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Site Plan Notes:

Floor Area:

Site Coverage:

Wind Zone:

Wind Region: Earthquake Zone:

Climate Zone:

Site Note:

contours.

of slab.

Earthwork:

Permeable Surface:

364 Rimu Street

589 571030 291.00 m2 103.55m2

35.5%

)/291=%

Zone 2

Contractor to double check datum and

Drain layer to locate connection on site

Rerfer to survey plan for accurate

before comecing works. Sand pad refer to attached geotech

All works to comply with current

Site fence required during the construction to comply with NZBC F5.

32m3

NZS:3604 2011 & NZBC. Overall frame or slab dimension to allow for 6mm bottom plate overhang.

report by engineer.
All site dimensions are to outside edge

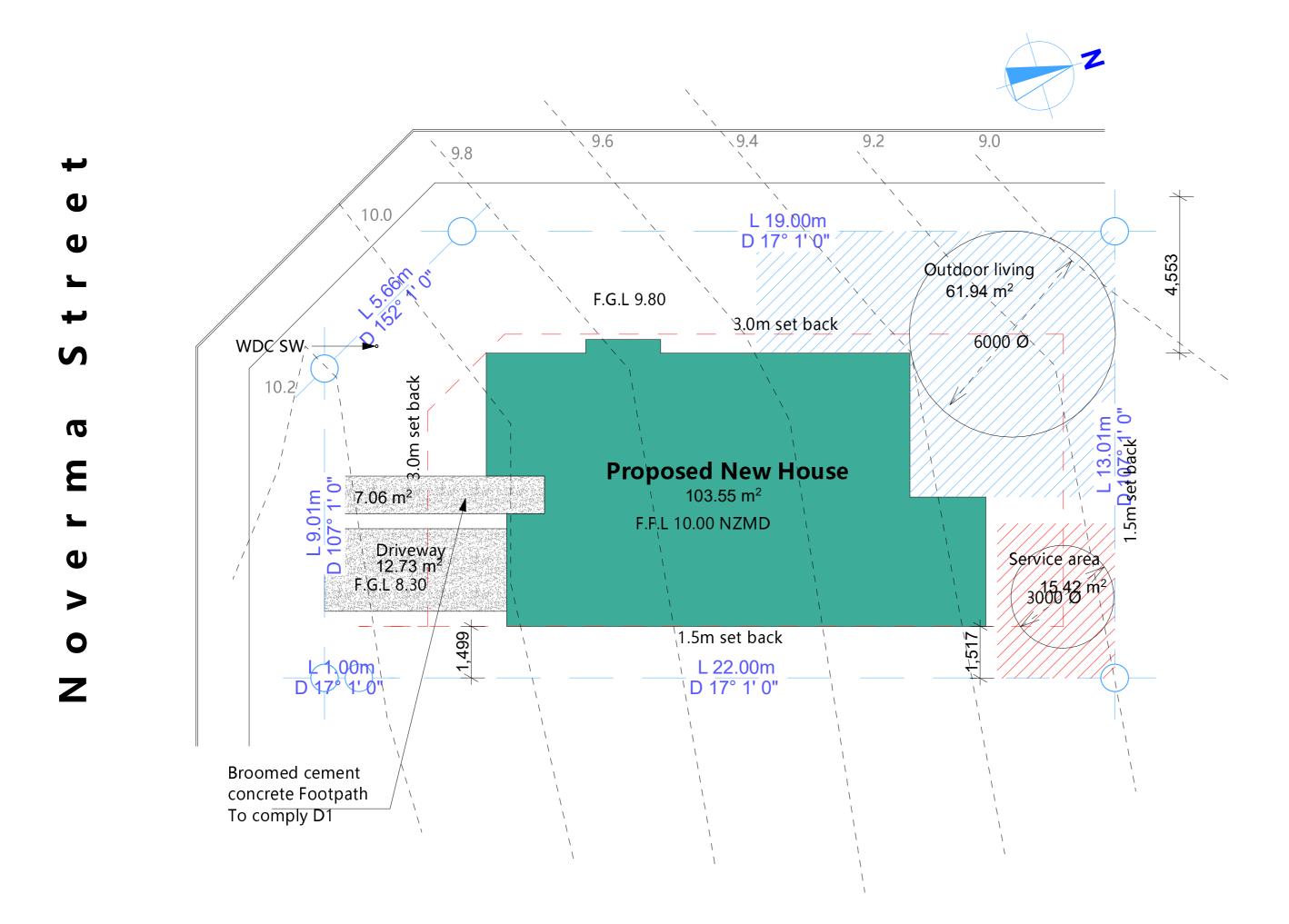
200mm(Soil report)

Medium Density

Residential Zone

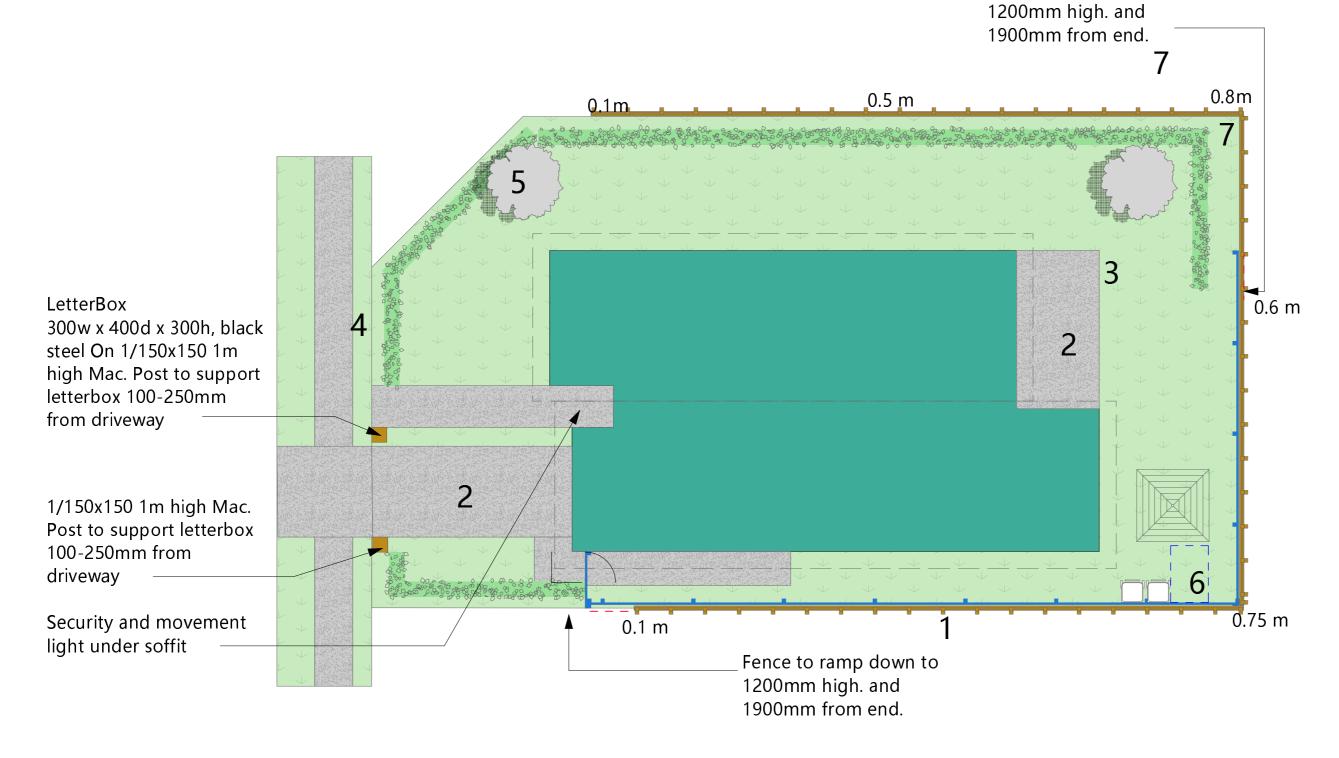
m2 (291--

Rimu Street



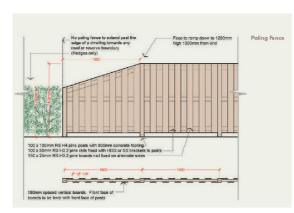
REVISION SCALE @ A2 DO NOT SCALE DRAWINGS. Contractor must verify Site Plan Concept design dimensions on site before 1:100 commencing any works. Architect J&J Architecture Ltd PAGE to be notified immediately of any discrepancy. All works shown to be LOT 589-364 Rimu Street DATE REVISION carried out in accordance with the Building Act 2004, all statutory and NUMBER: A101 regulatory authorities and Building ADDRESS: Level 2, 452 Borman Road, Flagstaff, Hamilton. 3210 Te Kauwhata Consent Authority approved P O Box 21209, Rototuna.Hamilton 9/01/2025 Consents jeff@jjarchi.co.nz

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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.



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 – 1800 mm.

ς Magnolia Tree(Min PB150 or 2m+)

Fence to ramp down to

- 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.



Garden sheds or other structures over 1.8m in height are only permitted with prior written approval from Lakeside Developments (Only Potential Location)

7 Timber retaining wall and lagging stained black

2 Concrete



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on site before any works. Architect immediately of any I works shown to be accordance with the 2004, all statutory and norities and Building ADDRESS:

Accordance With the 2014, all statutory and norities and Building ADDRESS:

ADDRESS:

ACCORDANCE ARCHITECTURE Ltd

O210312191

Level 2, 452 Borman Road, Flagstaff, Hamilton. 3210

jeff@jjarchi.co.nz

P O Box 21209, Rototuna.Hamilton

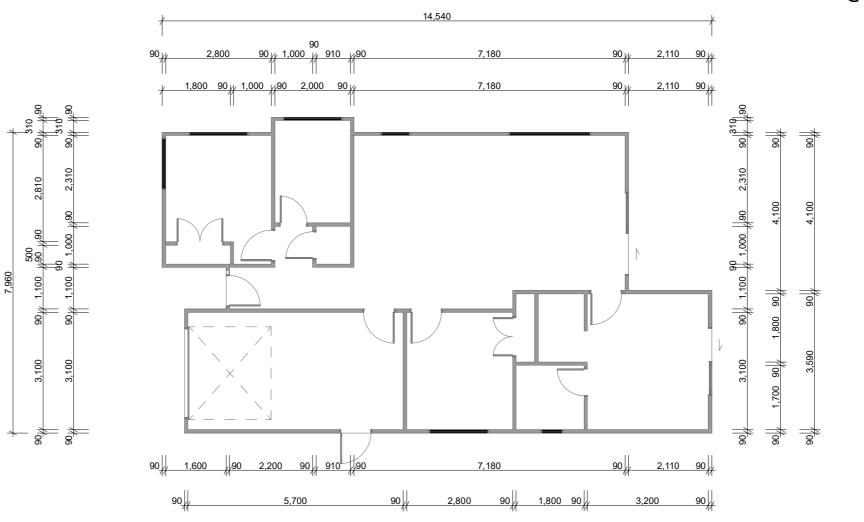
Site Landscaping Plan

LOT 589-364 Rimu Street Te Kauwhata

| REVISION | | | SCALE @ A2 | |
|----------|-----------|----------------|------------|---------|
| | Conce | Concept design | | |
| | | | PAGE | |
| | DATE | REVISION | | A10 |
| | 9/01/2025 | | | , , , , |

1:100

W1-7 200 x 1.600 x 500 Bedroom 1 Bedroom 2 2/610x1,980 Bedroom 2 Bedroom 3 Bedroom 4 Bedroom 4 Bedroom 4 Bedroom 5 Bedroom 5 Bedroom 5 Bedroom 6 Bedroom 6 Bedroom 7 Bedroom 7 Bedroom 8 Bedroom 8 Bedroom 9 Bedroom



Ground Floor Plan 1:100 Ground Floor Framing Plan 1:100

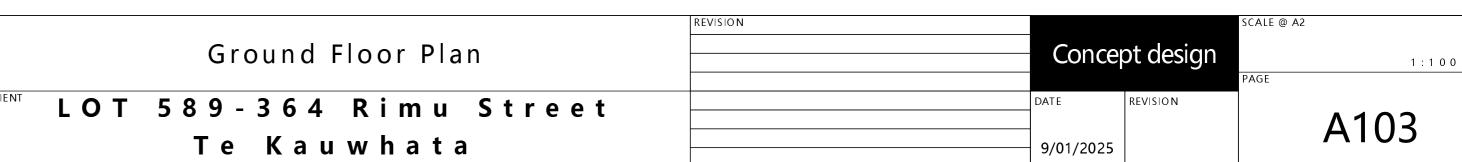
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| <u>Insulation</u> | | Flo | Floor PLan Notes: | | | |
|---|------------------|-----|--|--|--|--|
| 90 Frame External Walls: | | 1 | All works to comply with NZS | | | |
| R2.2 PINK BATTS | 5 | | 3604:2011 and NZBC | | | |
| russes Roof Area: | | 2 | Do Not scale off drawing | | | |
| | | 3 | Contractor shall verify and be | | | |
| Meter Box: | | | responsible for all dimensions on site. | | | |
| Kingspan KS1000 | DRW | 4 | Architects to be notified of any variation | | | |
| Foundation: | | | between site dimensions and those on | | | |
| R1.6 Concrete slab + Expol | | | plans. | | | |
| Slabx200 50mm | | 5 | These drawings remain the property of | | | |
| imber Treatment | | | &J Architecture Ltd. And Should not be | | | |
| | | | copied in any form or passed on to a | | | |
| ïmber | Treatment | | third party without prior written | | | |
| | | | consent. | | | |
| Vall Frame | H1.2 | 6 | Kitchen facilities to comply with NZBC | | | |
| Vet Area Wall Frame | H3.2 | | G3/AS1. | | | |
| russes | H1.2 | 7 | Laundry facilities to comply with NZBC | | | |
| | | | G2/AS1 | | | |
| | | 8 | All wet area must to comply with NZBO | | | |
| inishs | | | E3/AS1.and concrete tile over all. | | | |
| | | 9 | External Moisture to comply with NZB | | | |
| kirting: 60x10 PINE SIN | IGLE BEVEL | | E2/AS1 | | | |
| - | | 10 | Internal Moisture to comply with NZBO | | | |
| Architrave: 60x10 PINE SINGLE BEVEL | | | E3/AS1 | | | |
| | | 11 | STUDS & STUD HEIGHTS: | | | |
| Scotia: 75 Gib Cove | | | - All walls to be 90x45 SG8 studs @ 60 | | | |
| | | | crs (2455mm stud height). Nogs @ | | | |
| Net Area | | | 800mm crs (max) | | | |
| | | | - All bottom plates to be H1.2 90x45 | | | |
| ARDEX | | | fixed with M10 x155 ECo0 Screw Bolt. | | | |
| Vet area to be waterproof | ing with "ARDEX | 12 | 9 1 | | | |
| nembrane under tile area. | Install waterpro | of | concrete tiles. | | | |
| membranes to: 1800mm above | | 13 | All internal wall linings to be 10mm GIB | | | |
| shower.300mm minimum up the wall behind | | nd | standerd, and ceiling to be 13mm GIB | | | |
| he canity. and 1500mm al | oove the F.F.L | | standerd over 70x35mm ceiling batten.All wet area to be 10mm GIB | | | |
| <u>(E Y :</u> | | | AQUALINE and Cement based solid | | | |
| | | | | | | |
| moke Detecter | * | | plaster or concrete having a steel trower or polished finish (semi-gloss or gloss | | | |
| S . I . T | 80 | | paint must be used if a paint finish is | | | |
| Out door Tap | ₩ | | required). | | | |
| Switch Board | | 14 | . , | | | |
| SWITCH BOATG | SB | - | aluminium joinery, and it have to be | | | |
| | | | comply with NZS 4223:part3:2016 for | | | |
| Meter Board | MB | | safty glazing and comply with NZBC | | | |
| | | | E2/AS1. | | | |
| Ceiling Access | M/H | 15 | All External windows and doors to be | | | |
| | | .5 | aluminium joinery, and all Glass to be | | | |
| Rinnai HW System | (h.w.) | | Doubled / Low E / Clear with Gas : Argor | | | |
| | | | and all alumminium frame to be | | | |
| Air Conditioner Outlet | AIR | | thermally broken, it have to be comply | | | |
| · | 4. | | with NZBC H1. | | | |
| xhaust Fan | * | 16 | All ventilation to be comply with | | | |
| · . | | | G4/AS1 & AS1668. | | | |
| low rates | | 17 | • | | | |
|) 25 L/s for showers and b | paths, and | 18 | <u> </u> | | | |
| | | - | H1.2 @ 600 crs with 13mm Gib, or @ | | | |
| | | - 1 | 400 crs with 10mm Gib. | | | |



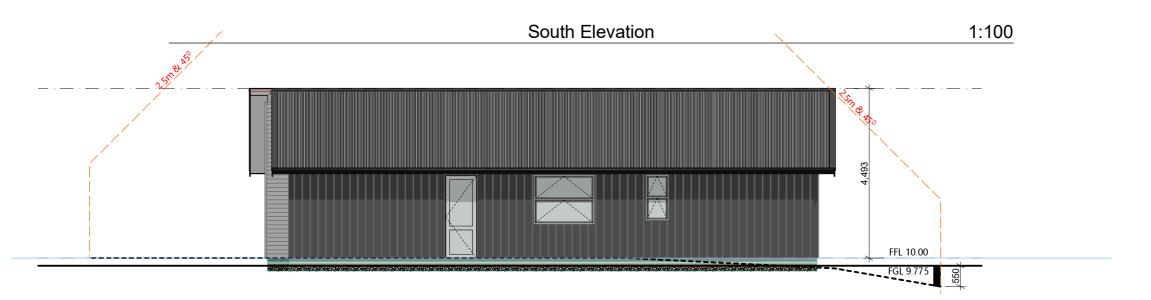
Consents

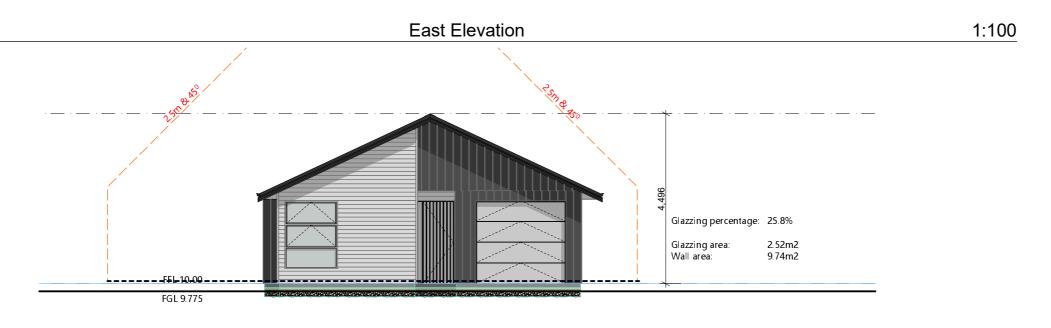




Giazzing percentage 26.5% Giazzing area: 7.2m2 Wall area: 27.15m2 FGL 9.775

Wast Elevation 1:100





North Elevation 1:100

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Cladding Notes:

 Selected BGC Nuline™ Plus W/B with 20mm cavity over "THERMAKRAFT WATERGATE Plus 295" building paper. Which show on the elevation.
 Selected BGC Stratum™ with 20mm cavity over "THERMAKRAFT WATERGATE

Plus 295" building paper. Which show on the elevation.

3 Selected Colorsteel Longrun Roofing over "Thermakraft Covertek 401" roof underlay with 250 roof pitch. Which

show on the elevation.

Selected COLORSTEEL 1/4 ROUND
GUTTER over COLORSTEEL FASCIA.
With 80mm Dia downpipes.Which show on the elevation. All downpipe will match wall colour on which they are mounted.

Refer to window and door schedule for

joinery tapes and size.

BUILDING ENVELOPE RISK MATRIX

All Elevation

Risk Factor Risk Severity Risk Score

Wind zone (per NZS 3604) High risk 1

Number of storeys Low risk 0

Roof/wall intersection design Very high risk 5

Eaves width High risk 2

Envelope complexity Medium risk 1

Deck design Low risk 0

Total Risk Score: 9

| Cladding LEGEND: | | | |
|--|--|-------------------------|--|
| Selected Colorsteel Longrun Roofing | | Dulux Eb or | ny Colour Values R 47 G 47 B 49 LRV Values 5 |
| Selected Stratum™ Weatherboard with 20mm cavity | | Dulux Narr neck Half | owColour Values |
| Selected Nuline™ Plus Weatherboard with 20mm cavity | | Dulux Eb or | R 47 G 47 B 49 LRV Values 5 |
| All External window and door frame | | Colorsteel Titania | Colour Values R 202 G 199 B 185 LRV Values 69 |

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LOT 589-364 Rimu Street Te Kauwhata

Elevations