

# PROPOSED RESIDENCE

Lot 66, 5 FJORD WAY, HINGAIA, AUCKLAND 2580

REVISED  
22/DEC/2023 10:30  
PROFESSIONAL BUILDING CONSULTANTS LTD

2  
3

Sheet Number	Current Revision	Sheet Name	Sheet Number	Current Revision	Sheet Name
A000	3	COVER PAGE	A503	1	DETAILS
A001	1	3D VIEWS	A504	2	DETAILS
A002	3	LEGEND AND KEYNOTES	A505	2	DETAILS
A101	2	PROPOSED SITE PLAN	A506	1	DETAILS
A102	1	SETOUT PLAN	A521	1	METALCRAFT TYPICAL DETAILS (SHEET 1 OF 4)
A103	1	HIRB PLAN	A522	1	METALCRAFT TYPICAL DETAILS (SHEET 2 OF 4)
A113	1	EARTHWORKS PLAN	A523	1	METALCRAFT TYPICAL DETAILS (SHEET 3 OF 4)
A201	3	GROUND FLOOR PLAN	A524	1	METALCRAFT TYPICAL DETAILS (SHEET 4 OF 4)
A202	2	FIRST FLOOR PLAN	A531	1	ITI TIMSPEC VERTICAL SHIPLAP WEATHERBOARDS TYPICAL DETAIL (SHEET 1 OF 3)
A203	2	ROOF PLAN	A532	1	ITI TIMSPEC VERTICAL SHIPLAP WEATHERBOARDS TYPICAL DETAIL (SHEET 2 OF 3)
A204	1	GROUND FLOOR SHOWING ESCAPE ROUTES	A533	1	ITI TIMSPEC VERTICAL SHIPLAP WEATHERBOARDS TYPICAL DETAIL (SHEET 3 OF 3)
A205	1	FIRST FLOOR SHOWING ESCAPE ROUTES	A541	1	NZS3604 DETAIL-TIMBER CONSTRUCTION
A211	1	FOUNDATION PLAN	A561	2	MITEK LUMBERLOK TYPICAL DETAILS
A212	3	DRAINAGE PLAN	A562	2	NZBC REQUIREMENTS TYPICAL DETAILS
A213	1	FIRST FLOOR FRAMING PLAN	A563	1	BRANZ APPRAISALS - TYPICAL DETAILS
A214	1	ROOF FRAMING PLAN	A571	1	GIB INSTALLATION SPECIFICATIONS TYPICAL DETAILS
A301	2	ELEVATIONS	A572	1	GIB FIXING DETAILS TILED WALLS TYPICAL DETAILS
A302	1	ELEVATIONS	A581	1	WARMUP TILED SHOWER TYPICAL DETAILS
A351	1	SECTIONS	A591	1	TYPICAL DETAILS - FLASHING INSTALLATION METHODOLOGY
A352	1	SECTIONS			
A353	1	SECTIONS			
A501	1	DETAILS			
A502	1	DETAILS			

Total Drawings: 42

GENERAL NOTES  
1. DO NOT SCALE OFF DRAWINGS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE.  
2. ARCHITECTS TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT NEW ZEALAND BUILDING CODE AND APPROPRIATE NEW ZEALAND STANDARDS.  
3. ALL TIMBER FRAMING IS DESIGNED TO NZS 3604:2011 INCLUDING AMENDMENT MAY 2006 UNLESS SPECIFIED OTHERWISE.

ORIGINAL DRAWING IN COLOUR



Original sheet size A1 (840x594) Plot date: 12/21/2023 10:05:03 AM

PROCESSED  
05/MAR/2024  
PROFESSIONAL BUILDING CONSULTANTS LTD  
All Inspections by PBC

Issue	Date	Description
3	20231017	BC Q03 R01
2	20230609	RFI Response
1	20230329	BC Lodgement

PN : 10872  
5 FJORD WAY, HINGAIA  
AUCKLAND 2580

PROPOSED RESIDENCE  
COVER PAGE

PTG POB 25198 at Helliers auckland 1740 PTGA.CO.NZ

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Dwg No	Revision
A000	3

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Table with 2 columns: STUD, EXTERNAL & LOAD BEARING WALLS - SG8 TABLE 8.2 (a) SINGLE OR TOP STOREY, LIGHT AND HEAVY ROOF

NOGGINGS TO BE FIT FOR PURPOSE AND STAGGERED, IF UN-SPECIFIED NOGGINGS @ 800 CRS MAX.

Table with 2 columns: TREATMENT LEVEL, ELEMENT

- 1. ALL TIMBER FRAMING SHALL BE SG8 GRADE UNLESS SPECIFIED OTHERWISE.

SOLID NOGGING TO TIMBER MID FLOOR REQUIRED FULL DEPTH SOLID NOGGING AS PER NZS3604.2011.

- 1. AT 1.8m CRS MAX TO THE ENDS OF JOISTS AND OVER SUBFLOOR LINES OF SUPPORT (BRACING WALL BELOW).

FLASHING:

- 1. ALL FLASHINGS MUST COMPLY WITH CURRENT NZBC E2 (EXTERNAL MOISTURE) AND ANODISING MINIMUM 25 MICRONS.

TOP PLATES:

- 1. ALL TOP PLATES MUST COMPLY WITH NZS 3604:2011

NOTES:

- 1. ALL SPECIFIED SYSTEMS ARE TO BE APPLIED BY MANUFACTURER & COUNCIL APPROVED APPLICATORS.

SITE SAFETY REQUIREMENTS NOTES:

ALL BUILDERS TO BE SITE SAFE QUALIFIED AND TO CARRY OUT ALL WORKS SAFELY.

RESTRICTION OF ACCESS TO THE SITE TO AUTHORISED PEOPLE ONLY.

A MINIMUM 2m HEIGHT LOCKABLE FENCE, NEEDS TO BE BUILT ON THE FULL WHOLE SITE & FULLY ACROSS THE SITE STREET BOUNDARY TO PREVENT ANY UNAUTHORISED ENTRY BY THE PUBLIC.

ANY ASBESTOS ON SITE:

PAINTING NOTES:

- 1. ALL EXPOSED STRUCTURAL STEEL MUST HAVE PROTECTIVE PAINT SUITABLE FOR SEA SPRAY ZONE.

EXTERIOR MATERIALS & FINISHES NOTES:

- 1. ALL BLOCK WALLS TO HAVE XYPEX C-1000 ADMIX INTO CONCRETE INFILL & GROUT.

KEYNOTES WALL EXTERNAL (P)

Table with 2 columns: KEY, DESCRIPTION

SLAB AND FOUNDATION NOTES:

ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC

READ IN CONJUNCTION WITH ENGINEERS DRAWINGS

READ IN CONJUNCTION WITH HYDRAULIC DRAWINGS

READ IN CONJUNCTION WITH THE FIRE REPORT

READ IN CONJUNCTION WITH ARCHITECTS SPECIFICATION

CONTRACTOR TO CONFIRM ALL DIMENSIONS OF SLAB SETOUT PRIOR TO COMMENCING WORK

ALL CONDUITS FOR ELECTRICAL WORK AND P&D WASTES PIPES TO BE SETOUT AND CONFIRMED PRIOR TO NEW SLAB BEING POURED AND EXISTING SLAB BEING CUT

CONCRETE SLABS ON GROUND TO COMPLY WITH NZS 3604:2011 SECTION 7.5. ALL WORKS OUTSIDE THIS SCOPE TO ENGINEERS DESIGN

KEYNOTES FLOOR & FOUNDATIONS (P)

Table with 2 columns: KEY, DESCRIPTION

KEYNOTES FLOOR FINISHES (P)

Table with 2 columns: KEY, DESCRIPTION

OUTDURE RESORT/DECK COMPOSITE DECK, DEFAULT COLOR IN SEASALT, ALL DECK TO HAVE BOARDERS, INSTALLED ON OUTDURE QUICKBUILD SYSTEM OVER COMPACTED NATURAL GROUND.

KEYNOTES ROOF (P)

Table with 2 columns: KEY, DESCRIPTION

INTERIOR MATERIALS & FINISHES NOTES:

- 1. ALL WALLS TO LEVEL 4 FINISH.

INTERIOR WET AREA MATERIALS & FINISHES NOTES:

- 1. ALL CEILING TO BE PAINTED RESENE SPACECOTE LOW SHEEN D311K COMBINED WITH ANTI-BACTERIAL SILVER PROTECTION WITH MOULD INHIBITOR MOULD DEFENDER TO SERVICE WET AREA WALLS.

INTERIOR WET AREA HARDWARE AND SCREEN NOTES:

- 1. ALL SHOWER GLASS TO BE SAFETY GLASS COMPLIES WITH NZBC F2/AS1, AT 2.2m HEIGHT.

KEYNOTES WALL INTERNAL (P)

Table with 2 columns: KEY, DESCRIPTION

ROOFING NOTES:

- 1. ALL TOP PLATES TO STUDS SHALL BE FIXED BY 2/90x3.15 END NAILS + 2 WIRE DOGS.

CEILING NOTES:

CEILING/WALL JUNCTIONS TO BE SQUARE STOPPED.

CEILING BATTENS TO BE 400mm DIRECT FIXED TO THE UNDERSIDE OF THE TRUSS CHORDS TO PROVIDE RESTRAINT AS REQUIRED BY TRUSS DESIGNER.

KEYNOTES CEILING & SOFFITS (P)

Table with 2 columns: KEY, DESCRIPTION

RECESSED DOWN LIGHT NOTES:

ALL RECESSED LUMINARIES ONLY LED WITH C80, IC OR IC-F RATING, COMPLYING WITH AS/NZS 60598.2.2.

ALL RECESSED LUMINARIES AND THEIR AUXILIARY EQUIPMENT (HEAT DISPERSAL COVER SHALL BE INSTALLED IN ACCORDANCE WITH THE RELEVANT REQUIREMENTS OF AS/NZS 3000 OR NZS 3000 AND NZCEP 54:2001.

WHERE NO MANUFACTURER'S INSTALLATION ARE AVAILABLE, A MINIMUM CLEARANCE OF 500mm FROM THE LAMPHOLDER OF THE LUMINAIRE TO THE BUILDING ELEMENTS SHALL BE MADE.

CLEARANCE FROM SPECIFIC BUILDING ELEMENTS AND GENERAL INSTALLATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND NZCEP 54:2001.

ALL STAIRS TO HAVE TWO-WAY SWITCHING FOR LIGHTS AT TOP AND BOTTOM OF EACH FLIGHT.

INSULATION NOTES:

BUILDER MUST REFER TO H1 REPORT INSULATION R-VALUES FOR ALL WALL, CEILING, SLAB AND FLOOR.

KEYNOTES INSULATION (P)

Table with 2 columns: KEY, DESCRIPTION

DOORS & WINDOWS NOTES:

- 1. SAFETY GLAZING TO ALL BATHROOM WINDOWS. REFER TABLE-187 NZS4223.3 2016

EXTERIOR JOINERY NOTES:

APL ARCHITECTURAL SERIES TO ALL SLIDING DOORS. THE REST OF THE WINDOWS TO BE VANTAGE METRO SERIES UP TO 2.4m HEIGHT.

DULUX DURATEC POWDERCOATED DEFAULT COLOUR MATT GREY FRIARS, WINZ WANZ SUPPORTING BAR WHERE APPROPRIATE WITH CLEAR DOUBLE GLAZING. GORILLA FOAM TO JAMB, SILL AND HEAD PACKING SPACES AFTER FITTING HOLDFAST PEEK BACKING ROD. ALL JOINERY OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE.

SAFETY GLASS SHALL BE LAMINATED OR TOUGHENED. ALL GLAZING TO COMPLY WITH NZS4223.3 2016 THICKNESS OF SAFETY GLASS MADE BY GLAZING MANUFACTURER MUST COMPLY WITH NZS4223.3 2016 TABLE 187, REFER DRAWING AS62.

CONFORM 150mm MINIMUM OF WALL CLADDING IS MAINTAINED BETWEEN WINDOW SILL AND LOWER ROOF.

KEYNOTES JOINERY (P)

Table with 2 columns: KEY, DESCRIPTION

EXTERNAL DOORS & WINDOW NOTES:

ALL MEASUREMENTS ARE TO ROUGH OPENING SIZES UNLESS STATED OTHERWISE

ALUMINIUM JOINERY MANUFACTURER TO CHECK MEASURE ON SITE IN ALL CASES PRIOR TO MANUFACTURE. CONFIRM ANY INCONSISTENCIES WITH THE ARCHITECT

JOINERY MANUFACTURER TO ENSURE WATERTIGHT DETAILING OF ALL JOINERY DETAILING. ALUMINIUM JOINERY MANUFACTURER TO SUPPLY SHOP DRAWINGS OF DETAILS & SAMPLE JOINERY SECTIONS, FOR ARCHITECTS REVIEW PRIOR TO MANUFACTURE.

ALL SILL TRAYS AND FLASHINGS TO COMPLY WITH SECTION E2 OF THE NZBC

ALL WINDOWS TO HAVE RESTRICTORS.

READ DRAWINGS IN CONJUNCTION WITH THE FIRE REPORT

JOINERY NOT DRAWN INDIVIDUALLY, REFER TO PLANS AND ELEVATIONS TO CONFIRM HINGING AND JAMB LINER SIZES, (TO SUIT WALL THICKNESS)

ALLOW CLEARANCE FOR FLOOR FINISHES

ALL JAMBS RADIATA PINE REBATED JAMBS, PAINT FINISH UNLESS OTHERWISE SPECIFIED

ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC

ALL JOINERY ELEMENTS TO COMPLY WITH NZS:4211

ALUMINIUM JOINERY SECTIONS TO BE OF STANDARD PROFILES AS PER NZS 3610.

ALL JOINERY HARDWARE TO BE OF GOOD QUALITY FIT FOR PURPOSE AND EXPOSURE TO WEATHER AS REQUIRED. REFER TO HARDWARE SCHEDULE

ALL FIRE AND SMOKE CONTROL DOORS WITHIN SAFE PATHS OF EGRESS REQUIRE HOLD OPEN DEVICES.

GLASS TYPES, GAUGE & FRAME SIZES TO BE CONFIRMED BY JOINERY MANUFACTURER TO COMPLY WITH ALL PARTS OF NZS:4223

PLUMBING AND DRAINAGE NOTES:

ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.

ALL STORMWATER PLUMBING & DRAINAGE TO COMPLY WITH E1 OF THE NZBC.

ALL WATER SUPPLY PLUMBING & DRAINAGE TO COMPLY WITH G12 OF THE NZBC.

ALL SANITARY PLUMBING & DRAINAGE TO COMPLY WITH G13 OF THE NZBC.

ALL SANITARY PLUMBING AND DRAINAGE PIPES SHALL BE IPLEX PIPELINES SOLID WALL DWV GRADE UPVC MADE IN ACCORDANCE WITH AS/NZS 1260. PIPES SHALL BE INSTALLED WITH SOLVENT WELDED (EXPANSION JOINTS EXCEPTED) OR RUBBER RING JOINTS AND FITTINGS.

ALL CHECKING OR DRILLING OF PIPES THROUGH TIMBER STRUCTURAL MEMBERS TO COMPLY WITH NZS 3604. ALL NOTCHES AND HOLES OUTSIDE THE SCOPE OF NZS 3604 SHALL BE SPECIFIC DESIGN.

ENSURE ALL PLUMBING PIPES AND WASTES ARE CONCEALED IN WALL AND FLOOR/CEILING SPACES.

ALL PLUMBING & DRAINAGE ROUTES ARE SHOWN INDICATIVELY, CONTRACTOR TO DETERMINE EXACT ROUTES ON SITE.

AAV TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS WHEREVER VENTILATION OF A SANITARY FITTING IS NOT ACHIEVABLE.

ALL CESSPIPS TO BE LOCATED AT LOW POINTS WITH POSITIVE FALLS TOWARDS THEM.

REFER TO SITE PLAN FOR DRAINAGE CONNECTION POINTS.

FLOOR PLAN KEY:

Table with 2 columns: KEY, KEYNOTE / WALL TYPE

Table with 2 columns: KEY, DESCRIPTION

STRUCTURAL WALL NOTES:

WALLS BELOW GROUND

ALLOW FOR XYPEX ADMIX C-1000 ADMIXTURE HYDROPHILIC WATERSTOP SEALS TO ALL INSITU CONCRETE CONSTRUCTION JOINTS, PIPE PENETRATIONS, STEEL PENETRATIONS AND SERVICE TRENCH FOUNDATION WALL JUNCTION.

ALLOW FOR SPECIFIED TANKING MEMBRANE TO WALLS WITH SPECIFIED PROTECTION MATERIAL OVER AND BACKFILL WITH GRANULAR HARDFILL AND PROVIDE SOAKAGE AS REQUIRED. REFER TO STRUCTURAL ENGINEERS DESIGN. CONTRACTOR TO COORDINATE WITH TANKING SYSTEM SUPPLIER FOR SPECIFIC DETAILS.

WALLS ABOVE GROUND

ALLOW FOR WATERPROOFING COATING TO EXTERNAL FACE OF ALL CONCRETE BLOCKWORK WALLS, INSITU CONCRETE WALLS/COLUMNS, CONCRETE WALLS UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH WATERPROOFING COATING SYSTEM SUPPLIER FOR SPECIFIC DETAILS.

CONCRETE BLOCKWORK:

SOLID FILL: REFER STRUCTURAL ENGINEERS DRAWINGS FOR EXTENT OF SOLID FILL TO CONCRETE BLOCKWORK.

BOND PATTERN: WHERE ONE OR MORE FACES CLEAR SEALED FINISH ALLOW FOR STACK BOND.

FIRE RATING: ALLOW TO SOLID FILL WHERE WALL NOTED AS FIRE RATED. ALLOW TO PROVIDE APPROVED FIRE SEAL AS REQUIRED TO ACHIEVE A CONTINUOUS FIRE SEAL TO PERIMETER OF WALL. REFER FIRE ENGINEER.

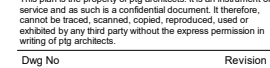


PN : 10872

5 FJORD WAY, HINGAIA AUCKLAND 2580

PROPOSED RESIDENCE

LEGEND AND KEYNOTES



A002 3

BUILDING CONSENT

Original sheet size A1 (840x594) Plot date: 12/21/2023 10:05:20 AM

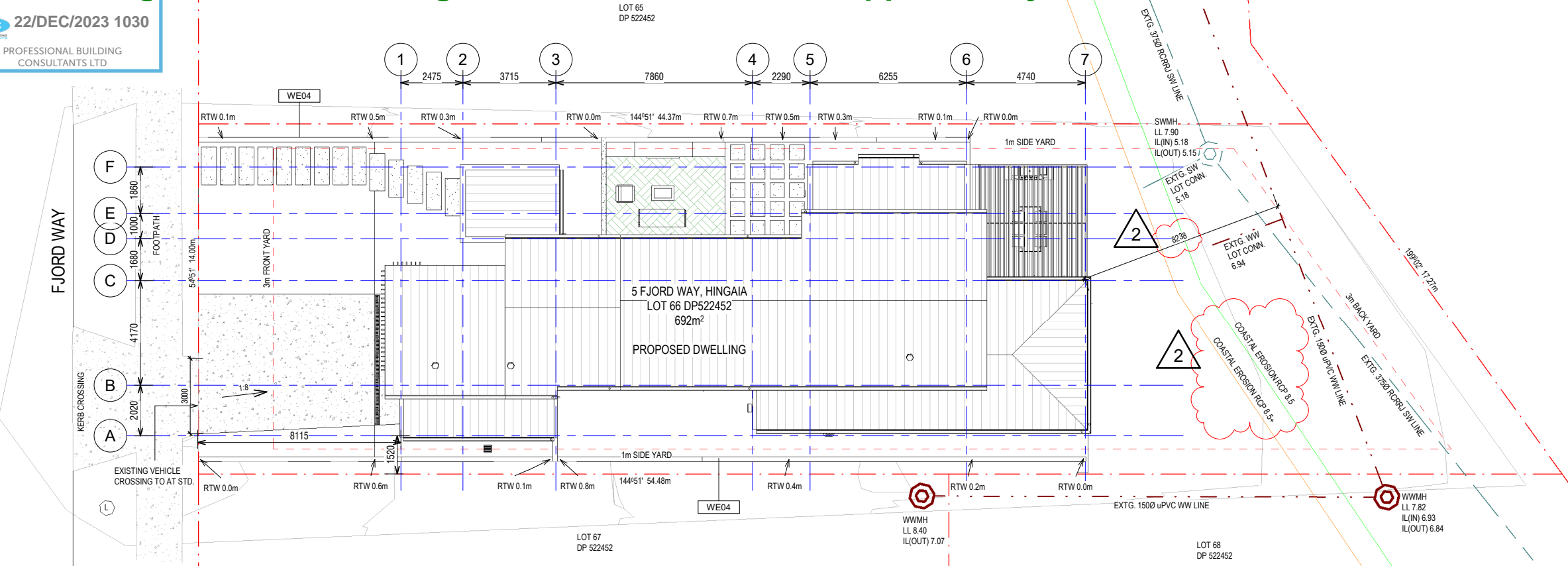


12/03/2024

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ORIGINAL DRAWING IN COLOUR



1 SITE PLAN  
A352 1 : 100 @ A1

ADDRESS	5 FJORD WAY, HINGAIA, AUCKLAND 2580
CT	828771
LEGAL DESCRIPTION	LOT 66 DP 522452
SITE AREA	692 m <sup>2</sup>
AUP ZONE	MIXED HOUSING SUBURBAN ZONE
PRECINCT	HINGAIA 3, SUB-PRECINCT
MAXIMUM HEIGHT	9m
HEIGHT TO BOUNDARY	2.5m +45° (NORTH, SOUTH, EAST)
YARD: FRONT	3.0m
REAR	3.0m
SIDE	1.0m
MIN OUTLOOK SPACE	N/A
MAX COVERAGE	50% OF NET SITE AREA
MAX IMPERVIOUS	70% OF SITE AREA
MIN LANDSCAPE	N/A
FRONT YARD LANDSCAPING	40% OF FRONT YARD

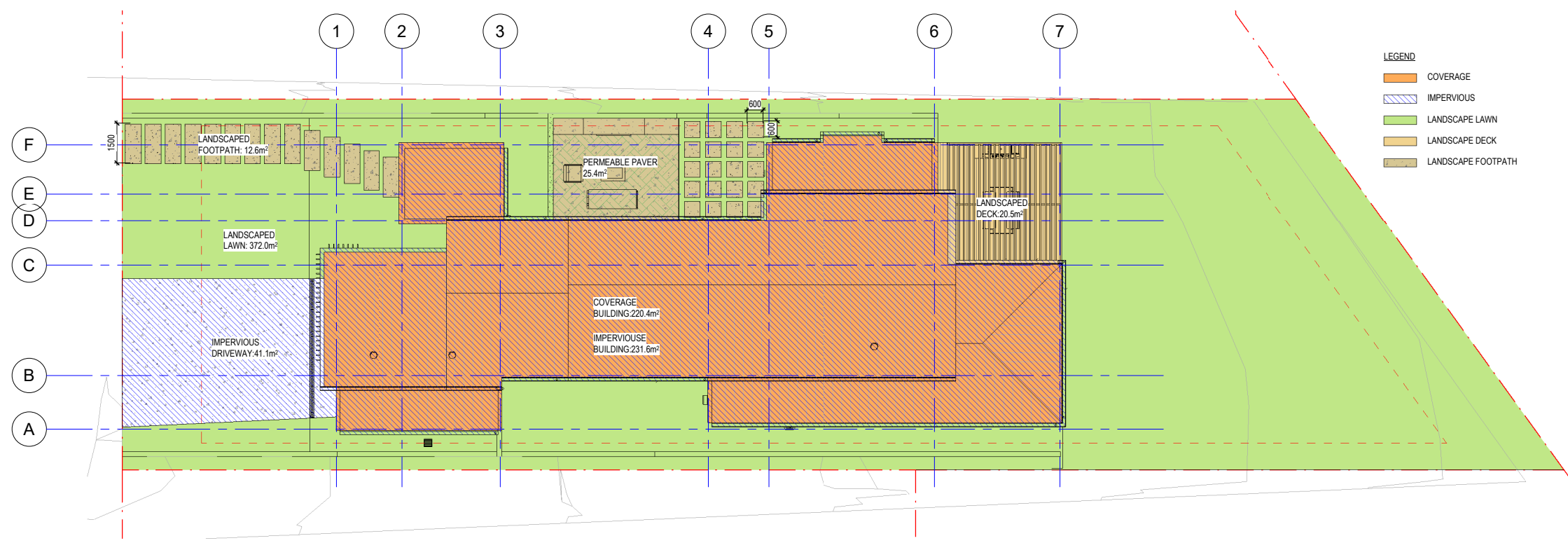
SITE INFORMATION	
PARCEL ID:	7894096
LOT:	LOT 66
DP:	DP 522452
CT:	828771
ADDRESS:	5 FJORD WAY, HINGAIA, AUCKLAND 2580
SITE AREA:	692m <sup>2</sup>
TA:	AUCKLAND
ZONE:	-
EQ ZONE:	ZONE 1
EXPOSURE:	ZONE D
CLIMATE:	ZONE 1
WIND REGION:	A
LEE ZONE:	No
WIND ZONE:	HIGH
RAINFALL:	100mm/hr

PROPOSED LOT	
GROSS SITE AREA	692m <sup>2</sup>
R.O.W	0m <sup>2</sup>
NET AREA	692m <sup>2</sup>
COVERAGE	
ALLOWED COVERAGE: 50% OF 692m <sup>2</sup> (NET AREA)	346.0m <sup>2</sup>
PROPOSED COVERAGE: 31.9% OF 692m <sup>2</sup> (NET AREA)	220.4m <sup>2</sup>
IMPERMEABLE	
ALLOWED IMPERMEABLE 70% OF 692m <sup>2</sup> (SITE AREA)	484.4m <sup>2</sup>
PROPOSED BUILDING DRIVEWAY 39.4% OF 692m <sup>2</sup> (SITE AREA)	231.6m <sup>2</sup> 41.1m <sup>2</sup> 272.7m <sup>2</sup>
LANDSCAPE	
MINIMUM LANDSCAPE 40% OF 692m <sup>2</sup> (NET AREA)	N/A 276.8m <sup>2</sup>
PROPOSED LANDSCAPE: 62.2% OF 692m <sup>2</sup> (NET AREA) LAWN FOOTPATH (2.9% OF LA AREA) PERMEABLE PAVER (5.9% OF LA AREA) DECK (4.8% OF LA AREA)	N/A 430.5m <sup>2</sup> 372.0m <sup>2</sup> 12.6m <sup>2</sup> 25.4m <sup>2</sup> 20.5m <sup>2</sup>
FRONTYARD LANDSCAPE	
MINIMUM FRONTYARD LA. 40% OF 42m <sup>2</sup> (3m FRONTYARD)	COMPLIES 16.8m <sup>2</sup>
PROPOSED FRONTYARD LA.: 60.5% OF 42m <sup>2</sup> (3m FRONTYARD) LAWN FOOTPATH	COMPLIES 25.4m <sup>2</sup> 21.8m <sup>2</sup> 3.6m <sup>2</sup>

2

ALL RETAINING WALLS UNDER 1M AND ALL DECKS UNDER 1M IN HEIGHT NOT PART OF THE BC

EXTERNAL CLADDING TO BE 1M CLEAR FROM INTERNAL AND EXTERNAL BOUNDARIES.  
EAVES TO 345MM CLEAR.



2 AUP PLAN  
A352 1 : 100 @ A1



All Inspections by PBC		
2	20230609	RFI Response
1	20230329	BC Lodgement
Issue	Date	Description

PN : 10872

5 FJORD WAY, HINGAIA  
AUCKLAND 2580

PROPOSED RESIDENCE

PROPOSED SITE PLAN

PTG POB 25198 st. Hilliers auckland 1740 PTGA.CO.NZ

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Dwg No	Revision
A101	2

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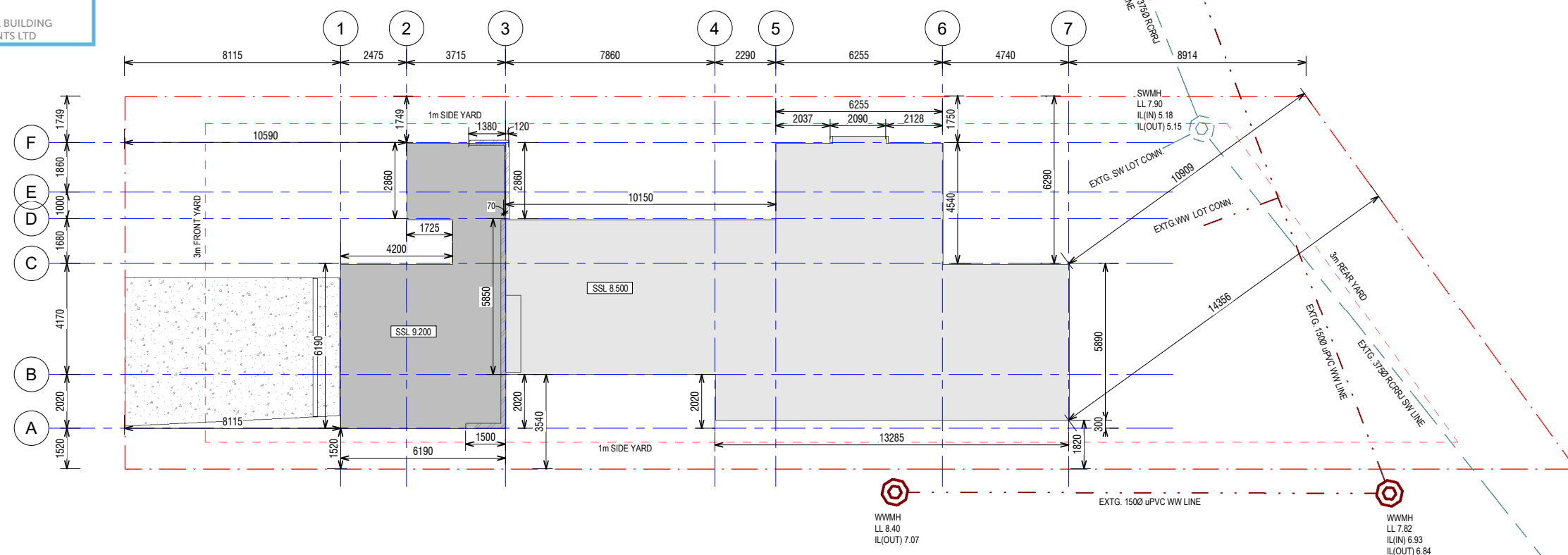


12/03/2024

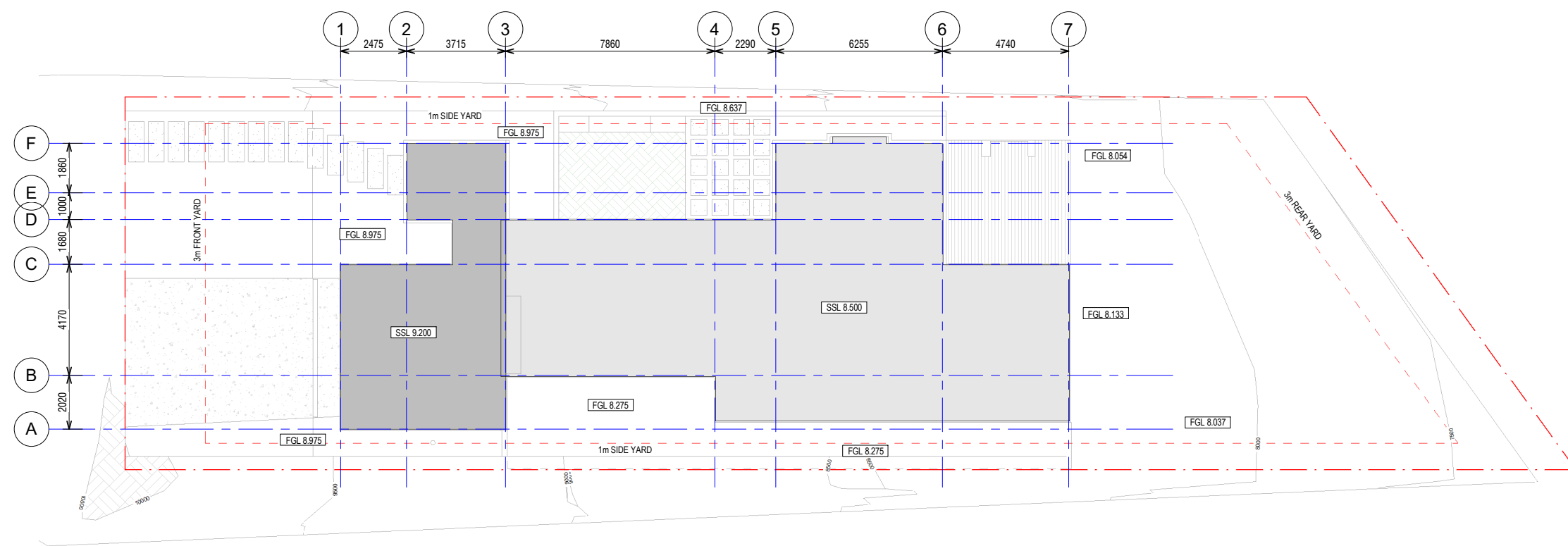
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ORIGINAL DRAWING IN COLOUR



1 GRID AND SETOUT PLAN  
A301 1 : 100 @ A1



2 FINISH GROUND PLAN  
A301 1 : 100 @ A1

PROCESSED

05/MAR/2024

PROFESSIONAL BUILDING CONSULTANTS LTD

All Inspections by PBC

Issue	Date	Description
1	2023/03/29	BC Lodgement

PN : 10872

5 FJORD WAY, HINGAIA  
AUCKLAND 2580

PROPOSED RESIDENCE

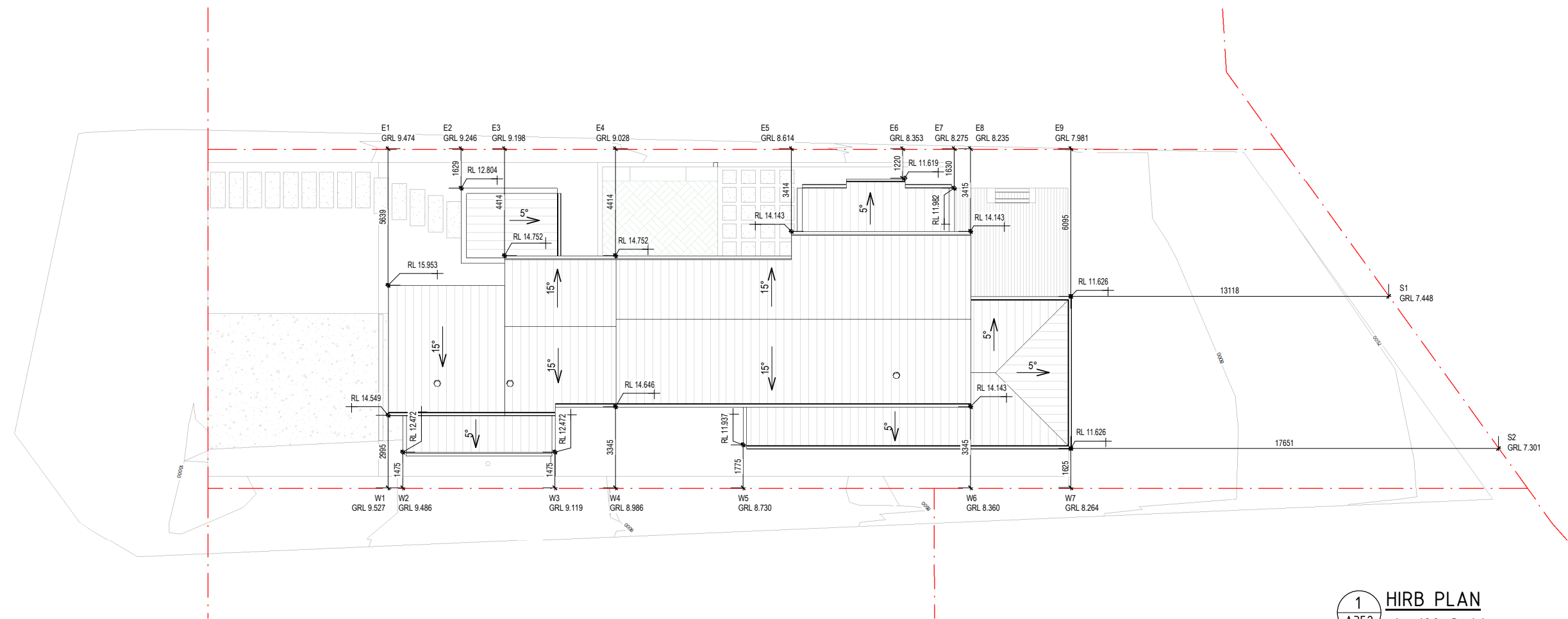
SETOUT PLAN

PTG POB 25198 at Helliers  
auckland 1740  
PTGA.CO.NZ

Dwg No	Revision
A102	1

Original sheet size A1 (840x594) Plot date: 12/21/2023 10:05:23 AM

ORIGINAL DRAWING IN COLOUR



1 HIRB PLAN  
 A352 1 : 100 @ A1

HIRTB E1 GRL 9.474 DIST. TO BDY 5.639 ALLOW LEVEL 17.613 DESIGN LEVEL 15.953 CLEARANCE 1.660 COMPLIES	HIRTB E2 GRL 9.246 DIST. TO BDY 1.629 ALLOW LEVEL 13.375 DESIGN LEVEL 12.804 CLEARANCE 0.571 COMPLIES	HIRTB E3 GRL 9.198 DIST. TO BDY 4.414 ALLOW LEVEL 16.112 DESIGN LEVEL 14.752 CLEARANCE 1.360 COMPLIES	HIRTB E4 GRL 9.028 DIST. TO BDY 4.414 ALLOW LEVEL 15.942 DESIGN LEVEL 14.752 CLEARANCE 1.190 COMPLIES	HIRTB E5 GRL 8.614 DIST. TO BDY 3.414 ALLOW LEVEL 14.528 DESIGN LEVEL 11.619 CLEARANCE 0.385 COMPLIES	HIRTB E6 GRL 8.353 DIST. TO BDY 1.220 ALLOW LEVEL 12.073 DESIGN LEVEL 11.982 CLEARANCE 0.454 COMPLIES	HIRTB E7 GRL 8.275 DIST. TO BDY 1.630 ALLOW LEVEL 12.405 DESIGN LEVEL 11.982 CLEARANCE 0.423 COMPLIES	HIRTB E8 GRL 8.235 DIST. TO BDY 3.415 ALLOW LEVEL 14.150 DESIGN LEVEL 14.143 CLEARANCE 0.007 COMPLIES	HIRTB E9 GRL 7.981 DIST. TO BDY 6.095 ALLOW LEVEL 16.576 DESIGN LEVEL 11.353 CLEARANCE 5.041 COMPLIES
HIRTB W1 GRL 9.527 DIST. TO BDY 2.995 ALLOW LEVEL 15.022 DESIGN LEVEL 14.549 CLEARANCE 0.473 COMPLIES	HIRTB W2 GRL 9.486 DIST. TO BDY 1.475 ALLOW LEVEL 13.461 DESIGN LEVEL 12.472 CLEARANCE 0.989 COMPLIES	HIRTB W3 GRL 9.119 DIST. TO BDY 1.475 ALLOW LEVEL 13.094 DESIGN LEVEL 12.472 CLEARANCE 0.622 COMPLIES	HIRTB W4 GRL 8.986 DIST. TO BDY 3.345 ALLOW LEVEL 14.831 DESIGN LEVEL 14.646 CLEARANCE 0.185 COMPLIES	HIRTB W5 GRL 8.730 DIST. TO BDY 1.775 ALLOW LEVEL 13.005 DESIGN LEVEL 11.937 CLEARANCE 1.068 COMPLIES	HIRTB W6 GRL 8.360 DIST. TO BDY 3.345 ALLOW LEVEL 14.205 DESIGN LEVEL 14.143 CLEARANCE 0.062 COMPLIES	HIRTB W7 GRL 8.264 DIST. TO BDY 1.625 ALLOW LEVEL 12.389 DESIGN LEVEL 11.626 CLEARANCE 0.763 COMPLIES		
HIRTB S1 GRL 7.448 DIST. TO BDY 13.118 ALLOW LEVEL 23.086 DESIGN LEVEL 11.626 CLEARANCE 11.440 COMPLIES	HIRTB S2 GRL 7.301 DIST. TO BDY 17.651 ALLOW LEVEL 27.452 DESIGN LEVEL 11.626 CLEARANCE 15.826 COMPLIES							

PROCESSED  
**PBC** 05/MAR/2024  
 PROFESSIONAL BUILDING  
 CONSULTANTS LTD  
 All Inspections by PBC

Issue	Date	Description
1	20230329	BC Lodgement

PN : 10872  
 5 FJORD WAY, HINGAIA  
 AUCKLAND 2580  
 PROPOSED RESIDENCE  
 HIRB PLAN

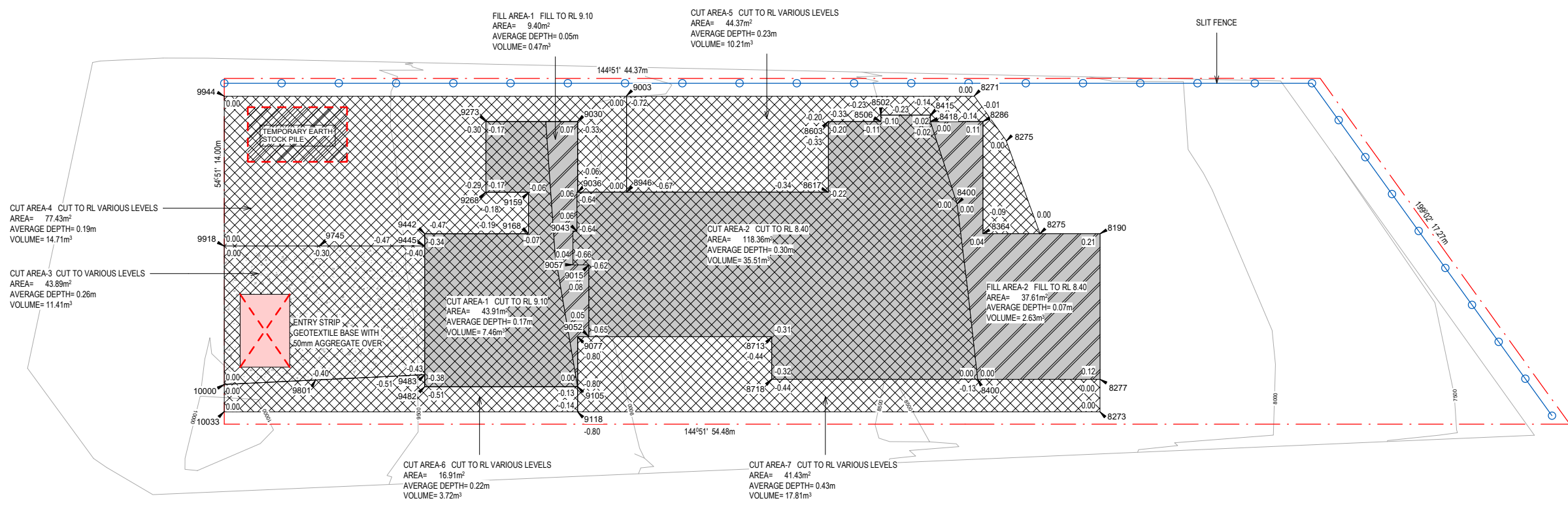
PTG POB 25198 at Hellinga  
 auckland 1740  
 PTGA.CO.NZ

Dwg No	Revision
A103	1

Original sheet size A1 (840x594) Plot date: 12/21/2023 10:05:24 AM



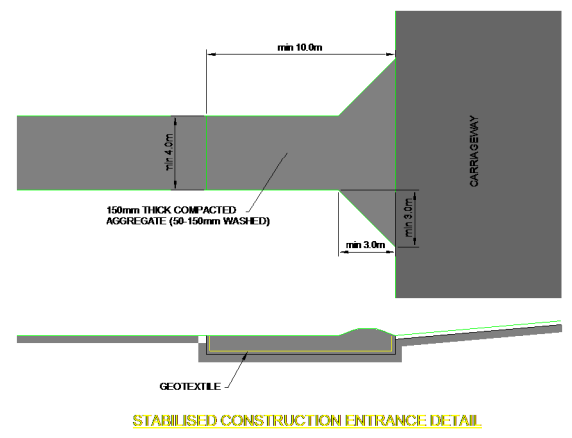
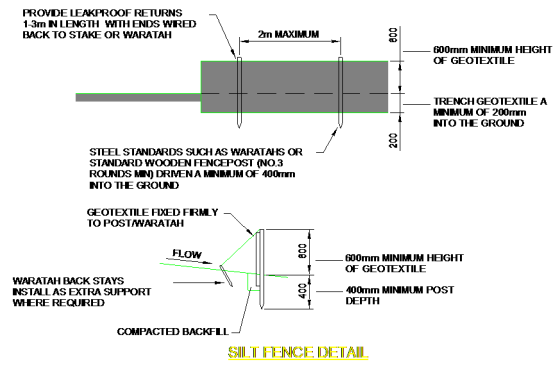
- GENERAL NOTES**
- DO NOT SCALE OFF DRAWINGS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE.
  - ARCHITECTS TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITHIN THE REQUIREMENTS OF THE CURRENT NEW ZEALAND BUILDING CODE AND APPROPRIATE NEW ZEALAND STANDARDS.
  - ALL TIMBER FRAMING IS DESIGNED TO NZS 3604:2011 INCLUDING AMENDMENT MAY 2006 UNLESS SPECIFIED OTHERWISE.



**1 EARTHWORK PLAN**  
A301 1 : 100 @ A1

	CUT	AREA = 386.30m <sup>2</sup>	TOTAL EARTHWORK AREA = 433.31m <sup>2</sup>
	VOLUME = 100.84m <sup>3</sup>	INSIDE BUILDING PLATFORM = 209.28m <sup>2</sup>	
		OUTSIDE BUILDING PLATFORM = 224.03m <sup>2</sup>	
	FILL	AREA = 47.01m <sup>2</sup>	TOTAL EARTHWORK VOL. = 103.94m <sup>3</sup>
	VOLUME = 3.01m <sup>3</sup>	COMBINED EARTHWORK VOL. (CUT) = 97.73m <sup>3</sup>	
	WITHIN BUILDING AREA		

**EARTHWORK LEGEND**



**PROCESSED**  
05/MAR/2024  
PROFESSIONAL BUILDING CONSULTANTS LTD  
All Inspections by PBC

Issue	Date	Description
1	20230329	BC Lodgement

PN : 10872  
5 FJORD WAY, HINGAIA  
AUCKLAND 2580  
PROPOSED RESIDENCE  
EARTHWORKS PLAN



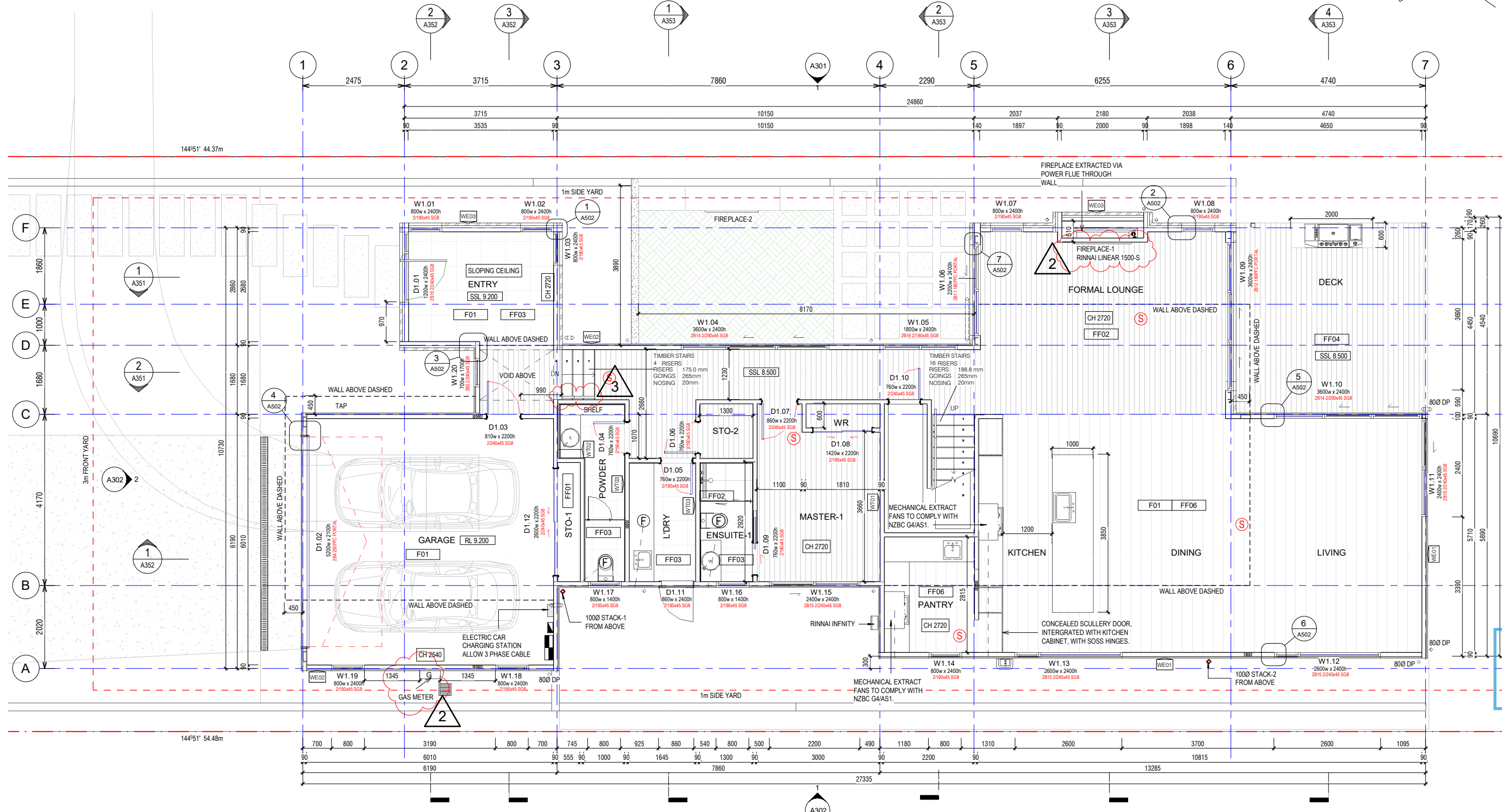
POB 25198 at Hellinga  
auckland 1740  
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Dwg No A113 Revision 1

Plot date: 3/28/2023 6:12:15 PM  
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 3. ALL TIMBER FRAMING IS DESIGNED TO NZS 3604:2011 INCLUDING AMENDMENT MAY 2006 UNLESS SPECIFIED OTHERWISE.



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 05/MAR/2024  
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**1** GROUND FLOOR PLAN  
 1 : 50 @ A1

MASONRY VENEER LINTEL SIZE (NZBC E2/AS1 TABLE 18E)			
MARK	LEVEL	DIMENSION	VENEER LINTEL SIZE
D1.01	GROUND FLOOR	1700w x 2400h	80 x 80 x 60 L
W1.01	GROUND FLOOR	800w x 2400h	80 x 80 x 60 L
W1.02	GROUND FLOOR	800w x 2400h	80 x 80 x 60 L
W1.03	GROUND FLOOR	800w x 2400h	80 x 80 x 60 L
W1.06	GROUND FLOOR	2200w x 2400h	80 x 80 x 60 L
W1.07	GROUND FLOOR	2200w x 2400h	80 x 80 x 60 L
W1.08	GROUND FLOOR	2200w x 2400h	80 x 80 x 60 L
W1.09	GROUND FLOOR	3600w x 2400h	125 x 75 x 10 L

**SMOKE ALARM & EXTRACT FAN NOTES:**  
 (S) INTERCONNECTED SMOKE ALARM SYSTEM. INSTALLED IN ACCORDANCE TO COMPLY WITH NZS4514  
 (F) EXTRACTOR FAN TO COMPLY WITH NZS4514  
 DEFAULT FAN TO BE SIMIX MANROSE PRO-SERIES 150mm INLINE EXTRACTION FAN KITS WITH LED  
 METER BOARD & MSB OVER (SEMI-RECESSED)  
 IT PANEL (SEMI-RECESSED)

**PROPOSED FLOOR AREA**  
 GROUND FLOOR: 215.3m<sup>2</sup>+56.1m<sup>2</sup>(DECK)  
 FIRST FLOOR: 141.3m<sup>2</sup>+2.2m<sup>2</sup>(VOID)  
 TOTAL FLOOR AREA: 356.6m<sup>2</sup>+56.1m<sup>2</sup>(DECK)+2.2m<sup>2</sup>(VOID)  
 ALL RETAINING WALLS UNDER 1M AND ALL DECKS UNDER 1M IN HEIGHT NOT PART OF THE BC  
 EXTERNAL CLADDING TO BE 1M CLEAR FROM INTERNAL AND EXTERNAL BOUNDARIES.  
 EAVES TO 345MM CLEAR.

Issue	Date	Description
3	20231017	BC Q03 R01
2	20230609	RFI Response
1	20230329	BC Lodgement

PN : 10872  
 5 FJORD WAY, HINGAIA  
 AUCKLAND 2580  
 PROPOSED RESIDENCE  
 GROUND FLOOR PLAN



POB 25198 at Hellinga Auckland 1740  
 PTGA.CO.NZ

Dwg No  
**A201**  
 Revision  
**3**

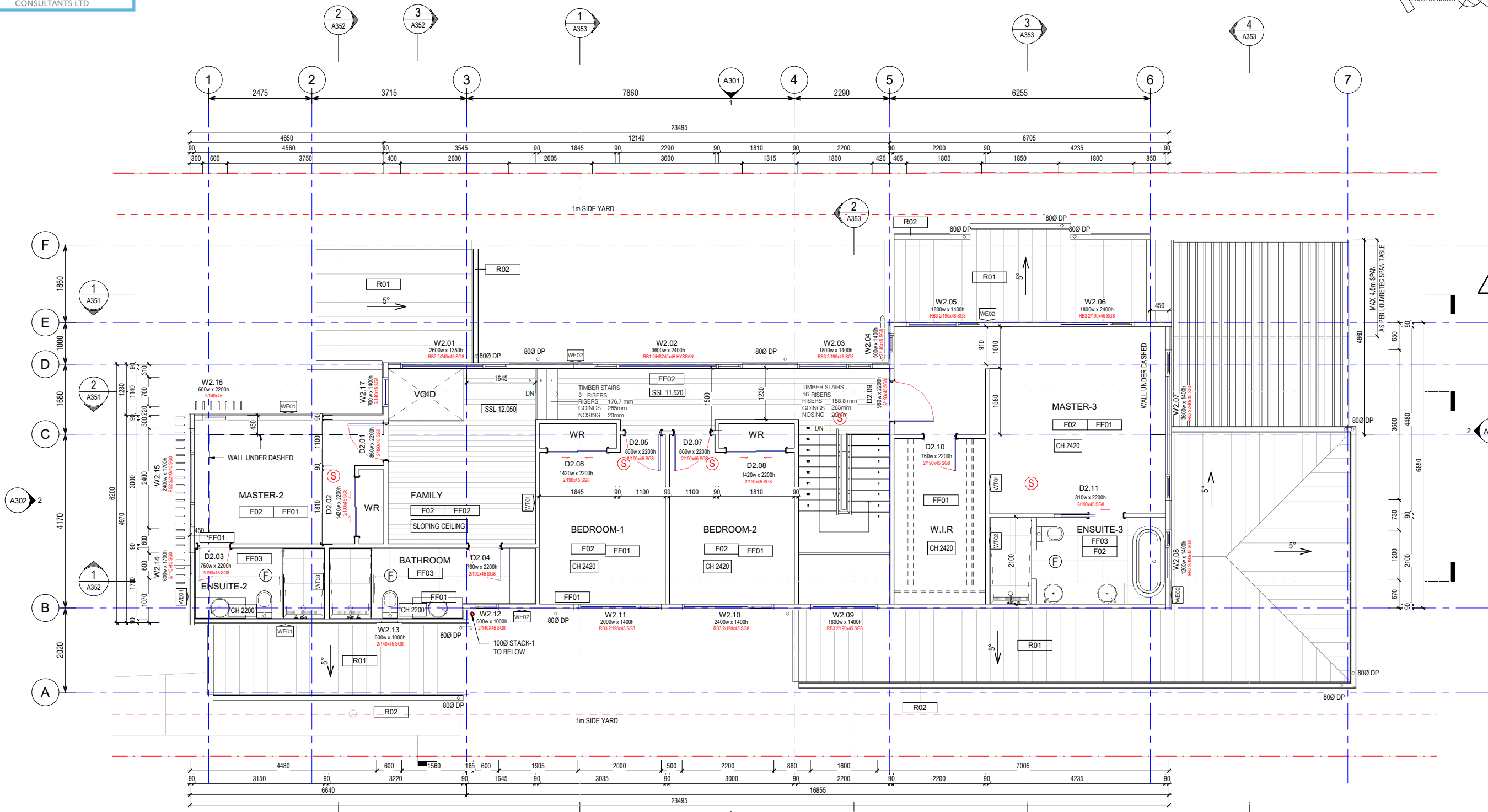
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ORIGINAL DRAWING IN COLOUR



- SMOKE ALARM & EXTRACT FAN NOTES:**
- (S) INTERCONNECTED SMOKE ALARM SYSTEM. INSTALLED IN ACCORDANCE TO COMPLY WITH NZS4514
  - (F) EXTRACTOR FAN TO COMPLY WITH G4/AS1 25LS. DEFAULT FAN TO BE SIMIX MANROSE PRO-SERIES 150mm INLINE EXTRACTION FAN KITS WITH LED.
  - METER BOARD & MSB OVER (SEMI-RECESSED)
  - IT PANEL (SEMI-RECESSED)

ALL RETAINING WALLS UNDER 1M AND ALL DECKS UNDER 1M IN HEIGHT NOT PART OF THE BC  
EXTERNAL CLADDING TO BE 1M CLEAR FROM INTERNAL AND EXTERNAL BOUNDARIES. EAVES TO 345MM CLEAR.

**PROCESSED**  
05/MAR/2024  
PROFESSIONAL BUILDING CONSULTANTS LTD  
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1 FIRST FLOOR PLAN  
A301 1 : 50 @ A1

**PROPOSED FLOOR AREA**

GROUND FLOOR:	215.3m <sup>2</sup> +56.1m <sup>2</sup> (DECK)
FIRST FLOOR:	141.3m <sup>2</sup> +2.2m <sup>2</sup> (VOID)
TOTAL FLOOR AREA:	356.6m <sup>2</sup> +56.1m <sup>2</sup> (DECK)+2.2m <sup>2</sup> (VOID)

Issue	Date	Description
2	20230609	RFI Response
1	20230329	BC Lodgement

PN : 10872  
5 FJORD WAY, HINGAIA  
AUCKLAND 2580

PROPOSED RESIDENCE  
FIRST FLOOR PLAN

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Dwg No  
**A202**

Revision  
**2**

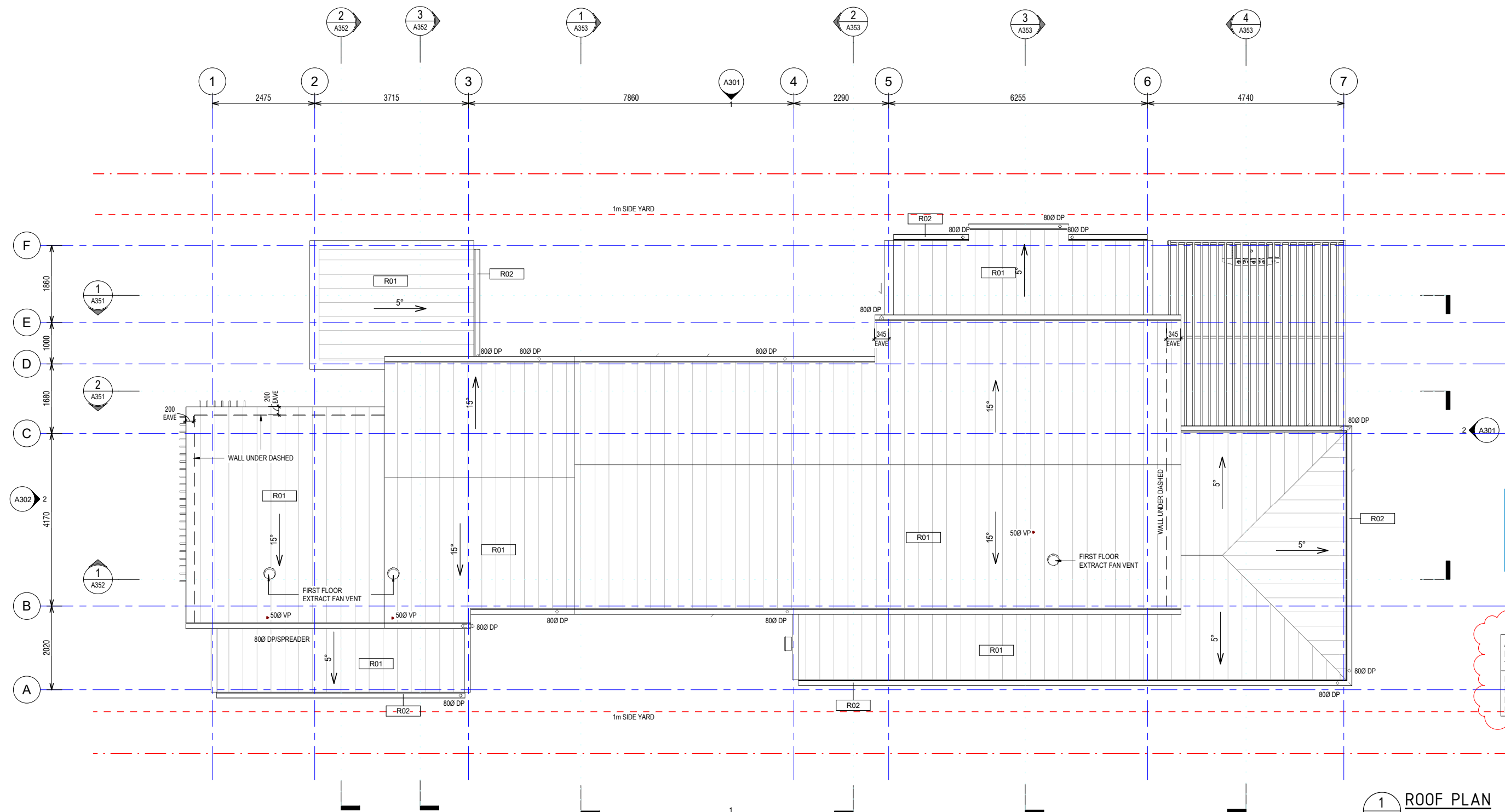
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12/03/2024

GENERAL NOTES

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PROCESSED

05/MAR/2024

PROFESSIONAL BUILDING CONSULTANTS LTD

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2

ALL RETAINING WALLS UNDER 1M AND ALL DECKS UNDER 1M IN HEIGHT NOT PART OF THE BC

EXTERNAL CLADDING TO BE 1M CLEAR FROM INTERNAL AND EXTERNAL BOUNDARIES. EAVES TO 345MM CLEAR.

KEYNOTES ROOF(S)	
KEY	DESCRIPTION
R01	0.558MT METALCRAFT MC760 COLORSTEEL MAX. GREY FRAMES. METAL LONGSPAN ROOFING CONCEALED CUP FINING 45mm FOR END AND 70mm MAX FOR INTERMEDIATE SPANS ON SELF SUPPORTING FIRE RETARDANT ROOF UNDERLAY ON 17mm HD 2 TREATED PLYWOOD AND ON 75x45mm ON FLAT TIMBER PURLINS SPACED AT 800mm CRS MAX ON SPECIFIED TIMBER RAFTERS AT SPECIFIED CRS.
R02	METALCRAFT METALLINE QUAD GUTTER WITH INTERNAL BRACKETS. COLORSTEEL MAX. COLOUR TO MATCH ROOFING.

1 ROOF PLAN  
A301 1:50 @ A1

Issue	Date	Description
2	20230609	RFI Response
1	20230329	BC Lodgement

PN : 10872

5 FJORD WAY, HINGAIA  
AUCKLAND 2580

PROPOSED RESIDENCE

ROOF PLAN



POB 25198 at Helliers  
auckland 1740  
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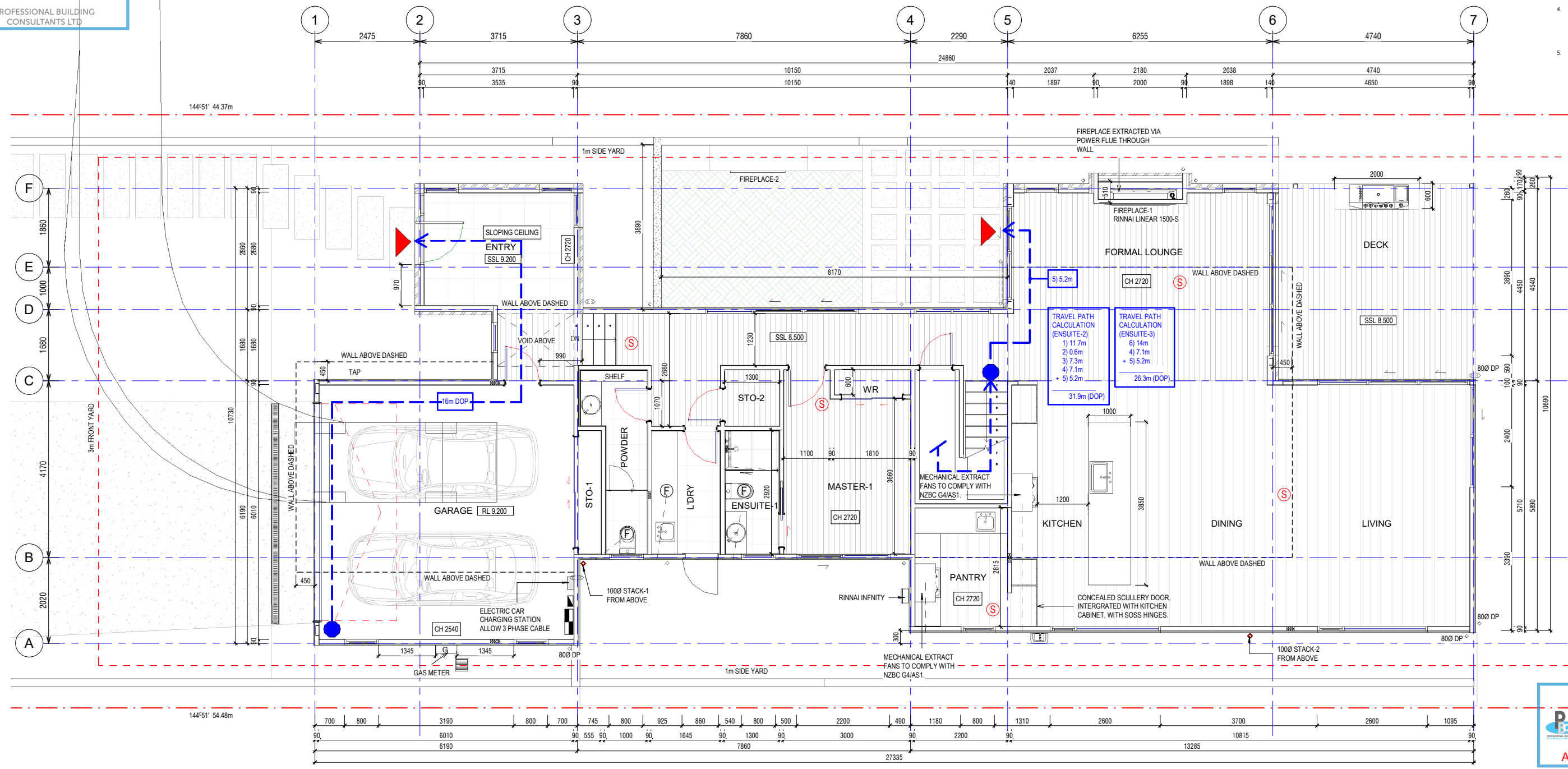
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Dwg No A203 Revision 2

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**22/DEC/2023 1030**  
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  - ALL TIMBER FRAMING IS DESIGNED TO NZS 3604:2011 INCLUDING AMENDMENT MAY 2006 UNLESS SPECIFIED OTHERWISE.



ORIGINAL DRAWING IN COLOUR

**PROCESSED**  
 05/MAR/2024  
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**1** GROUND FLOOR ESCAPE ROUTE PLAN  
 A352 1 : 50 @ A1

**KEY**

- FINAL EXIT
- DEAD END OPEN PATH (DOP)
- INDICATIVE POSITION OF INTERCONNECTED SMOKE ALARM SYSTEM TO COMPLY WITH NZS4514

Issue	Date	Description
1	20230609	RFI Response

PN : 10872  
 5 FJORD WAY, HINGAIA  
 AUCKLAND 2580  
 PROPOSED RESIDENCE

GROUND FLOOR SHOWING ESCAPE ROUTES

**PTG** POB 25198 at Helliers auckland 1740 PTGA.CO.NZ

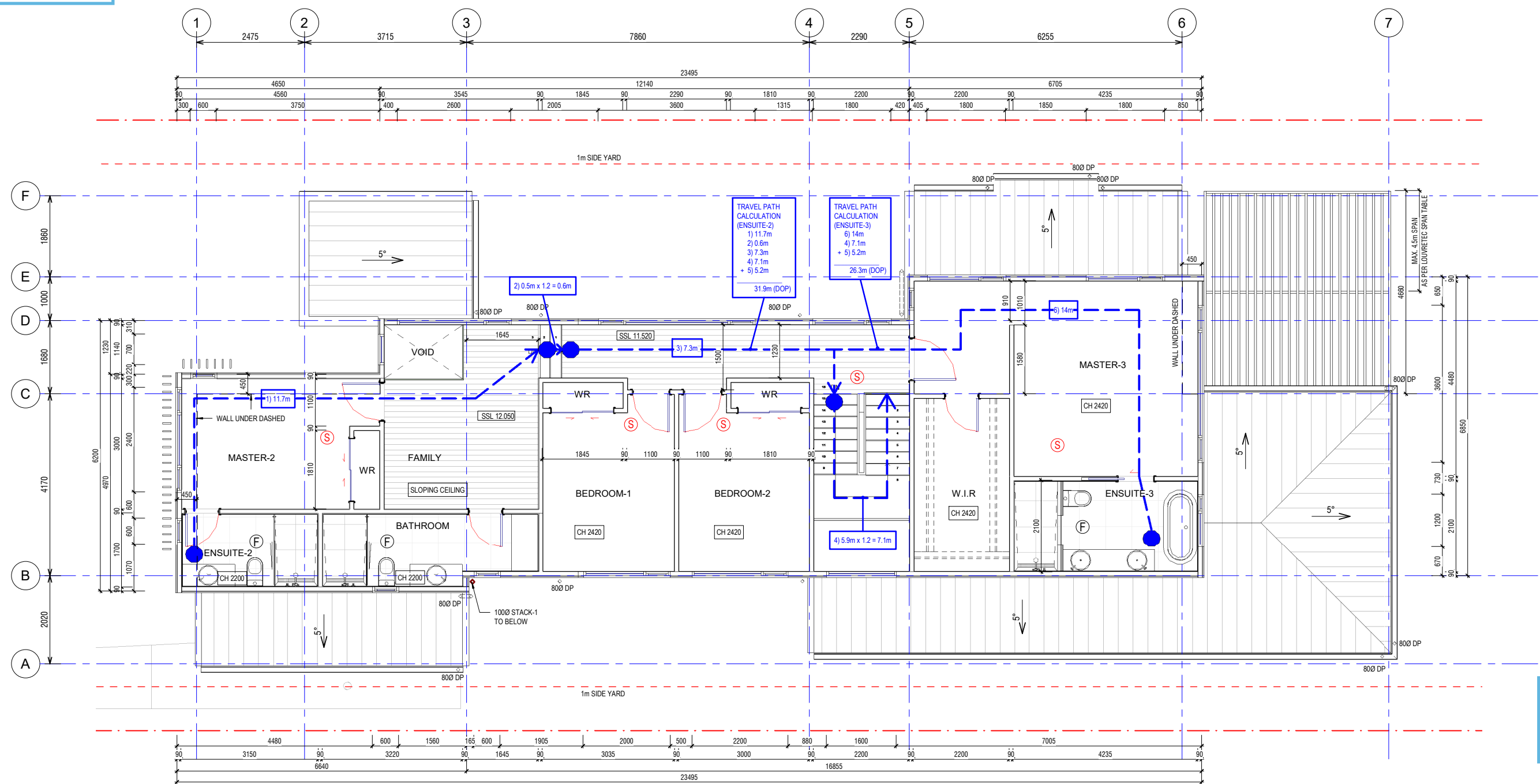
**1**  
 A204  
 Revision 1

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**PC** 22/DEC/2023 1030  
PROFESSIONAL BUILDING CONSULTANTS LTD

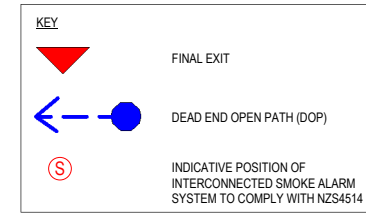
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ORIGINAL DRAWING IN COLOUR



**PROCESSED**  
05/MAR/2024  
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1 FIRST FLOOR ESCAPE ROUTE PLAN  
A352 1 : 50 @ A1



Issue	Date	Description
1	20230609	RFI Response

PN : 10872  
5 FJORD WAY, HINGAIA  
AUCKLAND 2580

PROPOSED RESIDENCE

FIRST FLOOR SHOWING  
ESCAPE ROUTES

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1  
A205  
Revision 1

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