

Site Plan Notes:

Legal Description	
Street:	22 Korari Street
Lot:	683
DPS:	571030
Site Area:	399.00 m2
Floor Area:	102.10m2
Site Coverage:	25%
Driveway:	27.5m2
Impermeable Surface:	33%
Wind Zone:	ExH
Wind Region:	A
Earthquake Zone:	Zone 1
Exposure Zone:	Zone B
Climate Zone:	Zone 2
Zone:	Residential Zone

Site Note:

- 1 Contractor to double check datum and all levels.
- 2 Refer to survey plan for accurate contours.
- 3 Drain layer to locate connection on site before coming works.
- 4 Sand pad refer to attached Geotech report by engineer.
- 6 All site dimensions are to outside edge of slab.
- 7 All works to comply with current NZS:3604 2011 & NZBC.
- 8 Overall frame or slab dimension to allow for 6mm bottom plate overhang.
- 9 Site fence required during the construction to comply with NZBC F5.

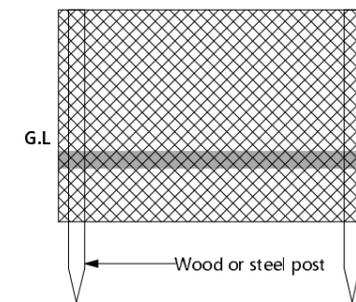
KEY :

Outdoor Living area	
Service area	
Concrete driveway	

Earthwork:

Area:	102m ²
Cut deep:	200mm(soil report)
Fill:	100mm
Volume:	31m ³

Filter fabric material securely fastened to the posts or of



Sediment control

DO NOT SCALE DRAWINGS.
Contractor must verify all dimensions on site before commencing any works. Architect to be notified immediately of any discrepancy. All works shown to be carried out in accordance with the Building Act 2004, all statutory and regulatory authorities and Building Consent Authority approved Consents

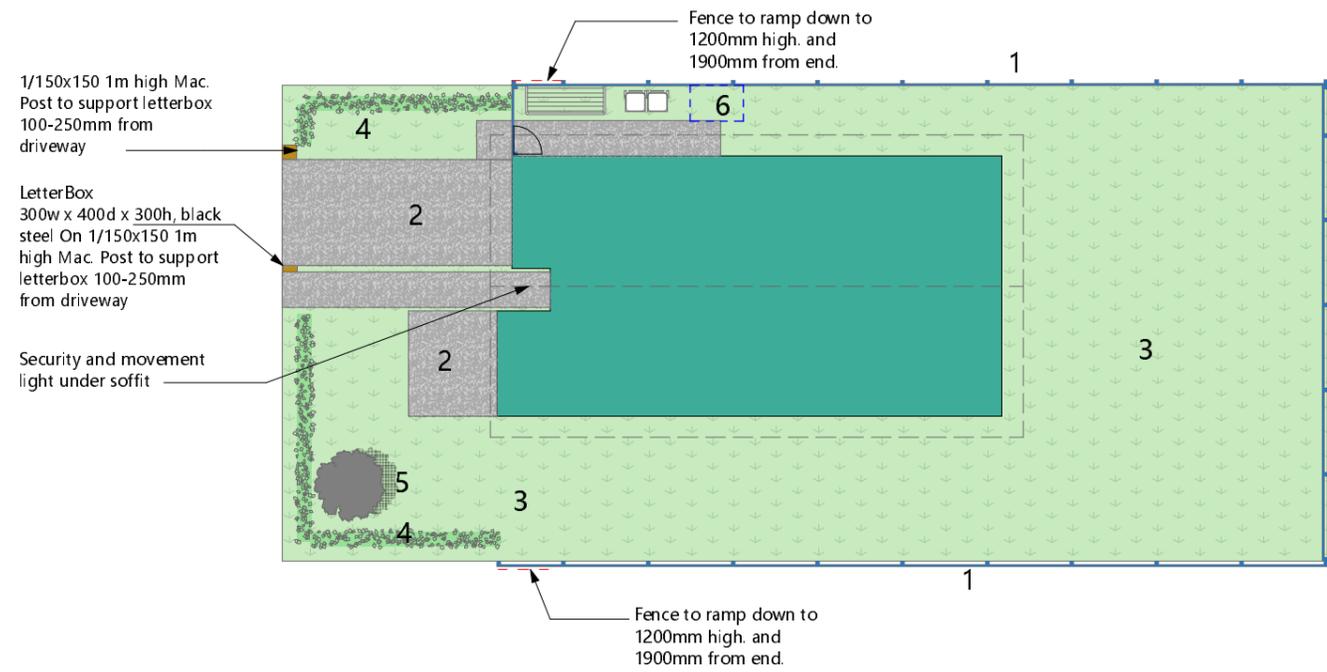
J&J Architecture
Project
22 Korari Street
TEKAUWHATA

NUMBER: 0210312191
ADDRESS: Level 2, 452 Borman Road. Hamilton
EMAIL: jeff@JJArchi.co.NZ

Site Plan	
Project	22 Korari Street TEKAUWHATA

REVISION

Detailed design			SCALE @ A3
DATE	REVISION	PAGE	1 : 2 0 0 , 1 : 1 0 0
23/10/2025		A101	



- 1** 1.8m privacy timber fence at backyard
 - Vertical timber paling fencing to a finished height of 1.8m above existing ground level is to be erected on each common boundary to a residential lot. Fencing is to be as per the detail below. Existing ground level means ground level at the time of title issue.
- 2** Concrete
- 3** Lawn area
- 4** Hedge plants(Griselinia littoralis)
 - All common boundaries with a road, access lot, reserve or residential lot where paling fencing is not permitted must be planted with a hedge offset 400mm inside the boundary.
 - Hedge plants are to be a minimum of 1000mm high at the time of planting and a maximum of 600mm apart.
 - Hedging is to be clipped and maintained to a height of 1200-1800mm.
- 5** Magnolia Tree(Min PB150 or 2m+)
 - Trees are to be at least 2.5m in height at time of planting.
 - No trees over 4m are allowed within 2m of a neighbouring residential lot.
- 6** Garden sheds or other structures over 1.8m in height are only permitted with prior written approval from Lakeside Developments (Only Potential Location)

DO NOT SCALE DRAWINGS.
Contractor must verify all dimensions on site before commencing any works. Architect to be notified immediately of any discrepancy. All works shown to be carried out in accordance with the Building Act 2004, all statutory and regulatory authorities and Building Consent Authority approved Consents

J&J Architecture

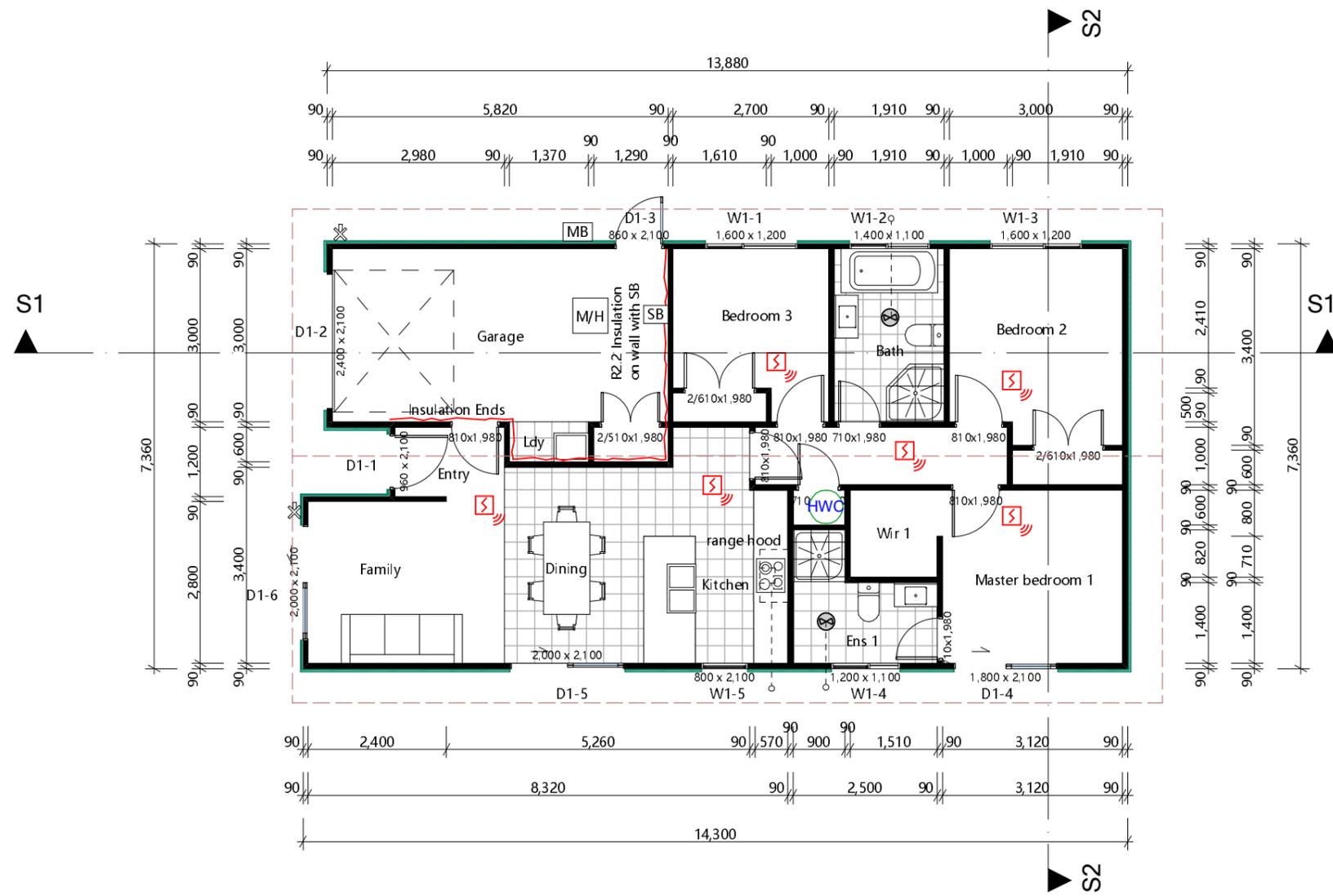
NUMBER: 0210312191
ADDRESS: Level 2, 452 Borman Road. Hamilton
EMAIL: jeff@JJArchi.co.NZ

Site Landscaping Plan

Project **22 Korari Street**
TE KAUWHATA

REVISION	

Detailed design		SCALE @ A3	
		1 : 2 0 0	
DATE	REVISION	PAGE	
23/10/2025		A102	



Insulation	Floor Plan Notes:
90 Frame External Walls: R2.2 Wall Insulation	1 All works to comply with NZS 3604:2011 and NZBC.
Trusses Roof Area: R7.0 Roof insulation	2 Do Not scale off drawing.
R3.6 Roof insulation on edge	3 Contractor shall verify and be responsible for all dimensions on site.
Meter Box: Kingspan KS1000RW	4 Architects to be notified of any variation between site dimensions and those on plans.
Foundation: R1.2 Firth RibRaft Foundation	5 These drawings remain the property of J & J Architecture Ltd. And Should not be copied in any form or passed on to a third party without prior written consent.
Timber Treatment	6 Kitchen facilities to comply with NZBC G3/AS1.
Timber Treatment	7 Laundry facilities to comply with NZBC G2/AS1.
Wall Frame H1.2	8 All wet area must to comply with NZBC E3/AS1 and concrete tile over all.
Wet Area Wall Frame H3.2	9 External Moisture to comply with NZBC E2/AS1
Trusses H1.2	10 Internal Moisture to comply with NZBC E3/AS1
Finishes	11 All smoke Alarm to be interconnected smoke alarms to comply with NZBC C1/AS1 and NZS4514:2001.
Skirting: 60x10 PINE SINGLE BEVEL	12 STUDES & STUD HEIGHTS: - All walls to be 90x45 SG8 studs @ 600 crs (2455mm stud height). Nogs @ 800mm crs (max). - All bottom plates to be H1.2 90x45, fixed with LUMBERLOK BOTTOM PLATE FIXINGS anchor in galv mild steel.
Architrave: 60x10 PINE SINGLE BEVEL	13 All showers to be safety glass panel with ceramic tiles to comply with F2/AS1.
Scotia: 75 Gib Cove	14 All internal wall linings to be 10mm GIB standard. and ceiling to be 13mm GIB standard over 70x35mm ceiling batten. All wet area to be 10mm GIB AQUALINE.
Wet Area	15 All External windows and doors to be aluminium joinery. and it have to be comply with NZS 4223:part3:2016 for safety glazing and comply with NZBC E2/AS1.
Bostik-Applicator-Chunyang Xi-0608	16 All External windows and doors to be aluminium joinery. and all Glass to be Doubled / Low E3 / Clear with Gas :Argon. and all aluminium frame to be thermally broken. it have to be comply with NZBC H1.
Wet area to be waterproofing with "Bostik dampfix Gold" membrane under tile area. Install waterproof membranes to: 1800mm above shower.300mm minimum up the wall behind the cavity. and 1500mm above the F.F.L.	17 All ventilation to be comply with G4/AS1 & AS1668.
KEY :	18 All internal door to be 1980mm height.
Smoke Detector	19 All Ceiling batten need to be 70x35 H1.2 @ 600 crs with 13mm Gib, or @ 400 crs with 10mm Gib.
Out door Tap	20 All Fixing to be Hot - Dipped Galvanized. to comply with NZBC and NZS 3604:2011 section 4.
Switch Board	
Meter Board	
Ceiling Access	
Rinnai Gas HW System	
Air Conditioner Outlet	
Exhaust Fan	
Flow rates a) 25 L/s for showers and baths, and b) 50 L/s for cooktops.	

Window & Door Schedule					
W&D #	Size HxW	Glazing	G/Type	Lintel Size	Lintel Fixing
D1-1	2100x960	Double	Clear/Safety	2/90x45	F
D1-2	2100x2400		Sectional	2/190x45	H
D1-3	2100x960	Double	Clear/Safety	2/90x45	F
W1-1	1200x1600	Double	Clear	2/140x45	G
W1-2	1100x1400	Double	Opaque/Safety	2/90x45	F
W1-3	1200x1600	Double	Clear	2/140x45	G
D1-4	2100x1800	Double	Clear/Safety	2/140x45	G
W1-4	1100x1200	Double	Opaque/Safety	2/90x45	F
W1-5	2100x800	Double	Clear/Safety	2/90x45	F
D1-5	2100x2000	Double	Clear/Safety	2/140x45	G
D1-6	2100x2000	Double	Clear/Safety	2/190x45	H

ALL THE WINDOW AND DOOR HEIGHT TO BE 2100mm. ALL SIZES TO BE MEASURED ON SITE BEFORE FABRICATION. CONSULT WITH OWNER AT FINAL MEASURE.
* D1-1 D1-4 and D1-5 Locks with a key on outside, inside features a knob or turning mechanism for Door lock, to be comply with C1/As1 3.2.4.2

DO NOT SCALE DRAWINGS.
Contractor must verify all dimensions on site before commencing any works. Architect to be notified immediately of any discrepancy. All works shown to be carried out in accordance with the Building Act 2004, all statutory and regulatory authorities and Building Consent Authority approved Consents

Project
**22 Korari Street
TEKAUWHATA**

NUMBER: 0210312191
ADDRESS: Level 2, 452 Borman Road, Hamilton
EMAIL: jeff@JJArchi.co.NZ

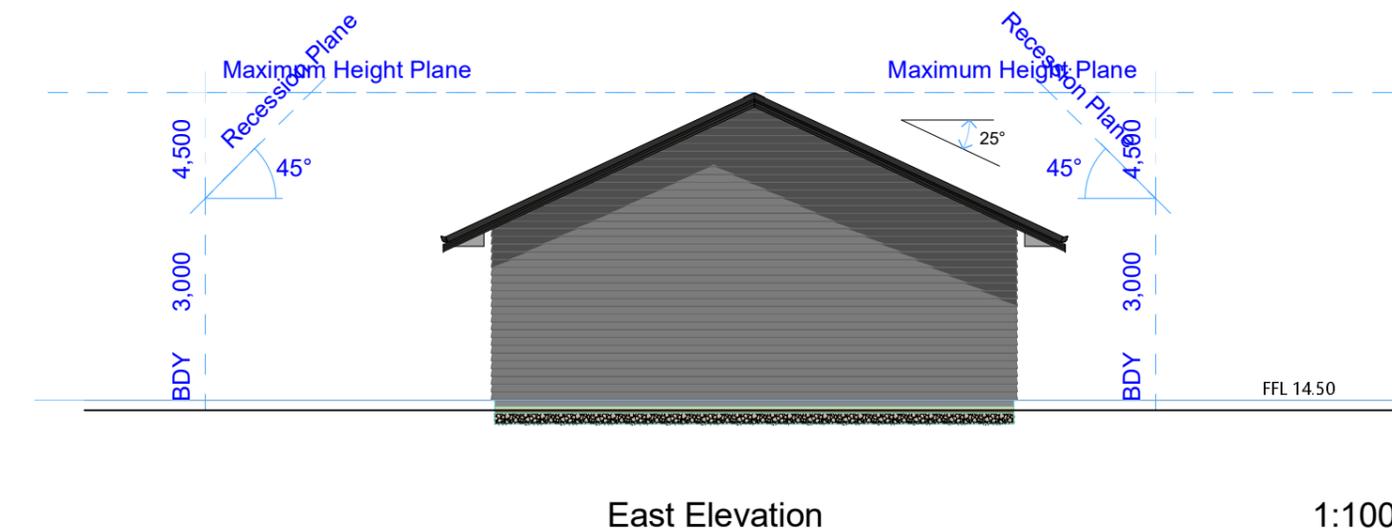
REVISION		SCALE @ A3	
		Detailed design	
		1 : 1 0 0	
DATE	REVISION	PAGE	
23/10/2025		A103	



- Cladding Notes:**
- 1 Selected BGC Nuline™ with 20mm cavity over "THERMAKRAFT WATERGATE Plus" building paper. Which show on the elevation.
 - 2 Selected BGC Stratum™ with 20mm cavity over "THERMAKRAFT WATERGATE Plus" building paper. Which show on the elevation.
 - 3 Selected Colorsteel Longrun Roofing over "Thermakraft Covertex 401" roof underlay with 25° roof pitch. Which show on the elevation.
 - 4 Selected COLORSTEEL 1/4 ROUND GUTTER over COLORSTEEL FASCIA. With 80mm Dia downpipes. Which show on the elevation. **All Downpipe Will be match wall color on which they are mounted.**
 - 5 Refer to window and door schedule for joinery tapes and size.

Risk Factor	Description	Risk	Score
Wind Zone	Extra High	H	2
Number of Storeys	Single Storey	L	0
Roof/Wall Intersection Design	Fully exposed (e.g. parapets, exposed boundaries or eaves at greater than 90 degrees to soffit lining)	H	3
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: 7	

- Selected Claddings:**
1. Plywood sheet over nominal 20mm drained cavity
 2. Plywood sheet over nominal 20mm drained cavity



Cladding LEGEND:

Selected Colorsteel Longrun Roofing			Dulux Ebony LRV Values <u>5</u>
Selected Nuline™ Weatherboard with 20mm cavity			Dulux Colour Values Manorburn R 289 G 209 B206 LRV Values <u>67</u>
Selected Stratum™ Weatherboard with 20mm cavity			Dulux Colour Values Shag Rock R 96 G 92 B 88 LRV Values <u>15</u>
All External window and door frame, garage door			Dulux Ebony LRV Values <u>5</u>

DO NOT SCALE DRAWINGS.
Contractor must verify all dimensions on site before commencing any works. Architect to be notified immediately of any discrepancy. All works shown to be carried out in accordance with the Building Act 2004, all statutory and regulatory authorities and Building Consent Authority approved Consents

J&J Architecture
Project
NUMBER: 0210312191
ADDRESS: Level 2, 452 Borman Road, Hamilton
EMAIL: jeff@JJArchi.co.NZ

Elevations

Project **22 Korari Street**
TEKAUWHATA

REVISION

Detailed design		SCALE @ A3	
		1 : 1 0 0 , 1 : 2 0 0	
DATE	REVISION	PAGE	
23/10/2025		A201	

- Cladding Notes:**
- 1 Selected BGC Nuline™ with 20mm cavity over "THERMAKRAFT WATERGATE Plus" building paper. Which show on the elevation.
 - 2 Selected BGC Stratum™ with 20mm cavity over "THERMAKRAFT WATERGATE Plus" building paper. Which show on the elevation.
 - 3 Selected Colorsteel Longrun Roofing over "Thermakraft Covertex 401" roof underlay with 25° roof pitch. Which show on the elevation.
 - 4 Selected COLORSTEEL 1/4 ROUND GUTTER over COLORSTEEL FASCIA. With 80mm Dia downpipes. Which show on the elevation. **All Downpipe Will be match wall color on which they are mounted.**
 - 5 Refer to window and door schedule for joinery tapes and size.

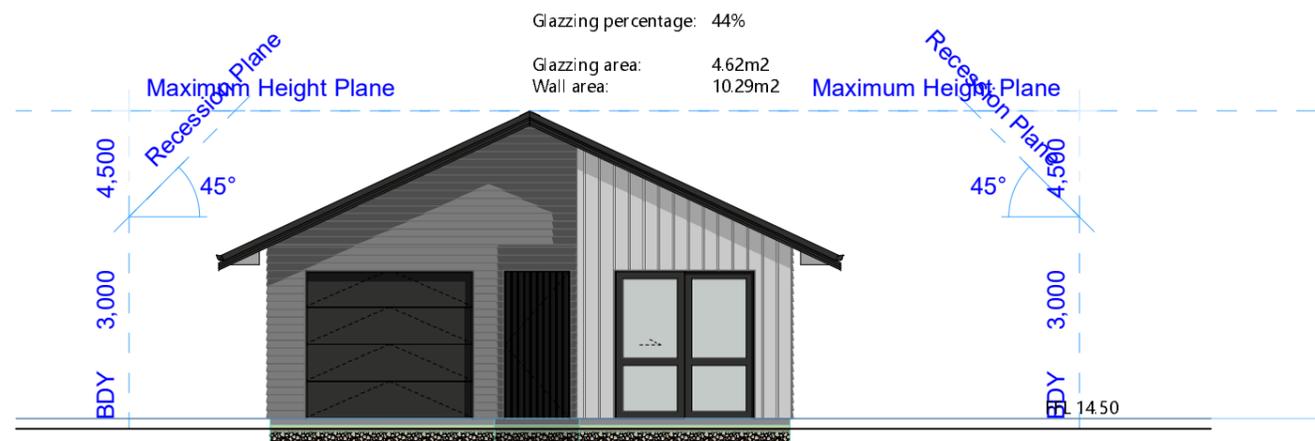


South Elevation

1:100

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 Claddings:**
1. Fibre cement weatherboard over nominal 20mm drained cavity
 2. Fibre cement sheet jointed finish over nominal 20mm drained cavity



West Elevation

1:100

Cladding LEGEND:

Selected Colorsteel Longrun Roofing			Dulux Ebony LRV Values <u>5</u>
Selected Nuline™ Weatherboard with 20mm cavity			Dulux Manorburn Colour Values R 289 G 209 B206 LRV Values <u>67</u>
Selected Stratum™ Weatherboard with 20mm cavity			Dulux Shag Rock Colour Values R 96 G 92 B 88 LRV Values <u>15</u>
All External window and door frame, garage door			Dulux Ebony LRV Values <u>5</u>

DO NOT SCALE DRAWINGS.
Contractor must verify all dimensions on site before commencing any works. Architect to be notified immediately of any discrepancy. All works shown to be carried out in accordance with the Building Act 2004, all statutory and regulatory authorities and Building Consent Authority approved Consents

J&J Architecture

Project

NUMBER: 0210312191
ADDRESS: Level 2, 452 Borman Road, Hamilton
EMAIL: jeff@JJArchi.co.NZ

Elevations

Project **22 Korari Street**
TEKAUWHATA

REVISION

Detailed design		SCALE @ A3	
DATE	REVISION	1 : 1 0 0 , 1 : 2 0 0	
23/10/2025		PAGE	A202