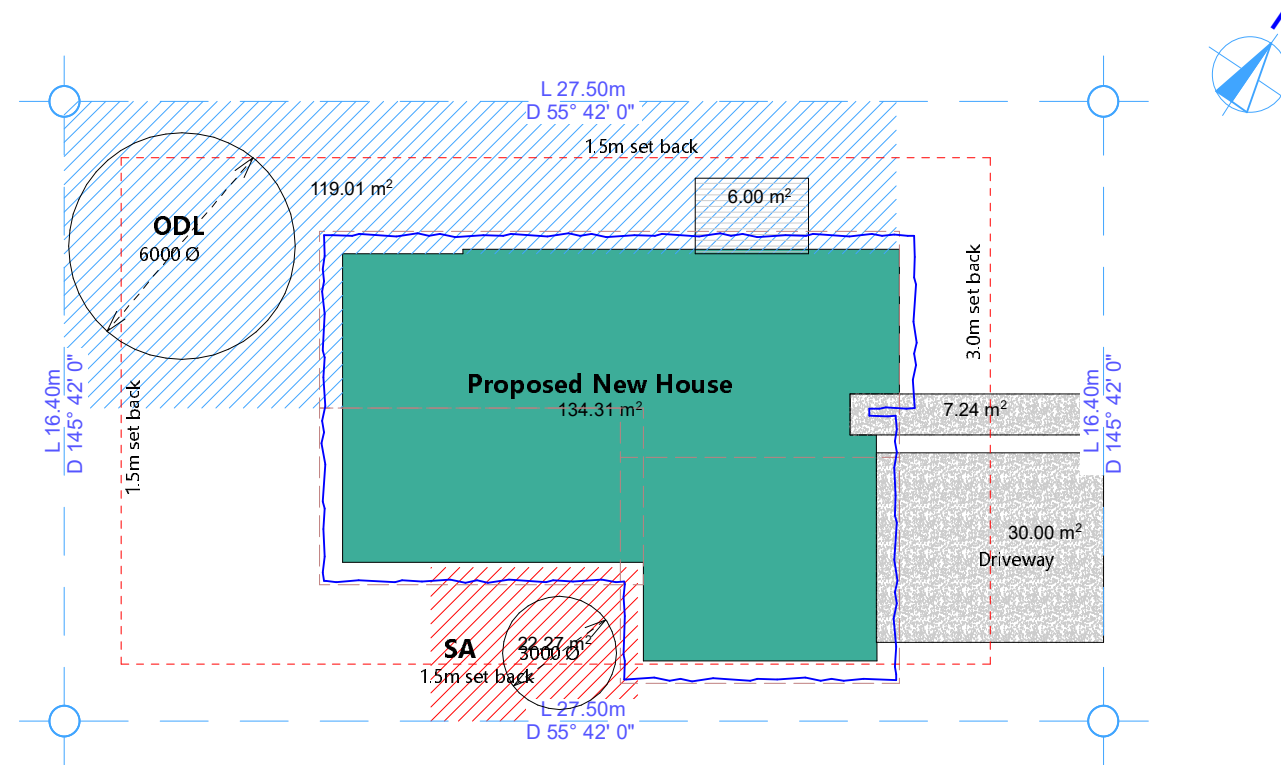




White Way

Site Plan Notes:

Legal Description

Street: 65 White Way

Lot: 290

DPS: 542256

Site Area: 451 m2

Floor Area: m2

Site Coverage: %

Driveway: m2

Impermeable Surface: %

Wind Zone: H

Wind Region: A

Earthquake Zone: Zone 1

Exposure Zone:	Zone B
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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.

K E Y :

Outdoor Living area

Service area

Concrete driveway

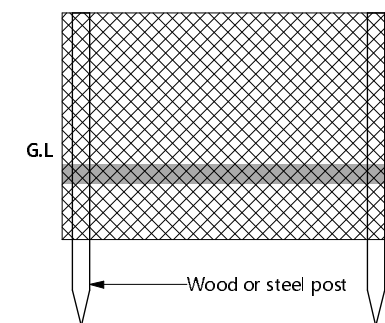
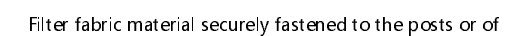
Earthwork:

Area: 130m2

Cut deep: 0.5m (Soil report)

Fill:	0.4m
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Volume:	117m3
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S e d i m e n t c o n t r o l

Site Plan

Project

65 White Way
TE KAUWHATA

REVISION

Detailed design

	DATE
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	REVISION	
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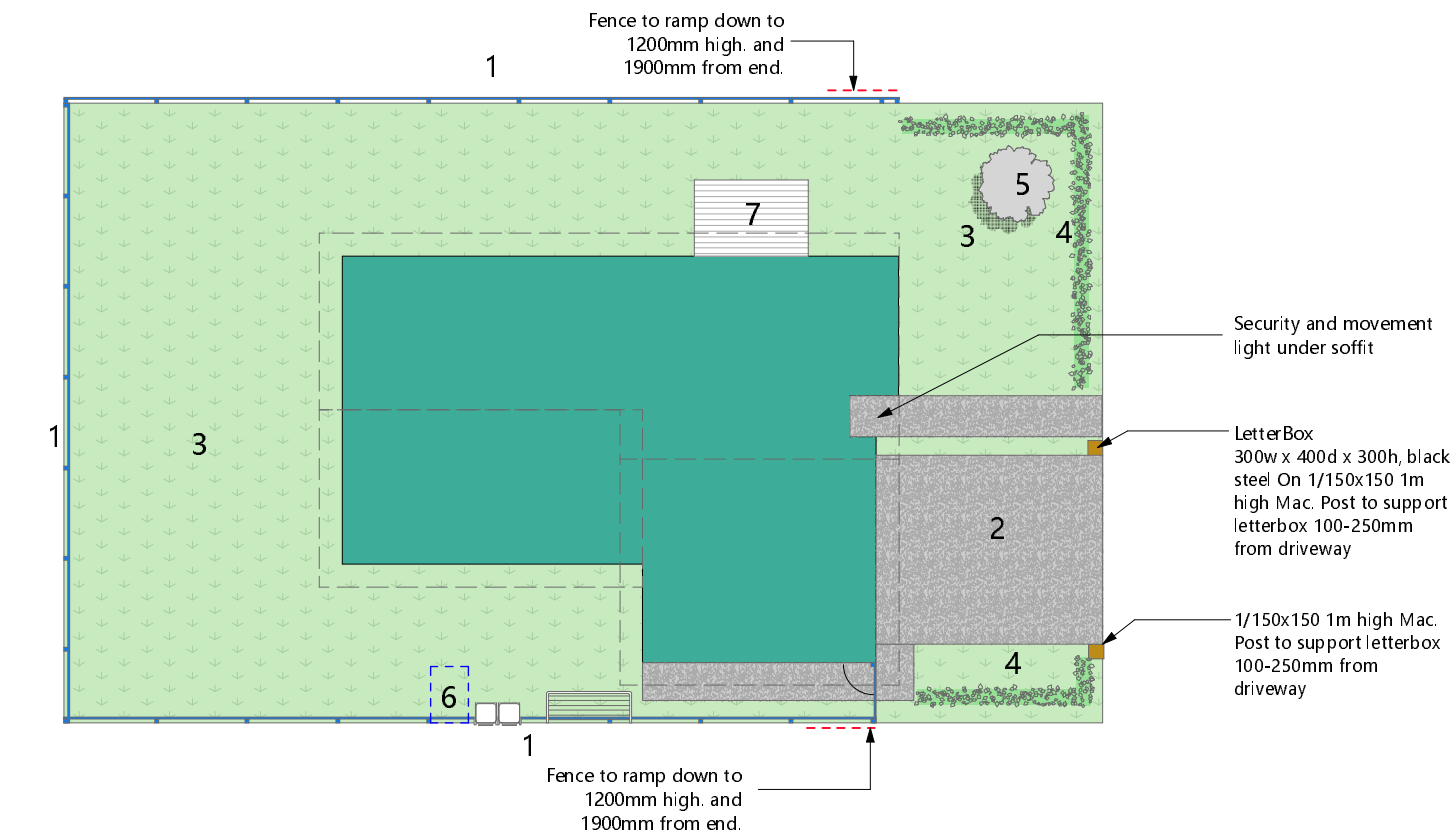
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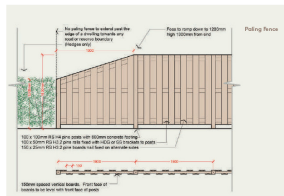
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A101

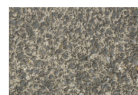


1 1.8m privacy timber fence at backyard

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

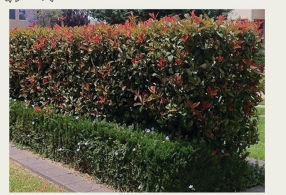


3 Lawn area



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.



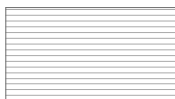
5 Magnolia Tree(Min PB150 or 2m+)

- 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 Deck (Permeable surface)



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**

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Site Landscaping Plan

Project **65 White Way**
TE KAUWHATA

REVISION	

Detailed design		SCALE @ A3	
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Insulation	Floor Plan Notes:		
90 Frame External Walls: R2.2 Wall Insulation Trusses Roof Area: R7.0 Roof insulation R3.6 Roof insulation on edge Meter Box: Kingspan KS1000RW Foundation: R1.4 Firth Ribraft Foundation	1 All works to comply with NZS 3604:2011 and NZBC. 2 Do Not scale off drawing. 3 Contractor shall verify and be responsible for all dimensions on site. 4 Architects to be notified of any variation between site dimensions and those on plans. 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. 7 Laundry facilities to comply with NZBC G2/AS1. 8 All wet area must to comply with NZBC E3/AS1 and concrete tile over all. 9 External Moisture to comply with NZBC E2/AS1 10 Internal Moisture to comply with NZBC E3/AS1 11 All smoke Alarm to be interconnected smoke alarms to comply with NZBC C1/AS1 and NZS4514:2001.		
Timber Treatment	12 STUDS & 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. 13 All showers to be safety glass panel with ceramic tiles to comply with F2/AS1.		
Finishes	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.		
Skirting: 60x10 PINE SINGLE BEVEL Architrave: 60x10 PINE SINGLE BEVEL Scotia: 75 Gib Cove	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. 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. All Frist Floor windows opening to be have restrictor fitted and no greater than 100mm. 17 All ventilation to be comply with G4/AS1 & AS1668.		
Wet Area	18 All internal door to be 1980mm height. 19 All Ceiling batten need to be 70x35 H1.2 @ 600 crs with 13mm Gib, or @ 400 crs with 10mm Gib. 20 All Fixing to be Hot - Dipped Galvanized. to comply wiht NZBC and NZS 3604:2011 section 4.		
Bostik-Applicator-Chunyang Xi-0608 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.			
KEY :			
Smoke Detector	[Symbol]		
Out door Tap	[Symbol]		
Switch Board	[SB]		
Meter Board	[MB]		
Ceiling Access	[M/H]		
Rinnai Gas HW System	[GAS]		
Air Conditioner Outlet	[AIR]		
Exhaust Fan	[Symbol]		
Flow rates a) 25 L/s for showers and baths, and b) 50 L/s for cooktops.			

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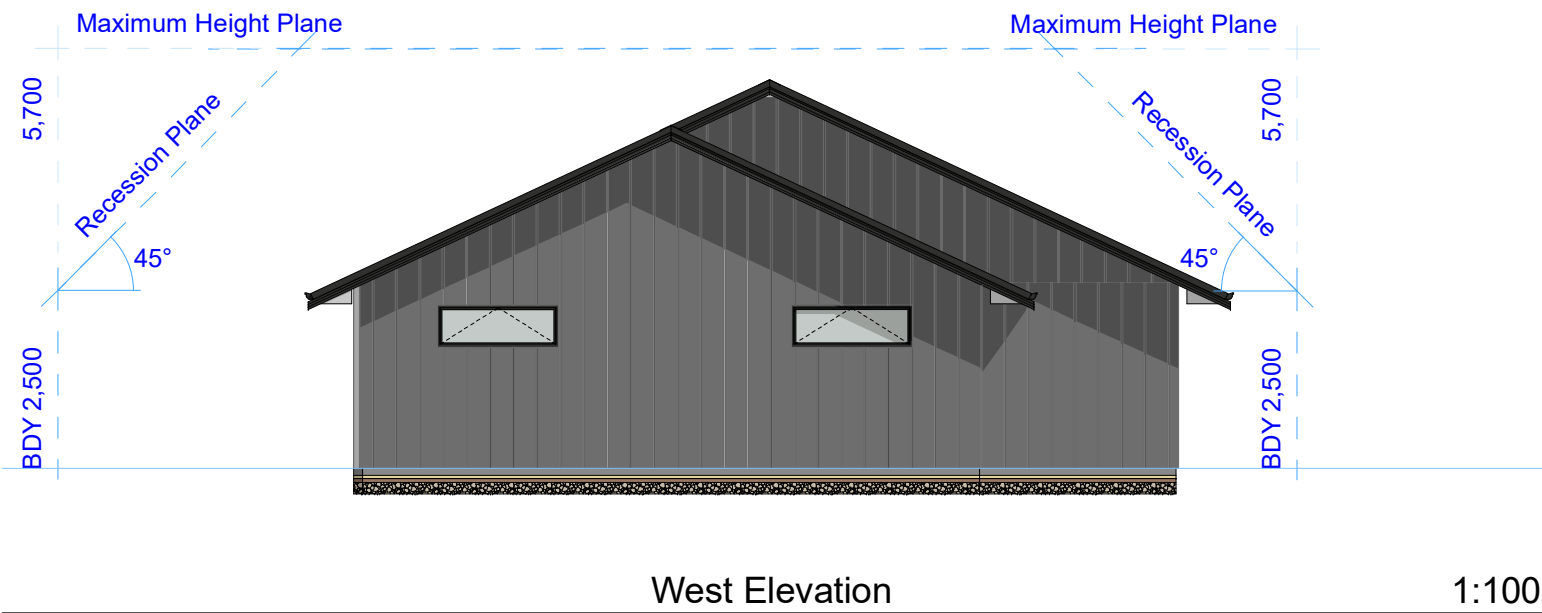
Ground Floor Plan

Project

65 White Way
TE KAUWHATA

REVISION	

Detailed design		SCALE @ A3	
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- Cladding Notes:**
- 1 Selected BGC Stratum WEATHERBOARD with 20mm cavity over" THERMAKRAFT WATERGATE Plus" building paper. Which show on the elevation.
 - 2 Selected 70mm Brick with 50mm 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.
 - 5 Refer to window and door schedule for joinery tapes and size.

Tie Spacings	
Veneers up to 140 kg/m² [70 mm thick veneers]	
Horizontally	400 mm crs into studs
Vertically	400 mm crs max.
Openings	Within 200 mm of the edge of all openings
Shelf Angles	1st Row within 200 mm of the Shelf Angle
Foundation	1st Row within 400 mm of the rebate



Risk Factor	Description	Risk	Score
Wind Zone	High	M	1
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	Greater than 600mm wide	L	0
Envelope Complexity	Moderately complex shape with no more than 2 cladding types.	M	1
Deck Design	None	L	0
		Total Score: 2	

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

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Elevations

Project

65 White Way
TEKAUWHATA

REVISION	

Detailed design		SCALE @ A3	
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Cladding LEGEND:				Cladding Notes:	
Selected Colorsteel Longrun Roofing			Dulux Ebony LRV Values <u>5</u>	1	Selected BGC Stratum WEATHERBOARD with 20mm cavity over* THERMAKRAFT WATERGATE Plus* building paper. Which show on the elevation.
Selected 70mm brick with 50mm cavity			Premier Brick Colour Modena Iron Stone	2	Selected 70mm Brick with 50mm cavity over* THERMAKRAFT WATERGATE Plus* building paper. Which show on the elevation.
Selected Stratum™ Weatherboard with 20mm cavity			Dulux Shag Rock Colour Values R 96 G 92 B 88 LRV Values <u>15</u>	3	Selected Colorsteel Longrun Roofing over "Thermakraft Covertex 401" roof underlay with 25° roof pitch. Which show on the elevation.
All External window and door frame			Dulux Ebony LRV Values <u>5</u>	4	Selected COLORSTEEL 1/4 ROUND GUTTER over COLORSTEEL FASCIA. With 80mm Dia downpipes. Which show on the elevation.
				5	Refer to window and door schedule for joinery tapes and size.
Tie Spacings					
Veneers up to 140 kg/m² [70 mm thick veneers]					
Horizontally		400 mm crs into studs			
Vertically		400 mm crs max.			
Openings		Within 200 mm of the edge of all openings			
Shelf Angles		1st Row within 200 mm of the Shelf Angle			
Foundation		1st Row within 400 mm of the rebate			



Risk Factor	Description	Risk	Score
Wind Zone	High	M	1
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	Greater than 600mm wide	L	0
Envelope Complexity	Moderately complex shape with no more than 2 cladding types.	M	1
Deck Design	None	L	0
		Total Score: 2	

Selected Claddings:

1. Fibre cement weatherboard over nominal 20mm drained cavity

2. Fibre cement sheet jointed finish over nominal 20mm drained cavity

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	Project						1 : 1 0 0 , 1 : 2 0 0	
	6 5 W h i t e W a y T E K A U W H A T A				DATE		REVISION	
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