

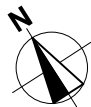


CHT
DEVELOPMENTS

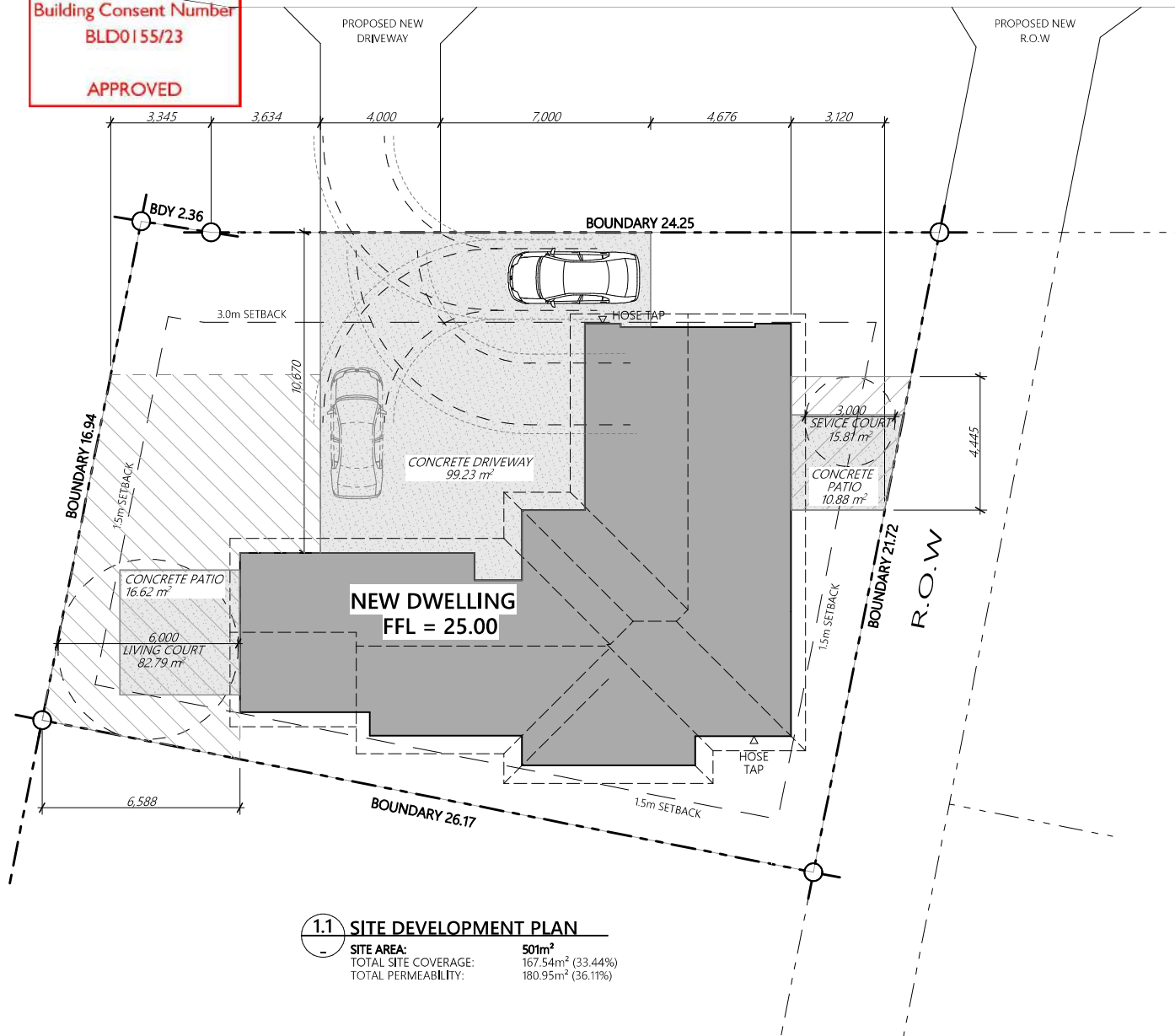
SALES INFORMATION

Lot 1, 150 Park Road, Horotiu

Waikato District Council
 Building Consent Number
BLD0155/23
APPROVED



PARK ROAD



1.1 SITE DEVELOPMENT PLAN
 SITE AREA: 501m²
 TOTAL SITE COVERAGE: 167.54m² (33.44%)
 TOTAL PERMEABILITY: 180.95m² (36.11%)

SITE INFORMATION:

LEGAL DESCRIPTION: LOT 1 DPS 72387
 SITE AREA: 501m²

GENERAL NOTES

LOCATE ALL BOUNDARY PEGS PRIOR TO COMMENCING SETOUT

BOUNDARY SETBACKS ARE TO BRICK VENEER REBATE FACE WHERE APPLICABLE

BOUNDARIES ARE TO BE CONFIRMED WITH SURVEYOR

FINISHED FLOOR LEVEL TO BE MAINTAINED AT 225mm ABOVE FINISHED GROUND LEVEL. 150mm MINIMUM FROM PAVING

ANTI-SLIP: ON ALL ACCESS ROUTES BOTH INTERNAL & EXTERNAL. PROVIDE ANTI-SLIP SURFACE COMPLYING WITH NZBC D1/AS1 TABLE 2. EXCEPT SURFACES IN SIDE ENTRY DOORS HOUSING MAY BE CONSIDERED DRY AREAS

TEMPORARY FENCING

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 WHERE A POTENTIAL HAZARD AS A WORK SITE MAKES A SAFETY BARRIER NECESSARY. A BARRIER COMPLYING WITH TABLE 1 NZBC F5/AS1 IS AN ACCEPTABLE SOLUTION

PLANNING NOTES:

TERRITORIAL AUTHORITY: WAIKATO DISTRICT COUNCIL
 PLANNING ZONE: ODP: RESIDENTIAL ZONE
 WIND ZONE: HIGH
 EARTHQUAKE ZONE: 1
 EXPOSURE ZONE: B
 MAXIMUM LOT COVERAGE: 40%
 MINIMUM SITE PERMEABILITY: 30%
 FLOOD HAZARDS: NONE IDENTIFIED



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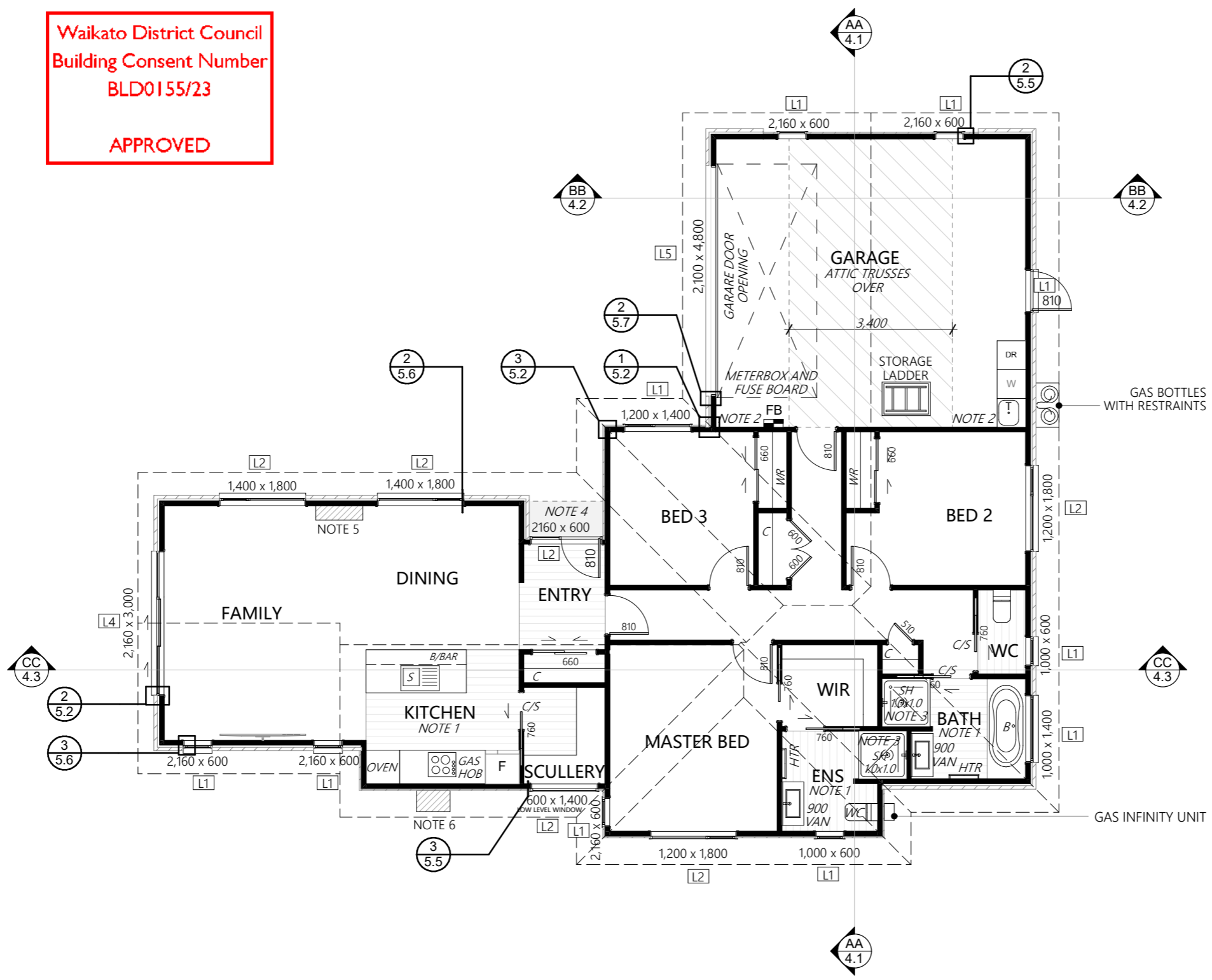
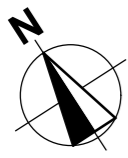
ISSUE	DESCRIPTION	DATE
DD	DEVELOPED DESIGN	8/07/2022
WD	WORKING DRAWINGS	13/07/2022
BCI	BUILDING CONSENT ISSUE	10/10/2022

job: PROPOSED NEW DWELLING AT LOT 1, 150 PARK ROAD HOROTIU FOR CHT DEVELOPMENTS LTD
 sheet: **SITE DEVELOPMENT PLAN**

scale: 1:150 (et AS)	date: 15/01/2021	job no: 21_063
design: DM	drawn: JP	sheet no: 1.1 of 26

Waikato District Council
Building Consent Number
BLD0155/23

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2.1 FLOOR PLAN
TOTAL AREA OVER TIMBER FRAME = 162.36 m²
TOTAL AREA OVER BRICK VENEER = 167.54 m²
STUD HEIGHT TO BE 2.455m

GENERAL NOTES: HIGH WIND ZONE

ALL WORK TO COMPLY WITH NZS3604:2011 & NZ BUILDING CODE.
TRUSS DESIGNER TO INFORM ELYN ARCHITECTURE LTD. IF ANY GIRDER TRUSS OR POINT LOAD IS SUPPORTED OVER A WINDOW OR DOOR OPENING.
ALL LINTELS TO BE CONFIRMED WITH TRUSS MANUFACTURERS SPECIFICATIONS & DETAILS.
ALL TIMBER TO BE H1.2 TREATED EXCEPT WHERE NOTED OTHERWISE, OR AS REQUIRED BY NZBC B2/AS1.
ALL TIMBER TO BE SG8 UNLESS NOTED OTHERWISE.
JOINER TO CHECK ALL WINDOW OPENING SIZES ON SITE PRIOR TO FABRICATION.
SAFETY GLASS TO BE INSTALLED TO COMPLY WITH NZS 4223.
ALL INTERIOR DOORS TO BE PAINT FINISHED MDF HOLLOW CORE DOORS WITH SELECTED HARDWARE BY CLIENT.
10mm GIB AQUALINE TO ALL WET AREAS (BATHROOMS, KITCHEN, LAUNDRY ETC.) WITH 2 COATS OF ENAMEL PAINT FINISH TO UNTILED WALLS.
HOT WATER PIPES TO BE SIZED ACCORDING TO NZBC G12 & NZS 4305:1996. MAINS PRESSURE. 15mm DIA. ALLOW 12m MAX. PIPE LENGTH, PIPE LENGTH BEYOND THIS MUST BE LAGGED.
ALL INTERNAL DOORS TO BE 1980mm. STUD HEIGHT TO BE 2.455m UNLESS NOTED OTHERWISE.

SPECIFIC NOTES:

NOTE 1. BATHROOMS & RANGEHOOD TO BE VENTED TO EXTERIOR (REFER ELECTRICAL PLAN)

NOTE 2. R2.2 PINK BATTS INSULATION TO BE INSTALLED TO INTERNAL GARAGE WALLS.

NOTE 3. PROPRIETARY SHOWER CUBICLE TO BE INSTALLED. REFER TO SELECTED MANFAC. SPECIFICATIONS FOR INSTRUCTIONS

NOTE 4. CANTILEVERED TRUSSES TO ENTRY ROOF TRUSS MANUFACTURER TO CONFIRM

NOTE 5. DAIKIN NEWCOR 50UVMZ (6.1kW HEATING / 5.0kW COOLING) HIGHWALL HEATPUMP

NOTE 6. EXTERNAL HEATPUMP UNIT

WALL LEGEND: HIGH WIND ZONE

90 x 45 TIMBER FRAMING WITH STUDS AT 600 CRTS AND NOGS AT 800 CRS



LINTEL SCHEDULE		
LINTEL	TIMBER SIZE	TIMBER TYPE
L1	2/90 x 45	SG8
L2	2/140 x 45	SG8
L3	2/190 x 45	SG8
L4	2/240 x 45	SG8
L5	290 x 90	PL12H1-300100



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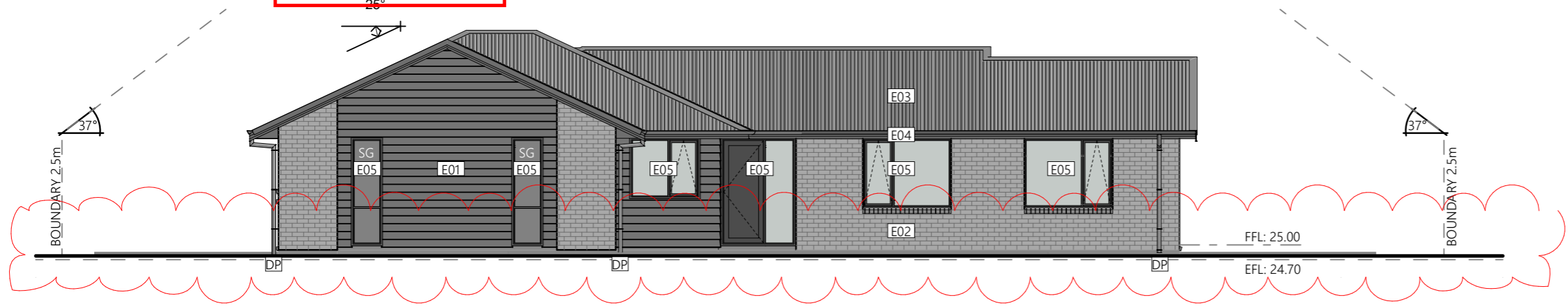
ISSUE	DESCRIPTION	DATE
DD	DEVELOPED DESIGN	8/07/2022
WD	WORKING DRAWINGS	13/07/2022
BCI	BUILDING CONSENT ISSUE	14/07/2022

Job: PROPOSED NEW DWELLING AT LOT 1, 150 PARK ROAD HOROTIU FOR CHT DEVELOPMENTS LTD
sheet: **FLOOR PLAN**

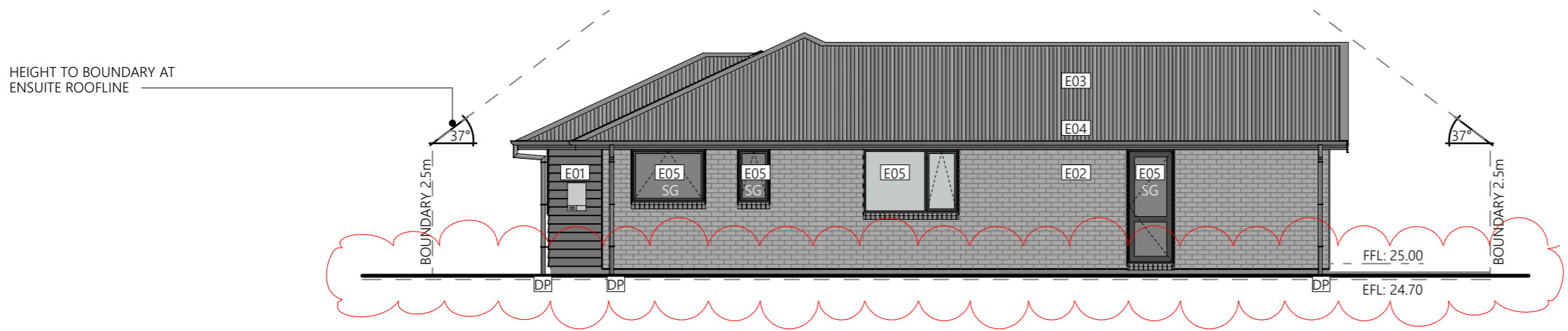
scale: (at A3) 1:100	job no: 21_063
date: 15/01/2021	sheet no: 2.1 of 26
design: DM	drawn: JP

BRO Further Information Received: 14/10/22

Waikato District Council
 Building Consent Number
 BLD0155/23
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3.1 NORTH ELEVATION



3.1 EAST ELEVATION

ELEVATION NOTES:
 INSTALL ALL PROPRIETARY PRODUCTS IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS, UNLESS SPECIFIED OTHERWISE. REFER ALSO TO ARCHITECTURAL SPECIFICATION. REFER TO SPECIFICATIONS FOR HT CALCULATIONS PRECUT MANUFACTURER TO ENSURE TRIM

GLAZING NOTES:
 A. DOOR & WINDOW OPENING SIZES ARE APPROX.
 B. ALL OPENING SIZES ARE TO BE MEASURED ON SITE PRIOR TO MANUFACTURE OF DOORS & WINDOWS
 C. WANZ SUPPORT BAR TO FULL LENGTH OF ALL DOORS & WINDOWS
 D. 'SG' DENOTES SAFETY GLASS IN ACCORDANCE WITH NZS 4223
 E. ALL GLAZING TO HAVE AN R-VALUE OF 0.26 OR BETTER
 F. [Symbol] DENOTES OBSCURED GLASS

- EXTERIOR LEGEND:**
- E01 16mm JAMES HARDIE LINEA WEATHERBOARD ON H3.1 45 x 20mm TIMBER CAVITY BATTENS AT 600CRS MAX OVER THERMAKRAFT WATERGATE PLUS BUILDING WRAP
 - E02 FIRTH 'FOCUS' CONCRETE BRICKS, PREMIUM WHITE' OR 'URBAN GRAY' FINISH OVER 50mm CAVITY WITH GALVANISED BRICK TIES AT 600mm CTRS. HORIZONTALLY & 400mm CTRS. VERTICALLY MAX. OVER THERMAKRAFT WATERGATE PLUS BUILDING WRAP
 - E03 COLORSTEEL ENDURA CORRUGATE LONGRUN ROOFING OVER THERMAKRAFT '215' SELF SUPPORTING ROOFING UNDERLAY OVER 70 x 45mm H1.2 SG8 TIMBER PURLINS AT 900mm CRS MAX.
 - E04 SELECTED COLORSTEEL ENDURA QUARTER ROUND SPOUTING GUTTER WITH 80mm DIA. DOWNPIPES WITH COLORSTEEL ENDURA 150 FASCIA SYSTEM WITH INTERNAL BRACKETS
 - E05 SELECTED DOUBLE GLAZED POWDERCOATED ALUMINIUM JOINERY.
 - E06 SELECTED SECTIONAL COLORSTEEL GARAGE DOOR

BUILDING ENVELOPE RISK MATRIX		
ALL ELEVATIONS		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4



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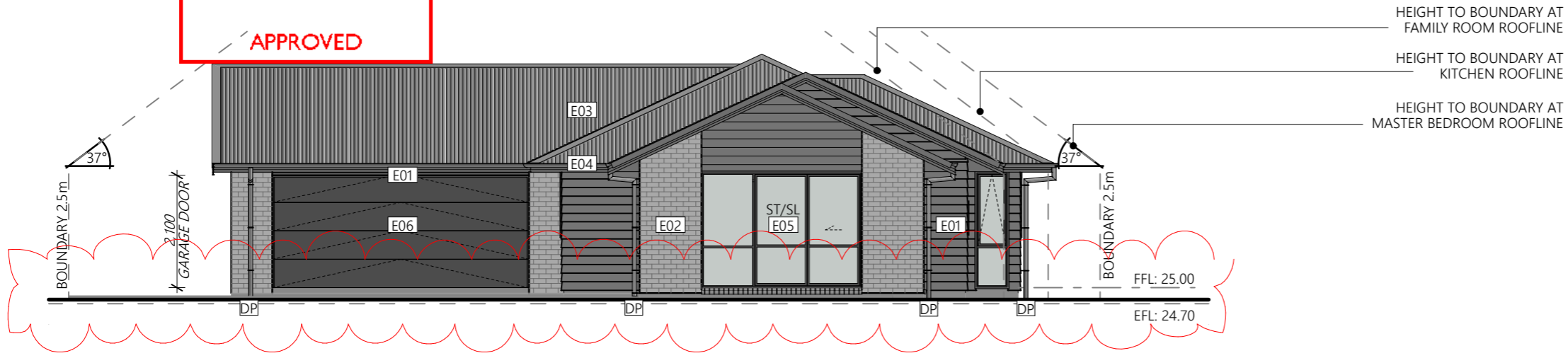
ISSUE	DESCRIPTION	DATE
DD	DEVELOPED DESIGN	8/07/2022
WD	WORKING DRAWINGS	13/07/2022
BCI	BUILDING CONSENT ISSUE	10/10/2022

Job: PROPOSED NEW DWELLING AT LOT 1, 150 PARK ROAD HOROTIU FOR CHT DEVELOPMENTS LTD
 sheet: NORTH AND EAST ELEVATIONS

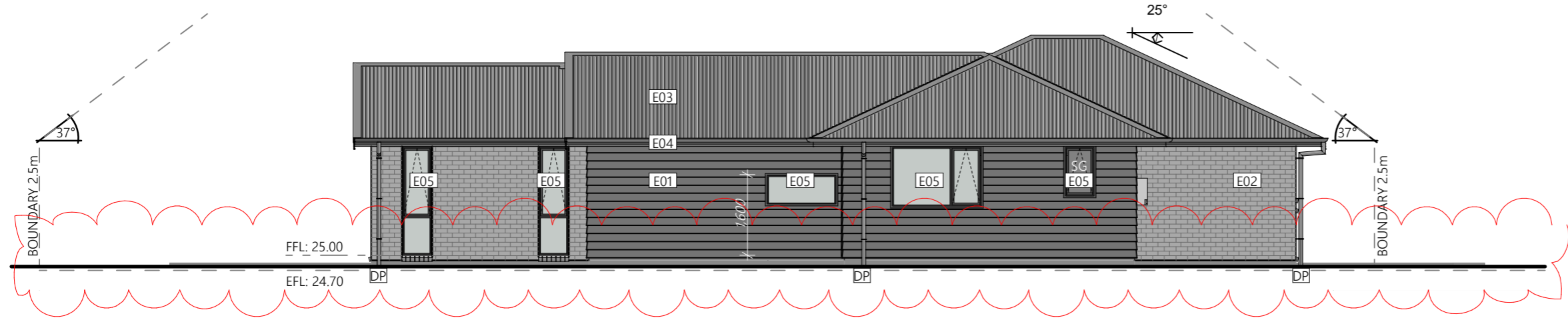
scale: 1:100 (at A3)
 date: 15/01/2021
 design: DM
 draw: JP
 Job no: 21_063
 sheet no: 3.1 of 26

BRO Further Information Received: 14/10/22

Waikato District Council
 Building Consent Number
 BLD0155/23
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3.2 WEST ELEVATION



3.2 SOUTH ELEVATION

ELEVATION NOTES:
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GLAZING NOTES:
 A. DOOR & WINDOW OPENING SIZES ARE APPROX.
 B. ALL OPENING SIZES ARE TO BE MEASURED ON SITE PRIOR TO MANUFACTURE OF DOORS & WINDOWS
 C. WAZ SUPPORT BAR TO FULL LENGTH OF ALL DOORS & WINDOWS
 D. 'SG' DENOTES SAFETY GLASS IN ACCORDANCE WITH NZS 4223
 E. ALL GLAZING TO HAVE AN R-VALUE OF 0.26 OR BETTER
 F. [Symbol] DENOTES OBSCURED GLASS

- EXTERIOR LEGEND:**
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 - E03 COLORSTEEL ENDURA CORRUGATE LONGRUN ROOFING OVER THERMAKRAFT '215' SELF SUPPORTING ROOFING UNDERLAY OVER 70 x 45mm H1.2 SG8 TIMBER PURLINS AT 900mm CRS MAX.
 - E04 SELECTED COLORSTEEL ENDURA QUARTER ROUND SPOUTING GUTTER WITH 80mm DIA. DOWNPIPES WITH COLORSTEEL ENDURA 150 FASCIA SYSTEM WITH INTERNAL BRACKETS
 - E05 SELECTED DOUBLE GLAZED POWDERCOATED ALUMINIUM JOINERY.
 - E06 SELECTED SECTIONAL COLORSTEEL GARAGE DOOR

BUILDING ENVELOPE RISK MATRIX		
ALL ELEVATIONS		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4



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WD	WORKING DRAWINGS	13/07/2022
BCI	BUILDING CONSENT ISSUE	10/10/2022

Job: PROPOSED NEW DWELLING AT LOT 1, 150 PARK ROAD HOROTIU FOR CHT DEVELOPMENTS LTD
 sheet: SOUTH AND WEST ELEVATIONS

scale: 1:100 (at A3)
 date: 15/01/2021
 design: DM draw: JP
 Job no: 21_063
 sheet no: 3.2 of 26



CHT
DEVELOPMENTS
CLIENT FOCUSED RESULTS DRIVEN



SPECIFICATIONS

Lot 1, 150 Park Road, Horotiu

021 252 9648
63 Vickery Street Te Rapa
info@chtd.co.nz



GENERAL

Specification

Permits/Plans

All architectural and Engineering included. All council building consent fees included

Insurance

Full builders risk insurance included while under construction

Excavation

Includes removal of excessive soil. Supply & place compacted sand to required levels

Foundations

Concrete Slab. Geotec engineer's report to sign off ground conditions and earthworks

Frames

All exterior & Interior 90x45 H1.2 treated precut timber frames. 2400mm stud with flat ceilings throughout

Roof Framing

Gang nailed engineer designed trusses H1.2 treated timber

Building Guarantee

Masterbuild 10-Year Standard Guarantee



EXTERIOR

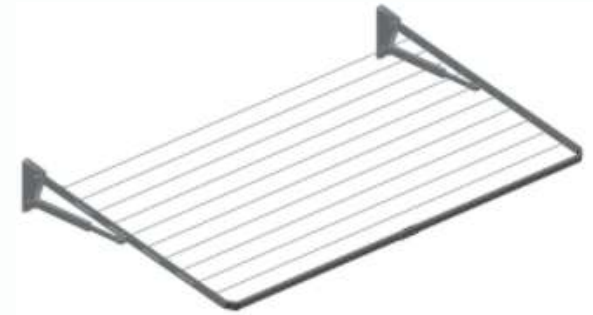
Specification

Joinery Type	35mm Architectural suite, powder-coated finish
Cladding One	Firth Focus Brick - Painted
Cladding Two	James Hardie 180mm Linea Weatherboard - Painted
Fascia & Spouting	150 Coloursteel Fascia and ¼ Round Spouting
Downpipes	80mm round PVC, unpainted
Roofing & Soffits	Metal longrun trimform, James Hardie Soffits Painted
Windows	Double-glazed, aluminium joinery
Parking	Double-car garage, off-street parking
Front Entry Door	Aluminium PTF vertical tongue and groove
Entrance Hardware	Schlage Ease digital entry lock



EXTERIOR FINISHES

Specification



Landscaping

Hydroseed lawn

Fencing

1.8m timber pailing

Concrete

Natural grey concrete driveway and patios as per plan.

Clothesline

Included - Single Folding attached to the fence or house

Letterbox

Included - Standard Metal letterbox

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INTERIOR

Specification

Insulation

R2.2 wall and R3.6 ceiling batts

Interior Lining

Standard 10mm Gib® Plasterboard to walls, with 13mm to ceilings Gib® Aqualine plasterboard to wet areas.

Scotia, Skirting & Architraves

55mm GIB cove 'Classic' throughout, 60mm bevelled Skirting & Architraves.

Interior Doors

1980mm MDF hollow core doors, Smooth finish.

Gib Stopping

To a level 4 paint finish.

Painting

All interior. Exterior: Soffits where required.

Hot Water

LPG bottled gas

Electrical

Includes LED Downlights & Power Outlets throughout.

Heating

High wall heatpump in living



INTERIOR FINISHES

Specification



Kitchen Cabinetry

18mm Coloured Melteca with 1mm PVC edges

Benchtop

37mm Laminate Benchtop

Splashback

City White tiles to the kitchen behind hob/two tiles high above vanities

Carpet

3kg Casa Bella Solution dyed nylon on 12mm Luxury Underlay

Flooring

Moduleo Select Vinyl Planking

Door Hardware

Satin Chrome Finish

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PLUMBING

Specification



Shower

Toilet

Mixers

Vanities

Mirror

Laundry Tub

HTR

Robertson Elementi moulded wall acrylic showers

Robertson Uno back-to-wall toilet suite

Robertson Savon mixers. Cygnet sliders, Robertson Savon kitchen mixer

Robertson Novara 900mm wall hung white gloss

5mm flat polish edge glass

Robinhood Supertub with stainless steel gooseneck mixer

Included

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APPLIANCES

Specification



Oven

RobinhooD OBD605K645SS 5-Function Built-in oven

Cooktop

RobinhooD HGA604FKSS 60cm Gas Cooktop

Rangehood

RobinhooD RUM52XCOM 52cm Powerpack Rangehood

Dishwasher

RobinhooD DWM12P6FSS 60cm Dishwasher

Waste Disposal

Not Included

Fridge

Not Included

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SHELVING

Specification

Wardrobes

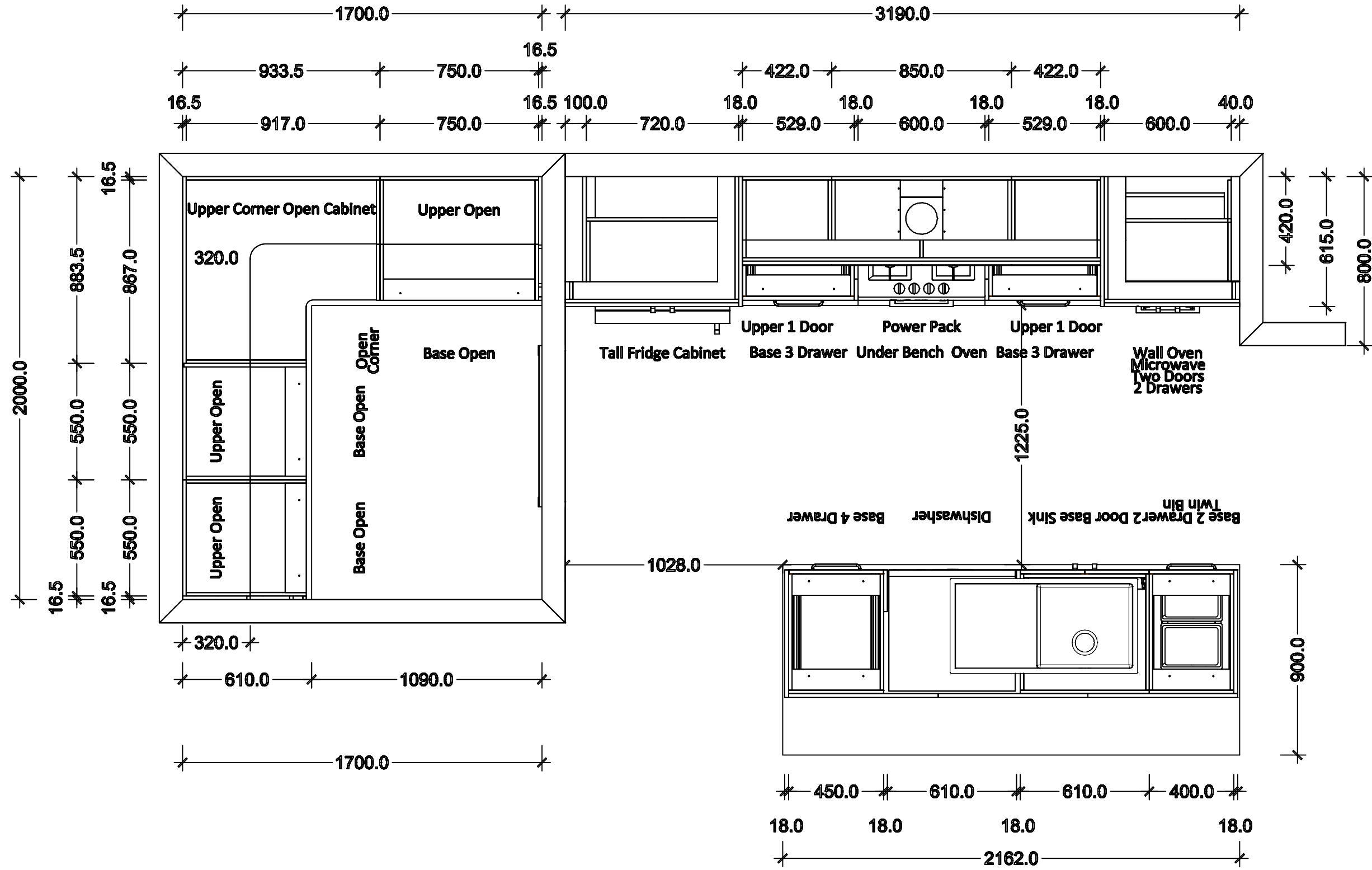
Cupboards and Storage

Single shelf with hanging, 18mm white Melteca, 300mm deep, 1700mm high.
white wire ventilated shelves, 400mm deep, 1700mm high



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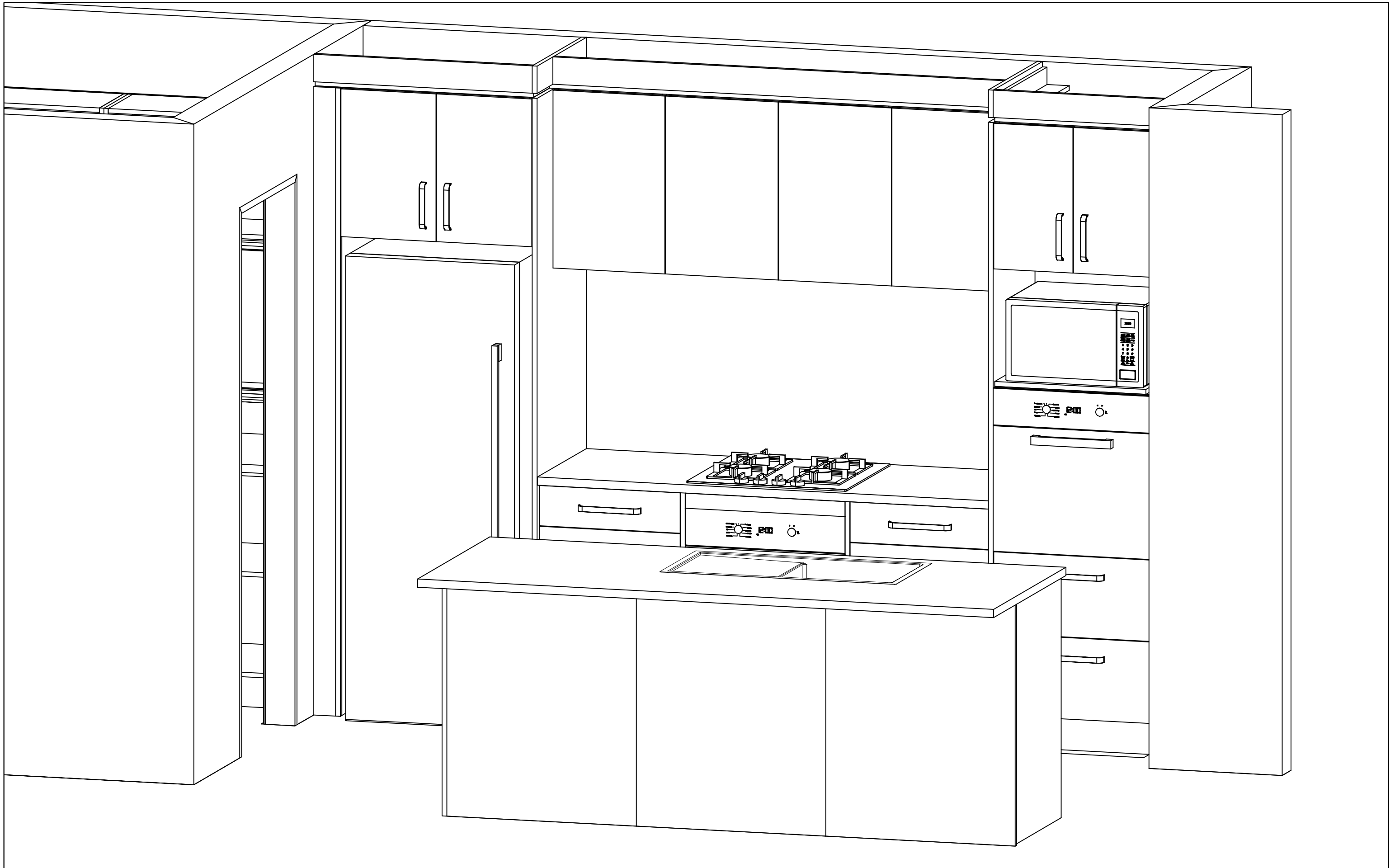




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Base Colour:		Job No:		Address:	
Tall Colour:		Date:	28/02/2022	Title:	LOT 1 - 150 PARK RD
Upper Colour:		Builder:		Room:	KITCHEN 2.0
Kick Colour:					
Handles:					

Scale:
 Sheet:
 Plan View

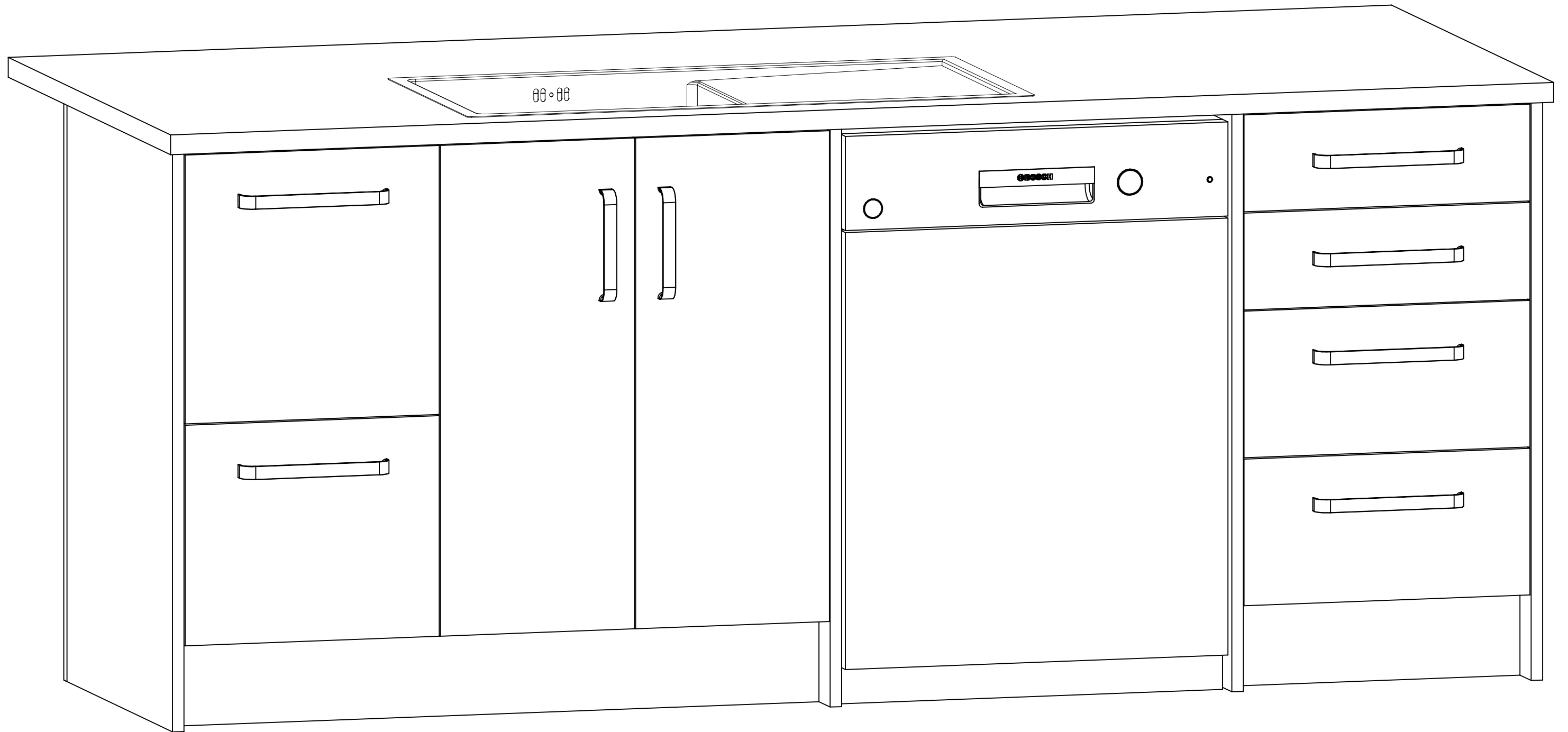
Montage
 Kitchens + Joinery



	Colours	Drawn:		Client:	CHT DEVELOPMENTS	
Base Colour:		Job No:		Address:		Scale:
Tall Colour:		Date:	28/02/2022	Title:	LOT 1 - 150 PARK RD	Sheet:
Upper Colour:		Builder:		Room:	KITCHEN 2.0	Hidden View
Kick Colour:						
Handles:						

Montage
Kitchens + Joinery

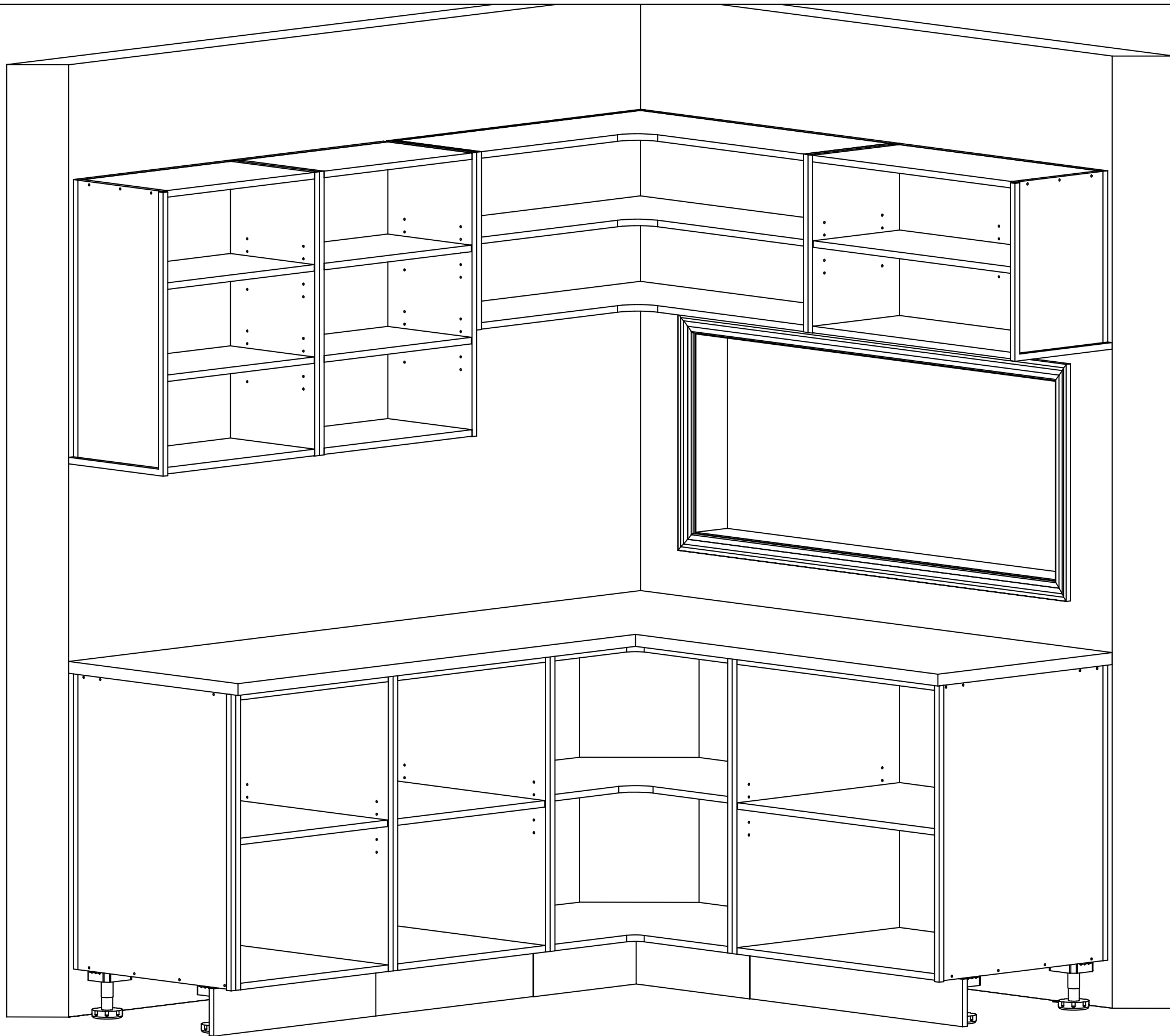




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Handles:						

Montage
Kitchens + Joinery





	Colours	Drawn:		Client:	CHT DEVELOPMENTS	
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Upper Colour:		Builder:		Room:	KITCHEN 2.0	Hidden View
Kick Colour:						
Handles:						

Montage
Kitchens + Joinery



Master Walk-in Wardrobe

18mm Prime Melamine White – 400mm Deep | 2100mm High

Componentry:

- Round stainless-steel hanging rail
- 4x 600mm wide inset drawers | no handles, no soft-close

Designs & Specifications Approved

Date:

Client Signature:

Quote Number: 211664-v2

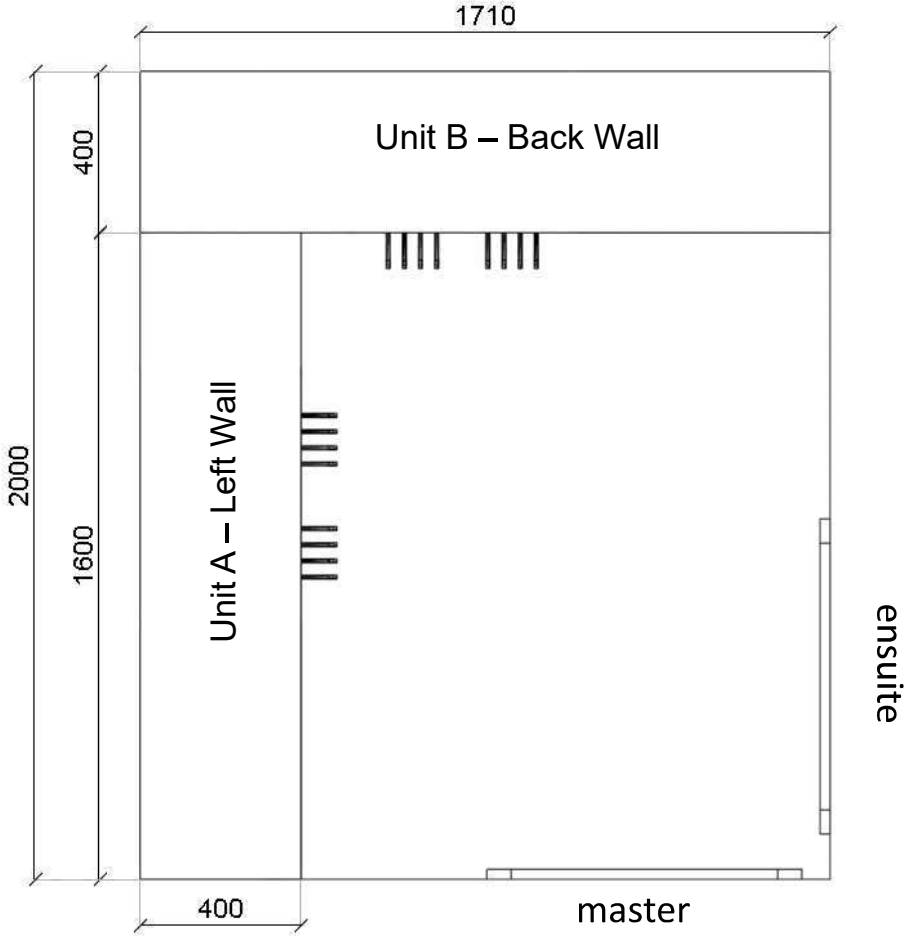
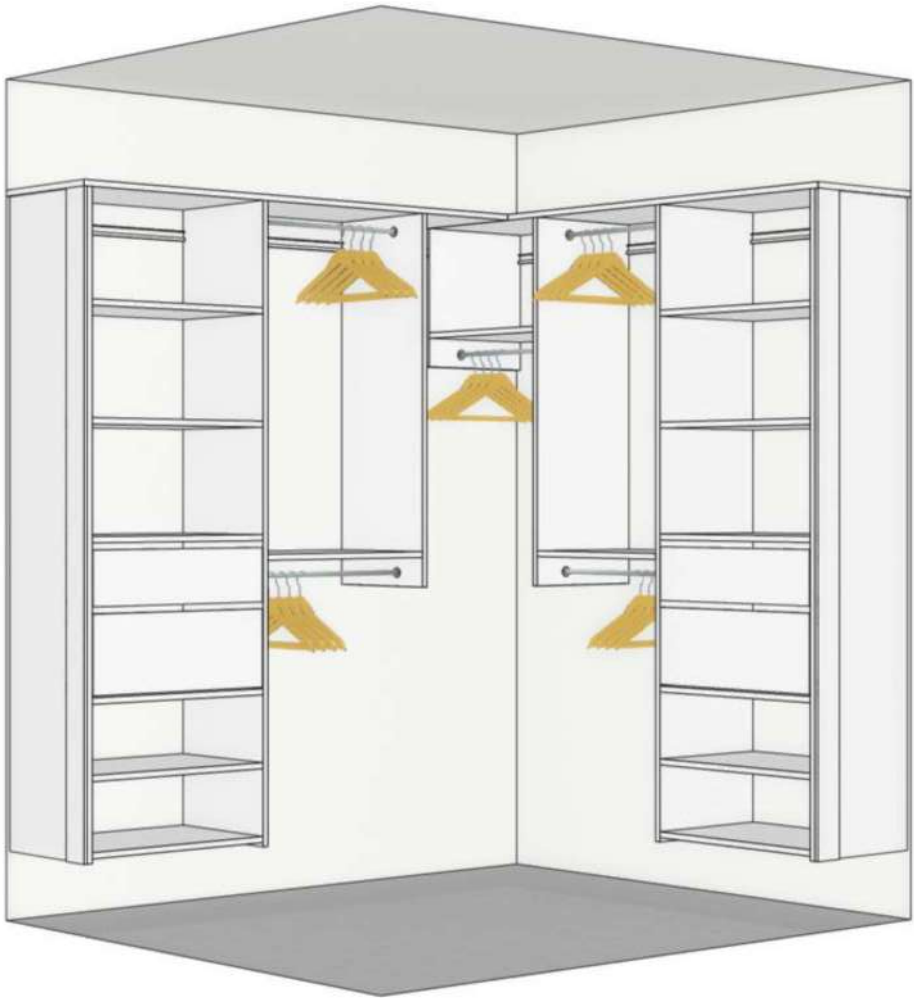
Latest Version by: Ben

Date: 12.07.2022

Building Company: CHT Developments

Client: Lot 1

Site Address: 150-152 Park Road,
Horotiu



**WAIKATO
WARDROBES**
STORAGE & SLIDING DOORS

All dimensions and size designations are subject to a site measure unless otherwise specified.
All Shelves are to be fixed and not adjustable. All joinery units will be secured to the wall with an “adjustable wall track” and will have NO backs (unless specified).
Please respect our request not to copy the enclosed designs.

Master Walk-in Wardrobe

18mm Prime Melamine White – 400mm Deep | 2100mm High

Componentry:

- Round stainless-steel hanging rail
- 4x 600mm wide inset drawers | no handles, no soft-close

Designs & Specifications Approved

Date:

Client Signature:

Quote Number: 211664-v2

Latest Version by: Ben

Date: 12.07.2022

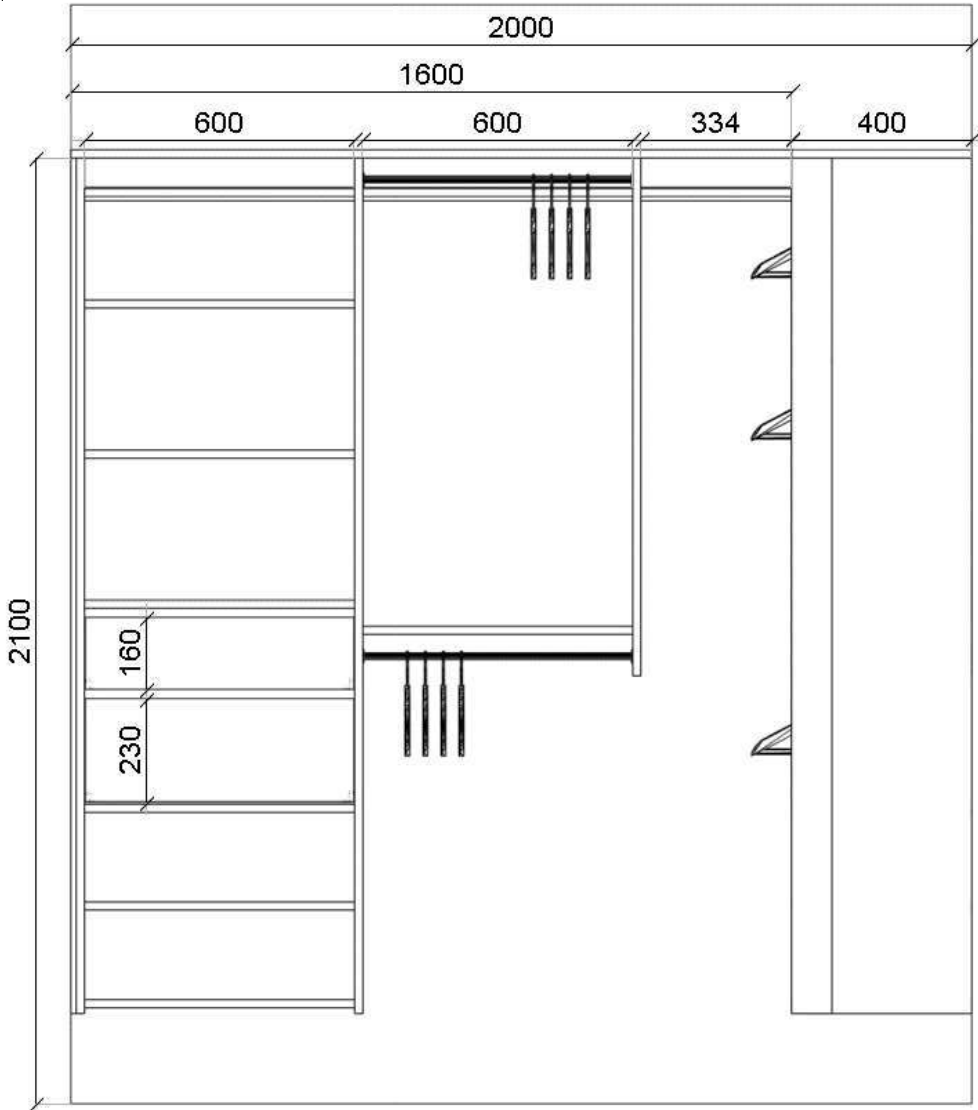
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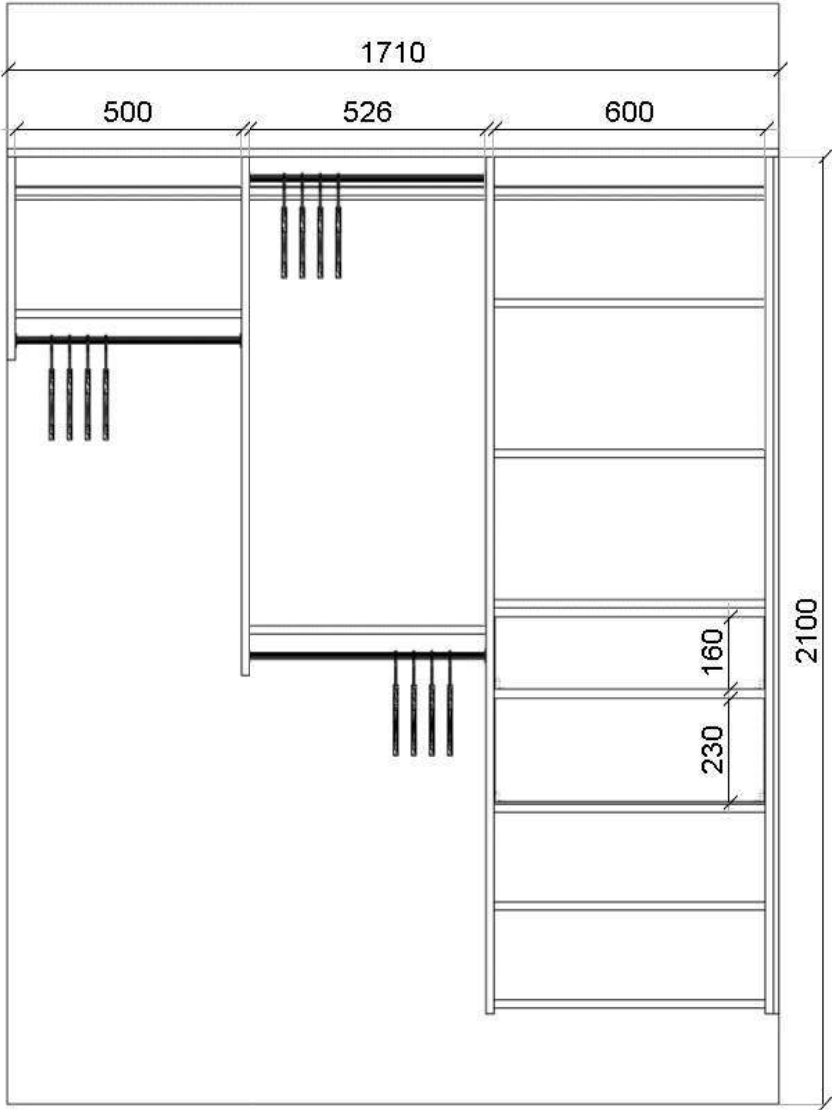
Site Address: 150-152 Park Road

Horotiu

Unit A – Left Wall



Unit B – Back Wall



WAIKATO
WARDROBES
STORAGE & SLIDING DOORS

All dimensions and size designations are subject to a site measure unless otherwise specified.
All Shelves are to be fixed and not adjustable. All joinery units will be secured to the wall with an “adjustable wall track” and will have NO backs (unless specified).
Please respect our request not to copy the enclosed designs.

Bedroom 2 & 3 Wardrobes

18mm Prime Melamine White – 300mm Deep | 1800mm High

Componentry:

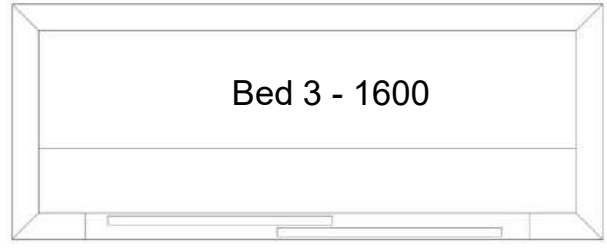
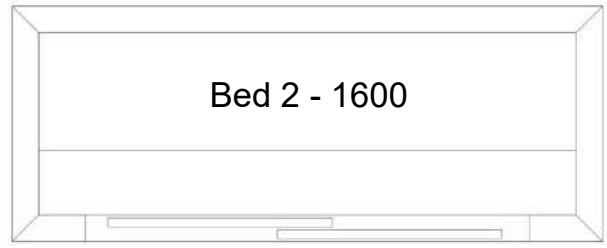
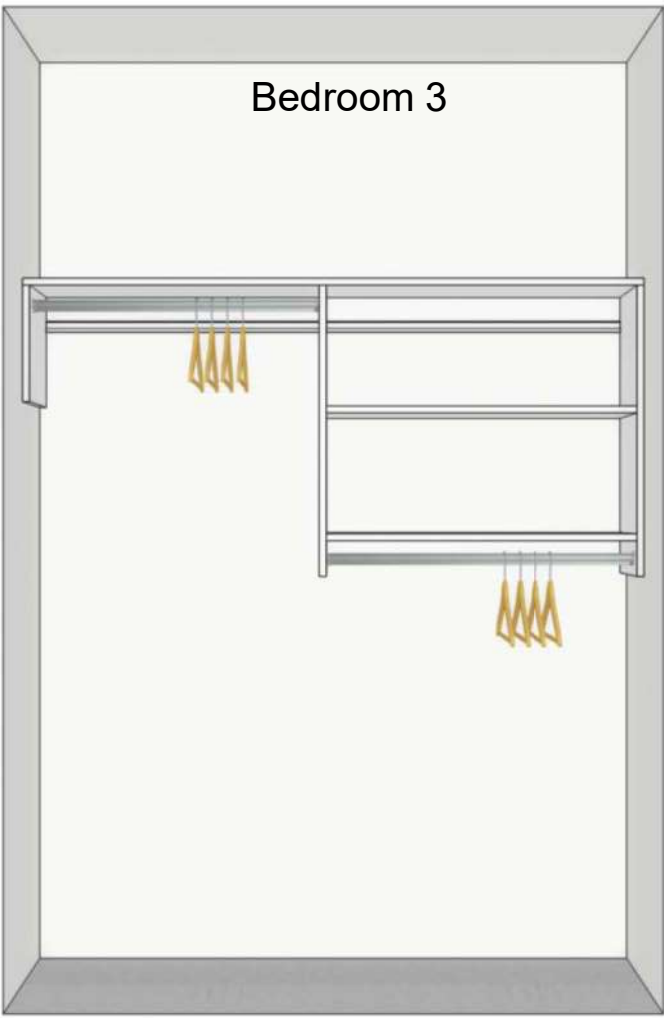
- Oval Aluminium Hanging Rails

Designs & Specifications Approved

Date:

Client Signature:

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Site Address: 150-152 Park Road,
Horotiu



WAIKATO
WARDROBES
STORAGE & SLIDING DOORS

All dimensions and size designations are subject to a site measure unless otherwise specified.
All Shelves are to be fixed and not adjustable. All joinery units will be secured to the wall with an "adjustable wall track" and will have NO backs (unless specified).
Please respect our request not to copy the enclosed designs.

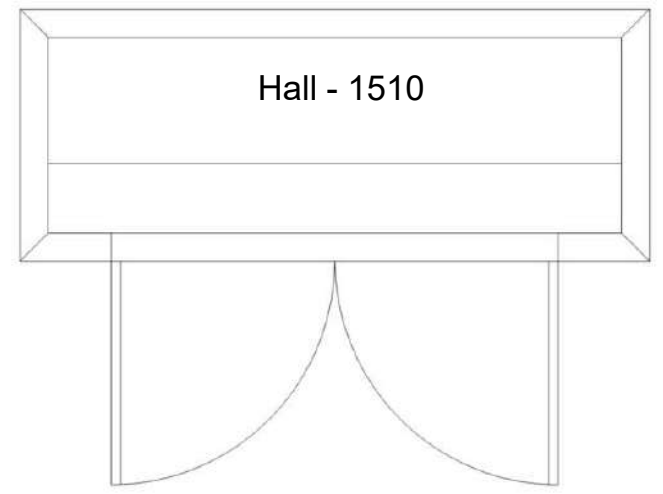
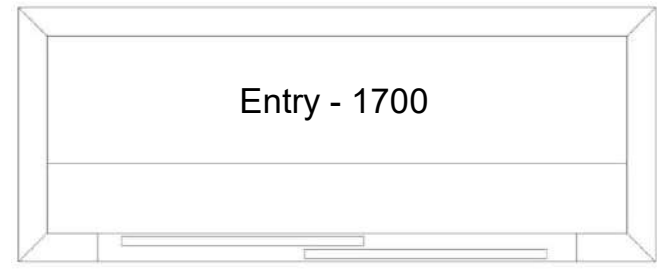
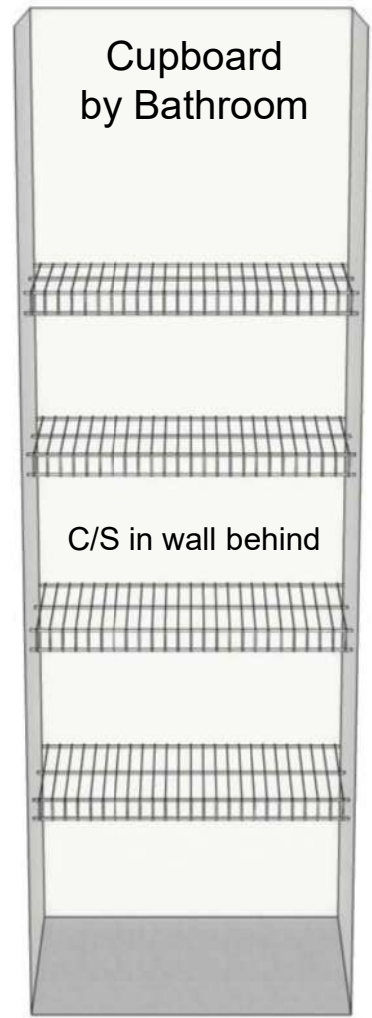
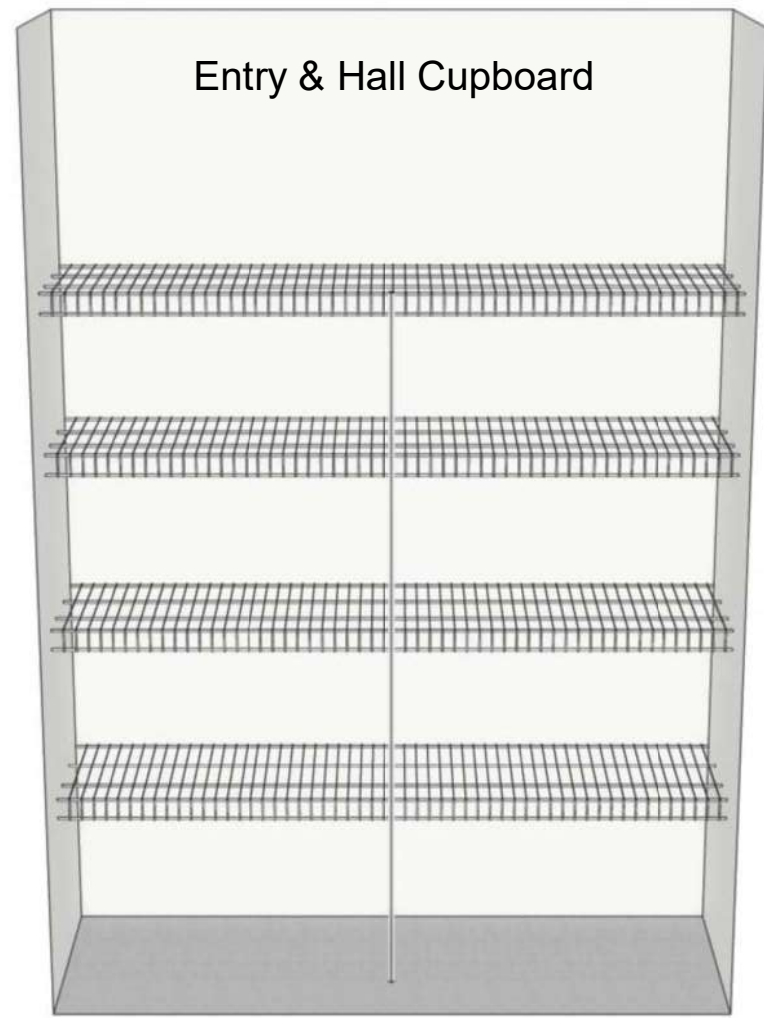
Storage Cupboards

Componentry:

Designs & Specifications Approved
Date:
Client Signature:

White Ventilated Wire Shelving – 400mm Deep | 1800mm High

Quote Number: 211664-v2
Latest Version by: Ben
Date: 12.07.2022
Building Company: CHT Developments
Client: Lot 1
Site Address: 150-152 Park Road,
Horotiu



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