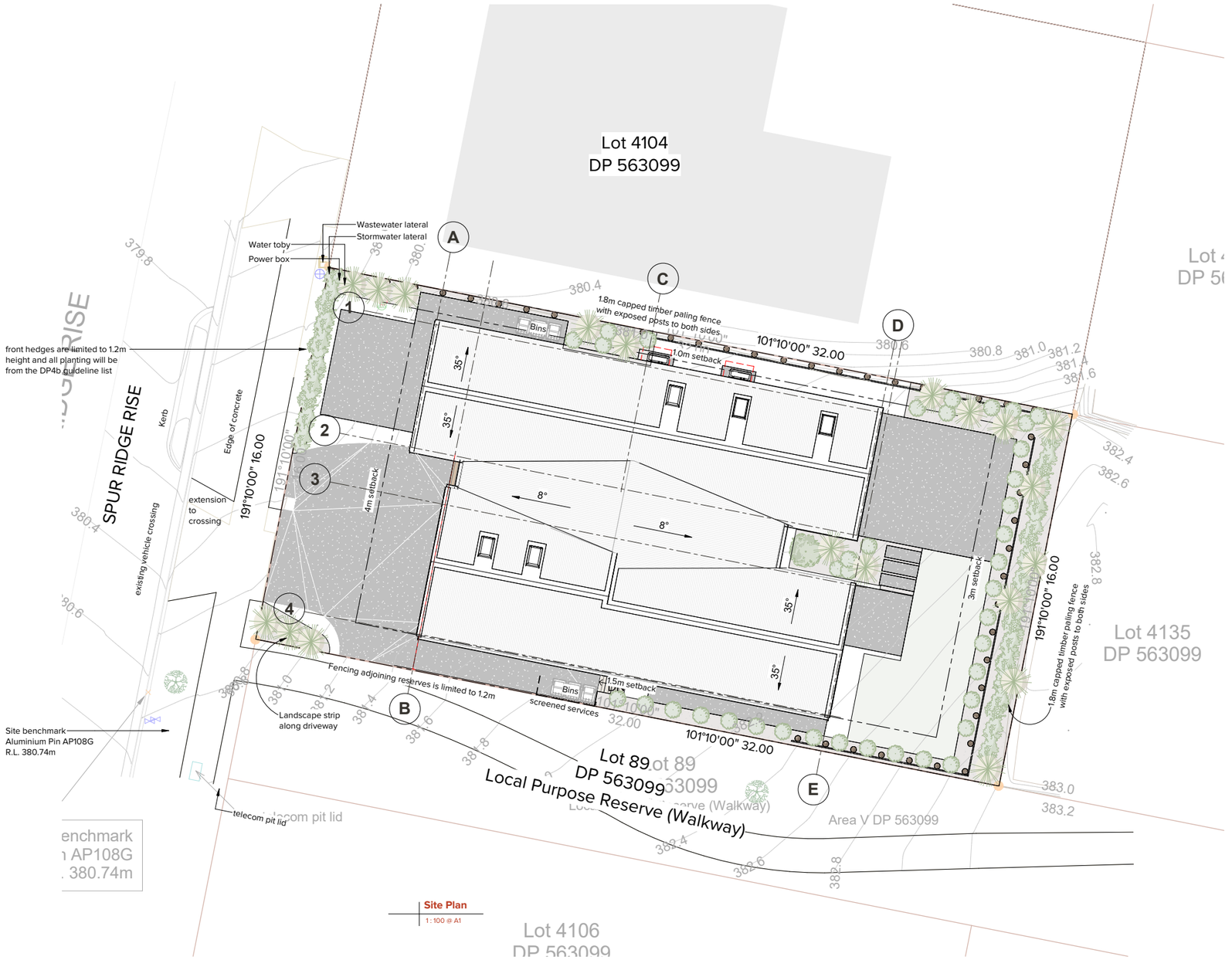
FOR RC



Site Plan
1 : 100 @ A1

SITE INFORMATION

SITE ADDRESS:	92 SPUR RIDGE RISE, HANLEYS FARM
LEGAL DESCRIPTION:	Lot 4105 DP 563099
SITE AREA:	512
PROPOSED FOOTPRINT:	221m² + 22m² LOFT
SITE COVERAGE:	44%
DISTRICT ZONE:	RESORT
SNOW ZONE:	N5 - 350m above sea level
WIND ZONE:	HIGH
EARTHQUAKE ZONE:	3
DURABILITY ZONE:	B
TOPOGRAPHIC CLASS:	T3

SITE MANAGEMENT

BEFORE COMMENCING CONSTRUCTION PROVIDE THE OWNER WITH A CERTIFICATE PREPARED BY A LICENSED CADASTRAL SURVEYOR THAT THE SET-OUT IS COMPLETE AND THAT THE BUILDING IS ACCURATELY PLACED ON THE SITE WITH ALL HEIGHT IN RELATION TO THE BOUNDARY POINT CHECKED FOR COMPLIANCE

NECESSARY ADJUSTMENTS ARE TO BE DETERMINED AND AGREED TO BY THE CONTRACTOR AND OWNER BEFORE PROCEEDING FURTHER

ALL WORKS TO COMPLY WITH THE RELEVANT CLAUSES OF THE NZBC

ALL DIMENSIONS AND LEVEL TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REFEREED TO THE DESIGNER FOR CLARIFICATION.

SITE MANAGEMENT PLAN

- MAIN CONTRACTOR SHALL PROVIDE CONSTRUCTION SIGNAGE TO MEET THE REQUIREMENTS OF F8/AS1 & WORK SAFE HEALTH & SAFETY STANDARDS.
- A 2.0M HIGH SITE SAFETY FENCE OR SOLID PANEL HOARDINGS SHALL BE 2.0m HIGH CYCLONE/HURRIANCE OR SIMILAR TYPE FENCING, WITH 'TYPICAL' SITE SAFETY SIGN TO BE PROVIDED AROUND CONSTRUCTION AREA TO PROTECT SITE FROM ALL PERSONAL

MAIN CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS FOR ROAD AND FOOTPATH CLOSURES, PROTECTION HOARDINGS, ETC.

SEDIMENT CONTROL MANAGEMENT PLAN

- THE CONTRACTOR SHALL TAKE ALL THE STEPS NECESSARY TO CONTROL THE EROSION AND SEDIMENT RUN-OFF FROM THE SITE FOR THE DURATION OF THE CONSTRUCTION WORKS. NO RUN-OFF WATER CONTAINING SEDIMENT OR SILT IS ALLOWED TO FLOW ACROSS ANY BOUNDARY.

- EROSION AND SEDIMENT CONTROL MAY BE ACHIEVED BY CONSTRUCTING A SEDIMENT/ SILT TRAP ACROSS THE LOWER END OF ANY SLOPE WITHIN THE SITE BOUNDARY. THE SEDIMENT/SILT TRAP MAY BE FORMED USING THE FOLLOWING METHODS:

A) PROPRIETARY BIDIM SC04 FILTER ROLL OR SIMILAR APPROVED ALTERNATIVE.

- SEDIMENT CAN BE CONTAINED WITHIN THE SITE BY CONSTRUCTING A SILT FENCE USING BIDIM A24 GEOTEXTILE OR SIMILAR APPROVED ALTERNATIVE. WHERE EXCAVATED MATERIAL IS STOCKPILED THIS METHOD IS ALSO TO BE USED TO CONTROL SEDIMENT RUN-OFF WHICH FLOWS ALONG NATURAL WATERCOURSES.

- REGULAR INSPECTION AND MAINTENANCE MUST BE CARRIED OUT TO ENSURE THESE TEMPORARY TRAPS ARE FREE OF SEDIMENT OR SILT. EXCESS COLLECTED AT THE TRAPS MUST BE REGULARLY REMOVED TO ENSURE NO SPILLOVER OCCURS.

- ARRANGEMENTS MUST BE MADE FOR INSPECTIONS AND MAINTENANCE OF THE SEDIMENT/SILT TRAPS OVER WEEKENDS, PUBLIC HOLIDAYS AND OVER ANY EXTENDED PERIODS WHEN NO WORK IS BEING CARRIED OUT. AND WHEN HEAVY RAIN OCCURS OUTSIDE OF NORMAL WORKING HOURS.

- ROOF WATER DOWNPIPES ARE TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER SYSTEM AS SOON AS PRACTICAL AFTER ROOF HAS BEEN INSTALLED.



Sheet Legend

#	Drawing Register	Rev #	Issue Date
1.0	Site and Context Plan	2	2026-01-28
1.1	Earthworks	2	2026-01-28
1.2	Slab Outline Plan + Setout Plan	2	2026-01-28
2.0	Overall Floor Plan	2	2026-01-28
2.1	Framing Plan	2	2026-01-28
2.2	Roof Plan	2	2026-01-28
2.3	Plumbing and Drainage Plan	1	2026-01-27
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4.0	Cross Sections	2	2026-01-28
4.1	Cross Sections	2	2026-01-28
5.0	Construction Details	1	2026-01-27
6.0	Miscellaneous Details	1	2026-01-27

IMMERSION

Job Title

Spur Ridge Residence

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Project Location
92 Spur Ridge Rise
Jacks Point

Ref.	Description	Date
2	RC	2026-01-28
1	Design Review	2026-01-27

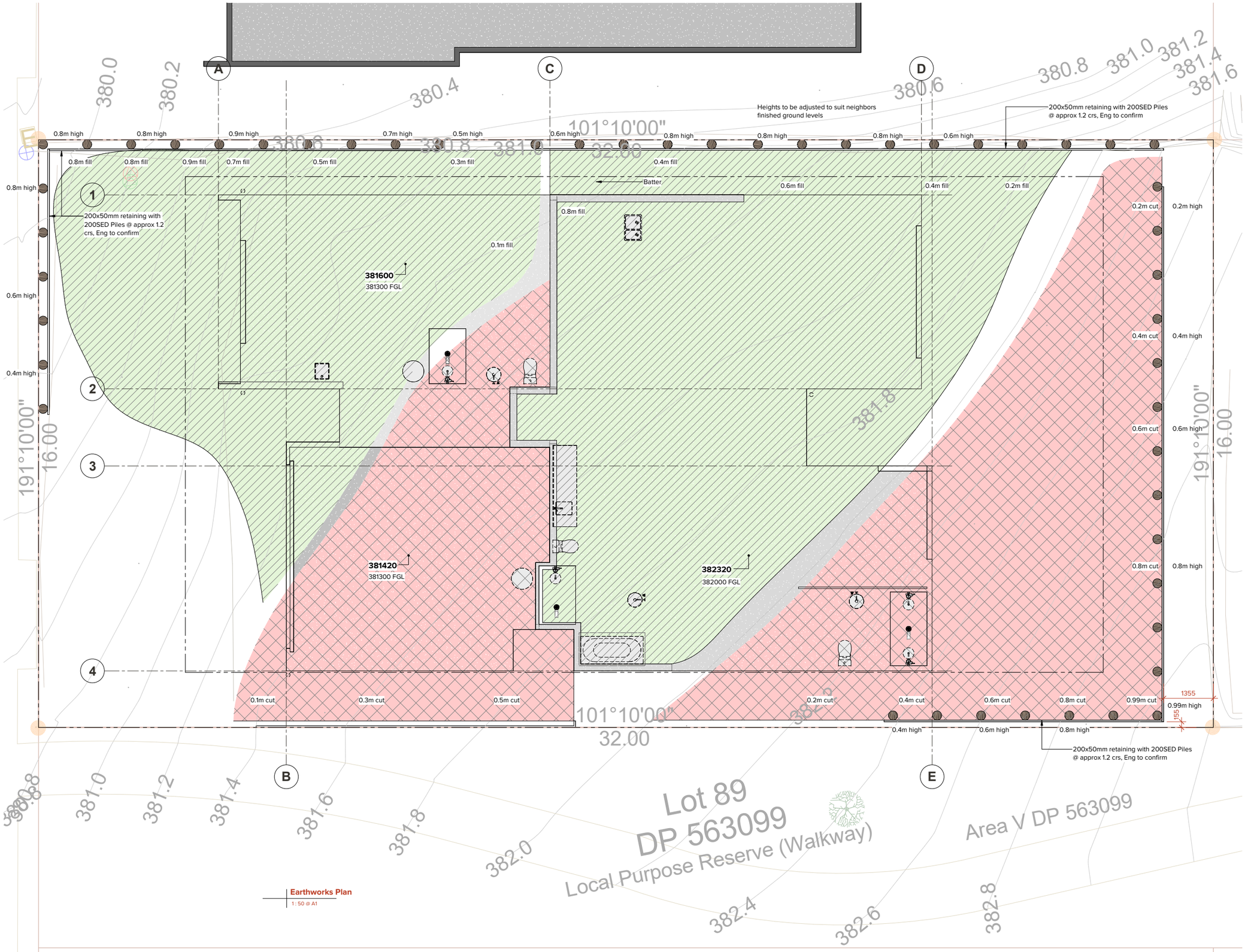
Revision Schedule

Project No. : J0314
Issued : 2026-01-28
Scale : 1:100 @ A1, 1:200 @ A3
Design : A Jackson

1.0 Rev.2
Sheet No. / Revision

Site and Context Plan
Sheet Title

FOR RC



Earthworks Plan
1 : 50 @ A1

EARTHWORKS

CUT:	55m³
FILL:	25m³
TOTAL CUT/FILL:	80m³
MAX DEPTH CUT:	1000mm
MAX HEIGHT FILL:	800mm

CUT

FILL

Ensure 225mm min. clearance from F.F.L. to F.G.L around entire perimeter of dwelling

NOTE:
-VOLUMES OF CUT/FILL ARE INDICATIVE FOR COMPACTED NATURAL GROUND.
-ALLOW FOR EXPANSION DURING EXCAVATION.
-NOT BE BE USED FOR PRICING

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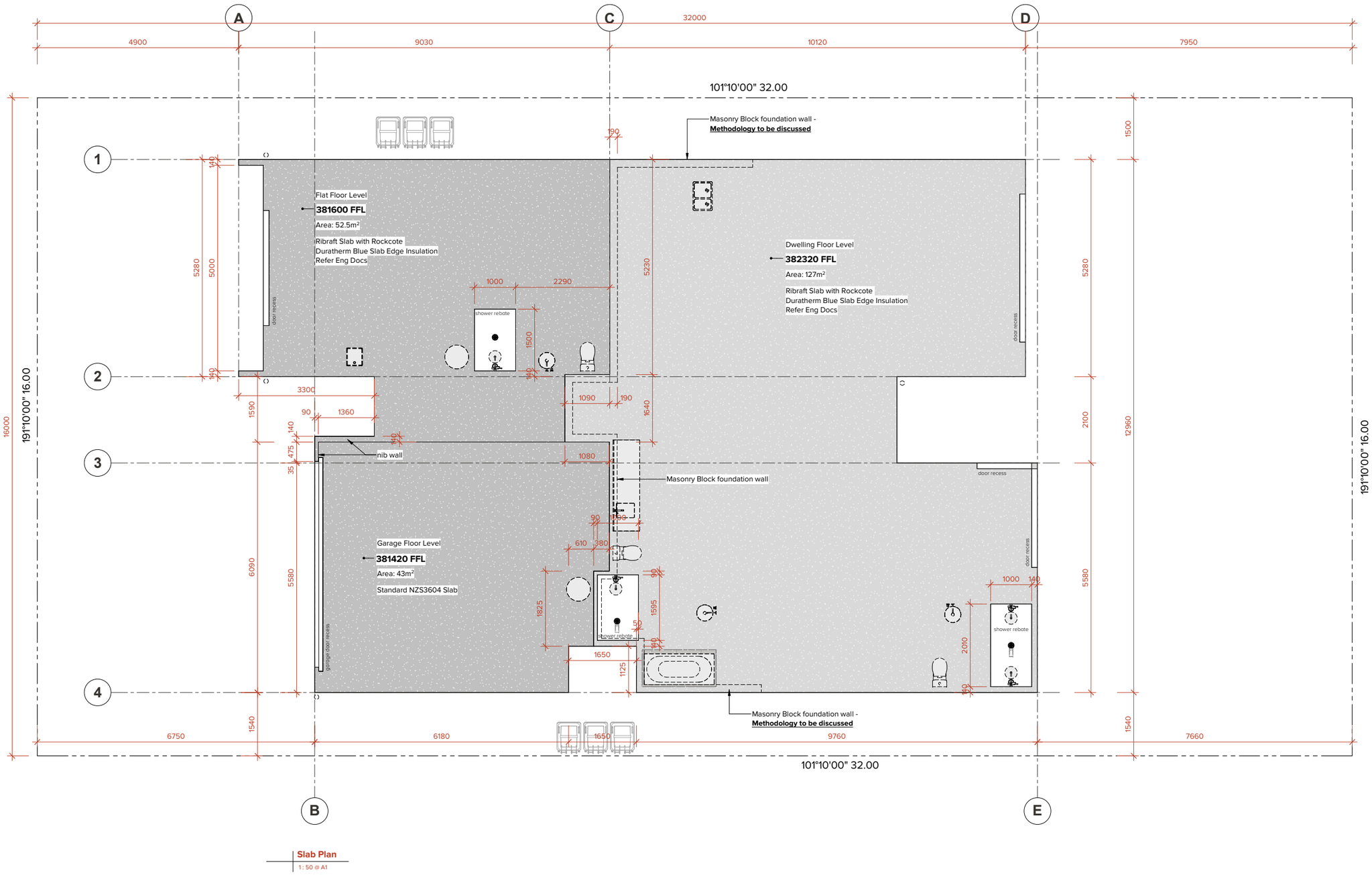
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1.1 Rev.2
Sheet No. / Revision

Earthworks
Sheet Title



Slab Plan
1 : 50 @ A1

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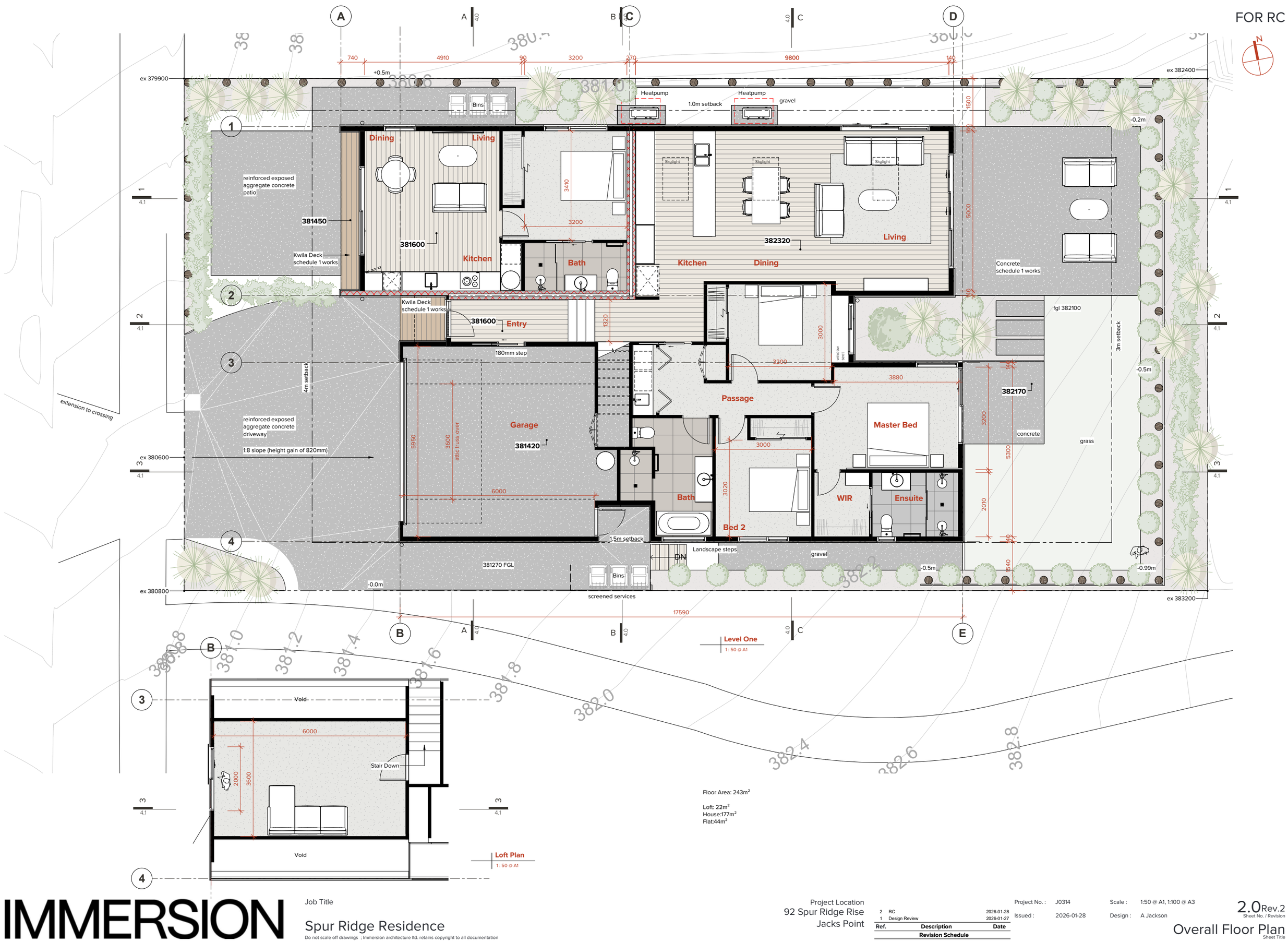
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Design : A Jackson

1.2 Rev.2
Sheet No. / Revision

Slab Outline Plan + Setout Plan
Sheet Title

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Floor Area: 243m²

Loft: 22m²
House:177m²
Flat:44m²

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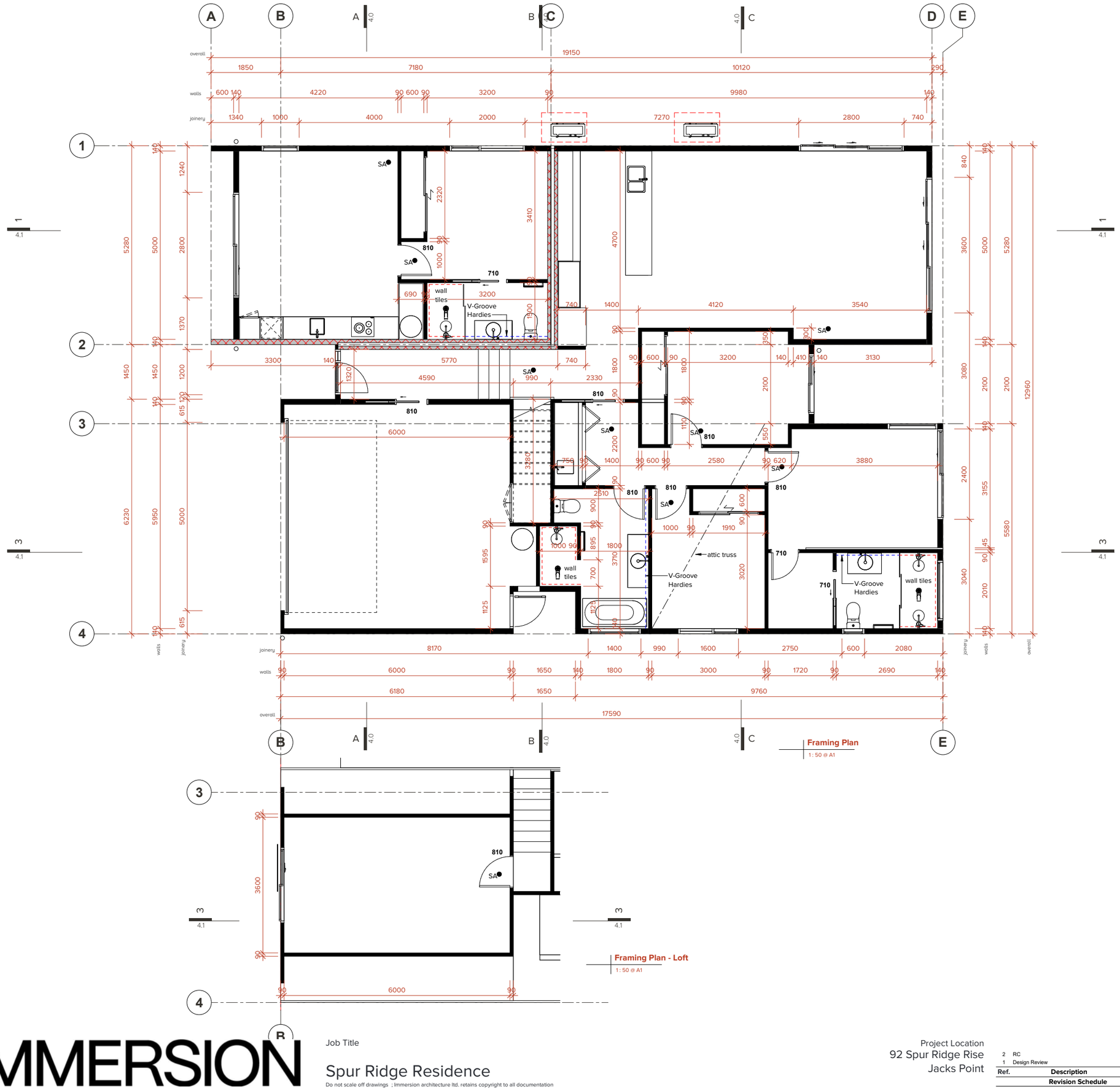
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2.0 Rev.2
Sheet No. / Revision

Overall Floor Plan
Sheet Title



SMOKE ALARMS

SA

Type 1 – Domestic Smoke Alarm System
Type in accordance with C/AS1 second edition 2 Nov 2023, in compliance with NZS 4514:2021. Smoke alarms shall be manufactured to at least one of: UL 217, CAN/ULC S531, BS EN 14604, ISO 12239, AS 3786. The smoke alarms shall be either hard wired or battery powered. In addition, they shall provide a hush facility, being a button that silences the alarm for a minimum duration of 60 seconds, either on the alarm or at a readily accessible location. Each alarm system shall have a test button. Alarms shall be tested at minimum of monthly intervals.

Location of smoke alarms
Smoke alarms shall be located as follows:
Alarms shall be located in all bedrooms, living spaces, hallways and landings within a building. Where a kitchen is separated from the living space an alarm specified by its manufacturer as suitable shall be located in the kitchen.
In a multilevel home there shall be at least one alarm on each level. Where more than one alarm is needed they shall be interconnected. In all cases, so that the sound pressure level complies with that specified in NZS 4514.
Smoke alarms shall be installed on or near the ceiling. The placement shall be in accordance with NZS 4514:2021 and the manufactures instructions.

Spacing:
In locations where they are required, smoke alarms shall be spaced as follows:
(a) the distance from any wall to a smoke alarm shall not exceed 5m; and
(b) smoke alarms shall be within 10m of each other in any direction.
Wired smoke alarms shall be installed in accordance with the electrical safety regulations and be tested and certified by a licensed electrical worker.
End of life: long life sealed battery units shall be replaced by the manufacturers specified date or when a low battery condition exists (which ever comes first).
Other alarms shall be replaced after 10 years from manufacture date, unless the manufacturers instructions specify otherwise. Smoke alarms are to be neatly fitted without damage to the surrounding finish.

VENTILATION

RESIDENTIAL SPACES

- Natural ventilation shall meet the requirements of NZBC G4. Compliance is Achieved using openable windows and doors in all habitable Living spaces, having >5% of the floor space as openable window space.
- mechanical ventilation to meet the requirements of NZS4303:1990.
- bathroom extraction fans shall be run on light circuits, and shall include a 2min run on facility.
- Bathroom extraction fans to have a min capacity of 180m3/hr, and vented to The exterior via wall, soffit or roof terminations.
- The mechanical services contractor shall ensure all grille terminations Are painted to match the adjacent cladding/soffit/roof colour.

BATHROOM & ENSUITE (V)
Install 150mm Ø. 50L / Second ventilation fans, switched off light switches, fitted with timer switch and duct through soffit or external wall with weatherproof shutters Sim X DCT4299 Weatherproof Cowl - Pre-Primed. Colour : Flaxpod

KITCHEN EXTRACT
Install proprietary rangehood over, extract to exterior complete with approved weatherpoof shutter through wall - exhaust air to the outside at a flowrate not less than 50 L/s

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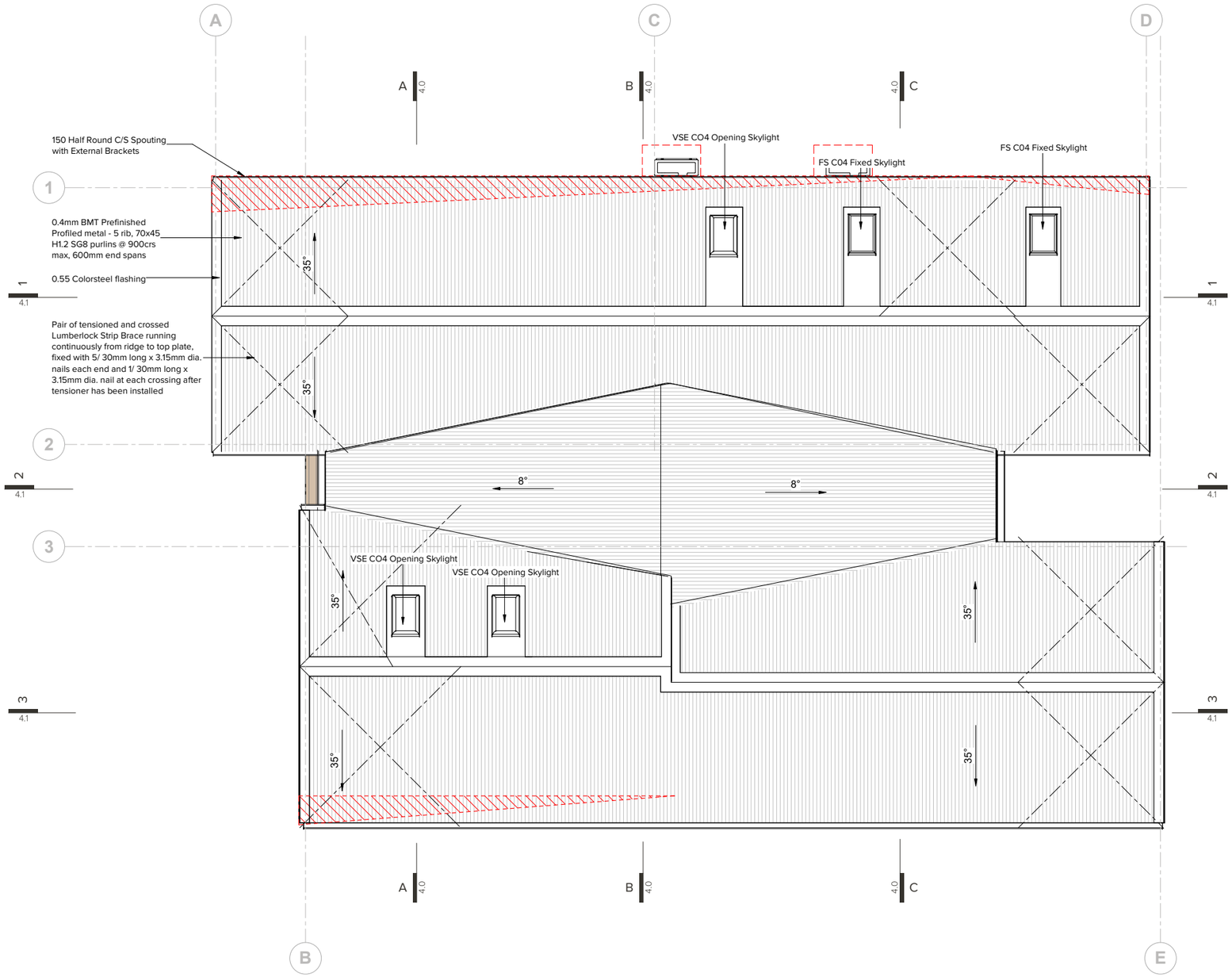
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Framing Plan
Sheet Title



Roof Plan
1 : 50 @ A1

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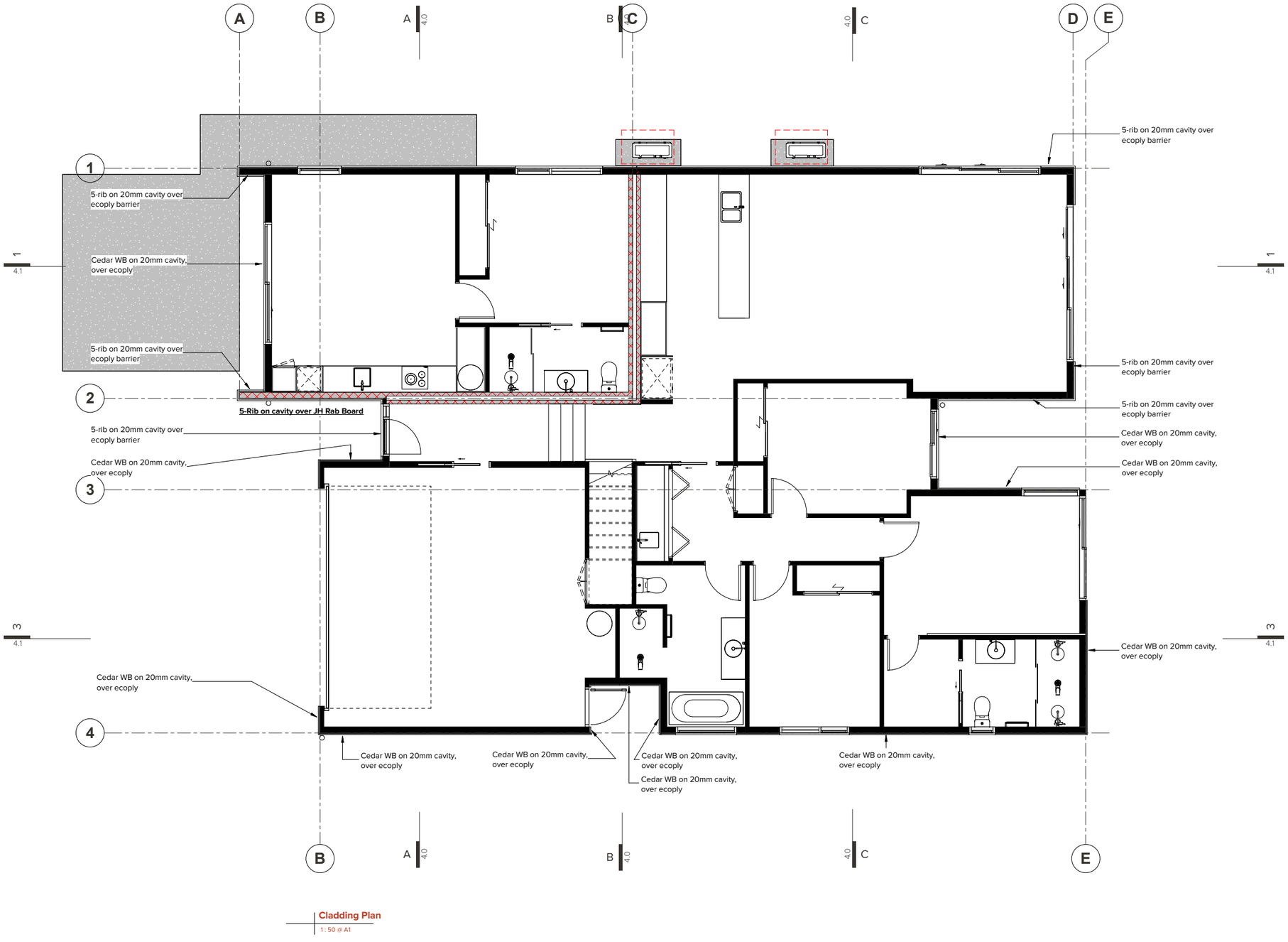
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2.2 Rev.2
Sheet No. / Revision

Roof Plan
Sheet Title

FOR RC



Cladding Plan
1 : 50 @ A1

Ironsand

TSR: 25%
LRV: 8%

ROOFING, FLASHINGS, DOWNPIPES, CLADDING, JOINERY

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2.6 Rev.2
Sheet No. / Revision

Cladding Plan
Sheet Title

FOR RC



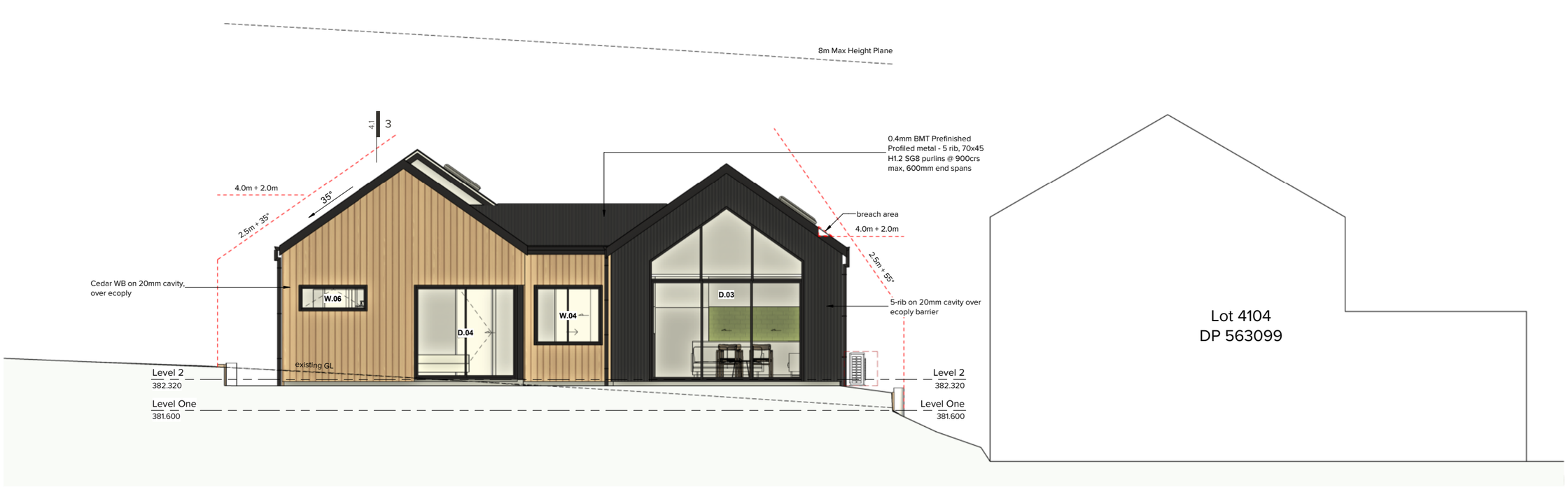
North Elevation
1 : 50 @ A1



Cedar Hp55 Colour DUNE



ROOFING, FLASHINGS, DOWNPIPES, CLADDING, JOINERY



East Elevation
1 : 50 @ A1

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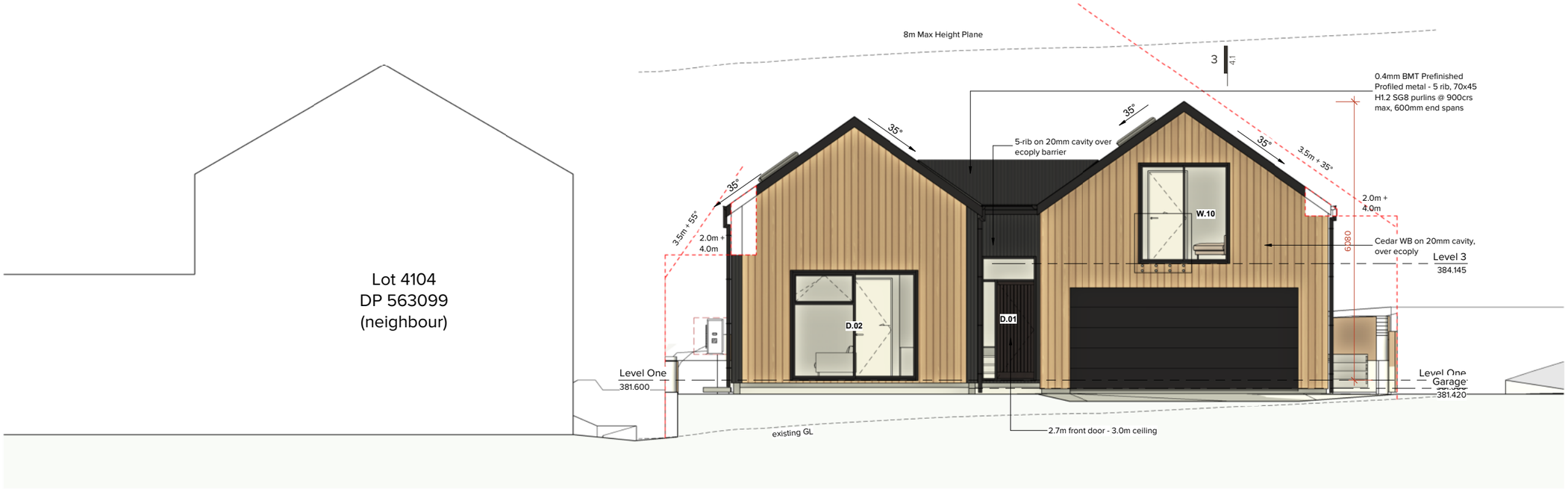
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Elevations
Sheet Title



West Elevation
1 : 50 @ A1



South Elevation
1 : 50 @ A1

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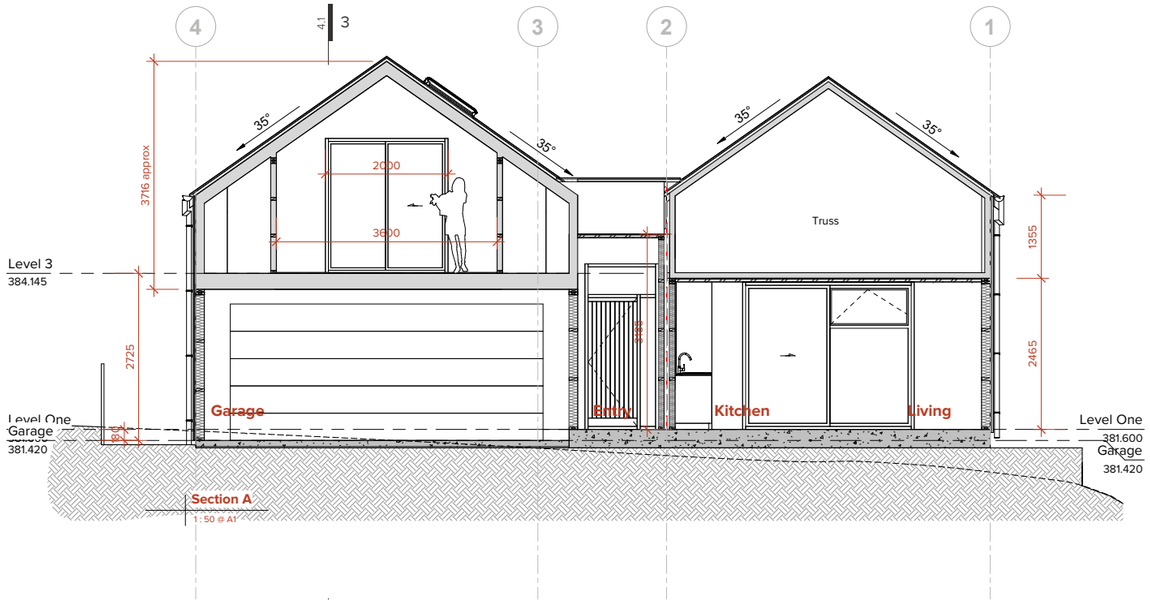
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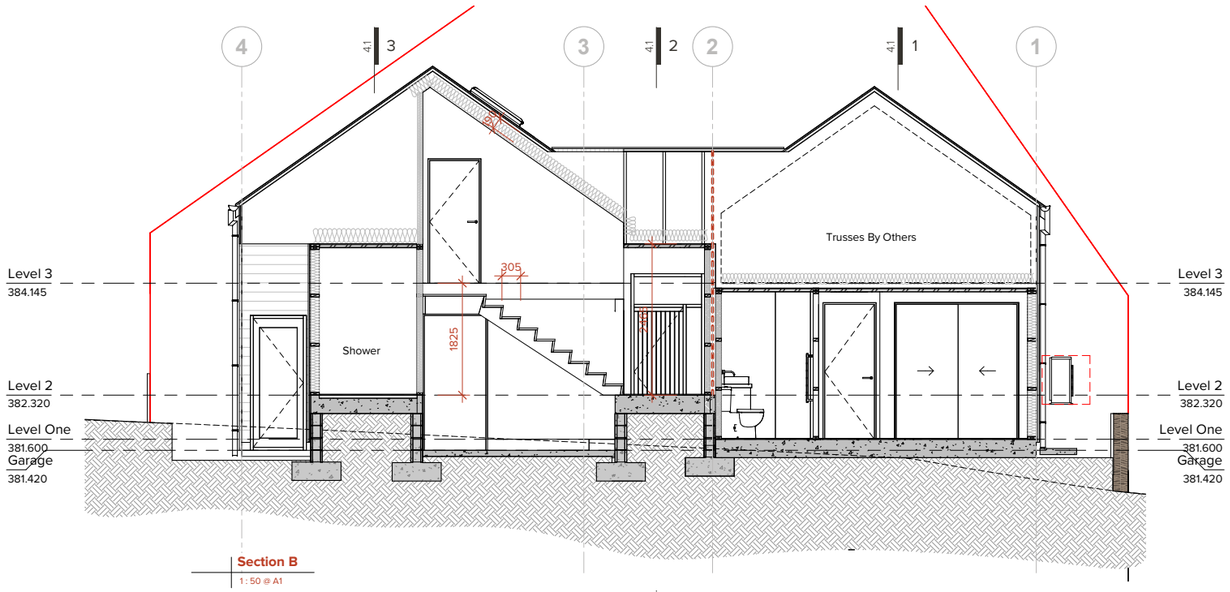
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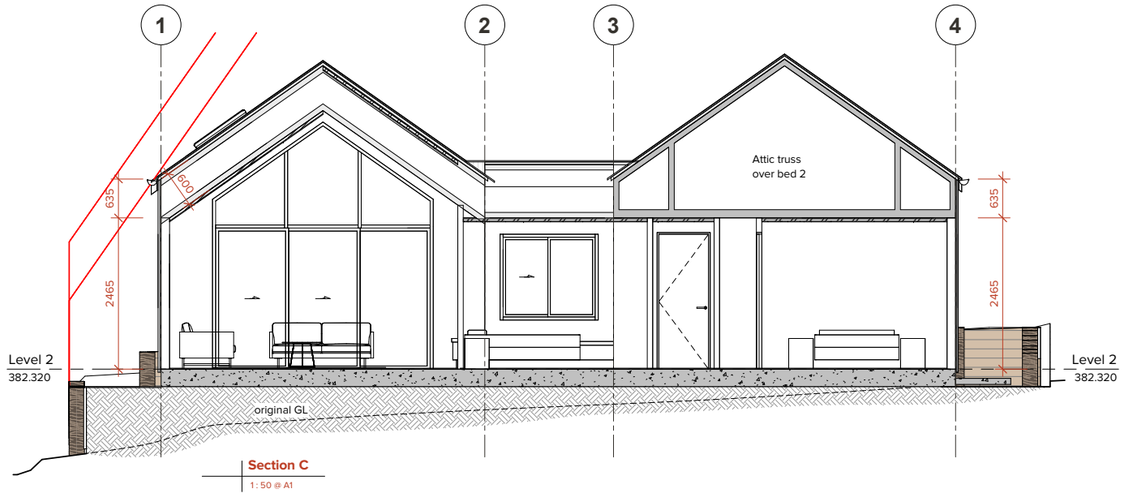
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Elevations
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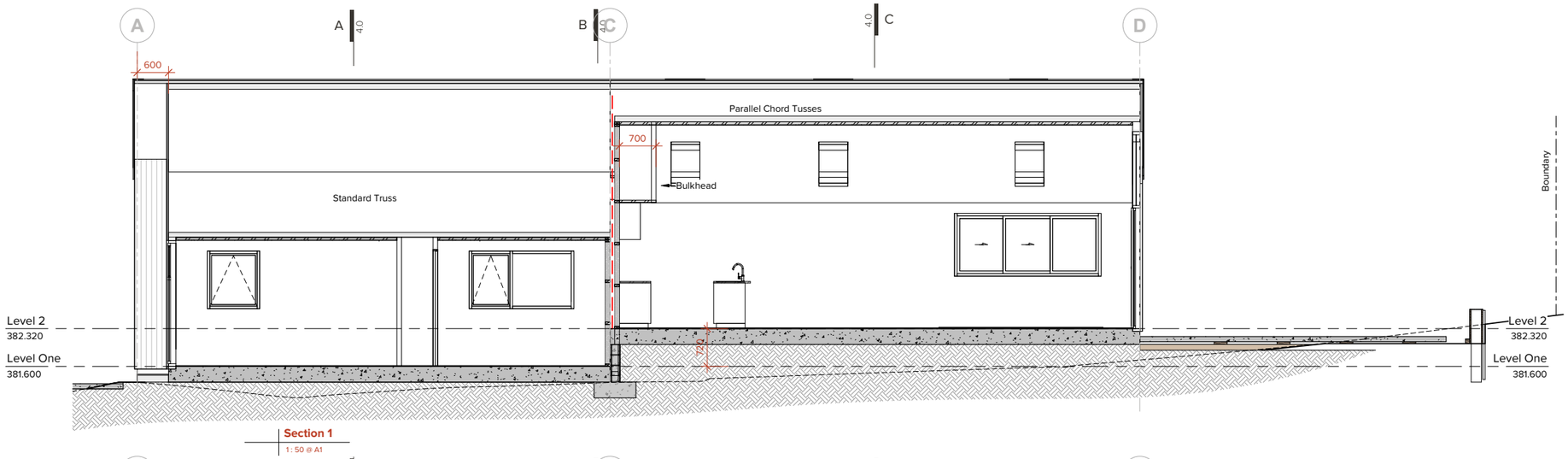
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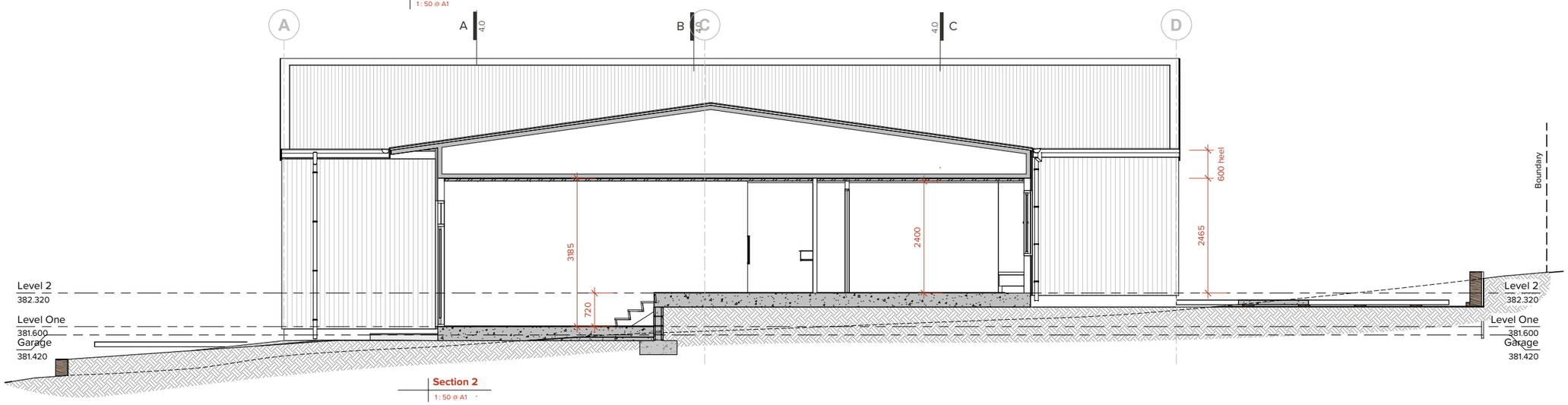
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Cross Sections
Sheet Title

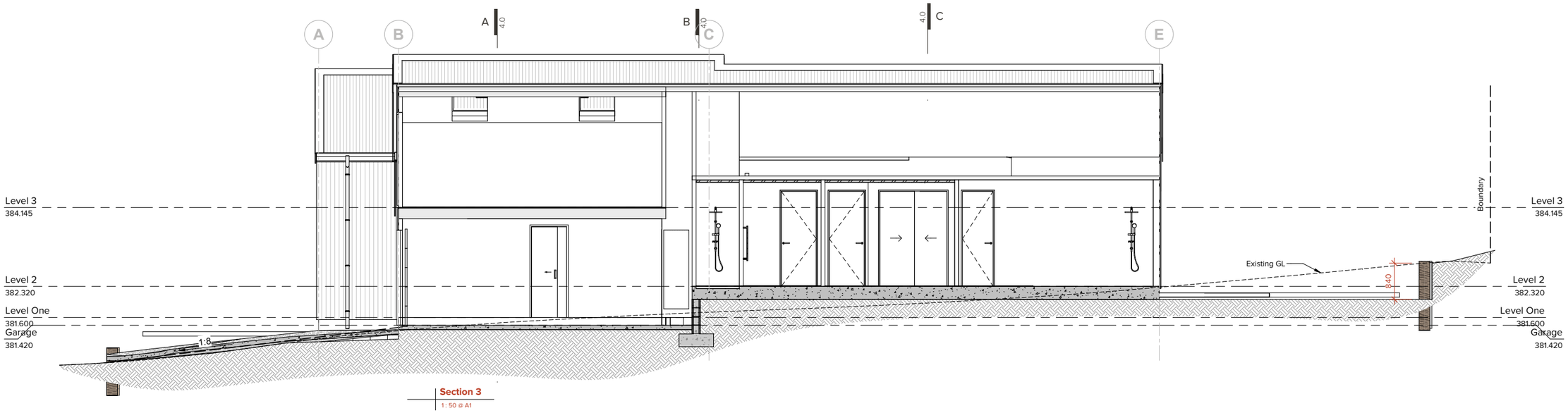
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Section 1
1 : 50 @ A1



Section 2
1 : 50 @ A1



Section 3
1 : 50 @ A1

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Cross Sections
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