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PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND PROPOSED LOT 2

JOB NO: 19-93

DRAWING SCHEDULE	*SHEET*
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GENERAL NOTES

1. ALL DIMENSIONS, LEVELS, SITE SERVICES TO BE CONFIRMED THE CONTRACTOR / SUBCONTRACTOR ON SITE PRIOR TO COMMENCEMENT OF THE NEW WORKS.
2. ALL STRUCTURAL ITEMS TO BE STRICTLY IN ACCORDANCE WITH STRUCTURAL ENGINEER'S SPECIFICATIONS AND DETAILS.
3. ALL MATERIAL, EQUIPMENT'S, FINISHING COATINGS, GIB STOPPING ETC. INSTALLED SHOULD BE STRICTLY AS PER MANUFACTURE'S INSTRUCTIONS.
4. ALL FRAMING TO BE AS PER GRADE FRAMING TIMBER AND ALL CONSTRUCTION DETAILS TO STRICTLY WITH NZS 3604.2011 PRENAIL FRAME MANUFACTURER TO COMPLY WITH ALL STANDARDS FOR THEIR DESIGN.
5. VERTICAL STUDS AND LINTELS TO BE AS PER NZS 3604.2011& MANUFACTURERS SPECIFICATION.
6. ALL CONCRETE WORK AND BLOCK GROUTING TO BE 20MPa MIN. STRENGTH AT 28 DAYS AND SAW CUT AS APPROPRIATE. NEW CONCRETE FLOOR SLAB FOR SHRINKAGE CONTROL AS PER NZS 4229.
7. ALL PLUMBING AND DRAINAGE TO BE AS PER NZ BUILDING CODE CLAUSE G10,G13 AND E1, BY CERTIFIED TRADESMAN.
8. ELECTRICAL - ALL SWITCHES/ POWER OUTLETS, SHAVERS IN BATHROOM AND IN KITCHEN NEAR SINKS, WC's AND LAUNDARY TO BE WATERPROOF SAFETY PDL SERIES OR EQUAL.
9. ALL GLAZING TO BE SAFETY STANDARD COMPLYING NZS 4223 FOR ALUMINUM JOINERY AND SHOWER ENCLOSURES AS PER NZBC.
10. EXTERIOR CLADDING TO BE INSTALLED STRICTLY AS PER MANUFACTURES INSTRUCTIONS AND CURRENT BY RECOMMENDATIONS.
11. ALL MATERIALS, EQUIPMENT INSTALLED TO BE CARRIED OUT AS PER SPECIFICATION AND MANUFACTURERS DESIGN INSTRUCTIONS AND INSTALLATION INSTRUCTIONS.
12. ALL DISCREPANCIES TO BE RAISED PRIOR TO COMMENCING ANY WORK, CONTACT PROFESSIONAL DESIGN SERVICES LTD ON (09) 2620276 IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES. NO WORK SHALL PROCEED UNTIL ALL DISCREPANCIES ARE ADDRESSED.

FLASHINGS NOTES

1. ENSURE COMPLIANCE WITH E2/AS1 DURABILITY CLASUE TABLE 20. AND MATERIAL COMPATABILITY CLAUSES OF TABLE 21 & 22.

PLUMBING NOTES

1. ALL PLUMBING WORKS AS PER AS 3500.2 SECTION 8, PIPE FITTING AND JOINTS TO BE AS PER NZS 7642 AND NZS 7641.
2. ALL PLUMBING AND DRAINAGE TO BE CONSTRUCTED AS PER NZBC ACCEPTABLE SOLUTIONS.
3. MINIMUM COVER TO MAIN DRAINAGE PIPE TO BE 375MM MIN.
4. MAIN DRAINAGE UNDER DRIVEWAY AND LIGHT TRAFFIC AREAS 600 MIN. COVER TYPE B BEDDING AS PER NZS 4452.
5. PLUMBING AND MAIN CONTRACTOR TO LIASE PRIOR TO CONSTRUCTION OF PENETRATION FOR THE DISCHARGE STACKS EXACT LOCATION AND SIZE TO BE DETERMINED BY THE PLUMBER ON SITE AND ENCLOSURE PROVIDED BY THE MAIN CONTRACTOR.
6. PLUMBER TO CHECK ON SITE AND VERIFY PRIOR TO CONSTRUCTION OF SANITARY PLUMBING WORKS THAT ALL PIPE WORK TO FIT WITHIN THE CEILING CAVITY ALLOWING APPROPRIATE GRADIENT TO ALL DISCHARGE PIPES FOR EACH FIXTURE ON UPPER FLOOR.
7. ALL FIXTURES TO HAVE P OR S TRAPS APPROPRIATE TO SUIT FALL, AND CAVITY OPENING ALLOWS.
8. ALL FIXTURE PIPE TO STACK TO HAVE SWEEPING ENTRY.
9. PLUMBING CONTRACTOR TO SUPPLY FULL SCHEMATIC DRAWINGS, GET APPROVAL FORM FROM COUNCIL SITE INSPECTOR PRIOR TO CONSTRUCTION.

DRAINAGE NOTES

1. *STORM WATER DRAINAGE TO BE CONNECTED TO STORMWATER CONNECTION POINT. REFER PLUMBING AND DRAINAGE PLAN.*
2. *SANITARY SEWER DRAINAGE TO BE CONNECTED TO SANITARY SEWER CONNECTION POINT. REFER PLUMBINGAND DRAINAGE PLAN.*
3. *DRAIN LAYER TO CONFIRM ON SITE THE DRAINAGE CONNECTIONS POINTS PRIOR TO STARTING ANY WORKS.*
4. *DRAIN LAYER TO CONFIRM ALL UNDERGROUND SERVICES IN THE FOOTPATH BERM, TO PUBLIC CONNECTIONS.*
5. *DRAIN LAYER TO CONFIRM ALL DRAINAGE WITH COUNCIL PRIOR TO CONSTRUCTION.*
6. *ALL INTERNAL DOWNPIPES SHALL WITHSTAND WITHOUT LEAKAGE, A WATER TEST WITH AN APPLIED HEAD OF 1.5m OF WATER, OR A HIGH PRESSURE AIR TEST AS DESCRIBED IN E1/VM1 PARAGRAPH 8.3.*

GLAZING REQUIREMENTS

ALL GLAZING SHALL COMPLY WITH NZBC F2/ AS1 AND NZS 4223.3.2016 STANDARD. *A CERTIFIED OF COMPLIANCE FROM THE INSTALLER IS TO BE SUBMITTED ONCE THE GLASS IS INSTALLED. COUNCIL REQUIRES THIS CERTIFICATE BEFORE A CODE OF COMPLIANCE REQUIRES THIS CERTIFICATE BEFORE A CODE OF COMPLIANCE CERTIFICATE CAN BE ISSUED.*

PANEL DETAILS	REQUIREMENTS FOR HUMAN IMPACT SAFETY
FRAMED SHOWER SCREENS AND BATH ENCLOSURES	ALL GLAZING TO COMPLY WITH NZS 4223.3.2016 STANDARD.
PANELS AND DOORS WITH ONE UNFRAMED EDGE.	TOUGHENED SAFETY GLASS > 5mm THICK (308.4)
FRAMELESS PIVOT OR HINGE DOORS	TOUGHENED SAFETY GLASS > 6mm THICK (308.4)
GLAZING WITHIN 2000mm ABOVE THE ABUTTING FINISHED FLOOR LEVEL OR STANDING AREA OF BATH OR SHOWER.	GRADE A SAFETY GLAZING MATERIAL IN ACCORDANCE WITH TABLE 3.1(308.1(b).
GLAZING GREATER THAN 2000mm ABOVE THE ABUTTING FINISHED FLOOE LEVEL OR STANDING AREA OF A BATH OR SHOWER.	ANNEALED GLASS TO NZS 4223:PART4.
NOTE: WINDOW GLAZING TO BE R 0.26 MIN.	

INSULATION

ALL NEW WORK SHALL HAVE INSULATION INSTALLED TO FLOOR, WALLS AND CEILINGS/ ROOF SPACE TO COMPLY WITH NZBC - H1. ALTERATION WORK SHALL HAVE ALL EXPOSED CAVITIES WITH IN THE THERMAL ENVELOPE THERMALLY INSULATED IN ACCORDANCE WIITH THE PROVISIONS OF THE NZBC - H1. COMPLIANCE WITH NZS 4218:2009 WILL ALSO ACHIEVE THE REQUIREMENT

INSULATION TO COMPLY WITH NZBC E3, H1 &NZS 4218:2009	
ROOF OR CEILING.	R. 3.2
WALLS FOR LIGHT TIMBER FRAME WALLS OR OTHER FRAMED WALL CONSTRUCTION WITH CAVITIES.	R. 2.0
FOR SINGLE SKIN NORMAL WEIGHT MASONARY BASED WALL CONSTRUCTION WITHOUT A CAVITY.	R. 0.6
FLOORS	R. 1.6
THESE ARE THE MINIMUM REQUIREMENTS. ANY VARIATION IS TO COMPLY WITH NZS 4218:2009 AND NZBC - E3 & H1	

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Project Number 19 - 93

TITLE:
GENERAL NOTES
(Proposed Lot 2)

CLIENT:
PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

Design By: Wattan
Drawn By: Jared
Date: 28/09/2021
Scale : -

ISSUE FOR BUILDING CONSENT

Drawing No. G01
Revision No. -

TIMBER NOTES (TIMBER TREATMENT AS PER AS1/B2)

REF NO.	WOOD-BASED BUILDING COMPONENTS	SPECIES OR TYPE	LEVEL OF TREATMENT
	Members protected from the weather but exposed to ground atmosphere.		
1C.1	*Jackstuds, subfloor braces, bearers, wall plates, floor joists to the subfloor, blocking, subfloor wall studs, wailings and battens, wall studs and nogs, diagonal boards*	Radiata pine Douglas fir	H1.2
1C.3	*Interior flooring, suspended ground floors*	Radiata pine Douglas fir	H1.2
	Members protected from the weather but with a risk of moisture penetration conducive to decay.		
	Roof members (in or associated with)		
1D.1	*Sarking and framing not protected from solar driven moisture through absorbent cladding materials.*	*Radiata pine Douglas fir*	H1.2
1D.2	*Enclosed flat roof framing and associated roof members.*	*Radiata pine Douglas fir*	H1.2
1D.3	*Enclosed skillion roof framing and associated roof members.*	*Radiata pine Douglas fir*	H1.2
1D.4	*Valley boards and boards supporting flashings or box gutters and flashings to roof penetrations and upstands to roof decks.*	*Radiata pine Douglas fir*	H1.2
	Wall members (in or associated with)		
1D.5	*Framing and other members within or beneath a parapet.*	*Radiata pine Douglas fir*	H1.2
1D.6	*Framing, and other members within enclosed decks or balconies.*	*Radiata pine Douglas fir*	H1.2
1D.7	*Cantilevered enclosed deck joists and associated framing including joist trimmers, nogs, and blocking.*	*Radiata pine Douglas fir*	H3.2
1D.8	*Framing and other members supporting enclosed decks (including enclosed cantilevered decks) or balconies.*	*Radiata pine Douglas fir*	H1.2
1D.10	*Battens used behind cladding to form a cavity.*	*Radiata pine Douglas fir*	H3.1
1D.14	*All other exterior wall framing and other members including exterior and boundary joist. (Such as joists, lintels, wall plate and double top plates, studs, together with parapets, enclosed balustrades, boxed columns and chimneys)*	*Radiata pine Douglas fir*	H1.2
	Members not exposed to weather or ground atmosphere and in dry conditions.		
1E.1	*All roof trusses, including gable end trusses, roof framing, ceiling and eaves framing, purlins and battens.*	Radiata pine Douglas fir	H1.2
1E.2	*All midfloor framing including boundary joists, ceiling framing, ceiling battens, and double top plates.*	Radiata pine Douglas fir	H1.2
1E.3	*Wall framing and roof framing (including trusses) protected from the weather, in unlined and unoccupied farm buildings and outbuildings except those not allowed in 110.2(f) of NZS 3602.*	Radiata pine Douglas fir	None
1E.5	*Internal walls.*	Radiata pine Douglas fir	H1.2
1E.7	*Interior flooring*	Pinus species Douglas fir	H1.2

STEEL FIXINGS & FASTENINGS

PROTECTION REQUIRED FOR STEEL FIXINGS AND FASTENINGS EXCLUDING NAILS & SCREWS

ZONES	FIXING FASTENING	ENVIRONMENT		MATERIAL
ALL ZONES	Nail plates	CLOSED & ROOF SPACES		Continuiusly coated galvanized steel.
	Wire dogs & Bolts			Hot-dipped galvanized steel.
	All other structural fixings	CLOSED		Mild steel (uncoated, non-galvanized)
ZONES B AND C	*Treated timber pile connections more than 600mm from the ground and all sub-floor connections*	*Subfloor vented 7000mm² or less*	SHELTERED	Hot-dipped galvanized steel.
		Subfloor vented more than 7000mm²	EXPOSED	Type 304 Stainless Steel.
	Treated timber pile connections within 600mm of the ground	SHELTERED & EXPOSED		Type 304 Stainless Steel.
	All other structural fixings, except fabricated brackets.	SHELTERED		Hot-dipped galvanized steel.
		EXPOSED		Type 304 Stainless Steel.
ZONE D	All structural fixings	SHELTERED & EXPOSED		Type 304 Stainless Steel.

1. *ITEMS DESCRIBED IN ABOVE TABLE ARE STEEL FASTENERS REQUIRED TO LAST NOT LESS THAN 50 YEARS, USED FOR JOINING TIMBER, SUCH AS NAIL PLATES, BOLTS, BRACKETS, WIRE DOGS AND SIMILAR, BUT NOT INCLUDING NAILS OR SCREWS*
2. *STEEL FIXINGS IN TIMBER TREATED WITH COPPER-BASED TIMBER PRESERVATIVES SHALL BE AS PER NZS3604 4.4.4*
3. *"SHELTERED" SHALL BE THAT ABOVE A 45° LINE DRAWN FROM THE LOWER EDGE OF A PROJECTING WEATHERTIGHT STRUCTURE SUCH AS A FLOOR, ROOF OR DECK. "EXPOSED" SHALL BE BELOW THE 45° LINE.*
4. *TYPE 304 STAINLESS STEEL IS SUFFICIENT TO COMPLY WITH **NZBC** REQUIREMENTS, BUT MAY HAVE SURFACE RUST. TYPE 316 MAY BE USED WHERE APPEARANCE IS A CONSIDERATION BUT EXCEEDS THE REQUIREMENTS OF THE **NZBC**.*
5. *'FABRICATED BRACKETS' SHALL BE MADE FROM 5mm (MINIMUM THICKNESS) MILD STEEL AND SHALL BE HOT-DIPPED GALVANIZED.*

1. *FOR DEFINITIONS OF "CLOSED", "SHELTERED, & "EXPOSED" SEE TABLE 4.1 AND FIGURE 4.3 (a) & (B).*
2. *STAINLESS STEEL NAILS SHALL BE MINIMUM TYPE 304 AND SHALL HAVE ANNULAR GROOVES TO PROVIDE SIMILAR WITHDRAWAL RESISTANCE TO HOT-DIPPED GALVANIZED NAILS.*
3. *PROTECTION OF GALVANIZED STEEL NAILS SHALL CONSIST OF PUTTY AND AN EXTERIOR PAINTING SYSTEM CONSISTING OF A PRIMER UNDERCOAT AND 2 TOP COATS OF OIL-BASED OR ACRYLIC PAINT.*
4. *WHERE THE CLADDING IS A CORROSIVE TIMBER, SUCH AS WESTERN RED CEDAR OR REDWOOD, OR IS TREATED WITH COPPER-BASED ACQ OR CuAz PRESERVATIVES, USE STAINLESS STEEL OR SILICON BRONZE.*
5. *STEEL FIXINGS IN TIMBER TREATED WITH COPPER-BASED PRESERVATIVES SHALL BE AS PER 4.4.4.*
6. *IRRESPECTIVE OF THE ABOVE, NAILS AND SCREWS SHALL BE COMPATIBLE WITH ANY FIXING PLATE THAT IS USED WITH THEM.*
7. *NAILS, SCREWS & OTHER FIXINGS INTO PILES WITHIN 600mm OF THE GROUND SHALL BE STAINLESS STEEL.*
8. *GALVANIZED NAILS SHALL BE HOT-DIPPED GALVANIZED TO A MINIMUM OF 320g/m²; GALVANIZED SCREWS SHALL BE MACHANICALLY ZINC PLATED IN ACCORDANCE WITH AS 3566; PART 2, CLASS 4.*
9. *TYPE 304 STAINLESS STEEL IS SUFFICIENT TO COMPLY WITH NZBC REQUIRMENTS, BUT MAY HAVE SURFACE RUST. TYPE 316 MAY BE USED WHERE APPEARANCE IS A CONSIDERATION BUT EXCEEDS THE REQUIRMENTS OF THE NZBC.*

STEEL ITEMS SUCH AS NAILS AND SCREWS USED FOR FRAMING AND CLADDING.

BUILDING LOCATION	ZONE B & C	ZONE D
Cladding that acts as bracing (50 years durability)	Galvanized Steel	*Stainless steel or silicon bronze or protected galvanized steel*
Non-Structural Cladding (15 years durability)	Galvanized Steel	Galvanized Steel
Framing in "Closed" Areas including roof space.	Mild Steel	Mild Steel
Framing in "Sheltered" Areas.	Galvanized Steel	Galvanized Steel
Framing in "Exposed" Areas.	Galvanized Steel	Stainless steel

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CLIENT: PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

Design By: Wattan
Drawn By: Jared
Date: 28/09/2021
Scale : -

ISSUE FOR BUILDING CONSENT

Drawing No. G02
Revision No. -

EXISTING SERVICES NOTES

1. ALL EXISTING SERVICES NOT IN USE TO BE CAPPED OF BY CERTIFIED PROFESSIONAL.
2. ALL EXISTING SERVICES UNDER NEW SLAB TO BE REMOVED AND/OR RELOCATED BY CERTIFIED PROFESSIONAL.
3. TRENCHES OF ANY REMOVED DRAINS/DUCTS (OR RETAINING WALL FOOTINGS) ARE TO BE BACK-FILLED WITH ENGINEERED HARDFILL.
4. CONTRACTOR TO LOCATE AND CONFIRM PIPE LEVELS ON SITE.
5. REFER TO GEOTECHNICAL REPORT FOR SOIL CONDITIONS.
6. ANY DISCREPANCIES IN DIMENSIONS MUST BE REPORTED TO DESIGNER.

GENERAL NOTES

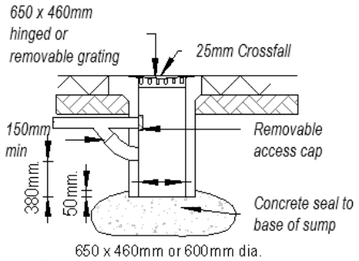
1. ALL MEASUREMENTS AND RLS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF NEW WORKS.
2. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. IF IN DOUBT CONTACT DESIGNER.
3. ALL CONSTRUCTION DETAILS NOT SHOWN WHICH DOES NOT REQUIRE SPECIFIC DESIGN IS TO COMPLY WITH CURRENT NZS 3604 & NZ BUILDING CODE.
4. IF ANY STRUCTURE THAT IS BEING REMOVED CONTAINS BUILDING PRODUCTS THAT CONTAIN ASBESTOS, IT IS CONTRACTOR'S/OWNER RESPONSIBILITY TO SAFELY REMOVE AND DISPOSE SUCH ITEMS.

EARTHWORKS NOTES

1. CONTRACTOR/ OWNER MUST ENGAGE REGISTERED CADASTRAL SURVEYOR TO CARRY OUT SITE SETOUT.
2. CONTRACTOR TO LOCATE AND CONFIRM PIPE LEVELS ON SITE PRIOR TO COMMENCEMENT OF SITE WORKS. ALL CARE MUST BE TAKEN TO PROTECT PUBLIC LINES.
3. SILT FENCE TO COMPLY WITH AUCKLAND COUNCIL EROSION AND SEDIMENT CONTROL CODE OF PRACTICE.

   ALL EROSION & SEDIMENT CONTROL MEASURE ARE TO BE CONSTRUCTED AND INSTALLED PRIOR TO COMMENCING BUILDING WORKS.

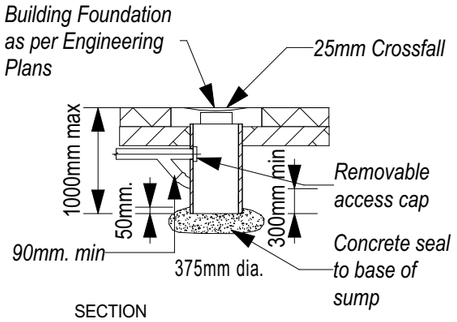
   SILT FENCE ARE TO BE MONITORED FOR MAINTENANCE DURING CONSTRUCTION AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL.



SECTION

Type- two Surface Water Sump

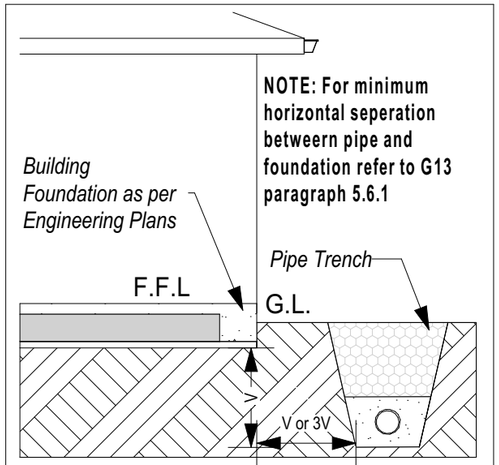
SCALE NTS



SECTION

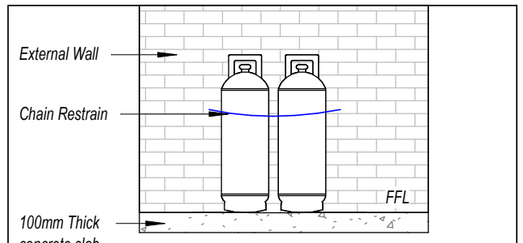
Type- one Surface Water Sump

SCALE NTS



Relationship of Pipe Trench to Building Foundation

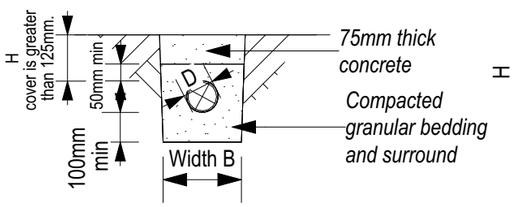
SCALE NTS



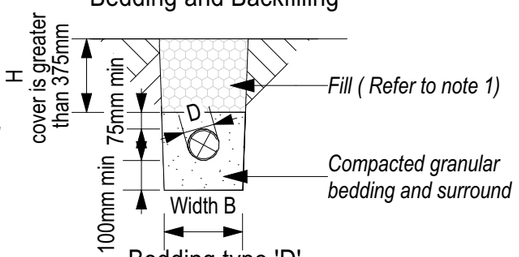
GAS BOTTLE FIXING DETAIL

SCALE 1:50

Bedding and Backfilling

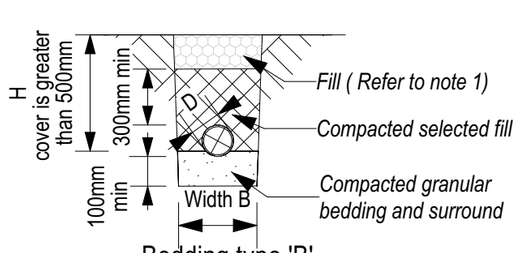


Cover between 125mm and 375mm



Bedding type 'D'

Cover greater than 375mm



Bedding type 'B'

Cover greater than 500mm

Note:

1. *Fill shall be:*

- *Ordinary fill where drains are located below gardens and open country.*
- *Compacted selected fill where the drains are located below residential driveway and similar areas subject to light traffic.*

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Design By: Wattan

Drawn By: Jared

Date: 28/09/2021

Scale : -

ISSUE FOR BUILDING CONSENT

Drawing No. G03

Revision No. -

58 MILTON ROAD, PAPATOETOE, AUCKLAND

LOT 59 DP 20144
AREA OF SITE = 809m²

Earthquake Zone : Zone 1
Corrosion Zone : Zone C
Wind Zone : LOW

ALL EXISTING TREES NEEDS TO BE REMOVED

TEMPORARY SAFETY FENCE TO BE INSTALLED PRIOR TO CONSTRUCTION OR FENCE TO BE ERECTED PRIOR TO CONSTRUCTION.

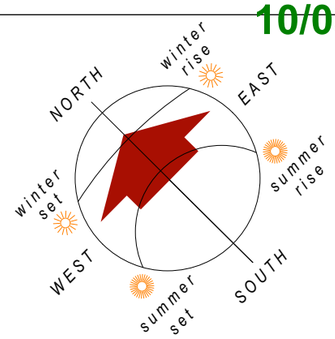
SW & SS CONNECTION/LINE TO BE CONFIRMED PRIOR TO CONSTRUCTION

PUBLIC DRAINAGE UPGRADE WORK NEEDS TO BE COMPLETED OR CONFIRMED PRIOR TO CONSTRUCTION OF THE DWELLING AS PER APPROVED EPA / RC

ALL DIMENSIONS ARE TAKEN FROM THE EXTERNAL FACE OF THE FOUNDATION.

STOP VALVES TO BE INCORPORATED FOR PORTABLE WATER SUPPLY FOR EACH UNIT.

ALL DETENTION TANK TO BE BAILEY BTS 2000 STORMWATER RETENTION TANK FOR ROOF ONLY FOR OUTDOOR HARVESTING AS REQUESTED BY NGATI TAMAOHO



LOT 60 DP 20144

LOT 1
NETT AREA
314m²

LOT 2
NETT AREA
403m²

Bailey BTS 2000 stormwater retention tank for roof water only for outdoor harvesting as requested by Ngati Tamaoho

Silt fence during construction

Existing structure to be removed.

Existing structure to be removed.

(135°33')
(53.11)

EX. 150 SS LINE

LOT 85 DP 20144

(7.62)
(225°33')

Bailey BTS 2000 stormwater retention tank for roof water only for outdoor harvesting as requested by Ngati Tamaoho

EXSSMH
1.9 DEEP

MILTON ROAD

HYDRANT

TOP OF KERB

(45°33')
(22.86)

PROPOSED DWELLING
AREA = 158
FFL = 19.30

PROPOSED DWELLING
AREA = 153.7
FFL = 19.90

DRIVEWAY
68m²

DRIVEWAY
29m²

WATER

1,379
3,000
2,259
1,100
7,381
1,204
11,067
6,681
8,197
1,100
3,600
4,890
7,991
3,146
1,240
1,917
1,504
1,575
6,917
6,718
5,499
3,000
3,500
3,000
6,200
6,430

Proposed Power, Telecome and Water meters for Lots 1 & 2. All Services in Duct Under the Driveway

Existing vehicle crossing to be upgraded in accordance with ATCOP GD017A standard.

EXSWMH
LL=18.41

NEW SWMH 1
LL = 18.60
IL = 17.40 (OUT)
(TBC ON SITE)
IL = 17.50 (IN)
(TBC ON SITE)

ACCESS LOT 3
AREA = 92m²
CONCRETE = 79m2

POWER

POWERPOLE

Stabilize driveway during construction

Silt fence during construction

EX. 150 SS LINE

LOT 5 DP 20144

(55.25)
(299°32')

Existing structure to be removed.

DATUM
EXSSMH
LL=18.56
IL=16.26

Plumbing & Drainage legend

- 45kg Gas Bottles
- Type 1 Cess Pit
- Type 2 Cess Pit
- Public SS line
- Public SW line
- Private SW line
- Silt Fence
- Boundary Line

AMALGAMATION CONDITION
THAT LOT 3 HEREON (LEGAL ACCESS) BE HELD AS TO 1/2 SHARES BY THE OWNERS OF LOTS 1 & 2 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL COMPUTER REGISTER BE ISSUED IN ACCORDANCE THEREWITH

REVIEWED
By Daya Manawadu at 5:02 pm, Feb 25, 2022

Development control calulations

LOT	Area	Building coverage (Floor Area) 100	Impermable surface (Driveways)	Permable surface (Shurbs & Vegetation)
1	314m²	158m² (50.32%)	29m² (9.23%)	127m² (40.45%)
2	403m²	153.7m² (38.14%)	69m² (17.12%)	180.3m² (44.74%)
3	92m²	N/A N/A	79m² (85.87%)	13m² (14.13%)
TOTAL	809m²	311.7m² (38.53%)	117m² (21.88%)	320.3m² (39.59%)

SUMMARY

Impervious Area

Lot 1 = Total Impervious Area = 187m²/ 314m² (59.55%) Lot 2 = Total Impervious Area = 222.7m²/ 403m² (55.26%)
Lot 3 = Total Impervious Area = 79m²/ 92m² (85.87%)

Overall Site
-Total Building Coverage =311.7m²/809m² (38.53%)
-Total Impervious Area =488.7m²/809m² (60.41%)
-Total Landscape Area =320.3m²/809m² (39.59%)

OVERALL SITE PLAN
SCALE 1:200

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Project Number 19 - 93

TITLE: OVERALL SITE PLAN

CLIENT: PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

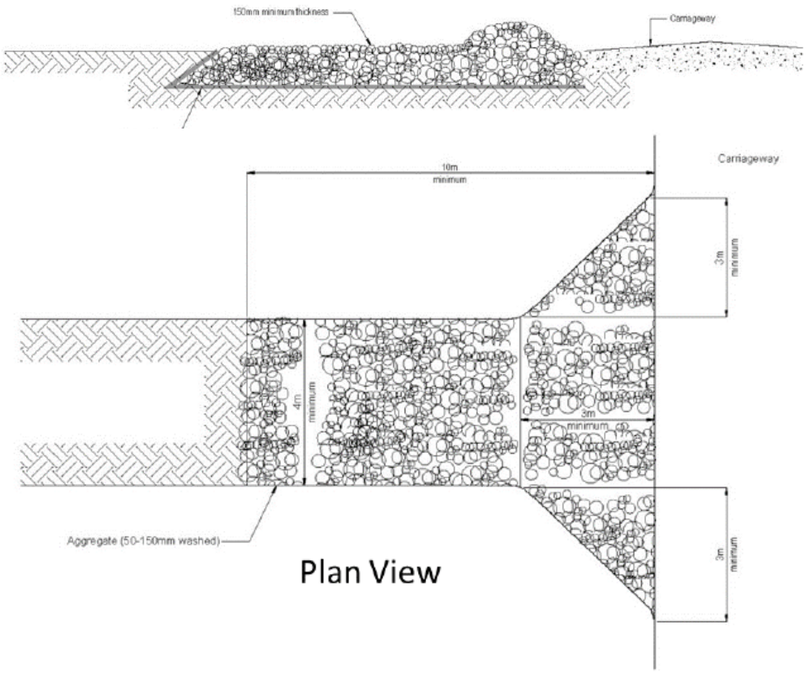
Design By: Wattan
Drawn By: Jared
Date: 29/09/2021
Scale : 1:200

ISSUE FOR BUILDING CONSENT

Drawing No. A00A
Revision No. -

Table 4: Stabilised entranceway specifications

Design parameter	Specification
Aggregate size	50 - 150 mm washed aggregate
Minimum thickness	150 mm
Minimum length	10 m
Minimum width	4 m



TYPICAL STABILISED CONSTRUCTION ENTRANCE

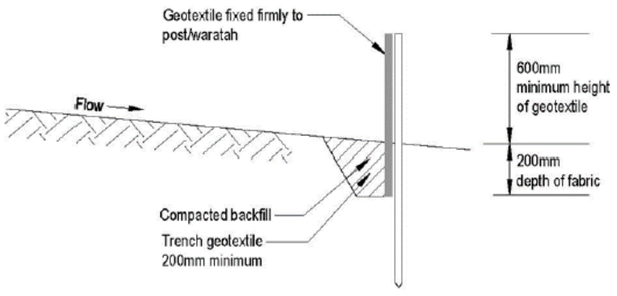
EROSION & SEDIMENT NOTES.

ENSURE SILT FENCE HEIGHT IS A MINIMUM OF 600mm ABOVE GROUND LEVEL.

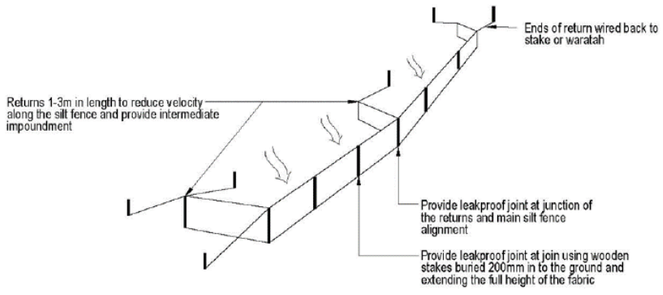
PLACE SUPPORTING POSTS/WARATAHS FOR SILT FENCES NO MORE THAN 2m APART UNLESS ADDITIONAL SUPPORT IS PROVIDED BY TENSION WIRE (2.5m HT) ALONG THE TOP OF THE SILT FENCE. WHERE A STRONG WOVEN FABRIC IS USED IN CONJUNCTION WITH A WIRE SUPPORT, THE DISTANCE BETWEEN POSTS CAN BE EXTENDED UP TO 4m. DOUBLE THE SILT FENCE FABRIC OVER AND FASTEN TO THE WIRE AND POSTS WITH WIRE TIES, CLOTH FASTENING CLIPS OR HOG RINGS AT 150mm SPACINGS. ENSURE SUPPORTING POSTS/WARATAHS ARE EMBEDDED A MINIMUM OF 400mm INTO THE GROUND.

ALWAYS INSTALL SILT FENCES ALONG THE CONTOUR. WHERE THERE IS NOT POSSIBLE OR WHERE THERE ARE LARGE SECTIONS OF SILT FENCE, INSTALL SHORT SILT FENCE RETURNS PROJECTING UP SLOPE FROM THE SILT FENCE TO MINIMISE CONCENTRATION OF FLOWS. SILT FENCE RETURNS ARE A MINIMUM 2m IN LENGTH, CAN INCORPORATE A TIE BACK AND ARE GENERALLY CONSTRUCTED BY CONTINUING THE SILT FENCE AROUND THE RETURN AND DOUBLING BACK, ELIMINATING JOINS.

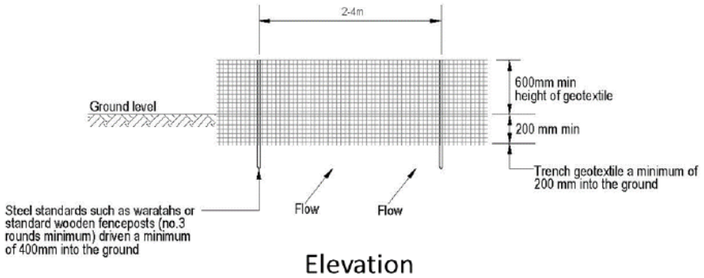
JOIN LENGTHS OF SILT FENCE BY DOUBLING OVER FABRIC ENDS AROUND A WOODEN POST OR BATTEN OR BY STAPLING THE FABRIC ENDS TO A BATTEN AND BUTTING THE TWO BATTENS TOGETHER OR BY OVERLAPPING AT LEAST 2m.



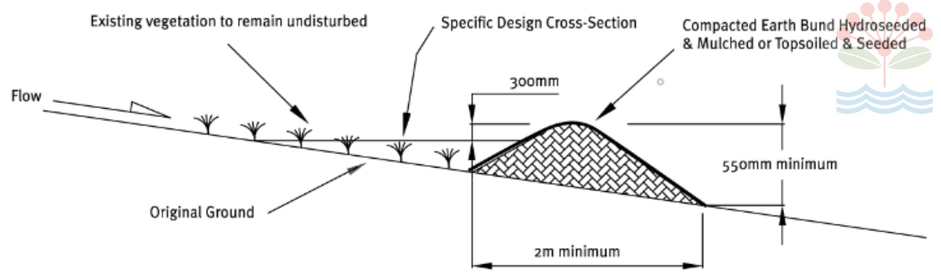
Cross-section



Silt fence with returns and support wire

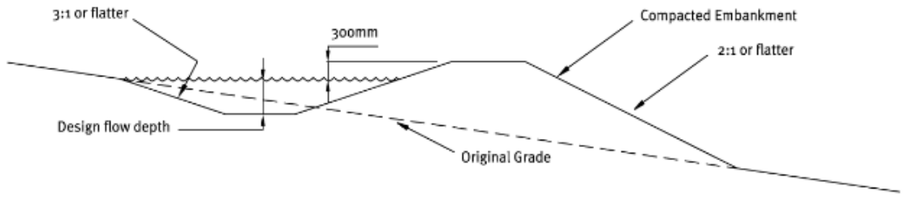


Elevation



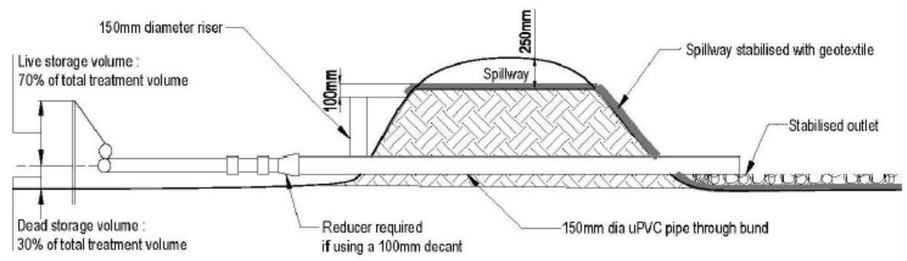
Cross Section

TYPICAL CLEAN WATER DIVERSION BUND DETAIL



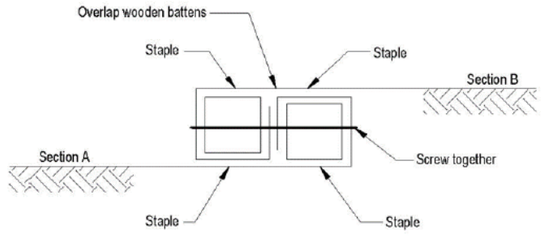
Cross Section

TYPICAL DIRTY WATER DIVERSION BUND DETAIL



Cross - section

TYPICAL DECANTING EARTH BUND DETAIL



Standard fabric joint

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Project Number 19 - 93

TITLE:
SEDIMENT CONTROL DETAILS

CLIENT:
PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

Design By: Wattan
Drawn By: Jared
Date: 29/09/2021
Scale : -

ISSUE FOR BUILDING CONSENT

Drawing No. A00B
Revision No. -

58 MILTON ROAD, PAPATOETOE, AUCKLAND

LOT 59 DP 20144
AREA OF SITE = 809m²

Earthquake Zone : Zone 1
Corrosion Zone : Zone C
Wind Zone : LOW

REFER TO SHEET A00A - OVERALL SITE PLAN FOR DATUM LOCATION

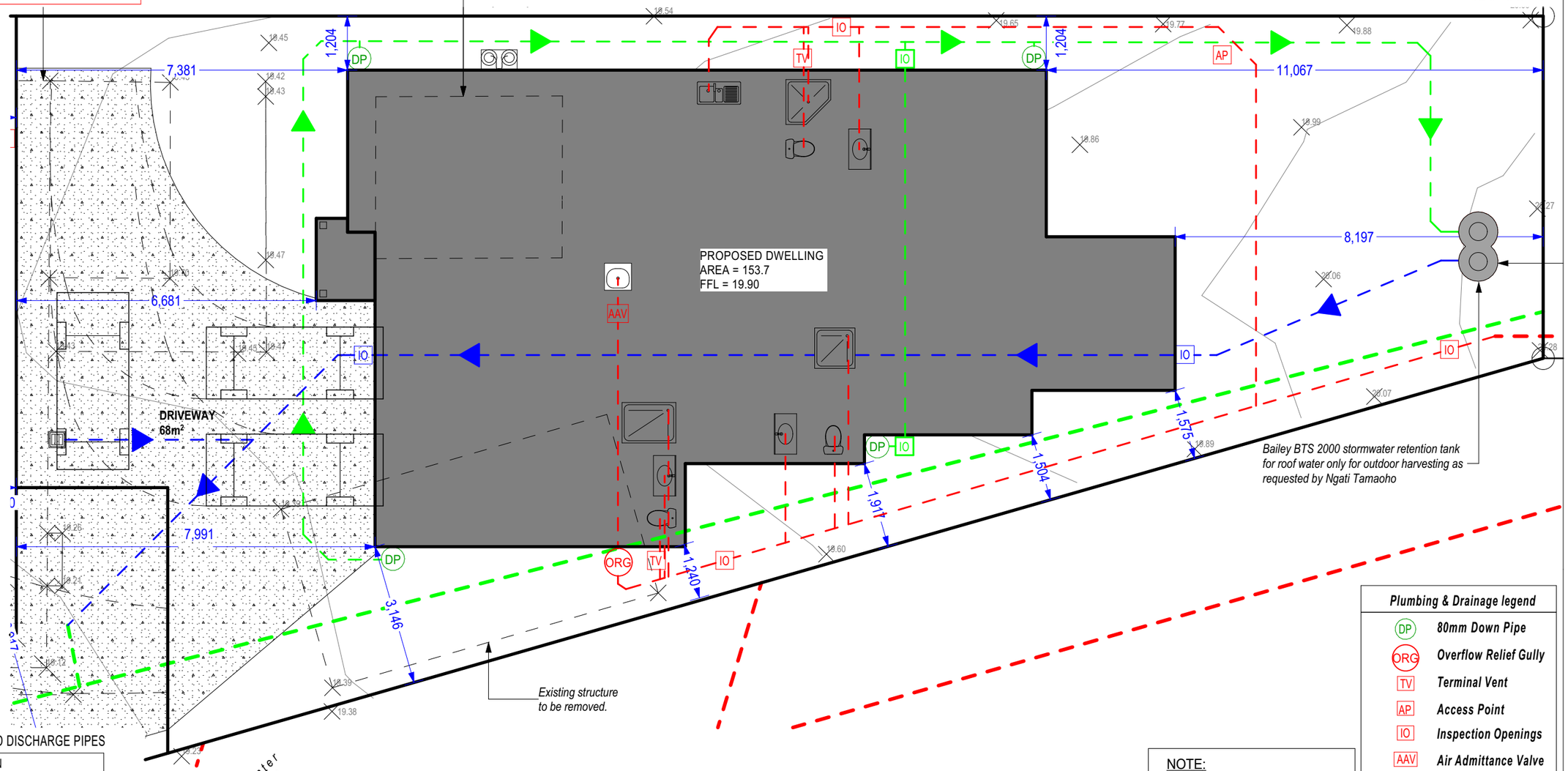
SW & SS CONNECTION/LINE TO BE CONFIRMED PRIOR TO CONSTRUCTION

RIFENG PIPING SYSTEMS TO BE USED HOT AND COLD RETICULATION

ALL EXISTING TREES NEED TO BE REMOVED

LOT 2
NETT AREA
403m²

Existing structure to be removed.



PUBLIC DRAINAGE UPGRADE WORK NEEDS TO BE COMPLETED OR CONFIRMED PRIOR TO CONSTRUCTION OF THE DWELLING AS PER APPROVED EPA / RC

TEMPORARY SAFETY FENCE TO BE INSTALLED PRIOR TO CONSTRUCTION OR FENCE TO BE ERECTED PRIOR TO CONSTRUCTION.

ALL DIMENSIONS ARE TAKEN FROM THE EXTERNAL FACE OF THE FOUNDATION.

STOP VALVES TO BE INCORPORATED FOR PORTABLE WATER SUPPLY FOR EACH UNIT.

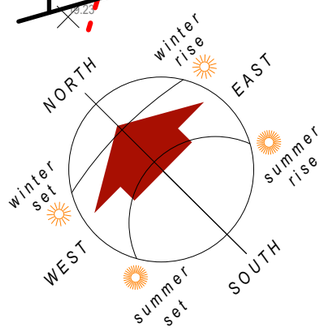
MAXIMUM LOADINGS ON STACKS IN FIXTURE UNITS.

Three or Fewer Floor Levels.		
Size of stack DN	Max loading per floor level	Max loading per stack
40	2	6
50	5	15
65	6	18
80	13	40
100	65	195
125	150	450

MAXIMUM FIXTURE UNIT LOADINGS FOR GRADED DISCHARGE PIPES

Grade %	Nominal size of Pipe, DN							
	40	50	65	80	100	125	150	225
5.00	6	15	51	65	376	953	1959	7098
3.35	5	10	29	39	248	686	1445	5583
2.50	4	8	21	27	182	509	1148	4513
2.00	N/P	N/P	N/P	20	142	410	953	3739
1.65	N/P	N/P	N/P	16	115	342	813	3258
1.25	N/P	N/P	N/P	N/P	N/P	254	627	2656
1.00	N/P	N/P	N/P	N/P	N/P	N/P	509	2272

The symbol 'N/P' indicates that the combination of pipe size & grade is not acceptable.



REVIEWED
By Daya Manawadu at 5:03 pm, Feb 25, 2022

PLUMBING NOTES

- All main supply pipe for Hot and Cold Water supply to be 25mmØ.
- All pipe sizes to the fixtures in Kitchen and Laundry to be 20mmØ.
- All branch of lines in Shower, Vanity and Toilet to be 15mmØ.

NOTE:

- Plumbing and Drainage to comply with AS/NZS 3500.2.2015 section 3.
- All Stormwater drainage shall comply with E1/AS1.
- The branch drain sizes and gradient (2.5%) for the under slab plumbing (DN65) min.
- Main private SW line to be min 100Ø laid to 1:120 grade.
- Main private SS line to be min 100Ø laid to 1:60 grade.

Plumbing & Drainage legend

- DP — 80mm Down Pipe
- ORG — Overflow Relief Gully
- TV — Terminal Vent
- AP — Access Point
- IO — Inspection Openings
- AAV — Air Admittance Valve
- Type 1 Cess Pit
- Type 2 Cess Pit
- Public SS line
- Private SS line
- Public SW line
- Private SW line
- Silt Fence
- Boundary Line

SITE & DRAINAGE PLAN

SCALE 1:100

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Project Number 19 - 93

TITLE: SITE & DRAINAGE PLAN

CLIENT: PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

Design By: Wattan
Drawn By: Jared
Date: 29/09/2021
Scale : 1:100

ISSUE FOR BUILDING CONSENT

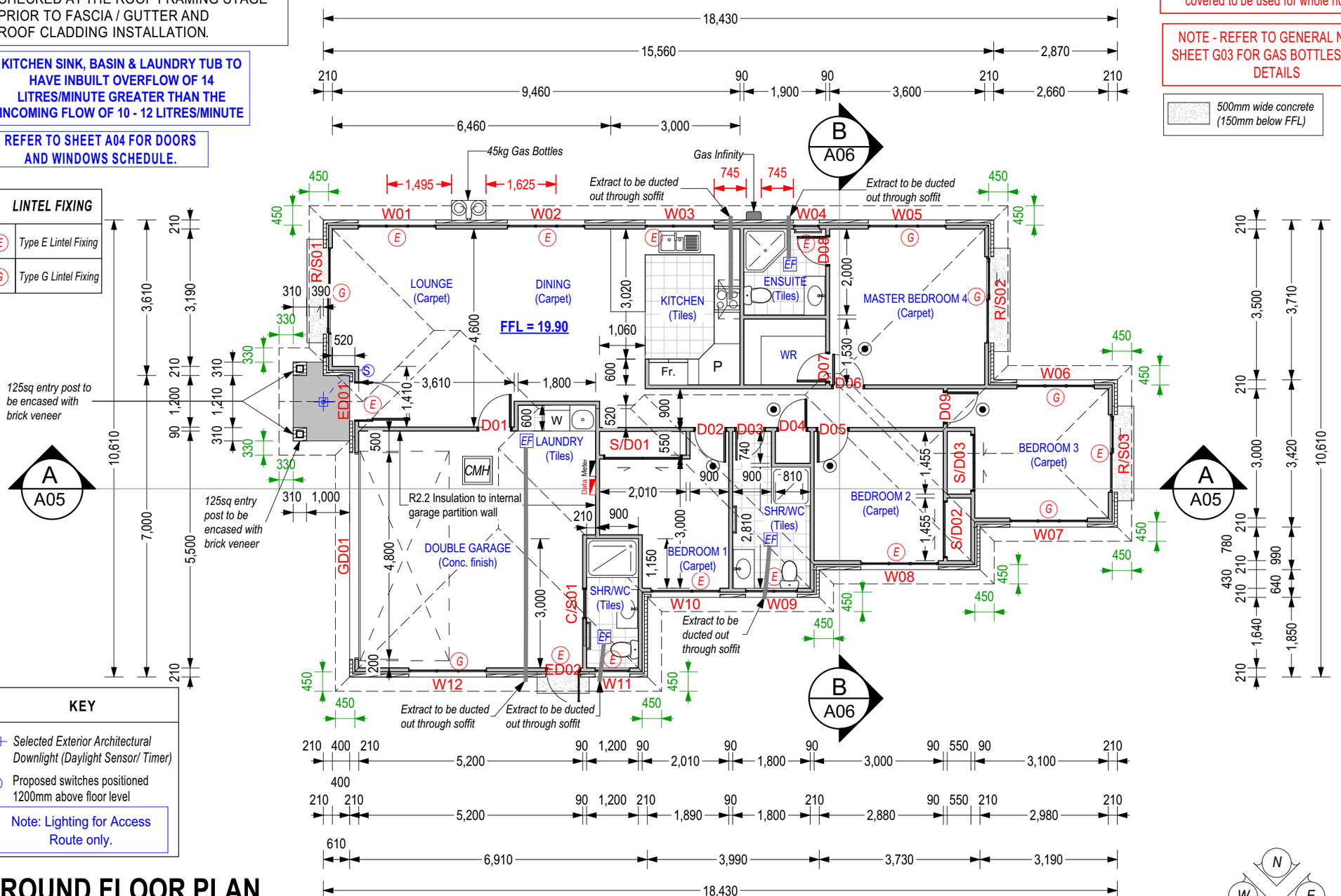
Drawing No. A00C
Revision No. -

HEIGHT-IN-RELATION TO BOUNDARY TO BE CHECKED AT THE ROOF FRAMING STAGE PRIOR TO FASCIA / GUTTER AND ROOF CLADDING INSTALLATION.

KITCHEN SINK, BASIN & LAUNDRY TUB TO HAVE INBUILT OVERFLOW OF 14 LITRES/MINUTE GREATER THAN THE INCOMING FLOW OF 10 - 12 LITRES/MINUTE

REFER TO SHEET A04 FOR DOORS AND WINDOWS SCHEDULE.

LINTEL FIXING	
E	Type E Lintel Fixing
G	Type G Lintel Fixing



KEY

- *Selected Exterior Architectural Downlight (Daylight Sensor/ Timer)*
- Proposed switches positioned 1200mm above floor level

Note: Lighting for Access Route only.

GROUND FLOOR PLAN

SCALE 1:100

Floor Area = 152m^2
Entry Area = 1.7m^2
Coverage Area = 153.7m^2

IC rated LED Downlights - Insulation covered to be used for whole house.

NOTE - REFER TO GENERAL NOTES SHEET G03 FOR GAS BOTTLES FIXING DETAILS

500mm wide concrete (150mm below FFL)

NOTE: WET AREAS
Tiled Concrete floor
[Bathroom & kitchen Floors-TYP.]

Water proofing method to comply with NZBC E3 and as per manufacturers specification attached with the plans.

All Wet Areas other than Kitchen - Whole floor and full wall tiled over GIB Aqualine.
Kitchen - Walls to have selected tile splash - back

DAMPFIX GOLD WATERPROOFING MEMBRANE

NOTE : All timber grades to be SG 8 or otherwise noted.

EXTERNAL WALLS

- *70 Series brick with 90 x 45 timber studs with 50mm cavity*
- *Bevelback weatherboard cladding with 90 x 45 timber studs*

INTERNAL WALLS

- *90 x 45 timber studs*
- *Smoke alarm - 75bDs shall be tested to be audible at the bedhead upon completion of the Building working compliance with F7/AS1.*
- *Gas Infinity*
- *Gas Hob*
- *Extractor fan*
- *Rangehood*
- *Smart Meter Box*
- *Data Panel*
- *Ceiling manhole*
- *Extract to be ducted out through soffit or cladding*

RIFENG PIPING SYSTEMS TO BE USED HOT AND COLD RETICULATION

ALL GLAZING TO COMPLY WITH NZS 4223.3.2016 STANDARD.

Roof: Metal Tile Roofing.
Roof Pitch: 20°
Exterior fascia Gutter
Eaves 450mm from Framing on Ground Floor Level
Or otherwise noted on the floor plans.

*The Roof & Truss to be designed by approved Truss Manufactures for **LOW** wind Zone with confirmation of the type shown & details provided to the Builder & Owner before Manufacturing.*

CEILING HEIGHT TO BE 2400 FROM THE FFL
WINDOW HEAD TO BE 2000 FROM THE FFL UNLESS NOTED

KEY TO ELEVATIONS

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Project Number 19 - 93

TITLE: GROUND FLOOR PLAN (Proposed Lot 2)

CLIENT: PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

Design By: Wattan
Drawn By: Jared
Date: 28/09/2021
Scale : 1:100

ISSUE FOR BUILDING CONSENT

Drawing No. A01
Revision No. -

NOTE:

ROOF - 20° Pitch Metal Tile Roofing

GROUND FLOOR - Brick veneer & Cavity fix bevelback weatherboard cladding with concrete slab on ground.

WINDOW - Aluminium frame with Double Glazed tint / clear. R-value .26.

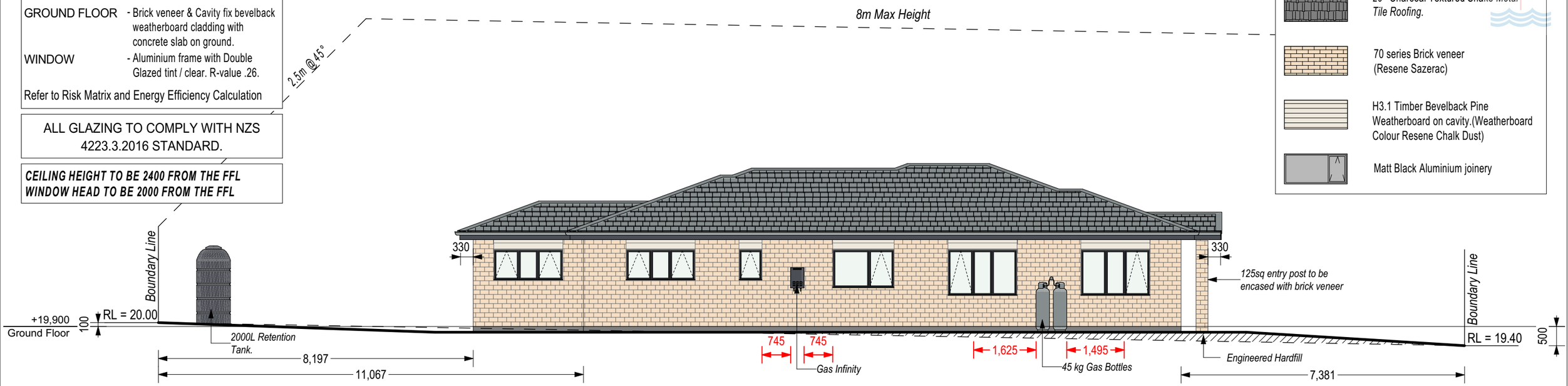
Refer to Risk Matrix and Energy Efficiency Calculation

ALL GLAZING TO COMPLY WITH NZS 4223.3.2016 STANDARD.

CEILING HEIGHT TO BE 2400 FROM THE FFL
WINDOW HEAD TO BE 2000 FROM THE FFL

KEY TO CLADDING

- *20° Charcoal Textured Shake Metal Tile Roofing.*
- 70 series Brick veneer (Resene Sazerac)
- H3.1 Timber Bevelback Pine Weatherboard on cavity.(Weatherboard Colour Resene Chalk Dust)
- Matt Black Aluminium joinery



NORTH ELEVATION 1:100

HEIGHT-IN-RELATION TO BOUNDARY TO BE CHECKED AT THE ROOF FRAMING STAGE PRIOR TO FASCIA / GUTTER AND ROOF CLADDING INSTALLATION.

ALL DIMENSIONS ARE TAKEN FROM THE EXTERNAL FACE OF THE FOUNDATION.

FFL (MINIMUM CLADDING CLEARANCE)

THE FINISHED FLOOR LEVEL HEIGHT ABOVE ADJACENT GROUND LEVEL (AT SLAB EDGE) IS REQUIRED AS FOLLOWS:

*1. FOR **BRICK VENEER***
100mm IF PAVED OR
150mm IF UNPAVED.

SOUTH ELEVATION 1:100

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Project Number 19 - 93

TITLE:
ELEVATIONS
(Proposed Lot 2)

CLIENT:
PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

Design By: Wattan
Drawn By: Jared
Date: 28/09/2021
Scale : 1:100

ISSUE FOR BUILDING CONSENT

Drawing No. A02
Revision No. -

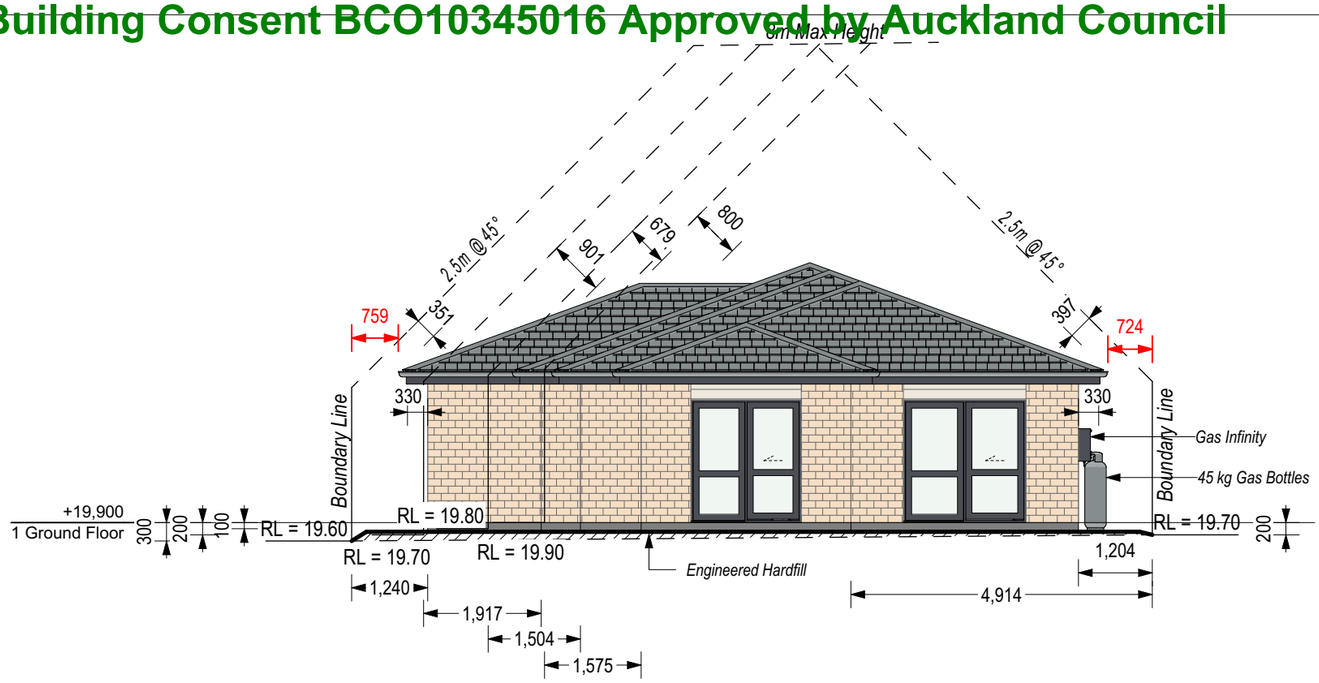
NOTE:

ROOF	- 20° Pitch Metal Tile Roofing
GROUND FLOOR	- Brick veneer & Cavity fix bevelback weatherboard cladding with concrete slab on ground.
WINDOW	- Aluminium frame with Double Glazed tint / clear. R-value .26.

Refer to Risk Matrix and Energy Efficiency Calculation

ALL GLAZING TO COMPLY WITH NZS 4223.3.2016 STANDARD.

CEILING HEIGHT TO BE 2400 FROM THE FFL
WINDOW HEAD TO BE 2000 FROM THE FFL



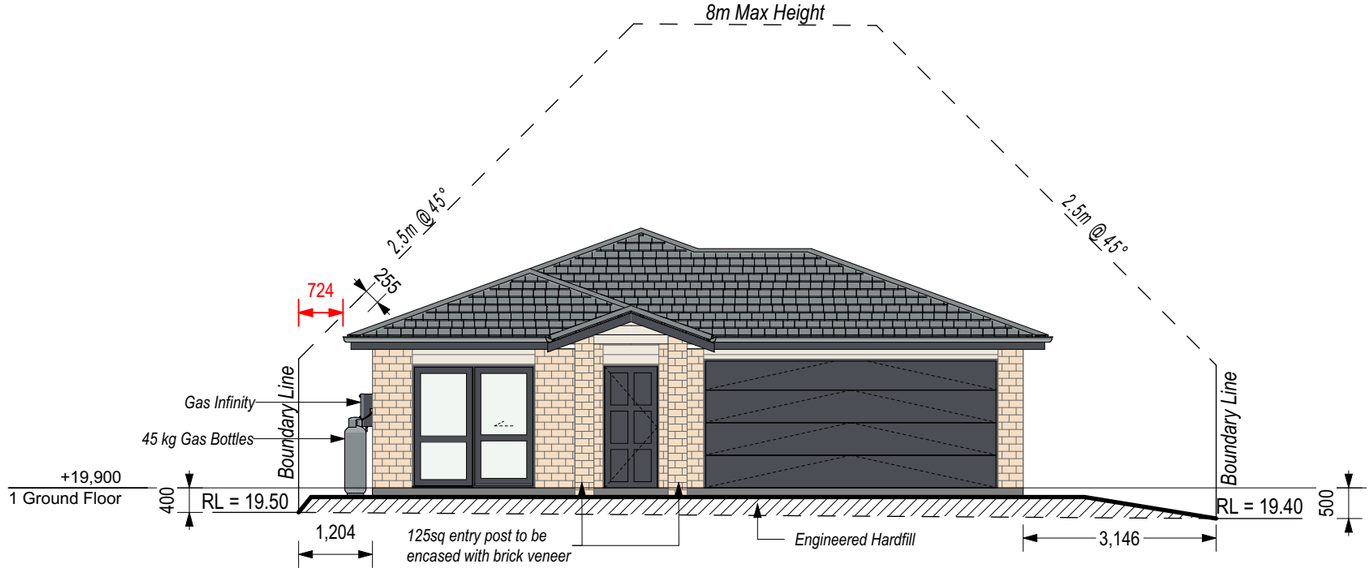
EAST ELEVATION 1:100

KEY TO CLADDING

- *20° Charcoal Textured Shake Metal Tile Roofing.*
- 70 series Brick veneer (Resene Sazerac)
- H3.1 Timber Bevelback Pine Weatherboard on cavity.(Weatherboard Colour Resene Chalk Dust)
- Matt Black Aluminium joinery

HEIGHT-IN-RELATION TO BOUNDARY TO BE CHECKED AT THE ROOF FRAMING STAGE PRIOR TO FASCIA / GUTTER AND ROOF CLADDING INSTALLATION.

ALL DIMENSIONS ARE TAKEN FROM THE EXTERNAL FACE OF THE FOUNDATION.



WEST ELEVATION 1:100

FFL (MINIMUM CLADDING CLEARANCE)

THE FINISHED FLOOR LEVEL HEIGHT ABOVE ADJACENT GROUND LEVEL (AT SLAB EDGE) IS REQUIRED AS FOLLOWS:

1. *FOR **BRICK VENEER***
   100mm IF PAVED OR
   150mm IF UNPAVED.

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Project Number 19 - 93

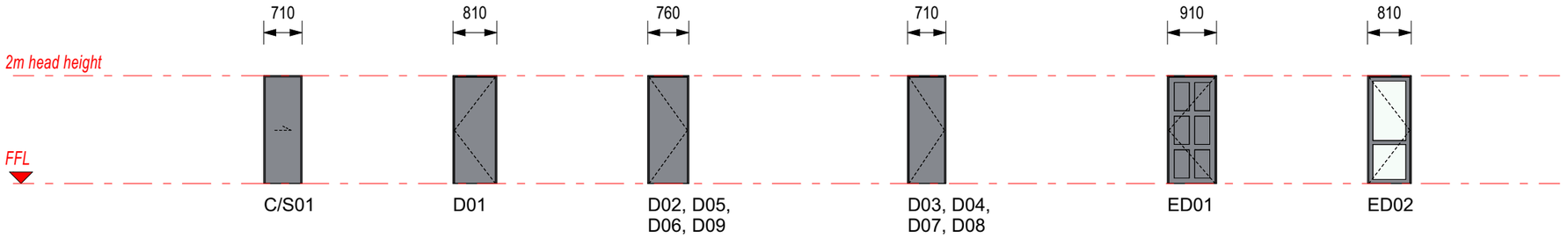
TITLE:
ELEVATIONS
(Proposed Lot 2)

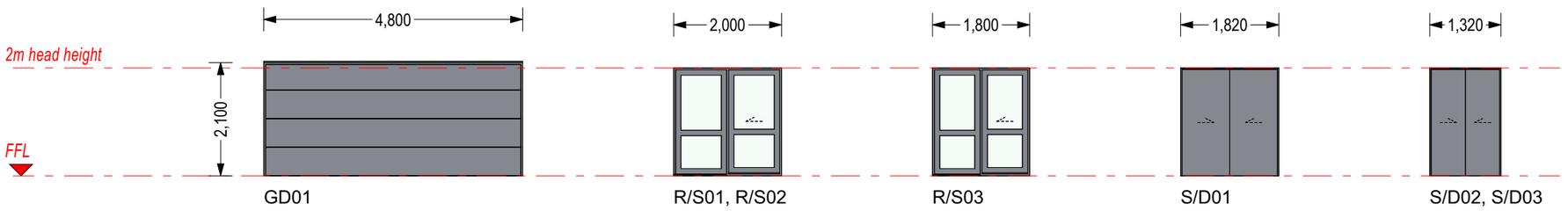
CLIENT:
PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

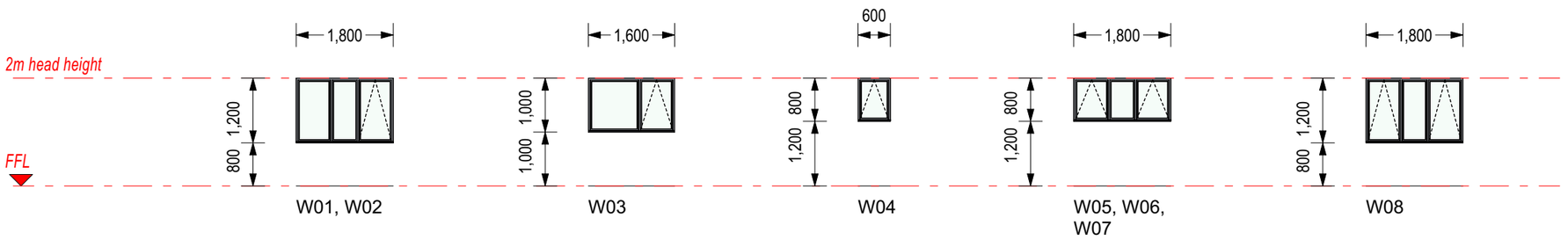
Design By: Wattan
Drawn By: Jared
Date: 28/09/2021
Scale : 1:100

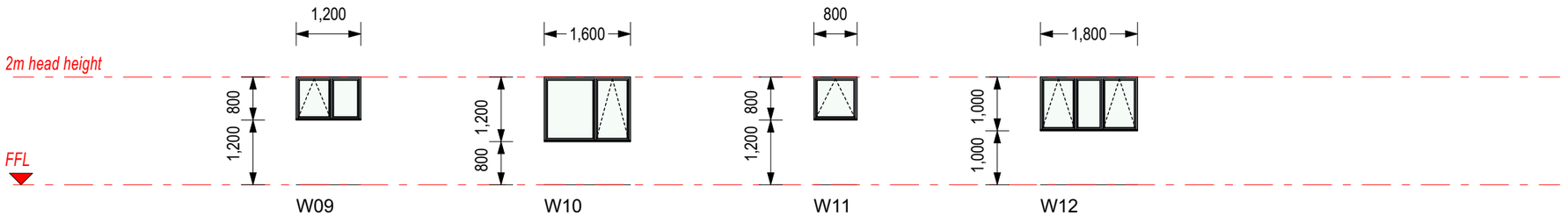
ISSUE FOR BUILDING CONSENT

Drawing No. A03
Revision No. -









GENERAL NOTES

- *All measurements to be confirmed on site prior to commencement for all joinery works.*
- *Do not scale drawings, use figured dimensions only. If in doubt contact designer.*
- *All construction details not shown which does not require specific design is to comply with current NZS 3604 & NZ building code.*

WINDOWS AND DOOR NOTES

- *Any fixed feature within 500mm Horizontal of a window requires a restrictor with a maximum opening capacity of 100mm.*
- *All glazing to comply with NZS 4223.3.2016 standard.*
- *Frame manufacture to allow 5mm on each side for window & door openings.*
- *All Aluminium joinery colour to be confirmed by the client.*
- ***Window head to be 2000 from the FFL.***
- ***Doors head to be 2000 from the FFL unless shown***
- *Door Jamb size to be 19mm groved or owner's choice*
- *Provide Restrictor stays to windows with sill height less than 760mm above m FFL and toilets where there is WC Tank or Bath.*

GLAZING REQUIREMENTS

All glazing shall comply with NZBC F2/ AS1 and NZS 4223.3.2016 standard. A certified of compliance from the installer is to be submitted once the glass is installed.Council requires this certificate before a code of compliance certificate can be issued.

PANEL DETAILS	*REQUIREMENTS FOR HUMAN IMPACT SAFETY*
Framed shower screens and bath enclosures	*All glazing to comply with NZS 4223.3.2016 standard.*
Panels and doors with one unframed edge.	*Toughened safety glass > 5mm thick (308.4)*
Frameless pivot or hinge doors	*Toughened safety glass > 6mm thick (308.4)*
Glazing within 2000mm above the abutting finished floor level or standing area of bath or shower.	*Grade a safety glazing material in accordance with table 3.1(308.1(b).*
Glazing greater than 2000mm above the abutting finished floor level or standing area of a bath or shower.	*Annealed glass to NZS 4223:part4.*
Note: window glazing to be R 0.26 min.	

(D08 door needs to be 150mm away from the Walls.)
All internal bedroom doors to be 50mm away from the walls.
Wardrobe doors to be centralised to inside of the walls.

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Project Number 19 - 93

TITLE:
DOORS AND WINDOWS SCHEDULE
(Proposed Lot 2)

CLIENT:
PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

Design By: Wattan
Drawn By: Jared
Date: 28/09/2021
Scale : 1:100

ISSUE FOR BUILDING CONSENT

Drawing No. A04
Revision No. -

Notes

1 ROOF CLADDING

R01 **METAL TILE ROOFING**
20° Metal Tile Roofing on 50x50 battens h1.2 (to suit) over building Paper on GangnailTrusses @900 Cr. Fixed to Top Plate to Manufacture's specification.

2 STRUCTURE

L01 **INTERNAL WALL WITH INSULATION**
90x45 Framing Studs H1.2 x 2.4 Height @ 600 Crs & Nogs @ 800 Crs. Inside linned with 10mm Gib Board R2.2 Wall insulation to garage partition wall. (Bottom Plate H1.2 on D.P.C on Conc.Slab).

L02 **INTERNAL WALL WITHOUT INSULATION**
90x45 Framing Studs H1.2 x 2.4 Height @ 600 Crs & Nogs @ 800 Crs.

L03 **MAIN FLOOR**
RIBRAFT Foundation And Slab As Per Engineering Drawing.Thermathane Black (250 micron concrete underlay)

L04 **GARAGE FLOOR**
RIBRAFT Foundation And Slab As Per Engineering Drawing.Thermathane Black (250 micron concrete underlay)

L05 **CEILING WITH INSULATION**
10mm Gib Board on 70 x 35 Ceiling battens H1.2 @ 400 crs on Trusses with R3.2 Ceiling Insulation. 20mm air gap to be maintained between top of ceiling insulation and the underside of roofing underlay.

L06 **CEILING WITHOUT INSULATION**
10mm Gib Board on 70 x 35 Ceiling battens H1.2 @ 400 crs on Trusses

BOTTOM PLATE: CONCRETE FLOOR
LUMBERLOK Bottom Plate Fixing Anchors shall be fixed at 900mm centres max. Two LUMBERLOK Product Nails 30mm x 3.15 dia. shall than be driven into the side of the bottom plate and two additional nails applied through each of the lugs.A 75mm x 4 dia. concrete nail must be fixed adjacent to each Fixing Anchor,through the bottom plate into the concrete, at no less than 70mm from the concrete edge.Which used as a bracing Wall hold-down, a Fixing Anchor must be positioned within 150mm from the end of that wall. Bracing wall must not exceed 70BU/m.

L08 **COLUMN**
125sq H5 post encased with Brick veneer. Refer Engineering plans for post details

L09 **TRUSS**
Gangnail Truss to comply with NZ's Building Code

3 WALL CLADDING

C01 **BRICK VENEER**
70mm Thick Brick Veneer with 50mm Cavity over Building paper to 90x45 H1.2 framing Studs 2.4m Height @ 400 Crs & Nogs @ 800Crs

C02 **WEATHERBOARD**
Timber bevelback Weather Board on cavity over H1.2 framing Studs 2.4m Height @ 600 Crs & Nogs @800Crs. Inside linned with 10mm Gib Board. R 2.2 Wall Insulation. (Bottom Plate H1.2 on D.P.C on Conc.Slab)

4 GENERAL NOTES

A MINIMUM CLADDING CLEARANCE

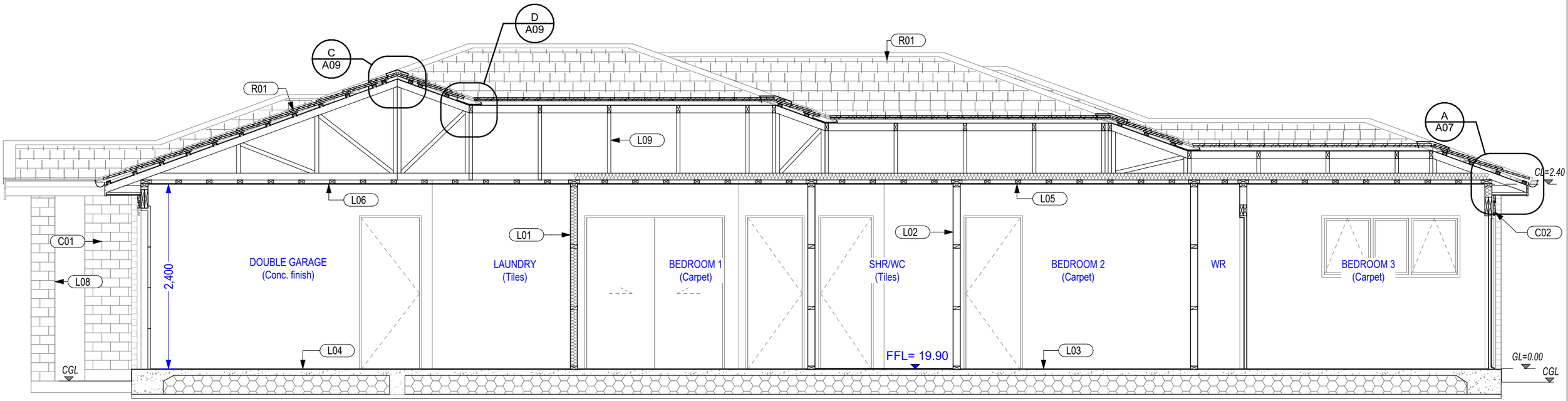
a) **BRICK VENEER**
100mm From the Finish Floor Level adjacent Ground Level when Paved or 150mm From the Finish Floor Level adjacent Ground Level when Unpaved.

B MATERIALS

i) **BUILDING PAPER**
COVERTEK 405 SYNTHETIC ROOF & WALL UNDERLAY

ii) **NUTS & BOLTS**
To be Hot Dip Galvanised or otherwise notated.

iii) **NOTE**
ALL TIMBER GRADES TO BE SG8 OR OTHERWISE NOTED



LONG SECTION A-A
SCALE 1:50

REFER ENGINEERING PLANS FOR FOUNDATION DETAILS.

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Project Number 19 - 93

TITLE:
LONG SECTION A-A
(Proposed Lot 2)

CLIENT:
PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

Design By: Wattan
Drawn By: Jared
Date: 28/09/2021
Scale : 1:50

ISSUE FOR BUILDING CONSENT

Drawing No. A05
Revision No. -

Notes

1 ROOF CLADDING

R01 **METAL TILE ROOFING**
20° Metal Tile Roofing on 50x50 battens h1.2 (to suit) over building Paper on GangnailTrusses @900 Cr. Fixed to Top Plate to Manufacture's specification.

2 STRUCTURE

INTERNAL WALL WITH INSULATION
90x45 Framing Studs H1.2 x 2.4 Height @ 600 Crs & Nogs @ 800 Crs. Inside linned with 10mm Gib Board R2.2 Wall insulation to garage partition wall. (Bottom Plate H1.2 on D.P.C on Conc.Slab).

L02 **INTERNAL WALL WITHOUT INSULATION**
90x45 Framing Studs H1.2 x 2.4 Height @ 600 Crs & Nogs @ 800 Crs.

L03 **MAIN FLOOR**
RIBRAFT Foundation And Slab As Per Engineering Drawing.Thermathane Black (250 micron concrete underlay)

GARAGE FLOOR
RIBRAFT Foundation And Slab As Per Engineering Drawing.Thermathane Black (250 micron concrete underlay)

L05 **CEILING WITH INSULATION**
10mm Gib Board on 70 x 35 Ceiling battens H1.2 @ 400 crs on Trusses with R3.2 Ceiling Insulation. 50mm air gap to be maintained between top of ceiling insulation and the underside of roofing underlay.

CEILING WITHOUT INSULATION
10mm Gib Board on 70 x 35 Ceiling battens H1.2 @ 400 crs on Trusses

L07 **BOTTOM PLATE: CONCRETE FLOOR**
LUMBERLOK Bottom Plate Fixing Anchors shall be fixed at 900mm centres max. Two LUMBERLOK Product Nails 30mm x 3.15 dia. shall than be driven into the side of the bottom plate and two additional nails applied through each of the lugs.A 75mm x 4 dia. concrete nail must be fixed adjacent to each Fixing Anchor,through the bottom plate into the concrete, at no less than 70mm from the concrete edge.When used as a bracing Wall hold-down, a Fixing Anchor must be positioned within 150mm from the end of that wall. Bracing wall must not exceed 70BU/m.

COLUMN
125sq H5 post encased with Brick veneer. Refer Engineering plans for post details

L09 **TRUSS**
Gangnail Truss to comply with NZ's Building Code

3 WALL CLADDING

C01 **BRICK VENEER**
70mm Thick Brick Veneer with 50mm Cavity over Building paper to 90x45 H1.2 framing Studs 2.4m Height @ 400 Crs & Nogs @ 800Crs

WEATHERBOARD
Timber bevelback Weather Board on cavity over H1.2 framing Studs 2.4m Height @ 600 Crs & Nogs @800Crs. Inside linned with 10mm Gib Board. R 2.2 Wall Insulation. (Bottom Plate H1.2 on D.P.C on Conc.Slab)

4 GENERAL NOTES

A MINIMUM CLADDING CLEARANCE

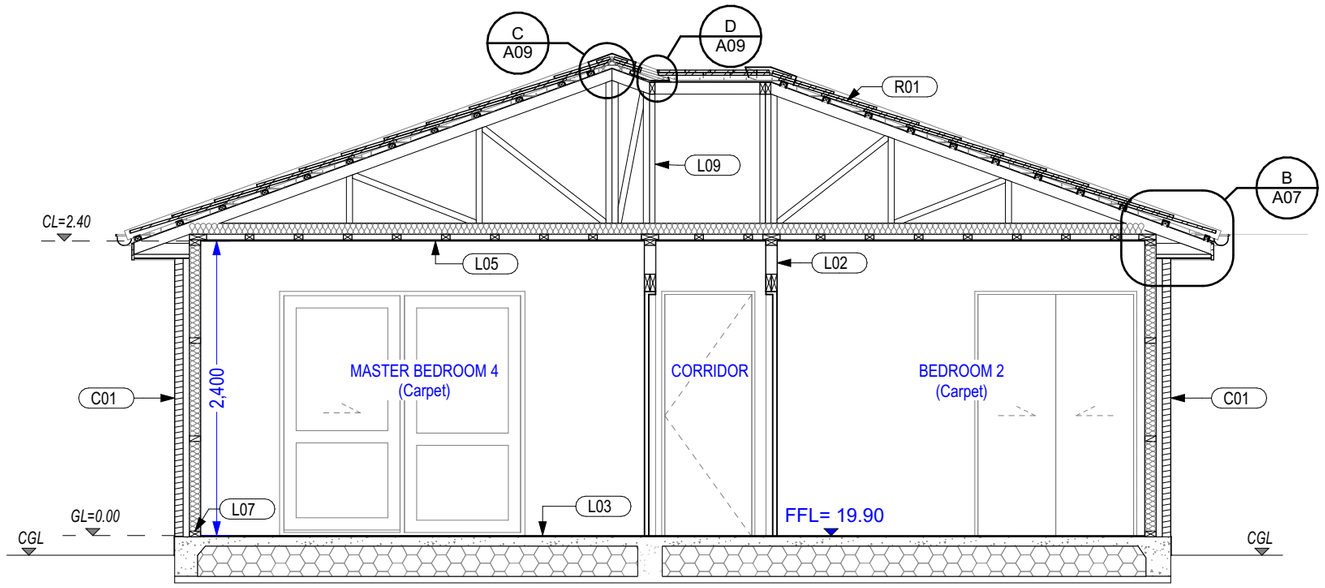
a) **BRICK VENEER**
100mm From the Finish Floor Level adjacent Ground Level when Paved or 150mm From the Finish Floor Level adjacent Ground Level when Unpaved.

B MATERIALS

i) **BUILDING PAPER**
COVERTEK 405 SYNTHETIC ROOF & WALL UNDERLAY

ii) **NUTS & BOLTS**
To be Hot Dip Galvanised or otherwise notated.

iii) **NOTE**
ALL TIMBER GRADES TO BE SG8 OR OTHERWISE NOTED



CROSS SECTION B-B
SCALE 1:50

REFER ENGINEERING PLANS FOR FOUNDATION DETAILS.

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Project Number 19 - 93

TITLE:
CROSS SECTION B-B
(Proposed Lot 2)

CLIENT:
PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

Design By: Wattan
Drawn By: Jared
Date: 28/09/2021
Scale : 1:50

ISSUE FOR BUILDING CONSENT

Drawing No. A06
Revision No. -

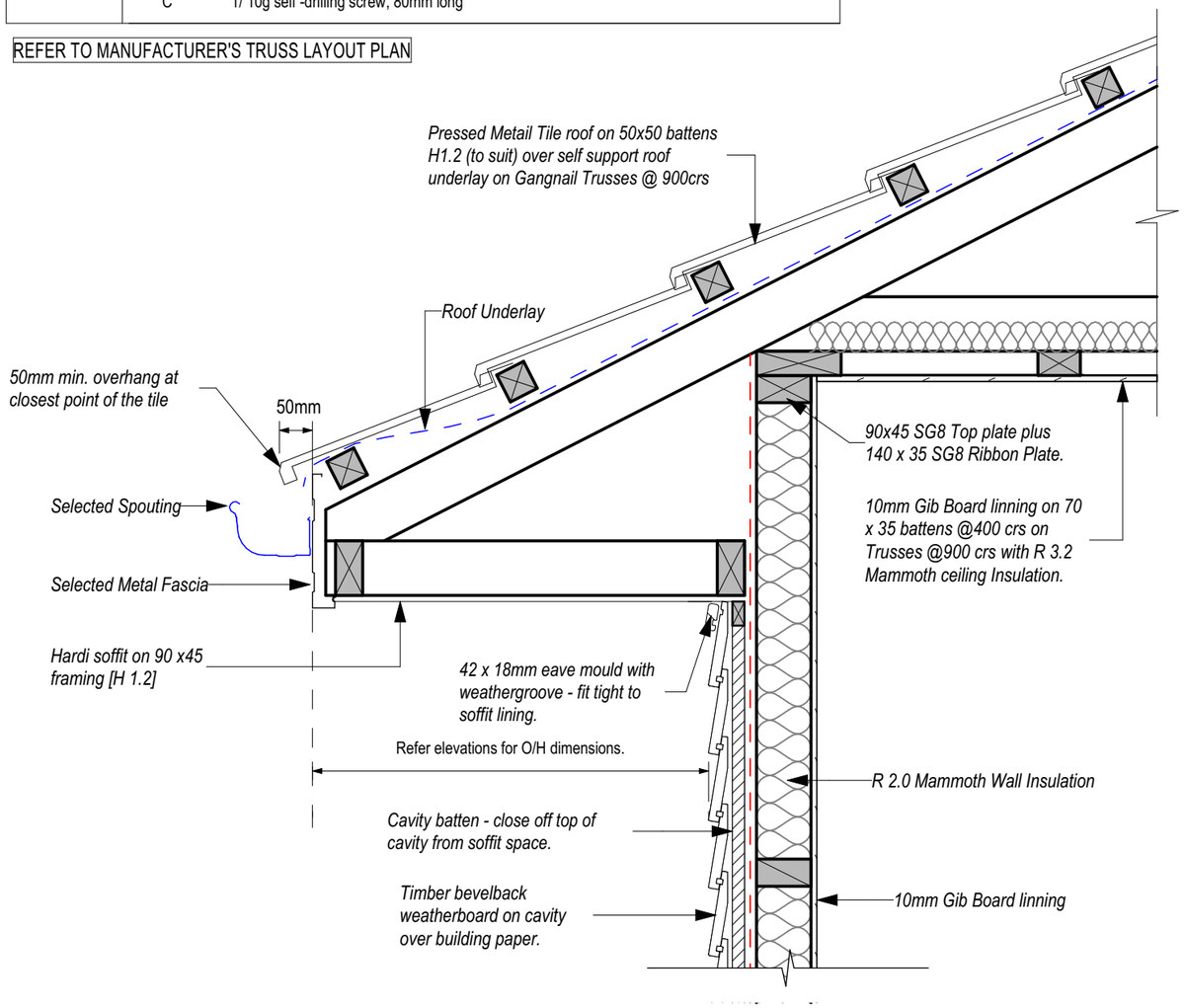
Tile batten fixing for all wind zones

	Tile batten size	Max span	Spacing	Wind zone				
				Low	Medium	High	Very High	Extra High
LIGHT ROOF	50 x 50	900	370	A	A	B	C	C
HEAVY ROOF	50 x 50	900	370	A	A	A	A	A
	A	1/ 90 X 3.15 Gun Nail						
	B	2/ 90 X 3.15 Gun Nails						
	C	1/ 10g self -drilling screw, 80mm long						

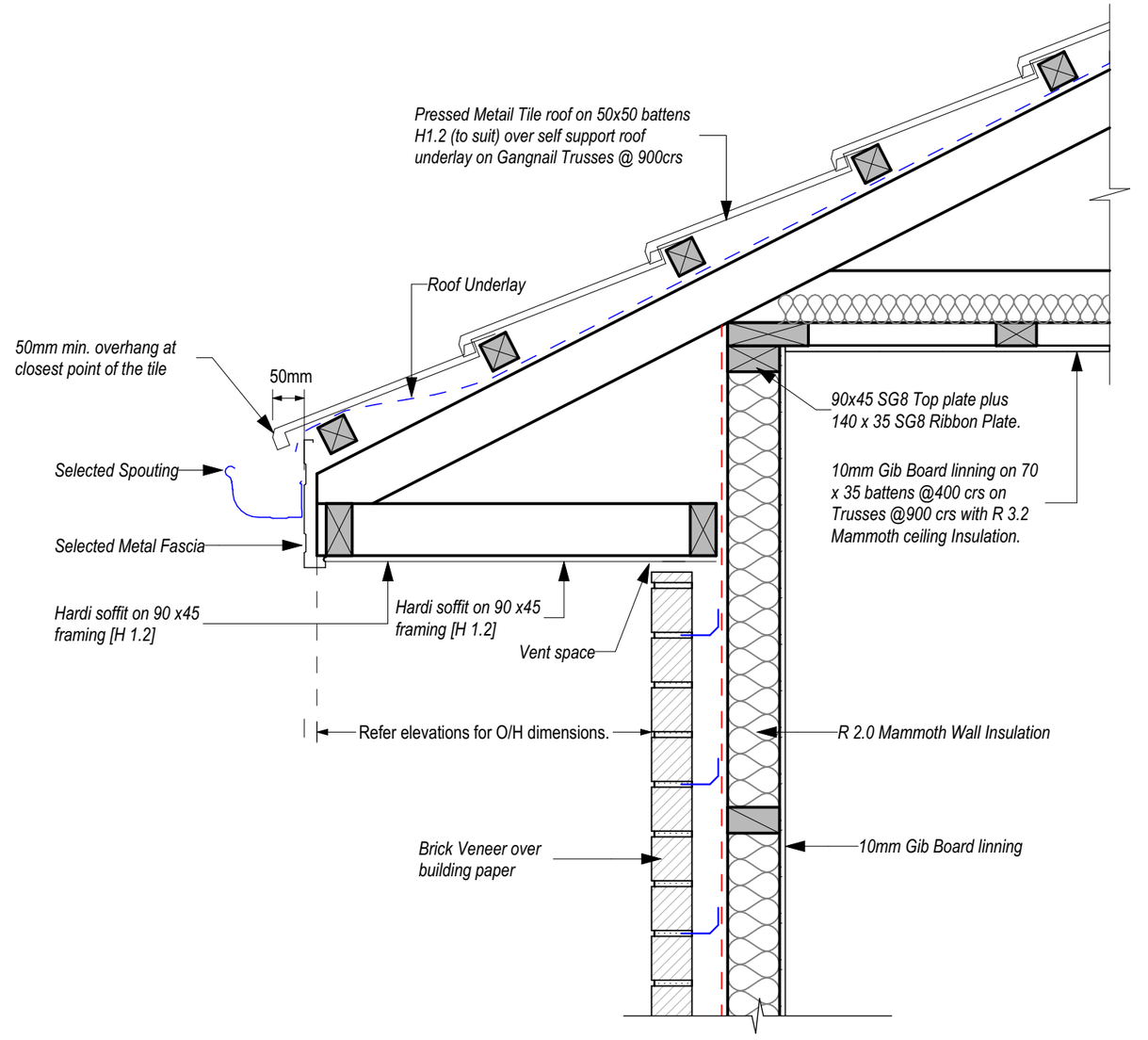
REFER TO MANUFACTURER'S TRUSS LAYOUT PLAN

Table 10.14 - Key to fixing and capacity for rafters, underpurlins, ridge beams and strutting beams. ROOF TRUSSES

Fixing type	Fixing to resist uplift	Alternative fixing capacity (kN)
E	2/ 90 X 3.15 skew nails + 2 wire dogs	4.7



A A05 TYP. EAVE DETAIL WEATHERBOARD
Scale 1:10



B A06 TYP. EAVE DETAIL BRICK VENEER
Scale 1:10

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TITLE:
ROOF DETAILS
(Proposed Lot 2)

CLIENT:
PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

Design By: Wattan
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Date: 28/09/2021
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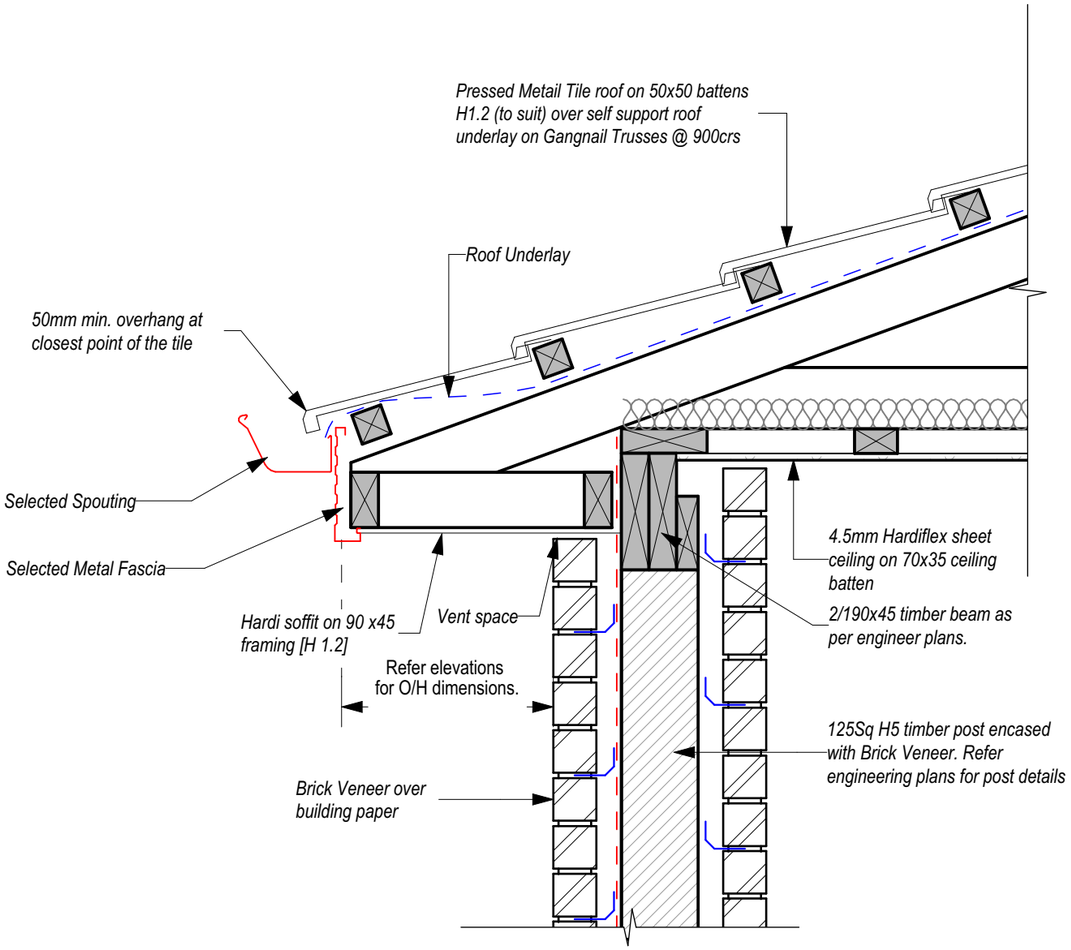
ISSUE FOR BUILDING CONSENT

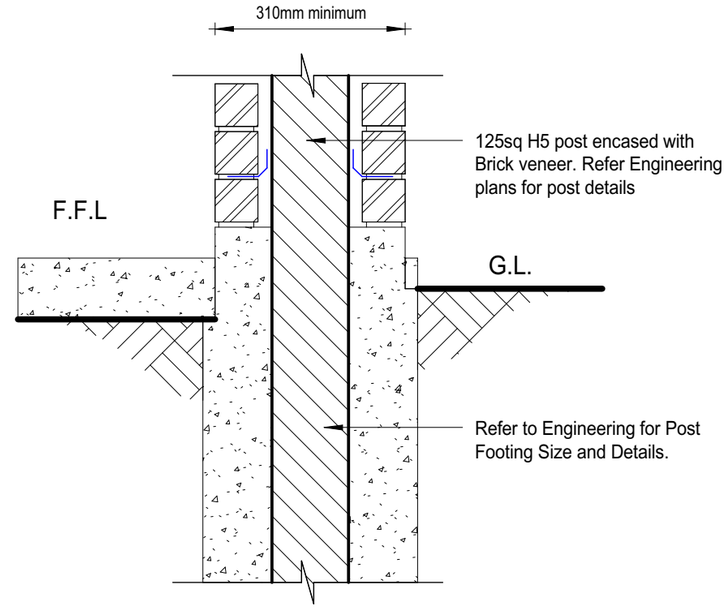
Drawing No. A07
Revision No. -

REFER TO ENGINEER PLANS FOR BEAM FIXING DETAILS.



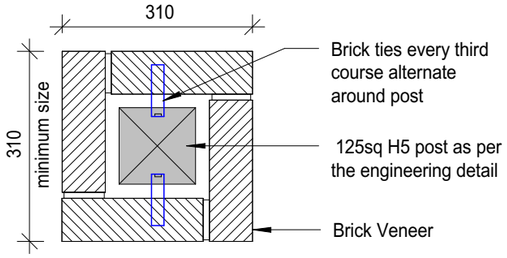
EAVE DETAIL OVER ENTRY POST

SCALE : 1:10



Brick Veneer Column Footing Detail

Scale 1:10



NOTES

- Avoid filling columns with concrete.
- Provide weepholes at the base.
- Provide waterproof capping on top of the column.
- Embed posts one third into ground or to specific engineering design.

Brick Veneer Structural Columns

Scale 1:10

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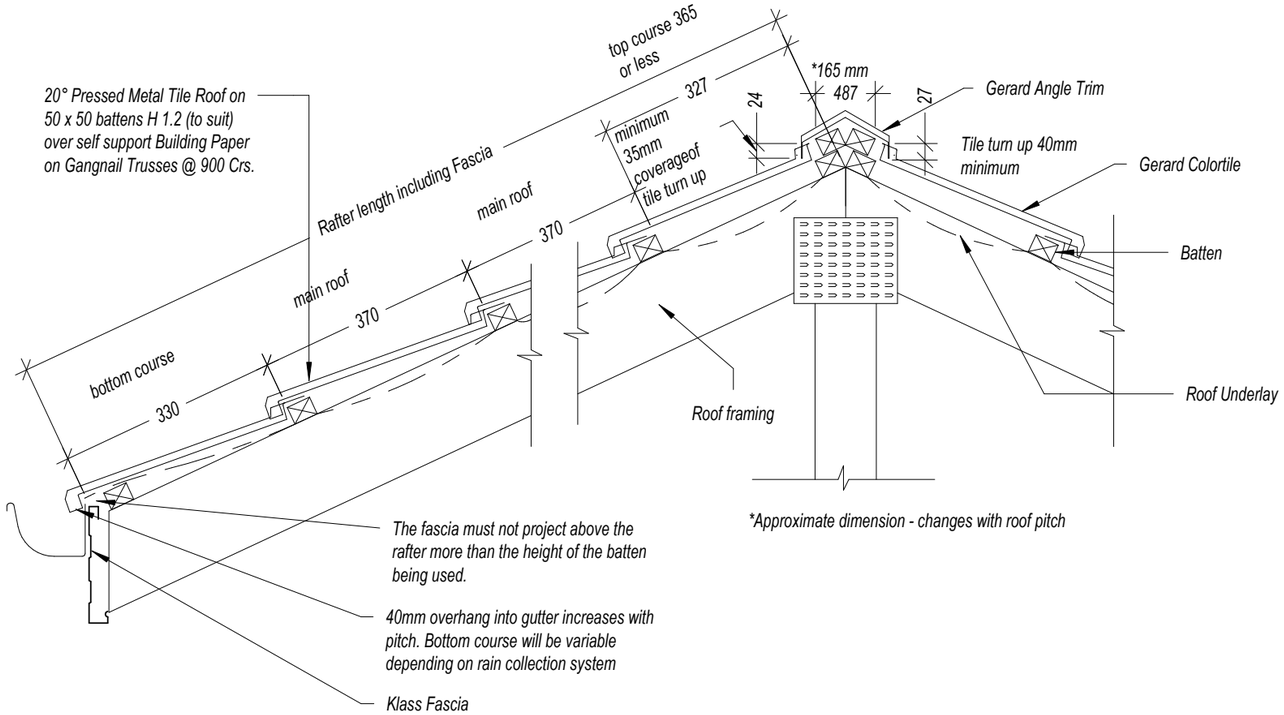
TITLE: ROOF DETAILS (Proposed Lot 2)

CLIENT: PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

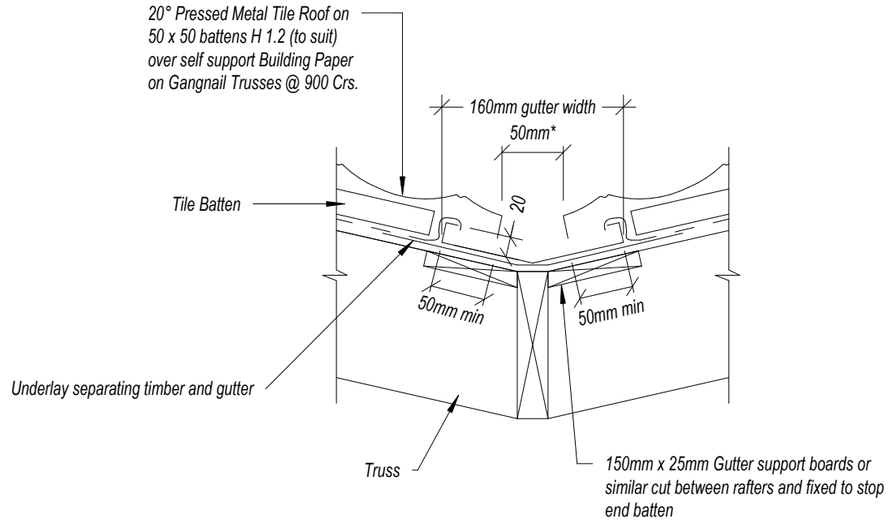
Design By: Wattan
Drawn By: Jared
Date: 28/09/2021
Scale : As Shown

ISSUE FOR BUILDING CONSENT

Drawing No. A08
Revision No. -



C A05-A06 TYP. RIDGE DETAIL
Scale 1:10



D A05-A06 TYP. VALLEY DETAIL
Scale 1:10

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TITLE:
ROOF DETAILS
(Proposed Lot 2)

CLIENT:
PROPOSED DEVELOPMENT
FOR SARWAN KUMAR AT
58 MILTON ROAD,
PAPATOETOE,
AUCKLAND

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Drawn By: Jared
Date: 28/09/2021
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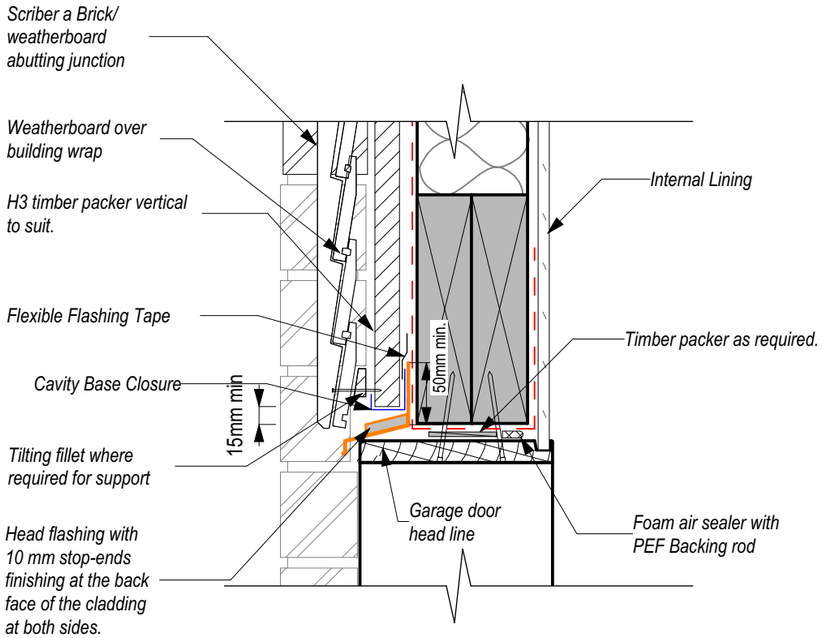
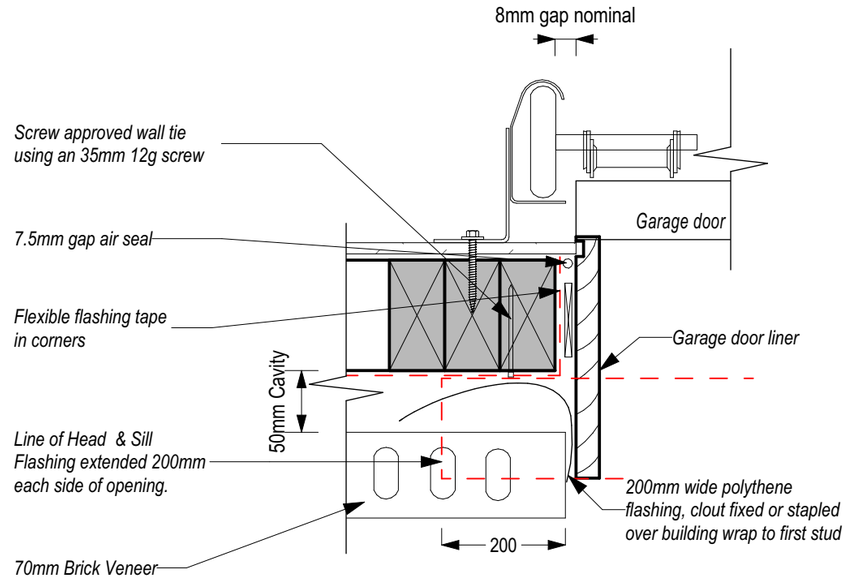
ISSUE FOR BUILDING CONSENT

Drawing No. A09
Revision No. -



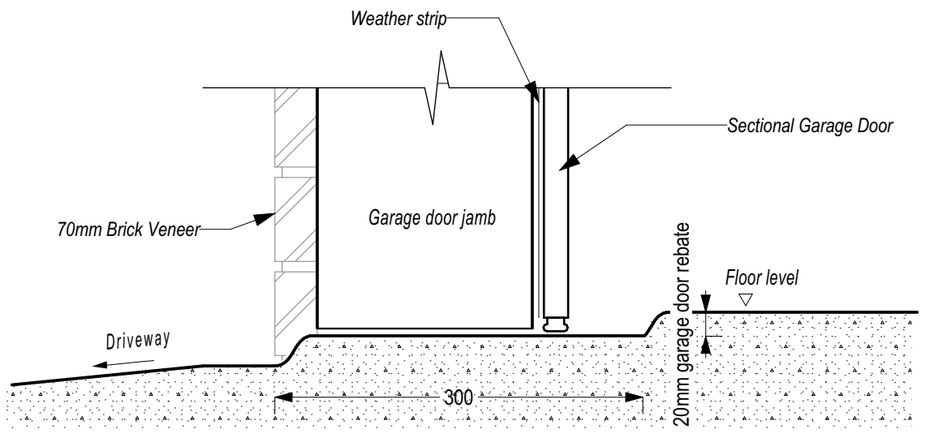
TYP. GARAGE DOOR HEAD DETAIL

SCALE 1: 5



GARAGE DOOR JAMB

SCALE 1:5



TYP. GARAGE DOOR SILL DETAIL

SCALE 1: 5

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Project Number 19 - 93

TITLE: GARGE DOOR DETAIL (Proposed Lot 2)

CLIENT: PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

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Date: 28/09/2021
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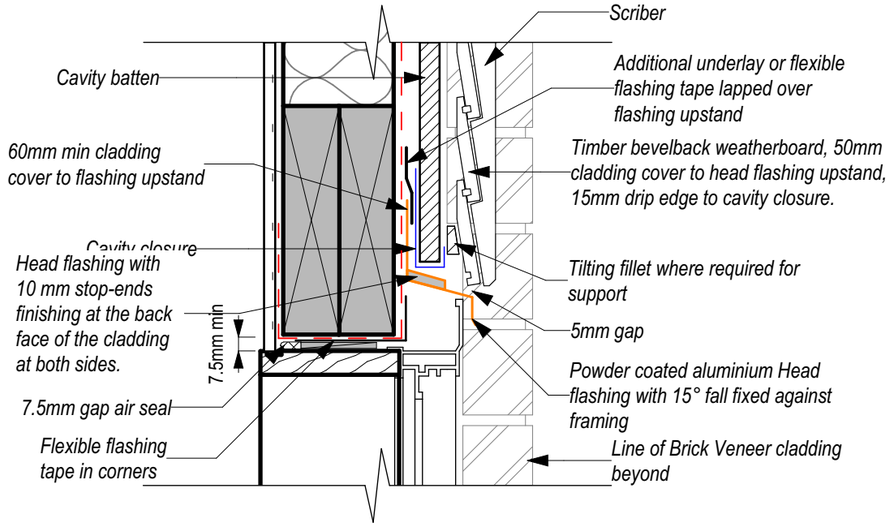
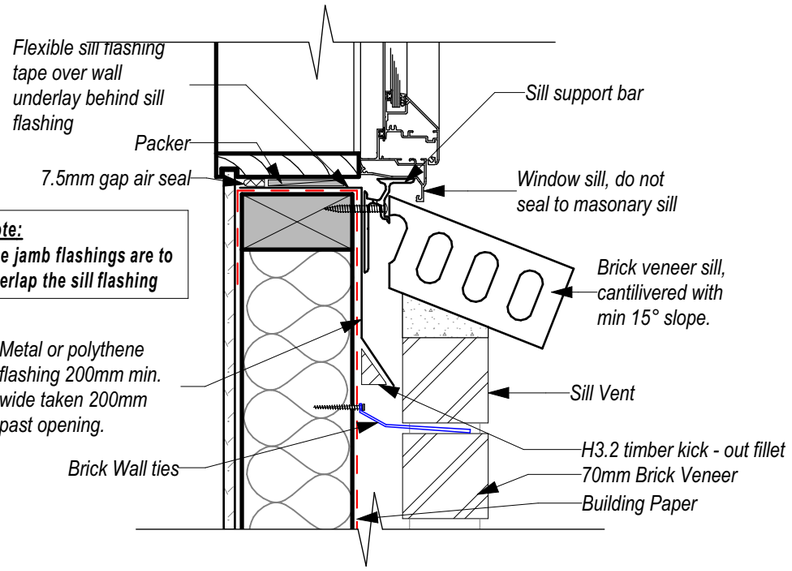
Drawing No. A10
Revision No. -



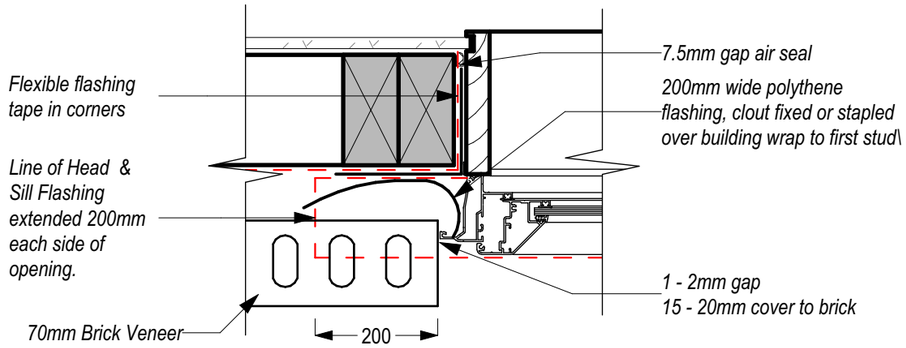
WINDOW HEAD - TIMBER CLADDING ABOVE

SCALE 1:5



WINDOW SILL - ALUMINIUM

SCALE 1:5



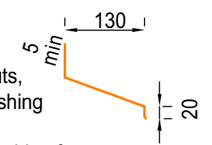
WINDOW JAMB - ALUMINIUM

SCALE 1:5

Notes:

1. Flashing to be aluminium or stainless steel.
2. Flashing may require packing out to suit.
3. Recommended on all windows.
4. Nail to timber framing with galvanized flat head clouts, buillding wrap lapped over flashing, or fit flexible flashing tape.
5. The 10mm flashing leg to be positioned on external side of aluminium/window extrusion.

Window Head Flashing



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Project Number 19 - 93

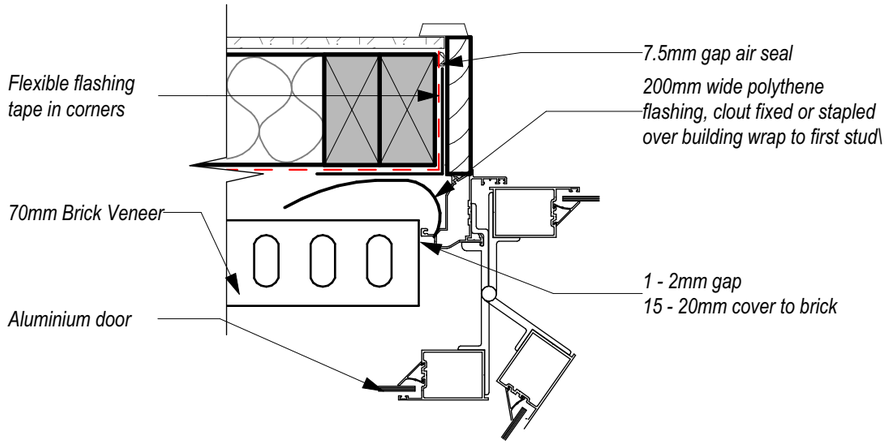
TITLE:
BRICK VENEER DETAILS (Proposed Lot 2)

CLIENT:
PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

Design By: Wattan
Drawn By: Jared
Date: 28/09/2021
Scale : As Shown

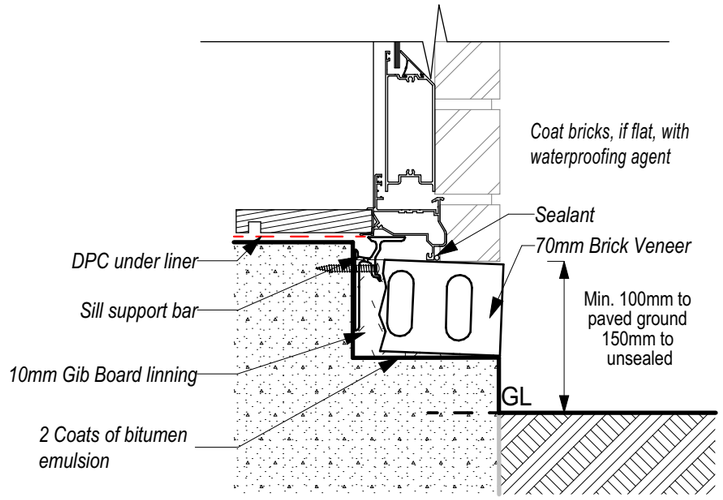
ISSUE FOR BUILDING CONSENT

Drawing No. A11
Revision No. -



DOOR JAMB - ALUMINIUM

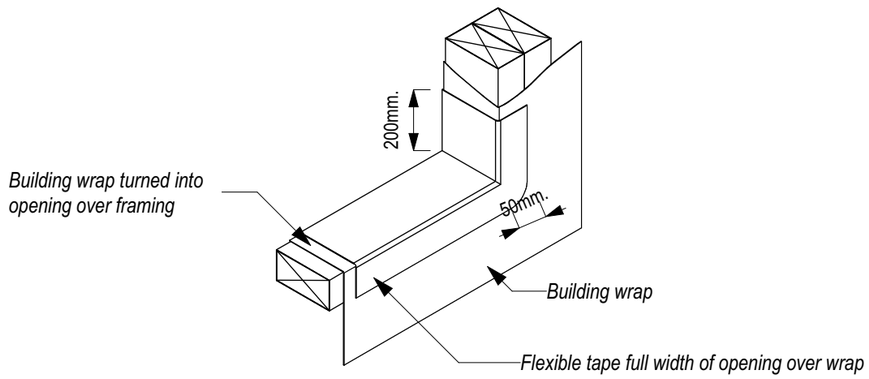
SCALE 1:5



Note:
If brick is to be sloped further, either increase the depth of the step or reduce the thickness of the brick.

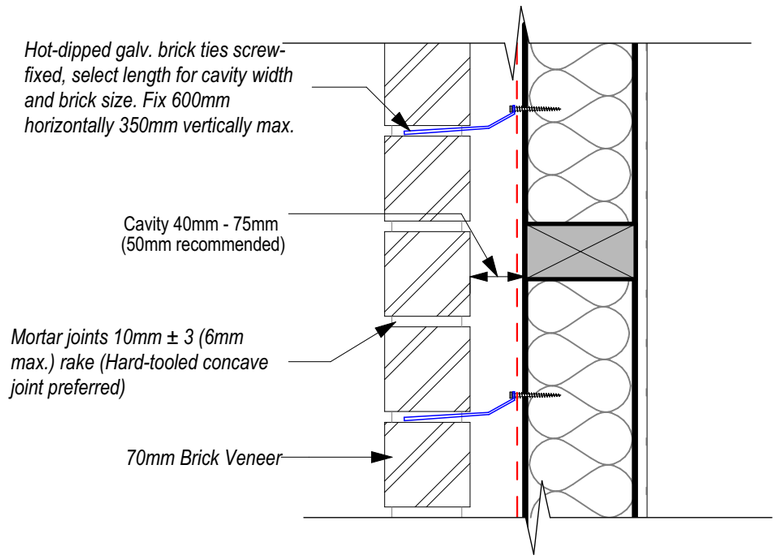
BRICK DOOR SILL

SCALE 1:5



PREPARATION OF WINDOW OPENING

SCALE 1:10



WALL SECTION - TYPICAL

SCALE 1:5

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BRICK VENEER DETAILS
(Proposed Lot 2)

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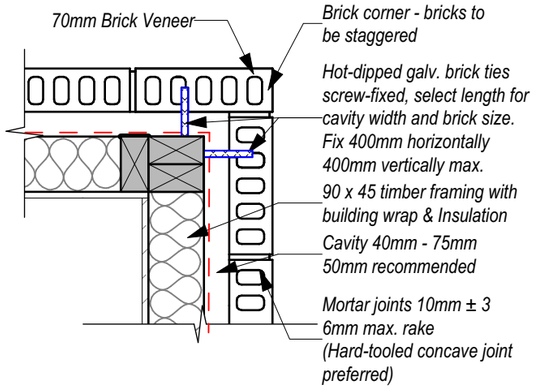
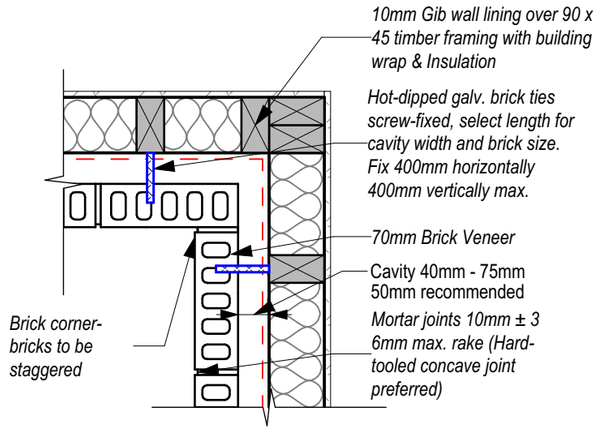
ISSUE FOR BUILDING CONSENT

Drawing No. A12
Revision No. -



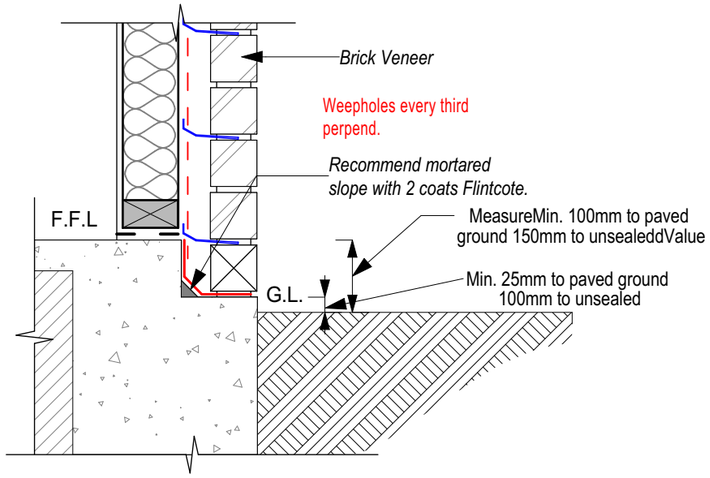
EXTERNAL BRICK CORNER DETAIL

SCALE 1: 10



INTERNAL BRICK CORNER DETAIL

SCALE 1: 10



CLADDING CLEARANCE DETAIL

SCALE 1:10

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TITLE:
BRICK VENEER DETAILS (Proposed Lot 2)

CLIENT:
PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

Design By: Wattan
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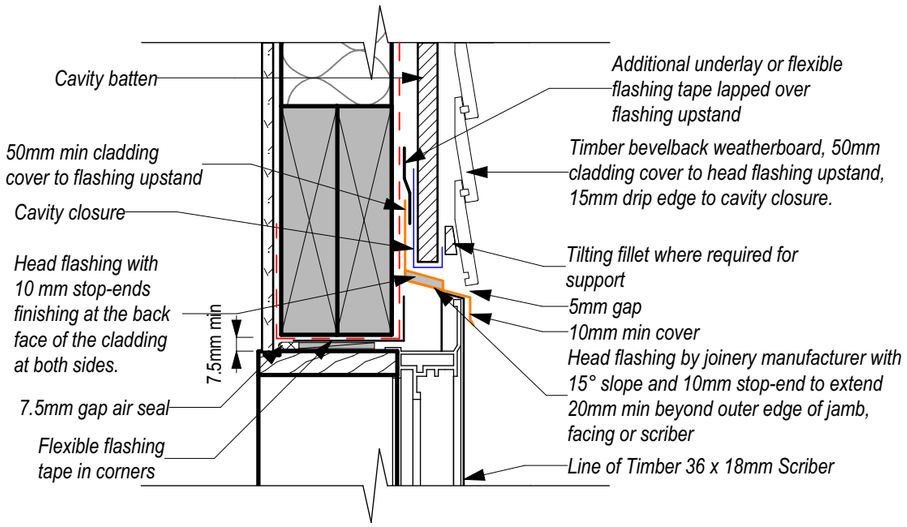
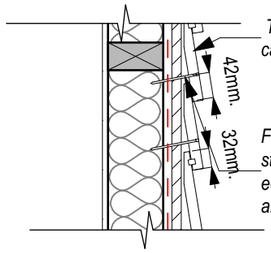
ISSUE FOR BUILDING CONSENT

Drawing No. A13
Revision No. -



TIMBER BEVELBACK WEATHERBOARD CAVITY - ALUMINIUM WINDOW HEAD

SCALE 1:5



Timber bevelback weatherboard on cavity over building paper.

Fix each board with one nail per board at every stud or batten, locate fixing 41mm above bottom edge of the overlap board to allow for expansion and contraction.

Joining Weatherboards

Weatherboards should be fixed in full wall lengths where possible. When unavoidable joints should be made over studs or battens. Scarf the joint at 45 degrees and use a single fixing through the overlapping board.

Prime cut-ends of scarf joints with End Seal aerosol primer, or with two coats of premium timber primer before fixing. Allow to dry between coats.

Cover the joint with a flat soaker.

Bevelback weatherboard Fixing

Note: In sea spray zones all fixings must be type 316 stainless steel. Hot-dip galvanising must meet the requirements of AS/NZS 4680:2006.

Fixings

All weatherboards to be fixed to cavity batten by 75 x 3.15mm hot dipped galvanised or stainless steel ring shank jolt head nails.
Note: Nails must penetrate structural framing by a minimum of 35mm. Where timber battens are used, the batten is part of the minimum 35mm penetration.

Fixing Method

Note: It is important to use only one fixing per board per stud to allow for movement.

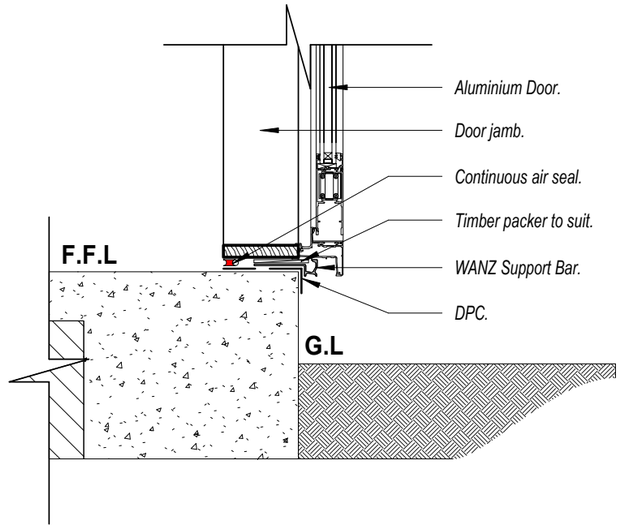
Fix each board with one nail per board at every stud or batten, locate fixing 42mm above the bottom edge of the overlap board to allow for expansion and contraction.

Start fixing weatherboards near the middle of the board and work outwards to the ends.

Pre-drill for fixings if within 50mm of the end of the board.

TYPICAL BEVELBACK WEATHERBOARD FIXING DETAIL

SCALE 1: 10



DOOR SILL DETAIL

SCALE 1:10

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Project Number 19 - 93

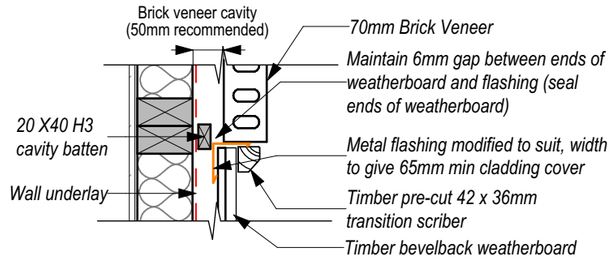
TITLE:
WEATHERBOARD DETAILS
(Proposed Lot 2)

CLIENT:
PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

Design By: Wattan
Drawn By: Jared
Date: 28/09/2021
Scale : As Shown

ISSUE FOR BUILDING CONSENT

Drawing No. A14
Revision No. -



TIMBER BEVELBACK WEATHERBOARD - CAVITY - ABUTTING BRICK VENEER

Scale 1:5

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Project Number 19 - 93

TITLE:
JUNCTION DETAILS
(Proposed Lot 2)

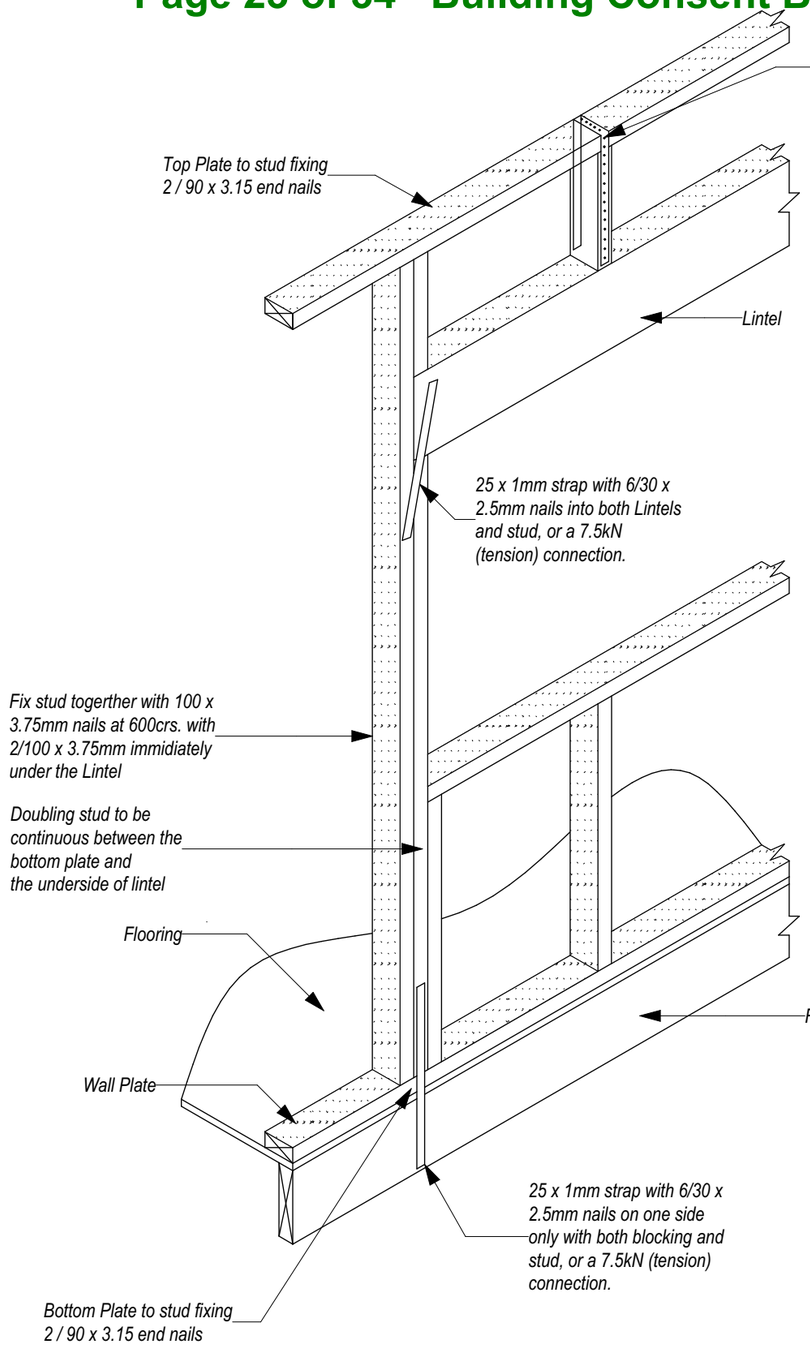
CLIENT:
PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

Design By: Wattan
Drawn By: Jared
Date: 28/09/2021
Scale : As Shown

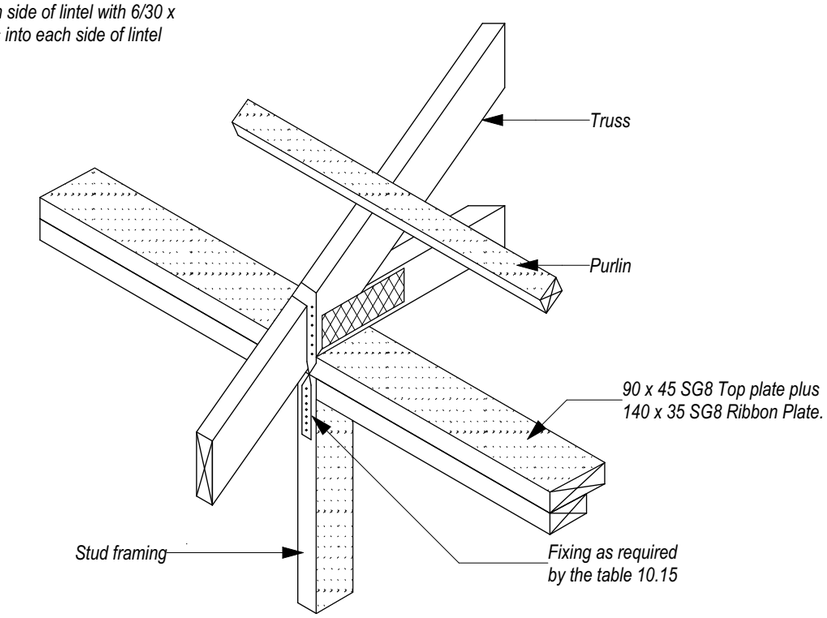
ISSUE FOR BUILDING CONSENT

Drawing No. A15
Revision No. -

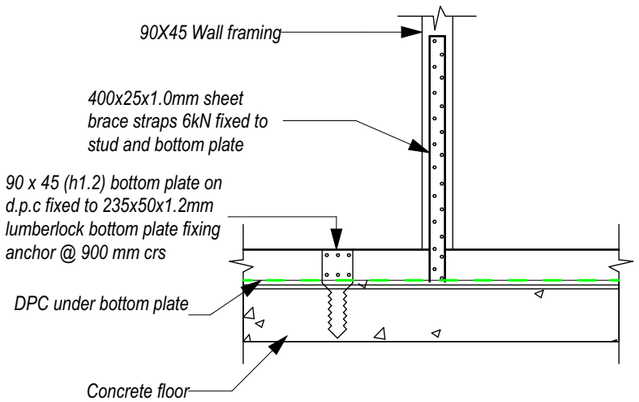
REFER TO FRAMING DETAIL SHEETS A17/ A18 FOR FIXING DETAIL



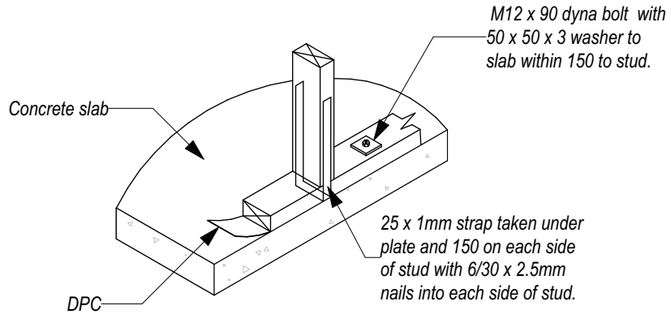
FIXING OF LINTELS TO PREVENT UPLIFT

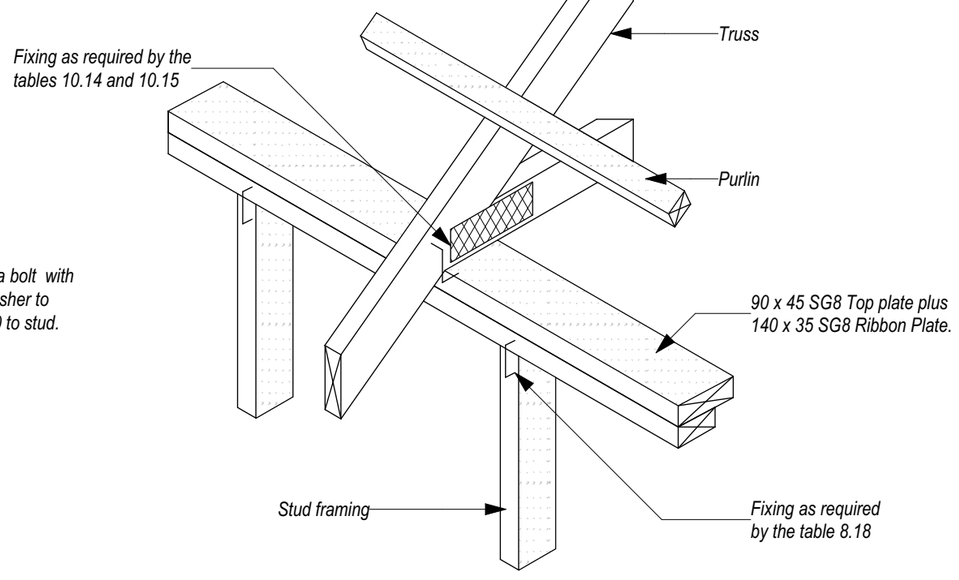


TRUSS / TOP PLATE CONNECTIONS (A)



STUD TIE DOWN DETAIL





TRUSS / TOP PLATE CONNECTION (B)

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Project Number 19 - 93

TITLE:
FRAMING DETAILS
(Proposed Lot 2)

CLIENT:
PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

Design By: Wattan
Drawn By: Jared
Date: 28/09/2021
Scale : As Shown

ISSUE FOR BUILDING CONSENT

Drawing No. A16
Revision No. -

Wind Zone : Low Wind Zone
Roof Type : Metal Tile Roofing

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

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

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

Table 10.14 – Fixing types of roof trusses at supports for all wind zones (see 10.2.2.6)

Truss spacing (mm)	Fixing type														
	Light roofs										Heavy roofs				
	900					1200					900				
Wind zone	L	M	H	VH	EH	L	M	H	VH	EH	L	M	H	VH	EH
Loaded dimension of support (m)															
3.0	E	E	E	E	F	E	E	E	F	F	E	E	E	E	E
3.5	E	E	E	F	F	E	E	E	F	SED	E	E	E	E	E
4.0	E	E	E	F	F	E	E	F	SED	SED	E	E	E	E	F
4.5	E	E	E	F	SED	E	E	F	SED	SED	E	E	E	E	F
5.0	E	E	E	F	SED	E	E	F	SED	SED	E	E	E	E	F
5.5	E	E	F	F	SED	E	E	F	SED	SED	E	E	E	F	F
6.0	E	E	F	SED	SED	E	E	SED	SED	SED	E	E	E	F	SED

Fixing type	Fixing to resist uplift	Alternative fixing capacity (kN)
E	2 / 90 x 3.15 skew nails + 2 wire dogs	4.7
F	2 / 90 x 3.15 skew nails + strap fixing (see figure 10.6)	7.0

Table 10.15 – Key to fixing types and capacity for rafters, roof trusses, underpurlins, ridge beams and strutting beams (see 10.2.2.6)

Fixing type	Fixing to resist uplift	Alternative fixing capacity (kN)
E	2 / 90 x 3.15 skew nails + 2 wire dogs	4.7
F	2 / 90 x 3.15 skew nails + strap fixing (see figure 10.6)	7.0
G	10 / 90 x 3.15 nails (5 each side)	4.7
H	1 / M12 bolt	8.5
I	2 / M12 bolts	16.0
J	2 / M16 bolts	24.0
K	6 / 90 x 3.15 nails	3.0
L	2 / M12 bolts	9.8
M	2 / M16 bolts	13.0

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Project Number 19 - 93

TITLE:
FRAMING DETAILS
(Proposed Lot 2)

CLIENT:
PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

Design By: Wattan
Drawn By: Jared
Date: 28/09/2021
Scale : As Shown

ISSUE FOR BUILDING CONSENT

Drawing No. A17
Revision No. -

Table 10.18 – Nailing schedule for hand-driven and power-driven nails (see 10.5.1)

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) **x diameter** (mm) **and type**	**Number/ Location**	**Length** (mm) **x diameter** (mm) **and type**	**Number/ Location**
Roof framing				
Rafter or jack rafter to ridge board or top plate (except skillion roofs) (see 10.2.1.3.7)	See table 10.1	See table 10.1	See table 10.1	See table 10.1
Truss to top plate of external wall	See tables 10.14 and 10.15	See tables 10.14 and 10.15	See tables 10.14 and 10.15	See tables 10.14 and 10.15
Truss to top plate of internal wall	100 x 3.75	2	90 x 3.15	2
Ceiling batten to parallel top plate of internal wall bracing element	75 x 3.15	2 at 400 mm centres	90 x 3.15	2 at 400 mm centres
Collar tie or cleat to rafter	75 x 3.15	4	75 x 3.06	4
Flitches to ridge board and roof members for each side on both joints	60 x 2.8	3	60 x 2.8	3
Hip rafter to top plate	See table 10.1	See table 10.1	See table 10.1	See table 10.1
Underpurlin strut to underpurlin or top plate or strutting beam	100 x 3.75 together with fixing types as set out in table 10.5	2	90 x 3.15 together with fixing types as set out in table 10.5	3
Strutting beam to top plate	See table 10.7	See table 10.7	See table 10.7	See table 10.7
Roof braces at each connection to a framing member: (a) 90 mm x 19 mm brace (b) 70 mm x 45 mm brace runner (c) 90 mm x 45 mm brace (d) Steel strip brace (i) At ends (ii) Other cases (iii) To ends of braces	 75 x 3.15 100 x 3.75 100 x 3.75 60 x 3.15 60 x 3.15 –	 3 2 3 3 2 –	 75 x 3.15 90 x 3.15 90 x 3.15 – – –	 3 3 5 – – –

NOTE –
(1) Nail lengths and diameters are the minimum required.
(2) Refer to 4.4 for required protective coatings for metal fasteners.
(3) Proprietary fixings with the required fixing capacity indicated in the tables may be used.

Table 10.18 – Nailing schedule for hand-driven and power-driven nails (continued) (see 10.5.1)

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) **x diameter** (mm) **and type**	**Number/ Location**	**Length** (mm) **x diameter** (mm) **and type**	**Number/ Location**
Roof framing (continued)				
Blocking between rafters, joists or truss chords, 90 mm x 45 mm	100 x 3.75	2 (end nailed)	90 x 3.15	2 (end nailed)
Outrigger to gable top plate (as for equivalent purlins)	See table 10.10 and table 10.11	See table 10.10 and table 10.11	See table 10.10 and table 10.11	See table 10.10 and table 10.11
Outrigger to rafter	100 x 3.75 or 75 x 3.15	2 (end nailed) 4 (skewed)	90 x 3.15	3 (end nailed)
Flying rafter to outrigger	100 x 3.75	2	90 x 3.15	3
Outrigger blocking to top plate	100 x 3.75	4 (skewed)	90 x 3.15	4 (skewed)
Purlin or batten directly to rafter or top chord	See table 10.10 and table 10.11	See table 10.10 and table 10.11	See table 10.10 and table 10.11	See table 10.10 and table 10.11

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TITLE:
FRAMING DETAILS
(Proposed Lot 2)

CLIENT:
PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

Design By: Wattan
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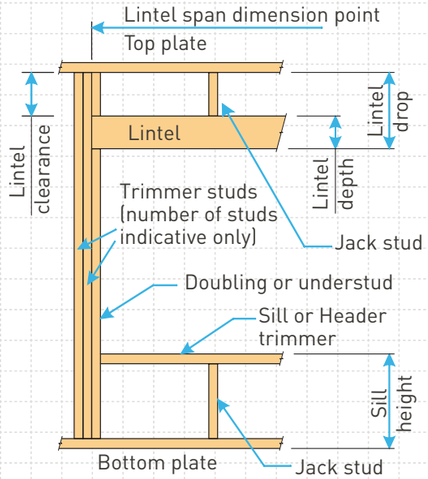
ISSUE FOR BUILDING CONSENT

Drawing No. A18
Revision No. -

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa
- Refer to Table 8.19 NZS 3604:2011 for nailing 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: Tylok options on timber species
- Wall framing arrangements under girder trusses are not covered in this schedule
- All timber selections are as per NZS 3604:2011



LINTEL SUPPORTING GIRDER TRUSSES

Roof Tributary Area	Light Roof Wind Zone			Heavy Roof Wind Zone		
	Low, Medium, High	Very High	Extra High	Low, Medium, High	Very High	Extra High
8.6m²	G	G	H	G	G	H
11.6m²	G	H	H	G	G	H
12.1m²	G	H	H	G	H	H
15.3m²	H	H	-	G	H	H
19.1m²	H	-	-	G	H	-
20.9m²	H	-	-	H	H	-
21.8m²	H	-	-	H	-	-
34.3m²	-	-	-	H	-	-

NOTES:

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

LUMBERLOK® LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

Lintel Span (m)	Loaded Dimension (m)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		Low	Medium	High	Very High	Extra High	Low	Medium	High	Very High	Extra High
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.4	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
5.1	2.0	F	F	G	H	H	E	F	G	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
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	3.0	F	G	H	-	-	E	F	G	H	-
	4.0	G	H	H	-	-	E	F	H	-	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	G	H	-	-

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Project Number 19 - 93

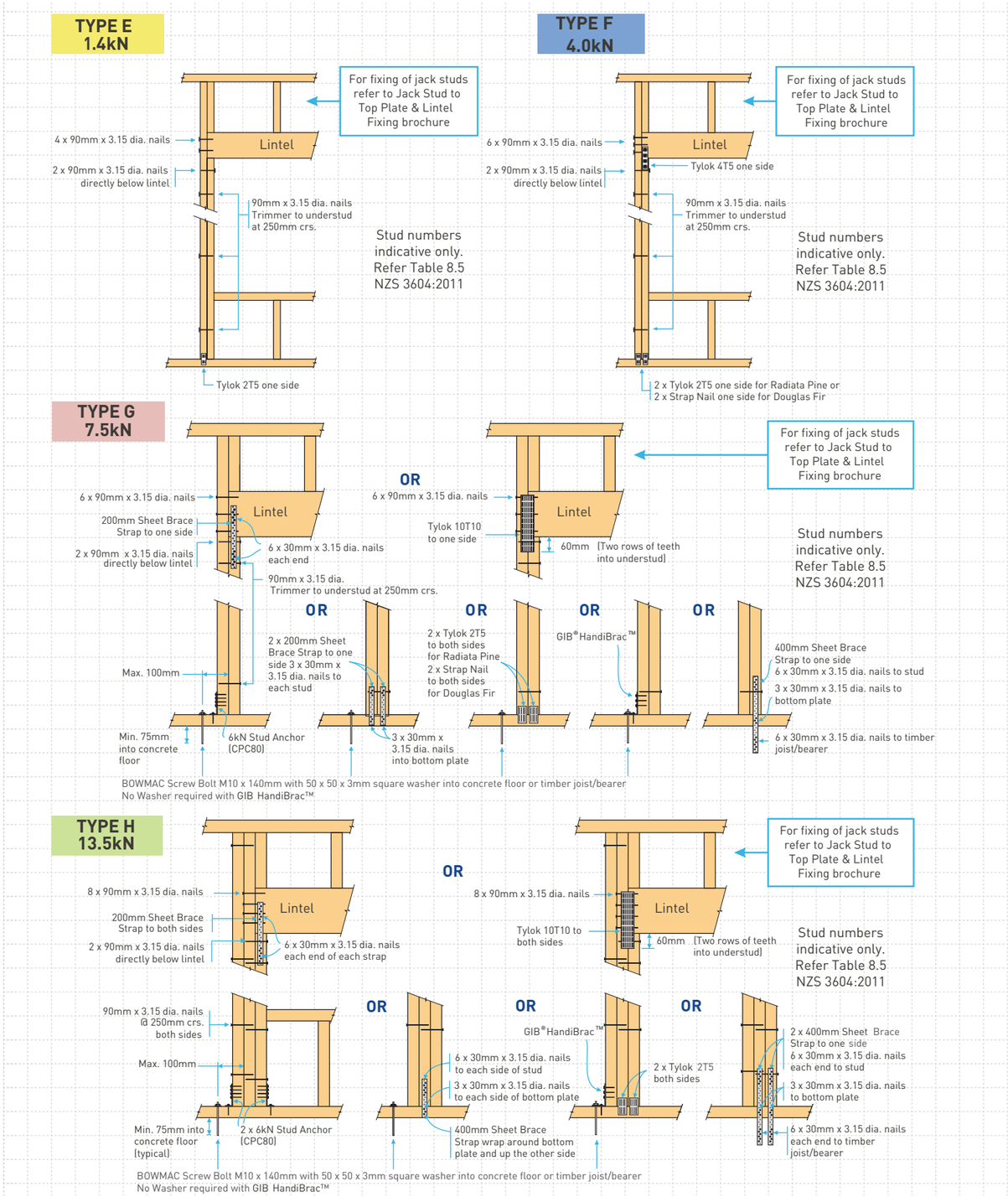
TITLE:
LINTEL FIXING DETAILS (Proposed Lot 2)

CLIENT:
PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

Design By: Wattan
Drawn By: Jared
Date: 28/09/2021
Scale : As Shown

ISSUE FOR BUILDING CONSENT

Drawing No. A19
Revision No. -



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Design By: Wattan
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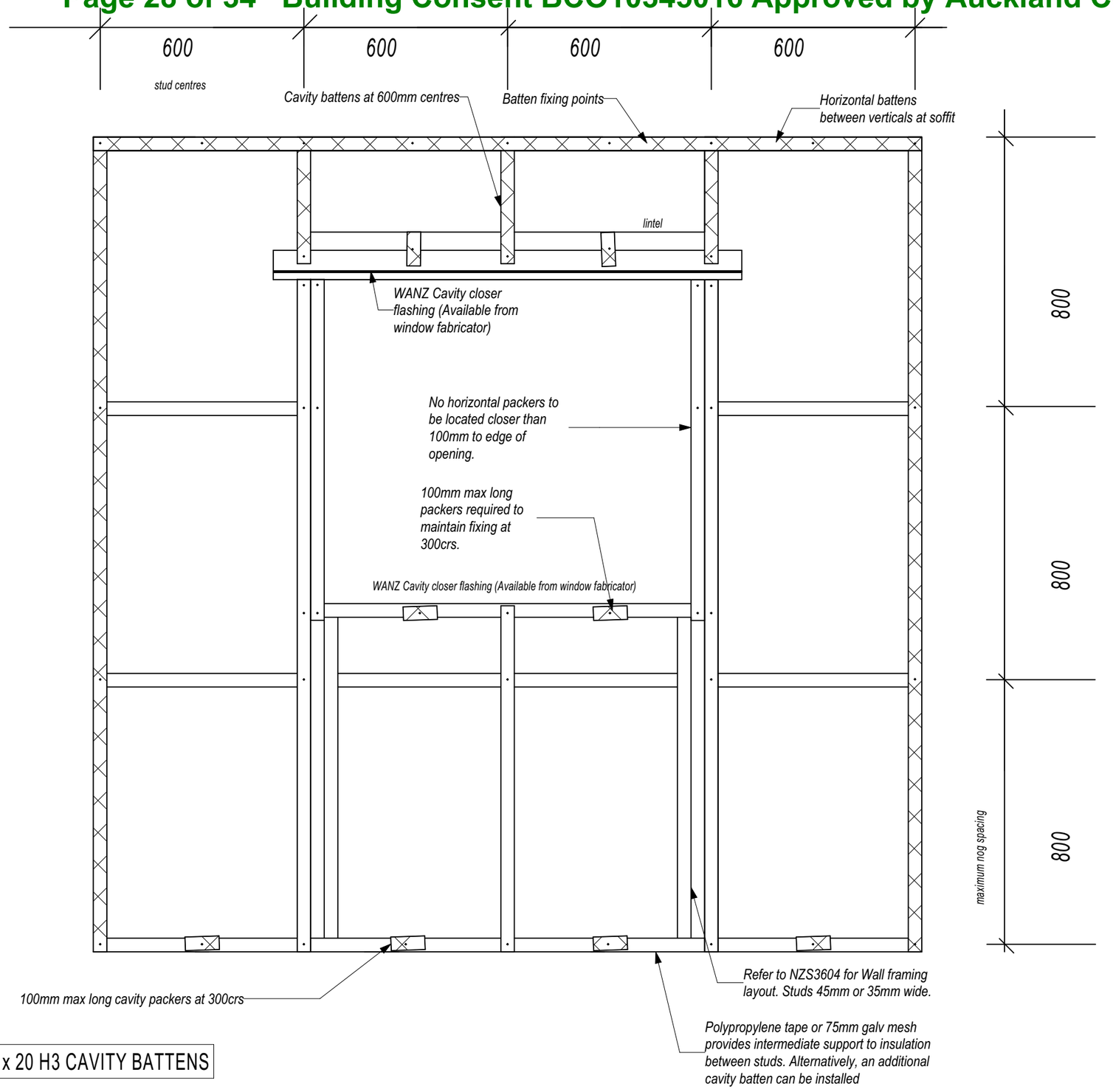
ISSUE FOR BUILDING CONSENT

Drawing No. A20
Revision No. -



40 x 20 H3 CAVITY BATTENS

Table 8.19 - Nailing schedule for Hand-driven and Power-driven nails (See 8.8.6)

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

NOTE -
(1) Nail lengths and diameters are the minimum required.
(2) Refer to 4.4 for required protective coatings for metal fasteners.
(3) For studs up to 2.7 in length, 2 / 90 x 3.15 power-driven nails (end nailed) are sufficient.

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Project Number 19 - 93

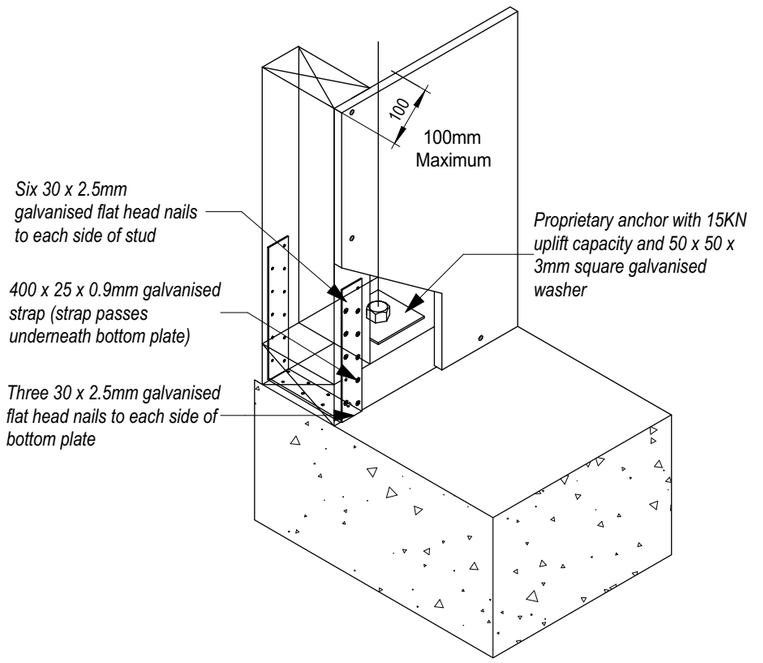
TITLE:
CAVITY BATTEN LAYOUT & NAILING SCHEDULE (Proposed Lot 2)

CLIENT:
PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

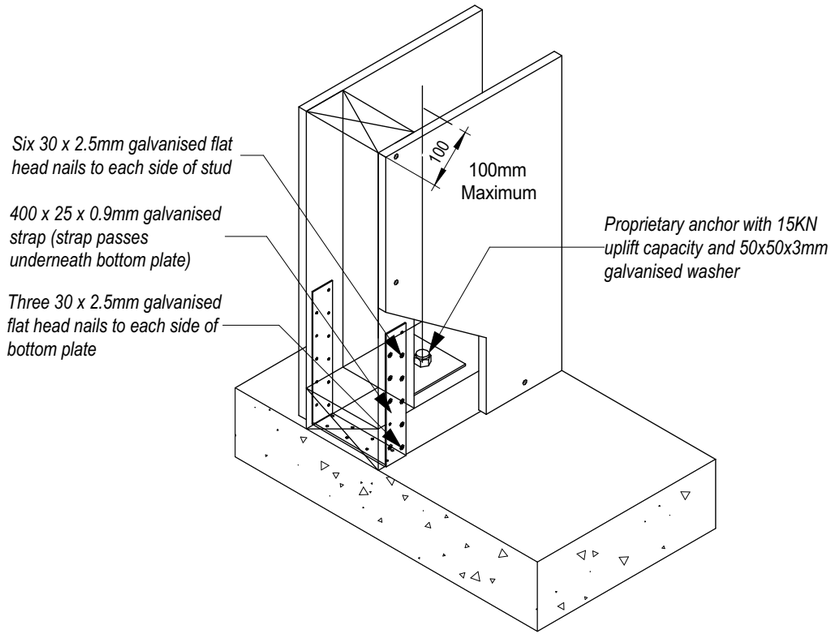
Design By: Wattan
Drawn By: Jared
Date: 28/09/2021
Scale : As Shown

ISSUE FOR BUILDING CONSENT

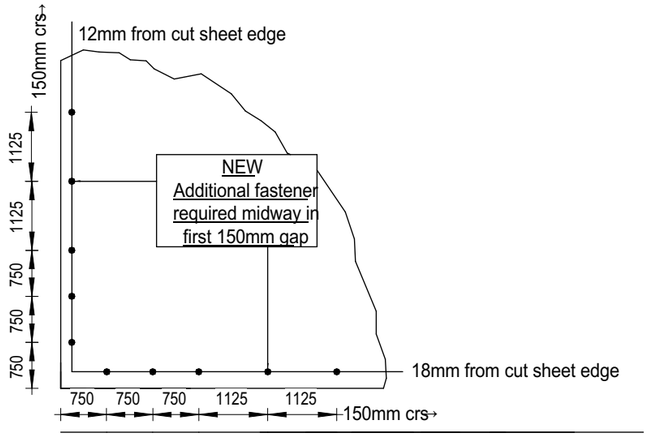
Drawing No. A21
Revision No. -



HOLD DOWN CONCRETE FLOOR



HOLD DOWN CONCRETE FLOOR



Fasteners:
Minimum 32mm x 6g GIB Gradbber screws (30 x 2.8 GIB Nails for GS systems only

CORNER FASTENER PATTERN

WALL FRAMING	CONCRETE FLOOR	WALL LINING	FASTENING THE LINING	
Wall framing to comply with; • NZBC B1- Structure; AS1 Clause 3 Timber (NZS 3604:2011) • NZBC B2- Durability AS1 Clause 3.2 Timber (NZS 3602) Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load bearing and nonbearing walls. The use of kiln dried stress graded timber is recommended.	Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB Ezybrace® Systems 2011 or GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of NZS 3604.	One layer 10mm or 13mm GIB® Braceline. Sheets can be fixed vertically or horizontally. Sheet joints shall be touch fitted. Use full length sheets where possible. PERMITTED SUBSTITUTION For permitted GIB® Plasterboard substitutions refer to Page 21 in GIB Ezybrace® Systems 2011.	Fasteners 32mm x 6g GIB® Grabber® high thread screws. (GIB Braceline® Nails may be used with 10mm GIB Braceline® only.) Fastener centres 50,100,150, 225, 300mm from each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm centres to the sheet joint.	For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIB Fix® adhesive at 300mm centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge. JOINTING All fastener heads stopped and all sheet joints paper tape reinforced and stopped in accordance with the GIB® Site Guide.

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Project Number 19 - 93

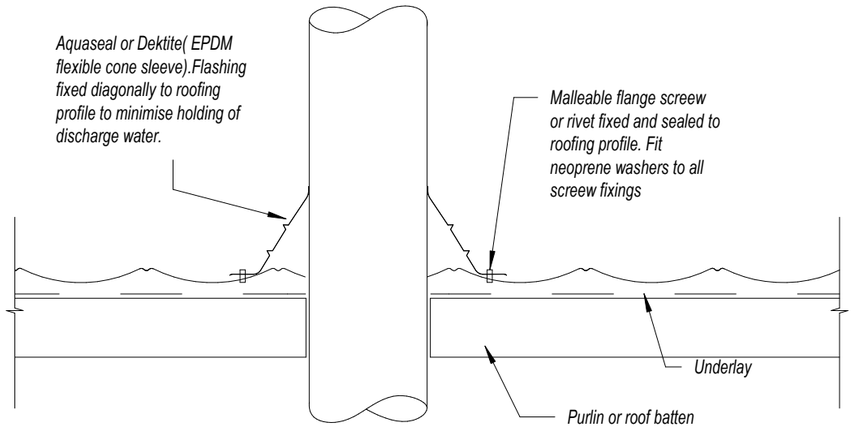
TITLE:
WALL BRACING DETAILS (Proposed Lot 2)

CLIENT:
PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

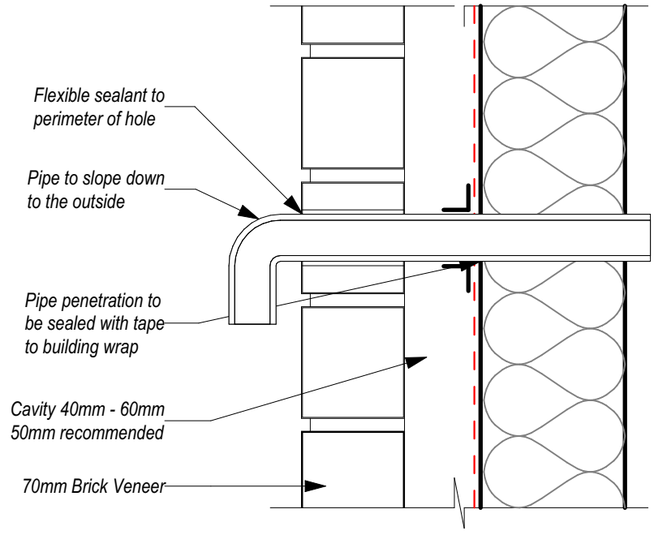
Design By: Wattan
Drawn By: Jared
Date: 28/09/2021
Scale : As Shown

ISSUE FOR BUILDING CONSENT

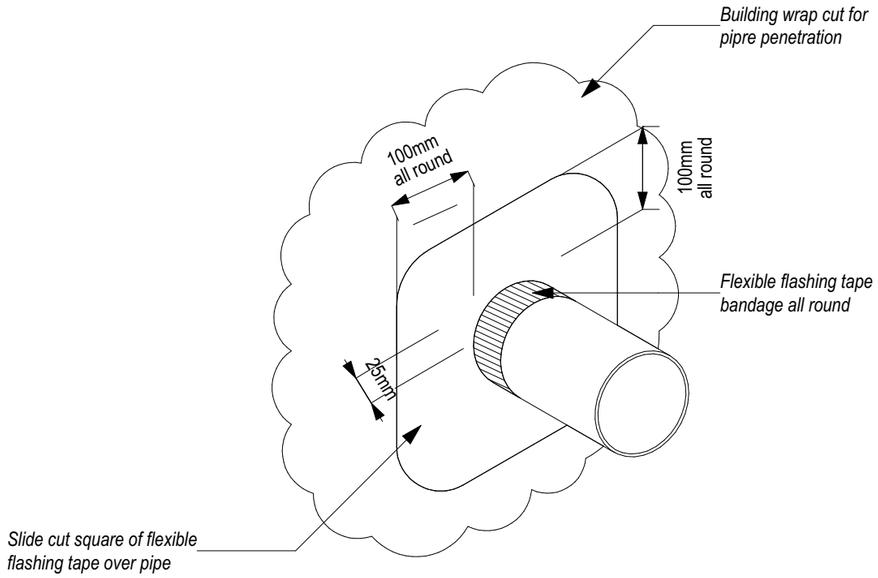
Drawing No. A22
Revision No. -



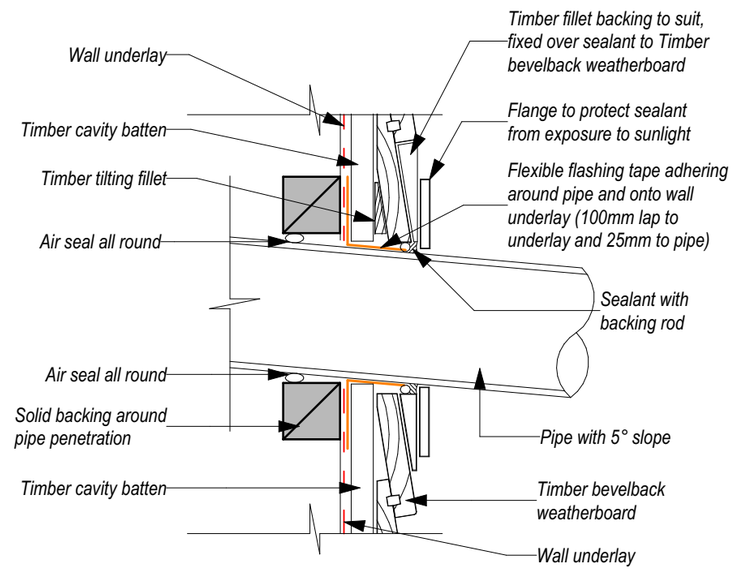
ROOF PENETRATION DETAIL
SCALE : NTS



BRICK WALL PENETRATION DETAIL
SCALE : NTS



GENERAL PIPE PENETRATION
SCALE : NTS



WEATHERBOARD PENETRATION DETAIL
SCALE : NTS

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Project Number 19 - 93

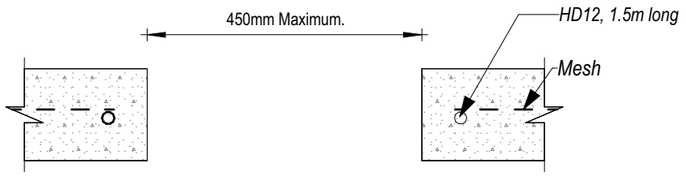
TITLE:
PENETRATION DETAILS (Proposed Lot 2)

CLIENT:
PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

Design By: Wattan
Drawn By: Jared
Date: 28/09/2021
Scale : As Shown

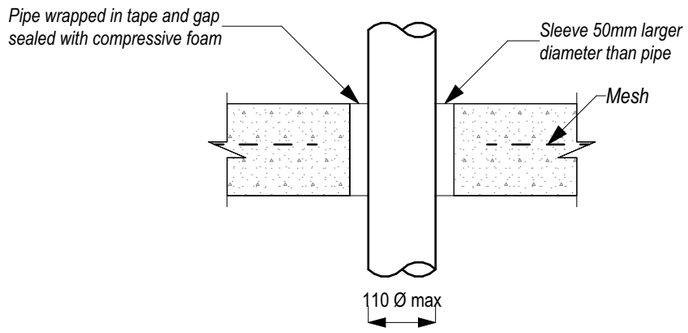
ISSUE FOR BUILDING CONSENT

Drawing No. A23
Revision No. -



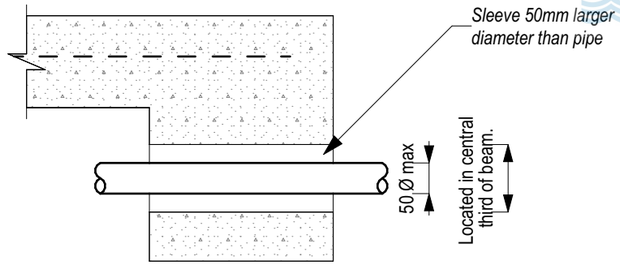
LARGE PENETRATION THROUGH SLAB (Shower/Waste Pipe)

SCALE : NTS



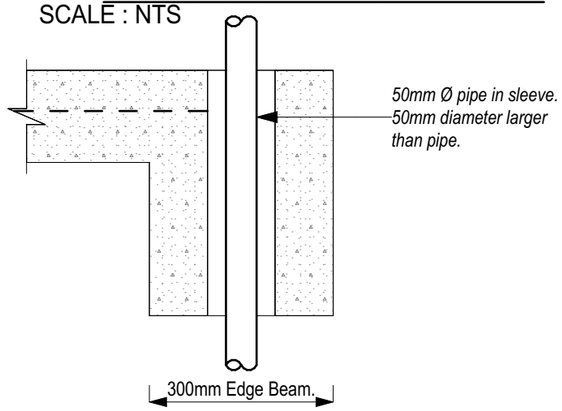
SMALL VERTICAL PENETRATION THROUGH SLAB

SCALE : NTS



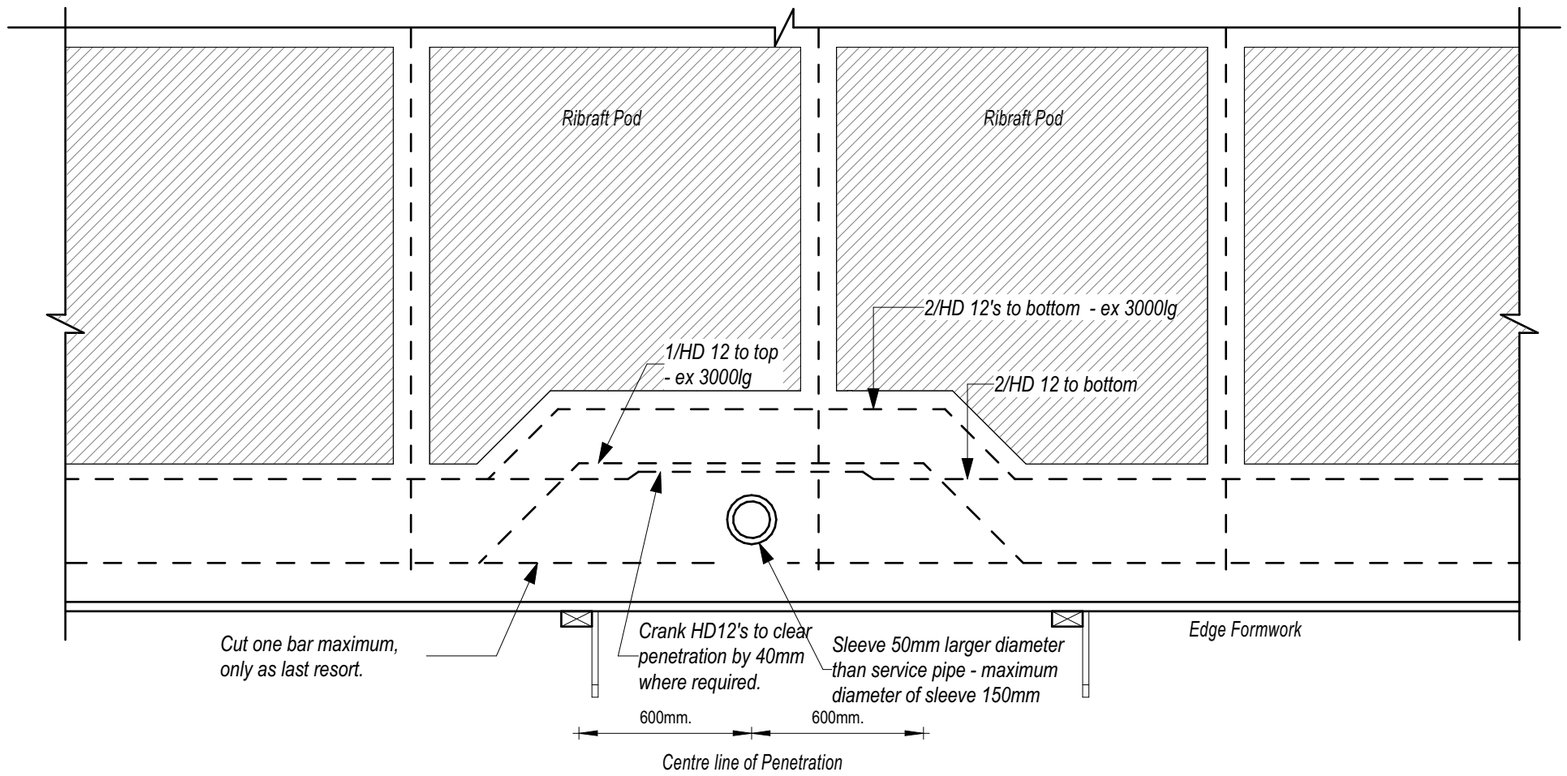
HORIZONTAL PENETRATION THROUGH EDGE BEAM

SCALE : NTS



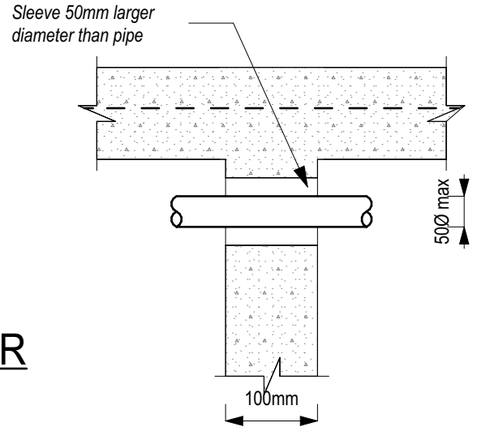
VERTICAL PENETRATION THROUGH EDGE BEAM

SCALE : NTS



TYPICAL DETAIL EDGE BEAM WHEN VERTICAL SERVICE ARE 100mm DIAMETER

SCALE : NTS



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Project Number 19 - 93

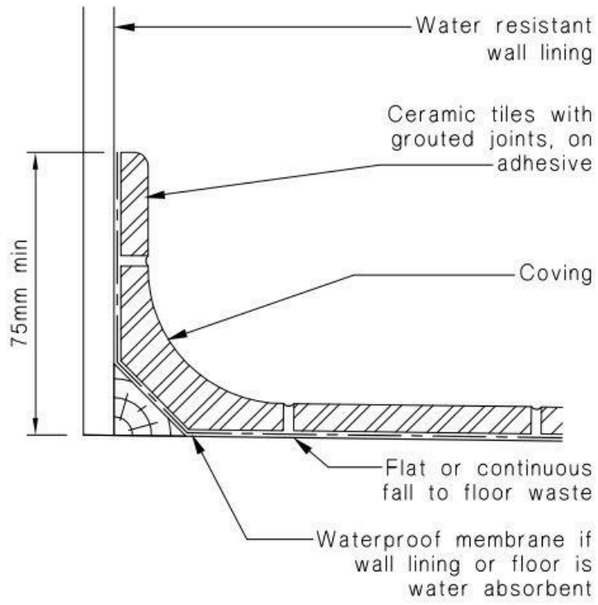
TITLE:
PENETRATION DETAILS (Proposed Lot 2)

CLIENT:
PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

Design By: Wattan
Drawn By: Jared
Date: 28/09/2021
Scale : As Shown

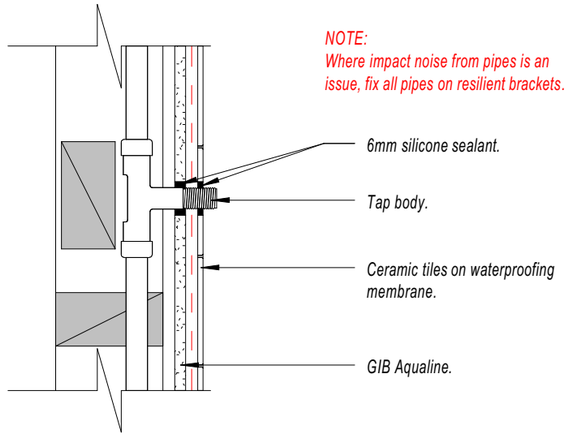
ISSUE FOR BUILDING CONSENT

Drawing No. A24
Revision No. -



Ceramic tile coverings

FLOOR COVERINGS AT WALL JUNCTIONS



PENETRATION DETAIL - TILED WALLS

NOTE: WET AREAS

Tiled Concrete floor
[Bathroom & kitchen Floors-TYP.]

Water proofing method to comply with NZBC E3 and as per manufacturers specification attached with the plans.

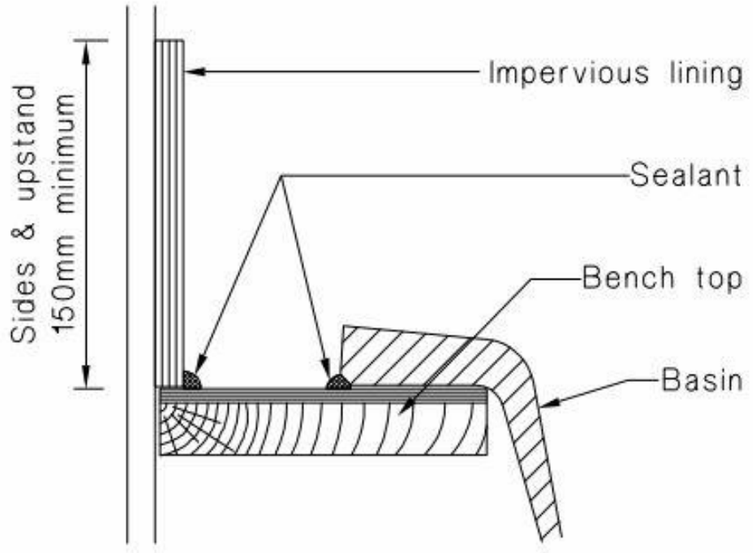
All Wet Areas other than Kitchen - Whole floor and full wall tiled over GIB Aqualine.

Kitchen - Walls to have selected tile splash - back

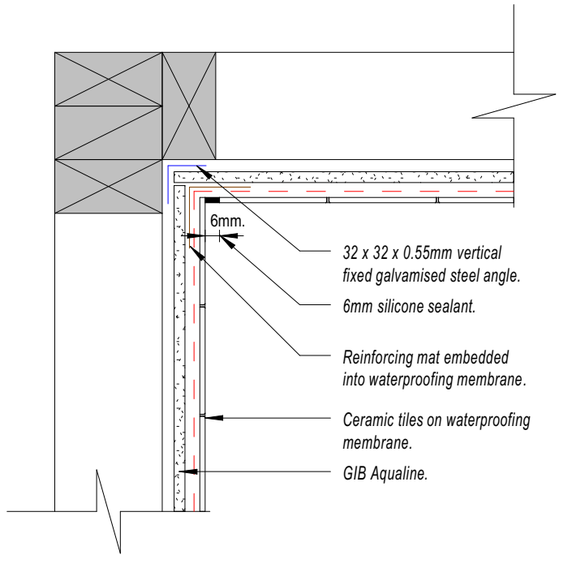
DAMPFIX GOLD WATERPROOFING MEMBRANE

ALL GLAZING TO COMPLY WITH NZS 4223.3.2016 STANDARD.

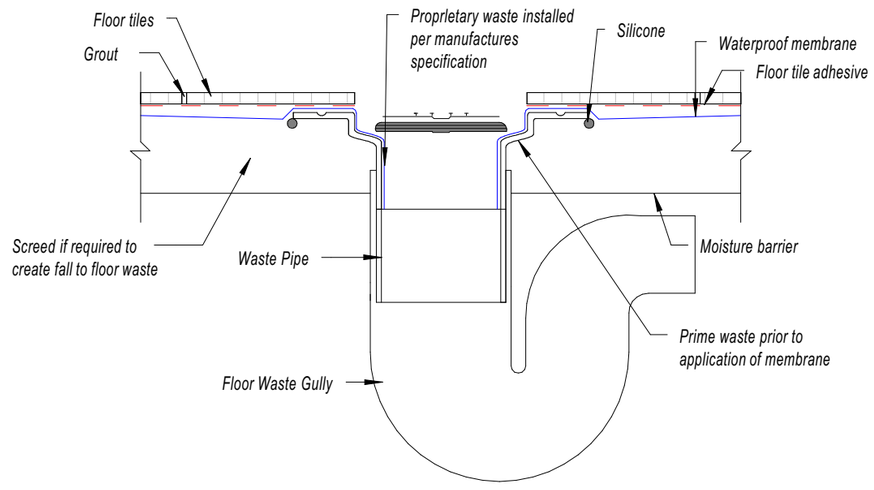
Sikasil® Wet Areas component to be used for silicone sealant



BASINS AND SINKS JOINTS AGAINST WALL LININGS



CORNER DETAIL - TILED WALLS
(Plan View)



FLOOR WASTE OUTLET

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Project Number 19 - 93

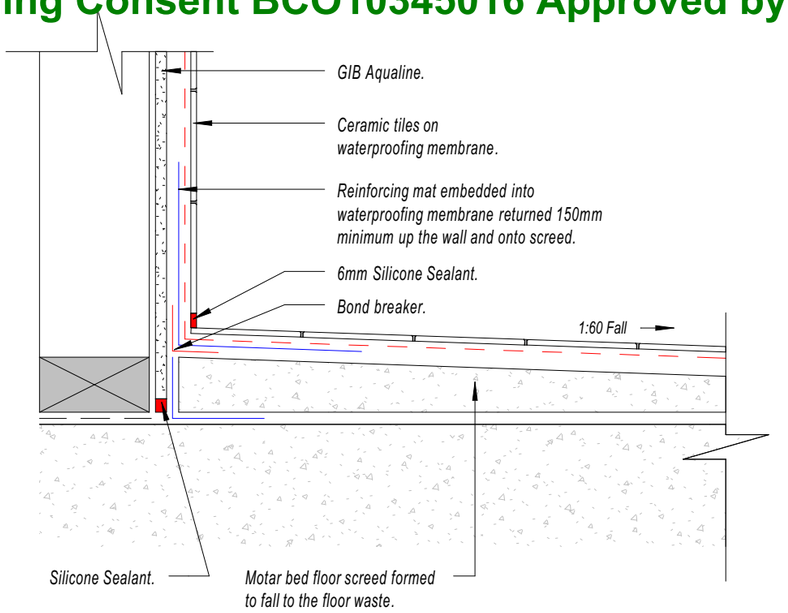
TITLE:
WET AREA IMPERVIOUS TREATMENT DETAILS (Proposed Lot 2)

CLIENT:
PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

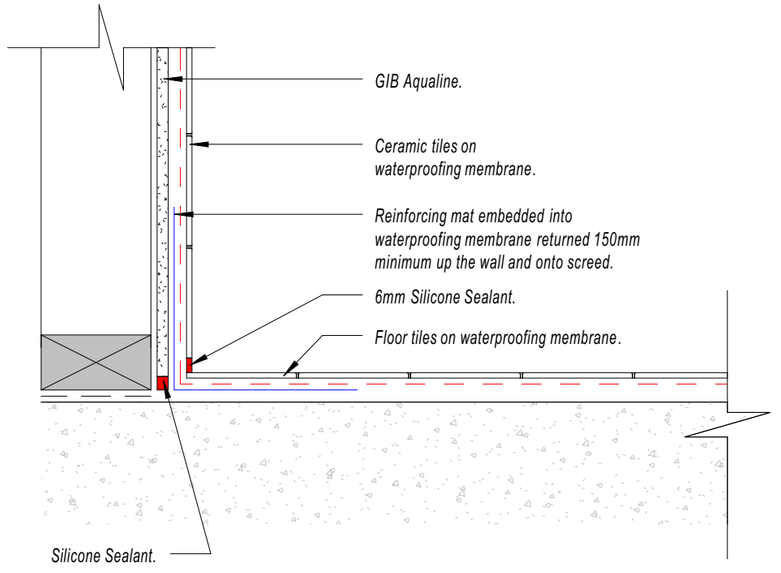
Design By: Wattan
Drawn By: Jared
Date: 28/09/2021
Scale : As Shown

ISSUE FOR BUILDING CONSENT

Drawing No. A25
Revision No. -



CERAMIC TILED WALL AND SHOWER BASE DETAIL
(Conc. Floor)



CERAMIC TILED WALL AND FLOOR DETAIL
(Conc. Floor)

NOTE: WET AREAS

Tiled Concrete floor
[Bathroom & kitchen Floors-TYP.]

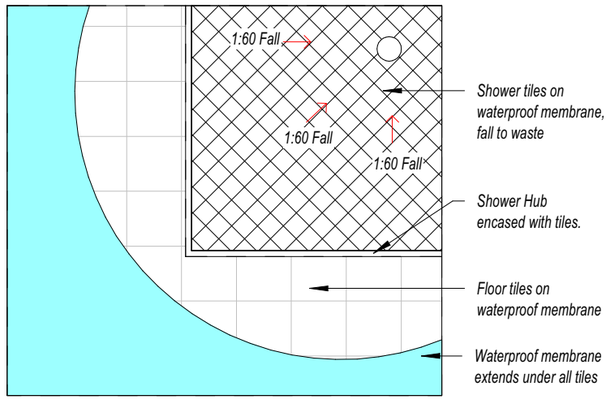
Water proofing method to comply with NZBC E3 and as per manufacturers specification attached with the plans.

All Wet Areas other than Kitchen - Whole floor and full wall tiled over GIB Aqualine.
Kitchen - Walls to have selected tile splash -back.

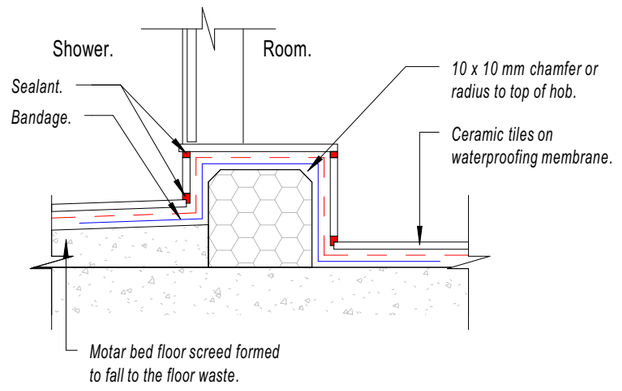
DAMPFIX GOLD
WATERPROOFING MEMBRANE

ALL GLAZING TO COMPLY WITH NZS 4223.3.2016 STANDARD.

Sikasil® Wet Areas component to be used for silicone sealant



TILE IN A SHOWER WITH A CORNER WASTE



CERAMIC TILED SHOWER HOB DETAIL
(Conc. Floor)

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WET AREA IMPERVIOUS TREATMENT DETAILS
(Proposed Lot 2)

CLIENT:
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Scale : As Shown

ISSUE FOR BUILDING CONSENT

Drawing No. A26
Revision No. -

Tile batten fixing for all wind zones								
	Tile batten size	Max span	Spacing	Wind zone				
				Low	Medium	High	Very High	Extra High
LIGHT ROOF	50 x 50	900	370	A	A	B	C	C
HEAVY ROOF	50 x 50	900	370	A	A	A	A	A
	A	1/ 90 X 3.15 Gun Nail						
	B	2/ 90 X 3.15 Gun Nails						
	C	1/ 10g self -drilling screw, 80mm long						

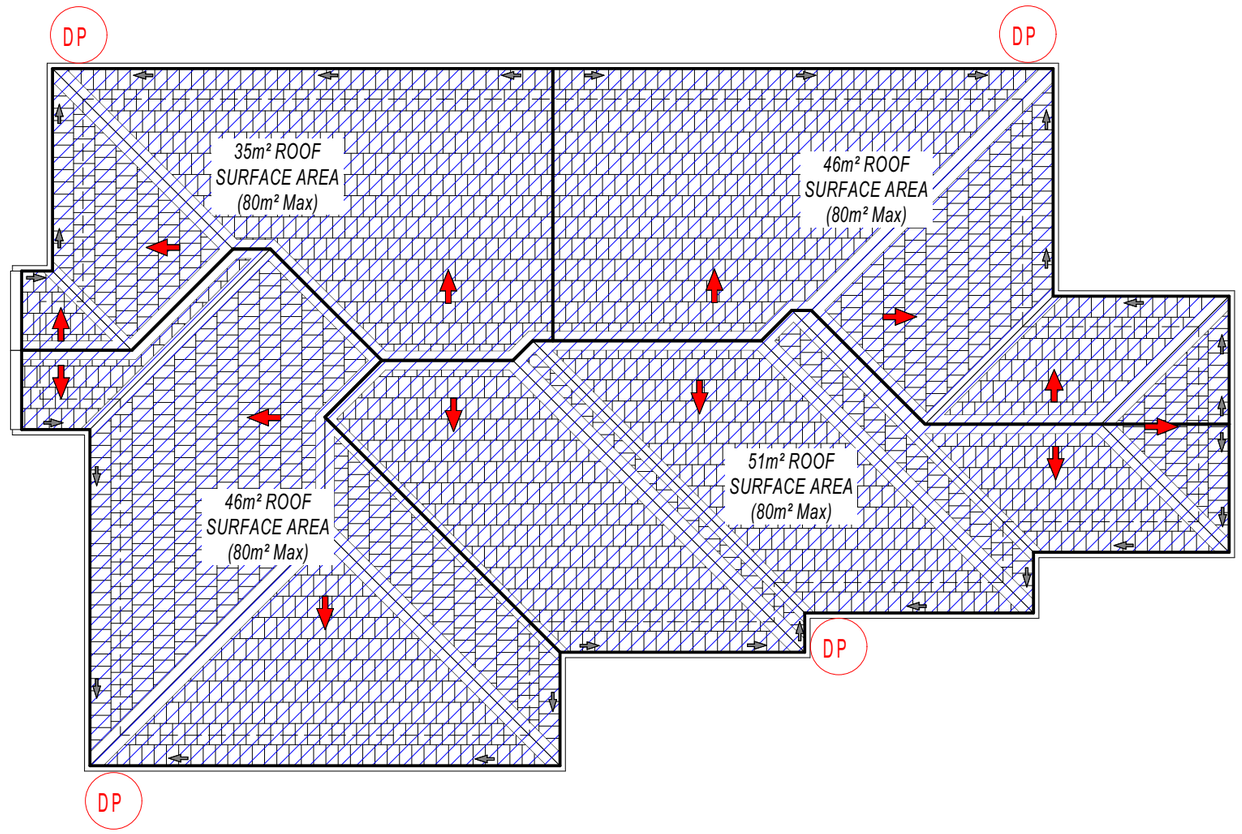
REFER TO MANUFACTURER'S TRUSS LAYOUT PLAN

Table 10.14 - Key to fixing and capacity for rafters, underpurlins, ridge beams and strutting beams.		ROOF TRUSSES,
Fixing type	Fixing to resist uplift	Alternative fixing capacity (kN)
E	2/ 90 X 3.15 skew nails + 2 wire dogs	4.7

Roof: Metal Tile Roofing.
Roof Pitch: 20°
Exterior fascia Gutter
Eaves 450mm from Framing on Ground Floor Level
Or otherwise noted on the floor plans.

*The Roof & Truss to be designed by approved Truss Manufactures for **LOW** wind Zone with confirmation of the type shown & details provided to the Builder & Owner before Manufacturing.*

DP *80Ø DOWNPIPES*



ROOF PLAN
Scale 1:100

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Project Number 19 - 93

TITLE:
ROOF PLAN
(Proposed Lot 2)

CLIENT:
PROPOSED DEVELOPMENT FOR SARWAN KUMAR AT 58 MILTON ROAD, PAPATOETOE, AUCKLAND

Design By: Wattan
Drawn By: Jared
Date: 28/09/2021
Scale : 1:100

ISSUE FOR BUILDING CONSENT

Drawing No. A27
Revision No. -