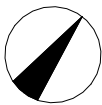


LOTS 55 - 57, DUNSTAN PARK

These plans are preliminary only and may be subject to changes throughout the consenting process.

A100	SITE PLAN
A101	FLOOR PLAN
A102	RENDERS
A103	RENDERS



GENERAL NOTES

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- Contractor to check and confirm all dimensions, heights, and levels prior to commencement of works.
- All dimensions are to be read off the plans.
- Do NOT scale from the drawings.
- All dimensions in millimeters unless stated otherwise. If any discrepancies found, notify the designer immediately prior to continuation of work. If in doubt, please ask the designer.
- Any encroachments shown are to be confirmed by a registered surveyor prior to commencement of foundations. No liability shall be held by designer with this confirmation.
- All dimensions shown are to building foundations unless stated otherwise.
- Driveway surface to have 1:100 min fall away from building.
- Site levels shown on this sheet are existing levels.

SITE PLAN NOTES

SITE REQUIREMENTS:

- Design is based on 'Good Ground' as per NZS3604:2011 (stable site, non-expansive soils, non-liquefiable soils and to have an ultimate bearing capacity of no less than 300kPa).
- Contractor to confirm ground has adequate bearing as per NZS3604:2011. If the site DOES NOT comply with the definition of 'Good Ground' the foundations shall be subject to Specific Engineering Design (SED).

SITE PREPARATION:

- Ensure building platform and finished ground have an even fall away from building.
- All rubbish, noxious matter and organic matter shall be removed from the area to be covered by the building.

SETTING OUT:

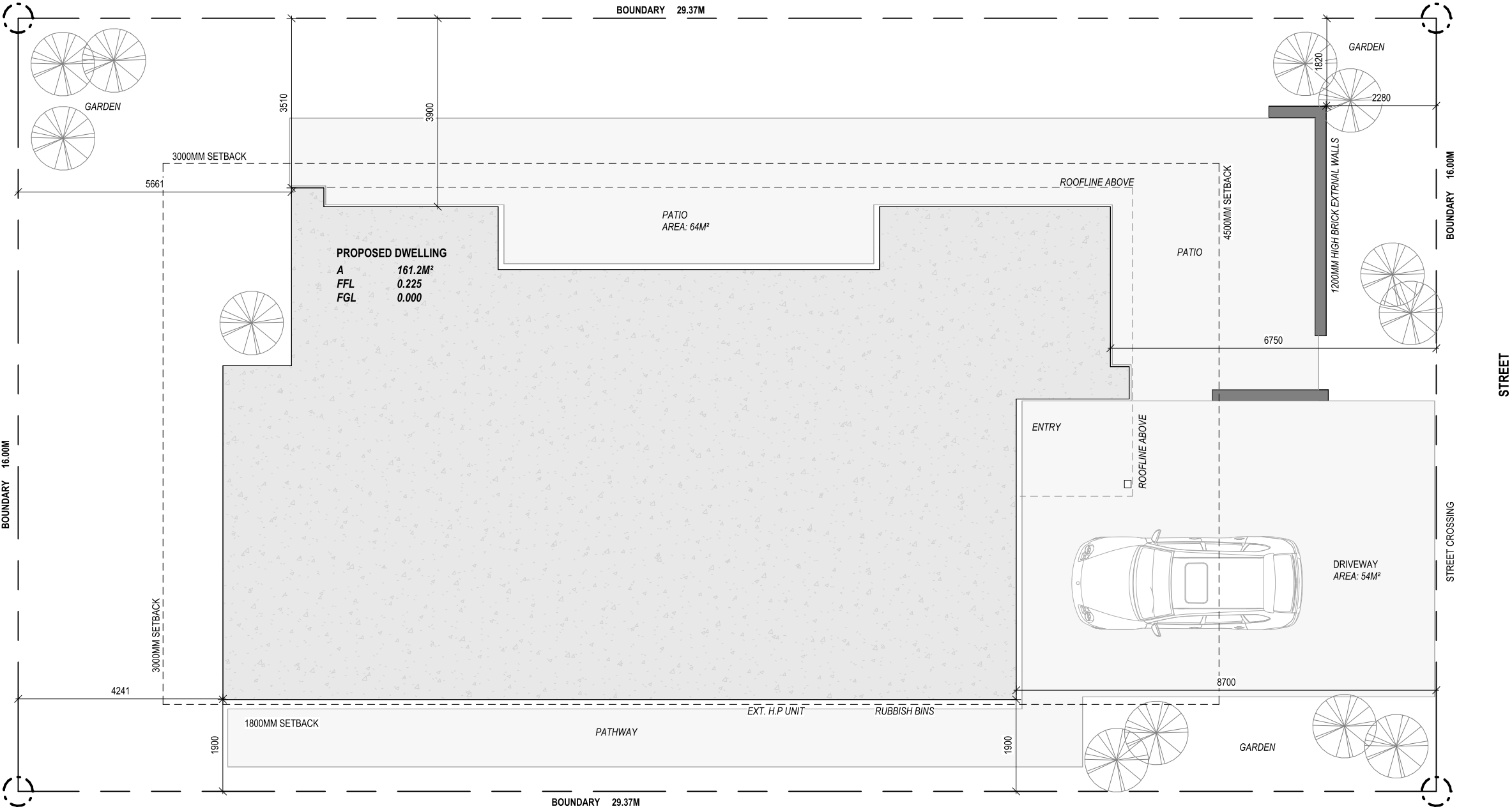
- Contractor to confirm on site all boundary bearings, lengths and peg locations prior to commencement of works, to ensure house position is correct.

SERVICES:

- Contractor to locate all service connection points on site prior to commencement of works. Check invert levels to confirm adequate falls can be achieved.
- Contractor to confirm plumbing routes and fixture positions on site prior to commencement of works.

CONSTRUCTION AND DEMOLITION HAZARDS:

- Contractor to install fence or hoarding 1.8m in height to the site boundary accessible to the public for the duration of the build to comply with NZBC F5. Fence to be galvanised chainlink netting with posts @ 2.5m max. ctrs and 100mm max. gap between the bottom of the fence and the ground.
- Toeboards to be installed to any scaffolding on site for preventing objects falling off storage or access platforms as per NZBC F5 1.4.



SITE PLAN NOTES (CONT.)

SEDIMENT CONTROL:

- Sediment and runoff control shall be designed and installed by the contractor prior to or during the site works for the project. The sediment controls shall be installed in accordance with the District Plan and council requirements.

SAFETY:

All works to comply with the Health and Safety at Works Act and the requirements set out under the New Zealand Building Code, including but not limited to the requirements set out under F1, F2, F3, F4 and F5 in order to safeguard people from injury or illness and other property from damage. Ensure that site access is limited to approved personnel only and that all persons entering the site make themselves familiar with all site hazards, and applicable Health and Safety provisions.

SITE INFO

PHYSICAL ADDRESS: DUNSTAN PARK
LEGAL DESCRIPTION: LOT 57

SITE AREA: 469m²

DISTRICT PLAN ZONE: Residential Resource Area
MAX BUILDING HEIGHT: 7.5m
SITE COVERAGE:
Building Area (161.2m²) / Site Area (469m²) = 0.34 = 34%
Maximum Coverage: 40%

CLIMATE ZONE: 6
EXPOSURE ZONE: B
EARTHQUAKE ZONE: 2
WIND ZONE: M
SNOW ZONE: XX

PROJECT

LOTS 55 - 57, DUNSTAN PARK

ISSUE DATE
CONCEPT 07/03/25

SHEET NAME
SITE PLAN

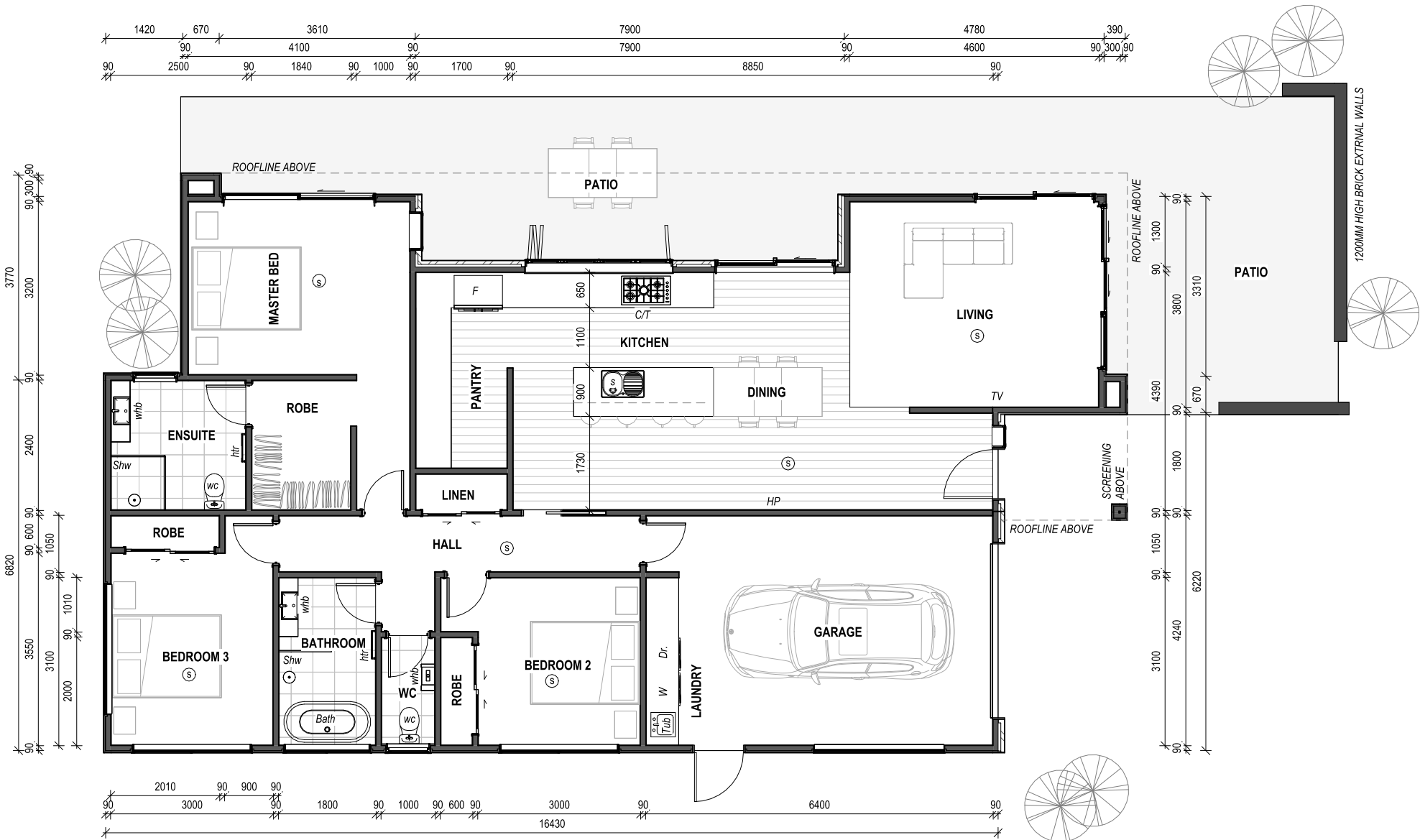
DESIGNED	DRAWN	CHECKED	SCALE
VW	VW	DC	1 : 100
COUNCIL	WIND ZONE	EQ ZONE	EXPOSURE ZONE
CODC	M	2	B

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WALL TYPE KEY

- 70 Series brick veneer cladding
- Vertical James Hardies Stria - or similar

FLOOR PLAN KEY

- Smoke alarms to be provided to meet the requirements of NZS4514:2021 and C AS/1 2nd Edition. Smoke alarms shall have an alarm test facility, a hush facility and shall be interconnected. Smoke alarms to be located to protect the escape path and in every sleeping space, or within 3m of every sleeping space door.
- Smart meter
- Ceiling access

PROPOSED FLOOR AREA

Over Framing: 161.2m²
Patio: 64m²

PROJECT DETAILS

Stud height: 2460mm
Internal door height: 1980mm
External joinery height: 2200mm
Hot water: TBC
Shower: TBC
Heating: H.P
Cooktop: TBC
Extracts: Refer to Wet Areas Plans.
Wall Insulation: R2.8
Ceiling Insulation: R6.6 min. Pink Batts.
Underslab Insulation: R1.7 min. Expol.

ELECTRICAL NOTES

- All electrical work to comply with G9/AS1 Electricity and NZECP 51.
- Lighting design by others. Lighting design shall meet minimum requirements of G8/AS1 Artificial Light. Adequate artificial lighting shall be provided in the absence of sufficient natural light to enable safe movement. Illuminance at floor level shall be no less than 20 lux.
- Recessed luminaries shall comply with AS/NZS 60598.2.2.
- Ensure ceiling insulation clearances are met.
- Owner to confirm location of all power, switches and data outlets on site prior to commencing work.
- Owner to confirm scope of work. Liaise with owner for selection of all light fixtures, switches, power and data outlets.
- Coordinate with joinery supplier for Kitchen and Bathroom requirements.

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- All dimensions are to be read off the plans.
- Do NOT scale from the drawings.
- All dimensions in millimeters unless stated otherwise. If any discrepancies found, notify the designer immediately prior to continuation of work. If in doubt, please ask the designer.
- Always cross reference the Foundation Plan with the Floor Plan and Dimension Plan prior to setting out. If any discrepancies found, contact Hunter and Craig immediately.
- Refer to attached pre-cut design & documents for all lintel sizes, lintel fixings and stud to top plate fixings. Contractor to refer to truss manufacturers producer statements for any further load bearing footing / slab thickenings that may be required to support roof loads. This layout is preliminary. Read in conjunction with final PS1 & pre cut design and documents.
- Contractor to confirm plumbing routes and fixture positions on site prior to commencement of works.

FLOOR PLAN NOTES

EXTERNAL WALL FRAMING:
90x45mm H1.2 SG8 timber framing with double top plate, studs @ 600mm ctrs max., dwangs @ 800mm ctrs max.
Bottom plate fixings: M10 Screw Bolts @ 600mm ctrs with 50x50x3mm galvanised square washers. Install DPC between bottom plate and concrete slab.

INTERNAL WALL FRAMING:
90x45mm H1.2 SG8 timber framing with double top plate, studs @ 600mm ctrs max., dwangs @ 800mm ctrs max.
Bottom plate fixings (load-bearing): M10 Screw Bolts @ 600mm ctrs with 50x50x3mm galvanised square washers. Install DPC between bottom plate and concrete slab.
Bottom plate fixings (non-load-bearing): HILTI 72mm XU collated concrete nail (or similar) @ 600mm ctrs. Install DPC between bottom plate and concrete slab.

STUD TO TOP PLATE FIXING:
Refer to truss manufacturer's specifications.

EXTRA TOP PLATE TO TOP PLATE FIXING:
Power Driven - 3/90x3.15 nails @ 500ctr
Hand Driven - 2/100x3.75 nails @ 500ctr

WALL UNDERLAY:
Wall underlay to be Masons Uniwrap Flexible Air Barrier.
Compatible window flashing tape: Masons 40 Below Window Flashing Tape.

PROJECT

LOTS 55 - 57, DUNSTAN PARK

ISSUE	DATE
CONCEPT	07/ 03 / 25

SHEET NAME


FLOOR PLAN

DESIGNED	DRAWN	CHECKED	SCALE
VW	VW	DC	1 : 100
COUNCIL	WIND ZONE	EQ ZONE	EXPOSURE ZONE
CODC	M	2	B

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PROJECT

LOTS 55 - 57, DUNSTAN PARK

ISSUE
CONCEPT

DATE
07/ 03 / 25

SHEET NAME
RENDERS

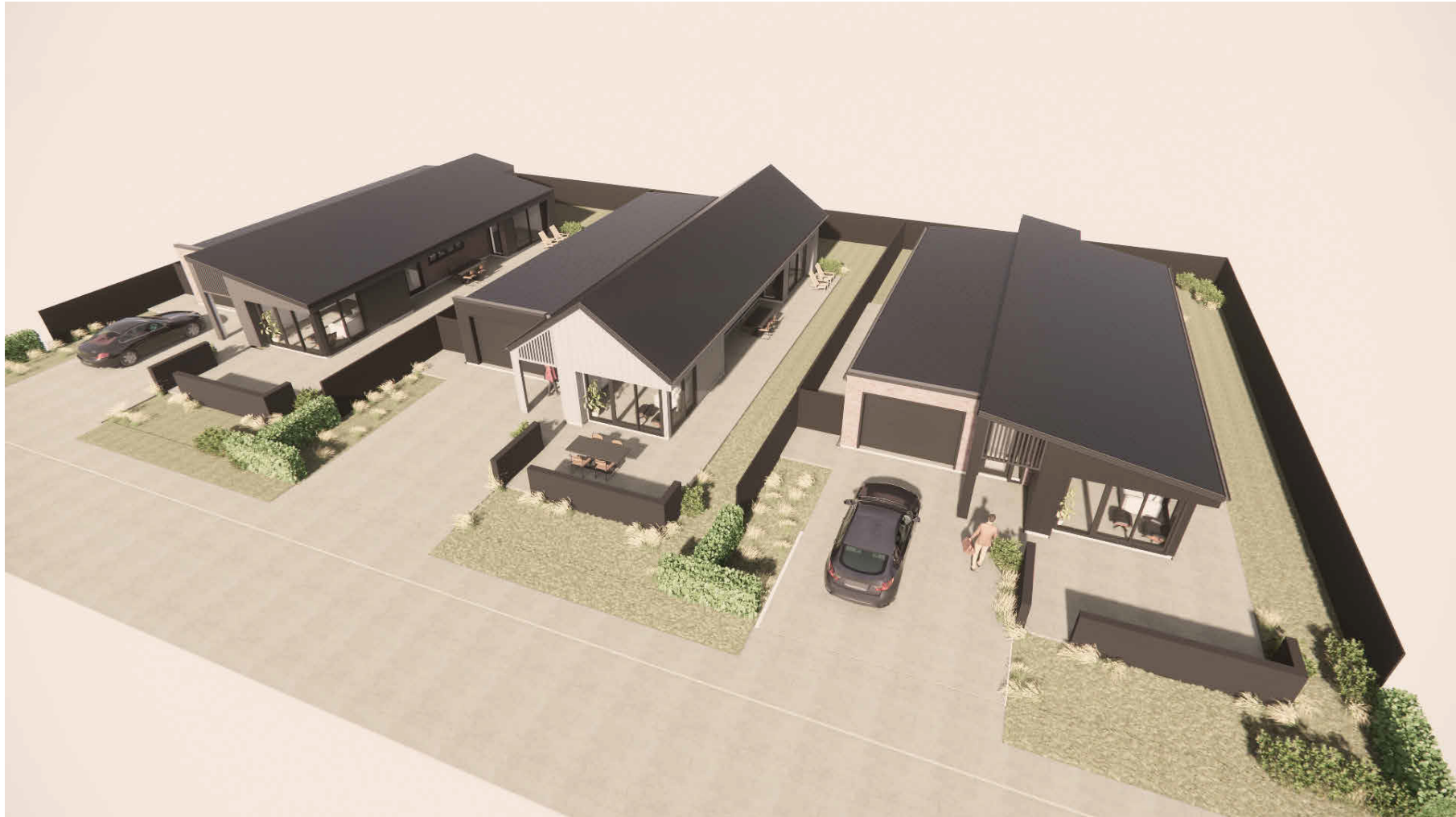
DESIGNED	DRAWN	CHECKED	SCALE
VW	VW	DC	
COUNCIL	WIND ZONE	EQ ZONE	EXPOSURE ZONE
CODC	M	2	B

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PROJECT

LOTS 55 - 57, DUNSTAN PARK

ISSUE
CONCEPT

DATE
07/ 03 / 25

SHEET NAME
RENDERS

DESIGNED	DRAWN	CHECKED	SCALE
VW	VW	DC	
COUNCIL	WIND ZONE	EQ ZONE	EXPOSURE ZONE
CODC	M	2	B

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