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Lot 66, 5 FJORD WAY, HINGAIA, AUCKLAND 2580

12/03/2024 PO NOT SCALE OFF DR

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A502	1	DETAILS			METHODLOGY	
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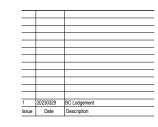
PROPOSED RESIDENCE

COVER PAGE

A000

12/03/202 FERAL NOTES

DO NOTS CALE OF DRAWINGS. CONTRACTOR SHALL VERIFY AND BE



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PROPOSED RESIDENCE

3D VIEWS



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90x45 @ 300 CRS

90x45 @ 600 CRS

EXTERNAL & LOAD REARING WALLS

SG8 TABLE 8 2 (b) LOWER OF TWO STOREYS OR SUBFLOOR BENEATH ONE STOREY

TOP PLATE 90x45

3 0m

STUD

2.4m

PILES & OTHER STRUCTURE EXPOSED O WEATHER, IN GROUND MATERIALS RETAINING WALL IN CONTACT WITH H3.2 CANTILEVERED ENCLOSED DECK JOISTS AND ASSOCIATED FRAMING INCLUDING JOIST TRIMMERS, NOGS AND BLOCKING, DECK ON GROUND LEVEL, PERGOLAS, EXTERNAL BEAMS POSTSNOT IN GROUND. BALANCE OF FRAMING. H1.2

STAGGERED, IF UN-SPECIFIED NOGGINGS @ 800 CRS

ALL TIMBER FRAMING SHALL BE SG8 GRADE UNLESS SPECIFIED OTHERWISE. ALL TIMBER SPECIES, GRADE, PRESERVATION

TREATMENT AND IN-SERVICE MOISTURE RANGE TO BE SUITABLE FOR THEIR END USE ENVIRONMENT AND COMPLY WITH NZS 3602 NZS 3604:2011, NZBC B2 (STRUCTURAL), NON

ALL TIMBER TO BE SEPARATED FROM

COURSE.
ALL TIMBER REVEALS TO BE H3 TREATED.
ALL BEAMS, JOISTS, LINTELS AND POSTS TO

POSTS TO BE STRAIGHT, DRY & KNOT FREE.

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

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

CONTINUOUS SOLID NOGGING AT MID SPAN O FLOOR JOINTS HAVING A SPAN OF OVER 2.5m AND A DEPTH OF 4 OR MORE TIMES THEIR THICKNESS.

AT 400mm CRS MAX TO FLOOR JOISTS IN WET AREA FOR MEMBRANE SUPPOR

FLASHING:

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

ANY FLASHINGS THAT IS REQUIRED AND NOT ANY FLASHINGS THAT IS REQUIRED AND NOT SHOWN IS TO BE PROVIDED BY THE BUILDER AND TO BE FIT FOR PURPOSE. THEY MUST COMPLY WITH CURRENT NZBC E2 (EXTERNAL MOISTURE) & B2 (DURABILITY).

ALL TOP PLATES MUST COMPLY WITH NZS

NOTES:

ALL SPECIFIED SYSTEMS ARE TO BE APPLIED BY MANUFACTURER & COUNCIL APPROVED

APPLICATORS.
CONTRACTOR TO ENSURE ALL EXPOSED FIXINGS, HARDWARE AND JOINERY COATING TO BE FIT FOR PURPOSE FOR ALL AREA

ALL BUILDERS TO BE SITE SAFE QUALIFIED AND TO

MAIN CONTRACTOR AND OR SENIOR BUILDERS ARE MAIN CONTRACTOR AND OR SENIOR SUILDERS ARE RESPONSIBLE FOR HEALTH AND SAFETY ON SITE, INCLUDING NOTICE BOARDS TO IDENTIFY AND CONTROL OF POTENTIAL HAZARDS AND TO BE KEPT UP TO DATE.

RESTRICTION OF ACCESS TO THE SITE TO AUTHORISED PEOPLE ONLY PERSONS ACCESSING. THE SITE TO BE "SITE SAFE" INDUCTED BY THE MAIN CONTRACTOR IN CHARGE OF THE SITE.

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

MAIN CONTRACTOR AND OR SENIOR BUILDERS TO PROVIDE GUIDANCE ON ENSURING A SAFE WORKING ENVIRONMENT AT ALL TIMES, FOR EXAMPLE ENSURING HARNESSES ARE WORN AT TIMES WHILE WORKING AT HEIGHT.

ANY ASBESTOS ON SITE:

MAIN CONTRACTOR AND OR SENIOR BUILDERS TO BE RESPONSIBLE FOR IDENTIFICATION, REMOVAL & DISPOSAL OF ANY ASBESTOS COMPONENTS (FRIABLE & NON-FRIABLE) FOUND ON SITE AND TO (FRIBLE & NOW-FRABLE) FOUND ON SITE AND CODES.

REFER 'NEW ZEALAND GUIDELINES FOR THE

MANAGEMENT AND REMOVAL OF ASBESTOS' &

DEPARTMENT OF LABOUR AND ALSO REFER THE DEPARTMENT OF LABOUR AND ALSO REFER THE SPECIFICATION UNDER "PROJECT" SECTION FOR THE ASBESTOS IDENTIFICATION ILLUSTRATION CHIDE GUIDE.

PAINTING NOTES:

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

EXTERIOR MATERIALS & FINISHES NOTES:

ALL BLOCK WALLS TO HAVE XYPEX C-1000 ADMIX INTO CONCRETE INFIL & GROUT. XYPEX CONCENTRATE WATERPROOFING C
ALL BLOCK FACE. ALL OPENINGS TO HAVE
XYPEX CONCENTRATE WATERPROOFING
APPLIED.

ALLCO VOLCLAY WATERPROOFING SYSTEM TO ALL FOOTINGS/ RETAINING WALLS/ FOUNDATION WALLS INCLUDING POLYSTYRENE OR EO PROTECTION ROARD AND INSIDE OF EXTERIOR BLOCK PLANTER

SPECIFIED THERMAKRAFT 220 WALL UNDERLAY OVER TIMBER WALL FRAMING.

KEYNOTES WALL EXTERNAL (P)

WE01 LIGHT PAINT FINISHED PRE-PRIMED TIMSPEC
VERTICAL RADIATA PINE SHIPLAP IN 190x19mm
P59 PROFILE OVER H3.2 TREATED 20mm CASTELLATED HORIZONTAL TIMBER CAVITY BATTEN, FIXED HORIZONTAL TO DWANGS AT 480 CRS MAX OVER SELECTED BUILDING WRAP. SUBSTRATE TO BE H1.2 TREATED SG8 TIMBER FRAME

TIMBER FRAME.
WE02 DARK PAINT FINISHED PRE-PRIMED TIMSPEC
VERTICAL RADIATA PINE SHIPLAP IN 190x19mm
P59 PROFILE OVER H3.2 TREATED 20mm
CASTELLATED HORIZONTAL TIMBER CAVITY
BATTEN, FIXED HORIZONTAL TO DWANGS AT
480 CRS MAX OVER SELECTED BUILDING
MPAD SUIESTAMET FOR ELE OF THE SCS WRAP. SUBSTRATE TO BE H1.2 TREATED SG8 TIMBER FRAME

WE03 70mm RDICK VENEED WITH 50mm AID CAVITY INSULATION. 1 LAYER 10mm GIB STANDARD LINING STOPPED TO GRADE 4 SPECIFIED PAINT FINISH. BAGGED AND PAINT FINISH OVER BRICKS.

WE04 FIRTH KEYSTONE COMPACT III STRAIGHT FACE RETAINING WALL OR SIMILAR.

ALL WORKS TO COMPLY WITH RELEVANT CLAUSES

READ IN CONJUNCTION WITH ENGINEERS DRAWING

EAD IN CONJUNCTION WITH HYDRAULIC DRAWINGS READ IN CONJUNCTION WITH THE FIRE REPORT

READ IN CONJUNCTION WITH ARCHITECTS SPECIFICATION

CONTRACTOR TO CONFIRM ALL DIMENSIONS OF

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 HIS SCOPE TO ENGINEERS DESIGN

FOUNDATION WALLS TO COMPLY WITH NZS:3604:2011 SECTION 6.11, ALL WORKS OUTSIDE THIS SCOPE TO ENGINEERS DESIGN

KEYNOTES FLOOR & FOUNDATIONS (P)

RIB-RAFT SLAB SYSTEM AS PER ENGINEER'S DESIGN AND SPECIFICATION. THE USE OF THE CONCRETE SLAB SYSTEM MUST ALSO MEET THE REQUIREMENT OF THE DEFINITION 19mm H1 2 TREATED T&G PLYWOOD SHEET

LOORING GLUED & SCREWED ON TII LOOR JOISTS CONCRETE DRIVEWAY IN U2 FINISH, ACID WASHED AND SEALED. CONSTRUCTION DETAIL AND SPEC AS PER ENGINEER'S

KEYNOTES ELOOR FINISHES (P)

DESCRIPTION

CARPET OVER UNDERLAY- SMARTSTRAND
SACRED STAR QUARRY WITH 13kg/m DUNLOP
UNDERLAY OR OWNERS SELECTION

UNDERLAY OR OWNERS SELECTION
2 TIMBER FLOORING- HERNPAC 172:19 20%
DARK STAINED 3:1-3 DARK OAK: 1 WAL NUT
WITH DROP TOUNGE AND END LOCK FINISHED
IN SEM-GLOSS POLY, GLUE & SCREW FIX
OVER CONCRETE SLAB (MACHINE GRIND
LEVEL TO ZUMP PER METERS AND
HYDROPOXYED CONCRETE SLAB OR OVER
19 YUMOOD IF ODRING CONTRACTOR TO
19 YUMOOD IF ODRING CONTRACTOR TO PROVIDE SAMPLE SHOWING STAINED FINISH FOR APPROVAL

EEGS WET AREA ELOOR TILE CLIENT SELECTED WET AREA FLOOR TILE - CLIENT SELECTED
INTERIOR NON-SLIP FLOOR PORCELAIN TILES
OVER UNDERFLOOR HEATING SYSTEM
(WARMUP WET ROOM SYSTEM
INCORPORATING ARDEXTSO UNDERTILE
SHEET MEMBRANE INSTALLED BY TRAINED
APPLICATORS) OVER 18.2 CCA TREATED
LEPADE OR DILYWOOD OVER BLOOD LOISTE AS GRADE CD PLYWOOD OVER FLOOR JOISTS AS ER FRAMING PLAN OR CONCRETE FLOOR SLAB (ALL CONCRETE TO BE HYDRO-POXIED PRIOR TO INSTALLATION OF TILES)

QWICKBUILD SYSTEM OVER COMPACTED NATURAL GROUND. OR 150x19mm VITEX DECK RIP/GROOVE SIDE UP (WASHED CLEAR TAINED x 3 COATS) OVER DECK JOIST JPPORTED BY NURAJACK OVER SELECTED MEMBRANE SYSTEM.

TIMBER-LOOK LONGRUN FLOOR TILE - CLIENT SELECTED INTERIOR NON-SLIP FLOOR PORCELAIN TILES OVER UNDERFLOOR HEATING SYSTEM (WARMUP WET ROOM STEM INCORPORATING ARDEX750 UNDERTILE SHEET MEMBRANE INSTALLED BY TRAINED APPLICATORS) OVER H3.2 CCA TREATED GRADE CD PLYWOOD OVER FLOOR OISTS AS PER FRAMING PLAN OR CONCRETE LOOR SLAB (ALL CONCRETE TO BE YDO-POXIED PRIOR TO INSTALLATION OF

BALLISTBADE SHOWED SCREEN (D)

BALGOTTABL, GNOWER GORLERY (1)									
KEY	DESCRIPTION								
	GLASS BALUSTRADE- FACE FIXED BALUSTRADE SYSTEM WITH 12mm THK SAFETY GLASS, REFER TO MANUFACTURERS SPEC & SPEC FOR PS1								

ALL WALL COLOUR TO BE SELECTED BY CLIENT.DEFAULT: RESENE COLOUR TO BE

ENAMELCRYL PAINT SELECTED BY CLIENT

FINISHES NOTES:

SPACECOTE LOW SHEEN D311K COMBINED WITH ANTI-BACTERIAL SILVER PROTECTION WITH MOULD INHIBITOR MOULD DEFENDER TO SERVICE WET AREA WALLS.

ARDEX WPM 750 WATERPROOFING SYSTEM HEIGHT AT BACK OF BATH, BASIN, SINK AND

OUTLINED IN THE SPECIFICATIONS.

INTERIOR WET AREA HARDWARE AND SCREEN NOTES:

ALL SHOWER GLASS TO BE SAFETY GLASS COMPLIES WITH NZBC F2/AS1, AT 2.2m HEIGHT DEFAULT PROVIDER VIRIDIAN GLASS. SHOWER GLASS DOOR HANDLE TO BE VIRIDIAN

GLASS CUBIX MOUNTED HORIZONTALLY ON BOTH SIDES. ALL HOT TOWEL RAILS DEFAULT TO BE PLUMBLINE THERM SERIES

KEYNOTES WALL INTERNAL (P)

SPACING REFER STUD SIZE TABLE. NOGS AT 600 CRS, 1 LAYER 10mm GIB-STANDARD WALL INING EACH SIDE OF FRAME STOPPED TO GRADE 4 SPECIFIED PAINT FINISH, WET AREA SUBSTITUTE WITH 10mm GIB-AQUALINE WALL LINING WITH SPECIFIED PAINT FINISH. IN TILED LINING WITH SPECIFIED FAINT FINISH. IN I AREA LINE WITH 9mm HARDIES VILLABOARD OVER FRAMING AS PER MANUFACTURERS REQUIREMENTS. PAINT FINISH PINE SKIRTINGS THROUGHOUT

WT02 SELECTED PORCELAIN TILE OVER SELECTED INTERNAL ARDEX WPM750 WATERPROOFING SYSTEM ON 10mm GIB-AUQALINE OVER TIMBER FRAMING

600mm CRS SPACINGS WITH MASONRY WALL INSULATION

ROOFING NOTES:

ALL TOP PLATES TO STUDS SHALL BE FIXED

ROOF PENETRATION COMPLETE WITH DEKTITE PREMIUM FLUE SLEEVE, REFER MANUFACTURER SPECIFICATIONS.

KEYNOTES ROOF(P)

0.55BMT METALCRAFT MC760 COLORSTEEL MAXX " GREY FRIARS " METAL LONGRUN ROOFING CONCEALED CLIP FIXING 450mm FOR END AND 700mm MAX FOR INTERMEDIATE SPANS ON SELF SUPPORTING FIRE RETARDTANT ROOF UNDERLAY, ON 17mm H3.2 FREATED PLYWOOD AND ON 75x45mm ON FLAT TIMBER PURLINS SPACED AT 900mm CRS MAX ON SPECIFIED TIMBER RAFTERS AT SPECIFIED CRS.

R02 METALCRAFT METALLINE QUAD GUTTER WITH INTERNAL BRACKETS, COLORSTEEL MAXX. COLOUR TO MATCH ROOFING

R03 METALCRAFT 800 COLORSTEEL MAXX RAINWATER DOWNPIPE/SPREADER TO MATCH SPOUTING. COLOUR TO MATCH ROOFING POWDERCOATED ALUMINIUM MOVEABLE SCREENS BY LOUVERTEC

CEILING/ WALL JUNCTIONS TO BE SQUARE STOPPED CEILING BATTENS TO BE 400crs DIRECT FIXED TO HE UNDERSIDE OF THE TRUSS CHORDS TO PROVIDE RESTRAINT AS REQUIRED BY TRUSS

DESIGNER. ALL DOORS & DOOR FRAMES ARE TO BE

INTERIOR WET AREA MATERIALS &

ALL CEILING TO BE PAINTED RESENE

TO FULL HEIGHT IN SHOWER AREAS AND 1.2n

WHERE THERE ARE TILES, ARDEX WPM 750 WATERPROOFING SYSTEM INCLUDING ARDEX TILE ADHESIVES & GROUTS JOINTS TO BE TAPED AND STOPPED TO THE FINISH QUALITY

RECESSED DOWN LIGHT NOTES:

FINISH

ALL RECESSED LUMINARIES ONLY LED WITH CA80, I OR IC-F RATING, COMPLYING WITH AS/NZS 60598.2.2

KEYNOTES CEILING & SOFFITS (P)

13mm GIB-STANDARD CEILING LINING,

ON GIB RONDO METAL BATTEN SYSTEMS

C03 7.5mm JAMES HARDIE HARDIE GROOVE SOFFIT SOFFIT LINING WITH FLUSH JOINT IN PAINT

DESCRIPTION

STOPPED TO A LEVEL 4 PAINT QUALITY FINISH

ALL RECESSED LUMINARIES AND THEIR AUXILIARY FOLIPMENT (HEAT DISPERSAL COVER SHALL BE INSTALLED IN ACCORDANCE WITH THE RELEVANT

ALL RECESSED LUMINARIES AND THEIR AUXILIARY EQUIPMENT SHALL BE INSTALLED SO THAT THEY HAVE ADEQUATE CLEARANCES FROM STRUCTURA MEMBERS AND BUILDING ELEMENTS SUCH AS THERMAL INSULATION IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS

VHERE 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

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)

IN01a RIB-RAFT SLAB SYSTEM WITH A MINIMUM R1.3

R-VALUE

IN02 EXTERNAL & INTERNAL WALL INSULATION -TIMBER, R2.8 90mm THICK PINK BATTS 'UI TRA' INSULATION. R3.2 140mm THICK PINK BATTS 'LII TRA' INSLII ATION

IN03 CEILING INSULATION- R7 260mm THICK PINK BATTS 'ULTRA' CEILING INSULATION. MAINTAIN A 25mm GAP CLEARANCE BETWEEN INSULATION & ANY ROOFING MATERIAL IN04 SKILLION ROOF INSULATION- R4.5 165 THICK PINK BATTS 'SKILLION' ROOF INSULATION. MAINTAIN A 25mm GAP

IN05 UNDER FLOOR INSULATION- R2.6 110mm THICK

PINK BATTS 'SNUGFLOOR' UNDERFLOOF INSULATION MASONRY WALL INSULATION- R2.8 90mm
THICK EXPOL PLATINUM BOARD INTERIOR MASONRY WALL INSULATION

COMPLY WITH G12 OF THE NZBO

ALL SANITARY PLUMBING & DRAINAGE TO COMPLY

ALL SANITARY PLLIMRING AND DRAINAGE PIPES

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

CONCEALED IN WALL AND FLOOR/CEILING SPACES.

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

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

FLOOR PLAN KEY:

G01 W01 KEYNOTE / WALL TYPE

WINDOW REFERENCE, REFER TO W1.01

RL 2000 EXISTING SPOT LEVEL

SLAB / SUBSTRATE LEVEL

FFL 2000 FINISHED FLOOR LEVEL

BOUNDARY LINE

CD

DP DOWNPIPE

SH

PORTAL FRAME

TERMINAL VENT

VENT PIPE

WHB

WM

ALL JAMBS RADIATA PINE REBATED JAMBS, PAINT AAV AIR ADMITTANCE VALVE FINISH UNLESS OTHERWISE SPECIFIED

ALL WORKS TO COMPLY WITH RELEVANT CLAUSES DISTRIBUTION BOARD

ALL JOINERY ELEMENTS TO COMPLY WITH NZS:4211 ALUMINIUM JOINERY SECTIONS TO BE OF STANDARD PROFILES AS PER NZS 3610.

SAFETY GLAZING TO ALL BATHROOM

APL ARCHITECTURAL SERIES TO ALL SLIDING DOORS

THE REST OF THE WINDOWS TO BE VANTAGE METRO

DULLIX DURATEC POWDERCOATED DEFAULT COLOUR DOLLON DURALLEC POWDERCOALED DEFAULT COLOUP
MATT GREY FRIARS, WINZ WANZ SUPPORTING BAR
WHERE APPROPRIATE WITH CLEAR DOUBLE GLAZING
PAINT FINISH TO INTERIOR LININGS. APPLY HOLDFAS
GORILLA FOAM TO JAMB, SILL AND HEAD PACKING

SPACES AFTER FITTING HOLDFAST PEF BACKING

ROD. ALL JOINERY OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE. ALL HANDLES TO BE

EXTERIOR JOINERY NOTES:

SERIES UP TO 2.4m HEIGHT.

ICONS STAINLESS STEEL RANGE.

INSTALLED.

SAFETY GLASS SHALL BE LAMINATED OR

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 A562 ALL WINDOWS TO HAVE MATCHING RESTRICTORS

CONFIRM 150mm MINIMUM OF WALL CLADDING IS

MAINTAINED BETWEEN WINDOW SILL AND LOWER

KEYNOTES JOINERY (P)

POWDERCOATED ALUMINUM EXTERIOR
WINDOW JOINERY WITH HIGH PERFORMANCE
DOUBLE GLAZING WITH LOW-E COATING AND
ARGON GAS (RO.37). APL METRO SERIES TO
ALL THE SLIDING DOORS, THE REST TO BE APL
RESIDENTIAL SERIES, POWDERCOATED IN
DILLIUM DIRECT COWITH DEFAULT COLOR MATT

DULUX DURATEC WITH DEFAULT COLOR MATT

LININGS. APPLY HOLDFAST GORILLA FOAM TO

JAMB, SILL AND HEAD PACKING SPACE AFTER

JOINERY OPENINGS TO BE MEASURED ON SITE

PRIOR TO MANUFACTURE, ALL HANDLES TO BE

FITTING HOLDFAST PEF BACKING ROD. ALL

JOINERY. ALL SAFETY GLASS TO COMPLY

(MATTBLCK) POWDER COATED FRAME AND

IRONSAND (BUTT JOINT SHEET IF REQUIRED)

REMOTE CONTROL INSULTED (R1.15)
SECTIONAL GARAGE DOORS 2000 FLATLINE
PANEL COLORSTEEL RANGE IN

J05 SCREENING VERTICAL TIMBER BLADE SCREEN

EXTERNAL DOORS & WINDOW NOTES:

ALL MEASUREMENTS ARE TO ROUGH OPENING SIZES UNLESS STATED OTHERWISE

MEASURE ON SITE IN ALL CASES PRIOR TO

DRAWINGS OF DETAILS & SAMPLE JOINERY

ALL WINDOWS TO HAVE RESTRICTORS

SECTIONS, FOR ARCHITECTS REVIEW PRIOR TO

ALL SILL TRAYS AND FLASHINGS TO COMPLY WITH

READ DRAWINGS IN CONJUNCTION WITH THE FIRE

JOINERY NOT DRAWN INDIVIDUALLY, REFER TO

JAMB LINER SIZES. (TO SUIT WALL THICKNESS)

LLOW CLEARANCE FOR FLOOR FINISHES

PLANS AND ELEVATIONS TO CONFIRM HINGING AND

WITH THE ARCHITECT

ANUFACTURE

SECTION F2 OF THE NZBC

ALUMINIUM JOINERY MANUFACTURER TO CHECK

MANUFACTURE. CONFIRM ANY INCONSISTENCIES

JOINERY MANUFACTURER TO ENSURE WATERTIGHT DETAILING OF ALL JOINERY DETAILING. ALUMINIUM JOINERY MANUFACTURER TO SUPPLY SHOP

POWDERCOATED FINISH TO MATCH EXTERIOR

AND STAINLESS STEEL BRACKET AND FIXINGS

URBO RANGE MATCHING COLOR WITH

ENTRY DOOR, APL DURATEC MANNEX

PLASMA DOOR PANEL, DEFAULT COLOR

MIHT NZS4228, PART 3.

CLADDING NEARBY

GREY FRIARS. PAINTED FINISH TO INTERIOR

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

ALL GLASS TO BE CLEAR UNLESS OTHERWISE STATED, CONFIRM WITH ARCHITECT PRIOR TO MANUFACTURE

ALPHABETICAL LETTER'S I AND O ARE NOT USED AS DOOR AND WINDOW TYPE'S FOR CLARITY.

EXTERNAL DOORS & WINDOWS LEGEND

FIXED GLAZING IN SLIDING DOOR FRAME FIXED GLAZING IN DOOR FRAME OPAQUE GLAZING

ALUMINIUM INFILL PANEL RESTRICTOR SILICONE BUTT JOINT

PLUMBING AND DRAINAGE NOTES:

ALL WORKS TO COMPLY WITH RELEVANT CLAUSES

ALL STORMWATER PLUMBING & DRAINAGE TO

ALL WATER SUPPLY PLUMBING & DRAINAGE TO

WITH G13 OF THE NZBC

ALL SANI JARY PLOMBING AND DRAINAGE PIPES
SHALL BE IPLEX PIPELINES SOLID WALL DWY GRADE
UPVC MADE IN ACCORDANCE WITH AS/NZS 1260.
PIPES SHALL BE INSTALLED WITH SOLVENT WELDED
EVEN MEDIAL MEDITE FECTOR DEVELOPED PROPER
EVEN MEDIAL MEDITE FECTOR DEVELOPED. EXPANSION JOINTS EXCEPTED) OR RUBBER RING JOINTS AND FITTINGS

ENSURE ALL PLUMBING PIPES AND WASTES ARE

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

REFER TO SITE PLAN FOR DRAINAGE CONNECTION

DOOR REFERENCE, REFER TO

GLAZED PARTITION. REFER TO INTERNAL JOINERY SCHEDULE

RL 2000 NEW SPOT LEVEL

FGL 2000 FINISHED GROUND LEVEL

EXIT SIGNAGE EXIT

> COL STRUCTURAL COLUMN

SHOWER

SK SINK

WC TOILET

DR DRYER

ORG OVER RELIEF GULLY

FIRE ALARM PANEL

PN: 10872

5 FJORD WAY, HINGAIA AUCKLAND 2580

PROPOSED RESIDENCE

LEGEND AND KEYNOTES



A002

3

X:\Current Project\10872 5 Fjord Way, Hingaia(Lot 66)\3.0 Architectural\3.1 REVIT\00 Current\872 5 Fjord Way Lot 66 RFI Q03 R02.rvt

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

NEW ZEALAND BUILDING CODE AND APPROPRIATE NEW ZEALAND STANDARDS. STANDARDS.
ALL TIMBER FRAMING IS DESIGNED
TO NZS 3604:2011 INCLUDING
AMENDMENT MAY 2006 UNLESS
SPECIFIED OTHERWISE.

STRUCTURAL WALL NOTES: WALLS BELOW GROUND

ALLOW FOR XYPEX ADMIX C-1000 ADMIXTURE

YDROPHILIC WATERSTOP SEALS TO ALL INSITU CONCRETE CONSTRUCTION JOINTS, PIPE PENETRATIONS STEEL PENETRATIONS AND ERVICE 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:

BOND PATTERN:

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

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

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

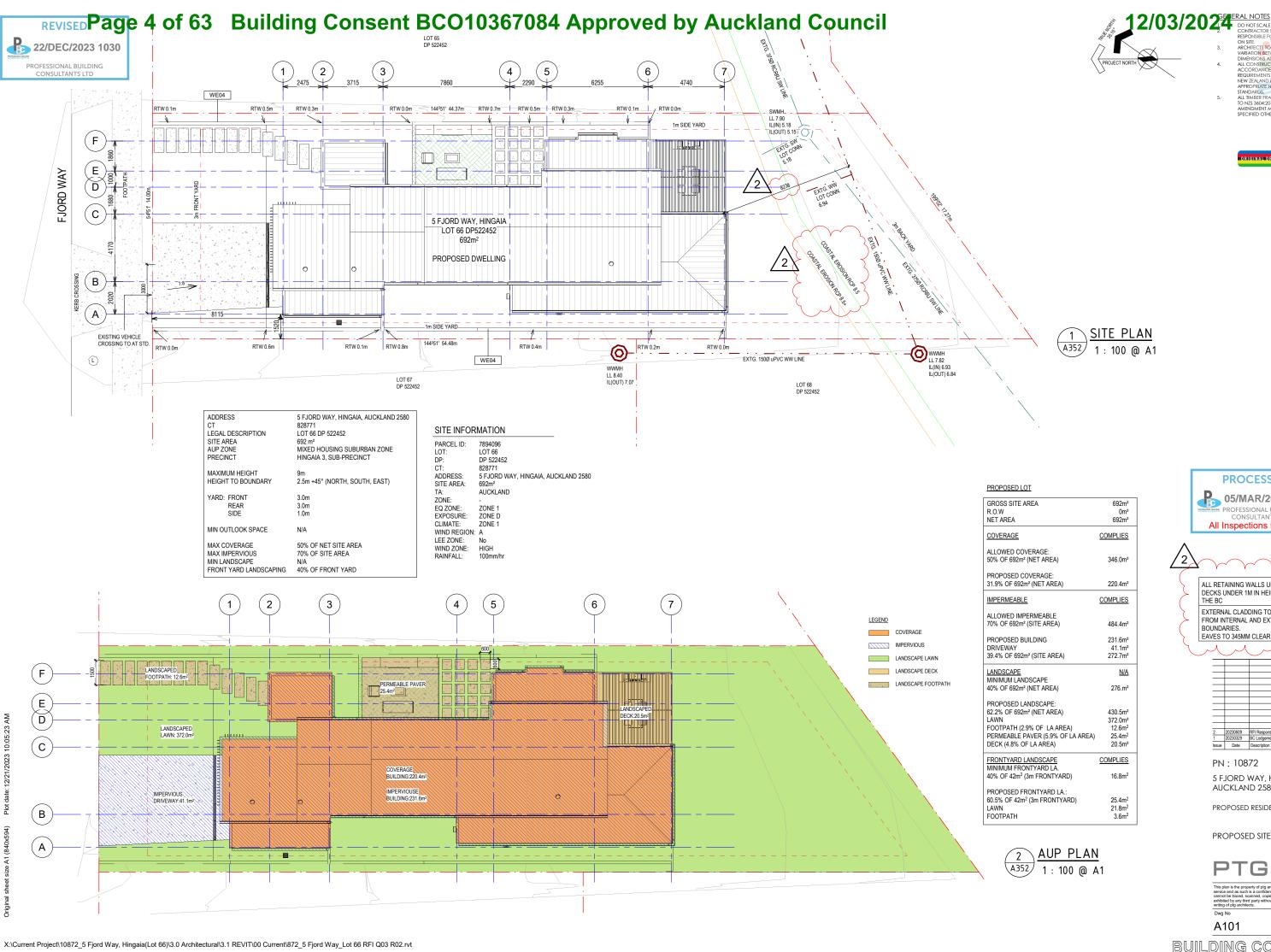
> **PROCESSED** 05/MAR/2024

All Inspections by PBC

PROFESSIONAL BUILDING

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BUILDING CONSENT



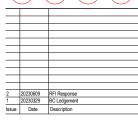
STANDARDS.
ALL TIMBER FRAMING IS DESIGNED TO NZS 3604:2011 INCLUDING AMENDMENT MAY 2006 UNLESS SPECIFIED OTHERWISE.

ORIGINAL DRAWING IN COLOUR



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

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



PN: 10872

5 FJORD WAY, HINGAIA AUCKLAND 2580

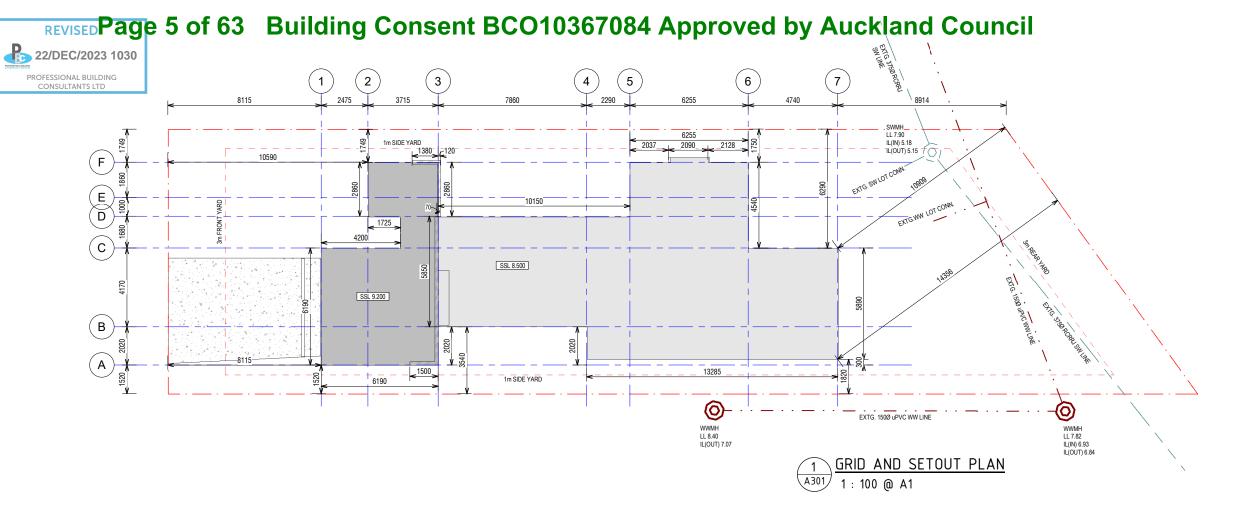
PROPOSED RESIDENCE

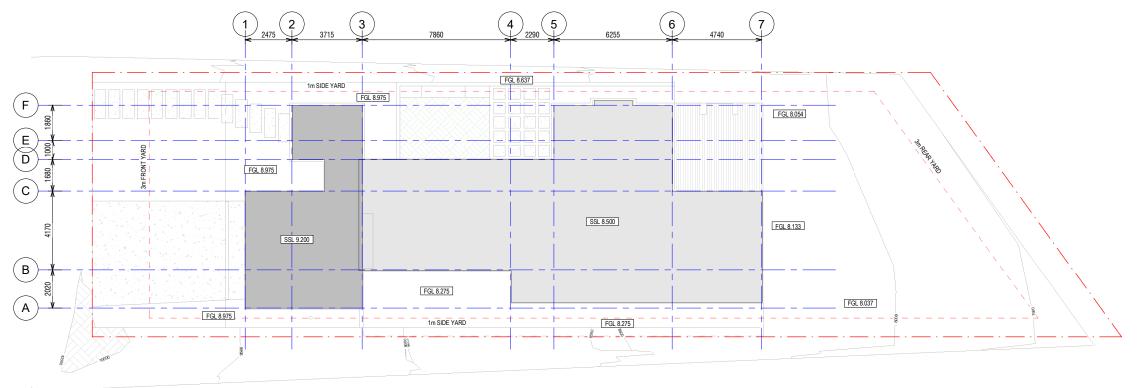
PROPOSED SITE PLAN



A101

2



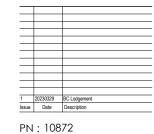






ORIGINAL DRAWING IN COLOUR





5 FJORD WAY, HINGAIA AUCKLAND 2580

PROPOSED RESIDENCE

SETOUT PLAN

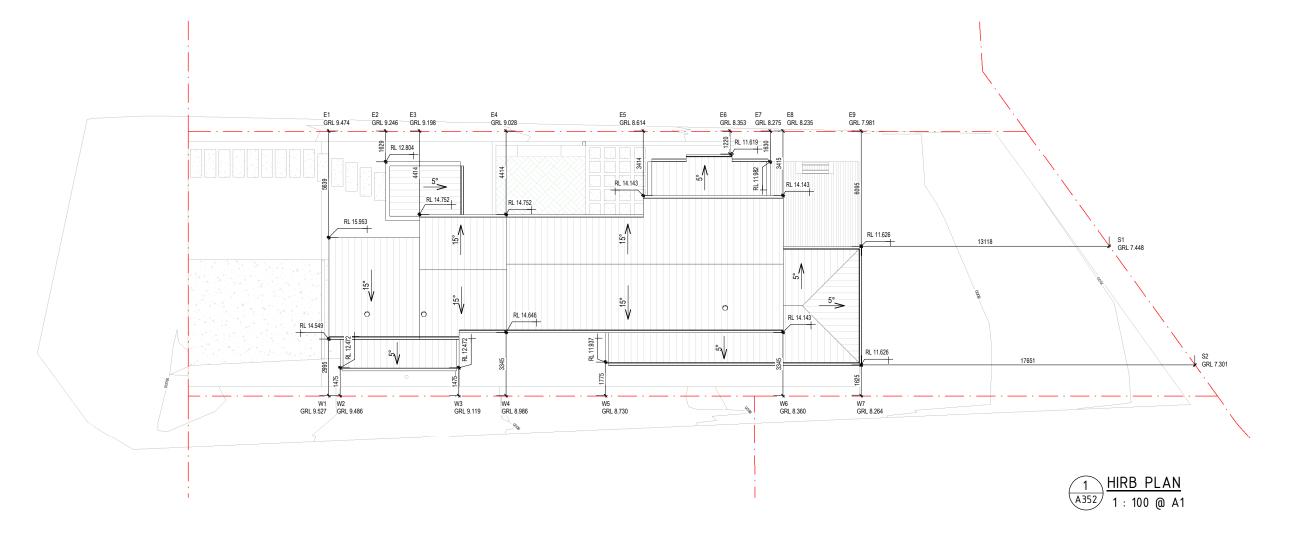


A102

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HIRTB E1 GRL DIST. TO BDY ALLOW LEVEL DESIGN LEVEL CLEARANCE	9.474 5.639 17.613 15.953 1.660	HIRTB E2 GRL DIST. TO BDY ALLOW LEVEL DESIGN LEVEL CLEARANCE	9.246 1.629 13.375 12.804 0.571	HIRTB E3 GRL DIST. TO BDY ALLOW LEVEL DESIGN LEVEL CLEARANCE	4.414 16.112 14.752	HIRTB E4 GRL DIST. TO BDY ALLOW LEVEL DESIGN LEVEL CLEARANCE	14.752	HIRTB E5 GRL DIST. TO BDY ALLOW LEVEL DESIGN LEVEL CLEARANCE	14.528 14.143	HIRTB E6 GRL DIST. TO BDY ALLOW LEVEL DESIGN LEVEL CLEARANCE	12.073 11.619	HIRTB E7 GRL DIST. TO BDY ALLOW LEVEL DESIGN LEVEL CLEARANCE	12.405 11.982	HIRTB E8 GRL DIST. TO BDY ALLOW LEVEL DESIGN LEVEL CLEARANCE	14.150 14.143	HIRTB E9 GRL DIST. TO BDY ALLOW LEVEL DESIGN LEVEL CLEARANCE	7.981 6.095 16.576 11.353 5.041
	COMPLIES		COMPLIES		COMPLIES		COMPLIES		COMPLIES		COMPLIES		COMPLIES		COMPLIES		COMPLIES
HIRTB W1 GRL DIST. TO BDY ALLOW LEVEL DESIGN LEVEL CLEARANCE	9.527 2.995 15.022 14.549 0.473	HIRTB W2 GRL DIST. TO BDY ALLOW LEVEL DESIGN LEVEL CLEARANCE	13.461 12.472 0.989	HIRTB W3 GRL DIST. TO BDY ALLOW LEVEL DESIGN LEVEL CLEARANCE	1.475 13.094 12.472 0.622	HIRTB W4 GRL DIST. TO BDY ALLOW LEVEL DESIGN LEVEL CLEARANCE	14.831 14.646 0.185	DIST. TO BDY ALLOW LEVEL DESIGN LEVEL CLEARANCE	8.730 1.775 13.005 11.937 1.068	HIRTB W6 GRL DIST. TO BDY ALLOW LEVEL DESIGN LEVEL CLEARANCE	8.360 3.345 14.205 14.143 0.062	HIRTB W7 GRL DIST. TO BDY ALLOW LEVEL DESIGN LEVEL CLEARANCE	8.264 1.625 12.389 11.626 0.763				
	COMPLIES		COMPLIES		COMPLIES		COMPLIES		COMPLIES		COMPLIES		COMPLIES				
HIRTB S1 GRL DIST. TO BDY ALLOW LEVEL DESIGN LEVEL CLEARANCE	7.448 13.118 23.066 11.626 11.440 COMPLIES	HIRTB S2 GRL DIST. TO BDY ALLOW LEVEL DESIGN LEVEL CLEARANCE	7.301 17.651 27.452 11.626 15.826														





PN: 10872 5 FJORD WAY, HINGAIA

AUCKLAND 2580

PROPOSED RESIDENCE

HIRB PLAN

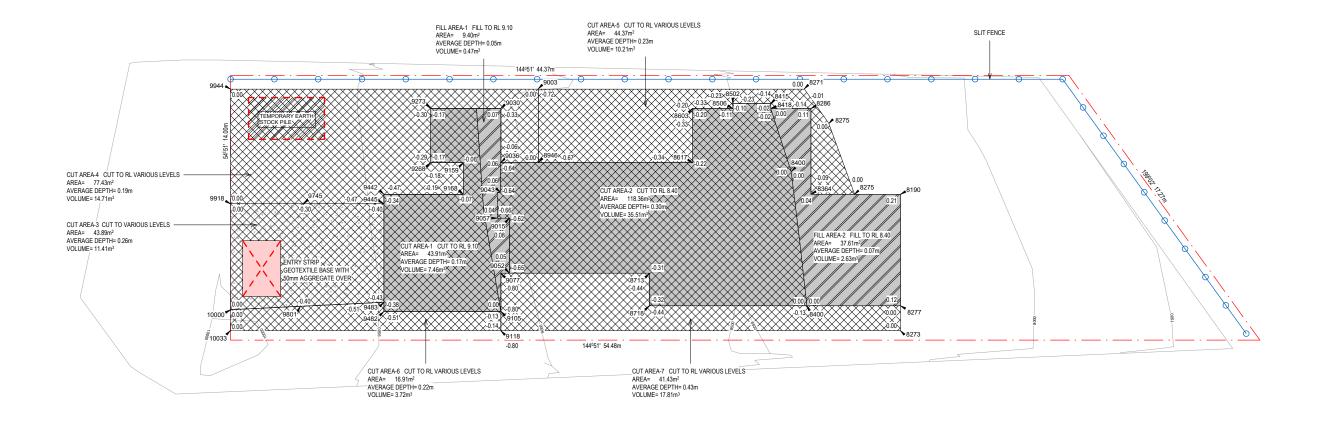


A103

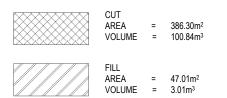
PROFESSIONAL BUILDING CONSULTANTS LTD

STANDARDS.
ALL TIMBER FRAMING IS DESIGNED
TO NZS 3604:2011 INCLUDING
AMENDMENT MAY 2006 UNLESS
SPECIFIED OTHERWISE.



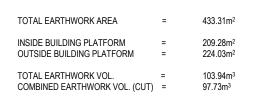


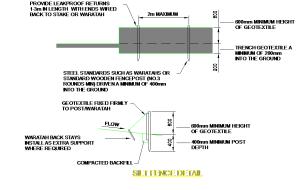
EARTHWORK PLAN 1 : 100 @ A1



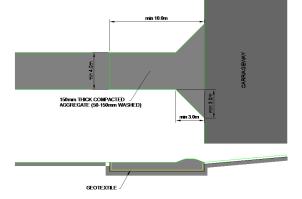


EARTHWORK LEGEND









STABILISED CONSTRUCTION ENTRANCE DETAIL

EARTHWORKS PLAN

PROPOSED RESIDENCE

5 FJORD WAY, HINGAIA AUCKLAND 2580

PN: 10872

PROCESSED 05/MAR/2024

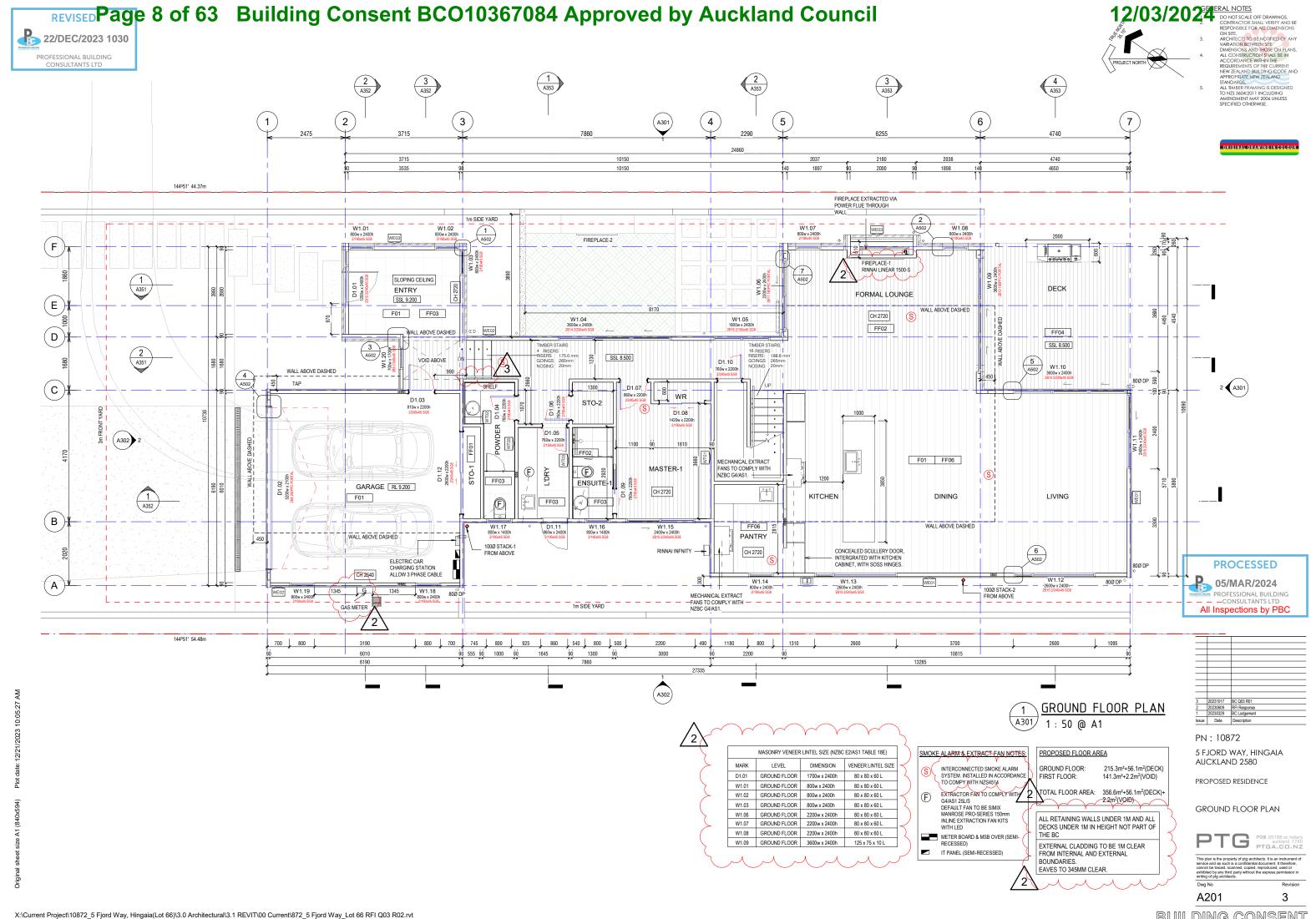
> CONSULTANTS LTD All Inspections by PBC

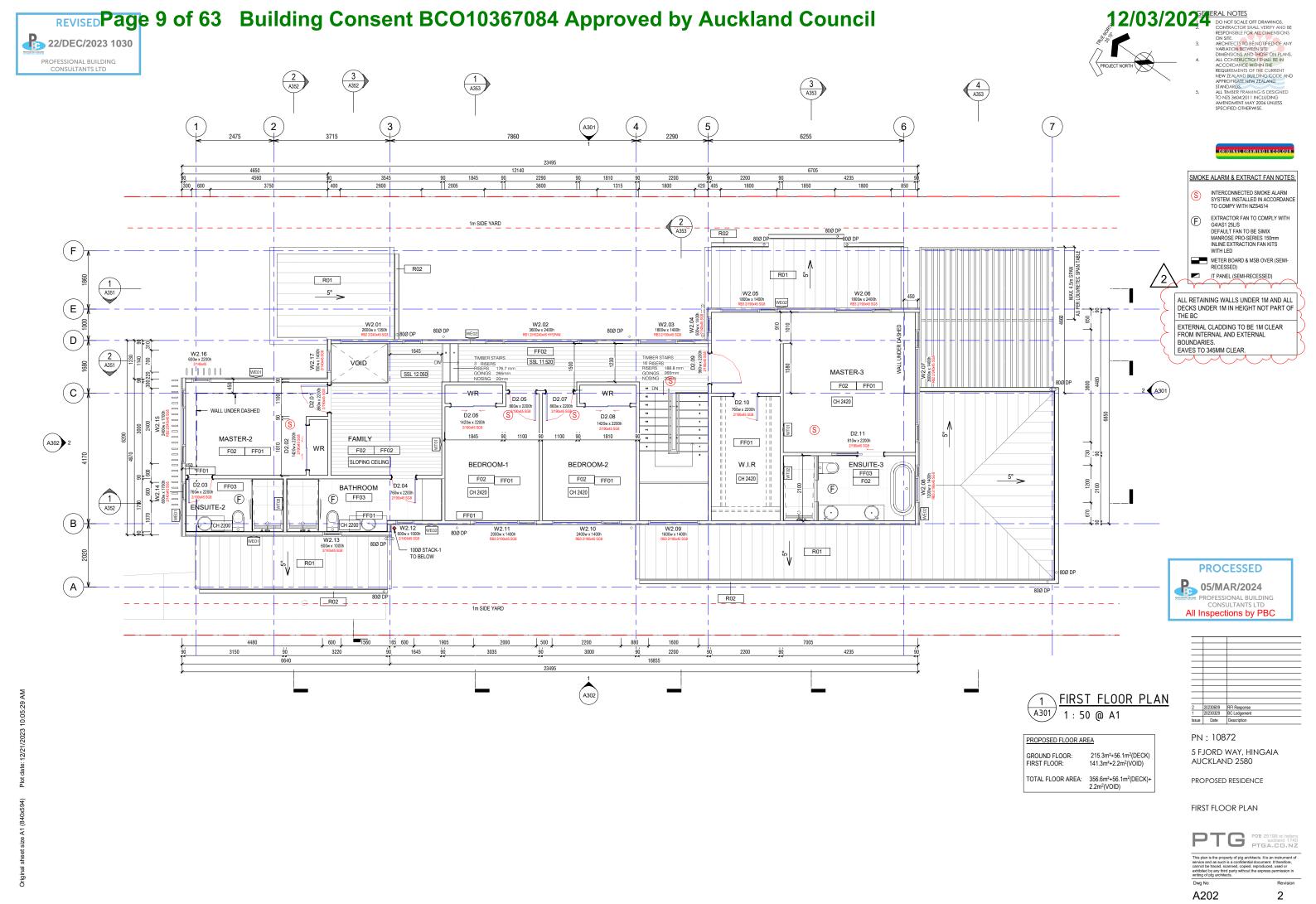


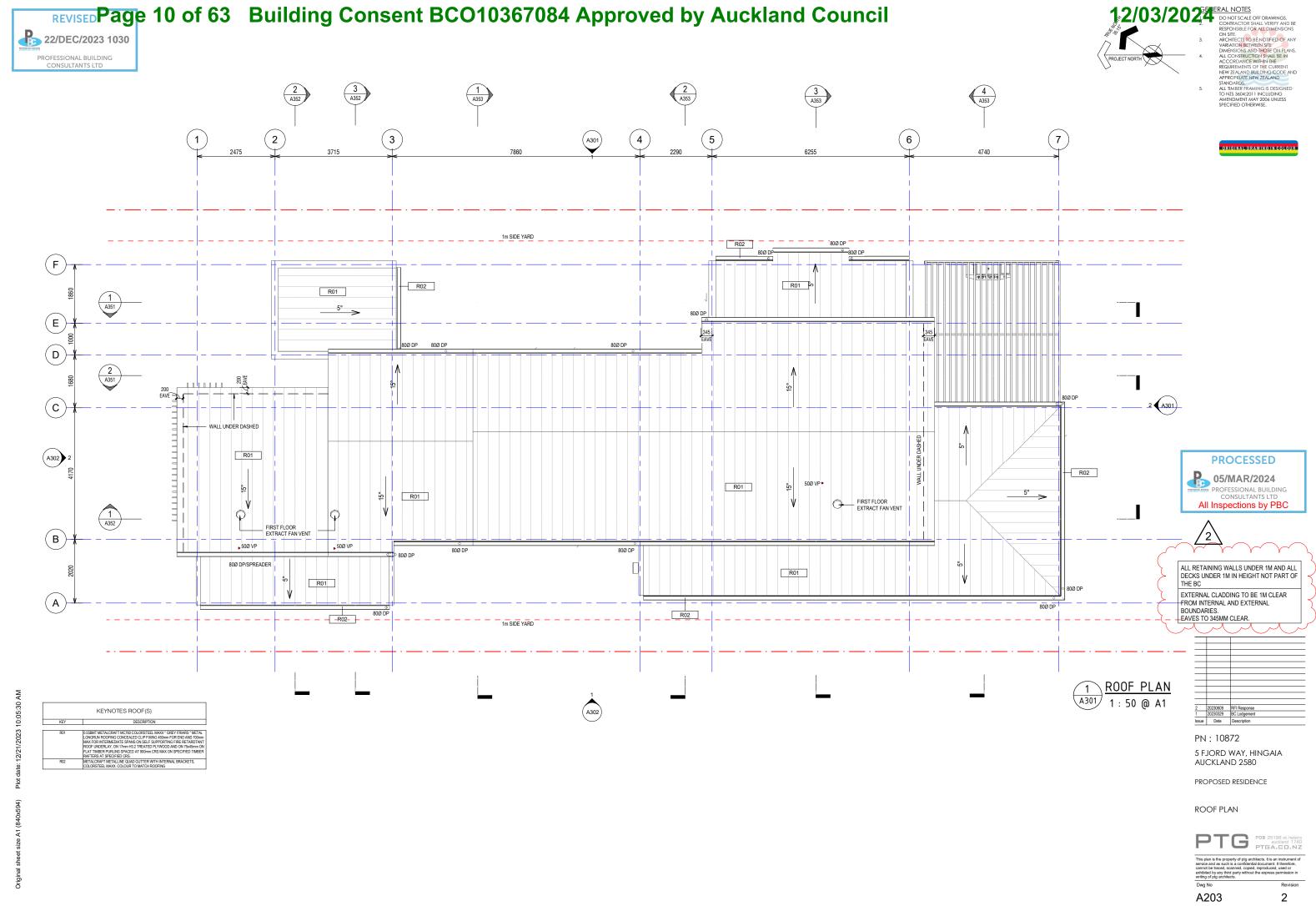
A113

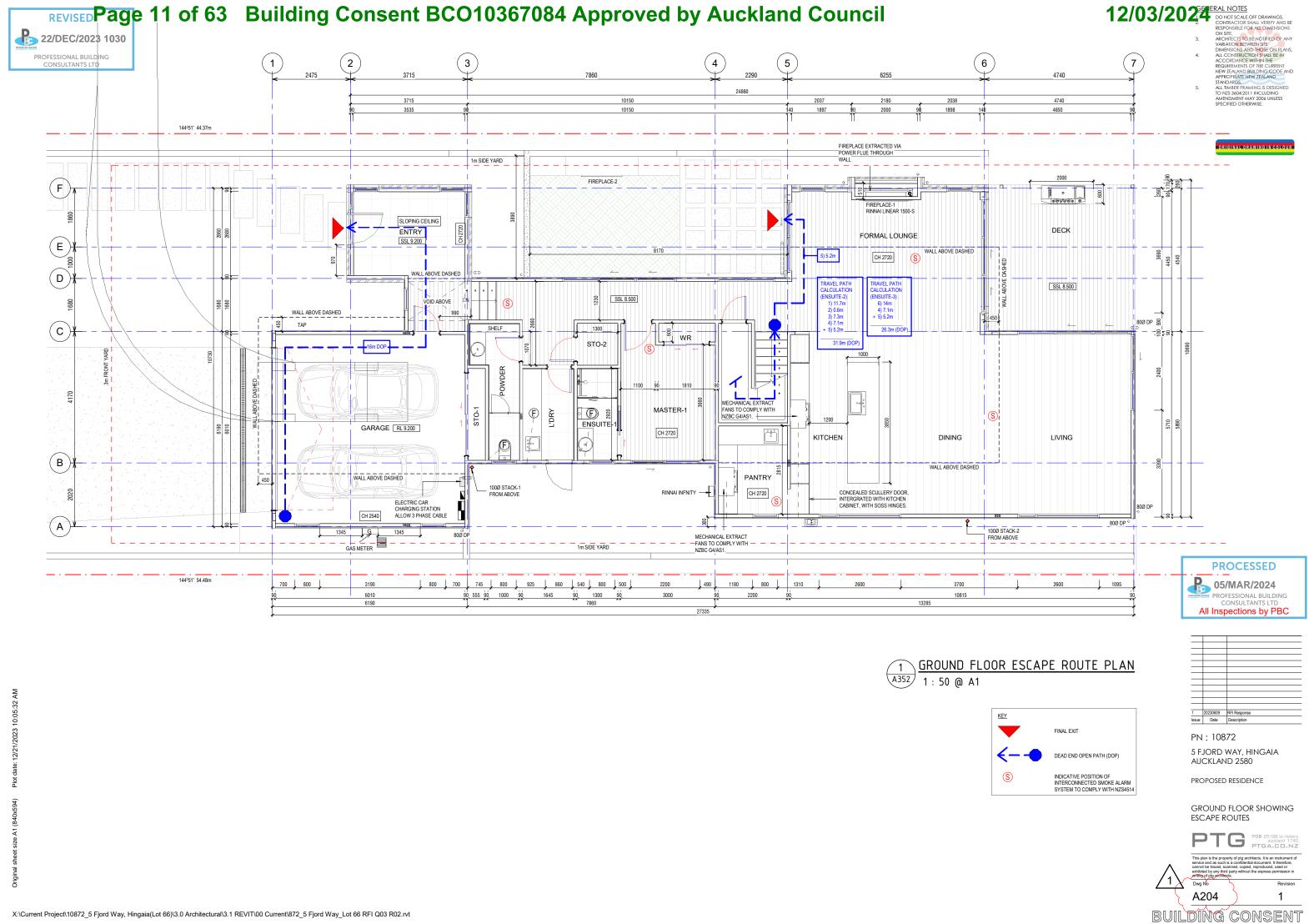
1

PROFESSIONAL BUILDING CONSULTANTS LTD









22/DEC/2023 1030 PROFESSIONAL BUILDING CONSULTANTS LTD 6 1m SIDE YARD F TRAVEL PATH CALCULATION ENSUITE-2) 1) 11.7m 2) 0.6m 3) 7.3m 4) 7.1m + 5) 5.2m TRAVEL PATH CALCULATION (ENSUITE-3) 6) 14m 4) 7.1m + 5) 5.2m 26.3m (DOF E 80Ø DP D SSL 11.520 VOID MASTER-3 (c) CH 2420 SSL 12.050 WALL UNDER DASHED MASTER-2 FAMILY SLOPING CEILING BEDROOM-1 BEDROOM-2 W.I.R CH 2420 BATHROOM F CH 2420 CH 2420 4) 5.9m x 1.2 = 7.1m B 80Ø DP - 100Ø STACK-1 TO BELOW (A)80Ø DP 1m SIDE YARD 1600 2200 FIRST FLOOR ESCAPE ROUTE PLAN 1 HRS I FLUU 1:50 @ A1

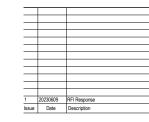
REVISED Page 12 of 63 Building Consent BCO10367084 Approved by Auckland Council

12/03/2024 ERAL NOTES
ONITS CONTRACTOR SHALL VERIFY AND BE

STANDARDS.
ALL TIMBER FRAMING IS DESIGNET
TO NZS 3604:2011 INCLUDING
AMENDMENT MAY 2006 UNLESS
SPECIFIED OTHERWISE.

ORIGINAL DRAWING IN COLOUR





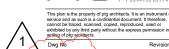
PN: 10872 5 FJORD WAY, HINGAIA

AUCKLAND 2580

PROPOSED RESIDENCE

FIRST FLOOR SHOWING ESCAPE ROUTES





A205

KEY

DEAD END OPEN PATH (DOP)

INDICATIVE POSITION OF

BUILDING CONSENT