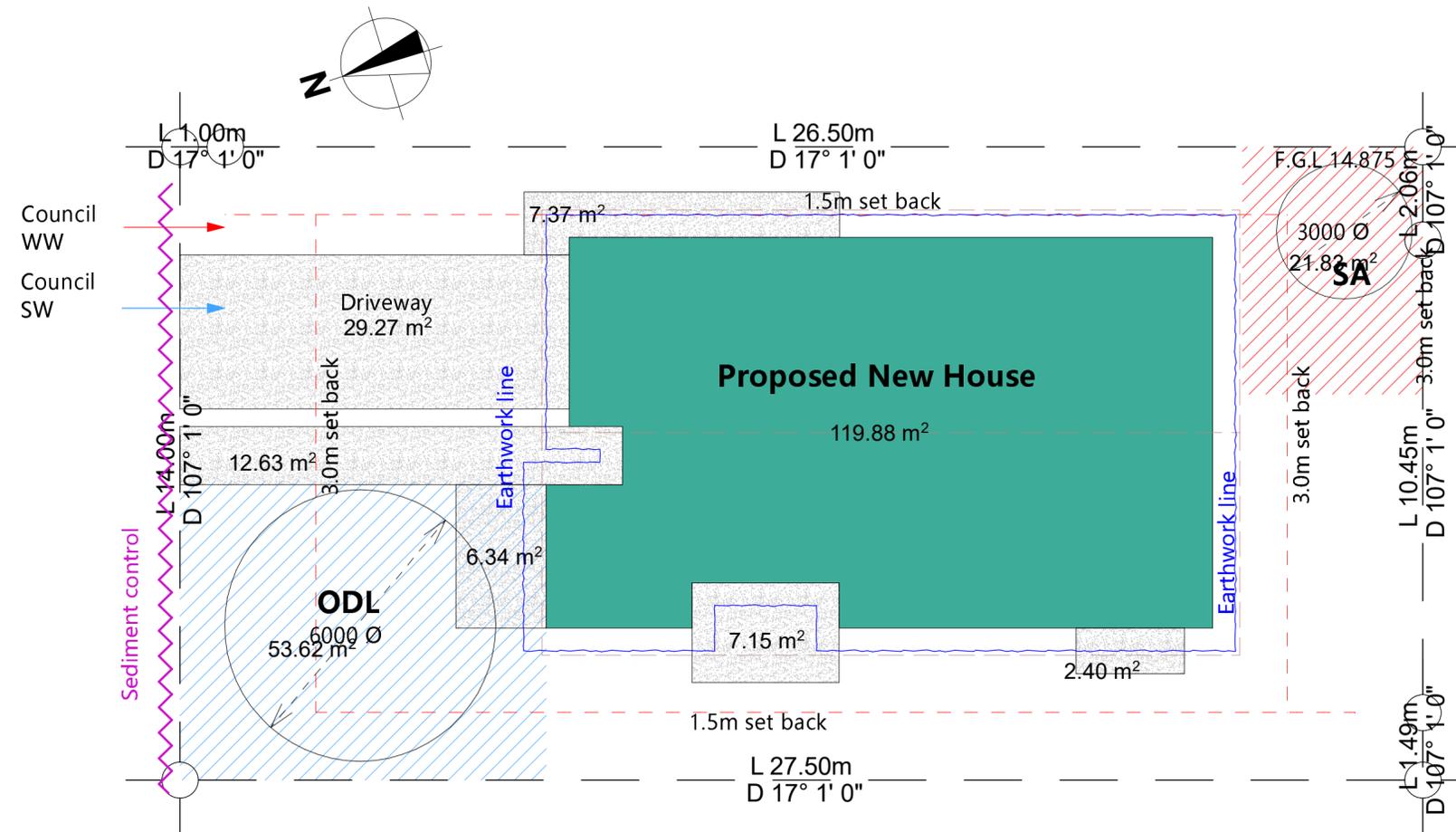


Scott Road



Site Plan Notes:

Legal Description	
Street:	118 Scott Road
Lot:	581
DPS:	571030
Site Area:	385.00 m ²
Floor Area:	m ²
Site Coverage:	%
Driveway:	m ²
Impermeable Surface:	%
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.
- 5 All site dimensions are to outside edge of slab.
- 6 All works to comply with current NZS:3604 2011 & NZBC.
- 7 Overall frame or slab dimension to allow for 6mm bottom plate overhang.
- 8 Site fence required during the construction to comply with NZBC F5.

KEY:

Outdoor Living area	
Service area	
Concrete driveway	

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

Project

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

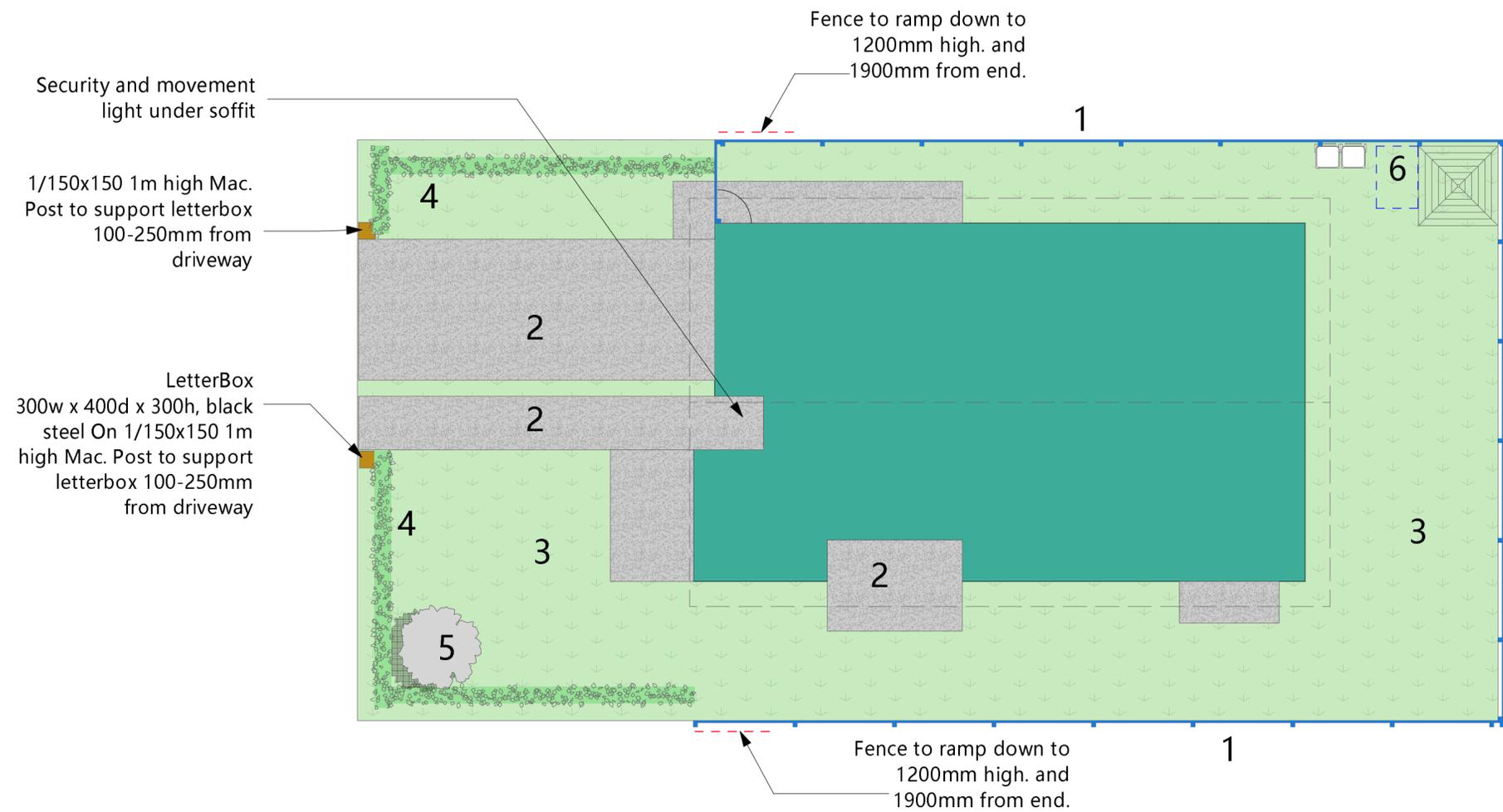
Site Plan

LOT 581, 118 Scott Road,
TE KAUWHATA

REVISION

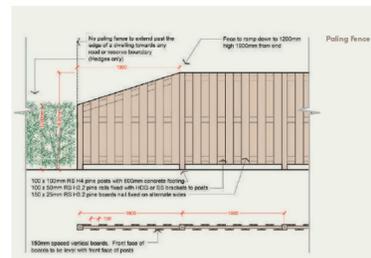
Concept design	
DATE	REVISION
4/09/2025	

SCALE @ A2	1 : 100
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)

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
 Project
 NUMBER: 0210312191
 ADDRESS: Level 2, 452 Borman Road, Flagstaff, Hamilton. 3210
 EMAIL: jeff@jjarchi.co.nz

Site Landscaping Plan

LOT 581, 118 Scott Road,
 TE KAUWHATA

REVISION

Concept design	
DATE	REVISION
4/09/2025	

SCALE @ A2	1 : 1 0 0
PAGE	A102



Floor Plan Notes:

- 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.
- 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.
- 12 STUDS & STUD HEIGHTS:
- All walls to be 90x45 SGB studs @ 600 crs (245mm 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.
- 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.
- 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 First Floor windows opening to be have restricor fitted.
- 17 All ventilation to be comply with G4/AS1 & AS1668.
- 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.

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
Project

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

Ground Floor Plan

**LOT 581, 118 Scott Road,
TE KAUWHATA**

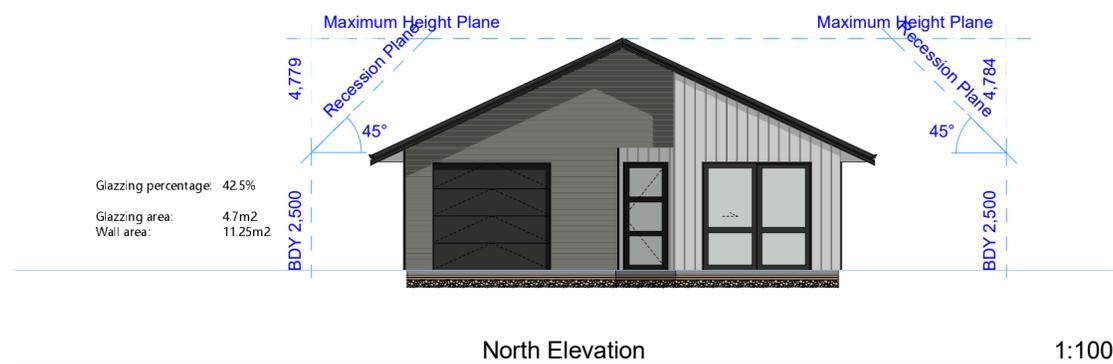
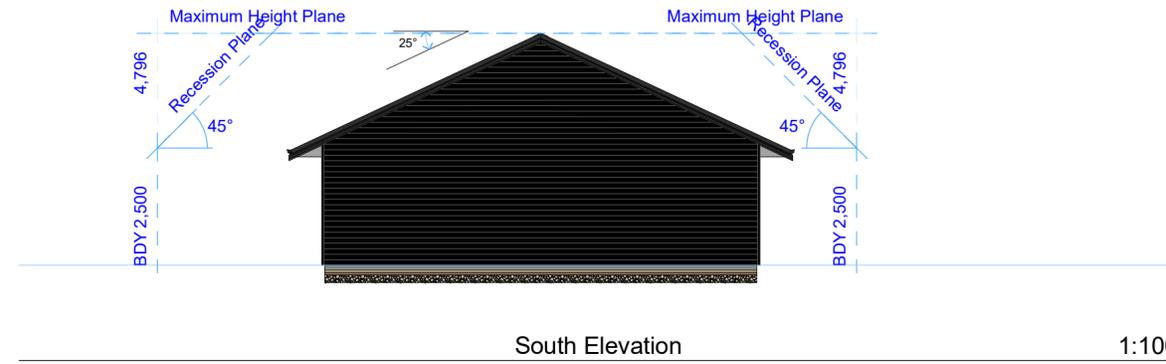
REVISION	

Concept design	
DATE	REVISION
4/09/2025	

SCALE @ A2	1 : 100
PAGE	A103



- 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.



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 Manorburn Colour Values R 208 G 209 B 206 LRV Values <u>67</u>
All External window and door frame			Dulux Ebony LRV Values <u>5</u>
Selected Nuline™ Plus Weatherboard with 20mm cavity			Dulux Ebony LRV Values <u>5</u>

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

Project

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

Elevations

**LOT 581,118 Scott Road,
TE KAUWHATA**

REVISION

Concept design

DATE: 4/09/2025

REVISION:

SCALE @ A2

1 : 1 0 0

PAGE

A201