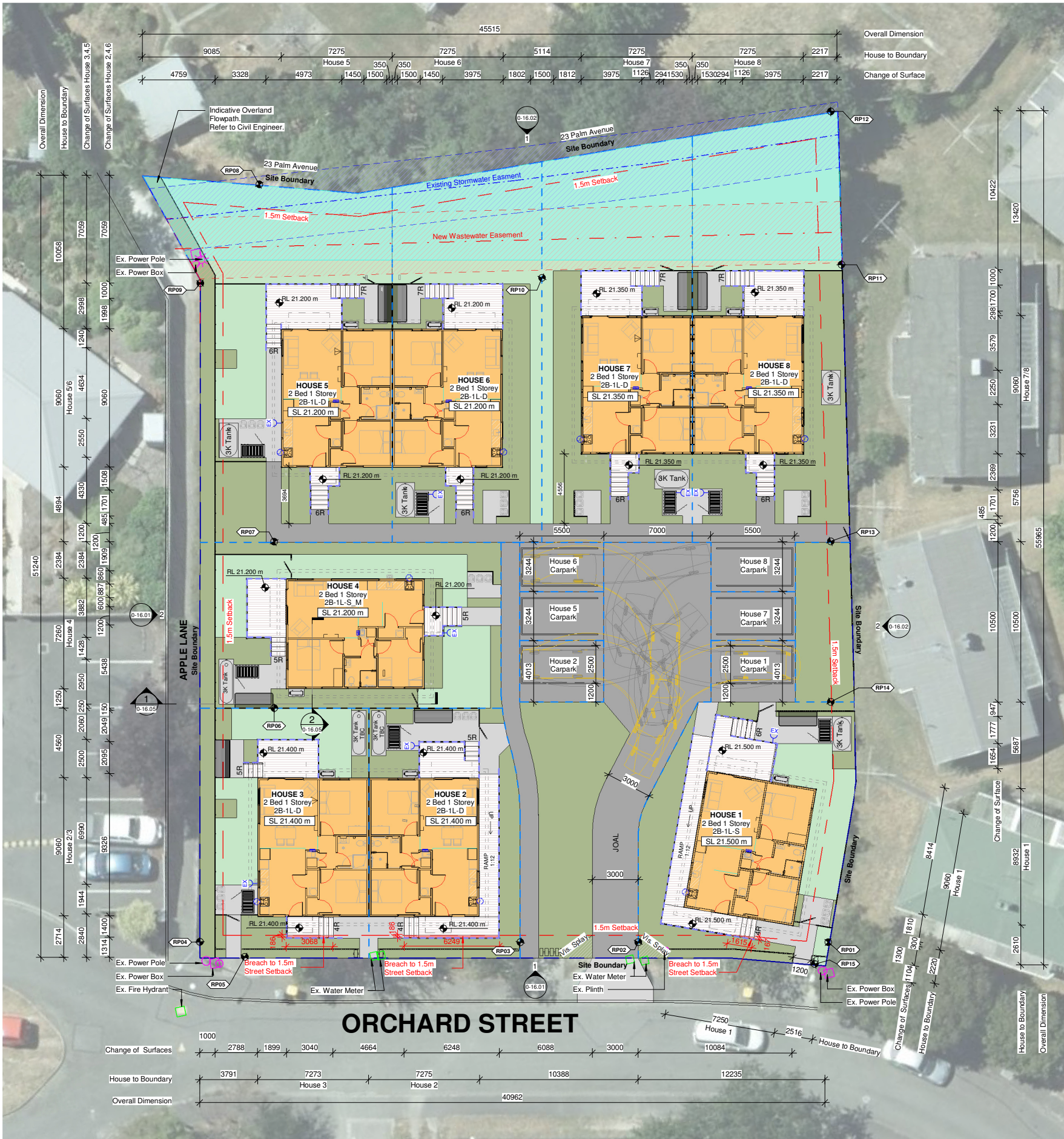


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SCALE SUMMARY					
1000 @ A1	= 2000 @ A3	100 @ A1	= 200 @ A3		
500 @ A1	= 1000 @ A3	50 @ A1	= 100 @ A3		
250 @ A1	= 500 @ A3	25 @ A1	= 50 @ A3		
200 @ A1	= 100 @ A3	10 @ A1	= 20 @ A3		
150 @ A1	= 300 @ A3	5 @ A1	= 10 @ A3		



1 Ground Floor
Scale 1 : 150 @ A1

HANDRAILS AND RAMPS NOTES

All external steps for FUD to have a maximum riser of 180mm and a minimum tread of 310mm with a clear width of 1200mm, and have the ability to install handrails in the future if required. All steps will require handrails where the change in level is more than 500mm high.

Accessible ramps are to be set at a maximum slope of 1:12 with a clear width of 1200mm.

Where the surface of an accessible route is more than 25mm above the adjacent ground, protection is to be provided by a 75 mm high ramp edge.

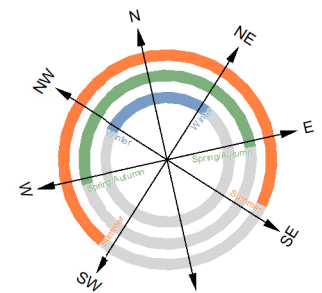
Handrails to be between 0.9m and 1m max. high Unex balustrade system as per specification.

LINE TYPES LEGEND

	Site Boundary
	Existing Boundary
	New Internal Boundary
	Setbacks
	Handrail/Balustrade
	Balustrade Fence (Refer to Landscape Architect)

EX Exterior power connection for charging of mobility scooter

RP01 Recession Plane Locations. Refer to matching markers on Sheets 0-16.01 & 0-16.02



LEGAL DESCRIPTION

Address: 8-14 Orchard Street

Lot / DP / CB 43 / 6790

ZONING INFO:

Wind Region:	A
Earthquake Zone:	2
Exposure:	C
Wind Zone:	Medium
Planning Zone:	RS
Flood Management Zone:	Yes

GENERAL NOTES:

All dimensions are nominal and are to be checked on site before commencing work.

Dimensions are showing to cladding face.

All work to comply with the relevant section of the New Zealand Building Code.

Location of water supply, power & phone to be confirmed.

MASTERPLANNING LEGEND

2 Bedroom House:	
Driveway:	
Footpath:	
Lawn Area:	
Landscaping:	
Waste & Recycle Areas:	
Refuse Bins:	
Timber Decking:	
Washlines 1 & 2 Bed: 1.2m above FFL (940mm x 2490mm)	
Washlines >3 Bed: 1.2m above FFL (940mm x 3390mm)	
Letter Boxes:	
New Water Meters:	
Lighting Bollard:	

BULK & LOCATION

Address: 8-14 Orchard Street

Total Site Area: 2224 m²

	Provided (Excluding Eaves)	Required/Max
Building Coverage:		
House 1:	69.4m²	Max 40% (94.4m²)
House 2:	69.5m²	Max 40% (63.7m²)
House 3:	69.5m²	Max 40% (72.2m²)
House 4:	69.4m²	Max 40% (86.2m²)
House 5:	69.5m²	Max 40% (122.0m²)
House 6:	69.5m²	Max 40% (94.7m²)
House 7:	69.5m²	Max 40% (101.4m²)
House 8:	69.5m²	Max 40% (115.8m²)
Total:	555.8m²	889.6m² max (40%)
Parking:	6 bays	8 bays
Bicycle Parks:	8 In Shed	8 (1 per House)
Building Setback:	>1m	1m
Road Setback:	1.5m	1.5m
Building Height:	<7.5m	7.5m

Kainga Ora Typology Legend

Unit Number	Typology	GFA
1	2B 1L S	65.8m²
2&3	2B 1L D	65.9m² per unit
4	2B 1L S M	65.8m²
5&6	2B 1L D	65.9m² per unit
7&10	2B 1L D House 7-8	65.9m² per unit

NOTE:

Exposed aggregate Finishes to be crushed aggregate and compliant with Slip Resistance requirements of D1

Timber Entry Decks

To be coated with Dulux Intergrain UltraDeck, Slip Resistant, Achieving a P4 Slip resistance rating in compliance with D1 2.1.5

Deck exempt from Building Consent

proprietary balustrade system as per specification

Site levels for reference only.

Refer to Civil Engineers documentation for grading and site levels.

Refer to Landscape Architects drawing set

For all hard and soft landscaping setout and plant species.

Hierarchy Group.

Kāinga Ora
Homes and Communities



Project:
HDS - AR114075
Address: 8-14 Orchard Street
Stoke
Nelson 7011

No:
H1259

Revision Schedule		
Rev.	Description	Date
	DRAFT Resource Consent	13/12/2024
	DRAFT RC to Landscape	17/12/2024
	DRAFT RC to Planners	17/12/224

DRAFT RESOURCE CONSENT		
Issue Date:		
Drawn By: MJG	Checked By: LH	
Scale: As indicated @ A1		

Sheet Name: Bulk and Location Plan - Ground Floor		
Sheet No: 0-11.03	Rev No:	