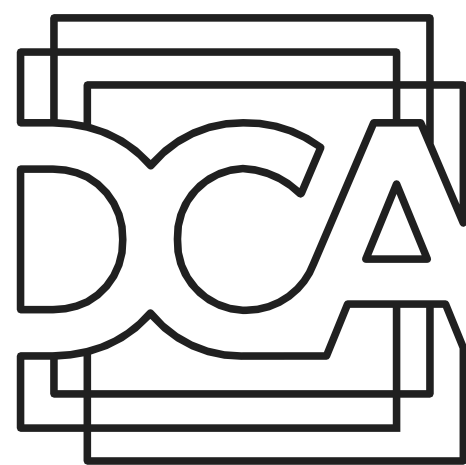


| | |
|--|--|
| Site Legal Description | |
| Address: | 5 Jamieson Road |
| Legal Description: | |
| Consisting of | Lot 1 DP 53857 Lot 2 DP 53857 Lot 3 DP 53857 Lot 4 DP 53857 Lot 5 DP 53857 |
| Site Coverage | |
| Whole Site Coverage: | |
| Building Coverage: | 18% |
| Impervious Surfaces: | 34% |
| Max Height: | 8m |
| Daylight: | 2m / 45° refer to HIRB drawings |
| Boundary setbacks: | |
| Front Yard: | 3m |
| Side/Rear Yard: | 1.2m |
| Wind Zone: | High |
| Wind Region: | A |
| Earthquake Zone: | 1 |
| Exposure Zone: | C |
| Climate Zone: | 1 |
| Rainfall Intensity: | 80-90 |
| Bench Mark (Datum): | Lid Level of WMMHLL = TBC |
| | 1001.16 DATUM/BENCH MARK 1001.17 EX. SPOT HEIGHTS |
| Refer to Reyburn and Bryant survey plans for ex. site levels and Bench Mark (Refer to most recent survey drawing) | |

| | |
|------|-------------------------------------|
| Key: | |
| | Lawn |
| | Building Floor Area |
| | Exposed Aggregate Concrete |
| | Brushed Finish Concrete |
| | Garden |
| | Driveway |
| | New Safety Fence - Galvanised Steel |
| | New Safety Fence - Timber |
| | New Privacy Fence |
| | New Permeable Privacy Fence |
| | Existing Fence to Remain |
| | Demolished Existing Fence |
| | Mowing Strip |
| | Channel Strip Drain |
| | Existing Site Levels |
| | Proposed Site Levels |
| | Letterbox location |



ARCHITECTS OF TRANSFORMATION

CLIENT / PROJECT

Kāinga Ora
Far North Projects
5 Jamieson Road Kaitiāia

DRAWING TITLE

Overall Site Plan

| | INITIAL | ISSUED |
|----------|---------|------------|
| DESIGNED | DCA | 08/07/2020 |
| DRAWN | DCA | |
| CHECKED | DCA | |

| SCALE | STATUS | A1 original |
|-------|---------|-------------|
| 1:200 | Concept | |

| JOB NO. | DRAWING NO. | REVISION |
|---|-------------|----------|
| Y0402 | L02 | - |
| FILE: \\BMServer\BMSERVER-BIM\Kaitiāia\Basis for ARCHICAD\2300402 Kaitiāia Ora - Far North - 5 Jamieson Place | | |

Notes

1 General

1001 PRINCIPAL
Reference to principals means: Kāinga Ora Homes and Communities

1001.17 EX. SPOT HEIGHTS
Refer surveying.net.nz Survey drawings for existing Site contours / spot heights and boundary dimensions

1001.19 SETOUT NOTES
Contractor to obtain surveyors certificates during construction to confirm compliance with building location in relation to boundaries

1001.20 HIRB
Contractor to obtain surveyors certificates during construction to confirm compliance with height in relation to boundary requirements. Refer previously approved Resource Consent Drawings

1220.01 PROJECT
The following site plans have been

produce by DCA Architects of Transformation in accordance with Kāinga Ora Homes and Communities Housing Standard: Design (M-255). It is the responsibility of all contractors to refer the above mentioned documents before commencement of works and to ensure compliance with regards the relevant housing typology and document sections as mentioned within.

2 Site

2210.01 EXCAVATE & FILL
Excavate and remove existing material to a depth as stated in the geotechnical report. Dispose of unwanted excavated material. Refer geotechnical report for excavation & filling requirements.

2221.01 CLEAR SITE
Contractor to provide clear flat site in preparation for construction, remove all existing site materials in newly formed lot including existing concrete

paths, washing lines, sheds, garden beds, stumps, trees and vegetation. Only soil, nominated trees and fences to remain. Allow to remove stumps and grind as required.

7 Services

7100.01 CHECK EX. SERVICES
Check location of all existing services prior to commencement of any work, protect during demolition. Allow for relocation if required around items such as power and telecommunications supply at new driveways etc. Allow for possible lid level adjustments to existing manhole lids to suit new R.O.W paving levels as and where required

7100.02 NEW SITE SERVICES
Refer all relevant services consultant drawings as required for locations and requirements for all new services, including:
- Water supply
- Electrical

Supply
- Telecommunication supply
Allow to re-level manhole lids or reposition services as required if in proposed R.O.W location etc.

7123.03 WATER SUPPLY
Provide new water supply and connections in accordance with services drawings

7451.02 EXTEND DRAIN
Allow to extend channel drains as and where required as variation to Kāinga Ora-Multiproof documents. The extension is to allow for falls away from level threshold design whilst ensuring compliance with accessibility requirements

7700.01 ELECTRICAL SUPPLY
Provide new electrical supply and connections in accordance with services drawings

Overall Site Plan

1:200

NOTES:

- All materials, items and workmanship shall comply with the minimum requirements of the relevant NZ standards and NZBC. Drawings show general character of work, construct any parts not detailed or specified in accordance with NZS3604, NZBC and to good trade practice.
- The contractor is to check and verify all dimensions on site before commencing work. Confirm any discrepancies or ambiguities with DCA Architects prior to construction
- Allow for a silt control fence around work site where necessary & provide silt saucages to all surrounding stormwater drains. Contractor to provide sediment control plan.
- Contractor to conform to all NZ worksafe & building code on site safety requirements
- Existing site plans as produced here make no specific allowance for removal of existing rubble / debris / current owner owned items etc. Co-ordinate requirements for demolition / removal / relocation etc. of any items of concern with current tenant / owner prior to construction.

Refer the following site specific document requirements:

- Refer all relevant TA documentation regards all existing reticulated services relating to and adjacent the site in question. Confirm all services locations before commencement of works. Bring any discrepancies or items of concern to the attention of all relevant parties as soon as possible.
- Multiproof architectural drawings & details ensuring reference to correct building typology.
- Kāinga Ora Housing Standard: Design (M-255).
- Kāinga Ora Homestar requirements.
- Site specific Geotechnical report-LDE Geotechnical Report reference XXXXXX with specific "Gravel Raft" requirements.
- LDE Consulting Engineers Civil Report
- Electrical meterbox connections to be positioned to M-255 standards requirements

Existing Site Services:

- Existing site service locations on plan are indicative only. Refer Survey drawings for actual locations.
- Confirm all ex. site services on site prior to commencement of works
- Refer all Services drawings and Survey drawings for location of proposed services

| | |
|----|---------------------------------------|
| T | - Telecom Pedestal - Telephone Box |
| PB | Power Pedestal |
| WM | Water Meter / Toby |
| ○ | Manhole |
| H | Fire Hydrant |
| TP | Telephone Pole |
| LP | Lamp Post |
| PP | Power Pole |