

535 Saint Asaph Street, Christchurch

Million Dollar Homes For Half The Price

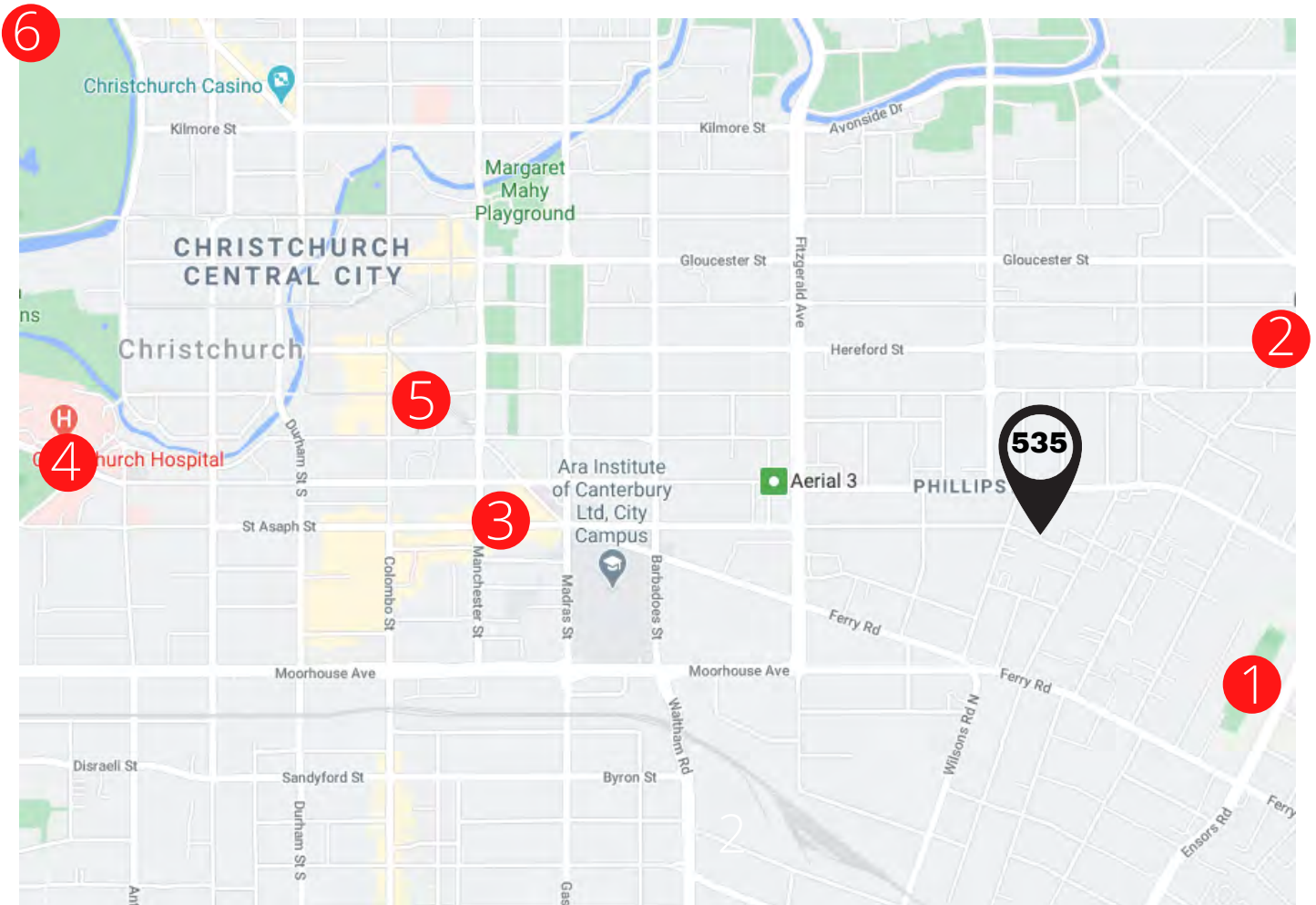
Brooksfield Modern



BROOKSFIELD
— TOWNHOUSES —

Location

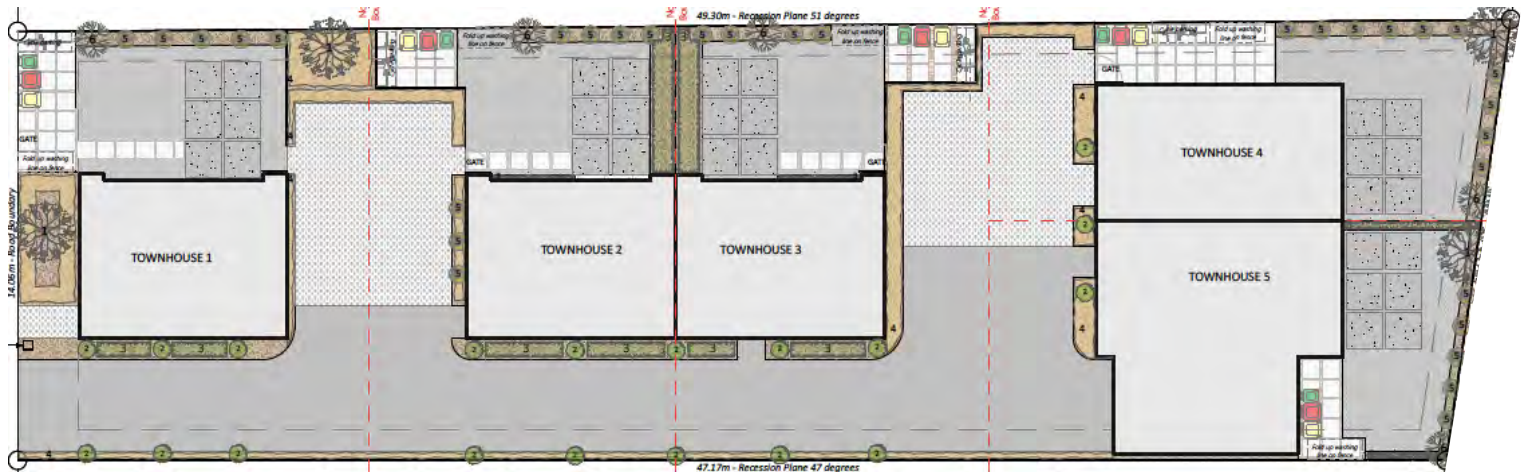
These 5 Brookfield Modern homes are located just outside the 4 Avenues at the quiet end of Saint Asaph Street. This city location always proves popular with a small and easy commute to the inner city. Below are some of our favourite spots close to your next Home or Investment Property.



- 1 Edmonds Park (800 m)
- 2 Eastgate Mall (1.8 km)
- 3 St Asaph St Shops (1 km)
- 4 Christchurch Hospital (3 km)
- 5 City Centre (2.2 km)
- 6 International Airport (11 km)

Layout

These 5 Brookfield Modern homes are laid out across nearly 700m² of land allowing for large outdoor living spaces and well landscaped gardens. The landscaping includes feature maple trees, a Karaka tree in each back yard with a conifer tree lined driveway.



PLANT LEGEND



TYPE 1 - MAPLE TREE
"Acer Griseum,
Paperbark"



TYPE 2 - CONIFER
"THUJA occidentalis
'Pyramidalis'"



TYPE 3 - PORTUGUESE
LAUREL HEDGE
"Prunus lusitanica
'Myrtifolia'"



TYPE 7 - NATIVE
GROUND COVER MIX
Tractor seat, Mondo
grass, Jasmine, flax, etc.



TYPE 4 - OLIVE TREE
HEDGE
"Olea europaea Picual"



TYPE 6 - KARAKA
Corynocarpus
laevigatus



Design And Interior

These homes have been laid out with an open plan living, dining and kitchen, with a separate toilet and large storage cupboard downstairs. Upstairs we have two large bedrooms, and a study.



Floor Area m2

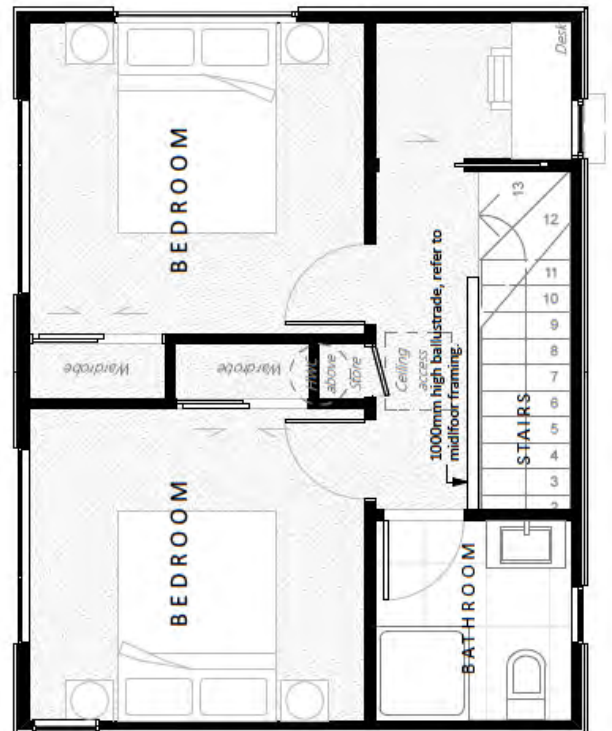
71

Houses 1 - 3

Ground Floor



First Floor



Design And Interior

These homes have been laid out in the victorian style, by splitting the living off from the kitchen dining with a hallway in between allowing for a large cupboard laundry. Upstairs we have two large bedrooms, large wardrobes and a bathroom.

2  1  1 

Floor Area m2

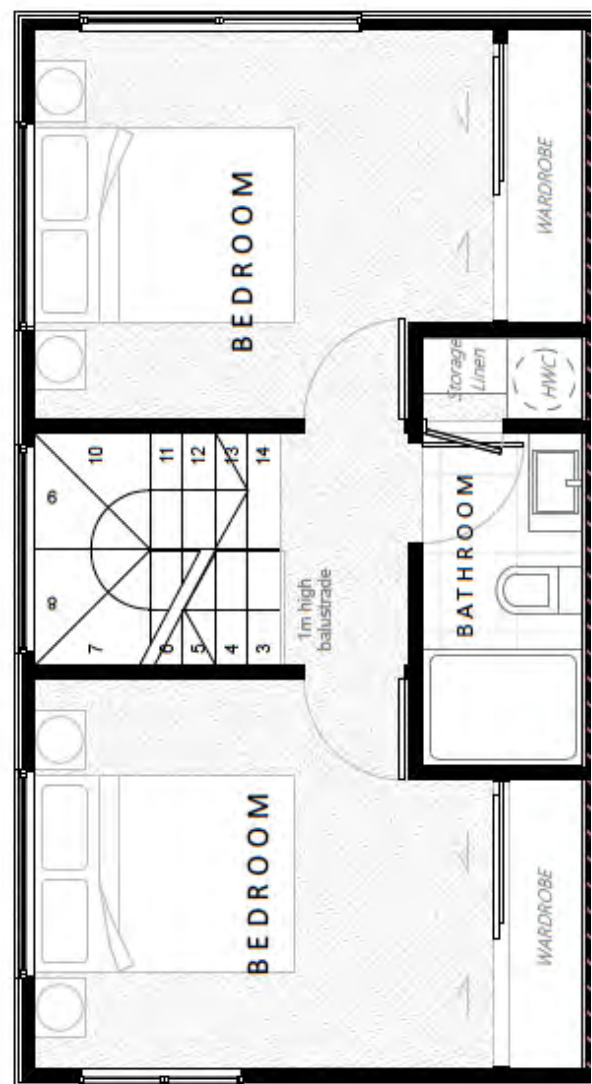
70

Houses 4 & 5

Ground Floor



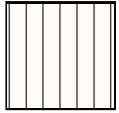
First Floor



BROOKSFIELD
— TOWNHOUSES —

Modern Colours & Specifications

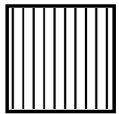
Exterior



Cladding - White (houses 1-3), Ebony (Houses 4 & 5) Timber Cladding



Doorhandle - Schlage S-6000 keyless entry



Roof - Longrun roofing

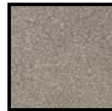


Wool Insulation

Interior



Walls - Clover Honey, 100% natural plant based paint



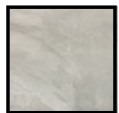
Carpet - 100% Wool



Skirtings, ceilings & doors- Quarter Clover Honey, 100% Natural plant based paint



Kitchen Floor - Forest Cedar tile planks



Bathroom Wall Tile - Metro Ashgrey Gloss



Kitchen Cabinets - Bestwood Ranfurly Oak



Bathroom Floor Tile - Metro Ashgrey Matt



Kitchen Bench - Stone - Coronet Peak



Roller Blinds - White - to all living areas



Splashback - Subway Tiles



Venetian Blinds - White - Bedrooms

Modern Plumbing & Electrical

Plumbing



Kitchen Mixer - Brushed Nickel
Mizu Drift 4 Star water rating



Bathroom Vanity - Timber classic
700mm vanity



Toilets - Nova BTW



Shower mixer - Mizu Drift



Downstairs W/C vanity



Showerhead & rail - Posh
Domaine Brass Rail Shower



Bathroom mixers - Mizu Drift
4 star water rating



toilet roll holder



Robe Hooks - Bathroom



Glass shower tray on tiles

Electrical



Heated towel rail - 400x600
Elan 20R



Mirror - round mirror with
demist heater behind



Downlights - LED Switch downlight



Plugs - Iconic Switchgear



Outdoor lights - Modern up/down



Bathroom heater - Serene
2068 heater

BROOKSFIELD
— TOWNHOUSES —

Appliances



Oven - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



Dishwasher - Smeg Freestanding Dishwasher



Heat Pump - Fujitsu - KW dependant on size to meet tanancy act



Laundry Tub - Extra Thick Steel Tub & Cabinet

BROOKSFIELD
— T O W N H O U S E S —

3.3kw Solar Power System

An expandable 3.3kw Solar power system including 9 x 370watt all black Jinko solar panels, A Sungrow 5kw inverter allowing for additional panels to be added later, quality mounting components finished in black and a solar diverter for your hot water cylinder to get the most out of your system.

Complete with Wi-Fi monitoring and an easy to use app

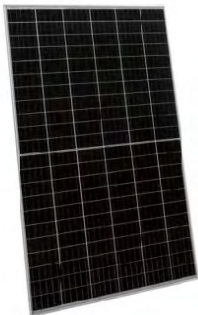


Sungrow SG5K-D Premium

5kw grid-tied Inverter

Smart meter + wifi monitoring included via app.

10 Year Warranty



Jinko 370w PERC MONO Solar Panels

Black Frame, High efficiency 66 cell solar panels.

12 Year Product Warranty

25 Year Linear Power Warranty



Green Catch Solar Diverter

Diverts excess solar energy to your hot water cylinder as a preference to exporting to the grid, effectively using your cylinder as a battery



Clenergy Mounting System

Anodized black

The interfaces, rails and clamps use high quality, robust and corrosion resistant materials including structural grade aluminium alloy (AL6005-T5) and stainless steel (SUS304)



your rental assessment

535 St Asaph Street, Phillipstown



16 April 2021

Thank you for the opportunity to provide a rental assessment on the property situated at **535 St Asaph Street, Phillipstown.**

After viewing photographs and listing information I have compared this property to properties currently advertised, recently let and market rental statistics.

Based on this criteria, I believe that fair market rent would be between **\$420 - \$440** on the basis the property is rented unfurnished and for a long term tenancy.

If you have any questions about this assessment or want further information please contact Megan Looyer on 027 217 1273.

grenadier rent shop

experience the difference

From the initial meeting time and care is taken to understand your needs and the goals you have for your investment so we can offer you a premium service personalised for what you want.

A strong focus is on the experience received by both the Property Owner and Tenant to ensure it is relevant and fits around your busy lifestyle.

Keeping your tenant happy is important to us as it works for you to reduce vacancies, minimise maintenance expenses and ensure your property is left in top condition. There are several tools and systems we have in place to ensure your property is compliant with current legislative changes and remains compliant in the future.

This report has been prepared based on information reviewed by Grenadier Rent Shop. It provides an indication only of the amount the subject property may rent for and is not a registered valuation. The rental income estimate is on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation and policies. You acknowledge that the information on which this report is compiled is sourced from third parties and the owner of the property, and, as such Grenadier Rent Shop makes no representation and gives no warranty either express or implied in relation to this report or the accuracy of the information contained herein. In particular, Harcourts Grenadier Rent Shop does not warrant the accuracy, reliability, or completeness or authorised use of the information provided in this report and does not accept liability for any omissions, misuse, inaccuracies or losses incurred, either directly or indirectly, by any person arising from or in connection with the supply or use of the whole or any part of this report. This report is solely to provide information to the property owner and /or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.



Megan Looyer

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Grenadier Rent Shop Ltd. Licensed Agent REAA 2008

BROOKSFIELD
LIVING

Harcourts Grenadier Rent Shop



your rental assessment

535 St Asaph Street, Phillipstown

2 

1 

16 April 2021

Thank you for the opportunity to provide a rental assessment on the property situated at **535 St Asaph Street, Phillipstown**.

After viewing photographs and listing information I have compared this property to properties currently advertised, recently let and market rental statistics.

Based on this criteria, I believe that fair market rent would be between **\$430 - \$450** on the basis the property is rented unfurnished and for a long term tenancy.

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BROOKSFIELD
— LIVING —

Harcourts Grenadier Rent Shop



your rental assessment

535 St Asaph Street, Phillipstown - House

22 April 2021

Thank you for the opportunity to provide a rental assessment on the property situated at **535 St Asaph Street, Phillipstown.**

After viewing photographs and listing information I have compared this property to properties currently advertised, recently let and market rental statistics.

Based on this criteria, I believe that fair market rent would be between **\$450 - \$470** on the basis the property is rented unfurnished and for a long term tenancy.

If you have any questions about this assessment or want further information please contact Megan Looyer on 027 217 1273.

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LIVING

Harcourts Grenadier Rent Shop

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2	1.5	1 Carpark	70m2	\$559,000.00
House 2	2	1.5	1 Carpark	70m2	\$559,000.00
House 3	2	1.5	1 Carpark	70m2	\$559,000.00
House 4	2	1.5	1 Carpark	70m2	\$559,000.00
House 5	2	1.5	1 Garage	91m2	\$599,000.00

Expected Start

July 2021

Expected Completion

January 2022

Title Type

Fee Simple

All prices include a full turnkey property, meaning it includes everything ready to move into on settlement.



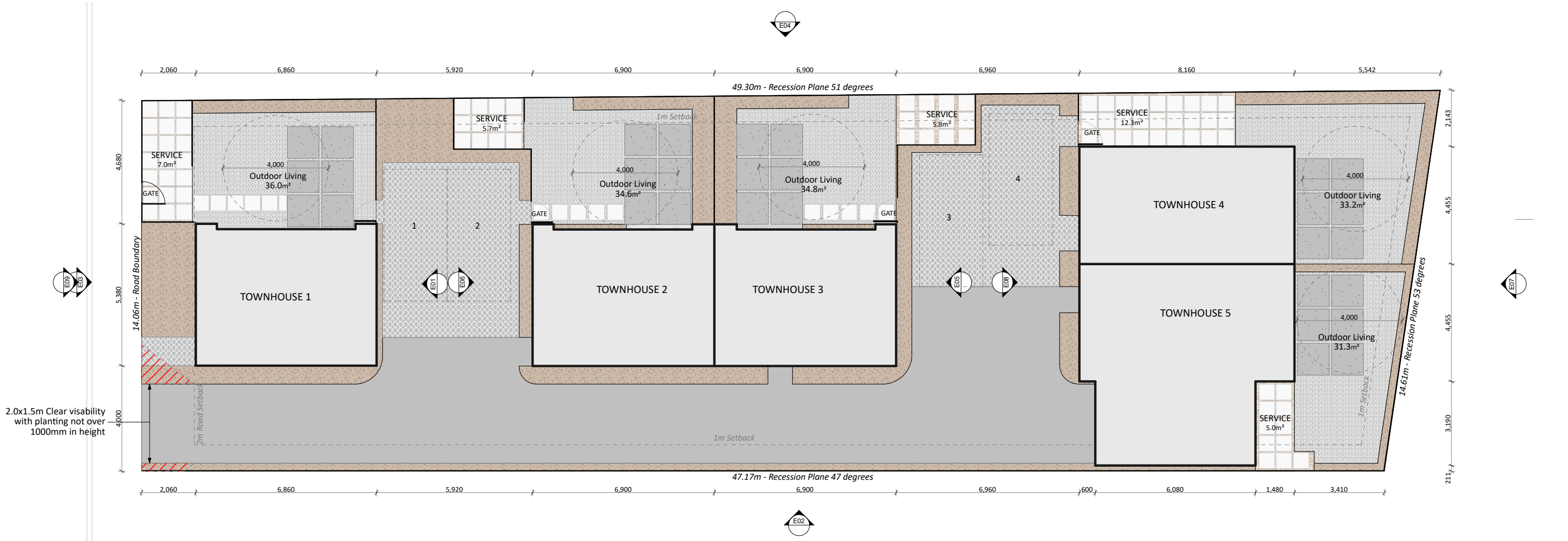
BROOKSFIELD
— TOWNHOUSES —

SHEET INDEX

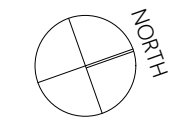
A000	PROJECT INTRODUCTION
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A002	SITE BOUNDARY PLAN
A003	LANDSCAPING PLAN
A100	GROUND FLOOR PLANS TOWNHOUSES 1-3
A101	FIRST FLOOR PLANS TOWNHOUSES 1-3
A102	GROUND FLOOR PLANS TOWNHOUSES 4-5
A103	FIRST FLOOR PLANS TOWNHOUSES 4-5
A200	DEVELOPMENT ELEVATIONS
A201	ADDITIONAL ELEVATIONS
A300	RENDERS



S t A s a p h S t r e e t T o w n h o u s e s
5 3 5 S t A s a p h S t r e e t , P h i l l i p p s t o w n , C h r i s t c h u r c h



0. SITE PLAN
SCALE 1:150



PROJECT INFO:

Address: 535 St Asaph Street
Phillipstown
Christchurch

Legal Description: Lot 4, DP 7661
Title: CB372/231

Site Area: 688m² (more or less)
Site Coverage: 28.9%

Planning Zone: Residential Medium Density
Natural Hazards: Liquefaction Management Area

Wind Zone: Low
Earthquake Zone: 2
Exposure Zone: C
Sea Spray Zone: No
Climate Zone: 3
Land Zone: TC2
Flood Management: No

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per CCC District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway / Paved Area
Plain sponge finish concrete, 200mm cut board with black tint seal, 100mm slab with SE62 reinforcing on AP40 Grade engineering fill compacted in 150mm layers
- 1:100min falls as shown, typically away from dwelling
- finish to have slip resistance to comply with NZBC D1/AS1
- Vegetation
Refer to Landscape Design for further detail.

BROOKSFIELD
LIVING

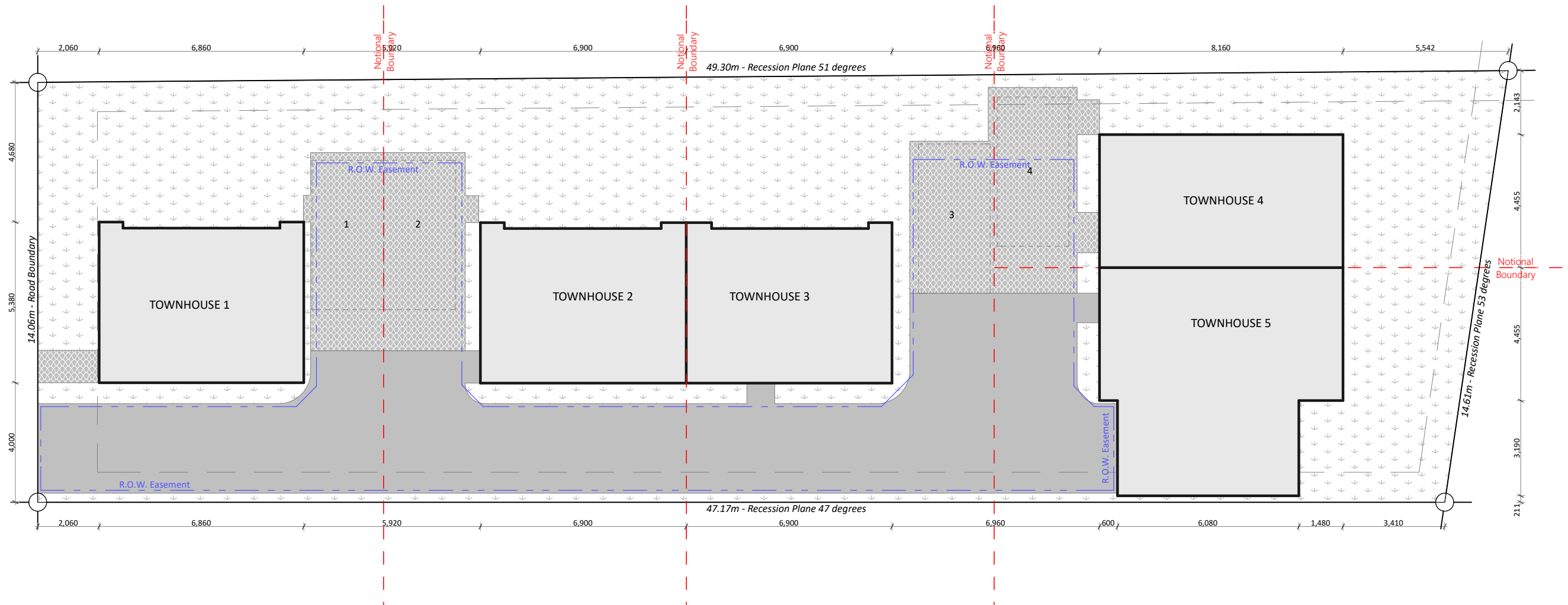
PROJECT NAME
St Asaph Street Townhouses

PROJECT ADDRESS
535 St Asaph Street
Phillipstown
Christchurch

DRAWING NO. A001
REVISION A

DRAWING NO.
SITE PLAN

SAINT ASAPH STREET



0. SITE BOUNDARY PLAN
SCALE 1:150

SITE BOUNDARY PLAN LEGEND

--- Property/Notional Boundary Line

— R.O.W. Easement

Vegetation/Landscaping

Surveyor to confirm property areas and boundary lines at time of subdivision consent.

TOWNHOUSE 1:

Property Area: TBC
Ground Floor Area: 35.9m²
First Floor Area: 35.2m²
Total Floor Area: 71.1m²

TOWNHOUSE 2:

Property Area: TBC
Ground Floor Area: 35.8m²
First Floor Area: 35.6m²
Total Floor Area: 71.4m²

TOWNHOUSE 3:

Property Area: TBC
Ground Floor Area: 35.8m²
First Floor Area: 35.8m²
Total Floor Area: 71.3m²

TOWNHOUSE 4:

Property Area: TBC
Ground Floor Area: 36.0m²
First Floor Area: 34.8m²
Total Floor Area: 70.8m²

TOWNHOUSE 5:

Property Area: TBC
Ground Floor Area: 55.4m²
First Floor Area: 34.8m²
Total Floor Area: 90.2m²

BROOKSFIELD
LIVING

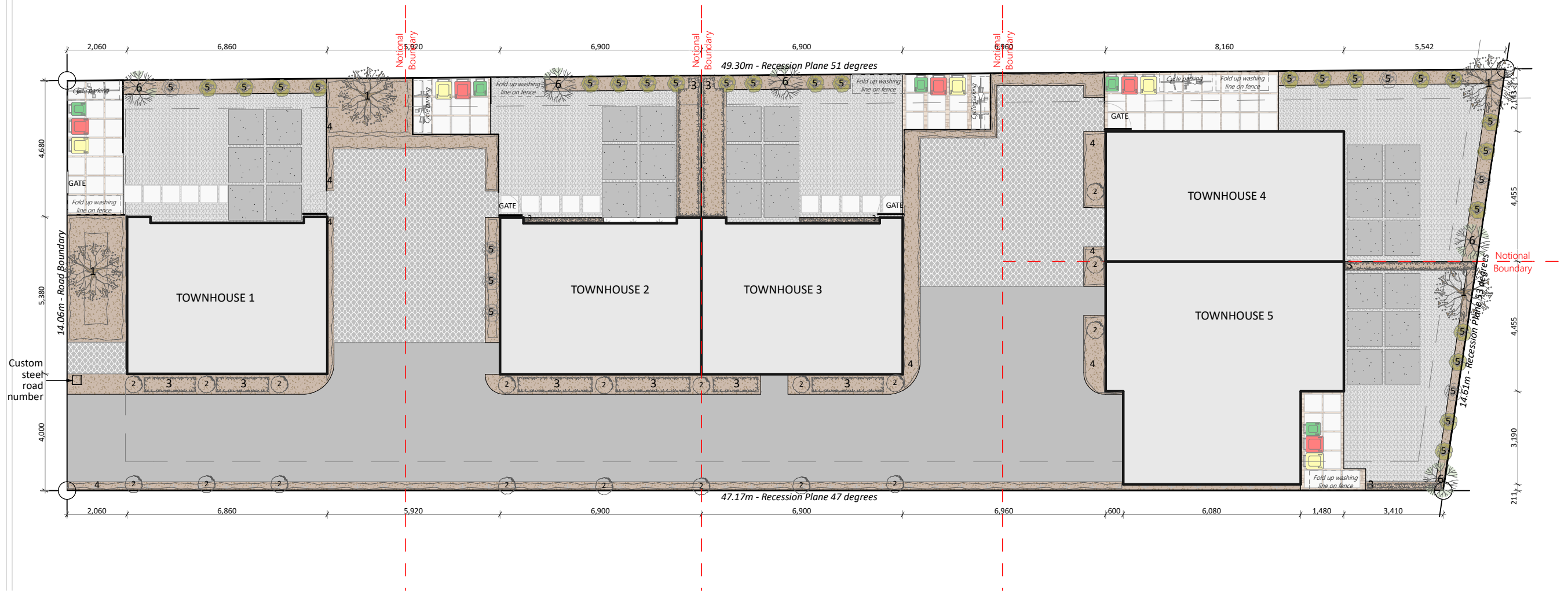
PROJECT NAME
St Asaph Street Townhouses

PROJECT ADDRESS
535 St Asaph Street
Phillipstown
Christchurch

DRAWING NO. REVISION

A002 A

DRAWING NO.
SITE BOUNDARY PLAN

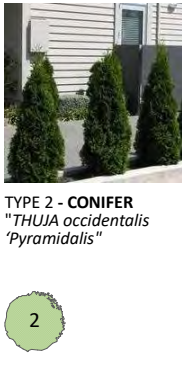


0. LANDSCAPING PLAN
SCALE 1:150

- LANDSCAPING LEGEND**
- Grass / lawn Area
 - Planting area
 - native grasses planted, 1 / m2 approx to suit
 - medium bark chip finished
 - Bark Area
 - medium bark chip finished
 - Paver
 - 600x600 concrete pavers
 - Gobi Block
 - Gobi block and lime chip
 - Concrete Patio
 - Cut concrete patio



PLANT LEGEND

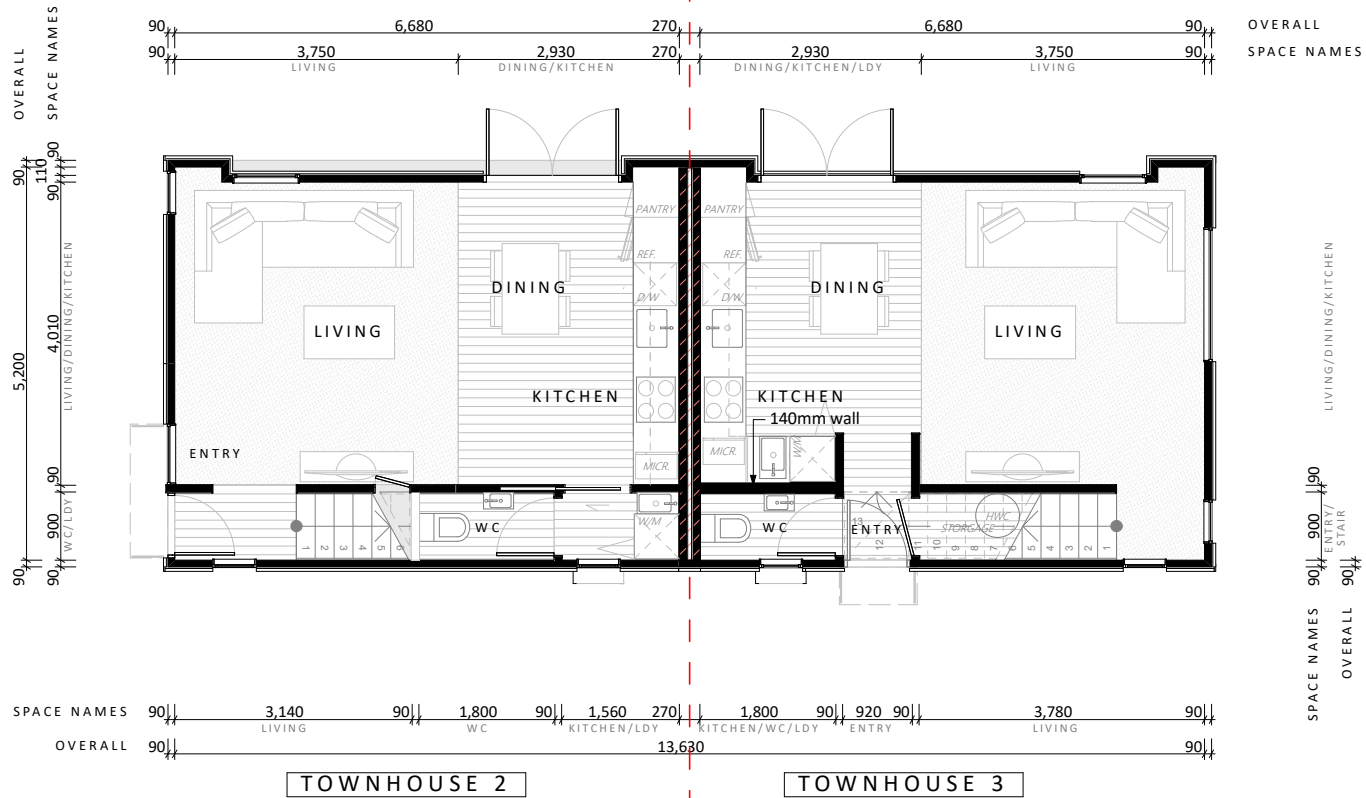
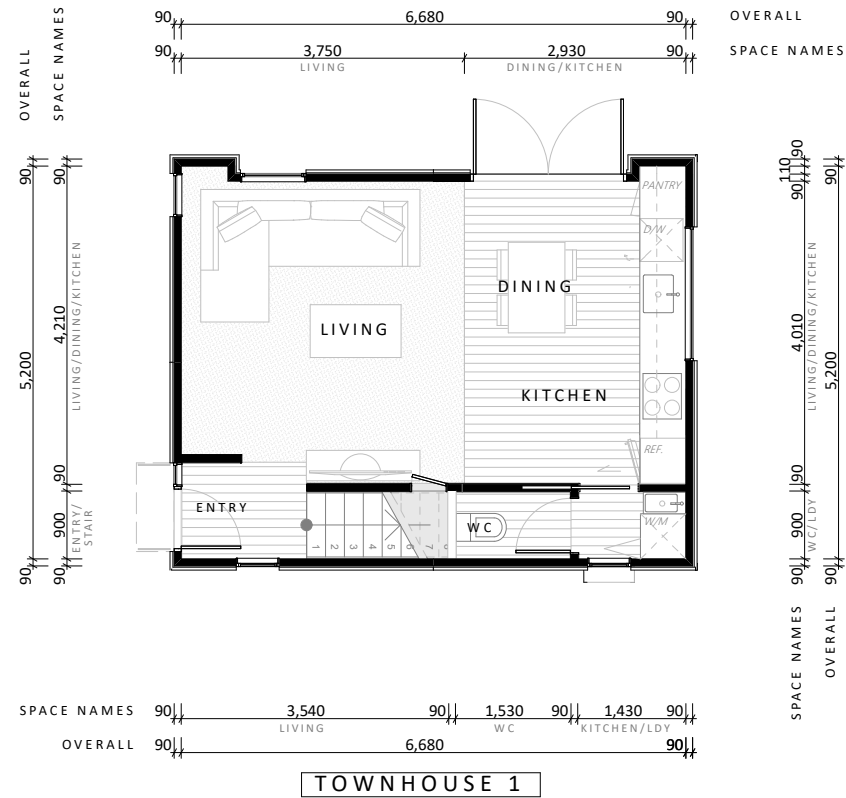


BROOKSFIELD
LIVING

PROJECT NAME
St Asaph Street Townhouses

PROJECT ADDRESS
535 St Asaph Street
Phillipstown
Christchurch

DRAWING NO. A003
REVISION A
DRAWING NO.
LANDSCAPING PLAN



1. GROUND FLOOR PLAN
SCALE 1:100

LEGEND - WALLS

- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - Architectal Roofing Company Vertical Roof Tray Cladding
- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - Enduroclad Board and Batten
- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - 20mm Fibre Cement sheet
- 90mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides
- Resene Constructions Systems INTA120b Intertenancy System installed to manufacturers specifications Refer to FINISHES PLAN for wall lining specification.

WALL NOTES:

All internal timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, dwangs @ 800 c/c.

All external timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, 90x45 SG8 H1.2 dwangs @ 800 c/c, unless noted otherwise

90x45 SG8 H1.2 dwangs @ 480 c/c for vertical weatherboard cladding

Top Plate Fixing: Top plate to be fixed to studs @ 600 max c/c with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixing unless noted otherwise

Bottom Plate Fixing: Proprietary anchor's @ 900 max crs with 50x50x3 flat washer unless noted otherwise

GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with nzbc d1/as1/table 2.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

Refer to Door and Window schedules for lintel sizes.

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer nzbc g4/as1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

Smoke alarms - Cavius Smoke Alarm, be installed to NZBC F1/AS1 with hush facility (3.0m radius)

All exposed fixings to be stainless steel

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to furnish and install all hardware unless noted otherwise.

Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall sconce and accessory locations.

BROOKSFIELD
LIVING

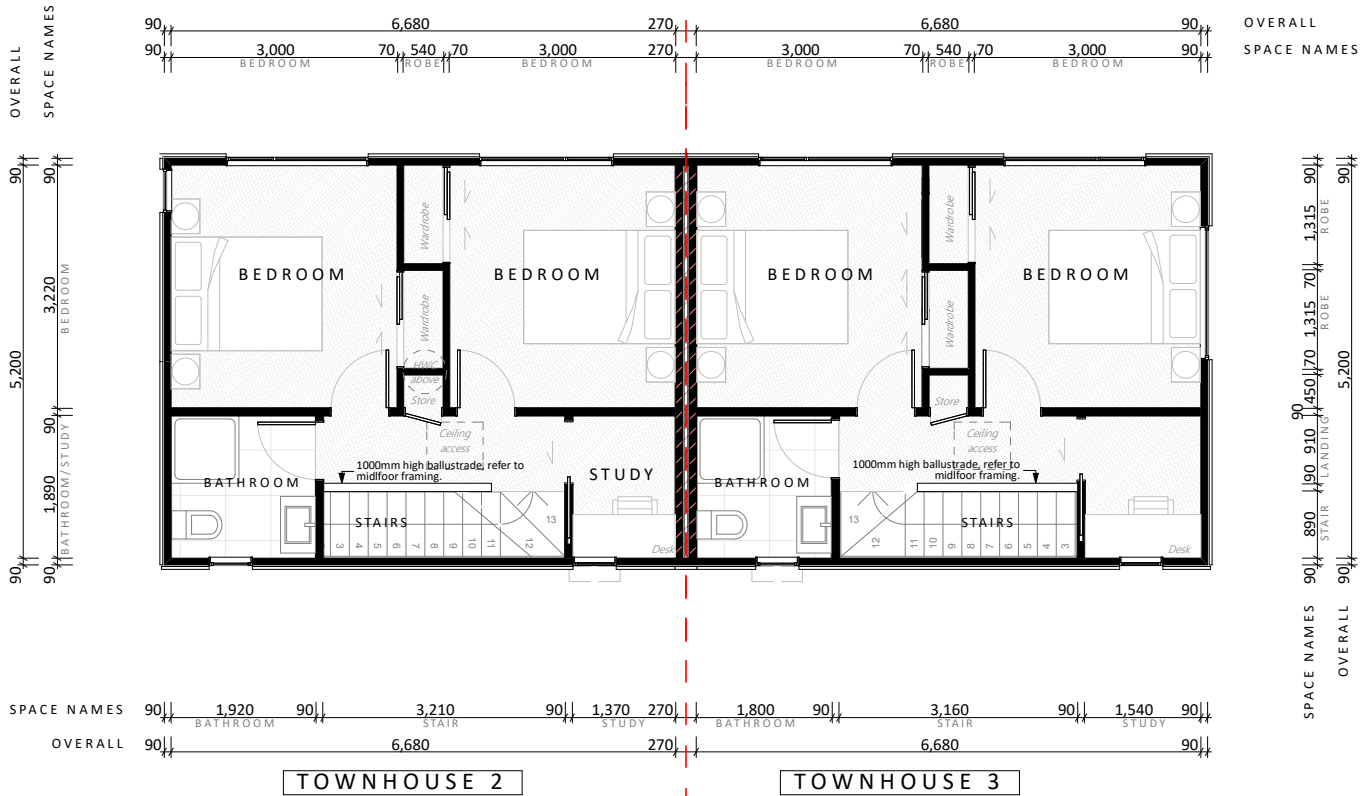
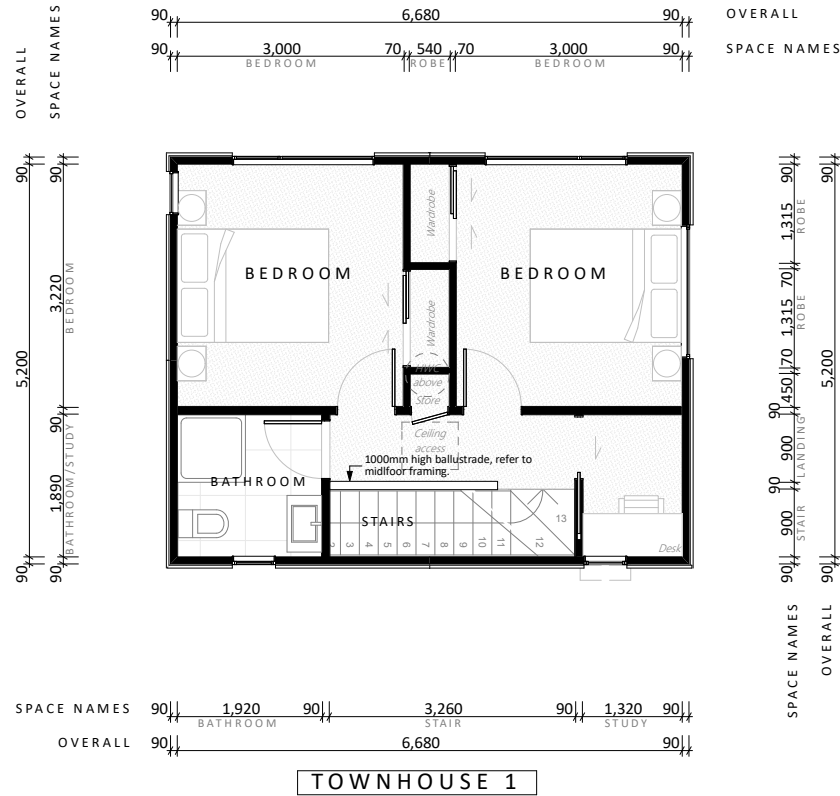
PROJECT NAME
St Asaph Street Townhouses

PROJECT ADDRESS
535 St Asaph Street
Phillipstown
Christchurch

DRAWING NO. REVISION

A100 A

DRAWING NO.
GROUND FLOOR PLANS
TOWNHOUSES 1-3



2. FIRST FLOOR PLAN
SCALE 1:100

LEGEND - WALLS



90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- Architectal Roofing Company Vertical Roof Tray Cladding



90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- Enduroclad Board and Batten



90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- 20mm Fibre Cement sheet



90mm Timber Framed wall (internal wall)
- 10mm GIB Board internal lining both sides



Resene Constructions Systems INTA120b Intertency
System installed to manufacturers specifications
Refer to FINISHES PLAN for wall lining specification.

WALL NOTES:

All internal timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, dwangs @ 800 c/c.

All external timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, 90x45 SG8 H1.2 dwangs @ 800 c/c, unless noted otherwise

90x45 SG8 H1.2 dwangs @ 480 c/c for vertical weatherboard cladding

Top Plate Fixing: Top plate to be fixed to studs @ 600 max c/c with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixing unless noted otherwise

Bottom Plate Fixing: Proprietary anchor's @ 900 max crs with 50x50x3 flat washer unless noted otherwise

GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with nzbc d1/as1/table 2.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

Refer to Door and Window schedules for lintel sizes.

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Smoke alarms - Cavius Smoke Alarm, be installed to NZBC F1/AS1 with hush facility (3.0m radius)

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BROOKSFIELD
LIVING

PROJECT NAME
St Asaph Street Townhouses

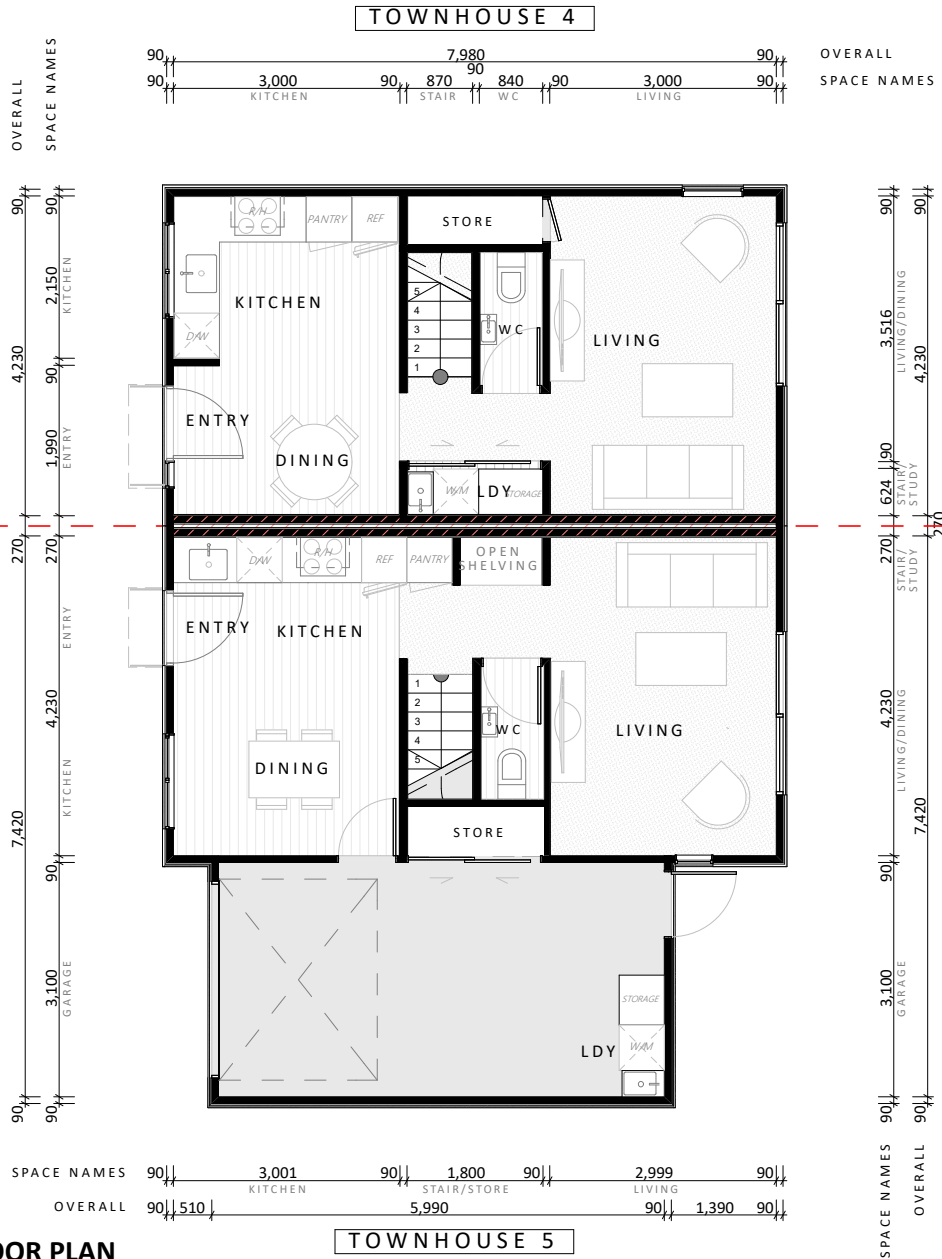
PROJECT ADDRESS
535 St Asaph Street
Phillipstown
Christchurch

DRAWING NO. REVISION

A101 A

DRAWING NO.
FIRST FLOOR PLANS
TOWNHOUSES 1-3

1. GROUND FLOOR PLAN
SCALE 1:100



LEGEND - WALLS

- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
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All external timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, 90x45 SG8 H1.2 dwangs @ 800 c/c, unless noted otherwise

90x45 SG8 H1.2 dwangs @ 480 c/c for vertical weatherboard cladding

Top Plate Fixing: Top plate to be fixed to studs @ 600 max c/c with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixing unless noted otherwise

Bottom Plate Fixing: Proprietary anchor's @ 900 max crs with 50x50x3 flat washer unless noted otherwise

GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with nzbc d1/as1/table 2.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

Refer to Door and Window schedules for lintel sizes.

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer nzbc g4/as1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

Smoke alarms - Cavius Smoke Alarm, be installed to NZBC F1/AS1 with hush facility (3.0m radius)

All exposed fixings to be stainless steel

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to furnish and install all hardware unless noted otherwise.

Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall sconce and accessory locations.

BROOKSFIELD
LIVING

PROJECT NAME
St Asaph Street Townhouses

PROJECT ADDRESS
535 St Asaph Street
Phillipstown
Christchurch

DRAWING NO. REVISION

A102 A

DRAWING NO.
GROUND FLOOR PLANS
TOWNHOUSES 4-5

2. FIRST FLOOR PLAN

SCALE 1:100



90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- Architectal Roofing Company Vertical Roof Tray Cladding



90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- Enduroclad Board and Batten



90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- 20mm Fibre Cement sheet

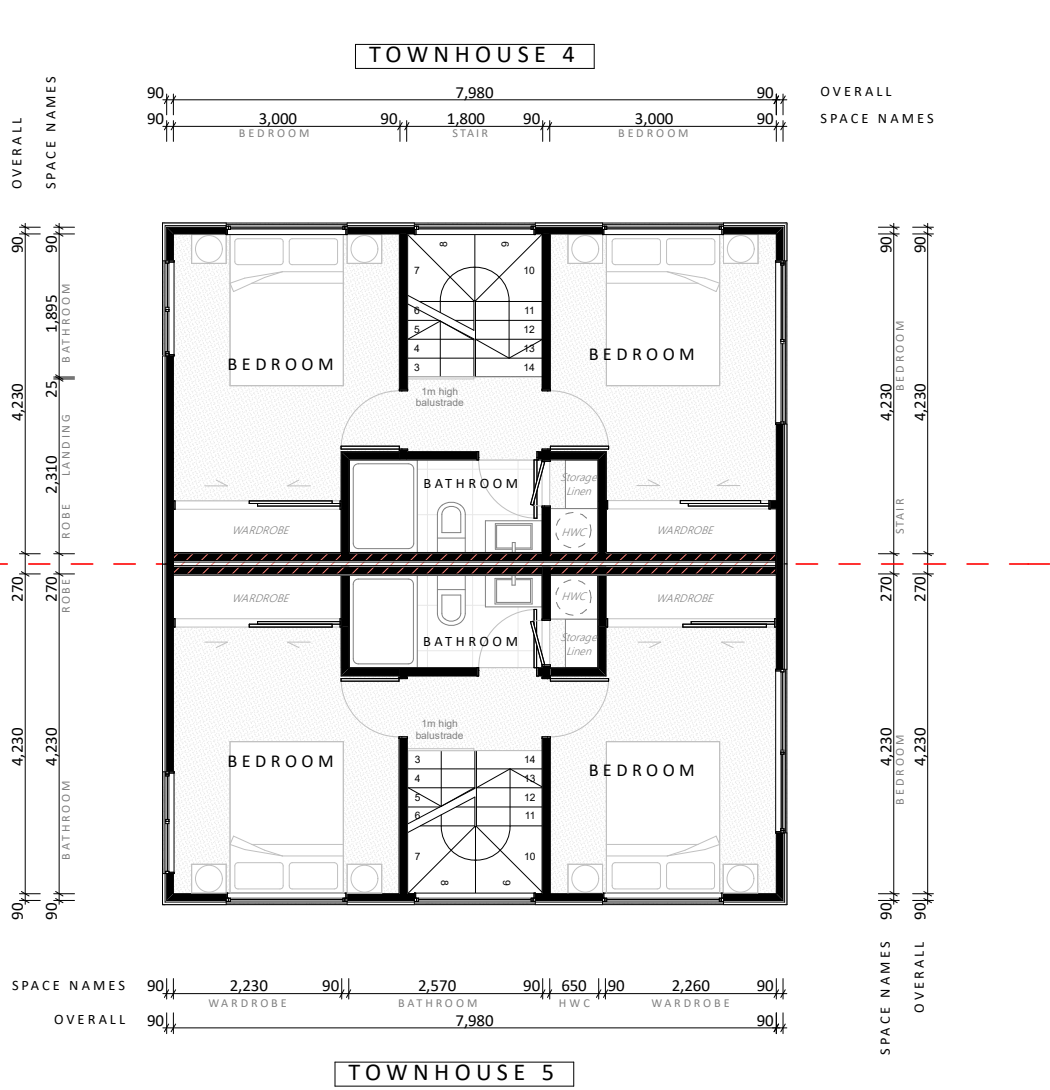


90mm Timber Framed wall (internal wall)
- 10mm GIB Board internal lining both sides



Resene Constructions Systems INTA120b Intertency System installed to manufacturers specifications
Refer to FINISHES PLAN for wall lining specification.

LEGEND - WALLS



WALL NOTES:

All internal timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, dwangs @ 800 c/c.

All external timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, 90x45 SG8 H1.2 dwangs @ 800 c/c, unless noted otherwise

90x45 SG8 H1.2 dwangs @ 480 c/c for vertical weatherboard cladding

Top Plate Fixing: Top plate to be fixed to studs @ 600 max c/c with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixing unless noted otherwise

Bottom Plate Fixing: Proprietary anchor's @ 900 max crs with 50x50x3 flat washer unless noted otherwise

GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with nzbc d1/as1/table 2.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

Refer to Door and Window schedules for lintel sizes.

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer nzbc g4/as1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

Smoke alarms - Cavius Smoke Alarm, be installed to NZBC F1/AS1 with hush facility (3.0m radius)

All exposed fixings to be stainless steel

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to furnish and install all hardware unless noted otherwise.

Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall sconce and accessory locations.

BROOKSFIELD
LIVING

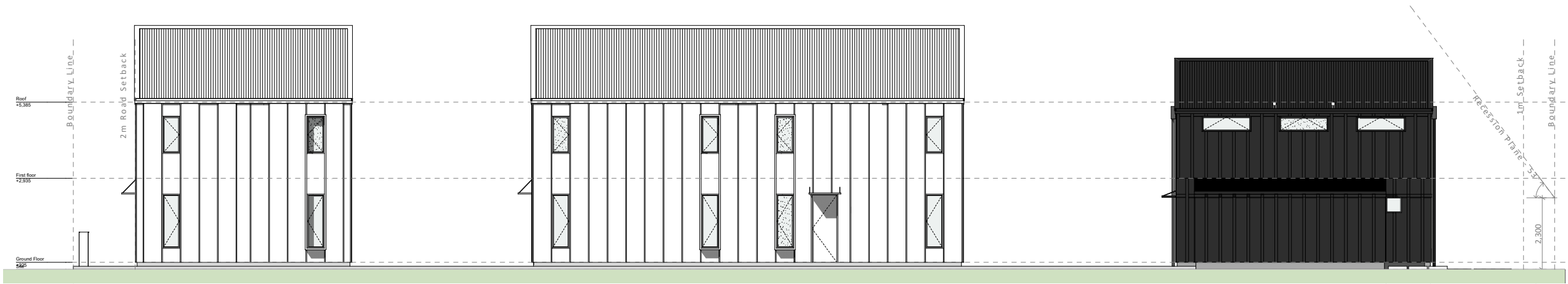
PROJECT NAME
St Asaph Street Townhouses

PROJECT ADDRESS
535 St Asaph Street
Phillipstown
Christchurch

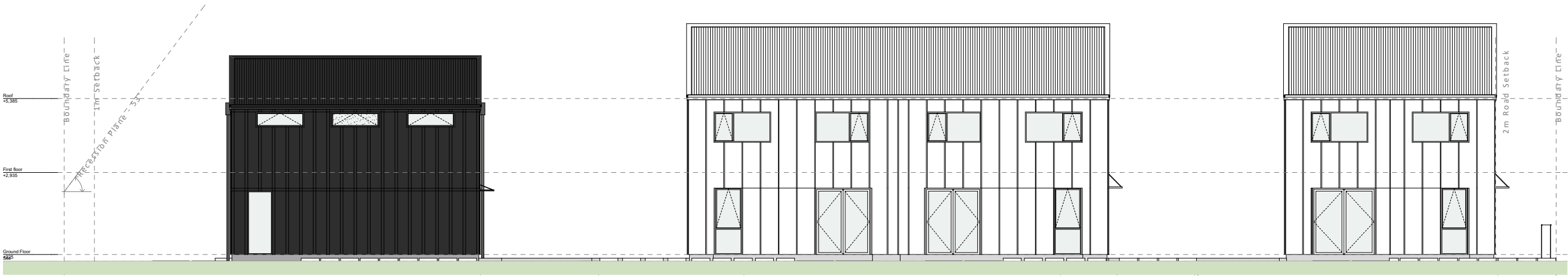
DRAWING NO. REVISION

A103 A

DRAWING NO.
FIRST FLOOR PLANS
TOWNHOUSES 4-5



E02 EAST ELEVATION
SCALE 1:150



E04 WEST ELEVATION
SCALE 1:150



E09 SOUTH STREET ELEVATION
SCALE 1:100



E07 NORTH ELEVATION TH 4+5
SCALE 1:100

LEGEND

Roof
- Dimond Corrugate Colorsteel
Endura roof cladding over
Thermokraft Covertex roof
underlay
- Colour to be selected by
Brooksfield Living.

Vertical TARC Snap Lock
- Architectural Roofing Company
TARC snap-lock
cladding, 326-340mm width to
align ribs.
- Colour to be selected by
Brooksfield Living

Fibre Cement Panel
- 10mm Fibre Cement Panel
- Colour to be selected by
Brooksfield Living

Board and Batten
Vertical Enduroclad Board and Batten
Enduroclad Board and Batten with
Resene CoolColour
finish installed as per manufacturers
specifications on
20mm drained cavity system over wall
underlay.
- Colour to be selected by Brooksfield
Living

Permanently Obscured Glass
As required by Christchurch District
Plan 14.4.2.8

Gutter with finish to match roofing
fixed to fascia. Falls as shown on
roof plan

Downpipes to be 80Ø, finish &
colour to match roofing (UNO)

APL powder coated aluminium
exterior windows and doors in
selected finish
- Double glazed windows and doors
with Grade A safety glass to all
glazing within 800mm above
finished floor level, or in wet areas
in accordance with NZBC F2/AS1

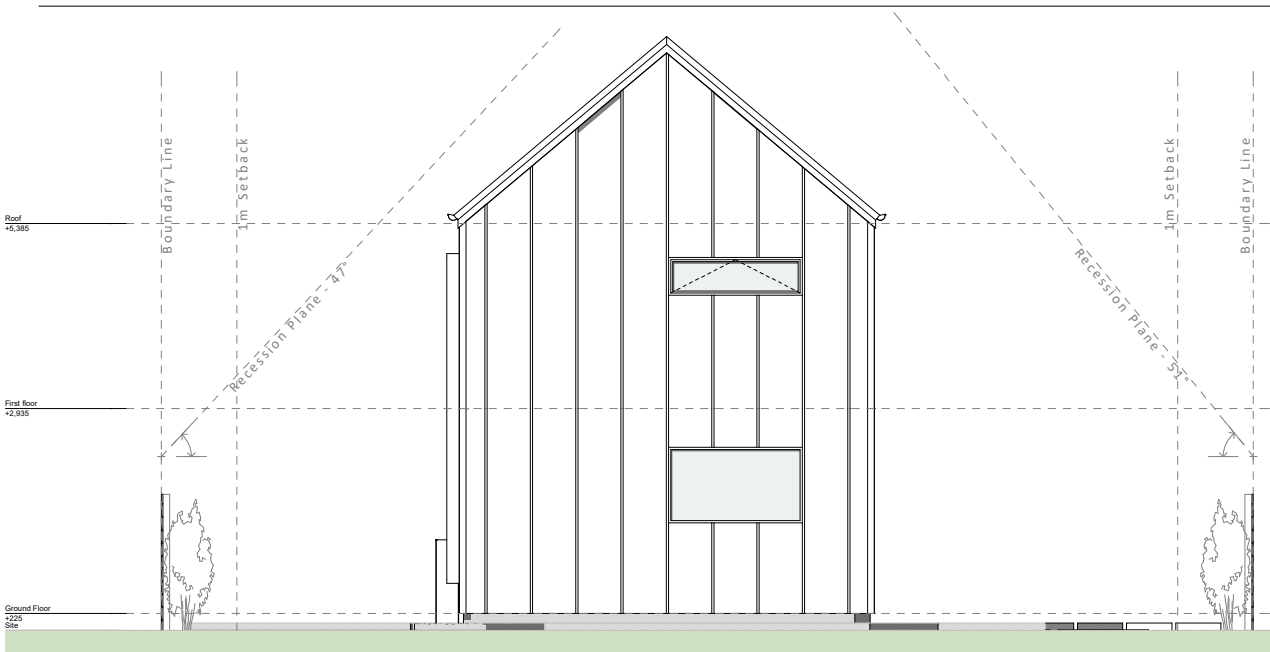
BROOKSFIELD
LIVING

PROJECT NAME
St Asaph Street Townhouses

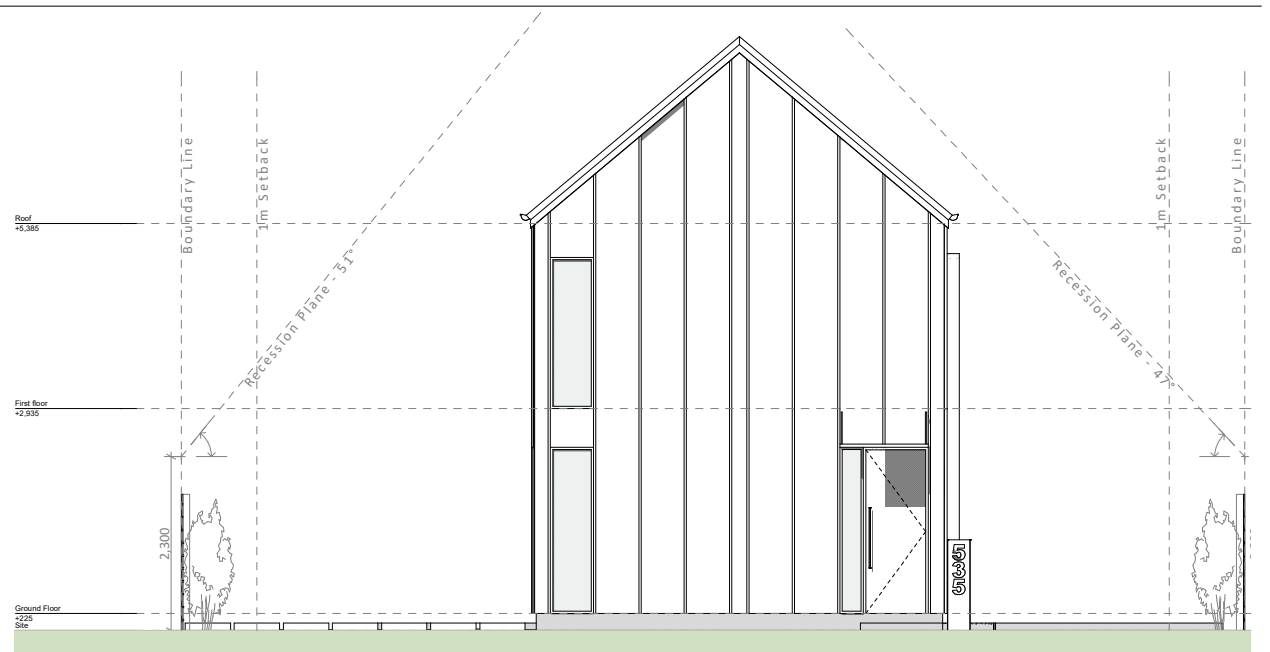
PROJECT ADDRESS
535 St Asaph Street
Phillipstown
Christchurch

DRAWING NO. A200
REVISION A

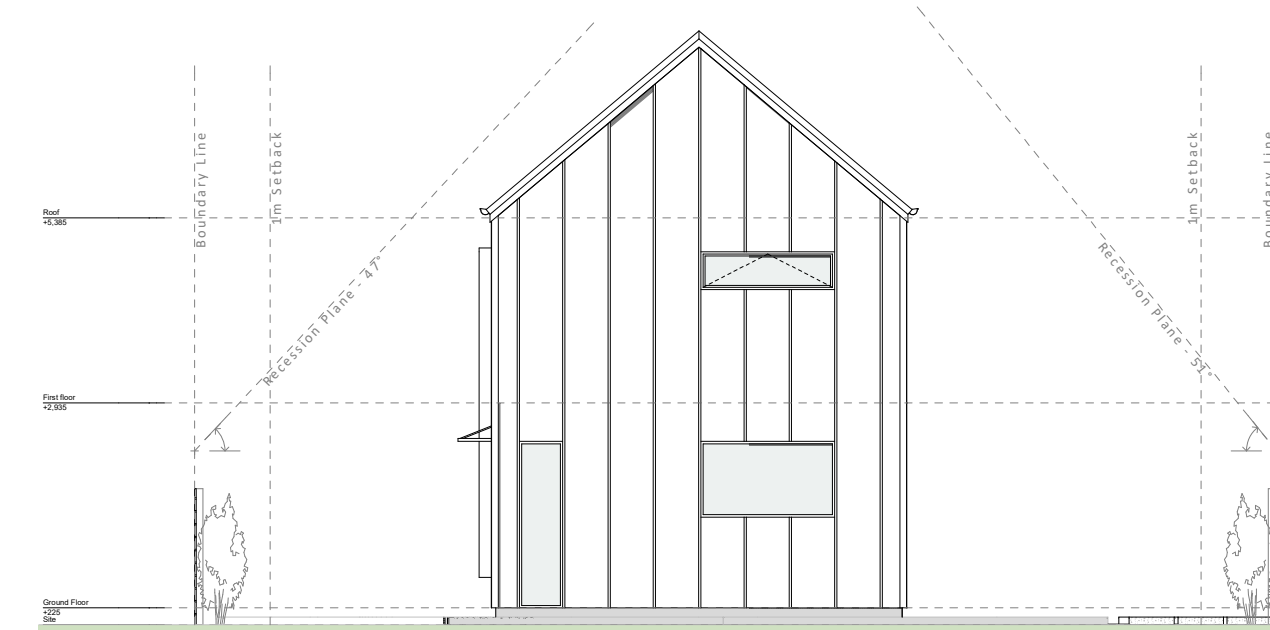
DRAWING NO.
DEVELOPMENT
ELEVATIONS



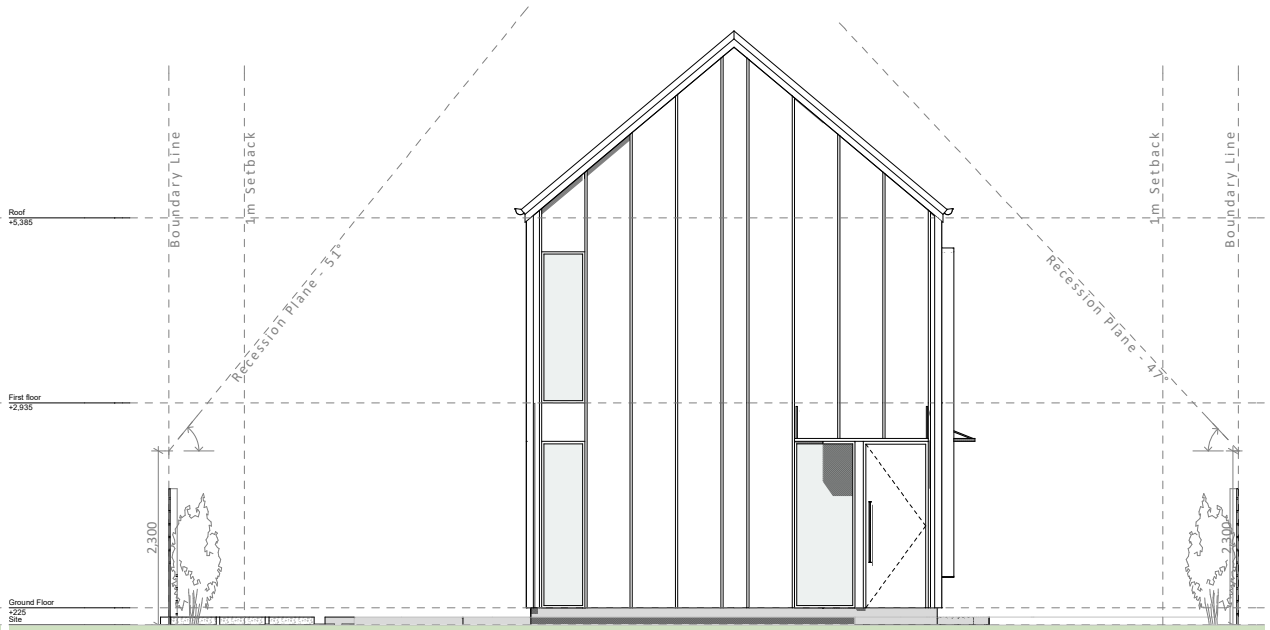
E01 NORTH ELEVATION TOWNHOUSE 1
SCALE 1:100



E03 SOUTH ELEVATION TOWNHOUSE 1
SCALE 1:100



E05 NORTH ELEVATION TOWNHOUSE 2+3
SCALE 1:100



E06 SOUTH ELEVATION TOWNHOUSE 2+3
SCALE 1:100



E07 NORTH ELEVATION TH 4+5
SCALE 1:100



E08 SOUTH ELEVATION TOWNHOUSE 4+5
SCALE 1:100

- LEGEND**
- Roof**
- Dimond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertex roof underlay
 - Colour to be selected by Brookfield Living.
- Vertical TARC Snap Lock**
- Architectural Roofing Company TARC snap-lock cladding. 326-340mm width to align ribs.
 - Colour to be selected by Brookfield Living
- Fibre Cement Panel**
- 10mm Fibre Cement Panel
 - Colour to be selected by Brookfield Living
- Board and Batten**
- Vertical Enduroclad Board and Batten
 - Enduroclad Board and Batten with Resene CoolColour finish installed as per manufacturers specifications on 20mm drained cavity system over wall underlay.
 - Colour to be selected by Brookfield Living
- Permanently Obscured Glass**
- As required by Christchurch District Plan 14.4.2.8
- Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan
- Downpipes to be 80Ø, finish & colour to match roofing (UNO)
- APL powder coated aluminium exterior windows and doors in selected finish
- Double glazed windows and doors with Grade A safety glass to all glazing within 800mm above finished floor level, or in wet areas in accordance with NZBC F2/AS1

BROOKSFIELD
LIVING

PROJECT NAME
St Asaph Street Townhouses

PROJECT ADDRESS
535 St Asaph Street
Phillipstown
Christchurch

DRAWING NO. A201
REVISION A

DRAWING NO. A201
ADDITIONAL ELEVATIONS



Render 1 - Townhouses 4 and 5



Render 2 - Development Driveway View



Render 3 - Townhouses 1 Street View

BROOKSFIELD
LIVING

PROJECT NAME
St Asaph Street Townhouses

PROJECT ADDRESS
535 St Asaph Street
Phillipstown
Christchurch

DRAWING NO.	REVISION
A300	A
DRAWING NO.	
RENDERS	