

Waikato District Council
 Building Consent Number
BLD1218/26

APPROVED

Site Plan Notes:

| Legal Description | |
|----------------------|-------------------|
| Street: | 58 Puketutu Drive |
| Lot: | 1320 |
| DPS: | 585646 |
| Site Area: | 293.00 m2 |
| Floor Area: | 113.66m2 |
| Site Coverage: | 38% |
| Driveway: | 26.56m2 |
| Impermeable Surface: | 48% |
| Wind Zone: | H |
| Wind Region: | A |
| Earthquake Zone: | Zone 1 |
| Exposure Zone: | Zone B |
| Climate Zone: | Zone 2 |
| Zone: | Residential Zone |

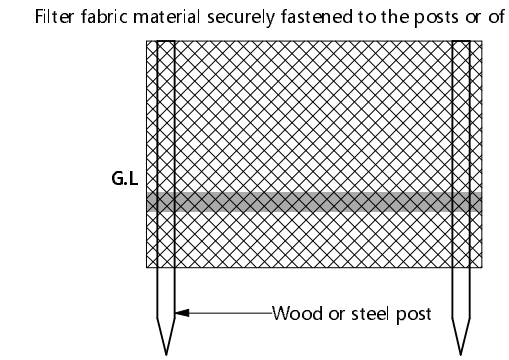
- Site Note:**
- Contractor to double check datum and all levels.
 - Refer to survey plan for accurate contours.
 - Drain layer to locate connection on site before coming works.
 - Sand pad refer to attached Geotech report by engineer.
 - All site dimensions are to outside edge of slab.
 - All works to comply with current NZS:3604 2011 & NZBC.
 - Overall frame or slab dimension to allow for 6mm bottom plate overhang.
 - Site fence required during the construction to comply with NZBC F5.

KEY :

| | |
|---------------------|--|
| Outdoor Living area | |
| Service area | |
| Concrete driveway | |

Earthwork:

| | |
|-----------|-------------------------|
| Area: | 120m2 |
| Cut deep: | 200-300mm (Soil report) |
| Fill: | 100-200mm |
| Volume: | 48m3 |



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

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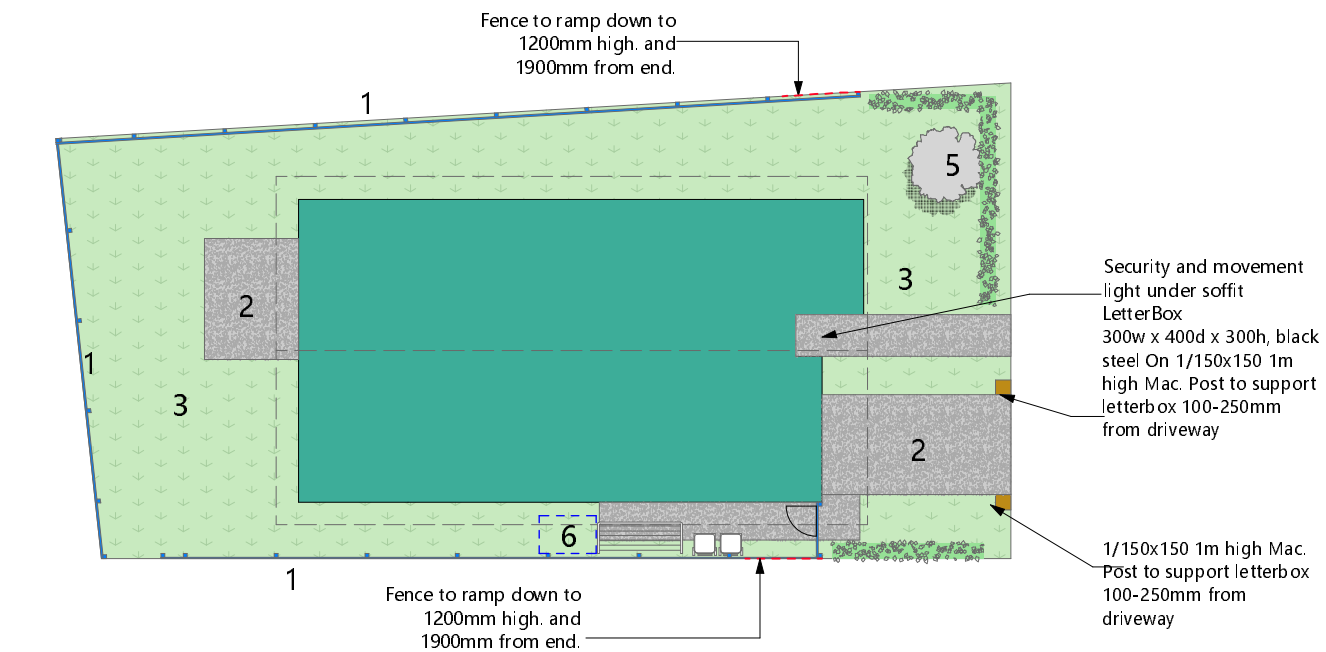
NUMBER: 0210312191
 ADDRESS: Level 2, 452 Borman Road, Hamilton
 EMAIL: jeff@JJArchi.co.NZ

Site Plan

Project **58 Puketutu Drive**
Te Kauwhata

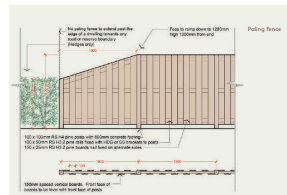
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| Detailed design | | SCALE @ A3 | |
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1 1.8m privacy timber fence at backyard

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)

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Site Landscaping Plan
Project
58 Puketutu Drive
Te Kauwhata

| REVISION | |
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Window & Door Schedule

| W&D # | Size HxW | Glazing | G/Type | Lintel Size | Lintel Fixing |
|-------|-----------|---------|---------------|-------------|---------------|
| D1-1 | 2160x860 | Double | Clear/Safety | 2/90x45 | F |
| W1-1 | 1160x1600 | Double | Clear | 2/140x45 | F |
| W1-2 | 1160x1400 | Double | Opaque/Safety | 2/90x45 | F |
| W1-3 | 1660x600 | Double | Clear | 2/90x45 | F |
| W1-4 | 1260x1600 | Double | Clear | 2/140x45 | F |
| D1-2 | 2160x2200 | Double | Clear/Safety | 2/190x45 | G |
| D1-3 | 2160x1800 | Double | Clear/Safety | 2/140x45 | F |
| W1-5 | 1160x600 | Double | Opaque/Safety | 2/90x45 | F |
| W1-6 | 1260x1600 | Double | Clear | 2/140x45 | F |
| D1-4 | 2160x860 | Double | Clear/Safety | 2/90x45 | F |
| D1-5 | 2160x2400 | | Sectional | 2/190x45 | G |

ALL THE WINDOW AND DOOR HEIGHT TO BE 2160mm. 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.

| 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: R1.4 Rib rafter 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 STUDES & 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. |
| Scotia: 75 Gib Cove | 13 All showers to be safety glass panel with ceramic tiles to comply with F2/AS1. |
| Wet Area | 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. |
| 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. | 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. |
| KEY : | 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. |
| Smoke Detector | 17 All ventilation to be comply with G4/AS1 & AS1668. |
| Out door Tap | 18 All internal door to be 1980mm height. |
| Switch Board | 19 All Ceiling batten need to be 70x35 H1.2 @ 600 crs with 13mm Gib, or @ 400 crs with 10mm Gib. |
| Meter Board | 20 All Fixing to be Hot - Dipped Galvanized. to comply with NZBC and NZS 3604:2011 section 4. |
| 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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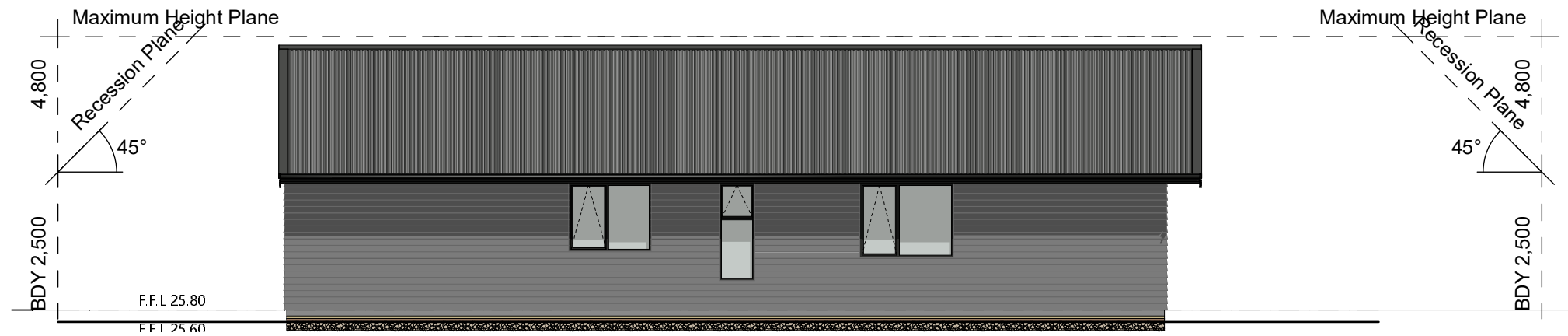
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| Ground Floor Plan | |
| 58 Puketutu Drive Te Kauwhata | |

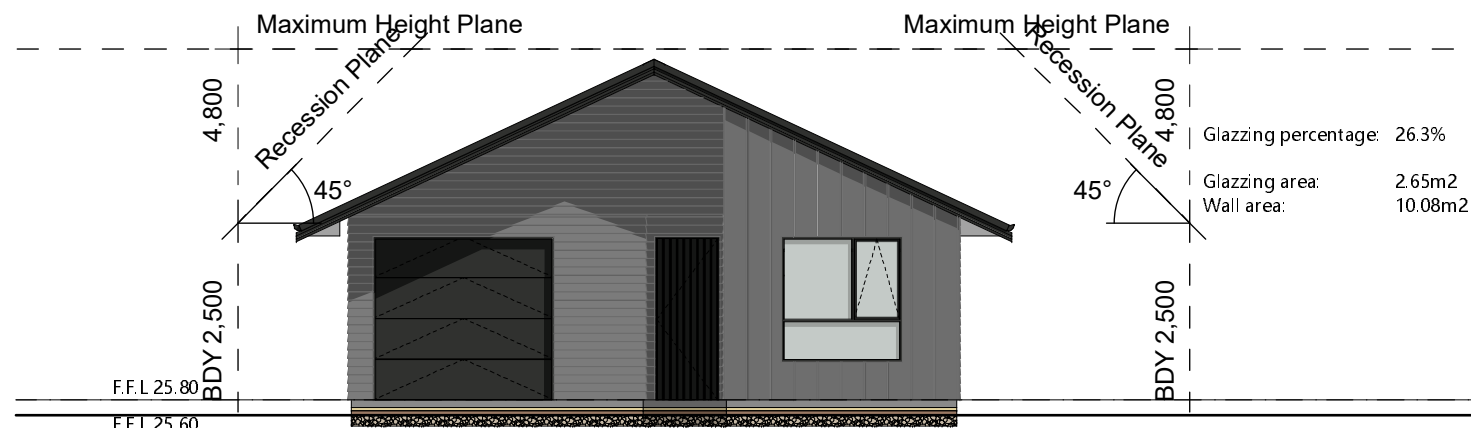
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- Cladding Notes:**
- 1 Selected BGC Stratum WEATHERBOARD with 20mm cavity over "THERMAKRAFT WATERGATE Plus" building paper. Which show on the elevation.
 - 2 Selected BGC Nuline WEATHERBOARD with 20mm cavity over "THERMAKRAFT WATERGATE Plus" building 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.



North Elevation

1:100



East Elevation

1:100

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Elevations

Project
58 Puketutu Drive
Te Kauwhata

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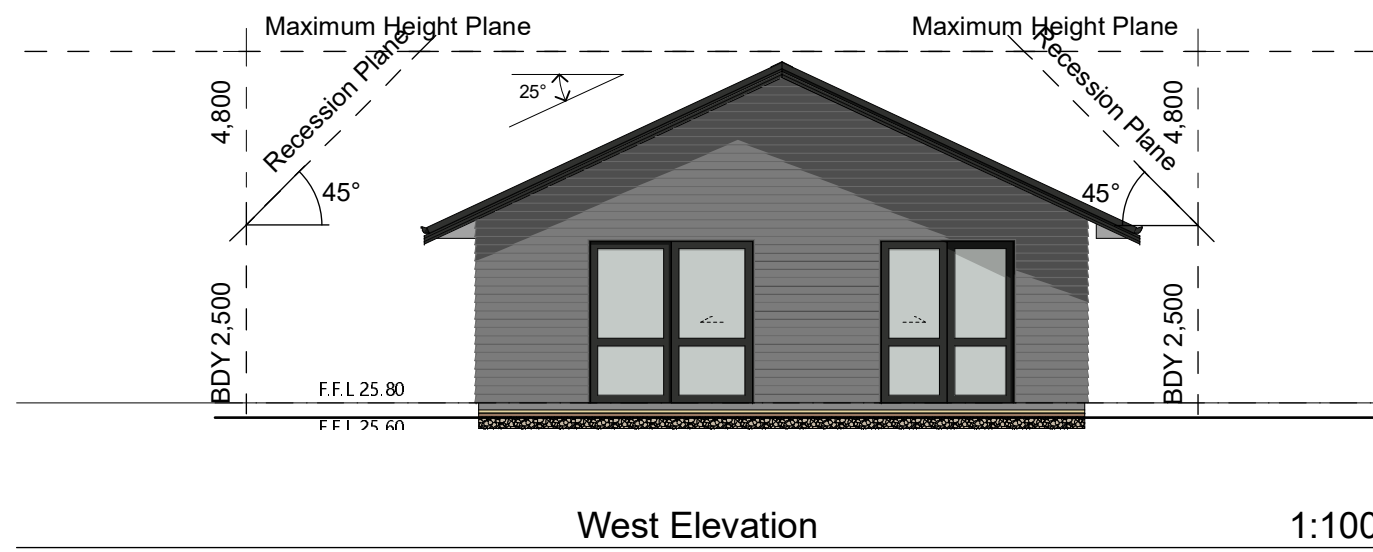


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| Risk Factor | Description | Risk | Score |
|-------------------------------|--|-----------------------|-------|
| Wind Zone | High | M | 1 |
| Number of Storeys | Single Storey | L | 0 |
| Roof/Wall Intersection Design | Fully protected (e.g. hip and gable roof with eaves) | L | 0 |
| Eaves Width | 0-100mm wide | VH | 5 |
| Envelope Complexity | Moderately complex shape with no more than 2 cladding types. | M | 1 |
| Deck Design | None | L | 0 |
| | | Total Score: 7 | |

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



| Cladding LEGEND: | | | |
|---|--|--|--|
| Selected Colorsteel Longrun Roofing | | | Dulux Ebony LRV Values <u>5</u> |
| Selected Nuline™ Plus Weatherboard with 20mm cavity | | | Dulux Shag Rock Colour Values R 96 G 92 B 88 LRV Values <u>15</u> |
| Selected Stratum™ Weatherboard with 20mm cavity | | | Dulux Shag Rock Colour Values R 96 G 92 B 88 LRV Values <u>15</u> |
| All External window and door frame | | | Dulux Ebony LRV Values <u>5</u> |

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