

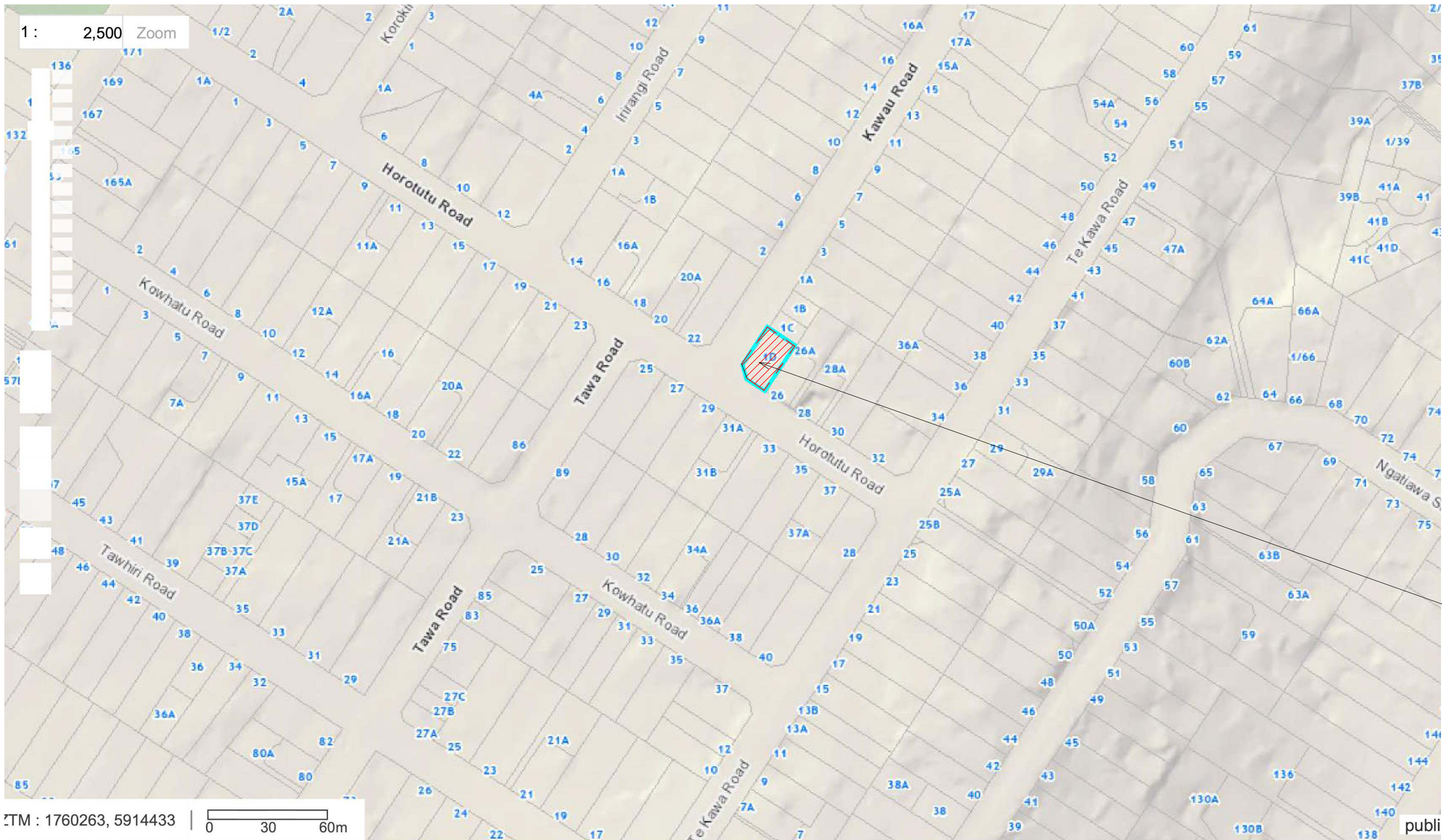
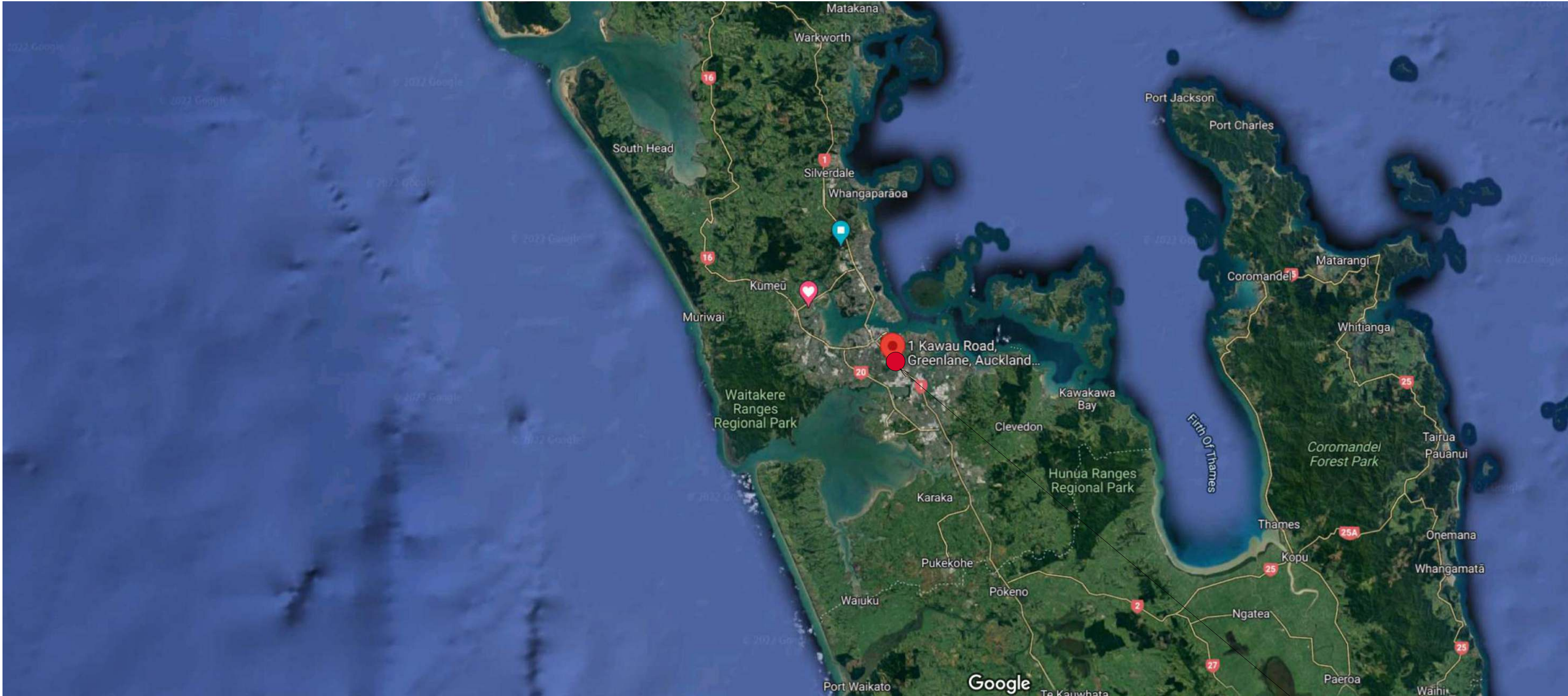


PROPOSED DWELLING AT
1D KAWAU ROAD, GREENLANE

R2 10/09/2022

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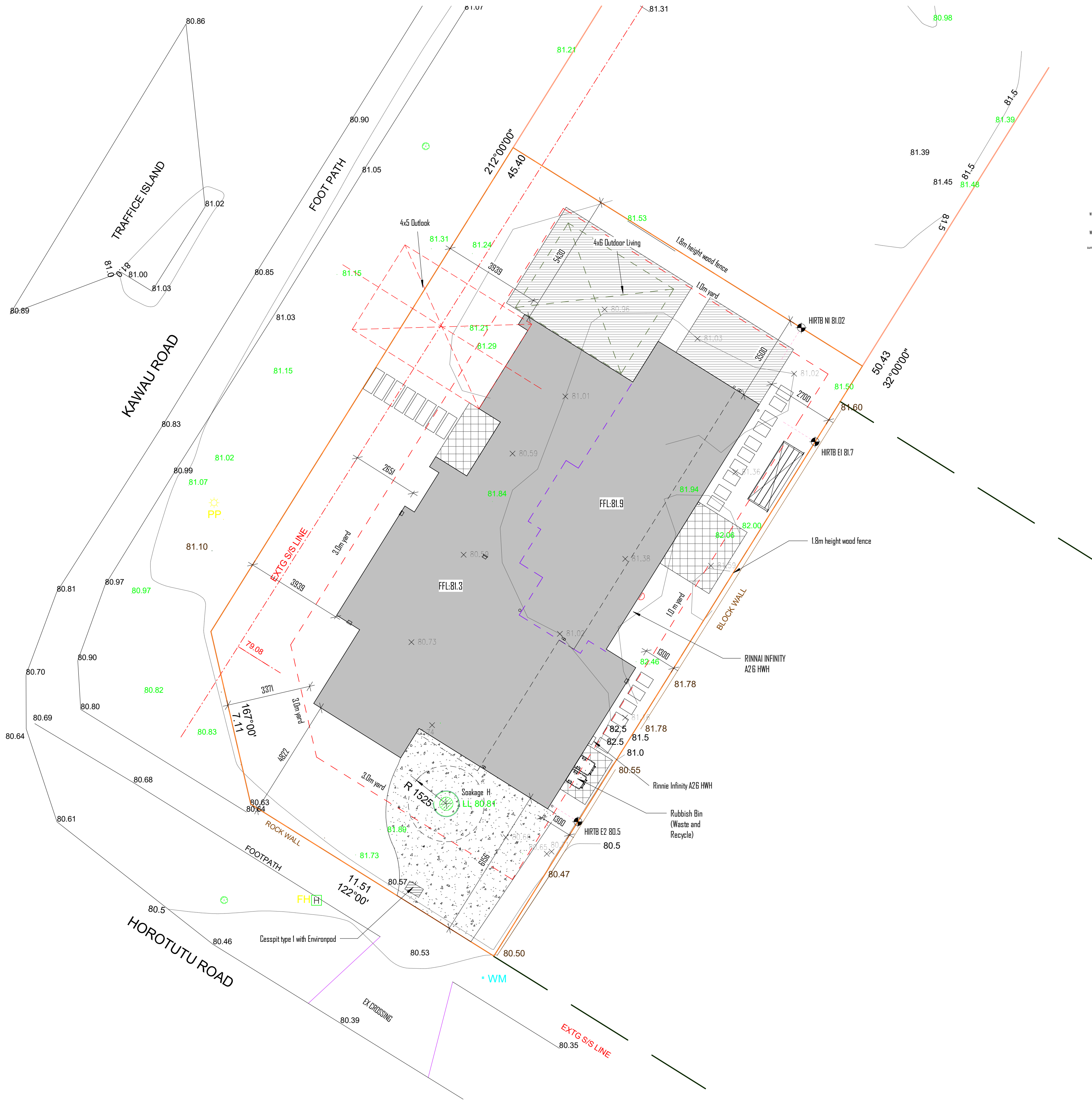
1D KAWAU ROAD, GREENLANE

1D KAWAU ROAD, GREENLANE



Rev No.	Date	Description
 R.S. Studio ArchitectureService Ltd. P.O.BOX 197, Greenhithe, Auckland Phone: 0064-9-6209117 Mobile:021-1216692		
PROJECT:		
PROPOSED DWELLING AT 1D KAWAU ROAD GREENLANE		
CLIENT:		
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TITLE:		
LOCATION		
JOB NO.:	1205/2021	SCALE:
DATE:	11/04/22	1 : 100 @ A1
DESIGNED:	A.X	A100
DRAWN:	M.Z	
CHECK:	A.X	
DOT NOT SCALE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING AN WORK ALL CONSTRUCTION TO COMPLY WITH NZS3604:1998/8 AMENDMENT 2 NEW ZEALAND BUILDING CODE AND LOCAL AUTHORITY REQUIREMENTS		

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LOCATION AND DESCRIPTION:

Street address: 10 KAWAU ROAD GREENLANE
Legal description: Lot 1 DP: 548674
ZONING: Residential - Mixed Housing Suburban Zone
SITE AREA: 449m²

BUILDING HEIGHT

MAX. HEIGHT: 8m
refer to elevations

HEIGHT TO BOUNDARY

North 2.5m + 45°, complies
South N/A
West N/A
East 2.5m + 45°, complies

PROPOSED BUILDING AREA

Ground Floor area: 176 m²
First Floor area: 144 m²
Total Building area: 320 m²
Building Cover Area: 179m²

SITE COVERAGE: (UNITARY PLAN)

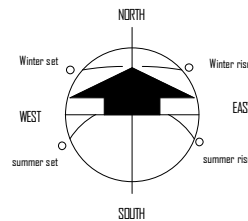
Max. allowable Building Coverage: 40%
Proposed Building Cover area: 179m²
Total Building Coverage: 179m² / 449m² = 39.8%
Complies
Max. allowable Impervious Coverage: 60%
Proposed concrete driveway area: 34m²
Proposed Building Cover area: 179m²
Proposed Impervious Coverage: 213m² / 449m² = 47.4%
Complies

Min. Landscaping coverage: 40%
Proposed landscaping area: 235m²
235m² / 449m² = 52.6%
Complies

Min. Front Yard Landscaping coverage: 50%
Front Yard Landscaping Area: 102.7m²
Front Yard Area: 116.7m²
Front Yard Landscaping coverage: 102.7m² / 116.7m² = 88%
Complies

LEGEND

- S.S DRAIN
- S.W DRAIN
- Upper stair line
- Proposed Building
- Proposed Private Concrete Driveway



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PROJECT:
PROPOSED DWELLING
AT
10 KAWAU ROAD
GREENLANE

CLIENT:
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TITLE:
SITE PLAN

JOB NO.: 1205/2021
DATE: 10/09/2021
DESIGNED: A.X
DRAWN: I.Z
CHECK: A.X
SCALE: As indicated @ A1
A101

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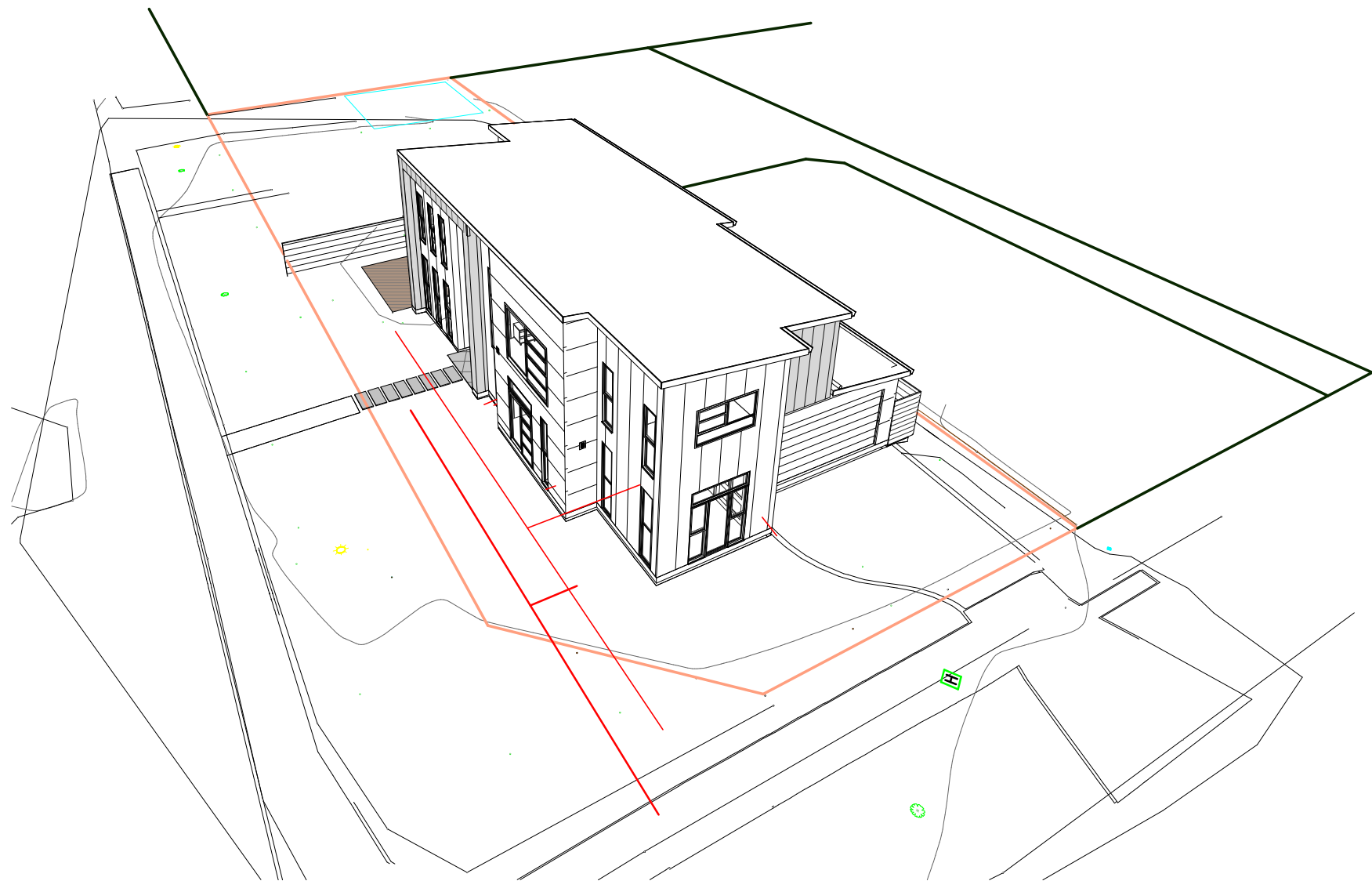
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1 3D SKETCH 1 1:1



2 3D SKETCH 2



3 3D SKETCH 3



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AT
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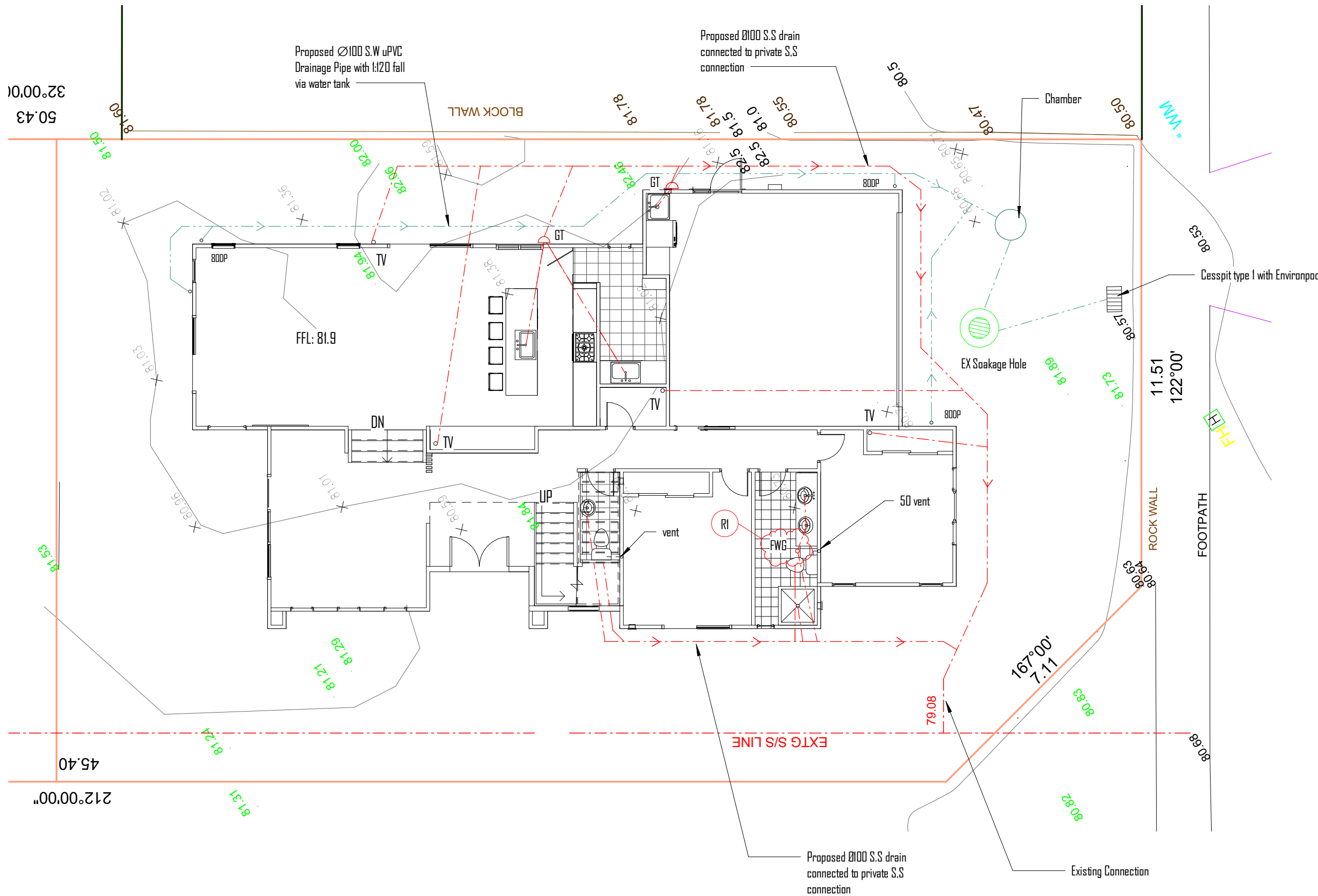
TITLE:
3D SKETCHES

JOB NO.:	1205/2021	SCALE:	1:1	@ A1
DATE:	11/04/2022			
DESIGNED:	A.X			
DRAWN:	M.Z			
CHECK:	A.X			

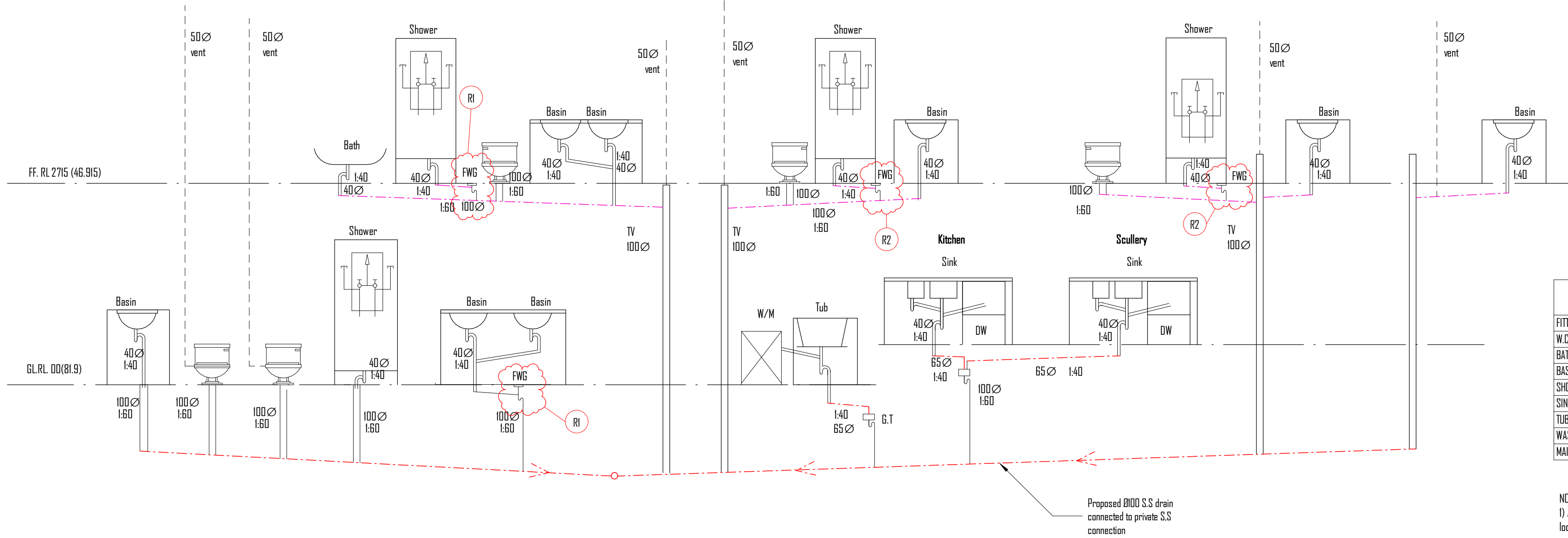
A102

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1 DRAINAGE PLAN
DOWNSTAIR
1 : 100



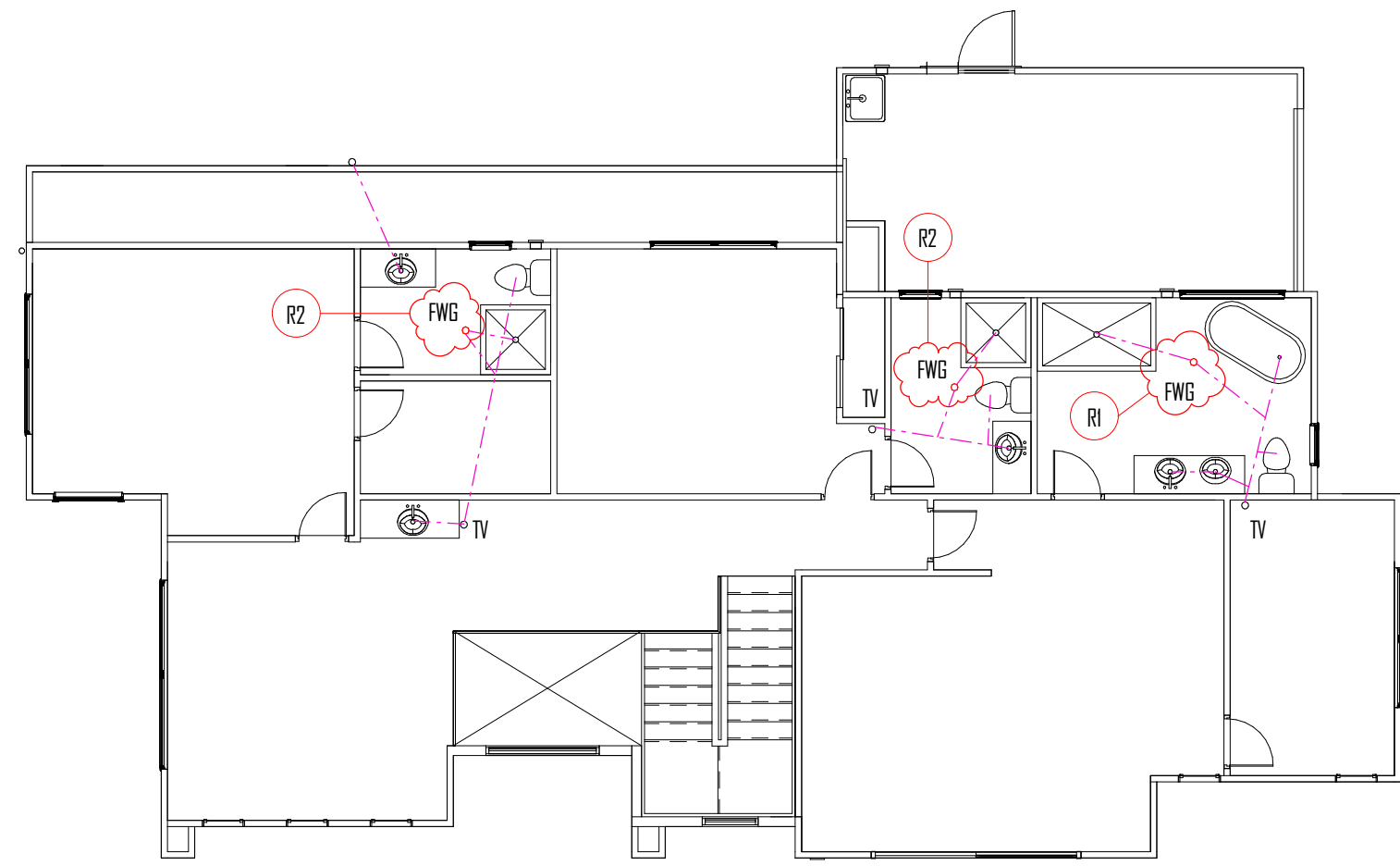
3 PLUMBING SCHEMATIC
1 : 50

PLUMBING LEGEND & SCHEMATIC		
FITTING TYPE	PIPE Ø	Min. GRADIENT
W.C	100	1:60
BATH	40	1:40
BASIN	40/65	1:40
SHOWER	40/65	1:40
SINKS	40	1:40
TUB	40/65	1:40
WASHING MACHINE	40	1:40
MAIN VENTED DRAIN	100	1:60

NOTES:
1) All plumbing and drainage to be in accordance with NZBC requirements, and to meet local Authority requirement. Confirm schematic layout shown, including pipe size & falls on site prior to construction to meet requirements & provide a high quality fitout.
2) All plumbing in framing to be run clear of bedrooms & to minimise plumbing noise into lower floor rooms. Provide noise insulation around plumbing wastes & soil pipes to suit.
3) All plumbing work to be concealed from view in wall and ceiling framing space. ensure all waste & soil pipes exit building below finished ground level.

- Sanitary drainage based on NZ Standards AS/NZS 3500.2
- Stormwater drainage based on E1/AS1
- All Downpipes 80dia Sized to Table 5 NZBC E1 Surface Water.
- Confirm Location & Position of All Drains on Site.
- Water supply pipes(both cold and hot) to be polybutylene.

2 DRAINAGE PLAN
UPSTAIR
1 : 100



NOTE:
1) All plumbing and drainage to be in accordance with NZBC requirements, and to meet local Authority requirement. Confirm schematic layout shown, including pipe size & falls on site prior to construction to meet requirements & provide a high quality fitout.
2) All plumbing in framing to be run clear of bedrooms & to minimise plumbing noise into lower floor rooms. Provide noise insulation around plumbing wastes & soil pipes to suit.
3) All plumbing work to be concealed from view in wall and ceiling framing space. ensure all waste & soil pipes exit building below finished ground level.

LEGEND
- - - S.S DRAIN
- - - S.W DRAIN
- - - Upper stair line

R2
R1
Building Control
Building Control
10/09/2022
02/08/2022

R.S. Studio ArchitectureService Ltd.
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Phone: 0064-9-6209117
Mobile:021-1216692

PROJECT:
PROPOSED DWELLING
AT
10 KAWAU ROAD
GREENLANE

CLIENT:
--

TITLE:
DRAINAGE PLAN

JOB NO.: 1205/2021
DATE: 11/04/2022
DESIGNED: A.X
DRAWN: M.Z
CHECK: A.X
SCALE: As indicated @ A1
A111

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GENERAL SPECIFICATION:

- All timber construction to comply with NZS 3604:2011.
- All construction to comply with the relevant clauses of the NZBC& the NZ Building Act.
- Kitchen facilities to comply with NZBC G3/AS1
- Laundry facilities to comply with NZBC G2/AS1
- All wet areas must comply with NZBC E3/AS1
- 10mm Aqua resistance G18 board to be installed in all wet areas.
- External moisture to comply with NZBC E2/AS1.
- Internal moisture to comply with NZBC E3/AS1.
- Roof truss, stud/top plate & lintel fixing details to comply with NZS 3604:2011 - High Wind Zone.
- All timber must comply with NZBC B2/AS1. All framing to walls, ceiling & roof to be H1.2 min. with H1.2 bottom plates. use H1.2 for wall framing in all wet areas.
- All timber must be S68 min. grade.
- Provide smoke alarms to comply with NZBC F7/AS1.
- All Glazing to comply with NZBC F2/AS1.
- All Bathroom windows are to be " A Grade safety glazing" in accordance with NZS 4223:Part 3:2016
- All windows are aluminium complete with flashing & condensation trays. All joinery flashing to be aluminium.
- Hot water supplies to comply with NZBC G12/AS1.
- Seismic strapping & tempering valve to comply with NZBC G12/AS1.
- Ventilation to comply with G4/AS1 & AS1668 (mechanical ventilation).
- All dimensions must be verified at the job before making any shop drawings or commencing any work. Any extra entailed in work shown hereon must be claimed and approval obtained before proceeding otherwise no extra will be allowed
- Exterior Cladding must be constructed as per Manufacturer's details.
- Contractor / Builder and Manufacturer will be responsible for supply & installation.
- All other construction flashings to be 0.55mm zincalume (except when integral with al. joinery). provide denso tape or similar antielectrolytic separation where required.
- All workmanship to be carried out to best trade practice.
- All materials used to be the best of their respective kinds
- Refer to engineers drawings & specifications for all structural element sizes&details
- Refer to specification for schedule of finishes & materials
- All proprietary linings and finishes to be fixed in accordance with manufacturer's specifications.
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BOTTOM PLATE TO FLOOR FRAMING:

Bottom Plate: 90x45 S68 H1.2 treated --Concrete Floor:
Fixed with M12 Thru Bolt @ 900c/c --Timber Floor:
a. External walls and internal wall bracing elements: 2/100x3.75 hand-driven nails @ 600c/c or 3/90x3.15 Power-driven nails @ 600c/c
b. Internal walls (may be nailed to floor decking): 1/100x3.75 hand-driven nails@ 600c/c or 1/90x3.15 power-driven nails@600c/c
c. Trimmer (not exceeding 4.2m): 4/100x3.75 (end nailed) hand-driven or 6/90x3.15 power-driven (end nailed)

EXTERIOR WALLS:

- 90x45 S68 H1.2 treated timber studs@ 400crs ; 90x45 nogs @ 800crs at Horizontal cladding or @ 480 crs at where vertical cladding cover. lined with 10 G18 board stopeed & painted to level 4 finished
- 2/140x45 @ H1.2 treated timber studs @ 400crs. 140x45 nogs@800crs
- James Hardie Stria Horizontal cladding with cavity system. H3.1 20mm cavity batten
- James Hardie Oblique Weatherboard vertical with cavity system H3.1 20mm cavity batten
- JSC vertical cedar shiplap weatherboard with cavity system.H3.1 20mm profile cavity batten
- Top Plate: 90x45 + 150x35 S68 H1.2 treated

INTERIOR WALLS:

- 90x45 S68 H1.2 treated timber studs @ 600crs: 90x45 nogs @ 800crs. with 10mm G18 board stopped & painted. on each side to level 4 finished
- Aqua resistance G18 board to high moisture areas.
- Top Plate: 90x45 S68 H1.2 treated

CEILING:

- 10mm G18 line board lining ceiling on 75x35 @ 400 C/C battens
- Bathroom Ceiling Lining: 10mm G18 Aqualine plasterboard on 75x35 battens@400c/c

ROOF:

- G 9 Metalcraft MC760 Roofingon Roof Underlay on purlins on prefabricated timber roof trusses @ 900 crss

INSULATION:

- R2.2 Pink Batts wall insulation (90mm thickness) to external wall cavities except garage external wall.
- R2.2 Pink Batts wall insulation (90mm thickness) to internal wall between garage and living area
- R2.6 Pink Batts ceiling insulation (140mm thickness) to ceiling/roof cavities except roof cavity above garage
- R1.8 Pink Batts ceiling insulation (85mm thickness) to ceiling cavities between garage and upstairs room.
- R1.2 Pink Batts Masonry wall insulation (50mm thickness) to internal timber strapping at slipt level foundation wall
- There is clearance of 25mm between ceiling insulation and ceiling and also underside of rafter roofing

MIDDLE FLOORING:

- Non wet area ---20mm strandfloor floor
- Wet Area --- 20mm H3.1 strandfloor floor

WALL UNDERLAY:

Tekton Building Wrap

ROOF UNDERLAY:

Thermakraft Covertex 407 roof unerlay

DPC:

To be installed between the timber floor framing and the concrete / blockwall

SOFFIT:

- 4.5 mm Hardiflex or similar approved soffit lining with PVC jointers

FASCIA AND GUTTER:

- Colorsteel fascia and gutter system

LIGHTING:

- All light fitting to comply with AS/NS60598.2.2 Amendment4
- All lighting are LED lighting
- the electrician must confirm that all recessed downlights shall be the one of following types
IC-F or IC or CA-80 or CA-135
- Contractor to ensure all spaces in proposed house are provided with adequate lighting (min. 20 lux at floor level)

WINDOW AND DOOR GLAZE:

- Window or Door in Garage (unconditioned area): Single
- Window or Door in Conditioned Area: Aluminium Frame with 12mm gap double glaze (RD.26)

WET AREA:

- Wet area to be waterproof with "Mapei" waterproofing membrane under tile.
- Waterproofing membrane for wall and floor in Laundry
- Waterproofing membrane around kitchen sink.
- Waterproof membrane Substrates must be a 20mm thick H3.1 strandfloor board.
- In Bathroom--Walls & ceiling lined with Aqualine plaster board
- In Kitchen---wall at the back of cook top and kitchen sink to be lined with Aqualine board: ceiling is G18 standard 10mm ceiling board
- In W.C.--Wall at the back of toilet and vanity to be line with Aqualine board; ceiling is G18 standard 10mm ceiling board
- In Laundry- wall at the back of sink to be line with Aqualine board; ceiling is G18 standard 10mm ceiling board

INTERNAL DOOR:

- 3.0m height ceiling - 2.2m height door
- 2.4 m height ceiling - 2.0m height door

FANS:

- F1 =Range-hood over the hob and exhaust fan vented to outside through wall or roof (min. 180m³/ hr , 50L/sec, complies with NZBC G4/AS1)
- F2 = HPW 100mm slim square wall kit exhaust fan with min.10 minutes delay timer vented to outside through soffit or walls ; Permormance 105m³/ hr (29.2L/sec), complies with NZBC G4/AS1 (25L/S for bathroom with openable window)
- F3=WEISS ClearFlow InlineExtractor Fan (150mm) - FV110 150mm ---Permormance 362m³/ hr (100.56L/sec), complies with NZBC G4/AS1
- F4=WEISS Through Wall Fan with Cowl 150mm ---Permormance 340m³/ hr (94.4L/sec), complies with NZBC G4/AS1

STAIRCASE

- S1: T=280 R=180
- S2: 1.0m height Aluminium handrail fixed on the wall
- S3: 1.0m height glass balustrade with aluminium cap or handrail on the top

Rev No.,

Date

Description

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TITLE:

GENERAL NOTES

JOB NO.: 1205/2021

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DRAWN: M.Z

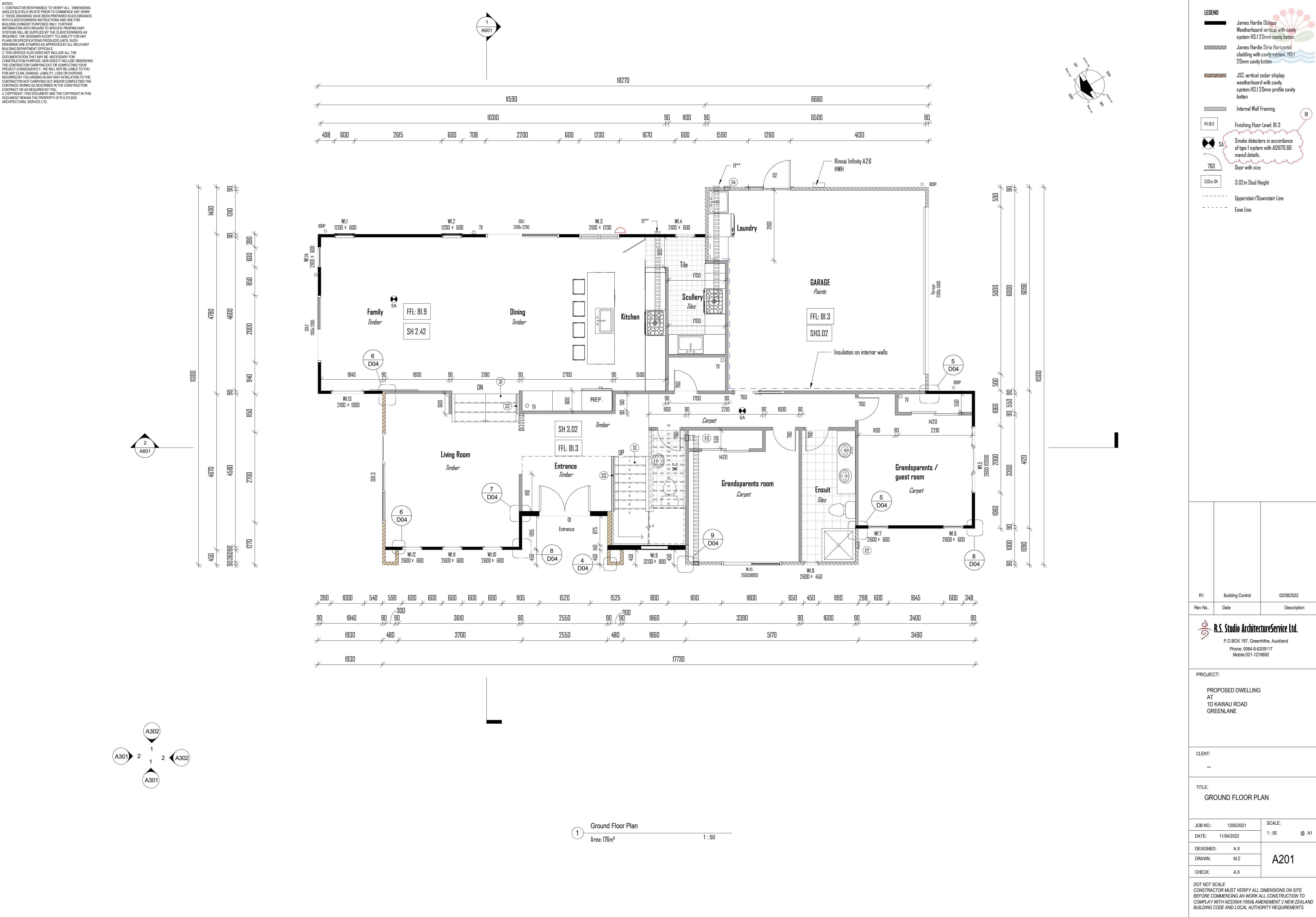
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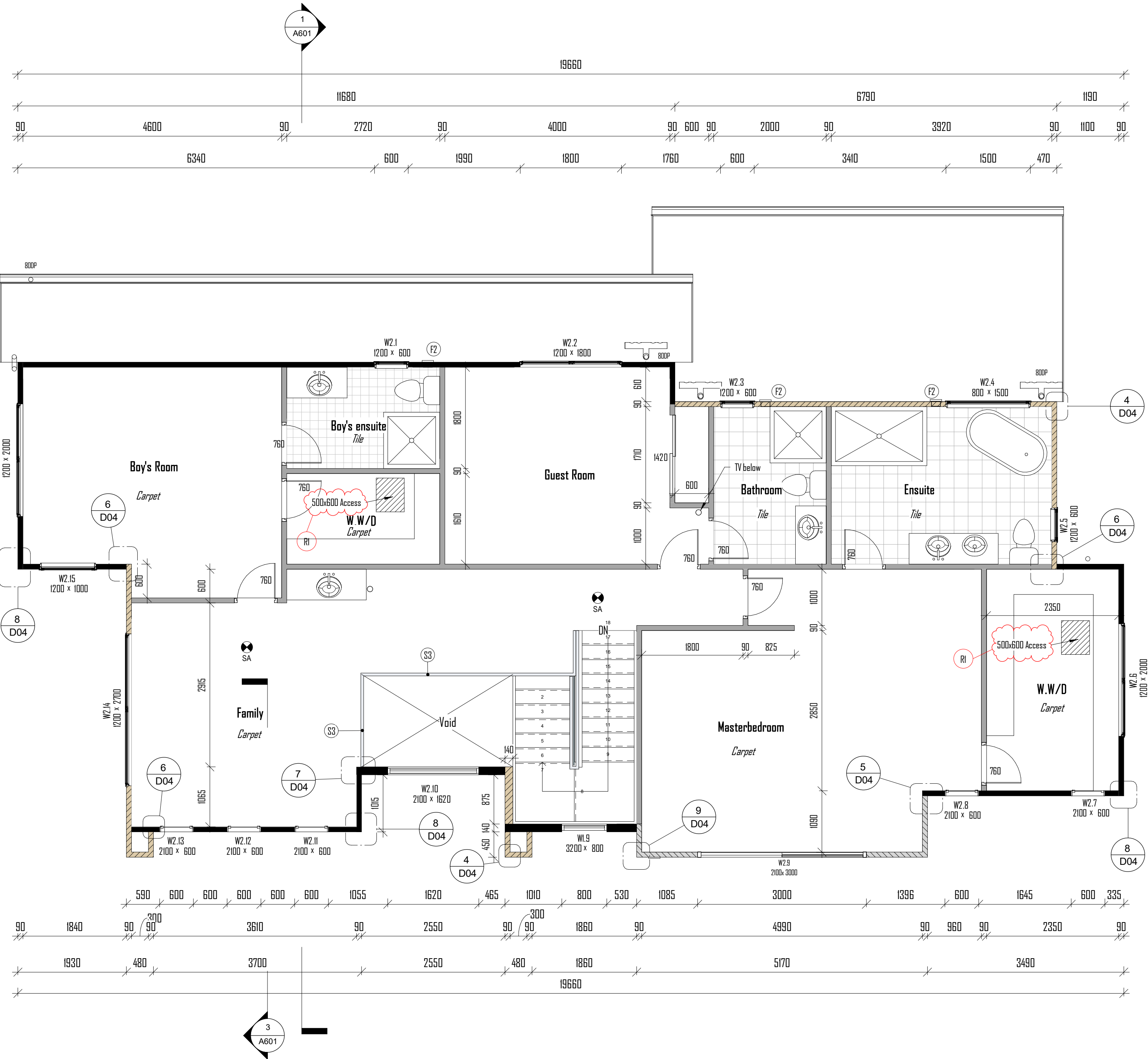
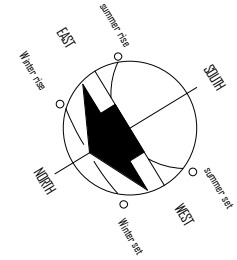
1 : 10 @ A1

A200

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1 FIRST FLOOR PLAN
Area: 144m² 1:50

- LEGEND**
- James Hardie Oblique Weatherboard vertical with cavity system.H3.1 20mm cavity batten
 - James Hardie Shire Horizontal cladding with cavity system.H3.1 20mm cavity batten
 - JSC vertical cedar shiplap weatherboard with cavity system.H3.1 20mm profile cavity batten
 - Internal Wall Framing
 - Finishing Floor Level: BL.3
 - Smoke detectors in accordance of type I system with AS1670.66 manuf.details.
 - Door with size
 - 3.02m Stud Height
 - Upstairs/Downstair Line
 - Eave Line

1	Building Control	02/08/2022
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FIRST FLOOR PLAN		
JOB NO.:	1205/2021	SCALE:
DATE:	20/09/2021	1: 50 @ A1
DESIGNED:	A.X	A202
DRAWN:	M.Z	
CHECK:	A.X	
NOT SCALE		
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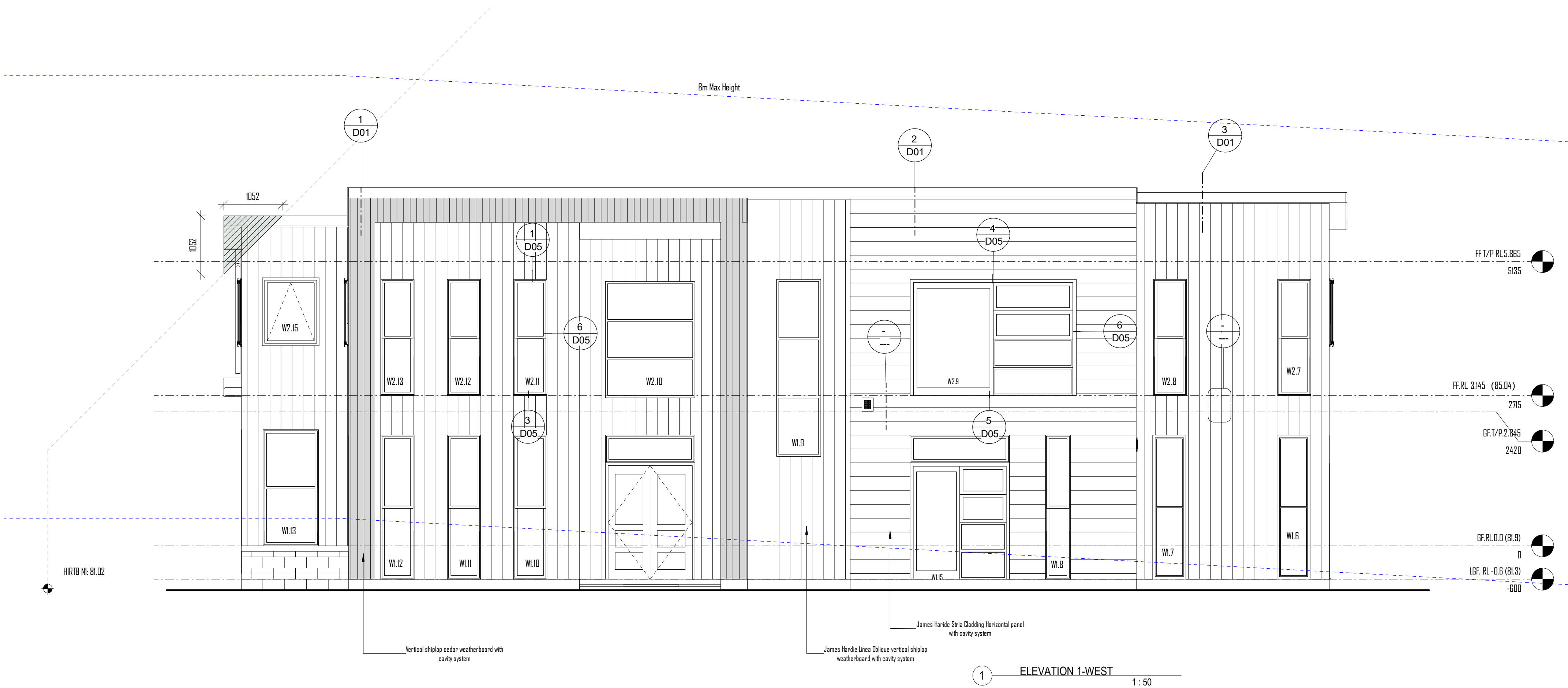
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RISK MATRIX

Elevation - (North)		Risk severity					Subtotal for each risk factor
Risk factor	LOW	MEDIUM	HIGH	VERY HIGH			
Wind zone(per NZS 3804)	0	0	0	1	2		0
Number of storeys	0	1	2	2	4		2
Roof/wall intersection design	0	1	3		5	5	5
Eaves width	0	1	2		5	5	5
Envelope complexity	0	1	3	3	6		3
Deck design	0	0	2		6		0
Total risk score							15

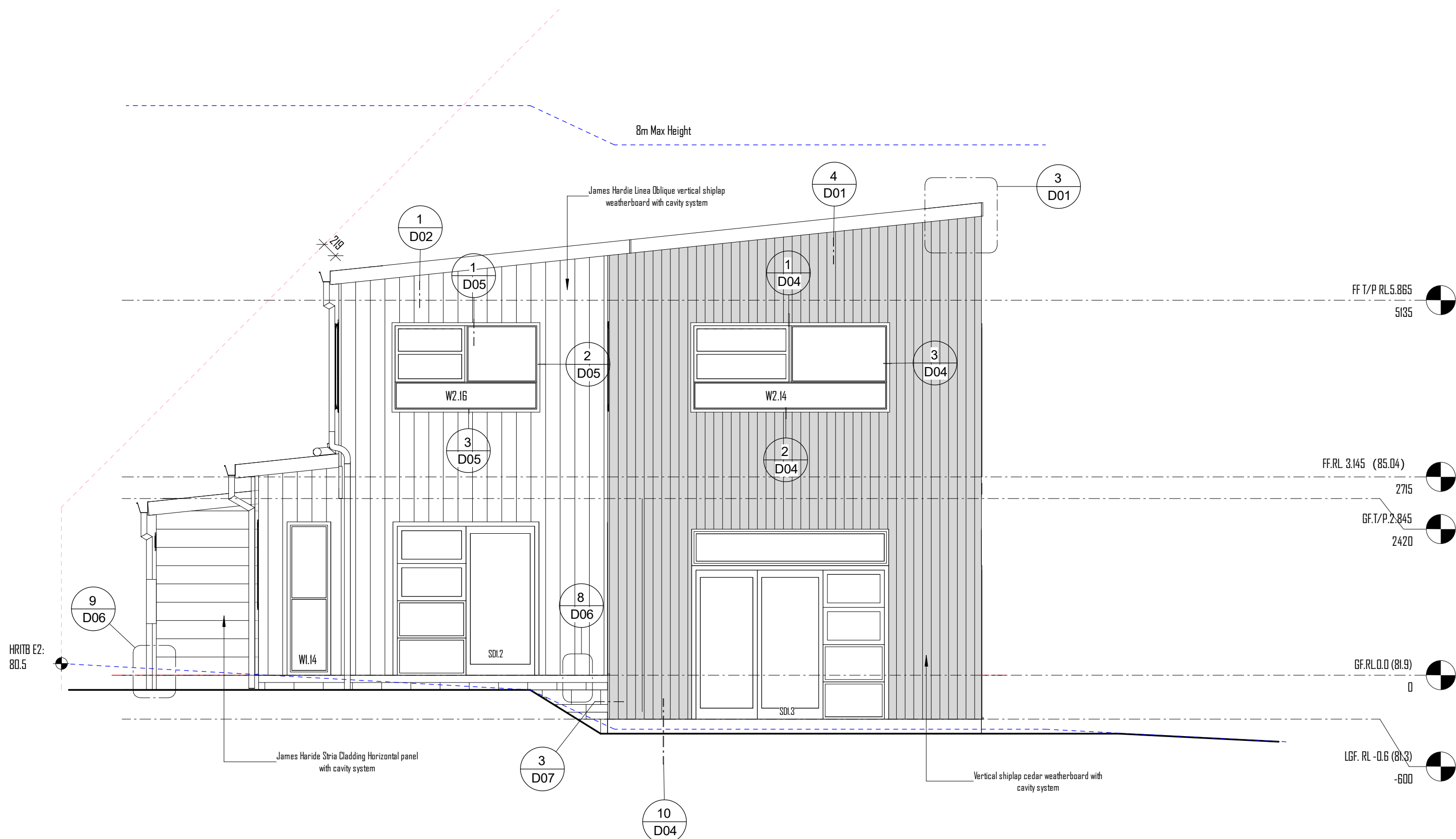
RISK MATRIX

Elevation - (East)		Risk severity					Subtotal for each risk factor
Risk factor	LOW	MEDIUM	HIGH	VERY HIGH			
Wind zone(per NZS 3804)	0	0	0	1	2		1
Number of storeys	0	1	2	2	4		2
Roof/wall intersection design	0	1	3		5	5	5
Eaves width	0	1	2		5	5	5
Envelope complexity	0	1	3	3	6		3
Deck design	0	0	2		6		0
Total risk score							15



1 ELEVATION 1-WEST

1 : 50



2 ELEVATION 2-NORTH

1 : 50

Rev No. Date Description

R.S. Studio ArchitectureService Ltd.
P.O.BOX 197, Greenhithe, Auckland
Phone: 0064-9-6209117
Mobile: 021-1216692

PROJECT:

PROPOSED DWELLING
AT
10 KAWAU ROAD
GREENLANE

CLIENT:

--

TITLE:

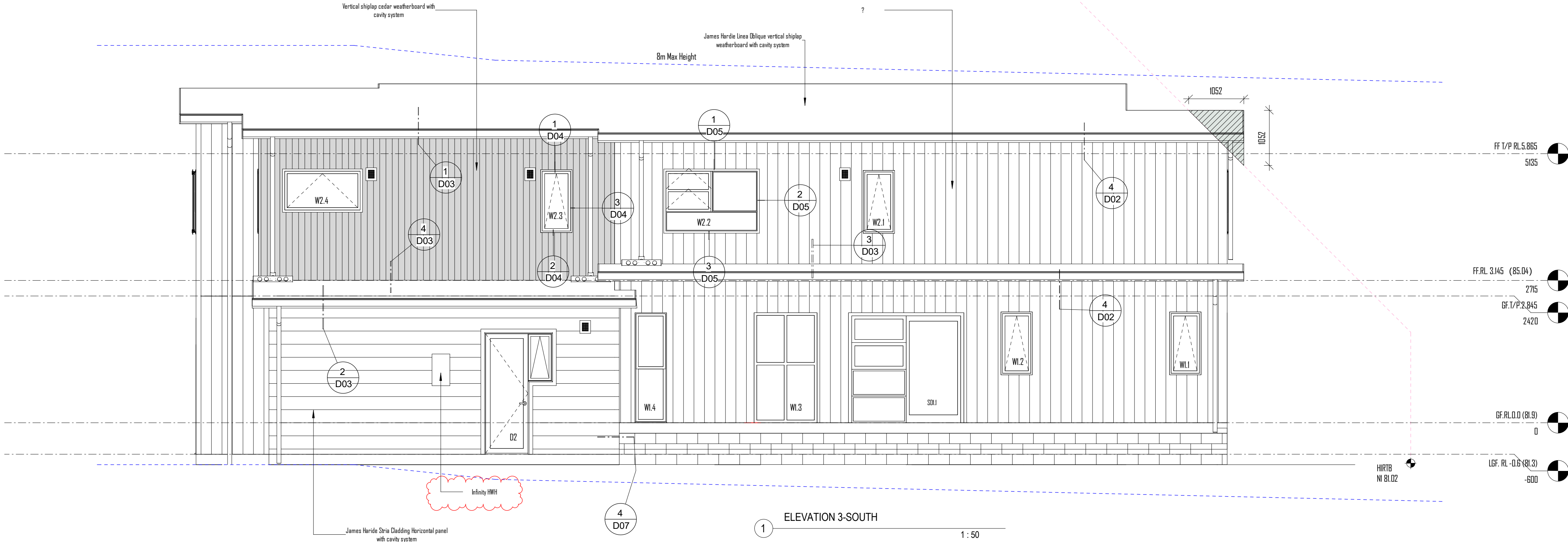
ELEVATION 1 & 2

JOB NO.: 1205/2021	SCALE:
DATE: 11/04/2022	As indicated @ A1
DESIGNED: A.X	A301
DRAWN: M.Z	
CHECK: A.X	

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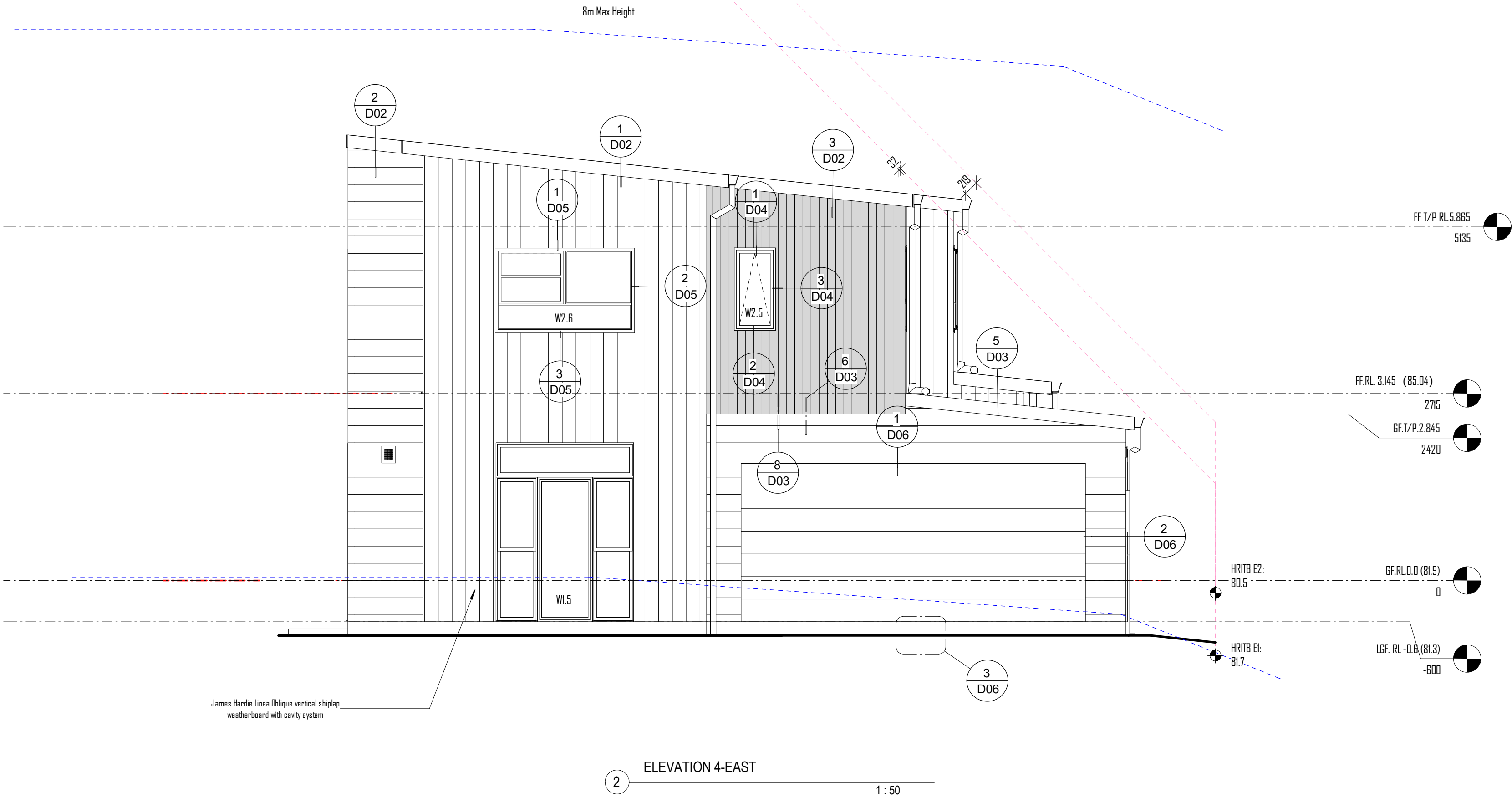


RISK MATRIX

Elevation - (WEST)	Risk severity				Subtotals for each risk factor
Risk factor	LOW	MEDIUM	HIGH	VERY HIGH	
Wind zone(per NZS 3804)	0	0	1	1	2
Number of storeys	0	1	2	2	4
Roof/wall intersection design	0	0	1	3	5
Eaves width	0	1	2	2	5
Envelope complexity	0	1	1	3	6
Deck design	0	0	2	4	6
Total risk score					6

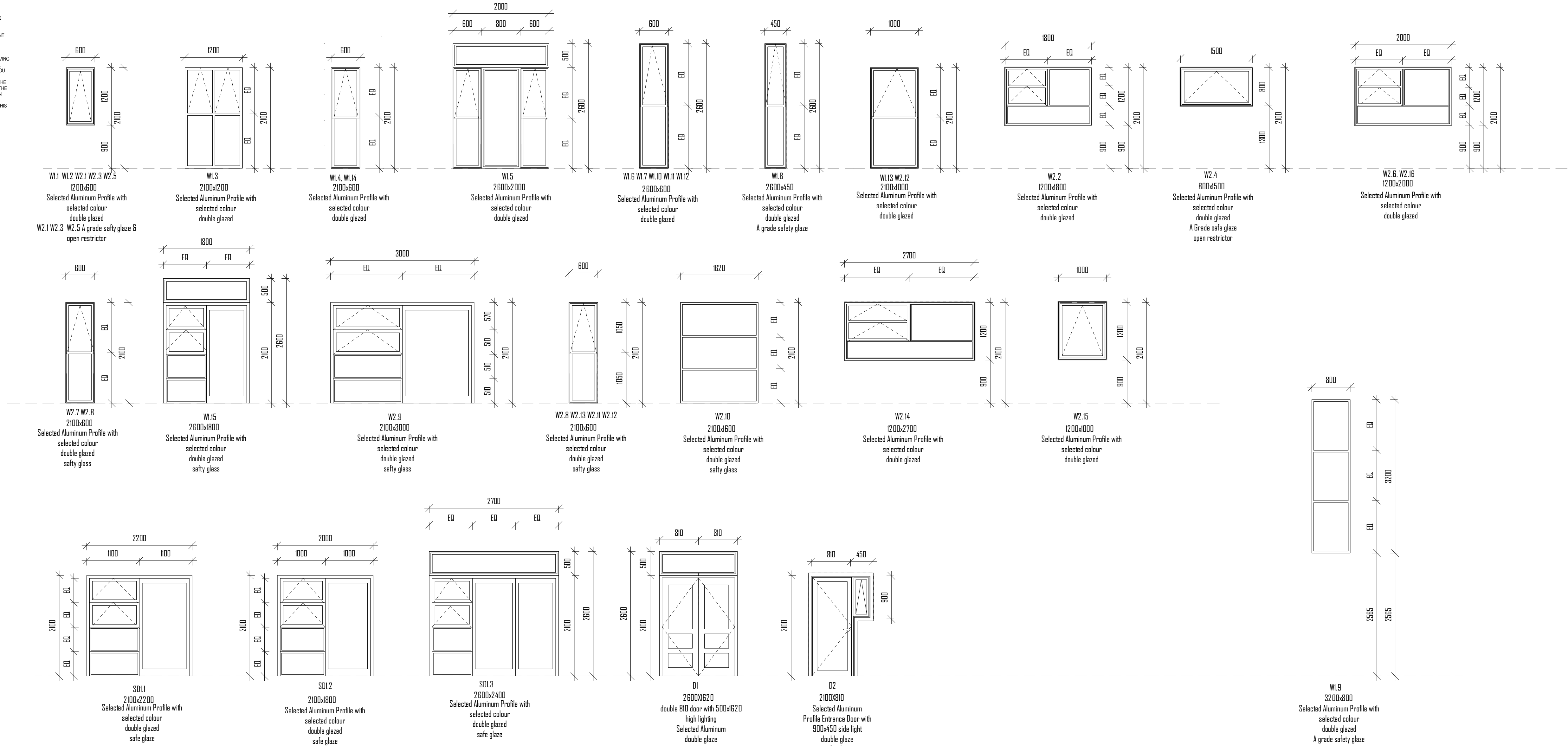
RISK MATRIX

Elevation - (NORTH)	Risk severity				Subtotals for each risk factor
Risk factor	LOW	MEDIUM	HIGH	VERY HIGH	
Wind zone(per NZS 3804)	0	0	1	1	2
Number of storeys	0	1	2	2	4
Roof/wall intersection design	0	0	1	3	5
Eaves width	0	1	2	2	5
Envelope complexity	0	1	3	3	6
Deck design	0	0	2	4	6
Total risk score					8



R2	Building Control	10/09/2022
Rev No.	Date	Description
 R.S. Studio ArchitectureService Ltd. P.O.BOX 197, Greenhithe, Auckland Phone: 0064-9-6209117 Mobile: 021-1216692		
PROJECT: PROPOSED DWELLING AT 10 KAWAU ROAD GREENLANE		
CLIENT: --		
TITLE: ELEVATION 3 & 4		
JOB NO.:	1205/2021	SCALE:
DATE:	11/04/2022	As indicated @ A1
DESIGNED:	A.X	A302
DRAWN:	M.Z	
CHECK:	A.X	
DOT NOT SCALE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING AN WORK ALL CONSTRUCTION TO COMPLY WITH NZS3804:1998 AMENDMENT 2 NEW ZEALAND BUILDING CODE AND LOCAL AUTHORITY REQUIREMENTS		

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OPEN SCHEDULE
1 : 50



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Phone: 0064-9-6209117
Mobile: 021-1216692

PROJECT:

PROPOSED DWELLING
AT
10 KAWAU ROAD
GREENLANE

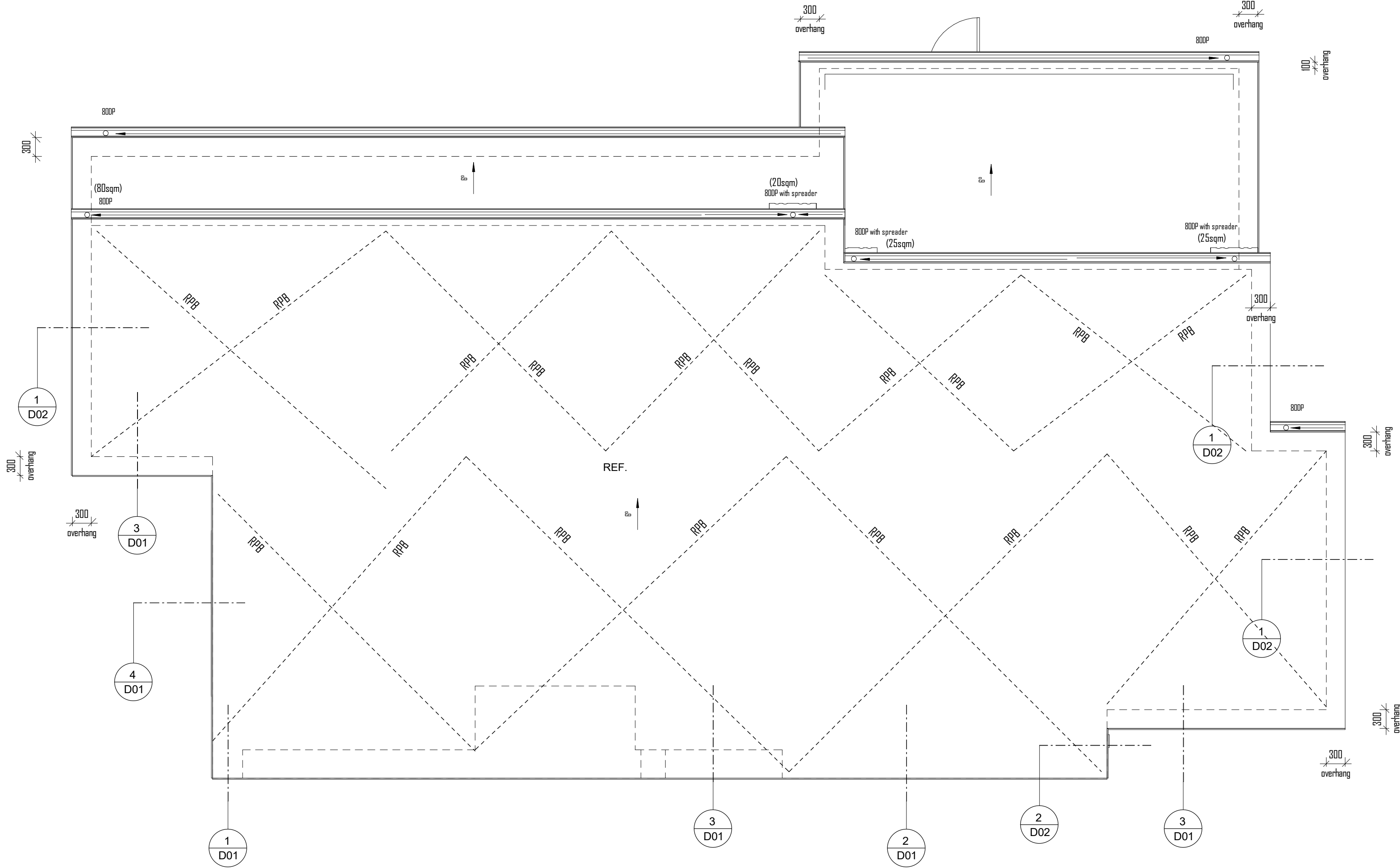
CLIENT:
--

TITLE:
OPENING SCHEDULE

JOB NO.:	1205/2021	SCALE:	
DATE:	11/04/2021	1 : 50	@ A1
DESIGNED:	A.X	A330	
DRAWN:	M.Z		
CHECK:	A.X		

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1 ROOF SURFACE PLAN 1 : 50

NOTES:

ROOF

-B* Metalcraft MC760 Trapezoidal profile roof on fire retardant Self-supporting roof underlay with Purlins on Prefabricated timber roof trusses @ 900 crss.

- LDW Wind Zone

-All truss to be provide by certified truss manufacturer.

-A final roof plan layout including all trusses code numbers is to be provided by the truss manufacture prior to any fabrication.

-All roof trusses shall be min. H12 treated dry frame to comply with NZS 3604

-All internal lintels are to be 90x90 SGB

-90x45 Trusses @ 900 crs fixed with Type E: Z/90x3.15 skew nails + 2 wire dogs (4.7KN fixing capacity) on main&periphery roof

-All lintels are to be SGB

-All roof plane & ceiling plane braces to be in strict accordance with n.z.s. 3604.

-It is suggestion that the final truss plan be sent to designer & engineer to review lintel sizes.

-All works shall be carried out in best workmanship.

Roof Plane Diagonal Brace:

-Diagonally opposing pair of continuous steel strips each having a capacity of 4.0KN tension, over top chords that is intersected, and to the top plate fixed to each connection to framing members with 5/75x3.15 to each end&/30x3.15 nail at crossing.

Ceiling Plane Brace:

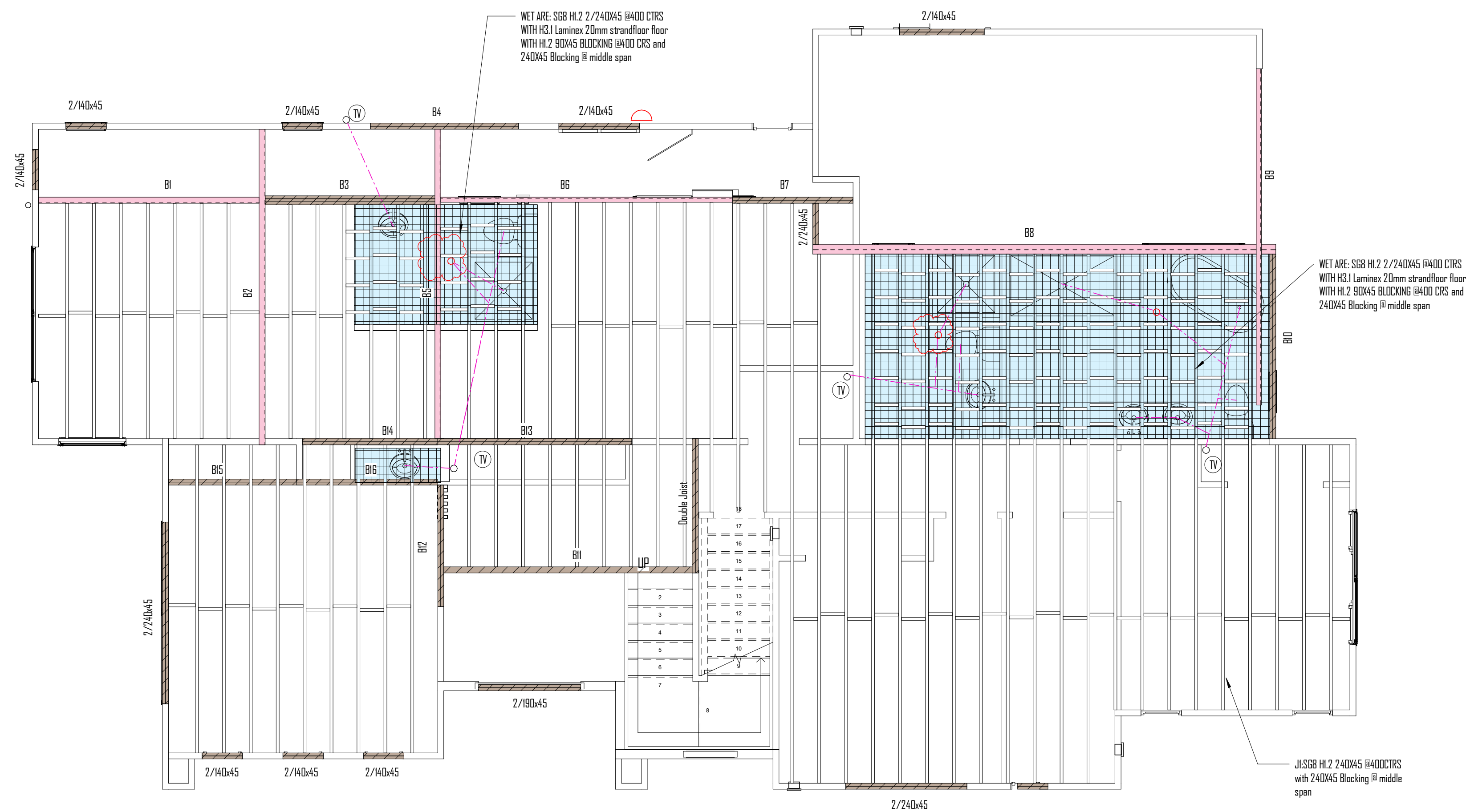
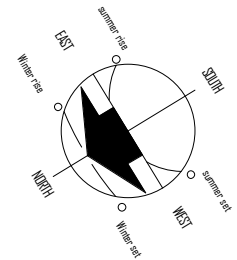
90x45 ceiling plane brace fixed to each truss bottom cord with 2/100x3.75 nails



R1	Building Control	02/08/2022
Rev No.	Date	Description
 R.S. Studio ArchitectureService Ltd. P.O.BOX 197, Greenhithe, Auckland Phone: 0064-9-6209117 Mobile 021-1216692		
PROJECT: PROPOSED DWELLING AT 1D KAWAU ROAD GREENLANE		
CLIENT: --		
TITLE: ROOF SURFACE PLAN		
JOB NO.:	1205/2021	SCALE:
DATE:	11/04/2022	As indicated @ A1
DESIGNED:	A.X	A401
DRAWN:	M.Z	
CHECK:	A.X	
DOT NOT SCALE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING AN WORK ALL CONSTRUCTION TO COMPLY WITH NZS3604:1998& AMENDMENT 2 NEW ZEALAND BUILDING CODE AND LOCAL AUTHORITY REQUIREMENTS		

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BEAM NOTE	
BEAM ID	BEAM SIZE
B1	250 PPS FLITCH BEAM
B2	230 PPS C25.1
B3	3/24W45
B4	2/24W45
B5	230 PPS C25.1
B6	200 PPS C27.9
B7	2/24W45
B8	250 LB 37.3
B9	250PPS 35.5
B10	2/24W45
B11	1/24QBID HYPAN
B12	2/24W45 HYPAN
B13	1/24QBIDHYPAN
B14	2/24W45 HYPAN
B15	2/24W45 HYPAN
B16	2/24W45 HYPAN

NOTE:

- All beam location, size, and support must refer to Engineer's plan
 - All timber beam to be SGB grade
 - All 250 FLUTCH beams can be replaced with ZOODPFL Steel beam
 - Pryda Flitch beam can be replaced with MITER FLUTCH beam or others, but with same size of timber beam and steel plate.
 - All Hypan Beam can be replaced with same size Flitch beam with 10mm steel plate
 - All beams and notes must refer to Engineer's plan SD32
 - Engineer to inspect steel beams and connections.
 - P2: 2/90X5 SGB
 - P2A: 2/140X5 SGB
 - P4: 3/90X5 SGB
 - P5: 4/90X5 SGB
- LBW : LOAD BEARING WALL**

Fixings:

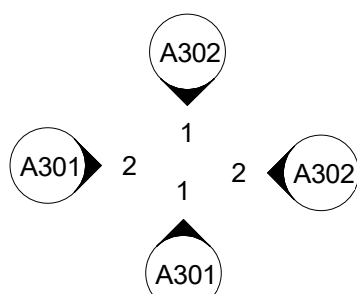
- Solid Blocking to Joist:
Either 2/100X3.75 End Nailed or
4/75X3.15 End Nailed Power Driven Nails
- Boundary Joists to Joist End (Perpendicular to Joists)
2/100X3.75 Hand or 2/90X3.15 Power Driven End Nail

- All floor joists & blocking shall be H1.2 treated SGB
- All floor joists & blocking to wet area shall be H1.2 treated SGB @400c/c
- All lintel shall be H1.2 treated

- Pipe work passing through timber joist must use THRU-JOIST brackets

Ground Floor Plan

1 : 50



R2	Building Control	10/09/2022
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Rev No..	Date	Description
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R.S. Studio ArchitectureService Ltd.

P.O. BOX 197, Greenhithe, Auckland

Phone: 0064-9-6209117

Mobile:021-1216692

PROJECT:

PROPOSED DWELLING
AT
1D KAWAU ROAD
GREENLANE

CLENT:

TITLE:

MID FLOOR FRAMING PLAN

JOB NO.: 1205/2021

DATE: 11/04/2022

DESIGNED: A.X

DRAWN:	M.J.
CHECK:	A.J.

SCALE:

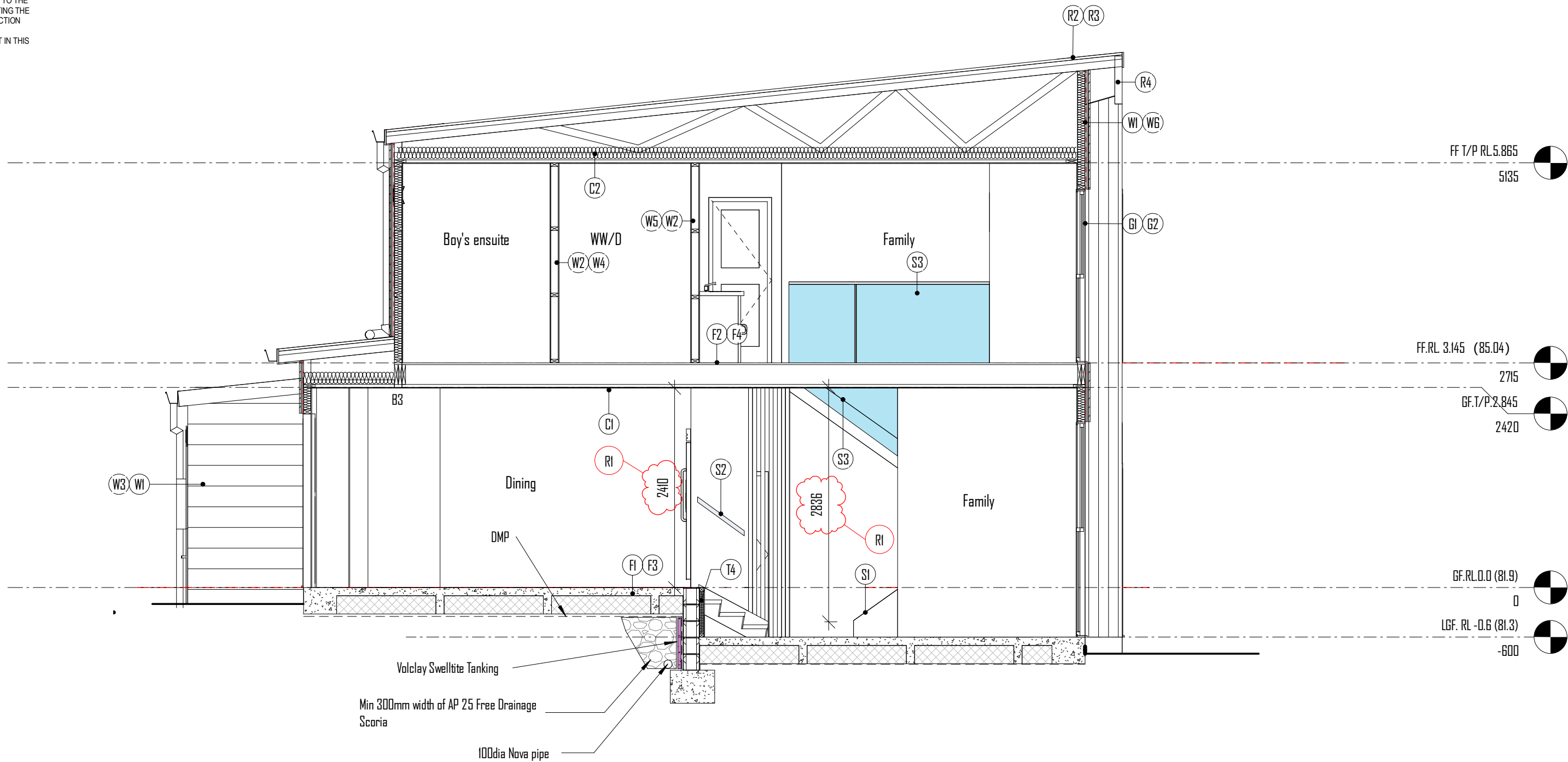
As indicated @ A1

A501

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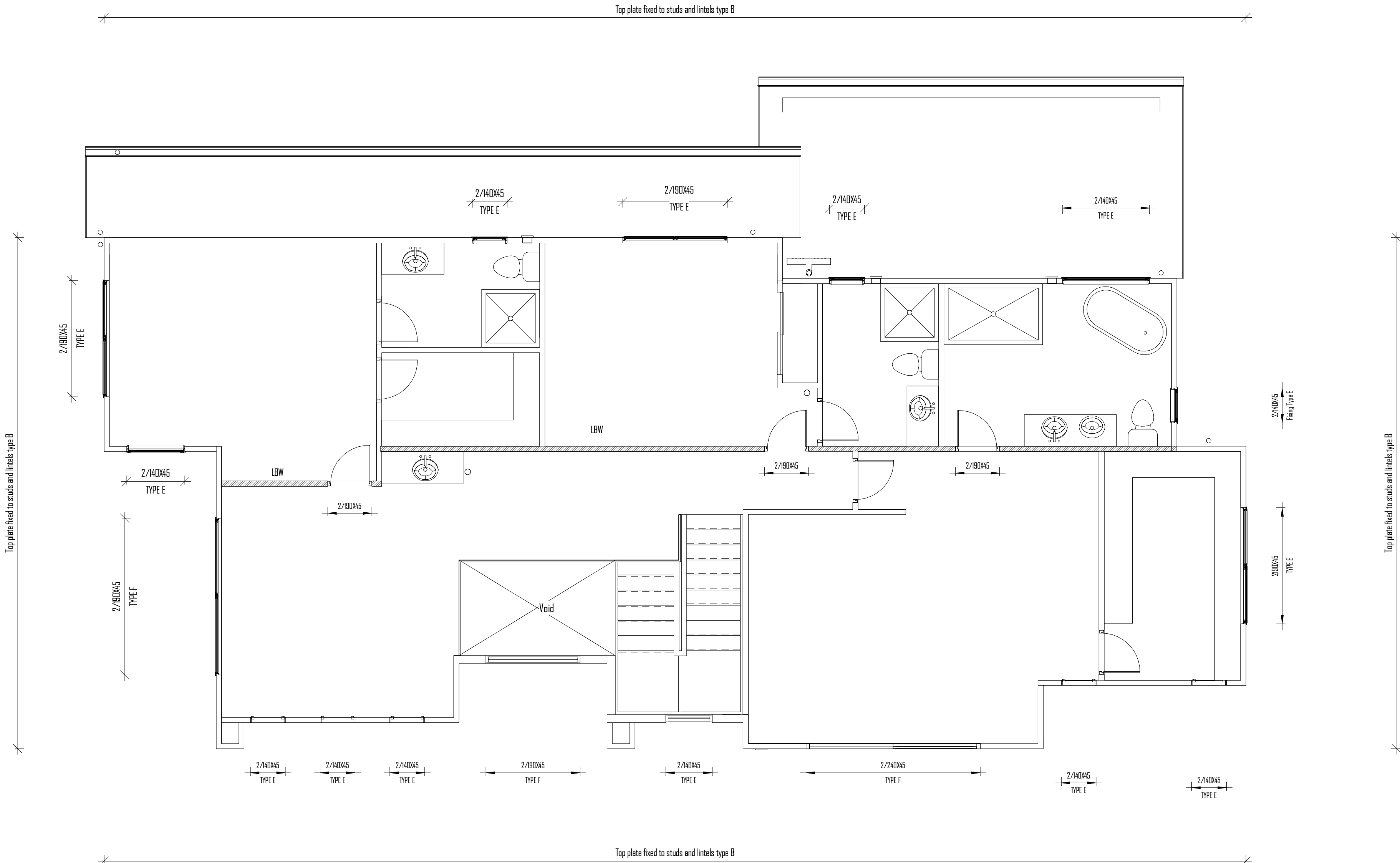
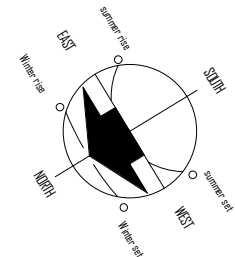


BEAM NOTE	
BEAM NO.	BEAM SIZE
B1	250 PFC FLUCH BEAM
B2	230 PFC25.1
B3	2/240W5
B4	2/240W5
B5	230 PFC25.1
B6	200 PFC 22.9
B7	2/240W5
B8	250 UR 37.3
B9	250PFC 35.5
B10	2/240W5
B11	1/240B10 HYPAN
B12	2/240W5 HYPAN
B13	1/240B10HYPAN
B14	2/240W5 HYPAN
B15	2/240W5 HYPAN
B16	2/240W5 HYPAN

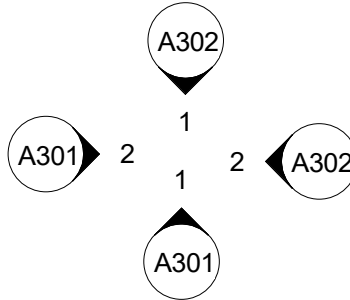
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- All other lintels shall be HL2 treated
- ** Top Plate Of Walls to studs fixing detail
 - TYPE A: 2/50X3.15 and nails (Capacity of alternative fixing 0.7kN)
 - TYPE B: 2/90X3.15 and nails +2 wire dogs (Capacity of alternative fixing 4.7kN)
- ** LINTEL FIXING TYPE: LUMBERLOK LINTEL FIXING SCHEDULE AS ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 IN NZS 3604:2011 LINTEL FIXING TYPE AND DETAIL PLEASE REFER TO SHEET A721



1 FIRST FLOOR LINTEL & FIXING PLAN 1 : 50



Rev No.

Date

Description



R.S. Studio ArchitectureService Ltd.

P.O.BOX 197, Greenhithe, Auckland

Phone: 0064-9-6209117

Mobile:021-1216692

PROJECT:

PROPOSED DWELLING

AT

1D KAWAU ROAD

GREENLANE

CLIENT:

--

TITLE:

FIRST FLOOR LINTEL & FIXING

PLAN

JOB NO.:	1205/2021	SCALE:
DATE:	11/04/2022	As indicated @ A1
DESIGNED:	A.X	A702
DRAWN:	M.Z	
CHECK:	A.X	

DOT NOT SCALE

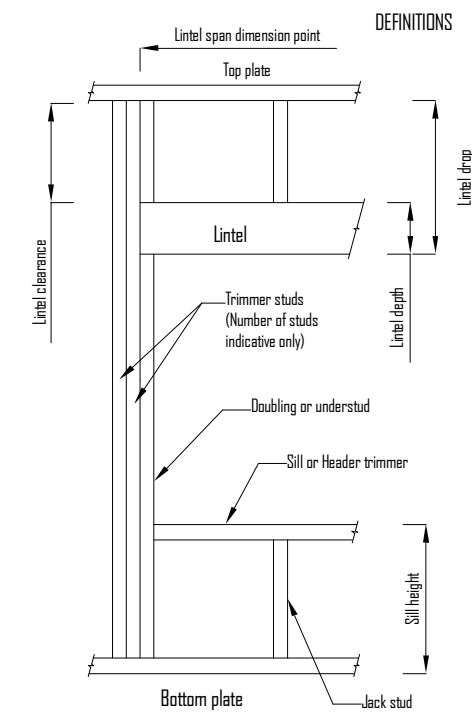
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE

BEFORE COMMENCING AN WORK ALL CONSTRUCTION TO

COMPLY WITH NZS3604:1998/AMENDMENT 2 NEW ZEALAND

BUILDING CODE AND LOCAL AUTHORITY REQUIREMENTS

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- NOTE:**
- All fixings are designed for vertical loads only. Dead load include the roof weight and standard ceiling weight of 0.23kPa.
 - Refer to Table B.9 NZS 3604:2011 for raftering schedule to resist horizontal loads.
 - These fixings assume the correct choice of rafter/truss to top plate connections have been made.
 - All fixings assume bottom plate thickness of 45mm maximum. Note: LUMBERLOK options on timber species.
 - Wall framing arrangements under girders/trusses are not covered in this schedule.
 - All timber selections are as per NZS 3604:2011.



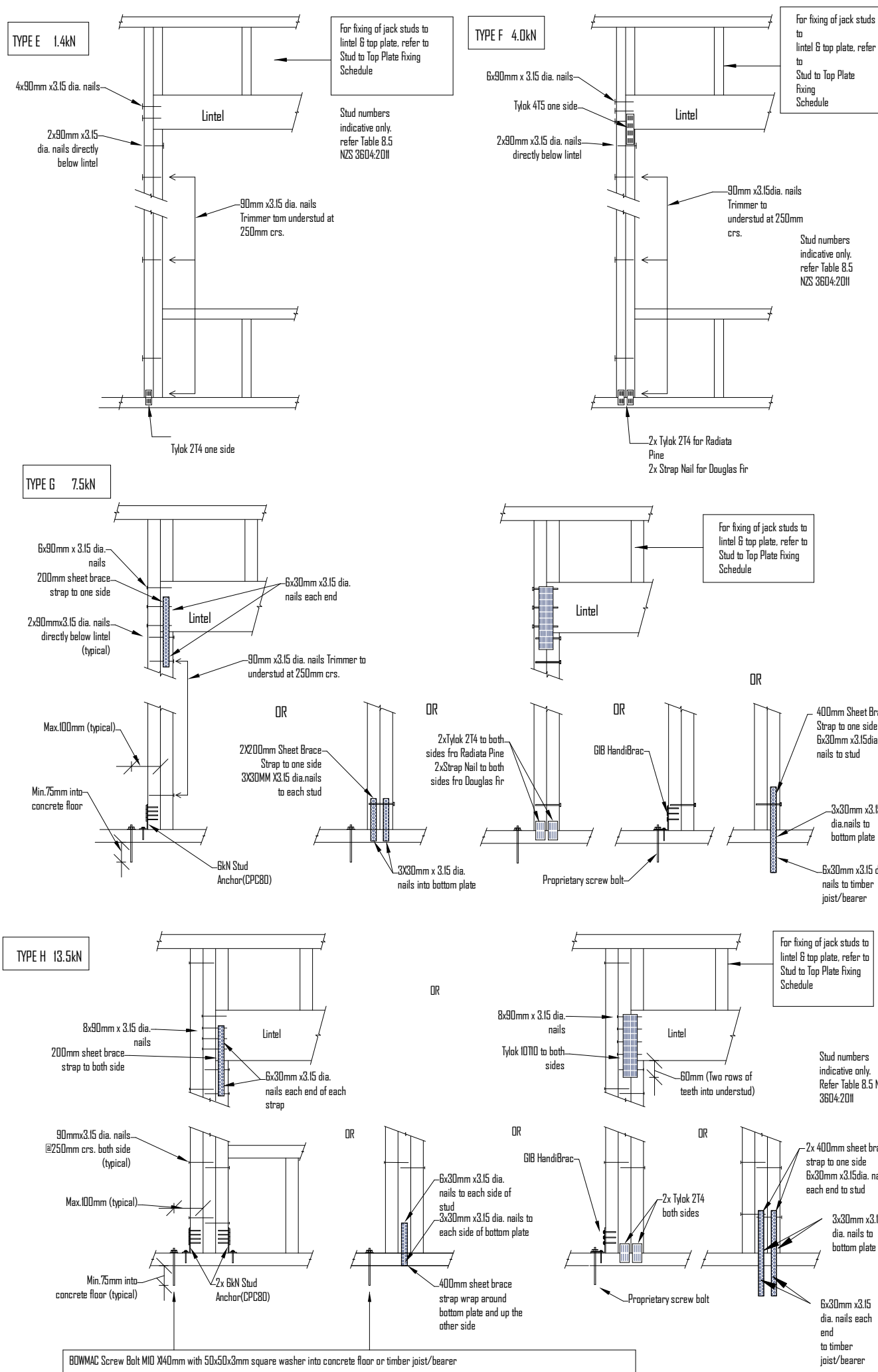
- NOTE:**
- Roof Tributary Area approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel).
 - Assumed girder/truss is at mid-span or middle third span of lintel.
 - Use similar fixings for both ends of lintel.
 - All other cases require specific engineering design.

Lintel Span (m)	Loaded Dimension (m)	Light Roof				Heavy Roof			
		L	M	H	EH	L	M	H	EH
1.0	2.0	G	-	-	F	F	-	-	F
	3.0	G	-	-	F	F	-	-	F
	4.0	G	-	-	F	F	-	-	F
	5.0	G	-	-	F	F	-	-	F
	6.0	G	-	-	F	F	-	-	F
1.2	2.0	G	-	-	F	F	-	-	F
	3.0	G	-	-	F	F	-	-	F
	4.0	G	-	-	F	F	-	-	F
	5.0	G	-	-	F	F	-	-	F
	6.0	G	-	-	F	F	-	-	F
1.5	2.0	G	-	-	F	F	-	-	F
	3.0	G	-	-	F	F	-	-	F
	4.0	G	-	-	F	F	-	-	F
	5.0	G	-	-	F	F	-	-	F
	6.0	G	-	-	F	F	-	-	F
2.0	2.0	G	-	-	F	F	-	-	F
	3.0	G	-	-	F	F	-	-	F
	4.0	G	-	-	F	F	-	-	F
	5.0	G	-	-	F	F	-	-	F
	6.0	G	-	-	F	F	-	-	F
2.4	2.0	G	-	-	F	F	-	-	F
	3.0	G	-	-	F	F	-	-	F
	4.0	G	-	-	F	F	-	-	F
	5.0	G	-	-	F	F	-	-	F
	6.0	G	-	-	F	F	-	-	F
3.0	2.0	G	-	-	F	F	-	-	F
	3.0	G	-	-	F	F	-	-	F
	4.0	G	-	-	F	F	-	-	F
	5.0	G	-	-	F	F	-	-	F
	6.0	G	-	-	F	F	-	-	F
3.6	2.0	G	-	-	F	F	-	-	F
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	3.0	G	-	-	F	F	-	-	F
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LINTEL FIXING TABLE AND DETAILS

1

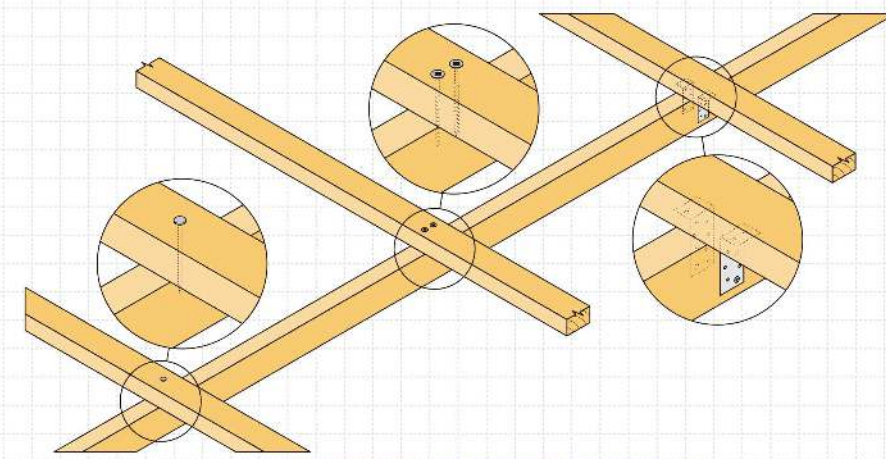
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PURLIN & BATTEN FIXING CHART

ALTERNATIVE SOLUTION TO NZS 3604:2011 TABLES 10.10 & 10.2

- All purlin and batten sizes are as per NZS 3604:2011.
- All fixings assume that the purlin and battens are installed on their flat over the top of the rafter or truss.
- The minimum fixing requirements apply to all purlin locations with the roof area.
- The LUMBERLOK BLUE SCREW where specified requires a minimum of 30mm penetration into rafter or truss. i.e. it is suitable for rough sawn timber up to 50mm thick at 18% moisture content.



SELECTION CHART FIXING OPTIONS

(minimum fixing requirements)

ROOF WEIGHT	MAX. PURLIN SPAN (mm)	MAX. PURLIN CRS. (mm)	WIND ZONE					Wind Zone: As per NZS 3604:2011	L = Low Wind M = Medium Wind H = High Wind EH = Extra High Wind
			L	M	H	VH	EH		
HEAVY ROOF Tile Battens	900	370	A	A	A	A	A		
LIGHT ROOF Tile Battens	900	370	A	B	C	C	C		
LIGHT ROOF Purlins	1200	960	C	C	C	C	D		
	1200	960	C	C	D	E	E		

AVAILABLE FROM LEADING BUILDERS SUPPLY MERCHANTS THROUGHOUT NEW ZEALAND

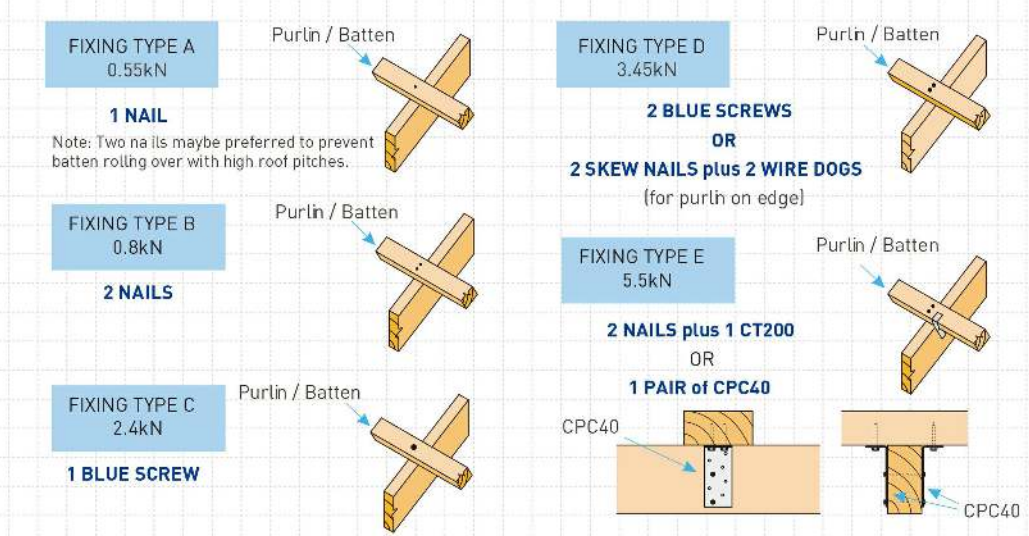
MiTek
LUMBERLOK
Timber Connectors

www.mitekknz.co.nz



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PURLIN & BATTEN FIXING CHART

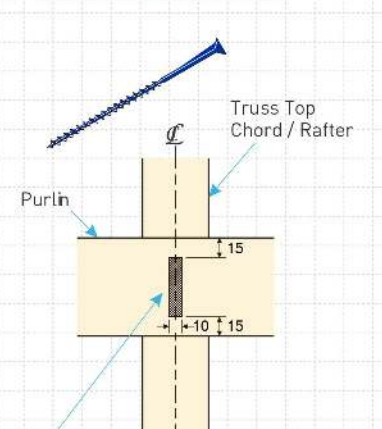


FIXING DEFINITIONS

Nail	Either 90mm x 3.15 dia. power-driven nail or 100mm x 3.75 dia. hand driven nail.
BLUE SCREW	80mm x 10 gauge LUMBERLOK BLUE SCREW
WIRE DOG	LUMBERLOK WIRE DOG either LH or RH
CT200	LUMBERLOK Ceiling tie CT200 bend over purlin, 4 x LUMBERLOK product nails 30mm x 3.15 dia. each end.
CTC40	LUMBERLOK CPC40 with 2 x Type 17-14g x 35mm Hex Head screws per flange

FIXING TOLERANCES

LUMBERLOK BLUE SCREW

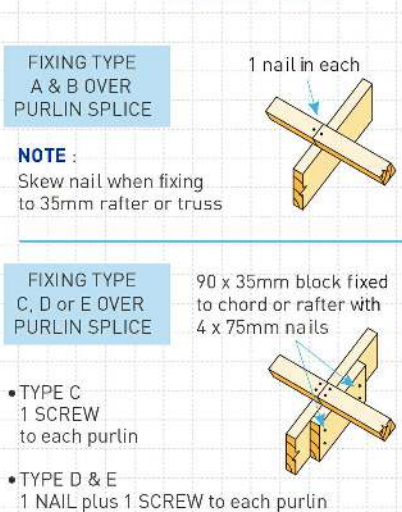


NOTE:
Locate fixings within the shaded area. Care to be taken to avoid over tightening of screws.

MiTek

PURLIN / BATTEN SPLICE

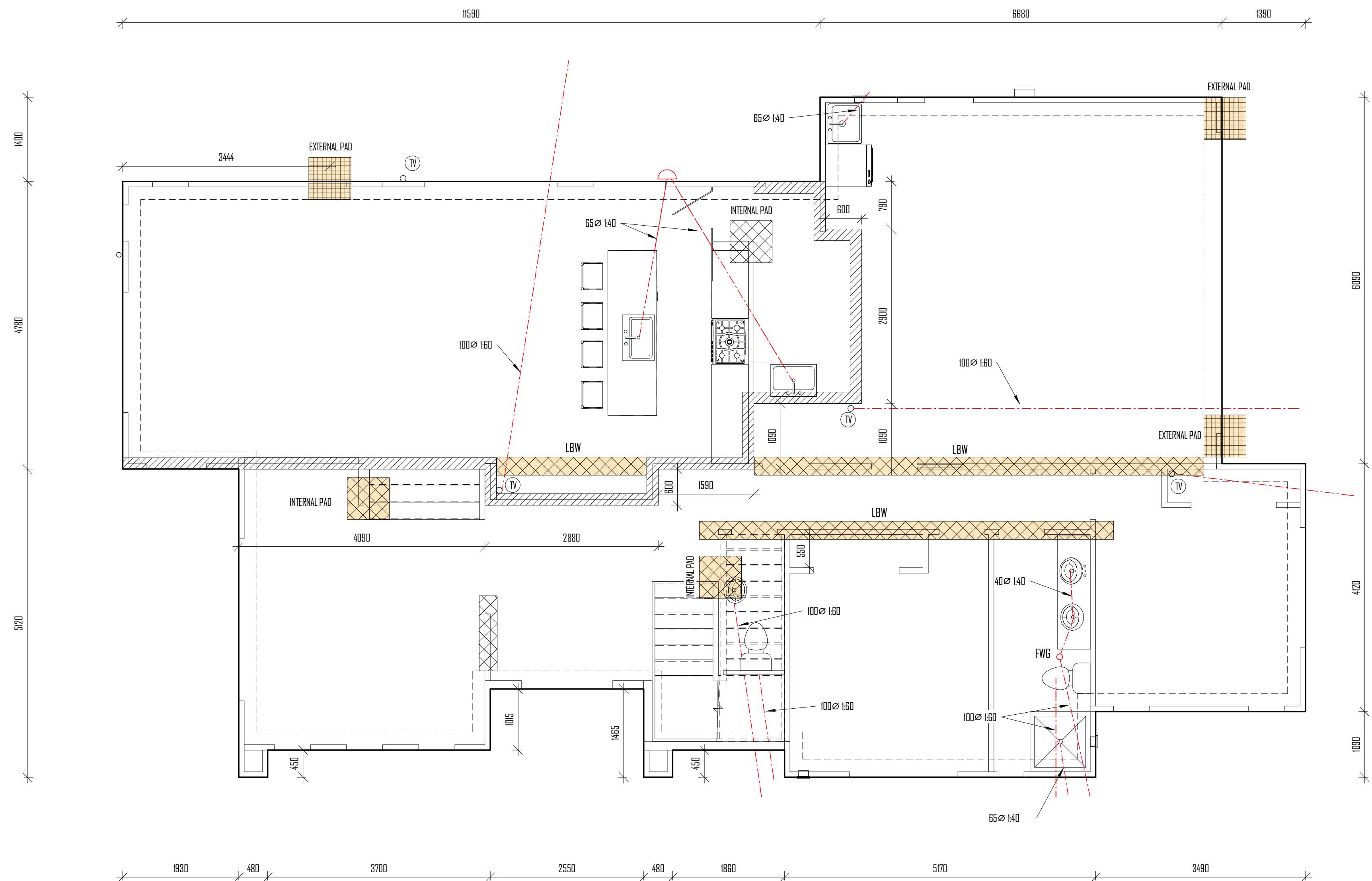
FIXING OPTIONS



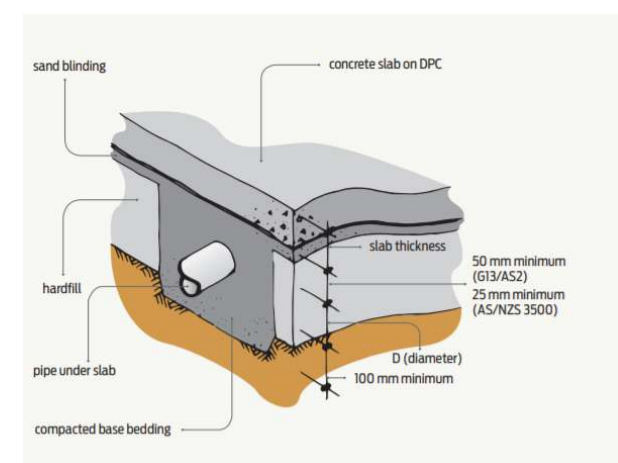
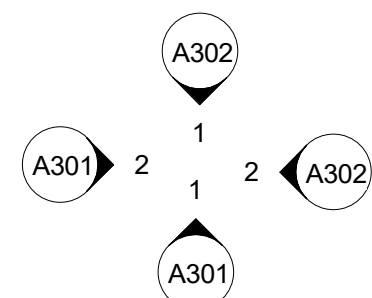
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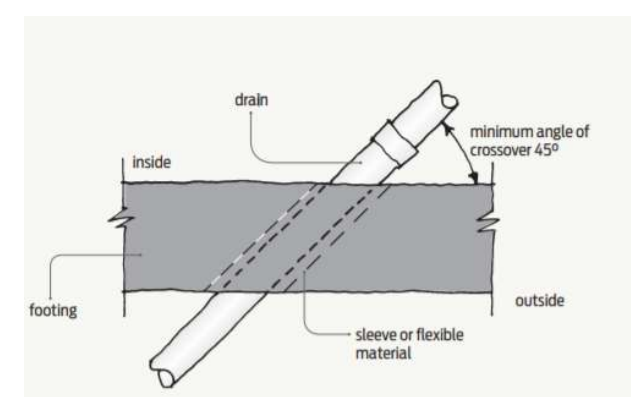
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CLIENT: --		
TITLE: LINTEL FIXING TABLE AND DETAILS		
JOB NO.:	1205/2021	SCALE:
DATE:	11/04/22	1:50 @ A1
DESIGNED:	A.X	
DRAWN:	M.Z	
CHECK:	A.X	
A720		
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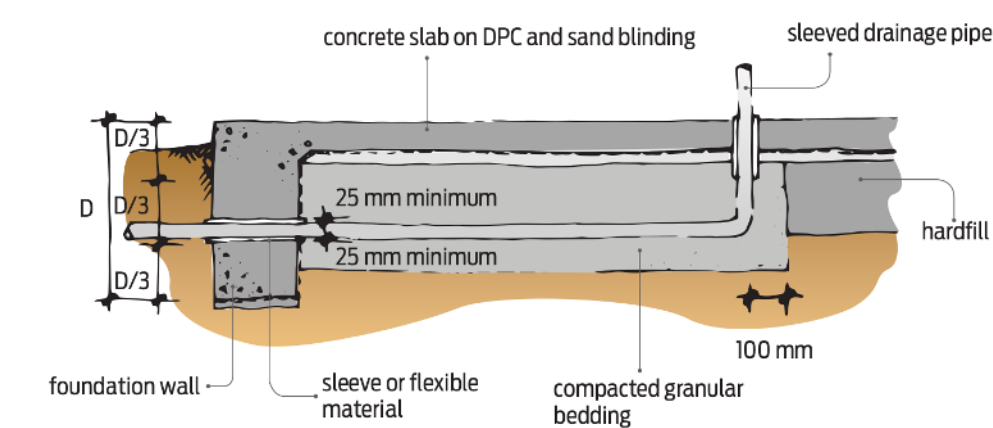
1 SETTING OUT PLAN 1 : 50



Drainage Pipe Under Slab



Pipe Passing through Edge footing (Plan View)

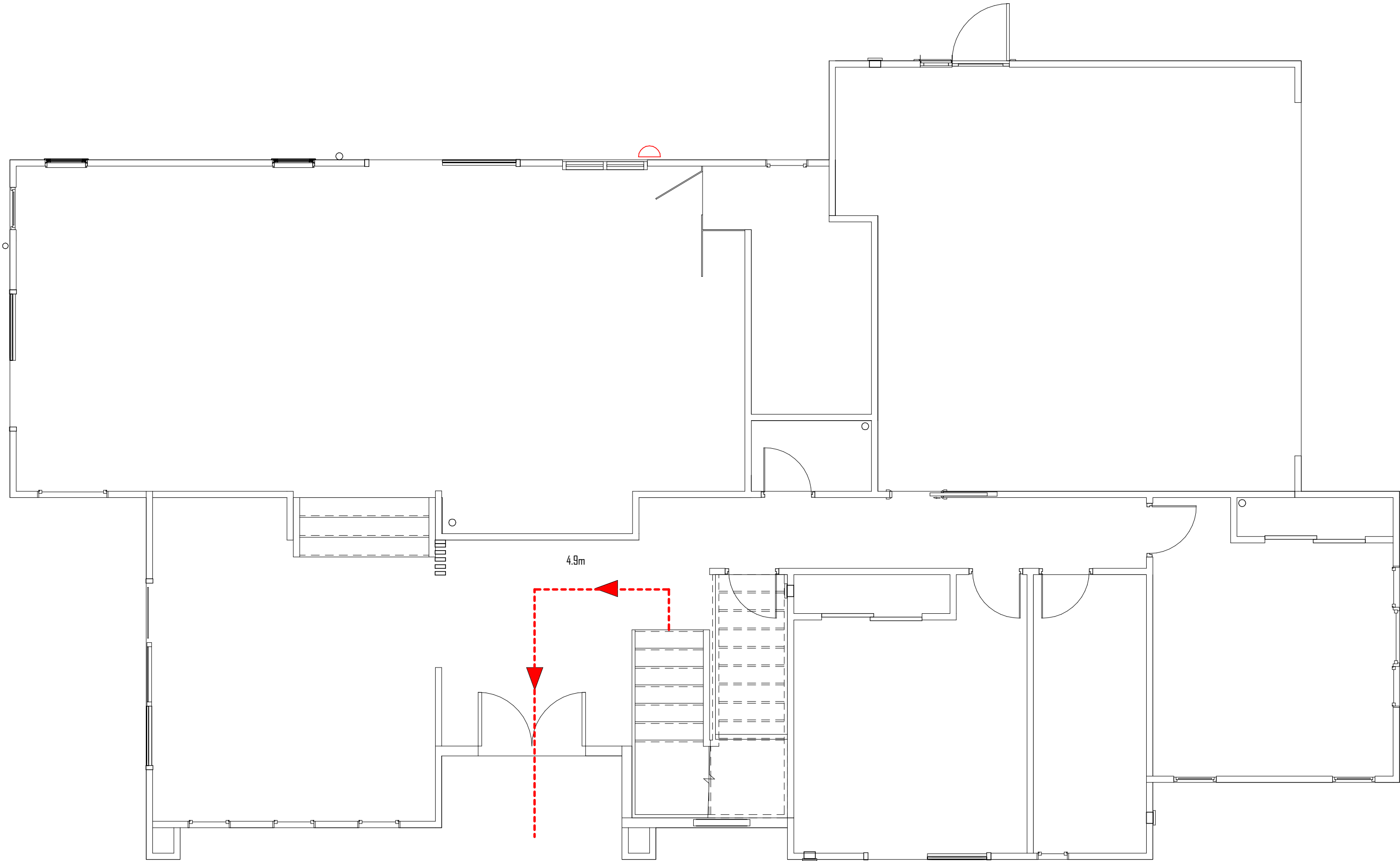


Pipe Passing through Edge footing (Section View)

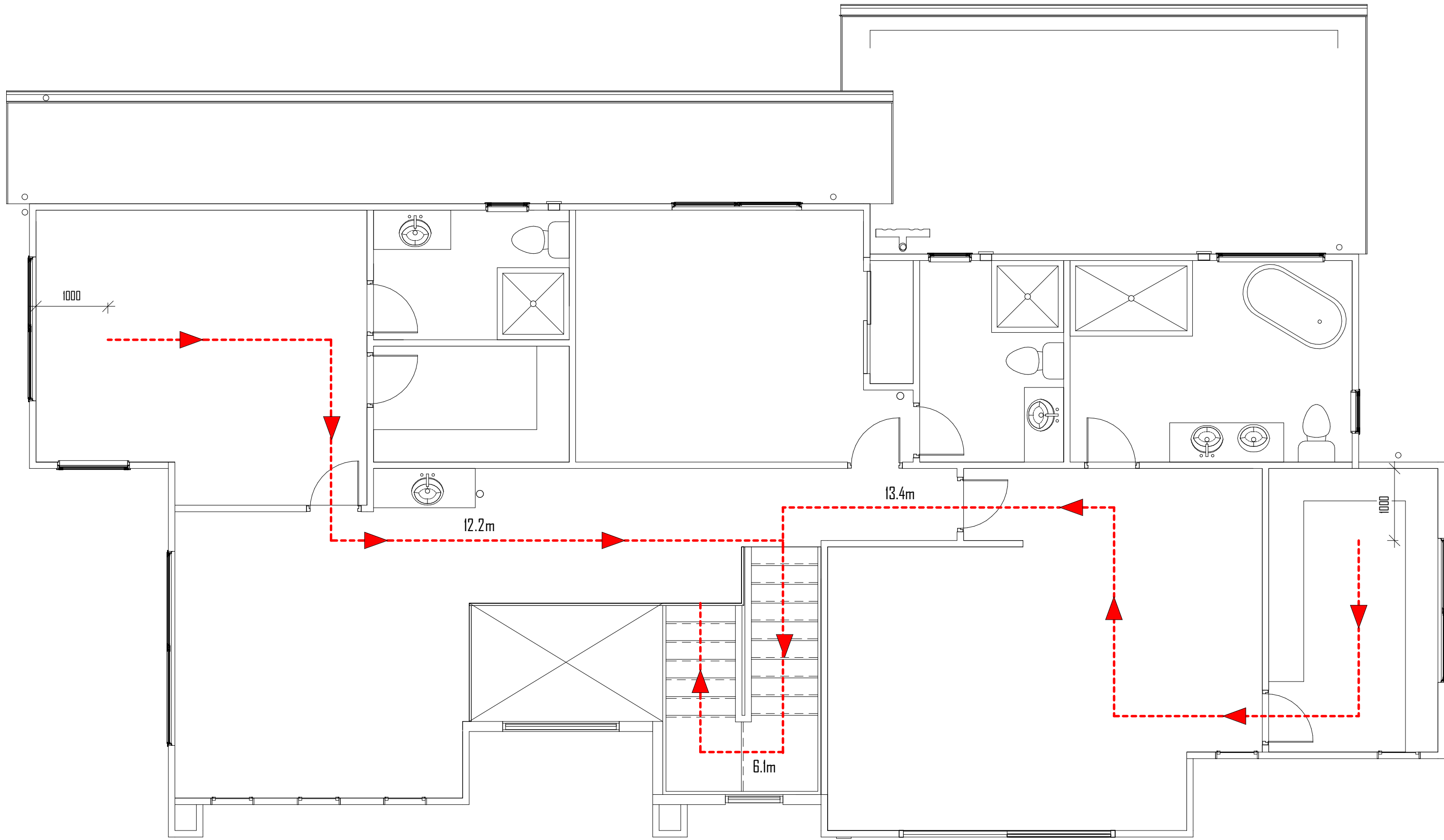
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1 GROUND FLOOR DEOP INDICATION
1 : 50

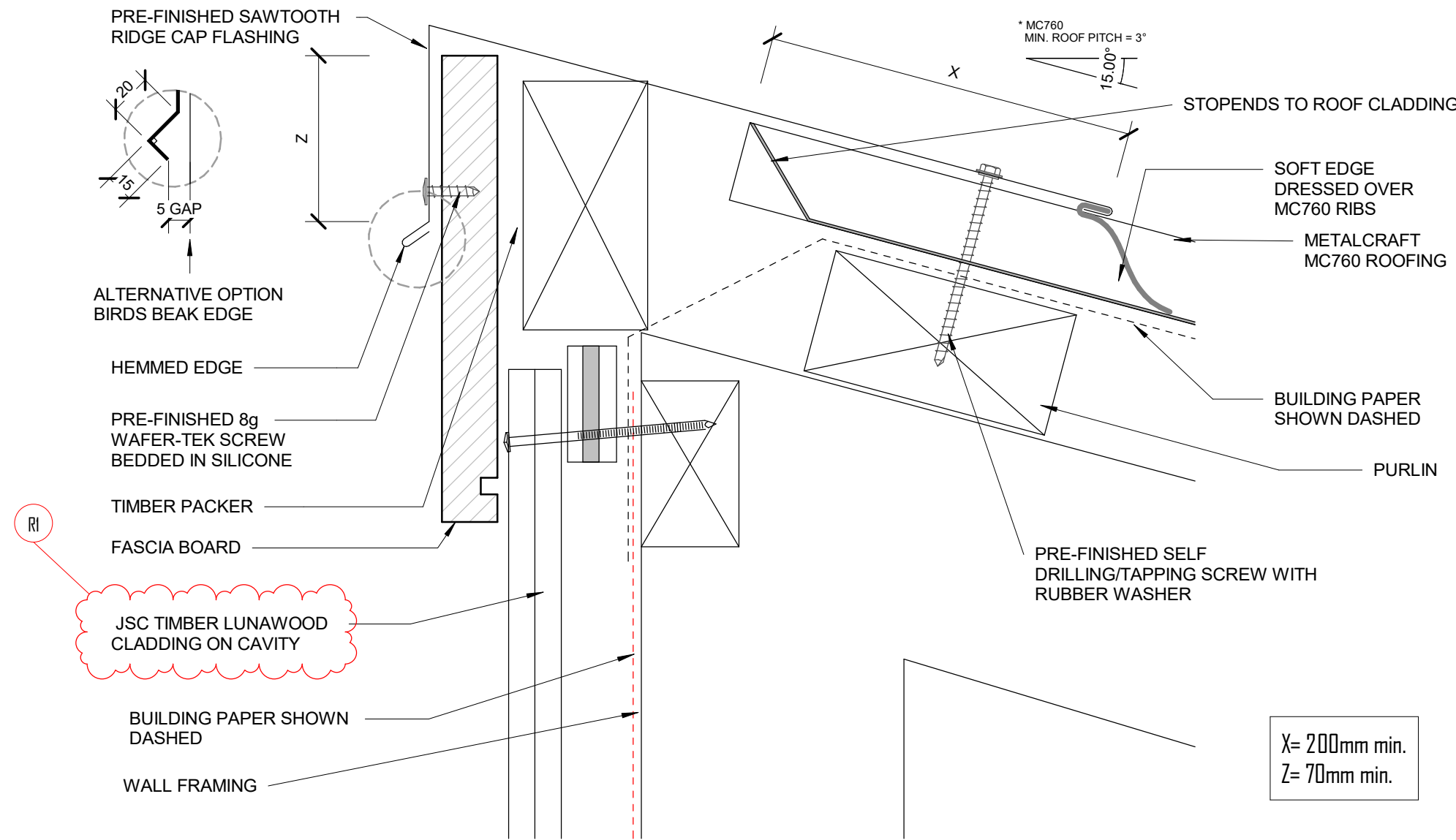


2 FIRST FLOOR DEOP INDICATION
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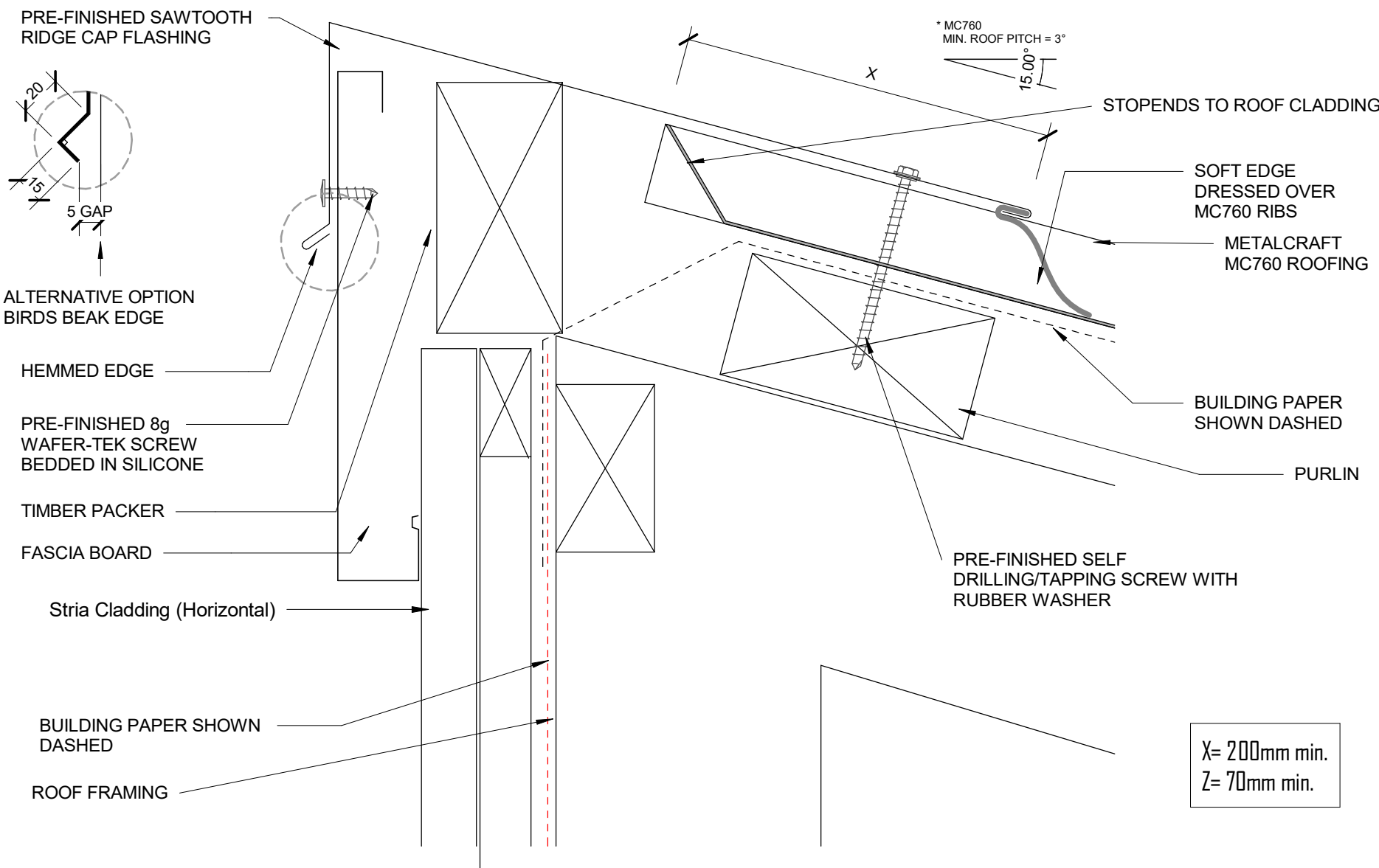
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Rev No.	Date	Description
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PROJECT: PROPOSED DWELLING AT 1D KAWAU ROAD GREENLANE		
CLIENT: --		
TITLE: DEOP INDICATION PLAN		
JOB NO.:	1205/2021	SCALE:
DATE:	10/09/2022	1 : 50 @ A1
DESIGNED:	A.X	A901
DRAWN:	A.X	
CHECK:	A.X	
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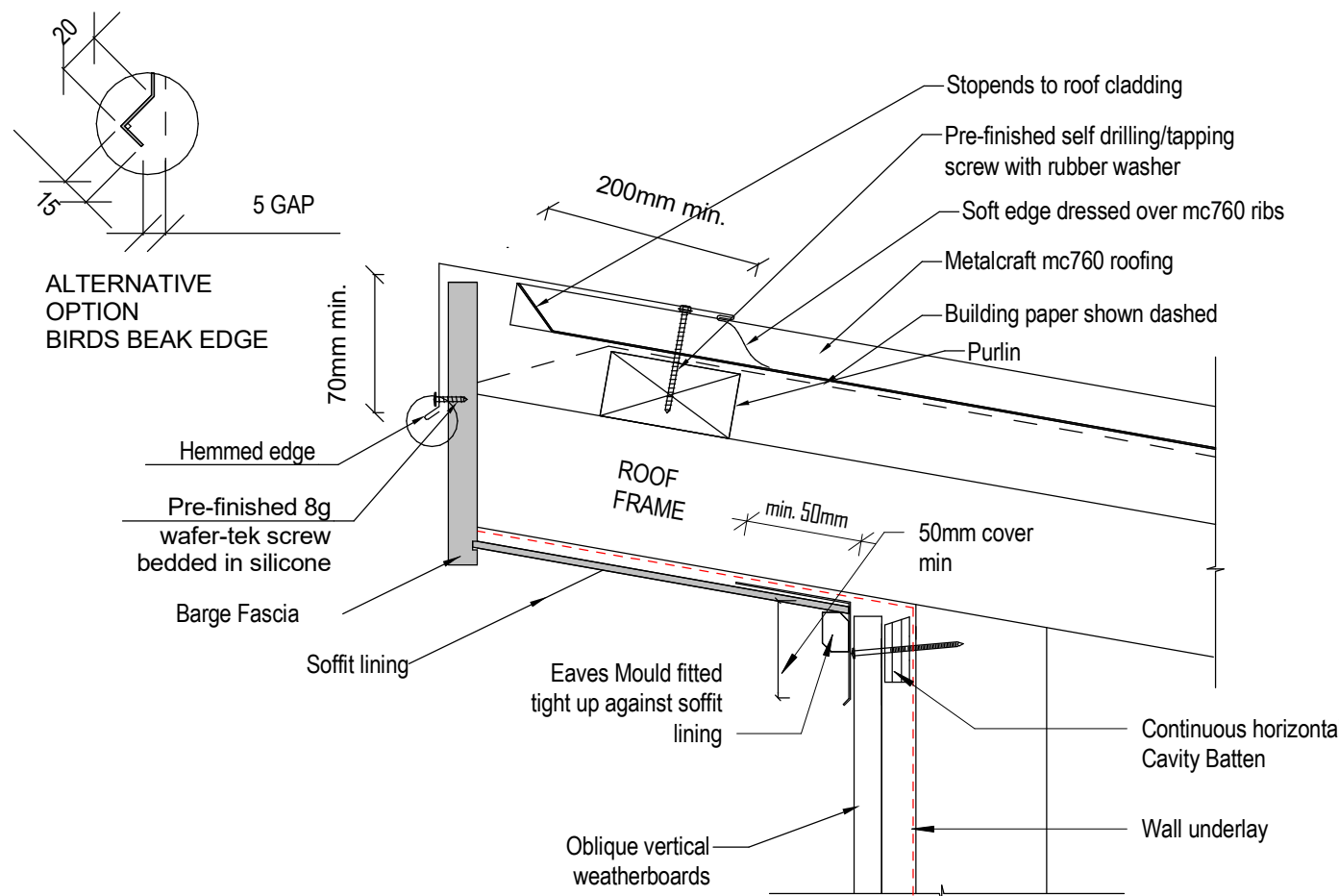
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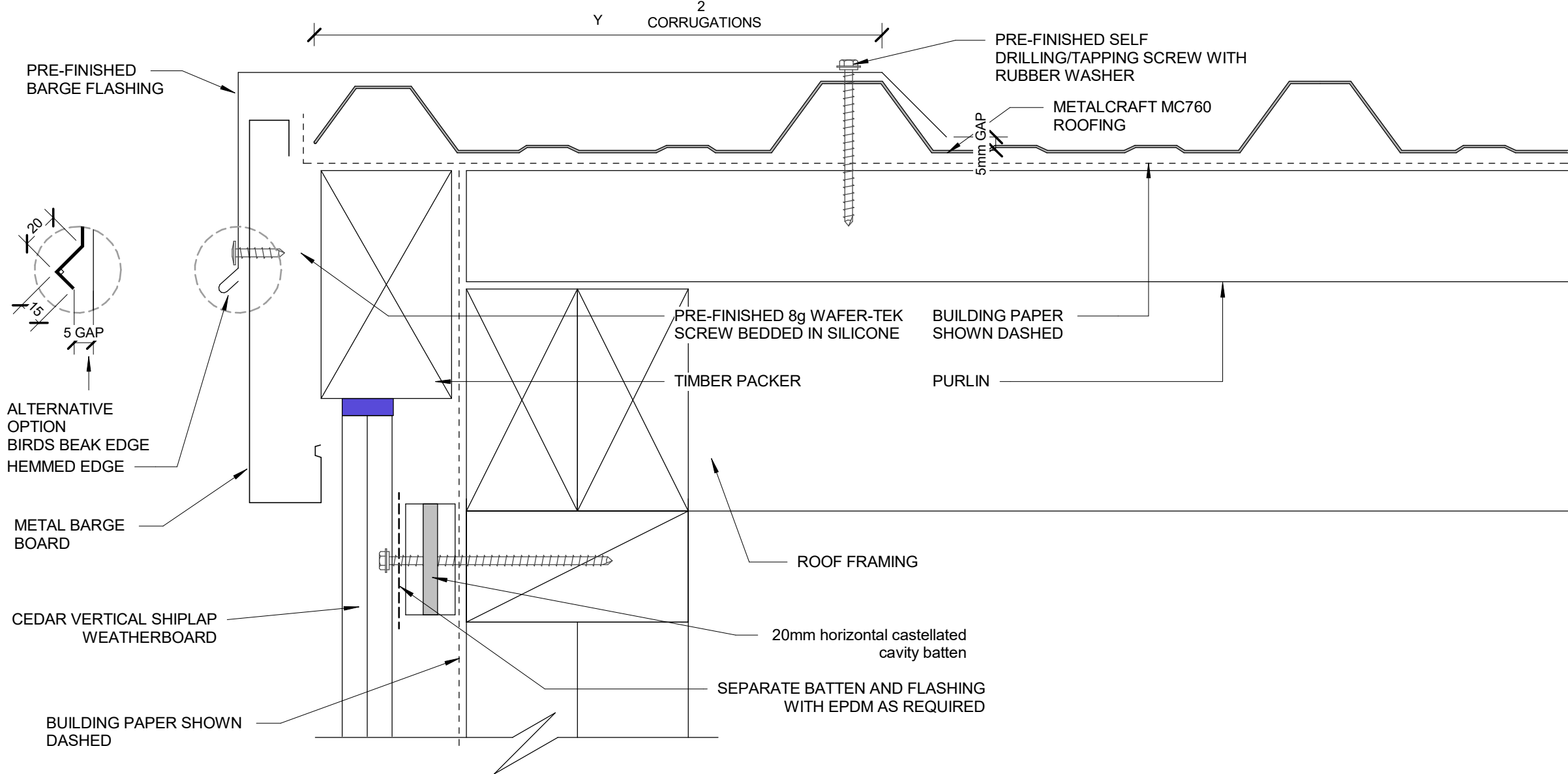
1 Roof Eave Detail 1
Metalcraft MC 760 Roofing & Lunawood 1:2



2 Eave Detail
Vertical Linea Oblique 1:2

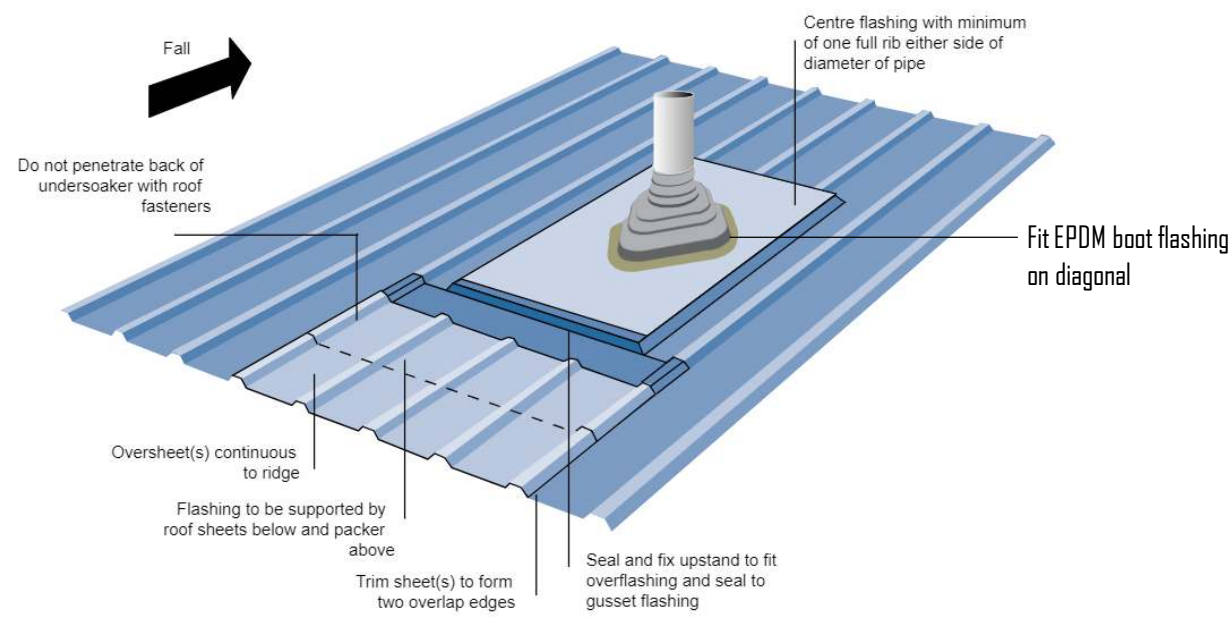


3 Eave Detail
Oblique Vertical Weatherboard 1:5



4 Barge Detail
Cader Cladding 1:2

-- based on NZMRM Code of Practice V3.0
-- Min. Roof pitch: 8° for Corrugate and 3° for other profiles including Trapezoidal Profile
-- Booting Flashings must be fixed diagonally to the fall of the roof at pitch below 10°

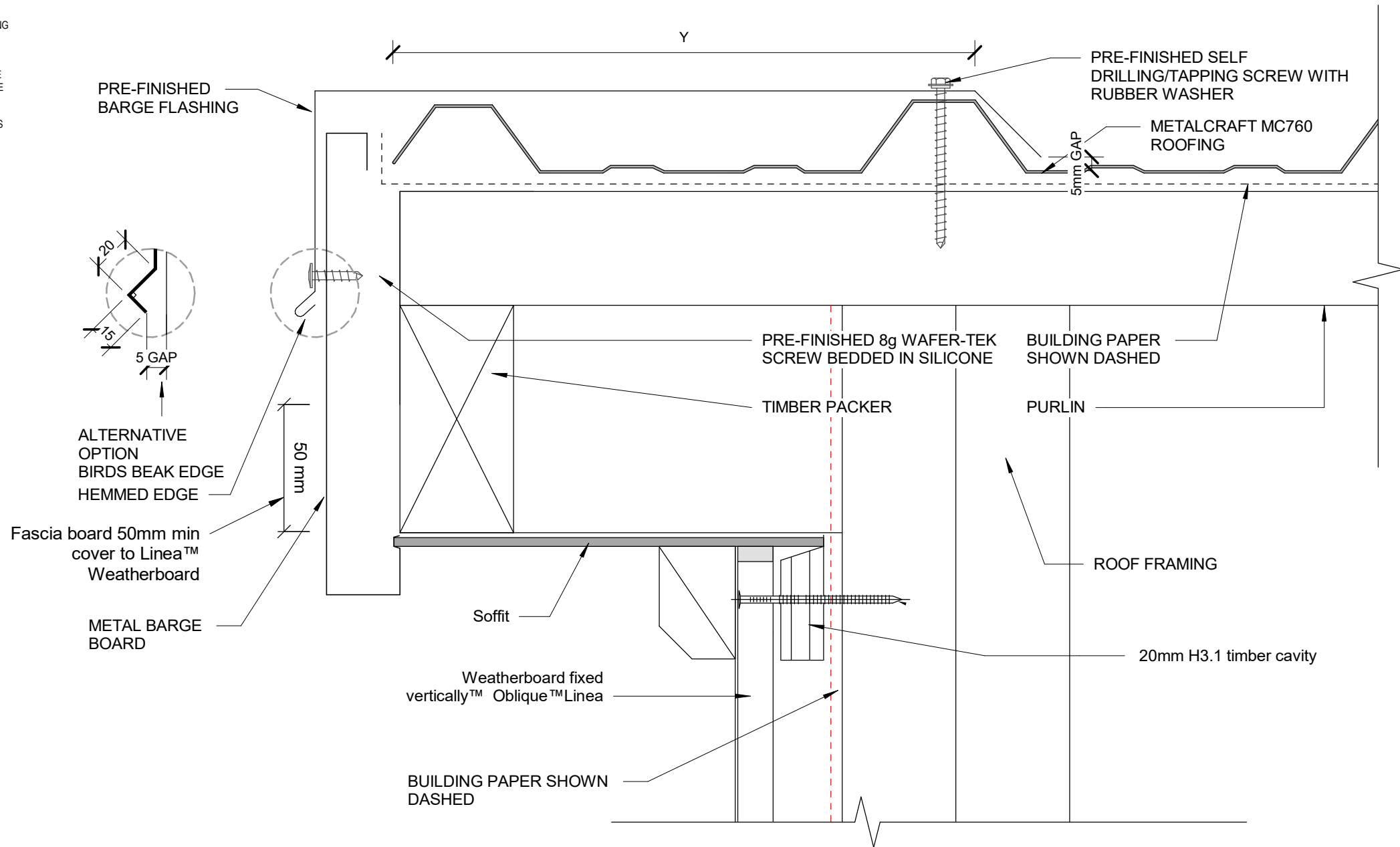


5 Roof Penetration Detail
Colorsteel Roof 1:5

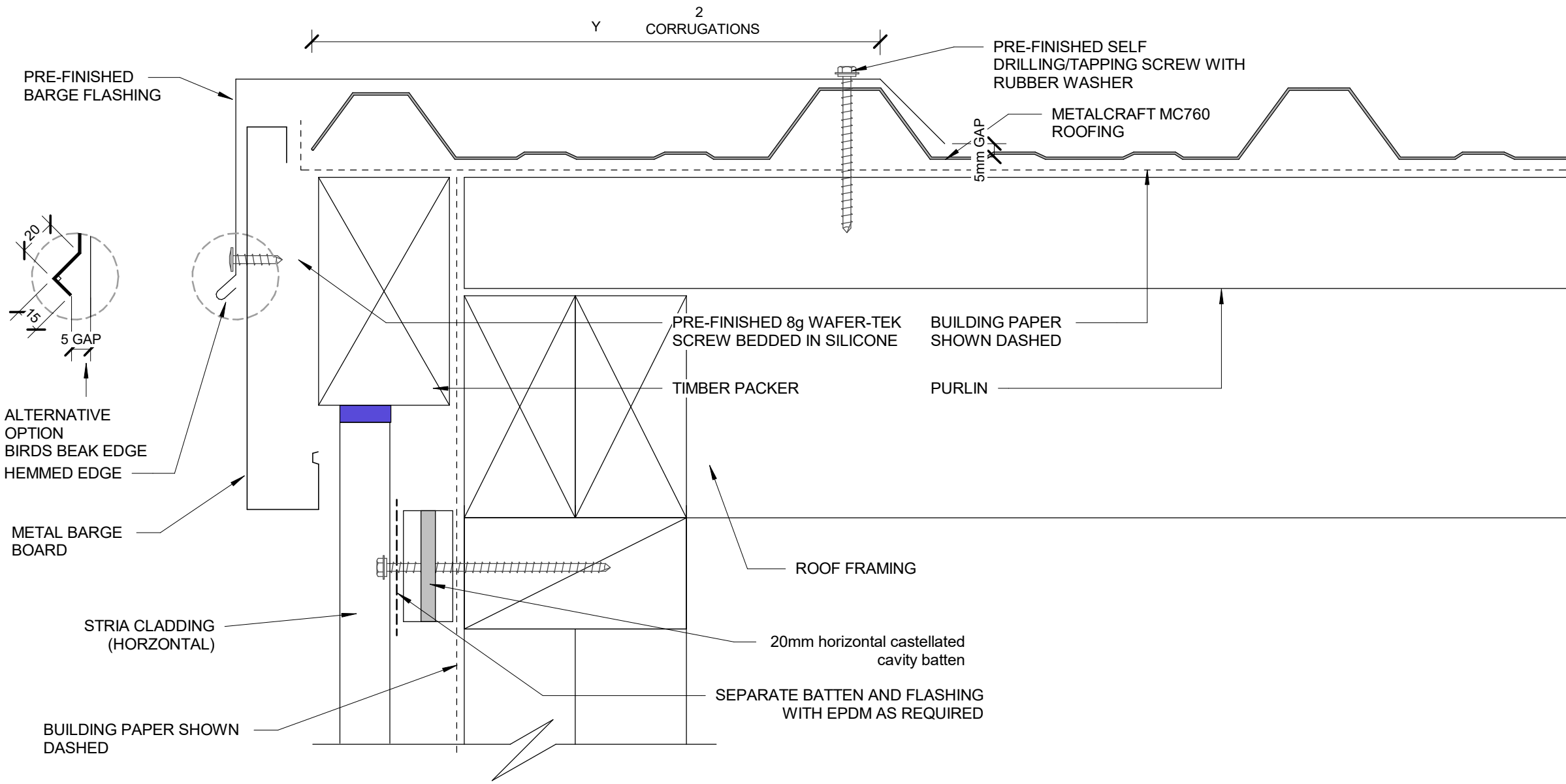
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Rev No.	Date	Description
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PROJECT: PROPOSED DWELLING AT 1D KAWAU ROAD GREENLANE		
CLIENT: --		
TITLE: CONSTRUCTION DETAIL 01		
JOB NO.:	1205/2021	SCALE:
DATE:	05/06/22	As indicated @ A1
DESIGNED:	Designer	D01
DRAWN:	Author	
CHECK:	Checker	
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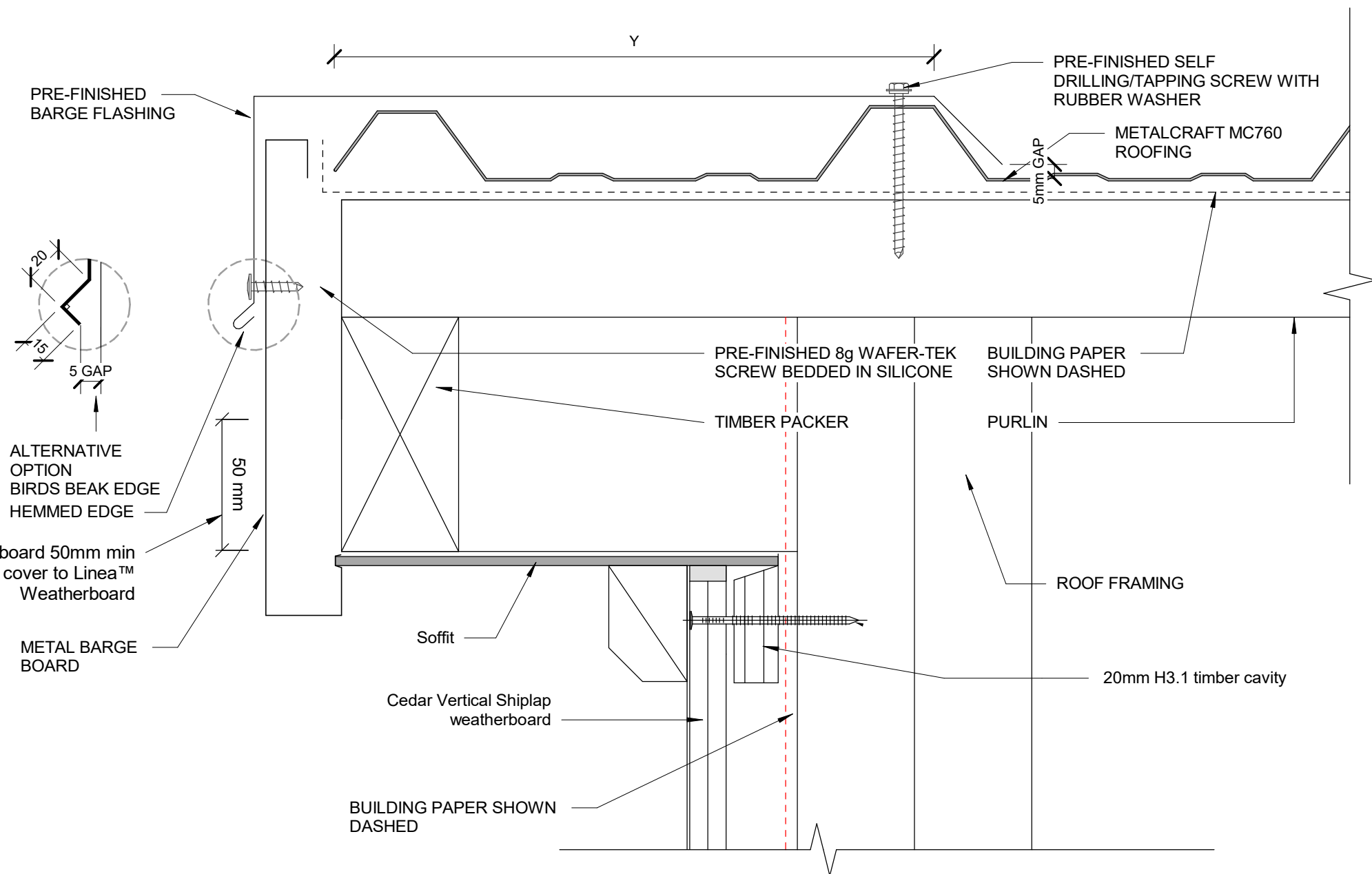
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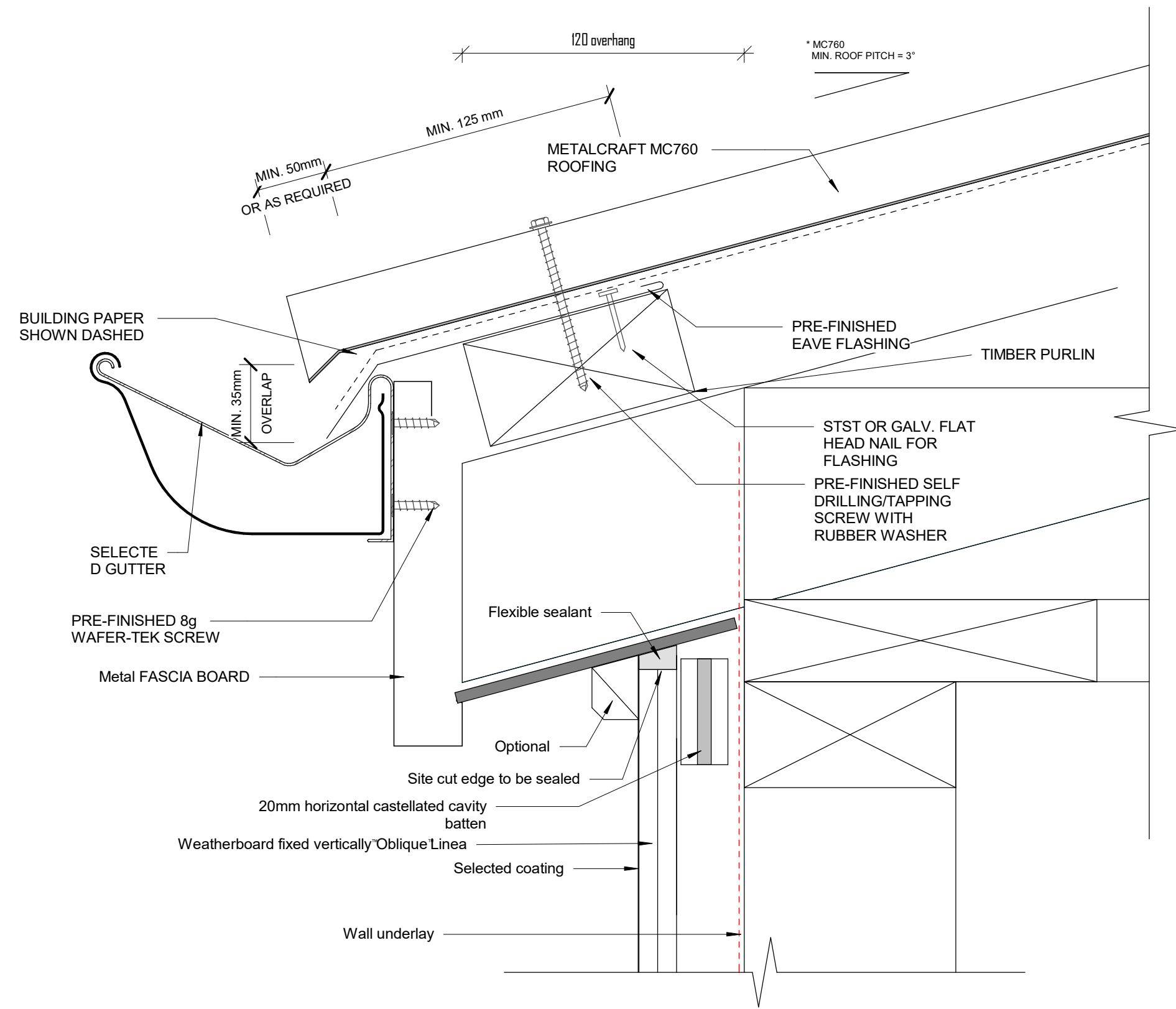
1 Barge Detail
Oblique Vertical Weatherboard 1:2



2 Barge Detail
Stria Cladding 1:2



3 Barge Detail
Oblique Vertical Weatherboard 1:2



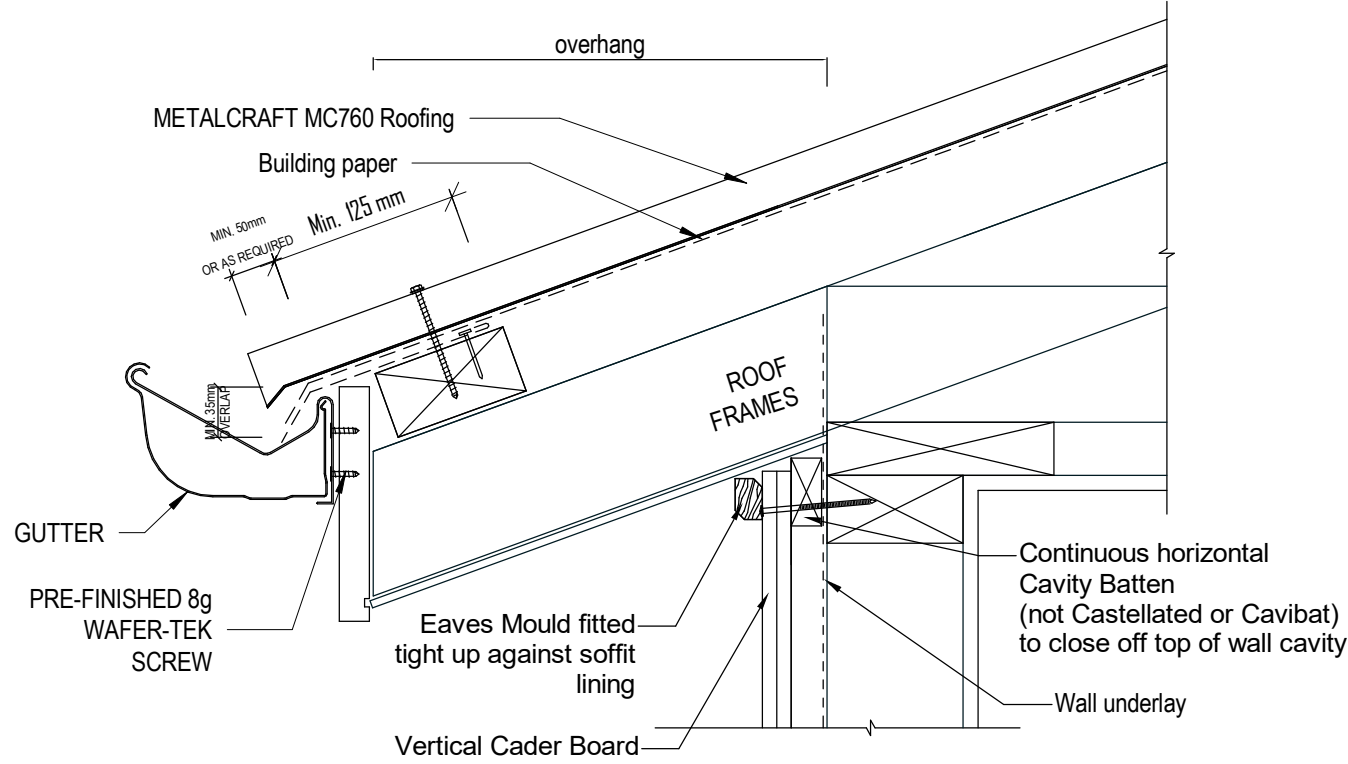
4 Eave Detail
Oblique Cladding 1:2

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PROJECT: PROPOSED DWELLING AT 10 KAWAU ROAD GREENLANE		
CLIENT: --		
TITLE: CONSTRUCTION DETAIL 02		
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DRAWN:	Author	
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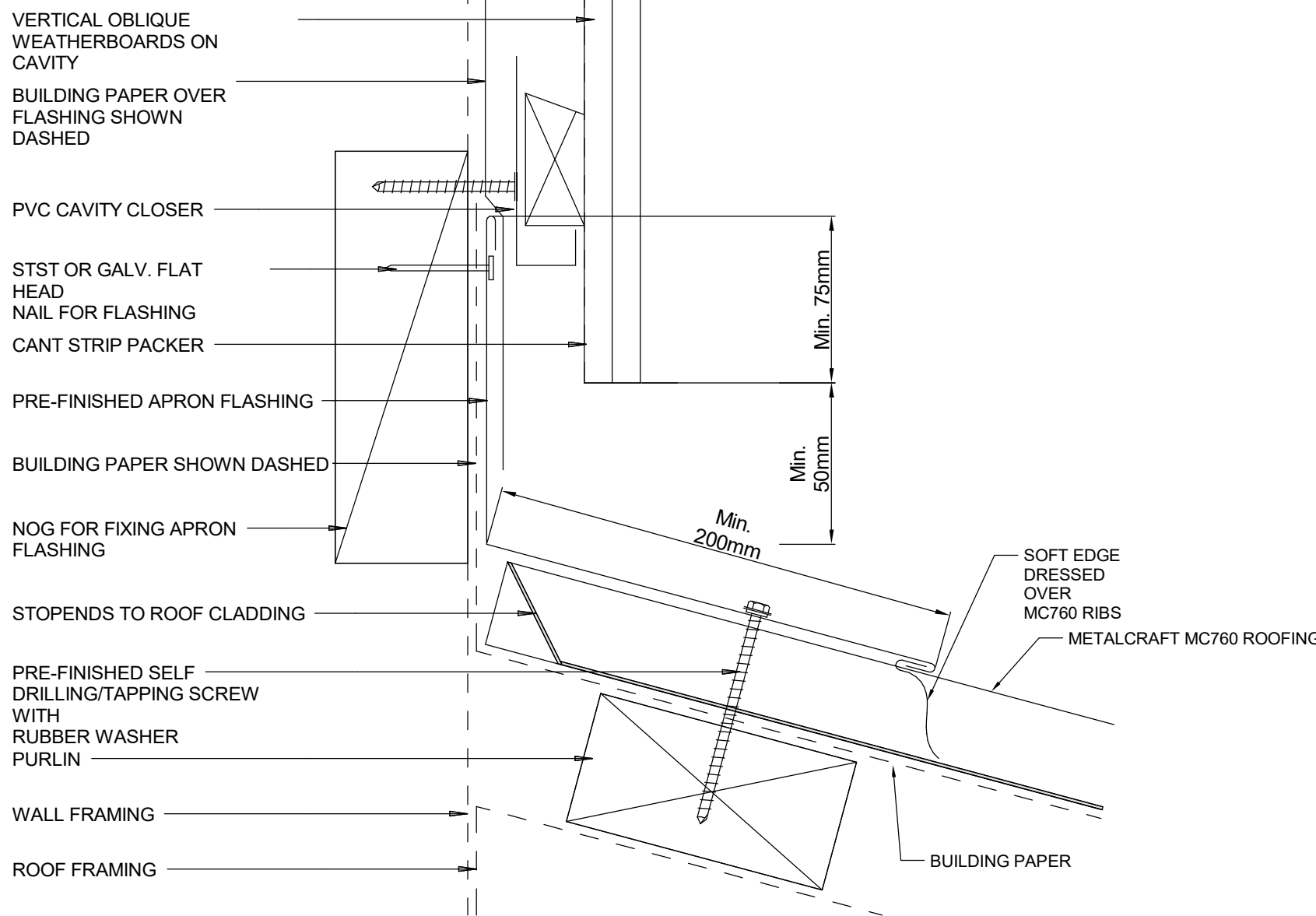
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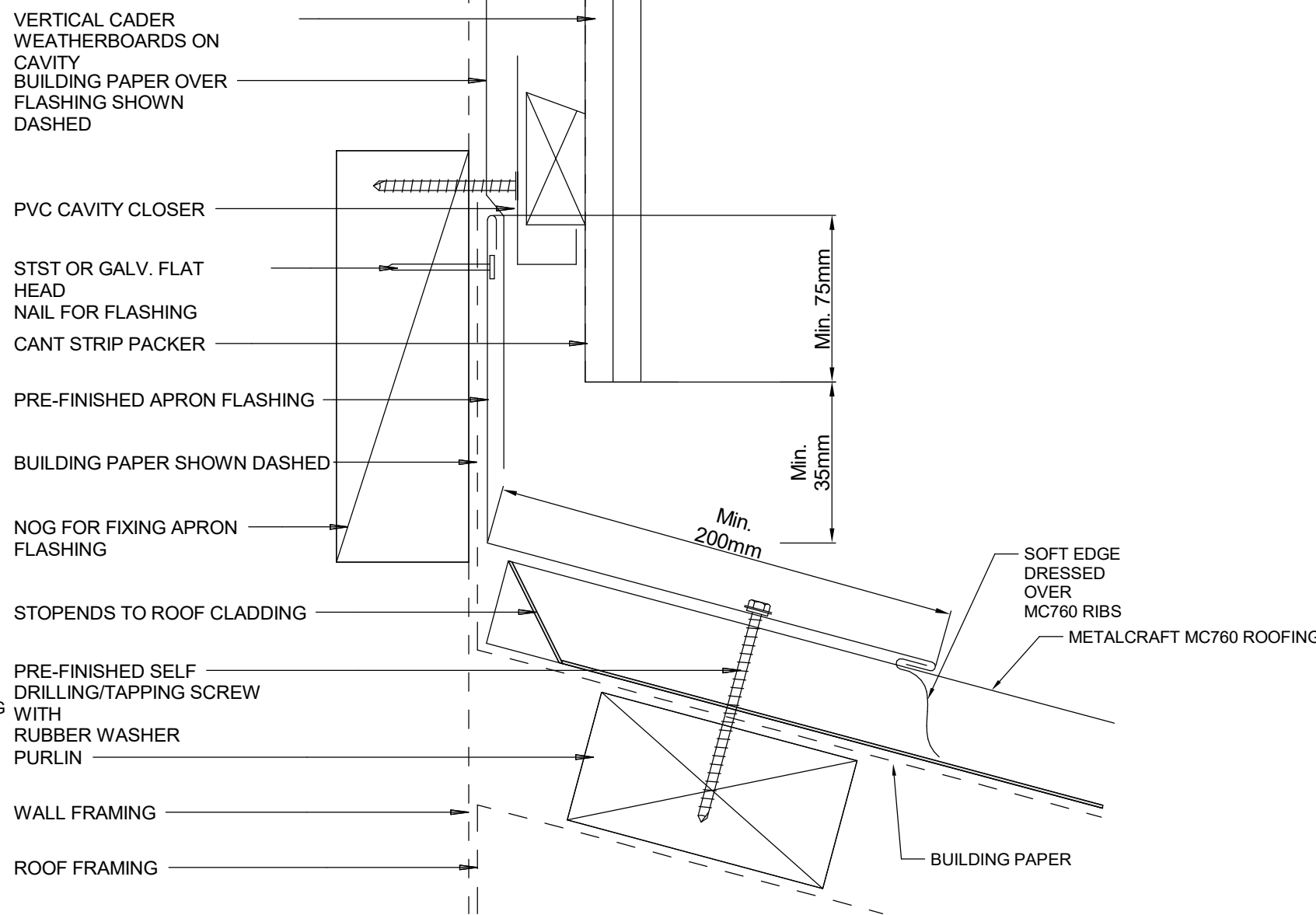
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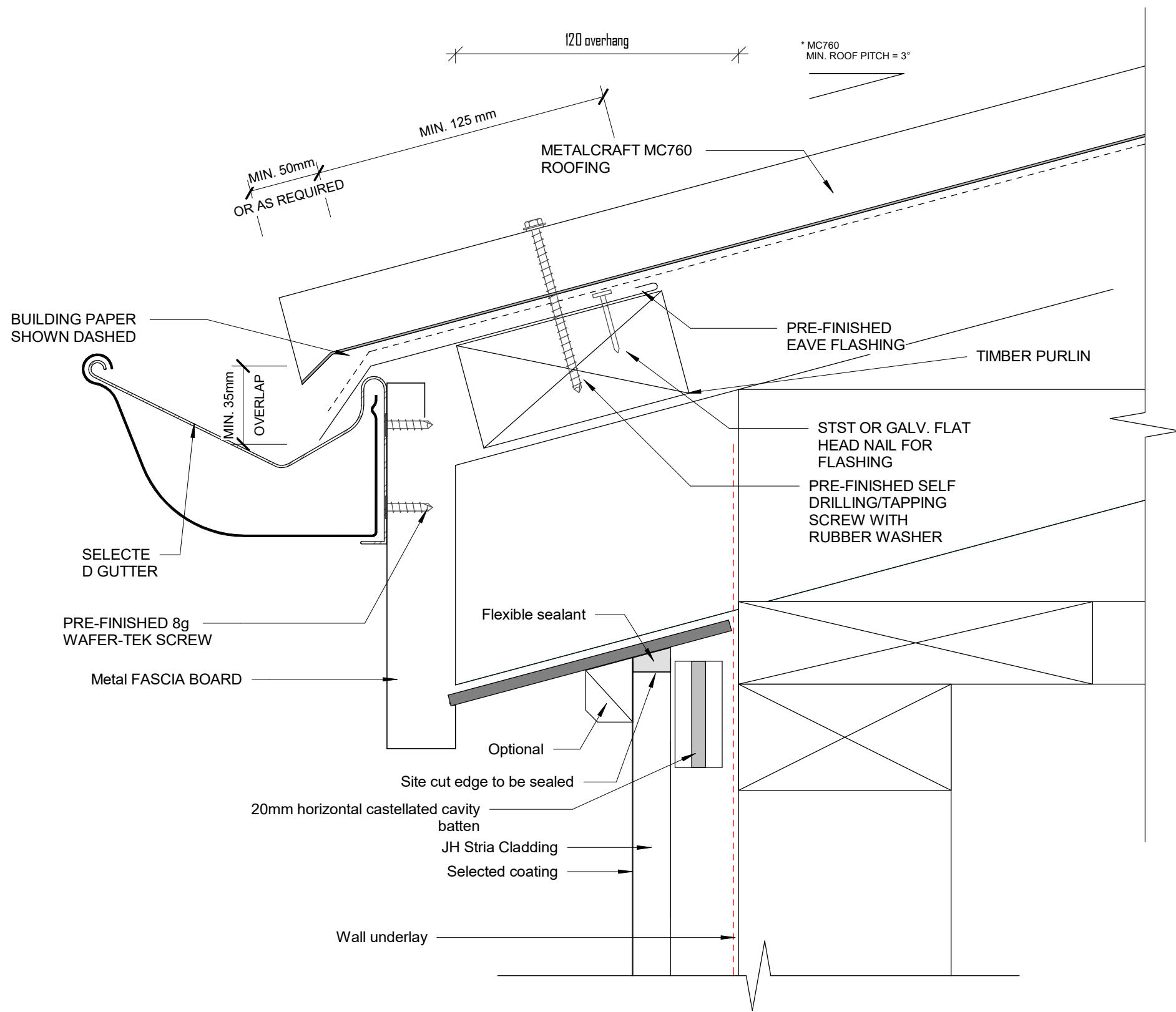
1 Eave Detail
Vertical Cader Cladding 1:5



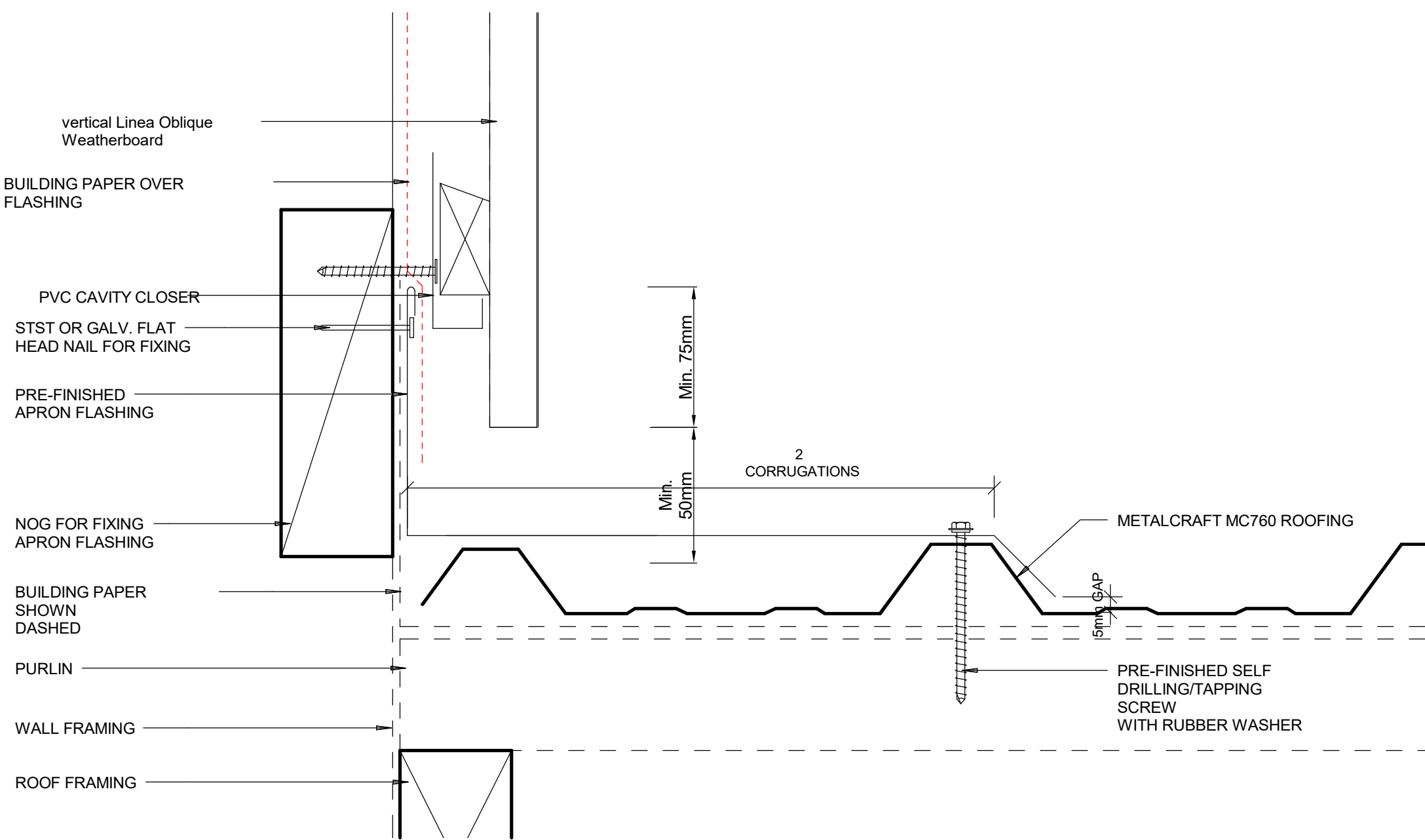
3 Roof & Wall Junction Detail
Oblique Vertical Weatherboard 1:2



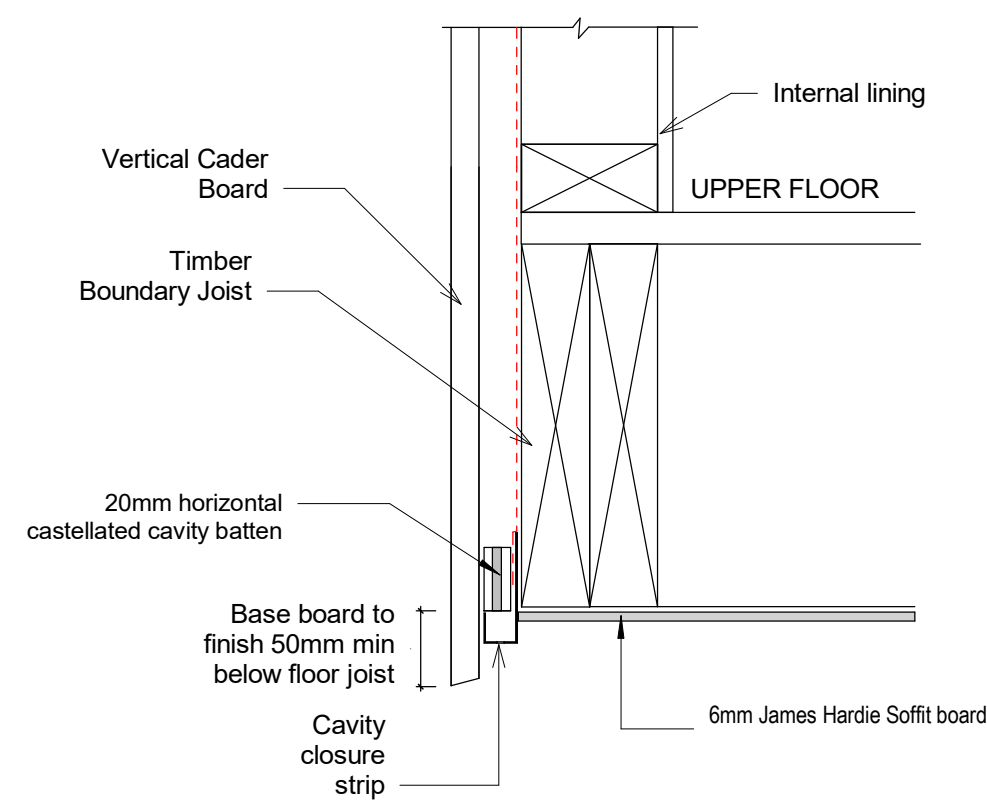
4 Roof & Wall Junction Detail
Cader Cladding 1:2



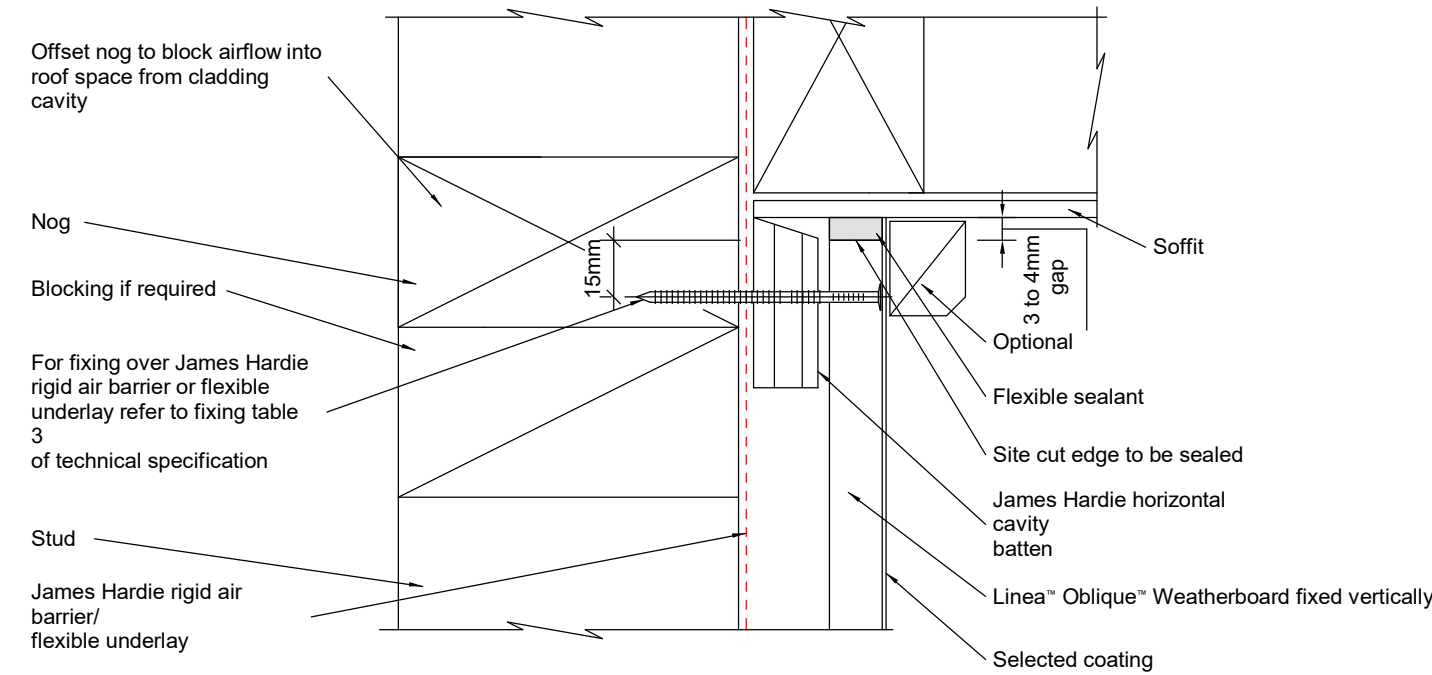
2 Eave Detail
Oblique Cladding 1:2



5 Roof & Wall Abutting Junction Detail
Vertical Weatherboard 1:2



6 Cantilever Detail
Vertical Cader 1:5



7 Flat Soffit Detail
Vertical linea oblique weaterboard 1:2

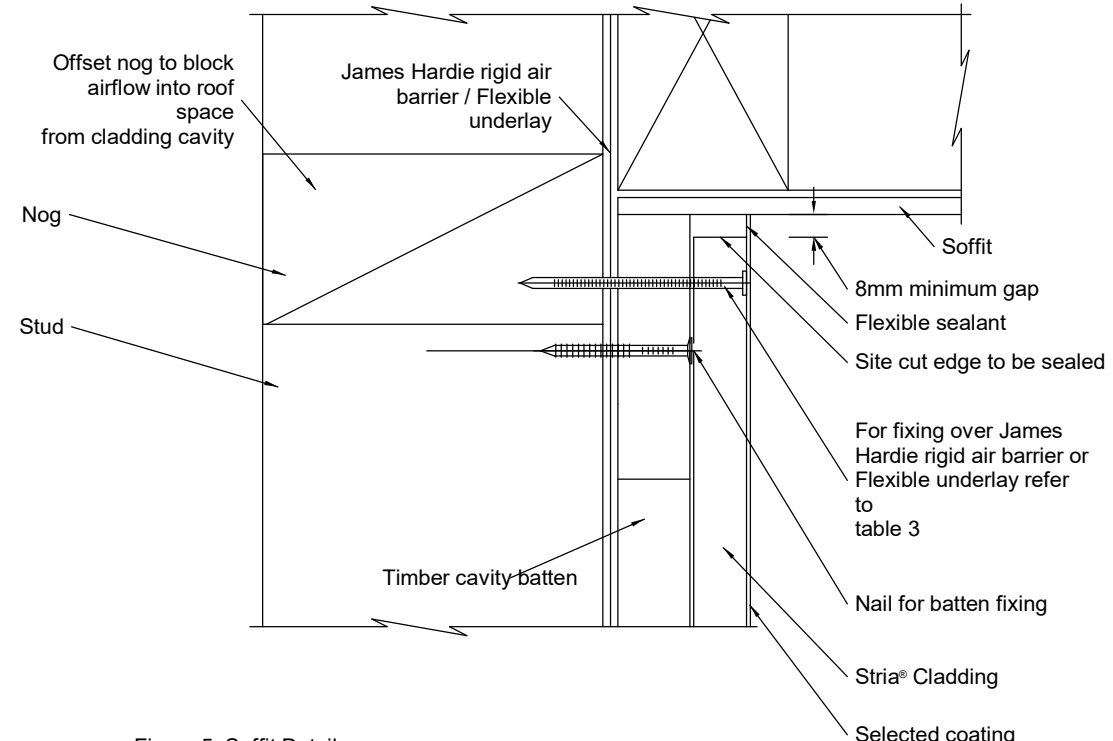
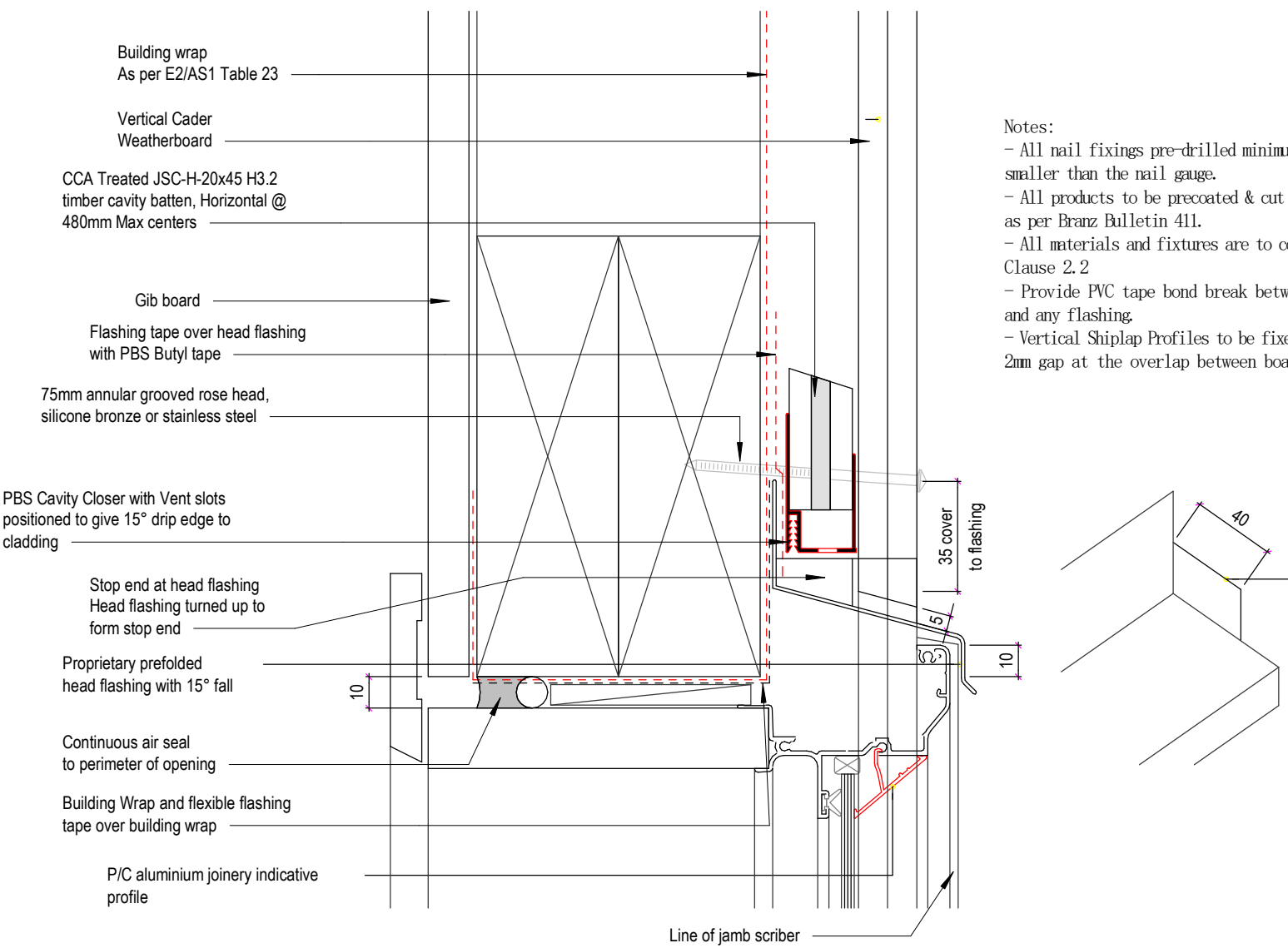


Figure 5: Soffit Detail
8 Flat Soffit Detail
James Hardie Stria board 1:2

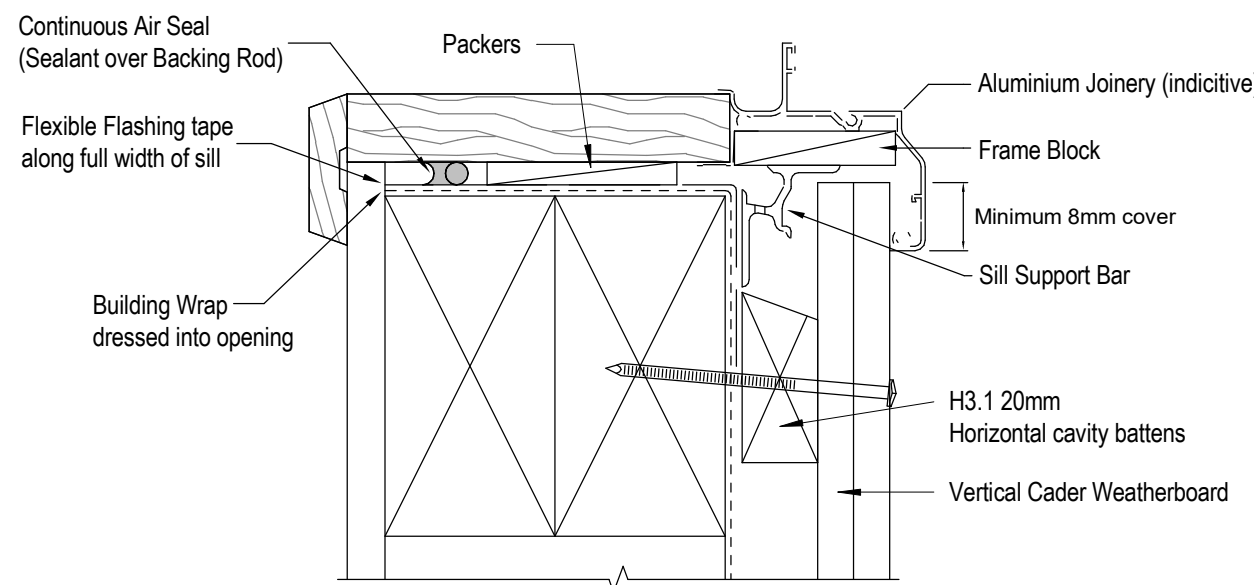
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PROJECT: PROPOSED DWELLING AT 1D KAWAU ROAD GREENLANE		
CLIENT: --		
TITLE: CONSTRUCTION DETAILS 03		
JOB NO.:	1205/2021	SCALE:
DATE:	11/04/2021	As indicated @ A1
DESIGNED:	A.X	D03
DRAWN:	M.Z	
CHECK:	A.X	
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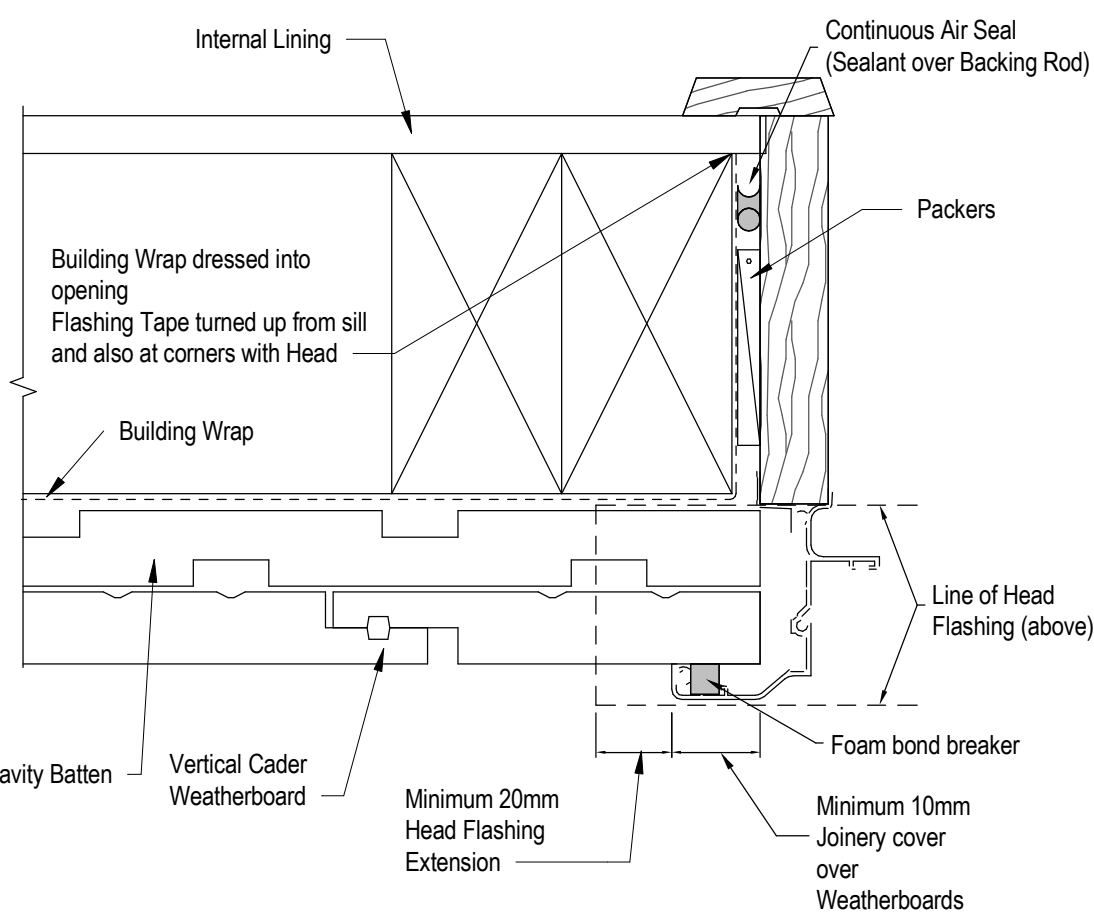
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1 Window Head
Vertical Cedar Cladding 1:2

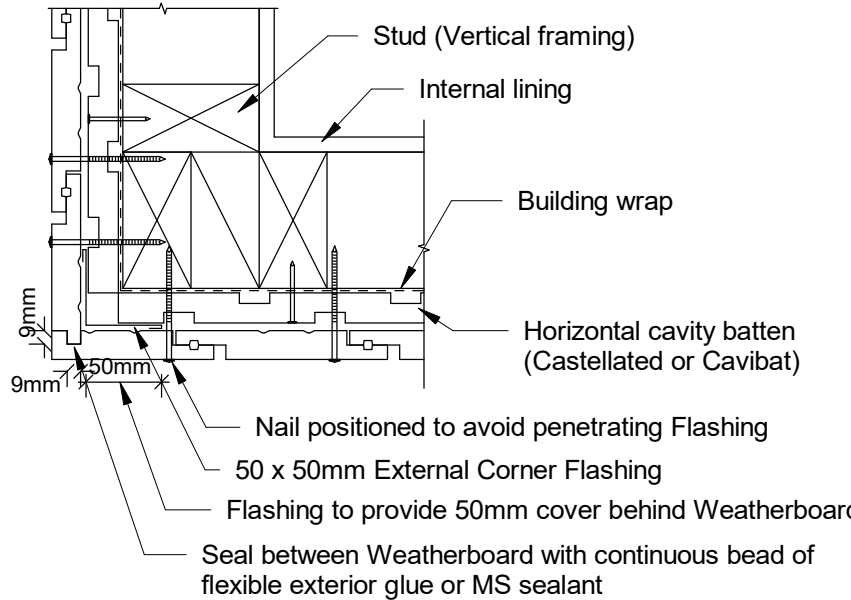


2 Window Sill Detail
Vertical Cedar Cladding 1:2

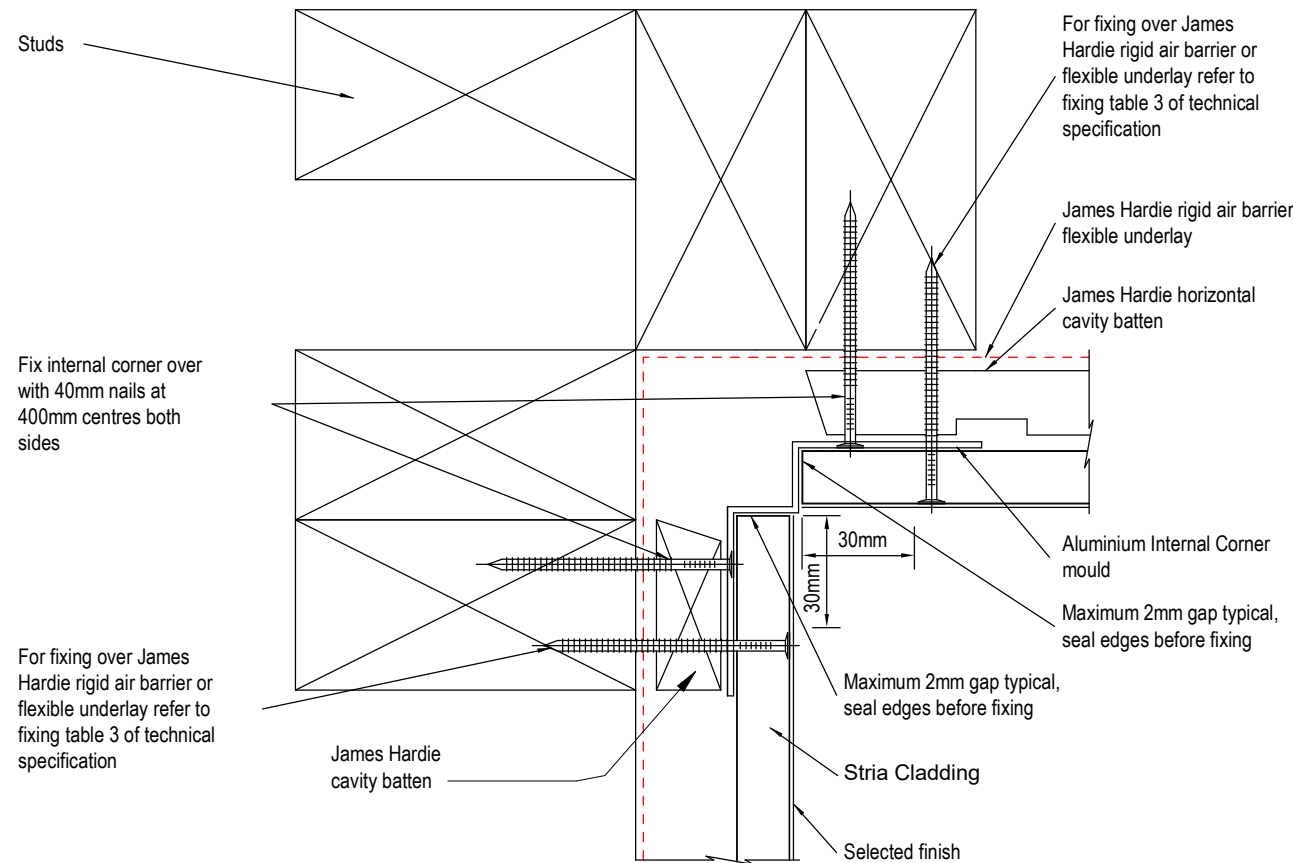


3 Window Jamb Detail
Vertical Cedar Cladding 1:2

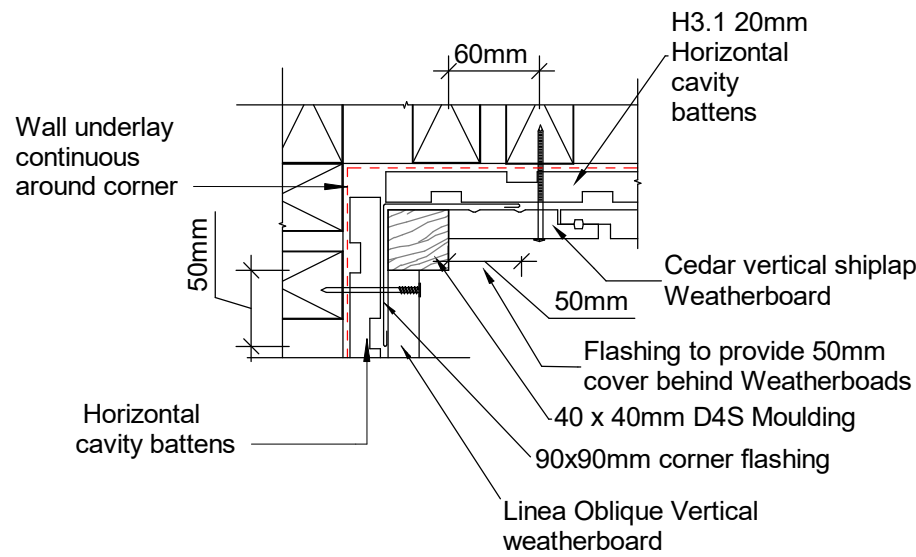
Notes:
- All nail fixings pre-drilled minimum 1mm diameter
smaller than the nail gauge
- All products to be pre-coated & cut edges to be sealed
as per Brear Bulletin 411.
- All materials and fixtures are to comply with E2/AS1
Clause 2.2
- Provide PVC tape bond break between E3.2 battens
and any flashing.
- Vertical Shiplap Profiles to be fixed with a minimum
2mm gap at the overlap between boards.



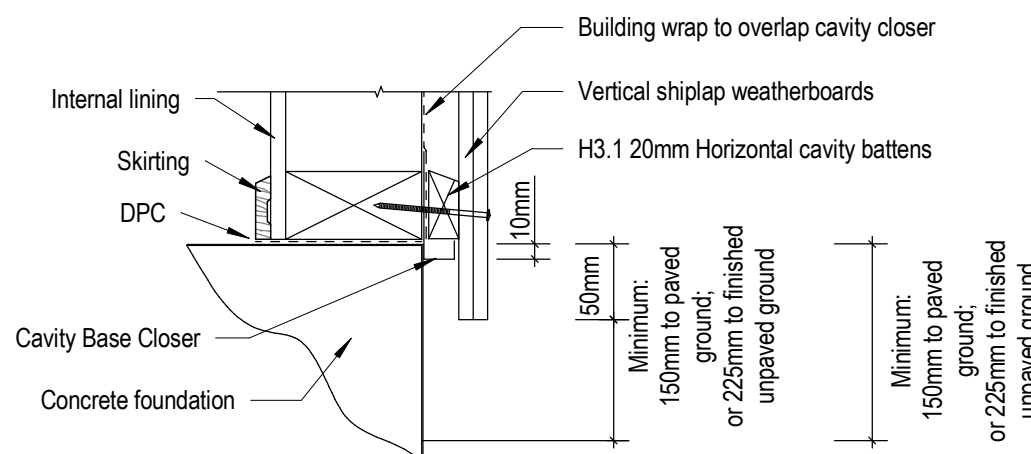
4 External Corner Detail
Vertical cedar Cladding 1:5



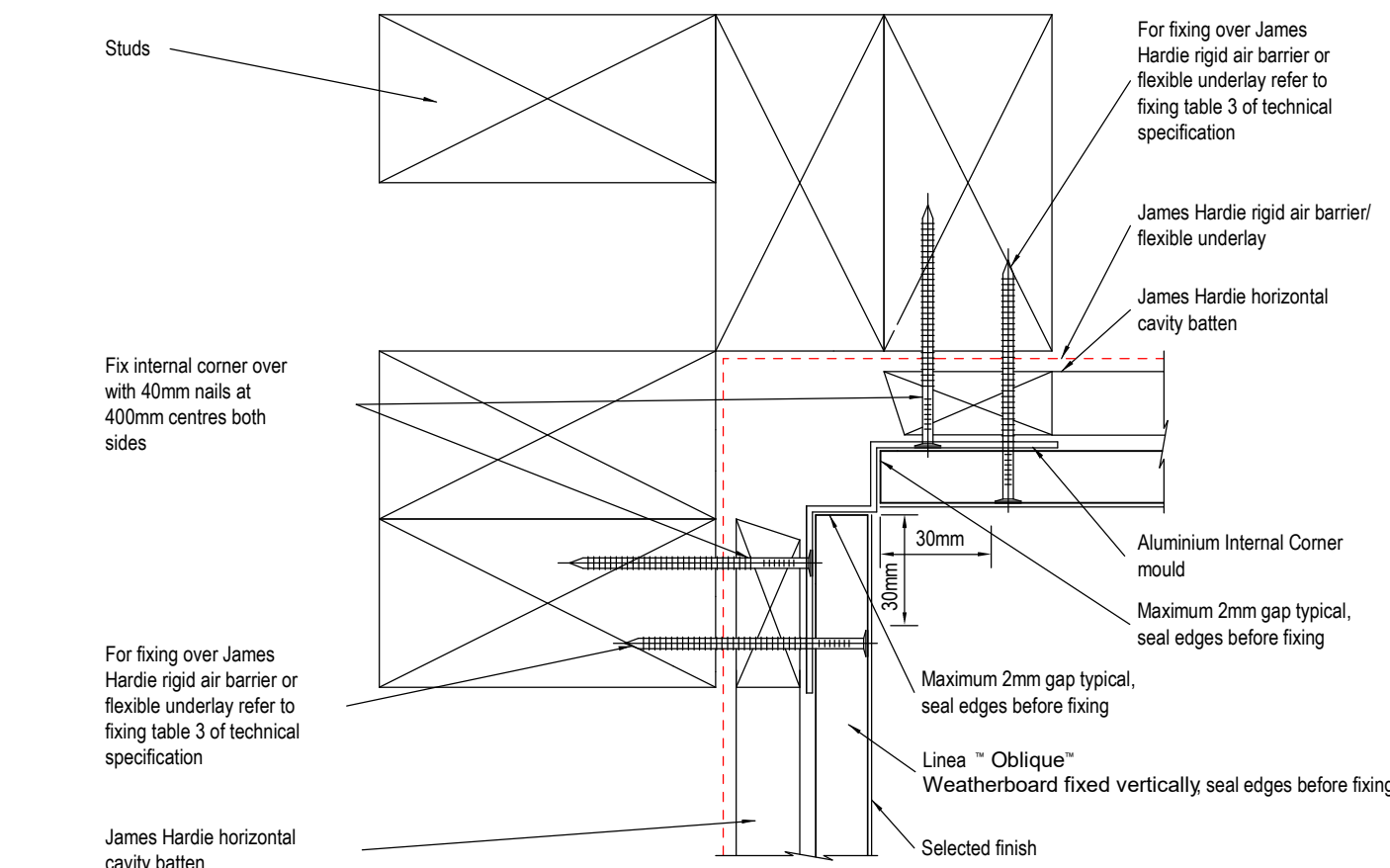
5 Internal Corner Detail
Vertical linea oblique weaterboard 1:2



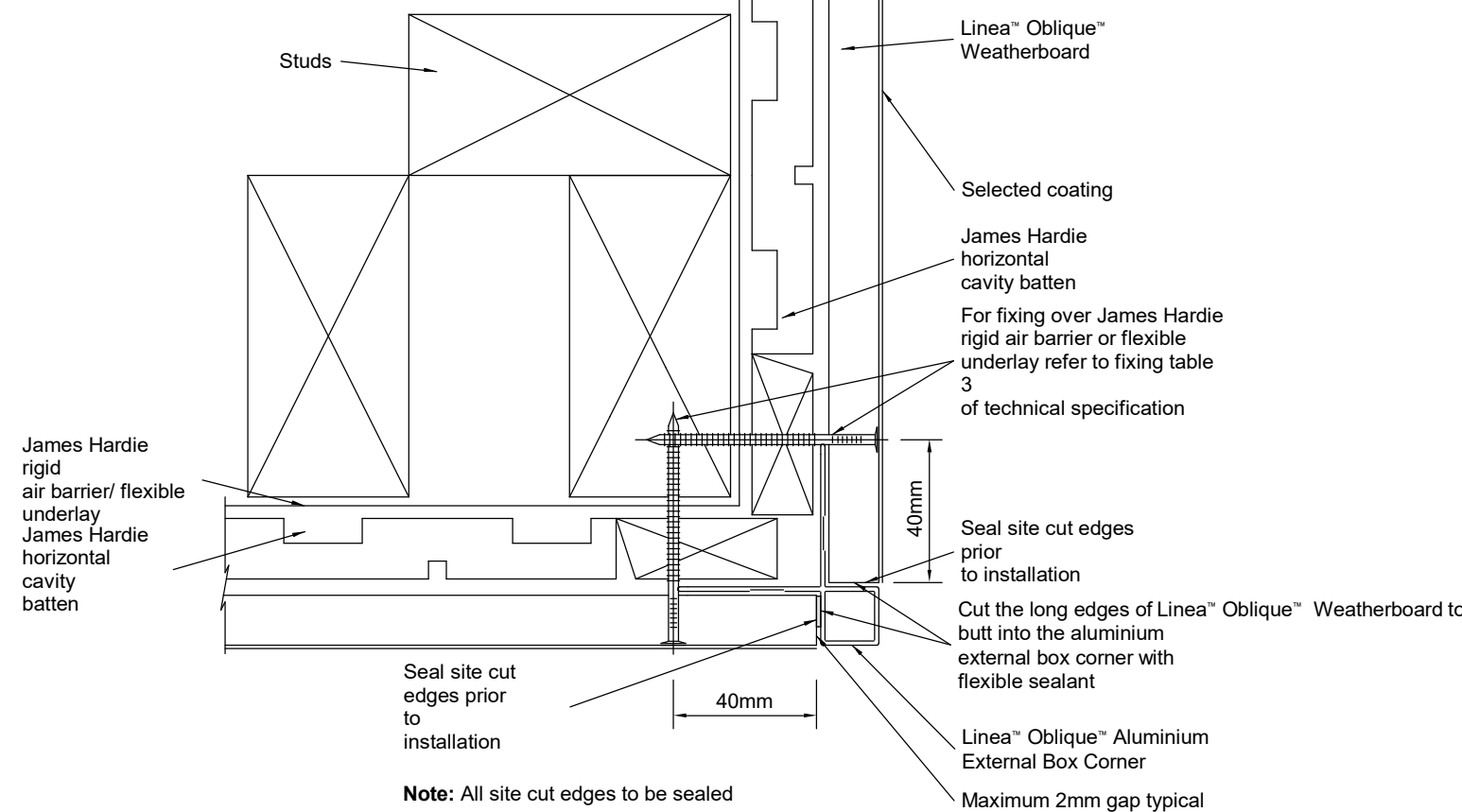
6 Internal Corner Detail
Vertical Cedar and Vertical Oblique 1:5



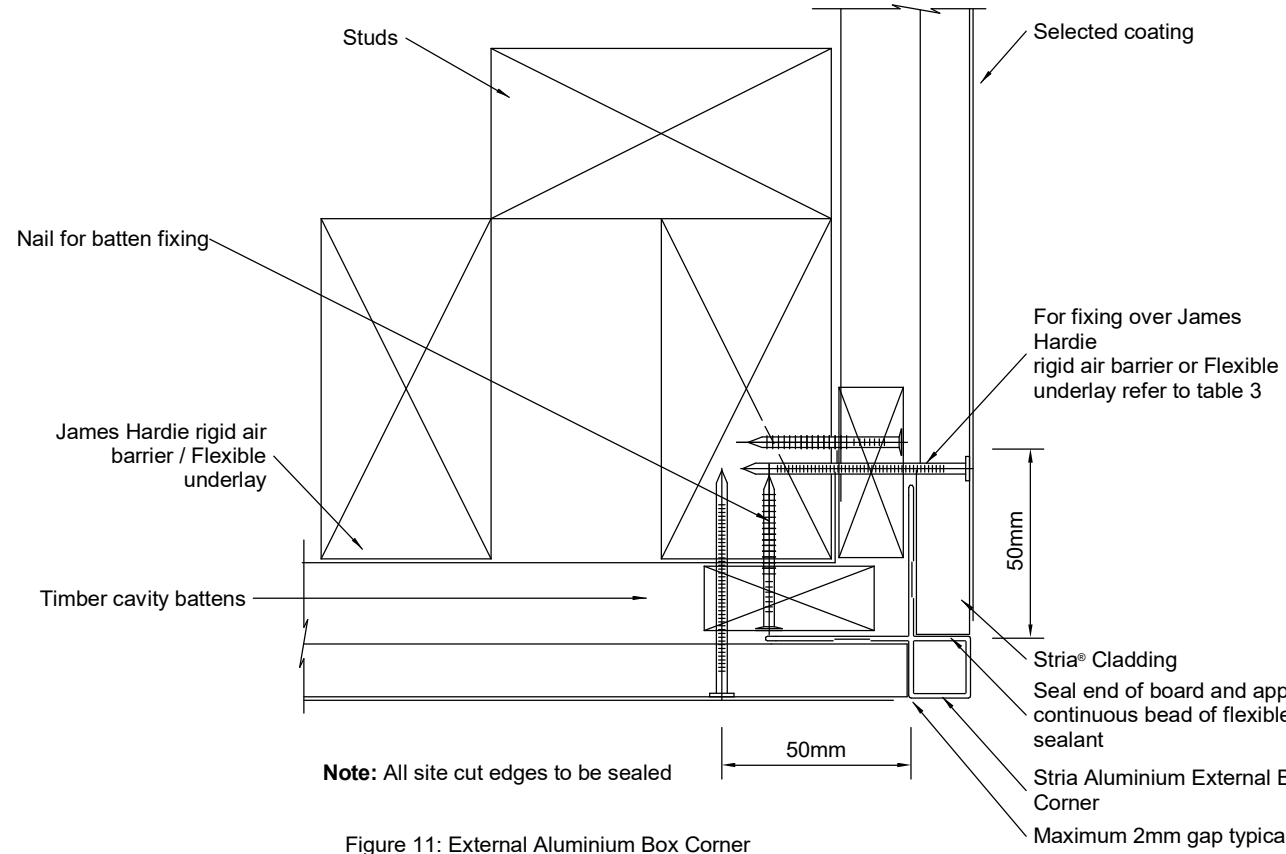
10 Foundation Cladding End Detail
Vertical Weatherboard 1:5



7 Internal Corner Detail
Vertical linea oblique weaterboard 1:2



8 External Corner
Oblique Vertical 1:2



9 External Corner
Stria Cladding 1:2

Rev No. Date Description
R.S. Studio ArchitectureService Ltd.
P.O.BOX 197, Greenhithe, Auckland
Phone: 0664-9-6209117
Mobile:021-1216692

PROJECT:
PROPOSED DWELLING
AT
1D KAWAU ROAD
GREENLANE

CLIENT:
--

TITLE:
CONSTRUCTION DETAILS 04

JOB NO.: 1205/2021 SCALE:
DATE: 11/04/2022 As indicated @ A1
DESIGNED: A.X
DRAWN: M.Z
CHECK: A.X
D04

DOT NOT SCALE
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE
BEFORE COMMENCING AN WORK ALL CONSTRUCTION TO
COMPLY WITH NZS3604:1998 AMENDMENT 2 NEW ZEALAND
BUILDING CODE AND LOCAL AUTHORITY REQUIREMENTS



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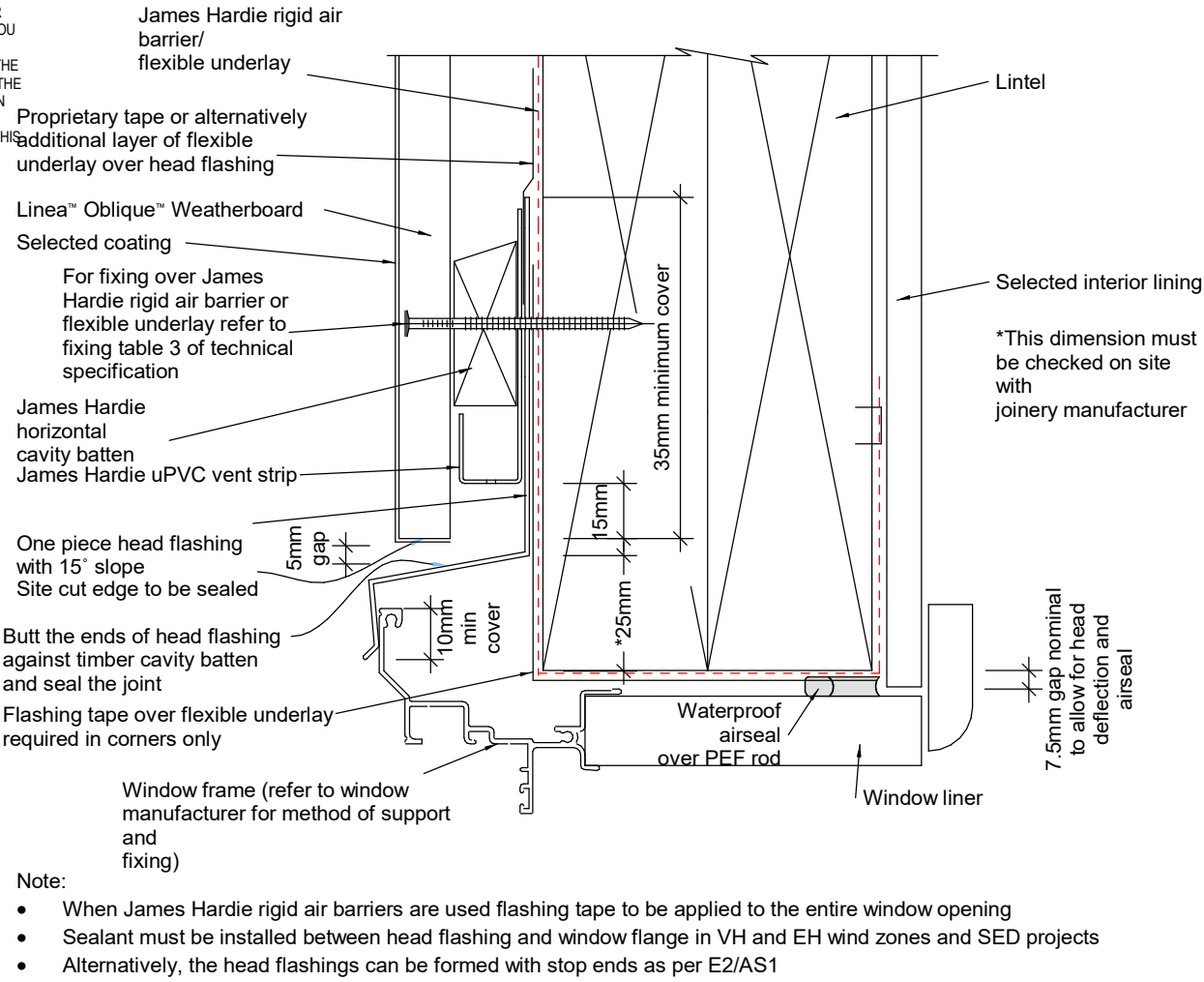
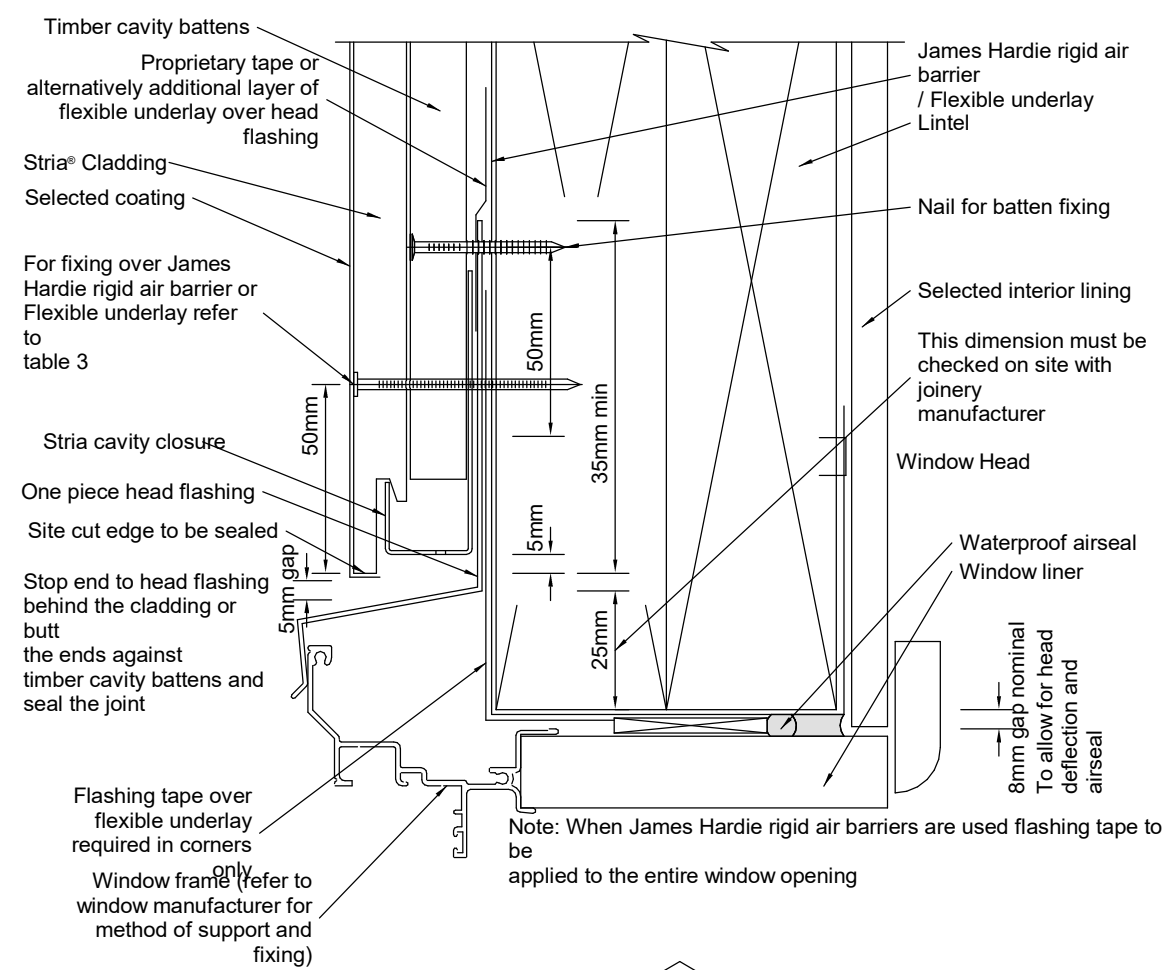
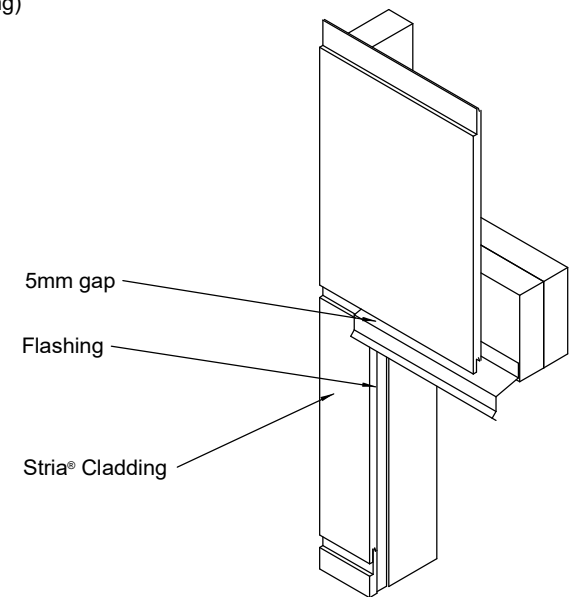


Figure 10 Window Head
(Sized 180mm x 115mm text 2mm)

1 Window Head Detail
Vertical linea oblique weaterboard 1:2



4 Window Head
Stria Cladding 1:2



7 Door Sill Detail 1:5

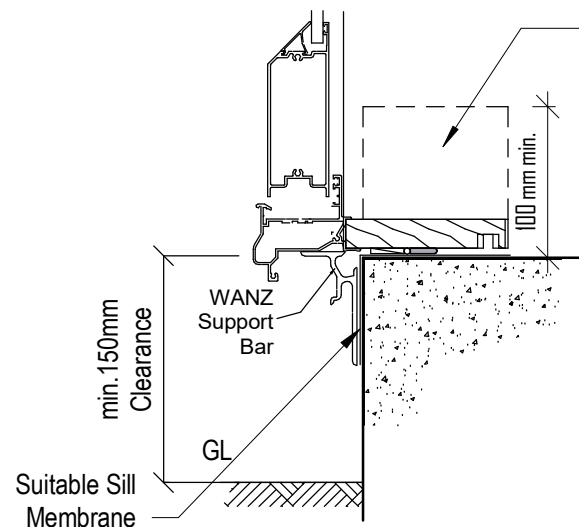
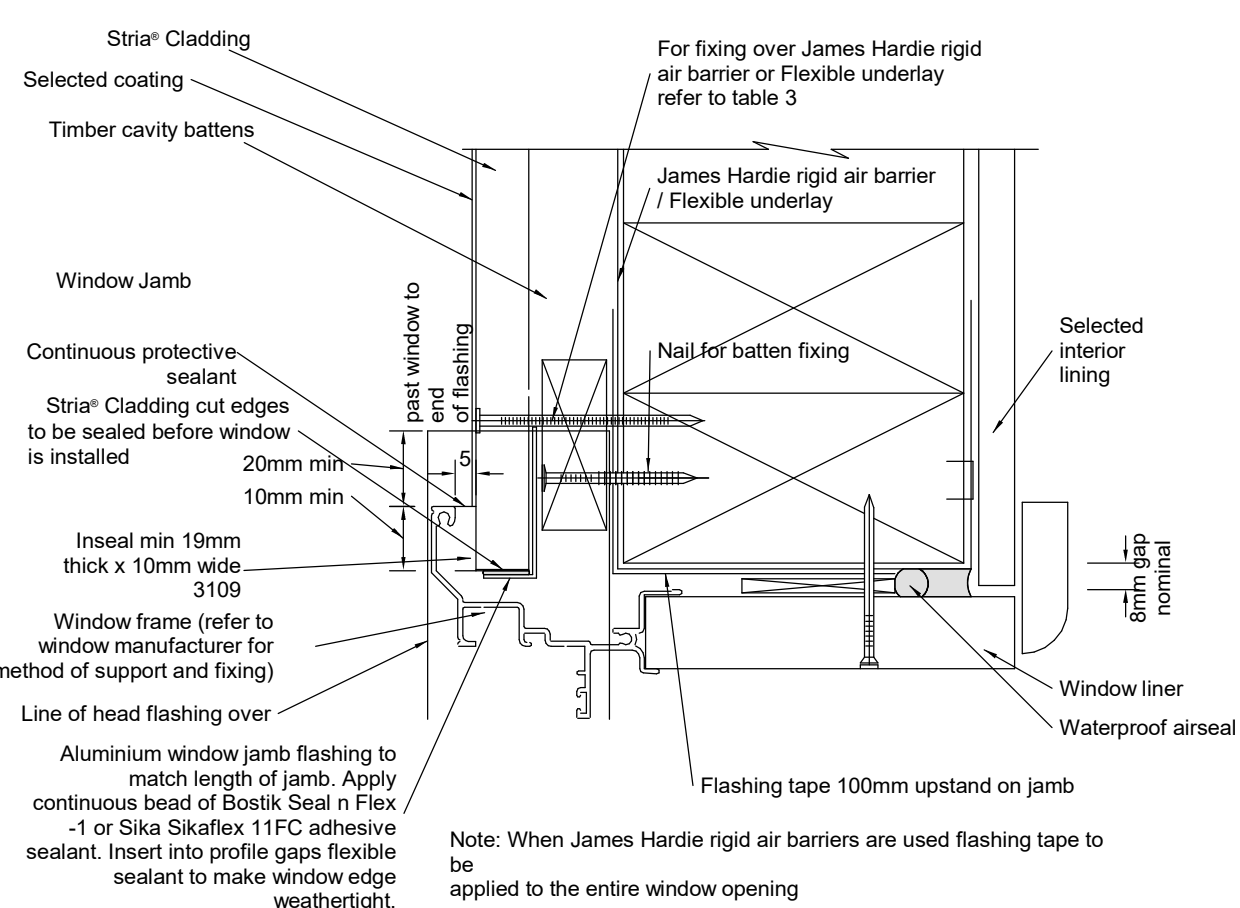
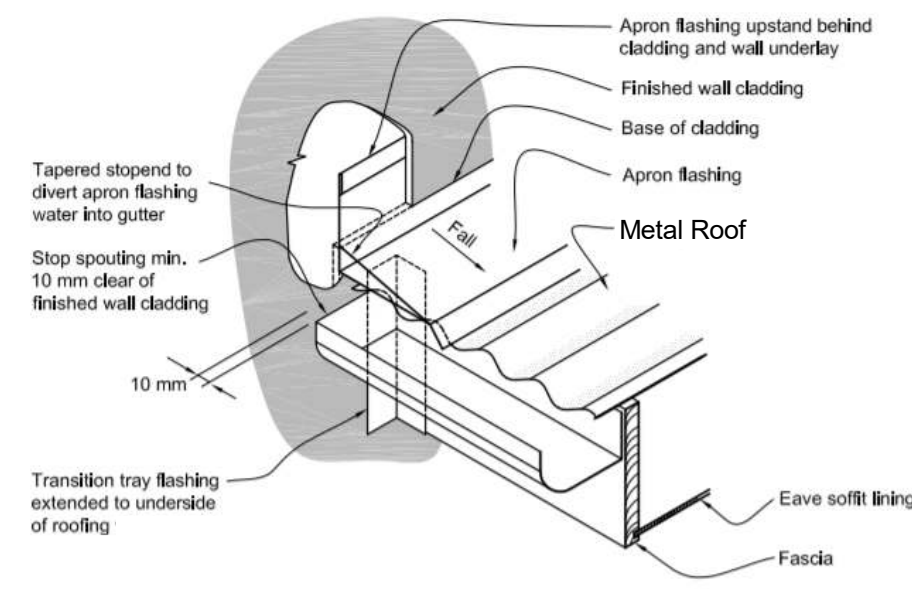


Figure 11 Window Jamb
(Sized 180mm x 115mm text 2mm)

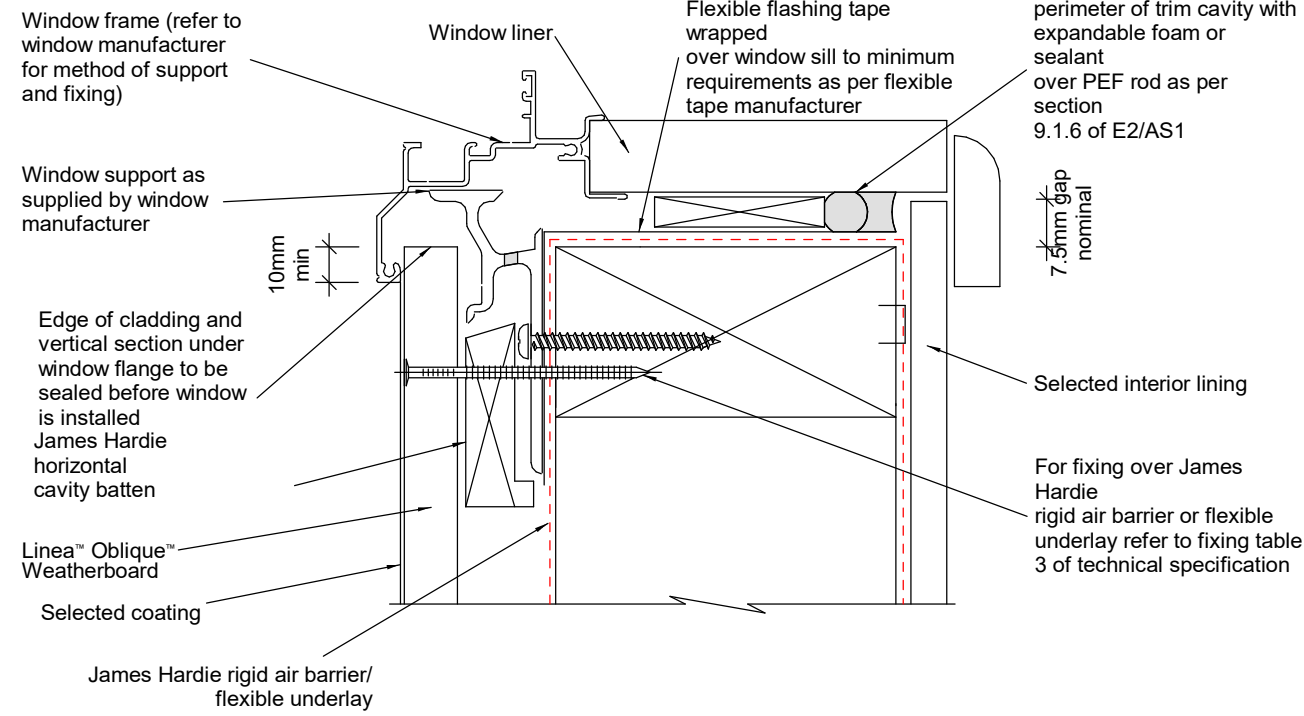
2 Window Jamb Detail
Vertical linea oblique weaterboard 1:2



6 Window Jamb
Stria Cladding 1:2



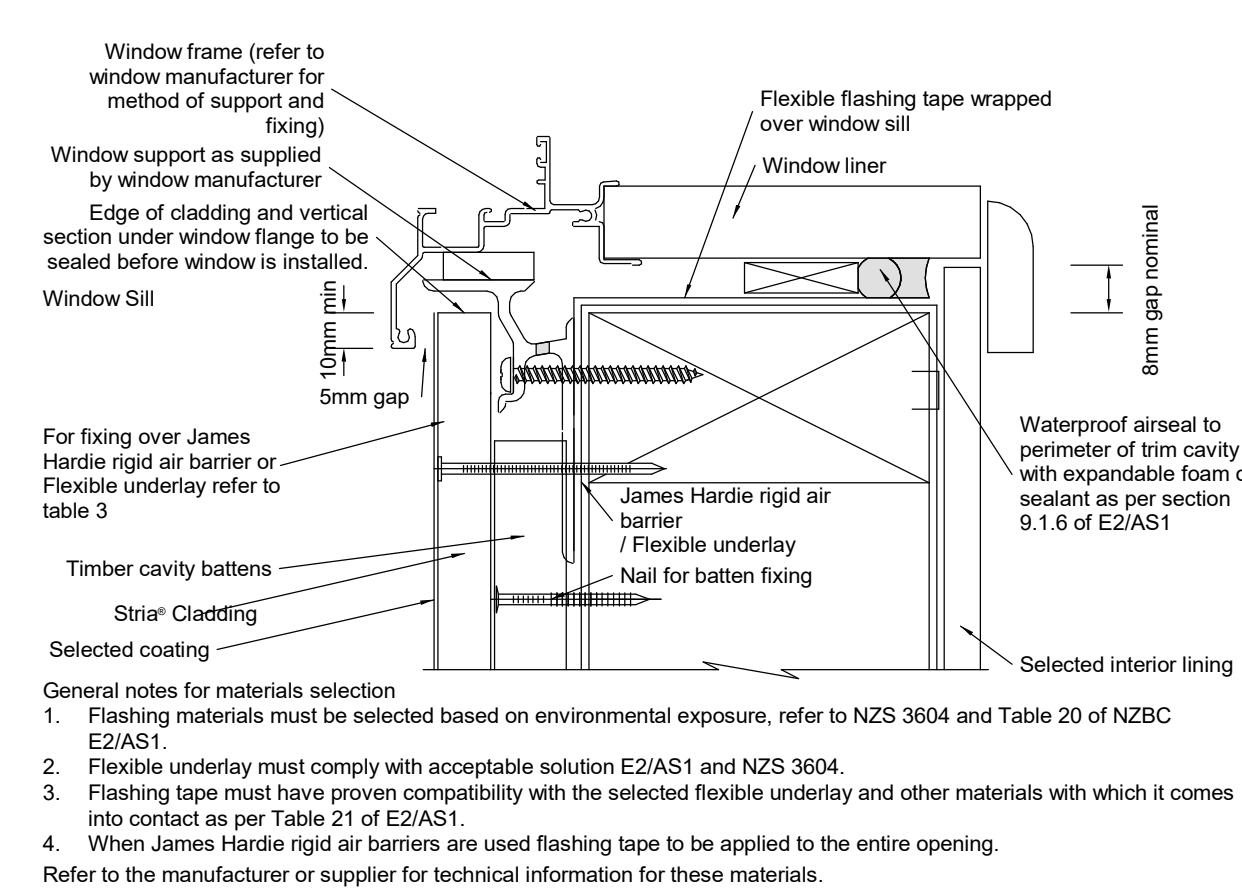
8 Roof & Wall Junction Detail 1:5



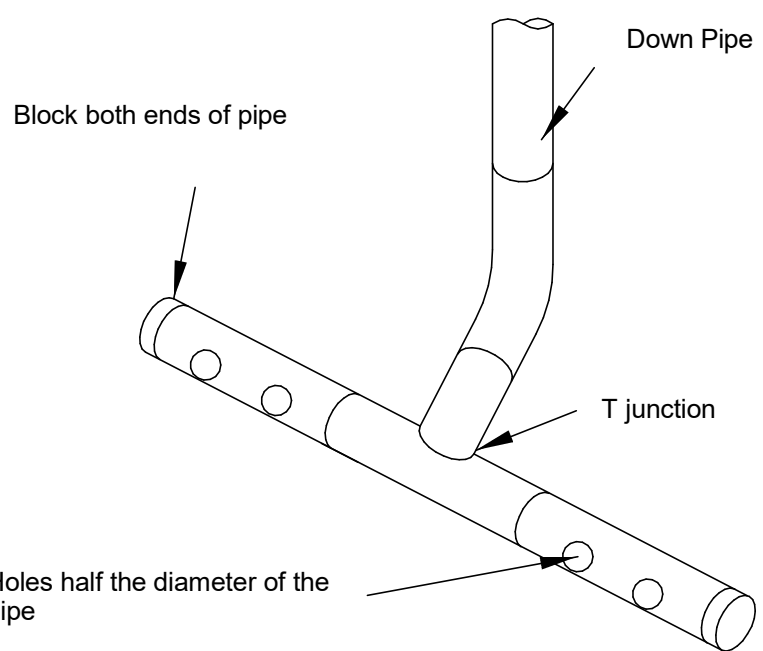
General notes for materials selection
1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC E2/AS1
2. Flexible underlay must comply with acceptable solution E2/AS1
3. Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact
4. When James Hardie rigid air barriers are used flashing tape to be applied to the entire opening
Refer to the manufacturer or supplier for technical information for these materials

Figure 10 Window Sill
(Sized 180mm x 115mm text 2mm)

3 Window Sill Detail
Vertical linea oblique weaterboard 1:2



5 Window Sill
Stria Cladding 1:2



NOTE:
1) Hole positions to avoid joints in roofing.
2) When downpipe is located in corner, spreader to be L-Shaped

9 Spreader Detail 1:10

Rev No.	Date	Description
R.S. Studio Architecture Service Ltd. P.O.BOX 197, Greenhithe, Auckland Phone: 0664-9-6209117 Mobile: 021-1216692		
PROJECT: PROPOSED DWELLING AT 10 KAWAU ROAD GREENLANE		
CLIENT: --		
TITLE: CONSTRUCTION DETAILS 05		
JOB NO.: 1205/2021	SCALE: As indicated @ A1	D05
DATE: 11/04/2022		
DESIGNED: A.X		
DRAWN: M.Z		
CHECK: A.X		
DOT NOT SCALE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING AN WORK ALL CONSTRUCTION TO COMPLY WITH NZS3604:1998 AMENDMENT 2 NEW ZEALAND BUILDING CODE AND LOCAL AUTHORITY REQUIREMENTS		

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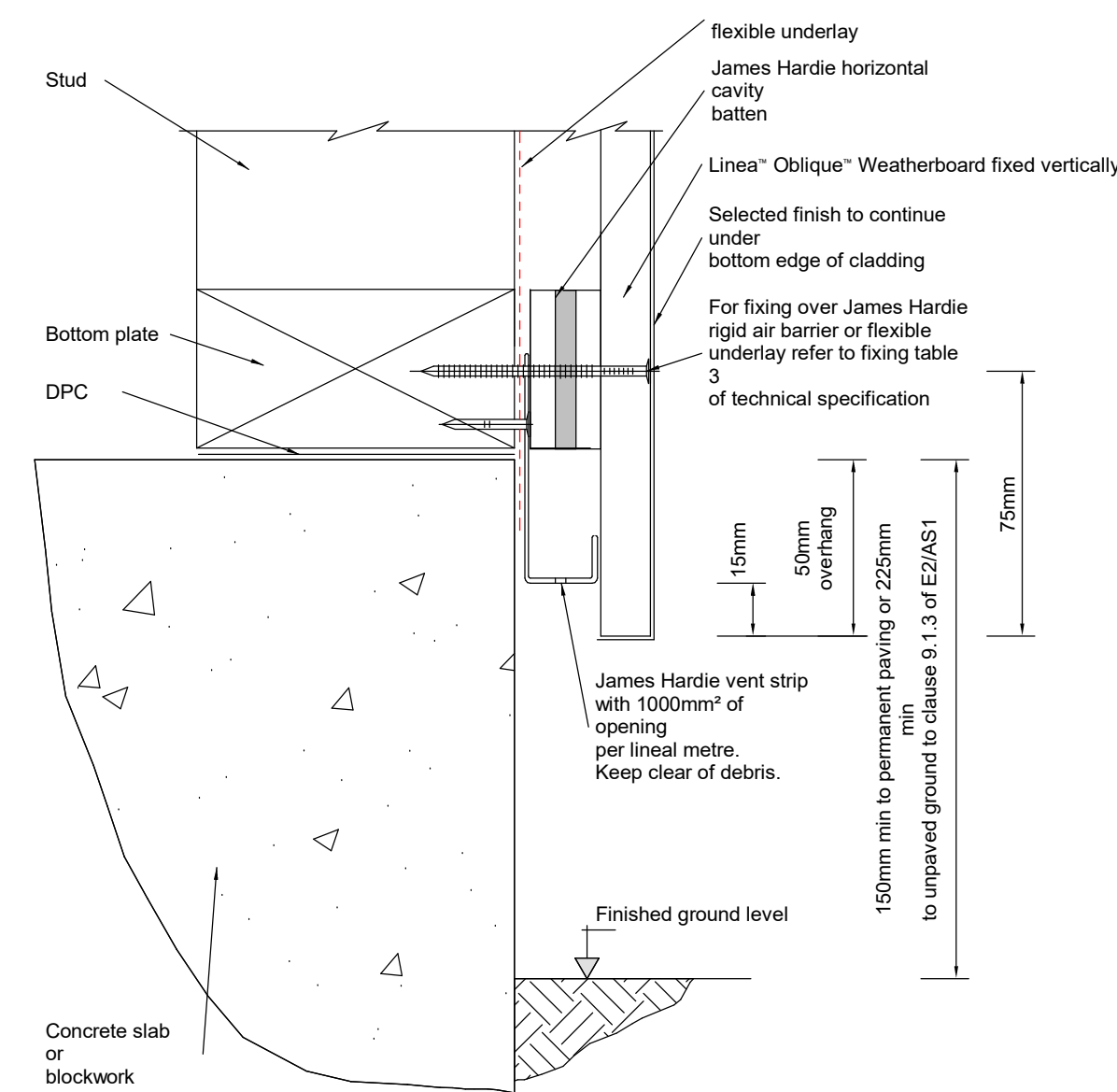
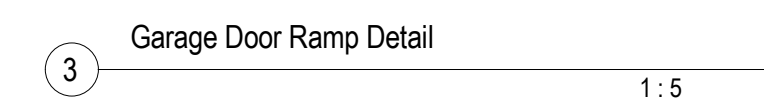
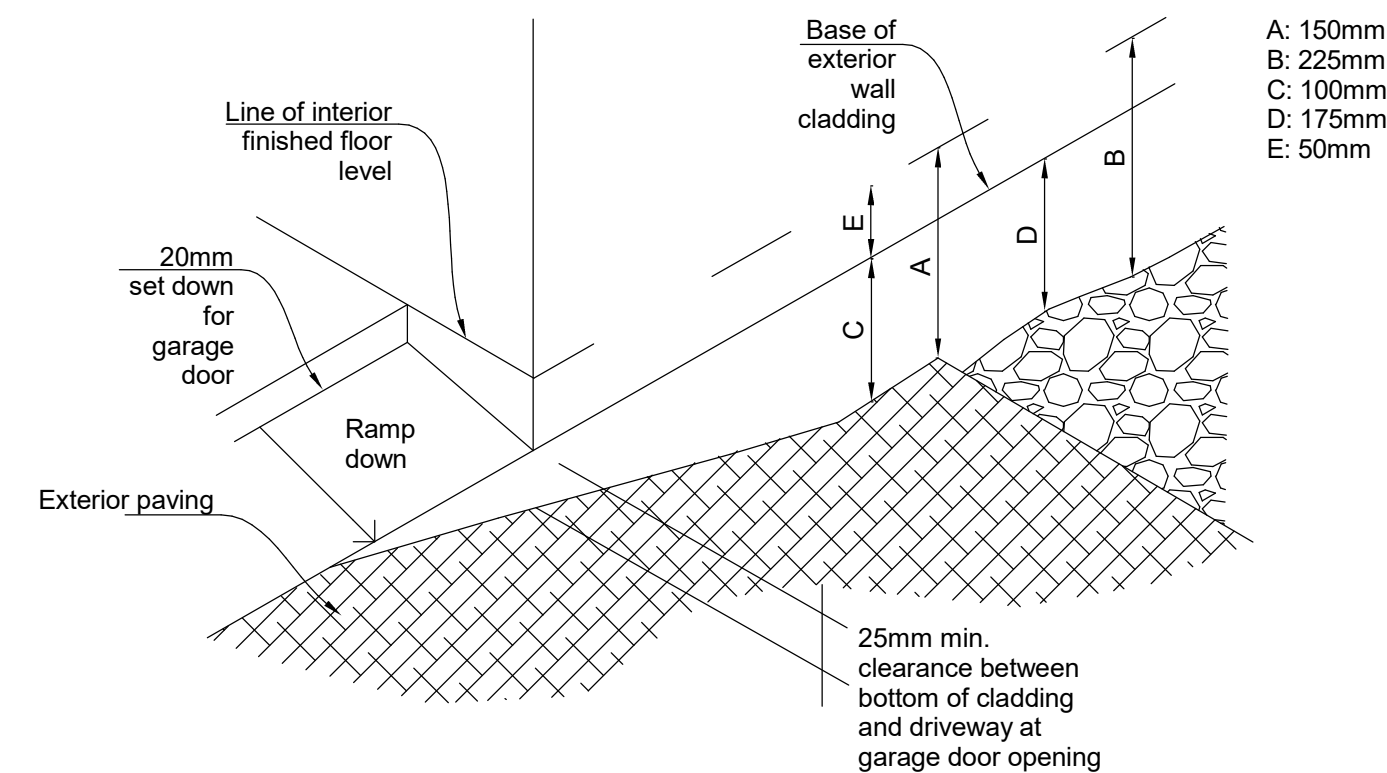
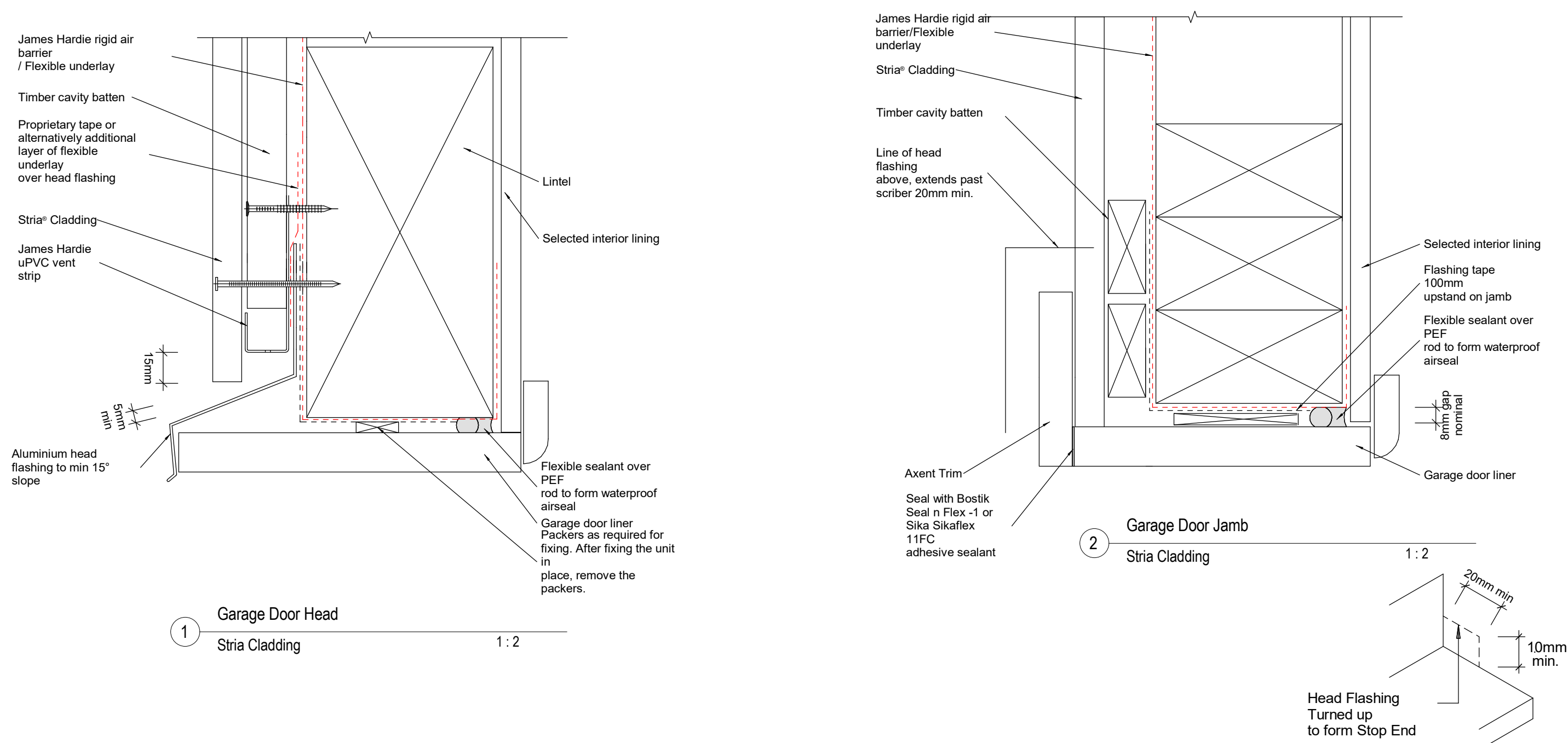
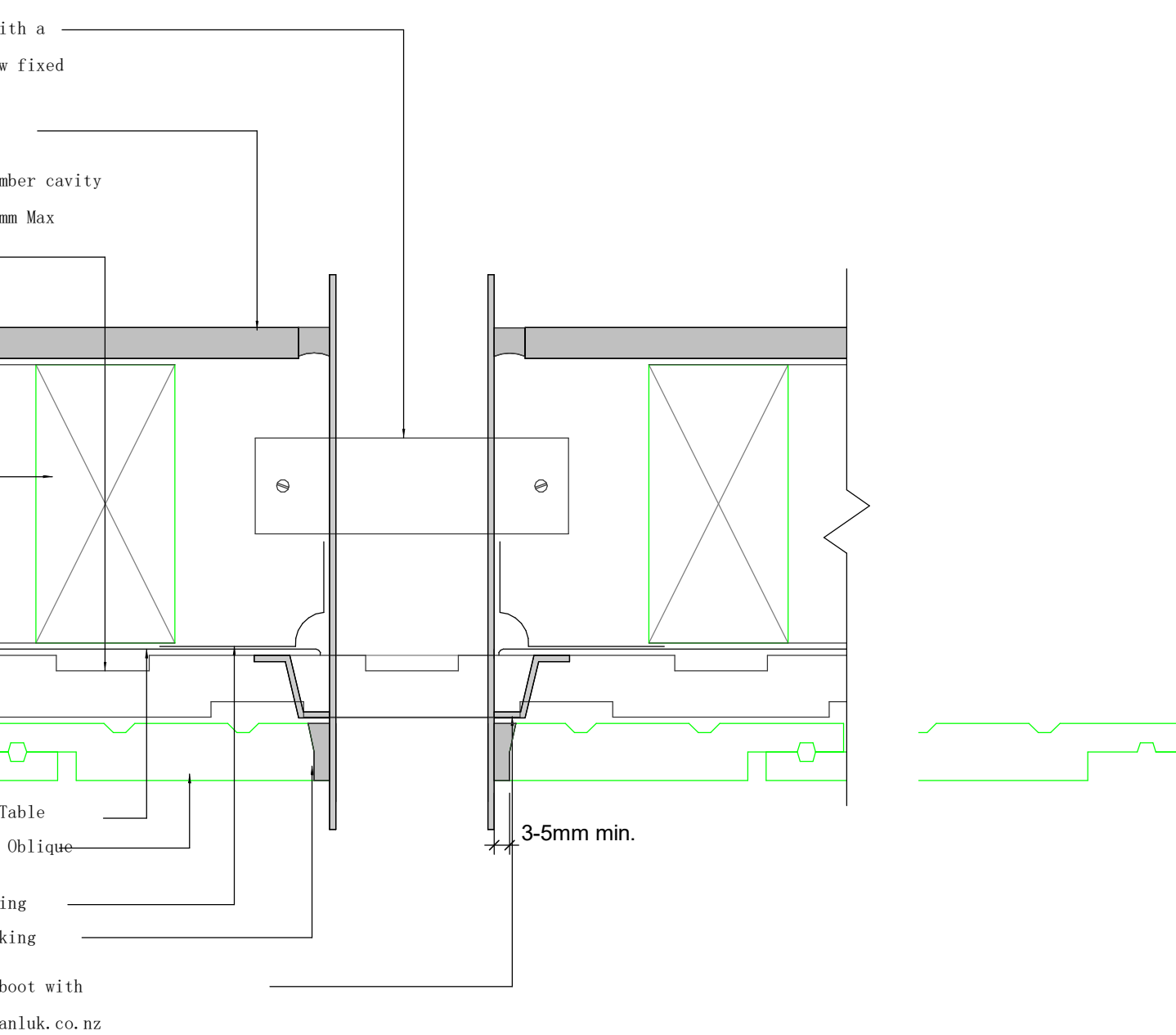
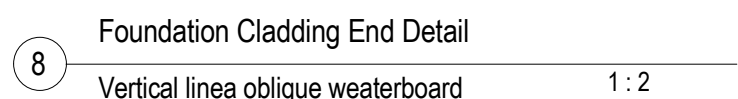
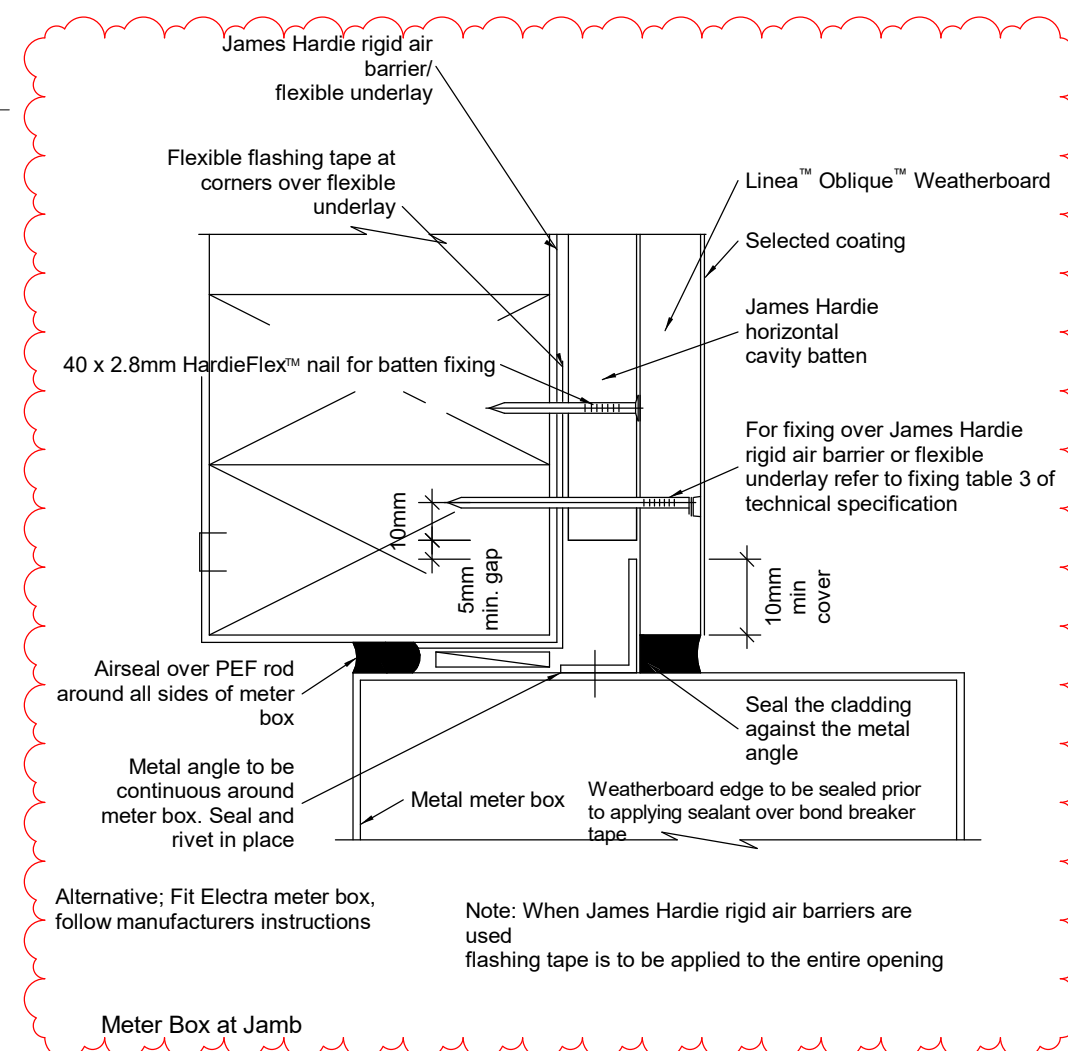


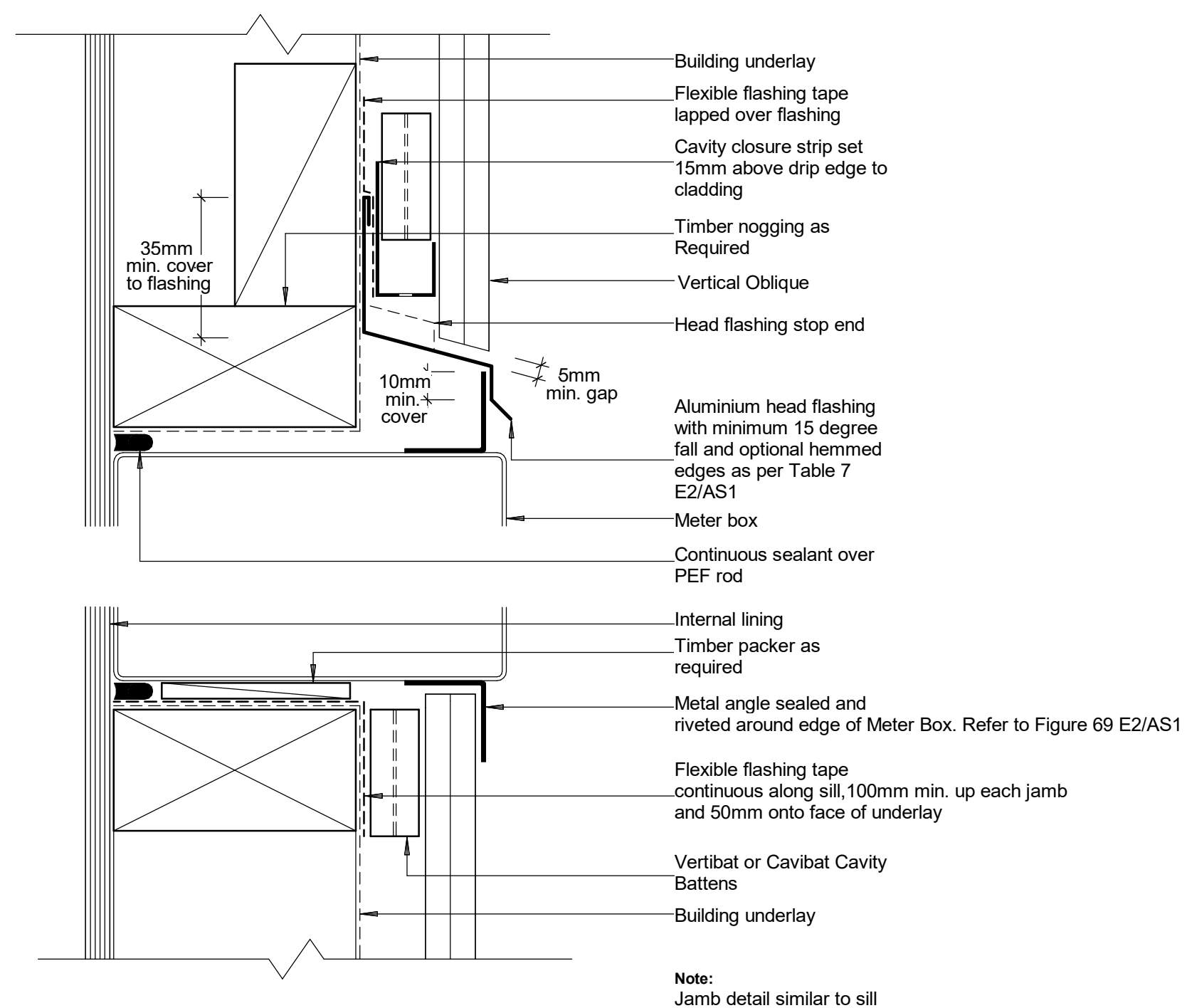
Figure 3Ground Clearance
(Sized 180mm x 150mm, text 2mm)



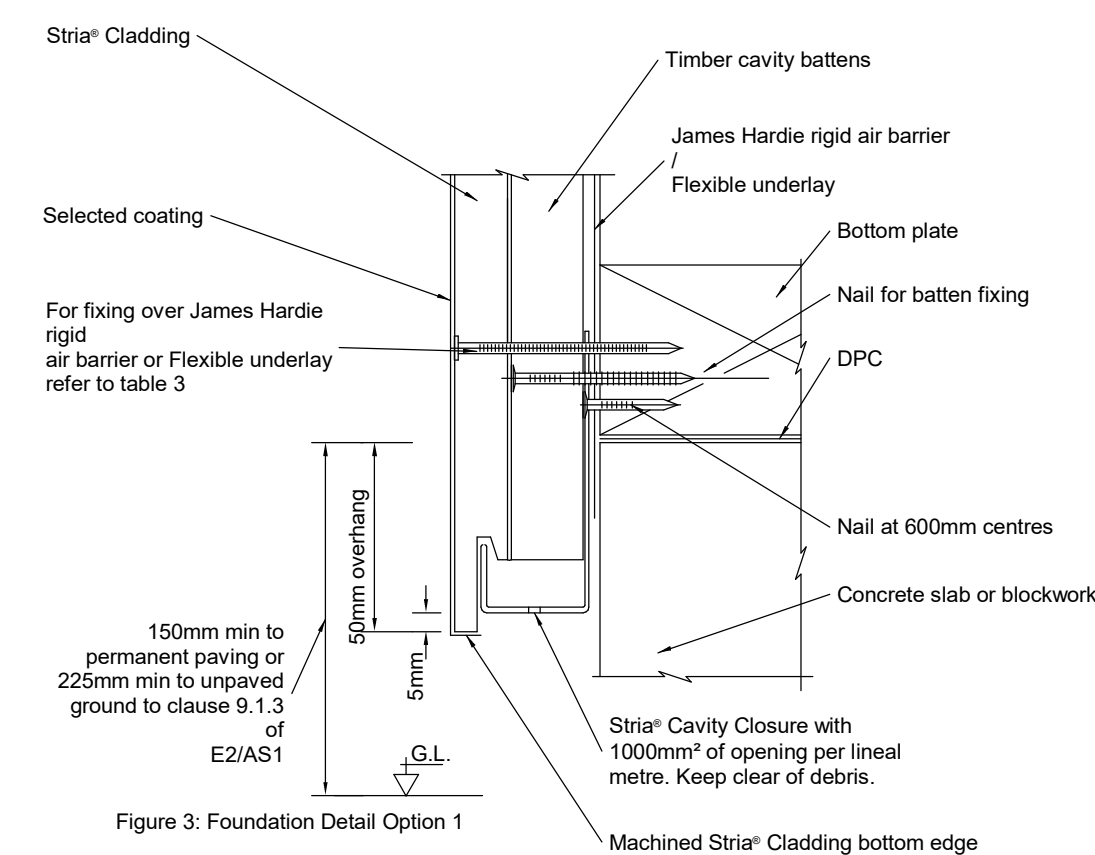
4 Pipe Penetration Detail Vertical Oblique 1:2



6	Meter Box Jamb	Linea Oblique Vertical	1 : 2
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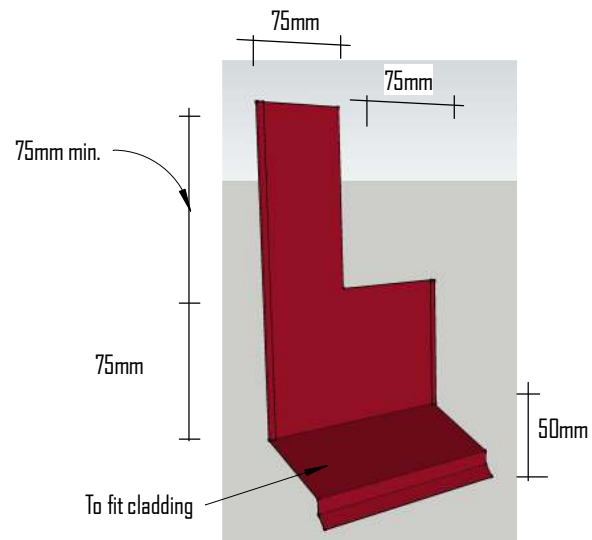
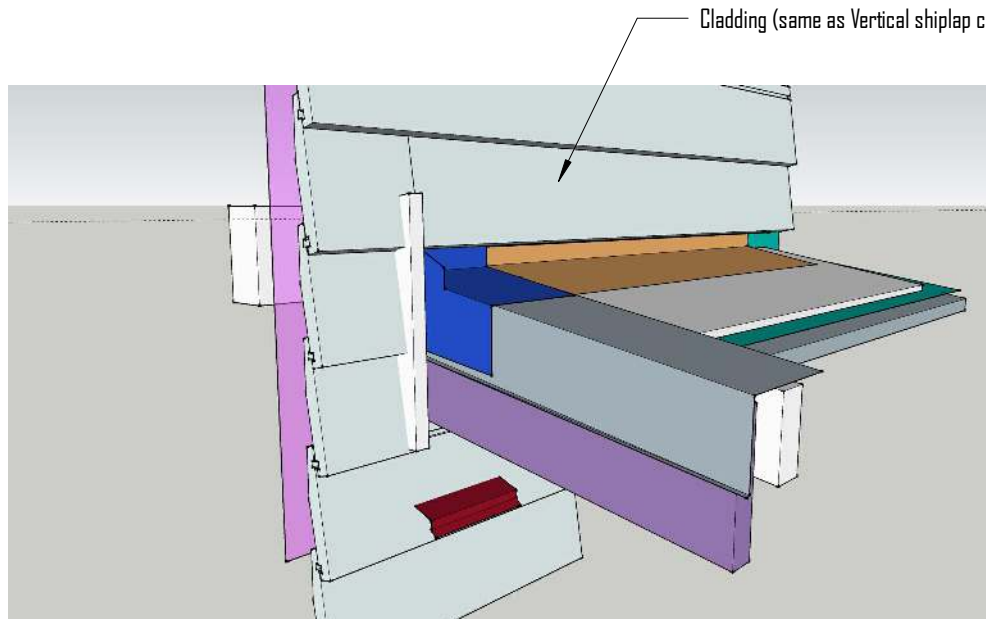
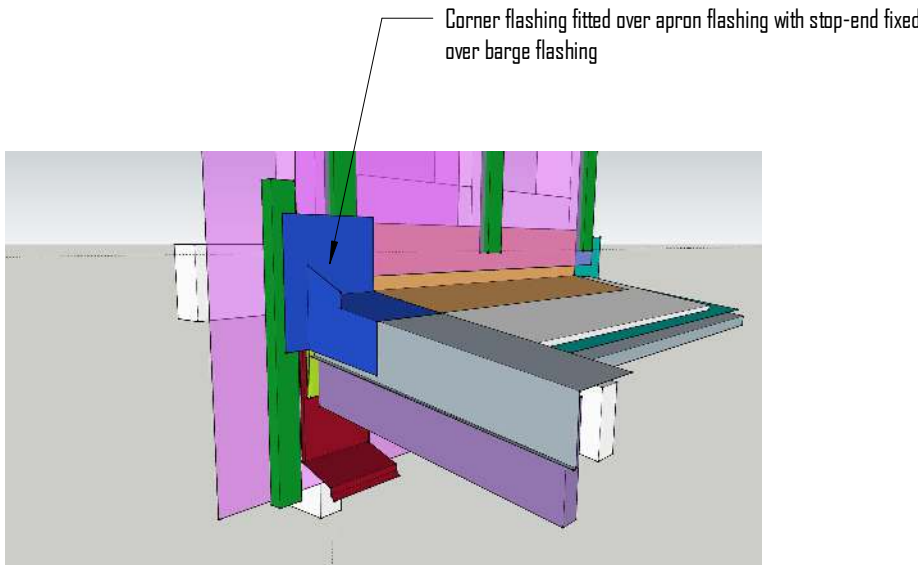
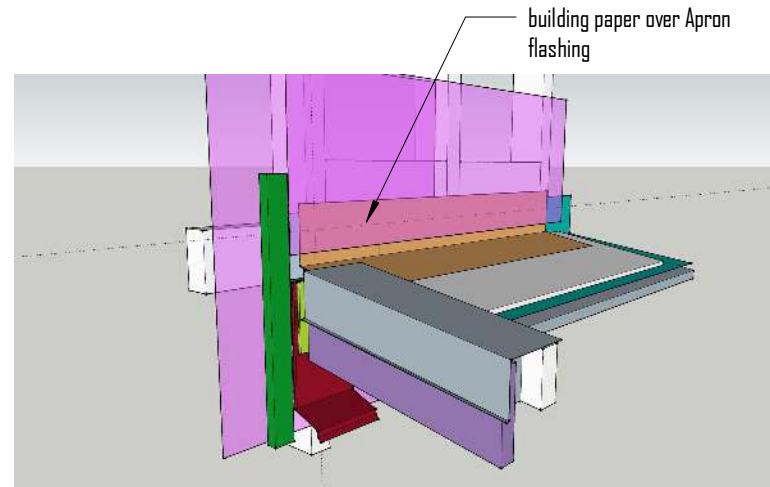
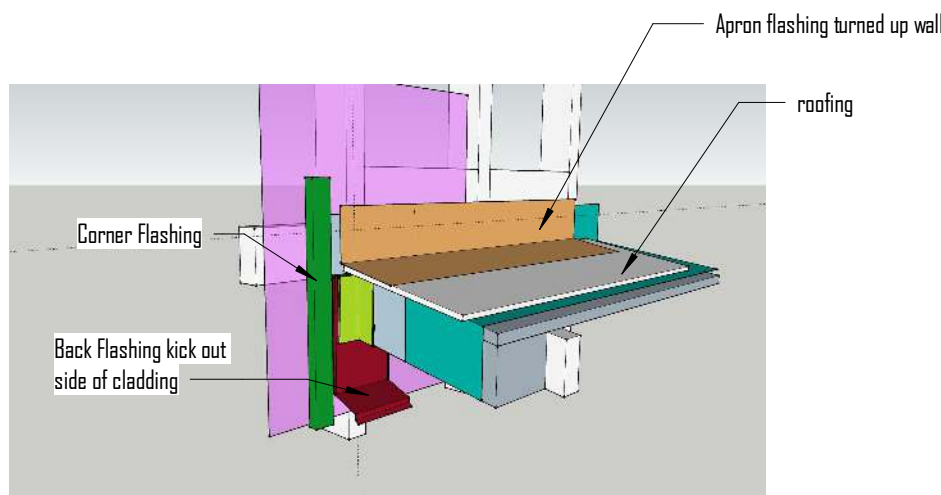
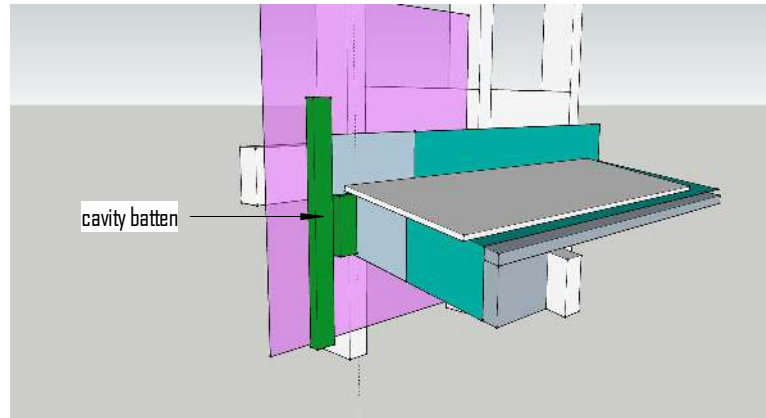
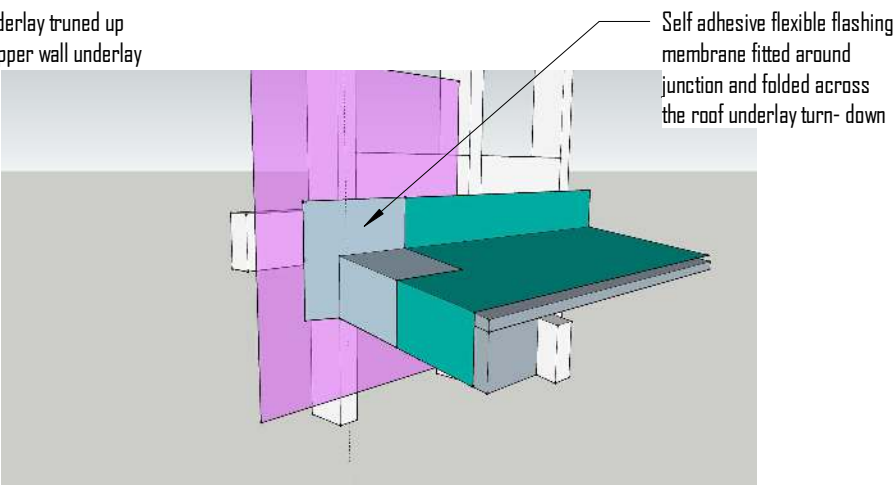
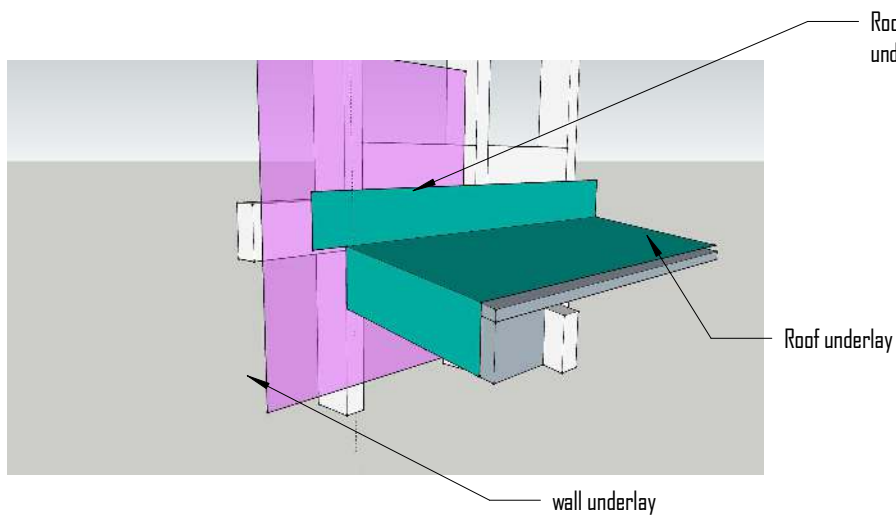
5 Meter Box Detail
Vertical Oblique 1:2



9 Foundation Detail
Stria Cladding 1:2

R1	Building Control	02/08/2022
Rev No.	Date	Description
 R.S. Studio Architecture Service Ltd. P.O BOX 197, Greenhithe, Auckland Phone: 0064-9-6209117 Mobile:021-1216692		
PROJECT: PROPOSED DWELLING AT 1D KAWAU ROAD GREENLANE		
CLIENT: --		
TITLE: CONSTRUCTION DETAILS 06		
JOB NO.:	1205/2021	SCALE:
DATE:	11/04/2022	As indicated @ A1
DESIGNED:	A.X	D06
DRAWN:	M.Z	
CHECK:	A.X	
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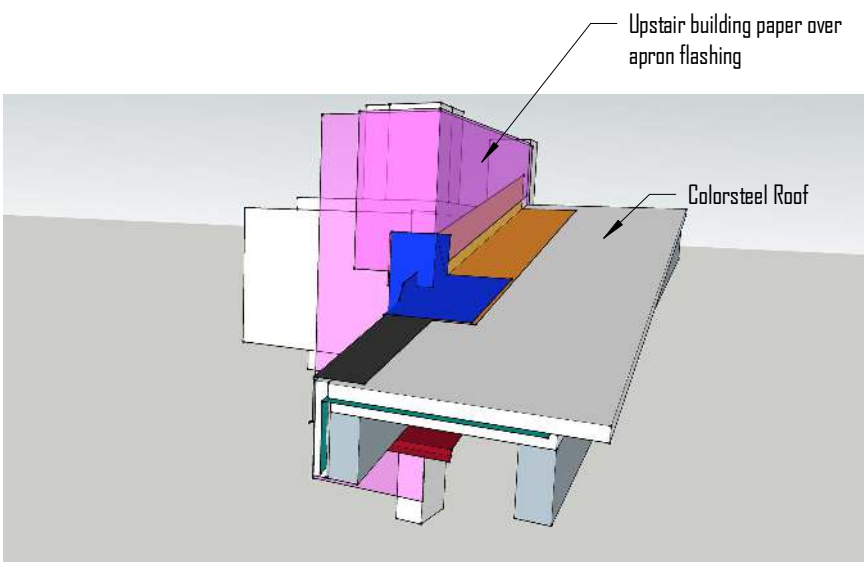
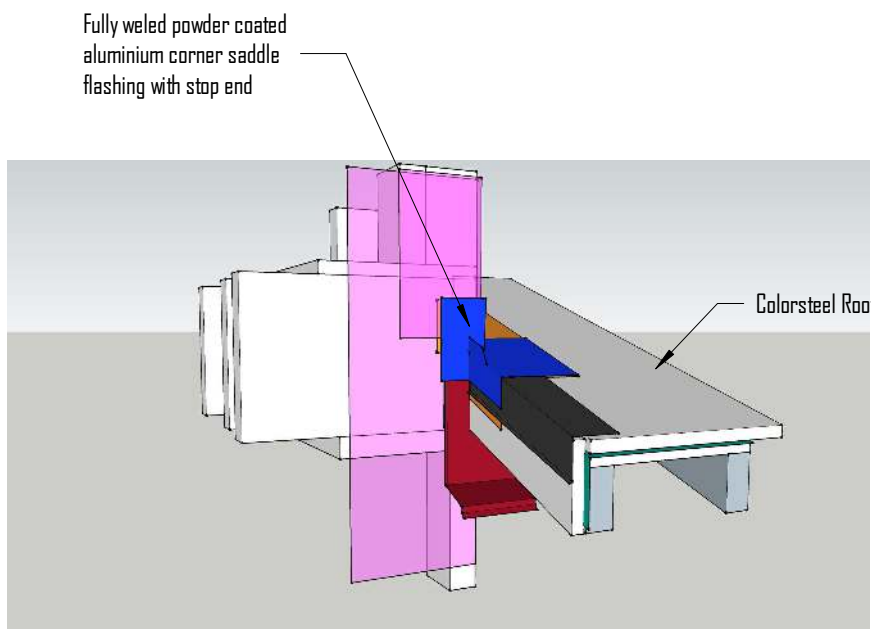
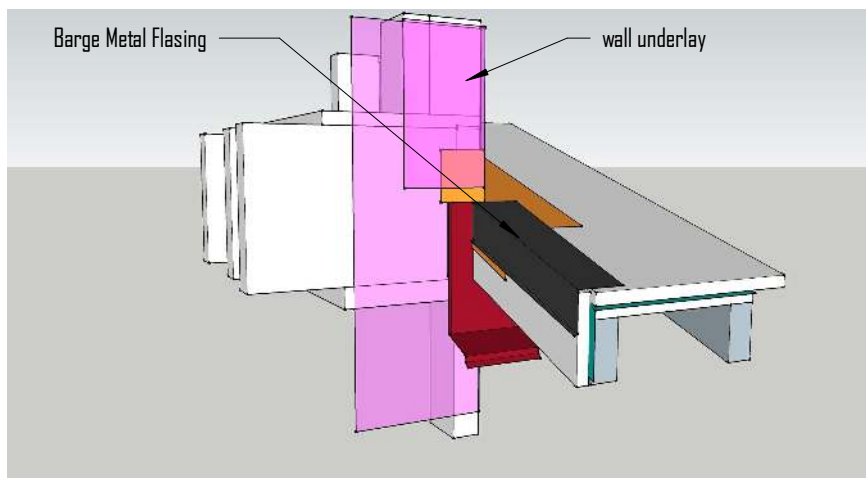
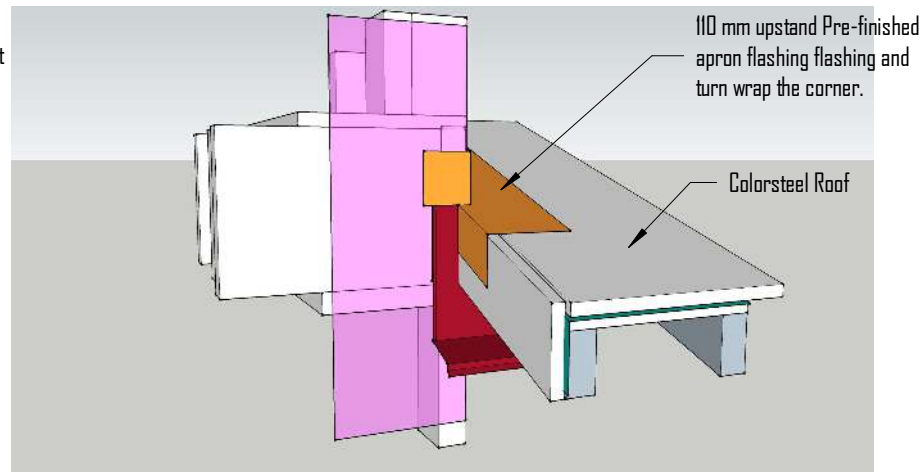
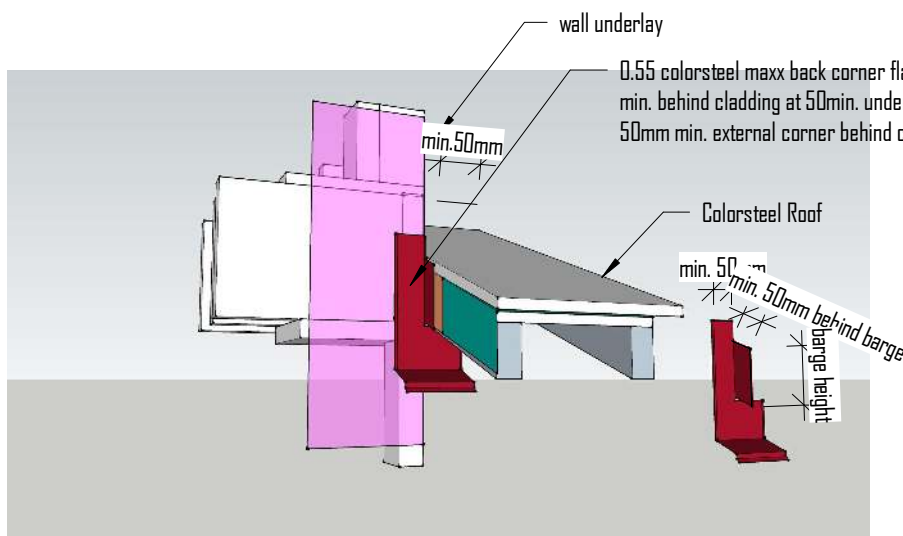
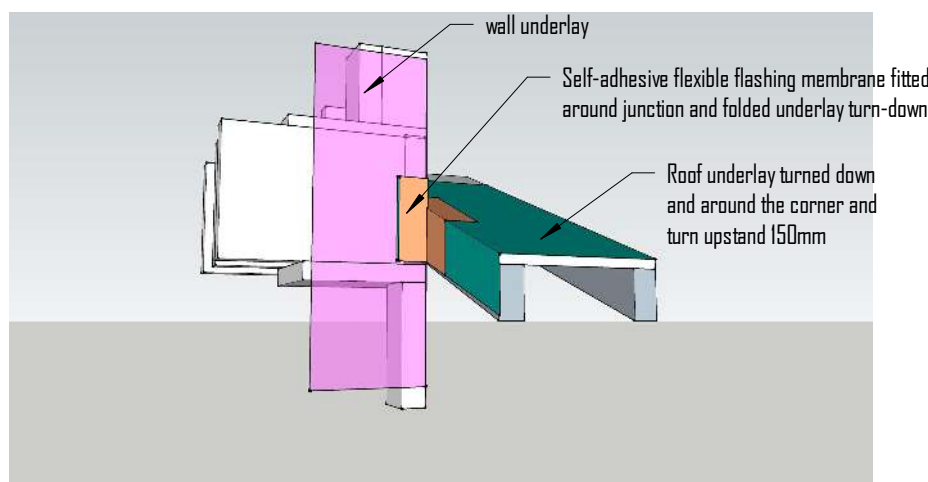
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SAME FLASHING AND STEP FOR ALL CLADDING

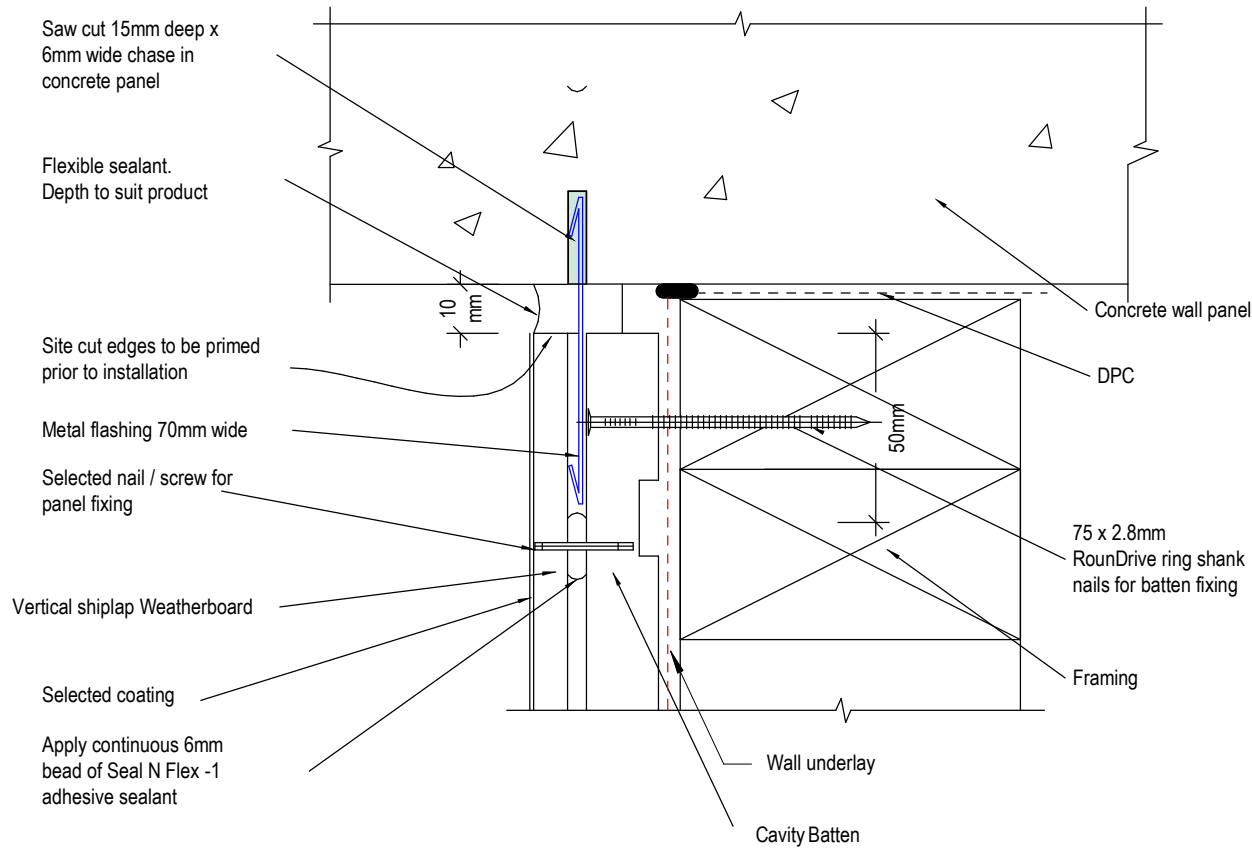
1 Barge to Wal Detail --step

1:5



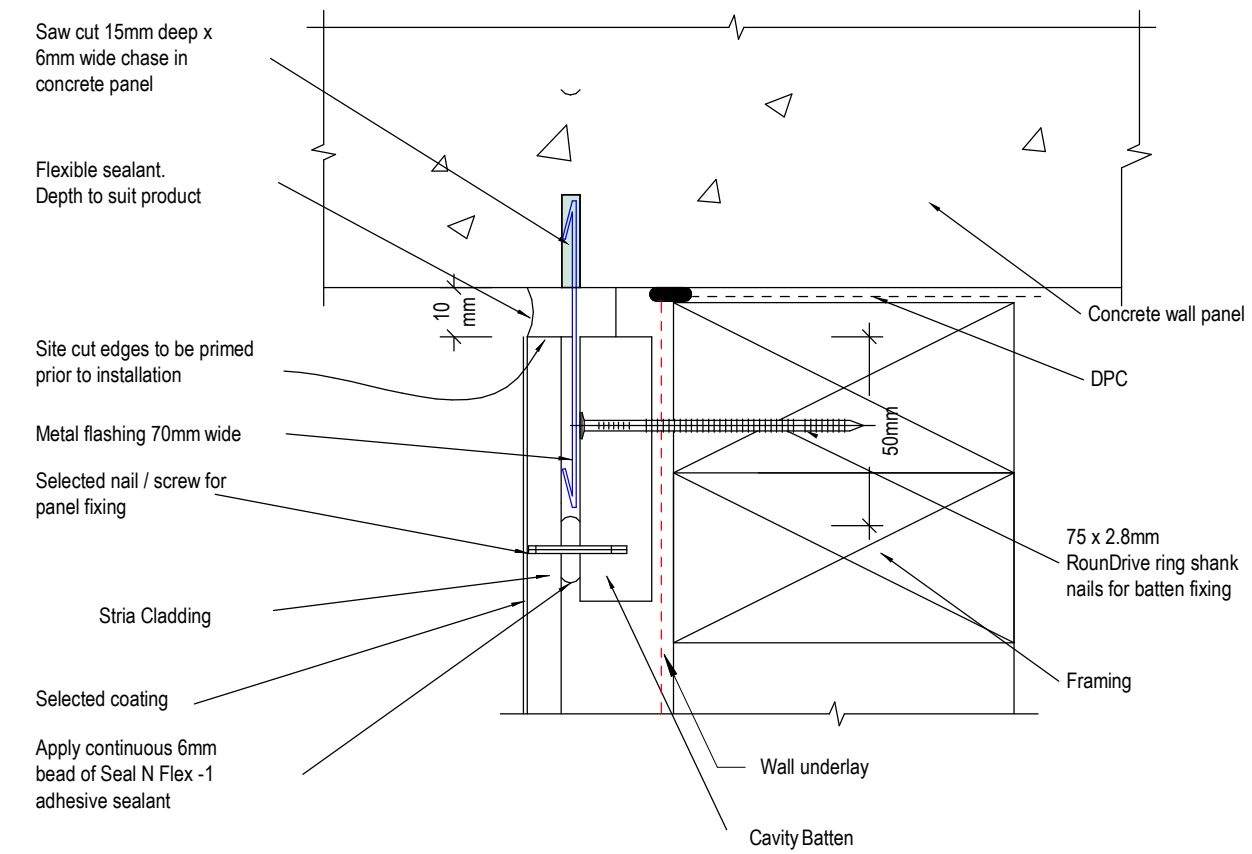
2 EAVE TO WALL JUNCTION STEP DETAIL

1:50



3 Internal Corner Detail
Oblique Vertical and Concrete Block

1:2



4 Internal Corner Detail
Stria and Concrete Block

1:2



R.S. Studio ArchitectureService Ltd.
P.O.BOX 197, Greenhithe, Auckland
Phone: 0064-9-6209117
Mobile:021-1216692

PROJECT:
PROPOSED DWELLING
AT
10 KAWAU ROAD
GREENLANE

CLIENT:
--

TITLE:
CONSTRUCTION DETAILS 07

JOB NO.: 1205/2021

DATE: 03/03/2022

DESIGNED: A.X

DRAWN: A.X

CHECK: --

SCALE:
As indicated @ A1

D07

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