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# 2 Architectural Homes

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2/32 Vogel Street, Christchurch city

\$479,000

2 

1.5 

1 

House size (m2)

78

Land size (m2)

190

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This beautifully designed 2 bedroom, single carport home is the rear of 2 homes on a quiet street in Richmond, Christchurch. 400m from Richmond shops including a New World and 2.5kms (4 minutes drive) to Christchurch central city.

Fully landscaped, easy care home. Finished to an extremely high standard, all Brooksfeld Living homes come with a 10 year Master Builders gauruntee.

-4 minutes from town.

-Fee Simple Title.

-Full turnkey build (everything included in price)

-Deposit paid now, balance on completion.

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BROOKSFELD  
— LIVING —

# Property overview

Expected rent

\$450-\$460

Expected completion

December 2020

Title type

Fee Simple

Expected rates

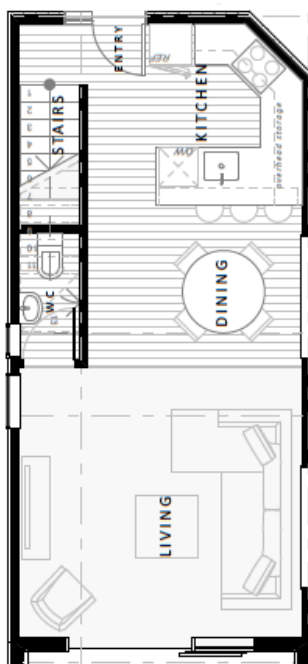
\$2200

Expected insurance

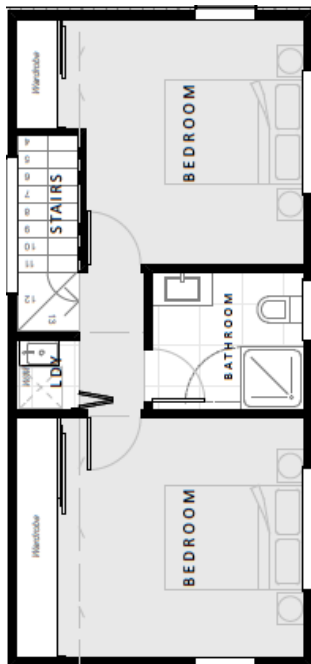
\$1950

## Floorplan & location

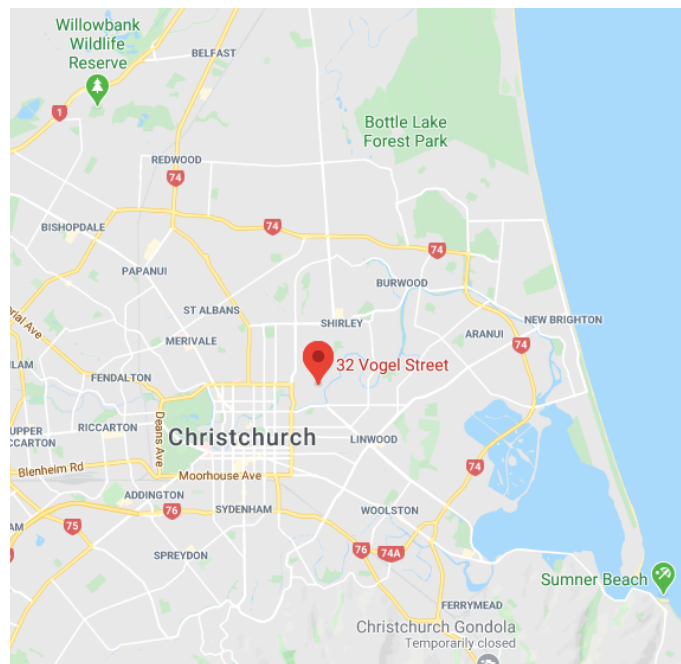
Ground Floor



Level 1



Location



# Colours & Specifications

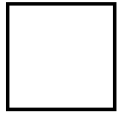
## Exterior



Cladding - Grey Friars  
Linea weatherboard



Roof - Grey Friars  
Longrun roofing



Cladding - White  
Rockcote plaster

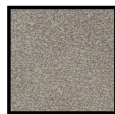


Doorhandle - Schlage S-6000  
keyless entry

## Interior



Walls - Clover Honey, 100%  
natural plant based paint



Carpet - Cable Bay, Nikau



Skirtings, ceilings & doors-  
Quarter Clover Honey, 100%  
Natural plant based paint



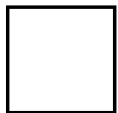
Kitchen Floor - Forest  
Cedar tile planks



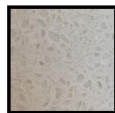
Bathroom Wall - Zeus Cloud Gloss



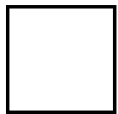
Bathroom Floor - Zeus Cloud Matt



Kitchen Cabinets - French Country  
White



Kitchen Bench - Stone -  
Coronet Peak



Roller Blinds - White - to all living  
areas



Venetian Blinds - White -  
Bedrooms

# Plumbing & Electrical



Kitchen Mixer - Brushed Nickel  
Mizu Drift Mk2, 4 Star water rating



Bathroom Vanity



Toilets - Nova BTW



Shower mixer - Mizu Drift Chrome



Downstairs W/C vanity

Showerhead & rail - Posh  
Domaine Brass Rail Shower



Bathroom mixers - Chrome Mizu  
Drift Mk2, 5 star water rating



Toilet roll holder



Robe Hooks - Bathroom



Glass shower tray on tiles

## Electrical



Heated towel rail - 400x600  
Elan 20R



Mirror - round mirror with  
demist heater behind



Downlights - LED Switch downlight



Plugs - Iconic Switchgear



Outdoor lights - Up/Down light



Bathroom heater - Serene  
2068 heater

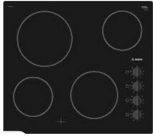
# Appliances



Oven - Bosch Stainless Steel 5 function oven



Rangehood - Ariston 60cm stainless steel



Cook Top - Bosch 60cm ceramic cooktop



Dishwasher - Bosch 14PL stainless steel B/U dishwasher



Heat Pump - Fujitsu - KW dependant on size to meet tanancy act



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BROOKSFIELD  
— L I V I N G —

UNIT 1 Floor Area - 77.2m<sup>2</sup>  
UNIT 2 Floor Area - 77.2m<sup>2</sup>

V o g e l   S t r e e t   U n i t s

3 2   V o g e l   S t r e e t ,   R i c h m o n d ,   C h r i s t c h u r c h

DWA. PROJECT AND SHEET INDEX

DATE	23/04/2020
JOB NO.	DW1145
DRAWN	AH & MH
CHECKED	DWA

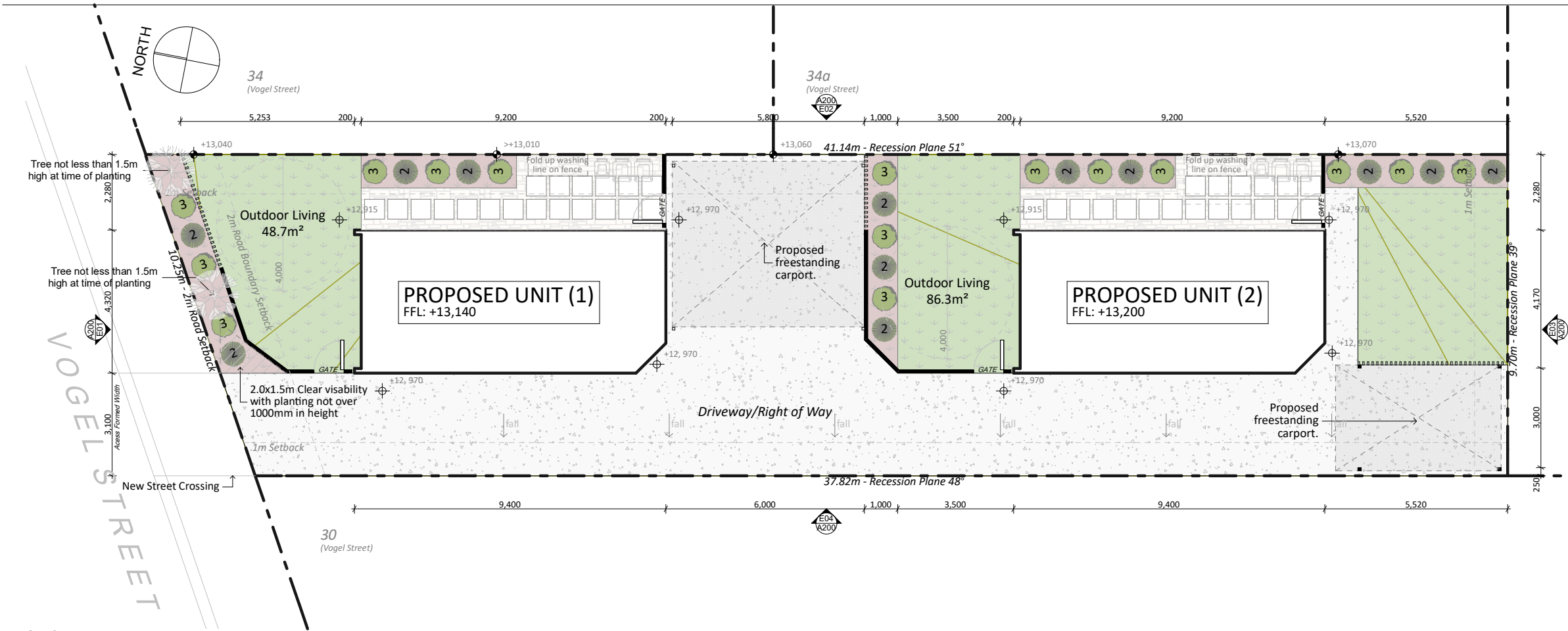
ISSUE

STAGE	REV	DATE
CONCEPT ISSUE	A	
RC & MARKETING ISSUE	B	23/04/2020

SHEET INDEX

A000	PROJECT INTRODUCTION
A001	SITE PLAN
A002	SITE BOUNDARY PLAN
A100	GROUND FLOOR PLAN
A101	FIRST FLOOR PLAN
A200	ELEVATIONS





0. SITE PLAN  
SCALE 1:150

PROJECT INFO:

Address:	32 Vogel Street Richmond Christchurch
Title:	CB23A/1272
Legal Description:	Pt RS 41, Canterbury Dist
Planning Zone:	Residential Medium Density Zone Liquefaction Management Area Clean Air Zone Floor Level Control Area (50 Year)
Wind Zone:	Medium (BRANZ Map)
Earthquake Zone:	2
Exposure Zone:	C
Sea Spray Zone:	No
Climate Zone:	3
Land Zone:	TC3
Site Area:	379m² (more or less)
Site Coverage:	20.8%
Gross Floor Area:	Unit 1 - 84.1m² (39.4m² over slab) Unit 2 - 84.1m² (39.4m² over slab) Total - 168.2m² (78.8m² over slab)
Net Floor Area: (from internal wall)	Unit 1 - 71.7m² Unit 2 - 71.7m²
Impervious Areas:	153.9m² (driveway) 78.8m² (buildings over slab) Total - 232.7m²
Impervious Cover:	61.39%

Landscaping Area:	150.2m² (40.0%)
Planting Area:	54.6m² (14.4%)
Earthworks:	--m³ (Volume) --m² x --m --m Fill (Depth) --m Excavation (Depth) (excluding the building foundations including a 1.8m perimeter)

SITE PLAN GENERAL NOTES

Contractor to confirm all dimensions on site.

All drawings to be read in conjunction with engineering/consultants documentation.

Confirm all existing services on site.

Contractor to confirm with designer if there is a conflict between consultant documentation and accepts liability for decisions made without consultation.

All unpaved areas are to be a minimum of 225mm below Finished Floor Level. Paved areas to be a minimum of 150mm.

Sediment controls to be taken during the construction process. To be read in conjunction with Environment Canterbury's " Erosion and Sediment Control Guideline 2007".

Provide stabilized entry pad & wash down area for contractor vehicles in accordance with ECAN sediment control for small sites.

A runoff diversion bund will be included in the site access way if required. sediment on footpaths and roads will be removed as soon as practicable.

All sediment control measures & structures are to be installed prior to major earthworks and are to be checked and maintained every day.

Stockpiles to be covered with impervious sheet.

Excavated topsoil is to be spread around the site and flatted where possible . The rest is to be removed from site. While stored on site all soil is to be covered with impervious sheet.

Contractor to install temporary site fences (max 1800mm high from FGL) and lockable gates during the construction period to comply with F5/AS1.

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per TA District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway / Paved Area  
Exposed aggregate concrete, 100mm slab with SE62 reinforcing on AP40 Grade engineering fill compacted in 150mm layers  
- 1:100min falls as shown, typically away from dwelling  
- finish to have slip resistance to comply with NZBC D1/AS1
- Vegetation  
Refer to Landscape Design for further detail.

LANDSCAPING LEGEND

- Type 1 - CORDYLINE AUSTRALIS (Cabbage Tree)
- Type 2 - Pseudopanax crassifolius (Lancewood)
- Type 3 - Muehlenbeckia astonii (Shrubby Tororaro)

Grass / lawn Area

Planting area  
- native grasses planted, 1 / m2 approx to suit  
- medium bark chip finished

Bark Area  
- medium bark chip finished

Notes:

- All Trees to be 1.5m (min) height at time of planting
- Planting beds to be medium bark chip finished
- Landscaping areas to be 50% trees, 50% shrubs

LEGEND - LEVELS

- Proposed Finished Ground / Surface Level
- Existing Ground Level

Note: Site Levels based on district plan supplied by Christchurch City Council 25/02/2020

Minimum FFL: +13,140 min  
(District plan/flood assesment)

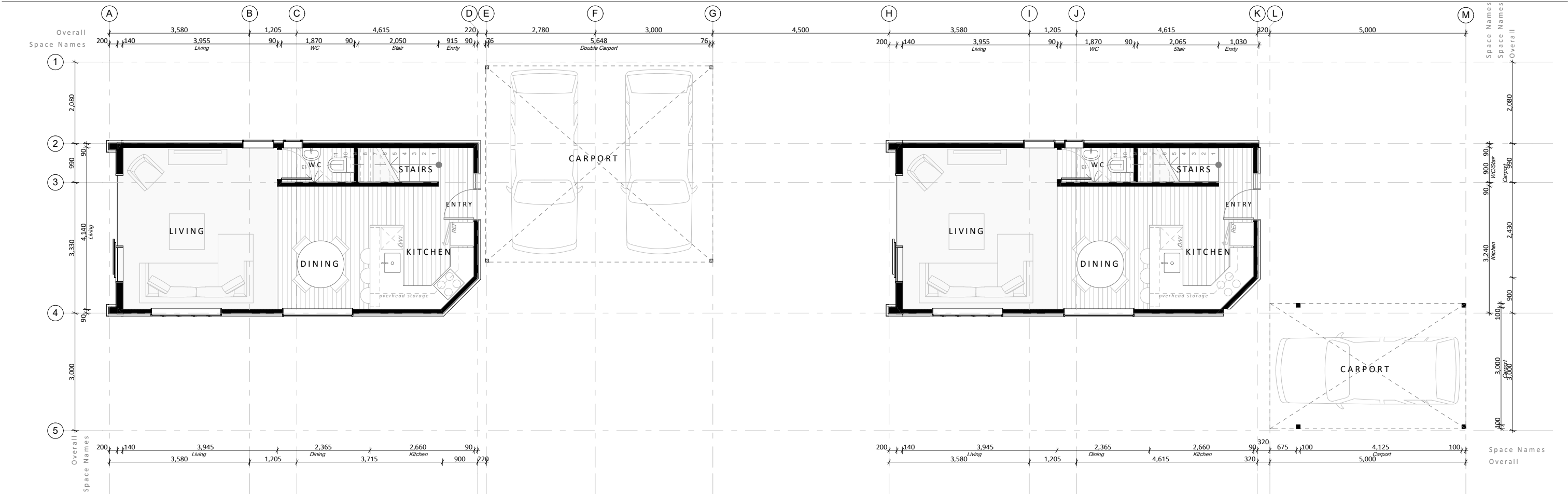
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ISSUE	CLIENT	CONSULTANTS	SCALE
STAGE	Booksfeild Living	Consultants	1:150 @ A3
CONCEPT ISSUE	PROJECT NAME		DATE
RC & MARKETING ISSUE	Vogel Street Units		23/04/2020
	PROJECT ADDRESS		JOB NO.
	32 Vogel Street Richmond Christchurch		DW1145
		DRAWING NO.	DRAWN
		SITE PLAN	AH & MH
			CHECKED
			DWA
			DRAWING NO.
			REVISION
			A001
			B



1. GROUND FLOOR PLAN  
SCALE 1:100

LEGEND - WALLS

- 90mm Timber Framed wall (external wall)
  - 10mm GIB Board internal lining
  - 20mm drained cavity
  - 50mm panel with plaster finish
- 90mm Timber Framed wall (external wall)
  - 10mm GIB Board internal lining
  - 20mm drained cavity
  - 19mm James Hardie Linea weatherboard
- 90mm Timber Framed wall (internal wall)
  - 10mm GIB Board internal lining both sides

WALL NOTES:

All internal timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, dwangs @ 800 c/c.

All external timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, 90x45 SG8 H1.2 dwangs @ 800 c/c, unless noted otherwise

90x45 SG8 H1.2 dwangs @ 480 c/c for vertical weatherboard cladding

**Top Plate Fixing:** Top plate to be fixed to studs @ 600 max c/c with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixing unless noted otherwise  
**Bottom Plate Fixing:** Proprietary anchor's @ 900 max crs with 50x50x3 flat washer unless noted otherwise

GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with nzbc d1/as1/table 2.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

Refer to Door and Window schedules for lintel sizes.

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer nzbc g4/as1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

Smoke alarms - Cavius Smoke Alarm, be installed to NZBC F1/AS1 with hush facility (3.0m radius)

All exposed fixings to be stainless steel

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to furnish and install all hardware unless noted otherwise.

Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall sconce and accessory locations.

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ISSUE		
STAGE	REV	DATE
CONCEPT ISSUE	A	
RC & MARKETING ISSUE	B	23/04/2020

CLIENT

Booksfeild Living

PROJECT NAME

Vogel Street Units

PROJECT ADDRESS

32 Vogel Street

Richmond

Christchurch

CONSULTANTS

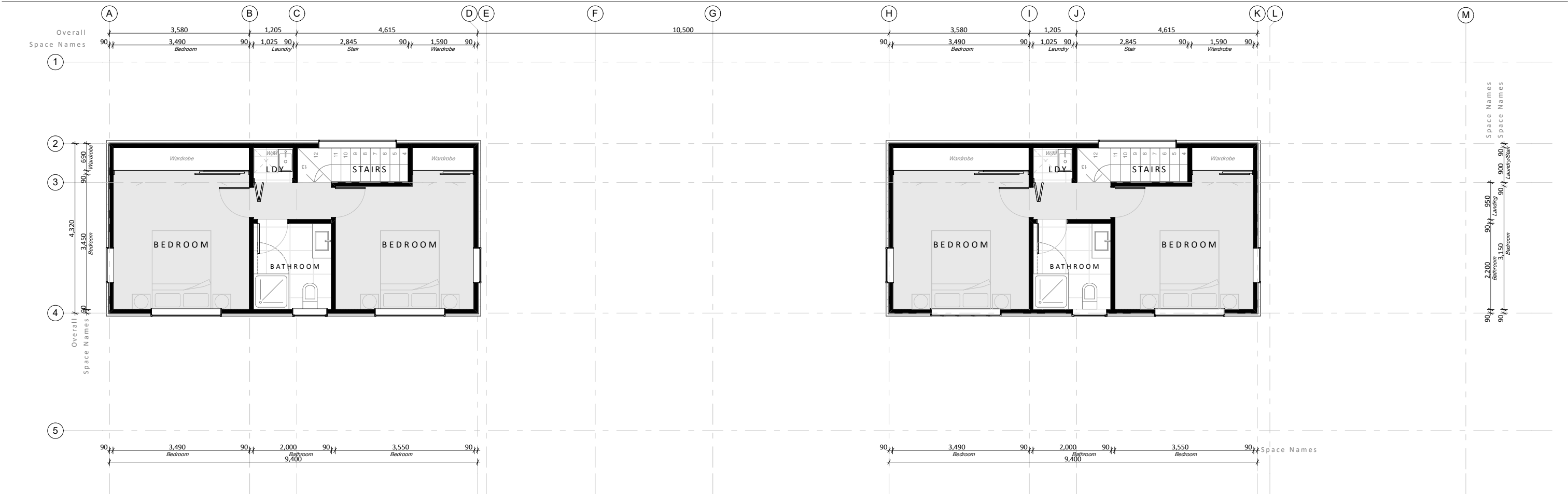
Consultants

DRAWING NO.

GROUND FLOOR PLAN

SCALE	1:100 @ A3
DATE	23/04/2020
JOB NO.	DW1145
DRAWN	AH & MH
CHECKED	DWA
DRAWING NO.	REVISION
A100	B





2. FIRST FLOOR PLAN

SCALE 1:100

LEGEND - WALLS

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  - 10mm GIB Board internal lining
  - 20mm drained cavity
  - 50mm panel with plaster finish
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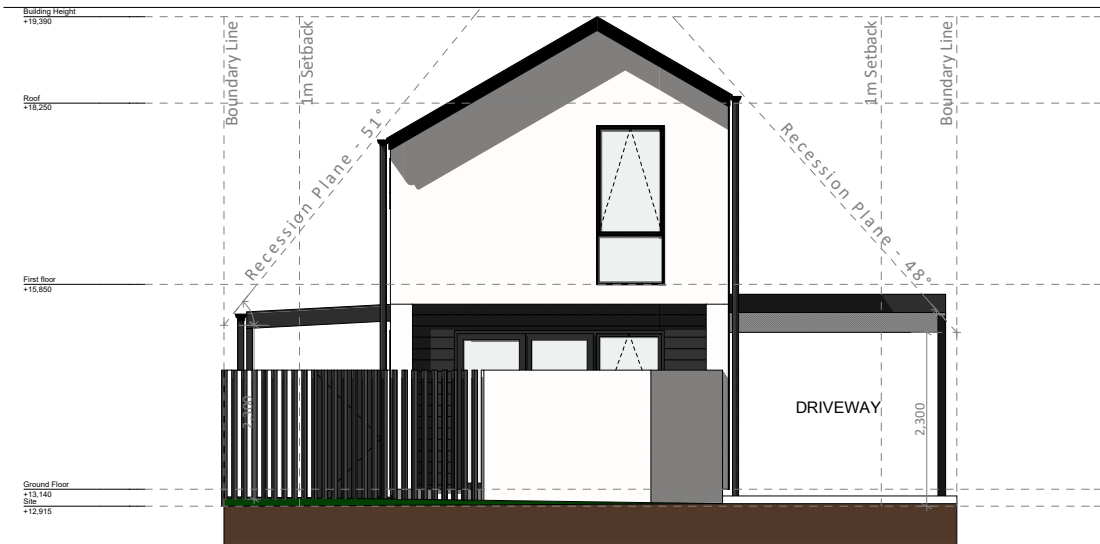
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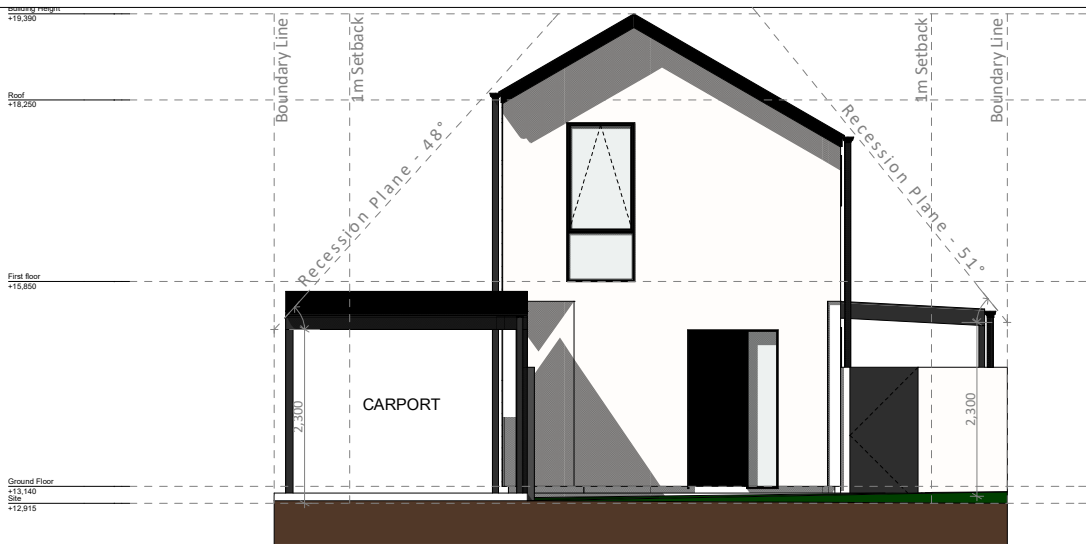
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ISSUE			CLIENT Booksfeild Living	CONSULTANTS Consultants	SCALE 1:100 @ A3	
STAGE	REV	DATE			DATE 23/04/2020	
CONCEPT ISSUE	A	23/04/2020	PROJECT NAME	DRAWING NO. FIRST FLOOR PLAN	JOB NO. DW1145	
RC & MARKETING ISSUE	B		Vogel Street Units		DRAWN AH & MH	
		PROJECT ADDRESS	CHECKED DWA			
		32 Vogel Street Richmond Christchurch	DRAWING NO. REVISION			
		A101 B				



E01 NORTH ELEVATION  
SCALE 1:100



E03 SOUTH ELEVATION  
SCALE 1:100

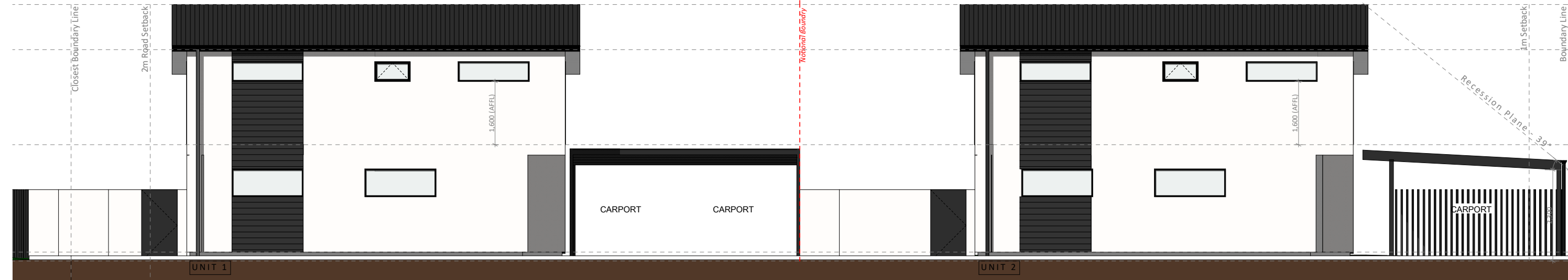
LEGEND

- Roof**
  - Dimond Corrugate (0.55mm BMT) Colorsteel Endura roof cladding over Thermokraft Covertek 403 roof underlay - Grey Friars finish
- Horizontal Weatherboard**
  - James Hardie Linea Weatherboard 180 installed as per manufacturers specifications on 20mm drained cavity system over building wrap - Grey Friars finish
- Plaster System**
  - Resene Construction Systems Insulated Facade System Graphex Panel 50mm on drained cavity system over building wrap
  - Waitoa Double finish

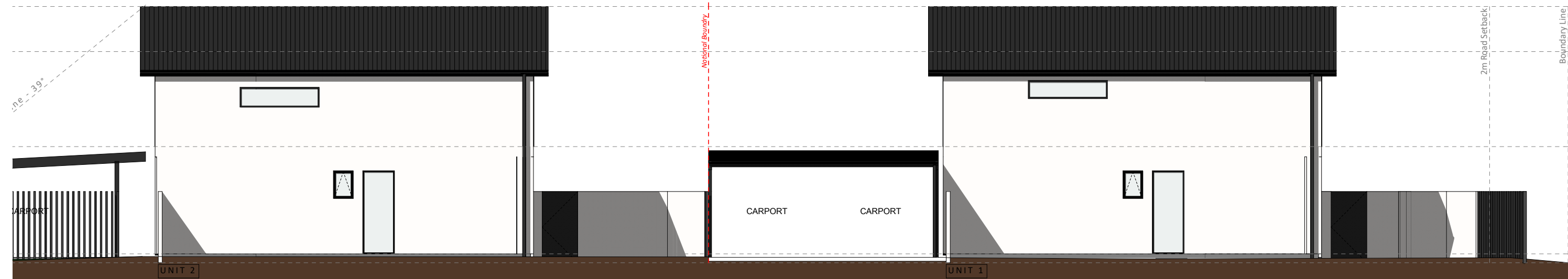
Gutter fixed to fascia, both with finish to match roofing. Falls as shown on roof plan. Soffits to match Plaster system

Downpipes to be 80Ø, finish & colour to match roofing (UNO)

APL powder coated aluminium exterior windows and doors with finish to match roofing.  
- Double glazed windows and doors with Grade A safety glass to all glazing within 800mm above finished floor level, or in wet areas in accordance with NZBC F2/AS1



E04 WEST ELEVATION  
SCALE 1:100



E02 EAST ELEVATION  
SCALE 1:100

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ISSUE		
STAGE	REV	DATE
CONCEPT ISSUE	A	
RC & MARKETING ISSUE	B	23/04/2020

CLIENT
Booksfeild Living

PROJECT NAME
Vogel Street Units

PROJECT ADDRESS
32 Vogel Street Richmond Christchurch

CONSULTANTS
Consultants

DRAWING NO.
ELEVATIONS

SCALE	1:100 @ A3
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A200	B



Interior View 3D



Street Elevation / Front unit



Rront unit

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ISSUE			CLIENT	CONSULTANTS
STAGE	REV	DATE	Booksfeild Living	Consultants
CONCEPT ISSUE A			PROJECT NAME Vogel Street Units	DRAWING NO. 3D IMAGES
RC & MARKETING ISSUE B23/04/2020				
PROJECT ADDRESS 32 Vogel Street Richmond Christchurch				

SCALE	@ A3
DATE	23/04/2020
JOB NO.	DW1145
DRAWN	AH & MH
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DRAWING NO.	REVISION
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