

UNIT 1

FLOOR AREA	90.2m ²
SITE AREA	229.0m ²
SITE COVERAGE	92.2m ² or 40.2%
PERMEABLE AREA	95m ² OR 41.4%
FRONT SETBACK AREA	50.8m ²
PERMEABLE SETBACK AREA	31.5m ² OR 62.0%

UNIT 1
F.F.L. 39,400

UNIT 2
F.F.L. 39,400

UNIT 3
F.F.L. 39,400

UNIT 4
F.F.L. 39,400

SITE KEY

1.8M HIGH TIMBER FENCE TYPICALLY (OR UNLESS OTHERWISE NOTED) - 1.2M WHERE TAPERED DOWN AS NOTED. 100X100 H4 POSTS & 2m CRS MAX IN 250dia X 800mm DEEP 20MPA CONCRETE FOOTINGS. 100X50 H3.2 RAILS X 3 WITH HDG BATTEN SCREW TO POSTS. 150X25 H3.2 PAILINGS WITH 5mm MAX GAPS. NO NEW FENCE TO BE INSTALLED ON EXISTING SIDE/REAR BOUNDARIES WHERE EXISTING FENCE IS SALVAGEABLE & UP TO STANDARD, TO BE DETERMINED ONSITE WITH PROJECT MANAGER

POWDERCOATED ALUMINIUM VERTICAL FENCE INSTALLED TO MANUFACTURERS RECOMMENDATIONS. HEIGHT NOTED ON PLANS. TOP MOUNT TO CONCRETE / TIMBER. SEE BOUNDARYLINE DURAPANEL TITAN DETAILS & P51 IN SPEC.

PATHS, PATIOS & A/C CONCRETE PADS (105m² TOTAL). FIRTH MANORFIELD 100mm THICK 20MPA CONCRETE. ACID WASH & SEAL WITH SOLVENT BORNE SEALER. FORM FALLS AWAY FROM DWELLING WHERE APPLICABLE. EXPANSION CUTS @ 4m CRS MAX EACH WAY. FORM ON A 75mm COMPACTED GAP20 ON A COMPACTED SUBGRADE OF CBR>10

DRIVEWAY (64.7m² TOTAL). FIRTH MANORFIELD 125mm THICK 20MPA CONCRETE WITH 665 MESH. ACID WASH & SEAL WITH SOLVENT BORNE SEALER. FORM FALLS AWAY FROM DWELLING & TOWARDS CATCHPIT WHERE APPLICABLE. EXPANSION CUTS @ 4m CRS MAX EACH WAY. FORM ON A 75mm COMPACTED GAP20 ON A COMPACTED SUBGRADE OF CBR>10

GARDEN AREAS AS INDICATED - BLACK RE-HARVEST MULCH. PLANTING A MIX OF LOMANDRA LIME TUFFED, PB8, 0.7m SPACINGS. LIBERTIA, PB8, 0.4m SPACINGS. COPRO3MA HAWERA, PB8, 1m SPACINGS. LOROPETALUM 'CHINA PINK', PB8, 1.2m SPACINGS.

PERMEABLE AREA LAWN OVER 100mm MIN OF TOPSOIL

GRISELINIA HEDGE, 0.9m SPACINGS, PB8, 0.6m HIGH PLANTED, 1.5m HIGH MATURE

LIVING COURT

SERVICE COURT

UNIT 2

FLOOR AREA	92.1m ²
SITE AREA	228.0m ²
SITE COVERAGE	94.4m ² or 41.4%
PERMEABLE AREA	100m ² OR 43.8%
FRONT SETBACK AREA	53.2m ²
PERMEABLE SETBACK AREA	34.2m ² OR 64.2%

UNIT 3

FLOOR AREA	94.9m ²
SITE AREA	224.0m ²
SITE COVERAGE	96.0m ² or 42.8%
PERMEABLE AREA	78.0m ² OR 34.8%
FRONT SETBACK AREA	25.3m ²
PERMEABLE SETBACK AREA	15.0m ² OR 59.2%

UNIT 4

FLOOR AREA	94.9m ²
SITE AREA	240.0m ²
SITE COVERAGE	96.0m ² or 40.0%
PERMEABLE AREA	107m ² OR 44.5%
FRONT SETBACK AREA	25.4m ²
PERMEABLE SETBACK AREA	15.8m ² OR 62.2%

SITE PLAN 1:100

LOT: 29 DPS: 8373	
4 KEITHA PLACE, HAMILTON	
SITE AREA:	921m ²
TOTAL SITE COVERAGE	378.6m ² or 41.1%
TOTAL PERMEABLE AREA	300.9m ² OR 32.6%



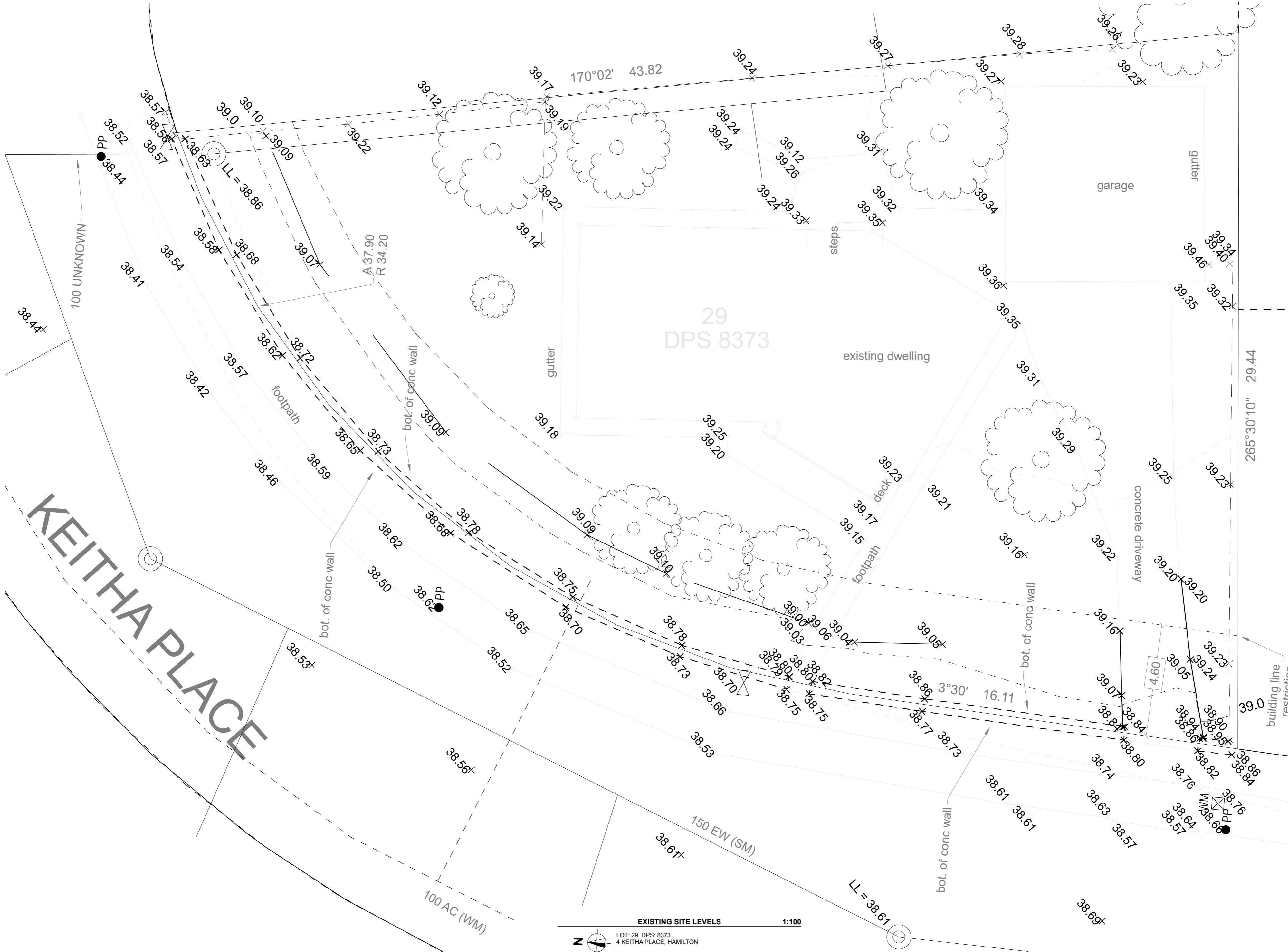
ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 & RELATED NZBC DOCUMENTS INCLUDING E2 AS1
 - ALL TIMBER TO COMPLY WITH NZS3602
 - ALL CONCRETE WORK TO COMPLY WITH NZS3109 & NZS3124
 - ALL MASONRY WORK TO COMPLY WITH NZS4210 & NZS4229
 - ALL MATERIALS TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS
 - CHECK ALL DIMENSIONS ON SITE
 - CHECK WITH DESIGNER IF IN ANY DOUBT
 P: 07 849 3074 E: KRIS@DESIGNHOUSE.CO.NZ



KEITHA DUPLEX'S
 4 KEITHA PLACE,
 HAMILTON

THESE PLANS & DESIGNS ARE COPYRIGHT & REMAIN THE PROPERTY OF DESIGN HOUSE ARCHITECTURE LTD. THEY SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO ANY THIRD PARTY WITHOUT WRITTEN CONSENT

REV SHEET	A101	ISSUED:	15/12/2020
		DRAWN BY:	JM
TITLE:	SITE PLAN		
PROJECT STATUS:	PRELIMINARY DESIGN		



KEITHA PLACE

EXISTING SITE LEVELS 1:100

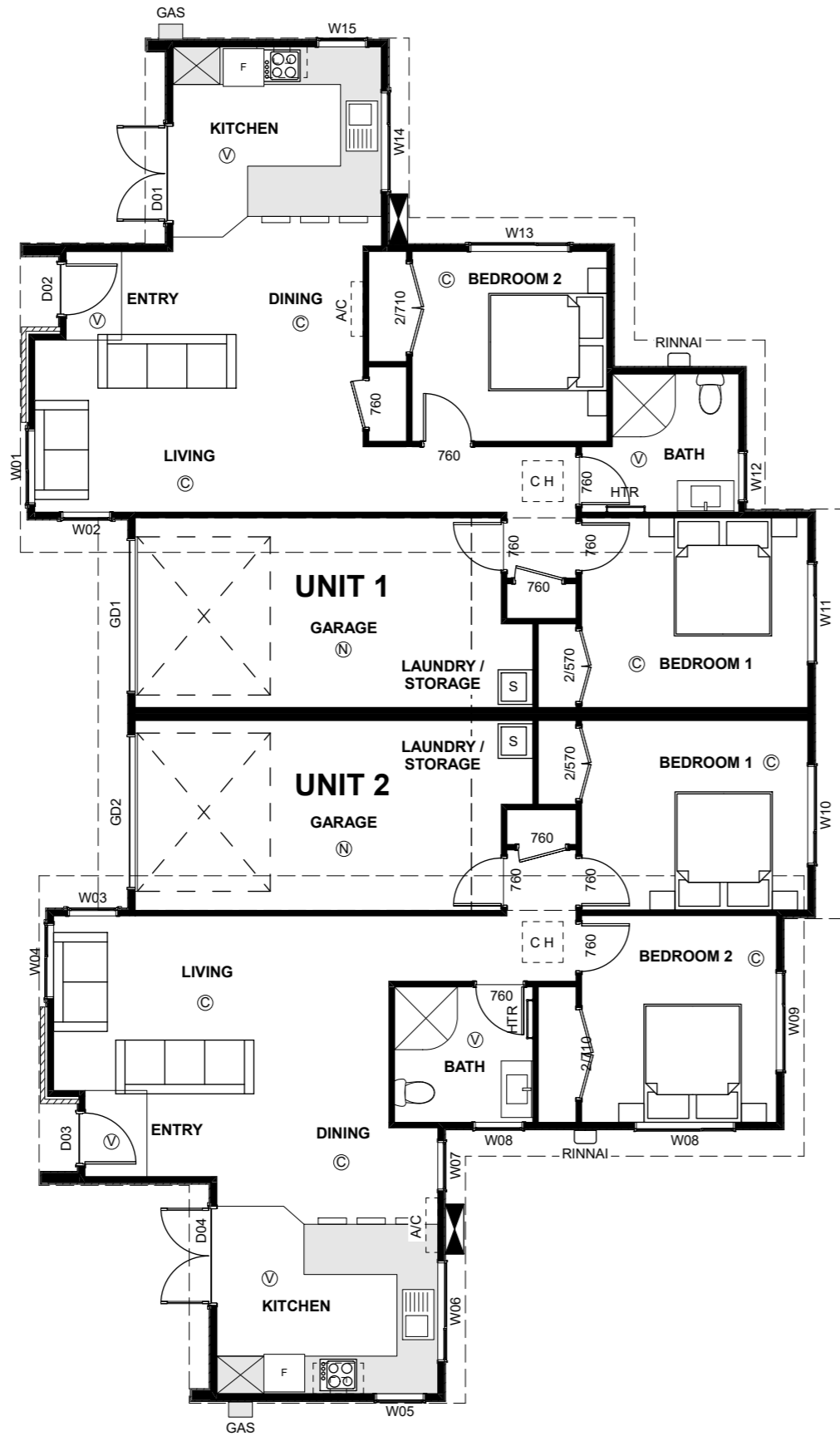
LOT: 29 DPS: 8373
 4 KEITHA PLACE, HAMILTON
 SITE AREA: 921m²
 TOTAL SITE COVERAGE 378.6m² or 41.3%
 TOTAL PERMEABLE AREA 300.9m² OR 32.8%

ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 &
 RELATED NZBC DOCUMENTS INCLUDING E2 AS1
 - ALL TIMBER TO COMPLY WITH NZS5802
 - ALL MASONRY TO COMPLY WITH NZS4109 & NZS104
 - ALL MASONRY WORK TO COMPLY WITH NZS4110 & NZS4228
 - ALL MATERIALS TO BE FIXED IN ACCORDANCE WITH
 MANUFACTURER'S INSTRUCTIONS
 - CHECK WITH DESIGNER IF IN ANY DOUBT
 P: 07 845 3074 E: KRIS@DESIGNHOUSE.CO.NZ

DESIGN HOUSE
 ARCHITECTURE
 KEITHA DUPLEXES
 4 KEITHA PLACE,
 HAMILTON

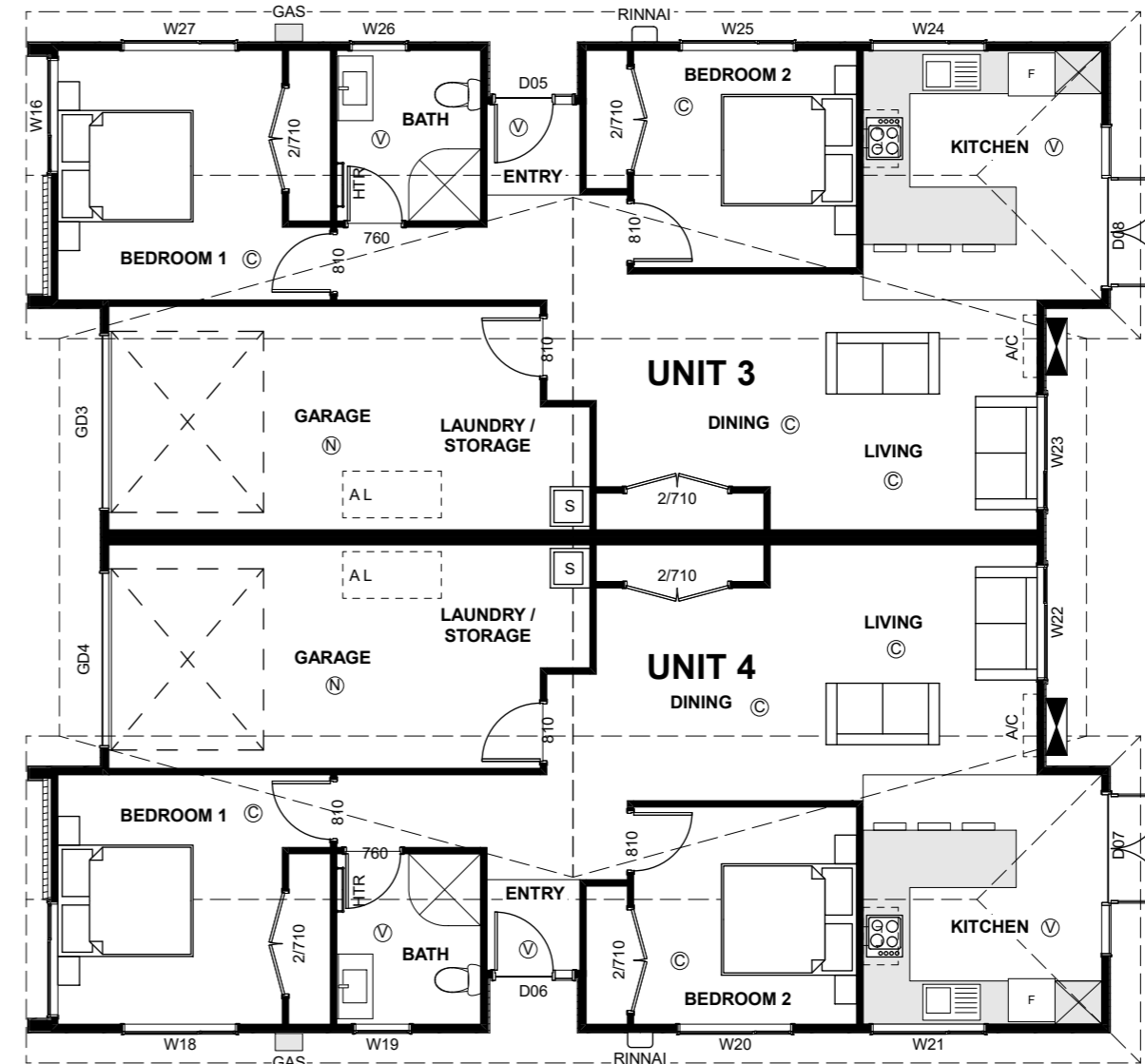
A102
 REV SHEET
 ISSUED: 15/12/2020
 DRAWN BY: JIM
 TITLE: EXISTING SITE LEVELS PLAN
 PROJECT STATUS: PRELIMINARY DESIGN

THESE PLANS & DESIGNS ARE COPYRIGHT & REMAIN THE PROPERTY OF
 DESIGN HOUSE ARCHITECTURE. NO PART OF THESE PLANS OR DESIGNS
 MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
 WITHOUT THE WRITTEN PERMISSION OF DESIGN HOUSE ARCHITECTURE.



FLOOR PLANS UNITS 1 & 2 1:100

UNIT 1 FLOOR AREA	90.0m ²
UNIT 2 FLOOR AREA	92.1m ²
UNIT 3 FLOOR AREA	94.9m ²
UNIT 4 FLOOR AREA	94.9m ²
TOTAL GROSS FLOOR AREA	371.9m²



FLOOR PLANS UNITS 3 & 4 1:100

UNIT 1 FLOOR AREA	90.0m ²
UNIT 2 FLOOR AREA	92.1m ²
UNIT 3 FLOOR AREA	94.9m ²
UNIT 4 FLOOR AREA	94.9m ²
TOTAL GROSS FLOOR AREA	371.9m²

- GENERAL KEY**
- = GAS METER. ALLOW TO CONFIRM LOCATION WITH SUPPLIER PRIOR TO INSTALLATION
 - = RINNAI INFINITY A26 INSTANTANEOUS GAS HOT WATER AS PER MANUFACTURERS WRITTEN INSTRUCTIONS. PLUMB TO KITCHEN, BATHROOM, ENSUITE & LAUNDRY. FIT IN RECESSED BOX INTO WALL FRAMING. CONNECT TO STREET SUPPLY
 - = HEATED TOWEL RAIL
 - = HEAT PUMP - HIGH WALL MOUNTED MITSUBISHI HEAVY INDUSTRIES HEAT PUMP OR SIMILAR, SIZED AS PER TENANCY SERVICES 'HEALTHY HOMES HEATING REPORT'. WITH CONDENSATE DRAIN PLUMBED TO WASTEWATER OR EXTERIOR OF BUILDING ENVELOPE AS MINIMUM
 - = ROBINHOOD SUPERTUB ST3101
 - = CEILING HATCH
 - = SELLWOOD FT30 ATTIC LADDER. INSTALLED AS PER MANUFACTURERS WRITTEN INSTRUCTIONS.

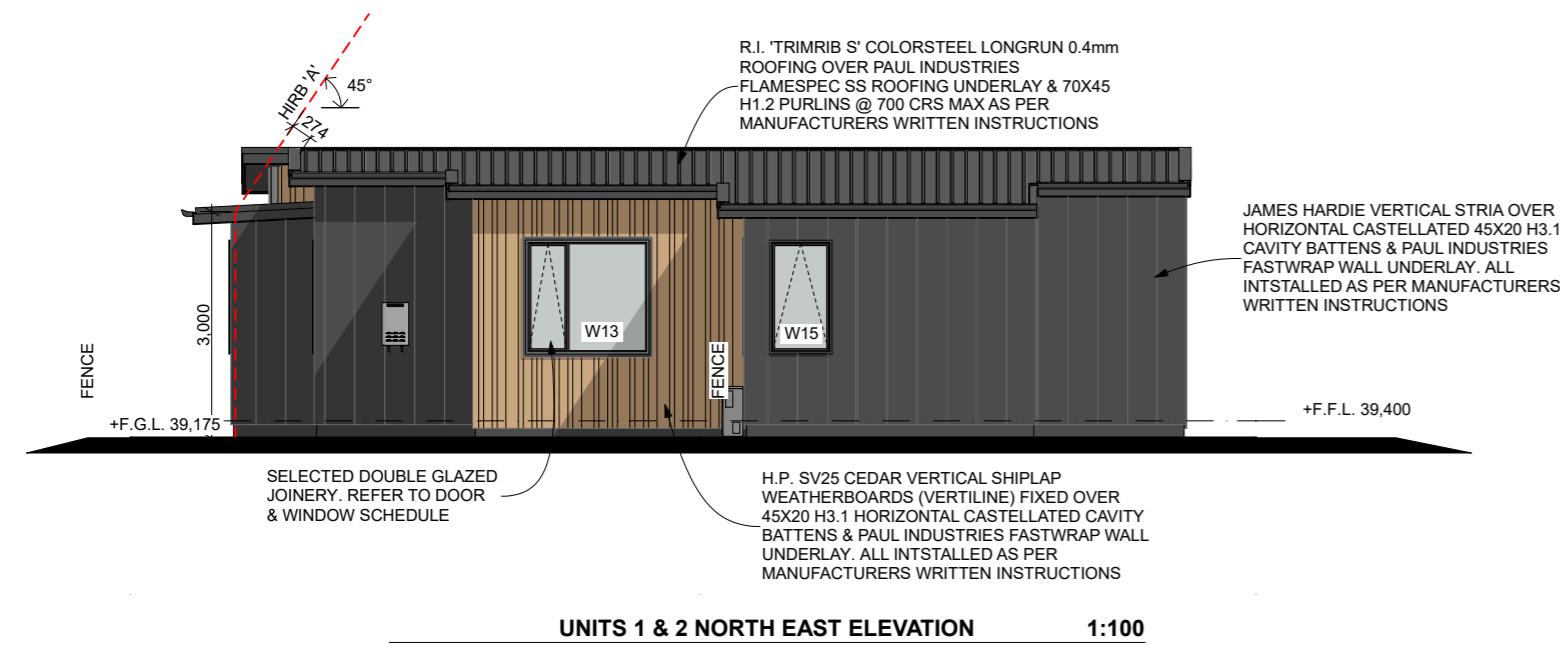
ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 & RELATED NZBC DOCUMENTS INCLUDING E2 AS1
 - ALL TIMBER TO COMPLY WITH NZS3602
 - ALL CONCRETE WORK TO COMPLY WITH NZS3109 & NZS3124
 - ALL MASONRY WORK TO COMPLY WITH NZS4210 & NZS4229
 - ALL MATERIALS TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS
 - CHECK ALL DIMENSIONS ON SITE
 - CHECK WITH DESIGNER IF IN ANY DOUBT
 P: 07 849 3074 E: KRIS@DESIGNHOUSE.CO.NZ



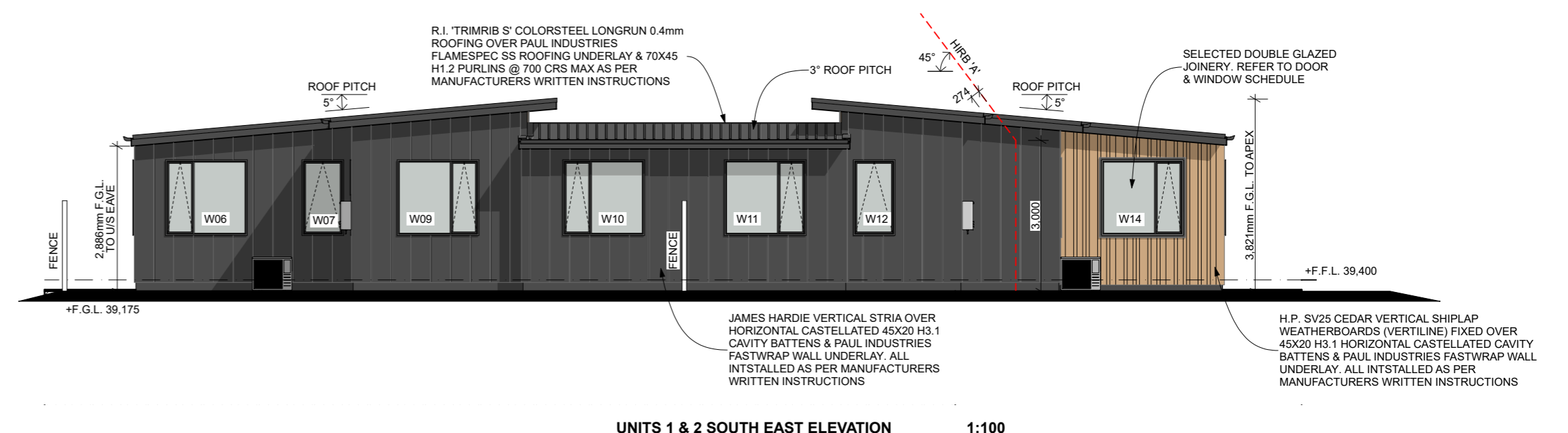
KEITHA DUPLEX'S
 4 KEITHA PLACE,
 HAMILTON

THESE PLANS & DESIGNS ARE COPYRIGHT & REMAIN THE PROPERTY OF DESIGN HOUSE ARCHITECTURE LTD. THEY SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO ANY THIRD PARTY WITHOUT WRITTEN CONSENT

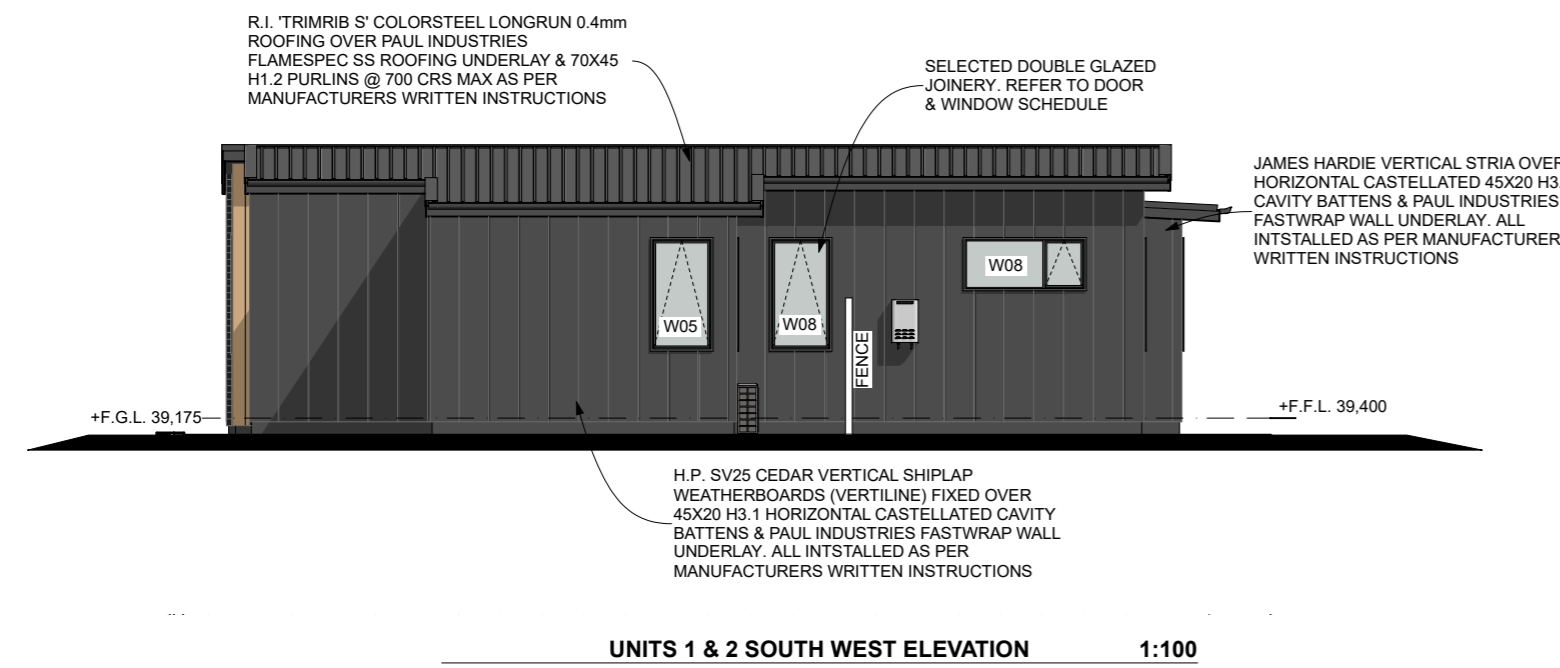
REV	SHEET	A103	ISSUED:	15/12/2020
			DRAWN BY:	JM
TITLE:		FLOOR PLANS		
PROJECT STATUS:		PRELIMINARY DESIGN		



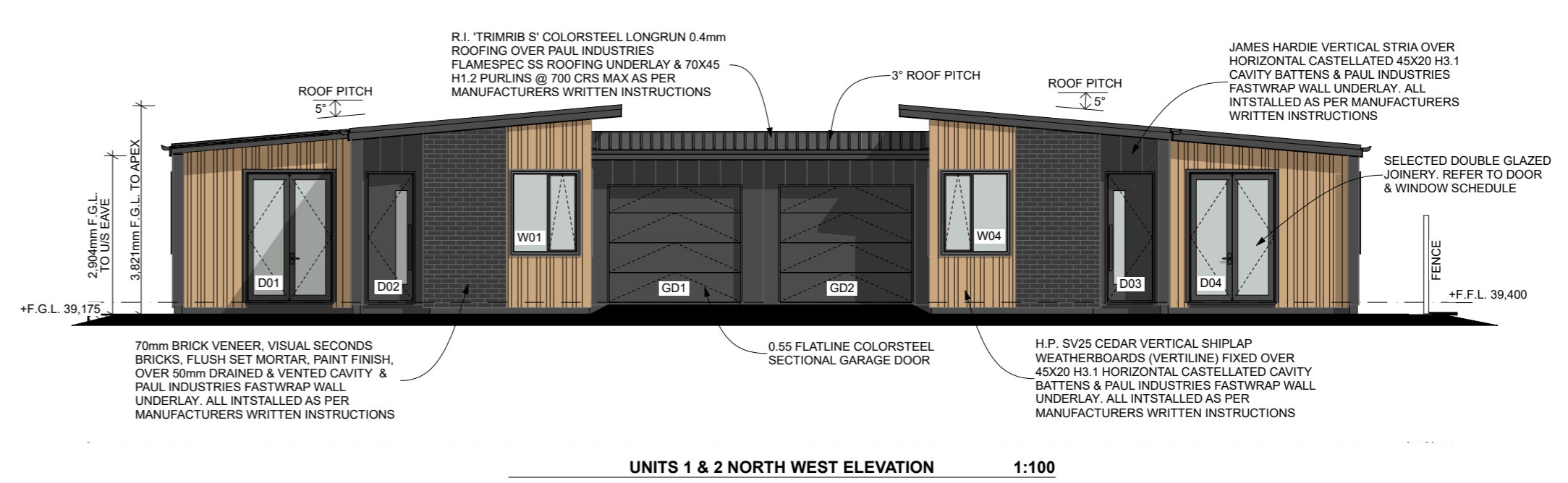
UNITS 1 & 2 NORTH EAST ELEVATION 1:100



UNITS 1 & 2 SOUTH EAST ELEVATION 1:100



UNITS 1 & 2 SOUTH WEST ELEVATION 1:100



UNITS 1 & 2 NORTH WEST ELEVATION 1:100

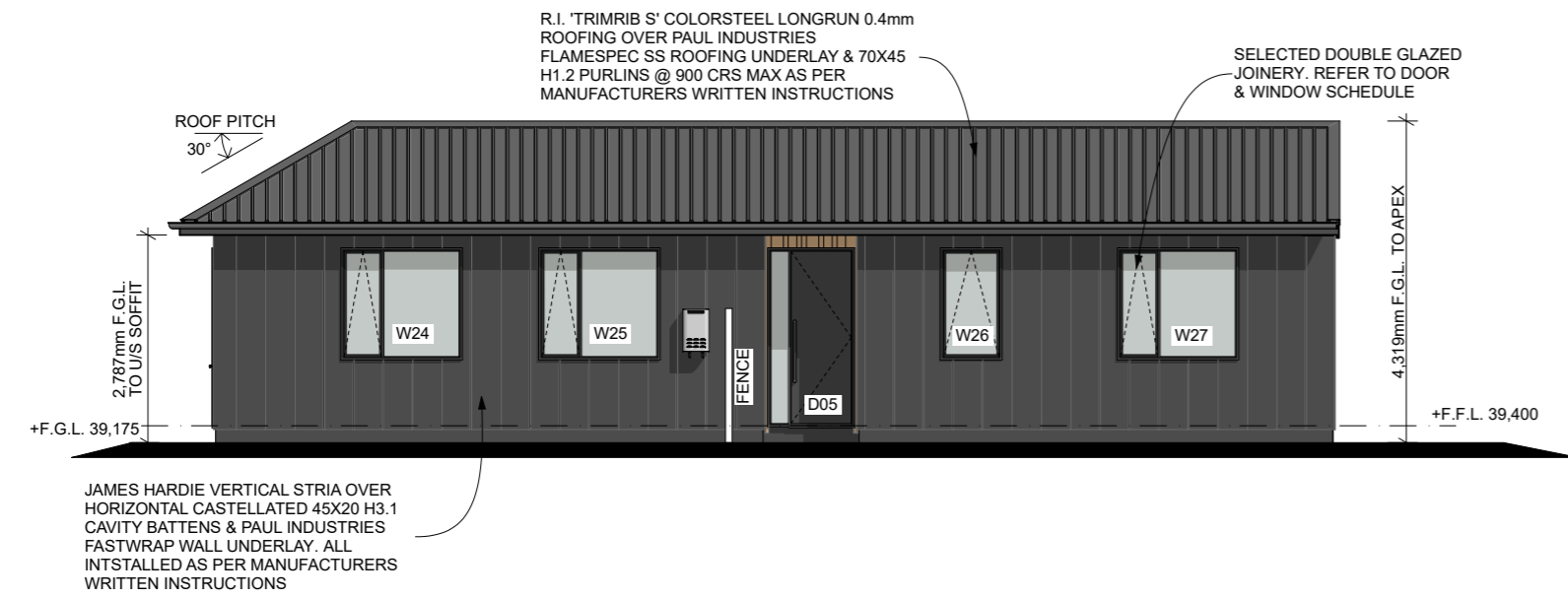
ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 & RELATED NZBC DOCUMENTS INCLUDING E2 AS1
 - ALL TIMBER TO COMPLY WITH NZS3602
 - ALL CONCRETE WORK TO COMPLY WITH NZS3109 & NZS3124
 - ALL MASONRY WORK TO COMPLY WITH NZS4210 & NZS4229
 - ALL MATERIALS TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS
 - CHECK ALL DIMENSIONS ON SITE
 - CHECK WITH DESIGNER IF IN ANY DOUBT
 P: 07 849 3074 E: KRIS@DESIGNHOUSE.CO.NZ



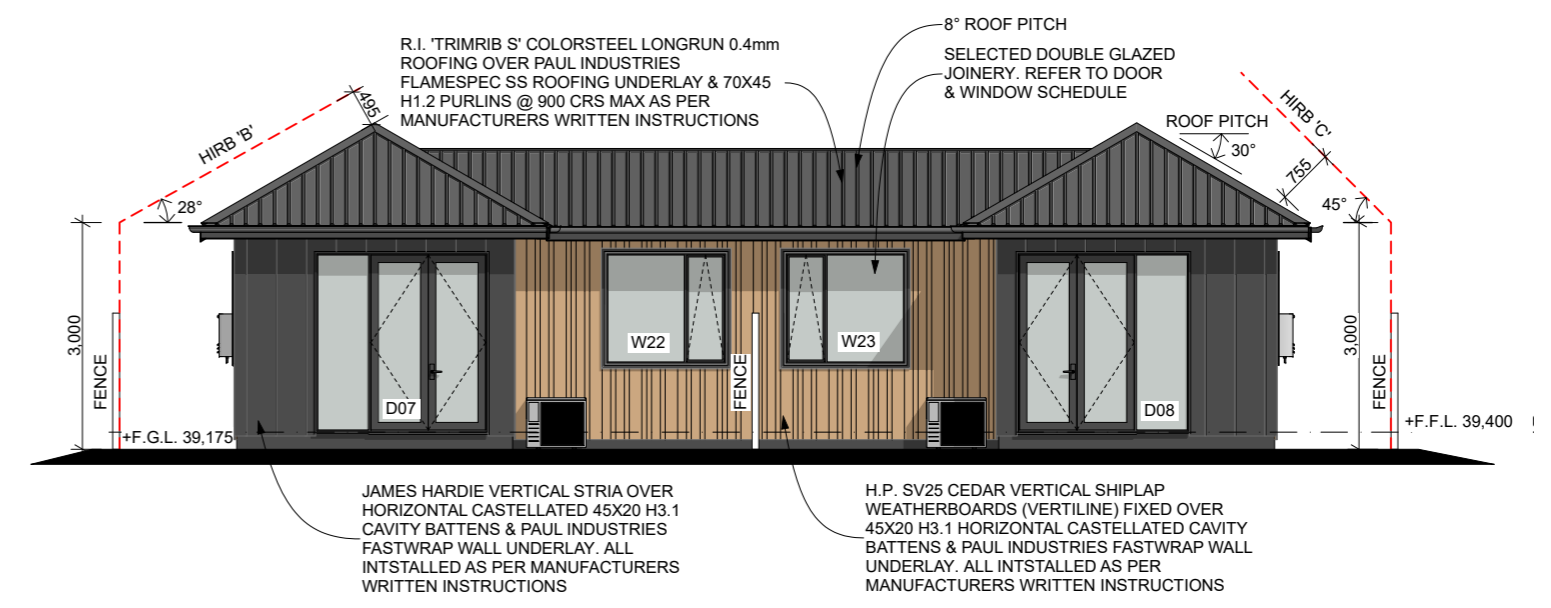
KEITHA DUPLEX'S
 4 KEITHA PLACE,
 HAMILTON

THESE PLANS & DESIGNS ARE COPYRIGHT & REMAIN THE PROPERTY OF DESIGN HOUSE ARCHITECTURE LTD. THEY SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO ANY THIRD PARTY WITHOUT WRITTEN CONSENT

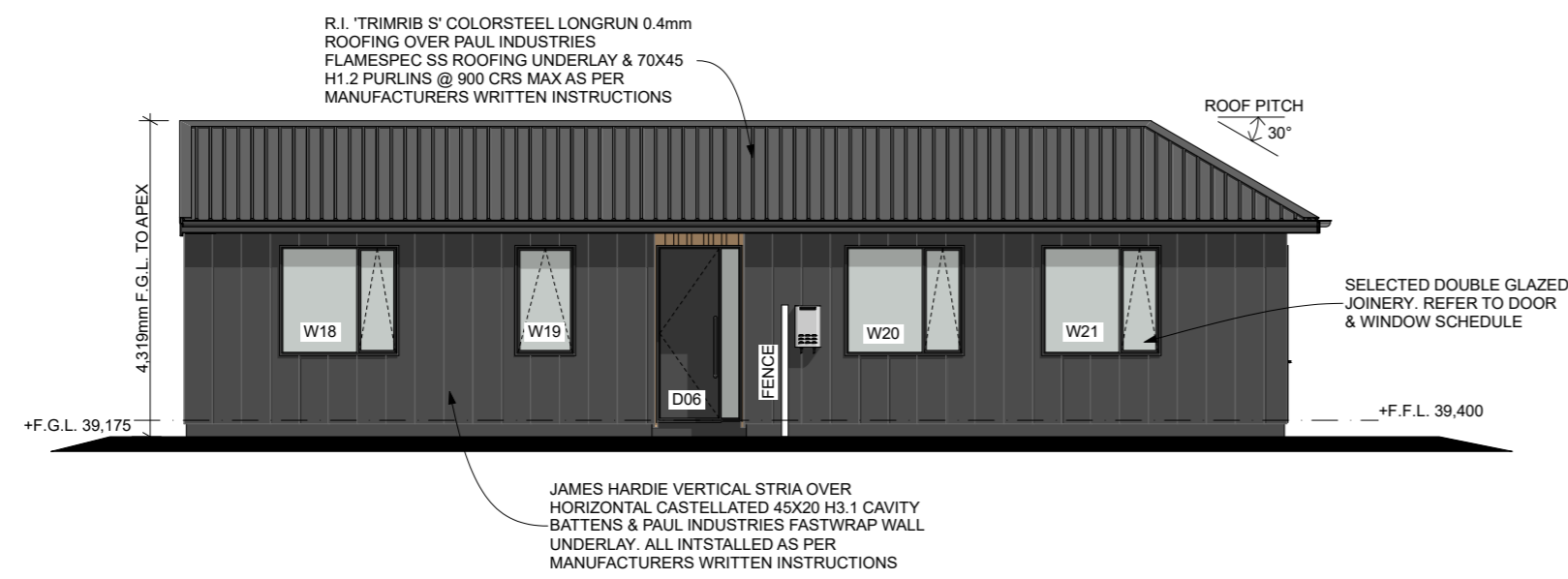
REV	SHEET	A201	ISSUED:	15/12/2020
			DRAWN BY:	JM
TITLE:		UNIT 1 & 2 ELEVATIONS		
PROJECT STATUS:		PRELIMINARY DESIGN		



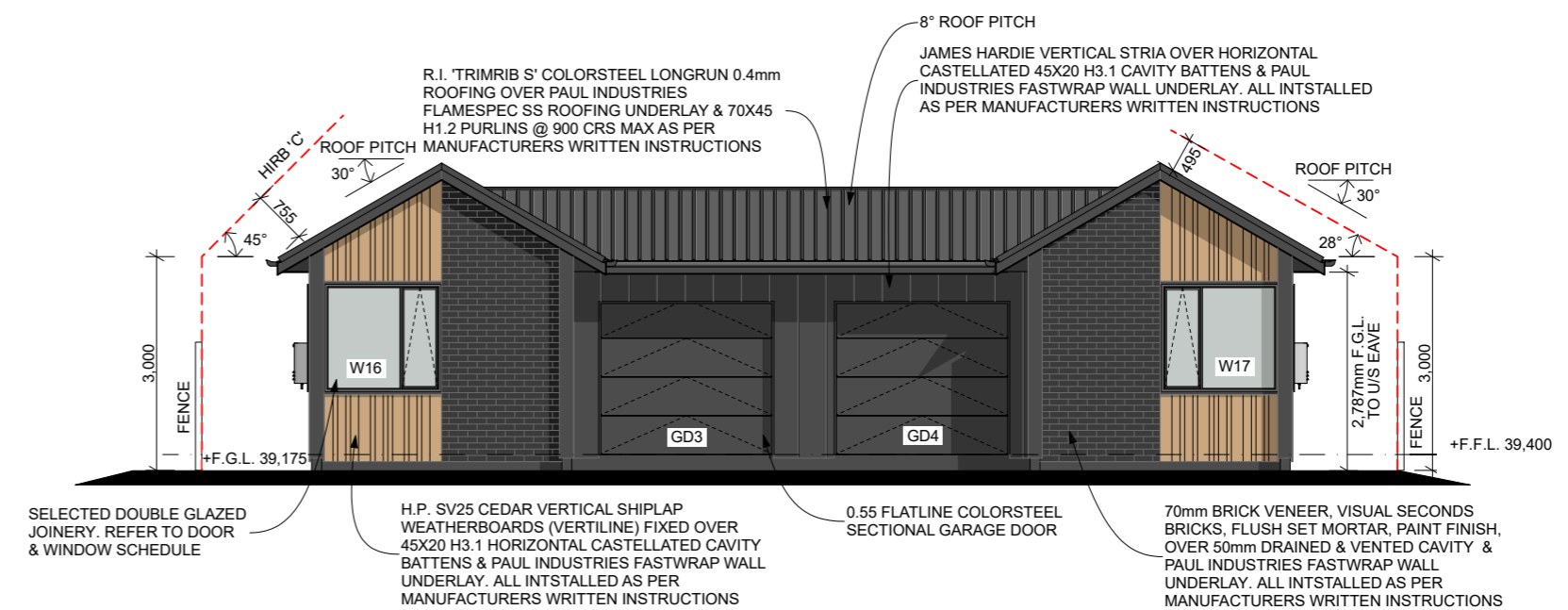
UNITS 3 & 4 NORTH ELEVATION 1:100



UNITS 3 & 4 EAST ELEVATION 1:100



UNITS 3 & 4 SOUTH ELEVATION 1:100



UNITS 3 & 4 WEST ELEVATION 1:100

ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 & RELATED NZBC DOCUMENTS INCLUDING E2 AS1
 - ALL TIMBER TO COMPLY WITH NZS3602
 - ALL CONCRETE WORK TO COMPLY WITH NZS3109 & NZS3124
 - ALL MASONRY WORK TO COMPLY WITH NZS4210 & NZS4229
 - ALL MATERIALS TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS
 - CHECK ALL DIMENSIONS ON SITE
 - CHECK WITH DESIGNER IF IN ANY DOUBT
 P: 07 849 3074 E: KRIS@DESIGNHOUSE.CO.NZ



KEITHA DUPLEX'S
 4 KEITHA PLACE,
 HAMILTON

THESE PLANS & DESIGNS ARE COPYRIGHT & REMAIN THE PROPERTY OF DESIGN HOUSE ARCHITECTURE LTD. THEY SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO ANY THIRD PARTY WITHOUT WRITTEN CONSENT

REV SHEET A202 ISSUED: 15/12/2020
 DRAWN BY: JM
 TITLE: UNIT 3 & 4 ELEVATIONS
 PROJECT STATUS: PRELIMINARY DESIGN