
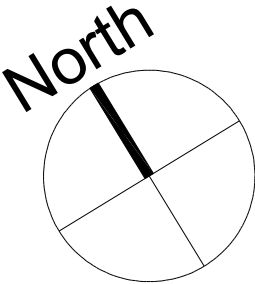


Contents:	
Sheet 1 :	Cover Sheet
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Sheet 3 :	Site Plan
Sheet 4 :	Floor Plan
Sheet 5 :	Elevations

All dimensions are to be check and confirmed prior to any construction
Plans are to be read in conjunction with Specifications and all supporting documentation

 <p>Signature HOMES Est. 1983 YOUR HOME. YOUR WAY.</p>	<p>TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788</p>	<p>These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail it required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.</p>	<p>Richard & Bhamini Milne Lot 4, DP 563307 484 Pestors Road West Eyreton</p>	Job Number: 000000	Original Plan: Mynah (modified)	Sheet Name: COVER SHEET		CONCEPT PLANS			Sheet No.: 1 of 00 sheets
						No.	Date:	Reason:			
Sales: R Gould	Drawn: M Glynn	QS: W Xian	Print Date: 20/01/2023	Scale: @ A3							



SITE INFORMATION

Site Area :

40,596m²

Floor Area (Veneer) :

74.94m²

Site Coverage :

0.18%

Wind

High

Earthquake

2

Exposure

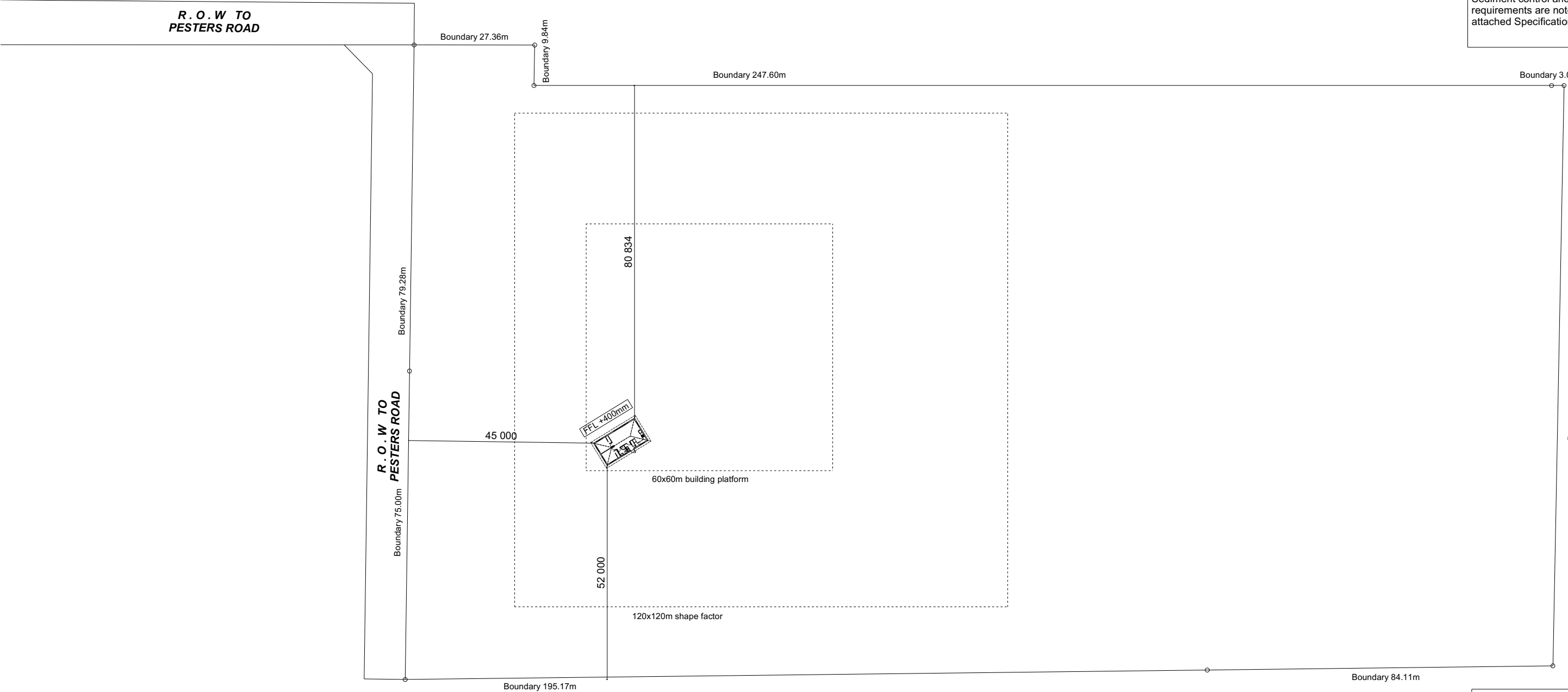
B

Snow

N 4 at 130m (up to 1kPa)

Note: The dimensions shown are from cladding to boundary. Refer to sheet 8 for foundation to boundary dimensions.

Sediment control and site safety requirements are noted in the attached Specifications.



DRAWING NOTES

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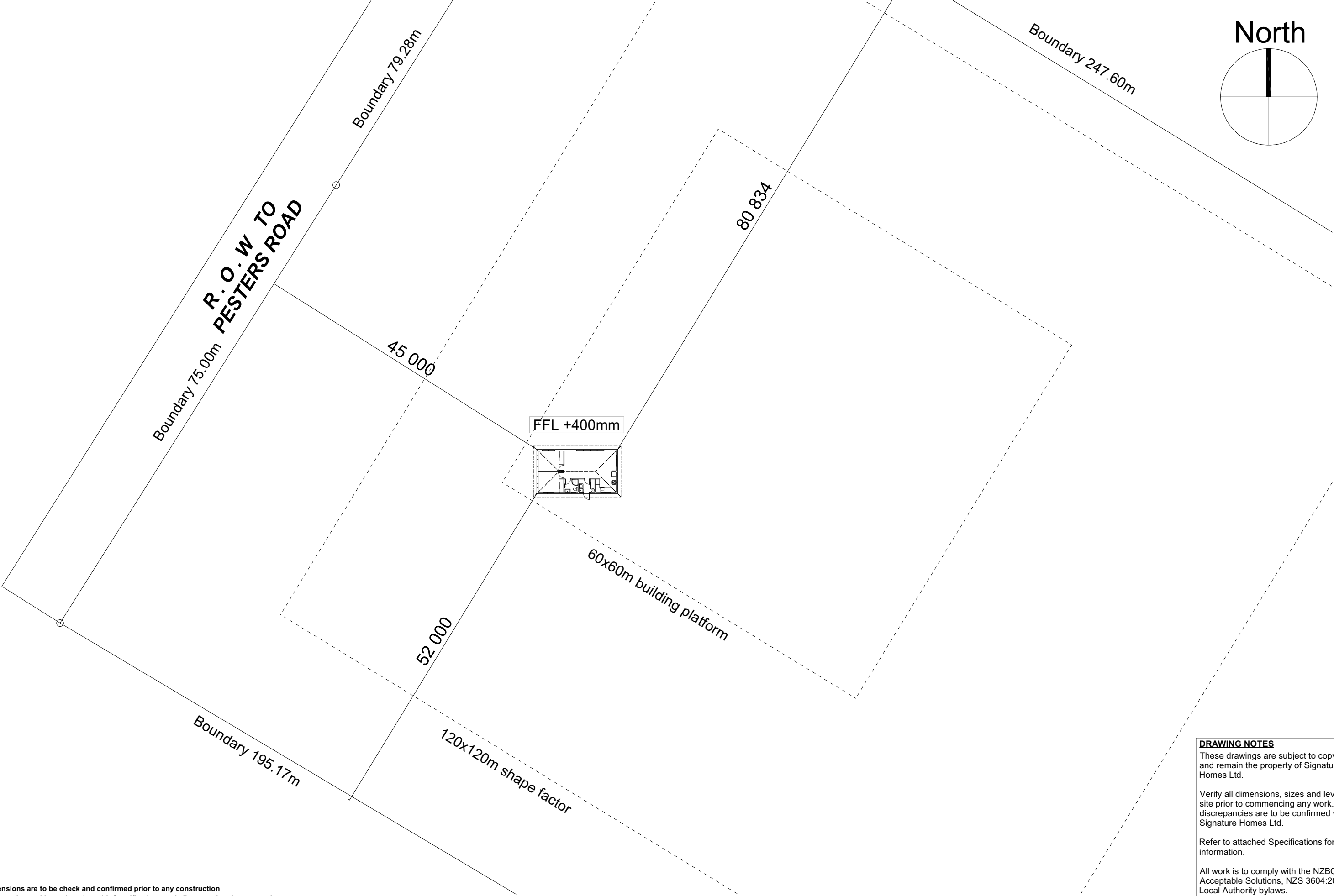
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Refer to attached Specifications for further information.

All work is to comply with the NZBC Acceptable Solutions, NZS 3604:2011 and Local Authority bylaws.

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<div><div><div>Signature[®]</div><div>HOMES</div><div>Est. 1983</div></div><div>YOUR HOME. YOUR WAY.</div></div>	<div><div>TKR Homes Ltd.</div><div>31 Watts Road, Sockburn</div><div>PO BOX 11 351</div><div>Christchurch 8443</div><div>P: +64 3 342 7788</div></div>	<div><div>These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail it required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.</div></div>	<div><div>Richard & Bhamini Milne</div><div>Lot 4, DP 563307</div><div>484 Pestors Road</div><div>West Eyreton</div></div>	<div><div>Job Number:</div><div>000000</div></div>	<div><div>Original Plan:</div><div>Mynah (modified)</div></div>	<div><div>Sheet Name:</div><div>SITE PLAN</div></div>	<div><div>CONCEPT PLANS</div></div>			<div><div>Sheet No.:</div><div>2</div><div>of 00 sheets</div></div>
				<div><div>Sales:</div><div>R Gould</div></div>	<div><div>Drawn:</div><div>M Glynn</div></div>	<div><div>QS:</div><div>W Xian</div></div>	<div><div>Print Date:</div><div>20/01/2023</div></div>	<div><div>Scale:</div><div>1:1000 @ A3</div></div>	<div><div>No.</div><div>Date:</div><div>Reason:</div></div>	



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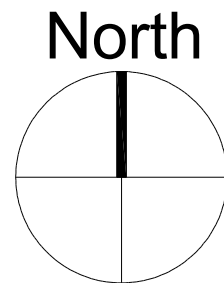
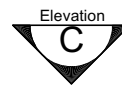
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				000000	Mynah (modified)	SITE PLAN		No.	Date:	Reason:	3
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ROOF & WALL CLADDINGS

Roof : 25° Pressed Metal Tiles
Walls : 70 Series Brick Veneer
with a 50mm cavity

DWELLING AREAS

Framing Area: 70.66m² (Perimeter: 35.26m)
Veneer Area: 74.94m² (Perimeter: 36.22m)
Roof Area: 93.25m² (Perimeter: 40.06m)

SMOKE ALARMS (hush type)
Domestic Smoke Alarms to be fitted within 3.0m of sleeping areas and on Escape routes, as indicated on plan. To comply with one of the following standards: UL 217, ULC-S531, AS 3786, BS 5446 (part 1).

FLOOR PLAN NOTES

Dimensions shown are to the frame,
GIB thickness not shown.
Mechanical ventilation to comply with G4/AS1
Air Seals to have PEF rod & low expansion foam
All windows and doors centered in room unless
shown otherwise
Laundering facilities provided complying
with G2/SA1 1.0
Provide sealant under skirting and paint
to concrete around tub & W/M fixtures

WALL FRAMING
Stud Height: 2400 mm
(2455mm u/s of bottom chord)

FLOOR FINISHES
Carpet & Vinyl

KITCHEN HOBS

Electric Hobs

DOORS
Internal Height: 1980mm (leaves)
Type: Hollow core Flush Panel
Front Door Type: N/A

WINDOW JOINERY
Low-E Double glazed aluminum

INTERNAL TRIMS
 Scotia: 55mm GIB Coving
 Skirting: 60x12mm Pine, single bevel edge
 Architrave: N/A

SHELVING (wire system)
Shelf & Rails to all wardrobes
4 shelves to Linen cupboard

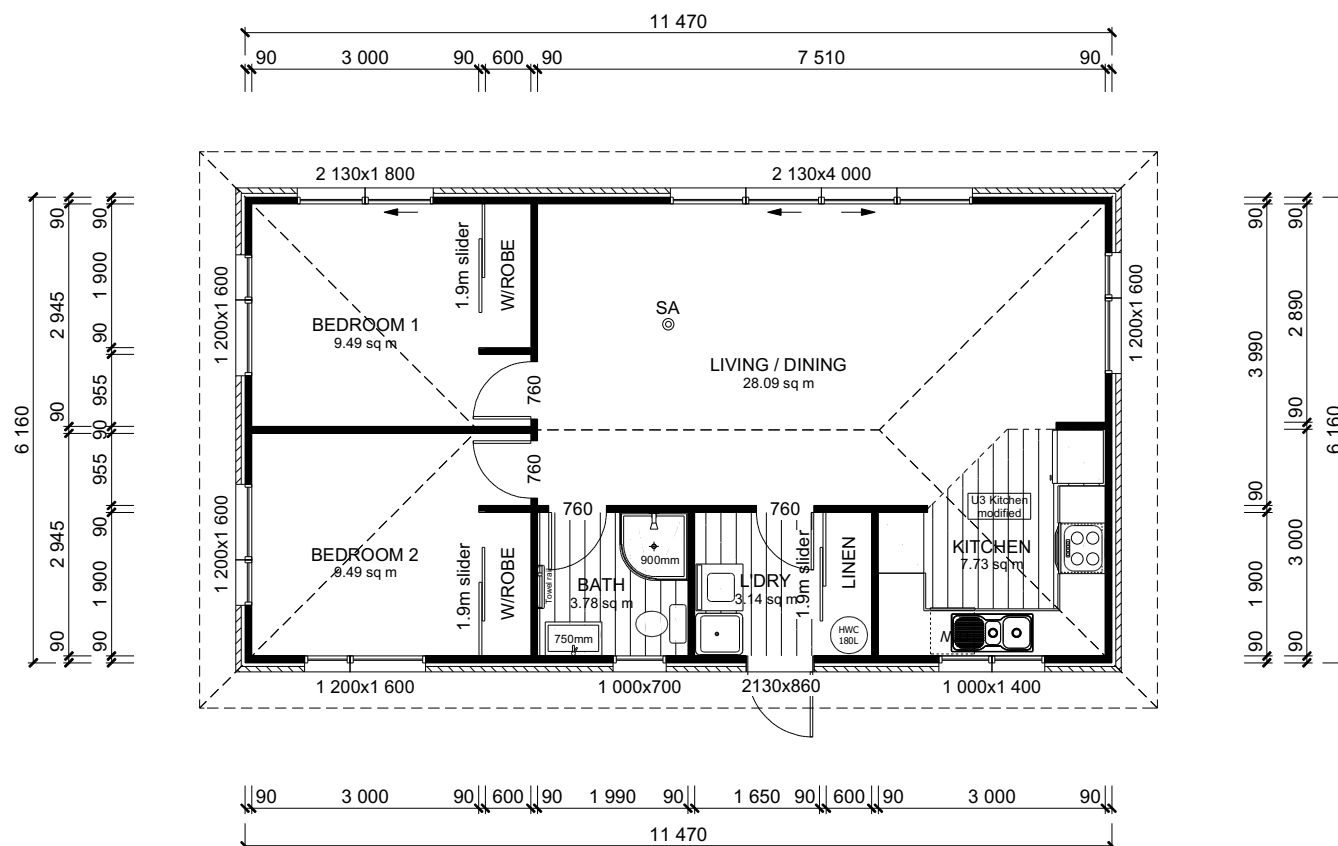
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				000000		Mynah (modified)		FLOOR PLAN		No.	Date:	Reason:	4
				Sales:	Drawn:	QS:	Print Date:	Scale:					
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ROOF & WALL CLADDINGS

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ELEVATION LEGEND

SS Safety Stays
SG Safety Glass
MB Meter Box
TV Terminal Vent

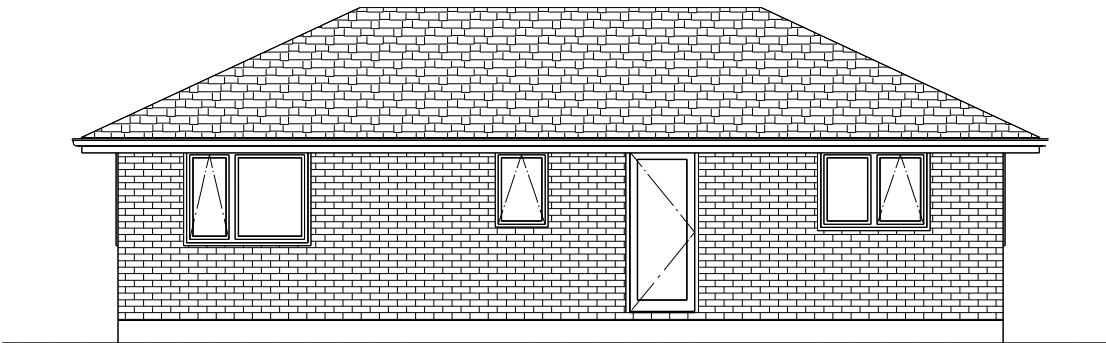
ELEVATION NOTES

Gutter : Coloured Steel Quad Gutter
Fascia : Coloured Steel185 Fascia
Downpipes : Colorsteel Rectangular 75x55mm
Soffits : Hardiflex 4.5mm
Joinery : Low-E Double glazed aluminum

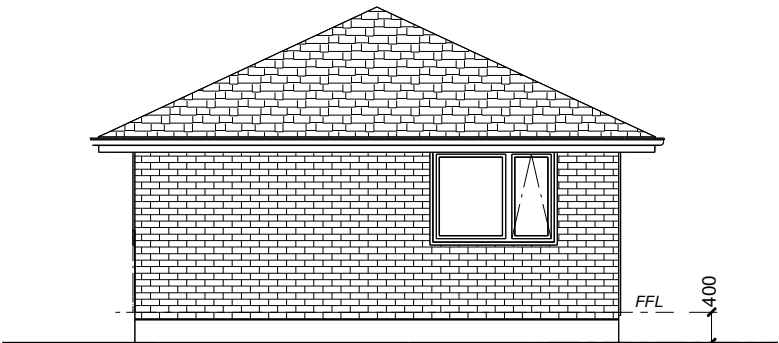
All egress points to have a maximum step down of 190mm.
Access routes to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

BUILDING ENVELOPE RISK MATRIX

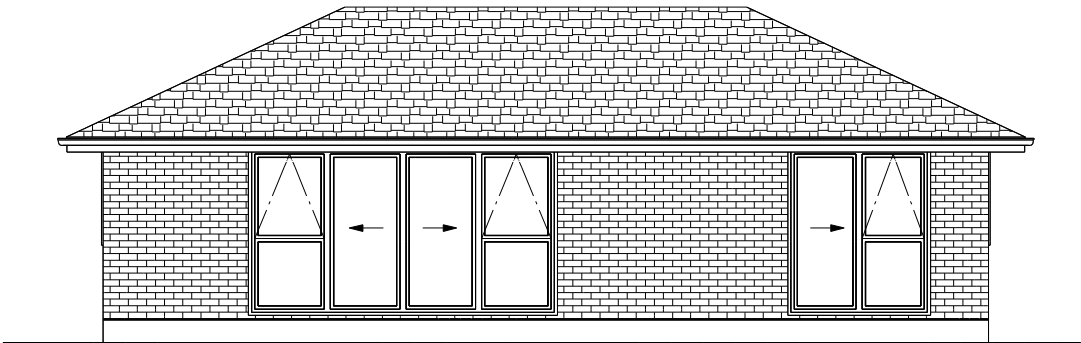
ALL ELEVATIONS		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Low	0
Decks & Balconies	Low	0
Total		2



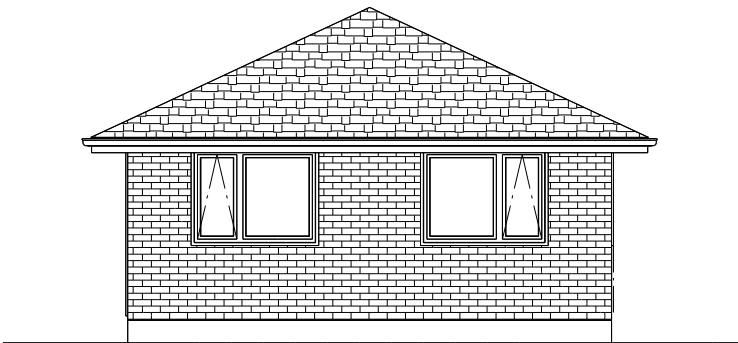
ELEVATION A



ELEVATION B




ELEVATION C



ELEVATION D

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