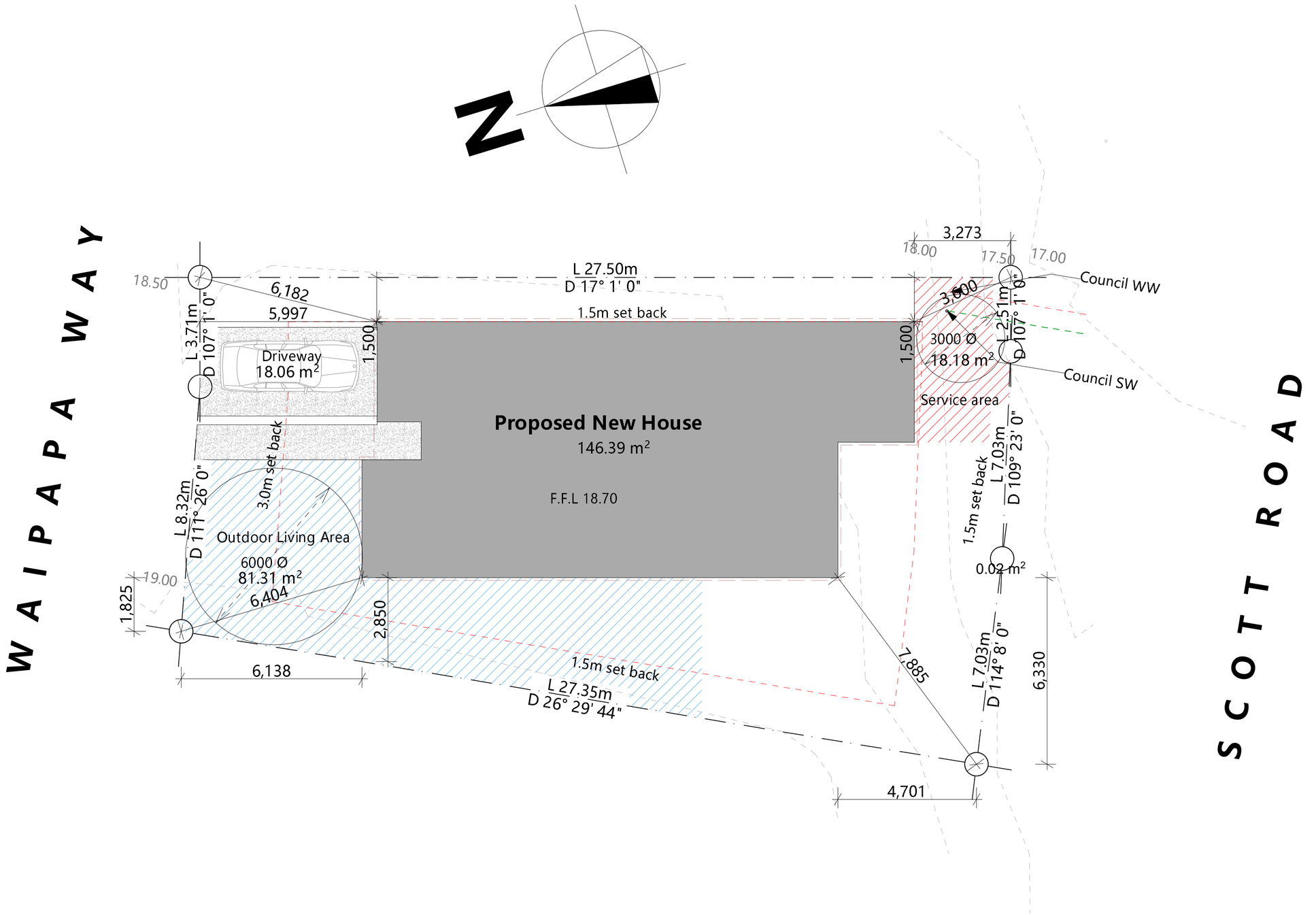

J&J Architecture Ltd
NUMBER: 0210312191
ADDRESS: P O Box 21 209, Rototuna. Hamilton
EMAIL: jeff@jjarchi.co.nz

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NOTES:

Site Plan Notes:

Legal Descripiton

Street:	6 Waipapa Way
Lot:	122
DPS:	558152
Site Area:	515.00 m2 (393m2 Net)
Floor Area:	146.72 m2
Site Coverage:	37%
Driveway:	18.06m2
Permeable Surface:	(393-146.72-18.06)/393=58%
Wind Zone:	H
Wind Region:	A
Earthquake Zone:	Zone 1
Exposure Zone:	Zone B
Climate Zone:	Zone 2
Zone:	Residential Zone
Precient:	Medium Density

Earthwork:

Cut area:	147m2
Cut deep:	200mm
	(200mm)
	29.4m3

1 Contractor to double check datum and all levels.
2 Rerfer to survey plan for accurate contours.
3 Drain layer to locate connection on site before comecing 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.

REVISION
A 21.11.22 Revised for council Planning FIR
B 15.12.22 Revised for council BC FIR

CLIENT
LOT 122
6 Waipapa way
Tekauwhata

Site Plan

DATE	SCALE @ A3
15/12/2022	1 : 100
REVISION	PAGE
B	A101

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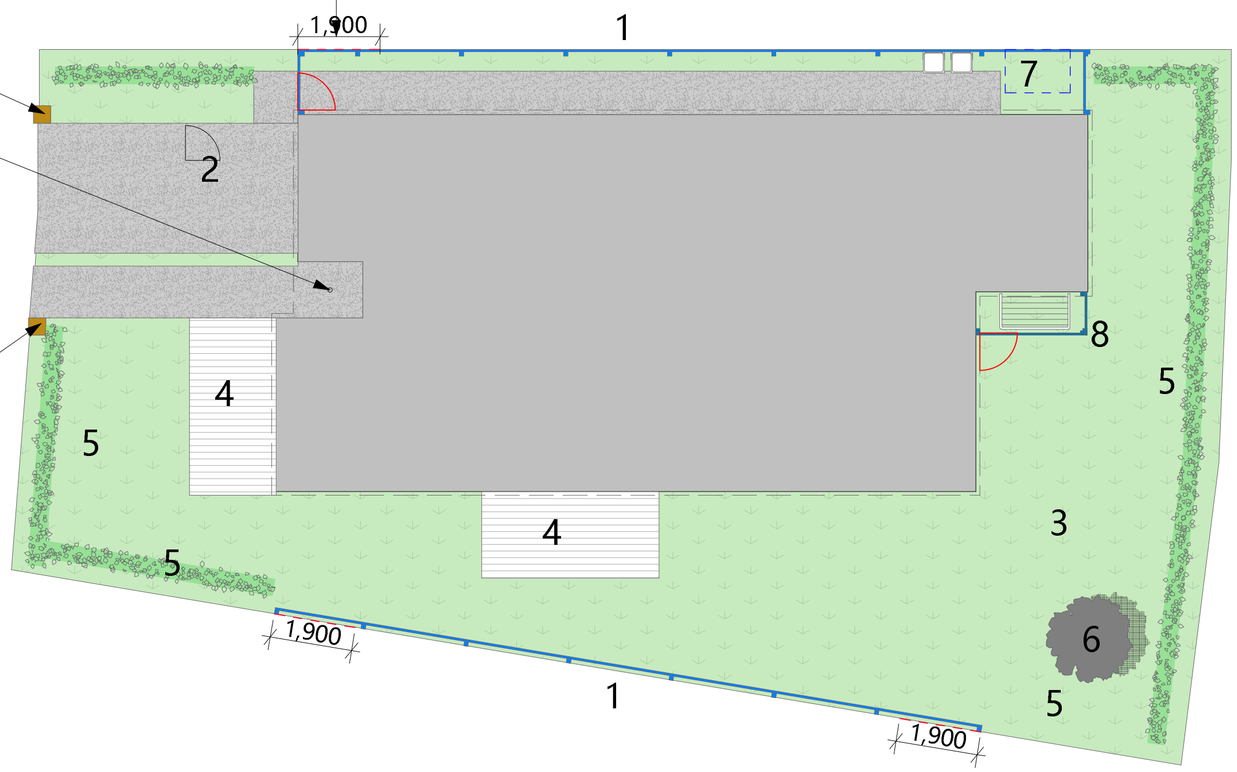
1/150x150 1m high Mac. Post to support letterbox 100-250mm from driveway

Security and movement light under soffit

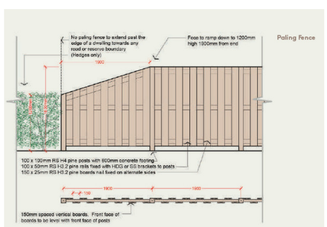
LetterBox
300w x 400d x 300h, black steel On 1/150x150 1m high Mac. Post to support letterbox 100-250mm from driveway

Fence to ramp down to 1200 high



1 1.8m privacy timber fence at backyard

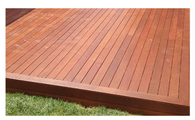
- Vertical timber paling fencing to a finished height of 1.8m above existing ground level is to be erected on each common boundary to a residential lot. Fencing is to be as per the detail below. Existing ground level means ground level at the time of title issue.



2 Concrete (Exposed Aggregate)

3 Lawn area

4 Deck



5 Hedge plants(Griselinia littoralis)

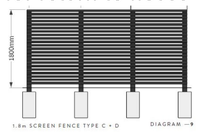
- All common boundaries with a road, access lot, reserve or residential lot where paling fencing is not permitted must be planted with a hedge offset 400mm inside the boundary.
- Hedge plants are to be a minimum of 1000mm high at the time of planting and a maximum of 600mm apart.
- Hedging is to be clipped and maintained to a height of 1200 –1800mm.

6 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.

7 Garden sheds or other structures over 1.8m in height are only permitted with prior written approval from Lakeside Developments (Only Potential Location)

8 1.8m Screen timber fence for return to house



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NOTES:

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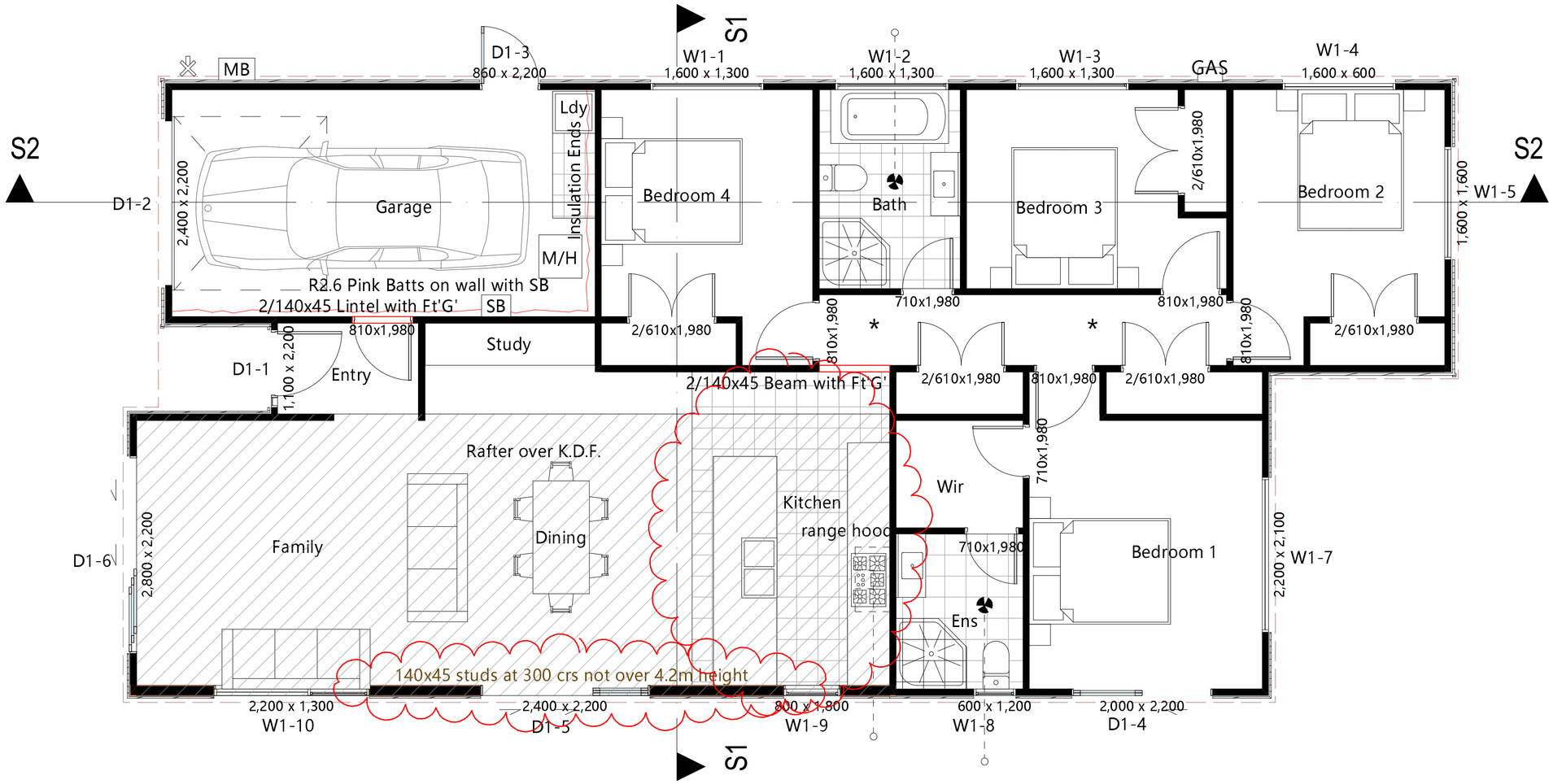
CLIENT
LOT 122
6 Waipapa way
Tekauwhata

Site Landscaping Plan

DATE 15/12/2022
SCALE @ A3 1 : 1 0 0
REVISION B
PAGE A 1 0 2



Insulation

90 Frame External Walls:
R2.6 PINK BATTS

Trusses Roof Area:
R4.0 PINK BATTS

Meter Box:
Kingspan KS1000RW

Timber Treatment

Timber	Treatment
Wall Frame	H1.2
Wet Area Wall Frame	H3.2
Trusses	H1.2

Finishs

Skirting: 60x10 PINE SINGLE BEVEL
Architrave: 60x10 PINE SINGLE BEVEL
Scotia: 75 Gib Cove

Wet Area
ARDEX-Applicator-Guang Zhou-0462
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 canity. and 1500mm above the F.F.L.

K E Y :

Smoke Detecter	*
Out door Tap	
Switch Board	SB
Meter Board	MB
Ceiling Access	M/H
Rinnai Gas HW System	GAS
Air Conditioner Outlet	AIR
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	2200x1100	Double	Clear/Safety	2/140x45	F
D1-2	2200x2400		Sectional	2/240x45	G
D1-3	2200x860	Double	Clear/Safety	2/140x45	F
W1-1	1300x1600	Double	Clear	2/140x45	F
W1-2	1300x1600	Double	Opaque/Safety	2/140x45	F
W1-3	1300x1600	Double	Clear	2/140x45	F
W1-4	600x1600	Double	Clear	2/140x45	G
W1-5	1600x1600	Double	Clear	2/140x45	F
W1-7	2100x2200	Double	Clear	2/190x45	E
D1-4	2200x2000	Double	Clear/Safety	2/190x45	F
W1-8	1200x600	Double	Opaque/Safety	2/140x45	F
W1-9	1800x800	Double	Clear/Safety	2/140x45	F
D1-5	2200x2400	Double	Clear/Safety	2/240x45	G
W1-10	1300x2200	Double	Clear	2/240x45	F
D1-6	2200x2800	Double	Clear/Safety	2/240x45	G

 # ALL THE WINDOW AND DOOR HEIGHT TO BE 2200mm ALL SIZES TO BE MEASURED ON SITE BEFORE FABRICATION. CONSULT WITH OWNER AT FINAL MEASURE!

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NOTES:

Floor PLan Notes:

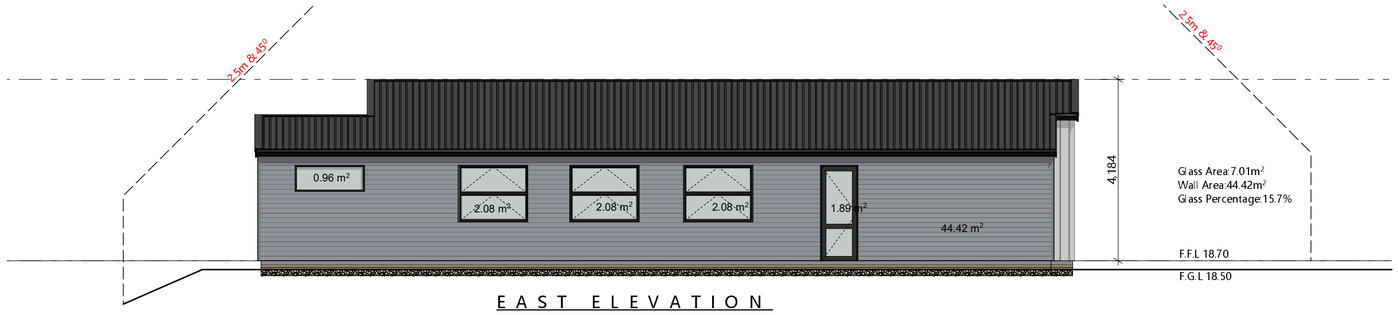
1. All works to comply with NZS 3604:2011 and NZBC.
2. Do Not scale off drawing.
3. Contractor shall verify and be responsible for all dimensions on site.
4. Architects to be notified of any variation between site dimensions and those on plans.
5. These drawings remain the property of J &J Architecture 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. STUDS & STUD HEIGHTS:
    - All walls to be 90x45 SG8 studs @ 600 crs (2455mm stud height).
    - All bottom plates to be H1.2 fixed with LUMBERLOK BOTTOM PLATE FIXINGS anchor in galv mild steel.
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.
14. All 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.
15. All ventilation to be comply with G4/AS1 & AS1668.
16. All internal door to be 1980mm height.
17. All Ceilling batten need to be 70x35 H1.2 @ 600 crs with 13mm Gib, or @ 400 crs with 10mm Gib.

REVISION
A 21.11.22 Revised for council Planning FIR
B 15.12.22 Revised for council BC FIR

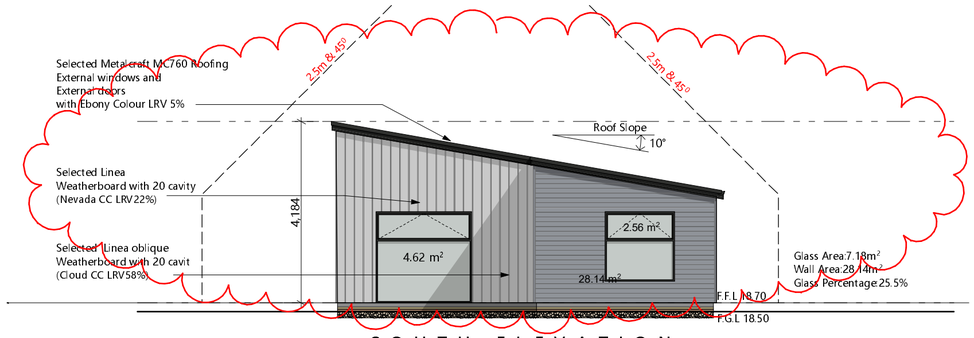
CLIENT
L O T 1 2 2
6 W a i p a p a w a y
T e k a u w h a t a

Ground Floor Plan

DATE	SCALE @ A3
15/12/2022	1 : 5 0 , 1 : 1 0 0
REVISION B	PAGE A 1 0 3

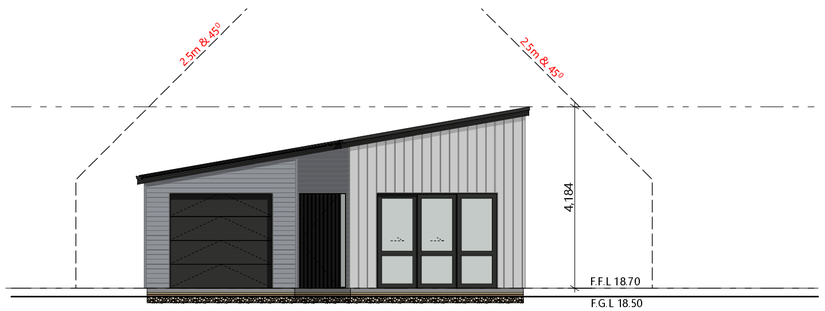


EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION



NORTH ELEVATION

COLOUR

Resene Ebony

Total colour code:	N34-005-272
Chart colour code:	1GR51
Tone:	Mid/Mid grey
Colour palette:	Neutral
RGB:	49 51 55
Hex values:	#313337
LAB:	21.19 0.12 -2.82
CMYK:	11 7 0 78
Approx. LRV:	8

Resene Nevada

Total colour code:	N54-007-200
Chart colour code:	18B23
Tone:	Light
Colour palette:	Neutral
RGB:	102 111 111
Hex values:	#666F6F
LAB:	46.10 -3.40 -1.17
CMYK:	8 0 0 56
Approx. LRV:	22

Resene cloud

Total colour code:	Y81-011-082
Chart colour code:	06A03
Tone:	White
Colour palette:	Yellow
RGB:	194 188 177
Hex values:	#C2BCB1
LAB:	76.44 0.17 6.31
CMYK:	0 3 9 24
Approx. LRV:	58

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	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**7**

1:100, 1:139.0673,

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NOTES:

Cladding Notes:

1 Selected Linea WEATHERBOARD with 20mm cavity over "THERMAKRAFT WATERGATE Plus 295" building paper. Which show on the elevation.
2 Selected Linea Oblique WEATHERBOARD 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 10° 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.

REVISION	
A 21.11.22	Revised for council Planning FIR
B 15.12.22	Revised for council BC FIR

CLIENT

LOT 122
6 Waipapa way
Tekauwhata

Elevations

DATE	SCALE @ A3
1:1318/12/2022,	1:139.3150
REVISION B	PAGE A201