

Site Plan Notes:

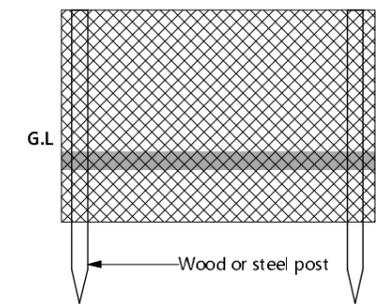
Legal Description	
Street:	16 Korari Street
Lot:	680
DPS:	571030
Site Area:	399.00 m ²
Floor Area:	122.19m ²
Site Coverage:	30.6%
Driveway:	50m ²
Impermeable Surface:	43%
Wind Zone:	ExH
Wind Region:	A
Earthquake Zone:	Zone 1
Exposure Zone:	Zone B
Climate Zone:	Zone 2
Zone:	Residential Zone

- 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	

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

Earthwork:

Area:	121m ²
Cut deep:	0.2m(soil report)
Fill:	0.1m
Volume:	37m ³

DO NOT SCALE DRAWINGS.
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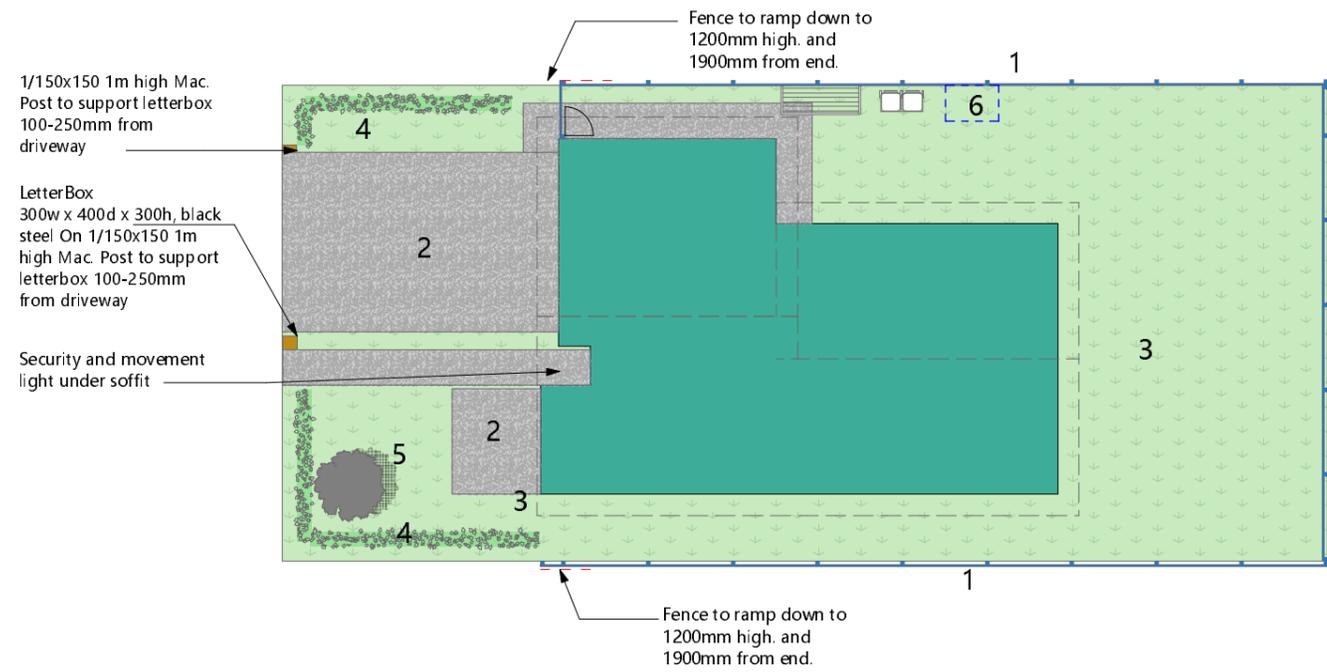
J&J Architecture
Project
16 Korari Street
TEKAUWHATA

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

REVISION	

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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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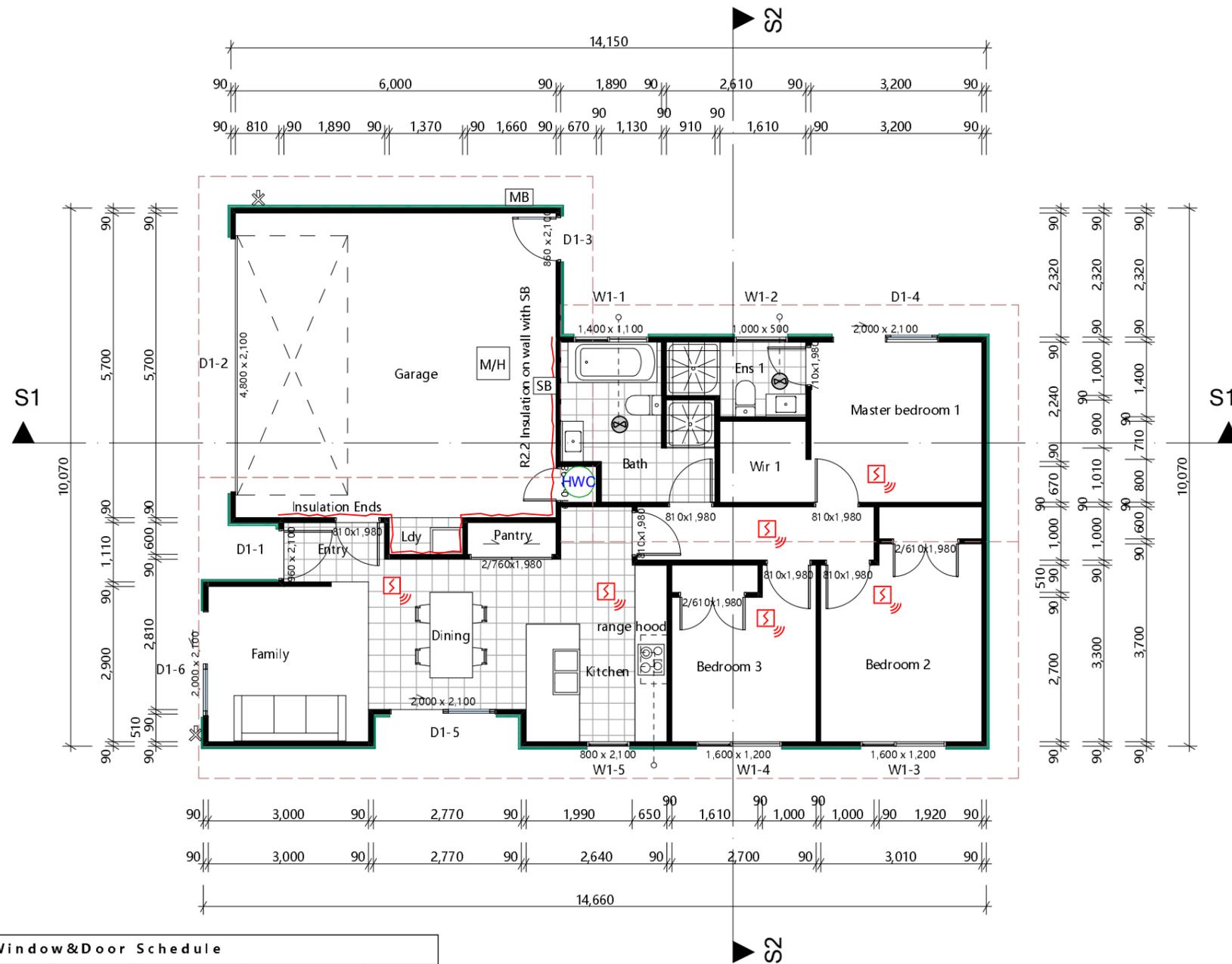
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Site Landscaping Plan

Project **16 Korari Street**
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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 R3.6 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: R1.2 Firth RibRaft Foundation	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 (245mm 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.
Out door Tap	All Frist Floor windows opening to be have restrictor fitted.
Switch Board	17 All ventilation to be comply with G4/AS1 & AS1668.
Meter Board	18 All internal door to be 1980mm height.
Ceiling Access	19 All Ceiling batten need to be 70x35 H1.2 @ 600 crs with 13mm Gib, or @ 400 crs with 10mm Gib.
Rinnai Gas HW System	20 All Fixing to be Hot - Dipped Galvanized, to comply with NZBC and NZS 3604:2011 section 4.
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	2100x960	Double	Clear/Safety	2/90x45	F
D1-2	2100x4800	Double	Sectional	L1/2/300x45 hySPAN	H
D1-3	2100x860	Double	Clear/Safety	2/90x45	F
W1-1	1100x1400	Double	Opaque/Safety	2/90x45	F
W1-2	500x1000	Double	Opaque/Safety	2/90x45	F
D1-4	2100x2000	Double	Clear/Safety	2/140x45	G
W1-3	1200x1600	Double	Clear	2/140x45	G
W1-4	1200x1600	Double	Clear	2/140x45	G
W1-5	2100x800	Double	Clear/Safety	2/90x45	F
D1-5	2100x2000	Double	Clear/Safety	2/140x45	G
D1-6	2100x2000	Double	Clear/Safety	2/140x45	H

ALL THE WINDOW AND DOOR HEIGHT TO BE 2100mm. ALL SIZES TO BE MEASURED ON SITE BEFORE FABRICATION. CONSULT WITH OWNER AT FINAL MEASURE.
 * D1-1 D1-4 and D1-5 Locks with a key on outside, inside features a knob or turning mechanism for Door lock, to be comply with C1/As1 3.2.4.2

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Ground Floor Plan
16 Korari Street
TEKAUWHATA

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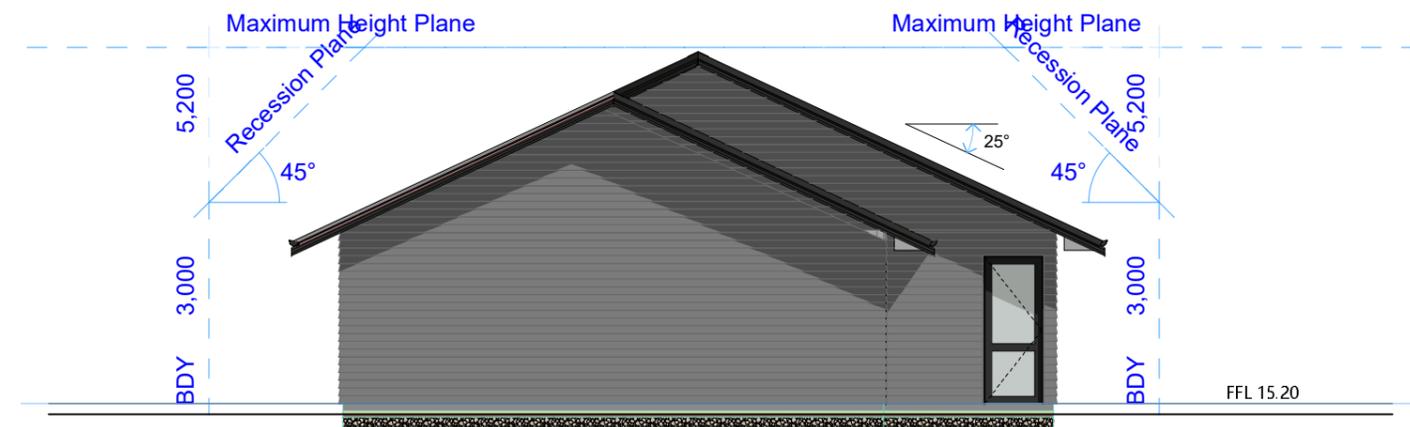
North Elevation

1:100

- Cladding Notes:**
- 1 Selected BGC Nuline™ with 20mm cavity over "THERMAKRAFT WATERGATE Plus" building paper. Which show on the elevation.
 - 2 Selected BGC Stratum™ with 20mm cavity over "THERMAKRAFT WATERGATE Plus" building paper. Which show on the elevation.
 - 3 Selected Colorsteel Longrun Roofing over "Thermakraft Covertek 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. **All Downpipe Will be match wall color on which they are mounted.**
 - 5 Refer to window and door schedule for joinery tapes and size.

Risk Factor	Description	Risk	Score
Wind Zone	Extra High	H	2
Number of Storeys	Single Storey	L	0
Roof/Wall Intersection Design	Fully exposed (e.g. parapets, exposed boundaries or eaves at greater than 90 degrees to soffit lining)	H	3
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: 7

- Selected Claddings:**
1. Rusticated timber weatherboard over nominal 20mm drained cavity
 2. Bevel back timber weatherboard over nominal 20mm drained cavity



East Elevation

1:100

Cladding LEGEND:

Selected Colorsteel Longrun Roofing			Dulux Ebony LRV Values <u>5</u>
Selected Nuline™ Weatherboard with 20mm cavity			Dulux Manorburn Colour Values R 289 G 209 B 206 LRV Values <u>67</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, garage door			Dulux Ebony LRV Values <u>5</u>

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Elevations

Project **16 Korari Street**
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- Cladding Notes:**
- 1 Selected BGC Nuline™ with 20mm cavity over "THERMAKRAFT WATERGATE Plus" building paper. Which show on the elevation.
 - 2 Selected BGC Stratum™ with 20mm cavity over "THERMAKRAFT WATERGATE Plus" building paper. Which show on the elevation.
 - 3 Selected Colorsteel Longrun Roofing over "Thermakraft Covertek 401" roof underlay with 25° roof pitch. Which show on the elevation.
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Risk Factor	Description	Risk	Score
Wind Zone	Extra High	H	2
Number of Storeys	Single Storey	L	0
Roof/Wall Intersection Design	Fully exposed (e.g. parapets, exposed boundaries or eaves at greater than 90 degrees to soffit lining)	H	3
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: 7

- Selected Claddings:**
1. Rusticated timber weatherboard over nominal 20mm drained cavity
 2. Bevel back timber weatherboard over nominal 20mm drained cavity



Cladding LEGEND:

Selected Colorsteel Longrun Roofing			Dulux Ebony LRV Values <u>5</u>
Selected Nuline™ Weatherboard with 20mm cavity			Dulux Manorburn Colour Values R 289 G 209 B206 LRV Values <u>67</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, garage door			Dulux Ebony LRV Values <u>5</u>

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