

GENERAL NOTES:

Site Area:	Lot 22: 240m ²	9,720	2,690	990	2,690	9,630	2,690	990	2,690	9,630	2,690	990	2,690	4,910
	Lot 21: 160m ²													
	Lot 20: 160m ²													
	Lot 19: 160m ²													
	Lot 18: 160m ²													




Floor Area:	Lot 22: 119.82m ² (Over Foundation)	Site Coverage:	Lot 22: 49.9%	Indicates 75x50mm colorsteel downpipes (55m ² per dp)	General:	All dimensions to be confirmed on site	Steel portals required for garages.
	114.74m ² (Over Frame)		Lot 21: 59.3%				
	Lot 21: 94.85m ² (Over Foundation)		Lot 20: 59.3%			Boundary Dimensions and bearings subject to confirmation	
	91.80m ² (Over Frame)		Lot 19: 59.3%			Site Levels subject to confirmation	
	Lot 20: 94.85m ² (Over Foundation)		Lot 18: 59.3%				

Territorial Authority:	Wind Zone:	High	Landscaping & fencing:	Refer to Kamo Marsh consented plans	Boundary dimensions are approximate only - Confirmation is required with release of CT.	Internal gutters required between units.	Brick lintels required above all openings.	REFER #RC135201 APPROVED DOCUMENTS: NON COMPLIANCES REQUIRING RESOURCE CONSENT: - Min. driveway widths not achieved - Recession plane intrusion along Northern Reserve boundary - Site coverage exceeded - 2m road boundary eave setback intrusion - OTHER RC ISSUES TBC
	Earthquake Zone:	2						
	Snow zone:	0.9kPa						
	Corrosion Zone:	C						

 © Mike Greer Homes Ltd PHONE: (03) 354 0166 FAX: (03) 354 0167 ADDRESS: 8 Nazareth Ave Middleton Christchurch 8024 WEB: www.mikegreerhomes.co.nz	JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
	SPEC UNITS (URBAN 1)	SITE PLAN	LOTS: 17-22 DP: ADDRESS: Beach Grove, Beach Road, Kaiapoi	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2010 Mike Greer Homes 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 Limited	08/04/2013	Chelsea	1:150	SK-02
					AMENDMENT DATE:	VERSION:	JOB #	
					30/07/2013	V2a	2424 - 2429	OF: 7

GENERAL NOTES:

Floor Area:	Lot 22: 119.82m ² (Over Foundation)
	114.74m ² (Over Frame)
	Lot 21: 94.85m ² (Over Foundation)
	91.80m ² (Over Frame)
	Lot 20: 94.85m ² (Over Foundation)
	91.80m ² (Over Frame)
	Lot 19: 94.85m ² (Over Foundation)
Lot 18: 94.85m ² (Over Foundation)	91.80m ² (Over Frame)
	Lot 17: 84.71m ² (Over Foundation)
	80.82m ² (Over Frame)

	Indicates 75x50mm colorsteel downpipes (55m ² per dp)
	Indicates hose tap location (confirm with client)
	Indicates gully trap location
Cladding Materials:	70 series Brick Veneer on 50mm cavity
Roof Cladding:	Colorsteel Metal Tile
Roof Pitch:	35°
Eaves:	450mm (sloping soffits to areas with exposed rafters)
Height to underside of truss:	2.455m
Lintel Height:	2.105m
	Note: in High Wind Zone
	2.455mm stud height: studs @ 600mm centres
Internal Door Leaf Height:	Standard
Internal Door Leaf Width:	Typically 810mm
	Typically 710mm (wet areas)
Undertile Heating to Areas:	Kitchens & Bathrooms
Gas Supply:	n/a
General:	All dimensions to be confirmed on site

Internal gutters required between units.

Brick lintels required above all openings.

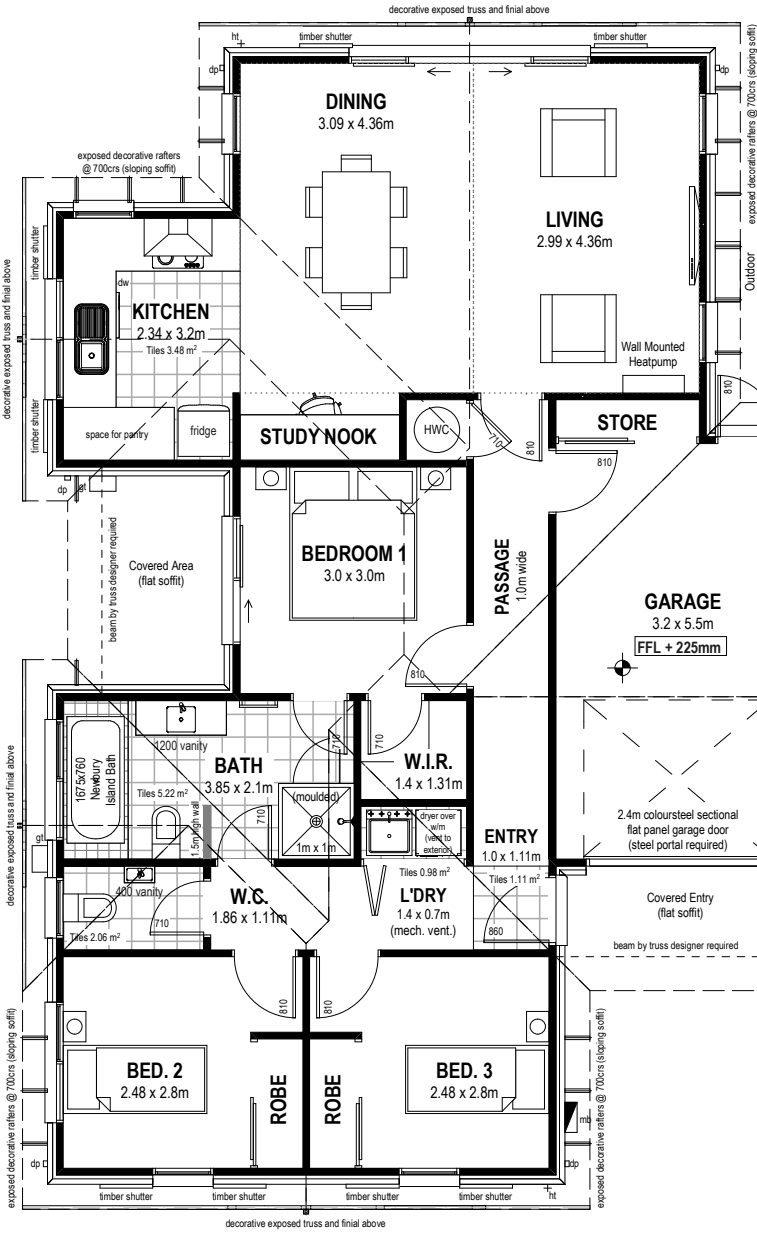
Steel portals required for garages.

20 series 190mm concrete block walls required between all units (refer to engineer's details)

HWCs in roof space (refer to engineer's details)

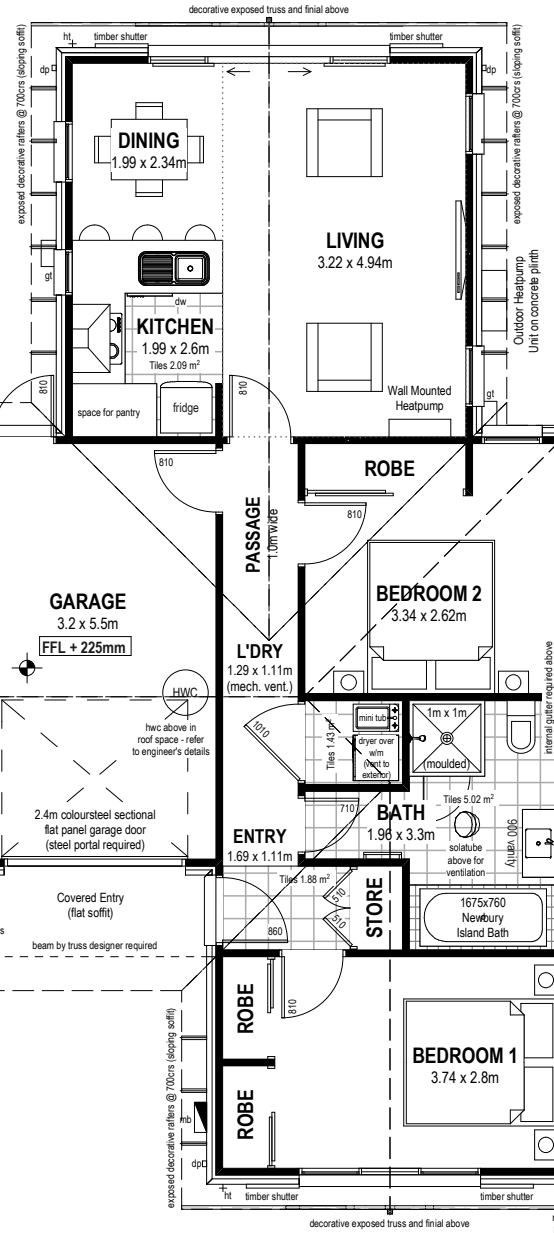
LOT 22

BUILD AREA OVER FOUNDATION: 119.82 m²
BUILD AREA OVER FRAME: 114.74 m²



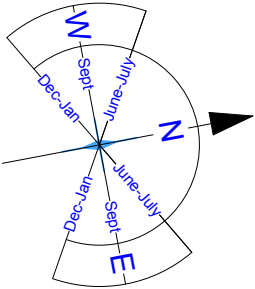
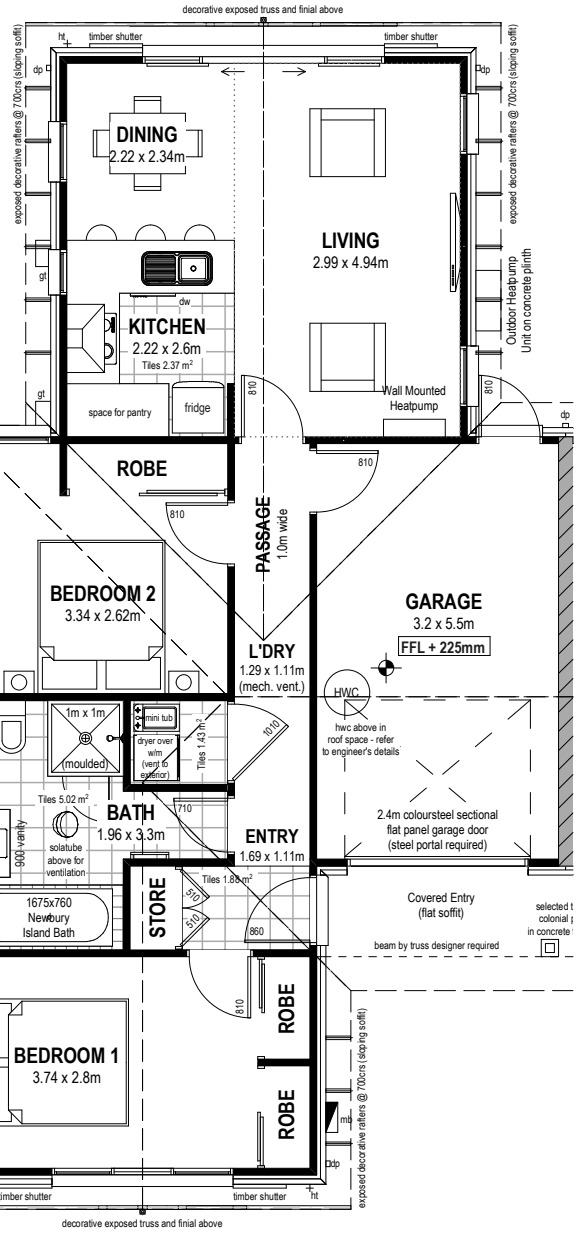
LOT 21

BUILD AREA OVER FOUNDATION: 94.85 m²
BUILD AREA OVER FRAME: 91.80 m²



LOT 20

BUILD AREA OVER FOUNDATION: 94.85 m²
BUILD AREA OVER FRAME: 91.80 m²



NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS



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JOB TITLE:

**SPEC UNITS
(URBAN 1)**

DRAWING TITLE:

FLOOR PLAN

LEGAL DESCRIPTION:

NOTES:

- Subject to council approval
- All measurements to be confirmed on site by the contractor prior to the commencement of work




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LOTS: 17-22 DP:
ADDRESS: Beach Grove, Beach Road, Kaiapoi

DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
08/04/2013	Chelsea	1:100	SK-03
AMENDMENT DATE:	VERSION:	JOB #	
30/07/2013	V2a	2424 - 2429	OF: 7

GENERAL NOTES:

Floor Area:	Lot 22: 119.82m ² (Over Foundation) 114.74m ² (Over Frame)
	Lot 21: 94.85m ² (Over Foundation) 91.80m ² (Over Frame)
	Lot 20: 94.85m ² (Over Foundation) 91.80m ² (Over Frame)
	Lot 19: 94.85m ² (Over Foundation) 91.80m ² (Over Frame)
	Lot 18: 94.85m ² (Over Foundation) 91.80m ² (Over Frame)
	Lot 17: 84.71m ² (Over Foundation) 80.82m ² (Over Frame)

	Indicates 75x50mm colorsteel downpipes (55m ² per dp)
	Indicates hose tap location (confirm with client)
	Indicates gully trap location

Cladding Materials:	70 series Brick Veneer on 50mm cavity
Roof Cladding:	Colorsteel Metal Tile
Roof Pitch:	35°
Eaves:	450mm (sloping soffits to areas with exposed rafters)

Height to underside of truss:	2.455m
Lintel Height:	2.105m

Note: in High Wind Zone
2.455mm stud height: studs @ 600mm centres

Internal Door Leaf Height:	Standard
Internal Door Leaf Width:	Typically 810mm Typically 710mm (wet areas)

Undertile Heating to Areas:	Kitchens & Bathrooms
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Gas Supply:	n/a
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General:	All dimensions to be confirmed on site
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Internal gutters required between units.

Brick lintels required above all openings.

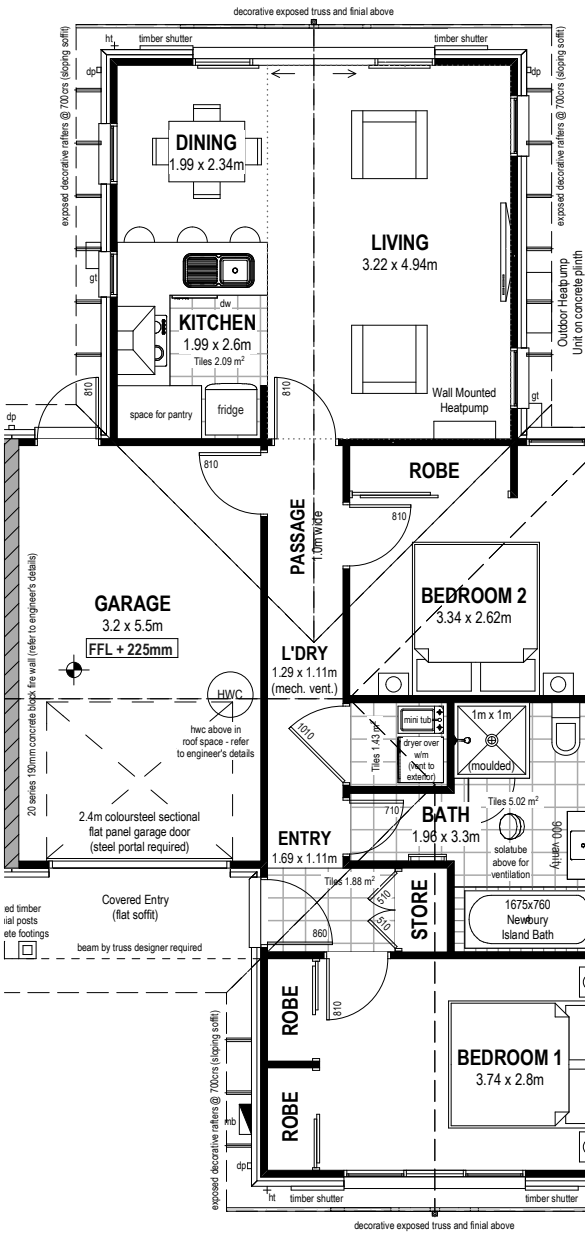
Steel portals required for garages.

20 series 190mm concrete block walls required
between all units (refer to engineer's details)

HWCs in roof space (refer to engineer's details)

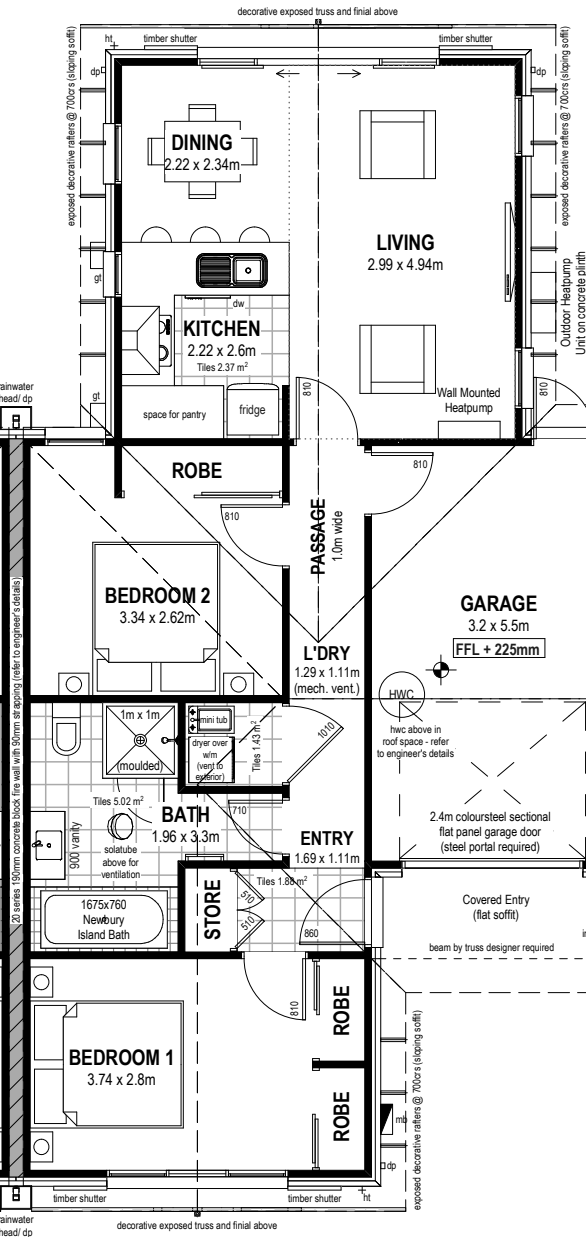
LOT 19

BUILD AREA OVER FOUNDATION: 94.85 m²
BUILD AREA OVER FRAME: 91.80 m²



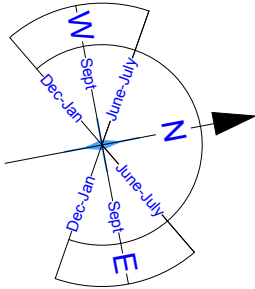
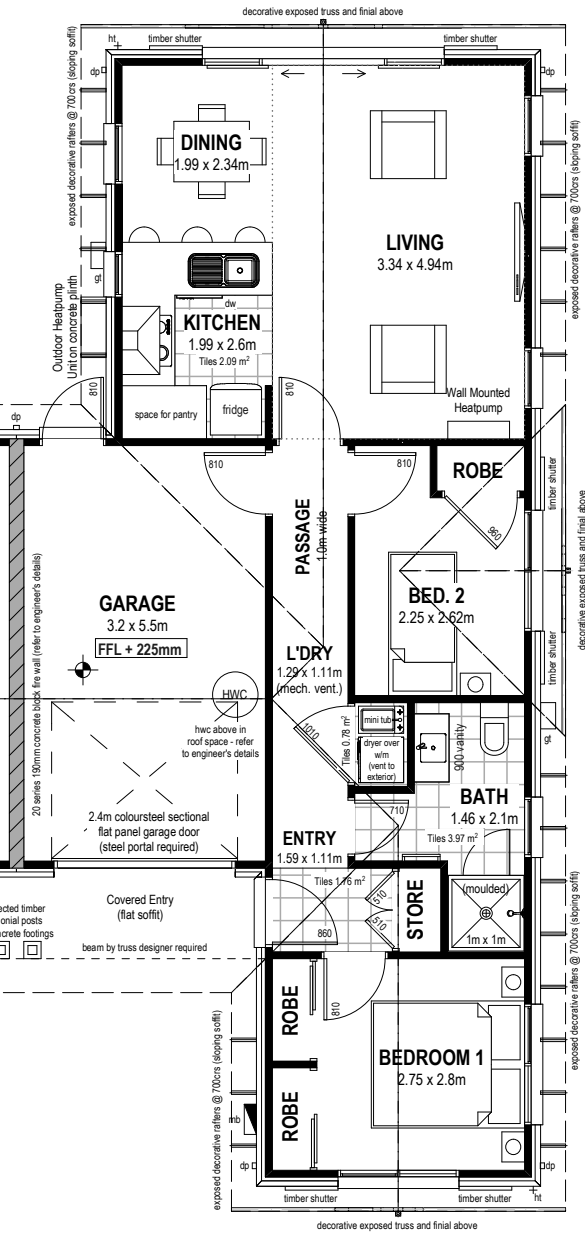
LOT 18

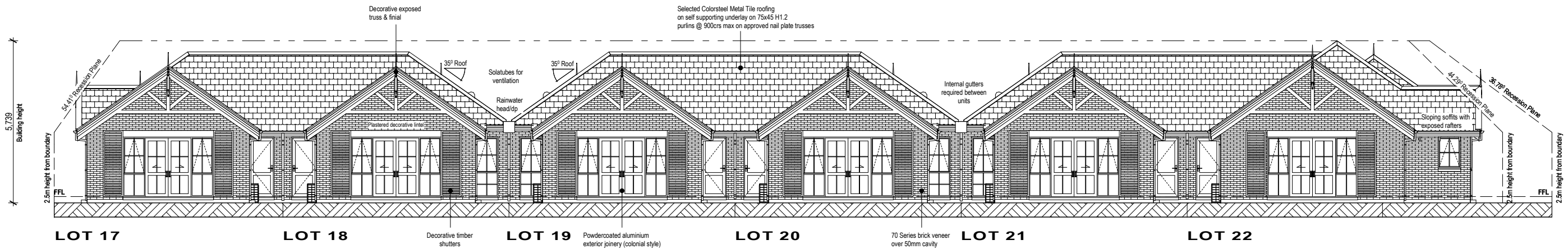
BUILD AREA OVER FOUNDATION: 94.85 m²
BUILD AREA OVER FRAME: 91.80 m²



LOT 17

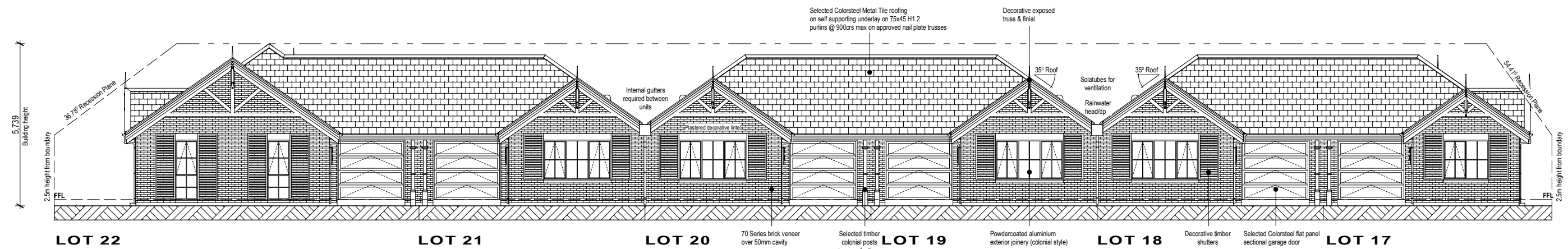
BUILD AREA OVER FOUNDATION: 84.71 m²
BUILD AREA OVER FRAME: 80.82 m²





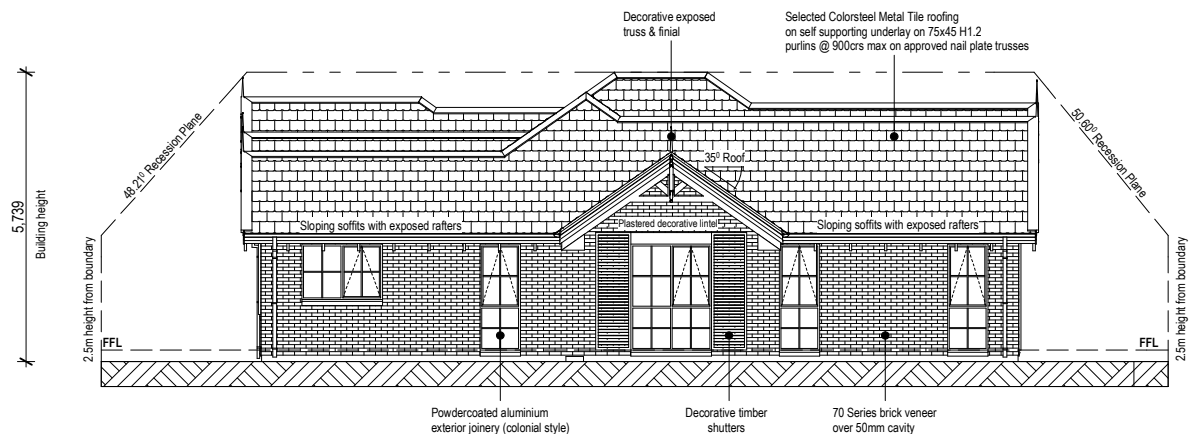
WEST ELEVATION

1:150



EAST ELEVATION

1:150



NORTH ELEVATION

1:150

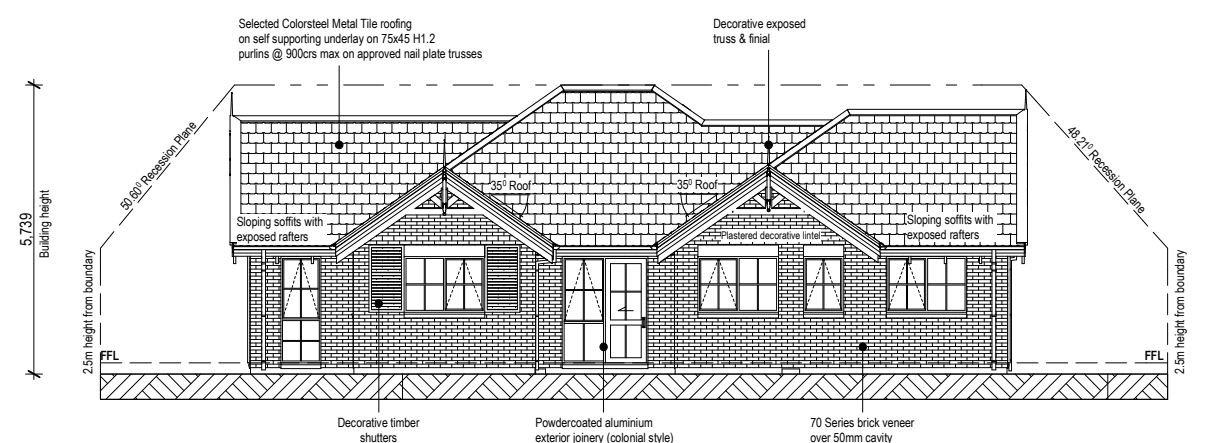
GENERAL NOTES:

Ground level subject to confirmation

Cladding Materials: 70 series brick veneer on 50mm cavity

Roof Cladding: Colorsteel Metal Tile

Roof Pitch: 35°



SOUTH ELEVATION

1:150

NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS