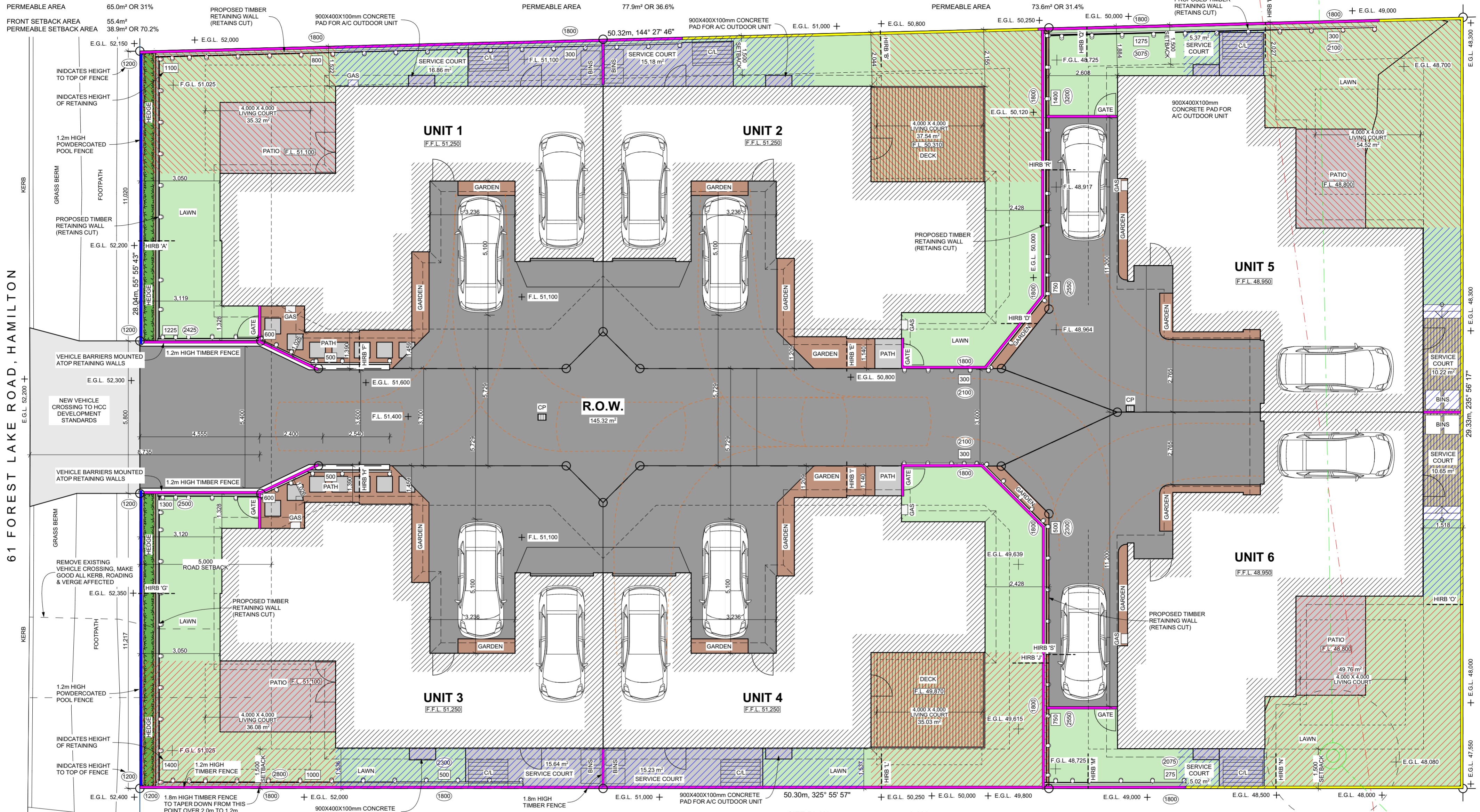


UNIT 1
 FLOOR AREA 85.3m²
 SITE AREA 209.5m²
 SITE COVERAGE 88.0m² or 42%
 PERMEABLE AREA 65.0m² OR 31%
 FRONT SETBACK AREA 55.4m²
 PERMEABLE SETBACK AREA 38.9m² OR 70.2%

UNIT 2
 FLOOR AREA 86.4m²
 SITE AREA 212.9m²
 SITE COVERAGE 88.7m² or 41.7%
 PERMEABLE AREA 77.9m² OR 36.6%

UNIT 5
 FLOOR AREA 92.9m²
 SITE AREA 234.6m²
 SITE COVERAGE 96.3m² or 41.0%
 PERMEABLE AREA 73.6m² OR 31.4%



61 FOREST LAKE ROAD, HAMILTON

- 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.
 - EXISTING TIMBER PAILING FENCE TO REMAIN
 - PATHS, PATIOS & A/C CONCRETE PADS (95m² 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 (395m² TOTAL). FIRTH MANORFIELD 150mm THICK 20MPA CONCRETE WITH 665 MESH. ACID WASH & SEAL WITH SOLVENT BORNE SEALER. FORM FALLS AWAY FROM DWELLING & TOWARDS CATCHPIPT 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
 - PERMEABLE AREA LAWN OVER 100mm MIN OF TOPSOIL
 - GRISSELINIA HEDGE
 - LIVING COURT
 - SERVICE COURT

UNIT 3
 FLOOR AREA 85.3m²
 SITE AREA 209.0m²
 SITE COVERAGE 88.0m² or 42.1%
 PERMEABLE AREA 64.9m² OR 31.1%
 FRONT SETBACK AREA 56.1m²
 PERMEABLE SETBACK AREA 38.1m² OR 67.9%

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

SITE PLAN 1:100
 LOT: 2 DPS: 22874
 61 FOREST LAKE ROAD, HAMILTON
 SITE AREA: 1,443m²
 TOTAL SITE COVERAGE 545.8m² or 37.8%
 TOTAL PERMEABLE AREA 440.1m² OR 30.5%
 TOTAL FRONT SETBACK AREA 140.5m²
 TOTAL PERMEABLE SETBACK AREA 77.0m² OR 54.8%

UNIT 4
 FLOOR AREA 86.4m²
 SITE AREA 205m²
 SITE COVERAGE 88.7m² or 43%
 PERMEABLE AREA 69.2m² OR 33.7%

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

UNIT 6
 FLOOR AREA 92.9m²
 SITE AREA 226m²
 SITE COVERAGE 96.3m² or 42.6%
 PERMEABLE AREA 65.6m² OR 29.0%

EARTHWORKS

CUT AREA: 875m²
 CUT VOLUME: 460m³
 FILL AREA: 105m²
 FILL VOLUME: 35m³

ALL CUT & FILL AREAS / VOLUMES INCLUDE DIG OUT OF 400-700mm, 1.0m OUTSIDE OF THE SLAB PERIMETER AS PER TITUS ENGINEERING ASSESSMENT AND DESIGN REPORT DATED 04 DECEMBER 2020

ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 & RELATED NZBC DOCUMENTS INCLUDING E2 AS1
 ALL CONCRETE 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
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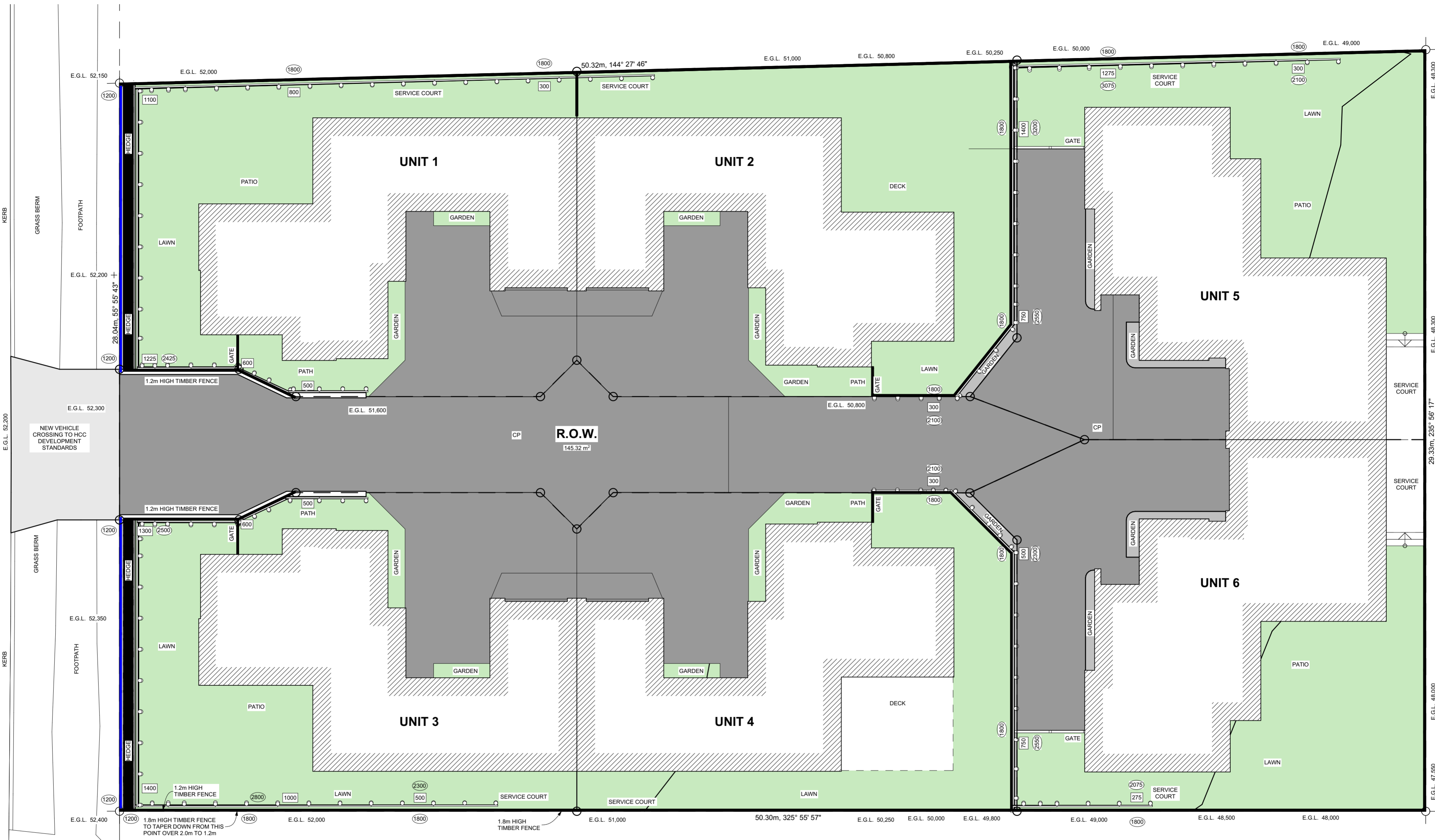


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 HAMILTON

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REV SHEET **A101** ISSUED: 30/03/2021
 R1 DRAWN BY: DA
 TITLE: SITE PLAN
 PROJECT STATUS: CONSENT

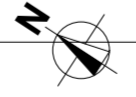
61 FOREST LAKE ROAD, HAMILTON



LANDSCAPE 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.
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- EXISTING TIMBER PAILING FENCE TO REMAIN
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- DRIVEWAY (395m² TOTAL). FIRTH MANORFIELD 150mm 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 - NOT PART OF CONTRACT. LEAVE BARE, EXCAVATED 300mm BELOW ADJACENT CONCRETE / LAWN LEVEL
- PERMEABLE AREA LAWN OVER 100mm MIN OF TOPSOIL
- HEDGE = GRISELINIA HEDGE



LANDSCAPE PLAN

LOT: 2 DPS: 22874
61 FOREST LAKE ROAD, HAMILTON
SITE AREA: 1,443m²

1:100

EARTHWORKS

CUT AREA:	875m ²	ALL CUT & FILL AREAS / VOLUMES INCLUDE DIG OUT OF 400-700mm, 1.0m OUTSIDE OF THE SLAB PERIMETER AS PER TITUS ENGINEERING ASSESSMENT AND DESIGN REPORT DATED 04 DECEMBER 2020
CUT VOLUME:	460m ³	
FILL AREA:	105m ²	
FILL VOLUME:	35m ³	

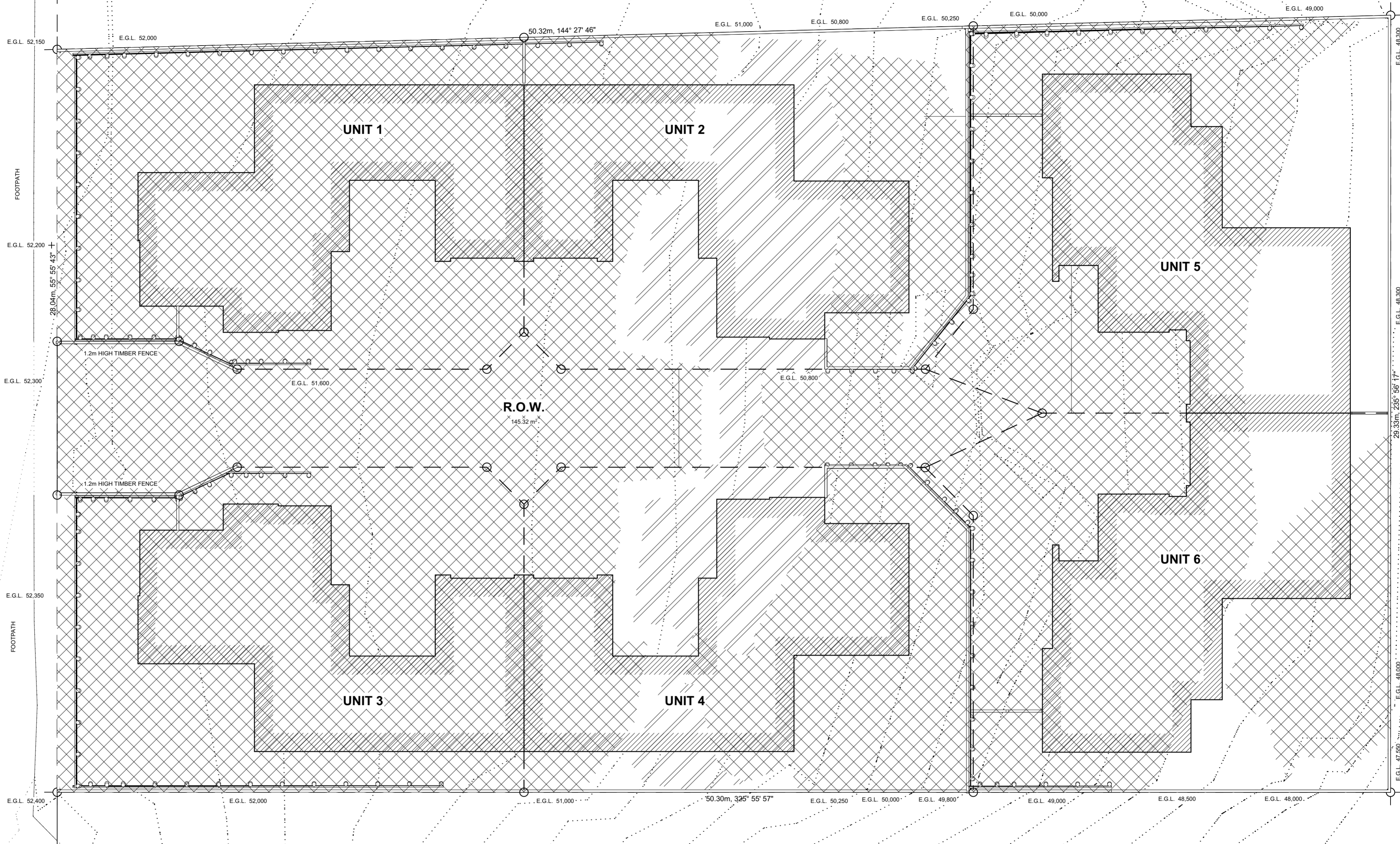
- ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 & RELATED NZBC DOCUMENTS INCLUDING E2 AS1
- ALL TIMBER TO COMPLY WITH NZS3602
- ALL CONCRETE WORK TO COMPLY WITH NZS3109 & NZS3124
- ALL MASONRY WORK TO COMPLY WITH NZS4210 & NZS4229
- ALL MATERIALS TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS
- CHECK ALL DIMENSIONS ON SITE
- CHECK WITH DESIGNER IF IN ANY DOUBT
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REV / SHEET	A103	ISSUED:	30/03/2021
		DRAWN BY:	DA
TITLE:	LANDSCAPE PLAN		
PROJECT STATUS:	CONSENT		

61 FOREST LAKE ROAD, HAMILTON



TOTAL EARTHWORKS CUT & FILL

	TOTAL CUT AREA	: 1174m ²
	TOTAL CUT VOLUME	: 352m ³
	TOTAL FILL AREA	: 123m ²
	TOTAL FILL VOLUME	: 51m ³

EARTHWORKS PLAN

1:100



LOT: 2 DPS: 22874
61 FOREST LAKE ROAD, HAMILTON

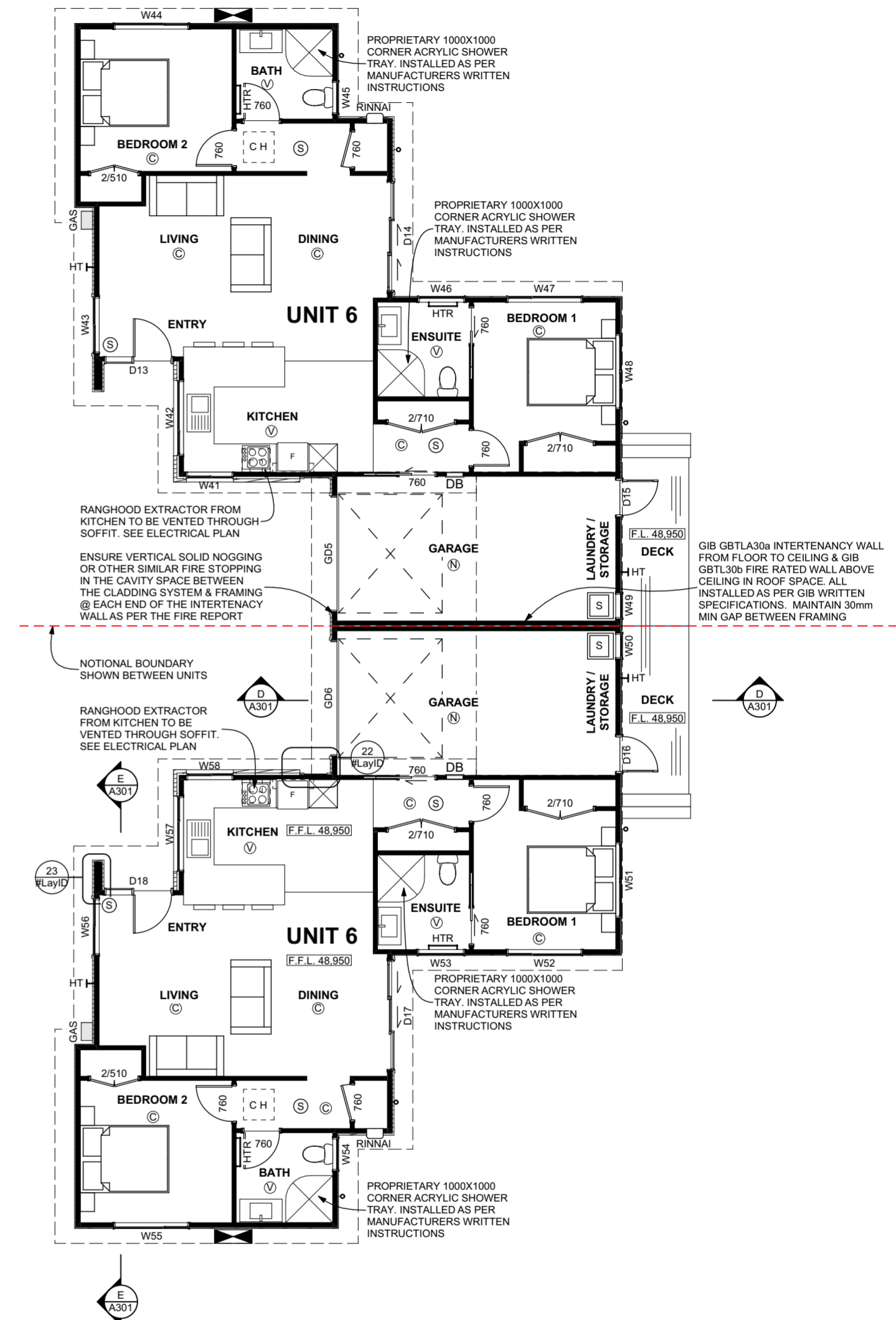
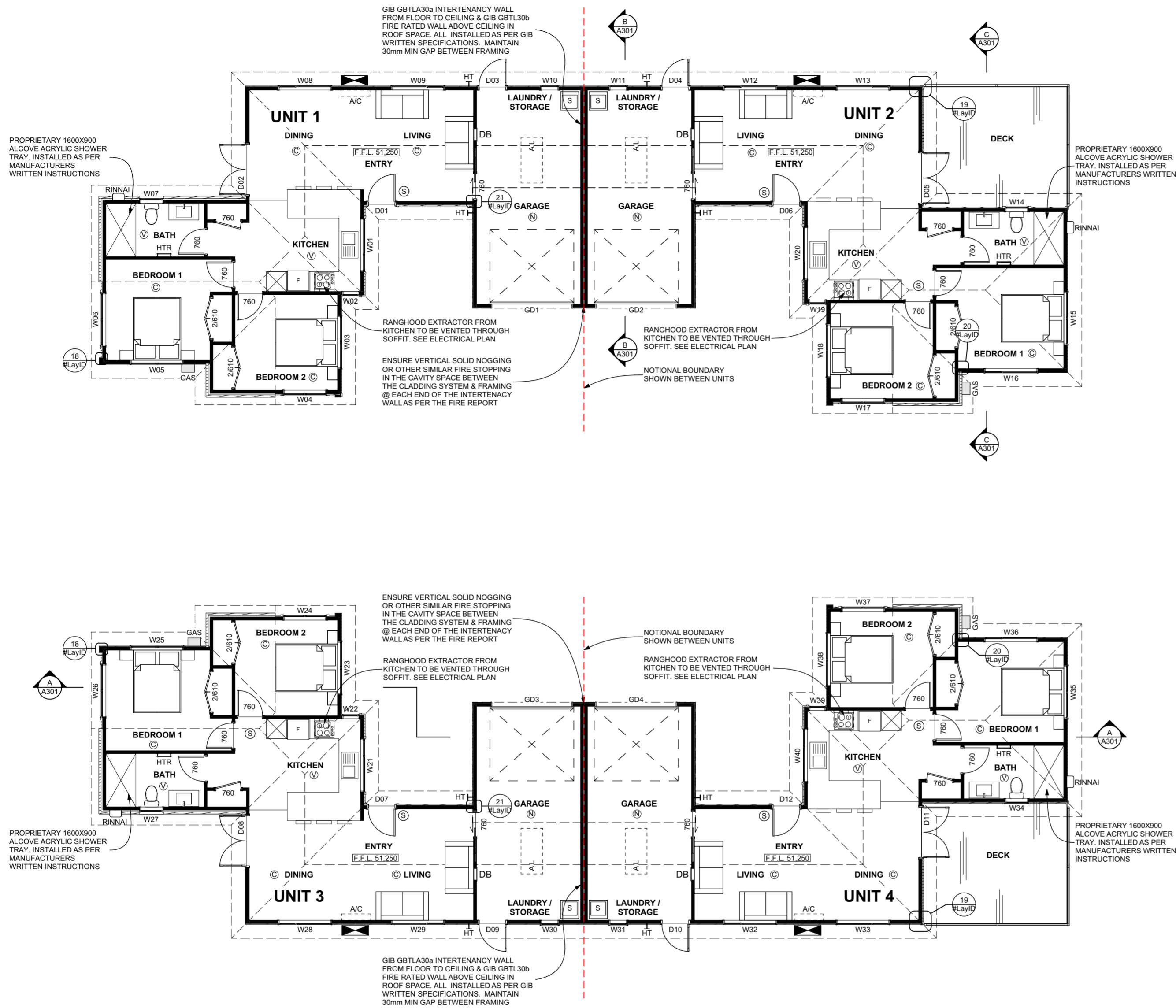
SITE AREA: 1,443m²

- ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 & RELATED NZBC DOCUMENTS INCLUDING E2 AS1
- ALL TIMBER TO COMPLY WITH NZS3602
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REV SHEET **A104** ISSUED: 30/03/2021
DRAWN BY: DA
TITLE: EARTHWORKS PLAN
PROJECT STATUS: CONSENT



FLOOR PLANS U1, U2, U3 & U4

UNIT 1 FLOOR AREA	85.3m ²
UNIT 2 FLOOR AREA	86.4m ²
UNIT 3 FLOOR AREA	85.3m ²
UNIT 4 FLOOR AREA	86.4m ²
UNIT 5 FLOOR AREA	92.9m ²
UNIT 6 FLOOR AREA	92.9m ²
TOTAL GROSS FLOOR AREA	529.2m²

1:100

GENERAL KEY

- = GAS METER. ALLOW TO CONFIRM LOCATION WITH SUPPLIER PRIOR TO INSTALLATION
- = CEILING HATCH
- = EXTERIOR UNIT FOR INTERNAL HEAT PUMP. ALLOW FOR CONCRETE PAD TO SUIT UNIT
- = SELLWOOD FT30 ATTIC LADDER. INSTALLED AS PER MANUFACTURERS WRITTEN INSTRUCTIONS.
- = 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
- = 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
- = ROBINHOOD SUPERTUB ST3101
- = HEATED TOWEL RAIL
- = DISTRIBUTION BOARD WITH INTEGRATED METERBOX (SMART METER)



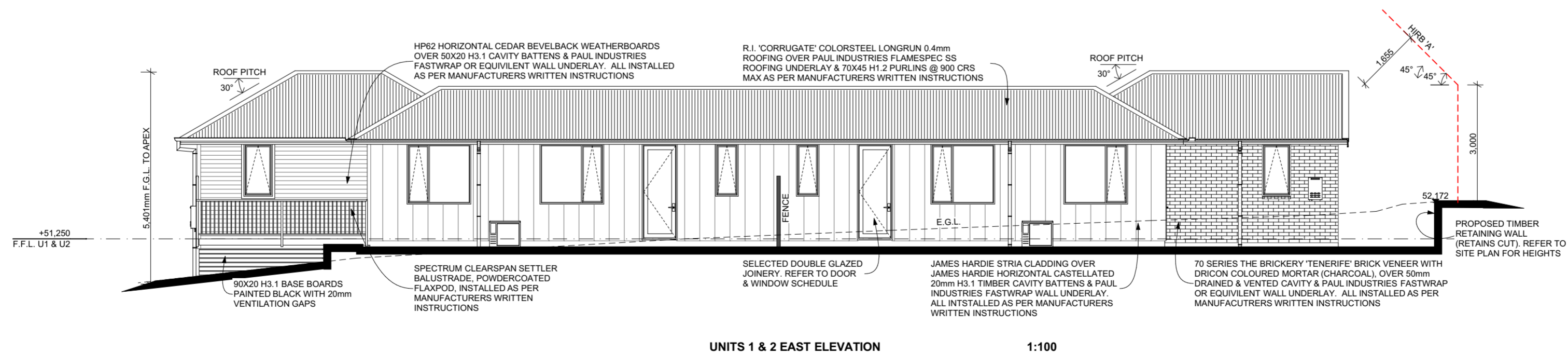
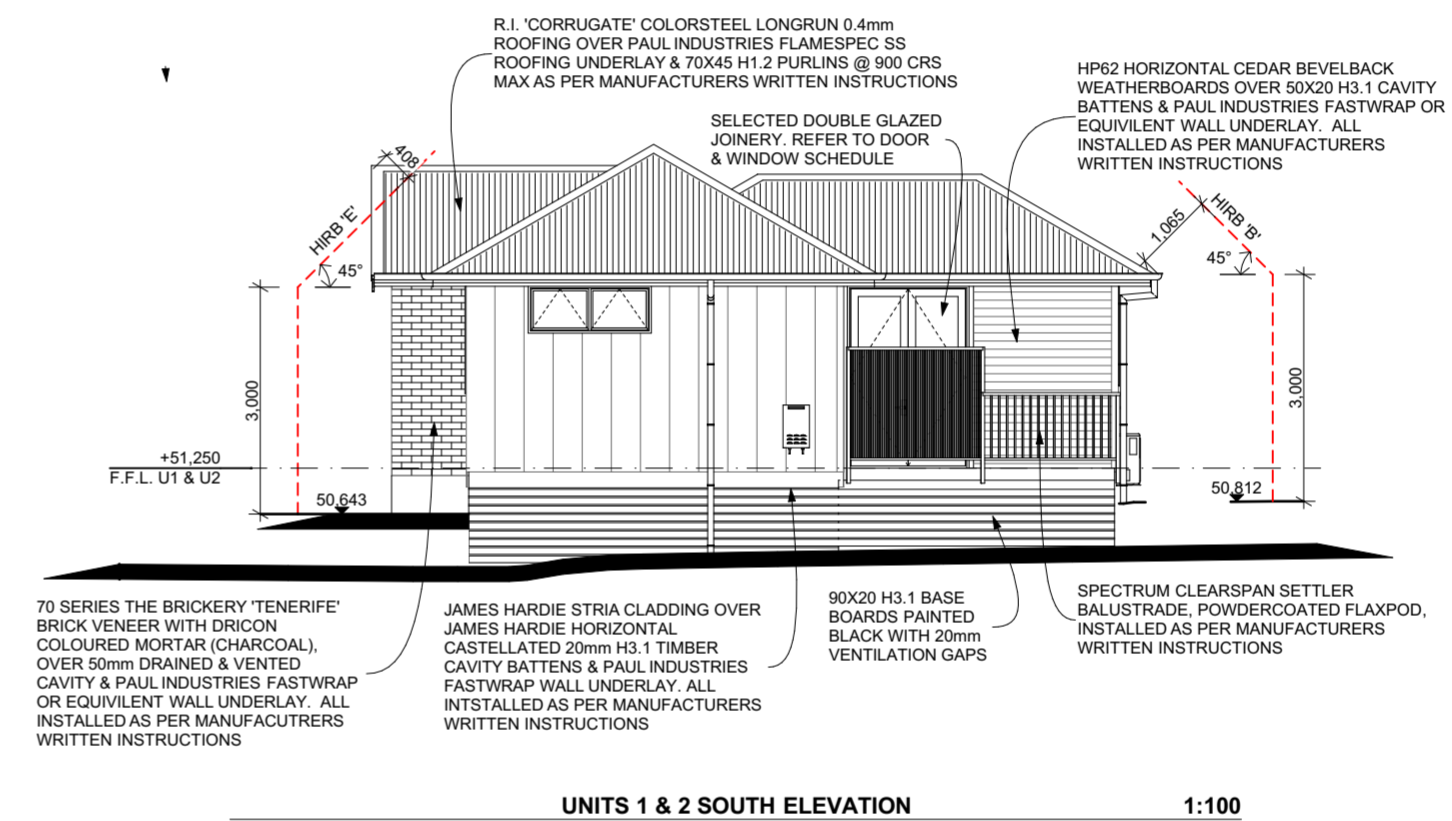
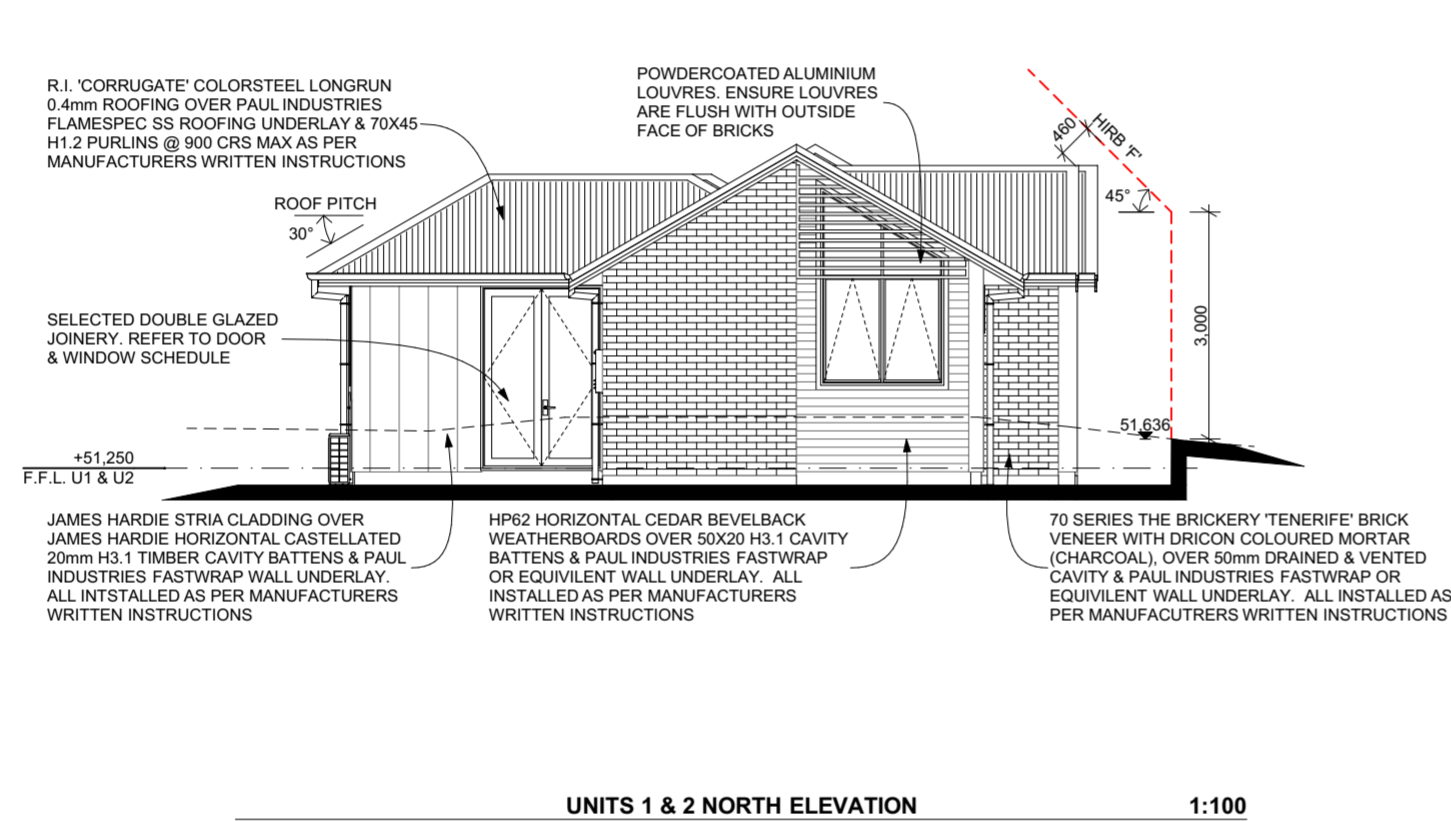
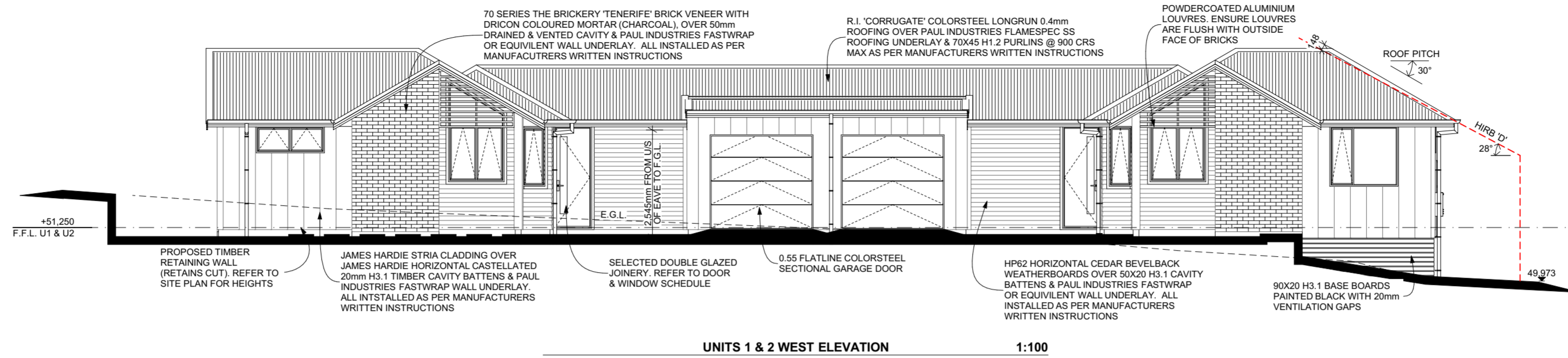
- ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 & RELATED NZBC DOCUMENTS INCLUDING E2 A51
 - ALL TIMBER TO COMPLY WITH NZS3602
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A105 ISSUED: 30/03/2021
 DRAWN BY: DA
 TITLE: FLOOR PLANS
 PROJECT STATUS: CONSENT

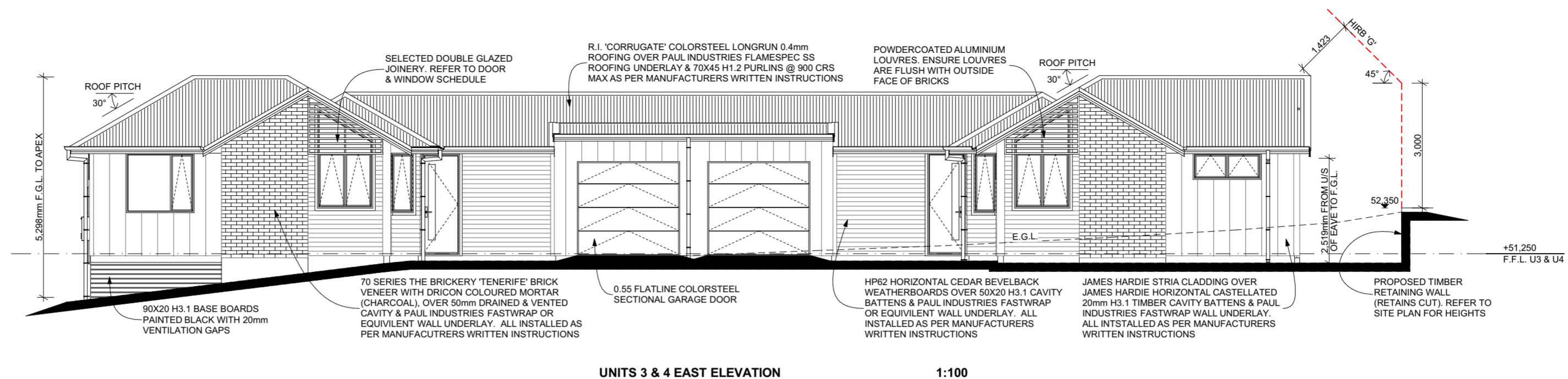


- ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 & RELATED NZBC DOCUMENTS INCLUDING E2 AS1
 - ALL TIMBER TO COMPLY WITH NZS3602
 - ALL CONCRETE WORK TO COMPLY WITH NZS3109 & NZS3124
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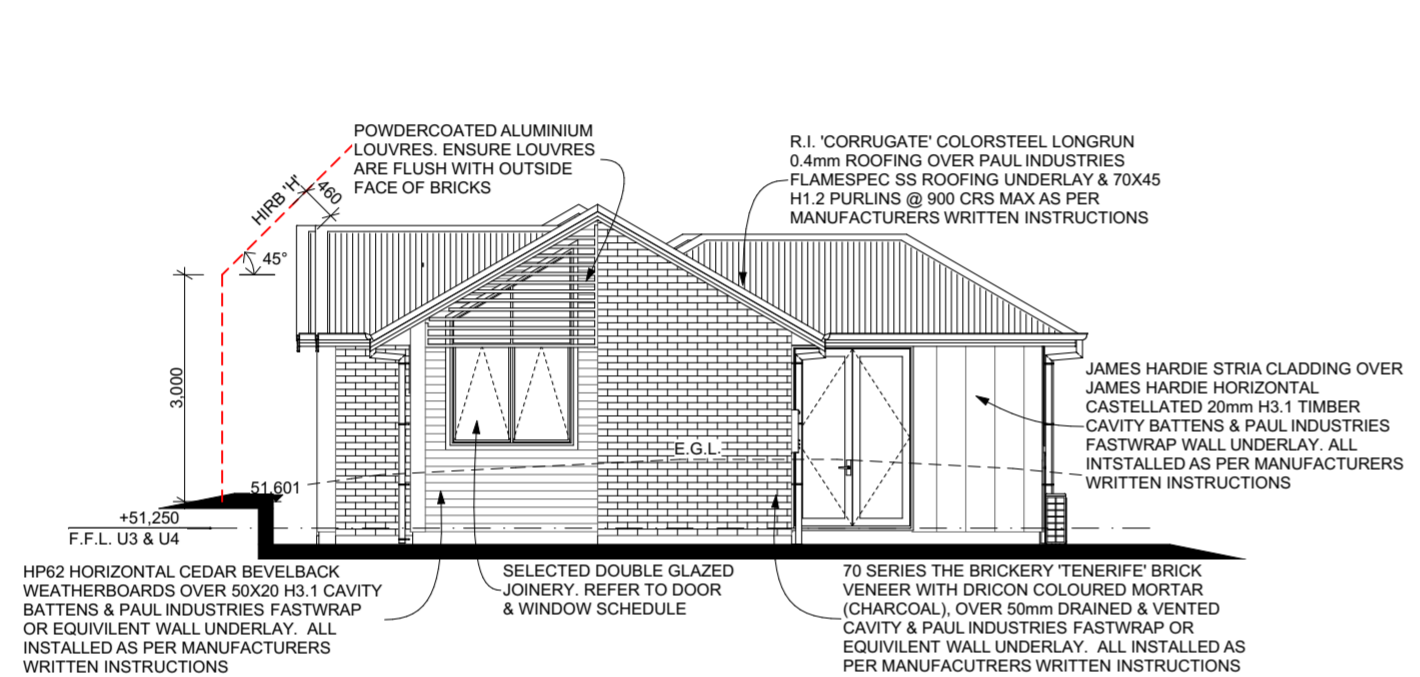
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REV SHEET **A201** ISSUED: 30/03/2021
 R1 DRAWN BY: DA
 TITLE: UNIT 1 & 2 ELEVATIONS
 PROJECT STATUS: CONSENT



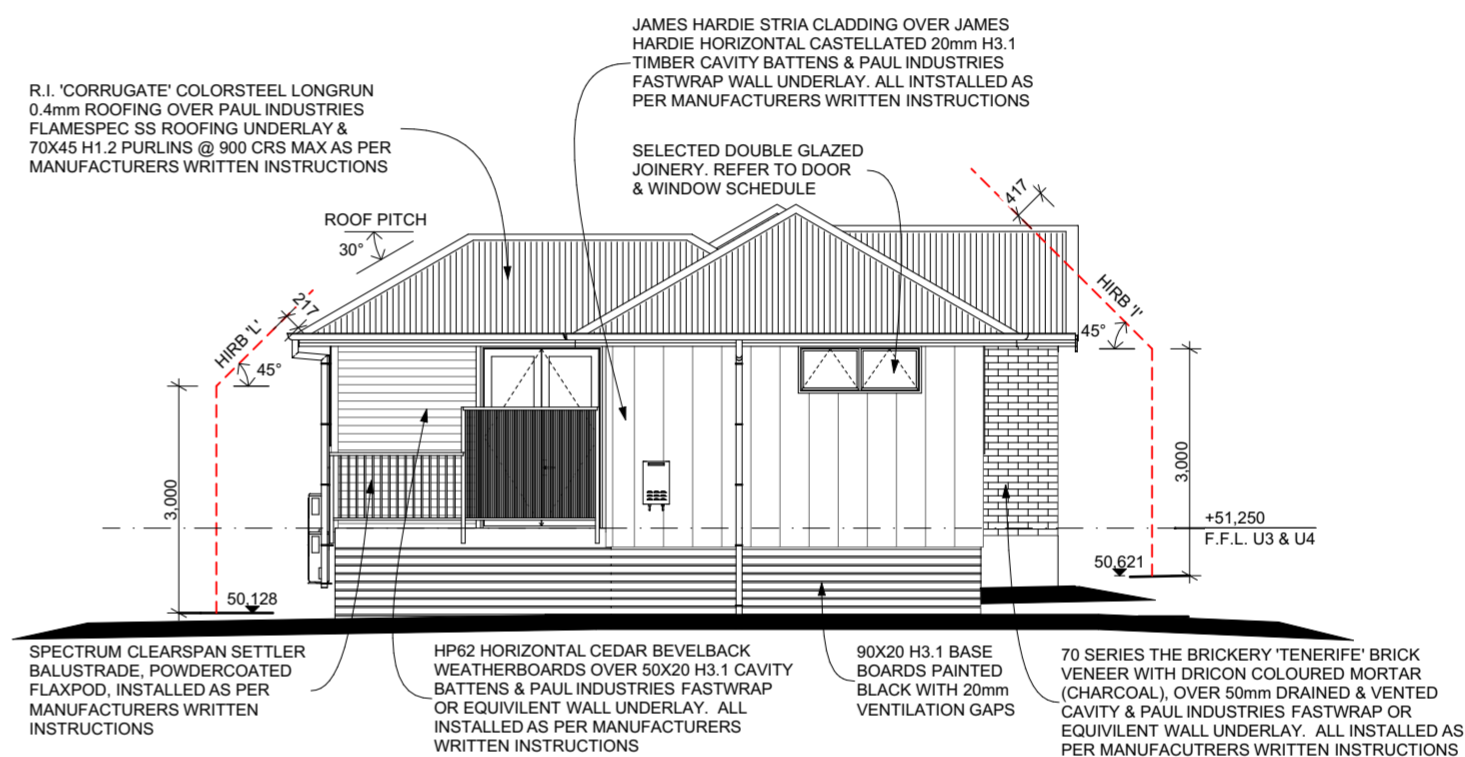
UNITS 3 & 4 EAST ELEVATION

1:100



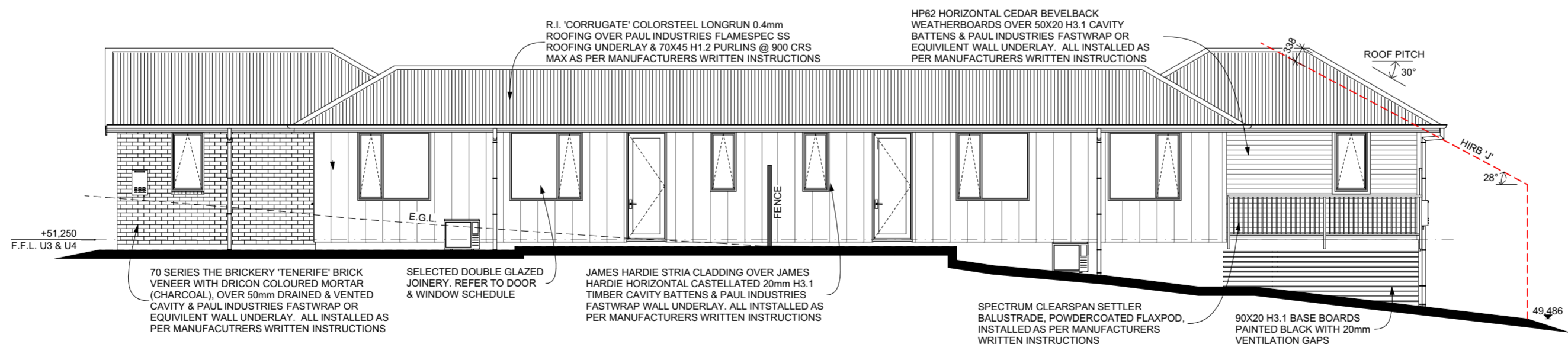
UNITS 3 & 4 NORTH ELEVATION

1:100



UNITS 3 & 4 SOUTH ELEVATION

1:100



UNITS 3 & 4 WEST ELEVATION

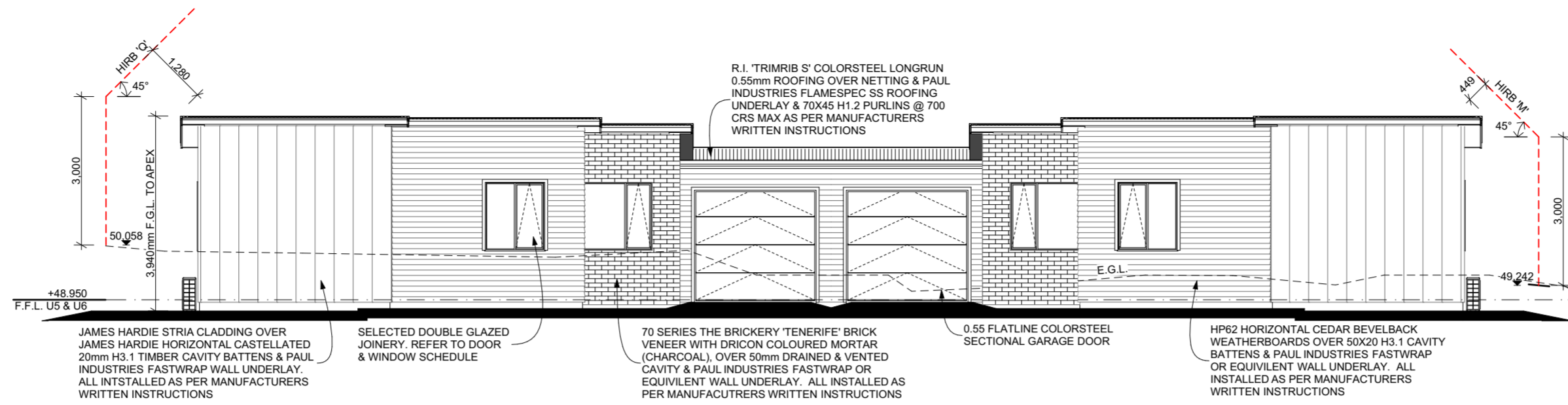
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- ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 & RELATED NZBC DOCUMENTS INCLUDING E2 AS1
 - ALL TIMBER TO COMPLY WITH NZS3602
 - ALL CONCRETE WORK TO COMPLY WITH NZS3109 & NZS3124
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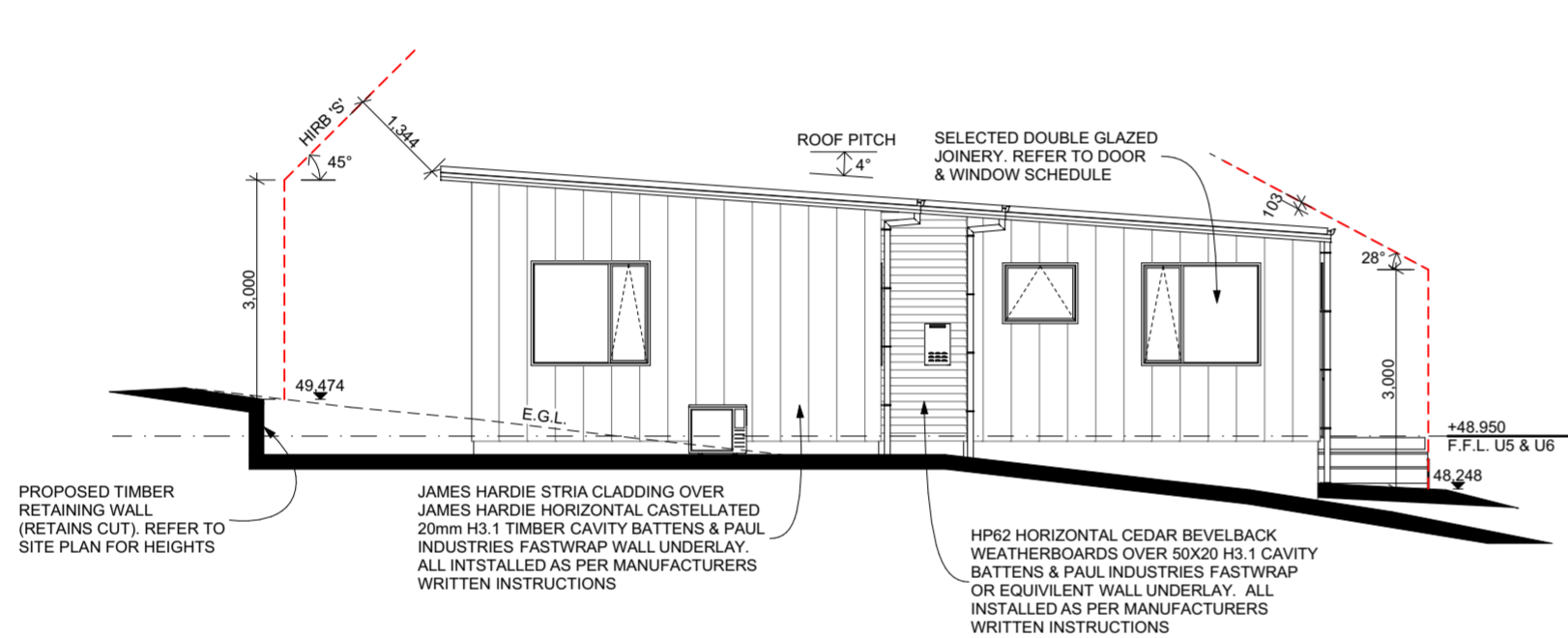


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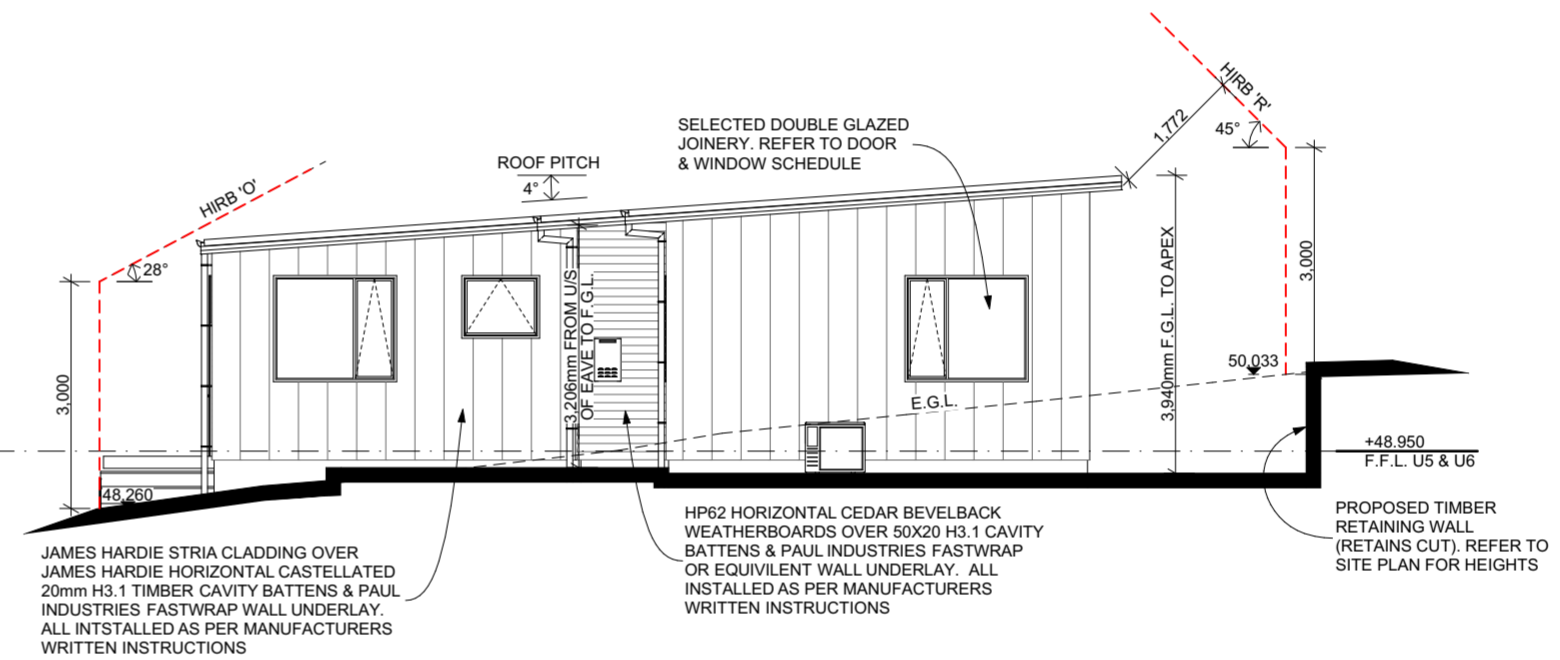
REV SHEET
R1
A202
 ISSUED: 30/03/2021
 DRAWN BY: DA
 TITLE: UNIT 3 & 4 ELEVATIONS
 PROJECT STATUS: CONSENT



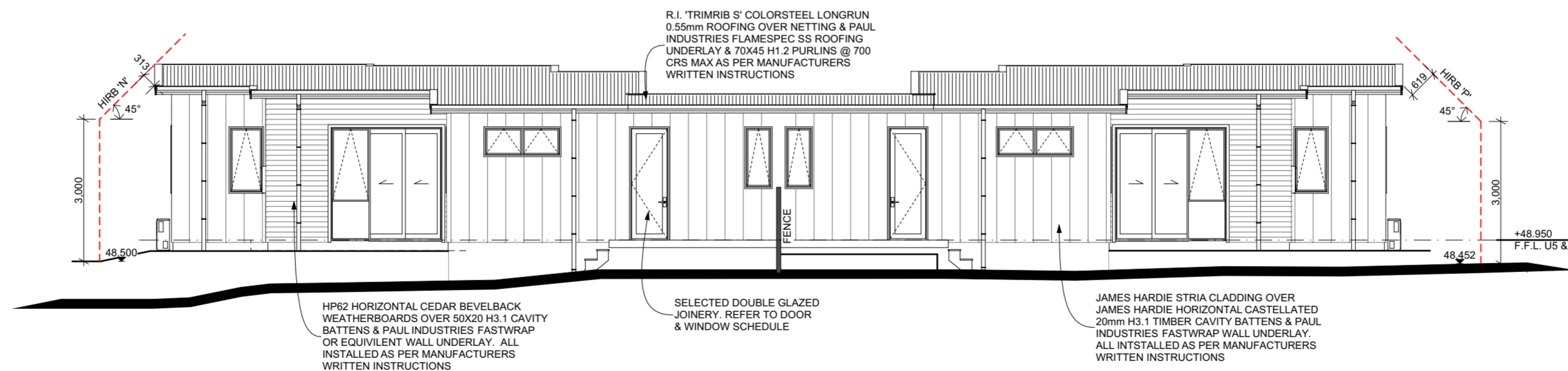
UNITS 5 & 6 NORTH ELEVATION 1:100



UNITS 5 & 6 WEST ELEVATION 1:100



UNITS 5 & 6 EAST ELEVATION 1:100



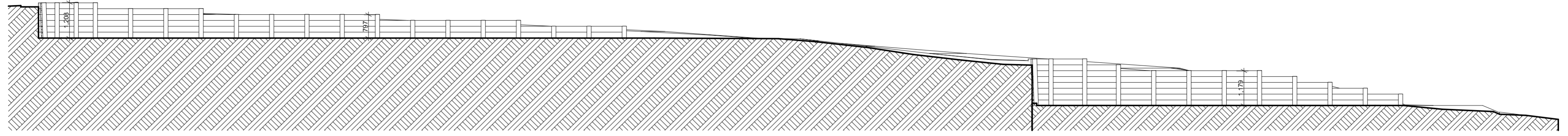
UNITS 5 & 6 SOUTH ELEVATION 1:100

- 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
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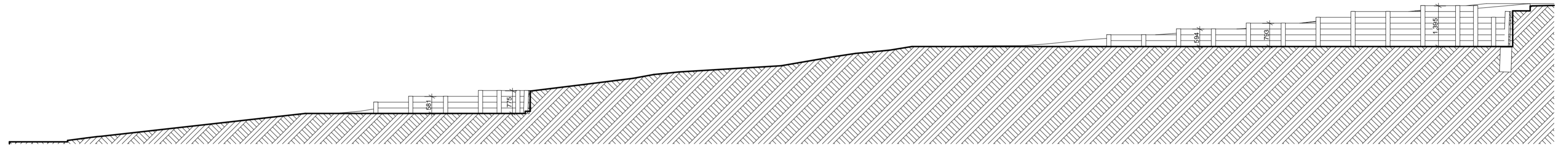


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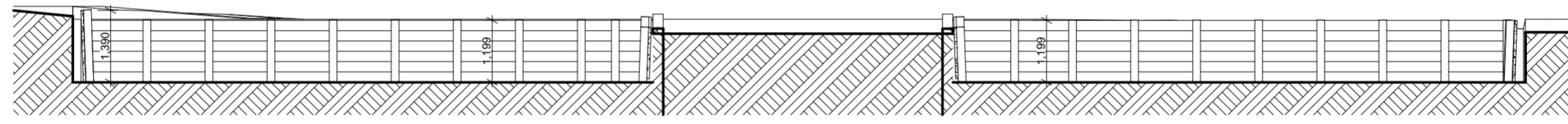
REV SHEET
R1
A203
 ISSUED: 30/03/2021
 DRAWN BY: DA
 TITLE: UNITS 5 & 6 ELEVATIONS
 PROJECT STATUS: CONSENT



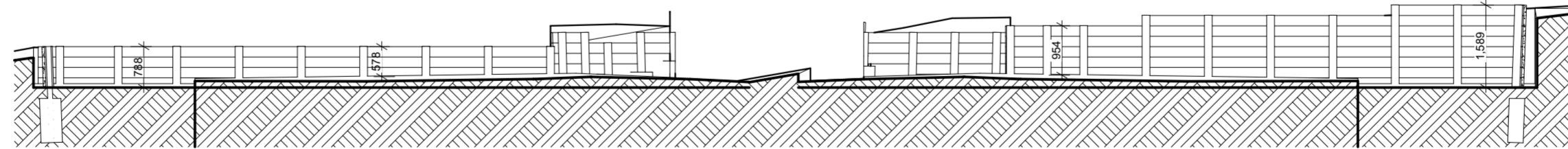
SITE RETAINING WEST ELEVATION 1:100



SITE RETAINING EAST ELEVATION 1:100



SITE RETAINING NORTH ELEVATION (STREET) 1:100



SITE RETAINING NORTH ELEVATION (MID SITE) 1:100

- ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 & RELATED NZBC DOCUMENTS INCLUDING E2 AS1
 - ALL TIMBER TO COMPLY WITH NZS3602
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REV	SHEET	A204	ISSUED:	30/03/2021
			DRAWN BY:	DA
TITLE:		RETAINING ELEVATIONS		
PROJECT STATUS: CONSENT				