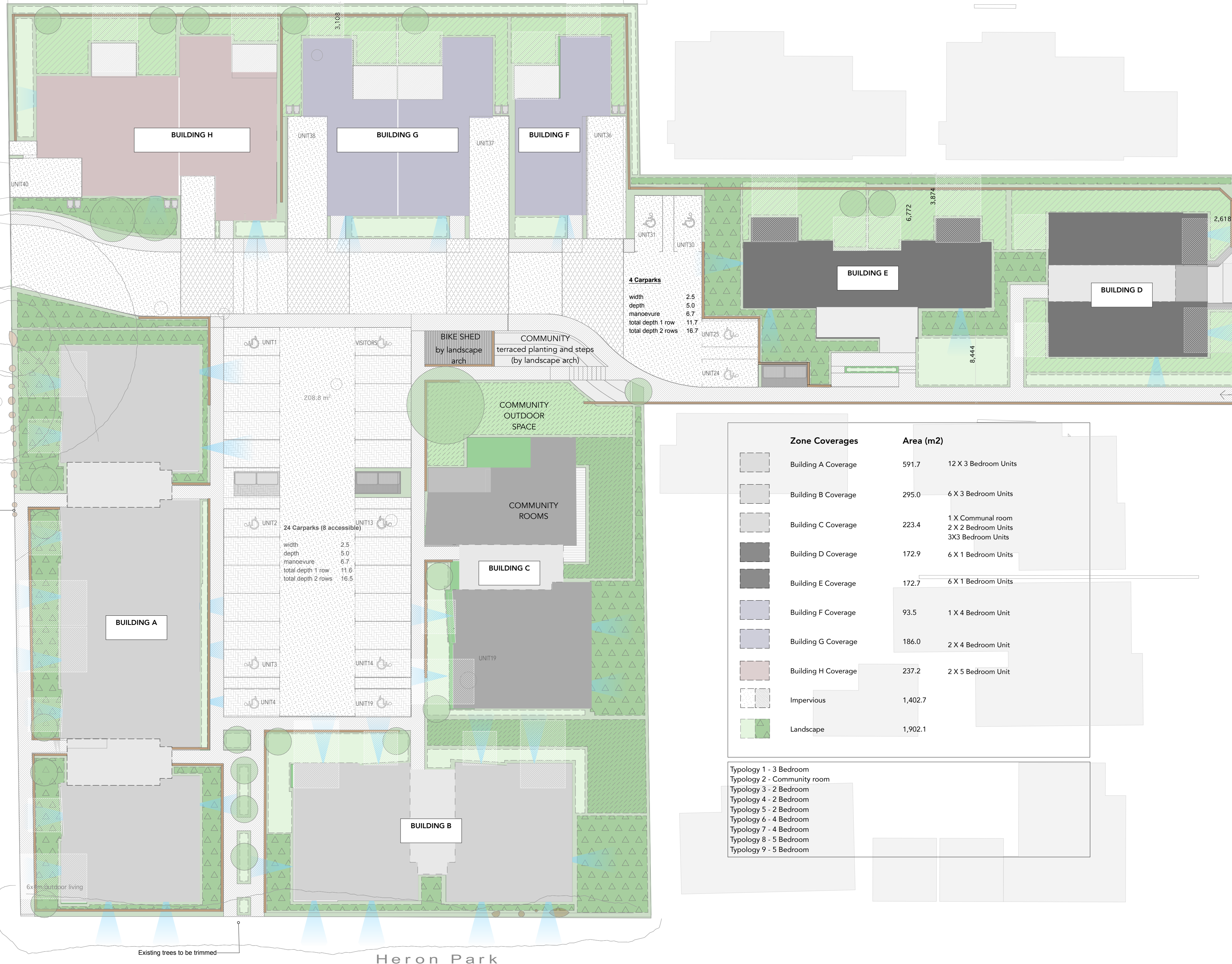


Cadman Avenue

Great North Road



4 Carparks
width 2.5
depth 5.0
manoeuvre 6.7
total depth 1 row 11.7
total depth 2 rows 16.7

24 Carparks (8 accessible)
width 2.5
depth 5.0
manoeuvre 6.7
total depth 1 row 11.6
total depth 2 rows 16.5

BIKE SHED
by landscape arch

COMMUNITY
terraced planting and steps
(by landscape arch)

COMMUNITY OUTDOOR SPACE

COMMUNITY ROOMS

BUILDING C

BUILDING B

BUILDING A

BUILDING H

BUILDING G

BUILDING F

BUILDING E

BUILDING D

Existing trees to be removed
See landscape architecture plans for further information

Existing trees to be trimmed

Zone Coverages	Area (m2)
Building A Coverage	591.7 12 X 3 Bedroom Units
Building B Coverage	295.0 6 X 3 Bedroom Units
Building C Coverage	223.4 1 X Communal room 2 X 2 Bedroom Units 3X3 Bedroom Units
Building D Coverage	172.9 6 X 1 Bedroom Units
Building E Coverage	172.7 6 X 1 Bedroom Units
Building F Coverage	93.5 1 X 4 Bedroom Unit
Building G Coverage	186.0 2 X 4 Bedroom Unit
Building H Coverage	237.2 2 X 5 Bedroom Unit
Impervious	1,402.7
Landscape	1,902.1

- Typology 1 - 3 Bedroom
- Typology 2 - Community room
- Typology 3 - 2 Bedroom
- Typology 4 - 2 Bedroom
- Typology 5 - 2 Bedroom
- Typology 6 - 4 Bedroom
- Typology 7 - 4 Bedroom
- Typology 8 - 5 Bedroom
- Typology 9 - 5 Bedroom

Mixed Housing Urban

Site area	5,633 m ²
Max height	10m + 1m(50% of max vert >15') + 1m
HIRTB	3m @ 45°
Alternative HIRTB	3.6m within 20m (refer fig H5.6.6.6.1) (does not apply when adjoining recreation zone)
Yards:	
Front	2.5
Side	1m
Rear	1m
Max Building	45% (2534.9m ²)
Proposed Building	35% (1970.8m ²)
Max Impervious	60% (3379.9m ²)
Proposed Impervious	50% (3363.4m ²)
Driveways + paths (1302.64m ²) + Building Coverage (1970.8m ²)	
Permeable paved carparks	14% (302.2m ²)
Min Landscape	35% (1971.5m ²)
Proposed Landscape	33% (1970.8m ²)
Outlook space:	
Main living	6m deep x 4m wide
Balcony (1 bed)	3m deep x 3m wide
Habitable rooms	1m deep x 1m wide
Daylight	Refer Fig H5.6.13.1 & Table H5.6.13.1
Outdoor Living	
Ground Level	no less than 4m & <1.20
Balcony (1 bed)	5m ² & min 1.8m
Balcony (2/3 bed)	8m ² & min 1.8m
(except when net area 35m ² /50m ² for studio/1 bed+)	
Refer Fig H5.6.14.1 for south facing outdoor living areas	

Note: PATH LOCATIONS APPROXIMATE.
REFER LANDSCAPING FOR DESIGN AND LOCATION

LEGEND

Buildings:

- 1 bed / 3 level
- 2 bed / 3 level - 2 units
- 3 bed / 3 level - 3 units
- 4 bed / 2 level - 1 unit
- 5 bed / 2 level - 1 unit
- Covered bike stands
- Bin enclosure

Surfaces:

- paving - pedestrian
- driveway - vehicle
- outdoor space
- Community Gardens
- Dense planting/natural barrier
- Retaining walls - See civil drawings for further information

Planning controls:

- outlook space
- HIRTB / max height infringement
- passive surveillance

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