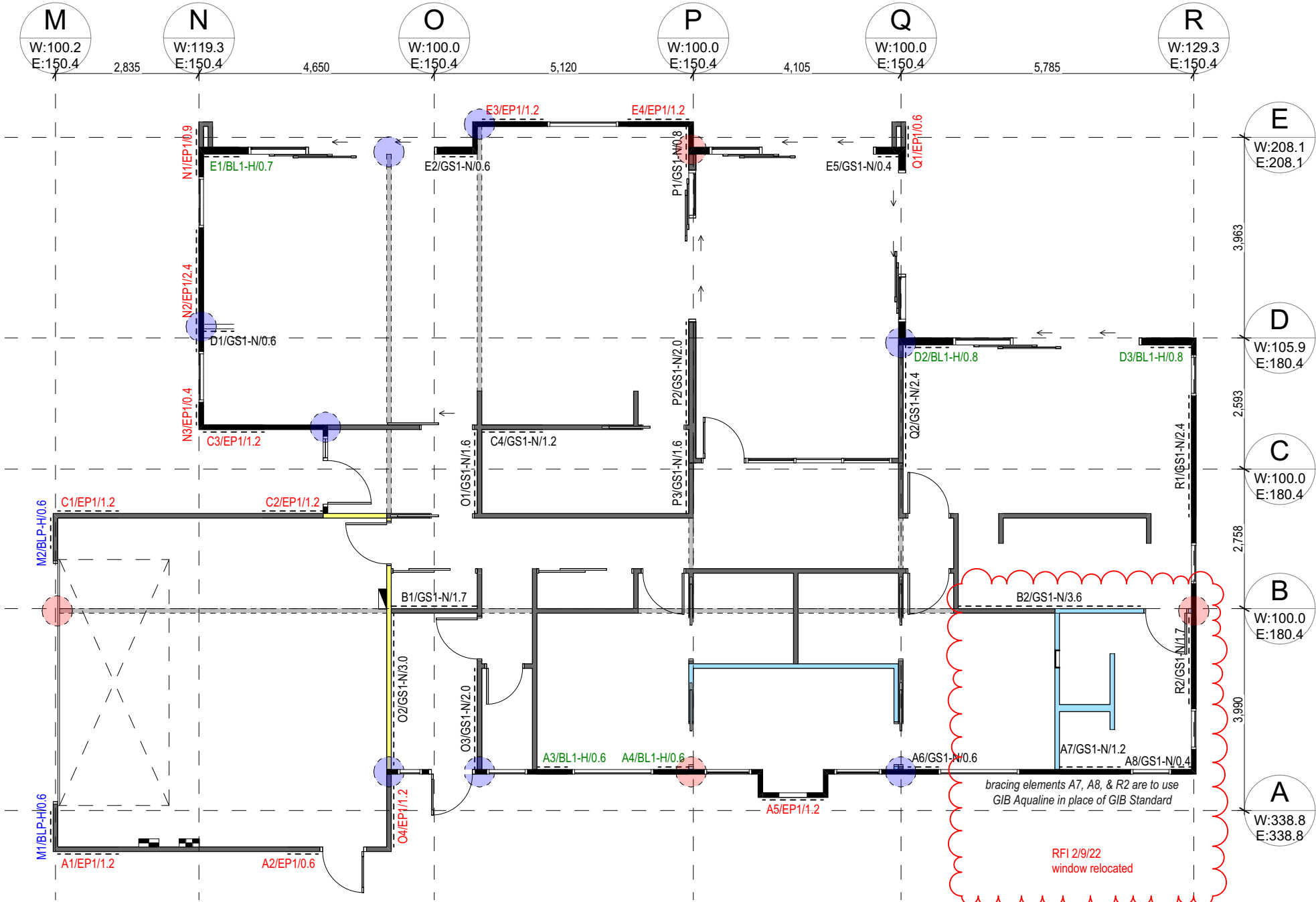
For each wall containing wall bracing elements with a total bracing capacity of more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each having a rating of not less than 2.4 kN per 100 bracing units."

Section 37 2 b no work to be carried out on septic tank or effluent field until ECAN resource consent has been approved and supplied to ADC

Approved Building
Consent Documents

BC0426/22


Ashburton District Council

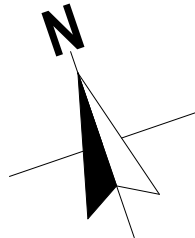


| | | | | | | | | |
|--|--|---------------------------------------|--|--|-----------------------------|-------------------|----------------------|------------------------|
| <div><div><div><div></div></div><div>mikegreerhomes</div></div><div><div>© Mike Greer Homes NZ Ltd</div><div>(03) 354 0166 I 0800 mikegreer</div><div>Tower 2, 7 Deans Avenue, Addington, Christchurch 8011</div><div>www.mikegreerhomes.co.nz</div></div></div> | JOB TITLE: MIKE GREER HOMES For Kelvin & Sharon Inch | DRAWING TITLE: Bracing Plan | LEGAL DESCRIPTION: LOT: 7DP: TBC Meadowlands Green Meadowlands Ashburton | LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2022 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: 08.12.21 | DESIGNER: NM | SCALE: 1:100 | SHEET: A2.04 |
| | | | | | AMENDMENT DATE: 01.09.22 | TECHNICIAN: CM | BASE PLAN: CT5499 | |
| | | | | | VERSION: V10 | CODE: 1 | JOB # M0470 | |

| BRACING CALCULATIONS | | | | TABLE: Default | | BRACING ALONG | | | | | | | | | | | | BRACING ACROSS | | | | | | | | | | | | | |
|-------------------------|----------------|-----------------------|------------------|----------------|--|---------------|---------|----------|------------|-----------|------------|-------------|-------------|----------|---------|----------|------|----------------|----------|------------|-----------|------------|-------------|-------------|----------|---------|----------|------|---------|----------|--|
| Location of Storey | Single | Wind Zone | High | | | Required | | Provided | | | | Achieved | | | | | | Required | | Provided | | | | Achieved | | | | | | | |
| Room in Roof Space | No | Earthquake Zone | 2 | | | Line | W BU | EQ BU | Brace Type | W BU/m | EQ BU/m | Length m | Height m | Angle | W BU | EQ BU | Line | W BU | EQ BU | Brace Type | W BU/m | EQ BU/m | Length m | Height m | Angle | W BU | EQ BU | Line | W BU | EQ BU | |
| Building Width (BW) | 14.4m | Soil Class | D - Deep or Soft | | | A | 338.8 | 338.8 | A-1 EP1 | 120.0 | 135.0 | 1.2 | 2.2 | - | 144.0 | 162.0 | M | 100.2 | 150.4 | M-1 BLP-H | 135.0 | 135.0 | 0.6 | 2.4 | - | 81.0 | 81.0 | | | | |
| Building Length (BL) | 22.6m | | | | | | | | A-2 EP1 | 95.0 | 105.0 | 0.6 | 2.2 | - | 57.0 | 63.0 | | | | M-2 BLP-H | 135.0 | 135.0 | 0.6 | 2.4 | - | 81.0 | 81.0 | | | | |
| Gross Floor Area (GFA) | 250.59m² | W along | 45.0BU/m | | | | | | A-3 BL1-H | 90.0 | 100.0 | 0.6 | 2.4 | - | 54.0 | 60.0 | | | | | | | | | | | | | | | |
| Floor Height to Apex | 4m | W along x BW | 648.9BU | | | | | | A-4 BL1-H | 90.0 | 100.0 | 0.6 | 2.4 | - | 54.0 | 60.0 | N | 119.3 | 150.4 | N-1 EP1 | 95.0 | 105.0 | 0.9 | 2.4 | - | 85.5 | 94.5 | | | | |
| Roof Height Above Eaves | 2m | W across | 40.0BU/m | | | | | | A-5 EP1 | 120.0 | 135.0 | 1.2 | 2.4 | - | 144.0 | 162.0 | | | | N-2 EP1 | 120.0 | 135.0 | 2.4 | 2.4 | - | 288.0 | 324.0 | | | | |
| Roof Pitch | 0 - 25° | W across x BL | 903.2BU | | | | | | A-6 GS1-N | 50.0 | 55.0 | 0.6 | 2.4 | - | 30.0 | 33.0 | | | | N-3 EP1 | 80.0 | 95.0 | 0.4 | 2.4 | - | 32.0 | 38.0 | | | | |
| Roof Style | Gable | | | | | | | | A-7 GS1-N | 70.0 | 60.0 | 1.2 | 2.4 | - | 84.0 | 72.0 | | | | | | | | | | | | | | | |
| Double Top Plate | No | EQ | 7.2BU/m² | | | | | | A-8 GS1-N | 50.0 | 55.0 | 0.4 | 2.4 | - | 20.0 | 22.0 | O | 100.0 | 150.4 | O-1 GS1-N | 70.0 | 60.0 | 1.6 | 2.4 | - | 112.0 | 96.0 | | | | |
| Floor Load | 2kPa | EQ x GFA | 1,804.2BU | | | | | | | | | | | | 587.0 | 634.0 | | | | O-2 GS1-N | 70.0 | 60.0 | 3.0 | 2.4 | - | 210.0 | 180.0 | | | | |
| Cladding Weights: | | | | | | B | 100.0 | 180.4 | B-1 GS1-N | 70.0 | 60.0 | 1.7 | 2.4 | - | 118.1 | 102.1 | | | | O-3 GS1-N | 70.0 | 60.0 | 2.0 | 2.4 | - | 140.0 | 120.0 | | | | |
| - Subfloor | Concrete Floor | | | | | | | | B-2 GS1-N | 70.0 | 60.0 | 3.6 | 2.4 | - | 252.0 | 216.0 | | | | O-4 EP1 | 120.0 | 135.0 | 1.2 | 2.4 | - | 144.0 | 162.0 | | | | |
| - Wall | Heavy | Calculations based on | NZS3604:2011 | | | | | | | | | | | | 371.1 | 318.1 | | | | | | | | | | | | | | | |
| - Roof | Light | | | | | C | 100.0 | 180.4 | C-1 EP1 | 120.0 | 135.0 | 1.2 | 2.4 | - | 144.0 | 162.0 | P | 100.0 | 150.4 | P-1 GS1-N | 50.0 | 55.0 | 0.8 | 2.4 | - | 40.0 | 44.0 | | | | |
| | | | | | | | | | C-2 EP1 | 120.0 | 135.0 | 1.2 | 2.4 | - | 144.0 | 162.0 | | | | P-2 GS1-N | 70.0 | 60.0 | 2.0 | 2.4 | - | 140.0 | 120.0 | | | | |
| | | | | | | | | | C-3 EP1 | 120.0 | 135.0 | 1.2 | 2.4 | - | 144.0 | 162.0 | | | | P-3 GS1-N | 70.0 | 60.0 | 1.6 | 2.4 | - | 112.0 | 96.0 | | | | |
| | | | | | | | | | C-4 GS1-N | 70.0 | 60.0 | 1.2 | 2.4 | - | 84.0 | 72.0 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | 516.0 | 558.0 | Q | 100.0 | 150.4 | Q-1 EP1 | 95.0 | 105.0 | 0.6 | 2.4 | - | 57.0 | 63.0 | | | | |
| | | | | | | D | 105.9 | 180.4 | D-1 GS1-N | 50.0 | 55.0 | 0.6 | 2.4 | - | 30.0 | 33.0 | | | | Q-2 GS1-N | 70.0 | 60.0 | 2.4 | 2.4 | - | 168.0 | 144.0 | | | | |
| | | | | | | | | | D-2 BL1-H | 90.0 | 100.0 | 0.8 | 2.4 | - | 72.0 | 80.0 | | | | | | | | | | | | | | | |
| | | | | | | | | | D-3 BL1-H | 90.0 | 100.0 | 0.8 | 2.4 | - | 72.0 | 80.0 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | 174.0 | 193.0 | R | 129.3 | 150.4 | R-1 GS1-N | 70.0 | 60.0 | 2.4 | 2.4 | - | 168.0 | 144.0 | | | | |
| | | | | | | E | 208.1 | 208.1 | E-1 BL1-H | 90.0 | 100.0 | 0.7 | 2.4 | - | 63.0 | 70.0 | | | | R-2 GS1-N | 70.0 | 60.0 | 1.7 | 2.4 | - | 119.0 | 102.0 | | | | |
| | | | | | | | | | E-2 GS1-N | 50.0 | 55.0 | 0.6 | 2.4 | - | 30.0 | 33.0 | | | | | | | | | | | | | | | |
| | | | | | | | | | E-3 EP1 | 120.0 | 135.0 | 1.2 | 2.4 | - | 144.0 | 162.0 | | | | | | | | | | | | | | | |
| | | | | | | | | | E-4 EP1 | 120.0 | 135.0 | 1.2 | 2.4 | - | 144.0 | 162.0 | | | | | | | | | | | | | | | |
| | | | | | | | | | E-5 GS1-N | 50.0 | 55.0 | 0.4 | 2.4 | - | 20.0 | 22.0 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | 401.0 | 449.0 | | | | | | | | | | | | | | | |
| | | | | | | | | | Total | | | | | Achieved | 2,049.1 | 2,152.1 | | | | Total | | | | | Achieved | 1,977.5 | 1,889.5 | | | | |
| | | | | | | | | | | | | | | Required | 648.9 | 1,804.2 | | | | | | | | | Required | 903.2 | 1,804.2 | | | | |

RFI 2/9/22
window relocated

| | | | | | | | | |
|---|--|---|---|--|-----------------------------|-------------------|----------------------|----------------|
|  © Mike Greer Homes NZ Ltd (03) 354 0166 0800 mikegreer Tower 2, 7 Deans Avenue, Addington, Christchurch 8011 www.mikegreerhomes.co.nz | JOB TITLE: MIKE GREER HOMES For Kelvin & Sharon Inch | DRAWING TITLE: Bracing Calculations | LEGAL DESCRIPTION: LOT: 7 DP: TBC Meadowlands Green Meadowlands Ashburton | LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2022 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: 08.12.21 | DESIGNER: NM | SCALE: | SHEET: |
| | | | | | AMENDMENT DATE: 01.09.22 | TECHNICIAN: CM | BASE PLAN: CT5499 | A2.05 |
| | | | | | | VERSION: V10 | CODE: 1 | JOB # M0470 |



ELECTRICAL NOTES

- Allow for single switched power point for standard appliances: Fridge, Dishwasher, Waste Disposal, Rangehood, Hob, Oven, Refer to kitchen design for layout and positions of kitchen area sockets etc. All power points are indicative only and must be positioned and confirmed on site by architect and/or owner.

- All electrical installations to be in accordance with G9/AS1.

- Mesh in floor slab must be earthed, earth with 16mm REO rod brought up into garage wall below meterbox and wired to the mesh. At prewire, connect a clamp and piece of wire to rod and earth it to the meterbox.

- Where downlights are to be installed, only CA 80, CA 135, IC or IC-F downlights are permitted in private or rental dwellings. (Note that IC downlights can only be used with insulation that passes the needle flame test of AS/NZS 60598 2.2 clause 11.5). Recessed downlights that are not labelled as above are not permitted to be installed into residential buildings.

- Total of 20 lux of illuminance for the total wattage required per m2 of floor area as shown in NZBC G8 / AS1 Table 1.

- Lighting and electrical by others, all positions and types to be selected and confirmed by client with contractor unless noted otherwise.

- Mechanical ventilation in housing removing moisture shall be vented outside (includes wet areas & cooker hoods).Refer to NZBC G4/AS1 1.3.3 (a&b), Mechanical Ventilation to be 150 dia. 230 Cu M/H inline fan ducted to soffit. Auto extractor fans shall terminate through roof with an extraction rate as set out in NZBC G4.

- All smoke alarms are to comply with NZBC F7 and be manufactured to at least one of: AS 3786, ISO 12239 or BS EN 14604, Required within 3m of all sleeping areas, change in level & entry/exits as per NZS 4514 & BRANZ Bulletin No 606

-Downlights shall be CA80 check the insulation manufacturers instructions to ensure their product is safe when installed along side proposed downlights

GENERAL PLACEMENT NOTES

- Power points typically 300mm from nearest corner & 300mm from FFL unless otherwise noted.

- Power points in wet areas to be 1,200mm high from FFL and vertically fixed unless otherwise noted.

-Power point for heater to be located 300mm below finished ceiling level

-Power points in kitchen to be 1000mm high from FFL

- Light switches typically 150mm from nearest corner or door frame & 1,200mm from FFL unless otherwise noted.

-HWC switch 300mm above FFL

-Laundry Power Point 1000mm above FFL

| NZBC G4/AS1 Ventilation | | | 5% min |
|-------------------------|-----------|----------------------------|---------------|
| Room | Room Area | Opening Area (Ventilation) | Ventilation % |
| Liv/ Din/ Kit | 52.43 | 8.38 | 15.98% |
| Bedroom 1 | 27.65 | 7.13 | 25.79% |
| Bedroom 2 | 10.06 | 1.09 | 10.83% |
| Bedroom 3 | 10.06 | 1.09 | 10.83% |
| Covered Area | 24.07 | 10.28 | 42.71% |
| Entry | 4.91 | 1.84 | 37.47% |
| Ensuite | 7.79 | 1.02 | 13.09% |
| Bathroom | 8.48 | 1.36 | 16.04% |
| WC | 2.00 | 0.72 | 36.00% |

| NZBC G7/AS1 Natural Light | | | 10% min |
|---------------------------|-----------|-----------------------|-----------|
| Room | Room Area | Opening Area (Glazed) | Glazing % |
| Liv/ Din/ Kit | 52.43 | 11.82 | 22.54% |
| Bedroom 1 | 27.65 | 8.47 | 30.63% |
| Bedroom 2 | 10.06 | 2.94 | 29.22% |
| Bedroom 3 | 10.06 | 2.94 | 29.22% |
| Covered Area | 24.07 | 9.35 | 38.85% |
| Entry | 4.91 | 0.78 | 15.89% |
| Ensuite | 7.79 | 2.72 | 34.92% |
| Bathroom | 8.48 | 1.20 | 14.15% |
| WC | 2.00 | 0.63 | 31.50% |

Approved Building Consent Documents

Meterboard / Earth

Distribution Board

Communications Panel

Smoke Detector

Hot Water Cylinder

Heated Towel Rail

Bathroom Heater

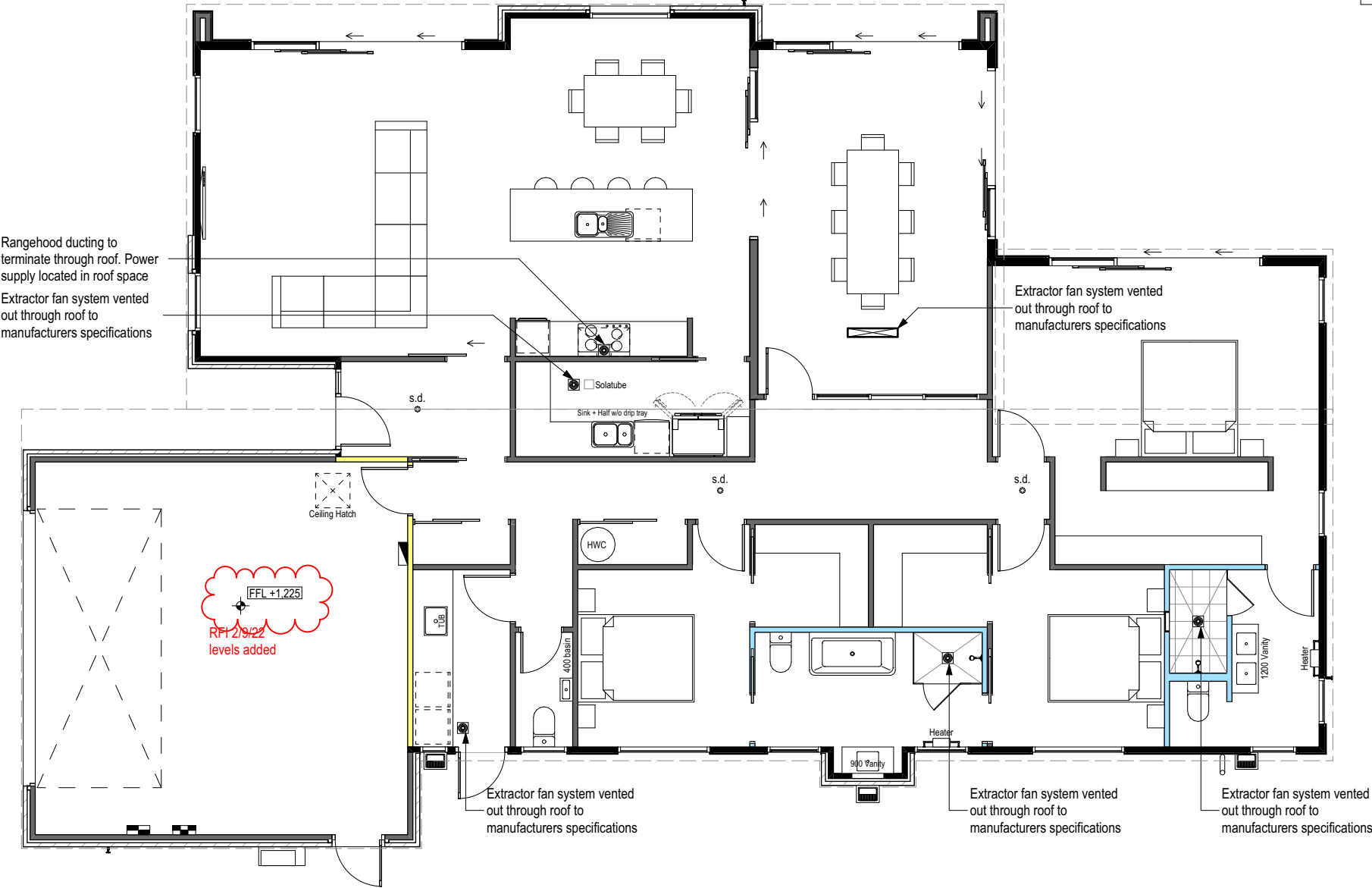
Mechanical Vent / Ducting

Extract Grille

External Heat Pump Unit

BC0426/22

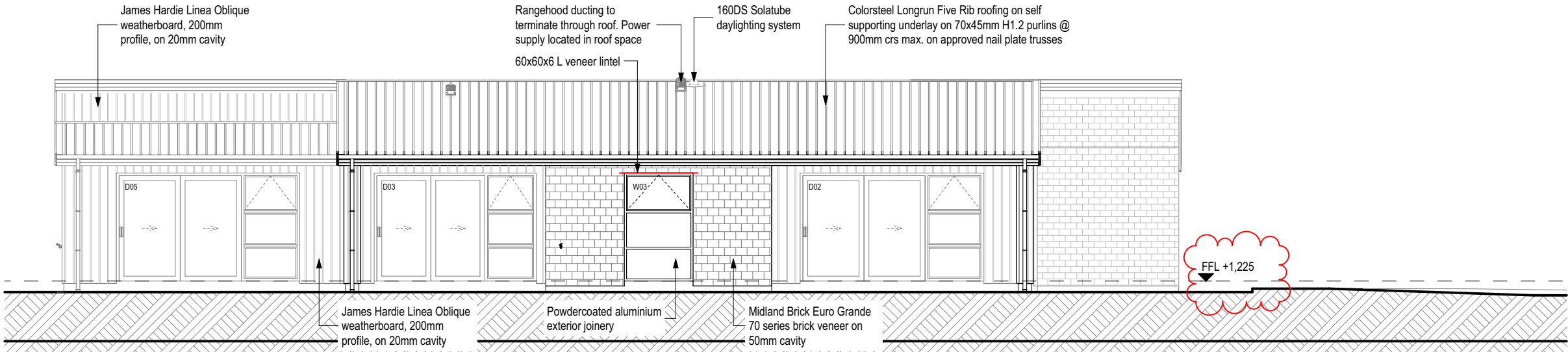
Ashburton District Council



Section 37 2 b no work to be carried out on septic tank or effluent field until ECAN resource consent has been approved and supplied to ADC

NOTE:
House to be wired for alarm with key pad at entrance (pre-wire only)

| | | | | | | | | |
|--|--|--|--|--|-----------------------------|-------------------|----------------------|--------------|
| <div><div><div></div><div>mikegreerhomes</div><div>© Mike Greer Homes NZ Ltd</div><div>(03) 354 0166 0800 mikegreer</div><div>Tower 2, 7 Deans Avenue, Addington, Christchurch 8011</div><div>www.mikegreerhomes.co.nz</div></div></div> | JOB TITLE: MIKE GREER HOMES For Kelvin & Sharon Inch | DRAWING TITLE: Electrical Plan | LEGAL DESCRIPTION: LOT: 7 DP: TBC Meadowlands Green Meadowlands Ashburton | LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2022 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: 08.12.21 | DESIGNER: NM | SCALE: 1:100 | A2.06 |
| | | | | | AMENDMENT DATE: 01.09.22 | TECHNICIAN: CM | BASE PLAN: CT5499 | |
| | | | | | VERSION: V10 | CODE: 1 | JOB # M0470 | |

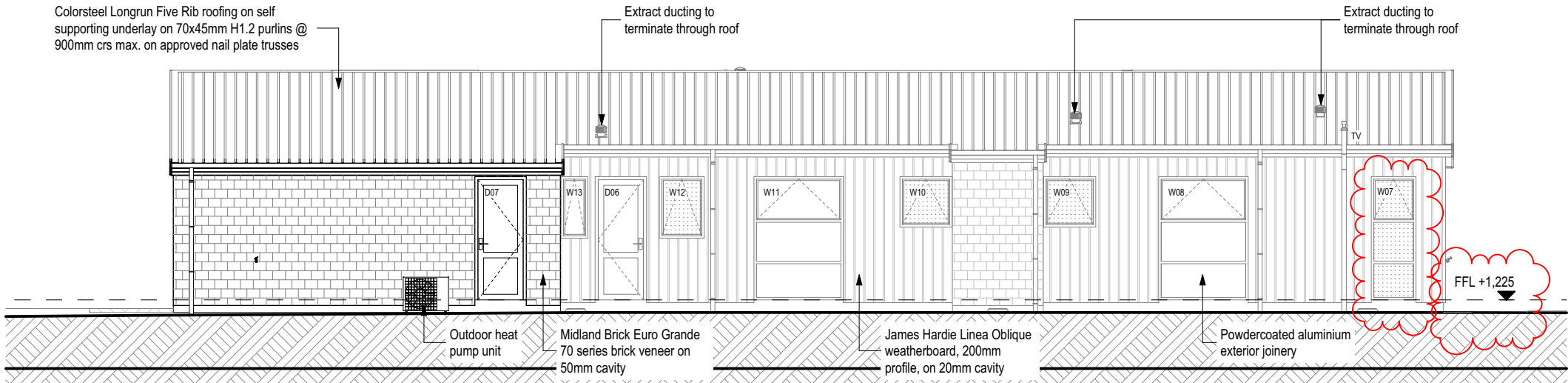


North Elevation

SCALE 1:100 @A3

RFI 2/9/22
levels added

| BUILDING ENVELOPE RISK MATRIX | | |
|-------------------------------|----------------|------------|
| North Elevation | | |
| Risk Factor | Risk Severity | Risk Score |
| Wind zone (per NZS 3604) | High risk | 1 |
| Number of storeys | Low risk | 0 |
| Roof/wall intersection design | Very high risk | 5 |
| Eaves width | High risk | 2 |
| Envelope complexity | Medium risk | 1 |
| Deck design | Low risk | 0 |
| Total Risk Score: | | 9 |



South Elevation

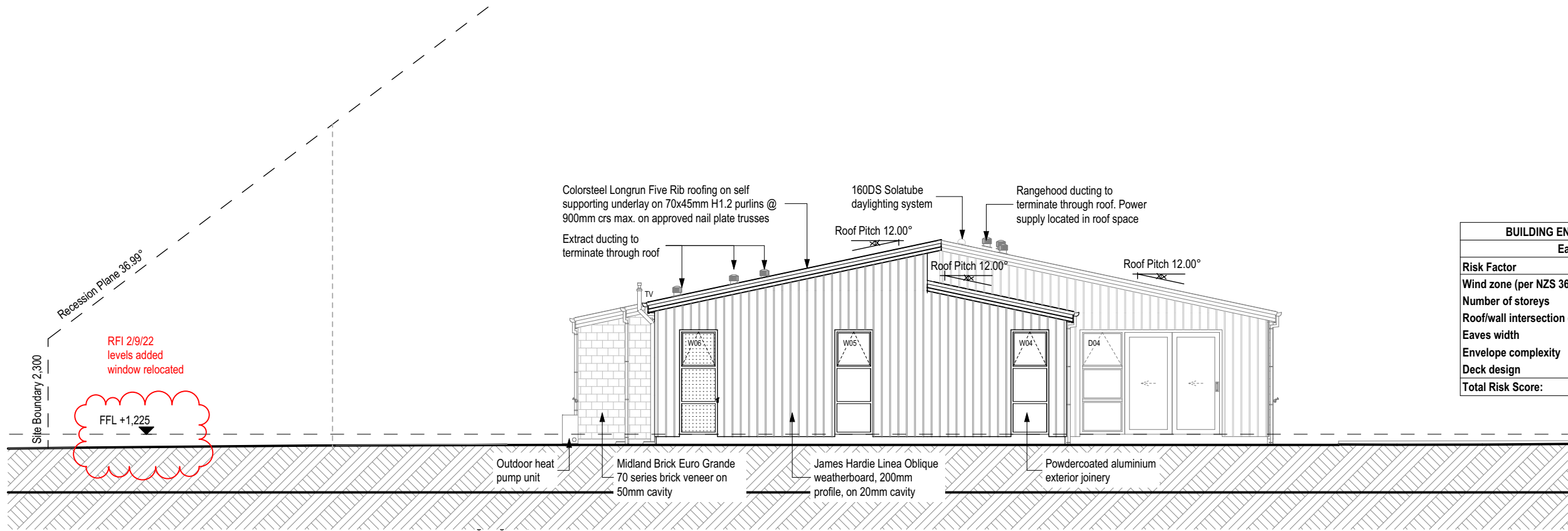
SCALE 1:100 @A3

RFI 2/9/22
levels added
window relocated

| BUILDING ENVELOPE RISK MATRIX | | |
|-------------------------------|---------------|------------|
| South Elevation | | |
| Risk Factor | Risk Severity | Risk Score |
| Wind zone (per NZS 3604) | High risk | 1 |
| Number of storeys | Low risk | 0 |
| Roof/wall intersection design | Medium risk | 1 |
| Eaves width | High risk | 2 |
| Envelope complexity | Medium risk | 1 |
| Deck design | Low risk | 0 |
| Total Risk Score: | | 5 |

GLAZING NOTES:
Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for performance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

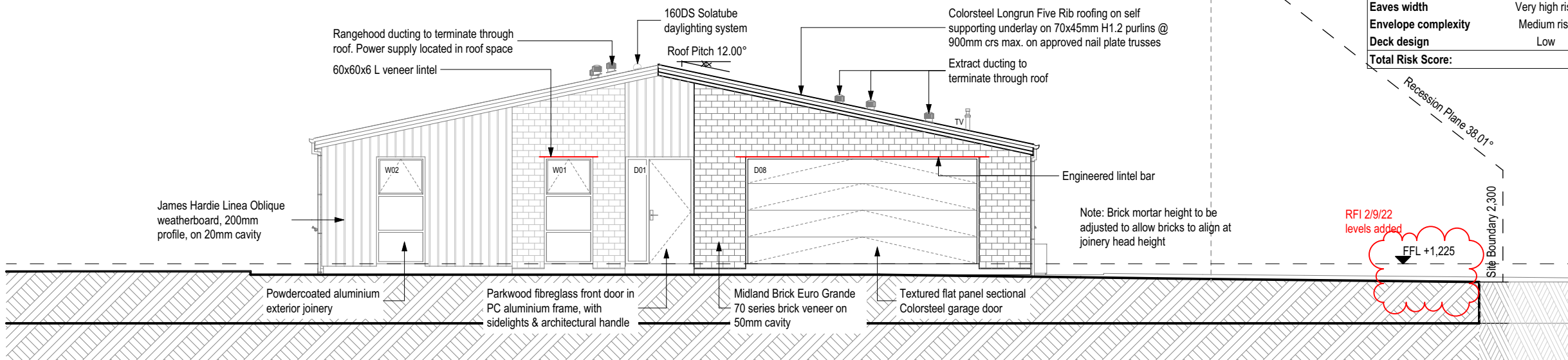
| | | | | | | | | |
|---|--|-------------------------------------|--|--|-----------------------------|-------------------|----------------------|-----------------------------------|
| <div></div> <div>© Mike Greer Homes NZ Ltd</div> <div>(03) 354 0166 0800 mikegreer</div> <div>Tower 2, 7 Deans Avenue, Addington, Christchurch 8011</div> <div>www.mikegreerhomes.co.nz</div> | JOB TITLE: MIKE GREER HOMES For Kelvin & Sharon Inch | DRAWING TITLE: Elevations | LEGAL DESCRIPTION: LOT: 7DP: TBC Meadowlands Green Meadowlands Ashburton | LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2022 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: 08.12.21 | DESIGNER: NM | SCALE: 1:100 | SHEET: A3.01 |
| | | | | | AMENDMENT DATE: 01.09.22 | TECHNICIAN: CM | BASE PLAN: CT5499 | |
| | | | | | | VERSION: V10 | CODE: 1 | |



East Elevation

SCALE 1:100 @A3

| BUILDING ENVELOPE RISK MATRIX | | |
|-------------------------------|----------------|------------|
| East Elevation | | |
| Risk Factor | Risk Severity | Risk Score |
| Wind zone (per NZS 3604) | High risk | 1 |
| Number of storeys | Low risk | 0 |
| Roof/wall intersection design | Very high risk | 5 |
| Eaves width | Very high risk | 5 |
| Envelope complexity | Medium risk | 1 |
| Deck design | Low risk | 0 |
| Total Risk Score: | | 12 |



West Elevation

SCALE 1:100 @A3

| BUILDING ENVELOPE RISK MATRIX | | |
|-------------------------------|----------------|------------|
| West Elevation | | |
| Risk Factor | Risk Severity | Risk Score |
| Wind zone (per NZS 3604) | High risk | 1 |
| Number of storeys | Low risk | 0 |
| Roof/wall intersection design | Medium risk | 1 |
| Eaves width | Very high risk | 5 |
| Envelope complexity | Medium risk | 1 |
| Deck design | Low | 0 |
| Total Risk Score: | | 8 |

GLAZING NOTES:
Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for performance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

| | | | | | | | | |
|---|--|-------------------------------------|--|--|-----------------------------|-------------------|----------------------|------------------------|
| <div></div> <div>© Mike Greer Homes NZ Ltd</div> <div>(03) 354 0166 0800 mikegreer</div> <div>Tower 2, 7 Deans Avenue, Addington, Christchurch 8011</div> <div>www.mikegreerhomes.co.nz</div> | JOB TITLE: MIKE GREER HOMES For Kelvin & Sharon Inch | DRAWING TITLE: Elevations | LEGAL DESCRIPTION: LOT: 7DP: TBC Meadowlands Green Meadowlands Ashburton | LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2022 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: 08.12.21 | DESIGNER: NM | SCALE: 1:100 | SHEET: A3.02 |
| | | | | | AMENDMENT DATE: 01.09.22 | TECHNICIAN: CM | BASE PLAN: CT5499 | |
| | | | | | | VERSION: V10 | CODE: 1 | |

0.40mm BMT 5-rib roofing over self-supporting roof underlay over H1.2 70x45mm purlins @ 600mm crs. top and bottom, 900crs max. to body.

James Hardie 4.5mm HardieFlex soffit lining

James Hardie Linea Oblique weatherboard, 200mm profile, vertical, on 20mm cavity

Timber lintel, H1.2, refer to framing plan for sizes.

Selected colour powder-coated aluminium joinery with all glazing to comply with NZS 4223.

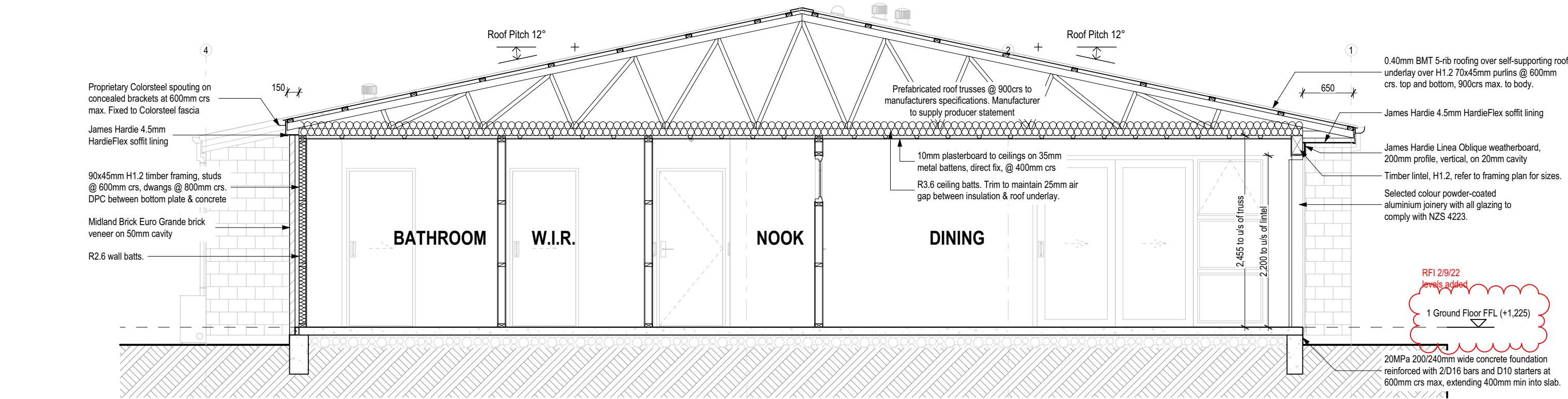
RFI 2/9/22
levels added

1 Ground Floor FFL (+1,225)

20MPa 200/240mm wide concrete foundation reinforced with 2/D16 bars and D10 starters at 600mm crs max, extending 400mm min into slab.


Section A

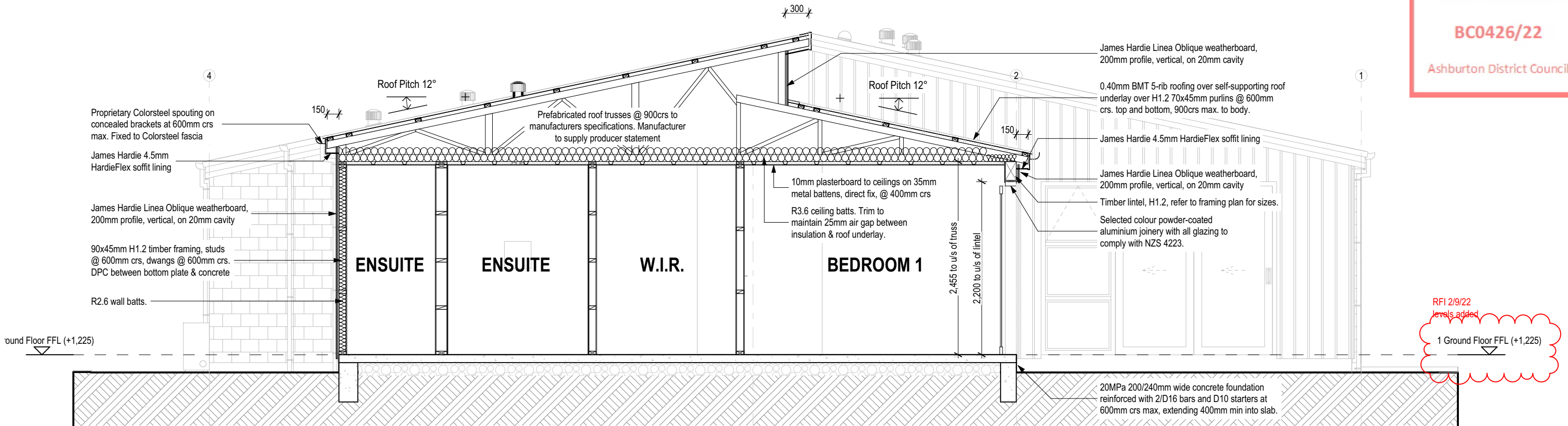
SCALE 1:50 @A3



Section B

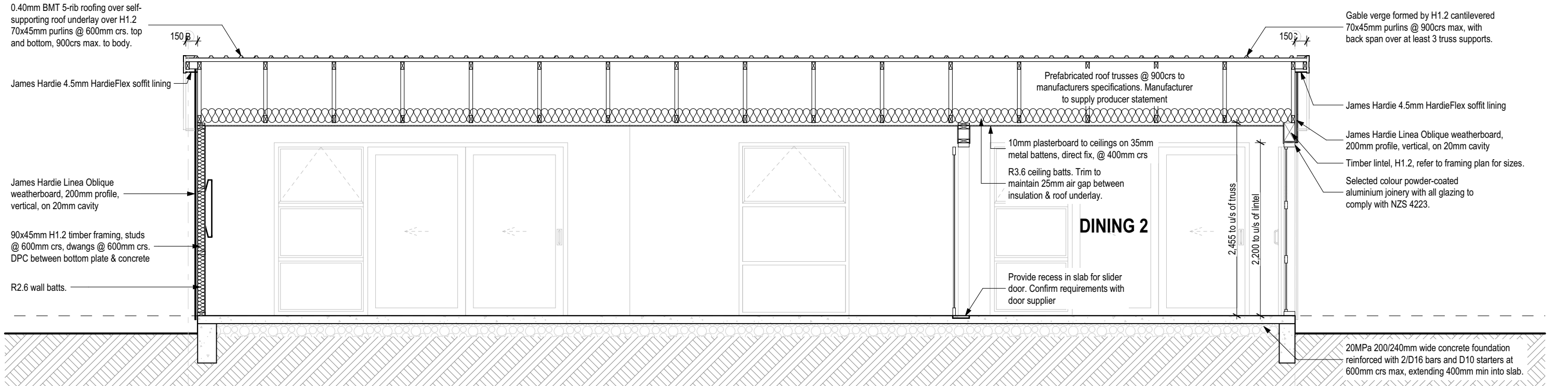
SCALE 1:50 @A3

| | | | | | | | | |
|---|--|--|--|---|-----------------------------|-------------------|----------------------|--------------|
|  © Mike Greer Homes NZ Ltd (03) 354 0166 0800 mikegreer Tower 2, 7 Deans Avenue, Addington, Christchurch 8011 www.mikegreerhomes.co.nz | JOB TITLE: MIKE GREER HOMES For Kelvin & Sharon Inch | DRAWING TITLE: Section A & B | LEGAL DESCRIPTION: LOT: 7 DP: TBC Meadowlands Green Meadowlands Ashburton | LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work. © 2022 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: 08.12.21 | DESIGNER: NM | SCALE: 1:50 | A4.01 |
| | | | | | AMENDMENT DATE: 01.09.22 | TECHNICIAN: CM | BASE PLAN: CT5499 | |
| | | | | | VERSION: V10 | CODE: 1 | JOB # M0470 | |
| | | | | | | | | |



Section C

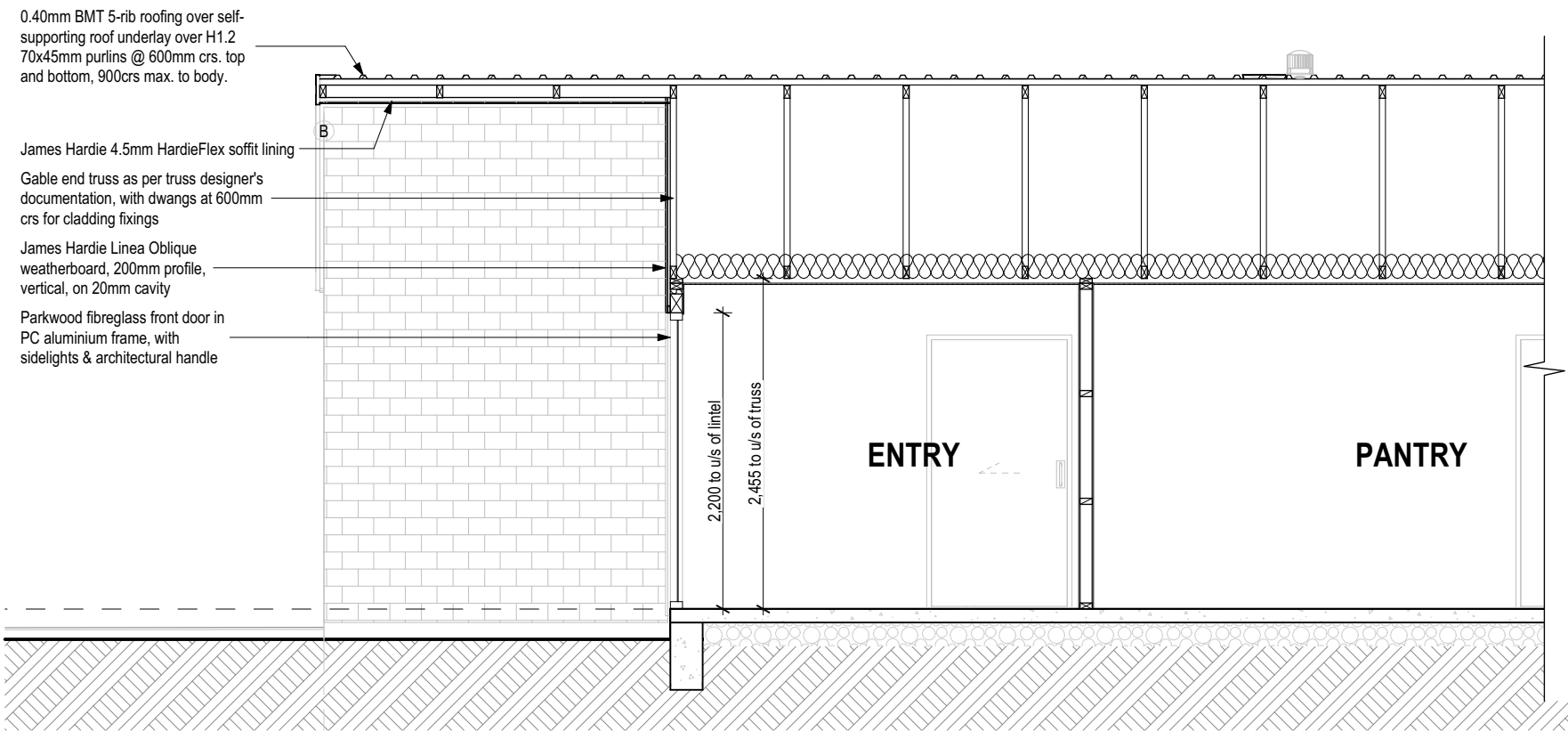
SCALE 1:50 @A3



Section D

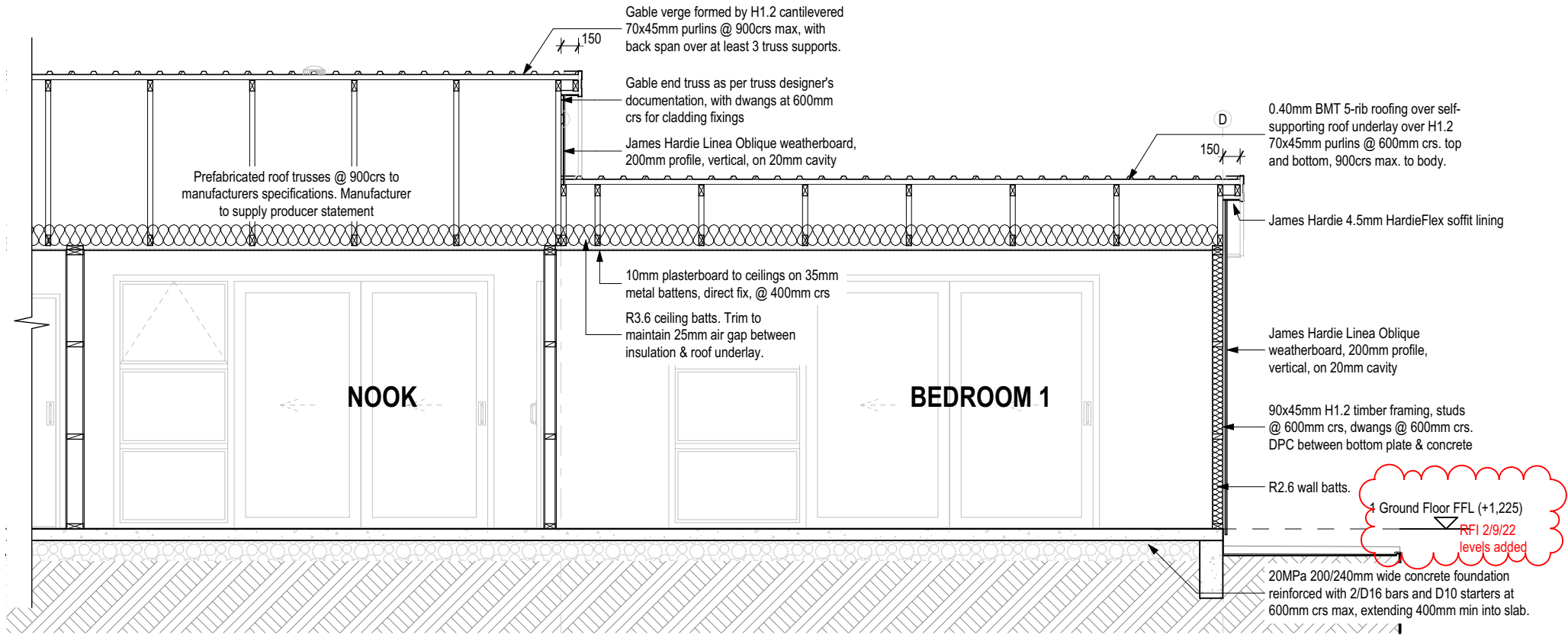
SCALE 1:50 @A3

| | | | | | | | | | | | | |
|--|--|--|--|--|---|--|--|--|----------------------------|-----------------|----------------------|------------------------|
|  mikegreerhomes © Mike Greer Homes NZ Ltd (03) 354 0166 0800 mikegreer Tower 2, 7 Deans Avenue, Addington, Christchurch 8011 www.mikegreerhomes.co.nz | JOB TITLE: MIKE GREER HOMES For Kelvin & Sharon Inch | | DRAWING TITLE: Section C & D | | LEGAL DESCRIPTION: LOT: 7 DP: TBC Meadowlands Green Meadowlands Ashburton | | LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2022 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: 08.12.21 | DESIGNER: NM | SCALE: 1:50 | SHEET: A4.02 |
| | AMENDMENT DATE: 01.09.22 | | TECHNICIAN: CM | | VERSION: V10 | | CODE: 1 | | JOB # M0470 | | BASE PLAN: CT5499 | |
| | | | | | | | | | | | | |

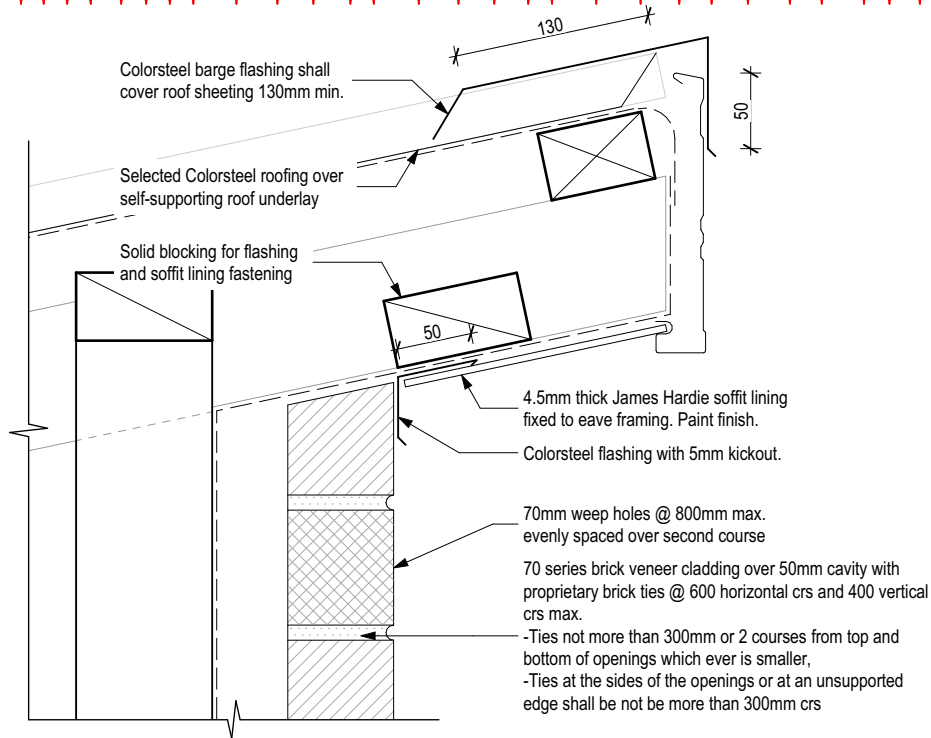


Section E

SCALE 1:50 @A3



| | | | | | | | | |
|--|--|------------------------------------|---|--|-----------------------------|-------------------|----------------------|------------------------|
|  <div>© Mike Greer Homes NZ Ltd (03) 354 0166 0800 mikegreer Tower 2, 7 Deans Avenue, Addington, Christchurch 8011 www.mikegreerhomes.co.nz</div> | JOB TITLE: MIKE GREER HOMES For Kelvin & Sharon Inch | DRAWING TITLE: Section E | LEGAL DESCRIPTION: LOT: 7 DP: TBC Meadowlands Green Meadowlands Ashburton | LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2022 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: 08.12.21 | DESIGNER: NM | SCALE: 1:50 | SHEET: A4.03 |
| | | | | | AMENDMENT DATE: 01.09.22 | TECHNICIAN: CM | BASE PLAN: CT5499 | |
| | | | | | VERSION: V10 | CODE: 1 | JOB # M0470 | |



70 Series Brick - Raking Soffit

RFI 2/9/22

SCALE 1:5 @A3

70 series brick veneer cladding over 50mm cavity with proprietary brick ties @ 600 horizontal crs and 400 vertical crs max.

Brick ties shall be installed as per NZS4210 requirements. Ties not more than 300mm or 2 courses from top and bottom of openings which ever is smaller.

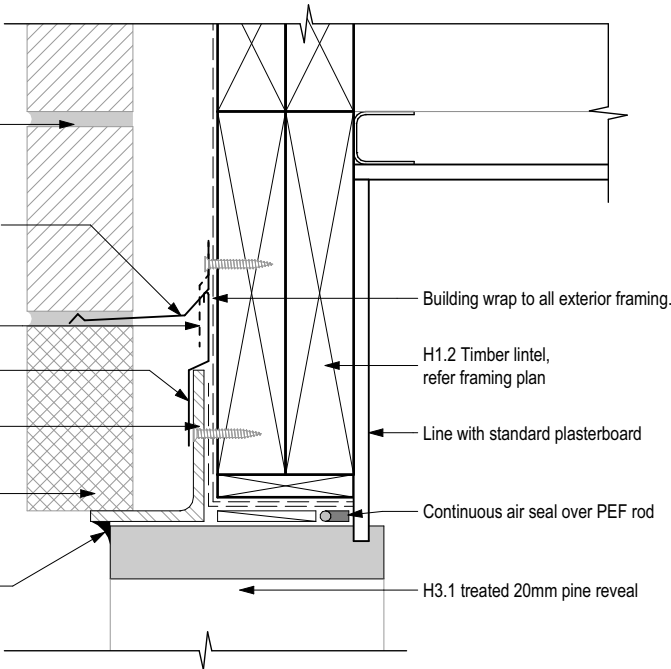
Flashing tape over top of head flashing lapped 50mm min onto building wrap

Head flashing turned into angle

Shelf angle by engineer

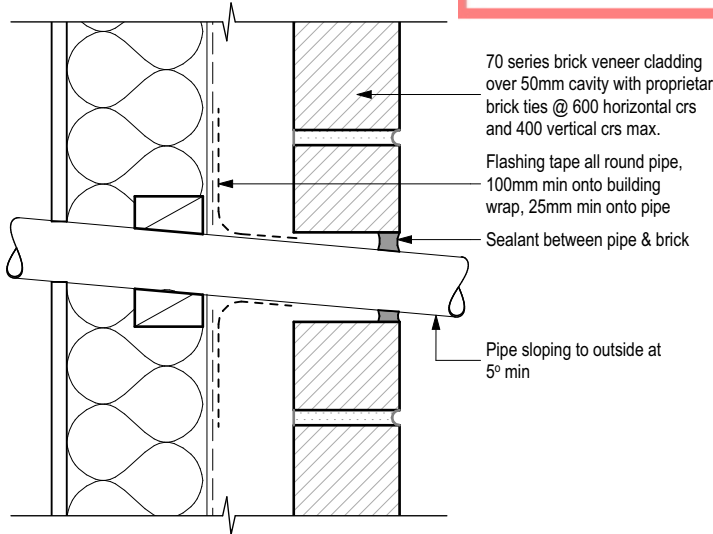
70mm weep holes @ 800mm max. evenly spaced over opening.

Bead MS sealant to soffit lining



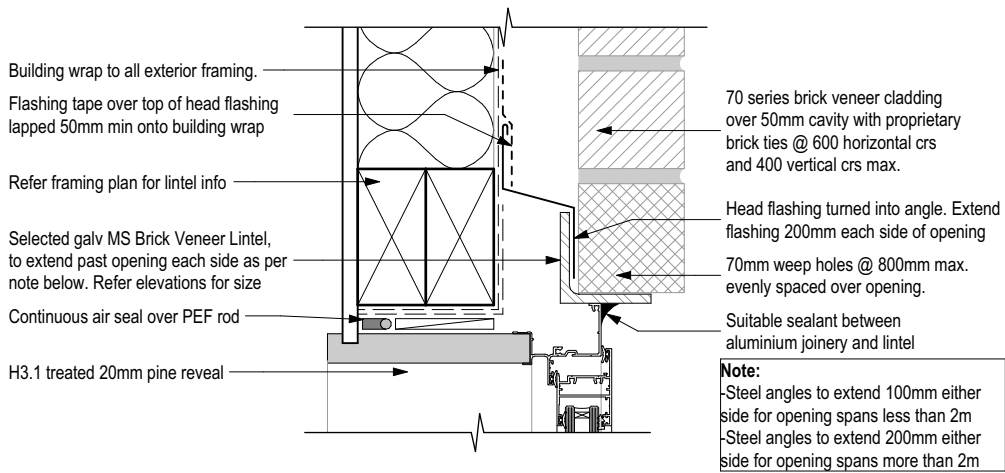
70 Series Brick - Garage Door Head

SCALE 1:5 @A3



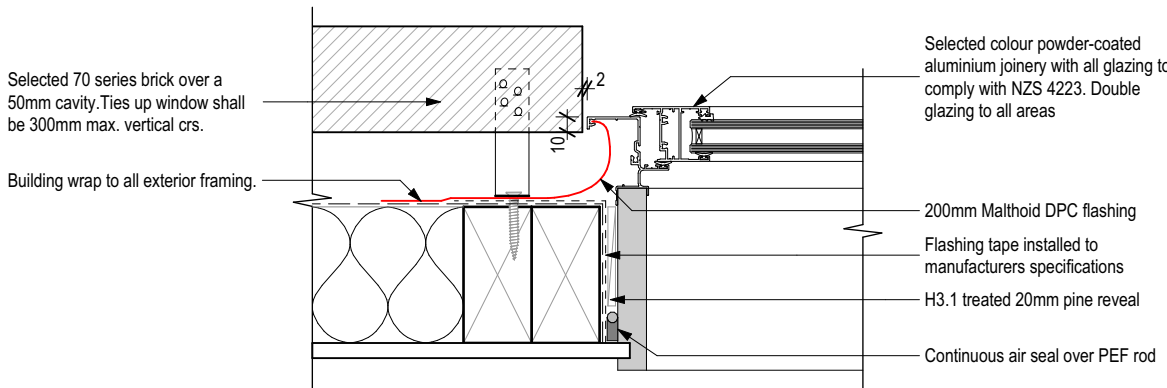
70 Series Brick - Pipe Penetration

SCALE 1:5 @A3



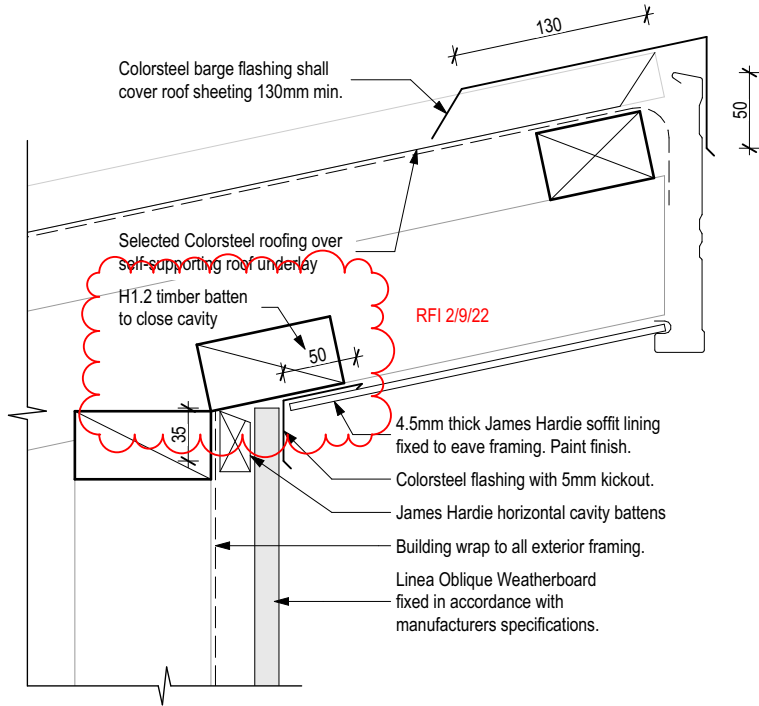
70 Series Brick - Window Head Detail

SCALE 1:5 @A3



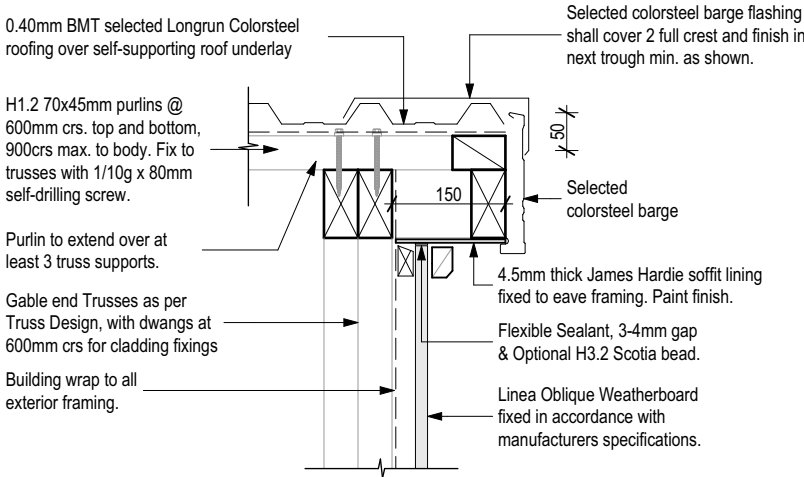
70 Series Brick - Window Jamb Detail

SCALE 1:5 @A3



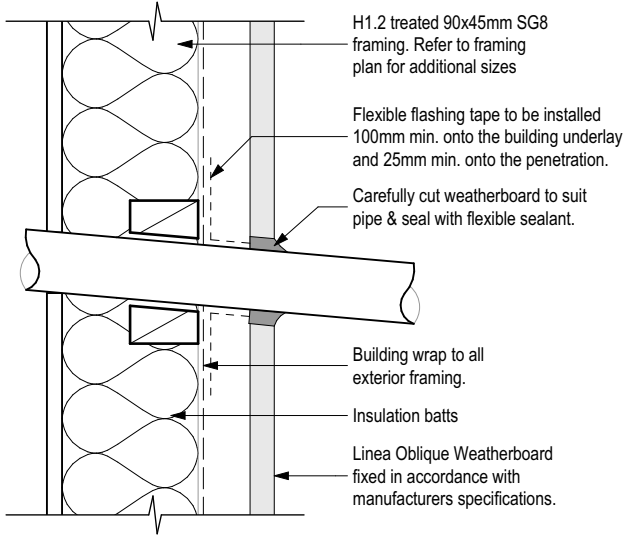
Vertical Weatherboards - Raking Soffit

SCALE 1:5 @A3



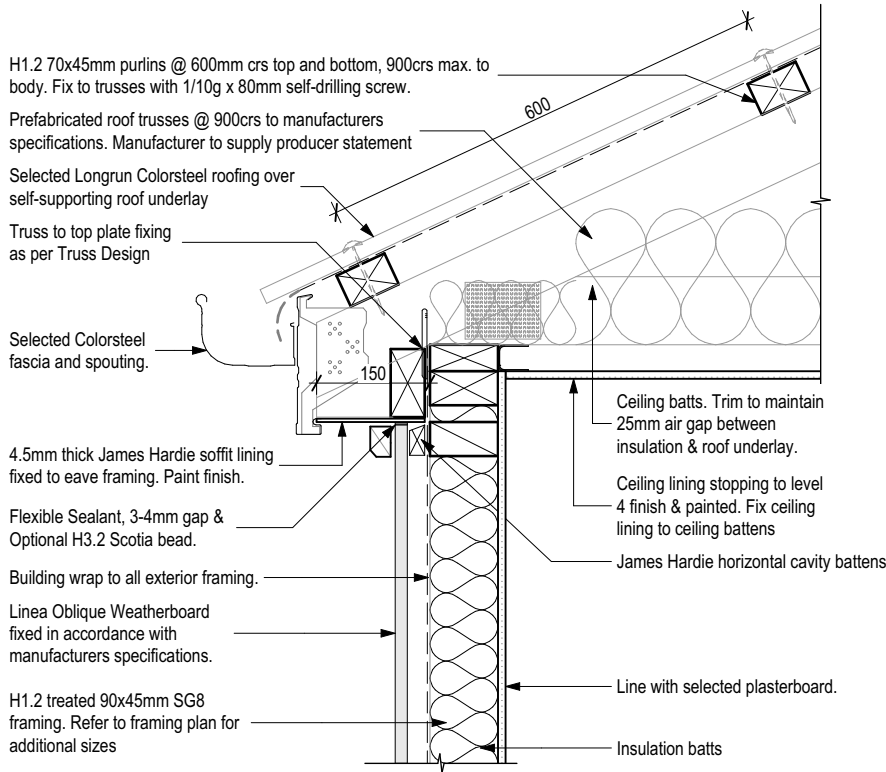
Vertical Weatherboards - Barge

SCALE 1:10 @A3



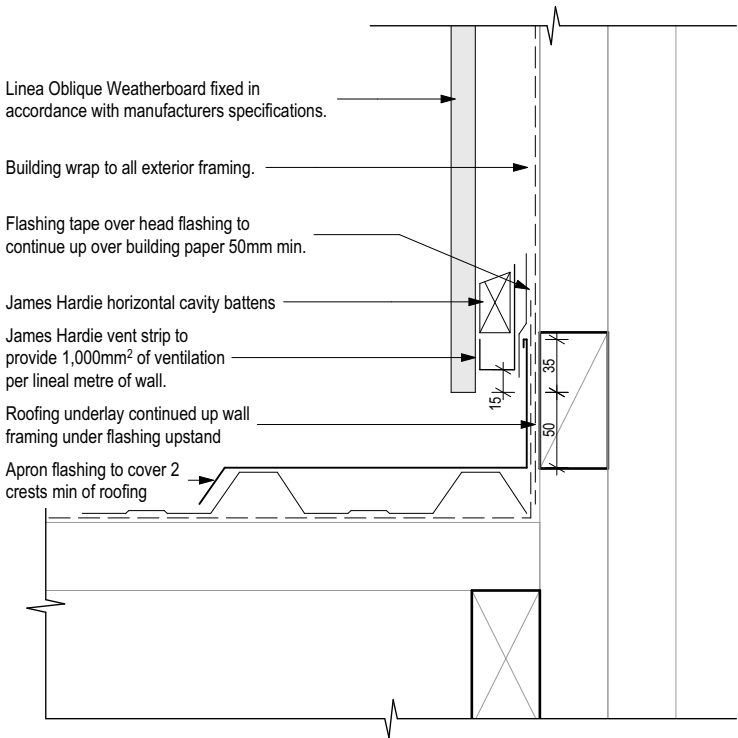
Vertical Weatherboards - Pipe Penetration

SCALE 1:5 @A3



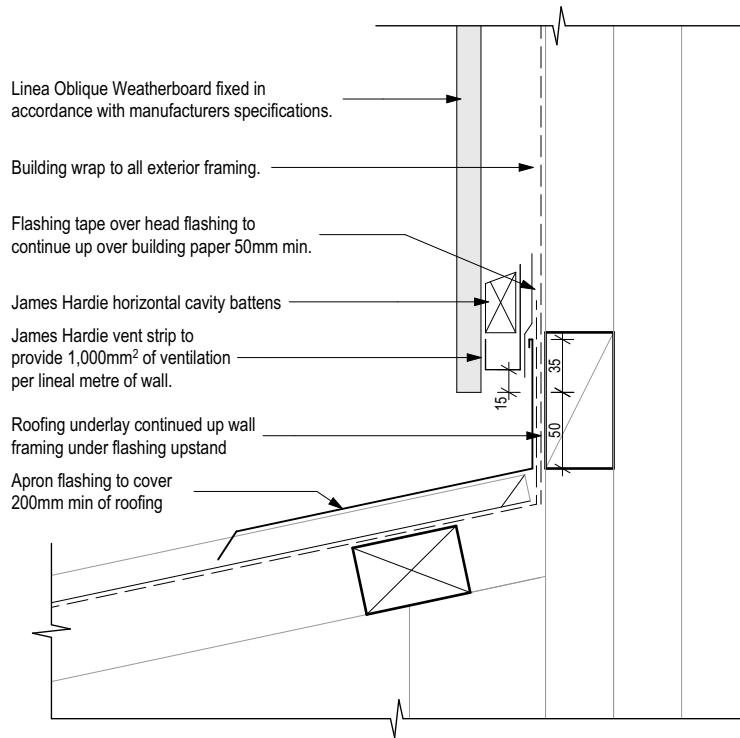
Vertical Weatherboards - Typical Soffit

SCALE 1:10 @A3



Vertical Weatherboards - Apron Flashing (Parallel)

SCALE 1:5 @A3



Vertical Weatherboards - Apron Flashing (Transverse)

SCALE 1:5 @A3

| | | | | | | | | |
|---|--|---|---|--|--|----------------------------------|---------------------------------|---|
| <div> mikegreerhomes © Mike Greer Homes NZ Ltd (03) 354 0166 0800 mikegreer Tower 2, 7 Deans Avenue, Addington, Christchurch 8011 www.mikegreerhomes.co.nz</div> | <div>JOB TITLE: MIKE GREER HOMES For Kelvin & Sharon Inch</div> | <div>DRAWING TITLE: Details: Linea Oblique</div> | <div>LEGAL DESCRIPTION: LOT: 7 DP: TBC Meadowlands Green Meadowlands Ashburton</div> | <div>LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2022 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</div> | <div>DATE OF ISSUE: 08.12.21</div> | <div>DESIGNER: NM</div> | <div>SCALE: 1:10, 1:5</div> | <div>SHEET: A5.05</div> |
| | | | | <div>AMENDMENT DATE: 01.09.22</div> | <div>TECHNICIAN: CM</div> | <div>BASE PLAN: CT5499</div> | | |
| | | | | | <div>VERSION: V10</div> | <div>CODE: 1</div> | <div>JOB # M0470</div> | |

GENERAL NOTE

- Sizes shown are rough opening sizes and & leaf sizes.
- Client to confirm window & door style & finishes.
- Confirm all opening sizes onsite prior to installation
- Refer to ground floor plan for accurate opening location.

-Joinery: -All exterior window and doors to be colorsteel powdercoated aluminium framed with double glazing and dressed timber reveals unless noted otherwise. Refer to specification for full details.

- Internal Door Leaf Height: - Standard.
- Internal Door Leaf Width: - Typically 810mm (unless noted on plan).
- Garage Door: - Typically 710/810mm (wet areas).
- Lintels: - Colorsteel sectional.
- Safety Glazing (SG): - Refer to the Truss Design for lintel sizes.
- Obscure Glazing (OB): - As indicated on Door & Window Schedule
- Restrictor Stays (RS): - To Bathroom, WC and Ensuite
- Restrictor Stays (RS): - As indicated on Door & Window Schedule

NOTE:
All doors & sliders are taken from **External Elevation**.
All windows are taken from **External Elevation**.

Floor Plan takes precedence over Window Schedule - Refer to Floor plan & Elevations for opening direction.

Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for performance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

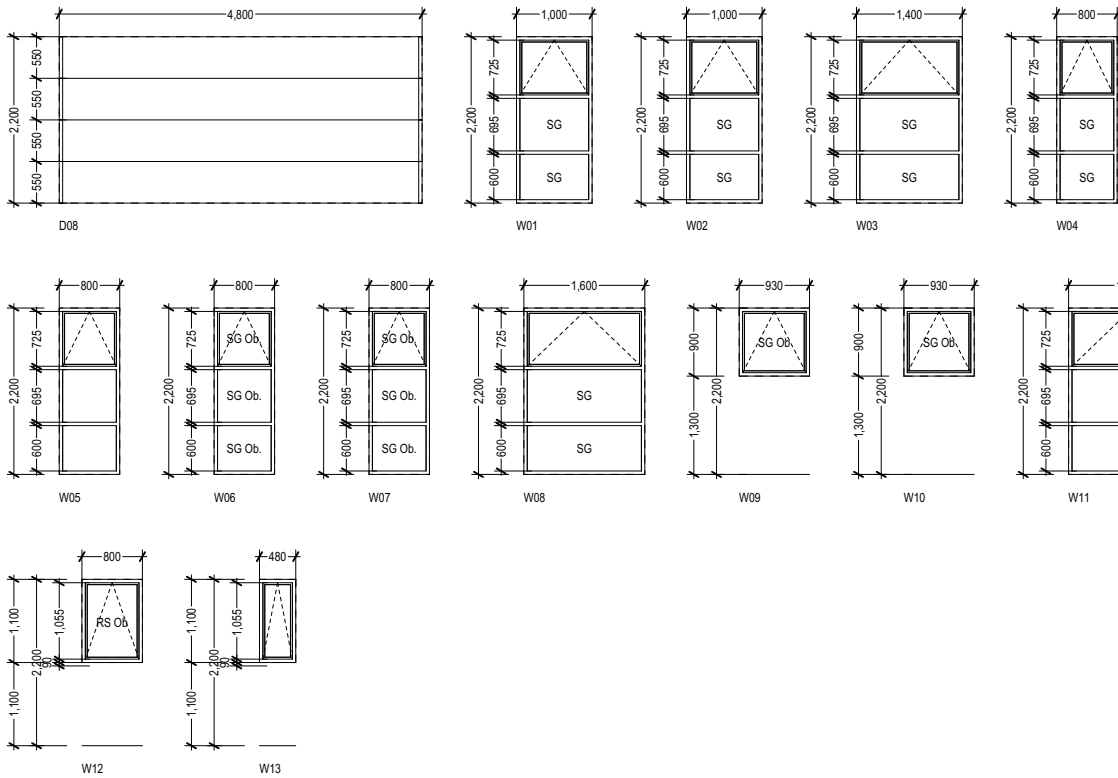
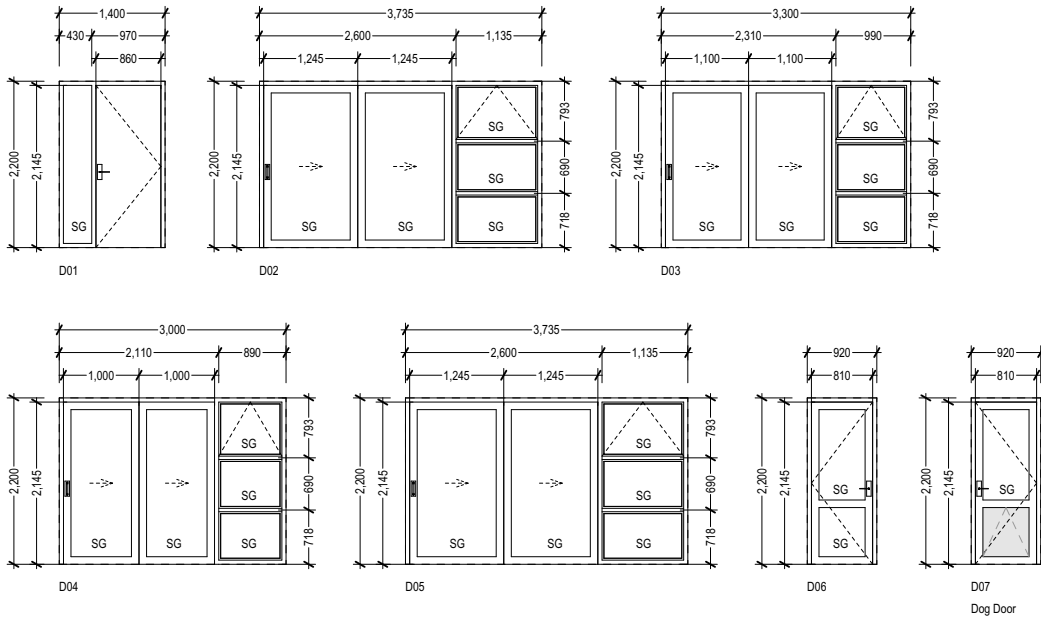
STANDARD GLAZING UNITS USED.

All Double Glazed Units
Comply with Table C1, NZS 4218:2009 & meet 0.26 (m². °C/W)

Standard Unit
4mm Glass / 12mm Air Gap / 4mm Glass

Slider Unit
5mm Glass / 8mm Air Gap / 5mm Glass

Safety Panel
4mm Toughened / 8mm Air Gap / 6.38mm Laminate



NZBC H1 COMPLIANCE - CALCULATION METHOD
Building Elements: Construction R Values

Roof R3.35
Colorsteel trapezoidal roofing on underlay. Timber purlins, on trusses at 900mm crs. 10mm GIB standard lining on metal battens at 400mm crs, with R3.6 insulation over ceiling battens

Wall Type 1 R2.16
Linea Oblique cladding on 20mm cavity. 90x45mm framing, with studs at 600mm crs, dwangs at 600mm crs. Building wrap to exterior, R2.6 insulation, and 10mm GIB standard internal lining.

Wall Type 2 R2.54
Linea Oblique cladding on 20mm cavity. 140x45mm framing, with studs at 600mm crs, dwangs at 600mm crs. Building wrap to exterior, R2.6 insulation, and 10mm GIB standard internal lining.

Wall Type 3 R2.10
70mm brick veneer on 40mm min cavity. 90x45mm framing, with studs at 600mm crs, dwangs at 800mm crs. Building wrap to exterior, R2.6 insulation, and 10mm GIB standard internal lining.


Wall Type 4 R2.18
Internal wall to garage, 90x45mm framing, with studs at 600mm crs, dwangs at 800mm crs. R2.6 insulation, with 10mm GIB to each side

Floor R1.60
Concrete slab on ground, perimeter ratio 3.0

Glazing R0.26
Aluminium joinery with double glazing

| PROPOSED BUILDING | | | | | | | | | | | |
|-------------------|---|---|---|---|--|---|--|---|---|---|---|
| = | $\frac{\text{roof area}}{\text{r-value}}$ | + | $\frac{\text{wall area}}{\text{r-value}}$ | + | $\frac{\text{floor area}}{\text{r-value}}$ | + | $\frac{\text{glazing area}}{\text{r-value}}$ | + | $\frac{\text{door area}}{\text{r-value}}$ | + | $\frac{\text{skylight area}}{\text{r-value}}$ |
| = | 60.34 | + | 42.22 | + | 126.34 | + | 223.88 | + | 9.08 | + | 0.00 |
| = | 461.85 | | | | | | | | | | |

| REFERENCE BUILDING (OPENING AREA >30% OF WALL AREA) CLIMATE ZONE 3 | | | | | | | | | | | | | | |
|--|----------------------------------|--|---|----------------------------|--|---|-------------------|--|---|--------------------------------|--|---|--|--|
| = | roof area + skylight area 3.3 | | + | wall area + door area 2 | | + | floor area 1.3 | | + | 30% of total wall area 0.26 | | + | glazing area - 30% of total wall area 0.4 | |
| = | 202.14 3.3 | | + | 96.73 2 | | + | 202.14 1.3 | | + | 46.48 0.26 | | + | 11.73 0.4 | |
| = | 473.21 | | is HL _{proposed} less than HL _{reference} ? YES | | | | GLAZING %: 37.57% | | | | | | | |

| | | | | | | | | |
|--|--|---|--|--|-----------------------------|-------------------|----------------------|------------------------|
|  © Mike Greer Homes NZ Ltd (03) 354 0166 0800 mikegreer Tower 2, 7 Deans Avenue, Addington, Christchurch 8011 www.mikagreerhomes.co.nz | JOB TITLE: MIKE GREER HOMES For Kelvin & Sharon Inch | DRAWING TITLE: Door & Window Schedule | LEGAL DESCRIPTION: LOT: 7DP: TBC Meadowlands Green Meadowlands Ashburton | LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2022 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: 08.12.21 | DESIGNER: NM | SCALE: 1:100 | SHEET: A6.01 |
| | | | | | AMENDMENT DATE: 01.09.22 | TECHNICIAN: CM | BASE PLAN: CT5499 | |
| | | | | | | | | |

