



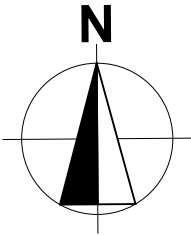
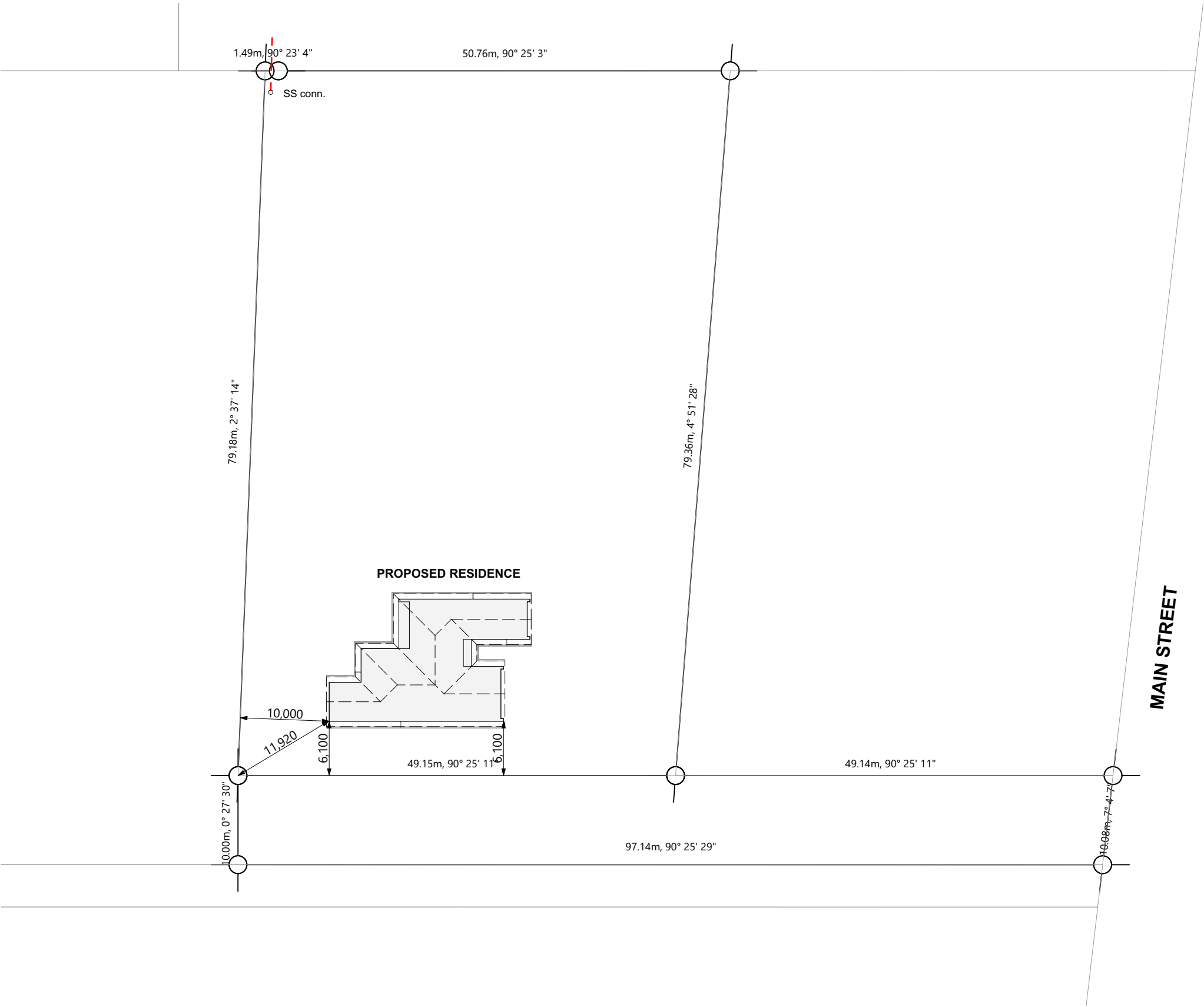
STAGE: PREMIT

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The following design elements have been specified by other designers: - Truss Design / Placemakers - SED Wind Assessment report to confirm wind zone	www.A1homes.co.nz	Proposed New Home for: OneLP Ltd Address: 35 Main Street Methven Date: 5/06/2025
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SITE LOCATION PLAN					Scale:	Sheet no: 2
					Rev: 	
Design: A1	Drawn: CH/AK	Check: AC	LBP: AC	Date: 5/06/2025		
Wind: EXTRA HIGH	Earthq: 2	Exposure: B	Snow: N4- up to 2kPa	Climate: 5	www.A1homes.co.nz	

Client Details:

OneLP Ltd

Address:

35 Main Street

Methven

Job no: CH1196

KH200b



Before building is erected on site, all rubbish, noxious matter and organic matter shall be removed from the area to be covered by the building.

Any fill to be dry & approved by engineer & compacted down in accordance with NZS.3604.2011

- confirm ground has adequate bearing to comply with NZS 3604: 2011, except in the case of SED design, or when using Firth RibRaft Floor System (refer RibRaft manual).
- locate all service connections points on site prior to commencement of works. Check invert levels or pipes and manholes.
- confirm plumbing route and fixture positions on site prior to commencement of works.
- locate all electrical and water services on site.
- confirm on site all boundary bearings, lengths & peg locations on site prior to commencement of works, to ensure house position is correct.

HIRB = Height in Relation to Boundary

- No building work will be started on this project until the construction of an approved stormwater outfall has been completed for this proposed Lot
- All erosion and sediment control structures are to be inspected and maintained daily
- Prevent any backfill or debris from washing onto council or neighbouring properties
- All ground cover vegetation outside the immediate building area to be preserved during the building phase
- All erosion and sediment control measures are to be installed prior to commencement of earthworks
- Stockpiles of clay and materials are to be covered with impervious sheeting
- Roof water downpipes to be connected to the main stormwater system as soon as roof sheathing & spouting is installed

Construction and Demolition Hazards Acceptable Solution F5/AS1

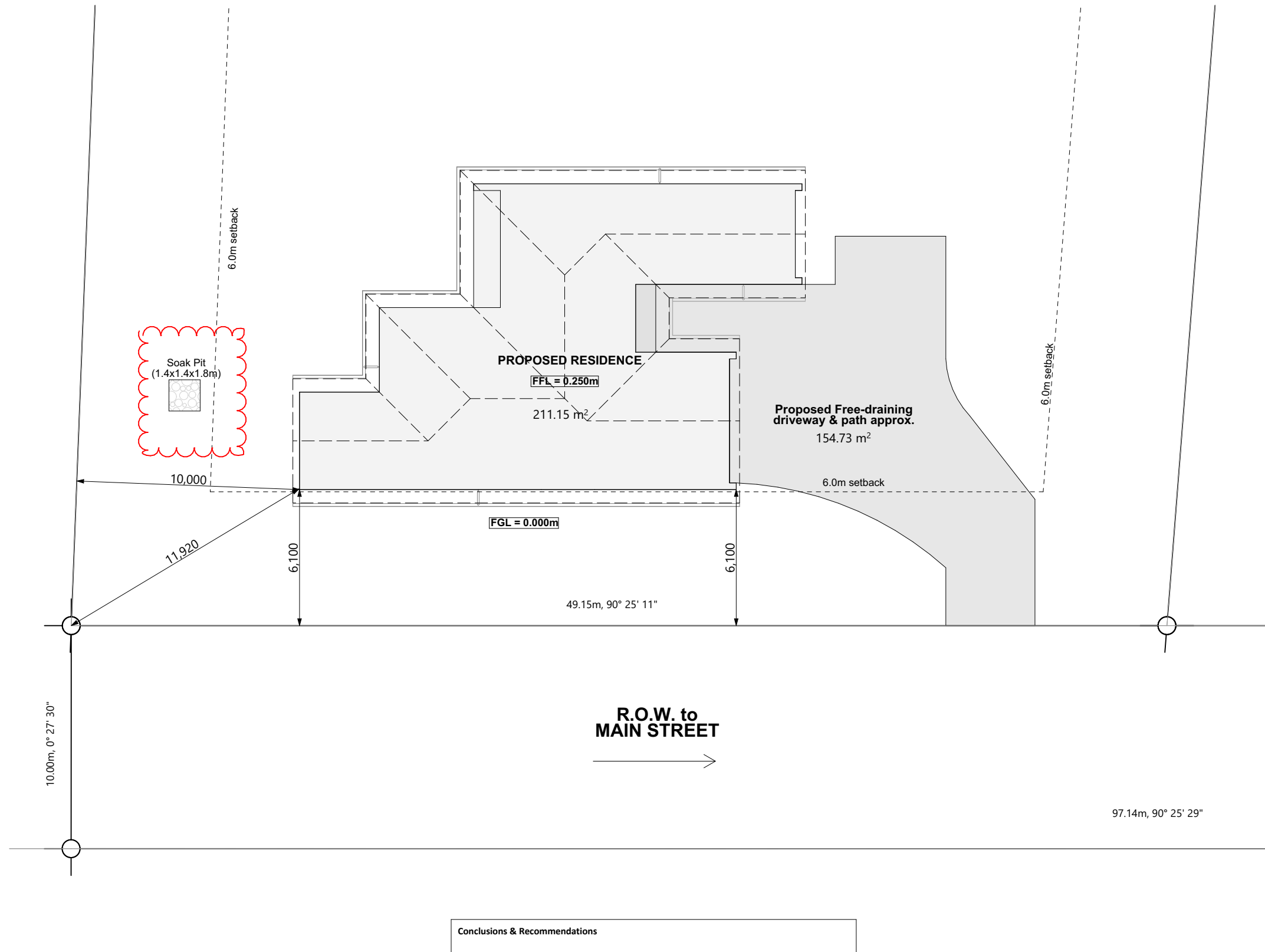
1.0.1 The necessity for barriers will depend mainly on the site location. The need will be greater in areas with high levels of pedestrian traffic (i.e. in Central Business Districts), than in industrial or rural areas. Barriers are not necessary for domestic dwellings up to 2 storeys above ground level unless specific hazards exist.

1. Pedestrian counts adjacent to the site.
2. Car parking adjacent to the site.
3. Location of neighbouring buildings.
4. Presence of neighbouring work-sites or recreation areas.
5. Proximity to schools or early childhood centres.
6. Proximity to housing.
7. The depth of a water hazard.
8. The period of time for which ponded water will be present.
9. The accessibility and 'visibility' of the site.

1.0.2 If a work-site is not completely enclosed, and unauthorised entry by children is likely, it is acceptable for specific hazards to be fenced only when workers are absent from the immediate vicinity.

1.1.1 Fences and hoardings shall extend at least 2.0 m in height from ground level on the side accessible to the public.

1.1.2 An acceptable fence may be constructed with galvanised chainlink netting having a maximum sized grid of 50 mm x 50 mm. Post spacing shall be a maximum of 2.5 m, and the gap between the bottom of the fence and ground no greater than 100 mm.



At 500mm below existing ground level in the firm-stiff Silt all test locations gave allowable serviceability bearing pressures larger than 100 kPa (equivalent to an ultimate bearing capacity UBC of 300 kPa). From my site investigation, standard reinforced concrete foundations to NZS 3604, as shown on the A1 Homes drawings are suitable for the dwelling founded at a minimum of 500mm below existing ground level.

- For sites level with or above the road, no less than 150 mm above the road crown on at least one cross-section through the building and roadway
- For sites below the road, no less than 150 mm above the lowest point on the site boundary
- FGL to be a minimum of 225mm below FFL with a fall away from the building
- FFL to be a minimum of 150mm above paving level at foundation, with a fall away from building

Lot:	2
DP:	569851
Site Area:	4012m²
Gross Plan Area:	211.15m² (includes covered areas)
Site Coverage:	5.3% (15% maximum)
Maximum Building Ht:	10m
Territorial Authority:	Ashburton District Council
Planning Zone:	Residential D



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Design: A1	Drawn: CH/AK	Check: AG	IBP: AG
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Wind:	Earthq:	Exposure:	Snow: N4- up to 2kPa	Climate:
EXTRA HIGH	2	B		5

Rev: **B**

Date: 5/06/2025

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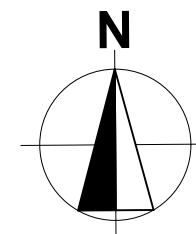
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Client Details:	OneLP Ltd
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Address:
35 Main Street
Methven

Job no: **CH1196**

Cautionary Notes:
Always cross reference the foundation plan with the framing plan prior to setting out

Joinery sizes shown are box sizes & are preliminary only.
Site measure and confirm all joinery sizes, reporting to designer any changes, PRIOR to ordering joinery. No liability shall be held by designer for incorrect supply of joinery.

Refer to all written dimensions, DO NOT scale off drawings.

Construction Notes:
Electric hobs with vented r/hood.
Ensure gas appliance installation complies to AS/NZS 5601:2013.
Polybutylene water supply pipes.
Hot water supply pipes shall be thermally insulated to comply with H1/AS1 5.0

The delivered hot water temperature at any sanitary fixture used for personal hygiene shall not exceed 50°C
*Check cylinder height for under stair locations

gas bottles: 2/1250high x 375ø bottles to be mounted on conc. base & secured with seismic restraints (chains or fixed brackets) 1000mm from door, drain or air vent, 1500mm from any point of ignition, min 150mm below an opening window. (gas fitter to confirm)

gas water heater: 300mm from any opening door or window, 75mm from down pipes, 500mm fuse or electric box, 1500mm from gas bottles, 300mm from wall or corner, 1500mm from ground.
(gas fitter to confirm)

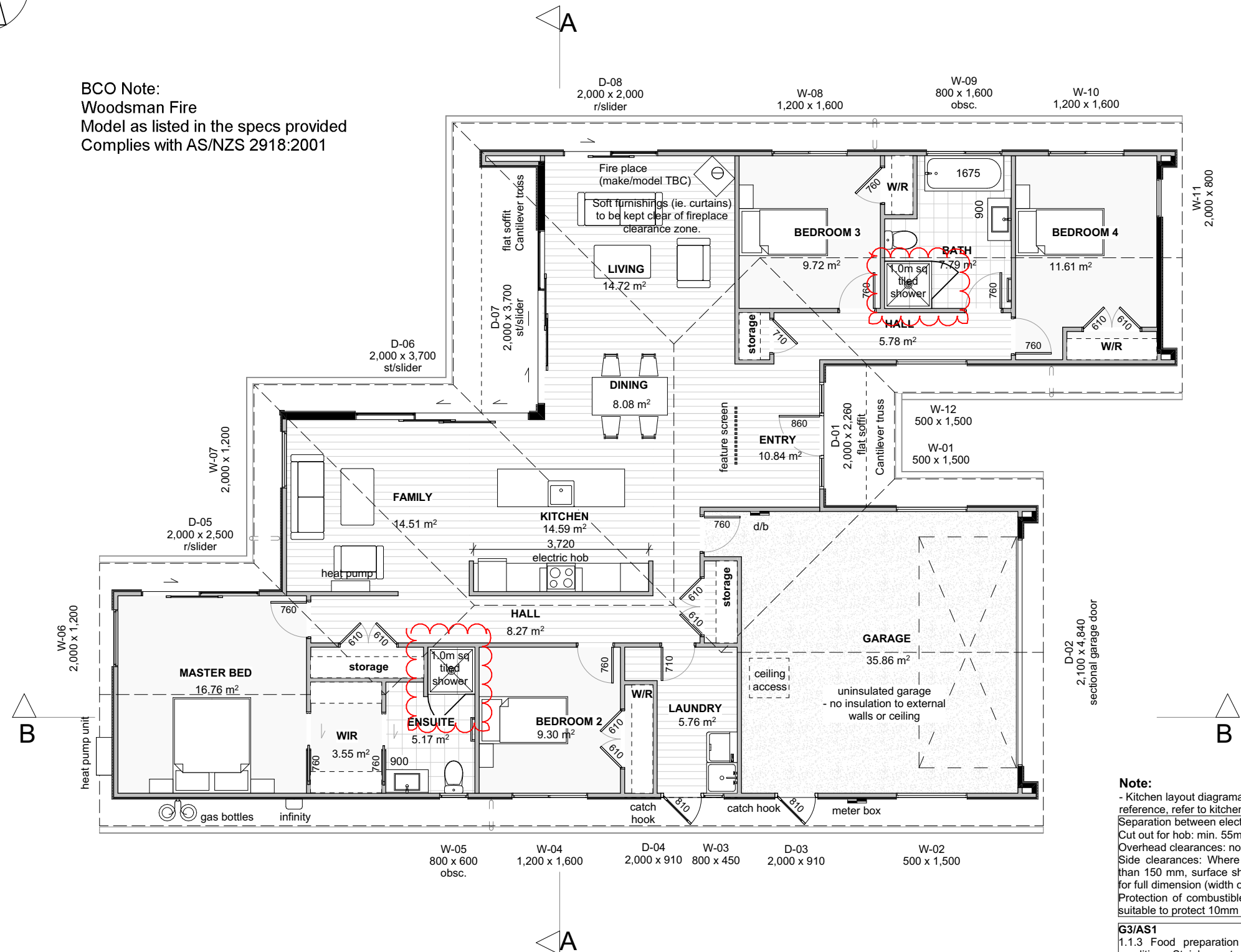
Tapered edge joints in ceilings
To reduce the risk of cracks caused by substrate movement, back-blocking of tapered edge joints is required in the following situations.

- When timber battens have been used:
Any area containing 3 or more tapered joints
- When steel battens have been used:
Any area containing 6 or more tapered joints

Please confirm layout & fittings of kitchen & bathrooms etc before foundation commences

Log Burner Fireplace:
Installed strictly to manufacturers specifications
Considerations:

- minimum clearance to walls from appliance
- minimum flue clearance
- minimum flue height
- hearth dimensions & distance from front of appliance



Note:

- Kitchen layout diagrammatic and only to be used for drainage reference, refer to kitchen plans for exact design.

Separation between electric hob and the Gib lined wall:

Cut out for hob: min. 55mm from back of bench top.

Overhead clearances: not less than 650mm from hob surface to range hood

Side clearances: Where dimension to any vertical combustible surface is less than 150 mm, surface shall be protected to a min. height of 150 mm above hob for full dimension (width or depth) of cooking surface area.

Protection of combustible surfaces: 5mm thick ceramic tiles or graphic glass is suitable to protect 10mm Gib board.

G3/AS1

1.1.3 Food preparation surfaces shall be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, and tiles are examples of suitable materials for these surfaces.

1.6 Wall linings

Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, tiles, wallboards with painted or applied impervious coatings or films, are examples of suitable materials for these surfaces.

FLOOR FINISHES:

- ☐ **Carpet**
- Master Bedroom
- Bedroom 2, 3 & 4
- W/R
- ☐ **Vinyl**
- Laundry
- Kitchen
- Dining
- Living
- Family
- Hall
- Storage
- ☐ **Tile**
- Bath
- Ensuite
- ☐ **Concrete**
- Garage
- Laundry

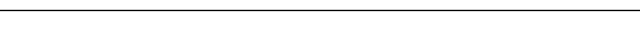
FLOOR AREAS:

o/frame living area = 161.86 m²
o/frame garage area = 38.35 m²
Total o/frame area = 200.21 m²

CLADDING KEY:

 JH Stria Horiz. 325mm
 JH Oblique vert. 200mm

Note:
2420 stud ht. throughout

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					Date: 5/06/2025	Address: 35 Main Street Methven KH200b		
	Design: A1 Drawn: CH/AK Check: AC LBP: AC	Wind: EXTRA HIGH Earthq: 2 Exposure: B Snow: N4- up to 2kPa Climate: 5	www.A1homes.co.nz					

NZBC D1/AS1 Access Routes:
H3.2 timber steps and landing to all access points, H5 timber to ground (owners care)
Acceptable Slip Resistance for Walking Surfaces:
• Timber
• Uncoated profiled
Profile at right angles to direction of pedestrian traffic. Algal growth on uncoated timber walkways significantly reduces slip resistance when wet and requires regular removal, e.g. by high pressure waterblasting.

General Notes:
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.

Cautionary Notes:
BUILDING CONTRACTOR TO ASSESS SITE TO ENSURE DAYLIGHTING & BUILDING RESTRICTIONS ARE COMPLIED WITH.
NO LIABILITY FOR ENCROACHMENT SHALL BE HELD BY DESIGNER IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO COMMENCEMENT OF FOUNDATIONS.

Construction Notes:
Glazing in accordance with NZS 4223:2008/2016 plus amendments
All glazing low-e clear float except for obscure glass to bathrooms & wc
Double glazing to all window and door joinery

Aluminium joinery head heights to be 2.0m
Refer to floor plan for door & window sizes. Joinery schedule & sizes to be confirmed by pre-cut manufacturer & joinery fabricator PRIOR to manufacture by way of communication via e-mail, phone or other.

HIRB = Height in Relation to Boundary

NZBC D1/AS1 Access Routes:
Concrete (min 150mm below FFL, max 190mm) or H5 timber step to all access points (owners care)
Acceptable Slip Resistance for Walking Surfaces:
• Portland cement concrete
• Broomed (Class 5 or 6) or wood float finish (Class U2)
Concrete surface finishes complying with NZS 3114.
• Coated and sand/grit impregnated
The sand/grit, which is sprinkled over the complete surface of the final paint coating, should be a hard angular material such as silica sand or calcined bauxite. The particle size should not be less than 0.2 mm so that it is not submerged by the coating and not greater than about 2–3 mm so that it remains tightly bound to the surface.
• Exposed aggregate finish
crushed aggregate
• Asphaltic concrete
• Concrete pavers
• Dry press concrete
• Interlocking concrete block paving to NZS 3116.
• Anti-slip tapes
• will normally require regular replacement to remain effective. To ensure foot contact, tapes should be placed at right angles to the line of travel and be spaced at no more than 150 mm centres.

Risk Factor	Description	Risk	Score
Wind Zone	Extra High	H	2
Number of Storeys	Single Storey	L	0
Roof/Wall Intersection Design	Fully protected (e.g. hip and gable roof with eaves)	L	0
Eaves Width	450mm - 600mm wide	M	1
Envelope Complexity	Moderately complex shape with no more than 2 cladding types.	M	1
Deck Design	None	L	0
		Total Score: 4	

Selected Cladding: Fibre cement weatherboard over nominal 20mm drained cavity

Foundation:
NZS3604 Concrete Foundation (single pour)

Wall Cladding:
James Hardie Horizontal Stria- 320 mm
James Hardie Vertical Oblique- 200 mm

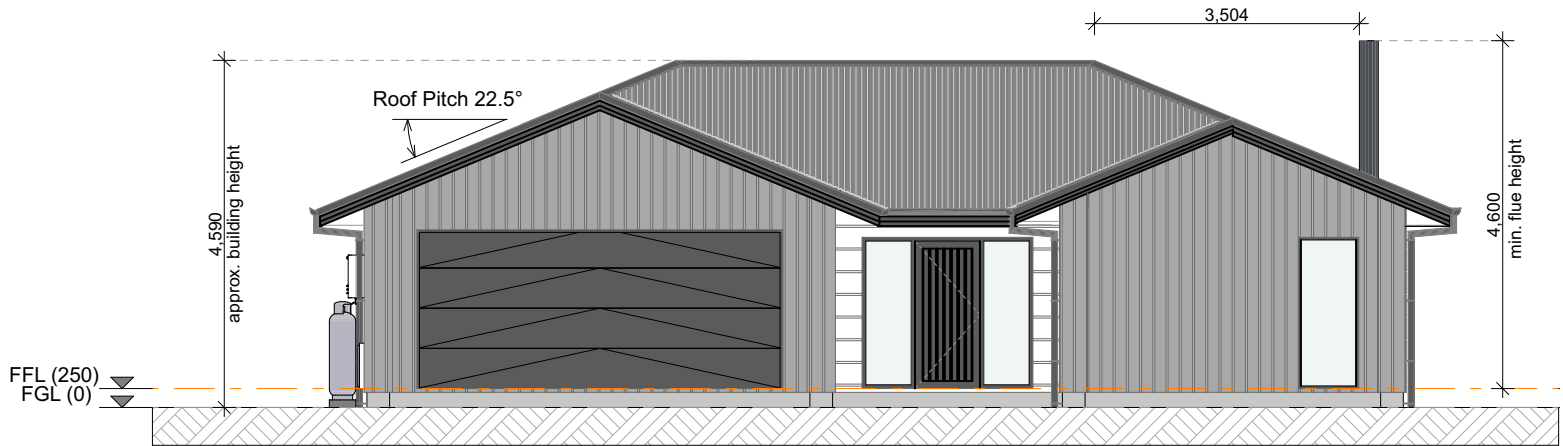
Roof Cladding:
22.5° pitch. NZS Colorsteel MAXAM Corrugate profile

Fascia and Spouting:
Metalcraft 185 Colorsteel fascia
Metalcraft Quadline spouting
Colorsteel 80mmØ round downpipes

Joinery:
APL Residential suite Aluminium joinery



NORTH ELEVATION



EAST ELEVATION



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ELEVATIONS

Design: A1	Drawn: CH/AK	Check: AC	LBP: AC
Wind: EXTRA HIGH	Earthq: 2	Exposure: B	Snow: N4- up to 2kPa

Scale: 1:100
Rev: B
Date: 5/06/2025

Sheet no: 10

Client Details:
OneLP Ltd
Address:
35 Main Street
Methven

Job no: CH1196

KH200b

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NZBC D1/AS1 Access Routes:
H3.2 timber steps and landing to all access points, H5 timber to ground (owners care)
Acceptable Slip Resistance for Walking Surfaces:
• Timber
• Uncoated profiled
Profile at right angles to direction of pedestrian traffic. Algal growth on uncoated timber walkways significantly reduces slip resistance when wet and requires regular removal, e.g. by high pressure waterblasting.

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All glazing low-e clear float except for obscure glass to bathrooms & wc
Double glazing to all window and door joinery

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Refer to floor plan for door & window sizes. Joinery schedule & sizes to be confirmed by pre-cut manufacturer & joinery fabricator PRIOR to manufacture by way of communication via e-mail, phone or other.

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The sand/grit, which is sprinkled over the complete surface of the final paint coating, should be a hard angular material such as silica sand or calcined bauxite. The particle size should not be less than 0.2 mm so that it is not submerged by the coating and not greater than about 2-3 mm so that it remains tightly bound to the surface.
• Exposed aggregate finish
crushed aggregate
• Asphaltic concrete
• Concrete pavers
• Dry press concrete
• Interlocking concrete block paving to NZS 3116.
• Anti-slip tapes
• will normally require regular replacement to remain effective. To ensure foot contact, tapes should be placed at right angles to the line of travel and be spaced at no more than 150 mm centres.



SOUTH ELEVATION



WEST ELEVATION

Risk Factor	Description	Risk	Score
Wind Zone	Extra High	H	2
Number of Storeys	Single Storey	L	0
Roof/Wall Intersection Design	Fully protected (e.g. hip and gable roof with eaves)	L	0
Eaves Width	450mm - 600mm wide	M	1
Envelope Complexity	Moderately complex shape with no more than 2 cladding types.	M	1
Deck Design	None	L	0
			Total Score: 4

Selected Cladding: Fibre cement weatherboard over nominal 20mm drained cavity

Foundation:
NZS3604 Concrete Foundation (single pour)

Wall Cladding:
James Hardie Horizontal Stria- 320 mm
James Hardie Vertical Oblique- 200 mm

Roof Cladding:
22.5° pitch. NZS Colorsteel MAXAM Corrugate profile

Fascia and Spouting:
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Joinery:
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		EXTRA HIGH	2	B			www.A1homes.co.nz	

