

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.
- POWDERCOATED ALUMINIUM VERTICAL FENCE INSTALLED TO MANUFACTURERS RECOMMENDATIONS. HEIGHT NOTED ON PLANS. TOP MOUNT TO CONCRETE / TIMBER. SEE BOUNDARYLINE DURAPANEL TITAN DETAILS & PS1 IN SPEC.
- PATHS, PATIOS & A/C CONCRETE PADS (207.5m² 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 (316.1m² TOTAL). FIRTH MANORFIELD 150mm THICK 20MPA CONCRETE WITH 685 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 - NOT PART OF CONTRACT. LEAVE BARE. EXCAVATED 300mm BELOW ADJACENT CONCRETE / LAWN LEVEL
- LAWN OVER 100mm MIN OF TOPSOIL
- HEDGE = GRISELINIA HEDGE
- LIVING COURT
- SERVICE COURT

UNIT 5

FLOOR AREA 87.0m²
SITE AREA 208.1m²
SITE COVERAGE 92.0m² or 44.2%
PERMEABLE AREA 63.6m² OR 30.6%

'HIRB' J FROM FAR SIDE OF ADJACENT DRIVEWAY TO REAR SITES

INDICATES HEIGHT OF RETAINING WALL
INDICATES HEIGHT TO TOP OF FENCE

PROPOSED 800mm HIGH TIMBER RETAINING WALL

PROPOSED TIMBER RETAINING WALL (RETAINS CUT)

FLOOR AREA 90.8m²
SITE AREA 218.6m²
SITE COVERAGE 92m² or 42.1%
PERMEABLE AREA 65.6m² OR 30.0%

'HIRB' K

E.G.L. 32,620

E.G.L. 32,580

E.G.L. 32,550

E.G.L. 32,550

E.G.L. 32,550

E.G.L. 32,550

E.G.L. 32,550

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E.G.L. 32,550

UNIT 4

FLOOR AREA 78.6m²
SITE AREA 204.1m²
SITE COVERAGE 85m² or 41.6%
PERMEABLE AREA 74.7m² OR 36.6%
FRONT SETBACK AREA 8.76m²
PERMEABLE SETBACK AREA 8.7m² OR 99.9%

PROPOSED TIMBER RETAINING WALL (RETAINS CUT)

INDICATES HEIGHT OF RETAINING WALL

INDICATES HEIGHT TO TOP OF FENCE

'HIRB' F FROM FAR SIDE OF ADJACENT DRIVEWAY TO REAR SITES

E.G.L. 33,610

E.G.L. 33,300

E.G.L. 33,300

E.G.L. 33,300

E.G.L. 33,300

E.G.L. 33,300

E.G.L. 33,300

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E.G.L. 33,300

E.G.L. 33,300

E.G.L. 33,300

E.G.L. 33,300

UNIT 3

FLOOR AREA 70.5m²
SITE AREA 204.4m²
SITE COVERAGE 76m² or 37.2%
PERMEABLE AREA 89.75m² OR 43.9%
FRONT SETBACK AREA 106.85m²
PERMEABLE SETBACK AREA 86.63m² OR 81.1%

1.4m HIGH TIMBER FENCE AS BARRIER TO FALLING & FOR PRIVACY TO UNITS 1 & 3

INDICATES HEIGHT TO TOP OF FENCE

INDICATES HEIGHT OF RETAINING WALL

INDICATES HEIGHT TO TOP OF FENCE

INDICATES HEIGHT OF RETAINING WALL

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INDICATES HEIGHT OF RETAINING WALL

INDICATES HEIGHT TO TOP OF FENCE

SITE PLAN

1:150



GENERAL NOTES

- REFER TO GEOTECH REPORT FOR PREPARATION OF SUBGRADE.
- ALL SETOUT DIMENSIONS FROM DIMENSION PLAN.
- ALL PLUMBING TO COMPLY WITH AS3500 & LOCAL AUTHORITIES.
- ALL PLUMBING FITTINGS TO BE WATER SAVING TYPE.

EARTHWORKS

CUT AREA: 1,126m²
CUT VOLUME: 1,386m³
FILL AREA: 364m²
FILL VOLUME: 73m³

ALL CUT & FILL AREAS / VOLUMES INCLUDE DIG OUT OF 600-900mm, 1.0m OUTSIDE OF THE SLAB PERIMETER AS PER TITUS ENGINEERING ASSESSMENT AND DESIGN REPORT DATED 5 OCTOBER 2020

BUILDING REGULATION REQUIREMENTS

DISTRICT PLAN ZONE: RESIDENTIAL
DISTRICT PLAN POLICY AREA: N/A
MAXIMUM SITE COVERAGE: 40% MAX
SITE IMPERMEABLE AREA: 70% MAX
HEIGHT IN RELATION TO BOUNDARY: 3.0m & 45° (28° TO SOUTHERN BOUNDARY)
MAXIMUM BUILDING HEIGHT: 10.0m
BOUNDARY SETBACKS: 3.0m TRANSPORT CORRIDOR, 1.5m ALL OTHER BOUNDARIES

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
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CHECK WITH DESIGNER IF IN ANY DOUBT
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DESIGN HOUSE
ARCHITECTURE

TE RAPA DUPLEX'S

201 TE RAPA ROAD
HAMILTON

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PT LOT: 9 DP: 33051
201 TE RAPA ROAD, HAMILTON

SITE AREA: 1 490.85m²
TOTAL SITE COVERAGE 491.8m² or 33%
TOTAL PERMEABLE AREA 476.26m² OR 31.9%

UNIT 2

FLOOR AREA 68.6m²
SITE AREA 202.5m²
SITE COVERAGE 77m² or 38.0%
PERMEABLE AREA 76.3m² OR 37.7%
FRONT SETBACK AREA 10.86m²
PERMEABLE SETBACK AREA 9.93m² OR 91.4%

UNIT 1

FLOOR AREA 70.5m²
SITE AREA 214.3m²
SITE COVERAGE 76m² or 35.5%
PERMEABLE AREA 99.5m² OR 46.4%
FRONT SETBACK AREA 103.74m²
PERMEABLE SETBACK AREA 76.5m² OR 73.7%

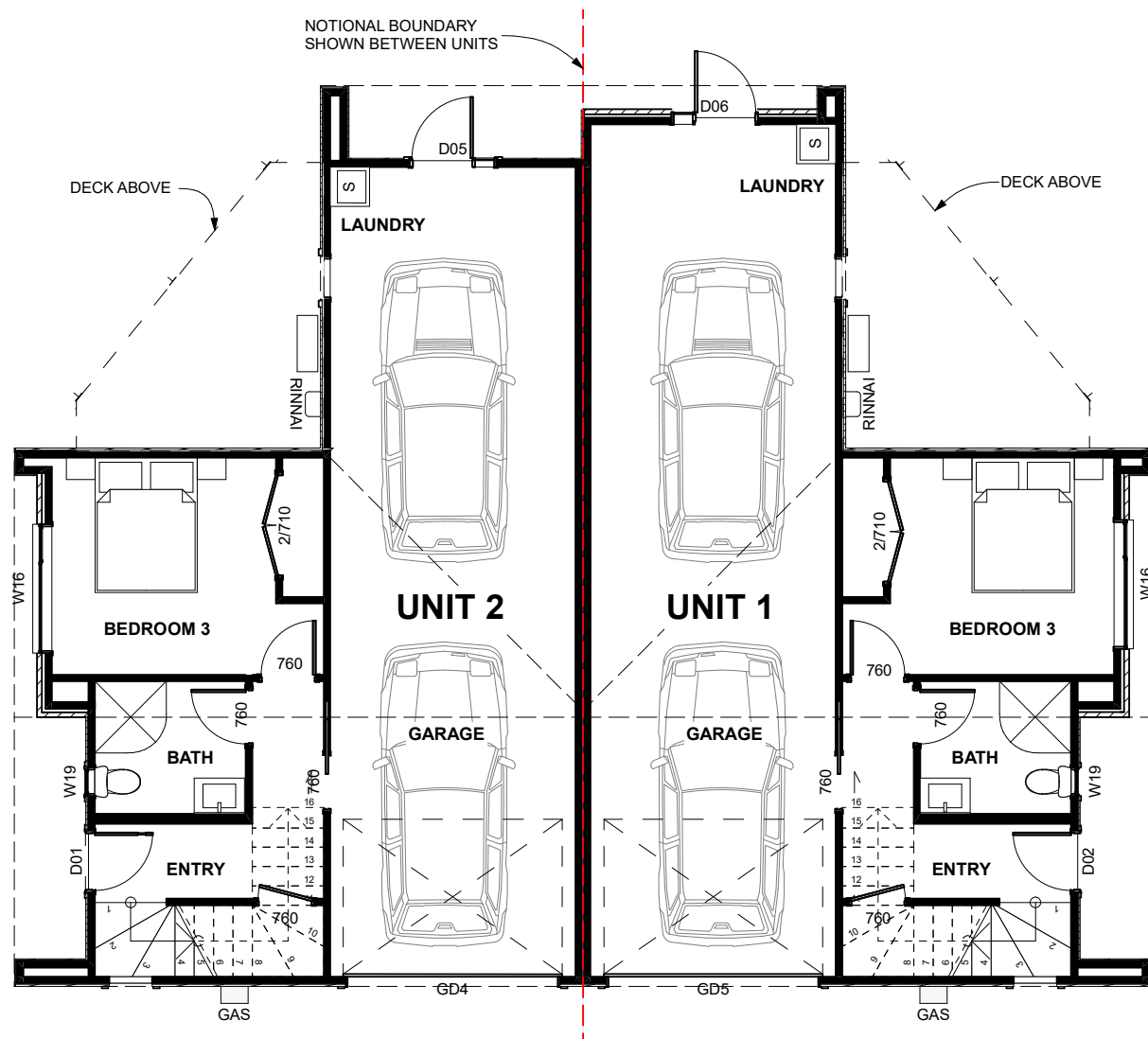
A101

ISSUED: 24/11/2020

DRAWN BY: DA

SITE PLAN

PROJECT STATUS: DRAFT

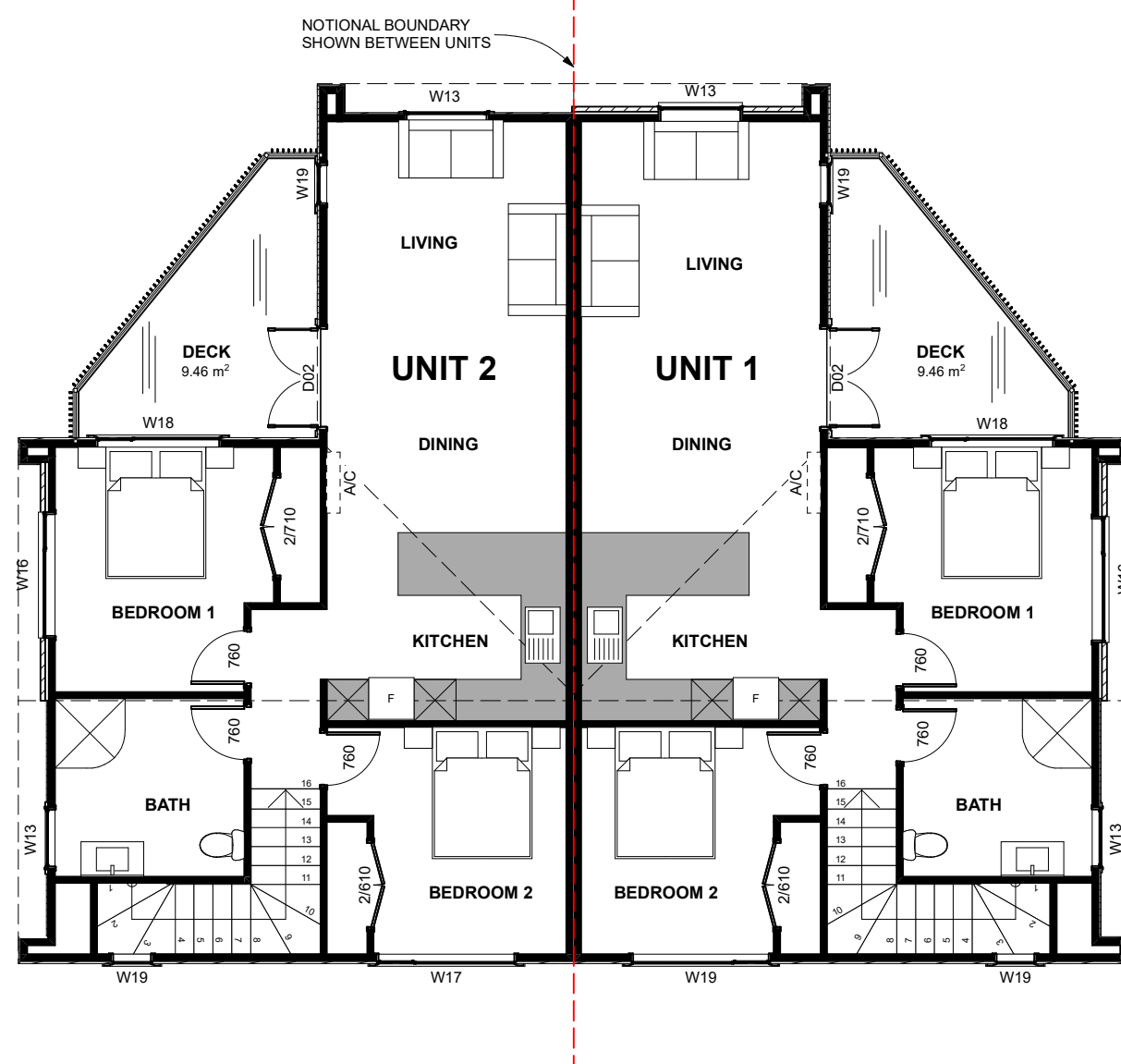


UNITS 1 & 2 GROUND FLOOR PLANS 1:100

UNIT 1 GROUND FLOOR AREA	70.5m ²
UNIT 1 FIRST FLOOR AREA	62.5m ²
TOTAL UNIT 1 TOTAL FLOOR AREA	133m ²
UNIT 2 GROUND FLOOR AREA	68.6m ²
UNIT 2 FIRST FLOOR AREA	62.7m ²
TOTAL UNIT 2 TOTAL FLOOR AREA	131.3m ²
TOTAL UNIT 1 & 2 GROSS FLOOR AREA	264.3m ²

TOTAL GROSS FLOOR AREAS

TOTAL UNIT 1 & 2 GROSS FLOOR AREA	264.3m ²
TOTAL UNIT 3 & 4 GROSS FLOOR AREA	272.7m ²
TOTAL UNIT 5 & 6 GROSS FLOOR AREA	177.8m ²
TOTAL GROSS FLOOR AREA	714.8m ²



UNITS 1 & 2 FIRST FLOOR PLAN 1:100

UNIT 1 GROUND FLOOR AREA	70.5m ²
UNIT 1 FIRST FLOOR AREA	62.5m ²
TOTAL UNIT 1 TOTAL FLOOR AREA	133m ²
UNIT 2 GROUND FLOOR AREA	68.6m ²
UNIT 2 FIRST FLOOR AREA	62.7m ²
TOTAL UNIT 2 TOTAL FLOOR AREA	131.3m ²
TOTAL UNIT 1 & 2 GROSS FLOOR AREA	264.3m ²

- 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
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- CHECK ALL DIMENSIONS ON SITE
- CHECK WITH DESIGNER IF IN ANY DOUBT
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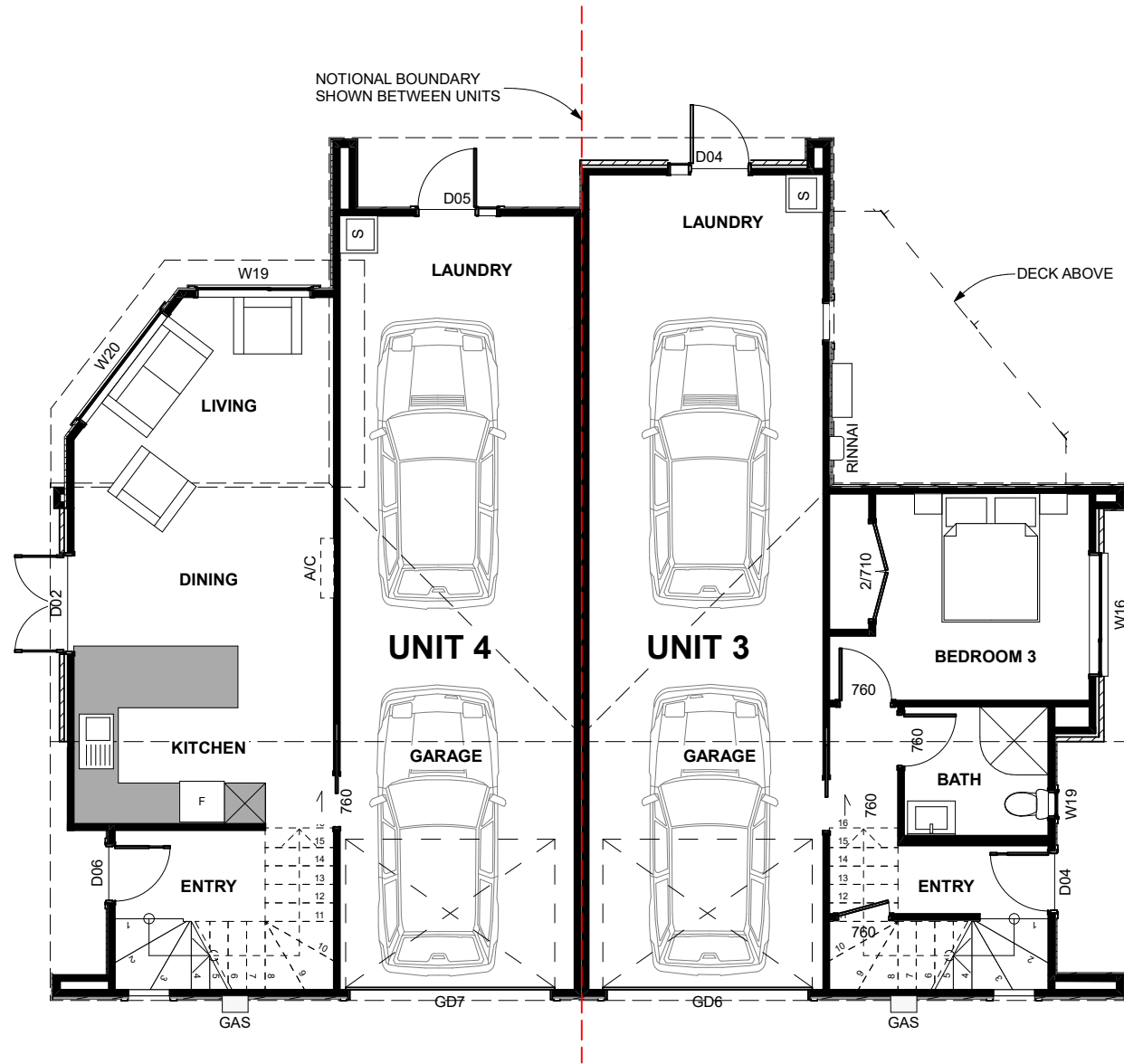
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A103

ISSUED: 24/11/2020
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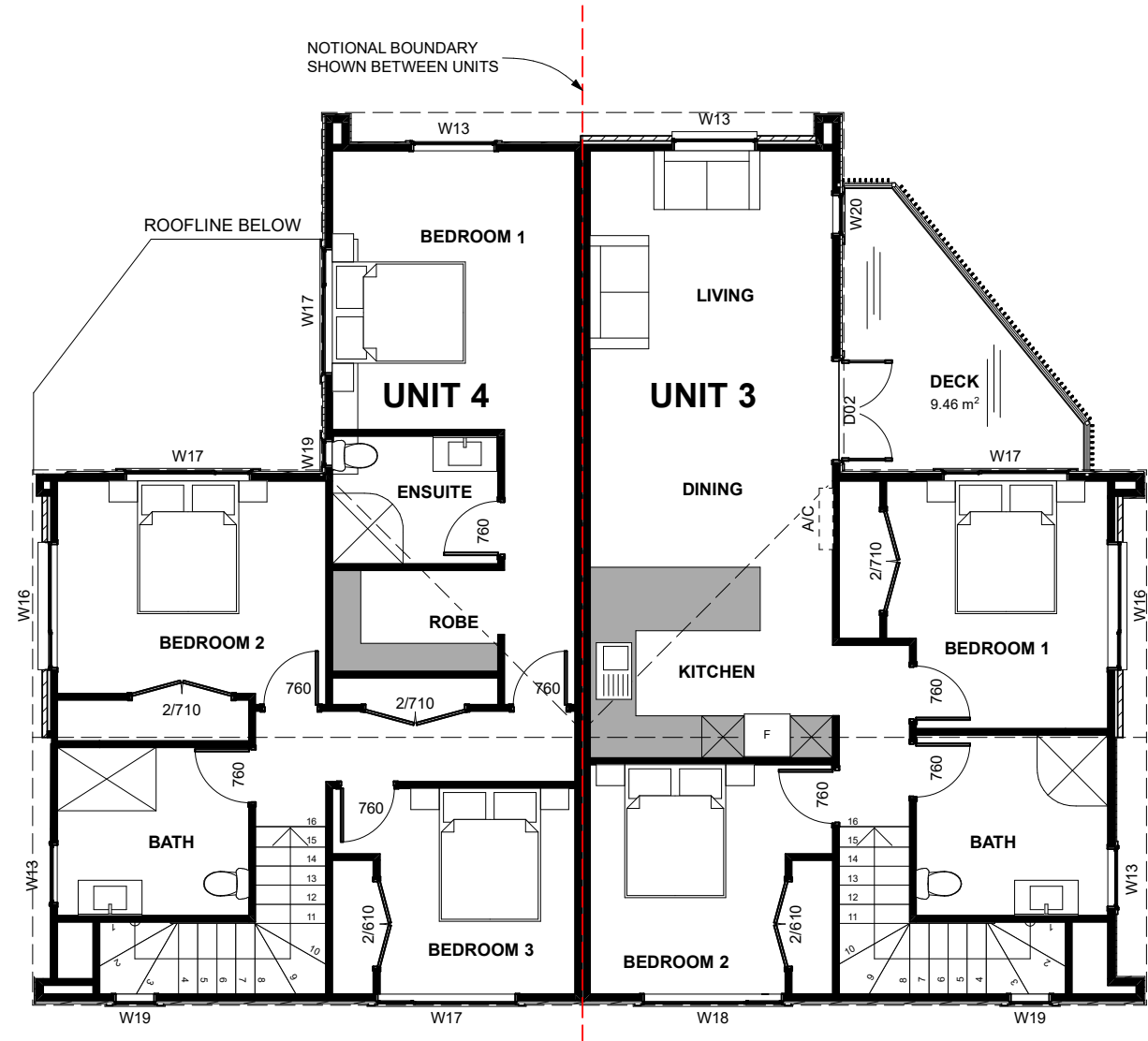
TITLE: UNITS 1 & 2 FLOOR PLANS

PROJECT STATUS: DRAFT



UNITS 3 & 4 GROUND FLOOR PLANS		1:100
UNIT 3 GROUND FLOOR AREA	70.5m ²	
UNIT 3 FIRST FLOOR AREA	62.5m ²	
TOTAL UNIT 3 TOTAL FLOOR AREA	133m ²	
UNIT 4 GROUND FLOOR AREA	78.6m ²	
UNIT 4 FIRST FLOOR AREA	61.1m ²	
TOTAL UNIT 4 TOTAL FLOOR AREA	139.7m ²	
TOTAL UNIT 3 & 4 GROSS FLOOR AREA	272.7m ²	

TOTAL GROSS FLOOR AREAS	
TOTAL UNIT 1 & 2 GROSS FLOOR AREA	264.3m ²
TOTAL UNIT 3 & 4 GROSS FLOOR AREA	272.7m ²
TOTAL UNIT 5 & 6 GROSS FLOOR AREA	177.8m ²
TOTAL GROSS FLOOR AREA	714.8m ²



UNITS 3 & 4 FIRST FLOOR PLAN		1:100
UNIT 3 GROUND FLOOR AREA	70.5m ²	
UNIT 3 FIRST FLOOR AREA	62.5m ²	
TOTAL UNIT 3 TOTAL FLOOR AREA	133m ²	
UNIT 4 GROUND FLOOR AREA	78.6m ²	
UNIT 4 FIRST FLOOR AREA	61.1m ²	
TOTAL UNIT 4 TOTAL FLOOR AREA	139.7m ²	
TOTAL UNIT 3 & 4 GROSS FLOOR AREA	272.7m ²	

- ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 & RELATED NZBC DOCUMENTS INCLUDING E2 AS1
- ALL TIMBER TO COMPLY WITH NZS902
- ALL CONCRETE WORK TO COMPLY WITH NZS3109 & NZS124
- ALL MASONRY WORK TO COMPLY WITH NZS4210 & NZS4229
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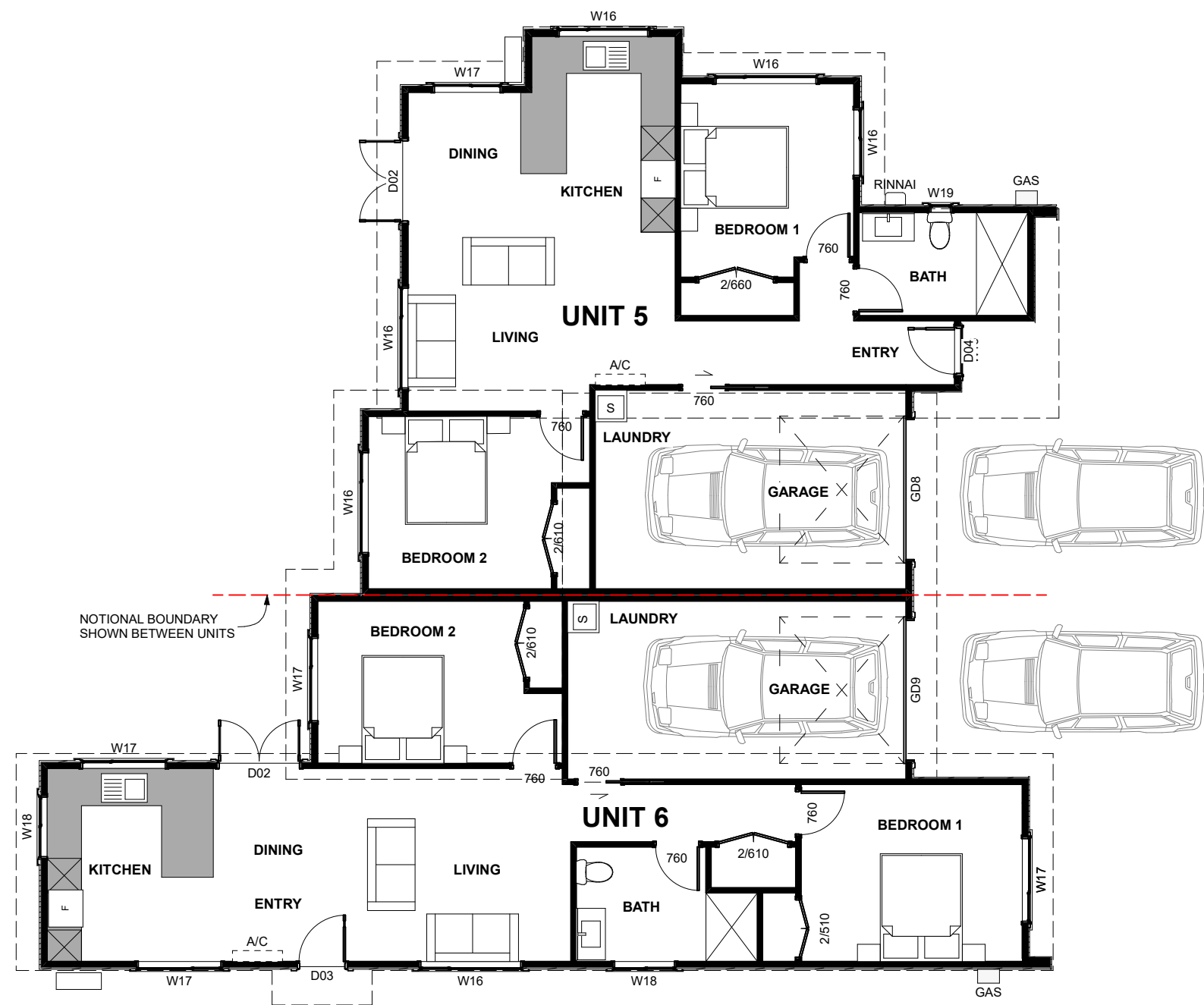
A104

ISSUED: 24/11/2020

DRAWN BY: DA

TITLE: UNITS 3 & 4 FLOOR PLANS

PROJECT STATUS: DRAFT



UNITS 5 & 6 GROUND FLOOR PLANS 1:100

UNIT 5 GROUND FLOOR AREA	87m ²
UNIT 6 GROUND FLOOR AREA	90.8m ²
TOTAL UNIT 5 & 6 GROSS FLOOR AREA	177.8m ²

TOTAL GROSS FLOOR AREAS

TOTAL UNIT 1 & 2 GROSS FLOOR AREA	264.3m ²
TOTAL UNIT 3 & 4 GROSS FLOOR AREA	272.7m ²
TOTAL UNIT 5 & 6 GROSS FLOOR AREA	177.8m ²
TOTAL GROSS FLOOR AREA	714.8m ²

- 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
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A105

ISSUED: 24/11/2020
DRAWN BY: DA

TITLE: UNITS 5 & 6 FLOOR PLANS

PROJECT STATUS: DRAFT



UNITS 1 & 2 EAST ELEVATION 1:100



UNITS 1 & 2 WEST ELEVATION 1:100



UNITS 1 & 2 SOUTH ELEVATION 1:100



UNITS 1 & 2 NORTH ELEVATION 1:100

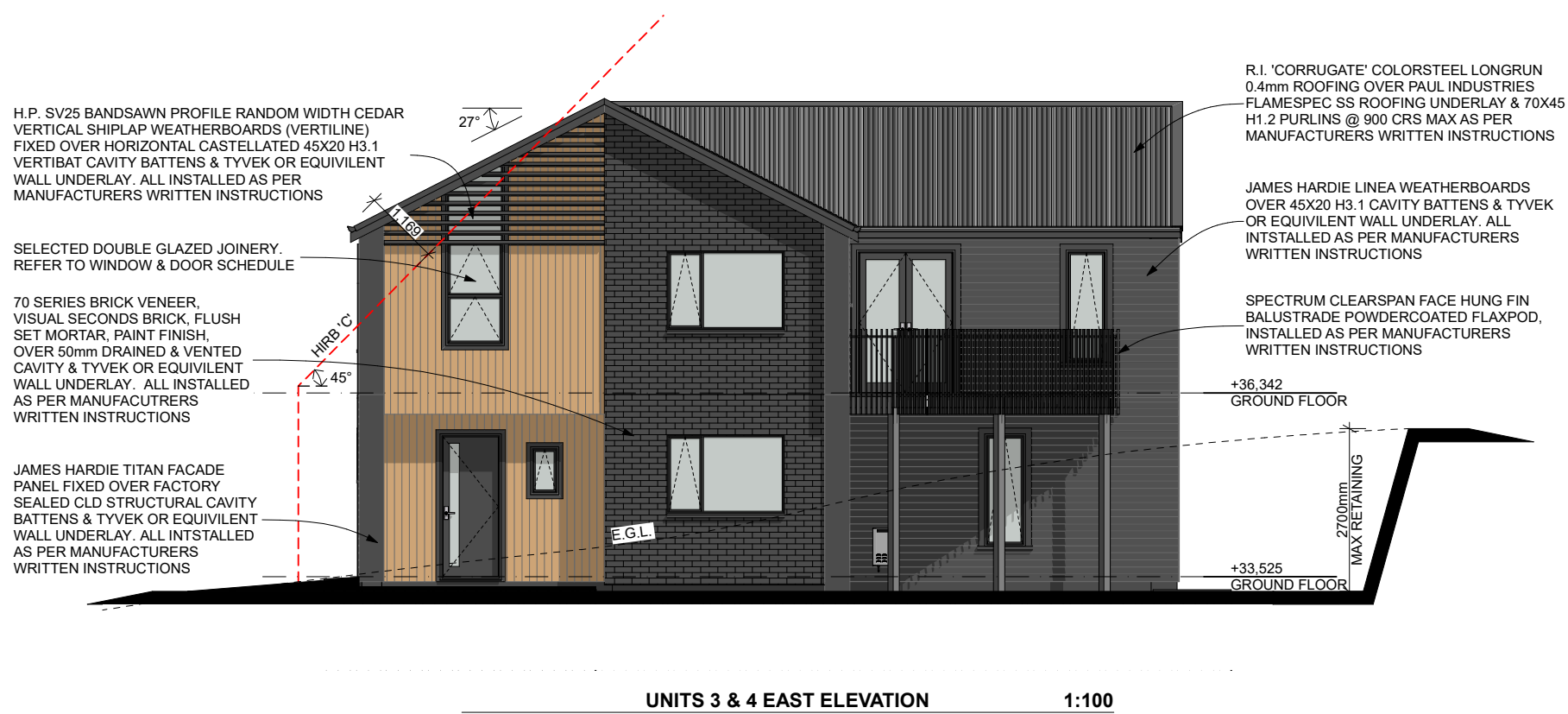
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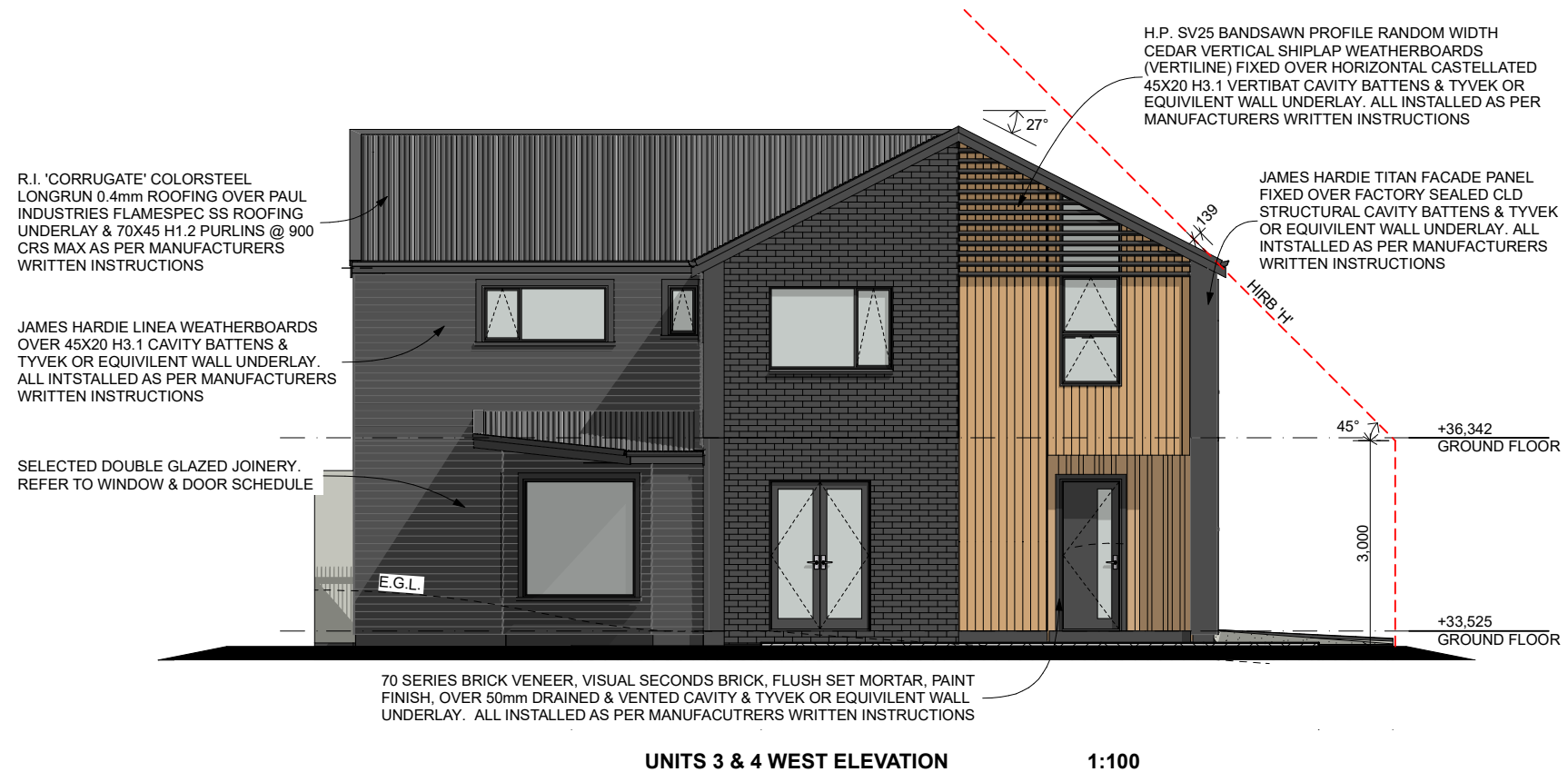
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PROJECT STATUS: DRAFT				



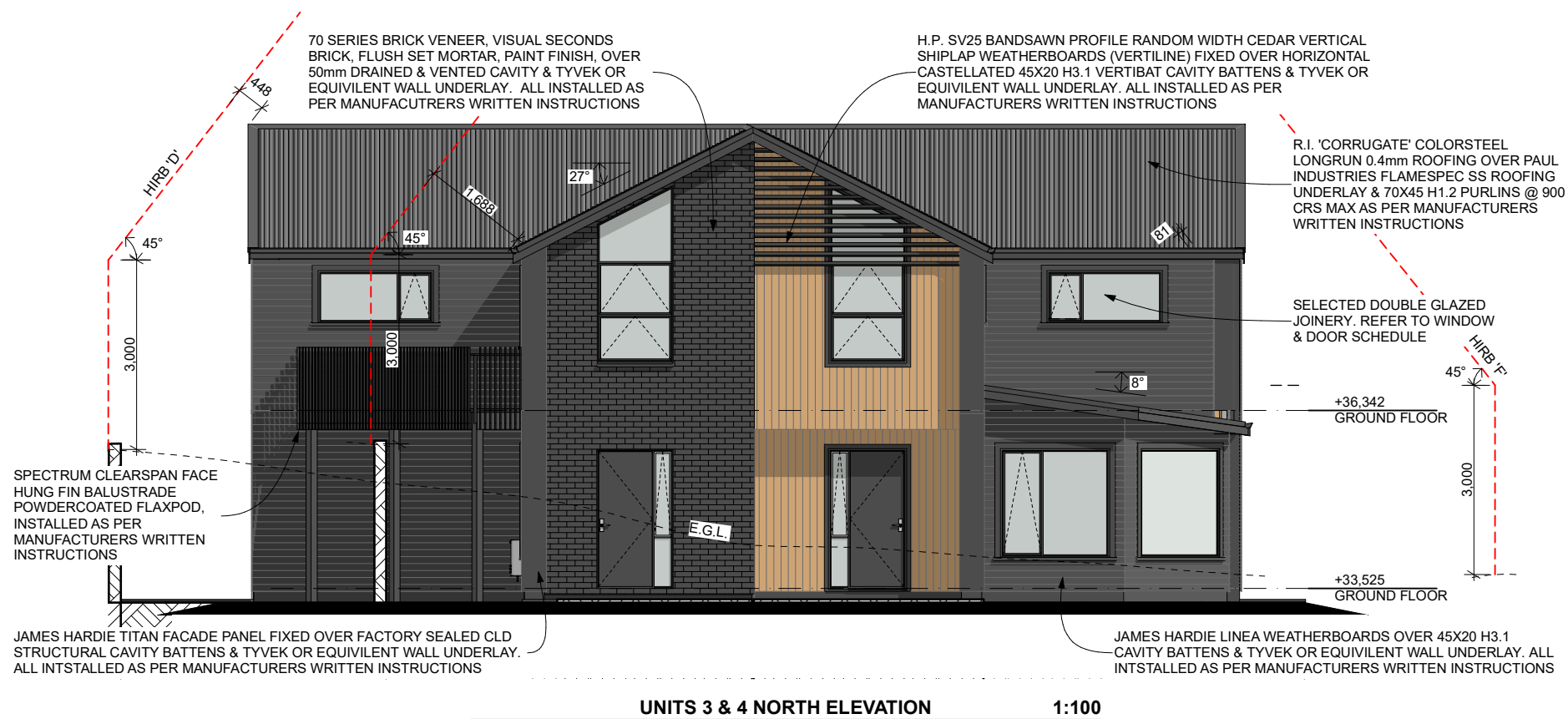
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UNITS 3 & 4 WEST ELEVATION 1:100



UNITS 3 & 4 SOUTH ELEVATION 1:100



UNITS 3 & 4 NORTH ELEVATION 1:100

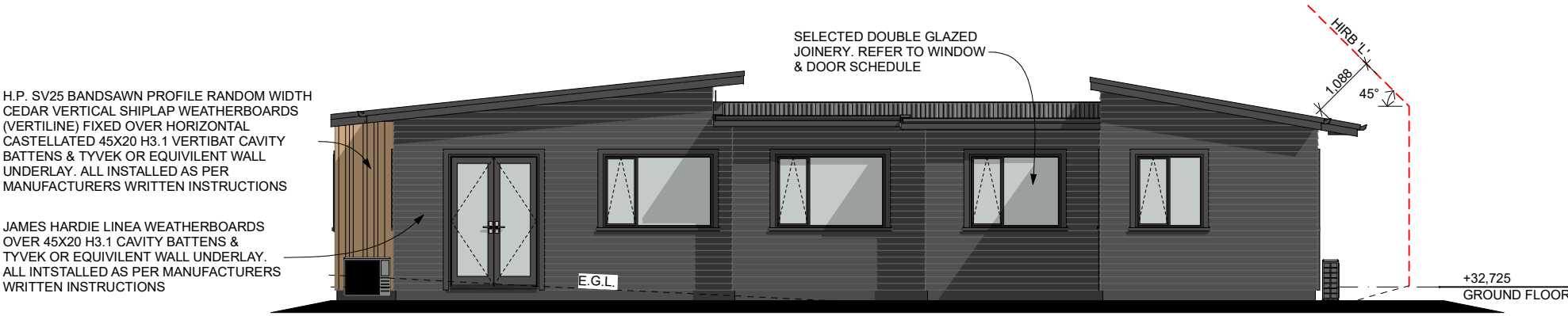
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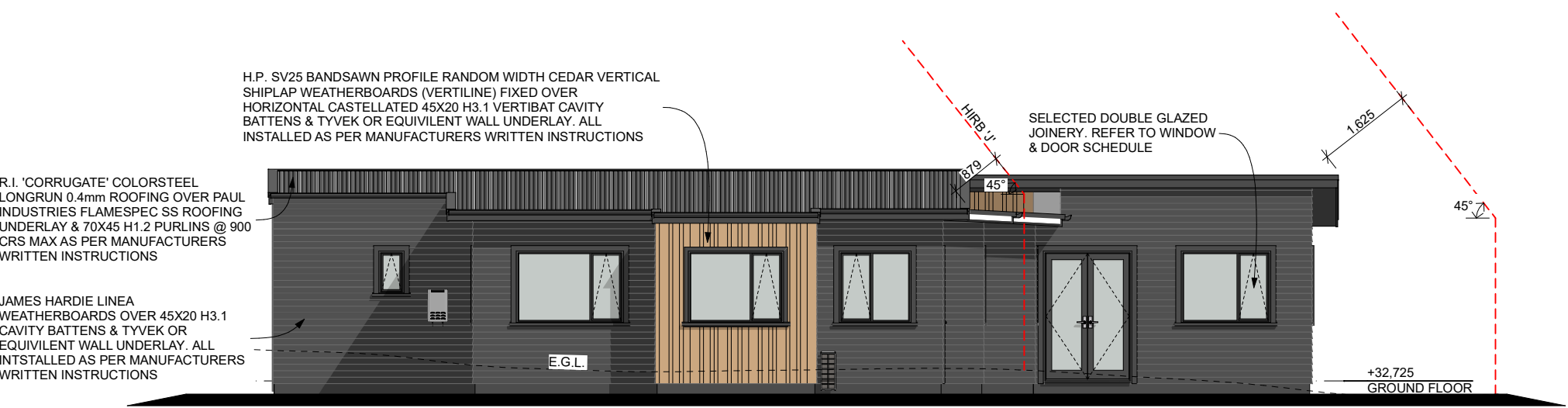
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PROJECT STATUS:			DRAFT	



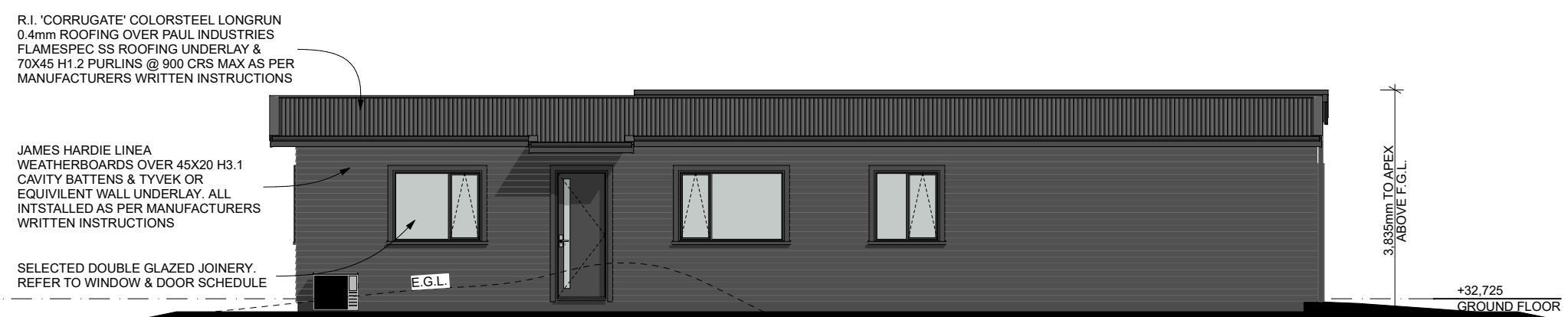
UNITS 5 & 6 WEST ELEVATION 1:100



UNITS 5 & 6 EAST ELEVATION 1:100



UNITS 5 & 6 NORTH ELEVATION 1:100



UNITS 5 & 6 SOUTH ELEVATION 1:100

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PROJECT STATUS:	DRAFT			