PROPOSED RESIDENCE

AT

LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

FOR STONEX HOMES

BUILDING CONSENT

PROJECT ISSUE: 23/11/09

SILICON ARCHITECTURE

Bldg. 8 Level 1, 15 Accent Drive East Tamaki
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188b Stoddard Road Mt. Roskill
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PROPOSED RESIDENCE

AT

LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

for STONEX HOMES

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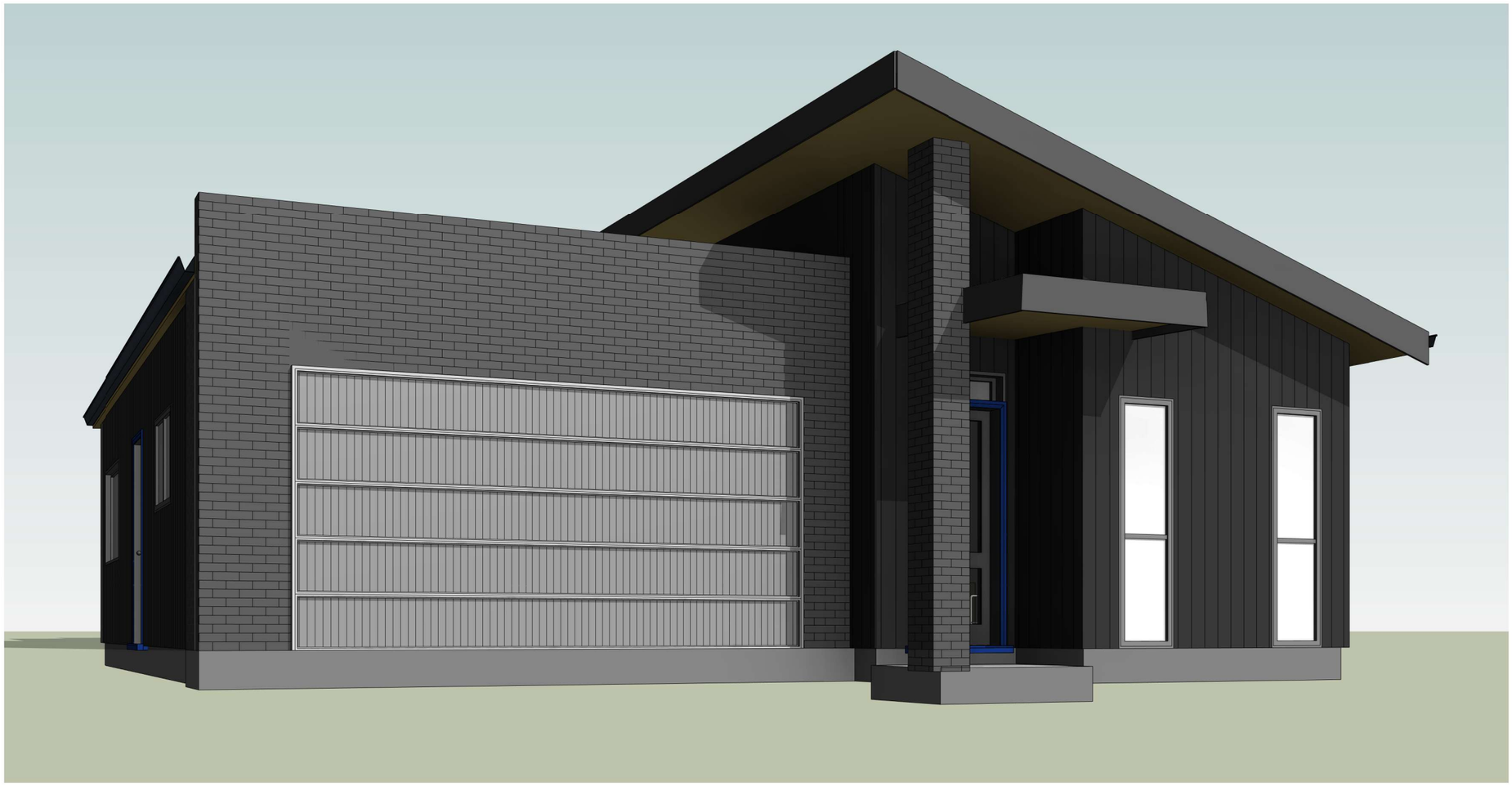

PROPOSED RESIDENCE

AT

LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

for STONEX HOMES

BCO10375996 Received by Auckland Council 07/03/2024

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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. **DO NOT SCALE MEASUREMENTS FROM THESE DRAWINGS.**

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.

REFER TO STRUCTURAL ENGINEER'S DRAWINGS

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.

SITE SETOUT NOTES

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

SITE MANAGEMENT

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.

SITE AND SERVICES NOTE:

EROSION & SEDIMENT CONTROL:

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.

PUBLIC DRAINS:

CONTRACTOR SHALL LOCATE DRAIN/S PRIOR COMMENCEMENT OF ANY RELEVANT FOUNDATION AT WORK.

ELECTRIC & GAS:

ALL ELECTRIC & GAS SERVICES SHALL BE INSTALLED & LOCATED AS PER THEIR APPROPRIATE, STANDARDS & REGULATIONS.

RETAINING WALLS:

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.

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.

TIMBER FRAMING NOTES:

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

TOP PLATE TO STUD FIXING:

LUMBERLOK STUD TO TOP PLATE FIXING TYPE "B". REFER TO LUMBERLOK SPEC FOR FIXING DETAILS AND REQUIREMENTS

BOTTOM PLATE FIXING TYPICAL: (ON CONCRETE FLOOR)

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.

FOR EXTERNAL WALL:

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.

FOR INTERNAL WALLS:

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.

BOTTOM PLATE FIXING: (ON TIMBER FLOOR)

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¢

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

FLOORS:
FLOORING UNDER WET AREA H3.2
STRANDFLOOR H3.2

ROOF:
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

WALLS:
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

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

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

GENERAL NOTES

ROOF CLADDING
TRS5 - 0.40BMT METAL LONG RUN ROOFING - INSTALL TO MANUFACTURER
SPECIFICATIONS FOR SEA SPRAY ZONE

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 450 CTRS MAX FIXED WITH POWER DRIVEN NAILS OVER 10MM GIB LINING

EXTERNAL WALL
90X45MM SG8 H1.2 TIMBER FRAMING ON 20X40MM H3.1 DRAINED AND VENTED CAVITY
BUILDING UNDERLAY AND INSULATION AS SPECIFIED
2.4M HT STUDS @600CRS MAX
2.7M HT STUDS @400CRS MAX

NOGGINGS
70S BRICK CLADDING @ 800CRS MAX
LINEA OBLIQUE VERTICAL @ 600CRS MAX

INTERNAL WALL
90X45MM SG8 H1.2 TIMBER FRAMING 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 ROOF INSULATION	R 7.0
WALLS	PINK BATTS WALL INSULATION	R 2.0
GLAZING	ALUMINIUM JOINERY	
	TO BE LOW-E DOUBLE GLAZED	R0.46
FLOOR	KOOLFOAM ECO PODS	R5.3

WET AREAS
WATERPROOFING MEMBRANE
ARDEX WPM SYSTEM INSTALLED TO MANUFACTURER'S SPECIFICATION

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

FRAMING NOTES

TF1	EXTERIOR - SG8 H1.2 TIMBER FRAMING, STUDS @400 CTRS,NOGGS @600CRS MAX
TF2	EXTERIOR - SG8 H1.2 TIMBER FRAMING, STUDS @400 CTRS, NOGGS @800CRS MAX
TF3	INTERIOR - 90 MM X 45 MM TIMBER FRAMING, STUDS @600 CTRS AND NOGGS @800 CTRS,
TF4	LBW - 90X45MM SG8 H1.2 TIMBER STUDS @400 CTRS MAX, 10MM THK GIB BOTH SIDES
RF1	TIMBER TRUSSES SG8 H1.2 @ 900 CRS. MAX, REFER TO TRUSS DESIGN DOCUMENTS
RF2	TIMBER RAFTER SG8 H1.2 @ 900 CRS. MAX., REFER TO STRUCTURAL ENGINEERS DRAWING
I1	R2.0 WALL INSULATION
I2	R7.0 CEILING INSULATION
I3	R5.3 PODS INSULATION

REV	DESCRIPTION	DATE

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE
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admin@siliconec.co.nz

CLIENT: STONEX HOMES

PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: CONSTRUCTION NOTES

SCALE AT A3:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	4/03/2024 12:07:56 pm	KK-JP	J	

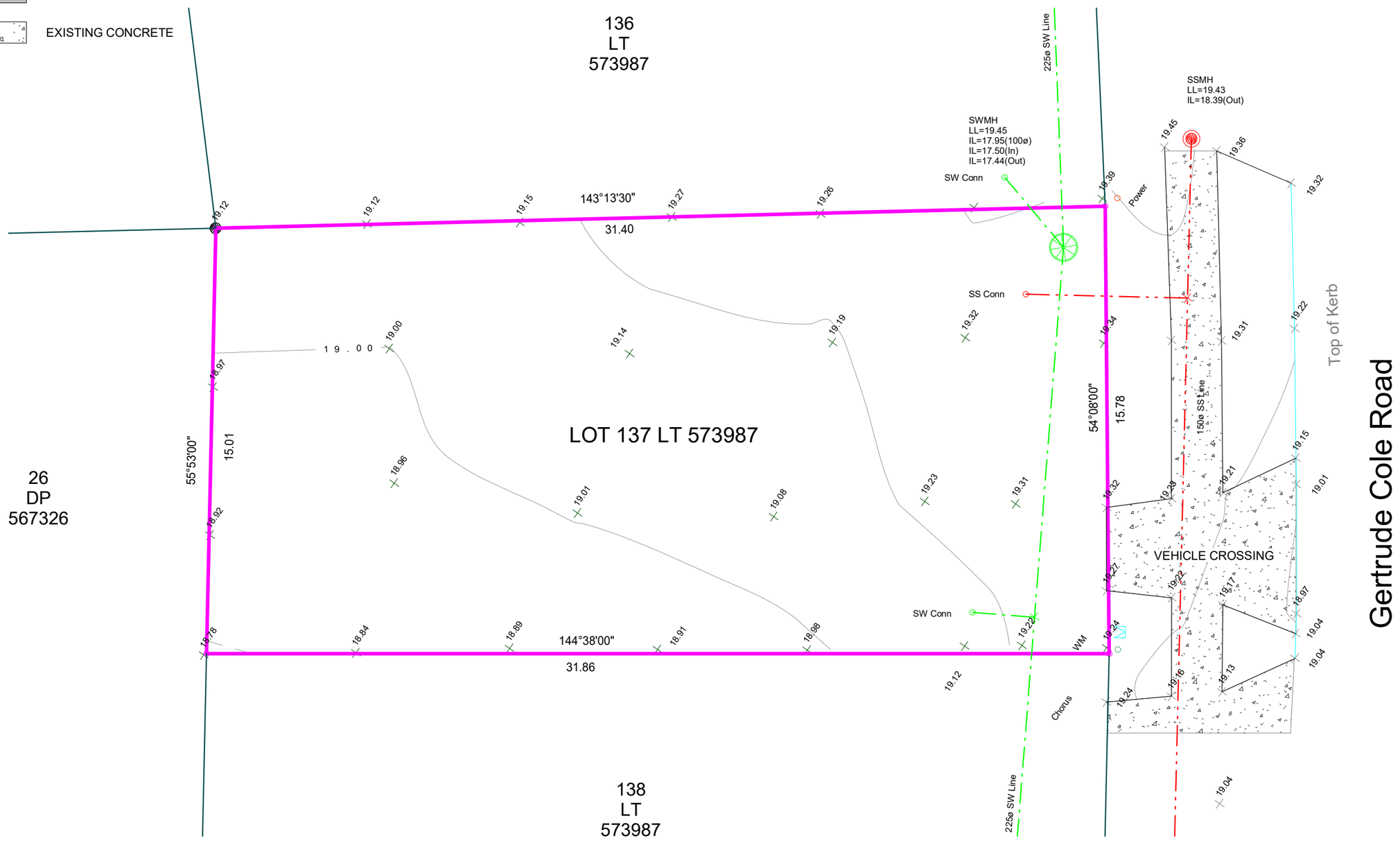
PROJECT NO:	DRAWING NO:	REVISION:
1944	A004	

PROPERTY DETAILS

LEGAL DESCRIPTION:	LOT 137 LT 573987
ADDRESS:	8 GERTRUDE COLE ROAD CLARKS BEACH ROAD PUKEKOHE AUCKLAND 2679
PROPERTY AREA:	487SQM
ZONE:	RESIDENTIAL - MIXED HOUSING SUBURBAN
PRECINCT:	CLARKS BEACH
WIND AREA:	HIGH WIND ZONE

LEGEND

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



1 EXISTING SITE PLAN
A301 1 : 150 @ A3

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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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.

Gertrude Cole Road

REV	DESCRIPTION	DATE

STATUS: BUILDING CONSENT

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CLIENT: STONEX HOMES

PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: EXISTING SITE PLAN

SCALE AT A3:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	4/03/2024 12:07:59 pm	KK-JP	J	

PROJECT NO:	DRAWING NO:	REVISION:
1944	A100	

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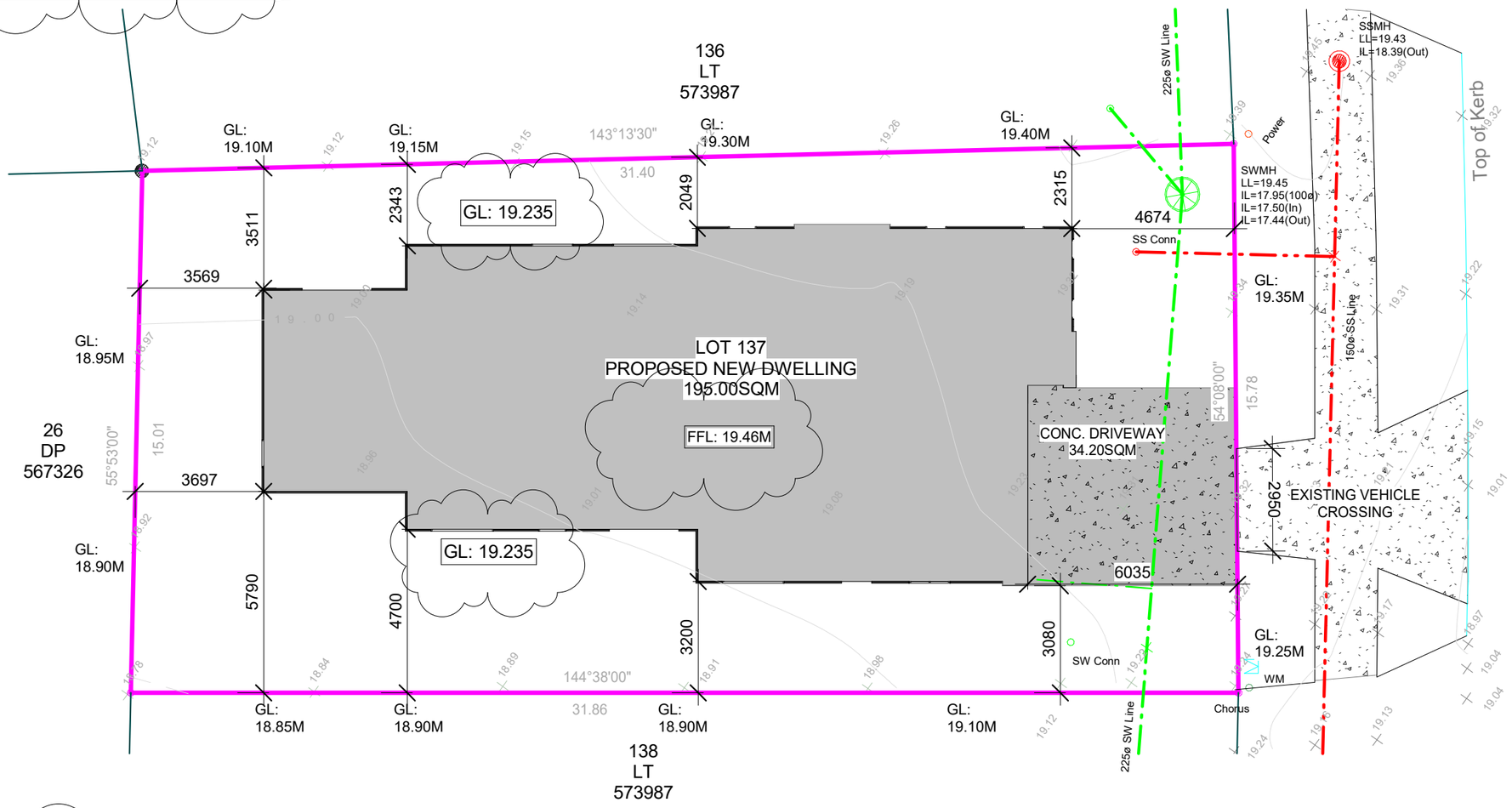
PROPERTY DETAILS
LEGAL DESCRIPTION: LOT 137
ADDRESS: 8 GERTRUDE COLE ROAD CLARKS BEACH ROAD PUKEKOHE AUCKLAND 2679
PROPERTY AREA: 487SQM
ZONE: RESIDENTIAL - MIXED HOUSING SUBURBAN
PRECINCT: CLARKS BEACH
WIND AREA: HIGH WIND ZONE

AREA CALCULATION

TOTAL SITE AREA	: 487 M²
TOTAL BUILDING COVERAGE	: 194.67M²
BUILDING COVERAGE	: 39.97 %
IMPERVIOUS AREA	: 47.00 %
LANDSCAPED AREA	: 53.00 %
FRONT YARD LANDSCAPE	: 59.77 %
EARTHWORK FILL VOLUME	: 45.82 M³
EARTHWORK FILL AREA	: 194.67 M²

LEGEND
- PROPERTY BOUNDARY
- INTERNAL BOUNDARY
- EXTG WASTE WATER LINE
- EXTG STORM WATER LINE
- PROPOSED STRUCTURE
- PROPOSED CONCRETE
- PROPOSED GRASS
- PROPOSED PAVERS



1 / A101 PROPOSED SITE PLAN
1 : 150 @ A3

NOTES:
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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.

REV	DESCRIPTION	DATE
1	CHANGE: FFL UPDATED	25/01/2024

STATUS: BUILDING CONSENT

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CLIENT: STONEX HOMES
PROJECT: PROPOSED RESIDENCE
SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE
TITLE: PROPOSED SITE PLAN

SCALE AT A3:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	4/03/2024 12:08:00 pm	KK-JP	J	

PROJECT NO:	DRAWING NO:	REVISION:
1944	A101	1

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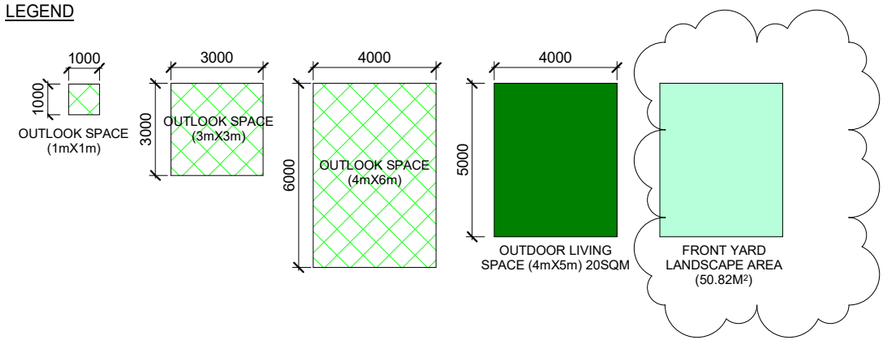
PROPERTY DETAILS

LEGAL DESCRIPTION: LOT 137 DP 573937
ADDRESS: 8 GERTRUDE COLE ROAD CLARKS BEACH ROAD
PUKEKOHE AUCKLAND 2679
PROPERTY AREA: 487SQM
ZONE: RESIDENTIAL - MIXED HOUSING SUBURBAN
PRECINCT: CLARKS BEACH
WIND AREA: HIGH WIND ZONE

LEGEND



1 / A102 PROPOSED OUTLOOK/OUTDOOR/TRACKING CURVES

1 : 150 @ A3

NOTES:

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CONTRACTOR TO NOTIFY SILICON ARCHITECTURE OF ANY DISCREPANCIES

FLAG DRAINS AND MANHOLES PRIOR TO COMMENCING.

REV	DESCRIPTION	DATE
2	DE: QUERY	22/02/2024

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE

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

PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: OUTLOOK/OUTDOOR/TRACKING CURVES

SCALE AT A3:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
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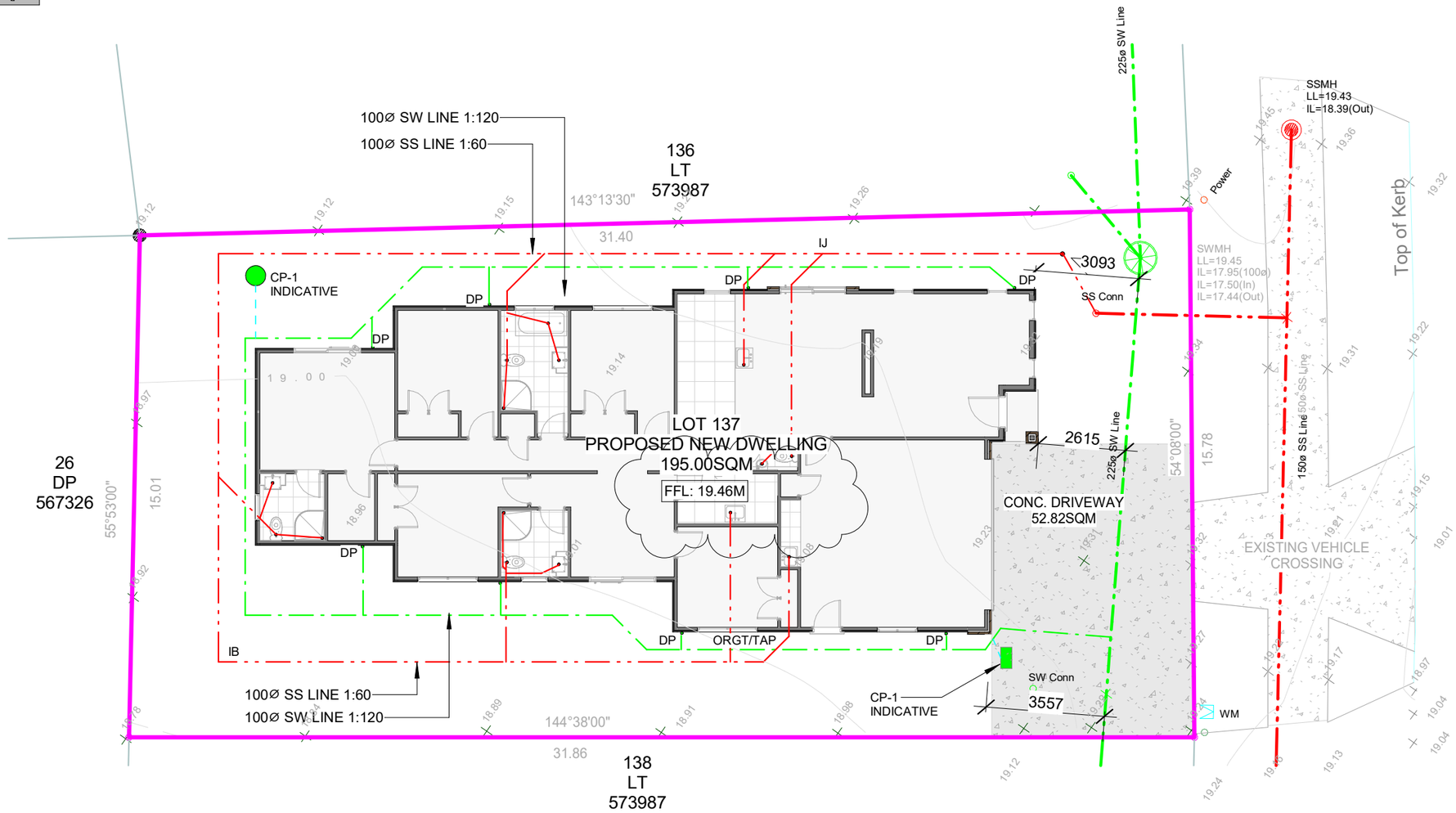
PROJECT NO:	DRAWING NO:	REVISION:
1944	A102	2

C:\Users\stas\OneDrive\Silicon Architecture\2022\2231 - Lot 55 137 Clarks Beach Road\4 BC\1 CURRENT CAD\LOT 137, 8 GERTRUDE COLE\LOT137_8 GERTRUDE_BC-2_24 02 28.rvt

PROPERTY DETAILS
LEGAL DESCRIPTION: LOT 137 DP 573987
ADDRESS: 8 GERTRUDE COLE ROAD CLARKS BEACH ROAD
PUKEKOHE AUCKLAND 2679
PROPERTY AREA: 487SQM
ZONE: RESIDENTIAL - MIXED HOUSING SUBURBAN
PRECINCT: CLARKS BEACH
WIND AREA: HIGH WIND ZONE

LEGEND

- PROPERTY BOUNDARY
- INTERNAL BOUNDARY
- EXTG WW' — EXTG WASTE WATER LINE / PRIVATE WASTE WATER LINE
- EXTG SW' — EXTG STORM WATER LINE / PRIVATE STORMWATER LINE
- PROPOSED STRUCTURE
- PROPOSED CONCRETE



1 / A103 PROPOSED DRAINAGE PLAN
1 : 150 @ A3

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.

REV	DESCRIPTION	DATE
1	CHANGE: FFL UPDATED	25/01/2024

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
admin@siliconec.co.nz

CLIENT: STONEX HOMES
PROJECT: PROPOSED RESIDENCE
SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE
TITLE: PROPOSED SITE DRAINAGE PLAN

SCALE AT A3:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
As indicated	4/03/2024 12:08:05 pm	KK-JP	J	

PROJECT NO:	DRAWING NO:	REVISION:
1944	A103	1

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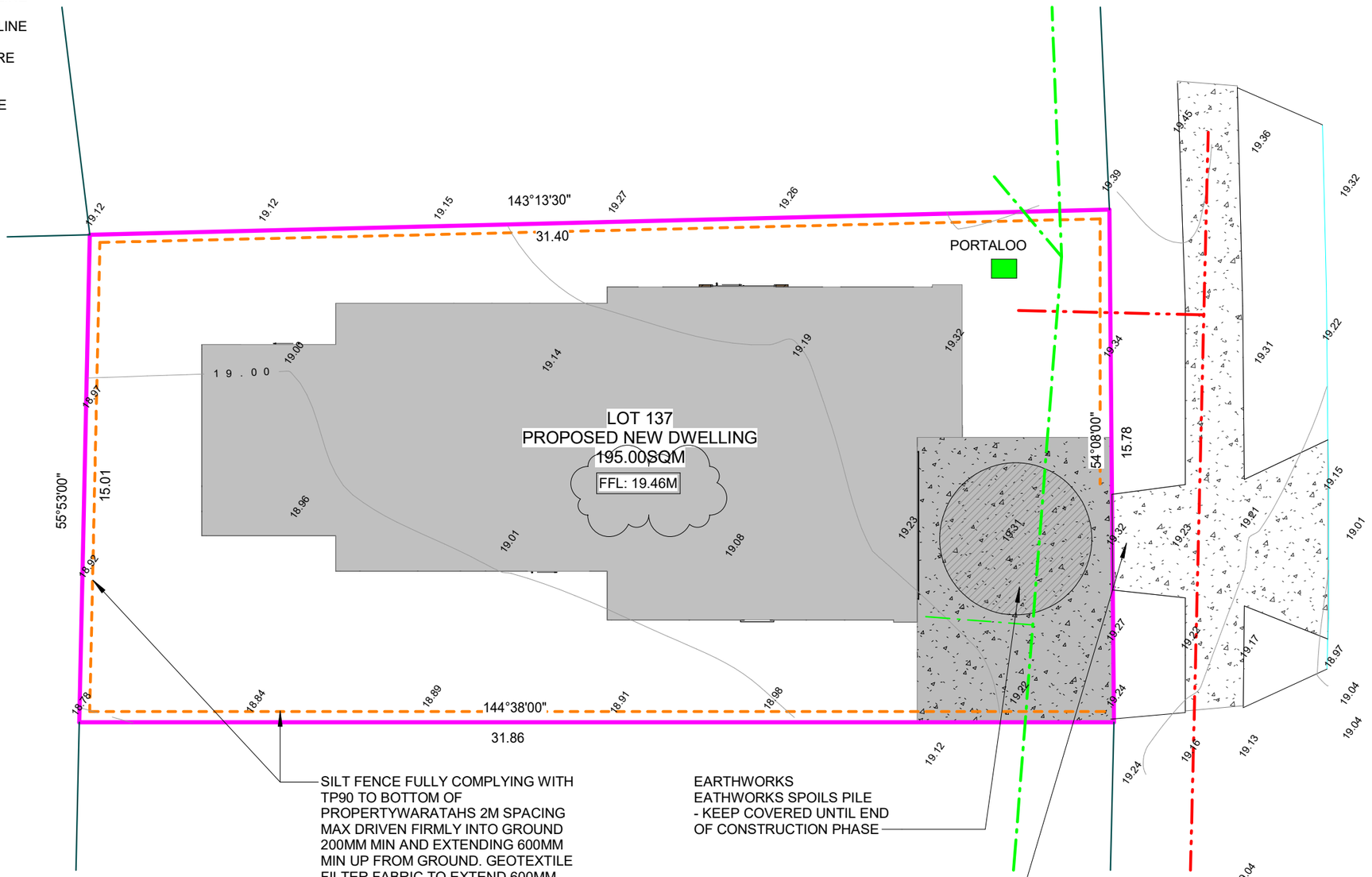
PROPERTY DETAILS

LEGAL DESCRIPTION:	LOT 137 DP 573987
ADDRESS:	8 GERTRUDE COLE ROAD CLARKS BEACH ROAD PUKEKOHE AUCKLAND 2679
PROPERTY AREA:	487SQM
ZONE:	RESIDENTIAL - MIXED HOUSING SUBURBAN
PRECINCT:	CLARKS BEACH
WIND AREA:	HIGH WIND ZONE

CONSTRUCTION FENCE NOTES:
FENCE SHALL BE 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.

LEGEND

- PROPERTY BOUNDARY
- INTERNAL BOUNDARY
- EXTG WASTE WATER LINE
- EXTG STORM WATER LINE
- PROPOSED STRUCTURE
- PROPOSED CONCRETE
- PROPOSED GRASS
- PROPOSED PAVERS



SILT FENCE FULLY COMPLYING WITH TP90 TO BOTTOM OF PROPERTYWARATAHS 2M SPACING MAX DRIVEN FIRMLY INTO GROUND 200MM MIN AND EXTENDING 600MM MIN UP FROM GROUND. GEOTEXTILE FILTER FABRIC TO EXTEND 600MM MIN UP FROM AND 200MM MIN BELOW GROUND LEVEL AND BE FIRMLY FIXED TO WARATAHS

EARTHWORKS
EATHWORKS SPOILS PILE
- KEEP COVERED UNTIL END OF CONSTRUCTION PHASE

CLEAN WATER DIVERSIONS TO RUN DOWN EACH SIDE OF PROPERTY FUNNELLING ALL RUN OFF NOT SITE CONTAMINATED

1 / A104 PROPOSED SITE SEDIMENT PLAN
1 : 150 @ A3

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.

REV	DESCRIPTION	DATE
1	CHANGE: FFL UPDATED	25/01/2024

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE
Bldg. 8 Level 1, 15 Accent Drive East
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www.siliconarchitecture.com
admin@siliconec.co.nz

CLIENT: STONEX HOMES

PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: PROPOSED SITE SEDIMENT PLAN

SCALE AT A3:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:
1944	A104	1

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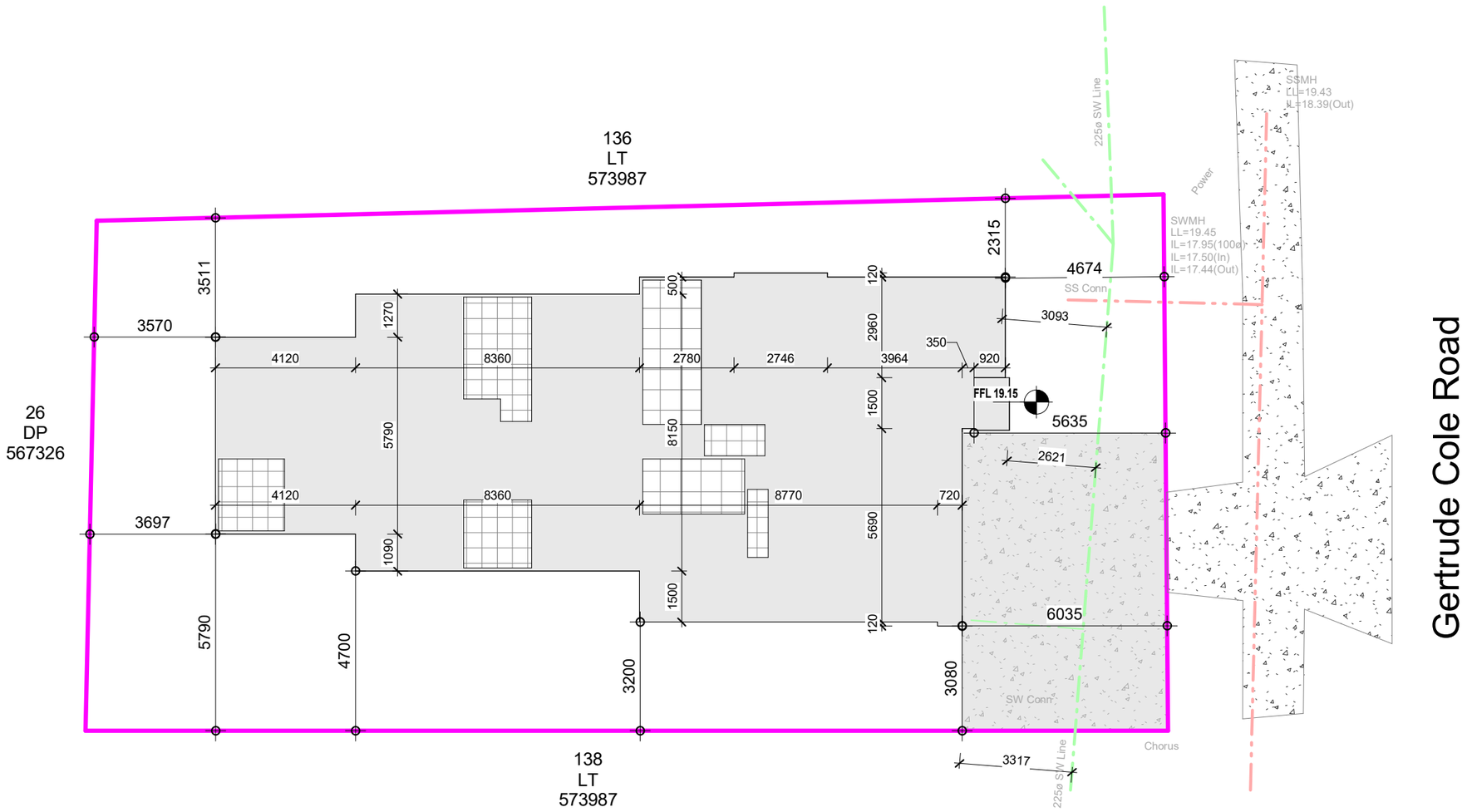
PROPERTY DETAILS

LEGAL DESCRIPTION:	LOT 137
ADDRESS:	8 GERTRUDE COLE ROAD CLARKS BEACH ROAD PUKEKOHE AUCKLAND 2679
PROPERTY AREA:	487SQM
ZONE:	RESIDENTIAL - MIXED HOUSING SUBURBAN
PRECINCT:	CLARKS BEACH
WIND AREA:	HIGH WIND ZONE



1 / A105 SITE SLAB SETOUT

1 : 150 @ A3

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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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.

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
admin@siliconec.co.nz

CLIENT: STONEX HOMES

PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: PROPOSED SITE PLAN - SLAB SETOUT

SCALE AT A3:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:
1944	A105	

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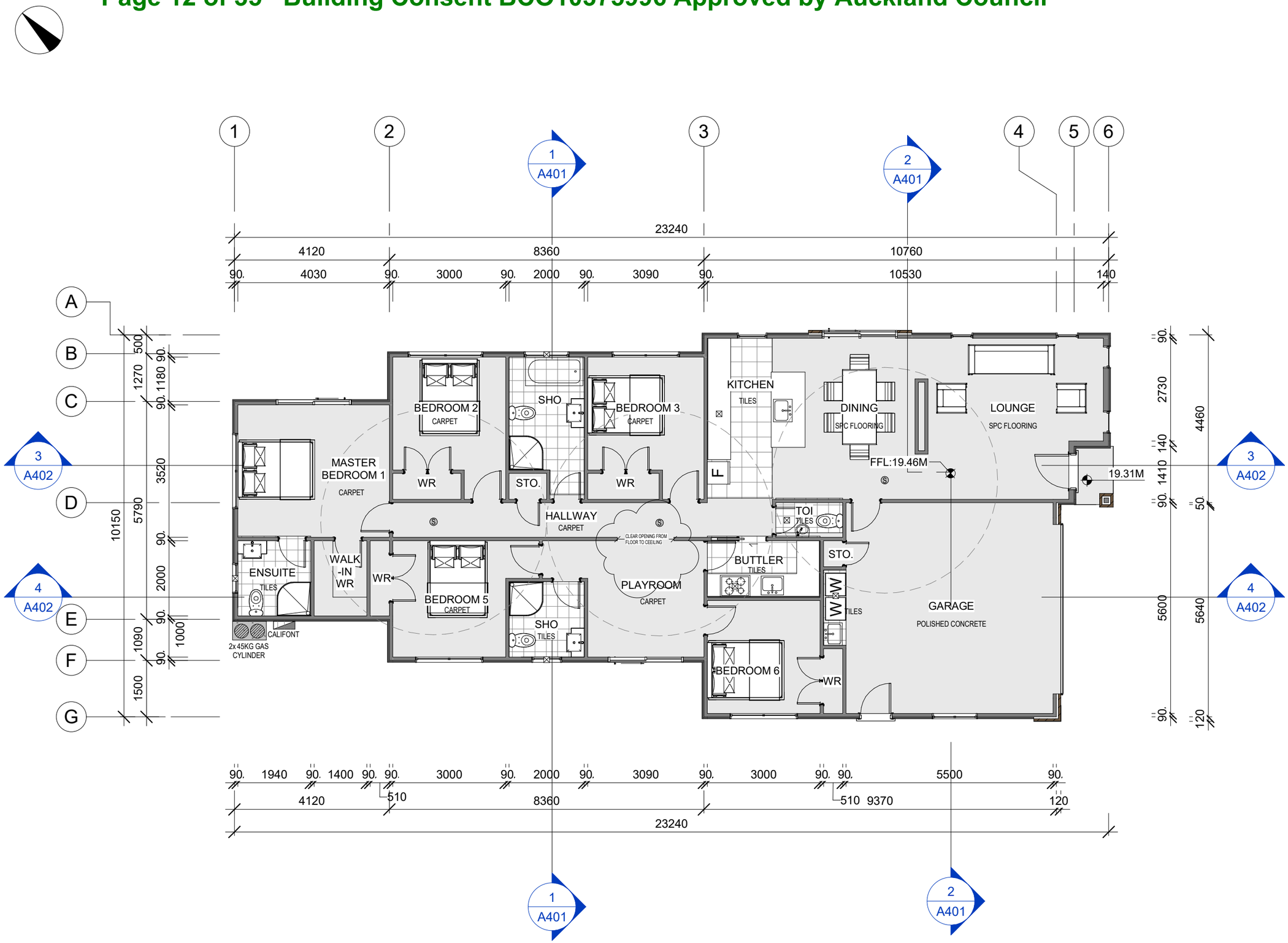

1 GROUND FLOOR PLAN
A201
1 : 100 @ A3

LEGENDS

- S — SMOKE ALARM
- MECHANICAL VENTILATION
- 600x600 CEILING HATCH ACCESS

FLOOR AREA:
194.67 SQM

TOTAL: 194.67 SQM

REV	DESCRIPTION	DATE
3	PLANNER: QUERY	28/02/2024

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
admin@siliconec.co.nz

CLIENT: STONEX HOMES

PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: GROUND FLOOR PLAN

SCALE AT A3:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
1 : 100	4/03/2024 12:08:11 pm	KK-JP	J	

PROJECT NO:	DRAWING NO:	REVISION:
1944	A201	3

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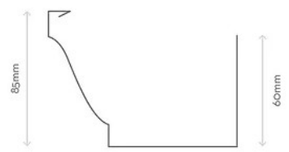
TAYLOR CLASSIC G. 125MM, 150MM

The 125mm is a colonial style profile. It is tried and true and is suitable for most homes. The 150mm is a similar profile. It is a high capacity gutter and is a great alternative to a box gutter.

Sizes: 125mm, 150mm
Material: COLORSTEEL® Endura®/ Maxx®, ZR8™/ZRX™, 0.50mm Copper
Capacity: 5800mm2, 10,000mm2

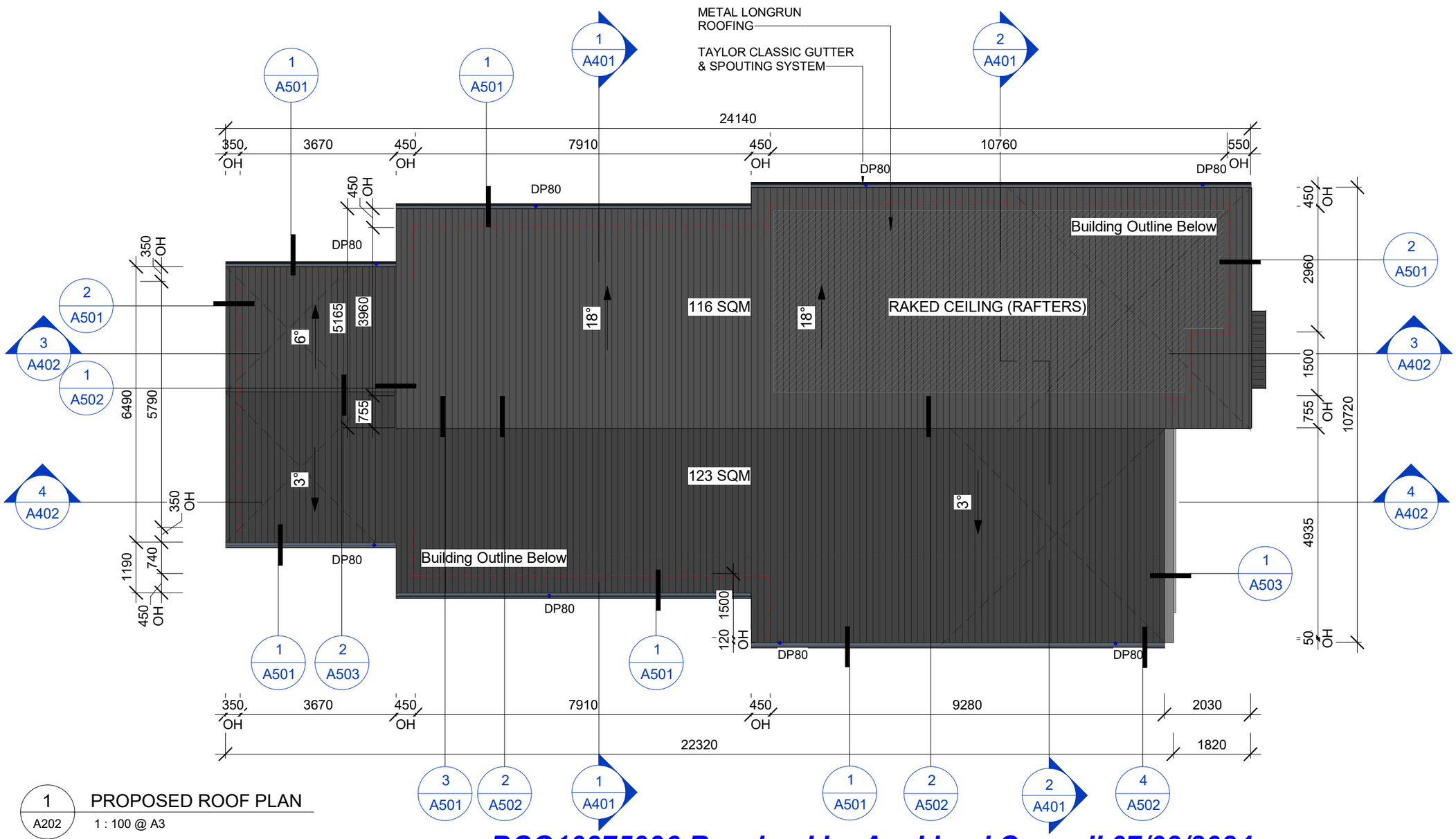


building envelope (as recommended in BRANZ Technical Bulletin Issue 509, "Sizing Gutters and Downpipes", Clause 4.01).

Spouting Capacity:

Rainfall Intensity* (mm/hr)	40	50	60	70	80	90	100	110	120	130	140	150
Maximum Catchment Area per downpipe(m²)	146	117	97	83	73	65	58	53	49	45	42	39

** As per NZBC E1 – Surface Water, Rainfall intensity equates to a 1 in 10 year storm and varies depending on geographic location. For example, 100mm/hr is a general rule of thumb for the Auckland region however please refer to hirds.niwa.co.nz for current rainfall intensity specific to your location.*



1 PROPOSED ROOF PLAN (A202)
1 : 100 @ A3

ROOFING NOTES:

WIND ZONE : **HIGH**

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
TRS 5 0.55BMT LONG RUN METAL ROOFING WITH ROOF UNDERLAY INSTALL TO MANUFACTURER SPECIFICATIONS
FIXING: 12G X 65MM OR 14G X 75MM WITH LOAD SPREADING WASHER ("D" FIXING PATTERN)

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 @ 600 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

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
admin@siliconec.co.nz

CLIENT: STONEX HOMES

PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: PROPOSED ROOF PLAN

SCALE AT A3:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
1 : 100	4/03/2024 12:08:13 pm	KK-JP	J	

PROJECT NO:	DRAWING NO:	REVISION:
1944	A202	

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PLUMBING NOTES

DRAINAGE SYSTEM
(G13/AS1)

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

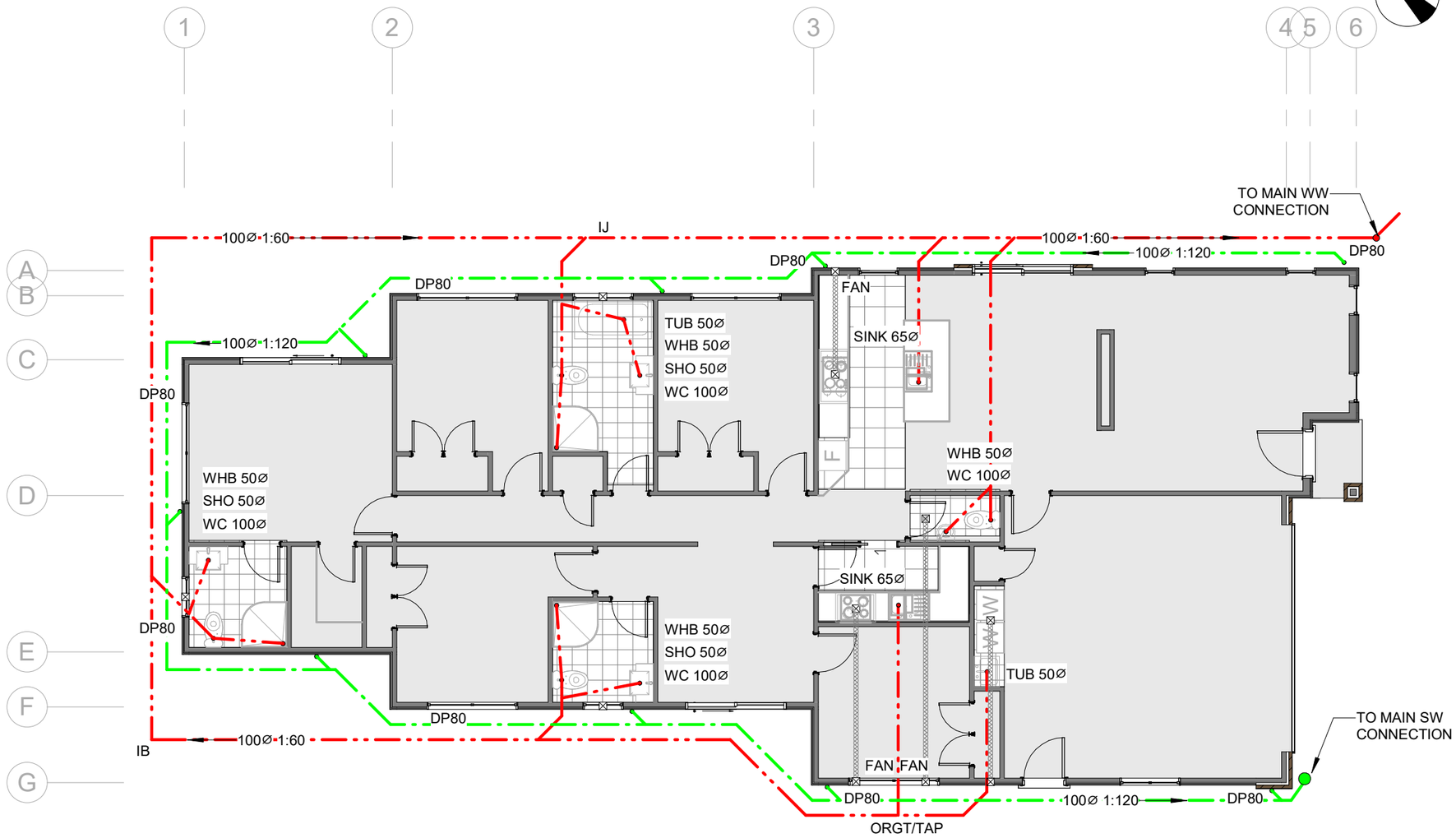
PLUMBING PIPE SIZES AND FALL
-BASIN 50Ø 1:40 FALL
-BATH 50Ø 1:40 FALL
-SHOWER 50Ø 1:40 FALL
-SINK 65Ø 1:40 FALL
-TUB 50Ø 1:40 FALL
-WC 100Ø 1:60 FALL
-PVC DOWN PIPE 80Ø
-HWC DRAIN PIPE (25Ø MAX)

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



2 A203 PLUMBING LAYOUT
1 : 100 @ A3

PLUMBING LEGEND

TV	TERMINAL VENT
GT	GULLY TRAP
ST	STACK
IB	INSPECTION BEND
IJ	INSPECTIONT JOINT
AAV	AIR ADMITTANCE VALVE
DP	DOWNPIPE
ST	SILT TRAP
AP	ACCESS POINT
FWG	FLOOR WASTE GULLY
VTR	VENT THRU ROOF
☒	MECHANICAL VENT/FAN
	STORMWATER LINE
	SANITARY SEWER LINE

NOTE:
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

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.

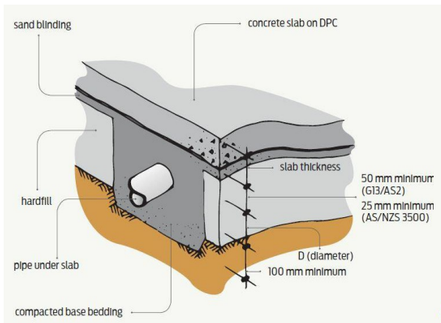


Figure 2 Clearance between pipe and slab.

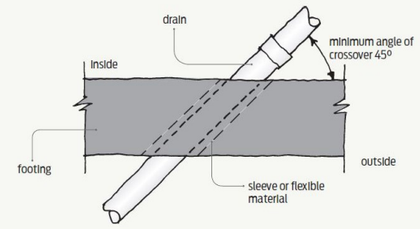


Figure 3 Pipe passing through a footing (plan view).

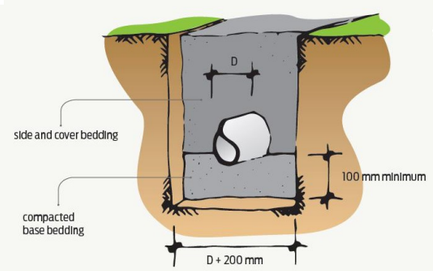


Figure 5 Trench bedding and backfilling outside slab area.

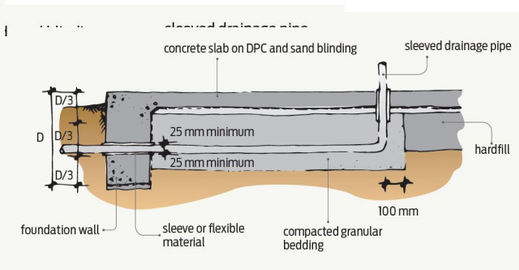


Figure 6 Drainage pipe through foundation beam.

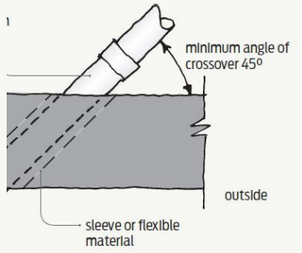


Figure 5 Trench bedding and backfilling outside slab area.

Figure 6 Drainage pipe through foundation beam.

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

REV	DESCRIPTION	DATE

STATUS: BUILDING CONSENT

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www.siliconarchitecture.com
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CLIENT: STONEX HOMES

PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: PROPOSED PLUMBING LAYOUT

SCALE AT A3:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
1 : 100	4/03/2024 12:08:14 pm	KK-JP	J	

PROJECT NO:	DRAWING NO:	REVISION:
1944	A203	

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GENERAL NOTES

ROOF CLADDING
METALCRAFT - 0.55BMT METAL LONG RUN 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 400 CTRS MAX FIXED WITH POWER DRIVEN NAILS OVER 10MM GIB LINING

EXTERNAL WALL
90X45MM SG8 H1.2 TIMBER FRAMING AT 600 CRS MAX ON 20X40MM H3.1 DRAINED AND VENTED CAVITY
BUILDING UNDERLAY AND INSULATION AS SPECIFIED

INTERNAL WALL
90X45MM SG8 H1.2 TIMBER FRAMING 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

NOGGINGS
70S BRICK CLADDING @ 800CRS MAX
LINEA OBLIQUE VERTICAL @ 600CRS MAX

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 ROOF INSULATION R 7.0
WALLS PINK BATTS ULTRA WALL INSULATION R 2.4
GLAZING POWER COATED ALUMINIUM JOINERY TO BE DOUBLE GLAZED R0.26
FLOOR KOOLFOAM ECO PODS R5.3

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

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

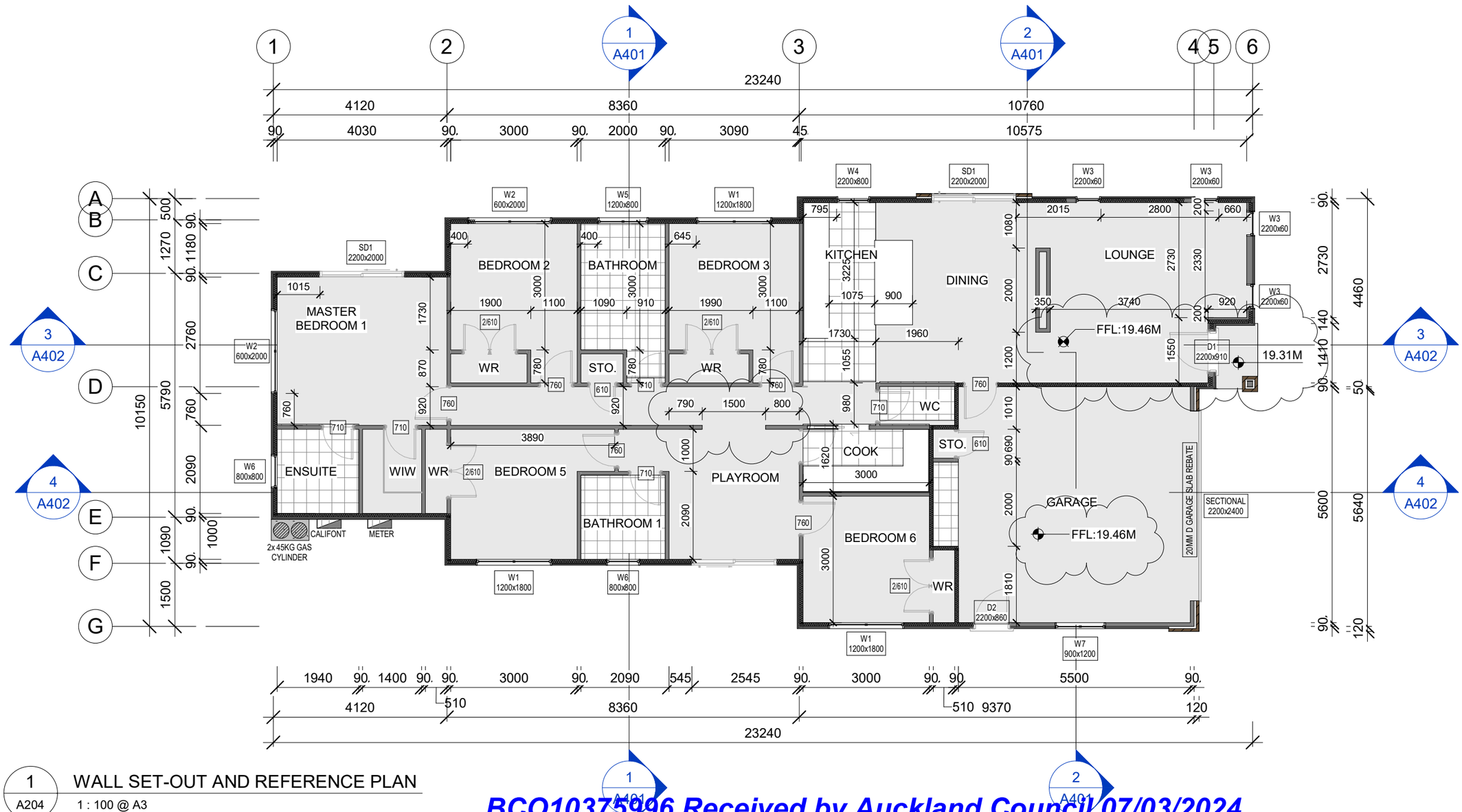
GENERAL NOTES
ALL TIMBER MATERIALS SHALL COMPLY WITH CURRENT NEW ZEALAND STANDARDS 3602:2003
ALL MATERIALS/BUILDING COMPONENTS (ROOFING, CLADDING, WINDOWS, DOORS ETC) TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS & INSTALLATION DETAILS. IF THE CONTRACTOR IS IN ANY DOUBT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



1 / A204 WALL SET-OUT AND REFERENCE PLAN
1 : 100 @ A3

REV	DESCRIPTION	DATE
3	PLANNER: QUERY	28/02/2024
1	CHANGE: FFL UPDATED	25/01/2024

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE
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CLIENT: STONEX HOMES

PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: WALL SETOUT PLAN

SCALE AT A3:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
1 : 100	4/03/2024 12:08:16 pm	KK-JP	J	

PROJECT NO:	DRAWING NO:	REVISION:
1944	A204	3

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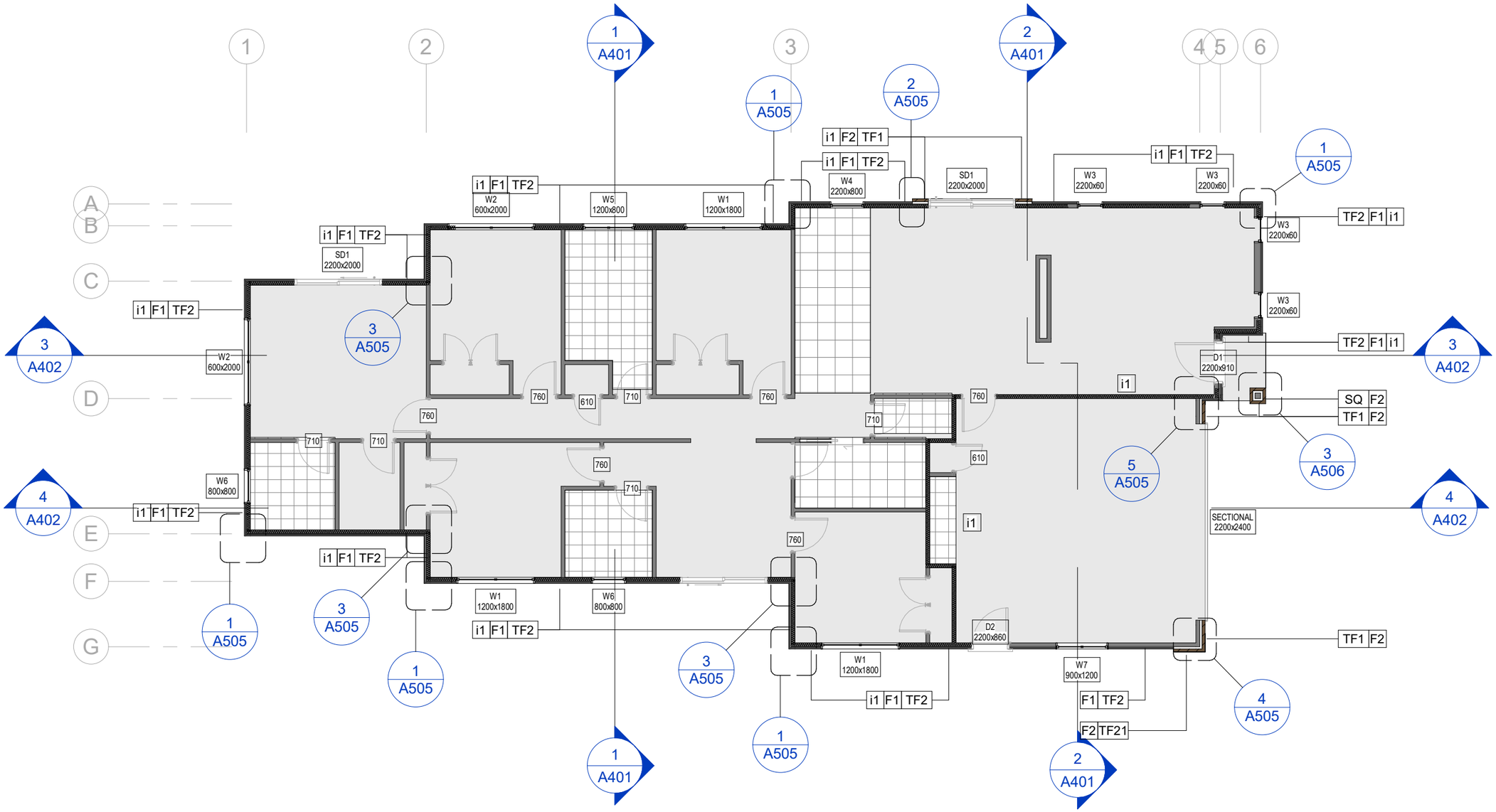

1 A205 — WALL REFERENCE PLAN
1 : 100 @ A3

EXTERIOR FINISH LEGENDS:

F1 — LINEA OBLIQUE VERTICAL (300MM) CLADDING ON 20MM CAVITY

F2 — 70S BRICK CLADDING ON 50MM CAVITY

F4 — TRS 5, 0.55 BMT METAL LONG RUN ROOFING OVER PURLINS

FRAMING NOTES:

TF1	EXTERIOR - SG8 H1.2 TIMBER FRAMING, STUDS @400 CTRS,NOGGS @600CRS MAX
TF2	EXTERIOR - SG8 H1.2 TIMBER FRAMING, STUDS @400 CTRS, NOGGS @800CRS MAX
TF3	INTERIOR - 90 MM X 45 MM TIMBER FRAMING, STUDS @600 CTRS AND NOGGS @800 CTRS,
TF4	LBW - 90X45MM SG8 H1.2 TIMBER STUDS @400 CTRS MAX, 10MM THK GIB BOTH SIDES
RF1	TIMBER TRUSSES SG8 H1.2 @ 900 CRS. MAX, REFER TO TRUSS DESIGN DOCUMENTS
RF2	TIMBER RAFTER SG8 H1.2 @ 900 CRS. MAX., REFER TO STRUCTURAL ENGINEERS DRAWING
I1	R2.0 WALL INSULATION
I2	R7.0 CEILING INSULATION
I3	R5.3 PODS INSULATION

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

STATUS: BUILDING CONSENT

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CLIENT: STONEX HOMES

PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: WALL REFERENCE PLAN

SCALE AT A3:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
1 : 100	4/03/2024 12:08:18 pm	KK-JP	J	

PROJECT NO:	DRAWING NO:	REVISION:
1944	A205	

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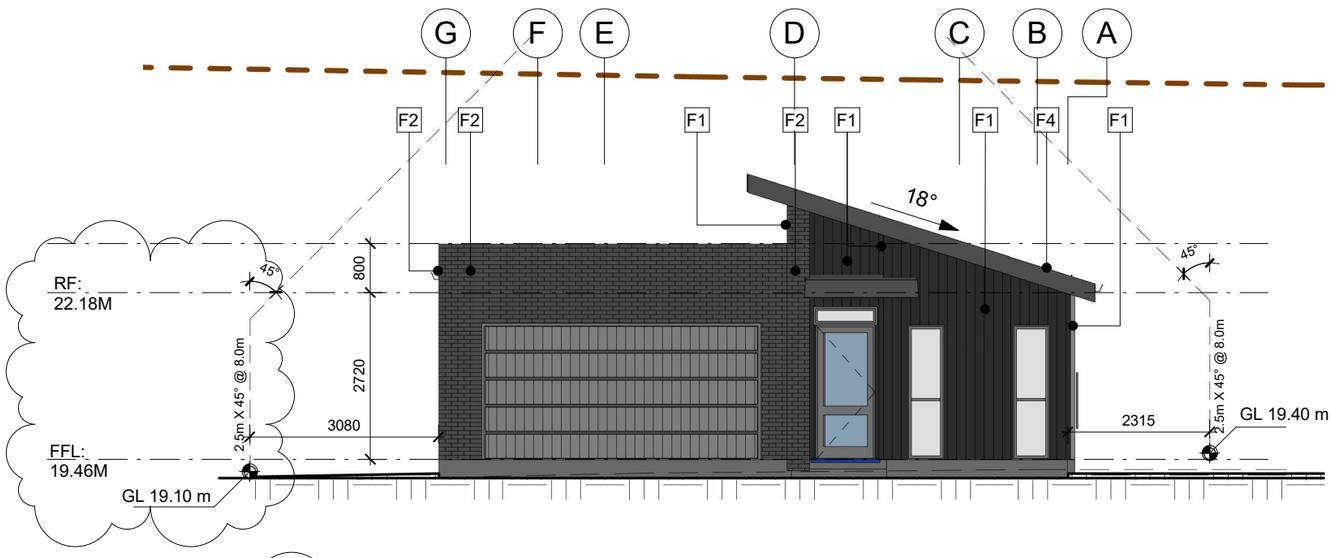
1 / A301 NORTH ELEVATION

1 : 100 @ A3



4 / A301 EAST ELEVATION

1 : 100 @ A3

Part of Building	North Elevation	
Risk Factor	Risk severity	Score
Wind Zone	HIGH	1
Number of storeys	LOW	0
Roof/wall intersection design	LOW	0
Eaves width	HIGH	2
Envelope complexity	MEDIUM	1
Deck design	LOW	0
Total risk score	**North Elevation**	**4**

Part of Building	East Elevation	
Risk Factor	Risk severity	Score
Wind Zone	HIGH	1
Number of storeys	LOW	0
Roof/wall intersection design	LOW	0
Eaves width	HIGH	2
Envelope complexity	MEDIUM	1
Deck design	LOW	0
Total risk score	**East Elevation**	**4**

EXTERIOR FINISH LEGENDS:

F1 — LINEA OBLIQUE VERTICAL (300MM) CLADDING ON 20MM CAVITY

F2 — 70S BRICK CLADDING ON 50MM CAVITY

F4 — TRS 5, 0.55 BMT METAL LONG RUN ROOFING OVER PURLINS

REV	DESCRIPTION	DATE
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CLIENT: STONEX HOMES

PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: PROPOSED ELEVATIONS

SCALE AT A3:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
1 : 100	4/03/2024 12:08:20 pm	KK-JP	J	

PROJECT NO:	DRAWING NO:	REVISION:
1944	A301	1

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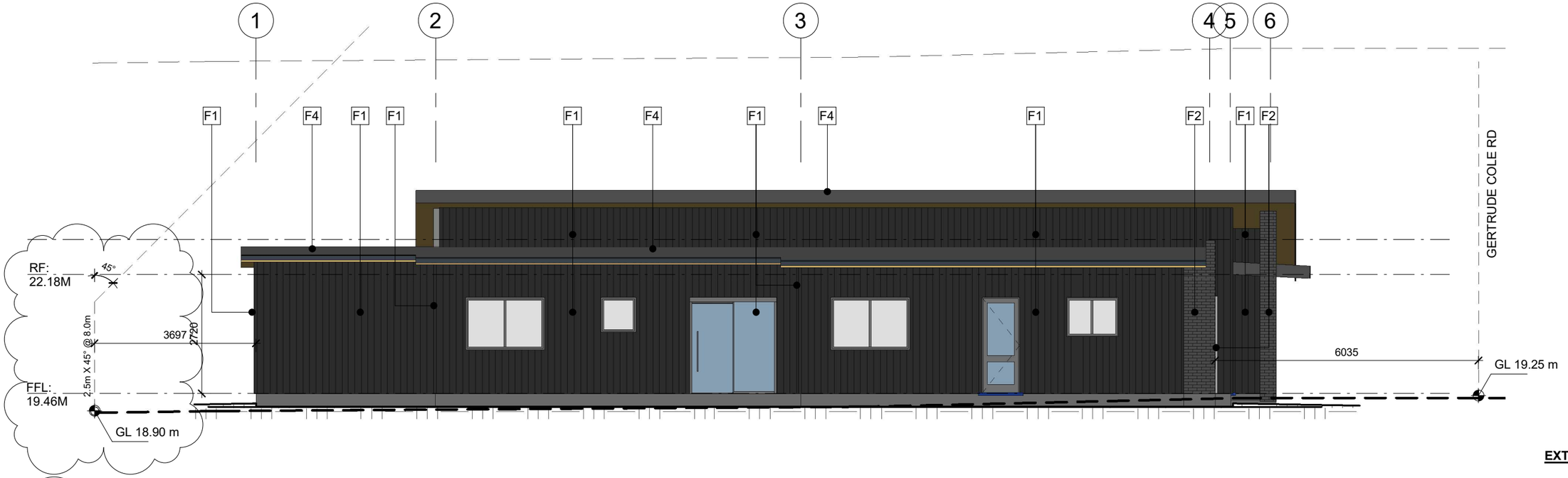
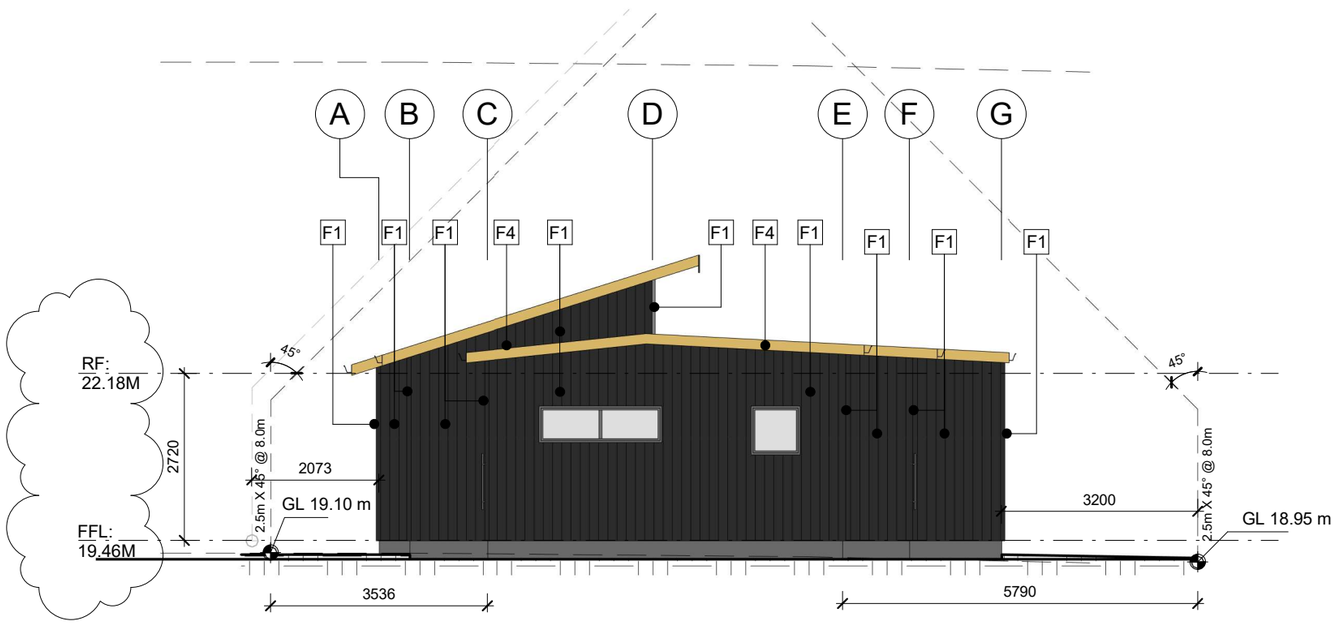


1 A302 SOUTH ELEVATION
1 : 100 @ A3



2 A302 WEST ELEVATION
1 : 100 @ A3

EXTERIOR FINISH LEGENDS:

F1 LINEA OBLIQUE VERTICAL (300MM) CLADDING ON 20MM CAVITY

F2 70S BRICK CLADDING ON 50MM CAVITY

F4 TRS 5, 0.55 BMT METAL LONG RUN ROOFING OVER PURLINS

Part of Building	South Elevation	
Risk Factor	**Risk severity**	**Score**
Wind Zone	**HIGH**	**1**
Number of storeys	**LOW**	**0**
Roof/wall intersection design	**LOW**	**0**
Eaves width	**HIGH**	**2**
Envelope complexity	**MEDIUM**	**1**
Deck design	**LOW**	**0**
Total risk score	**South Elevation**	**4**

Part of Building	West Elevation	
Risk Factor	**Risk severity**	**Score**
Wind Zone	**HIGH**	**1**
Number of storeys	**LOW**	**0**
Roof/wall intersection design	**LOW**	**0**
Eaves width	**HIGH**	**2**
Envelope complexity	**MEDIUM**	**1**
Deck design	**LOW**	**0**
Total risk score	**West Elevation**	**4**

REV	DESCRIPTION	DATE
1	CHANGE: FFL UPDATED	25/01/2024

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CLIENT: STONEX HOMES

PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: PROPOSED ELEVATIONS

SCALE AT A3:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
1 : 100	4/03/2024 12:08:22 pm	KK-JP	J	

PROJECT NO:	DRAWING NO:	REVISION:
1944	A302	1

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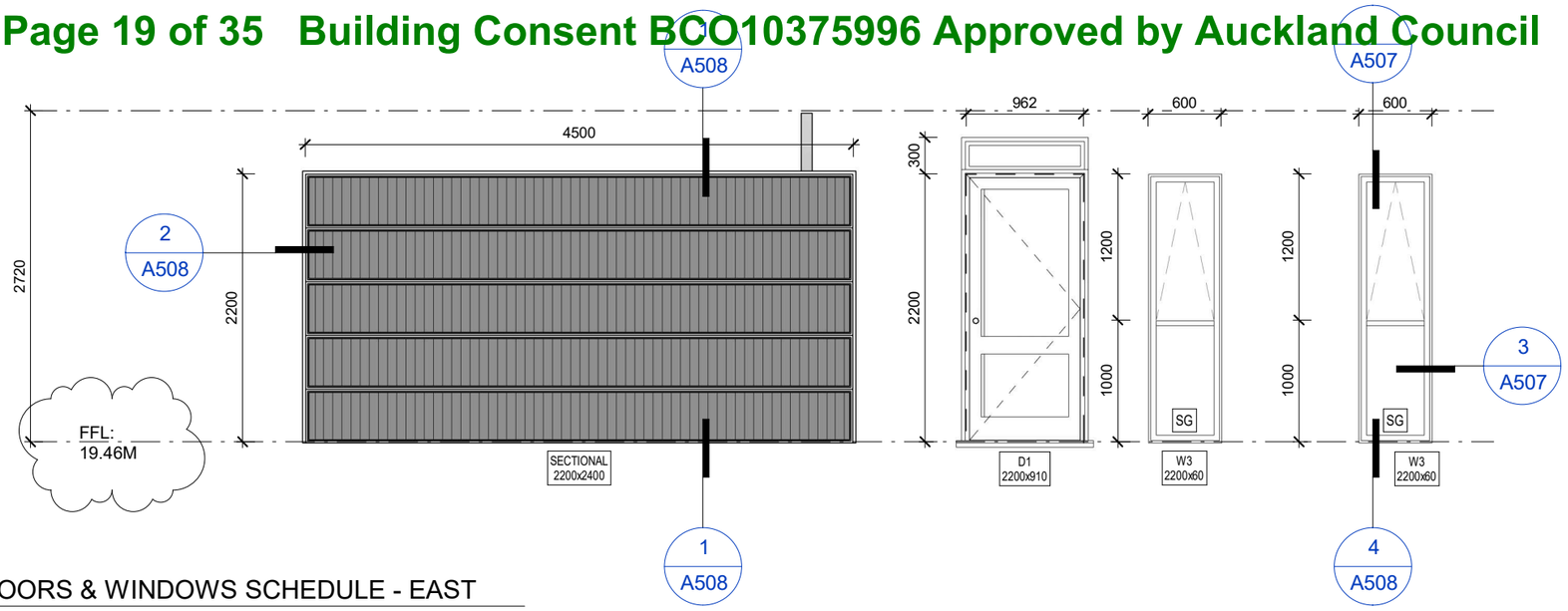
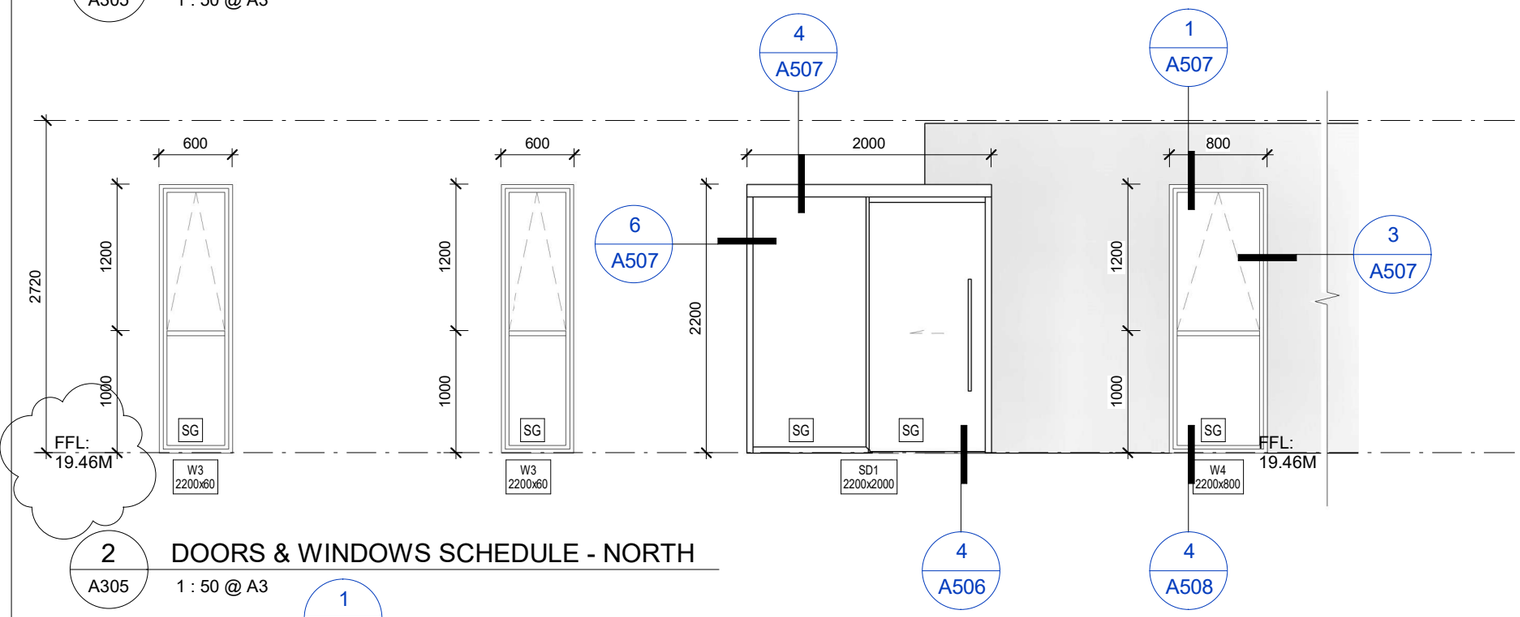


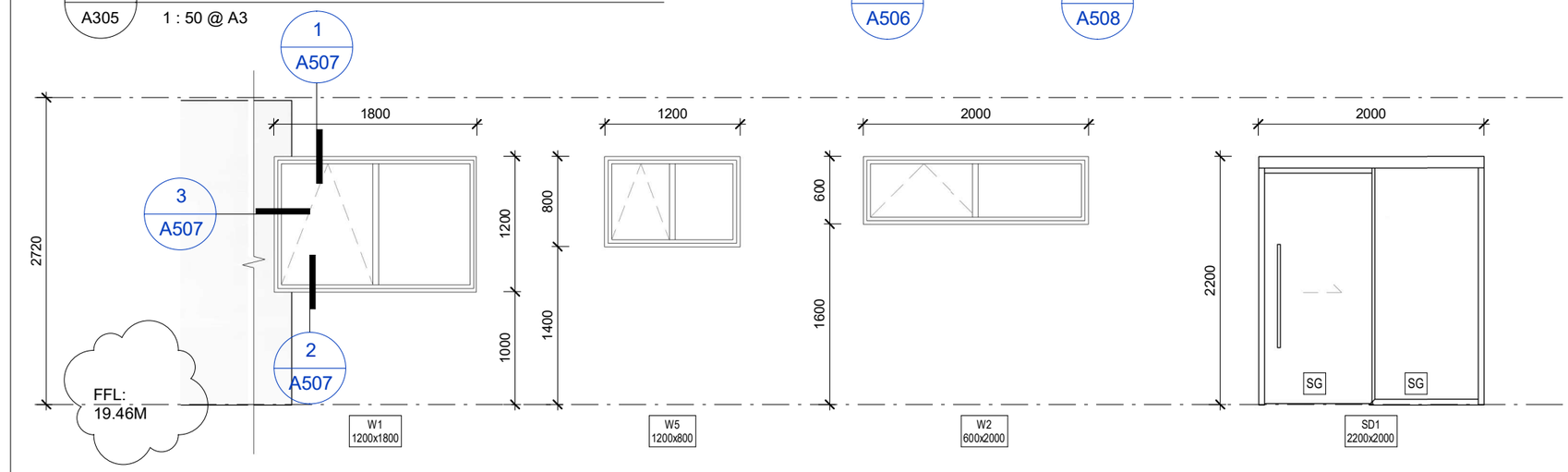
1 A305 DOORS & WINDOWS SCHEDULE - EAST

1 : 50 @ A3



2 A305 DOORS & WINDOWS SCHEDULE - NORTH

1 : 50 @ A3



3 A305 DOORS & WINDOWS SCHEDULE - NORTH - CONT.

1 : 50 @ A3

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 LOW-E DOUBLE GLAZED ALUMINIUM JOINERY 4mm GLASS / 12mm CAVITY / 4mm GLASS WITH AN SRI VALUE OF 56 OR OTHERWISE NOTED.

SAFETY GLASS NOTE:

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

REV	DESCRIPTION	DATE
1	CHANGE: FFL UPDATED	25/01/2024

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PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: DOORS & WINDOWS SCHEDULE

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1944	A305	1

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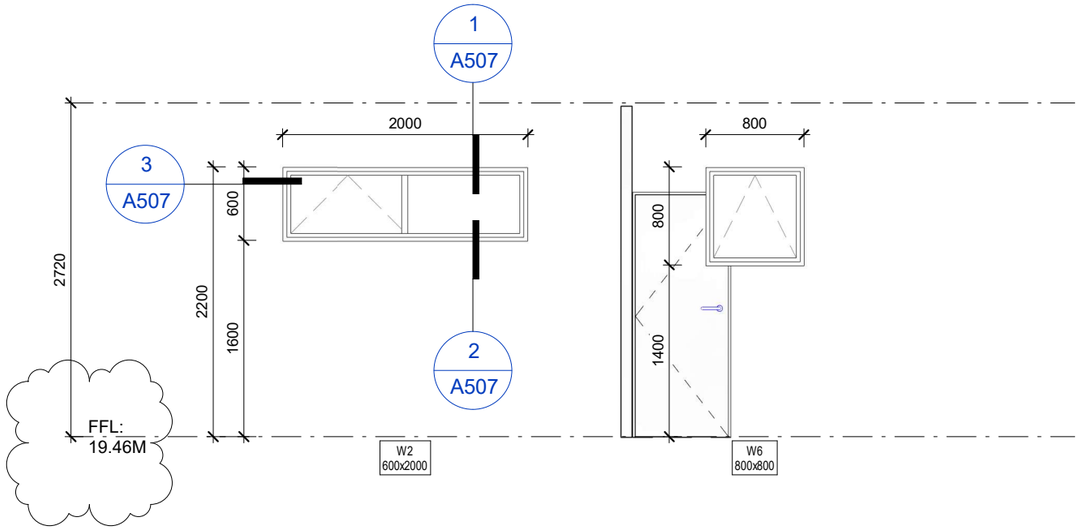
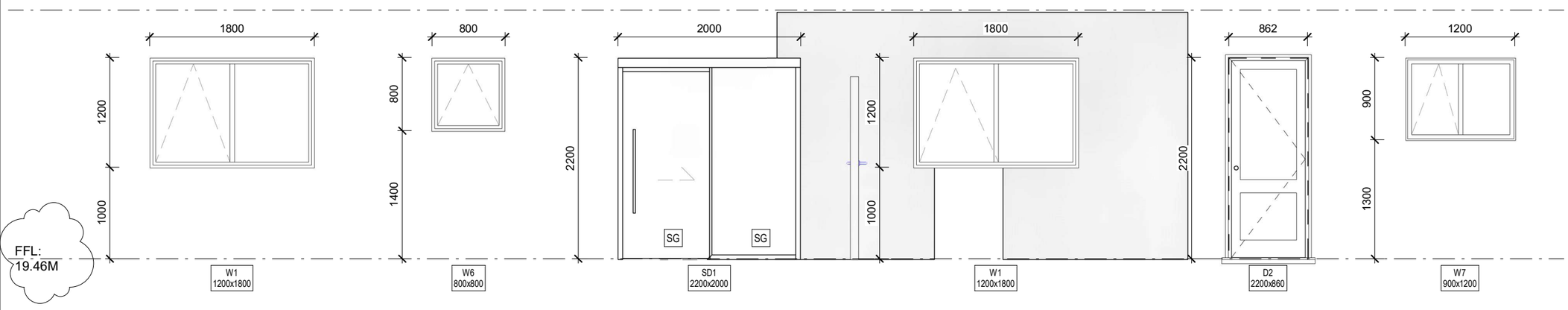


2 A306 DOORS & WINDOWS SCHEDULE - WEST

1 : 50 @ A3



1 A306 DOORS & WINDOWS SCHEDULE - SOUTH

1 : 50 @ A3

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 LOW-E DOUBLE GLAZED ALUMINIUM JOINERY 4mm GLASS / 12mm CAVITY / 4mm GLASS WITH AN SRI VALUE OF 56 OR OTHERWISE NOTED.

SAFETY GLASS NOTE:

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

REV	DESCRIPTION	DATE
1	CHANGE: FFL UPDATED	25/01/2024

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SILICON ARCHITECTURE

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CLIENT: STONEX HOMES

PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: DOORS & WINDOWS SCHEDULE

SCALE AT A3:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
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1944	A306	1

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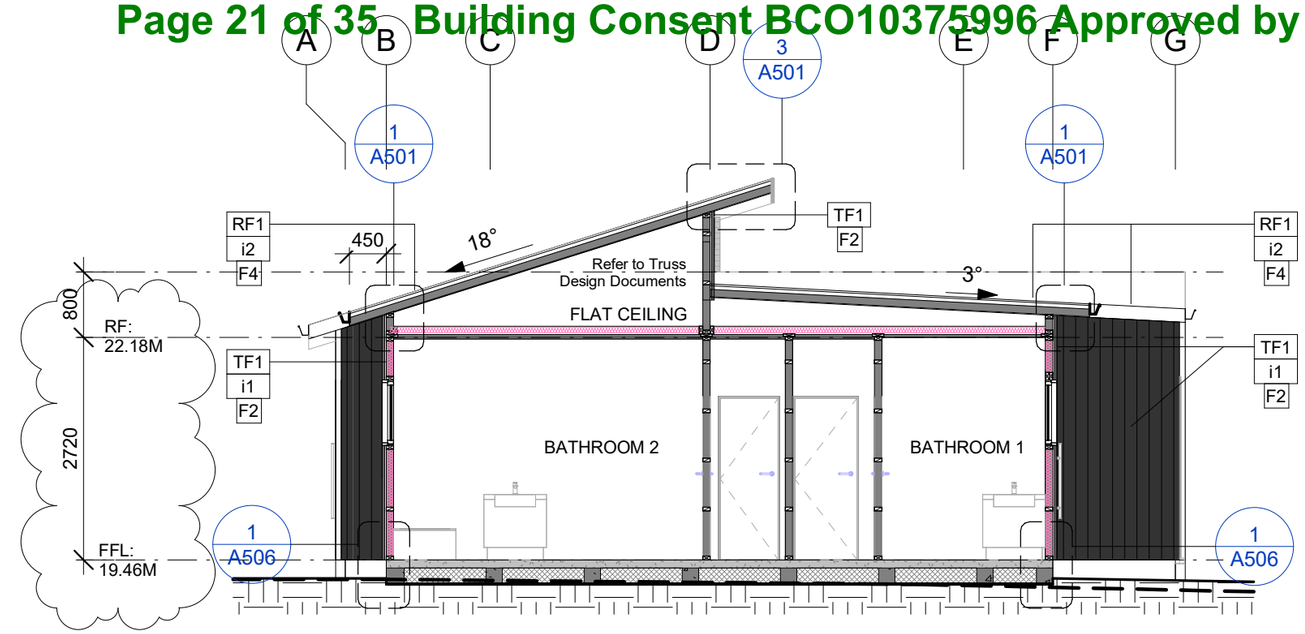
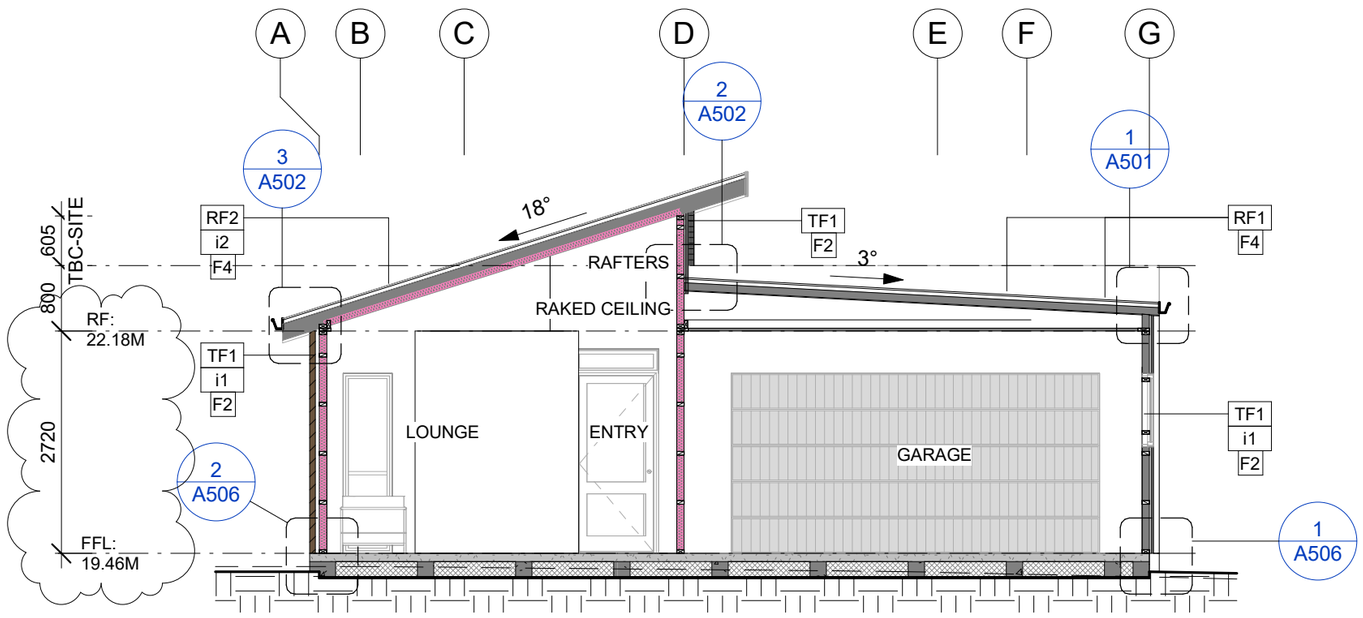


1 A401 SECTION 1-1
1 : 75 @ A3



2 A401 SECTION 2-2
1 : 75 @ A3

GENERAL NOTES

ROOF CLADDING
TRS5 - 0.40BMT METAL LONG RUN ROOFING - INSTALL TO MANUFACTURER SPECIFICATIONS FOR SEA SPRAY ZONE

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 450 CTRS MAX FIXED WITH POWER DRIVEN NAILS OVER 10MM GIB LINING

EXTERNAL WALL
90X45MM SG8 H1.2 TIMBER FRAMING ON 20X40MM H3.1 DRAINED AND VENTED CAVITY
BUILDING UNDERLAY AND INSULATION AS SPECIFIED
2.4M HT STUDS @600CRS MAX
2.7M HT STUDS @400CRS MAX

NOGGINGS
70S BRICK CLADDING @ 800CRS MAX
LINEA OBLIQUE VERTICAL @ 600CRS MAX

INTERNAL WALL
90X45MM SG8 H1.2 TIMBER FRAMING 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 ROOF INSULATION	R 7.0
WALLS	PINK BATTS WALL INSULATION	R 2.0
GLAZING	ALUMINIUM JOINERY	
	TO BE LOW-E DOUBLE GLAZED	R0.46
FLOOR	KOOLFOAM ECO PODS	R5.3

WET AREAS
WATERPROOFING MEMBRANE
ARDEX WPM SYSTEM INSTALLED TO MANUFACTURER'S SPECIFICATION

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

FRAMING NOTES

TF1	EXTERIOR - SG8 H1.2 TIMBER FRAMING, STUDS @400 CTRS,NOGGS @600CRS MAX
TF2	EXTERIOR - SG8 H1.2 TIMBER FRAMING, STUDS @400 CTRS, NOGGS @800CRS MAX
TF3	INTERIOR - 90 MM X 45 MM TIMBER FRAMING, STUDS @600 CTRS AND NOGGS @800 CTRS,
TF4	LBW - 90X45MM SG8 H1.2 TIMBER STUDS @400 CTRS MAX, 10MM THK GIB BOTH SIDES
RF1	TIMBER TRUSSES SG8 H1.2 @ 900 CRS. MAX, REFER TO TRUSS DESIGN DOCUMENTS
RF2	TIMBER RAFTER SG8 H1.2 @ 900 CRS. MAX., REFER TO STRUCTURAL ENGINEERS DRAWING
I1	R2.0 WALL INSULATION
I2	R7.0 CEILING INSULATION
I3	R5.3 PODS INSULATION

EXTERIOR FINISH LEGENDS:

F1	LINEA OBLIQUE VERTICAL (300MM) CLADDING ON 20MM CAVITY
F2	70S BRICK CLADDING ON 50MM CAVITY
F4	TRS 5, 0.55 BMT METAL LONG RUN ROOFING OVER PURLINS

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PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: PROPOSED SECTIONS

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1944	A401	1

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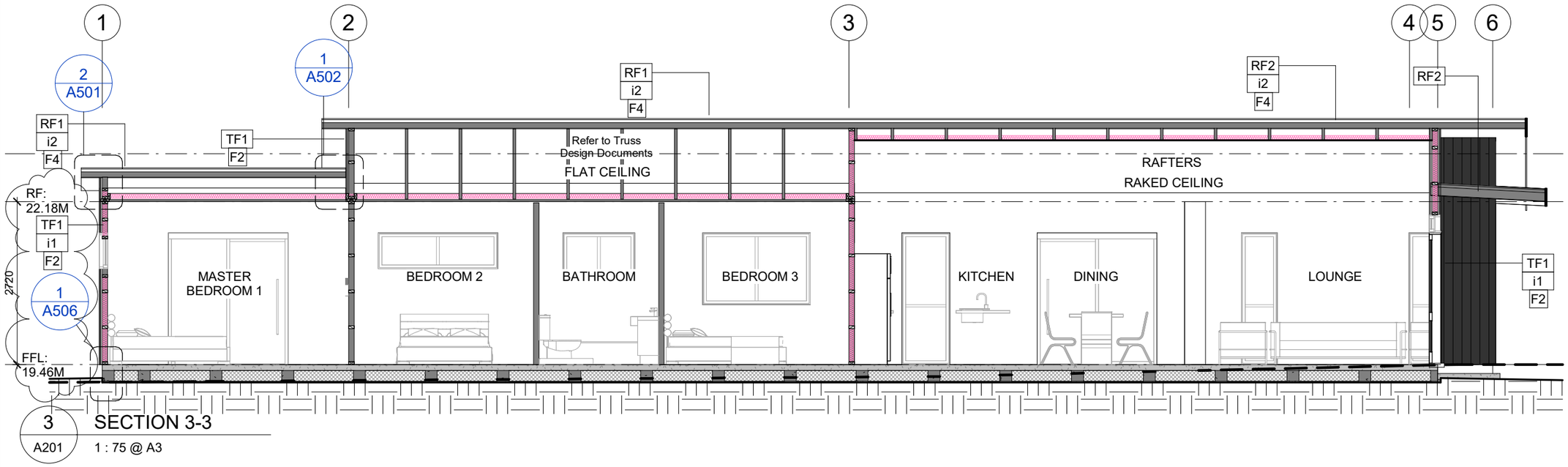
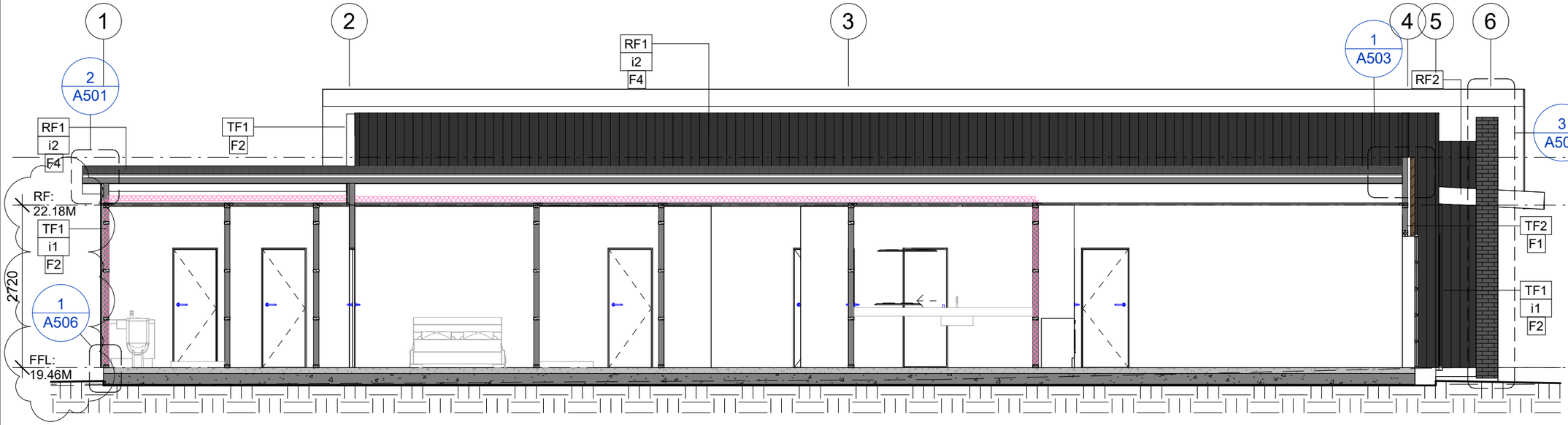


3 A201 SECTION 3-3

1 : 75 @ A3



4 A402 SECTION 4-4

1 : 75 @ A3

FRAMING NOTES

TF1	EXTERIOR - SG8 H1.2 TIMBER FRAMING, STUDS @400 CTRS,NOGGS @600CRS MAX
TF2	EXTERIOR - SG8 H1.2 TIMBER FRAMING, STUDS @400 CTRS, NOGGS @800CRS MAX
TF3	INTERIOR - 90 MM X 45 MM TIMBER FRAMING, STUDS @600 CTRS AND NOGGS @800 CTRS,
TF4	LBW - 90X45MM SG8 H1.2 TIMBER STUDS @400 CTRS MAX, 10MM THK GIB BOTH SIDES
RF1	TIMBER TRUSSES SG8 H1.2 @ 900 CRS. MAX, REFER TO TRUSS DESIGN DOCUMENTS
RF2	TIMBER RAFTER SG8 H1.2 @ 900 CRS. MAX., REFER TO STRUCTURAL ENGINEERS DRAWING
I1	R2.0 WALL INSULATION
I2	R7.0 CEILING INSULATION
I3	R5.3 PODS INSULATION

EXTERIOR FINISH LEGENDS:

F1	LINEA OBLIQUE VERTICAL (300MM) CLADDING ON 20MM CAVITY
F2	70S BRICK CLADDING ON 50MM CAVITY
F4	TRS 5, 0.55 BMT METAL LONG RUN ROOFING OVER PURLINS

REV	DESCRIPTION	DATE
1	CHANGE: FFL UPDATED	25/01/2024

STATUS: BUILDING CONSENT

SILICON ARCHITECTURE

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CLIENT: STONEX HOMES

PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: PROPOSED SECTIONS

SCALE AT A3:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:
1944	A402	1

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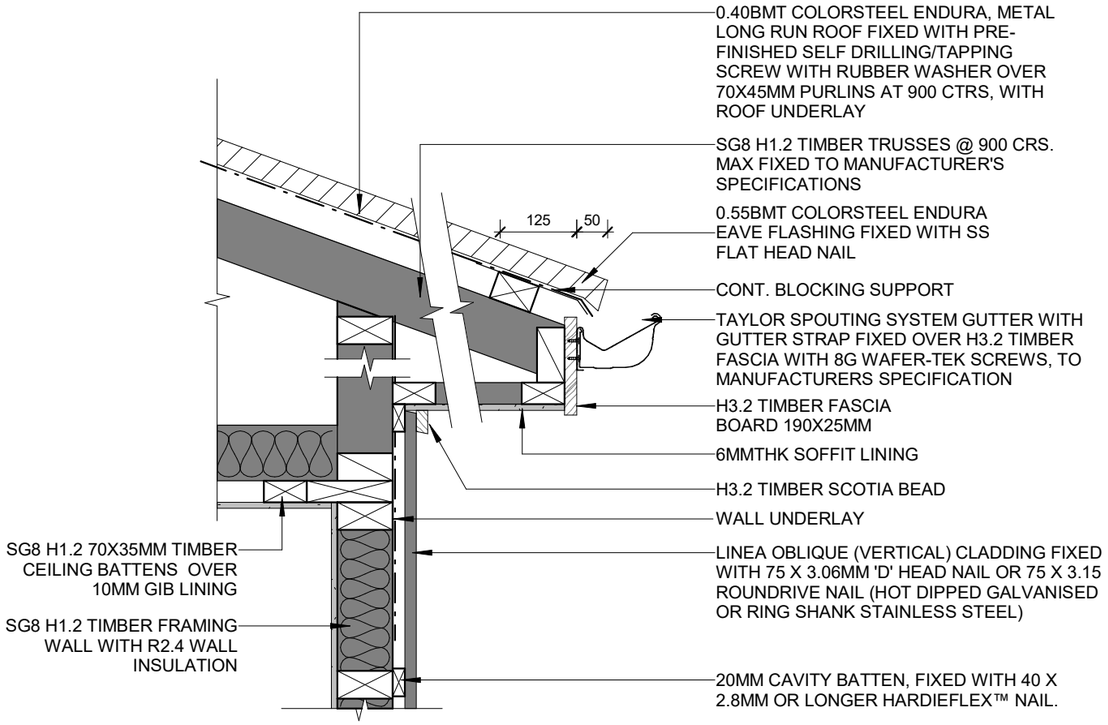
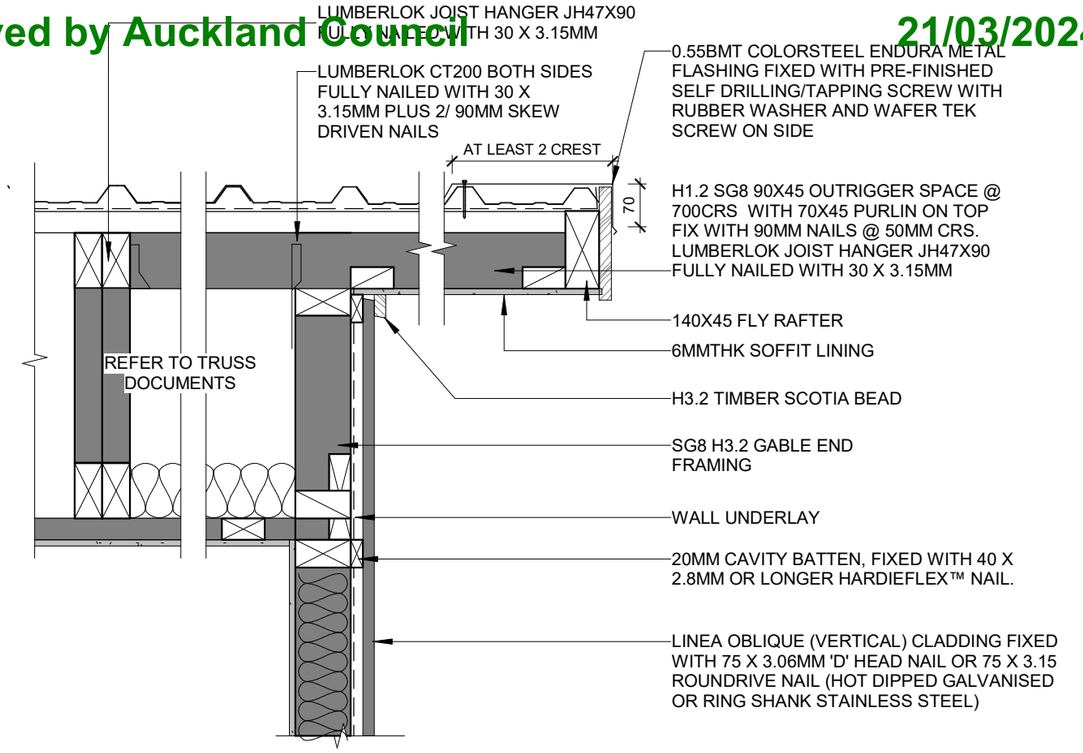
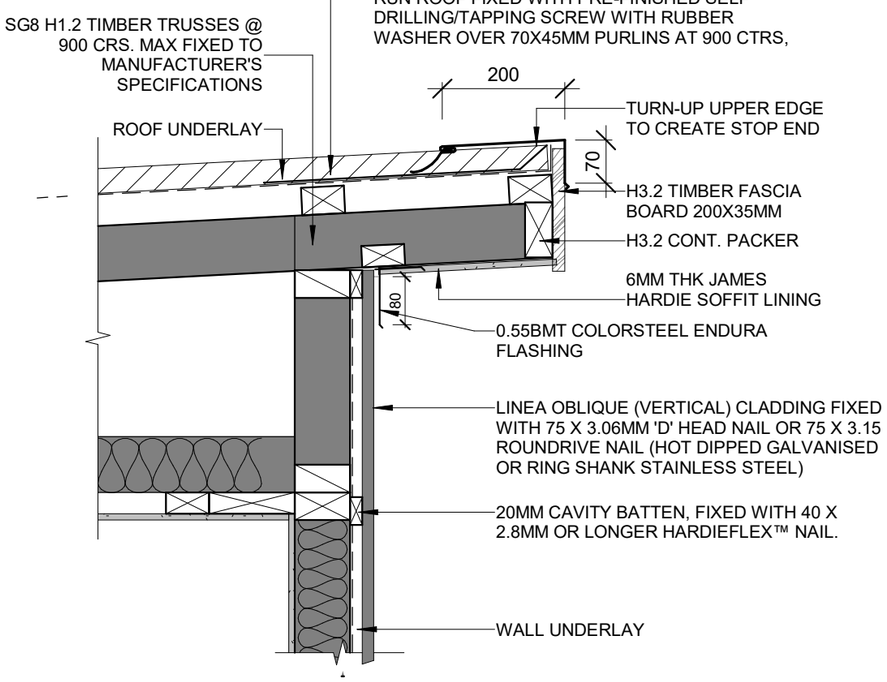


1 / A202 EAVE-SOFFIT DETAIL - VERTICAL CLADDING
1 : 10 @ A3



2 / A202 VERGE OUTRIGGER DETAIL - VERTICAL CLADDING
1 : 10 @ A3



3 / A202 VERGE TRANSVERSE DETAIL - VERTICAL CLADDING
1 : 10 @ A3

REV	DESCRIPTION	DATE

STATUS: BUILDING CONSENT

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CLIENT: STONEX HOMES

PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: DETAIL - ROOF JUNCTIONS

SCALE AT A3:	DATE ISSUE:	DRAWN:	CHECKED:
1 : 10	4/03/2024 12:08:31 pm	JP-J	JS

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1944	A501	

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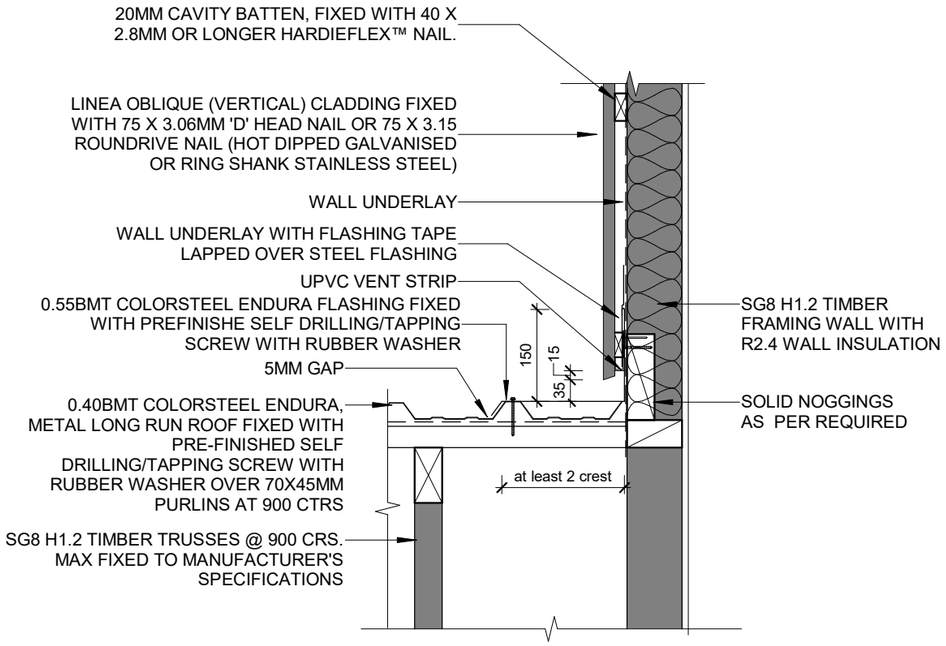
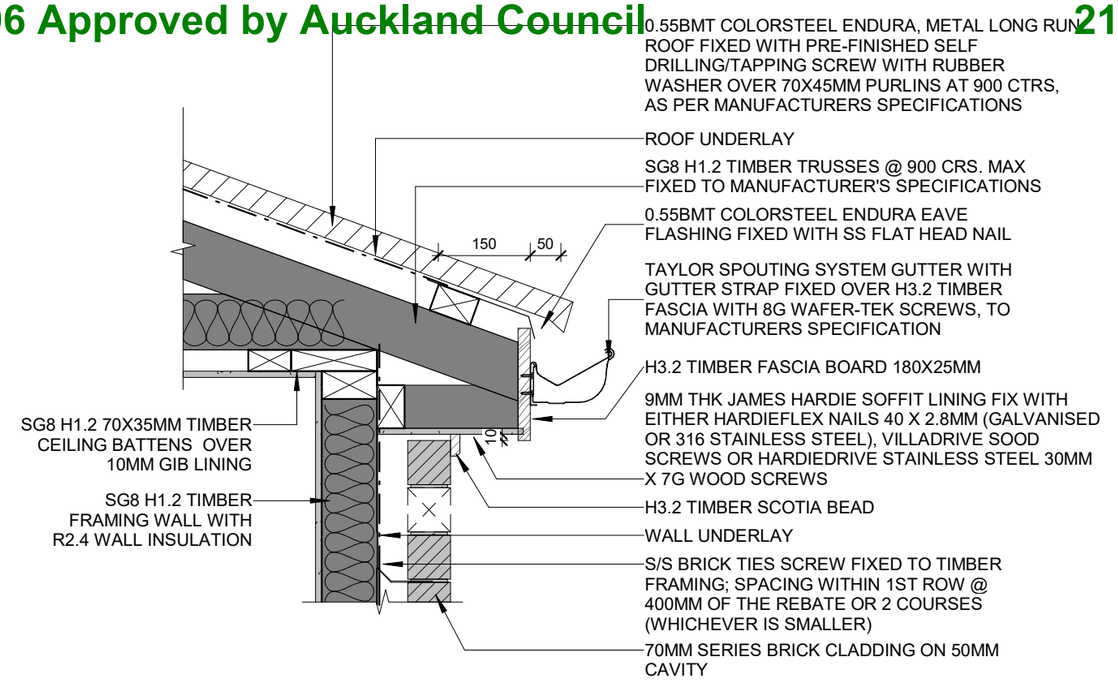


1 A202 — APRON - PARALLEL
1 : 10 @ A3



3 A401 — EAVE SOFFIT DETAIL
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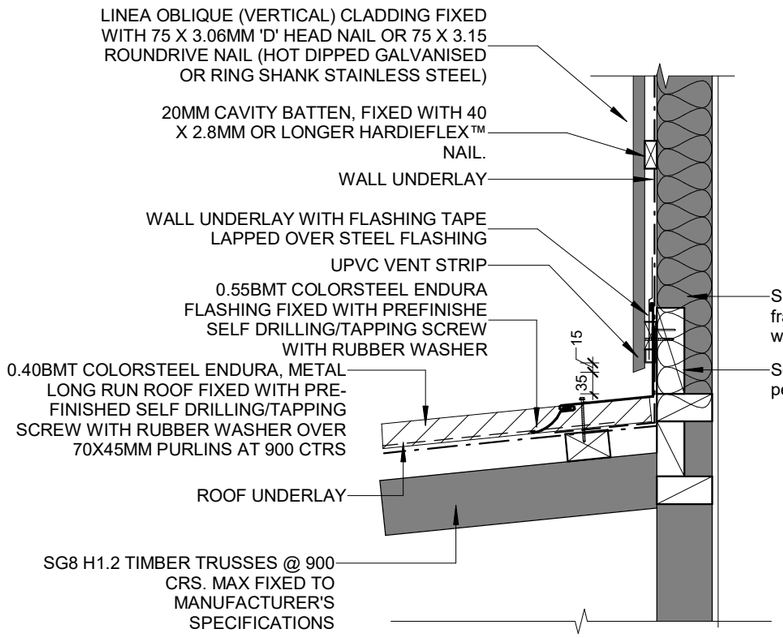

2 A202 — APRON - TRANSVERSE
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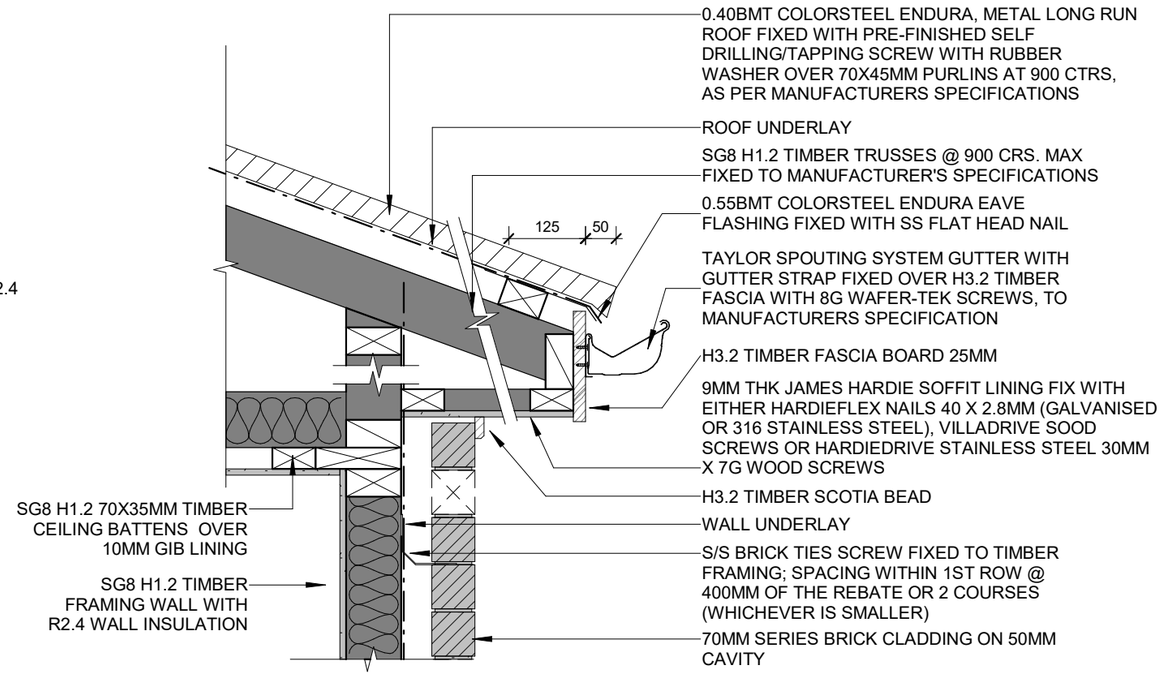

4 A202 — EAVE SOFFIT DETAIL
1 : 10 @ A3

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SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: DETAIL - ROOF JUNCTIONS

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1 : 10	4/03/2024 12:08:32 pm	KK-JP	J	

PROJECT NO:	DRAWING NO:	REVISION:
1944	A502	

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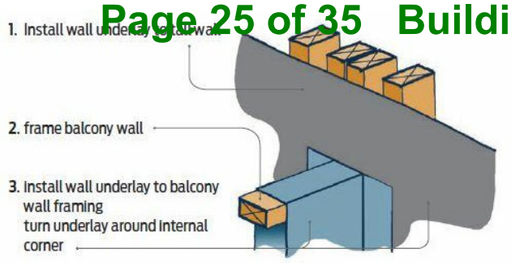
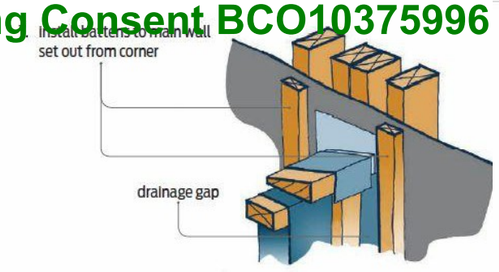
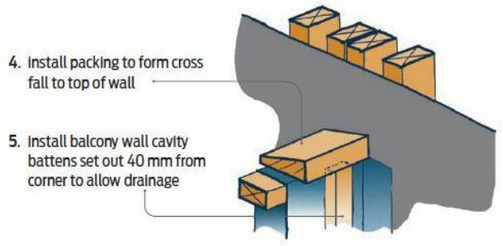


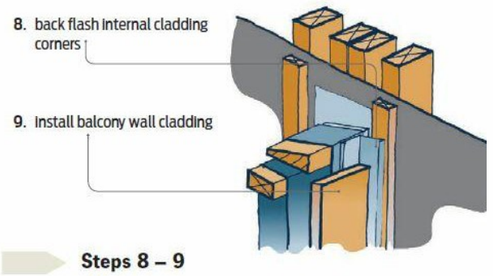
Steps 1 – 3



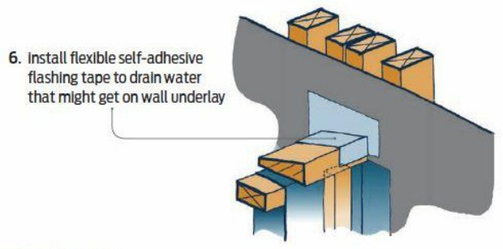
Step 7



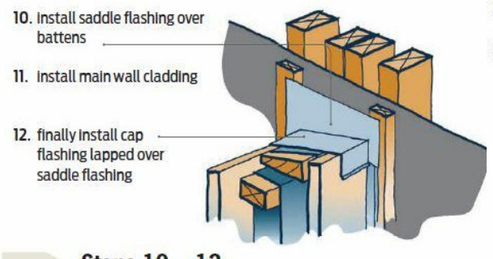
Steps 4 – 5



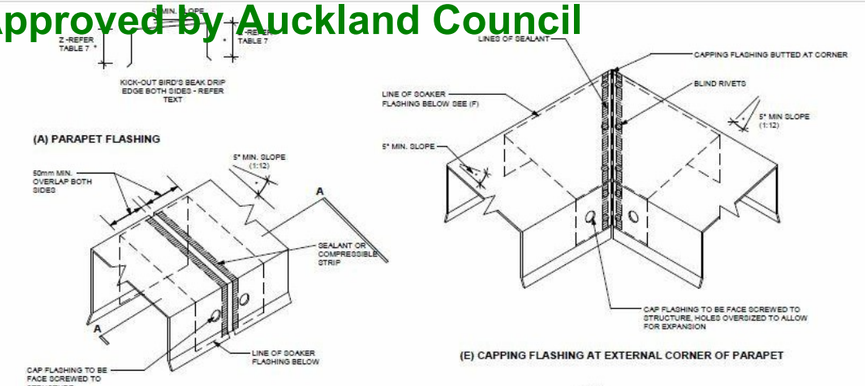
Steps 8 – 9

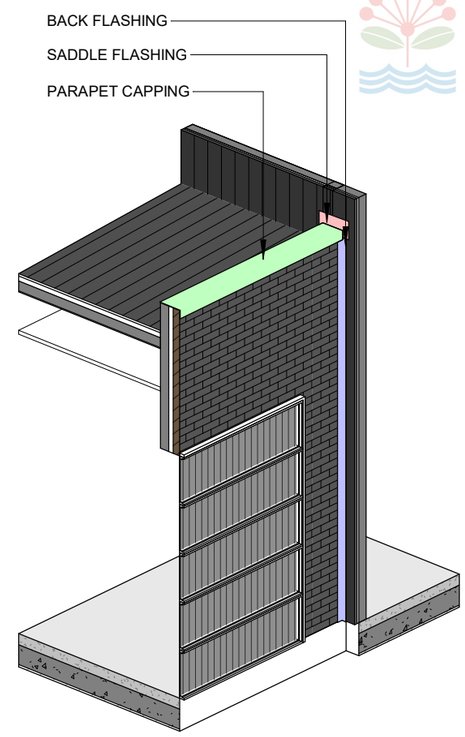


Step 6



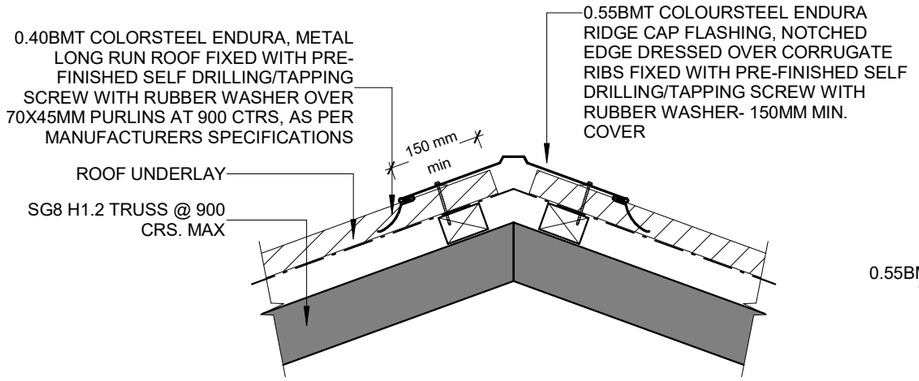
Steps 10 – 12





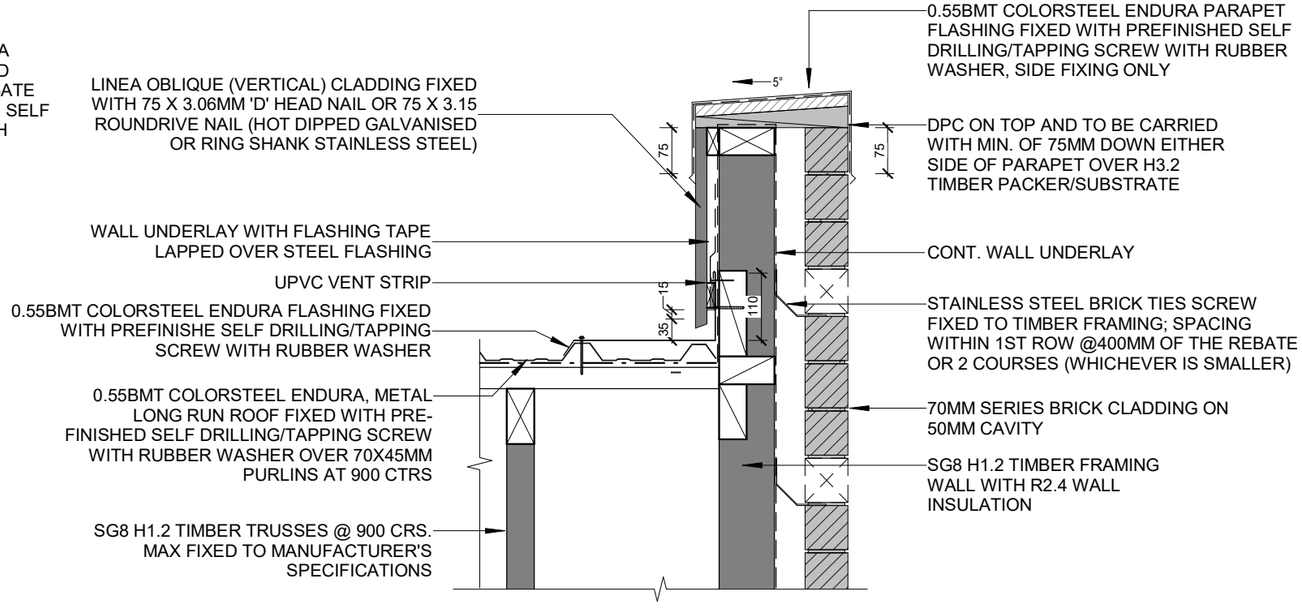
6 LEAN TO WALL - PARAPET

A503 1 : 10 @ A3



2 TYP. RIDGE DETAIL

A202 1 : 10 @ A3



1 ROOF APRON DETAIL - PARAPET (BRICK)

A202 1 : 10 @ A3

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CLIENT: STONEX HOMES

PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: DETAIL - ROOF JUNCTIONS/ISOMETRICS

SCALE AT A3:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
1 : 10	4/03/2024 12:08:34 pm	KK-JP	J	

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1944	A503	

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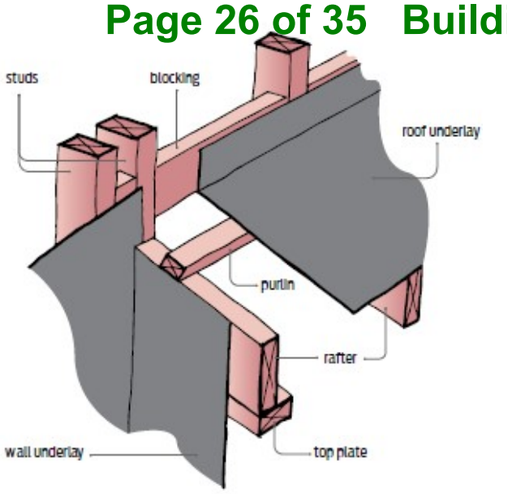


Figure 83b Step 2 – Wall and roof underlay.

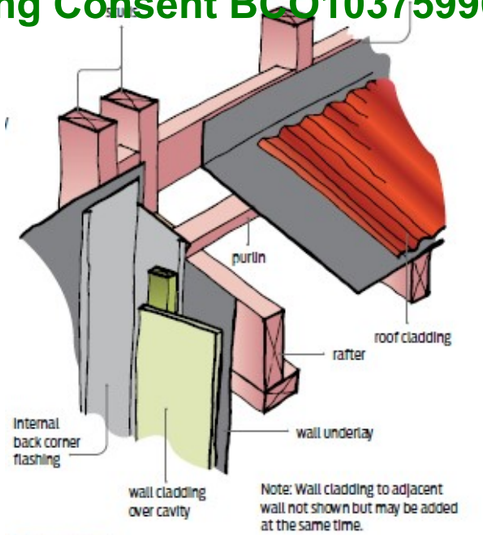


Figure 83c Step 3 – Backflashing internal corner.

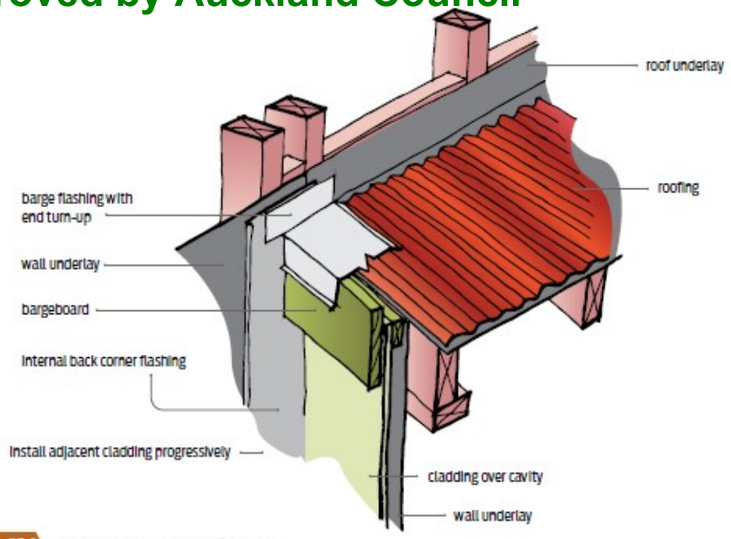
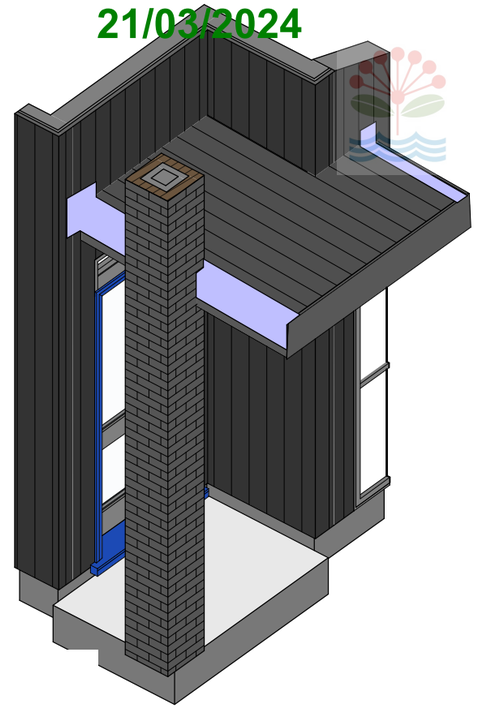


Figure 83d Step 4 – Installing barge flashing.



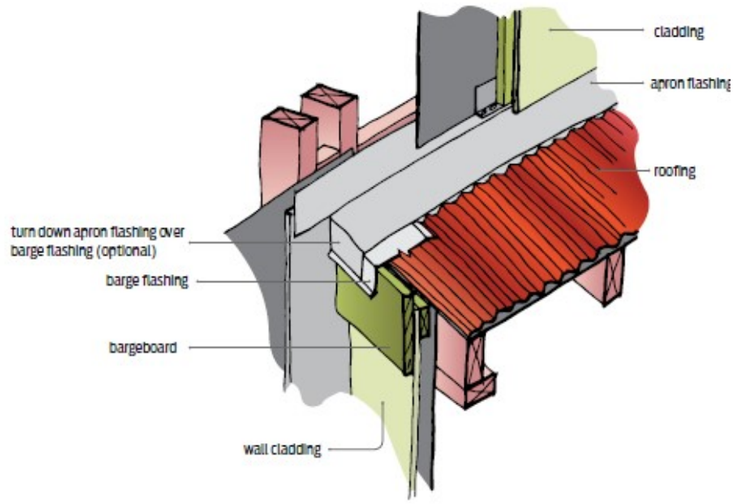


Figure 83e Step 5 – Install apron flashing.

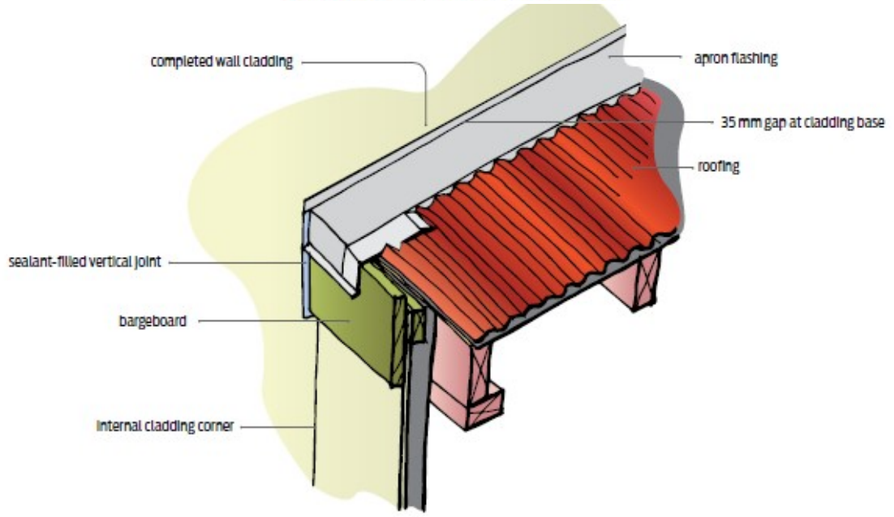
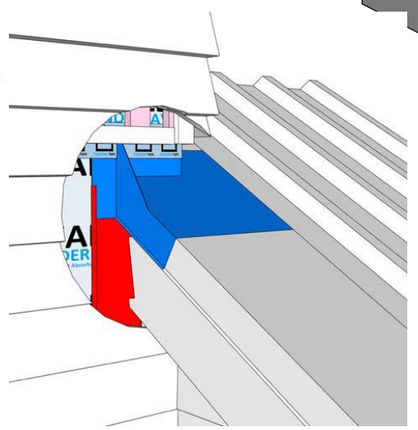
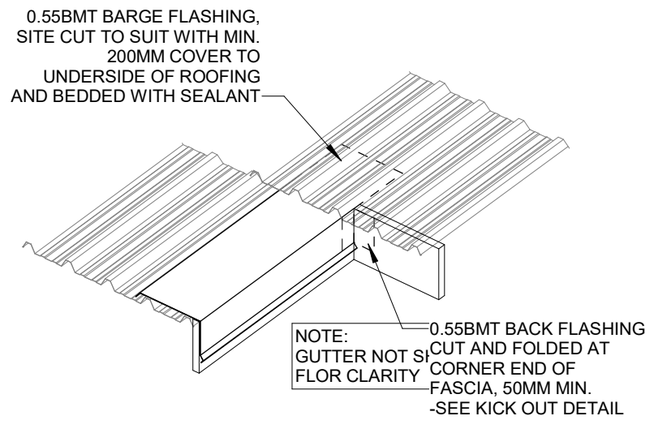


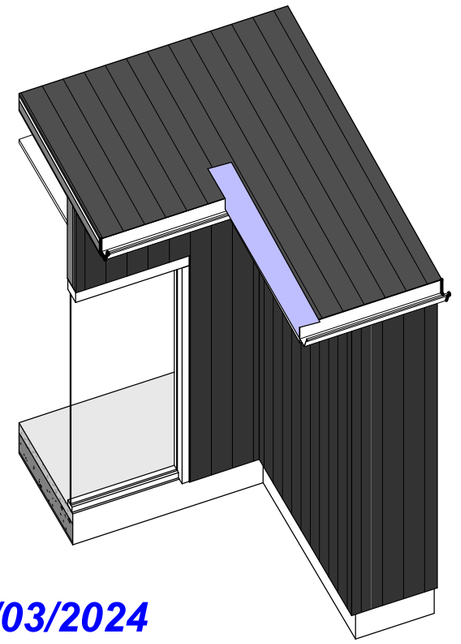
Figure 83f Step 6 – Completed detail.



1 A504 ROOF LEAN TO WALL (ISO)
1 : 10 @ A3



4 A504 ROOF BARGE TRANSITION (ISO)
1 : 20 @ A3



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PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: DETAIL - ROOF ISOMETRICS

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1944	A504	

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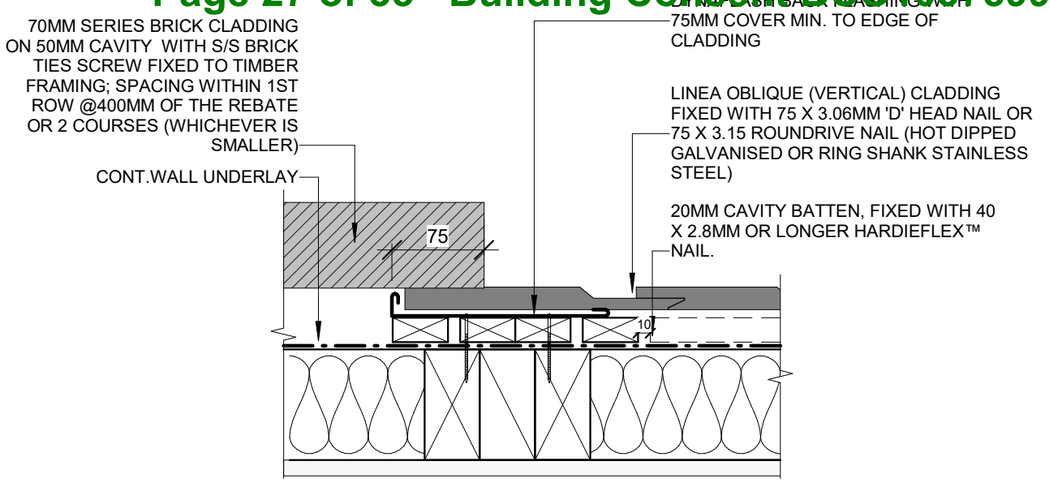
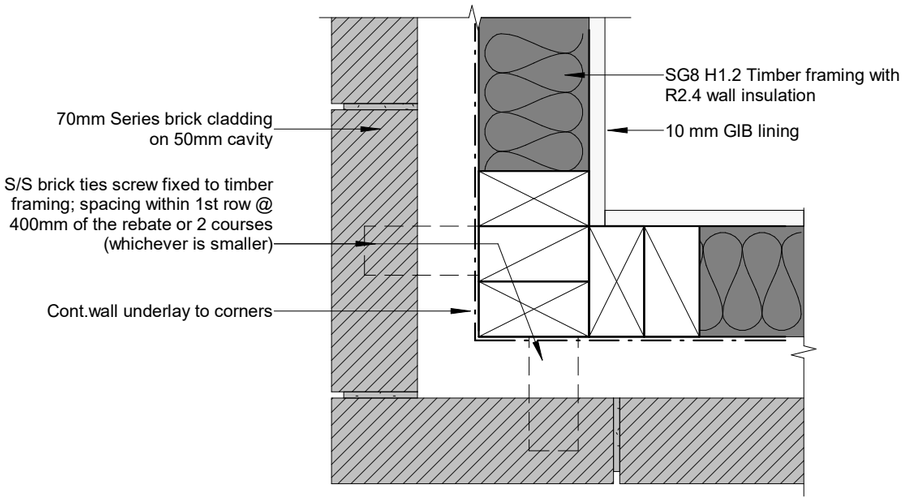
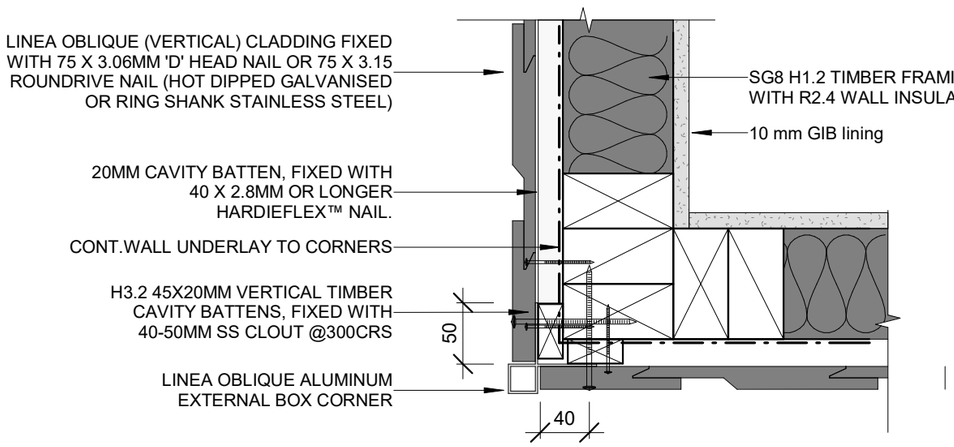


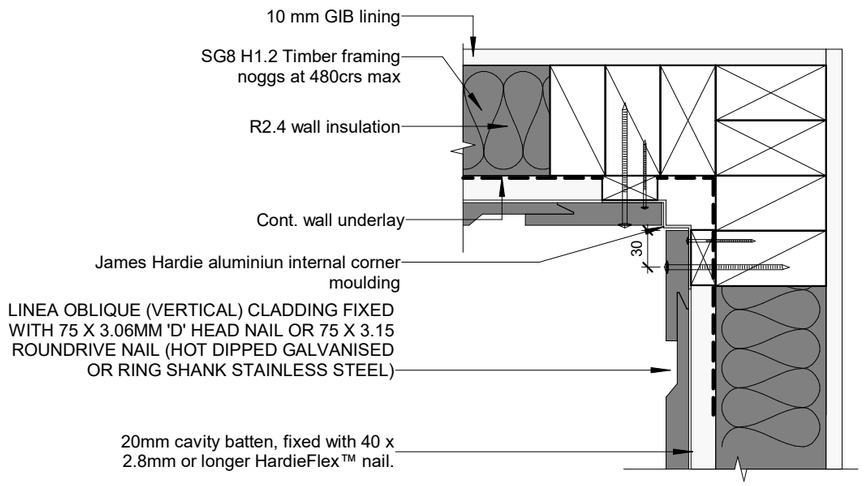
2 A205 WALL VERTICAL JUNCTION - PLAN (BRICKxOBLIQUE)
1 : 5 @ A3



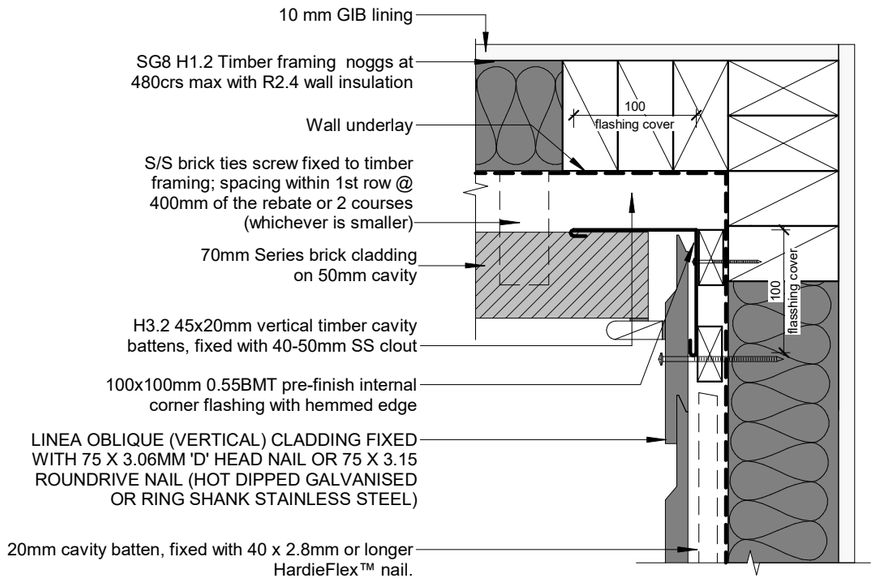
4 A205 EXTERNAL CORNER - BRICK
1 : 5 @ A3



1 A205 EXTERNAL CORNER - VERTICAL OBLIQUE
1 : 5 @ A3



3 A205 INTERNAL CORNER - VERTICAL OBLIQUE
1 : 5 @ A3



5 A205 INTERNAL CORNER - BRICK xOBLIQUE
1 : 5 @ A3

REV	DESCRIPTION	DATE

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SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: DETAIL - EXTERNAL WALL CORNER

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1 : 5	4/03/2024 12:08:36 pm	JP-J	JS
PROJECT NO: 1944	DRAWING NO: A505		REVISION:

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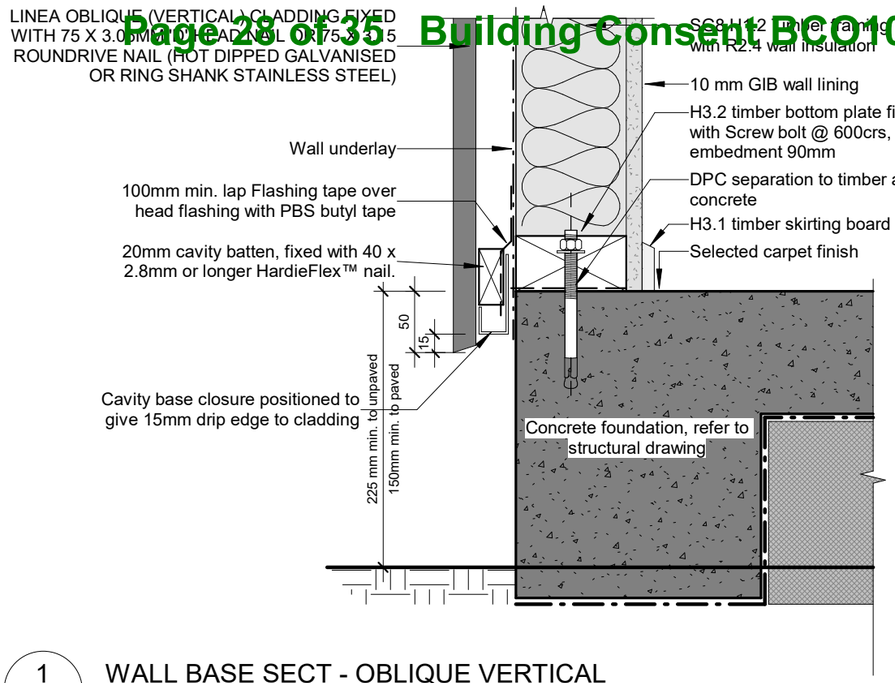
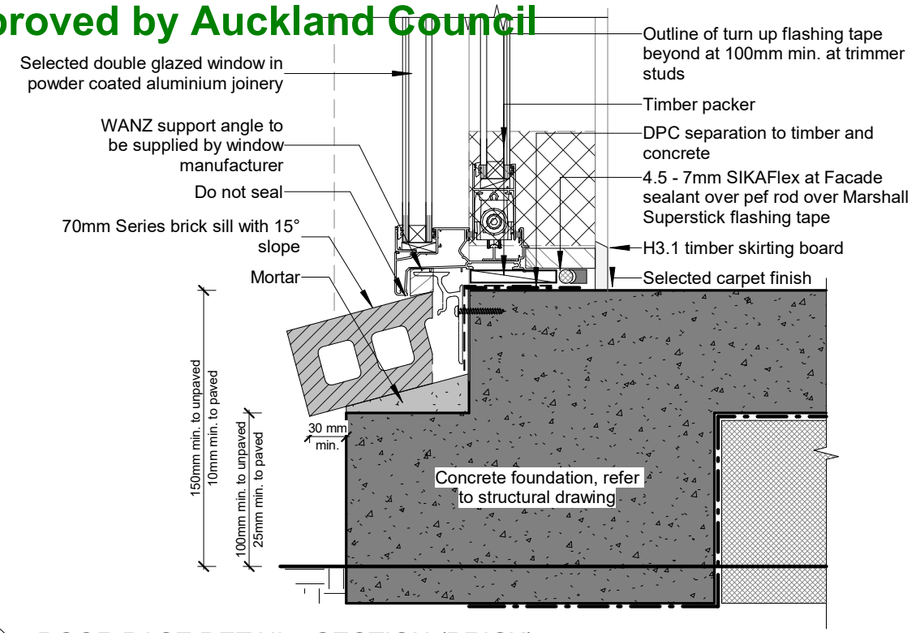


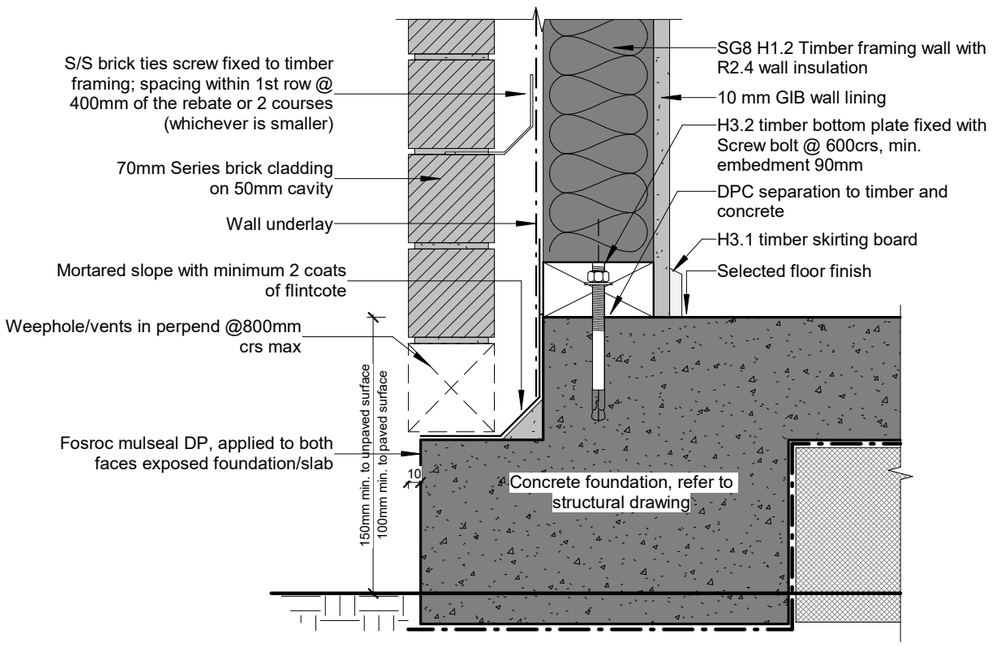
1 A401 WALL BASE SECT - OBLIQUE VERTICAL

1 : 5 @ A3



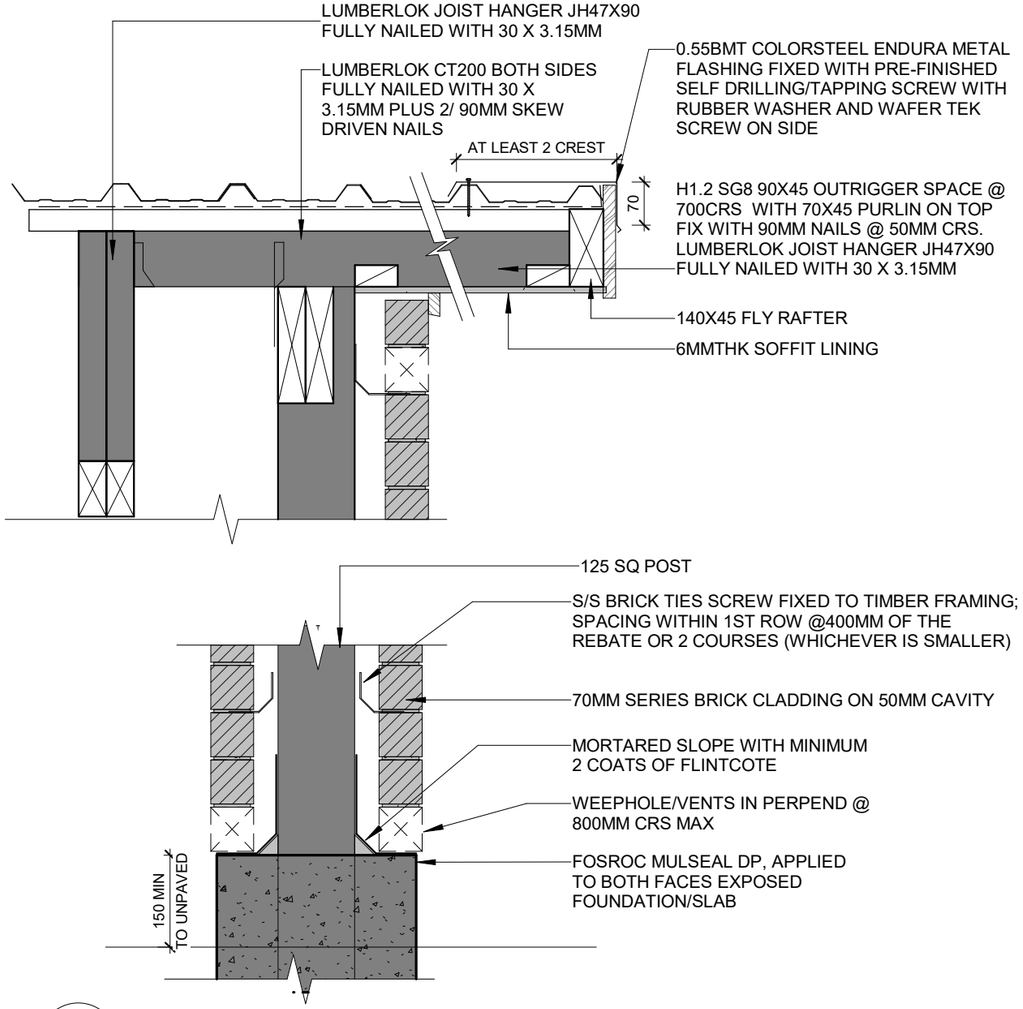
4 A305 DOOR BASE DETAIL - SECTION (BRICK)

1 : 5 @ A3



2 A401 WALL BASE DETAIL - SECT (70S BRICK)

1 : 5 @ A3



3 A205 COLUMN BASE DETAIL - SECT (70S BRICK) 125SQ

1 : 10 @ A3

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SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: DETAIL - WALL BASE JUNCTIONS

SCALE AT A3:	DATE ISSUE:	DRAWN:	CHECKED:
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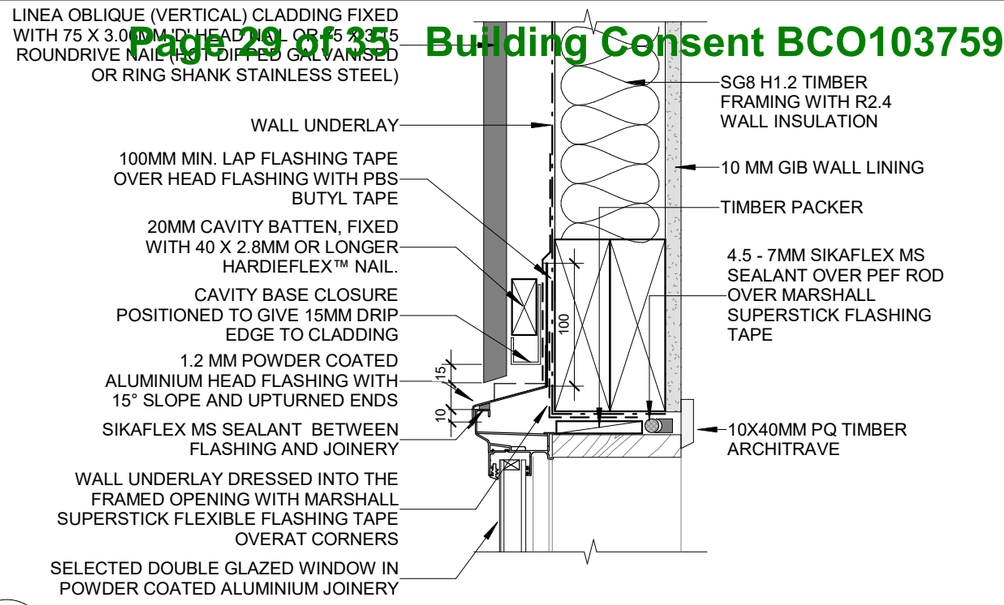
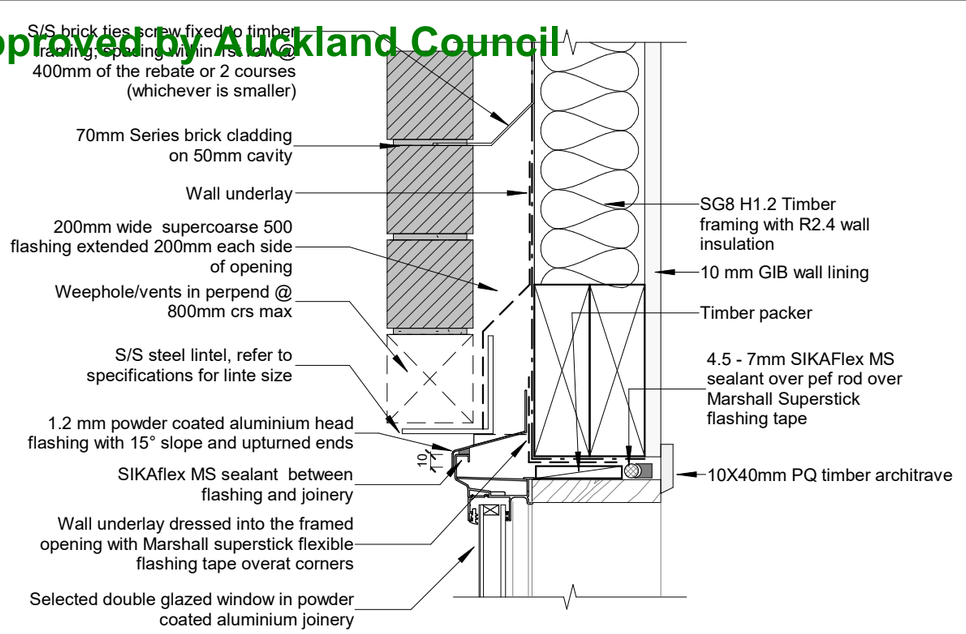


1 A305 WINDOW HEAD - LINEA

1 : 5 @ A3



4 A305 WINDOW HEAD DETAIL - SECT (BRICK CLADDING)

1 : 5 @ A3

2 A305 WINDOW SILL - LINEA

1 : 5 @ A3

5 A305 WINDOW SILL DETAIL - SECT (BRICK CLADDING)

1 : 5 @ A3

3 A305 WINDOW JAMB - LINEA

1 : 5 @ A3

6 A305 WINDOW JAMB DETAIL - PLAN (BRICK CLADDING)

1 : 5 @ A3

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TITLE: DETAIL - WINDOW JOINERY

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1 : 5	4/03/2024 12:08:38 pm	JP-J	JS

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1944	A507	

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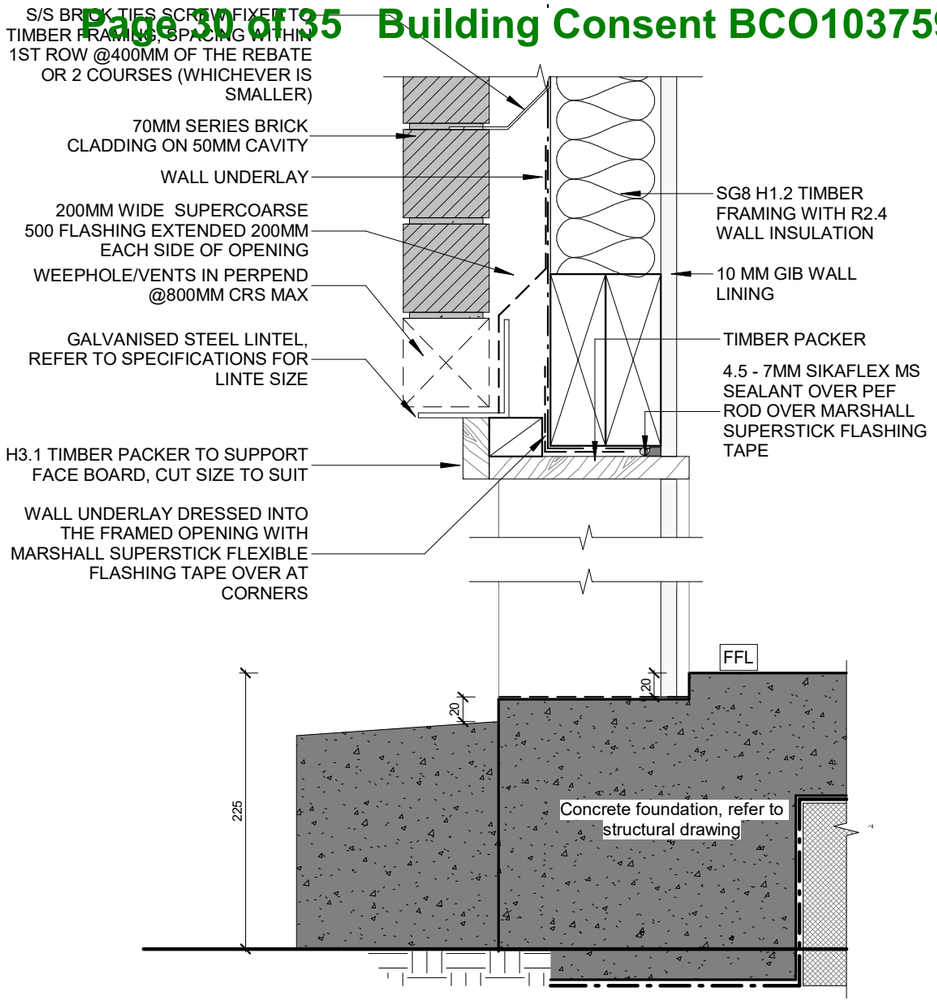

1 A305 GARAGE DOOR HEAD & SILL - SECTION (BRICK CLADDING)

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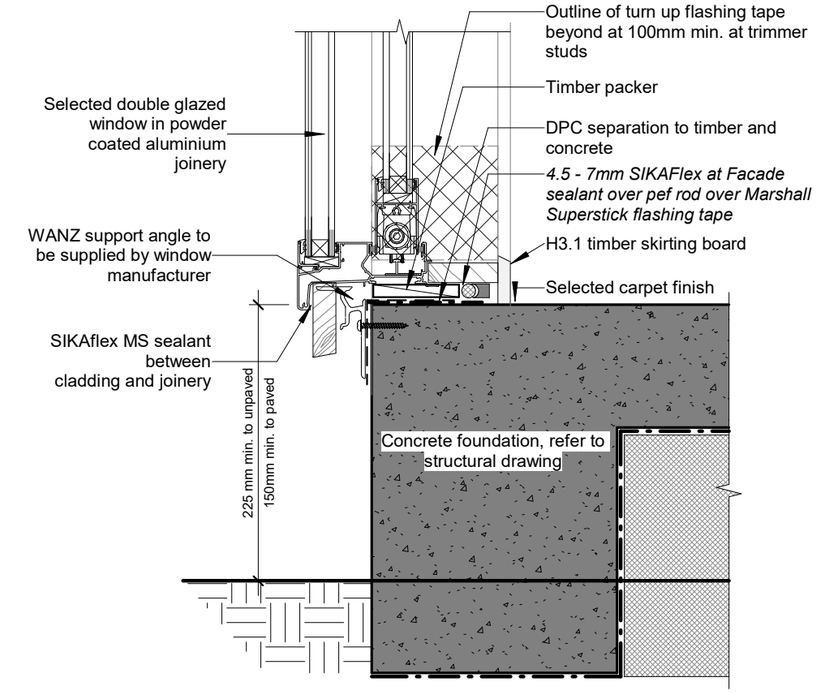

3 DOOR BASE DETAIL - SECTION

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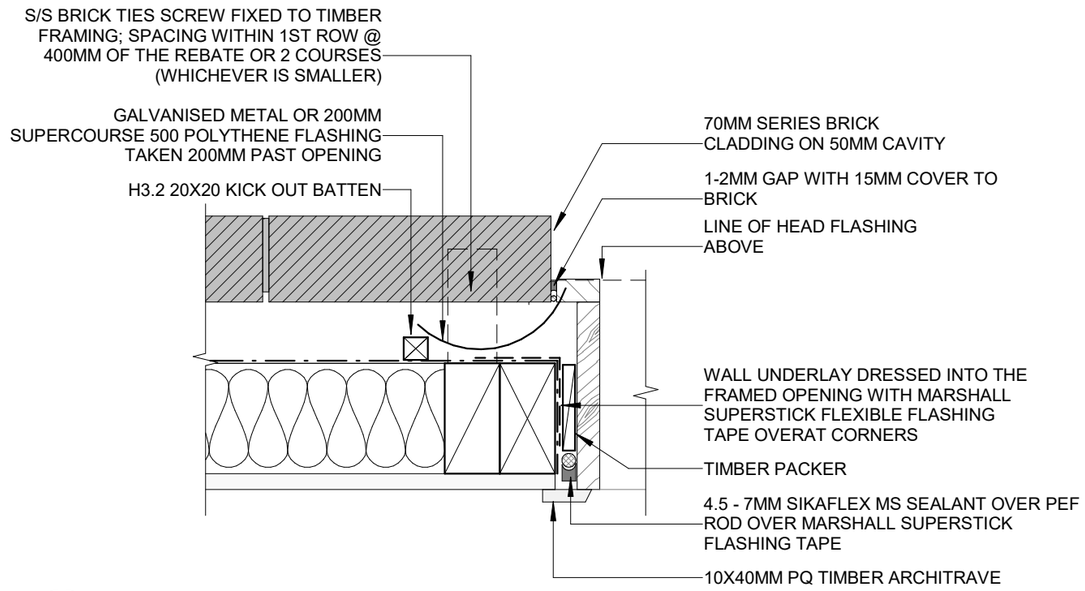

2 A305 GARAGE JAMB DETAIL - PLAN (BRICK CLADDING)

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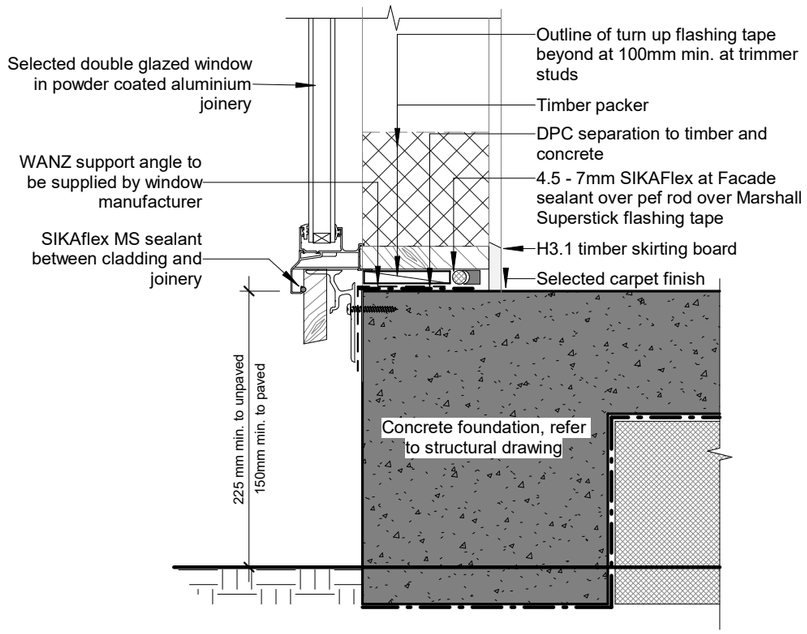

4 A305 WINDOW BASE DETAIL - SECTION

1 : 5 @ A3

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Bldg. 8 level 1, 15 Accent Drive East Tamaki
Auckland, New Zealand
PH: 09 265 19 55

CLIENT: STONEX HOMES

PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: DETAIL - GARAGE JOINERY / WALL PENETRATION

SCALE AT A3:	DATE ISSUE:	DRAWN:	CHECKED:
1 : 5	4/03/2024 12:08:40 pm	JP-J	JS
PROJECT NO: 1944	DRAWING NO: A508		REVISION:

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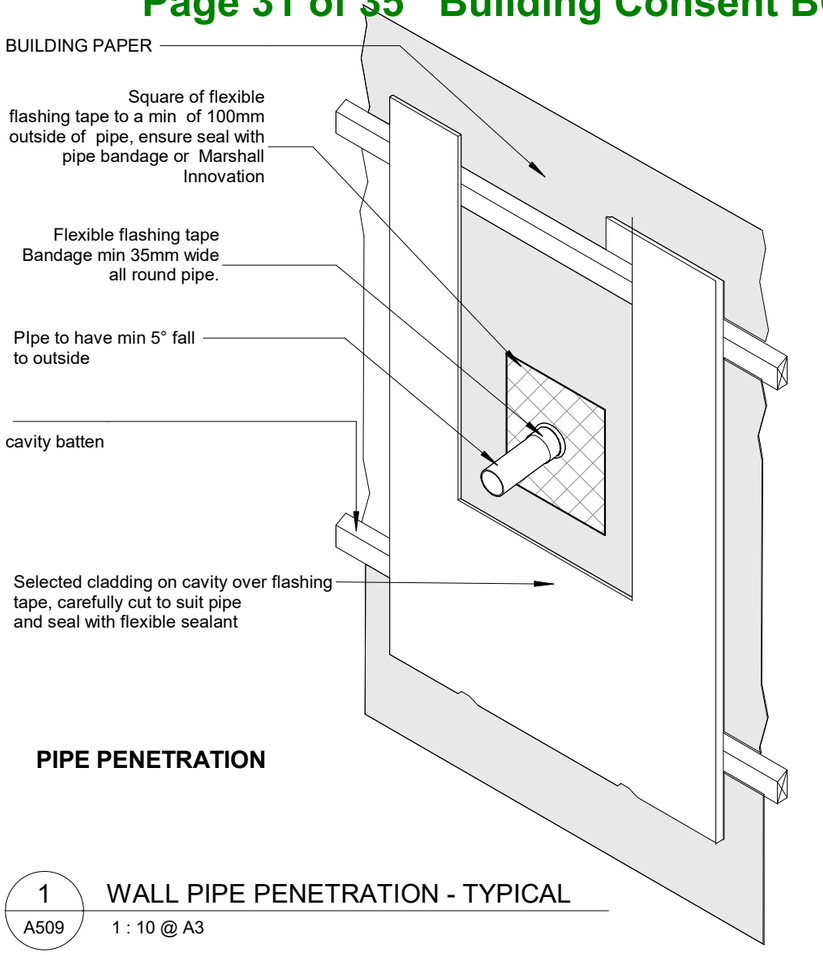
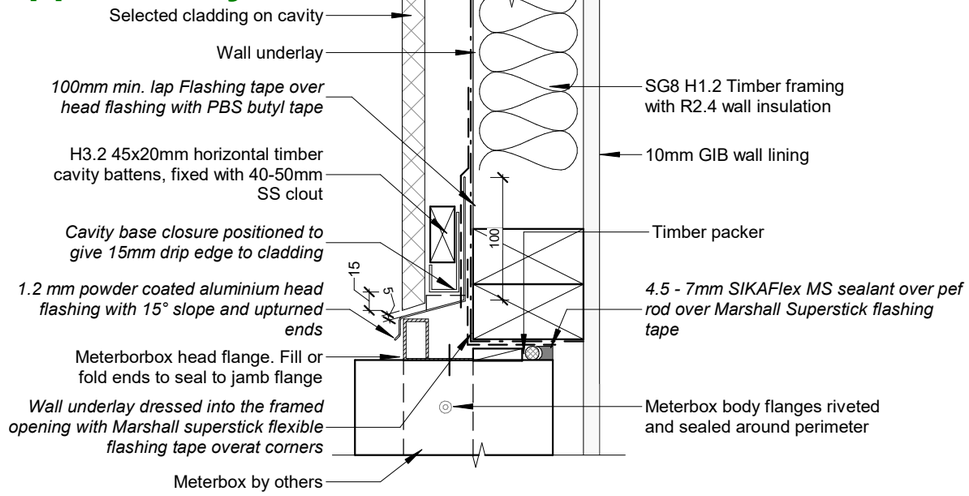
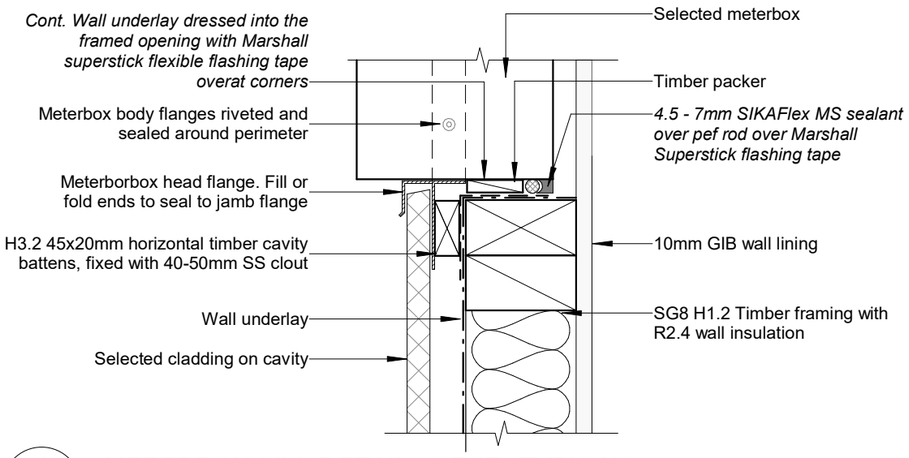


PIPE PENETRATION

1 / A509 — WALL PIPE PENETRATION - TYPICAL
1 : 10 @ A3



3 / A509 — METERBOX HEAD DETAIL - SECT (TYPICAL)
1 : 5 @ A3



4 / A509 — METERBOX SILL DETAIL - SECT (TYPICAL)
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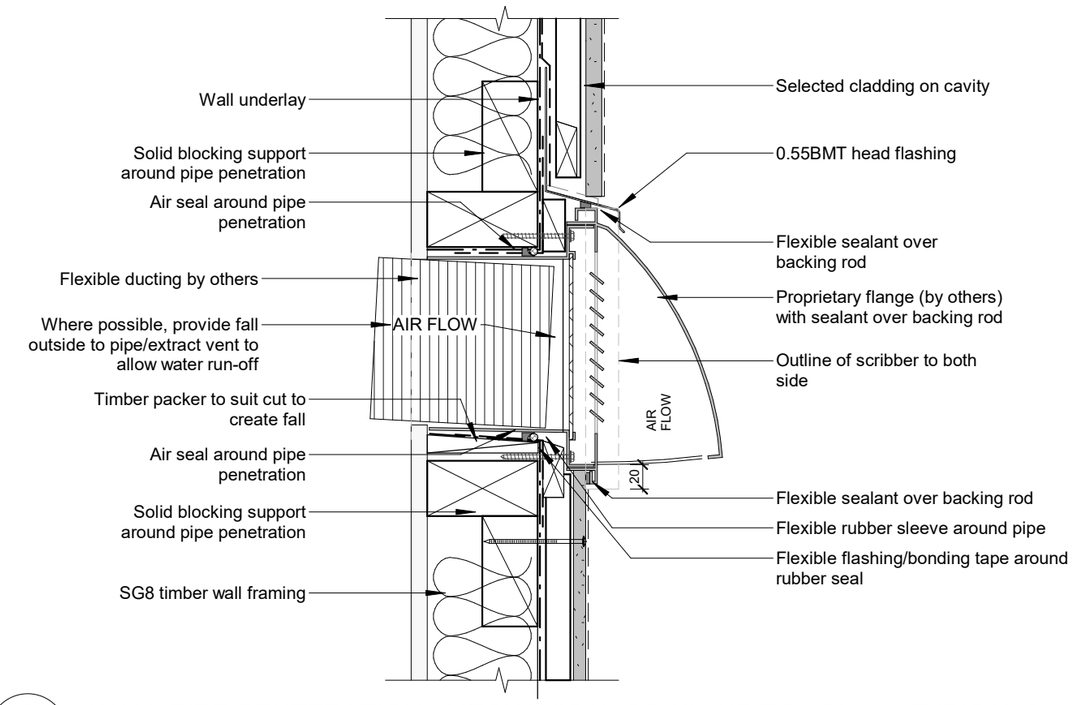

2 / A509 — WALL PIPE PENETRATION - MECHANICAL COWL UP TO 150mm (TYPICAL 2)
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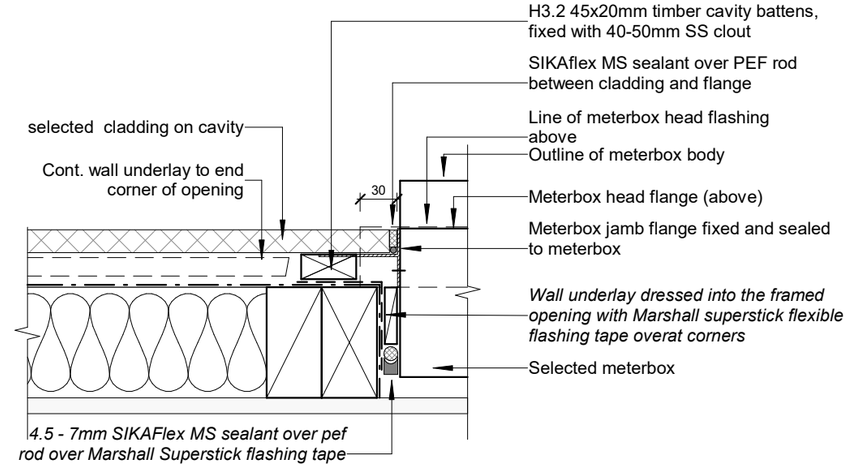

5 / A509 — METERBOX JAMB DETAIL - PLAN (TYPICAL)
1 : 5 @ A3

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PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: DETAIL - WALL PENETRATIONS

SCALE AT A3:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
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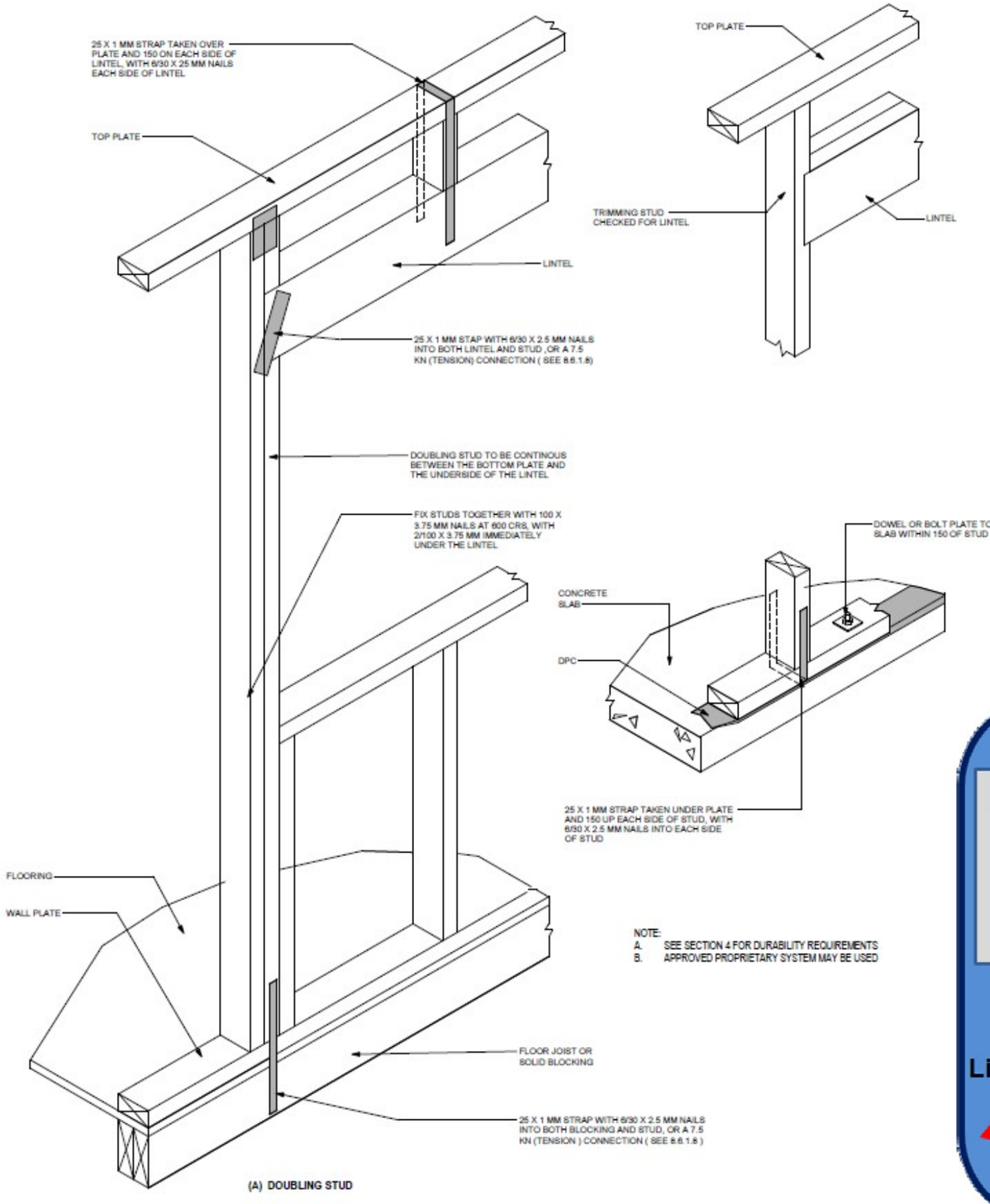
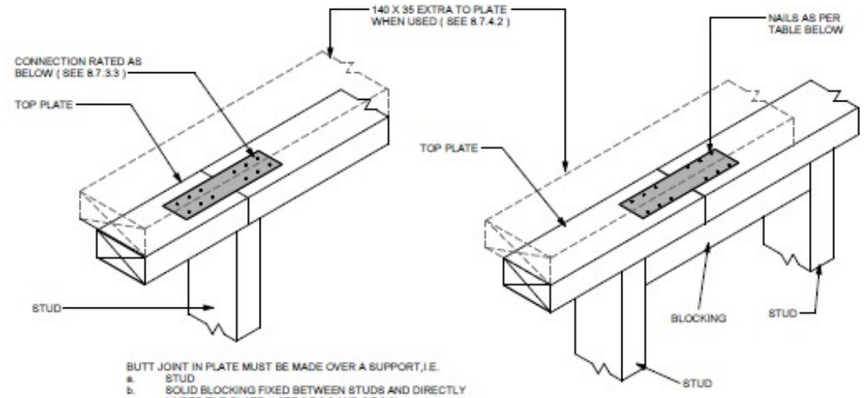




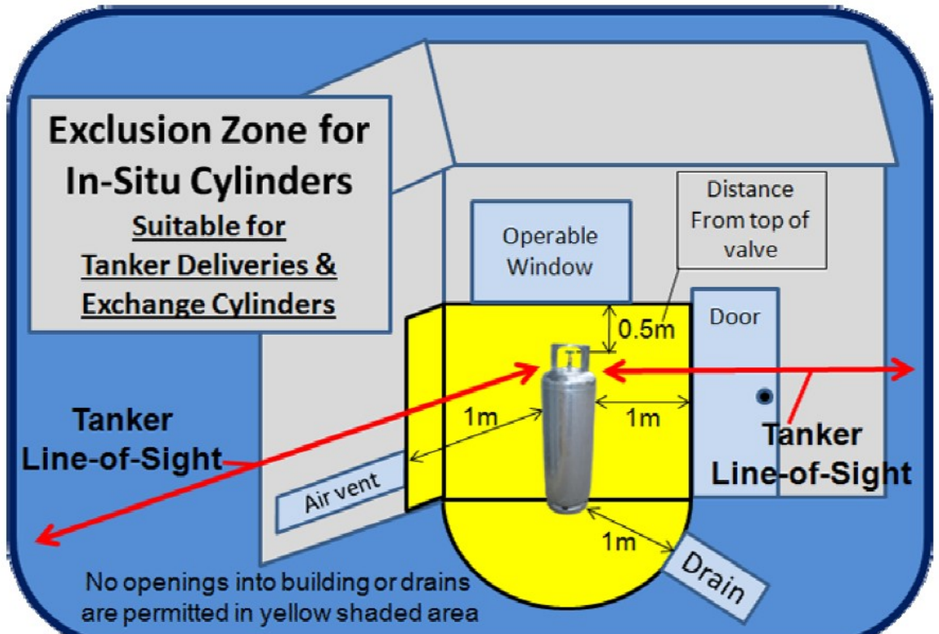
(A) BUTT JOINT OVER STUD

CAPACITIES OF METAL PLATE JOINTS (²)	
Up to 3 kN	3/ 30 x 3.15 mm nails perside
Up to 6 kN	6/ 30 x 3.15 mm nails perside

(B) BUTT JOINT OVER BLOCKING

CAPACITIES OF NAILED PLATE JOINTS (²)	
Up to 3 kN	3/ 100 x 3.75 mm nails perside
Up to 6 kN	6/ 100 x 3.75 mm nails perside

2 **TOP PLATE CONNECTION DETAILS**
1 : 5



2 TYPICAL LINTEL FIXING - PREVENT UPLIFT
A510 1 : 10 @ A3

1 TYP. GAS CYLINDER SET OUT
A510 1 : 10 @ A3

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CLIENT: STONEX HOMES

PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: DETAIL - OPENINGS

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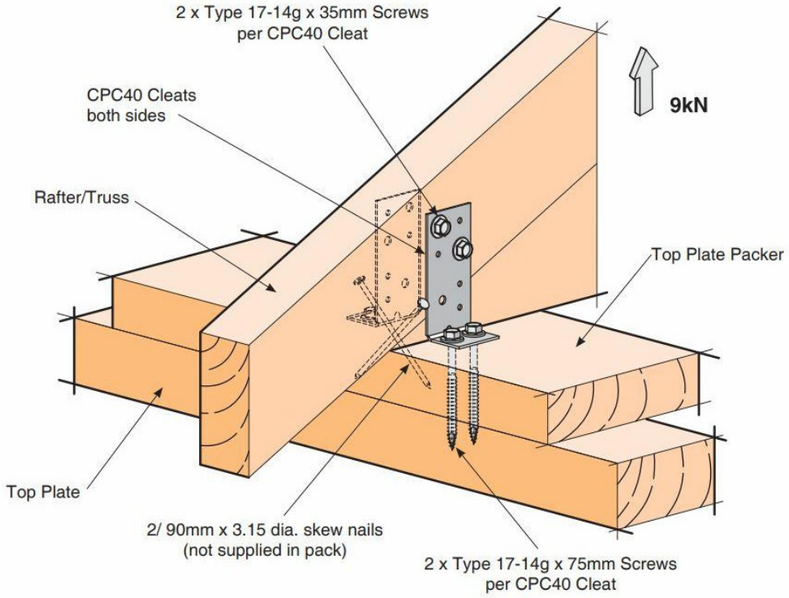
LUMBERLOK®

01/2017

9kN TRUSS TO TOP PLATE FIXING

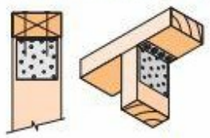
- ★ Complies with Table 10.15 NZS 3604:2011
- ★ Top mounted fixing allows additional face fixing if required



Code: 9KNTTP
Material: CPC40 1.55mm G300 Z275 Galvanised Steel
Packed: 2 x CPC40 Cleats
4 x Type 17-14g x 35mm Hex Head Galvanised Screws
4 x Type 17-14g x 75mm Hex Head Galvanised Screws

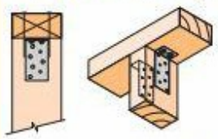
FIXING TYPE B 4.7kN **CHOOSE ANY OF THE 3 OPTIONS BELOW**

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



Plus LUMBERLOK 6kN Stud Anchor (CPC80)

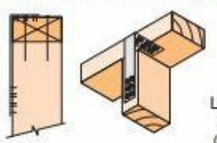
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus 2 x LUMBERLOK CPC40

Recommended for internal wall options to avoid lining issues

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



Plus LUMBERLOK Stud Strap (one face only)

Table 8.18 – Fixing of top plate of wall to supporting members such as studs and lintels at 600 mm centres (see 8.7.6 and figure 8.12)

Loaded dimension of wall (m)	Light roof								Heavy roof					
	Roof member spacing (mm)													
	900					1200					900			
	Wind zone					Wind zone					Wind zone			
	L	M	H	VH	EH	L	M	H	VH	EH	L	M	H	VH	EH
	Fixing type (see below)														
2.0	A	A	B	B	B	A	A	B	B	B	A	A	A	B	B
3.0	A	B	B	B	B	A	B	B	B	B	A	A	B	B	B
4.0	A	B	B	B	B	A	B	B	B	B	A	A	B	B	B
5.0	B	B	B	B	B	B	B	B	B	B	A	A	B	B	B
6.0	B	B	B	B	B	B	B	B	B	B	A	A	B	B	B

Fixing type	Fixing to resist uplift	Capacity of alternative fixing (kN)
A	2 / 90 x 3.15 end nails	0.7
B	2 / 90 x 3.15 end nails + 2 wire dogs	4.7

Table 8.19 – Nailing schedule for hand-driven and power-driven nails (see 8.8.6)

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) x diameter (mm) and type	Number/ Location	Length (mm) x diameter (mm) and type	Number/ Location
Bottom plate to floor framing at: (a) External walls and internal wall bracing elements (b) Internal walls (may be nailed to floor decking) (c) Trimmer not exceeding 4.2 m long	100 x 3.75 100 x 3.75 100 x 3.75	2 at 600 mm centres 1 at 600 mm centres 4 (end nailed)	90 x 3.15 90 x 3.15 90 x 3.15	3 at 600 mm centres 1 at 600 mm centres 6 (end nailed)
Dwang to stud	75 x 3.15 or 100 x 3.75	2 (skewed) 2 (end nailed)	75 x 3.06 90 x 3.15	2 (skewed) 2 (end nailed)
Fishplate to straightened stud	60 x 2.8	4 each side of cut	60 x 2.8	4 (each side of cut)
Half joint in top plate	75 x 3.15	3	75 x 3.06	4
Lintel to trimming stud	75 x 3.15 or 100 x 3.75	4 (skewed) 2 (end nailed)	90 x 3.15	3 (end nailed)
Ribbon board to stud	100 x 3.75	2	90 x 3.15	3
Sill or header trimmer to trimming stud for: (a) Trimmer not exceeding 2.4 m long (b) Trimmer not exceeding 3.0 m long (c) Trimmers not exceeding 3.6 m long	100 x 3.75 100 x 3.75 100 x 3.75	2 (end nailed) 3 (end nailed) 4 (end nailed)	90 x 3.15 90 x 3.15 90 x 3.15	3 (end nailed) 5 (end nailed) 6 (end nailed)
Solid plaster batten to stud	60 x 2.8 (galv.)	500 mm centres	60 x 2.8 (galv.)	500 mm centres
Stud to plate	75 x 3.15 or 100 x 3.75	4 (skewed) 2 (end nailed)	75 x 3.06 90 x 3.15	4 (skewed) 3 (end nailed)
Top plate 140 mm x 35 mm to 90 mm x 45 mm and top plate to lintel	100 x 3.75	2 at 500 mm centres	90 x 3.15	3 at 500 mm centres
Trimming studs at openings, blocking and studs at wall intersections	100 x 3.75	600 mm centres	90 x 3.15	600 mm centres
Trimming stud to doubled stud immediately under lintel	100 x 3.75	2	90 x 3.15	2
Waling to stud	60 x 2.8	2	60 x 2.8	2

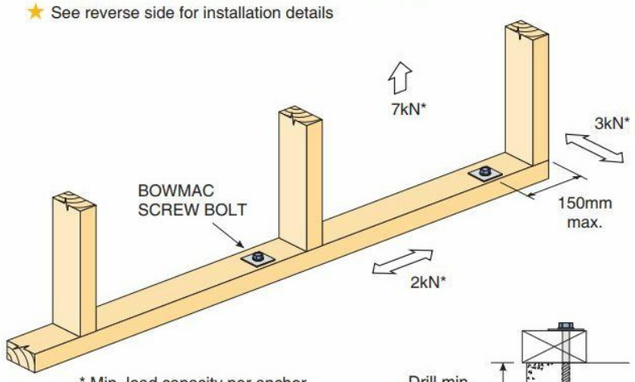
NOTE –
(1) Nail lengths and diameters are the minimum required.
(2) Refer to 2.5.2 for required protective coatings for metal fasteners.
(3) For dressed up to 2.7 mm thick, refer to 7.5.5.2 for nail lengths and fixing requirements.

BOWMAC

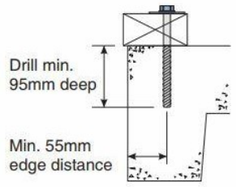
04/2013

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 reverse side for installation details



* Min. load capacity per anchor from Clause 7.5.12.3 NZS 3604:2011



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admin@siliconec.co.nz

CLIENT: STONEX HOMES

PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: DETAIL - LUMBERLOK

SCALE AT A3:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
1 : 10	4/03/2024 12:08:43 pm	KK-JP	J	

PROJECT NO:	DRAWING NO:	REVISION:
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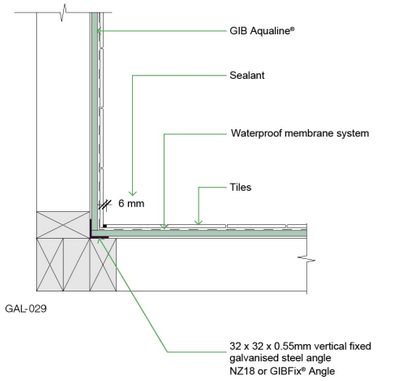
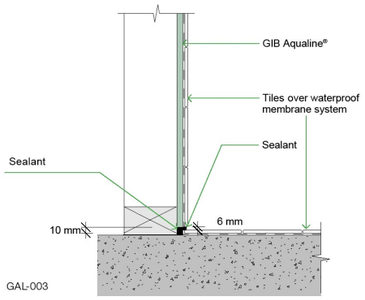
SHOWER OVER BATH – TILED WALL DETAILS

A: TILED INTERNAL CORNER



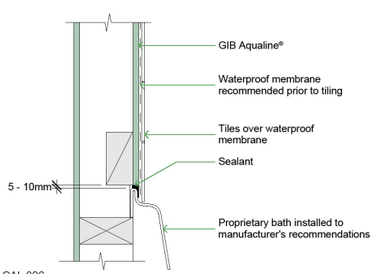
GAL-029

B: CERAMIC FLOOR LINING JUNCTION



GAL-003

C: BATH LINING JUNCTION

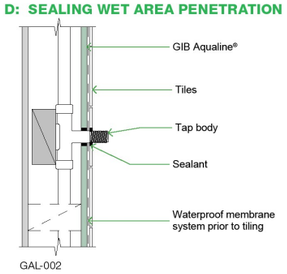


GAL-006

G: SHOWER MIXER PENETRATION IN WET WALL LININGS

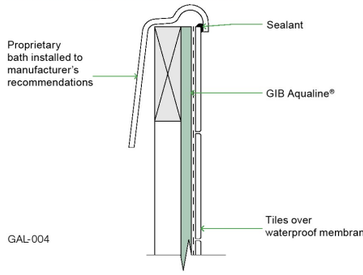
Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.

D: SEALING WET AREA PENETRATION



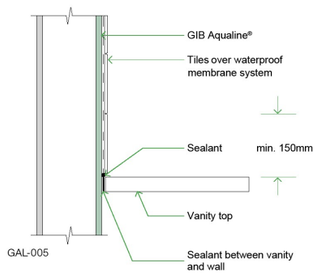
GAL-002

E: BATH CRADLE LINING DETAIL



GAL-004

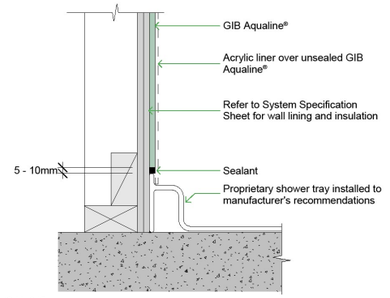
F: VANITY TOP LINING JUNCTION



GAL-005

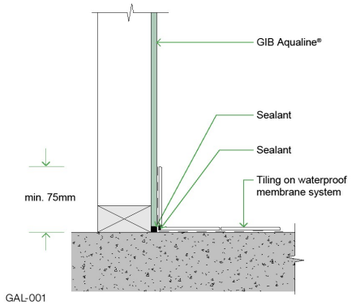
SHOWER – ACRYLIC LINER AND BASE DETAILS

A: MOULDED SHOWER TRAY DOUBLE LINING JUNCTION



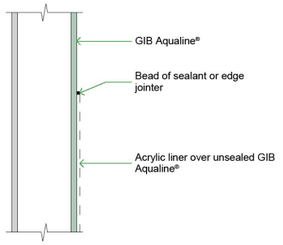
GAL-015

B: CERAMIC FLOOR SKIRTING LINING JUNCTION



GAL-001

C: UNSEALED PLASTERBOARD LINING



GAL-028

D: 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.

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PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: DETAIL - GIB WET AREAS

SCALE AT A3:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
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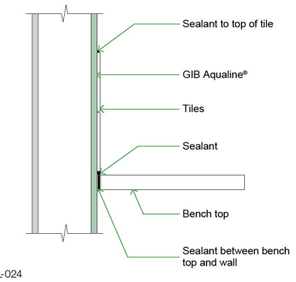
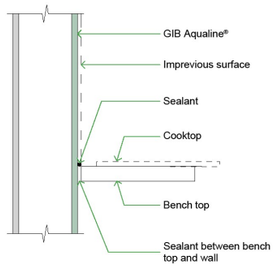
KITCHEN AND LAUNDRY DETAILS

A: BENCH TOP LINING JUNCTION



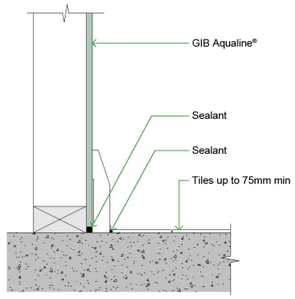
GAL-024

B: COOKTOP LINING JUNCTION



GAL-023B

CERAMIC FLOOR SKIRTING LINING JUNCTION



GAL-001A

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CLIENT: STONEX HOMES

PROJECT: PROPOSED RESIDENCE

SITE: LOT 137, 8 GERTRUDE COLE ROAD CLARKS BEACH, PUKEKOHE

TITLE: DETAIL - GIB WET AREAS

SCALE AT A3:	DATE ISSUE:	DESIGN:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:
1944	A513	

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