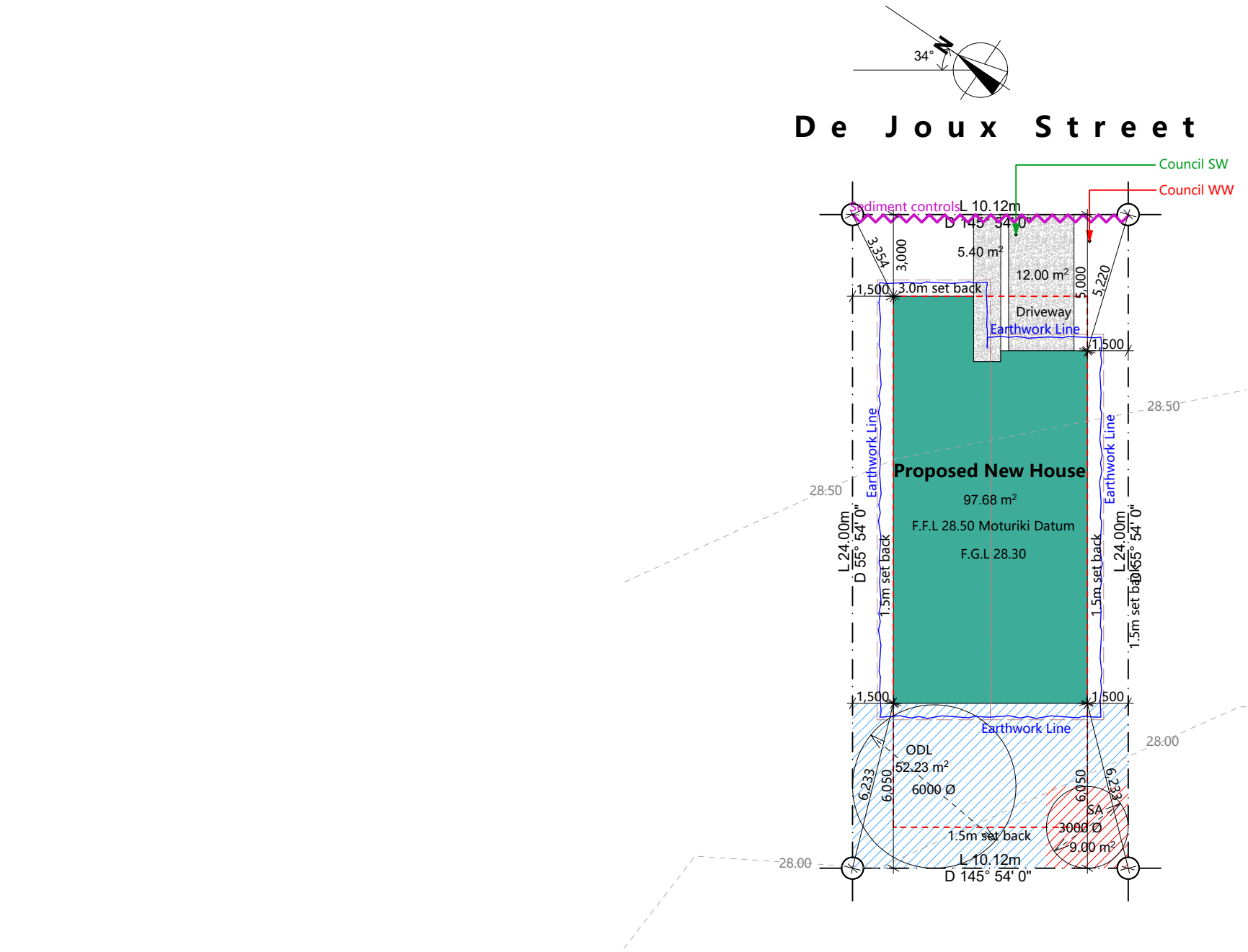
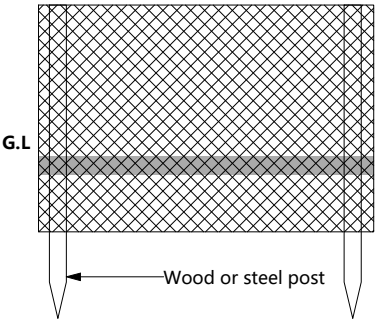




Filter fabric material securely fastened to the posts or of



S e d i m e n t c o n t r o l

Site Plan Notes:

Legal Description

Street:	26 De Joux Street
Lot:	1340
DPS:	585646
Site Area:	243.00 m2
Floor Area:	97m2
Site Coverage:	40%
Driveway:	17.4m2
Impermeable Surface:	47%
Wind Zone:	H
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.

K E Y :

Outdoor Living area	
Service area	
Concrete driveway	

Earthwork:

Area:	100m2
Cut deep:	200mm(soil report)
Fill:	100mm
Volume:	30m³

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J&J Architecture

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

Site Plan

Project

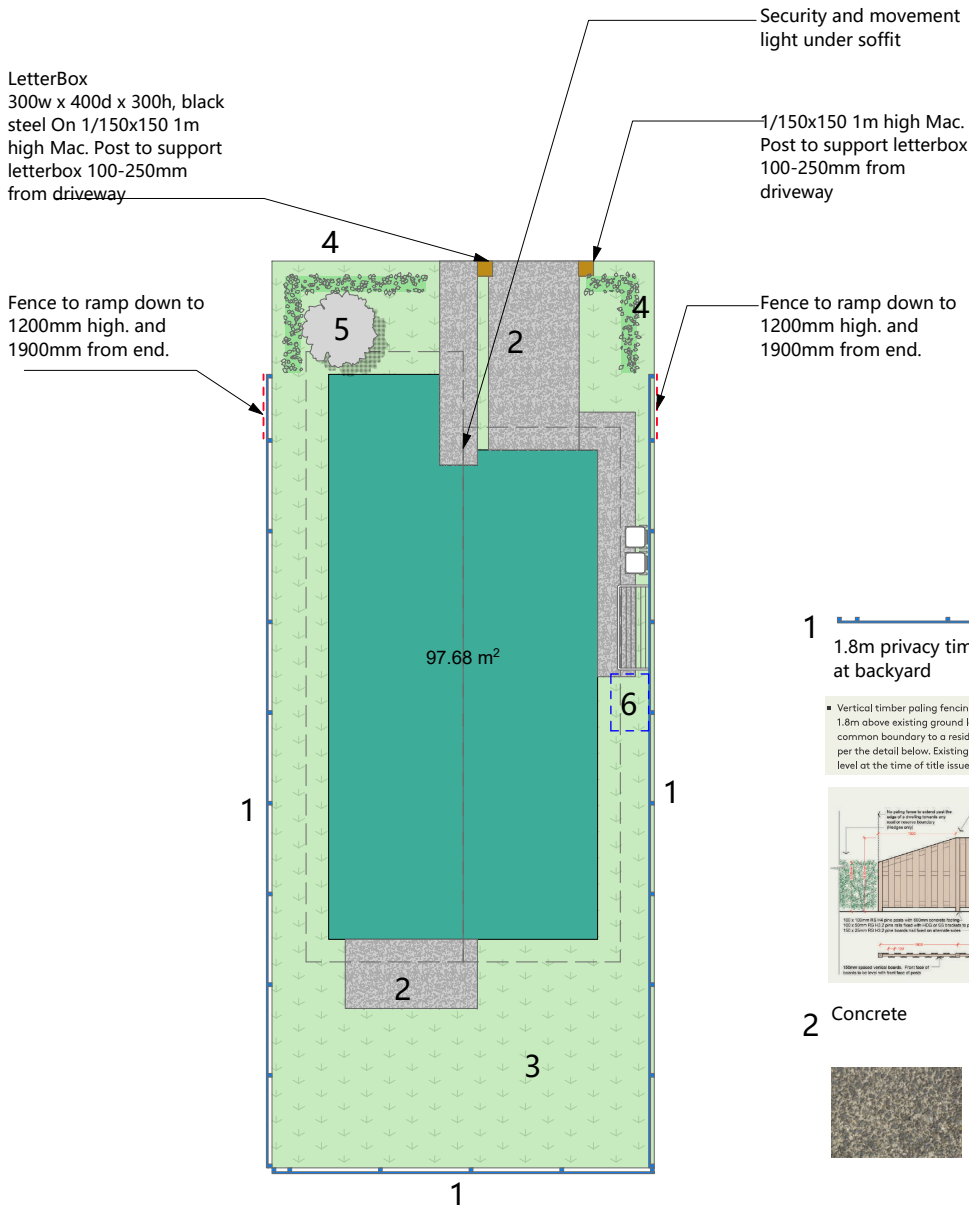
LOT 1340

26 De Joux Street

Te Kauwhata

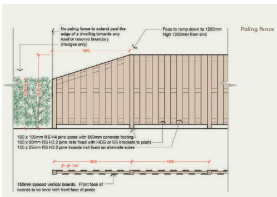
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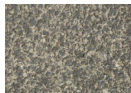


- 1  1.8m privacy timber fence at backyard

- 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.

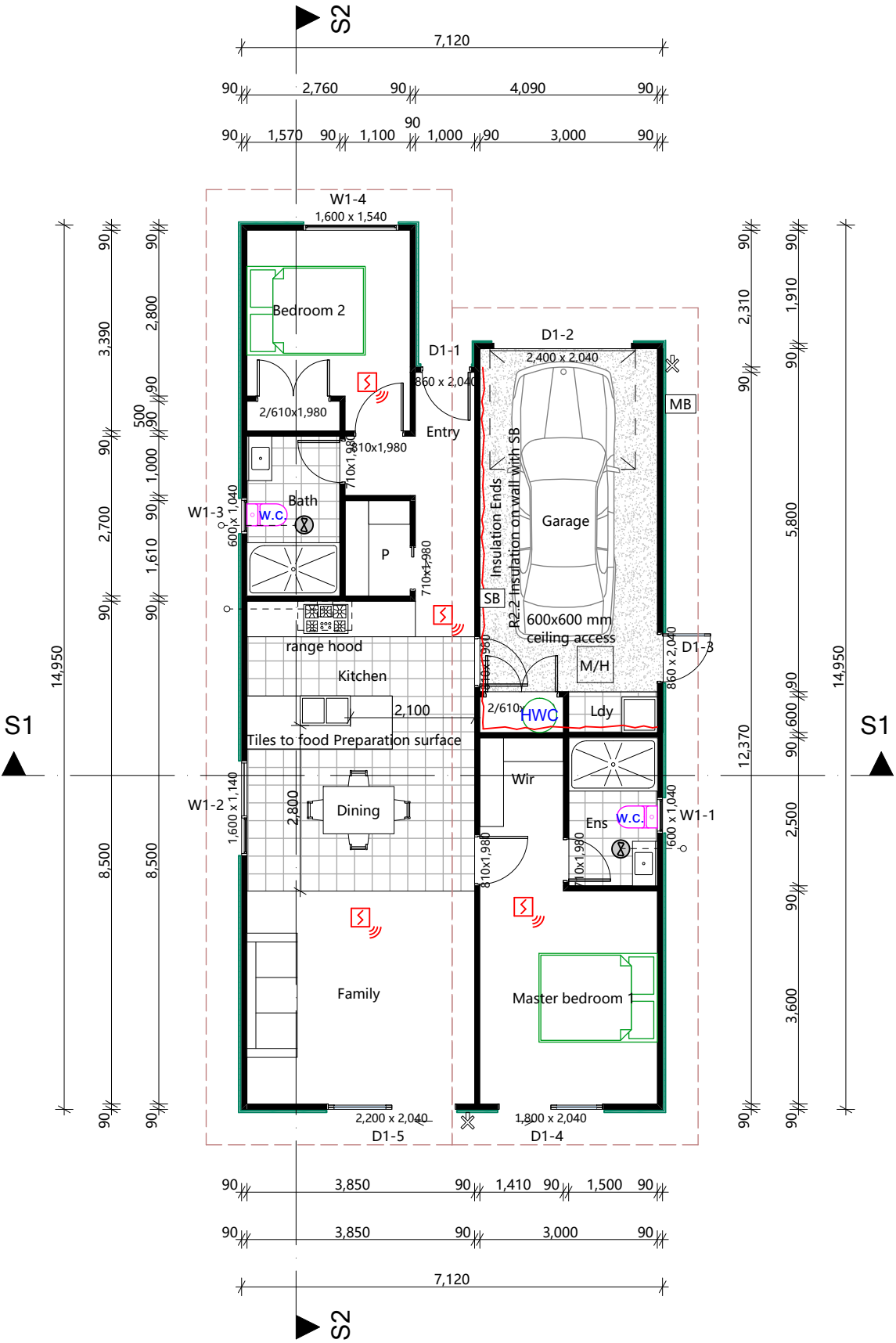


- 5 Magnolia Tree (Min PB150 or 2m+)

- 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)



Window & Door Schedule					
W&D #	Size HxW	Glazing	G/Type	Lintel Size	Lintel Fixing
D1-1	2040x860	Double	Clear/Safety	2/90x45	F
D1-2	2040x2400		Sectional	2/190x45	G
D1-3	2040x860	Double	Clear/Safety	2/90x45	F
W1-1	1040x600	Double	Opaque/Safety	2/90x45	E
D1-4	2040x1800	Double	Clear/Safety	2/140x45	F
D1-5	2040x2200	Double	Clear/Safety	2/240x45	G
W1-2	1140x1600	Double	Clear	2/140x45	F
W1-3	1040x600	Double	Clear	2/90x45	E
W1-4	1540x1600	Double	Clear	2/140x45	F

ALL THE WINDOW AND DOOR HEIGHT TO SOFFIT. ALL SIZES TO BE MEASURED ON SITE BEFORE FABRICATION. CONSULT WITH OWNER AT FINAL MEASURE.
D1-3, D1-4 AND D1-5 LOCK WITH KEY OUTSIDE, INSIDE FEATURE A KNOB OR TURNING MECHANISM FOR LOCK, TO BE COMPLY WITH C1/AS1 3.2.4.2.

Insulation		Floor Plan Notes:	
90 Frame External Walls: R2.2 Wall Insulation Trusses Roof Area: R7.0 Roof insulation R3.4 Roof insulation on edge Meter Box: Kingspan KS1000RW Foundation: R1.2 Raft Slab floor		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 All Ceiling batten need to be 70x35 H1.2 @ 600 crs with 13mm Gib, or @400 crs with 10mm Gib. .All wet area to be 10mm GIB AQUALINE. 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 H1and Min R 0.46. 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. 18 All internal door to be 1980mm height. 19 All Fixing to be Hot - Dipped Galvanized. to comply wiht NZBC and NZS 3604:2011 section 4.	
Wet Area		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 :		Bathroom and kitchen internal surface: Ceramic or stone tiles having 6% maximum water absorption, waterproof grouted joints, and bedded with an adhesive specified by the tile manufacturer as being suitable for the tiles, substrate material and the environment of use.	
Smoke Detector			
Out door Tap			
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.			

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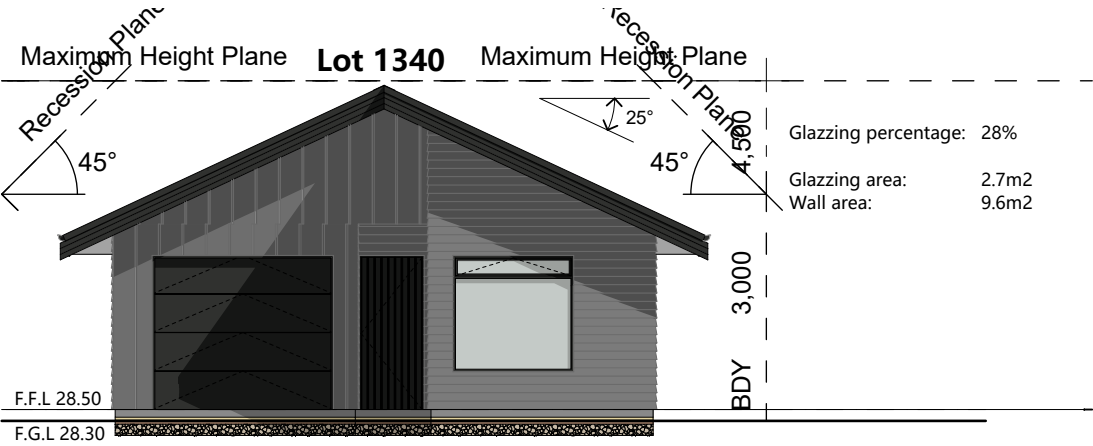
Ground Floor Plan

Project

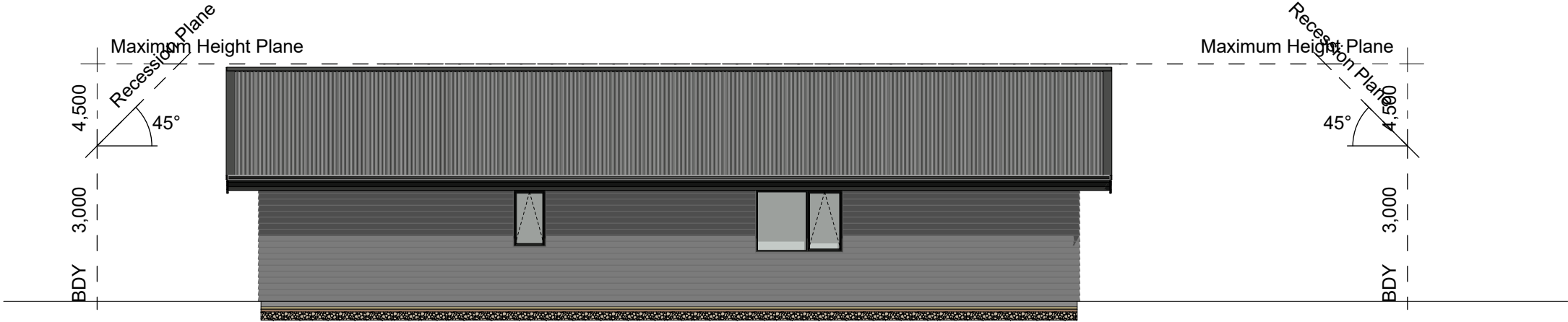
LOT 1340
26 De Joux Street
Te Kauwhata

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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 Stratum™ Weatherboard with 20mm cavity			Dulux Shag Rock Colour Values R 96 G 92 B 88 LRV Values <u>15</u>	2	Selected BGC Nuline WEATHERBOARD with 20mm cavity over "THERMAKRAFT WATERGATE Plus" building paper. Which show on the elevation.
Selected Nuline™ Plus 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.



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	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: 3	

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

LOT 1340

26 De Joux Street

Te Kauwhata

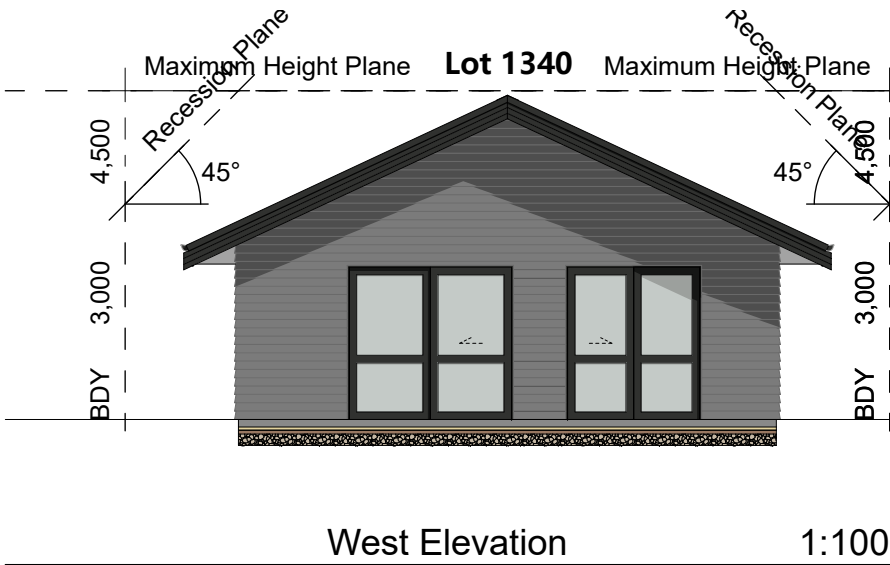
REVISION	

Detailed design

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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 BGC Nuline WEATHERBOARD with 20mm cavity over"THERMAKRAFT WATERGATE Plus" building paper. Which show on the elevation. Selected Colorsteel Longrun Roofing over "Thermakraft Covertex 401" roof underlay with 25° 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. Refer to window and door schedule for joinery tapes and size.
Selected Stratum™ Weatherboard with 20mm cavity			Dulux Shag Rock Colour Values R 96 G 92 B 88 LRV Values <u>15</u>	2	
Selected Nuline™ Plus Weatherboard with 20mm cavity			Dulux Shag Rock Colour Values R 96 G 92 B 88 LRV Values <u>15</u>	3	
All External window and door frame			Dulux Ebony LRV Values <u>5</u>	4	
				5	



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	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: 3	
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

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Te Kauwhata

REVISION	

Detailed design

SCALE @ A3

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DATE

7/10/2026

REVISION

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