



1	0 Overall SITE PLAN
	SCALE: 1" = 100' @ A2

- | | |
|---|--|
|  | BLOCK RETAINING WALL |
|  | HEIGHT FROM FGL TO FFL |
|  | CONCRETE NB WALL FOR WINDOW ONLY |
|  | 203MM CONCRETE NB WALL AS PART OF FENCE |
|  | Site Boundary |
|  | Void Set-Back |
|  | |
|  | |
|  | Proposed Private Stormwater Drains |
|  | |
|  | Proposed Public Stormwater Drains refer to engineer design |
|  | Existing Private Stormwater Drains refer to TOPO or as-built |
|  | |
|  | Existing Public Stormwater Drains refer to TOPO or as-built |
|  | |
|  | Proposed Private Sanitary Sewer Drains |
|  | |
|  | Proposed Public Sanitary Sewer Drains refer to engineer design |
|  | |
|  | Existing Private Sanitary Sewer Drains refer to TOPO or as-built |
|  | |
|  | Existing Public Sanitary Sewer Drains refer to TOPO or as-built |

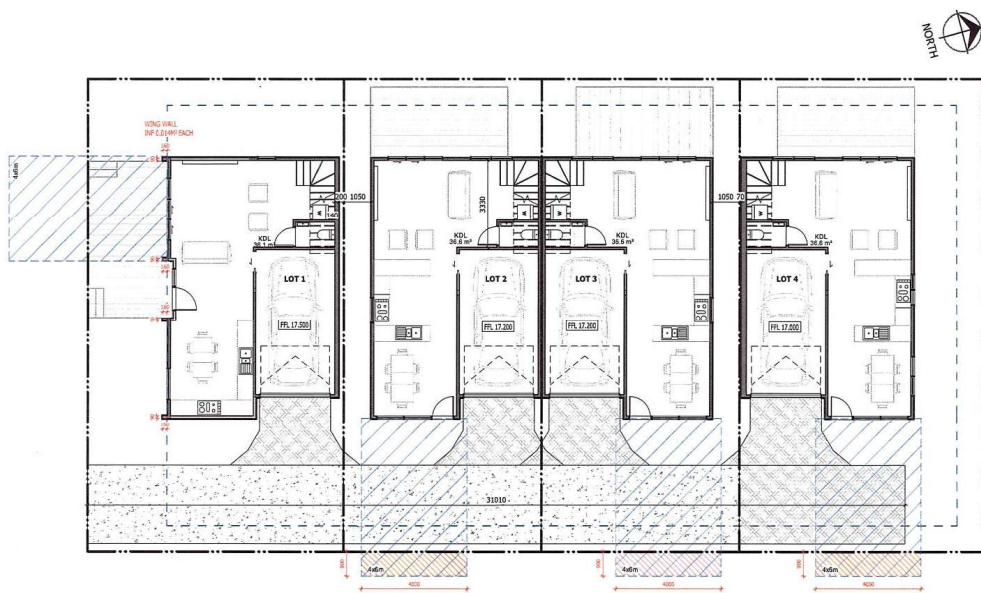
RC LOOSE 12.06.2024
22 JUSTAMERE PLACE

ISSUE	Resource Consent
DRAWN	S.S
CHECKED	V.L
SCALE@A3	1 : 100

OVERALL SITE PLAN

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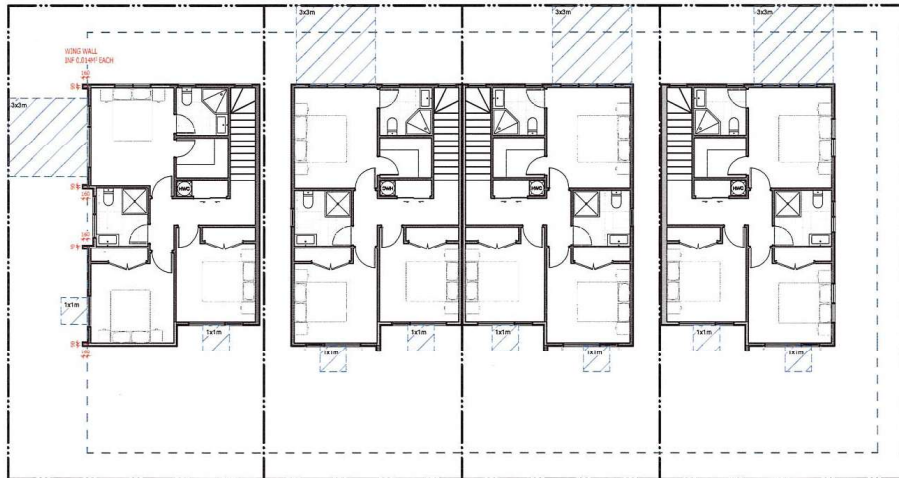
ANCE ARCHITECTURE



1 Overall Ground Floor
 SCALE: 1:100 @ A2

Floor Area Calls	
LOT 1	
Ground Floor	81.17 m ²
First Floor	81.17 m ²
Total Floor Area	162.34 m ²
LOT 2	
Ground Floor	81.48 m ²
First Floor	81.48 m ²
Total Floor Area	162.96 m ²
LOT 3	
Ground Floor	81.48 m ²
First Floor	81.48 m ²
Total Floor Area	162.96 m ²
LOT 4	
Ground Floor	82.50 m ²
First Floor	82.50 m ²
Total Floor Area	165.00 m ²
Total Floor Area	653.26 m ²

22 JUSTAMERE PLACE
 Resource Consent
 22/04/24
 22/04/24
 22/04/24
 22/04/24



2	Overall First Floor
	SCALE: 1 : 100 @ A2

Floor Area Cals

LOT 1	
Ground Floor	61.17 m ²
First Floor	61.17 m ²
	122.35 m ²
LOT 2	
Ground Floor	61.45 m ²
First Floor	61.47 m ²
	122.92 m ²
LOT 3	
Ground Floor	61.45 m ²
First Floor	61.47 m ²
	122.92 m ²
LOT 4	
Ground Floor	62.00 m ²
First Floor	62.01 m ²
	124.01 m ²
Total Floor Area	492.19 m²

22 JUSTAMERE PLACE

ISSUE	Resource Consent
DRAWN	B.S.
CHECKED	V.L.
SCALE	1:100

OVERALL FF PLAN

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The contractor shall check and verify all dimensions, levels, and angles on site prior to commencing any work. Dimensions must not be ascertained from drawings. Notify the architectural designer of any discrepancies, if in doubt ask.

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This is a detailed floor plan of a 3-bedroom house. The overall dimensions are 6400mm in width and 9000mm in depth. The layout includes:

- Master Bedroom:** Located at the top left, measuring 3240mm by 3840mm, featuring a large bed, a dresser, and a closet.
- Bedroom:** Located at the bottom left, measuring 3150mm by 3000mm, featuring a bed, a dresser, and a closet.
- Bedroom:** Located at the bottom right, measuring 3000mm by 3000mm, featuring a bed, a dresser, and a closet.
- Bathroom:** Located in the center left, measuring 2100mm by 900mm, featuring a bathtub, toilet, and sink.
- Master Bathroom:** Located at the top right, measuring 1960mm by 950mm, featuring a bathtub, toilet, and sink.
- Hallway:** A central hallway connects the bedrooms and bathrooms.
- Living Area:** A large open area in the center, featuring a fireplace and a large window.
- Kitchen:** Located in the center right, measuring 1300mm by 1300mm, featuring a sink, stove, and refrigerator.
- Dining Area:** Located in the center right, measuring 1300mm by 1300mm, featuring a dining table and chairs.
- Staircase:** Located in the center right, measuring 1300mm by 1300mm, leading to the upper and lower levels.
- Entry:** A small entry area at the bottom center, measuring 800mm by 900mm.

RADIANCE ARCHITECTURE



1 EAST 1-4

 SCALE: 1:100 @ A2



2 WEST 1-4

 SCALE: 1:100 @ A2

22 JUSTAMERE PLACE

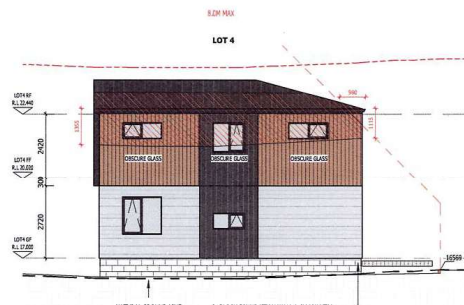
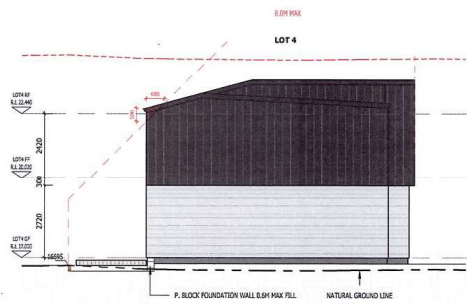
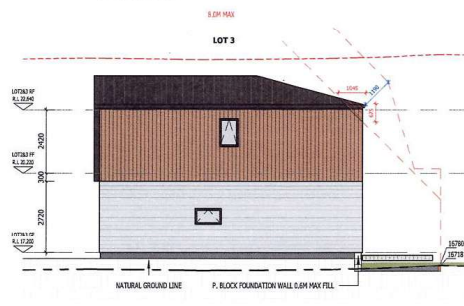
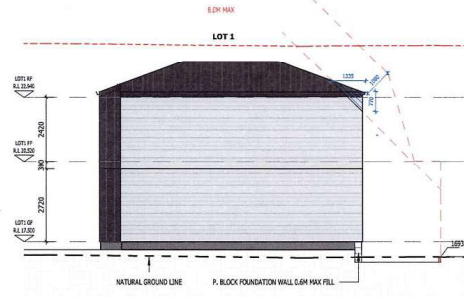
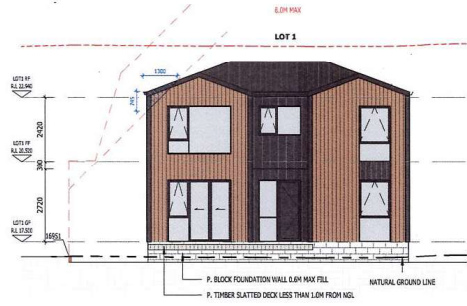
EAST & WEST ELEVATION

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 RADIANCE ARCHITECTURE



22 JOSTAMERE PLACE

Resource Consent
ELEVATION
DATE: 14/08/2024
SCALE: 1:100

NORTH & SOUTH
ELEVATION

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The customer shall check and verify all information, details, and angles on this plan and ensure that they are correct. The customer shall provide a signed statement of verification of the information provided on this plan.



RADIANCE ARCHITECTURE

