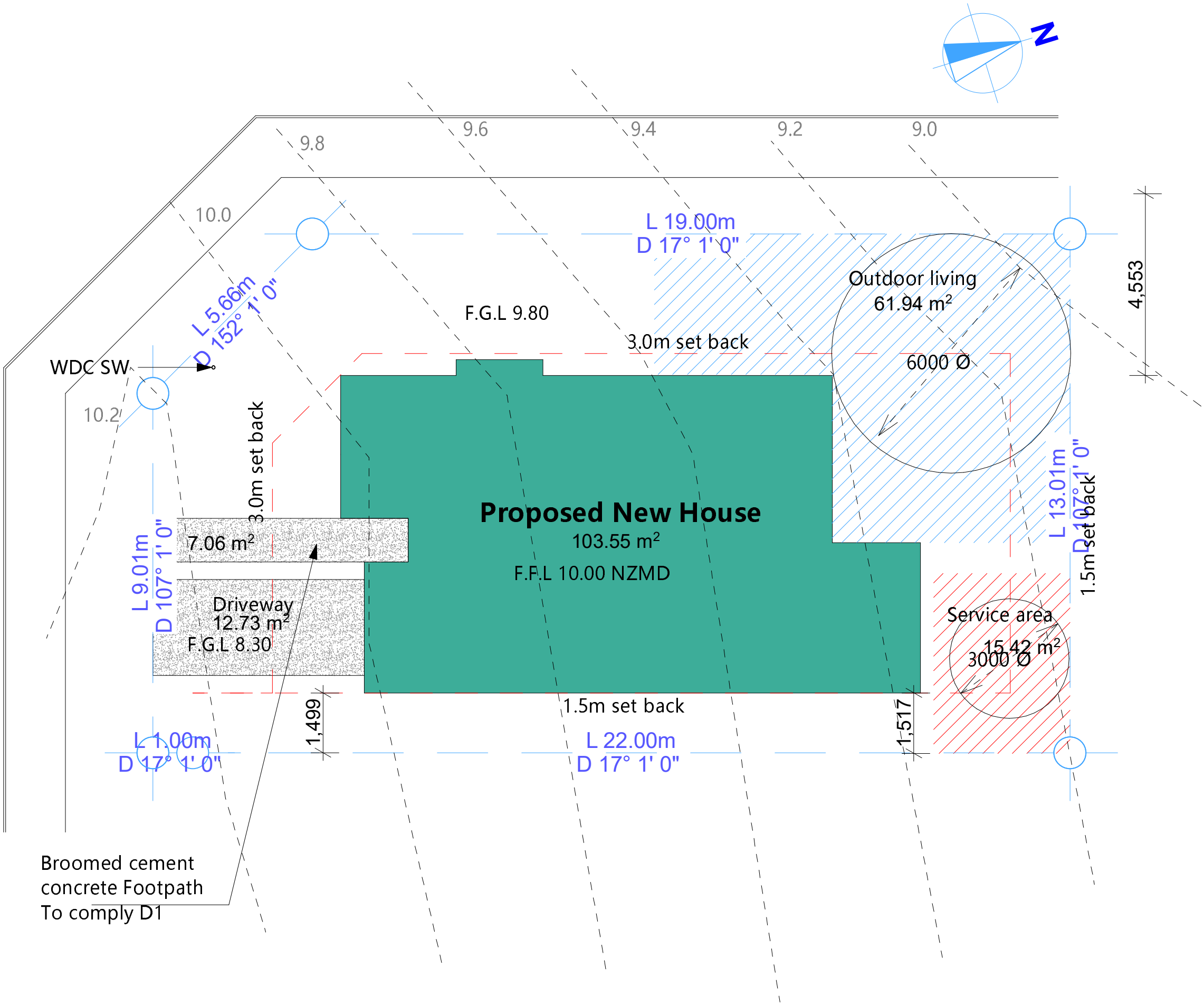


N o v e r m a S t r e e t

R i m u S t r e e t



Site Plan Notes:	
Legal Descripton	
Street:	364 Rimu Street
Lot:	589
DPS:	571030
Site Area:	291.00 m2
Floor Area:	103.55m2
Site Coverage:	35.5%
Driveway:	m2
Permeable Surface:	(291--)/291=%
Wind Zone:	H
Wind Region:	A
Earthquake Zone:	Zone 1
Exposure Zone:	Zone B
Climate Zone:	Zone 2
Zone:	Medium Density 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.
Earthwork:	
Area:	105m2
Cut deep:	200mm(Soil report)
Fill:	100mm
Volume:	32m3

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 Ltd

NUMBER: 0210312191
ADDRESS: Level 2, 452 Borman Road, Flagstaff, Hamilton. 3210
P O Box 21209, Rotorua.Hamilton
EMAIL: jeff@jjarchi.co.nz

CLIENT

LOT 589 - 364 Rimu Street
Te Kauwhata

Site Plan

REVISION	

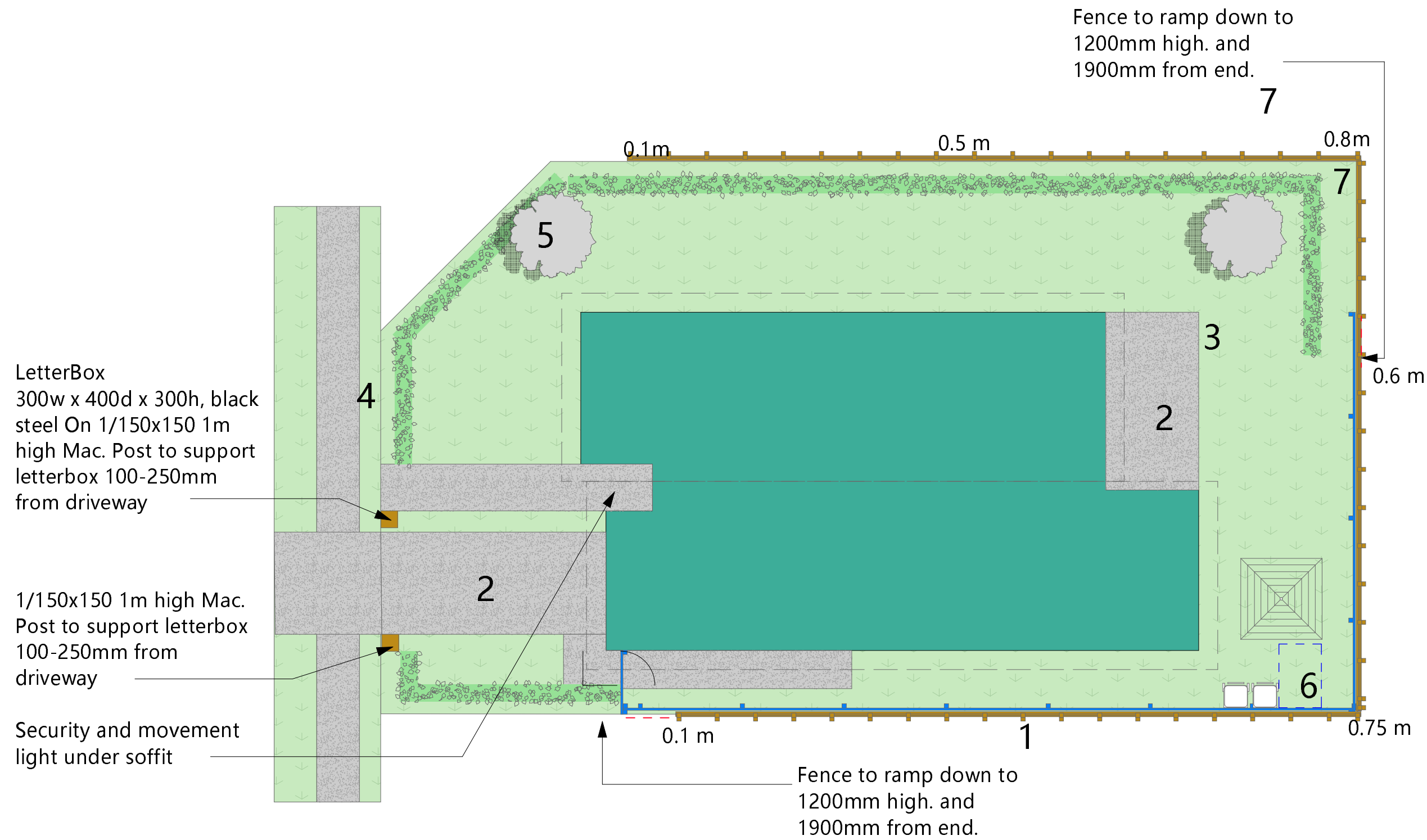
Concept design	
DATE	REVISION
9/01/2025	

SCALE @ A2

1 : 1 0 0

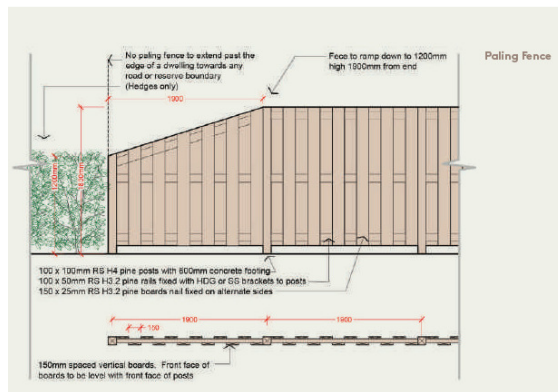
PAGE

A101

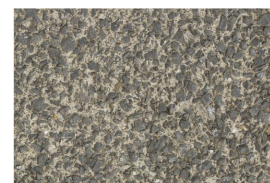


1 1.8m privacy timber fence at backyard

- 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



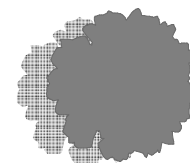
4 Hedge plants(Griselinia littoralis)

- 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)

7 Timber retaining wall and lagging stained black



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 Ltd

NUMBER: 0210312191
ADDRESS: Level 2, 452 Borman Road, Flagstaff, Hamilton. 3210
P O Box 21209, Rotorua. Hamilton
EMAIL: jeff@jjarchi.co.nz

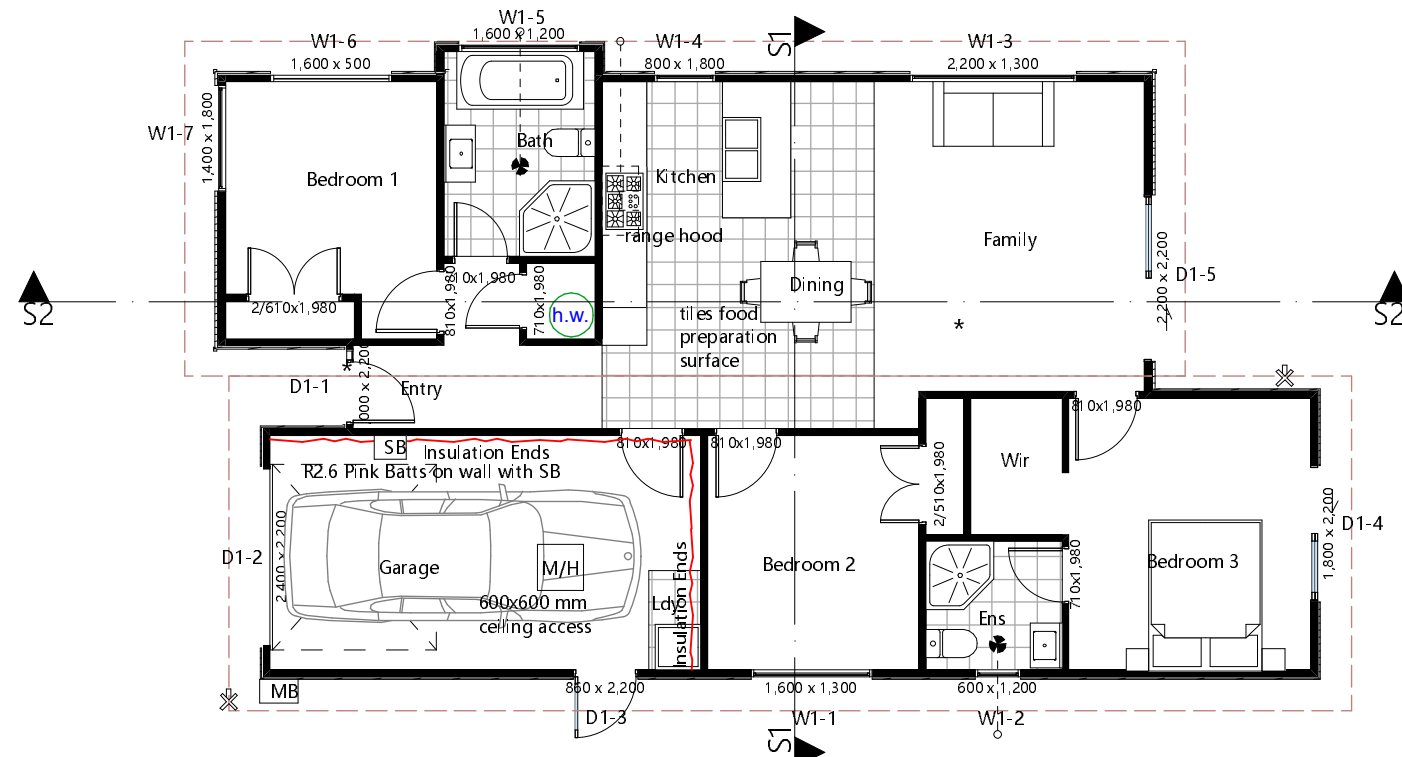
Site Landscaping Plan

CLIENT **LOT 589 - 364 Rimu Street Te Kauwhata**

REVISION	

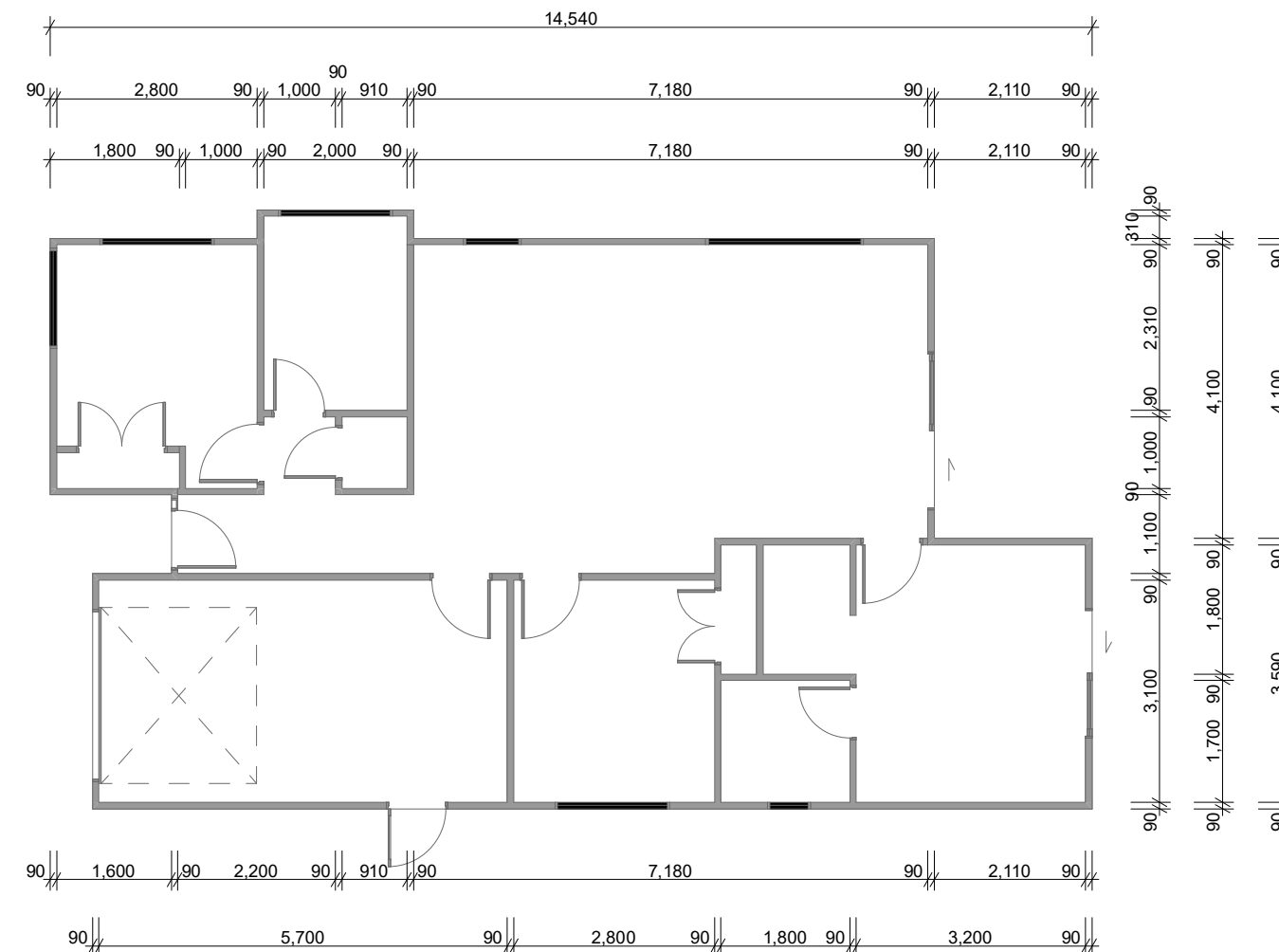
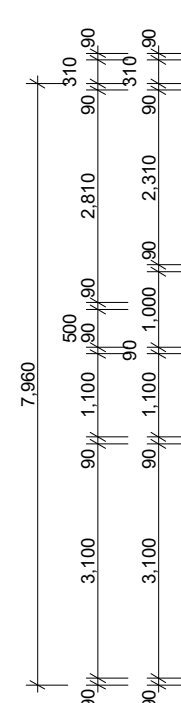
Concept design	
DATE	REVISION
9/01/2025	

SCALE @ A2
1 : 1 0 0
PAGE
A102



Ground Floor Plan

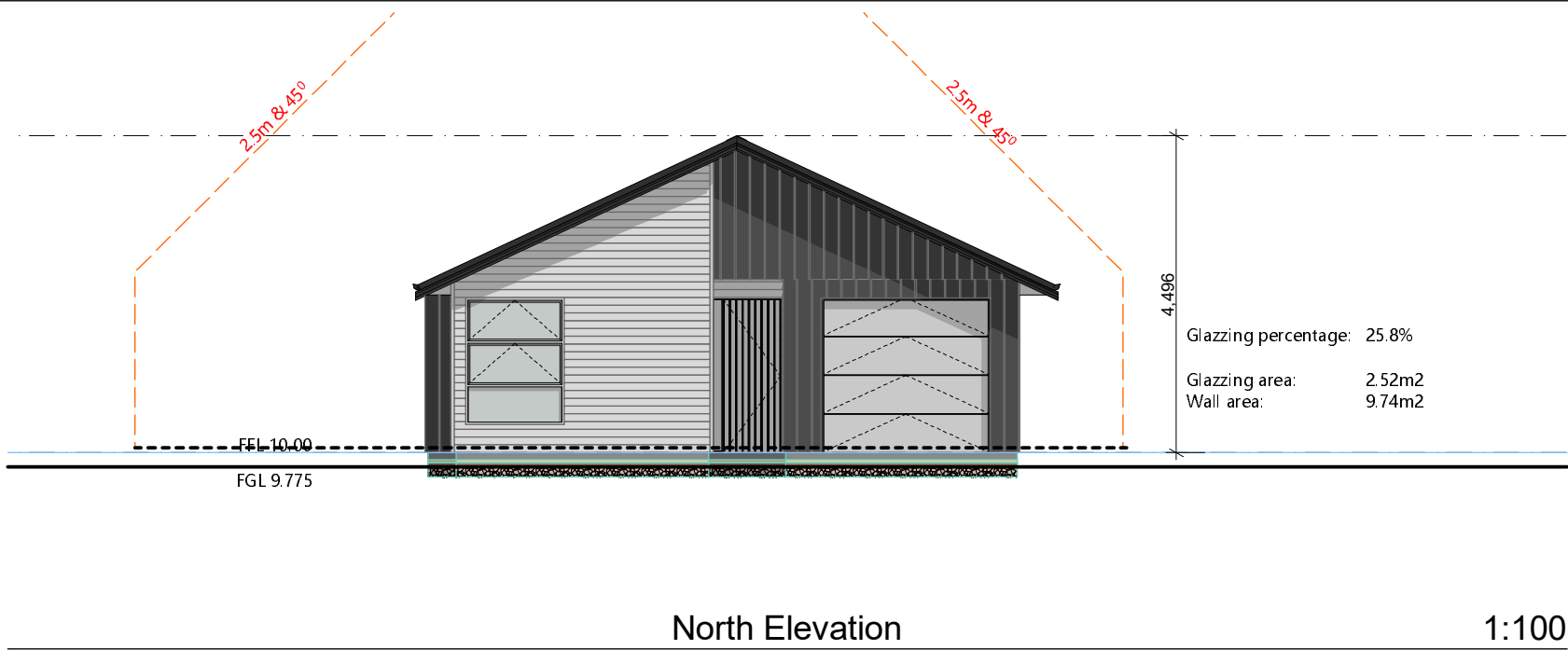
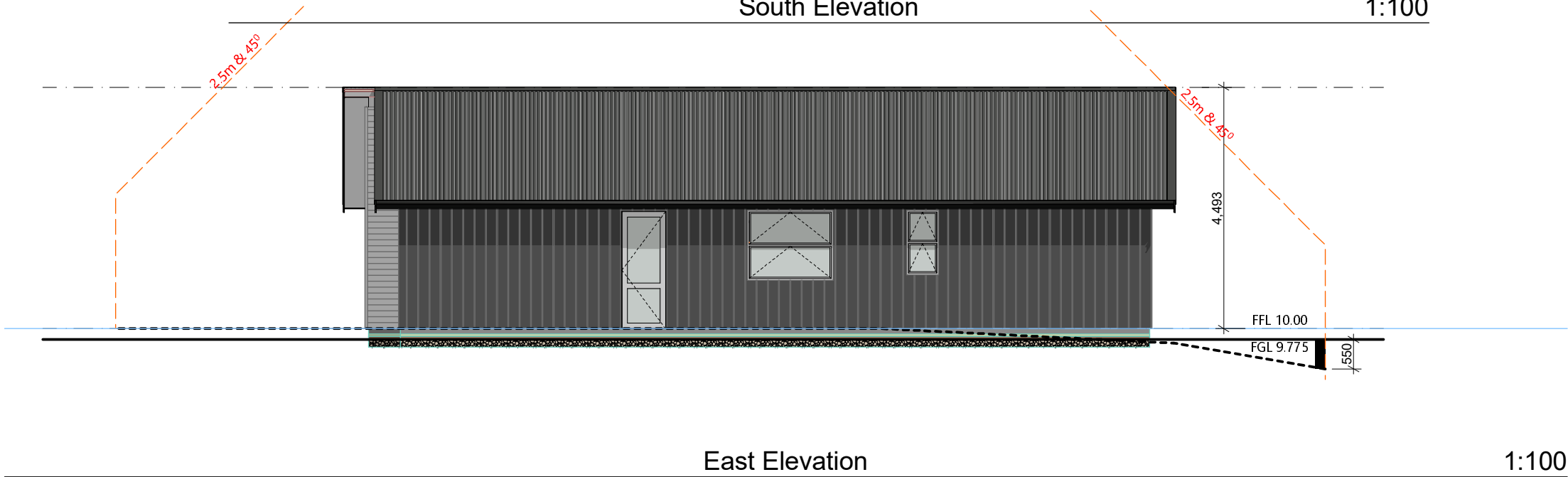
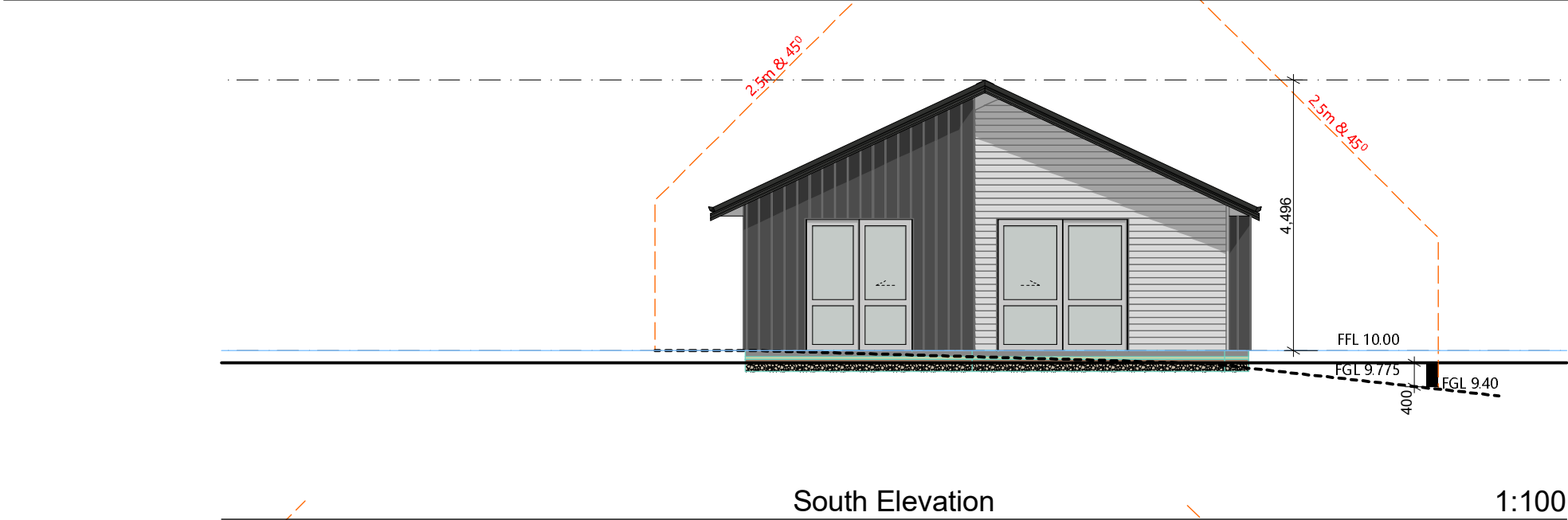
1:100



Ground Floor Framing Plan

1:100

- Cladding Notes:**
- 1 Selected BGC NuLine™ Plus W/B with 20mm cavity over "THERMAKRAFT WATERGATE Plus 295" building paper. Which show on the elevation.
 - 2 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 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 match wall colour on which they are mounted.**
 - 5 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 Ebony Colour Values R 47 G 47 B 49 LRV Values 5
Selected Stratum™ Weatherboard with 20mm cavity			Dulux Narrow Colour Values neck Half R 205 G 202 B 191 LRV Values 63
Selected NuLine™ Plus Weatherboard with 20mm cavity			Dulux Ebony Colour Values 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

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 Ltd

NUMBER: 0210312191
ADDRESS: Level 2, 452 Borman Road, Flagstaff, Hamilton. 3210
P O Box 21209, Rotorua.Hamilton
EMAIL: jeff@jjarchi.co.nz

Elevations

CLIENT LOT 589 - 364 Rimu Street Te Kauwhata

REVISION

Concept design

DATE 9/01/2025

REVISION

SCALE @ A2

1 : 1 0 0 , 1 : 2 0 0

PAGE

A201