

PROPOSED NEW RESIDENCE

FOR

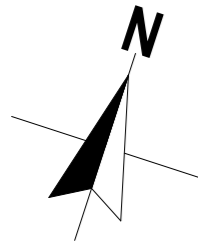
MIKE GREER for NBRFC



ARTIST IMPRESSION ONLY

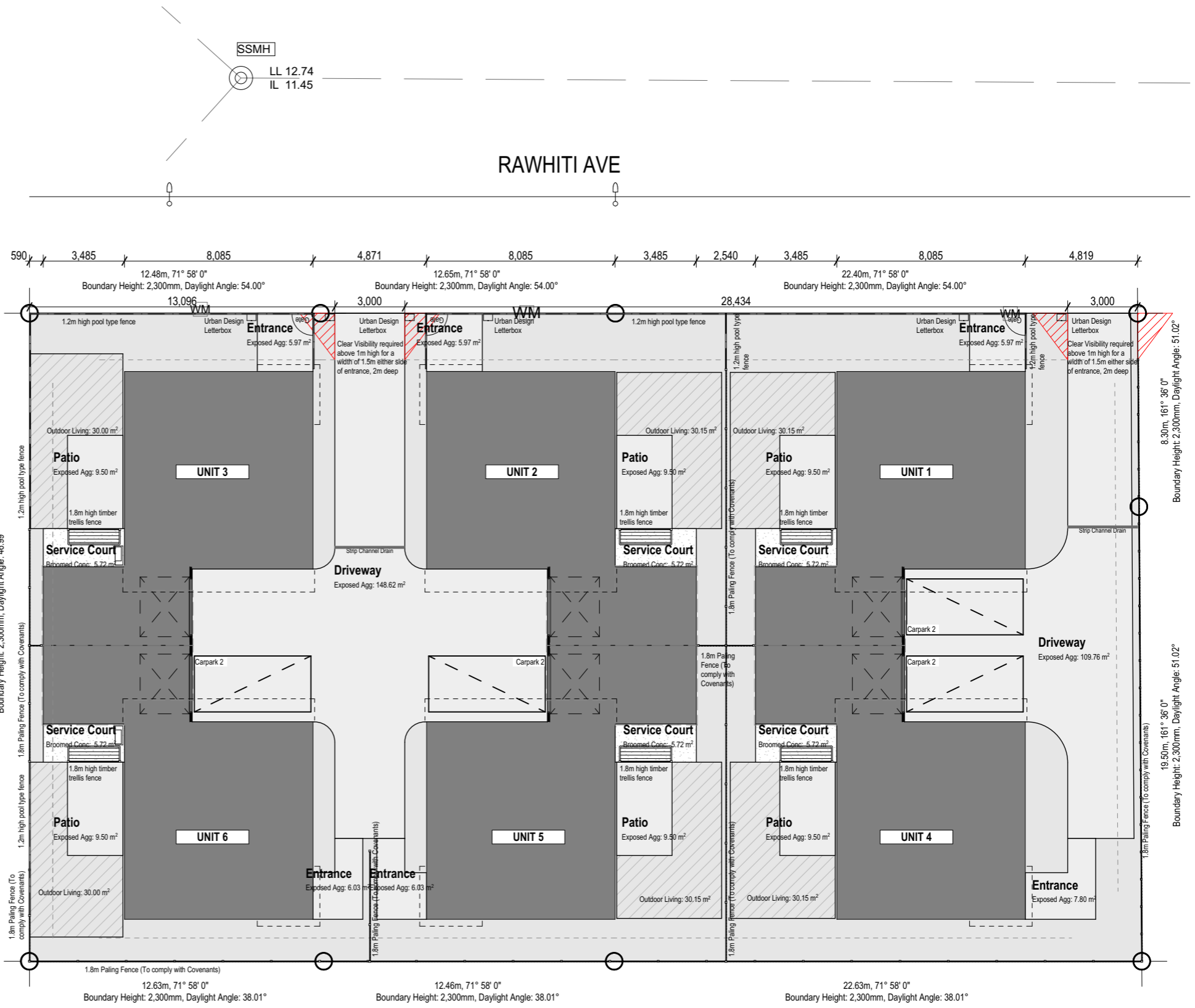
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 © Mike Greer Architectural PHONE: (03) 365 8250 ADDRESS: 20 Manchester Street, Christchurch 8041 WEB: www.mikegreerarchitectural.co.nz	JOB TITLE: MIKE GREER for NBRFC	DRAWING TITLE: Cover Index	LEGAL DESCRIPTION: LOT: 1, 2 & 3 DP: 491203 Rawhiti Ave, New Brighton, Christchurch	LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2017 Mike Greer Homes NZ Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited	DATE OF ISSUE: 18.06.2019	DESIGNER: RH	SCALE: SHEET:
	IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS	AMENDMENT DATE: 09.06.2020	TECHNICIAN: TBC	VERSION: V7	CODE: 3	JOB # MC0099	SK-01



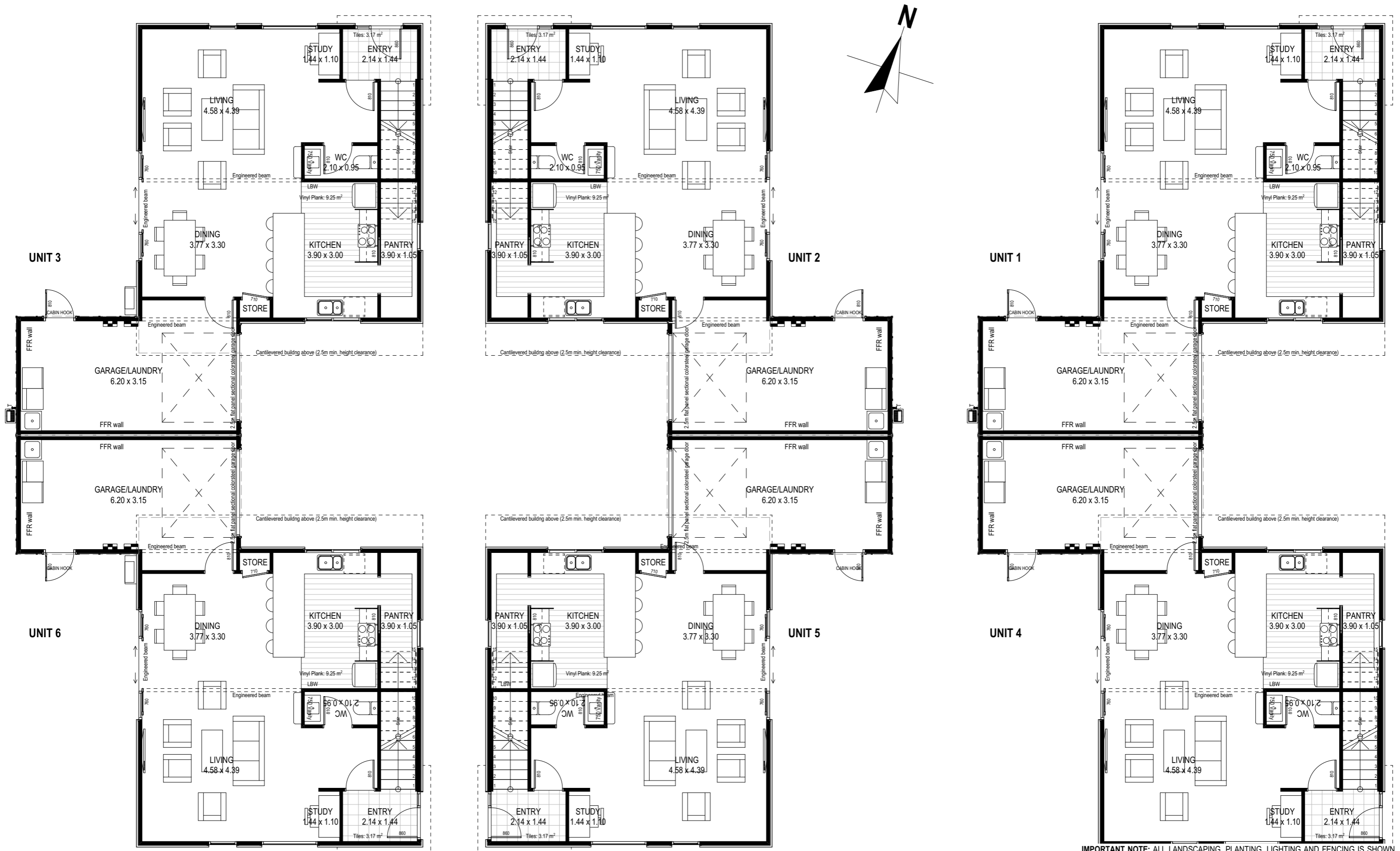
GENERAL NOTES

Site Area	1323 m ²
Site Coverage Area	666.0 m ²
Site Coverage (net site)	49.89% (50% Allowable)
Impervious Surface Area	396.89 m ² (30.00% Excluding Dwelling & Garage)
Exposure Zone	D
Wind Zone	High
Earthquake Zone	2
Snow Zone	N4, 1kPa
Territorial Authority	Christchurch City Council
Planning Zone	Residential Medium Density
General:	Concept subject to TA rules and regulations. All dimensions to be confirmed on site!
Foundation Type:	ENGINEERED -TC2 type with 200mm thick gravel raft (Confirmed with Geotechnical Report)
Site Information:	Position of existing services locations is unknown - to be confirmed when information becomes available. Position of existing road crossing, lamp posts are known. New road crossings required and existing need to be removed.
Landscaping:	This plan is indicative only. Landscaping to be confirmed by the client.
Boundary Information:	Confirmed with Certificate of Title
Site Levels:	Levels obtained
Site Services:	Stormwater: Council Connection at Boundary Sewer Connection: Council Connection at Boundary
Christchurch only:	The applicant undertakes that no earthworks will occur on site within the building footprint until the building consent has been approved
Historical Interest:	N/A
Existing Use Rights:	N/A
Flood Management Area:	N/A - CCC recommended FFL 12.49m RL
Non Compliances Requiring RC:	Overhanging first floor 170mm greater than the 800mm allowed) Obscured glazing to first floor windows - Units 3, 4, 5 & 6 Recession plane intrusions - Unit 3 & 6 garages west, Units 4 - 6 south Unit 2 & 3 second carpark not provided.
Traffic:	Car manoeuvring checked for 85% car
Extras:	Strip drain - Sump required, SS fixings, 25 mpa concrete, Colorsteel Maxx



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	<p><small>IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS</small></p>		<p>VERSION: V7</p> <p>CODE: 3</p>	<p>VERSION: V7</p> <p>CODE: 3</p>			



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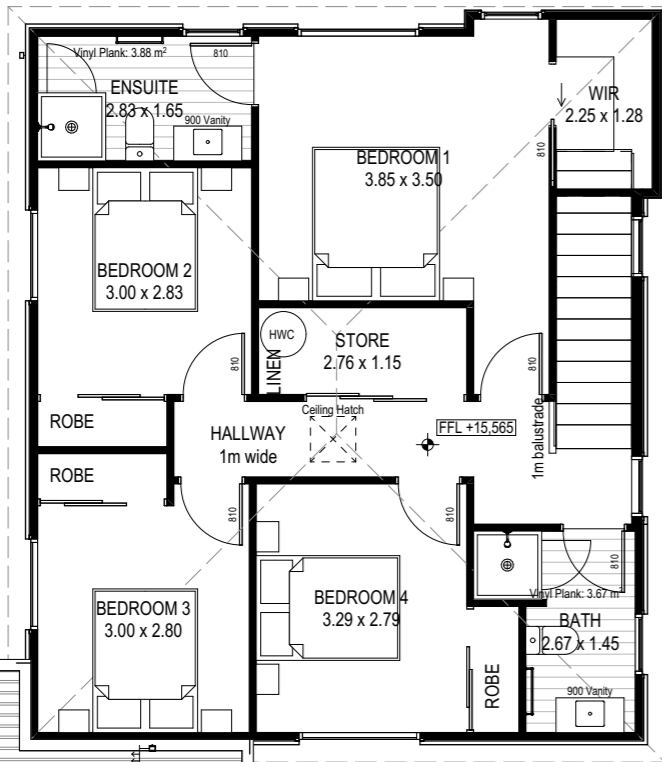
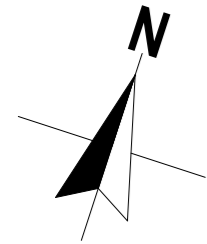
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DRAWING TITLE:
Ground Floor Plans

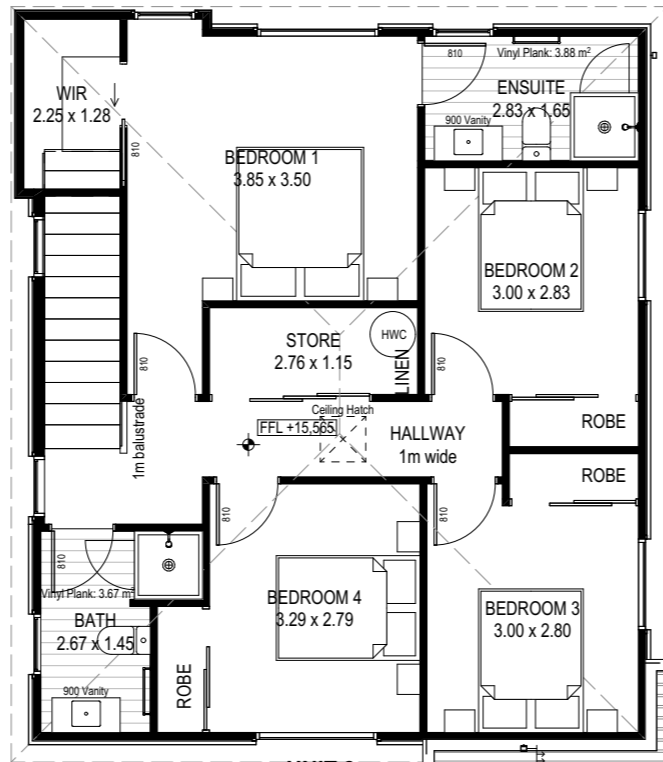
LEGAL DESCRIPTION:
 LOT: 1, 2 & 3 DP: 491203
 Rawhiti Ave, New Brighton,
 Christchurch

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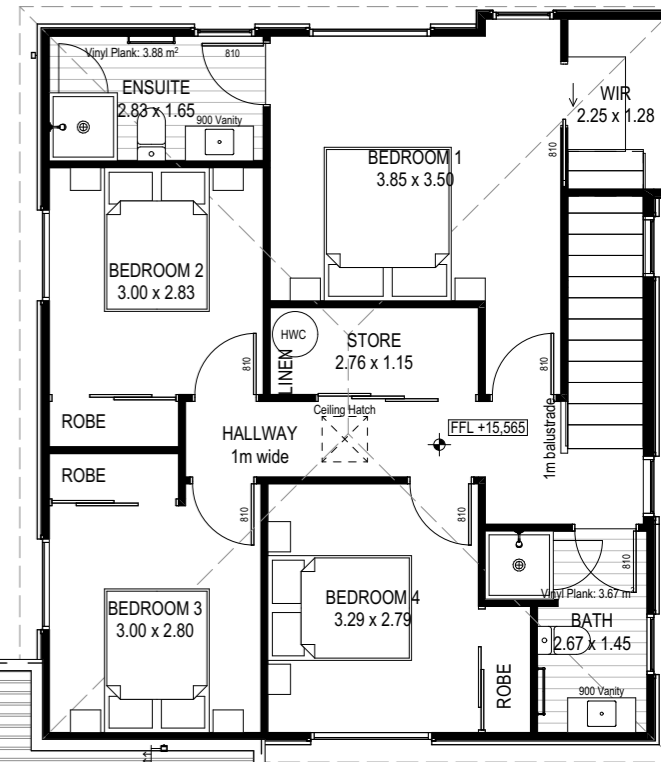
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VERSION: V7	CODE: 3		



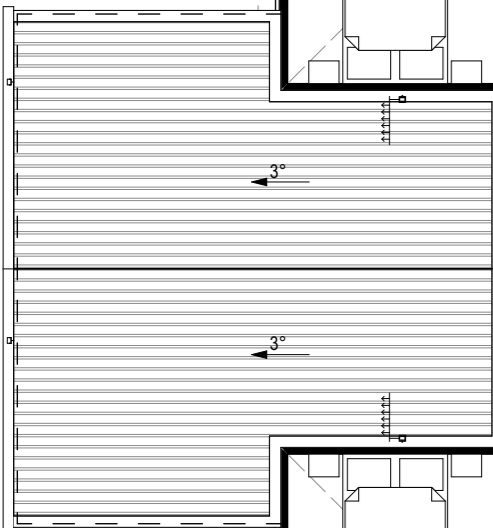
UNIT 3



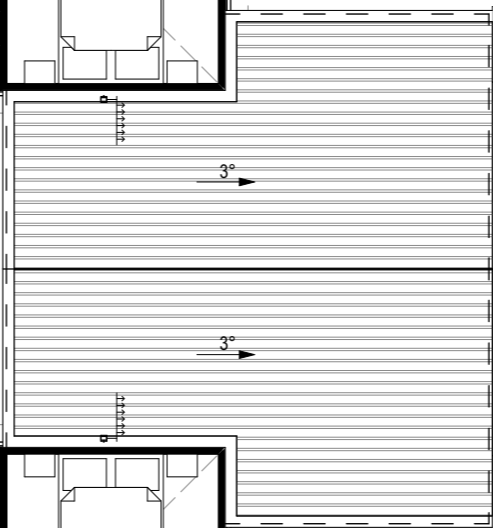
UNIT 2



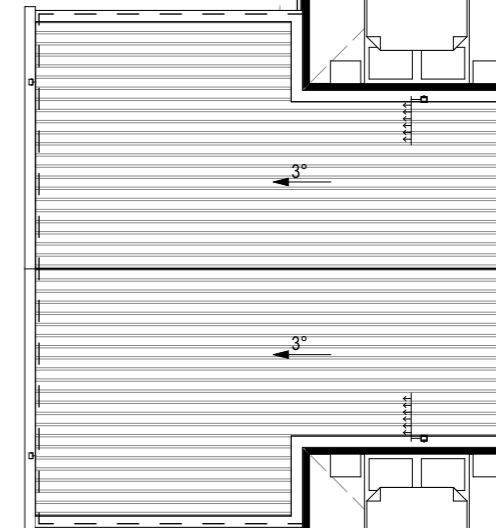
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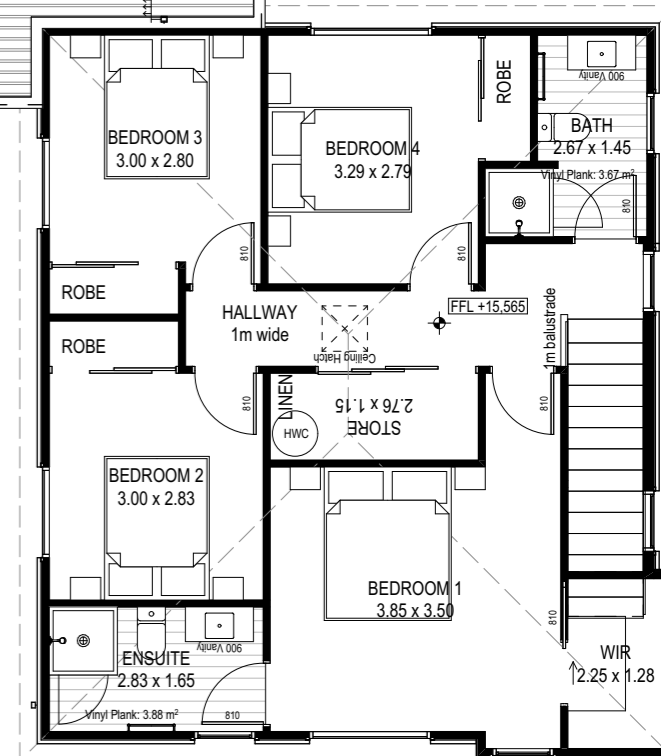
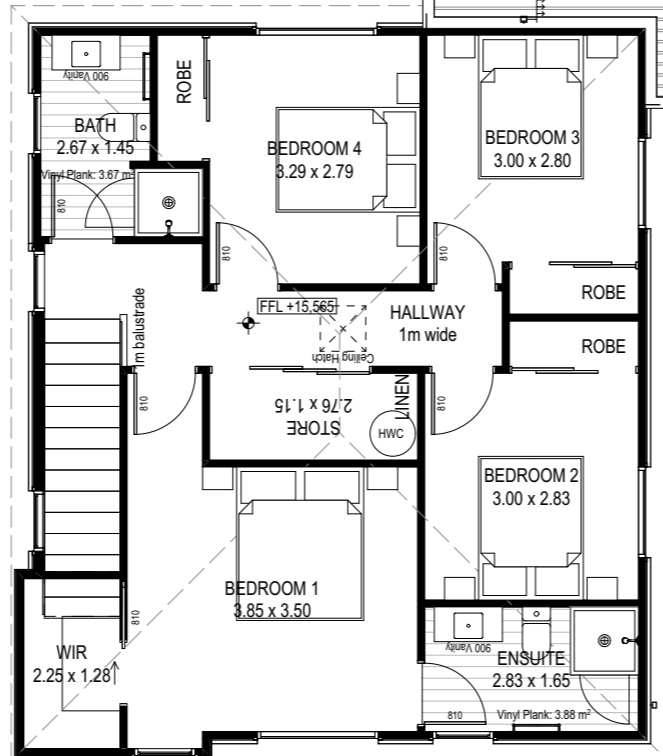
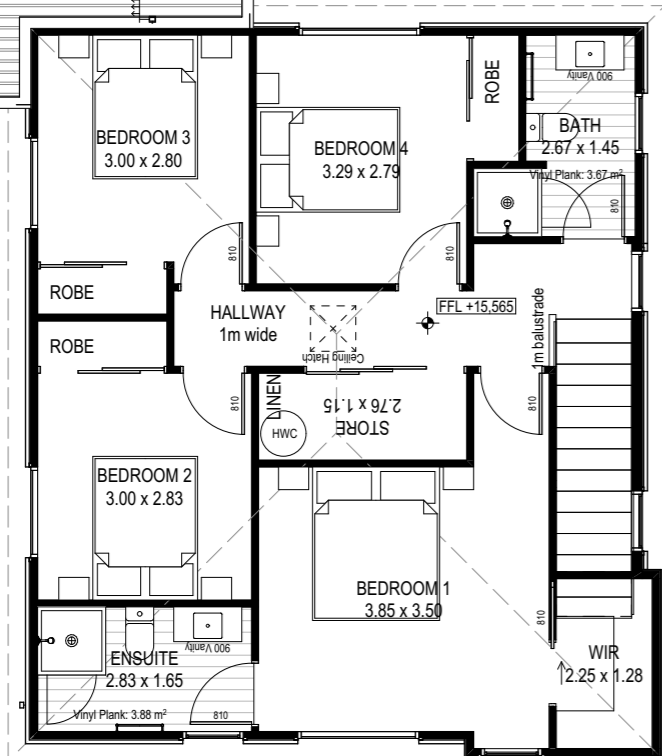
UNIT 6



UNIT 5

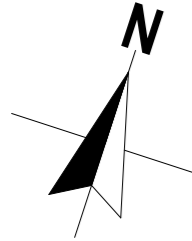


UNIT 4



OPENING WINDOWS WHERE POSSIBLE FALL EXCEEDS 1M:
 (measured from inside floor level or fixed feature)
 Window opening width less than 1m:
 either:
 lower edge of opening at least 760mm AFL
 restricter, max opening = 100mm
 760mm high barrier
 Window opening width more than 1m:
 either:
 lower edge of opening at least 1000mm AFL

GENERAL NOTES



UNIT 1

Floor Area (Over Framing)	89.72m ²
1st Floor Area (less stair void)	73.65m ²
Total Floor Area (2-Storey)	163.37m ²
Site coverage for unit	110.00m ²

ALL UNITS

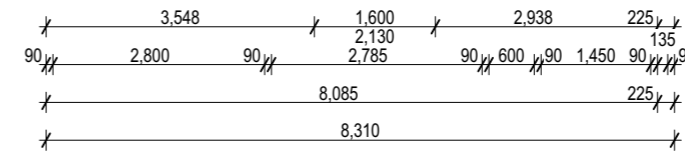
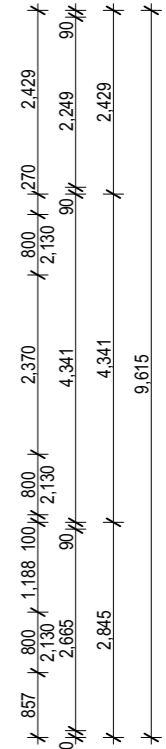
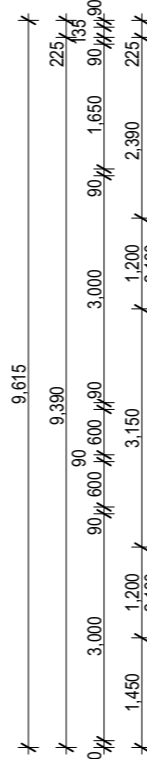
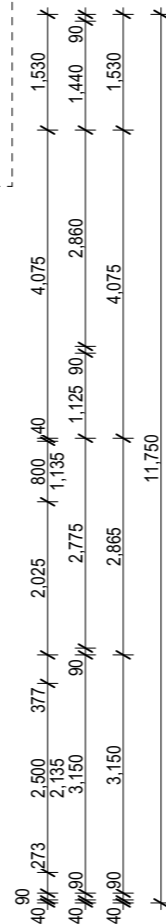
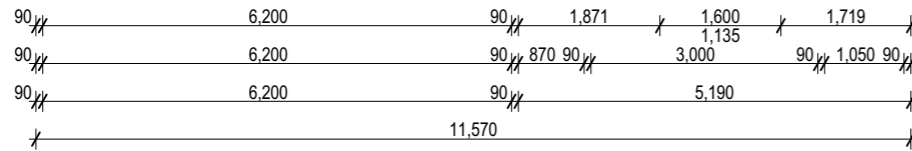
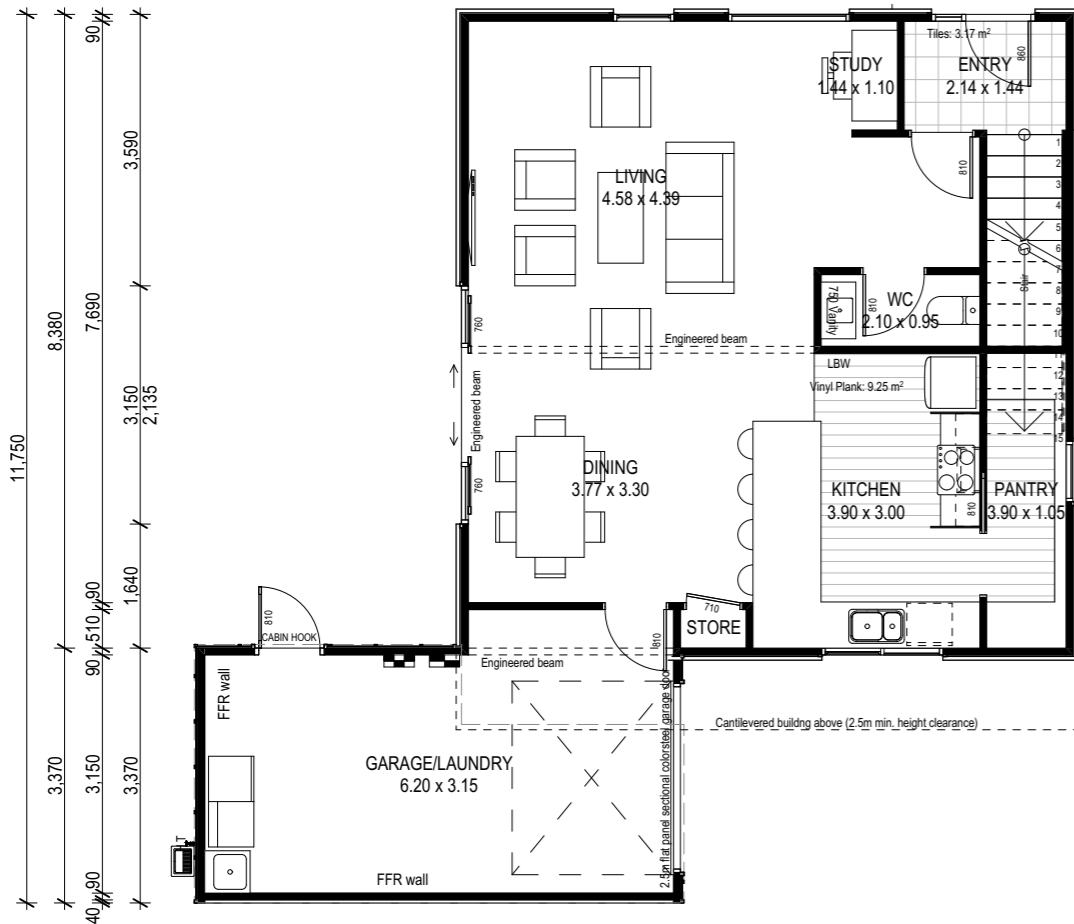
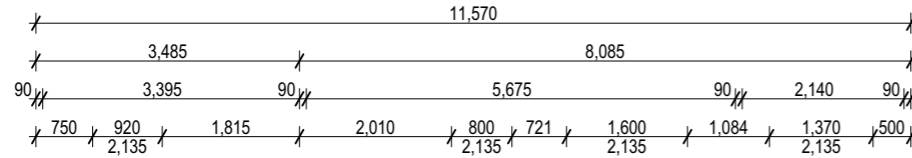
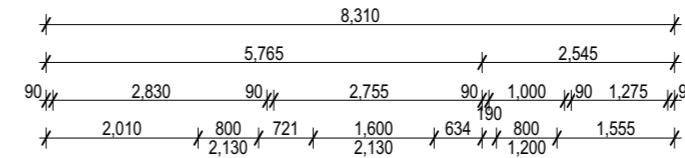
Total Floor Area (Over Foundation)	538.32m ²
Total Floor Area (2 Storey)	980.22m ²

Raised ceiling	N/A
Raking ceiling	N/A
Wall Cladding Materials	50mm Rockcote Integra panel on 20mm cavity James Hardie Axon panel 133mm & 400mm on 20mm cavity Garage - 7.5mm Hardieflex on cavity with H3 40x20 battens

Roofing Materials	Units - Colorsteel Longrun Corrugate Garage - Colorsteel Longrun Trimline
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First Floor
290x45 floor joists @ 600mm ctrs. These cover the cantilevers as well.

Engineering:
Lintel of ground floor slider taking first floor in-floor beam (also sizing required).
Garage beam for first floor flooring



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JOB TITLE:
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IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

DRAWING TITLE:
Dimensioned Floor Plans

LEGAL DESCRIPTION:
LOT: 1, 2 & 3 DP: 491203
Rawhiti Ave, New Brighton, Christchurch

LEGAL NOTES:
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AMENDMENT DATE: 09.06.2020	TECHNICIAN: TBC	JOB # MC0099	
VERSION: V7	CODE: 3		



South Elevation Back Units

SCALE 1:100 @A3

UNIT 6

UNIT 5



North Elevation Front Units

SCALE 1:100 @A3

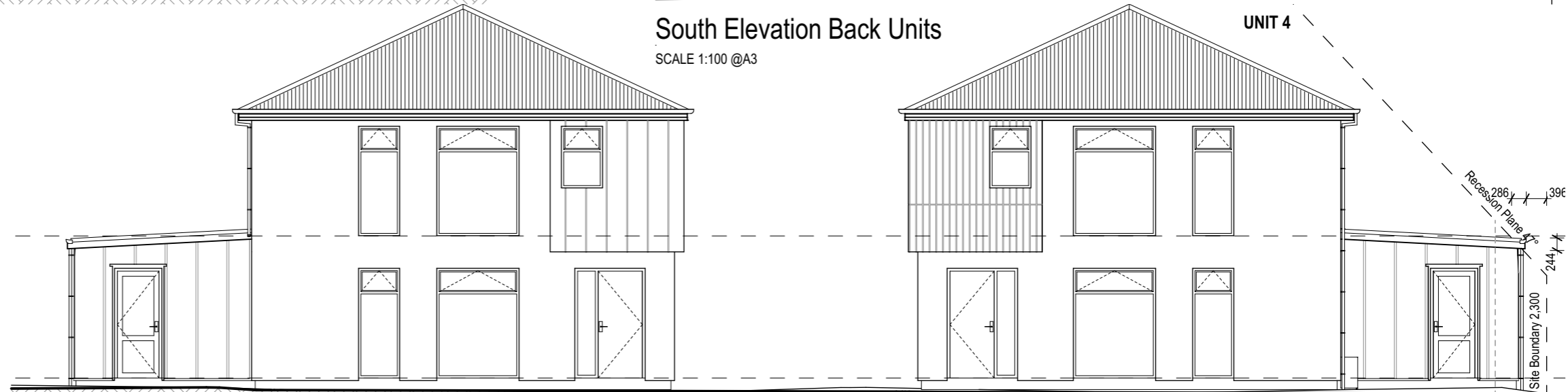
UNIT 1



South Elevation Back Units

SCALE 1:100 @A3

UNIT 4



North Elevation Front Units

SCALE 1:100 @A3

UNIT 2

UNIT 3



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DRAWING TITLE:

Exterior Elevations Front Units

LEGAL DESCRIPTION:

LOT: 1, 2 & 3 DP: 491203
 Rawhiti Ave, New Brighton,
 Christchurch

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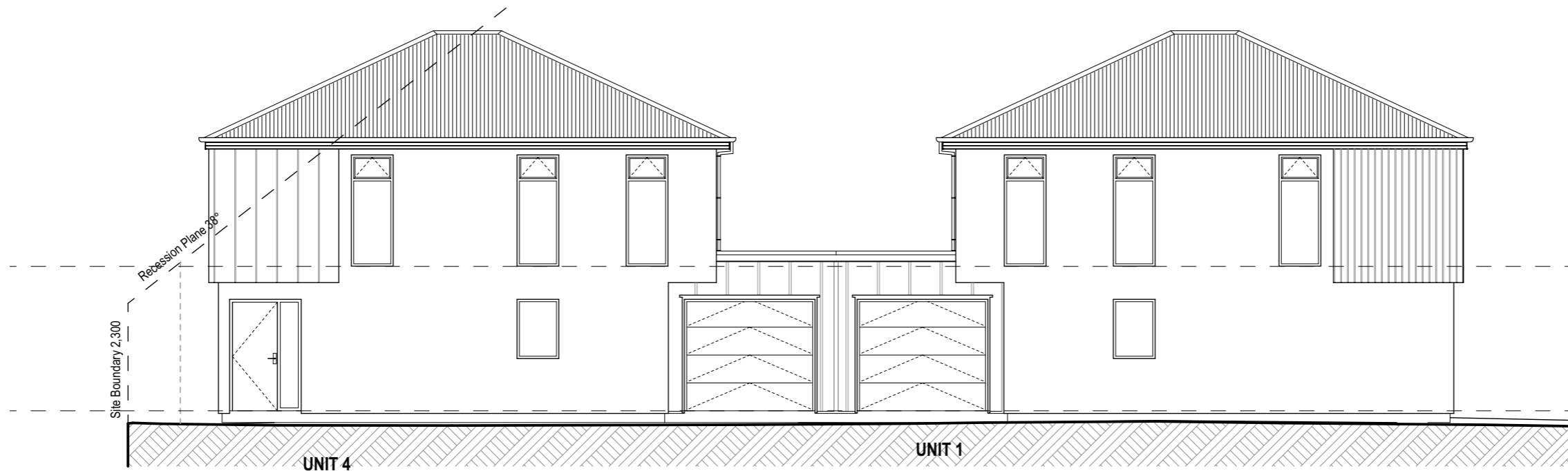
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JOB #

MC0099

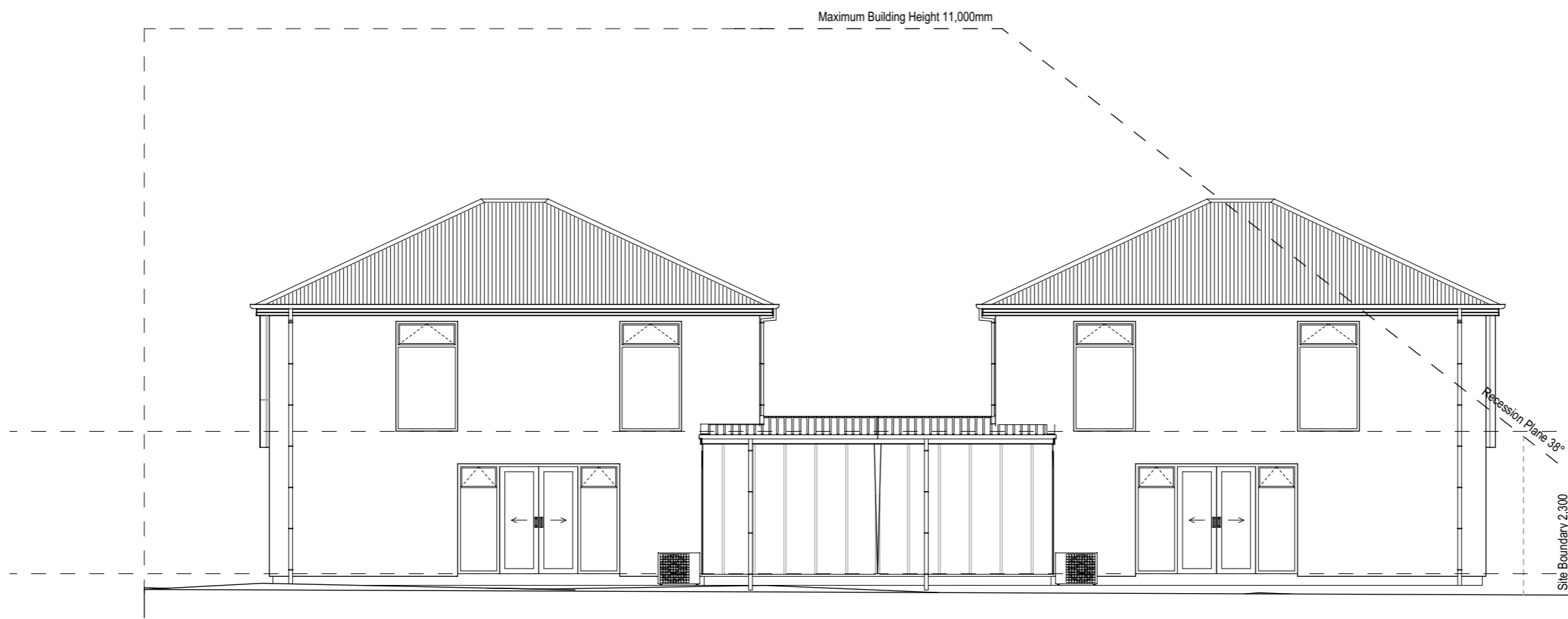
SK-06



East Elevation

SCALE 1:100 @A3

UNIT 1



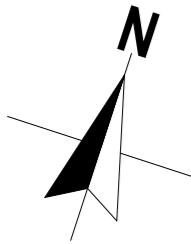
West Elevation

SCALE 1:100 @A3

UNIT 3

UNIT 6

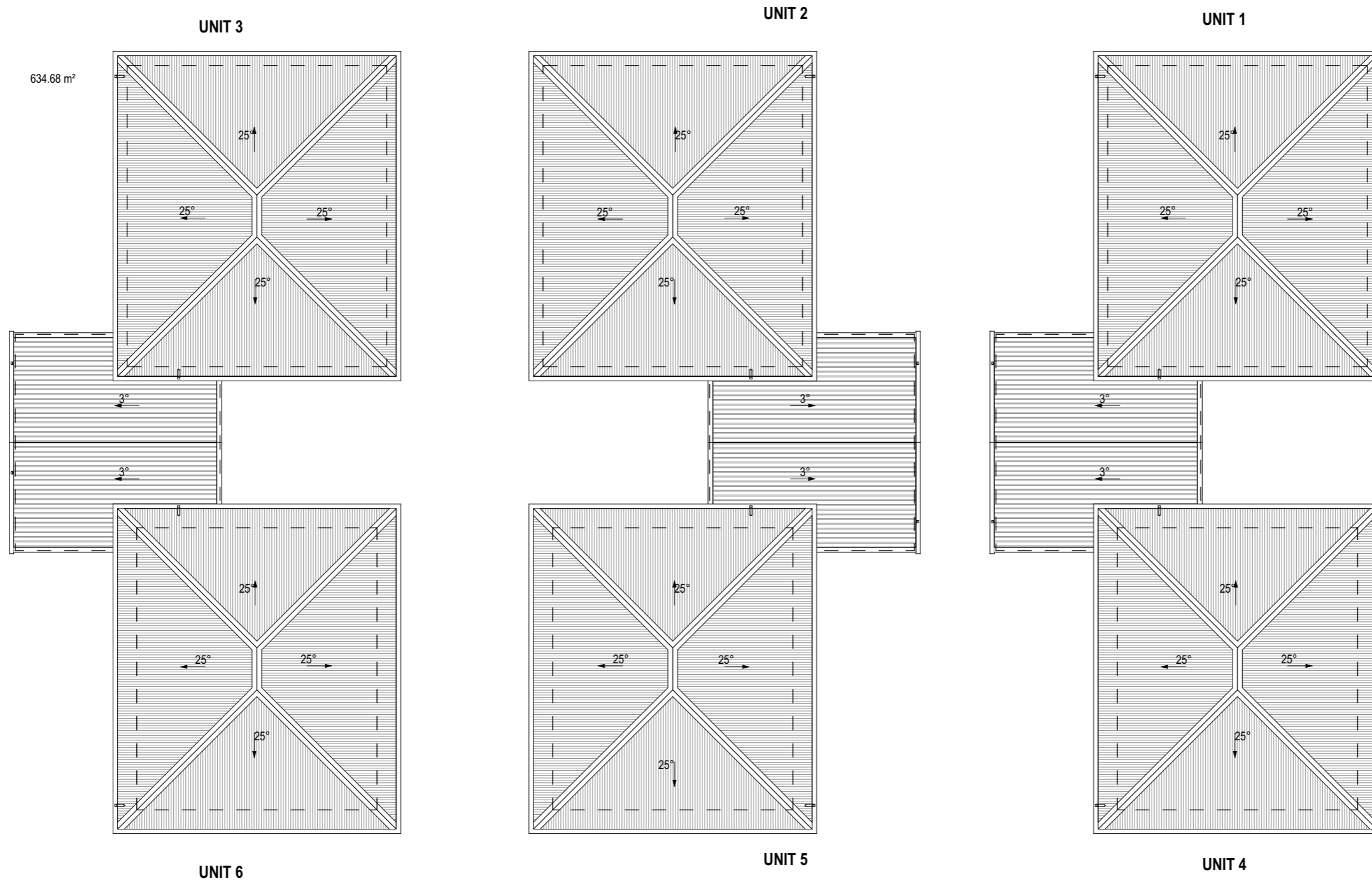
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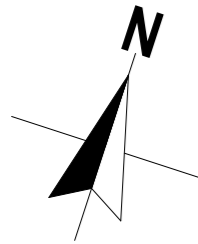


GENERAL NOTES

Area Over Roof (on flat) to face of fascia:

634.68 m²





KEY



BLACK MONDO GRASS



PITTOSPORUM GOLF BALL



CONIFER SHRUBS AND HEDGING



HEBE 'SUTHERLANDII'



ADENANTHOS SERICEUS



GRISELINIA LITTORALIS



LIBERTIA GRANDIFLORA



PHORIUM TENAX

TREES



PRUNUS 'ACCOLADE'



PSEUDOPANAX CRASSIFOLIUS



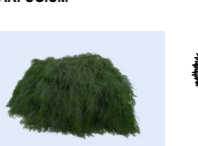
JAPANESE SNOWBALL



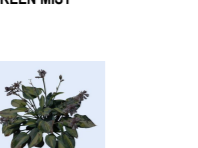
LILLY PILLY



FARFUGIUM



GREEN MIST

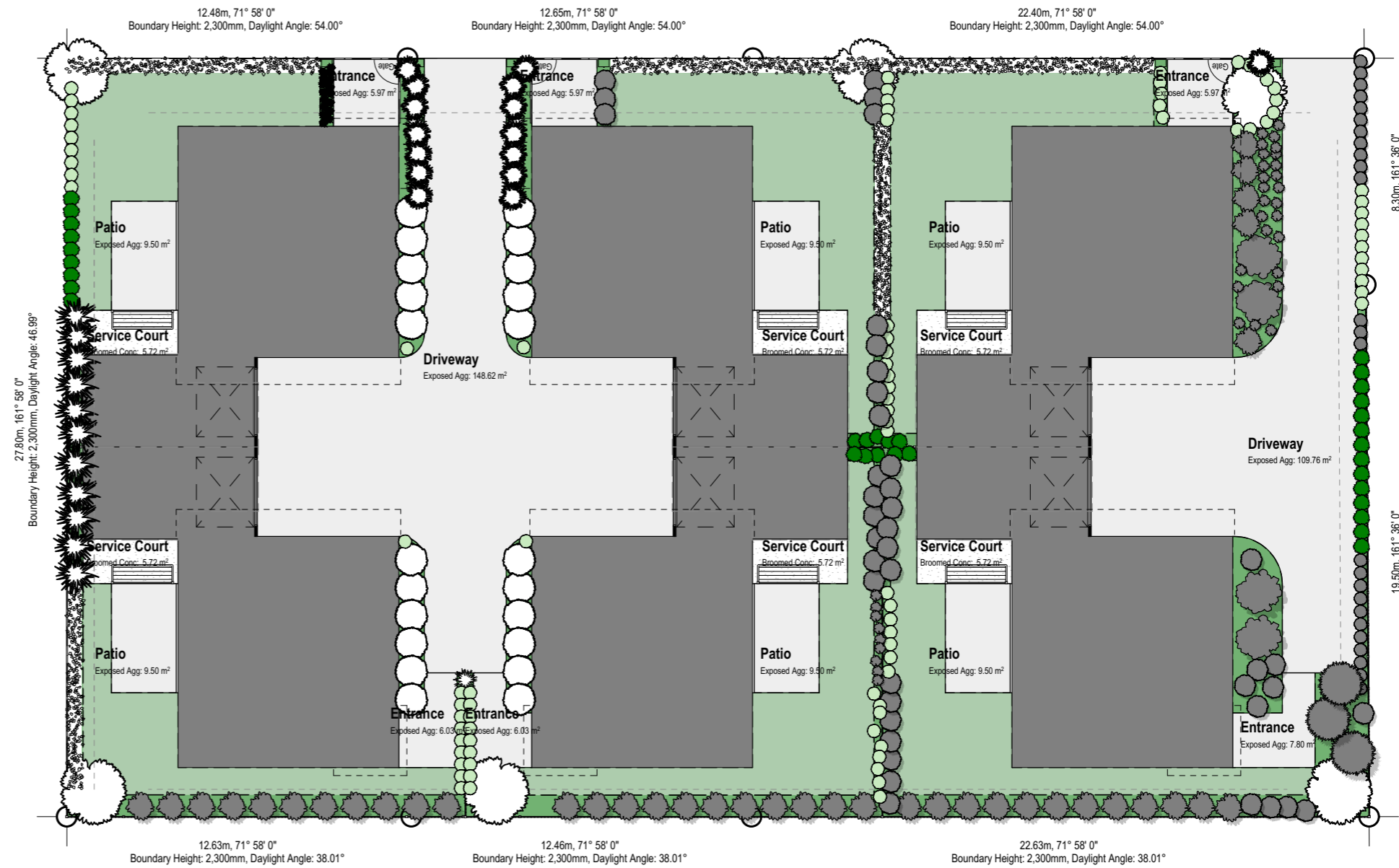


HOSTA



HYDRANGEA

RAWHITI DOMAIN



Area of Landscaping: 266.11m² = 20.11% (20% Min)

Area of Landscaping with trees and shrubs: 152.35m² = 57.25% (50% Min)

- NOTE:**
- Min 2 trees to be planted for ever 250m² (6 required, 9 shown)
 - One tree shall be planted adjacent to road boundary

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