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PROPOSED 2 STOREY RESIDENCE

AT

137 GREY STREET ONEHUNGA AUCKLAND 1061

FOR TIM MYERS

BUILDING CONSENT

PROJECT ISSUE: 2024/03/22
REV - 2 : 2024-04-23

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CONSTRUCTION NOTES

1. ALL INTERIOR GLAZING TO BE SAFETY GLAZING IN ACCORDANCE WITH APPLICABLE CODES.

2. MARK THE LOCATION OF ALL PARTITIONS ON THE SLAB FOR REVIEW BY THE DESIGN CONSULTANT PRIOR TO INSTALLATION. REVIEW SHALL BE FOR DESIGN INTENT. CONTRACTOR TO VERY ALL CONDITIONS IN ORDER TO ENSURE PROPER FIT.

3. ALL PARTITIONS SHALL BE PERPENDICULAR OR PARALLEL TO BUILDING CORE WALLS, UNLESS OTHERWISE NOTED.

4. HINGE FACE OF ALL DOOR OPENINGS SHALL BE LOCATED 100MM FROM ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED.

5. WHERE EXISTING ACCESS PANELS CONFLICT WITH CONSTRUCTION, RELOCATE PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION. (REVIEW WITH DESIGN CONSULTANT IN THE FIELD)

6. REPAIR AND/OR RESTORE ALL EXISTING FIREPROOFING DAMAGED DUE TO DEMOLITION. FIREPROOFING SHALL BE AS REQUIRED TO MAINTAIN EXISTING FIRE PROTECTION RATING.

7. PATCH AND REPAIR ALL EXISTING AND/OR NEW PENETRATIONS THROUGH EXISTING FIRE RATED SLABS AND PARTITIONS, AS REQUIRED, TO MAINTAIN EXISTING FIRE PROTECTION RATING.

8. PATCH AND REPAIR ALL EXISTING WALLS, COLUMNS AND SURFACES SCHEDULED TO REMAIN AS REQUIRED TO LEAVE THEM SMOOTH AND EVEN TO RECEIVE NEW SCHEDULED FINISHES. REFER TO FINISH PLAN FOR ADDITIONAL INFORMATION.

9. VERIFY ALL MEASUREMENTS AND DIMENSIONS ON SITE PRIOR TO FABRICATION AND CONSTRUCTION.
<u>DO NOT SCALE MEASUREMENTS FROM THESE DRAWINGS.</u>

10. MARK AND SET OUT ALL PARTITIONS AND JOINERY LOCATIONS PRIOR TO CONSTRUCTION/INSTALLATION, FOR PROJECT MANAGER APPROVAL.

11. CONSTRUCTION TO COMMENCE ONLY ONCE APPROVAL HAS BEEN GRANTED IN WRITING BY PROJECT MANAGER.

12. ALL NEW PARTITIONS TO COMPLY WITH ALL RELEVANT BCA REQUIREMENTS, NEW ZEALAND STANDARDS AND MANUFACTURERS INSTRUCTIONS.

13. THE GLAZING DETAILS SHOWN ON THESE ARCHITECTURAL DRAWINGS ARE INDICATIVE ONLY OF THE DESIGN INTENT. THE GLAZING SUB-CONTRACTOR IS RESPONSIBLE FOR THE CORRECT DETERMINATION OF GLASS THICKNESS, WIND AND SEISMIC LOADING.

14. THE SLIP RESISTANCE OF ALL FLOOR FINISHES INCLUDING STAIR FINISHES SHALL COMPLY WITH THE REQUIREMENTS OF THE BCA, AS/NZS 4586 AND HB 197-1999.

15. HEAD CONTRACTOR IS TO ALLOW FOR AND PROVIDE ALL MATERIALS, LABOUR AND ACCESSORIES NECESSARY TO COMPLETE THE WORKS TO THE SPECIFIED PERFORMANCE. NO VARIATIONS WILL BE CONSIDERED FOR THE PROJECT UNLESS IT IS A CLEAR CHANGE TO THE INTENT AND SCOPE OF THE WORKS INITIATED IN WRITING BY THE PROJECT MANAGER.

16. CONTRACTOR TO ENSURE ADEQUATE STRENGTH AND STABILITY OF ALL ITEMS FOR THEIR INTENDED USE AND IN ACCORDANCE WITH THE BCA STANDARDS.

<u>REFER TO STRUCTURAL ENGINEER'S DRAWINGS</u>

FOR STRUCTURAL DETAILS AND CALCULATIONS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR FOUNDATION LAYOUT, LINTEL AND STEEL BEAMS SIZES AND DETAILS.
ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS.

<u>SITE SETOUT NOTES</u>

CONTRACTOR MUST VERIFY ALL DIMENSION PRIOR TO COMMENCING ANY WORK ON SITE. DO NOT SCALE OFF DRAWINGS. CONTACT ARCHITECT FOR ANY DISCREPANCIES.

<u>SITE MANAGEMENT</u>
1) PLAN EXCAVATION TO MINIMISE EXPOSURE PERIOD.

2) REMOVE EXCAVATED SOIL TO AN APPROVED SITE.

3) PROTECT THE CUT FACE TO MINIMISE RUNOFF FROM SITES ABOVE.

4) INSTALL DRAIN COIL IN FILTER SOCK BEHIND RETAINING WALL FALLING TO CESSPIT AND INTO S.W. DRAINAGE SYSTEM.

5) PROVIDE SILT FENCE CLEAR OF BUILDING WORKS AS NECESSARY.

6) AT FUTURE DRIVE (SITE ACCESS) LAY METAL AS CLEANING AREA.

7) MAINTAIN AND CLEAN OUT SILT RETENTION DEVICES AS NECESSARY.

8) RETAIN VEGETATION BUFFER STRIPS AT STREET AND FORM CONTOUR DRAINS AS NECESSARY TO SLOW THE SPEED OF RUNOFF TO MINIMISE SLIT RUNOFF TO STREET.

9) PLACE 50mm GAP7 METAL OVER WHOLE OF CUT AREA TO REDUCE DRYING AND MINIMISE SILT RUNOFF.
NOTE:
ALL CESSPITS: BEST POSITION TO BE DETERMINED AND CONFIRMED ON SITE BY THE SITE SUPERVISOR.

<u>SITE AND SERVICES NOTE:</u>

<u>EROSION & SEDIMENT CONTROL:</u>
1) EXCAVATE SITE AS REQUIRED & PROTECT ANY CUT FACES TO MINIMISE RUNOFF FROM SITES ABOVE.
2) ERECT SIT FENCE AS REQUIRED. PROVIDE HARDSTAND AT PROPOSED DRIVEWAY AREA FOR CONSTRUCTION VEHICLES & CLEANING. RETAIN VEGETATION BUFFER STRIP AT STREET & FORM CONTOUR DRAINS AS REQUIRED TO REDUCE THE SPEED & AMOUNT OF RUNOFF TO THE STREET.

<u>PUBLIC DRAINS:</u>
CONTRACTOR SHALL LOCATE DRAIN/S PRIOR COMMENCEMENT OF ANY RELEVANT FOUNDATION AT WORK.

<u>ELECTRIC & GAS:</u>
ALL ELECTRIC & GAS SERVICES SHALL BE INSTALLED & LOCATED AS PER THEIR APPROPRIATE, STANDARDS & REGULATIONS.

<u>RETAINING WALLS:</u>
WHERE APPROPRIATE, KEYSTONE RETAINING WALLS CAN BE USED INSTEAD OF TIMBER, PROVIDING THEY ARE DESIGNED & INSTALLED TO THE CORRECT SURCHARGES (PS1 MAY BE REQUIRED)

CONFIRMED ON SITE BY THE SITE SUPERVISOR.

<u>SITE FENCE SAFETY</u>

FENCES SHALL EXTEND AT LEAST 2.0M IN HEIGHT FROM GROUND LEVEL ON THE SIDE ACCESSIBLE TO THE PUBLIC. AN ACCEPTABLE FENCE MAY BE CONSTRUCTED WITH GALVANISED CHAINLINK NETTING HAVING A MAXIMUM SIZED GRID OF 50 MM X 50 MM. POST SPACING SHALL BE A MAXIMUM OF 2.5 M, AND THE GAP BETWEEN THE BOTTOM OF THE FENCE AND GROUND NO GREATER THAN 100 MM.

<u>TIMBER FRAMING NOTES:</u>

<u>EXTERNAL & LOAD BEARING FRAMING SHALL HAVE:</u>
90 X 45 TOP PLATES WITH AN ADDITIONAL 140 X 35 PLATE.
90 X 45 BOTTOM PLATE
90 X 45 NOGS

<u>TOP PLATE TO STUD FIXING:</u>
LUMBERLOK STUD TO TOP PLATE FIXING TYPE "B". REFER TO LUMBERLOK SPEC FOR FIXING DETAILS AND REQUIREMENTS

<u>BOTTOM PLATE FIXING TYPICAL: (ON CONCRETE FLOOR)</u>
PROPRIETARY POST FIXED ANCHORS WITHIN 150MM OF EACH END OF THE PLATE & BE SPACED AT A MAX. OF 900MM ¢, OR 600MM ¢ WHEN USED ON SLAB EDGES FORMED BY MASONRY HEADER BLOCKS.

<u>FOR EXTERNAL WALL:</u>
PROPRIETARY ANCHORS SHALL HAVE A MINIMUM CAPACITY WHEN TESTED IN ACCORDANCE WITH 2.4.7 OF NZS 3604:2011 AS FOLLOWS:

(A) HORIZONTAL LOADS IN THE PLANE OF THE WALL - 2KN;
(B) HORIZONTAL LOADS OUT OF PLANE OF THE WALL - 3KN;
(C) VERTICAL LOADS IN AXIAL TENSION OF THE FASTENER - 7KN.

<u>FOR INTERNAL WALLS:</u>
PROPRIETARY ANCHORS SHALL A MINIMUM CAPACITY WHEN TESTED IN ACCORDANCE WITH 2.4.7 OF NZS 3064:2011 AS FOLLOWS:
(A) IN THE PLANE OF THE WALL - 2KN;
(B) OUT OF PLANE OF THE WALL - 2KN.

<u>BOTTOM PLATE FIXING: (ON TIMBER FLOOR)</u>
EXTERIOR & LOAD BEARING FRAMING SHALL HAVE:
TIMBER BOTTOM PLATES TO TIMBER FLOORS SHALL BE FIXED TO FLOOR FRAMING AT;
A) EXTERNAL WALLS & INTERNAL WALL BRACING ELEMENTS
3/90 X 3.15 Ø NAILS @ 600¢
B) INTERNAL WALLS - 90 X 3.15Ø NAILS @ 600¢

<u>TREATMENT REQUIREMENTS FOR FRAMING TIMBER AND WOOD BASED PRODUCTS (As per NZS 3602:2003)</u>

<u>FLOORS:</u>
JOISTS MEMBERS (NON-WET AREAS) H1.2 SG8
JOISTS MEMBERS (WET AREAS) H3.2 SG 8
FLOORING UNDER WET AREA H3.2
STRANDFLOOR H3.2

<u>ROOF:</u>
ENCLOSED FLAT ROOF MEMBERS H1.2 KD SG8
ENCLOSED SKILLION ROOF H1.2 KD SG8
TRUSS FRAMING H1.2 KD SG8
LVL MEMBERS H3.2
PURLINS H1.2 KD SG8
RIDGE AND HIPS H1.2 KD SG6
VALLEY BOARDS H1.2 KD SG6

<u>WALLS:</u>
EXTERIOR WALLS H1.2 KD SG8
EXTERIOR WALLS LINTELS H1.2 KD SG8
LVL LINTELS H3.2
CAVITY BATTENS H3.1
INTERIOR WALLS H1.2 KD SG8
WET AREA WALLS H1.2 KD SG8

<u>LANDSCAPING:</u>
FENCE PALINGS BATTENS & RAILS H3.2
WET SG6
FENCE POST H4 WET SG6
RETAINING POLES H5 WET SG6
RETAINING RAILS H4 WET SG6

<u>ENCLOSED DECKS:</u>
ENCLOSED POST & BEAMS H3.2 SG8
CAVITY BATTENS H3.1
FRAMING & NOGS H1.2 SG8

<u>GENERAL NOTES</u>

<u>ROOF CLADDING</u>
MC760 OR SIMILAR APPROVED - 0.55BMT COLORSTEEL ENDURA ROOFING - INSTALL TO MANUFACTURER SPECIFICATIONS

<u>TIMBER TRUSSES</u>
REFER TO TRUSS MANUFACTURER'S LAYOUT AND DETAIL
<u>RAFTERS</u>
REFER TO STRUCTURAL DRAWINGS & SPECIFICATIONS
<u>PURLINS</u>
H1.2 70X45MM ON FLAT @900 CTRS MAX.
900MM CRS MAX (@ INTERMEDIATE SPAN)
600MM CRS MAX (@ END SPAN)
FIXED WITH 1/14G TYPE 17 SELF DRILLING SCREW, 100MM LONG

<u>CEILING BATTENS</u>
SG8 H1.2 70X35MM TIMBER CEILING BATTENS AT 450MM CTRS MAX FIXED WITH POWER DRIVEN NAILS OVER 10MM GIB LINING

<u>EXTERNAL WALL</u>
SG8 H1.2 90X45 TIMBER FRAMING ON VENTED CAVITY BUILDING UNDERLAY AND INSULATION AS SPECIFIED
@2.4M HT - STUDS AT 600CRS
@2.7M HT - STUDS AT 400CRS
@3.0M HT - STUDS AT 300CRS

<u>INTERNAL WALL</u>
SG8 H1.2 TIMBER FRAMING STUDS AT 600CRS MAX NOGGS AT 800 CRS MAX

<u>LOAD BEARING WALL (LBW)</u>
90X45MM SG8 H1.2 TIMBER FRAMING AT 400 CRS MAX BOTTOM PLATES SG8 H1.2 TIMBER FRAMING

<u>INTERIOR LININGS</u>

DRY AREAS	WALL GIB STANDARD	10 MM
	CEILING GIB STANDARD	10 MM
WET AREAS	WALLS GIB AQUALINE	10 MM
	CEILING GIB AQUALINE	10 MM

<u>THERMAL INSULATION</u>

CEILING	PINK BATTS	R 7.0
WALLS	PINK BATTS	R 2.4
FLOOR	KOOLFOAM ECO PODS R5.3	
GLAZING	(DOUBLE GLAZED) R0.46	

POWER COATED ALUMINIUM JOINERY

<u>WET AREAS</u>
WATERPROOFING MEMBRANE
MAPEI MAPEGUM WPS SYSTEM INSTALLED TO MANUFACTURER'S SPECIFICATION
SUBSTRATES:
17MM PLYWOOD MIN COMPLYING WITH AS/NZS 2269, F11, CD GRADE STRUCTURAL WITH SANDED C FACE UP AND H3.2 TREATED. DO NOT USE LOSP
COMMON AREAS: 20MM THK PARTICLE BOARD

<u>UNDERLAYS</u>
ROOF THERMAKRAFT COVERTEK 407
WALL MARSHALL TEKTON
DPC SUPERCOURSE 500™
DPM THERMAKRAFT THERMATHENE ORANGE™ 300

<u>CONCRETE FOUNDATION</u>
FOUNDATION TO ENGINEER'S DESIGN

<u>TIMBER GRADES</u>
ALL TIMBER TO BE TREATED AND GRADED AS FOLLOWS UNLESS OTHERWISE NOTED ON DRAWINGS:

TOP PLATE:	SG8 GRADE, H1.2 TREATED
LINTEL:	SG8 GRADE, H1.2 TREATED
STUDS:	SG8 GRADE, H1.2 TREATED
BOTTOM PLATE:	SG8 GRADE, H1.2 TREATED

TOP PLATE TO STUD FIXING
2/ 90 X 3.15 END NAILS + 2 WIRE DOGS
TOP/ BOTTOM PLATES
TOP & BOTTOM PLATES TO BE SG8 90 X 45
ALLOW DPC BETWEEN TIMBER AND CONCRETE; TIMBER AND STEEL

<u>PLUMBING LEGENDS</u>

TV	TERMINAL VENT
GT	GULLY TRAP
ST	STACK
IB	INSPECTION BEND
IJ	INSPECTION JOINT
AAV	AIR ADMITTANCE VALVE
DP	DOWNPIPE
ST	SILT TRAP
AP	ACCESS POINT
FWG	FLOOR WASTE GULLY
VTR	VENT THRU ROOF
☒	(MV) MECHANICAL VENT/FAN (MV1) CEILING/WALL VENT
— · — (green)	STORMWATER LINE
— · · — (red)	SANITARY SEWER LINE

HOT/COLD WATER NOTES:
ALLOW TO SUPPLY HOT WATER AND/OR COLD WATER TO ALL FITTINGS USING 15MM DIAMETER POLYBUTYLENE PIPEWORK UNLESS OTHERWISE NOTED.

<u>FAN EXTRACTION NOTES:</u>
BATHROOM - TO ACHIEVE 25L/S EXTRACTION
LAUNDRY - TO ACHIEVE 20L/S WITH CONDENSING DRYER AND 40L/S WITH NON-CONDENSING DRYER AND 50L/S FOR COOKTOPS

<u>FWG NOTE (ALTERNATIVE SOLUTION)</u>
ACCIDENTAL OVERFLOW FROM SANITARY APPLIANCES SUCH AS A DISH WASHER OR THE WASHING MACHINE CAN BE MITIGATED WHERE APPLIANCES HAVE AN AUTOMATIC SHUT OFF MECHANISM BUILT IN WHICH WILL PREVENT THE APPLIANCE FROM OVERFLOWING.

<u>KITCHEN FWG</u> - BY INSTALLING AN INTEGRAL OVERFLOW WITH A FLOW RESTRICTOR TO THE FAUCET ON THE SINK PROVIDED THE FIXTURE OVERFLOW RATE IS GREATER THAN THE FIXTURE INLET RATE. **<u>FWG CAN BE OMITTED</u>**

<u>EXTERNAL GLAZING NOTE:</u>

ALL GLAZING TO COMPLY WITH F2/AS1 1.0 GLAZING AND **NZS4223.3: 2016 PARTS 1-3.**
WINDOW OPENINGS TO COMPLY WITH F4/AS1 - CLAUSE 2.0 OPENING WINDOWS. (APPLY WHERE THE POSSIBLE HEIGHT OF FALL FROM OPENING WINDOW IS MORE THAN 1000MM. (THE HEIGHT OF FALL SHALL BE MEASURED FROM THE INSIDE FLOOR LEVEL ADJACENT TO THE WINDOW).
ALLOW TO PROVIDE RESTRICTOR **(R)** STAYS TO WINDOWS LESS THAN 1.0 WIDE WITH SILL HEIGHTS LESS THAN 760mm ABOVE FINISHED FLOOR LEVEL IN ACCEPTANCE WITH NZBC F2/AS1.
OPENING LESS THAN 1000MM WIDE SHALL HAVE; EITHER -
A) THE LOWER EDGE OF THE OPENING AT LEAST 760MM ABOVE FLOOR LEVEL, OR
B) A RESTRICTOR FITTED TO LIMIT THE MAX. OPENING SO THAT A 100MM DIAMETER SPHERE CANNOT PASS THROUGH IT.
OPENING GREATER THAN 1000MM WIDE SHALL HAVE -
A) THE LOWER EDGE OF THE OPENING AT A HEIGHT MIN. 1000MM ABOVE FLOOR LEVEL

WINDOW MANUFACTURER SHALL CHECK ON SITE ALL WINDOW OPENING SIZES PRIOR TO ASSEMBLY.
ALL GLAZING TO BE DOUBLE GLAZED 4mm GLASS / 12mm CAVITY / 4mm GLASS WITH AN SRI VALUE OF 56 OR OTHERWISE NOTED. GLAZING MINIMUM R-VALUE R0.46

<u>SAFETY GLASS NOTE:</u>

SAFETY GLASS **(SG)** TO WINDOWS & SHOWERS LOCATED IN THE ENSUITE & BATHROOM& WINDOWS WITHIN 800MM OF THE FLOOR.

<u>PLUMBING NOTES</u>

<u>DRAINAGE SYSTEM</u>
(AS/NZS 3500.2)

SW MIN 1:120 FALL
SS MIN 1:60 FALL

<u>WASTE WATER PLUMBING GRADIENT</u>
100Ø 1:60
65Ø 1:40
50Ø 1:40
PIPE MATERIAL: PVC

ALL DRAINAGE WORKS TO BE IN ACCORDANCE WITH NZBC BASED ON DRAINAGE PRINCIPLE
GRADIENT OF DRAINS SHALL COMPLY WITH E1/AS1 TABLE 2

ALL PLUMBING DISCHARGE WORKS TO BE IN ACCORDANCE WITH AS/NZS 3500.2
GRADIENT OF DISCHARGE PIPES SHALL COMPLY WITH TABLE 6.3

<u>PLUMBING PIPE SIZES AND FALL</u>
-BASIN 50Ø 1:40 FALL
-BATH 50Ø 1:40 FALL
-SHOWER 50Ø 1:40 FALL
-SINK 65Ø 1:40 FALL
-TUB 50Ø 1:40 FALL
-WC 100Ø 1:60 FALL
-PVC DOWN PIPE 80Ø
-HWC DRAIN PIPE (25Ø MAX)

<u>DEVELOPED LENGTH TO DISCHARGE</u>
STACK VENT:
1.5M FOR 80Ø OR SMALLER DISCHARGE PIPES
6M FOR 100Ø DISCHARGE PIPES
VENT REQUIRED FOR ALL FIXTURES WITH A DEVELOPED LENGTH OF WASTE PIPE GREATER THAN 3.5 M

VENT REQUIRED FOR ALL COMBINED FIXTURES. EG SHOWER AND BASIN

THE POSITIONS AND ROUTES OF THE EXISTING STORMWATER AND SEWER DRAINS SHOWN WITHIN THESE DRAWINGS HAVE BEEN OBTAINED FROM EXISTING DOCUMENTATION OF THE PROPERTY HELD BY THE LOCAL AUTHORITY. EXACT POSITIONS MAY VARY AND MUST BE CONFIRMED ON SITE

THE POSITIONS AND ROUTES OF THE PRIVATE STORMWATER AND SEWER DRAINS SHOWN WITHIN THESE DRAWINGS MAY VARY AND SHALL BE CONFIRM BY DRAIN LAYER ON SITE

<u>NOTE: ELECTRICAL INSTALLATIONS</u> ARE TO BE IN ACCORDANCE WITH AS/NZS 3000 AND TO SECTION 5.6 EQUIPOTENTIAL BONDING - ELECTRIC EQUIPMENT REQUIRES EARTHING TO ENSURE THAT IF A FAULT OCCURS THAT THE VOLTAGE HAS A SAFE PATH TO TRAVEL WHERE THE SURGE IN CURRENT WILL TRIP A BREAKER, CUTTING POWER TO THE EQUIPMENT AND MAKING IT SAFE TO TOUCH

29/05/2024

GENERAL NOTES

ALL TIMBER MATERIALS SHALL COMPLY WITH CURRENT NEW ZEALAND STANDARDS 3602:2003
ALL MATERIALS/BUILDING COMPONENTS (ROOFING, CLADDING, WINDOWS, DOORS ETC) TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS & INSTALLATION DETAILS. IF THE CONTRACTOR IS IN ANY DOUBT CONTACT THE MANUFACTURER PRIOR TO CONSTRUCTION

FIXING NOTES
ALL FIXINGS TO COMPLY WITH NZS 3604:2011 SECTION 4 AND IN PARTICULAR SECTION 4.4 TO ENSURE BUILDING CODE COMPLIANCE
REFER TO NZS 3604:2011 SECTION 4 TABLE 4.1 FOR PROTECTION REQUIRED FOR STEEL FIXINGS AND FASTENINGS EXCLUDING NAILS AND SCREWS.
- STRUCTURAL FIXINGS TO ALL BE 304 STAINLESS STEEL AS IF SITE IS IN ZONE D REFER TO TABLE 4.1 AND 4.3, NZS3604

SAFETY NOTES
SMOKE ALARMS TO BE INSTALLED THROUGHOUT THE DWELLING TO COMPLY WITH NZBC F7/AS1 SECTION 3.1 TO 3.3. FITTED WITH HUSH FACILITY AS REQUIRED. ENSURE 300MM MIN FROM WALLS. 3M MAX FROM BEDROOM DOORS

STAIRS
STAIR TREAD AND RISER HEIGHT TO COMPLY WITH NZBC D1/AS1 - 190MM MAX RISER, 280 MIN TREAD. SEE TABLE 6 AND FIGURES 12&13
GRASPABLE HANDRAILS TO BE INSTALLED 900MM ABOVE FFL AS PER D1/AS1 MINIMUM SLIP RESISTANCE TO STEPS AND LANDINGS IN ACCORDANCE WITH NZBC D1/AS1

VENTILATION
MECHANICAL VENTILATION TO BE INSTALLED IN EVERY BATHROOM AND KITCHEN AREA IN ACCORDANCE WITH G4/AS1

<u>DOWNLIGHT NOTES</u>

7.4.1 IN RESIDENTIAL OCCUPANCIES, RECESSED LUMINARIES SHALL BE ON OF THE FOLLOWING TYPES, AS SPECIFIED IN AS/NZS 60598.2.:
(a) IC-F, or
(b) IC, or
(c) CA-80 or
(d) CA-135

FULL COMPLIANCE CAN ONLY BE ACHIEVED IF THE INSTALLATION OF THE LUMINAIRE IN ACCORDANCE WITH AS/ NZS 60598.2.2

Rev	Description	Date

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE

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CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: CONSTRUCTION NOTES

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:25 a	Designer	Author	Checker

PROJECT NO:	DRAWING NO:	REVISION:
2331	A003	

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29/05/2024

PROPERTY DETAILS

ADDRESS : 137 GREY STREET, ONEHANGA, 1061
LEGAL DESCRIPTION : PT LOT 10 DP 7208
ZONE : URBAN ZONE
LOT AREA : 668 SQM
WIND ZONE : LOW (GIS)
OVERLAYS : NATURAL RESOURCES - HIGH-USE AQUIFER MANAGEMENT AREAS OVERLAY - ONEHANGA VOLCANIC AQUIFER

LEGEND

- PROPERTY BOUNDARY
- EXTG WASTE WATER LINE
- EXISTING STRUCTURE
- EXISTING CONCRETE

NOTES:
SITE BOUNDARY DIMENSIONS AND BEARINGS HAVE BEEN IMPORTED FROM CADASTRAL SURVEY

ALL CONSTRUCTION TO COMPLY WITH NZBC & NZS 3604:2011
THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE, CHECK & VERIFY ALL DIMENSIONS AND FLOOR LEVELS PRIOR TO COMMENCING WORK. SITE BOUNDARIES, BUILDING FLOOR LEVELS & PROFILES TO BE PROVIDED & SETOUT BY A REGISTERED SURVEYOR.
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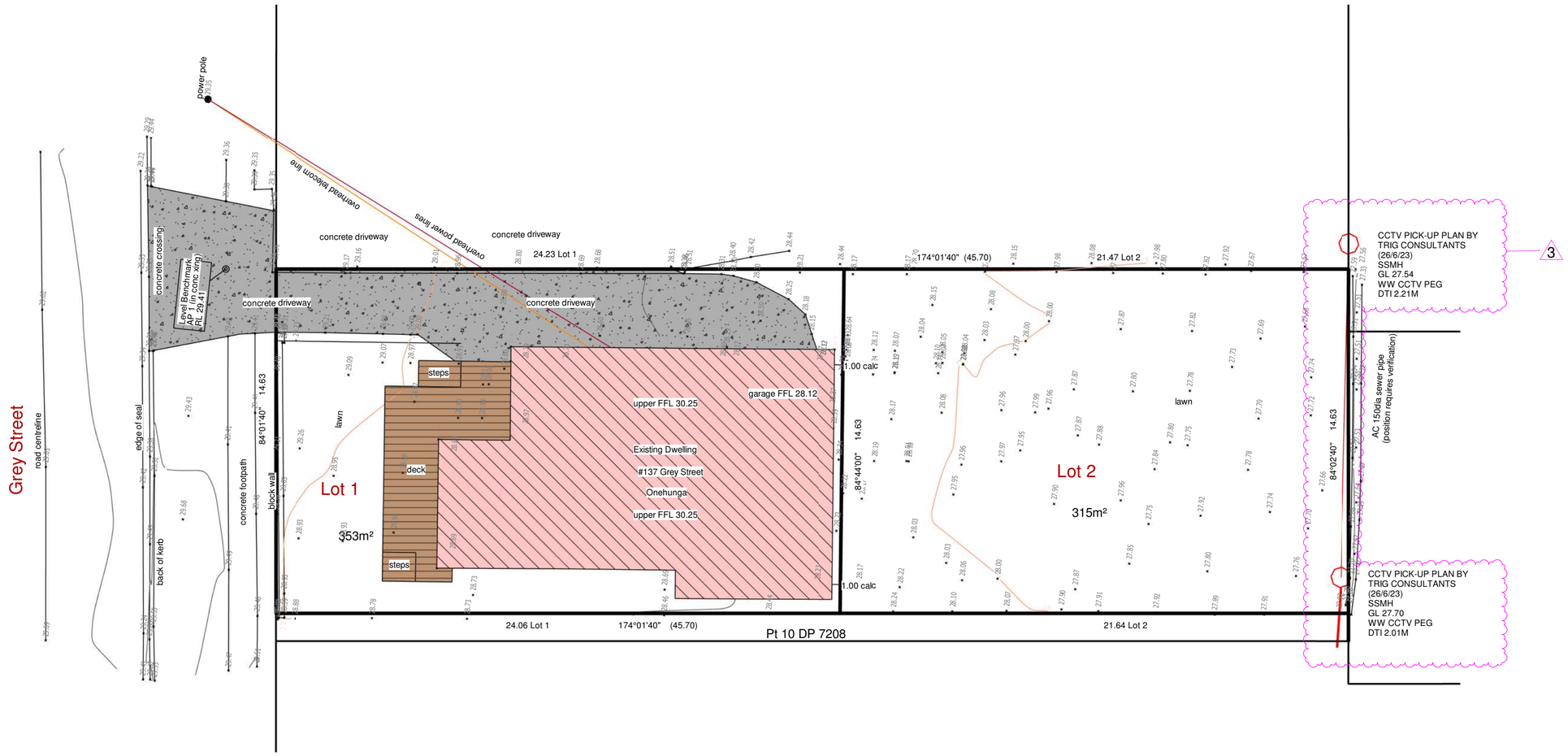
CONTRACTOR TO NOTIFY SILICON ARCHITECTURE OF ANY DISCREPANCIES

FLAG DRAINS AND MANHOLES PRIOR TO COMMENCING.



1 / A101 — 1. EXISTING SITE PLAN
1 : 150 @ A2

Rev	Description	Date
3	RFI AUDIT: DETAIL AND NOTES UPDATE	2024-04-24

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE
Bldg. 8 Level 1, 15 Accent Drive
East Tamaki Auckland, New Zealand
PH: 093946821
www.siliconarchitecture.com
admin@siliconec.co.nz

CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: EXISTING SITE PLAN

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:26 am	SS	SS-J	

PROJECT NO: 2331 | DRAWING NO: A101 | REVISION: 3

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29/05/2024

PROPERTY DETAILS

ADDRESS : 137 GREY STREET, ONEHANGA, 1061
LEGAL DESCRIPTION : PT LOT 10 DP 7208
ZONE : URBAN ZONE
LOT AREA : 668 SQM
WIND ZONE : LOW (GIS)
OVERLAYS : NATURAL RESOURCES - HIGH-USE AQUIFER MANAGEMENT AREAS OVERLAY - ONEHANGA VOLCANIC AQUIFER

LEGEND

- PROPERTY BOUNDARY
- EXTG WASTE WATER LINE
- EXTG STORM WATER LINE
- DEMOLITION

SITE FENCE SAFETY

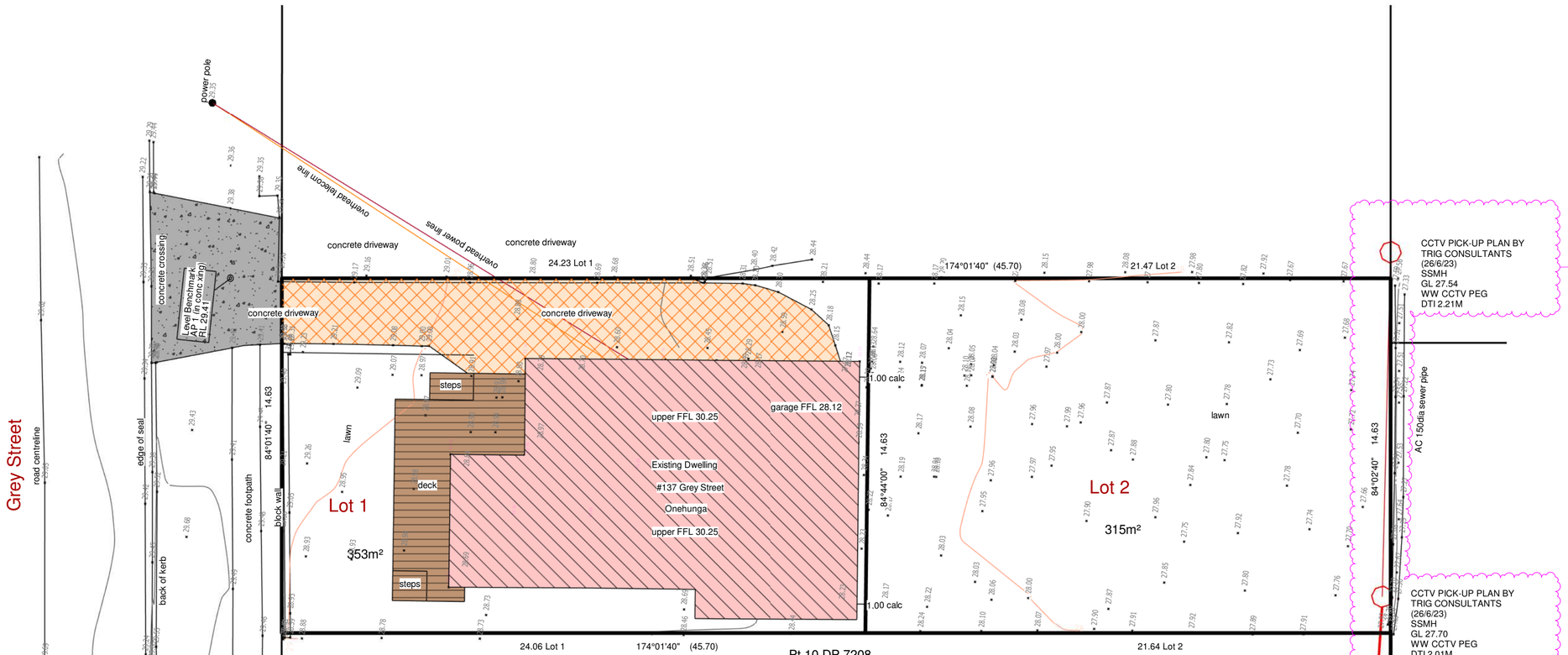
FENCES SHALL EXTEND AT LEAST 2.0M IN HEIGHT FROM GROUND LEVEL ON THE SIDE ACCESSIBLE TO THE PUBLIC. AN ACCEPTABLE FENCE MAY BE CONSTRUCTED WITH GALVANISED CHAINLINK NETTING HAVING A MAXIMUM SIZED GRID OF 50 MM X 50 MM. POST SPACING SHALL BE A MAXIMUM OF 2.5 M, AND THE GAP BETWEEN THE BOTTOM OF THE FENCE AND GROUND NO GREATER THAN 100 MM.

DEMOLITION (ASBESTOS)

CONTRACTOR REQUIRED TO ENSURE ASBESTOS IF ANY, IS IDENTIFIED AND IS REMOVED BEFORE ANY FURTHER WORK COMMENCES.

CONTRACTOR SHOULD REQUIRE A DEMOLITION OR REFURBISHMENT SURVEY FOR THE DEMOLITION AREAS BEFORE THEY COMMENCE WORK. IF IT IS ONLY A SMALL AMOUNT OF ASBESTOS THEN THE CONTRACTOR MAY BE ABLE TO REMOVE IT.

IF REMOVAL WORK IS GREATER THAN 10M2, THE CONTRACTOR MUST ENSURE THAT IT IS DONE BY A LICENSED REMOVAL COMPANY. ONCE REMOVAL WORK IS DONE, A CLEARANCE CERTIFICATE SHOULD VERIFY THE AREA IS SAFE.



1 / A102 — 2. DEMOLITION PLAN
1 : 150 @ A2

NOTES:
SITE BOUNDARY DIMENSIONS AND BEARINGS HAVE BEEN IMPORTED FROM CADASTRAL SURVEY

ALL CONSTRUCTION TO COMPLY WITH NZBC & NZS 3604:2011
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CONTRACTOR TO NOTIFY SILICON ARCHITECTURE OF ANY DISCREPANCIES

FLAG DRAINS AND MANHOLES PRIOR TO COMMENCING.

Rev	Description	Date
3	RFI AUDIT: DETAIL AND NOTES UPDATE	2024-04-24

STATUS: BUILDING CONSENT

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CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: DEMOLITION PLAN

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:27 am	SS	SS-J	

PROJECT NO: 2331 | DRAWING NO: A102 | REVISION: 3

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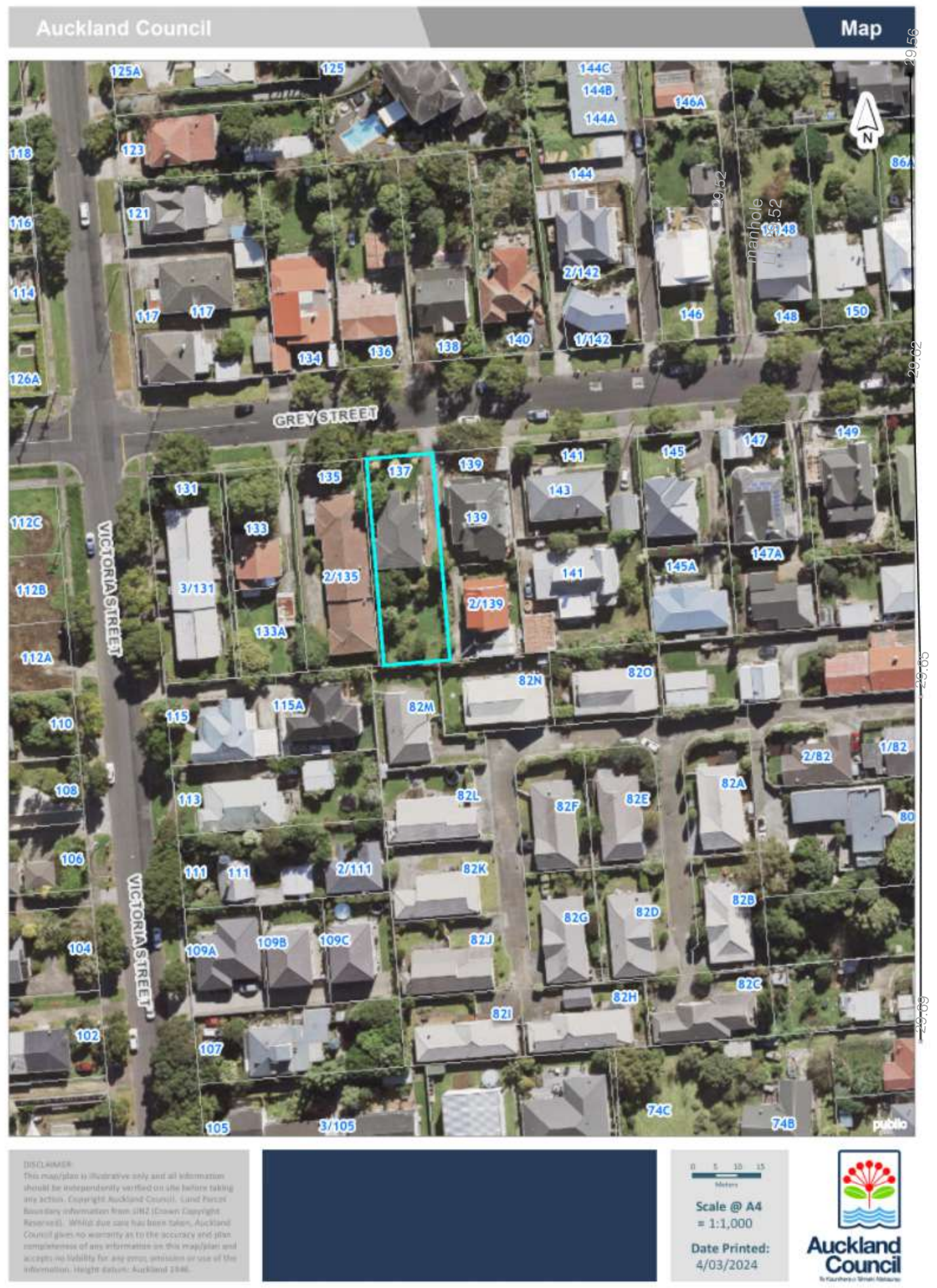
29/05/2024

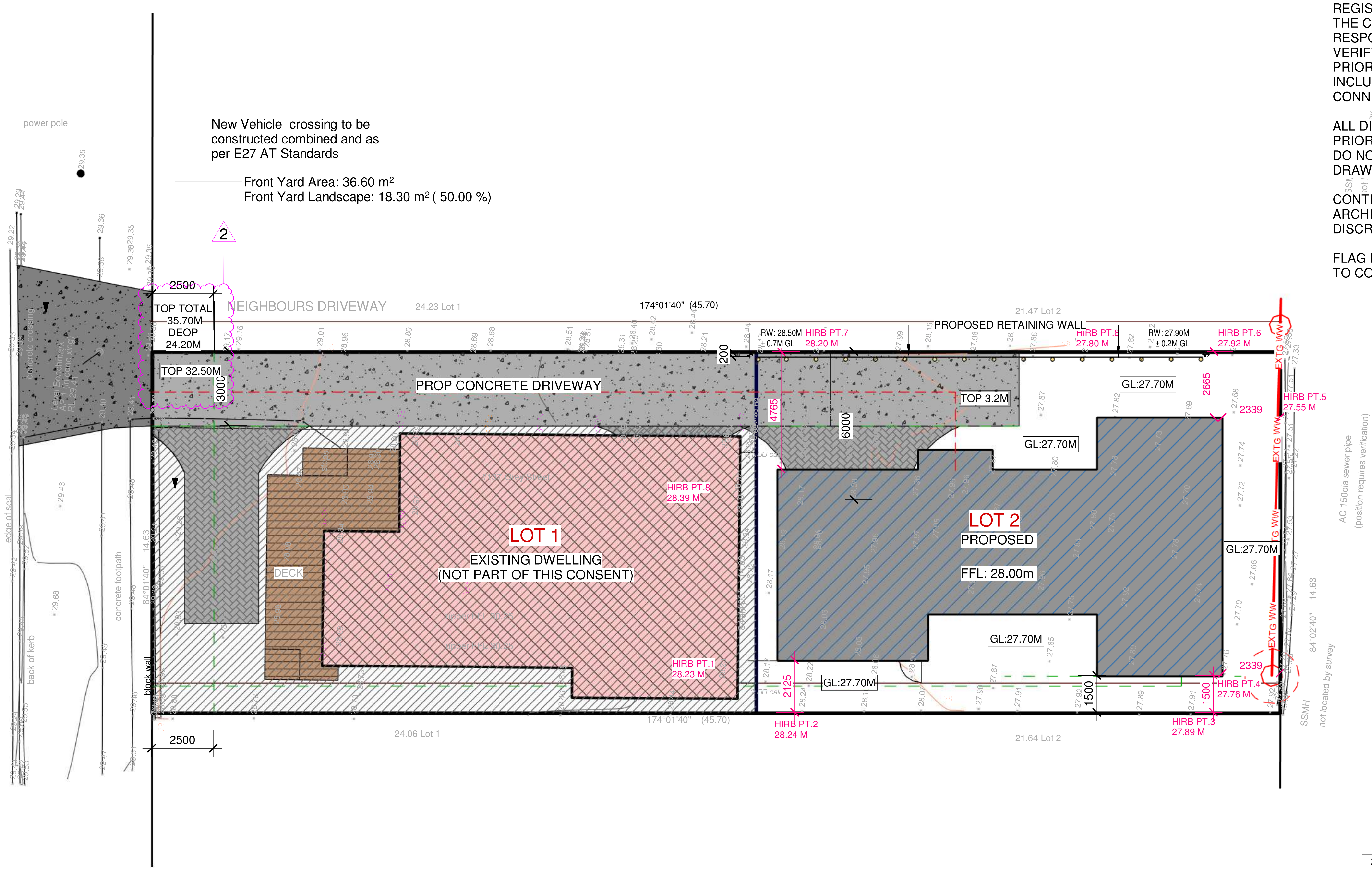
PROPERTY DETAILS

ADDRESS : 137 GREY STREET, ONEHANGA, 1061
LEGAL DESCRIPTION : PT LOT 10 DP 7208
ZONE : URBAN ZONE
LOT AREA : 668 SQM
WIND ZONE : LOW (GIS)
OVERLAYS : NATURAL RESOURCES - HIGH-USE AQUIFER MANAGEMENT AREAS OVERLAY - ONEHANGA VOLCANIC AQUIFER

LEGEND

- PROPERTY BOUNDARY
- INTERNAL BOUNDARY
- EXTG WASTE WATER LINE
- PROPOSED STRUCTURE
- EXISTING DWELLING
- PROPOSED CONCRETE
- PROPOSED PAVERS





NOTES:

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FLAG DRAINS AND MANHOLES PRIOR TO COMMENCING.

LOT	GROSS SITE AREA(m2)	NET SITE AREA(m2)	BUILDING COVERAGE		IMPERVIOUS AREA		LANDSCAPE AREA		CONC.
			m2	%	m2	%	m2	%	m2
1 - EXISTING	353	353	154	43.63%	226	64.02%	127	35.98%	72
2 - PROPOSED	315	315	143	45.40%	175	55.56%	140	44.44%	32
TOTAL	668	668	297	44.46%	401	60.03%	267	39.97%	104

1 A105 — 3. PROPOSED SITE PLAN
1 : 150 @ A2

Rev	Description	Date
2	RFI 2: INTERCONNECTED SMOKE ALARM/SITE TOP	2024-04-23

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE

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East Tamaki Auckland, New Zealand
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www.siliconarchitecture.com
admin@siliconec.co.nz

CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

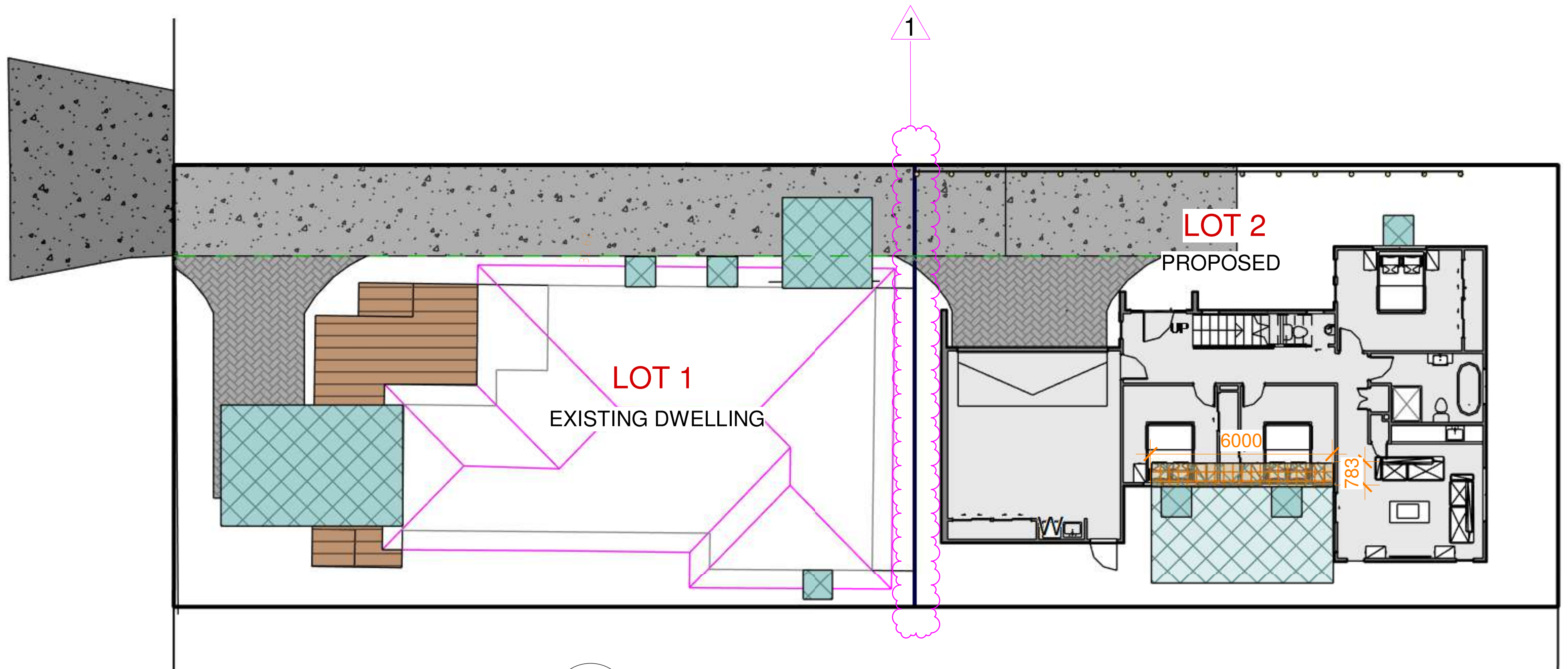
TITLE: PROPOSED SITE PLAN

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:28 am	SS	SS-J	

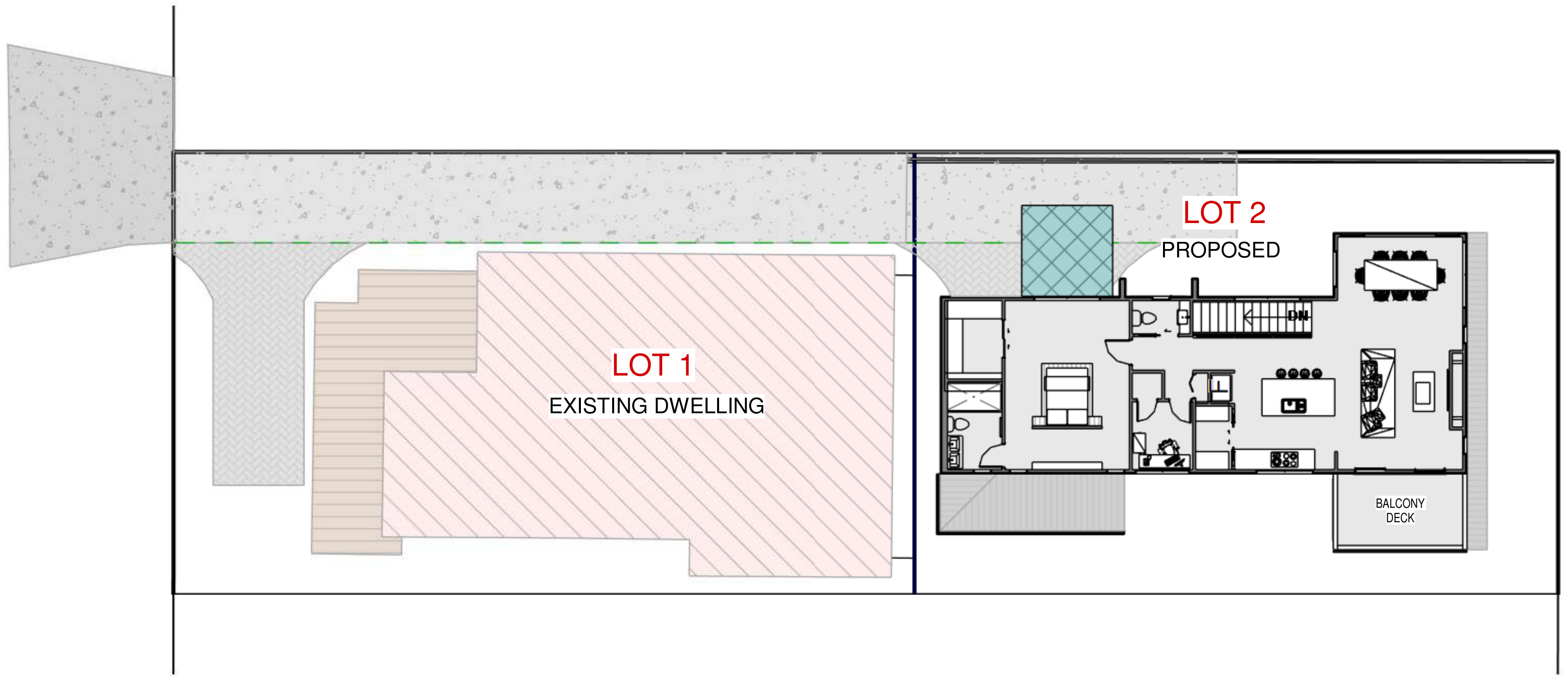
PROJECT NO:	DRAWING NO:	REVISION:
2331	A105	2

PROPERTY DETAILS

ADDRESS : 137 GREY STREET, ONEHANGA, 1061
LEGAL DESCRIPTION : PT LOT 10 DP 7208
ZONE : URBAN ZONE
LOT AREA : 668 SQM
WIND ZONE : LOW (GIS)
OVERLAYS : NATURAL RESOURCES - HIGH-USE AQUIFER MANAGEMENT AREAS OVERLAY - ONEHANGA VOLCANIC AQUIFER



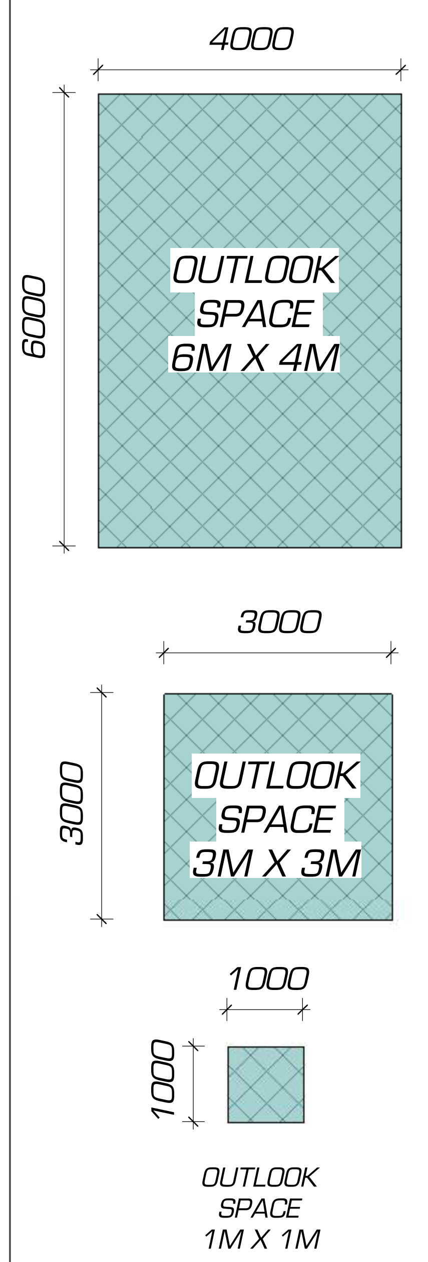
1 A106 SITE PLAN - OUTLOOK SPACE GF
1 : 200 @ A2



2 A106 SITE- PLAN OUTLOOK SPACE - 1F
1 : 200 @ A2

29/05/2024

KEY



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Rev	Description	Date
1	RFI 1: DETAIL AND NOTES UPDATE	2024-04-18

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE

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East Tamaki Auckland, New Zealand
PH: 093946821
www.siliconarchitecture.com
admin@siliconec.co.nz

CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: PROPOSED SITE PLAN - OUTLOOK

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:29 am	SS	SS-J	

PROJECT NO:	DRAWING NO:	REVISION:
2331	A106	1

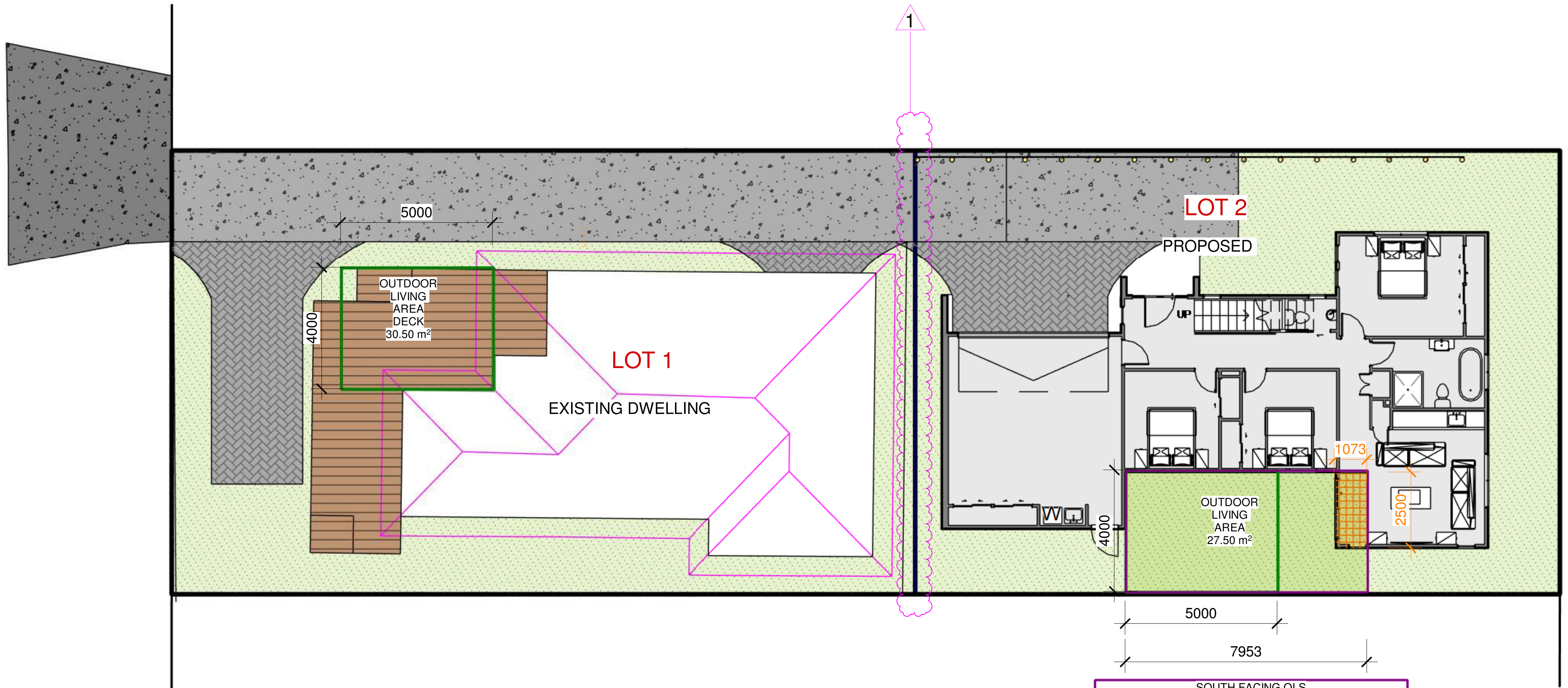
29/05/2024

PROPERTY DETAILS

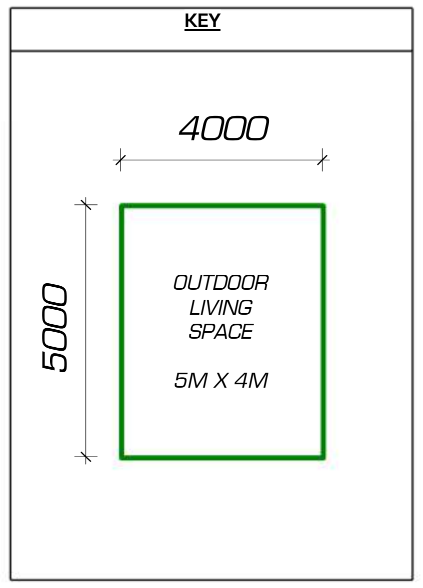
ADDRESS : 137 GREY STREET, ONEHANGA, 1061
LEGAL DESCRIPTION : PT LOT 10 DP 7208
ZONE : URBAN ZONE
LOT AREA : 668 SQM
WIND ZONE : LOW (GIS)
OVERLAYS : NATURAL RESOURCES - HIGH-USE AQUIFER MANAGEMENT AREAS OVERLAY - ONEHANGA VOLCANIC AQUIFER

LEGEND

- PROPERTY BOUNDARY
- INTERNAL BOUNDARY
- PROPOSED CONCRETE
- PROPOSED PAVERS
- GRASSED AREA



1 A107 — 5. PROPOSED OUTDOOR LIVING PLAN
1 : 150 @ A2



NOTES:

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Rev	Description	Date
1	RFI 1: DETAIL AND NOTES UPDATE	2024-04-18

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE

Bldg. 8 Level 1, 15 Accent Drive
East Tamaki Auckland, New Zealand
PH: 093946821
www.siliconarchitecture.com
admin@siliconec.co.nz

CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: PROPOSED SITE PLAN - OUTDOOR

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:30 am	SS	SS-J	

PROJECT NO:	DRAWING NO:	REVISION:
2331	A107	1

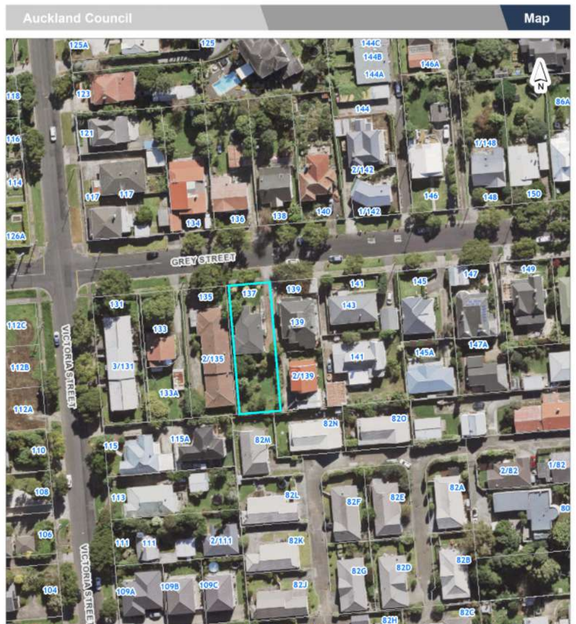
29/05/2024

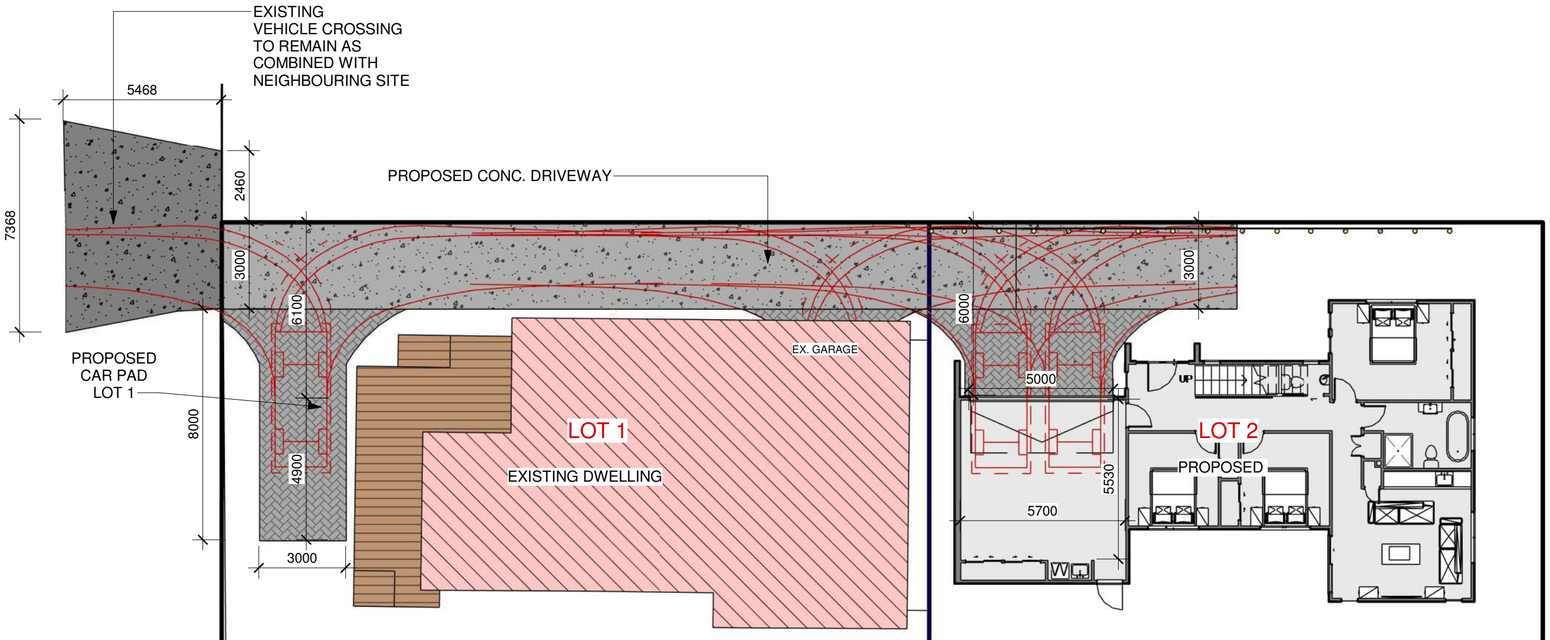
PROPERTY DETAILS

ADDRESS : 137 GREY STREET, ONEHANGA, 1061
LEGAL DESCRIPTION : PT LOT 10 DP 7208
ZONE : URBAN ZONE
LOT AREA : 668 SQM
WIND ZONE : LOW (GIS)
OVERLAYS : NATURAL RESOURCES - HIGH-USE AQUIFER MANAGEMENT AREAS OVERLAY - ONEHANGA VOLCANIC AQUIFER

LEGEND

- PROPERTY BOUNDARY
- INTERNAL BOUNDARY
- TRACKING CURVES
- EXISTING DWELLING
- PROPOSED CONCRETE
- PROPOSED PAVERS





1 / A108 — 6. PROPOSED TRACKING CURVES PLAN
1 : 150 @ A2

NOTES:
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FLAG DRAINS AND MANHOLES PRIOR TO COMMENCING.

Rev	Description	Date
1	RFI 1: DETAIL AND NOTES UPDATE	2024-04-18

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE
Bldg. 8 Level 1, 15 Accent Drive
East Tamaki Auckland, New Zealand
PH: 093946821
www.siliconarchitecture.com
admin@siliconec.co.nz

CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: PROPOSED SITE TRACKING CURVES

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:30 am	SS	SS-J	

PROJECT NO: 2331 | DRAWING NO: A108 | REVISION: 1

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PROPERTY DETAILS

ADDRESS : 137 GREY STREET, ONEHANGA, 1061
LEGAL DESCRIPTION : PT LOT 10 DP 7208
ZONE : URBAN ZONE
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WIND ZONE : LOW (GIS)
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29/05/2024

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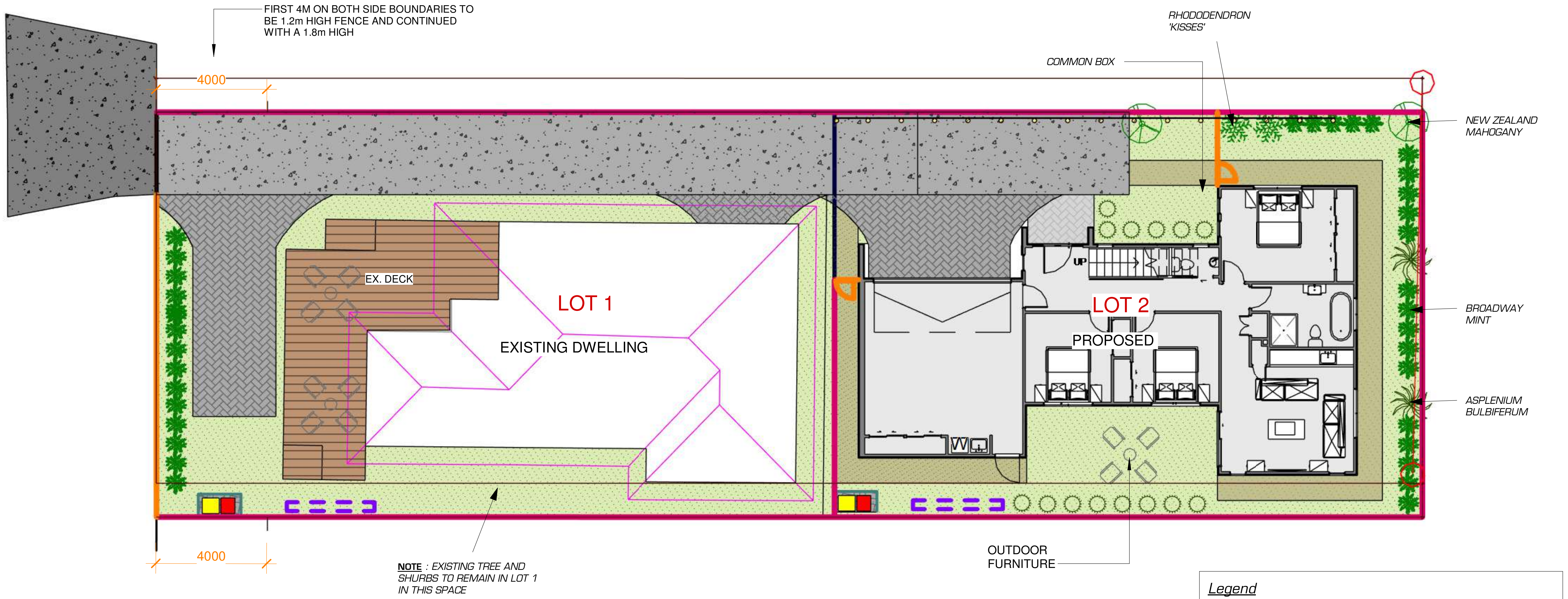

Legend

SITE BOUNDARY
PROPOSED CONC. DRIVEWAY
PERMEABLE PAVERS
RUBBISH BIN WITH TIMBER ENCLOSURE
PROPOSED TIMBER PAILING 1.2M
PROPOSED TIMBER SLAT FENCE 1.8M
PROPOSED SLIM MAIL BOX
FOLDABLE CLOTHING LINE
FENCE GATE
SENSOR LIGHT
PEBBLES WALKWAY

PLANTING SCHEDULE:

SYMBOL	NAME	SCIENTIFIC NAME	QTY	HEIGHT (at planting)	HEIGHT (at 10	SPACING	HABIT	TYPE	NATIVE	MAINTENANCE PROTOCOL
	HEN AND CHICKEN FERN	ASPLENIUM BULBIFERUM	2	0.3	0.8	0.6	CLUMP-FORMING	EVERGREEN	YES	LOW MAINTENANCE REQUIRED APPLY MULCH ANNUALLY
	GRISELINIA LITTORALIS	BROADWAY MINT	3	0.6	2-4	0.75	SPREAD	EVERGREEN	YES	APPLY MULCH ANNUALLY APPLY ORGANIC FERTILISER TRIM REGULARLY
	BUXUS SEMPERVIRENS	COMMON BOX	1	1	1	0.5	SPREAD	EVERGREEN	YES	LOW MAINTENANCE REQUIRED
	KOHEKOHE	NEW ZEALAND MAHOGANY	2	2	15	3	CANOPY	EVERGREEN	YES	LITTLE OR NO AFTERCARE
	VIREYA RHODODENDRON	RHODODENDRON 'KISSES'	2	0.4	1.2	1.2	UPRIGHT BUSHY	EVERGREEN	NO	APPLY MULCH ANNUALLY FERTILISER "ACID-LOVING" PLANTS

1
A109
7. PROPOSED LANDSCAPE PLAN
1 : 150 @ A2

Rev	Description	Date
1	RFI 1: DETAIL AND NOTES UPDATE	2024-04-18

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE

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admin@siliconec.co.nz

N

CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: PROPOSED LANDSCAPE PLAN

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:31 am	SS	SS-J	

PROJECT NO:	DRAWING NO:	REVISION:
2331	A109	1

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29/05/2024

PROPERTY DETAILS

ADDRESS : 137 GREY STREET, ONEHANGA, 1061
LEGAL DESCRIPTION : PT LOT 10 DP 7208
ZONE : URBAN ZONE
LOT AREA : 668 SQM
WIND ZONE : LOW (GIS)
OVERLAYS : NATURAL RESOURCES - HIGH-USE AQUIFER
MANAGEMENT AREAS OVERLAY - ONEHANGA VOLCANIC AQUIFER

NOTES:

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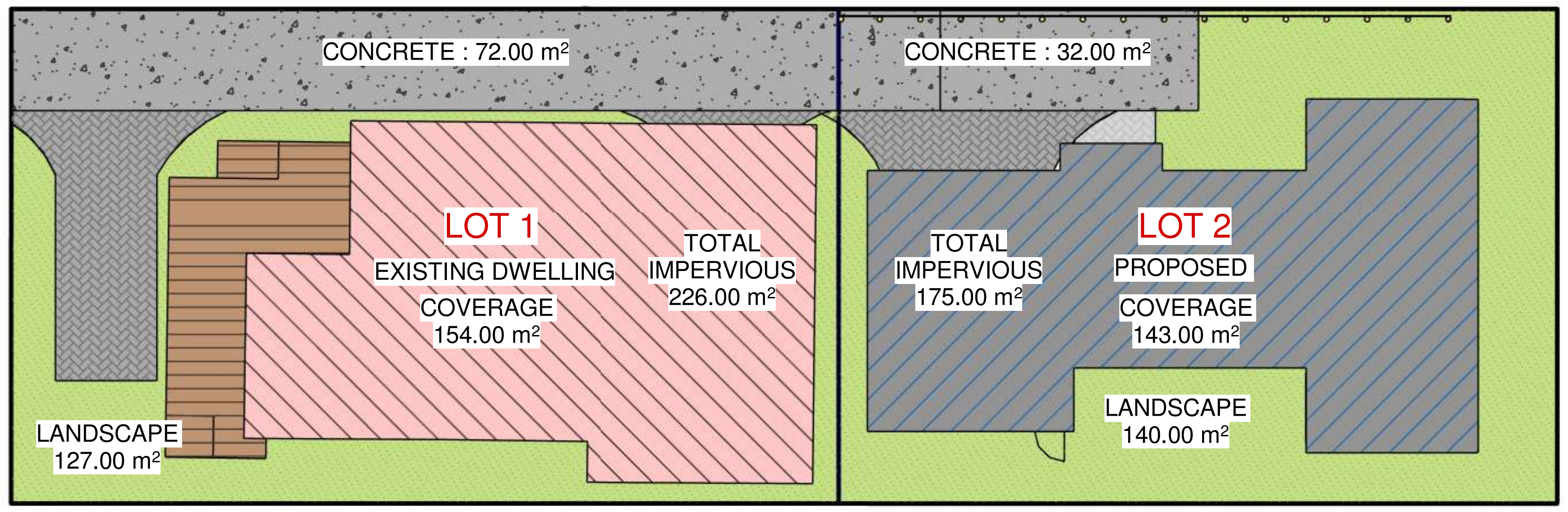
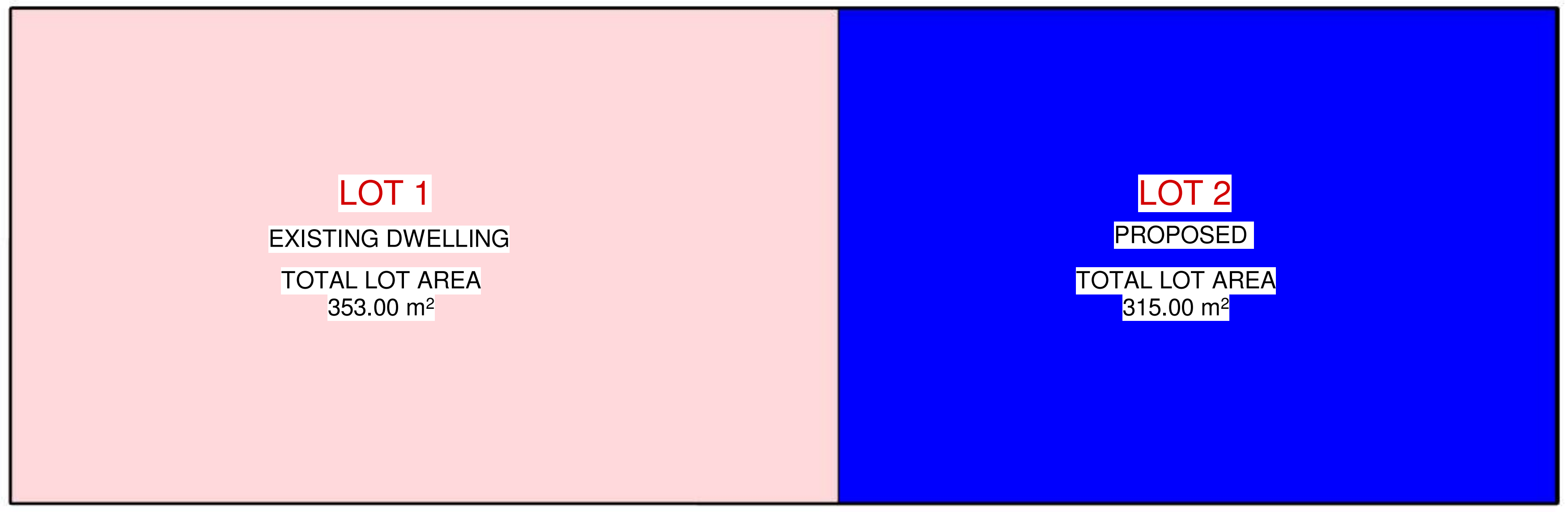


1 / A110 — 5. PROPOSED SUBDIVISION PLAN
1 : 200 @ A2



2 / A110 — 5. PROPOSED SUBDIVISION AREA PLAN
1 : 200 @ A2

LOT	GROSS SITE AREA(m2)	NET SITE AREA(m2)	BUILDING COVERAGE		IMPERVIOUS AREA		LANDSCAPE AREA		CONC.
			m2	%	m2	%	m2	%	m2
1 - EXISTING	353	353	154	43.63%	226	64.02%	127	35.98%	72
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N

CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: PROPOSED SUBDIVISION PLAN

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
1 : 200	15/05/2024 8:53:32 am	SS	SS-J	

PROJECT NO:	DRAWING NO:	REVISION:
2331	A110	1

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PROPERTY DETAILS

ADDRESS : 137 GREY STREET, ONEHANGA, 1061
LEGAL DESCRIPTION : PT LOT 10 DP 7208
ZONE : URBAN ZONE
LOT AREA : 668 SQM
WIND ZONE : LOW (GIS)
OVERLAYS : NATURAL RESOURCES - HIGH-USE AQUIFER MANAGEMENT AREAS OVERLAY - ONEHANGA VOLCANIC AQUIFER

LEGEND

PROPERTY BOUNDARY

INTERNAL BOUNDARY

29/05/2024

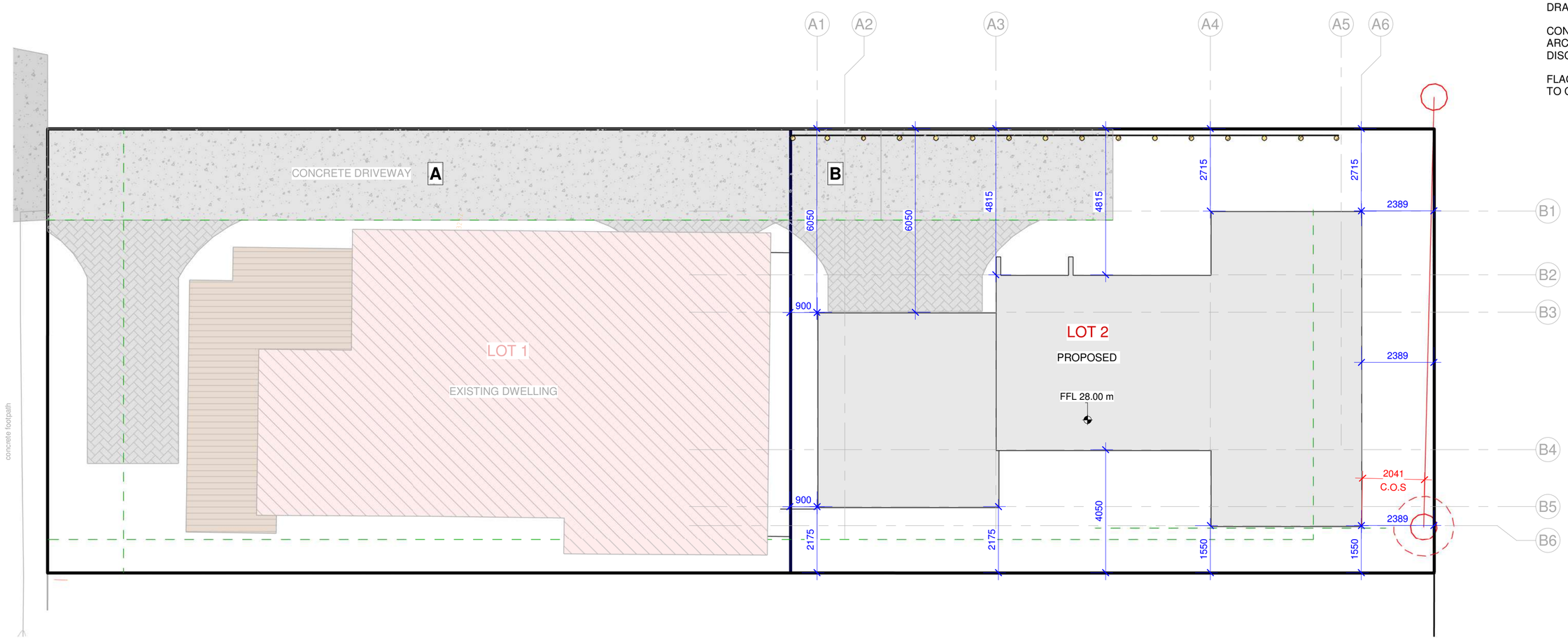
NOTES:
SITE BOUNDARY DIMENSIONS AND BEARINGS HAVE BEEN IMPORTED FROM CADASTRAL SURVEY

ALL CONSTRUCTION TO COMPLY WITH NZBC & NZS 3604:2011
THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE, CHECK & VERIFY ALL DIMENSIONS AND FLOOR LEVELS PRIOR TO COMMENCING WORK. SITE BOUNDARIES, BUILDING FLOOR LEVELS & PROFILES TO BE PROVIDED & SETOUT BY A REGISTERED SURVEYOR.
THE CONTRACTOR WILL BE SOLELY RESPONSIBLE TO LOCATE, CHECK & VERIFY ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORK INCLUDING GRADIENTS, FALLS, CONNECTION POINTS AND SIZES.

ALL DISCREPANCIES TO BE RAISED PRIOR TO COMMENCING ANY WORK. DO NOT SCALE FROM THESE DRAWINGS, WORK FROM DIMENSIONS.

CONTRACTOR TO NOTIFY SILICON ARCHITECTURE OF ANY DISCREPANCIES

FLAG DRAINS AND MANHOLES PRIOR TO COMMENCING.



1 / A113 8. PROPOSED SITE SLAB SET OUT

1 : 100 @ A2

Rev	Description	Date

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE

Bldg. 8 Level 1, 15 Accent Drive
East Tamaki Auckland, New Zealand
PH: 093946821
www.siliconarchitecture.com
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CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: PROPOSED SITE SET OUT PLAN

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:32 am	SS	SS-J	

PROJECT NO: 2331 DRAWING NO: A113 REVISION:

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29/05/2024

PROPERTY DETAILS

ADDRESS : 137 GREY STREET, ONEHANGA, 1061
LEGAL DESCRIPTION : PT LOT 10 DP 7208
ZONE : URBAN ZONE
LOT AREA : 668 SQM
WIND ZONE : LOW (GIS)
OVERLAYS : NATURAL RESOURCES - HIGH-USE AQUIFER MANAGEMENT AREAS OVERLAY - ONEHANGA VOLCANIC AQUIFER

LEGEND

- PROPERTY BOUNDARY
- INTERNAL BOUNDARY
- EXTG WASTE WATER LINE / PRIVATE WASTE WATER LINE
- EXTG STORM WATER LINE / PRIVATE STORMWATER LINE
- PROPOSED STRUCTURE
- PROPOSED CONCRETE

NOTES:

SITE BOUNDARY DIMENSIONS AND BEARINGS HAVE BEEN IMPORTED FROM CADASTRAL SURVEY

ALL CONSTRUCTION TO COMPLY WITH NZBC & NZS 3604:2011
THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE, CHECK & VERIFY ALL DIMENSIONS AND FLOOR LEVELS PRIOR TO COMMENCING WORK. SITE BOUNDARIES, BUILDING FLOOR LEVELS & PROFILES TO BE PROVIDED & SETOUT BY A REGISTERED SURVEYOR.
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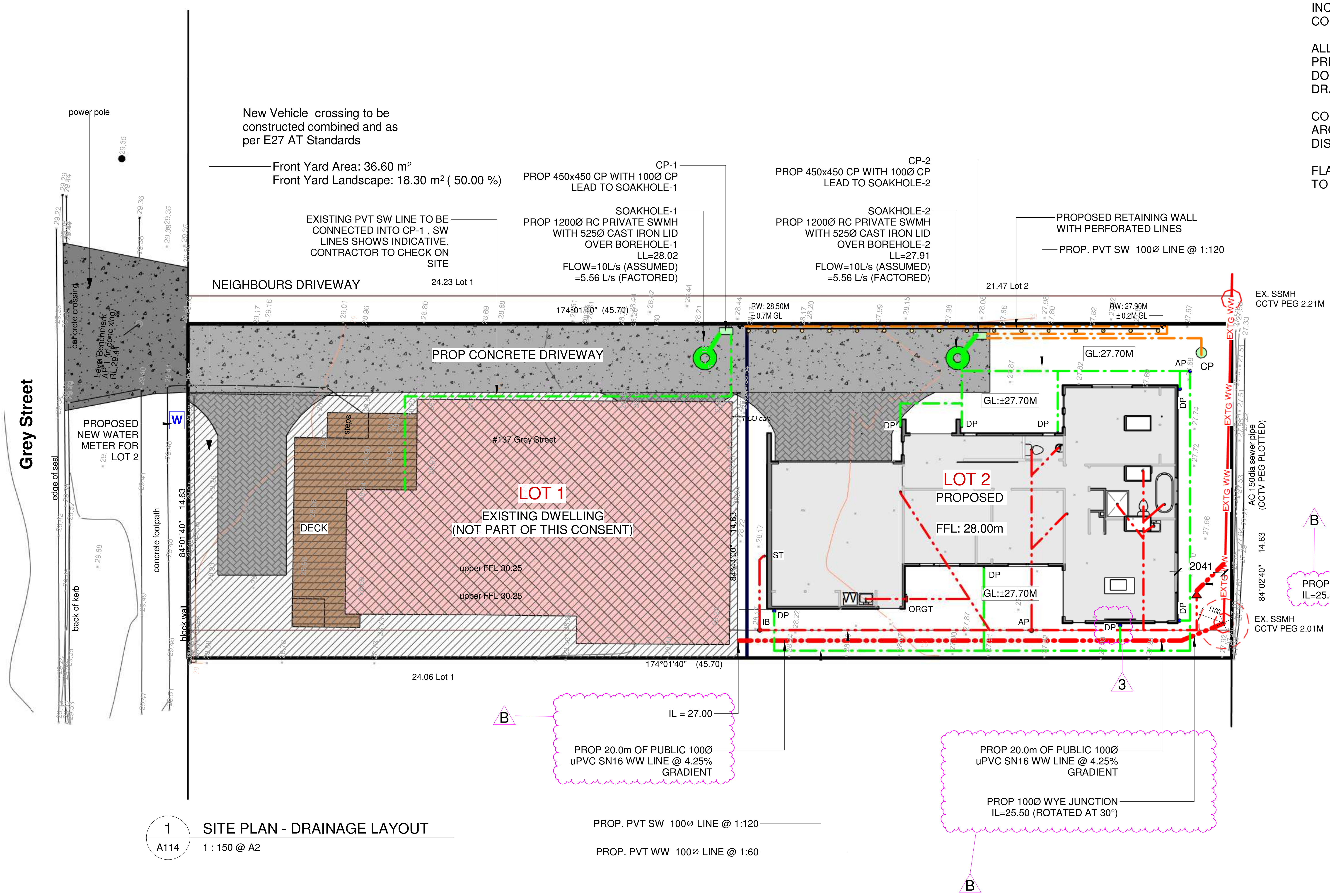
FLAG DRAINS AND MANHOLES PRIOR TO COMMENCING.



1 SITE PLAN - DRAINAGE LAYOUT
A114 1 : 150 @ A2

Rev	Description	Date
B	REVISED EPA: WW LINE TO PUBLIC	2024-05-13
3	RFI AUDIT: DETAIL AND NOTES UPDATE	2024-04-24
1	RFI 1: DETAIL AND NOTES UPDATE	2024-04-18

STATUS: BUILDING CONSENT

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CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: PROPOSED SITE DRAINAGE PLAN

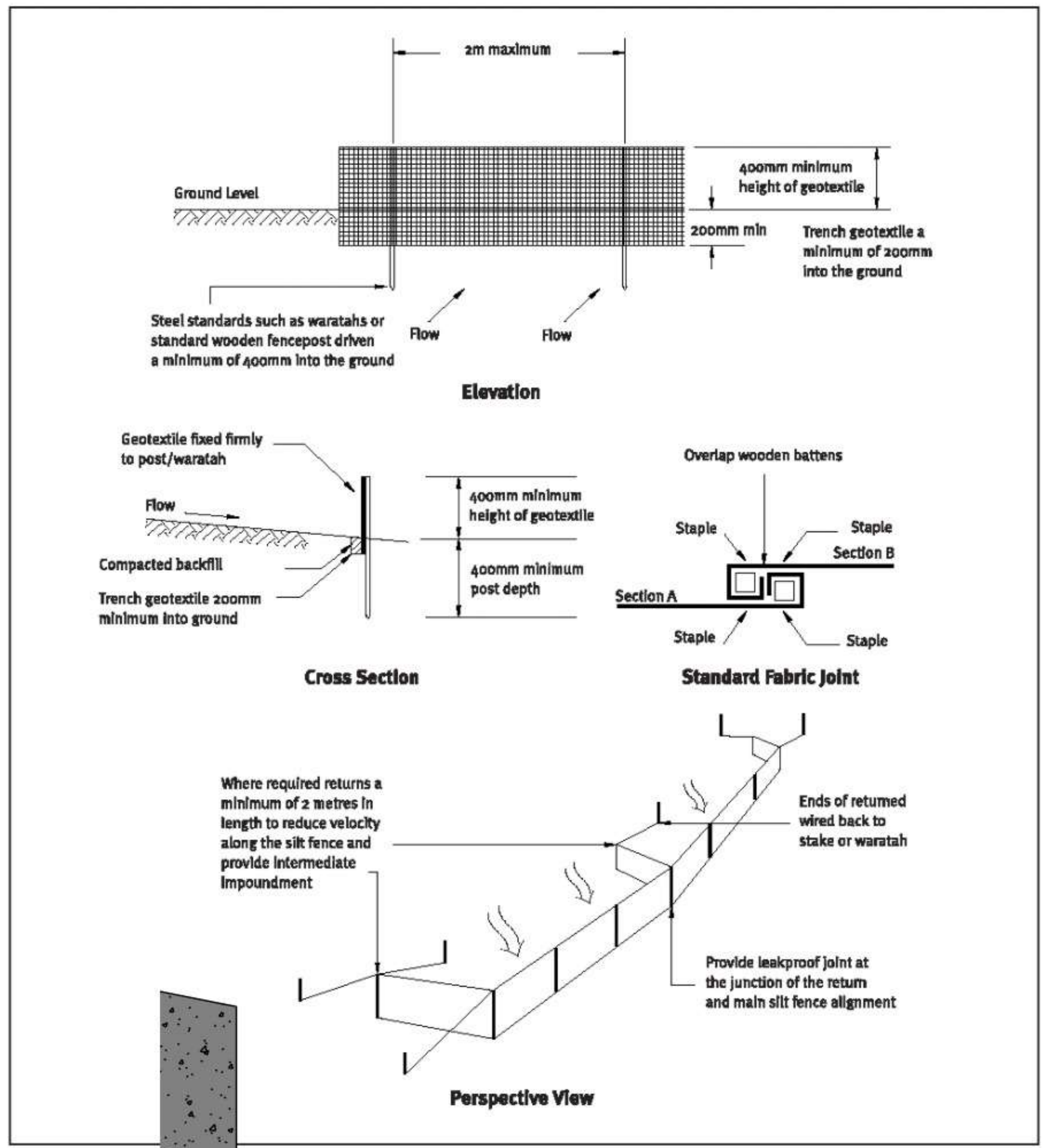
SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:33 am	SS	SS-J	

PROJECT NO:	DRAWING NO:	REVISION:
2331	A114	B

29/05/2024

PROPERTY DETAILS

ADDRESS : 137 GREY STREET, ONEHANGA, 1061
LEGAL DESCRIPTION : PT LOT 10 DP 7208
ZONE : URBAN ZONE
LOT AREA : 668 SQM
WIND ZONE : LOW (GIS)
OVERLAYS : NATURAL RESOURCES - HIGH-USE AQUIFER MANAGEMENT
AREAS OVERLAY - ONEHANGA VOLCANIC AQUIFER



NOTES:
SITE BOUNDARY DIMENSIONS AND BEARINGS HAVE BEEN IMPORTED FROM CADASTRAL SURVEY

ALL CONSTRUCTION TO COMPLY WITH NZBC & NZS 3604:2011
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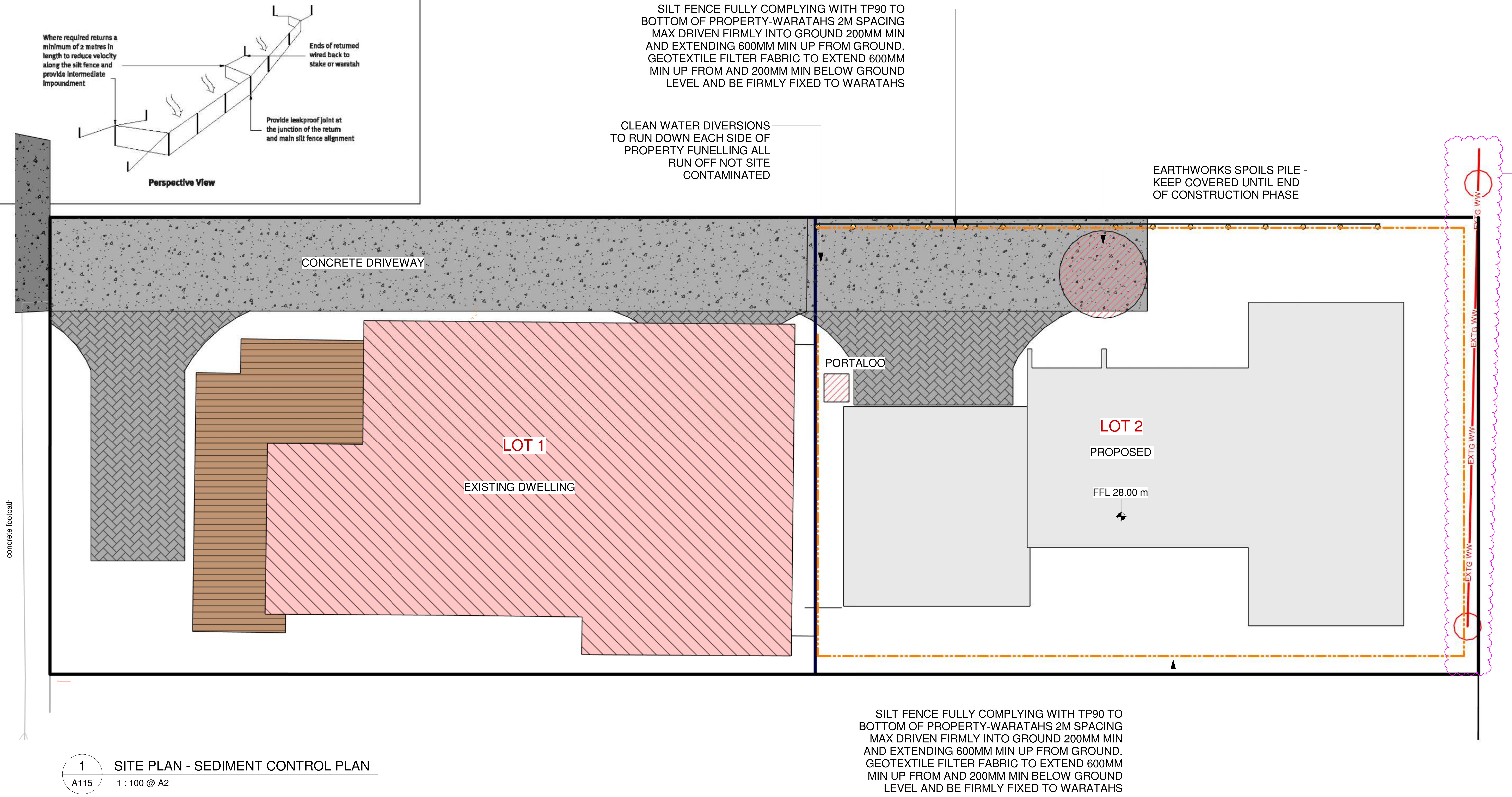
CONTRACTOR TO NOTIFY SILICON ARCHITECTURE OF ANY DISCREPANCIES

FLAG DRAINS AND MANHOLES PRIOR TO COMMENCING.



1 SITE PLAN - SEDIMENT CONTROL PLAN
A115 1 : 100 @ A2

Rev	Description	Date
3	RFI AUDIT: DETAIL AND NOTES UPDATE	2024-04-24
1	RFI 1: DETAIL AND NOTES UPDATE	2024-04-18

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE

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N

CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: PROPOSED SITE SEDIMENT CONTROL PLAN

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:33 am	SS	SS-J	

PROJECT NO:	DRAWING NO:	REVISION:
2331	A115	3

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29/05/2024

1 FLOOR PLAN - GF
A201 1 : 50 @ A2

LEGENDS

- SD SMOKE DETECTOR TYPE 1
- MECHANICAL VENTILATION
- 600x600 CEILING HATCH ACCESS

LOT 2
PROPOSED DWELLING

GROUND FLOOR : 133.00 m2
FIRST FLOOR : 111.00 m2

TOTAL AREA : 244.00 m2

BALCONY : 11.00 m2

TOTAL AREA : 255.00 m2

FLOOR FINISH SCHEDULE

SPC VINYL
LOBBY/HALLWAY
LIVING / DINING /
KITCHEN/SCULLERY
TOILETS
STAIRS

CARPET
FORMAL LOUNGE
BEDROOMS / WARDROBE
STUDY / STO / LINEN
GARAGE

TILES
ENSUITES
BATHROOM
LAUNDRY

3

Rev	Description	Date
3	RFI AUDIT: DETAIL AND NOTES UPDATE	2024-04-24
2	RFI 2: INTERCONNECTED SMOKE ALARM/SITE TOP	2024-04-23
1	RFI 1: DETAIL AND NOTES UPDATE	2024-04-18

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE

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admin@siliconec.co.nz

CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: PROPOSED GROUND FLOOR PLAN

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:34 am	SS	SS-J	

PROJECT NO:	DRAWING NO:	REVISION:
2331	A201	3

29/05/2024

2

LEGENDS

- SD SMOKE DETECTOR TYPE 1
- MECHANICAL VENTILATION
- 600x600 CEILING HATCH ACCESS

LOT 2
PROPOSED DWELLING

GROUND FLOOR : 133.00 m2
FIRST FLOOR : 111.00 m2

TOTAL AREA : 244.00 m2

BALCONY : 11.00 m2

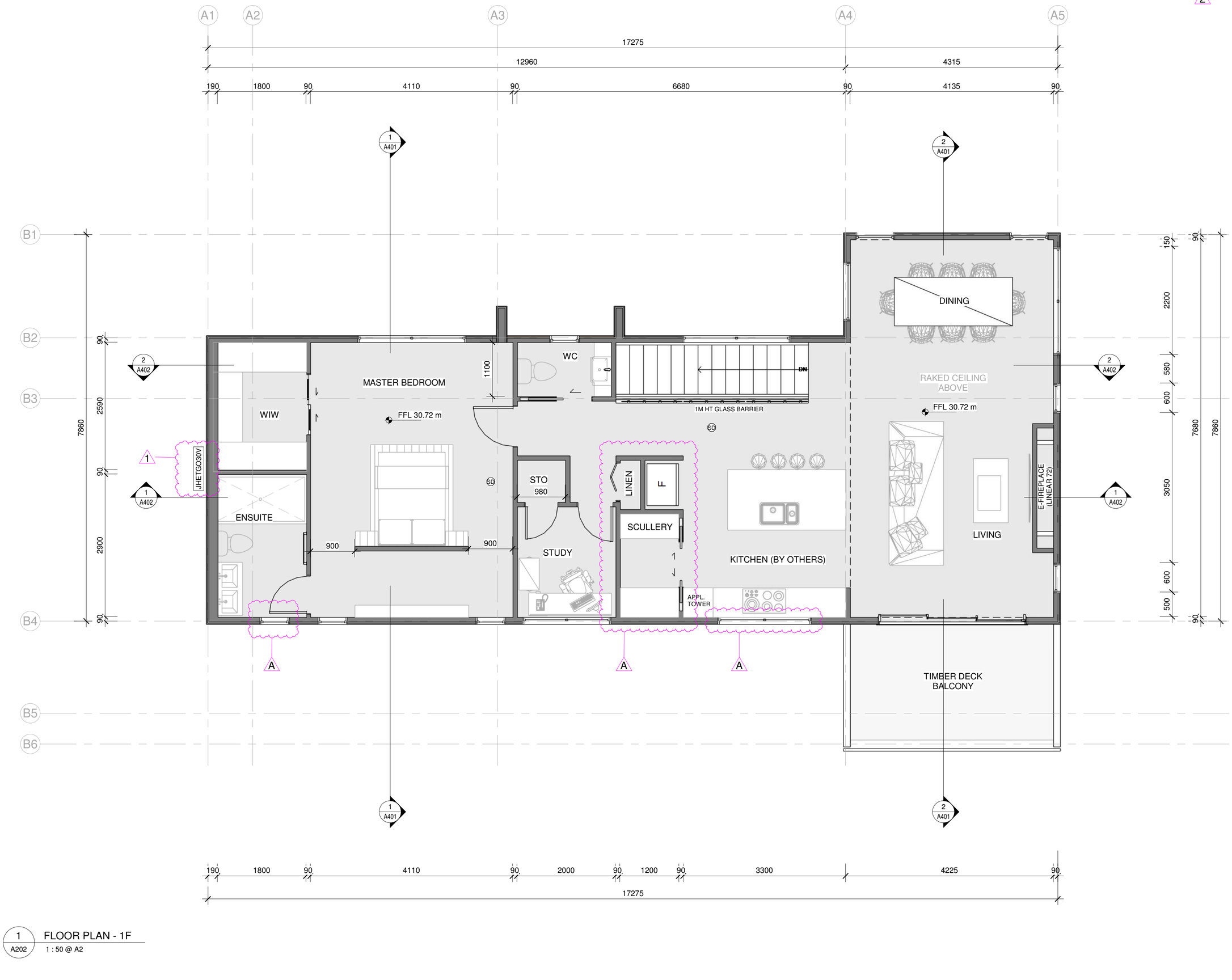
TOTAL AREA : 255.00 m2

FLOOR FINISH SCHEDULE

SPC VINYL
LOBBY/HALLWAY
LIVING / DINING /
KITCHEN/SCULLERY
TOILETS
STAIRS

CARPET
FORMAL LOUNGE
BEDROOMS / WARDROBE
STUDY / STO / LINEN
GARAGE

TILES
ENSUITES
BATHROOM



1 FLOOR PLAN - 1F
A202 1 : 50 @ A2

Rev	Description	Date
2	RFI 2: INTERCONNECTED SMOKE ALARM/SITE TOP	2024-04-23
A	MV: RELOCATED FRIDGE/WINDOW ADJUSTMENTS	2024-04-18
1	RFI 1: DETAIL AND NOTES UPDATE	2024-04-18

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE
Bldg. 8 Level 1, 15 Accent Drive
East Tamaki Auckland, New Zealand
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CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: PROPOSED FIRST FLOOR PLAN

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:35 am	SS	SS-J	

PROJECT NO: 2331 | DRAWING NO: A202 | REVISION: 2

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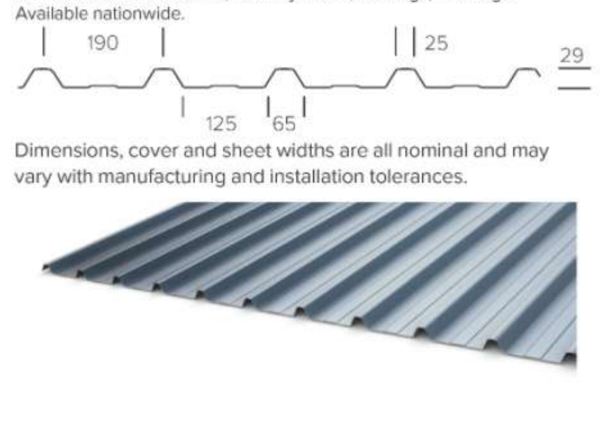
29/05/2024

MC760

Minimum Pitch: 3 degrees.
Width: Cover = 760mm Sheet = 810mm.
Applications: Commercial and residential.
Orientation: Roofs, horizontal and vertical wall cladding.

Manufactured in Auckland, New Plymouth, Hastings, Tauranga. Available nationwide.



ROOFING NOTES:

WIND ZONE : **LOW**

STRUCTURAL ENGINEER TO ENSURE ALL LINTELS AND BEAMS ARE SIZED FOR THE LOADS APPLIED BY THE TRUSS/RAFTERS IN LAYOUT ENSURE ALL INTERNAL LOAD BEARING WALLS HAVE THE CORRECT SLAB THICKENING

ROOFING MATERIAL
MC760 OR SIMILAR APPROVED - 0.55BMT COLORSTEEL ENDURA ROOFING - INSTALL TO MANUFACTURER SPECIFICATIONS
FIXING: 12G X 65MM OR 14G X 75MM WITH LOAD SPREADING WASHER ("D" FIXING PATTERN)
UNDERLAY: THERMAKRAFT COVERTEK 407

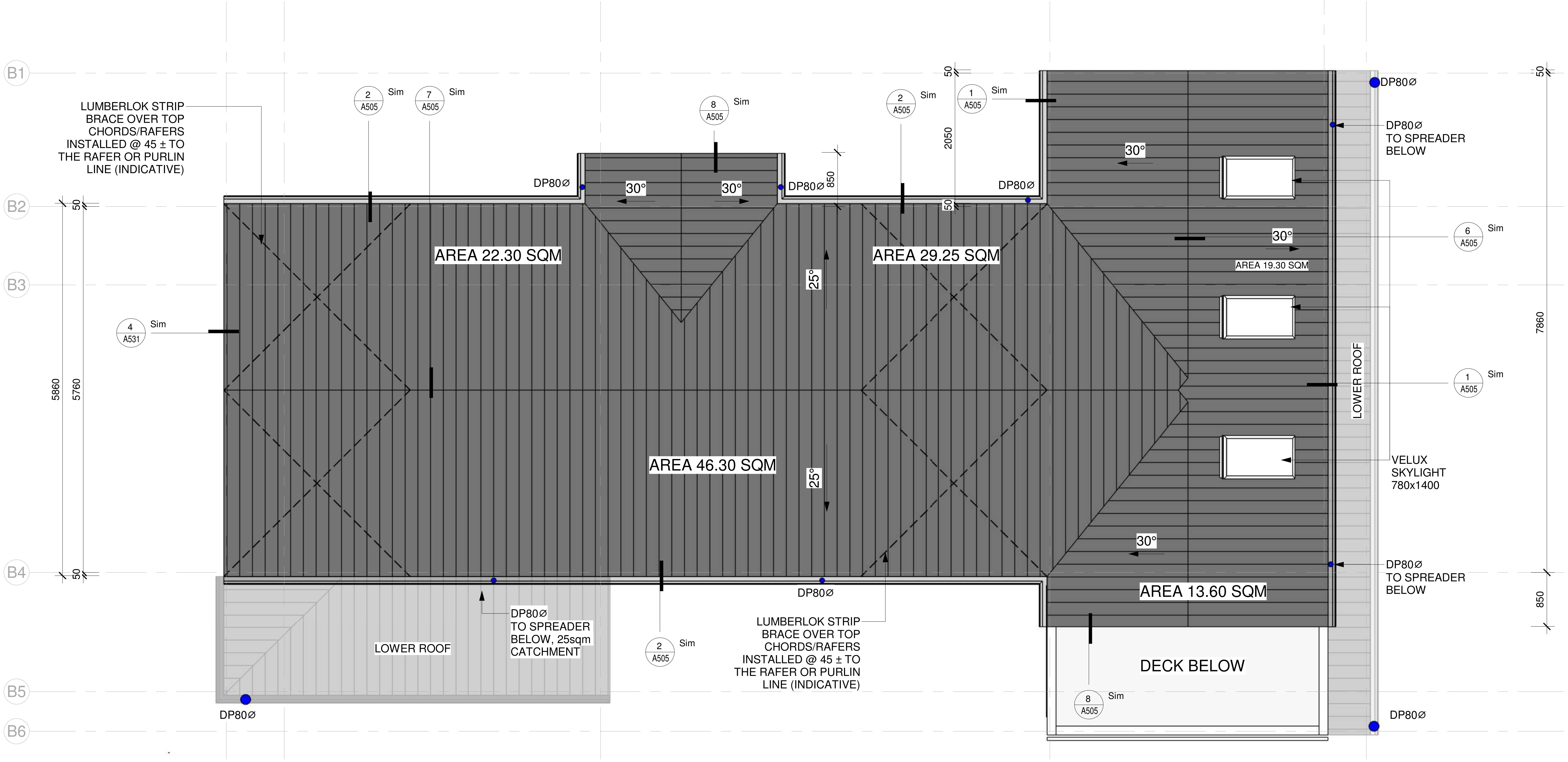
PURLINS
H1.2 70X45MM ON FLAT @900 CTRS MAX. 900MM CRS MAX(@ INTERMEDIATE SPAN) 600MM CRS MAX (@ END SPAN)
FIXED WITH 1/14G TYPE 17 SELF DRILLING SCREW, 100MM LONG

ROOFING SYSTEM
TIMBER TRUSSES - TO MANUFACTURERS DESIGN AND SPECIFICATIONS
RAFTERS - TO STRUCTURAL ENGINEER DESIGN AND SPECIFICATIONS

CEILING BATTENS
SG8 H1.2 70X35MM SPACE @ 450 CTRS MAX FIXED WITH POWER DRIVEN NAILS

DOWNPIPES
IN COMPLIANCE WITH NZBC E1/AS1, 1 OF 80∅ DP PER 85M² ROOF PLAN AREA - PITCH 0-25° AS PER TABLE 5

ROOF BRACING
LUMBERLOK STRAP BRACING - INSTALL TO MANUFACTURERS SPECIFICATION IN ACCORDANCE WITH NZS 3604:2011 SECT. 10.3 - REFER TO ENGINEERING DOCUMENTS FOR BRACING ELEMENTS & CALCULATIONS



1 A203 UPPER ROOF PLAN
1 : 50 @ A2

Rev	Description	Date

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE

Bldg. 8 Level 1, 15 Accent Drive
East Tamaki Auckland, New Zealand
PH: 093946821
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CLIENT: TIM MYERS

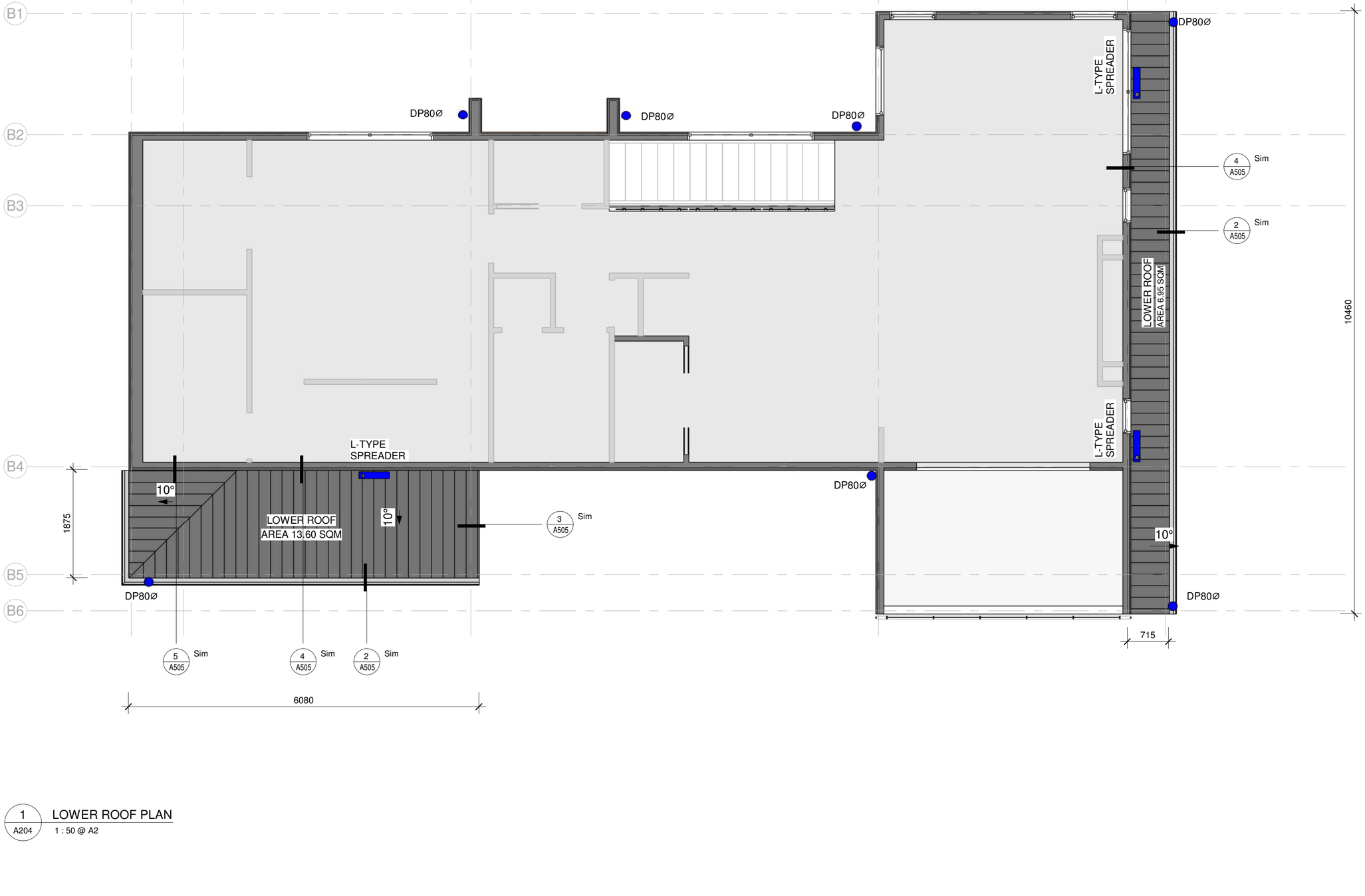
PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: PROPOSED ROOF PLAN - MAIN

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:35 am	SS	SS-J	

PROJECT NO:	DRAWING NO:	REVISION:
2331	A203	

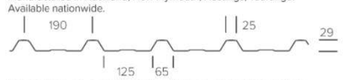


1 / A204 LOWER ROOF PLAN
1 : 50 @ A2

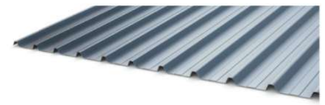
MC760

Minimum Pitch: 3 degrees.
Width: Cover = 760mm Sheet = 810mm.
Applications: Commercial and residential.
Orientation: Roofs, horizontal and vertical wall cladding.

Manufactured in Auckland, New Plymouth, Hastings, Tauranga. Available nationwide.



Dimensions, cover and sheet widths are all nominal and may vary with manufacturing and installation tolerances.



29/05/2024

ROOFING NOTES:

WIND ZONE : **LOW**

STRUCTURAL ENGINEER TO ENSURE ALL LINTELS AND BEAMS ARE SIZED FOR THE LOADS APPLIED BY THE TRUSS/RAFTERS IN LAYOUT ENSURE ALL INTERNAL LOAD BEARING WALLS HAVE THE CORRECT SLAB THICKENING

ROOFING MATERIAL
MC760 OR SIMILAR APPROVED - 0.55BMT COLORSTEEL ENDURA ROOFING - INSTALL TO MANUFACTURER SPECIFICATIONS
FIXING: 12G X 65MM OR 14G X 75MM WITH LOAD SPREADING WASHER ("D" FIXING PATTERN)
UNDERLAY: THERMAKRAFT COVERTEK 407

PURLINS
H1.2 70X45MM ON FLAT @900 CTRS MAX.
900MM CRS MAX(@ INTERMEDIATE SPAN)
600MM CRS MAX (@ END SPAN)
FIXED WITH 1/14G TYPE 17 SELF DRILLING SCREW, 100MM LONG

ROOFING SYSTEM
TIMBER TRUSSES - TO MANUFACTURERS DESIGN AND SPECIFICATIONS
RAFTERS - TO STRUCTURAL ENGINEER DESIGN AND SPECIFICATIONS

CEILING BATTENS
SG8 H1.2 70X35MM SPACE @ 450 CTRS MAX FIXED WITH POWER DRIVEN NAILS

DOWNPIPES
IN COMPLIANCE WITH NZBC E1/AS1, 1 OF 80Ø DP PER 85M² ROOF PLAN AREA - PITCH 0-25° AS PER TABLE 5

ROOF BRACING
LUMBERLOK STRAP BRACING - INSTALL TO MANUFACTURERS SPECIFICATION IN ACCORDANCE WITH NZS 3604:2011 SECT. 10.3 - REFER TO ENGINEERING DOCUMENTS FOR BRACING ELEMENTS & CALCULATIONS

Rev	Description	Date
STATUS:	BUILDING CONSENT	

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CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: PROPOSED ROOF PLAN - MID-FLOOR

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:36 am	SS	SS-J	

PROJECT NO: 2331
DRAWING NO: A204
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PLUMBING NOTES

DRAINAGE SYSTEM
(AS/NZS 3500.2)

SW MIN 1:120 FALL
SS MIN 1:60 FALL

WASTE WATER PLUMBING GRADIENT
100∅ 1:60
65∅ 1:40
50∅ 1:40
PIPE MATERIAL: PVC

ALL DRAINAGE WORKS TO BE IN ACCORDANCE WITH NZBC BASED ON DRAINAGE PRINCIPLE
GRADIENT OF DRAINS SHALL COMPLY WITH E1/AS1 TABLE 2

ALL PLUMBING DISCHARGE WORKS TO BE IN ACCORDANCE WITH AS/NZS 3500.2
GRADIENT OF DISCHARGE PIPES SHALL COMPLY WITH TABLE 6.3

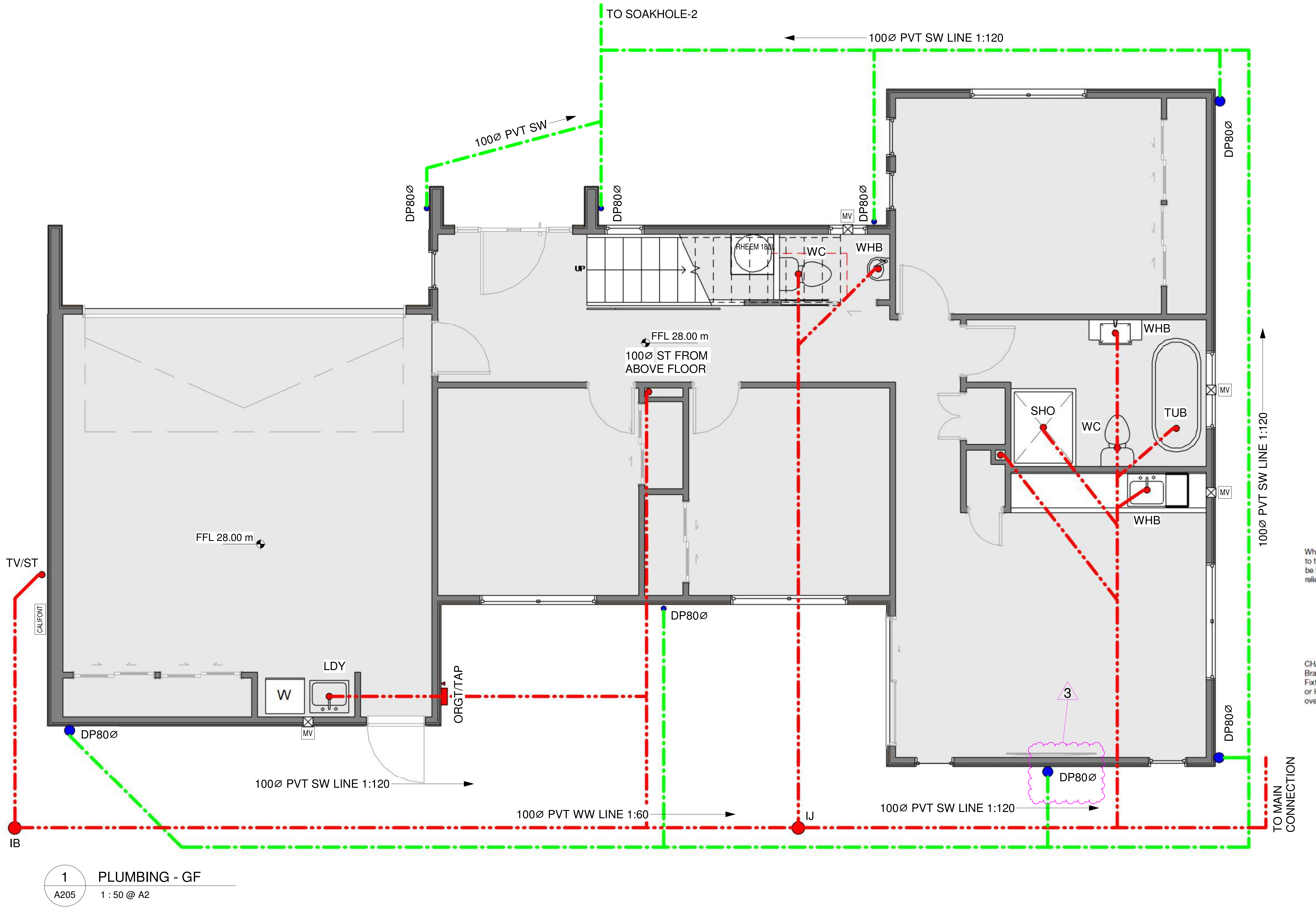
PLUMBING PIPE SIZES AND FALL
-BASIN 50∅ 1:40 FALL
-BATH 50∅ 1:40 FALL
-SHOWER 50∅ 1:40 FALL
-SINK 65∅ 1:40 FALL
-TUB 50∅ 1:40 FALL
-WC 100∅ 1:60 FALL
-PVC DOWN PIPE 80∅
-HWC DRAIN PIPE (25∅ MAX)

DEVELOPED LENGTH TO DISCHARGE
STACK VENT:
1.5M FOR 80∅ OR SMALLER DISCHARGE PIPES
6M FOR 100∅ DISCHARGE PIPES
VENT REQUIRED FOR ALL FIXTURES WITH A DEVELOPED LENGTH OF WASTE PIPE GREATER THAN 3.5 M

VENT REQUIRED FOR ALL COMBINED FIXTURES. EG SHOWER AND BASIN

THE POSITIONS AND ROUTES OF THE EXISTING STORMWATER AND SEWER DRAINS SHOWN WITHIN THESE DRAWINGS HAVE BEEN OBTAINED FROM EXISTING DOCUMENTATION OF THE PROPERTY HELD BY THE LOCAL AUTHORITY. EXACT POSITIONS MAY VARY AND MUST BE CONFIRMED ON SITE

THE POSITIONS AND ROUTES OF THE PRIVATE STORMWATER AND SEWER DRAINS SHOWN WITHIN THESE DRAWINGS MAY VARY AND SHALL BE CONFIRM BY DRAIN LAYER ON SITE



1 PLUMBING - GF
A205 1 : 50 @ A2

29/05/2024

PLUMBING LEGENDS

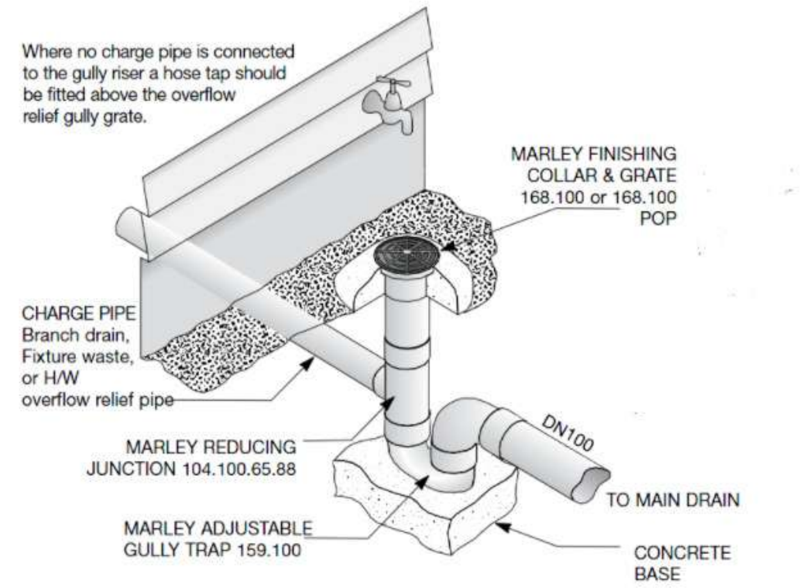
TV	TERMINAL VENT
GT	GULLY TRAP
ST	STACK
IB	INSPECTION BEND
IJ	INSPECTION JOINT
AAV	AIR ADMITTANCE VALVE
DP	DOWNPIPE
ST	SILT TRAP
AP	ACCESS POINT
FWG	FLOOR WASTE GULLY
VTR	VENT THRU ROOF
⊠	(MV) MECHANICAL VENT/FAN (MV[1]) CEILING/WALL VENT
green line	STORMWATER LINE
red line	SANITARY SEWER LINE

HOT/COLD WATER NOTES:
ALLOW TO SUPPLY HOT WATER AND/OR COLD WATER TO ALL FITTINGS USING 15MM DIAMETER POLYBUTYLENE PIPEWORK UNLESS OTHERWISE NOTED.

FAN EXTRACTION NOTES:
BATHROOM - TO ACHIEVE 25L/S EXTRACTION
LAUNDRY - TO ACHIEVE 20L/S WITH CONDENSING DRYER AND 40L/S WITH NON-CONDENSING DRYER AND 50L/S FOR COOKTOPS

FWG NOTE (ALTERNATIVE SOLUTION)
ACCIDENTAL OVERFLOW FROM SANITARY APPLIANCES SUCH AS A DISH WASHER OR THE WASHING MACHINE CAN BE MITIGATED WHERE APPLIANCES HAVE AN AUTOMATIC SHUT OFF MECHANISM BUILT IN WHICH WILL PREVENT THE APPLIANCE FROM OVERFLOWING.

KITCHEN FWG - BY INSTALLING AN INTEGRAL OVERFLOW WITH A FLOW RESTRICTOR TO THE FAUCET ON THE SINK PROVIDED THE FIXTURE OVERFLOW RATE IS GREATER THAN THE FIXTURE INLET RATE. **FWG CAN BE OMITTED**



Rev	Description	Date
3	RFI AUDIT: DETAIL AND NOTES UPDATE	2024-04-24

STATUS: BUILDING CONSENT

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CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: PLUMBING LAYOUT - GF

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:
2331	A205	3

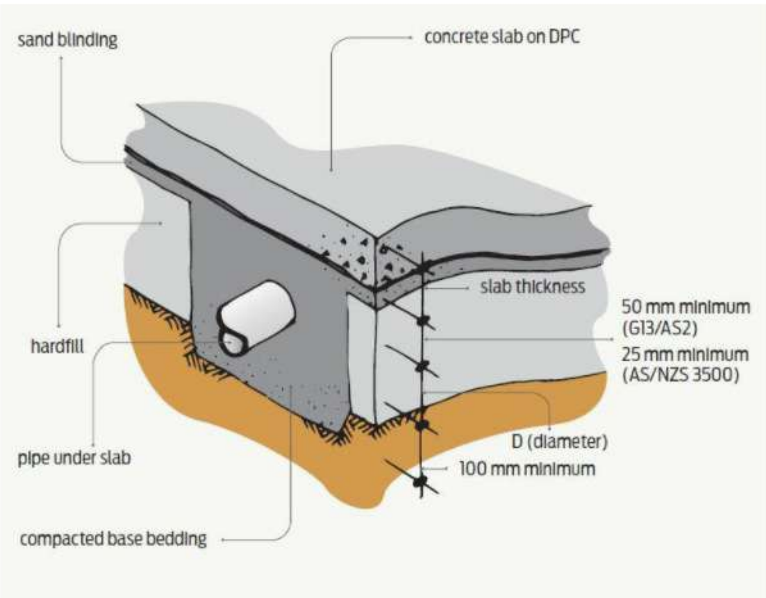


Figure 2 Clearance between pipe and slab.

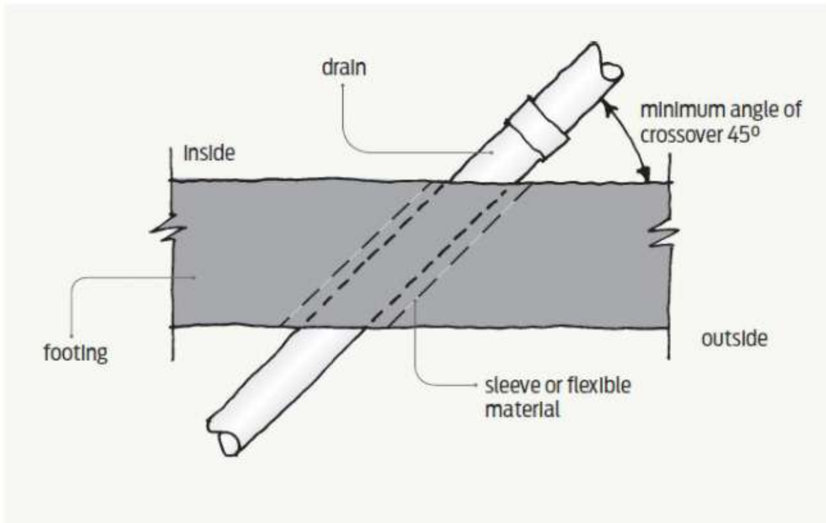


Figure 3 Pipe passing through a footing (plan view).

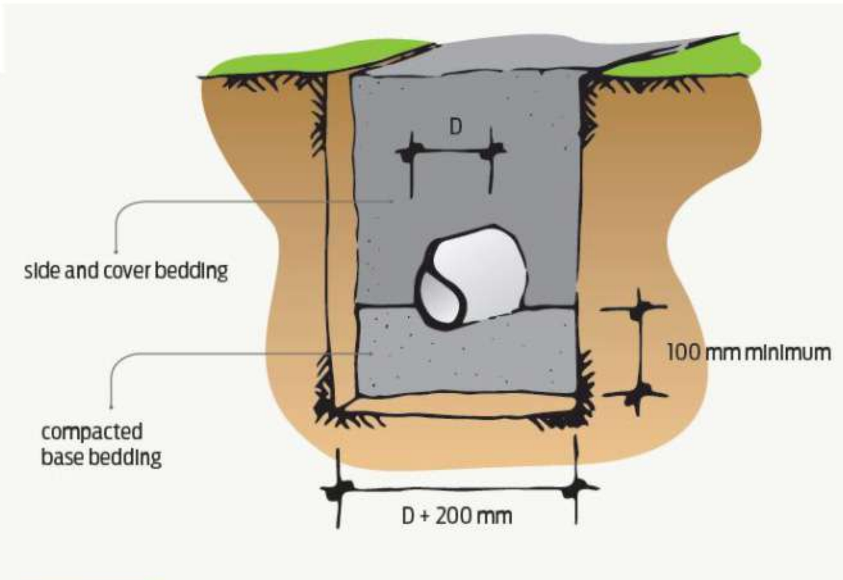


Figure 5 Trench bedding and backfilling outside slab area.

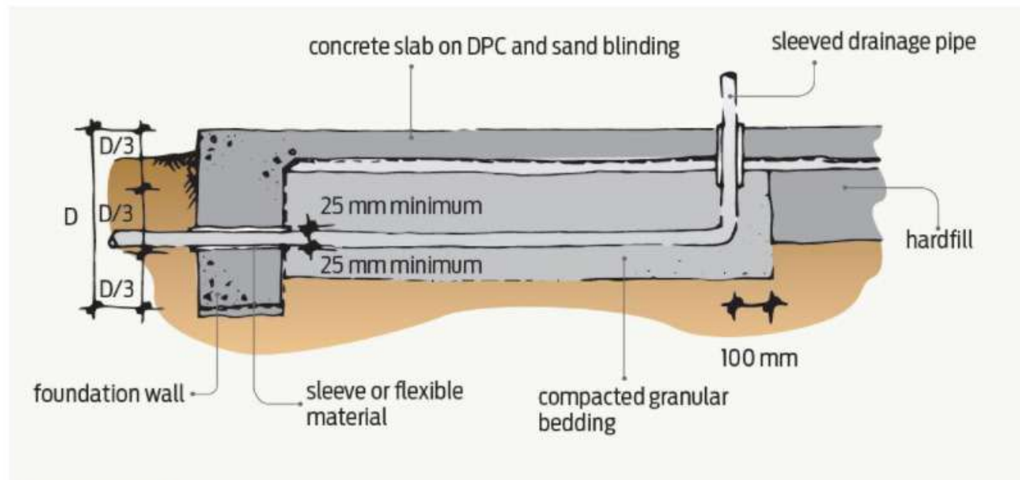


Figure 6 Drainage pipe through foundation beam.

29/05/2024

PLUMBING NOTES

DRAINAGE SYSTEM
(AS/NZS 3500.2)

SW MIN 1:120 FALL
SS MIN 1:60 FALL

WASTE WATER PLUMBING GRADIENT
100Ø 1:60
65Ø 1:40
50Ø 1:40
PIPE MATERIAL: PVC

ALL DRAINAGE WORKS TO BE IN ACCORDANCE WITH NZBC BASED ON DRAINAGE PRINCIPLE
GRADIENT OF DRAINS SHALL COMPLY WITH E1/AS1 TABLE 2

ALL PLUMBING DISCHARGE WORKS TO BE IN ACCORDANCE WITH AS/NZS 3500.2
GRADIENT OF DISCHARGE PIPES SHALL COMPLY WITH TABLE 6.3

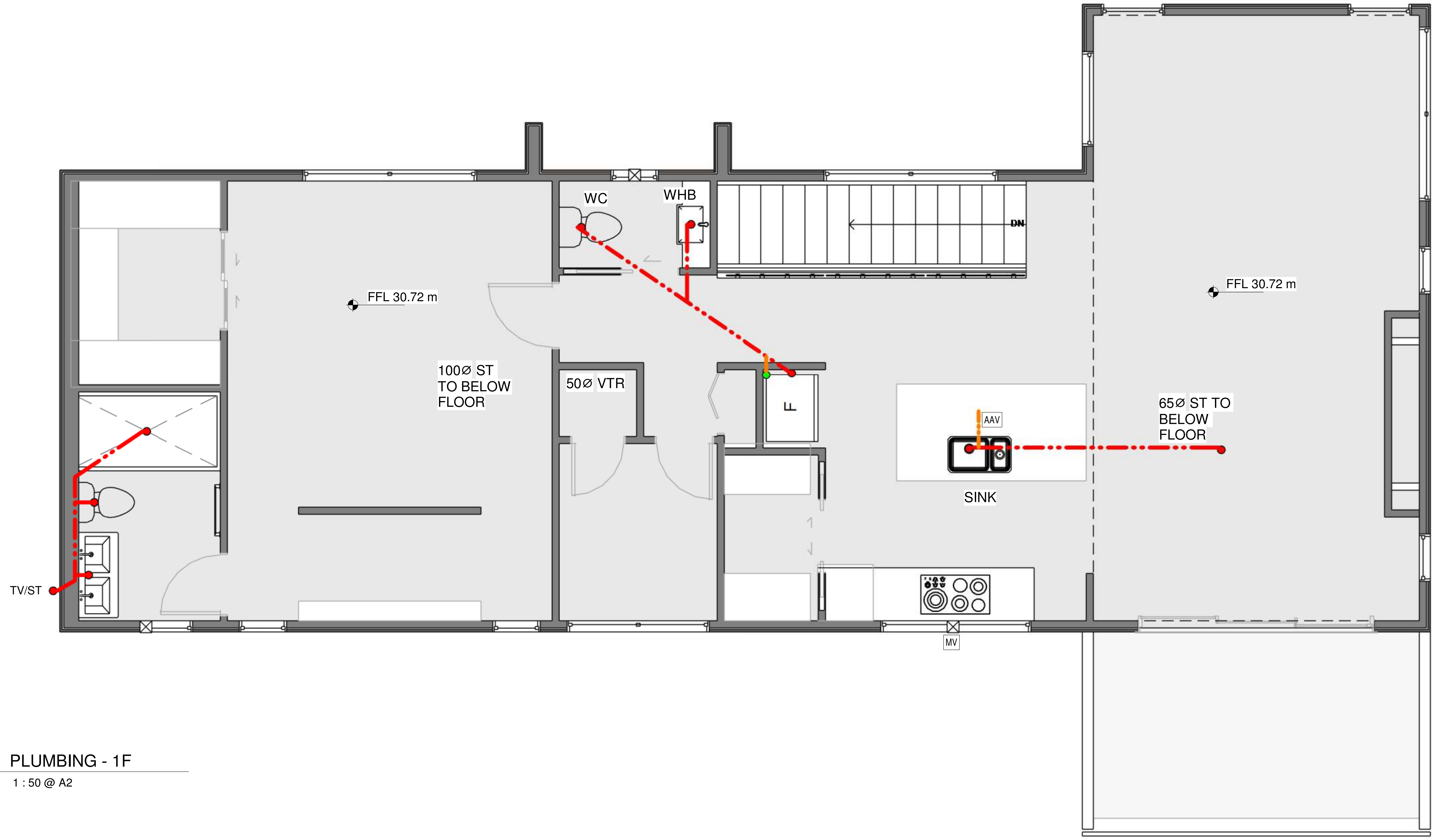
PLUMBING PIPE SIZES AND FALL
- BASIN 50Ø 1:40 FALL
- BATH 50Ø 1:40 FALL
- SHOWER 50Ø 1:40 FALL
- SINK 65Ø 1:40 FALL
- TUB 50Ø 1:40 FALL
- WC 100Ø 1:60 FALL
- PVC DOWN PIPE 80Ø
- HWC DRAIN PIPE (25Ø MAX)

DEVELOPED LENGTH TO DISCHARGE
STACK VENT:
1.5M FOR 80Ø OR SMALLER DISCHARGE PIPES
6M FOR 100Ø DISCHARGE PIPES
VENT REQUIRED FOR ALL FIXTURES WITH A DEVELOPED LENGTH OF WASTE PIPE GREATER THAN 3.5 M

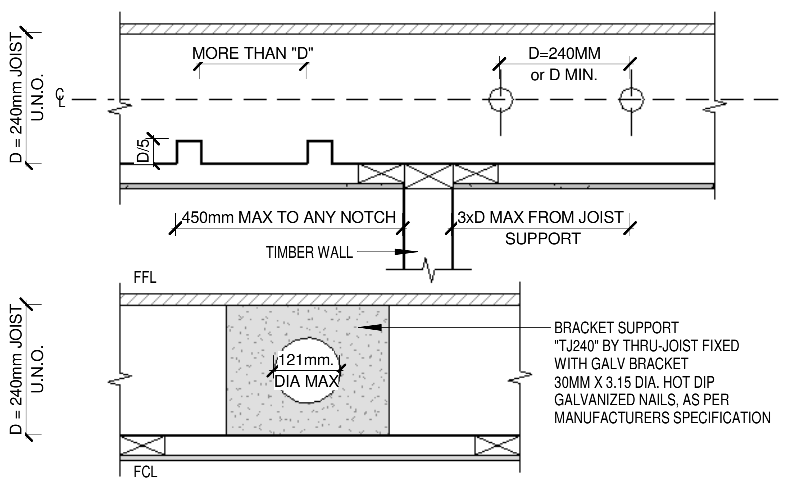
VENT REQUIRED FOR ALL COMBINED FIXTURES. EG SHOWER AND BASIN

THE POSITIONS AND ROUTES OF THE EXISTING STORMWATER AND SEWER DRAINS SHOWN WITHIN THESE DRAWINGS HAVE BEEN OBTAINED FROM EXISTING DOCUMENTATION OF THE PROPERTY HELD BY THE LOCAL AUTHORITY. EXACT POSITIONS MAY VARY AND MUST BE CONFIRMED ON SITE

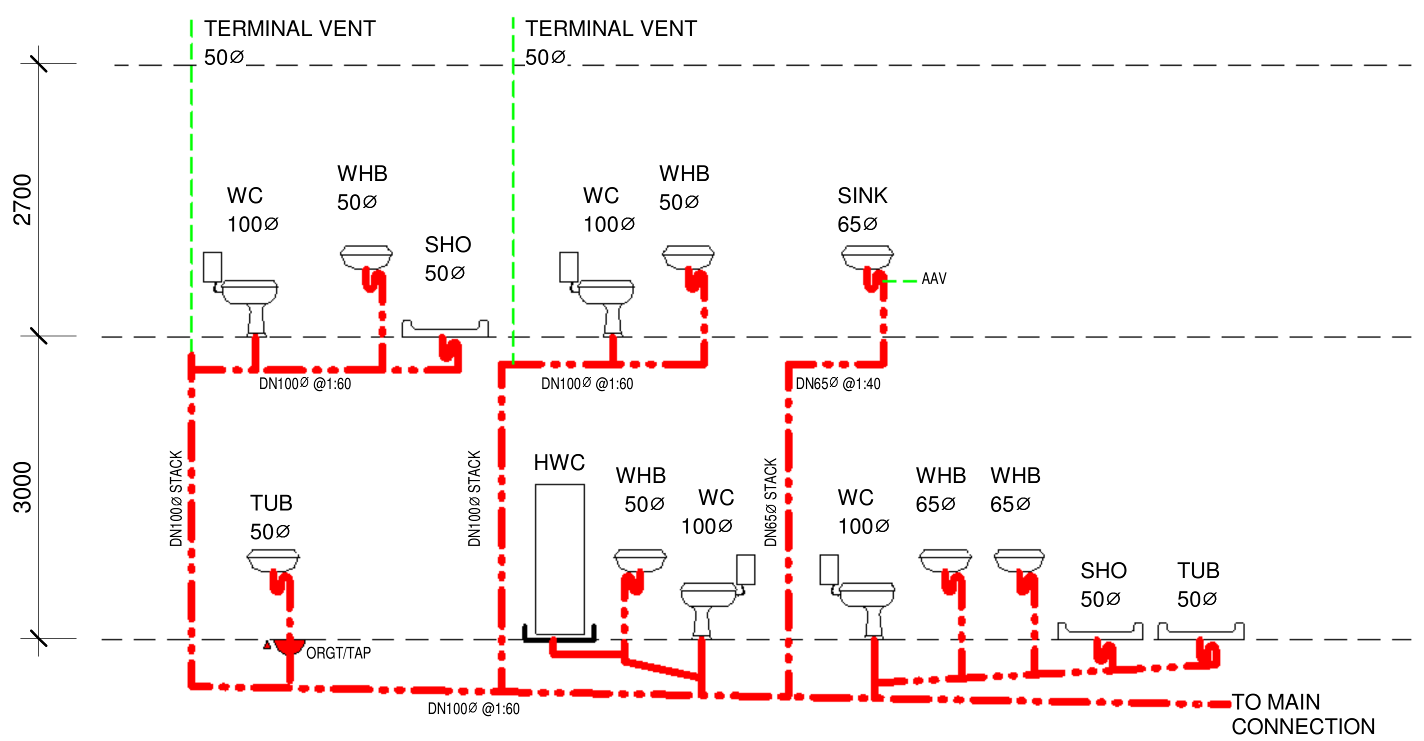
THE POSITIONS AND ROUTES OF THE PRIVATE STORMWATER AND SEWER DRAINS SHOWN WITHIN THESE DRAWINGS MAY VARY AND SHALL BE CONFIRM BY DRAIN LAYER ON SITE



1 A206 PLUMBING - 1F
1 : 50 @ A2



NOTCH AND KEY HOLES
NTS



2 A206 PLUMBING SCHEMATICS
NTS

PLUMBING LEGENDS

TV	TERMINAL VENT
GT	GULLY TRAP
ST	STACK
IB	INSPECTION BEND
IJ	INSPECTION JOINT
AAV	AIR ADMITTANCE VALVE
DP	DOWNPIPE
ST	SILT TRAP
AP	ACCESS POINT
FWG	FLOOR WASTE GULLY
VTR	VENT THRU ROOF
	(MV) MECHANICAL VENT/FAN (MV[1]) CEILING/WALL VENT
	STORMWATER LINE
	SANITARY SEWER LINE

HOT/COLD WATER NOTES:
ALLOW TO SUPPLY HOT WATER AND/OR COLD WATER TO ALL FITTINGS USING 15MM DIAMETER POLYBUTYLENE PIPEWORK UNLESS OTHERWISE NOTED.

FAN EXTRACTION NOTES:
BATHROOM - TO ACHIEVE 25L/S EXTRACTION
LAUNDRY - TO ACHIEVE 20L/S WITH CONDENSING DRYER AND 40L/S WITH NON-CONDENSING DRYER AND 50L/S FOR COOKTOPS

FWG NOTE (ALTERNATIVE SOLUTION)
ACCIDENTAL OVERFLOW FROM SANITARY APPLIANCES SUCH AS A DISH WASHER OR THE WASHING MACHINE CAN BE MITIGATED WHERE APPLIANCES HAVE AN AUTOMATIC SHUT OFF MECHANISM BUILT IN WHICH WILL PREVENT THE APPLIANCE FROM OVERFLOWING.

KITCHEN FWG - BY INSTALLING AN INTEGRAL OVERFLOW WITH A FLOW RESTRICTOR TO THE FAUCET ON THE SINK PROVIDED THE FIXTURE OVERFLOW RATE IS GREATER THAN THE FIXTURE INLET RATE. **FWG CAN BE OMITTED**

Rev	Description	Date

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE

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PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: PLUMBING LAYOUT - 1F

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:
2331	A206	

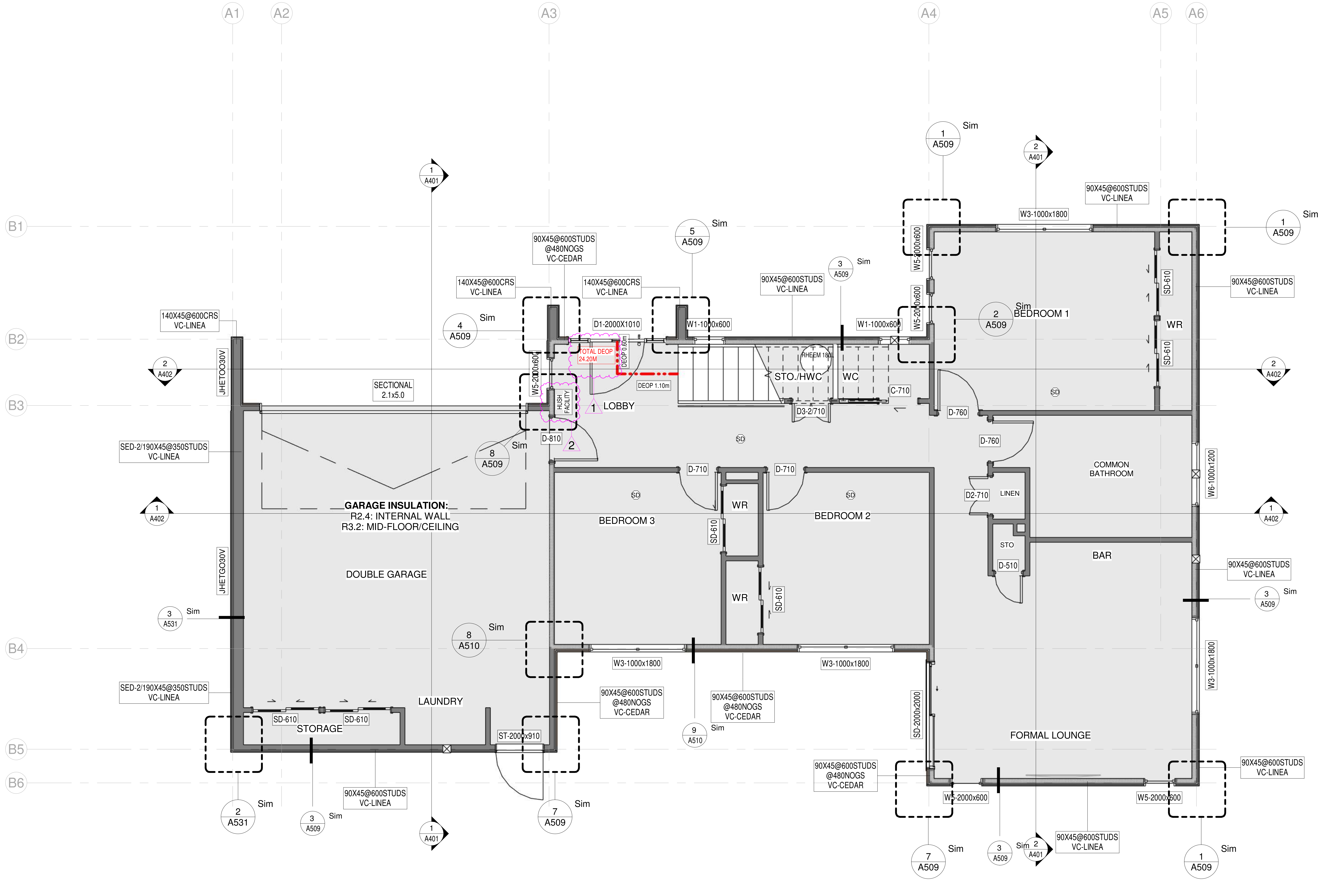
29/05/2024

LEGENDS

SD SMOKE DETECTOR
TYPE 1

MECHANICAL VENTILATION

600x600 CEILING HATCH ACCESS



1 REFERENCE PLAN - GF
A207 1 : 50 @ A2

NOTE: ELECTRICAL INSTALLATIONS ARE TO BE IN ACCORDANCE WITH AS/NZS 3000 AND TO SECTION 5.6 EQUIPOTENTIAL BONDING - ELECTRIC EQUIPMENT REQUIRES EARTHING TO ENSURE THAT IF A FAULT OCCURS THAT THE VOLTAGE HAS A SAFE PATH TO TRAVEL WHERE THE SURGE IN CURRENT WILL TRIP A BREAKER, CUTTING POWER TO THE EQUIPMENT AND MAKING IT SAFE TO TOUCH

DOWNLIGHT NOTES

7.4.1 IN RESIDENTIAL OCCUPANCIES, RECESSED LUMINARIES SHALL BE ON OF THE FOLLOWING TYPES, AS SPECIFIED IN AS/NZS 60598.2.:
(a) IC-F, or
(b) IC, or
(c) CA-80 or
(d) CA-135

FULL COMPLIANCE CAN ONLY BE ACHIEVED IF THE INSTALLATION OF THE LUMINAIRE IN ACCORDANCE WITH AS/ NZS 60598.2.2

Rev	Description	Date
2	RFI 2: INTERCONNECTED SMOKE ALARM/SITE TOP	2024-04-23
1	RFI 1: DETAIL AND NOTES UPDATE	2024-04-18

STATUS: BUILDING CONSENT

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SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: REFERENCE PLAN - GF

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:38 am	SS	SS-J	

PROJECT NO:	DRAWING NO:	REVISION:
2331	A207	2

29/05/2024

2

LEGENDS

- SD — SMOKE DETECTOR TYPE 1
- MECHANICAL VENTILATION
- 600x600 CEILING HATCH ACCESS

NOTE: ELECTRICAL INSTALLATIONS ARE TO BE IN ACCORDANCE WITH AS/NZS 3000 AND TO SECTION 5.6 EQUIPOTENTIAL BONDING - ELECTRIC EQUIPMENT REQUIRES EARTHING TO ENSURE THAT IF A FAULT OCCURS THAT THE VOLTAGE HAS A SAFE PATH TO TRAVEL WHERE THE SURGE IN CURRENT WILL TRIP A BREAKER, CUTTING POWER TO THE EQUIPMENT AND MAKING IT SAFE TO TOUCH

DOWNLIGHT NOTES

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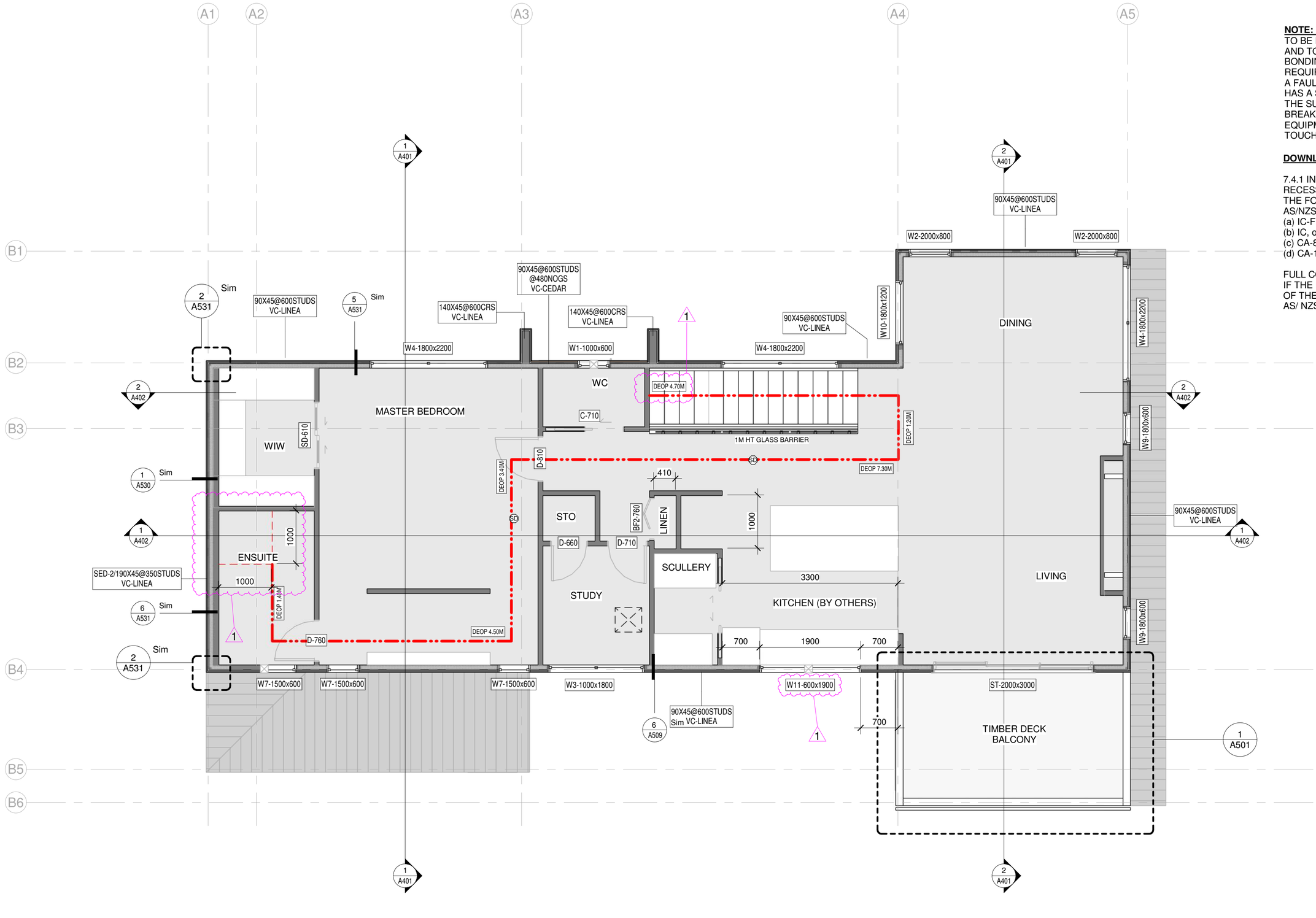
(a) IC-F, or
(b) IC, or
(c) CA-80 or
(d) CA-135

FULL COMPLIANCE CAN ONLY BE ACHIEVED IF THE INSTALLATION
OF THE LUMINAIRE IN ACCORDANCE WITH AS/ NZS 60598.2.2



1 A208 REFERENCE PLAN - 1F
1 : 50 @ A2

Rev	Description	Date
2	RFI 2: INTERCONNECTED SMOKE ALARM/SITE TOP	2024-04-23
1	RFI 1: DETAIL AND NOTES UPDATE	2024-04-18

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE
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PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: REFERENCE PLAN - 1F

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:
2331	A208	2

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29/05/2024

GENERAL NOTES

ROOF CLADDING
MC760 OR SIMILAR APPROVED - 0.55BMT COLORSTEEL ENDURA ROOFING - INSTALL TO MANUFACTURER SPECIFICATIONS

TIMBER TRUSSES
REFER TO TRUSS MANUFACTURER'S LAYOUT AND DETAIL

RAFTERS
REFER TO STRUCTURAL DRAWINGS & SPECIFICATIONS

PURLINS
H1.2 70X45MM ON FLAT @900 CTRS MAX.
900MM CRS MAX (@ INTERMEDIATE SPAN)
600MM CRS MAX (@ END SPAN)
FIXED WITH 1/14G TYPE 17 SELF DRILLING SCREW, 100MM LONG

CEILING BATTENS
SG8 H1.2 70X35MM TIMBER CEILING BATTENS AT 450MM CTRS MAX FIXED WITH POWER DRIVEN NAILS OVER 10MM GIB LINING

EXTERNAL WALL
SG8 H1.2 90X45 TIMBER FRAMING ON VENTED CAVITY BUILDING UNDERLAY AND INSULATION AS SPECIFIED
@2.4M HT - STUDS AT 600CRS
@2.7M HT - STUDS AT 400CRS
@3.0M HT - STUDS AT 300CRS

INTERNAL WALL
SG8 H1.2 TIMBER FRAMING STUDS AT 600CRS MAX NOGGS AT 800 CRS MAX

LOAD BEARING WALL (LBW)
90X45MM SG8 H1.2 TIMBER FRAMING AT 400 CRS MAX BOTTOM PLATES SG8 H1.2 TIMBER FRAMING

INTERIOR LININGS

DRY AREAS WALL GIB STANDARD		10 MM
	CEILING GIB STANDARD	10 MM
WET AREASWALLS GIB AQUALINE		10 MM
	CEILING GIB AQUALINE	10 MM

THERMAL INSULATION

CEILING	PINK BATTS	R 7.0
WALLS	PINK BATTS	R 2.4
FLOOR	KOOLFOAM ECO PODS R5.3	
GLAZING	(DOUBLE GLAZED) R0.46	

POWER COATED ALUMINIUM JOINERY

WET AREAS
WATERPROOFING MEMBRANE
MAPEI MAPEGUM WPS SYSTEM INSTALLED TO MANUFACTURER'S SPECIFICATION

SUBSTRATES:
17MM PLYWOOD MIN COMPLYING WITH AS/NZS 2269, F11, CD GRADE STRUCTURAL WITH SANDED C FACE UP AND H3.2 TREATED. DO NOT USE LOSP
COMMON AREAS: 20MM THK PARTICLE BOARD

UNDERLAYS

ROOF	THERMAKRAFT COVERTEK 407
WALL	MARSHALL TEKTON
DPC	SUPERCOURSE 500™
DPM	THERMAKRAFT THERMATHENE ORANGE™ 300

CONCRETE FOUNDATION
FOUNDATION TO ENGINEER'S DESIGN

TIMBER GRADES
ALL TIMBER TO BE TREATED AND GRADED AS FOLLOWS UNLESS OTHERWISE NOTED ON DRAWINGS:

TOP PLATE:	SG8 GRADE, H1.2 TREATED
LINTEL:	SG8 GRADE, H1.2 TREATED
STUDS:	SG8 GRADE, H1.2 TREATED
BOTTOM PLATE:	SG8 GRADE, H1.2 TREATED

TOP PLATE TO STUD FIXING
2/ 90 X 3.15 END NAILS + 2 WIRE DOGS
TOP/ BOTTOM PLATES
TOP & BOTTOM PLATES TO BE SG8 90 X 45
ALLOW DPC BETWEEN TIMBER AND CONCRETE; TIMBER AND STEEL

1 DIMENSION PLAN - GF
A209 1 : 50 @ A2

Rev	Description	Date
STATUS:	BUILDING CONSENT	

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PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: DIMENSION PLAN - GF

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:39 am	SS	SS-J	
PROJECT NO: 2331	DRAWING NO: A209			REVISION:

29/05/2024

GENERAL NOTES

ROOF CLADDING
MC760 OR SIMILAR APPROVED - 0.55BMT COLORSTEEL ENDURA ROOFING - INSTALL TO MANUFACTURER SPECIFICATIONS

TIMBER TRUSSES
REFER TO TRUSS MANUFACTURER'S LAYOUT AND DETAIL

RAFTERS
REFER TO STRUCTURAL DRAWINGS & SPECIFICATIONS

PURLINS
H1.2 70X45MM ON FLAT @900 CTRS MAX.
900MM CRS MAX (@ INTERMEDIATE SPAN)
600MM CRS MAX (@ END SPAN)
FIXED WITH 1/14G TYPE 17 SELF DRILLING SCREW, 100MM LONG

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SG8 H1.2 70X35MM TIMBER CEILING BATTENS AT 450MM CTRS MAX FIXED WITH POWER DRIVEN NAILS OVER 10MM GIB LINING

EXTERNAL WALL
SG8 H1.2 90X45 TIMBER FRAMING ON VENTED CAVITY BUILDING UNDERLAY AND INSULATION AS SPECIFIED
@2.4M HT - STUDS AT 600CRS
@2.7M HT - STUDS AT 400CRS
@3.0M HT - STUDS AT 300CRS

INTERNAL WALL
SG8 H1.2 TIMBER FRAMING STUDS AT 600CRS MAX NOGGS AT 800 CRS MAX

LOAD BEARING WALL (LBW)
90X45MM SG8 H1.2 TIMBER FRAMING AT 400 CRS MAX BOTTOM PLATES SG8 H1.2 TIMBER FRAMING

INTERIOR LININGS

DRY AREAS	WALL GIB STANDARD	10 MM
	CEILING GIB STANDARD	10 MM
WET AREAS	WALLS GIB AQUALINE	10 MM
	CEILING GIB AQUALINE	10 MM

THERMAL INSULATION

CEILING	PINK BATTS	R 7.0
WALLS	PINK BATTS	R 2.4
FLOOR	KOOLFOAM ECO PODS	R5.3
GLAZING	(DOUBLE GLAZED)	R0.46

POWER COATED ALUMINIUM JOINERY

WET AREAS
WATERPROOFING MEMBRANE
MAPEI MAPEGUM WPS SYSTEM INSTALLED TO MANUFACTURER'S SPECIFICATION

SUBSTRATES:
17MM PLYWOOD MIN COMPLYING WITH AS/NZS 22[…] F11, CD GRADE STRUCTURAL WITH SANDED C FACE UP AND H3.2 TREATED. DO NOT USE LOSP
COMMON AREAS: 20MM THK PARTICLE BOARD

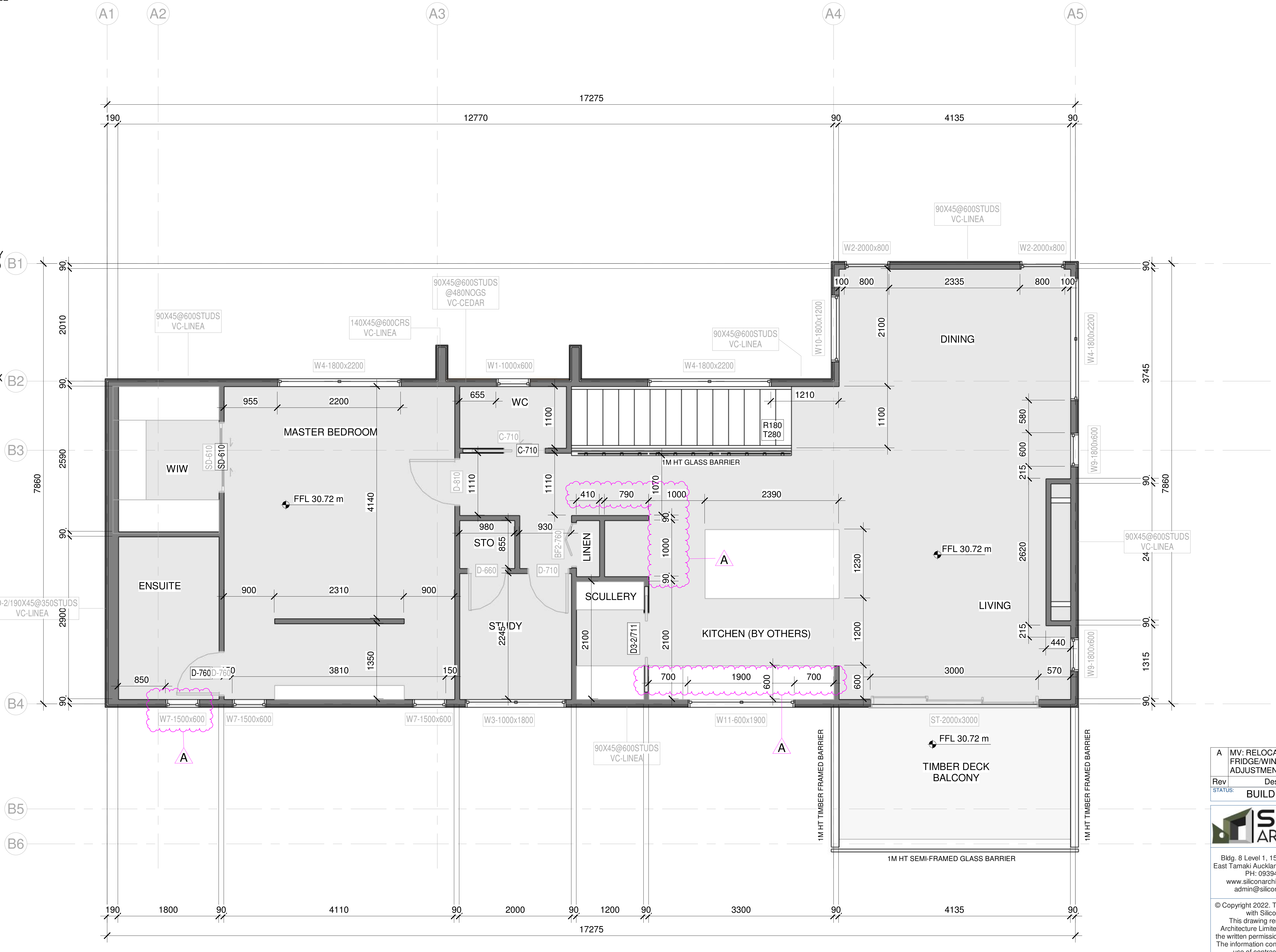
UNDERLAYS
ROOF THERMAKRAFT COVERTEK 407
WALL MARSHALL TEKTON
DPC SUPERCOURSE 500™
DPM THERMAKRAFT THERMATHENE ORANGE™ 300

CONCRETE FOUNDATION
FOUNDATION TO ENGINEER'S DESIGN

TIMBER GRADES
ALL TIMBER TO BE TREATED AND GRADED AS FOLLOWS UNLESS OTHERWISE NOTED ON DRAWINGS:

TOP PLATE:	SG8 GRADE, H1.2 TREATED
LINTEL:	SG8 GRADE, H1.2 TREATED
STUDS:	SG8 GRADE, H1.2 TREATED
BOTTOM PLATE:	SG8 GRADE, H1.2 TREATED

TOP PLATE TO STUD FIXING
2/ 90 X 3.15 END NAILS + 2 WIRE DOGS
TOP/ BOTTOM PLATES
TOP & BOTTOM PLATES TO BE SG8 90 X 45
ALLOW DPC BETWEEN TIMBER AND CONCRETE; TIMBER AND STEEL



1 DIMENSION PLAN - 1F
A210 1 : 50 @ A2

Rev	Description	Date
A	MV: RELOCATED FRIDGE/WINDOW ADJUSTMENTS	2024-04-18

STATUS: BUILDING CONSENT

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PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: DIMENSION PLAN - 1F

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:
2331	A210	A

29/05/2024

EXTERIOR FINISH LEGENDS:

- C1 — VERTICAL CEDAR WEATHERBOARD ON 20MM CAVITY
- C2 — OBLIQUE VERTICAL WEATHERBOARD ON 20MM CAVITY *STAGGERED
- R1 — 0.55 BMT METAL LONG RUN ROOFING OVER PURLINS

1 / A302 — EAST ELEVATION

1 : 50 @ A2

Rev	Description	Date

STATUS: BUILDING CONSENT

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PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: ELEVATIONS

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:41 am	SS	SS-J	

PROJECT NO: 2331 — DRAWING NO: A302 — REVISION:

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29/05/2024

EXTERIOR FINISH LEGENDS:

- C1 — VERTICAL CEDAR WEATHERBOARD ON 20MM CAVITY
- C2 — OBLIQUE VERTICAL WEATHERBOARD ON 20MM CAVITY *STAGGERED
- R1 — 0.55 BMT METAL LONG RUN ROOFING OVER PURLINS

1 WEST ELEVATION
A303 1 : 50 @ A2

Rev	Description	Date
A	MV: RELOCATED FRIDGE/WINDOW ADJUSTMENTS	2024-04-18
1	RFI 1: DETAIL AND NOTES UPDATE	2024-04-18

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE

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CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: ELEVATIONS

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
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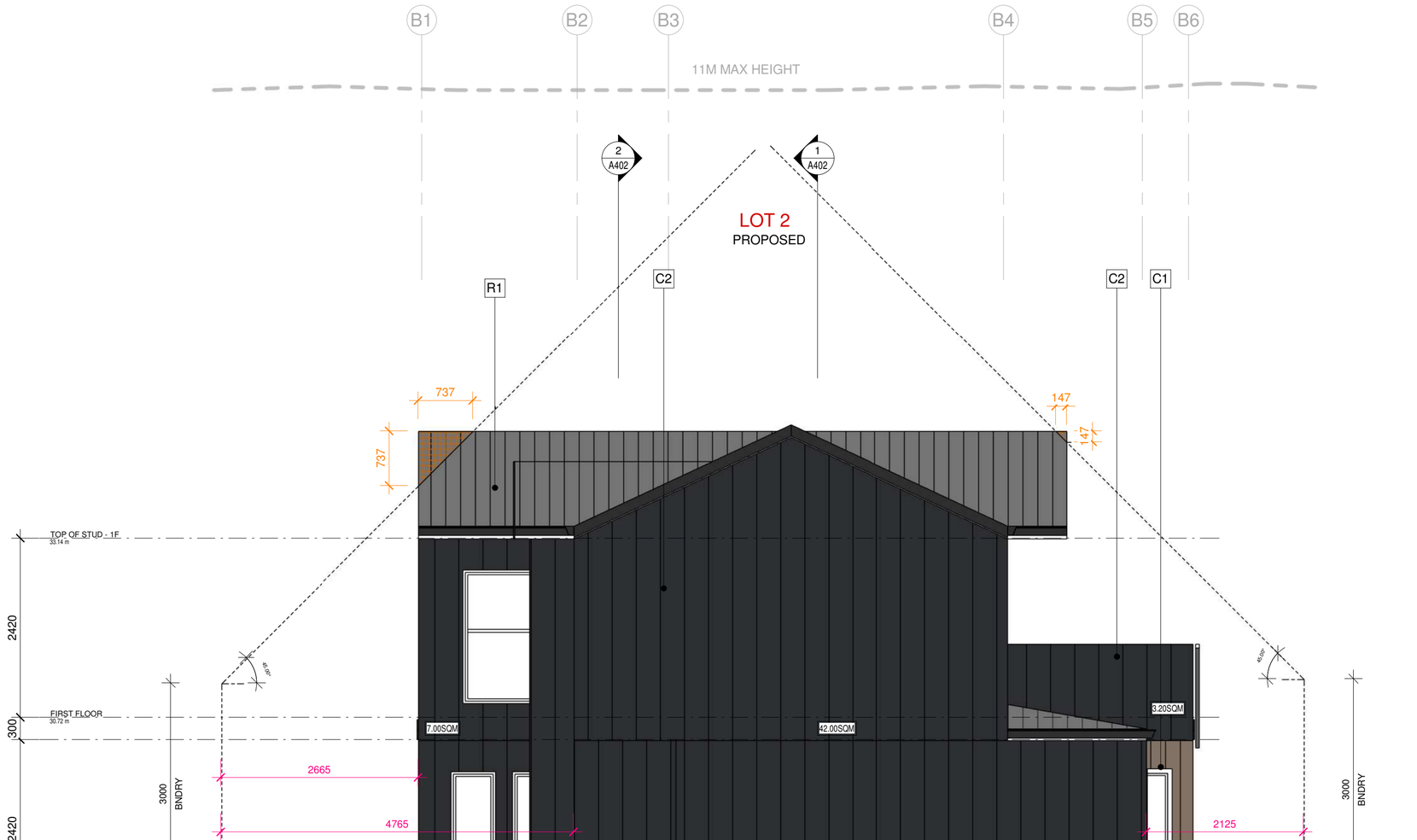
PROJECT NO:	DRAWING NO:	REVISION:
2331	A303	A

29/05/2024

EXTERIOR FINISH LEGENDS:

- C1 — VERTICAL CEDAR WEATHERBOARD ON 20MM CAVITY
- C2 — OBLIQUE VERTICAL WEATHERBOARD ON 20MM CAVITY *STAGGERED
- R1 — 0.55 BMT METAL LONG RUN ROOFING OVER PURLINS



1 / A304 NORTH ELEVATION

1 : 50 @ A2

Rev	Description	Date

STATUS: BUILDING CONSENT

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SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: ELEVATIONS

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
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PROJECT NO: 2331 | DRAWING NO: A304 | REVISION:

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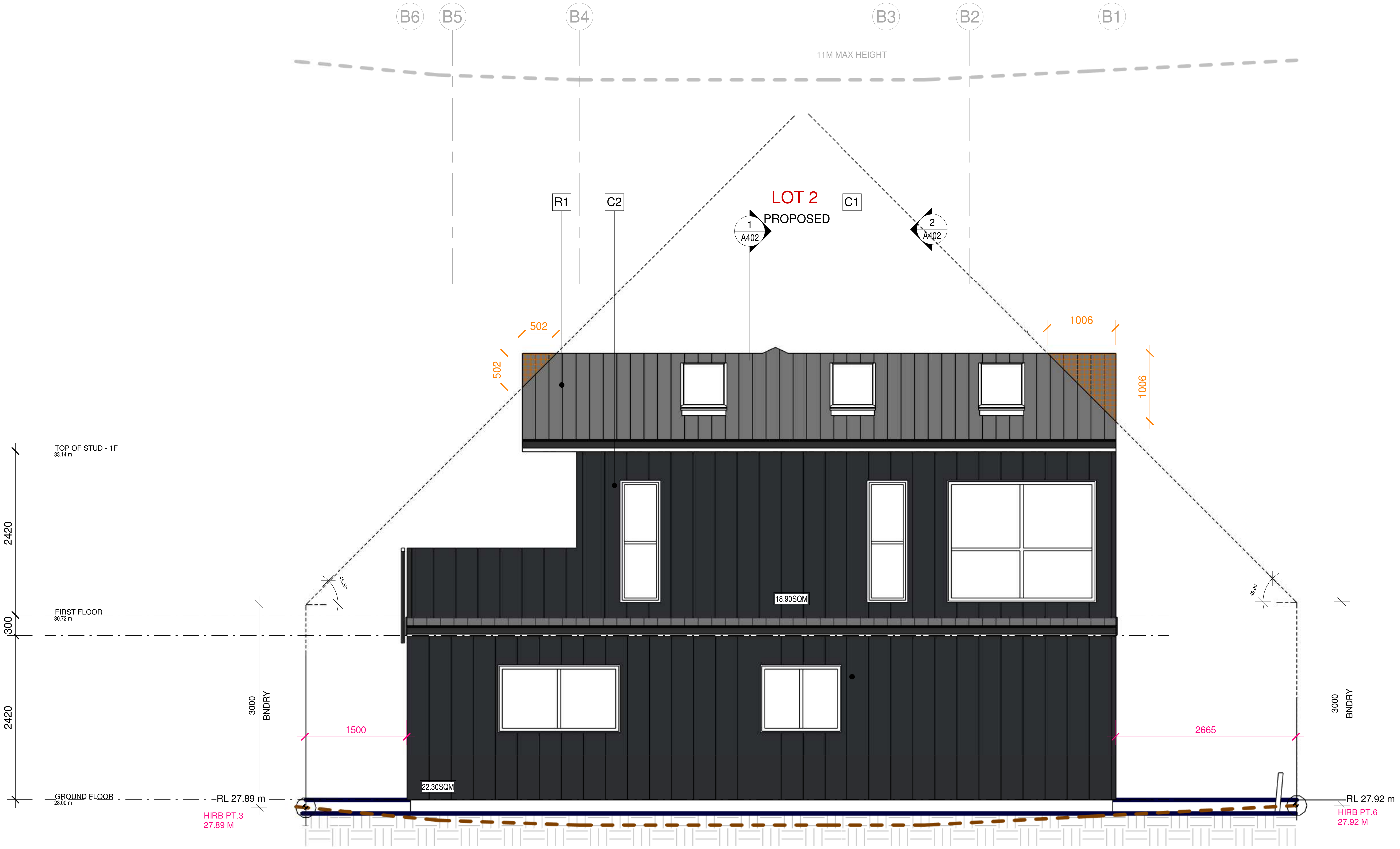
29/05/2024

EXTERIOR FINISH LEGENDS:

- C1 — VERTICAL CEDAR WEATHERBOARD ON 20MM CAVITY
- C2 — OBLIQUE VERTICAL WEATHERBOARD ON 20MM CAVITY *STAGGERED
- R1 — 0.55 BMT METAL LONG RUN ROOFING OVER PURLINS



1 A305 SOUTH ELEVATION
1 : 50 @ A2

Rev	Description	Date

STATUS: BUILDING CONSENT

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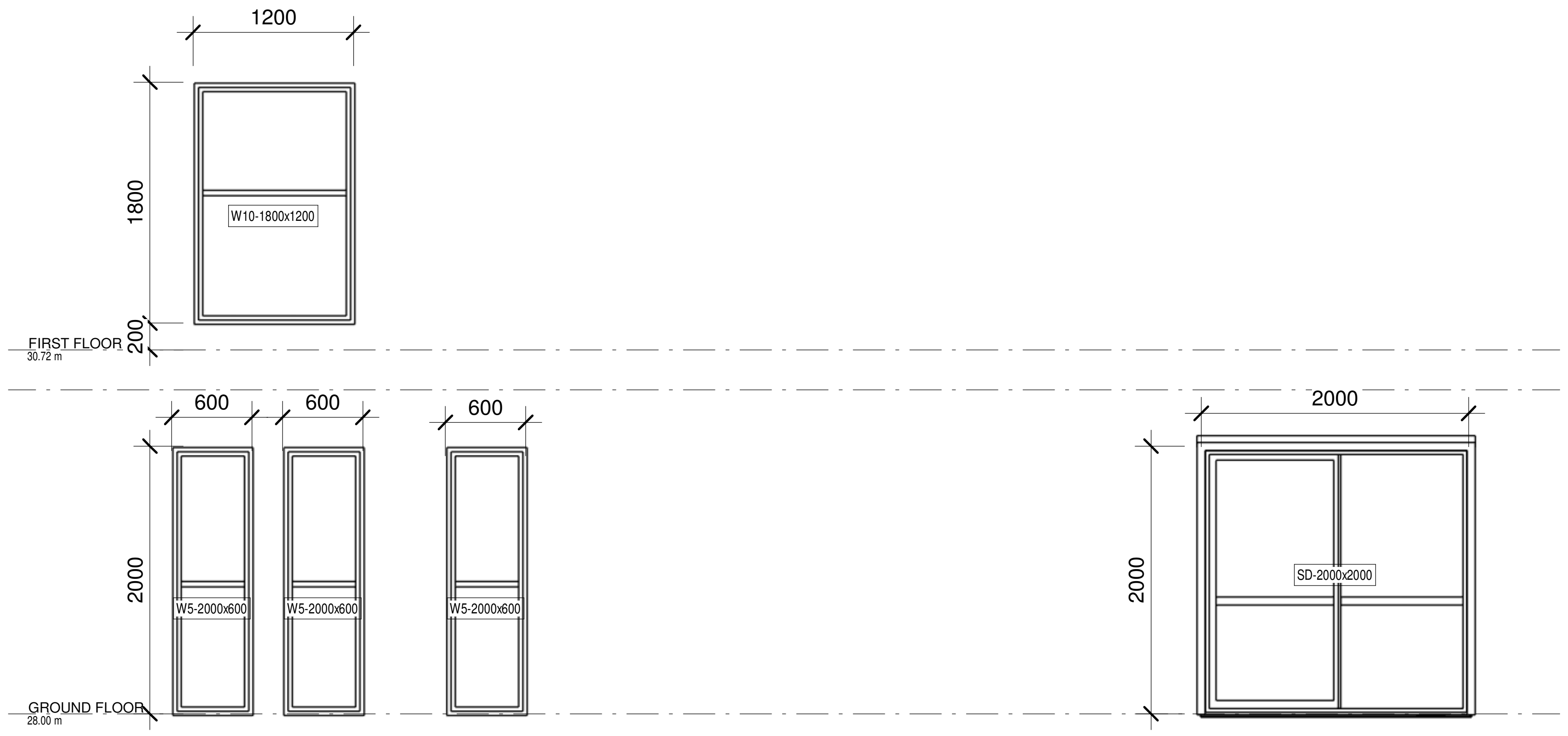
SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

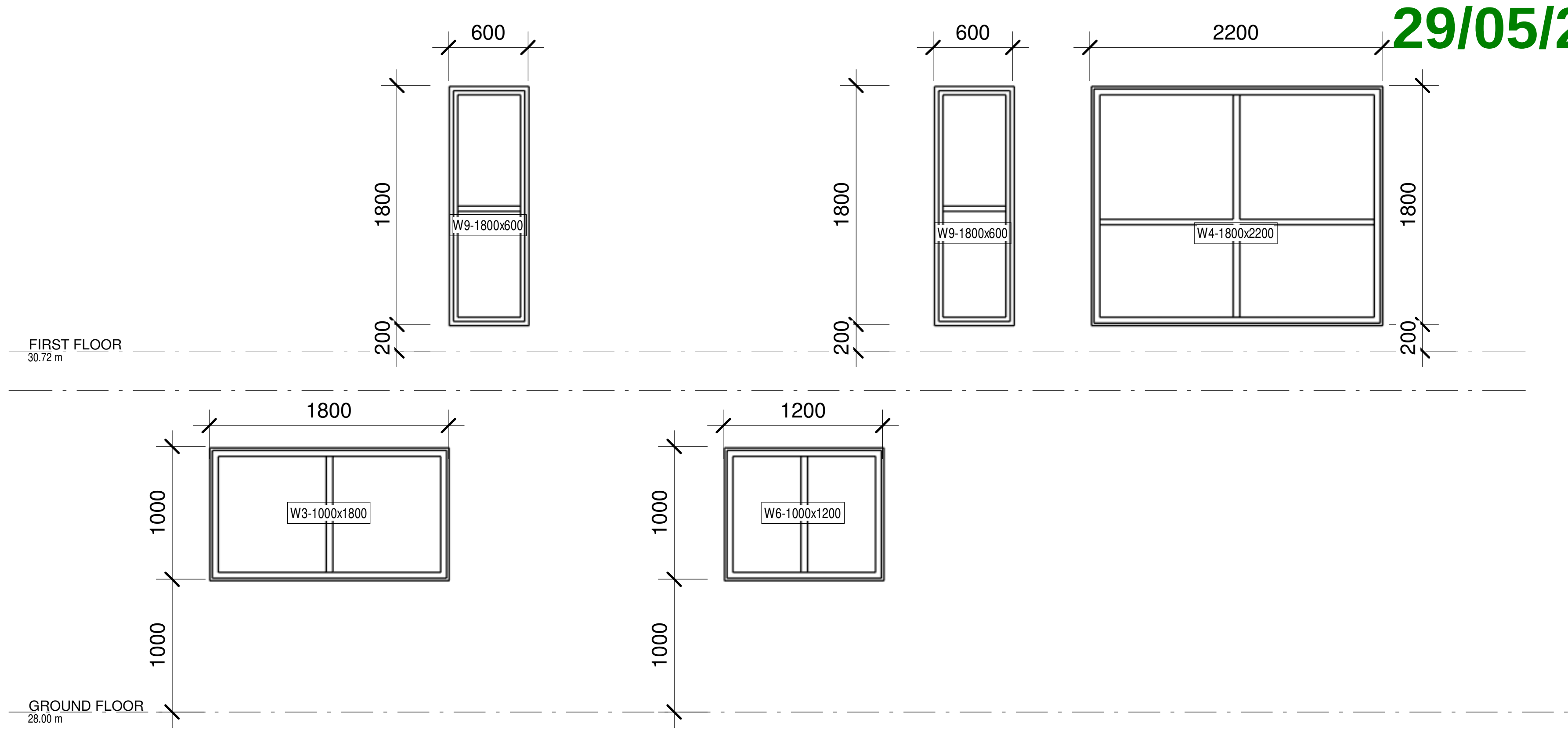
TITLE: ELEVATIONS

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:43 am	SS	SS-J	

PROJECT NO:	DRAWING NO:	REVISION:
2331	A305	



1 A309 D&W NORTH ELEVATION
1 : 50 @ A2



2 A309 D&W SOUTH ELEVATION
1 : 50 @ A2

EXTERNAL GLAZING NOTE:

ALL GLAZING TO COMPLY WITH F2/AS1 1.0 GLAZING AND **NZS4223.3: 2016 PARTS 1-3.**

WINDOW OPENINGS TO COMPLY WITH F4/AS1 - CLAUSE 2.0 OPENING WINDOWS. (APPLY WHERE THE POSSIBLE HEIGHT OF FALL FROM OPENING WINDOW IS MORE THAN 1000MM. (THE HEIGHT OF FALL SHALL BE MEASURED FROM THE INSIDE FLOOR LEVEL ADJACENT TO THE WINDOW).

ALLOW TO PROVIDE RESTRICTOR **(R)** STAYS TO WINDOWS LESS THAN 1.0 WIDE WITH SILL HEIGHTS LESS THAN 760mm ABOVE FINISHED FLOOR LEVEL IN ACCEPTANCE WITH NZBC F2/AS1.

OPENING LESS THAN 1000MM WIDE SHALL HAVE; EITHER -

A) THE LOWER EDGE OF THE OPENING AT LEAST 760MM ABOVE FLOOR LEVEL, OR

B) A RESTRICTOR FITTED TO LIMIT THE MAX. OPENING SO THAT A 100MM DIAMETER SPHERE CANNOT PASS THROUGH IT.

OPENING GREATER THAN 1000MM WIDE SHALL HAVE -

A) THE LOWER EDGE OF THE OPENING AT A HEIGHT MIN. 1000MM ABOVE FLOOR LEVEL

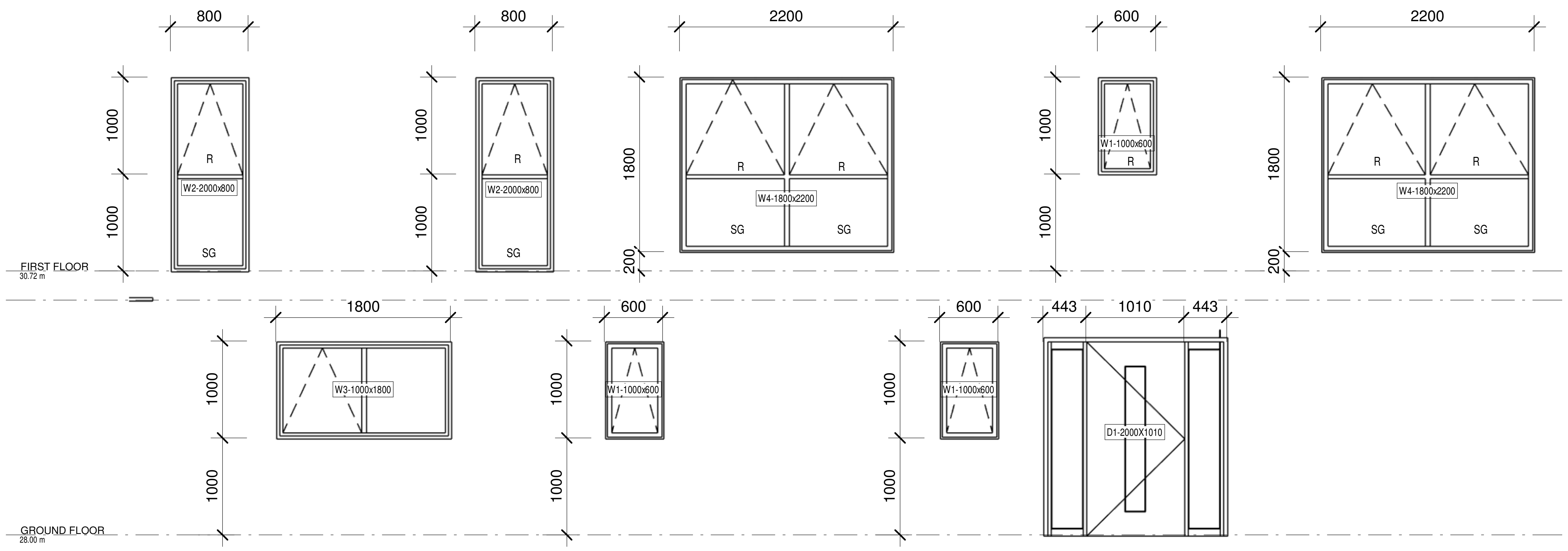
WINDOW MANUFACTURER SHALL CHECK ON SITE ALL WINDOW OPENING SIZES PRIOR TO ASSEMBLY.

ALL GLAZING TO BE DOUBLE GLAZED 4mm GLASS / 12mm CAVITY / 4mm GLASS WITH AN SRI VALUE OF 56 OR OTHERWISE NOTED. GLAZING MINIMUM R-VALUE R0.46

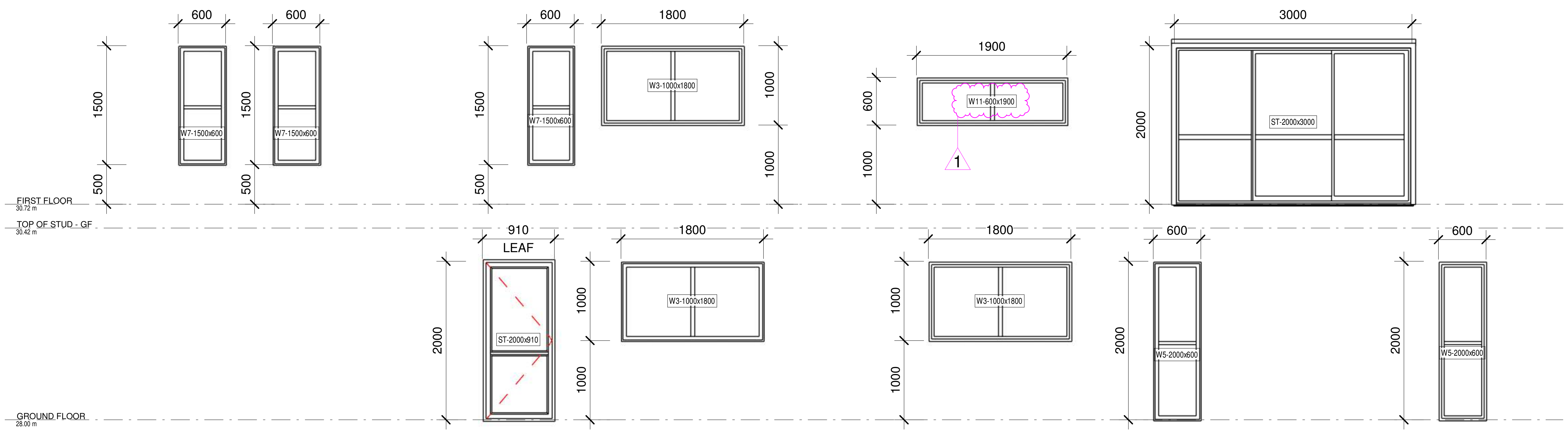
SAFETY GLASS NOTE:

SAFETY GLASS **(SG)** TO WINDOWS & SHOWERS LOCATED IN THE ENSUITE & BATHROOM& WINDOWS WITHIN 800MM OF THE FLOOR.

29/05/2024



3 A309 D&W EAST ELEVATION
1 : 50 @ A2



4 A309 D&W WEST ELEVATION
1 : 50 @ A2

Rev	Description	Date
1	RFI 1: DETAIL AND NOTES UPDATE	2024-04-18

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE

Bldg. 8 Level 1, 15 Accent Drive
East Tamaki Auckland, New Zealand
PH: 093946821
www.siliconarchitecture.com
admin@siliconec.co.nz

CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: DOOR & WINDOW SCHEDULE

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:43 am	SS	SS-J	

PROJECT NO:	DRAWING NO:	REVISION:
2331	A309	1

29/05/2024

GENERAL NOTES

ROOF CLADDING
MC760 OR SIMILAR APPROVED - 0.55BMT COLORSTEEL ENDURA ROOFING - INSTALL TO MANUFACTURER SPECIFICATIONS

TIMBER TRUSSES
REFER TO TRUSS MANUFACTURER'S LAYOUT AND DETAIL

RAFTERS
REFER TO STRUCTURAL DRAWINGS & SPECIFICATIONS

PURLINS
H1.2 70X45MM ON FLAT @900 CTRS MAX.
900MM CRS MAX (@ INTERMEDIATE SPAN)
600MM CRS MAX (@ END SPAN)
FIXED WITH 1/14G TYPE 17 SELF DRILLING SCREW, 100MM LONG

CEILING BATTENS
SG8 H1.2 70X35MM TIMBER CEILING BATTENS AT 450MM CTRS MAX FIXED WITH POWER DRIVEN NAILS OVER 10MM GIB LINING

EXTERNAL WALL
SG8 H1.2 90X45 TIMBER FRAMING ON VENTED CAVITY BUILDING UNDERLAY AND INSULATION AS SPECIFIED
@2.4M HT - STUDS AT 600CRS
@2.7M HT - STUDS AT 400CRS
@3.0M HT - STUDS AT 300CRS

INTERNAL WALL
SG8 H1.2 TIMBER FRAMING STUDS AT 600CRS MAX
NOGGS AT 800 CRS MAX

LOAD BEARING WALL (LBW)
90X45MM SG8 H1.2 TIMBER FRAMING AT 400 CRS MAX
BOTTOM PLATES SG8 H1.2 TIMBER FRAMING

INTERIOR LININGS

DRY AREAS	WALL GIB STANDARD	10 MM
	CEILING GIB STANDARD	10 MM
WET AREAS	WALLS GIB AQUALINE	10 MM
	CEILING GIB AQUALINE	10 MM

THERMAL INSULATION

CEILING	PINK BATTS	R 7.0
WALLS	PINK BATTS	R 2.4
FLOOR	KOOLFOAM ECO PODS	R5.3
GLAZING	(DOUBLE GLAZED)	R0.46

POWER COATED ALUMINIUM JOINERY

WET AREAS
WATERPROOFING MEMBRANE
MAPEI MAPEGUM WPS SYSTEM INSTALLED TO MANUFACTURER'S SPECIFICATION
SUBSTRATES:
17MM PLYWOOD MIN COMPLYING WITH AS/NZS 2269, F11, CD GRADE STRUCTURAL WITH SANDED C FACE UP AND H3.2 TREATED. DO NOT USE LOSP
COMMON AREAS: 20MM THK PARTICLE BOARD

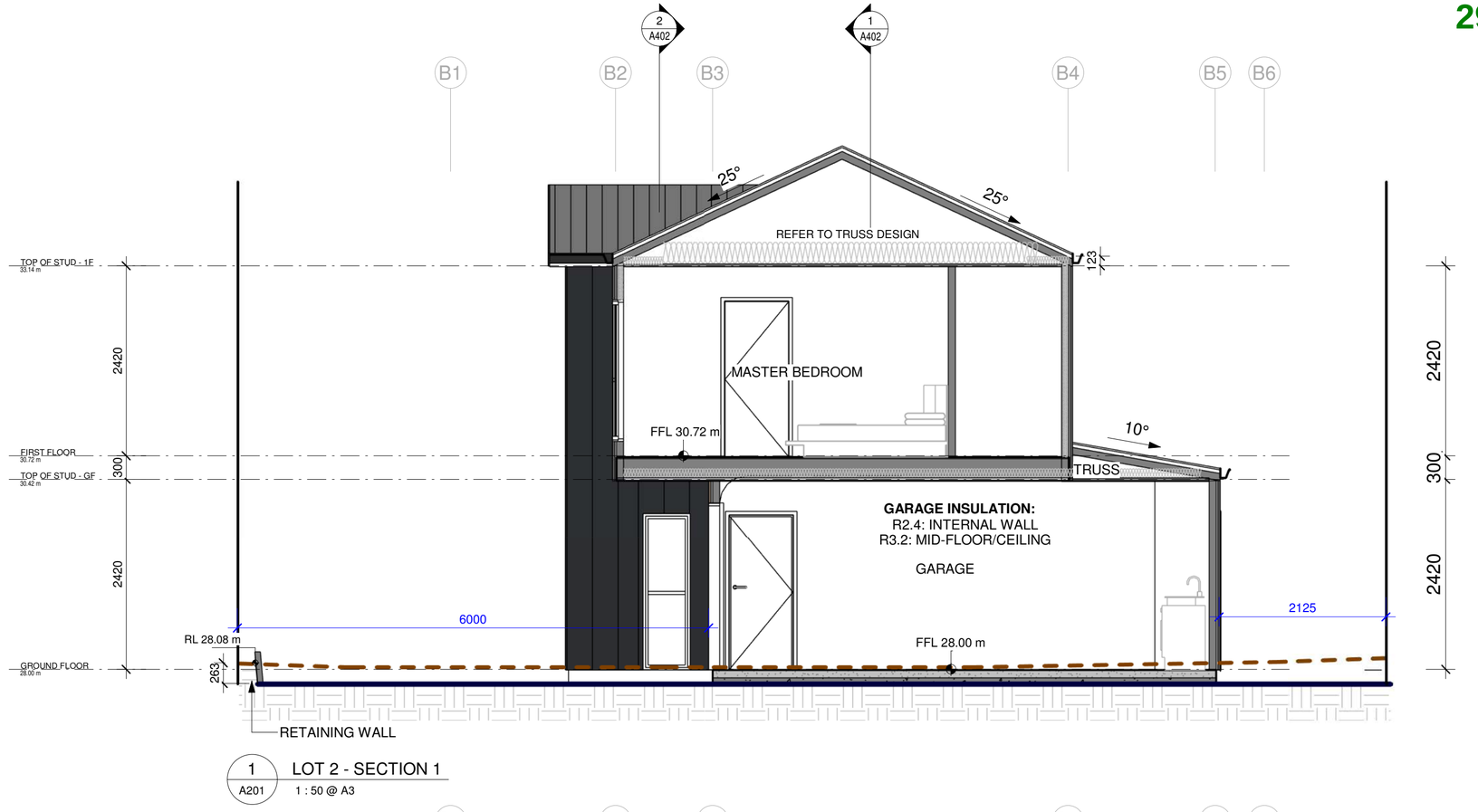
UNDERLAYS
ROOF THERMAKRAFT COVERTEK 407
WALL MARSHALL TEKTON
DPC SUPERCOURSE 500™
DPM THERMAKRAFT THERMATHENE ORANGE™ 300

CONCRETE FOUNDATION
FOUNDATION TO ENGINEER'S DESIGN

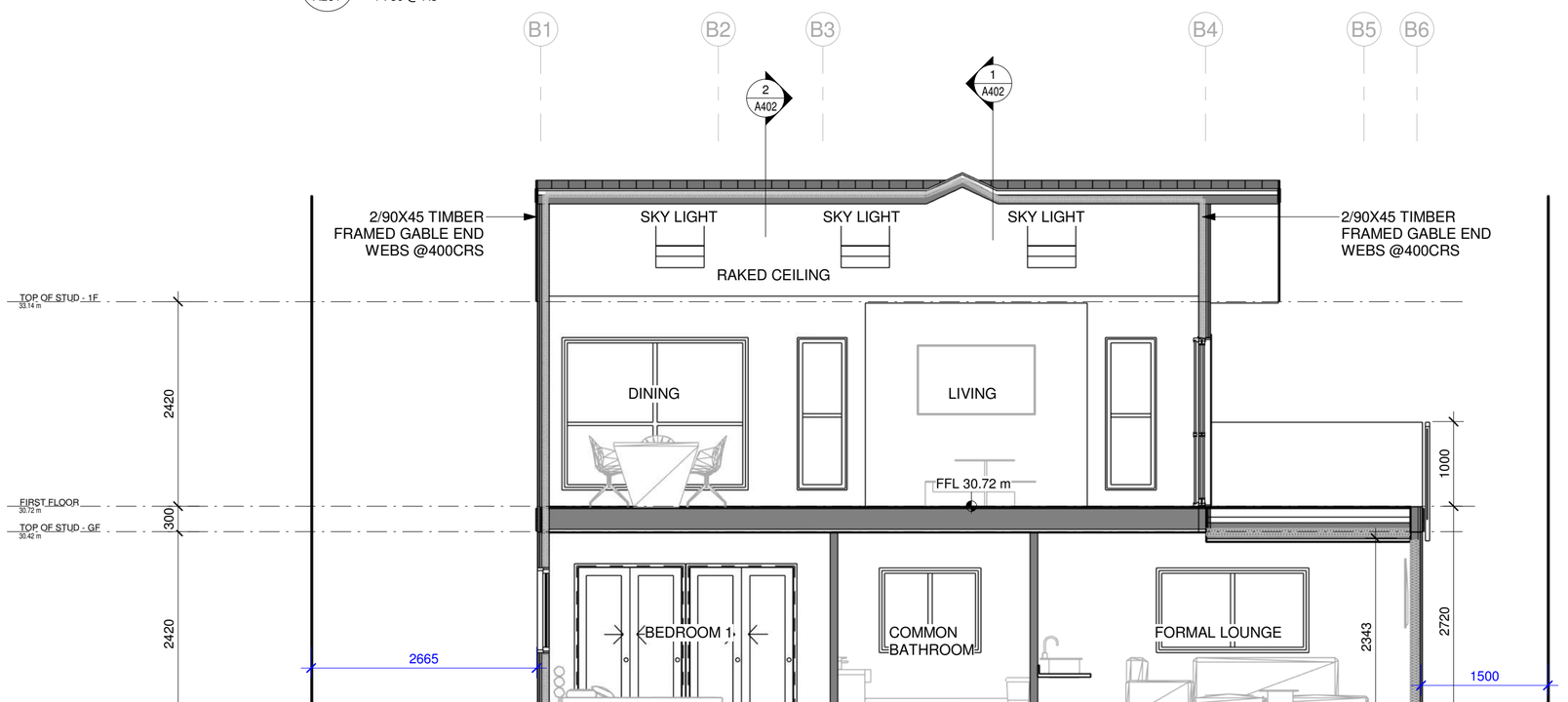
TIMBER GRADES
ALL TIMBER TO BE TREATED AND GRADED AS FOLLOWS UNLESS OTHERWISE NOTED ON DRAWINGS:

TOP PLATE:	SG8 GRADE, H1.2 TREATED
LINTEL:	SG8 GRADE, H1.2 TREATED
STUDS:	SG8 GRADE, H1.2 TREATED
BOTTOM PLATE:	SG8 GRADE, H1.2 TREATED

TOP PLATE TO STUD FIXING
2/ 90 X 3.15 END NAILS + 2 WIRE DOGS
TOP/ BOTTOM PLATES
TOP & BOTTOM PLATES TO BE SG8 90 X 45
ALLOW DPC BETWEEN TIMBER AND CONCRETE; TIMBER AND STEEL



1 / A201 LOT 2 - SECTION 1
1 : 50 @ A3



2 / A201 LOT 2 - SECTION 2
1 : 50 @ A3

Rev	Description	Date
STATUS:	BUILDING CONSENT	

SILICON ARCHITECTURE
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East Tamaki Auckland, New Zealand
PH: 093946821
www.siliconarchitecture.com
admin@siliconec.co.nz

CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: GENERAL SECTIONS

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:44 am	SS	SS-J	

PROJECT NO: 2331 | DRAWING NO: A401 | REVISION:

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29/05/2024

GENERAL NOTES

ROOF CLADDING
MC760 OR SIMILAR APPROVED - 0.55BMT COLORSTEEL ENDURA ROOFING - INSTALL TO MANUFACTURER SPECIFICATIONS

TIMBER TRUSSES
REFER TO TRUSS MANUFACTURER'S LAYOUT AND DETAIL

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REFER TO STRUCTURAL DRAWINGS & SPECIFICATIONS

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SG8 H1.2 TIMBER FRAMING STUDS AT 600CRS MAX NOGGS AT 800 CRS MAX

LOAD BEARING WALL (LBW)
90X45MM SG8 H1.2 TIMBER FRAMING AT 400 CRS MAX BOTTOM PLATES SG8 H1.2 TIMBER FRAMING

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TOP/ BOTTOM PLATES
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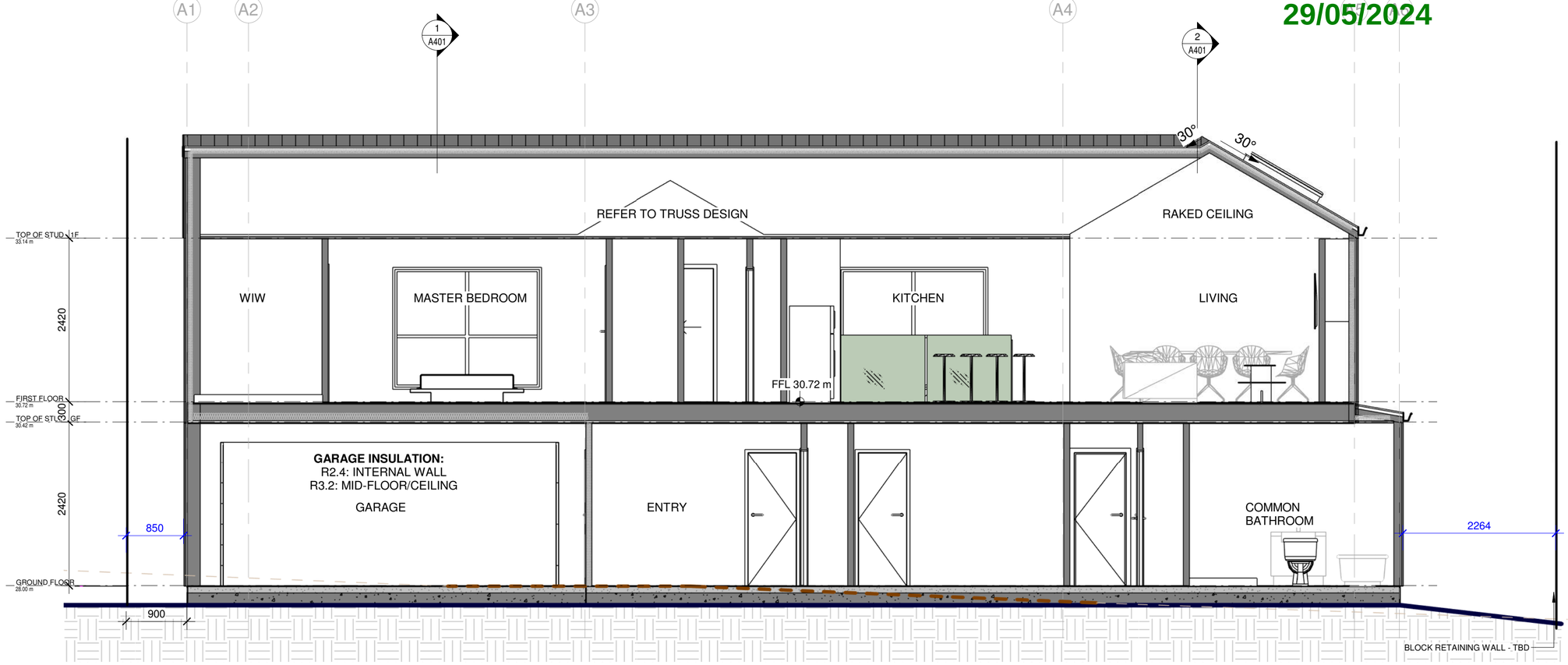
ALLOW DPC BETWEEN TIMBER AND CONCRETE; TIMBER AND STEEL



1 A402 LOT 2 - SECTION 3
1 : 50 @ A2

2 A402 LOT 2 - SECTION 4
1 : 50 @ A2

Rev	Description	Date
STATUS:	BUILDING CONSENT	

SILICON ARCHITECTURE
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CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: GENERAL SECTIONS

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:45 am	SS	SS-J	

PROJECT NO:	DRAWING NO:	REVISION:
2331	A402	

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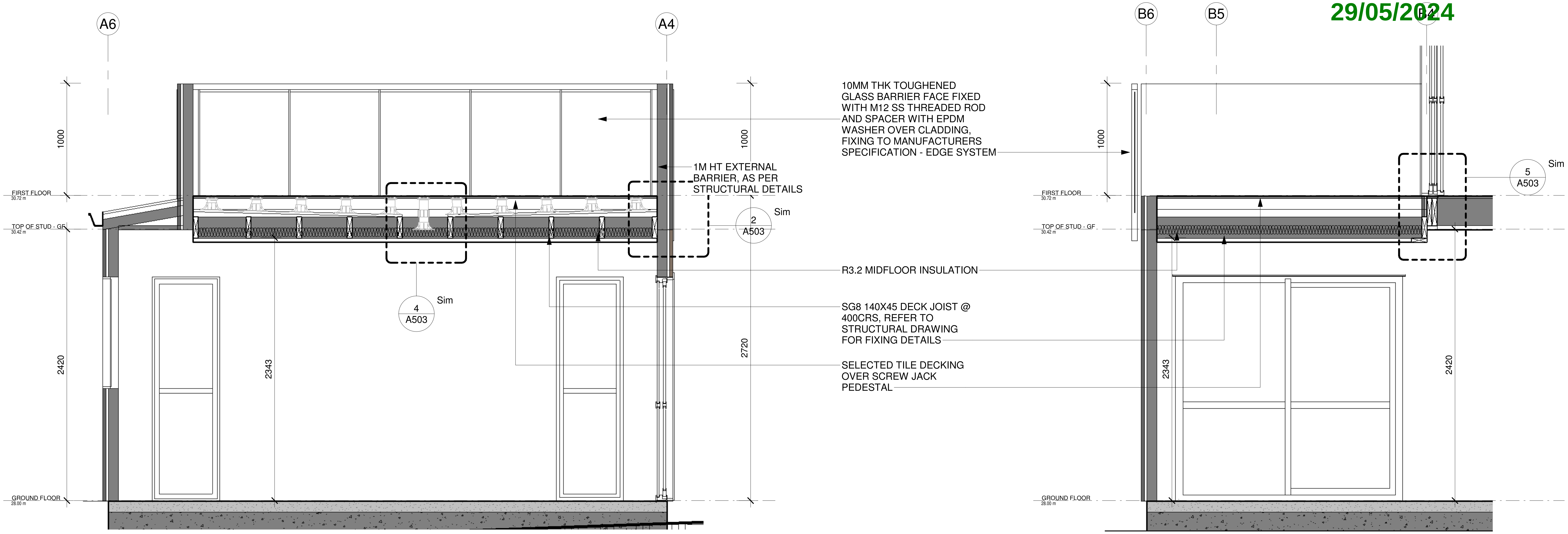
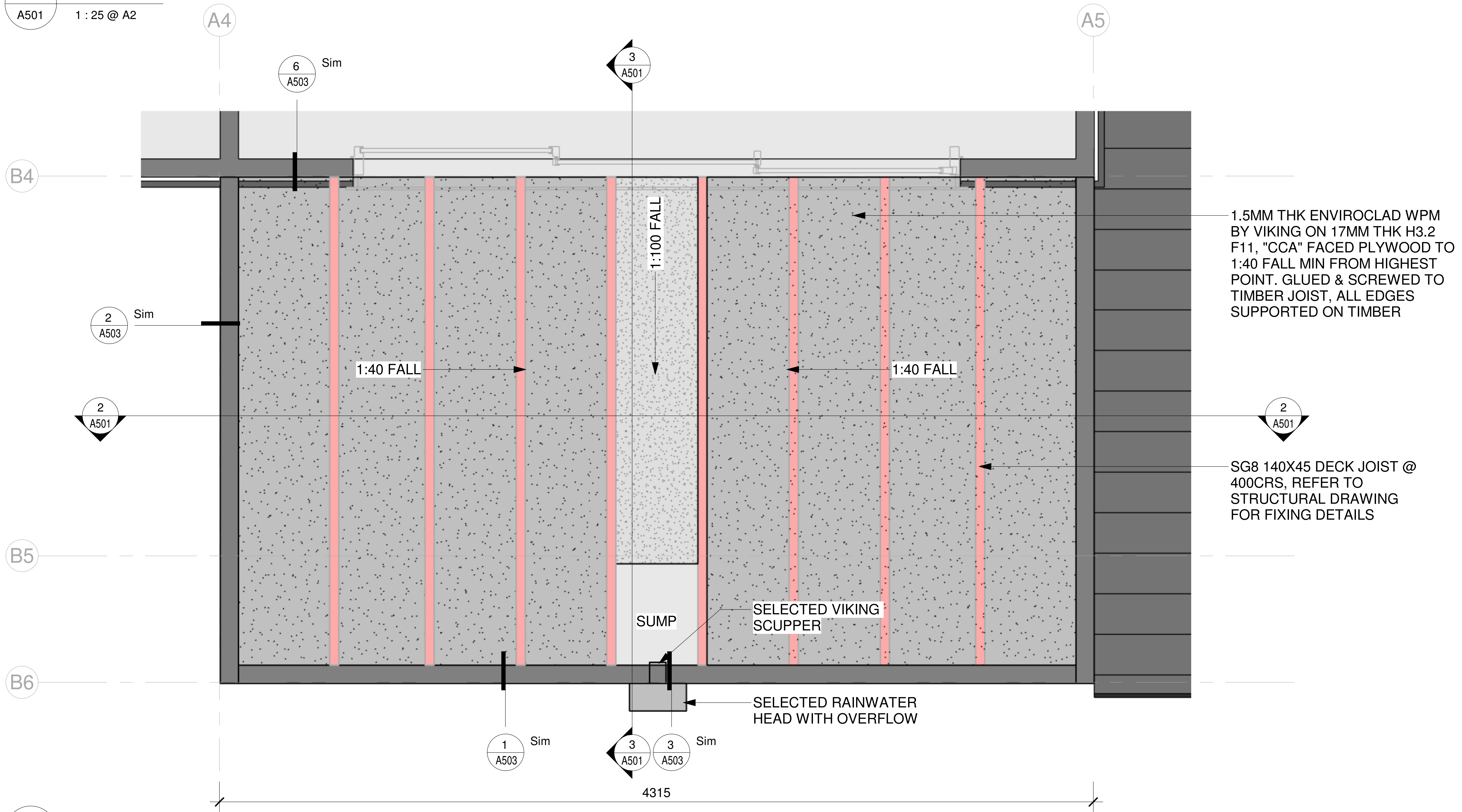
29/05/2024



2 A501 Section 1
1 : 25 @ A2

3 A501 Section 2
1 : 25 @ A2



1 A208 MEMBRANE DECK - ENLARGED PLAN
1 : 20 @ A2

Rev	Description	Date

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE

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CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

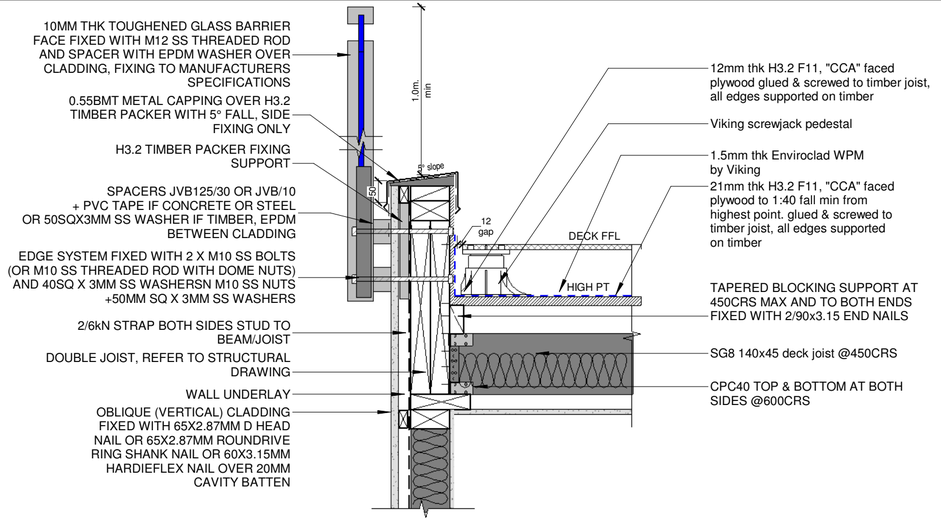
SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: MEMBRANE DECK - ENLARGED PLAN

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:45 am	SS	SS-J	

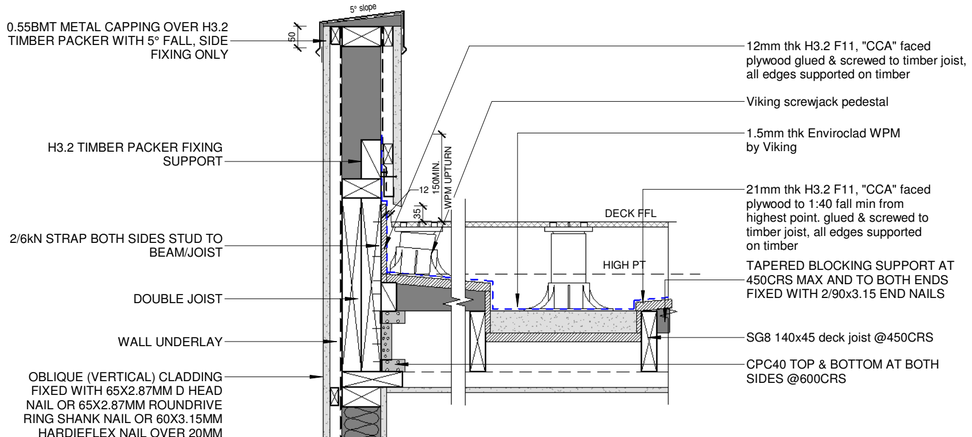
PROJECT NO:	DRAWING NO:	REVISION:
2331	A501	

29/05/2024



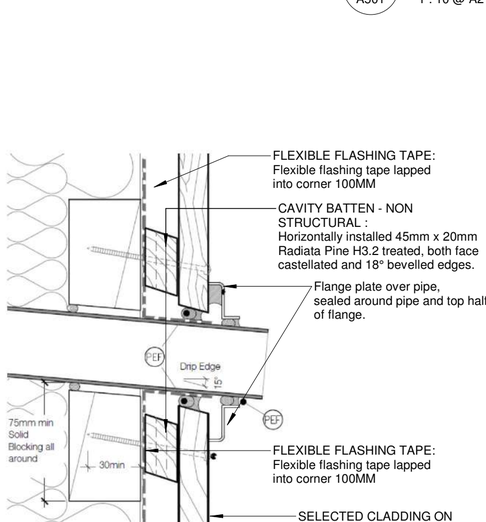
1 A501 DECK BARRIER SECTION 1 (TRANSVERSE)

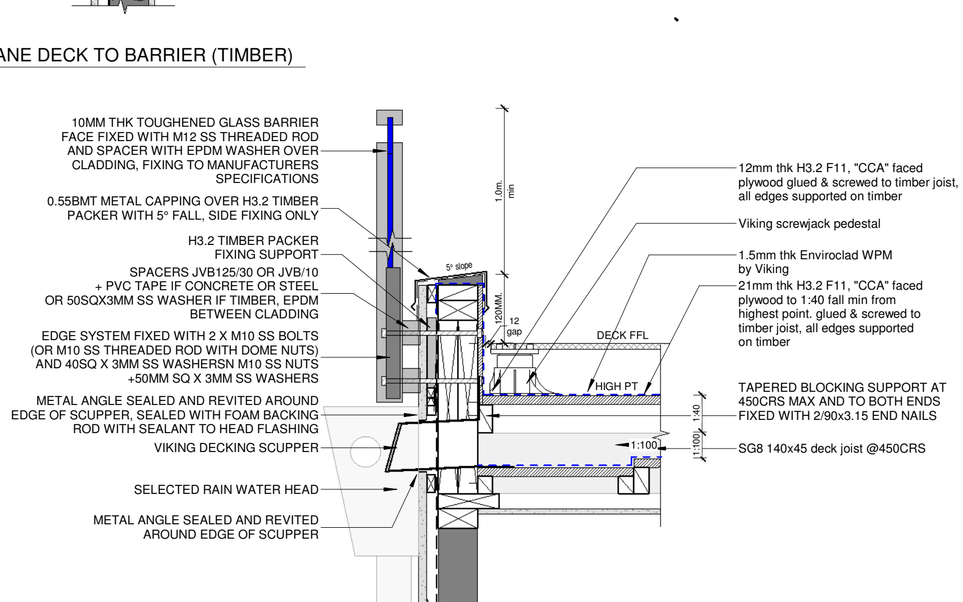
1 : 10 @ A2



2 A501 MEMBRANE DECK TO BARRIER (TIMBER)

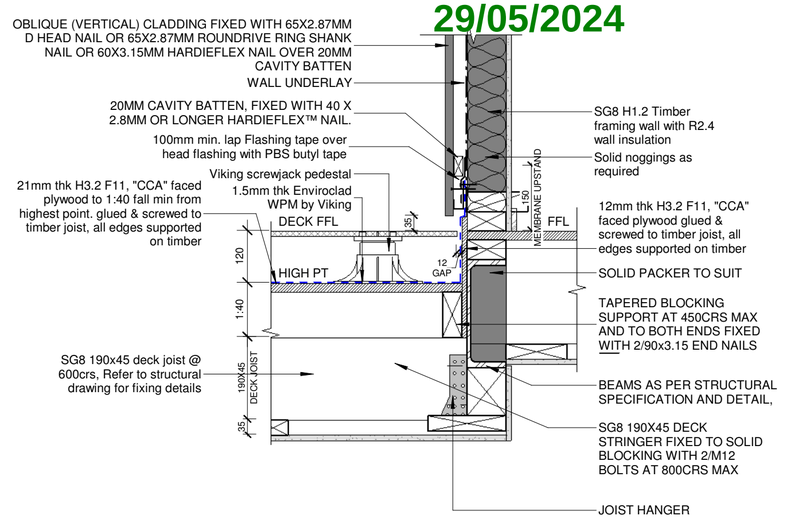
1 : 10 @ A2





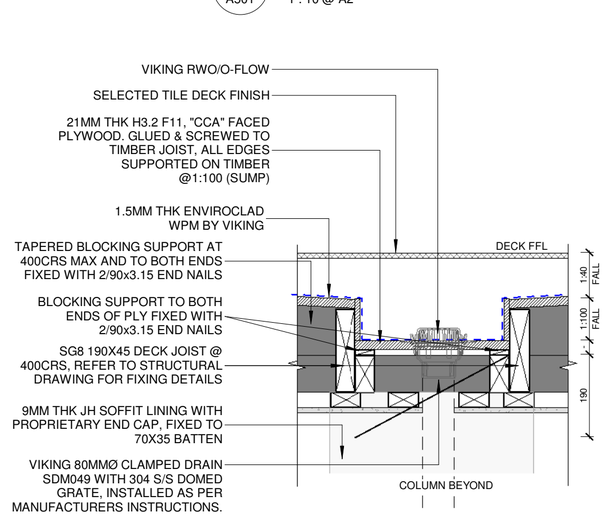
3 A501 MEMBRANE DECK TO BARRIER (SUMP)

1 : 10 @ A2



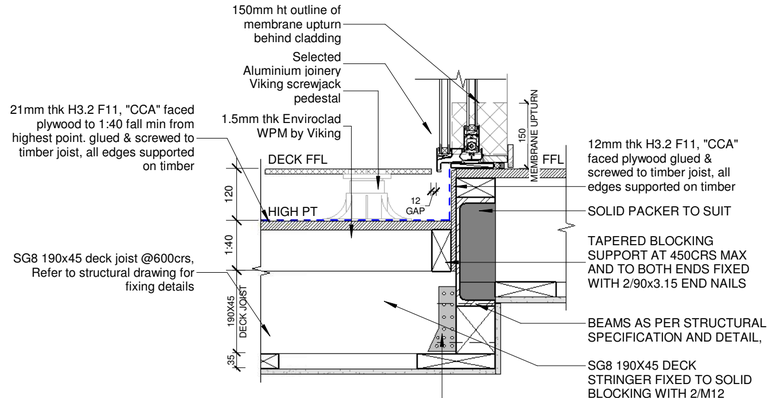
5 A501 MEMBRANE DECK TO SILL

1 : 10 @ A2



4 A501 MEMBRANE DECK (MID-SUMP)

1 : 10 @ A2



6 A501 MEMBRANE DECK TO WALL SECTION

1 : 10 @ A2

Rev	Description	Date
STATUS:	BUILDING CONSENT	

SILICON ARCHITECTURE

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CLIENT:	TIM MYERS
PROJECT:	PROPOSED 2 STOREY RESIDENCE
SITE:	137 GREY STREET ONEHUNGA AUCKLAND 1061
TITLE:	DETAIL - MEMBRANE DECK

SCALE AT A2:	DATE ISSUE:	DRAWN:	CHECKED:
1 : 10	15/05/2024 8:53:46 am	DD	J
PROJECT NO: 2331	DRAWING NO: A503		REVISION:

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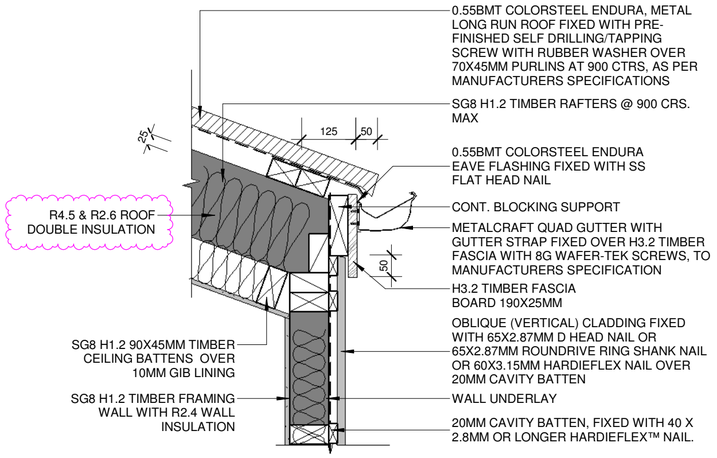
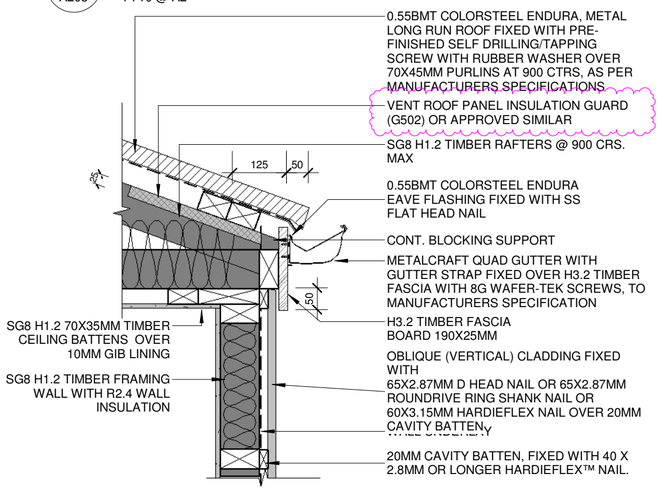
29/05/2024



1 A203 ROOF EAVE DETAIL - 1 (RAFTER)

1 : 10 @ A2

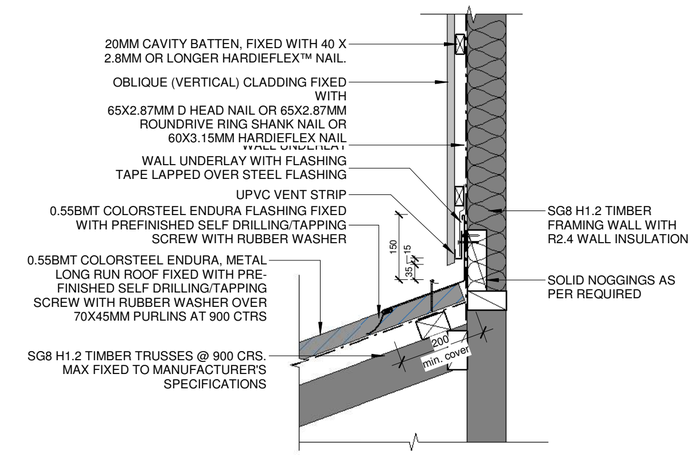


2 A203 ROOF EAVE DETAIL - 1

1 : 10 @ A2

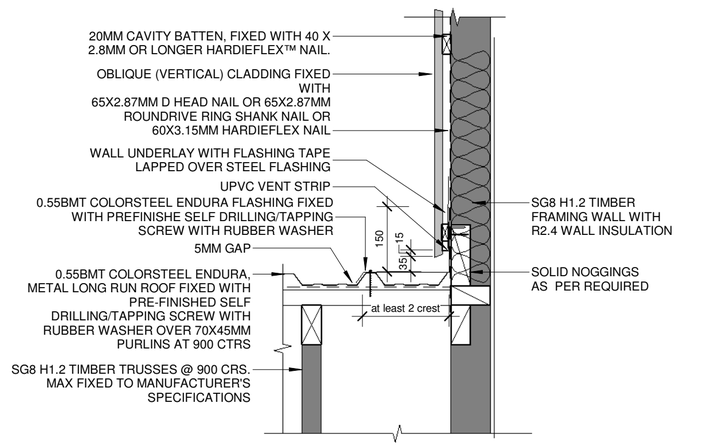
3 A204 VERGE END DETAIL

1 : 10 @ A2



4 A204 APRON TRANSVERSE DETAIL - VERTICAL CLADDING

1 : 10 @ A2

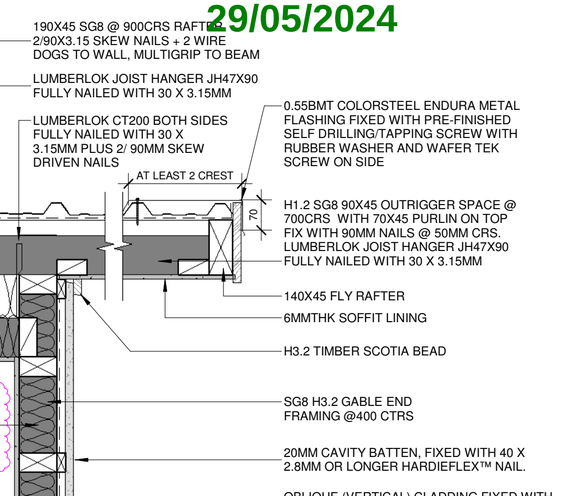


5 A204 ROOF APRON DETAIL - PARALLEL APRON (LR-VC)

1 : 10 @ A2

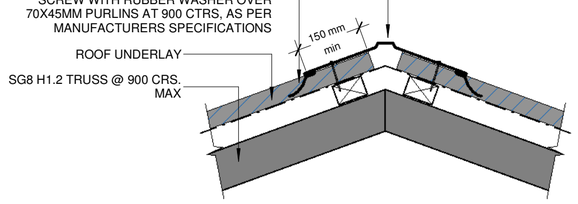
6 A203 RIDGE DETAIL - RAFTERS

1 : 10 @ A2



8 A203 VERGE OUTRIGGER DETAIL - VERTICAL CLADDING

1 : 10 @ A2



7 A203 TYP. RIDGE DETAIL

1 : 10 @ A2

Rev	Description	Date
3	RFI AUDIT: DETAIL AND NOTES UPDATE	2024-04-24

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE

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CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: DETAIL - ROOF DETAILS

SCALE AT A2:	DATE ISSUE:	DRAWN:	CHECKED:
1 : 10	15/05/2024 8:53:47 am	DD	J

PROJECT NO:	DRAWING NO:	REVISION:
2331	A505	3

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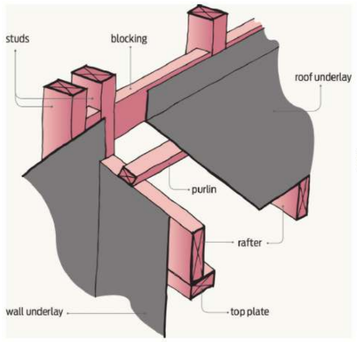
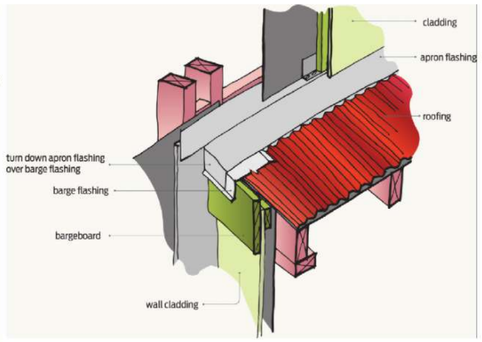
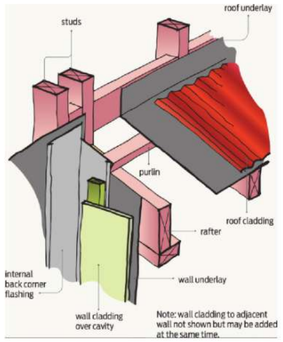
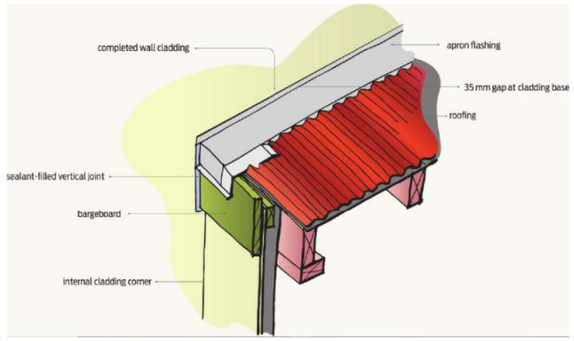
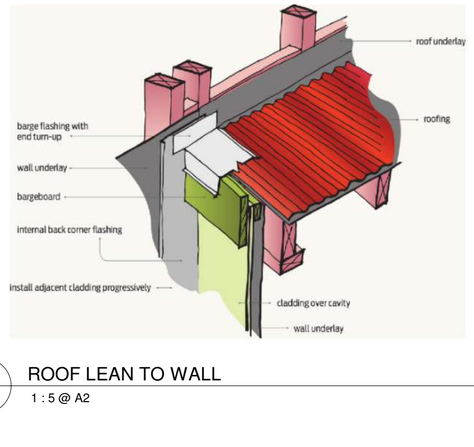
29/05/2024





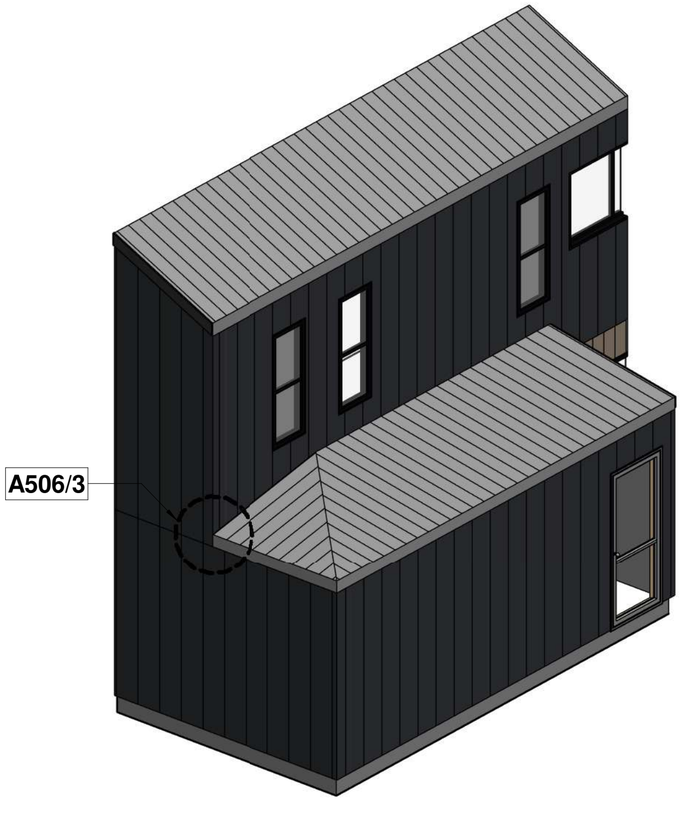


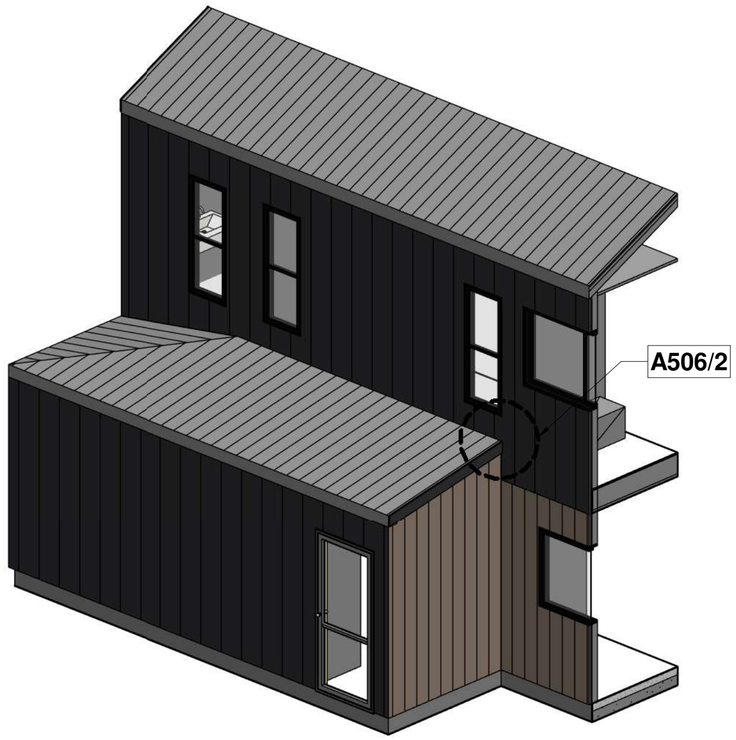




1 A506 ROOF LEAN TO WALL

1 : 5 @ A2





A A506 ISO REF-1

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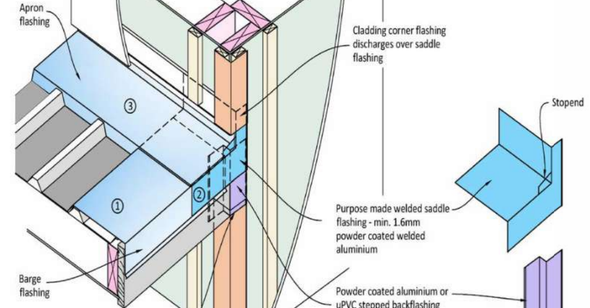
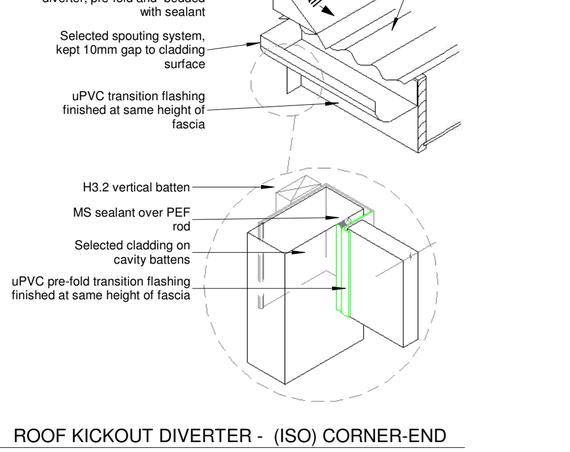


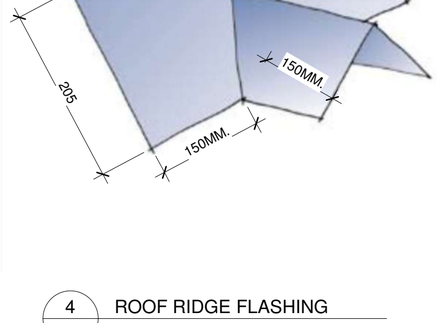
2 A506 ROOF LEAN TO WALL AT CORNER

1 : 5 @ A2



3 A506 ROOF KICKOUT DIVERTER - (ISO) CORNER-END

1 : 5 @ A2



4 A506 ROOF RIDGE FLASHING

1 : 5 @ A2

Rev	Description	Date
STATUS:	BUILDING CONSENT	

SILICON ARCHITECTURE

Bldg. 8 Level 1, 15 Accent Drive
East Tamaki Auckland, New Zealand
PH: 09 265 19 55
www.siliconarchitecture.com
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CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: DETAIL - ROOF DETAILS

SCALE AT A2:	DATE ISSUE:	DRAWN:	CHECKED:
1 : 5	15/05/2024 8:53:48 am	DD	J
PROJECT NO: 2331	DRAWING NO: A506		REVISION:

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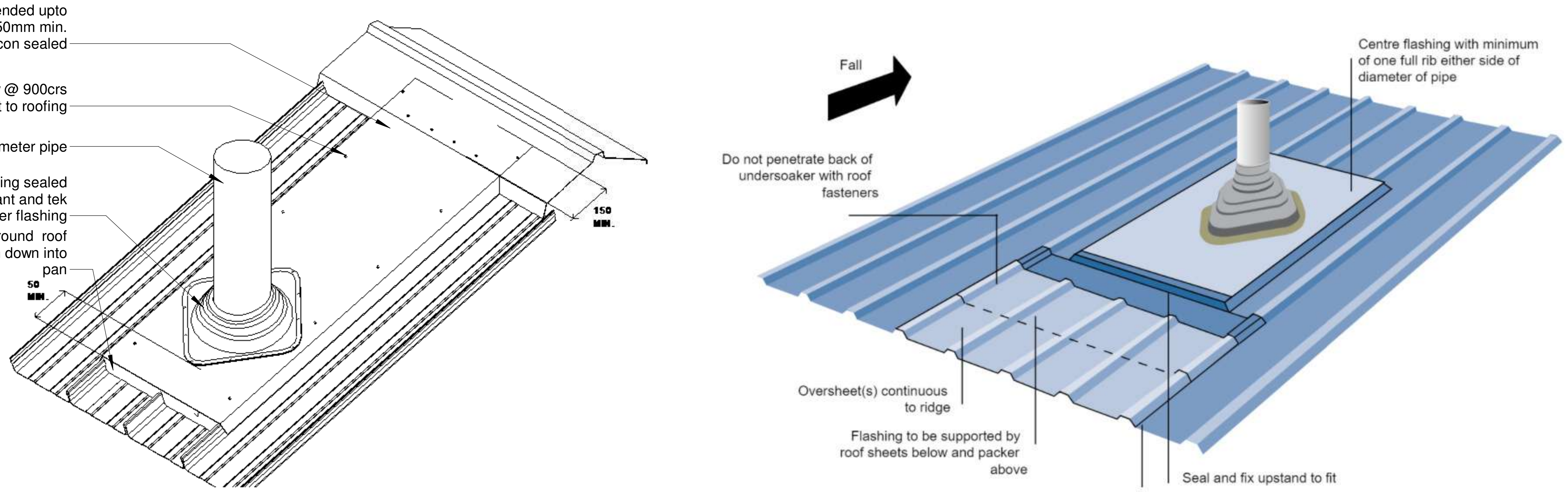
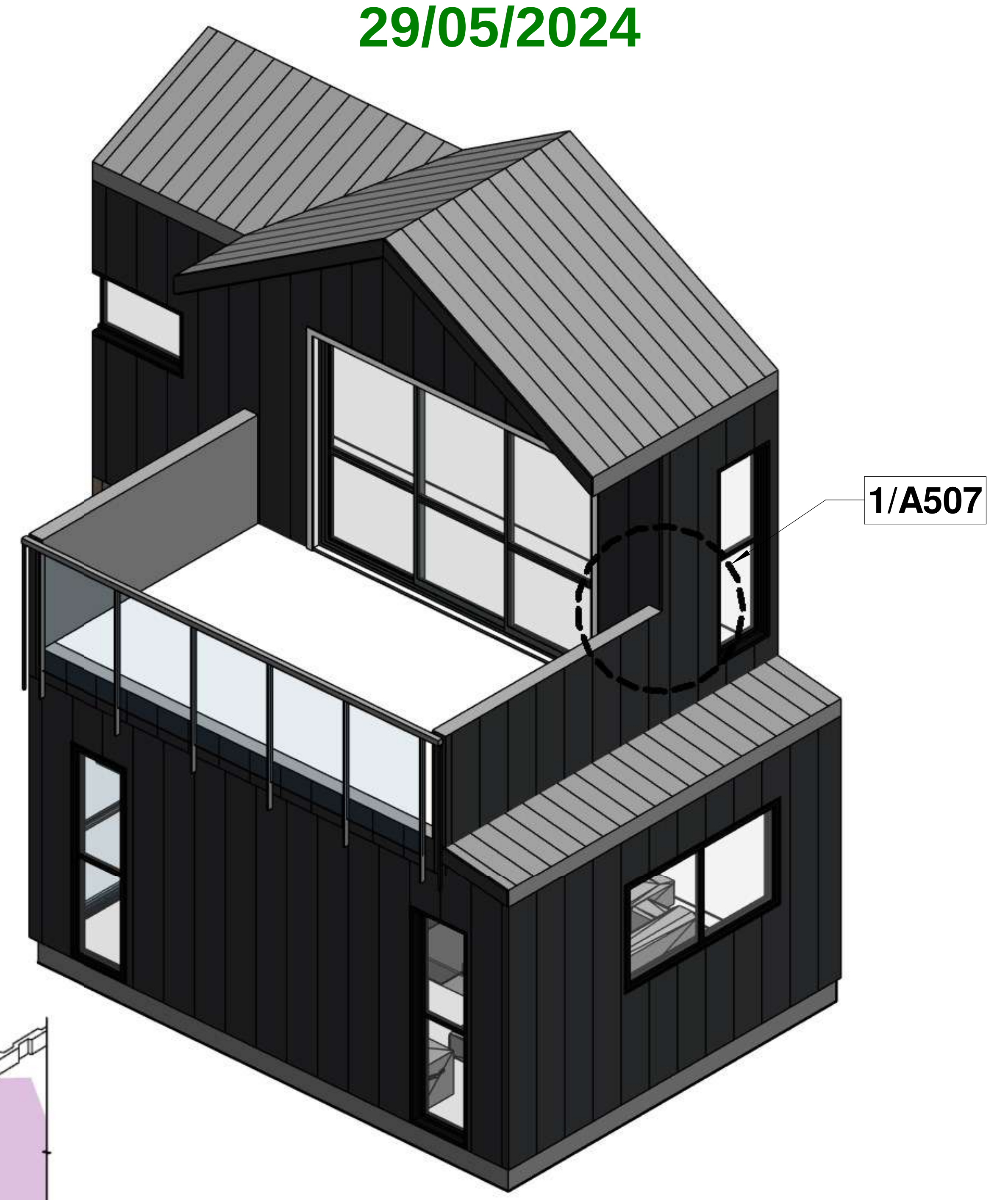
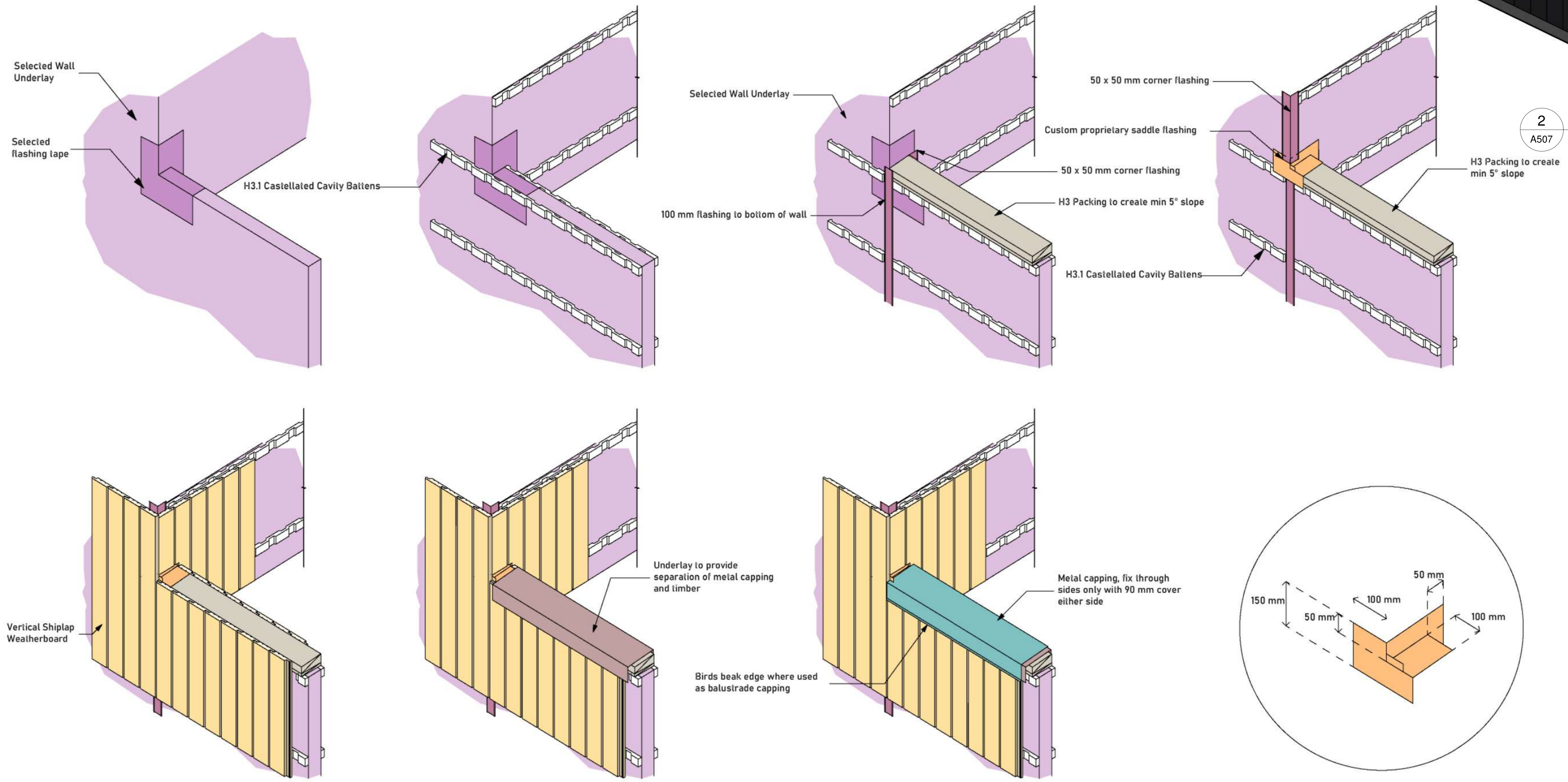
29/05/2024



3 ROOF PENETRATION DETAIL
A507 1 : 10 @ A2



2 ISO REF-2 BALUSTRADE END CORNER
A507 NTS



1 BALUSTRADE DETAIL - END CORNER
A507 1 : 13 @ A2

Rev	Description	Date

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE

Bldg. 8 Level 1, 15 Accent Drive
East Tamaki Auckland, New Zealand
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CLIENT: TIM MYERS

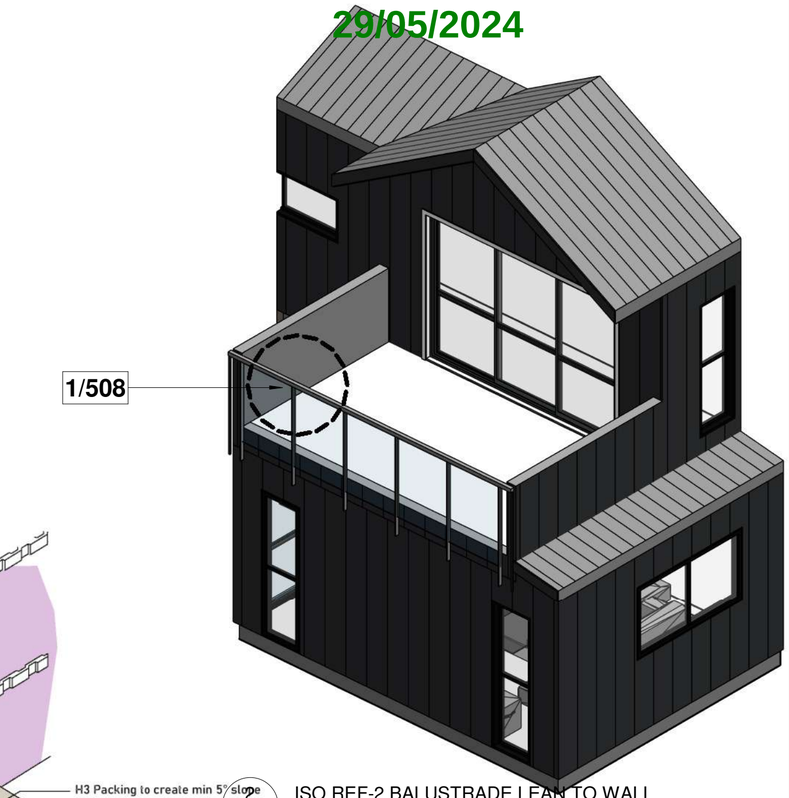
PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: DETAIL - ROOF DETAILS

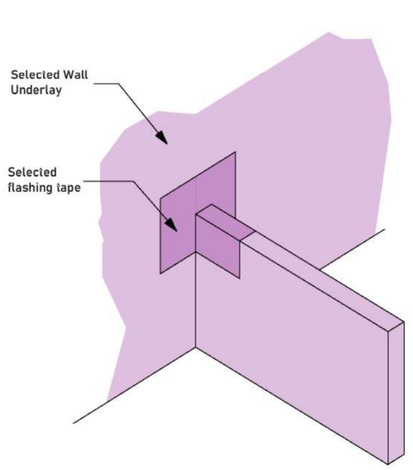
SCALE AT A2:	DATE ISSUE:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:48 am	DD	J
PROJECT NO:	DRAWING NO:		REVISION:
2331	A507		

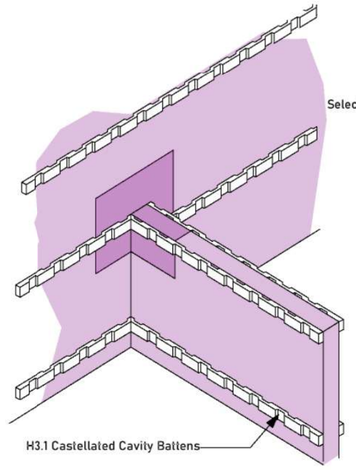
29/05/2024

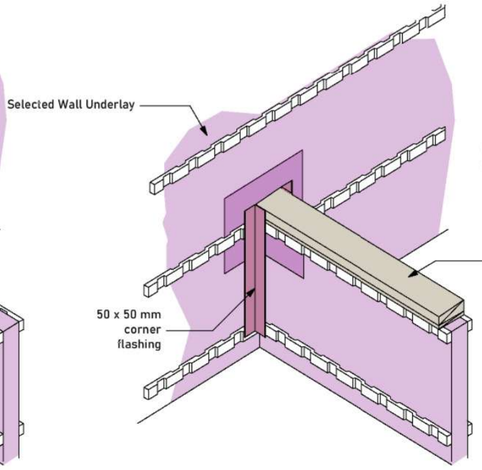


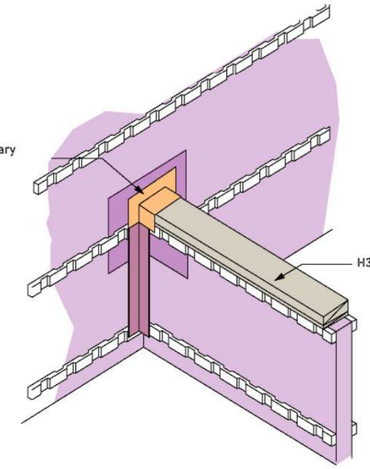
2 A508 ISO REF-2 BALUSTRADE LEAN TO WALL

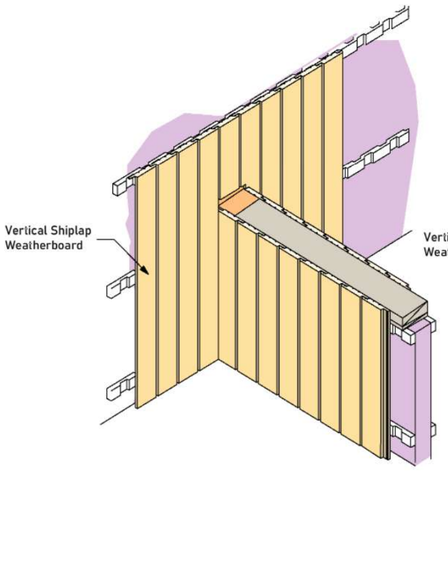
NTS

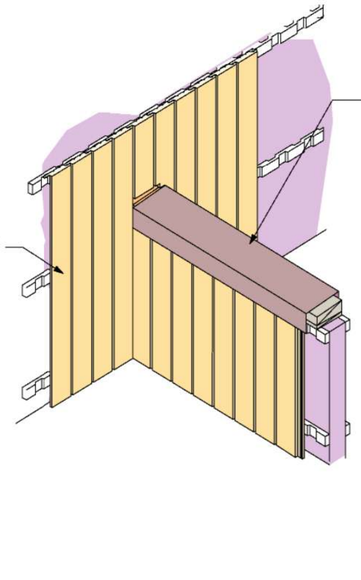


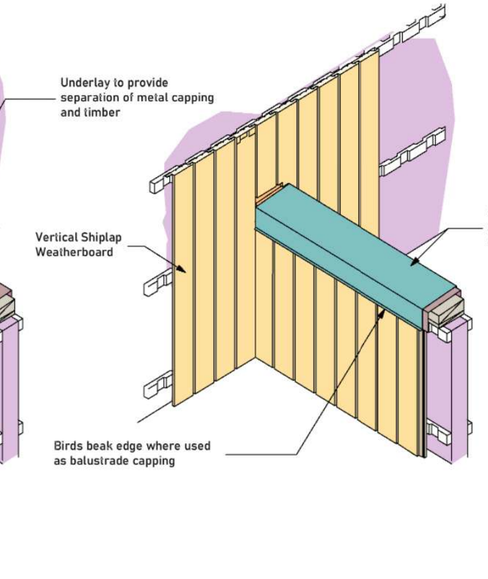


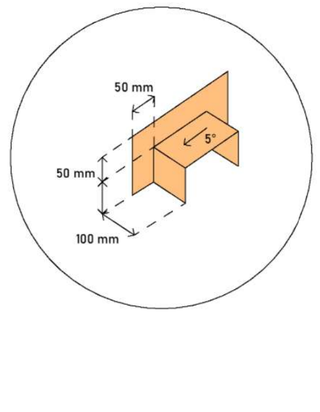












1 A508 BALUSTRADE DETAIL - LEAN TO WALL

1 : 13 @ A2

Rev	Description	Date
STATUS:	BUILDING CONSENT	

SILICON ARCHITECTURE

Bldg. 8 Level 1, 15 Accent Drive
East Tamaki Auckland, New Zealand
PH: 09 265 19 55
www.siliconarchitecture.com
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CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

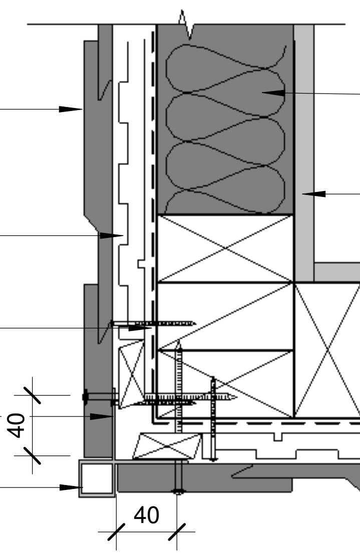
SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: DETAIL - ROOF DETAILS

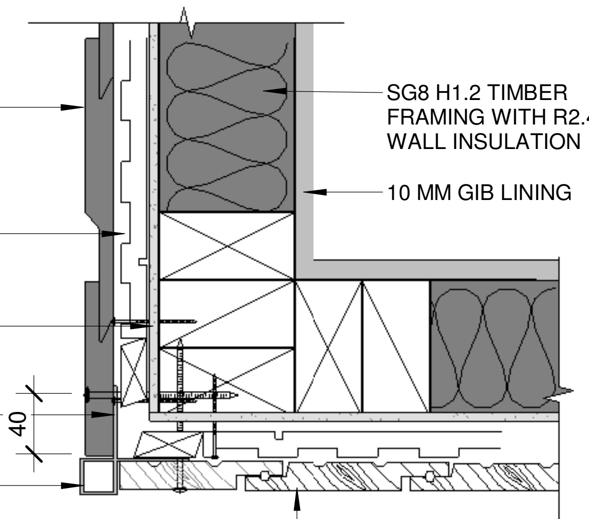
SCALE AT A2:	DATE ISSUE:	DRAWN:	CHECKED:
1 : 13	15/05/2024 8:53:49 am	DD	J
PROJECT NO: 2331	DRAWING NO: A508		REVISION:

C:\Users\DCMO\Desktop\Silicon Architecture\2023\2331 - 137 Grey Street, Onehunga\4 BC\CAD\137_GREY_STREET_BC_24.05.15_REV8.rvt

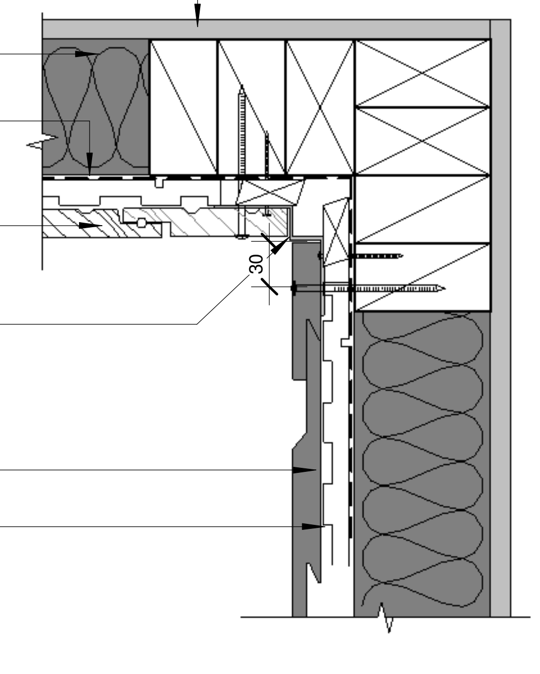
29/05/2024



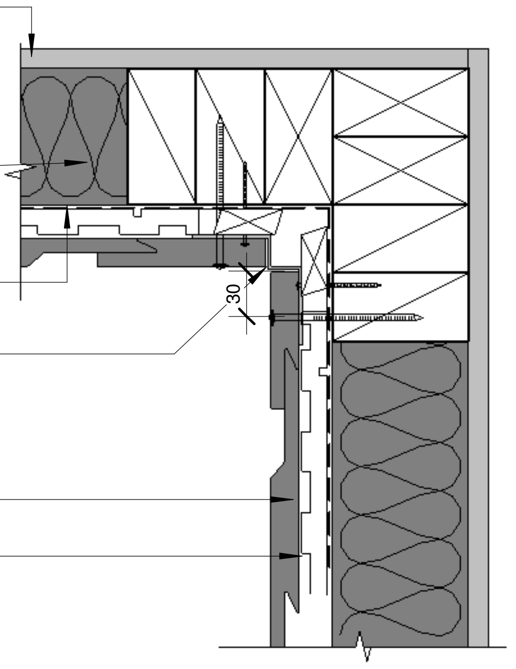
1 EXTERNAL CORNER - VC OBLIQUE
A207 1 : 5 @ A2



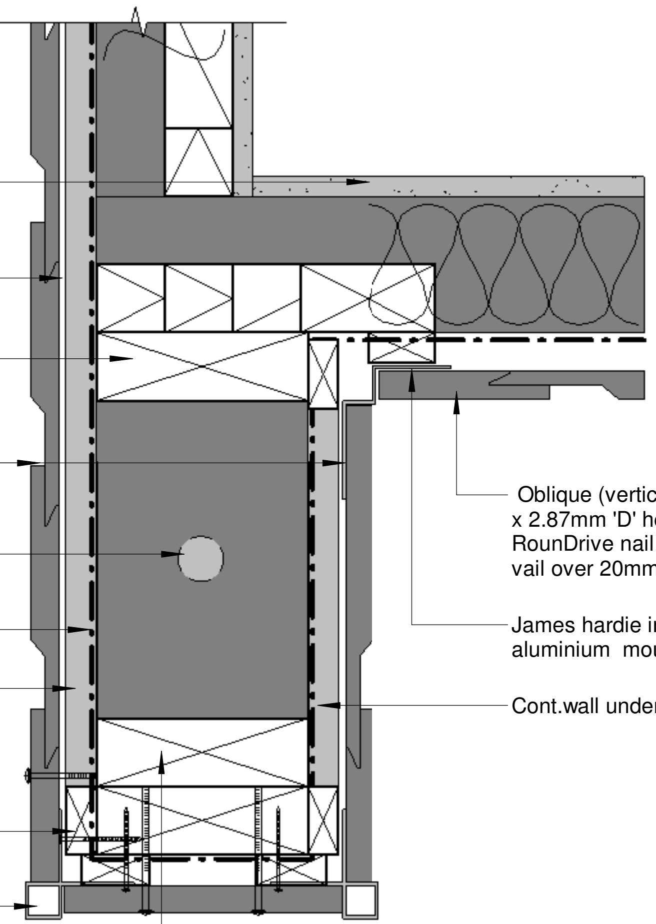
7 EXTERNAL CORNER - VC OBLIQUE - CEDAR
A207 1 : 5 @ A2

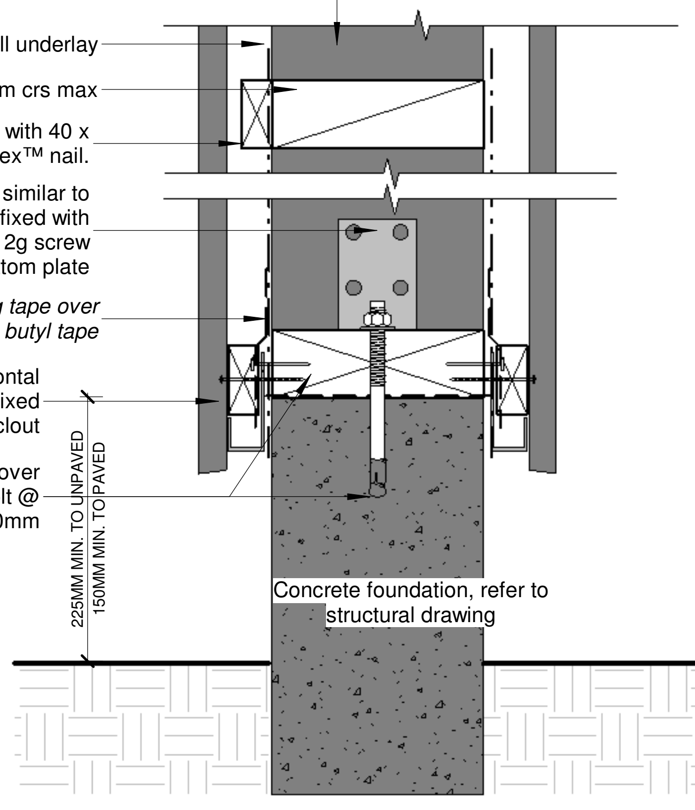


8 INTERNAL CORNER - VC LINEA - VC CEDAR
A207 1 : 5 @ A2

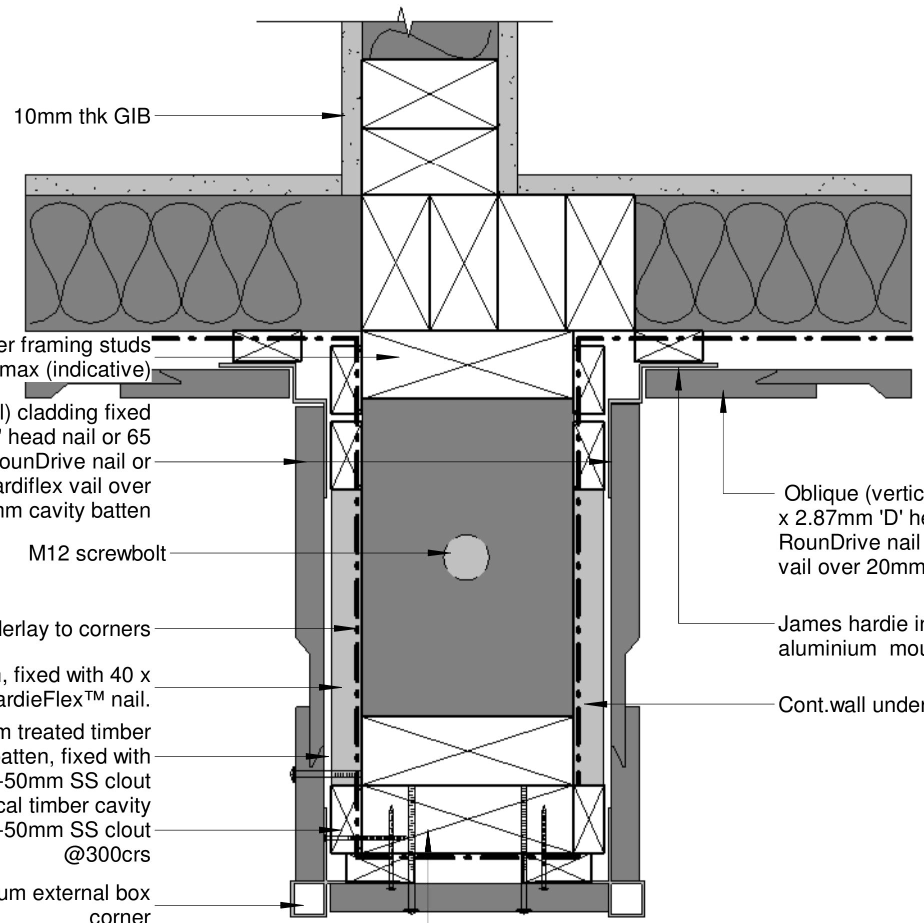


2 INTERNAL CORNER - VC LINEA
A207 1 : 5 @ A2

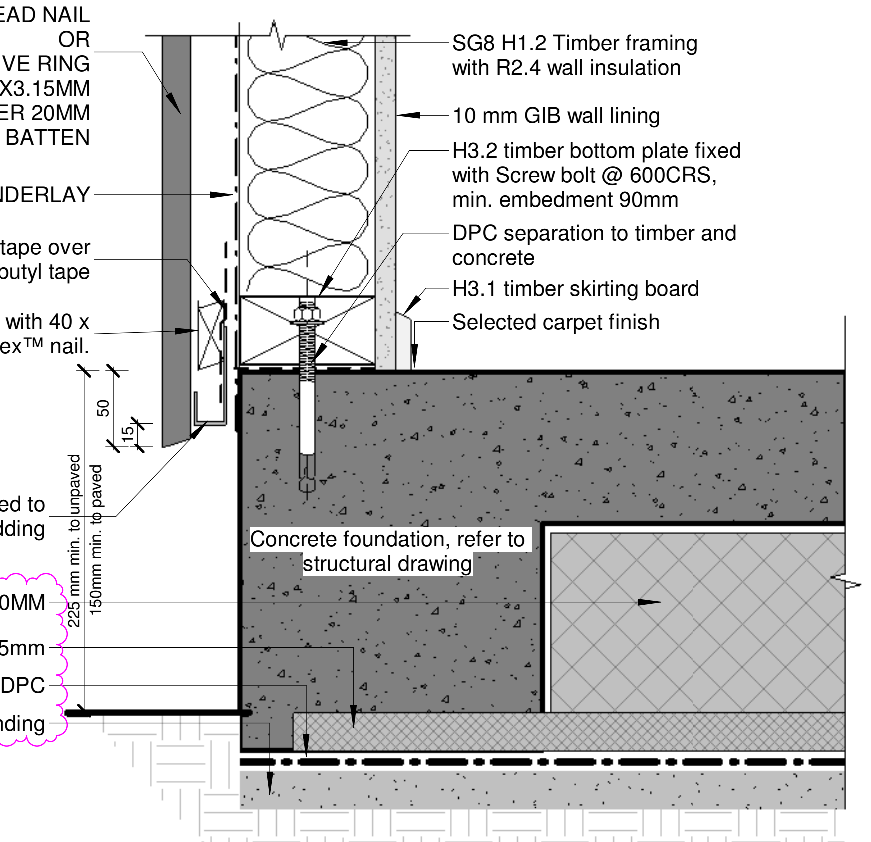




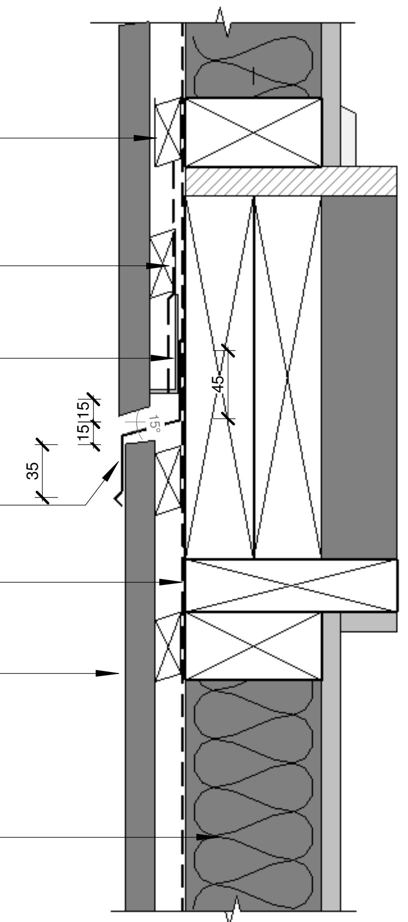
4 WING WALL DETAIL-2 - 140T
A207 1 : 5 @ A2



5 WING WALL DETAIL-3 - 140T
A207 1 : 5 @ A2



3 WALL BASE SECT - SHIPLAP
A207 1 : 5 @ A2



6 HORIZONTAL JUNCTION (LINEA-VERTICLAD)
A208 1 : 5 @ A2

Rev	Description	Date
3	RFI AUDIT: DETAIL AND NOTES UPDATE	2024-04-24

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE

Bldg. 8 Level 1, 15 Accent Drive
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CLIENT: TIM MYERS

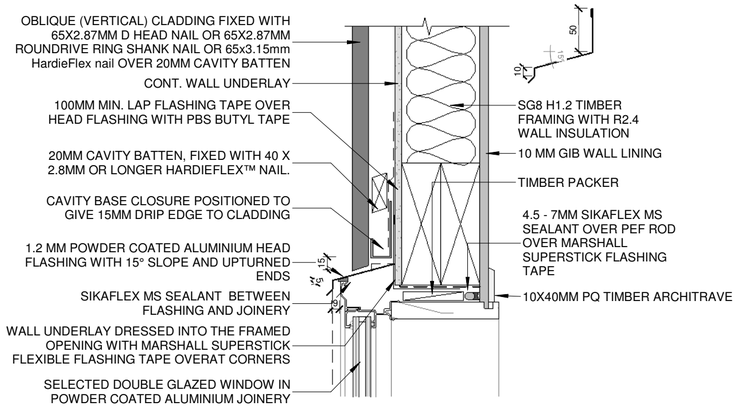
PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: DETAIL - WALL DETAILS

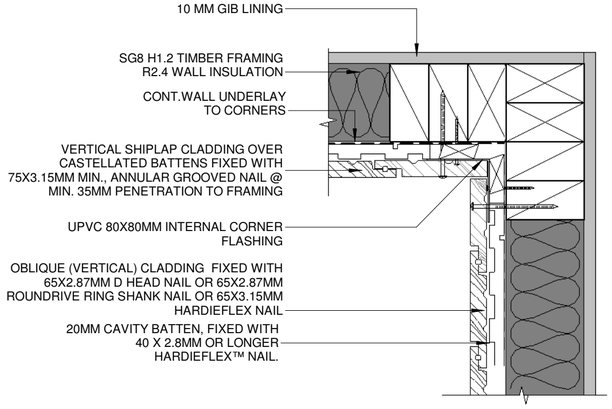
SCALE AT A2:	DATE ISSUE:	DRAWN:	CHECKED:
1 : 5	15/05/2024 8:53:50 am	DD	J
PROJECT NO:	DRAWING NO:		REVISION:
2331	A509		3

29/05/2024



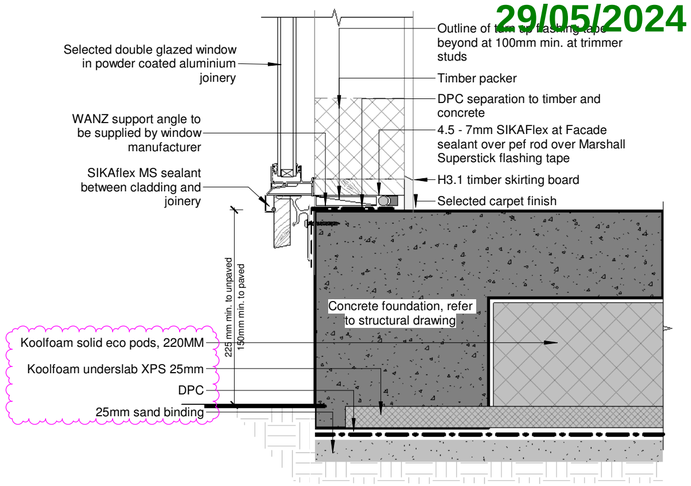
1 A510 WINDOW HEAD - LINEA

1 : 5 @ A2



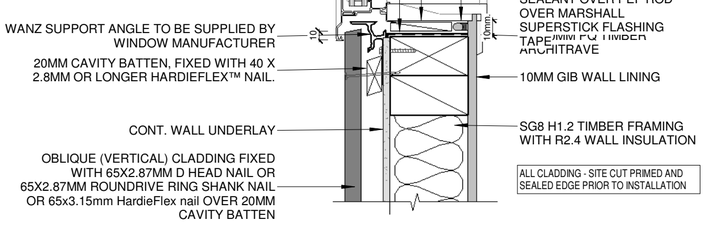
8 A510 INTERNAL CORNER - VC CEDAR

1 : 5 @ A2



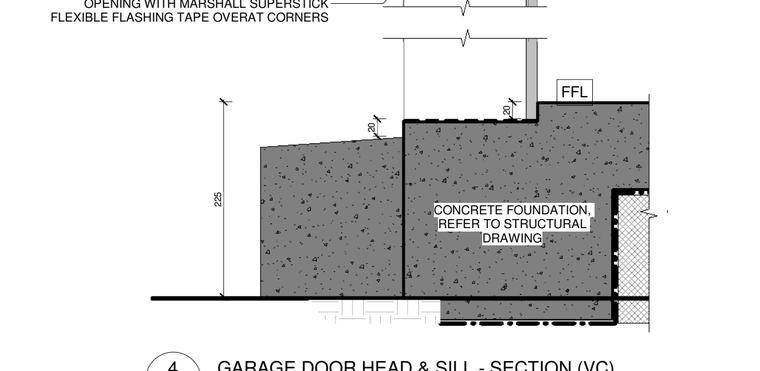
7 A510 WINDOW BASE DETAIL - SECTION

1 : 5 @ A2



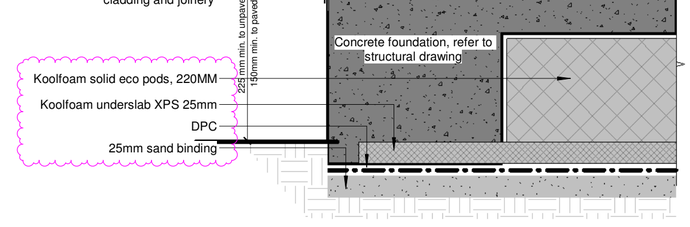
2 A510 WINDOW SILL - LINEA

1 : 5 @ A2



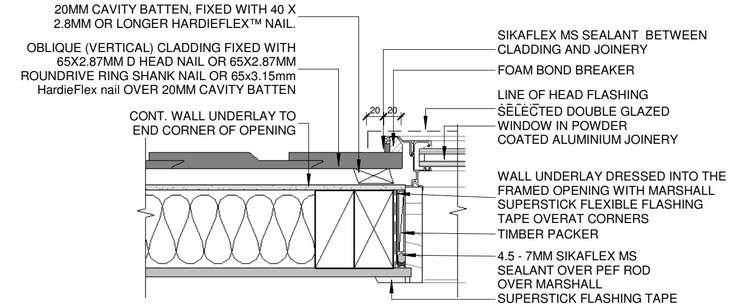
4 A510 GARAGE DOOR HEAD & SILL - SECTION (VC)

1 : 5 @ A2



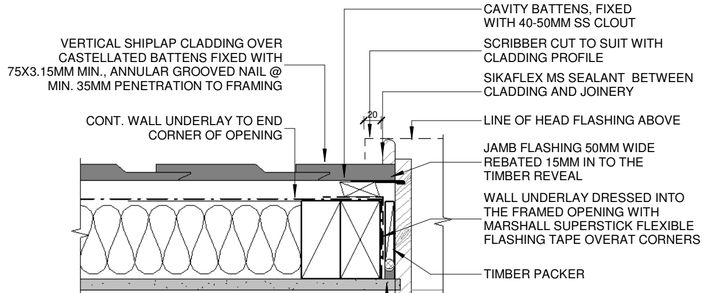
6 A510 DOOR BASE DETAIL - SECTION

1 : 5 @ A2



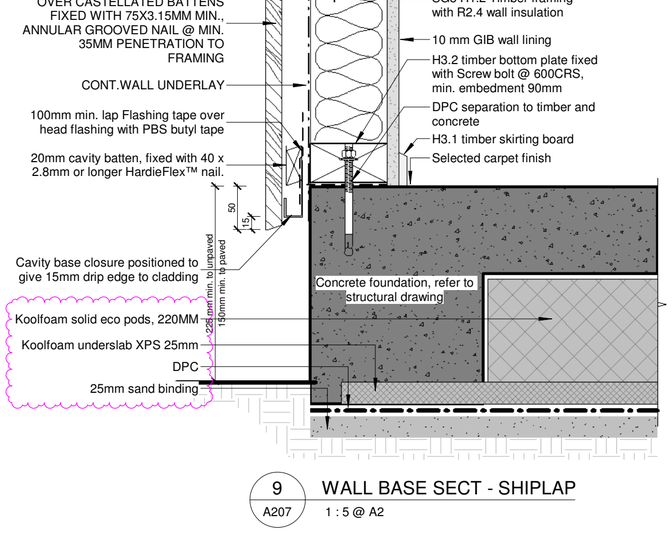
3 A510 WINDOW JAMB - LINEA

1 : 5 @ A2



5 A510 GARAGE JAMB DETAIL - PLAN (VC)

1 : 5 @ A2



9 A207 WALL BASE SECT - SHIPLAP

1 : 5 @ A2

Rev	Description	Date
3	RFI AUDIT: DETAIL AND NOTES UPDATE	2024-04-24

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE

Bldg. 8 Level 1, 15 Accent Drive
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CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: DETAIL - WINDOWS

SCALE AT A2:	DATE ISSUE:	DRAWN:	CHECKED:
1 : 5	15/05/2024 8:53:51 am	DD	J

PROJECT NO:	DRAWING NO:	REVISION:
2331	A510	3

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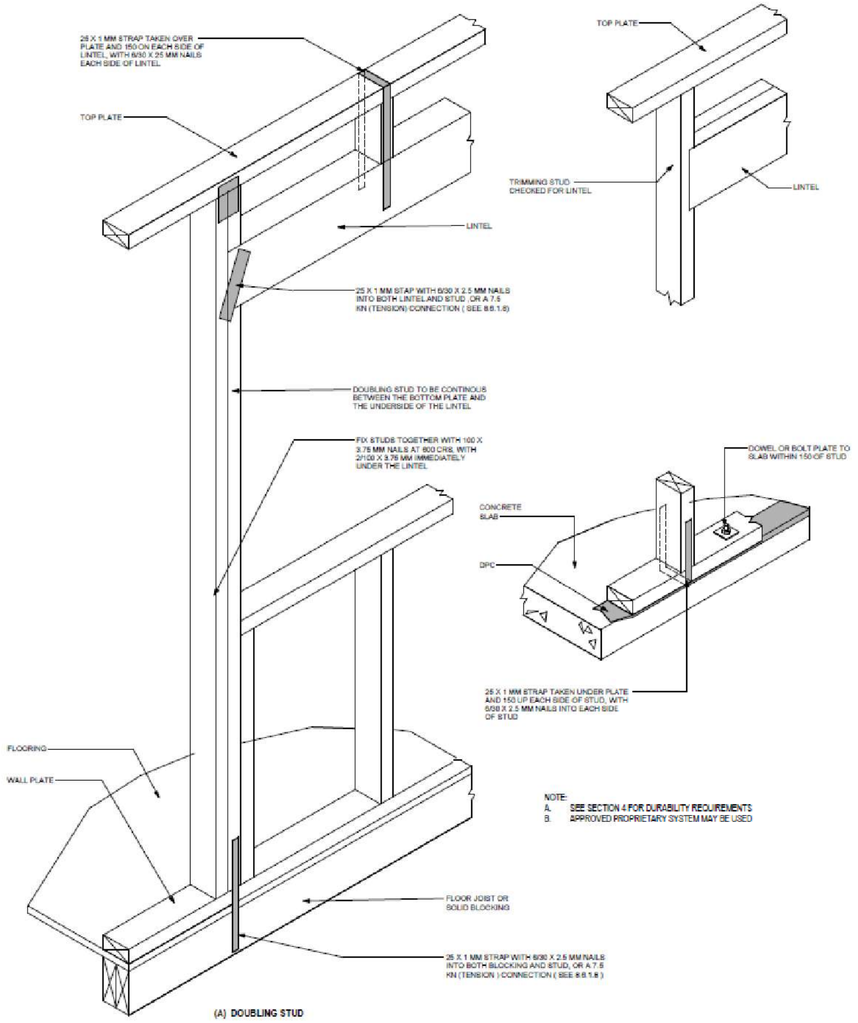
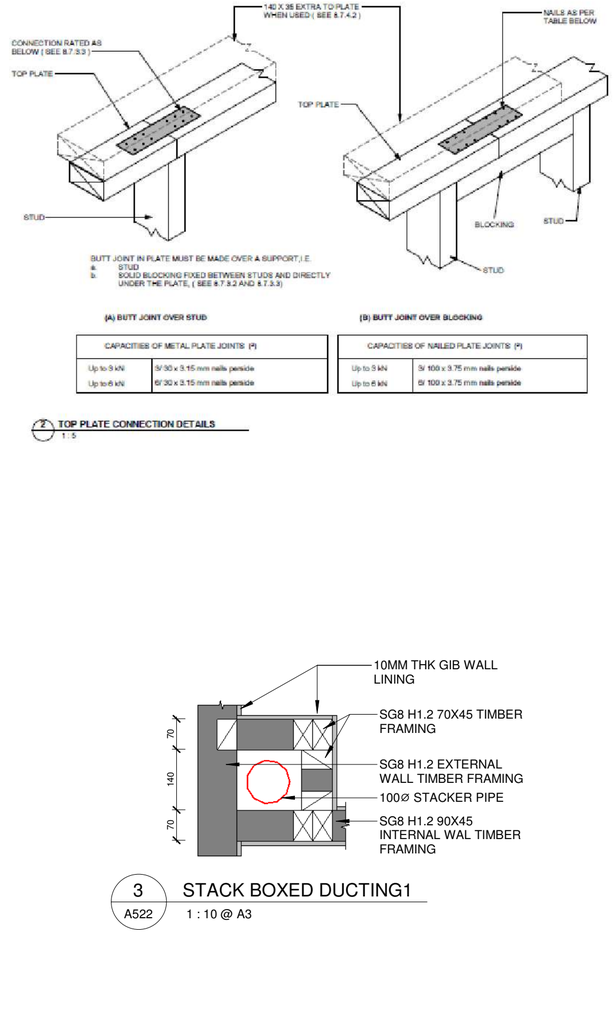
29/05/2024



1 / A522 TYPICAL LINTEL FIXING - PREVENT UPLIFT1

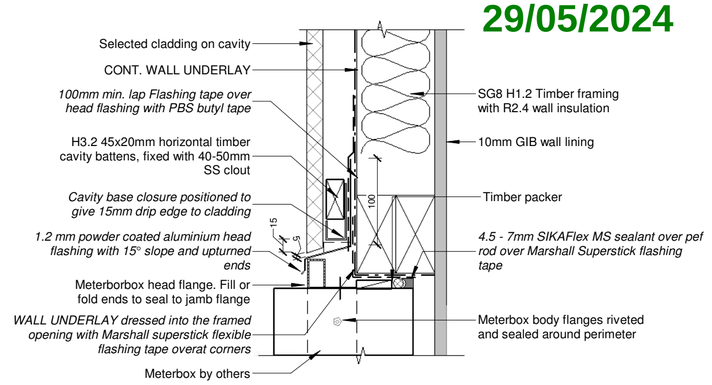
NTS



CAPACITIES OF METAL PLATE JOINTS (*)	
Up to 3 kN	5/ 90 x 3.15 mm nails perside
Up to 6 kN	6/ 30 x 3.15 mm nails perside

CAPACITIES OF NAILED PLATE JOINTS (*)	
Up to 5 kN	5/ 100 x 3.75 mm nails perside
Up to 8 kN	6/ 100 x 3.75 mm nails perside

2 / 1 : 5 TOP PLATE CONNECTION DETAILS

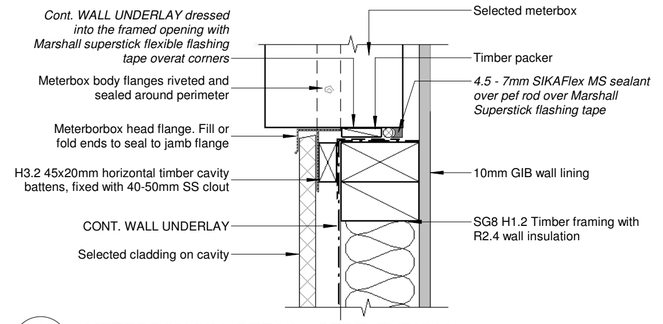


5 / A522 METERBOX HEAD DETAIL - SECT (TYPICAL)1

1 : 5 @ A3

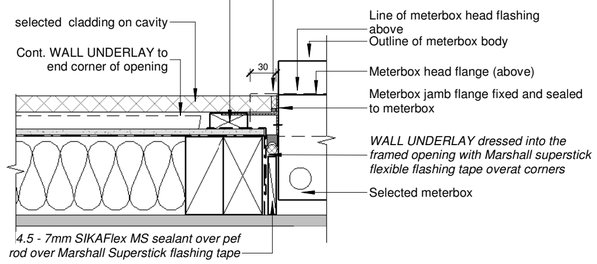
3 / A522 STACK BOXED DUCTING1

1 : 10 @ A3



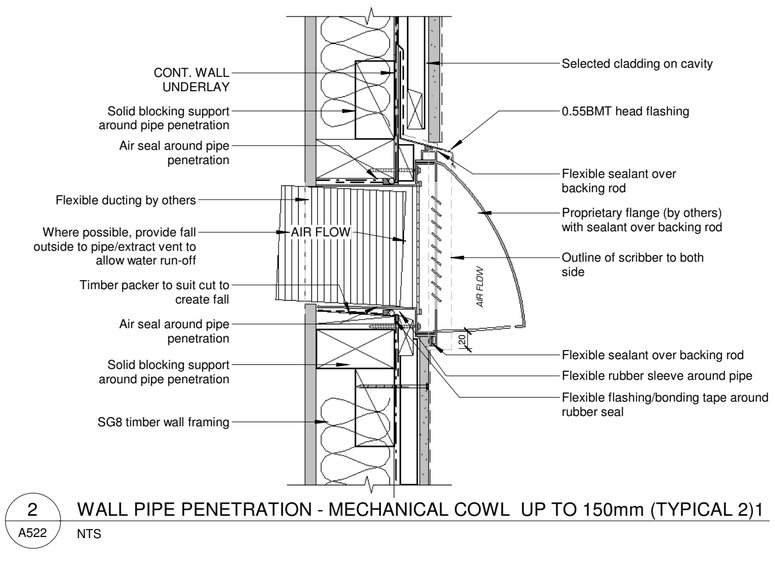
6 / A522 METERBOX SILL DETAIL - SECT (TYPICAL)1

1 : 5 @ A3



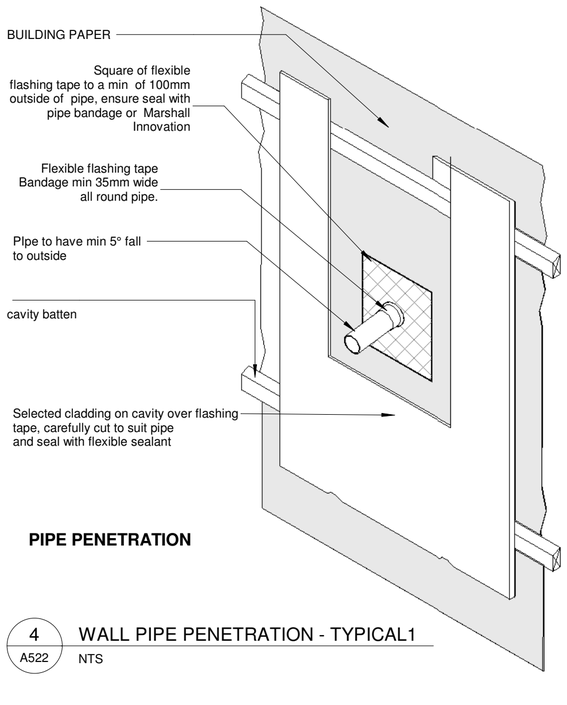
7 / A522 METERBOX JAMB DETAIL - PLAN (TYPICAL)1

1 : 5 @ A3



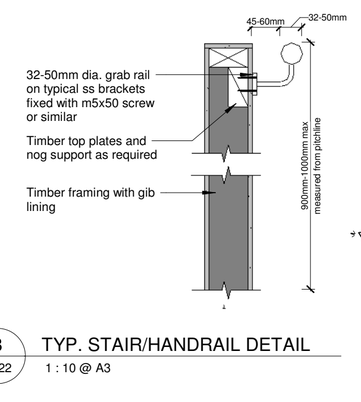
2 / A522 WALL PIPE PENETRATION - MECHANICAL COWL UP TO 150mm (TYPICAL 2)1

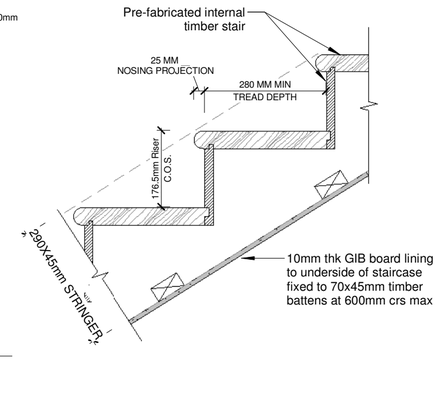
NTS



4 / A522 WALL PIPE PENETRATION - TYPICAL1

NTS





8 / A522 TYP. STAIR/HANDRAIL DETAIL

1 : 10 @ A3

Rev	Description	Date
STATUS:	BUILDING CONSENT	

SILICON ARCHITECTURE

Bldg. 8 Level 1, 15 Accent Drive
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admin@siliconec.co.nz

CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: DETAIL - WALL PENETRATIONS

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:51 AM	Designer	J	

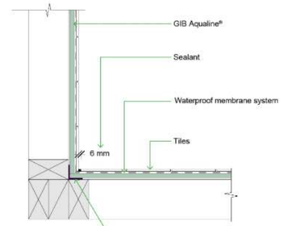
PROJECT NO: 2331

DRAWING NO: A522

REVISION:

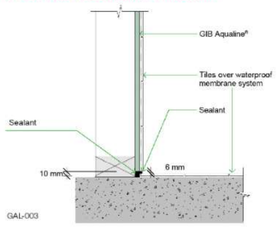
C:\Users\JOE\OneDrive\Silicon Architecture\2023\2331 - 137 Grey Street Onehunga\4 BIM\2331_GREY_STREET_BC_24.05.15 - REV 8.rvt

A: TILED INTERNAL CORNER



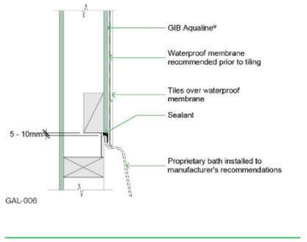
GAL-029

B: CERAMIC FLOOR LINING JUNCTION



GAL-003

C: BATH LINING JUNCTION

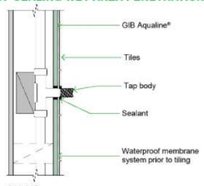


GAL-006

G: SHOWER MIXER PENETRATION IN WET WALL LININGS

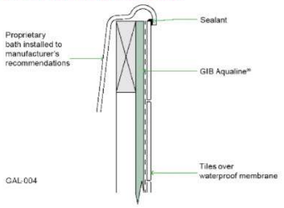
Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.

D: SEALING WET AREA PENETRATION



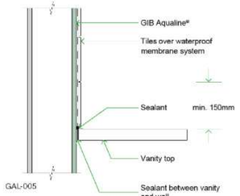
GAL-002

E: BATH CRADLE LINING DETAIL



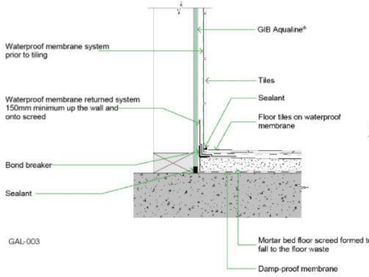
GAL-004

F: VANITY TOP LINING JUNCTION



GAL-005

A: MORTAR UNDER CERAMIC FLOOR LINING JUNCTION

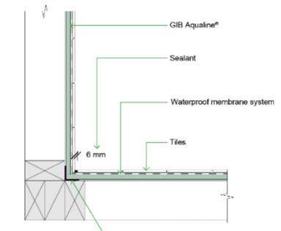


GAL-003

PREFORMED SHOWER BASE JUNCTIONS

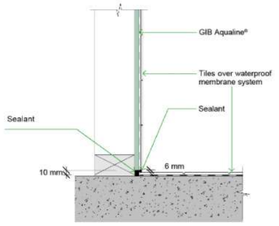
Refer to the shower base manufacturer for proprietary shower tray installation detailing including wet wall lining junction detailing.

B: TILED INTERNAL CORNER



GAL-029

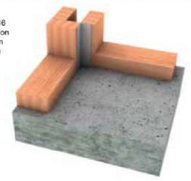
C: CERAMIC FLOOR LINING JUNCTION



GAL-002A

D: TILED INTERNAL CORNER METAL ANGLE POSITION

Refer to page 16 of this publication for specification and installation guidance.

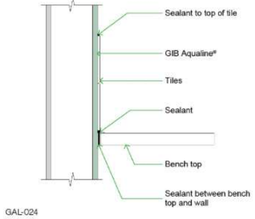


E: SHOWER MIXER PENETRATION IN WET WALL LININGS

Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.

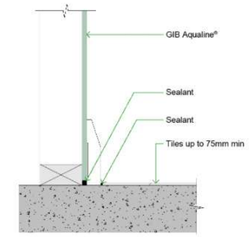
29/05/2024

A: BENCH TOP LINING JUNCTION

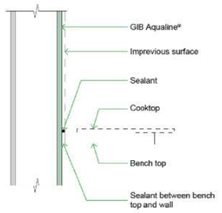


GAL-024

CERAMIC FLOOR SKIRTING LINING JUNCTION

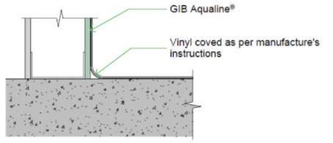


B: COOKTOP LINING JUNCTION



GAL-023B

B: VINYL FLOOR LINING JUNCTION



GAL-006A

TYPICAL ELECTRICAL MAINS PRESSURE INSTALLATION

NOTE:

1. A MAINS PRESSURE WATER HEATER CAN ALSO BE INSTALLED AS AN OPEN VENT OR VALVE VENTED LOW PRESSURE SYSTEM. FOR A VALVE VENTED SYSTEM AN APPROPRIATE TEMPERTURE AND PRESSURE RELIEF VALVE MUST BE INSTALLED.
2. COMBINATION VALVES (e.g. UNITS INCORPORATING ISOLATING VALVE, STRAINER AND PRESSURE LIMITING VALVE) CAN BE USED TO REDUCE THE NUMBER OF VALVES AND SIMPLIFY THE INSTALLATION.

Figure 14: **Seismic Restraint of Storage Water Heaters 90 – 360 litres**
Paragraph 6.11.4

3 / A523 TYP. HWC SETOUT
NTS

Rev	Description	Date
STATUS:	BUILDING CONSENT	

SILICON ARCHITECTURE

Bldg. 8 Level 1, 15 Accent Drive
East Tamaki Auckland, New Zealand
PH: 093946821
www.siliconarchitecture.com
admin@siliconec.co.nz

CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: DETAIL - GIB WET AREAS

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	15/05/2024 8:53:52 a		Designer SS-J	J

PROJECT NO: 2331 | DRAWING NO: A523 | REVISION:

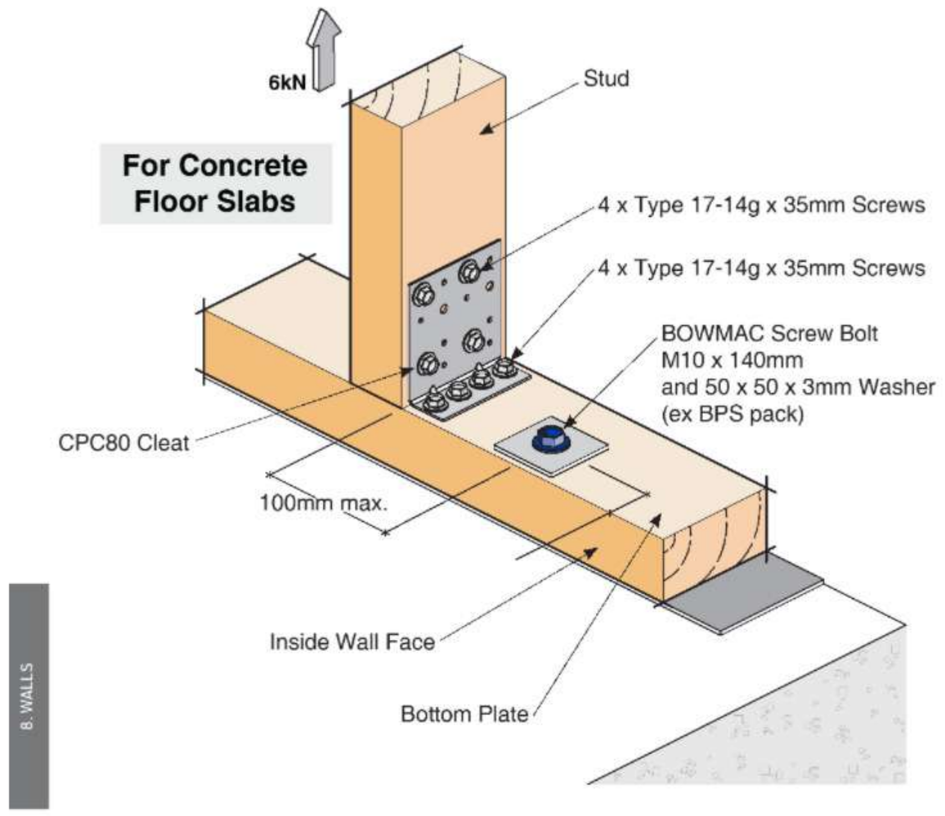
C:\Users\DEMO\Desktop\Silicon Architecture\2023\2331 - 137 Grey Street, Onehunga\4 SC\CAD\137_GREY_STREET_BC_2406.15 - REV18.rvt

MiTek LUMBERLOK

2023 EDITION V1

6kN STUD TO BOTTOM PLATE FIXING

→ Ideal as retro fit fixing after lining/cladding is installed



8. WALLS

Code: SBP
Material: CPC80 1.55mm G300 Z275 Galvanised Steel
Packed: 2 x CPC80 Cleats
16 x Type 17-14g x 35mm Hex Head Galvanised Screws

Available from leading Builders Supply Merchants throughout New Zealand

MiTek BOWMAC

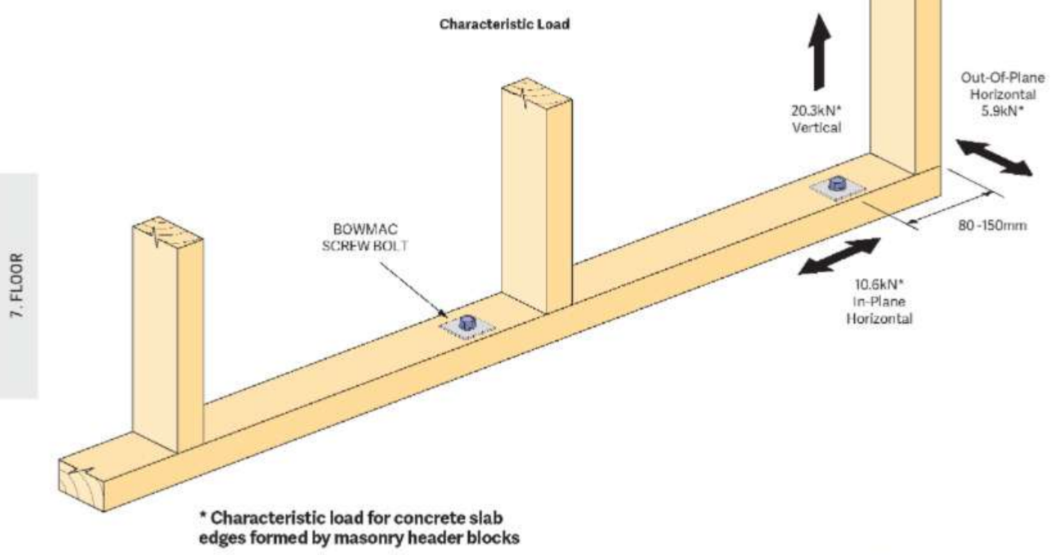
2023 EDITION V1

BOTTOM PLATE SCREW BOLT

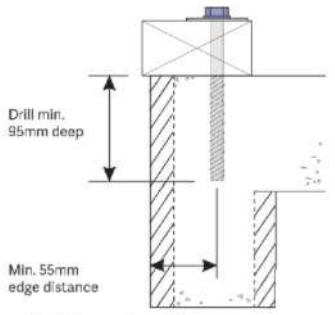
M10 X 140 BOWMAC BLUE HEAD

→ Complies with Clause 7.5.12.2 NZS 3604:2011 Proprietary Post Fixed Anchors
→ BRANZ tested. Ref # ST0895 Oct. 2012
→ Suitable for both external and internal wall frame anchor to concrete slab or masonry header blocks
→ Complies with durability requirements for "All Zones" in a "CLOSED" environment as defined in Table 4.1 NZS 3604:2011
→ See next page for installation details

7. FLOOR



* Characteristic load for concrete slab edges formed by masonry header blocks



Available from leading Builders Supply Merchants throughout New Zealand

1 A524 ISO - MITEK-6KN BOTTOM PLATE FIXING
NTS

MiTek LUMBERLOK

2023 EDITION V1

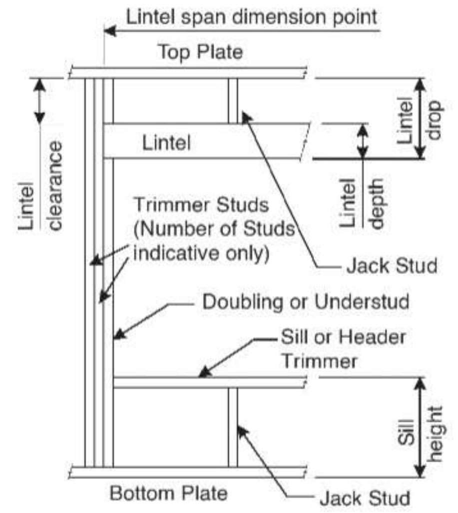
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

NOTE:

→ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa
→ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads
→ These fixings assume the correct choice of rafter/truss to top plate connections have been made
→ All fixings assume bottom plate thickness of 45mm maximum Note: TYLOK options on timber species
→ Wall framing arrangements under girder trusses are not covered in this schedule
→ All timber selections are as per NZS 3604:2011

DEFINITIONS



8. WALLS

Lintel Supporting Girder Trusses

Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone			Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m²	G	G	H	G	G	H
11.6m²	G	H	H	G	G	H
12.1m²	G	H	H	G	H	H
15.3m²	H	H	-	G	H	H
19.1m²	H	-	-	G	H	-
20.9m²	H	-	-	H	H	-
21.8m²	H	-	-	H	-	-
34.3m²	-	-	-	H	-	-

NOTES:

1. Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2. Assumed girder truss is at mid-span or middle third span of lintel
3. Use similar fixings for both ends of lintel
4. All other cases require specific engineering design

Selection Chart for Lintel Fixing

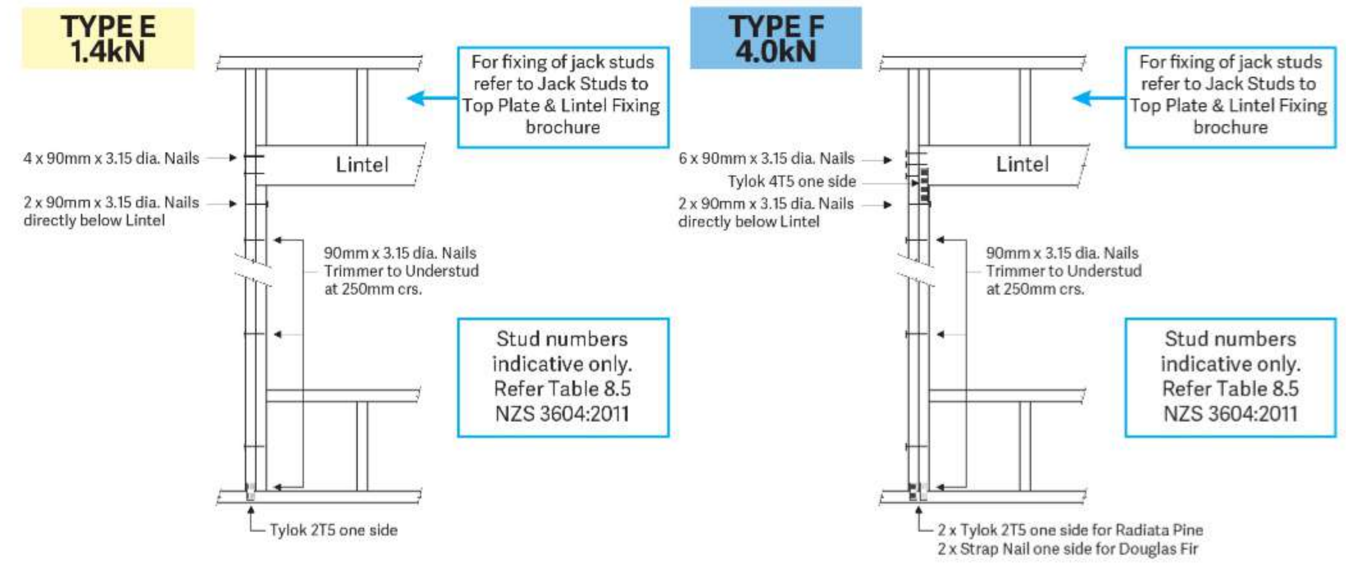
Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof					Heavy Roof				
		Wind Zone					Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.4	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
5.1	2.0	F	F	G	H	H	E	F	G	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.5	F	G	H	-	-	E	F	G	H	-
	4.0	G	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	G	H	-	-
5.4	2.0	F	F	G	H	H	E	F	G	G	H
	2.8	F	G	H	H	-	E	F	G	H	H
	3.0	F	G	H	-	-	E	F	G	H	-
	4.0	G	H	H	-	-	E	F	H	-	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	G	H	-	-

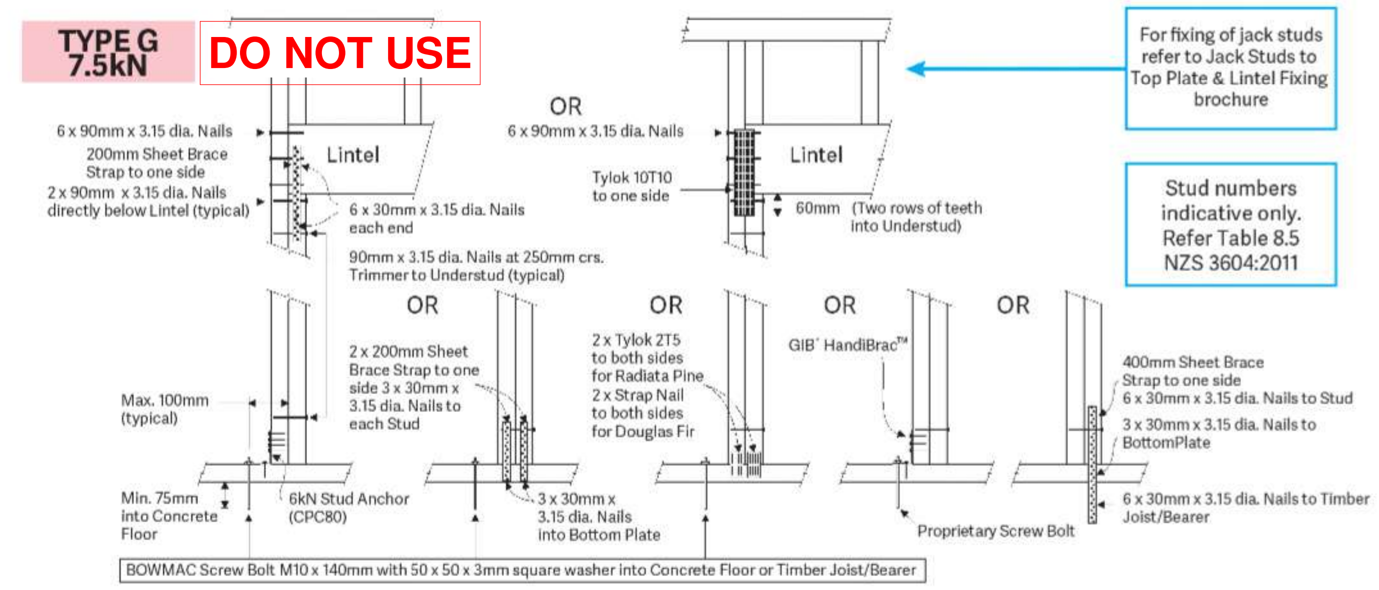
3 A524 ISO - MITEK-LINTEL FIXINGS & SCHEDULE
NTS

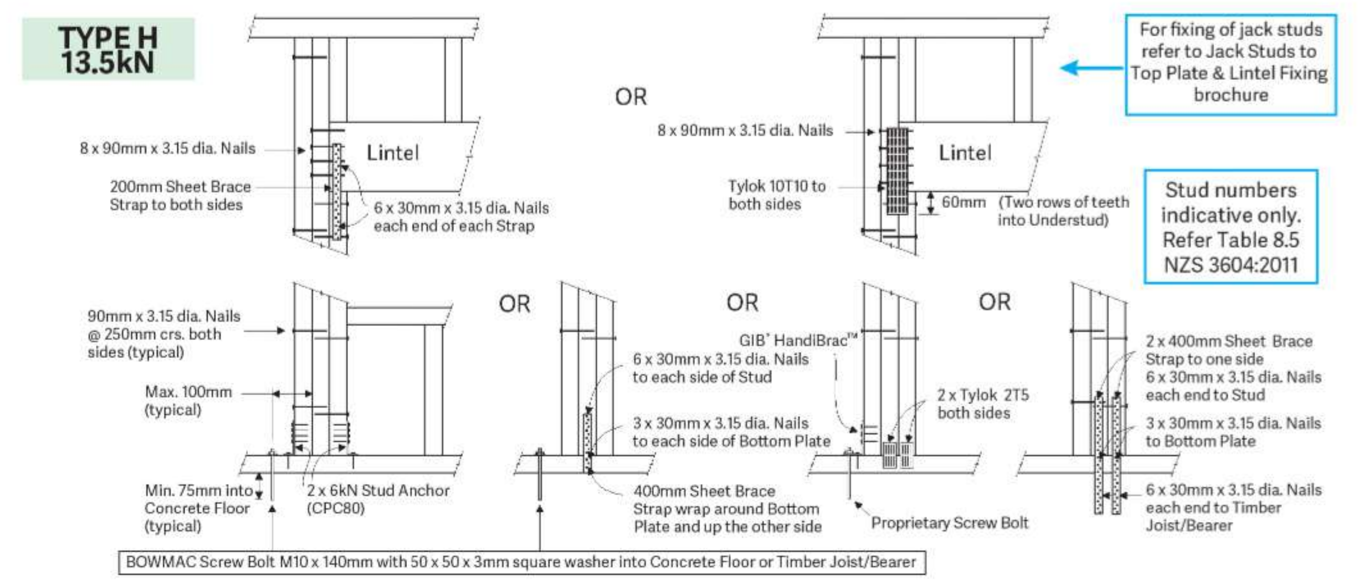
MiTek LUMBERLOK

LINTEL FIXING OPTIONS

(Characteristic Uplift)







8. WALLS

2 A524 ISO - MITEK-LINTEL FIXING OPTIONS
NTS

Rev	Description	Date
STATUS:	BUILDING CONSENT	

SILICON ARCHITECTURE

Bldg. 8 Level 1, 15 Accent Drive
East Tamaki Auckland, New Zealand
PH: 093946821
www.siliconarchitecture.com
admin@siliconec.co.nz

CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: DETAIL - MITEK FIXING

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
1 : 10	15/05/2024 8:53:53 am	Designer	Author	Checker
PROJECT NO: 2331	DRAWING NO: A524			REVISION:

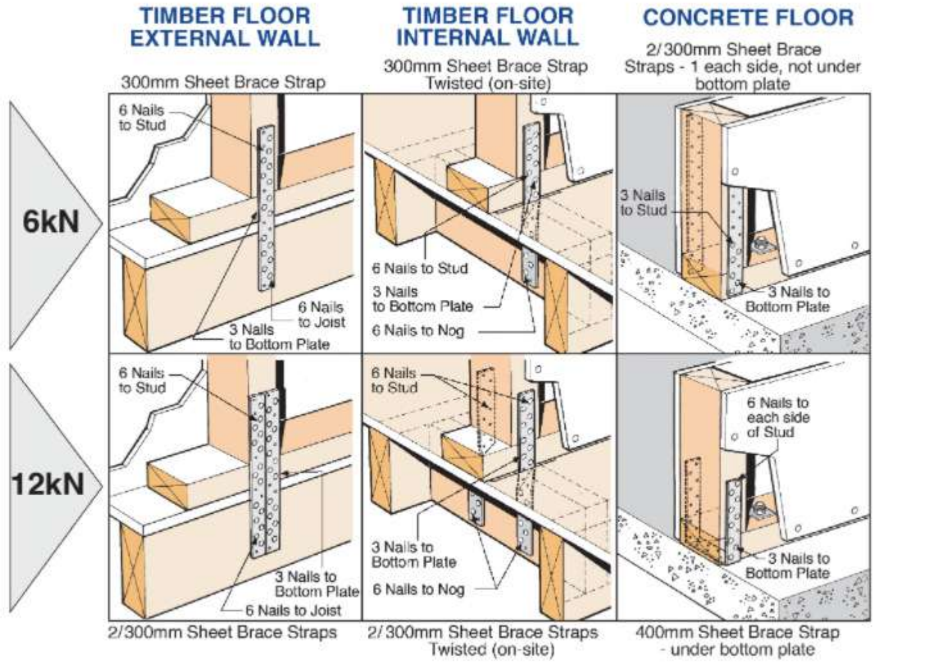
MiTek LUMBERLOK

2023 EDITION V1

SHEET BRACE STRAPS

- Complies with Section 8 NZS 3604:2011
- 6kN and 12kN fixings
- 200, 300, 400 and 600mm length
- Quick and easy to apply

USE STAINLESS STEEL OPTION IN EXTERIOR SITUATIONS



LUMBERLOK Sheet Brace Straps are available in 200, 300, 400 and 600mm lengths.
In addition to a bracing wall hold down, this product can be used for a multitude of 6kN fixings situations, as detailed in NZS 3604:2011.
0.91mm x 25mm G300 Z275 Galvanised Steel.
Nail using LUMBERLOK Product Nails 30mm x 3.15 diameter.
Also available in 0.9mm x 25mm Stainless Steel 304-2B.

Available from leading Builders Supply Merchants throughout New Zealand

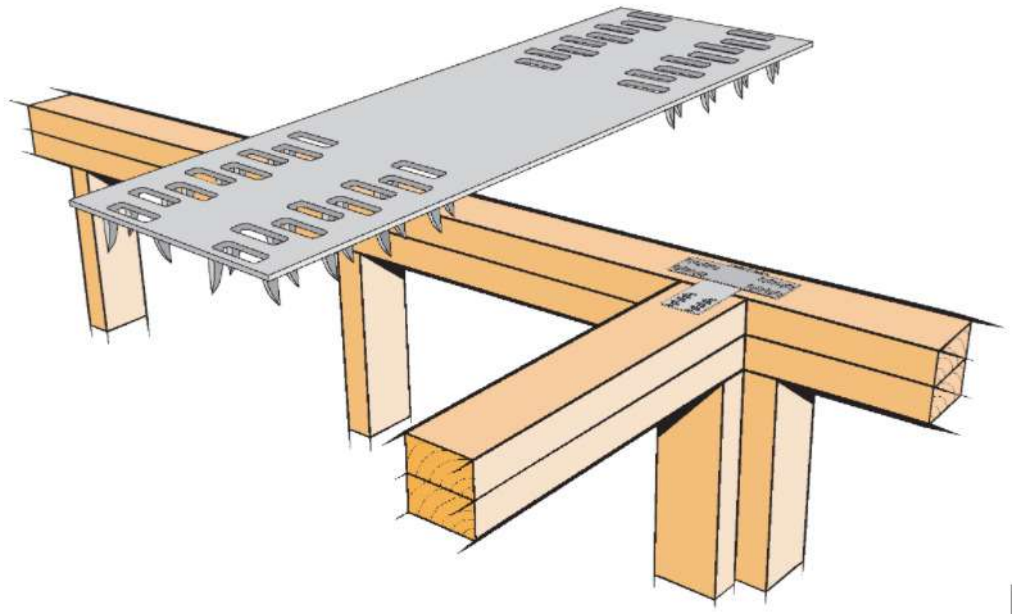
8. WALLS

1 A525 ISO - MITEK-SHEET BRACE STRAPS
NTS

MiTek LUMBERLOK

2023 EDITION V1

PLATE-LOK
6kN CAPACITY CONNECTOR



- The LUMBERLOK PLATE-LOK is ideally suited for right angle wall connections with a unique clear centre section to allow easy overlapping
- Suitable for use in SG8 Radiata pine/Douglas fir & LVL8 top plates
- This brochure also provides simple guidelines for the interpretation of Clause 8.7.3 NZS 3604:2011 for top plate connections
- The LUMBERLOK PLATE-LOK also provides a simple solution for a 6kN capacity connection where required by NZS 3604:2011

8. WALLS

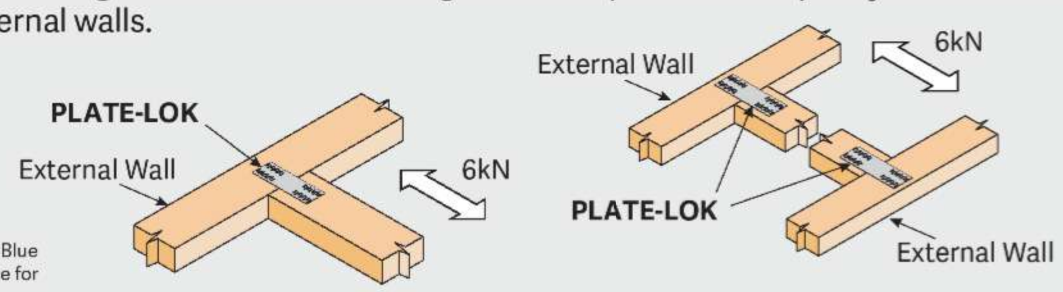
Code: PLATELOK
Material: 0.95mm G300 Z275 Galvanised Steel 150x50mm
Packed: 100 per Carton

3 A525 ISO - MITEK-6KN TOP PLATE CONNECTOR
NTS

TOP PLATE CONNECTIONS AS REQUIRED BY CLAUSE 8.7.3 NZS 3604:2011

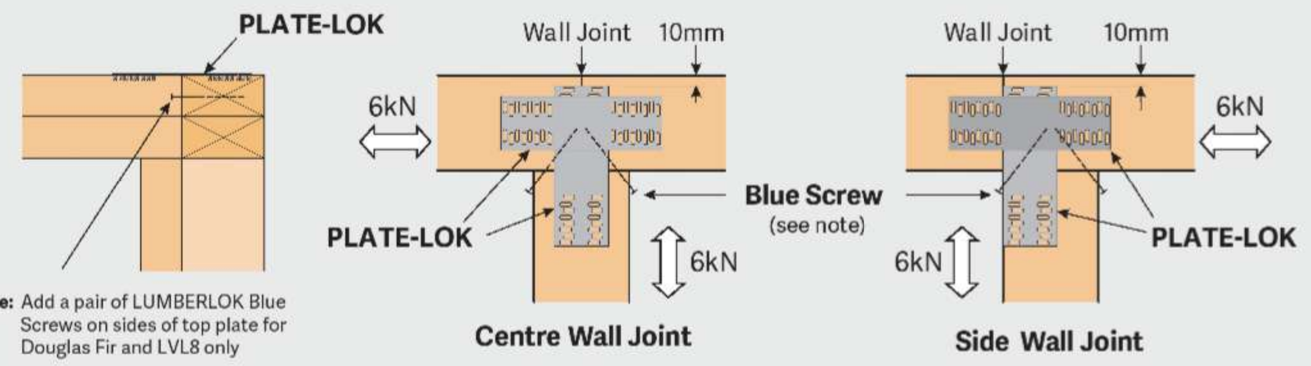
MiTek LUMBERLOK

① Top plate joints for walls at right angles to external walls:
(a) Walls with bracing elements not exceeding 125 bracing units (BU) require a 6kN capacity connection to one external wall.
(b) Walls with bracing elements not exceeding 250 BU require a 6kN capacity connection to two external walls.



Note: Add a pair of LUMBERLOK Blue Screws on sides of top plate for Douglas Fir and LVL8 only

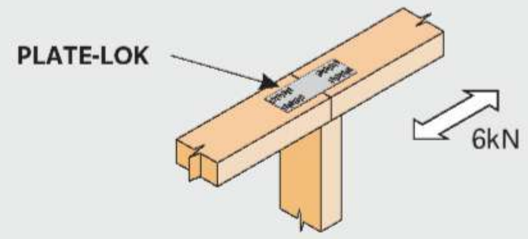
② Details of top plate joints using LUMBERLOK PLATE-LOK at "T" junction walls are shown below:



Note: Add a pair of LUMBERLOK Blue Screws on sides of top plate for Douglas Fir and LVL8 only

8. WALLS

③ Top plate joints for all walls in line that have wall bracing elements exceeding 100 BU or have a ceiling diaphragm attached require a 6kN capacity connection as per Figure 8.15 NZS 3604:2011.



④ Top plate joints for walls at right angles and in line that have either no bracing elements or are on a single storey building only with wall bracing demands not exceeding 100 BU require a 3kN capacity connection as per Figure 8.15 & 8.16 NZS 3604:2011.

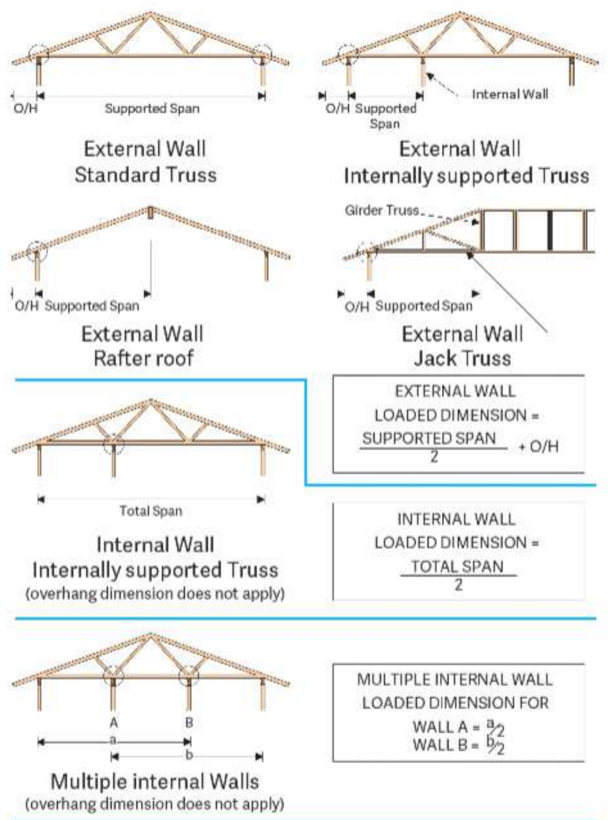
MiTek LUMBERLOK

STUD TO TOP PLATE FIXING SCHEDULE
ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

NOTE:

- All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa
- Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads
- These fixings assume the correct choice of rafter/truss to top plate connections have been made
- For gable end walls where the adjacent rafter/truss is located within 1200mm and with a maximum verge overhang of 750mm, select stud to top plate fixing using a loaded dimension of 1.5m
- All fixings assume top plate thickness of 45mm maximum
- Wall framing arrangements under girder trusses are not covered in this schedule
- All timber selections are as per NZS 3604:2011

LOADED DIMENSION DEFINITION



FIXING SELECTION CHART

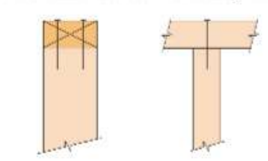
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

Loaded Dimension (m) Stud Centres			Light Roof Wind Zone					Heavy Roof Wind Zone				
300mm	400mm	600mm	L	M	H	VH	EH	L	M	H	VH	EH
3.0	2.3	1.5	A	A	B	B	B	A	A	B	B	B
4.0	3.0	2.0	A	A	B	B	B	A	A	B	B	B
5.0	3.8	2.5	A	B	B	B	B	A	A	B	B	B
6.0	4.5	3.0	A	B	B	B	B	A	A	B	B	B
7.0	5.3	3.5	A	B	B	B	B	A	A	B	B	B
8.0	6.0	4.0	A	B	B	B	B	A	A	B	B	B
9.0	6.8	4.5	B	B	B	B	B	A	A	B	B	B
10.0	7.5	5.0	B	B	B	B	B	A	A	B	B	B
11.0	8.3	5.5	B	B	B	B	B	A	A	B	B	B
12.0	9.0	6.0	B	B	B	B	B	A	A	B	B	B

FIXING OPTIONS

FIXING TYPE A 0.7kN

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

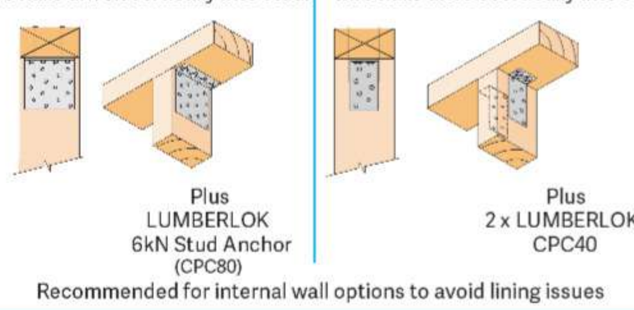


FIXING TYPE B 4.7kN

CHOOSE ANY OF THE 3 OPTIONS BELOW

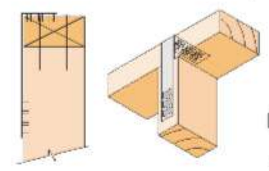
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Recommended for internal wall options to avoid lining issues

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



NOTE:
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

8. WALLS

2 A525 ISO - MITEK-STUD TO TOP PLATE FIXING
NTS

Rev	Description	Date

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE

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CLIENT: TIM MYERS

PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: DETAIL - MITEK FIXING

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
1 : 10	15/05/2024 8:53:53 a	Designer	JP-J	

PROJECT NO:	DRAWING NO:	REVISION:
2331	A525	

Roof Bracing Options

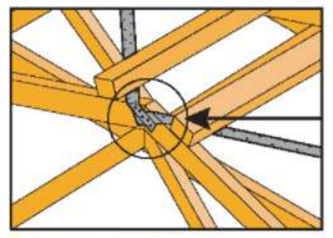
i) ROOF PLANE BRACE

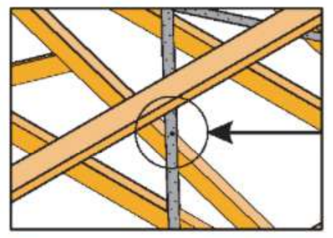
Each roof plane brace can be:

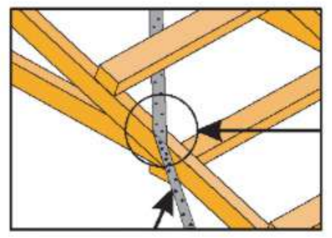
- A hip or valley rafter running continuously from ridge to the top plate in accordance with Clauses 10.2.1.3.2 or 10.2.1.3.3 NZS 3604:2011.

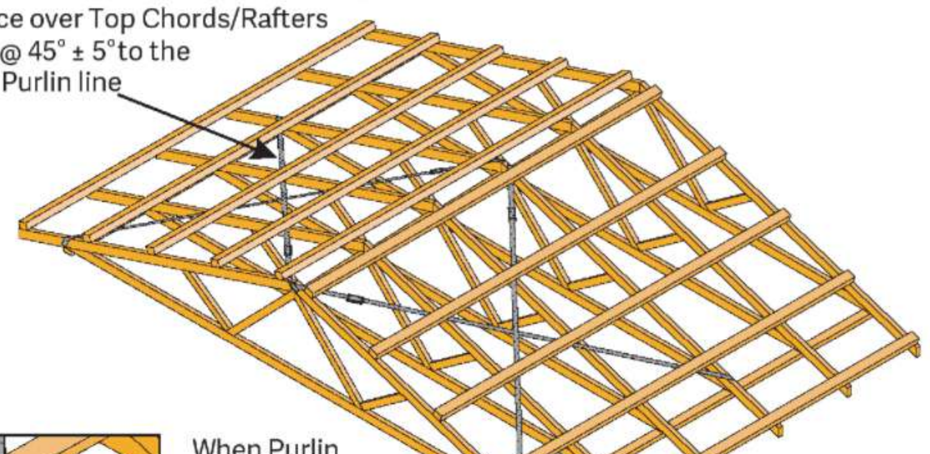
OR

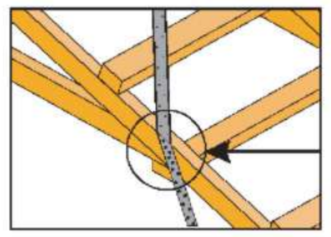
- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to wall frame installed as detailed below.





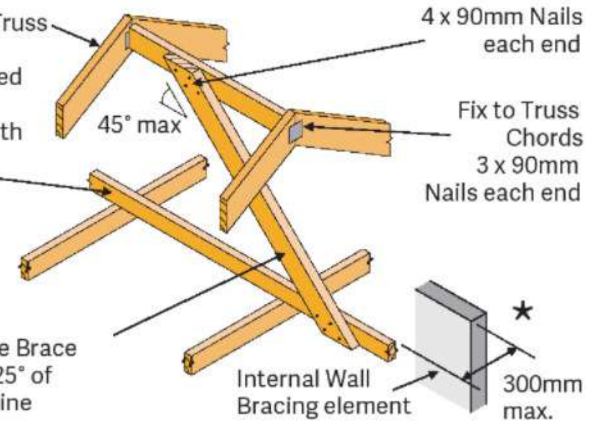




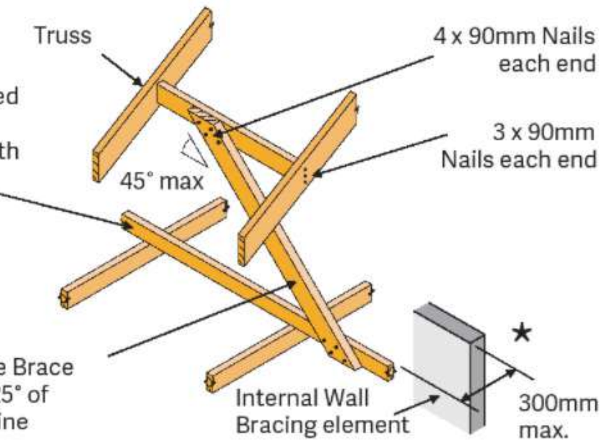


ii) ROOF SPACE BRACE

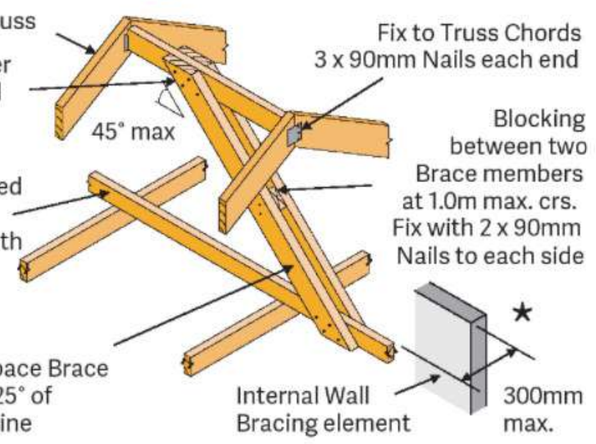
(A) Less than 2m long



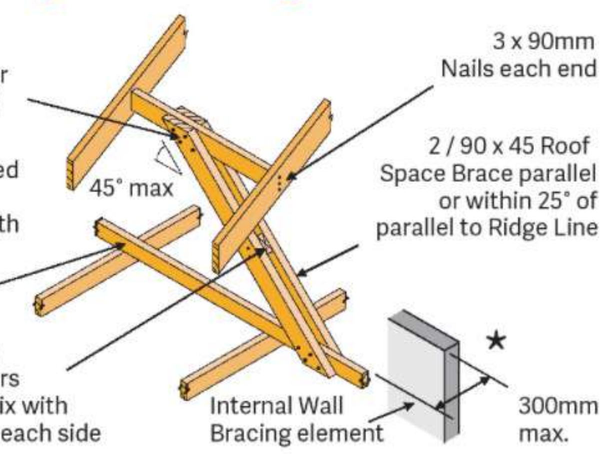
(C) Not directly under the ridge - less than 2m long



(B) More than 2m long (Max. 4.8m)



(D) Not directly under the ridge - more than 2m long

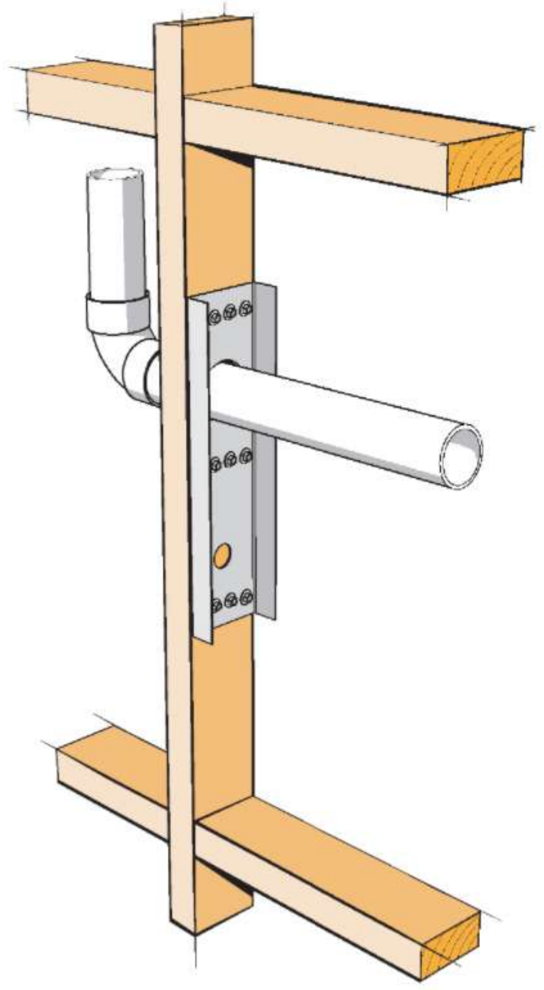


*Not required when a ceiling diaphragm complying with Clause 13.5 NZS 3604:2011 is used.

1 ISO - MITEK-ROOF BRACING
A526 1 : 10 @ A2

FRAMING STUD STIFFENER

- For plumbing or vacuum system ducting through timber studs
- Reinforces 90 x 45mm timber studs back to FULL STRENGTH!
- Solution to include holes up to 60mm diameter
- Refer Clause 8.5.1.6 NZS 3604:2011
- Suitable for Studs up to 3m high
- For Double Studs, fix bracket to both sides



NZ Reg. Design
App. 408133 © 2006
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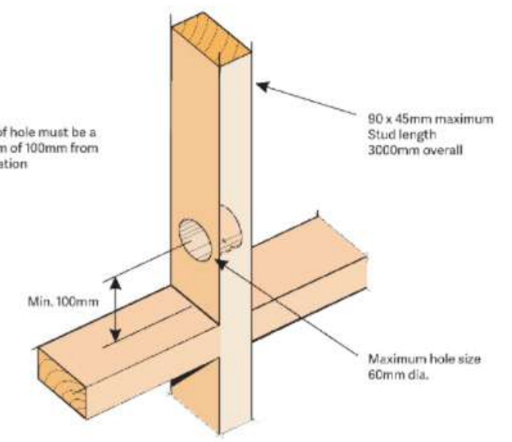
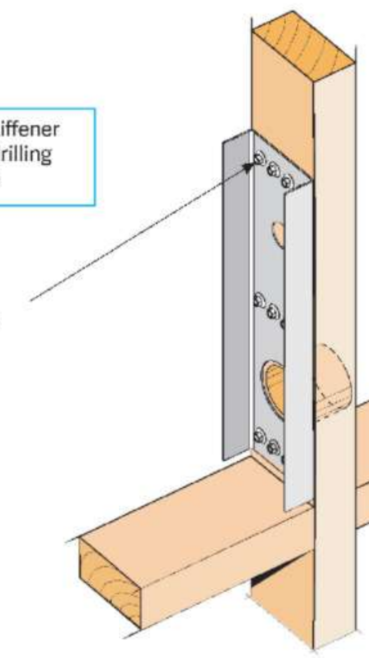


Note: Use Stud Stiffener as template for drilling 60mm hole



Code: FSS
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x Framing Stud Stiffeners per Carton
100 x Type 17-14g x 35mm Hex Head Galvanised Screws

3 ISO - MITEK-FRAMING STUD STIFFNER
A526 NTS

Rev	Description	Date

STATUS: BUILDING CONSENT

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CLIENT: TIM MYERS
PROJECT: PROPOSED 2 STOREY RESIDENCE
SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061
TITLE: DETAIL - MITEK FIXING

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
1 : 10	15/05/2024 8:53:54 a	Designer	JP-J	

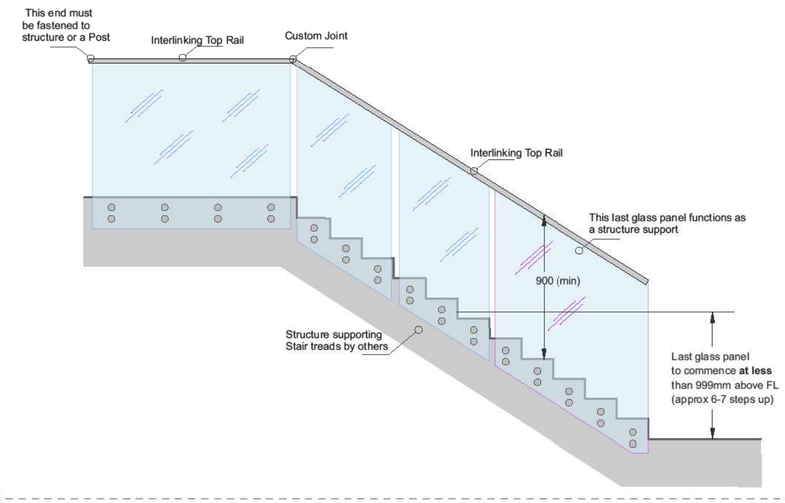
PROJECT NO:	DRAWING NO:	REVISION:
2331	A526	

29/05/2024

Juralco Edgetec® Double Disc Anchor Balustrade System - Typical Stair Layout

Double Disc Balustrade

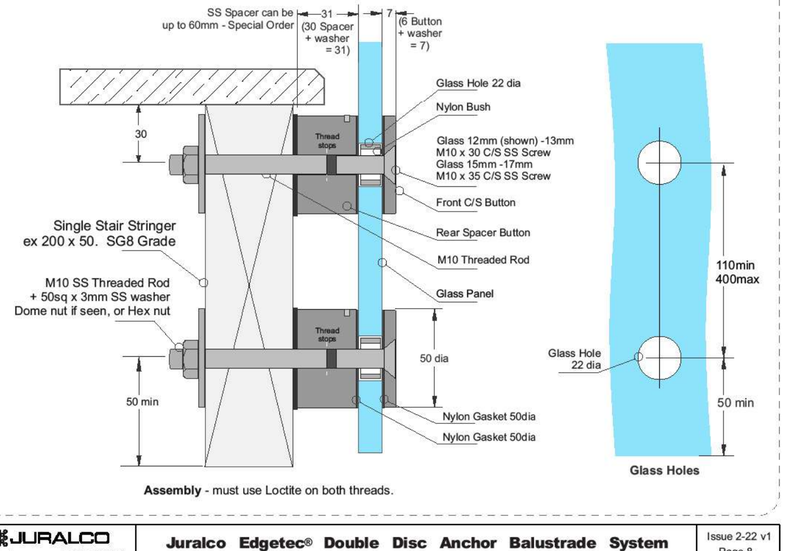
Typical Stair 300mm tread, 180mm step.
Screw fixings into Single or Double Joists/Stiffeners, Concrete or Steel



Double Disc Balustrade
Stair Stringer Detail

C/S Fastener shown, Hidden fixing available

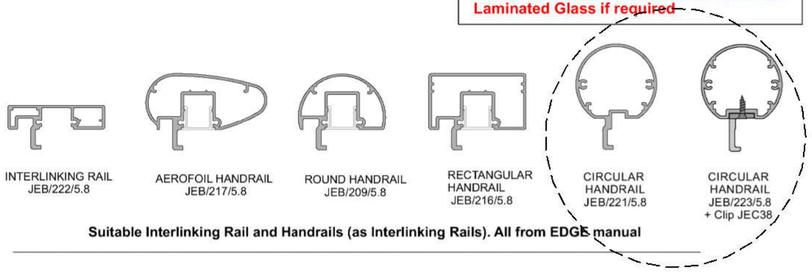
Stair structure to be designed by others to resist Balustrade actions as per NZS1170.1 Table 3.3



Assembly - must use Loctite on both threads.

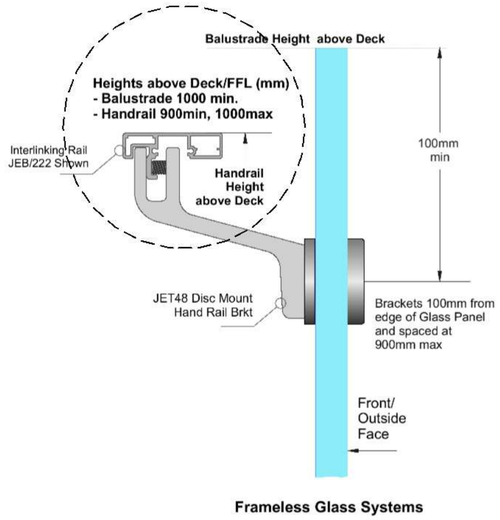
Juralco Interlinking Rails and Handrails

This page applies to 12mm and 15mm Toughened Glass and 15.2mm and 17.2mm Laminated Glass if required



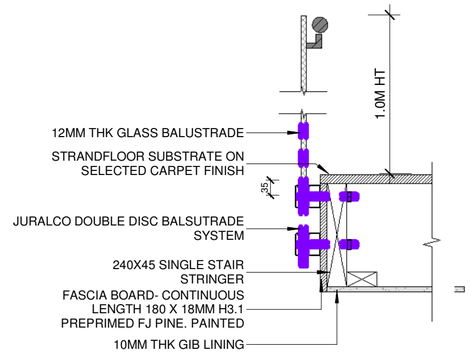
Suitable Interlinking Rail and Handrails (as Interlinking Rails). All from EDGE manual

Interlinking or Handrails on Deck side.



Frameless Glass Systems

Important Note: All Interlinking rails, at their ends must be attached to a Building Structure or to an Edge Post attached to the Deck structure, using Rail End Plates/Brackets. Applies to Handrails used as Interlinking Rails



1 / A527 STAIR BARRIER - JURALCO
1 : 10 @ A3

2 / A527 JURALCO STAIR BARRIER
1 : 10 @ A3

Rev	Description	Date
STATUS:	BUILDING CONSENT	

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PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: DETAIL - JURALCO INTERNAL STAIRS

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PROJECT NO: 2331 | DRAWING NO: A527 | REVISION:

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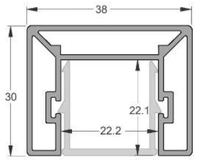
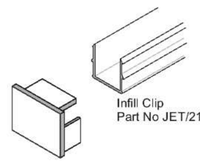
29/05/2024

Juralco Edgetec® Double Disc Anchor Balustrade System
38mm Rectangular Interlinking Top Rail

This page applies to 12mm and 15mm Toughened Glass only



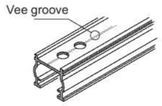
Rectangular Interlinking Top Rail
Part No JET/220/5.8
Also showing Infill Clip, for
use in between Glass Panels



Interlinking Top
Rail End Cap
Part No JET 37

Infill Clip
Part No JET/215/5.8

Interlinking Top Rail Gasket
for 12 mmToughened Glass
Part No JET/Gasket 12/2.9



Interlinking Top Rail Gasket
for 15 mmToughened Glass
Part No JET /Gasket 15/2.9

1 - 12, 15mm Glass and Gasket

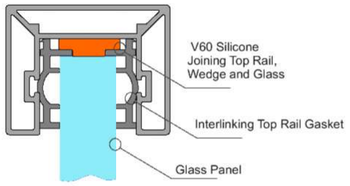
Application Notes:
- Cut short lengths of Gasket (50mm) and place say every 700mm.
- Cut/adjust Interlinking rail to correct dimensions, test in place.
- Remove all, install full cut lengths of Gasket to glass top edge

- Assemble Top Rail + Joiners and suitable End plates

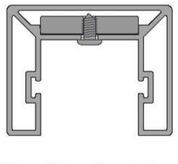
- Place blobs of V60 silicone in every Gasket hole
- Then place Top Rail extrusion + Joiners and End plates in place clipping firmly to Gasket
- Tape all down, wait 24 hrs to fully bond. Clean up.

Note: Ends must be attached to structure or post,
- Joins must have a suitable joiner plate

12mm Glass and Gasket shown

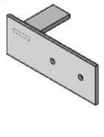


2 - End Plate Brackets



End Plate
Tabs all 22.5 x 4mm SS.

End Plates: (After cutting extrusions to length)
- With End Plate in place, spot drill from below for position
- Drill out to SS tab to 3mm dia, extrusion to 4mm dia
- Use No 6 x 1/4in SS ST Pan sq drive Screw, 2 per plate.
- End Plate must be securely attached to Post or structure.



Interlinking Top Rail
Wall type End Plate
SS. 120x45mm
JET 40LH

Interlinking Top Rail
Wall type End Plate
SS. 120x45mm
JET 40RH

Interlinking Top Rail
End Bracket
SS. 60mm x 46mm
JET 42

Important Note: All Interlinking rails, at their ends must be attached to a Building Structure or to an Edge Post attached to the Deck structure, using Rail End Plates/Brackets

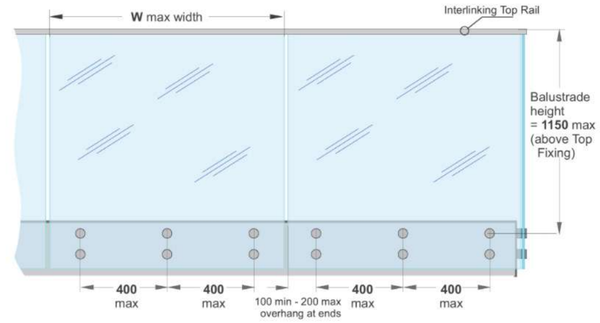
Juralco Edgetec® Double Disc Anchor Balustrade System
Typical Layouts

Double Disc
+ Interlinking Rail

Glass must have a minimum
strength of 100Mpa
All edges polished
All Holes to be smooth
and chip and crackfree

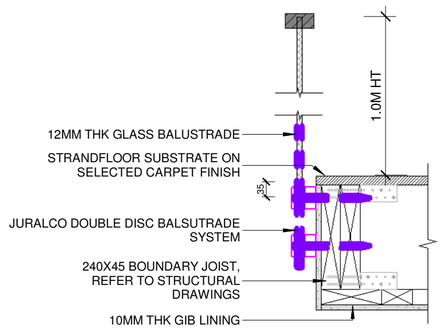
Clamp spacings
Min - 2 x clamp pairs
Max - 4-5 x clamp pairs

Residential & Domestic only
Occupancy types A, A Other and C3
All for 12mm Toughened Glass
or 15.2mm Laminated Glass
or 13.52mm SentryGlas



Exceeds the wind loading for all Wind Zones up to **and Including High Wind Zone** as set out in NZS 3604:2011

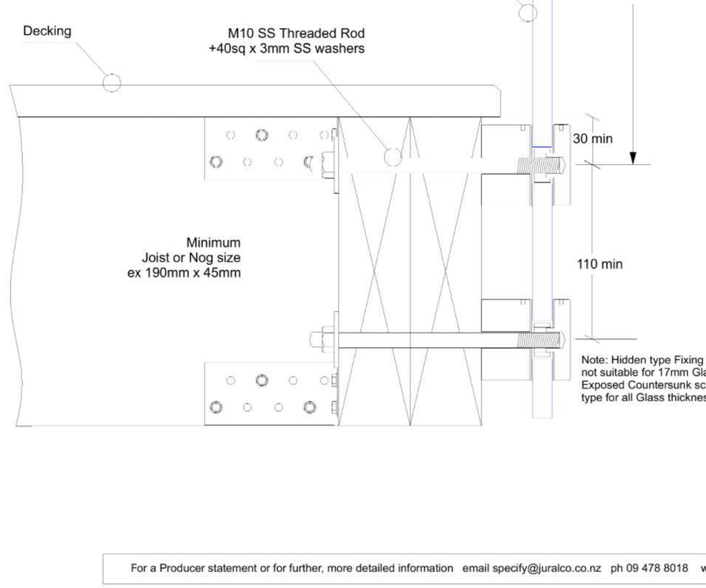
Refer to the Interlinking Top Rail page for conformance to NZS 4223.3.2016.
- Not required for SentryGlass



2 / A528 — INTERNAL BARRIER - JURALCO
1 : 10 @ A2

Juralco Edgetec Double Disc Balustrade System Complies with NZS3604:2011
Typical Face Fix to Timber - M10 SS Threaded Rod

Important Installation notes:
1 - The Project Engineer must ensure the structure can support the appropriate loads
2 - Refer to the Juralco Infinity Manual for applicable Wind Zones and restrictions
3 - Substructure shown indicatively only.
4 - All Fixings must be Stainless steel



Rev	Description	Date
STATUS:	BUILDING CONSENT	

SILICON ARCHITECTURE
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PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: DETAIL - JURALCO INTERNAL BARRIER

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1 : 10	15/05/2024 8:53:55 am	SS	J	

PROJECT NO:	DRAWING NO:	REVISION:
2331	A528	

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29/05/2024

Juralco EDGE® Balustrade System - Typical Post Fixings
NZS3604:2011 Connection. Double Boundary Joists

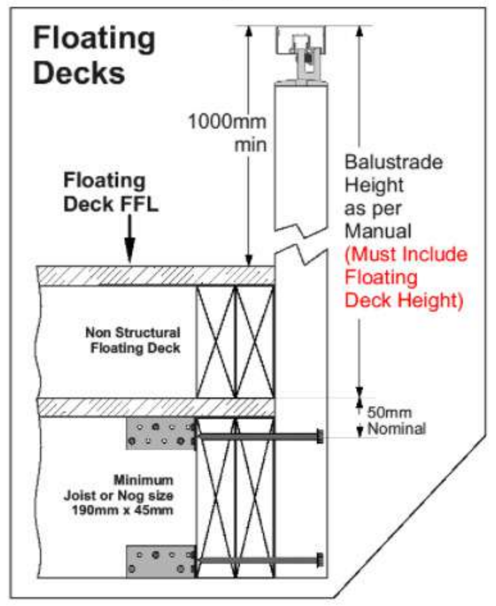
Typical FACE Fix Post to Timber - M10 SS Coachscrews

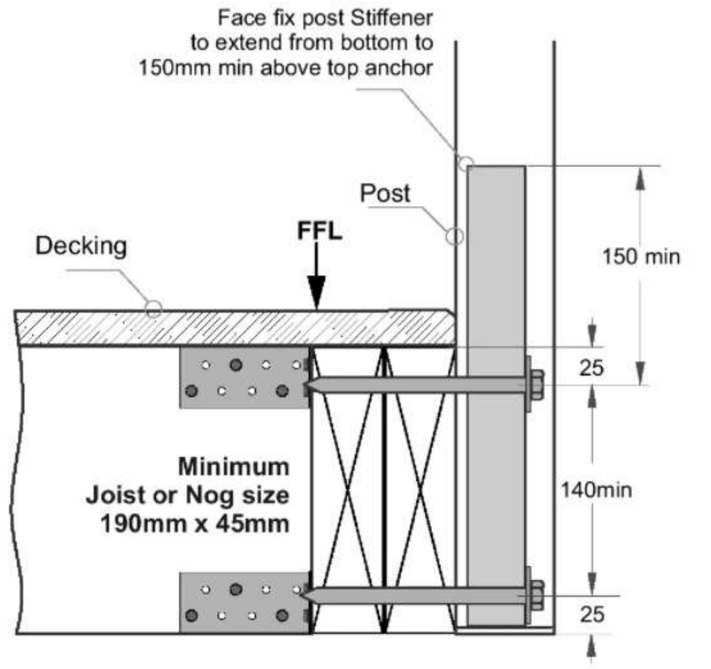
Balustrade Dimensions by Wind Zone.

Up to and including Very High Wind Zone						
Balustrade Height above FFL, mm						
1000	**1050**	**1100**	**1150**	**1200**	**1250**	**1300 max**
1400	1350	1300	1250	1200	1150	1100
Post Spacing max, mm						

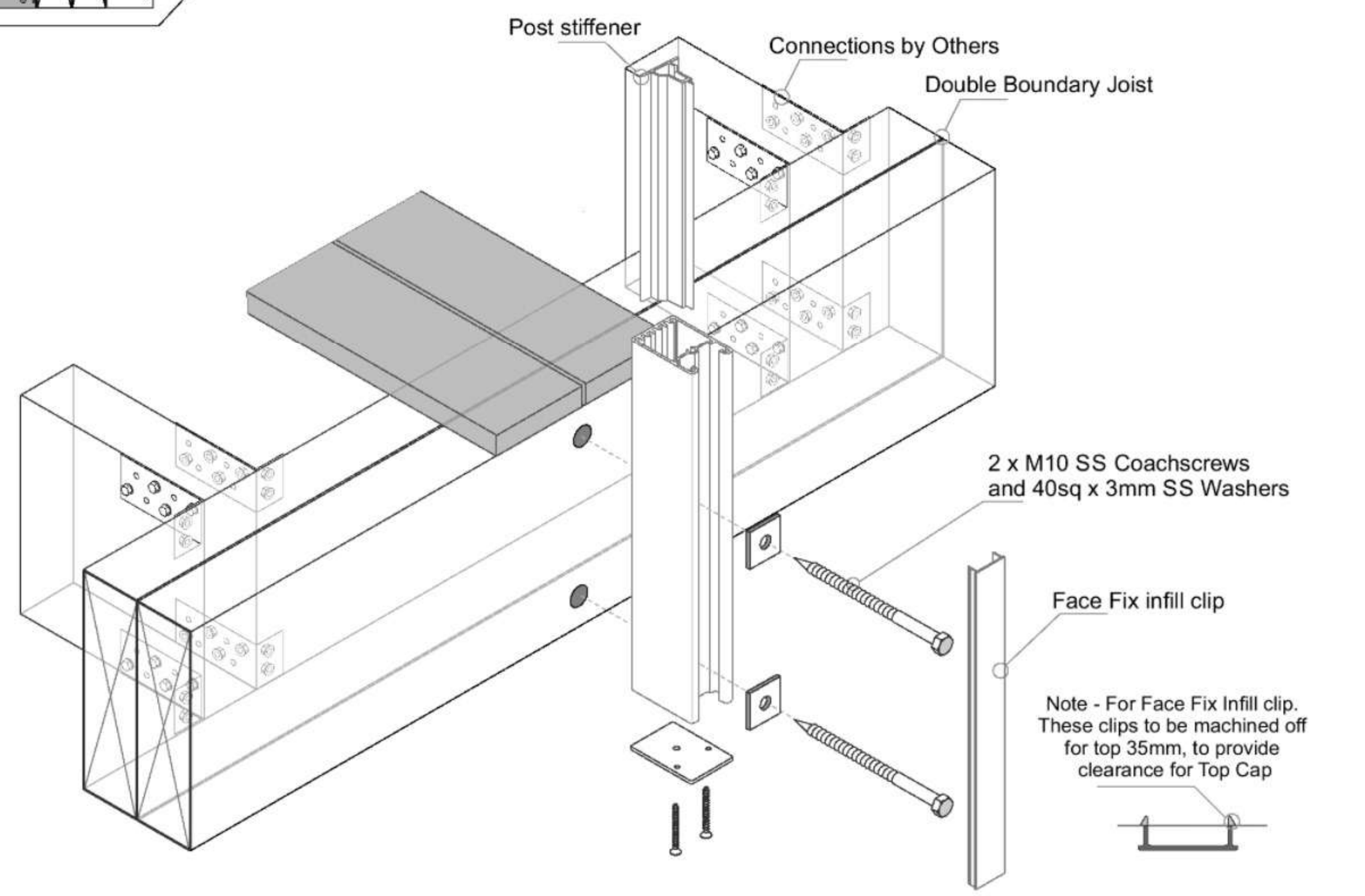
Up to and including Extra High Wind Zone
General Balustrades
Coachscrews as shown NOT SUITABLE. Must use Bolts

General Notes:
1 - All measurements mm
2 - Domestic Occupancy only A, A other and C3.
3 - Balustrade Height measured above Deck/FFL. 1000mm min
4 - Wind Zones as per NZS 3604:2011





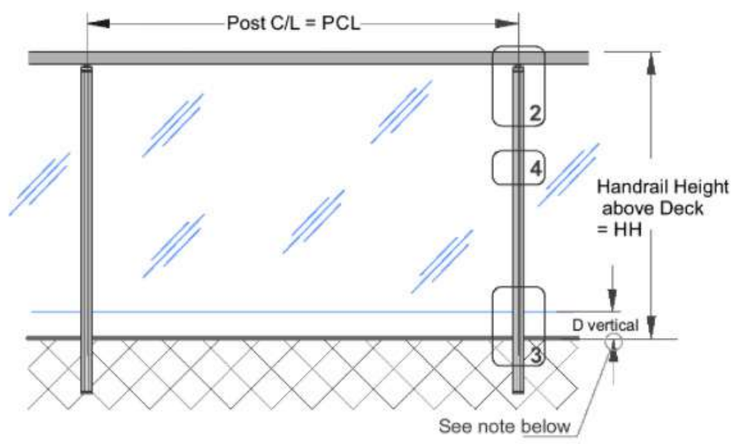
Important Installation notes:
1 - The Project Engineer must ensure the structure can support the appropriate loads
2 - Substructure shown indicatively only. Timber SG8 minimum strength
3 - Coachscrews 90mm min engagement into joists, predrill 6mm holes.
4 - Bond all coachscrews with SIKA Supergrip to full depth
5 - All Fixings must be Stainless steel



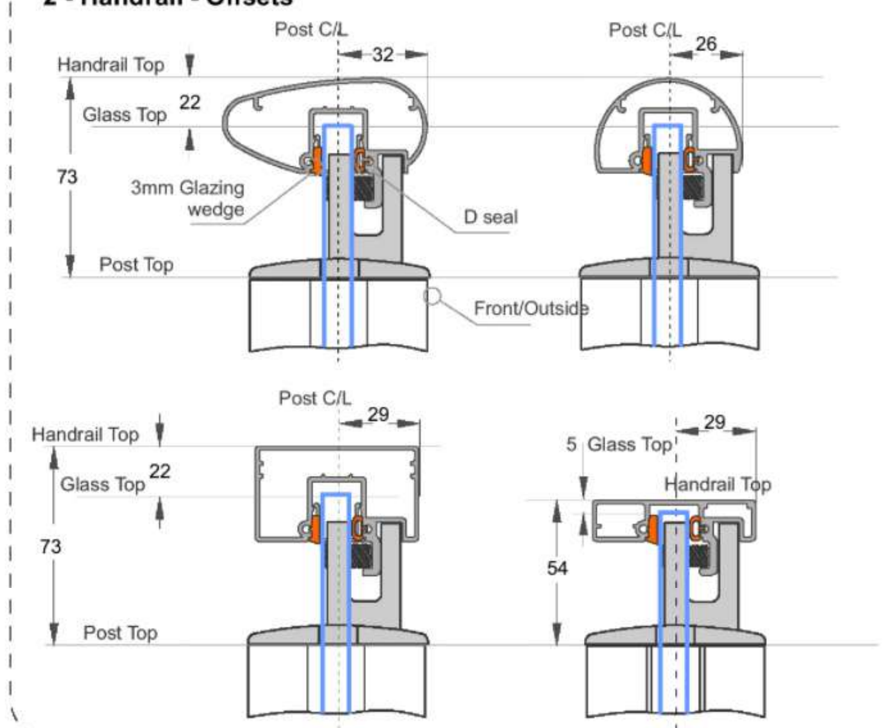
Juralco EDGE® Balustrade System - Design Details

10mm Toughened Glass - Semi Frameless + Handrail. Face Fix

1 - Refer Post Mounting type and installation Wind zone. Then choose Balustrade Height and max Post spacing.

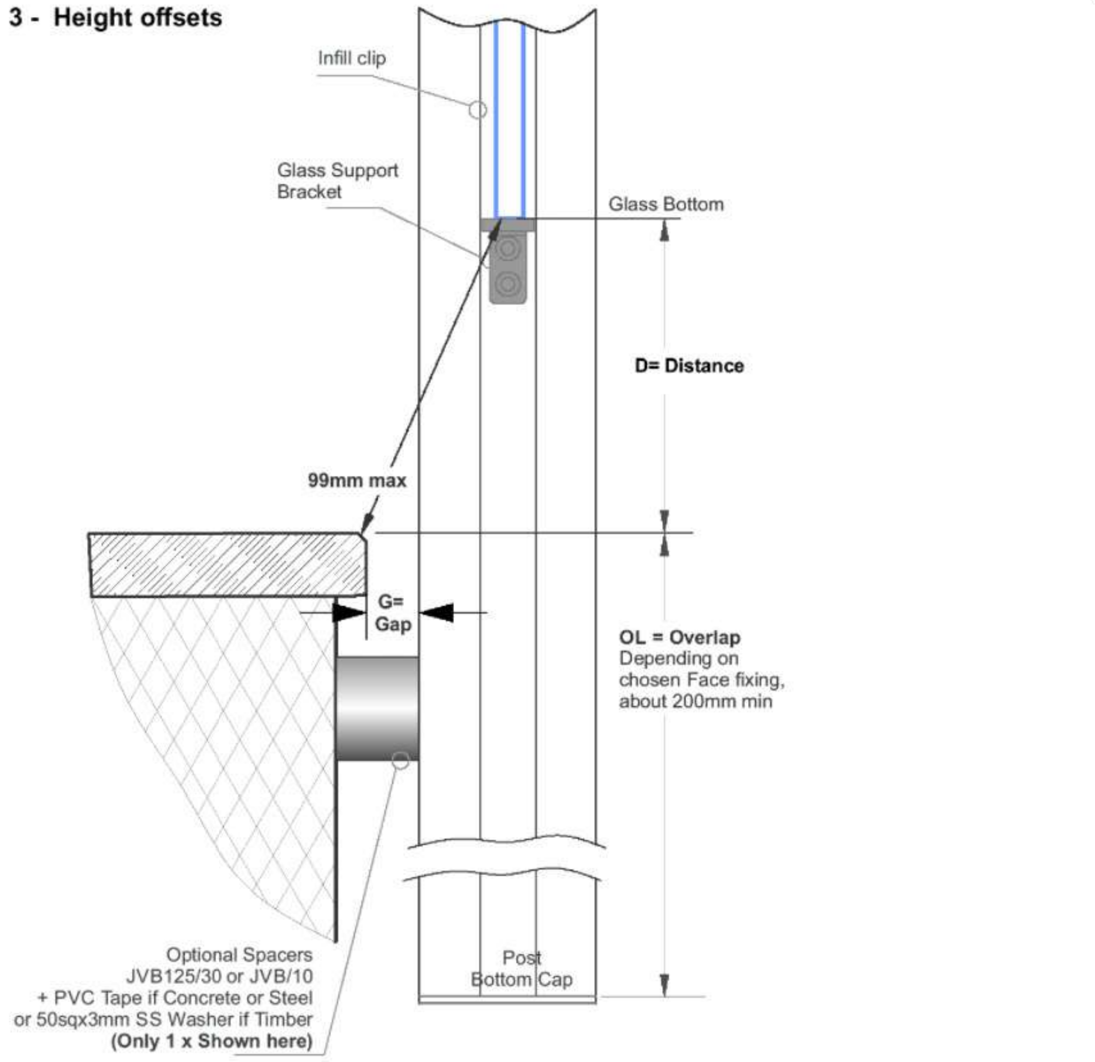


2 - Handrail - Offsets



Important Note: All Glass Engagements 10mm min

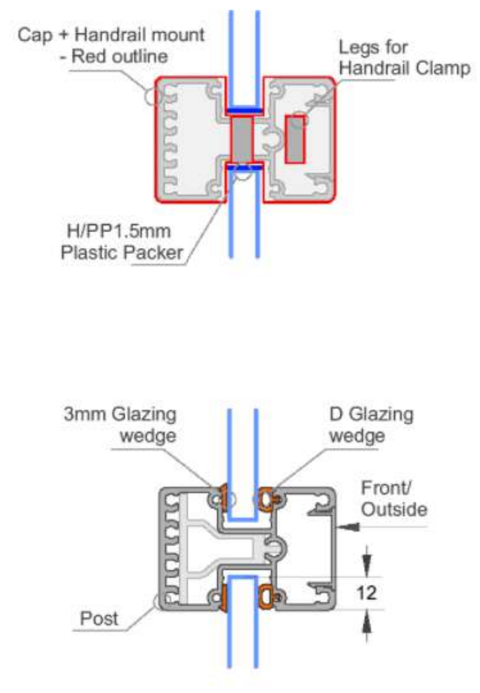
3 - Height offsets



Note - Because the Bottom Rail is mounted forward of the Deck Edge the D Dimension is no longer 99mm.

D max values for a 99mm Opening to the deck
G Gap = 10mm, D = 91mm
G Gap = 20mm, D = 86mm
G Gap = 30mm, D = 80mm
G Gap = 40mm, D = 72mm
G Gap = 50mm max, D = 61mm

4 - Glass, Width Offsets



Face fix EDGE post JEB/214
Semiframeless
10mm Toughened Glass

5 - Cutting, nominal

a - Hand Rail = Use maximum lengths
b - Post, Cut to
= HH-54+OL
c - 10mm Glass height
= HH-5-D
d - 10mm Glass width
= PCL- 2x12 = PCL - 24
or tight distance between posts
at deck level + 24mm

1 A529 JURALCO EDGE EXTERNAL BARRIER
NTS

Rev	Description	Date
STATUS:	BUILDING CONSENT	

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SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061
TITLE: DETAIL - JURALCO EXTERNAL BARRIER

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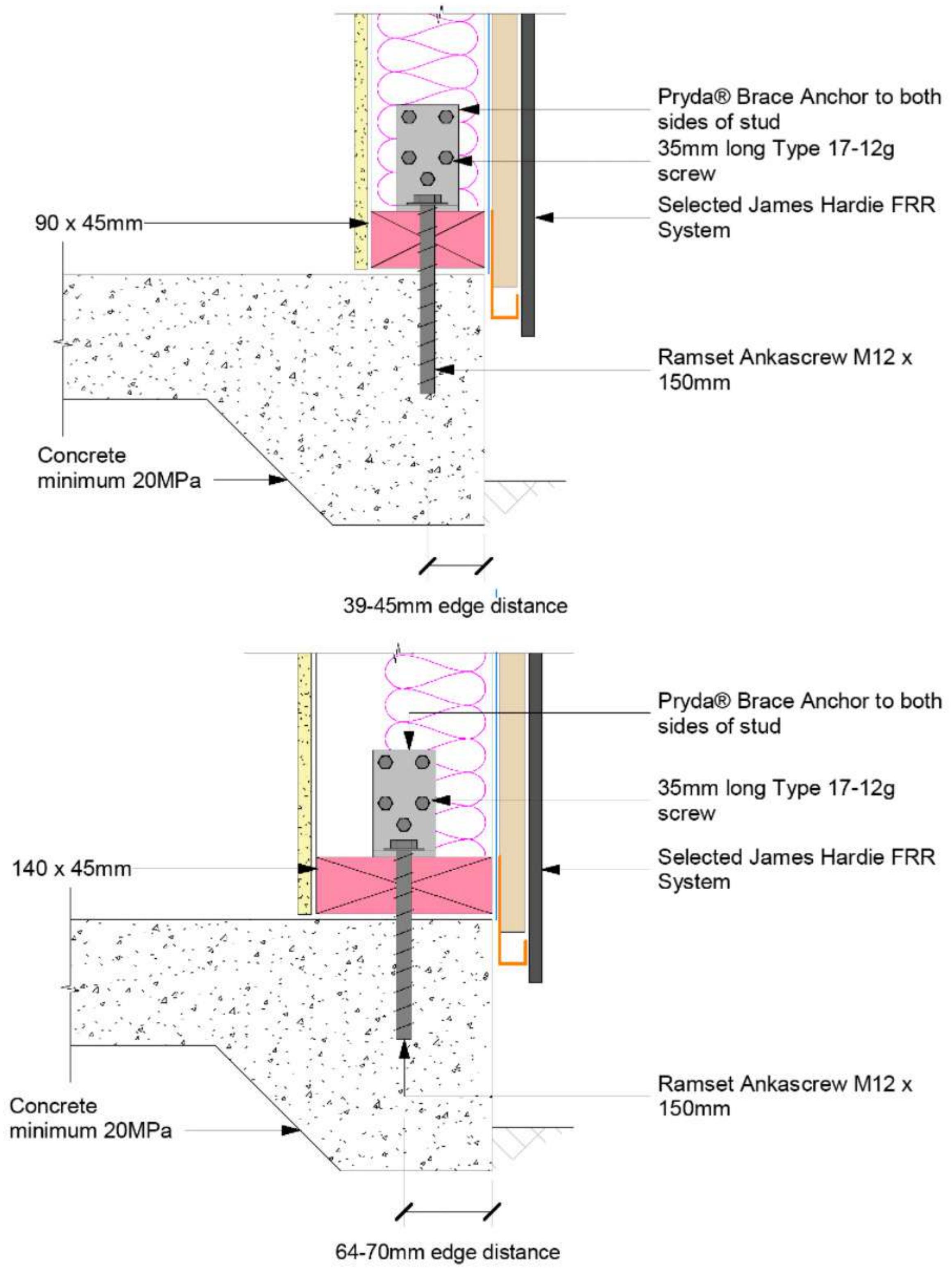
1 : 10	15/05/2024 8:53:55 am	SS	J	
PROJECT NO: 2331	DRAWING NO: A529			REVISION:

29/05/2024

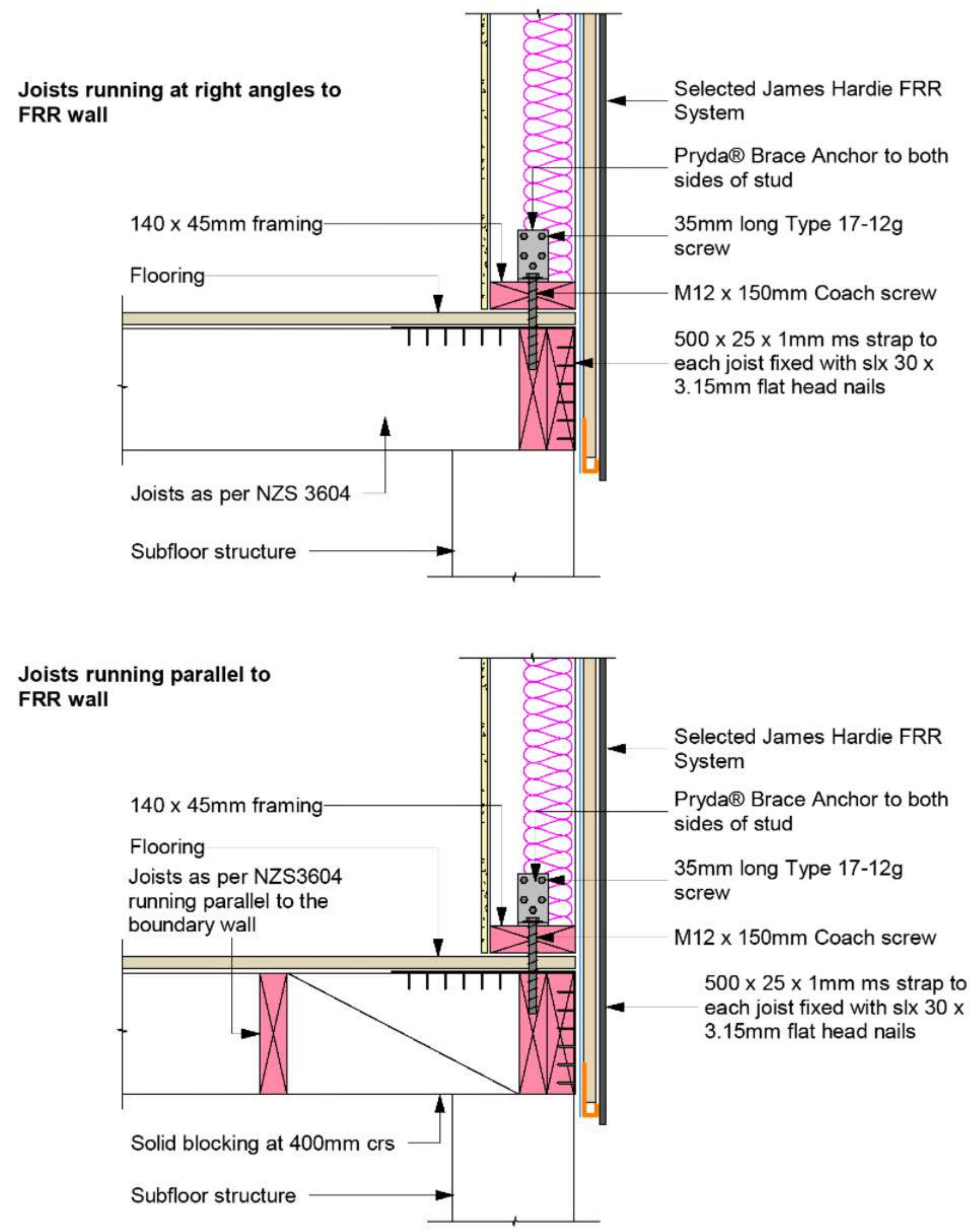
Figure 1: Post fire stability – Slab on ground foundation



Wall height max (mm)	2400	3000	3000	3700
Stud bottom plate (mm)	90 x 45	90 x 45	140 x 45	140 x 45
Stud spacing max (mm)	400	300	600	400
Nog spacing max (mm)	800	800	800	800
Hold down brackets	Pryda® Brace / GIB Handibrac® Anchor both sides of stud			

For higher stud heights, please refer to James Hardie

Figure 3: Post fire stability – Timber foundation



	Joist parallel to boundary joist	Joist at right angle to boundary joist		
Stud bottom plate size (mm)	140 x 45	140 x 45	140 x 45	140 x 45
Stud spacing max (mm)	600	600	400	300
Nog spacing max (mm)	800	800	800	800
Hold down brackets	Pryda® Brace / GIB Handibrac® Anchor both sides of stud			
Wall height max (mm)	2700	2700	3000	3700
Joist min (mm)	190	190	190	190

1 TYP. POST FIRE STABILITY - JAMES HARDIE
A530 1 : 10 @ A2

Rev	Description	Date
STATUS:	BUILDING CONSENT	

SILICON ARCHITECTURE

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CLIENT: TIM MYERS

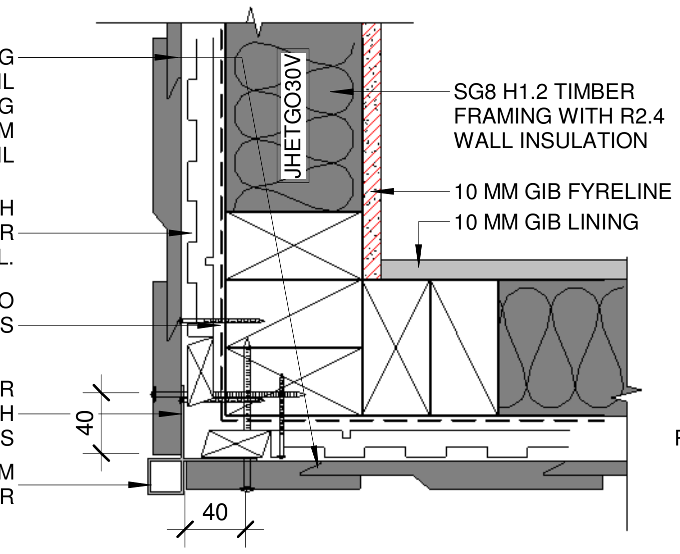
PROJECT: PROPOSED 2 STOREY RESIDENCE

SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

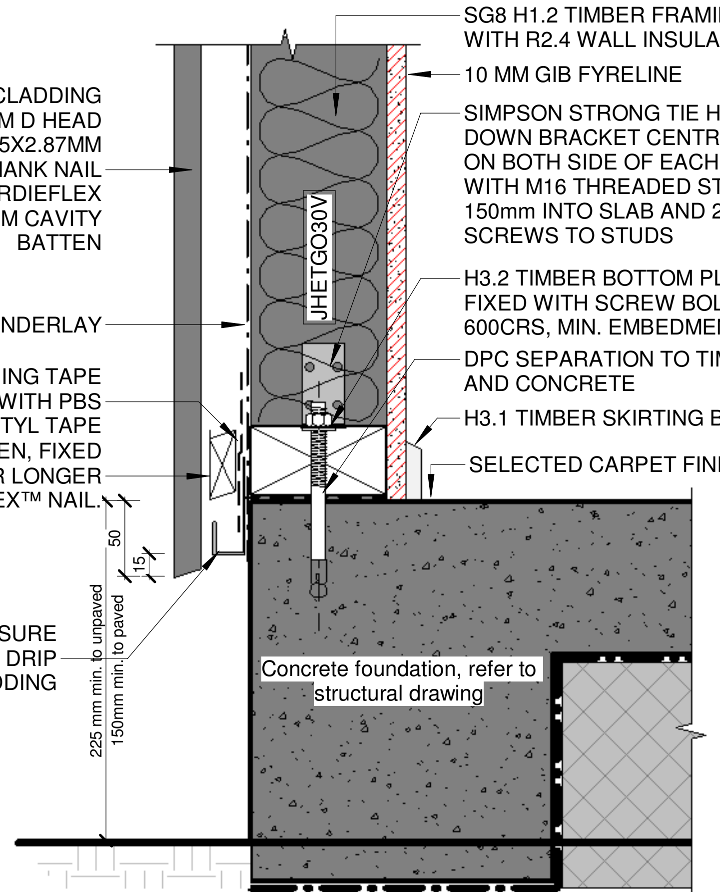
TITLE: DETAIL - POST FIRE STABILITY

SCALE AT A2:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
1 : 10	15/05/2024 8:53:55 am	SS	J	
PROJECT NO: 2331	DRAWING NO: A530			REVISION:

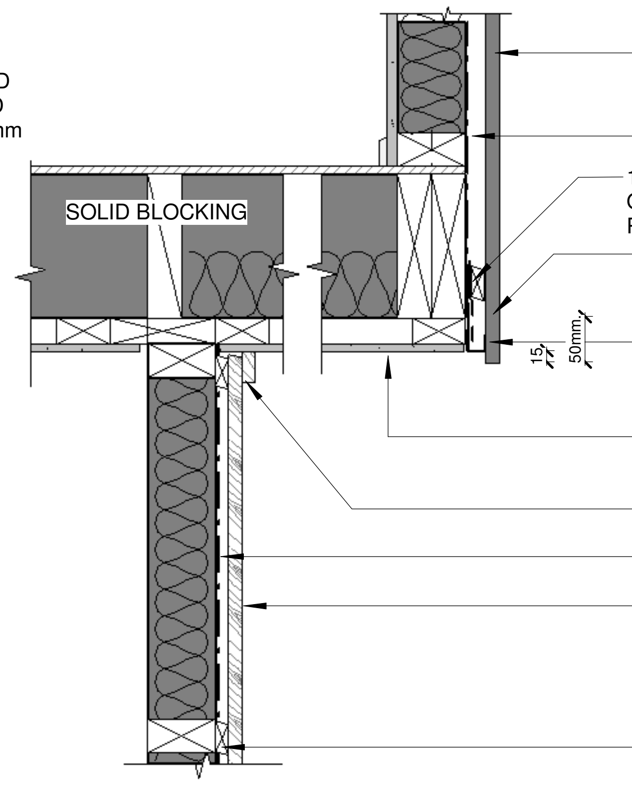
29/05/2024



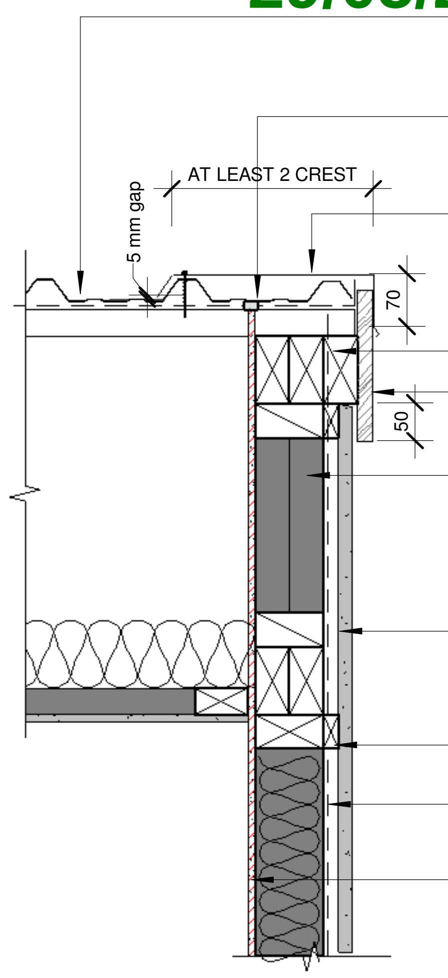
2 EXTERNAL CORNER - VC OBLIQUE (FRR)
A207 1 : 5 @ A2



3 WALL BASE SECT - FRR (JHETGO30V)
A207 1 : 5 @ A2



5 SOFFIT OVERHANG DETAIL
A208 1 : 10 @ A2



4 ROOF - BARGE DETAIL (FRR)
A203 1 : 10 @ A2

JHETGO30v

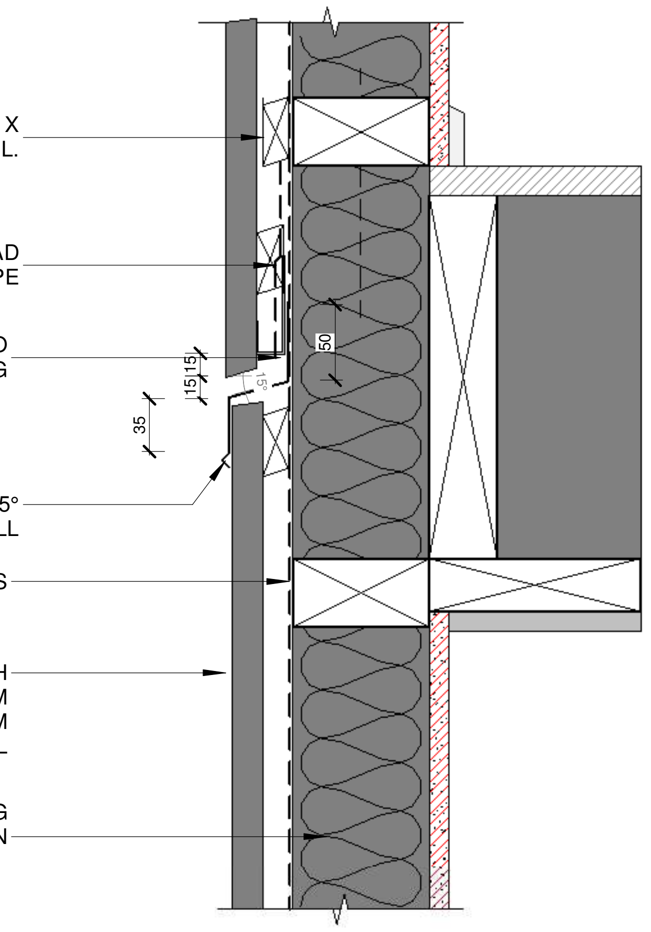
JHETGO30v	Fire Resistance 30/30/30	STC 46	
Cladding	Oblique™ Weatherboard - Vertical	**Lining**	10mm GIB Fyreline®
Framing	Timber framing to be in accordance with NZS 3604 or SED complying with AS/NZS 1170 and NZS 3603. Framing size 90 x 45mm minimum. Studs at 600mm centres and nogs at 600mm centres maximum	**Insulation**	Glass wool insulation 90mm thick, R2.2 or higher.
Cavity Batten	Hardie™ horizontal timber cavity batten 20mm	**Underlay**	A flexible underlay that complies with Table 23 of E2/AS1 and has a 'flammability index' not exceeding 5 can be used
Cladding Fixing	**200mm wide weatherboard:** 65 x 2.87mm D-Head or round head nail to nog **300mm wide weatherboard:** Two nails per nog, 65 x 2.87mm D-Head or round head nail	**Lining Fixing**	Fix GIB Fyreline® with 41mm x 6g GIB® Grabber® High Thread Drywall Screws 300mm centre around the sheet perimeter and intermediate studs Fixing to be 12mm from bound sheet edges and 18mm from sheet ends

For further information refer to Oblique™ Weatherboard vertical installation technical specification

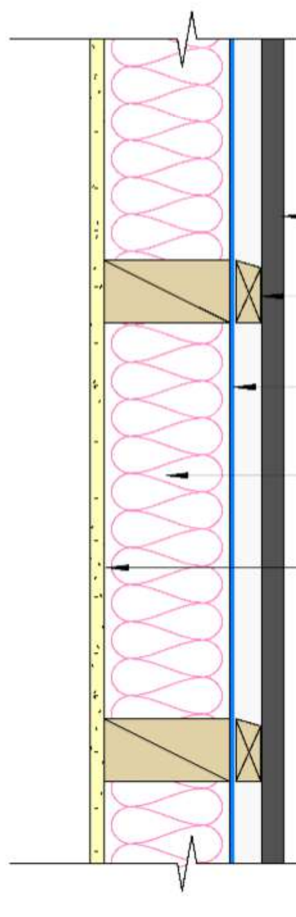
JHETOO60v

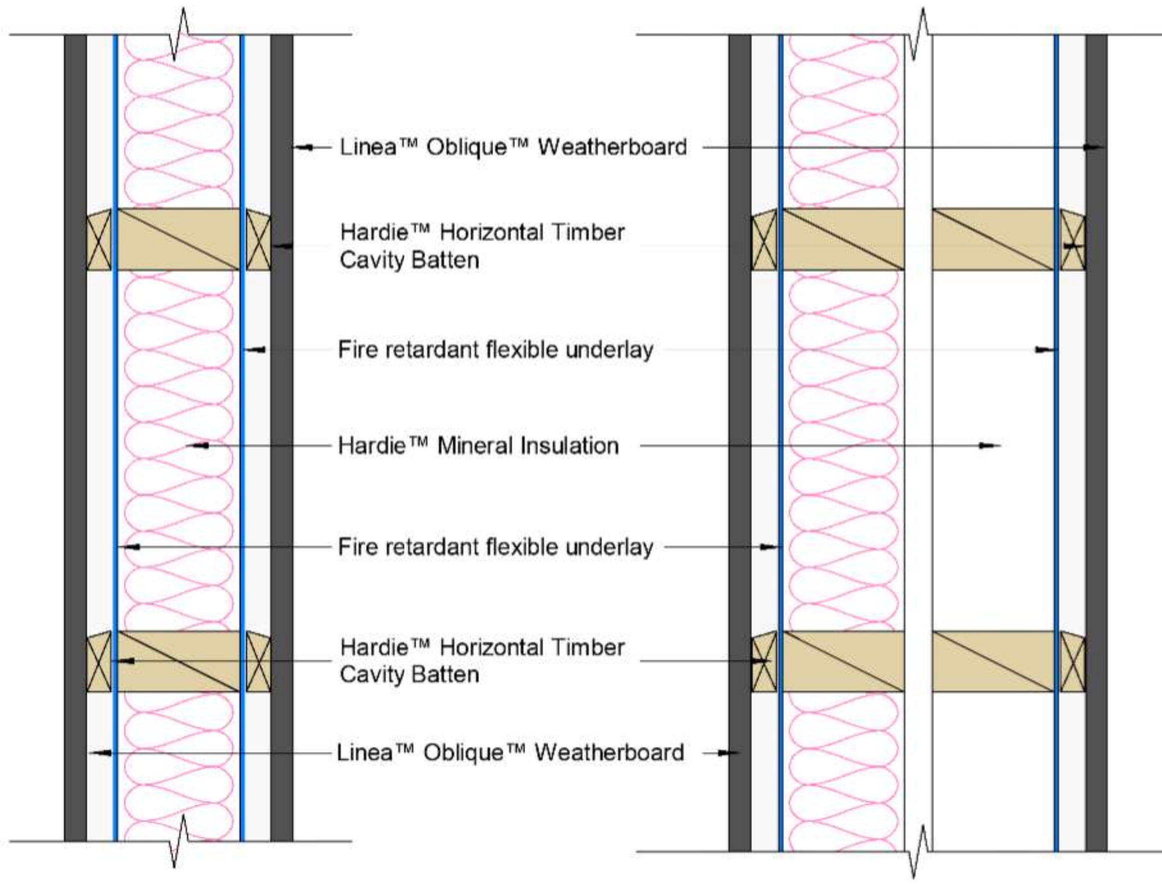
JHETOO60v	Fire Resistance 60/60/60	Under 10m	
Cladding	Oblique™ Weatherboard - Vertical		
Framing	Timber framing to be in accordance with NZS 3604 or SED complying with AS/NZS 1170 and NZS 3603. Framing size 90 x 45mm minimum. Studs at 600mm centres and nogs at 600mm centres maximum	**Insulation**	Hardie™ Mineral Insulation
Cavity Batten	Hardie™ horizontal timber cavity batten 20mmm	**Underlay**	A flexible underlay that complies with Table 23 of E2/AS1 and has a 'flammability index' not exceeding 5 can be used
Cladding Fixing	**200mm wide weatherboard:** 65 x 2.87mm D-Head or round head nail to nog **300mm wide weatherboard:** Two nails per nog, 65 x 2.87mm D-Head or round head nail		

For further information refer to Oblique™ Weatherboard vertical installation technical specification



6 HORIZONTAL JUNCTION (LINEA-VERTICLAD)
A208 1 : 5 @ A2





1 FIRE WALLSYSTEM - JAMES HARDIE
A531 1 : 10 @ A2

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Fire & Acoustic Design Manual | November 2022 New Zealand 65

Rev	Description	Date
STATUS:	BUILDING CONSENT	

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CLIENT: TIM MYERS

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SITE: 137 GREY STREET ONEHUNGA AUCKLAND 1061

TITLE: DETAIL - FRR DETAILS

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