11 x 2 Bed Townhouses & 1 Bed Unit
Williams Corporation
48 - 50 Ward Street
Addington, Christchurch

1 Rear Units

3 3D Street View

Sheet List		
Sheet Number	Sheet Name	Current Revision
A1.0	Cover Sheet	
A1.1	Site Plan	
A1.2	Landscape Plan	
A2.0	Front Unit Floor Plans	
A2.1	Rear Units Floor Plans	
A3.0	Front Unit Elevations	
A3.1	Rear Unit Elevations	

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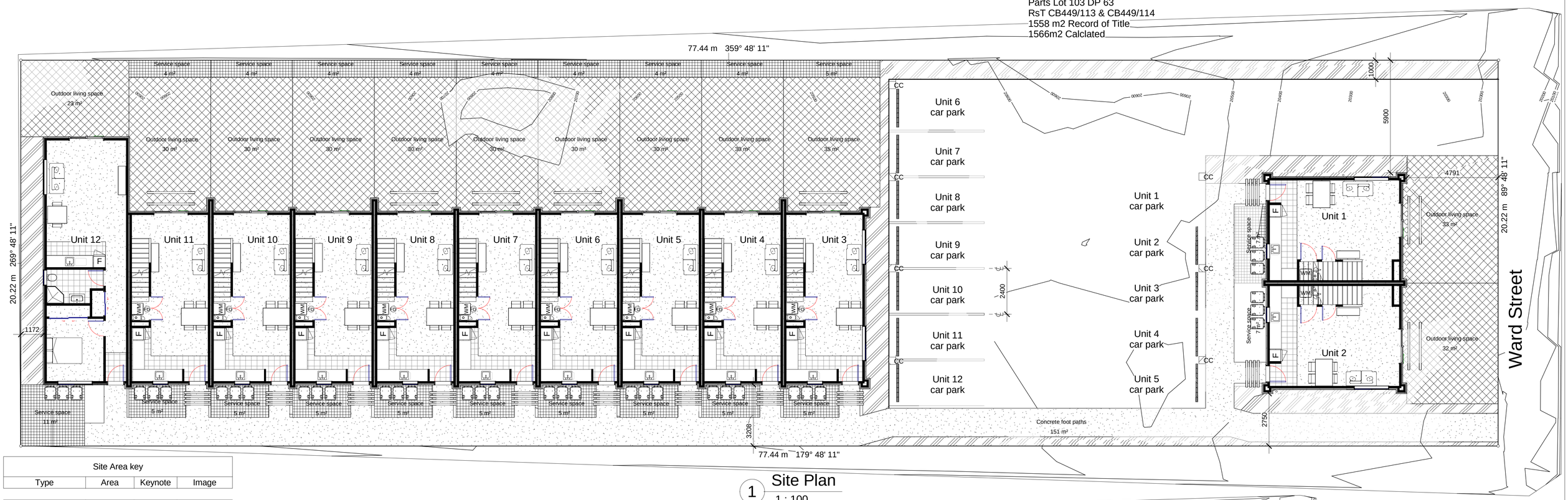
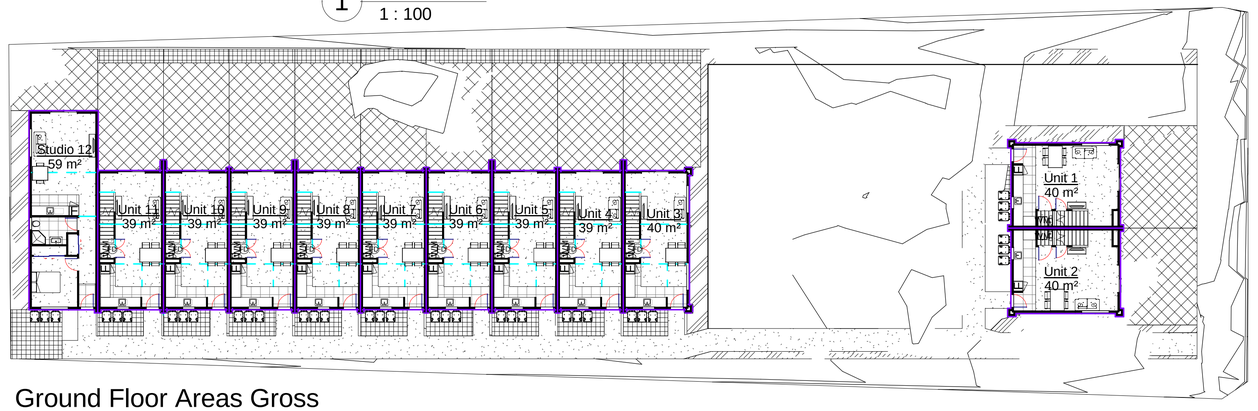
WILLIAMS CORPORATION

Revision		Page Title	Cover Sheet
Scale	A1 page size (Half scale @ A3)	Project	Project Name
Issue Date	09/04/19	Address	48-50 Ward Street
Time Stamp	18/09/2019 10:01:30 am	Sheet	A1.0

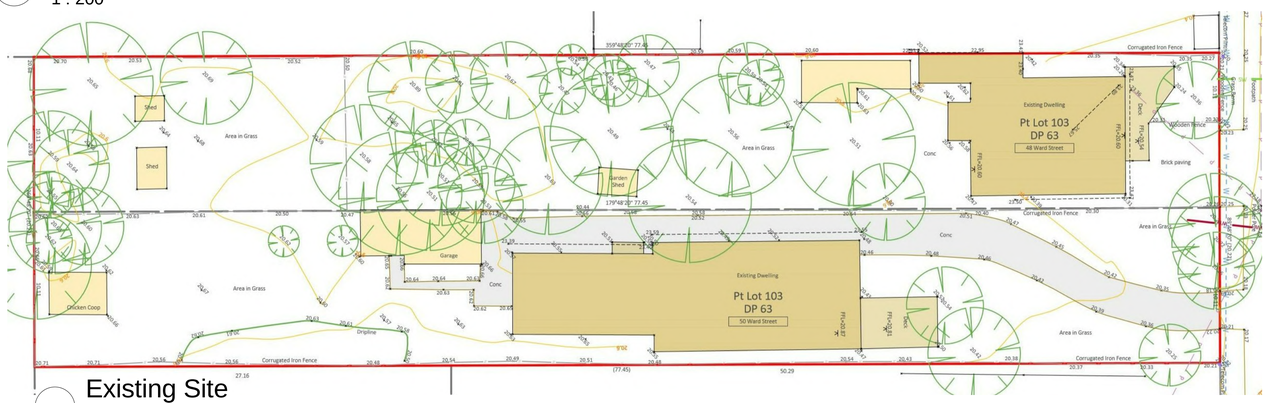
Parts Lot 103 DP 63
RsT CB449/113 & CB449/114
1558 m2 Record of Title
1566m2 Calclated



1 Site Plan
1 : 100



2 Ground Floor Areas Gross (Over Cladding)
1 : 200



Site Area key			
Type	Area	Keynote	Image

Concrete foot paths	151 m²		
Drive way	348 m²		
Landscape areas	102 m²	8.332	
Outdoor living space	362 m²		
Service space	105 m²		
Grand total: 40	1068 m²		

SCOPE OF WORKS:

COUNCIL:
ZONE : Residential Medium Density Zone
HEIGHT (max. 8m) : COMPLIANT
SETBACKS : COMPLIANT
RECESSION PLANES :

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

AREAS:
AREA : 1566m²
LEVEL 1 (over Foundation) : 495m²
SITE COVERAGE : 31.6%

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 Filtrex 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 scope to drain to sediment trap (where applicable).

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

Levels for this plan were carried out on the 00/00/2013
Boundaries taken from QuickMap.
Levels are in terms of assumed Datum.
Site Benchmark set at 0.000m.
Levels have **not** been adjusted for floor covering thickness:
All relate to datum.

Garage Level
Max Floor Level: 0.000m
Min Floor Level: 0.000m
Net Variation: 0.000m
Maximum Gradient: 0.0%

First Floor
Max Floor Level: 0.000m
Min Floor Level: 0.000m
Net Variation: 0.000m
Maximum Gradient: 0.0%

Lower Area Schedule (Gross Building)		
Area	Name	Level
59 m²	Studio 12	Rear Unit Ground Floor
40 m²	Unit 1	Rear Unit Ground Floor
40 m²	Unit 2	Rear Unit Ground Floor
40 m²	Unit 3	Rear Unit Ground Floor
39 m²	Unit 4	Rear Unit Ground Floor
39 m²	Unit 5	Rear Unit Ground Floor
39 m²	Unit 6	Rear Unit Ground Floor
39 m²	Unit 7	Rear Unit Ground Floor
39 m²	Unit 8	Rear Unit Ground Floor
39 m²	Unit 9	Rear Unit Ground Floor
39 m²	Unit 10	Rear Unit Ground Floor
39 m²	Unit 11	Rear Unit Ground Floor
494 m²		

Upper Area Schedule (Gross Building)		
Area	Name	Level
40 m²	Unit 1	Rear Unit 1st Floor
40 m²	Unit 2	Rear Unit 1st Floor
40 m²	Unit 3	Rear Unit 1st Floor
39 m²	Unit 4	Rear Unit 1st Floor
39 m²	Unit 5	Rear Unit 1st Floor
39 m²	Unit 6	Rear Unit 1st Floor
39 m²	Unit 7	Rear Unit 1st Floor
39 m²	Unit 8	Rear Unit 1st Floor
39 m²	Unit 9	Rear Unit 1st Floor
39 m²	Unit 10	Rear Unit 1st Floor
40 m²	Unit 11	Rear Unit 1st Floor
436 m²		

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0 5 10 m

WILLIAMS CORPORATION

Revision		Page Title	Site Plan
Scale	A1 page size (Half scale @ A3)	Project	Project Name
Issue Date	09/04/19	Address	48-50 Ward Street
Time Stamp	18/09/2019 10:01:34 am	Sheet	A1.1

H.W.C FRAMED OUT WITH TIMBER FENCE

1.5M HIGH TIMBER SCREEN

HEAT PUMP

FOLD DOWN WASHING LINE

SCALE BAR

1M 5M

N

BIN AREA INSIDE 1.2M NATURAL TIMBER FENCE FINISHED IN LOOSE CHIP SURFACE

OXIDE CONCRETE PATHWAY FEATURE INTO EACH UNIT WITH PERGOLA CONSTRUCTED FROM NATURAL TIMBER

1.8M SOLID TIMBER FENCE BETWEEN UNITS

STORAGE / BIKE SHED

SLOPING ROOF
WIDTH: 1530MM,
DEPTH: 785MM,
WALL HEIGHT
FRONT: 1830MM,
BACK: 1770MM,
AREA: 1.19M2

2 X 6 X "URBAN" FRONT OPENING LETTER BOXES SUPPLIED BY BOX DESIGN. 250 W X 190 H X 400 D ON DRESSED TIMBER FENCE (AS PER PHOTO).

1.8M SOLID TIMBER FENCE

1.8M POOL STYLE FENCE

PLANT SCHEDULE

ID	BOTANICAL NAME	QTY	GRADE
LT	LOMANDRA "LIME TUFF"	90	2 LITRE
LI	LIBERITA IXOIDES "TAUPO BLAZE"	188	2 LITRE
GB	GRISELINEA "BROADWAY MINT"	130	10 LITRE
LL	LOMANDRA "LITTLE CON"	138	2 LITRE
PE	PHORMIUM "EMERALD GREEN"	136	2 LITRE
PF	PSEUDOPANAX FEROX	15	10 LITRE
PR	PLAGIANTHUS REGIUS	1	45 LITRE
CE	CORNUS "EDDIES WHITE WONDER"	10	80 LITRE
PA	PRUNUS AMANOGAWA	8	80 LITRE
PD	PHORMIUM "DUSKY CHIEF"	33	2 LITRE

KEY

OUTDOOR POWER POINT (1 EACH UNIT)

OUTDOOR WATER TAP (2 EACH UNIT)

NOTE: ELECTRICITY SUPPLIED TO ALL CAR PARKS.

GENERAL NOTES

TOTAL AREA OF SITE	1070.00 M2
TOTAL AREA OF CONCRETE	160.12 M2
TOTAL AREA OF PLANTED GARDEN BED	289.20 M2
TOTAL AREA OF CHIP	295.35 M2

PLANT LIST

WILLIAMS CORPORATION

NOTE

THIS PLAN IS AT A CONCEPTUAL LEVEL SUBJECT TO FURTHER DESIGN DEVELOPMENT. IT IS NOT TO BE SCALED OFF OR USED FOR ANY CONSTRUCTION PURPOSES

LANDSCAPE PLAN FOR CONSENT
48 - 50 WARD STREET, CHRISTCHURCH

SCALE:	1: 100 @ A1
DATE:	3 SEPTEMBER 2019
PAGE:	1 OF 1
REVISION:	-
DRAWN BY:	D. GREIG

INNATE LANDSCAPE ARCHITECTURE

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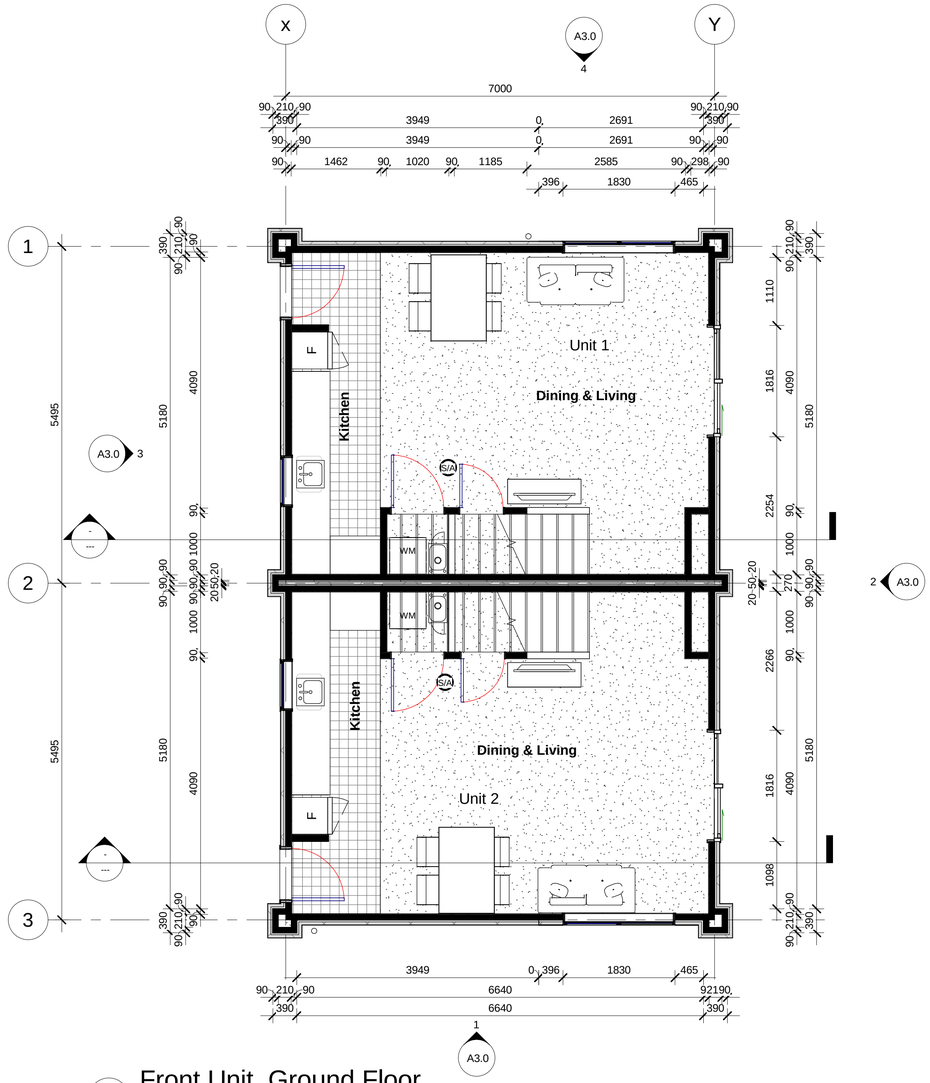
WILLIAMS CORPORATION

Revision		Page Title	Landscape Plan
Scale	A1 page size (Half scale @ A3)	Project	Project Name
Issue Date	09/04/19	Address	48-50 Ward Street
Time Stamp	18/09/2019 10:01:34 am	Sheet	A1.2

1 Front Unit 1st Floor

1 : 50



2 Front Unit Ground Floor

1 : 50

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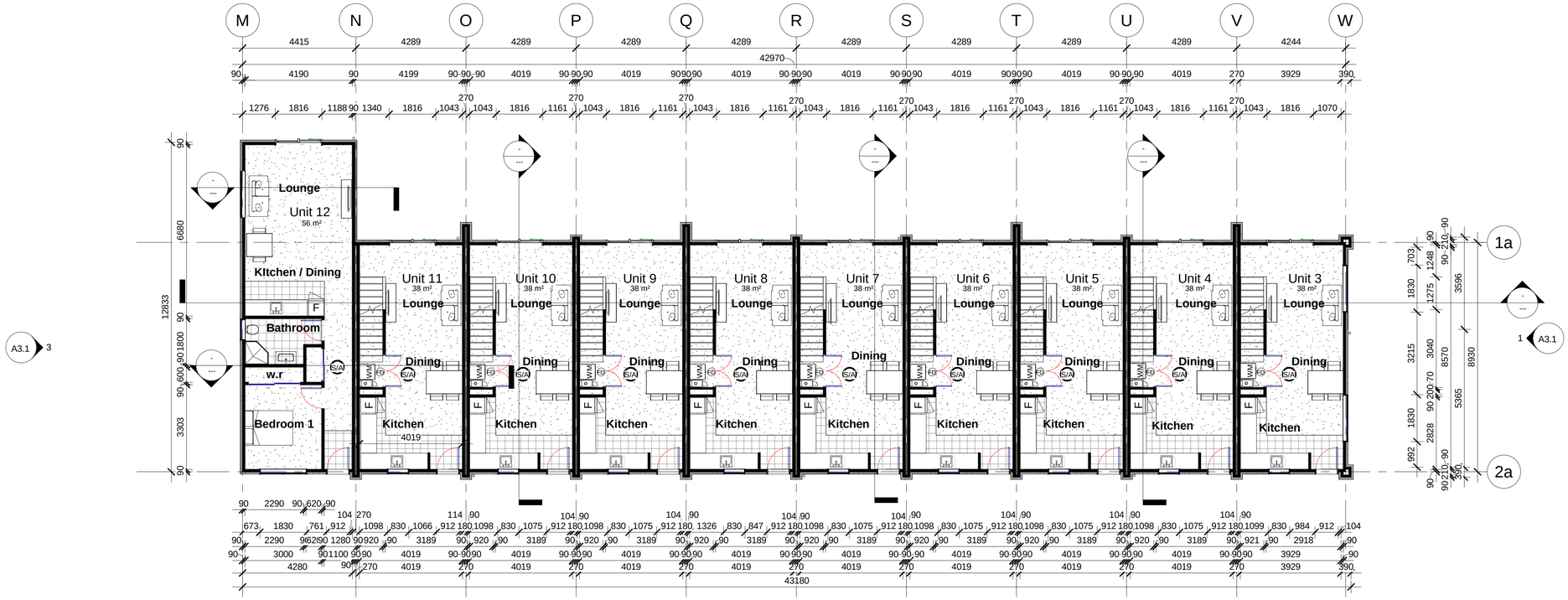
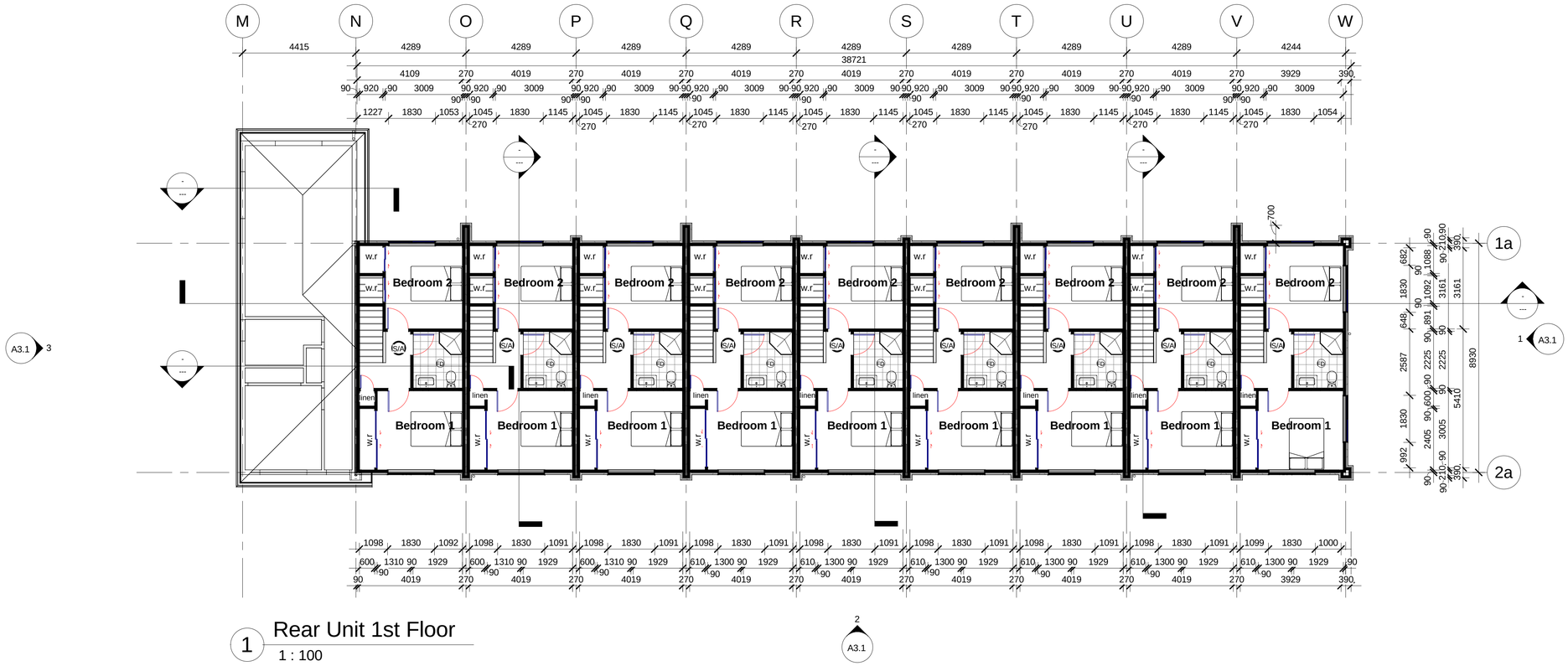
WILLIAMS CORPORATION

Revision		Page Title	Front Unit Floor Plans
Scale	A1 page size (Half scale @ A3)	Project	Project Name
Issue Date	09/04/19	Address	48-50 Ward Street
Time Stamp	18/09/2019 10:01:35 am	Sheet	A2.0



2 Rear Unit Ground Floor

1 : 100



1 Rear Unit 1st Floor

1 : 100

Lower Area Schedule (Gross Building)		
Area	Name	Level
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40 m²	Unit 1	Rear Unit Ground Floor
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39 m²	Unit 8	Rear Unit Ground Floor
39 m²	Unit 9	Rear Unit Ground Floor
39 m²	Unit 10	Rear Unit Ground Floor
39 m²	Unit 11	Rear Unit Ground Floor
494 m²		

Upper Area Schedule (Gross Building)		
Area	Name	Level
40 m²	Unit 1	Rear Unit 1st Floor
40 m²	Unit 2	Rear Unit 1st Floor
40 m²	Unit 3	Rear Unit 1st Floor
39 m²	Unit 4	Rear Unit 1st Floor
39 m²	Unit 5	Rear Unit 1st Floor
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436 m²		

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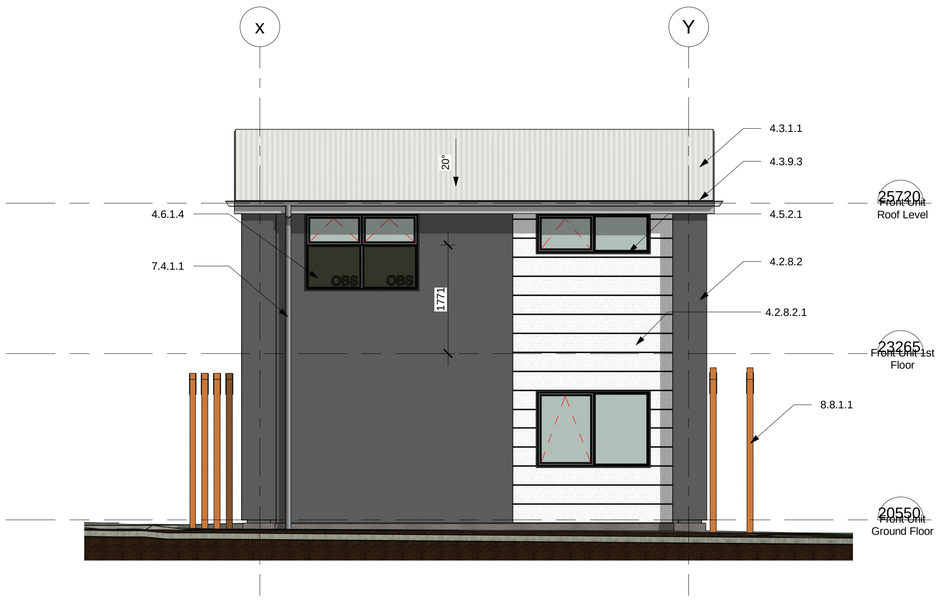
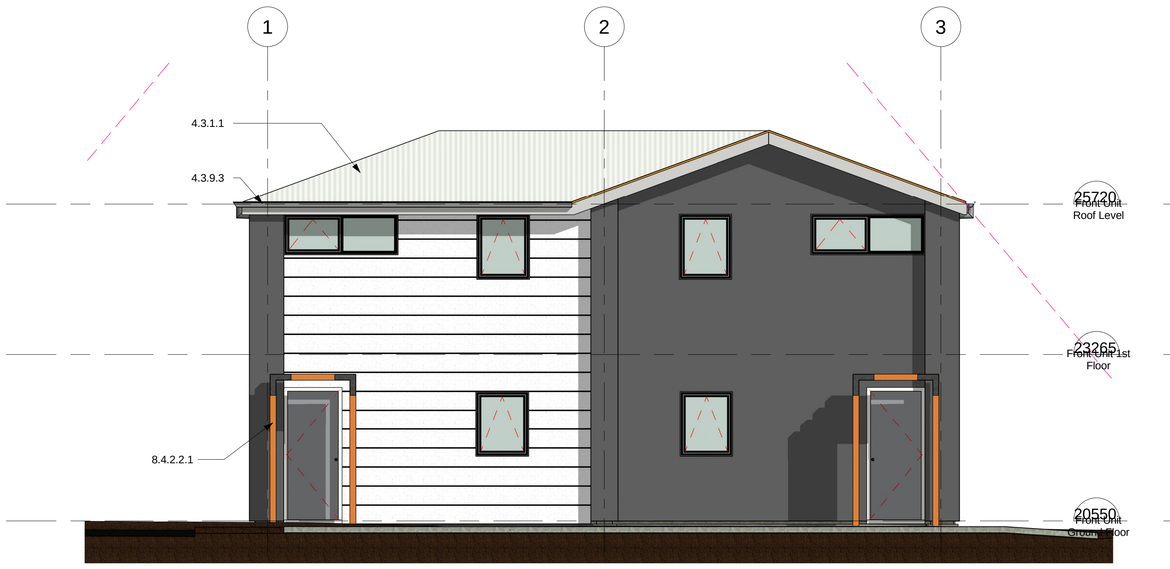
WILLIAMS CORPORATION

Revision		Page Title	Rear Units Floor Plans
Scale	A1 page size (Half scale @ A3)	Project	Project Name
Issue Date	09/04/19	Address	48-50 Ward Street
Time Stamp	18/09/2019 10:01:36 am	Sheet	A2.1

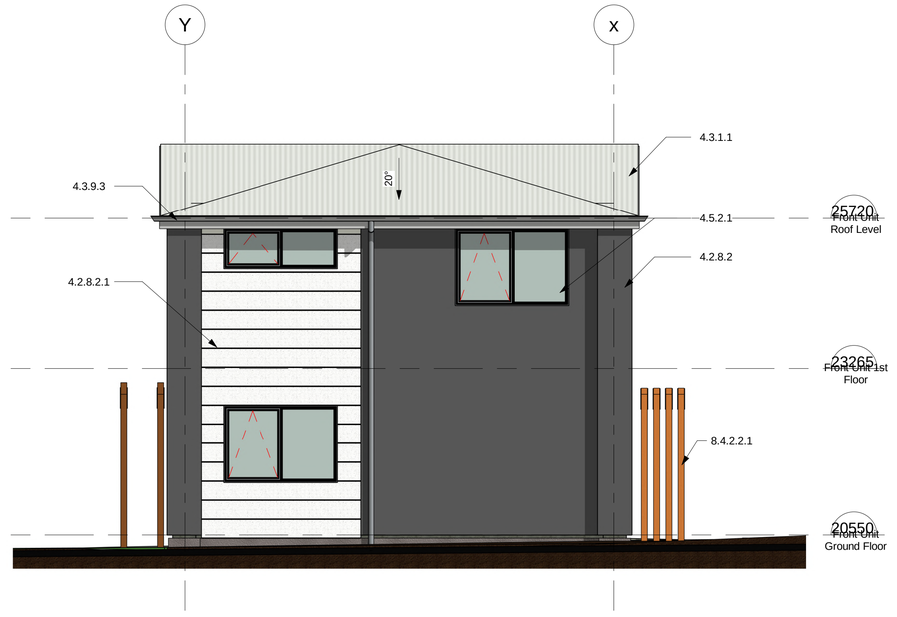


1 East Front Units
1 : 50

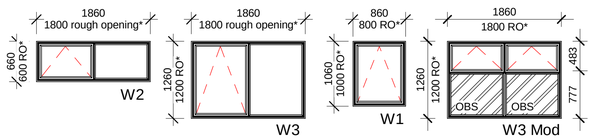
2 North Front Units
1 : 50



3 South Front Units
1 : 50



4 West Front Units
1 : 50



Viewed from outside
RO sizes take precedence over
Window & Door Key
1 : 50

Window Schedule						
Model	Height	Width	Rough Opening (Height)	Rough Opening (Width)	Lintel Height	Count
W1	1030	830	1000	800		16
W2	630	1830	600	1800		5
W3	1230	1830	1200	1800		19
W3 MOD	1230	1830	1200	1800		10
Grand total: 50						50

Elevation Key Notes	
Key Value	Keynote Text
4.2.8.2	Selected Hebel wall panel with plaster render
4.2.8.2.1	Selected Hebel wall panel with routed groove patten and plaster render
4.3.1.1	Selected colourtsteel longrun roofing
4.3.9.3	Selected colourtsteel fascia and gutter
4.5.2.1	Selected double glazed powder coated aluminium joinery
4.6.1.4	Lower glazed panels to be obsure to meet requirements for resource consent
7.4.1.1	Selected colourtsteel 80mm downpipes
8.4.2.2.1	Marcocarpa pergola frames. Free standing
8.8.1.1	

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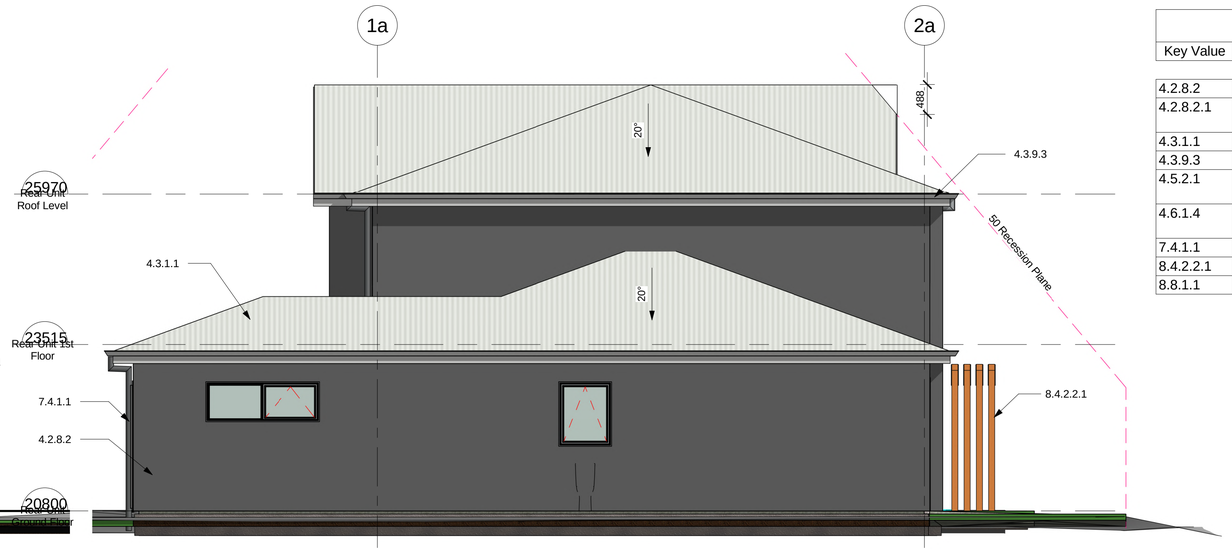
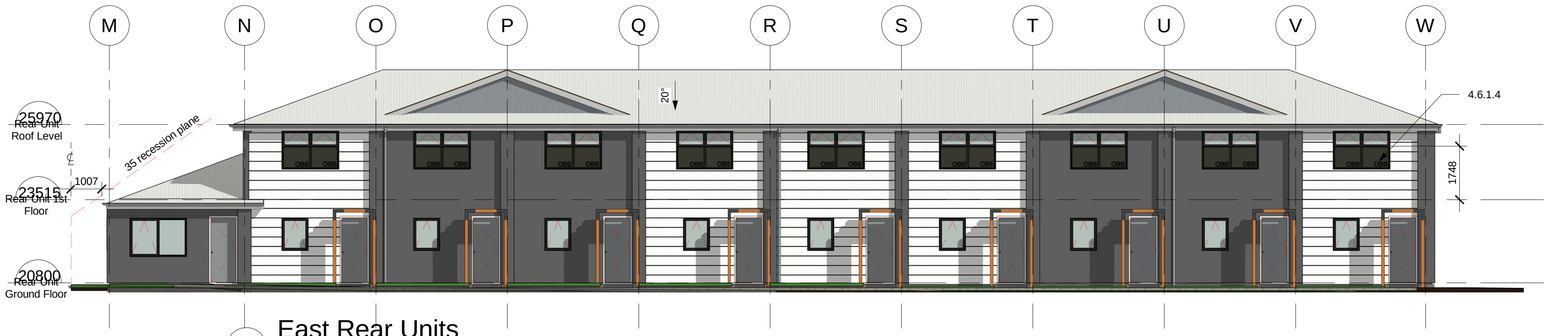
WILLIAMS CORPORATION

Revision		Page Title	Front Unit Elevations
Scale	A1 page size (Half scale @ A3)	Project	Project Name
Issue Date	09/04/19	Address	48-50 Ward Street
Time Stamp	18/09/2019 10:01:42 am	Sheet	A3.0

1 North Rear Units
1 : 50

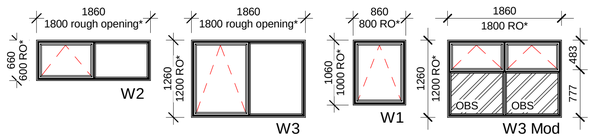


3 South Rear Units
1 : 50



2 East Rear Units
1 : 100

4 West Rear Units
1 : 100



Viewed from outside
RO sizes take precedence over other sizes

Window Schedule						
Model	Height	Width	Rough Opening (Height)	Rough Opening (Width)	Lintel Height	Count
W1	1030	830	1000	800		16
W2	630	1830	600	1800		5
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W3 MOD	1230	1830	1200	1800		10
Grand total: 50						50

Keynote Legend	
Key Value	Keynote Text
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7.4.1.1	Selected coloursteel 80mm downpipes
8.4.2.2.1	Marcocarpa pergola frames. Free standing
8.8.1.1	

Hebel Base Colour
Dulux Franz Josef Double

Hebel Feature Colour
Resene Half Black White

Silver Pearl
Windows

Gull Grey ????
Roof
Fasica & Gutter
Downpipes

Soffits
Resene Half Black White

Pergola features
Marcocarpa natural timber
Galvanized steel brackets
painted black

Colour Schedule "The Husky"

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WILLIAMS CORPORATION

Revision		Page Title	Rear Unit Elevations
Scale	A1 page size (Half scale @ A3)	Project	Project Name
Issue Date	09/04/19	Address	48-50 Ward Street
Time Stamp	18/09/2019 10:01:52 am	Sheet	A3.1