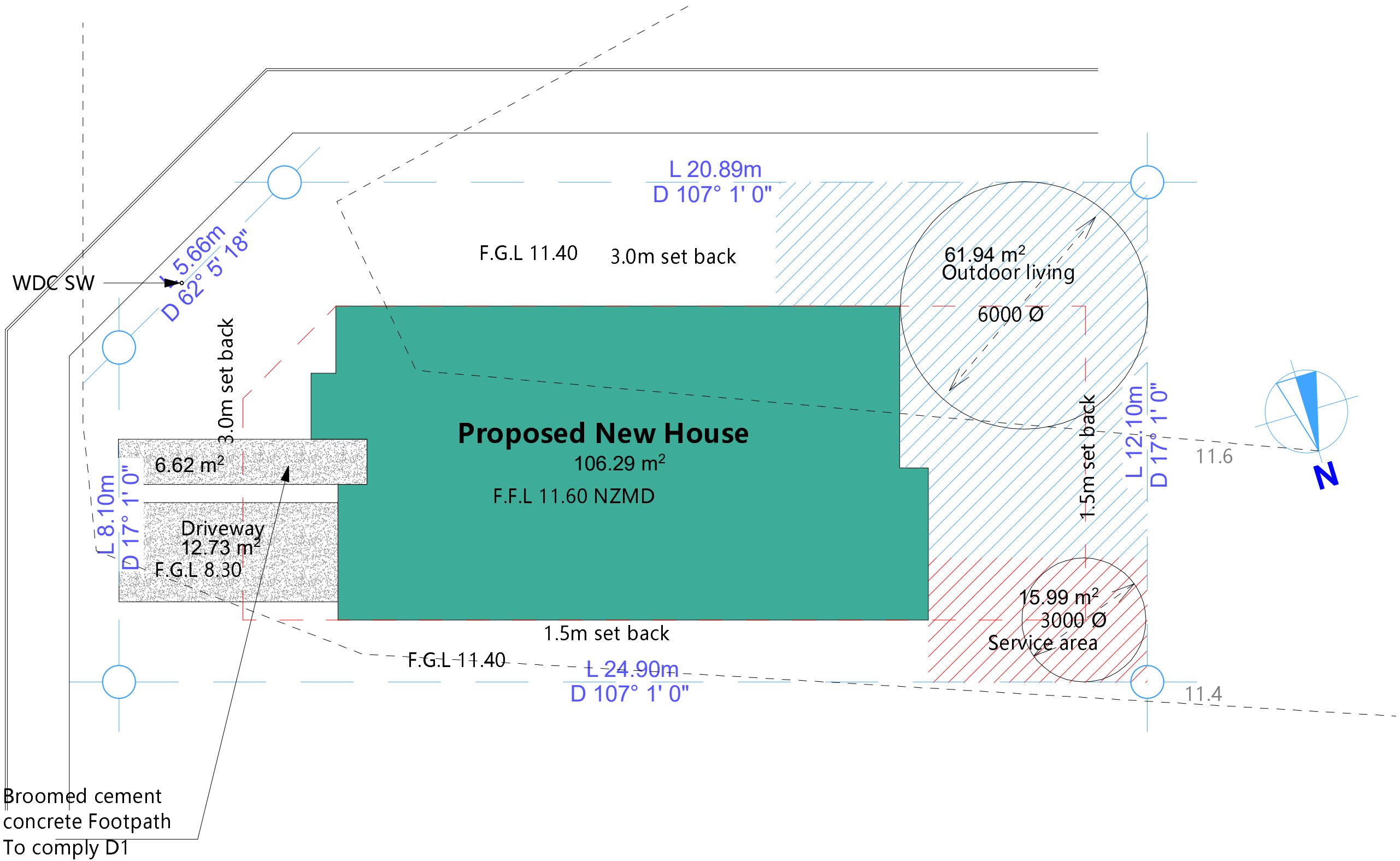


R A R A N G A R O A D



Site Plan Notes:	
Legal Description	
Street:	31 Ngaro Street
Lot:	641
DPS:	571030
Site Area:	293.00 m2
Floor Area:	106.29m2
Site Coverage:	36.2%
Driveway:	m2
Permeable Surface:	(291--)/291=%
Wind Zone:	H
Wind Region:	A
Earthquake Zone:	Zone 1
Exposure Zone:	Zone B
Climate Zone:	Zone 2
Zone:	Medium Density 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.
Earthwork:	
Area:	105m2
Cut deep:	200mm(Soil report)
Fill:	100mm
Volume:	32m3

DO NOT SCALE DRAWINGS.
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Site Plan

CLIENT

LOT 641 - 31 Ngaro Street
Te Kauwhata

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Concept design

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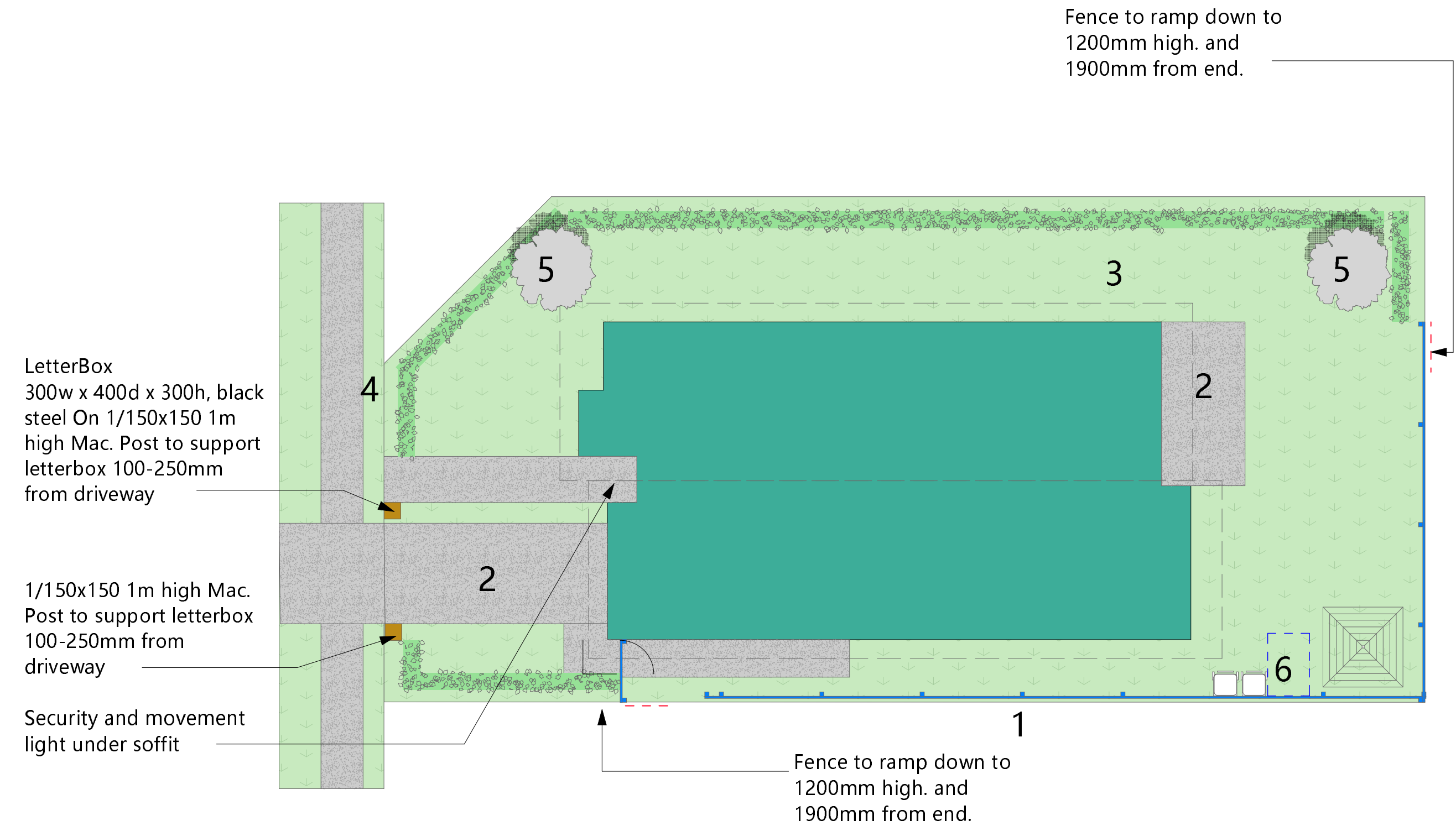
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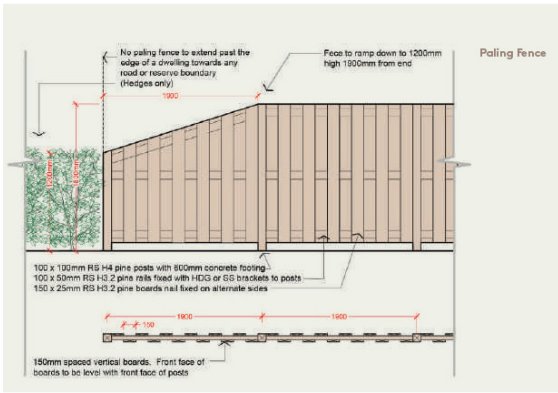
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1 1.8m privacy timber fence at backyard

- 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.



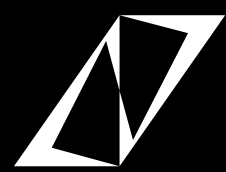
5 Magnolia Tree(Min PB150 or 2m+)

- 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

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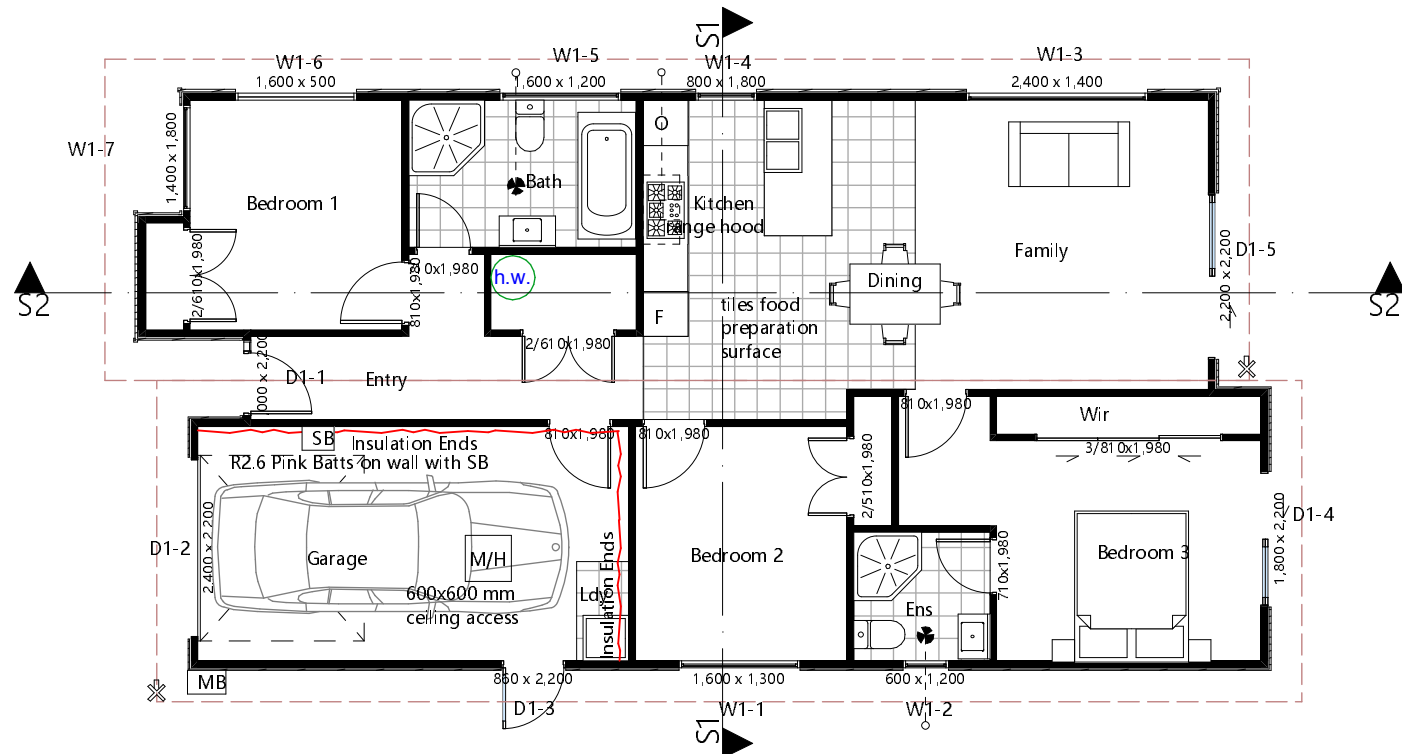
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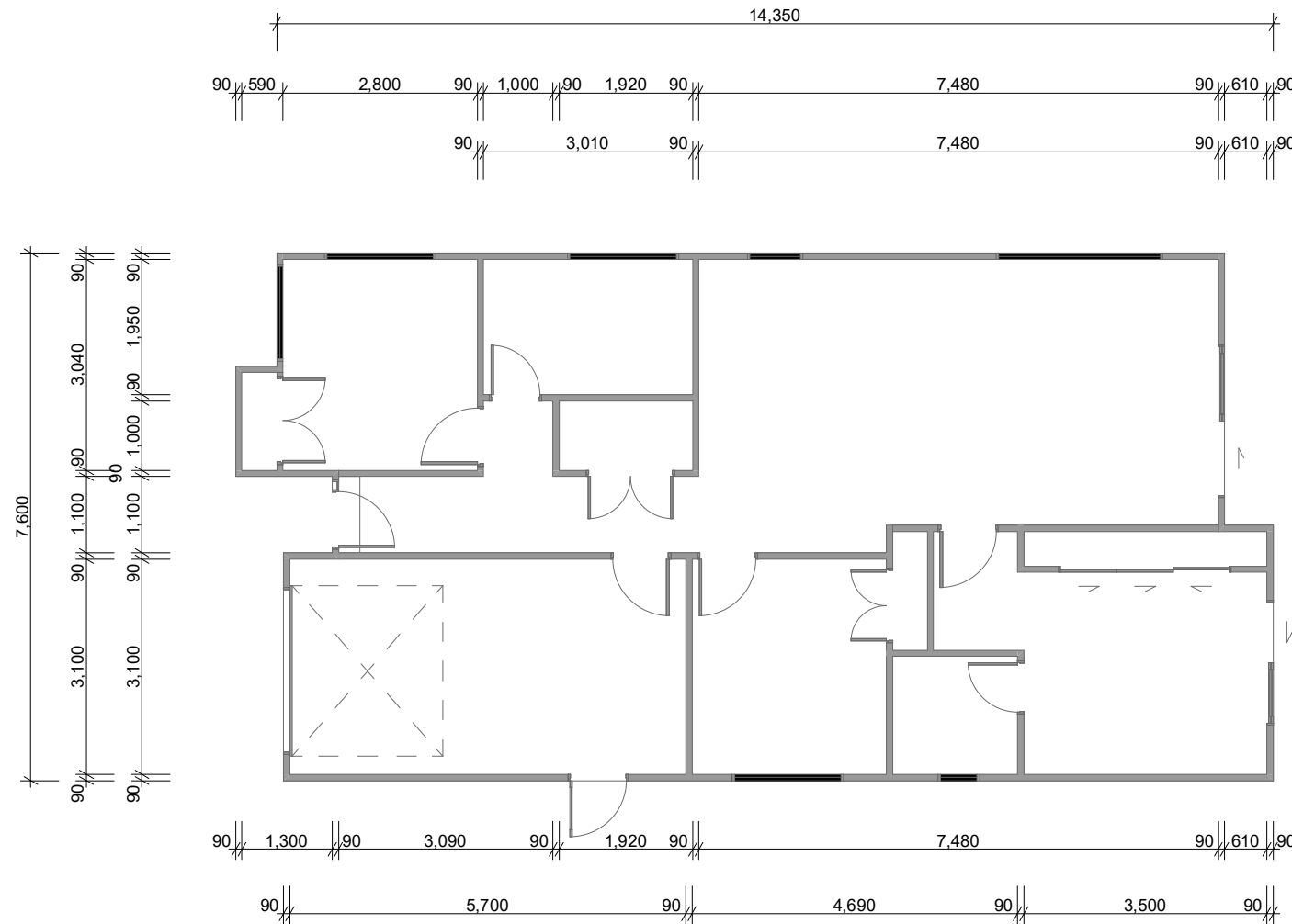
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Ground Floor Plan

1:100



Ground Floor Framing Plan

1:100

Insulation	Floor Plan Notes:
90 Frame External Walls: R2.2 PINK BATTS Trusses Roof Area: R7.0 PINK BATTS Meter Box: Kingspan KS1000RW Foundation: R1.6 Concrete slab + Expol Slabx200 50mm	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.
Timber Treatment	6 Kitchen facilities to comply with NZBC G3/AS1. 7 Laundry facilities to comply with NZBC G2/AS1.
Timber Treatment	8 All wet area must to comply with NZBC E3/AS1 and concrete tile over all.
Wall Frame H1.2 Wet Area Wall Frame H3.2 Trusses H1.2	9 External Moisture to comply with NZBC E2/AS1. 10 Internal Moisture to comply with NZBC E3/AS1
Finishes	11 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 M10 x155 ECo0 Screw Bolt.
Skirting: 60x10 PINE SINGLE BEVEL Architrave: 60x10 PINE SINGLE BEVEL Scotia: 75 Gib Cove	12 All showers to be glass panel with concrete tiles. 13 All internal wall linings to be 10mm GIB standerd. and ceiling to be 13mm GIB standerd over 70x35mm ceiling batten.All wet area to be 10mm GIB AQUALINE and Cement based solid plaster or concrete having a steel trowel or polished finish (semi-gloss or gloss paint must be used if a paint finish is required).
Wet Area	14 All External windows and doors to be aluminium joinery. and it have to be comply with NZS 4223:part3.2016 for safty glazing and comply with NZBC E2/AS1.
ARDEX Wet area to be waterproofing with "ARDEX" 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 all Glass to be Doubled / Low E / Clear with Gas Argon. and all aluminium frame to be thermally broken. It have to be comply with NZBC H1.
K E V : Smoke Detector * Out door Tap Switch Board [SB] Meter Board [MB] Ceiling Access [M/H] Rinnai HW System [h.w] Air Conditioner Outlet [AIR] Exhaust Fan	16 All ventilation to be comply with G4/AS1 & AS1668. 17 All internal door to be 1980mm height. 18 All Ceiling batten need to be 70x35 H1.2 @ 600 crs with 13mm Gib, or @ 400 crs with 10mm Gib.
Flow rates a) 25 L/s for showers and baths, and	

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CLIENT

**LOT 641 - 31 Ngaro Street
Te Kauwhata**

Ground Floor Plan

REVISION

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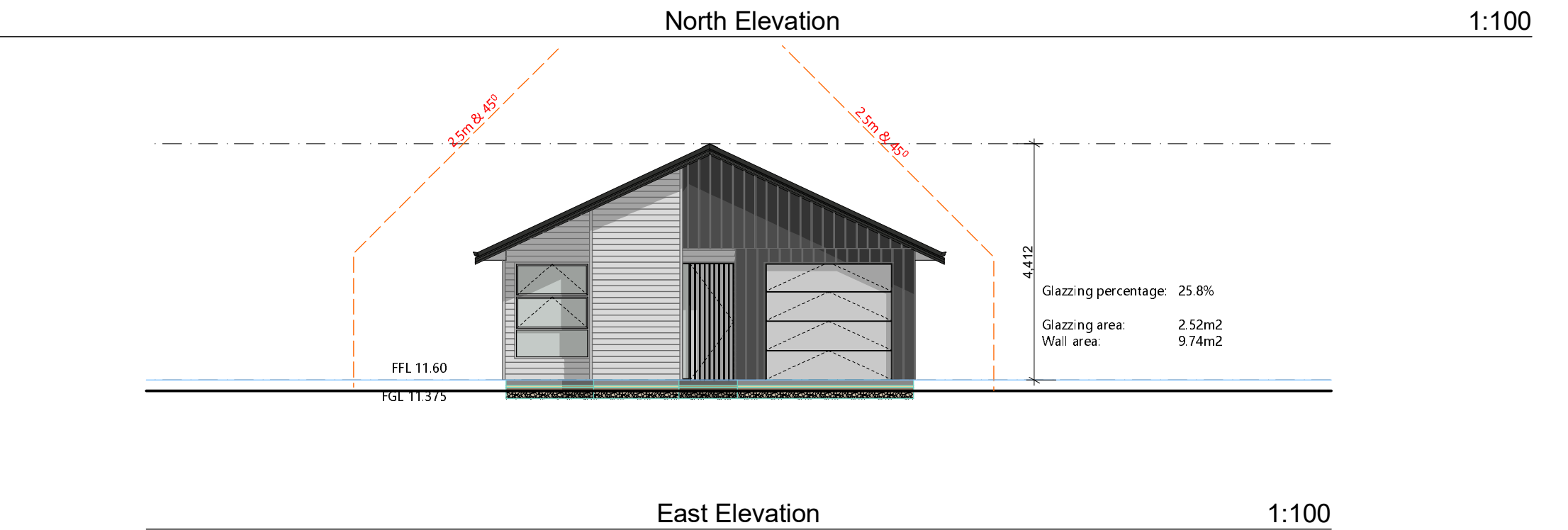
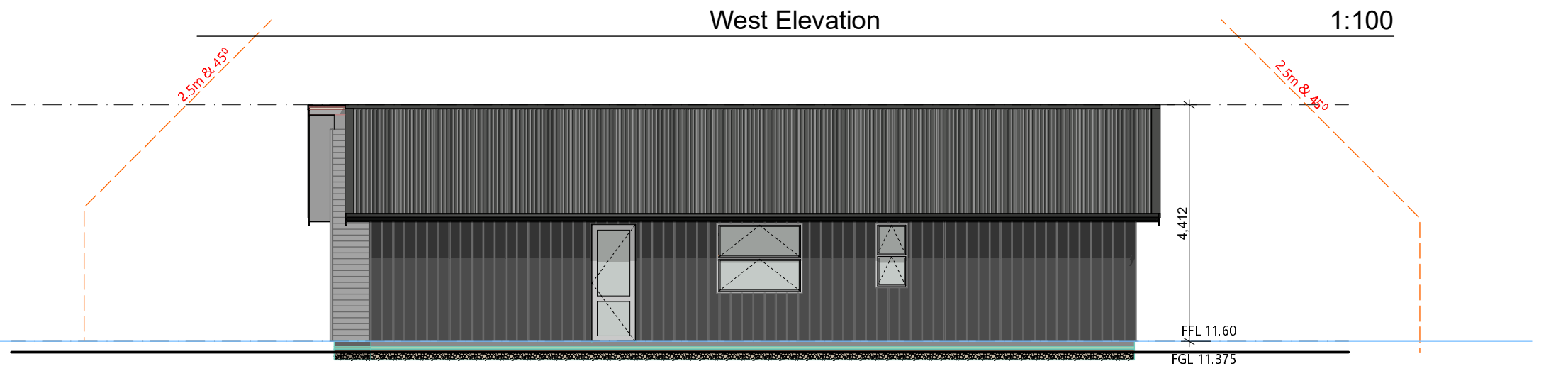
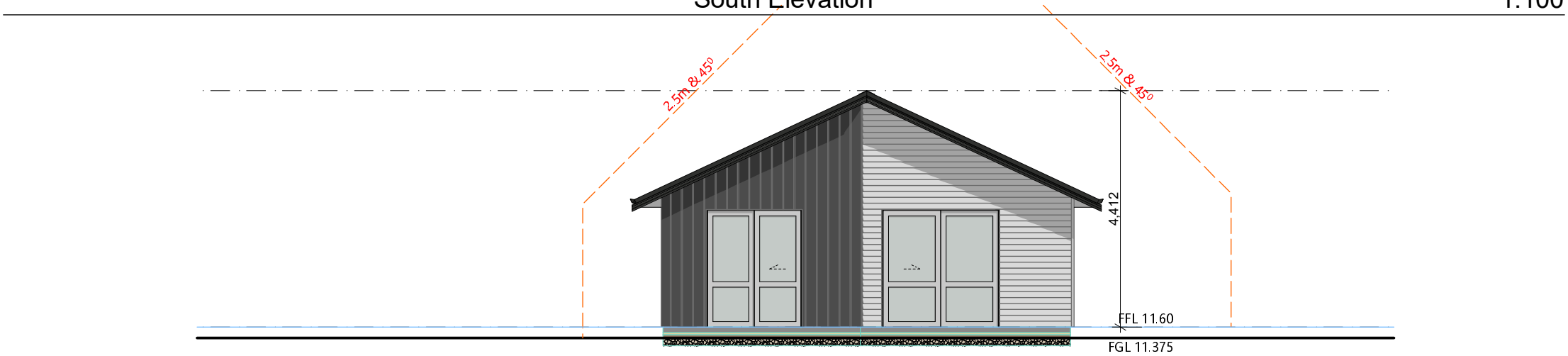
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- Cladding Notes:**
- 1 Selected BGC NuLine™ Plus W/B with 20mm cavity over *THERMAKRAFT WATERGATE Plus 295* building paper. Which show on the elevation.
 - 2 Selected BGC Stratum™ with 20mm cavity over *THERMAKRAFT WATERGATE Plus 295* building paper. 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 match wall colour on which they are mounted.**
 - 5 Refer to window and door schedule for joinery tapes and size.



BUILDING ENVELOPE RISK MATRIX			
All Elevation			
Risk Factor	Risk Severity	Risk Score	
Wind zone (per NZS 3604)	High risk	1	
Number of storeys	Low risk	0	
Roof/wall intersection design	Very high risk	5	
Eaves width	High risk	2	
Envelope complexity	Medium risk	1	
Deck design	Low risk	0	
Total Risk Score:		9	

Cladding LEGEND:			
Selected Colorsteel Longrun Roofing			Dulux Ebony Colour Values R 47 G 47 B 49 LRV Values 5
Selected Stratum™ Weatherboard with 20mm cavity			Dulux NarrowColour Values neck Half R 205 G 202 B 191 LRV Values 63
Selected NuLine™ Plus Weatherboard with 20mm cavity			Dulux Ebony Colour Values R 47 G 47 B 49 LRV Values 5
All External window and door frame			Colorsteel Colour Values Titania R 202 G 199 B 185 LRV Values 69

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Elevations

CLIENT **LOT 641 - 31 Ngaro Street**
Te Kauwhata

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