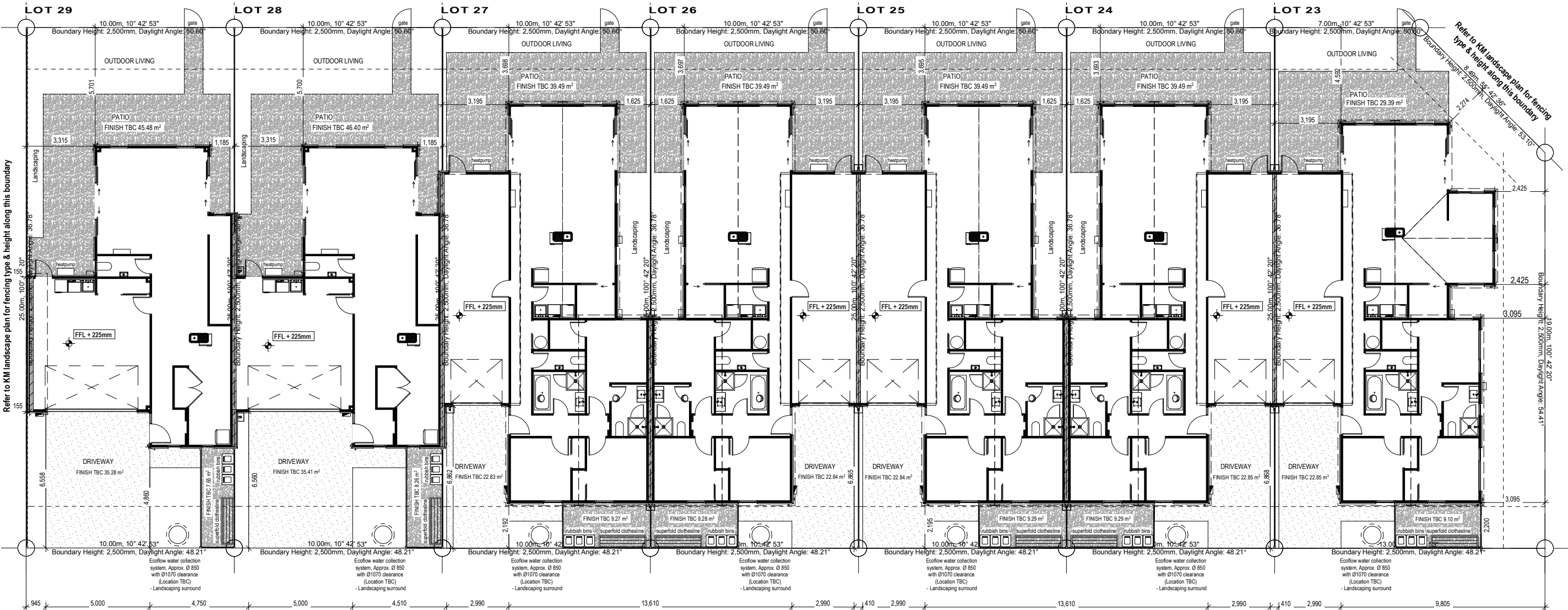


P:\Mike Greer\Home\DESIGN\2346-2352 - Spec units, Lots 23-29 Ruby Views, Kaipoi\Concept\PL\Units\Lots 23-29 Beach Grove V2b.pdf / 30/07/2013

RESERVE (BACKS ON TO BEACH ROAD)



GENERAL NOTES:

Site Area:	Lot 29: 250m ²
	Lot 28: 250m ²
Ground Floor Area:	Lot 29: 108.64m ² (Over Frame)
	Lot 28: 110.71m ² (Over Frame)
First Floor Area:	Lot 29: 97.81m ² (Over Frame - Excl. stairs)
	Lot 28: 106.38m ² (Over Frame - Excl. stairs)

Total Floor Area:	Lot 29: 206.45m ² (Over Frame)
Site Coverage:	Unit 1: 43.5%
	Unit 2: 44.3%
	Unit 3: 59.7%
	Unit 4: 59.6%
	Unit 5: 59.6%
	Unit 6: 59.6%
	Unit 7: 49.98%

PRIVATE ACCESSWAY/ PARKING AREA

Refer to KM landscape plan for fencing types & heights between units and around service courts

Territorial Authority:	Waimakariri District Council
Wind Zone:	High
Earthquake Zone:	2
Snow zone:	0.9kPa
Corrosion Zone:	C

Landscaping & Fencing: Refer to Kamo Marsh consented landscape plans.

General:	All dimensions to be confirmed on site
Boundary Dimensions and bearings subject to confirmation	

Foundation Type: TC2 - Ribraft on gravel raft

Boundary dimensions are approximate only - Confirmation is required with release of CT.

20 series 190mm concrete block fire walls required between units - Refer to engineer's details.

Internal gutters required between all units.

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

REFER #RC135201 APPROVED DOCUMENTS:
NON COMPLIANCES REQUIRING RESOURCE CONSENT:

- Min. 1m or Max. 7m distances between road crossings not achieved
- Min. driveway widths not achieved
- Recession plane intrusions along Eastern & Southern boundaries
- Site coverage exceeded
- Max. building height of 8m exceeded
- OTHER RC ISSUES TBC



GENERAL NOTES:

Ground Floor Area:	Lot 29: 108.64m ² (Over Frame) Lot 28: 110.71m ² (Over Frame) Lot 27: 149.28m ² (Over Frame) Lot 26: 149.09m ² (Over Frame) Lot 25: 149.09m ² (Over Frame) Lot 24: 149.09m ² (Over Frame) Lot 23: 153.44m ² (Over Frame)	Cladding Materials:	Rockcote 50mm Integra on 20mm cavity (Painted different colours)
First Floor Area:	Lot 29: 97.81m ² (Over Frame - Excl. stairs) Lot 28: 106.38m ² (Over Frame - Excl. stairs)	Roof Cladding:	Colorsteel Longrun Trimline
Total Floor Area:	Lot 29: 206.45m ² (Over Frame) Lot 28: 217.09m ² (Over Frame) Lot 27: 149.28m ² (Over Frame) Lot 26: 149.09m ² (Over Frame) Lot 25: 149.09m ² (Over Frame) Lot 24: 149.09m ² (Over Frame) Lot 23: 153.44m ² (Over Frame)	Roof Pitch:	35°, 3° to garages
		Height to underside of truss:	2.455m 260mm stub end allowed for along concrete fire walls between garages on ground floor.
		Lintel Height:	2.105m
		Internal Door Leaf Height:	Standard
		Internal Door Leaf Width:	Typically 810mm Typically 710mm (wet areas)

Undertile Heating: Kitchens & Dining Areas,
Bathrooms, Ensuites

Gas Supply: n/a

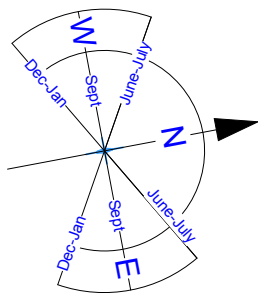
General: All dimensions to be
confirmed on site




**20 series 190mm concrete
block fire walls required
between units - Refer to
engineer's details.**

**Internal gutters required
between all units.**

- dp Indicates 75x50mm colorsteel downpipes
(55m² per dp)
- ht+ Indicates hose tap location (confirm with client)
- gt Indicates gully trap location

Ground Floor Area:	Lot 29: 108.64m ² (Over Frame)
	Lot 28: 110.71m ² (Over Frame)
	Lot 27: 149.28m ² (Over Frame)
	Lot 26: 149.09m ² (Over Frame)
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	Lot 25: 149.09m ² (Over Frame)
	Lot 24: 149.09m ² (Over Frame)
	Lot 23: 153.44m ² (Over Frame)



	Indicates 75x50mm colorsteel downpipes (55m ² per dp)
	Indicates hose tap location (confirm with client)
	Indicates gully trap location
Cladding Materials:	Rockcote 50mm Integra on 20mm cavity (Painted different colours)
Roof Cladding:	Colorsteel Longrun Trimline
Roof Pitch:	35°, 3° to garages
Height to underside of truss:	2.455m 260mm stub end allowed for along concrete fire walls between garages on ground floor.
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)

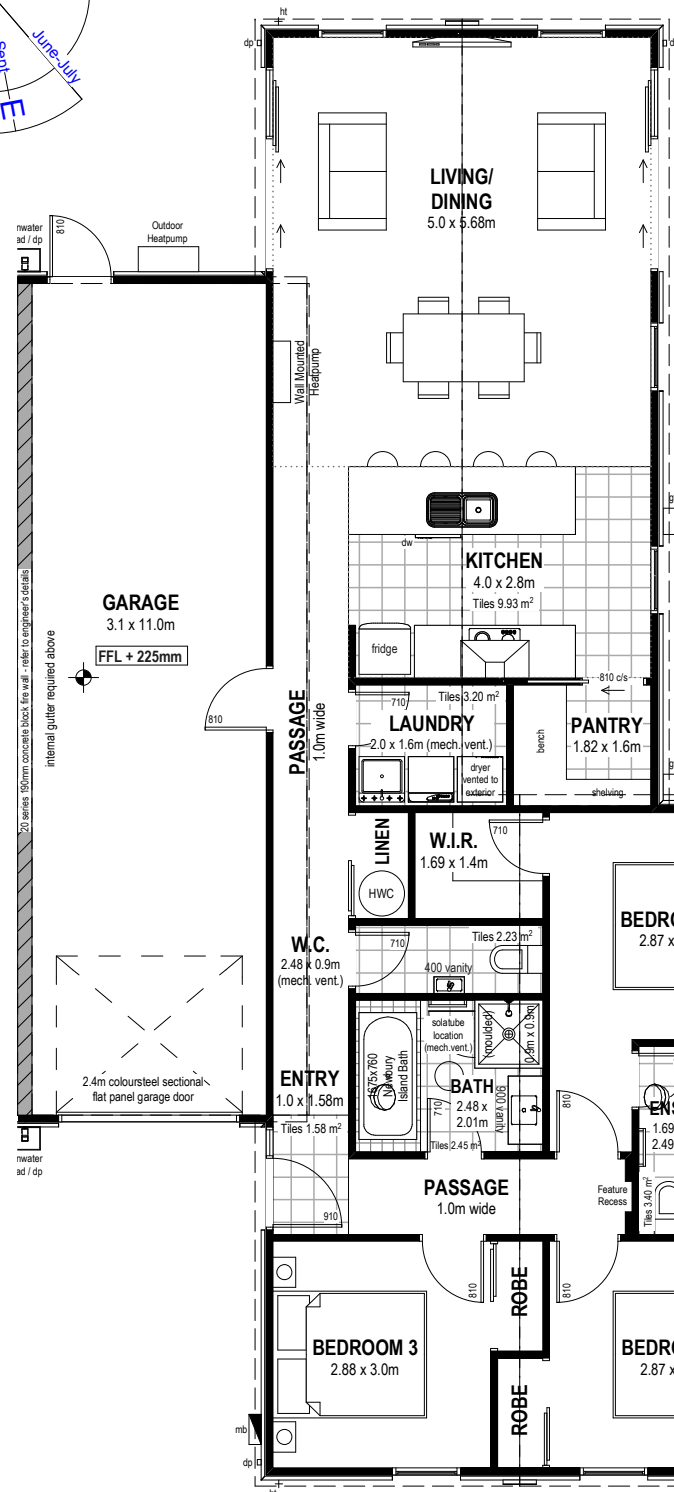
Gas Supply: n/a

General: All dimensions to be confirmed on site.

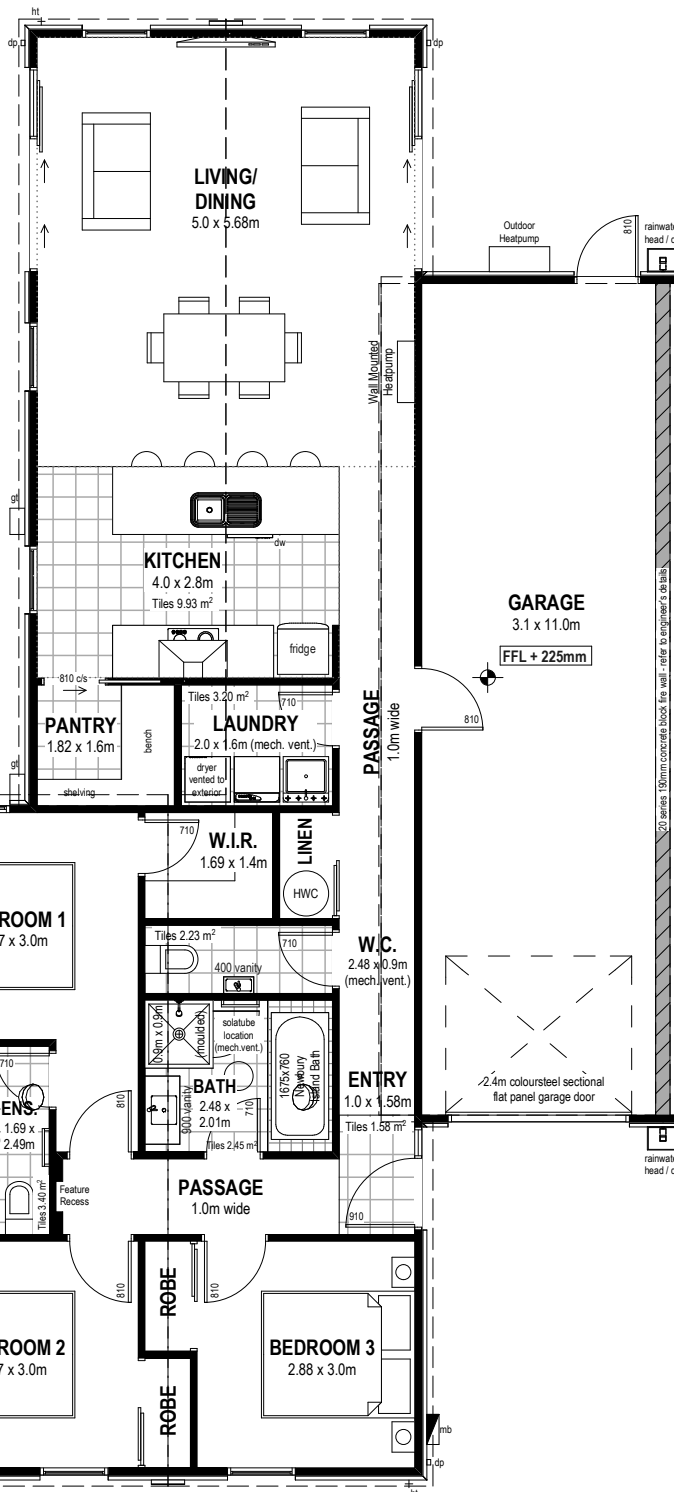
20 series 190mm concrete block fire walls required between units - Refer to engineer's details.

Internal gutters required between all units.

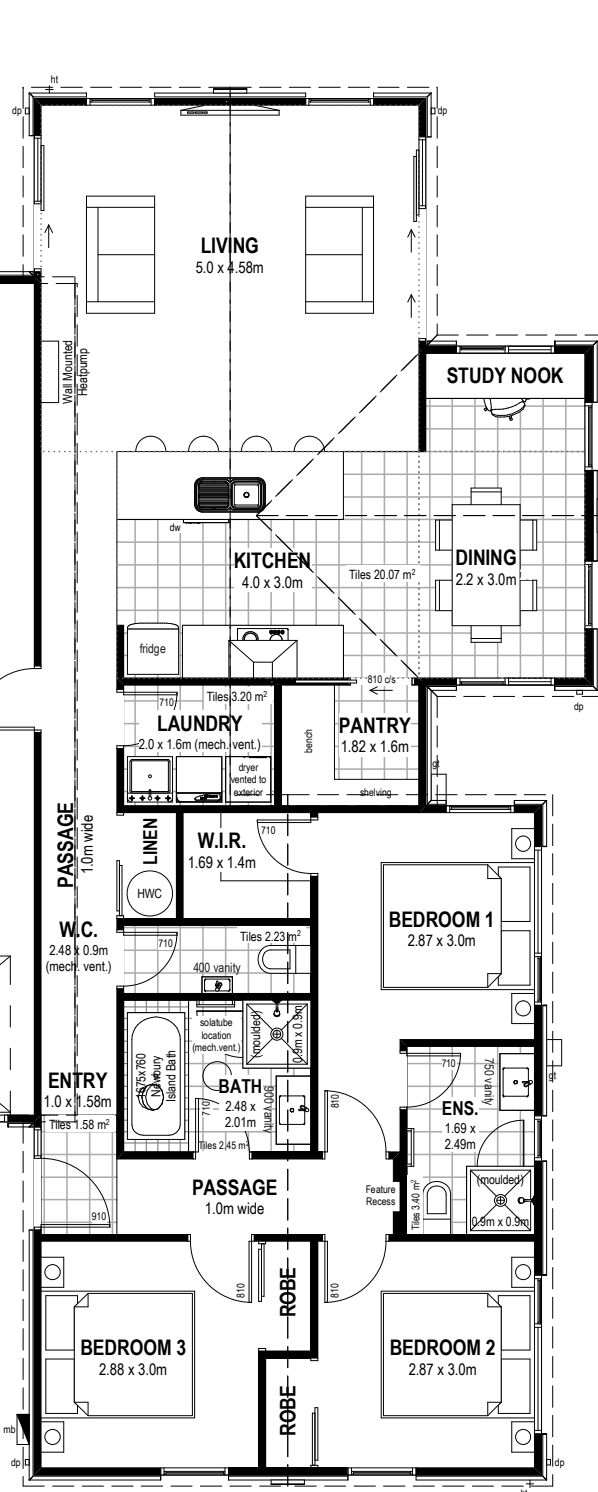
BUILD AREA OVER FRAME: 149.09 m²



BUILD AREA OVER FRAME: 149.09 m²



BUILD AREA OVER FRAME: 153.44 m²



JOB TITLE:

**SPEC UNITS
(URBAN 1)
(LOT 23 URBAN 2)**

DRAWING TITLE:

GROUND FLOOR PLAN

<p>LEGAL DESCRIPTION:</p> <p>LOTS: 23-29 DP: ADDRESS: Beach Grove, Beach Road, Kaiapoi</p>	<p>NOTES:</p> <ul style="list-style-type: none"> - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work <p>© 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</p>
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DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
05/03/2013	Chelsea	1:100	SK-04
AMENDMENT DATE:	VERSION:	JOB #	
30/07/2013	V2C	2346 - 2352	OF: 9

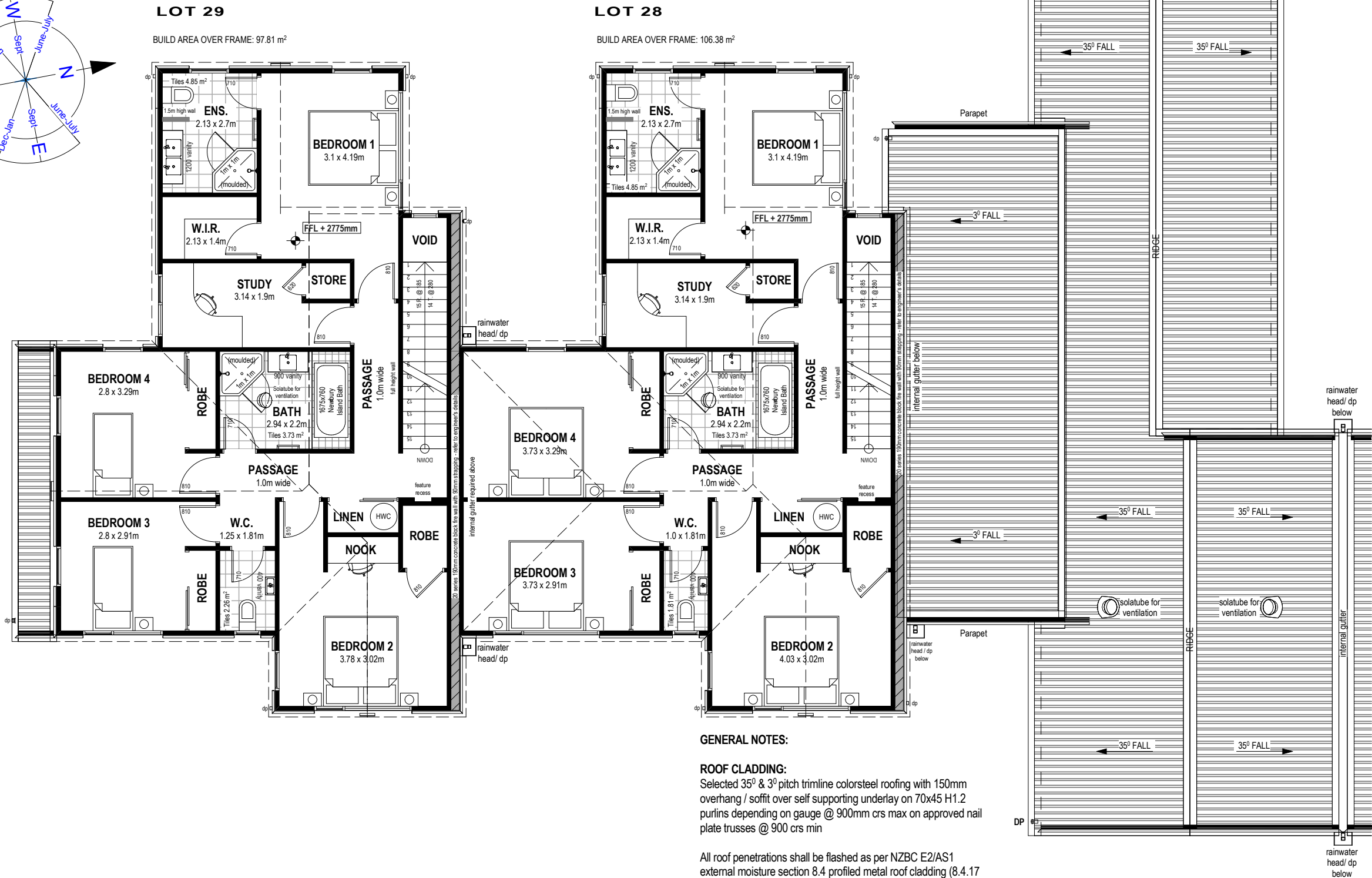
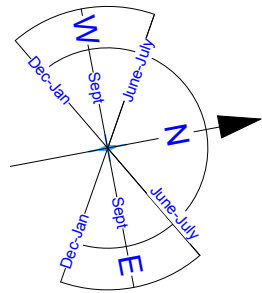
GENERAL NOTES:

Ground Floor Area:	Lot 29: 108.64m ² (Over Frame) Lot 28: 110.71m ² (Over Frame) Lot 27: 149.28m ² (Over Frame) Lot 26: 149.09m ² (Over Frame) Lot 25: 149.09m ² (Over Frame) Lot 24: 149.09m ² (Over Frame) Lot 23: 153.44m ² (Over Frame)
First Floor Area:	Lot 29: 97.81m ² (Over Frame - Excl. stairs) Lot 28: 106.38m ² (Over Frame - Excl. stairs)
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<div>dp</div>	Indicates 75x50mm colorsteel downpipes (55m ² per dp)
<div>ht</div>	Indicates hose tap location (confirm with client)
<div>gt</div>	Indicates gully trap location
Cladding Materials:	Rockcote 50mm Integra on 20mm cavity (Painted different colours)
Roof Cladding:	Colorsteel Longrun Trimline
Roof Pitch:	35 ⁰ , 3 ⁰ to garages
Height to underside of truss:	2.455m 260mm stub end allowed for along concrete fire walls between garages on ground floor.
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:	Kitchens & Dining Areas, Bathrooms, Ensuites
Gas Supply:	n/a
General:	All dimensions to be confirmed on site.

20 series 190mm concrete block fire walls required
between units - Refer to engineer's details.

Internal gutters required between all units.



GENERAL NOTES:

ROOF CLADDING:
Selected 35⁰ & 3⁰ pitch trimline colorsteel roofing with 150mm overhang / soffit over self supporting underlay on 70x45 H1.2 purlins depending on gauge @ 900mm crs max on approved nail plate trusses @ 900 crs min


All roof penetrations shall be flashed as per NZBC E2/AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 Roof Penetrations) as shown in figure 53 & 54

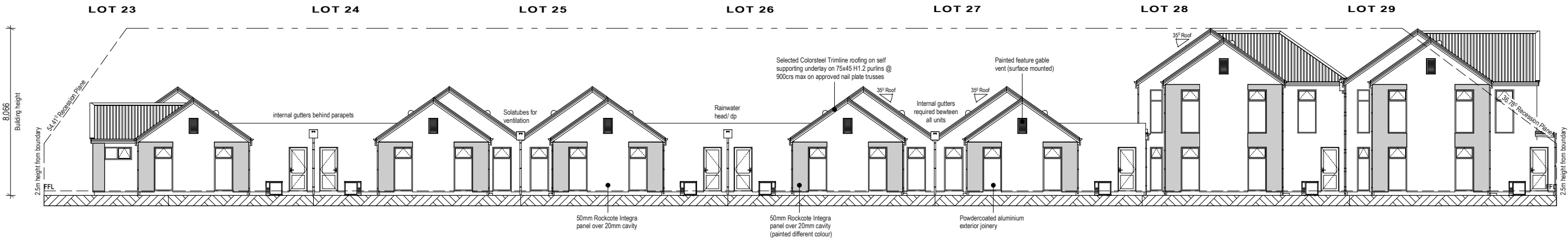
All trusses to be designed and approved by a qualified truss manufacturer able to issue a producer statement prior to building consent approval, which shall guarantee satisfactory performance within the parameters of this design. The truss system design shall include roof space bracing in accordance with NZS3604 (2011)

Pitching height to be set at 2455mm above finished floor level on both floors.
Stub end of 260mm allowed for along concrete fire walls between garages on ground floor.

DP Indicates 75x50mm colorsteel downpipes
(55m² per dp)

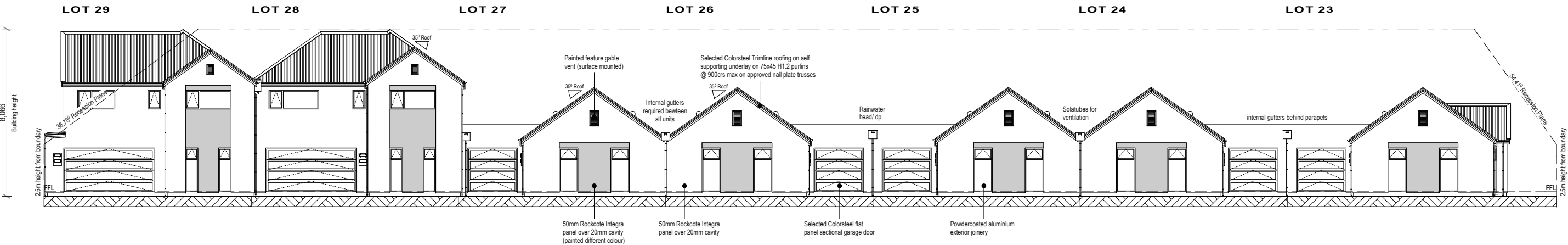
P:\Mike Greer\Homes\DESIGN\2346-2352 - Spec units, Lots 23-29 Ruby Views, Kaiapoi\Concept\PLN\Units 23-27\Beach Grove V2b.pn / 30/07/2013

 © 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: SPEC UNITS (URBAN 1) (LOT 23 URBAN 2)	DRAWING TITLE: FIRST FLOOR PLAN	LEGAL DESCRIPTION: LOTS: 23-29 DP: ADDRESS: Beach Grove, Beach Road, Kaiapoi	NOTES: - 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	DATE OF ISSUE: 05/03/2013 AMENDMENT DATE: 30/07/2013	DESIGNER: Chelsea VERSION: V2C	SCALE: 1:100 JOB # 2346 - 2352	SHEET: SK-05 OF: 9
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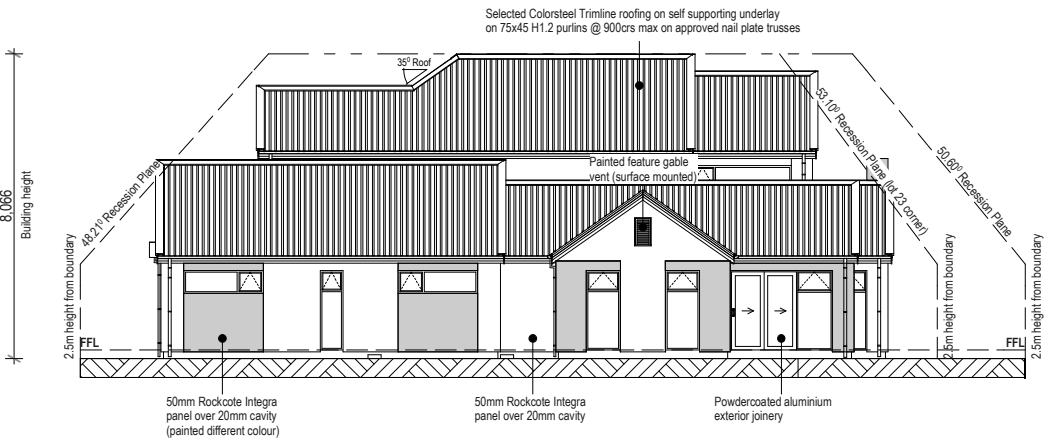
WEST ELEVATION

1:200



EAST ELEVATION

1:200



NORTH ELEVATION

1:200

GENERAL NOTES:

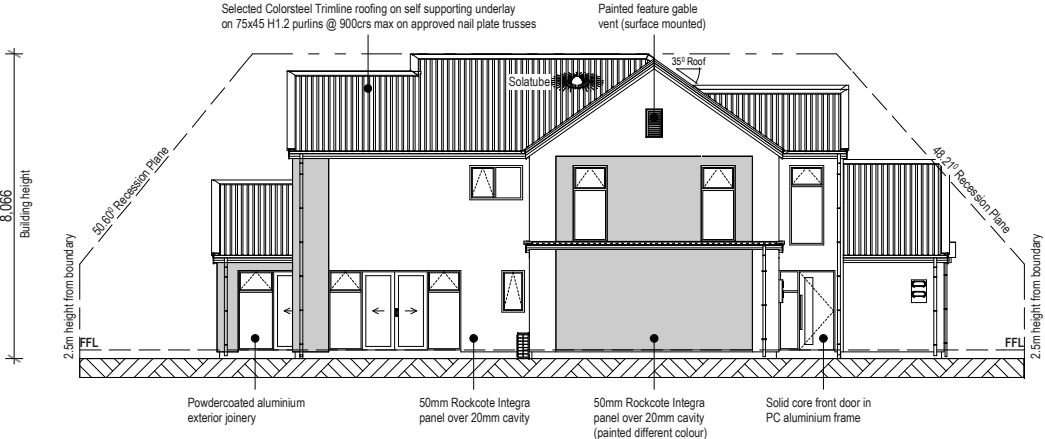
Ground level subject to confirmation

Cladding Materials: Rockcote 50mm Integra on 20mm cavity (Painted different colours)

Roof Cladding: Colorsteel Trimline

Roof Pitch: 35°, 3° to garages

- Dulux Terrible billy
- Dulux Torete Half



SOUTH ELEVATION

1:200

P:\Mike Greer Homes\DESIGN\2346-2352 - Spec units, Lots 23-29 Ruby Views, Kaiapoi\Concepts\PL\N\Lots 23-29 Beach Grove V2b.pn / 30/07/2013