

The Chapters Sydenham - South Sea Homes Ltd

Lot 2 DP 7485 & Lot 26 DP 3
ISSUE 04 / RC AMENDMENT ISSUE
6 / 09 / 23

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SITE INFORMATION
Registered Owners: Glenn Charles Haszard and Evan James Taylor
Address: 120 - 122 Burke Street
Lot & DP Numbers: Lot 2 DP 7485 & Lot 26 DP 3
Comprised In: CB228/600 & CB393/291
Territorial Authority: Christchurch City Council
Planning Zone: RMD
Wind Zone: Low
Exposure Zone: Zone C
Lee Zone: No
Earthquake Zone: Zone 2
Snow Zone: 1.0 kPa N4
Climate Zone: Zone 3

SURVEY INFORMATION
Horizontal Datum: NZGD 2000 M1 Pleasant Circuit
Vertical Datum: Christchurch Drainage Datum (July 2019 Network)
Origin of Levels: CCC BM 0311 RL: 19.235 Observed on 27/09/2021
Surveyed by: Paul Rouillard
Survey Date: 27/09/2021

Boundaries are indicative only. Boundary lines shown are from LINZ Data Service (XML Data). Recent post earthquake surveys in the area have indicated the area is subject to block shift and shallow surface movements as a result of the 2010/2011 Canterbury Earthquake sequences.

Boundary lines shown on the plan have an estimated accuracy of +/- 250mm. A legal redefinition survey is required to confirm boundary dimensions, area and location.

Benchmark is a nail behind kerb.

LEGEND

Existing Lot Boundary	
Road Boundary	
Abuttal Boundary	
Easement Boundary	
Contour Major (1.0m)	
Contour Minor (0.2m)	
Fenceline	
Survey Benchmark	
Spot Level	
Stormwater Inspection Chamber	
Stormwater Kerb Outlet	
Sewer Manhole	
Sewer Vent	
Water Meter	
Electrical Power Box	
Telecommunications Pillar	
Fibre Box	



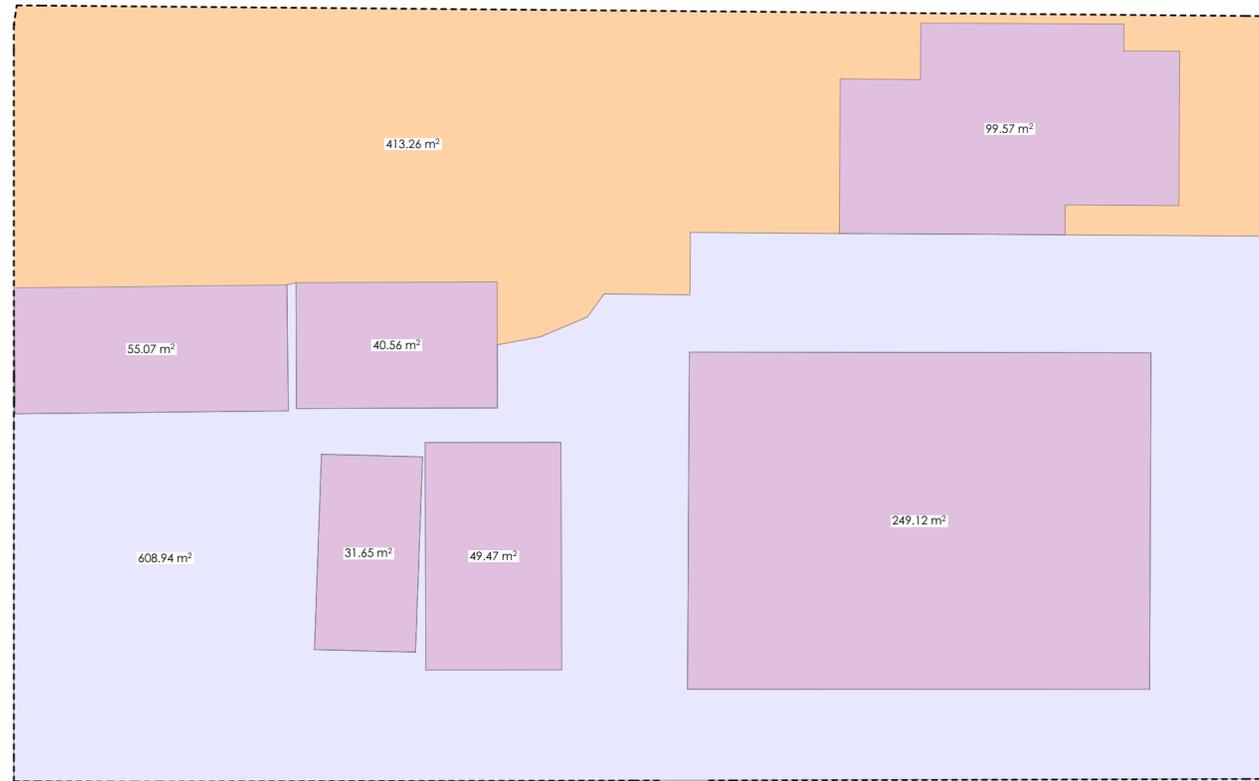
SITE
1,547.68m²

EXISTING SURFACES

Permeable: 413.26m² / 1,547.68m² = **26.71%**

Impervious: 525.44m² (building) + 608.94m² (concrete paving) = 1134.38m² / 1,547.68m² = **73.29%**

- Impervious Surface**
Concrete paving
- Impervious Surface**
Building
- Permeable Surface**
Landscaping



Site Surfaces - Existing

SCALE 1:200 @A3

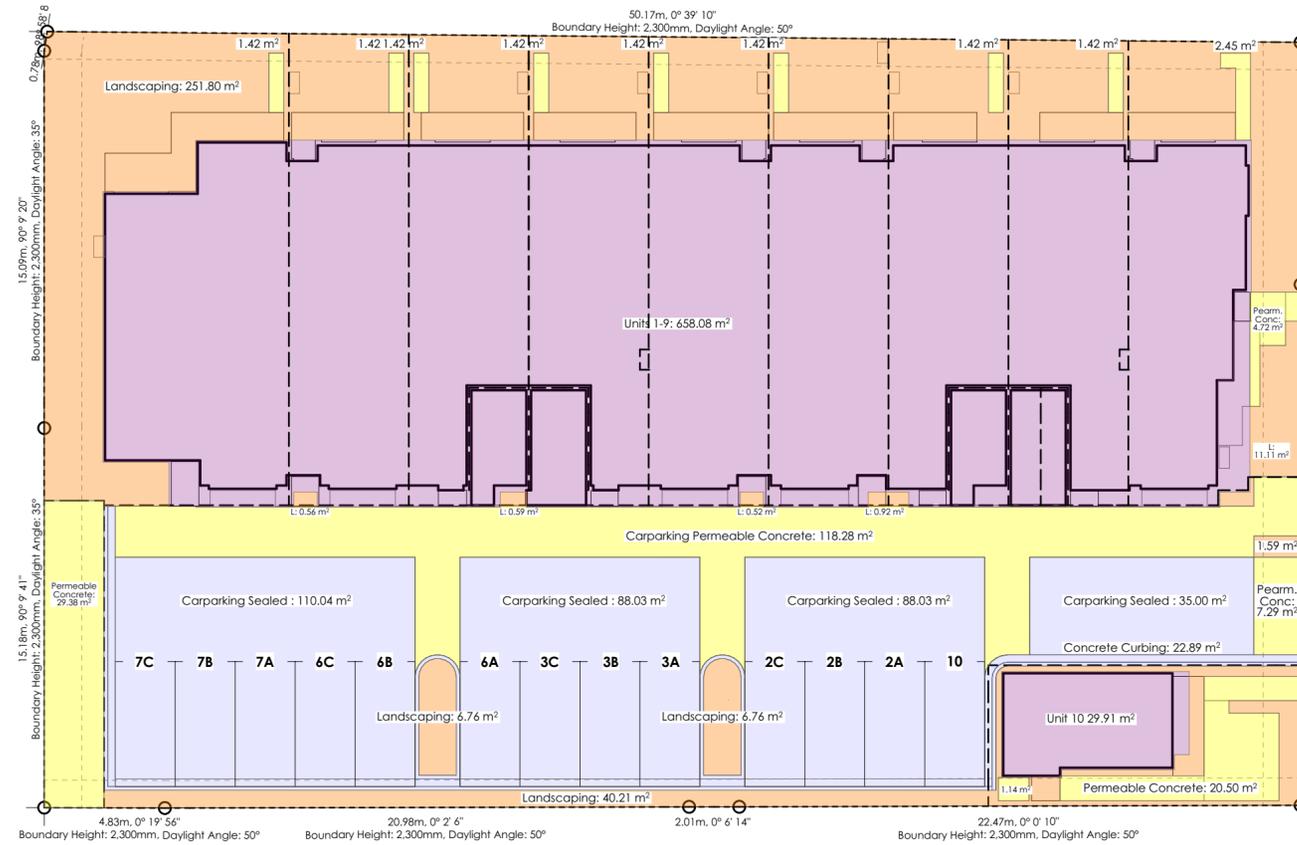
SITE
1,547.68m²

PROPOSED SURFACES

Permeable: 472.94m² / 1,547.68m² = **30.56%**

Impervious: 687.99m² (building) + 386.75m² (Concrete/Firth Permcon) = 1074.74m² / 1,547.68m² = **69.44%**

- Impervious Surface**
Concrete paving
- Impervious Surface**
Building Roof Area
- 50% Permeable Surface**
Firth Permcon (Permeable Concrete)
- Permeable Surface**



Site Surfaces - Proposed

SCALE 1:200 @A3

R	B	A	Studio
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Revisions:
35 Surface Area & Carpark Amendments

Job Title:
The Chapters Sydenham - South Sea Homes Ltd

Legal:
120 - 122 Burke Street
Addington
Christchurch

Layout Name:
Site Surfaces

Lot 2 DP 7485 & Lot 26 DP
BP:

Issue: RC AMENDMENT ISSUE	Revision: 02	Job No: 2143
Date: 6/09/2023	Sheet: RC-03	
Drawn by: #Contact Suffix Title	Scale: 1:200	

Subject to council approval. All measurements to be confirmed on site by contractor prior to the commencement of work.
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GENERAL NOTES

-Main contractor to provide 2m min. high chain link fence (min. size 50x50mm) to prevent unauthorised entry to the site. All fencing to comply with F5 including relevant hazard signage.
 -Main Contractor to provide site specific Health & Safety policy which is to be viewed & signed by all persons entering the site.
 -Main Contractor to ensure Sediment control measures are put in place as per the Sediment Control Plan.

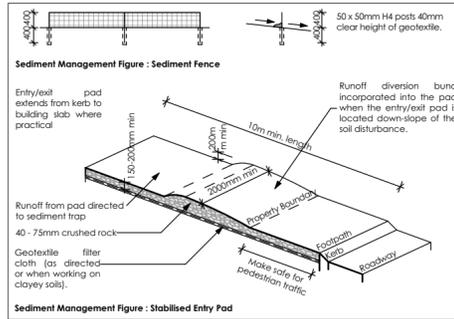
SEDIMENT CONTROL NOTES

- 1) Rumble pad to be created at point of entry & exit on site (Removed on completion of formed driveway)
 - 2) Rumble pad to be created in accordance to guidelines provided by the local Council & maintained in good condition throughout it's period of use.
 - 3) All ground cover/vegetation outside of immediate build area to be maintained throughout period of house build. This includes grass verges on the street frontage.
 - 4) Any stockpiles of soil or excavated material are to be kept to the rear of the site & covered with impervious sheets.
 - 5) Roof downpipes are to be connected to the installed stormwater drainage as soon as practical once roof cladding has been installed. Until this point ensure water run-off from downpipes is directed away from build area but not on to neighbouring properties.
- No building work will be started on this project until the construction of an approved stormwater outfall has been completed for this proposed lot.
 -Please Note: An on-site inspection will be completed prior to construction stage with appropriate control measures to protect stormwater drains installed where relevant.



SITE LEVEL NOTES:

Site benchmark (Nail in Footpath) BM 17.54m

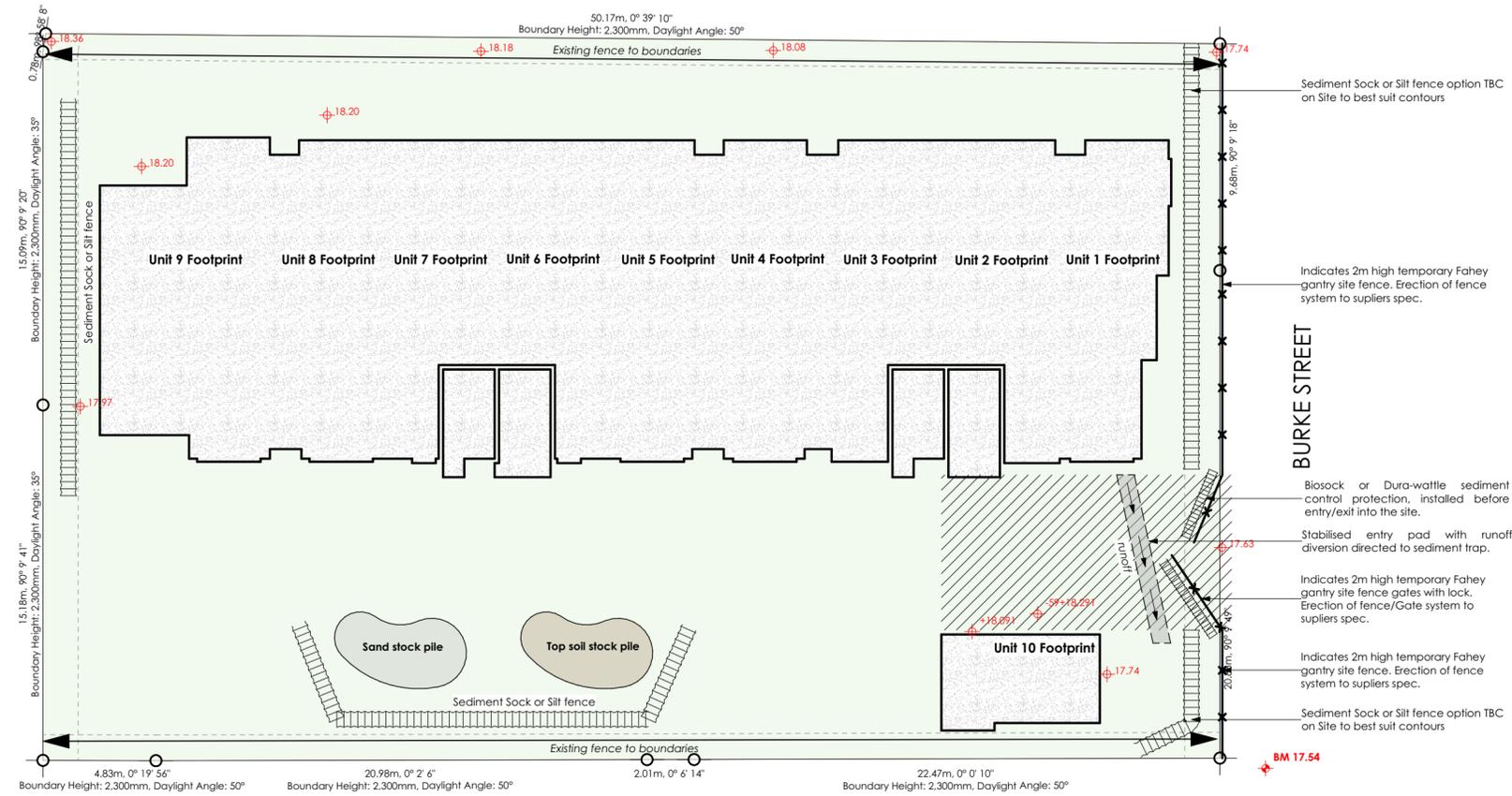


Checklist 5: Stabilised Entry Pad

Construction checklist	Yes ✓	No X (Add comments to explain)
Check back to 'Stabilised Entranceway' section for full information. Also see the Figures over the page.		
Area has been cleared of unsuitable material and smooth graded		
Woven geotextile has been placed over the area, and is properly pinned and overlapped		
At least 10 m of aggregate has been placed (extending from site boundary), 4 m wide and minimum 150mm deep, using 50-150 mm washed aggregate		
Vehicles cannot bypass the entranceway		
Street sweep/suction is done and date recorded		
Inspection and maintenance checks are done, recorded and dated, along with any comments		

Checklist 19: Silt Sock

Construction checklist	Yes ✓	No X (Add comments to explain)
Check back to 'Silt sock' section for full information. Also see the Figures over the page.		
Silt socks are installed on the contour. If not possible, or if there are long sections of sock, short silt sock returns are installed, projecting upslope to minimise concentration of flows. Returns are at least 2 m long		
Silt socks are overlapped by 75 mm and joined by a sleeve		
Silt sock 'wings' are installed at either end of the sock, projecting a sufficient length upslope to stop outflanking		
The silt sock is pegged and secured, depending on the application		
Vehicles are prevented from driving over silt socks, or they are moved out of the way of vehicles when needed		
Inspection and maintenance checks are done, recorded and dated, along with any comments		



Site

Revisions:

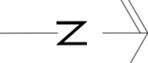




UNIT 1 Ground Floor Area: 59.60 m ² 1st Floor Area: 53.52 m ² 2nd Floor Area: 55.71 m ² Total Floor Area (3 Storey): 168.83 m² Floor Area (Excl. Garage): 148.14 m ² 1st Floor Deck Area: 17.24 m ²	UNIT 3 A,B,C A Floor Area: 57.37 m ² B Floor Area: 52.97 m ² C Floor Area: 51.40 m ² Total Floor Area (3 Storey): 161.74 m² B Deck Area: 16.82 m ² C Deck Area: 16.82 m ²	UNIT 5 Ground Floor Area: 45.75 m ² 1st Floor Area: 53.17 m ² 2nd Floor Area: 55.47 m ² Total Floor Area (3 Storey): 154.39 m² Floor Area (Excl. Garage): 152.97 m ² 1st Floor Deck Area: 16.82 m ²	UNIT 7 - A,B,C A Floor Area: 57.37 m ² B Floor Area: 52.77 m ² C Floor Area: 53.06 m ² Total Floor Area (3 Storey): 163.20 m² B Deck Area: 16.82 m ² C Deck Area: 16.82 m ²	UNIT 9 Ground Floor Area: 91.77 m ² 1st Floor Area: 49.53 m ² Total Floor Area (3 Storey): 141.30 m² Floor Area (Excl. Garage): 119.73 m ²	SHARED ACCESSWAY Total Floor Area (Unit 2-3): 40.55 m ² Total Floor Area (Unit 6-7): 45.80 m ² Total Floor Area: 86.35 m²
UNIT 2 - A,B,C A Floor Area: 57.37 m ² B Floor Area: 41.02 m ² C Floor Area: 39.82 m ² Total Floor Area (3 Storey): 138.21 m² B Deck Area: 16.82 m ² C Deck Area: 16.82 m ²	UNIT 4 Ground Floor Area: 65.75 m ² 1st Floor Area: 53.25 m ² 2nd Floor Area: 54.45 m ² Total Floor Area (3 Storey): 173.45 m² Floor Area (Excl. Garage): 152.04 m ² 1st Floor Deck Area: 16.82 m ²	UNIT 6 - A,B,C A Floor Area: 57.37 m ² B Floor Area: 53.63 m ² C Floor Area: 54.55 m ² Total Floor Area (3 Storey): 137.94 m² B Deck Area: 16.82 m ² C Deck Area: 16.82 m ²	UNIT 8 Ground Floor Area: 65.70 m ² 1st Floor Area: 53.63 m ² 2nd Floor Area: 55.78 m ² Total Floor Area (3 Storey): 175.11 m² Floor Area (Excl. Garage): 153.69 m ² 1st Floor Deck Area: 16.82 m ²	UNIT 10 Ground Floor Area: 27.97 m ² 1st Floor Area: 26.66 m ² Total Floor Area (2 Storey): 54.63 m²	ALL UNITS Ground Floor Area: 606.02 m ² 1st Floor Area: 477.54 m ² 2nd Floor Area: 405.24 m ² Total Floor Area (3 Storey): 1,488.80 m² Floor Area (Excl. Garage): 1,124.84 m ²

Revisions:
 39 1.2m High Fencing to rubbish bins compound with 340mm landscaping strip and earthworks amendment

Job Title:
The Chapters Sydenham - South Sea Homes Ltd
 Legal:
 120 - 122 Burke Street
 Addington
 Christchurch
 Layout Name:
 Site Plan



Issue: RC AMENDMENT ISSUE
 Date: 4/10/23
 Drawn by: #Contact Suffix Title
 Scale:
 Revision: 04
 Sheet: RC-06
 Job No: 2143

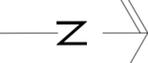


UNIT 1	UNIT 3 A,B,C	UNIT 5	UNIT 7 - A,B,C	UNIT 9	SHARED ACCESSWAY
Ground Floor Area	57.37 m ²	65.75 m ²	57.37 m ²	91.77 m ²	40.55 m ²
First Floor Area	52.97 m ²	53.17 m ²	52.77 m ²	49.53 m ²	45.80 m ²
Second Floor Area	51.40 m ²	54.45 m ²	53.06 m ²	55.78 m ²	
Total Floor Area (3 Storey)	161.74 m²	173.45 m²	163.20 m²	197.08 m²	86.35 m²
Floor Area (Excl. Garage)	148.14 m ²	168.82 m ²	152.97 m ²	119.73 m ²	
1 st Floor Deck Area	17.24 m ²	16.82 m ²	16.82 m ²	16.82 m ²	
UNIT 2 - A,B,C	UNIT 4	UNIT 6 - A,B,C	UNIT 8	UNIT 10	ALL UNITS
A Floor Area	57.37 m ²	65.75 m ²	57.37 m ²	27.97 m ²	606.02 m ²
B Floor Area	41.02 m ²	53.25 m ²	53.63 m ²	26.66 m ²	477.54 m ²
C Floor Area	39.82 m ²	54.45 m ²	55.78 m ²	54.63 m ²	405.24 m ²
Total Floor Area (3 Storey)	138.21 m²	173.45 m²	166.78 m²	109.26 m²	1,488.80 m²
B Deck Area	16.82 m ²	152.04 m ²	16.82 m ²		
C Deck Area	16.82 m ²	16.82 m ²	16.82 m ²		

ADDITIONAL FLOOR PLAN NOTES:
 - All glazing to comply with NZS4223
 - All hard floor finishes to comply with NZBC D1/AS Table 2. Floor tiles to be non-slip & have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles.
 - Satin enamel wall finish to bathroom, ensuite & those walls adjacent to sinks etc., in kitchen & laundry.
 - Impervious lining to be used above basins, vanities & benches. Bottom edge to be filled with fungus/mould resistant sealant.

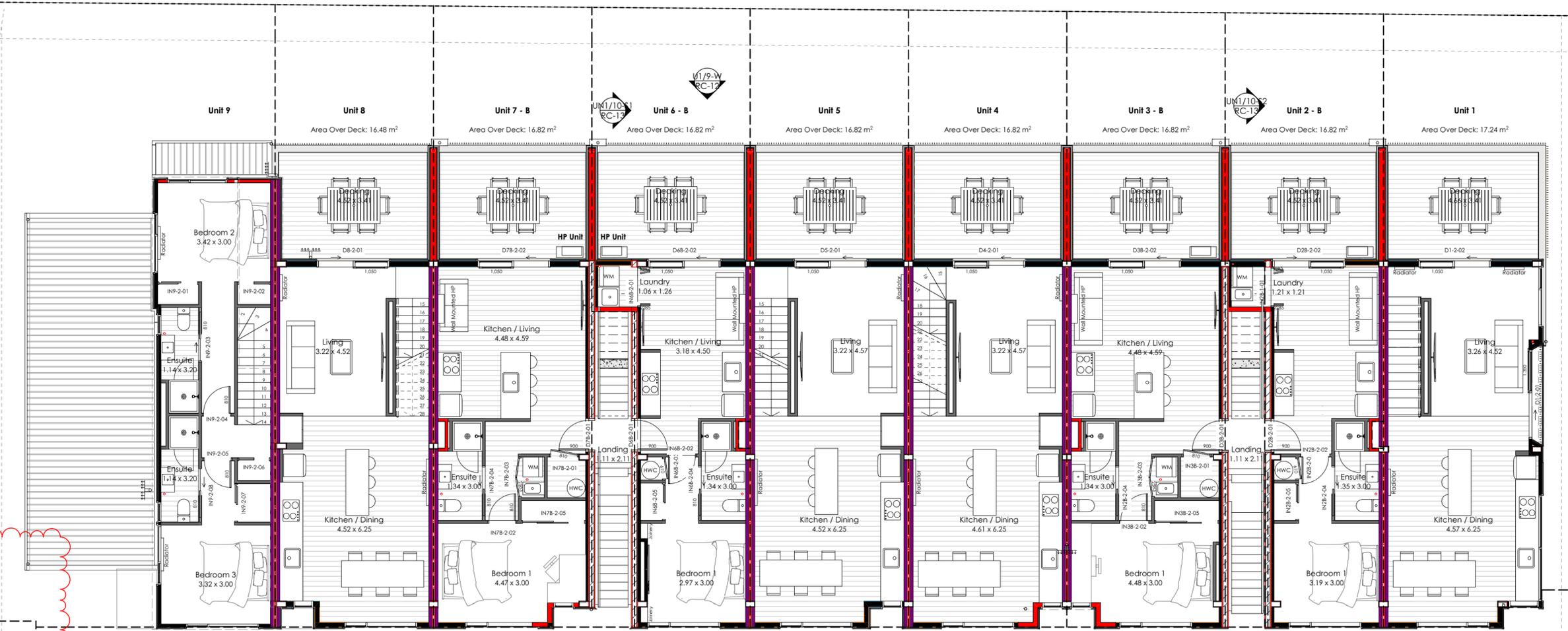
Revisions:
 39 1.2m High Fencing to rubbish bins compound with 340mm landscaping strip and earthworks amendment

Job Title:
The Chapters Sydenham - South Sea Homes Ltd
 Legal:
 120 - 122 Burke Street
 Addington
 Christchurch
 Layout Name:
 Ground Floor Plan



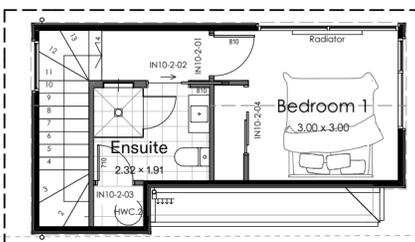
Issue: RC AMENDMENT ISSUE
 Date: 4/10/23
 Drawn by: #Contact Suffix Title
 Scale: 1:100
 Revision: 04
 Sheet: RC-07
 Job No: 2143

50.17m, 0° 39' 10"
Boundary Height: 2,300mm, Daylight Angle: 50°



Area over 1st Floor Cladding: 49.53 m² Area over 1st Floor Cladding: 53.63 m² Area over 1st Floor Cladding: 52.77 m² Area over 1st Floor Cladding: 41.02 m² Area over 1st Floor Cladding: 53.17 m² Area over 1st Floor Cladding: 53.25 m² Area over 1st Floor Cladding: 52.97 m² Area over 1st Floor Cladding: 41.02 m² Area over 1st Floor Cladding: 53.52 m²

Shared Accessway: 11.66 m² Shared Accessway: 11.94 m²



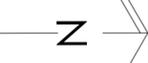
Area over 1st Floor Cladding: 26.66 m²

UNIT 1 Ground Floor Area: 59.40 m ² First Floor Area: 53.52 m ² Second Floor Area: 55.71 m ² Total Floor Area (3 Storey): 168.83 m² Floor Area (Excl. Garage): 148.14 m ² 1 st Floor Deck Area: 17.24 m ²	UNIT 3 A,B,C A Floor Area: 57.37 m ² B Floor Area: 52.97 m ² C Floor Area: 51.40 m ² Total Floor Area (3 Storey): 161.74 m² B Deck Area: 16.82 m ² C Deck Area: 16.82 m ²	UNIT 5 Ground Floor Area: 45.75 m ² First Floor Area: 53.17 m ² Second Floor Area: 55.47 m ² Total Floor Area (3 Storey): 174.39 m² Floor Area (Excl. Garage): 152.97 m ² 1 st Floor Deck Area: 16.82 m ²	UNIT 7 - A,B,C A Floor Area: 57.37 m ² B Floor Area: 52.77 m ² C Floor Area: 53.06 m ² Total Floor Area (3 Storey): 163.20 m² B Deck Area: 16.82 m ² C Deck Area: 16.82 m ²	UNIT 9 Ground Floor Area: 91.77 m ² First Floor Area: 49.53 m ² Total Floor Area (3 Storey): 141.30 m² Floor Area (Excl. Garage): 119.73 m ²	SHARED ACCESSWAY Total Floor Area (Unit 2-3): 40.55 m ² Total Floor Area (Unit 6-7): 45.80 m ² Total Floor Area: 86.35 m²
UNIT 2 - A,B,C A Floor Area: 57.37 m ² B Floor Area: 41.02 m ² C Floor Area: 39.82 m ² Total Floor Area (3 Storey): 138.21 m² B Deck Area: 16.82 m ² C Deck Area: 16.82 m ²	UNIT 4 Ground Floor Area: 65.75 m ² First Floor Area: 53.25 m ² Second Floor Area: 54.45 m ² Total Floor Area (3 Storey): 173.45 m² Floor Area (Excl. Garage): 152.04 m ² 1 st Floor Deck Area: 16.82 m ²	UNIT 6 - A,B,C A Floor Area: 57.37 m ² B Floor Area: 41.02 m ² C Floor Area: 39.55 m ² Total Floor Area (3 Storey): 137.94 m² B Deck Area: 16.82 m ² C Deck Area: 16.82 m ²	UNIT 8 Ground Floor Area: 65.70 m ² First Floor Area: 53.63 m ² Second Floor Area: 54.45 m ² Total Floor Area (3 Storey): 173.78 m² Floor Area (Excl. Garage): 153.69 m ² 1 st Floor Deck Area: 16.82 m ²	UNIT 10 Ground Floor Area: 27.97 m ² First Floor Area: 26.66 m ² Total Floor Area (2 Storey): 54.63 m²	ALL UNITS Ground Floor Area: 606.02 m ² First Floor Area: 477.54 m ² Second Floor Area: 405.24 m ² Total Floor Area (3 Storey): 1,488.80 m² Floor Area (Excl. Garage): 1,124.84 m ²

ADDITIONAL FLOOR PLAN NOTES:
 - All glazing to comply with NZS4223
 - All hard floor finishes to comply with NZBC D1/AS Table 2. Floor tiles to be non-slip & have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles.
 - Satin enamel wall finish to bathroom, ensuite & those walls adjacent to sinks etc., in kitchen & laundry.
 - Impervious lining to be used above basins, vanities & benches. Bottom edge to be filled with fungus/mould resistant sealant.

Revisions:
 39 1.2m High Fencing to rubbish bins compound with 340mm landscaping strip and earthworks amendment

Job Title: **The Chapters Sydenham - South Sea Homes Ltd**
 Legal: 120 - 122 Burke Street, Addington, Christchurch
 Layout Name: **First Floor Plan**



Issue: RC AMENDMENT ISSUE
 Date: 4/10/23
 Drawn by: #Contact Suffix Title
 Scale: 1:100

Revision: 04
 Sheet: RC-08
 Job No: 2143

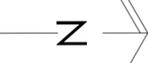


UNIT 1 Ground Floor Area 59.40 m ² First Floor Area 53.52 m ² Second Floor Area 55.71 m ² Total Floor Area (3 Storey) 168.83 m ² Floor Area (Excl. Garage) 148.14 m ² 1 st Floor Deck Area 17.24 m ²	UNIT 3 - A,B,C A Floor Area 57.37 m ² B Floor Area 52.97 m ² C Floor Area 51.40 m ² Total Floor Area (3 Storey) 161.74 m ² B Deck Area 16.82 m ² C Deck Area 16.82 m ²	UNIT 5 Ground Floor Area 45.75 m ² First Floor Area 53.17 m ² Second Floor Area 55.47 m ² Total Floor Area (3 Storey) 174.39 m ² Floor Area (Excl. Garage) 152.97 m ² 1 st Floor Deck Area 16.82 m ²	UNIT 7 - A,B,C A Floor Area 57.37 m ² B Floor Area 52.77 m ² C Floor Area 53.06 m ² Total Floor Area (3 Storey) 163.20 m ² B Deck Area 16.82 m ² C Deck Area 16.82 m ²	UNIT 9 Ground Floor Area 91.77 m ² First Floor Area 49.53 m ² Total Floor Area (3 Storey) 141.30 m ² Floor Area (Excl. Garage) 119.73 m ²	SHARED ACCESSWAY Total Floor Area (Unit 2-3) 40.55 m ² Total Floor Area (Unit 6-7) 45.80 m ² Total Floor Area 86.35 m ²
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ADDITIONAL FLOOR PLAN NOTES:
 - All glazing to comply with NZS4223
 - All hard floor finishes to comply with NZBC D1/AS Table 2. Floor tiles to be non-slip & have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles.
 - Satin enamel wall finish to bathroom, ensuite & those walls adjacent to sinks etc., in kitchen & laundry.
 - Impervious lining to be used above basins, vanities & benches. Bottom edge to be filled with fungus/mould resistant sealant.

Revisions:
 39 1.2m High Fencing to rubbish bins compound with 340mm landscaping strip and earthworks amendment

Job Title:
The Chapters Sydenham - South Sea Homes Ltd
 Legal:
 120 - 122 Burke Street
 Addington
 Christchurch
 Layout Name:
Second Floor Plan



Issue: RC AMENDMENT ISSUE
 Date: 4/10/23
 Drawn by: #Contact Suffix Title
 Scale: 1:100
 Revision: 04
 Sheet: RC-09
 Job No: 2143

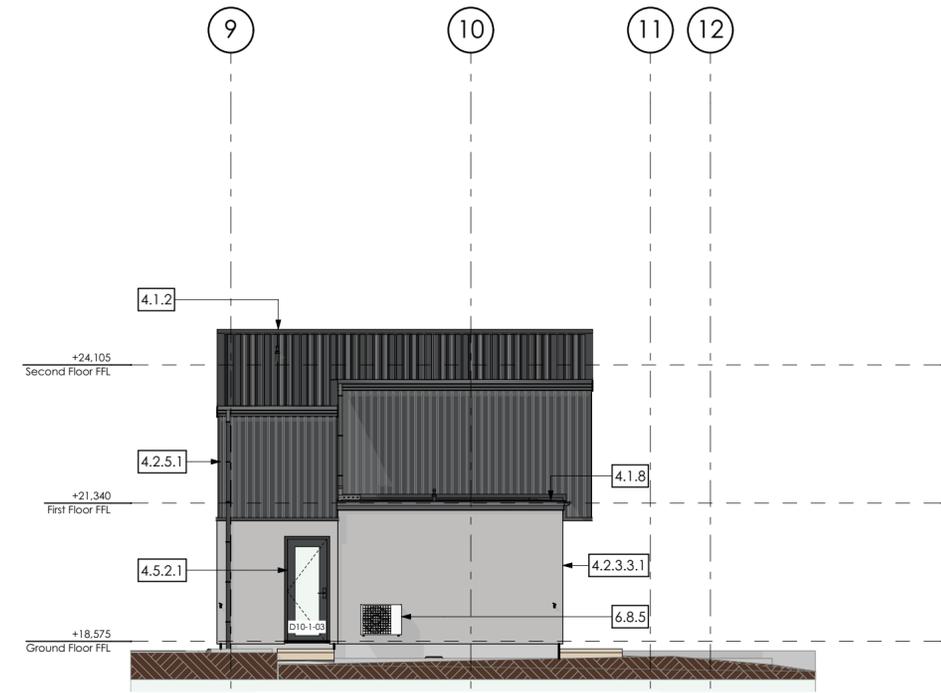
KEYNOTES

- 2.1.1 1.1m high P.Coated Aluminium Balustrading.
- 4.1.8 Viking Enviroclad, 1.5mm TPO membrane roofing over 18mm H3.2 ply Minimum fall 2°
- 4.1.2 0.55mm BMT selected Trimrib Colorsteel over Self-supporting roof underlay over H1.2 70x45mm purlins (on edge for 3°) @ 600mm crs. top and bottom, 900crs max. to body. Fix to trusses with 1/10g x 80mm self-drilling screw. Material Colour TBC - LRV to be Less than 30%
- 4.2.2.10 Solid filled 20 Series reinforced masonry block wall, running bond with clear sealant to exterior. Reinforcement to Engineers design

- 4.2.3.3.1 50mm Resene Integra panel on 20mm cavity battens installed to manufacturers specification.
- 4.2.3.3.12 Masonry plaster system over blockwork
- 4.2.3.3.13 50mm Resene Integra panel Intertennancy walls installed to manufacturers specification.
- 4.2.4.0.1 Vertical Cemintel Territory panels on 20mm cavity
- 4.2.5.1 Vertical Trimrib Colorsteel on 20mm cavity. Material Colour TBC - LRV to be Less than 30%
- 4.5.2.1 Selected colour powder-coated aluminium joinery with all glazing to comply with NZS 4223.
- 6.8.5 Outdoor Heatpump Unit



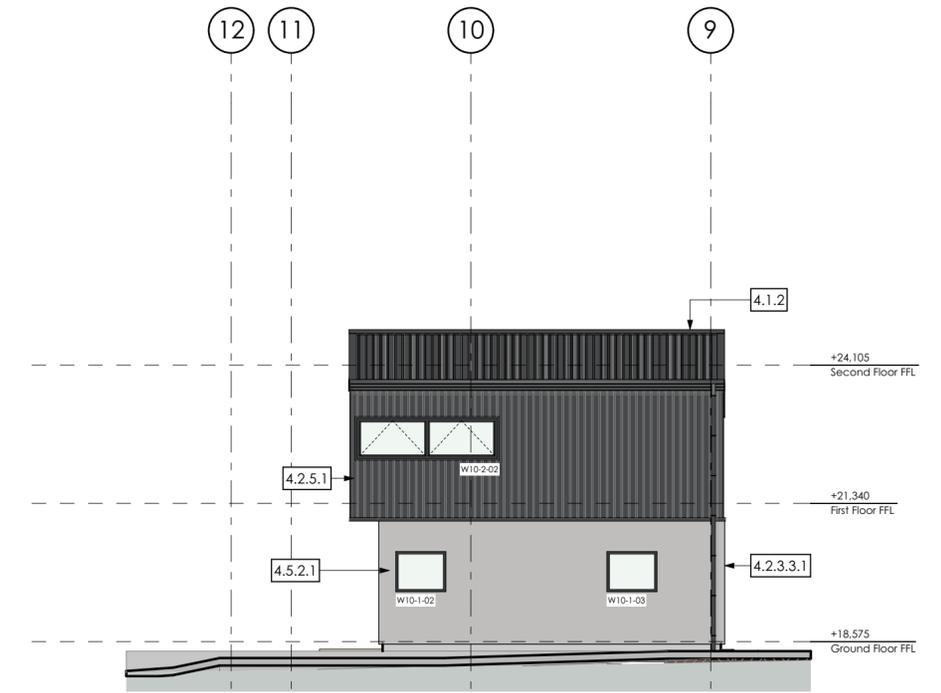
Units 1 - 10 North Elevation
SCALE 1:100 @A3



Unit 10 East Elevation
SCALE 1:100 @A3



Units 1-10 South Elevation
SCALE 1:100 @A3



Unit 10 West Elevation
SCALE 1:100 @A3

R | B | A | Studio

Revisions:

Job Title: **The Chapters Sydenham - South Sea Homes Ltd**
 Legal: 120 - 122 Burke Street Addington Christchurch
 Lot 2 DP 7485 & Lot 26 DP
 Layout Name: **Exterior Elevations**

Issue: RC AMENDMENT ISSUE
 Date: 6/09/2023
 Drawn by: #Contact Suffix Title
 Scale: 1:100

Revision: 02
 Sheet: **RC-11**
 Job No: 2143

KEYNOTES

- 2.1.1 1.1m high P.Coated Aluminium Balustrading.
- 3.4.1 Precast concrete stair to Engineers design
- 4.1.8 Viking Enviroclad, 1.5mm TPO membrane roofing over 18mm H3.2 ply Minimum fall 2°
- 4.1.6.9 Equus Chevaline Dexx waterproof membrane over external concrete steps & landings. Install as per manufacturers specification.

- 4.1.2 0.55mm BMT selected Trimrib Colorsteel over Self-supporting roof underlay over H1.2 70x45mm purlins (on edge for 3°) @ 600mm crs. Top and bottom, 900crs max. to body. Fix to trusses with 1/10g x 80mm self-drilling screw. Material Colour TBC - LRV to be Less than 30%
- 4.2.3.3.12 Masonry plaster system over blockwork
- 4.2.3.3.13 50mm Resene Integra panel Interferency walls installed to manufacturers specification.
- 4.2.4.0.1 Vertical Cemintel Territory panels on 20mm cavity

- 4.2.5.1 Vertical Trimrib Colorsteel on 20mm cavity. Material Colour TBC - LRV to be Less than 30%
- 4.5.2.1 Selected colour powder-coated aluminium joinery with all glazing to comply with NZS 4223.



Units 1-9 East Elevation

SCALE 1:100 @A3



Units 1-9 West Elevation

SCALE 1:100 @A3

R | B | A | Studio

Revisions:
34 Unit 2 (A,B,C), 3 (A,B,C), 4 (A,B,C), 7 (A,B,C) Layout Amendment

Job Title:
The Chapters Sydenham - South Sea Homes Ltd
Legal:
120 - 122 Burke Street
Addington
Christchurch
Layout Name:
Exterior Elevations

Issue: RC AMENDMENT ISSUE
Date: 6/09/2023
Drawn by: #Contact Suffix Title
Scale: 1:100

Revision: 02
Sheet: **RC-12**
Job No: 2143

KEYNOTES

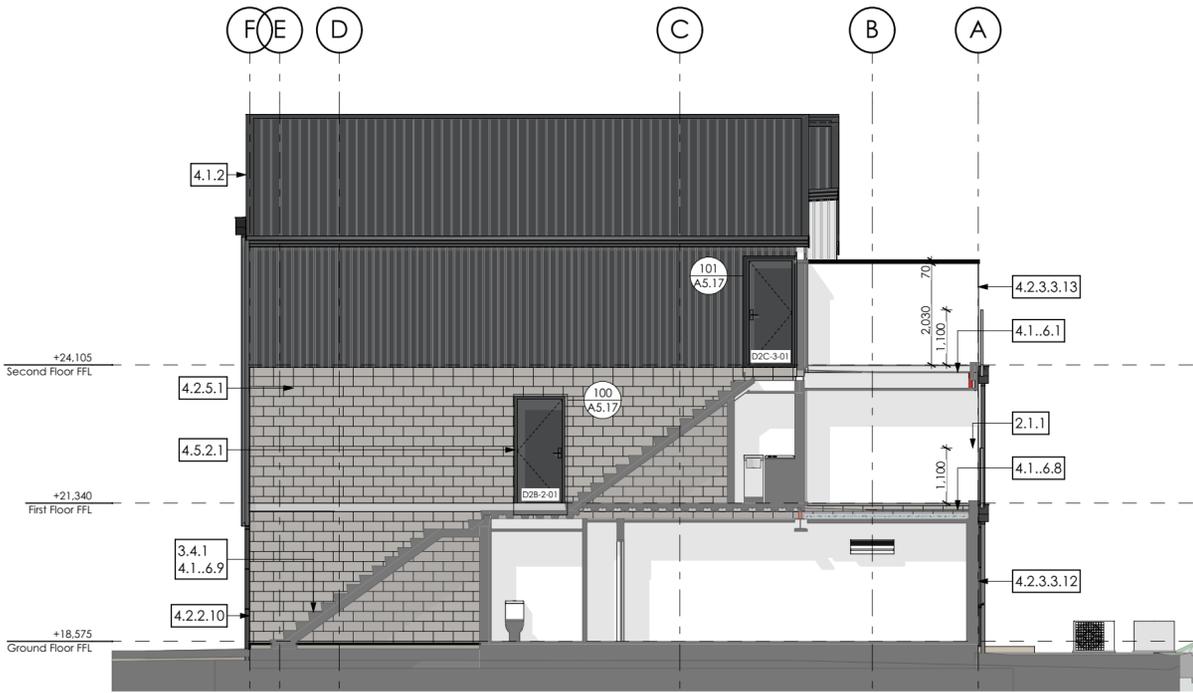
- 2.1.1 1.1m high P.Coated Aluminium Balustrading.
- 3.4.1 Precast concrete stair to Engineers design
- 4.1..6.1 1.5mm TPO decking on 18mm H3.2 ccs plywood and self supporting underlay over Firing shaped to falls @ 400 crs max, blocked @ 400 crs on H1.2 joists. Max area 40m².
- 4.1..6.8 1.5mm TPO decking on CF-80/1.2 Engineered Floor System shaped to falls. Refer Engineers Design for structure & supporting members
- 4.1..6.9 Equus Chevaline Dexx waterproof membrane over external concrete steps & landings. Install as per manufacturers specification.

4.1.2

- 0.55mm BMT selected Trimrib Colorsteel over Self-supporting roof underlay over H1.2 70x45mm purlins (on edge for 3") @ 600mm crs, top and bottom, 900crs max. to body. Fix to trusses with 1/10g x 80mm self-drilling screw. Material Colour TBC - LRV to be Less than 30%
- 4.2.2.10 Solid filled 20 Series reinforced masonry block wall, running bond with clear sealnt to exterior. Reinforcement to Engineers desig
- 4.2.3.3.12 Masonry plaster system over blockwork
- 4.2.3.3.13 50mm Resene Integra panel Interferency walls installed to manufacturers specification.
- 4.2.5.1 Vertical Trimrib Colorsteel on 20mm cavity. Material Colour TBC - LRV to be Less than 30%

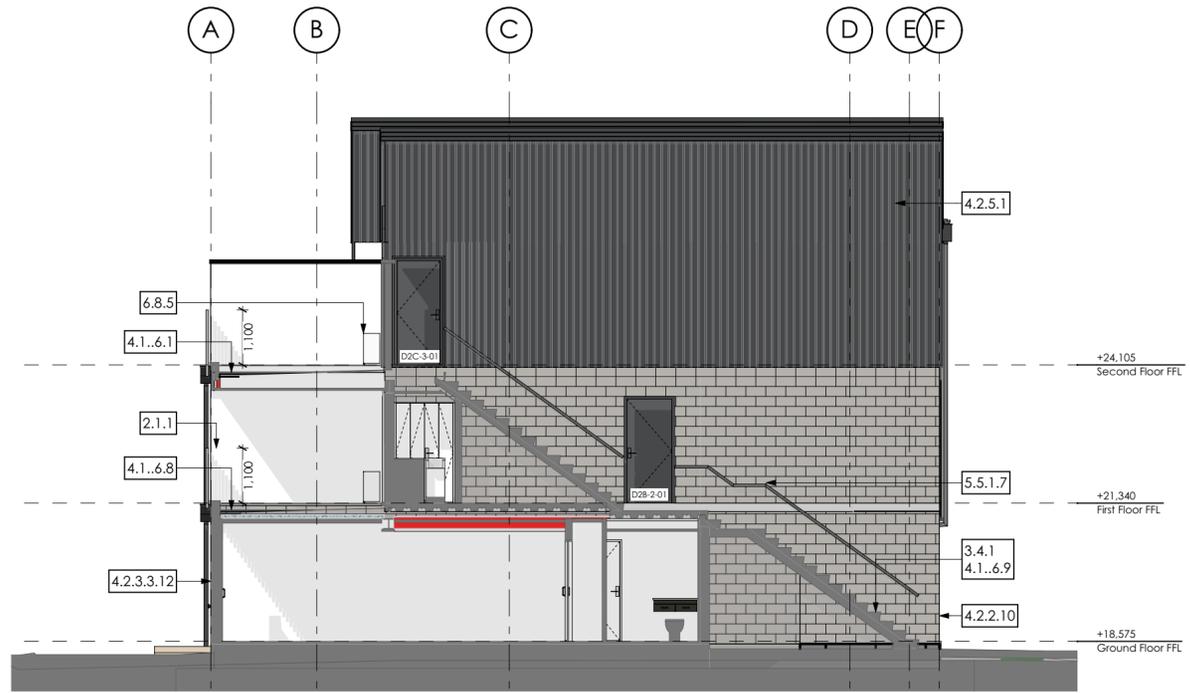
4.5.2.1

- Selected colour powder-coated aluminium joinery with all glazing to comply with NZS 4223.
- 5.5.1.7 40mm powdercoated Steel handrail & brackets fixed to manufacturers spec.
- 6.8.5 Outdoor Heatpump Unit



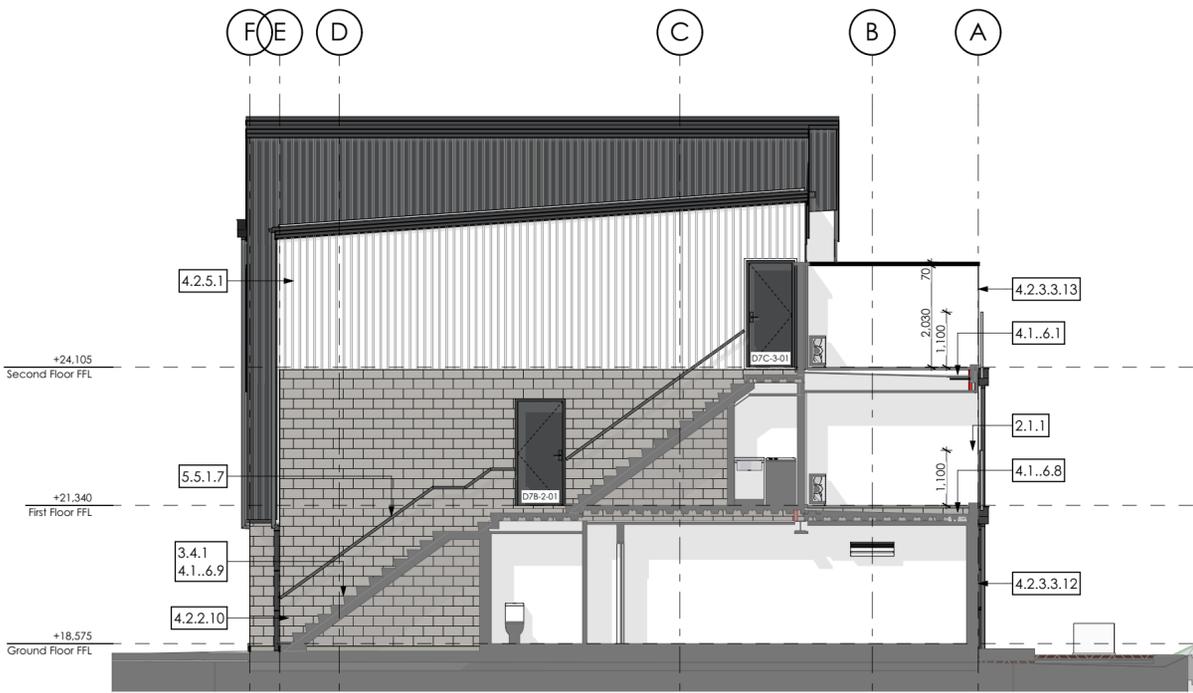
Units 2a-c North Elevation

SCALE 1:100 @A3



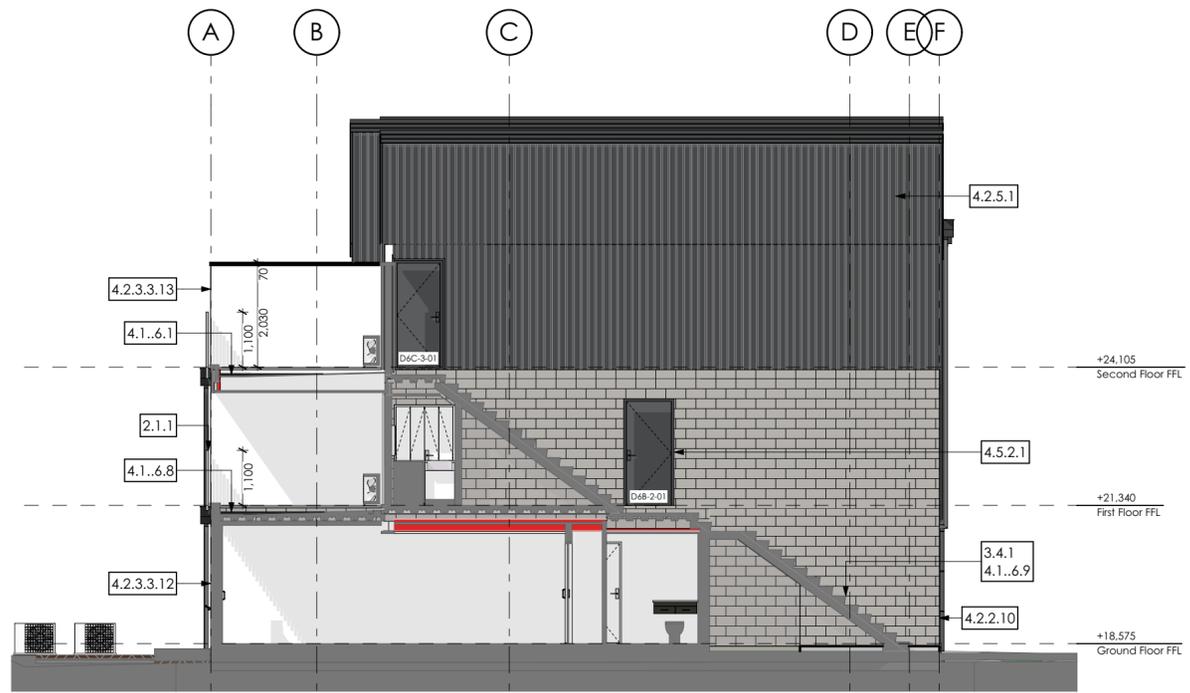
Units 2a-c South Elevation

SCALE 1:100 @A3



Units 6a-c North Elevation

SCALE 1:100 @A3



Units 6a-c South Elevation

SCALE 1:100 @A3

R | B | A | Studio

Revisions:
34 Unit 2 (A,B,C), 3 (A,B,C), 4 (A,B,C), 7 (A,B,C) Layout Amendment

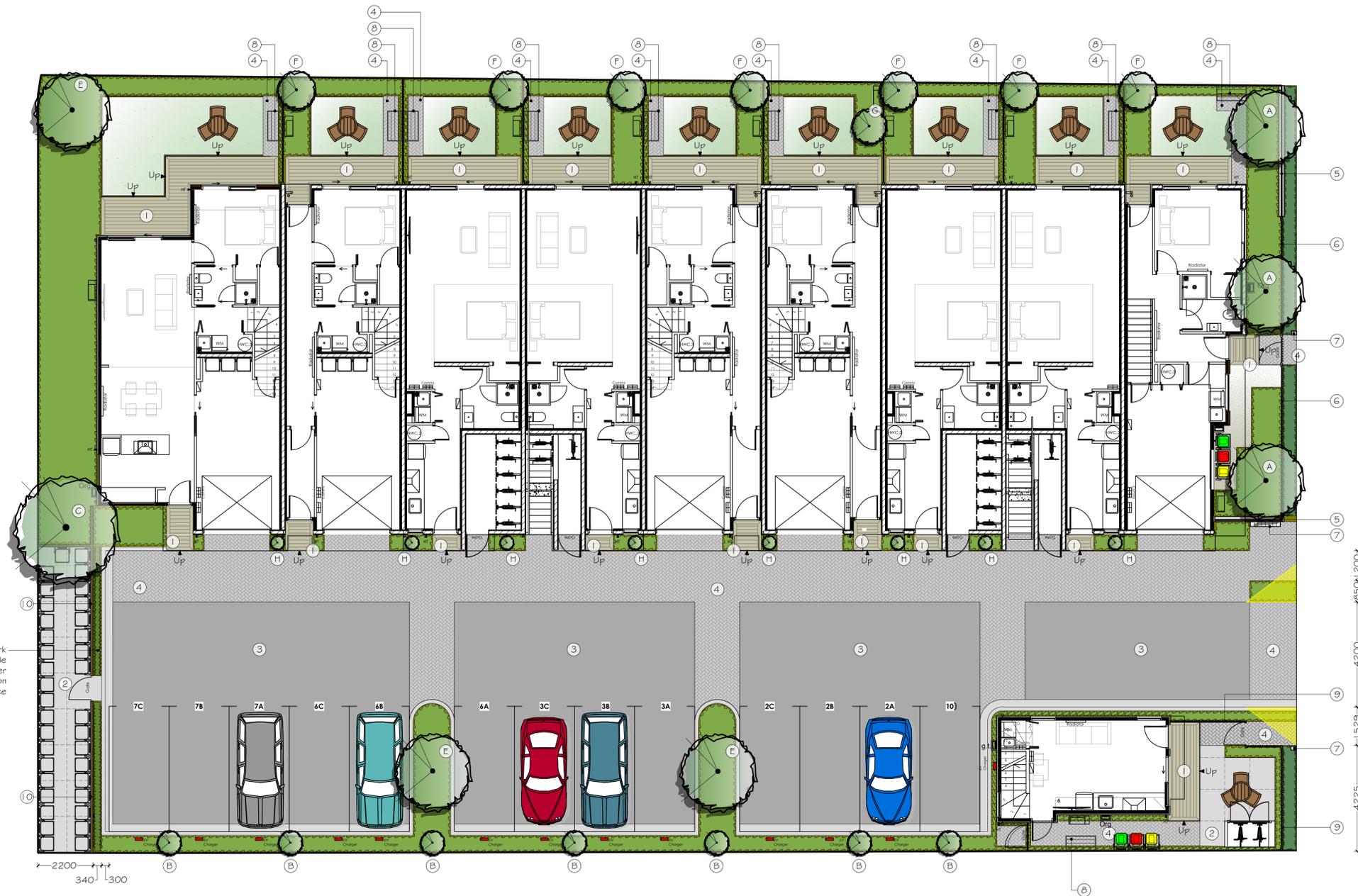
Job Title:
The Chapters Sydenham - South Sea Homes Ltd
Legal:
120 - 122 Burke Street
Addington
Christchurch
Layout Name:
Exterior Elevations
Lot 2 DP 7485 & Lot 26 DP
BP:

Issue: RC AMENDMENT ISSUE
Date: 6/09/2023
Drawn by: #Contact Suffix Title
Scale: 1:100
Revision: 02
Sheet: RC-13
Job No: 2143
Subject to council approval. All measurements to be confirmed on site by contractor prior to the commencement of work.
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Recommended Tree Species:



Recommended Plant Species:



Garden bed between carpark and bins park area to include a self-supporting climber (Ficus pumila) growing on selected 1.2m high fence

Areas:

Site area = 1542m ²
Total landscape area = 310m ² - (20.1%)
Required landscape area 308.4 - (20%)
Total area trees & shrubs = 208.2m ² (67.2%)
(Min area 149.5m ² - 50%)

Key:

	Proposed Tree		Hotmix (310m ²)		Step Location
	Garden Bed (216.1m ²)		Coloured Cut Concrete (70 ²)		Bins
	Hedging		Deck (69.5m ²)		Viability Splay
	Climbing Plant		Permeable Paving (166m ²)		Clothesline
	Lawn (71.0m ²)		Selected Loose Chip (6.1m ²)		Potential Future EV Charger Location

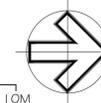
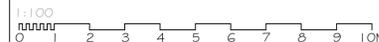
Materials Palette / Features :



PLEASE NOTE
FOR CONSTRUCTION PURPOSES USE ONLY FIGURED DIMENSIONS. THIS DRAWING MUST ALWAYS BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT DETAILS. ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT. PLEASE REPORT ANY DISCREPANCY TO THE ARCHITECT OR CONTRACT ADMINISTRATOR.
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Consultants

Revisions:
A1 | 02/01/22 Design Amendments
A11 | 02/02/22 Design Amendments
A12 | 02/03/23 Design Amendments
A13 | 02/10/23 Design Amendments



Drawing:
Conceptual Landscape Plan
Project Client:
122 / 120 Burke Street
South Sea Homes Ltd
Job reference (Drawing number):
21171-01-01

Project Date:
Dec 2021
Scale @ A1:
1:100
Purpose of Issue:
Approval

