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

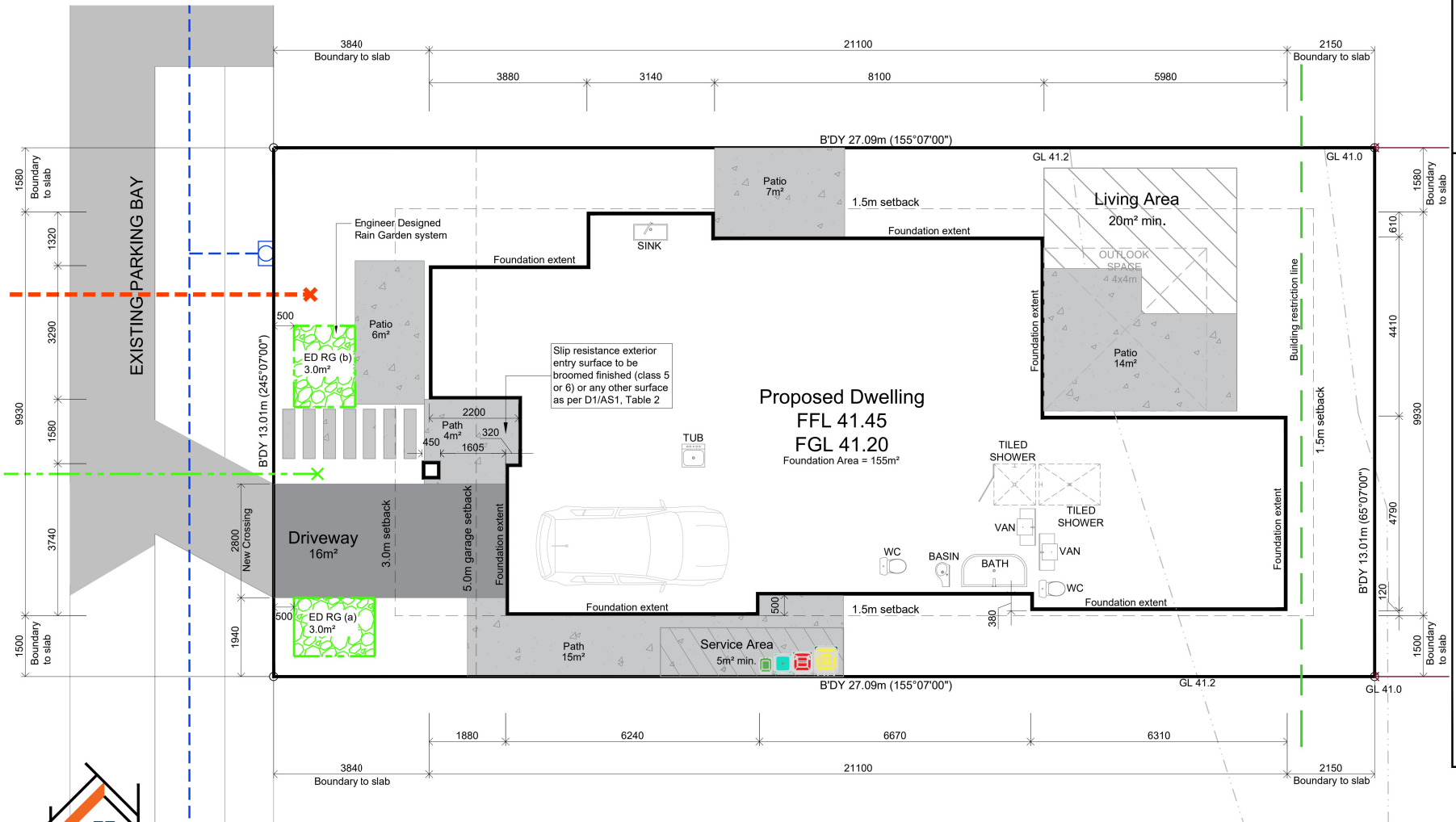
| | |
|---|---|
| WW | EXISTING 300Ø/150Ø EW COUNCIL WASTE WATER MAIN |
| | NEW PROPOSED 150Ø uPVC WASTE WATER PIPE |
| SW | EXISTING 300Ø RC COUNCIL STORMWATER MAIN |
| | NEW PROPOSED 150Ø uPVC STORMWATER PIPE |
| | NEW PROPOSED MDPE WATER PIPE |
| | DRIVEWAY: IN-SITU CONCRETE |
| | PATHS/PATIOS |
|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

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

NORTH

LOT 108 - DP 578738

Hamilton City Council
Te kaunihera o Kirikiriroa
Regulatory Services Unit
Application 007.2026.00049174.001
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## AREA

| | |
|---|---|
| TOTAL SITE AREA | = 352m² |
| FLOOR AREA (OVER FRAMING) | = 151m² |
| TOTAL FLOOR AREA (OVER FOOTPRINT) | = 155m² |
| COVERED AREA | = 4m² |
| SITE COVERAGE | = 159m² = 45% |

* EAVES NOT INCLUDED IN COVERED AREAS

ROOF AREA = 186m²

## IMPERMEABLE AREA:

| | |
|---|---|
| DRIVEWAY | = 16m² |
| PATH (outside coverage) | = 47m² |
| TOTAL | = 63m² |

## PERMEABLE AREA:

352m² - (159m²+63m²) = 130m² = 37%

## 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.


DESIGN GROUP HBC
Ph: (07) 853 2000


Proposed New Dwelling of Lot 108 DP-578738
25 Horseshoe Terrace
Brymer Heights, Hamilton

Drawing Name: SITE DEVELOPMENT PLAN

Amendments:

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

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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 |
| GAS | RINNAI INFINITY GAS |
| 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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**RECEIVED**

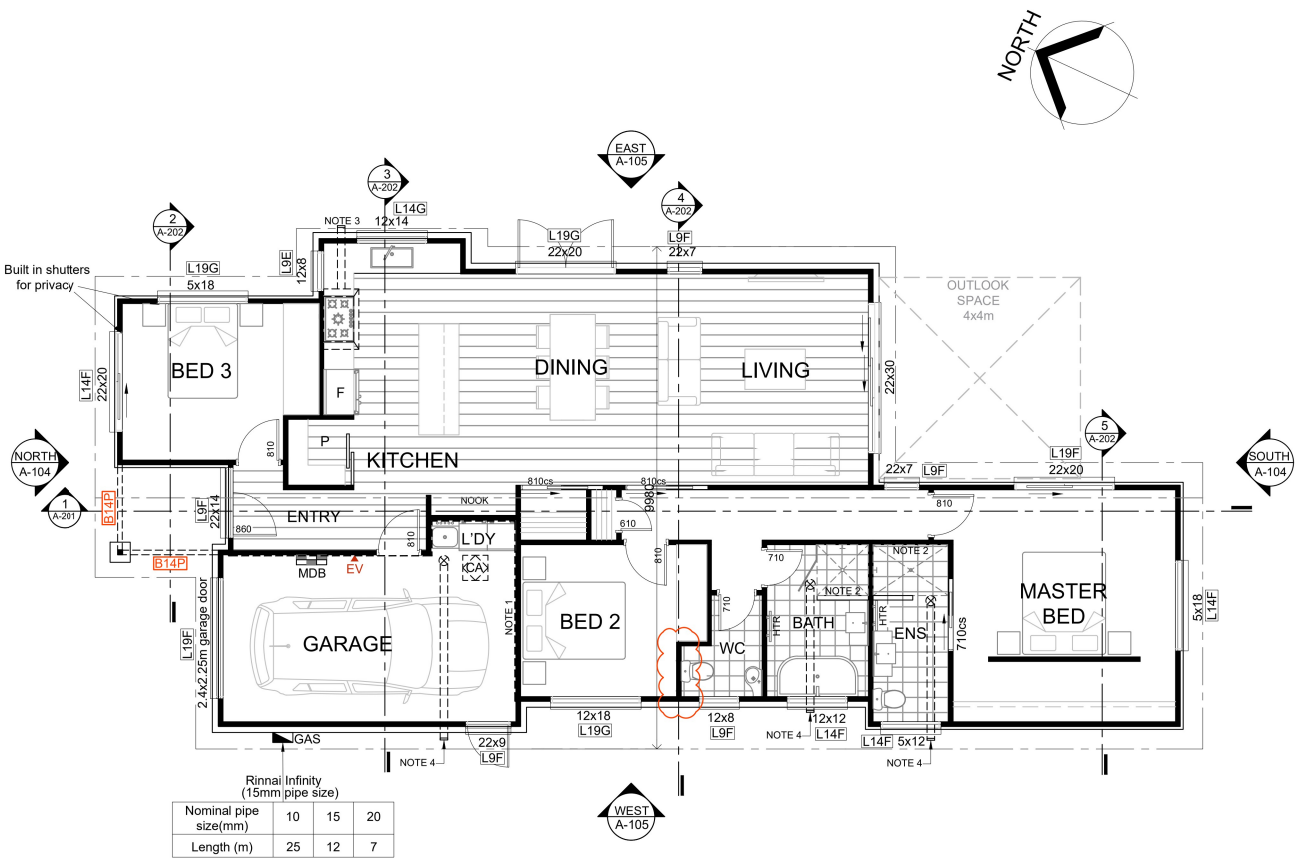
**Date: 18/03/26**

Hamilton City Council
Te kaunihera o Kirikiriroa

**Regulatory Services Unit**

**Application 007.2026.00049174.001**

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Rinnai Infinity (15mm pipe size)

| Nominal pipe size(mm) | 10 | 15 | 20 |
|---|---|---|---|
| Length (m) | 25 | 12 | 7 |

AREAS: V4

FLOOR AREA = 151m²
(OVER FRAMING - NOT INCLUDING COVERED AREAS)

TOTAL FLOOR AREA = 155m²
(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 450mm FROM FRAMING.

- SUMMARY OF R-VALUE INSULATION
  - FLOOR = 1.25 (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 AND FIXING TABLE

| Lintel name | Lintel size | Fixing type |
|---|---|---|
| L9E | 2/90x45mm | E |
| L9F | 2/90x45mm | F |
| L14F | 2/140x45mm | F |
| L14G | 2/140x45mm | G |
| L19F | 2/190x45mm | F |
| L19G | 2/190x45mm | G |

| BEAM NAME | BEAM SIZE | FIXING TYPE |
|---|---|---|
| B14P | 2/90x45mm | P |

- 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

KEY:

⊸O⊸ = 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.


DESIGN GROUP HBC
Ph: (07) 853 2000


Proposed New Dwelling of Lot 108 DP-578738
25 Horseshoe Terrace
Brymer Heights, Hamilton

Drawing Name: FLOOR PLAN

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| Amendments: | Drawn By: | Date: | No: |
|---|---|---|---|
| Building RFI 18/03/26: Dimension slightly changed as clouded | | February 2026 | A-101 |
| | | 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 | | | |
|---|---|---|---|
| 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 | |

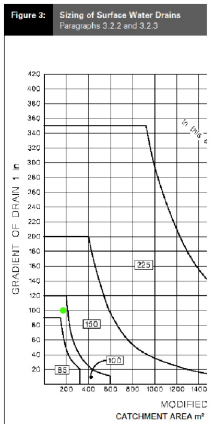
LOW FLOW WATER FIXTURES ARE TO BE INCORPORATED:

- 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

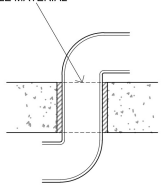
PROVIDE ACCESS POINTS TO ALL DRAINS AS REQUIRED BY AS/NZS 3500.2, 4.7 AND NZBC E1, 3.7

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



RAIN GARDEN KEY:

Total Requirement from ED = 5.8m2 - Deep and bio retention as per Engineers report - to be constructed with Humes Rain Farden Surrounds as per specs

ED RG (a) 3.0m² = Engineer Designed Rain Garden and soakage - 3.0m2 - 52% of requirement — Total Roof area captured = 86m2+15m2 = 50%

ED RG (b) 3.0m² = Engineer Designed Rain Garden and soakage - 3.0m2 - 52% of requirement — Total Roof area and Driveway captured = 99m2 = 50%

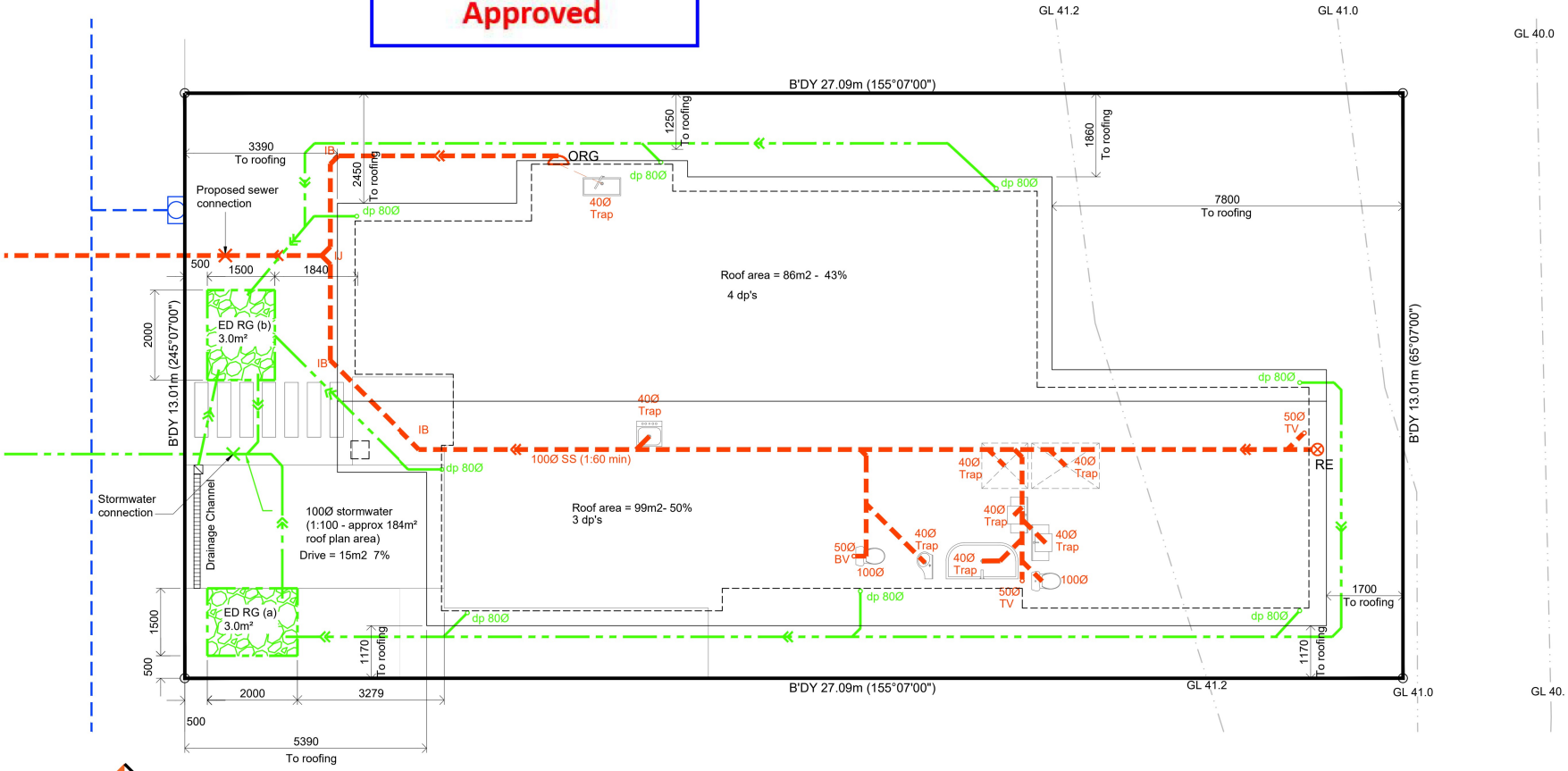
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Hamilton City Council
Te kaunihera o Kirikiriroa

Regulatory Services Unit

Application 007.2026.00049174.001

Approved




CONSULTANTS GROUP HBC
Ph: (07) 829 4912

Proposed New Dwelling of Lot 108 DP-578738
25 Horseshoe Terrace
Brymer Heights, Hamilton

Drawing Name: DRAINAGE PLAN

| Amendments: | Drawn By: | Date: | No: |
|---|---|---|---|
| | | February 2026 | A-308 |
| | | Scale: 1:100 | Revision: |

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