

# Schedule 5 - Property Plans



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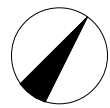
**PROJECT** / VERRANS VIEWS - 44 - 52 BIRKDALE RD  
**CLIENT** / PETE MAZANY



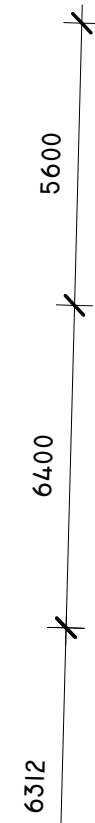
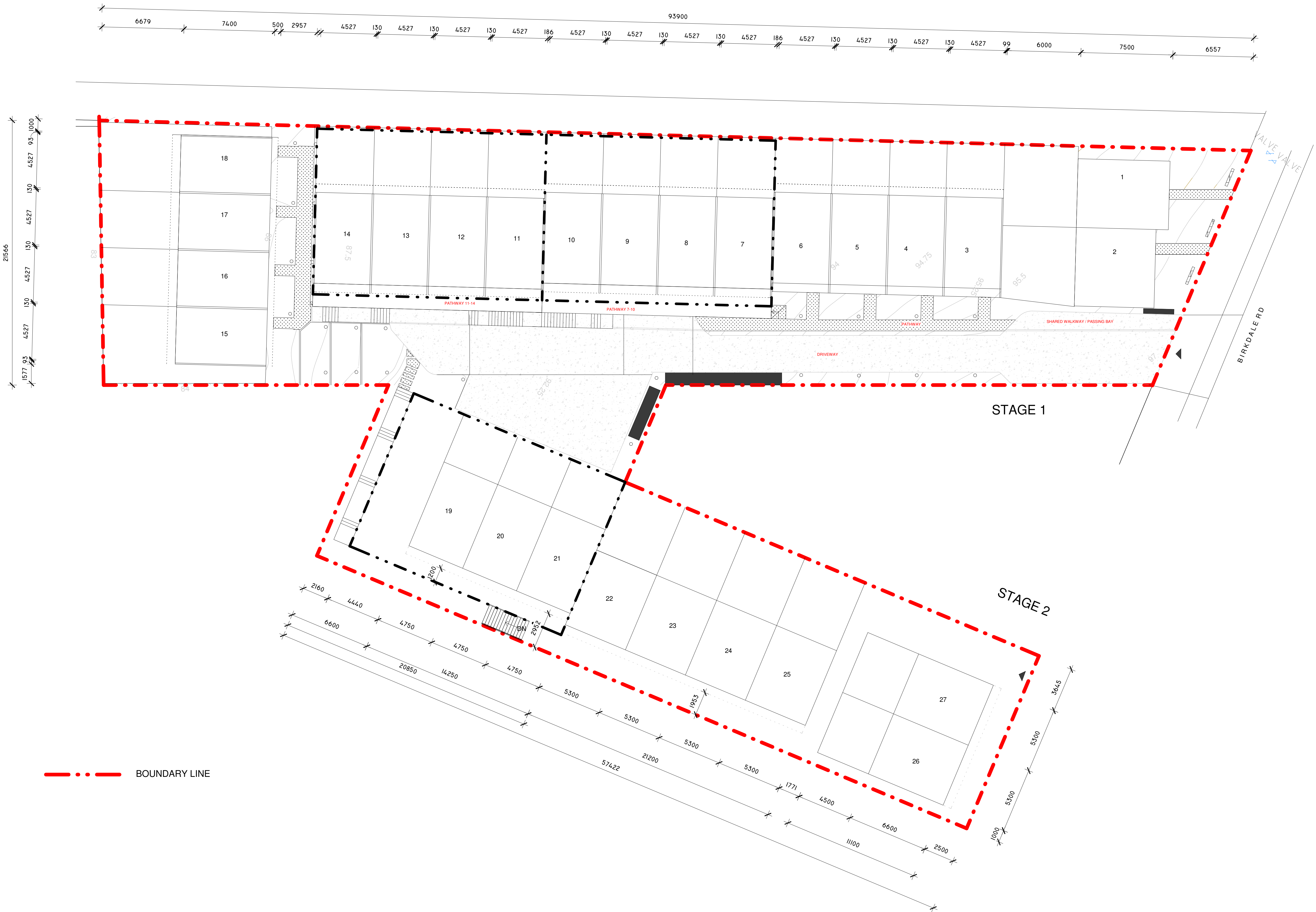
## CONTENTS

- 01 / TITLE
- 02 / OVERALL SITE PLAN
- 03 / OVERALL STAGES
- 04 / SITE PLAN - 52
- 05 / SITE PLAN - 52
- 06 / LANDSCAPE PLAN
- 07 / DRIVEWAY SLOPES
- 08 / PLANS 3-18
- 09 / ELEVATIONS 3-18
- 10 / PLANS 1-2
- 11 / PLANS 1-2
- 12 / ELEVATIONS 1-2
- 13 / ACCESS & PARKING
- 14 / CARPARK PLAN
- 15 / LOFT SPACE HEIGHTS
- 16 / PLANS SIMPLIFIED

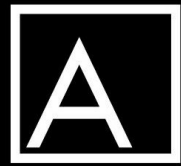




SITE CALCULATIONS:		
Overall Site		
Site Area	2806.0m <sup>2</sup>	100%
Net Site	2497.0m <sup>2</sup>	89%
Building Coverage	1121.0m <sup>2</sup>	45%
Impervious	1786.0m <sup>2</sup>	63.6%
Landscape	1123.0m <sup>2</sup>	45%
Driveway	309.0m <sup>2</sup>	11%
Visual Privacy:		
1.8m high fences where required		



Revision	Date



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Project:  
Verrans Views  
44-52 Birkdale Rd

#### Overall Site Plan

Date: 6/12/2019

Scale at A1:

Scale at A3:

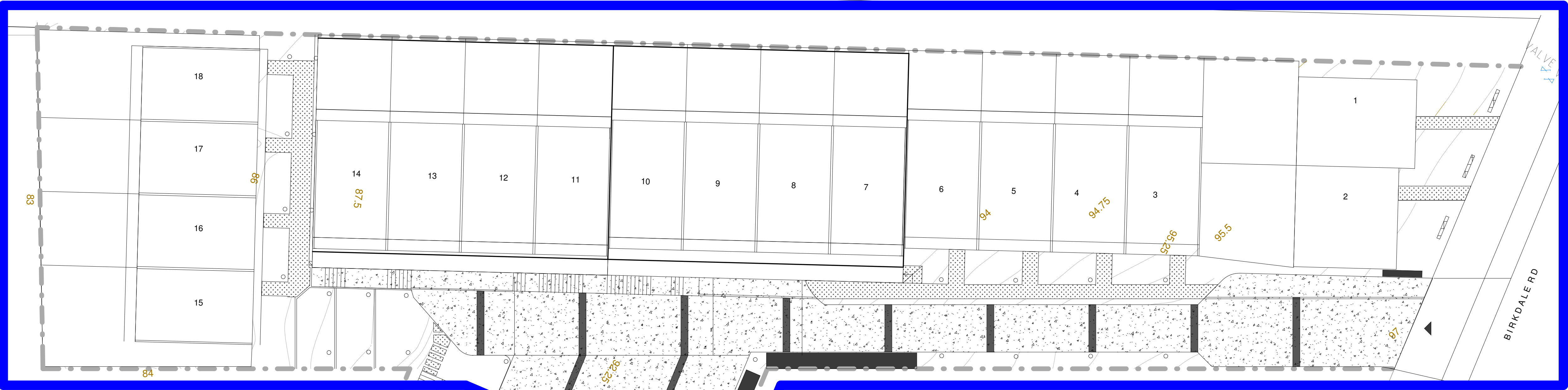
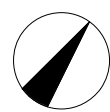
Job No: 015

Drawn by: GS

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02	



STAGE 1



STAGE 2

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**Project:**  
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44-52 Birkdale Rd

**Overall Stages**

**Date:** 6/12/2019

**Scale at A1:**

**Scale at A3:**

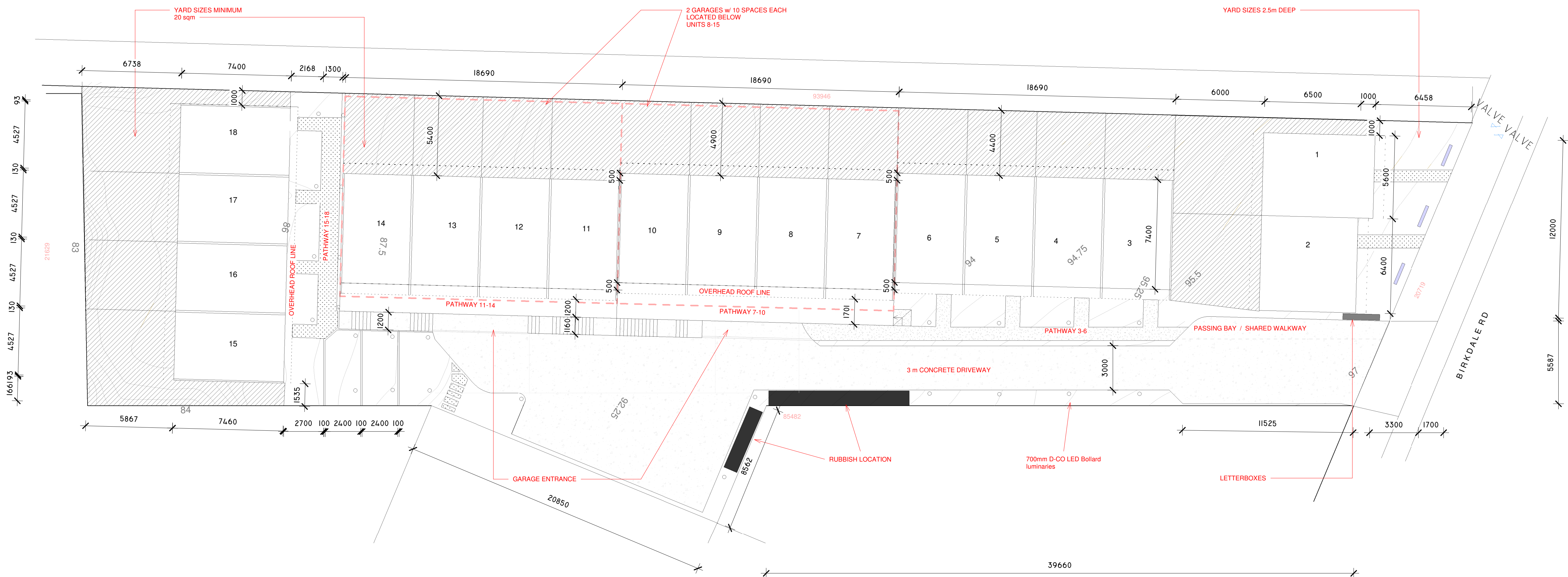
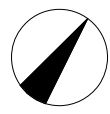
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03	No. of Pages





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Project:  
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44-52 Birkdale Rd

#### Site Plan

Date: 6/12/2019

Scale at A1:

Scale at A3:

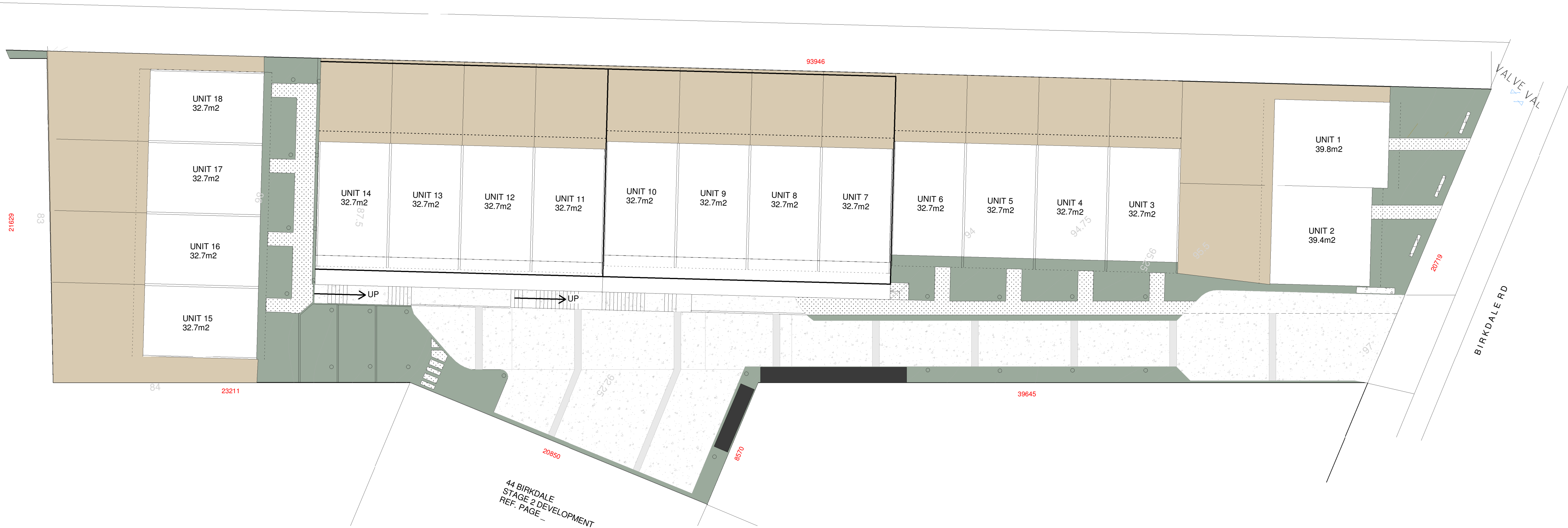
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Draft Resource	
Consent	No. of Pages
04	



**NOTE:**

- all paths to be well lit
- lighting to front doors of each unit
- refer to landscaping plan for fencing, surfaces and site structures.

**F5/AS1 NOTE:**

contractor to safeguard people from injury, and other property from damage, caused by construction or demolition site hazards, as per F5/AS1.

Construction and demolition work on buildings shall be performed in a manner that avoids the likelihood of:

- (a) objects falling onto people on or off the site,
- (b) objects falling on property off the site,
- (c) other hazards arising on the site affecting people off the site and other property, and
- (d) unauthorised entry of children to hazards on the site.

Site Fences and Hoardings to be constructed on site during construction and is to comply with F5/AS1 1.1

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05		

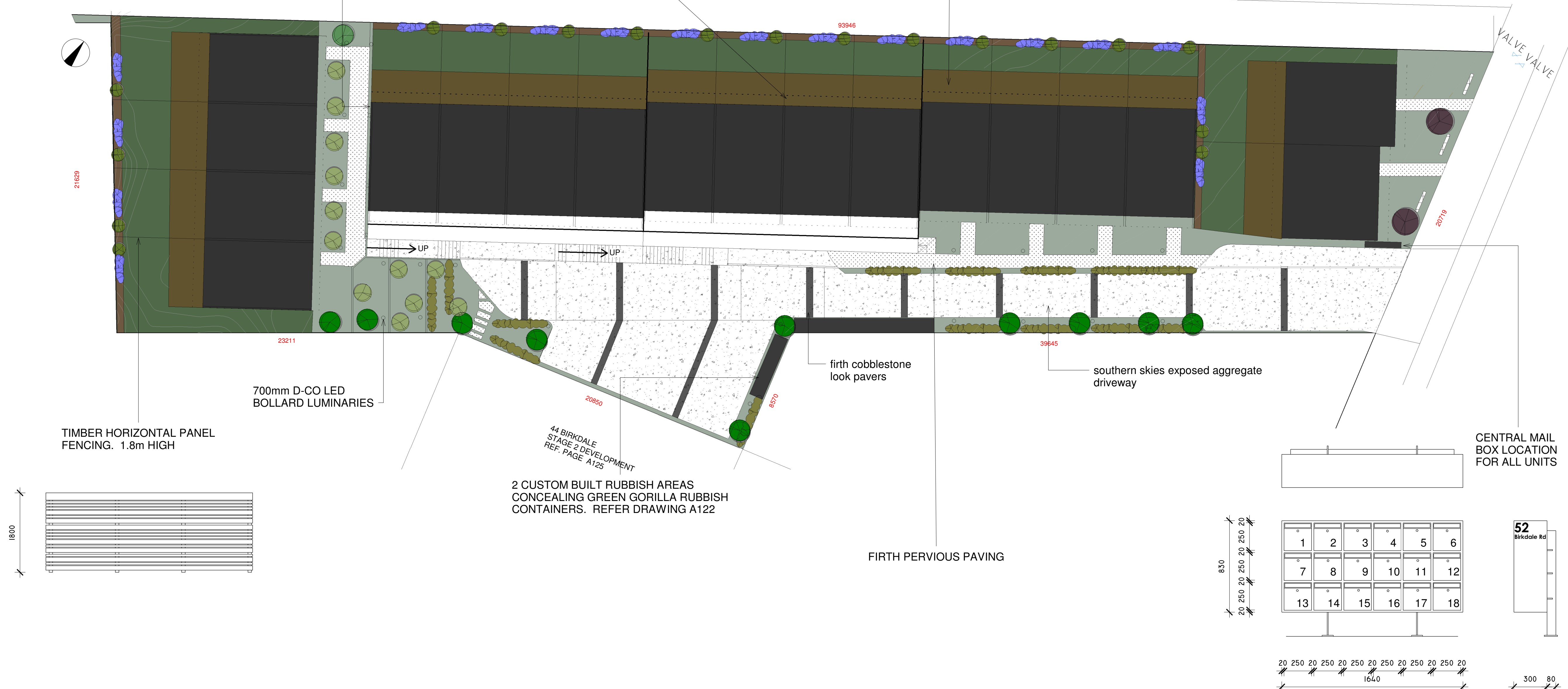




1000L THIN TANK WATER RETENTION  
LOCATED IN EACH UNIT EXTERIOR  
DECK EDGE



PLANTING SCHEDULE		
	NIKAU PALM	
	KENTIA PALM	
	SILVER FERN	
	WEeping ROSEMARY (ONLY IN PLANTERS)	
	TALL MONDO GRASS	
	FOREST PANSY TREE	



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Project:  
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## LANDSCAPE PLAN

Date:	6/12/2019
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Scale at A1:

Scale at A3:

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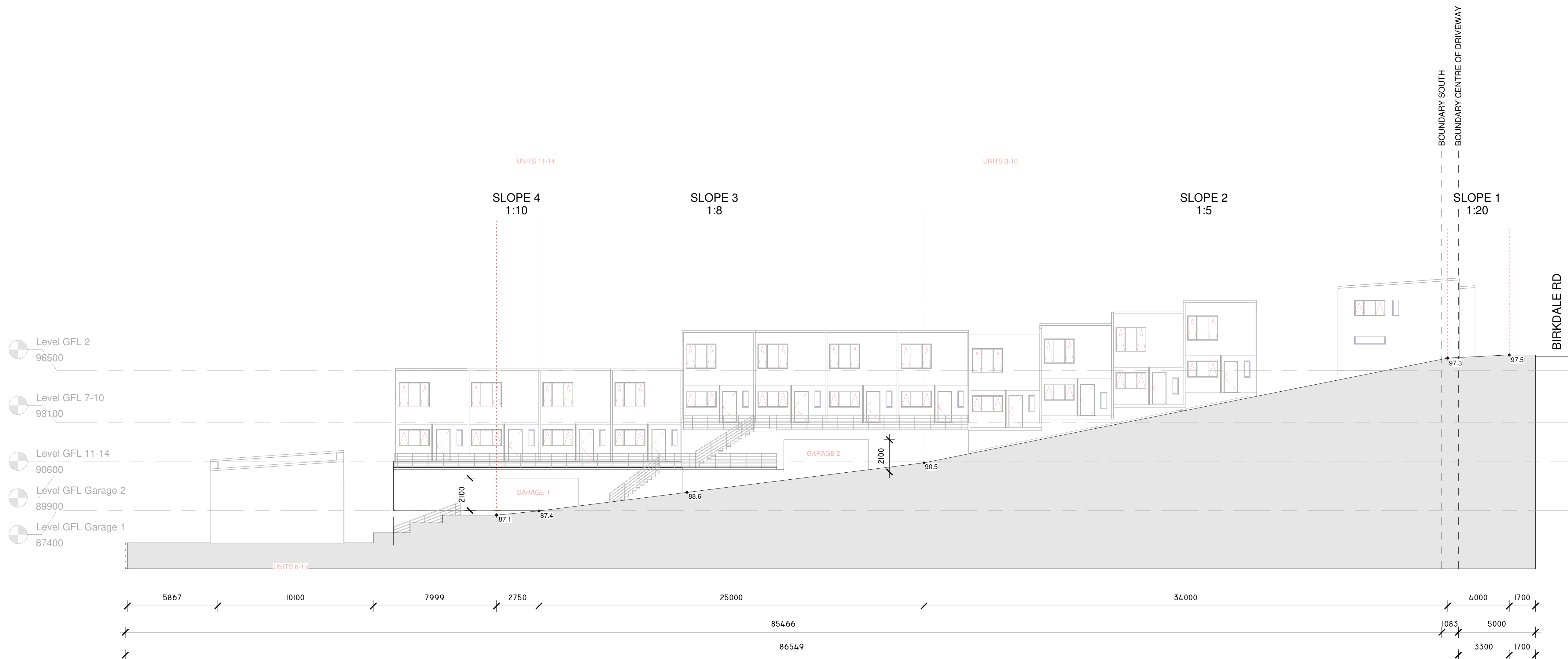
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P. <u>Consent</u> 06	No. of Pages	





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**Driveway Slopes**

**Date:** 6/12/2019

**Scale at A1:**

**Scale at A3:**

**Job No:** 015

**Drawn by:** GS

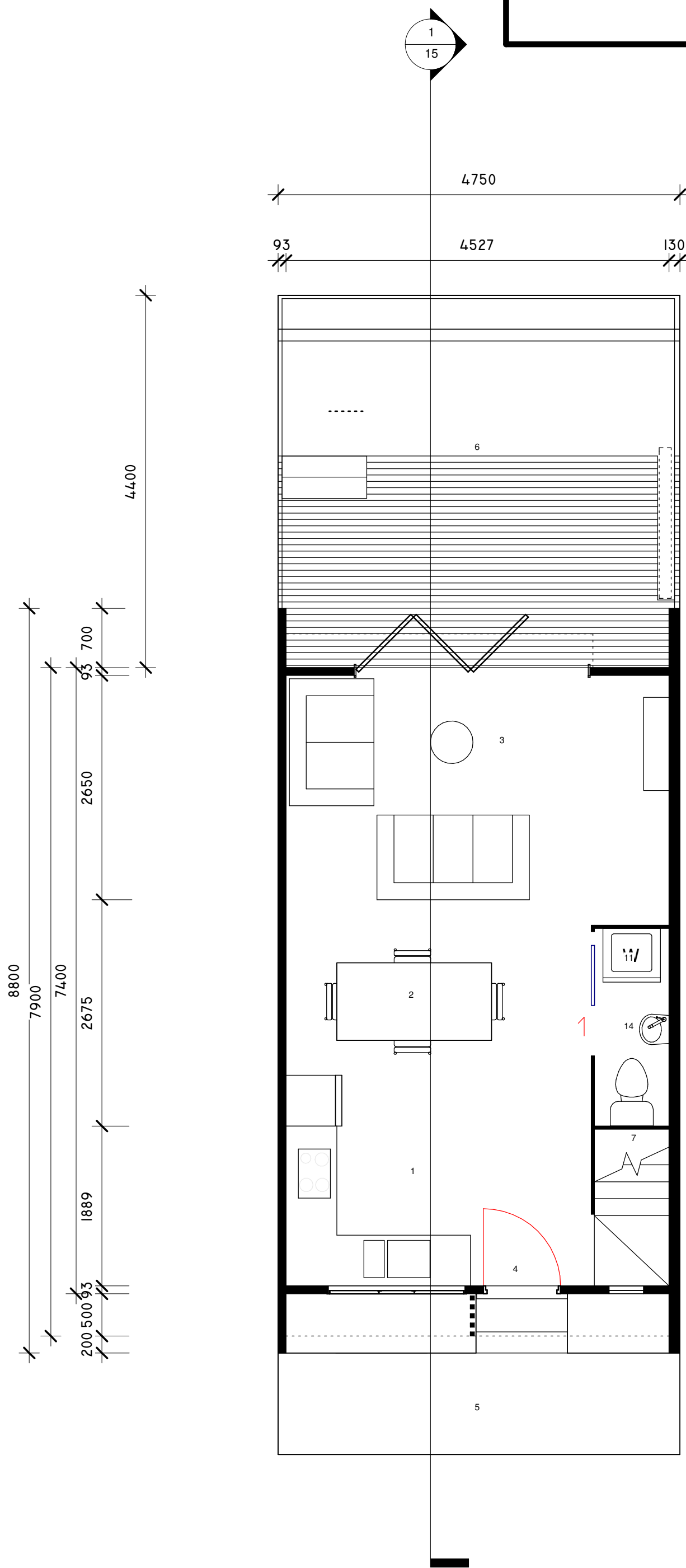
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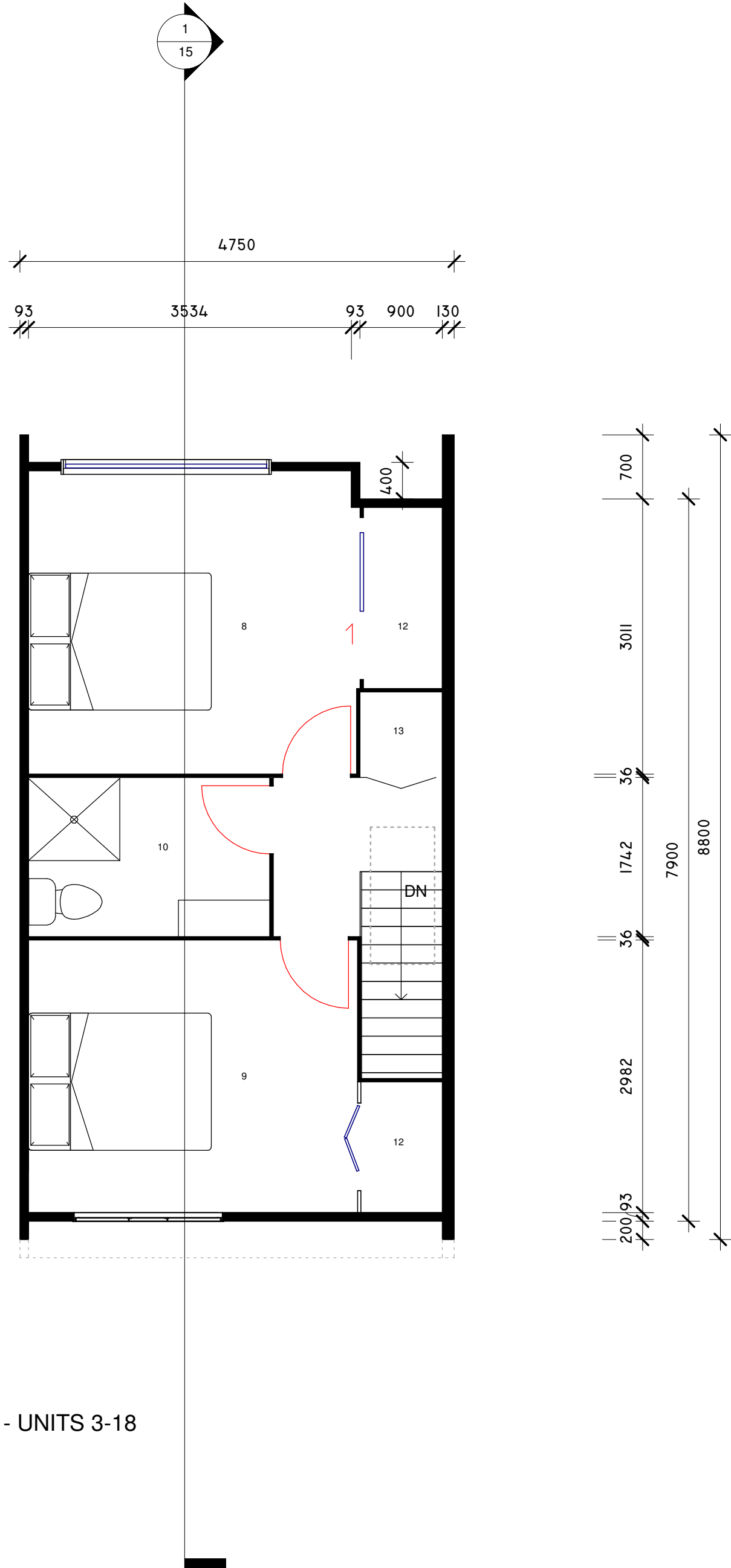
<b>Drawing Issue:</b> Draft Resource	<b>Revision:</b>
<b>Consent</b> 07	<b>No. of Pages</b>

- BUILT STRUCTURE ABOVE
- 1 KITCHEN
  - 2 DINING
  - 3 LIVING
  - 4 ENTRANCE
  - 5 COMMON WALKWAY
  - 6 YARD
  - 7 STORAGE
  - 8 BEDROOM 1
  - 9 BEDROOM 2
  - 10 BATHROOM
  - 11 WASHER/DRYER
  - 12 WARDROBE
  - 13 HWC/STORAGE
  - 14 TOILET

GROUND FLOOR PLAN - UNITS 3-18  
1:100 @ A3



FIRST FLOOR PLAN - UNITS 3-18  
1:100 @ A3



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Plans 3-18

Date: 6/12/2019

Scale at A1:

Scale at A3:

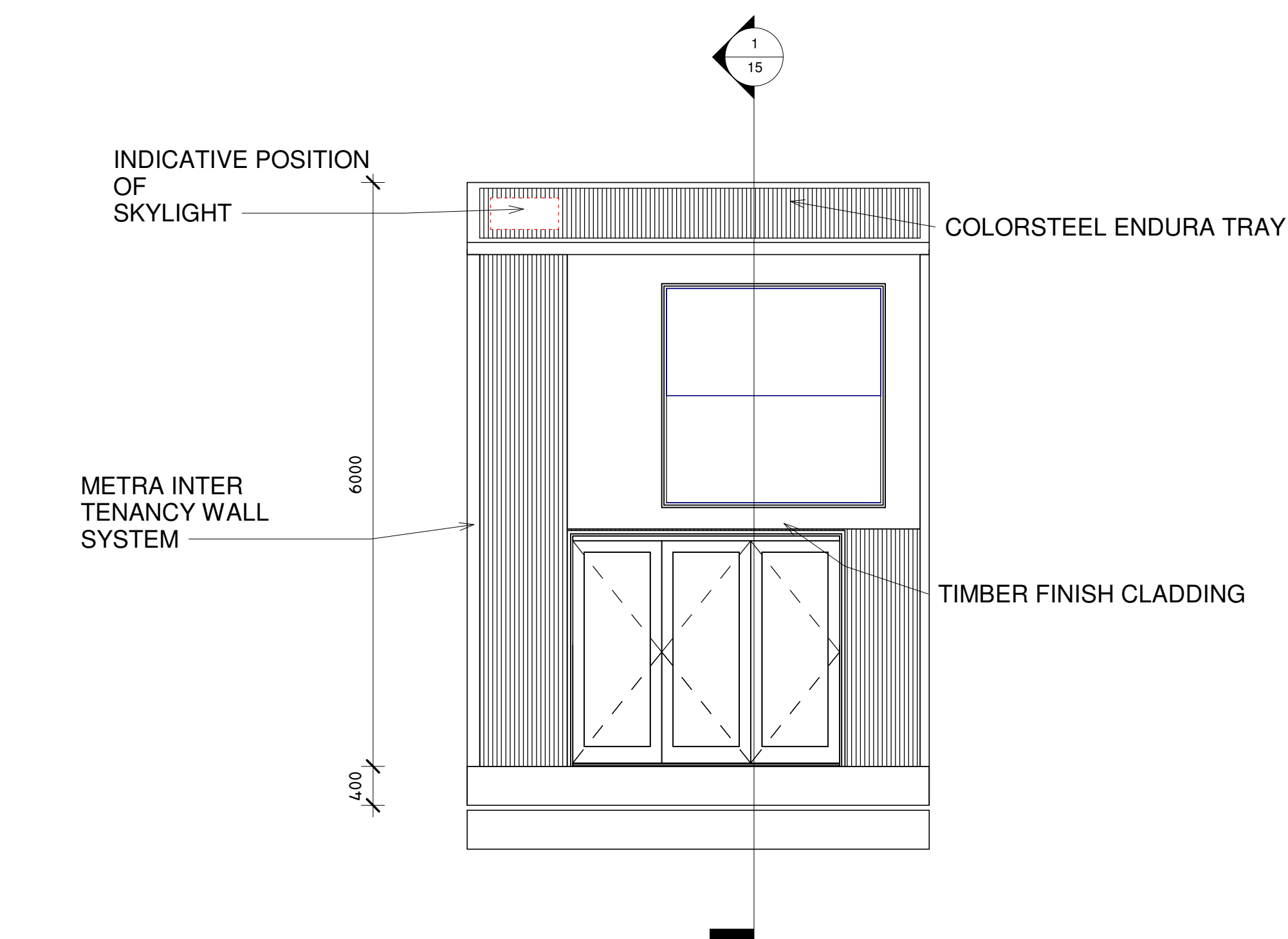
Job No: 015

Drawn by: GS

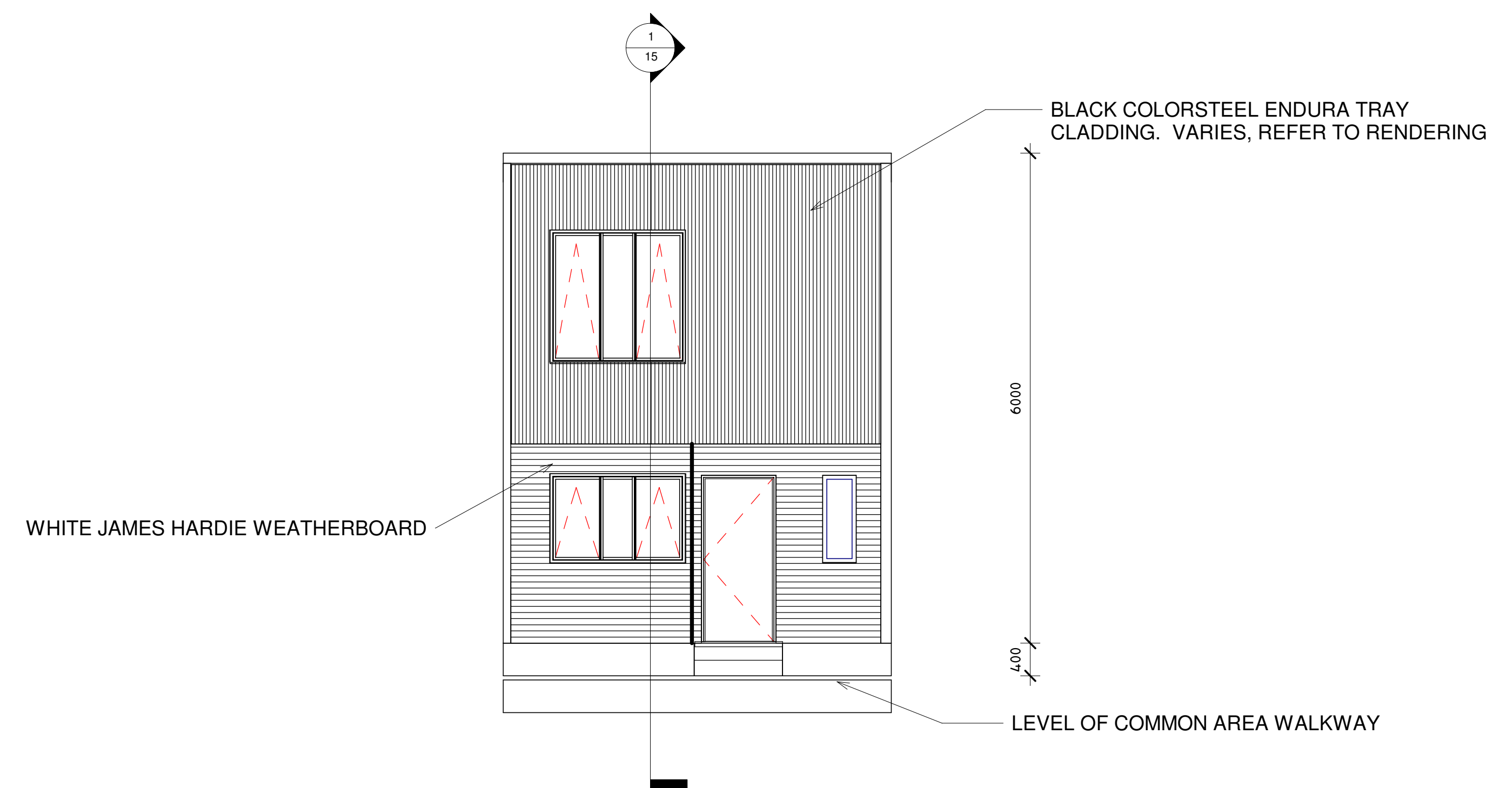
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08	No. of Pages

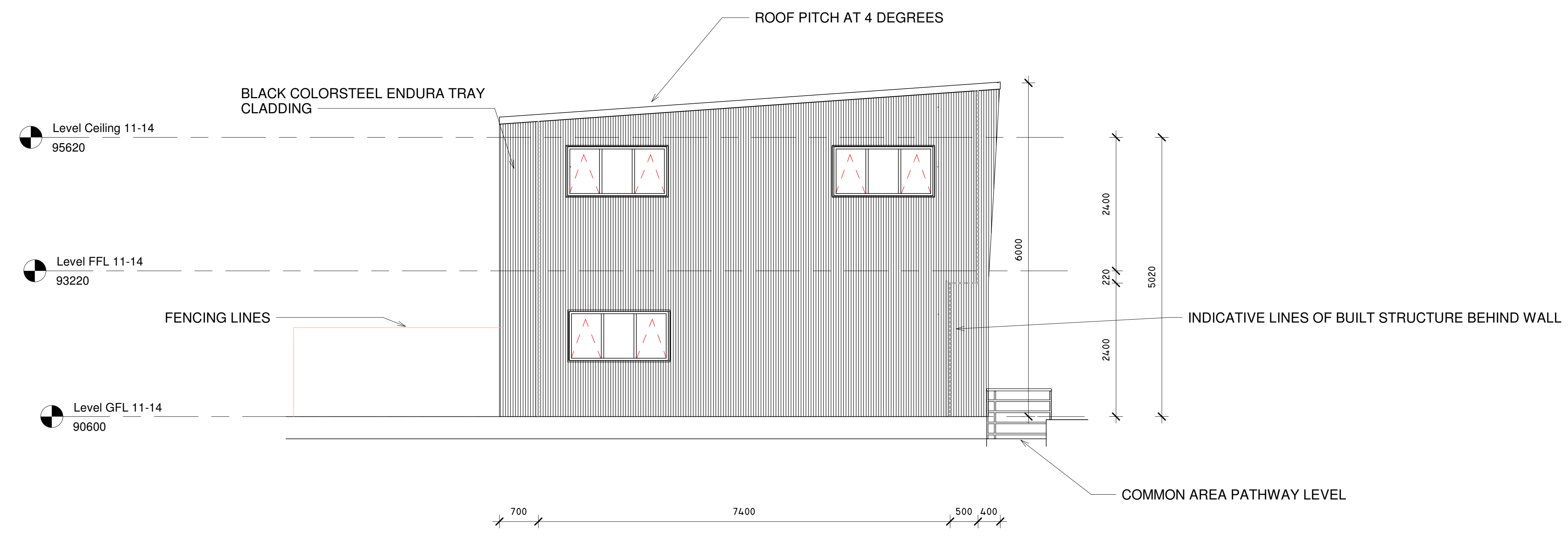




1 ELEVATION NORTH  
1 : 50



2 ELEVATION SOUTH  
1 : 50



3 WEST ELEVATION  
1 : 50

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Elevations 3-18

Date:

6/12/2019

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09

No. of Pages



12  
4

----- BUILT STRUCTURE ABOVE

- 1 KITCHEN
- 2 DINING
- 3 LIVING
- 4 ENTRANCE
- 11 STORAGE



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#### Ground Floor Plans

1-2  
Date: 6/12/2019

Scale at A1:

Scale at A3:

Job No: 015

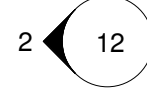
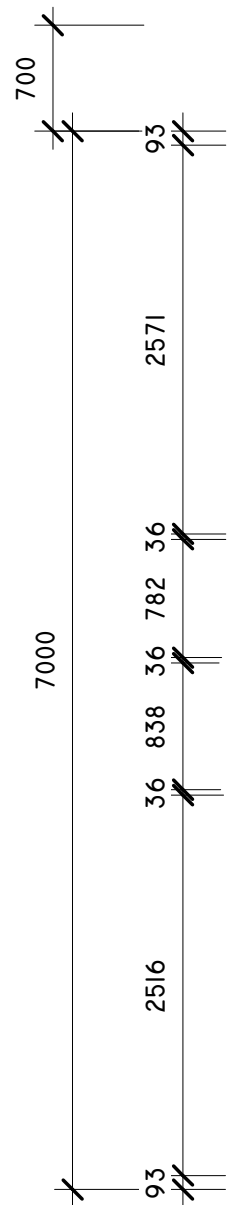
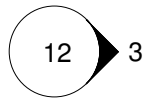
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10	



- 8 BEDROOM 1  
9 BEDROOM 2  
10 BATHROOM  
11 STORAGE/ HWC  
12 WARDROBE  
13 BEDROOM 3



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#### First Floor Plans 1-2

Date: 6/12/2019

Scale at A1:

Scale at A3:

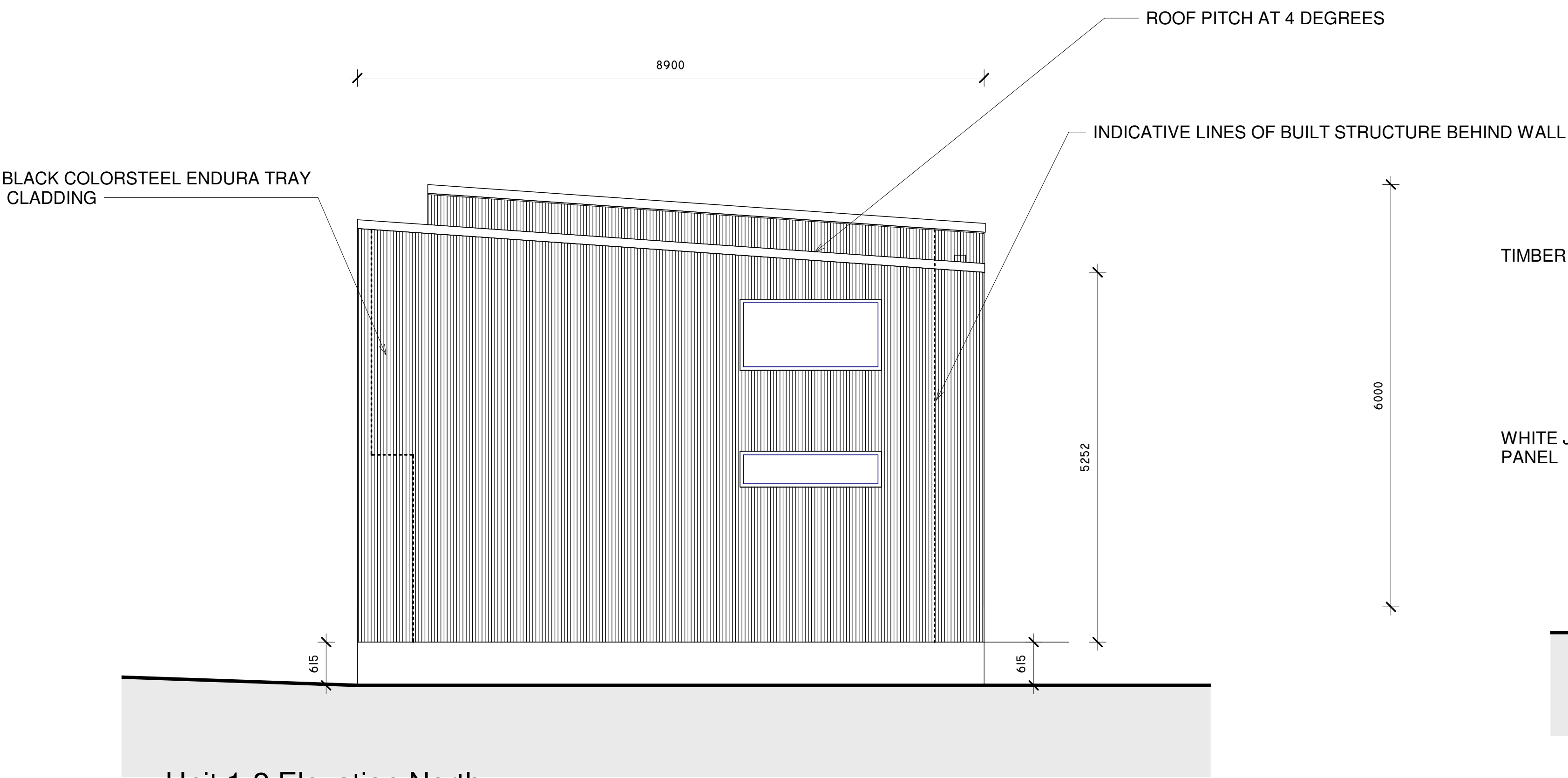
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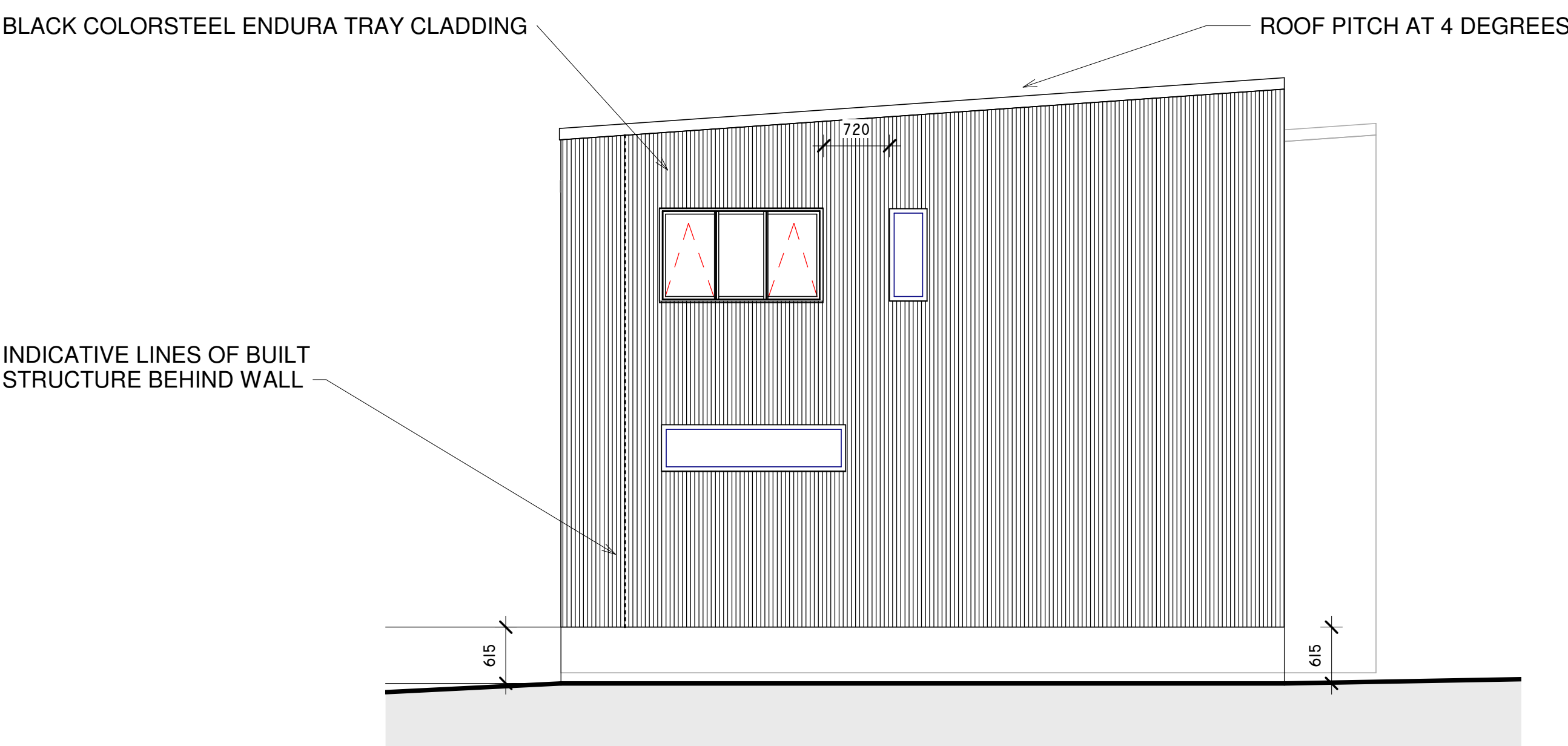
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11		



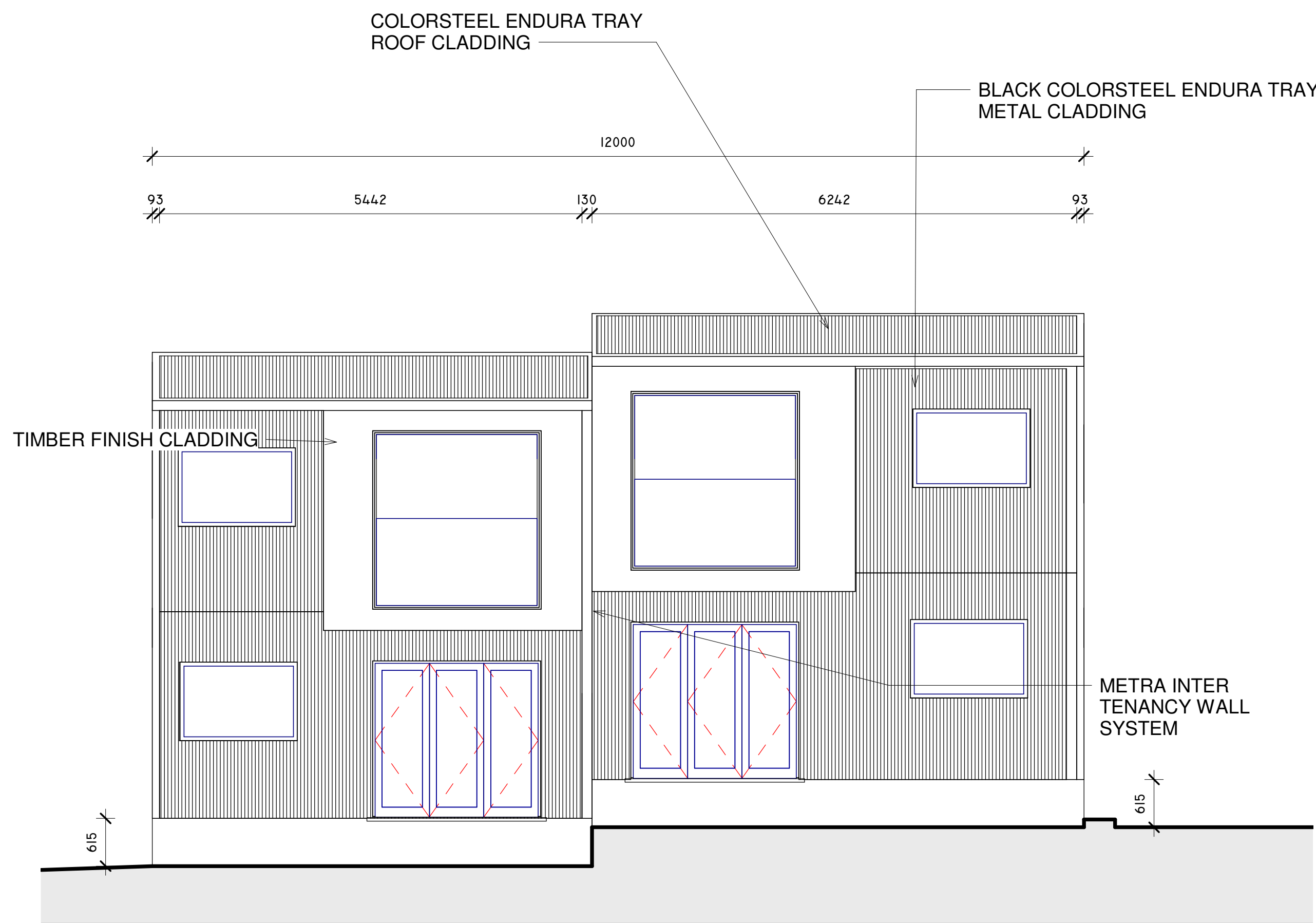
2 Unit 1-2 Elevation North  
1 : 50



1 Unit 1-2 Elevation East  
1 : 50



3 Unit 1-2 Elevation South  
1 : 50



4 Unit 1-2 Elevation West  
1 : 50

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Elevations 1-2

Date: 6/12/2019

Scale at A1:

Scale at A3:

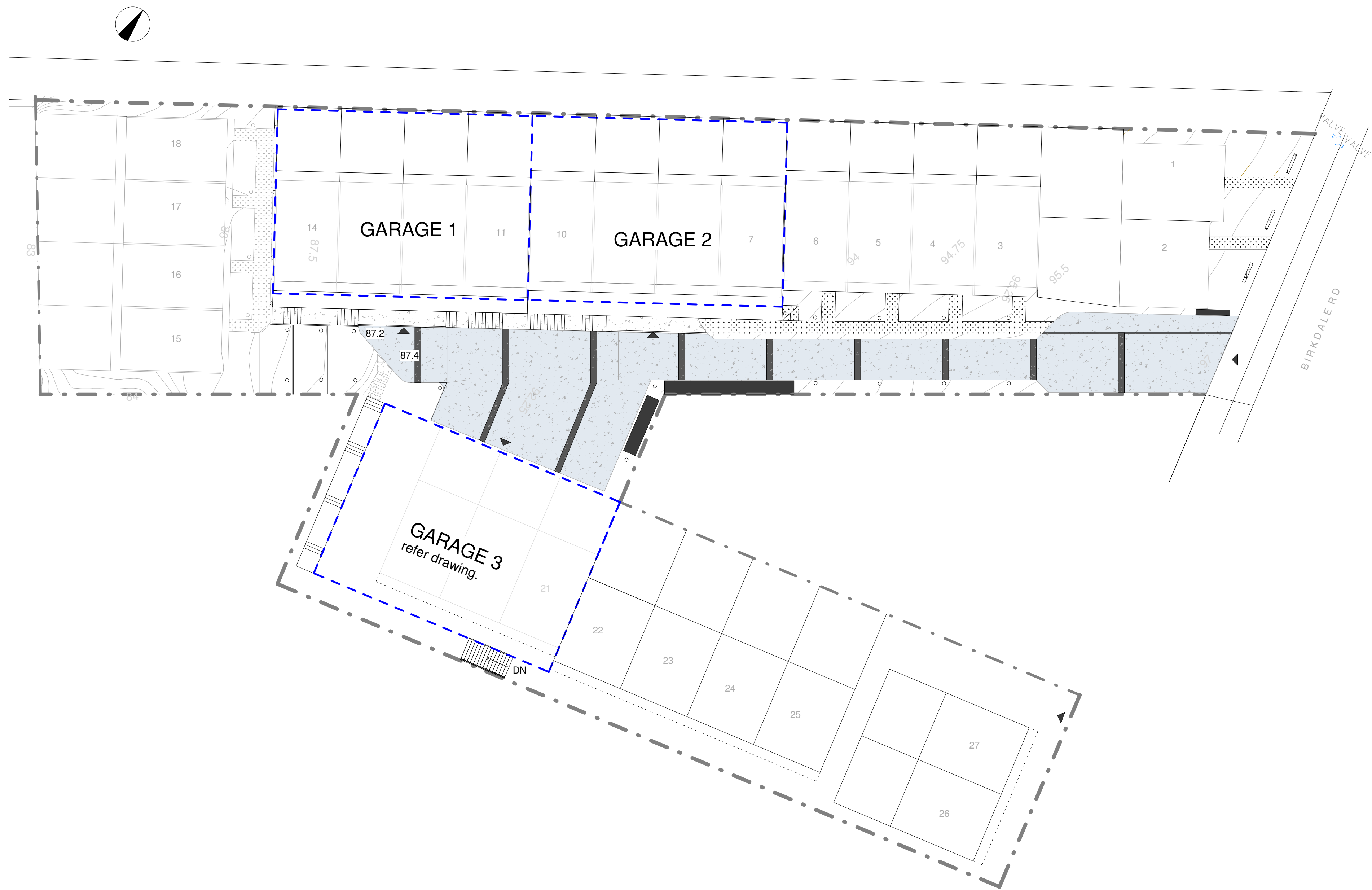
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DRIVEWAY AREA : 306.4 m2

Revision	Date

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Access & Parking

Date:

6/12/2019

Scale at A1:

Scale at A3:

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Drawing Issue:

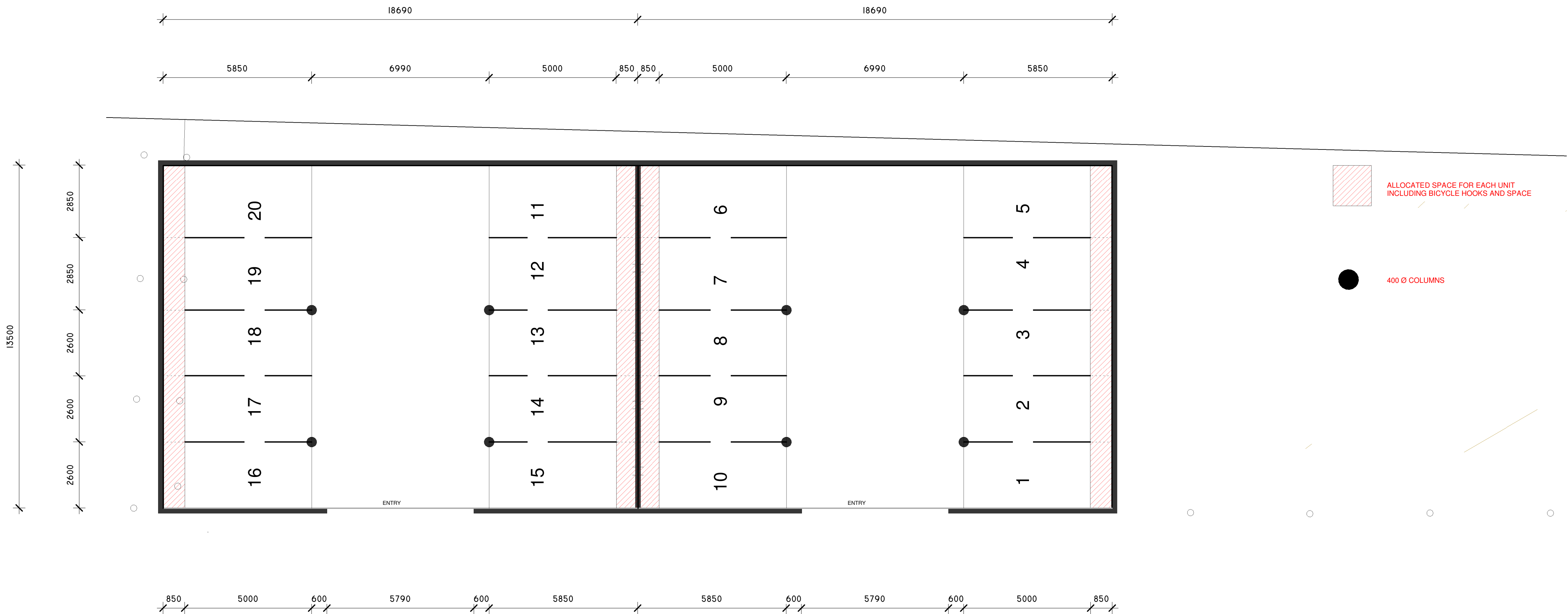
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13



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**Carpark Plan**

**Date:** 6/12/2019

**Scale at A1:**

**Scale at A3:**

**Job No:** 015

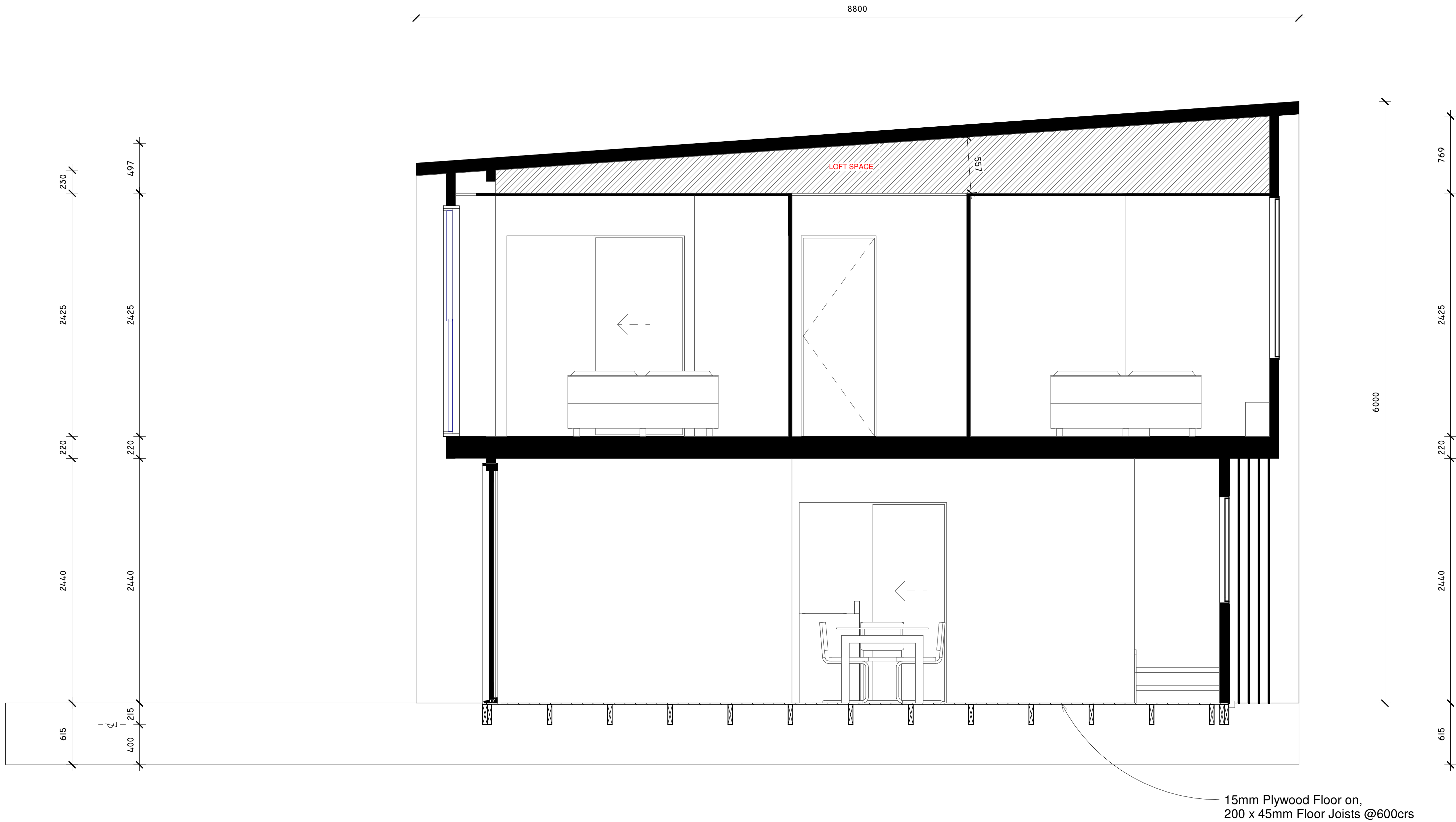
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<b>Consent</b> 14	<b>No. of Pages</b> 14	





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**Loft Space Heights**

**Date:** 6/12/2019

**Scale at A1:**

**Scale at A3:**

**Job No:** 015

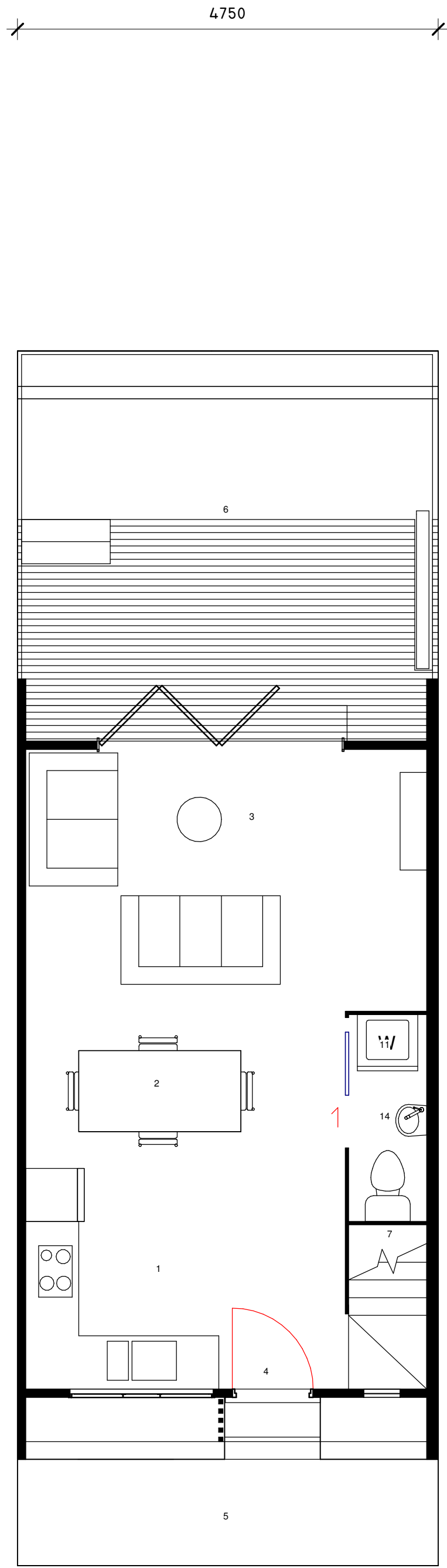
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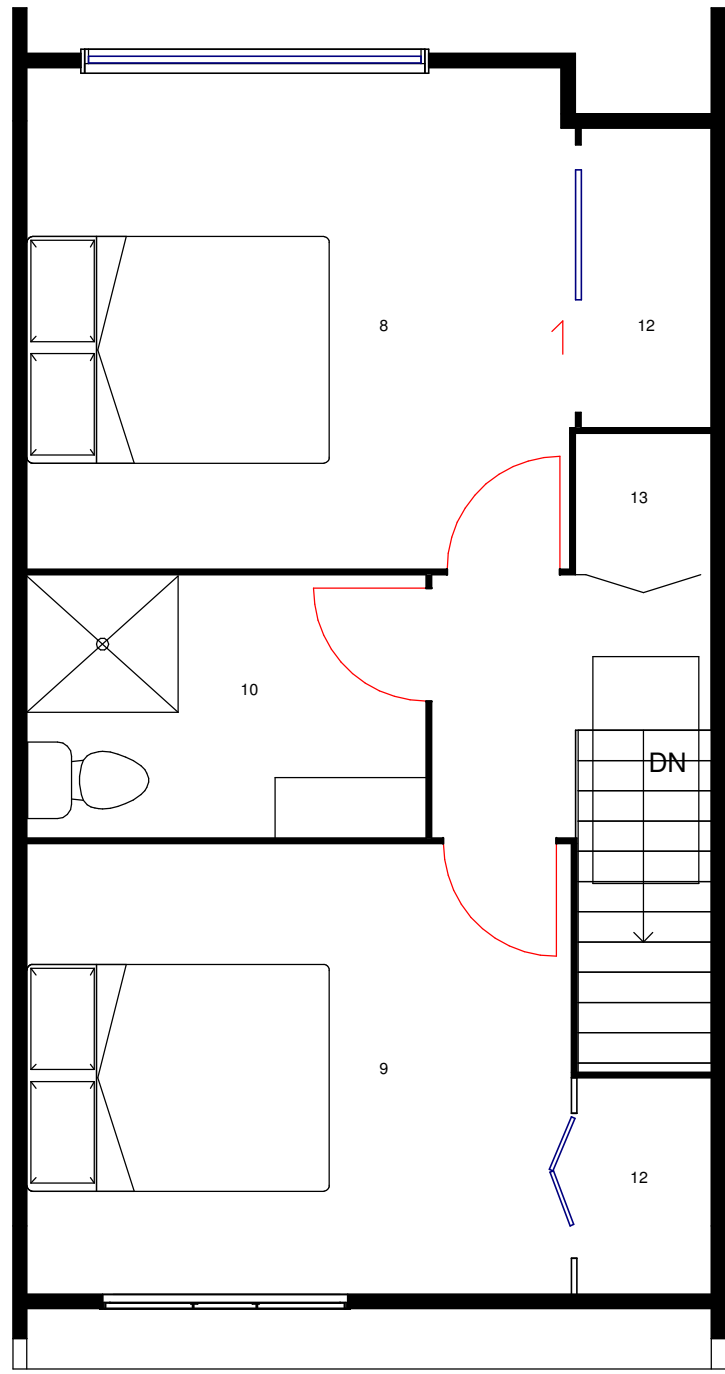
<b>Drawing Issue:</b> Draft Resource pConsent 15	<b>Revision:</b>  <b>No. of Pages</b> 15
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- BUILT STRUCTURE ABOVE
- 1 KITCHEN
  - 2 DINING
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  - 4 ENTRANCE
  - 5 COMMON WALKWAY
  - 6 YARD
  - 7 STORAGE
  - 8 BEDROOM 1
  - 9 BEDROOM 2
  - 10 BATHROOM
  - 11 WASHER/DRYER
  - 12 WARDROBE
  - 13 HWC/STORAGE
  - 14 TOILET

4360  
93  
7214  
700 93



4750



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Plans Simplified

Date: 6/12/2019

Scale at A1:

Scale at A3:

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16		