

4 x 2 Bed Townhouses & 10 x 1 Bed Townhouses
 Williams Corporation
 318 Armagh Street
 Christchurch



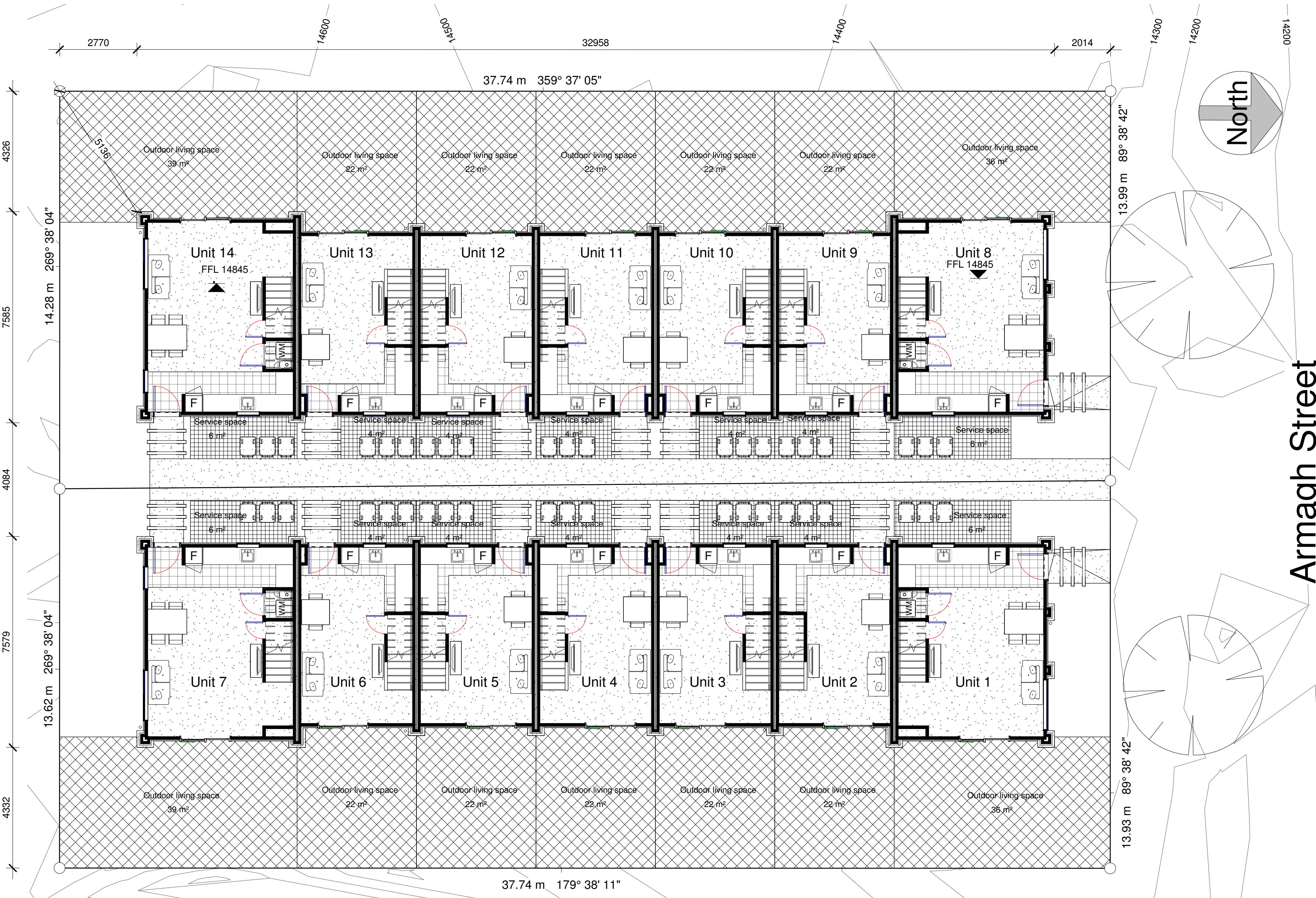
1 Road View

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Revision	Page Title	Cover Sheet	Sheet
Scale	A1 page size (Half scale @ A3)	Project	Project Name
Issue Date	15/09/19	Address	318 Armagh Street
Time Stamp	3/10/2019 8:40:01 am		A1.0



1 Site Plan
1 : 100

Site Area key			
Type	Area	Keynote	Image
Concrete foot paths	80 m ²		
Outdoor living space	367 m ²		
Service space	67 m ²		
Grand total:	43	513 m ²	

SCOPE OF WORKS:
COUNCIL:
 ZONE : Central City Residential
 HEIGHT (max. 8m) : COMPLIANT
 SETBACKS : COMPLIANT
 RECESSION PLANES : COMPLIANT

ZONES NZS 3604:2011:
 WIND ZONE : Low
 WIND REGION :
 EARTHQUAKE ZONE : 2
 EXPOSURE ZONE :
 SNOW ZONE :

AREAS:
 AREA : 1053m²
 LEVEL 1 (over Foundation) : 439m²
 SITE COVERAGE : 41.6%

SET OUT NOTES:
 Contractor must independently verify all boundaries and dimensions prior to set out.
 All set out dimensions are in horizontal plane and do not take into account varying ground levels.

HAZARD:
 New construction area to be fully fenced before commencing construction. All work to comply with NZBC clause F5/AS1 part 1.

EROSION AND SEDIMENT CONTROL:
 All erosion and sediment control measures to be installed prior to commencement of earthworks to comply with ECAN Erosion and Sediment Control Guidelines for Small Sites.
 The contractor is responsible for checking that the sediment controls are properly maintained and correctly positioned. To be inspected each working day and maintained in good working order.
 Top soil stockpile should be close to works, limit amount of material supplied to only what is needed. Cover stock piles with waterproof covers.
 All stockpiles and site waste are to be stored so that the silt fence/ straw bales will control any run off from the site.
 Physically remove any sedimentation from the driveway and/or street. Do not wash into catchpits. If necessary use Filtrix Sock or similar around catch pits.
 Stabilise disturbed ground as soon as practical.
 The silt fence/ straw bales is to remain in place until site surface is grassed or stabilised.

All weather site access to consist of 150x200mm of crushed aggregate on geotextile filter cloth with 2m bund run off diversion @ site entry. All with cross slope to drain to sediment trap (where applicable).

Footpaths to comply with antislip requirements of NZBC D1/AS1 table 2

Lower Area Schedule (Gross Building)		
Area	Name	Level
39 m ²	Unit 1	Ground Floor
28 m ²	Unit 2	Ground Floor
28 m ²	Unit 3	Ground Floor
28 m ²	Unit 4	Ground Floor
28 m ²	Unit 5	Ground Floor
28 m ²	Unit 6	Ground Floor
39 m ²	Unit 7	Ground Floor
39 m ²	Unit 8	Ground Floor
28 m ²	Unit 9	Ground Floor
28 m ²	Unit 10	Ground Floor
28 m ²	Unit 11	Ground Floor
28 m ²	Unit 12	Ground Floor
29 m ²	Unit 13	Ground Floor
39 m ²	Unit 14	Ground Floor
439 m ²		

Upper Area Schedule (Gross Building)		
Area	Name	Level
39 m ²	Unit 1	1st Floor
28 m ²	Unit 2	1st Floor
28 m ²	Unit 3	1st Floor
28 m ²	Unit 4	1st Floor
28 m ²	Unit 5	1st Floor
28 m ²	Unit 6	1st Floor
39 m ²	Unit 7	1st Floor
39 m ²	Unit 8	1st Floor
28 m ²	Unit 9	1st Floor
28 m ²	Unit 10	1st Floor
28 m ²	Unit 11	1st Floor
28 m ²	Unit 12	1st Floor
28 m ²	Unit 13	1st Floor
39 m ²	Unit 14	1st Floor
439 m ²		

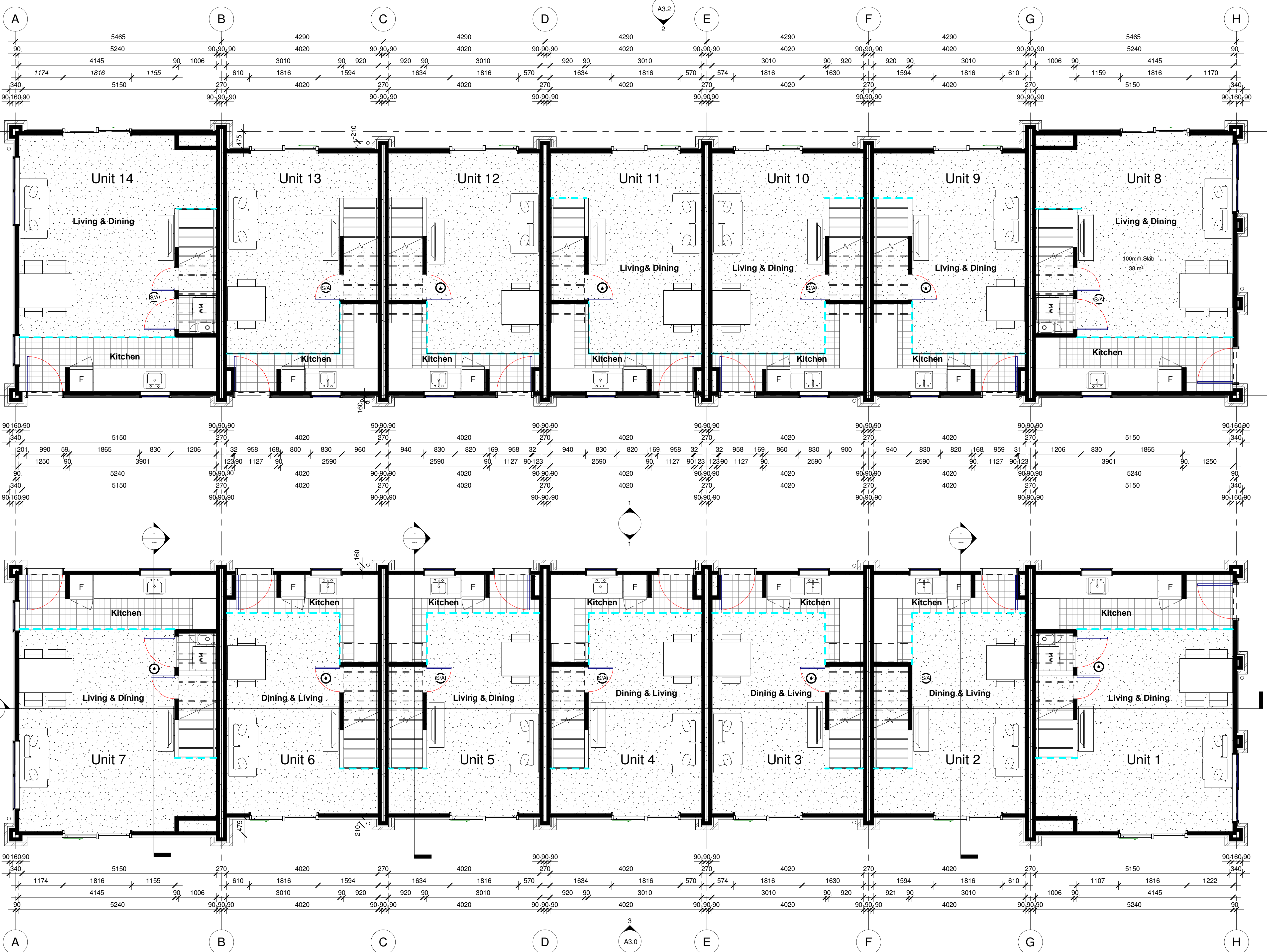


Existing Site
1 : 200

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Revision		Page Title	Site Plan	Sheet
Scale	A1 page size (Half scale @ A3)	Project	Project Name	A1.1
Issue Date	15/09/19	Address	318 Armagh Street	
Time Stamp	3/10/2019 8:40:12 am			



1 Ground Floor Plans
1 : 50

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Revision	
Scale	A1 page size (Half scale @ A3)
Issue Date	09/04/19
Time Stamp	3/10/2019 8:40:14 am

Page Title	Ground Floor Plans
Project	Project Name
Address	318 Armagh Street

Sheet
A2.0



1st Floor Plans

1 : 50

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Revision	
Scale	A1 page size (Half scale @ A3)
Issue Date	09/04/19
Time Stamp	3/10/2019 8:40:16 am

Page Title	1st Floor Floor Plans
Project	Project Name
Address	318 Armagh Street

Sheet
A2.1



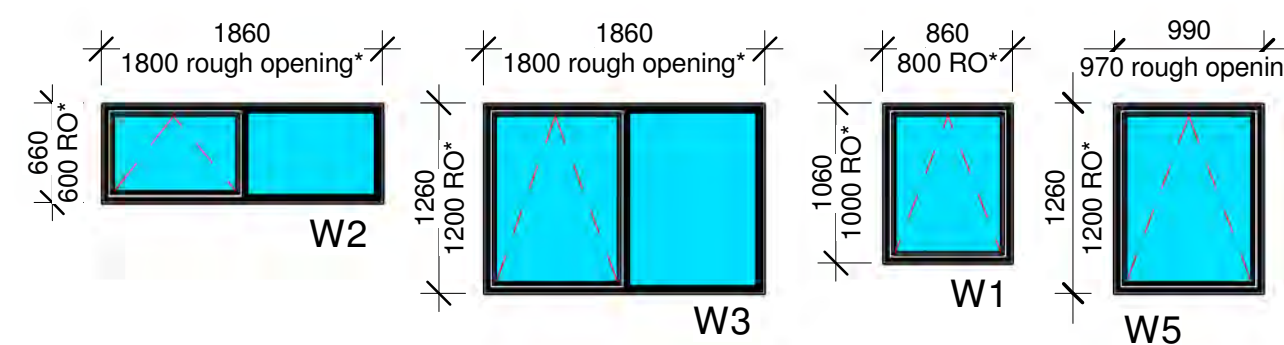
3 East Elevations Units 1 to 7
1 : 50



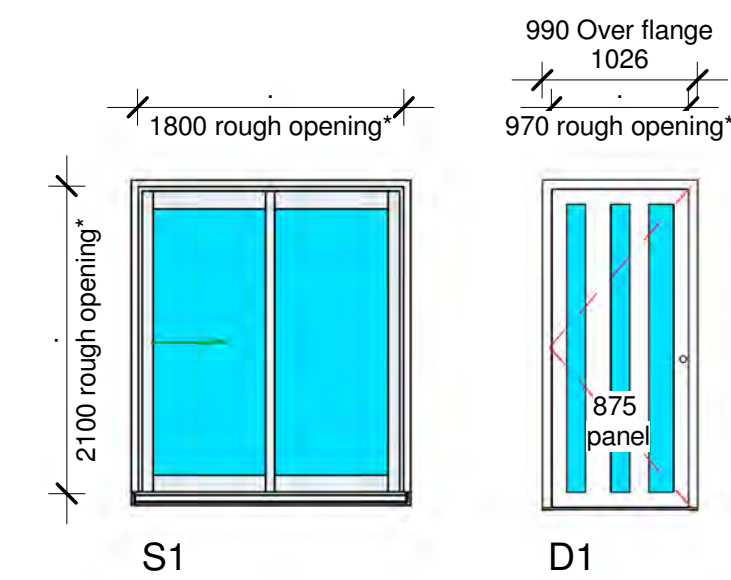
1 West Elevations Units 1 to 7
1 : 50

Elevation Key Notes	
Key Value	Keynote Text
4e.2.5.1.2	BGC fibre cement weather boards with paint finish
4e.2.6.1	Selected Designer 80mm schist veneer brick
4e.3.1.1	Selected coloursteel longrun roofing
4e.3.9.3	Selected coloursteel fascia and gutter
4e.5.2.1	Selected double glazed powder coated aluminium joinery
7e.4.1.1	Selected coloursteel 80mm downpipes
8e.4.2.2.1	Marcocarpa pergola frames. Free standing

Window Schedule						
Model	Height	Width	Rough Opening (Height)	Rough Opening (Width)	Lintel Height	Count
W1		830		800		24
W2	630	1830	600	1800	2250	4
W3	1230	1830	1200	1800		26
W5	1230	960	1200	930	2230	10
Grand total:						64



Viewed from outside
RO sizes take precedence over other sizes



Viewed from outside
RO sizes take precedence over other sizes
Slider to be safety glass

Door Schedule Front Units					
Model	Height	Width	Rough Height	Rough Width	Count
D1	2100	938	2165	990	14
S1	2100	1800	2113	1816	14
Grand total:					28

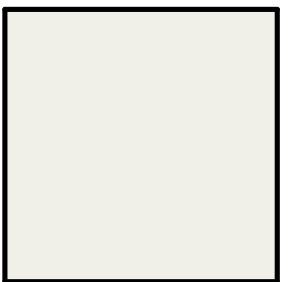





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1 North Elevations Units 1 & 8
1 : 50



2 South Elevations Units 7 & 14
1 : 50

-  BGC weather boards (Main Cladding)
"Resene Half Black White"
-  The Brickery Schist feature
"Autumn Horizon"
-  "Matt Black"
Windows, Front Door
LRV 04% RGB 43 43 44
-  "Black / Ebony"
Roof, Fascia, Gutter
Downpipes
-  "Resene Half Black White"
Soffits
RGB 240 238 234
LVR 86
-  Pergola features
Marcocarpa natural timber
Galvanized steel brackets
painted black



Keynote Legend	
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East Elevations Units 8 to

1 14
1:50



West Elevations Units 8 to

2 14
1:50

Keynote Legend	
Key Value	Keynote Text
4e.2.5.1.2	BGC fibre cement weather boards with paint finish
4e.2.6.1	Selected Designer 80mm schist veneer brick
4e.3.1.1	Selected coloursteel longrun roofing
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