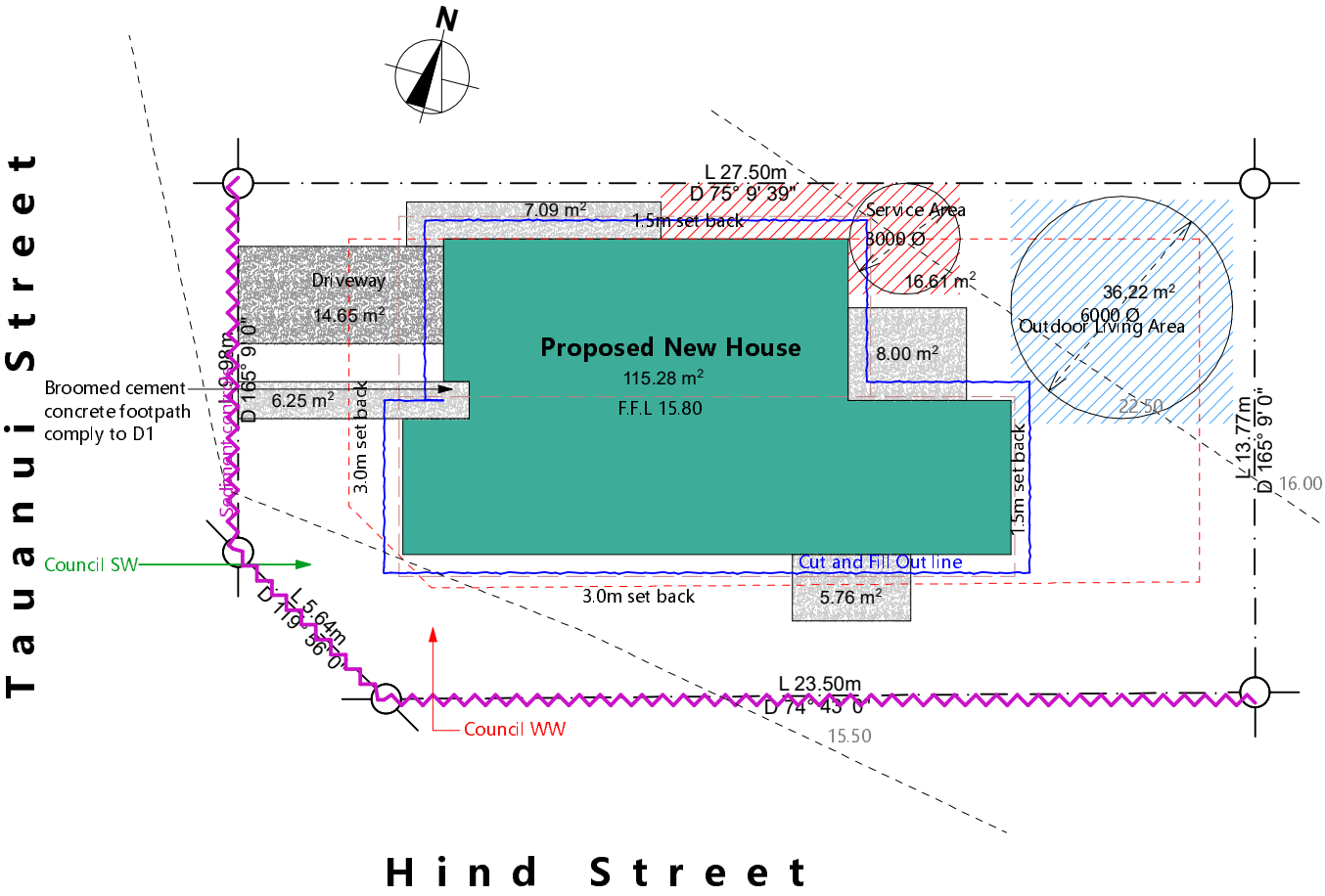




Site Plan Notes:

Legal Description	
Street:	8 Tauanui Street
Lot:	534
DPS:	598741
Site Area:	374.00 m2
Floor Area:	115.28m2
Site Coverage:	30%
Driveway:	14.65m2
Impermeable Surface:	35%
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	

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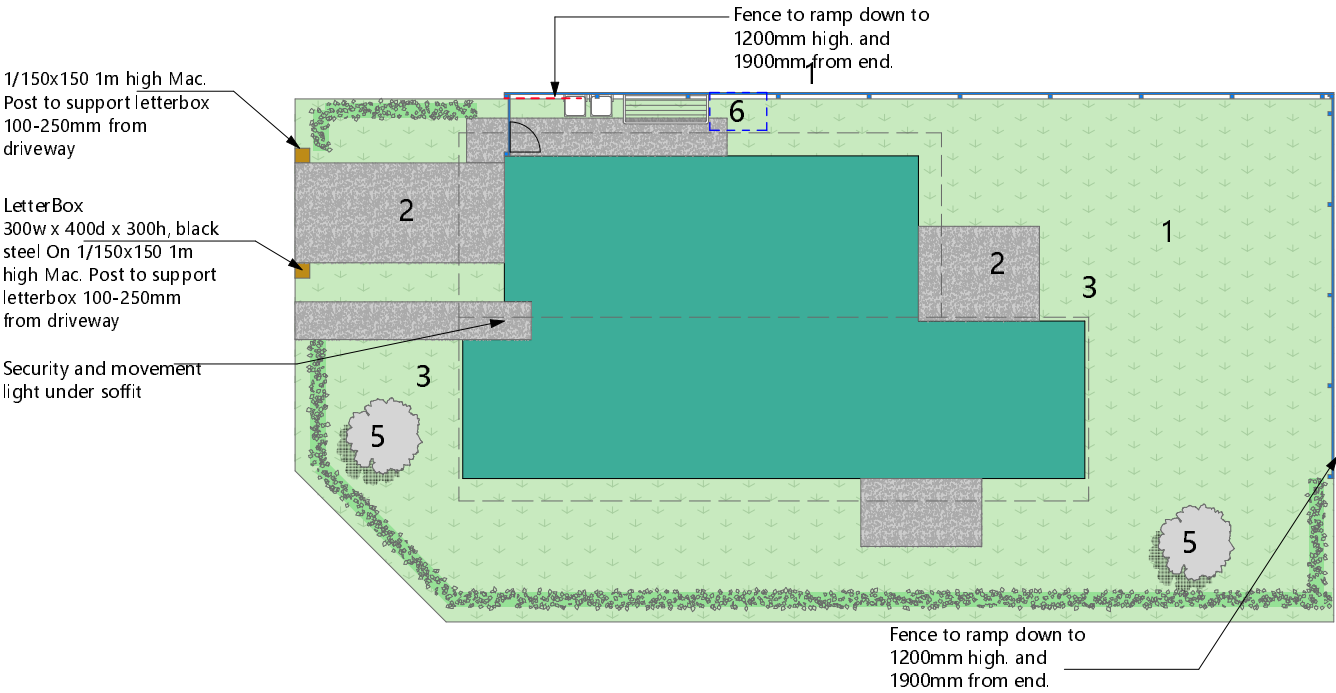
J&J Architecture

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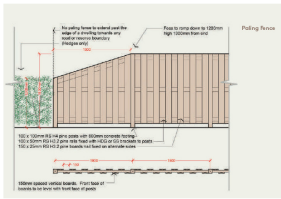
Site Plan	
Project	8 Tauanui Street TE KAUWHATA

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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)

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Site Landscaping Plan

Project **8 Tauanui Street**
TE KAUWHATA

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- 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 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.
 - 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 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 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.

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Ground Floor Plan

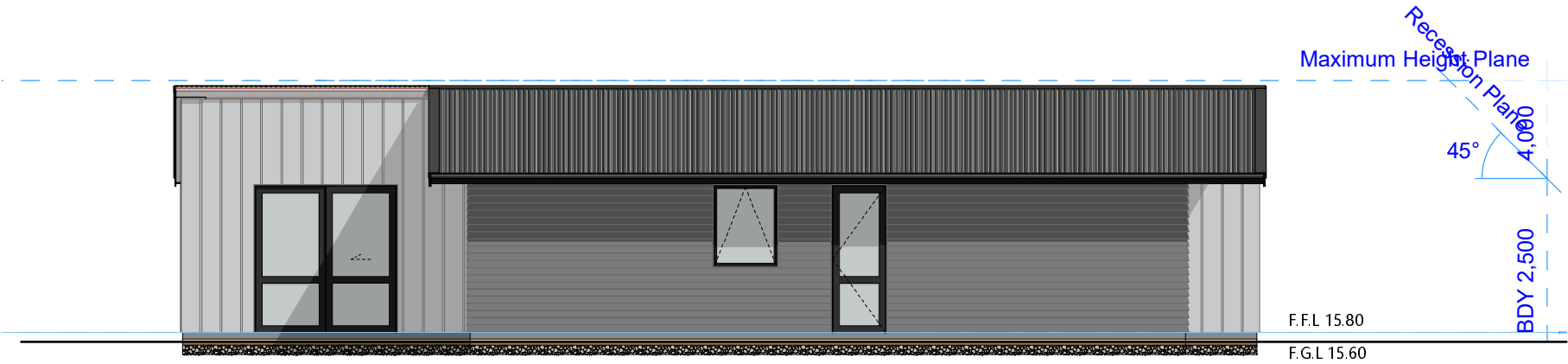
Project

8 Tauanui Street
TE KAUWHATA

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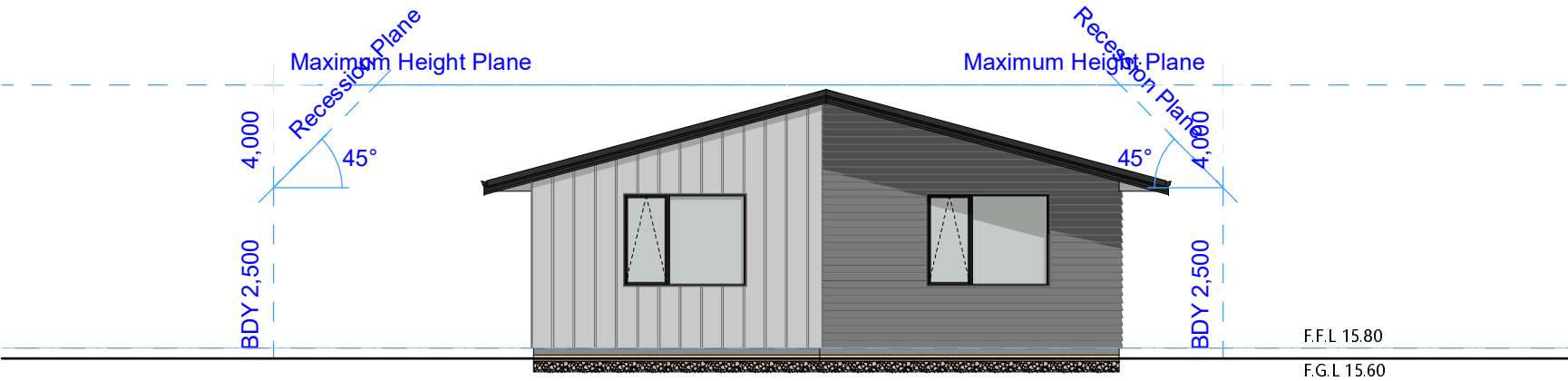
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- Cladding Notes:**
- 1 Selected BGC Stratum WEATHERBOARD with 20mm cavity over" THERMAKRAFT WATERGATE Plus" building paper. Which show on the elevation.
 - 2 Selected BGC Nuline WEATHERBOARD with 20mm cavity over" THERMAKRAFT WATERGATE Plus" building paper. Which show on the elevation.
 - 3 Selected Colorsteel Longrun Roofing over "Thermakraft Covertex 401" roof underlay with 15° 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.



West Elevation

1:100



North Elevation

1:100

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Elevations

Project

8 Tauanui Street
TE KAUWHATA

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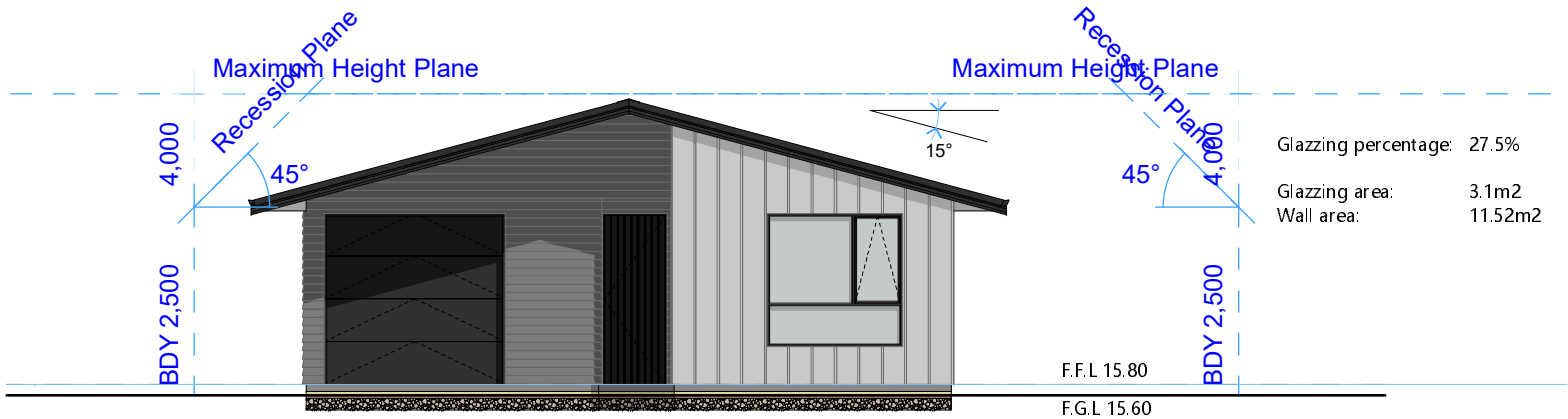
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- Cladding Notes:**
- 1 Selected BGC Stratum WEATHERBOARD with 20mm cavity over" THERMAKRAFT WATERGATE Plus" building paper. Which show on the elevation.
 - 2 Selected BGC Nuline WEATHERBOARD with 20mm cavity over" THERMAKRAFT WATERGATE Plus" building paper. Which show on the elevation.
 - 3 Selected Colorsteel Longrun Roofing over "Thermakraft Covertex 401" roof underlay with 15° 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.



East Elevation

1:100



South Elevation

1:100

Cladding LEGEND:

Selected Colorsteel Longrun Roofing			Dulux Ebony LRV Values <u>5</u>
Selected Stratum™ Weatherboard with 20mm cavity			Dulux Manorburn Colour Values R 208 G 209 B 206 LRV Values <u>67</u>
Selected Nuline™ Plus 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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