



EXISTING SITE LEVELS 1:100

LOT: 12 DPS: 6401
20 HALYARD CLOSE FLAGSTAFF HAMILTON
SITE GROSS AREA: 801.57m²

- 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



HALYARD CLOSE
DUPLEXES
20 HALYARD CLOSE
HAMILTON

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| REV | SHEET | A101 | ISSUED: | 24/04/2024 |
| | | | DRAWN BY: | MM |
| TITLE: | | | EXISTING SITE LEVELS PLAN | |
| PROJECT STATUS: | | | CONSENT | |

| | |
|------------------------|-------------------|
| UNIT 1 | |
| FLOOR AREA | 103.2m² |
| SITE AREA | 228.26m² |
| SITE COVERAGE | 105.92m² or 46.4% |
| PERMEABLE AREA | 60.0m² OR 26.3% |
| FRONT SETBACK AREA | 22.7m² |
| PERMEABLE SETBACK AREA | 10.3m² OR 45.4% |

| | |
|------------------------|-------------------|
| UNIT 2 | |
| FLOOR AREA | 103.2m² |
| SITE AREA | 212.81m² |
| SITE COVERAGE | 105.92m² or 49.8% |
| PERMEABLE AREA | 45.7m² OR 21.5% |
| FRONT SETBACK AREA | 22.1m² |
| PERMEABLE SETBACK AREA | 9.0m² OR 40.7% |

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|------------------------|------------------|
| UNIT 3 | |
| FLOOR AREA | 120.7m² |
| SITE AREA | 180.24m² |
| SITE COVERAGE | 63.80m² or 35.4% |
| PERMEABLE AREA | 61.5m² OR 34.1% |
| FRONT SETBACK AREA | 66.6m² |
| PERMEABLE SETBACK AREA | 51.0m² OR 77.7% |

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|------------------------|------------------|
| UNIT 4 | |
| FLOOR AREA | 120.7m² |
| SITE AREA | 180.26m² |
| SITE COVERAGE | 63.80m² or 35.4% |
| PERMEABLE AREA | 63.5m² OR 35.2% |
| FRONT SETBACK AREA | 41.5m² |
| PERMEABLE SETBACK AREA | 20.1m² OR 48.4% |

EARTHWORKS

| | |
|--------------|-------|
| CUT AREA: | 420m² |
| CUT VOLUME: | 336m³ |
| FILL AREA: | 402m² |
| FILL VOLUME: | 321m³ |

ALL CUT & FILL AREAS / VOLUMES INCLUDE DIG OUT OF 800mm DEEP TO 800mm OUTSIDE OF THE SLAB PERIMETERS & PLACEMENT OF GRANULAR HARDFILL TO UNDERSIDE OF SLABS AS PER TITUS CIVIL CONSULTING ENGINEERS SITE & SOILS ASSESSMENT

N.B. CUT AREAS & VOLUMES INCLUDE ALLOWANCE FOR IN-GROUND STORMWATER CRATES

SITE KEY

PATHS: 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 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. BLACK RE-HARVEST MULCH. PLANTING A MIX OF LOMANDRA LIME TUFTED, PB8, 0.7m SPACINGS. LIBERTIA, PB8, 0.4m SPACINGS. COPROGMA HAWERA, PB8, 1m SPACINGS. LOROPETALUM "CHINA PINK", PB8, 1.2m SPACINGS.

PERMEABLE AREA LAWN OVER 100mm MIN OF TOPSOIL

GRISSELINIA HEDGE, 0.9m SPACINGS, PB 8, 0.6m HIGH PLANTED, 1.5m HIGH MATURE

1.2m high, 0.95m WIDE, BLACK POWDERCOATED OPEN ALUMINIUM GATE WITH BALUSTERS AT 90mm CENTRES, CHILDPROOF, MAGNETIC, SELF-CLOSING GATE WITH LOCKABLE LATCH

1.6m HIGH TIMBER FENCE TYPICALLY (UNLESS OTHER HEIGHT NOTED) FOR VISUAL PERMEABILITY. 50x25 H3.2 BATTERS WITH 20mm GAPS FOR 30% VISUAL PERMEABILITY.

1.8m HIGH TIMBER FENCE TYPICALLY (UNLESS OTHER HEIGHT NOTED) 150X25 H3.2 PAILINGS WITH 5mm MAX GAPS.

1.2m HIGH POWDERCOATED ALUMINIUM VERTICAL FENCE/BALUSTRADE INSTALLED TO MANUFACTURERS RECOMMENDATIONS. TOP MOUNT TO CONCRETE / TIMBER. SEE BOUNDARY LINE DURAPANEL TITAN DETAILS & PB1 IN SPEC.

= LIVING COURT

= SERVICE COURT

= LIVING COURT - PORTION UNABLE TO ACHIEVE 4.0M MINIMUM DISTANCE



SITE PLAN 1:100

LOT: 12 DPS: 6401
20 HALYARD CLOSE FLAGSTAFF HAMILTON

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|------------------------------|-----------------|
| SITE GROSS AREA: | 801.57m² |
| SITE COVERAGE: | 338.4m² = 42.3% |
| TOTAL SITE PERMEABLE AREA: | 230.7m² = 28.8% |
| TOTAL FRONT SETBACK AREA | 151.9m² |
| TOTAL PERMEABLE SETBACK AREA | 90.4m² OR 59.5% |

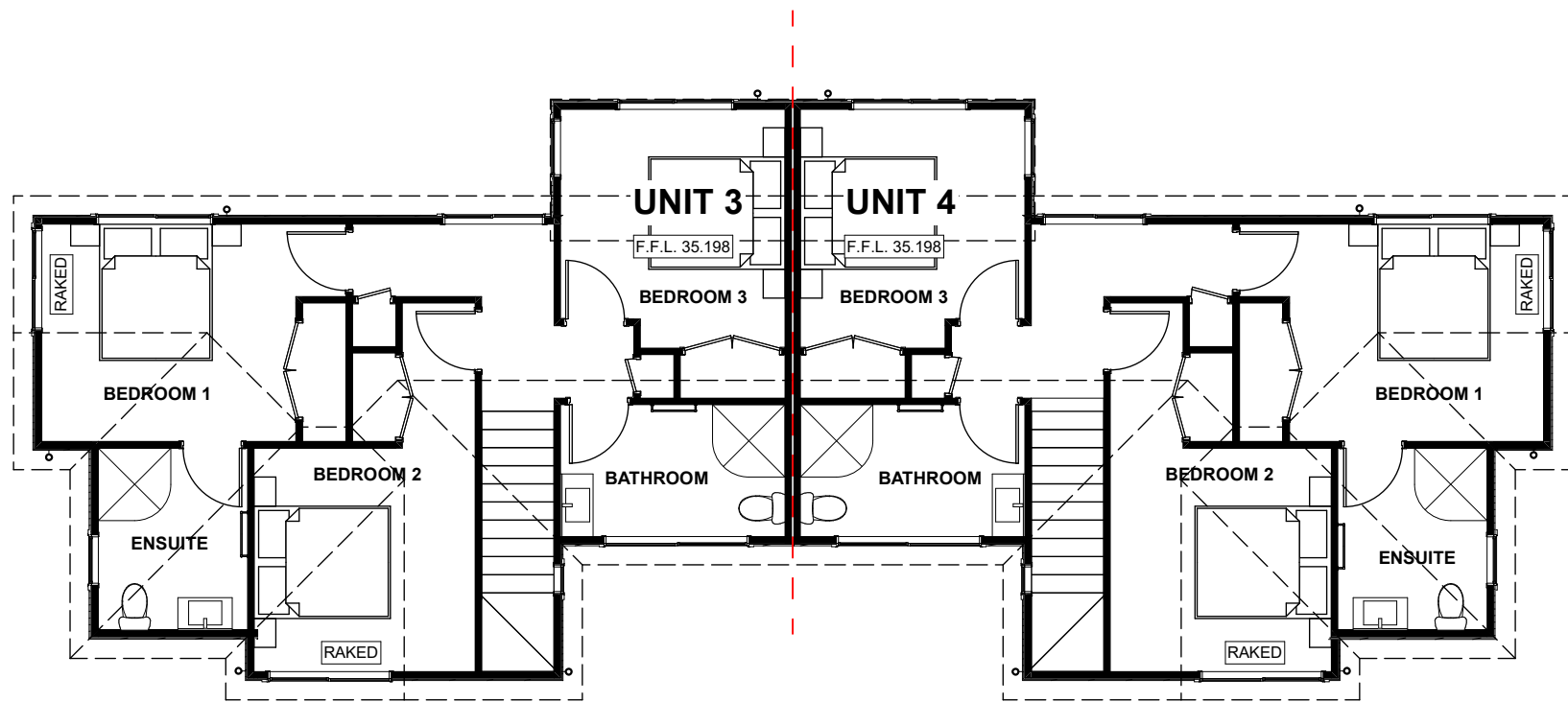
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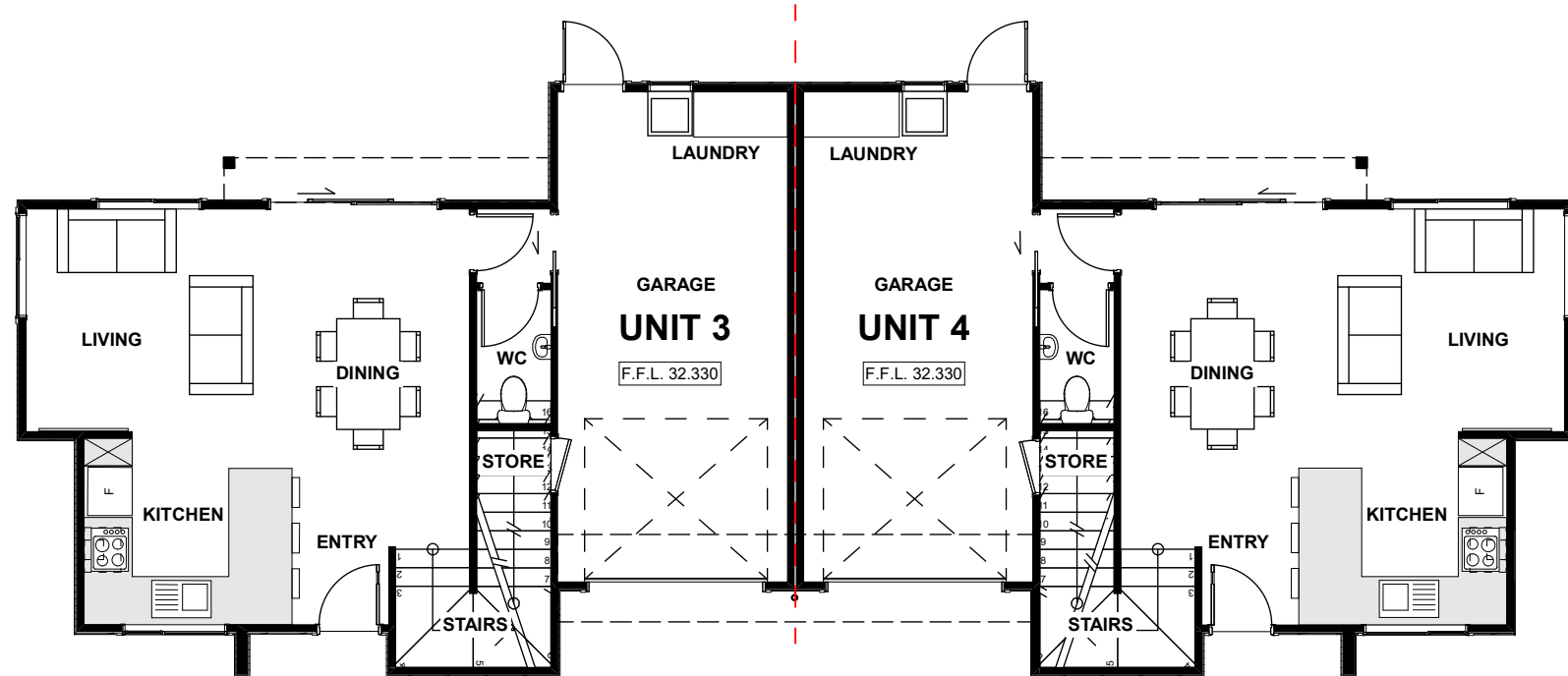
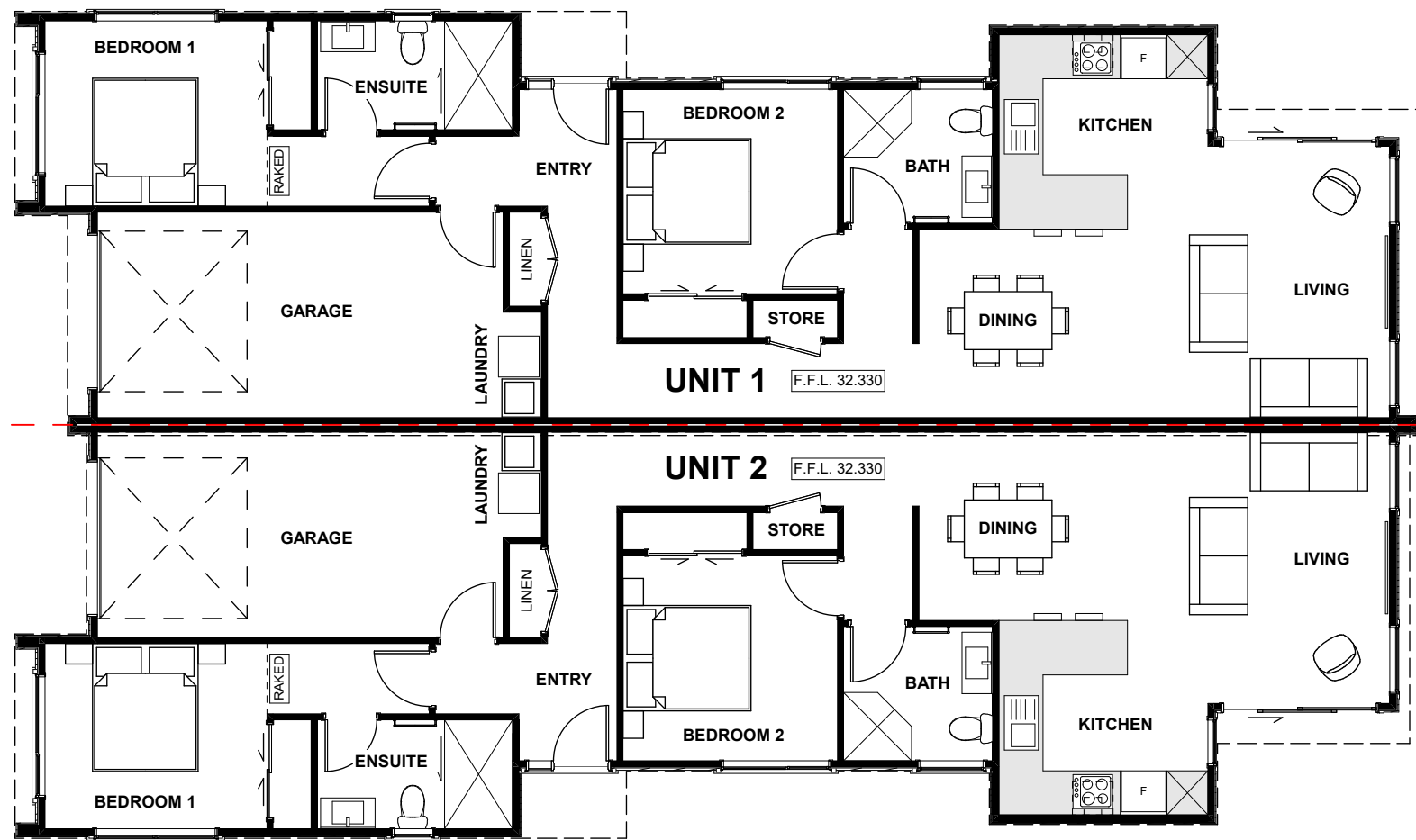
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| REV | SHEET | A102 | ISSUED: | 24/04/2024 |
| | | | DRAWN BY: | MM |
| | | | TITLE: | SITE PLAN |
| | | | PROJECT STATUS: | CONSENT |



FIRST FLOOR PLAN 1:100



GROUND FLOOR PLANS 1:100

| | |
|--------------------------|---------------------|
| UNIT 1 FLOOR AREA | 103.2m ² |
| UNIT 2 FLOOR AREA | 103.2m ² |
| UNIT 3 GROUND FLOOR AREA | 62.9m ² |
| UNIT 3 FIRST FLOOR AREA | 57.8m ² |
| TOTAL UNIT 3 FLOOR AREA | 120.7m ² |
| UNIT 4 GROUND FLOOR AREA | 62.9m ² |
| UNIT 4 FIRST FLOOR AREA | 57.8m ² |
| TOTAL UNIT 4 FLOOR AREA | 120.7m ² |
| TOTAL GROSS FLOOR AREA | 451.8m ² |

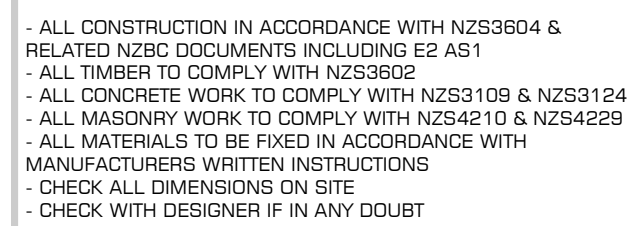
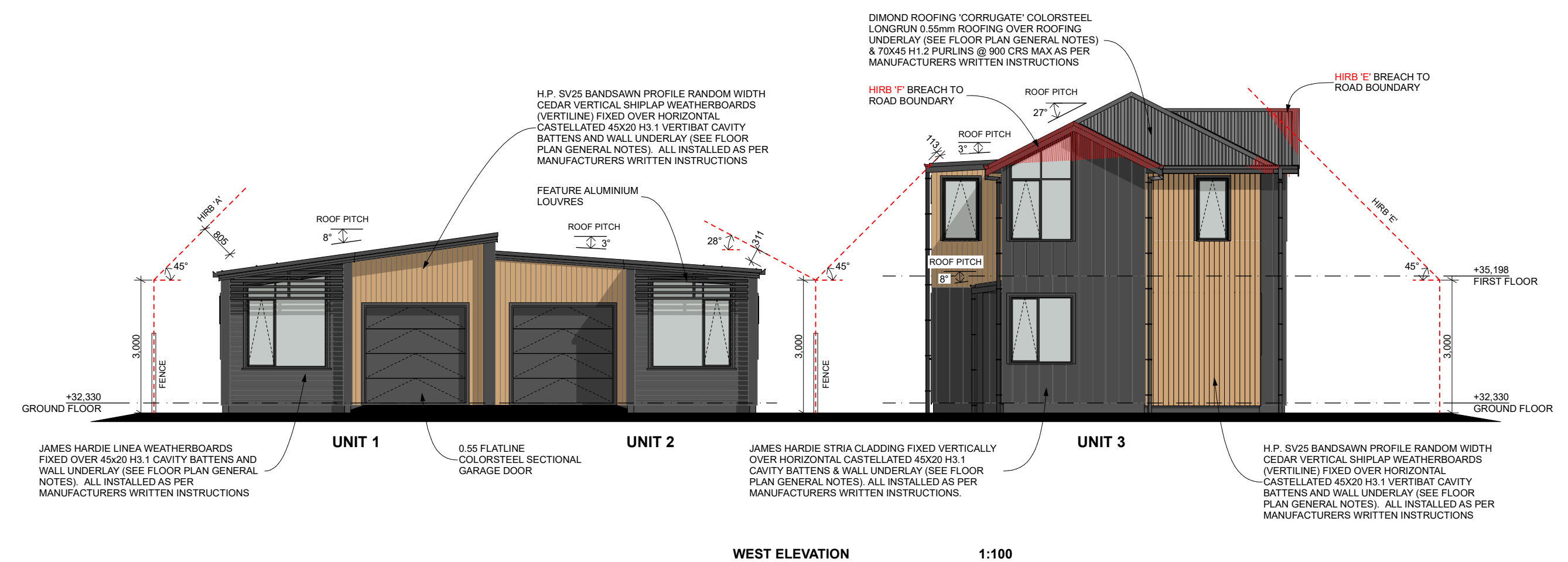
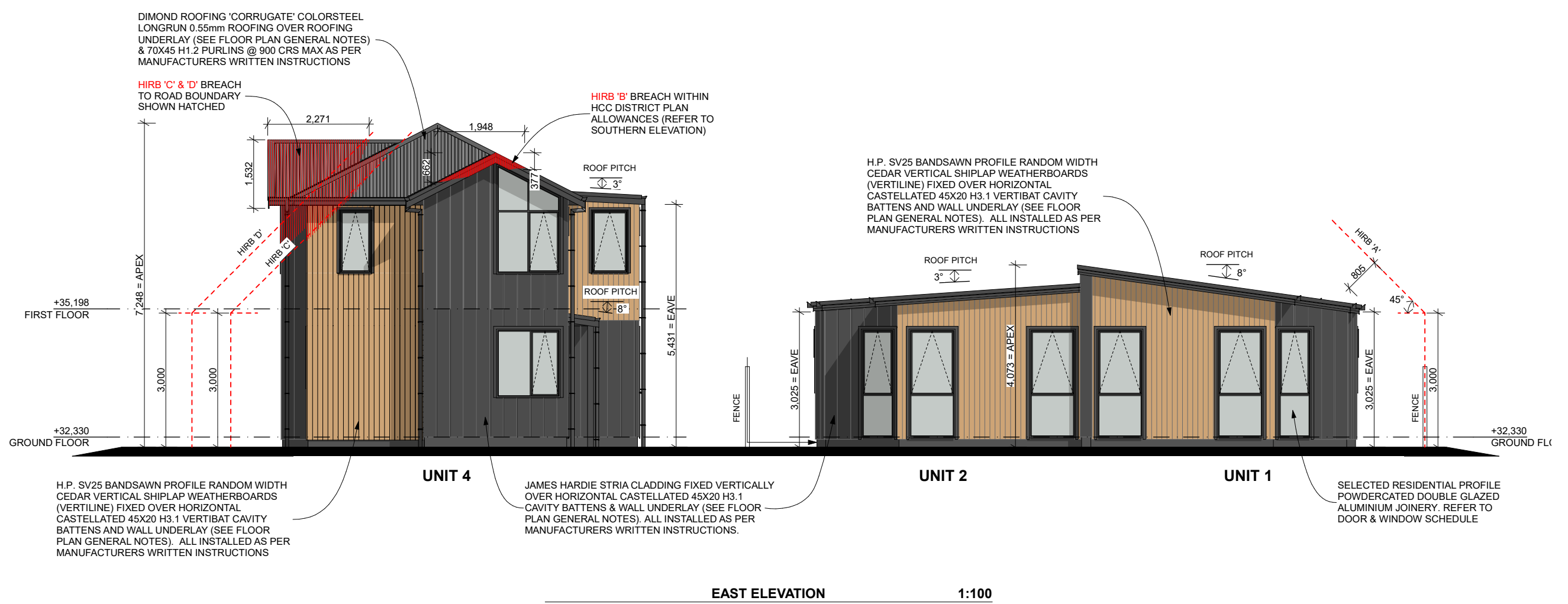
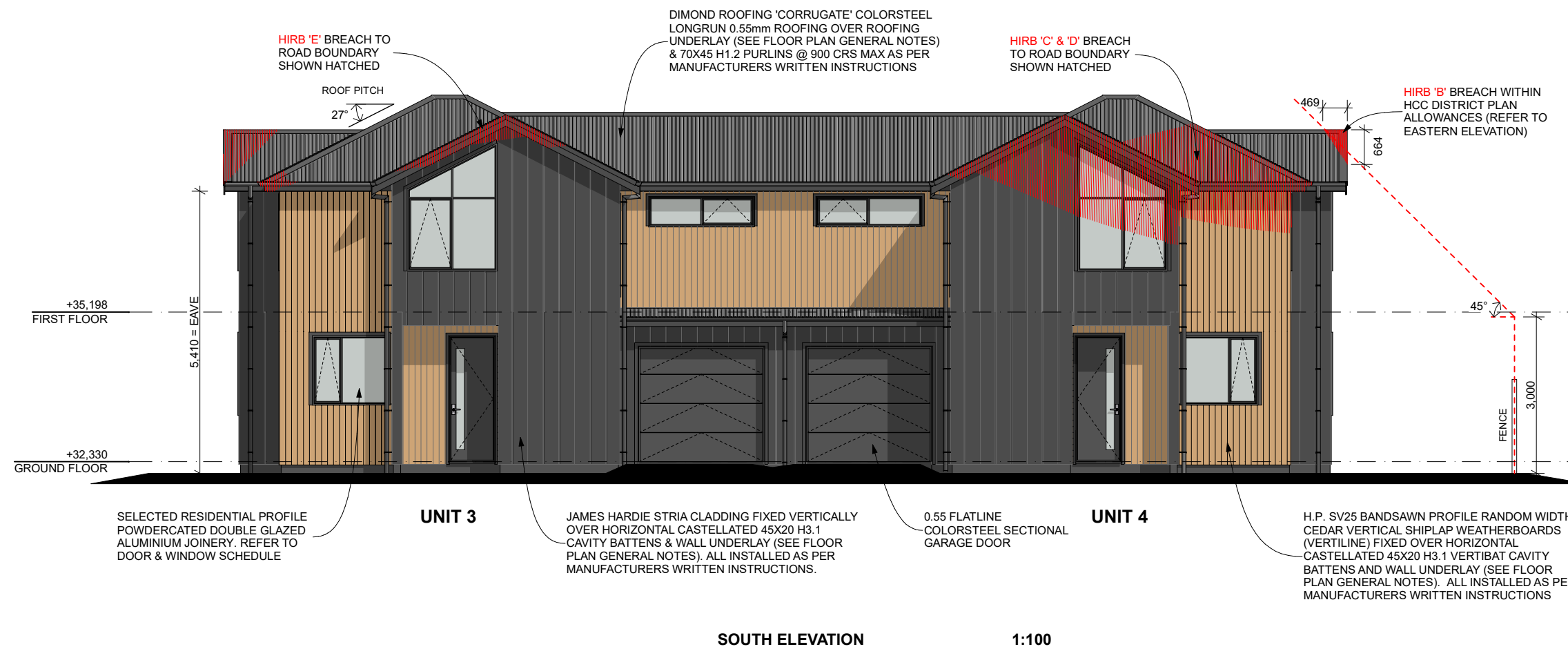
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| REV | SHEET | A106 | ISSUED: | 24/04/2024 |
| | | | DRAWN BY: | MM |
| | | | TITLE: | FLOOR PLANS |
| | | | PROJECT STATUS: | CONSENT |



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| REV | SHEET | A201 | ISSUED: | 24/04/2024 |
| | | | DRAWN BY: | MM |
| TITLE: | | ELEVATIONS | | |
| PROJECT STATUS: | | CONSENT | | |