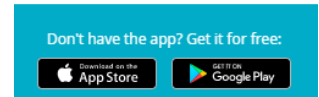
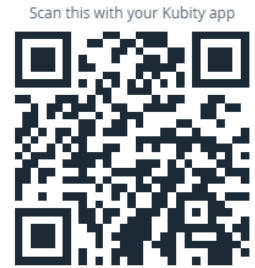




**PLAN INDEX**

- TITLE 01
- LOCATION 02
- SITE PLAN 03
- FLOOR PLAN 04
- ELEVATIONS 1 & 2 05
- ELEVATIONS 3 & 4 06
- JOINERY SCHEDULE 07

Use link below to access on-line 3D BIM model.  
<https://player.kubity.com/p/bFgOtz>  
 or scan the QR codes with your device.



Project: **New Dwelling**  
 Client: **GM Construction**  
 Address: **Lot 53 Pinehurst Crescent,  
 Morrinsville**

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Project:	<b>New Dwelling</b>
	<b>GM Construction</b>
	Lot 53 Pinehurst Crescent, Morrinsville

ID	Issue Name	Changes	Date	Job Number:	Sheet:	TITLE
01	Developed Concept		16/09/2020	<b>CP06</b>	<b>01</b>	<b>01</b>

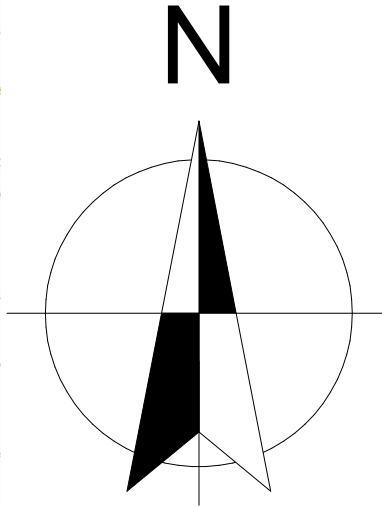
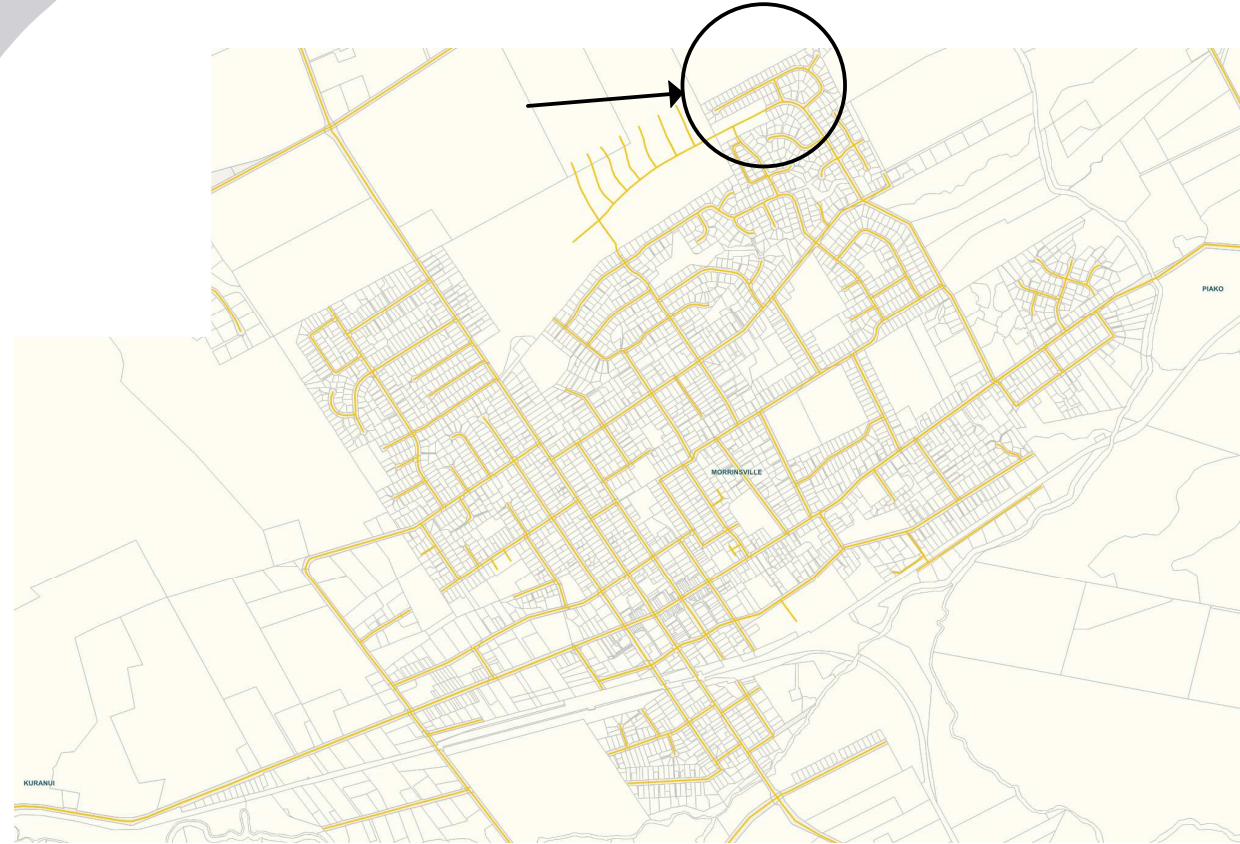
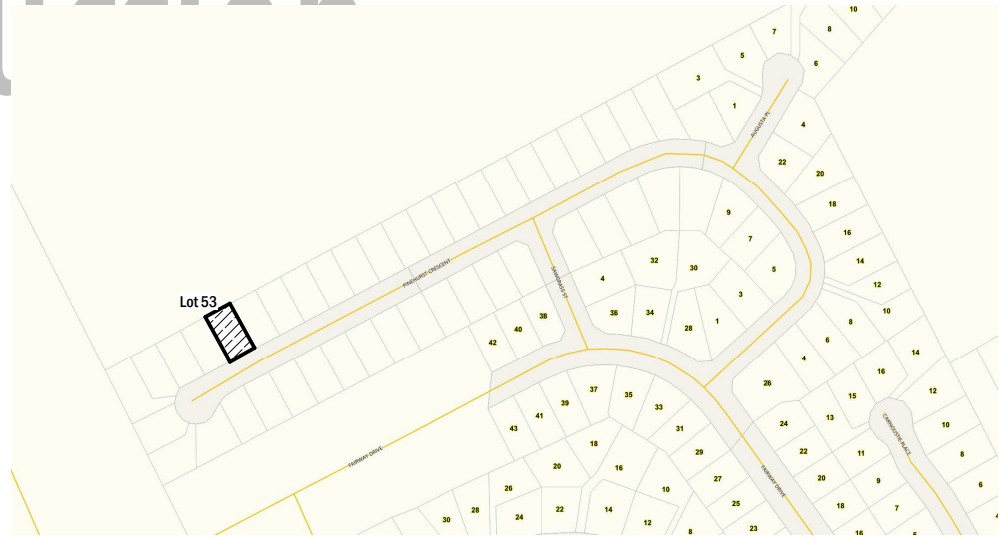




# or Construction

## SITE ZONE INFO

Lot 53 Pinehurst Cresent,  
 Morrinsville  
  
 Exposure Zone = B  
 Earthquake Zone = 1  
 Climate Zone = 2  
 Rainfall Intensity = 100mm  
 Snow Loading = 1.0kPa  
 Altitude = 47m  
 Zone = N1  
**Wind Zone - High**  
 Wind Region = A  
 Ground Roughness = Open  
 Site Exposure = Exposed  
 Topographic Class = T1



## 1 LOCATION PLAN

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Project:  
**New Dwelling**  
 GM Construction  
 Lot 53 Pinehurst Cresent,  
 Morrinsville

ID	Issue Name	Changes	Date	Job Number	Sheet
01	Developed Concept		16/09/2020	<b>CP06</b>	<b>02</b>



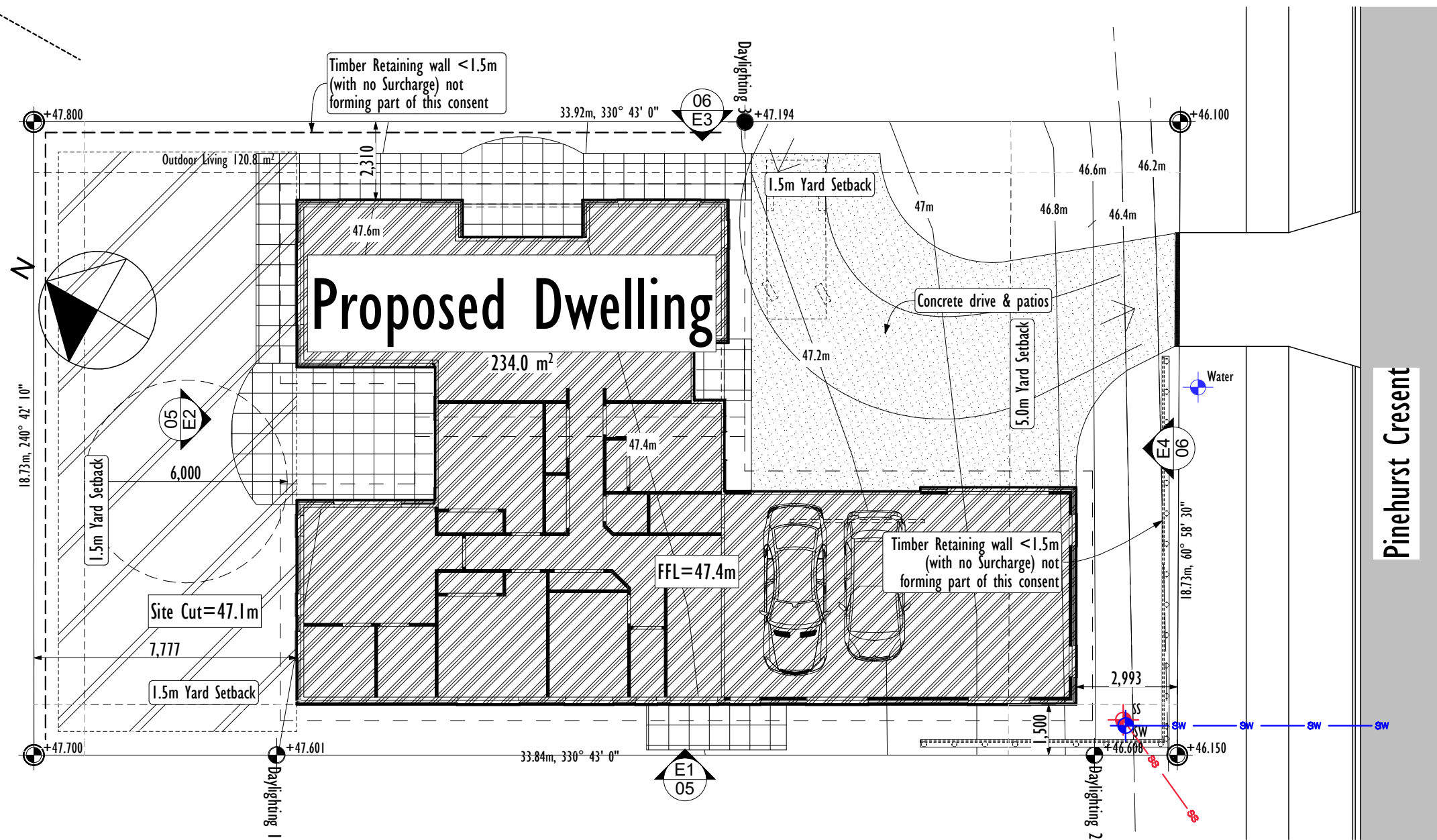
# Not for Construction

## SITE INFO

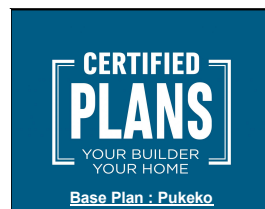
Lot 53 Pinehurst Crescent,  
Morrinsville  
Lot 53 DP536861  
Site Area = 635m<sup>2</sup>  
Building Footprint = 234m<sup>2</sup>  
Building Coverage = 36.8%  
(Development Contribution for Reserves and Recreational Facilities Req'd)

Impervious Area = 402m<sup>2</sup>  
Impervious Coverage = 63.0%

TA - Matamata Piako DC  
Planning Zone - Residential Zone



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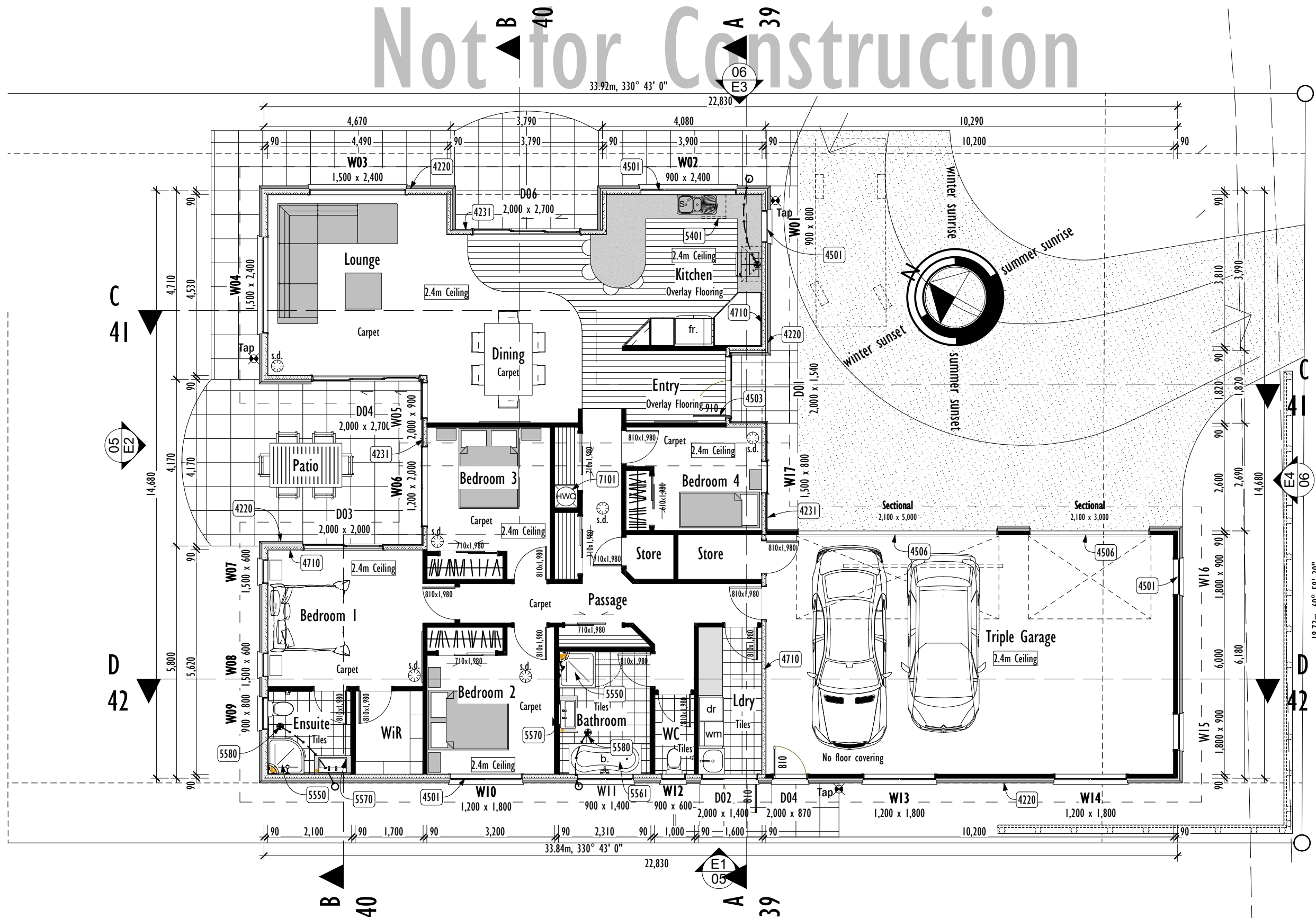
Project: **New Dwelling**  
GM Construction  
Lot 53 Pinehurst Crescent,  
Morrinsville

ID	Issue Name	Changes	Date
01	Developed Concept		16/09/2020

SITE PLAN  
Job Number: **CP06**  
Sheet: **03**



# Not for Construction



- ### Notes ENCLOSURE
- 4220 70mm Bowers Masonry Brick Veneer (50mm Cavity) Over specified Building wrap & RAB. Refer to cladding details for all venting requirements : E2/AS1
  - 4231 180mm Linea Weatherboards On H3.2 50x20 Battens Over specified Building wrap : E2/ALT
  - 4501 PC aluminium residential exterior IGU (double glazed) with ex25 H3.1 paint quality pine jambs . Joinery installation to be in accordance with E2/AS1 or specified cladding system details. : E2/AS1
  - 4503 Selected entry door within aluminium joinery unit and selected door hardware. Entry door & hardware design to later detail by others.
  - 4506 Sectional Garage Door & Auto opener
  - 4710 R2.2 (90mm) Pink@Batts® thermal building insulation to all exterior walls. : H1/AS1
- ### INTERIOR
- 5401 Kitchen design and drawings to later detail by others.
  - 5550 Proprietary Acrylic shower installed in accordance with manufacturers specifications. Refer to appendix for installation details : E3/AS1
  - 5561 Selected 1800mm Acrylic bath. See 'Waterproofing' sheet for extent of waterproofing required. : E3/AS1
  - 5570 Selected Vanity Unit. See 'Waterproofing' sheet for extent of waterproofing required. : E3/AS1
  - 5580 150mm Extract fan with ducting to exterior. Min 25L/s flowrate required. : G4/AS1
- ### SERVICES
- 7101 180lt mains supply hot water cylinder system installed in strict accordance with manufacturers specifications. Refer to fixing & plumbing details shown on 'HOT WATER SYSTEM' sheet included in this plan set. : G12/AS1

### PROJECT AREAS

Floor Areas		
10	Living	157.1
11	Garage	63.8
		<b>220.9 m<sup>2</sup></b>
Roof Areas		
20	Roof	282.3
		<b>282.3 m<sup>2</sup></b>

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Project: **New Dwelling**  
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ID	Issue Name	Changes	Date
01	Developed Concept		16/09/2020

FLOOR PLAN  
Job Number: **CP06**  
Sheet: **04**



# Not for Construction

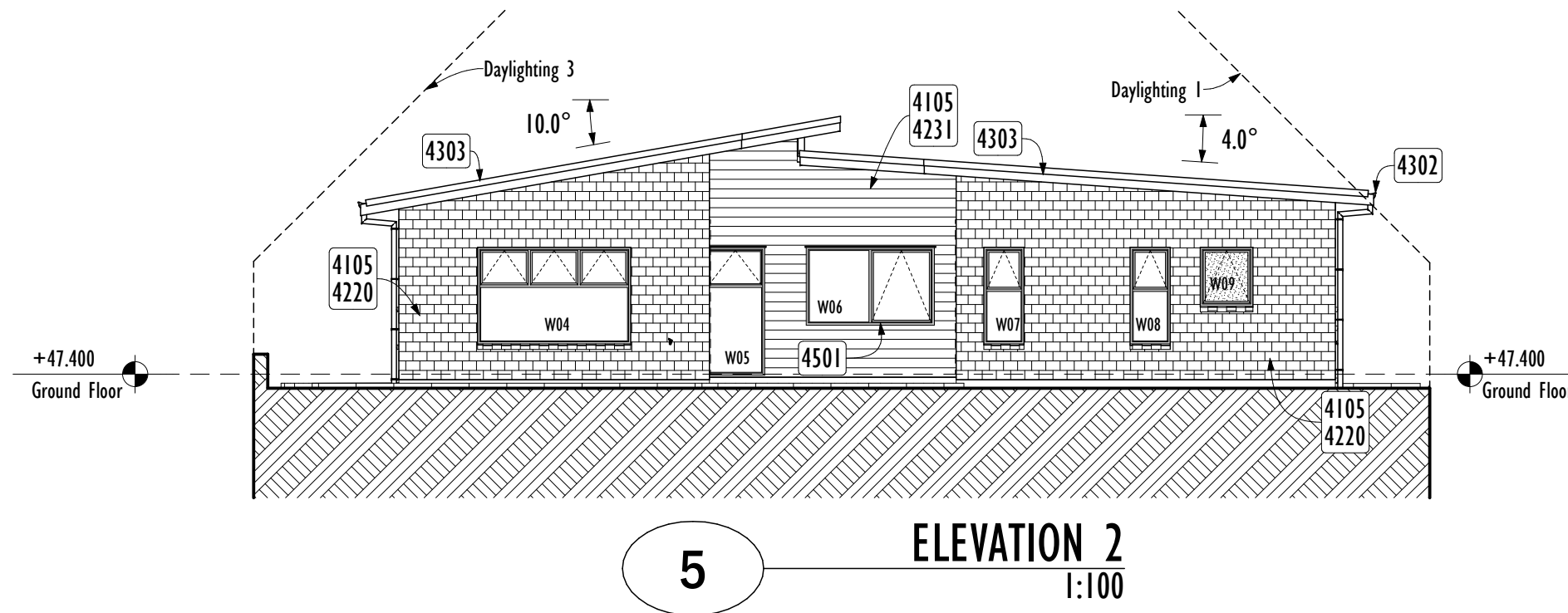
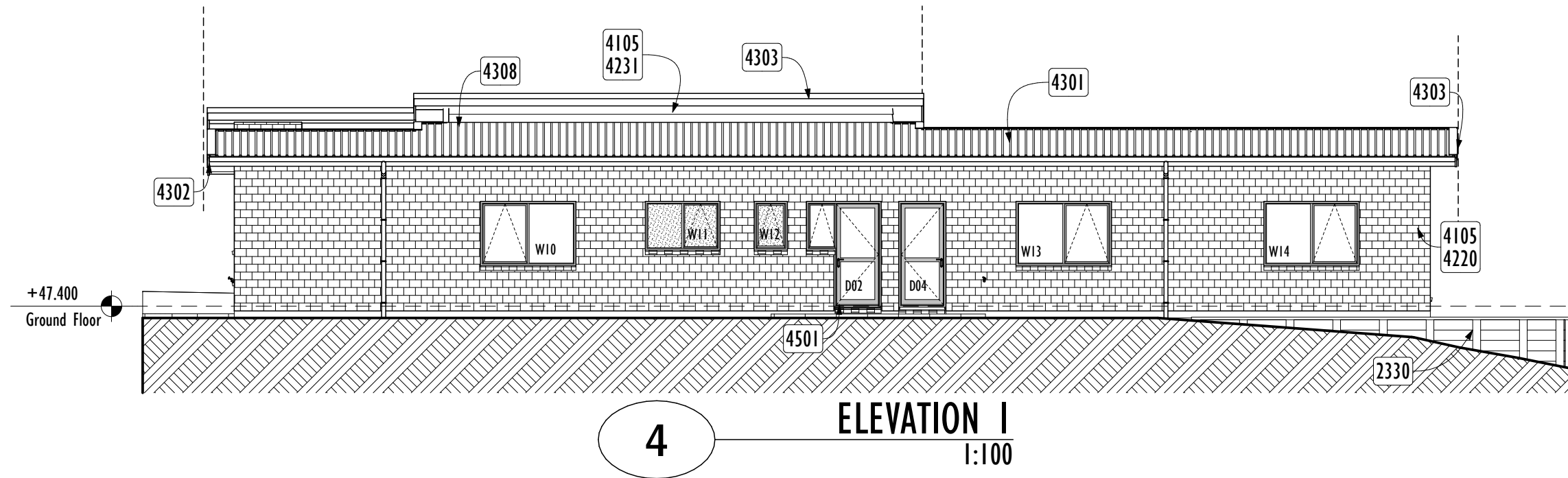
## Notes

### SITE

2330 Timber Retaining wall <1.5m (with no Surcharge) not forming part of this consent

### ENCLOSURE

- 4105 4.5mm James Hardies HomeRAB fixed in accordance with JH RAB manual dated March 2019. : E2/AS1
- 4220 70mm Bowers Masonry Brick Veneer (50mm Cavity) Over specified Building wrap & RAB. Refer to cladding details for all venting requirements : E2/AS1
- 4231 180mm Linea Weatherboards On H3.2 50x20 Battens Over specified Building wrap : E2/ALT
- 4301 Colorsteel Endura® Corrugated longrun roofing over Thermakraft 215 self-supporting underlay. Refer to roofing details for fixing requirements : E2/AS1
- 4302 Selected Colorsteel Fascia and Marley PVC spouting (Min 6500mm2) : E1/AS1
- 4303 Selected Colorsteel barge board with Colorsteel Endura® barge capping : E2/AS1
- 4308 Colorsteel Endura® Top Apron Flashing. Min 150mm over roofing with 110mm min upstand with 75mm min lap under cladding and 35mm min clearance below cladding. : E2/AS1
- 4501 PC aluminium residential exterior IGU (double glazed) with ex25 H3.1 paint quality pine jambs . Joinery installation to be in accordance with E2/AS1 or specified cladding system details. : E2/AS1



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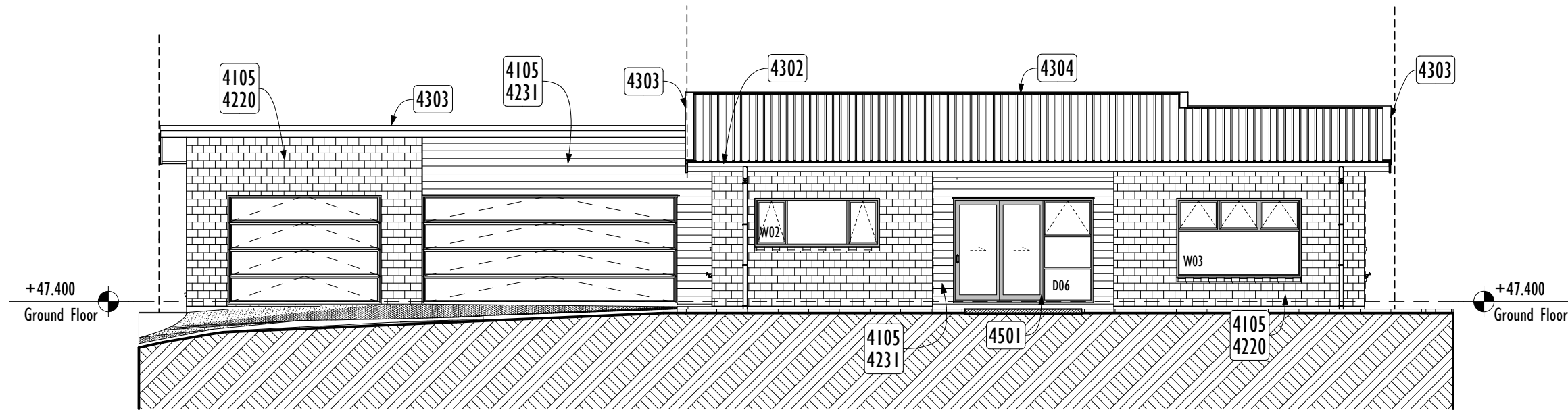
ID	Issue Name	Changes	Date
01	Developed Concept		16/09/2020

**ELEVATIONS 1 & 2**

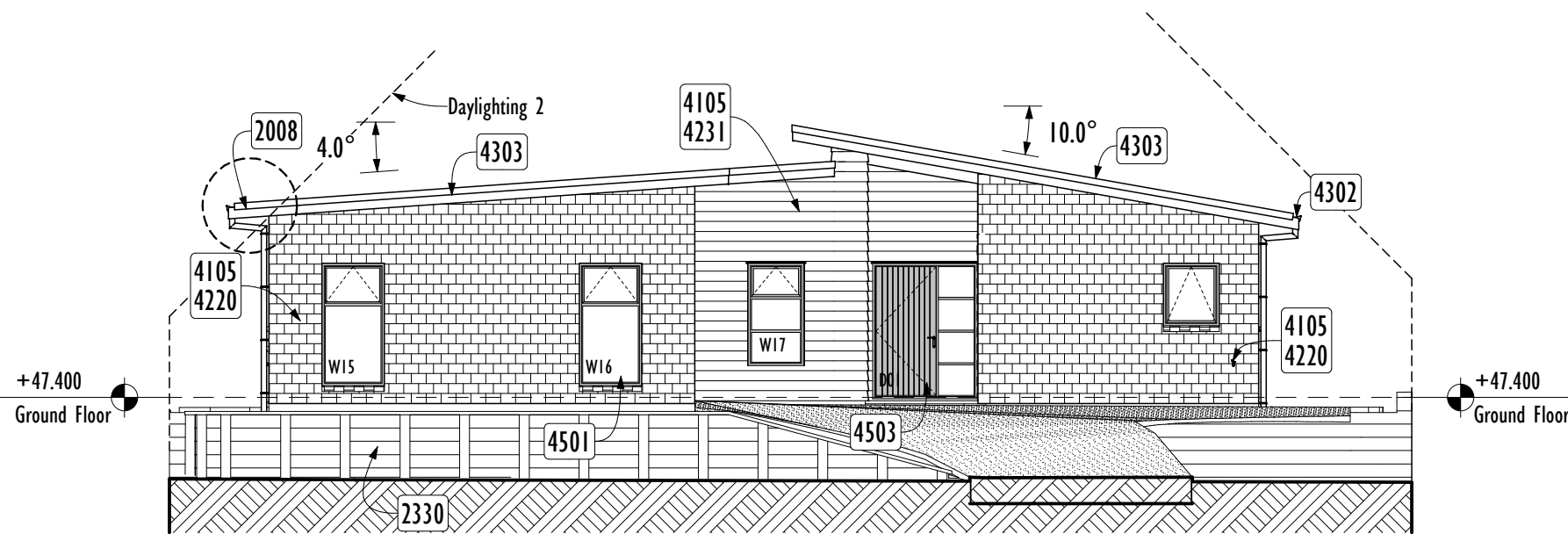
Job Number: **CP06** Sheet: **05**



# Not for Construction



6 ELEVATION 3  
1:100



7 ELEVATION 4  
1:100

## Notes

- SITE**
- 2008 Area of daylighting encroachment. See affected persons approval form
  - 2330 Timber Retaining wall <1.5m (with no Surcharge) not forming part of this consent

## ENCLOSURE

- 4105 4.5mm James Hardies HomeRAB fixed in accordance with JH RAB manual dated March 2019. : E2/AS1
- 4220 70mm Bowers Masonry Brick Veneer (50mm Cavity) Over specified Building wrap & RAB. Refer to cladding details for all venting requirements : E2/AS1
- 4231 180mm Linea Weatherboards On H3.2 50x20 Battens Over specified Building wrap : E2/ALT
- 4302 Selected Colorsteel Fascia and Marley PVC spouting (Min 6500mm2) : E1/AS1
- 4303 Selected Colorsteel barge board with Colorsteel Endura® barge capping : E2/AS1
- 4304 Colorsteel Endura® Ridge & Hip flashings : E2/AS1
- 4501 PC aluminium residential exterior IGU (double glazed) with ex25 H3.1 paint quality pine jambs . Joinery installation to be in accordance with E2/AS1 or specified cladding system details. : E2/AS1
- 4503 Selected entry door within aluminium joinery unit and selected door hardware. Entry door & hardware design to later detail by others.

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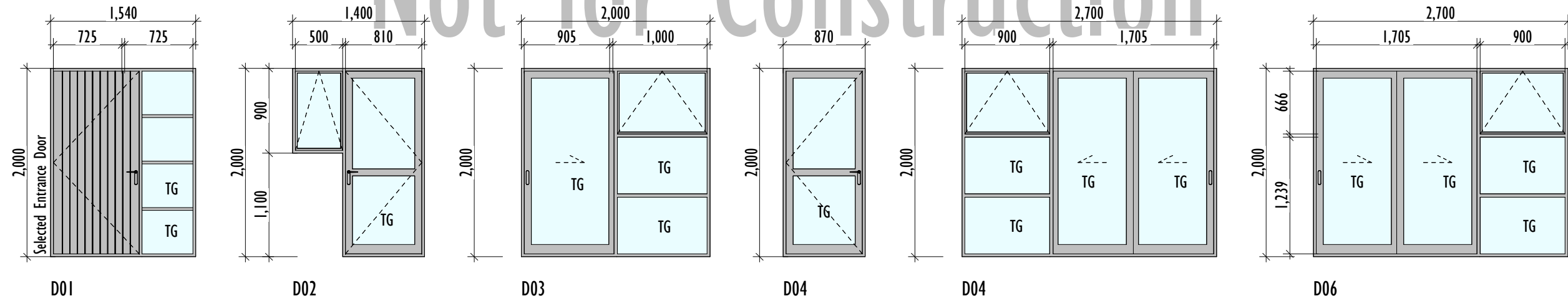
Project: **New Dwelling**  
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Morrinsville

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01	Developed Concept		16/09/2020

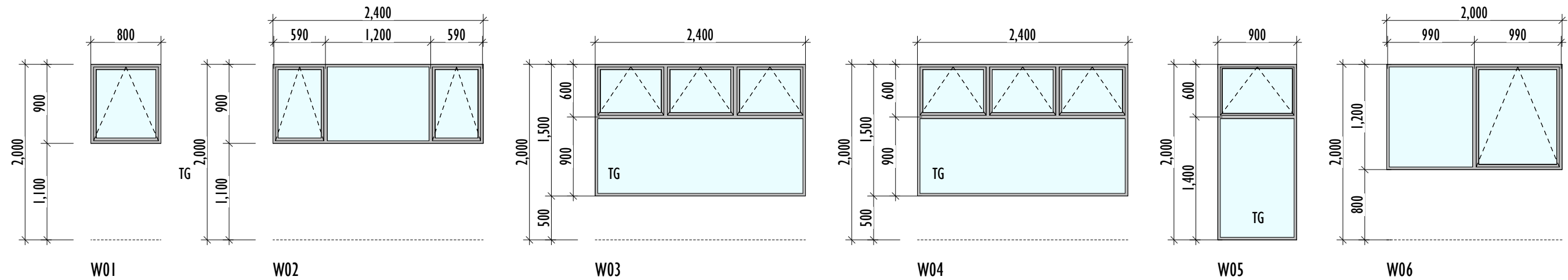
ELEVATIONS 3 & 4  
Job Number: **CP06**  
Sheet: **06**



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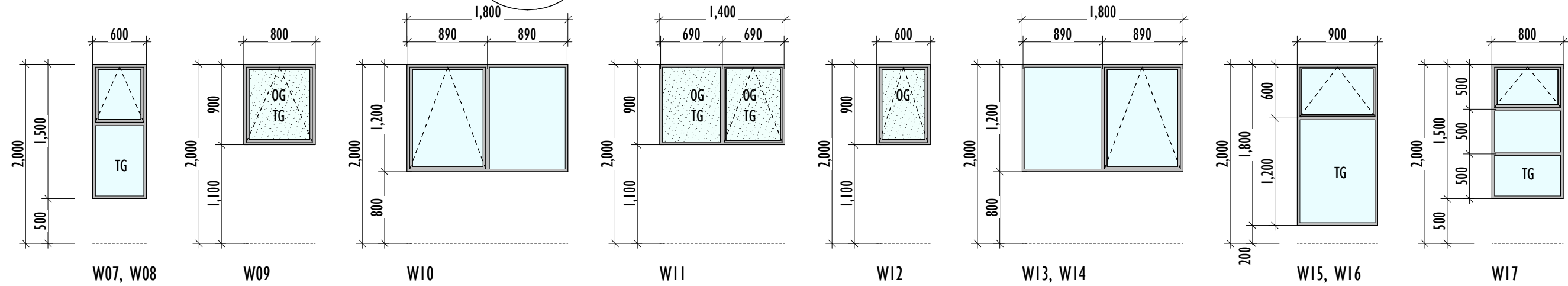
ALL JOINERY HEIGHTS TO BE CONFIRMED WITH FRAME & TRUSS SUPPLIER AND JOINERY SUPPLIER



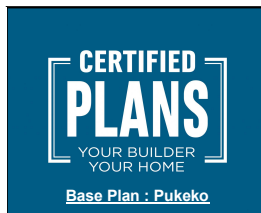
## JOINERY SCHEDULE

1:50

8



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01	Developed Concept		16/09/2020

JOINERY SCHEDULE  
Job Number: **CP06**  
Sheet: **07**

