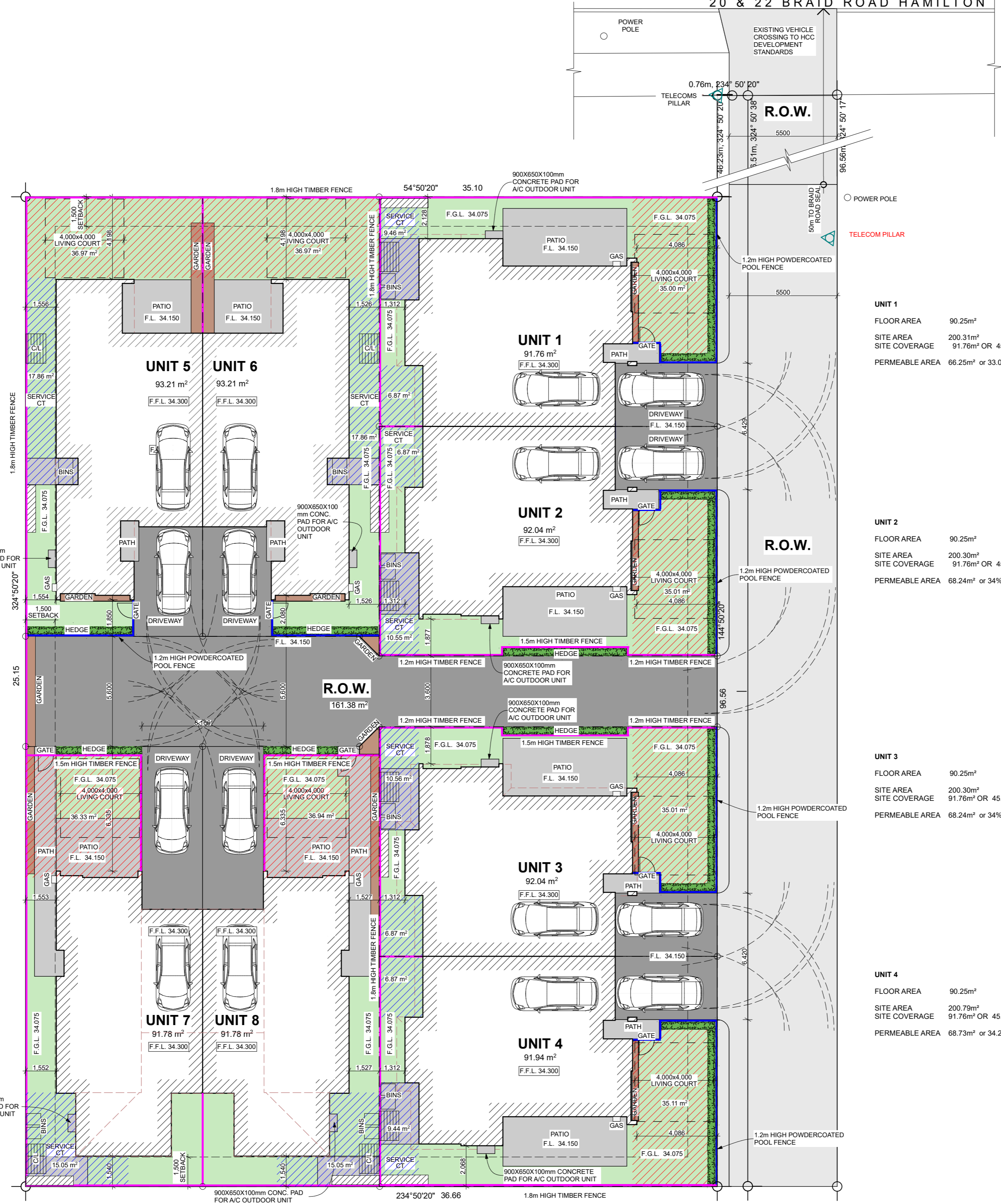


SITE KEY

- 1.8M HIGH TIMBER FENCE TYPICALLY (OR UNLESS OTHERWISE NOTED) - 1.2M WHERE TAPERED DOWN AS NOTED, 100X100 H4 POSTS & 2m CRS MAX IN 2500a 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 ALUMINUM 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. 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: FIRTH MANORFIELD 125mm 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
- LAWN OVER 100mm MIN OF TOPSOIL
- HEDGE = GRISELINIA HEDGE
- = LIVING COURT
- = SERVICE COURT
- = 2000L ABOVE GROUND SLOPES THIN 2400L X 480mmW X 1970mmH



UNIT 5
 FLOOR AREA 91.44m²
 SITE AREA 200.82m²
 SITE COVERAGE 93.21m² OR 46.4%
 PERMEABLE AREA 77.21m² or 38.44%

UNIT 6
 FLOOR AREA 91.44m²
 SITE AREA 200.68m²
 SITE COVERAGE 93.21m² OR 46.4%
 PERMEABLE AREA 77.07m² or 38.4%

UNIT 7
 FLOOR AREA 91m²
 SITE AREA 200.71m²
 SITE COVERAGE 91.78m² OR 45.7%
 PERMEABLE AREA 59m² or 29.4%

UNIT 8
 FLOOR AREA 91m²
 SITE AREA 200.92m²
 SITE COVERAGE 91.78m² OR 45.7%
 PERMEABLE AREA 59.14m² or 29.4%

UNIT 1
 FLOOR AREA 90.25m²
 SITE AREA 200.31m²
 SITE COVERAGE 91.76m² OR 45.8%
 PERMEABLE AREA 66.25m² or 33.07%

UNIT 2
 FLOOR AREA 90.25m²
 SITE AREA 200.30m²
 SITE COVERAGE 91.76m² OR 45.8%
 PERMEABLE AREA 68.24m² or 34%

UNIT 3
 FLOOR AREA 90.25m²
 SITE AREA 200.30m²
 SITE COVERAGE 91.76m² OR 45.8%
 PERMEABLE AREA 68.24m² or 34%

UNIT 4
 FLOOR AREA 90.25m²
 SITE AREA 200.79m²
 SITE COVERAGE 91.76m² OR 45.7%
 PERMEABLE AREA 68.73m² or 34.22%

SITE PLAN 1:150

LOT: 3 & 4 DP: 5788
 20 & 22 BRAID ROAD HAMILTON

SITE GROSS AREA:	938 + 976 = 1914m ²
SITE NETT AREA:	1766.6m ²
TOTAL SITE COVERAGE OF NETT SITE AREA:	737.02m ² or 41.7%
TOTAL PERMEABLE AREA OF NETT SITE AREA:	603.88m ² OR 34.2%

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.

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

A101

ISSUED: 27/01/2022
 DRAWN BY: TC
 REV SHEET

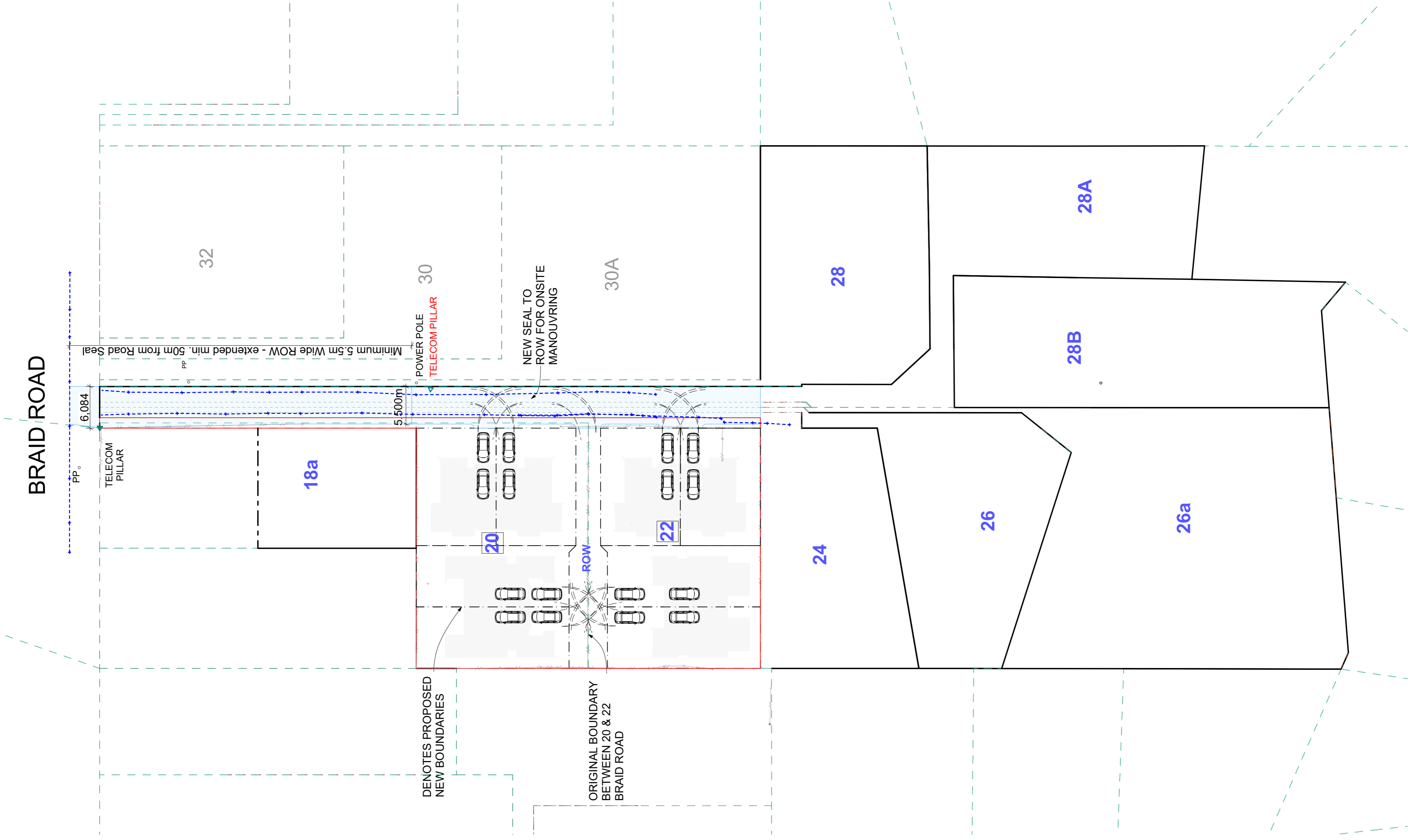
BRAID ROAD DUPLEXS
 20 & 22 BRAID ROAD
 HAMILTON

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TITLE: SITE PLAN
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- KEY**
- - - - - EXISTING ADJACENT LOT BOUNDARIES
 - 20 & 22 LOT BOUNDARIES
 - LOT BOUNDARIES ACCESSED VIA ROW
 - - - - - ROW BOUNDARIES
 - - - - - EXISTING FENCELINE
 - - - - - EDGE OF EXISTING SEAL
 - NEW SEALED ROW ACCESS
 - EXISTING POWER POLE & POWER LINES
 - ◀ EXISTING TELECOM PILLAR



BRAIRD ROAD

Minimum 5.5m Wide ROW - extended min. 50m from Road Seal

DENOTES PROPOSED NEW BOUNDARIES

ORIGINAL BOUNDARY BETWEEN 20 & 22 BRAIRD ROAD

NEW SEAL TO ROW FOR ONSITE MANOUVRING

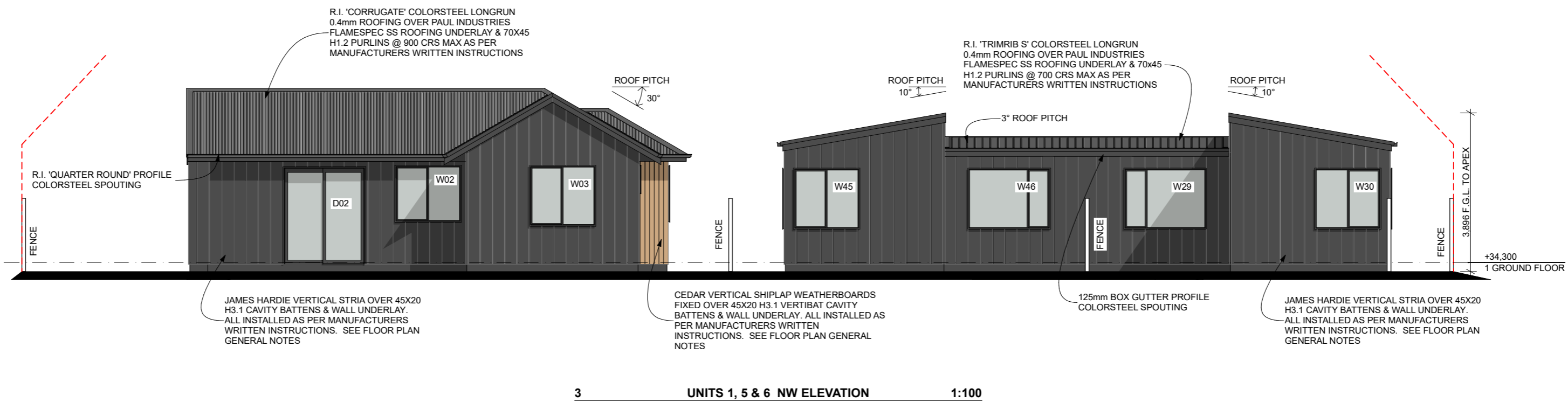
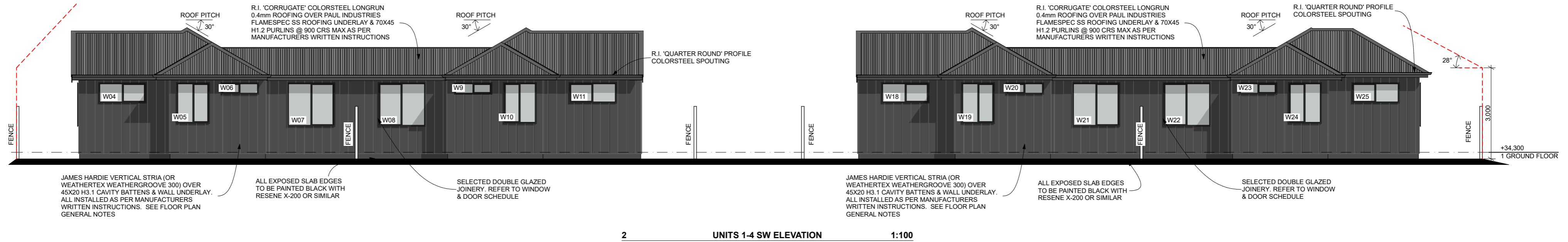
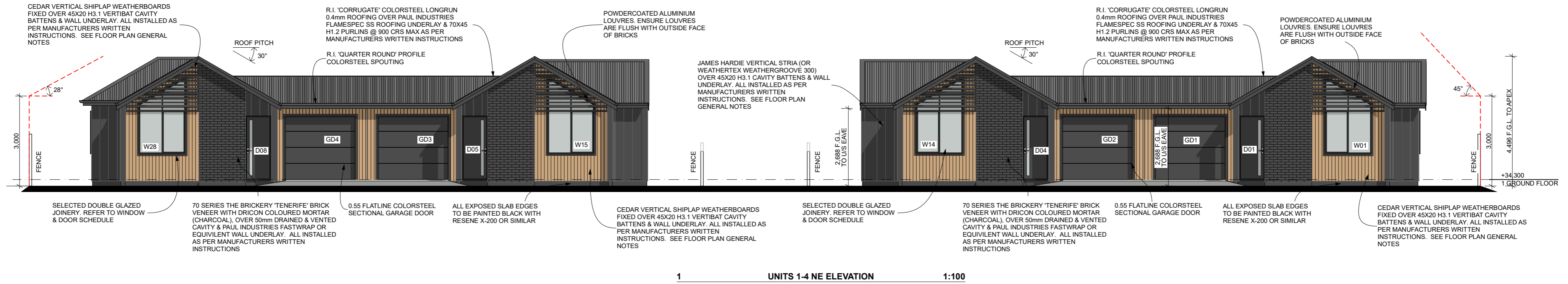
ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 & RELATED NZBC DOCUMENTS INCLUDING E2 AS1
 - ALL TIMBER TO COMPLY WITH NZS5802
 - ALL MASONRY TO COMPLY WITH NZS4109 & NZS4104
 - ALL MASONRY WORK TO COMPLY WITH NZS4210 & NZS4228
 - ALL MATERIALS TO BE FIXED IN ACCORDANCE WITH NZS3604
 - ALL FACTURERS TO BE ADVISED OF THE SPECIFIC CONDITIONS OF THE PROJECT
 - CHECK WITH DESIGNER IF IN ANY DOUBT
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A102		SITE LAYOUT FOR LUC	
		PROJECT STATUS: LAND USE CONSENT	

SITE 2 - LUC 1:400

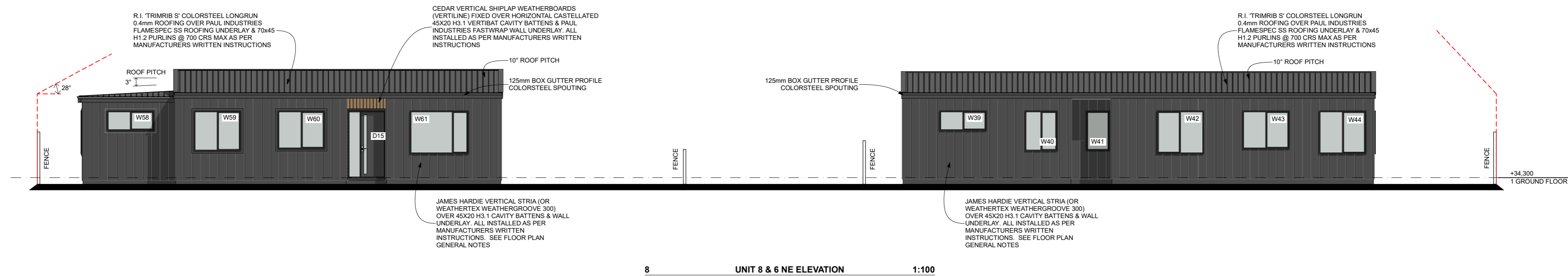
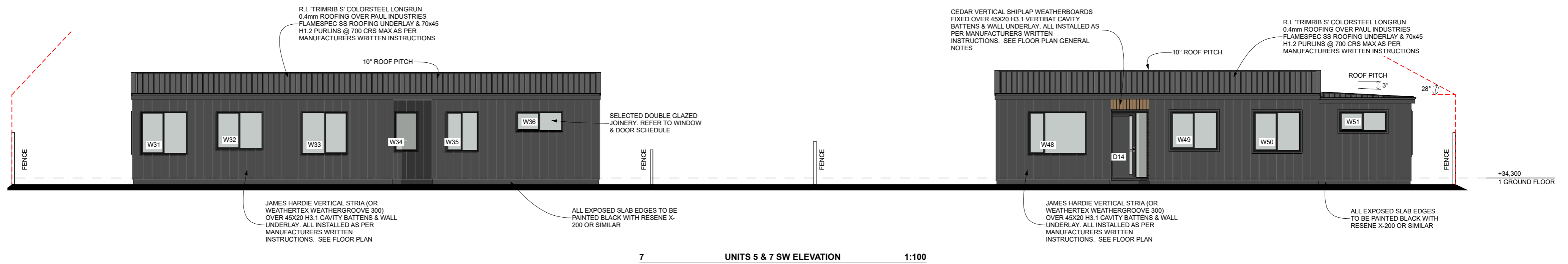


ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 & RELATED NZBC DOCUMENTS INCLUDING E2 AS1
 - ALL TIMBER TO COMPLY WITH NZS3602
 - ALL CONCRETE WORK TO COMPLY WITH NZS3109 & NZS3124
 - ALL MASONRY WORK TO COMPLY WITH NZS4210 & NZS4229
 - ALL MATERIALS TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS
 - CHECK ALL DIMENSIONS ON SITE
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- ALL TIMBER TO COMPLY WITH NZS3602
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- ALL MATERIALS TO BE FIXED IN ACCORDANCE WITH
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