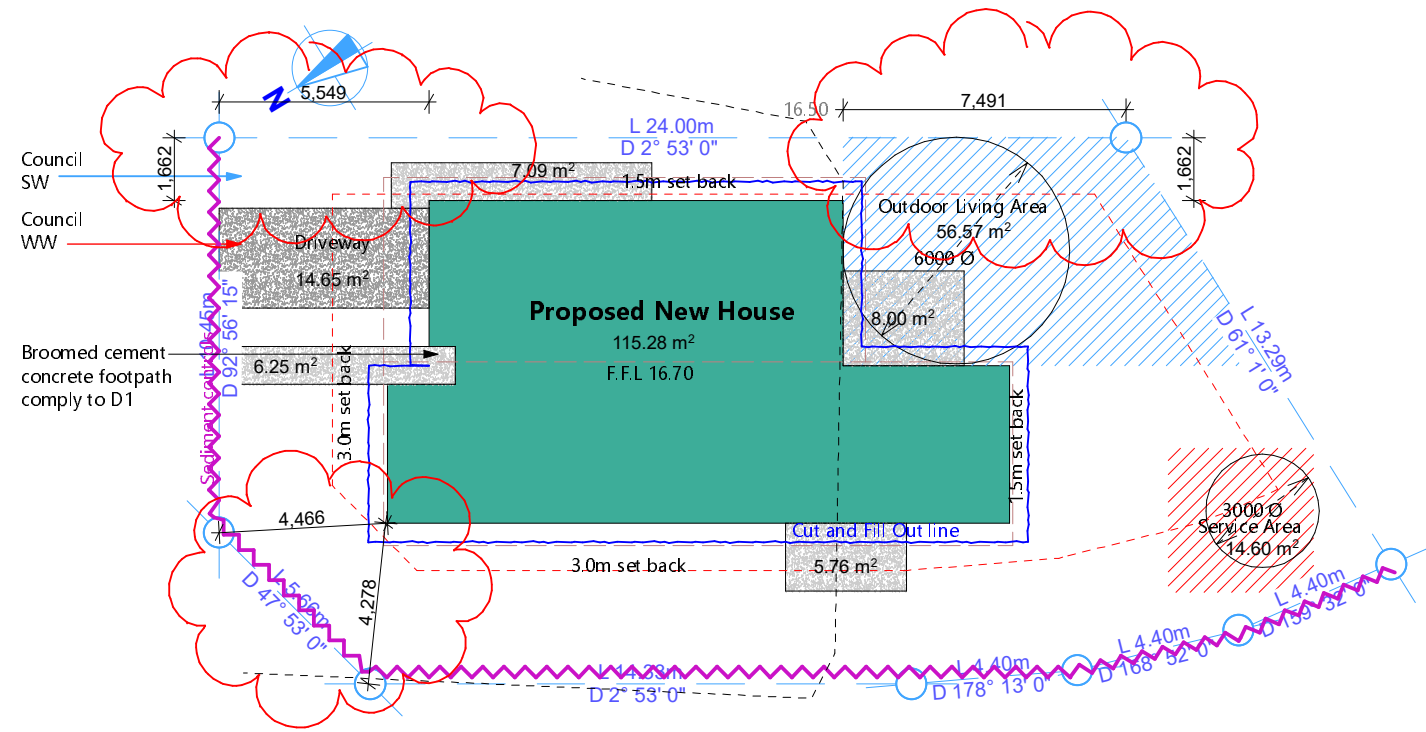


Te M a m a e S t r e e t



T A U A M U I S T R E E T

Waikato District Council
 Building Consent Number
 BLD1216/26

 APPROVED

Site Plan Notes:

Legal Description

Street:	20 Te Mamae Street
Lot:	542
DPS:	576642
Site Area:	387.00 m2
Floor Area:	115.28m2
Site Coverage:	30%
Driveway:	34.66m2
Impermeable Surface:	38.70%
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.

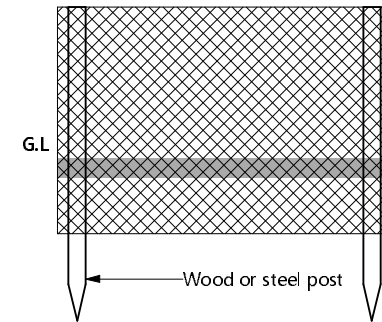
KEY :

Outdoor Living area	
Service area	
Concrete driveway	

Earthwork:

Area:	120m2
Cut deep:	200mm (Soil report)
Fill:	100mm
Volume:	36m3

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

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

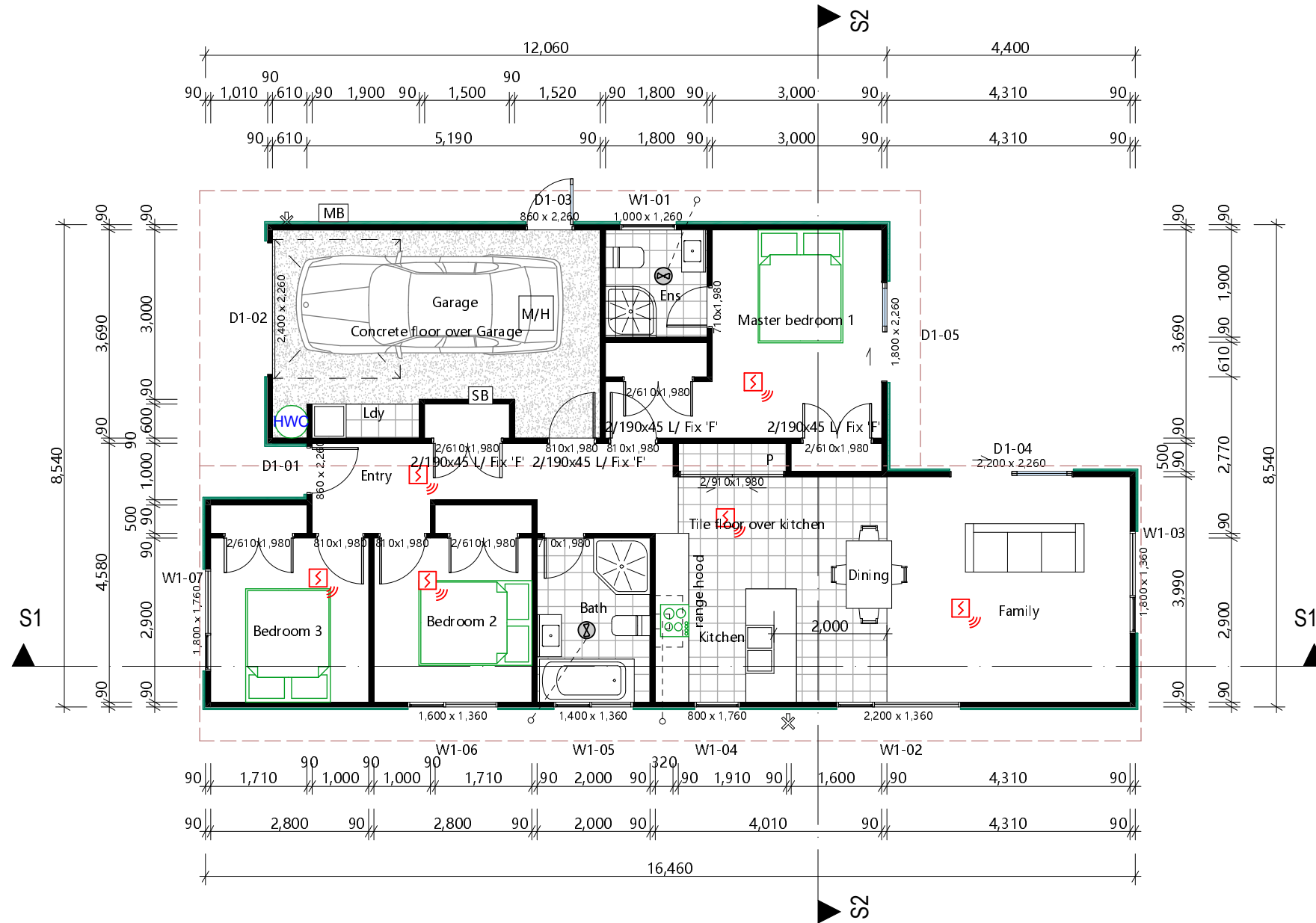
J&J Architecture
 NUMBER: 0210312191
 ADDRESS: Level 2, 452 Borman Road, Hamilton
 EMAIL: jeff@JJArchi.co.NZ

Site Plan

Project **20 Te Mamae Street**
TE KAUWHATA

REVISION	
A 17.06.26	Revised for council FIR

Detailed design		SCALE @ A3	
		1 : 2 0 0 , 1 : 1 0 0	
DATE	REVISION	PAGE	
17/06/2026	A	A101	



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 R3.4 Roof insulation on edge	2 Do Not scale off drawing.
Meter Box: Kingspan KS1000RW	3 Contractor shall verify and be responsible for all dimensions on site.
Foundation: R1.3 Concrete Floor	4 Architects to be notified of any variation between site dimensions and those on plans.
Timber Treatment	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.
Wall Frame H1.2	7 Laundry facilities to comply with NZBC G2/AS1.
Wet Area Wall Frame H3.2	8 All wet area must to comply with NZBC E3/AS1 and concrete tile over all.
Trusses H1.2	9 External Moisture to comply with NZBC E2/AS1
Finishes	10 Internal Moisture to comply with NZBC E3/AS1
Skirting: 60x10 PINE SINGLE BEVEL	11 All smoke Alarm to be interconnected smoke alarms to comply with NZBC C1/AS1 and NZS4514:2001.
Architrave: 60x10 PINE SINGLE BEVEL	12 STUDS & STUD HEIGHTS:
Scotia: 75 Gib Cove	- All walls to be 90x45 SG8 studs @ 600 crs (2455mm stud height). Nogs @ 800mm crs (max).
Wet Area	- All bottom plates to be H1.2 90x45, fixed with LUMBERLOK BOTTOM PLATE FIXINGS anchor in galv mild steel.
Bostik-Applicator-Chunyang Xi-0608	13 All showers to be safety glass panel with ceramic tiles to comply with F2/AS1.
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.	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.
KEY :	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.
Smoke Detector	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 and Min R 0.46. All Frist Floor windows opening to be have restrictor fitted and no greater than 100mm.
Out door Tap	17 All ventilation to be comply with G4/AS1 & AS1668.
Switch Board	18 All internal door to be 1980mm height.
Meter Board	19 All Ceiling batten need to be 70x35 H1.2 @ 600 crs with 13mm Gib, or @ 400 crs with 10mm Gib.
Ceiling Access	20 All Fixing to be Hot - Dipped Galvanized, to comply with NZBC and NZS 3604:2011 section 4.
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	2160x860	Double	Clear/Safety	2/90x45	F
D1-2	2160x2400		Sectional	2/190x45	G
D1-3	2160x860	Double	Clear/Safety	2/90x45	F
W1-1	1260x1000	Double	Opaque/Safety	2/140x45	F
W1-2	1360x2200	Double	Clear	2/190x45	F
D1-4	2160x2200	Double	Clear/Safety	2/190x45	G
W1-3	1360x1800	Double	Clear	2/140x45	F
D1-5	2160x1800	Double	Clear/Safety	2/190x45	G
W1-4	1760x800	Double	Clear	2/90x45	F
W1-5	1360x1400	Double	Opaque/Safety	2/140x45	F
W1-6	1360x1600	Double	Clear	2/140x45	F
W1-7	1760x1800	Double	Clear	2/140x45	F

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ALL THE WINDOW AND DOOR HEIGHT TO BE 2180mm. ALL SIZES TO BE MEASURED ON SITE BEFORE FABRICATION. CONSULT WITH OWNER AT FINAL MEASURE.
 # D-1, D1-3 and D1-4 lock with key outside, inside features a knob or turning mechanism for lock, to be comply with C1/AS1 3.2.4.2.

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 TE KAUWHATA

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Ground Floor Plan		REVISION	SCALE @ A3
		A 17.06.26 Revised for council FIR	Detailed design
			1 : 1 0 0
		DATE	REVISION
		17/06/2026	A
		PAGE	A103