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Proposed New Dwelling

for

Lot 324 Longview

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



ARTIST IMPRESSION ONLY

mikegreerhomes

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PHONE: (03) 443 2065
ADRESS: 38 Reece Crescent, Wanaka 9305
WEB: www.mikegreerhomes.co.nz

JOB TITLE:
MIKE GREER HOMES Lot 324 Longview

DRAWING TITLE:
Cover Sheet

LEGAL DESCRIPTION:
Lot 324 DP 605685
Lot 324 , 16 Burdon Loop

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: 6/06/2025
AMENDMENT DATE:
DESIGNER: PS(ID)
TECHNICIAN: PS (ID)
VERSION: -V1
CODE: C1
SCALE:
BASE PLAN: CO1197
JOB # CO1199
SHEET: **A0.01**

General Notes

LOT No:	Lot 324
D.P:	DP 605685
Site Area	400m²
Total Floor Area (Over Framing):	**126.23** m²
Total Floor Area (Over Foundation):	**126.23** m²
Site Coverage Area (Over Cladding and Covered Areas)	136.33 m²
Territorial Authority	Queenstown District Council
Planning Zone	Rural General Zone (TBC)
Site Coverage	34% - (50% Allowable)
Maximum Building Height	5m (As per Covenant)
Technical Category	TC1
Flood Management Area	N/A
Climate Zone	6
Earthquake Zone	Zone 3
Exposure Zone	Zone B
Lee Zone	No
Rainfall Range	20-30
Wind Region	A
Wind Zone	High (Confirm Wind zone with council)
Snow Zone (Above Sea Level)	Zone N5 - 2kPa TBC with Site levels - Check ASL
Coastal Hazard	N/A

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:
-INSULSLAB Engineered Slab on ground foundations system with 300mm Wide Conc footing with 50mm Poly Under footing and 100mm Conc Slab with 200mm Underslab poly.

Site Information:
Position of road crossing, services locations, street trees, lamp posts, parking bays, pedestrian islands etc is unknown/or existing

Boundary Information:
As per Certificate of Title

Site Levels:
Site Levels as per Survey Plan

Finished floor level to be 150mm minimum above crown of road as per NZBC E1/AS1 Figure 1 or the lowest point of the boundary as per Figure 2 ,E1/AS1.

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

Non Compliances Requiring RC:
-Setback from Internal Boundary is less than 2m
-Recession Plane Breach

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 .

Area Over Framing: 126.23 m²
Area over Foundation: 126.23 m²
Foundation Perimeter: 57,960.0[01] mm
Area Over Cladding and covered area: 136.33 m²

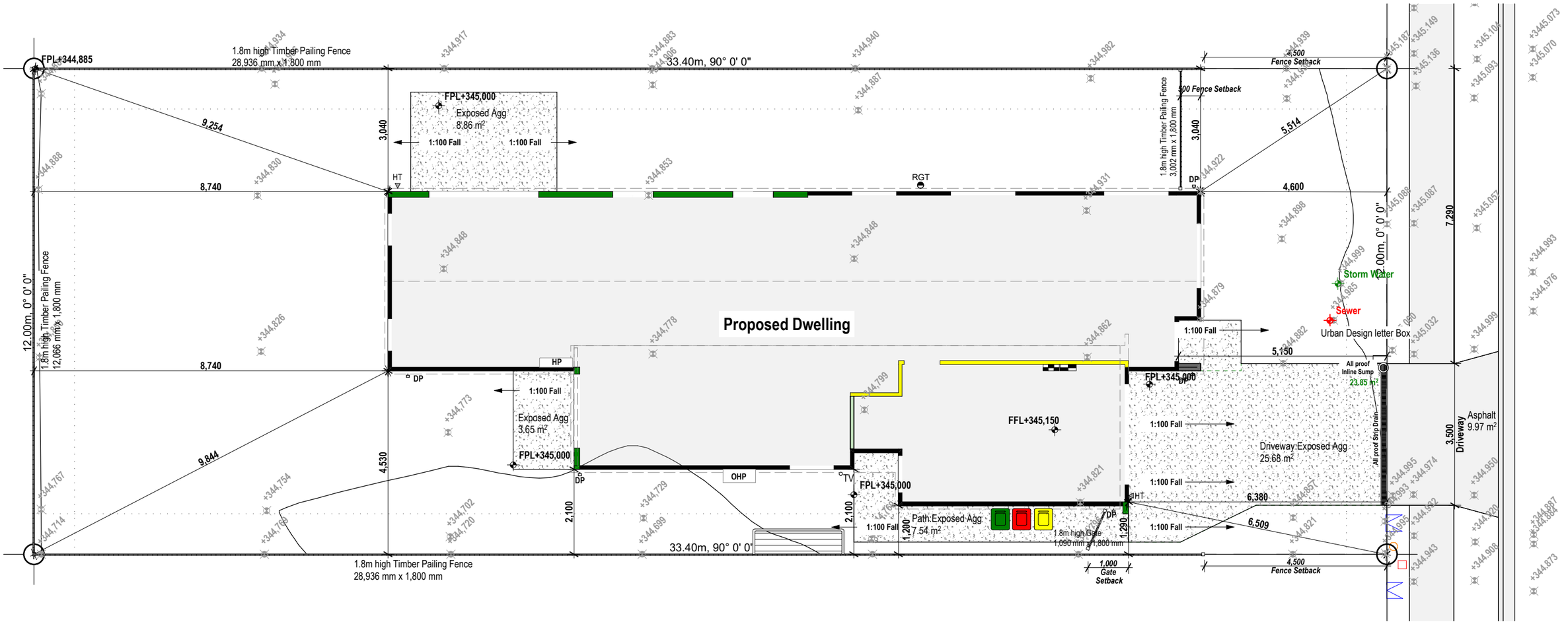
Main Dwelling area

Site Plan Legend

-1:100 Fall to planting or grass area

1:100 Fall →

N



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mikegreerhomes

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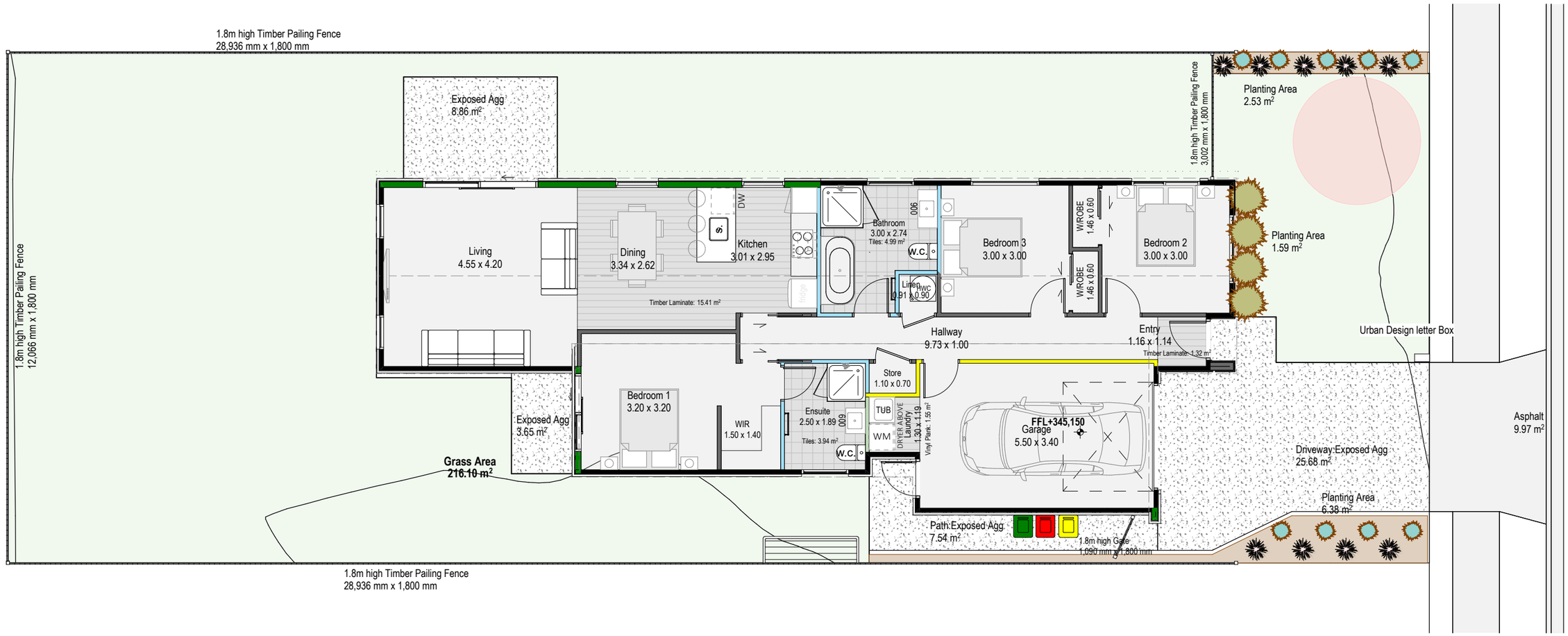
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SHEET: **A1.01**

LANDCAPING
Landscaping is indicative only - these plants or trees of a similar type and size are proposed



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MIKE GREER HOMES Lot 324 Longview

DRAWING TITLE:
Landscaping Plan

LEGAL DESCRIPTION:
Lot 324 DP 605685
Lot 324 , 16 Burdon Loop

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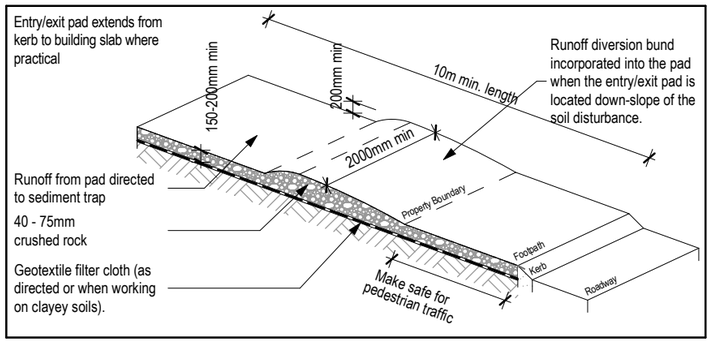
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DATE OF ISSUE: 6/06/2025	**DESIGNER:** PS(ID)		**SCALE:** 1:200, 1:100	**SHEET:** A1.02
AMENDMENT DATE:	**TECHNICIAN:** PS (ID)		**BASE PLAN:** CO1197	
	VERSION: -V1	**CODE:** C1	**JOB #** CO1199	

Sediment Control

- Rumble pad to be created at point of entry & exit on site (Removed on completion of formed driveway)
- Rumble pad to be created in accordance to guidelines provided by the local Council & maintained in good condition throughout it's period of use.
- 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.
- Any stockpiles of soil or excavated material are to be kept to the rear of the site & covered with imprevious sheets.
- 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.



Stabilised Entry/Exit Pad

Legend (AS/NZS 3500)

100mm uPVC surface water drain at 1:120 gradient to existing laterals at boundary. (SW)

Discharge — inspection point

100mm uPVC foul water drain at 1:60 gradient to existing laterals at boundary. (FW)

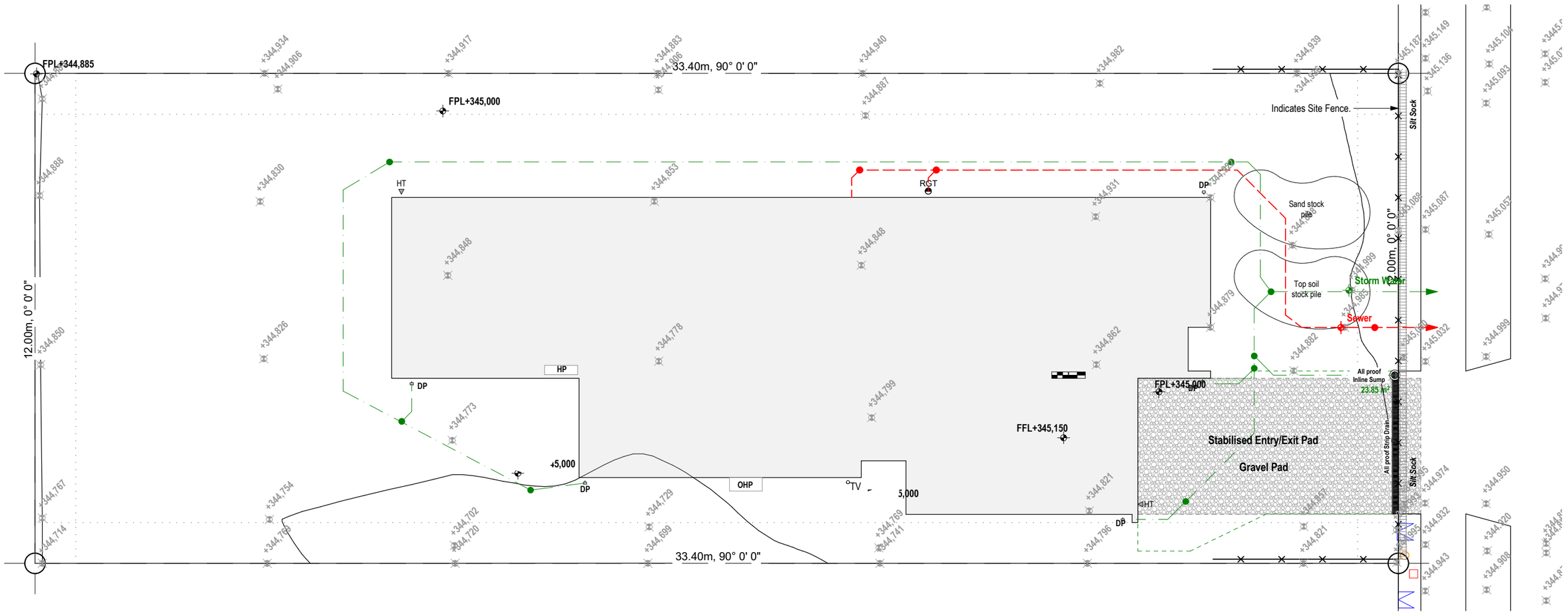
Discharge — inspection point

STORMWATER & FOULWATER DRAIN LAYOUT INDICATIVE ONLY & MAY BE SUBJECT TO CHANGE FINAL LAYOUT AS PER ON SITE AS-BUILT PLANS BY DRAINLAYER ON COMPLETION & LODGED WITH COUNCIL

Site Plan Legend

-Site fencing:

-Main contractor to provide 2m min. high chain link fence (min. size 50 x 50mm) to prevent unauthorised entry to the site. All fencing to comply with F5 including relevant hazard signage.
-Main contractor to provide on site a specific Health & Safety policy which is to be viewed & signed by all persons entering the site.



mikegreerhomes © Mike Greer Homes Central Otago Ltd PHONE: (03) 443 2065 ADRESS: 38 Reece Crescent, Wanaka 9305 WEB: www.mikegreerhomes.co.nz	JOB TITLE: MIKE GREER HOMES Lot 324 Longview	DRAWING TITLE: Sediment Control & Drainage Plan	LEGAL DESCRIPTION: Lot 324 DP 605685 Lot 324 , 16 Burdon Loop	LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2023 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: 6/06/2025 AMENDMENT DATE:	DESIGNER: PS(ID) TECHNICIAN: PS (ID) VERSION: -V1 / CODE: C1	SCALE: 1:100 BASE PLAN: CO1197 JOB #: CO1199	SHEET: A1.03

Total Ground Floor Area (Over Framing): **126.23** m²
Total Ground Floor Area (Over Foundation): **126.23** m²

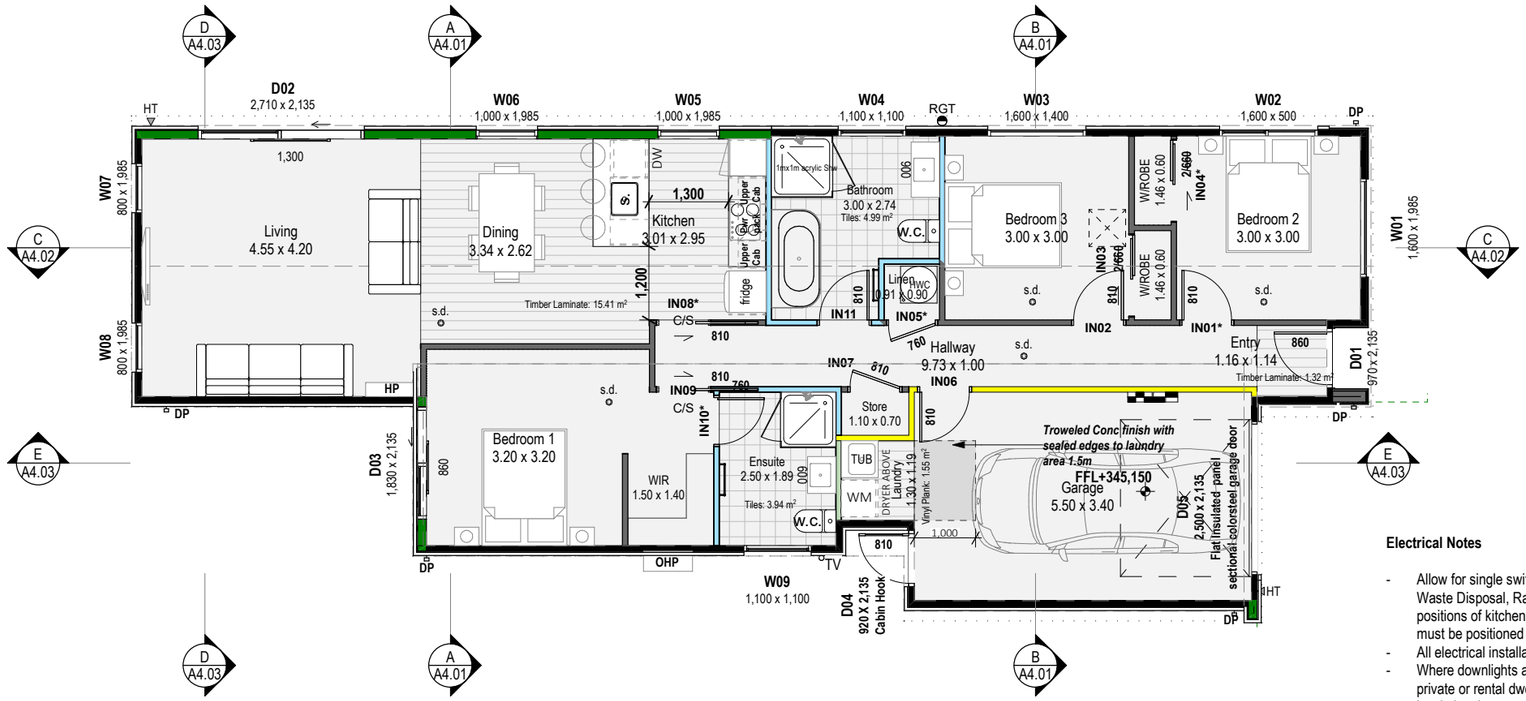
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LEGEND

- Smart Meterboard
- Comms panel
- Water,Fibre, Power Penetration
- s.d. s.d. Interconnected Smoke Detector
- Heated Towel Rail
- Outlet Grille through Fascia or Roo
- Mechanical Vent / 100ØDucting
- HWC Hot Water Cylinder on Safe tray
- HP Indoor Heat Pump Unit
- OHP Outdoor Heat Pump Unit on Conc Plinth
- RGT Relief Gully Trap
- HT Hose Tap
- 600x600 Ceiling Hatch

Area Over Framing: 126.23 m²
Area over Foundation: 126.23 m²
Foundation Perimeter: 57,960.0[01] mm
Area Over Cladding and covered area: 136.33 m²

Main Dwelling area



Project Addtional Notes:

-125mm eave flashing required (where the roof is less than 10 degree and eave is 100mm or less and the project is in high wind zone)
-Sump to all Patio areas over 10m²
-Strip drain to driveway

-Waterproofing to all sanitary fixtures as per NZBC E3/AS1
-All full height doors to be Rebated
-Drainage to comply with AS/NZS 3500

Wall Cladding Materials
-WALL CLADDING 1: Resene 50mm Integra over 20mm cavity system installed as per manufacturer's specifications

-WALL CLADDING 2: Hermpac SL55 Cedar Vertical Shiplap weatherboards over 20mm cavity system installed as per manufacturer's specifications & E2/AS1 (Dwangs @ 400crs max)

Roofing Notes
-ROOF CLADDING 1: 0.40 BMT Colorsteel Longrun Stratco Superdek Trimline on Self-supporting building underlay over H1.2 70x45mm Purlins @ 600mm crs. Top and bottom, 900crs max to body.
fix to to trusses with 1/10g x 80mm self-drilling screw with Folded barge flashings to gable ends only

Roof Pitch	1	35°
Roof Pitch	2	5°
Eaves Width	1	80mm
Gable Width	1	80mm

Soffit Lining
-4.5mm James Hardie Soffit Lining
Spouting & Fascia
Selected colorsteel Quad spouting (5550mm²) cross sectional area fix to 185 Colorsteel fascia
Down Pipe (DP)
-75X55 mm Colorsteel Downpipes

Wall Framing

Height To Underside Of Truss/Joist	1	2465mm
Lintel Height	1	2135mm
Internal Door Leaf Height	1	1980mm (Confirm Internal Door lintel height with Contractor)
Internal Door Leaf Width		810mm standard - as noted on plans

Plasterboard Materials
-10mm GIB plasterboard installed over timber framing as per manufacturer's specifications. GIB Aqualine to be used in wet areas.
-13mm GIB plasterboard ceiling lining fix to 35mm Metal Battens @ 600crs ,installed as per manufacturer's specifications.
Windows
Selected powder-coated Low E. Argon, thermally improved aluminium joinery double glaze with all glazing to comply with nzs 4223. (R0.37 Ug 1.10)

Heating:
Heat pump to be fixed in position shown on the drawings.

Ventilations/Extraction System:
(25 L/s)Bathroom & Ensuite to vent directly to exterior (soffit and Fascia Vents)
Dryer to vent directly to exterior through soffit
(50L/s)Range Hood to exit through Fascia Vents
Bathroom & Ensuite extraction systems to be automated and placed to adequately deal with steam.

General Notes:
- All glazing to comply with NZS4223
- 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.
- 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.
-All food preparation areas & fixtures to comply with G3/AS1.
All kitchen fixtures to comply with G3/AS1 section 1.0. all splashbacks (linings adjacent to appliances & facilities) shall comply with G3/AS1 paragraph 1.6.
-Food preparation surfaces shall be easily maintained in a hygienic condition. Stainless
steel, decorative high pressure laminate, and tiles are examples of suitable materials for these surfaces.
Wet Area Note:
- Satin enamel wall finish to bathroom, ensuite & those walls adjacent to sinks etc. in kitchen & laundry. One row of tiles to be used above basins, vanities & benches. Bottom edge to be filled with fungus/mold resistant sealant.

Smoke Alarms:
- 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 in all sleeping areas, family room and living/dining room, change in level & entry/exits as per NZS 4514:2021 & BRANZ Bulletin No 6061

Engineering
Foundation-TC1 INSULSLAB Engineered Slab

Dimensions to be confirmed on site

Electrical Notes

- Allow for single switched powerpoint 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 NZECP 51:2004
- Where downlights are to be installed, only 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.
- Install lights to soffit or external wall on all access routes to the dwelling (external doors)
- 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.C.iio, Mechanical Ventilation to be 150 dia 230 Cu M/H inline fan ducted to soffit. Auto extractor fans shall terminate through wall/soffit/roof with an extraction rate as set out in NZBC G4.

General Placement Notes

- Powerpoints typically 300mm from nearest corner & 300mm from FFL unless otherwise noted
- Powerpoints in wet areas to be 1,200mm high from FFL and vertically fixed unless otherwise noted
- Powerpoint for heater to be located 300mm below finished ceiling level
- Powerpoints 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

mikegreerhomes
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PHONE: (03) 443 2065
ADRESS: 38 Reece Crescent, Wanaka 9305
WEB: www.mikegreerhomes.co.nz

JOB TITLE: MIKE GREER HOMES Lot 324 Longview

DRAWING TITLE: Ground Floor Plan

LEGAL DESCRIPTION:
Lot 324 DP 605685
Lot 324 , 16 Burdon Loop

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CODE: C1
SCALE: 1:100
BASE PLAN: CO1197
JOB # CO1199
SHEET: A2.01

Wall Cladding Materials

-WALL CLADDING 1: Resene 50mm Integra over 20mm cavity system installed as per manufacturer's specifications

-WALL CLADDING 2: Hermpac SL55 Cedar Vertical Shiplap weatherboards over 20mm cavity system installed as per manufacturer's specifications & E2/AS1 (Dwangs @ 400crs max)

Roofing Notes

-ROOF CLADDING 1: 0.40 BMT Colorsteel Longrun Stratco Superdek Trimline on Self-supporting building underlay over H1.2 70x45mm Purlins @ 600mm crs. Top and bottom, 900crs max to body.
fix to to trusses with 1/10g x 80mm self-drilling screw with Folded barge flashings to gable ends only

Roof Pitch	1	35°
Roof Pitch	2	5°
Eaves Width	1	80mm
Gable Width	1	80mm

Soffit Lining

-4.5mm James Hardie Soffit Lining

Spouting & Fascia

Selected colorsteel Quad spouting (5550mm²) cross sectional area fix to 185 Colorsteel fascia

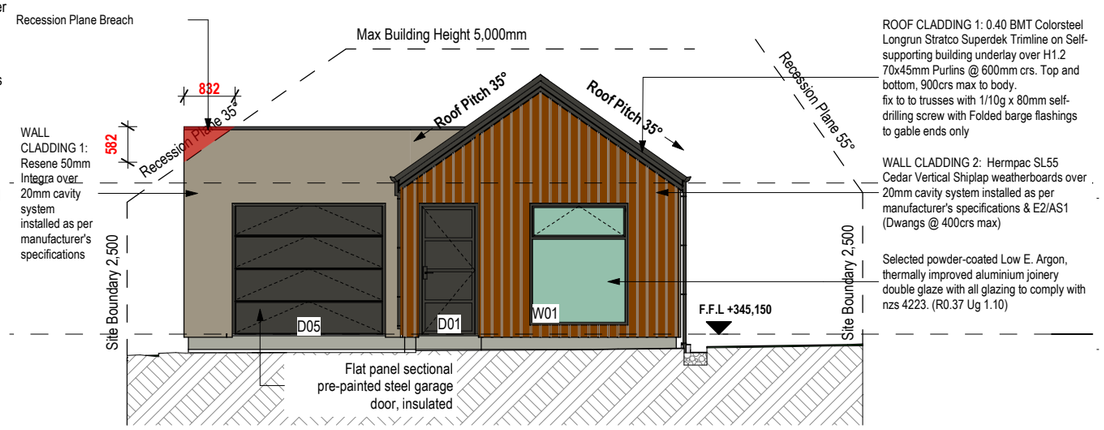
Down Pipe (DP)

-75X55 mm Colorsteel Downpipes

Selected powder-coated Low E. Argon, thermally improved aluminium joinery double glaze with all glazing to comply with nzs 4223. (R0.37 Ug 1.10)

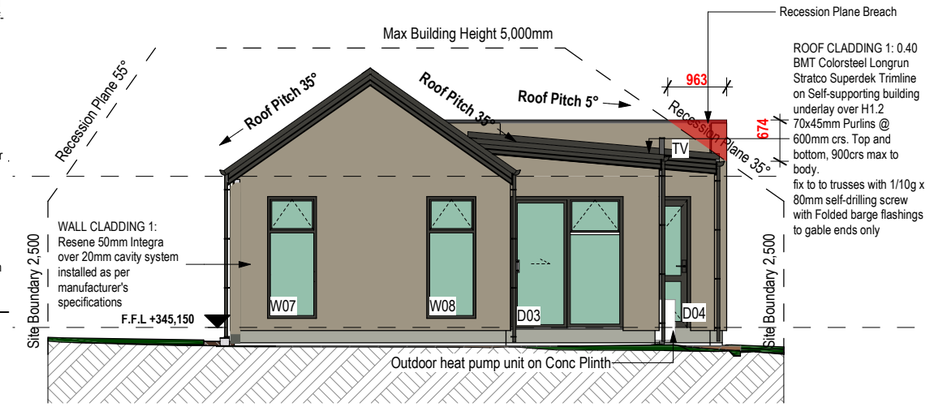
Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for preformance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

BUILDING ENVELOPE RISK MATRIX		
All 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 risk	0
Total Risk Score:		**8**



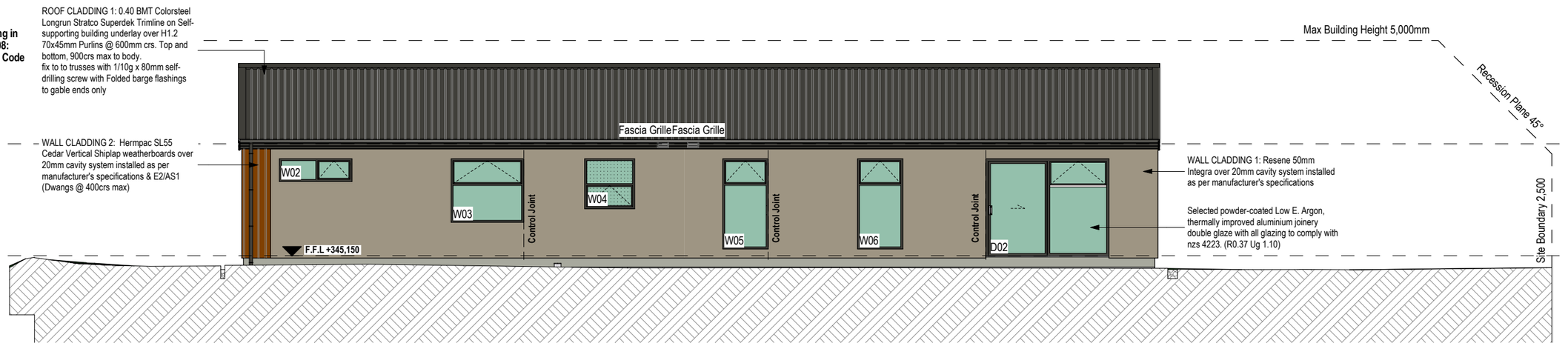
East Elevation

Scale 1:100



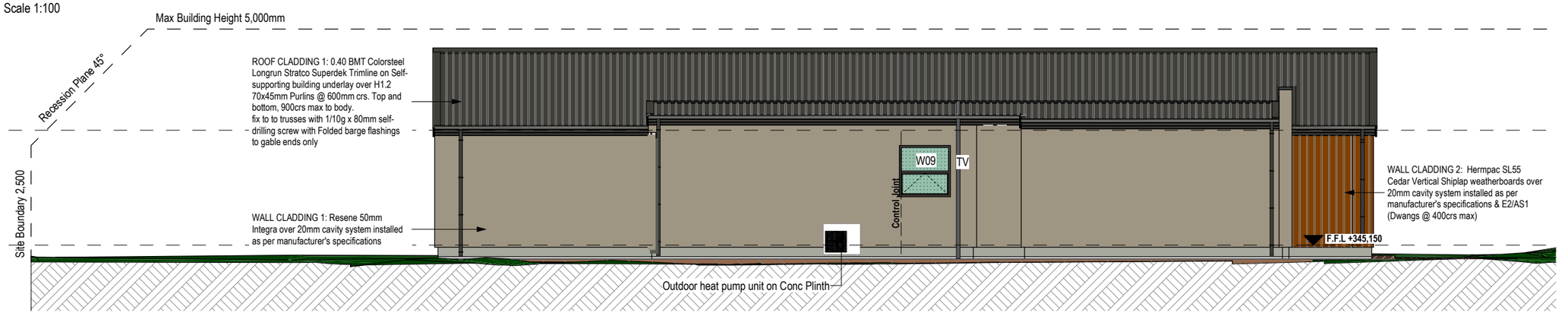
West Elevation

Scale 1:100



North Elevation

Scale 1:100



South Elevation

Scale 1:100

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ADRESS: 38 Reece Crescent, Wanaka 9305
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JOB TITLE:

MIKE GREER HOMES Lot 324 Longview

DRAWING TITLE:

Elevations

LEGAL DESCRIPTION:

Lot 324 DP 605685

Lot 324 , 16 Burdon Loop

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TECHNICIAN: PS (ID)

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SCALE: 1:100

BASE PLAN: CO1197

JOB # CO1199

SHEET: **A3.01**