

TOTAL SITE COVERAGE **1695.4 M2**  
 TOTAL GARDEN BED AREA **194 M2**  
 TOTAL COURTYARD AREA **211 M2**  
 TOTAL LAWN AREA **89 M2**

**KEY**

- PRIMARY CIRCULATION WALKWAY (GROUND FLOOR, 1ST & 2ND FLOOR)
- SHARED COURTYARD AREAS
- PRIVATE LANDSCAPED OPEN SPACE
- PRIVATE LIVING / COURTYARD (SHELTERED OUTDOOR AREA)
- SERVICE AREA
- DEFINED GARDEN BED

MAIN ENTRY PATHWAY 1.8M WIDE IN EXPOSED AGGREGATE WITH OVERHEAD PERGOLA STRUCTURE @ APPROX 2.5 M HEIGHT CLEARANCE

1.5 M WIDE HIGH DENSITY PLANTING STRIP 'DOWN BOUNDARY PROVIDING A 'TERRACED' SCREEN BETWEEN NEIGHBORING PROPERTY.

MEDIUM SIZED SPECIMEN TREES PLANTED @ 6M CENTRES ALONG BOUNDARY TREES ARE CAPABLE OF 8M HEIGHT. ALL TREES WILL BE OVER 1.5 M HEIGHT WHEN PLANTED.

BALCONY ACCESS WAY PLANTER BOXES

STRIP OF LOWER LEVEL GRASSES/SHRUBS AT A HEIGHT OF 600MM

PLEASE REFER TO ARCHITECTURAL DRAWINGS FOR UNIT DOORS & WINDOWS / WALLS ETC.

SHARED COURTYARD SPACE

5 X COVERED LOCKABLE BIKE PARKS UNDER EACH SET OF STAIRS @ GROUND FLOOR LEVEL

HAGLEY AVE.

10 X COVERED LOCKABLE BIKE PARKS

SECONDARY ENTRY PATHWAY 1.5M WIDE IN EXPOSED AGGREGATE WITH OVERHEAD PERGOLA STRUCTURE @ APPROX 2.5 M HEIGHT CLEARANCE

LETTER BOX LOCATION

PLEASE REFER TO ARCHITECTURAL DRAWINGS FOR UNIT DOORS & WINDOWS / WALLS ETC.

SHARED COURTYARD SPACE

OPEN SPACE TO BE IN LAWN

21 X COVERED LOCKABLE BIKE PARKS

ACCESS WAY ALONG 1ST & 2ND FLOOR

PLEASE REFER TO ARCHITECTURAL DRAWINGS FOR UNIT DOORS & WINDOWS / WALLS ETC.

1 X TIMBER STEP @ GROUND LEVEL UNIT ENTRY DOOR AND OUTDOOR COURTYARD SLIDING DOOR

PLANTING STRIP ALONG INSIDE OF BOUNDARY

**NOTE**

THIS PLAN IS AT A CONCEPTUAL LEVEL SUBJECT TO FURTHER DESIGN DEVELOPMENT. IT IS NOT TO BE SCALED OFF OR FOLLOWED FOR ANY CONSTRUCTION

MOORHOUSE AVE.

ACCESS GATE FOR SKIP LOADING / UNLOADING (AREA FRAMED WITH 1.8 M SOLID FENCE)

SECURITY GATE



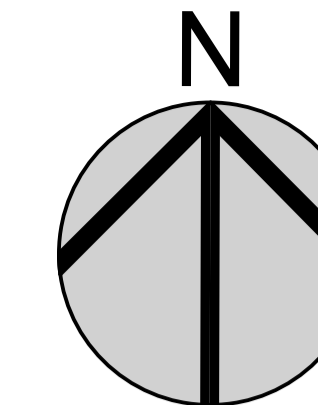
**PRELIMINARY CONCEPT PLAN FOR SALE & PURCHASE AGREEMENT MOORHOUSE AVE, CHRISTCHURCH**

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|-----------|-------------|
| SCALE:    | 1: 200 @ A3 |
| DATE:     | 1 FEB 2018  |
| PAGE:     | 1 OF 1      |
| REVISION: | -           |
| DRAWN BY: | D. GREIG    |

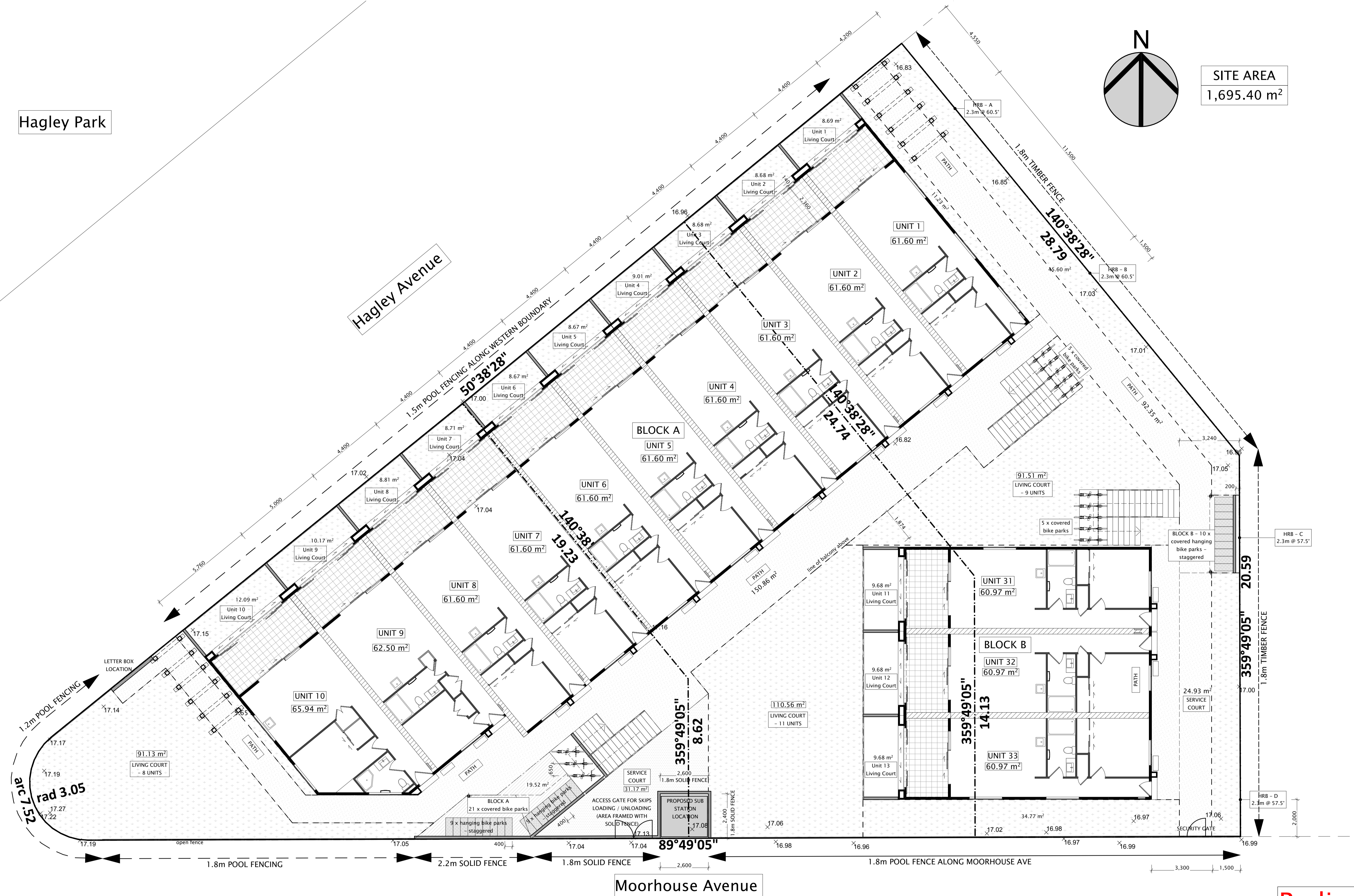
**INNATE LANDSCAPE ARCHITECTURE**

DAVE GRIGG  
 LANDSCAPE ARCHITECT (HONS)  
 CELL: 021 791 191  
 EMAIL: DAVE@INNATEDESIGN.CO.NZ

Hagley Park



SITE AREA  
1,695.40 m<sup>2</sup>



Moorhouse Avenue

Proposed Site Plan 1:100

**Preliminary Sales Plan**  
urbandesign  
Architectural Designers & Project Management Services

| NOTES:   |  |   |
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|  |  | ALL PROPOSED SED CONCRETE WORK TO BE 25 MPa   |



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| Revision | Notes     |
|----------|-----------|
| 1        | Prelim BC |

Scale: As Shown @ A1  
Drawn By: CC  
Start Date: 27-May-17  
Print Date: 19-Feb-18

TITLE: Proposed Site Plan  
Client: Williams Specialised Property  
Address: Moorhouse Ave  
Christchurch City  
Christchurch

Sheet  
**3**



Block A Ground Floor Dimension Plan 1:100 1:100

**Preliminary Sales Plan**  
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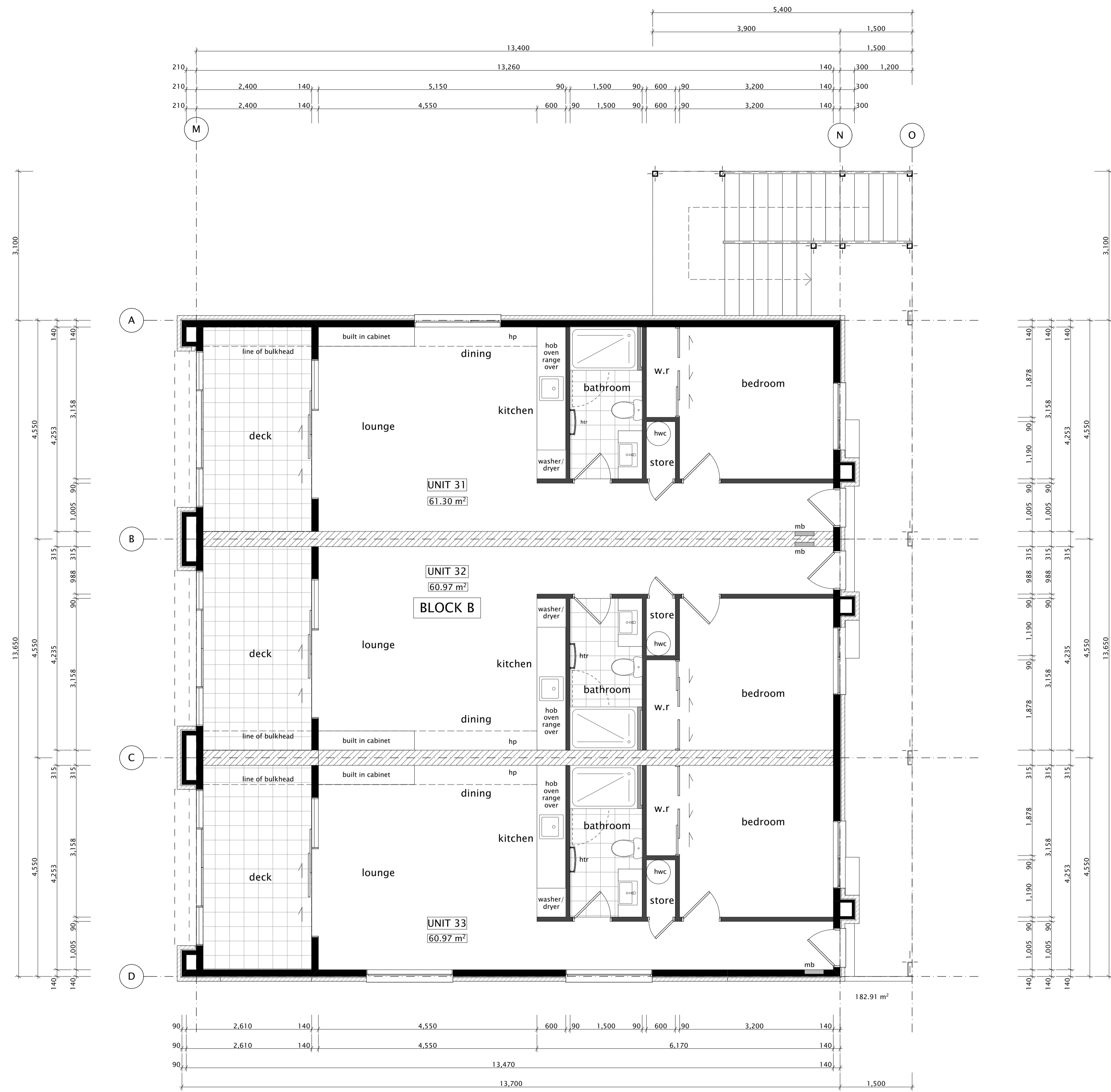
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 Christchurch

Sheet  
**4**



Block B Ground Floor Dimension Plan 1:50

**Preliminary Sales Plan**  
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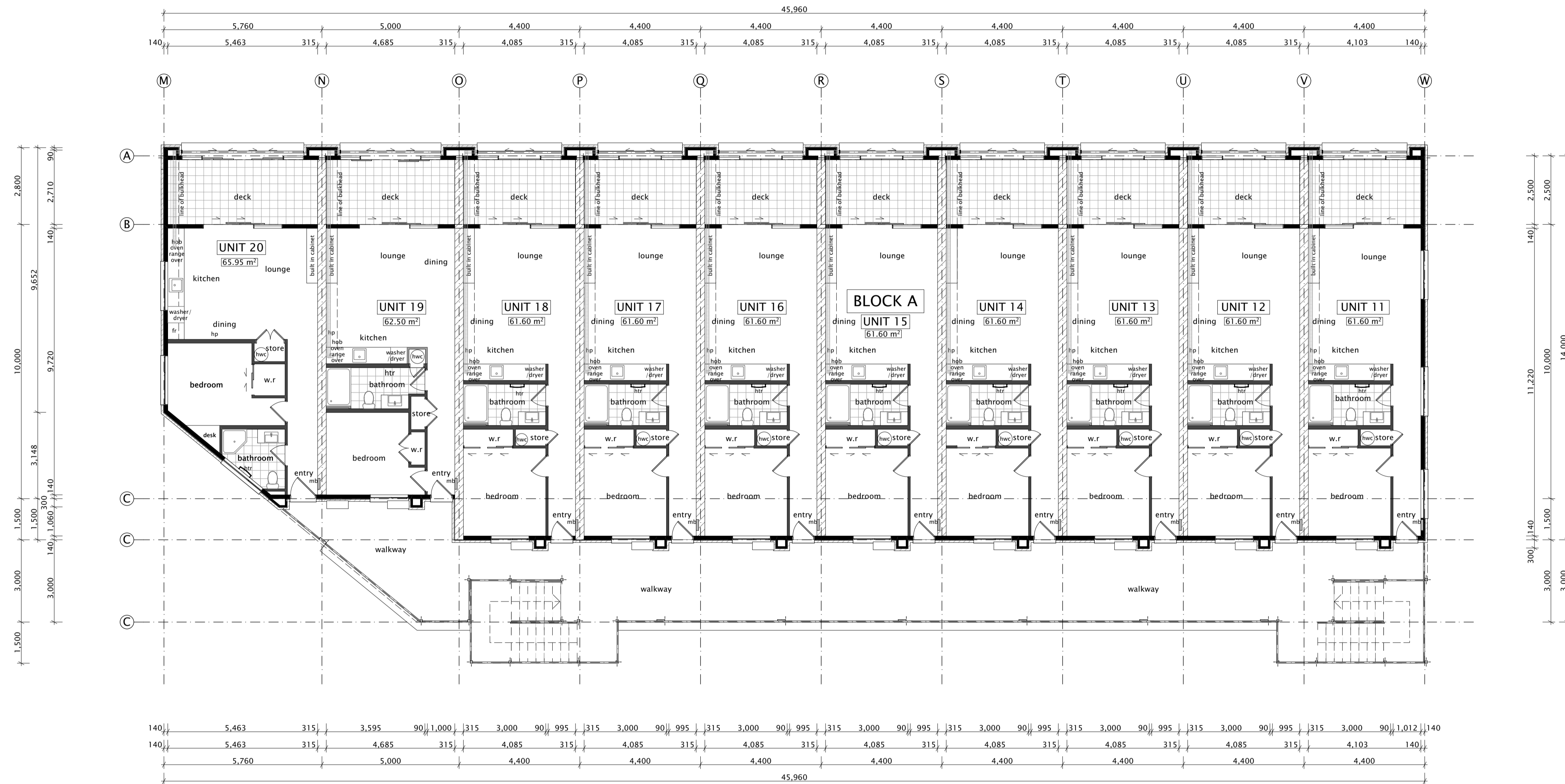


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| Address: Moorhouse Ave                |
| Christchurch City                     |
| Christchurch                          |

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| Sheet |
| 7     |



Block A First Floor Dimension Plan 1:100 1:100

**Preliminary Sales Plan**  
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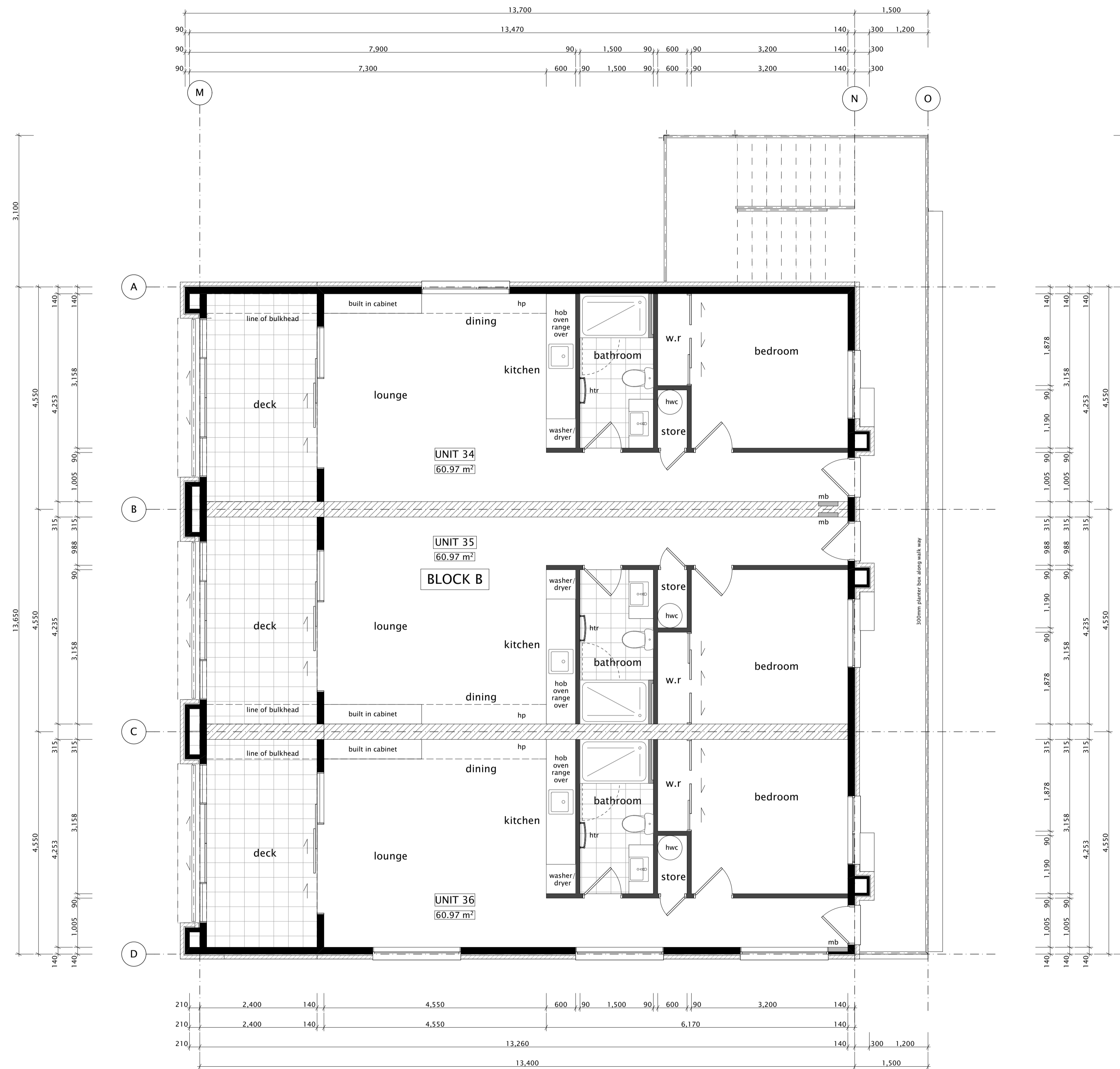
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Sheet  
**8**



Block B First Floor Dimension Plan 1:50

**Preliminary Sales Plan**  
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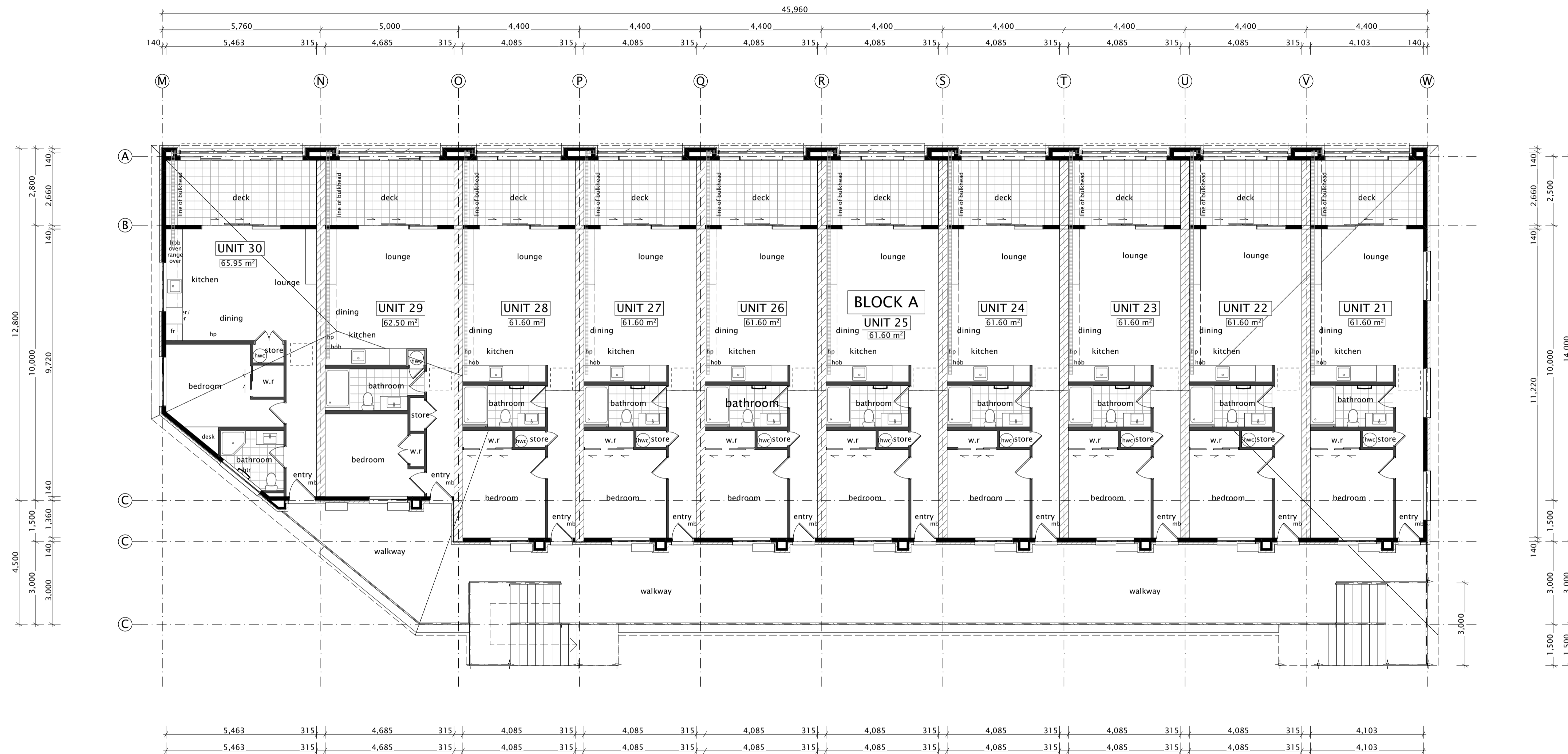
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| Sheet | <b>11</b> |
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Block A Second Floor Dimension Plan 1:100 1:100

**Preliminary  
Sales Plan**  
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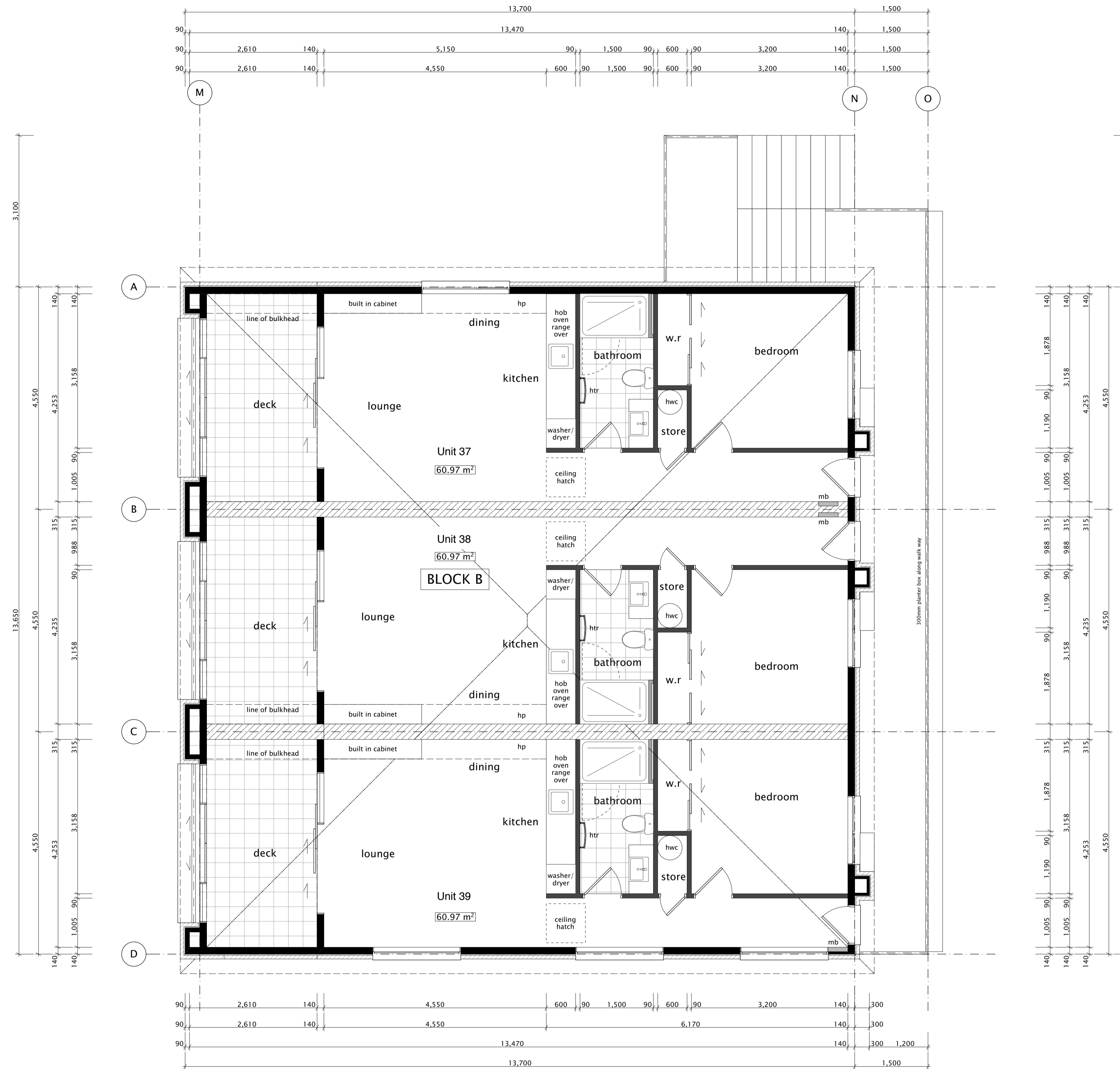
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| Sheet | 12 |
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Block B Second Floor Dimension Plan 1:50

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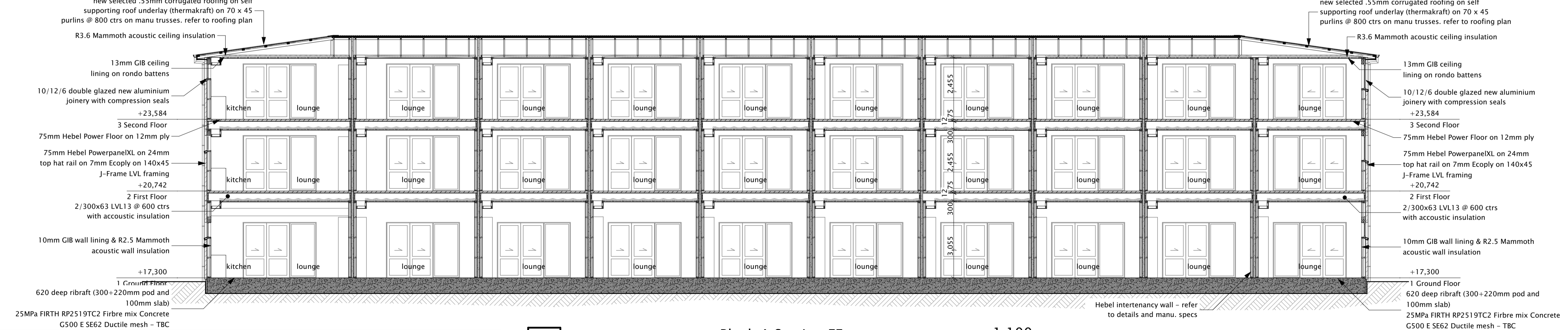
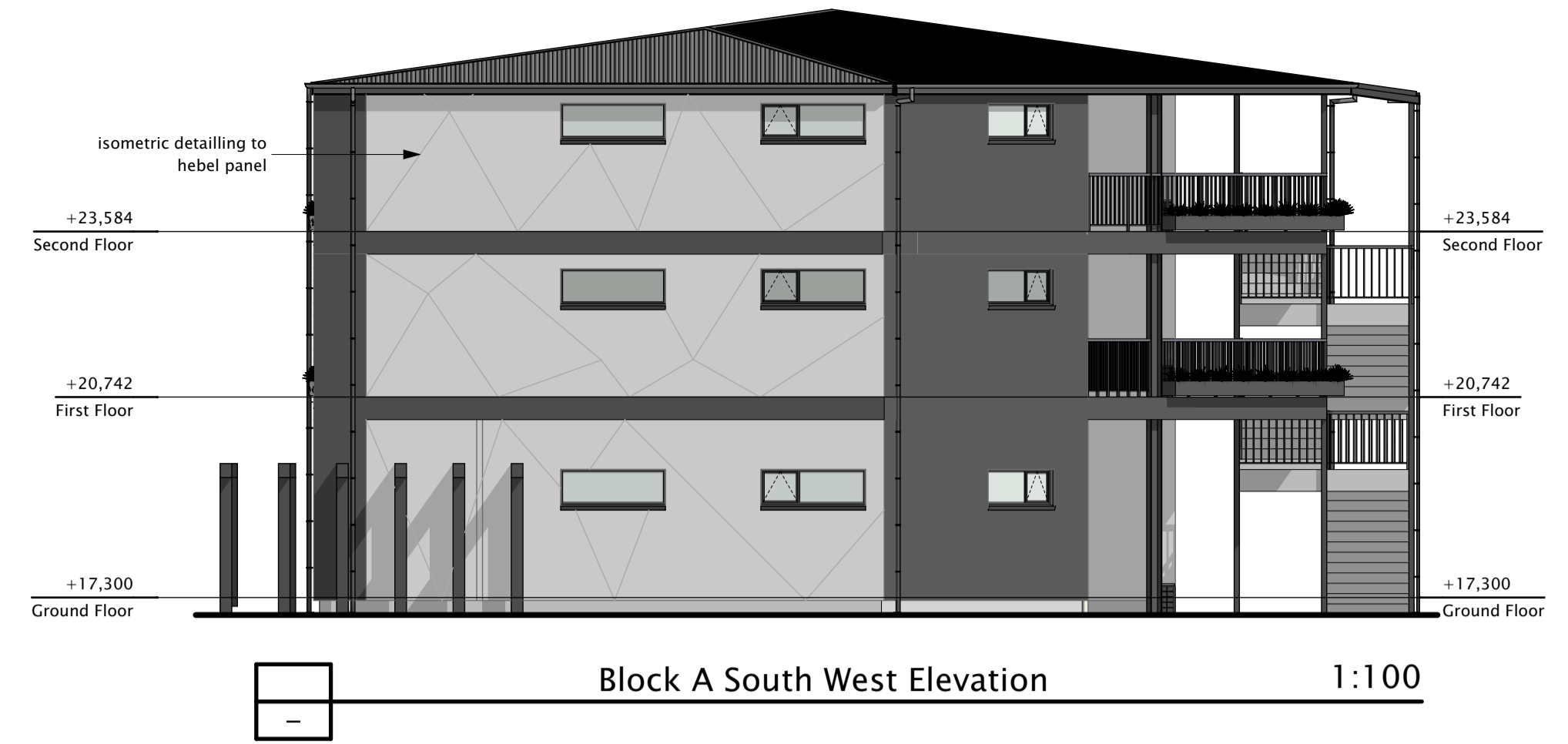
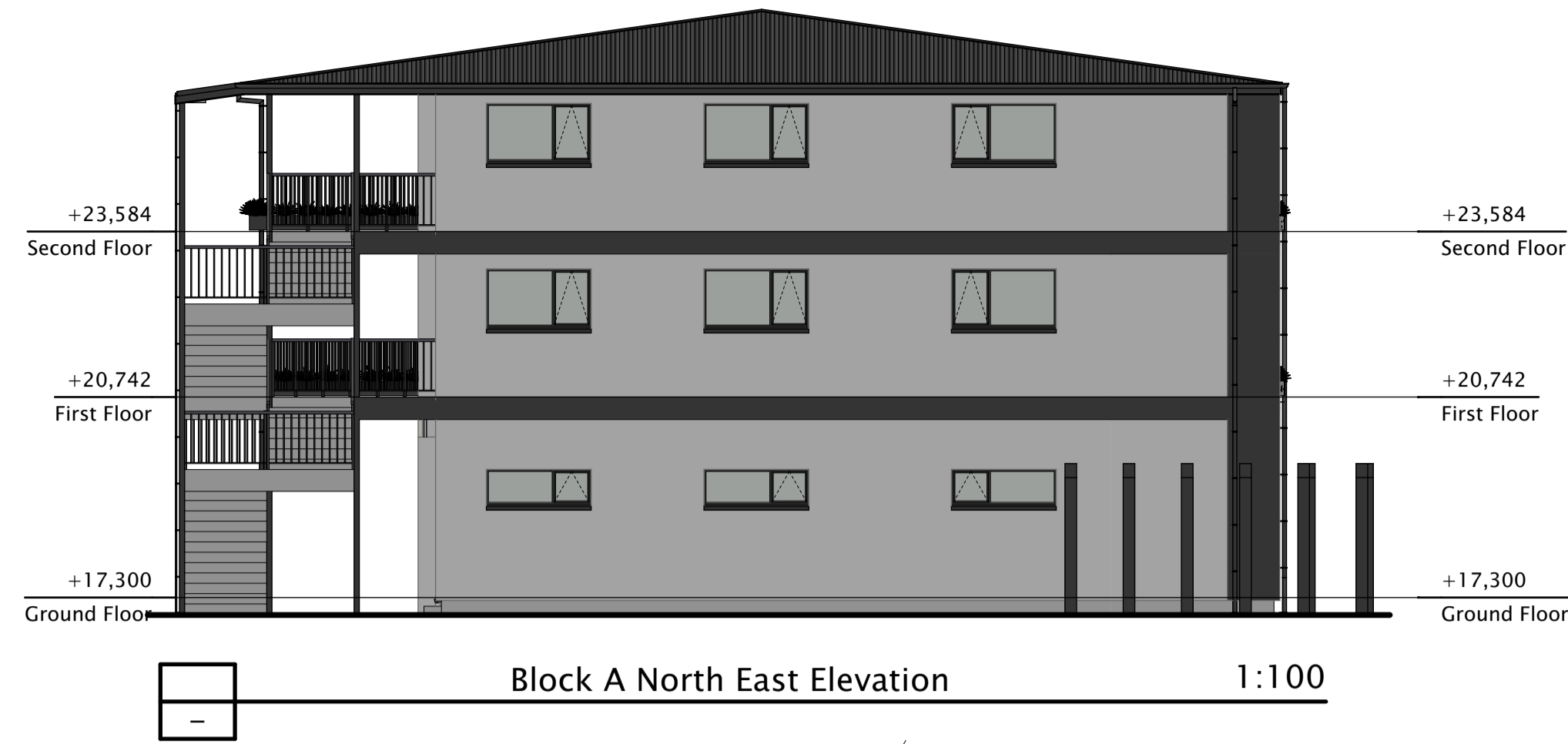
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**15**





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 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NZBC HANDBOOK AND APPROVED DOCUMENTS, NZS 3604 : 2011 AND LOCAL TERRITORIAL AUTHORITY REQUIREMENTS.  
 FOR WIND BRACING AND TYPE REFER TO ADJOINING SPECS

SHOULD THERE BE ANY AMBIGUITY ON THE DRAWINGS AND/OR ACCOMPANYING DOCUMENTATION, OR THE MEANING(S) IS(ARE) UNCLEAR OR IF THERE IS APPARENT CONFLICTING INFORMATION SHOWN, IMMEDIATELY NOTIFY URBAN DESIGN NZ LTD BEFORE COMMENCING THE WORK.  
 ROOF TRUSS AND BRACING IS INDICATIVE ONLY AND SHALL BE DESIGNED AND DETAILED BY APPROVED GANGNAIL TRUSS MANUFACTURER IN ACCORDANCE WITH GANG-NAIL NZ LIMITED NZS500 AND NZS 3604 : 2011  
 LINTELS TO BE 24% MAX MOISTURE CONTENT. TIMBER SIZES AS PER NZS 3604 : 2011

KITCHEN JOINERY MANUFACTURER SHALL TAKE 'ON SITE' MEASUREMENTS PRIOR TO FABRICATION.  
 FOR KITCHEN LAYOUT AND JOINERY REFER TO KITCHEN MANUFACTURERS DOCUMENTS.  
 ALL GLASS TO BE AS PER NZS 4223 (PART 3 IN PARTICULAR)  
 WINDOW MANUFACTURERS SHALL CHECK 'ON SITE' ALL WINDOW OPENING SIZES PRIOR TO FABRICATION.  
 ALL PLUMBING AND DRAINAGE WORK SHALL BE IN ACCORDANCE WITH NZBC REQUIREMENTS AND APPROVED DOCUMENTS.  
 VENTILATION TO FOUNDATION WALLS TO COMPLY TO NZS 3604 SECTION 4.8.  
 ALL PROPOSED SED CONCRETE WORK TO BE 25 MPa



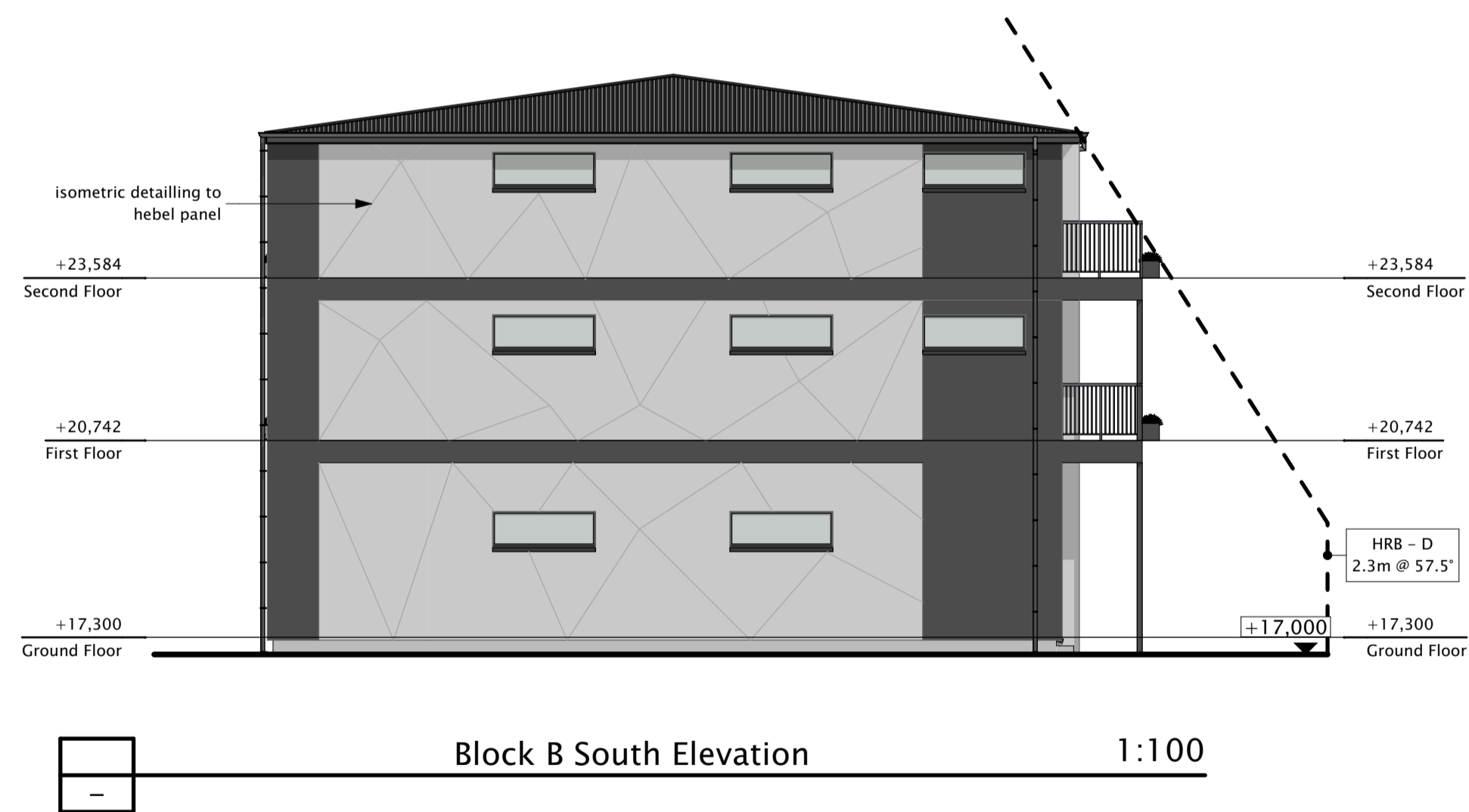
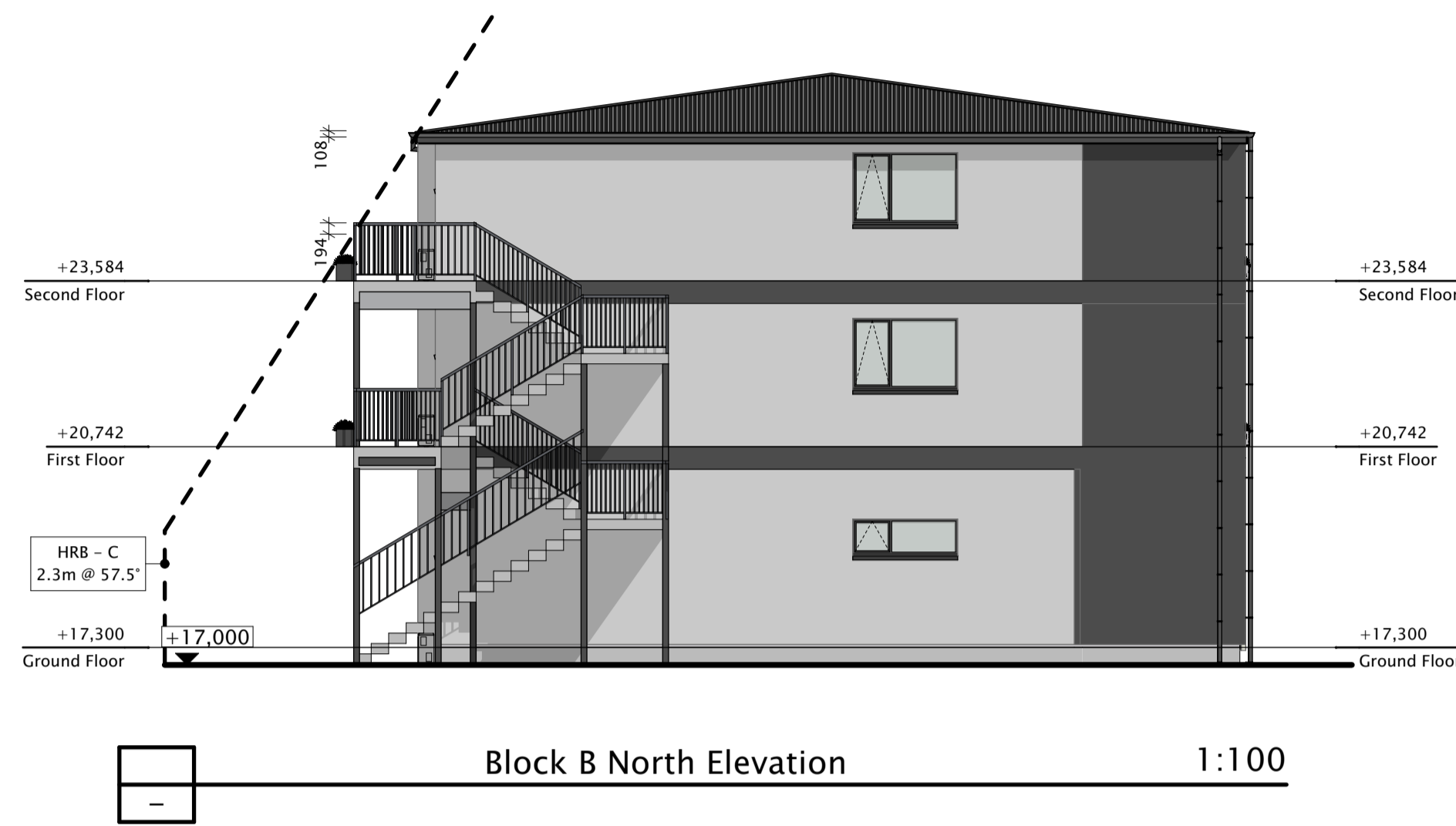
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Revision Notes:

Revision **Prelim BC**  
 Scale: As Shown @ A1  
 Drawn By: **CC**  
 Start Date: **27-May-17**  
 Print Date: 19-Feb-18

TITLE: Block A Elevations  
 Client: Williams Specialised Property  
 Address: Moorhouse Ave  
 Christchurch City  
 Christchurch

Sheet **22**



| NOTES:   |  |   |
|--|--|---|
| ALL DIMENSIONS SHOWN ON DRAWINGS, COUNCIL (PUBLIC) DRAIN POSITIONS AND INVERTS SHALL BE CONFIRMED BY CONTRACTOR PRIOR TO ANY WORKS COMMENCING. NOTIFY URBAN DESIGN NZ LTD SHOULD DIMENSIONS OR POSITIONS VARY TO THAT SHOWN IMMEDIATELY. | SHOULD THERE BE ANY AMBIGUITY ON THE DRAWINGS AND/OR ACCOMPANYING DOCUMENTATION, OR THE MEANING(S) IS(ARE) UNCLEAR OR IF THERE IS APPARENT CONFLICTING INFORMATION SHOWN, IMMEDIATELY NOTIFY URBAN DESIGN NZ LTD BEFORE COMMENCING THE WORK. | KITCHEN JOINERY MANUFACTURER SHALL TAKE 'ON SITE' MEASUREMENTS PRIOR TO FABRICATION. FOR KITCHEN LAYOUT AND JOINERY REFER TO KITCHEN MANUFACTURERS DOCUMENTS. |
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Revision Notes:

Revision **Prelim BC**  
Scale: As Shown @ A1  
Drawn By: **CC**  
Start Date: **27-May-17**  
Print Date: 19-Feb-18

TITLE: Block B Elevations  
Client: Williams Specialised Property  
Address: Moorhouse Ave  
Christchurch City  
Christchurch

Sheet

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