PROPOSED BUILDING AT
53 HELVETIA ROAD, PUKEKOHE, AUCKLAND

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1.02	SITE PLAN - PROPOSED
1.03	SITE PLAN - DRAINAGE PLAN
1.04	SITE PLAN - EARTHWORK PLAN
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SHEET NO.	SHEET NAME.
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ISSUE:	DATE:	DOCUMENTS VERSION:
BC 1	04/24	BUILDING CONSENT ISSUE

PROJECT: PROPOSED NEW DWELLING AT 53 HELVETIA ROAD, PUKEKOHE, AUCKLAND LOT 1, DP 50263

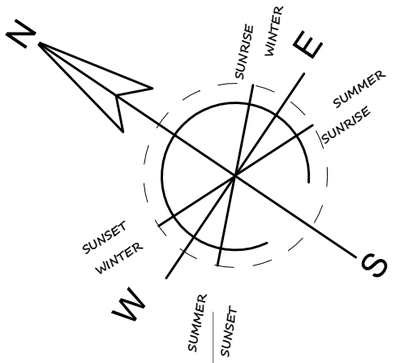
SHEET NAME: COVER PAGE

DRAWN BY: H.C | PROJECT NO. 23/2223

DESIGNED BY: H.C | DATE: 01/05/2024

DRAWN SCALE:

SHEET NO: 0.00



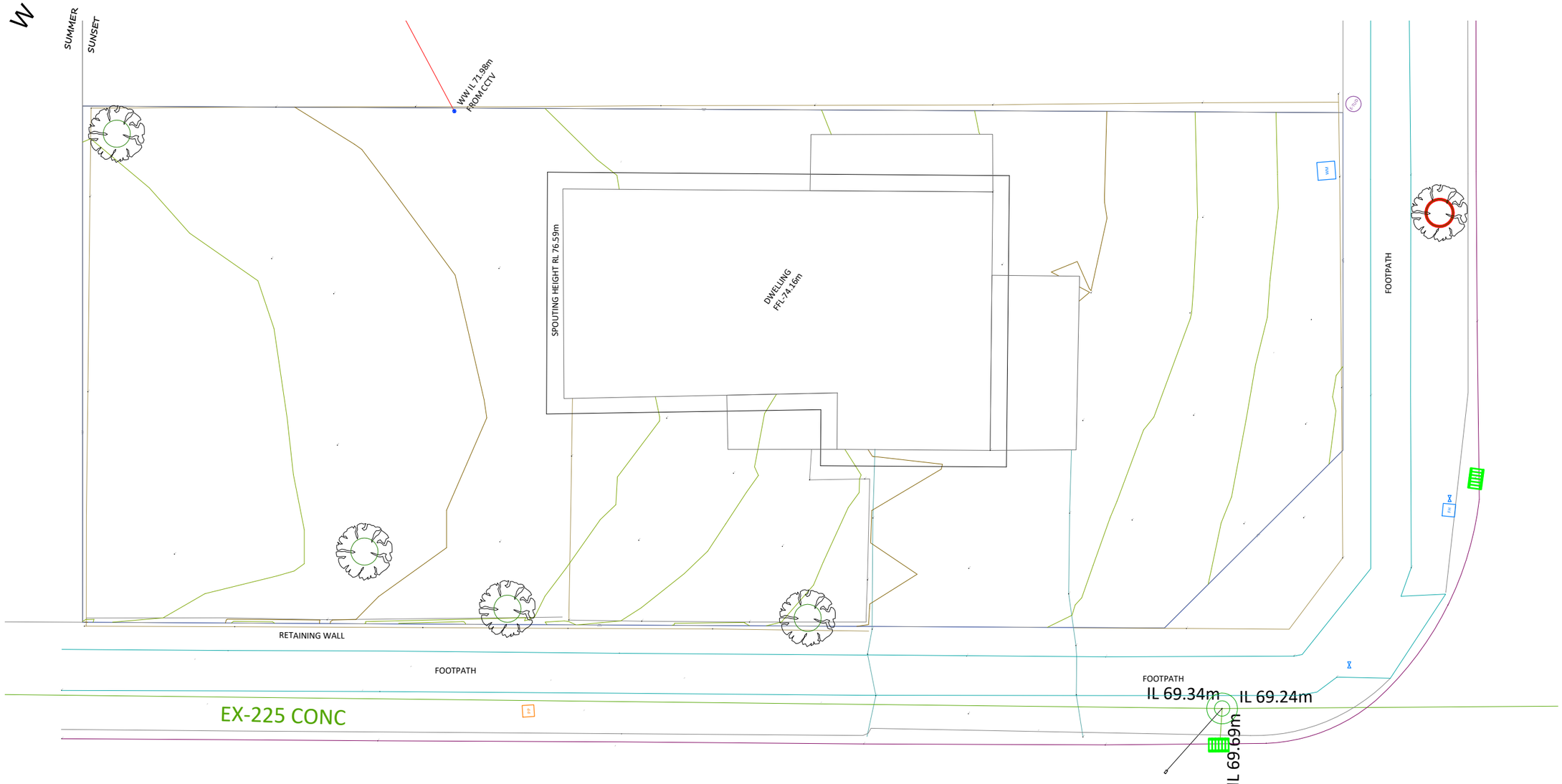
SITE INFORMATION

53 HELVETIA ROAD, PUKEKOHE, AUCKLAND
LOT 1 DP 50263

SITE AREA= 739m²

ZONE: MIXED HOUSING SUBURBAN

WINDZONE: HIGH



SITE PLAN - EXISTING

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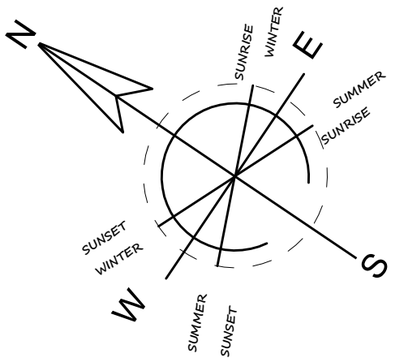
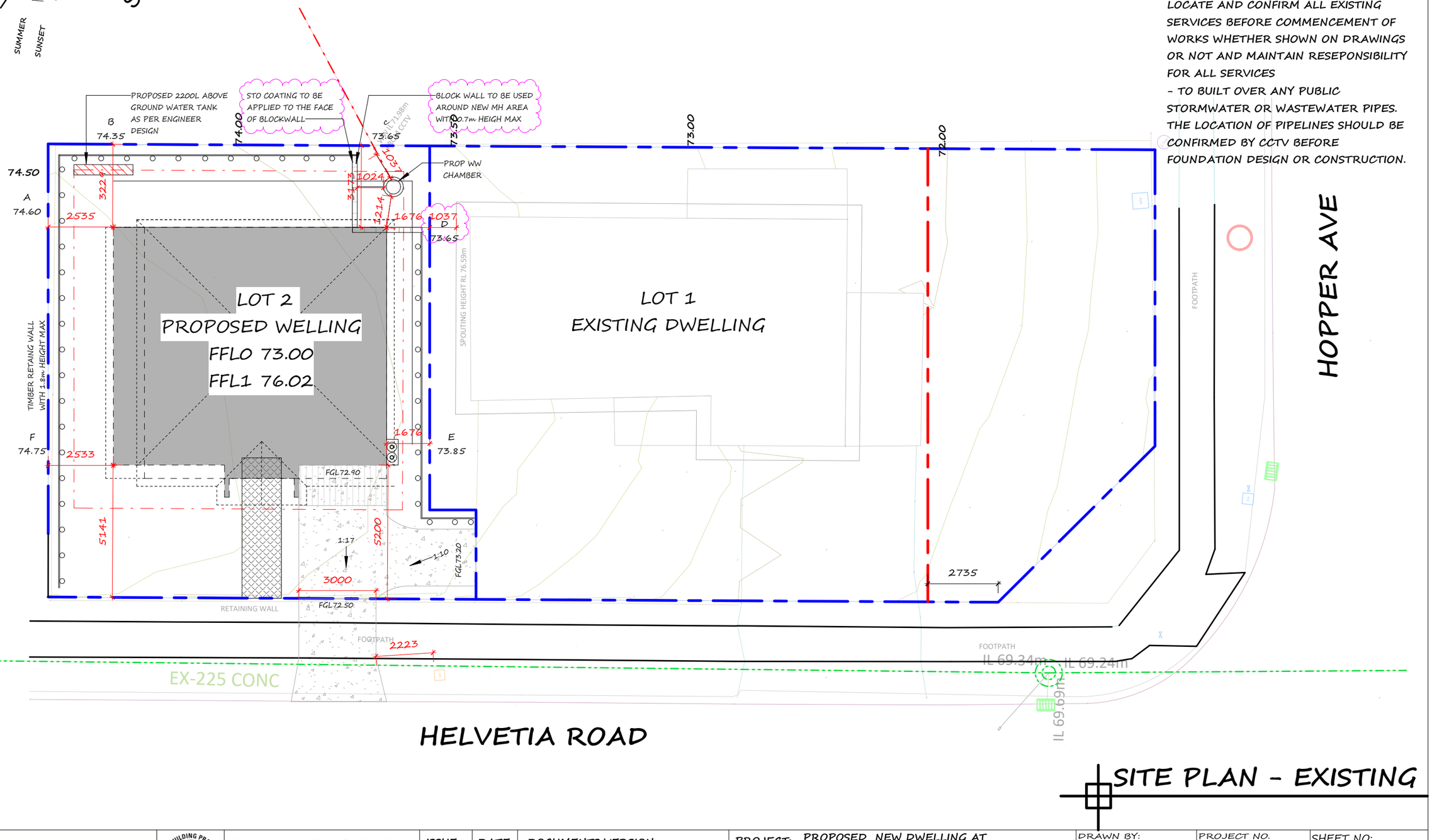
	1 SILVEREYE ROAD, HOBSENVILLE, AUCKLAND EMAIL: ACGARCHNZ@HOTMAIL.COM PHONE: 0210309982	BC 1	04/24	BUILDING CONSENT ISSUE		DESIGNED BY: H.C	DATE: 01/05/2024
					SHEET NAME: SITE PLAN-EXISTING	DRAWN SCALE:	SHEET NO: 1.01



53 HELVETIA ROAD, PUKIKUHI, AUCKLAND	LOT 1		LOT 2		PARENT	
	GROSS	NET	GROSS	NET	GROSS	NET
	471.58 m^2	471.58m^2	267.42m^2	267.42m^2	739.00m^2	739.00m^2
LANDSCAPE (NET) 40% MIN	318.88 m^2		131.85 m^2		450.73m^2	
	67.62%		49.31%		61.00%	
IMPERVIOUS (GROSS) 60% MAX	112.10+40.6=152.7m^2		105.9+28.5=134.40m^2		152.7+134.4=287.1m^2	
	32.38%		50.26%		38.85%	
BUILDING COVERAGE (NET) 40% MAX	112.10m^2		105.90m^2		218.00m^2	
	23.78%		39.60%		29.50%	

GENERAL NOTES:

- LEVELS AREA IN TERM OF LINZ DATUM
- CONTOURS ARE AT 1.00M INTERVALS
- LEVEL = METRES ABOVE AUCKLAND VERTCAL DATUM 1946
- ALL WORK ASSOCIATED WITH DRAINAGE TO COMPLY WITH AUCKLAND COUNCIL STANDARDS
- CONTRACTORS & DESIGNERS TO SEARCH LOCATE AND CONFIRM ALL EXISTING SERVICES BEFORE COMMENCEMENT OF WORKS WHETHER SHOWN ON DRAWINGS OR NOT AND MAINTAIN RESEPONSIBILITY FOR ALL SERVICES
- TO BUILT OVER ANY PUBLIC STORMWATER OR WASTEWATER PIPES. THE LOCATION OF PIPELINES SHOULD BE CONFIRMED BY CCTV BEFORE FOUNDATION DESIGN OR CONSTRUCTION.



SITE PLAN - EXISTING

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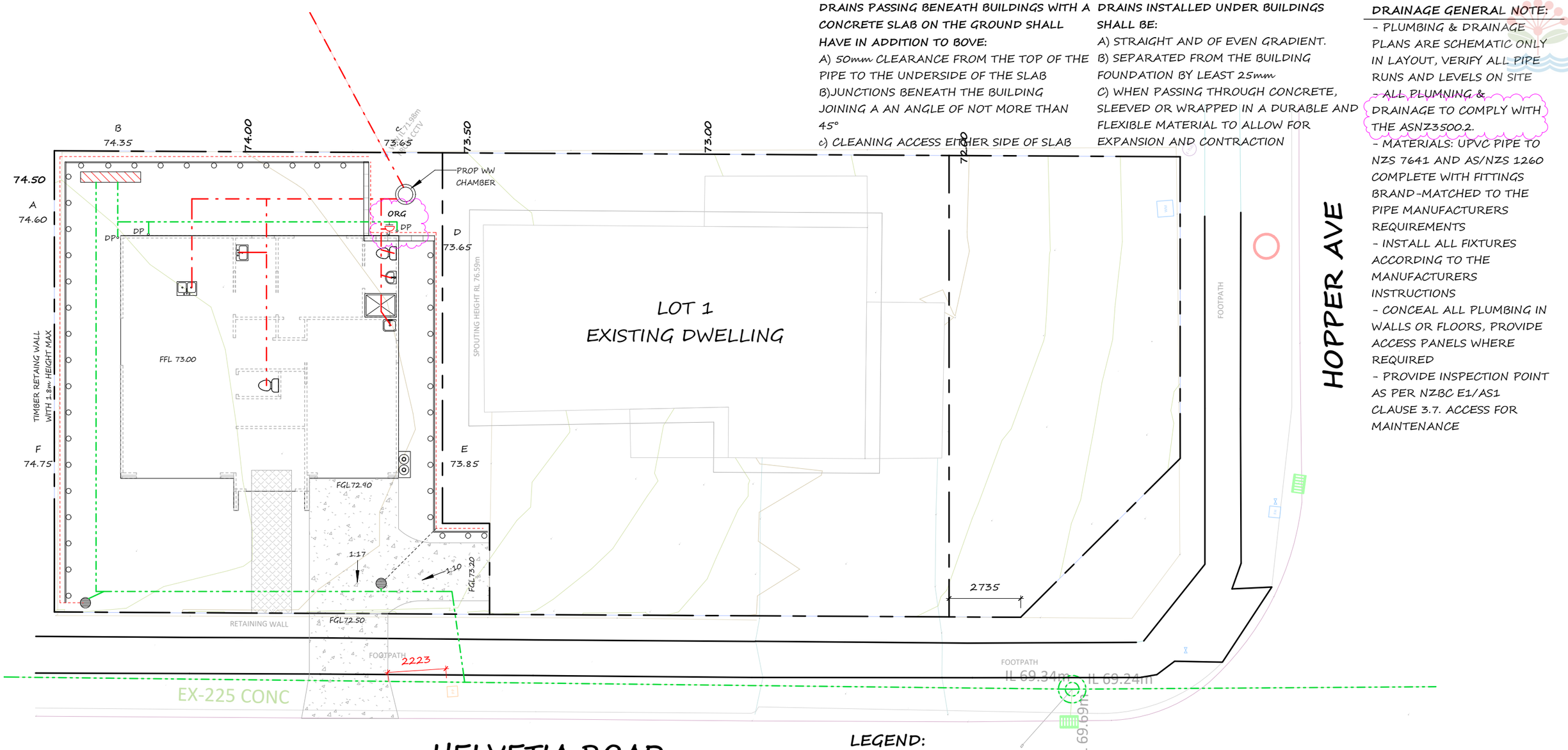
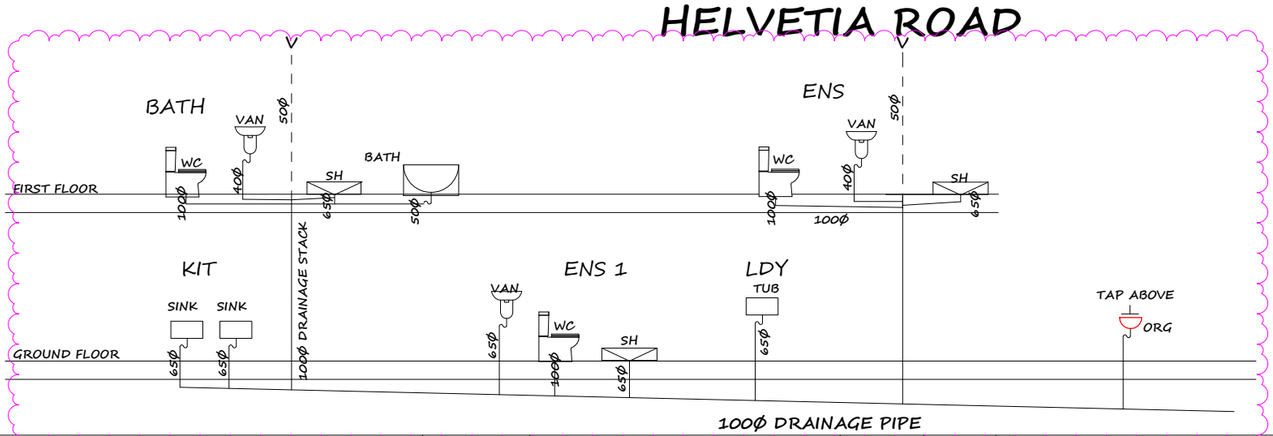
		1 SILVEREYE ROAD, HOBSENVILLE, AUCKLAND EMAIL: ACGARCHNZ@HOTMAIL.COM PHONE: 0210309982	RFI A	06/22	BC RFI - CLOUDED AREAS	SHEET NAME: SITE PLAN - PROPOSED	DESIGNED BY: H.C / DATE: 12/01/22 / DRAWN SCALE: 1:150 / 1.02

DRAINS PASSING BENEATH BUILDINGS WITH A CONCRETE SLAB ON THE GROUND SHALL HAVE IN ADDITION TO BOVE:
A) 50mm CLEARANCE FROM THE TOP OF THE PIPE TO THE UNDERSIDE OF THE SLAB
B)JUNCTIONS BENEATH THE BUILDING JOINING A AN ANGLE OF NOT MORE THAN 45°
c) CLEANING ACCESS EITHER SIDE OF SLAB

DRAINS INSTALLED UNDER BUILDINGS SHALL BE:
A) STRAIGHT AND OF EVEN GRADIENT.
B) SEPARATED FROM THE BUILDING FOUNDATION BY LEAST 25mm
C) WHEN PASSING THROUGH CONCRETE, SLEEVED OR WRAPPED IN A DURABLE AND FLEXIBLE MATERIAL TO ALLOW FOR EXPANSION AND CONTRACTION

DRAINAGE GENERAL NOTE:
- PLUMBING & DRAINAGE PLANS ARE SCHEMATIC ONLY IN LAYOUT, VERIFY ALL PIPE RUNS AND LEVELS ON SITE
- ALL PLUMNING & DRAINAGE TO COMPLY WITH THE ASNZ3500.2.
- MATERIALS: UPVC PIPE TO NZS 7641 AND AS/NZS 1260 COMPLETE WITH FITTINGS BRAND-MATCHED TO THE PIPE MANUFACTURERS REQUIREMENTS
- INSTALL ALL FIXTURES ACCORDING TO THE MANUFACTURERS INSTRUCTIONS
- CONCEAL ALL PLUMBING IN WALLS OR FLOORS, PROVIDE ACCESS PANELS WHERE REQUIRED
- PROVIDE INSPECTION POINT AS PER NZBC E1/AS1 CLAUSE 3.7. ACCESS FOR MAINTENANCE





LEGEND:

	EXISTING 100mm Ø STORM WATER PIPE @ GRADE TO SUIT
	EXISTING 100mm Ø WASTE WATER PIPE @ GRADE TO SUIT
	PROPOSED 100mm Ø WASTE WATER PIPE @ GRADE TO SUIT
	PROPOSED 100mm Ø WASTE WATER PIPE @ GRADE TO SUIT
F.F.L	FINISHED FLOOR LEVEL
LL	LID LEVEL
IL	INVERT LEVEL
DP	DOWN PIPE
IP	INSPECTION POINT
CP	CATCH PIT

SITE DRAINAGE PLAN

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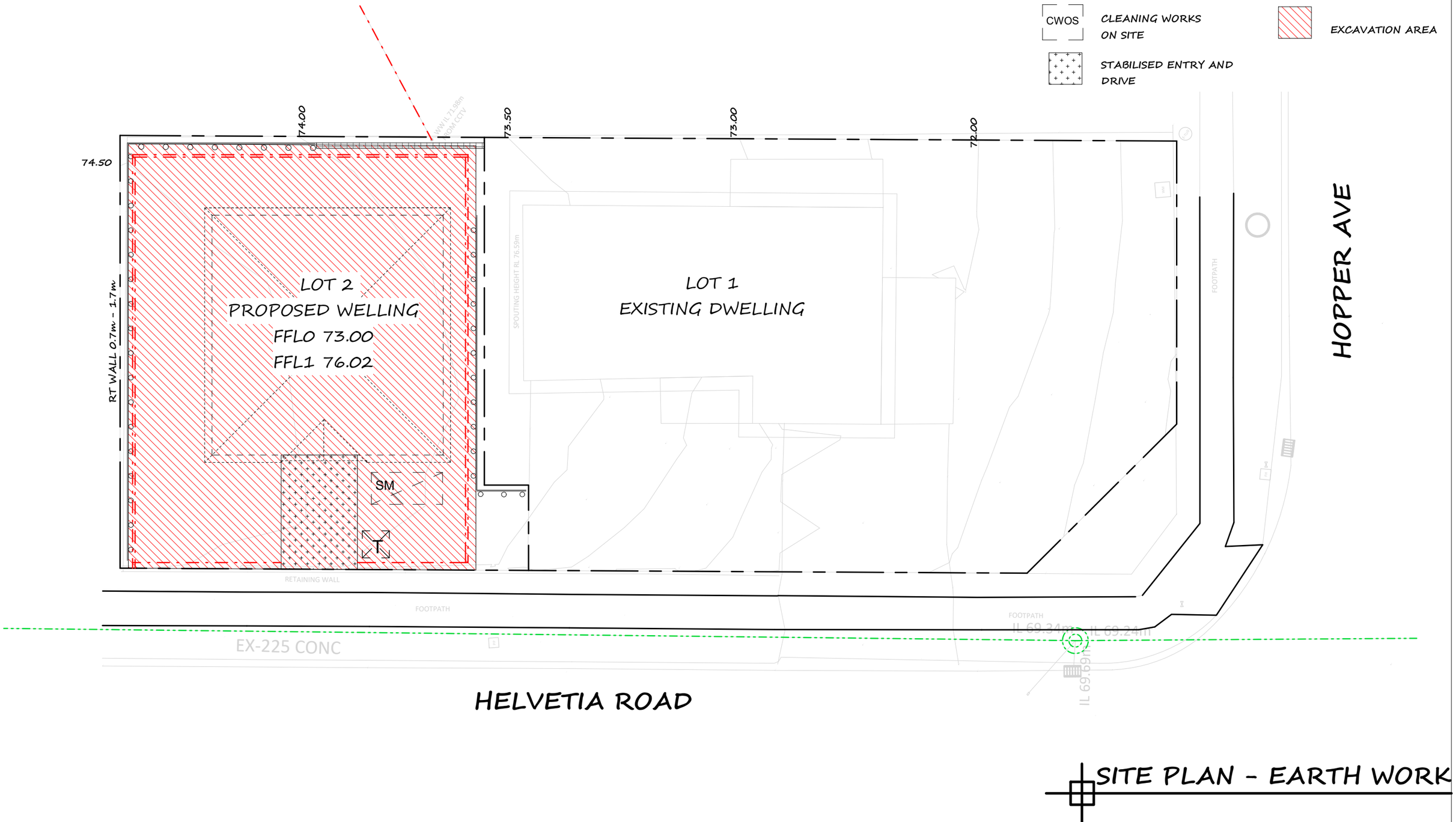
ISSUE:	DATE:	DOCUMENTS VERSION:
RFI A	06/22	BC RFI - CLOUDED AREAS

PROJECT: PROPOSED NEW DWELLING AT 53 HELVETIA ROAD, PUKEKOHE, AUCKLAND LOT 1, DP 50263	DRAWN BY: H.C	PROJECT NO. 23/2223	SHEET NO: REV A 1.03
	DESIGNED BY: H.C	DATE: 05/02/21	
SHEET NAME: SITE PLAN - DRINAGE PLAN	DRAWN SCALE: 1:150		

EARTHWORKS VOLUMES	
CUT AREA	CUT VOLUMES
244.40m²	207.74m³

LEGEND

- TIMBER RETAINING WALL
- SILT FENCE
- STORAGE OF MATERIALS (SM)
- CLEANING WORKS ON SITE (CWOS)
- STABILISED ENTRY AND DRIVE
- SILT TRAP
- SITE TOILET
- EXCAVATION AREA



SITE PLAN - EARTH WORK

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PROJECT: PROPOSED NEW DWELLING AT 53 HELVETIA ROAD, PUKEKOHE, AUCKLAND LOT 1, DP 50263

SHEET NAME: SITE PLAN - EARTHWORK

DRAWN BY: H.C | PROJECT NO. 23/2223

DESIGNED BY: H.C | DATE: 01/05/2024

DRAWN SCALE:

SHEET NO: 1.04

Lintel Schedule		
Lintel	Timber Size	Timber Type
L1	2/140 x 45	SG8
L2	2/190 x 45	SG8
L3	2/240 x 45	SG8
L4	2/290 x 45	SG8
Eng	Refer to engineer's design	

WALL LEGEND:

90 X 45 TIMBER FRAME WITH STUDS @ 400 CTRS & NOGS @ 800mm MAX VERTICALLY

90 X 45 TIMBER FRAME WITH STUDS @ 600 CTRS & NOGS @ 800mm MAX VERTICALLY

SPECIFIC NOTES:

NOTE 1:
BATH & ENSUIT TO BE VENTED TO THE EXTERIOR (THROUGH WALL OR SOFFIT)

NOTE 2:
40mm Min.DIA HANDRAIL FIXED TO SIDE OF THE STAIRWAY WALL TO COMPLY WITH NZBC D1/AS1, 900mm Min HIGH FROM STAITWAY NOSING.

NOTE 3:
STAIR TREADS AND RISERS TO MANUFACTURER'S DESIGN AND DETAILS, WITH 17 RISERS AT 177.60mm AND 270mm TREADS WITH 10mm NOSING. STAIR DESIGNED AS A 'SECONDARY PRIVATE' STAIRWAY AS PER TABLE 6 NZBC D1

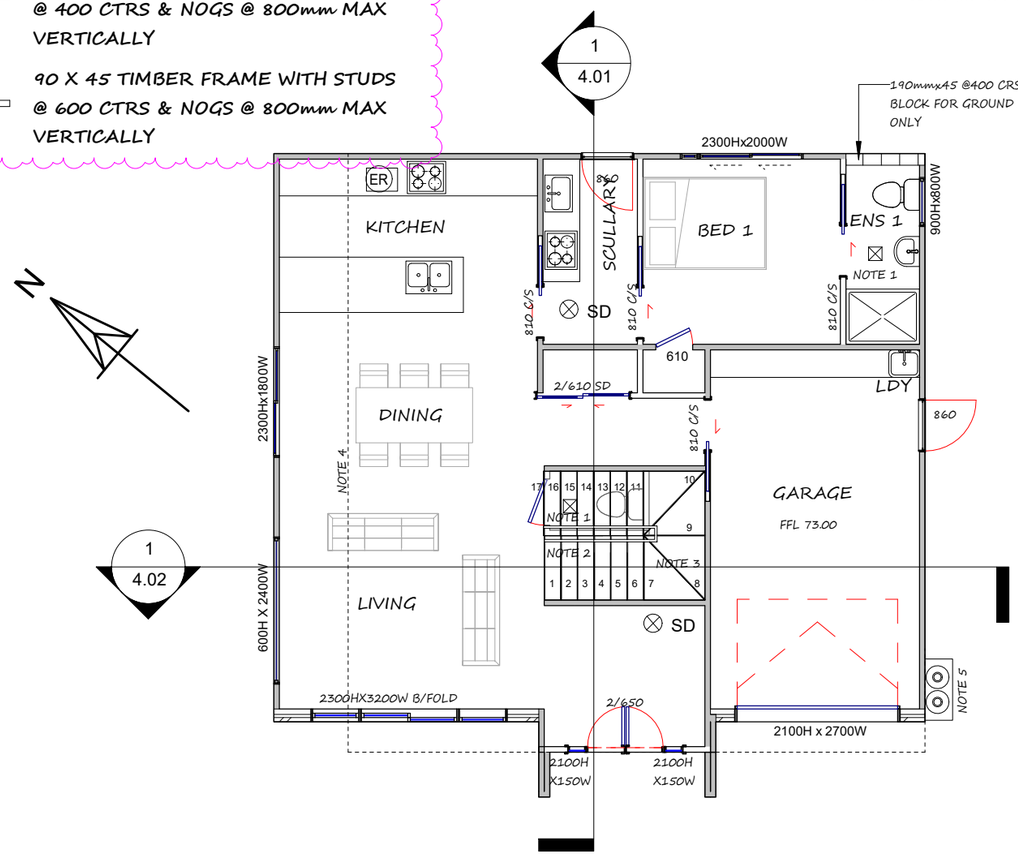
NOTE 4:
BUILDING OUTLINE ABOVE

NOTE 5:
2/45kg GAS BOTTLES 1m Min CLEARANCE ON CONCTETE PLINTH WITH SEISMIC SAFETY RESTRAINT AROUND THE BOTTLE

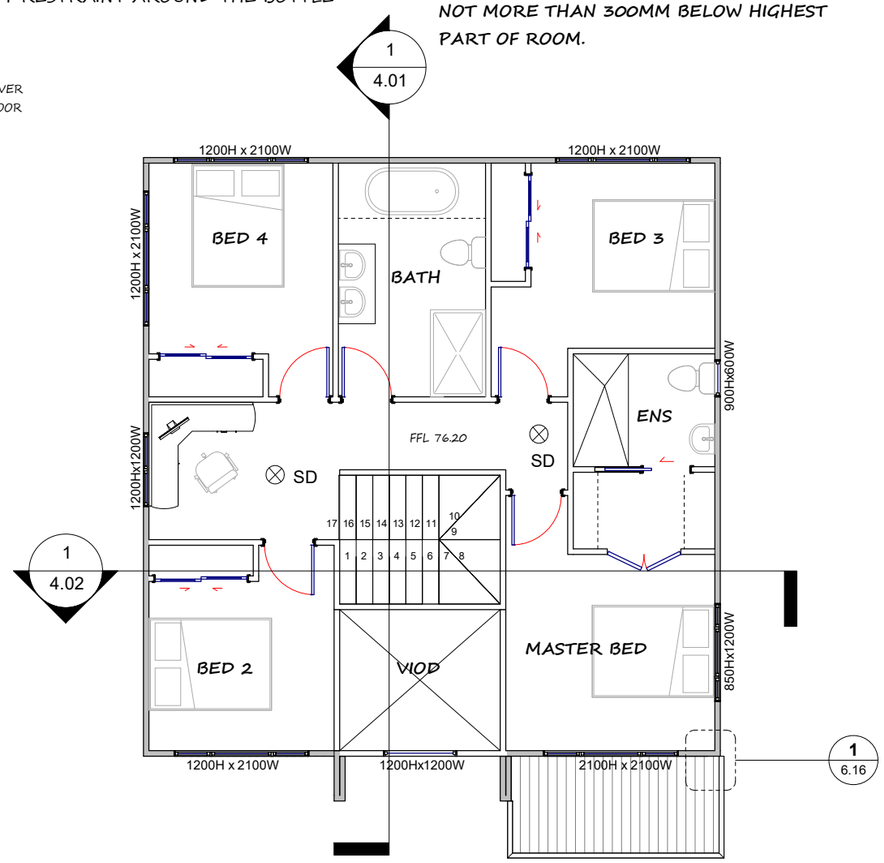
SMOKE ALARMS:

⊗ SD DENOTES SMOKE DETECTOR WITH PUSH BUTTON

- SMOKE DETECTORS TO BE INSTALLED THROUGHOUT DWELLING IN COMPLIANCE WITH F7/AS1 OF THE NZBC.
- THERE MUST BE A SMOKE DETECTOR WITHIN 3.0M OF EACH BEDROOM DOOR AND TO ALL ESCAPE PATHS. SMOKE DETECTORS TO BE MOUNTED ON CEILING NOT MORE THAN 300MM BELOW HIGHEST PART OF ROOM.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GENERAL NOTES:

- ALL WORK TO COMPLY WITH NZS3604:2011 & NZ BUILDING CODE.
- TRUSS & ENGINEER DESIGN TO INFORM K & J ARCHITECTURE LTD IF THERE IS ANY POINT LOAD OR GIRDER TRUSS IS SUPPORTED OVER A WINDOW OR DOOR OPENING.
- JOINERY MANUFACTURE TO CHECK & CONFIRM ALL WINDOW OPENING SIZE ON SITE PRIOR TO FABRICATION.
- ALL INTERNAL DOOR TO BE 2200MM HIGH STANDARED FLUSH PANEL DOOR WITH SELECTED HARDWARE.
- GIB AQUALINE LINE TO ALL WET AREAS.
- ALL EXPOSED AND SUB FLOOR STRUCTURAL FIXIGS TO BE STAINLESS STEEL IN CORROSION ZONE C & D (SEA SPRAY ZONE).
- ALL LINTEL & STRUCTURAL BEAMS TO BE CONFIRMED WITH ENGINEER DESIGN & DETAILS.
- SAFETY GLASS TO BE USED IN THE BATH AND TOILET AS PER NZBC F2.
- ALL EXTERNAL PAVE AND INTERNAL FLOOR TILES TO BE COMPLY WITH TABLE 2 ACCEPTABLE SLIP RESISTANCE IN SECTION D1/AS1.
- CA RATE OF DOWN LIGHT TO BE COMPLIED WITH C/AS1 7.4 DOWNLIGHTS AS/NZS 60598.2.2

TIMBER FRAMING NOTES:

- CONFIRM ALL TIMBER SIZE PRIOR TO ANY COMMENCING WORK
- ALL LINTEL AND STRUCTURAL ELEMENT TO BE CHECKED BY ENGINEER
- ALL TIMBER TO BE H1.2 TREATED EXCEPT WHERE NOTED OTHERWISE OR REQUIRED BY NZBC:B2/AS1
- ALL TIMBER TO BE SG8 UNLESS NOTED OTHERWISE

CLADDING:

NIAGARA TIMBER VERTICAL SHIPLAP & HORIZONTAL WEATHERBOARD
70 SERIES BRICK VENNER

INTERNAL LININGS:

- 10MM STD/GIB BOARD TO ALL CEILING
- 10MM STD/GIB BOARD TO EXTERNAL & INTERNAL WALL LINING; EXCEPT AQUALINE TO WET AREA;
- BRACELINE AS PER BRACING LAYOUT,REFER TO ENGINEER DESIGN REPORT,

FLOOR:

H3.2 19MM PLYWOOD TO WET AREA ON H1.2 FLOOR JOISTS;
GROUND FLOOR - CONCRETE SLAB

WATERPROOFING:

INTERIOR WET AREA - TECHNOKOLLA INTERNAL WATERPROOFING MEMBRANE
FLASHING TAPE - THERMAKRAFT ALUBAND WINDOW FLASHING TAPE

EXTERIOR JOINERIES:

POWDER COATED ALUMINUM FRAMES/DOUBLE GLAZED JOINERIES WITH LOW E

INTERNAL WALL FRAMING:

GROUND FLOOR: WALL H=2.72M, 90X45 H1.2 SG8 STUDS@600CRS WITH NOGS@800CRS(VERTICALLY)
FIRST FLOOR: WALL H=2.42M, 90X45 H1.2 SG8 STUDS@600CRS WITH NOGS@800CRS(VERTICALLY)

TOP/BOTTOM PLATE:

TOP PLATE: EXTERNAL/LBW - H1.2 90 X 45 + 140 X 35 SG8
NON LBW - H1.2 90 X 45 SG8
BOTTOM PLATE: ALL WALLS - H1.2 90 X 45 SG8

BUILDING WRAP:

WALL - THERMAKRAFT WATERGATE PLUS
ROOF - THERMAKRAFT 407 ROOF UNDERLAY

INSULATION:

EXTERIOR WALL - 90MM THICK R2.2 PINK BATTS
ROOF - R7.0 THICK PINK BATTS
UNDER MID FLOOR - 90MM R2.2 THICK PINK BATTS

LEGEND:

	TOWER RAIL	F	FRIDGE
⊠	MECHANICALLY EXTRACTOR FAN	P	PANTRAY
IHW	GAS INFINITY HOT WATER EXTERIOR UNIT		
ER	RANGE HOOD ABOVE		
	FUSE BOX		
	FIBRE OPTIC		

NE NW SE SW
ELEVATION KEY

FLOOR PLAN

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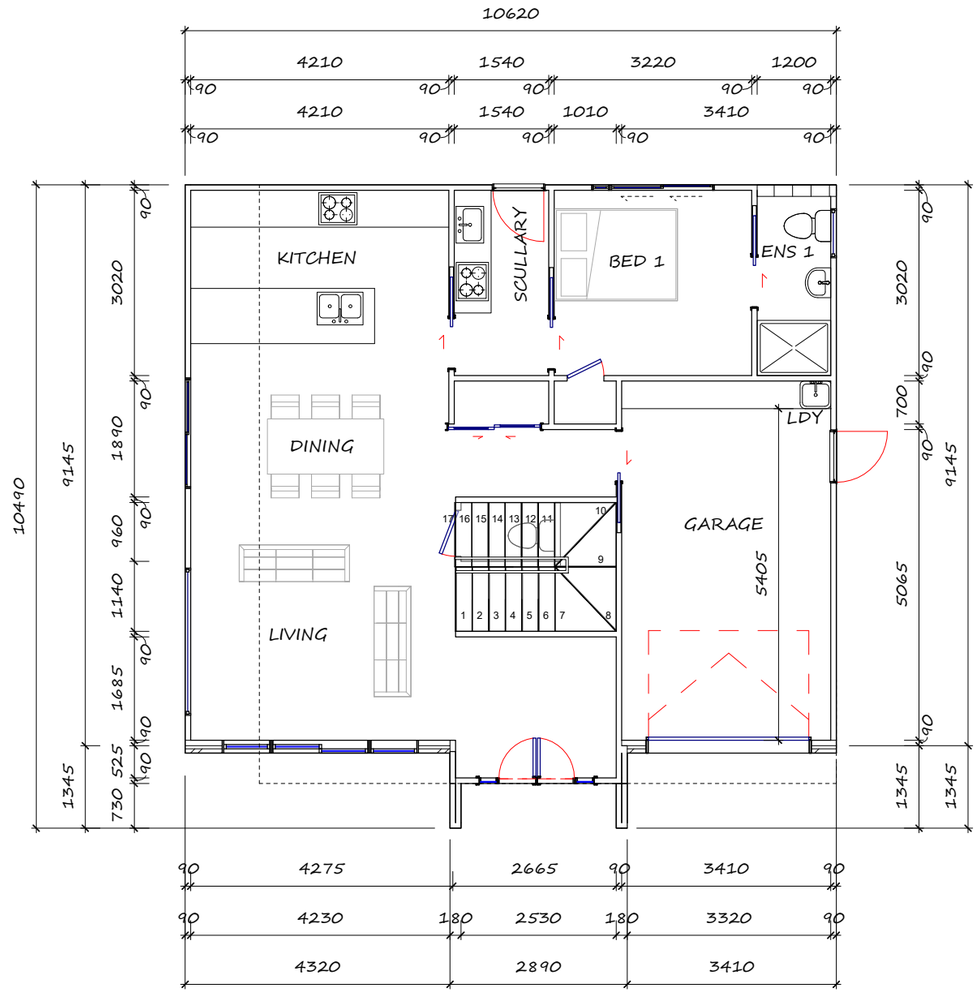
ISSUE:	DATE:	DOCUMENTS VERSION:
RFI A	06/22	BC RFI - CLOUDED AREAS

PROJECT: PROPOSED NEW DWELLING AT 53 HELVETIA ROAD, PUKEKOHE, AUCKLAND LOT 1, DP 50263
SHEET NAME: FLOOR PLAN

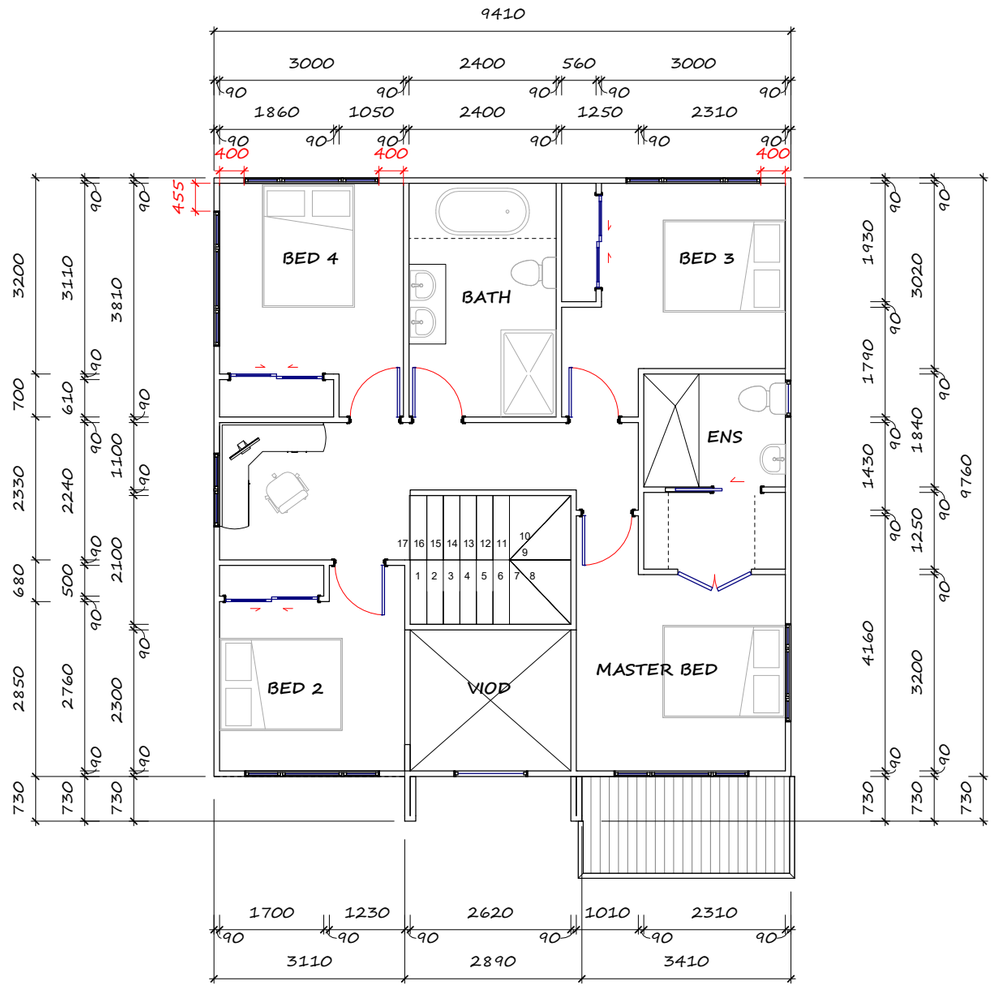
DRAWN BY: H.C | PROJECT NO. 23/2223
DESIGNED BY: H.C | DATE: 03/19/24
DRAWN SCALE:

SHEET NO: REV A
2.01



GROUND FLOOR

AREA = 100.00m²



FIRST FLOOR

AREA = 92.00m²

DIMENSIONED FLOOR PLAN

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		1 SILVEREYE ROAD, HOBSENVILLE, AUCKLAND EMAIL: ACGARCHNZ@HOTMAIL.COM PHONE: 0210309982	BC 1	04/24	BUILDING CONSENT ISSUE	SHEET NAME: FLOOR PLAN - DIMS	DESIGNED BY: H.C / DATE: 01/05/2024 / DRAWN SCALE: 1:100

NOTES:

* ALL DRAINAGE WORKS TO BE IN ACCORDANCE WITH AS/NZS 3500, NEW ZEALAND BUILDING CODE (NZBC) AND AUCKLAND CITY COUNCIL INFRASTURE DESIGN STANDARDS.

* CONTRACTOR TO CHECK ONSITE EXISTING SANITARY CONNECTION INVERT LEVEL TO ENSURE THAT SUFFICIENT FALL CAN BE INCORPORATED IN THE DRAINS WITHIN THE SITE.

* THE INDIVIDUAL DISCHARGE PIPE FROM THE TOPMOST FIXTURE ONLY MAY CONNECT WITHOUT SEPARATE VENTING TO THE DISCHARGE STACK VENT BUT MUST NOT EXCEED 3.5M FOR 32 TO 65MM PIPE.

* IN SUSPENDED TIMBER FLOORS ALWAYS RUN THE WASTE PIPES IN THE SAME DIRECTION AS THE JOISTS. LARGE HOLES MUST NOT BE DRILLED THROUGH JOISTS UNLESS THEY ARE SPECIFICALLY DRSIGNED AND APPROVED.

* MINIMUM GRADIENT OF DISCHARGE PIPES:
  A) 1:40 FOR PIPES 65MM DIAMETER AND UNDER
  B) 1:60 FOR PIPES 100MM DISMETER AND UNDER
  D) ALL PIPE(65/100MM DIA) UNDER SLAB TO BE MIN 1:60

* WATER SUPPLY:
  COLD/HOT WATER - CROSS LINKED POLYETHYLENE(PE-X) PIPE TO COMPLY WITH AS/NZS 2492.

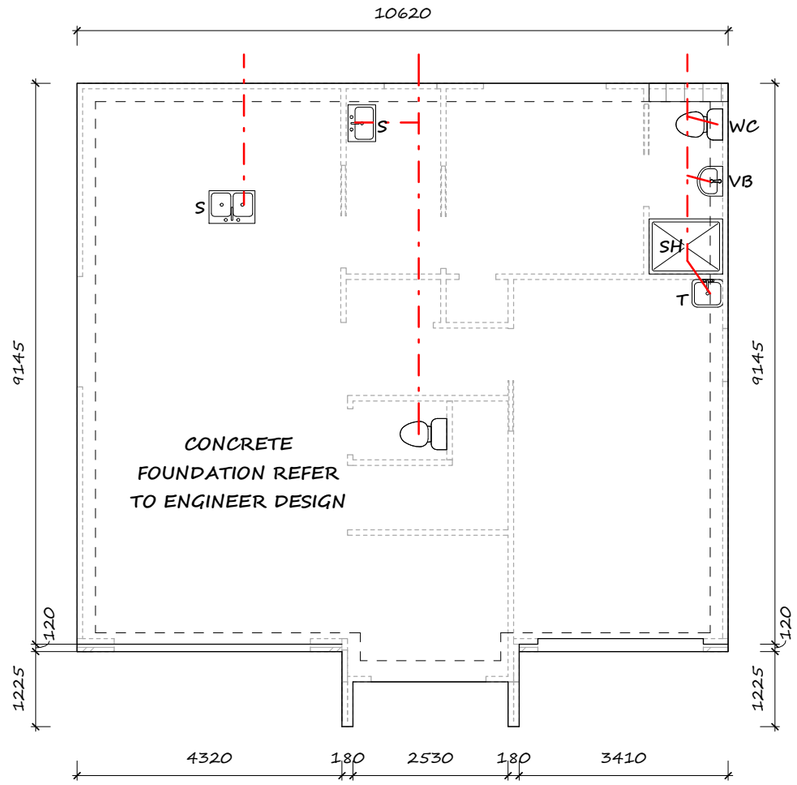
* STORMWATER RECYCLE:
  NON/PORTABLE WATER - CROSS LINKED POLYETHYLENE(PE-X) PIPE TO COMPLY WITH AS/NZS 2492.

* GAS PIPES:
  MICROCOMPOSITE PIPE - POLYETHYLENE/ALUMINUM PIPE TO COMPLY WITH AS/NZS 4176

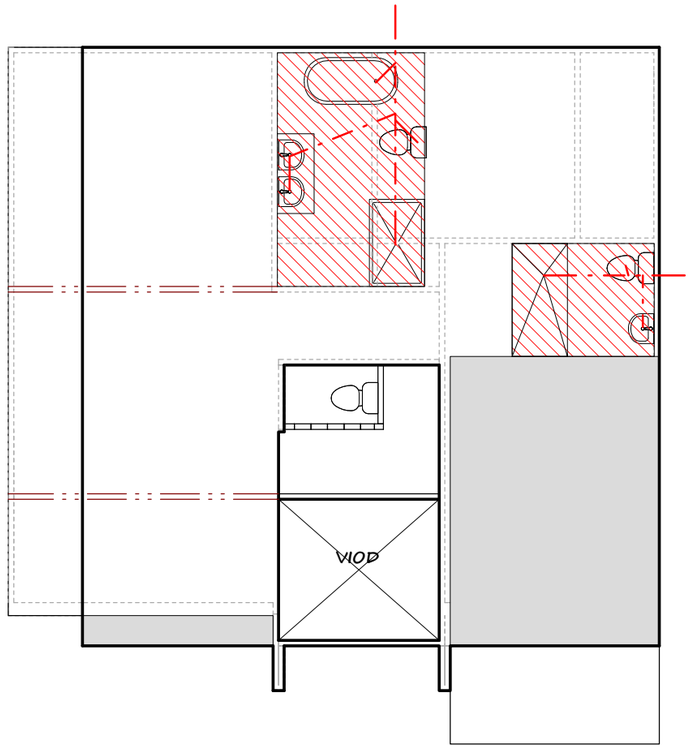
* HOT WATER SUPPLY UNIT:
  CYLINDER -WATER HEATER CYLINDER
  HOT WATER TEMPERATURES TO COMLY WITH G2

LEGEND:

	LOAD BEARING WALL		INTERIOR WET AREA FLOOR FRAMING: 19MM H3.2 PLYWOOD SUBSTRADE ON 240 X 45 H1.2 JOIST@MAX. 400CRS WITH SOLID NOG @ 400CRS. EXCEPT OTHER STATE ON PLAN.
S/B	SOLID BLOCKING, AT MID-SPAN IF OVER 2.5M, FIX BLOCKING WITH 2/100 X 3.75 NAILS OR 4/75 X 3.15 NAILS EACH END. FIXINGS TO BE HOT-DIP GALVANIZED MIN, STAINLESS STEEL FIXINGS TO BE SUPPLIED WHERE IN EXPOSE TO WEATHER		FLOOR AREA TO BE INSULATED BY R2.2 INSULATION
B	ALL BEAMS REFER TO ENGINEER DESIGN	DJ	2/240 X 45MM DOUBLE JOIST



FOUNDATION PLAN



FIRST FLOOR JOIST PLAN

JOIST NOTES:

HOLES DRILLED IN FLOOR JOISTS OTHER THAN CANTILEVERED JOISTS SHALL BE:
(A) WITHIN THE MIDDLE THIRD OF THE DEPTH OF THE JOISTS,
(B) NO MORE THAN 3 TIMES THE DEPTH OF THE JOIST FROM THE FACE OF A SUPPORT (REFER FIG. 7.8(A) NZS 3604:2011)

WHERE COMPLIANCE WITH NZS 3604:2011 CANNOT BE ACHIEVED, USE 'THRU JOIST' OR LUMBERLOK FLOOR JOIST STIFFENER PROPRIETARY SYSTEM, INSTALLED TO MANUFACTURER'S INSTRUCTIONS.

- DOUBLE JOISTS ARE TO BE PLACED UNDER ALL LOAD BEARING WALLS THAT RUN PARALLEL TO JOISTS. (FOR NON-LOAD BEARING WALLS SOLID BLOCKING BETWEEN JOISTS AT 1200 CRS. MAX. MAY BE USED. REFER NZS 3604:2011 7.1.3.5
- SOLID BLOCKING TO BE FIXED UNDER ALL WALLS RUNNING PERPENDICULAR TO JOISTS AND AT MID SPAN WHERE SPANS EXCEED 2.5M.
- ALL BEAM LENGTH NOTED ARE DESIGN SPANS AND NOT TO BE USED AS BEAM LENGTH. CONFIRM LENGTH ON SITE PRIOR TO FABRICATION. NOTIFY THE STRUCTURAL ENGINEER IF ACTURAL LENGTH IS DIFFERENT WITH DESIGN LENGTH.
- ALL FLOOR JOISTS SIZE AND SPACING ARE REFER TO STRUCTURAL ENGINEER DESIGN
- FLOOR INSULATION: R2.2 INSULATION BATT SUPPLIED TO CAVITY OF JOIST IN GARAGE, ENTRY AND PATIO(IF ANY) AREA.

FOUNDATION & JOISTS PLAN

THIS PLAN TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS

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ISSUE:	DATE:	DOCUMENTS VERSION:
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PROJECT: PROPOSED NEW DWELLING AT 53 HELVETIA ROAD, PUKEKOHE, AUCKLAND LOT 1, DP 50263

SHEET NAME: FOUNDATION&JOIST PLAN

DRAWN BY: H.C | PROJECT NO. 23/2223

DESIGNED BY: H.C | DATE: 01/05/2024

DRAWN SCALE:

SHEET NO: 2.03

GENERAL NOTES: MEDIUM WIND ZONE

* ROOF: 18.5° & 15° STYLELINE COLORSTEEL ROOFING OR SIMILAR WITH VARYING OVERHANGS OVER SELECTED ROOF UNDERLAY ON 70 x 45mm PURLINS AT 900mm CTRS ON APPROVED TRUSSES (AS PER MANUFACTURER SPECS)
* TRUSS: TO BE DESIGNED AND APPROVED BY QUALIFIED TRUSS MANUFACTURER ABLE TO ISSUE A PRODUCER STATEMENT(PS1) PRIOR BUILDING CONSENT APPROVAL
*ALL ROOF PENETRATION SHALL BE FLASHED AS PER PRODUCT SPECS
*SELECTED BUILDING WRAP FOR AIR BARRIER TO GABLES
* THE TRUSS SYSTEM SHALL INCLUDES ROOF SPACE BRACING IN ACCORDANCE WITH NZS 3604\;2011

SOFFITS:

* PAINTED 4.5mm HARDIEFLEX SOFFIT LINNING WITH PVC JOINTERS THROUGHOUT

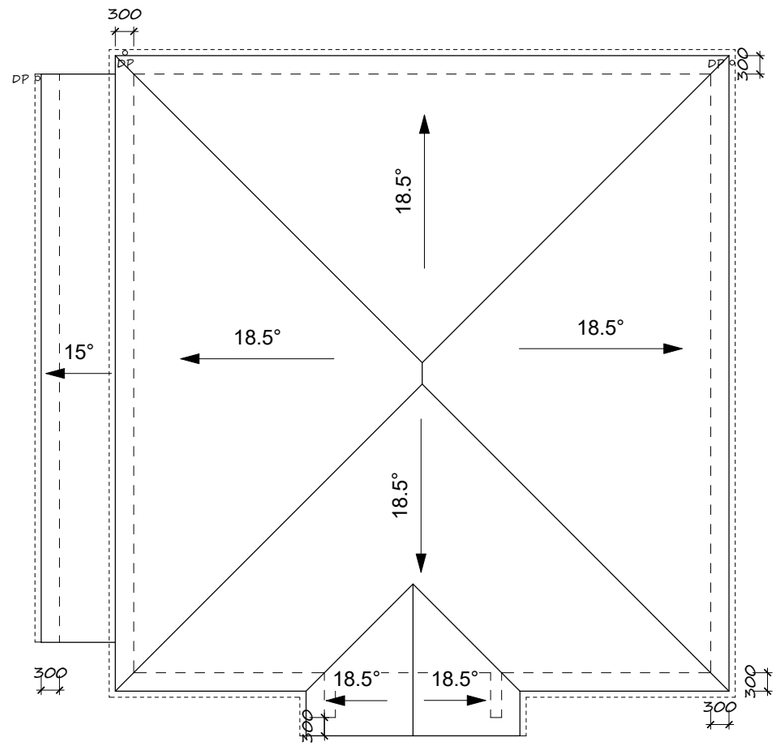
LEGEND:

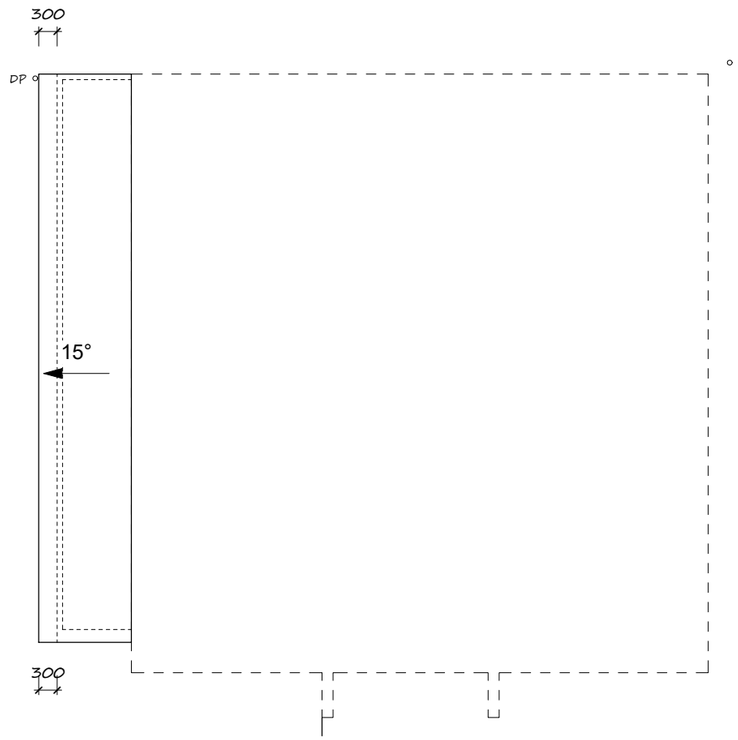
DP - 80mm DIA uPVC DOWN PIPE (50m² MAX)
DS - 80mm DOWN PIPE WITH SPREADER(25m² MAX)

SPECIFIC NOTE:

NOTE 1:
PAIR OF CROSSED LUMBERLOK 0.6 x 27mm STEEL STRIP BRACES, FIXED USING 5/75mm x 3.15mm DIA FLAT HEAD NAILS AT EACH END & 1/75mm x 3.15mm NAIL AT EACH CROSSING

UPPER ROOF AREA : 111.80m2 (MEASURED IN PLAN) 1 x HIP/VALLEY BRACE / 50m² MIN 3 x BRACE REQUIRED 3 x PROVIDED
LOWER ROOF AREA : 22.80m2 (MEASURED IN PLAN) 1 x HIP/VALLEY BRACE / 50m² MIN 1 x BRACE REQUIRED 1 x PROVIDED





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ISSUE:	DATE:	DOCUMENTS VERSION:
BC 1	04/24	BUILDING CONSENT ISSUE

PROJECT: PROPOSED NEW DWELLING AT 53 HELVETIA ROAD, PUKEKOHE, AUCKLAND LOT 1, DP 50263

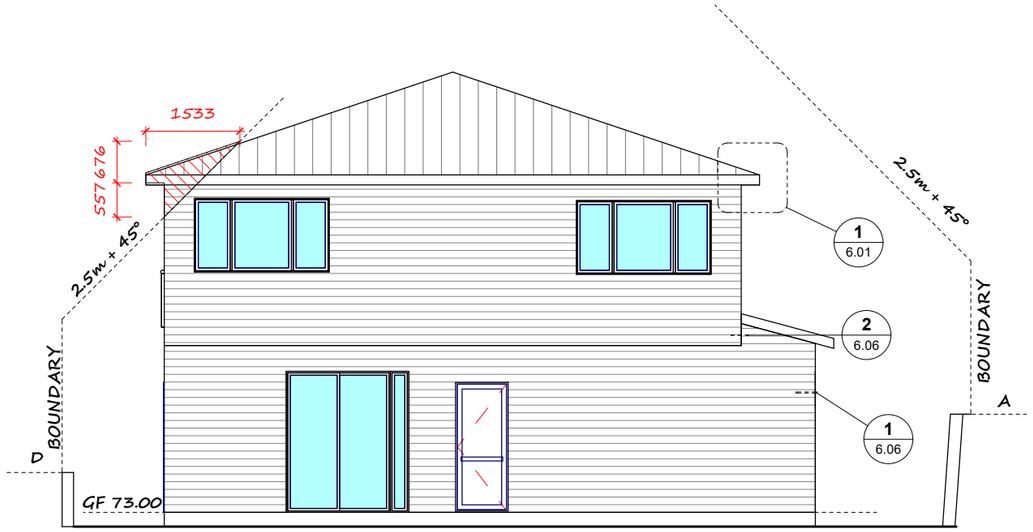
SHEET NAME: ROOF PLAN

DRAWN BY: H.C
DESIGNED BY: H.C
DRAWN SCALE:

PROJECT NO. 23/2223
DATE: 01/05/2024

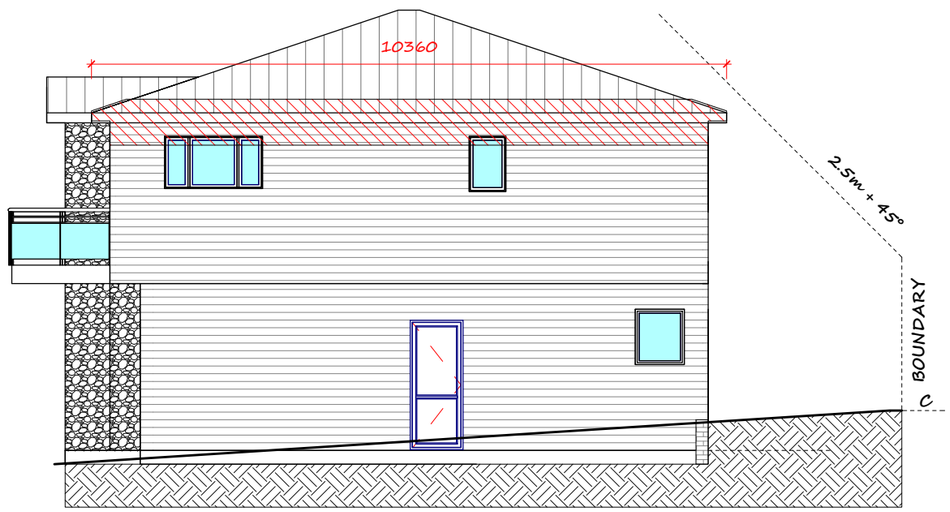
SHEET NO: 2.04

NORTH&EAST ELEVATION	RISK FACTOR	
RISK FACTOR	LEVEL	SCORE
WIND ZONE	MEDIUM	0
NUMBER OF STOREY	HIGH	2
ROOF/WALL INTERSECTION	VERY HIGH	5
EAVES WIDTH	VERY HIGH	5
ENVELOPE COMPLEXITY	MEDIUM	1
DECK	LOW	0
TOTAL RISKY SCORE		13



ELEVATION N&E

SOUTH&EAST ELEVATION	RISK FACTOR	
RISK FACTOR	LEVEL	SCORE
WIND ZONE	MEDIUM	0
NUMBER OF STOREY	HIGH	2
ROOF/WALL INTERSECTION	VERY HIGH	5
EAVES WIDTH	VERY HIGH	5
ENVELOPE COMPLEXITY	MEDIUM	1
DECK	LOW	0
TOTAL RISKY SCORE		13



ELEVATION S&E

GENERAL NOTES:

ALL PROPRIETARY PRODUCTS TO BE INSTALLED ACCORDACE WITH THE MANUFACTURERS INSTRUCTIONS, UNLESS SPECIFIED OTHERWISE.

ALL DOORS AND WINDOWS SIZE TO BE MEASURED ON SITE PRIOR TO MANUFACTURE

SAFETY GLASS IN ACCORDANCE WITH NZS 4223

ALL GLAZING EXCEPT GARAGE TO BE DOUBLE GLAZED AND HAVE AN R-VALUE OF 0.46 OR BETTER

MINIMUM HEIGHT OF FINISHED CONCRETE SLAB ON GROUND FLOOR ABOVE ADJOINING FINISHING GROUND LEVEL TO BE:
* MASONRY VENEER: 100MM TO PERMANENT PAVING; 150MM TO UNPROTECTED GROUND.
* ALL CLADDING: 150MM TO PERMANENT PAVING; 225 TO UNPROTECTED GROUND

EXTERIOR JOINERY HEIGHT:
* GROUND FLOOR: 2300 FROM FFL TO UNDER SIDE OF LINTEL
* FIRST FLOOR: 2100 FROM FFL TO UNDER SIDE OF LINTEL

LEGEND:

-COLORSTEEL LONGRUN STEEL ROOFING

-TIMBER BEVEL-BACK WEATHER BOARD

TIMBER VERTICAL WEATHERBOARD

H*W
OPEN EDGE

H
W
WINDOW OPEN EDGE
NOTE: RESTRICTORS SUPPLIED TO ALL OENING PANEL

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ISSUE:	DATE:	DOCUMENTS VERSION:
BC 1	04/24	BUILDING CONSENT ISSUE

PROJECT: PROPOSED NEW DWELLING AT 53 HELVETIA ROAD, PUKEKOHE, AUCKLAND LOT 1, DP 50263

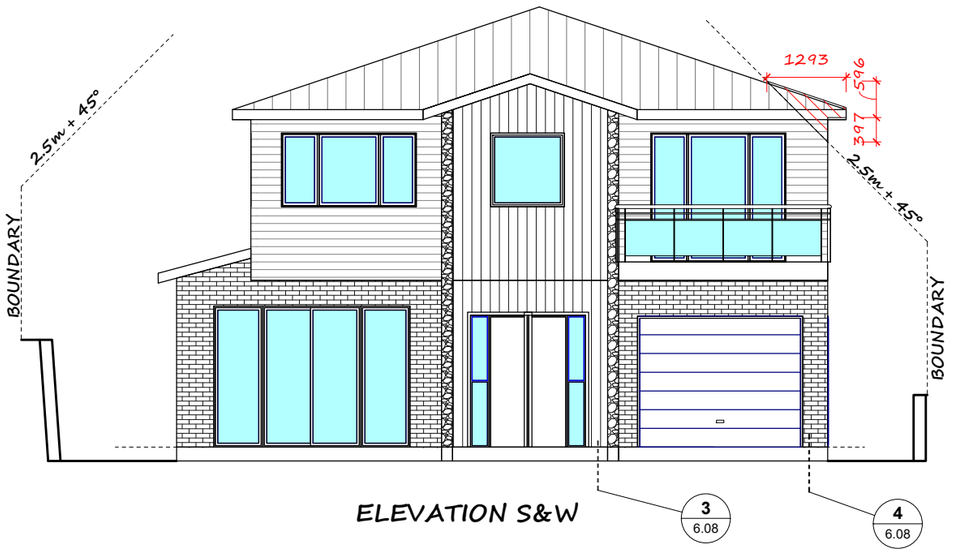
SHEET NAME: ELEVATIONS NE&SE

DRAWN BY: H.C
DESIGNED BY: H.C
DRAWN SCALE: 1:100
PROJECT NO. 23/2223
DATE: 01/05/2024
SHEET NO: 3.01

NORTH&WEST ELEVATION	RISK FACTOR	
RISK FACTOR	LEVEL	SCORE
WIND ZONE	MEDIUM	0
NUMBER OF STOREY	HIGH	2
ROOF/WALL INTERSECTION	VERY HIGH	5
EAVES WIDTH	VERY HIGH	5
ENVELOPE COMPLEXITY	MEDIUM	1
DECK	LOW	0
TOTAL RISKY SCORE		13

ELEVATION N&W

SOUTH&WEST ELEVATION	RISK FACTOR	
RISK FACTOR	LEVEL	SCORE
WIND ZONE	MEDIUM	0
NUMBER OF STOREY	HIGH	2
ROOF/WALL INTERSECTION	VERY HIGH	5
EAVES WIDTH	VERY HIGH	5
ENVELOPE COMPLEXITY	MEDIUM	1
DECK	LOW	0
TOTAL RISKY SCORE		13



ELEVATION S&W

GENERAL NOTES:

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LEGEND:

-COLORSTEEL LONGRUN STEEL ROOFING

-TIMBER BEVEL-BACK WEATHER BOARD

TIMBER VERTICAL WEATHERBOARD

H*W
OPEN EDGE

H
W
WINDOW OPEN EDGE
NOTE: RESTRICTORS SUPPLIED TO ALL OENING PANEL

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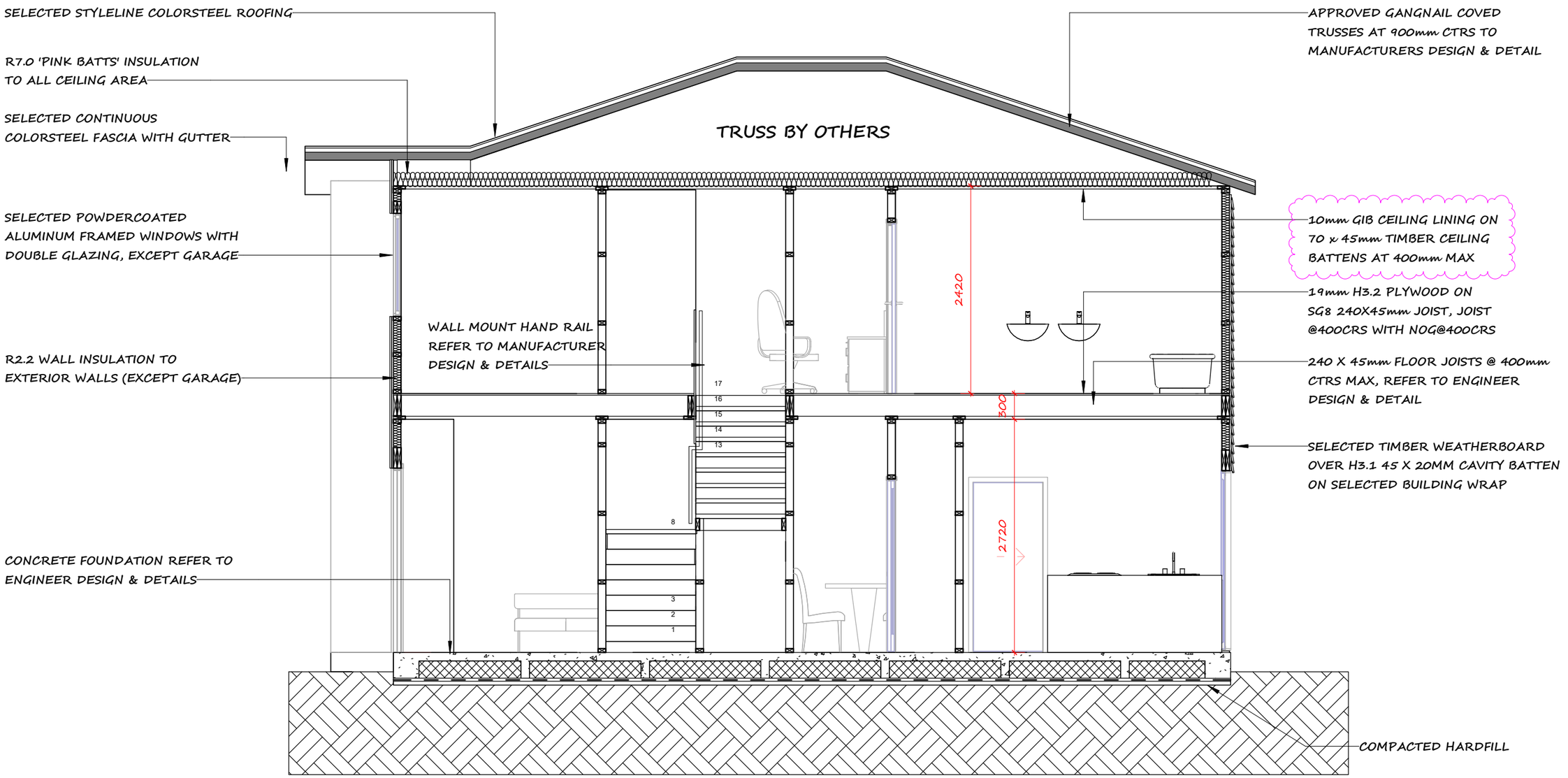
ISSUE:	DATE:	DOCUMENTS VERSION:
BC 1	04/24	BUILDING CONSENT ISSUE

PROJECT: PROPOSED NEW DWELLING AT 53 HELVETIA ROAD, PUKEKOHE, AUCKLAND LOT 1, DP 50263

SHEET NAME: ELEVATIONS NW&SW

DRAWN BY: H.C
DESIGNED BY: H.C
DRAWN SCALE:
PROJECT NO. 23/2223
DATE: 01/05/2024

SHEET NO: 3.02



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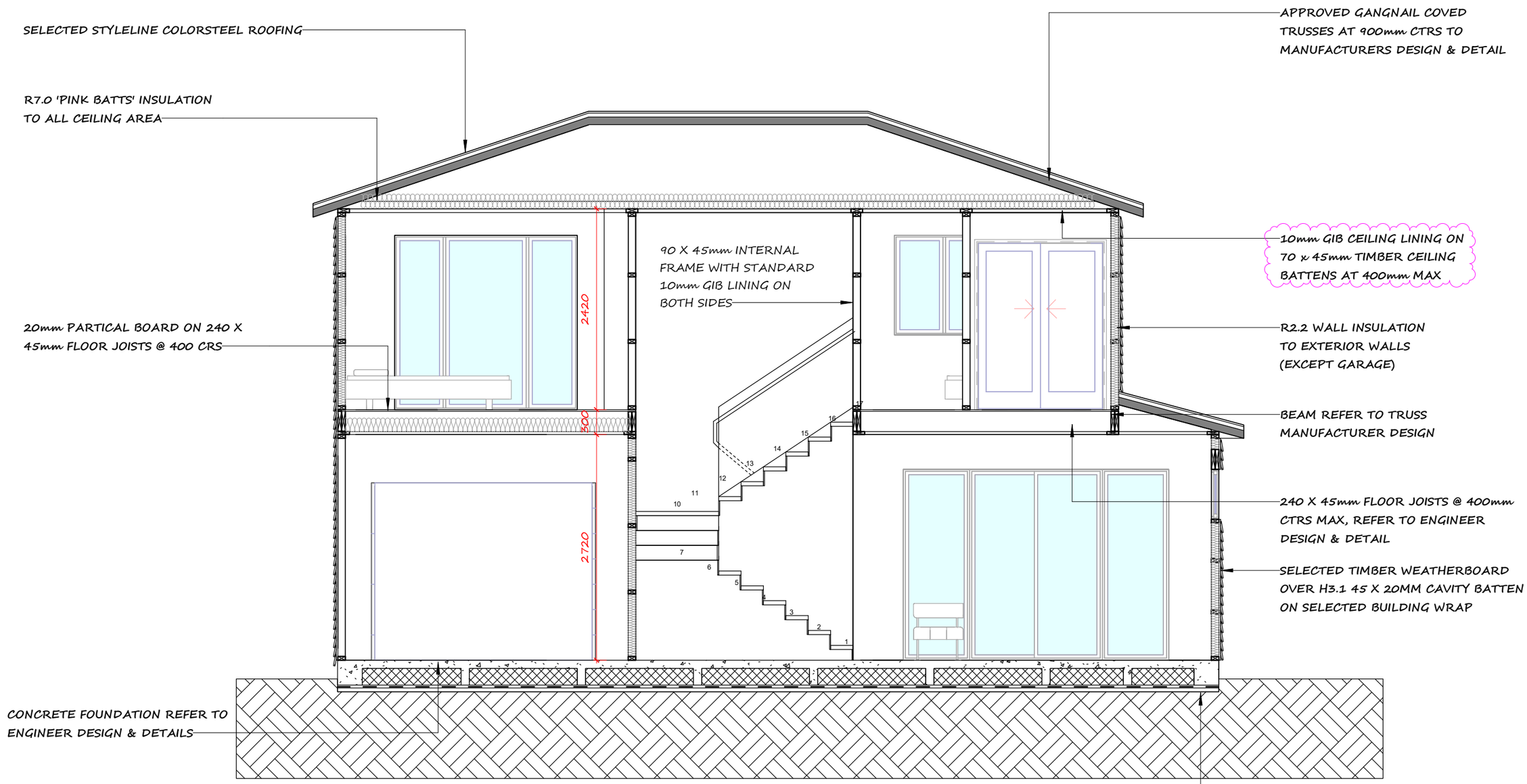
	1 SILVEREYE ROAD, HOBSENVILLE, AUCKLAND EMAIL: ACGARCHNZ@HOTMAIL.COM PHONE: 0210309982	RFI A	06/22	BC RFI - CLOUDED AREAS		DESIGNED BY: H.C	DATE: 12/01/22
					SHEET NAME: SECTION A	DRAWN SCALE: 1:50	SHEET NO: 4.01 REV A



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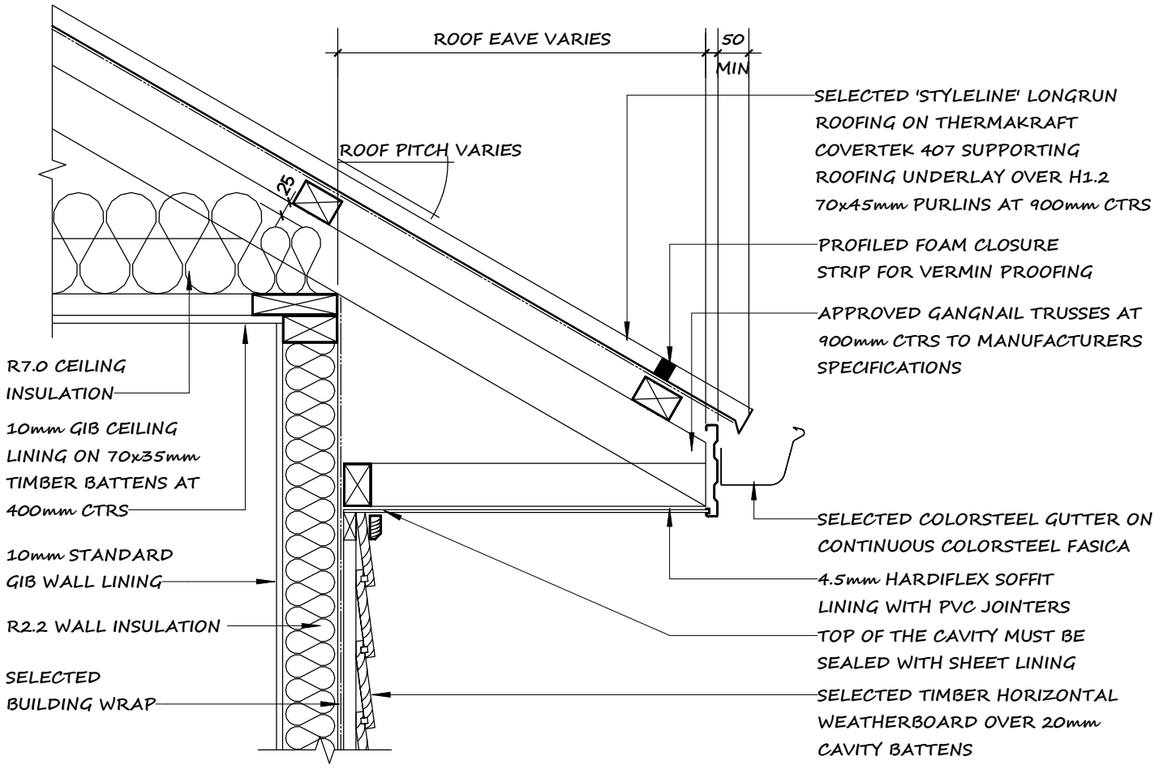
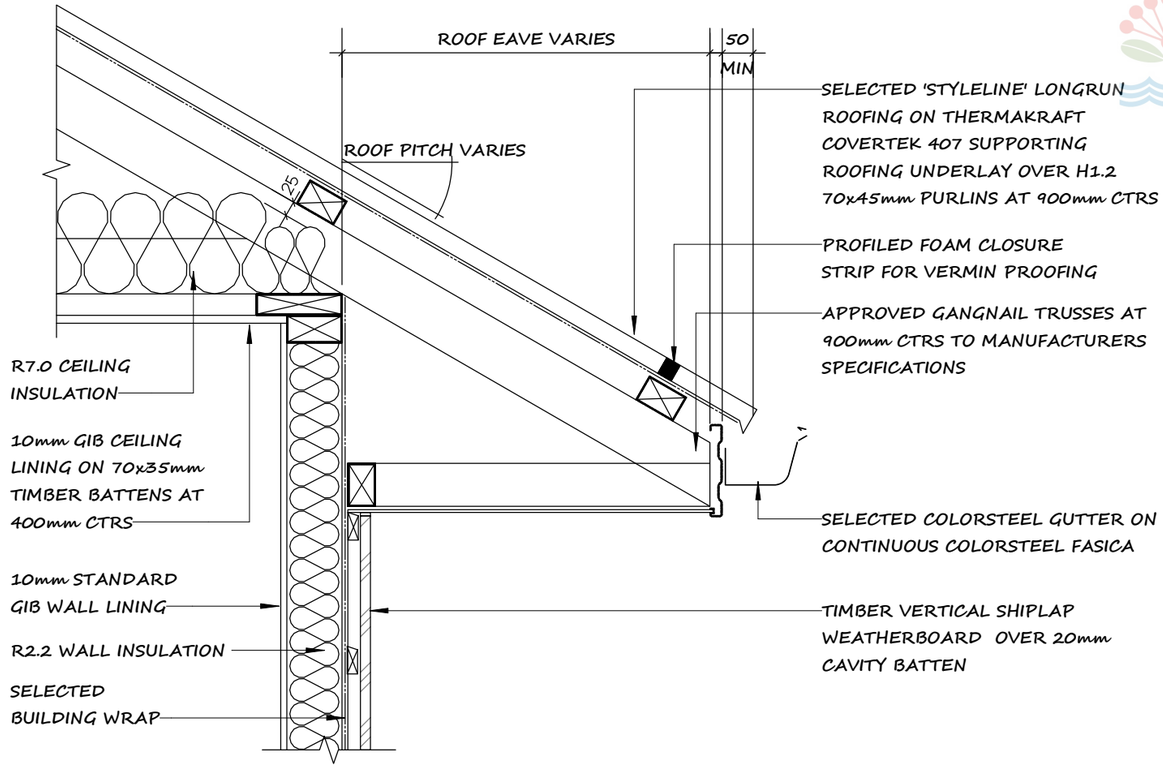
		1 SILVEREYE ROAD, HOBSENVILLE, AUCKLAND EMAIL: ACGARCHNZ@HOTMAIL.COM PHONE: 0210309982	RFI A	06/22	BC RFI - CLOUDED AREAS		DESIGNED BY: H.C / DATE: 05/06/24
						SHEET NAME: SECTION B	DRAWN SCALE:

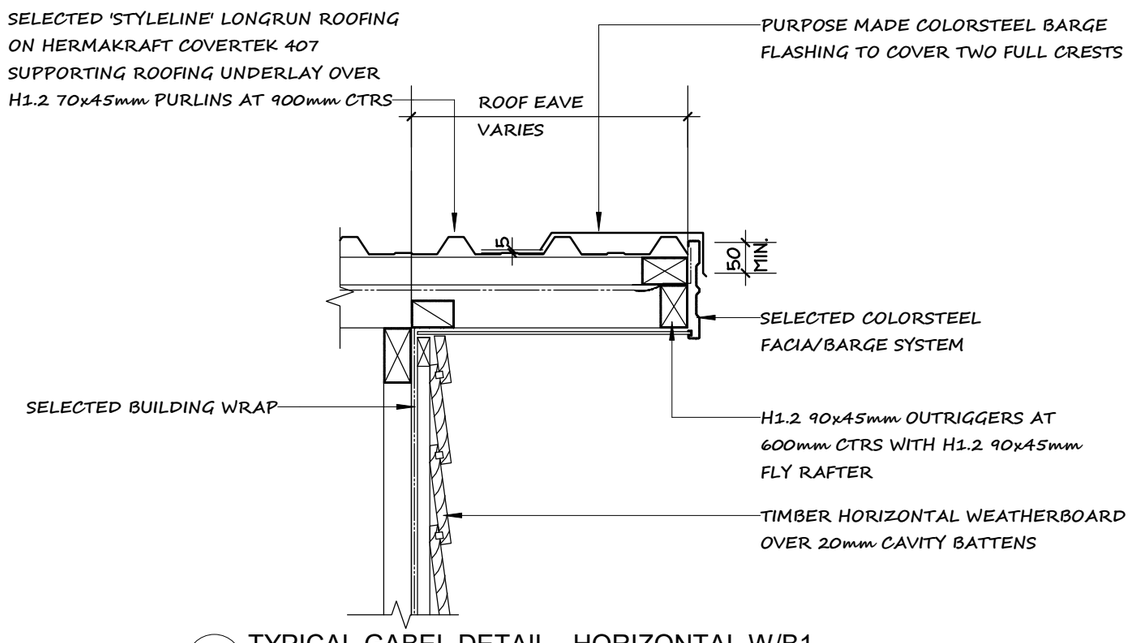
SHEET NO: 4.02 REV A



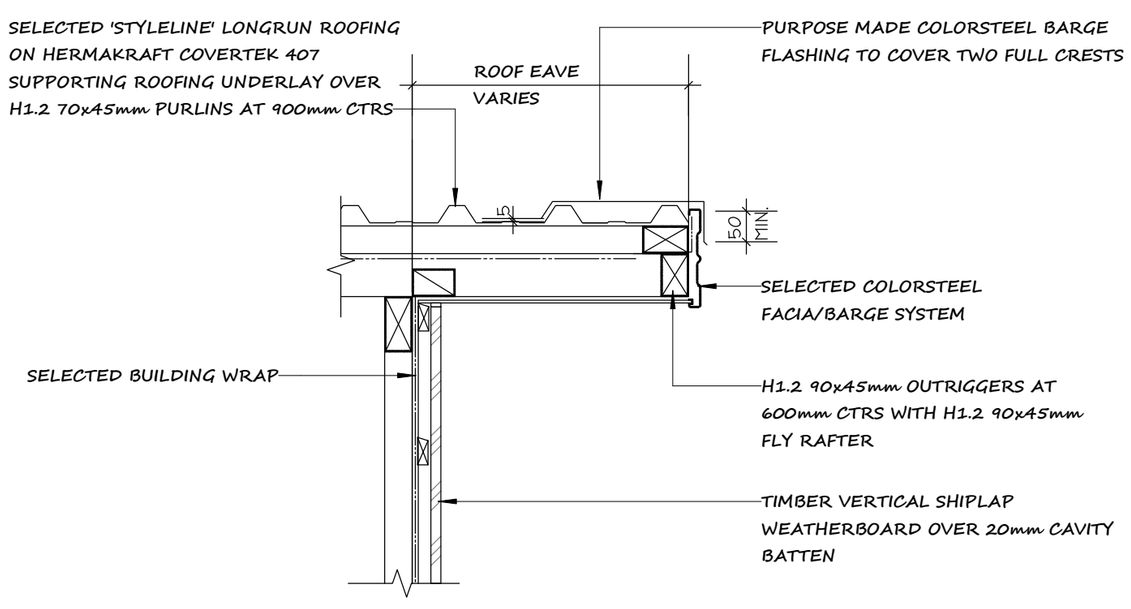
1 TYPICAL ROOF EAVE DETAILS - HORIZONTAL W/B1
1 : 10



2 TYPICAL ROOF EAVE DETAIL - OBLIQUE W/B1
1 : 10



3 TYPICAL GABEL DETAIL - HORIZONTAL W/B1
1 : 10



4 TYPICAL GABEL DETAIL - OBLIQUE W/B1
1 : 10

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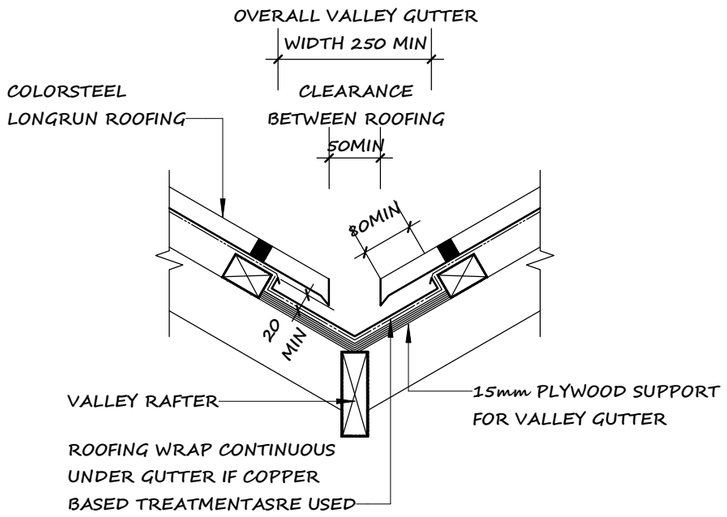
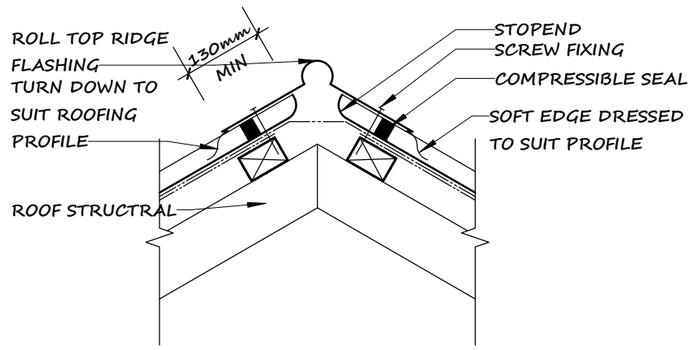
PROJECT: PROPOSED NEW DWELLING AT 53 HELVETIA ROAD, PUKEKOHE, AUCKLAND LOT 1, DP 50263

SHEET NAME: TYPICAL ROOF DETAILS 1

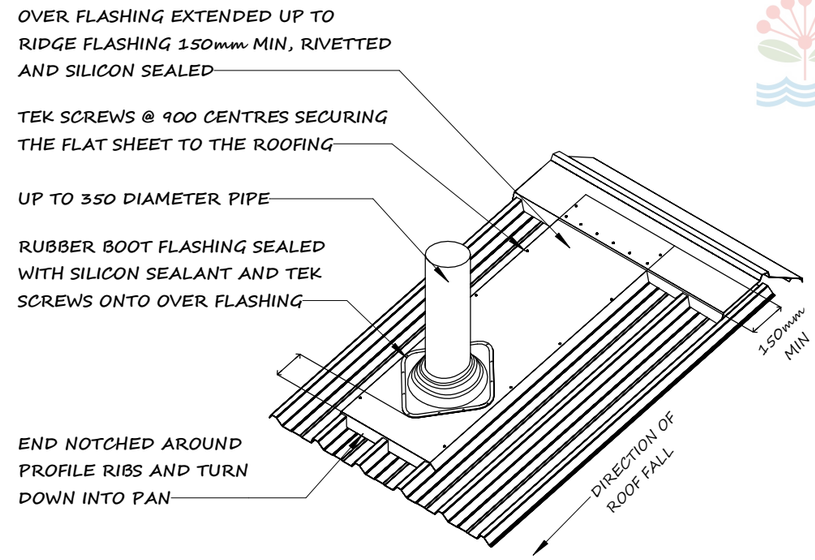
DRAWN BY: H.C
PROJECT NO. 23/2223
DESIGNED BY: H.C
DATE: 01/05/2024
DRAWN SCALE: 1:10
SHEET NO: RFI 6.01



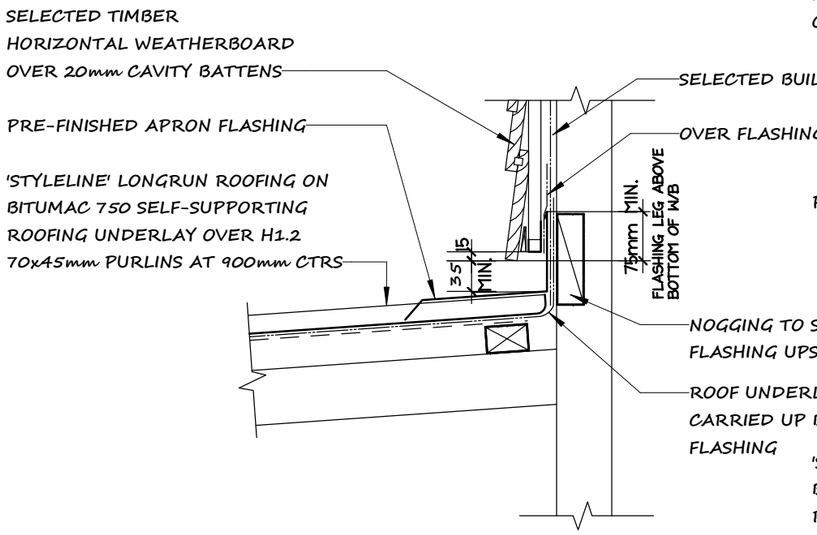
1 TYPICAL ROOF VALLEY DETAIL
1 : 10



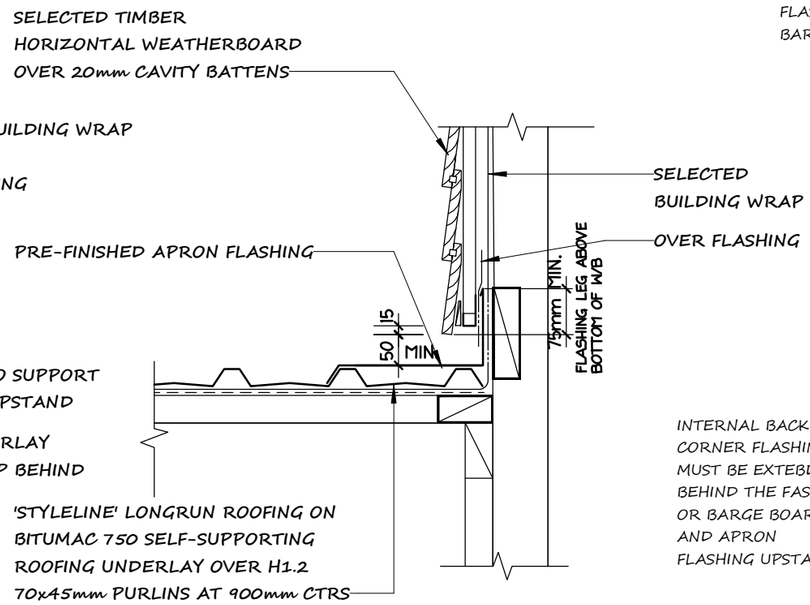
2 TYPICAL ROOF RIDGE DETAIL1
1 : 10



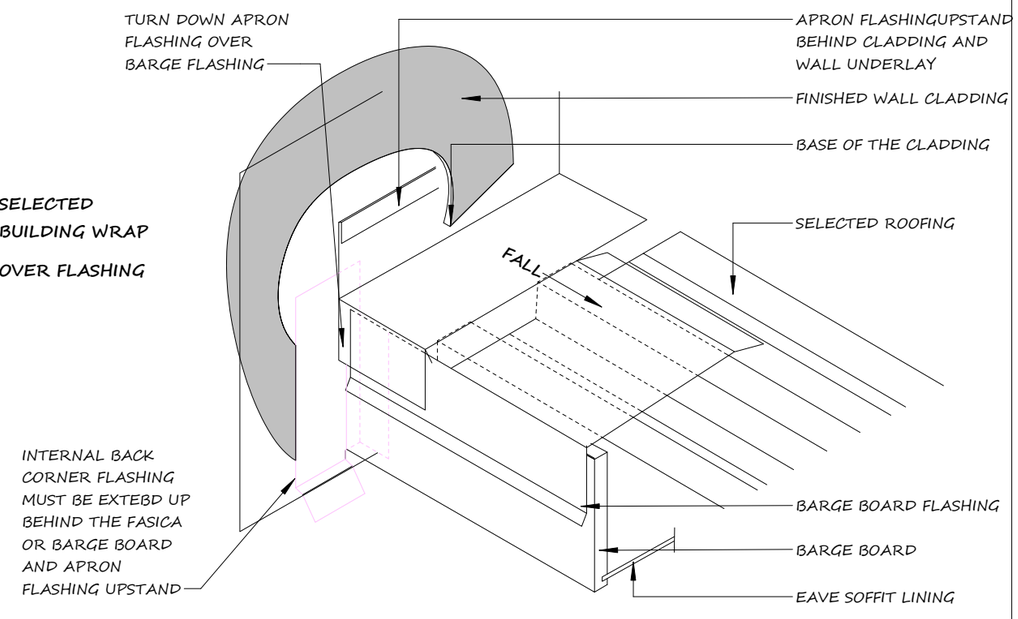
3 TYPICAL PIPE THROUGH STEEL ROOF DETAILS1
1 : 10



4 TYPICAL ROOF APRON FALSHING DETAIL
1 : 10



5 TYPICAL ROOF PARALLAR APRON FLASHING
1 : 10



6 TYPICAL ROOF TO WALL JUNCTION BARGE DETAIL
1 : 5

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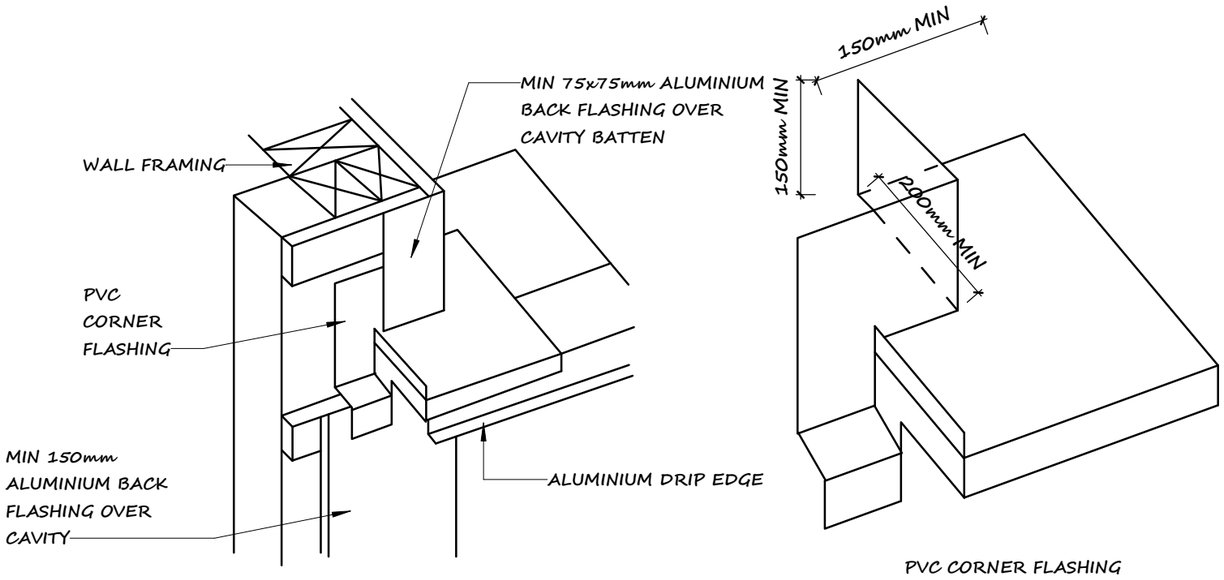
						SHEET NAME: TYPICAL ROOF DETAILS 2	DRAWN SCALE: 1:5 & 1:10



1 TYPICAL ROOF BARGE TO WALL DETAILS
1 : 10

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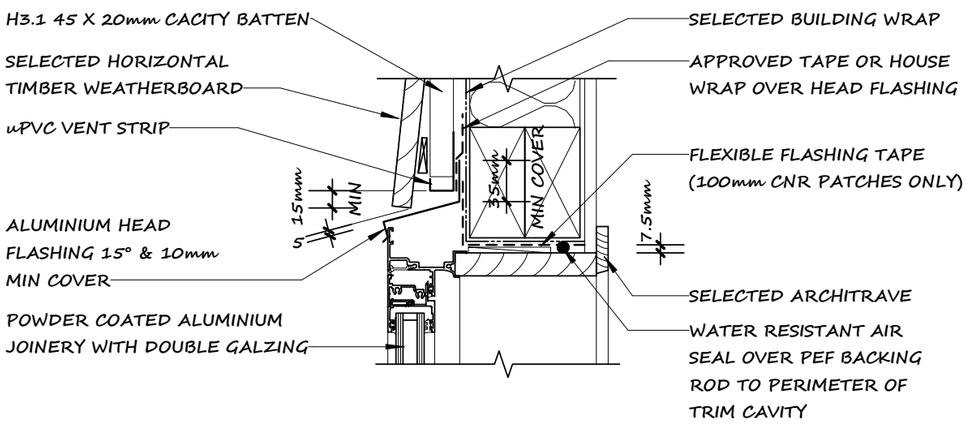
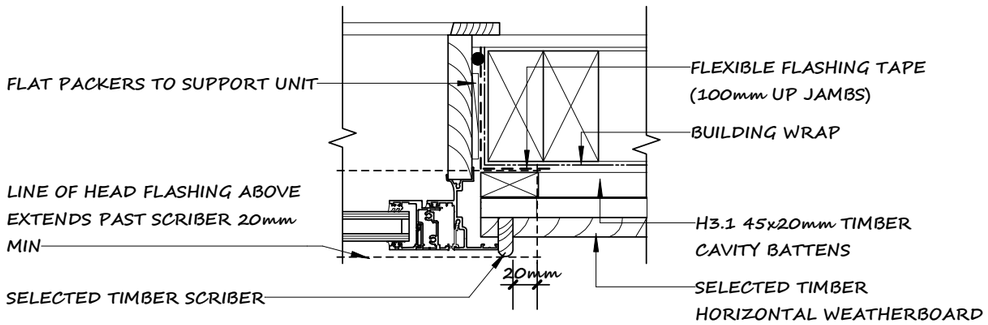
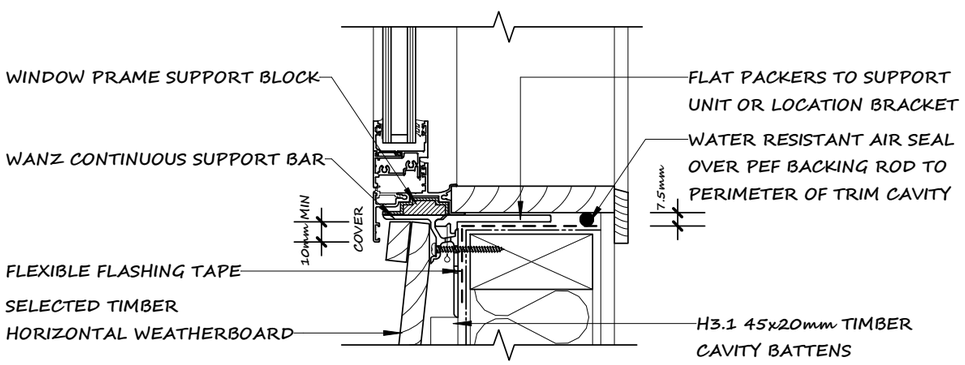
						SHEET NAME: TYPICAL ROOF DETAILS 3	DRAWN SCALE: N.T.S



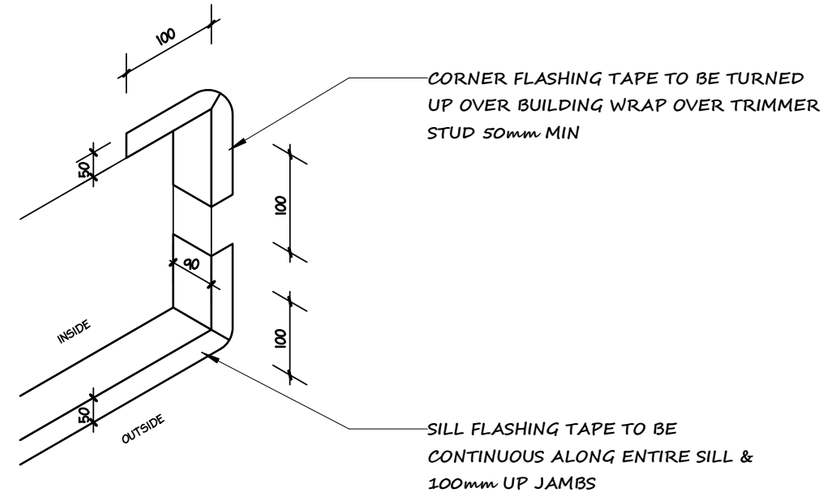
1 TYPICAL W/B WINDOW HEAD DETAIL1
1 : 5



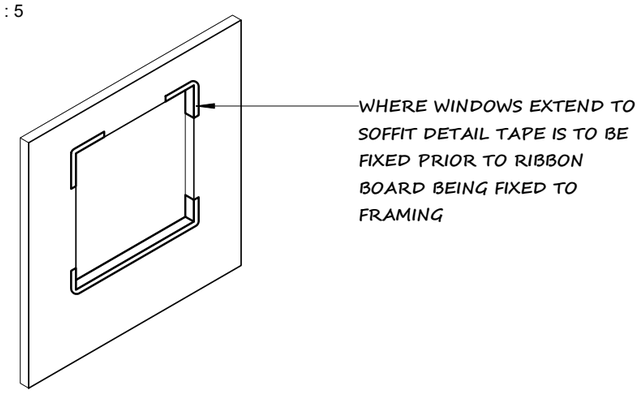
2 TYPICAL W/B WINDOW JAMB DETAIL1
1 : 5



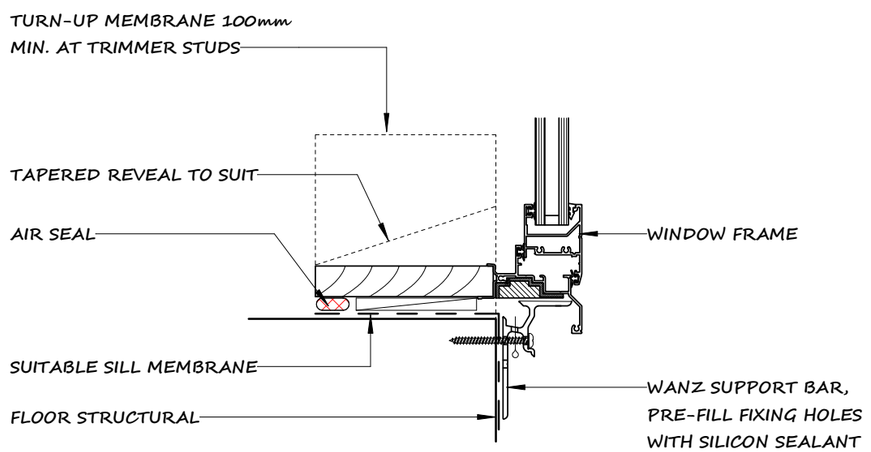
3 TYPICAL W/B WINDOW SILL DETAIL1
1 : 5



4 TYPICAL WINDOW TAPE DETAILS1
1 : 5



5 TYPICAL WINDOW TAPE LOCATION DETAILS1
1 : 5



6 TYPICAL WINDOW SUPPORT BAR DETAIL1
1 : 5

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ISSUE:	DATE:	DOCUMENTS VERSION:
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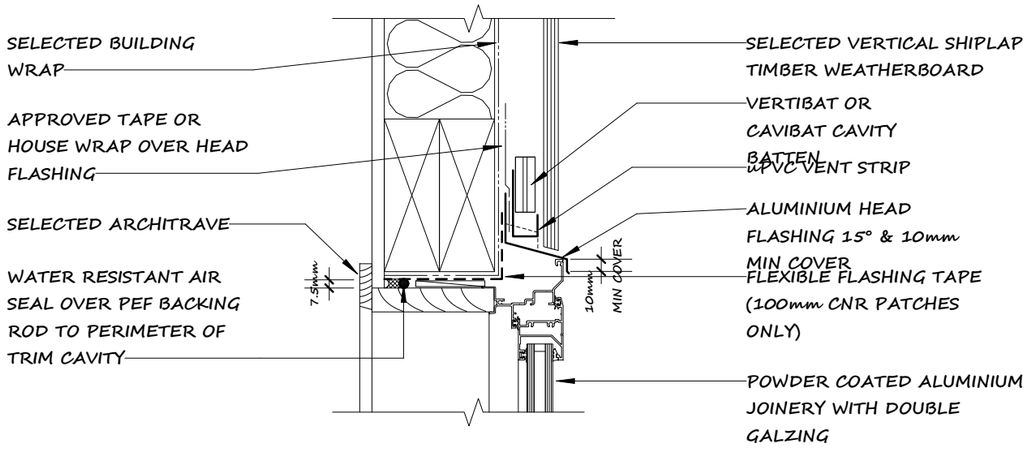
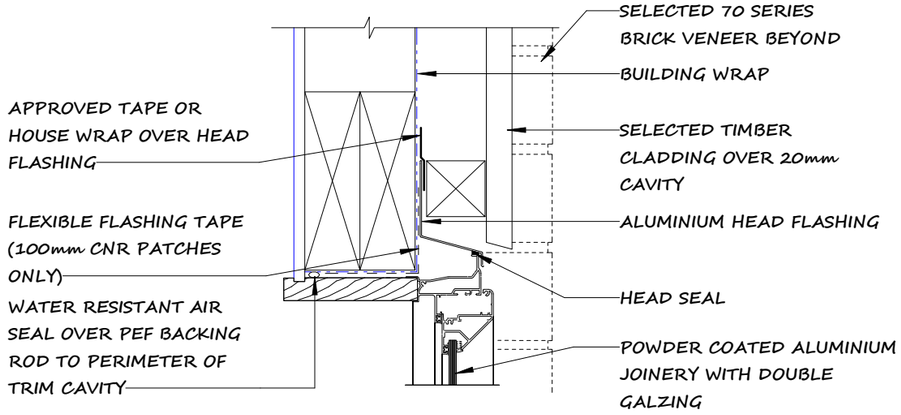
PROJECT: PROPOSED NEW DWELLING AT 53 HELVETIA ROAD, PUKEKOHE, AUCKLAND LOT 1, DP 50263

SHEET NAME: TYPICAL WINDOW DETAILS 1

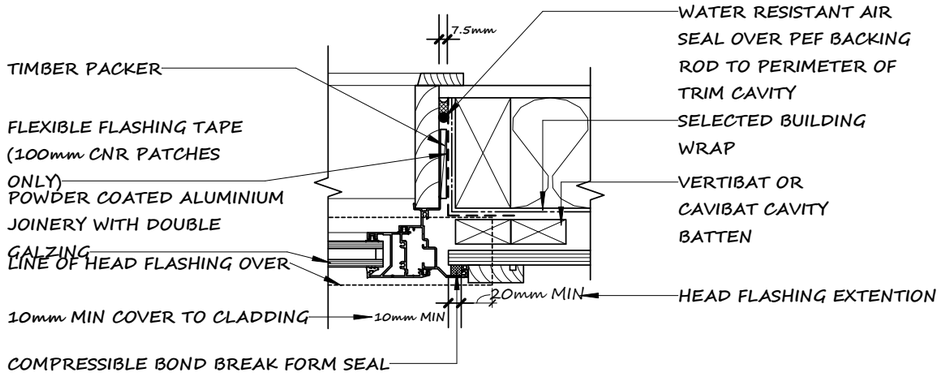
DRAWN BY: H.C	PROJECT NO. 23/2223	SHEET NO: 6.04
DESIGNED BY: H.C	DATE: 01/05/2024	
DRAWN SCALE: 1:5		



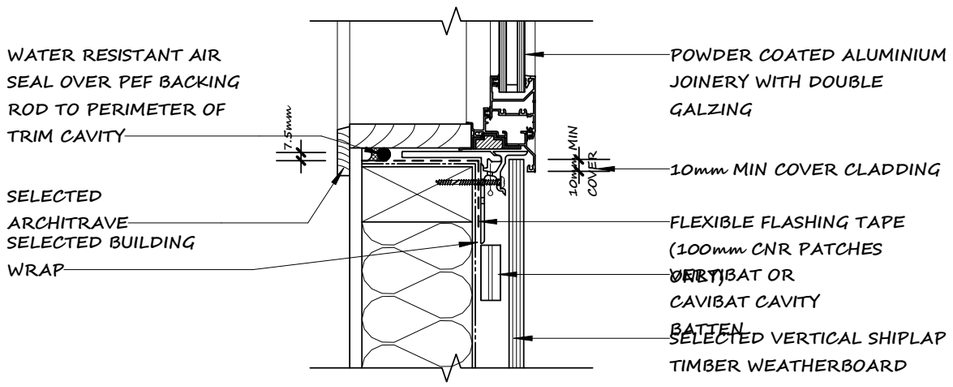
1 TYPICAL VERTICAL W/B WINDOW HEAD DETAIL
1 : 5



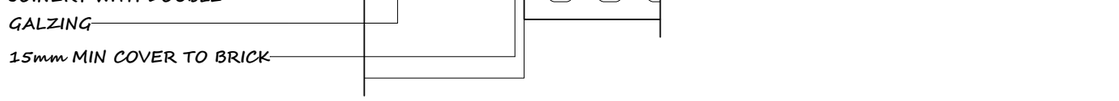
4 TYPICAL BRICK VENEER WINOW HEAD
1 : 5



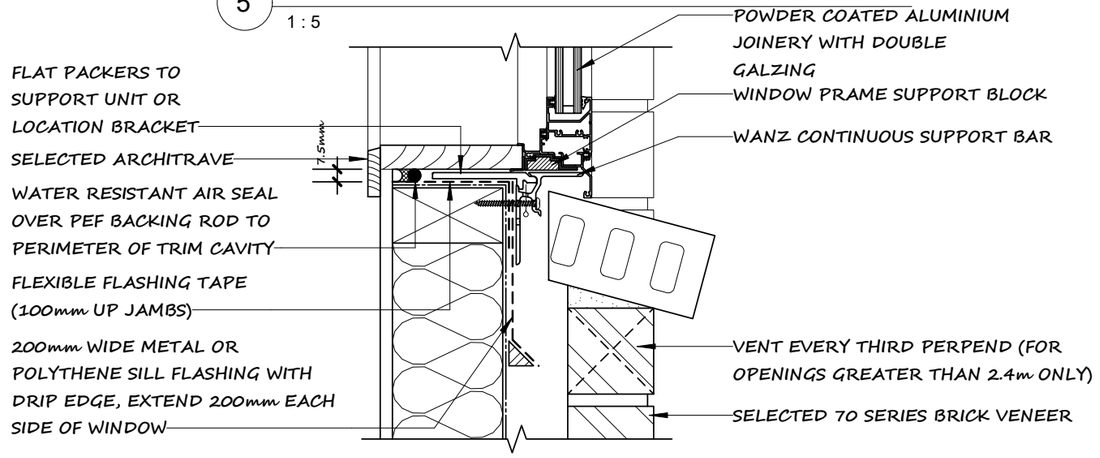
2 TYPICAL VERTICAL W/B WINDOW JAMB DETAIL
1 : 5



3 TYPICAL VERTICAL W/B WINDOW SILL DETAIL
1 : 5



5 TYPICAL BRICK VENEER WINDOW JAMB DETAIL
1 : 5



6 TYPICAL BRICK VENEER WINDOW SILL DETAIL
1 : 5

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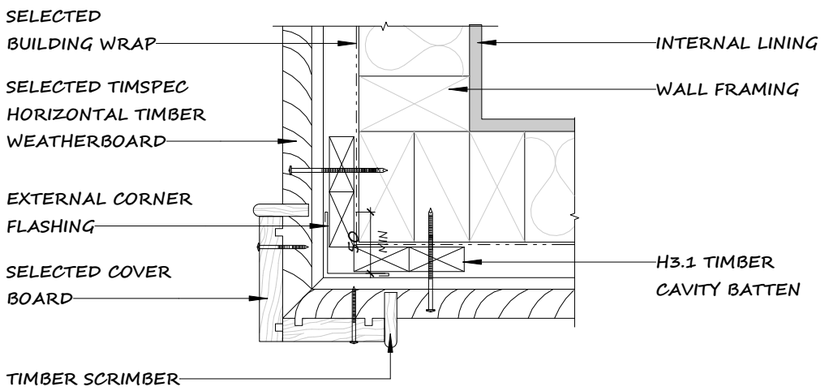
PROJECT: PROPOSED NEW DWELLING AT 53 HELVETIA ROAD, PUKEKOHE, AUCKLAND LOT 1, DP 50263

SHEET NAME: TYPICAL WINDOW DETAILS 2

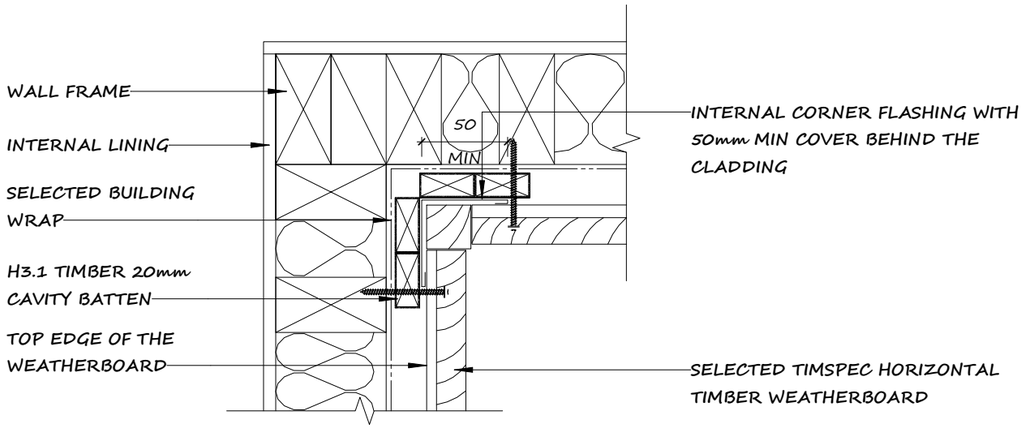
DRAWN BY: H.C | PROJECT NO. 23/2223 | SHEET NO: 6.05

DESIGNED BY: H.C | DATE: 01/05/2024

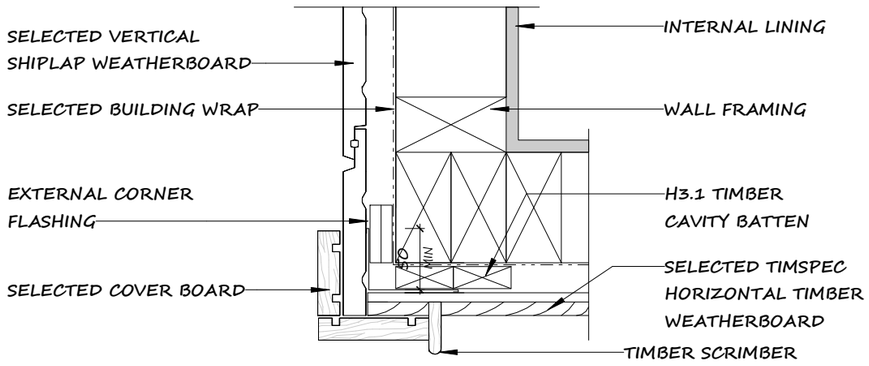
DRAWN SCALE: 1:5



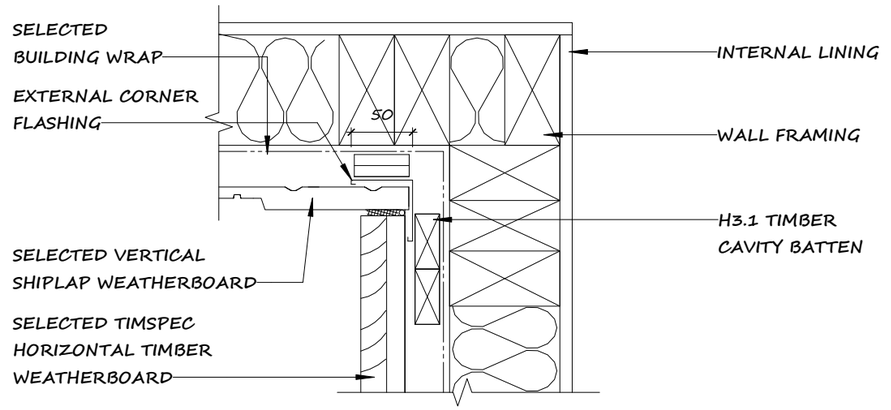
1 TYPICAL W/B EXTERNAL CORNER DETAIL (BOXED)1
1 : 5



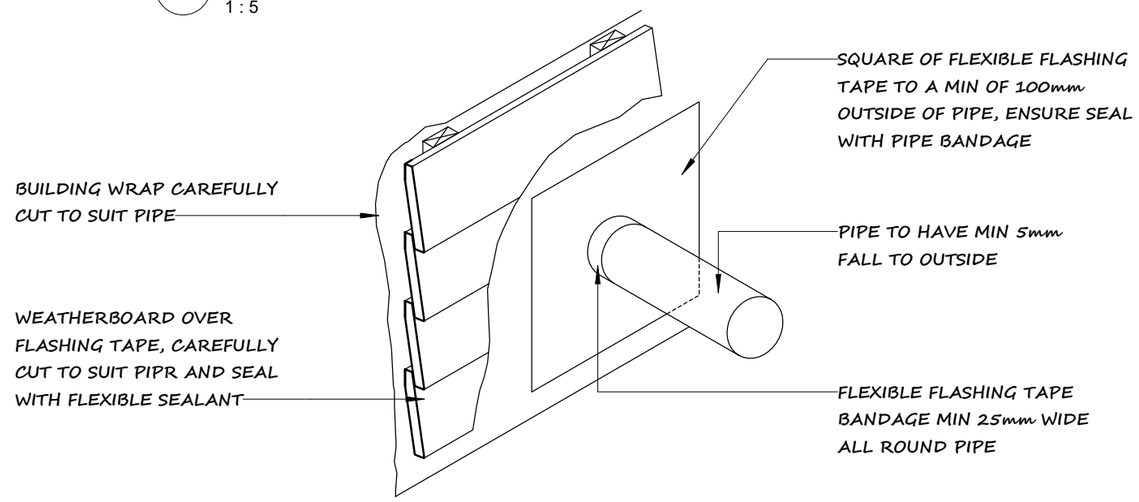
2 TYPICAL W/B INTERNAL CORNER DETAIL1
1 : 5



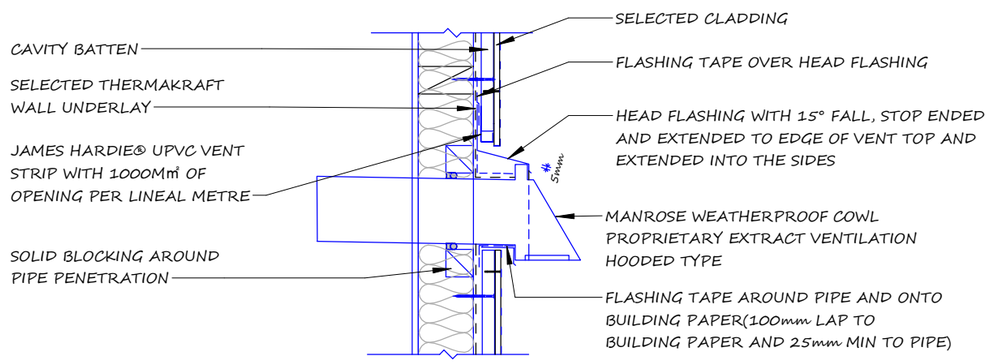
3 TIPICAL EXTERNAL CORNER DETAIL - V/H WEATHERBOARD
1 : 5



4 TYPICAL INTERNAL CORNER - V/H WEATHERBOARD1
1 : 5



5 TYPICAL PIPE THROUGH WB DETAIL1
1 : 10



6 TYPICAL VENTILATION DETAIL1
1 : 10

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PROJECT: PROPOSED NEW DWELLING AT 53 HELVETIA ROAD, PUKEKOHE, AUCKLAND LOT 1, DP 50263

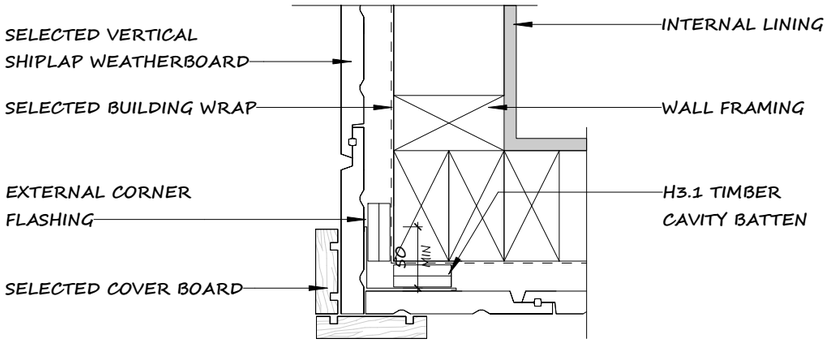
SHEET NAME: TYPICAL CLADDING DETAILS 1

DRAWN BY: H.C | PROJECT NO. 23/2223

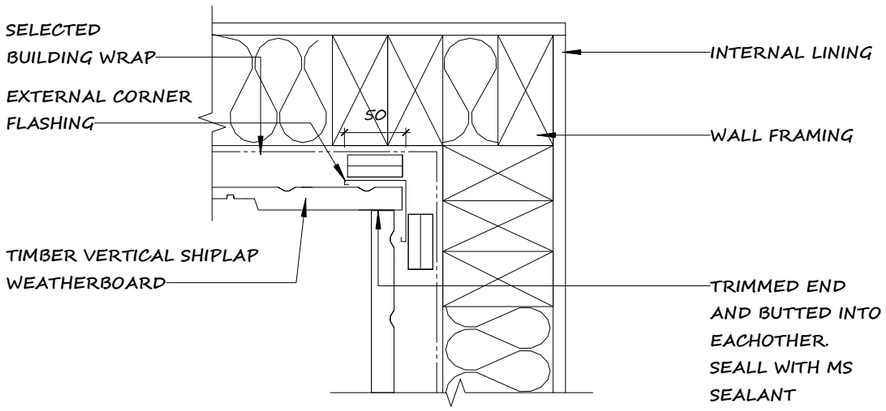
DESIGNED BY: H.C | DATE: 01/05/2024

DRAWN SCALE: 1:5 & 1:10

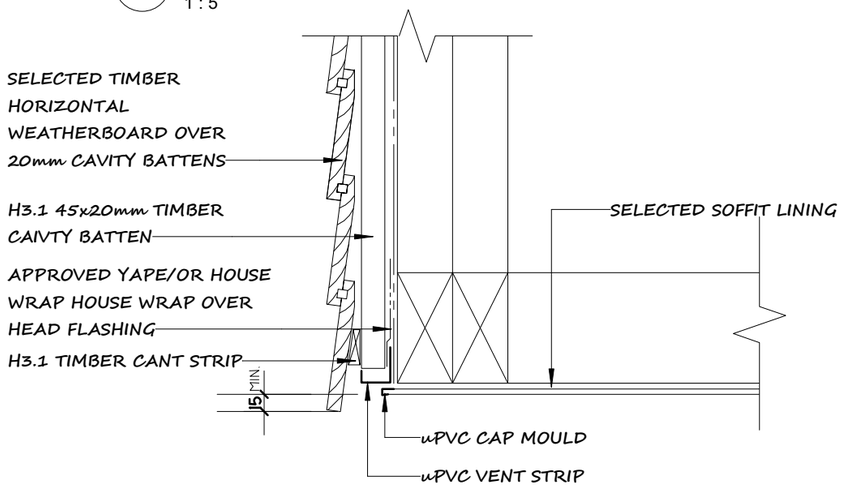
SHEET NO: 6.06



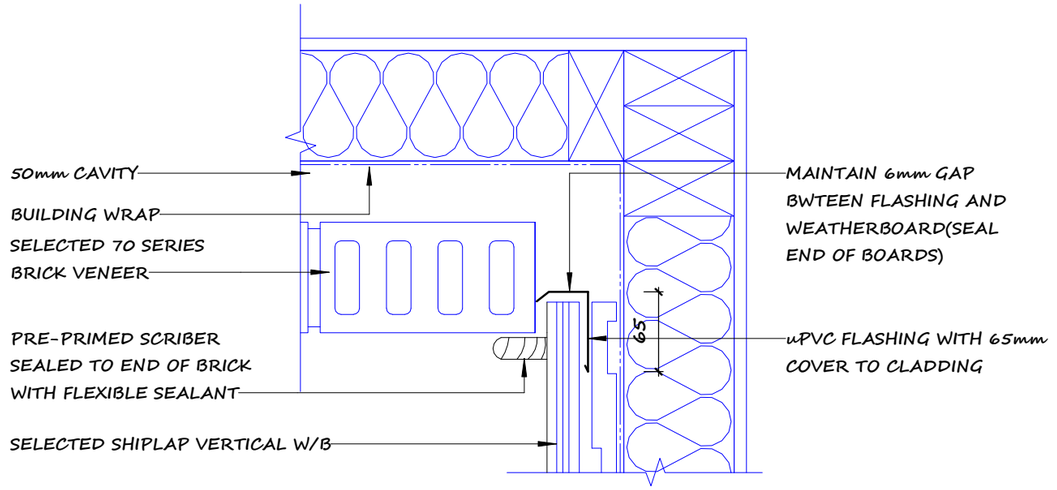
1 TYPICAL EXTERNAL CORNER DETAIL - VERTICAL W/B
1 : 5



2 TYPICAL INTERNAL CORNER - VERTICAL W/B
1 : 5



3 TYPICAL SOFFIT EDGE DETAIL1
1 : 5



4 TYPICAL INTERNAL CORNER-BRICK&WB
1 : 5

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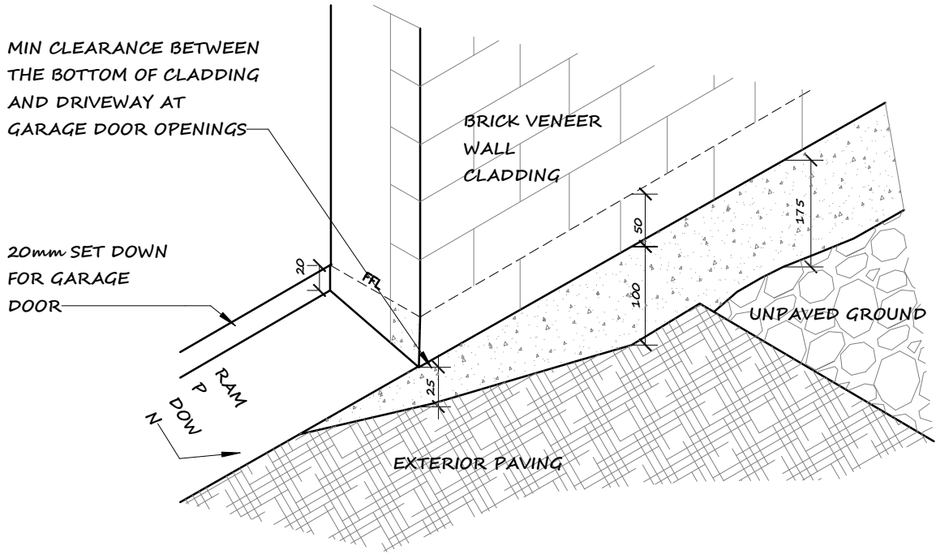
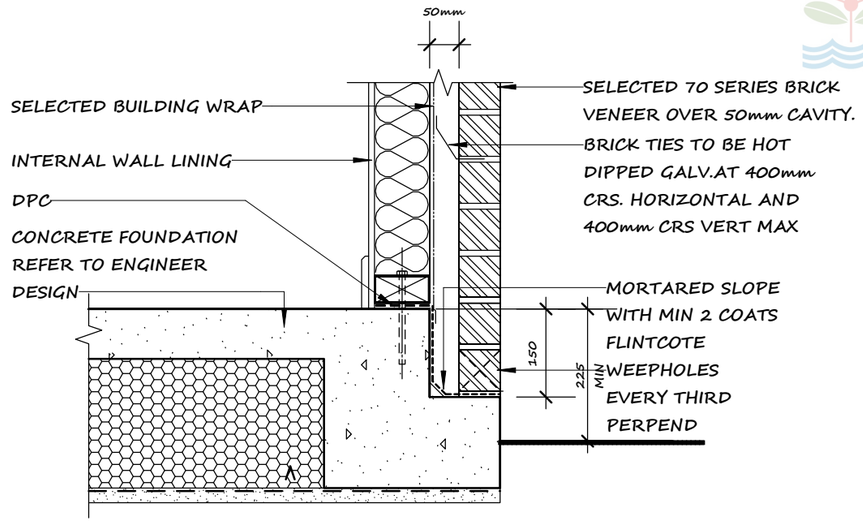
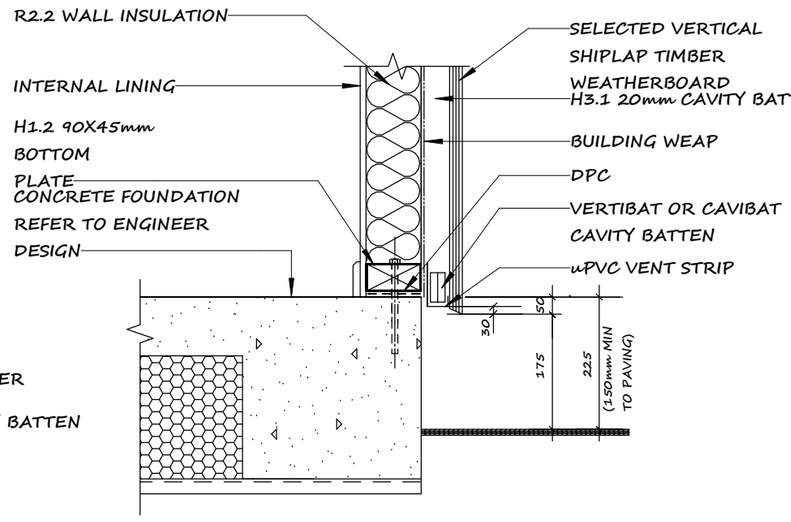
					SHEET NAME: TYPICAL CLADDING DETAILS 2	DRAWN SCALE: 1:5	SHEET NO: 6.07



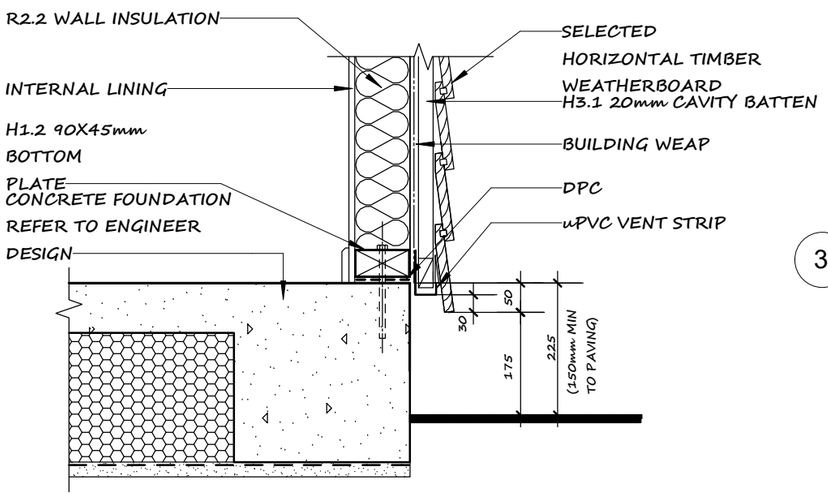
1 TYPICAL BRICK GARAGE OPENING DETAILS
1 : 5



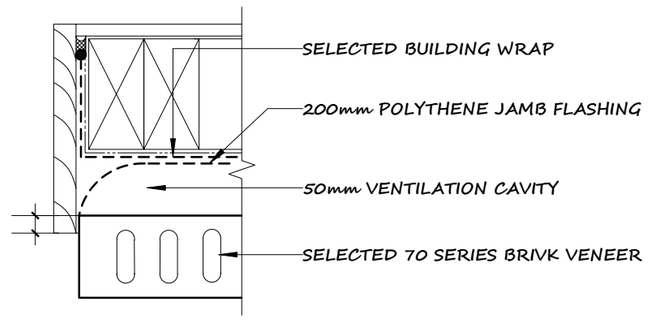
4 TYPICAL BRICK VENEER FOUNDATION DETAIL
1 : 10



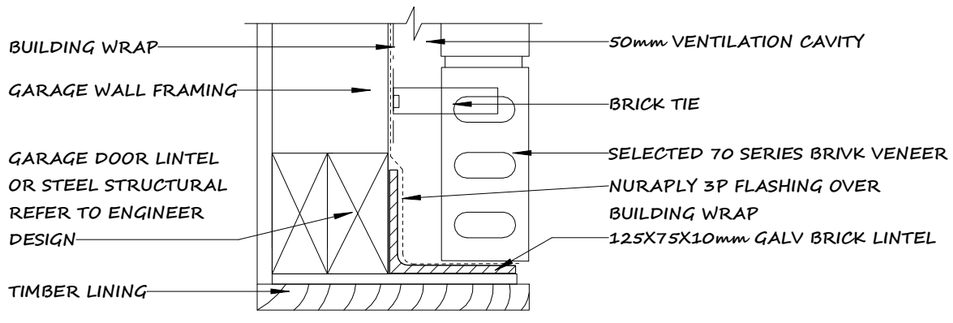
3 TYPICAL VERTICAL W/B FOUNDATION DETAIL
1 : 10



2 TYPICAL W/B FOUNDATION DETAIL
1 : 10



5 TYPICAL BRICK VENEER GARAGE DOOR JAMB
1 : 5



6 TYPICAL BRICK VENEER GARAGE DOOR HEAD
1 : 5

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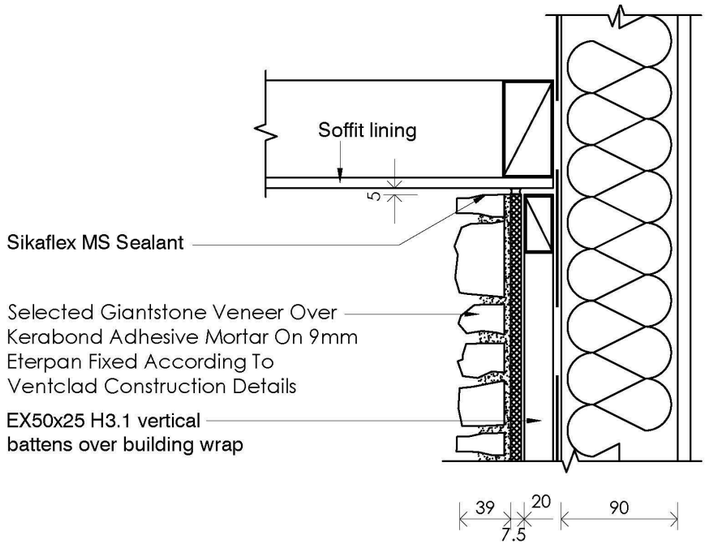
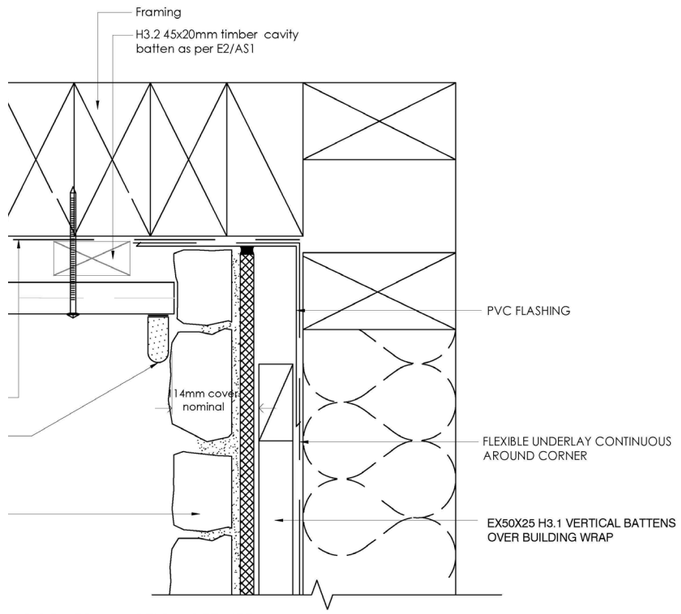
PROJECT: PROPOSED NEW DWELLING AT 53 HELVETIA ROAD, PUKEKOHE, AUCKLAND LOT 1, DP 50263

SHEET NAME: TYPICAL FOUNDATION EDGE DETAILS

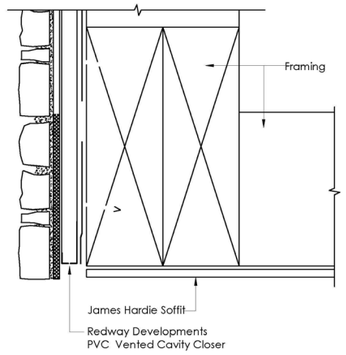
DRAWN BY:	PROJECT NO.	SHEET NO:
H.C	23/2223	6.08
DESIGNED BY: H.C	DATE: 01/05/2024	
DRAWN SCALE: 1:5 & 1:10		



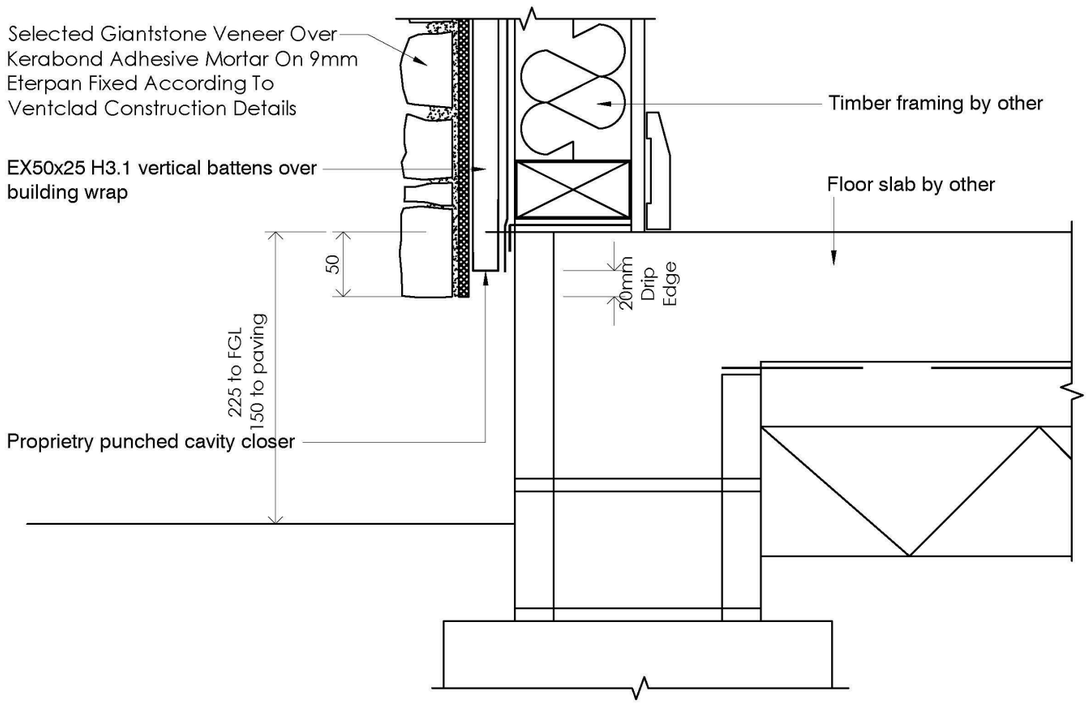
1 GIANT STONE - FLAT SOFFIT DETAIL



L CORNER JUNCTION BETWEEN (W/B) PANEL AND STONE CLADDING



GIANT STONE - SOFFIT DETAIL



2 GIANT STONE BASE DETAIL

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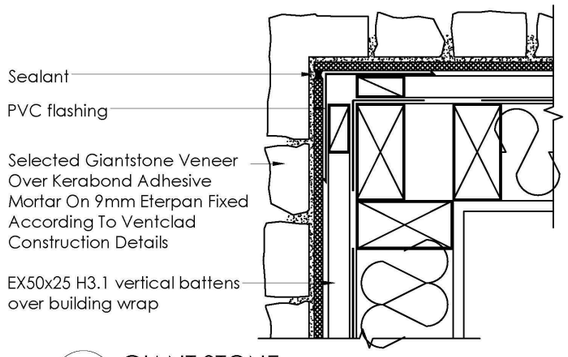
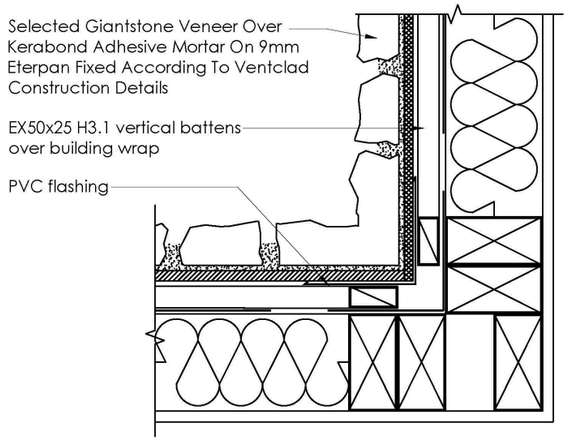
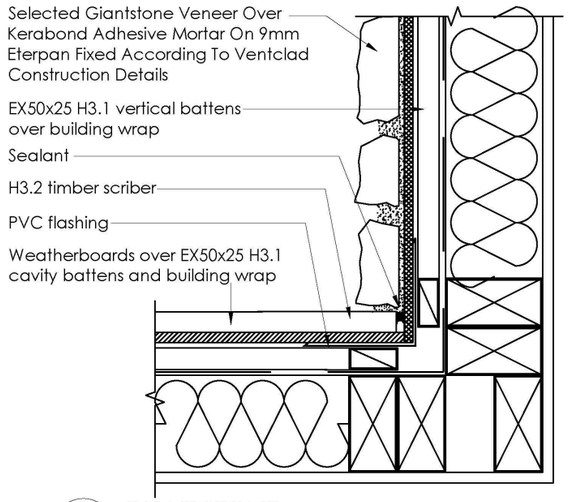
					SHEET NAME: TYPICAL CRAFT STONE DETAILS 1	DRAWN SCALE:	SHEET NO: 6.09



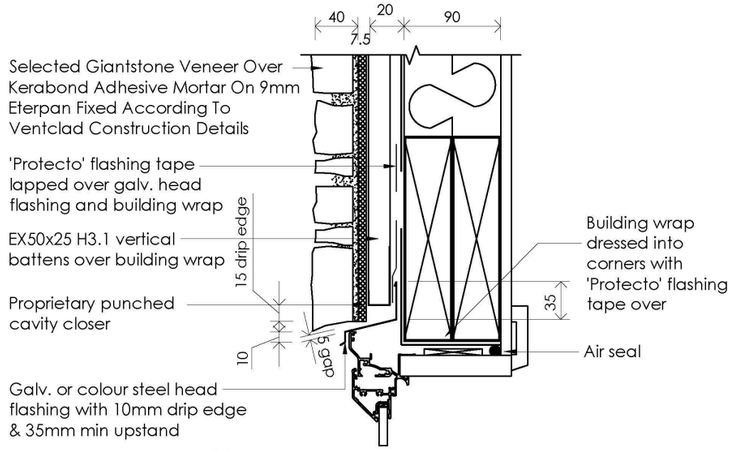
3 GIANT STONE - EXTERNAL CORNER DETAIL



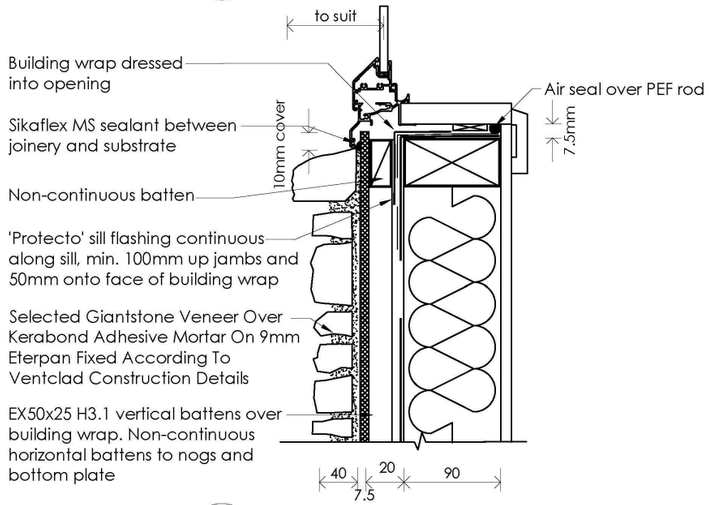
4 GIANT STONE - INTERNAL CORNER JUNCTION



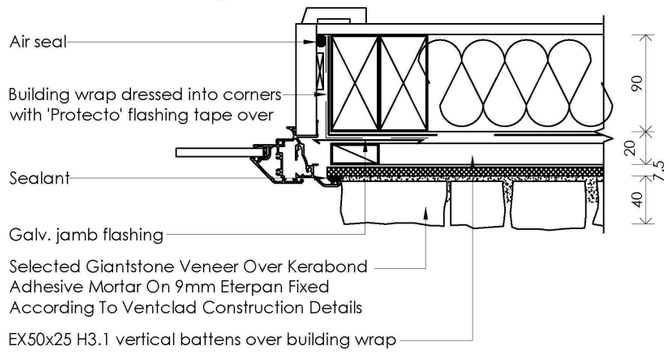
5 GIANT STONE - INTERNAL CORNER JUNCTION WITH TIMBER WEATHERBOARD ON CAVITY



6 GIANT STONE - WINDOW HEAD DETAIL



7 GIANT STONE - WINDOW SILL DETAIL



8 GIANT STONE - WINDOW JAMB DETAIL

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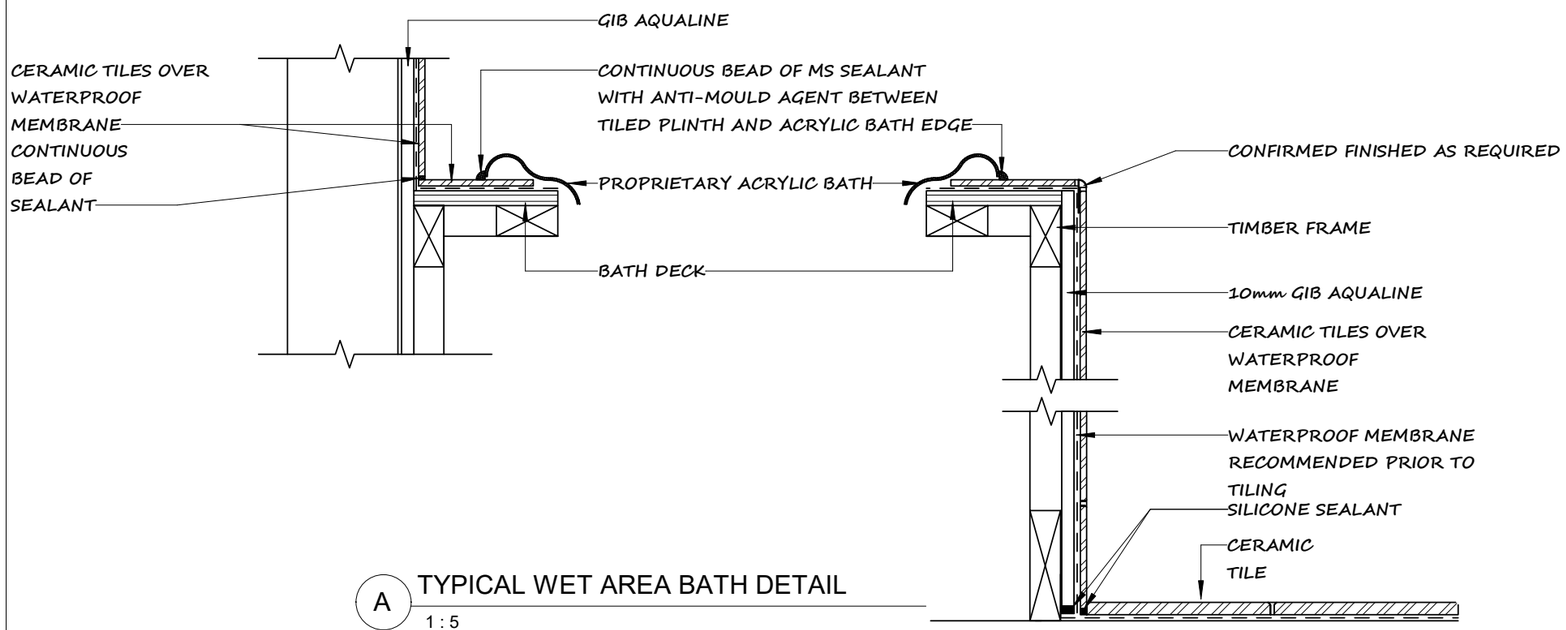
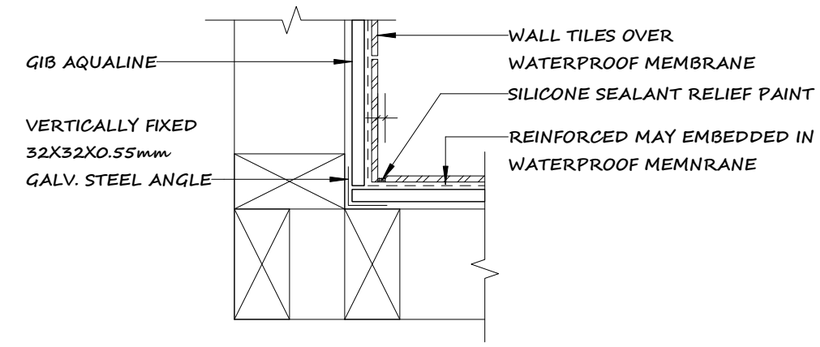
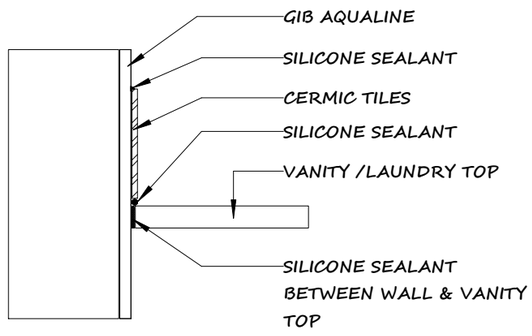


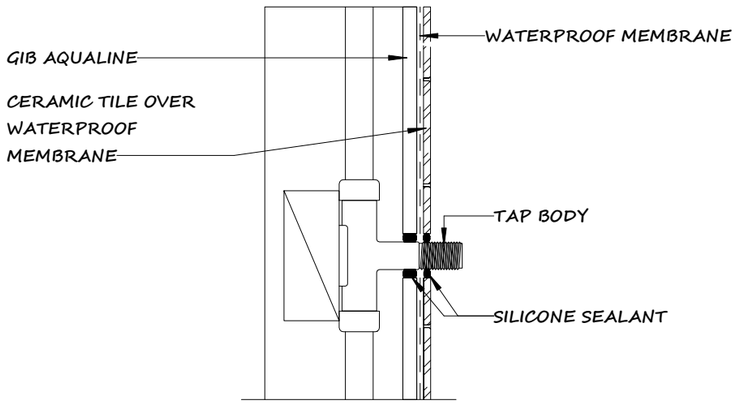
A TYPICAL WET AREA BATH DETAIL
1 : 5



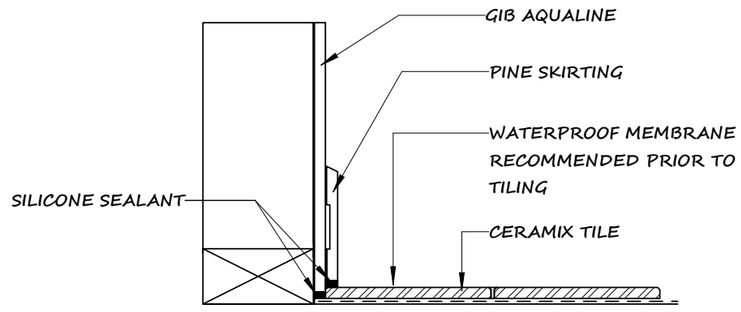
B TYPICAL WET AREA TILE WALL INTERNAL CORNER
1 : 5



C TYPICAL WET AREA VANITY TOP DETAIL
1 : 5



D TYPICAL WET AREA PIPE THROUGH TILE WALL DETAIL
1 : 5



E TYPICAL WET AREA TILE FLOOR WITH PINE SKIRT DETAIL
1 : 5

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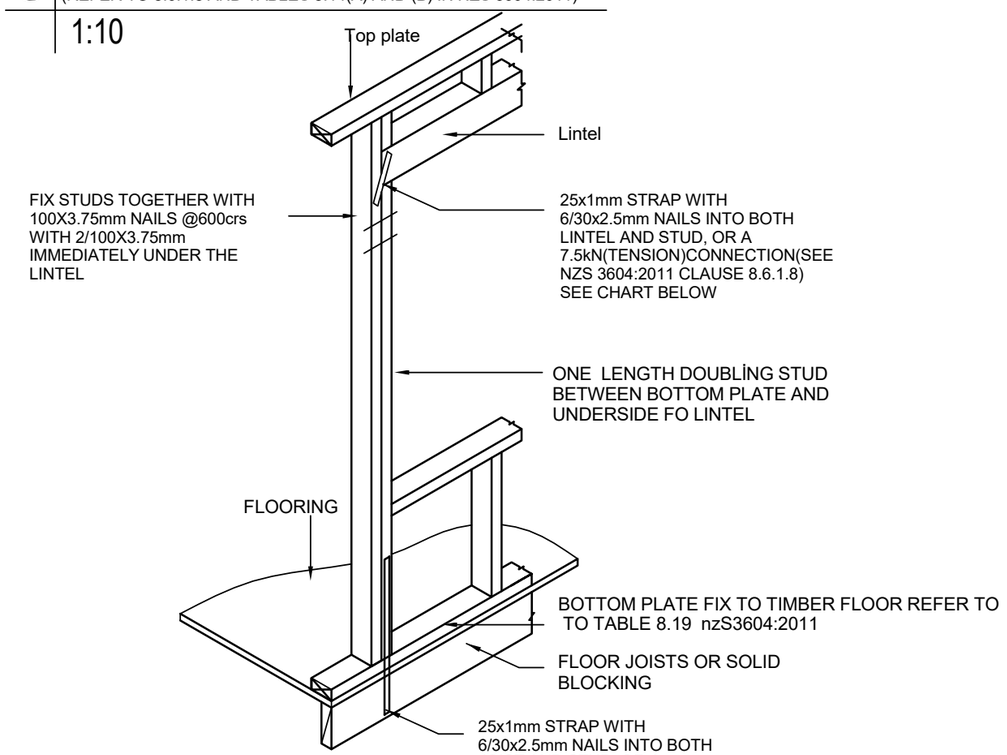
SHEET NAME: TYPICAL WET AREA DETAILS

DRAWN BY: H.C | PROJECT NO. 23/2223
DESIGNED BY: H.C | DATE: 01/05/2024
DRAWN SCALE: 1:5

SHEET NO: 6.11

1 FIXING OF LINTELS OF PREVENT UPLIFT
(REFER TO 8.6.1.8 AND TABLES 8.14(A) AND (B) IN NZS 3604:2011)

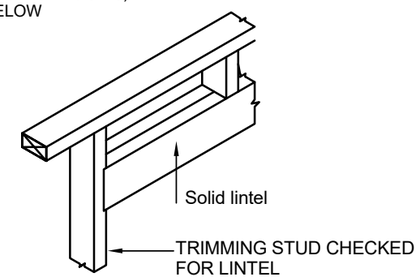
1:10



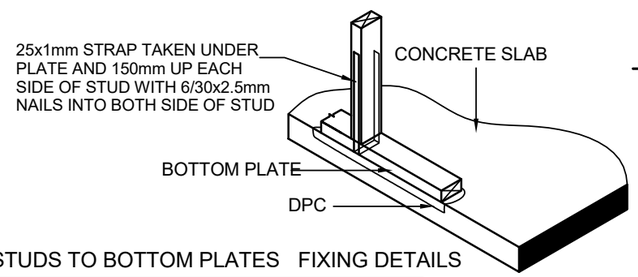
A-DOUBLING STUD

REFR TO 8.14 / 8.19(NZS 3604:2011)

WIND ZONE:	
ROOF WEIGHT: LIGHT	
TRUSS SPACING: 900crs.	
LOADED DIMENSIONS: 4.0m	
UPLIFT FIXING	NOT REQUIRED FOR MAX. 1.4m SPAN OF LI NTEL
UPLIFT FIXING	REQUIRED IF SPAN OF BEAM UP TO 5.0m.



B-CHECKED STUD

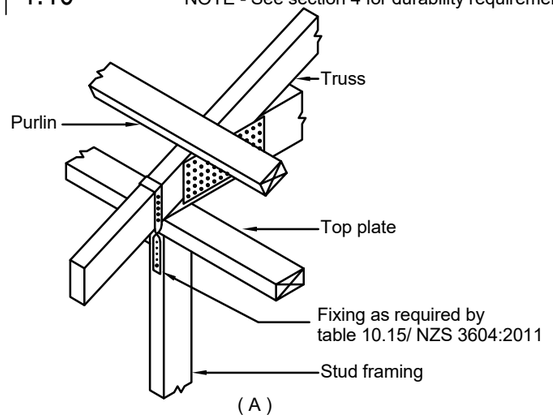


STUDS TO BOTTOM PLATES FIXING DETAILS

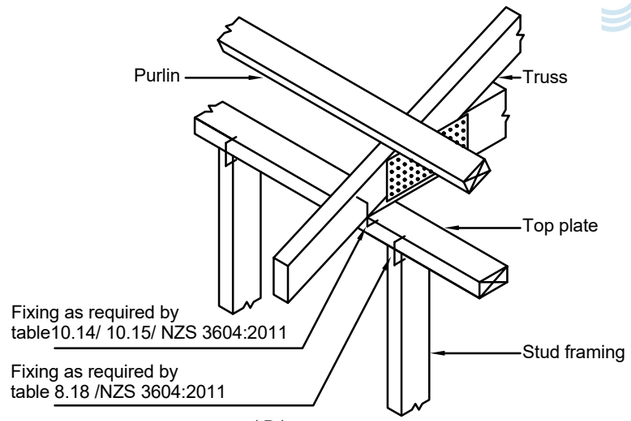
2 TRUSS/TOP PLATE CONNECTION
(REFER TO 10.2.2.6.1 IN NZS 3604:2011)

1:10

NOTE - See section 4 for durability requirements.



(A)



(B)

TRUSS/TOP PLATE CONNECTION

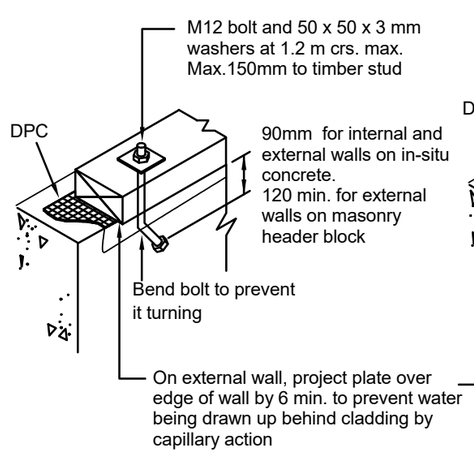
WIND ZONE: LOW	
ROOF WEIGHT: LIGHT	
TRUSS SPACING: 900crs.	
LOADED DIMENSIONS: 4.0m	
TYPE OF FIXING:	'E' (FROM TABLE 10.14 /NZS3604:2011)
Alternative fixing capacity: 4.7kN	
FIXING: 2/90X3.15 SKEWED NAILS + 2 WIRE DOGS	

STUD/TOP PLATE CONNECTION

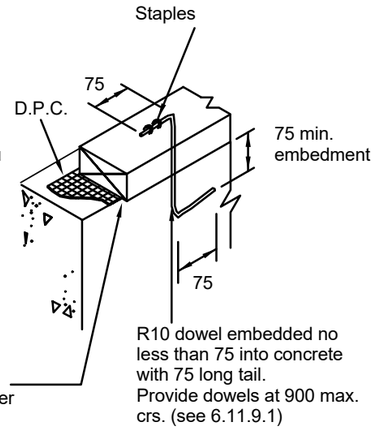
WIND ZONE: LOW	
ROOF WEIGHT: LIGHT	
TRUSS SPACING: 900crs.	
LOADED DIMENSIONS: 4.0m	
TYPE OF FIXING:	'B' (FROM TABLE 8.18/NZS3604:2011)
Alternative fixing capacity: 4.7kN	
FIXING: 2/90X3.15 SKEWED NAILS + 2 WIRE DOGS	

3 Fixing of bottom plates to foundation & slab
(REFER TO 6.11.9 IN NZS 3604:2011)

1:10



(A)



(B)

NOTE -
(1) Fixings must be provided within 300 of any corner or change of direction (see 6.11.9.1).
(2) Powder powered fastenings for fixing down plates in walls containing bracing are not permitted.
(3) Bolt minimum cover 40.
(4) See section 4 for durability requirements.

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PROJECT: PROPOSED NEW DWELLING AT 53 HELVETIA ROAD, PUKEKOHE, AUCKLAND LOT 1, DP 50263

SHEET NAME: TYPICAL FRAMING DETAILS

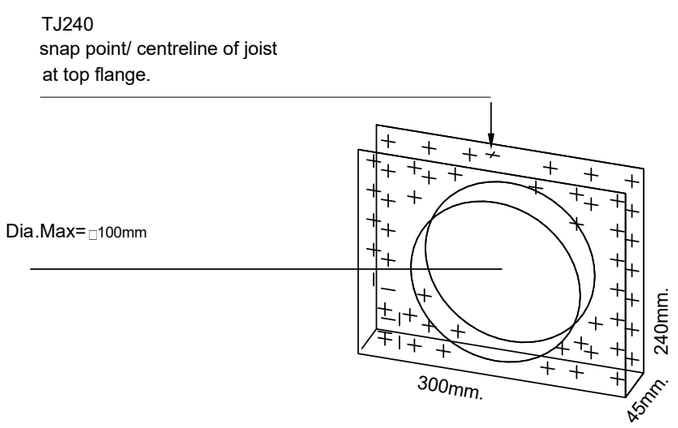
DRAWN BY: H.C | DESIGNED BY: H.C | DRAWN SCALE: N.T.S

PROJECT NO. 23/2223 | DATE: 01/05/2024

SHEET NO: 6.12

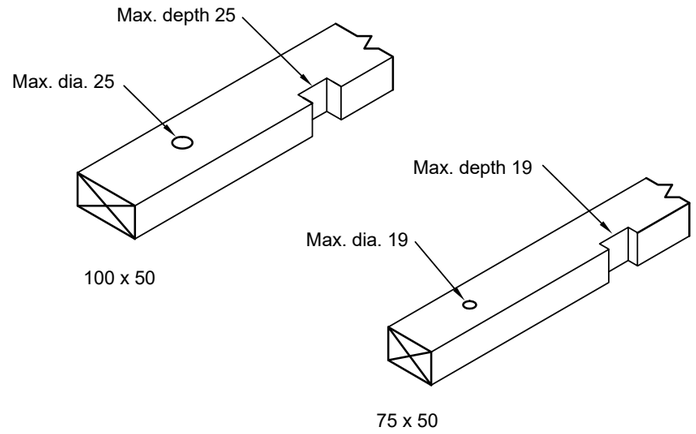
SERVICES PENETRATIONS (pipes) REQUIREMENT

FIG 1 Through-joist for Max. □=100mm
1:10



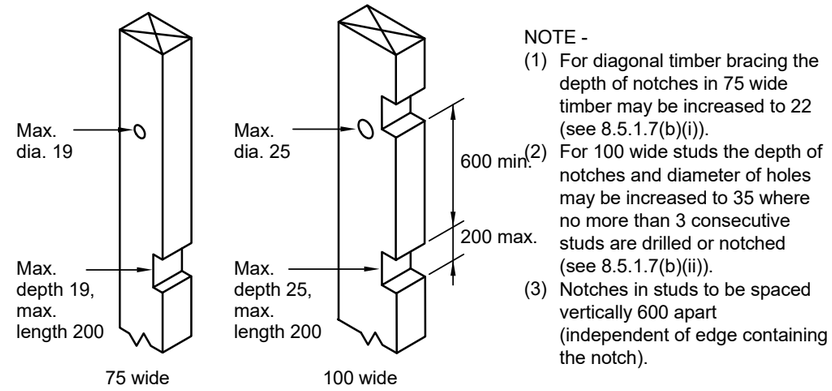
JB : Thru-joist Bracket TJ 240

FIG 3 Throu- top plate, dwang (Ref:NZ3604 Fig 8.19)
1:10



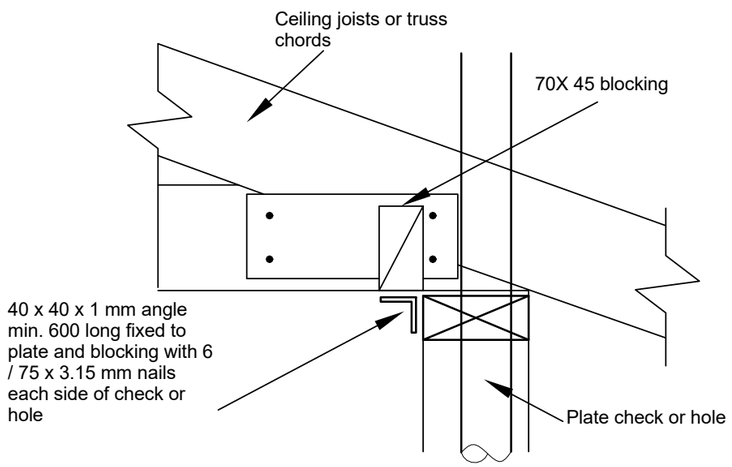
NOTE - See NZS3604 :1999 section 4 for durability requirements.

FIG 4 Throu-Studs (Ref:NZ3604 Fig 8.4)
1:10



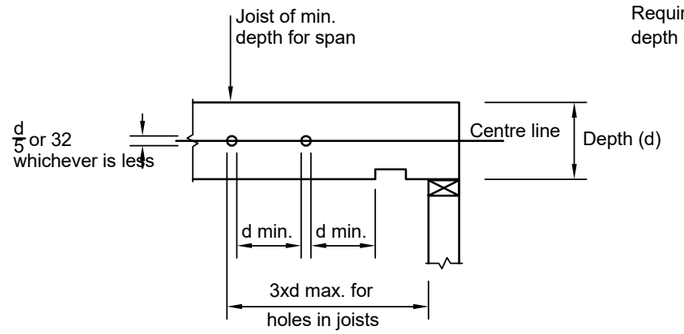
NOTE -
(1) For diagonal timber bracing the depth of notches in 75 wide timber may be increased to 22 (see 8.5.1.7(b)(i)).
(2) For 100 wide studs the depth of notches and diameter of holes may be increased to 35 where no more than 3 consecutive studs are drilled or notched (see 8.5.1.7(b)(ii)).
(3) Notches in studs to be spaced vertically 600 apart (independent of edge containing the notch).

FIG 2 Throu- top plate (Ref:NZ3604: 2011 Fig.8.20)
1:10

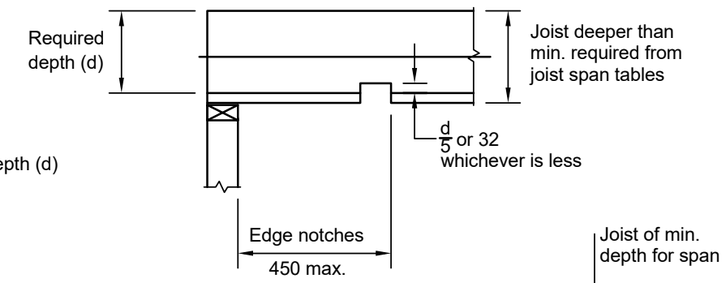


NOTE - See NZS3604

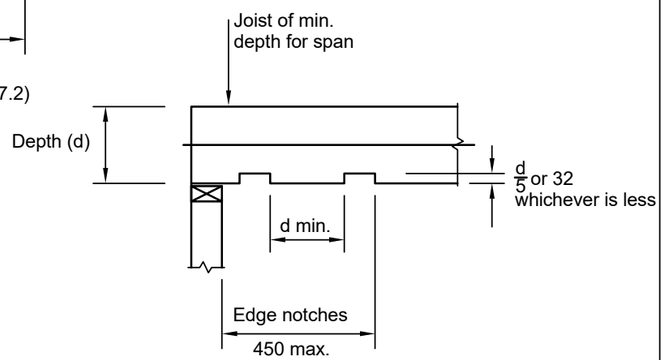
FIG 5 Throu-Joists (Ref:NZ3604 Fig 7.8)
1:10



(A) (see 7.1.7.1)



(B) (see 7.1.7.2)



(C) (see 7.1.7.3)

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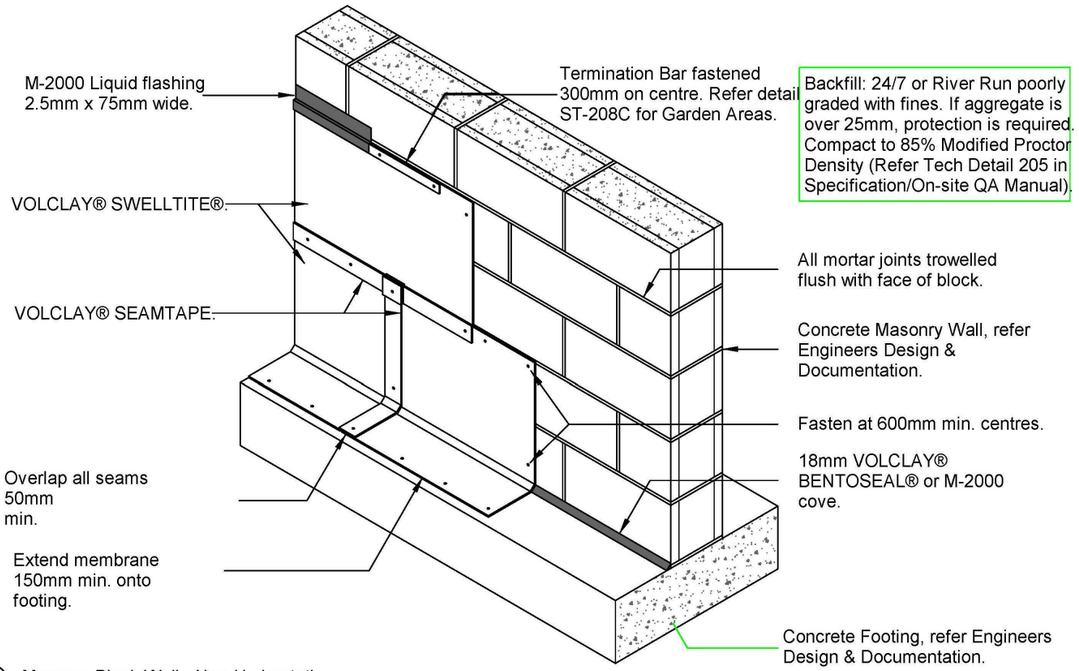
		BC 1	04/24	BUILDING CONSENT ISSUE		DESIGNED BY: H.C	DATE: 01/05/2024
					SHEET NAME: TYPICAL FRAMING PENETRATION DETAILS	DRAWN SCALE: N.T.S	SHEET NO: 6.13



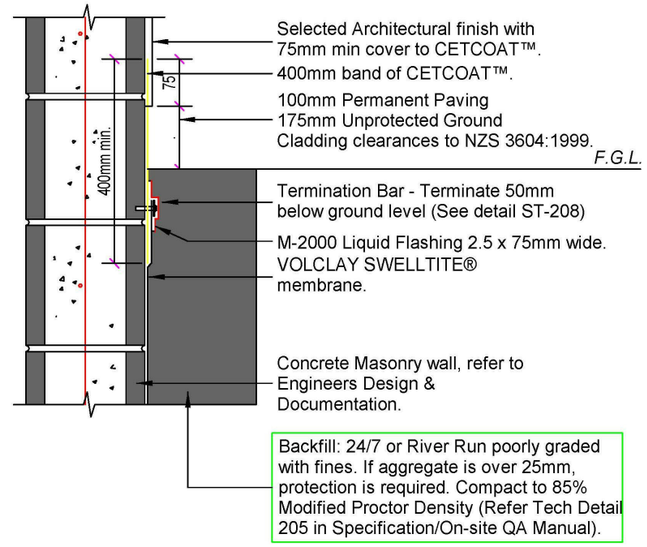
1 / - Masonry Block Wall - Non-Hydrostatic 1:10

Note:Install SWELLTITE® with Bentonite compound side against concrete

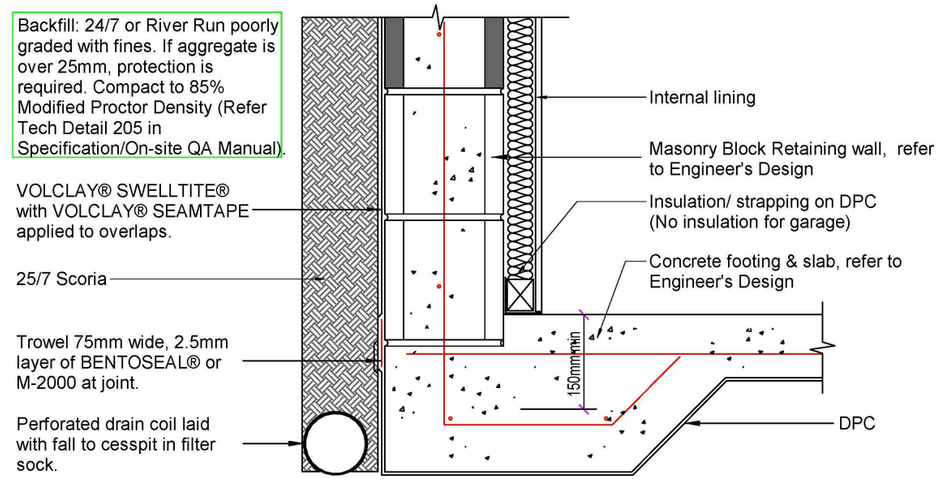
Masonry Block or Precast Panel

Detailing Sequence:

- Apply application of CETCOAT™ with mason's brush.
- While still damp fasten termination bar 400mm on centre detail with M-2000 liquid flashing.
- Apply second application of CETCOAT™ - See CETCOAT™ Tech detail for full specification.

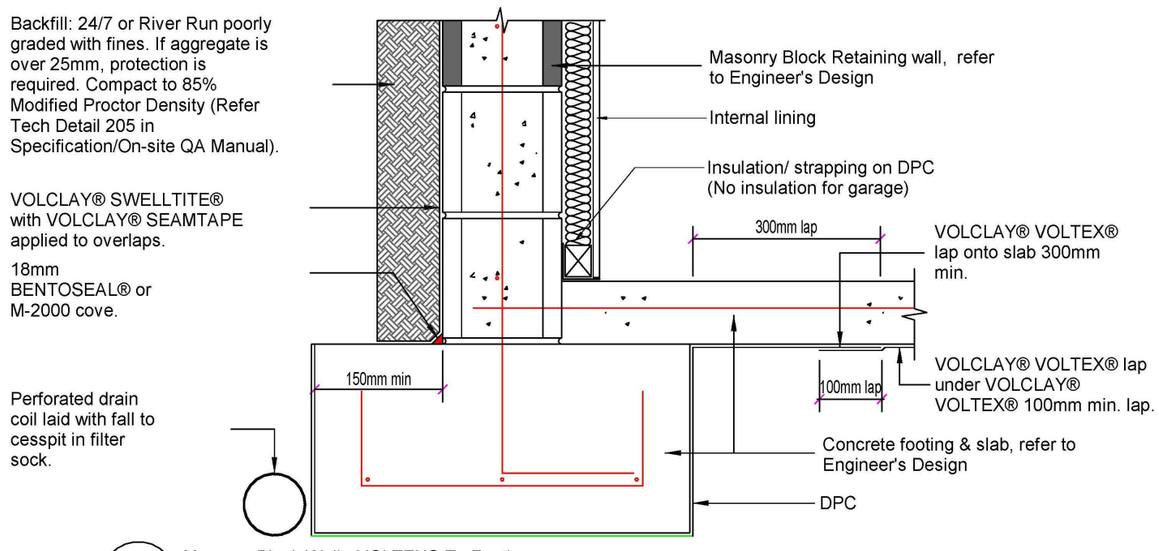


2 / - Ground Level Termination 1:10



3 / - Wall With Flush Footing & AQUADRAIN® -Non-Hydrostatic 1:10

Note:Install SWELLTITE® with Bentonite compound side against concrete



4 / - Masonry Block Wall - VOLTEX® To Footing 1:10

Note:Install SWELLTITE® with Bentonite compound side against concrete

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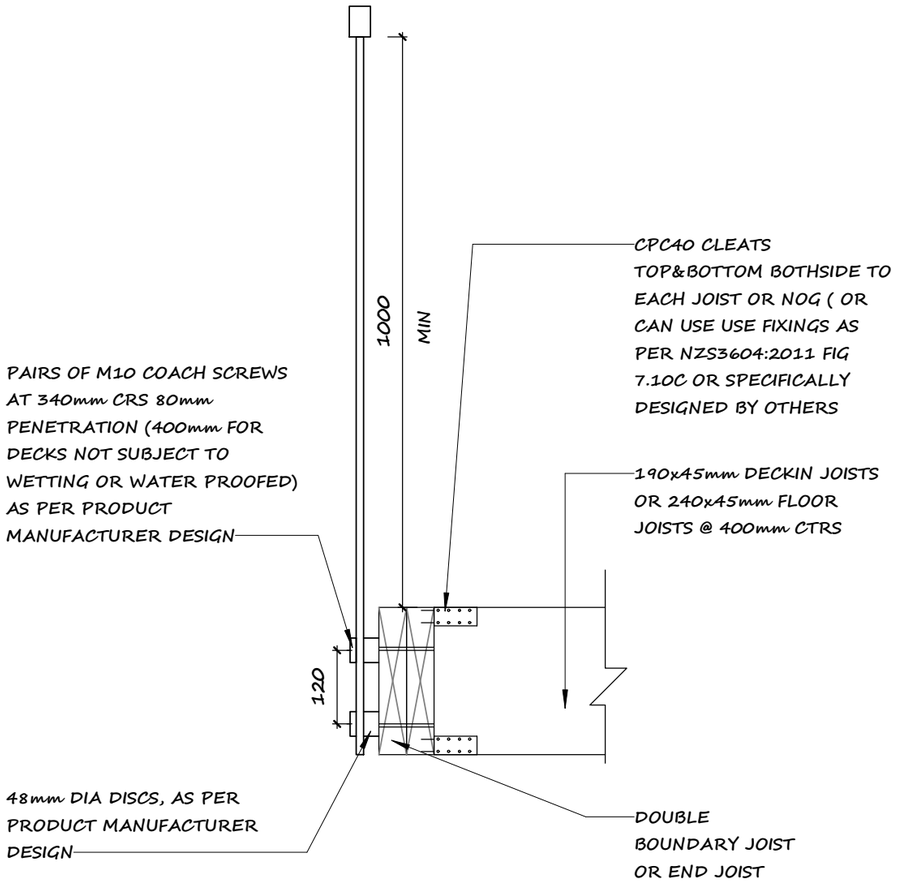
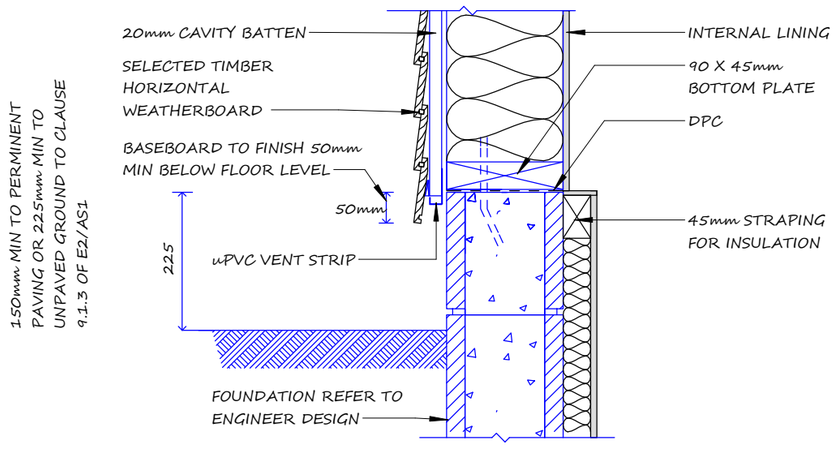
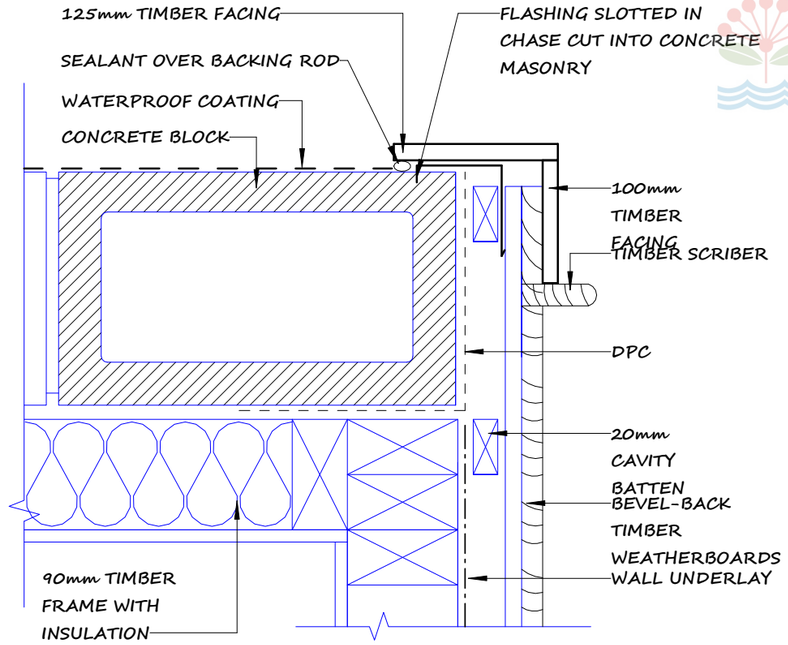
					SHEET NAME: BLOCK WALL TANKING DETAIL	DRAWN SCALE:	SHEET NO: 6.14 REV A



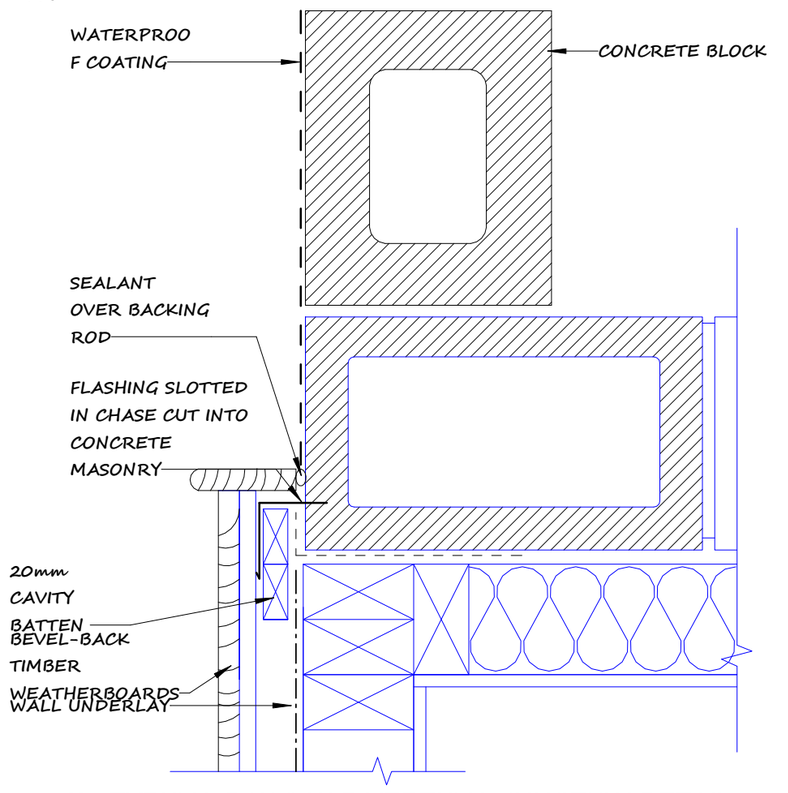
A TYPICAL GLASS BALUSTRADE FIXING1
1 : 10



C HORIZONTAL JOINT- BLOCK&W/B
1 : 10



B TYPICAL B/W & W/B EXTERNAL CORNER DETAIL
1 : 5



D TYPICAL B/W & W/B VERTICAL JUNCTION DETAIL
1 : 5

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RFI A	06/22	BC RFI - CLOUDED AREAS

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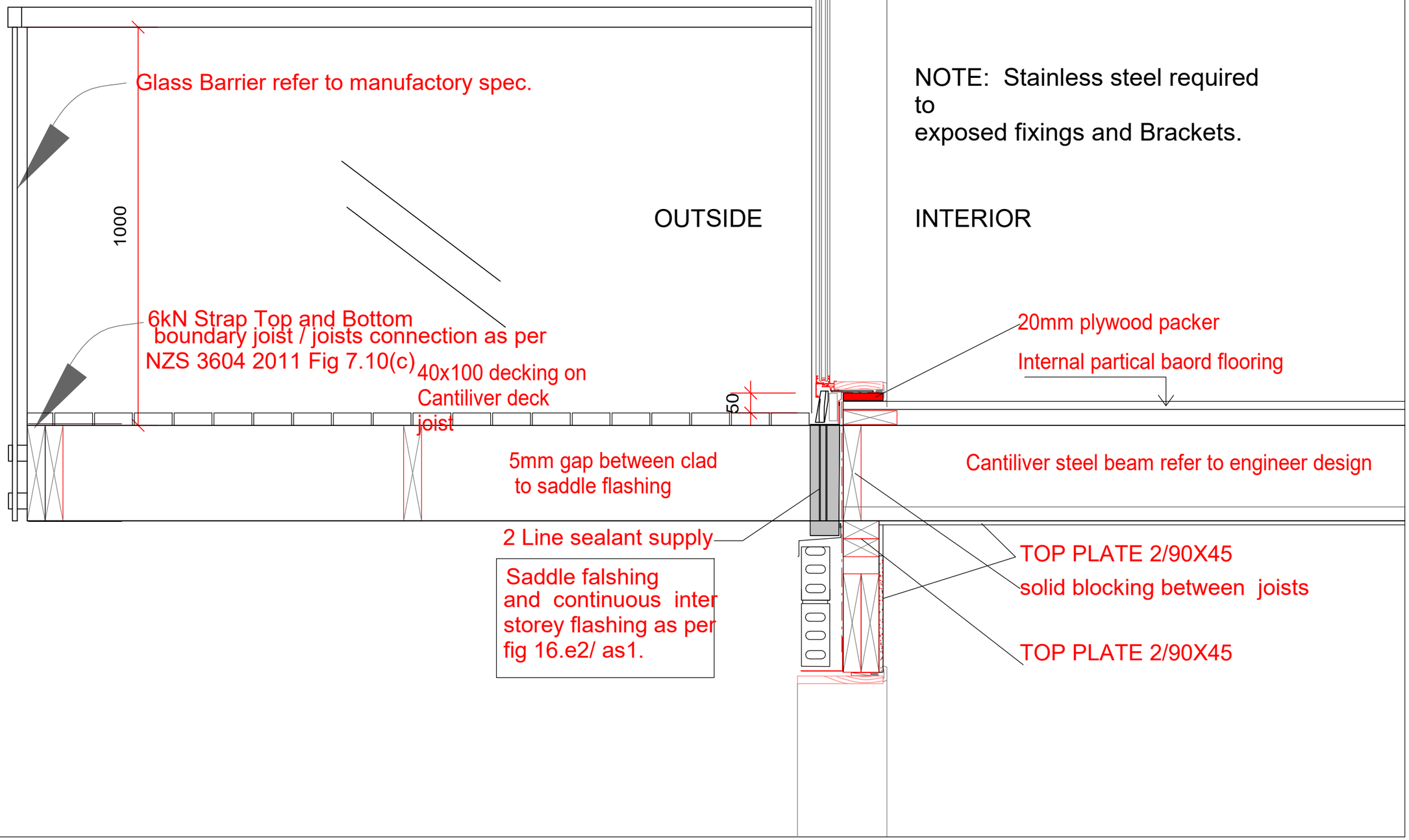
SHEET NAME: TYPICAL CLADDING DETAILS 2

DRAWN BY: H.C | PROJECT NO. 23/2223

DESIGNED BY: H.C | DATE: 19/04/20

DRAWN SCALE: 1:10

SHEET NO: 6.15 REV A



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ISSUE:	DATE:	DOCUMENTS VERSION:
RFI A	06/22	BC RFI - CLOUDED AREAS

PROJECT: PROPOSED NEW DWELLING AT 53 HELVETIA ROAD, PUKEKOHE, AUCKLAND LOT 1, DP 50263

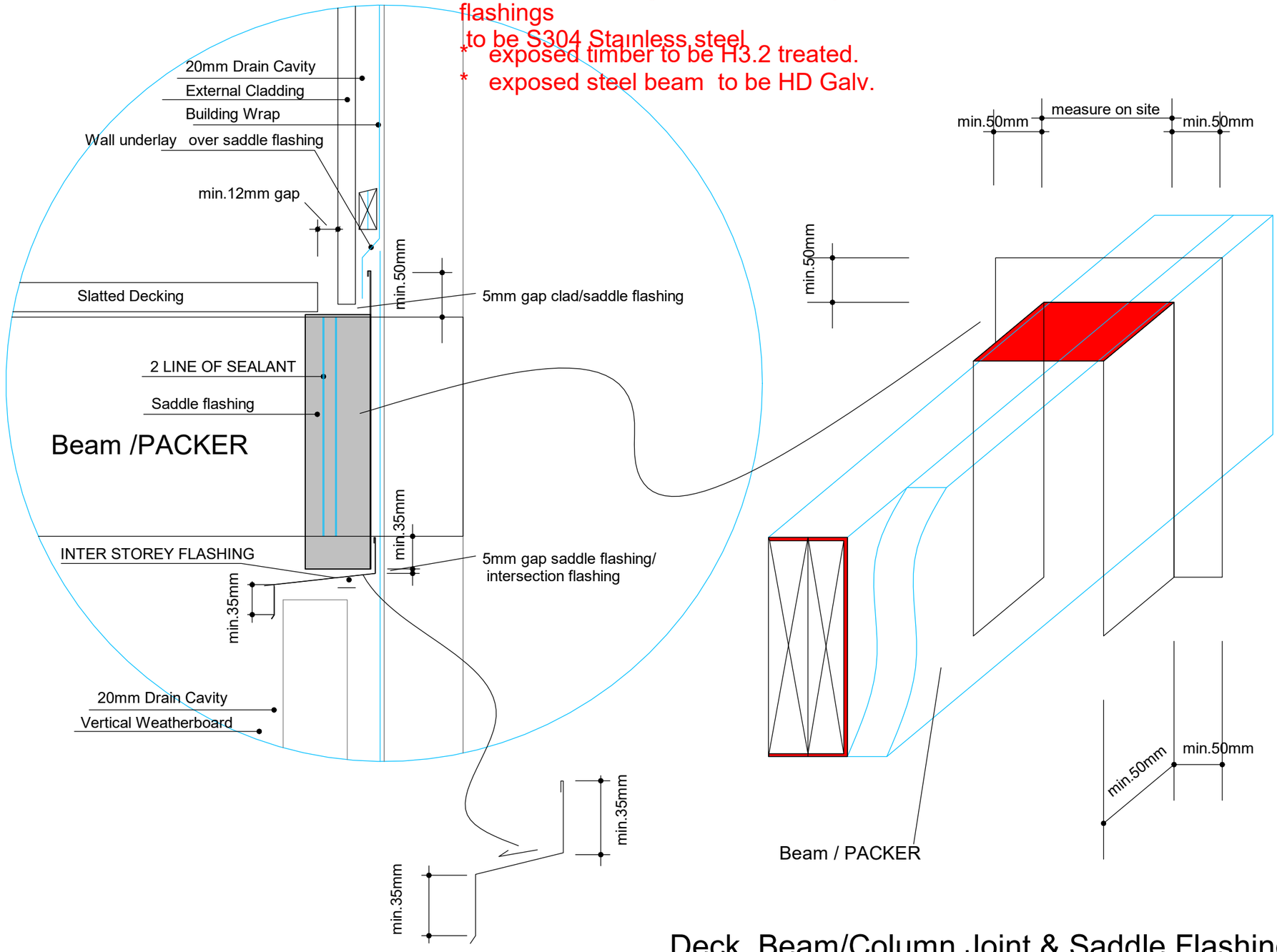
SHEET NAME: CANTELIVER DECK DETAIL 1

DRAWN BY: H.C
DESIGNED BY: H.C
DRAWN SCALE:

PROJECT NO. 23/2223
DATE: 06/23/24

SHEET NO: 6.16 REV A

* Saddle flashings and inter storey flashings
to be S304 Stainless steel
* exposed timber to be H3.2 treated.
* exposed steel beam to be HD Galv.



Deck Beam/Column Joint & Saddle Flashing

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	1 SILVEREYE ROAD, HOBSENVILLE, AUCKLAND EMAIL: ACGARCHNZ@HOTMAIL.COM PHONE: 0210309482	RFI A	06/22	BC RFI - CLOUDED AREAS		6.17
					SHEET NAME: CANTELIVER DECK DETAIL 2	DESIGNED BY: H.C / DATE: 06/23/24 / DRAWN SCALE: