BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.

LEGEND

WW	EXISTING 300Ø/150Ø EW COUNCIL WASTE WATER MAIN
	NEW PROPOSED 150Ø uPVC WASTE WATER PIPE
SW	EXISTING 300Ø RC COUNCIL STORMWATER MAIN
	NEW PROPOSED 150Ø uPVC STORMWATER PIPE
	NEW PROPOSED MDPE WATER PIPE
	DRIVEWAY: IN-SITU CONCRETE
	PATHS/PATIOS
	TRASH BINS / CLOTHES LINES

NORTH

LOT 107 - DP 578738

Finished floor level (FFL) indicated are based on geographic information system (GIS) data. Actual FFL to be verified and adjusted on site to reflect 250mm above actual mean existing ground levels across building platform area

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AREA

TOTAL SITE AREA	= 352m²
FLOOR AREA (OVER FRAMING)	= 153m²
TOTAL FLOOR AREA (OVER FOOTPRINT)	= 157m²
COVERED AREA	= 2m²
SITE COVERAGE	= 159m² = 45%

* EAVES NOT INCLUDED IN COVERED AREAS

ROOF AREA = 176m²

IMPERMEABLE AREA:

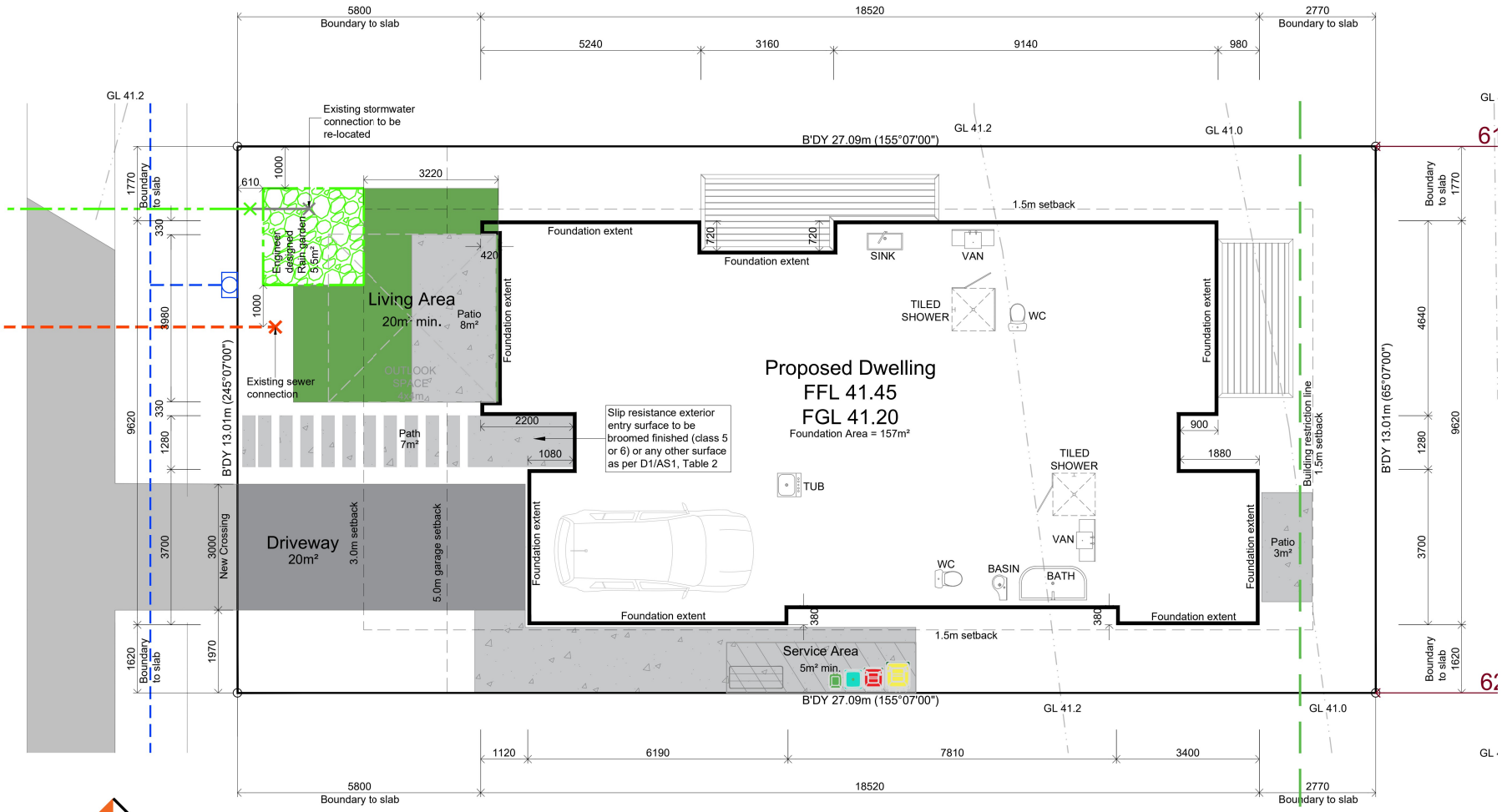
DRIVEWAY	= 20m²
PATH (outside coverage)	= 13m²
TOTAL	= 33m²

PERMEABLE AREA:

352m² - (159m²+33m²) = 161m² = 46%

NOTES:

- THESE DRAWINGS HAVE BEEN PREPARED FOR AND IN ACCORDANCE WITH THE CLIENT/ OWNER'S INSTRUCTIONS AND ARE FOR BUILDING CONSENT PURPOSES ONLY. WORKING DRAWINGS AND SPECIFICATIONS CANNOT BE USED FOR ANY CONSTRUCTION WORK UNLESS THEY HAVE BEEN APPROVED AND STAMPED BY THE RELEVANT TERRITORIAL AUTHORITY.
- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS, DETAILS AND ALL OTHER CONSULTANTS' DRAWINGS, DETAILS, REPORTS AND DOCUMENTS.
- HIGH WIND ZONE
- DURABILITY ZONE B
- CHECK POSITION OF DWELLING WITH OWNER PRIOR TO COMMENCING CONSTRUCTION
- ALL SITE WORK TO COMPLY WITH NZBC CLAUSE F5 (5.1-5.3.4) "CONSTRUCTION/ DEMOLITION HAZARDS". WHEN WORKERS ARE ABSENT FROM SITE, ENSURE ANY HAZARDS ARE ENCLOSED TO RESTRICT ACCESS BY UNAUTHORISED PERSONNEL.
- WHERE FILL MATERIAL IS USED, IT SHALL BE CLEANFILL.
- ALL EARTHWORKS (OTHER THAN TRANSPORTATION OF MATERIAL OFF SITE) SHALL RETAIN SEDIMENT ON SITE THROUGH IMPLEMENTATION AND MAINTENANCE OF SEDIMENT CONTROLS.
- ALL EARTHWORKS ACTIVITIES SHALL BE MANAGED TO AVOID MATERIAL DEPOSITS ON PUBLIC ROADS FROM ANY VEHICLES OPERATING ON SITE.



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Proposed New Dwelling of Lot 107, DP-578738
23 Horseshoe Terrace
Brymer Heights, Hamilton

Drawing Name: SITE DEVELOPMENT PLAN

Amendments:	Drawn By:	Date:	No:
		February 2026	A-100
		Scale: 1:100	Revision:

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.

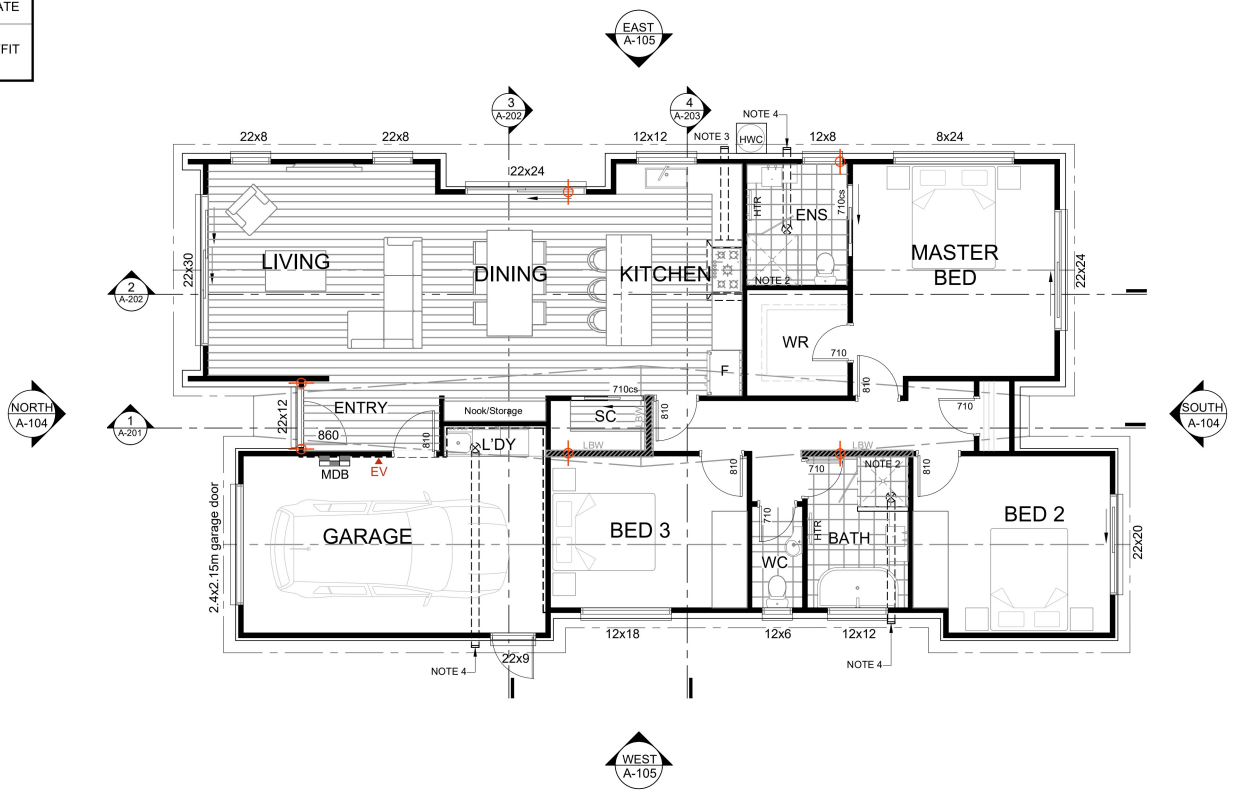
LEGEND:	
MDB	COMBINED METER/DISTRIBUTION BOX
HWC	HOT WATER CYLINDER
CA	CEILING ACCESS HATCH
	150Ø MECHANICAL VENT
HTR	HEATED TOWEL RAIL
EV	MODE 3 EVSE
NOTE 1	EXTENT OF INSULATION ENVELOPE
NOTE 2	RECESSED TILED SHOWER W/ FALL @ 1:40
NOTE 3	150Ø VENT TO EXTERIOR FROM RANGE HOOD EXTRACTOR FAN TO PENETRATE SOFFIT AND TO BE CAPPED WITH GRATE
NOTE 4	150Ø VENT TO EXTERIOR FROM EXTRACTOR FAN TO PENETRATE SOFFIT AND TO BE CAPPED WITH GRATE

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AREAS: V4

FLOOR AREA = 153m²
(OVER FRAMING - NOT INCLUDING COVERED AREAS)

TOTAL FLOOR AREA = 157m²
(OVER FOOTPRINT)

* EAVES NOT INCLUDED IN COVERED AREAS

NOTES:

- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS, DETAILS AND ALL OTHER CONSULTANTS DRAWINGS, DETAILS, REPORTS AND DOCUMENTS.

- ALL STUD HEIGHT 2.7m (UNLESS STATED OTHERWISE ON PLAN)

- ALL GABLE AND SOFFIT OVERHANGS NOT DIMENSIONED TO BE 300mm FROM FRAMING.

- SUMMARY OF R-VALUE INSULATION
  - FLOOR = *1.33* (STANDARD ENGINEERED, WITH NO ADDITIONAL INSULATION REQUIRED)
  - WALLS = *2.6*
  - ROOF = *4.0*
  - GLAZING = *0.46*

AS PER ATTACHED H1 COMPLIANCE REPORT.

- NAILING SCHEDULE FOR WALL FRAMING. REFER TO NZS 3604, TABLE 8.19 OR PAGE F2

- LINTEL/BEAM SIZES AND FIXINGS AS PER TRUSS MANUFACTURER'S DESIGN AND SPECIFICATIONS.

- FOR ALL GROUND FLOOR DOORS IN INTERNAL LBW's REFER TO JOIST LAYOUT PLAN FOR STRUCTURAL SUPPORT

- FOR BOTTOM PLATE FIXINGS, REFER TO PAGE F1.

- FOR LINTEL FIXINGS, REFER TO PAGE F3.

- ALL LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.

- MECHANICAL EXTRACT FANS ARE TO BE VENTED TO THE EXTERIOR OF THE BUILDING AND MUST ACHIEVE A FLOW RATE NOT LESS THAN 25L/s FOR SHOWERS AND BATHS AND 50L/s FOR COOK TOPS AS PER G4/AS1 CLAUSE 1.3.3. ALL ROOMS WITH EXTRACT FANS MUST HAVE A 20mm GAP UNDER AT LEAST 1 DOOR FOR AIR FLOW.

- IMPERVIOUS TYPE FLOORING FINISH TO ALL WET AREAS, KITCHEN AND ENTRY

- SPACES FOR FOOD PREPARATION, INTERIOR LININGS AND UTENSIL WASHING SHALL HAVE IMPERVIOUS AND EASILY CLEANED SURFACES AS PER G3.3.2

- SLIP RESISTANT TILES ON SELECTED WATERPROOF MEMBRANE TO WET AREAS. REFER TO SPEC

- 180 LTR HWC TO HAVE 50x50mm VERTICAL BLOCKING FULL HEIGHT OF WATER HEATER, FIXED TO WALL FRAMING WITH 1 No.100x3.75mm NAIL AT 600mm MAX. CRS AND TO BE RESTRAINED WITH 25x1mm GALV. STEEL STRAP TENSIONED WHEN FIXED IN PLACE. STRAPS TO BE FIXED TO WALL FRAMING WITH:
  - 1 NO. 8mm COACH SCREW WITH 30x2mm THICK WASHER OR
  - 2 NO. 20x2.5mm THICK WASHERS. SCREW TO PENETRATE TIMBER FRAMING A MIN. OF 50mm (AS PER G12/AS1 FIGURE 14)

KEY:

= GIRDER TRUSS POINT LOAD

TIMBER TREATMENTS:

- ALL TIMBERS ARE SG8, UNLESS STATED OTHERWISE.

- ALL TIMBERS ARE H1.2 TREATED AS PER TABLE 1A B2/AS1, EXCEPT:
  - DRAINAGE CAVITY BATTENS ARE H3.1.
  - FRAMING EXPOSED TO WEATHER OR ABOVE GROUND IS H3.2.
  - ANY POSTS OR PILES IN CONTACT WITH THE GROUND ARE H5.

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Proposed New Dwelling of Lot 107, DP-578738
23 Horseshoe Terrace
Brymer Heights, Hamilton

Drawing Name: FLOOR PLAN

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Amendments:	Drawn By:	Date:	No:
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LEGEND			
WW	Existing Council Wastewater Main	Ø20mm MDPE Council Water pipe	
DN100mm uPVC Wastewater pipe @ 1:60 fall	RE	DN50mm Rodding Eye Inspection point	
DN40mm uPVC Wastewater pipe @ 1:40 fall	ORG	Overflow Relief Gully	
SW	Existing Council Stormwater Main	IB	Inspection Bend
Ø100mm Stormwater pipe @ 1:60 fall	IJ	Inspection Junction	
Water Toby	TV	Terminal Vent	

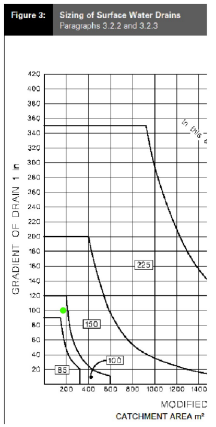
LOW FLOW WATER FIXTURES ARE TO BE INCORPORATED:

- SHOWERS USING NOT MORE THAN NINE LITRES OF WATER PER MINUTE

- TAP EQUIPMENT USING NOT MORE THAN NINE LITRES OF WATER PER MINUTE

- TOILETS USING NOT MORE THAN FOUR LITRES ON AVERAGE PER FLUSH

- TOILETS, SHOWERS, AND TAPS WITH AT LEAST A 3 STAR RATING IN ACCORDANCE WITH THE NEW ZEALAND WATER EFFICIENCY LABELLING SCHEME MEET THIS DEFINITION.



NOTES:

- CHECK POSITION OF WASTEWATER AND STORMWATER PRIOR TO COMMENCING CONSTRUCTION AND CHECK ALL PIPE DIAMETERS, GRADIENTS, ETC. ON SITE TO ENSURE ACCEPTABLE FALLS

- ALL PLUMBING AND DRAINAGE IS TO BE INSTALLED AND TESTED BY A REGISTERED TRADESPERSON

- ALL PLUMBING AND DRAINAGE TO COMPLY WITH G13/AS3 (AS/NZS 3500.2) AND E1/AS1 AND WITH ALL RELEVANT CODES AND LOCAL BYLAWS

- WATER SUPPLY TO COMPLY WITH NZBC G12/AS1

- INTERNAL WATER RETICULATION PIPES (HOT AND COLD) ARE TO BE EITHER COPPER, GALVANISED STEEL OR POLYBUTYLENE AS PER TABLE 1 NZBC G12/AS1 - INSTALLED TO MANUFACTURER'S SPEC.

- WATER SUPPLY MIN NOMINAL PIPES DIA'S
  - TEMPERING VALVE 20mm
  - SHOWER COLD 20mm OR 10mm DEDICATED LINE
  - SHOWER HOT 20mm OR 15mm DEDICATED LINE
  - BATH, SINK, L'DY 15mm (20m MAX. LENGTH)
  - BASIN 15mm (20m MAX. LENGTH)

- ALL WASTEWATER PLUMBING AND DRAINAGE PIPES ARE TO BE DWV GRADE uPVC AND COMPLIANT WITH AS/NZS 1260

- ORG IS TO BE 100mm ABOVE UNPAVED SURFACE OR AT A HEIGHT THAT PREVENTS PONDING OR THE INGRESS OF WATER WHERE LOCATED IN A PAVED SURFACE

MINIMUM FALL TO DRAINAGE RUNS:

DN 40	1:40 GRADIENT
DN 60	1:40 GRADIENT
DN 80/100	1:60 GRADIENT
DN 100 SW	1:60 GRADIENT

INSPECTION ACCESS POINTS

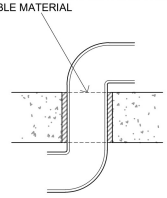
PROVIDE ACCESS POINTS TO ALL DRAINS AS REQUIRED BY AS/NZS 3500.2, 4.7 AND NZBC E1, 3.7

1. ON BRANCH DRAINS CARRYING SOIL WASTE CLOSE TO THE BUILDING BUT NO FURTHER AWAY THAN 2.5m
2. AT INTERVALS NOT MORE THAN 30m FOR SANITARY OR 50m FOR STORMWATER
3. ON THE DOWNSTREAM END OF DRAINS PASSING UNDER A BUILDING
4. AT THE JOIN WITH THE EXISTING DRAINAGE CONNECTION
5. AT CHANGES OF DIRECTION OR GRADIENT GREATER THAN 45°
6. AT A JUMP-UP

FINAL INSPECTION POINT POSITIONS ARE TO BE CONFIRMED BY THE DRAINLAYER ON DRAINAGE AS-BUILTS

PIPE PENETRATIONS:

- WHERE WW DRAINAGE PENETRATES THROUGH THE SLAB IT IS TO BE WRAPPED WITH 6mm THICK IMPERMEABLE MATERIAL



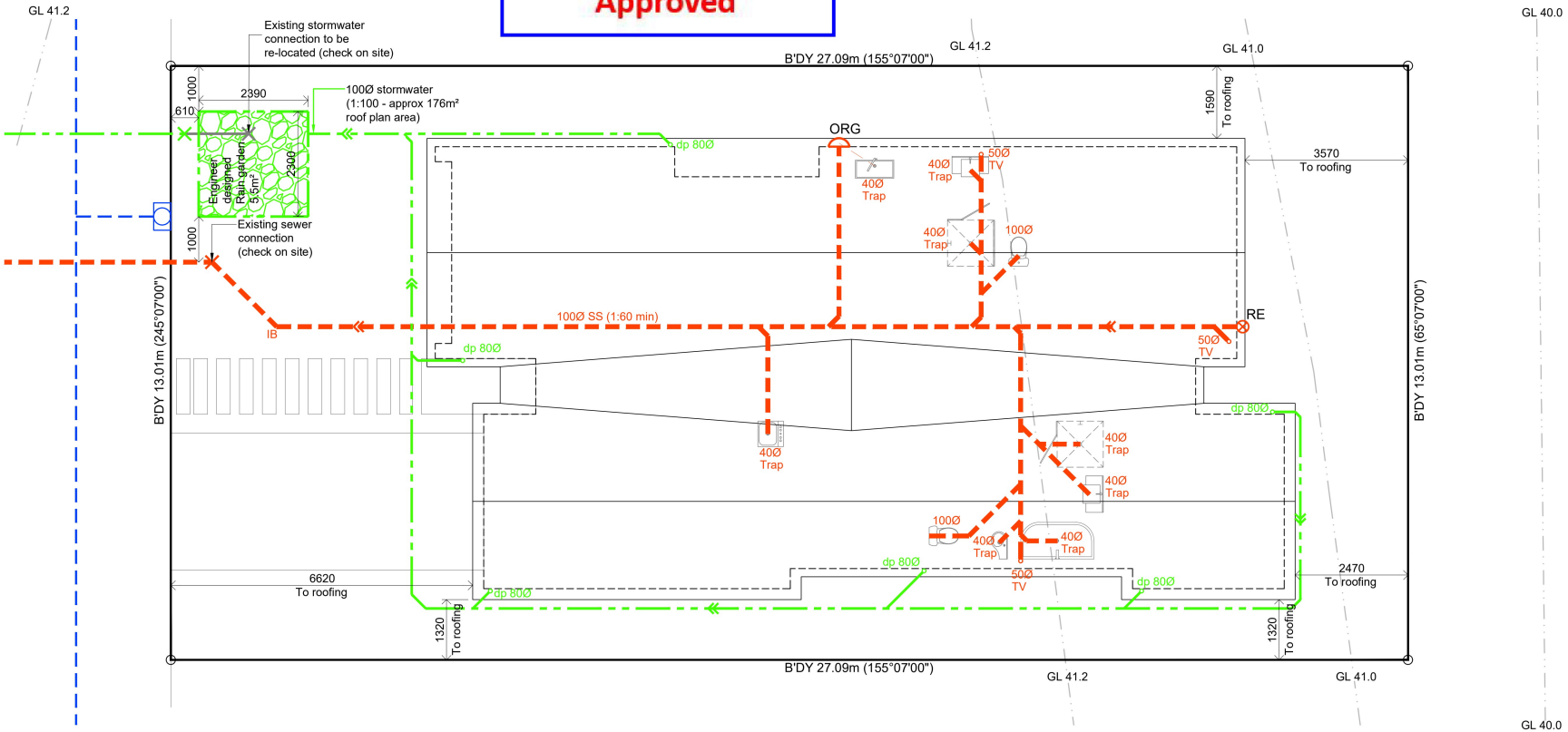
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Brymer Heights, Hamilton

Drawing Name:
DRAINAGE PLAN

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