

# The Groynes Development

Lot 502 - Groynes Park Christchurch

PRELIMINARY BC

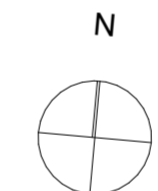
A2 UNITS 1 AND 2		
A201	A	UNITS 1 AND 2 SITE AND FOUNDATION PLANS
A202	A	UNITS 1 AND 2 - GROUND / FIRST AND ROOF PLANS
A203	A	UNITS 1 AND 2 SECTIONS
A204	A	UNIT 1 AND 2 ELEVATIONS
A3 UNIT 3		
A301	A	UNIT 3 - SITE / FOUNDATION / WORKS
A302	A	UNIT 3 - FLOOR AND ROOF PLANS
A303	A	UNIT 3 - SECTIONS
A304	A	UNIT 3 - ELEVATIONS
A4 UNIT 4		
A401	A	UNIT 4 - FLOOR AND ROOF PLANS
A401	A	UNIT 4 - SITE / FOUNDATION / WORKS
A402	A	UNIT 4 - SECTIONS
A403	A	UNIT 4 - ELEVATIONS
A5 UNIT 5 AND 6		
A501	A	UNITS 5 AND 6 - SITE AND FOUNDATION PLANS
A502	A	UNITS 5 AND 6 - GROUND / FIRST AND ROOF PLANS
A503	A	UNITS 5 AND 6 ELEVATIONS
A503	A	UNITS 5 AND 6 SECTIONS
A6 UNIT 7		
A601	A	UNIT 7 - ELEVATIONS
A601	A	UNIT 7 - FLOOR AND ROOF PLANS
A601	A	UNIT 7 - SECTIONS
A601	A	UNIT 7 - SITE / FOUNDATION / WORKS
A7 UNIT 8		
A701	A	UNIT 8 - FLOOR AND ROOF PLANS
A701	A	UNIT 8 - SITE / FOUNDATION / WORKS
A702	A	UNIT 8 - SECTIONS
A703	A	UNIT 8 - ELEVATIONS
A8 UNIT 9		
A801	A	UNIT 9 - FLOOR AND ROOF PLANS (1)
A801	A	UNIT 9 - SITE / FOUNDATION / WORKS
A802	A	UNIT 9 - SECTIONS
A803	A	UNIT 9 - ELEVATIONS
A9 UNIT 10		
A901	A	UNIT 10 - FLOOR AND ROOF PLANS (1)
A901	A	UNIT 10 - SITE / FOUNDATION / WORKS
A902	A	UNIT 10 - SECTIONS
A903	A	UNIT 10 - ELEVATIONS
A10 UNIT 11 AND 12		
A1001	A	UNITS 11 AND 12 - SITE AND FOUNDATION PLANS
A1002	A	UNITS 11 AND 12 - GROUND / FIRST AND ROOF PLANS
A1003	A	UNITS 11 AND 12 SECTIONS
A1004	A	UNITS 11 AND 12 ELEVATIONS



1 NORTH WEST PERSPECTIVE

urban arch

6a 212 Antigua Street, Christchurch 8011  
 steve@urbanarch.co.nz, 0210622687



**SITE INFORMATION:**

Address	The Groynes - Stage 1A
Legal	Lot 502
Land Use Zone	Residential New Neighbourhood - TBC
Climate Zone	3
Earthquake Zone	2
Exposure Zone	C
Rainfall range	30 - 40
Wind Region	A
Wind Zone	High
Building height	8m maximum for 1 and 2 storeys.

**Area Calculations :**

Site Area	Xsqm +/-
Impervious areas	X% Xsqm
Pervious areas	X% Xsqm

At least 50% of the landscaping shall be trees and shrubs.

- LEGEND**
- New tree 1.5m minimum height at time of planting.
  - Visibility splay, clear from 1m above from 2m either side of the access for a depth of 2m
  - Brushed concrete
  - Asphalt
  - Bins and bike storage

**Acoustic Insulation :**  
30dB internal to external noise reduction required for all 3 units.  
Entire site is within 40m of the edge of the nearest marked traffic lane of a minor arterial road.

**Noise Attenuation Specification to 6.11.4.1 30dB :**  
External walls - Brick Veneer  
70 series brick veneer with a 50mm cavity with wall underlay over H1.2 90x45mm SG8 Radiata framing with Pink Batts glass wool insulation with standard 10mm gib board wall lining.

External walls - Plaster System  
50mm Resene Integra cladding system with 20mm cavity and wall underlay over H1.2 SG8 Radiata framing with Pink Batts glass wool insulation with 13mm standard gib board wall lining.

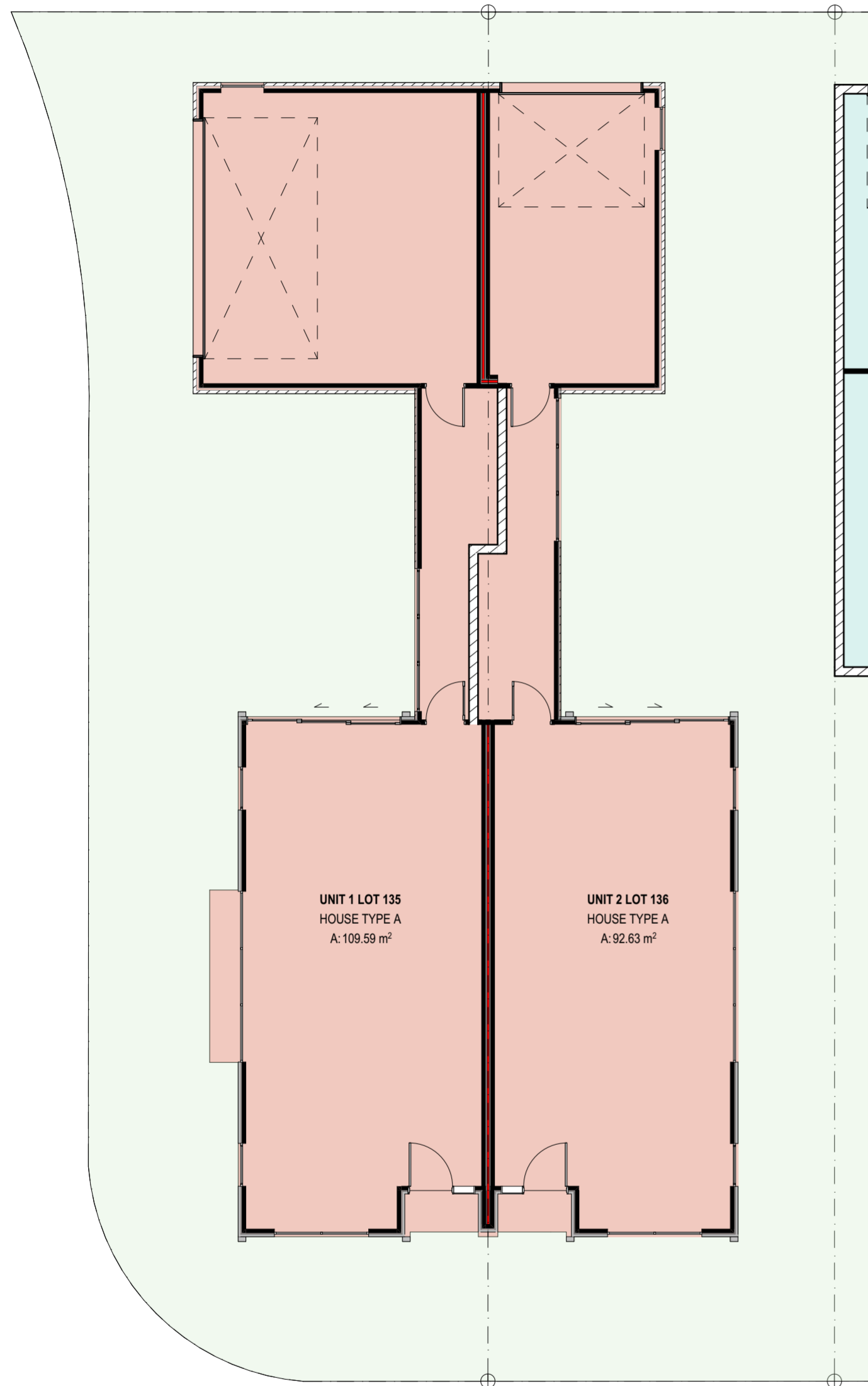
Roof Cladding  
0.55mm BMT Longrun Colorsteel

External Doors  
Solid core, minimum 24kg/sqm with weather seals.

**Recession Planes :**

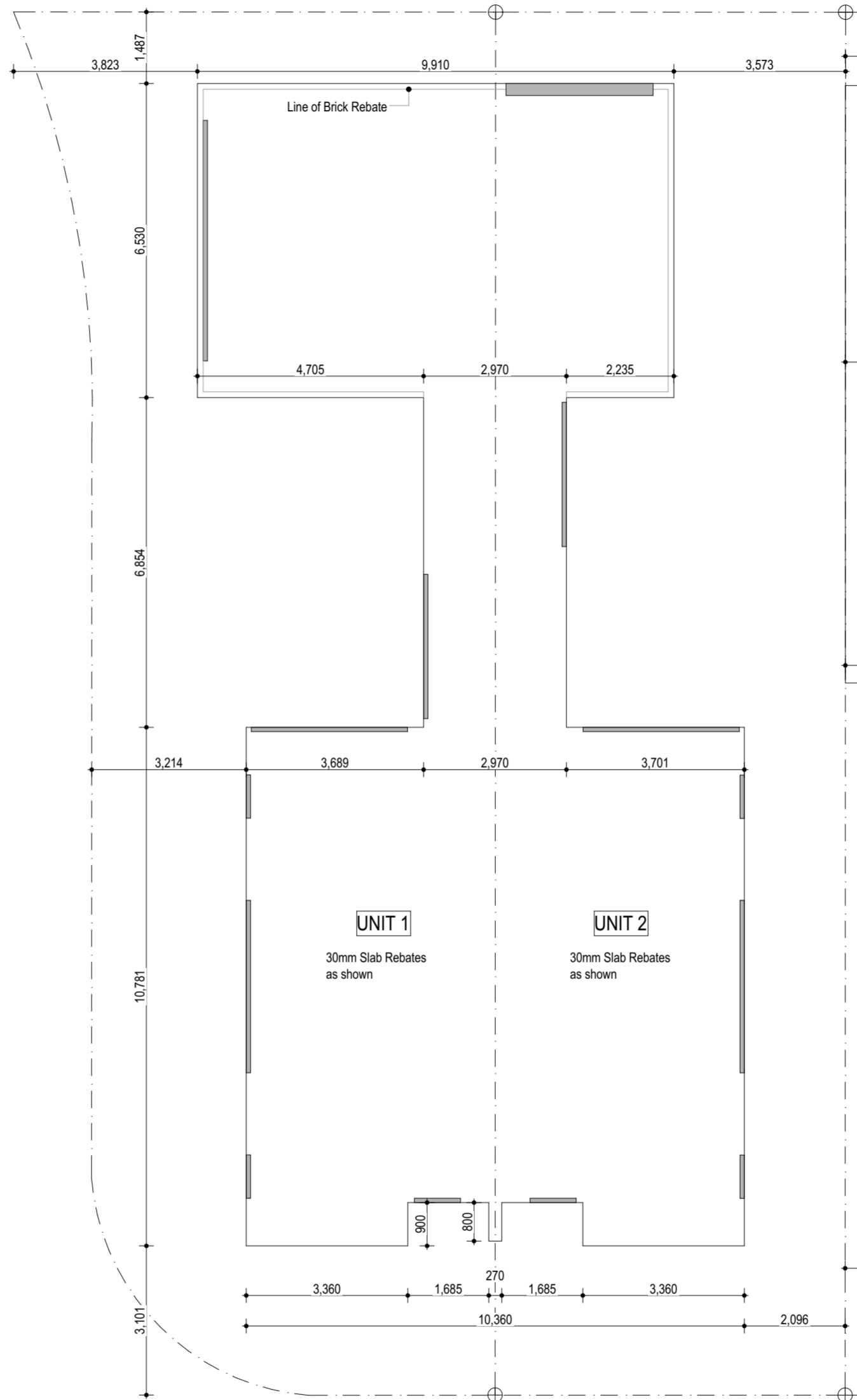
North	2.3m plus 55 degrees
South	35
Olliviers East	43
West	50





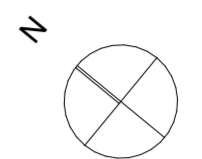
UNIT 1 LOT 135  
HOUSE TYPE A  
A: 109.59 m<sup>2</sup>

UNIT 2 LOT 136  
HOUSE TYPE A  
A: 92.63 m<sup>2</sup>



UNIT 1  
30mm Slab Rebates  
as shown

UNIT 2  
30mm Slab Rebates  
as shown



**SITE INFORMATION: LOT 135 - UNIT 1**

Address	Lot 502 - Groynes Park Christchurch
Legal	Lot 502 DP 475955
Land Use Zone	Residential New Neighbourhood Zone
Climate Zone	3
Earthquake Zone	2
Exposure Zone	C
Rainfall range	30 - 40
Wind Region	A
Wind Zone	High
Building height	8m maximum
LMA	Liquification Management Area
Roads	Milton Street is a Minor Arterial

**Area Calculations :**






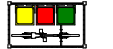
Site Area	
Unit 1	295.1sqm +/-
Unit 2	209.9sqm +/-
Site Coverage :	
Achieved	
Unit 1	36.3% 109.59sqm
Unit 2	44.1% 92.63
Allowed	40% 118.16sqm

Impervious areas	X%	Xsqm
Pervious areas	X%	Xsqm

At least 50% of the landscaping shall be trees and shrubs.

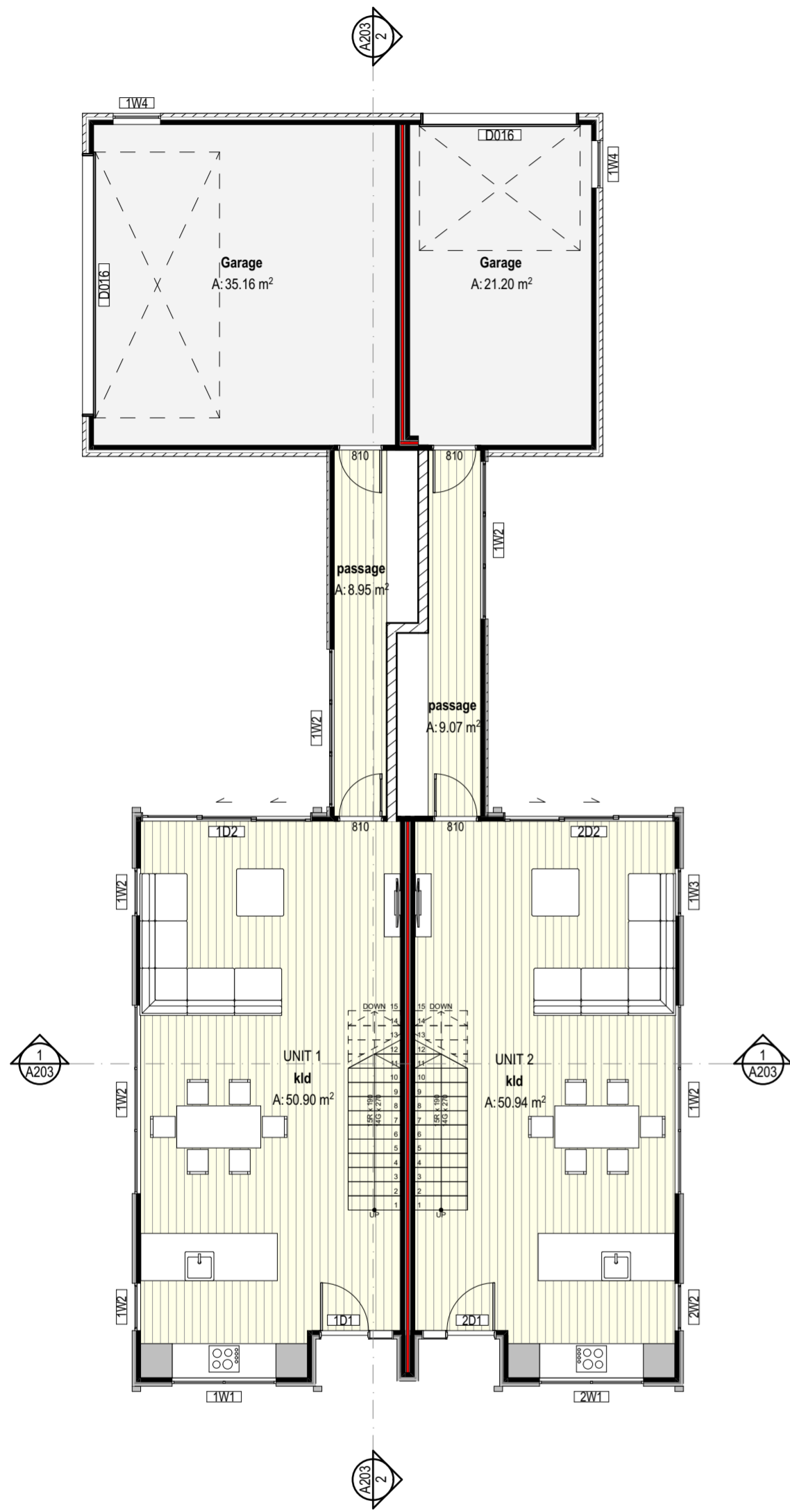
**Recession Planes**

North	Milton Street NA
South	37 degrees
East	50
West	38

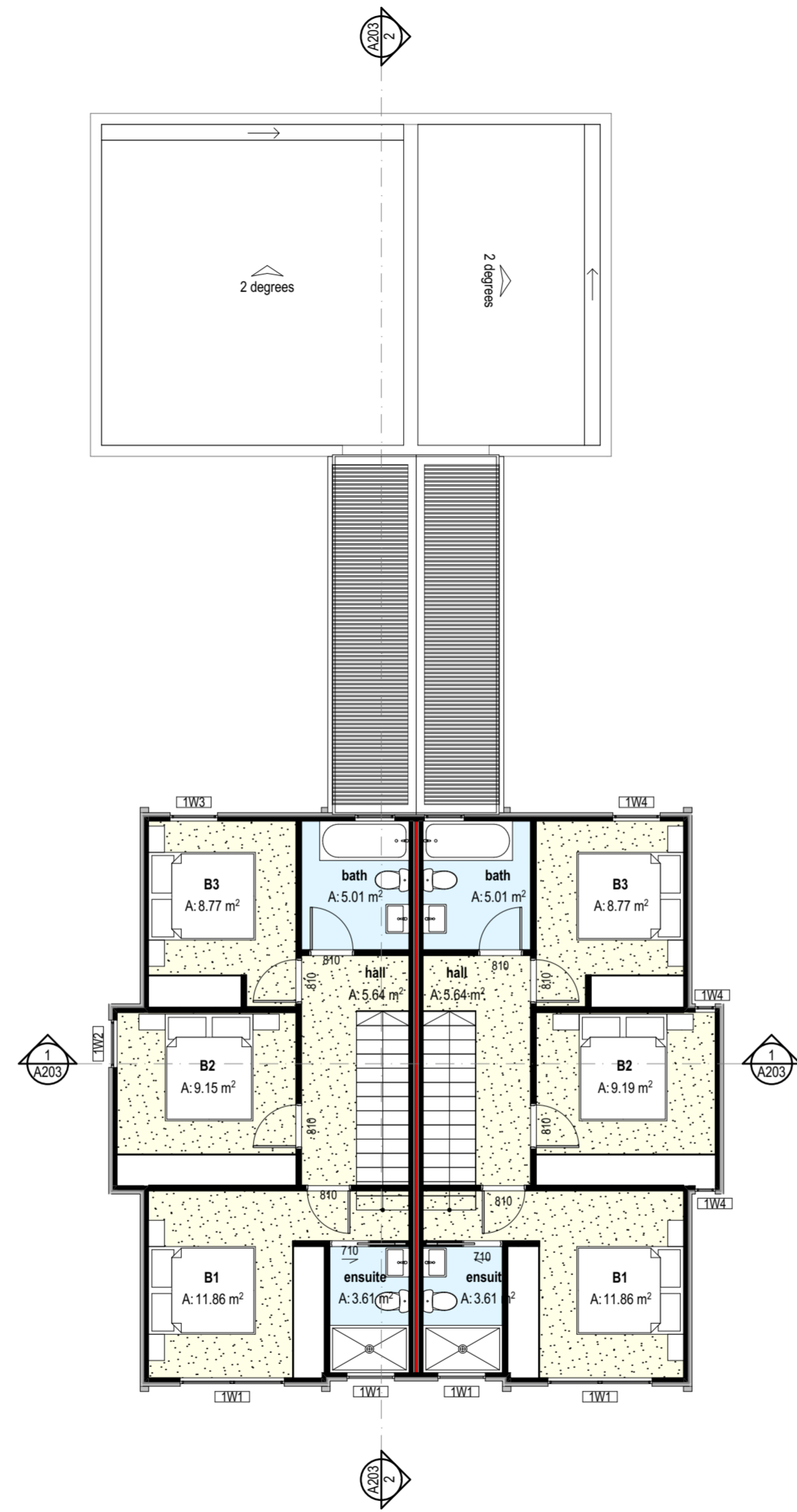
- LEGEND**
-  New tree 1.5m minimum height at time of planting.
  -  Visibility splay, clear from 1m above from 2m either side of the access for a depth of 2m
  -  Exposed aggregate
  -  Brushed concrete
  -  Low planting
  -  Waste management

1 UNITS 1 AND 2 SITE PLAN 1:100

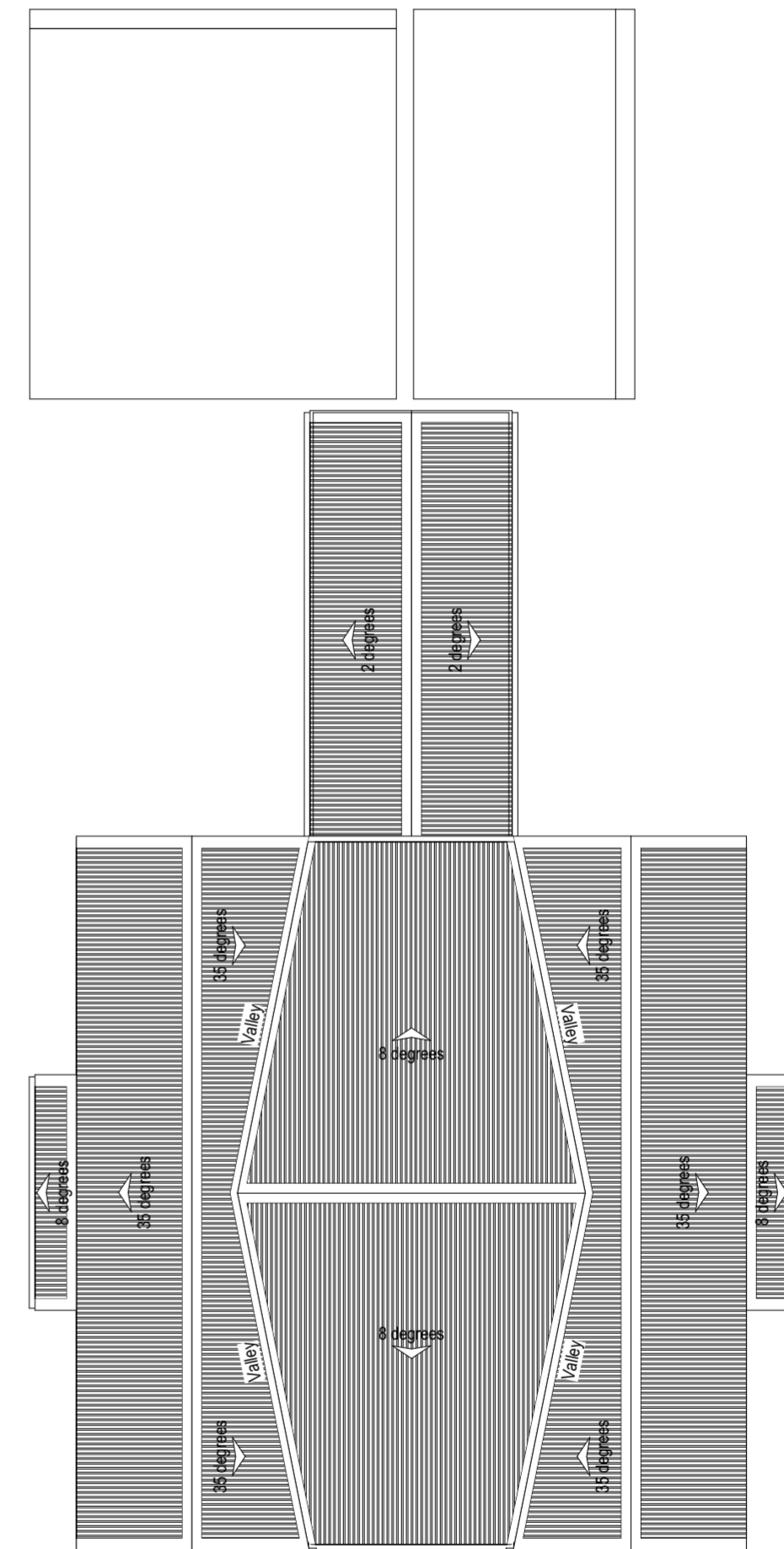
2 UNITS 1 AND 2 FOUNDATION PLAN 1:100



1 UNITS 1 AND 2 GROUND FLOOR PLAN 1:100



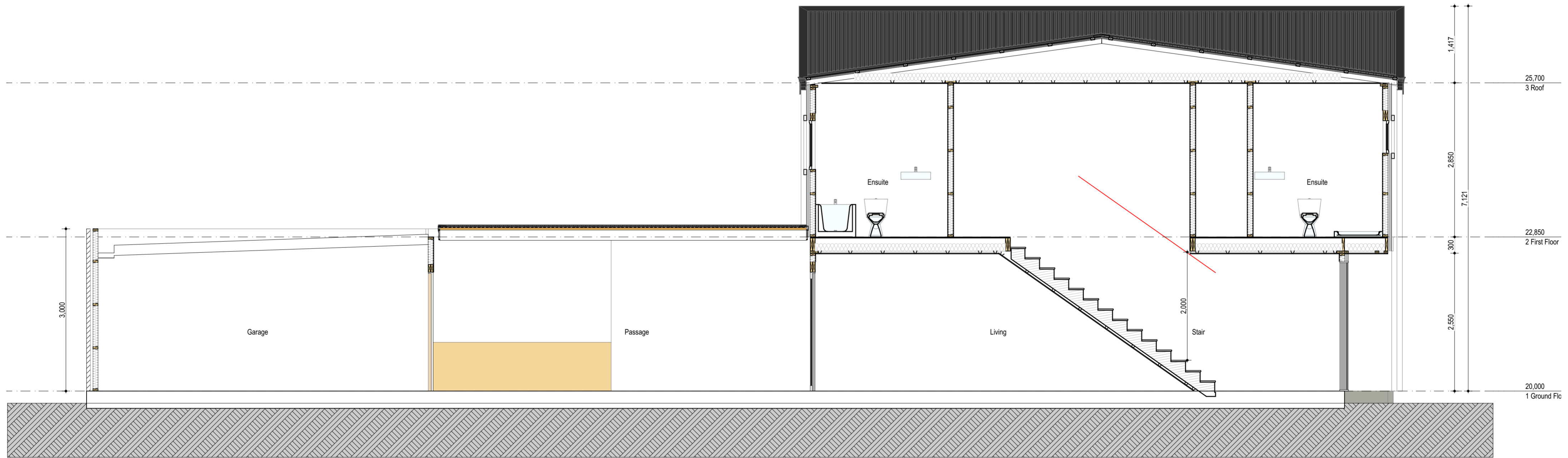
2 UNITS 1 AND 2 FIRST FLOOR PLAN 1:100



3 UNITS 1 AND 2 ROOF PLAN 1:100



1 UNITS 1 AND 2 CROSS SECTION 1:50



2 UNITS 1 LONG SECTION 1:50



1 UNITS 1 AND 2 NORTH ELEVATION 1:100



2 UNITS 1 AND 2 EAST ELEVATION 1:100



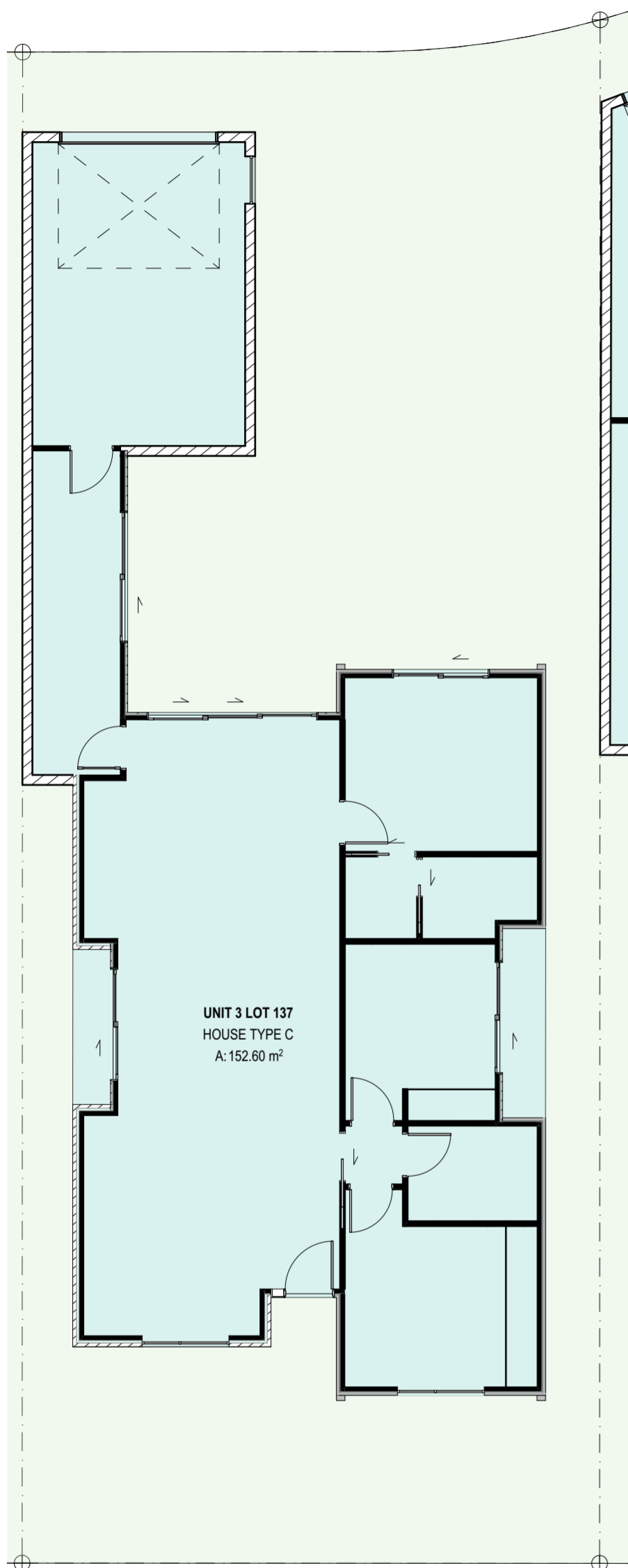
3 UNITS 1 AND 2 SOUTH ELEVATION 1:100



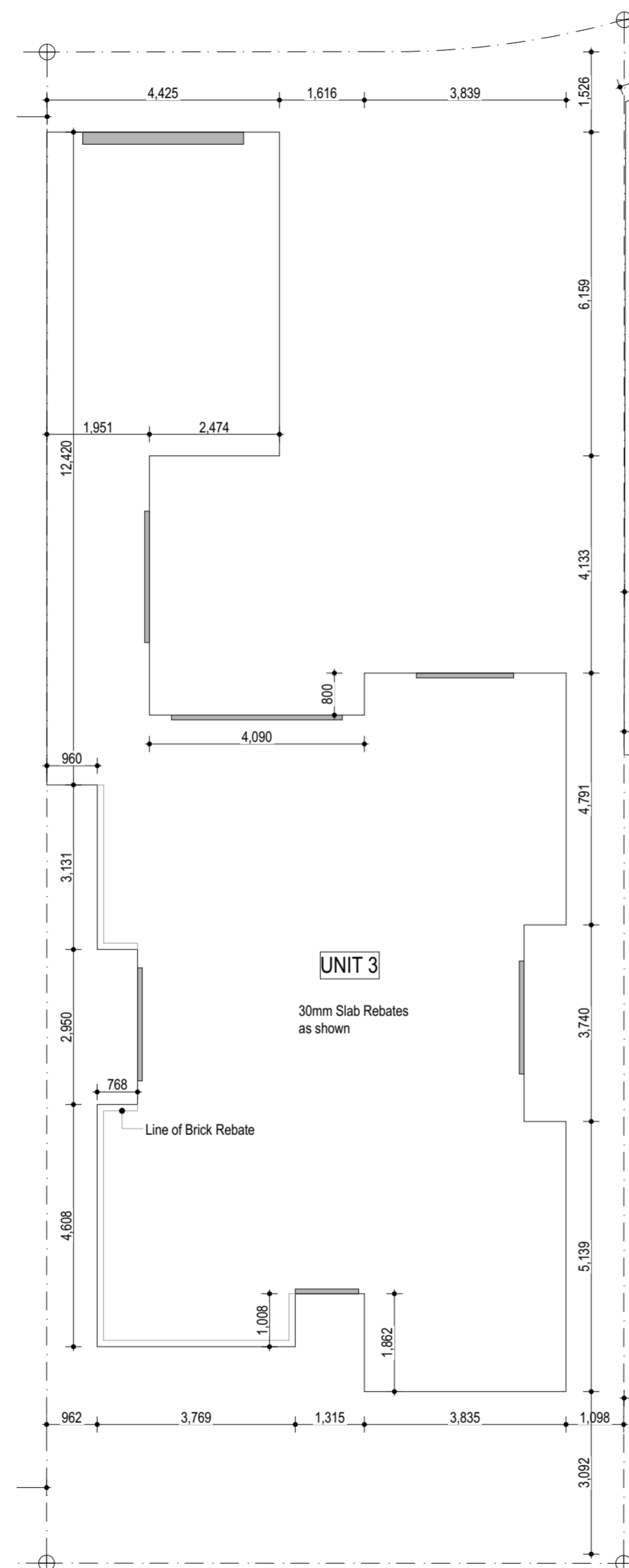
4 UNITS 1 AND 2 WEST ELEVATION 1:100

**Notes**

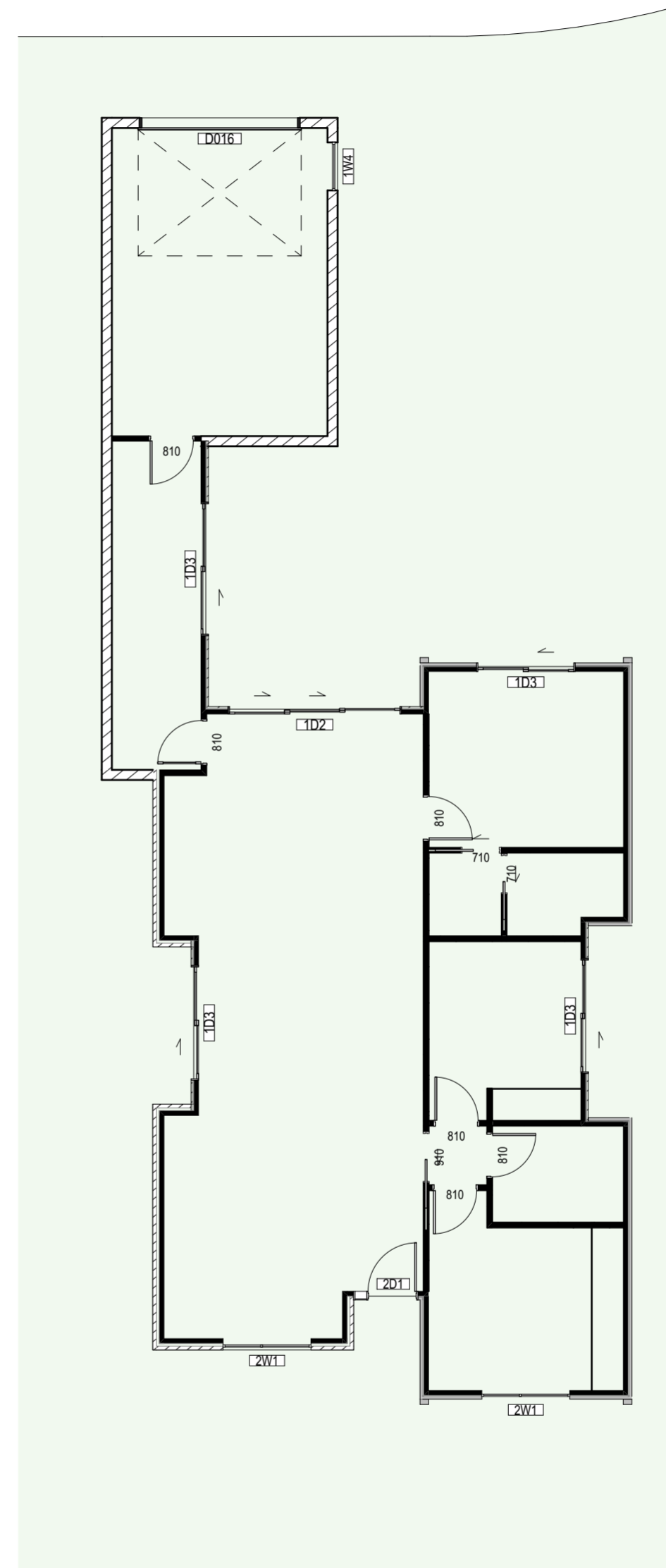
- |  |   |  |
|--|---|--|
| <p><b>ALJ</b> Aluminium Joinery<br/>Double glazed aluminium joinery refer to specification.</p> <p><b>AXON</b> James Hardie Axon panel<br/>Axon panel over H3.1 45x20mm Radiata battens at 300mm centers over wall underlay over H1.2 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Panel to overhang slab by 50mm. Bottom plate fixed with</p> | <p><b>BV</b> Brick Veneer<br/>70 series brick veneer over 50mm cavity</p> <p><b>INT</b> Resene Facade System<br/>Integra Lightweight Concrete Facade System - Integra 50mm Panel on 20mm Cavity on wall underlay on H1.2 SG8 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Refer to supporting</p> | <p><b>RC</b> Roof Cladding<br/>0.55mm BMT Longrun Trapezoidal roof cladding over roofing underlay over H1.2 75 x 45mm SG8 radiata purlins @ 900mm centres with 600mm end purlins</p> |
|--|---|--|



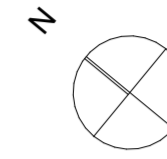
1 UNITS 3 SITE PLAN 1:100



2 UNIT 3 FOUNDATION PLAN 1:100



3 UNIT 3 SITE WORKS PLAN 1:100



**SITE INFORMATION: LOT 137 - UNIT 3**

Address	Lot 502 - Groynes Park Christchurch	
Legal	Lot 502 DP 475955	
Land Use Zone	Residential New Neighbourhood Zone	
Climate Zone	3	
Earthquake Zone	2	
Exposure Zone	C	
Rainfall range	30 - 40	
Wind Region	A	
Wind Zone	High	
Building height	8m maximum	
LMA	Liquification Management Area	
Roads	Milton Street is a Minor Arterial	

**Area Calculations :**

Site Area	316.6sqm +/-	
Site Coverage :		
Allowed	40%	126.64sqm
Achieved	48.2%	152.60sqm

Impervious areas X% Xsqm

Pervious areas X% Xsqm  
At least 50% of the landscaping shall be trees and shrubs.

**Recession Planes**

North	Milton Street NA
South	37 degrees
East	50
West	38

**LEGEND**



New tree 1.5m minimum height at time of planting.



Visibility splay, clear from 1m above from 2m either side of the access for a depth of 2m



Exposed aggregate



Brushed concrete

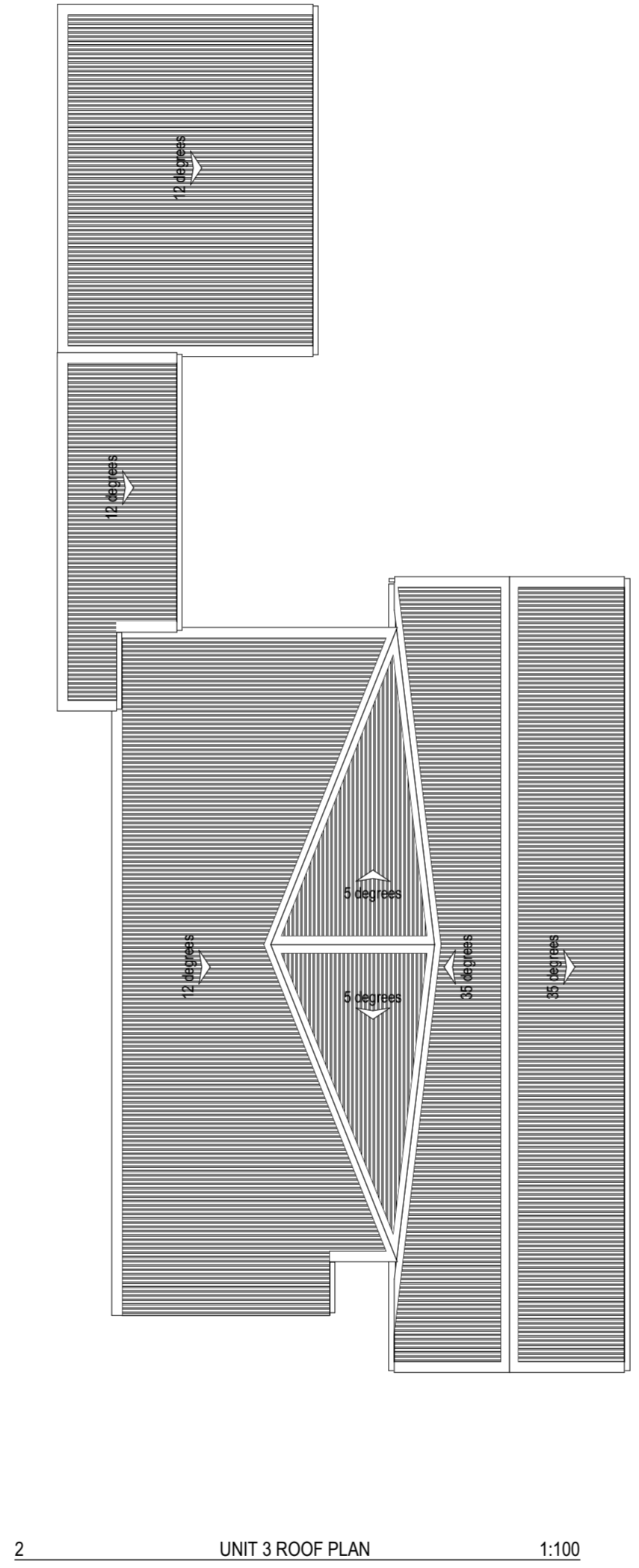
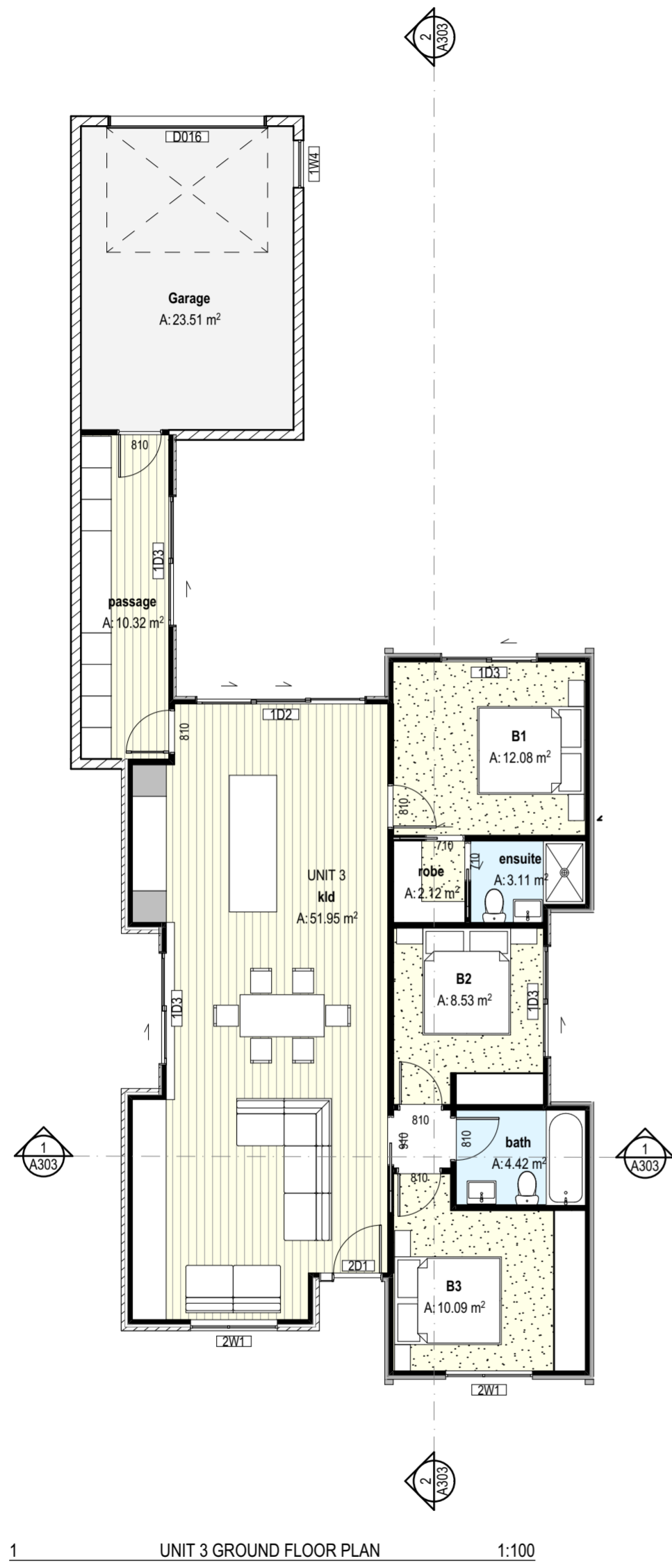


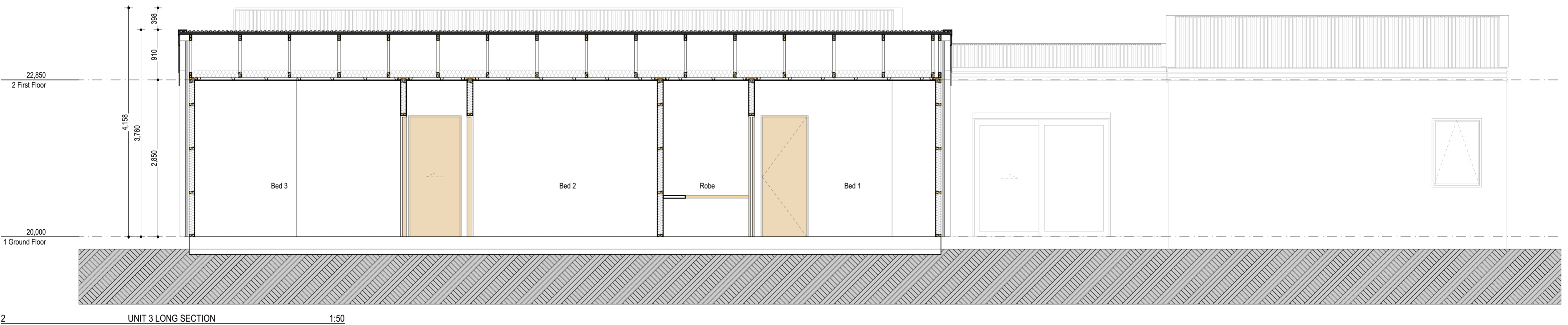
Low planting



Waste management





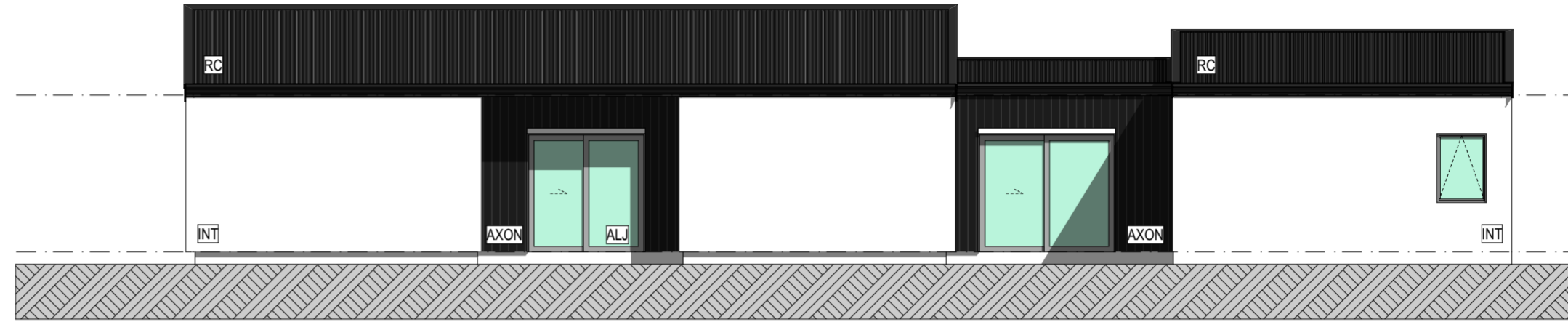


**Notes**

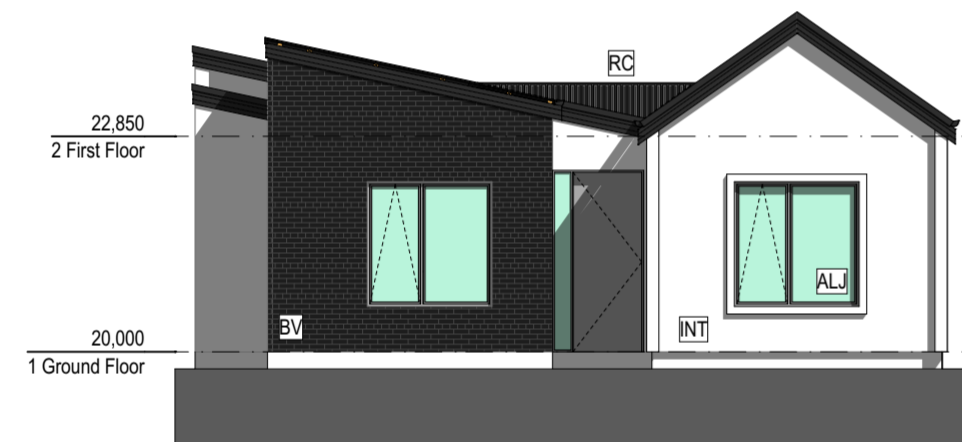
- ALJ Aluminium Joinery**  
Double glazed aluminium joinery refer to specification.
- AXON James Hardie Axon panel**  
Axon panel over H3.1 45x20mm Radiata battens at 300mm centers over wall underlay over H1.2 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Panel to overhang slab by 50mm. Bottom plate fixed with 135mm hold down bolts at 1200mm centers and 150mm
- BV Brick Veneer**  
70 series brick veneer over 50mm cavity
- INT Resene Facade System**  
Integra Lightweight Concrete Facade System - Integra 50mm Panel on 20mm Cavity on wall underlay on H1.2 SG8 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Refer to supporting documentation.
- RC Roof Cladding**  
0.55mm BMT Longrun Trapezoidal roof cladding over roofing underlay over H1.2 75 x 45mm SG8 radiata purlins @ 900mm centres with 600mm end purlins



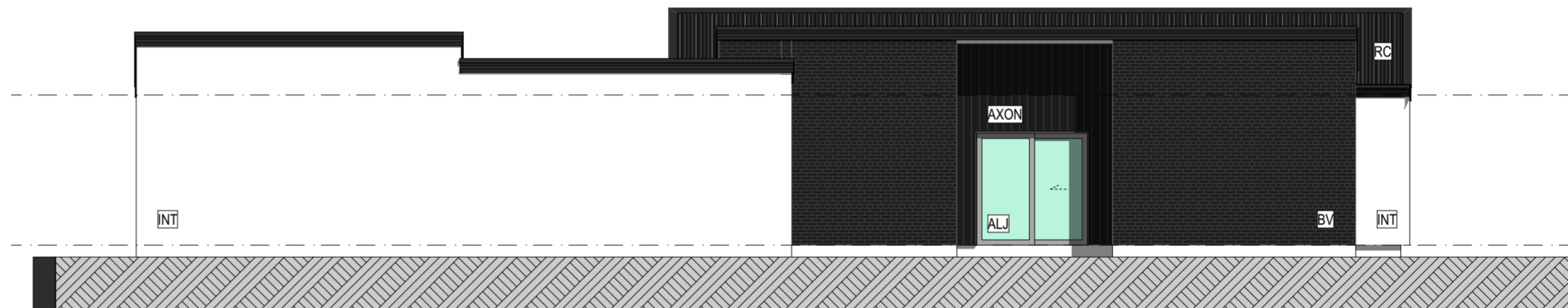
1 UNIT 3 NORTH ELEVATION 1:100



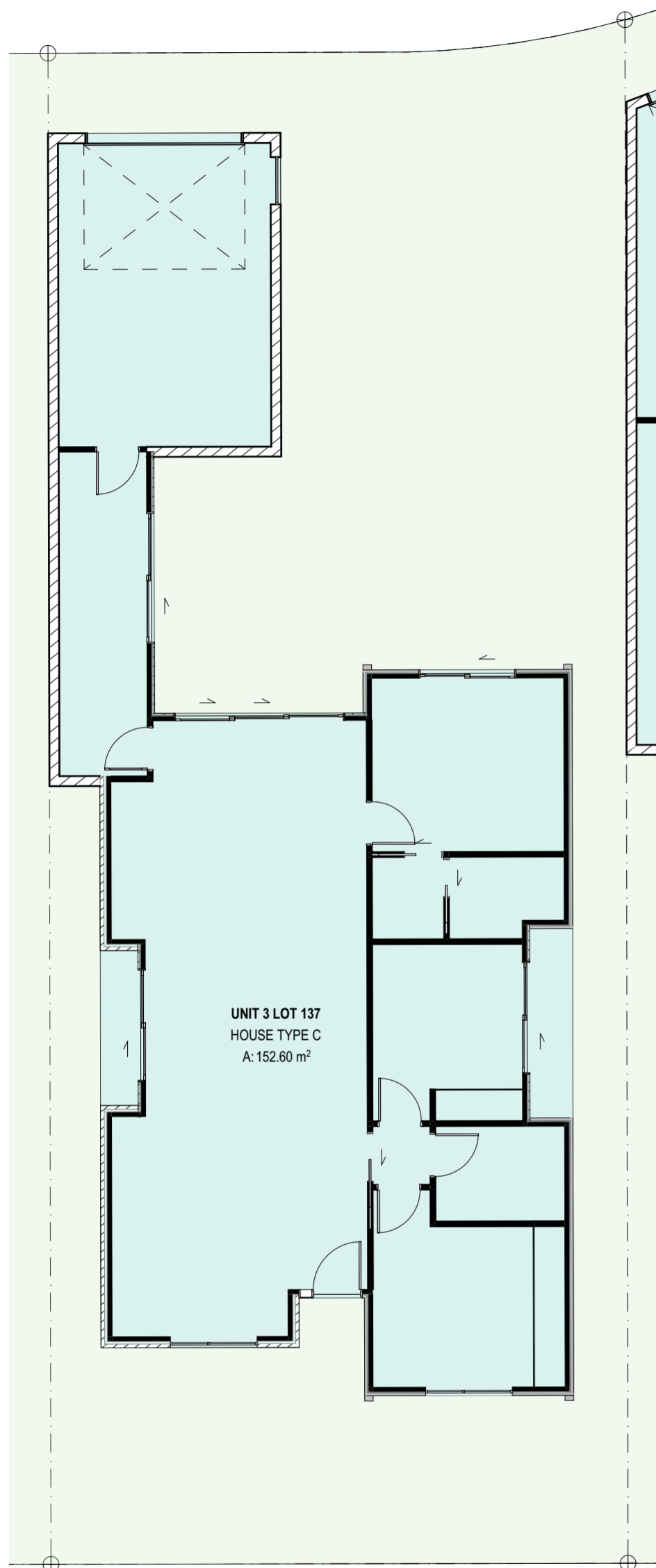
3 UNIT 3 EAST ELEVATION 1:100



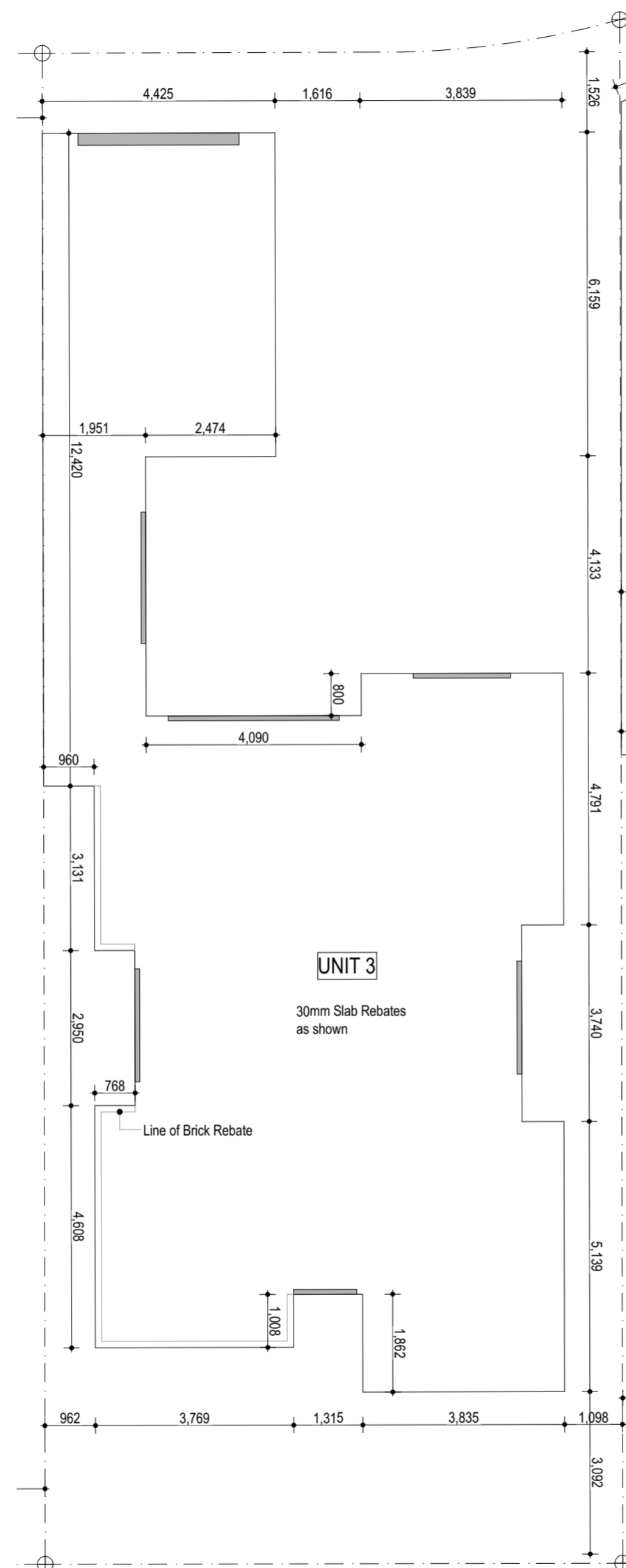
2 UNIT 3 SOUTH ELEVATION 1:100



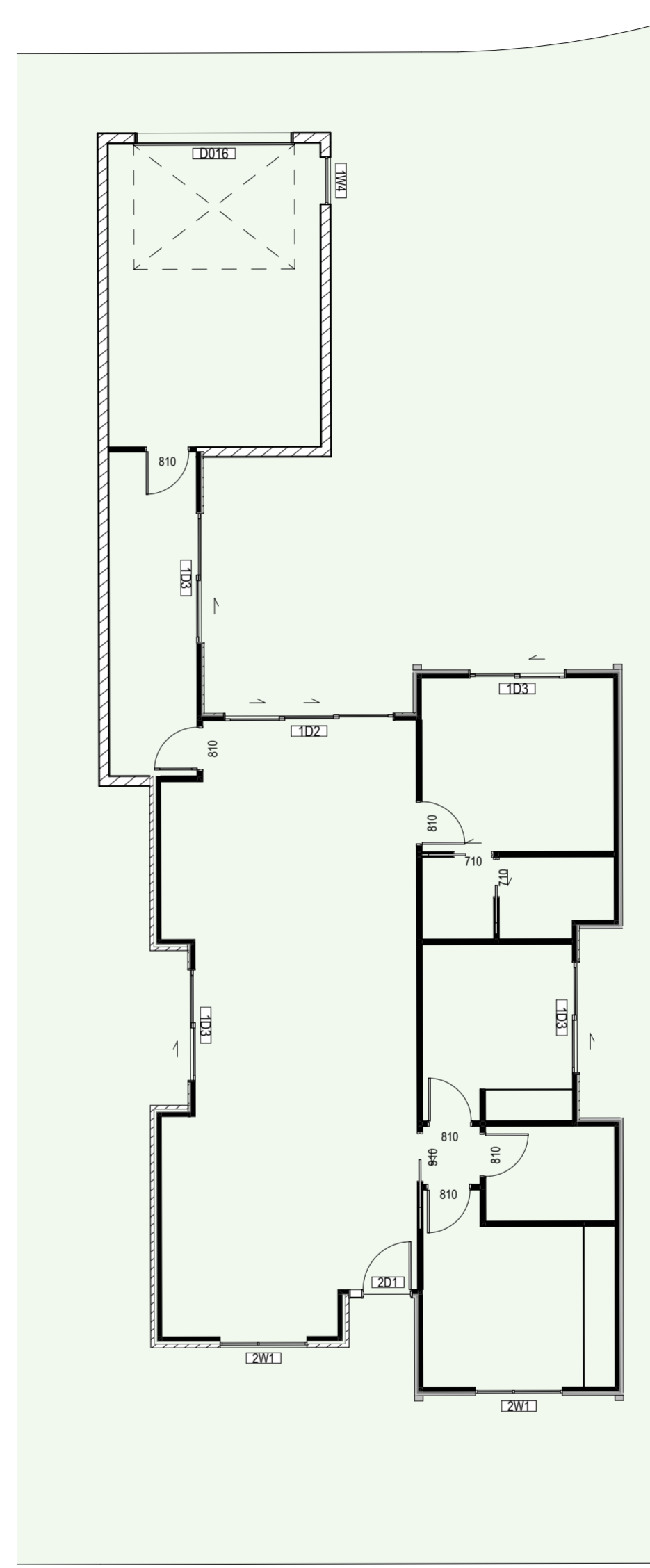
4 UNIT 3 WEST ELEVATION 1:100



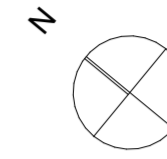
2 UNIT 4 SITE PLAN 1:100



1 UNIT 4 FOUNDATION PLAN 1:100



3 UNIT 4 SITE WORKS PLAN 1:100



**SITE INFORMATION: LOT 138 - UNIT 4**

Address	Lot 502 - Groynes Park Christchurch	
Legal	Lot 502 DP 475955	
Land Use Zone	Residential New Neighbourhood Zone	
Climate Zone	3	
Earthquake Zone	2	
Exposure Zone	C	
Rainfall range	30 - 40	
Wind Region	A	
Wind Zone	High	
Building height	8m maximum	
LMA	Liquification Management Area	
Roads	Milton Street is a Minor Arterial	

**Area Calculations :**

Site Area	323.6sqm +/-	
Site Coverage :		
Allowed	40%	129.44sqm
Achieved	48%	155.36sqm

Impervious areas	X%	Xsqm
Pervious areas	X%	Xsqm
At least 50% of the landscaping shall be trees and shrubs.		

**Recession Planes**

North	Milton Street NA
South	37 degrees
East	50
West	38

**LEGEND**

New tree 1.5m minimum height at time of planting.



Visibility splay, clear from 1m above from 2m either side of the access for a depth of 2m



Exposed aggregate



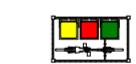
Brushed concrete

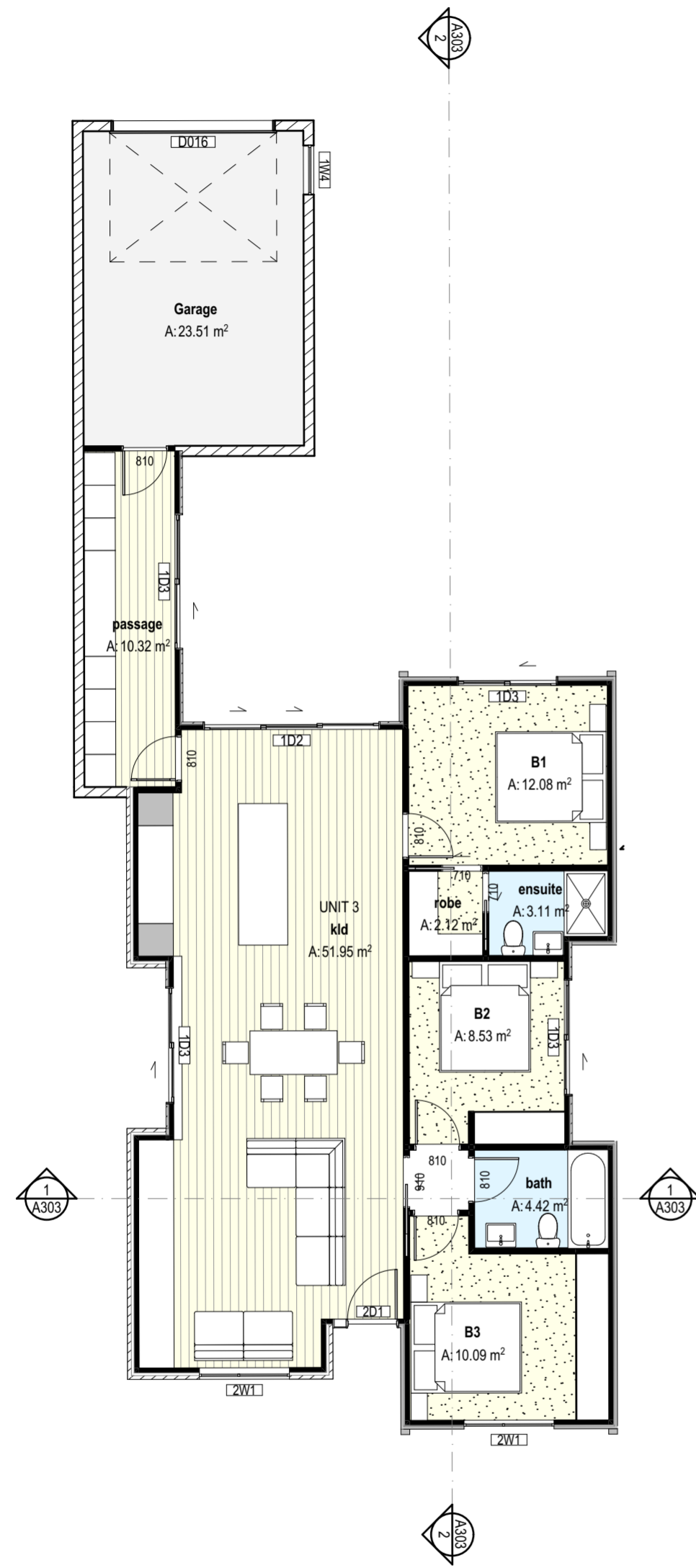


Low planting

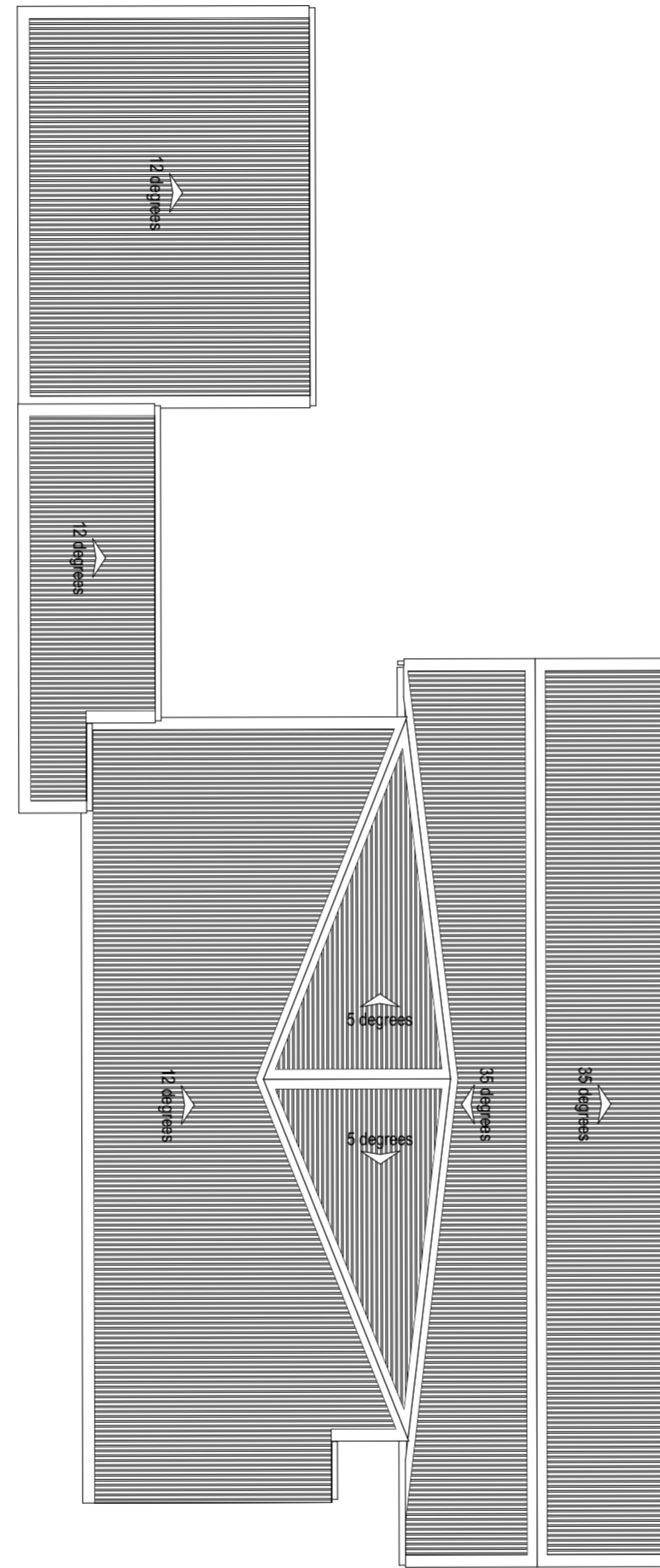


Waste management

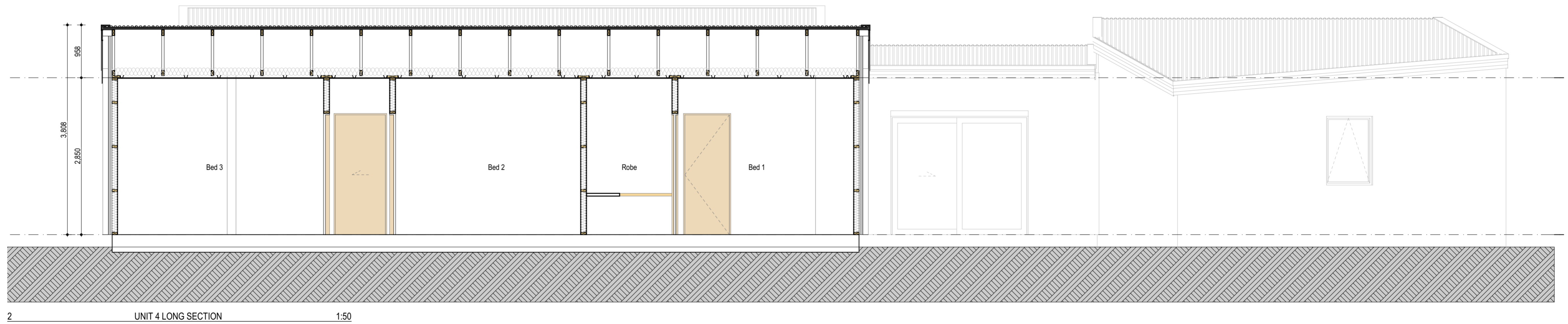
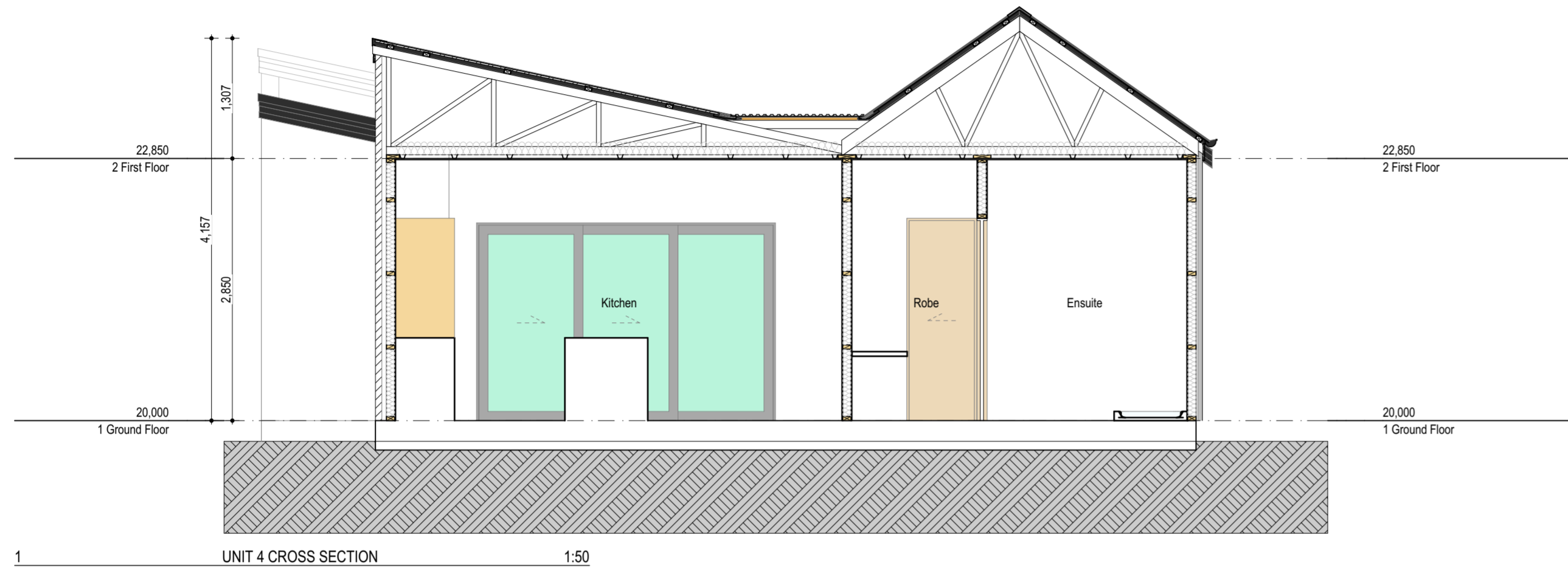




1 UNIT 4 GROUND FLOOR PLAN 1:100

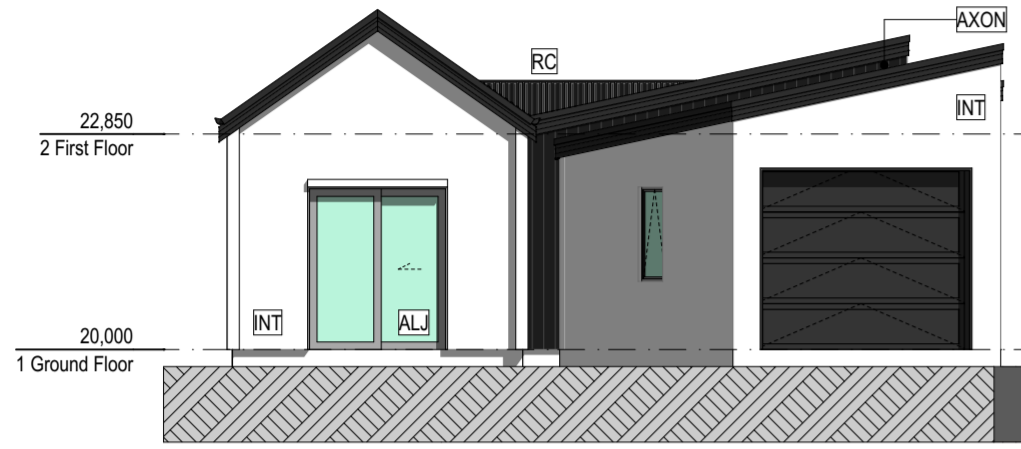


2 UNIT 4 ROOF PLAN 1:100

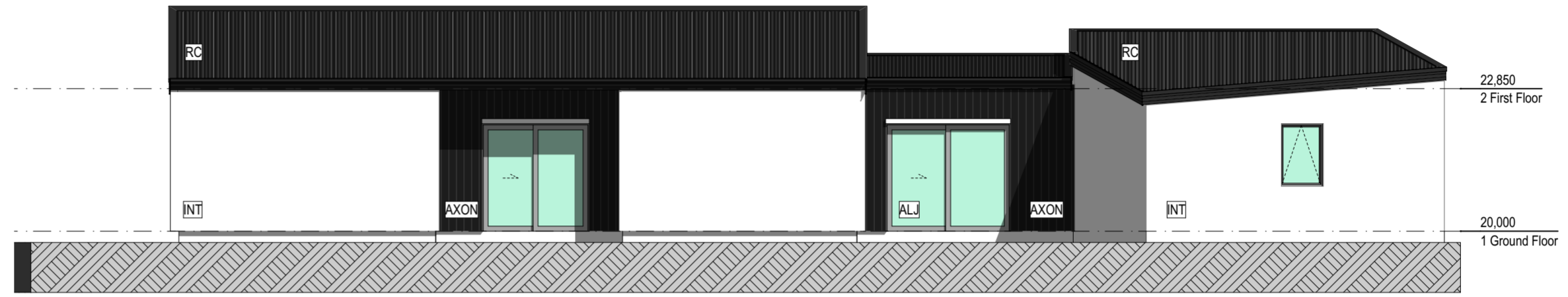


**Notes**

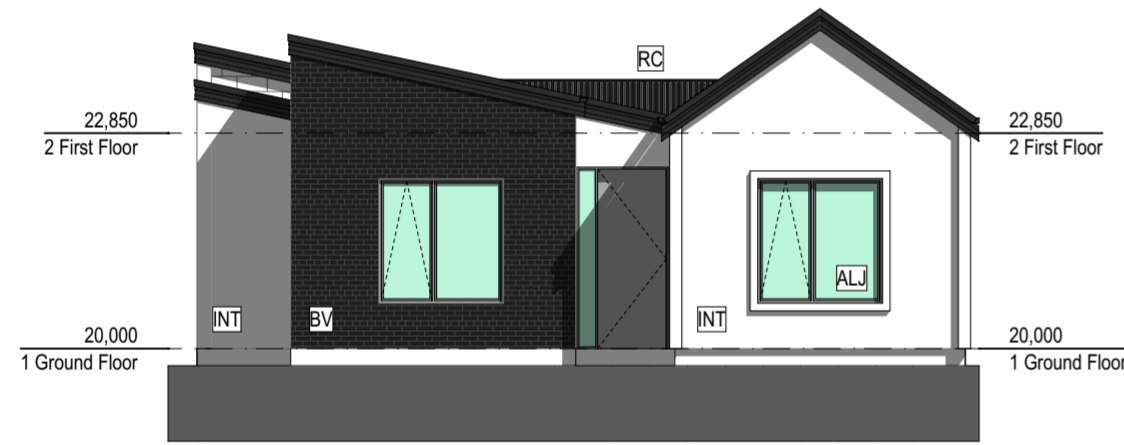
- ALJ Aluminium Joinery**  
Double glazed aluminium joinery refer to specification.
- AXON James Hardie Axon panel**  
Axon panel over H3.1 45x20mm Radiata battens at 300mm centers over wall underlay over H1.2 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Panel to overhang slab by 50mm. Bottom plate fixed with 135mm hold down bolts at 1200mm centres and 150mm
- BV Brick Veneer**  
70 series brick veneer over 50mm cavity
- INT Resene Facade System**  
Integra Lightweight Concrete Facade System - Integra 50mm Panel on 20mm Cavity on wall underlay on H1.2 SG8 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Refer to supporting documentation.
- RC Roof Cladding**  
0.55mm BMT Longrun Trapezoidal roof cladding over roofing underlay over H1.2 75 x 45mm SG8 radiata purlins @ 900mm centres with 600mm end purlins



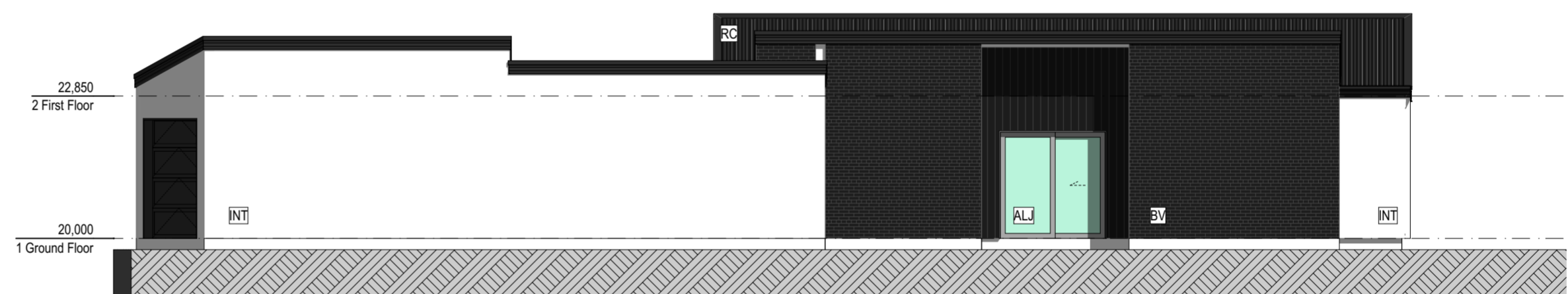
1 UNIT 4 NORTH ELEVATION 1:100



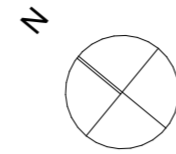
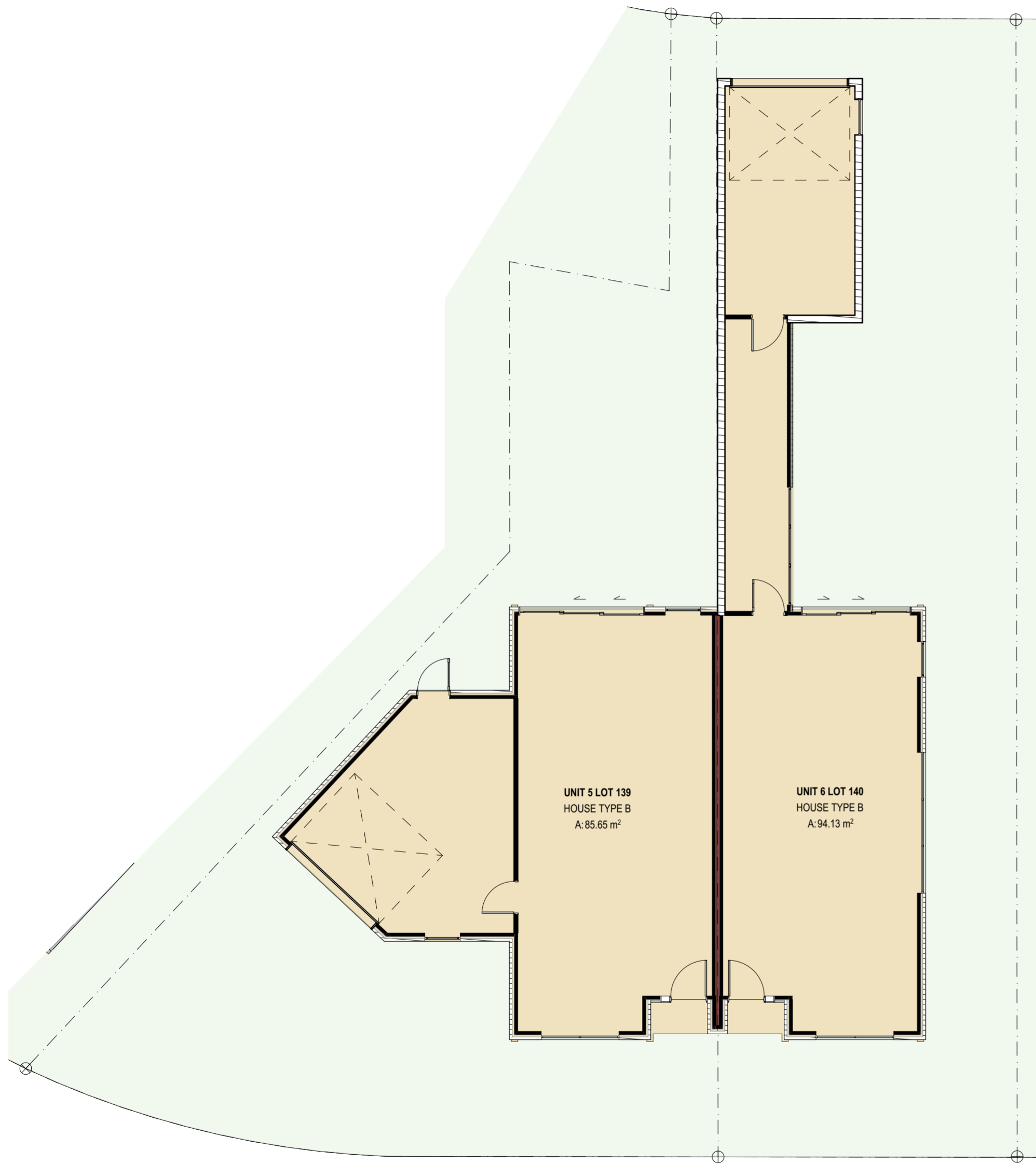
3 UNIT 4 EAST ELEVATION 1:100



2 UNIT 4 SOUTH ELEVATION 1:100



4 UNIT 4 WEST ELEVATION 1:100



**SITE INFORMATION: LOT 139 - UNIT 5**

Address Lot 502 - Groynes Park Christchurch

Legal Lot 502 DP 475955

Land Use Zone Residential New Neighbourhood Zone

Climate Zone 3

Earthquake Zone 2

Exposure Zone C

Rainfall range 30 - 40

Wind Region A

Wind Zone High

Building height 8m maximum

LMA Liquifaction Management Area

Roads Milton Street is a Minor Arterial

**Area Calculations :**

Site Area

Unit 5 227.31sqm +/-

Unit 6 223.61sqm +/-

**Site Coverage :**

Achieved		
Unit 5	37.6%	85.65sqm
Unit 6	42.4%	94.13sqm
Allowed	40%	90.92sqm

Impervious areas X% Xsqm

Pervious areas X% Xsqm

At least 50% of the landscaping shall be trees and shrubs.

**Recession Planes**

North	Milton Street NA
South	37 degrees
East	50
West	38

**LEGEND**



New tree 1.5m minimum height at time of planting.



Visibility splay, clear from 1m above from 2m either side of the access for a depth of 2m



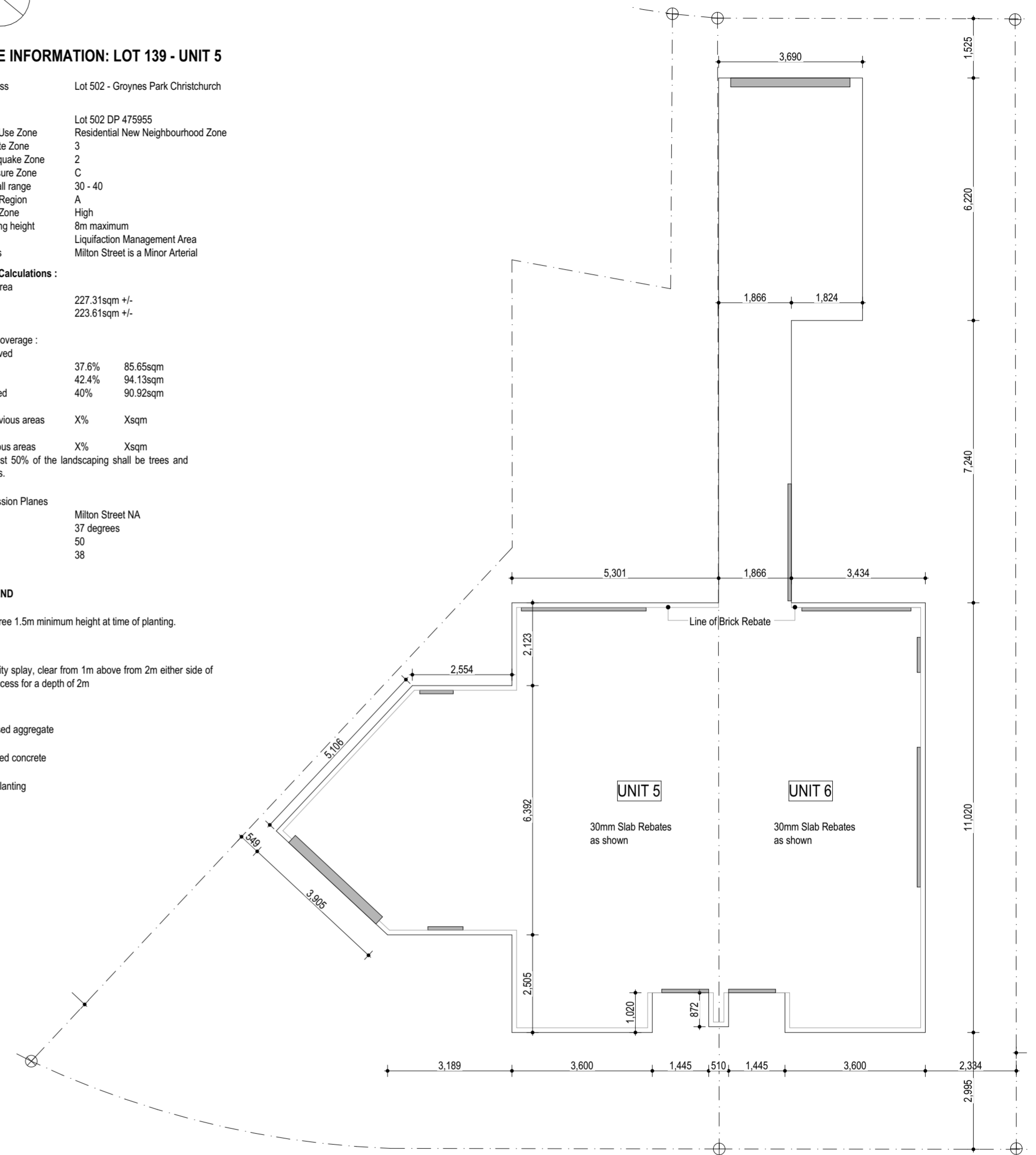
Exposed aggregate



Brushed concrete



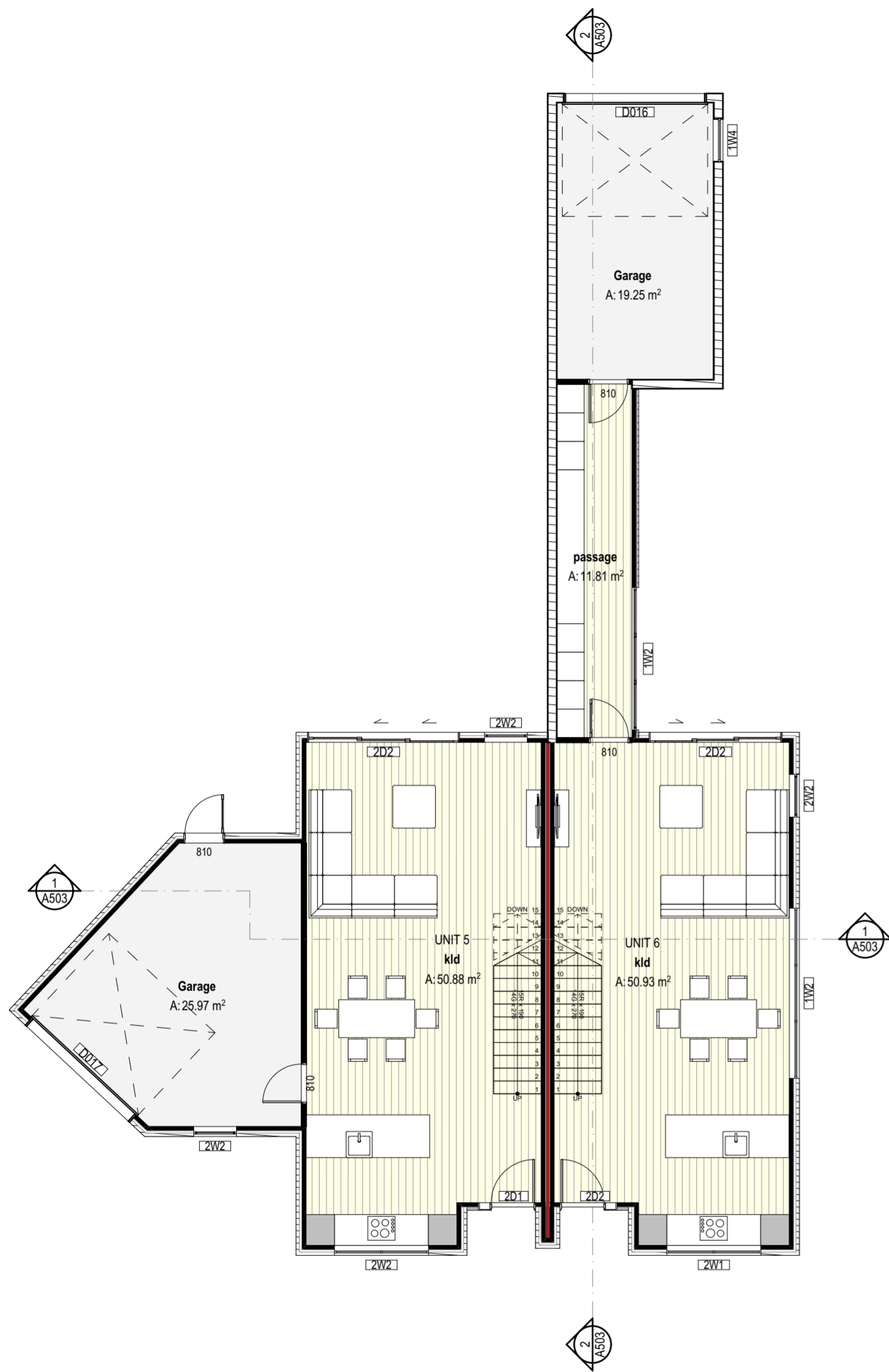
Low planting



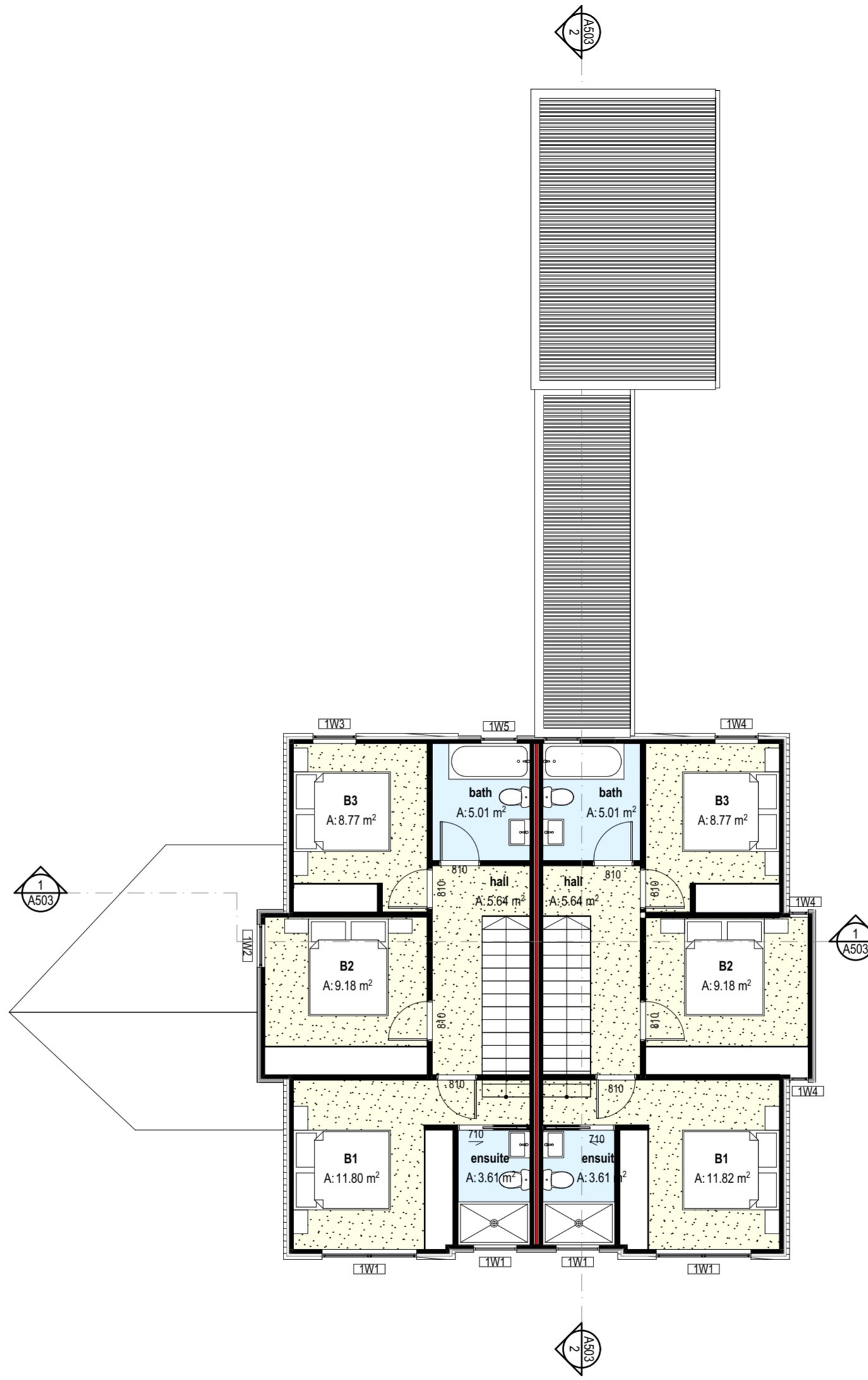
1 UNITS 5 AND 6 SITE PLAN 1:100

2 UNITS 5 AND 6 FOUNDATION PLAN 1:100

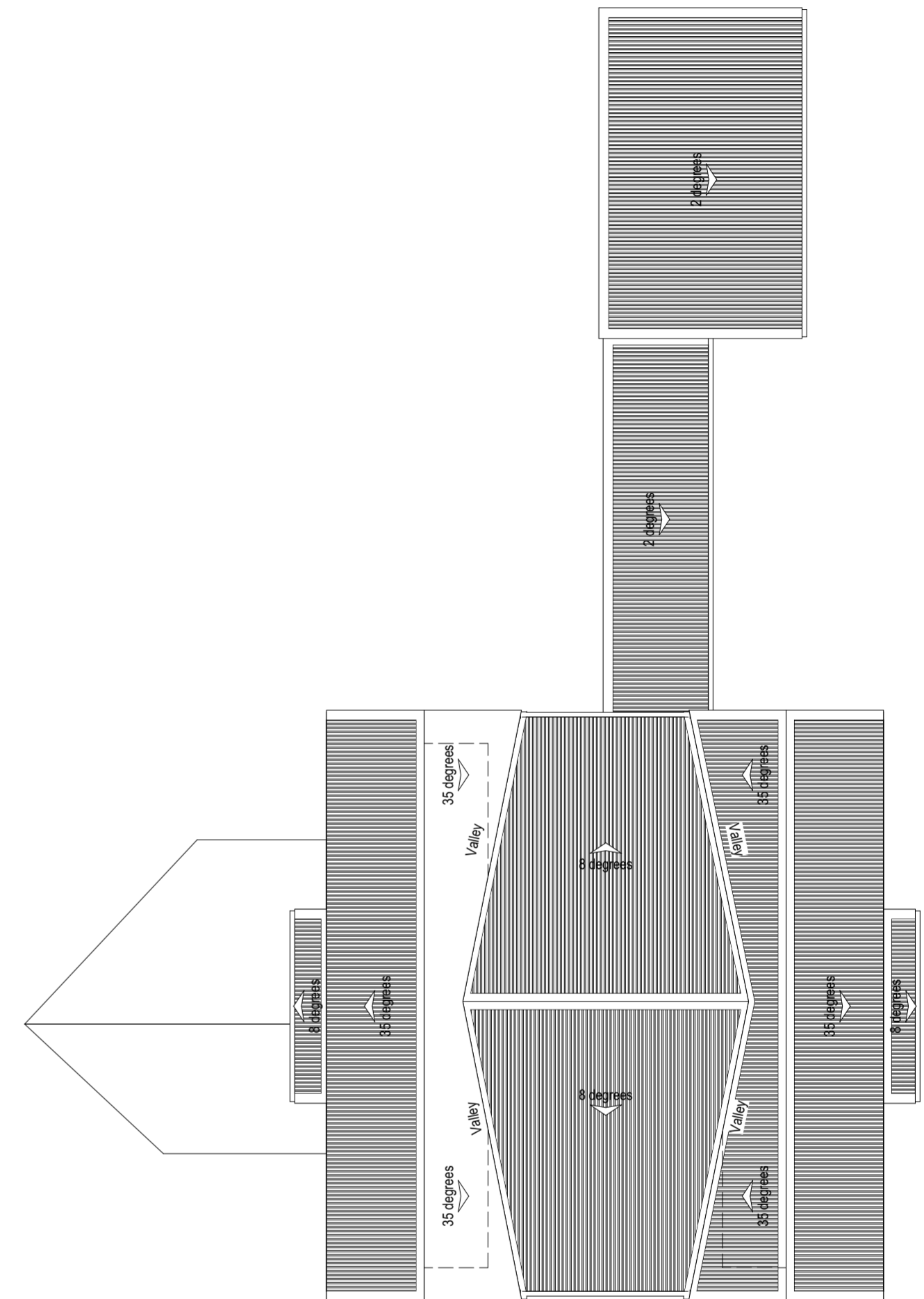




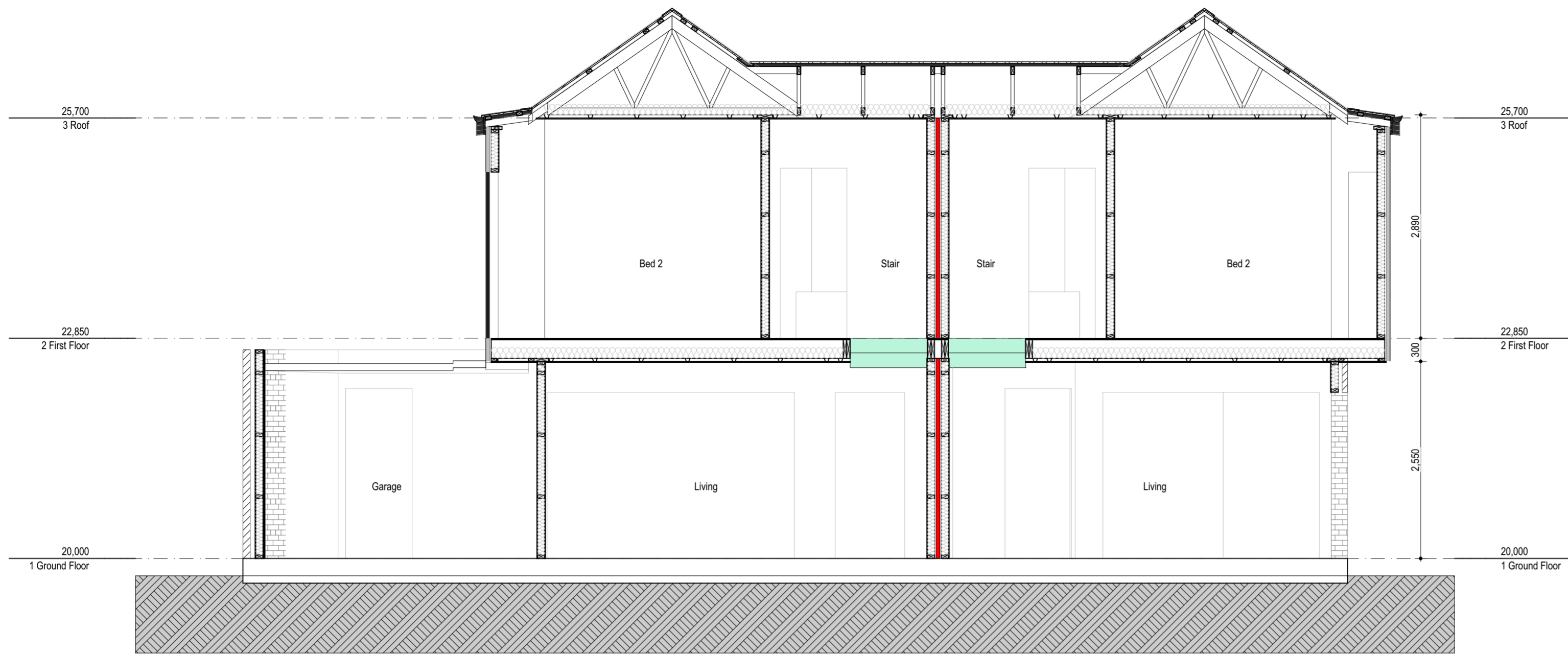
1 UNITS 5 AND 6 GROUND FLOOR PLAN 1:100



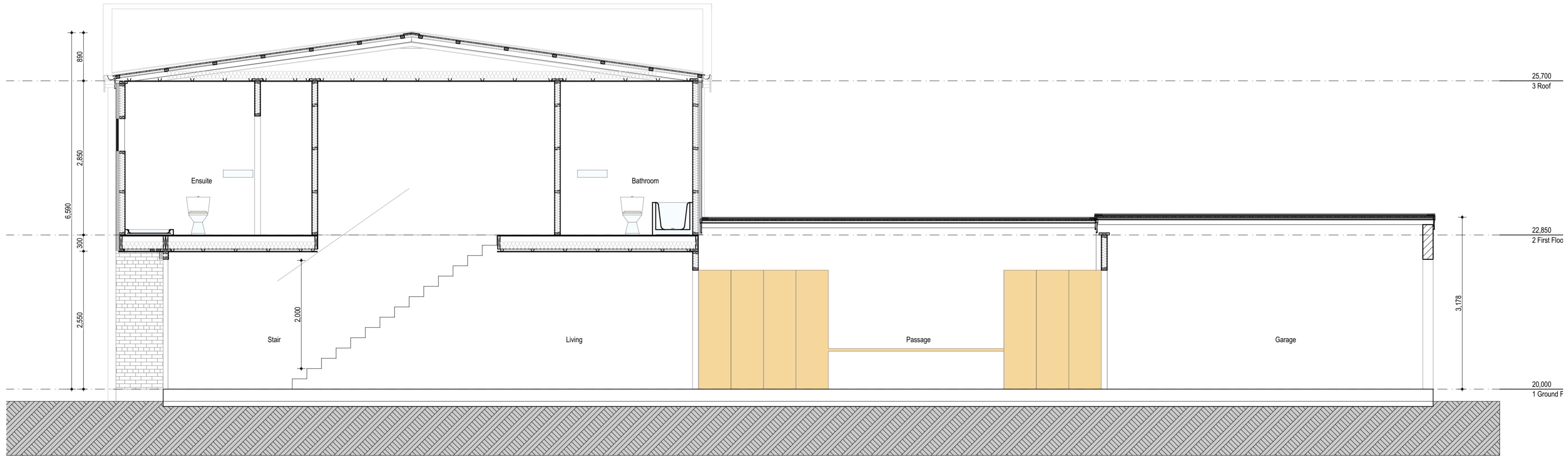
2 UNITS 5 AND 6 FIRST FLOOR PLAN 1:100



3 UNITS 5 TO 6 ROOF PLAN 1:100



1 UNIT 5 AND 6 CROSS SECTION 1:50



2 UNIT 5 AND 6 LONG SECTION 1:50



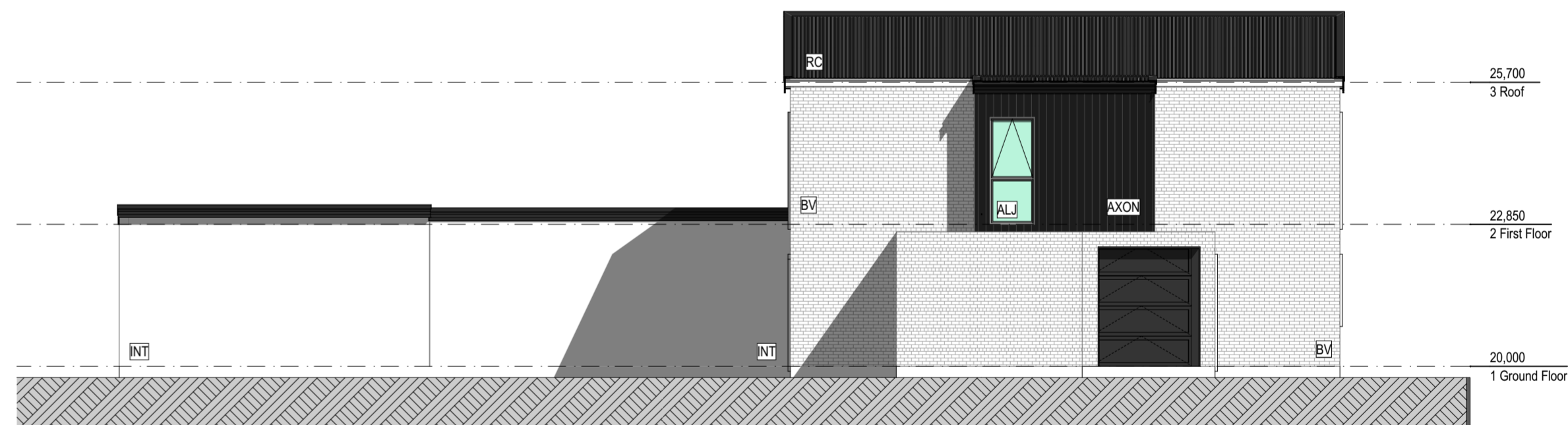
1 UNITS 5 AND 6 NORTH ELEVATION 1:100



3 UNITS 5 AND 6 EAST ELEVATION 1:100



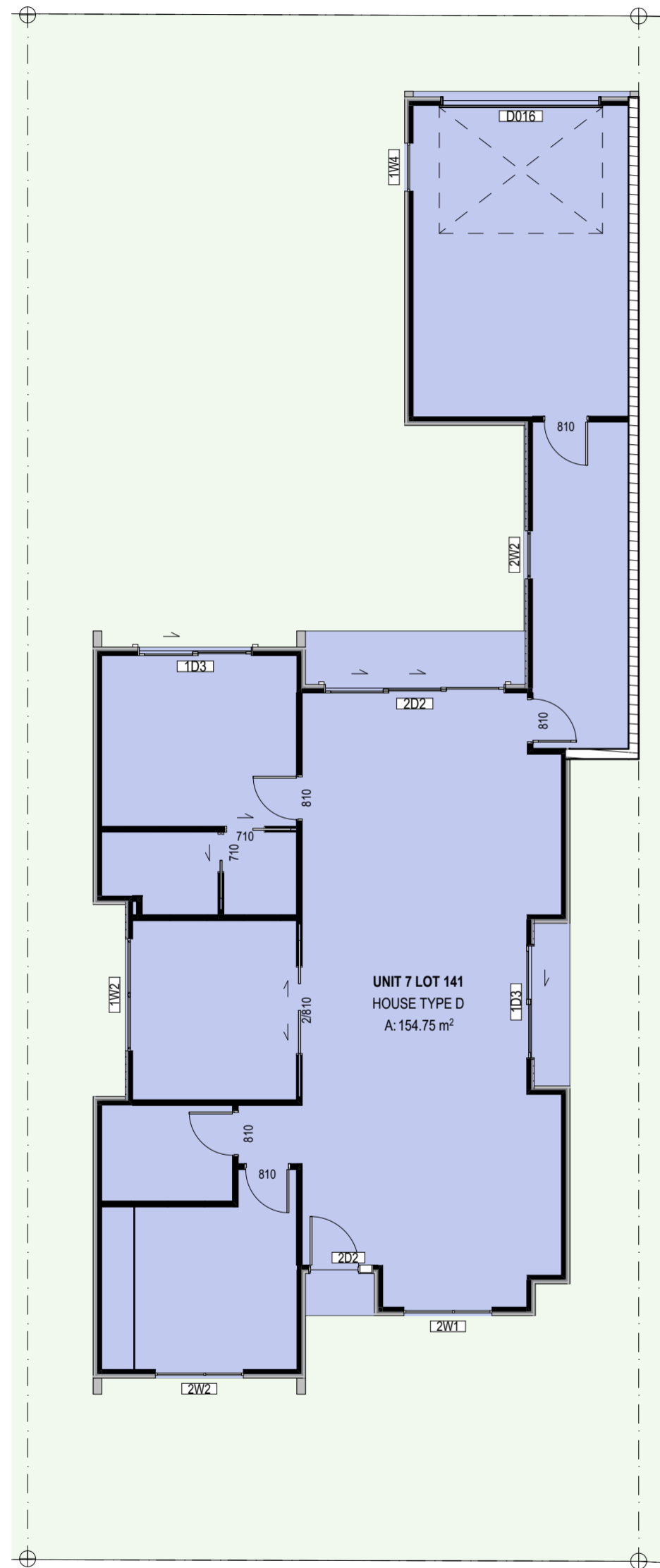
2 UNITS 5 AND 6 SOUTH ELEVATION 1:100



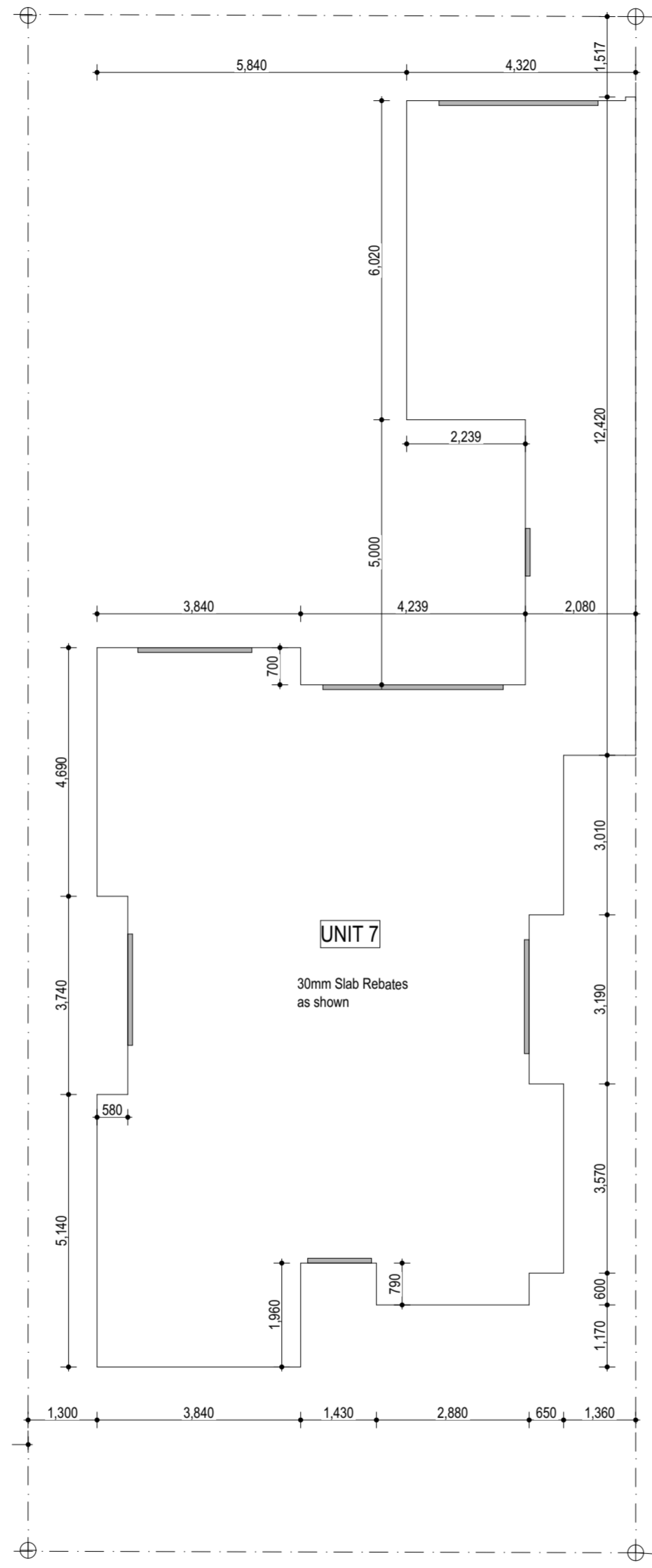
4 UNITS 5 AND 6 WEST ELEVATION 1:100

**Notes**

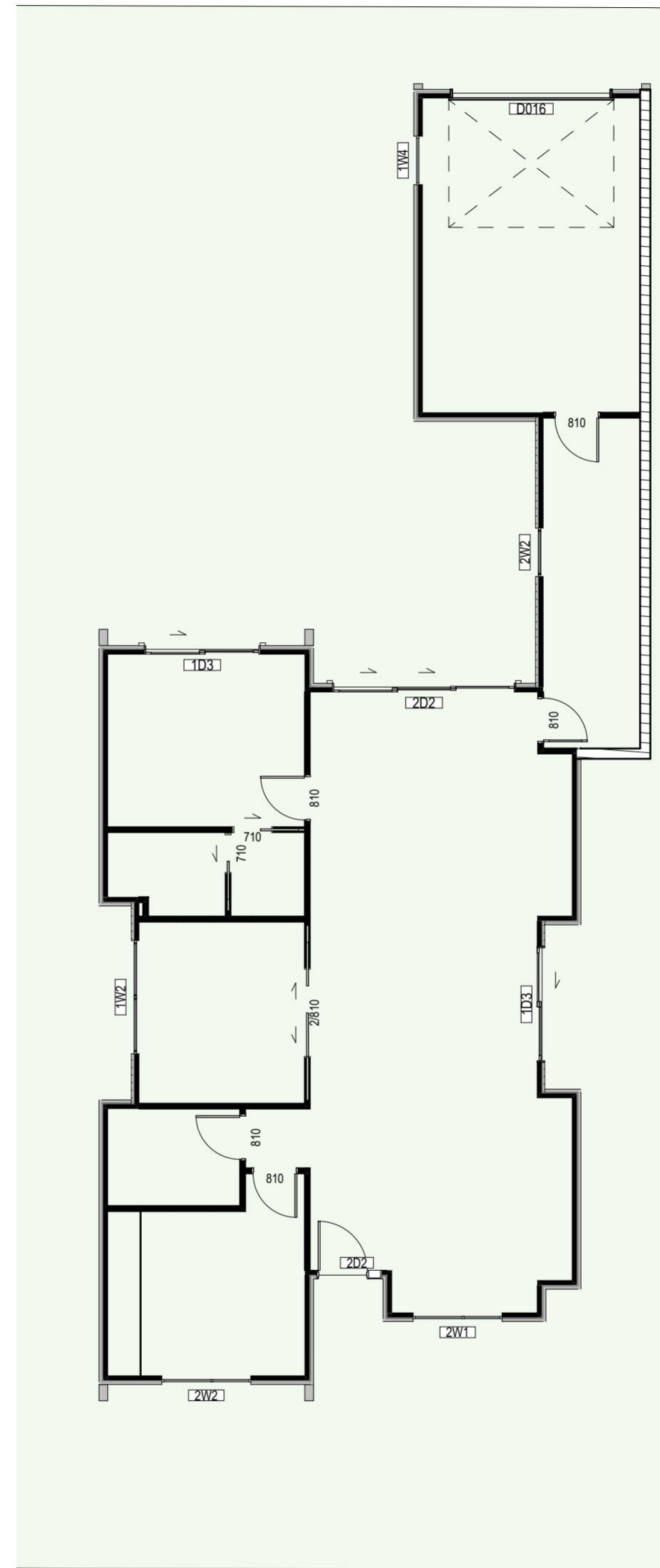
- ALJ** **Aluminium Joinery**  
Double glazed aluminium joinery refer to specification.
- AXON** **James Hardie Axon panel**  
Axon panel over H3.1 45x20mm Radiata battens at 300mm centers over wall underlay over H1.2 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Panel to overhang slab by 50mm. Bottom plate fixed with 135mm
- BV** **Brick Veneer**  
70 series brick veneer over 50mm cavity
- INT** **Resene Facade System**  
Integra Lightweight Concrete Facade System - Integra 50mm Panel on 20mm Cavity on wall underlay on H1.2 SG8 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Refer to supporting documentation.
- RC** **Roof Cladding**  
0.55mm BMT Longrun Trapezoidal roof cladding over roofing underlay over H1.2 75 x 45mm SG8 radiata purlins @ 900mm centres with 600mm end purlins



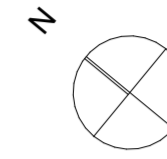
1 UNIT 7 SITE PLAN 1:100



3 UNIT 7 FOUNDATION PLAN 1:100



2 UNIT 7 SITE WORKS PLAN 1:100



**SITE INFORMATION: LOT 141 - UNIT 7**

Address	Lot 502 - Groynes Park Christchurch
Legal	Lot 502 DP 475955
Land Use Zone	Residential New Neighbourhood Zone
Climate Zone	3
Earthquake Zone	2
Exposure Zone	C
Rainfall range	30 - 40
Wind Region	A
Wind Zone	High
Building height	8m maximum
LMA	Liquification Management Area
Roads	Milton Street is a Minor Arterial

**Area Calculations :**

Site Area	331.81sqm +/-
Site Coverage :	
Allowed	40% 132.72sqm
Achieved	46.6% 154.75sqm

Impervious areas	X%	Xsqm
Pervious areas	X%	Xsqm
At least 50% of the landscaping shall be trees and shrubs.		

**Recession Planes**

North	Milton Street NA
South	37 degrees
East	50
West	38

**LEGEND**



New tree 1.5m minimum height at time of planting.



Visibility splay, clear from 1m above from 2m either side of the access for a depth of 2m



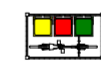
Exposed aggregate



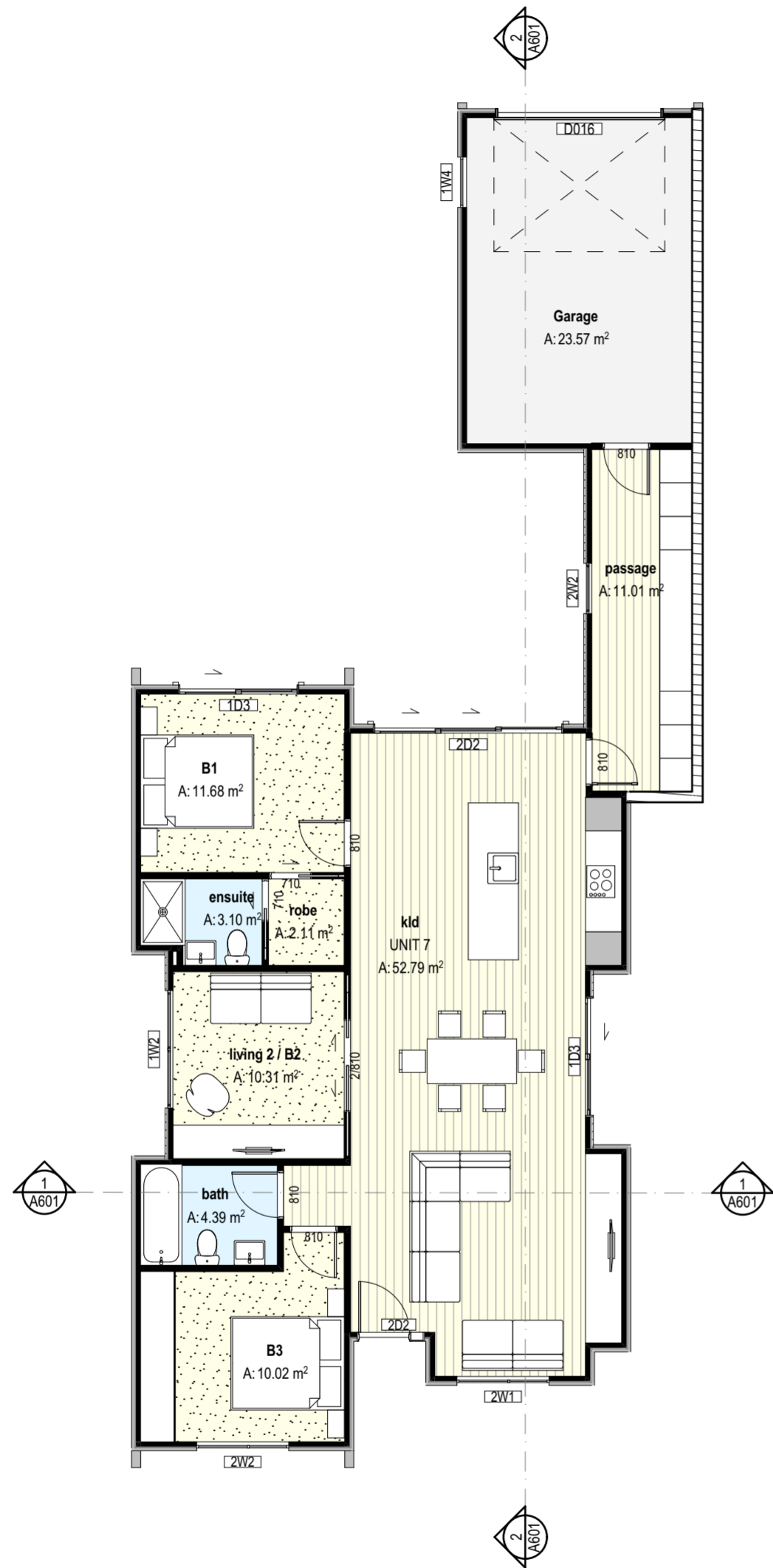
Brushed concrete



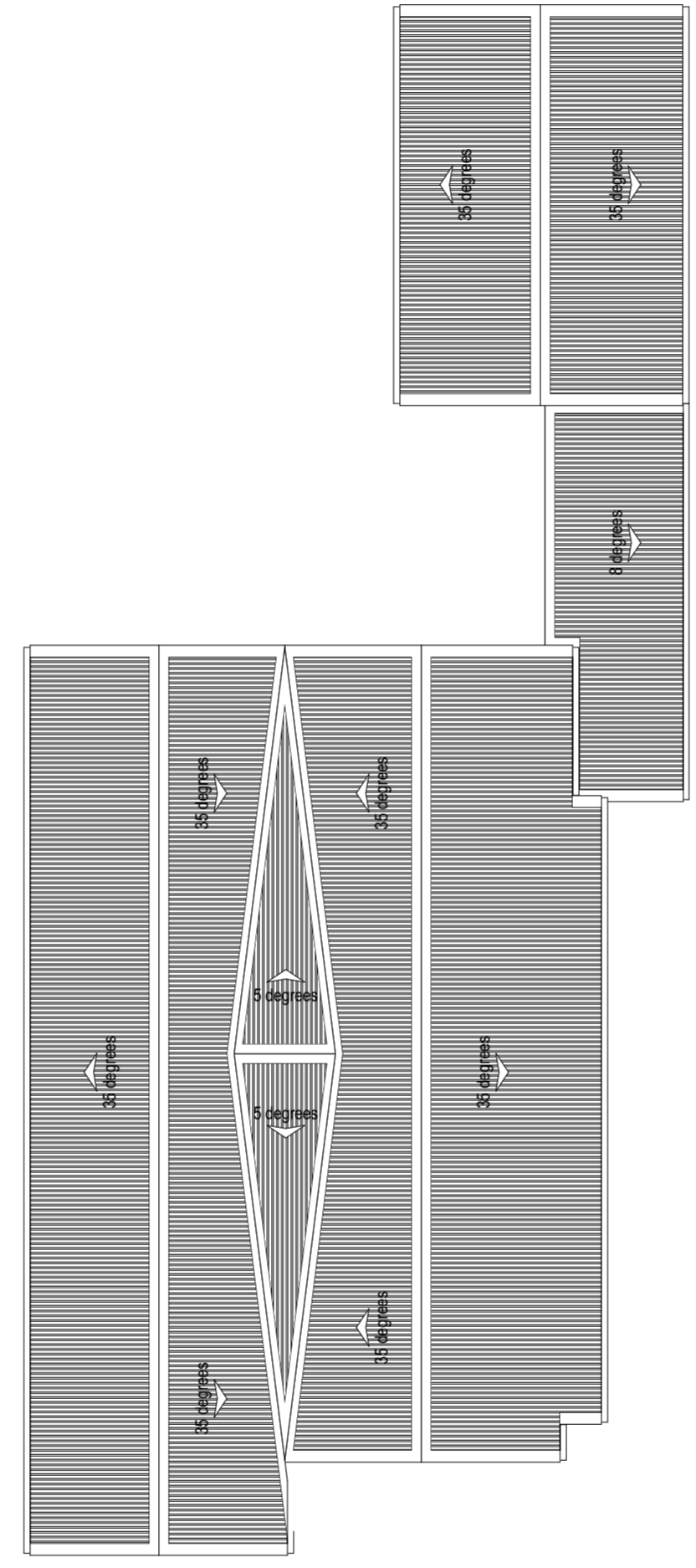
Low planting



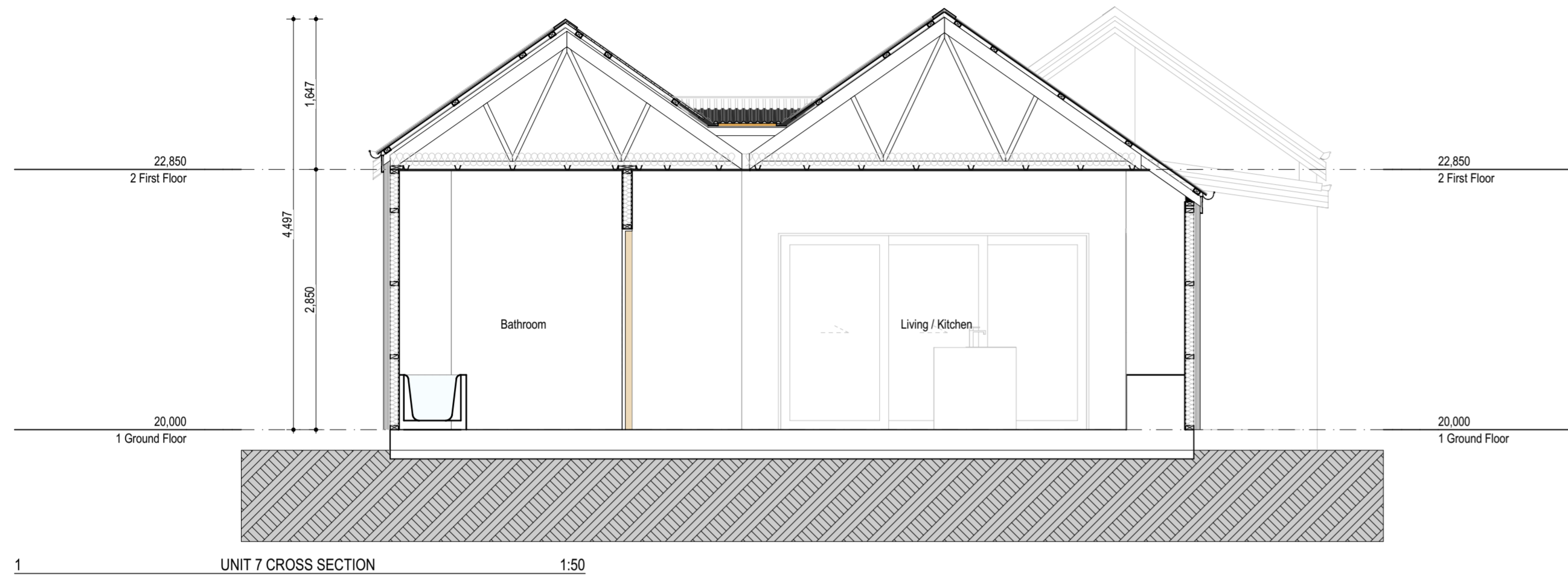
Waste management



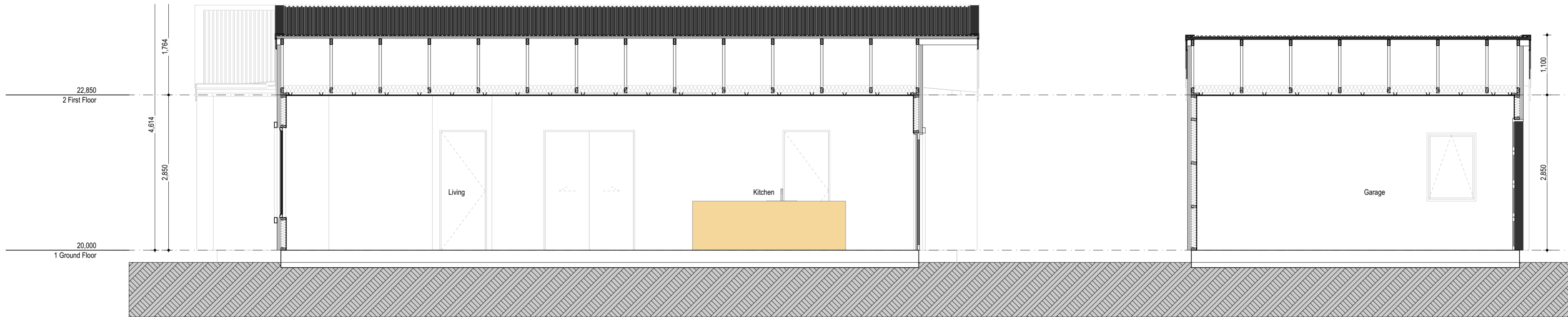
1 UNIT 7 GROUND FLOOR PLAN 1:100



2 UNIT 7 ROOF PLAN 1:100



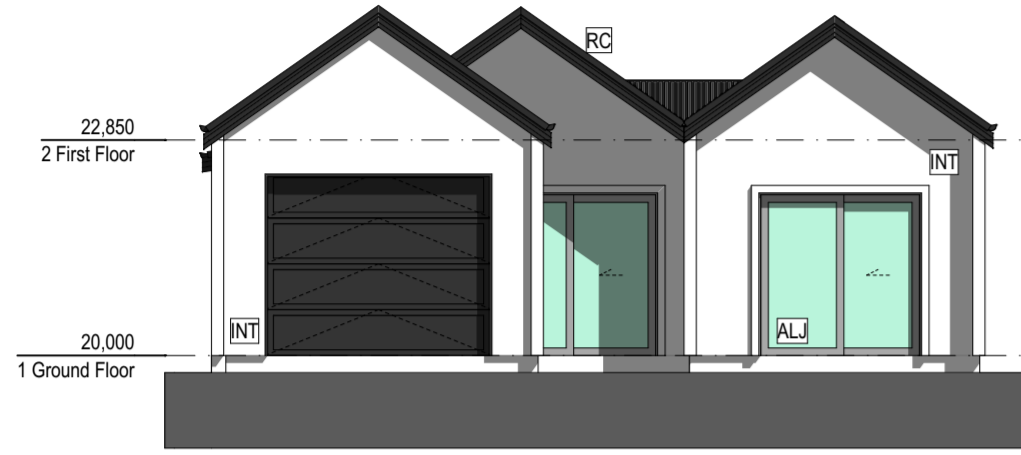
1 UNIT 7 CROSS SECTION 1:50



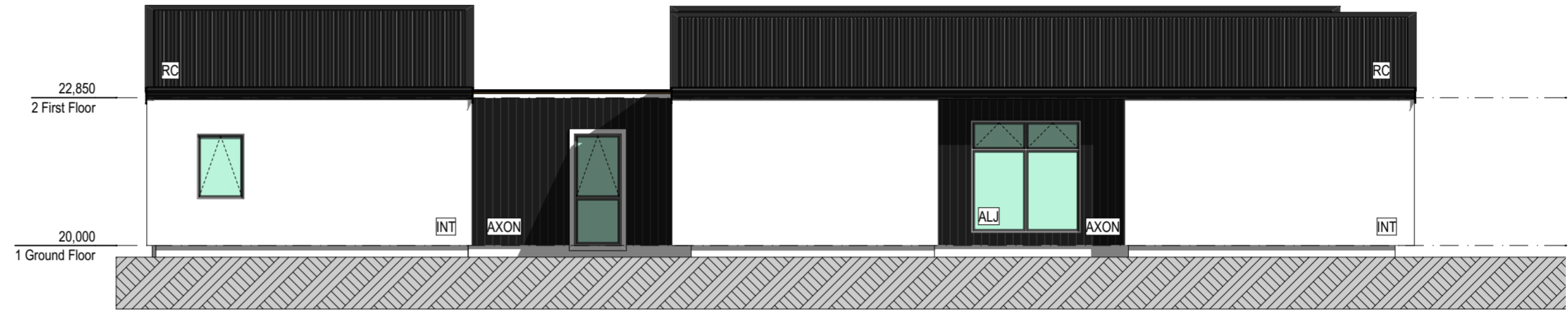
2 UNIT 7 LONG SECTION 1:50

**Notes**

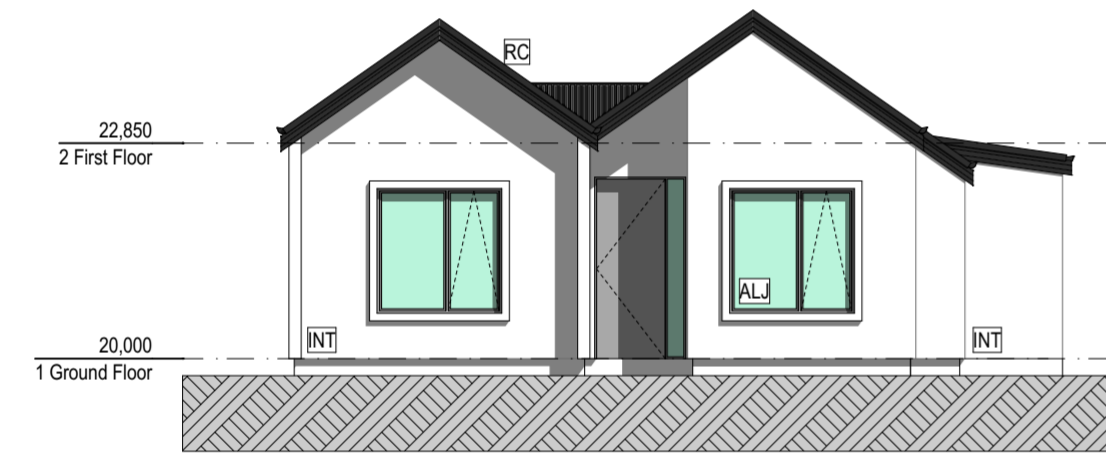
- ALJ Aluminium Joinery**  
Double glazed aluminium joinery refer to specification.
- AXON James Hardie Axon panel**  
Axon panel over H3.1 45x20mm Radiata battens at 300mm centers over wall underlay over H1.2 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Bottom plate fixed with 135mm hold down bolts at 1200mm centers and 150mm
- INT Resene Facade System**  
Integra Lightweight Concrete Facade System - Integra 50mm Panel on 20mm Cavity on wall underlay on H1.2 SG8 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Refer to supporting documentation.
- RC Roof Cladding**  
0.55mm BMT Longrun Trapezoidal roof cladding over roofing underlay over H1.2 75 x 45mm SG8 radiata purlins @ 900mm centres with 600mm end purlins



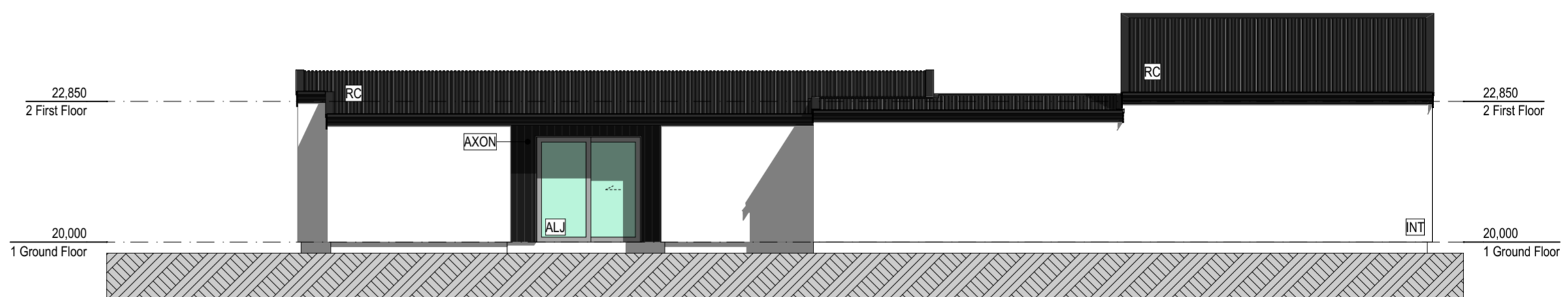
1 UNIT 7 NORTH ELEVATION 1:100



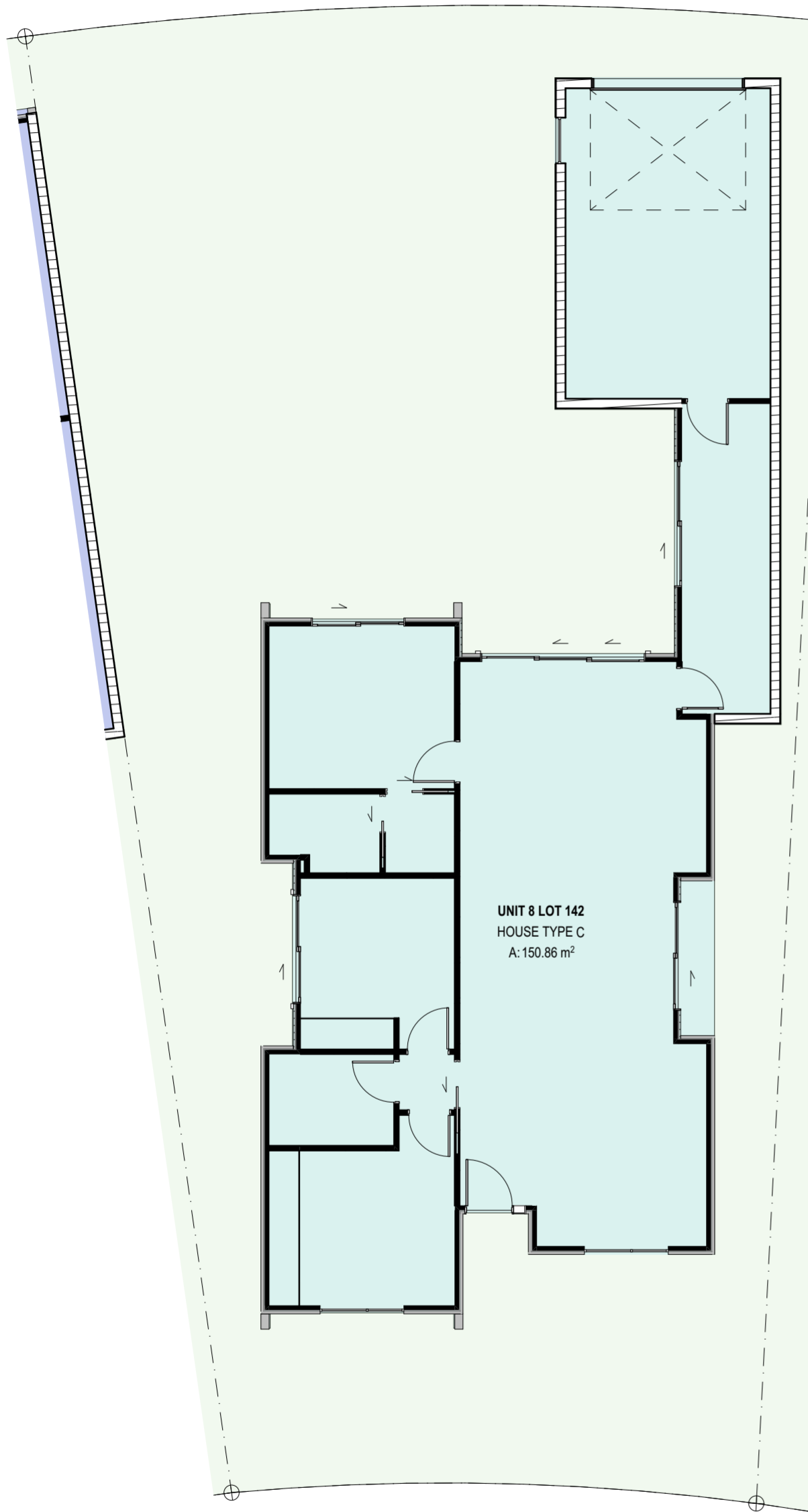
4 UNIT 7 WEST ELEVATION 1:100



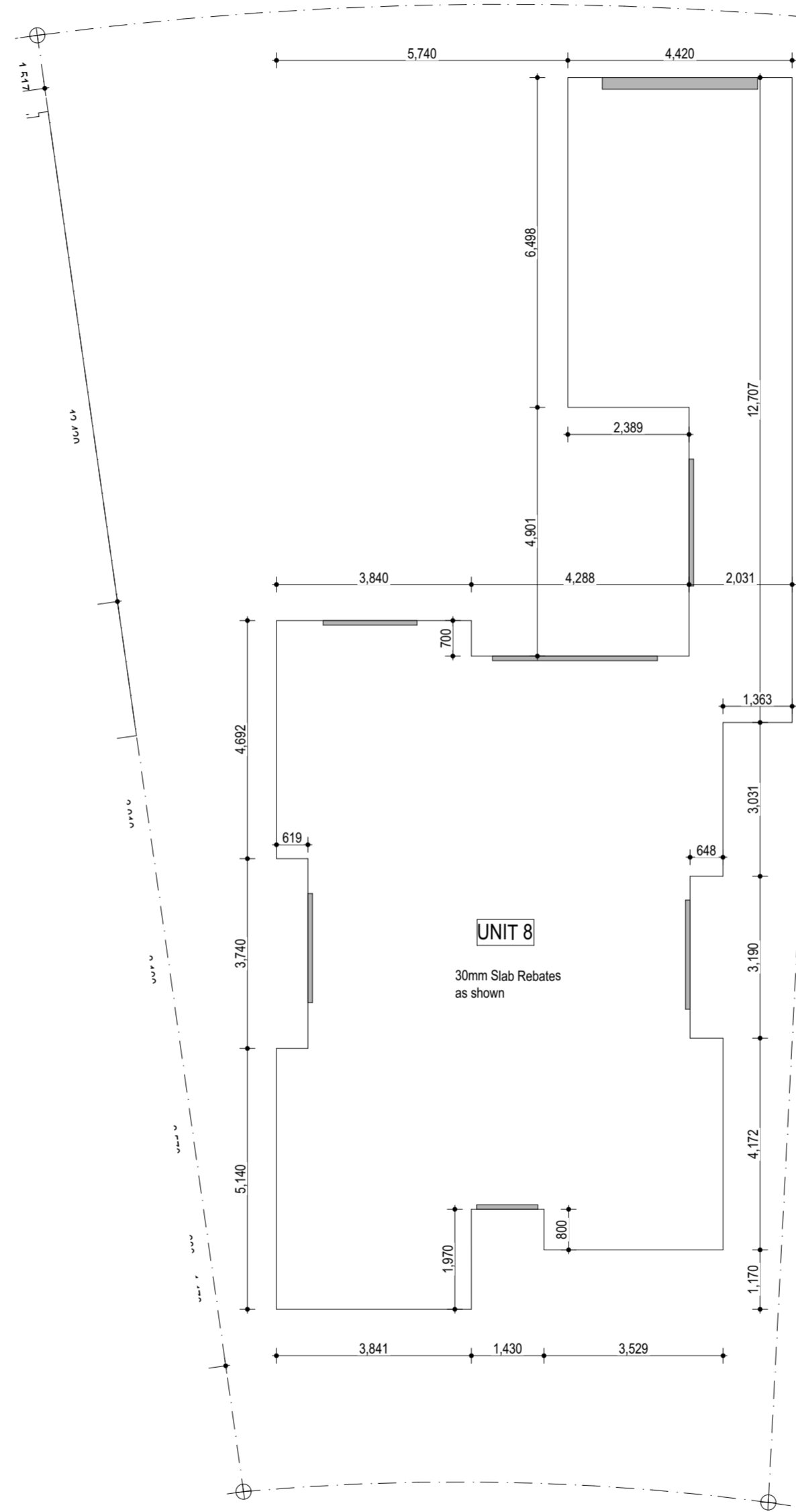
2 UNIT 7 SOUTH ELEVATION 1:100



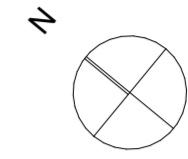
3 UNIT 7 EAST ELEVATION 1:100



1 UNIT 8 SITE PLAN 1:100



4 UNIT 8 FOUNDATION PLAN 1:100



**SITE INFORMATION: LOT 142 - UNIT 8**

Address	Lot 502 - Groynes Park Christchurch	
Legal	Lot 502 DP 475955	
Land Use Zone	Residential New Neighbourhood Zone	
Climate Zone	3	
Earthquake Zone	2	
Exposure Zone	C	
Rainfall range	30 - 40	
Wind Region	A	
Wind Zone	High	
Building height	8m maximum	
LMA	Liquification Management Area	
Roads	Milton Street is a Minor Arterial	







**Area Calculations :**

Site Area	382.7sqm +/-	
Site Coverage :		
Allowed	40%	153.08sqm
Achieved	39.4%	150.86sqm

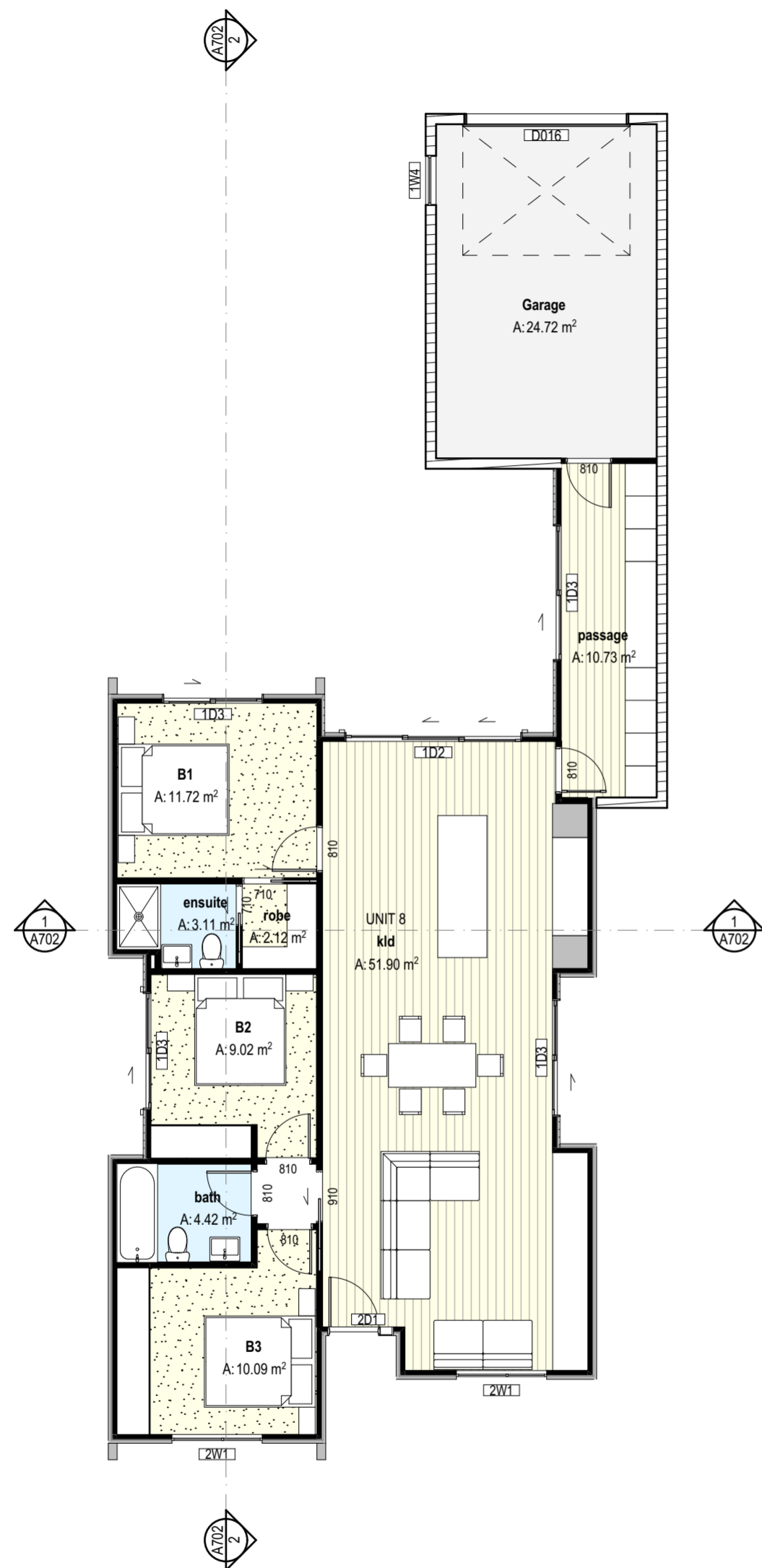
Impervious areas	X%	Xsqm
PerVIOUS areas	X%	Xsqm
At least 50% of the landscaping shall be trees and shrubs.		

**Recession Planes**

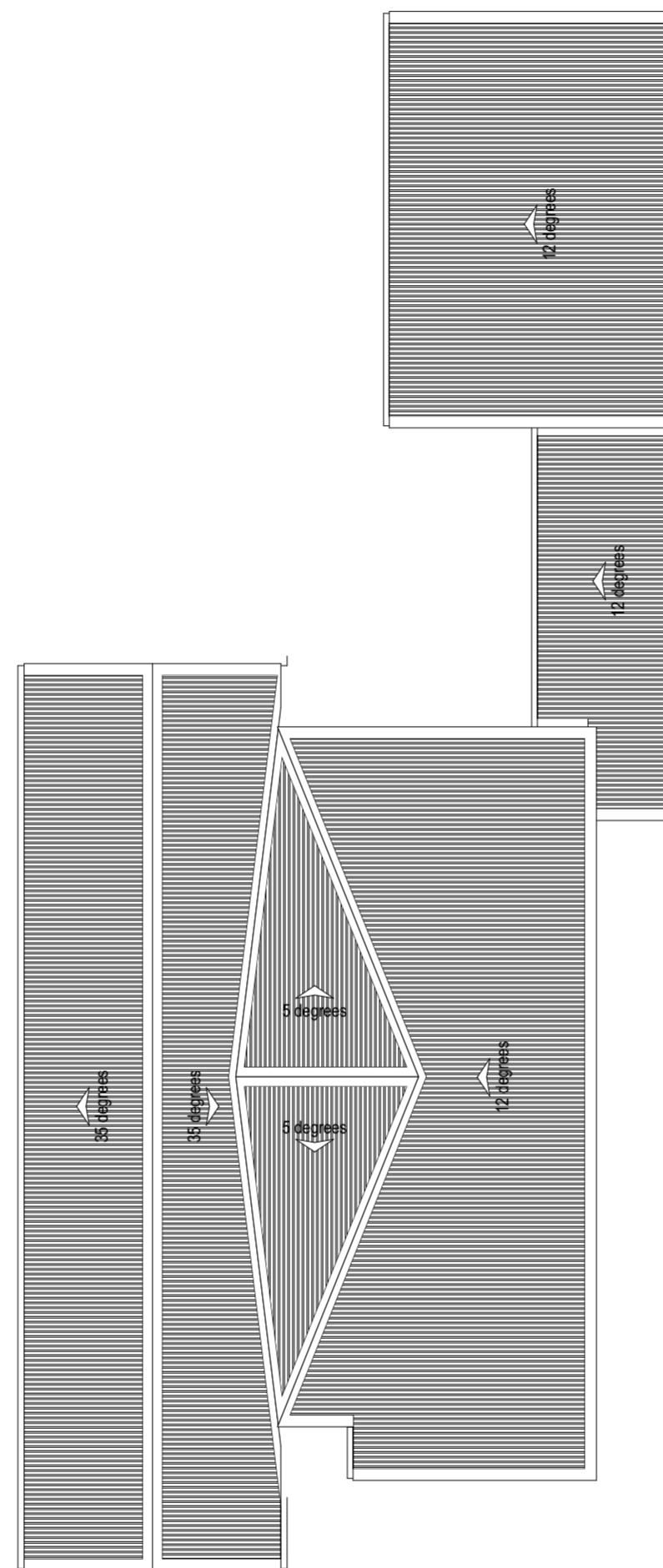
North	Milton Street NA
South	37 degrees
East	50
West	38

- LEGEND**
-  New tree 1.5m minimum height at time of planting.
  -  Visibility splay, clear from 1m above from 2m either side of the access for a depth of 2m
  -  Exposed aggregate
  -  Brushed concrete
  -  Low planting
  -  Waste management

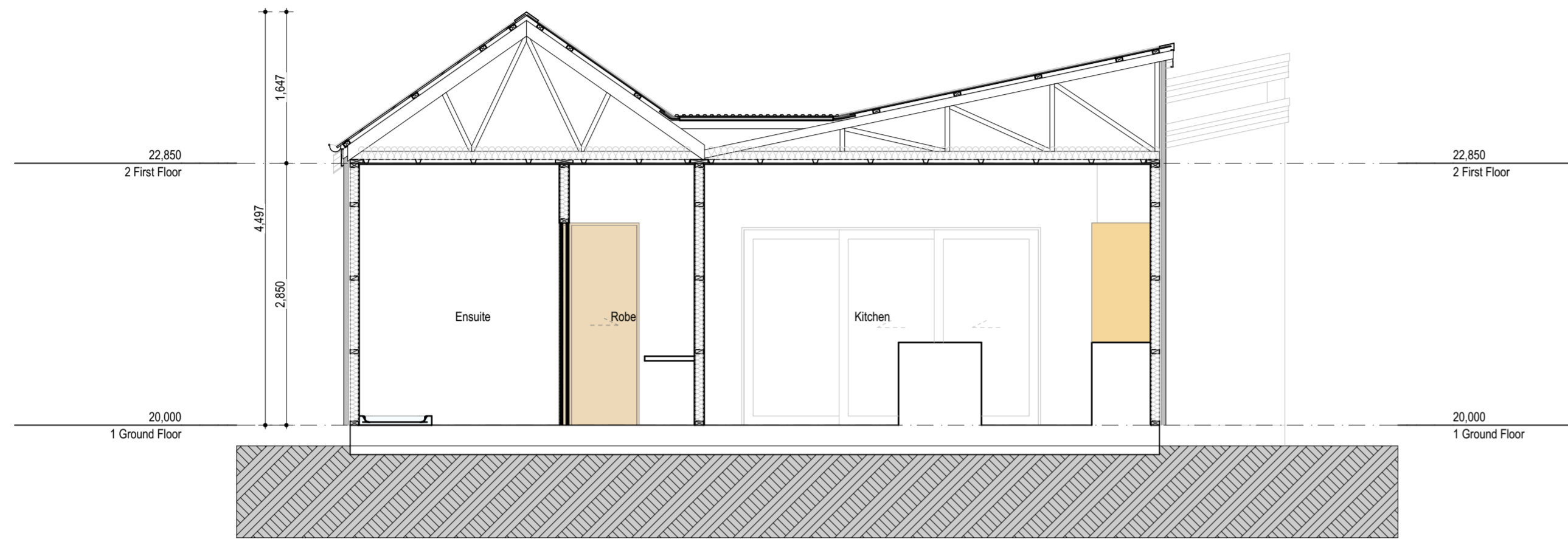




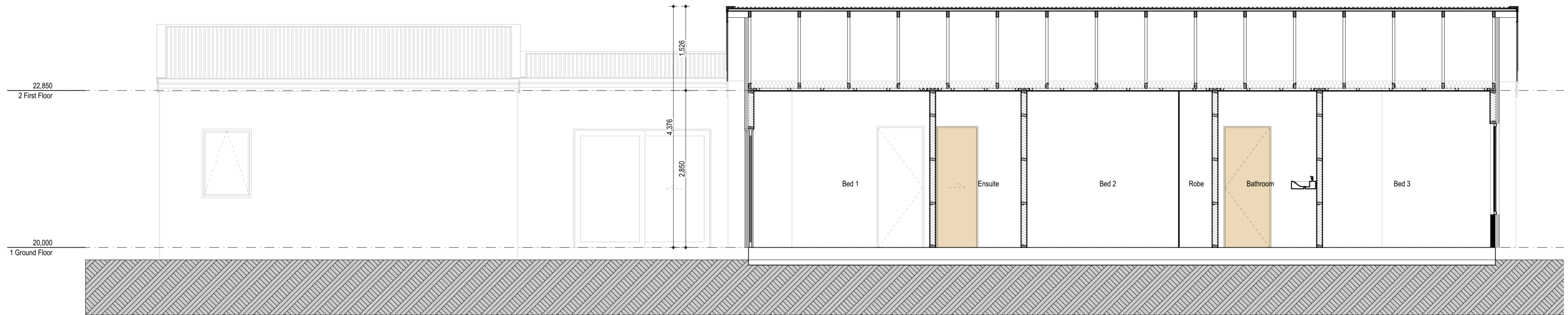
1 UNIT 8 GROUND FLOOR PLAN 1:100



2 UNIT 8 ROOF PLAN 1:100



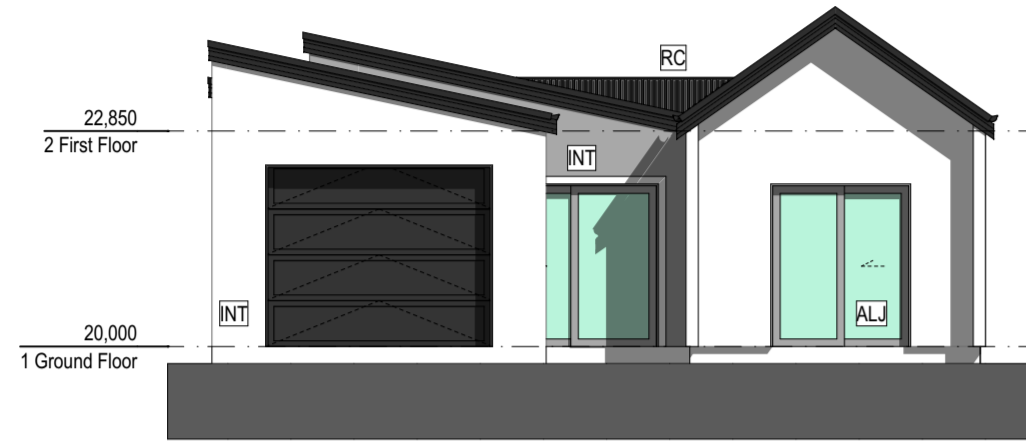
1 UNIT 8 CROSS SECTION 1:50



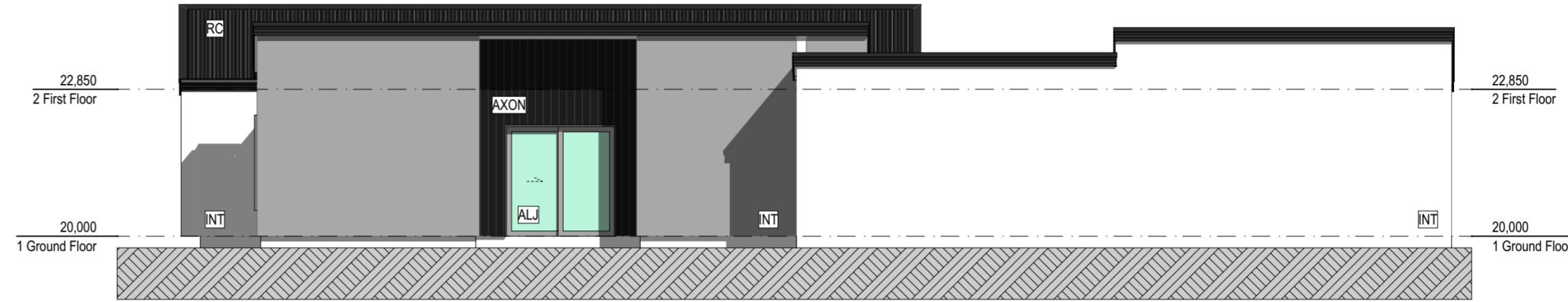
2 UNIT 8 LONG SECTION 1:50

**Notes**

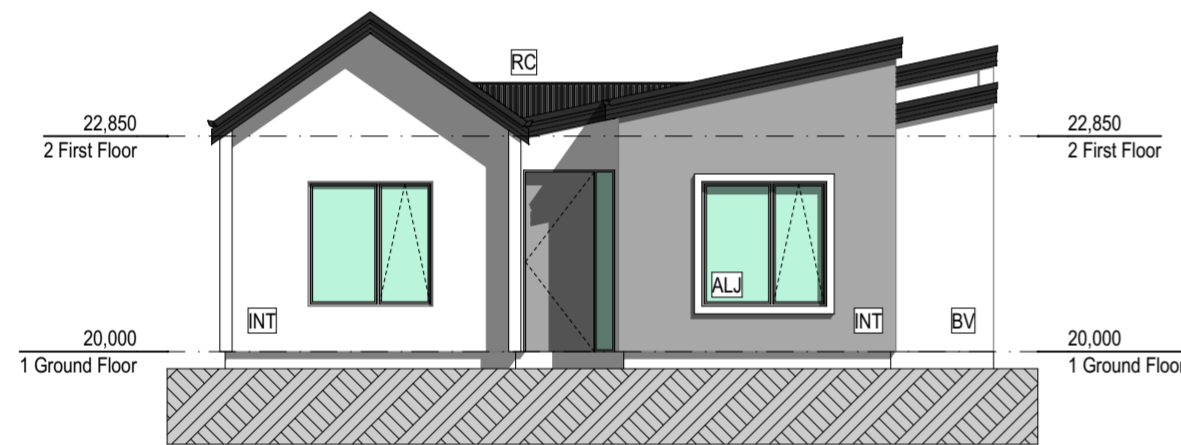
- ALJ Aluminium Joinery**  
Double glazed aluminium joinery refer to specification.
- AXON James Hardie Axon panel**  
Axon panel over H3.1 45x20mm Radiata battens at 300mm centers over wall underlay over H1.2 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Panel to overhang slab by 50mm. Bottom plate fixed with 135mm hold down bolts at 1200mm centers and 150mm
- BV Brick Veneer**  
70 series brick veneer over 50mm cavity
- INT Resene Facade System**  
Integra Lightweight Concrete Facade System - Integra 50mm Panel on 20mm Cavity on wall underlay on H1.2 SG8 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Refer to supporting documentation.
- RC Roof Cladding**  
0.55mm BMT Longrun Trapezoidal roof cladding over roofing underlay over H1.2 75 x 45mm SG8 radiata purlins @ 900mm centres with 600mm end purlins



1 UNIT 8 NORTH ELEVATION 1:100



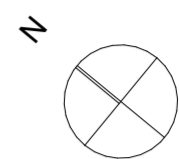
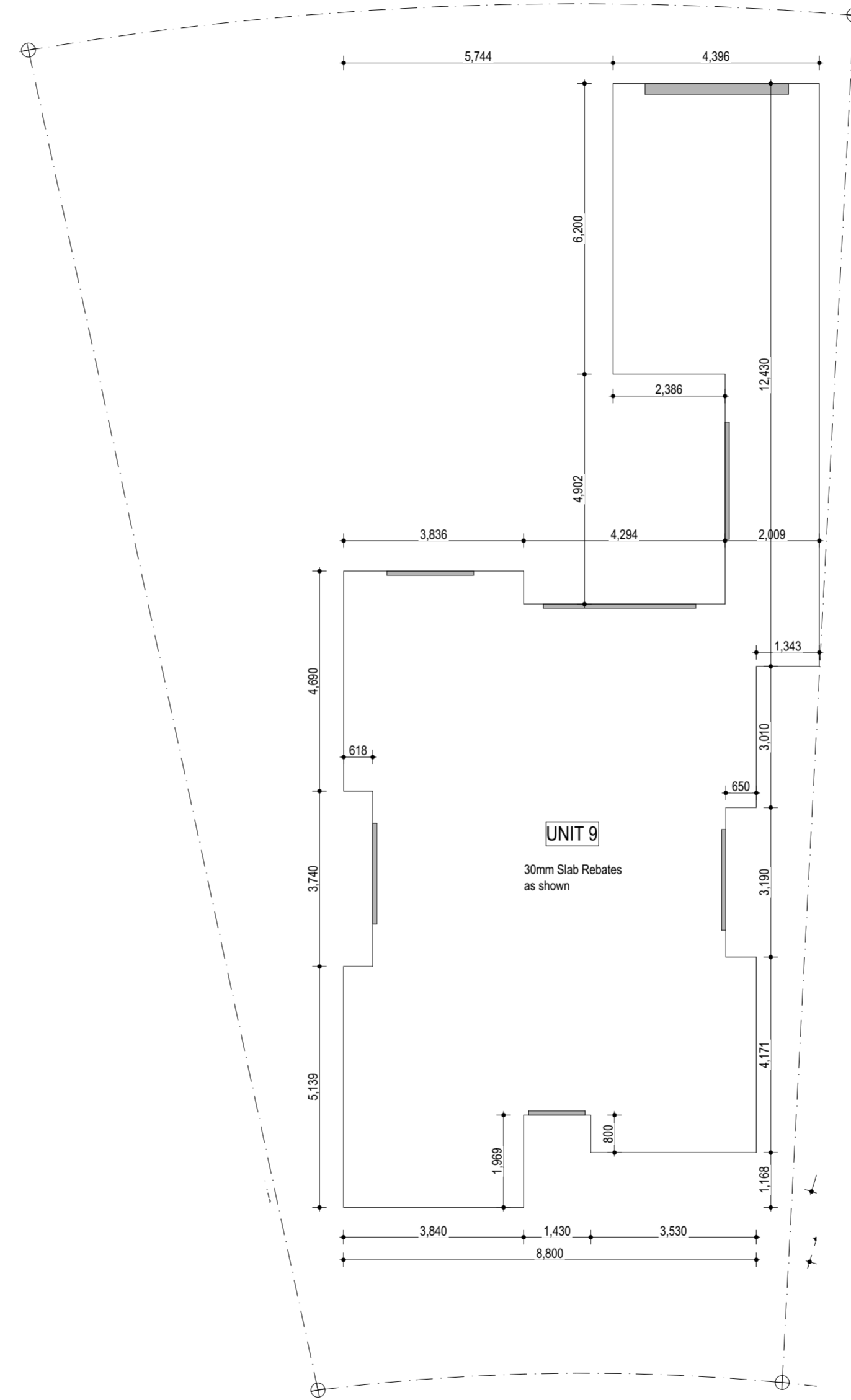
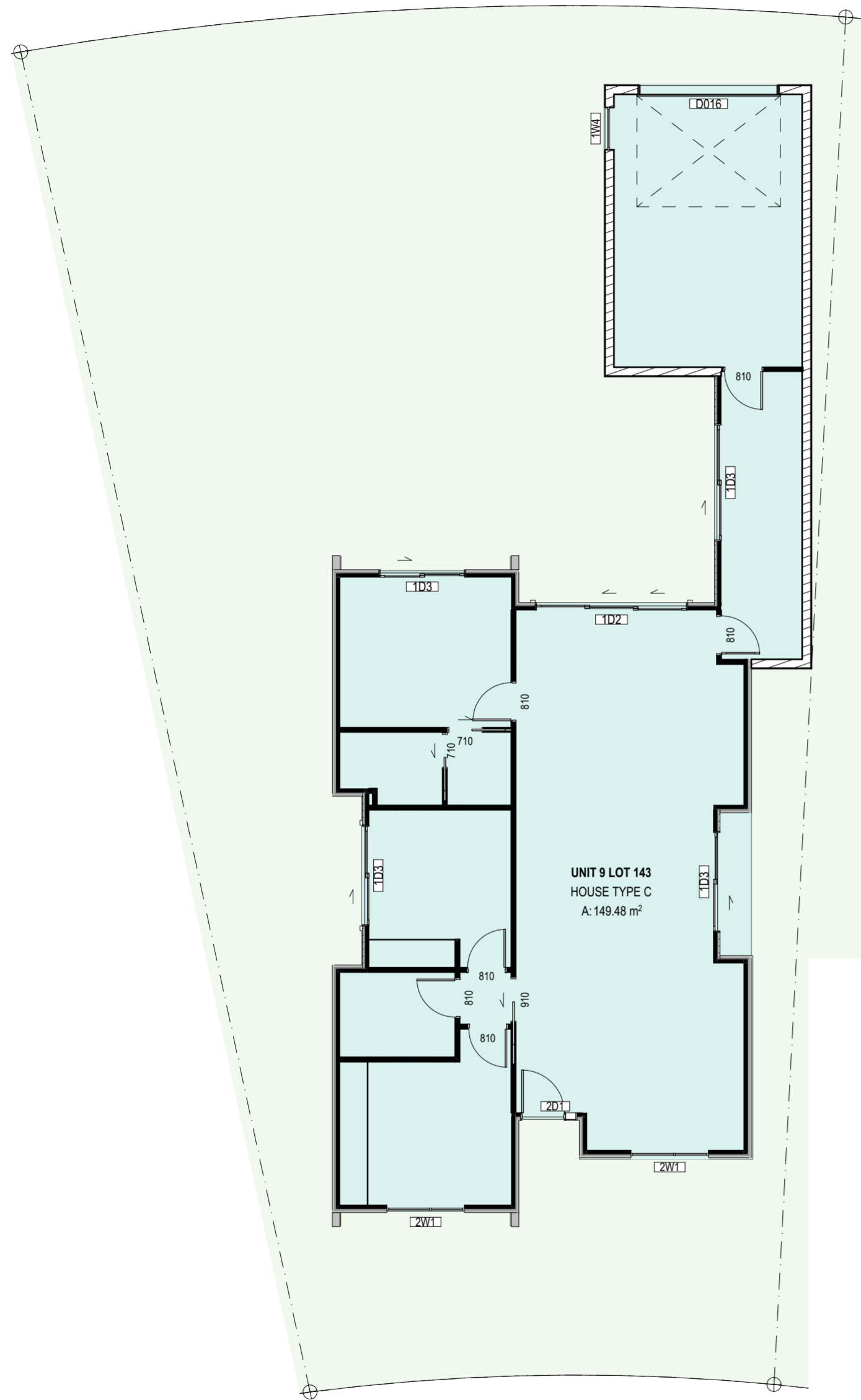
3 UNIT 8 EAST ELEVATION 1:100



2 UNIT 8 SOUTH ELEVATION 1:100



4 UNIT 8 WEST ELEVATION 1:100




**SITE INFORMATION: LOT 143 - UNIT 9**


Address	Lot 502 - Groynes Park Christchurch	
Legal	Lot 502 DP 475955	
Land Use Zone	Residential New Neighbourhood Zone	
Climate Zone	3	
Earthquake Zone	2	
Exposure Zone	C	
Rainfall range	30 - 40	
Wind Region	A	
Wind Zone	High	
Building height	8m maximum	
LMA	Liquification Management Area	
Roads	Milton Street is a Minor Arterial	

<b>Area Calculations :</b>		
Site Area	402.7sqm +/-	
Site Coverage :		
Allowed	40%	161.08sqm
Achieved	37.1%	149.48sqm

Impervious areas	X%	Xsqm
Pervious areas	X%	Xsqm
At least 50% of the landscaping shall be trees and shrubs.		

<b>Recession Planes</b>	
North	Milton Street NA
South	37 degrees
East	50
West	38

**LEGEND**  
 New tree 1.5m minimum height at time of planting.

 Visibility splay, clear from 1m above from 2m either side of the access for a depth of 2m

 Exposed aggregate

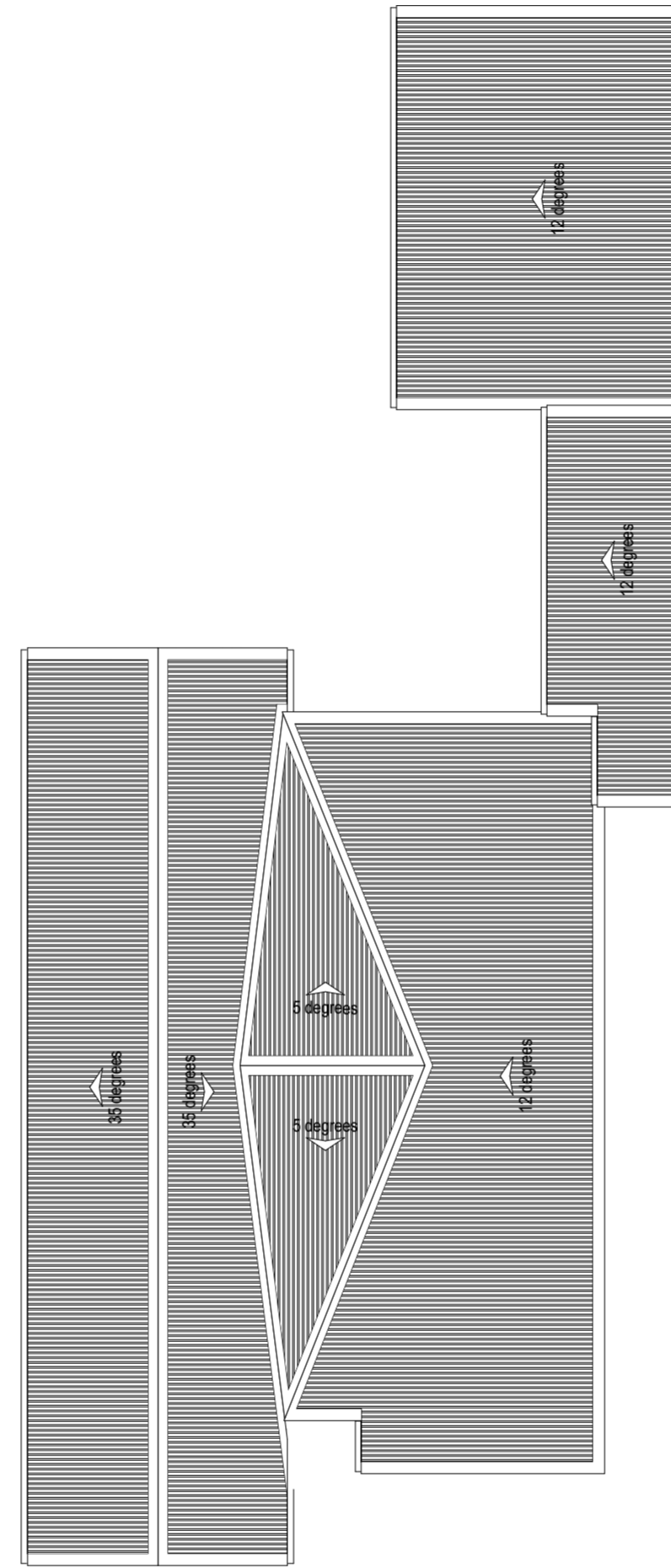
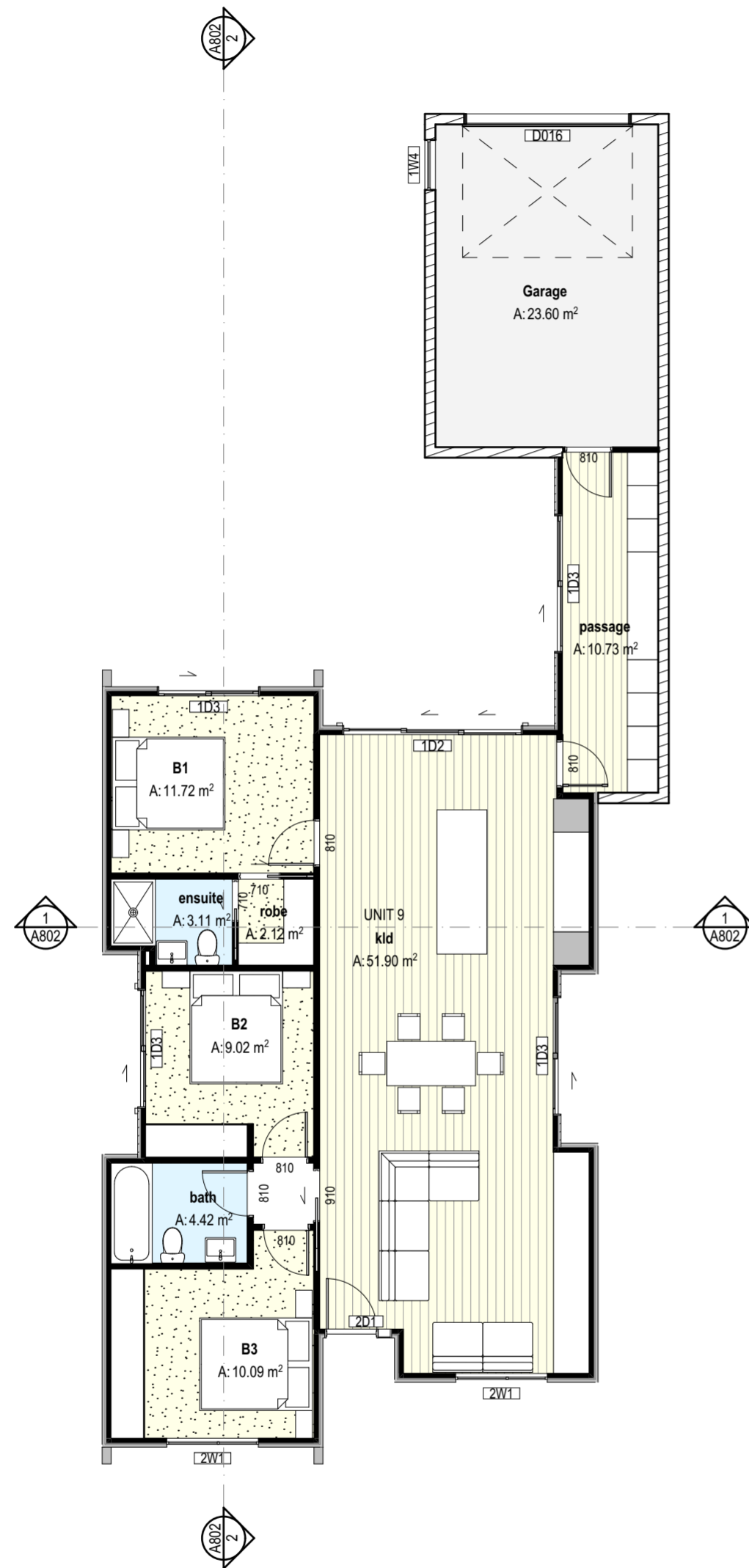
 Brushed concrete

 Low planting

 Waste management

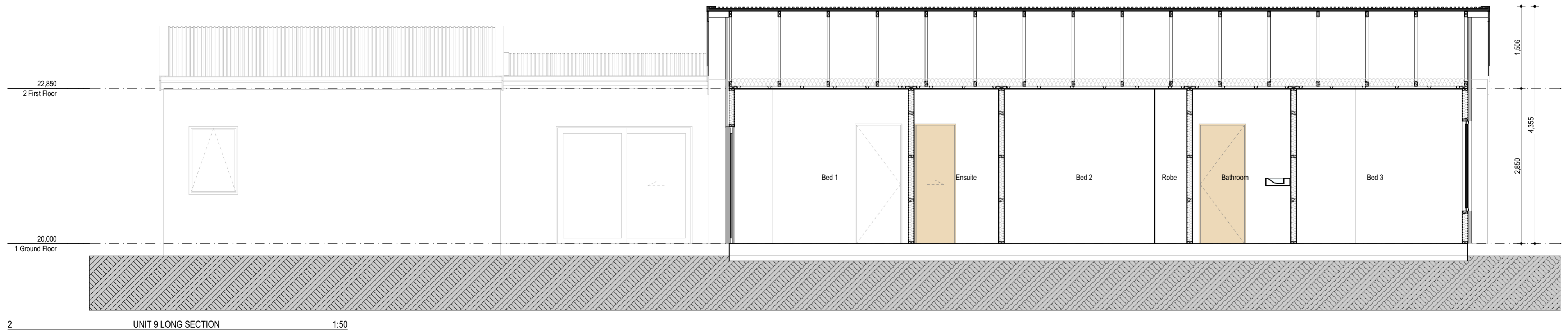
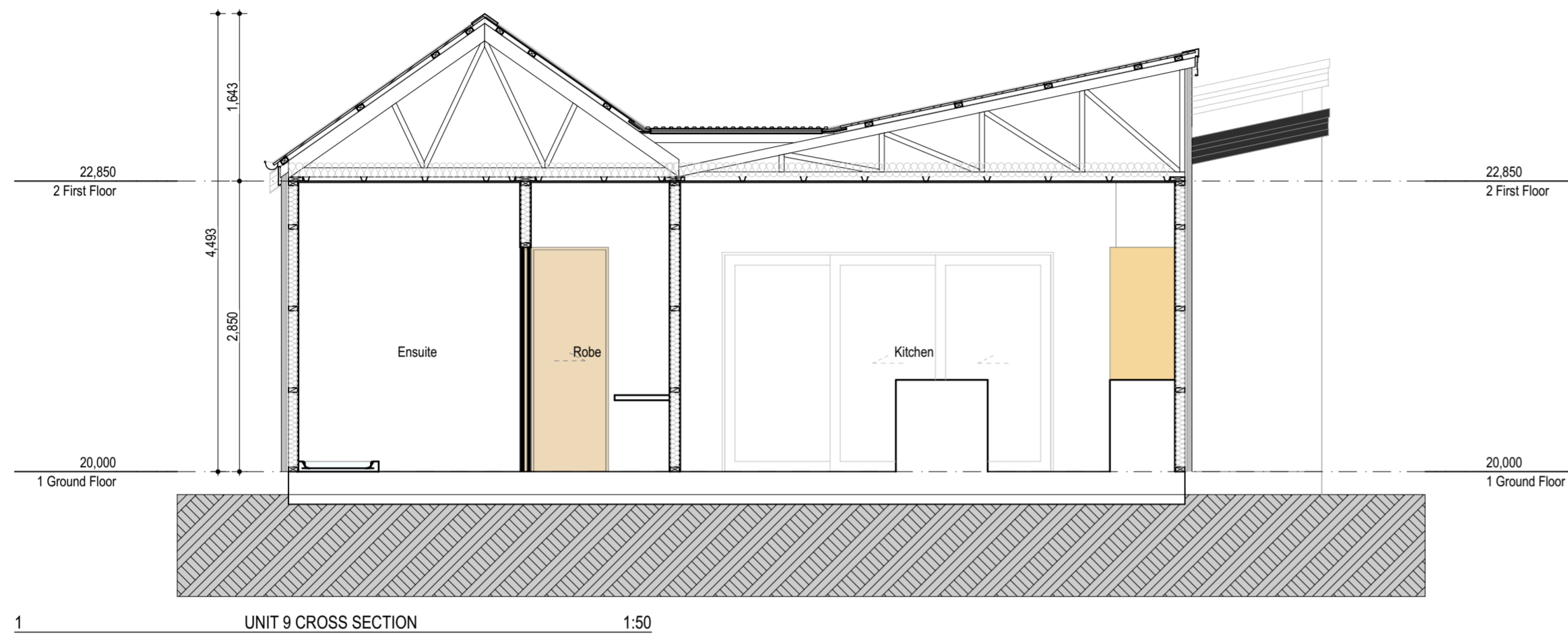
1 UNIT 9 SITE PLAN 1:100

2 UNIT 9 FOUNDATION PLAN 1:100



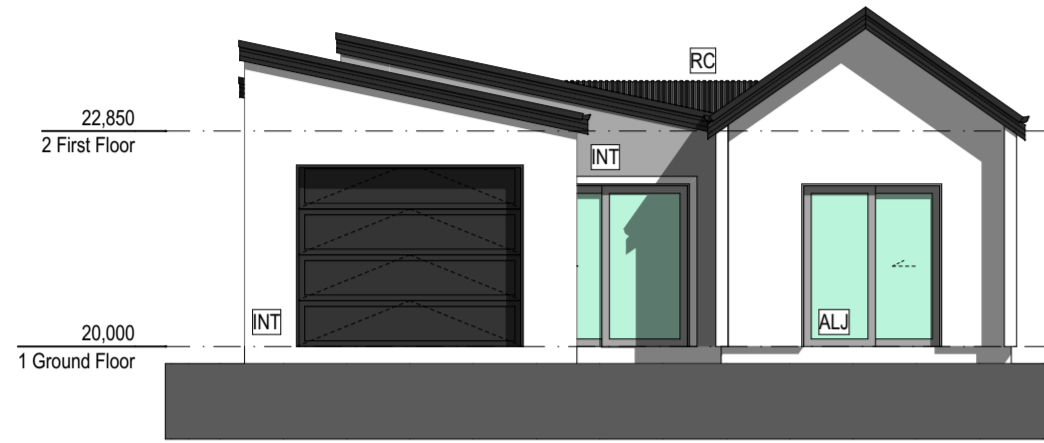
1 UNIT 9 GROUND FLOOR PLAN 1:100

2 UNIT 9 ROOF PLAN 1:100

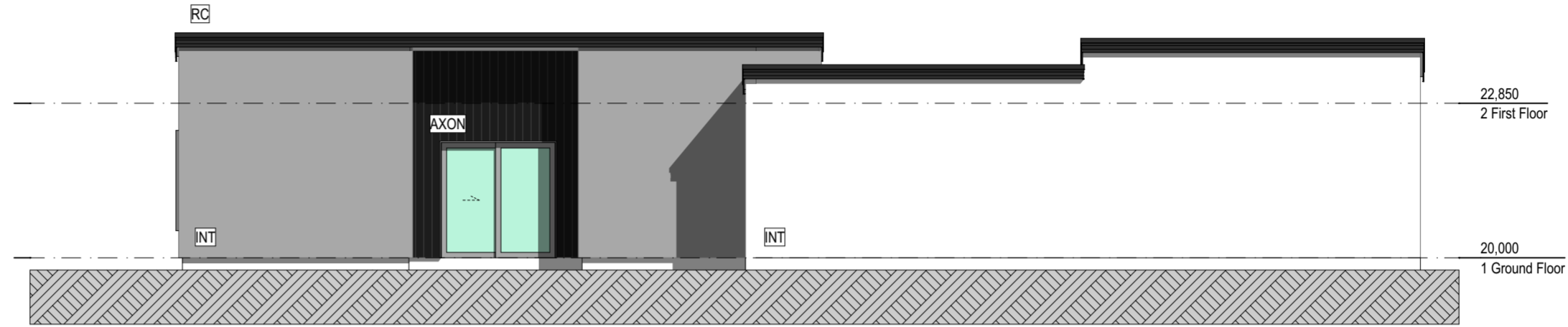


**Notes**

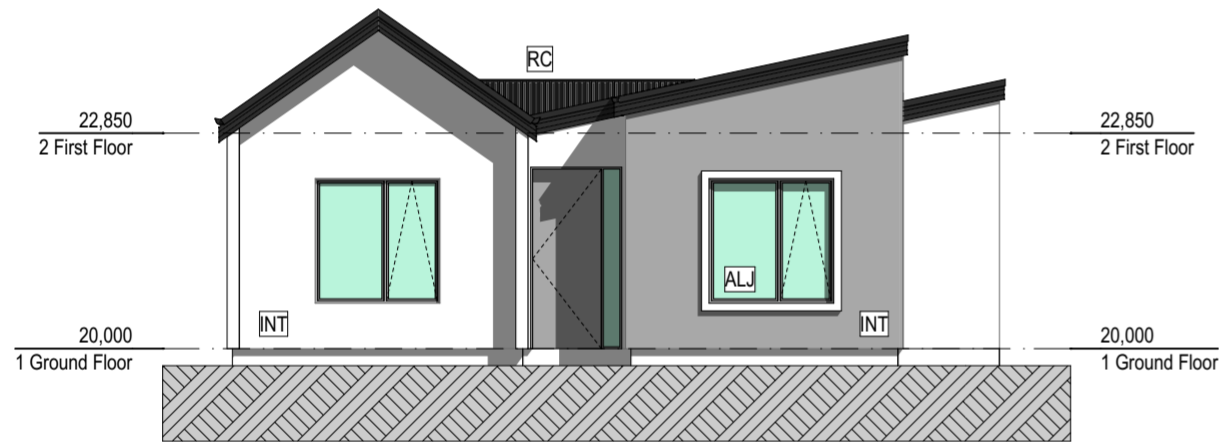
- ALJ Aluminium Joinery**  
Double glazed aluminium joinery refer to specification.
- AXON James Hardie Axon panel**  
Axon panel over H3.1 45x20mm Radiata battens at 300mm centers over wall underlay over H1.2 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Bottom plate fixed with 135mm hold down bolts at 1200mm centres and 150mm
- INT Resene Facade System**  
Integra Lightweight Concrete Facade System - Integra 50mm Panel on 20mm Cavity on wall underlay on H1.2 SG8 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Refer to supporting documentation.
- RC Roof Cladding**  
0.55mm BMT Longrun Trapezoidal roof cladding over roofing underlay over H1.2 75 x 45mm SG8 radiata purlins @ 900mm centres with 600mm end purlins



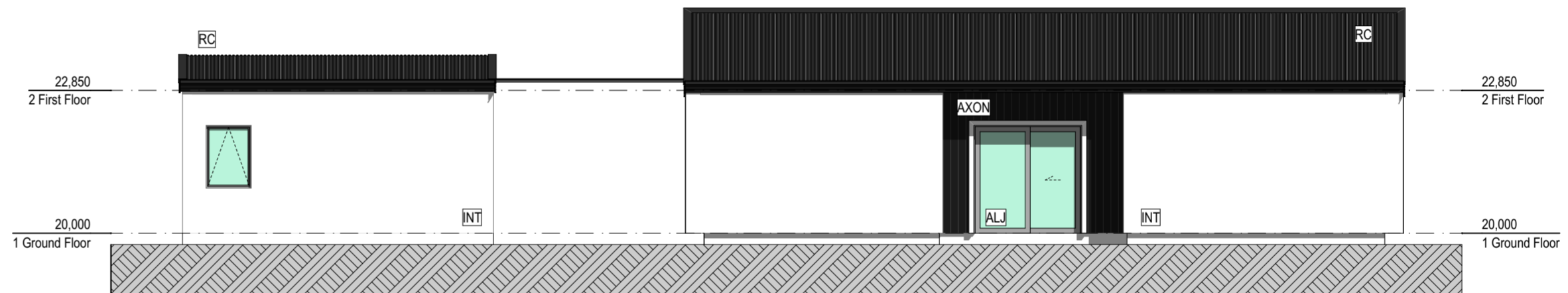
1 UNIT 9 NORTH ELEVATION 1:100



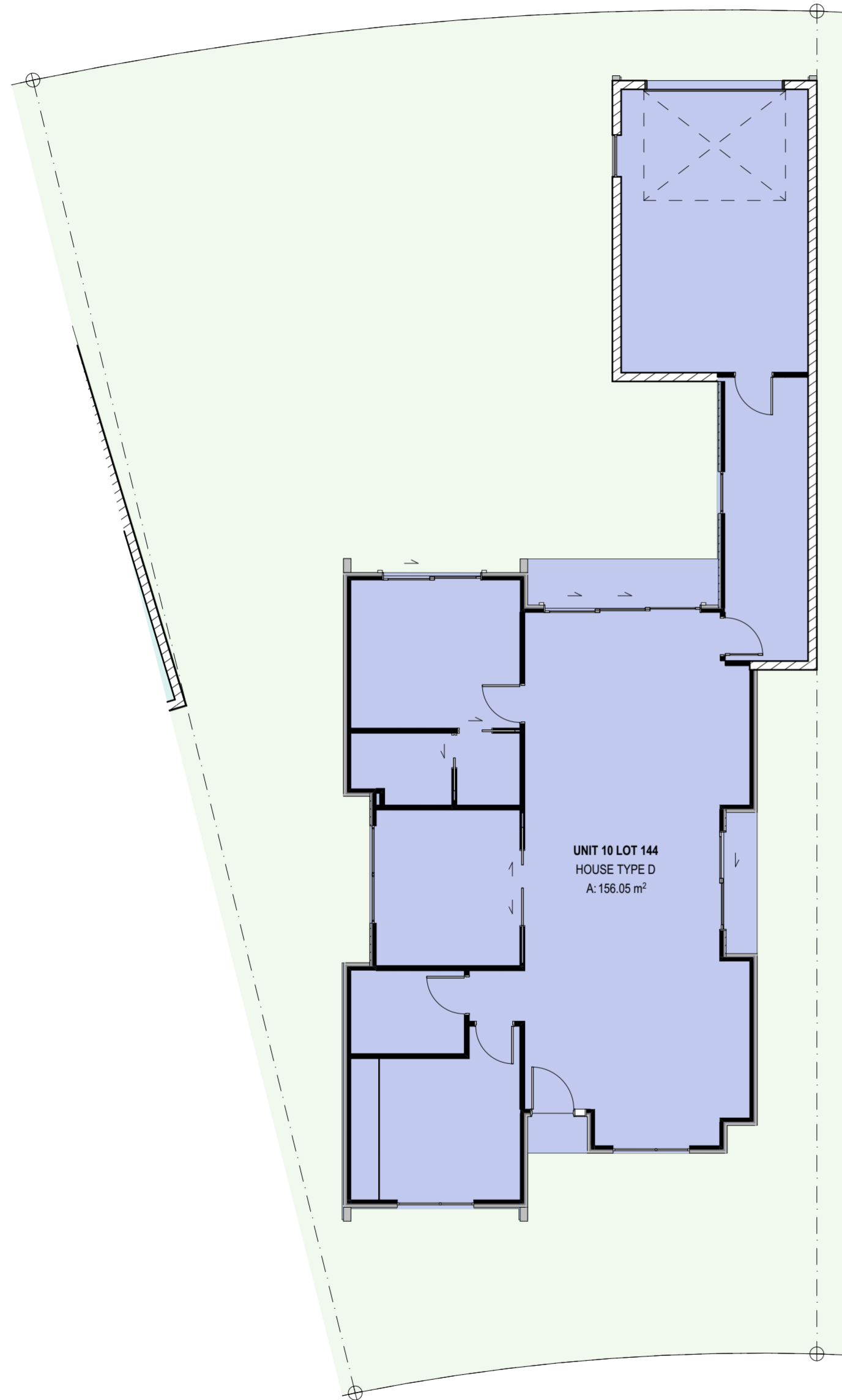
3 UNIT 9 EAST ELEVATION 1:100



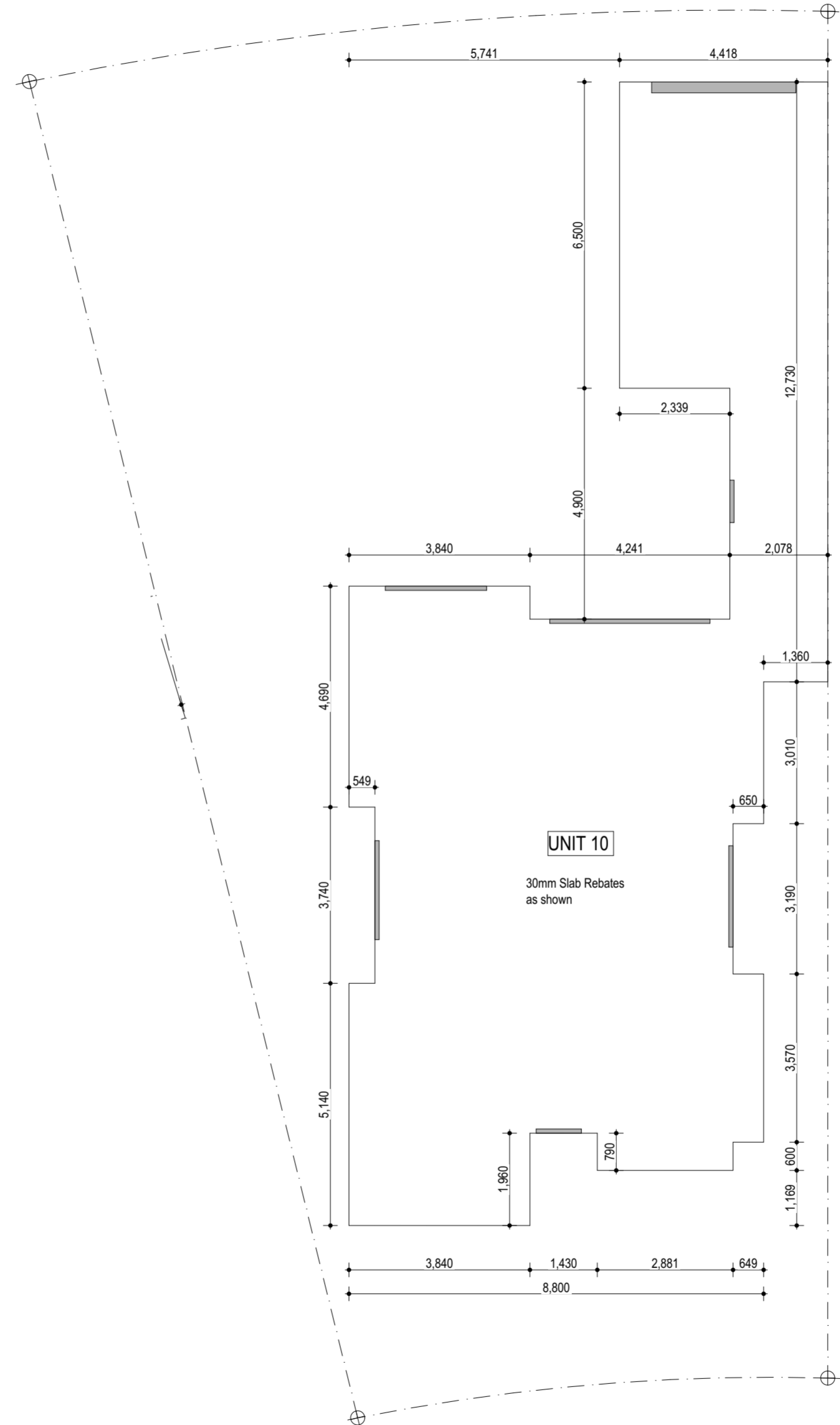
2 UNIT 9 SOUTH ELEVATION 1:100



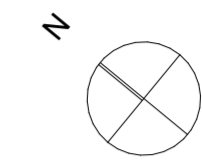
4 UNIT 9 WEST ELEVATION 1:100



1 UNIT 10 SITE PLAN 1:100



2 UNIT 10 FOUNDATION PLAN 1:100



**SITE INFORMATION: LOT 144 - UNIT 10**

Address	Lot 502 - Groynes Park Christchurch	
Legal	Lot 502 DP 475955	
Land Use Zone	Residential New Neighbourhood Zone	
Climate Zone	3	
Earthquake Zone	2	
Exposure Zone	C	
Rainfall range	30 - 40	
Wind Region	A	
Wind Zone	High	
Building height	8m maximum	
LMA	Liquifaction Management Area	
Roads	Milton Street is a Minor Arterial	

**Area Calculations :**

Site Area	394.12sqm +/-	
Site Coverage :		
Allowed	40%	157.65sqm
Achieved	39.5%	156.05sqm

Impervious areas	X%	Xsqm
Pervious areas	X%	Xsqm
At least 50% of the landscaping shall be trees and shrubs.		

**Recession Planes**

North	Milton Street NA
South	37 degrees
East	50
West	38

**LEGEND**



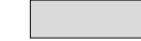
New tree 1.5m minimum height at time of planting.



Visibility splay, clear from 1m above from 2m either side of the access for a depth of 2m



Exposed aggregate



Brushed concrete

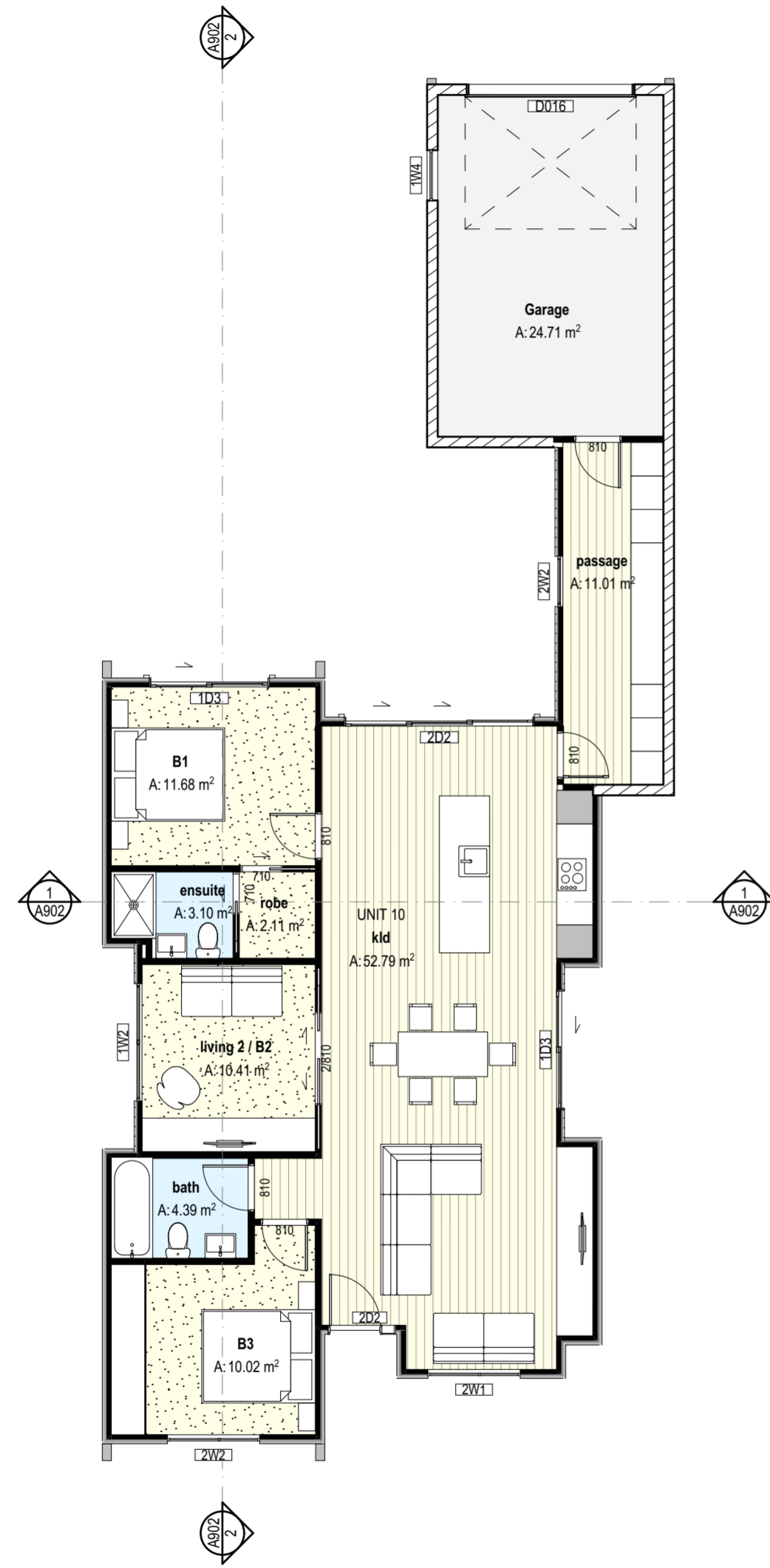


Low planting

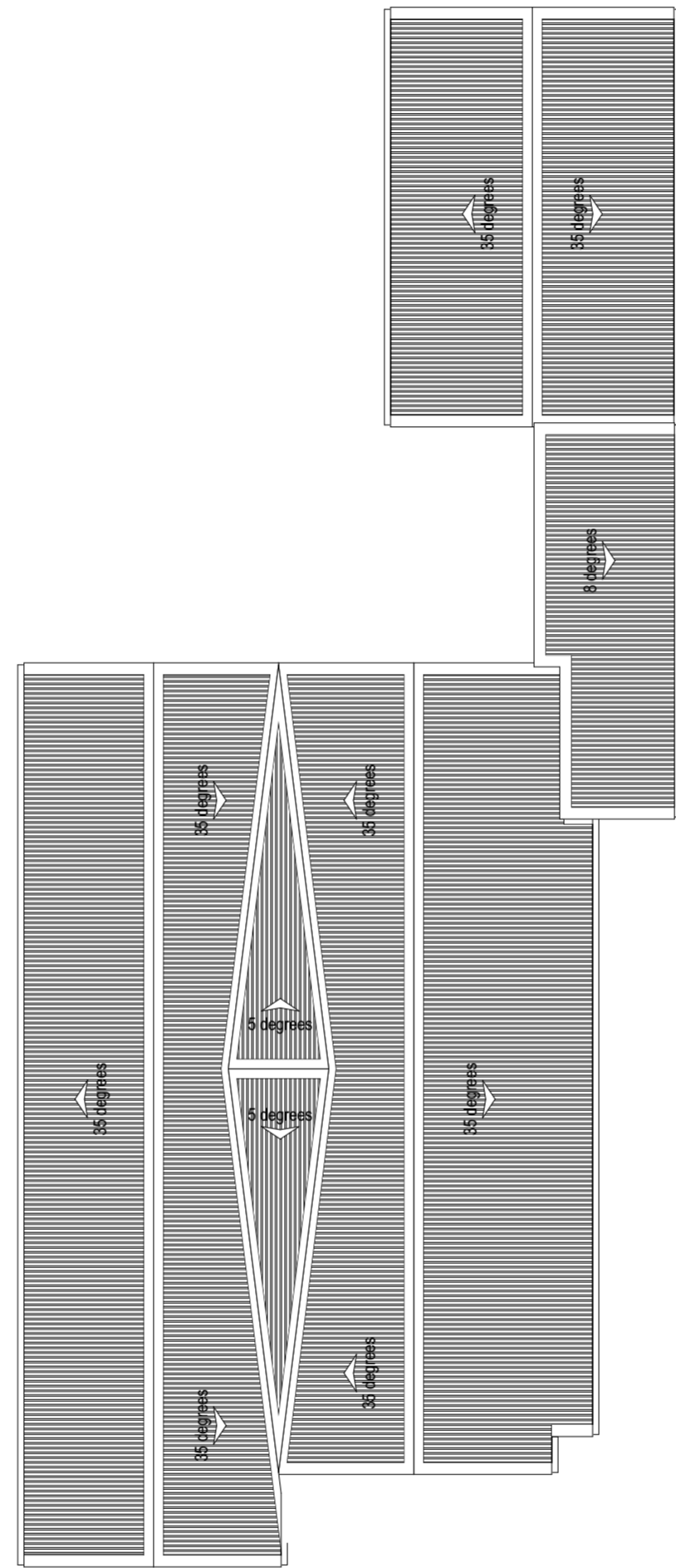


Waste management

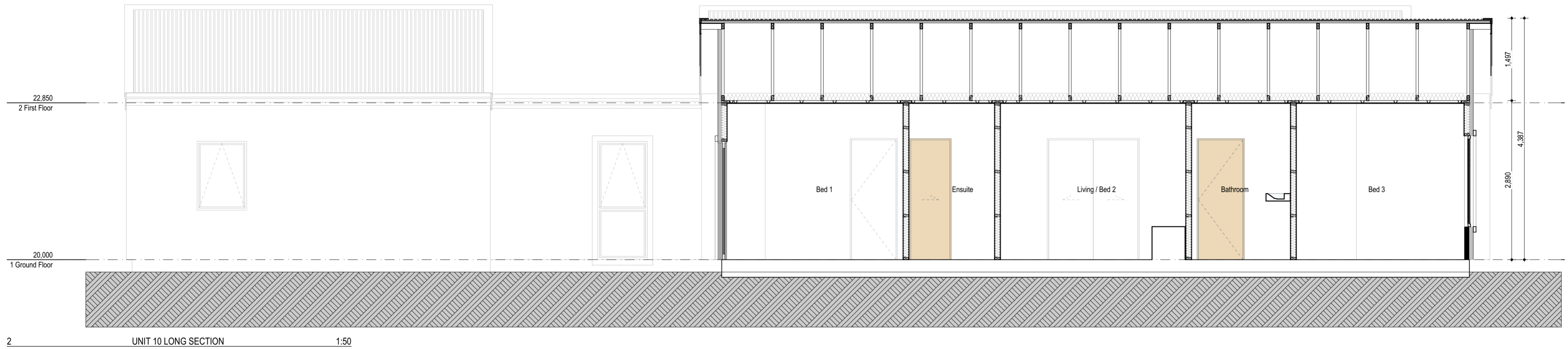
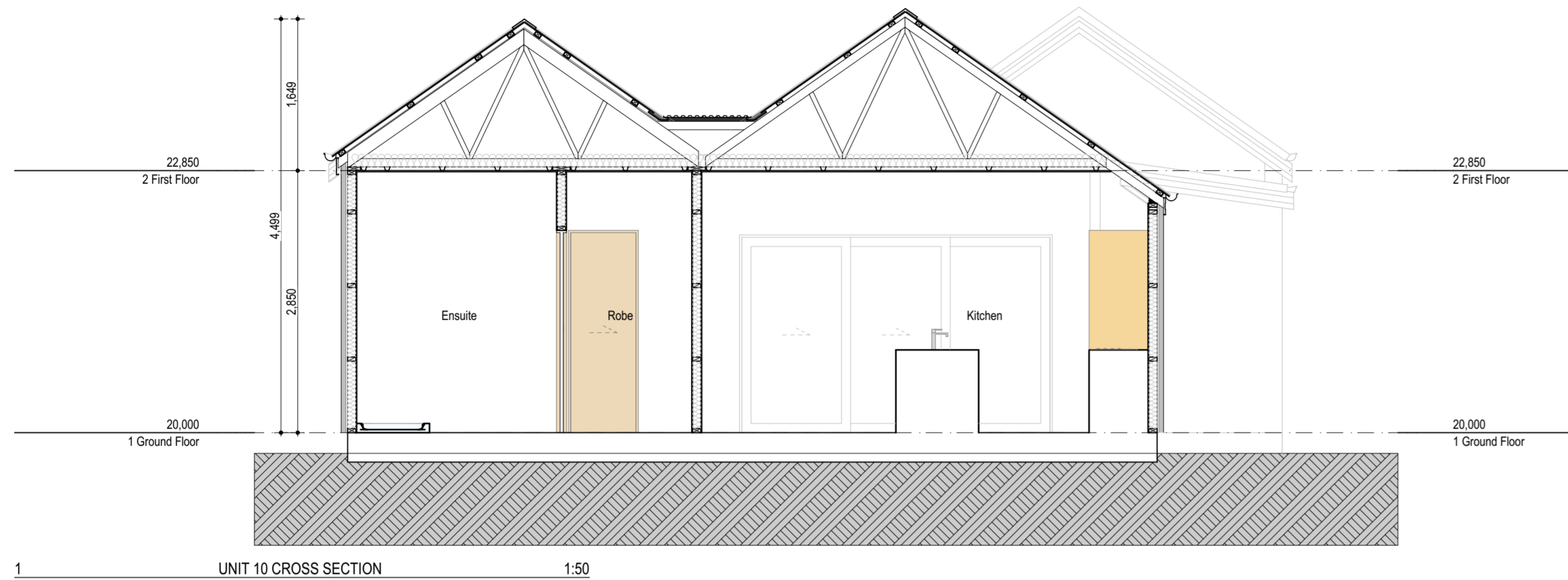




1 UNIT 10 GROUND FLOOR PLAN 1:100



2 UNIT 10 ROOF PLAN 1:100

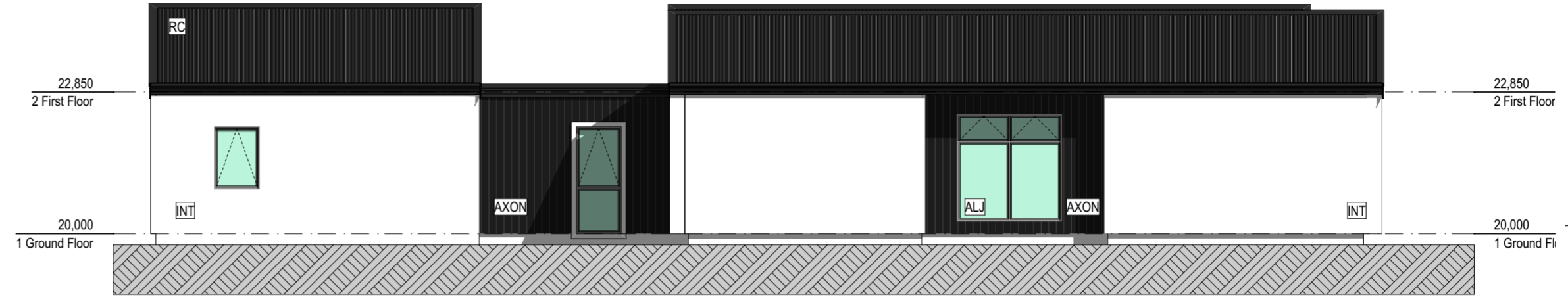


**Notes**

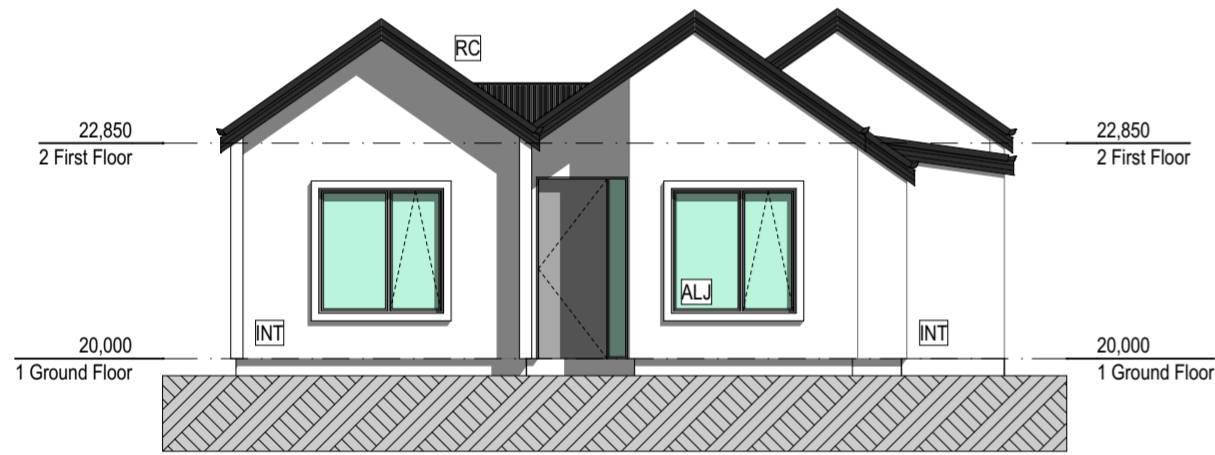
- ALJ Aluminium Joinery**  
Double glazed aluminium joinery refer to specification.
- AXON James Hardie Axon panel**  
Axon panel over H3.1 45x20mm Radiata battens at 300mm centers over wall underlay over H1.2 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Bottom plate fixed with 135mm hold down bolts at 1200mm centers and 150mm
- INT Resene Facade System**  
Integra Lightweight Concrete Facade System - Integra 50mm Panel on 20mm Cavity on wall underlay on H1.2 SG8 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Refer to supporting documentation.
- RC Roof Cladding**  
0.55mm BMT Longrun Trapezoidal roof cladding over roofing underlay over H1.2 75 x 45mm SG8 radiata purlins @ 900mm centres with 600mm end purlins



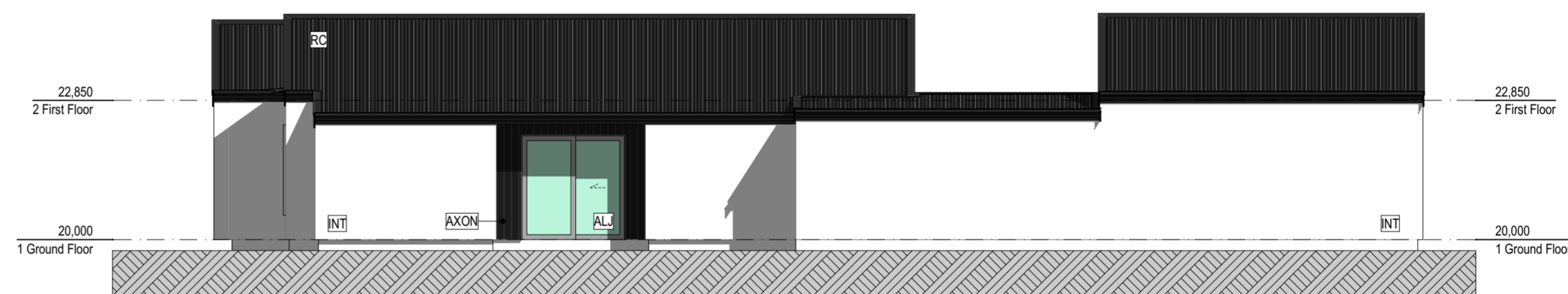
1 UNIT 10 NORTH ELEVATION 1:100



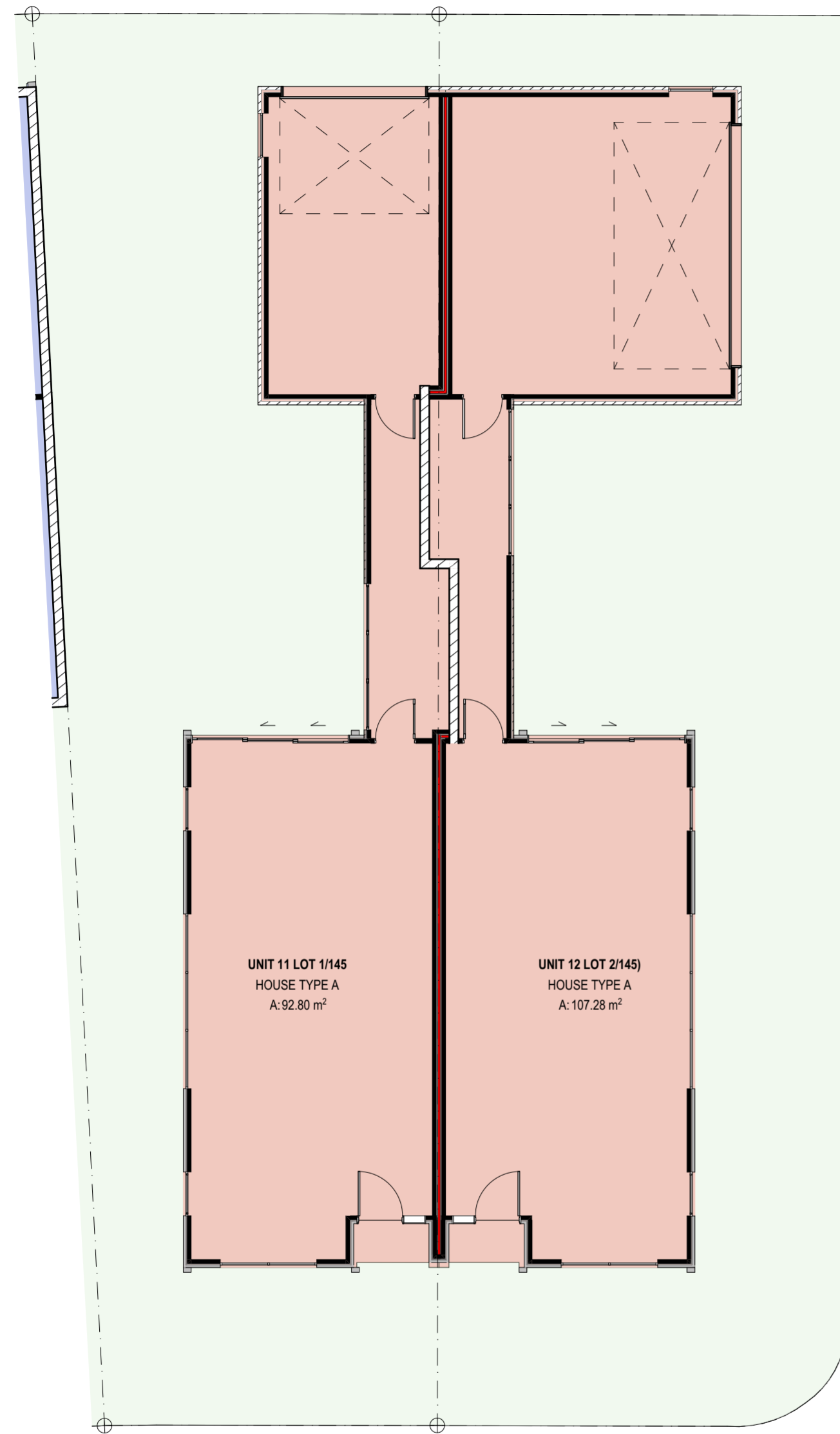
4 UNIT 10 WEST ELEVATION 1:100



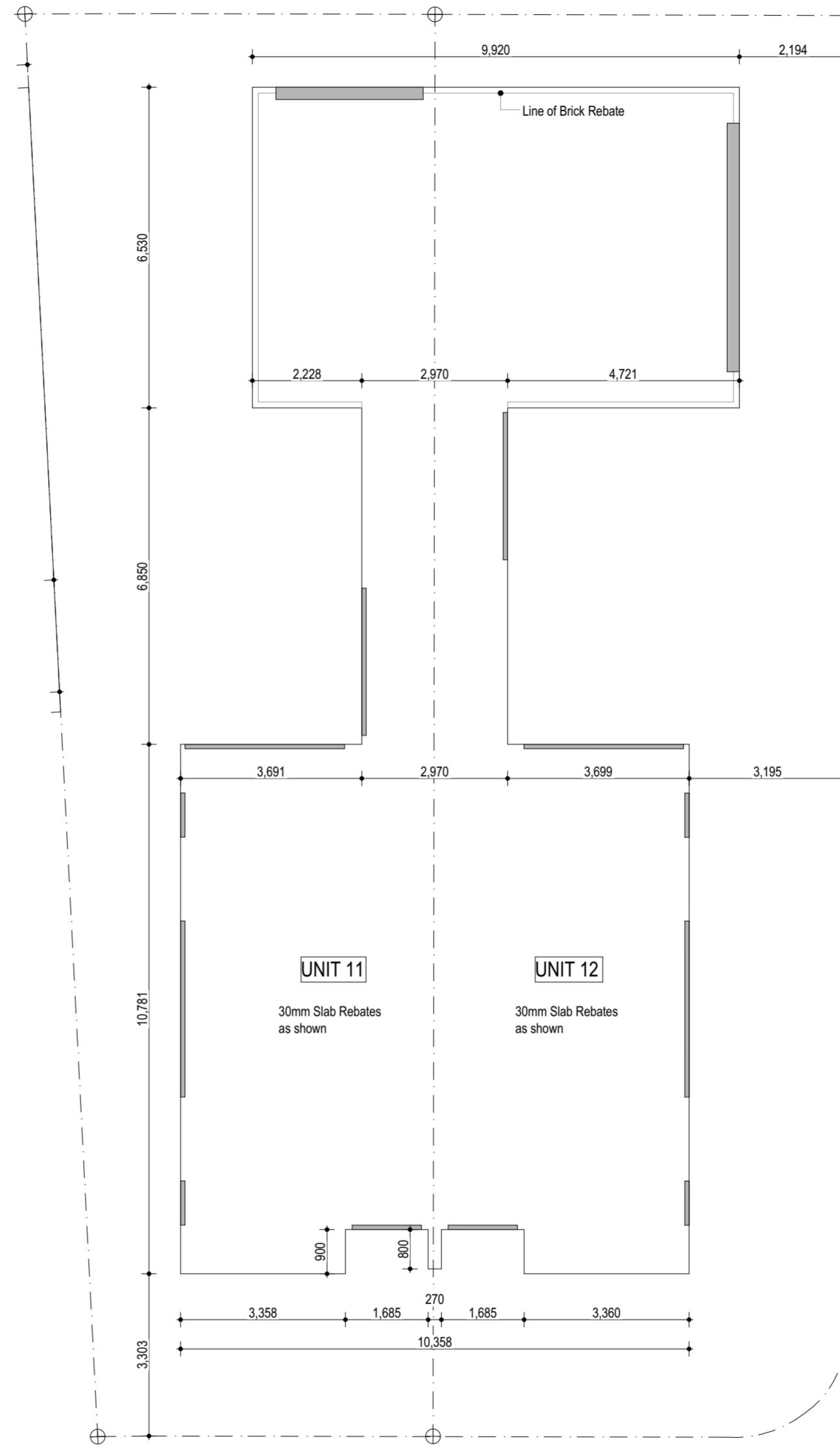
2 UNIT 10 SOUTH ELEVATION 1:100



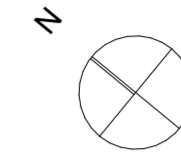
3 UNIT 10 EAST ELEVATION 1:100



1 UNIT 11 AND 12 SITE PLAN 1:100



2 UNIT 11 AND 12 FOUNDATION PLAN 1:100



**SITE INFORMATION: LOT 1/145 - UNIT 11**

Address	Lot 502 - Groynes Park Christchurch
Legal	Lot 502 DP 475955
Land Use Zone	Residential New Neighbourhood Zone
Climate Zone	3
Earthquake Zone	2
Exposure Zone	C
Rainfall range	30 - 40
Wind Region	A
Wind Zone	High
Building height	8m maximum
LMA	Liquification Management Area
Roads	Milton Street is a Minor Arterial

**Area Calculations :**

Site Area		
Unit 11	221.4sqm +/-	
Unit 12	240.6sqm +/-	
Site Coverage :		
Achieved		
Unit 11	41.9%	92.80sqm
Unit 12	44.5%	107.28sqm
Allowed	40%	88.56sqm



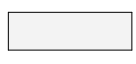


Impervious areas	X%	Xsqm
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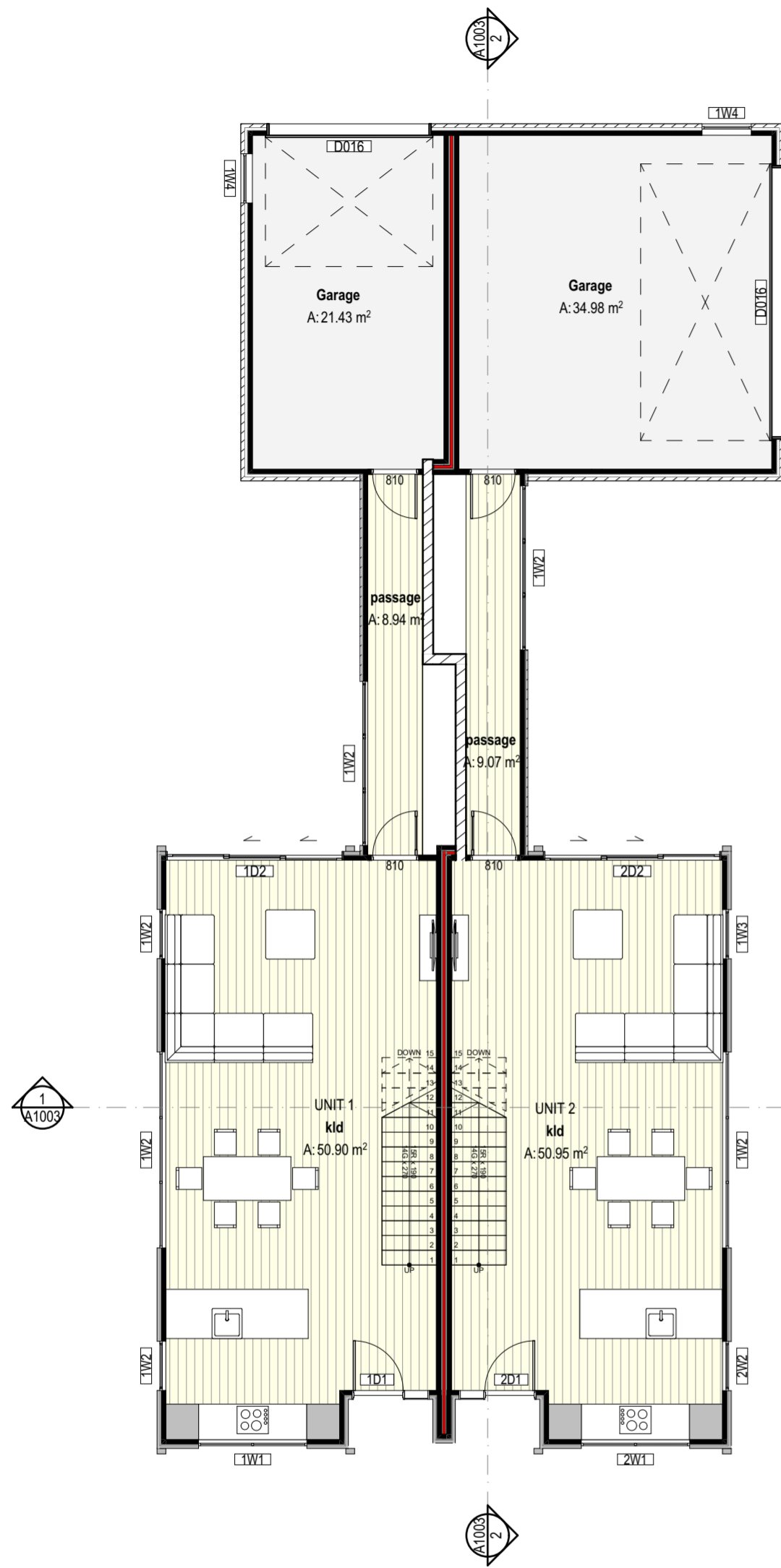
Pervious areas	X%	Xsqm
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At least 50% of the landscaping shall be trees and shrubs.

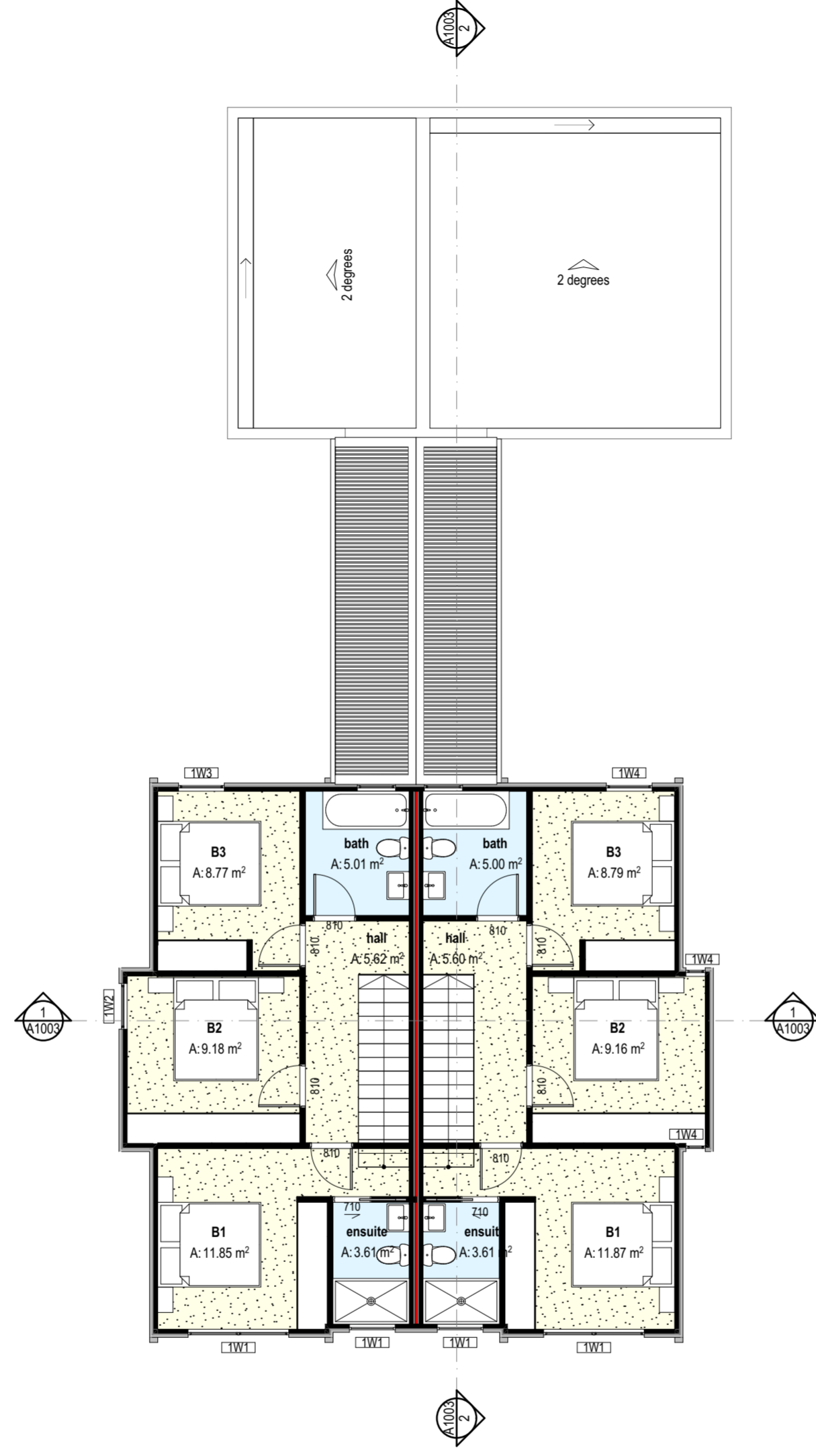
**Recession Planes**

North	Milton Street NA
South	37 degrees
East	50
West	38

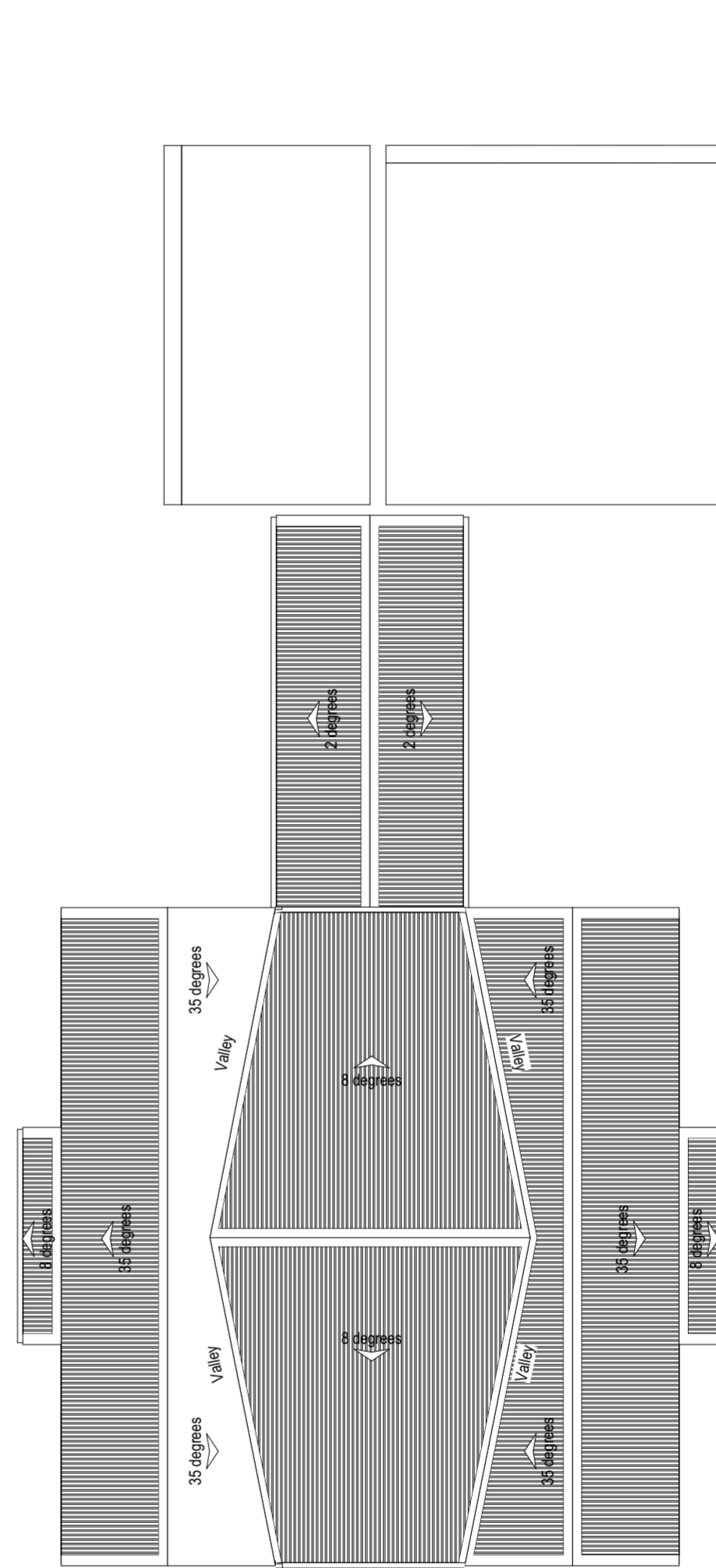
- LEGEND**
-  New tree 1.5m minimum height at time of planting.
  -  Visibility splay, clear from 1m above from 2m either side of the access for a depth of 2m
  -  Exposed aggregate
  -  Brushed concrete
  -  Low planting



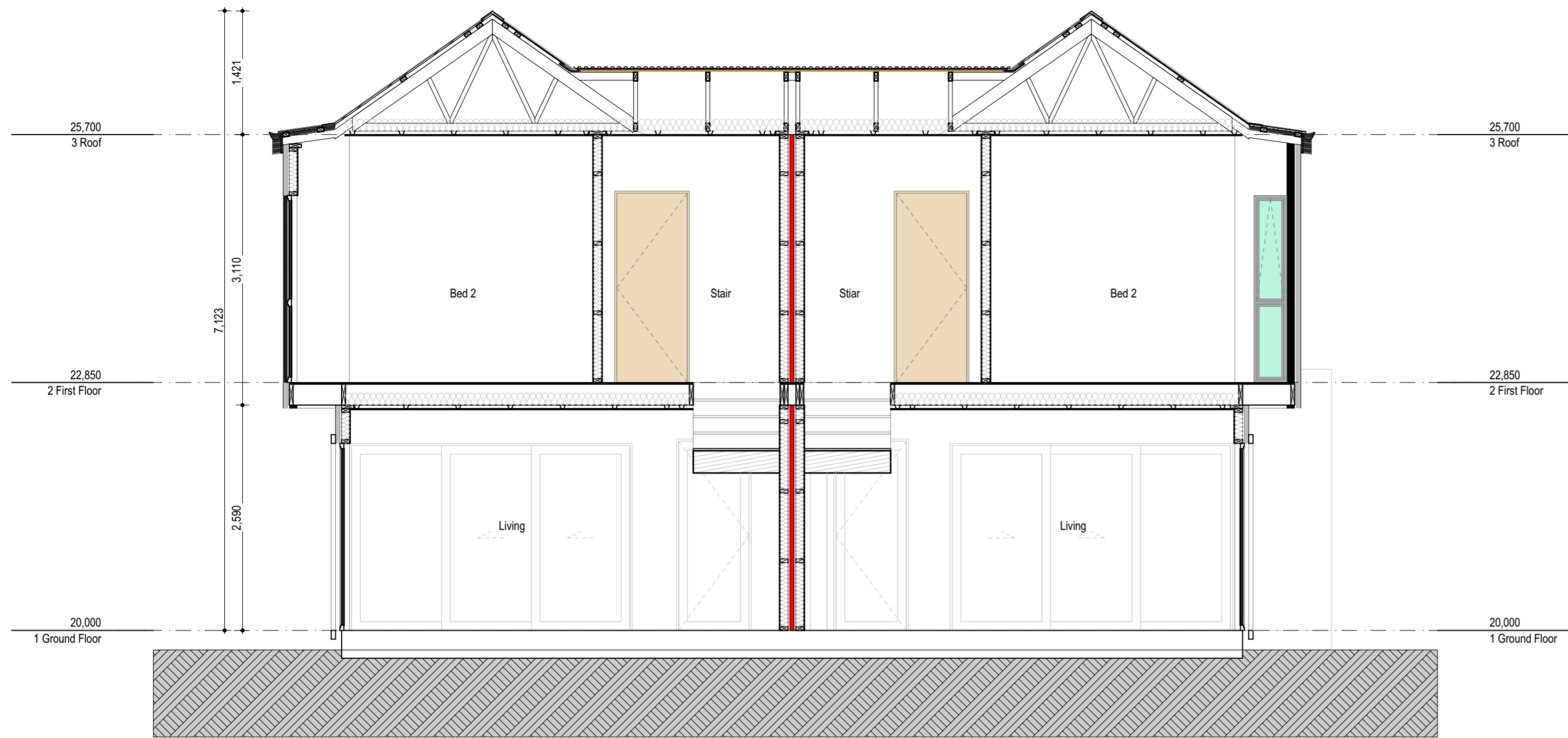
1 UNITS 11 AND 12 GROUND FLOOR PLAN 1:100



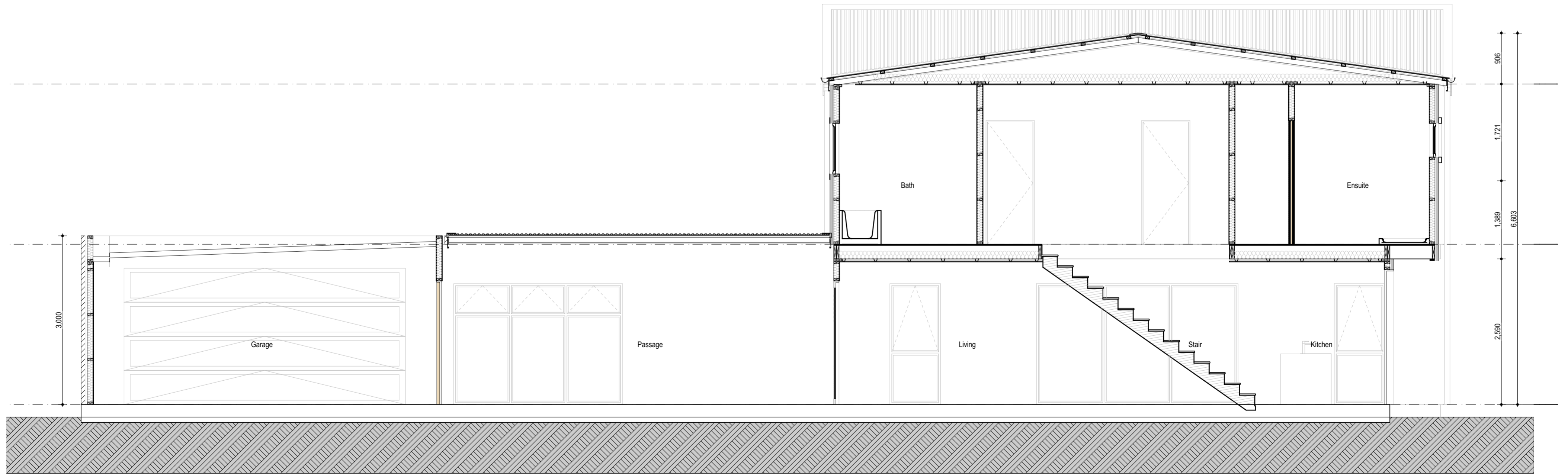
3 UNITS 11 AND 12 FIRST FLOOR PLAN 1:100



2 UNITS 11 AND 12 ROOF PLAN 1:100



1 UNITS 11 AND 12 CROSS SECTION 1:50



2 UNITS 11 AND 12 LONG SECTION 1:50



1 UNITS 11 AND 12 NORTH ELEVATION 1:100



3 UNITS 11 AND 12 EAST ELEVATION 1:100



2 UNITS 11 AND 12 SOUTH ELEVATION 1:100



4 UNITS 11 AND 12 WEST ELEVATION 1:100

**Notes**

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|--|---|--|
| <p><b>ALJ</b> Aluminium Joinery<br/>Double glazed aluminium joinery refer to specification.</p> <p><b>AXON</b> James Hardie Axon panel<br/>Axon panel over H3.1 45x20mm Radiata battens at 300mm centers over wall underlay over H1.2 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Panel to overhang slab by 50mm. Bottom plate fixed with</p> | <p><b>BV</b> Brick Veneer<br/>70 series brick veneer over 50mm cavity</p> <p><b>INT</b> Resene Facade System<br/>Integra Lightweight Concrete Facade System - Integra 50mm Panel on 20mm Cavity on wall underlay on H1.2 SG8 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Refer to supporting</p> | <p><b>RC</b> Roof Cladding<br/>0.55mm BMT Longrun Trapezoidal roof cladding over roofing underlay over H1.2 75 x 45mm SG8 radiata purlins @ 900mm centres with 600mm end purlins</p> |
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