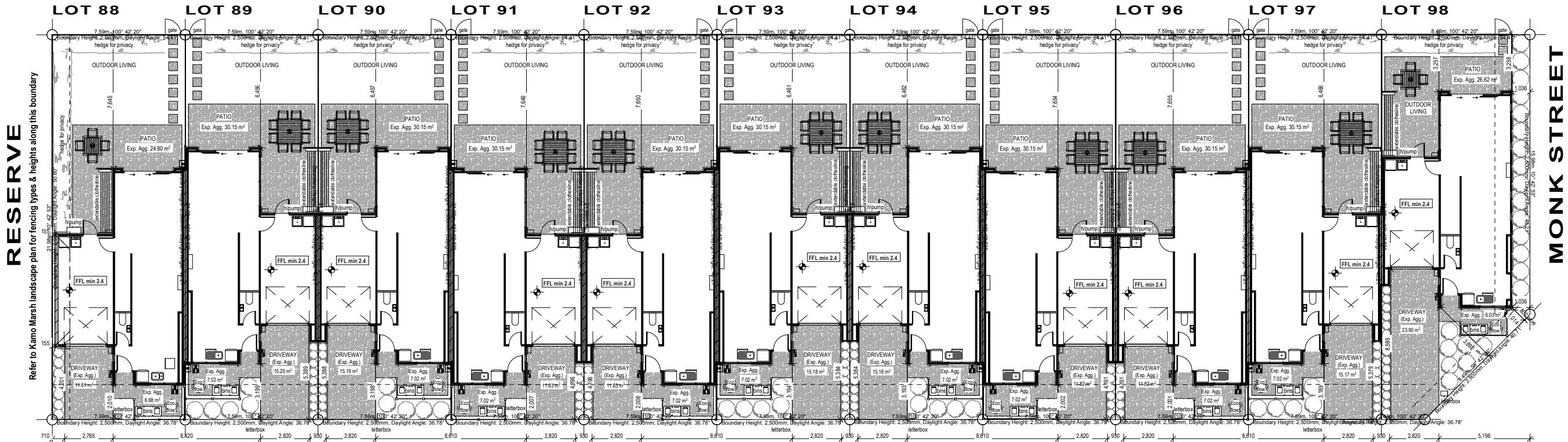


RESERVE

Refer to Kamo Marsh landscape plan for fencing types & heights along this boundary and between units



BISHOP STREET

Refer to Kamo Marsh landscape plan for fencing types & heights around service courts

Ecoflow water collection systems: approx. Ø 800 with Ø 600 lid (Location TBC) - Landscaping surround. Eco flow control panels to be mounted down low, behind service court fences, painted to match cladding.

Site Area:

Lot 88: 166.79m²
Lot 89: 166.79m²
Lot 90: 166.79m²
Lot 91: 166.79m²
Lot 92: 166.79m²
Lot 93: 166.79m²
Lot 94: 166.79m²
Lot 95: 166.79m²
Lot 96: 166.79m²
Lot 97: 166.79m²
Lot 98: 168.38m²

Total Site Area: 1836.28m²

Ground Floor Area:

Lot 88: 70.57m² (Over Frame)
Lot 89: 73.13m² (Over Frame)
Lot 90: 73.13m² (Over Frame)
Lot 91: 73.13m² (Over Frame)
Lot 92: 73.13m² (Over Frame)
Lot 93: 73.13m² (Over Frame)
Lot 94: 73.13m² (Over Frame)
Lot 95: 73.13m² (Over Frame)
Lot 96: 73.13m² (Over Frame)
Lot 97: 72.98m² (Over Frame)
Lot 98: 71.25m² (Over Frame)

Total Ground Floor: 799.84m²

First Floor Area:

Lot 88: 62.60m² (Over Frame)
Lot 89: 72.68m² (Over Frame)
Lot 90: 72.68m² (Over Frame)
Lot 91: 72.68m² (Over Frame)
Lot 92: 72.68m² (Over Frame)
Lot 93: 72.68m² (Over Frame)
Lot 94: 72.68m² (Over Frame)
Lot 95: 72.68m² (Over Frame)
Lot 96: 72.68m² (Over Frame)
Lot 97: 72.54m² (Over Frame)
Lot 98: 70.80m² (Over Frame)

Total Floor Area:

Lot 88: 133.17m² (Over Frame)
Lot 89: 145.81m² (Over Frame)
Lot 90: 145.81m² (Over Frame)
Lot 91: 145.81m² (Over Frame)
Lot 92: 145.81m² (Over Frame)
Lot 93: 145.81m² (Over Frame)
Lot 94: 145.81m² (Over Frame)
Lot 95: 145.81m² (Over Frame)
Lot 96: 145.81m² (Over Frame)
Lot 97: 145.52m² (Over Frame)
Lot 98: 142.05m² (Over Frame)

Site Coverage:

Lot 88: 42.31%
Lot 89: 43.85%
Lot 90: 43.85%
Lot 91: 43.85%
Lot 92: 43.85%
Lot 93: 43.85%
Lot 94: 43.85%
Lot 95: 43.85%
Lot 96: 43.85%
Lot 97: 43.75%
Lot 98: 42.32%

Total Site Coverage: 43.56%

Territorial Authority: Waimakariri District Council
Flood Management Area - No

Wind Zone: High
Earthquake Zone: 2
Snow zone: 1.0kPa
Corrosion Zone: C

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

ht Indicates hose tap location (confirm with client)

gt Indicates gully trap location

Landscaping & Fencing: Refer to Kamo Marsh landscape plans.

General: All dimensions to be confirmed on site

Boundary Dimensions and bearings subject to confirmation

Site Levels subject to confirmation

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

Bracing required by engineer.

Midfloor and first floor steel beams by engineer.

Terranota Maxi Slat metal balustrade system fixing by engineer.

Foundation Type: TC2 - Ribraft on gravel raft

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

- Max. 35% site coverage exceeded.
- 2m Road boundary setback to eaves intrusion on South East corner road boundary.
- Recession plane intrusions along Western Reserve boundary & Eastern & Southern street boundaries & Northern Reserve boundary.
- Min. of 1m or max. of 7m distances between road crossings not achieved.
- Min. driveway width of 3.5m not achieved.

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

NOTE: BOUNDARY INFORMATION IS PRELIMINARY ONLY - TO BE CONFIRMED WITH RELEASE OF CERTIFICATE OF TITLE

NOTE: SITE LEVELS
Levels and other relevant site information for this site to be obtained and concept updated as required prior to a Contract being signed

NOTE: SITE INFORMATION
Position of services locations, street trees, lamp posts, parking bays, pedestrain islands etc is unknown - to be confirmed when information becomes available from Developer.

GENERAL NOTES:

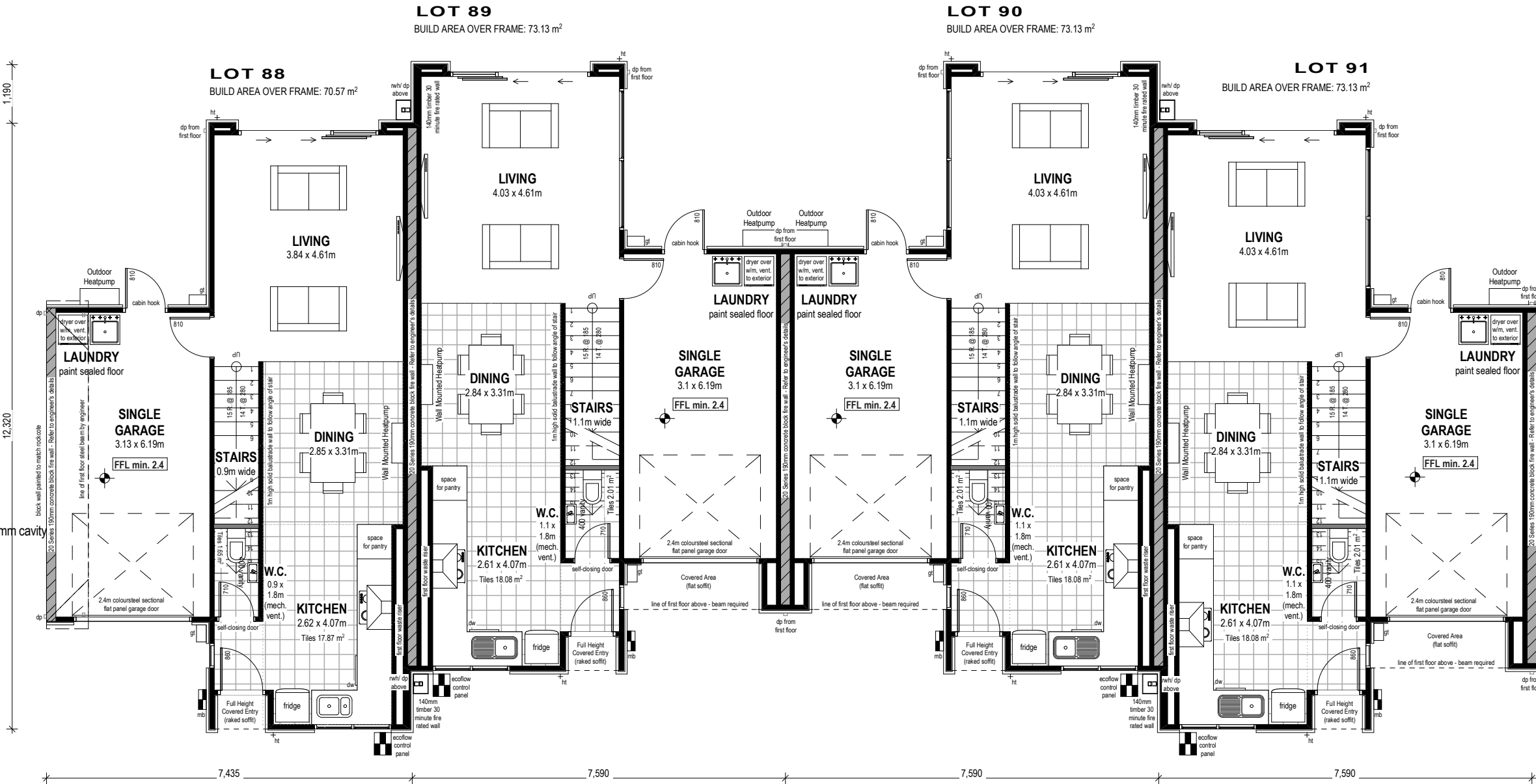
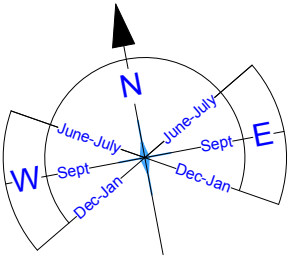
Ground Floor Area:	Lot 88: 70.57m ² (Over Frame) Lot 89: 73.13m ² (Over Frame) Lot 90: 73.13m ² (Over Frame) Lot 91: 73.13m ² (Over Frame) Lot 92: 73.13m ² (Over Frame) Lot 93: 73.13m ² (Over Frame) Lot 94: 73.13m ² (Over Frame) Lot 95: 73.13m ² (Over Frame) Lot 96: 73.13m ² (Over Frame) Lot 97: 72.98m ² (Over Frame) Lot 98: 71.25m ² (Over Frame)
First Floor Area:	Lot 88: 62.60m ² (Over Frame) Lot 89: 72.68m ² (Over Frame) Lot 90: 72.68m ² (Over Frame) Lot 91: 72.68m ² (Over Frame) Lot 92: 72.68m ² (Over Frame) Lot 93: 72.68m ² (Over Frame) Lot 94: 72.68m ² (Over Frame) Lot 95: 72.68m ² (Over Frame) Lot 96: 72.68m ² (Over Frame) Lot 97: 72.54m ² (Over Frame) Lot 98: 70.80m ² (Over Frame)
Total Floor Area:	Lot 88: 133.17m ² (Over Frame) Lot 89: 145.81m ² (Over Frame) Lot 90: 145.81m ² (Over Frame) Lot 91: 145.81m ² (Over Frame) Lot 93: 145.81m ² (Over Frame) Lot 94: 145.81m ² (Over Frame) Lot 95: 145.81m ² (Over Frame) Lot 96: 145.81m ² (Over Frame) Lot 97: 145.52m ² (Over Frame) Lot 98: 142.05m ² (Over Frame)
	Indicates 75x50mm colorsteel downpipes (55m ² per dp)
	Indicates hose tap location (confirm with client)
	Indicates gully trap location
Cladding Materials:	50mm Rockcote Integra Panel over 20mm cavity Grey Stained Rusticated Timber W/boards over 20mm cavity
Roof Cladding:	Colorsteel Trimline
Roof Pitch:	40° & 10°
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 & 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.

Bracing required by engineer.

Midfloor and first floor steel beams by engineer.

Terranota Maxi Slat metal balustrade system fixing by engineer.



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



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WEB: www.mikegreerhomes.co.nz

JOB TITLE:

**SPEC UNITS
(URBAN 1)**

DRAWING TITLE:

GROUND FLOOR PLAN

LEGAL DESCRIPTION:

LOTS: 88-98 DP:
ADDRESS: Bishop
Street, 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

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DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
26/06/2013	Chelsea	1:100	SK-02
AMENDMENT DATE:	VERSION:	JOB #	
20/06/2014	V6b	2587 - 2597	OF: 9

GENERAL NOTES:

Ground Floor Area:

Lot 88: 70.57m² (Over Frame)
Lot 89: 73.13m² (Over Frame)
Lot 90: 73.13m² (Over Frame)
Lot 91: 73.13m² (Over Frame)
Lot 92: 73.13m² (Over Frame)
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Lot 98: 71.25m² (Over Frame)

First Floor Area:

Lot 88: 62.60m² (Over Frame)
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Lot 96: 72.68m² (Over Frame)
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Total Floor Area:

Lot 88: 133.17m² (Over Frame)
Lot 89: 145.81m² (Over Frame)
Lot 90: 145.81m² (Over Frame)
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Lot 94: 145.81m² (Over Frame)
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Lot 96: 145.81m² (Over Frame)
Lot 97: 145.52m² (Over Frame)
Lot 98: 142.05m² (Over Frame)

Indicates 75x50mm colorsteel downpipes
(55m² per dp)

Indicates hose tap location (confirm with client)

Indicates gully trap location

Cladding Materials:

50mm Rockcote Integra Panel over 20mm cavity
Grey Stained Rusticated Timber W/boards over 20mm cavity

Roof Cladding:

Colorsteel Trimline

Roof Pitch:

40° & 10°

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 & Dining Areas, Bathrooms, Ensuites

Gas Supply:

n/a

General:

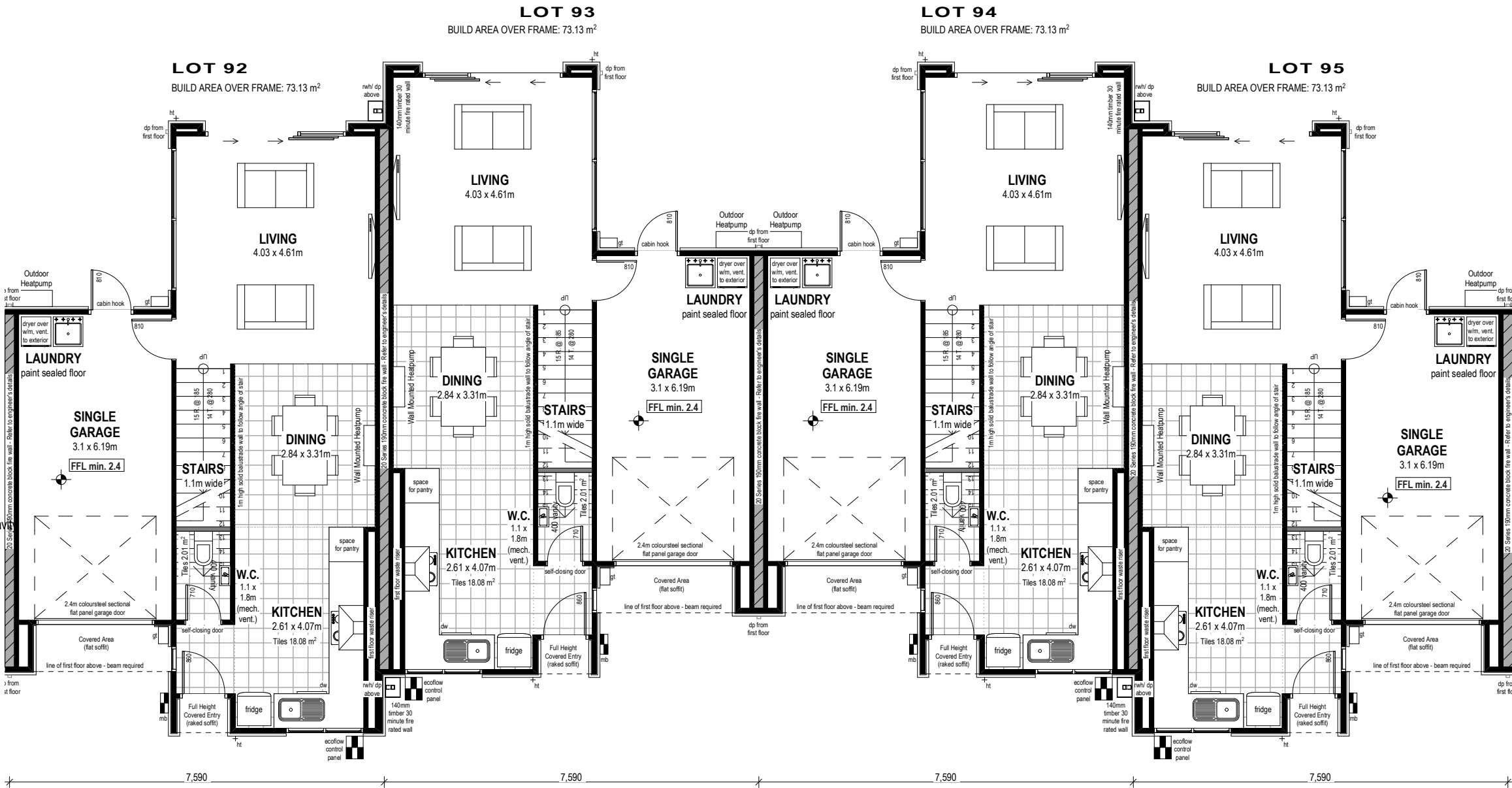
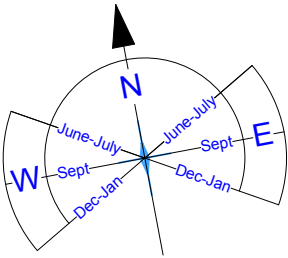
All dimensions to be confirmed on site

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


Bracing required by engineer.

Midfloor and first floor steel beams by engineer.

Terranota Maxi Slat metal balustrade system fixing by engineer.

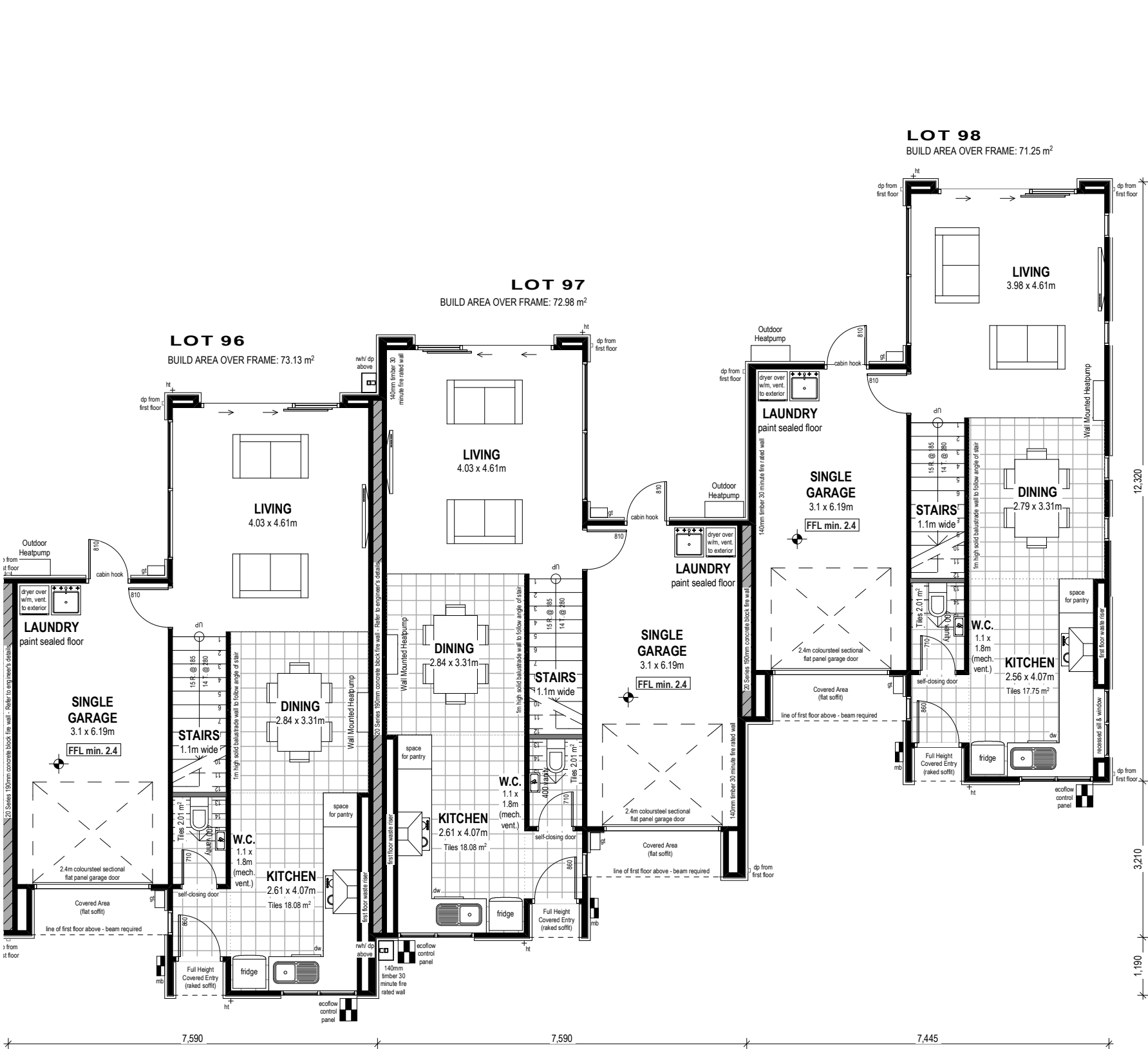


NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS


 <p>© Mike Greer Homes Ltd</p> <p>PHONE: (03) 354 0166 FAX: (03) 354 0167 ADDRESS: 8 Nazareth Ave Middleton Christchurch 8024 WEB: www.mikegreerhomes.co.nz</p>	<p>JOB TITLE:</p> <p>SPEC UNITS (URBAN 1)</p>	<p>DRAWING TITLE:</p> <p>GROUND FLOOR PLAN</p>	<p>LEGAL DESCRIPTION:</p> <p>LOTS: 88-98 DP: ADDRESS: Bishop Street, Beach Grove, Beach Road, Kaiapoi</p>	<p>NOTES:</p> <p>- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work</p> <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>	<p>DATE OF ISSUE:</p> <p>26/06/2013</p> <p>AMENDMENT DATE:</p> <p>20/06/2014</p>	<p>DESIGNER:</p> <p>Chelsea</p> <p>VERSION:</p> <p>V6b</p>	<p>SCALE:</p> <p>1:100</p> <p>JOB #</p> <p>2587 - 2597</p>	<p>SHEET:</p> <p>SK-03</p> <p>OF: 9</p>
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GENERAL NOTES:

Ground Floor Area:	Lot 88: 70.57m ² (Over Frame) Lot 89: 73.13m ² (Over Frame) Lot 90: 73.13m ² (Over Frame) Lot 91: 73.13m ² (Over Frame) Lot 92: 73.13m ² (Over Frame) Lot 93: 73.13m ² (Over Frame) Lot 94: 73.13m ² (Over Frame) Lot 95: 73.13m ² (Over Frame) Lot 96: 73.13m ² (Over Frame) Lot 97: 72.98m ² (Over Frame) Lot 98: 71.25m ² (Over Frame)
First Floor Area:	Lot 88: 62.60m ² (Over Frame) Lot 89: 72.68m ² (Over Frame) Lot 90: 72.68m ² (Over Frame) Lot 91: 72.68m ² (Over Frame) Lot 92: 72.68m ² (Over Frame) Lot 93: 72.68m ² (Over Frame) Lot 94: 72.68m ² (Over Frame) Lot 95: 72.68m ² (Over Frame) Lot 96: 72.68m ² (Over Frame) Lot 97: 72.54m ² (Over Frame) Lot 98: 70.80m ² (Over Frame)
Total Floor Area:	Lot 88: 133.17m ² (Over Frame) Lot 89: 145.81m ² (Over Frame) Lot 90: 145.81m ² (Over Frame) Lot 91: 145.81m ² (Over Frame) Lot 93: 145.81m ² (Over Frame) Lot 94: 145.81m ² (Over Frame) Lot 95: 145.81m ² (Over Frame) Lot 96: 145.81m ² (Over Frame) Lot 97: 145.52m ² (Over Frame) Lot 98: 142.05m ² (Over Frame)
	Indicates 75x50mm colorsteel downpipes (55m ² per dp)
	Indicates hose tap location (confirm with client)
	Indicates gully trap location
Cladding Materials:	50mm Rockcote Integra Panel over 20mm cavity Grey Stained Rusticated Timber W/boards over 20mm cavity
Roof Cladding:	Colorsteel Trimline
Roof Pitch:	40° & 10°
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 & 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.
	Bracing required by engineer.
	Midfloor and first floor steel beams by engineer.
	Terranota Maxi Slat metal balustrade system fixing by engineer.



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

 © 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)	DRAWING TITLE: GROUND FLOOR PLAN	LEGAL DESCRIPTION: LOTS: 88-98 DP: ADDRESS: Bishop Street, 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: 26/06/2013 AMENDMENT DATE: 20/06/2014	DESIGNER: Chelsea VERSION: V6b	SCALE: 1:100 JOB # 2587 - 2597	SHEET: SK-04 OF: 9
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GENERAL NOTES:

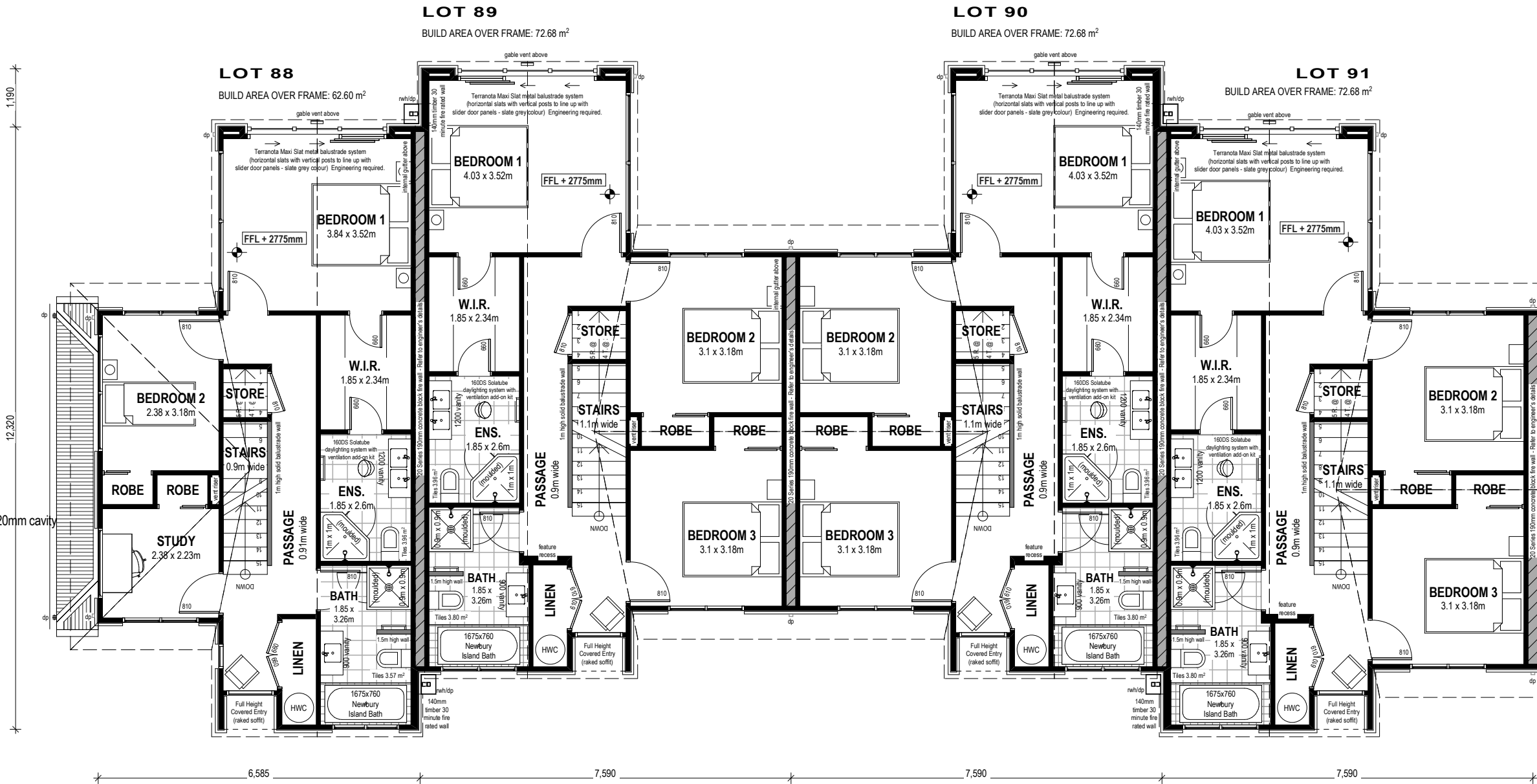
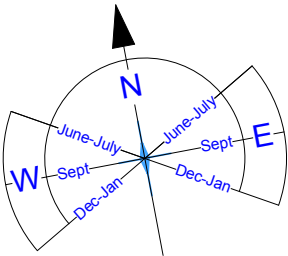
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First Floor Area:	Lot 88: 62.60m ² (Over Frame) Lot 89: 72.68m ² (Over Frame) Lot 90: 72.68m ² (Over Frame) Lot 91: 72.68m ² (Over Frame) Lot 92: 72.68m ² (Over Frame) Lot 93: 72.68m ² (Over Frame) Lot 94: 72.68m ² (Over Frame) Lot 95: 72.68m ² (Over Frame) Lot 96: 72.68m ² (Over Frame) Lot 97: 72.54m ² (Over Frame) Lot 98: 70.80m ² (Over Frame)
Total Floor Area:	Lot 88: 133.17m ² (Over Frame) Lot 89: 145.81m ² (Over Frame) Lot 90: 145.81m ² (Over Frame) Lot 91: 145.81m ² (Over Frame) Lot 93: 145.81m ² (Over Frame) Lot 94: 145.81m ² (Over Frame) Lot 95: 145.81m ² (Over Frame) Lot 96: 145.81m ² (Over Frame) Lot 97: 145.52m ² (Over Frame) Lot 98: 142.05m ² (Over Frame) Indicates 75x50mm colorsteel downpipes (55m ² per dp) Indicates hose tap location (confirm with client) Indicates gully trap location
Cladding Materials:	50mm Rockcote Integra Panel over 20mm cavity Grey Stained Rusticated Timber W/boards over 20mm cavity
Roof Cladding:	Colorsteel Trimline
Roof Pitch:	40° & 10°
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 & 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.

Bracing required by engineer.

Midfloor and first floor steel beams by engineer.

Terranota Maxi Slat balustrade system fixing by engineer.



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



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WEB: www.mikegreerhomes.co.nz

JOB TITLE:

**SPEC UNITS
(URBAN 1)**

DRAWING TITLE:

FIRST FLOOR PLAN

LEGAL DESCRIPTION:

LOTS: 88-98 DP:
ADDRESS: Bishop
Street, 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

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DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
26/06/2013	Chelsea	1:100	SK-05
AMENDMENT DATE:	VERSION:	JOB #	
20/06/2014	V6b	2587 - 2597	OF: 9

GENERAL NOTES:

Ground Floor Area:

Lot 88: 70.57m² (Over Frame)
Lot 89: 73.13m² (Over Frame)
Lot 90: 73.13m² (Over Frame)
Lot 91: 73.13m² (Over Frame)
Lot 92: 73.13m² (Over Frame)
Lot 93: 73.13m² (Over Frame)
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Lot 95: 73.13m² (Over Frame)
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Lot 98: 71.25m² (Over Frame)

First Floor Area:

Lot 88: 62.60m² (Over Frame)
Lot 89: 72.68m² (Over Frame)
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Lot 98: 142.05m² (Over Frame)

Indicates 75x50mm colorsteel downpipes
(55m² per dp)

Indicates hose tap location (confirm with client)

Indicates gully trap location

Cladding Materials:

50mm Rockcote Integra Panel over 20mm cavity
Grey Stained Rusticated Timber W/boards over 20mm cavity

Roof Cladding:

Colorsteel Trimline

Roof Pitch:

40° & 10°

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 & Dining Areas, Bathrooms, Ensuites

Gas Supply:

n/a

General:

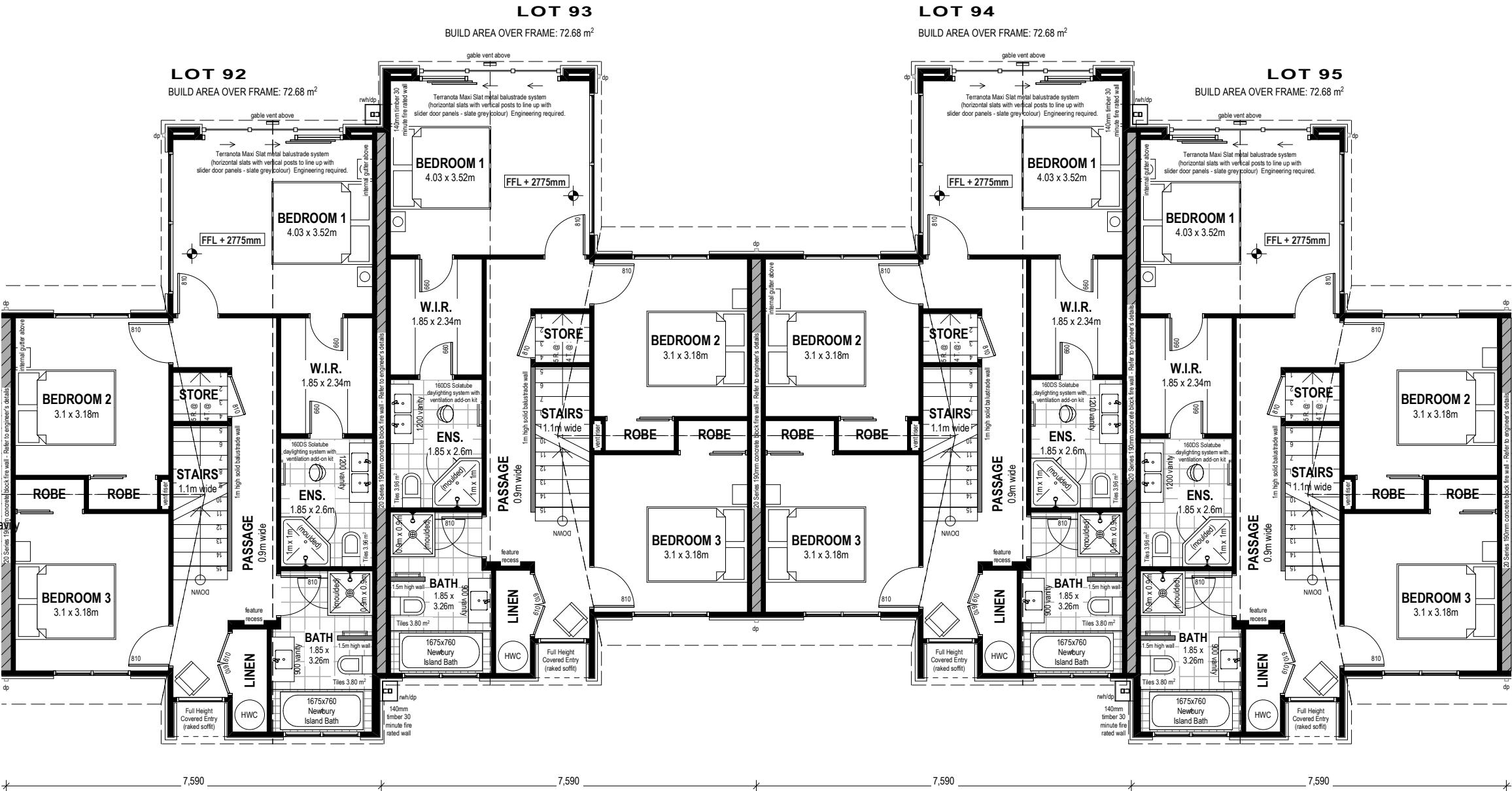
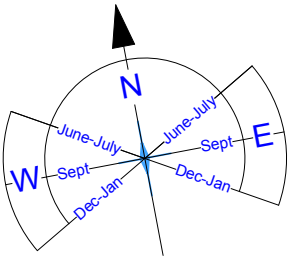
All dimensions to be confirmed on site

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


Bracing required by engineer.

Midfloor and first floor steel beams by engineer.

Terranota Maxi Slat balustrade system fixing by engineer.



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

 © 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)	DRAWING TITLE: FIRST FLOOR PLAN	LEGAL DESCRIPTION: LOTS: 88-98 DP: ADDRESS: Bishop Street, 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: 26/06/2013 AMENDMENT DATE: 20/06/2014	DESIGNER: Chelsea VERSION: V6b	SCALE: 1:100 JOB # 2587 - 2597	SHEET: SK-06 OF: 9
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GENERAL NOTES:

Ground Floor Area:

Lot 88: 70.57m² (Over Frame)
Lot 89: 73.13m² (Over Frame)
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Lot 98: 71.25m² (Over Frame)

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Lot 98: 142.05m² (Over Frame)

Indicates 75x50mm colorsteel downpipes
(55m² per dp)

Indicates hose tap location (confirm with client)

Indicates gully trap location

Cladding Materials:

50mm Rockcote Integra Panel over 20mm cavity
Grey Stained Rusticated Timber W/boards over 20mm cavity

Roof Cladding:

Colorsteel Trimline

Roof Pitch:

40° & 10°

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 & Dining Areas, Bathrooms, Ensuites

Gas Supply:

n/a

General:

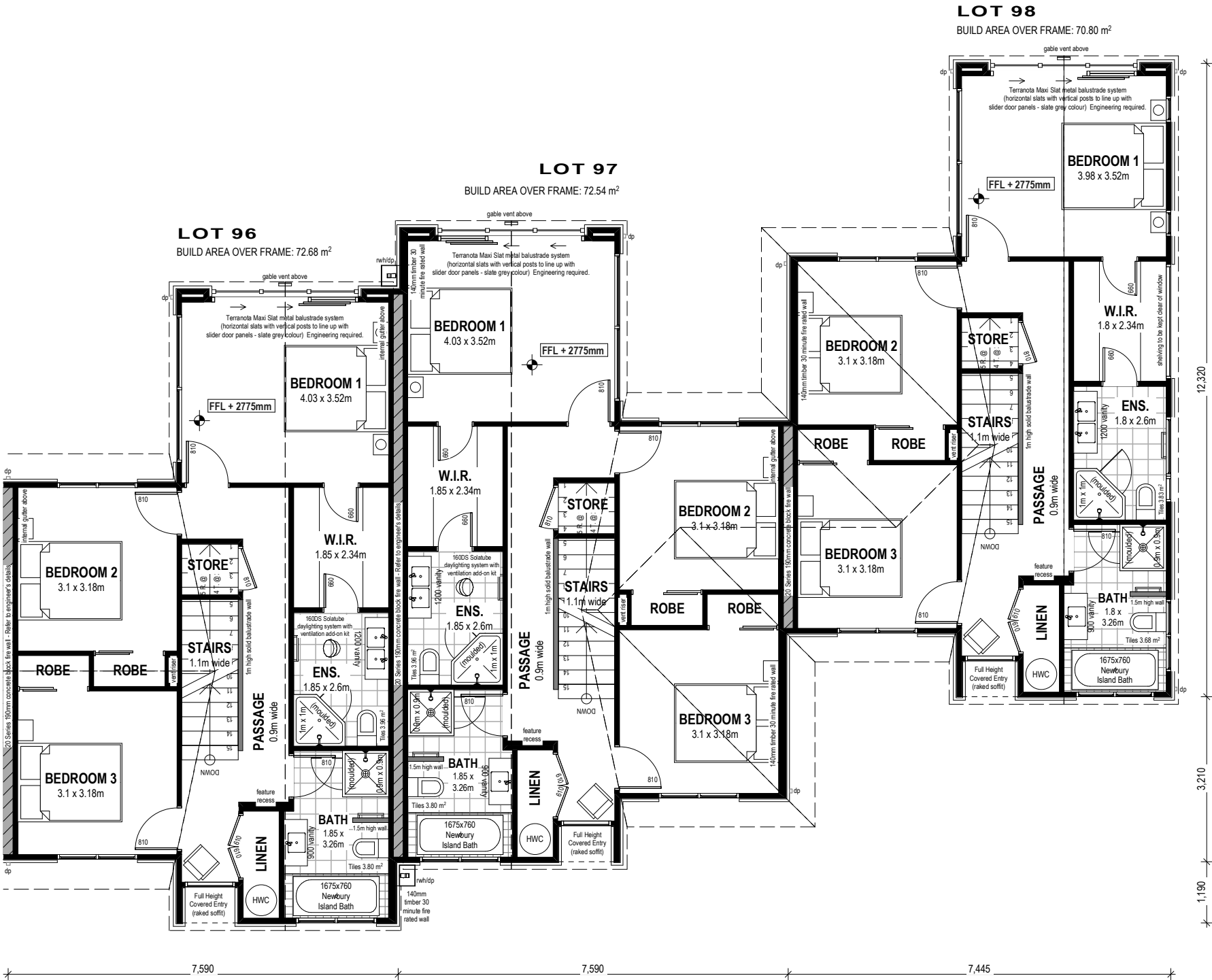
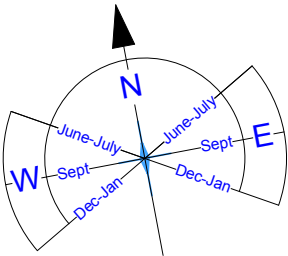
All dimensions to be confirmed on site

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

Bracing required by engineer.

Midfloor and first floor steel beams by engineer.

Terranota Maxi Slat balustrade system fixing by engineer.



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


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JOB TITLE:
**SPEC UNITS
(URBAN 1)**

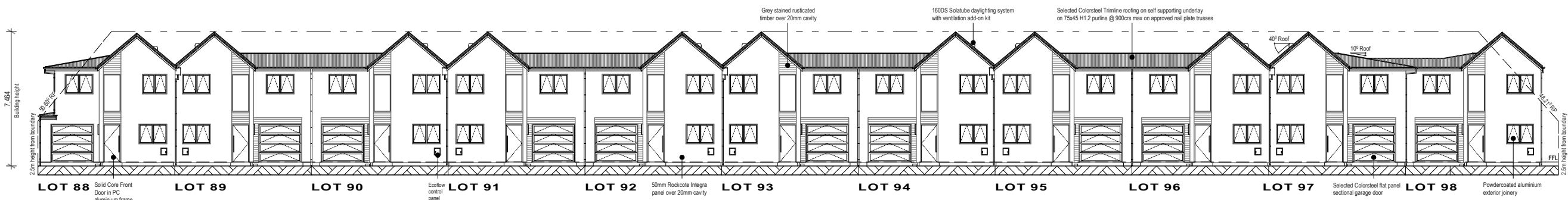
DRAWING TITLE:
FIRST FLOOR PLAN

LEGAL DESCRIPTION: LOTS: 88-98 DP:
ADDRESS: Bishop Street, 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
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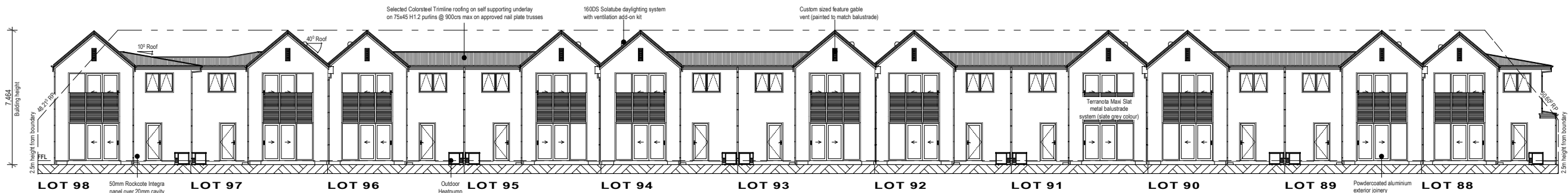
DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
26/06/2013	Chelsea	1:100	SK-07
AMENDMENT DATE:	VERSION:	JOB #	
20/06/2014	V6b	2587 - 2597	OF: 9

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



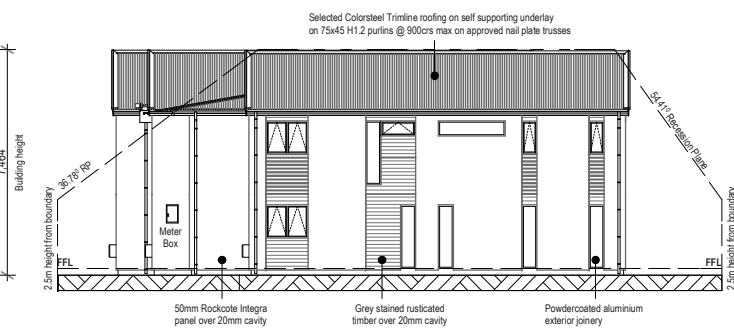
SOUTH ELEVATION

1:250



NORTH ELEVATION

1:250



EAST ELEVATION

1:250

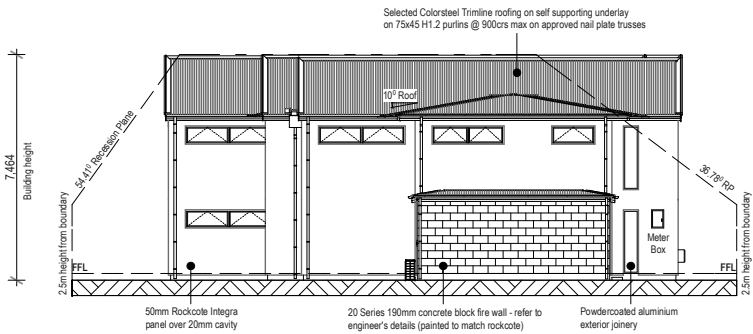
GENERAL NOTES:

Ground level subject to confirmation

Cladding Materials: 50mm Rockcote Integra Panel over 20mm cavity
Grey Stained Rusticated Timber W/boards over 20mm cavity

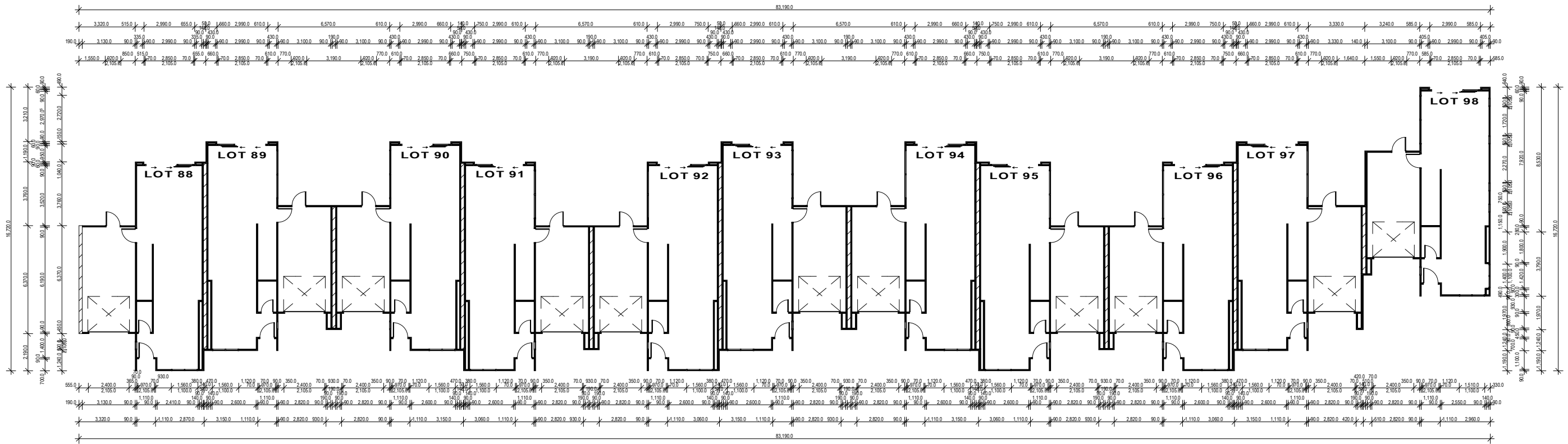
Roof Cladding: Colorsteel Trimline

Roof Pitch: 40° & 10°



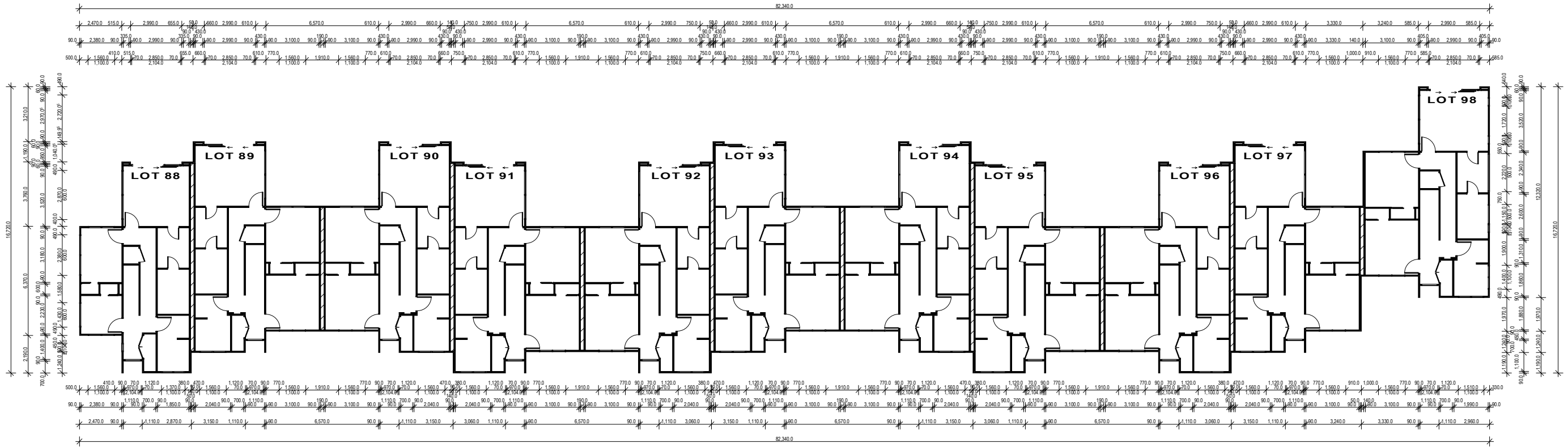
WEST ELEVATION

1:250



GROUND FLOOR FRAMING PLAN

1:250



FIRST FLOOR FRAMING PLAN

1:250

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JOB TITLE:
**SPEC UNITS
(URBAN 1)**

DRAWING TITLE:
FRAMING PLAN

LEGAL DESCRIPTION:
LOTS: 88-98 DP:
ADDRESS: Bishop
Street, 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
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