

**Korari Street**

Council SW  
Council WW

Broomed cement concrete footpath comply to D1

Sediment controls

**Site Plan Notes:**

Legal Description	
Street:	11 Korari St
Lot:	665
DPS:	571030
Site Area:	401.00 m <sup>2</sup>
Floor Area:	119.69m <sup>2</sup>
Site Coverage:	29.8%
Driveway:	22.23m <sup>2</sup>
ImPermeable Surface:	42%
Wind Zone:	VH
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 FS.

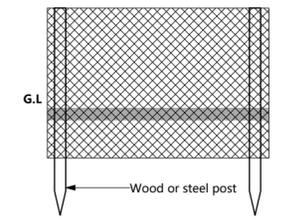
**KEY :**

Outdoor Living area	
Service area	
Concrete driveway	

**Earthwork:**

Area:	120m <sup>2</sup>
Cut deep:	0.2m ( Soil report)
Fill:	0.1m
Volume:	36m <sup>3</sup>

Filter fabric material securely fastened to the posts or of



**Sediment control**

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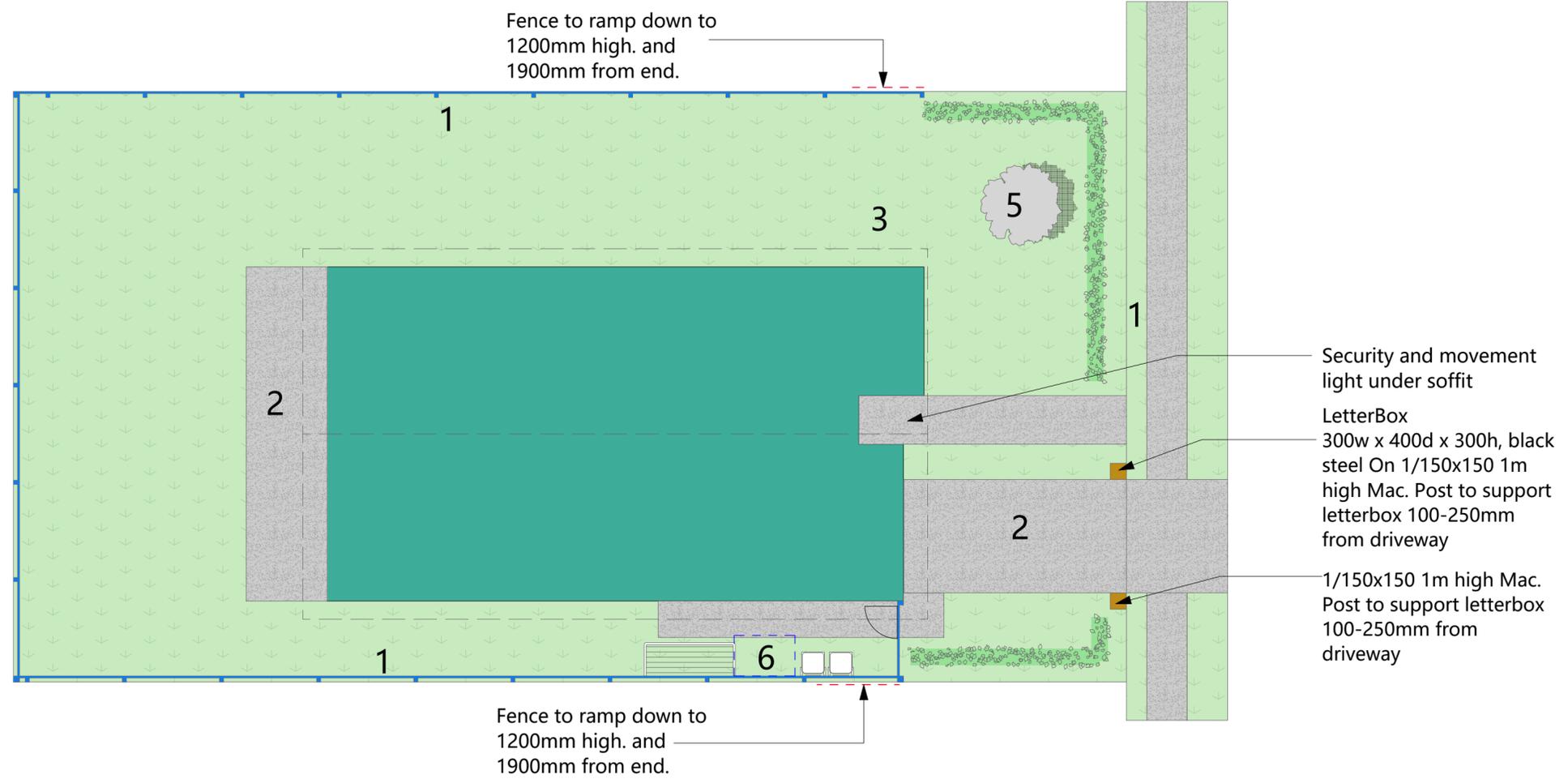
**J&J Architecture**  
Project  
**LOT 665**  
**11 Korari Street, TE KAUWHATA**

NUMBER: 0210312191  
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A 12.06.25	Revised for council FIR

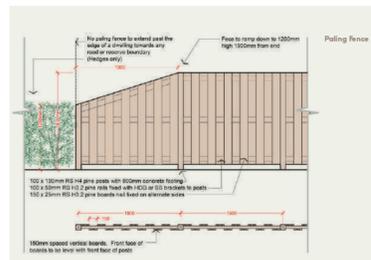
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**1** 1.8m privacy timber fence at backyard

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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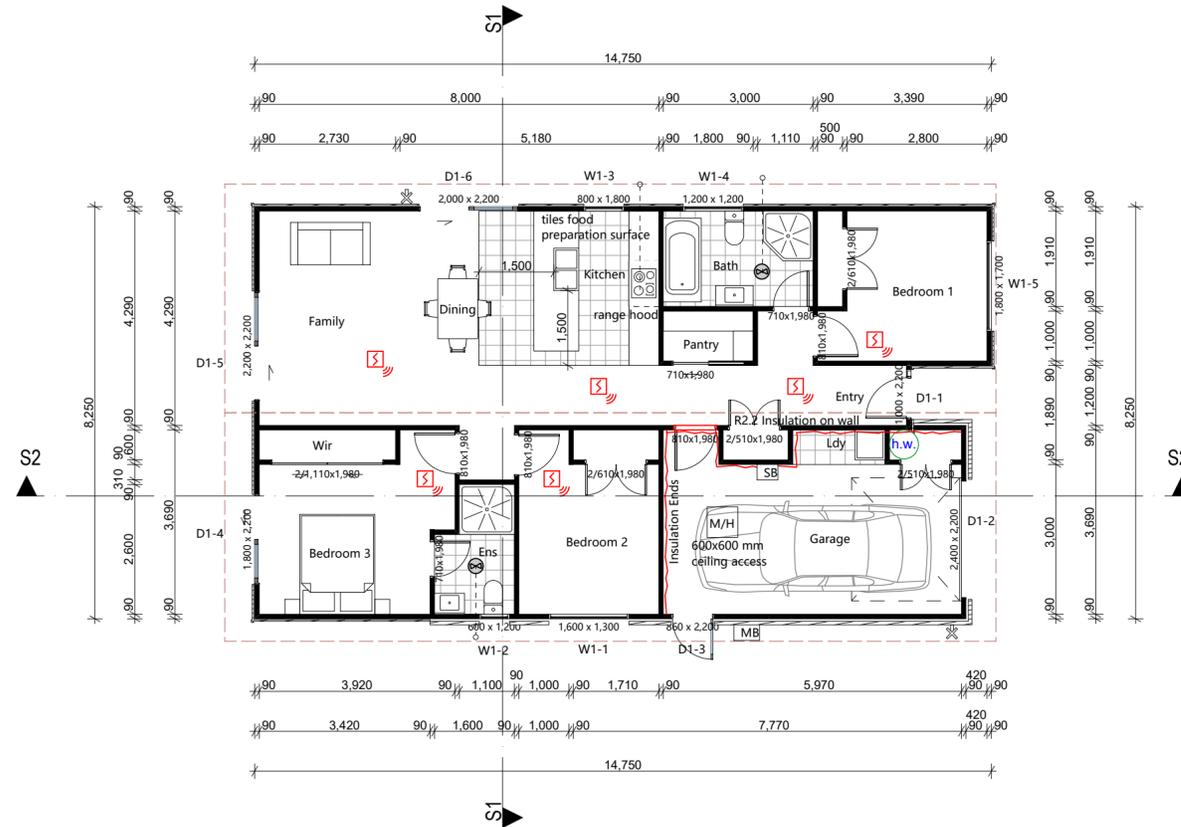
**Site Landscaping Plan**

Project **LOT 665**  
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Insulation	Floor Plan Notes:
90 Frame External Walls: <b>R2.2 Wall Insulation</b>	1 All works to comply with NZS 3604:2011 and NZBC.
Trusses Roof Area: <b>R7.0 Roof insulation</b> <b>R3.6 Roof insulation on edge</b>	2 Do Not scale off drawing. 3 Contractor shall verify and be responsible for all dimensions on site. Architects to be notified of any variation between site dimensions and those on plans.
Meter Box: <b>Kingspan KS1000RW</b>	4
Foundation: <b>R1.2 Firth Ribraft Floor</b>	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. Kitchen facilities to comply with NZBC G3/AS1.
<b>Timber Treatment</b>	6
Timber Treatment	7 Laundry facilities to comply with NZBC G2/AS1.
Wall Frame H1.2	8 All wet area must to comply with NZBC E3/AS1 and concrete tile over all.
Wet Area Wall Frame H3.2	9 External Moisture to comply with NZBC E2/AS1
Trusses H1.2	10 Internal Moisture to comply with NZBC E3/AS1
<b>Finishes</b>	11 All smoke Alarm to be interconnected smoke alarms to comply with NZBC C1/AS1 and NZS4514:2001.
Skirting: 60x10 PINE SINGLE BEVEL	12 <b>STUDS &amp; STUD HEIGHTS:</b> - 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.
Architrave: 60x10 PINE SINGLE BEVEL	13 All showers to be safety glass panel with ceramic tiles to comply with F2/AS1.
Scotia: 75 Gib Cove	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.
<b>Wet Area</b>	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.
<b>Bostik-Applicator-Chunyang XI-0608</b> 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.	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 Frist Floor windows opening to be have restrictor fitted.
<b>KEY :</b>	17 All ventilation to be comply with G4/AS1 & AS1668.
Smoke Detector	18 All internal door to be 1980mm height.
Out door Tap	19 All Ceiling batten need to be 70x35 H1.2 @ 600 crs with 13mm Gib, or @400 crs with 10mm Gib.
Switch Board	20 All Fixing to be Hot - Dipped Galvanized, to comply with NZBC and NZS 3604:2011 section 4.
Meter Board	
Ceiling Access	
Rinnal Gas HW System	
Air Conditioner Outlet	
Exhaust Fan	

Window & Door Schedule					
W&D #	Size HxW	Glazing	G/Type	Lintel Size	Lintel Fixing
D1-1	2200x1000	Double	Clear/Safety	2/90x45	F
D1-2	2200x2400		Sectional	2/190x45	G
D1-3	2200x860	Double	Clear/Safety	2/90x45	F
W1-1	1300x1600	Double	Clear	2/140x45	F
W1-2	1200x600	Double	Opaque/Safety	2/90x45	F
D1-4	2200x1800	Double	Clear/Safety	2/140x45	F
D1-5	2200x2200	Double	Clear/Safety	2/240x45	H
D1-6	2200x2200	Double	Clear/Safety	2/190x45	G
W1-3	1800x800	Double	Clear/Safety	2/90x45	F
W1-4	1200x1200	Double	Opaque/Safety	2/90x45	F
W1-5	1700x1800	Double	Clear	2/140x45	F

# ALL THE WINDOW AND DOOR HEIGHT TO BE 2200mm. 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**

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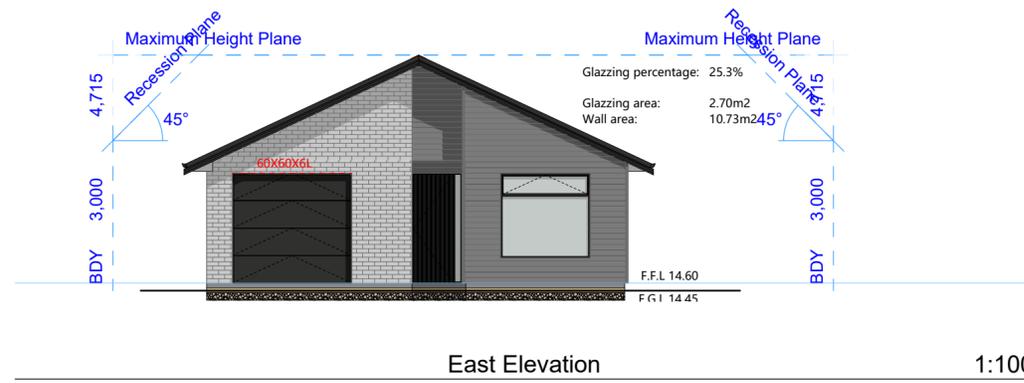
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- Cladding Notes:**
- 1 Selected BGC Nuline™ Plus W/B with 20mm cavity over \*THERMAKRAFT WATERGATE Plus 295\* building paper. Which show on the elevation.
  - 2 Selected 70mm Brick with 50mm cavity over \*THERMAKRAFT WATERGATE Plus 295\* building 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. **All downpipe will match wall colour on which they are mounted.**
  - 5 Refer to window and door schedule for joinery tapes and size.



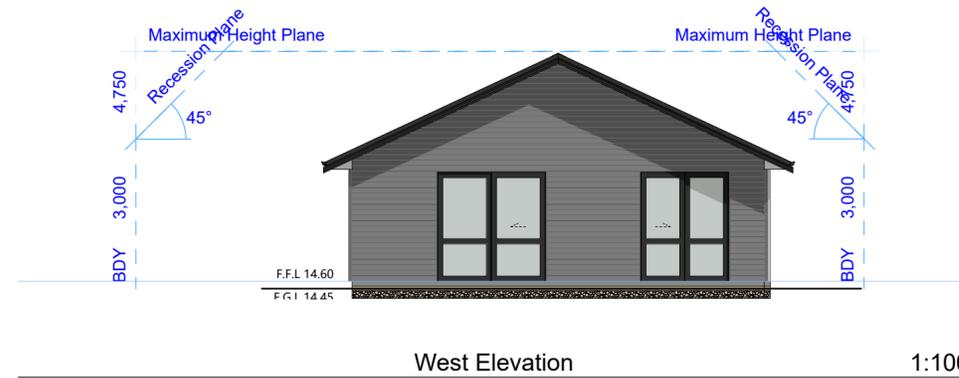
Risk Factor	Description	Risk	Score
Wind Zone	Very High	H	2
Number of Storeys	Single Storey	L	0
Roof/Wall Intersection Design	Fully exposed (e.g. parapets, exposed boundaries or eaves at greater than 90 degrees to soffit lining)	H	3
Eaves Width	450mm - 600mm wide	M	1
Envelope Complexity	Moderately complex shape with no more than 2 cladding types.	M	1
Deck Design	None	L	0
		<b>Total Score:</b>	<b>7</b>

- Selected Claddings:**
1. Fibre cement weatherboard over nominal 20mm drained cavity
  2. Masonry veneer over minimum 40mm drained cavity



**Table 18E: Masonry veneer lintel sizes (minimum)**  
Paragraph 9.2.9

Span of lintel (m) up to:	Maximum thickness of masonry veneer (mm)					
	70			90		
	Maximum height of veneer supported (mm)					
	350	700	2000	350	700	2000
0.800	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 80 x 6 L	60 x 80 x 6 L	80 x 80 x 6 L
2.000	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 80 x 6 L	60 x 80 x 6 L	80 x 80 x 6 L
2.500	60 x 60 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L
3.000	80 x 80 x 6 L	80 x 80 x 6 L	125 x 75 x 6 L	80 x 80 x 6 L	80 x 80 x 8 L	90 x 90 x 10 L
3.500	80 x 80 x 6 L	80 x 80 x 6 L	125 x 75 x 6 L	80 x 80 x 8 L	90 x 90 x 10 L	125 x 75 x 10 L
4.000	80 x 80 x 8 L	125 x 75 x 6 L	125 x 75 x 10 L	80 x 80 x 10 L	125 x 75 x 6 L	150 x 90 x 10 L
4.500	125 x 75 x 6 L	125 x 75 x 10 L	-	125 x 75 x 6 L	125 x 75 x 10 L	-
4.800	125 x 75 x 6 L	125 x 75 x 10 L	-	125 x 75 x 6 L	125 x 75 x 10 L	-



**Cladding LEGEND:**

Selected Colorsteel Longrun Roofing		Dulux Ebony LRV Values <b>5</b>
Selected 70mm Brick with 120mm rebate		Midland Brick Euro - BLANCO
Selected Nuline™ Plus Weatherboard with 20mm cavity		Dulux Shag Rock Colour Values R 96 G 92 B 88 LRV Values <b>15</b>
All External window and door frame		Dulux Ebony LRV Values <b>5</b>

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**Elevations**

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**Detailed design**

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