

Lot 76 - 11 Pourewa Street

Quality materials and fittings. Turnkey package includes:

- Open plan kitchen, living and dining area
- Designed kitchen with stone benchtop
- Bosch Kitchen appliances (supply dependent)
- Designed wardrobe units
- Featured James Hardie cladding
- Featured TV wall
- Tinted glass to reduce glare & fading
- Quality bathroom facilities
- Tiled family bathroom with bathtub
- Carpet & laminated floor coverings
- Grooved internal doors with quality hardware
- Digital lock for front door
- 60mm skirting with 60mm architraves
- Gas hot water system
- Heat Pump
- Fully landscaped: fencing, lawns & planting, exposed aggregate driveway, patios, Letter box, clothesline

NOTES:

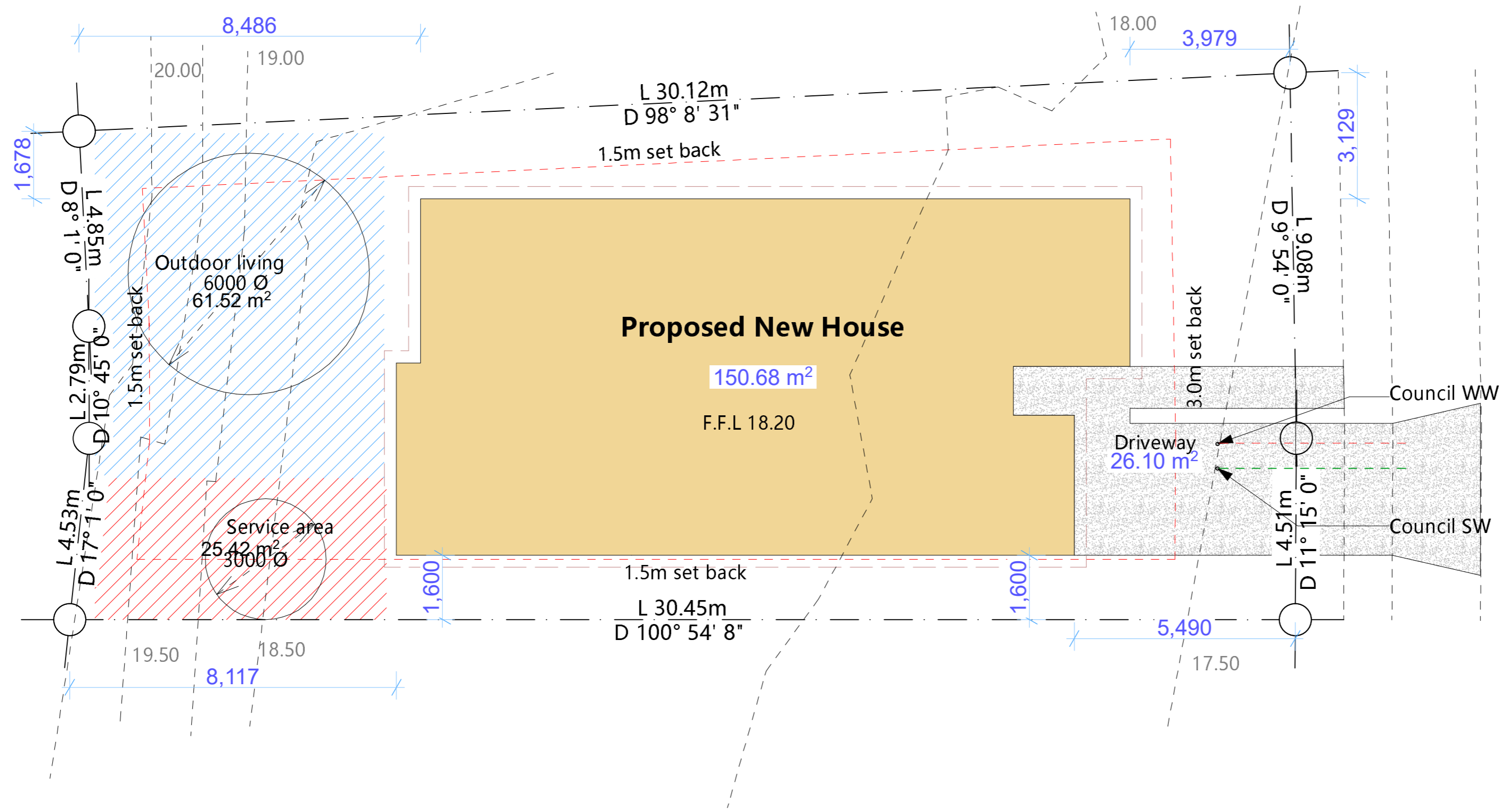
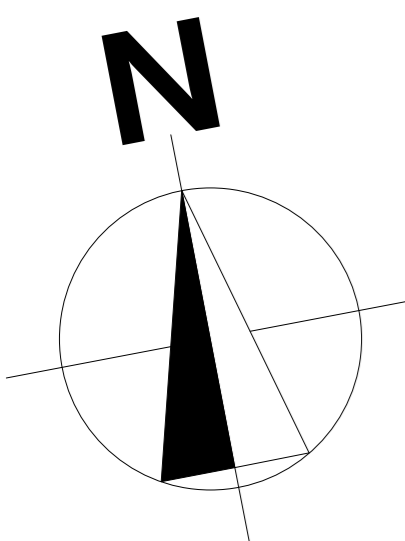
Site Plan Notes:

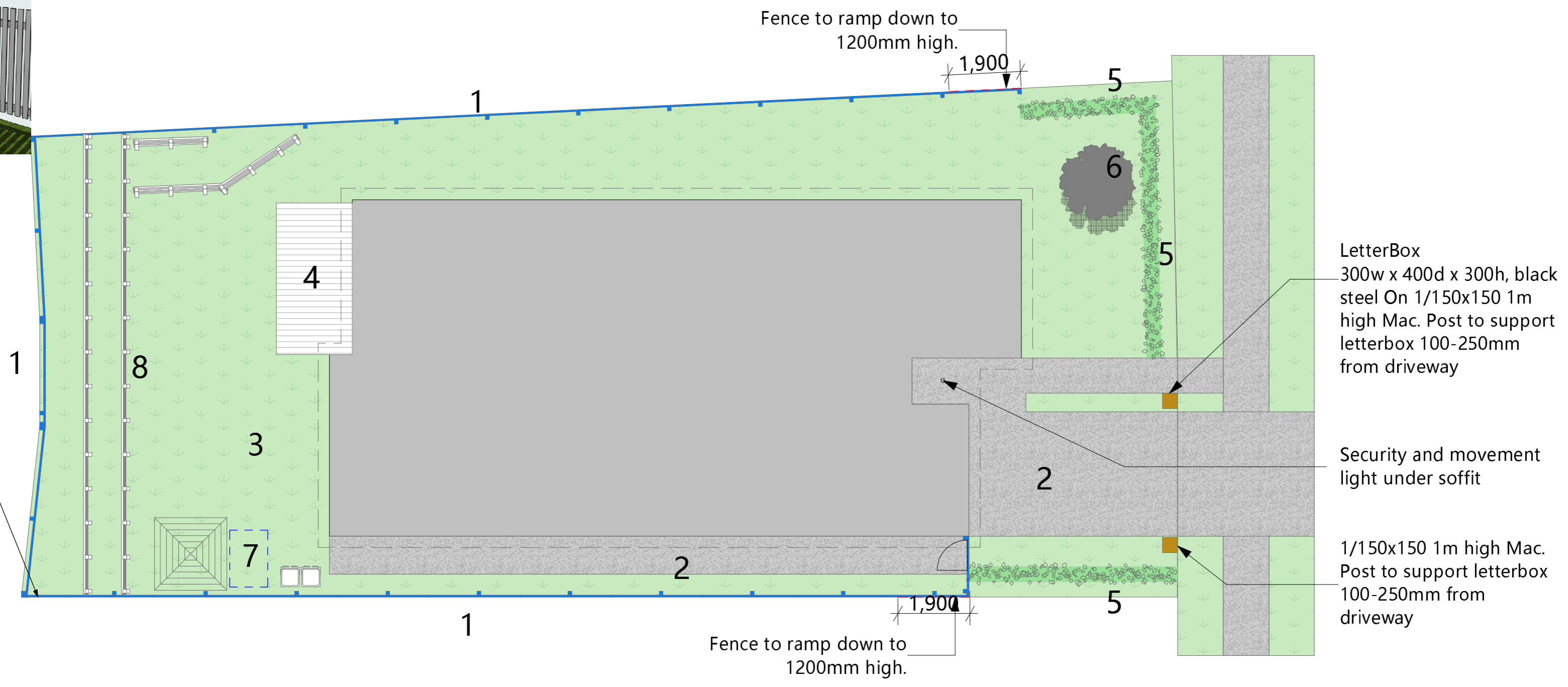
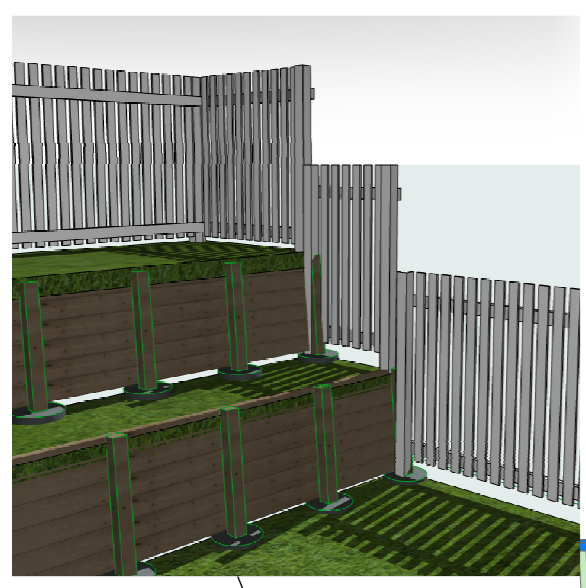
Legal Description

Street:	11 Pourewa Steet
Lot:	76
DPS:	558152
Site Area:	387.00 m2
Floor Area:	150.68 m2
Site Coverage:	38.9%
Driveway:	22.22m2
Permeable Surface:	(387-150.68-22.22)/387=55%
Wind Zone:	H
Wind Region:	A
Earthquake Zone:	Zone 1
Exposure Zone:	Zone B
Climate Zone:	Zone 2
Zone:	Residential Zone
Precedent:	Medium Density

- 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 concreting works.
- 4 Sand pad refer to attached geotech report by engineer.
- 5 All site dimensions are to outside edge of slab.
- 6 All works to comply with current NZS-3604:2011 & NZBC.
- 7 Overall frame or slab dimension to allow for 6mm bottom plate overhang.
- 8 Site fence required during the construction to comply with NZBC F5.

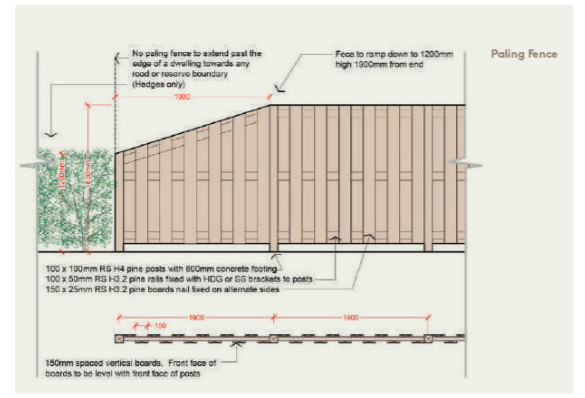
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	Site Plan	
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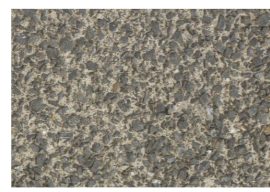


1 1.8m privacy timber fence at backyard

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.



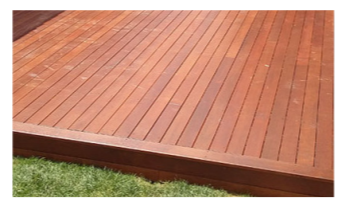
2 Concrete (Exposed Aggregate)



3 Lawn area

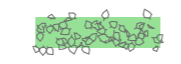


4 Deck



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.



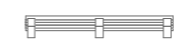
6 Magnolia Tree(Min PB150 or 2m+)

- 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 Retaining walls up to 900mm high. These shall be constructed from stacked stone or timber posts (square) and lagging stained black.



P R E L I M I N A R Y

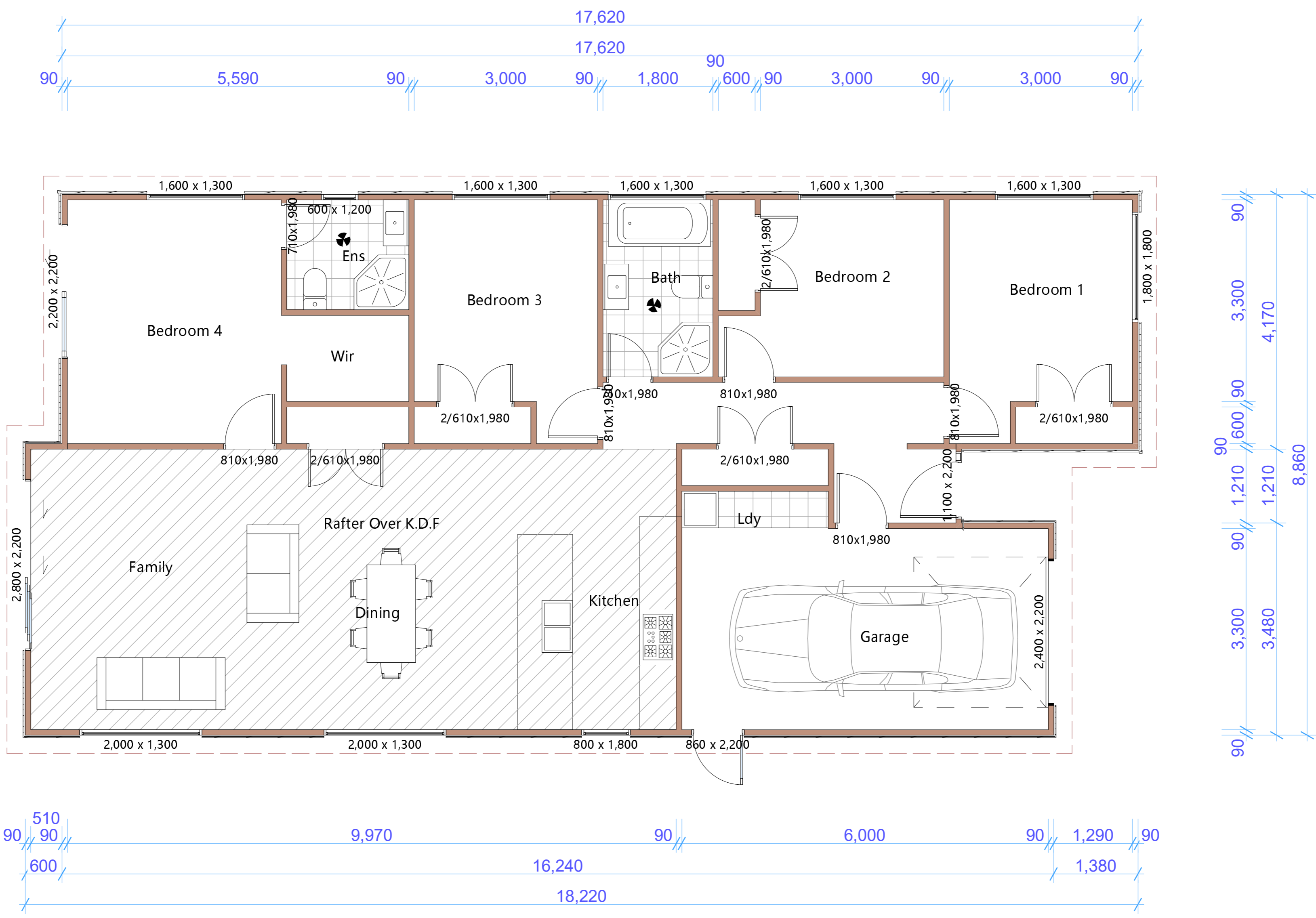
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Site Landscaping Plan	
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NOTES:

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:part 3:2016 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 Ceiling batten need to be 70x35 H1.2 @ 600 crs with 13mm Gib, or @ 400 crs with 10mm Gib.

P R E L I M I N A R Y



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Ground Floor Plan	
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Cladding Notes:

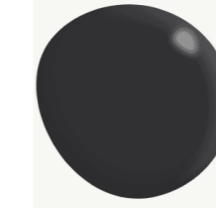
- 1 Selected Linea WEATHERBOARD with 20mm cavity over THERMAKRAFT WATERGATE Plus 295' building paper. Which show on the elevation.
- 2 Selected Linea Oblique WEATHERBOARD with 20mm cavity over THERMAKRAFT WATERGATE Plus 295' building paper. Which show on the elevation.
- 3 Selected Colorsteel Longrun 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.

P R E L I M I N A R Y

COLOUR

Colorsteel® Ebony

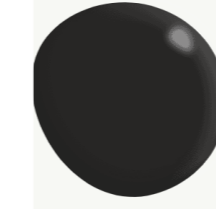
HIGHLIGHTS	SPECIFICATION
Colour Values R 47 G 47 B 49	Download colour swatch
LRV Value 5	



Dulux Ebony

Black

HIGHLIGHTS	SPECIFICATION
Colour Values R 39 G 35 B 34	Download colour swatch
LRV Value 3	
Colour Code S0609	



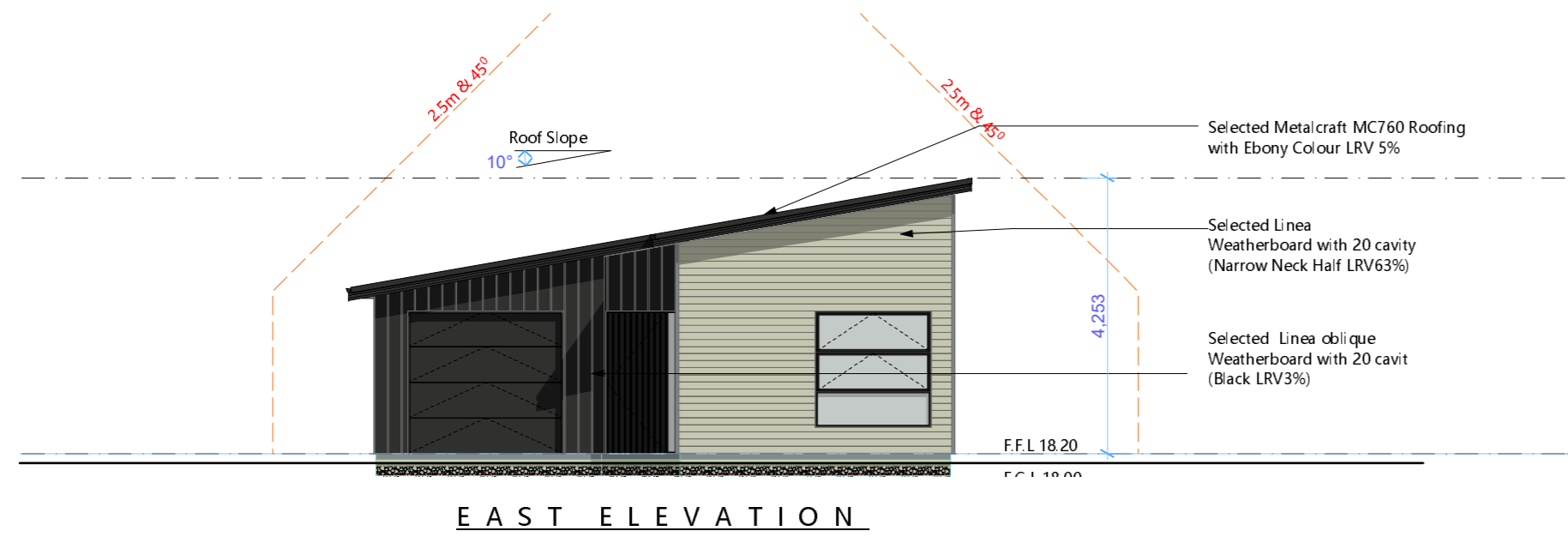
Dulux Black

Narrow Neck Half

HIGHLIGHTS	SPECIFICATION
Colour Values R 205 G 202 B 191	Download colour swatch
LRV Value 03	
Colour Code N79FR	



Dulux Narrow neck Half



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Elevations		
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