

Lot 20 - 7 Albur Way

Quality materials and fittings. Turnkey package includes:

- Open plan kitchen, living and dining area
- Designed kitchen with stone benchtop
- Bosch Kitchen appliances (brand supply dependent)
- Designed wardrobe units
- Featured James Hardie cladding
- Tinted glass to reduce glare & fading
- Quality bathroom facilities
- Carpet & vinyl floor coverings
- 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

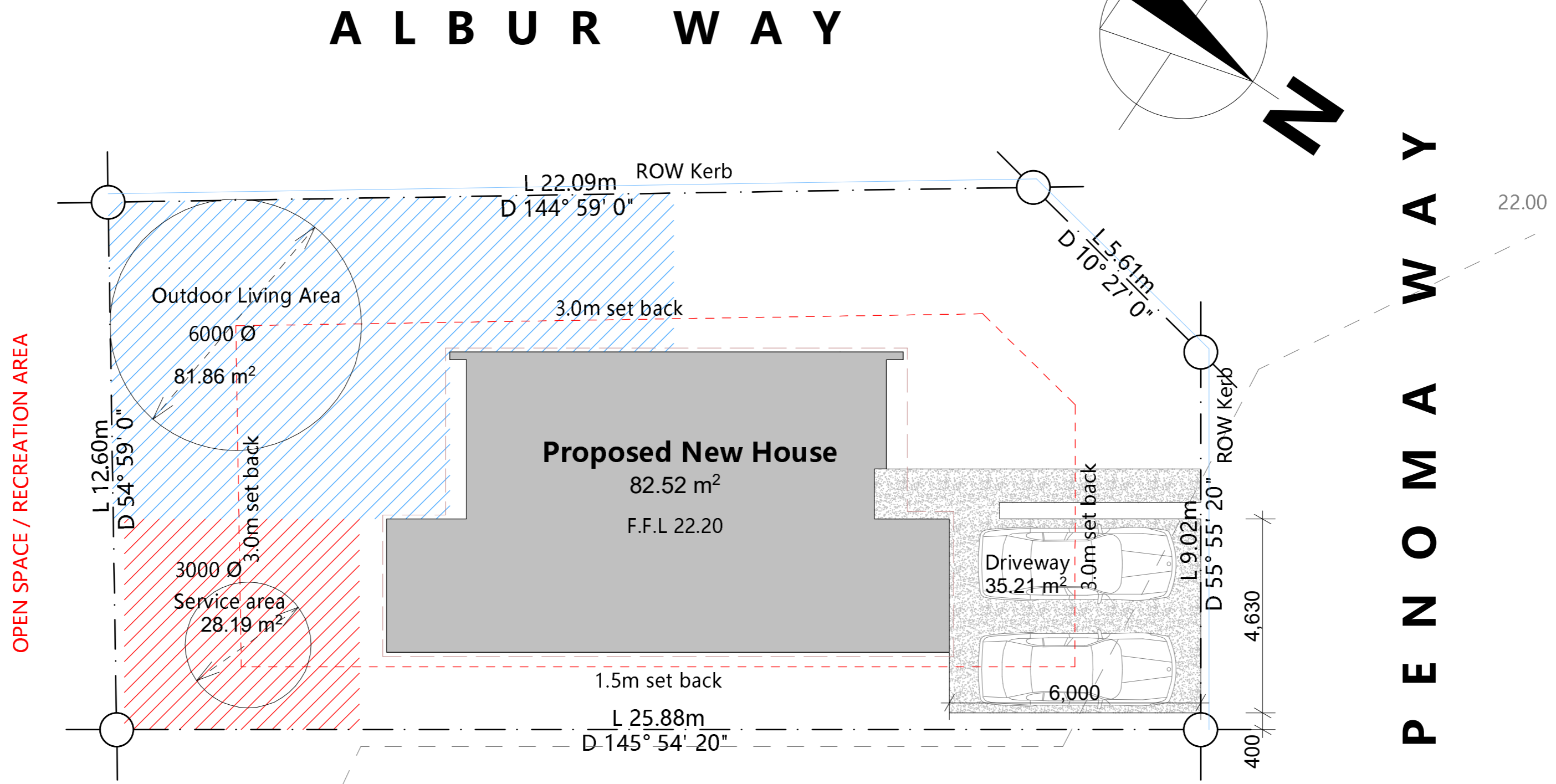
NOTES:

Site Plan Notes:

Legal Description

Street:	Albur way
Lot:	20
DPS:	546929
Site Area:	325.00 m ²
Floor Area:	82.52 m ²
Site Coverage:	25.3%
Driveway:	35.21 m ²
Permeable Surface:	(325-82.52-35.21)/325=63.7%
Wind Zone:	H
Wind Region:	A
Earthquake Zone:	Zone 1
Exposure Zone:	Zone B
Climate Zone:	Zone 2
Zone:	Residential Zone
Precinct:	Medium Density

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A L B U R W A Y

P E N O M A W A Y

OPEN SPACE / RECREATION AREA

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

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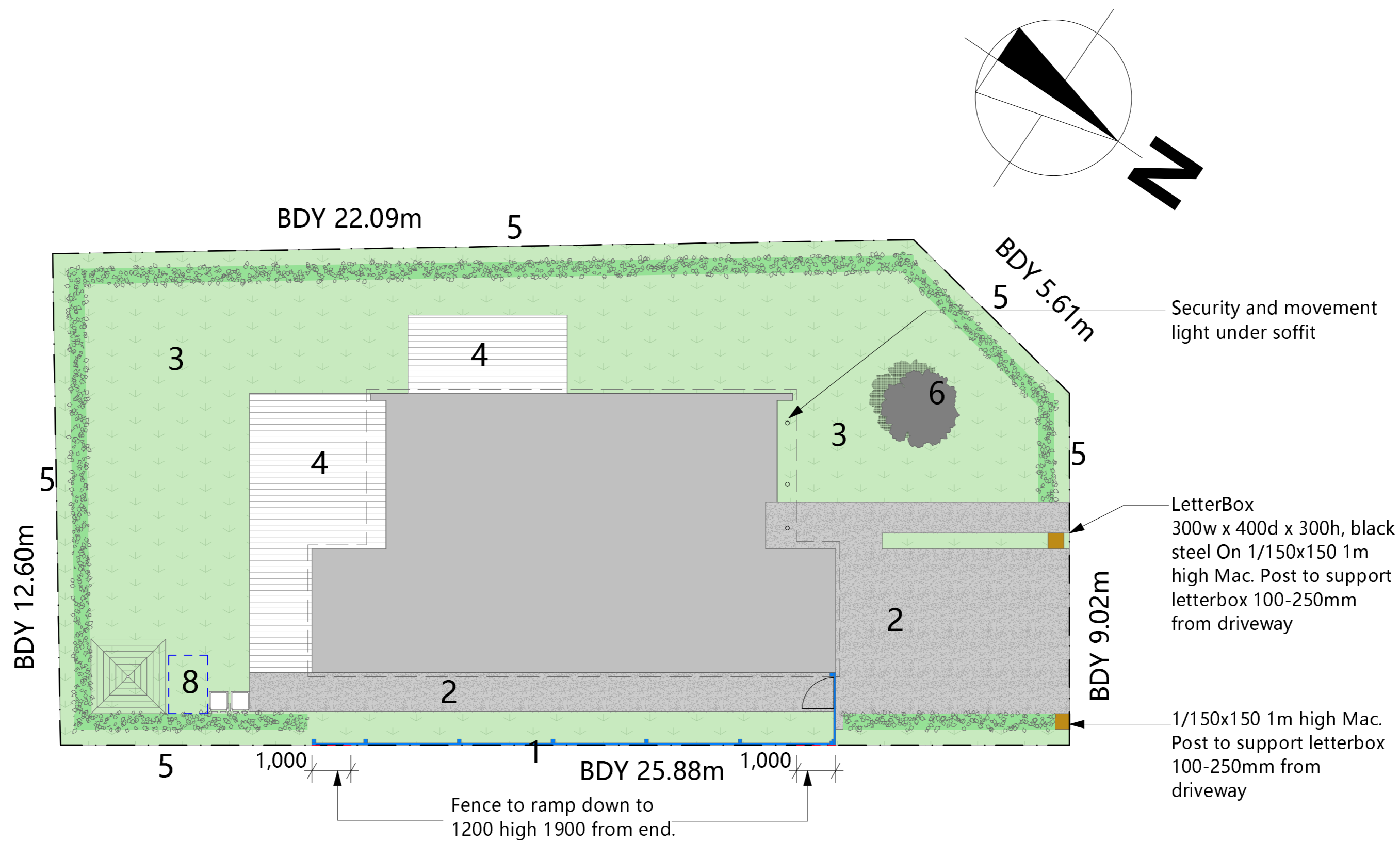
Site Plan

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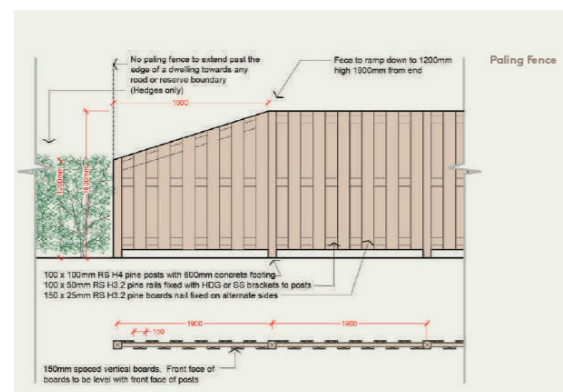
NOTES:

- Landscaping Lighting Notes:**
- No lighting on fence and wall, All external light is under soffit, further details on Electrical plan.
 - No Garden sheds supplied.

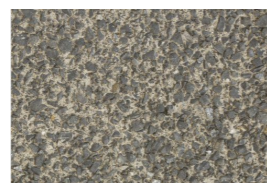


1 1.8m privacy timber fence at backyard

- 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.



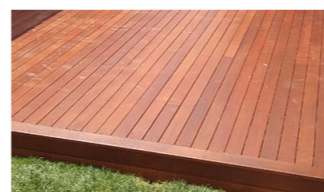
2 Concrete (Exposed Aggregate)



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.



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

Landscape lighting on the possible garden shed will be downlighting and less than 1.2m above ground level.

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Site Landscaping Plan

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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 variations 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 STUDES & STUD HEIGHTS:
 - All walls to be 90x45 SGB studs @ 600 crs (245mm 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 standard, and ceiling to be 13mm GIB standard 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 safety 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.

Insulation

90 Frame External Walls:
R2.2 PINK BATTS

Trusses Roof Area:
R3.2 PINK BATTS

Meter Box
Kingspan KS1000RW

Timber Treatment

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

Finishes

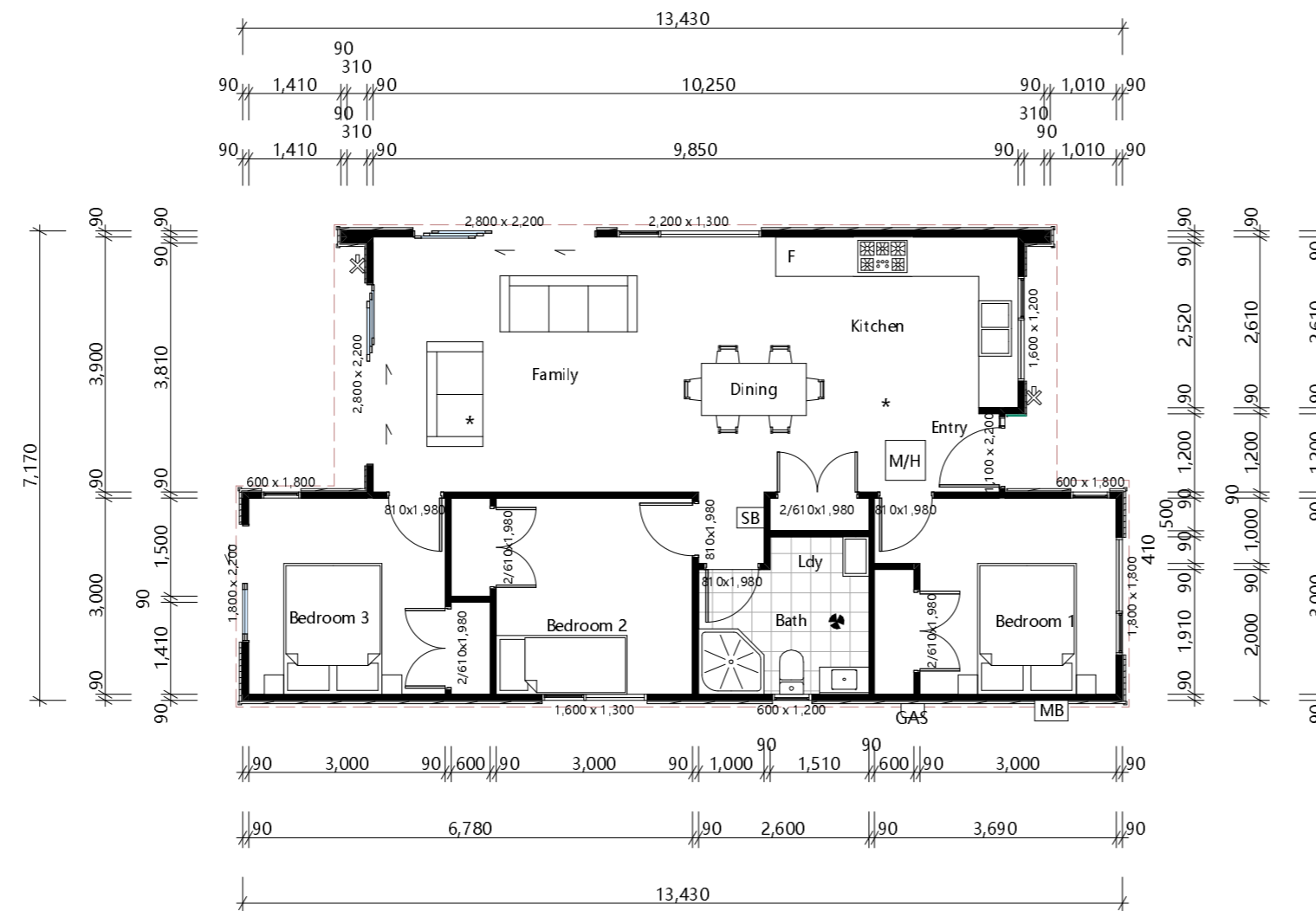
Skirting: 60x10 PINE SINGLE BEVEL
 Architrave: 60x10 PINE SINGLE BEVEL
 Scotia: 75 Gb Cove

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 cavity, and 1500mm above the F.F.L.

KEY :

Smoke Detector	*	
Out door Tap	⊗	R
Switch Board	SB	
Meter Board	MB	A
Ceiling Access	M/H	
Rinnai Gas HW System	GAS	
Air Conditioner Outlet	AIR	
Exhaust Fan	⊕	N
Flow rates		
a) 25 L/s for showers and baths, and		
b) 50 L/s for cooktops.		



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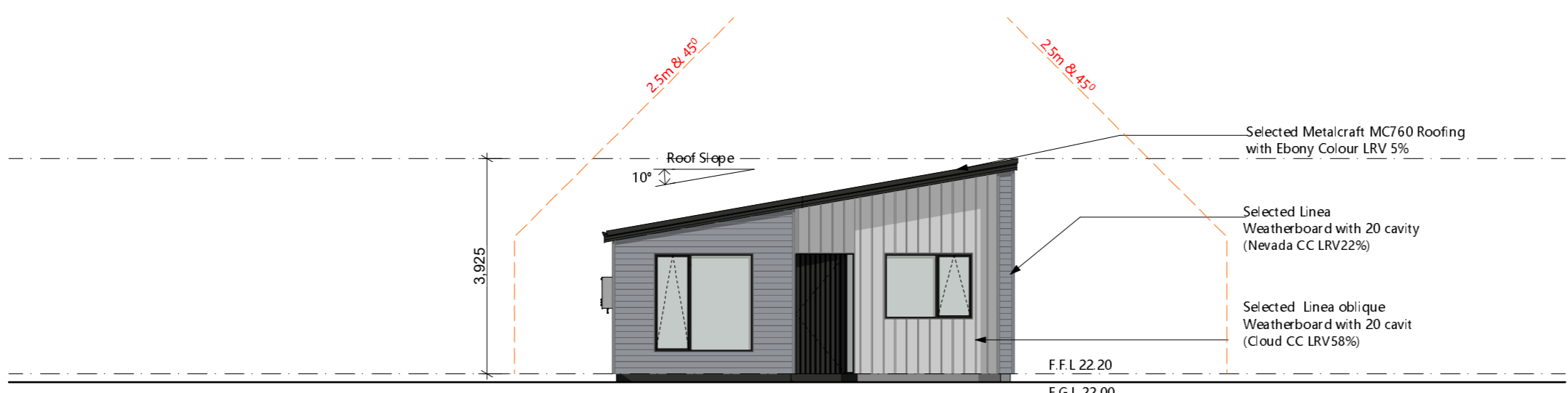
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Ground Floor Plan	
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- Cladding Notes:**
- Selected Linea WEATHERBOARD with 20mm cavity over THERMAKRAFT WATERGATE Plus 295' building paper. Which show on the elevation.
 - Selected Linea Oblique WEATHERBOARD with 20mm cavity over THERMAKRAFT WATERGATE Plus 295' building paper. Which show on the elevation.
 - Selected Colorsteel Longrun Roofing over Thermakraft Covertek 401' roof underlay with 4° roof pitch. Which show on the elevation.
 - Selected COLORSTEEL 1/4 ROUND GUTTER over COLORSTEEL FASCIA. With 80mm Dia downpipes Which show on the elevation.
 - Refer to window and door schedule for joinery tapes and size.

P R E L I M I N A R Y



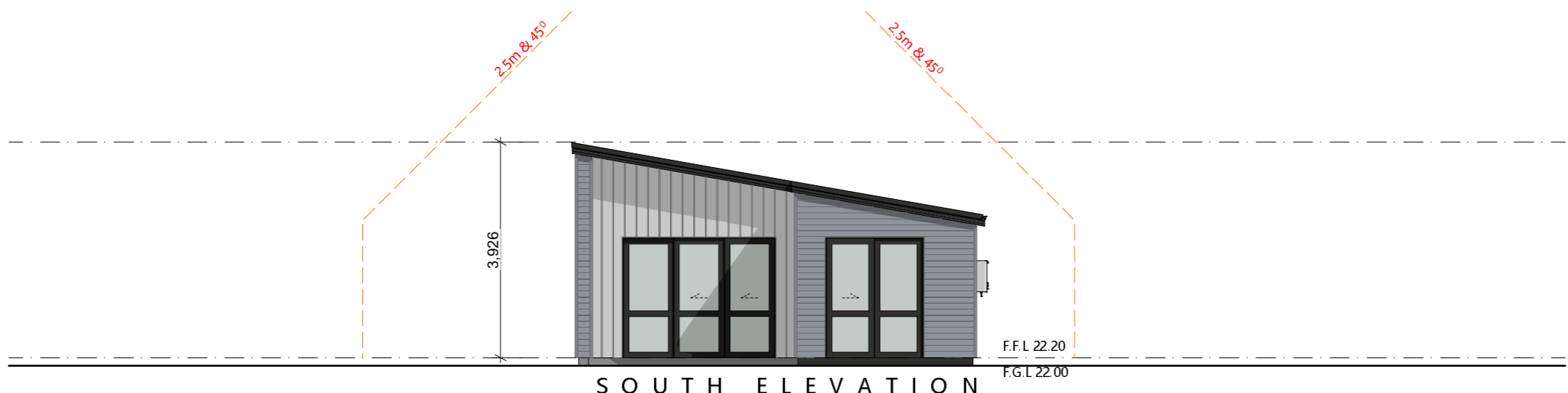
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

COLOUR



Resene Ebony



Resene Nevada



Resene cloud

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

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

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

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