

Selwyn Meadows

Lot 47



Duplex

Each Unit Costs Only

\$547,500

Totaling \$1,095m

Rental Appraisal \$585

All costs approximate and subject to change.

Disclaimers + Terms and Conditions apply

Location - Rolleston, Canterbury



Each Unit Includes

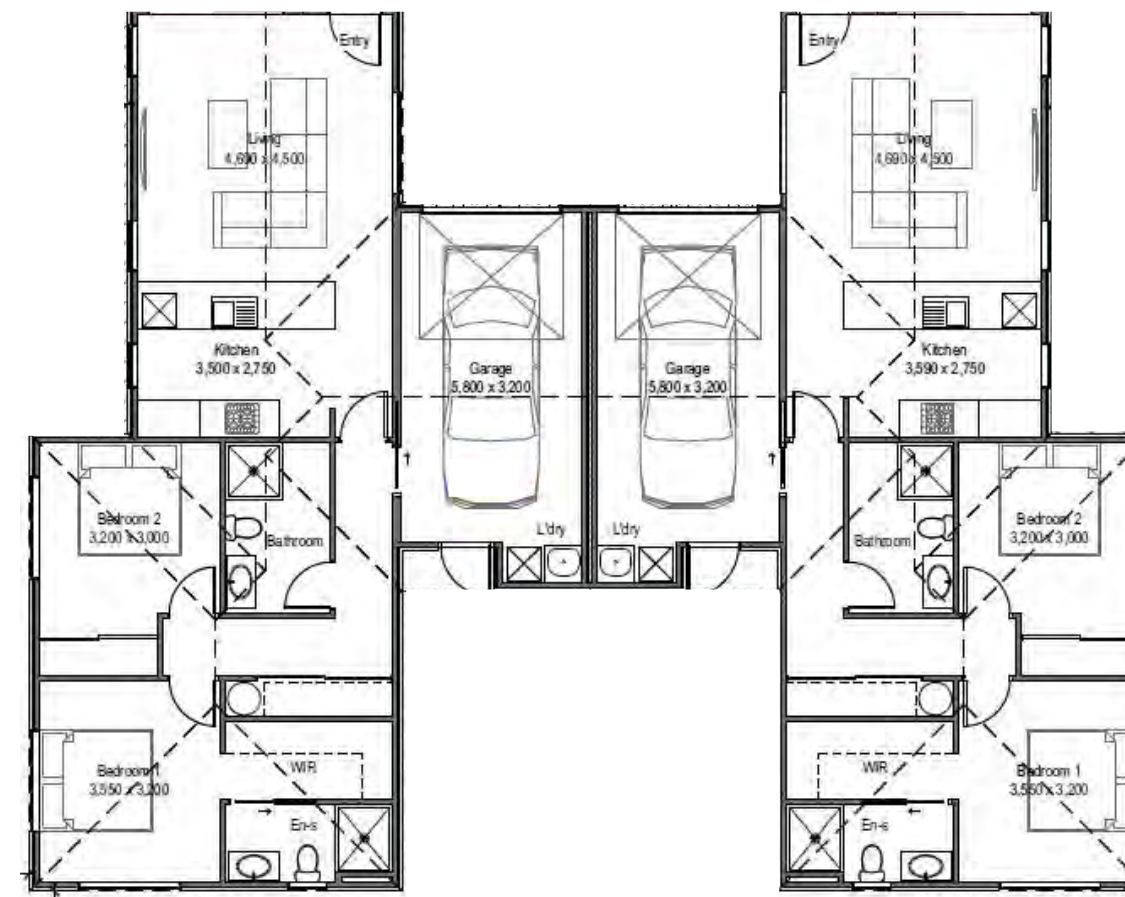
107 m/2

2 Bedroom

2 Bathroom

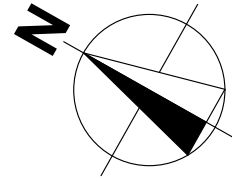
1 Lounge

1 Garage

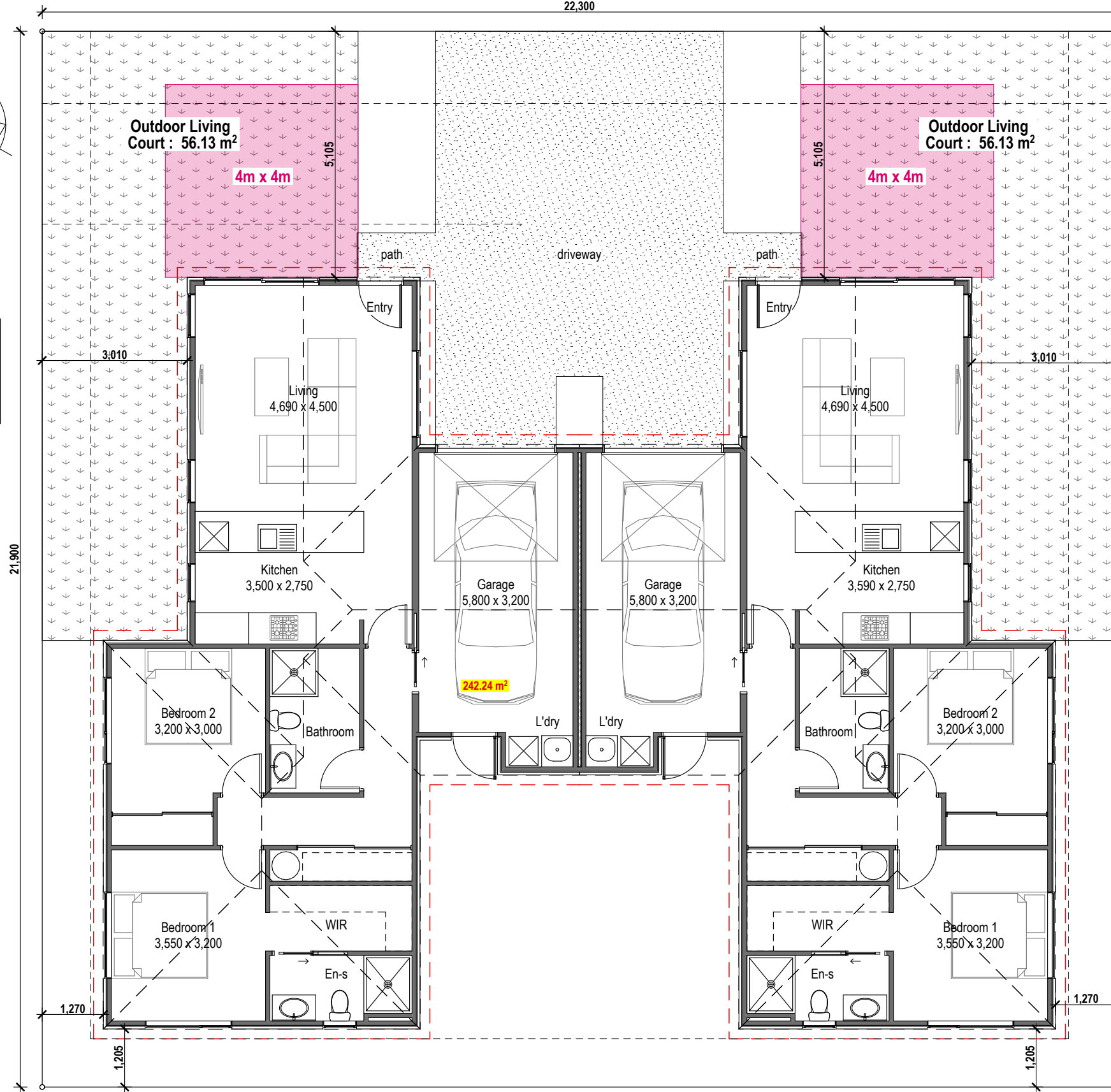


Road

22,300



LOT 47
 Site Area: 489 sq.m
 Building Coverage: 242.24 sq.m
 (over outside edge of gutter)
 Site Coverage: 49.54%



Site Plan scale 1:100 @ A3



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 Craig Fitchett
 licence number BP105386

* ALL CONSTRUCTION IS TO COMPLY WITH NEW ZEALAND BUILDING CODE AND ALL RELEVANT DOCUMENTS, AND WITH THE LOCAL TERRITORIAL AUTHORITY REGULATIONS.
 * THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & LEVELS ARE CORRECT PRIOR TO COMMENCING ANY WORK.
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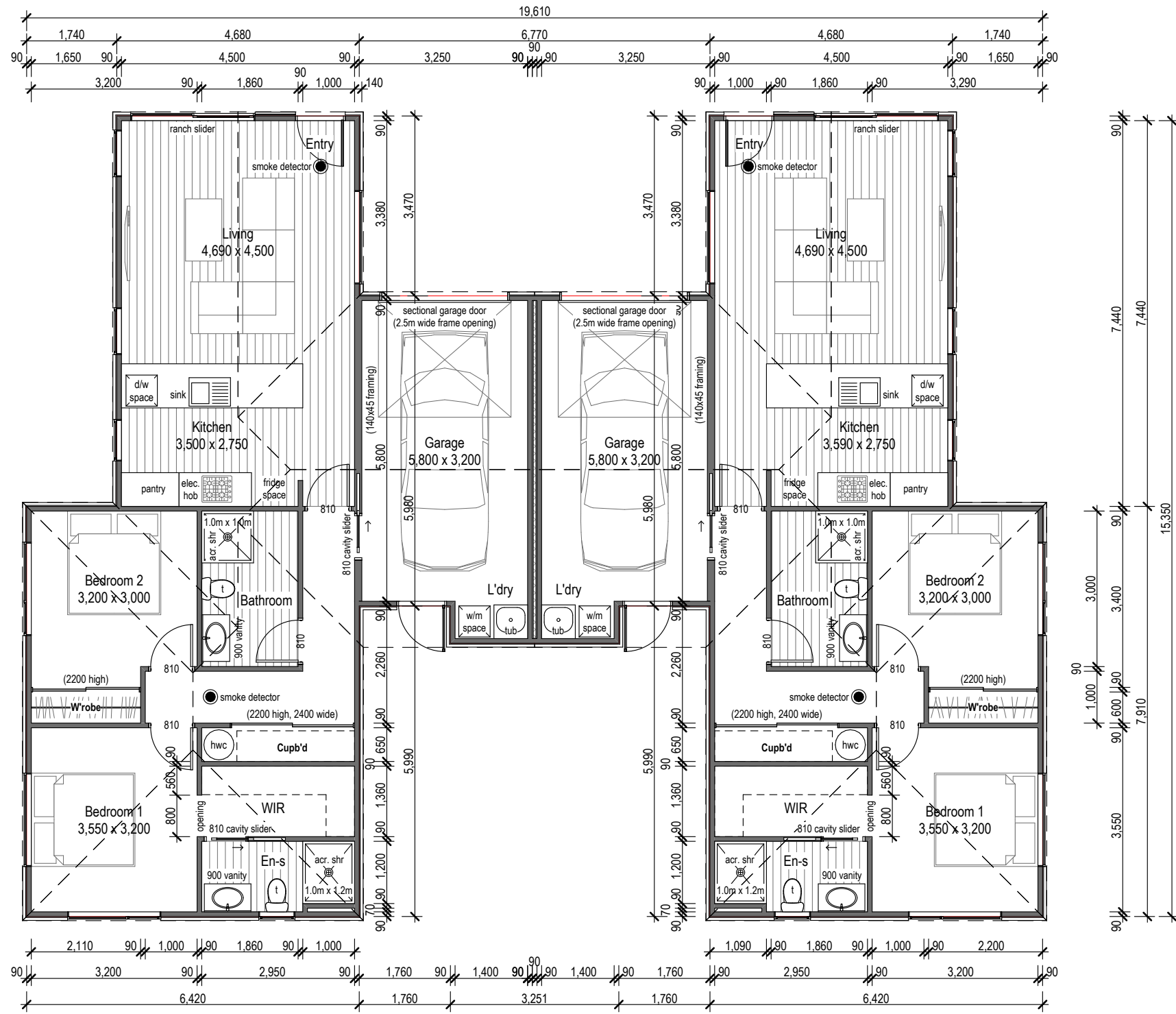
PROJECT INFORMATION:
 Development for DP Homes,
 Lot 47 Selwyn Road, Rolleston.

DRAWING TITLE:
 SITE PLAN

REVISION:

FLOOR AREA: 214.88m² (over found.)

CONCEPT DRAWINGS: VERSION 1	SHEET:
SCALE: 1:100 @ A3	DATE OF ISSUE: 11-Oct-24
DRAWN BY: Craig Fitchett	JOB NUMBER: 2024-032
	1 of 4



UNIT 1
107.44 m² (over frame/foundation)

Floor Plan scale 1: 100

UNIT 2
107.44 m² (over frame/foundation)

ROOF & WALL CLADDING	
Roof : 28° Dimond Styleline Longrun Roofing	
Walls : Plaster Surface Over Resene GRAPHEX System & Vertical Oblique™ Weatherboards on a 20mm Cavity	
GENERAL FLOOR PLAN NOTES	
SMOKE ALARMS: Smoke Alarms to be fitted within 3.0m of sleeping areas and on Escape routes, as indicated on the drawings. :ALL SMOKE ALARMS TO HAVE HUSH & TEST FACILITIES ● Indicates Smoke Detector Position	
MISCELLANEOUS: Dimensions shown are to the frame, GIB thickness not shown. Air Seals to have PEF rod & low expansion foam. All windows and doors centered in room unless shown otherwise	
FOUNDATION: Foundations as per engineers design. Refer to engineers drawings	
WALL FRAMING: Designed to high wind zone Stud Height: 2420 mm Exterior Walls: 90x45mm studs @ 600 mm ctrs max. Interior Loadbearing Walls: 90x45mm studs @ 600 mm ctrs max. Dwangs Ext: 90x45, 2 rows. Non loadbearing wall framing: 90x45mm studs @ 600 mm ctrs max. Dwangs Int: 90x45mm, 2 rows.	
LINTELS AND BEAMS: Sizes shown are to be confirmed by the precut manufacturer and shall comply with NZS 3604: 2011. Refer to the truss design layout.	
BUILDING WRAP: Watertight Building Wrap, refer to manufacturers specifications.	
INTERNAL DOORS: Hinged Doors Internal Height: 1980mm. Wardrobe Sliders Internal Height: 2200mm.	
INSULATION: External Walls: Eilment R2.6 wall batts. House Roof Space: Eilment R3.6 batts, 2 layers. Garage Roof Space: Eilment R3.6 batts, 1 layer. Floor Slab: To be confirmed.	
WALL AND CEILING LININGS	
Walls:	Standard 10mm GIB (unless required for bracing)
Ceiling:	Standard 13mm GIB 13mm GIB Aqualine (bathrooms)
Bathroom:	10mm GIB Aqualine
Corner Finish:	Square
INTERIOR AND EXTERIOR JOINERY:	
Joinery:	Double Glazed Vantage Standard Aluminium Joinery Shelf and rail to wardrobes
WATER HEATING Electric Hot water system.	
KITCHEN COOKTOP Electric.	



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DRAWING TITLE:
FLOOR PLAN

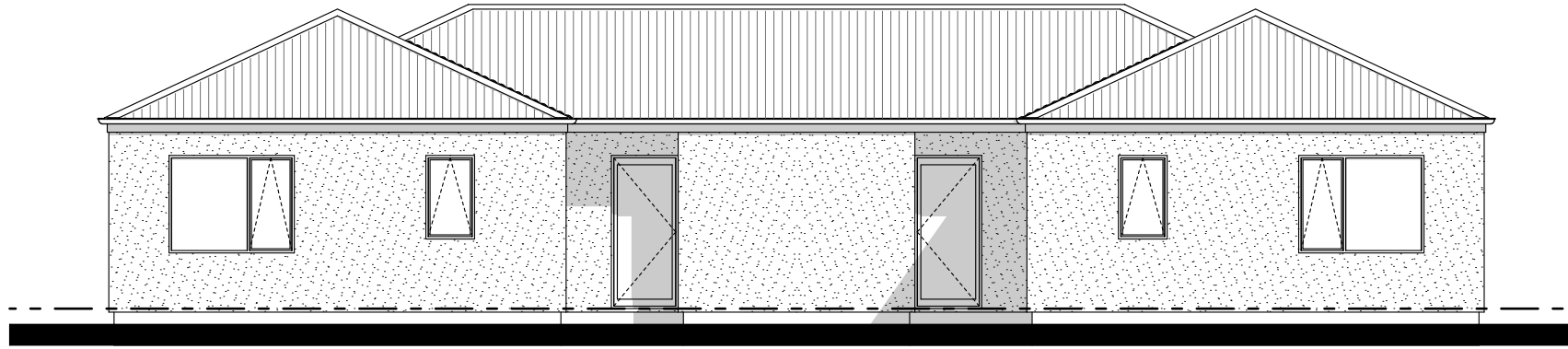
REVISION:

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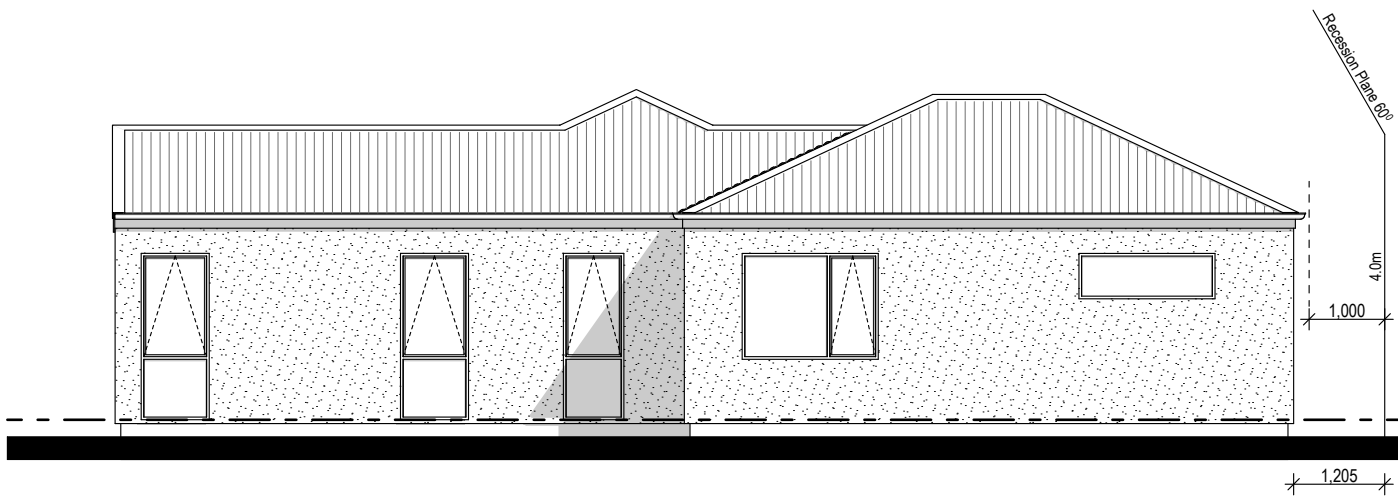
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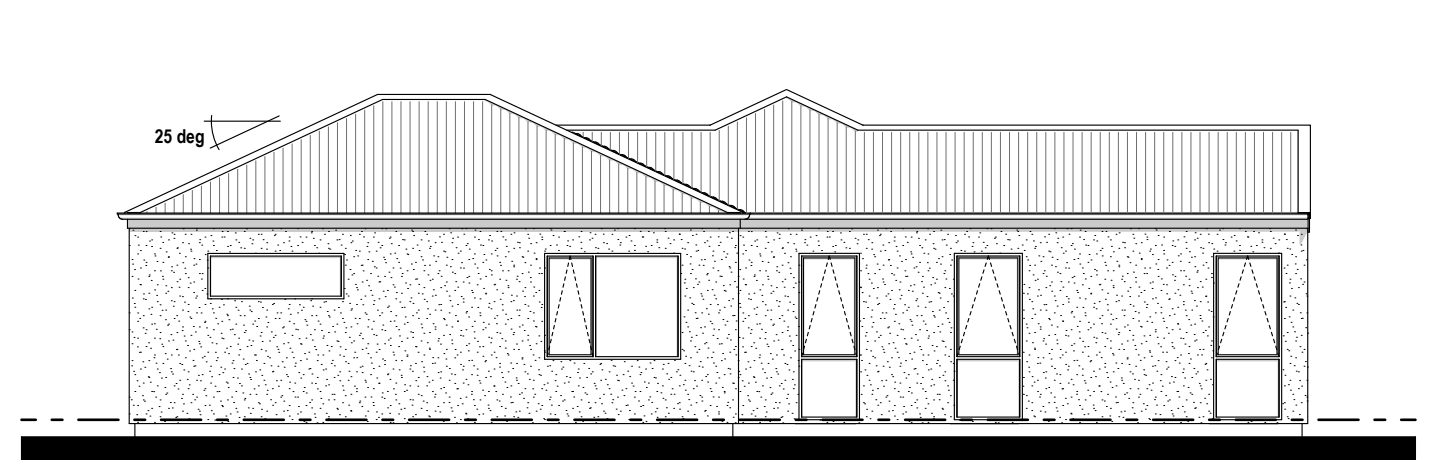
South West Elevation

scale 1:100



North West Elevation

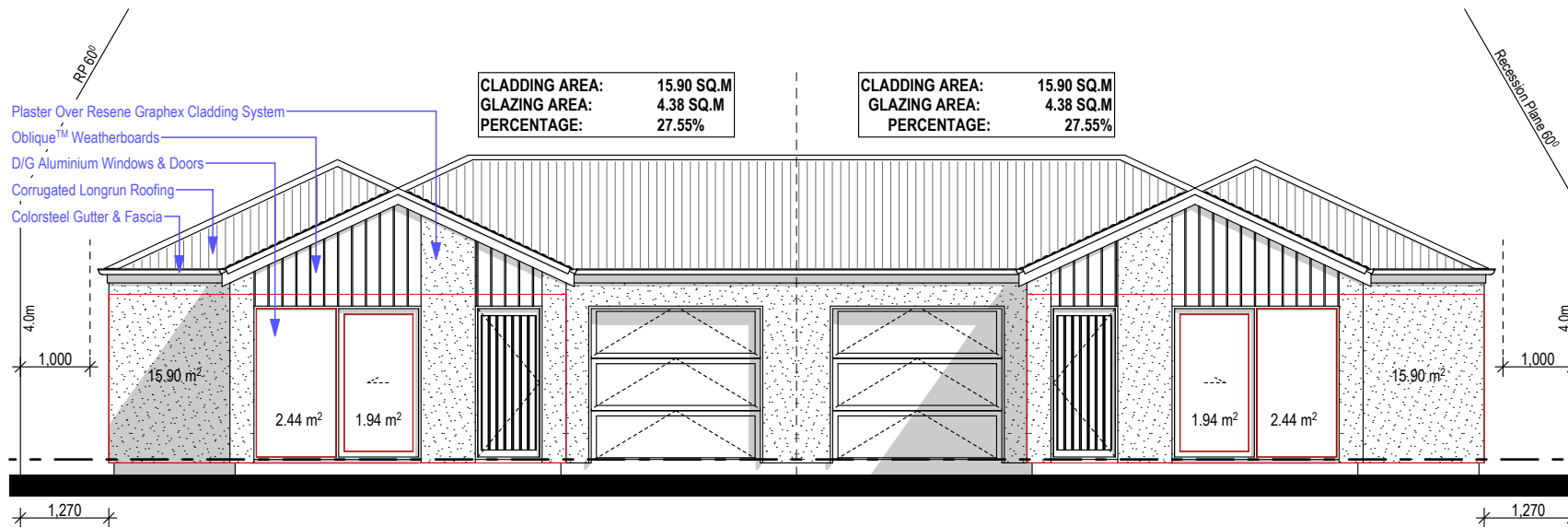
scale 1:100



South East Elevation

scale 1:100

NOTE: EXTERNAL DOORS & WINDOWS TO COMPLY WITH H1/AS1 AMENDMENT 5, Table 2.1.2.2 c. WINDOWS & DOORS TO HAVE AN R RATING OF 0.50 MIN.



North East Elevation

scale 1:100



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**Development for DP Homes,
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DRAWING TITLE:
ELEVATIONS

REVISION:

FLOOR AREA: 214.88m² (over found.)

CONCEPT DRAWINGS: VERSION 1
 SCALE: 1:100 @ A3
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PROJECT INFORMATION:
**Development for DP Homes,
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DRAWING TITLE:
ARTIST IMPRESSION

REVISION:

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SHEET:
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