



PROJECT  
**Dayna Ave Alteration/  
 Addition**

32 Dayna Avenue, Ohauti, Tauranga  
 CLIENT  
**N & J McLaughlin**

DATE PROJECT #  
 7/05/2025 23-030

Working Drawings REV #



**Tauranga City Council**  
**Approved Building Consent Document**  
**BC350434 - Pg 1 of 74**  
**17/06/2025 Renee**

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**Site Details**

Lot 111  
DP 366983  
CT No 271815  
Site Area 1689m<sup>2</sup>

**WIND ZONE** VH  
**EQ ZONE** 1  
**CORROSION ZONE** C



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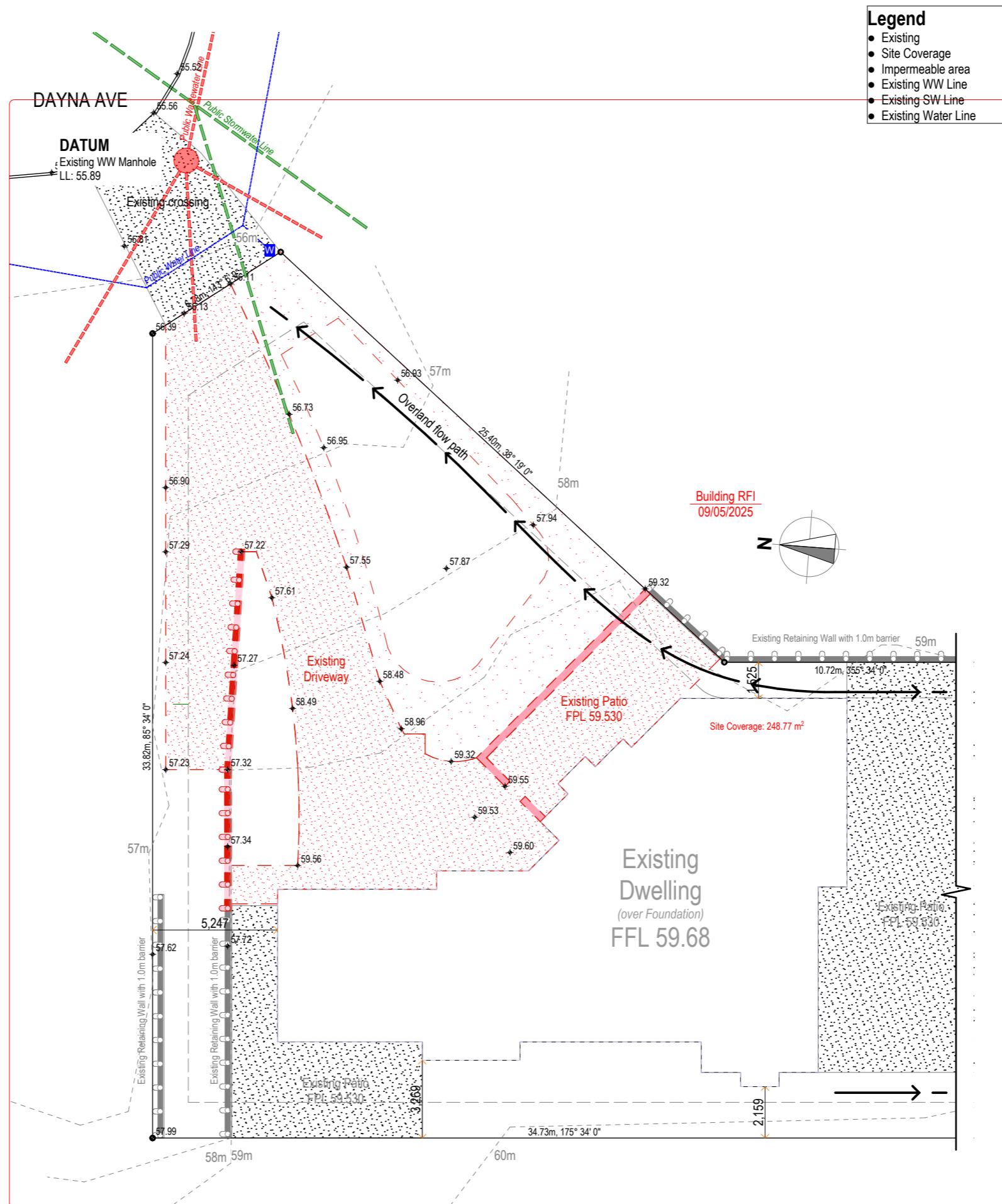
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bruce@parkearchitecture.co.nz

PROJECT  
Dayna Ave Alteration/ Addition  
32 Dayna Avenue, Ohauti, Tauranga  
SHEET TITLE SCALE:  
SITE LOCATION PLAN

CLIENT: N & J McLaughlin  
DRAWN: RF  
PROJECT #: 23-030  
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SHEET:

**A01**

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**Site Details**

Lot 111  
 DP 366983  
 CT No 271815  
 Site Area 1689m²

**WIND ZONE** VH  
**EQ ZONE** 1  
**CORROSION ZONE** C

**COVERAGE**

**Building coverage:**  
 (taken over ground floor cladding  
 and including eaves greater than 600mm)  
 248.77m² / 1689m² = **14.7%**

**GENERAL NOTES**

- Building contractor to locate all boundary pegs and datum prior to construction.
- Ensure finished ground level has a 1:25min fall away from building at for at least 1.0m around it's perimeter.
- Site levels are to NZVD16

**DATUM**

Datum is Existing FFL, RL 59.68

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 ARCHITECTURE

M 021 272 8592 P 07 863 5674  
 bruce@parkerarchitecture.co.nz

PROJECT  
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 32 Dayna Avenue, Ohauti, Tauranga

SHEET TITLE SCALE: 1:200

EXISTING/ DEMOLITION SITE PLAN

CLIENT: N & J McLaughlin

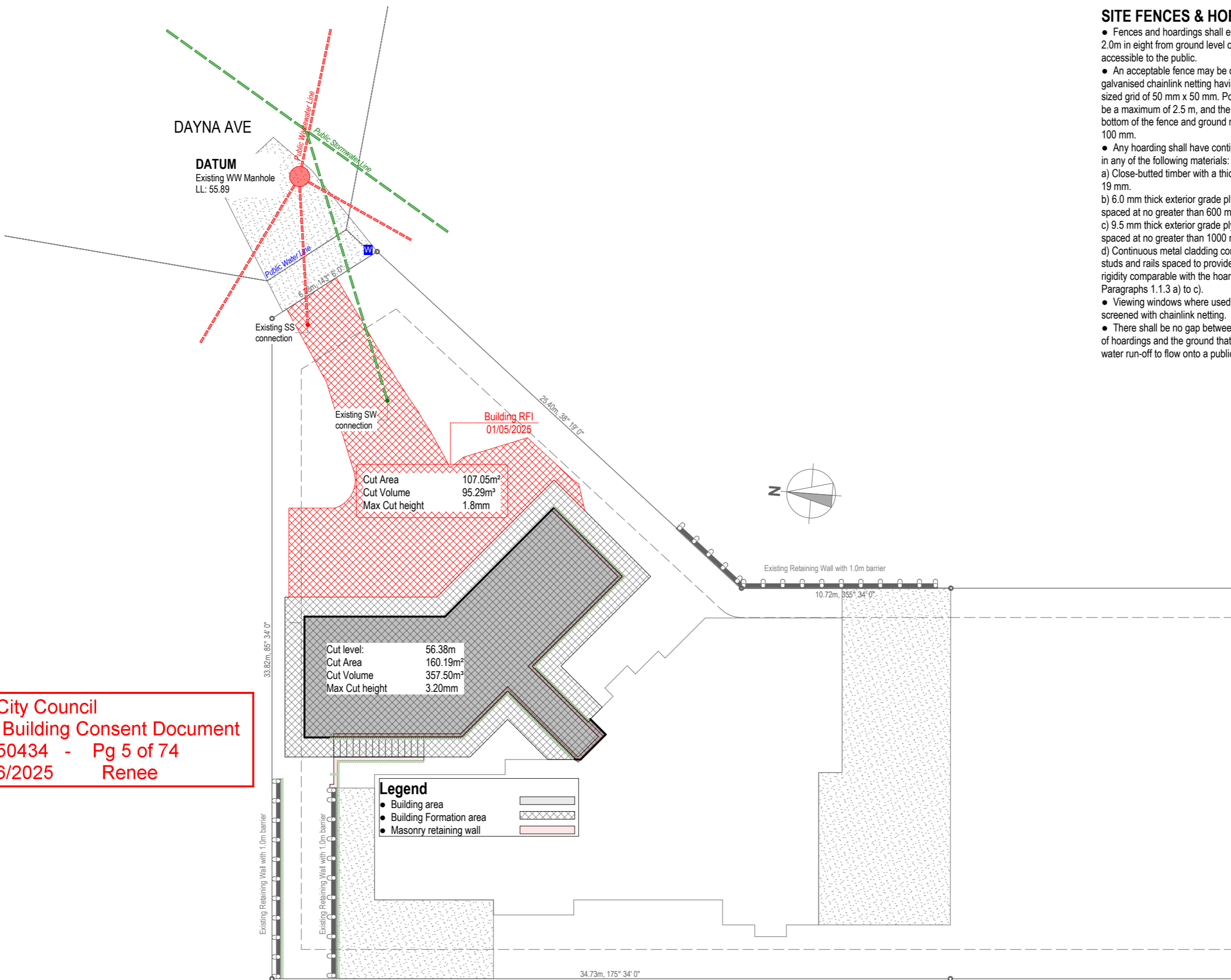
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ISSUED: 12/06/2025

SHEET: **A02**





### SITE FENCES & HORDINGS

- Fences and hoardings shall extend at least 2.0m in eight from ground level on the side accessible to the public.
- An acceptable fence may be constructed with galvanised chainlink netting having a maximum sized grid of 50 mm x 50 mm. Post spacing shall be a maximum of 2.5 m, and the gap between the bottom of the fence and ground no greater than 100 mm.
- Any hoarding shall have continuous cladding in any of the following materials:
  - Close-butted timber with a thickness of at least 19 mm.
  - 6.0 mm thick exterior grade plywood on studs spaced at no greater than 600 mm centres.
  - 9.5 mm thick exterior grade plywood on studs spaced at no greater than 1000 mm centres.
  - Continuous metal cladding constructed with studs and rails spaced to provide strength and rigidity comparable with the hoardings in Paragraphs 1.1.3 a) to c).
- Viewing windows where used shall be screened with chainlink netting.
- There shall be no gap between the lower edge of hoardings and the ground that would allow site-water run-off to flow onto a public footway.

### EROSION & SEDIMENT CONTROL MEASURES

- Erosion and sediment control measures to be put in place in accordance with the requirements of the local TA requirements.
- Restrict access to one entry/exit point with temporary fencing. Ensure all-weather access is provided in a manner that prevents the access becoming a source of sediment
- To avoid local erosion, connect temporary or permanent downpipes to the storm-water system as soon after laying the roof as possible
- Stockpiles should be placed upslope of perimeter controls & covered when not in use.
- Silt fence or other barrier (straw bale, bund etc) to intercept sediment laden runoff. The contours of the site will determine the number and spacing of the silt fences required.
- Divert overland flow away from the site. Works to reduce run off from travelling across the disturbed land.
- Waste concrete and household paint should not be allowed to wash off site.
- Preserve as much grassed area as possible. To reduce sediment discharge and filter sediment from other areas. Once grading is complete, stabilise bare soil as soon as possible.

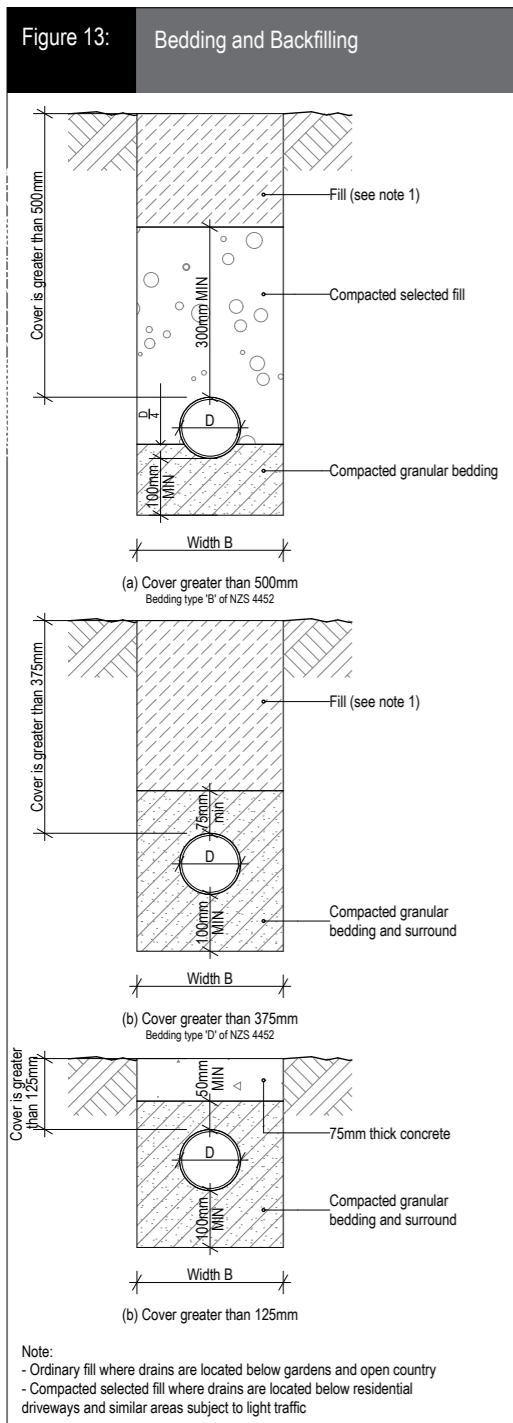
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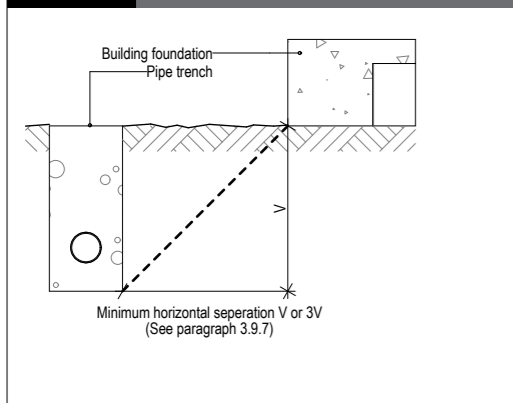
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Dayna Ave Alteration/ Addition  
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SHEET TITLE SCALE: 1:200  
EARTHWORKS PLAN

CLIENT: N & J McLaughlin  
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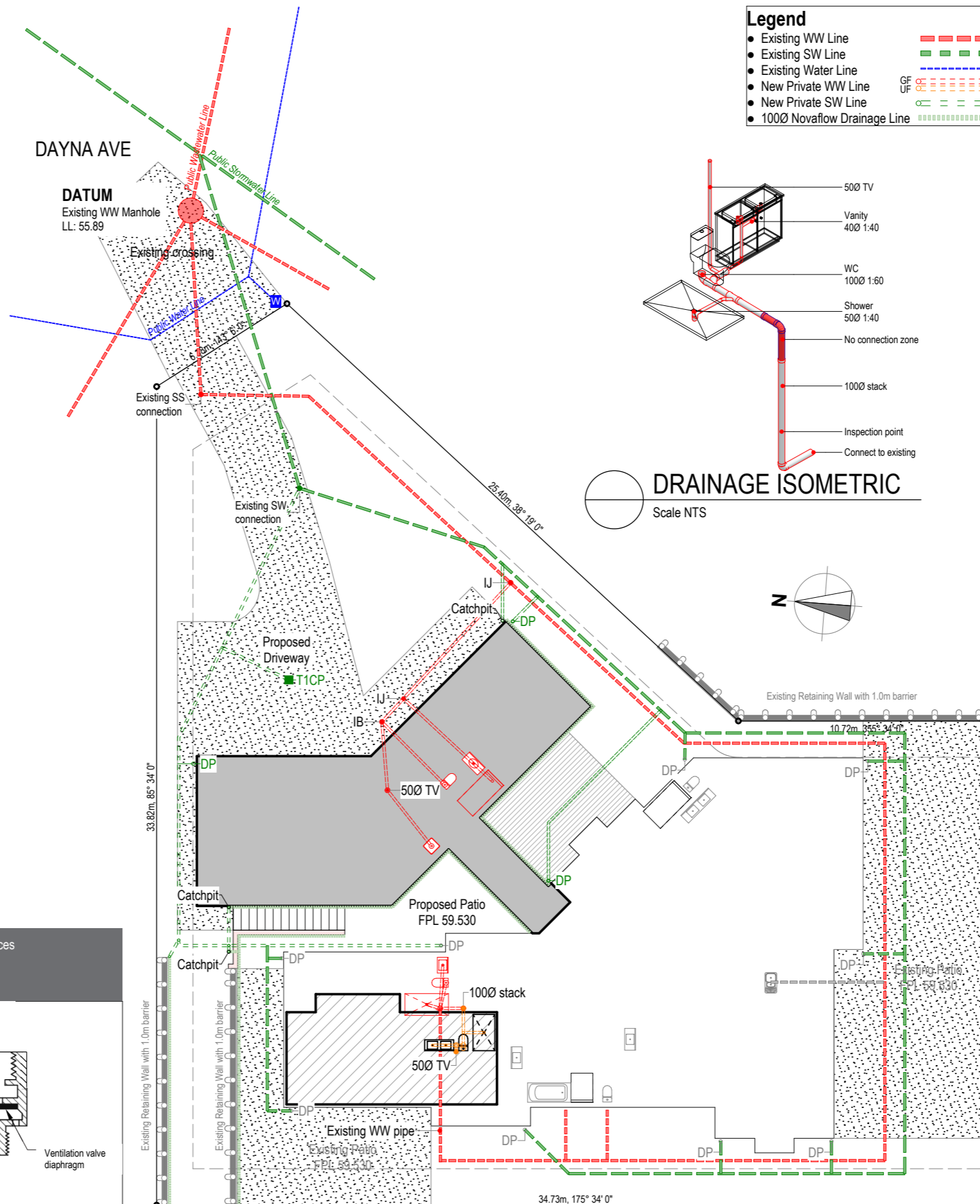
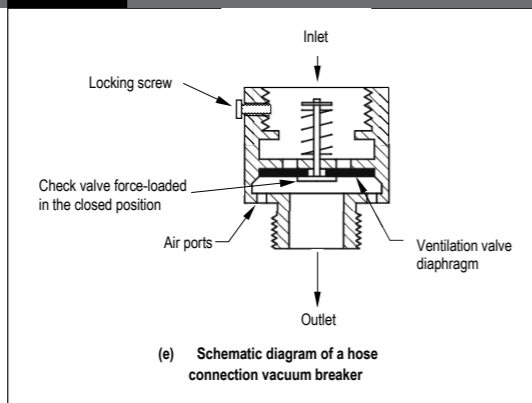
A04



**Figure 14: Relationship of pipe trench to building foundation**  
Paragraphs 3.9.7



**G12 Figure 2: Backflow Prevention Devices**  
Paragraph 3.6.2



- Stormwater Notes**
- All service connections to be located and confirmed on site.
  - New Stormwater drains to be 100mm dia PVC-U with min 1:90 fall
  - Stormwater shall be constructed in accordance with NZBC E1/AS1
  - Ensure stormwater does not flow on to any adjoining property either during or on the completion of the building
  - All pipe sizes, fall, and discharge to be confirmed by qualified drainlayer.
  - All new downpipes to be min 74mm inside dia as per table E1/AS1 Table 5
- E1 Surface Water to comply with E1/AS1**
- Stormwater connections to connection at 1:90 fall
  - Patio / Drive fall to open grate drain, discharging into sump with outlet to stormwater connection
  - Roof drainage: for run off calculations see Roof Plan
  - Trenches as Bedding / Backfill Detail as (E1/AS Fig 13/14)

- Wastewater Notes**
- All service connections to be located and confirmed on site.
  - All plumbing and drainage to comply with NZBC Approved documents G13/AS3 or AS3500-2, where both Solutions are used in conjunction, pipe gradients, Sizes and venting must comply with the worst case requirements.
  - All waste pipe sizes, fall, and discharge to be confirmed by qualified plumber/ drainlayer.
  - Confirm positions of available service cabling etc on site prior to excavation.
  - Verify sewer depth on site before commencement of building.

- Key:**
- IJ: inspection junction
  - IB: inspection bend,
  - GT: gully trap
  - ORG: relief gully trap
  - RE: rodding eye
  - DP: downpipe

- Fixture pipe sizes:**
- Basins 32mm (min 1:40 fall)
  - Sink 40mm (min 1:40 fall)
  - Bath, Shower & Tub 50mm (min 1:40 fall)
  - Toilets 100mm (min 1:60 fall)

- Pipe Notes:**
- All pipes under concrete slabs to be 100Ø min.

- Water Supply Notes**
- Rinnai infinity gas hot water heater installed to exterior wall
  - Exterior hose taps to have permanently attached hose connection vacuum breaker

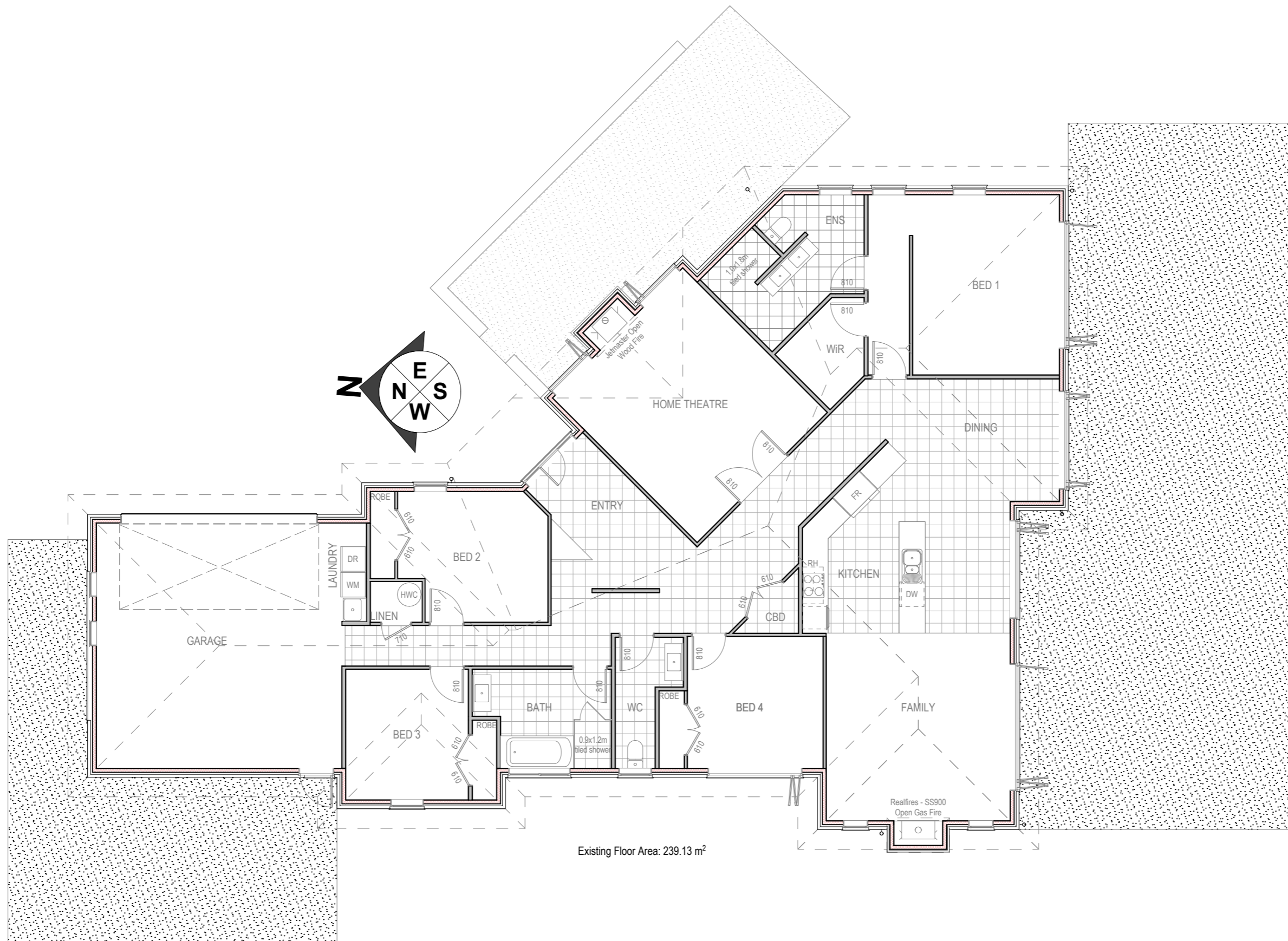
- Water Supply Pipe sizes:**
- Water 10mm (25m run MAX)
  - 15mm (12m run MAX)
  - 20mm (7m run MAX)

**parker**  
ARCHITECTURE  
M 021 272 8592 P 07 863 5674  
bruce@parkearchitecture.co.nz

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SHEET TITLE SCALE: 1:200  
**SERVICES PLAN**

CLIENT: N & J McLaughlin  
DRAWN: RF  
PROJECT #: 23-030  
ISSUED: 7/05/2025  
SHEET: **A05**

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Existing Floor Area: 239.13 m<sup>2</sup>

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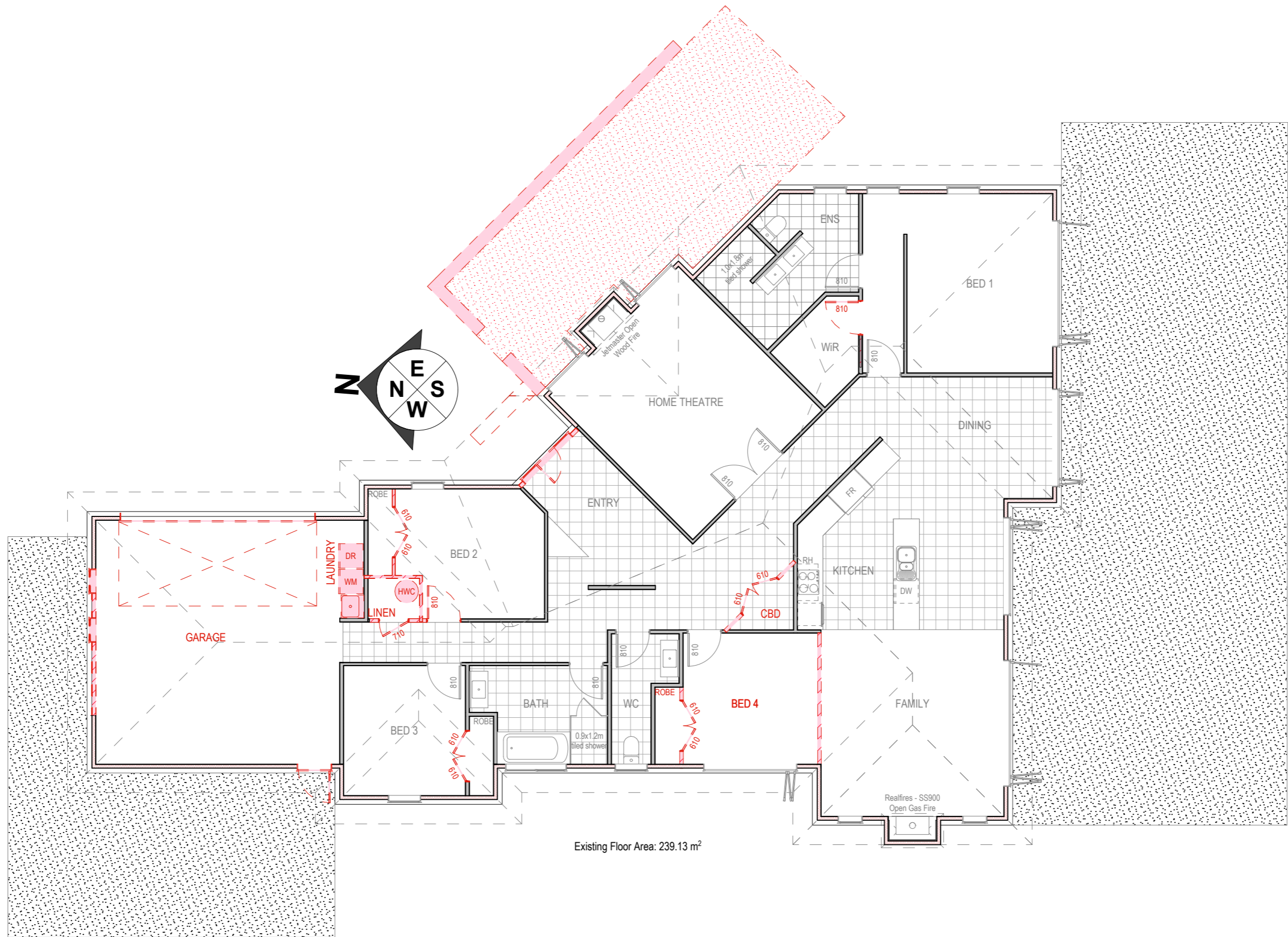
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SHEET TITLE SCALE: 1:100  
EXISTING PLAN

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**A06**



**Demolition Notes**

All works must comply with the Health and Safety in Employment Act 1992 in general and the OSH document: 'approved code of practice for demolition, section 12"

Necessary steps must be taken in supporting any structure when undertaking demolition works. Conduct a thorough site survey before commencing works.

Plumbing to be disconnected and capped by licensed plumber prior to demolition of areas containing plumbing fixtures

Burning of material not permitted.

Erect approved screens wherever penetration of weather, dust and dirt needs to be prevented. Adjust screens as work proceeds.

Protect retained parts of existing buildings, site and site structures, trees and shrubs. Take care in the demolition process to minimise the amount of making good.

Take care to safely and securely prop and brace the structure when removing structural elements until the new supporting structure is fully in place.

**Re-clad notes:**

- 1: A pre-construction meeting to be held prior to any works, to be attended by the builder and draughtperson
- 2: Once the cladding and building wrap has been removed moisture testing will be carried out. Council to be notified prior to remediation works being undertaken to determine if further inspection/ assesment is required
- 3: Any items found showing signs of deterioration will be replaced with 90x45 H1.2 SG8 timber
- 4: New R2.2 insulation and new building wrap to be installed prior to cavity battens and cladding
- 5: Pre-clad inspection as required prior to cladding installation.

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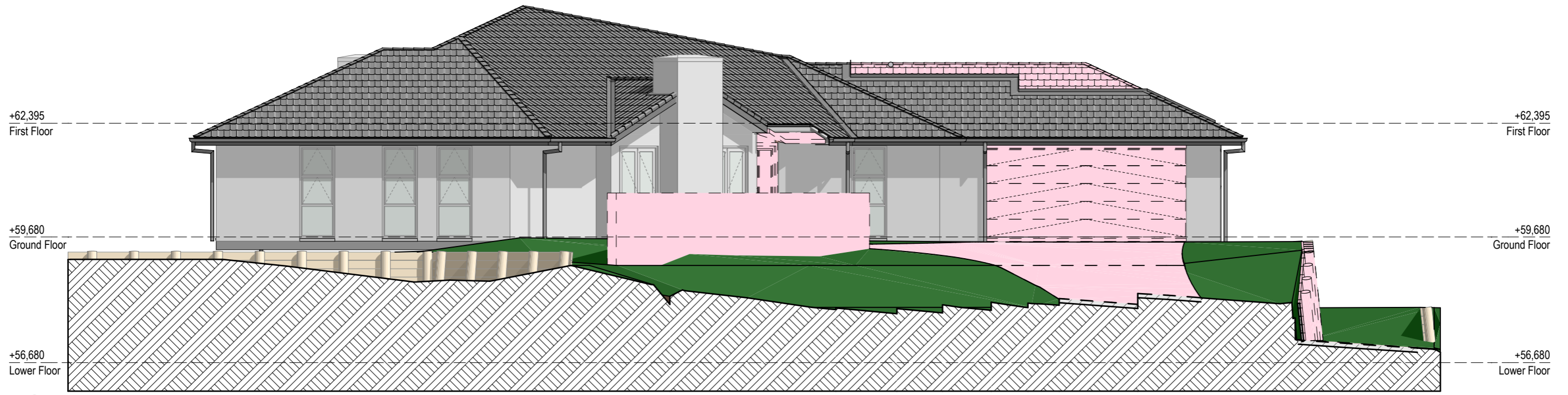
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SHEET TITLE SCALE: 1:100  
**DEMOLITION PLAN**

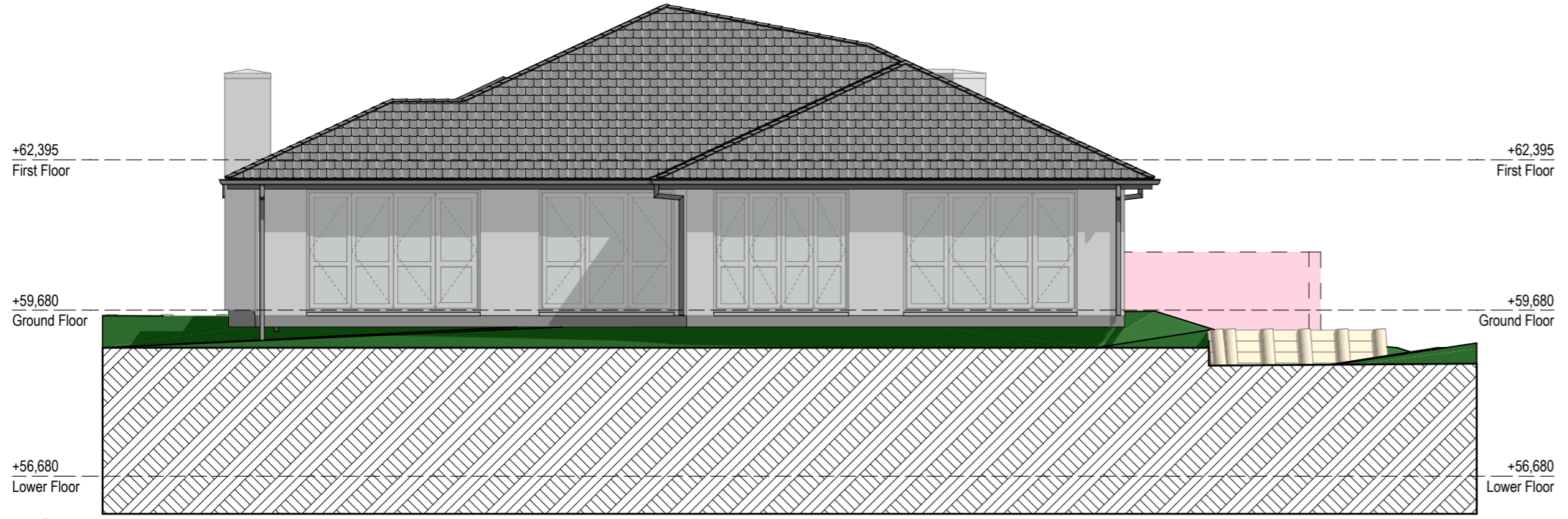
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PROJECT #: 23-030  
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**A07**

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**E EAST ELEVATION**  
 #LayID Scale 1:100



**S SOUTH ELEVATION**  
 #LayID Scale 1:100

**Demolition Notes**  
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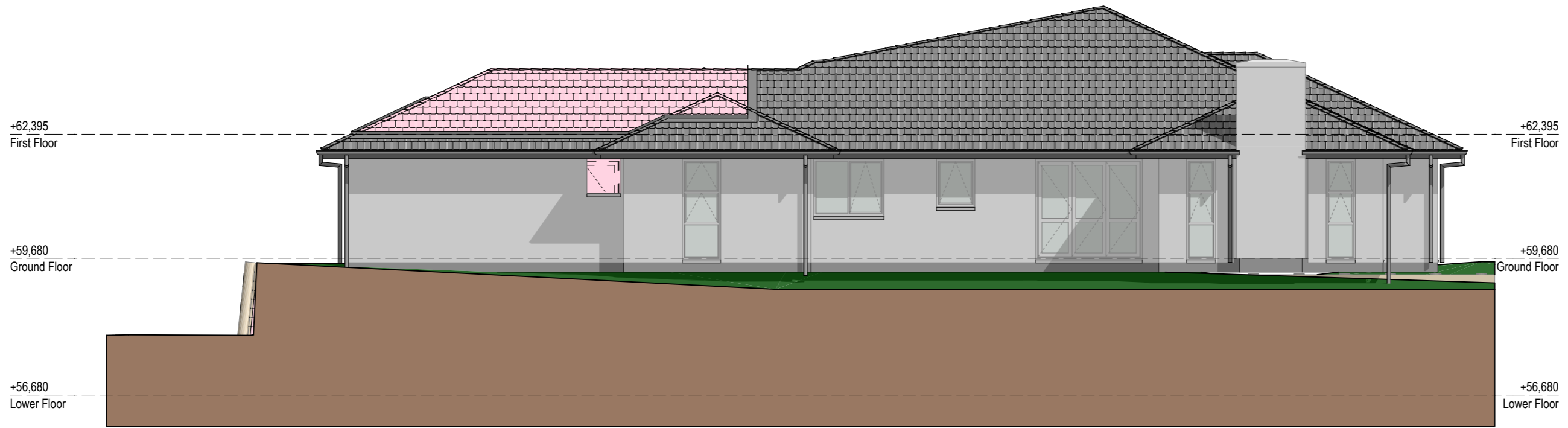
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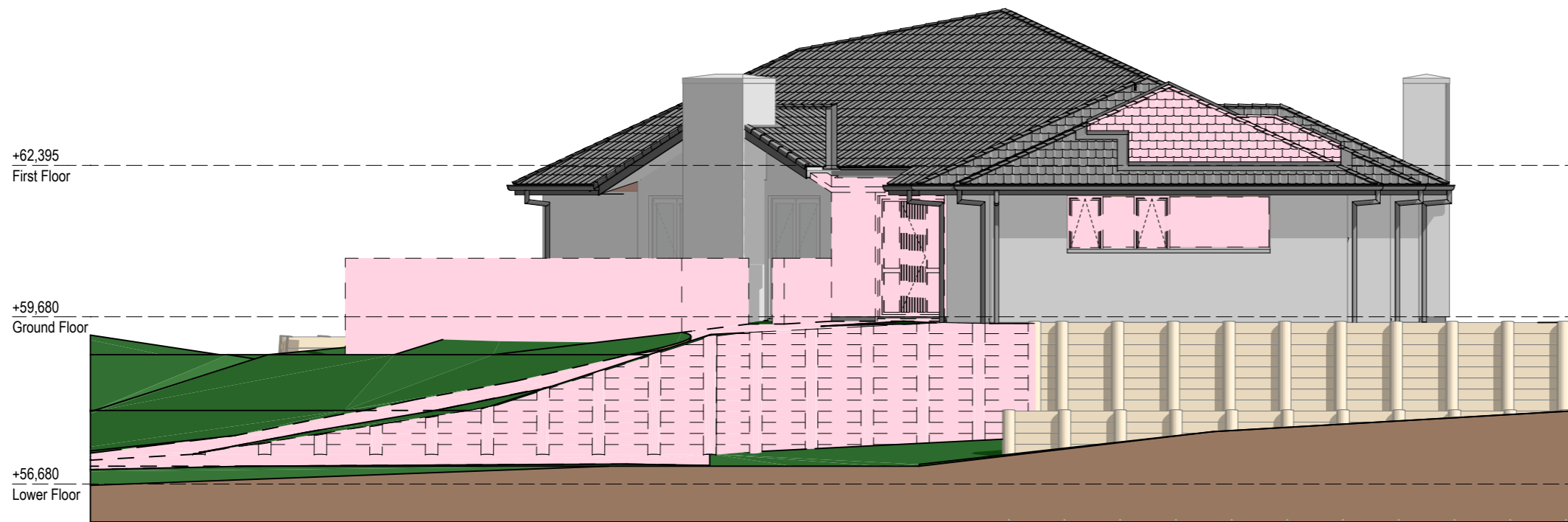
SHEET TITLE SCALE: 1:100  
 DEMOLITION ELEVATIONS

CLIENT: N & J McLaughlin  
 DRAWN: RF  
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**W WEST ELEVATION**  
 #LayID Scale 1:100



**N NORTH ELEVATION**  
 #LayID Scale 1:100

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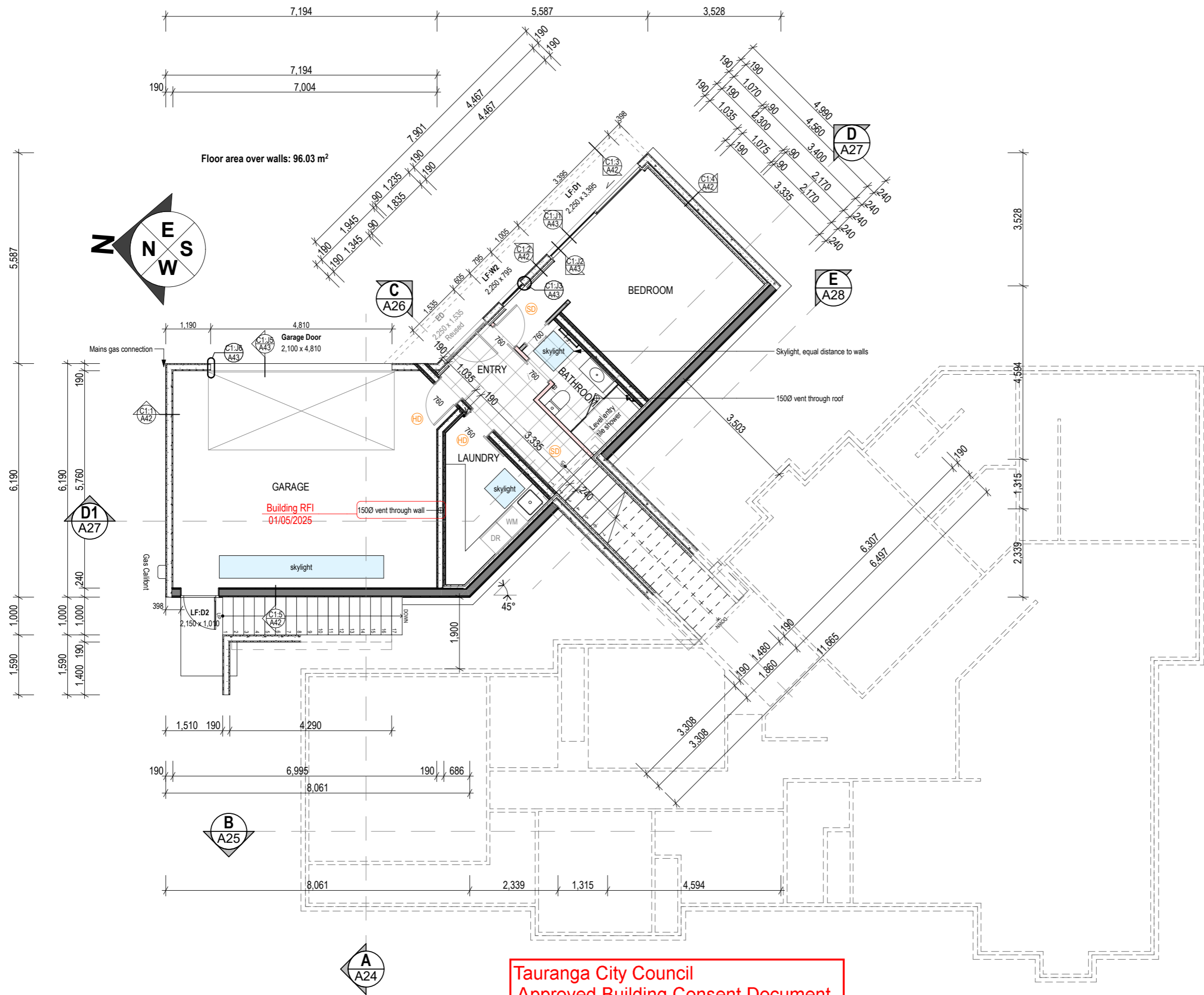
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**parker**  
 ARCHITECTURE  
 M 021 272 8592 P 07 863 5674  
 bruce@parkearchitecture.co.nz

PROJECT  
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SHEET TITLE SCALE: 1:100  
 DEMOLITION ELEVATIONS

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 DRAWN: RF  
 PROJECT #: 23-030  
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 SHEET: **A09**



Floor area over walls: 96.03 m<sup>2</sup>

Building RFI  
01/05/2025

Building RFI  
01/05/2025

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BC350434 - Pg 11 of 74  
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**Floor Plan Notes**

- Contractor to check all dimensions and levels before commencing construction. Any ambiguities to be referred to designer.
- All work to be comply with NZS 3604 & NZBC.
- Read these drawings in conjunction with Engineers drawings and specifications.
- All timber to be a minimum stress grade SG8

**BUILDING CODE COMPLIANCE.**

- E3 Internal Moisture**
  - Laundry benchtops to be laminate.
- F7 Warning systems**
  - Interconnected domestic smoke alarms/ heat detectors installed per NZS4514:2121.
- G4 Ventilation**
  - Mechanical extract ventilation to Kitchen, bathrooms and Laundry in addition to opening windows. Mechanical extract fans and associated ducting must have a flowrate of not less than 25L/s for showers and baths, and 50 L/s for cooktops.
  - Natural Ventilation to occupied spaces exceeds 5% of floor space
- G8 Artificial Lighting**
  - Access lighting to comply with G8v Illuminance to a minimum of 20 Lux.
  - Downlights are to be CA or IC-F rated

**Framing (High wind zone)**

- All framing to be H1.2, unless otherwise stated.
- Nogging @ 800crs.
- Loadbearing studs Single or upper storey:  
Up to 2.7m - SG8 90x45 at 600 crs.
- Non loadbearing studs:  
Up to 2.7m - SG8 90x45 at 600 crs.
- 70x45 H1.2 strapping @ 600crs over 50mm PIR insulation to exterior masonry walls excluding garage
- 30mm PIR to exterior of masonry walls below ground level
- 70x45 H1.2 strapping @ 600crs over DPC to interior masonry walls excluding garage

**Linings**

- Wet areas (use Gib Aqualine)  
Walls 10mm / Ceiling 13mm
- Dry areas (use Gib Standard)  
Walls 10mm / Ceiling 13mm

**Internal door heights**

Internal door leaf heights are 1980 unless noted otherwise.

**Stairs**

- Exterior - Common & Main Private**  
Stairs to have a rise of 190mm, 280mm going and 20mm nosing.
- Entry - Accessible**  
Stairs to have a rise of 180mm, 320mm going and 20mm nosing.
- Handrail**  
50Ø timber handrail on brackets

**Finishing Lines**

- 40x10 single bevel architrave.
- 60x10 single bevel skirting
- Square stopped ceiling-wall junction to all areas excluding cupboards/ wardrobes
- 40x18mm bevelled cornice to cupboards/ wardrobes scotia

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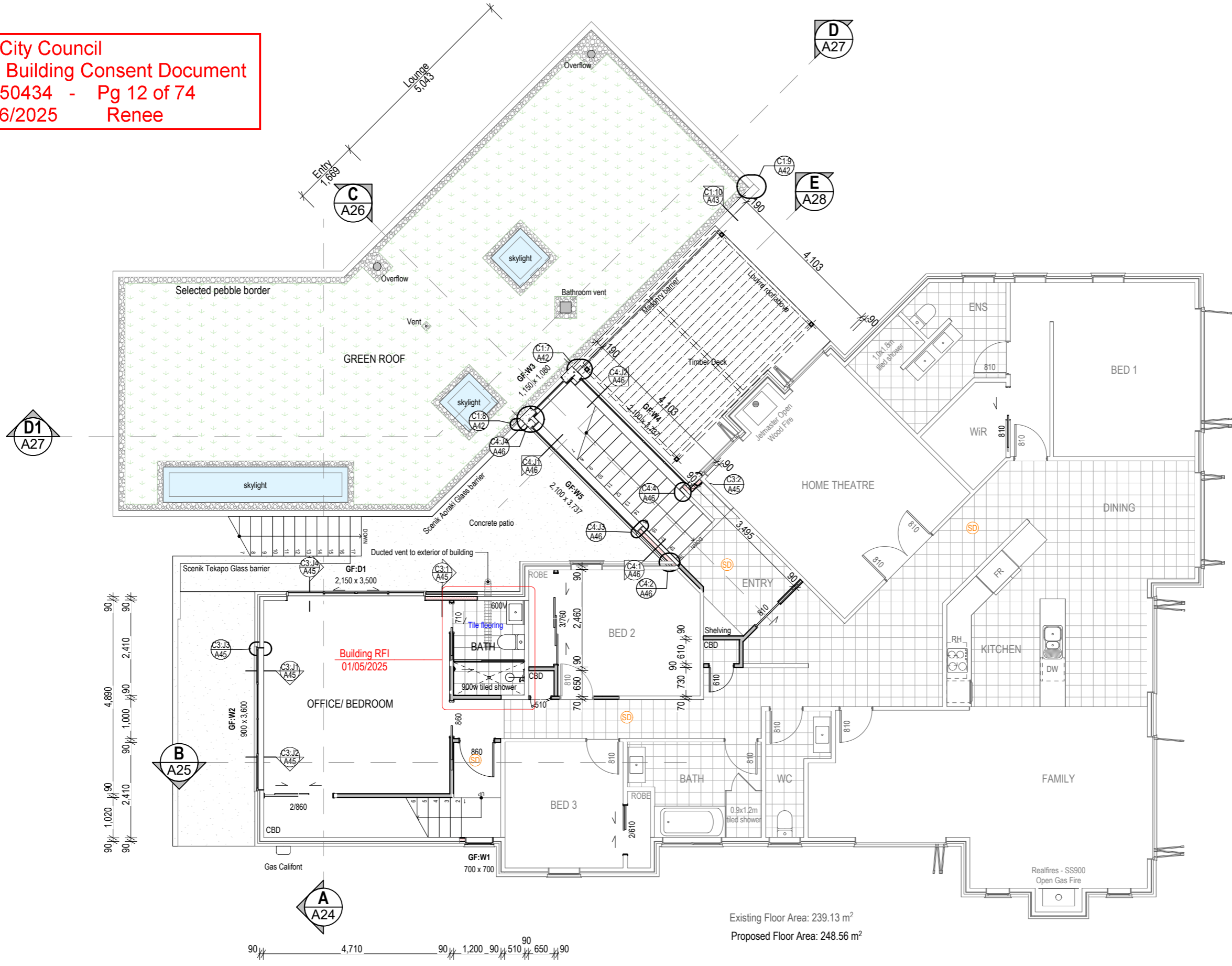
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SHEET TITLE SCALE: 1:100  
**PROPOSED LOWER FLOOR**

CLIENT: N & J McLaughlin  
DRAWN: RF  
PROJECT #: 23-030  
ISSUED: 7/05/2025  
SHEET:

**A10**

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**17/06/2025 Renee**



Existing Floor Area: 239.13 m<sup>2</sup>  
 Proposed Floor Area: 248.56 m<sup>2</sup>

- Floor Plan Notes**
- Contractor to check all dimensions and levels before commencing construction. Any ambiguities to be referred to designer.
  - All work to be comply with NZS 3604 & NZBC.
  - Read these drawings in conjunction with Engineers drawings and specifications.
  - All timber to be a minimum stress grade SG8

- BUILDING CODE COMPLIANCE.**
- F7 Warning systems** (SD) (ID)
- Interconnected domestic smoke alarms/ heat detectors installed per NZS4514:2121.
- G4 Ventilation**
- Mechanical extract ventilation to Kitchen, bathrooms and Laundry in addition to opening windows. Mechanical extract fans and associated ducting must have a flowrate of not less than 25L/s for showers and baths, and 50 L/s for cooktops.
  - Natural Ventilation to occupied spaces exceeds 5% of floor space
- G8 Artificial Lighting**
- Access lighting to comply with G8v Illuminance to a minimum of 20 Lux
  - Downlights are to be CA or IC-F rated

- Framing (Very High wind zone)**
- All framing to be H1.2, unless otherwise stated.
- Loadbearing studs lower of 2 storey:
- Up to 2.4m - SG8 90x45 at 400 crs
  - Up to 2.7m - SG8 90x45 at 300 crs
- Non loadbearing studs:
- Up to 2.4m - SG8 90x45 at 600 crs
  - Up to 2.7m - SG8 90x45 at 600 crs

**Linings**

Wet areas (use Gib Aqualine)  
 Walls 10mm / Ceiling 13mm

Dry areas (use Gib Standard)  
 Walls 10mm / Ceiling 13mm

Building RFI  
01/05/2025

**Internal door heights**

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**Stairs**

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Stairs to have a rise of 190mm, 280mm going and 20mm nosing.

**Handrail**

500 timber handrail on brackets

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  - 60x10 single bevel skirting
  - Square stopped ceiling-wall junction to all areas excluding cupboards/ wardrobes
  - 40x18mm bevelled cornice to cupboards/ wardrobes scotia

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M 021 272 8592 P 07 863 5674  
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SHEET TITLE SCALE: 1:100  
**PROPOSED GROUND FLOOR**

CLIENT: N & J McLaughlin

DRAWN: RF

PROJECT #: 23-030

ISSUED: 7/05/2025

SHEET:

**A11**

**Floor Plan Notes**

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 - Up to 2.4m - SG8 90x45 at 400 crs  
 - Up to 2.7m - SG8 90x45 at 300 crs  
 Non loadbearing studs:  
 - Up to 2.4m - SG8 90x45 at 600 crs  
 - Up to 2.7m - SG8 90x45 at 600 crs

**Linings**  
 Wet areas (use Gib Aqualine)  
 Walls 10mm / Ceiling 13mm  
 Dry areas (use Gib Standard)  
 Walls 10mm / Ceiling 13mm

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**Internal door heights**  
 Internal door leaf heights are 1980 unless noted otherwise.

**Stairs**  
**Interior - Common & Main Private**  
 Stairs to have a rise of 190mm, 280mm going and 20mm nosing.  
**Handrail**  
 500 timber handrail on brackets

**Finishing Lines**

- 40x10 single bevel architrave.
- 60x10 single bevel skirting
- Square stopped ceiling-wall junction to all areas excluding cupboards/ wardrobes
- 40x18mm bevelled cornice to cupboards/ wardrobes scotia

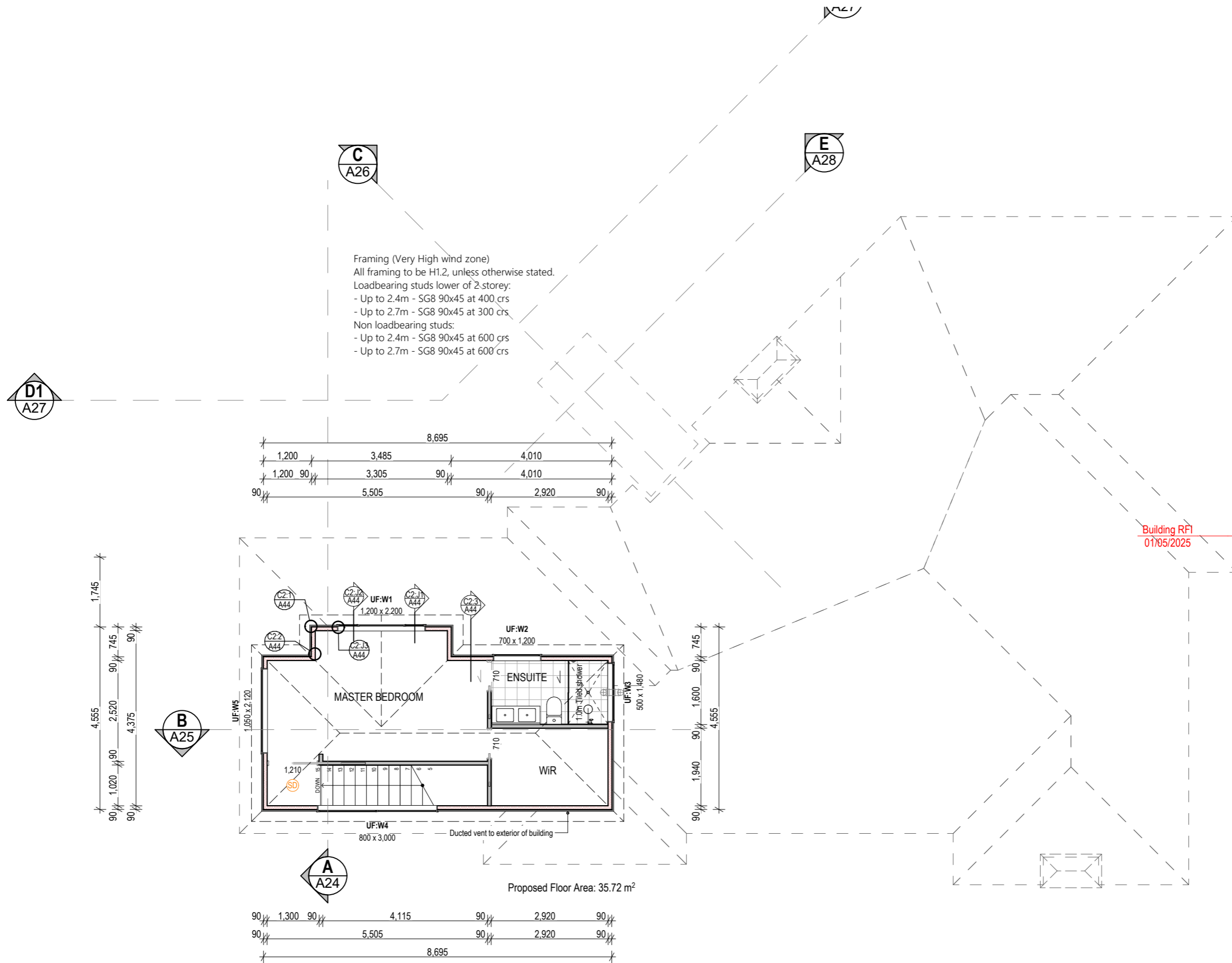
**parker**  
 ARCHITECTURE

M 021 272 8592 P 07 863 5674  
 bruce@parkearchitecture.co.nz

PROJECT  
 Dayna Ave Alteration/ Addition  
 32 Dayna Avenue, Ohauti, Tauranga  
 SHEET TITLE SCALE: 1:100  
**PROPOSED UPPER FLOOR**

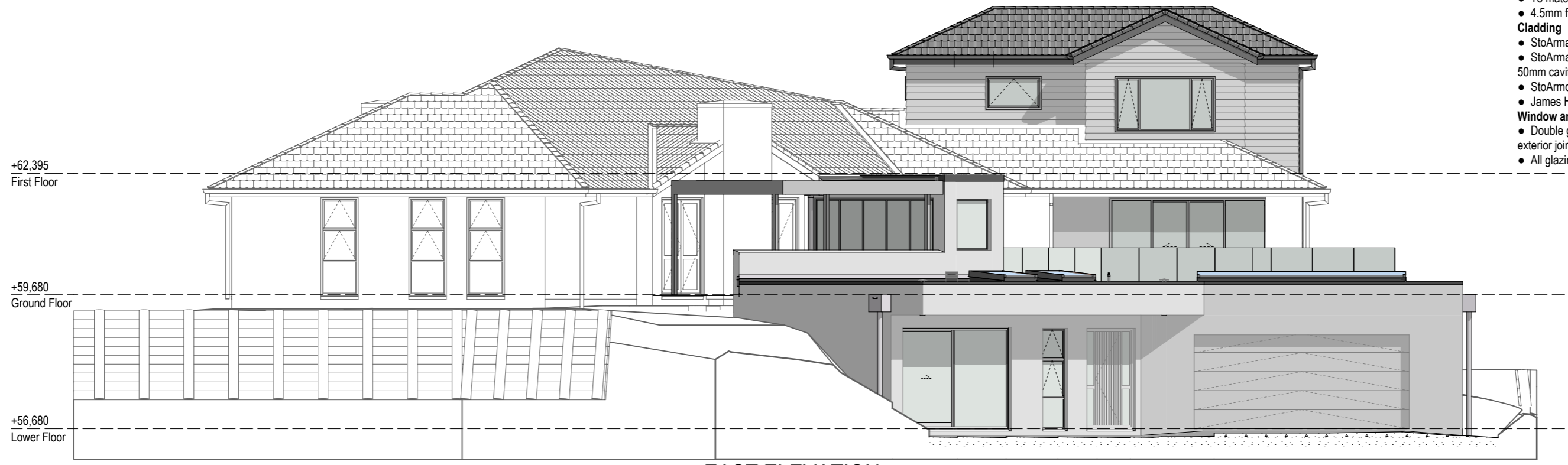
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 PROJECT #: 23-030  
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 SHEET:

**A12**



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**17/06/2025 Renee**

- Elevation Notes:**
- Roof Cladding**
    - Concrete tile roofing to match existing
    - Flashings to match existing
    - Nuralite Green roof system
    - Nuralite 3PM membrane roof system
  - Fascia and Gutter**
    - To match existing
    - 4.5mm fibre cement soffit lining
  - Cladding**
    - StoArmat Miral plaster system on masonry wall
    - StoArmat Miral plaster system on brick veneer over 50mm cavity
    - Sto Armour facade system over 40mm cavity
    - James Hardie Linea weatherboard on 20mm cavity
  - Window and Door joinery**
    - Double glazed thermally broken aluminium framed exterior joinery
    - All glazing to comply with NZS 4223.3 & AS/NZ S2208



**EAST ELEVATION**



**SOUTH ELEVATION**

**Upper floor addition**

Risk Factor	Description	Risk Score
Wind Zone	Very High	H 2
Number of Storeys	2-Storey	H 2
Roof/Wall Intersection Design	Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower end of aprons, chimneys, dormers)	VH 5
Eaves Width	100mm - 450mm wide	VH 5
Envelope Complexity	Simple rectangular with single cladding type.	L 0
Deck Design	None	L 0
<b>Total Score: 14</b>		

**Selected Cladding:** Bevel back timber weatherboard over nominal 20mm drained cavity

**Lower floor addition**

Risk Factor	Description	Risk Score
Wind Zone	Very High	H 2
Number of Storeys	Single Storey	L 0
Roof/Wall Intersection Design	Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower end of aprons, chimneys, dormers)	VH 5
Eaves Width	0-100mm wide	VH 5
Envelope Complexity	Includes junctions not covered in the roof/wall junctions.	VH 6
Deck Design	Porch at ground floor level	L 0
<b>Total Score: 18</b>		

**Selected Cladding:** Bevel back timber weatherboard over nominal 20mm drained cavity

parker

ARCHITECTURE

M 021 272 8592 P 07 863 5674  
bruce@parkearchitecture.co.nz

PROJECT  
 Dayna Ave Alteration/ Addition  
 32 Dayna Avenue, Ohauti, Tauranga

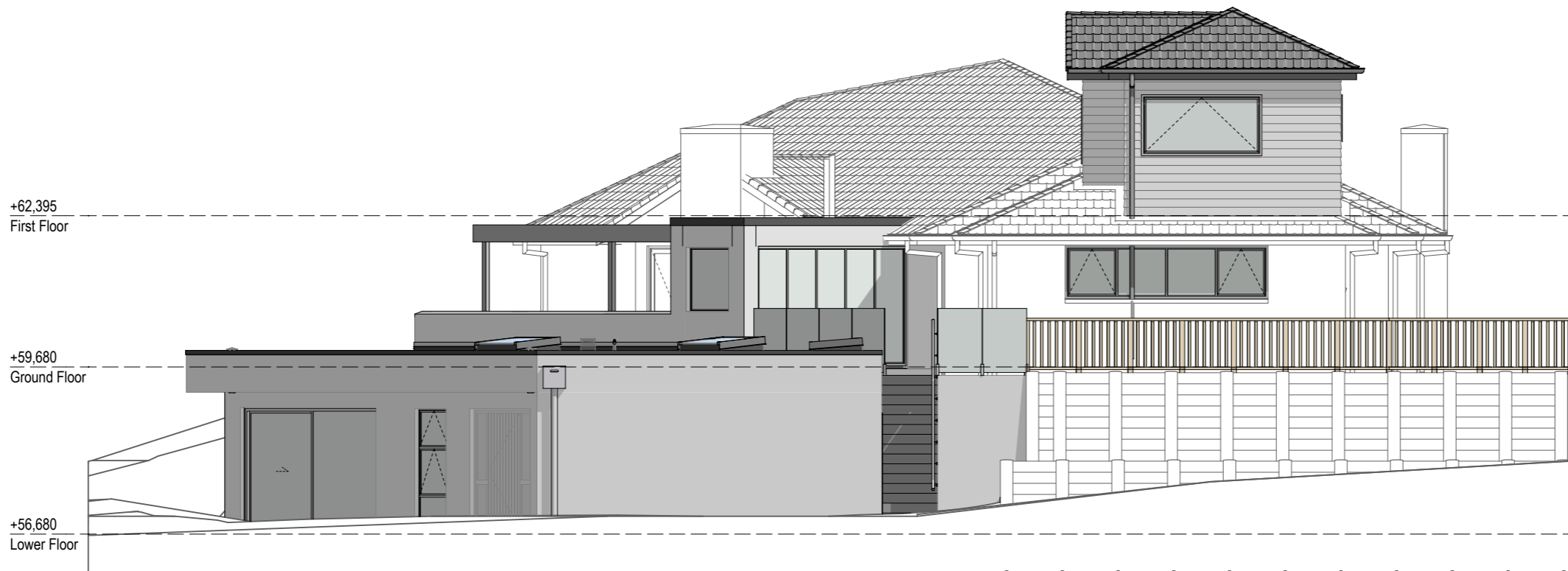
SHEET TITLE: ELEVATIONS SCALE: 1:100

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 DRAWN: RF  
 PROJECT #: 23-030  
 ISSUED: 7/05/2025  
 SHEET:



WEST ELEVATION

- Elevation Notes:**
- Roof Cladding**
    - Concrete tile roofing to match existing
    - Flashings to match existing
    - Nuralite Green roof system
    - Nuralite 3PM membrane roof system
  - Fascia and Gutter**
    - To match existing
    - 4.5mm fibre cement soffit lining
  - Cladding**
    - StoArmat Miral plaster system on masonry wall
    - StoArmat Miral plaster system on brick veneer over 50mm cavity
    - StoArmour facade system over 40mm cavity
    - James Hardie Linea weatherboard on 20mm cavity
  - Window and Door joinery**
    - Double glazed thermally broken aluminium framed exterior joinery
    - All glazing to comply with NZS 4223.3 & AS/NZ S2208



NORTH ELEVATION

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**Upper floor addition**

Risk Factor	Description	Risk Score
Wind Zone	Very High	H 2
Number of Storeys	2-Storey	H 2
Roof/Wall Intersection Design	Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower end of aprons, chimneys, dormers)	VH 5
Eaves Width	100mm - 450mm wide	VH 5
Envelope Complexity	Simple rectangular with single cladding type.	L 0
Deck Design	None	L 0
<b>Total Score:</b>		<b>14</b>

**Selected Cladding:** Bevel back timber weatherboard over nominal 20mm drained cavity

**Lower floor addition**

Risk Factor	Description	Risk Score
Wind Zone	Very High	H 2
Number of Storeys	Single Storey	L 0
Roof/Wall Intersection Design	Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower end of aprons, chimneys, dormers)	VH 5
Eaves Width	0-100mm wide	VH 5
Envelope Complexity	Includes junctions not covered in the roof/wall junctions.	VH 6
Deck Design	Porch at ground floor level	L 0
<b>Total Score:</b>		<b>18</b>

**Selected Cladding:** Bevel back timber weatherboard over nominal 20mm drained cavity

**parker**  
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M 021 272 8592 P 07 863 5674  
 bruce@parkearchitecture.co.nz

PROJECT  
 Dayna Ave Alteration/ Addition  
 32 Dayna Avenue, Ohauti, Tauranga

SHEET TITLE SCALE: 1:100

ELEVATIONS

CLIENT: N & J McLaughlin

DRAWN: RF

PROJECT #: 23-030

ISSUED: 7/05/2025

SHEET:

A14



- Elevation Notes:**
- Roof Cladding**
    - Concrete tile roofing to match existing
    - Flashings to match existing
    - Nuralite Green roof system
    - Nuralite 3PM membrane roof system
  - Fascia and Gutter**
    - To match existing
    - 4.5mm fibre cement soffit lining
  - Cladding**
    - StoArmat Miral plaster system on masonry wall
    - StoArmat Miral plaster system on brick veneer over 50mm cavity
    - StoArmour facade system over 40mm cavity
    - James Hardie Linea weatherboard on 20mm cavity
  - Window and Door joinery**
    - Double glazed thermally broken aluminium framed exterior joinery
    - All glazing to comply with NZS 4223.3 & AS/NZ S2208

**NE NORTHEAST ELEVATION**  
#LayID Scale NTS

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**Upper floor addition**

Risk Factor	Description	Risk Score
Wind Zone	Very High	H 2
Number of Storeys	2-Storey	H 2
Roof/Wall Intersection Design	Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower end of aprons, chimneys, dormers)	VH 5
Eaves Width	100mm - 450mm wide	VH 5
Envelope Complexity	Simple rectangular with single cladding type.	L 0
Deck Design	None	L 0
<b>Total Score: 14</b>		

Selected Cladding: Bevel back timber weatherboard over nominal 20mm drained cavity

**Lower floor addition**

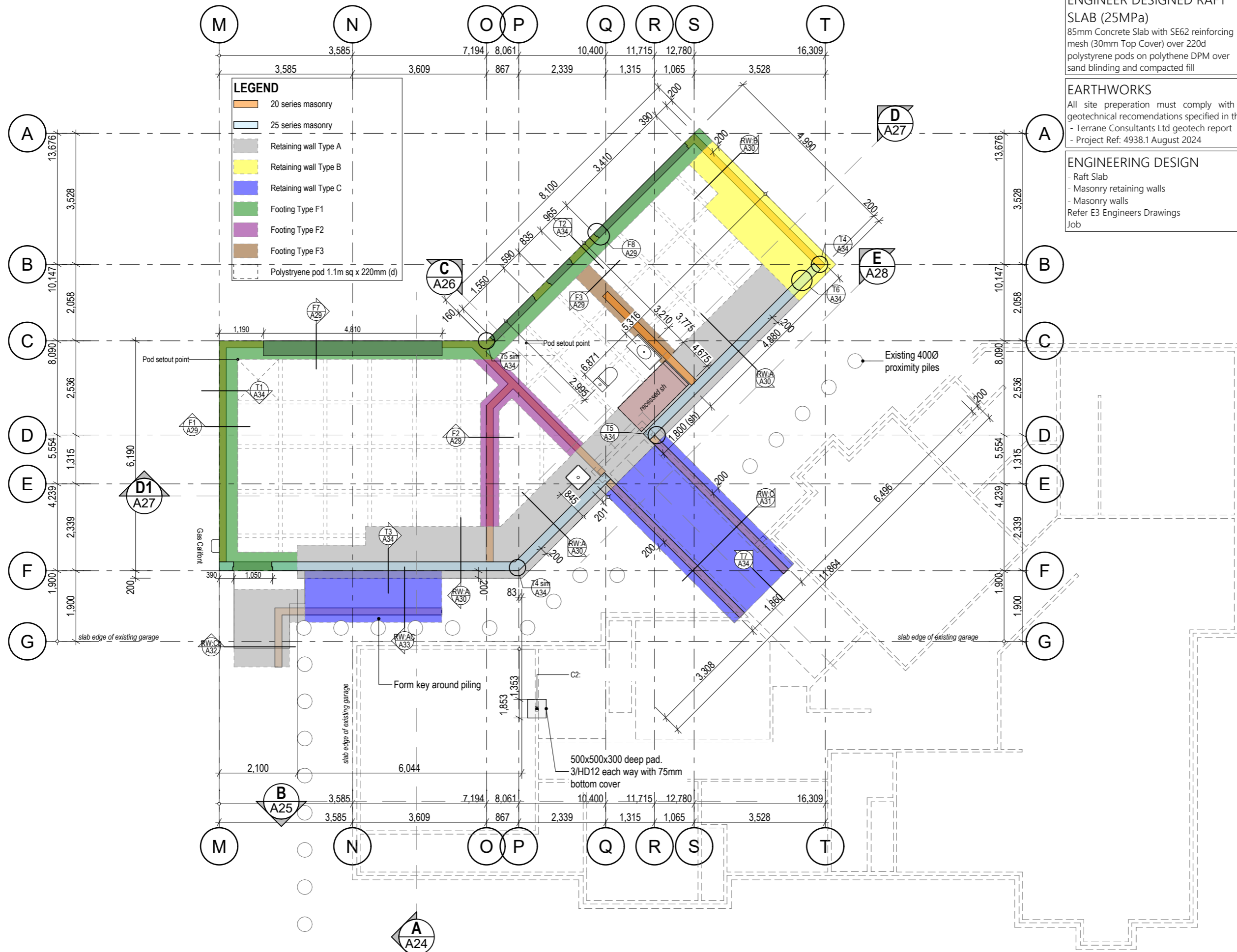
Risk Factor	Description	Risk Score
Wind Zone	Very High	H 2
Number of Storeys	Single Storey	L 0
Roof/Wall Intersection Design	Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower end of aprons, chimneys, dormers)	VH 5
Eaves Width	0-100mm wide	VH 5
Envelope Complexity	Includes junctions not covered in the roof/wall junctions.	VH 6
Deck Design	Porch at ground floor level	L 0
<b>Total Score: 18</b>		

Selected Cladding: Bevel back timber weatherboard over nominal 20mm drained cavity

**parker**  
ARCHITECTURE  
M 021 272 8592 P 07 863 5674  
bruce@parkearchitecture.co.nz

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ELEVATIONS

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**ENGINEER DESIGNED RAFT SLAB (25MPa)**  
 85mm Concrete Slab with SE62 reinforcing mesh (30mm Top Cover) over 220d polystyrene pods on polythene DPM over sand blinding and compacted fill

**EARTHWORKS**  
 All site preparation must comply with all geotechnical recommendations specified in the - Terrane Consultants Ltd geotech report - Project Ref: 4938.1 August 2024

**ENGINEERING DESIGN**  
 - Raft Slab  
 - Masonry retaining walls  
 - Masonry walls  
 Refer E3 Engineers Drawings Job

**FOUNDATION NOTES**

- Site Preparation - refer Geotech Report
- All vegetation, topsoil and other organic material or deleterious material shall be removed from the area to be covered by the building/formation area.
- Plumbing and Services
- Plumbing and services shall be conveyed underground to their plan location and then brought up through the system. At no stage shall any of the reinforcement bars be relocated or cut to allow for the services. Services are to be placed centrally within an opening 50mm greater in diameter than the pipe to allow for seismic tolerances and to prevent shearing of the pipe during an earthquake.
- Concrete Placing
- Finishing and curing shall be in accordance with NZS3109:1997
- Curing of the concrete must take place immediately after finishing the concrete by ponding or continuous sprinkling of water.
- External Bottom Plate Fixing - Concrete Floor
- Bowmac Screw Bolts (M10 x 140 bowmac blue head) and washer fixed through bottom plate @ 900mm max crs (600 crs for Masonry header block). Bowmac screw bolt must be located within 150mm from end of timber wall frame.
- Internal Bottom Plate Fixing (LBW)
- Bowmac Screw Bolts (M10 x 140 bowmac blue head) and washer fixed through bottom plate @ 900mm max crs. Bowmac screw bolt must be located within 150mm from end of timber wall frame.

**e3 Professional Consulting Engineers**  
 Specifically designed items have been checked for compliance with Clause B1 of the New Zealand Building Code  
  
 2/04/2025  
 Hamish Pearse-Danker CPEng 1011810  
 on behalf of e3 Consultants NZ Ltd

**parker**  
 ARCHITECTURE  
 M 021 272 8592 P 07 863 5674  
 bruce@parkerarchitecture.co.nz

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**FOUNDATION PLAN**




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**A16**

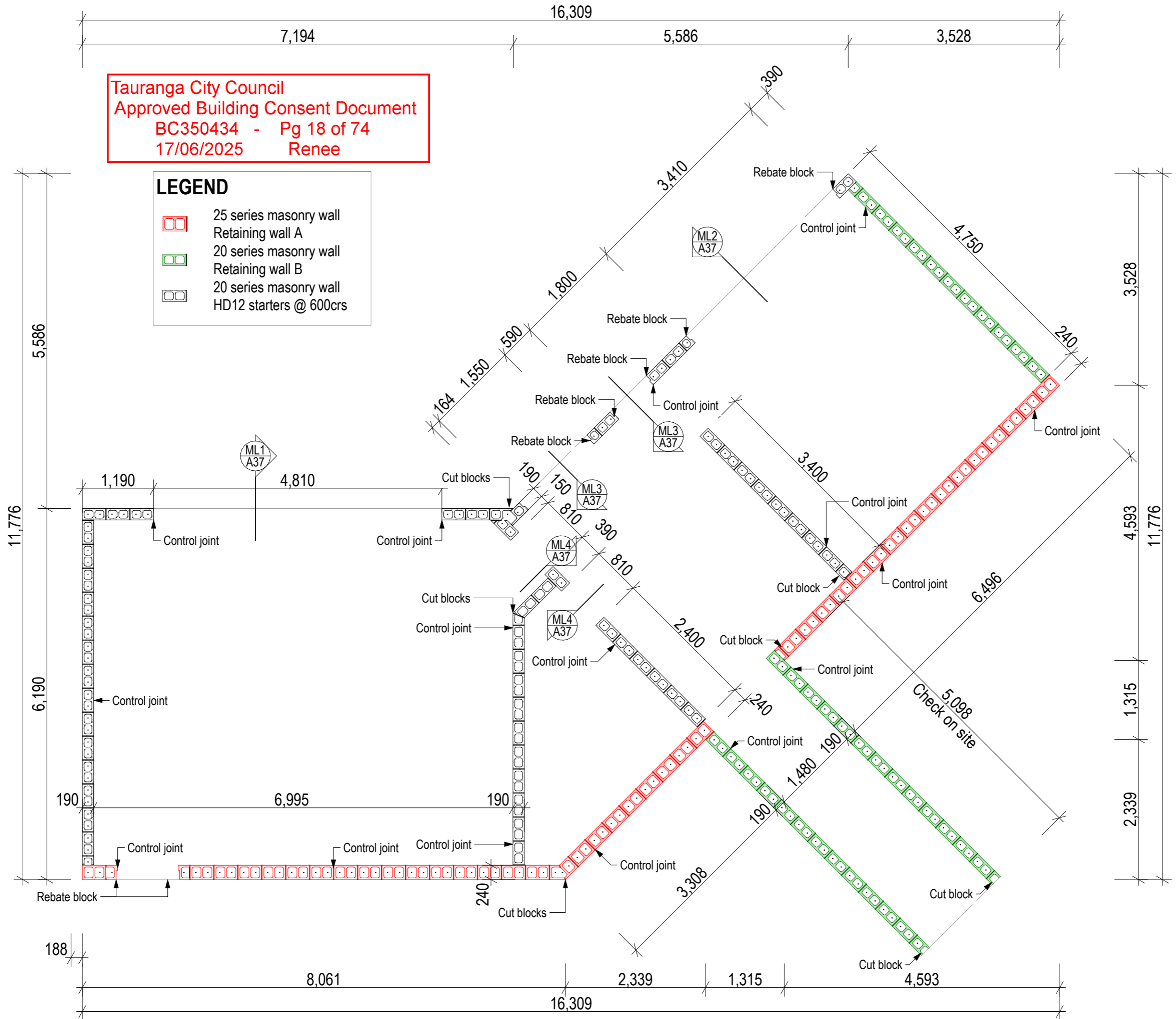
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**LEGEND**

-  25 series masonry wall
-  20 series masonry wall
-  20 series masonry wall HD12 starters @ 600crs

**Notes**

- Contractor to check all dimensions and levels before commencing construction. Any ambiguities to be referred to designer.
- All work to be comply with NZS 3604 & NZBC.
- Read these drawings in conjunction with Engineers drawings and specifications.



**parker**  
 ARCHITECTURE  
 M 021 272 8592 P 07 863 5674  
 bruce@parkerarchitecture.co.nz

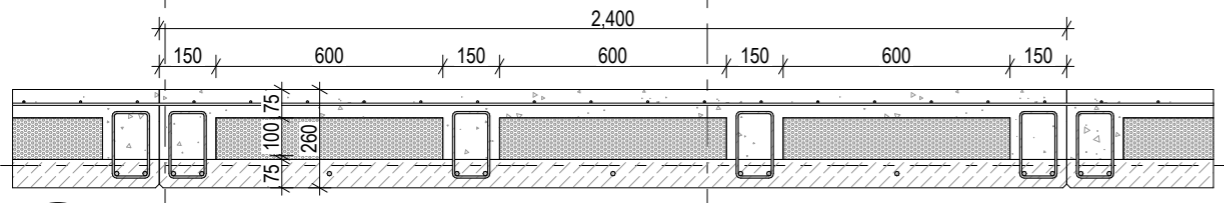
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SHEET TITLE SCALE:  
 BLOCK LAYOUT

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 PROJECT #: 23-030  
 ISSUED: 7/05/2025  
 SHEET:

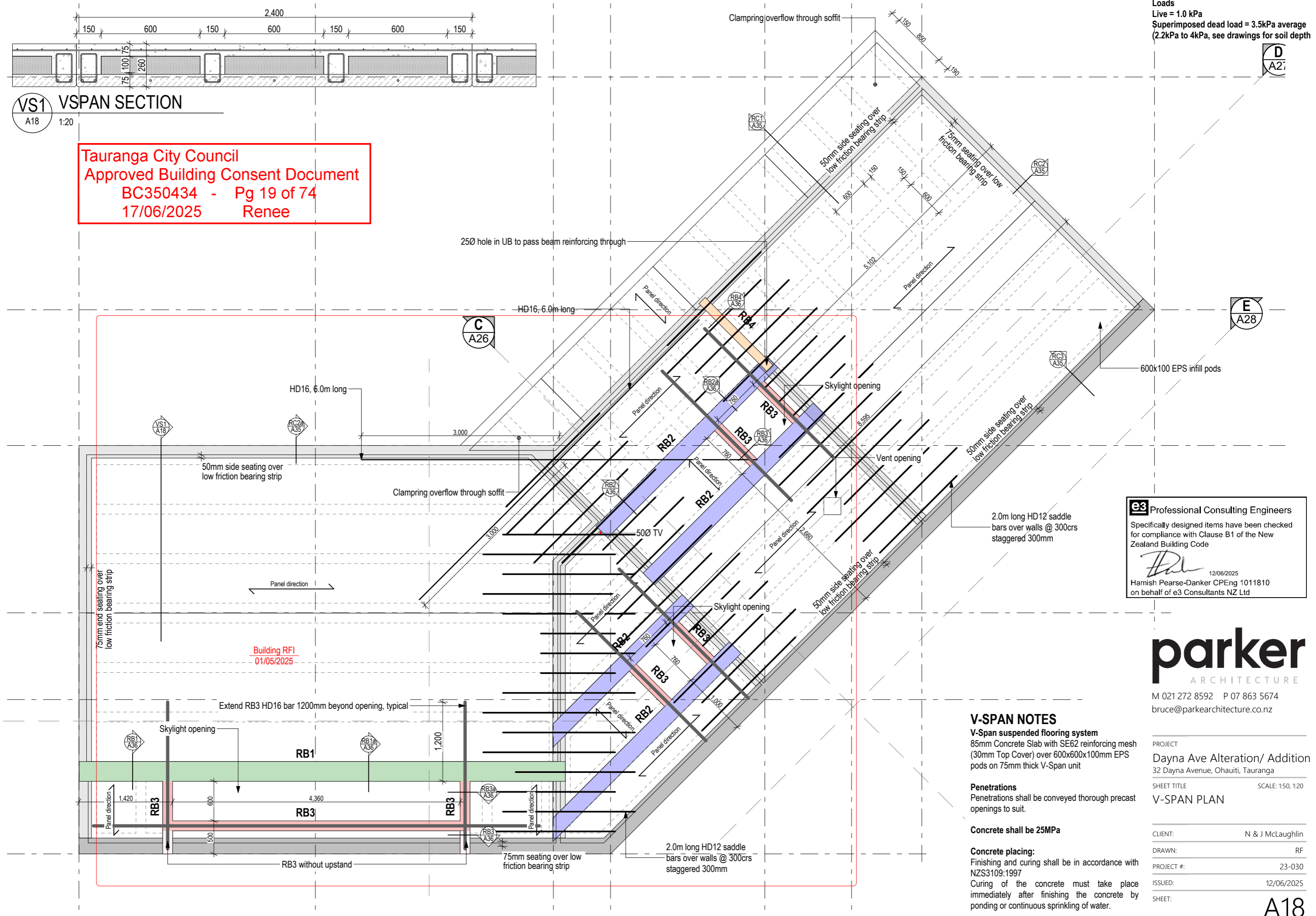
**A17**

**Loads**  
 Live = 1.0 kPa  
 Superimposed dead load = 3.5kPa average  
 (2.2kPa to 4kPa, see drawings for soil depth)



**VS1 VSPAN SECTION**  
 A18 1:20

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**e3 Professional Consulting Engineers**  
 Specifically designed items have been checked for compliance with Clause B1 of the New Zealand Building Code  
 12/06/2025  
 Hamish Pearse-Danker CPEng 1011810  
 on behalf of e3 Consultants NZ Ltd

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 M 021 272 8592 P 07 863 5674  
 bruce@parkearchitecture.co.nz

**V-SPAN NOTES**  
**V-Span suspended flooring system**  
 85mm Concrete Slab with SE62 reinforcing mesh (30mm Top Cover) over 600x600x100mm EPS pods on 75mm thick V-Span unit

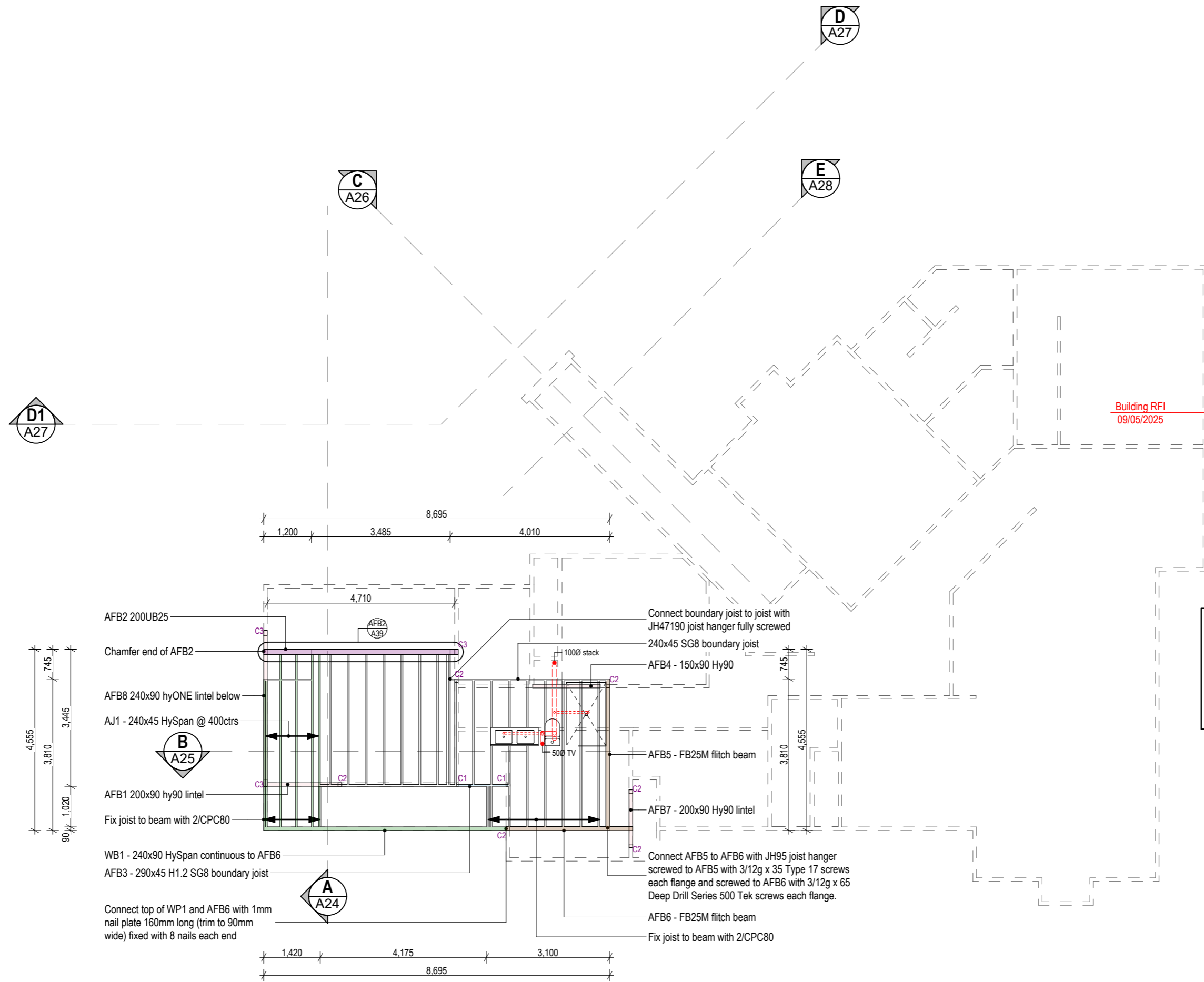
**Penetrations**  
 Penetrations shall be conveyed through precast openings to suit.

**Concrete shall be 25MPa**  
**Concrete placing:**  
 Finishing and curing shall be in accordance with NZS3109:1997  
 Curing of the concrete must take place immediately after finishing the concrete by ponding or continuous sprinkling of water.

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 32 Dayna Avenue, Ohauti, Tauranga

SHEET TITLE: V-SPAN PLAN SCALE: 1:50, 1:20

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ISSUED:	12/06/2025
SHEET:	A18



- FLOORING**
- 19mm CD plywood flooring
  - Flooring to wet areas to be H3.2
- FLOOR JOISTS**
- 240x45 H1.2 SG8 @ 450ctrs
  - 240x45 hySPAN @ 400ctrs

- Floor Framing notes**
- **Floor Joist Fixing**  
 Floor joists fixed to plate with 3 (skewed) 90 x 3.15 power driven nails  
 Fix to beams with Lumberlok hangers
  - **Solid Blocking**  
 Solid blocking to be provided (within 300mm) along all subfloor lines of horizontal support and along the line of each wall that contains a wall bracing element in the story below. Floor joists having a span of over 2.5 m and a depth of 4 or more times their thickness shall be laterally supported by continuous solid blocking.

- ENGINEERING DESIGN**
- Floor beams
- Refer E3 Engineers Drawings  
 Dated 02/04/2025 - Job 9692

- Post Key**
- |    |                  |
|----|------------------|
| C1 | 90x45 H1.2 SG8   |
| C2 | 2/90x45 H1.2 SG8 |
| C3 | 3/90x45 H1.2 SG8 |

- Hold Downs**  
 Gib Handibrac to each post

Building RFI  
 09/05/2025

**e3 Professional Consulting Engineers**

Specifically designed items have been checked for compliance with Clause B1 of the New Zealand Building Code

*Hamish Pearse-Danker* 12/06/2025  
 Hamish Pearse-Danker CPEng 1011810  
 on behalf of e3 Consultants NZ Ltd

**parker**  
 ARCHITECTURE

M 021 272 8592 P 07 863 5674  
 bruce@parkerarchitecture.co.nz

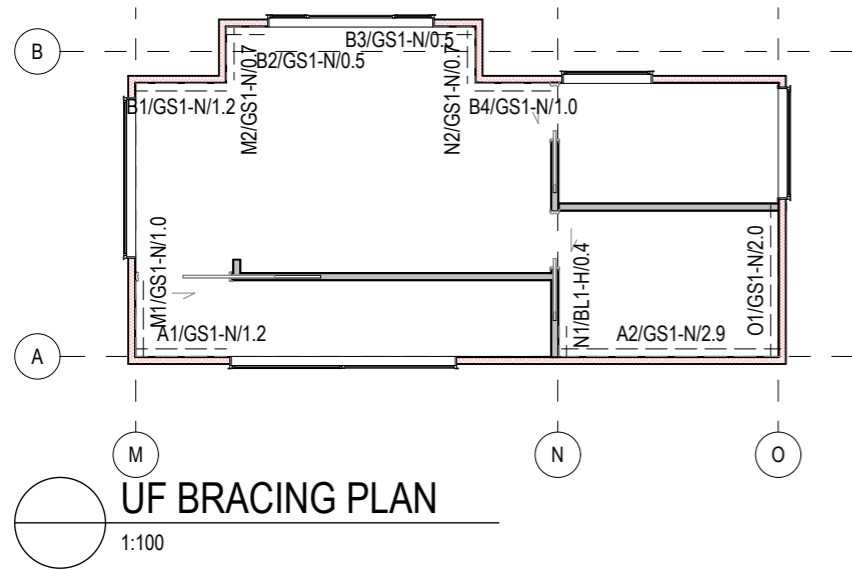
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SHEET TITLE SCALE: 1:100  
 MID FLOOR FRAMING PLAN

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UF BRACING PLAN

1:100

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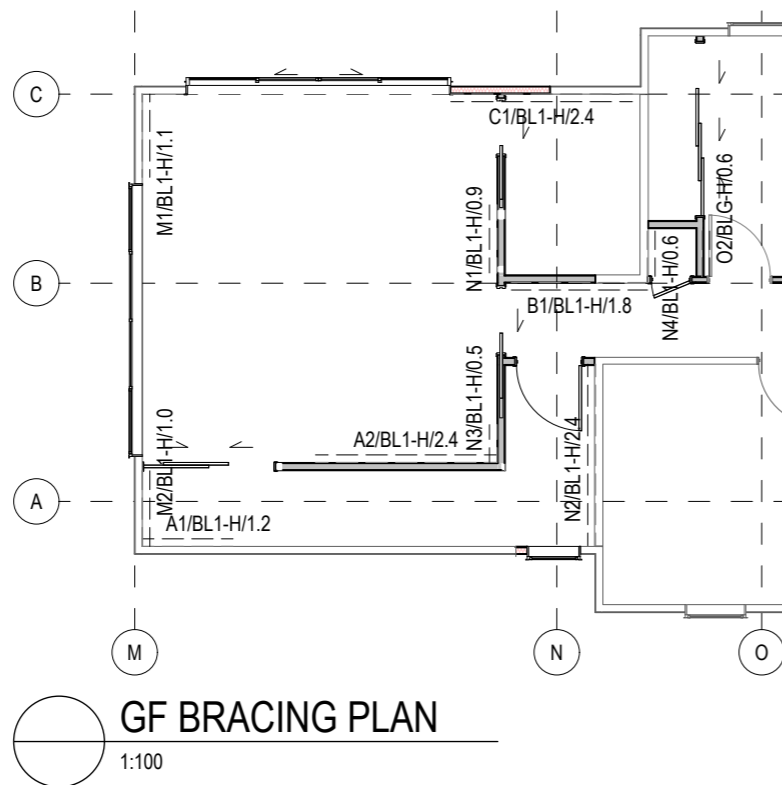
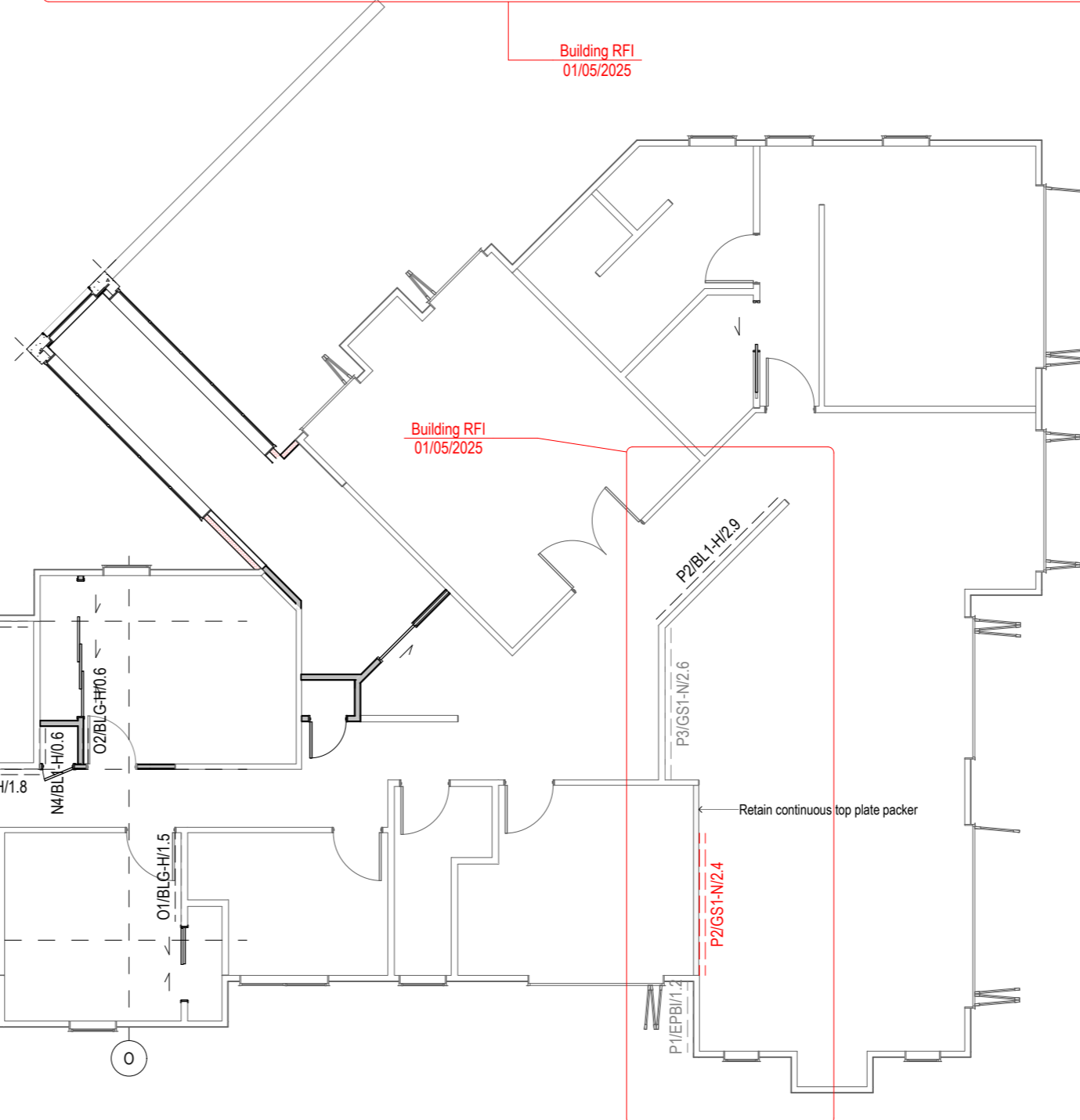
ENGINEERING DESIGN

- Bracing design  
 Refer E3 Engineers Drawings  
 Job

Brace P2 replaces existing brace P2 removed with wall. Bracing capacity as shown below for existing and new

Line	Ext. Len. (m)	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BU)	Earthquake (BU)
P2	GS1a	2.4	0.0	2.4	75	180.0	65	156.0	
P		2	2.9	45	2.4	BL1-H	GIB®	262	213

Building RFI  
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GF BRACING PLAN

1:100

Bracing Notes

- Contractor to check all dimensions and levels before commencing construction. Any ambiguities to be referred to designer.
- All work to be comply with NZS 3604 & NZBC.
- Read these drawings in conjunction with Engineers drawings and specifications.
- Contractor to follow full systems, substitutions are NOT allowed unless approved by designer
- Per NZS3604:2011 5.4.6 a 140x35 H1.2 top plate packer to be installed on top of 90x45 H1.2 SG8 top plate, fix with 3/90x3.15 power driven nails @ 500crs

Brace Key:

A1 / GS1-N / 2.1

Brace number / Brace type / Brace length

Brace types:

GS1-N

10 or 13mm Gib standard plasterboard on one side  
 Min length: 400mm  
 Other requirements: N/A

BL1-H

10 or 13mm Gib Braceline plasterboard on one side  
 Min length: 400mm  
 Other requirements: Hold Downs

BLG-H

10 or 13mm Gib Braceline plasterboard on one side plus any 10mm or 13mm GIB® plasterboard to the other side  
 Min length: 400mm  
 Other requirements: Hold Downs

Gib contact details

Winstone Wallboards Limited  
 Address: 37 Felix Street, Penrose, Auckland 1061, New Zealand  
 Mail: PO box 12256, Penrose Auckland New Zealand  
 Phone: +64 9 633 0100  
 Fax: +64 9 633 0101  
 Email: info@gib.co.nz  
 Web: gib.co.nz  
 Helpline: 0800 100 442

**parker**  
 ARCHITECTURE

M 021 272 8592 P 07 863 5674  
 bruce@parkerarchitecture.co.nz

PROJECT  
 Dayna Ave Alteration/ Addition  
 32 Dayna Avenue, Ohauti, Tauranga  
 SHEET TITLE SCALE: 1:100  
 BRACING PLANS

CLIENT: N & J McLaughlin  
 DRAWN: RF  
 PROJECT #: 23-030  
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A20

**e3** Professional Consulting Engineers  
 Specifically designed items have been checked for compliance with Clause B1 of the New Zealand Building Code  
  
 2/04/2025  
 Hamish Pearse-Danker CPEng 1011810  
 on behalf of e3 Consultants NZ Ltd

## GIB EzyBrace® Systems specification GS1-N

Specification code	Minimum length (m)	Lining requirement
GS1-N	0.4	Any 10mm or 13mm GIB® Standard plasterboard to one side only

### WALL FRAMING

Wall framing to comply with;

- NZBC B1 – Structure B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 – Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

### BOTTOM PLATE FIXING

#### Timber floor

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or three power driven 90 x 3.15mm nails at 600mm centres.

#### Concrete floor

Internal Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for internal wall plate fixing or 75 x 3.8mm shot fired fasteners with 16mm discs spaced at 150mm and 300mm from end studs and 600mm centres thereafter.

External Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for external wall bottom plate fixing.

### WALL LINING

- Any 10mm or 13mm GIB® plasterboard lining.
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

### PERMITTED ALTERNATIVES

For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

### FASTENING THE LINING

#### Fasteners

32mm x 6g GIB® Grabber® High Thread Screws, 32mm x 7g GIB® Grabber® Dual Thread Screws or 30mm GIB® Nails. If using the GIBFix® Angle use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

#### Fastener centres

50,100,150, 225, 300mm maximum from each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to intermediate sheet joints. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum 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

Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.

## GIB EzyBrace® Systems specification BL1-H

Specification code	Minimum length (m)	Lining requirement	Other requirements
BL1-H	0.4	10mm or 13mm GIB Braceline® to one side only	Hold downs

### WALL FRAMING

Wall framing to comply with;

- NZBC B1 – Structure B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 – Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

### BOTTOM PLATE FIXING

#### Timber floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide.

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or Three power driven 90 x 3.15mm nails at 600mm centres.

#### Concrete floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of NZS 3604:2011.

### WALL LINING

- A layer of 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 ALTERNATIVES

For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

### FASTENING THE LINING

#### Fasteners

32mm x 6g GIB® Grabber® High Thread Screws or 32mm x 7g GIB® Grabber® Dual Thread Screws. If using the GIBFix® Framing System or if fastening through GIBFix® Angles use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

#### Fastener centres

50,100,150, 225, 300mm from maximum each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to the sheet joint. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum 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

Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.

## GIB EzyBrace® Systems specification BLG-H

Specification code	Minimum length (m)	Lining requirement	Other requirements
BLG-H	0.4	10mm or 13mm GIB Braceline® to one side of the frame plus any 10mm or 13mm GIB® plasterboard to the other side	Hold downs

### WALL FRAMING

Wall framing to comply with;

- NZBC B1 – Structure B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 – Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

### BOTTOM PLATE FIXING

#### Timber floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide. Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or Three power driven 90 x 3.15mm nails at 600mm centres.

#### Concrete floor

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 3604:2011.

### WALL LINING

- A layer of 10mm or 13mm GIB Braceline® to one side of the wall plus any 10mm or 13mm GIB® plasterboard lining to the other side.
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

### PERMITTED ALTERNATIVES

For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

### FASTENING THE LINING

#### Fasteners

GIB Braceline® side: 32mm x 6g GIB® Grabber® High Thread Screws or 32mm x 7g GIB® Grabber® Dual Thread Screws. Other side: 32mm x 6g GIB® Grabber® High Thread Screws, 30mm GIB Nails or 32mm x 7g GIB® Grabber® Dual Thread Screws.

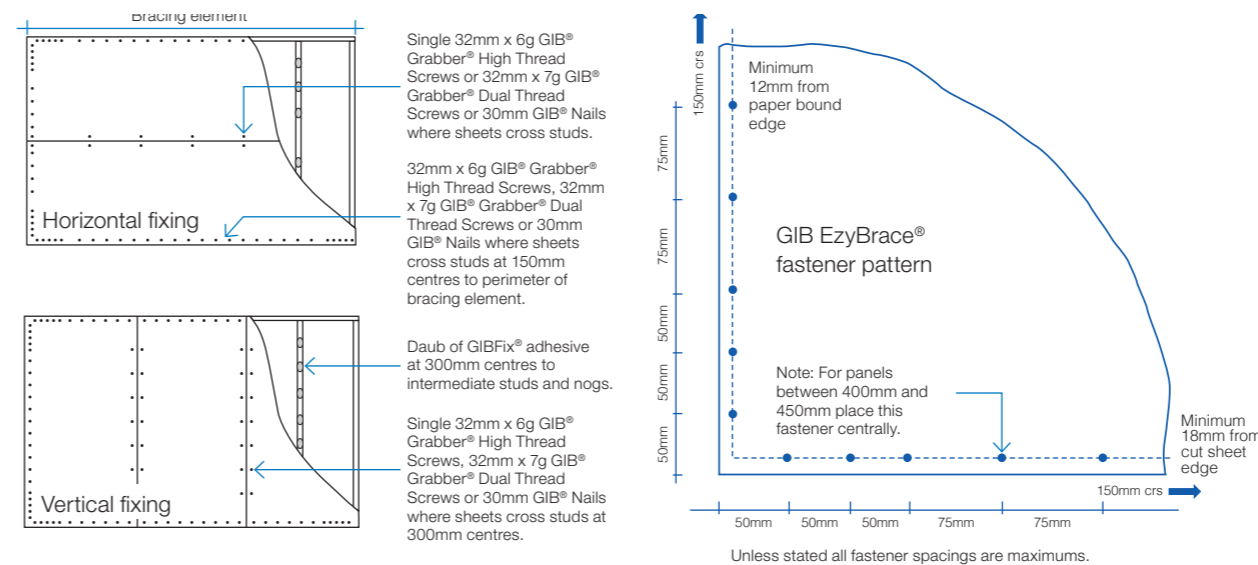
If using the GIBFix® Framing System or if fastening through GIBFix® Angles use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

#### Fastener centres

50,100,150, 225, 300mm maximum from each corner and then 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to the intermediate sheet joints. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum 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

Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.



*In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems*

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Concrete floor	
External walls	Internal walls
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate.	Position GIB HandiBrac® at the stud/plate junction and at mid-width of plate.
Hold-down fastener requirements	
A mechanical fastening with a minimum characteristic uplift capacity of 15kN or use supplied BT10/140 screwbolt in GIB HandiBrac® pack.	

Timber floor	
External walls	Internal walls
Position GIB HandiBrac® flush with the outside stud face, as close as practicable to the centre of the boundary joist.	Position GIB HandiBrac® in the centre of floor joist or full depth solid block.
12 x 150mm galvanised coach screw or use supplied BT10/140 screwbolt in GIB HandiBrac® pack.	

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 ARCHITECTURE

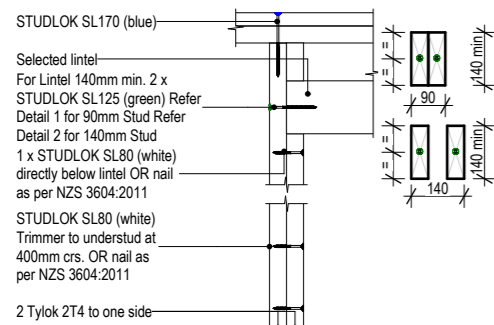
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 bruce@parkearchitecture.co.nz

PROJECT  
 Dayna Ave Alteration/ Addition  
 32 Dayna Avenue, Ohauti, Tauranga

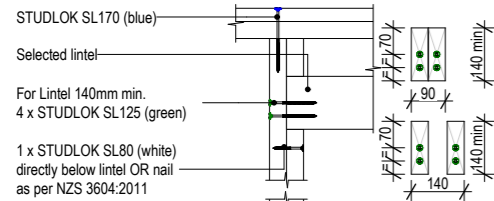
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 BRACING INFO

CLIENT: N & J McLaughlin  
 DRAWN: RF  
 PROJECT #: 23-030  
 ISSUED: 7/05/2025  
 SHEET:

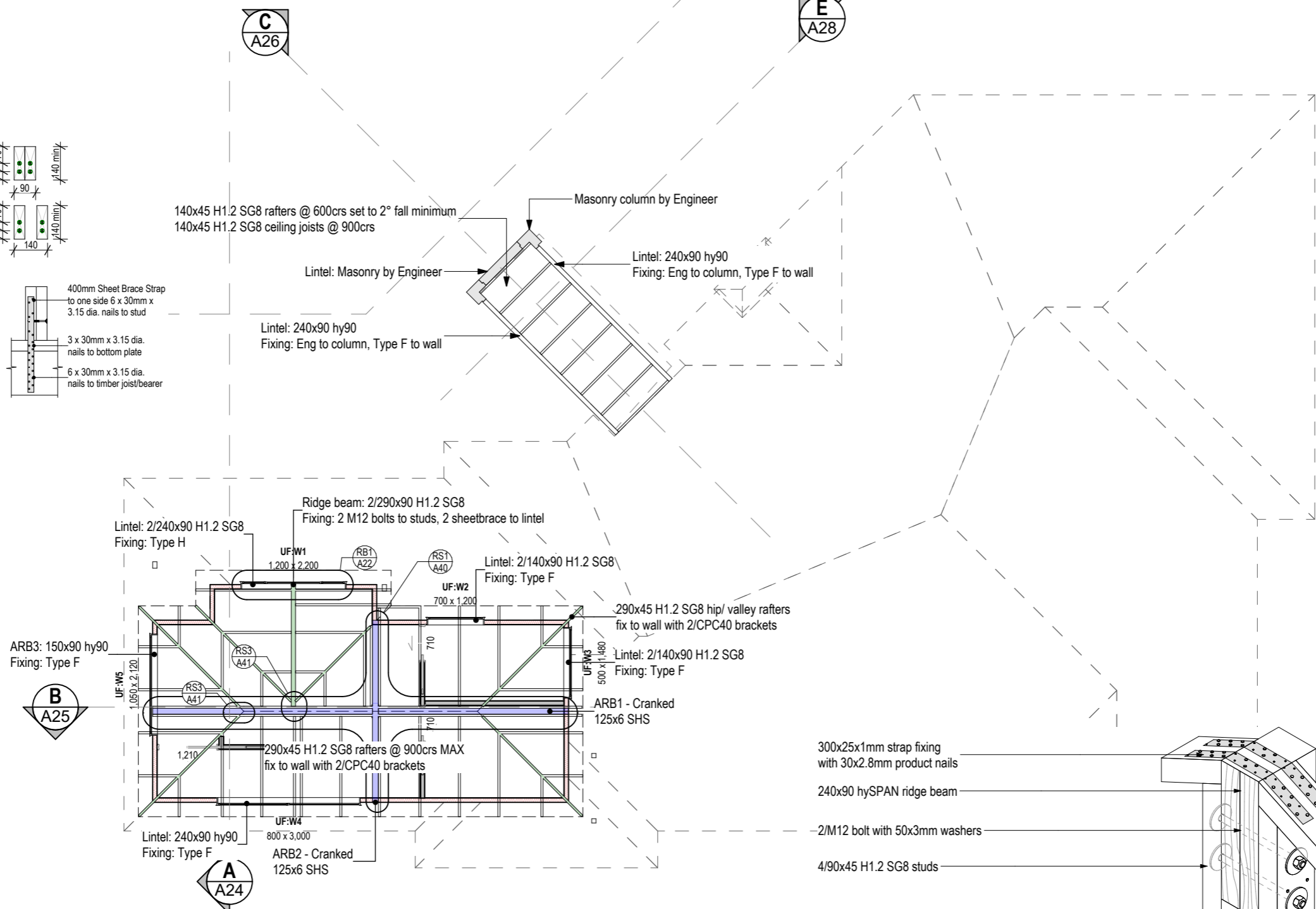
**A21**



**TYPE F LINTEL FIXING**



**TYPE G LINTEL FIXING**



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**17/06/2025 Renee**

**Roof Framing notes:**

- This layout is preliminary only, read in connection with final PS1 & pre cut design & documents, if any discrepancy occurs contact pre-cut manufacturer or contact consent holder

**Truss designer information:**

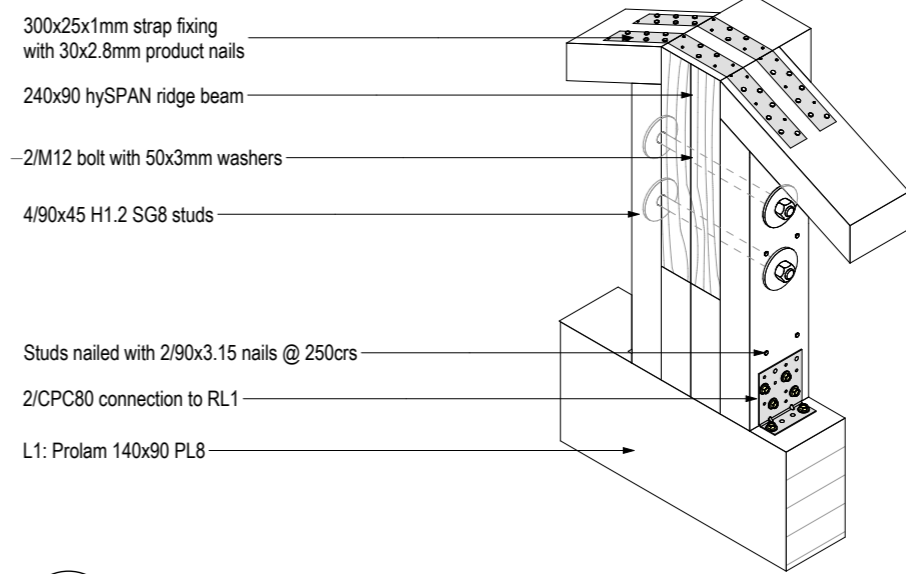
Roof Pitch: 25°  
Roof Type: Concrete tile  
Overhang: 300mm, 300mm gable end  
Wind Zone: Very High  
Ceiling lining: 13mm plasterboard

**Roof Construction**

- 50x50 H1.2 battens at centres to roof tile manufacturers requirements, fixed to truss chord with 1/90 x 3.15 gun nail
- Prefabricated H1.2 treated timber flat trusses per Truss manufacturers specification  
All fixings & related requirements of NZS 3604:2011 & Pre-consent Truss Layout are to be adhered to. Sizing & spacing of trusses varies, refer **Truss layout plans & associated PS1**.
- Roof Bracing provided by hip rafters

**ENGINEERING DESIGN**  
 - Roof Beams  
 Refer E3 Engineers Drawings  
 <Date>- Job

**e3 Professional Consulting Engineers**  
 Specifically designed items have been checked for compliance with Clause B1 of the New Zealand Building Code  
  
 2/04/2025  
 Hamish Pearse-Danker CPEng 1011810  
 on behalf of e3 Consultants NZ Ltd



RB1  
A22

**RIDGE BEAM CONNECTION**  
1:10

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M 021 272 8592 P 07 863 5674  
bruce@parkerarchitecture.co.nz

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SHEET TITLE SCALE: 1:100, 1:10  
**ROOF FRAMING PLAN**

CLIENT: N & J McLaughlin  
DRAWN: RF  
PROJECT #: 23-030  
ISSUED: 7/05/2025  
SHEET: A22

**Membrane Roof Notes:**

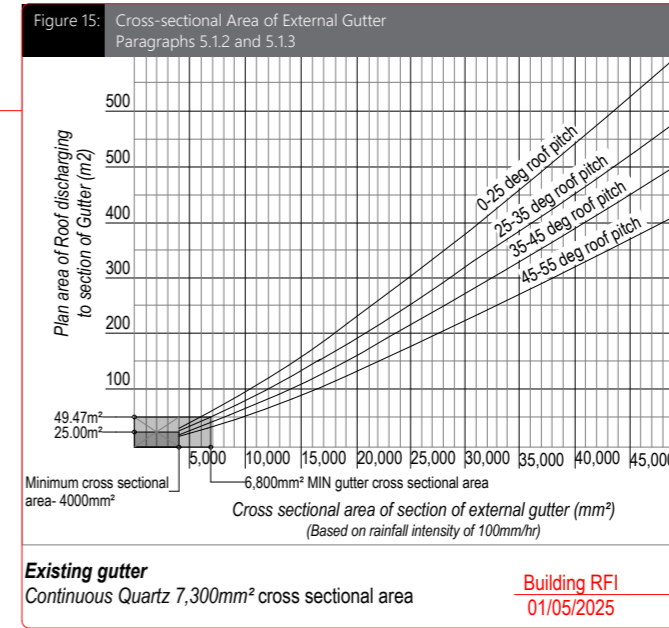
**Membrane Roof**  
 Nuraply 3PG Nuratherm insulated membrane  
 green roofing system

**Table 5: Downpipe Sizes for Given Roof Pitch and Area**  
 Paragraph 4.2.1

Downpipe size (mm) (minimum internal sizes)	Roof Pitch			
	0-25 deg	25-35 deg	35-45 deg	45-55 deg
<i>Plan area of roof served by the downpipe (m<sup>2</sup>)</i>				
63 mm diameter	60	50	40	35
74 mm diameter	85	<b>70</b>	60	50
100 mm diameter	155	130	110	90
150 mm diameter	350	290	250	200
65 x 50 rectangular	60	50	40	35
65 x 50 rectangular	100	80	70	60
65 x 50 rectangular	110	90	80	65
65 x 50 rectangular	150	120	105	90

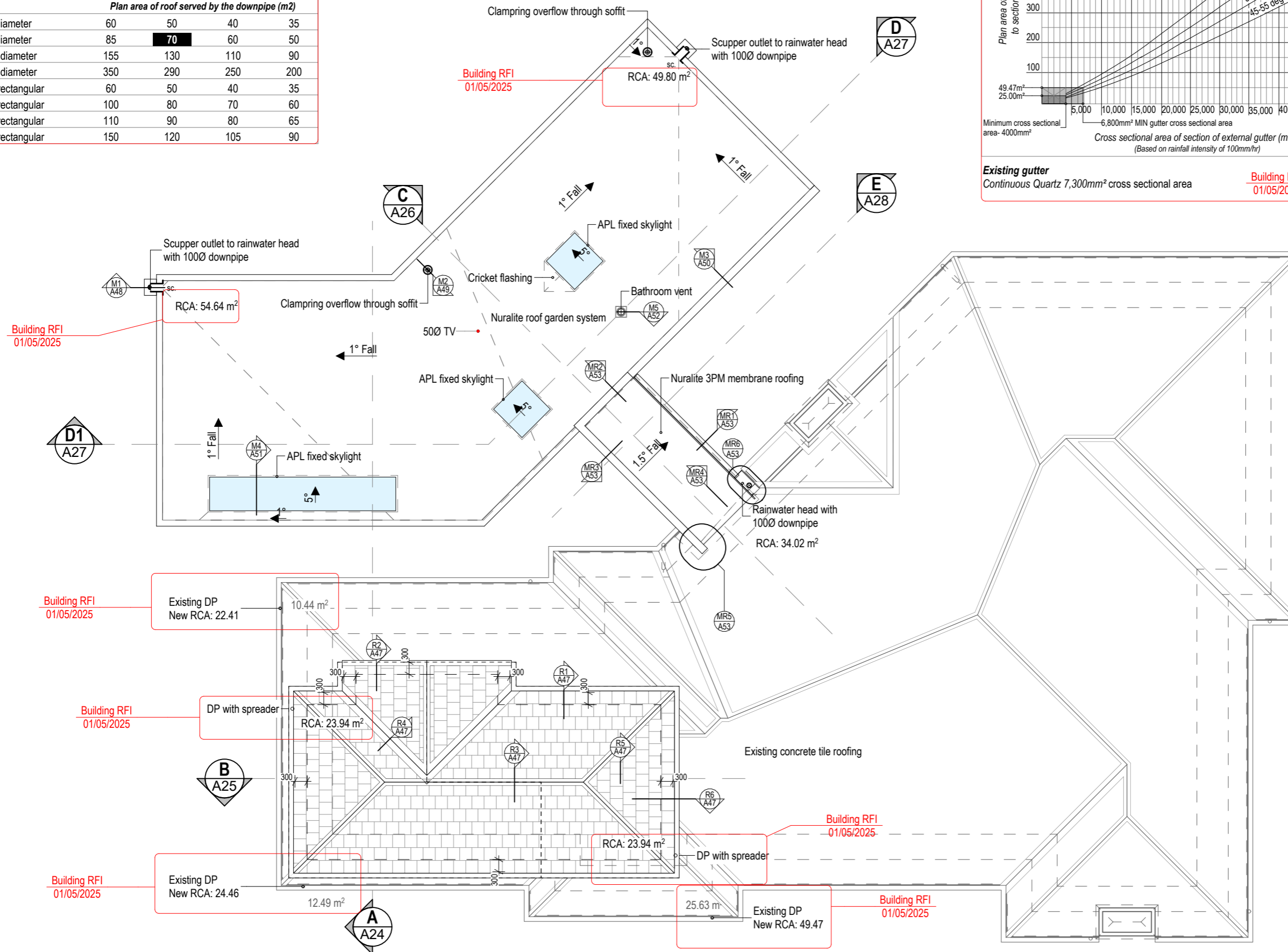
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**17/06/2025 Renee**

Building RFI  
01/05/2025



**Roof Notes:**

- Roof Cladding**
- Centurion Concrete tile roofing and cappings to match existing
  - Thermakraft Covertek 215 roofing underlay
- Penetrations**
- All roof penetrations shall be flashed as per NZBC E2/AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 roof penetrations) as shown in figure 53 & 54
  - Use Deklite boot flashings to suit pipe size, fit at 45° to roof fall
  - install as per manufacturer's specifications.
- Battens**
- 50x50 H1.2 battens at centres to suit tile, fix with Type R - 1x90x3.15 gun nail per crossing
- Soffit**
- Roofman Colortseel Endura fascia
  - Roofman Colortseel Endura Gutter
  - 4.5mm Fibre Cement soffit lining with uPVC jointers
  - Marley RP80 downpipes
- Key:**  
 RCA = roof catchment area  
 DP = downpipe  
 RWH = Rainwater head  
 TV = Terminal vent



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 bruce@parkearchitecture.co.nz

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SHEET TITLE  
 ROOF PLAN

SCALE: 1:100

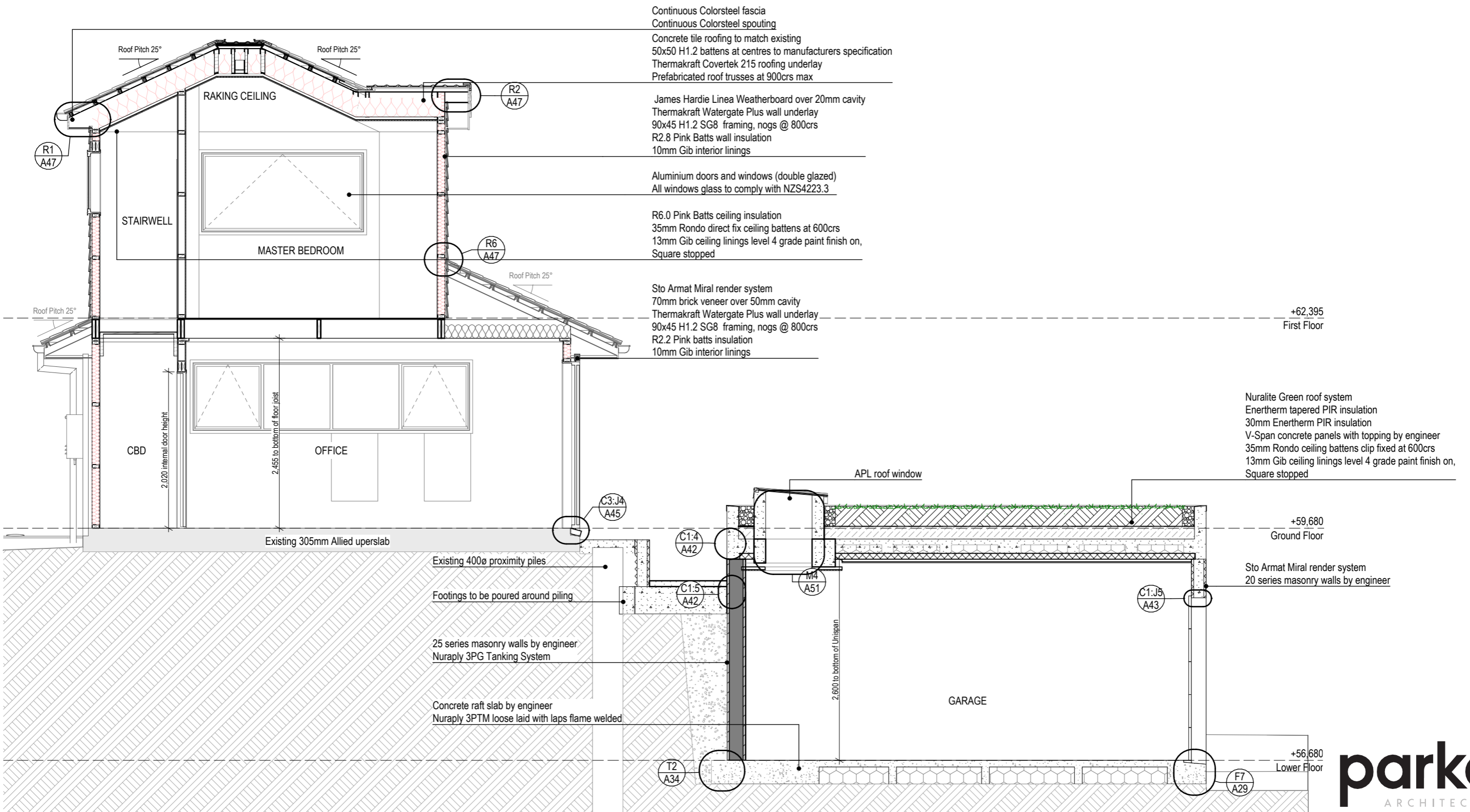
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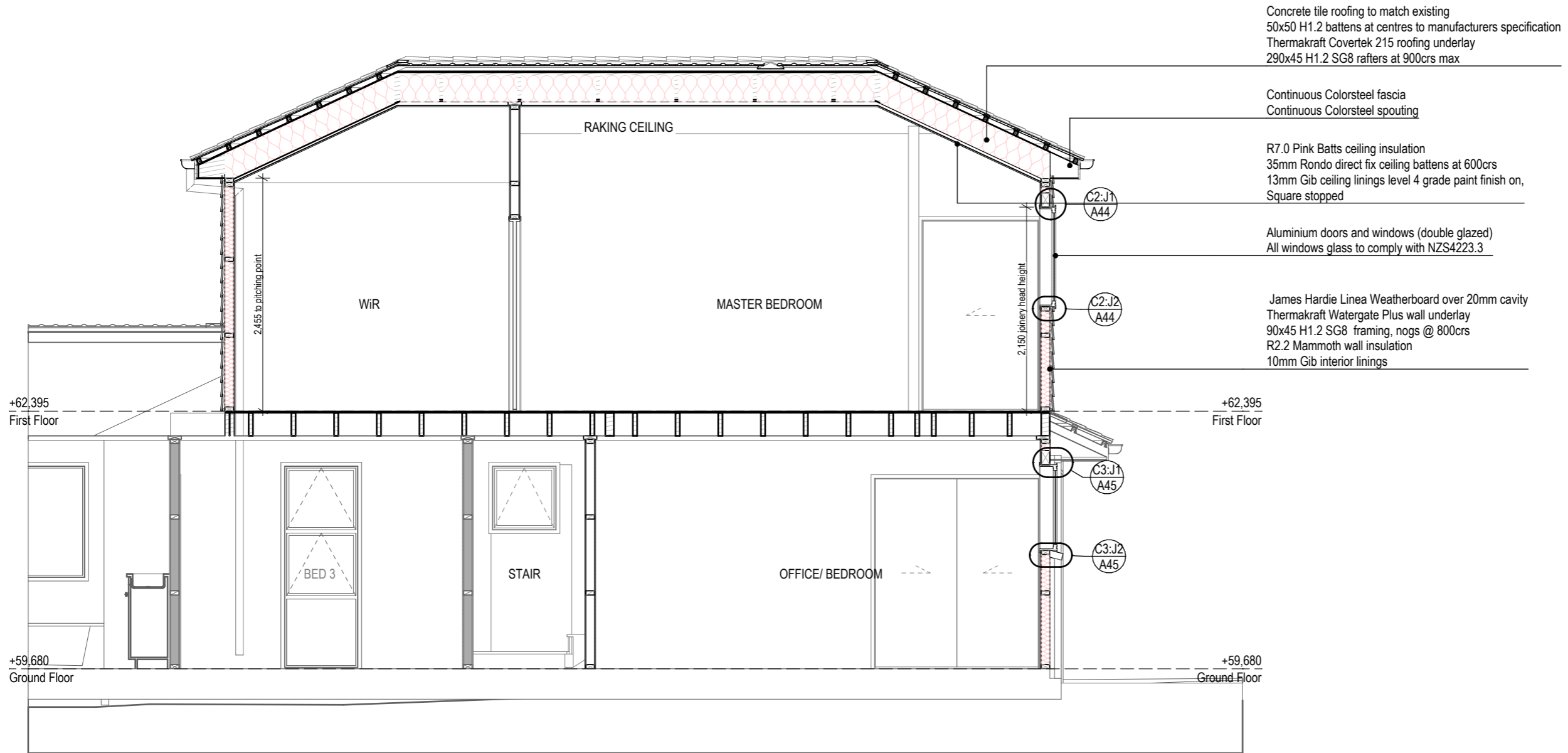
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SHEET TITLE CROSS SECTION AA SCALE: 1:50

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 SHEET:

A24



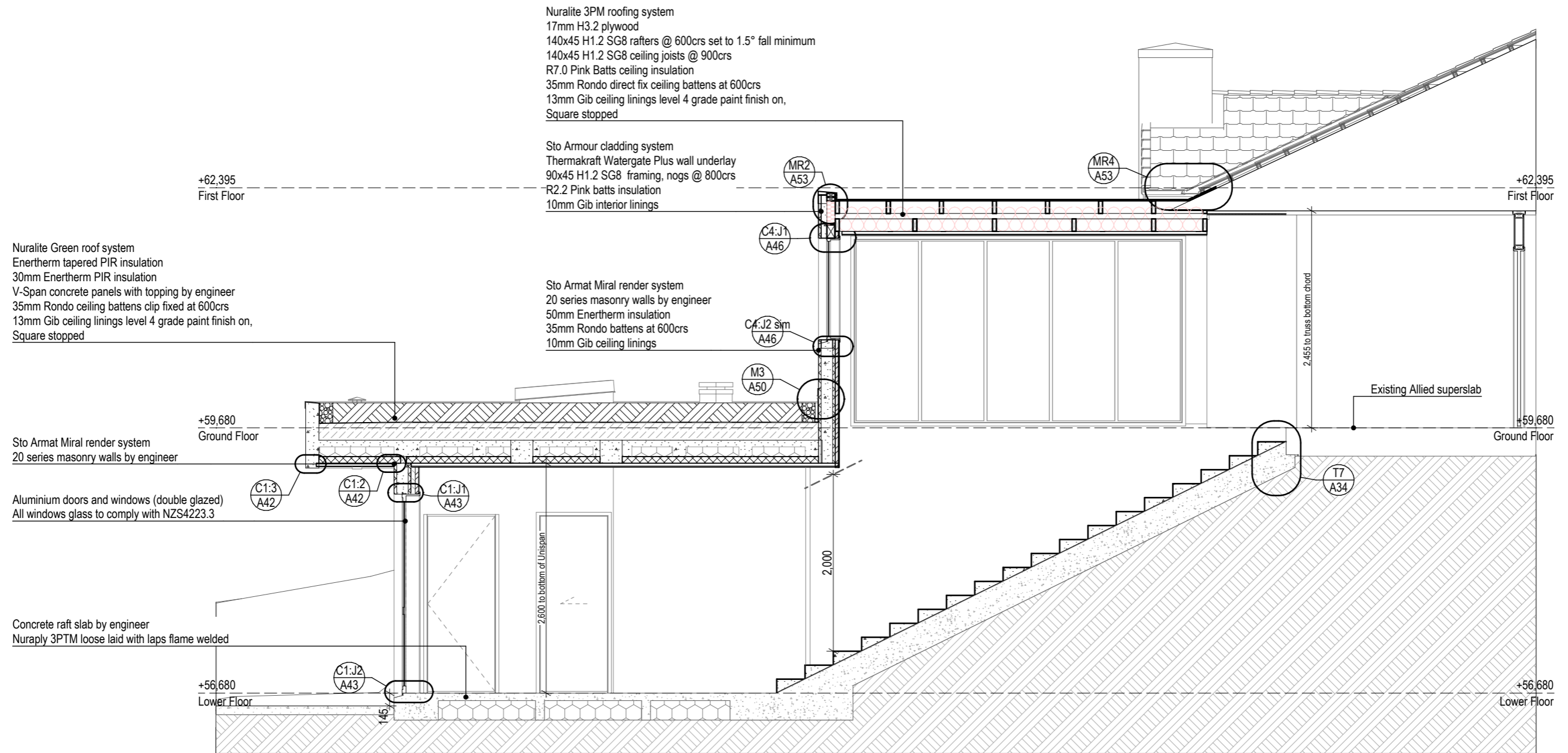
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 17/06/2025 Renee

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Dayna Ave Alteration/ Addition  
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SHEET TITLE SCALE: 1:50  
CROSS SECTION BB

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Dayna Ave Alteration/ Addition  
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SHEET TITLE SCALE: 1:50  
CROSS SECTION CC

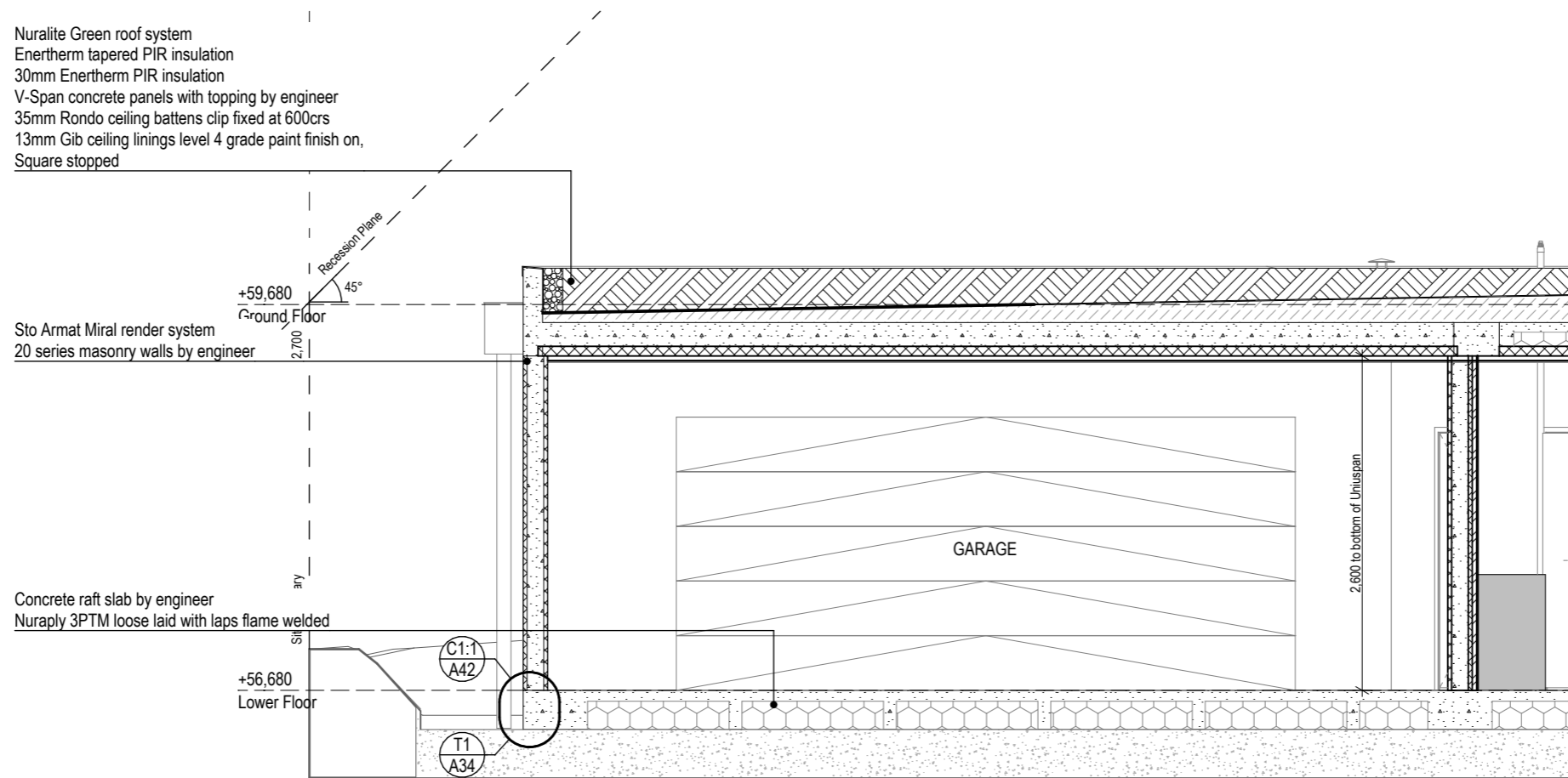
CLIENT: N & J McLaughlin  
DRAWN: RF  
PROJECT #: 23-030  
ISSUED: 7/05/2025  
SHEET:

**A26**

Nuralite Green roof system  
 Enertherm tapered PIR insulation  
 30mm Enertherm PIR insulation  
 V-Span concrete panels with topping by engineer  
 35mm Rondo ceiling battens clip fixed at 600crs  
 13mm Gib ceiling linings level 4 grade paint finish on,  
 Square stopped

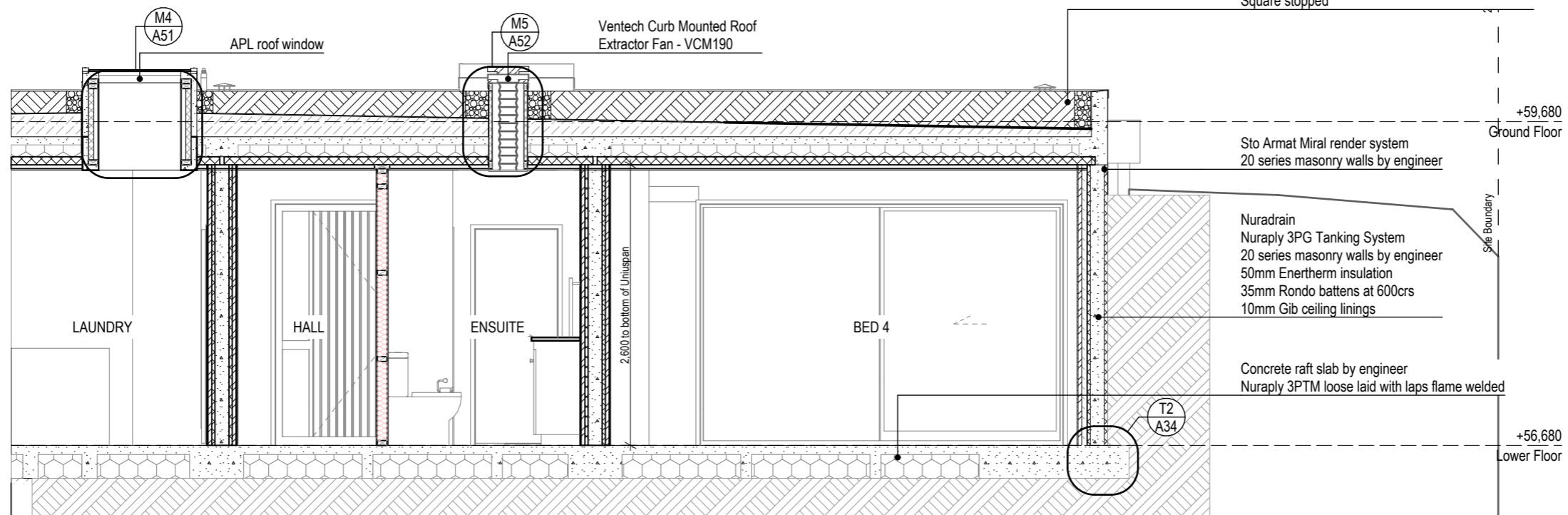
Sto Armat Miral render system  
 20 series masonry walls by engineer

Concrete raft slab by engineer  
 Nuraply 3PTM loose laid with laps flame welded



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**17/06/2025 Renee**

Nuralite Green roof system  
 Enertherm tapered PIR insulation  
 30mm Enertherm PIR insulation  
 V-Span concrete panels with topping by engineer  
 35mm Rondo ceiling battens clip fixed at 600crs  
 13mm Gib ceiling linings level 4 grade paint finish on,  
 Square stopped



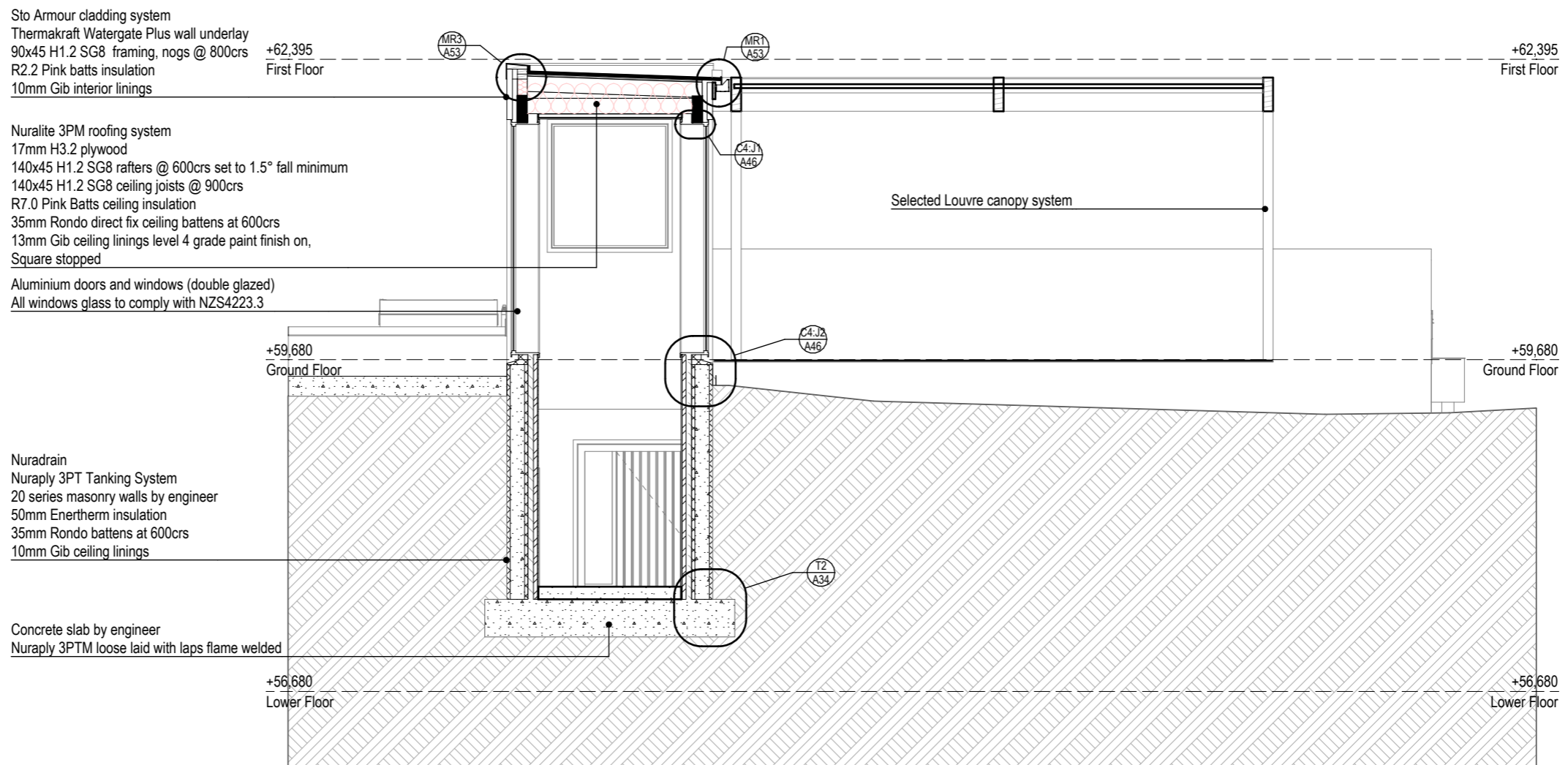
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PROJECT  
 Dayna Ave Alteration/ Addition  
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 SHEET TITLE SCALE: 1:50  
 CROSS SECTION DD

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 DRAWN: RF  
 PROJECT #: 23-030  
 ISSUED: 13/05/2025  
 SHEET:

**A27**



Sto Armour cladding system  
 Thermakraft Watergate Plus wall underlay  
 90x45 H1.2 SG8 framing, nogs @ 800crs  
 R2.2 Pink batts insulation  
 10mm Gib interior linings

Nuralite 3PM roofing system  
 17mm H3.2 plywood  
 140x45 H1.2 SG8 rafters @ 600crs set to 1.5° fall minimum  
 140x45 H1.2 SG8 ceiling joists @ 900crs  
 R7.0 Pink Batts ceiling insulation  
 35mm Rondo direct fix ceiling battens at 600crs  
 13mm Gib ceiling linings level 4 grade paint finish on,  
 Square stopped

Aluminium doors and windows (double glazed)  
 All windows glass to comply with NZS4223.3

Nuradrain  
 Nuraply 3PT Tanking System  
 20 series masonry walls by engineer  
 50mm Enertherm insulation  
 35mm Rondo battens at 600crs  
 10mm Gib ceiling linings

Concrete slab by engineer  
 Nuraply 3PTM loose laid with laps flame welded

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**17/06/2025 Renee**

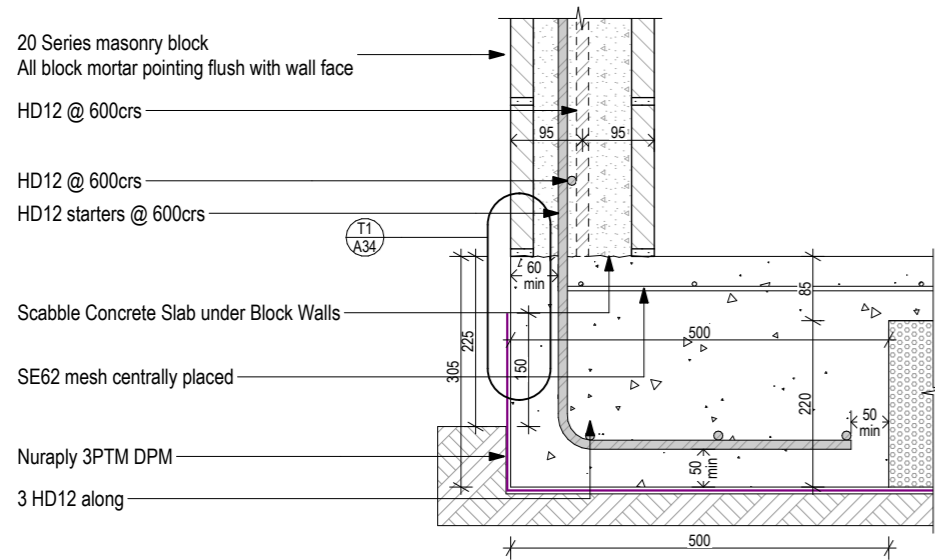
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PROJECT  
 Dayna Ave Alteration/ Addition  
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 SHEET TITLE SCALE: 1:50  
 CROSS SECTION EE

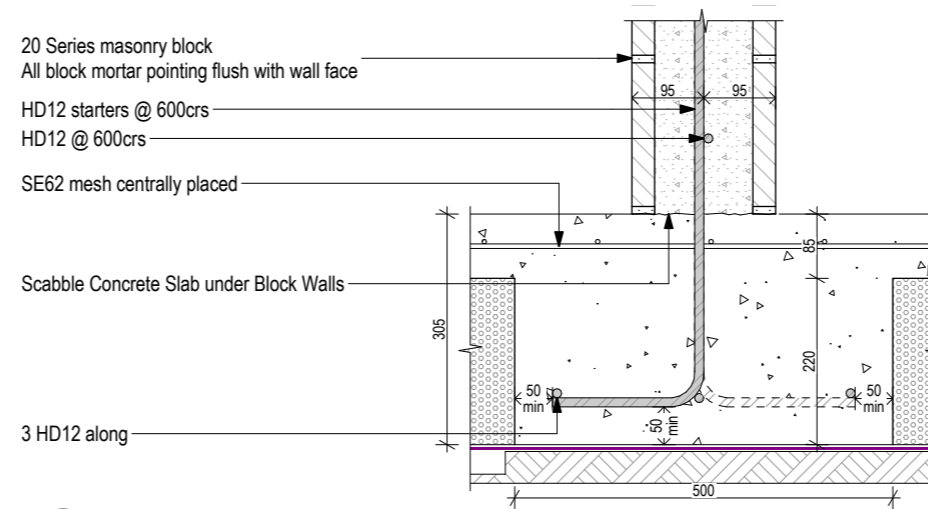
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 PROJECT #: 23-030  
 ISSUED: 7/05/2025  
 SHEET:

**A28**



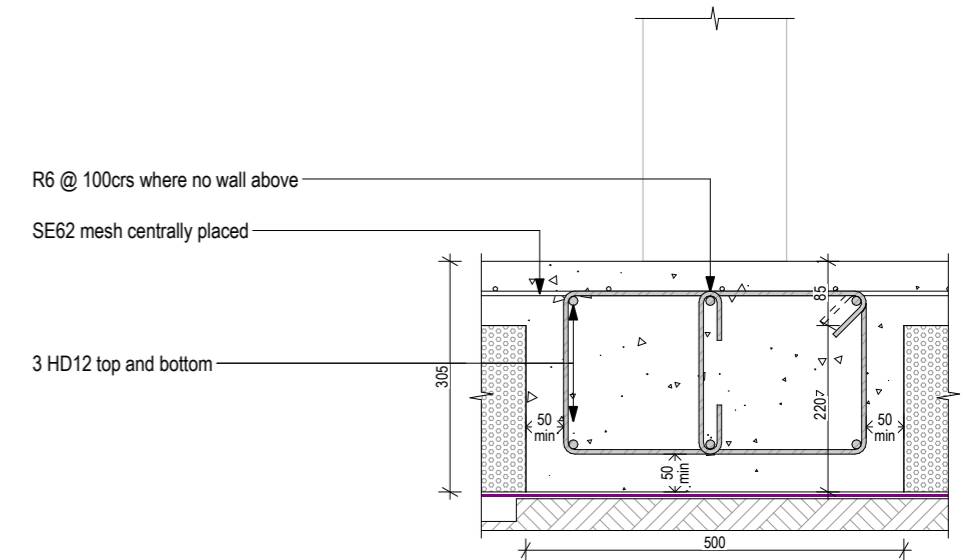
**F1 FLUSH SLAB EDGE**

A16 Scale NTS



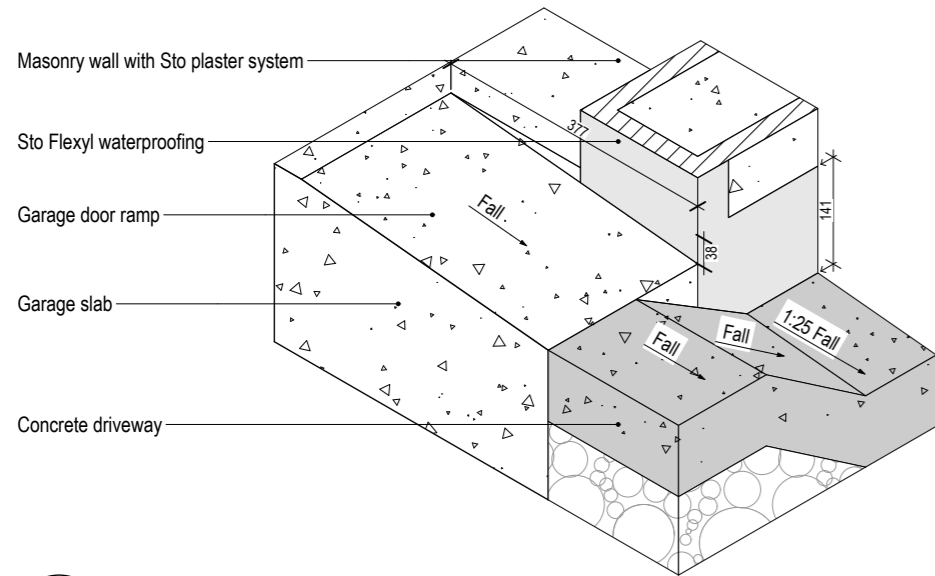
**F2 SLAB THICKENING**

A16 Scale NTS



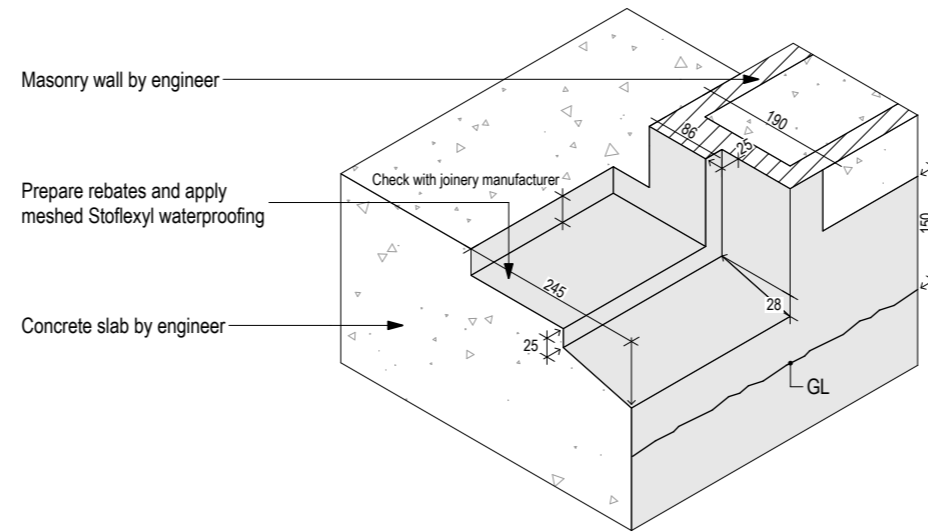
**F3 SLAB THICKENING**

A16 Scale NTS



**F7 GARAGE DOOR REBATE**

A16 Scale 1:10



**F8 JOINERY REBATE**

A16 Scale 1:10

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 Specifically designed items have been checked for compliance with Clause B1 of the New Zealand Building Code  
  
 2/04/2025  
 Hamish Pearse-Danker CPEng 1011810  
 on behalf of e3 Consultants NZ Ltd

**parker**  
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 bruce@parkerarchitecture.co.nz

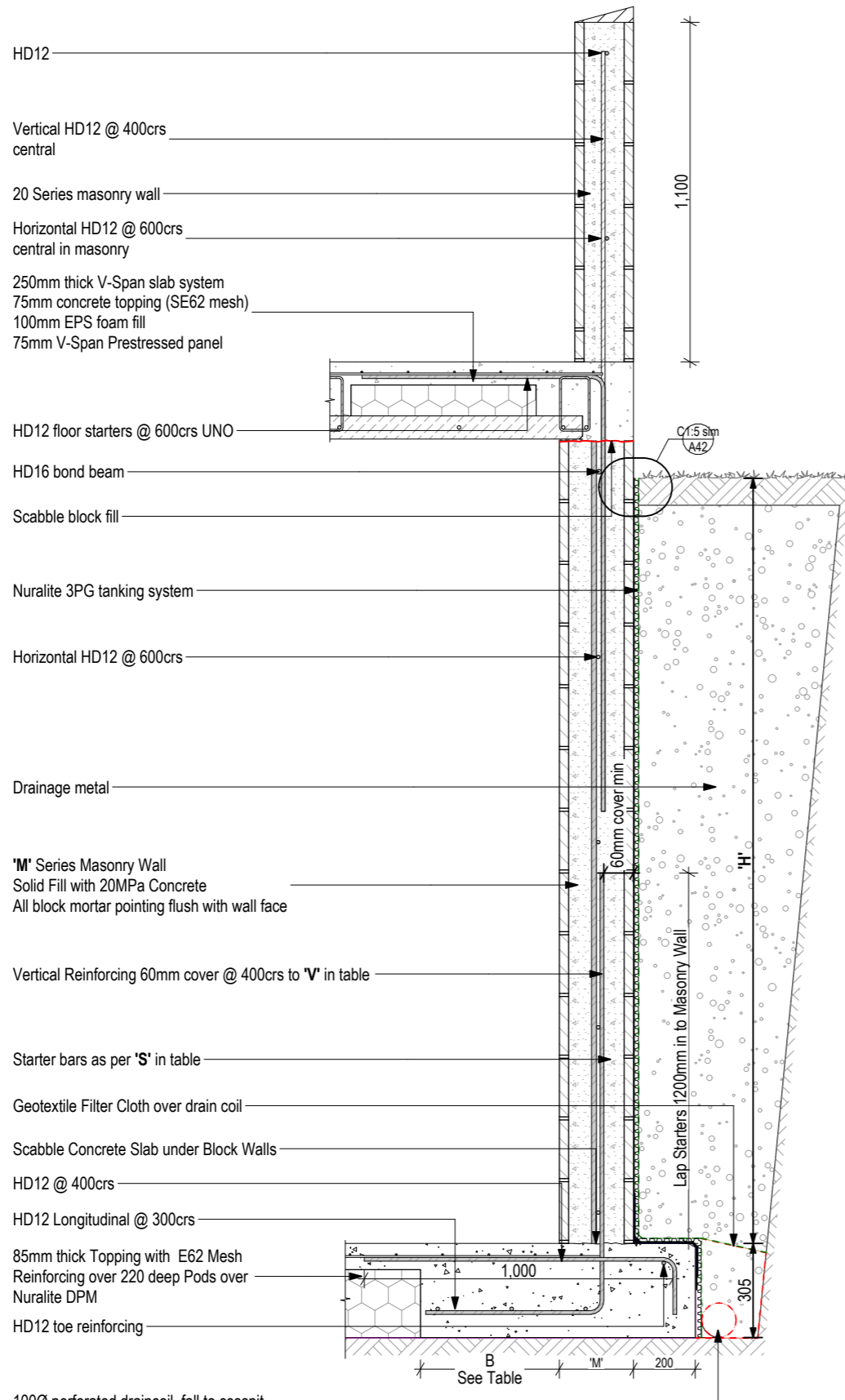
PROJECT  
 Dayna Ave Alteration/ Addition  
 32 Dayna Avenue, Ohauti, Tauranga  
 SHEET TITLE SCALE: 1:10  
 FOUNDATION DETAILS.

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 PROJECT #: 23-030  
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 SHEET:

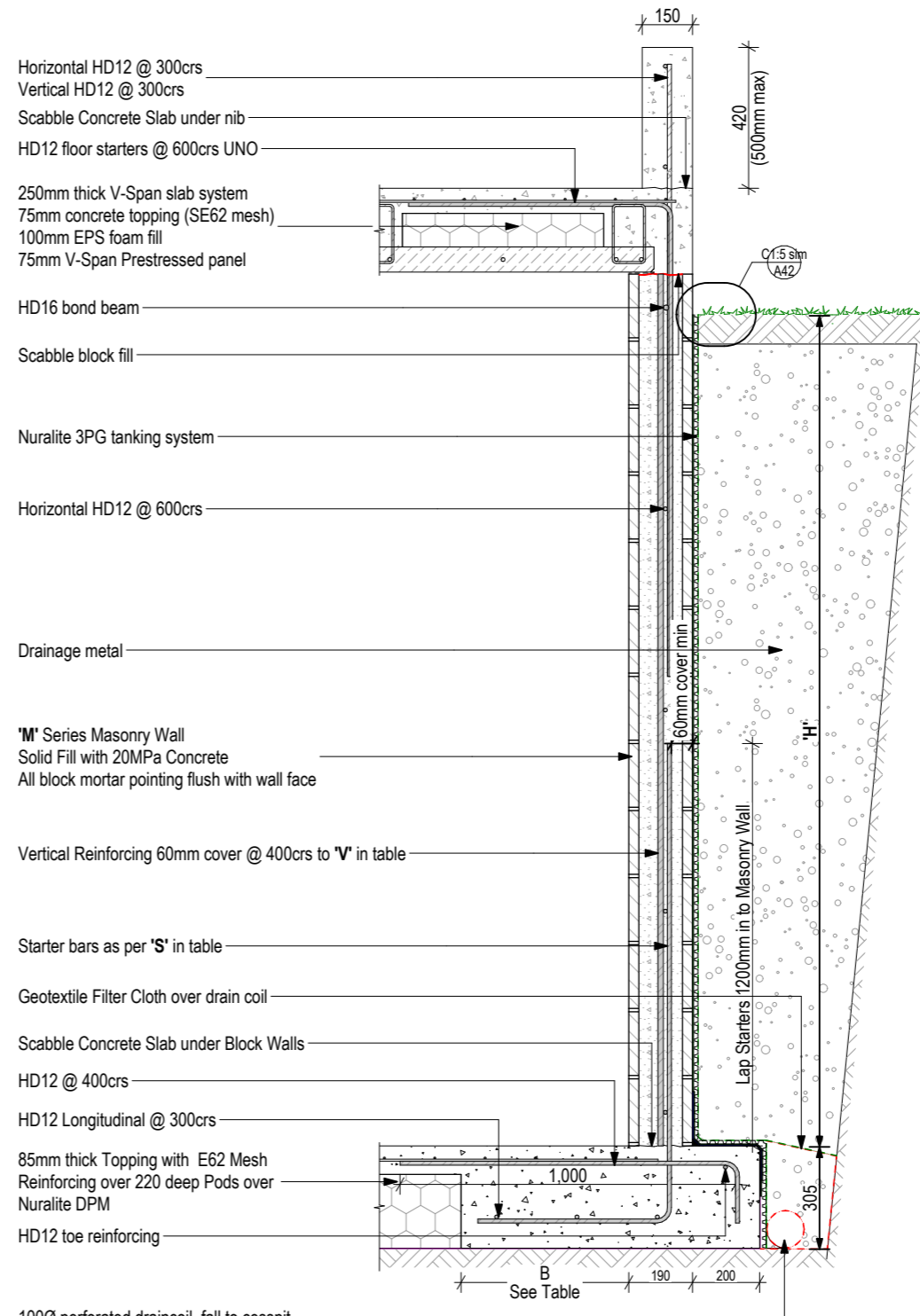
**A29**

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**17/06/2025 Renee**

Wall	"H" mm	"M" Masonry series	"B" mm	"S" - Starters, 60 cover earth face	"V" - Central in wall
A	2850	25	1100	HD12 alt. HD16 @ 200ctrs	HD16 @ 400 ctrs
B	2600	20	1000	HD12 alt. HD16 @ 200ctrs	HD16 @ 400 ctrs
B	2000	20	700	HD16 @ 400ctrs	HD12 @ 400 ctrs
B	1600	20	500	HD12 @ 400ctrs	HD12 @ 400 ctrs
C	2500	20	1000*	HD12 alt. HD16 @ 200ctrs	HD16 @ 400 ctrs
C	2000	20	700*	HD16 @ 400ctrs	HD12 @ 400 ctrs
C	1600	20	500*	HD12 @ 400ctrs	HD12 @ 400 ctrs
* Not applicable for stairs					



100Ø perforated draincoil, fall to cesspit  
**RW:A RETAINING WALL TYPE A**  
 A16 Scale NTS



100Ø perforated draincoil, fall to cesspit  
**RW:B RETAINING WALL TYPE B**  
 A16 Scale NTS

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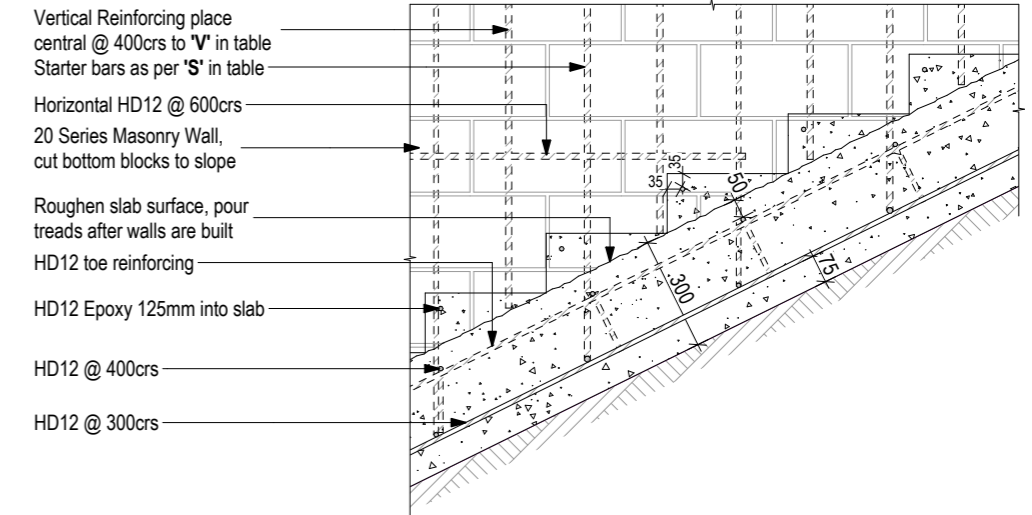
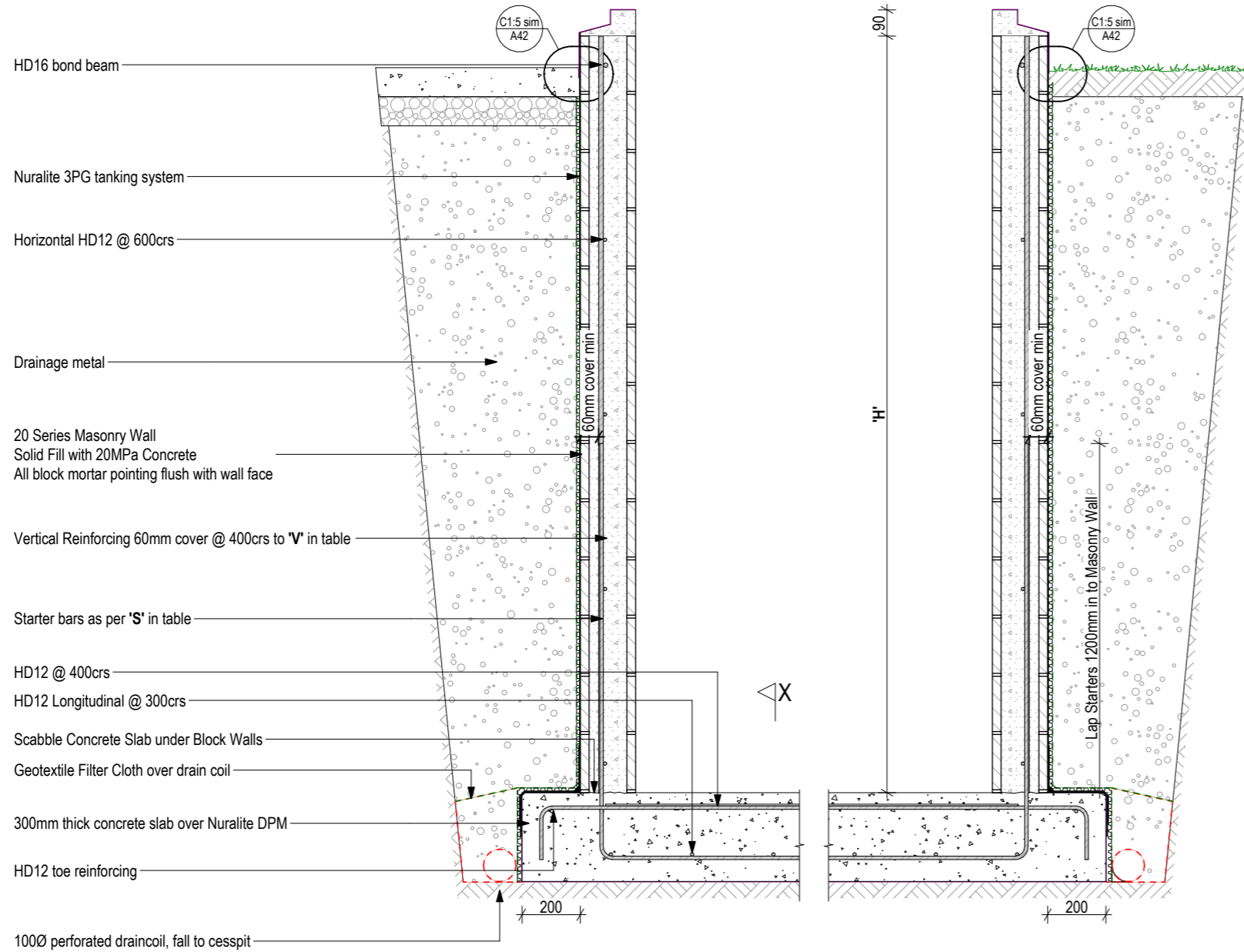
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 bruce@parkeearchitecture.co.nz

PROJECT  
 Dayna Ave Alteration/ Addition  
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 SHEET TITLE SCALE: 1:20  
**RETAINING WALLS A & B**

CLIENT: N & J McLaughlin  
 DRAWN: RF  
 PROJECT #: 23-030  
 ISSUED: 7/05/2025  
 SHEET:

Wall	"H" mm	"M" Masonry series	"B" mm	"S" - Starters, 60 cover earth face	"V" - Central in wall
A	2850	25	1100	HD12 alt. HD16 @ 200ctrs	HD16 @ 400 ctrs
B	2600	20	1000	HD12 alt. HD16 @ 200ctrs	HD16 @ 400 ctrs
B	2000	20	700	HD16 @ 400ctrs	HD12 @ 400 ctrs
B	1600	20	500	HD12 @ 400ctrs	HD12 @ 400 ctrs
C	2500	20	1000*	HD12 alt. HD16 @ 200ctrs	HD16 @ 400 ctrs
C	2000	20	700*	HD16 @ 400ctrs	HD12 @ 400 ctrs
C	1600	20	500*	HD12 @ 400ctrs	HD12 @ 400 ctrs

\* Not applicable for stairs



X - X

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 on behalf of e3 Consultants NZ Ltd

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M 021 272 8592 P 07 863 5674  
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PROJECT  
 Dayna Ave Alteration/ Addition  
 32 Dayna Avenue, Ohauti, Tauranga  
 SHEET TITLE SCALE: 1:20  
 RETAINING WALL C

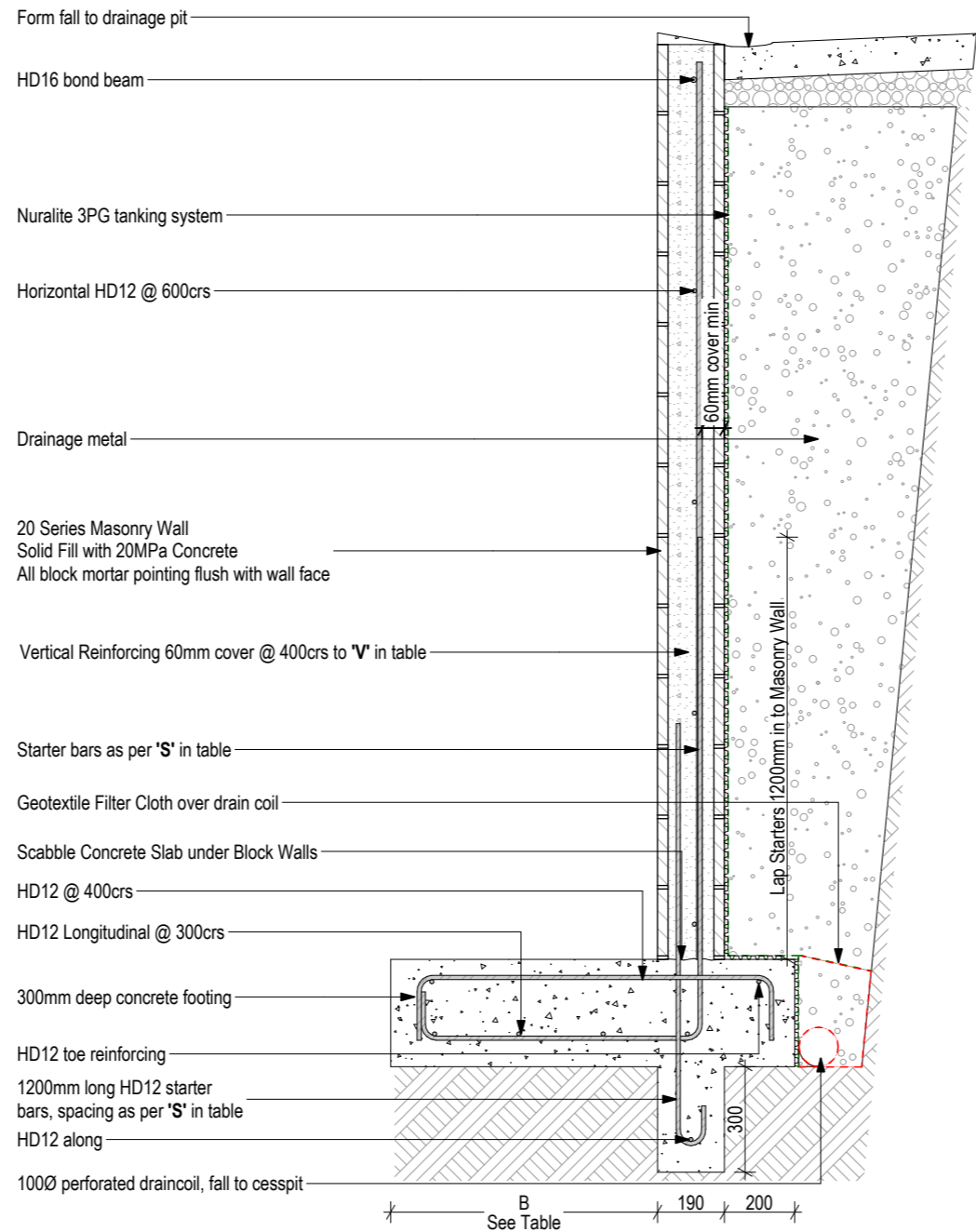
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**RW:C** RETAINING WALL C  
 A16 Scale NTS

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A31

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**RW:Cb RETAINING WALL Cb**  
 A16 Scale NTS

Wall	"H" mm	"M" Masonry series	"B" mm	"S" - Starters, 60 cover earth face	"V" - Central in wall
A	2850	25	1100	HD12 alt. HD16 @ 200ctrs	HD16 @ 400 ctrs
B	2600	20	1000	HD12 alt. HD16 @ 200ctrs	HD16 @ 400 ctrs
B	2000	20	700	HD16 @ 400ctrs	HD12 @ 400 ctrs
B	1600	20	500	HD12 @ 400ctrs	HD12 @ 400 ctrs
C	2500	20	1000*	HD12 alt. HD16 @ 200ctrs	HD16 @ 400 ctrs
C	2000	20	700*	HD16 @ 400ctrs	HD12 @ 400 ctrs
C	1600	20	500*	HD12 @ 400ctrs	HD12 @ 400 ctrs
* Not applicable for stairs					

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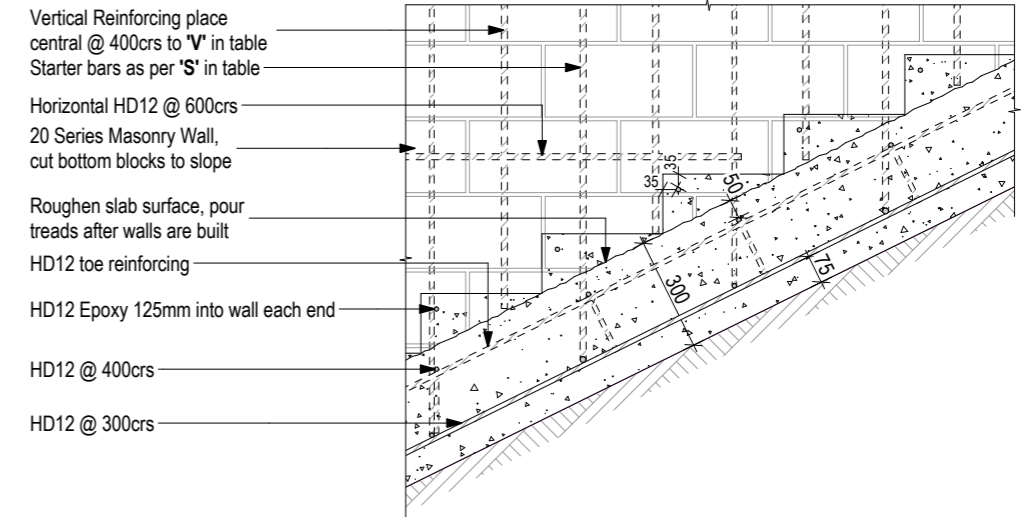
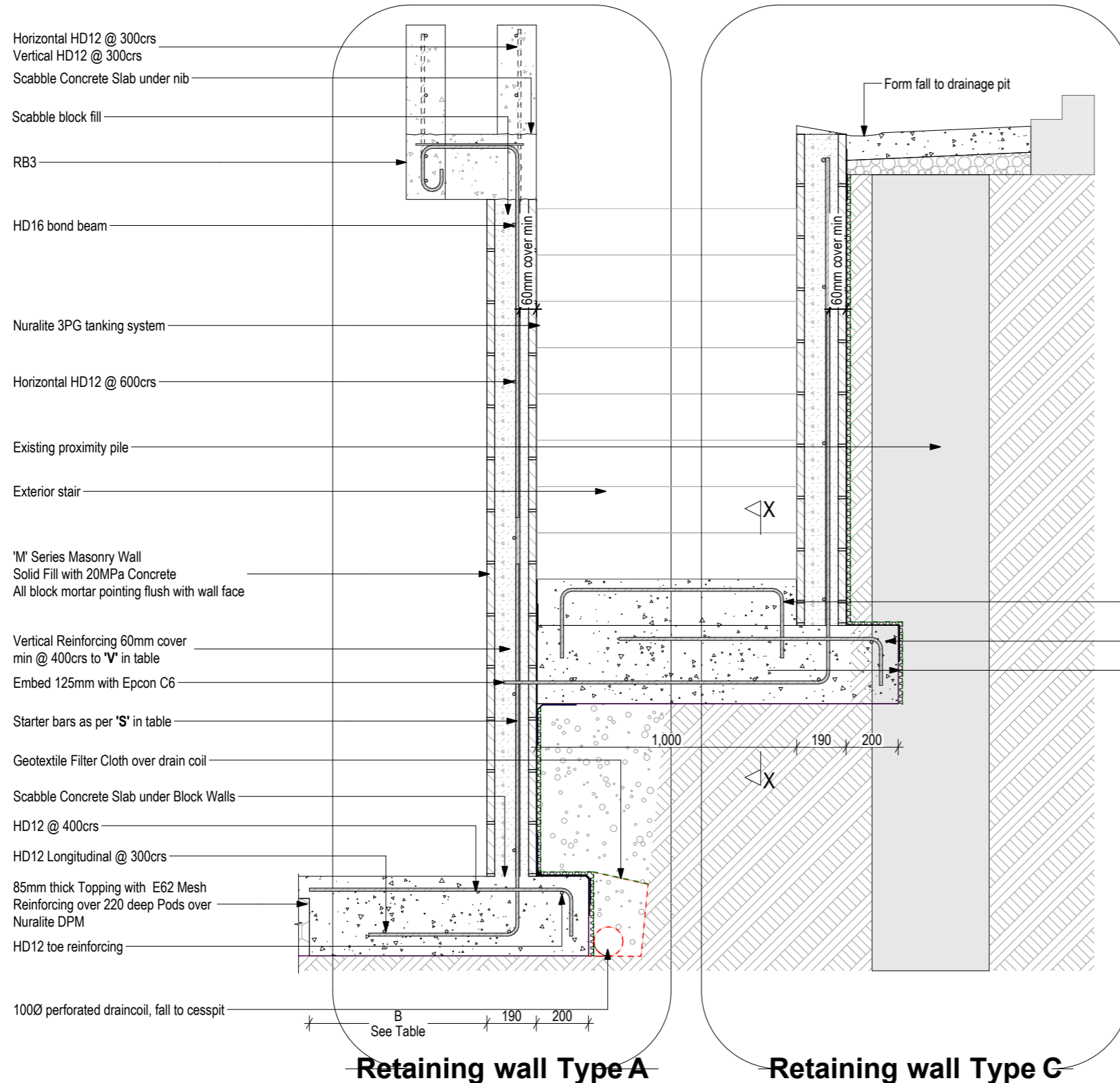
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SHEET TITLE SCALE: 1:20  
 RETAINING WALL Cb

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 DRAWN: RF  
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 SHEET: **A32**

Wall	"H" mm	"M" Masonry series	"B" mm	"S" - Starters, 60 cover earth face	"V" - Central in wall
A	2850	25	1100	HD12 alt. HD16 @ 200ctrs	HD16 @ 400 ctrs
B	2600	20	1000	HD12 alt. HD16 @ 200ctrs	HD16 @ 400 ctrs
B	2000	20	700	HD16 @ 400ctrs	HD12 @ 400 ctrs
B	1600	20	500	HD12 @ 400ctrs	HD12 @ 400 ctrs
C	2500	20	1000*	HD12 alt. HD16 @ 200ctrs	HD16 @ 400 ctrs
C	2000	20	700*	HD16 @ 400ctrs	HD12 @ 400 ctrs
C	1600	20	500*	HD12 @ 400ctrs	HD12 @ 400 ctrs
* Not applicable for stairs					



**X-X**

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 Hamish Pearse-Danker CPEng 1011810  
 on behalf of e3 Consultants NZ Ltd

**parker**  
 ARCHITECTURE

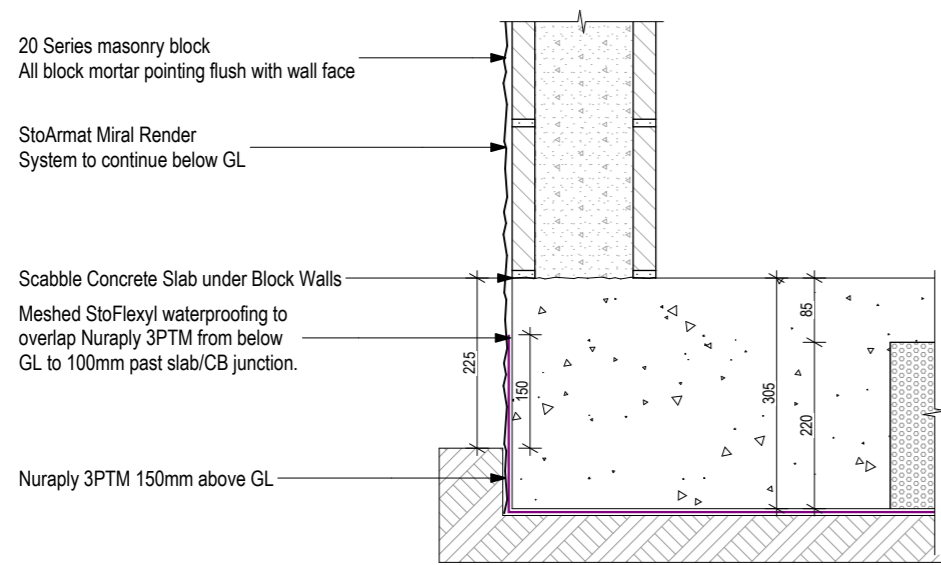
M 021 272 8592 P 07 863 5674  
 bruce@parkearchitecture.co.nz

PROJECT  
 Dayna Ave Alteration/ Addition  
 32 Dayna Avenue, Ohauti, Tauranga  
 SHEET TITLE SCALE: 1:20  
**RETAINING WALL A & C**

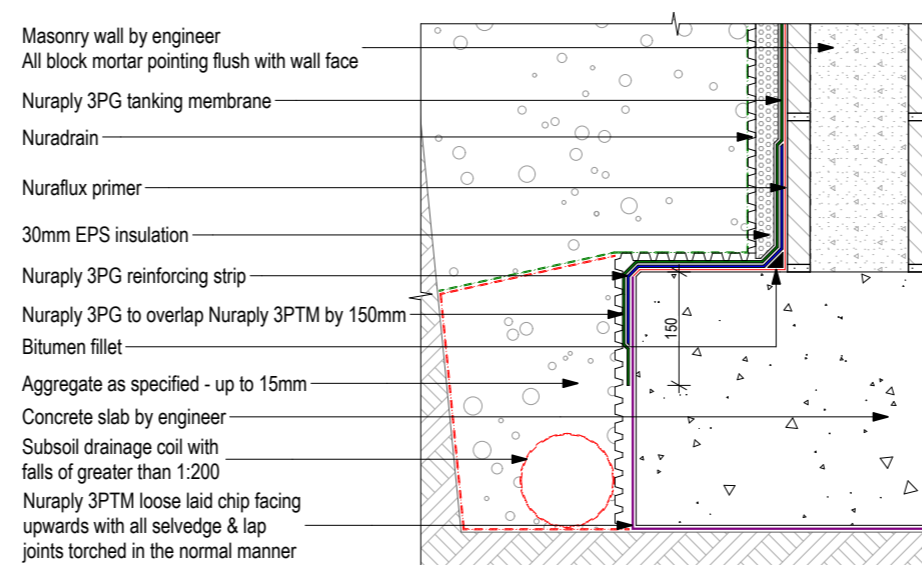
CLIENT: N & J McLaughlin  
 DRAWN: RF  
 PROJECT #: 23-030  
 ISSUED: 7/05/2025  
 SHEET:

**A33**

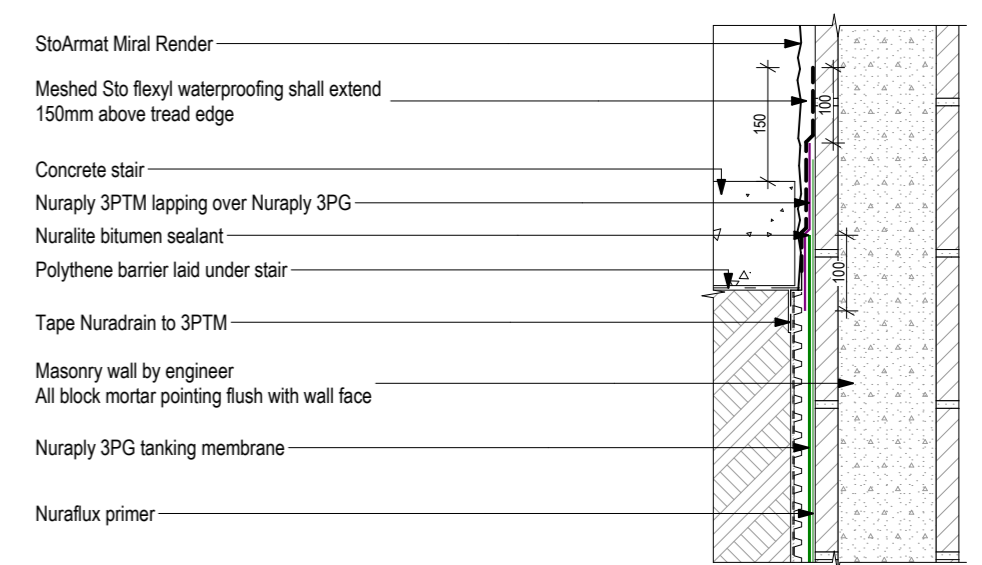
**RW:AC RETAINING WALL A+C**  
 A16 Scale NTS



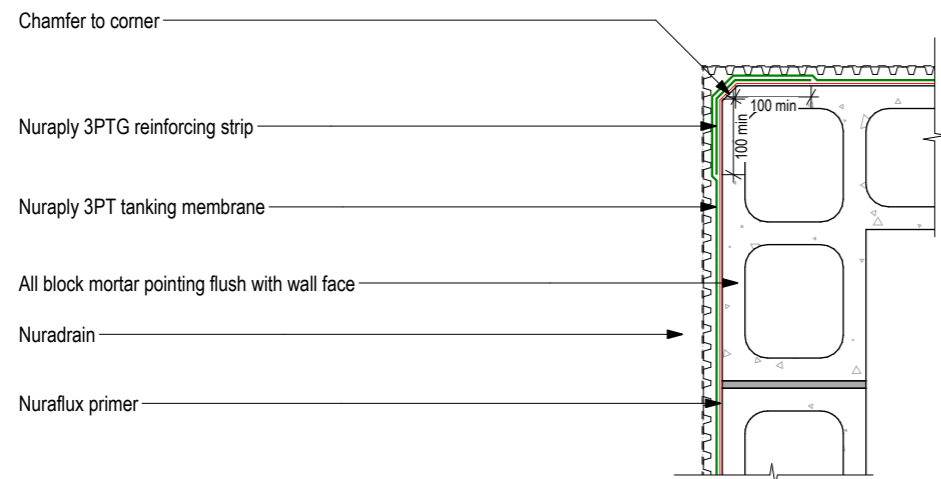
**T1 SLAB EDGE**  
A16 Scale 1:10



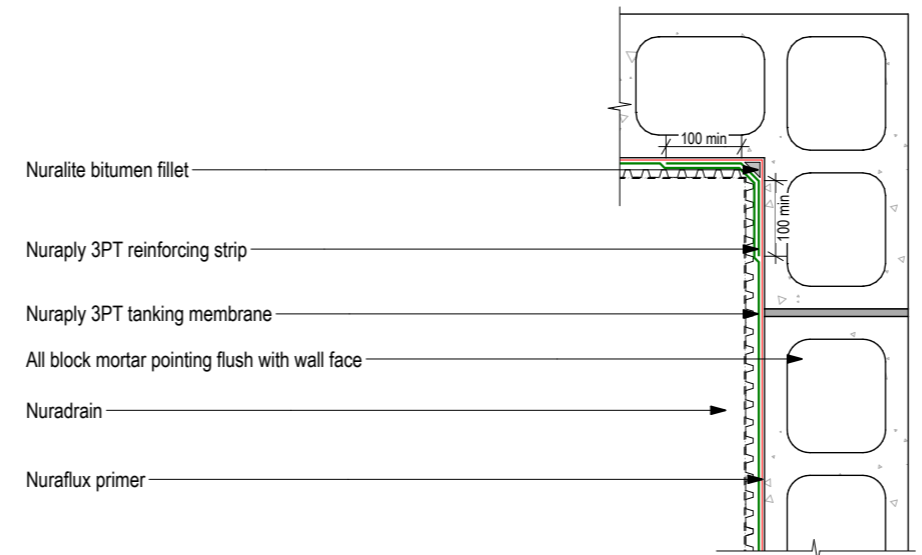
**T2 RETAINING SLAB EDGE**  
A16 Scale 1:10



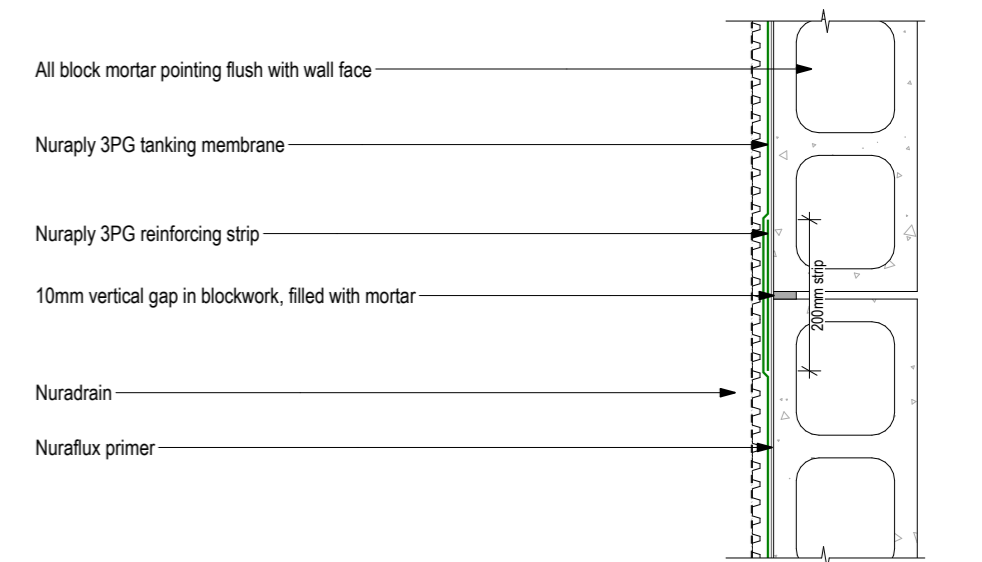
**T3 STAIR**  
A16 Scale 1:10



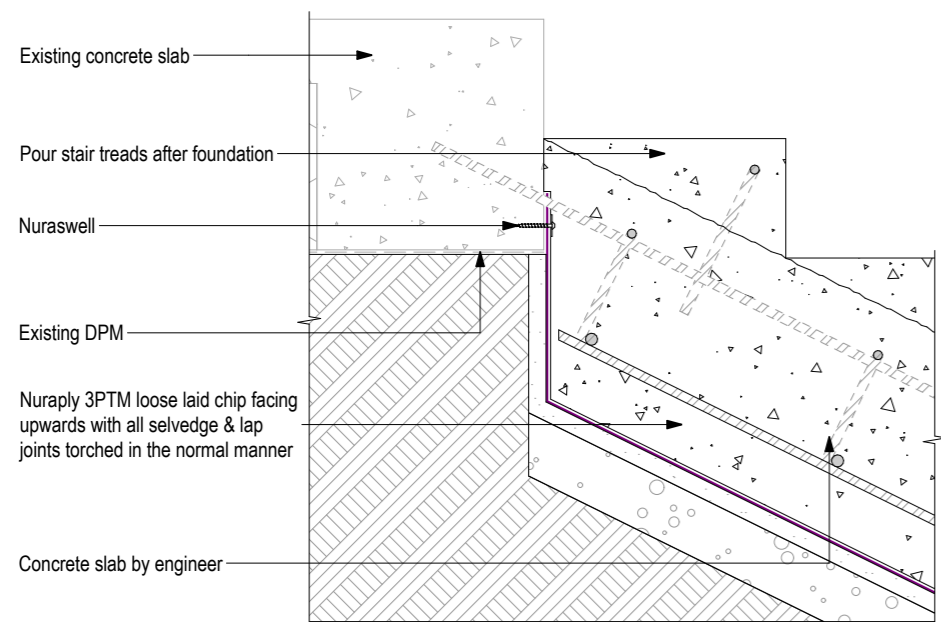
**T4 EXTERNAL CORNER**  
A16 Scale 1:10



**T5 INTERNAL CORNER**  
A16 Scale 1:10

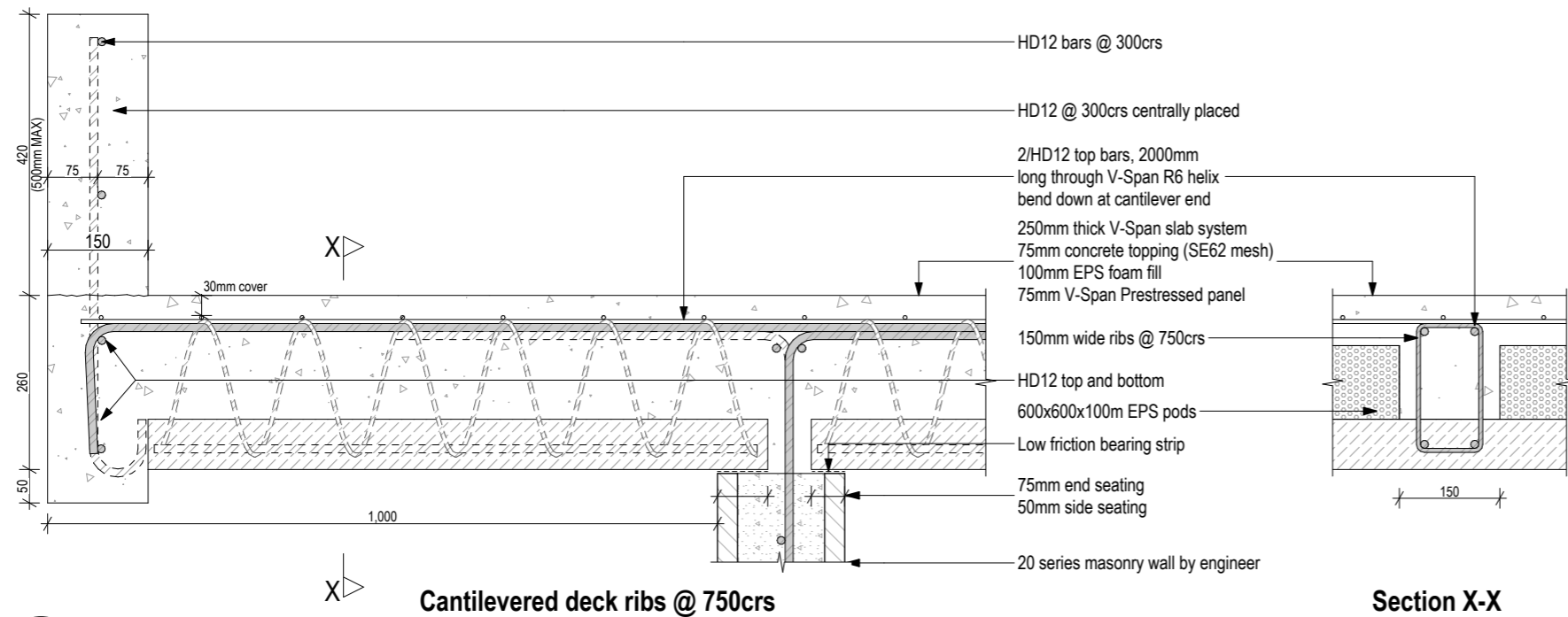


**T6 CONTROL JOINT**  
A16 Scale 1:10



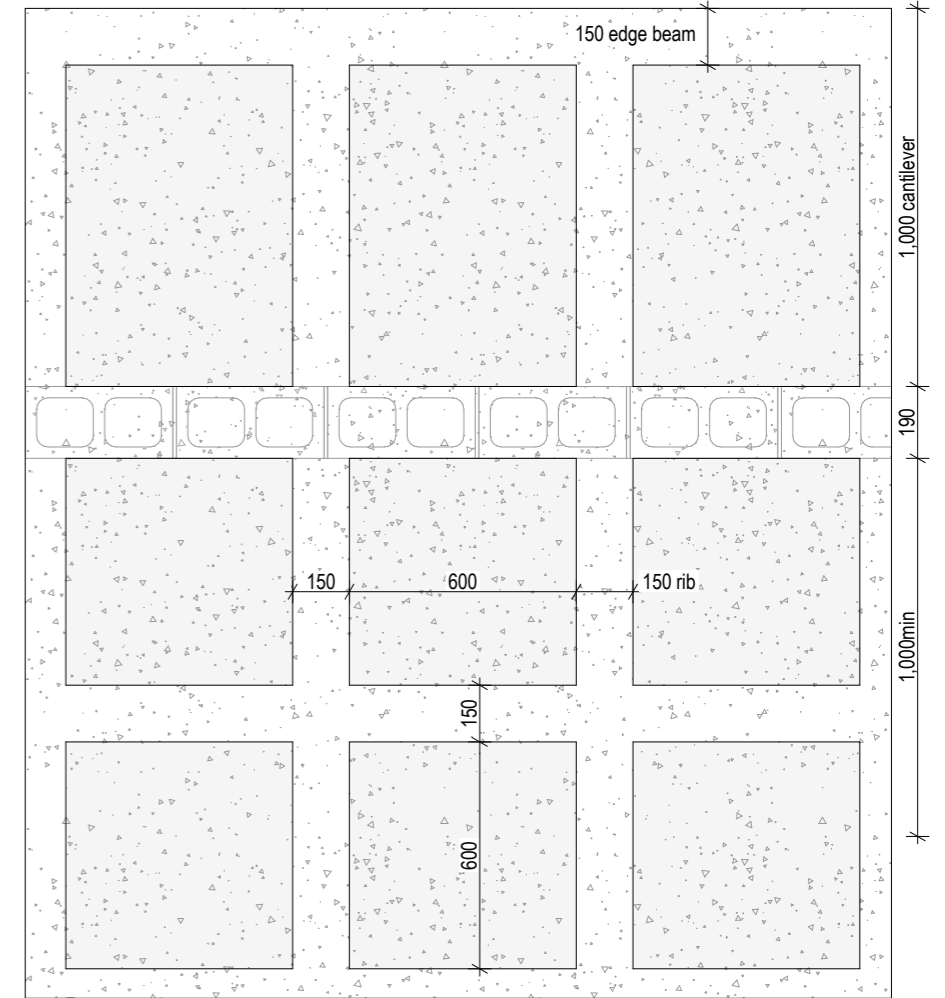
**T7 EXISTING JUNCTION**  
A26 Scale 1:10

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**17/06/2025 Renee**



**Cantilevered deck ribs @ 750cra**

**Section X-X**



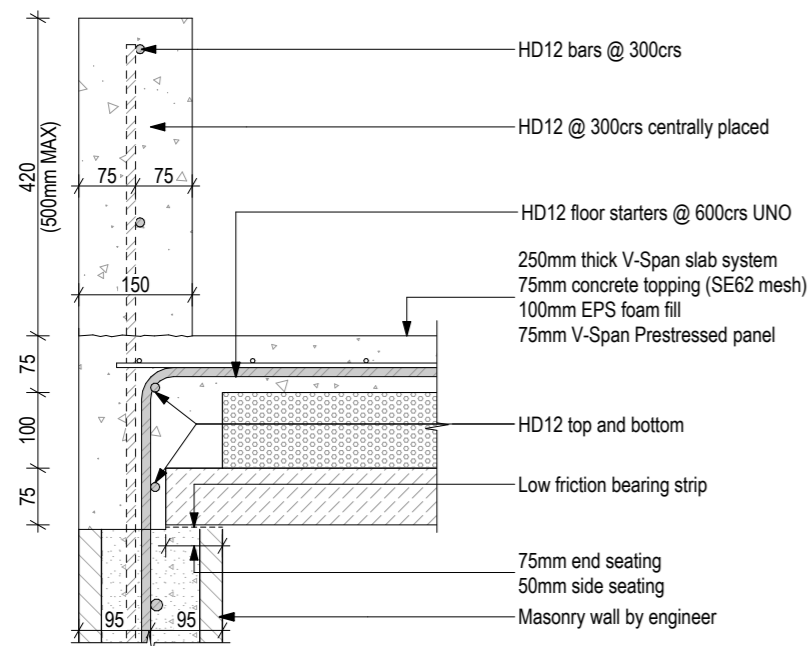
**RC1a TYPICAL DECK RIBS ON PLAN**

#LayID 1:20

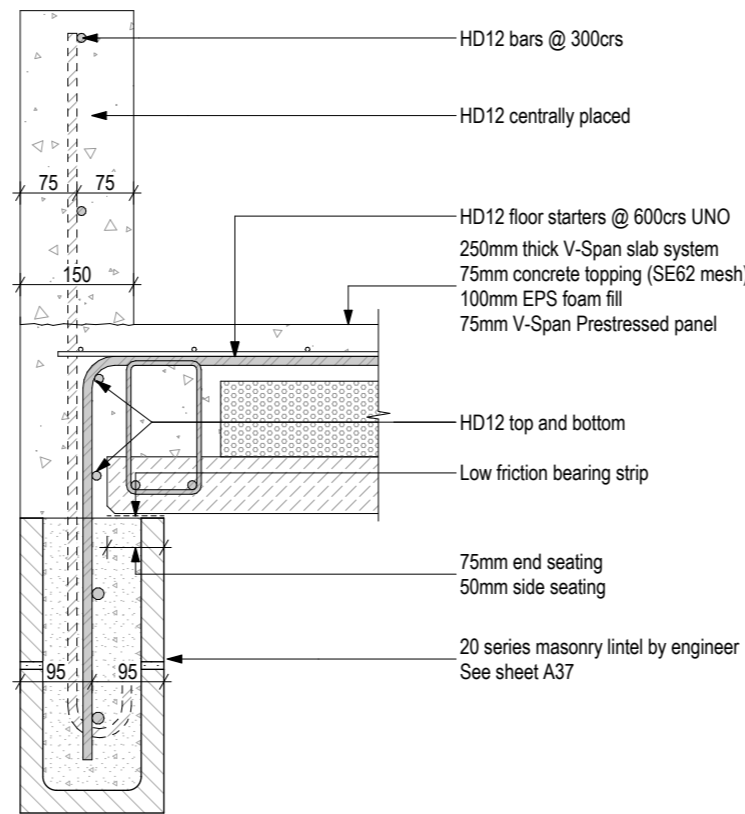
**RC1 Detail**  
A18 1:10

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**BC350434 - Pg 36 of 74**  
**17/06/2025 Renee**

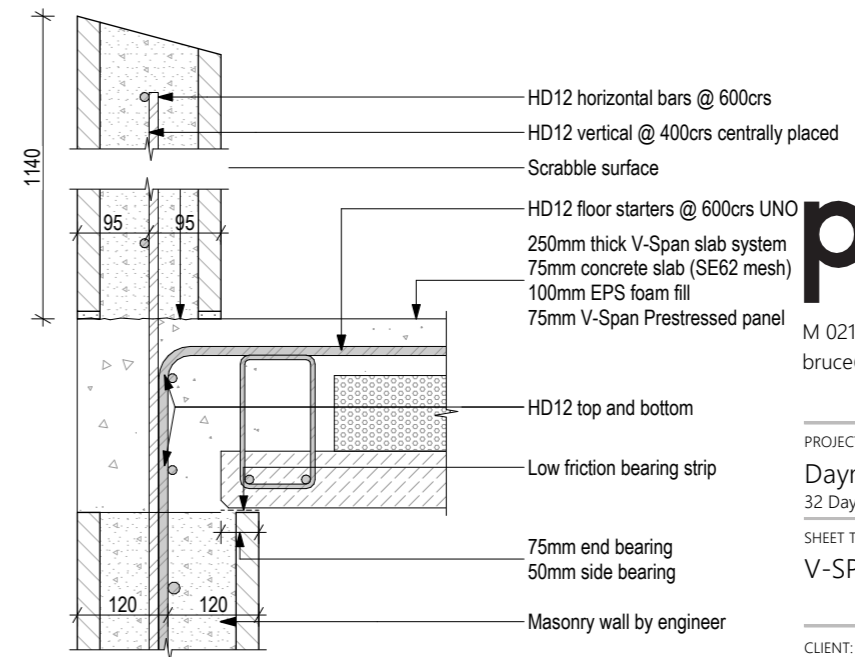
**e3 Professional Consulting Engineers**  
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 2/04/2025  
 Hamish Pearse-Danker CPEng 1011810  
 on behalf of e3 Consultants NZ Ltd



**RC2 Detail**  
A18 1:10



**RC2a Detail**  
A18 1:10



**RC3 Detail**  
A18 1:10

**parker**  
ARCHITECTURE

M 021 272 8592 P 07 863 5674  
 bruce@parkearchitecture.co.nz

PROJECT  
 Dayna Ave Alteration/ Addition  
 32 Dayna Avenue, Ohauiti, Tauranga

SHEET TITLE SCALE: 1:10, 1:20  
**V-SPAN DETAILS**

CLIENT: N & J McLaughlin

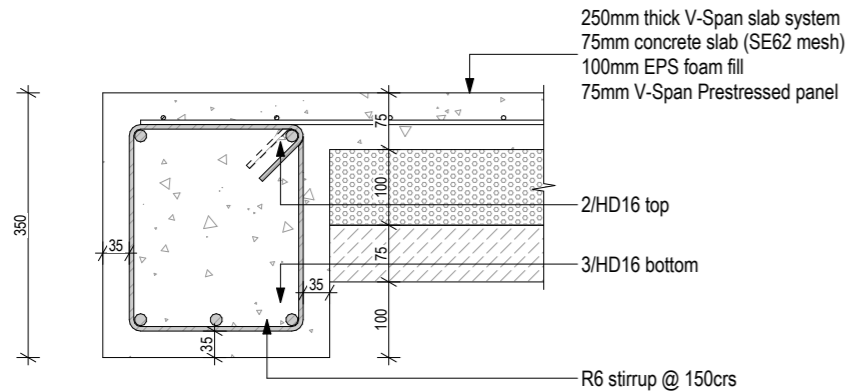
DRAWN: RF

PROJECT #: 23-030

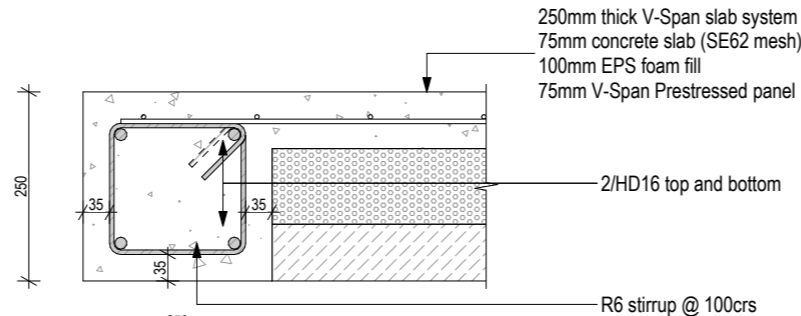
ISSUED: 7/05/2025

SHEET:

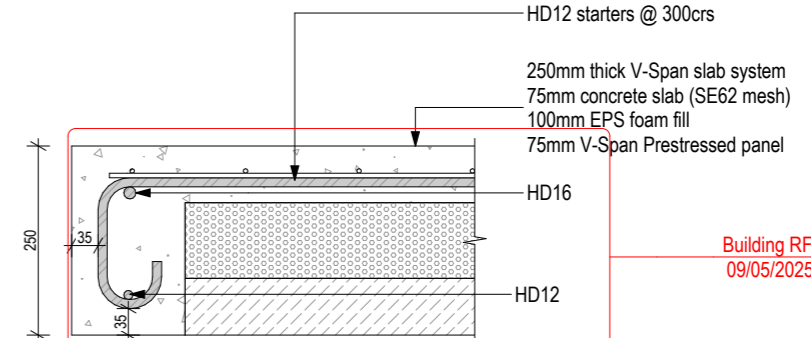
**A35**



**RB1 RB1 BEAM DETAIL**  
A18 1:10

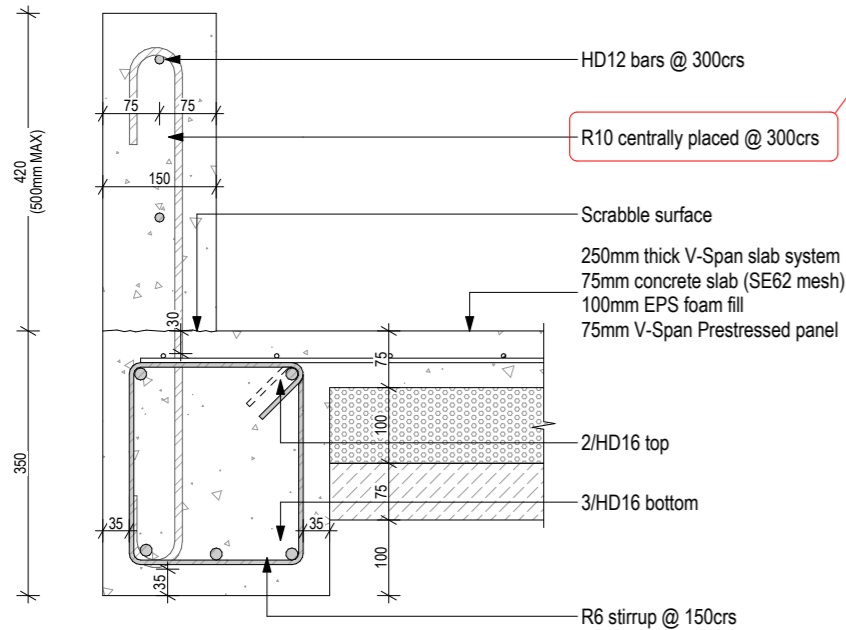


**RB2 RB2 BEAM DETAIL**  
A18 1:10

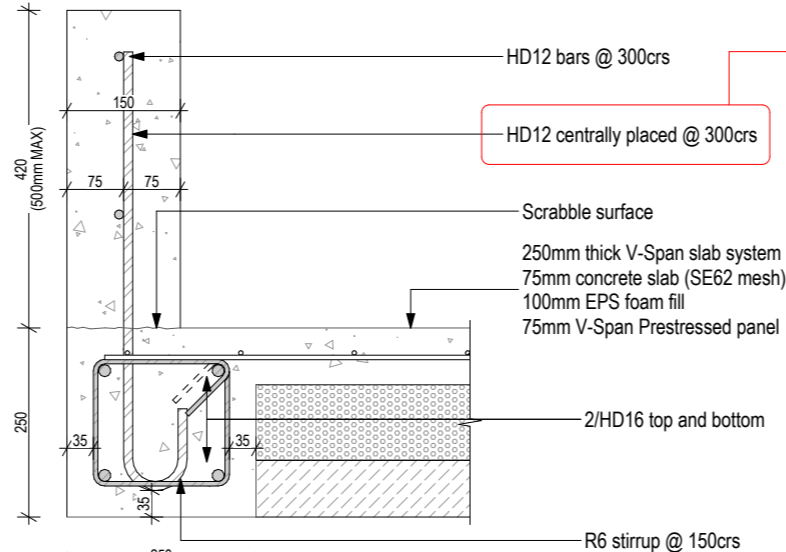


**RB3 RB3 BEAM DETAIL**  
A18 1:10

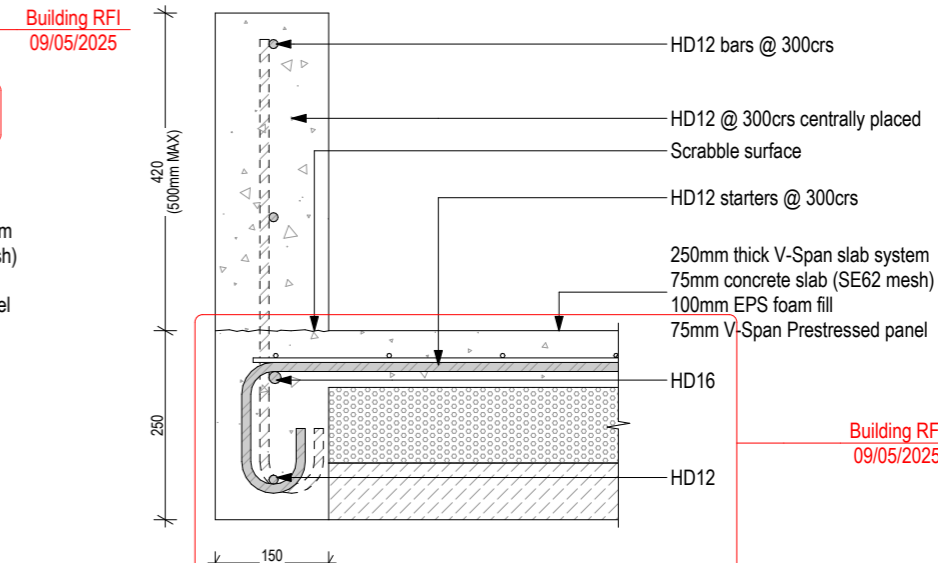
Building RFI  
09/05/2025



**RB1a RB1 WITH UPSTAND**  
A18 1:10

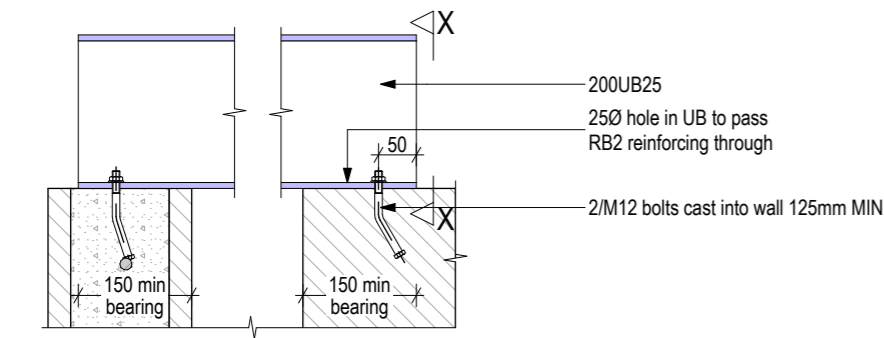
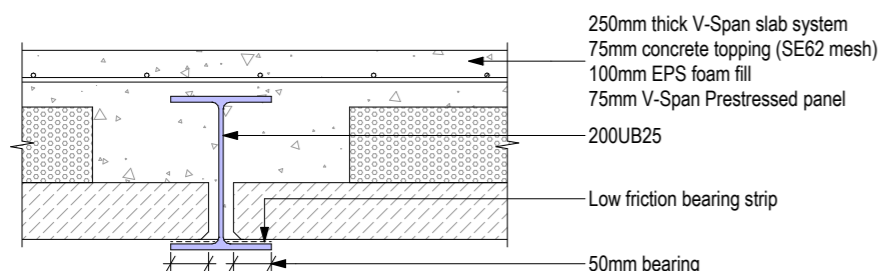


**RB2a RB2 WITH UPSTAND**  
A18 1:10

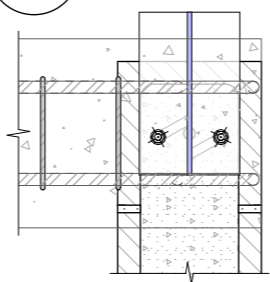


**RB3a RB3 WITH UPSTAND**  
A18 1:10

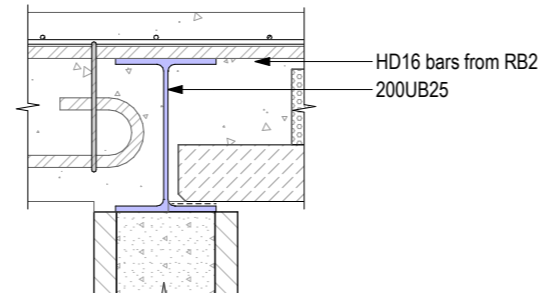
Building RFI  
09/05/2025



**RB4 Detail**  
A18 1:10



**Plan View**



**Section X-X**

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**17/06/2025 Renee**

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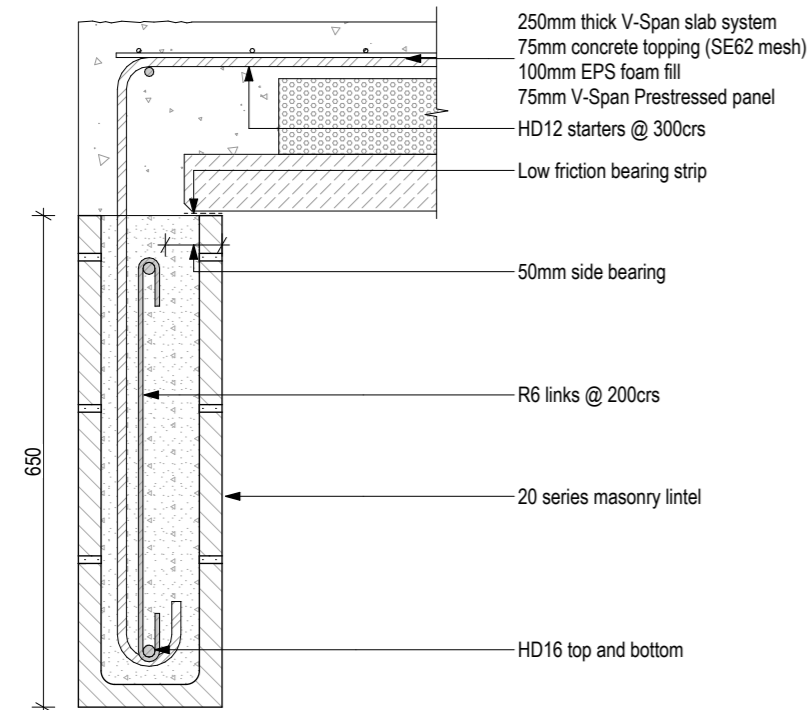
*Hamish Pearse-Danker*  
12/06/2025  
Hamish Pearse-Danker CPEng 1011810  
on behalf of e3 Consultants NZ Ltd

**parker**  
ARCHITECTURE  
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bruce@parkearchitecture.co.nz

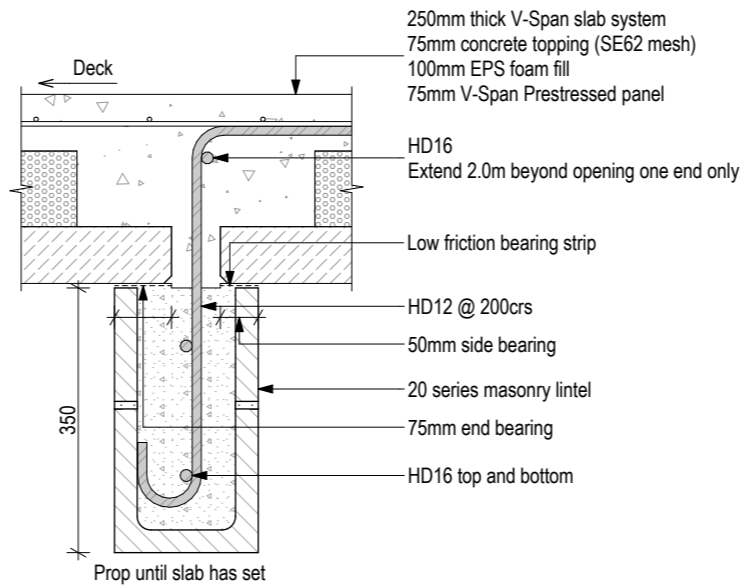
PROJECT  
Dayna Ave Alteration/ Addition  
32 Dayna Avenue, Ohauti, Tauranga

SHEET TITLE SCALE: 1:10  
V-SPAN DETAILS

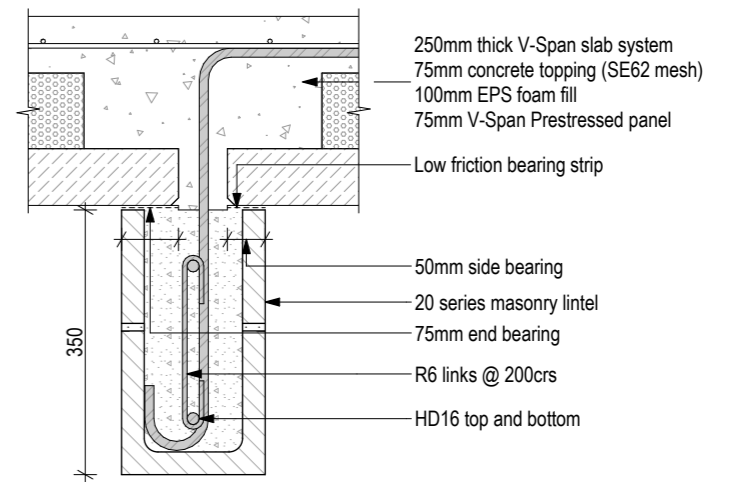
CLIENT: N & J McLaughlin  
DRAWN: RF  
PROJECT #: 23-030  
ISSUED: 12/06/2025  
SHEET: **A36**



**ML1** TYPE 1 MASONRY LINTEL  
A17 1:10

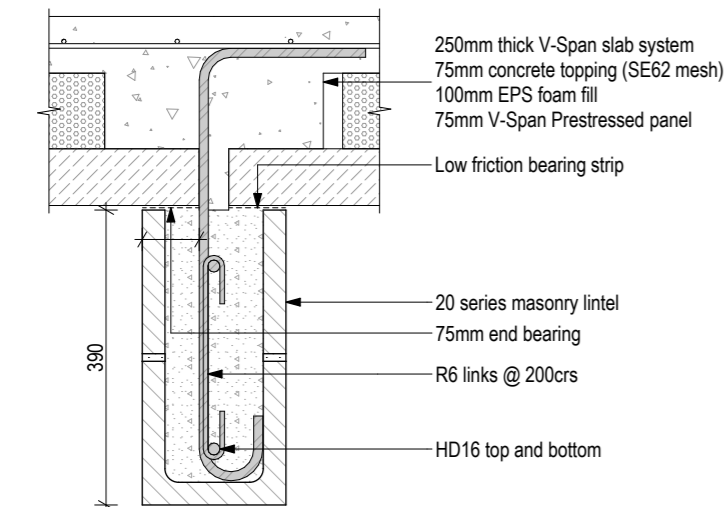


**ML2** TYPE 2 MASONRY LINTEL  
A17 1:10




**ML3** TYPE 2 MASONRY LINTEL  
A17 1:10

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 BC350434 - Pg 38 of 74  
 17/06/2025 Renee



**ML4** TYPE 2 MASONRY LINTEL  
A17 1:10

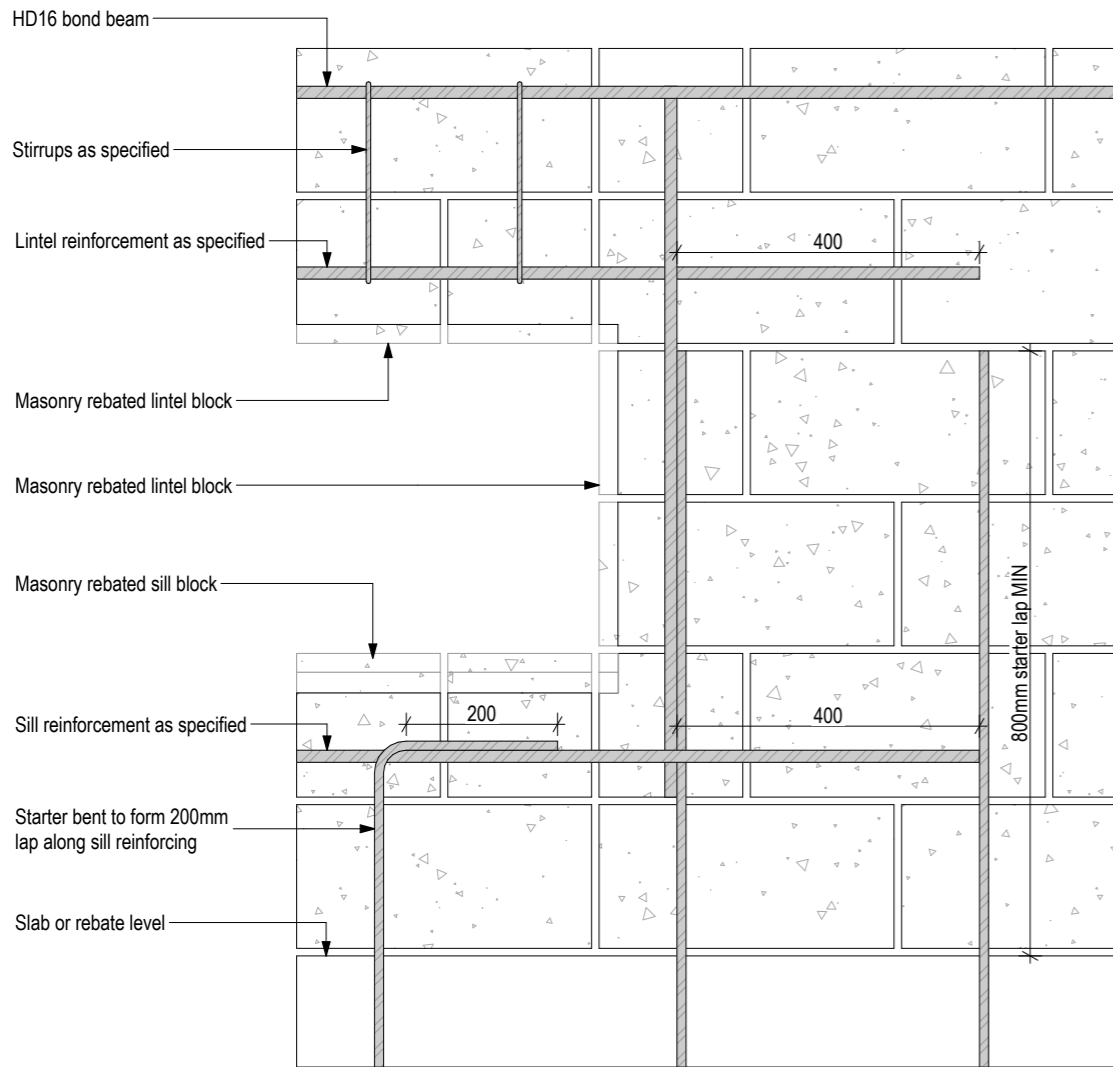
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 ARCHITECTURE  
 M 021 272 8592 P 07 863 5674  
 bruce@parkerarchitecture.co.nz

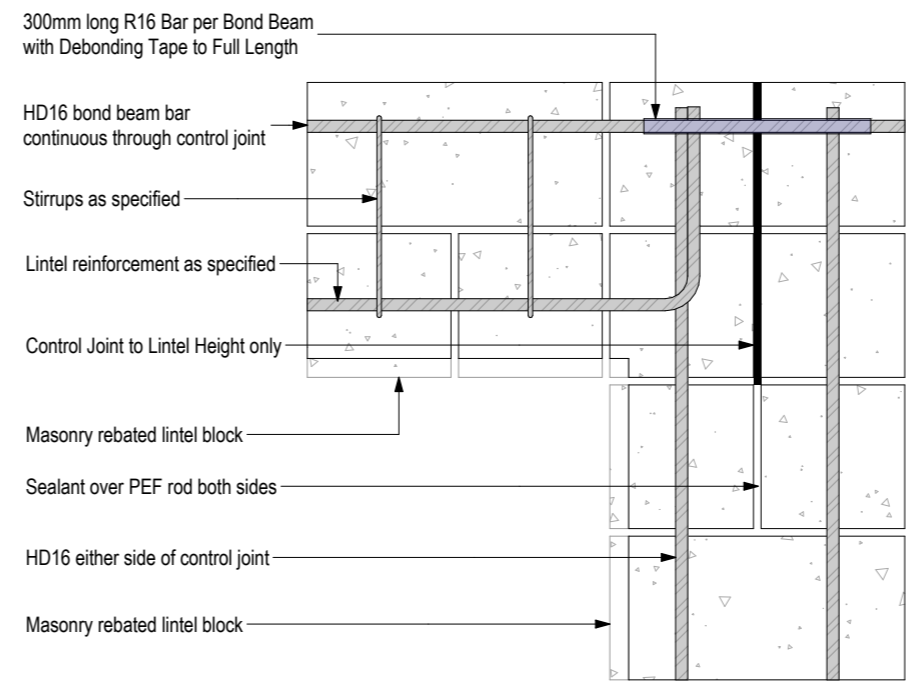
PROJECT  
 Dayna Ave Alteration/ Addition  
 32 Dayna Avenue, Ohauti, Tauranga  
 SHEET TITLE SCALE: 1:10  
 MASONRY WALL LINTELS

CLIENT: N & J McLaughlin  
 DRAWN: RF  
 PROJECT #: 23-030  
 ISSUED: 7/05/2025  
 SHEET:

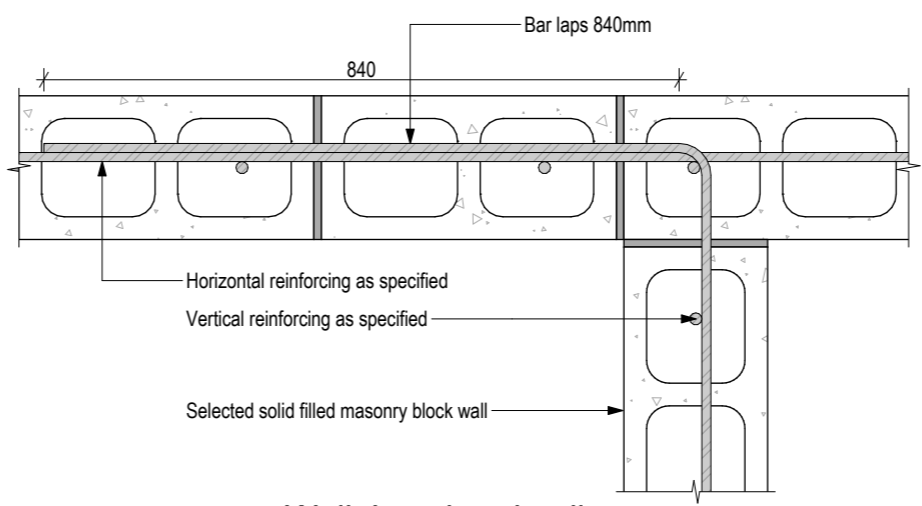
**A37**



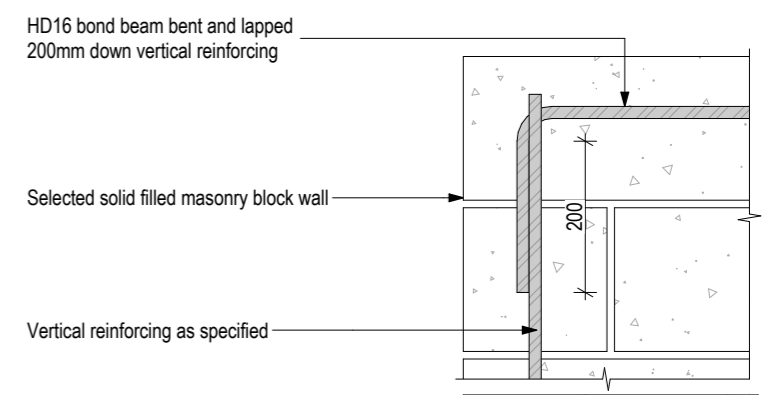
**Block Opening detail**



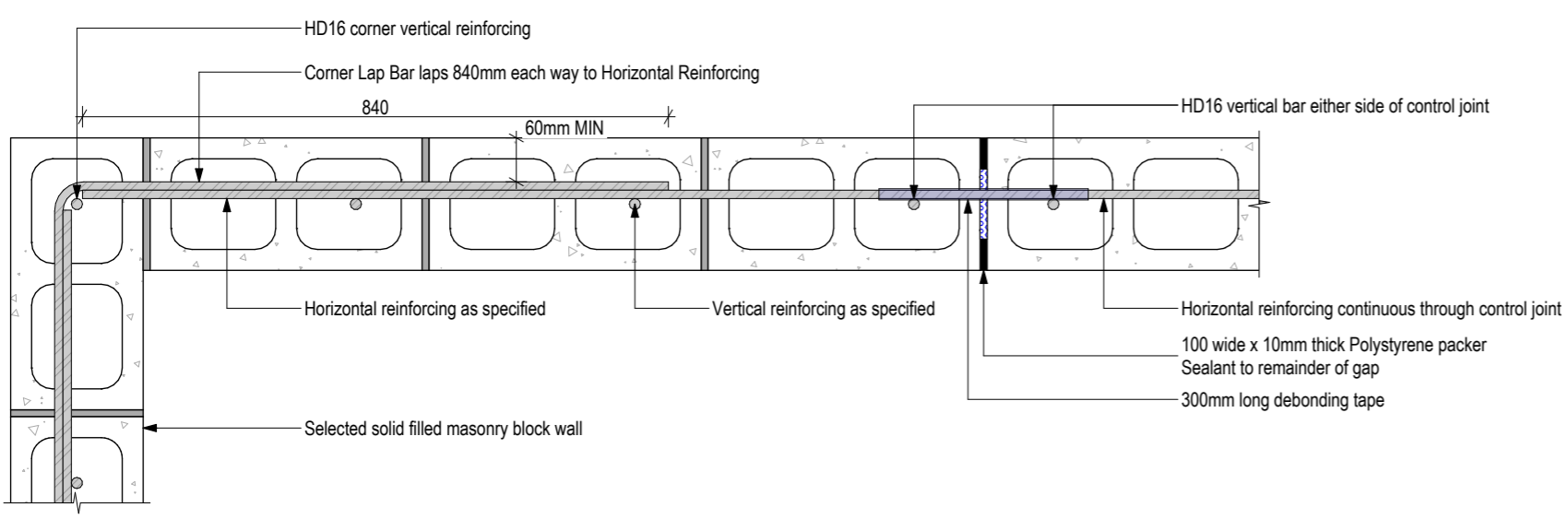
**Block Control Joint Adjacent Opening**



**Wall Junction detail**



**Wall End detail**



**Block Corner reinforcing lap detail**

**Control joint junction detail**

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**Table 3.1 – Minimum radii of reinforcement bends**

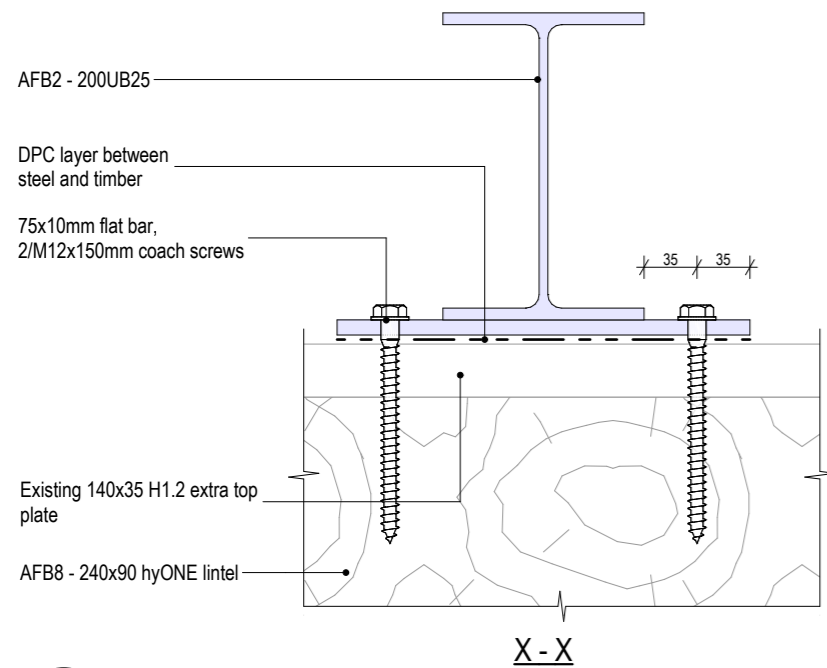
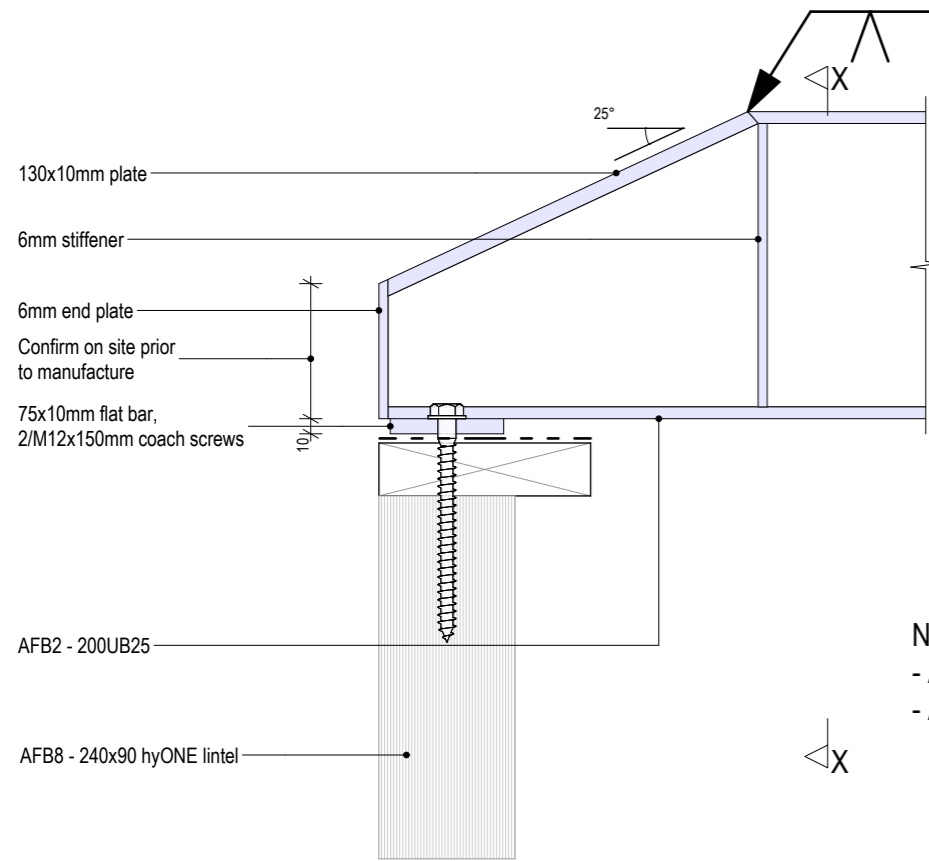
$f_y$ (MPa)	Bar type	Bar diameter, $d_b$ (mm)	Minimum diameter of bend, $d_f$ (mm)	
			Plain bars	Deformed bars
300 or 500	Stirrups and ties	6-20	$2d_b$	$4d_b$
		24	$3d_b$	$6d_b$
500	All other bars	6-20	$5d_b$	$5d_b$
		24-40	$6d_b$	$6d_b$

NOTE –  
 Where deformed bars are galvanized before or after bending, the minimum bend diameter shall be:  
 (i)  $5d_b$  for bar diameters of 16 mm or less  
 (ii)  $8d_b$  for bar diameters of 20 mm or greater.

**parker**  
 ARCHITECTURE  
 M 021 272 8592 P 07 863 5674  
 bruce@parkerarchitecture.co.nz

PROJECT  
 Dayna Ave Alteration/ Addition  
 32 Dayna Avenue, Ohauiti, Tauranga  
 SHEET TITLE  
**BLOCK DETAILS (TYPICAL)**  
 SCALE: 1:10

CLIENT: N & J McLaughlin  
 DRAWN: RF  
 PROJECT #: 23-030  
 ISSUED: 7/05/2025  
 SHEET:

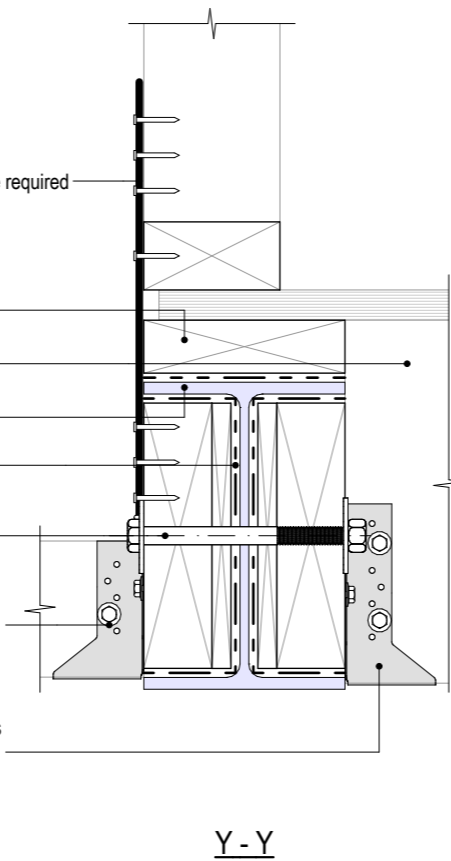


**AFB2 200UB25 BEAM**  
A19 1:5

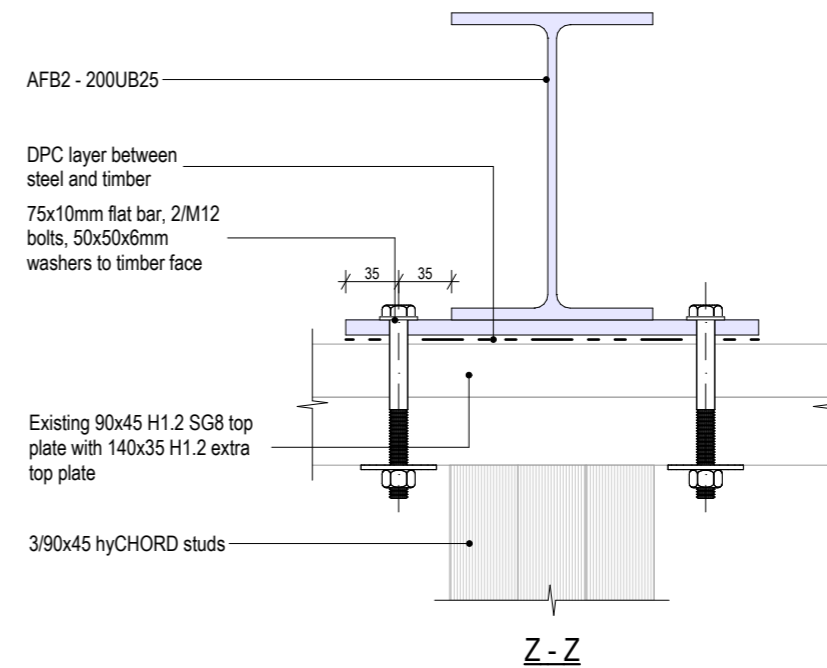
**Note:**  
- All bolts to be M16x8.8/S U.N.O.  
- All welds to be 6mm FW U.N.O.

6kN sheetbrace hold downs where required

ex140x35 H1.2 plate over DPC  
Selected 240mm floor joists  
AFB2 - 200UB25  
DPC layer between steel and timber  
Continuous H1.2 timber packing to suit seated on bottom flange, M12 bolts @ 900crs MIN  
Lumberlok JH47x90 joist hangers with 1 type 17-12g x 35mm hex head screws per flange to trusses  
Lumberlok JH47x120 joist hangers with 2 type 17-12g x 35mm hex head screws per flange to joists



**Y - Y**



**Z - Z**

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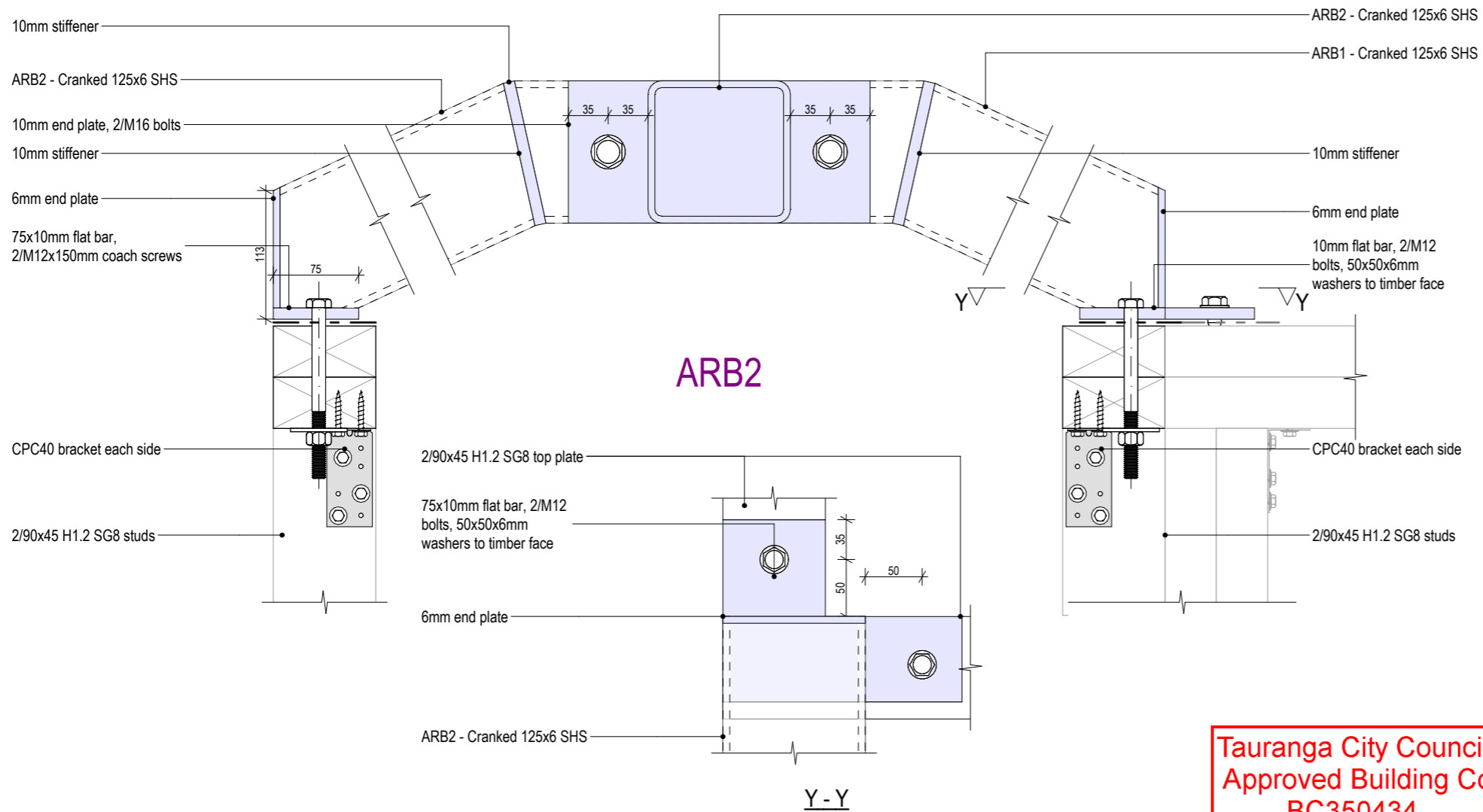
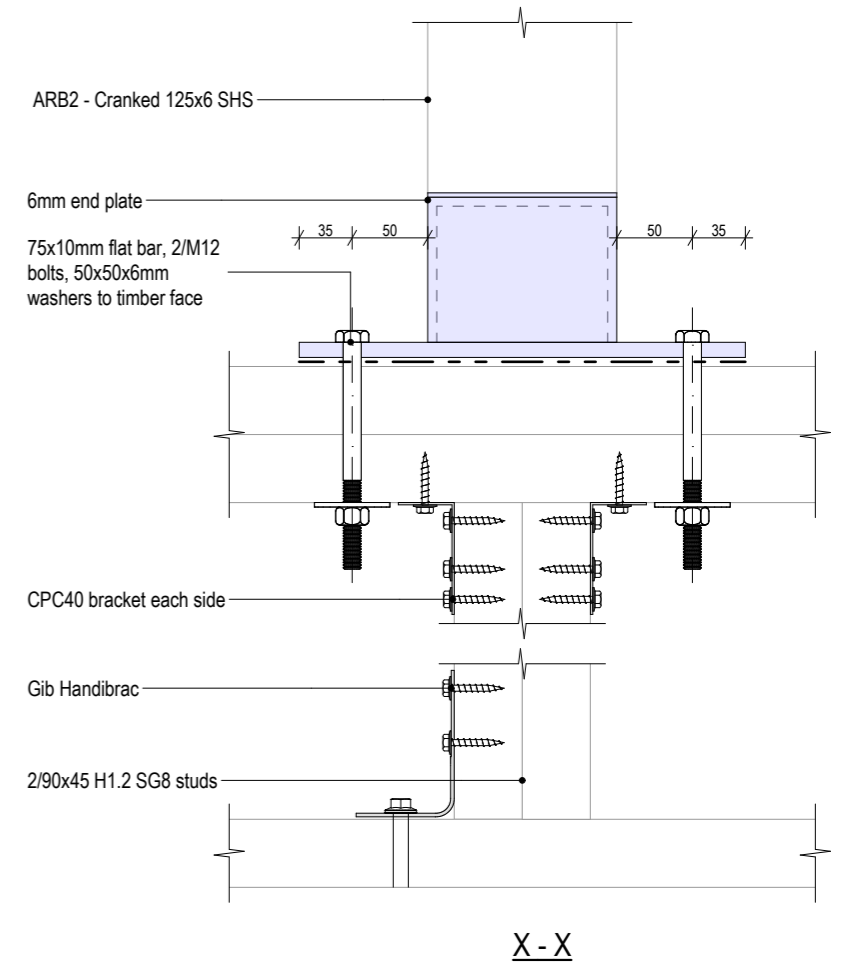
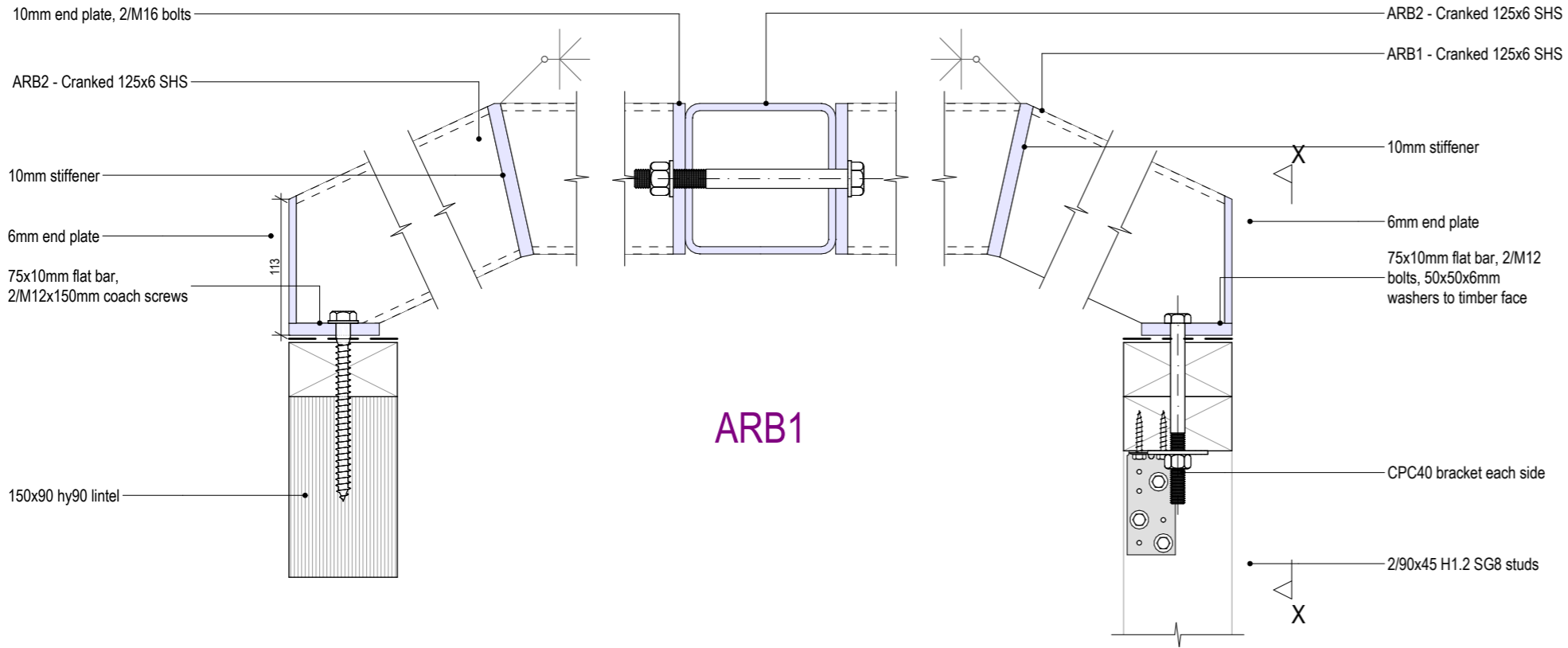
**parker**  
ARCHITECTURE  
M 021 272 8592 P 07 863 5674  
bruce@parkerarchitecture.co.nz

PROJECT  
Dayna Ave Alteration/ Addition  
32 Dayna Avenue, Ohauti, Tauranga

SHEET TITLE  
UPPER ROOF STRUCTURAL  
DETAILS

CLIENT: N & J McLaughlin  
DRAWN: RF  
PROJECT #: 23-030  
ISSUED: 7/05/2025  
SHEET:

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**BC350434 - Pg 40 of 74**  
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 M 021 272 8592 P 07 863 5674  
 bruce@parkerarchitecture.co.nz

PROJECT  
 Dayna Ave Alteration/ Addition  
 32 Dayna Avenue, Ohauti, Tauranga

SHEET TITLE  
 UPPER ROOF STRUCTURAL DETAILS

SCALE: 1:5

CLIENT: N & J McLaughlin

DRAWN: RF

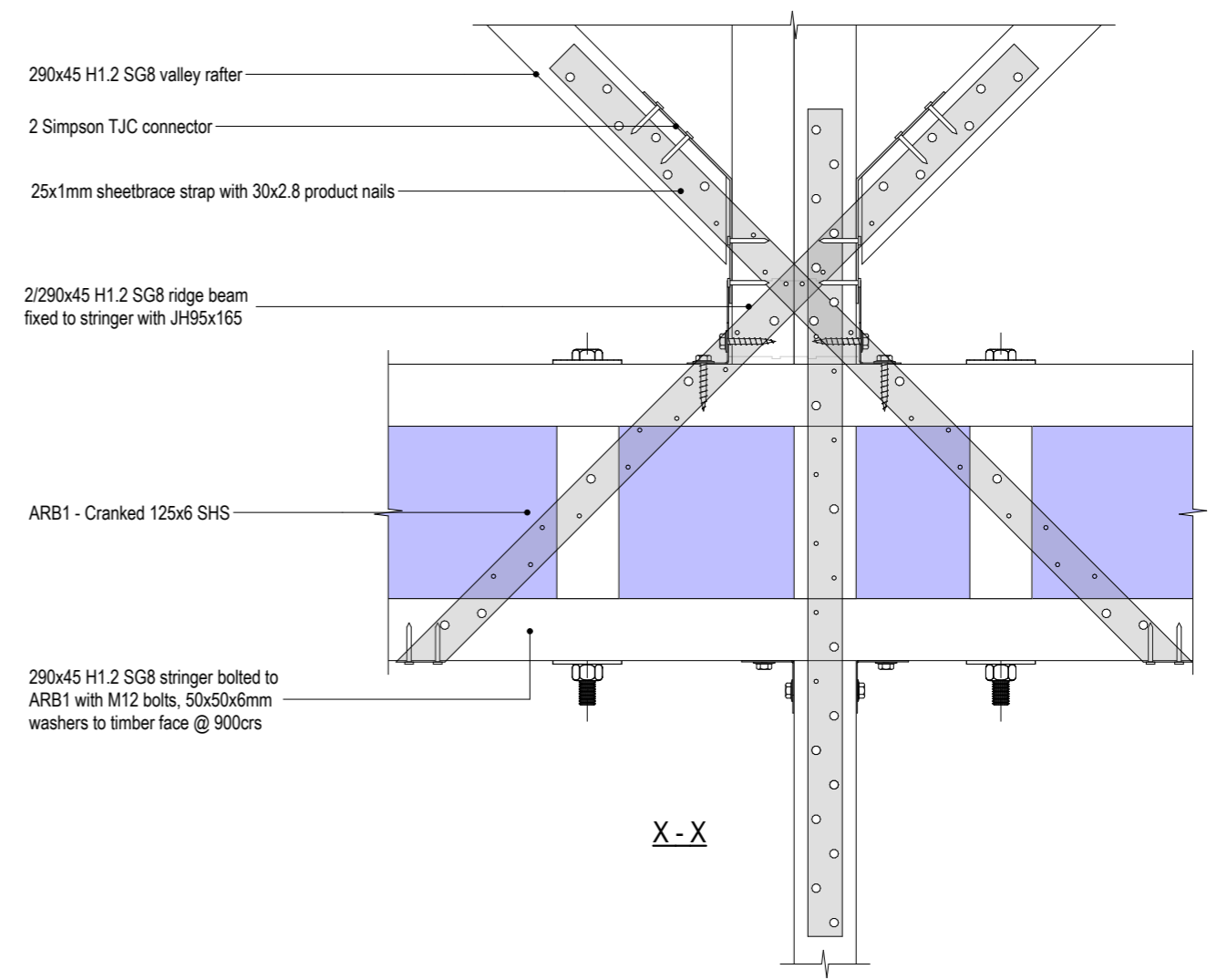
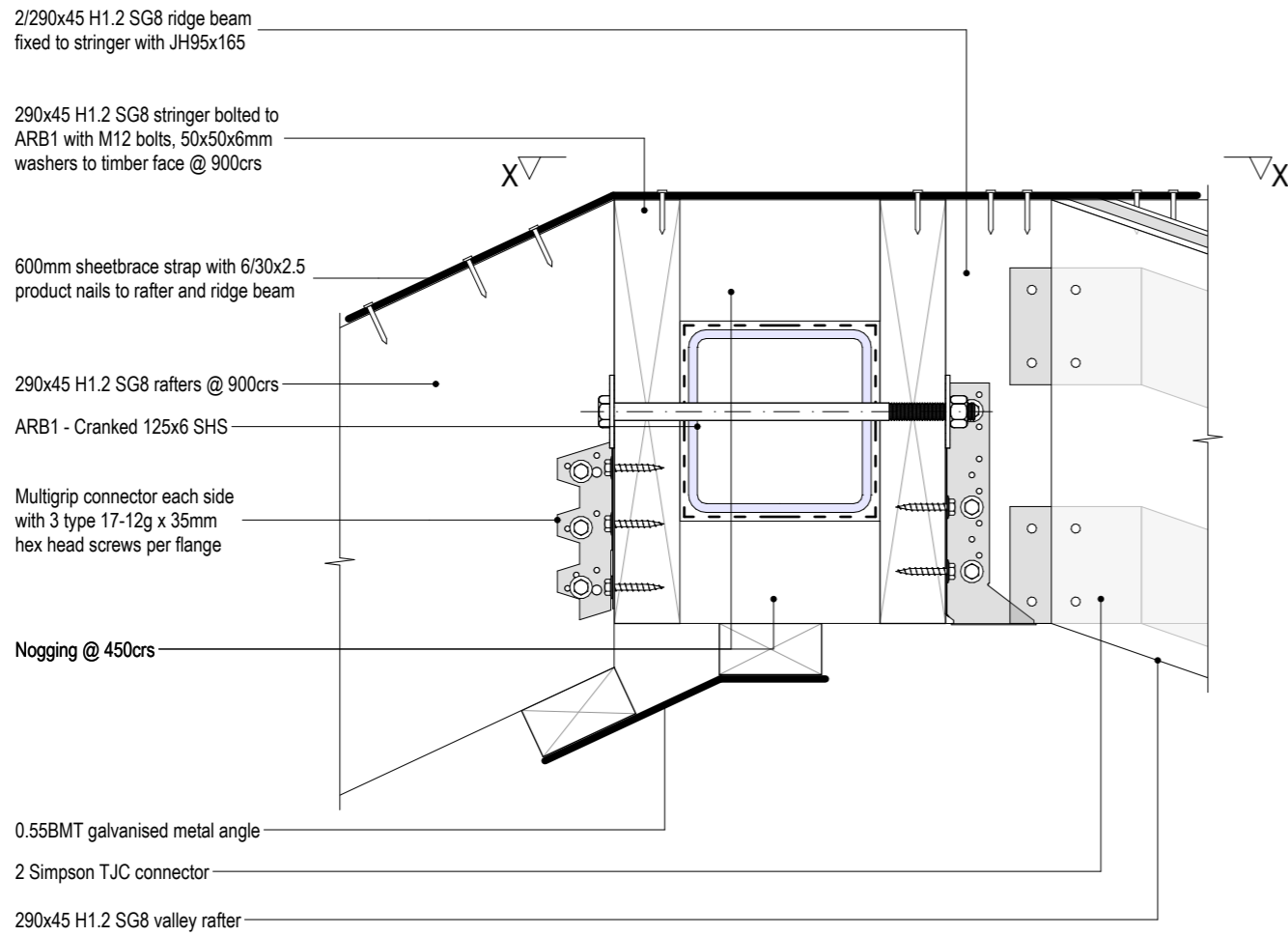
PROJECT #: 23-030

ISSUED: 7/05/2025

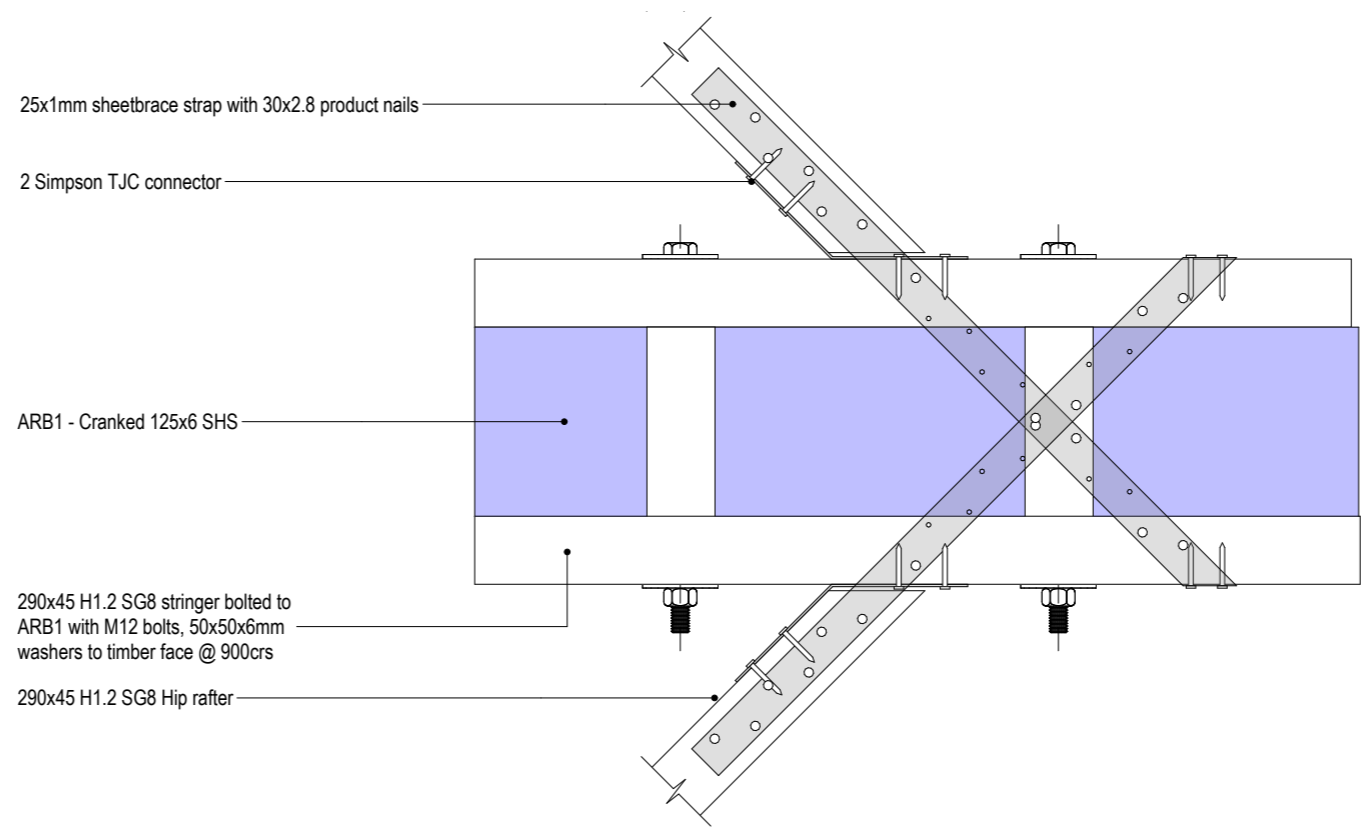
SHEET:

**Tauranga City Council**  
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**17/06/2025 Renee**

**A40**



**RS3** 125x6SHS RIDGE CONNECTION  
A22 1:5



**RS3** 125x6SHS HIP CONNECTION  
A22 1:5

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**Tauranga City Council**  
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17/06/2025 Renee

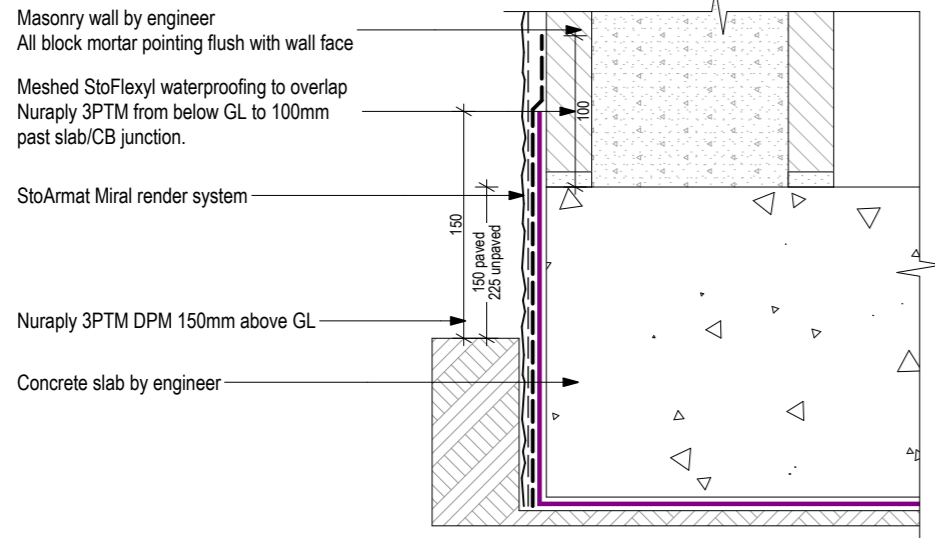
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ARCHITECTURE  
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bruce@parkerarchitecture.co.nz

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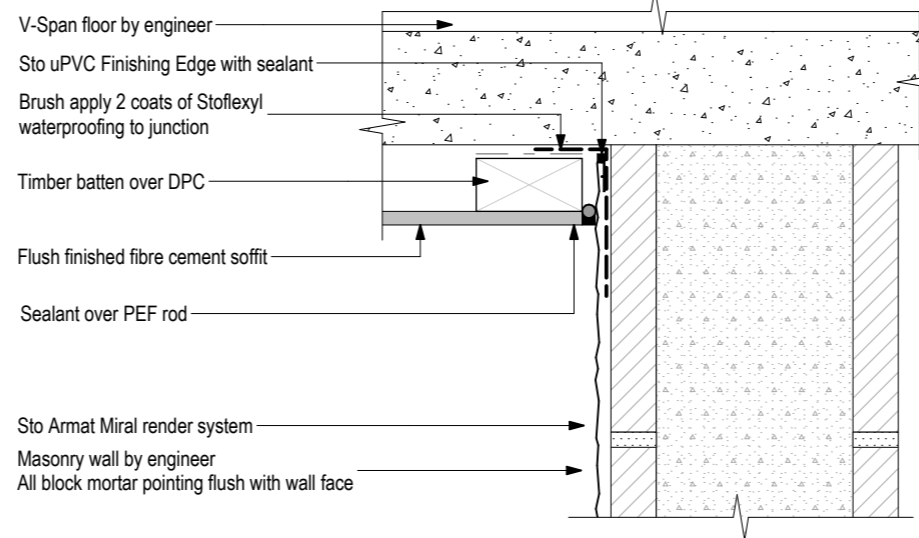
SHEET TITLE SCALE: 1:5  
UPPER ROOF STRUCTURAL DETAILS

CLIENT: N & J McLaughlin  
DRAWN: RF  
PROJECT #: 23-030  
ISSUED: 7/05/2025  
SHEET:

**A41**



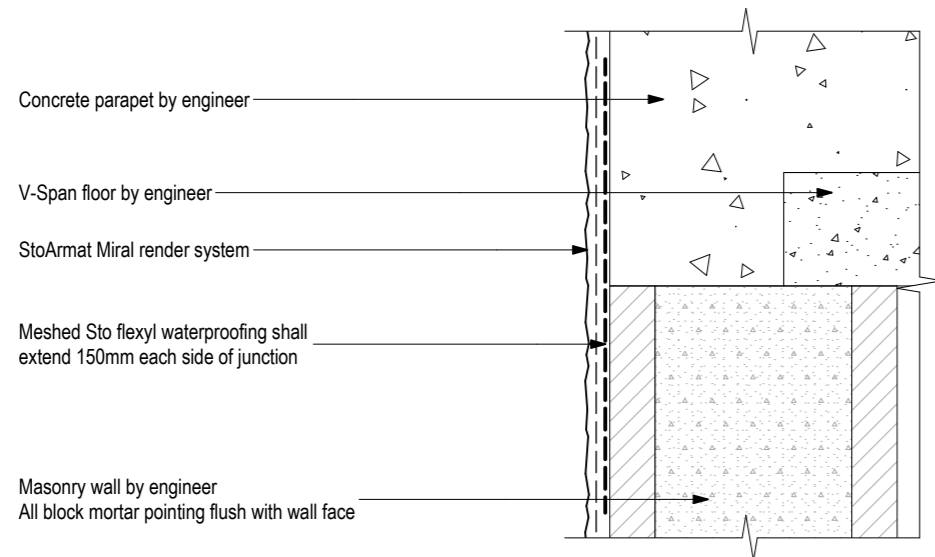
**C1:1 FOUNDATION JUNCTION**  
A10 Scale 1:5



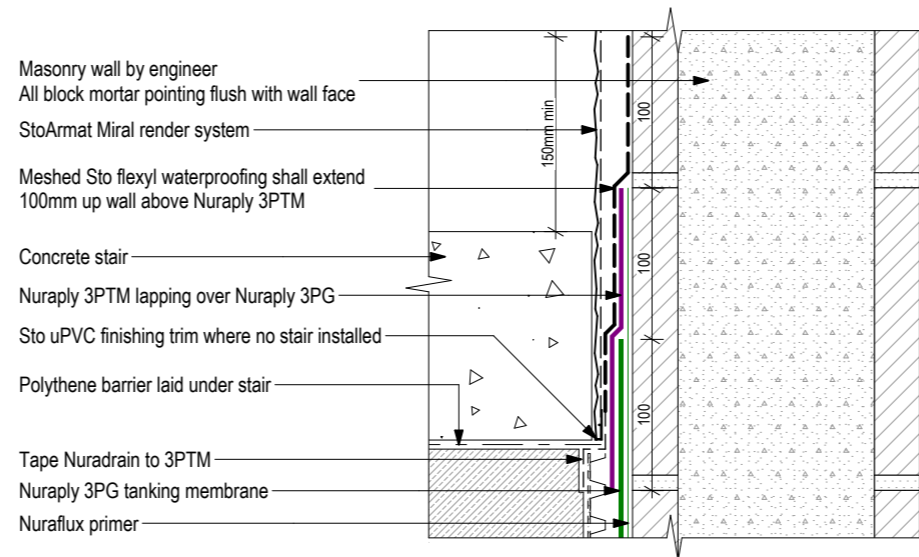
**C1:2 SOFFIT**  
A10 Scale 1:5



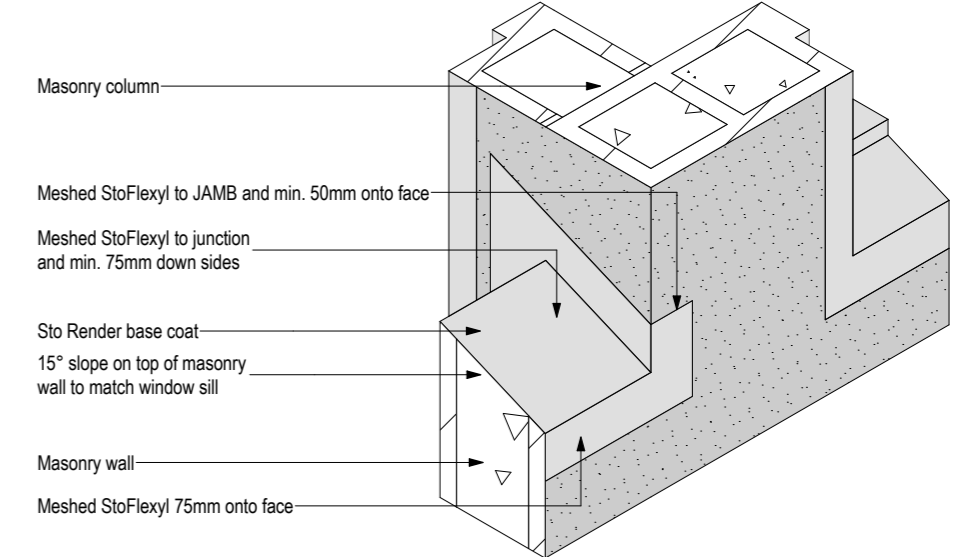
**C1:3 SOFFIT EDGE**  
A10 Scale 1:5



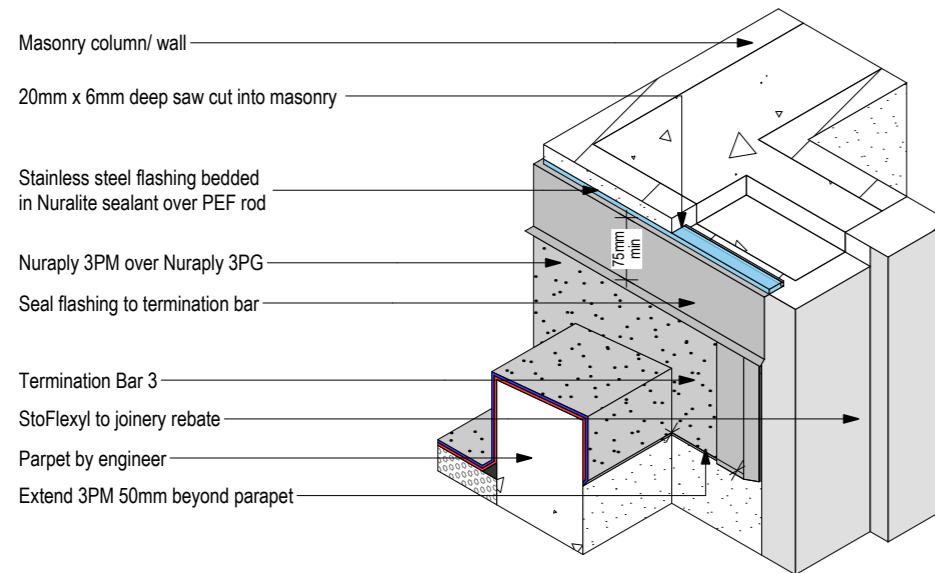
**C1:4 PARAPET JUNCTION**  
A10 Scale 1:5



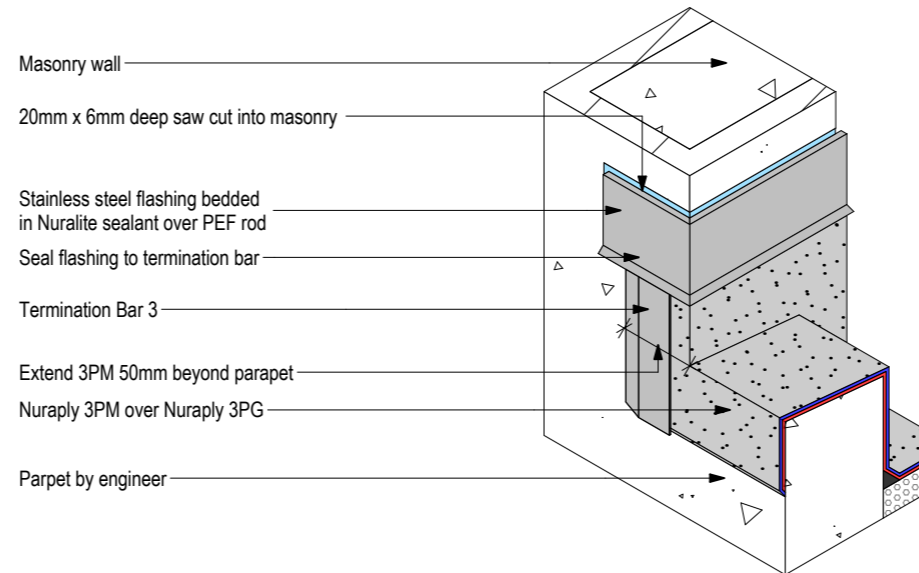
**C1:5 STAIR JUNCTION**  
A10 Scale 1:5



**C1:7 BARRIER JUNCTION**  
A11 Scale NTS



**C1:8 COLUMN JUNCTION**  
A11 Scale NTS



**C1:9 CORNER JUNCTION**  
A11 Scale NTS

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**parker**  
ARCHITECTURE  
M 021 272 8592 P 07 863 5674  
bruce@parkerarchitecture.co.nz

PROJECT  
Dayna Ave Alteration/ Addition  
32 Dayna Avenue, Ohauti, Tauranga

SHEET TITLE SCALE: 1:5  
STO OVER MASONRY  
DETAILS

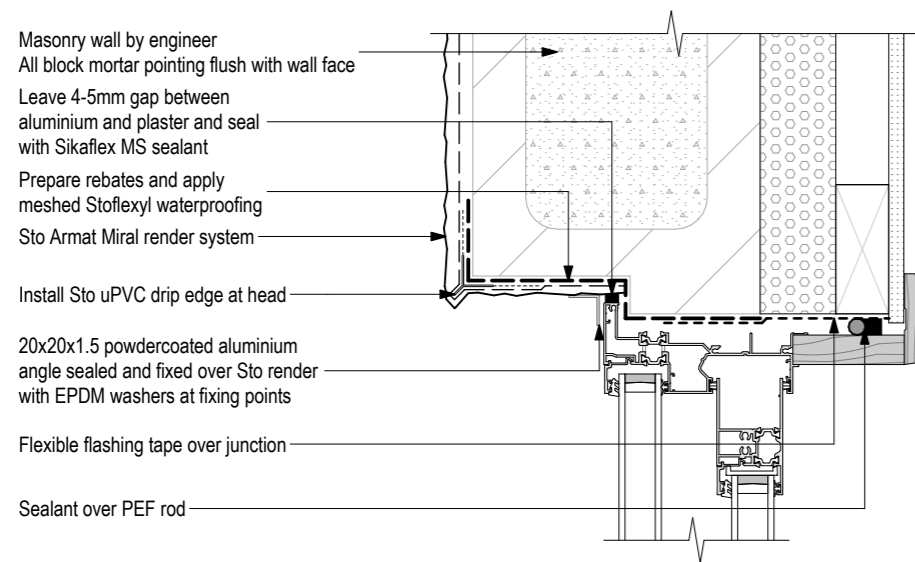
CLIENT: N & J McLaughlin

DRAWN: RF

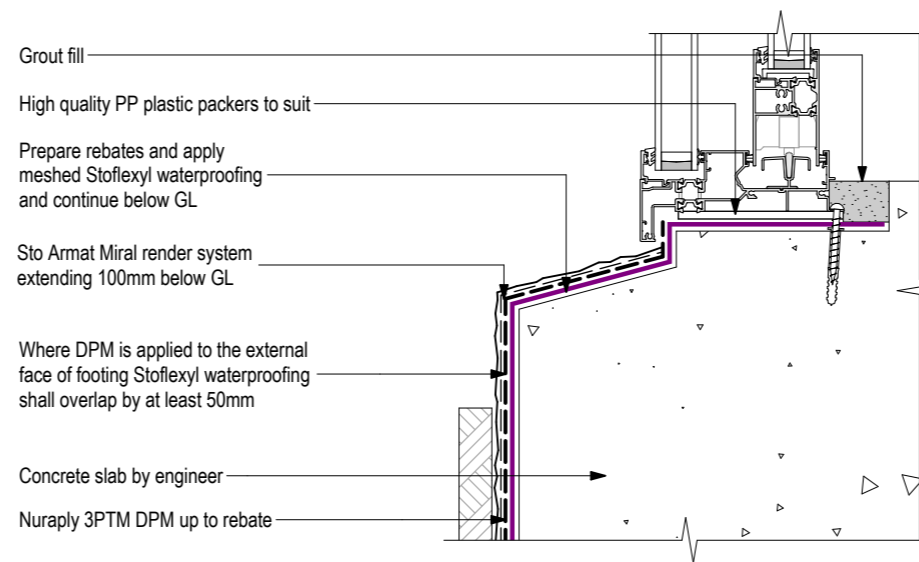
PROJECT #: 23-030

ISSUED: 7/05/2025

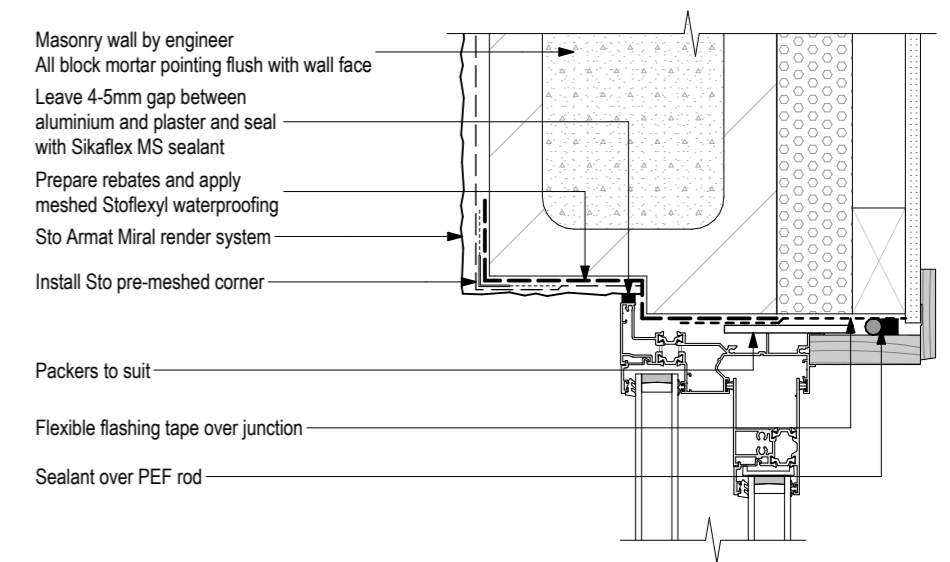
SHEET: A42



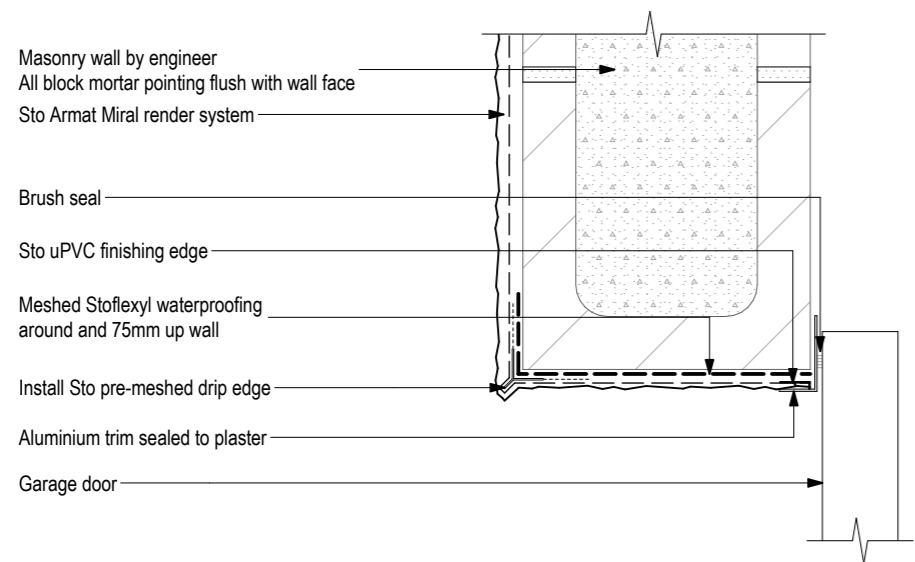
**C1:J1 JOINERY HEAD**  
A10 Scale 1:5



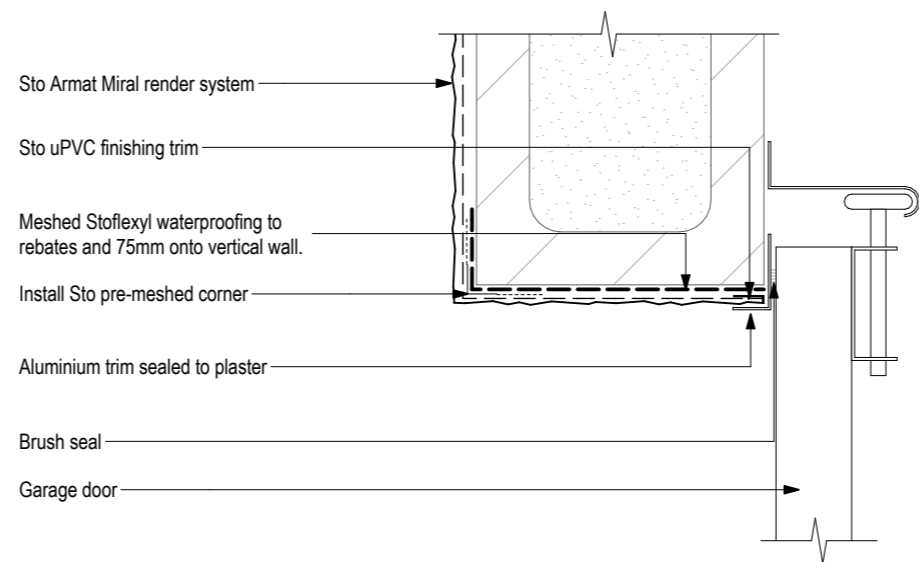
**C1:J2 JOINERY SILL**  
A10 Scale 1:5



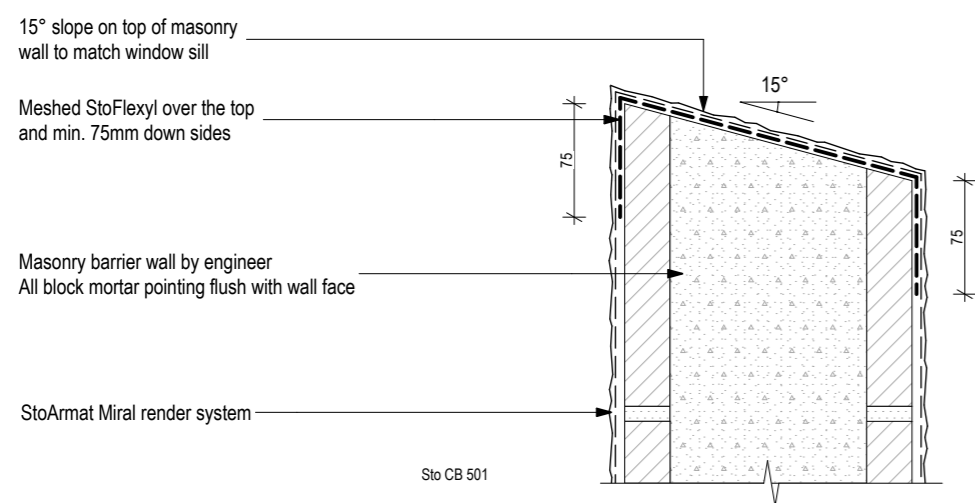
**C1:J3 JOINERY JAMB**  
A10 Scale 1:5



**C1:J5 GARAGE DOOR HEAD**  
A10 Scale 1:5

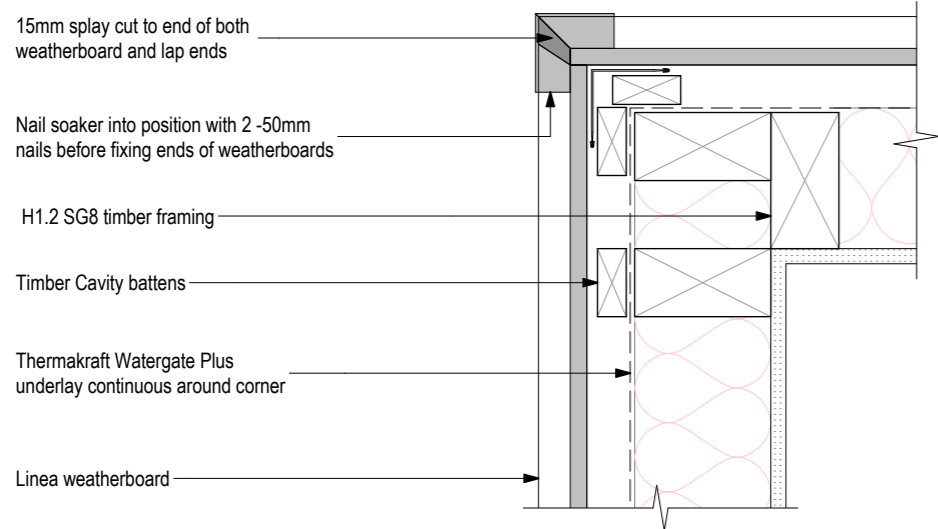


**C1:J6 GARAGE DOOR JAMB**  
A10 Scale 1:5

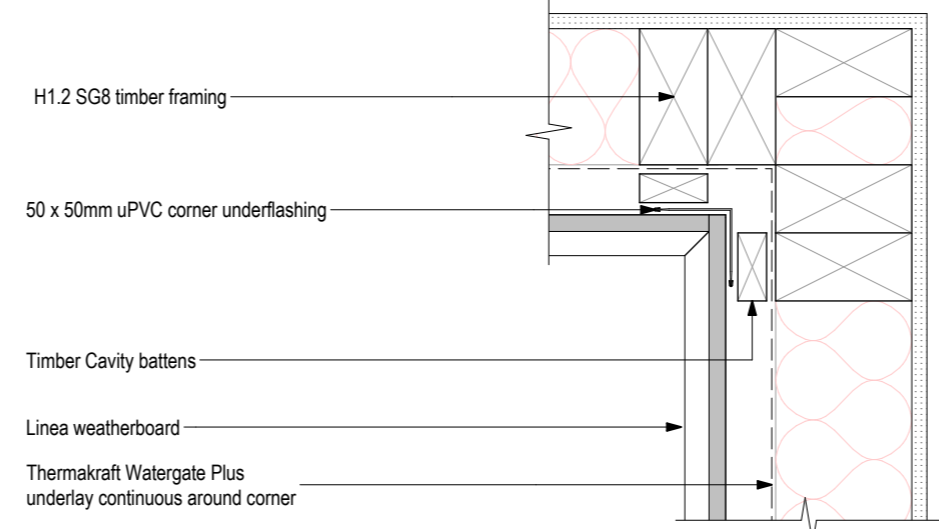


**C1:10 BARRIER TOP**  
A11 Scale 1:5

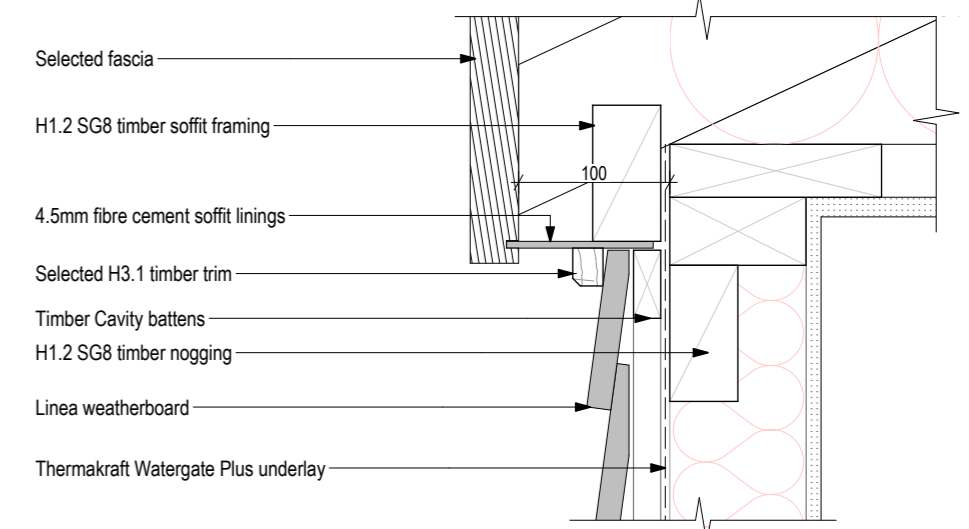
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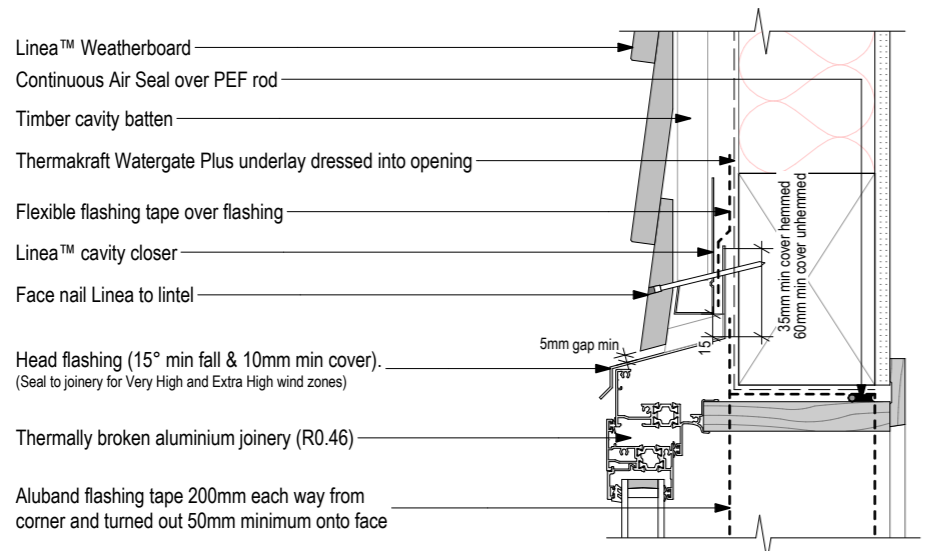
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A12 Scale 1:5



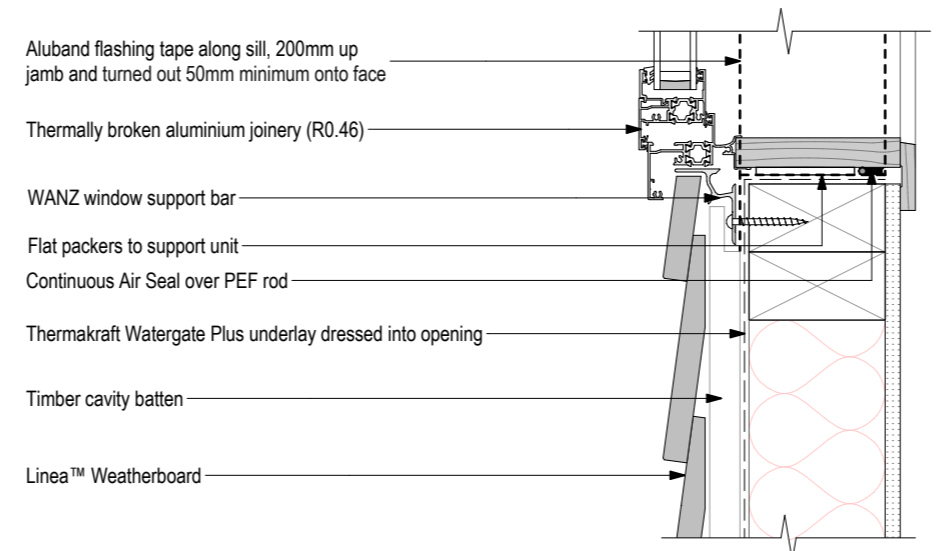
**C2:2 INTERNAL CORNER**  
A12 Scale 1:5



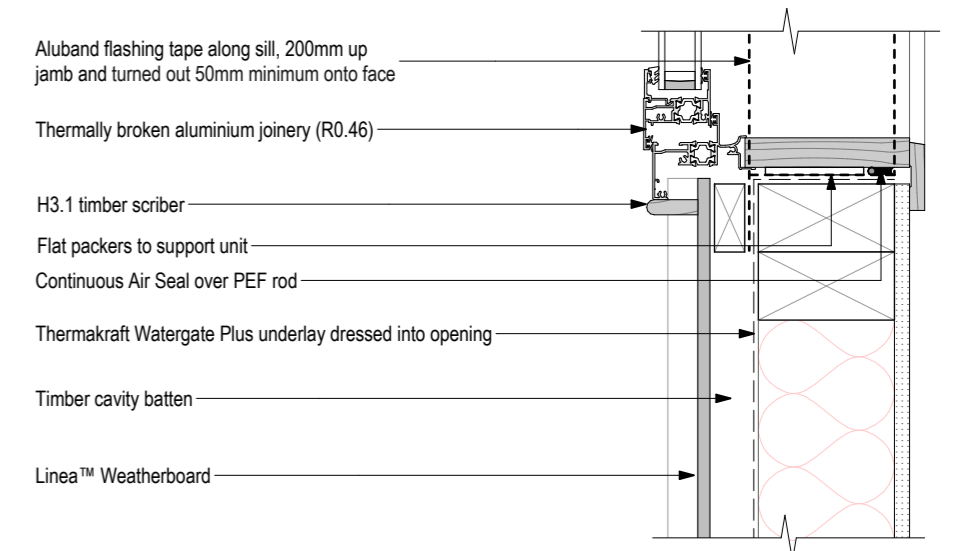
**C2:3 SOFFIT**  
A12 Scale 1:5



**C2:J1 JOINERY HEAD**  
A12 Scale 1:5

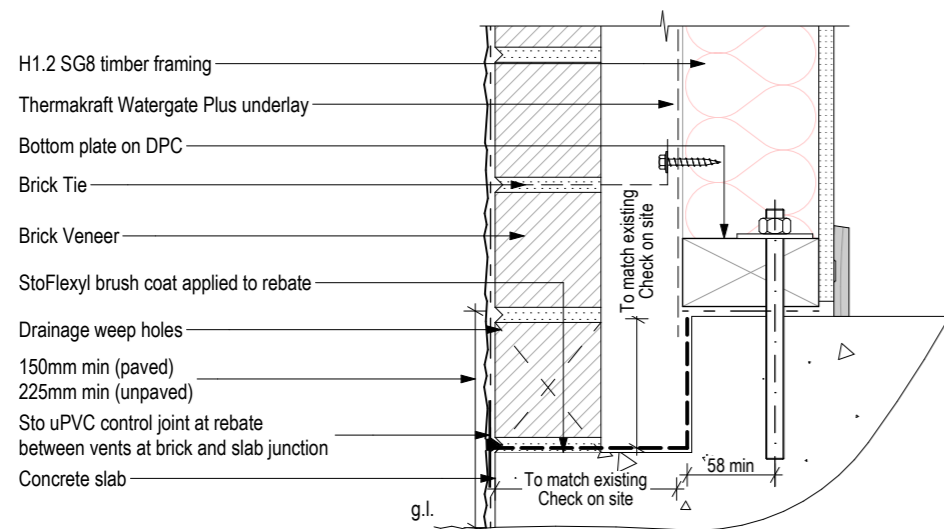


**C2:J2 JOINERY SILL**  
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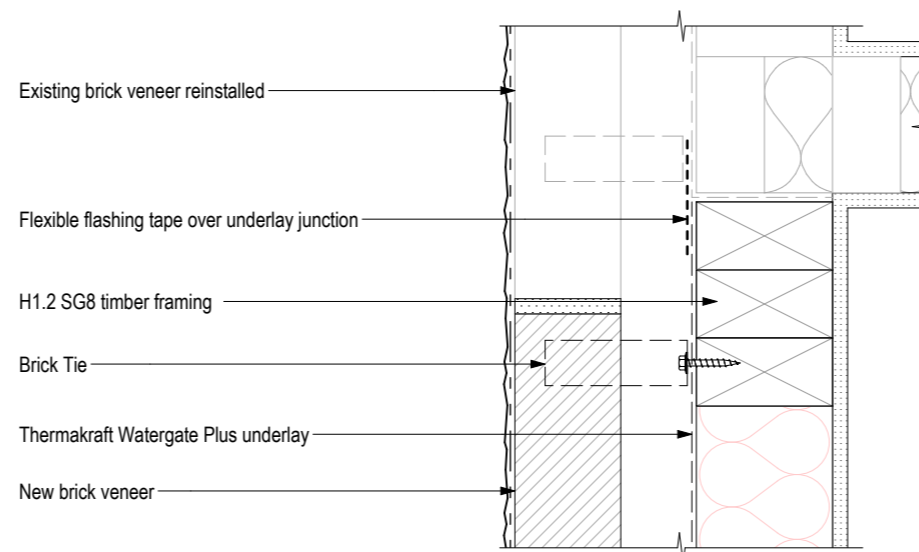


**C2:J3 JOINERY JAMB**  
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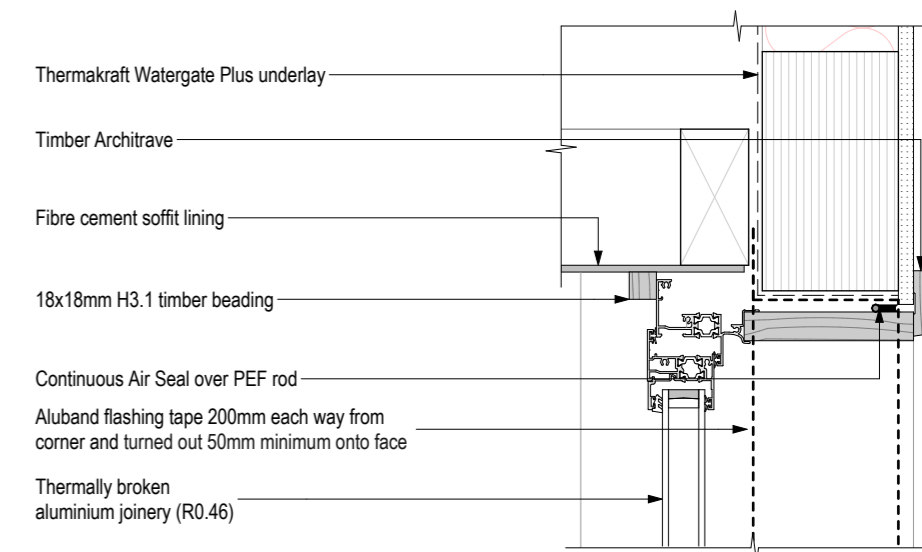
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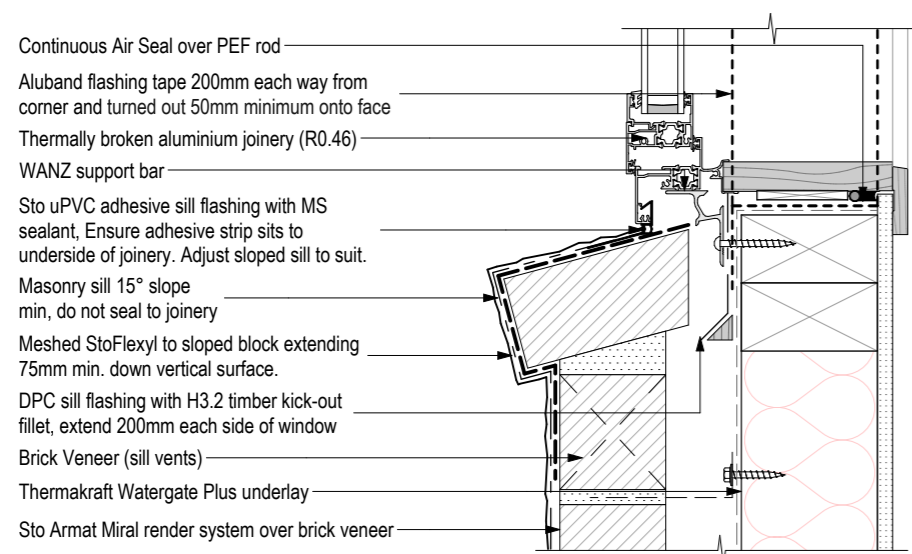
**C3:1 WALL BASE**  
A11 Scale 1:5



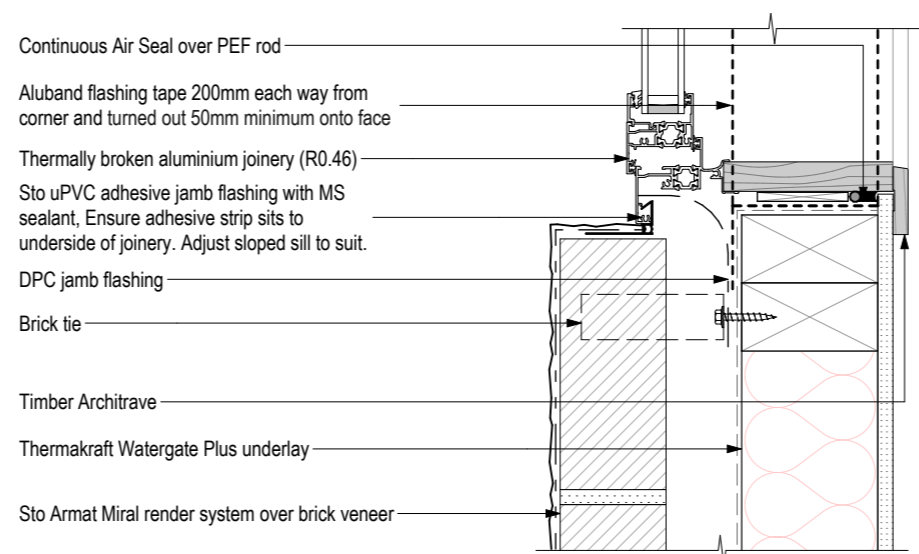
**C3:2 VERTICAL JUNCTION**  
A11 Scale 1:5



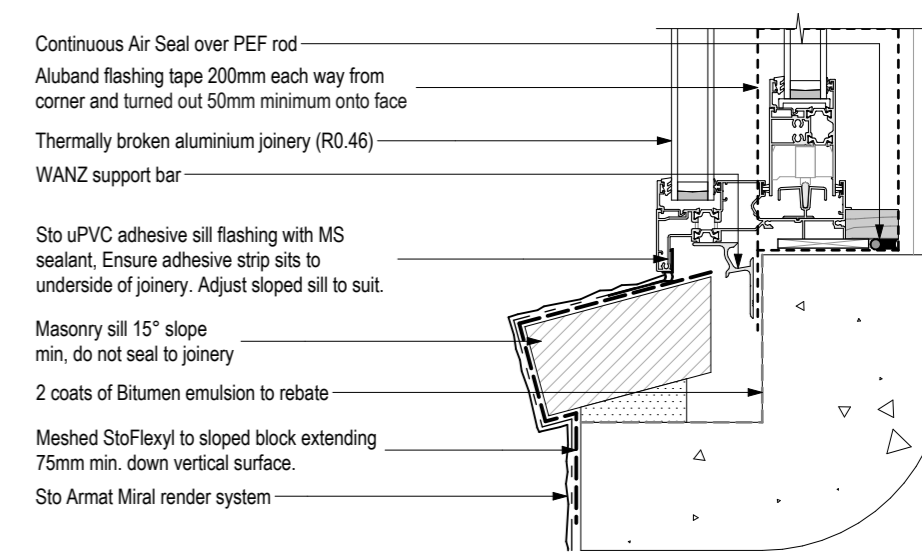
**C3:J1 JOINERY HEAD**  
A11 Scale 1:5



**C3:J2 JOINERY SILL**  
A11 Scale 1:5

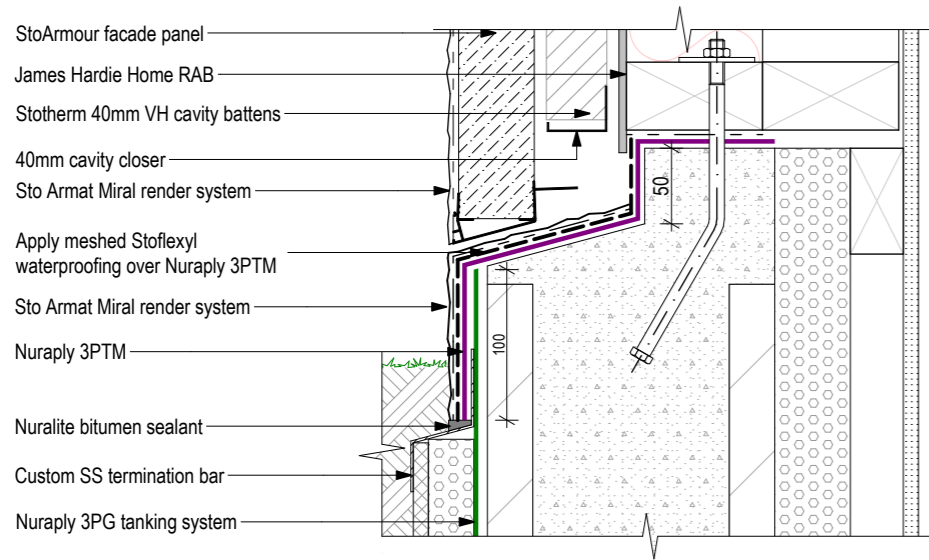


**C3:J3 JOINERY JAMB**  
A11 Scale 1:5

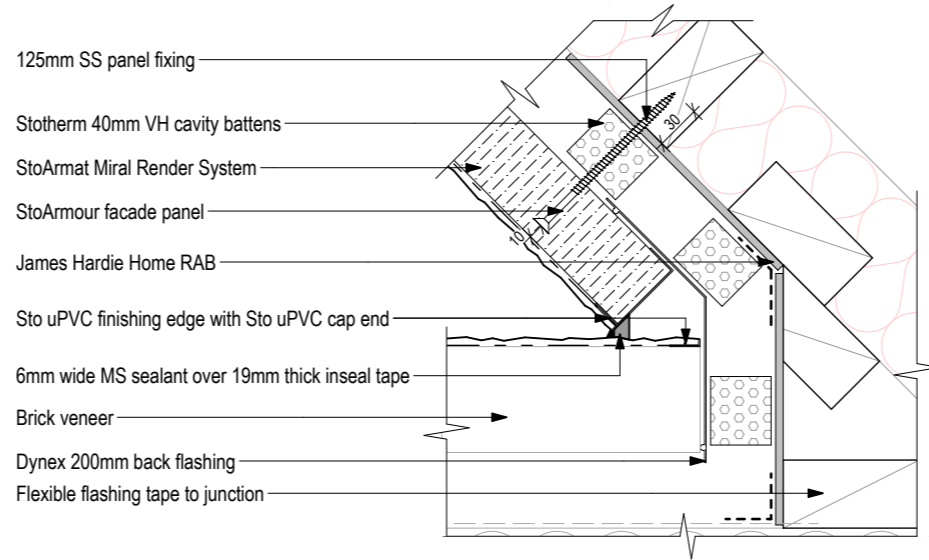


**C3:J4 JOINERY DOOR SILL**  
A11 Scale 1:5

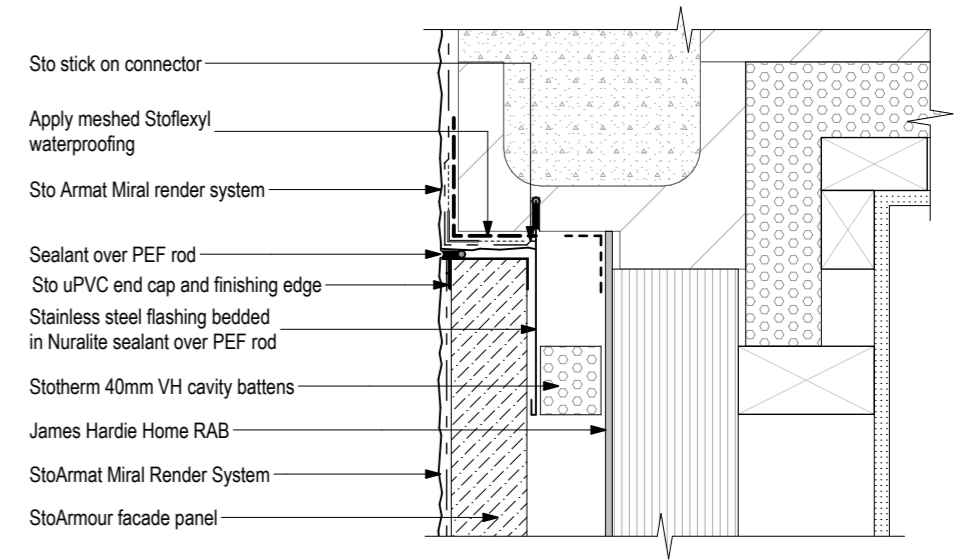
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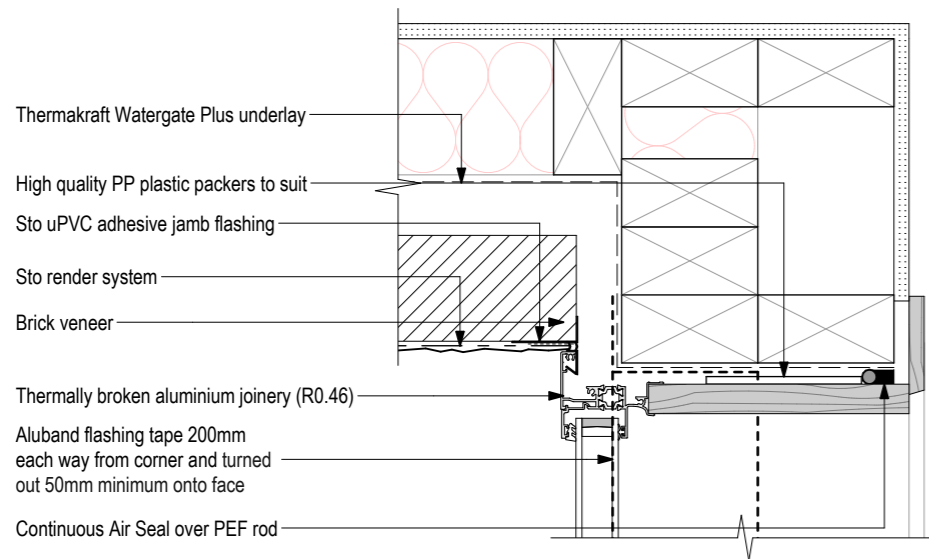
**C4:1 WALL BASE**  
A11 Scale 1:5



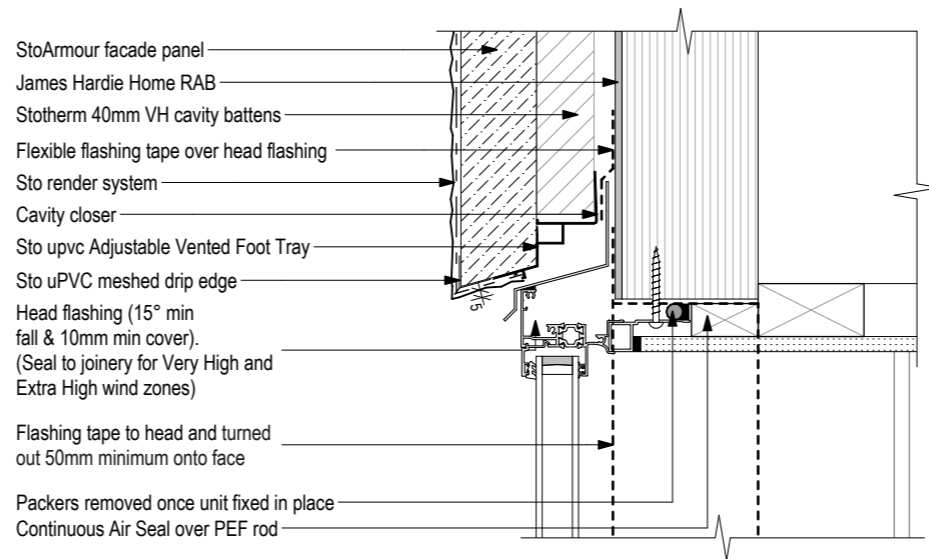
**C4:2 INTERNAL JUNCTION**  
A11 Scale 1:5



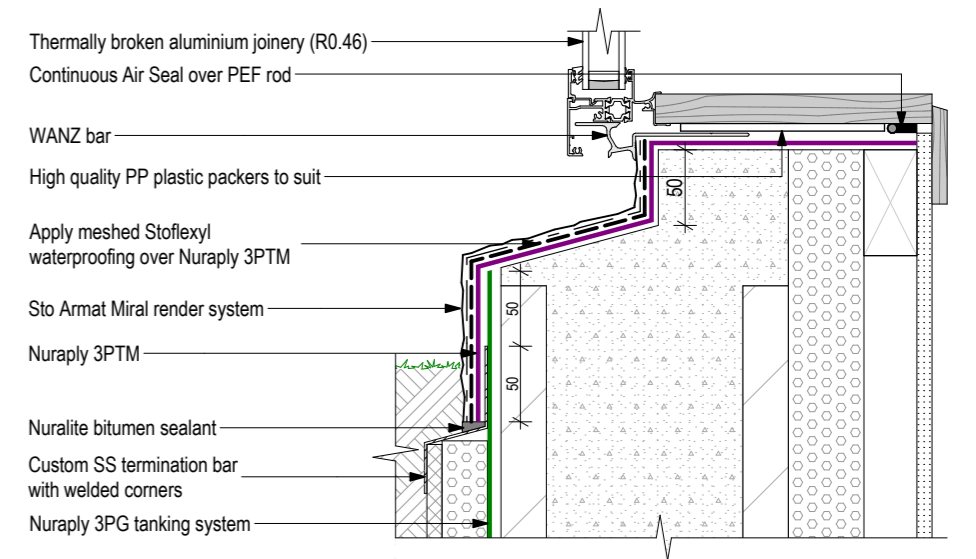
**C4:J4 COLUMN JUNCTION**  
A11 Scale 1:5



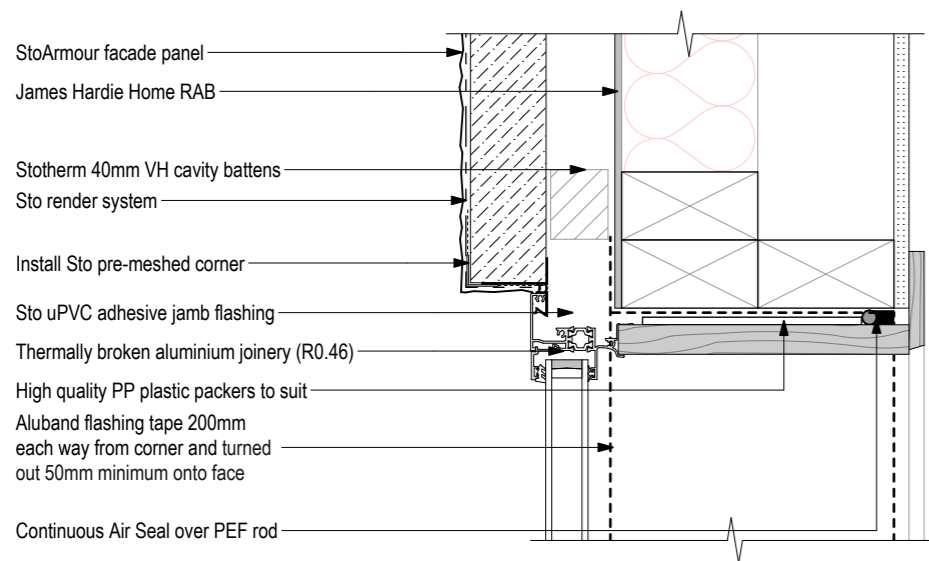
**C4:4 INTERNAL JUNCTION**  
A11 Scale 1:5



**C4:J1 JOINERY HEAD**  
A11 Scale 1:5



**C4:J2 JOINERY SILL**  
A11 Scale 1:5



**C4:J3 JOINERY JAMB**  
A11 Scale 1:5

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**parker**  
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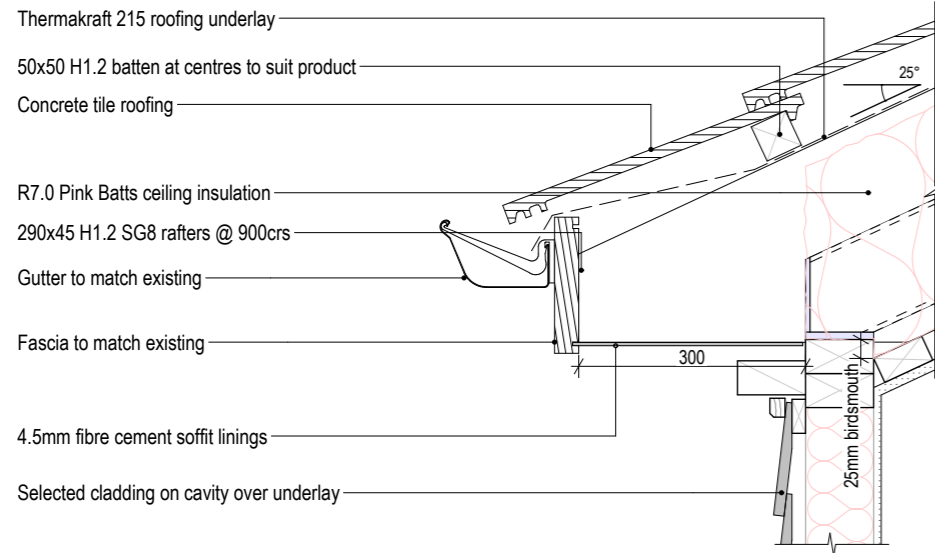
M 021 272 8592 P 07 863 5674  
bruce@parkearchitecture.co.nz

PROJECT  
Dayna Ave Alteration/ Addition  
32 Dayna Avenue, Ohauiti, Tauranga

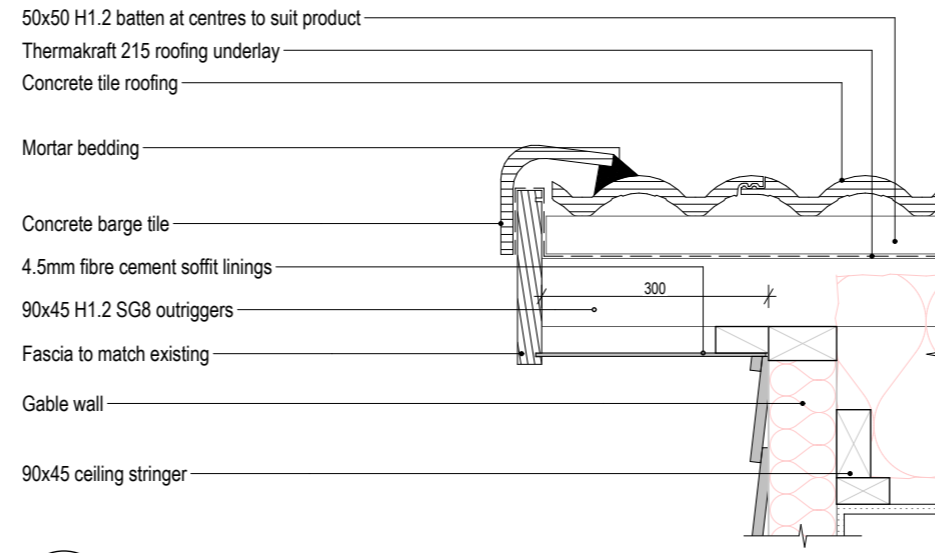
SHEET TITLE SCALE: 1:5  
PLASTER DETAILS

CLIENT: N & J McLaughlin  
DRAWN: RF  
PROJECT #: 23-030  
ISSUED: 7/05/2025  
SHEET:

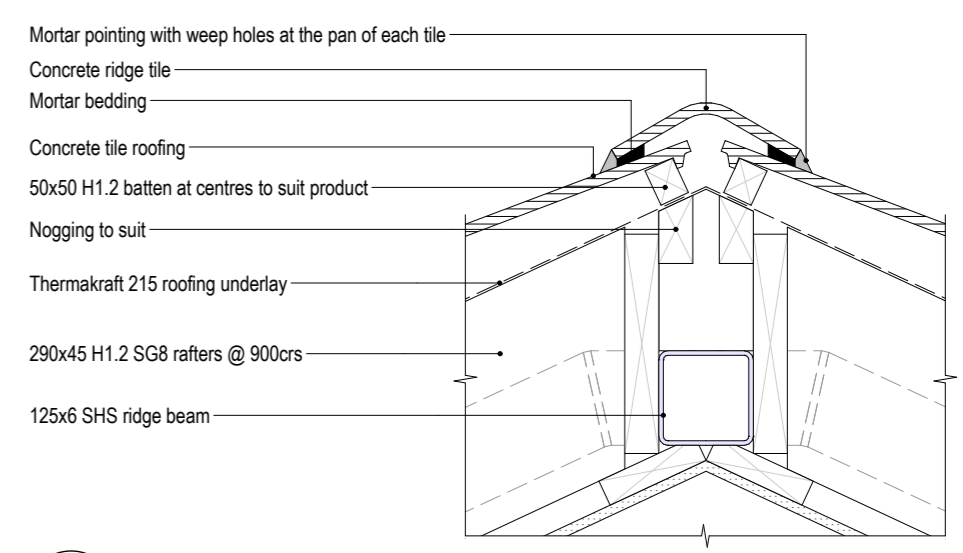
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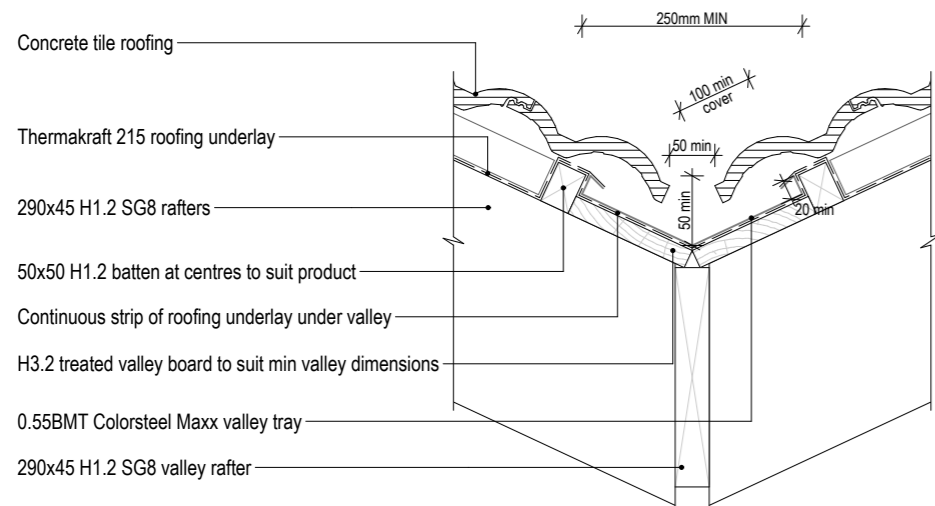
**R1 GUTTER DETAIL**  
 A23 Scale 1:10



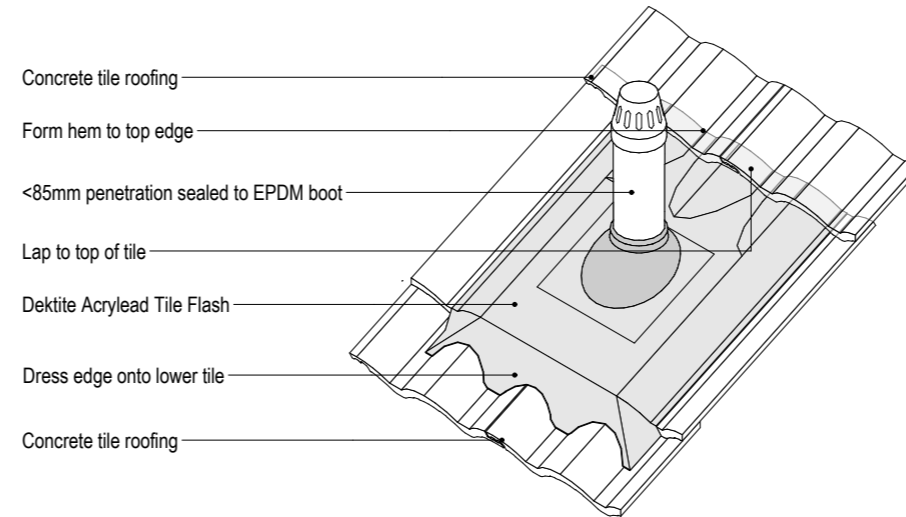
**R2 BARGE**  
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**R3 RIDGE/ HIP**  
 A23 Scale 1:10

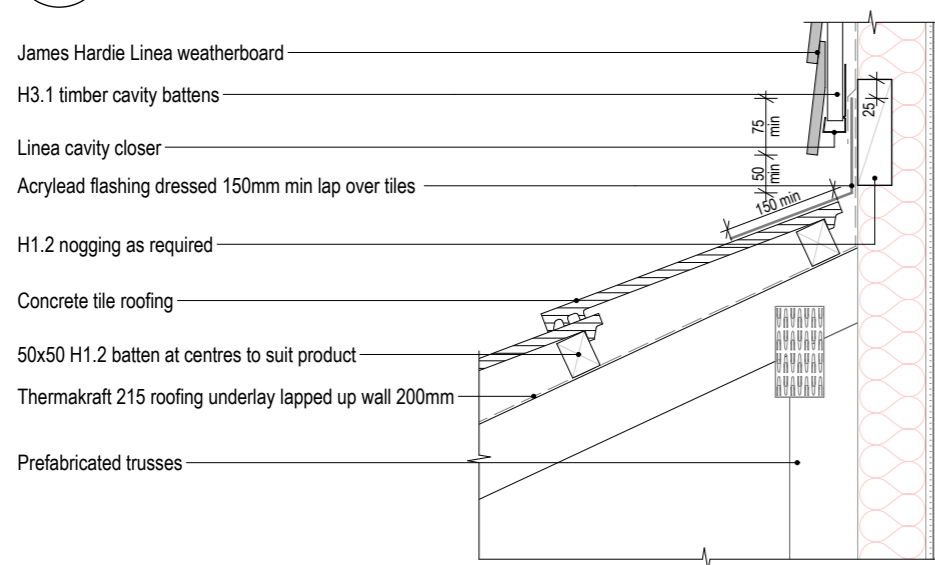


**R4 VALLEY**  
 A23 Scale 1:10



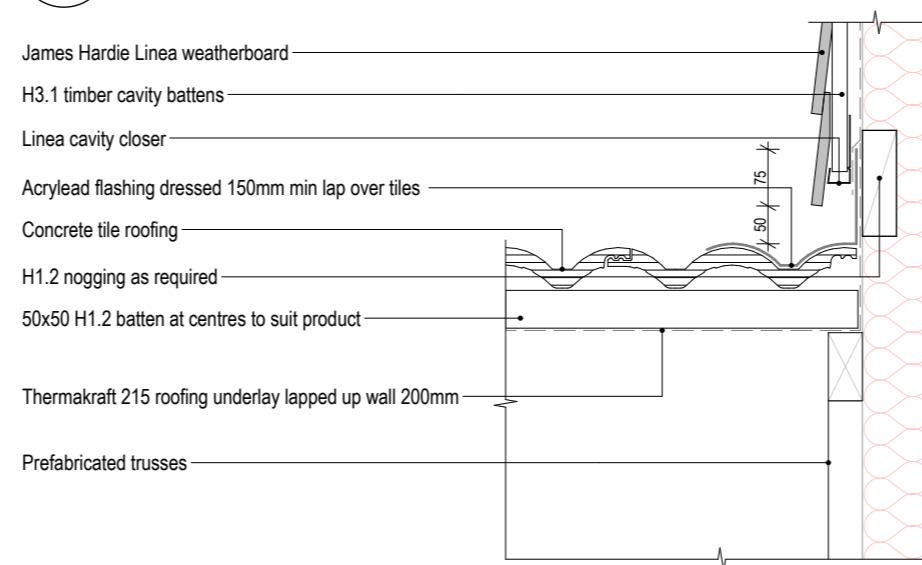
**R5 <85MM PENETRATION**  
 A23 Scale 1:10

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**R6 APRON**  
 A23 Scale 1:10

Transverse Apron



Parallel Apron

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 bruce@parkearchitecture.co.nz

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SHEET TITLE SCALE: 1:10

**CONCRETE TILE ROOF  
 DETAILS**

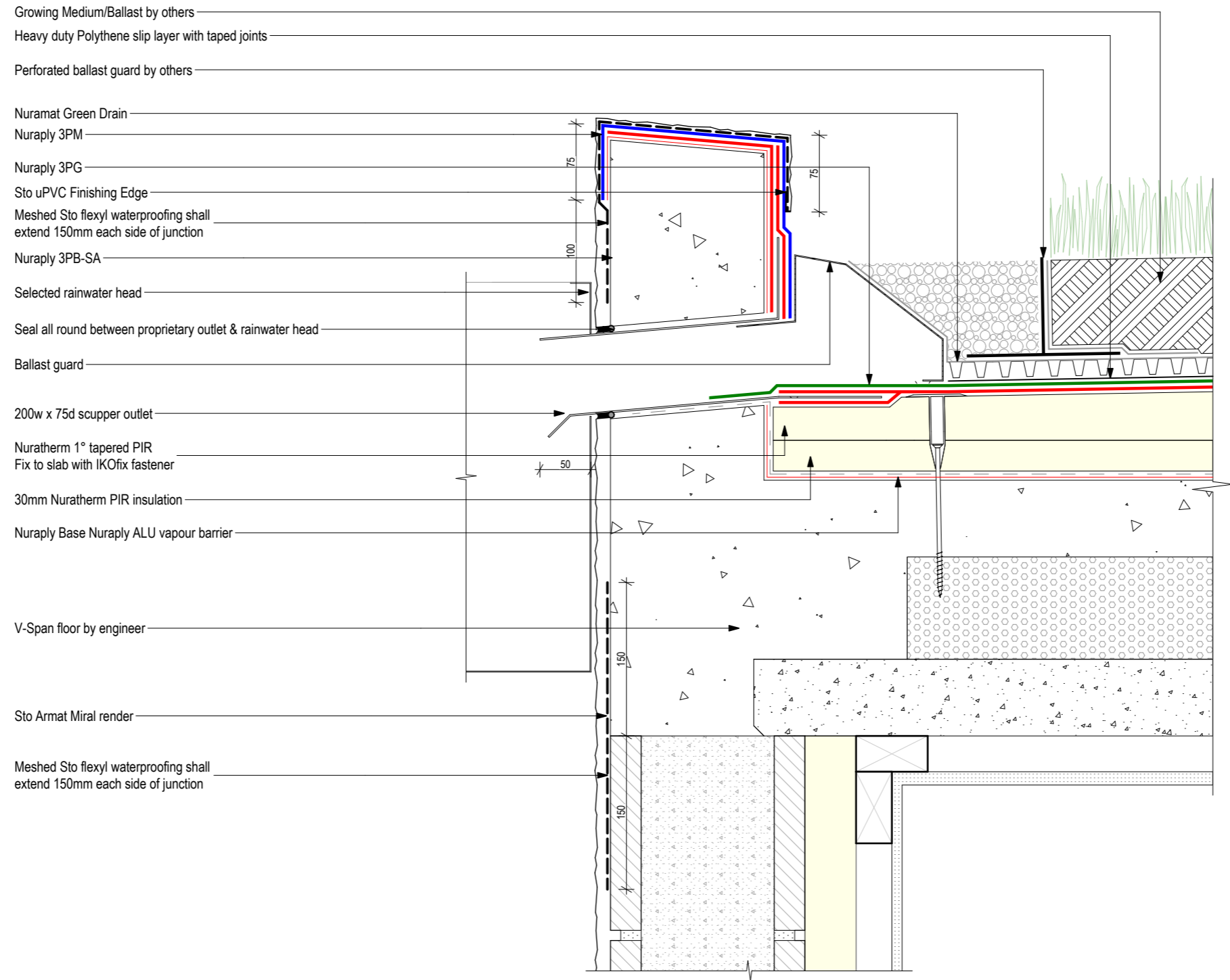
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DRAWN: RF

PROJECT #: 23-030

ISSUED: 7/05/2025

SHEET: **A47**

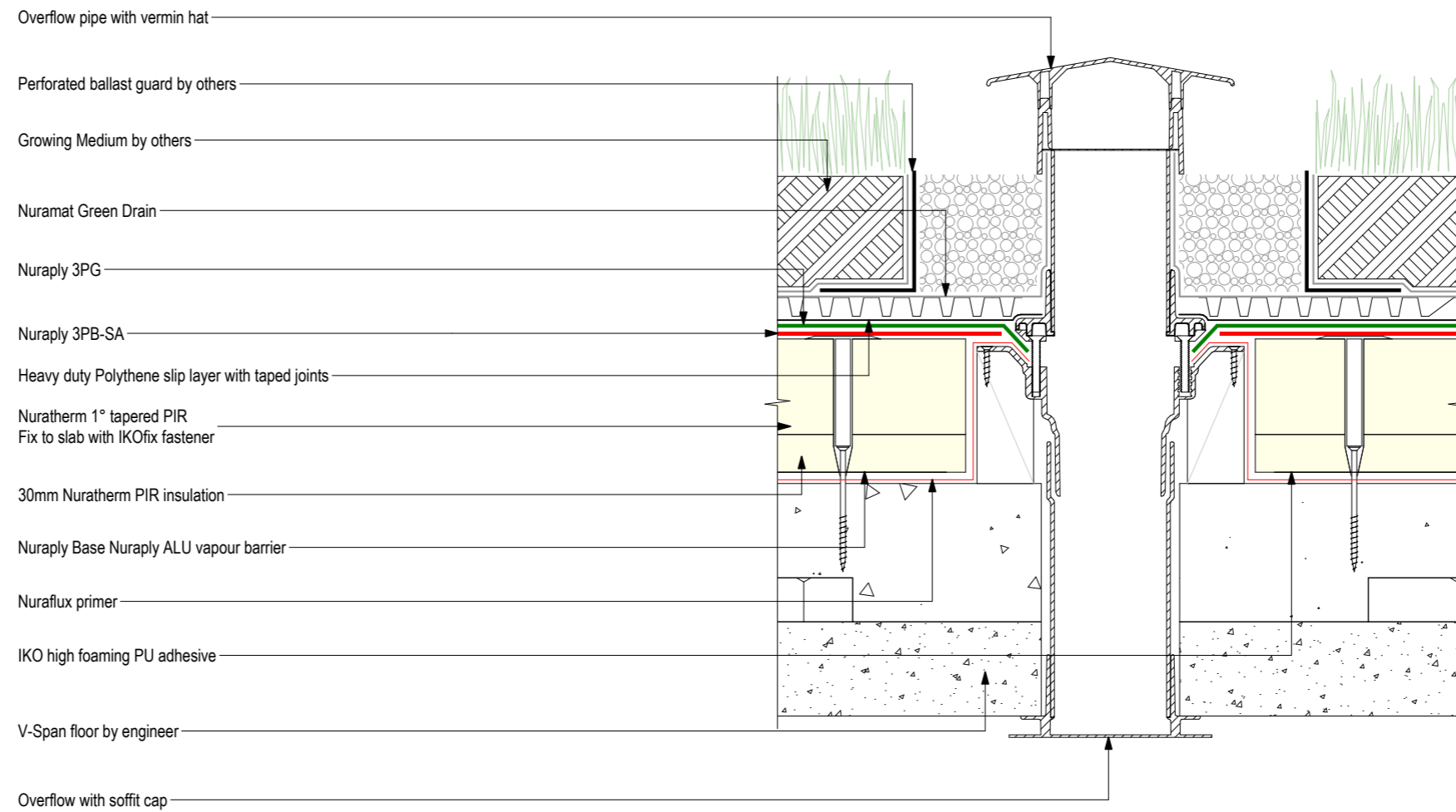


**M1** SCUPPER OUTLET  
 A23 Scale 1:5

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 ARCHITECTURE  
 M 021 272 8592 P 07 863 5674  
 bruce@parkearchitecture.co.nz

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 Dayna Ave Alteration/ Addition  
 32 Dayna Avenue, Ohauti, Tauranga  
 SHEET TITLE SCALE: 1:5  
 GREEN ROOF DETAIL

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 DRAWN: RF  
 PROJECT #: 23-030  
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 SHEET:



**M2** OVERFLOW  
A23 Scale 1:5

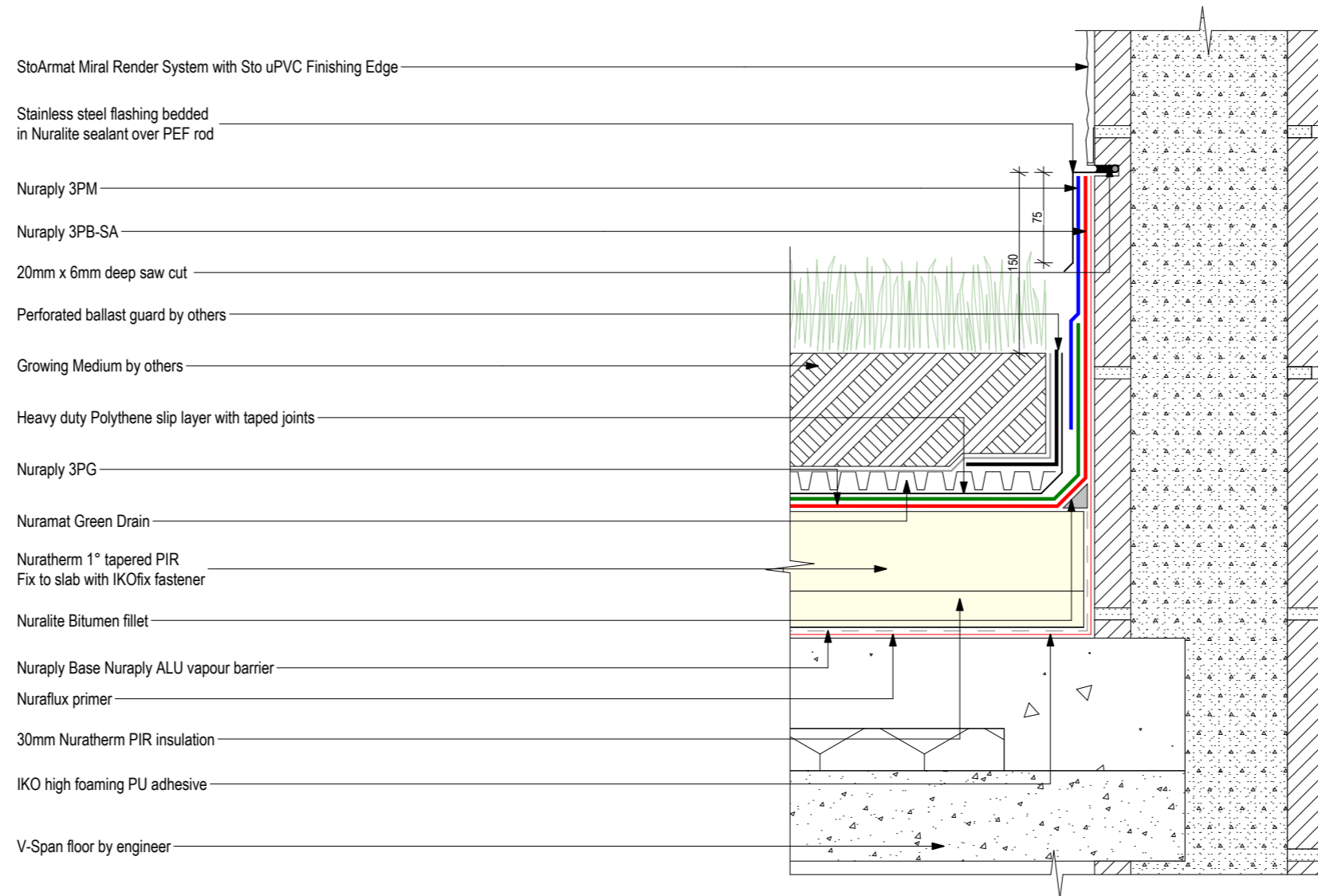
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 M 021 272 8592 P 07 863 5674  
 bruce@parkearchitecture.co.nz

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 SHEET TITLE SCALE: 1:5  
 GREEN ROOF DETAIL

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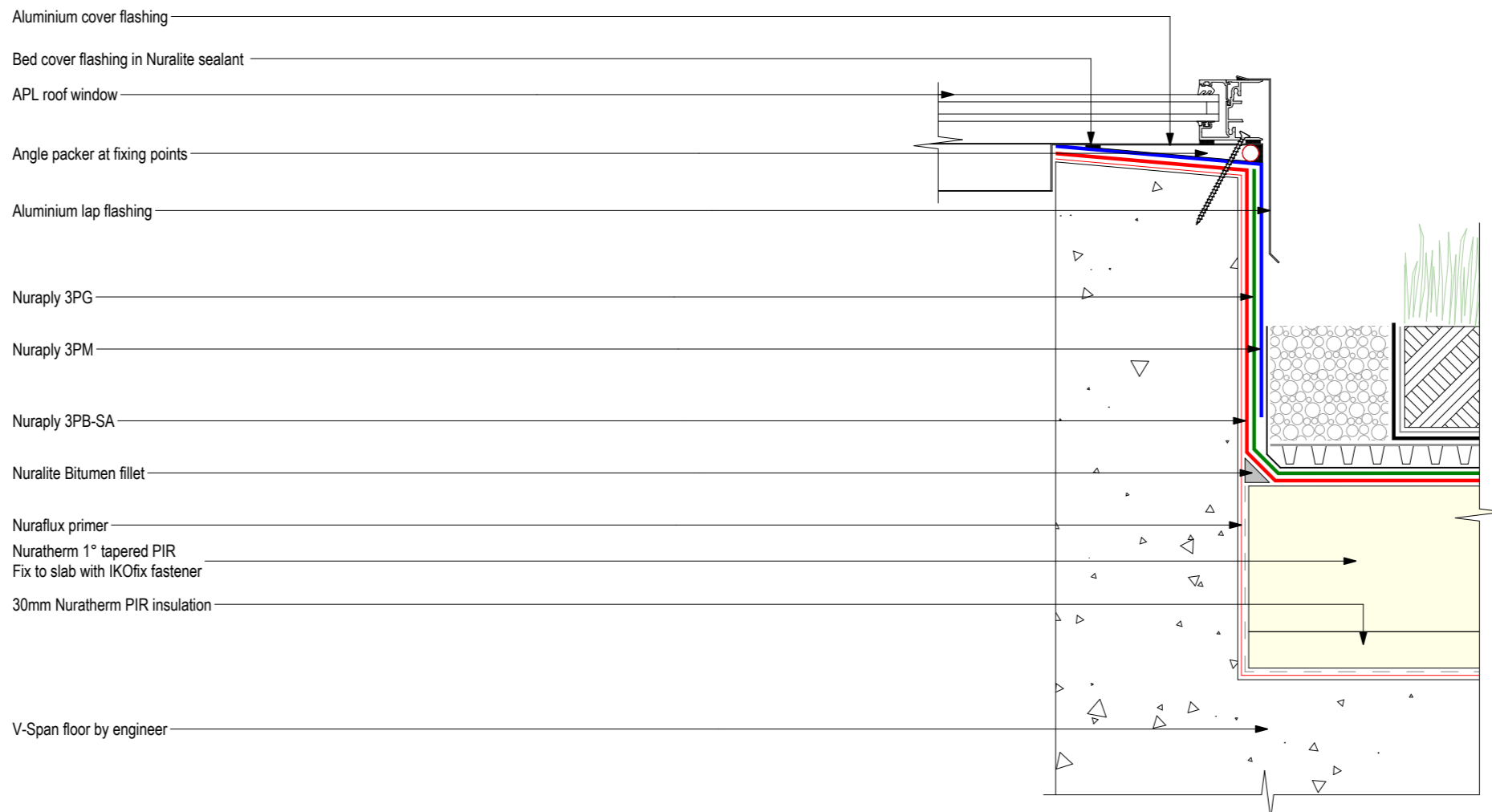
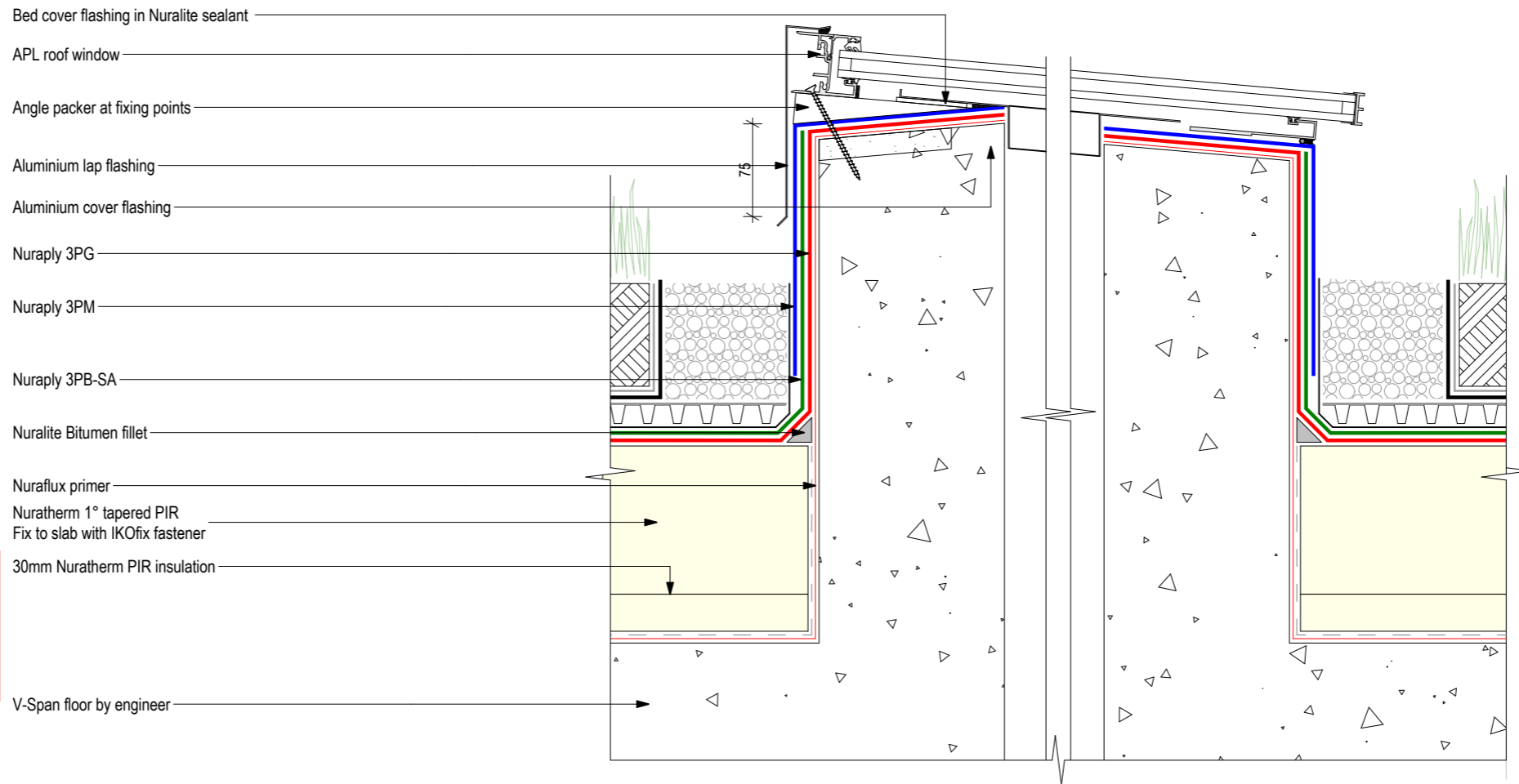
**A49**



- StoArmat Miral Render System with Sto uPVC Finishing Edge
- Stainless steel flashing bedded in Nuralite sealant over PEF rod
- Nuraply 3PM
- Nuraply 3PB-SA
- 20mm x 6mm deep saw cut
- Perforated ballast guard by others
- Growing Medium by others
- Heavy duty Polythene slip layer with taped joints
- Nuraply 3PG
- Nuramat Green Drain
- Nuratherm 1° tapered PIR  
Fix to slab with IKOfix fastener
- Nuralite Bitumen fillet
- Nuraply Base Nuraply ALU vapour barrier
- Nuraflux primer
- 30mm Nuratherm PIR insulation
- IKO high foaming PU adhesive
- V-Span floor by engineer

**M3** APRON  
A23 Scale 1:5

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- Bed cover flashing in Nuralite sealant
- APL roof window
- Angle packer at fixing points
- Aluminium lap flashing
- Aluminium cover flashing
- Nuraply 3PG
- Nuraply 3PM
- Nuraply 3PB-SA
- Nuralite Bitumen fillet
- Nuraflex primer
- Nuratherm 1° tapered PIR
- Fix to slab with IKOfix fastener
- 30mm Nuratherm PIR insulation
- V-Span floor by engineer

- Aluminium cover flashing
- Bed cover flashing in Nuralite sealant
- APL roof window
- Angle packer at fixing points
- Aluminium lap flashing
- Nuraply 3PG
- Nuraply 3PM
- Nuraply 3PB-SA
- Nuralite Bitumen fillet
- Nuraflex primer
- Nuratherm 1° tapered PIR
- Fix to slab with IKOfix fastener
- 30mm Nuratherm PIR insulation
- V-Span floor by engineer

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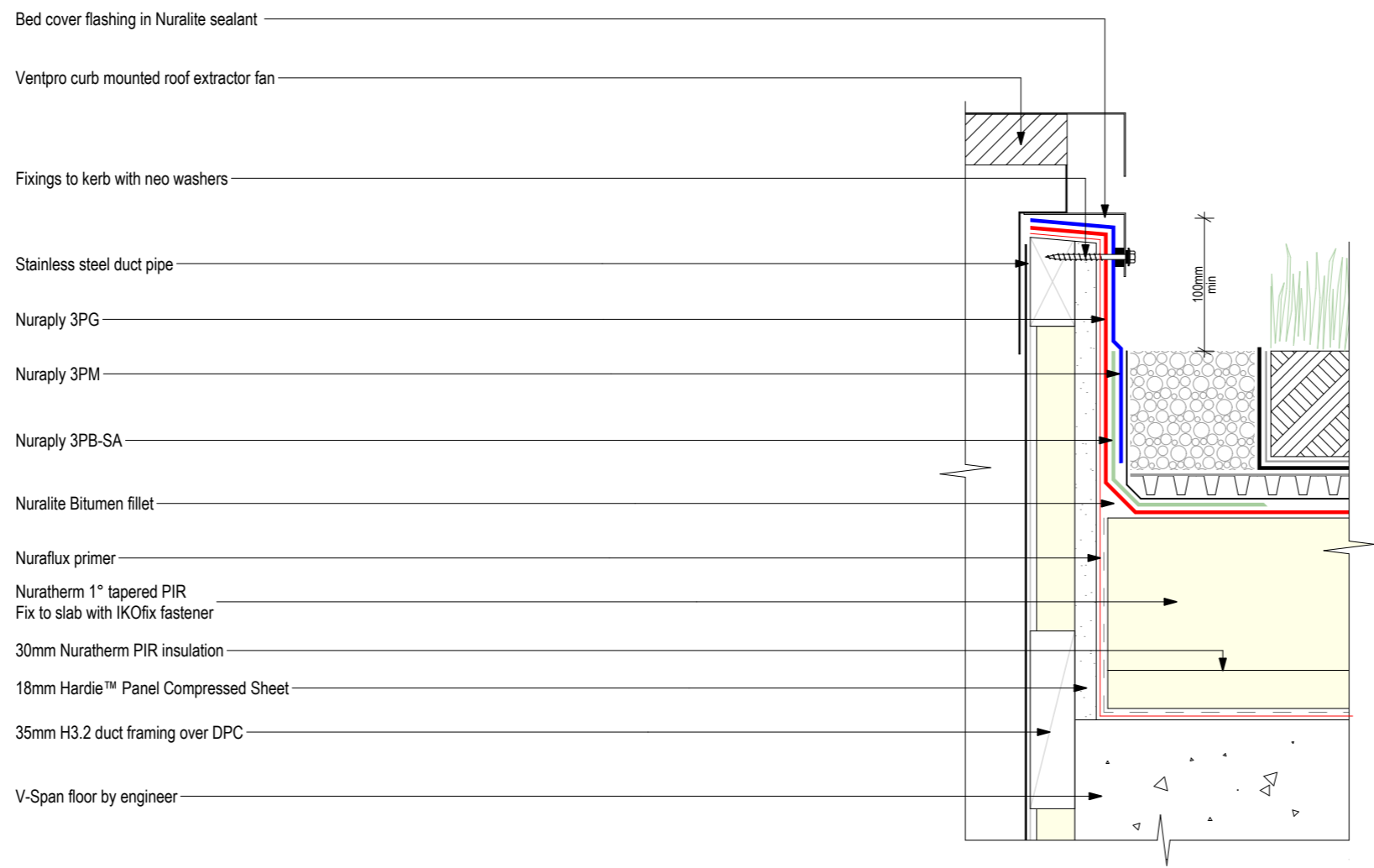
M4 SKYLIGHT  
 A23 Scale 1:5

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 32 Dayna Avenue, Ohauiti, Tauranga  
 SHEET TITLE SCALE: 1:5  
 GREEN ROOF DETAIL

CLIENT: N & J McLaughlin  
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 PROJECT #: 23-030  
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 SHEET:

A51



- Bed cover flashing in Nuralite sealant
- Ventpro curb mounted roof extractor fan
- Fixings to kerb with neo washers
- Stainless steel duct pipe
- Nuraply 3PG
- Nuraply 3PM
- Nuraply 3PB-SA
- Nuralite Bitumen fillet
- Nuraflex primer
- Nuratherm 1° tapered PIR  
Fix to slab with IKOfix fastener
- 30mm Nuratherm PIR insulation
- 18mm Hardie™ Panel Compressed Sheet
- 35mm H3.2 duct framing over DPC
- V-Span floor by engineer

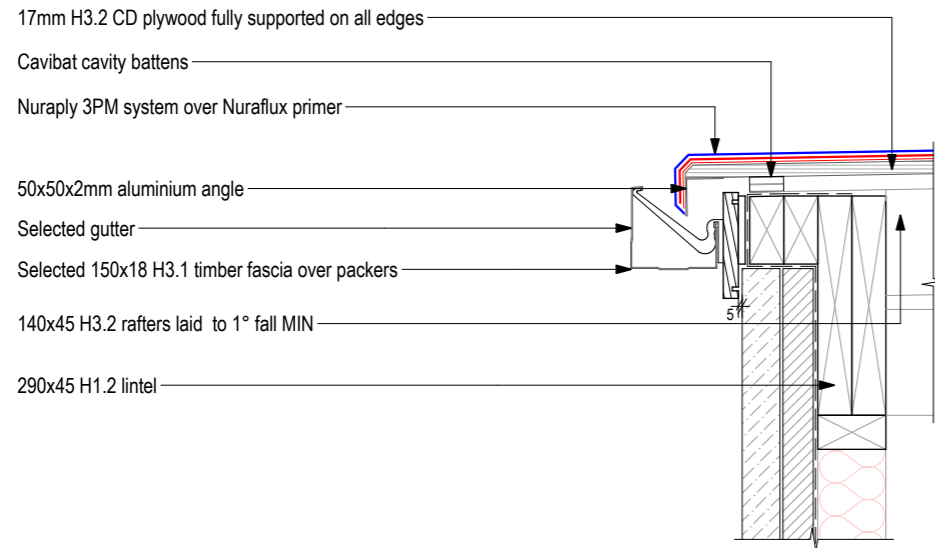
M5 VENT  
A23 Scale 1:5

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 bruce@parkearchitecture.co.nz

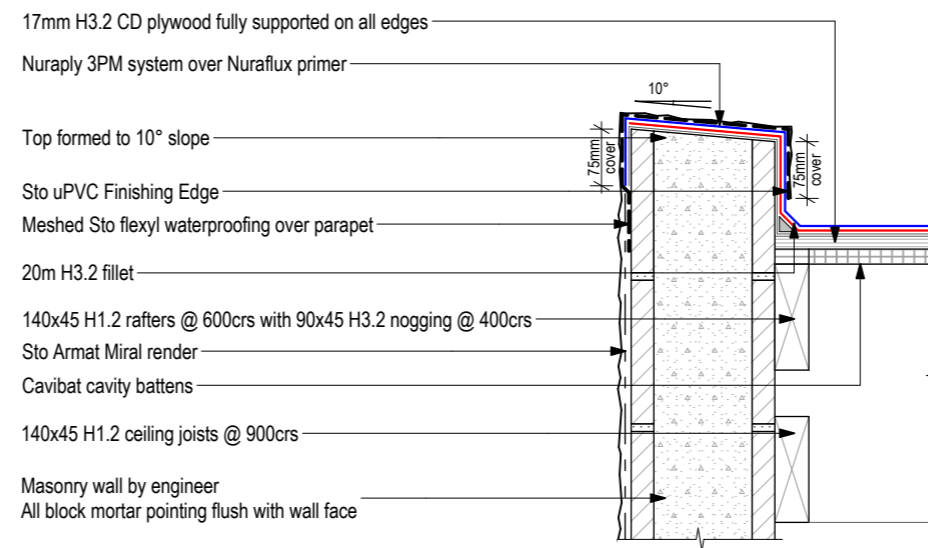
PROJECT  
 Dayna Ave Alteration/ Addition  
 32 Dayna Avenue, Ohauti, Tauranga  
 SHEET TITLE SCALE: 1:5  
**GREEN ROOF DETAIL**

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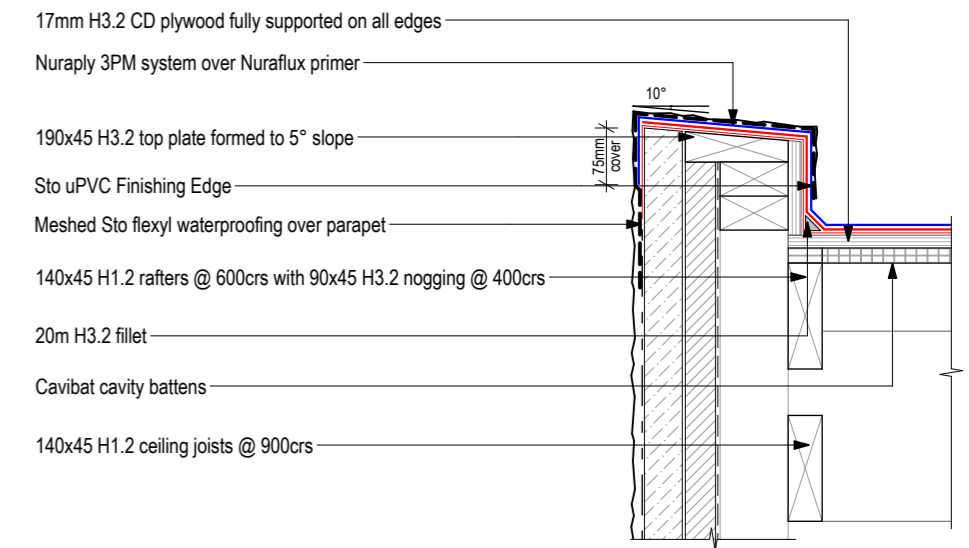
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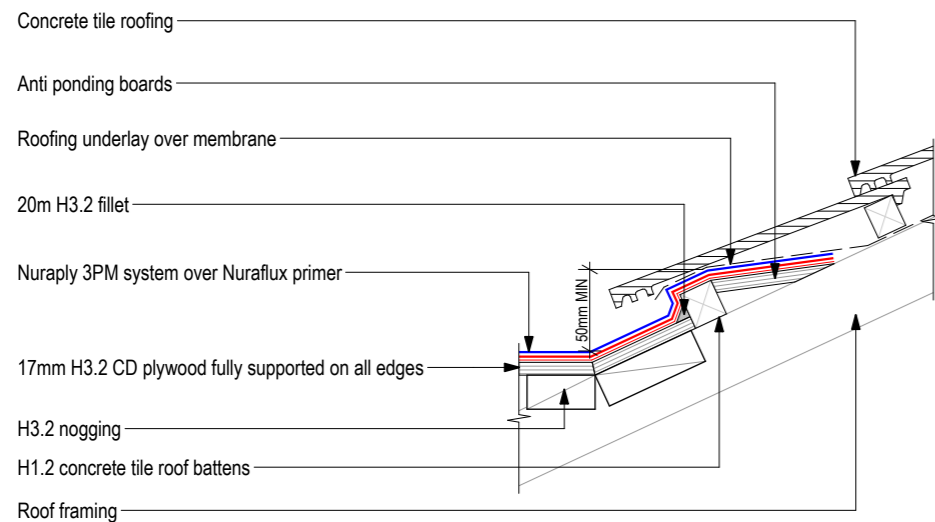
**MR1 GUTTER DETAIL**  
 A23 Scale 1:10



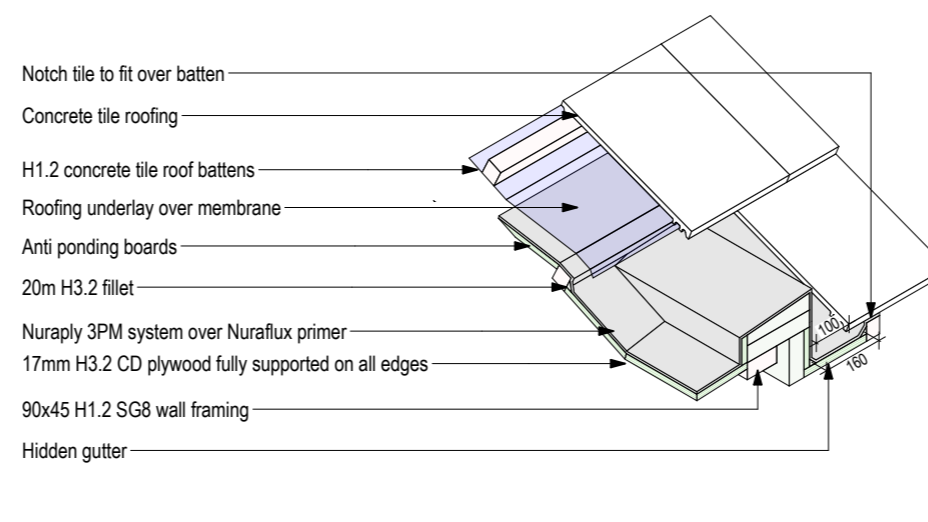
**MR2 MASONRY BARGE**  
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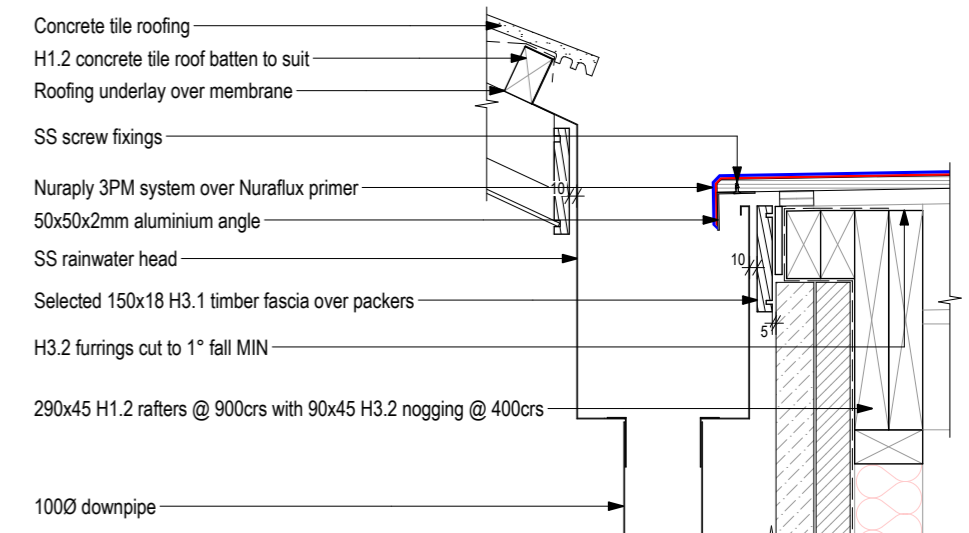
**MR3 BARGE**  
 A23 Scale 1:10



**MR4 JUNCTION**  
 A23 Scale 1:10



**MR5 PARAPET JUNCTION**  
 A23 Scale 1:20



**MR6 RAINWATER HEAD**  
 A23 Scale 1:10

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**NZ BUILDING CODE**

E3.3.4 requires impervious and easily cleaned surfaces to all surfaces adjacent to sanitary fixtures or laundering facilities.  
 E3.3.5 requires that surfaces of building elements likely to be splashed or contaminated in the course of the intended use of the building must also be impervious and easily cleaned.  
 E3.3.6 requires that surfaces of building elements likely to be splashed must be constructed in a way that prevents water from penetrating behind linings or into concealed spaces (e.g. wall cavities).  
 Walls in wet areas therefore need to be addressed according to whether they fall within the scope of one of the following descriptions:  
 1. Wall surface likely to be splashed  
 2. Shower walls. Although not a requirement of NZBC it is highly recommended that the wall surfaces within 150mm of the top edge of a bath, and the vertical faces immediately under the edge of a bath, are treated in the same way as for a shower wall.

**WALL SURFACES LIKELY TO BE SPLASHED**

- Suitable linings include:
- Integrally waterproof sheet material (e.g. polyvinylchloride) with sealed joints
  - Ceramic or stone tiles having 6% maximum water absorption, waterproof grouted joints, and bedded with an adhesive specified by the tile manufacturer as being suitable for the tiles, substrate material and the environment of use
  - Cement based solid plaster or concrete having a steel trowel and polished finish (semi-gloss or gloss paint must be used if a paint finish is required)
  - Cork tile or sheet sealed with waterproof applied coatings
  - Monolithic applied coatings having a polished, non-absorbent finish (e.g. terrazzo)
  - Sheet linings finished with vinyl coated wallpaper, or semi-gloss or gloss coating
  - Water resistant sheet linings finished with decorative high pressure laminate or factory applied polyurethane or resin
  - Modular or multiple lining units which are themselves impervious and easily cleaned, and are installed with impervious joints
  - Timber or timber-based products such as particleboard sealed with waterproof applied coatings.
- NB: Floor surfaces and floor/wall junctions are required by E3 to be impervious.

**SURFACES IN SHOWERS AND AROUND BATHS**

Suitable linings include all of the above, but NOT including items (d) and (f) from the above list.  
 Note that a waterproof membrane complying with AS/NZS 4858: 2004 MUST be applied to all lining materials used under ceramic tiles in these areas.  
 The waterproof membrane must extend to a 1500mm horizontal radius from a shower rose unless the shower is contained within a fixed enclosure. A shower curtain does not constitute a fixed enclosure.  
 Particleboard manufacturers recommend that in wet areas, panels should be protected with a suitable wet area membrane or an integrally waterproof sheet material. Some local authorities call for this treatment on all timber based floors. Local requirements should be checked before proceeding.

**PENETRATIONS AND SEALANTS**

As leaks and water ingress typically occur at junctions between building elements and at penetrations, it is essential that particular attention is given to these details at the time of installation. Lack of attention to detail can result in water damage that could remain undetected for a long time  
 -Ensure that all cut-outs for pipe penetrations are made neatly, and slightly oversize, with a hole saw. These penetrations should be of a diameter no more than 12mm greater than that of the pipe  
 -Sealants should be of a mould inhibiting type and be neutral cure. Neutral cure silicones will generally meet these requirements  
 -Surfaces should be dry and free from dust before application, a minimum of a 4mm joint width provided and the depth should not exceed the width  
 -Gun a bead of silicone sealant to the full depth of the GIB Aqualine® in the following locations:  
 +Around all tap/pipe bodies  
 +The gap between the bath rim and the bottom edge of the GIB Aqualine®  
 +Between the upstand of preformed shower bases and the bottom edge of the lining  
 +Where an impervious junction is required at the floor/wall line, carefully seal the gap between the bottom edge of the board and the finished floor. Leave a 5-10mm gap at the bottom of the GIB Aqualine® wall lining for this purpose, ensuring the gap is free from dirt and dust  
 -Do not locate shower heads or taps on fire rated or intertenancy walls. Should this be unavoidable then refer to the publication Penetrations in GIB® Fire Rated Systems. Always use tested and approved proprietary solutions.

**WATERPROOF MEMBRANES**

-A waterproof membrane must be applied to all lining materials used as a substrate for ceramic tiles in a shower or shower over bath situation  
 -The wall surface in a shower or shower over bath situation is not complete and ready for tiling until coated with a waterproof membrane over the lining and the jointed areas shown shaded on page 6  
 -Only in-situ waterproofing materials which are manufactured to AS/NZS 4858:2004 "Wet Area Membranes" are recommended and applied to manufacturer's recommendations. Typically, these types of membranes are not suitable for paint and wallpaper finishes  
 -Waterproof membranes must be fully cured and dry prior to application of tiling adhesives  
 -Embed reinforcing mats in the membrane at all internal corners of the shower (including floor/wall junctions)  
 -Preformed sheet membranes are also available and may be more suitable where curing times or specialist skills are an issue  
 -The details shown in this technical literature are generic in nature. For accurate detailing, follow the specifications provided by the supplier of the proprietary waterproof membrane.

**TILING**

-10mm GIB Aqualine® up to 20kg/m2  
 -13mm GIB Aqualine® up to 32kg/m2.  
 Note: Most ceramic and porcelain tiles weigh less than 20kg/m2.  
 For further information on tiling consult the BRANZ Good Practice Guide - Tiling

	FLUSH ENTRY TILED SHOWER ON SLAB	COMPOSITE BASE/ TILED WALLS	WALL-FLOOR INTERSECTION
TOP OF TILES			
VERTICAL PLUMBING PENETRATION			<b>VANITY</b> 
INTERNAL CORNER			
REBATED TILED SHOWER			
CENTRE DRAIN		<p>Note:                      In accordance with NZBC E3 &amp; Gib manufacturers specifications. Where impact noise from pipes is an issue fix all pipes on resilient brackets</p>	
SLOPE JUNCTION			

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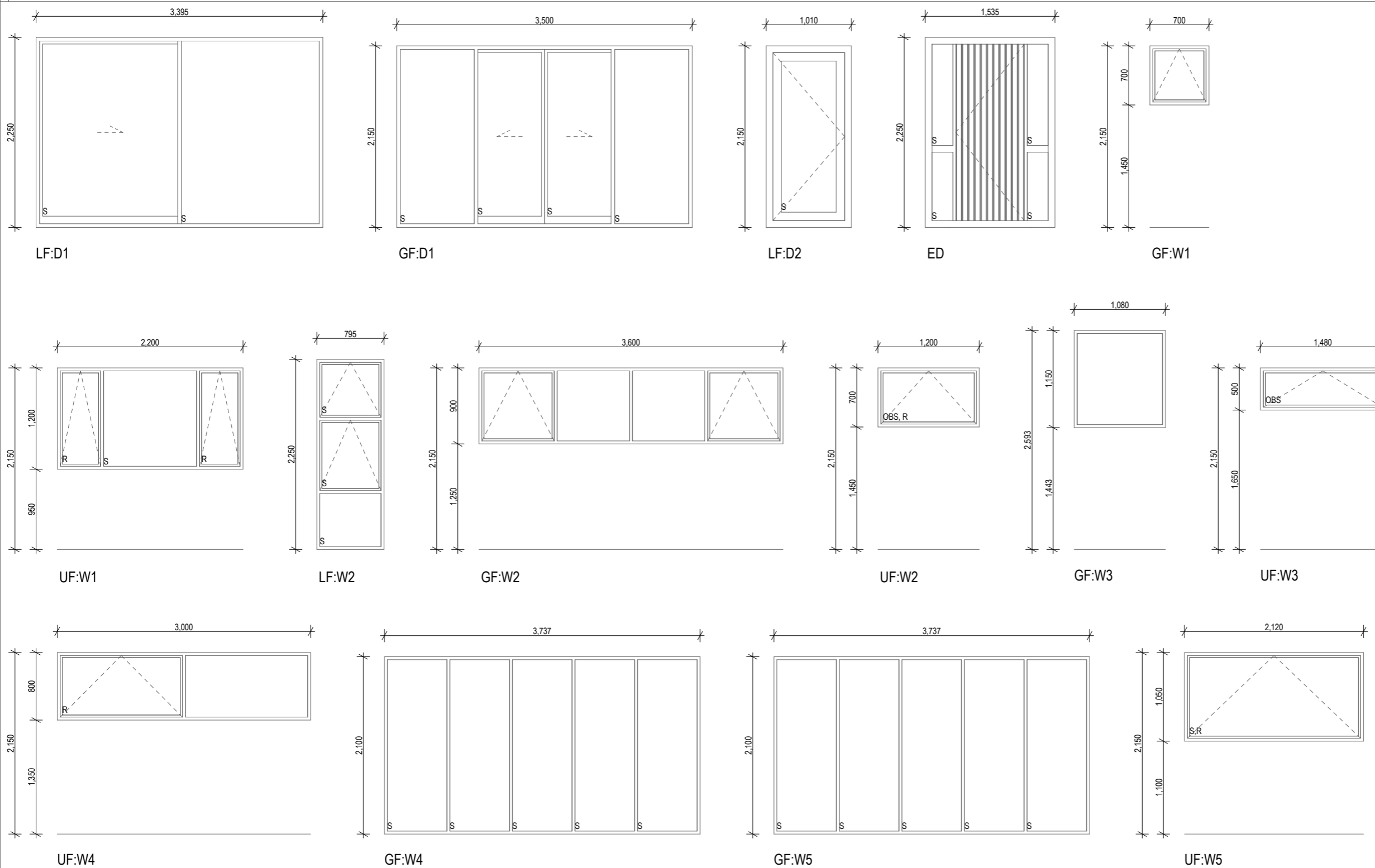
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 ARCHITECTURE

M 021 272 8592 P 07 863 5674  
 bruce@parkearchitecture.co.nz

PROJECT  
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 SHEET TITLE SCALE: 1:10  
**WET AREA DETAILS**

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**A54**



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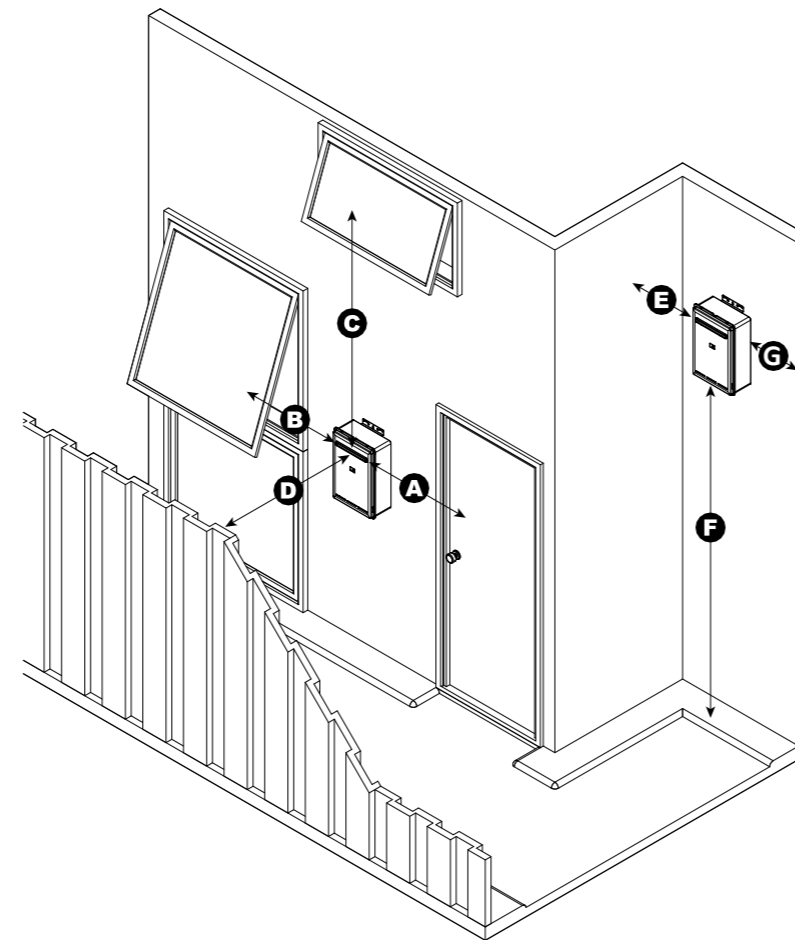
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PROJECT  
 Dayna Ave Alteration/ Addition  
 32 Dayna Avenue, Ohauti, Tauranga  
 SHEET TITLE SCALE: 1:50  
 JOINERY SCHEDULE

CLIENT: N & J McLaughlin  
 DRAWN: RF  
 PROJECT #: 23-030  
 ISSUED: 7/05/2025  
 SHEET:

A55

The below diagram shows the main flue terminal clearances for a continuous flow water heater. Even though it does not display a water heater inside a recess box, the clearances (excluding F) will be the same as the dimensions taken from the flue outlet of the water heater.



Dim.	INFINITY A-Series, VT and XR models
A	Min. 300 mm
B	Min. 300 mm
C	Min. 1.5 m
D	Min. 500 mm
E	Min. 300 mm
F	Min. 300 mm*
G	Min. 300 mm

Clearance below eaves, balconies, and other projections for all models is 300 mm.

\* Rinnai recommend 1.5 m to give enough clearance for the pipe work, and to safely expel flue gases.

Flue terminal clearance positioning diagram

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**Table 3: Acceptable Flow Rates to Sanitary Fixtures**  
Paragraph 5.3.1

Sanitary fixture	Flow rate and temperature l/s and °C	How measured
Bath	0.3 at 45°C	Mix hot and cold water to achieve 45°C
Sink	0.2 at 60°C* (hot) and 0.2 (cold)	Flow rates required at both hot and cold taps but not simultaneously
Laundry tub	0.2 at 60°C* (hot) and 0.2 (cold)	Flow rates required at both hot and cold taps but not simultaneously
Basin	0.1 at 45°C	Mix hot and cold water to achieve 45°C
Shower	0.1 at 42°C	Mix hot and cold water to achieve 42°C

\* The temperatures in this table relate to the temperature of the water used by people in the daily use of the fixture.  
Note:  
The flow rates required by Table 3 shall be capable of being delivered simultaneously to the kitchen sink and one other fixture.

**Table 4: Tempering Valve and Nominal Pipe Diameters**  
Paragraphs 5.3.1 and 6.12.1

	Low pressure (i.e. header tank supply or low pressure)	Low and medium pressure unvented (valve vented) and open vented	Mains pressure
Pressure of water at tempering valve (kPa)	20 – 30	30 – 120	over 300
Metres head (m)	2 – 3	>3 – 12	over 30
Minimum tempering valve size	25 mm	20 mm	15 mm
Pipes to tempering valve	25 mm (see Note 3)	20 mm	20 mm (15 mm optional)
			(see Note 1)
Pipes to shower	20 mm	20 mm (see Note 4)	20 mm (see Note 5) (15 mm optional) (see Note 1)
Pipes to sink/laundry (see Note 2)	20 mm	20 mm	15 mm
Pipes to bath (see Note 2)	20 mm	20 mm	15 mm
Pipes to basins (see Note 2)	15 mm	15 mm	10 mm

Notes:  
1. If supplied by separate pipe from storage water heater to a single outlet.  
2. This table is based on maximum pipe lengths of 20 metres.  
3. 2 m maximum length from water heater outlet to tempering valve.  
4. 15 mm if dedicated line to shower.  
5. 10 mm if dedicated line to shower.  
6. Table 3 pipe sizes have been calculated to deliver water simultaneously to the kitchen sink and one other fixture.

**5.2.2 Overflow pipes**

Water tanks shall have an overflow pipe to discharge any overflow to a visible place within the same property that does not create a nuisance or damage to building elements. The overflow pipe shall be sized so that the discharge capacity is no less than the maximum inlet flow. The outlet of the overflow pipe shall not permit the entry of birds or vermin. Overflow from a WC cistern may discharge internally into a WC pan

**5.2.3 Safe trays**

Performance E3.3.2: states that; Free water from accidental overflow from sanitary fixtures or sanitary appliances must be disposed of in a way that avoids loss of amenity or damage to household units or other property. An acceptable method of preventing water damage is to locate a safe tray below the water tank (see Figure 4). The safe tray shall incorporate a drain with a minimum diameter of 40 mm. Where the tank overflow discharges into the safe tray, the diameter of the safe tray drain shall be greater than the overflow pipe from the tank and comply with Paragraph 5.2.2

**6.14 Safe water temperatures**

**6.14.1 Maximum temperatures**

The delivered hot water temperature at any sanitary fixture used for personal hygiene shall not exceed:

- a) 45°C for early childhood centres, schools, old people's homes, institutions for people with psychiatric or physical disabilities, hospitals, and
- b) 55°C for all other buildings.

**6.14.2 Hot water delivered from storage water heaters**

- a) An acceptable method of limiting hot water temperature delivered from storage water heaters is to install a mixing device between the outlet of the water heater and the sanitary fixture.
- b) Tempering valves shall comply with NZS 4617 or AS 1357.2.

**6.14.3 Legionella bacteria**

Irrespective of whether a mixing device is installed, the storage water heater control thermostat shall be set at a temperature of not less than 60°C to prevent the growth of Legionella bacteria.

**6.14.4 The water temperatures within flow and return circulating systems shall be maintained at not less than 60°C.**

**6.3 Operating devices**

6.3.1 Electric and gas storage water heaters shall have their temperature controlled by a thermostat on each heating unit.

**6.5 Temperature control devices**

6.5.1 Electric thermostats and energy cut-off devices shall comply with NZS 6214 or AS 1308. 6.5.2 Energy cut-off devices shall be designed to:

- a) Be reset manually, and
- b) Disconnect the energy supply before the water temperature exceeds 95°C.
- c)

**6.7 Relief valve drains**

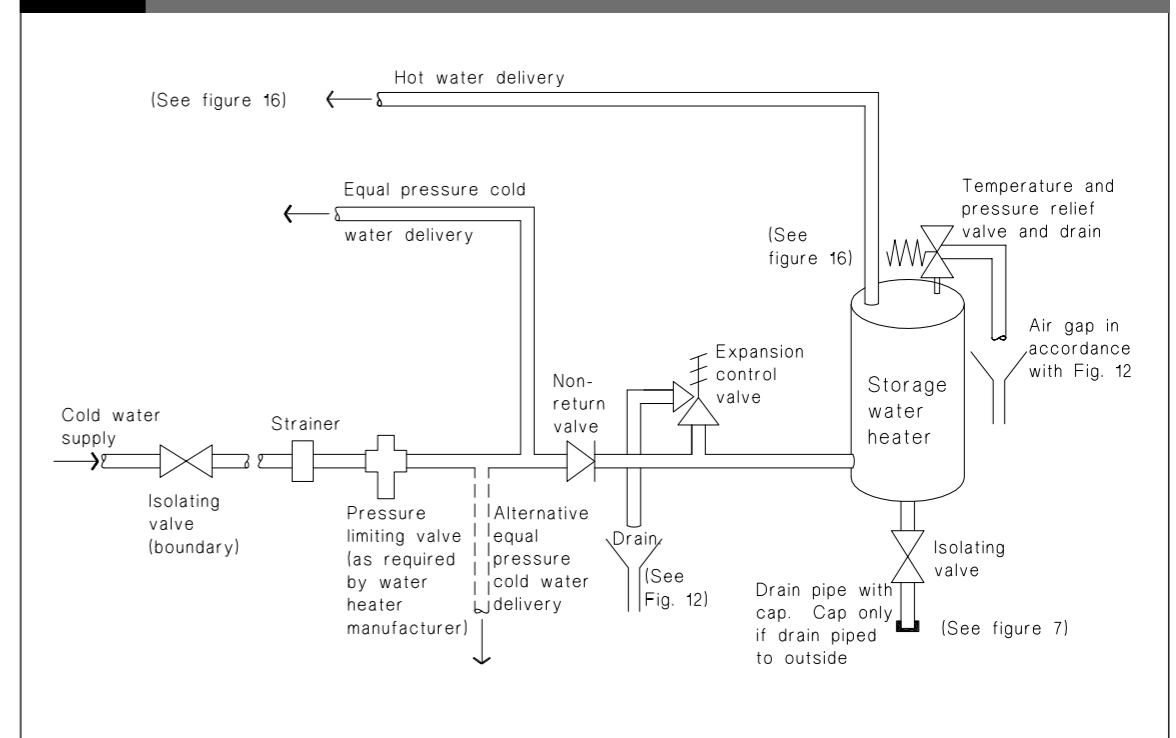
6.7.1 Relief valve drains (see Figures 12 and 13) shall be fitted to:

- a) Temperature/pressure relief valves,
- b) Pressure relief valves, and
- c) Expansion control valves.

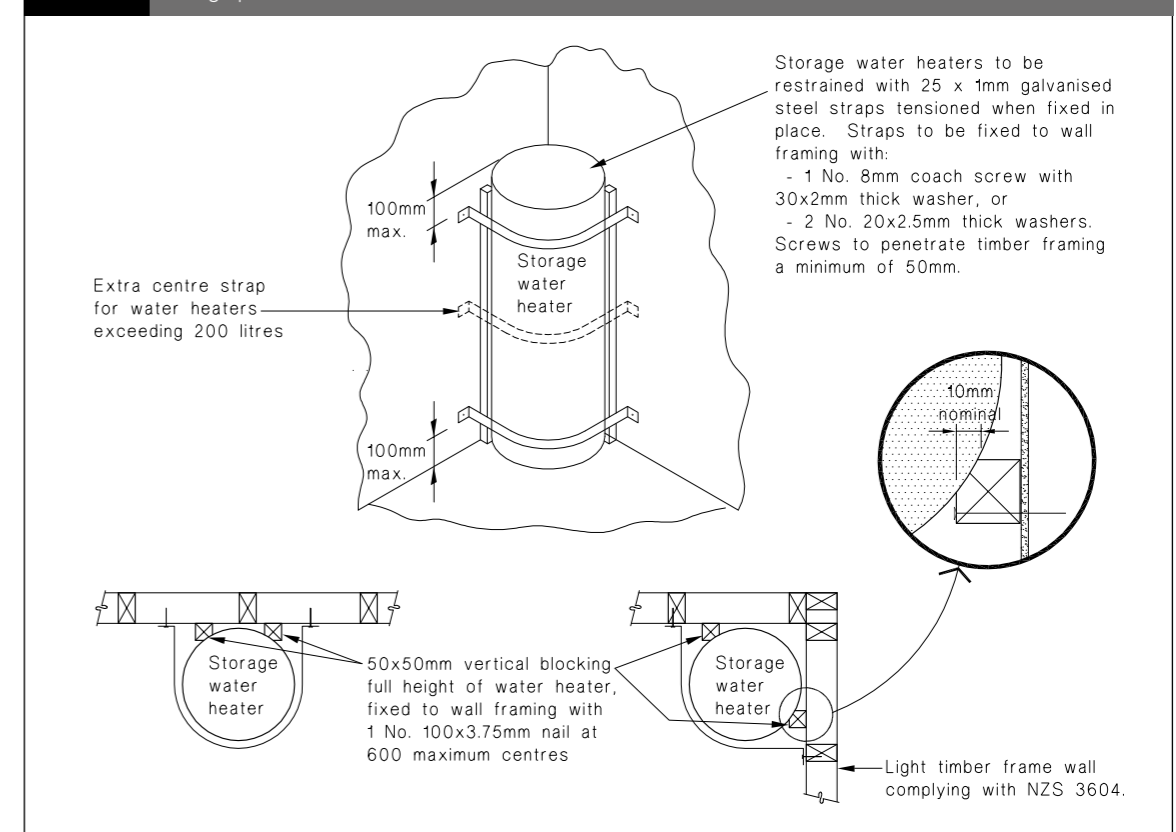
6.7.2 Relief valve drains shall:

- a) Be of copper pipe,
- b) Have no restrictions or valves,
- c) Have a continuous fall from the relief valve to the outlet,
- d) Discharge in a visible position which does not present a hazard or damage to other building elements (except when used in association with free outlet storage water heaters),
- e) Have a minimum diameter of the same size as the valve outlet,
- f) Have the number of changes in direction plus the length of the relief drain (in metres) not exceeding 12,
- g) Be connected to a relief valve in accordance with the valve manufacturer's specification,
- h) Comply with Paragraph 6.7.3 when relief valve drains are combined, and
- i) Comply with Paragraphs 6.7.4 and 6.7.5 when freezing is likely

**Figure 8: Mains Pressure Storage Water Heater System (unvented)**  
Paragraphs 6.1.2 and 6.2.1 b)



**Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres**  
Paragraph 6.11.4



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20 Baylis Avenue, Oranui, Tauranga

SHEET TITLE SCALE:

**HWC INFORMATION**

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DRAWN: RF

PROJECT #: 23-030

ISSUED: 7/05/2025

SHEET: **A57**

Table 18A: Specification of maximum tie spacings for type B (4) veneer ties Paragraph 9.2.7							
Seismic zone	Masonry veneer Less than 180 kg/m <sup>2</sup>			Masonry veneer 180 – 220 kg/m <sup>2</sup>			Masonry veneer more than 220 kg/m <sup>2</sup>
	Tie type (4)(5)	Maximum spacings (1)		Tie type (4)(5)	Maximum spacings (1)		
		Horizontal	Vertical		Horizontal	Vertical	
1	EL	600	400	EM	600	400	SED (2)
2 (6)	EM	600	400	EH (3)	600	400	SED (2)
3	EH (3)	600	400	EH (3)	600	400	SED (2)

NOTES

(1) Maximum masonry tie spacings of 600 mm horizontally and 400 mm vertically

(2) Spacing of ties to be determined by specific engineering design

(3) EM may be used if the horizontal spacings do not exceed 400 mm and the vertical spacings do not exceed 300 mm

(4) Type B and Prefix E indicate masonry ties manufactured to AS/NZS 2699.1

(5) L (Light), M (Medium), H (High) indicate strength capability of ties in AS/NZS 2699.1

(6) Use seismic zone 2 (minimum) for Christchurch region comprising Christchurch City, Waimakariri District and Selwyn District.

**Brick veneer**

70 series brick veneer with 50mm drained cavity laid in strict accordance with manufacturers specifications & NZBC E2/AS1 external moisture over tekton building wrap. Weep holes @ 800crs max. to top & bottom course of bricks as required at joinery. Fit vertical control joints at 8000crs max. to any wall over 10m long. Ensure cavity & weep holes are free of excess mortar.

**Control joints:**

- 1: control joints should be spaced at 5-6m apart (consult NZS 4210)
- 2: in long walls (unbroken by windows) joints should be spaced to produce panels having lengths 1 1/2 - 2 times their height
- 3: windows and door openings up to 1.8m wide require a zig-zag control joint in line with only 1 jamb (refer fig. 01)
- 4: openings wider than 1.8m should have a control joints in line with both jambs (refer fig. 02)
- 5: if there are no openings within 6.0m of a corner then install a control joint within 3.0m of the corner

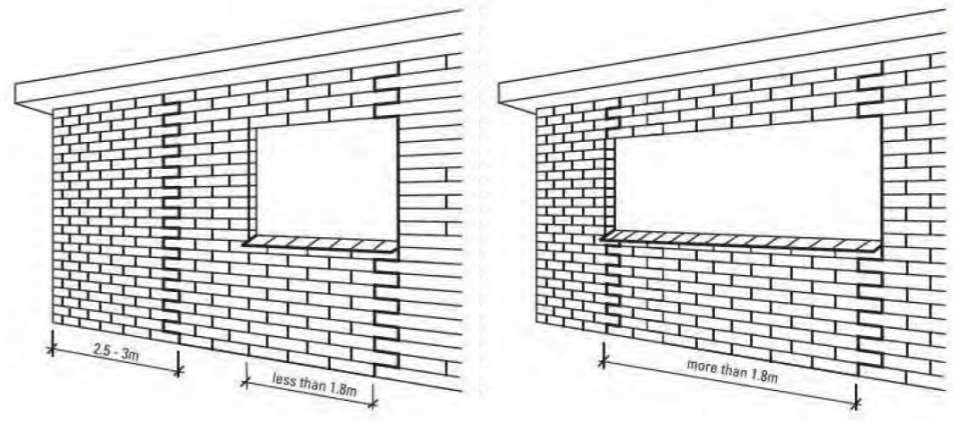


FIGURE 01

FIGURE 02

Table 18C: Corrosion protection to masonry wall ties Paragraph 9.2.7		
	316, 316L, or 304 stainless steel	470 g/m <sup>2</sup> galvanising on mild steel
Zone B	Yes	Yes
Zone C		Yes
Zones D and E	Yes	-

Table 18D: Corrosion protection to lintels Paragraph 9.2.9, Table 18E			
	316 or 316L or 304 (2) stainless steel or 600 g/m <sup>2</sup> galvanising on mild steel plus duplex coating (1)	600 g/m <sup>2</sup> galvanising on mild steel (1) or 300 g/m <sup>2</sup> galvanising on mild steel plus Duplex coating (1)	
Zone B	Yes	Yes	
Zone C	Yes	Yes	
Zone D	Yes		

1) To AS/NZS 2699.3

2) 304 stainless steel will exhibit greater levels of surface rusting than 316 stainless steel, especially where not exposed to rain washing.

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**parker**  
ARCHITECTURE  
M 021 272 8592 P 07 863 5674  
bruce@parkearchitecture.co.nz

PROJECT  
Dayna Ave Alteration/ Addition  
32 Dayna Avenue, Ohauti, Tauranga

SHEET TITLE SCALE:  
BRICK INFORMATION

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# Sediment control on small building sites - what you need to do

## Stockpile your soil

Store earth from trenches and excavations away from low points, run-off channels and kerbs, and always above the silt fence.

Cover with tarpaulins or mulch to minimise sediment washing or blowing away.

## Install spouting and downpipes

Temporary pipes to divert clean water, ie from the roof, off the site.

Use solid nova coil or temporary plastic downpipe to direct to a stable area.

## Stabilise the entranceway

A compacted metal entranceway to the site should be the first works to occur. The footpath must remain clear at all times.

Stabilised entrance should be at least 10m long to garage door opening and 4m wide with aggregate to a depth of 150mm. For all new entranceways a corridor access request must be obtained.

## Keep a green buffer

Where possible leave a grassy strip between the property and kerb. This will act as a further filter and help reduce sediment reaching the kerb and going down the cesspit.

## Road sweeping

Any site sediment reaching the road must be cleaned up as soon as possible and not be allowed to enter the stormwater network. No sediment can be washed into the catchpits. Filter cloths can be used on catchpits but only on a limited basis, and must be removed prior to rain falling. Council may remove cloths if causing localised flooding.

## A wash-out area

Set up a signposted dedicated wash area away from drainage lines and cesspits.

Scrape excess concrete into waste bin before washing tools.

## Divert clean water

Direct any sloping water away from site by building earth bunds.

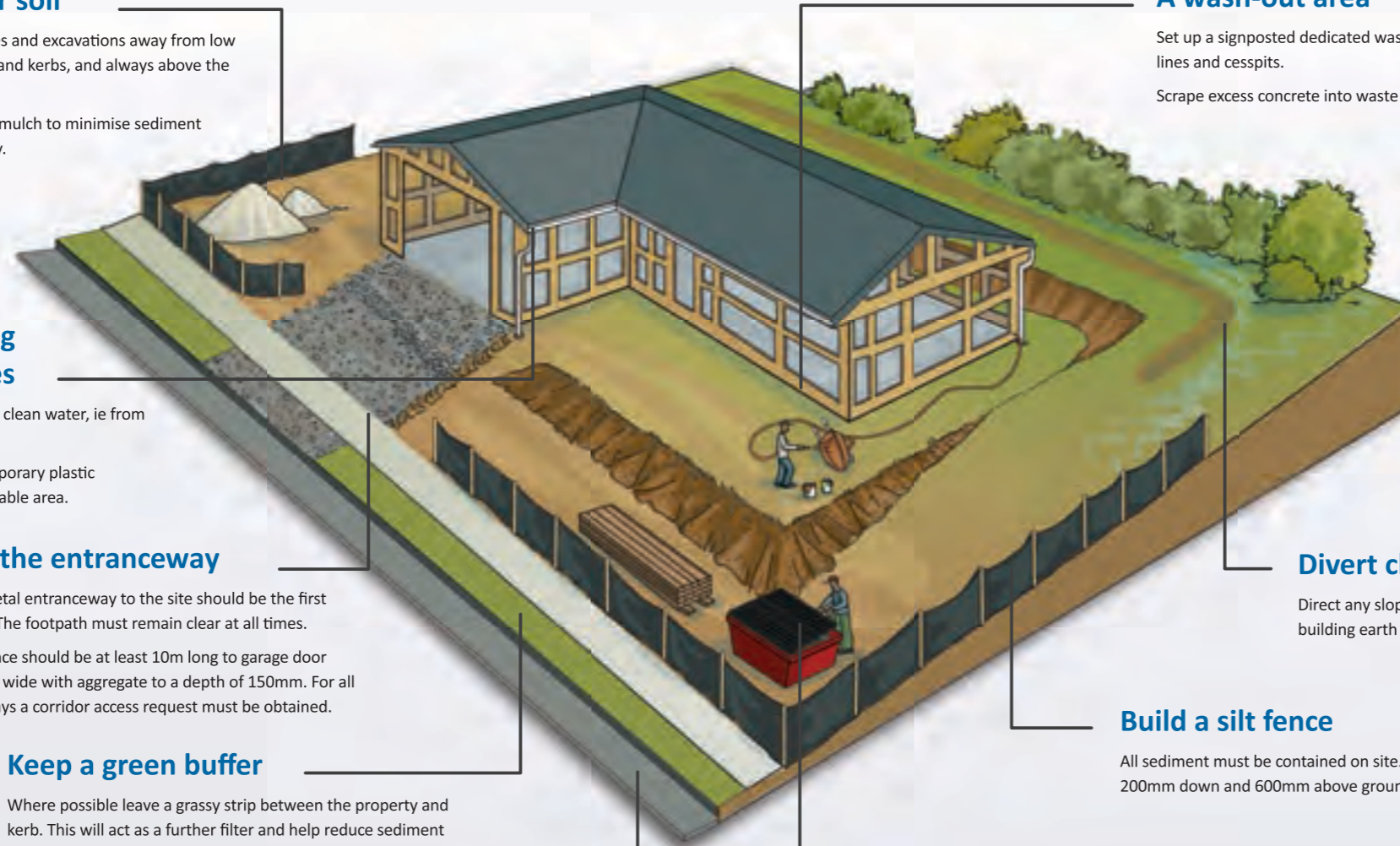
## Build a silt fence

All sediment must be contained on site. Toe in containment fence 200mm down and 600mm above ground. Place stakes every 2m.

## Cover the skip

Cover waste containers, like skips and bins, to stop rubbish being blown off site.

Cover from rain to prevent more liquid waste



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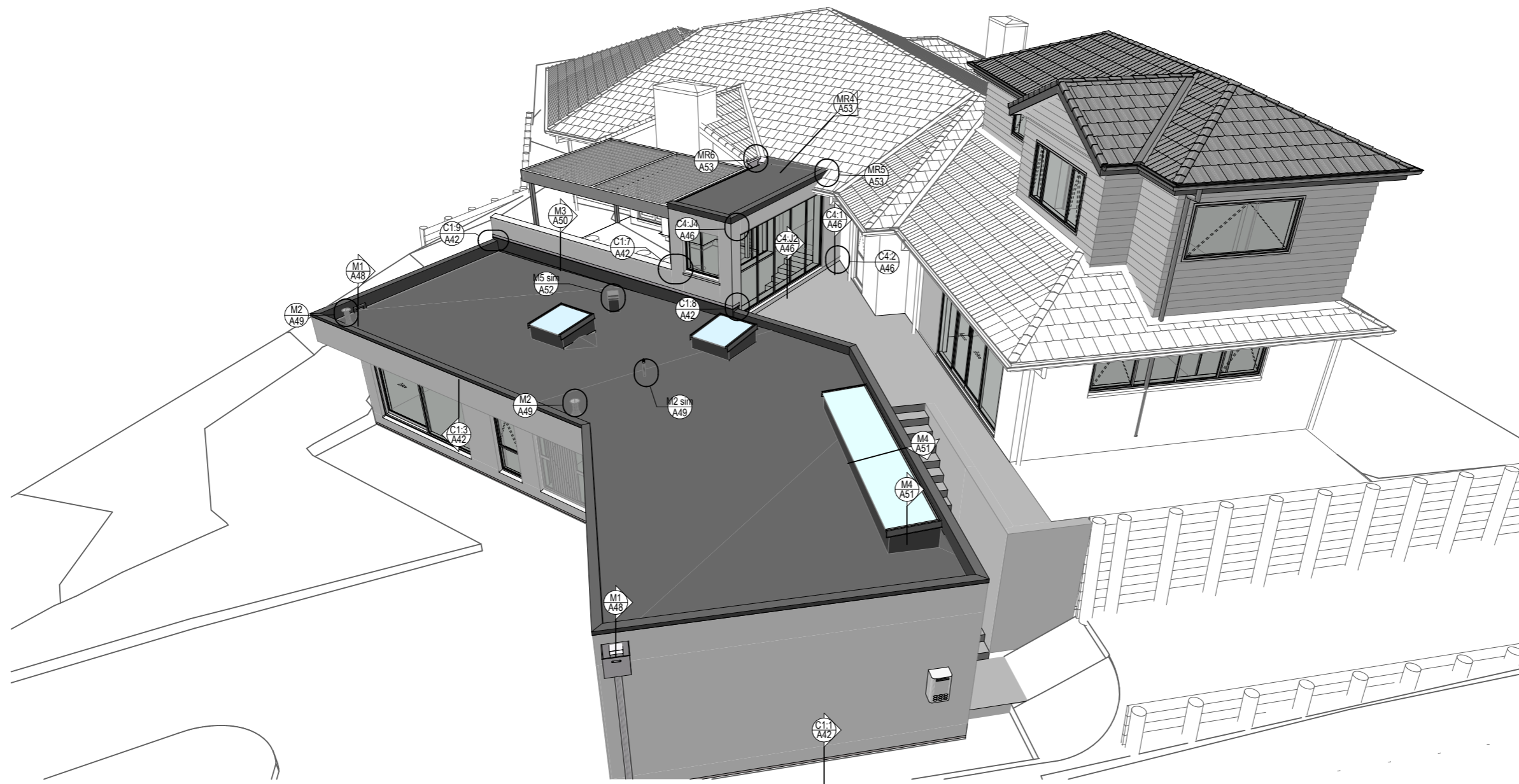
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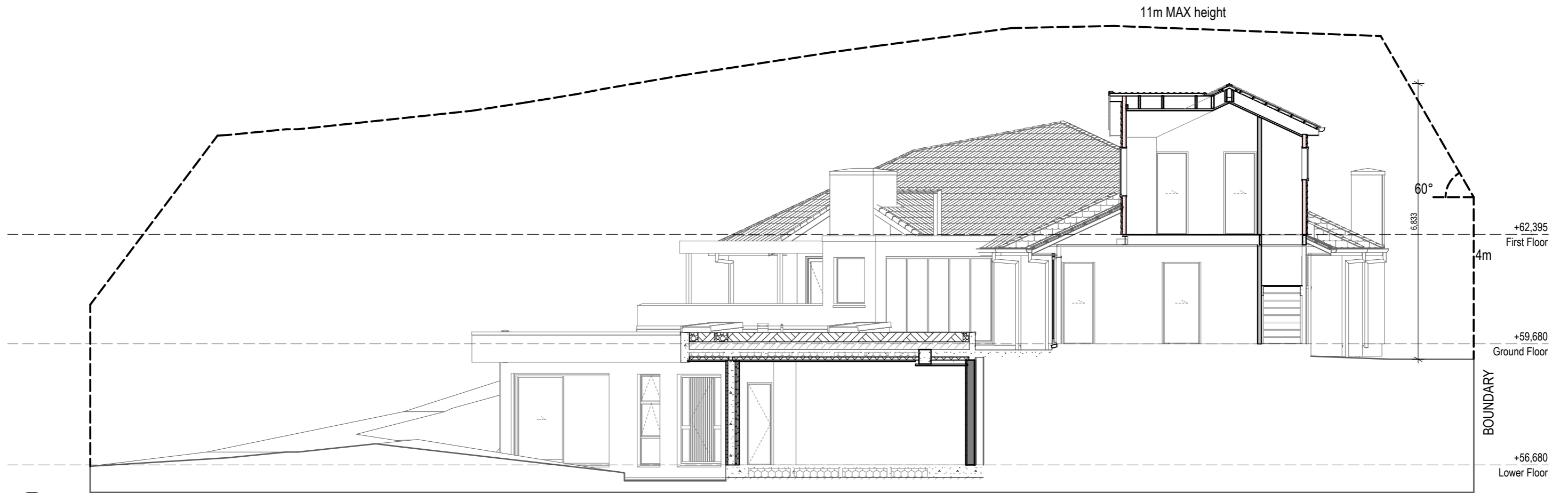
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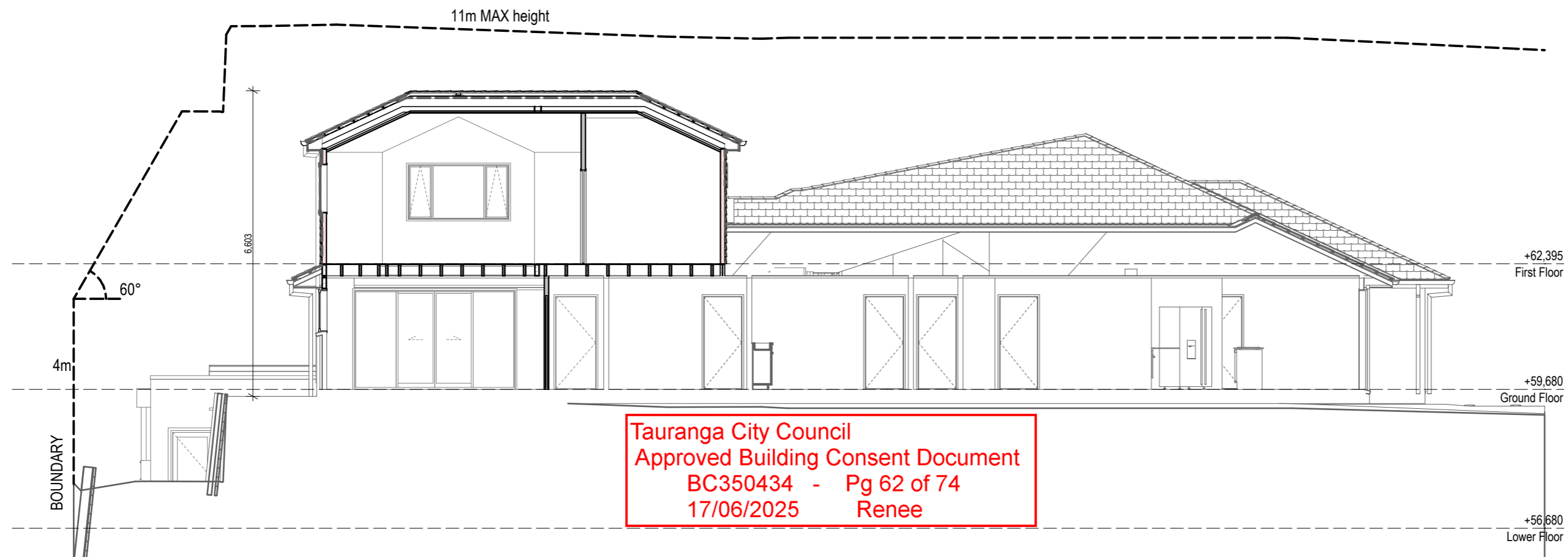
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JUNCTION 3D

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**A** HIRB  
A03 Scale 1:100



**B** HIRB  
A03 Scale 1:100

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**A61**

# Roof load

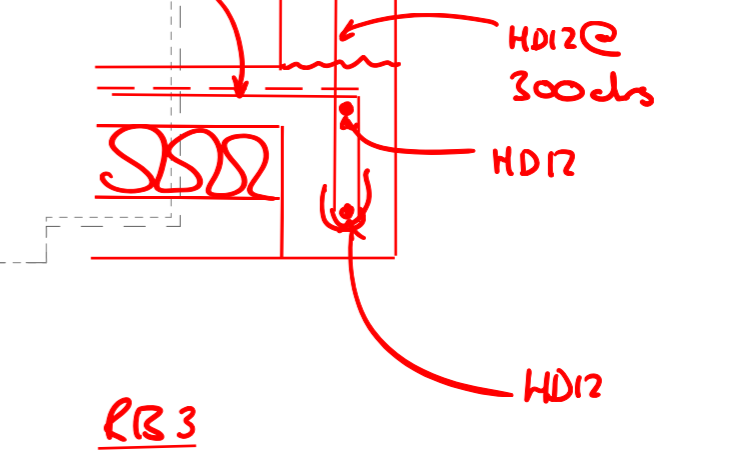
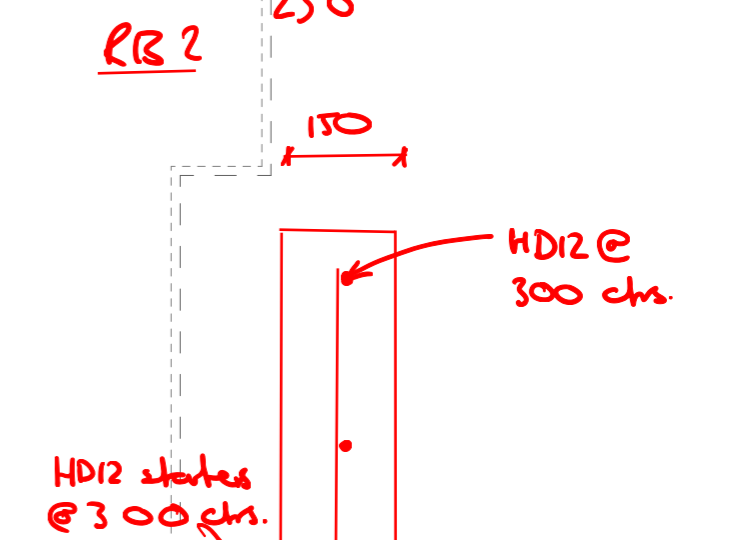
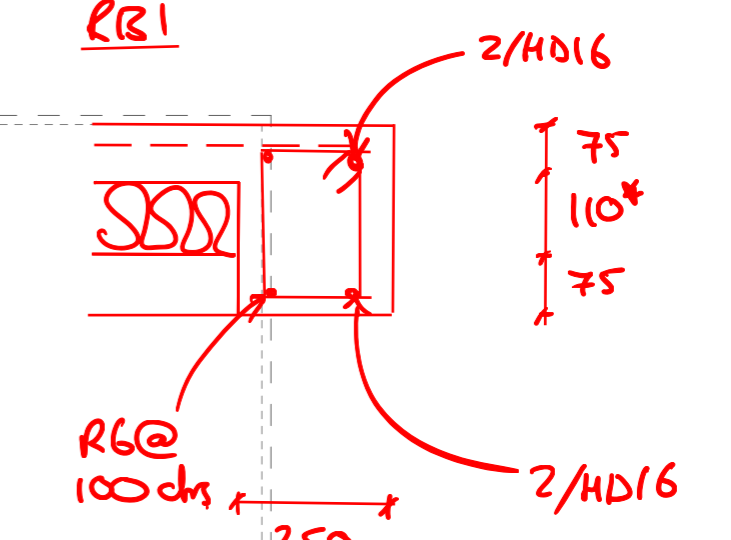
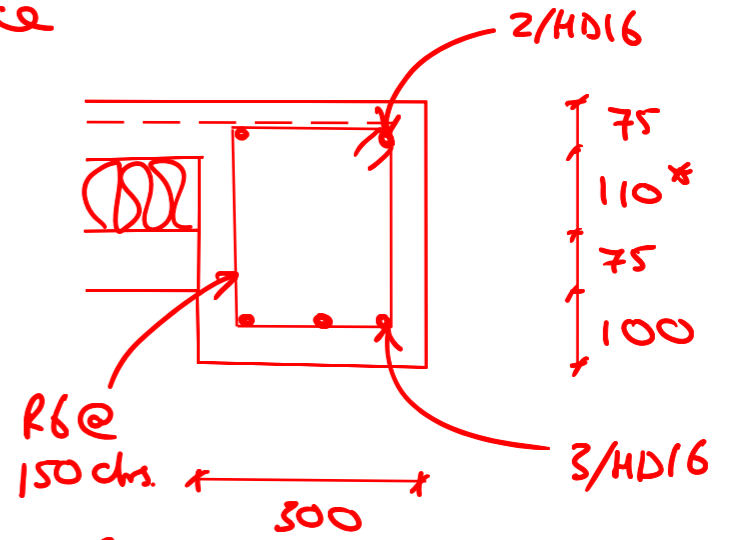
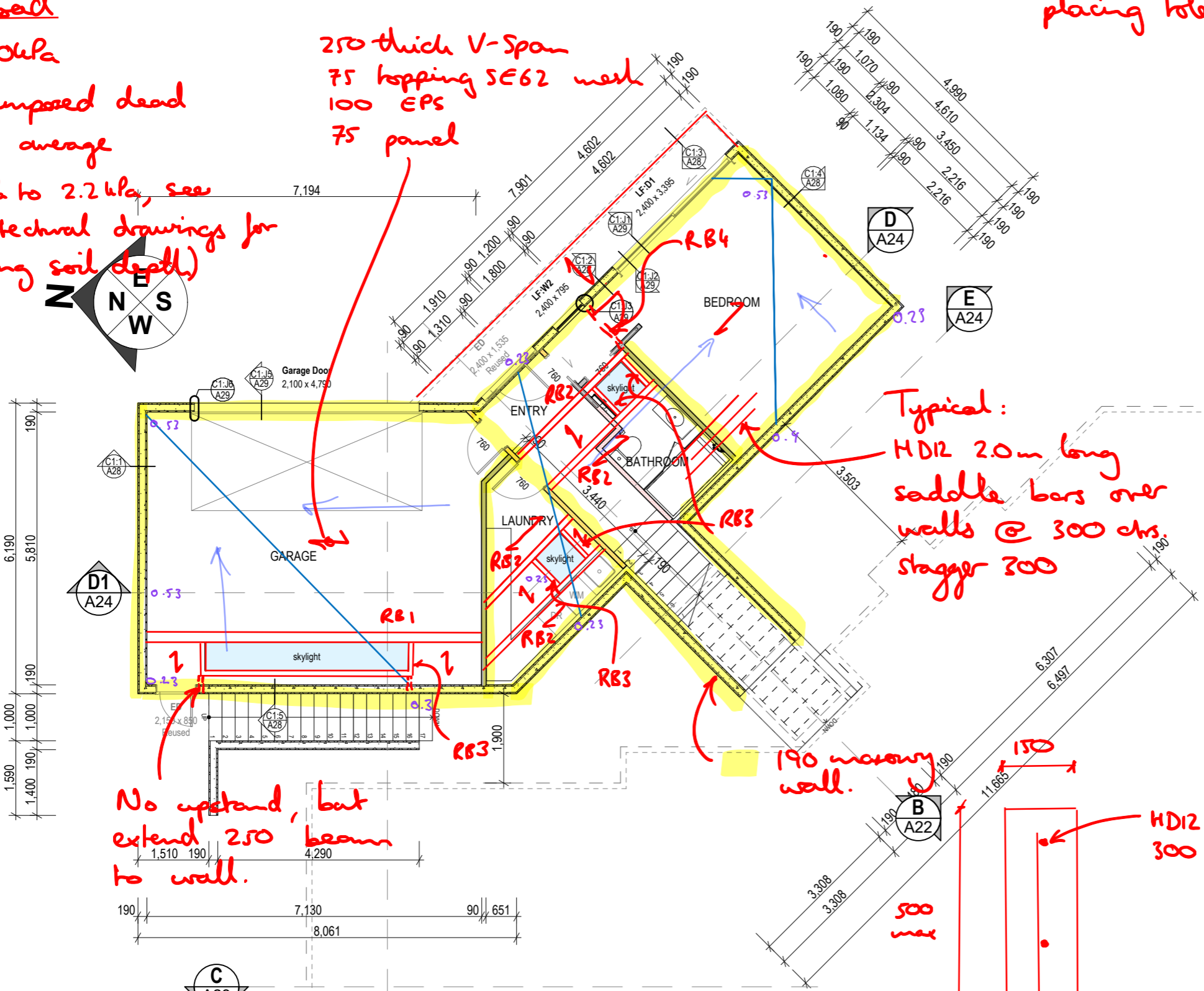
Live 1.0kPa

Superimposed dead  
= 3.4kPa average

(4.5kPa to 2.2kPa, see  
architectural drawings for  
varying soil depth)

250 thick V-Span  
75 topping SE62 mesh  
100 EPS  
75 panel

\* Includes 10mm  
placing tolerance

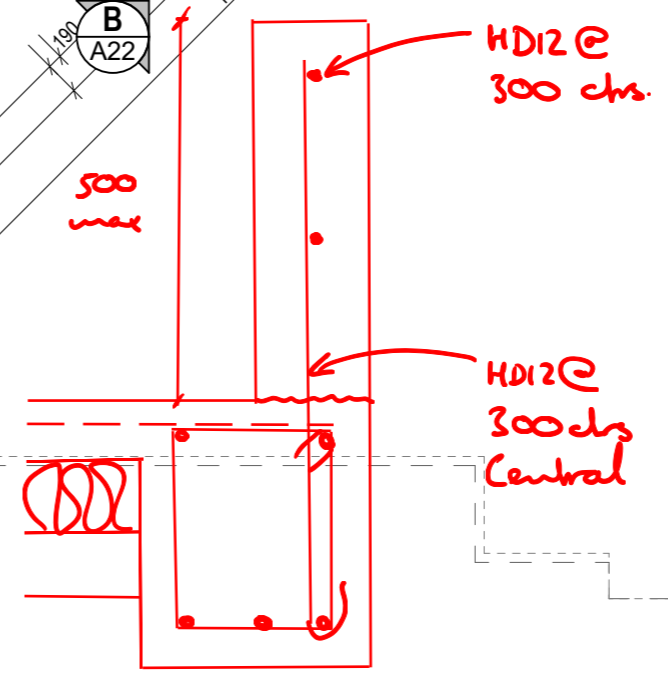
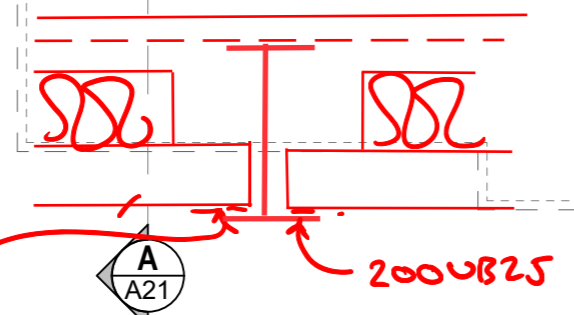


Typical:  
HDR 2.0m long  
saddle bars over  
walls @ 300 chs.  
stagger 300

No upstand, but  
extend 250 beam  
to wall.

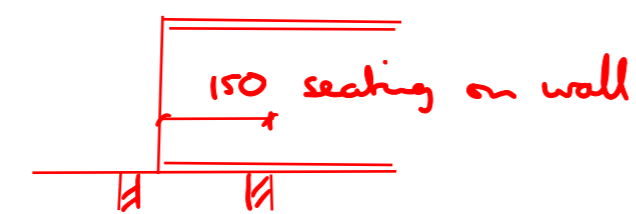
190 masonry  
wall.

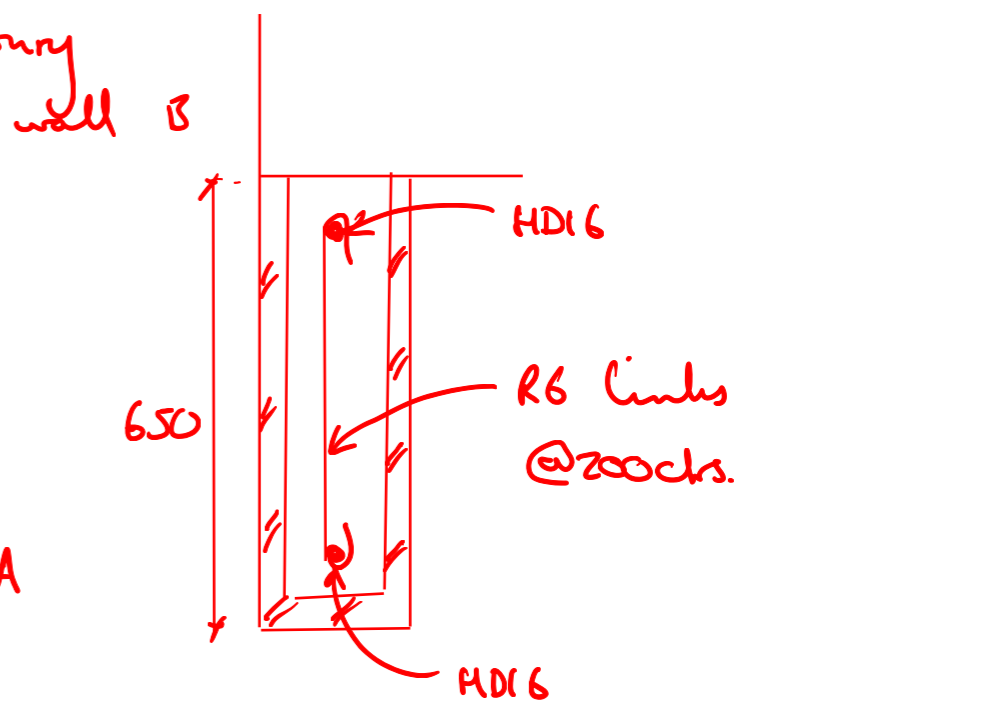
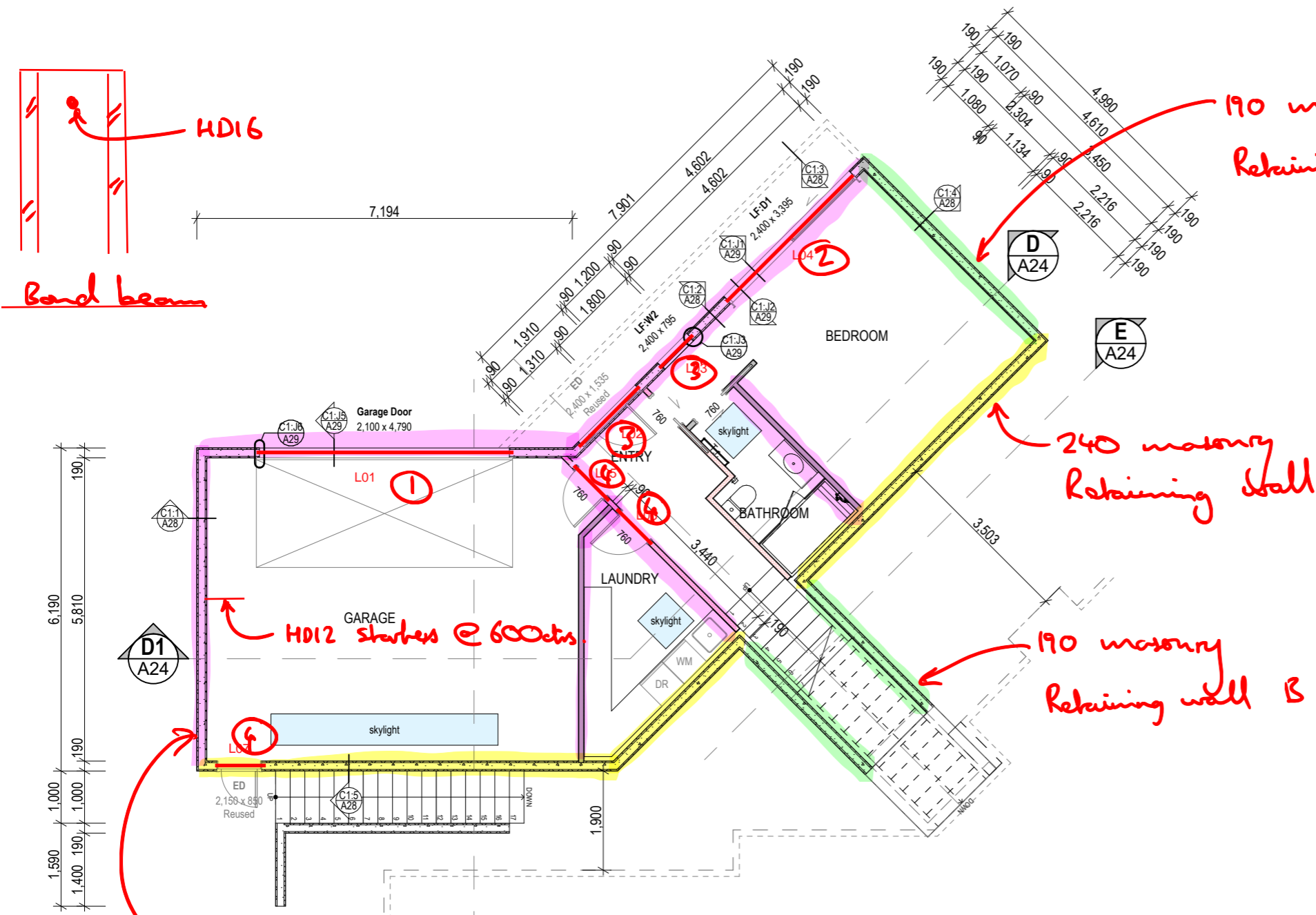
50 seating  
low friction  
bearing strip



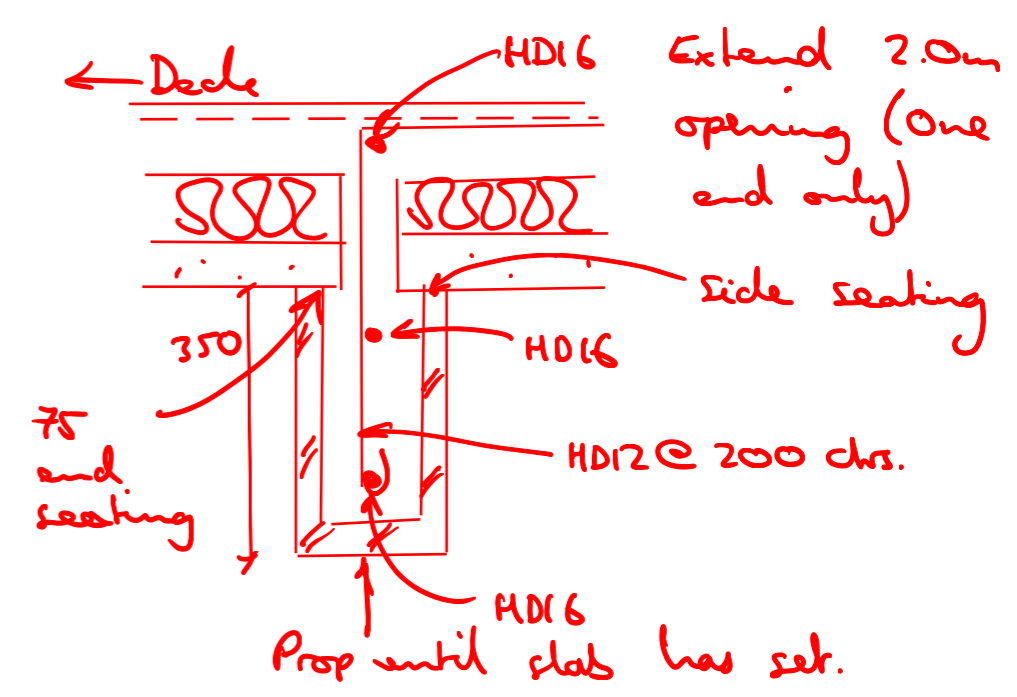
Typical Upstand Detail

RB4





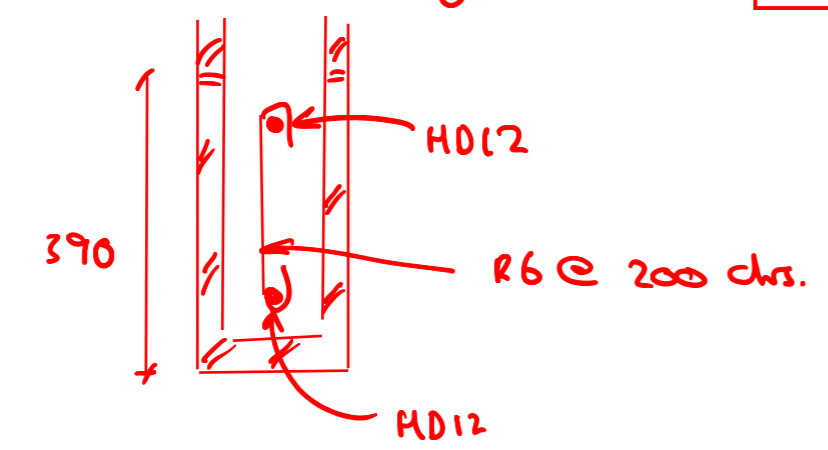
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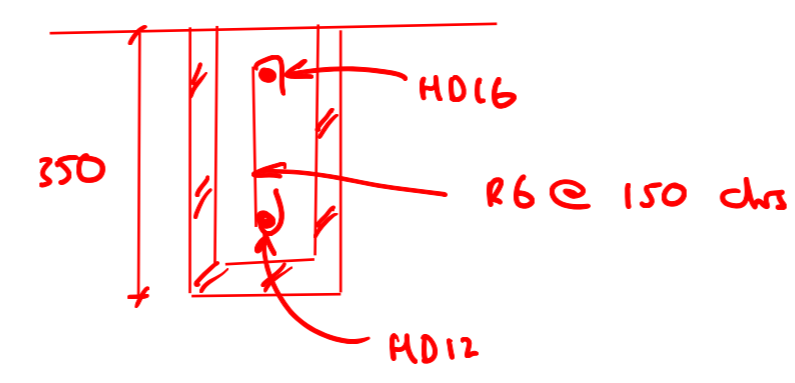
① Type 2

190 masonry HD12 @ 600 each way

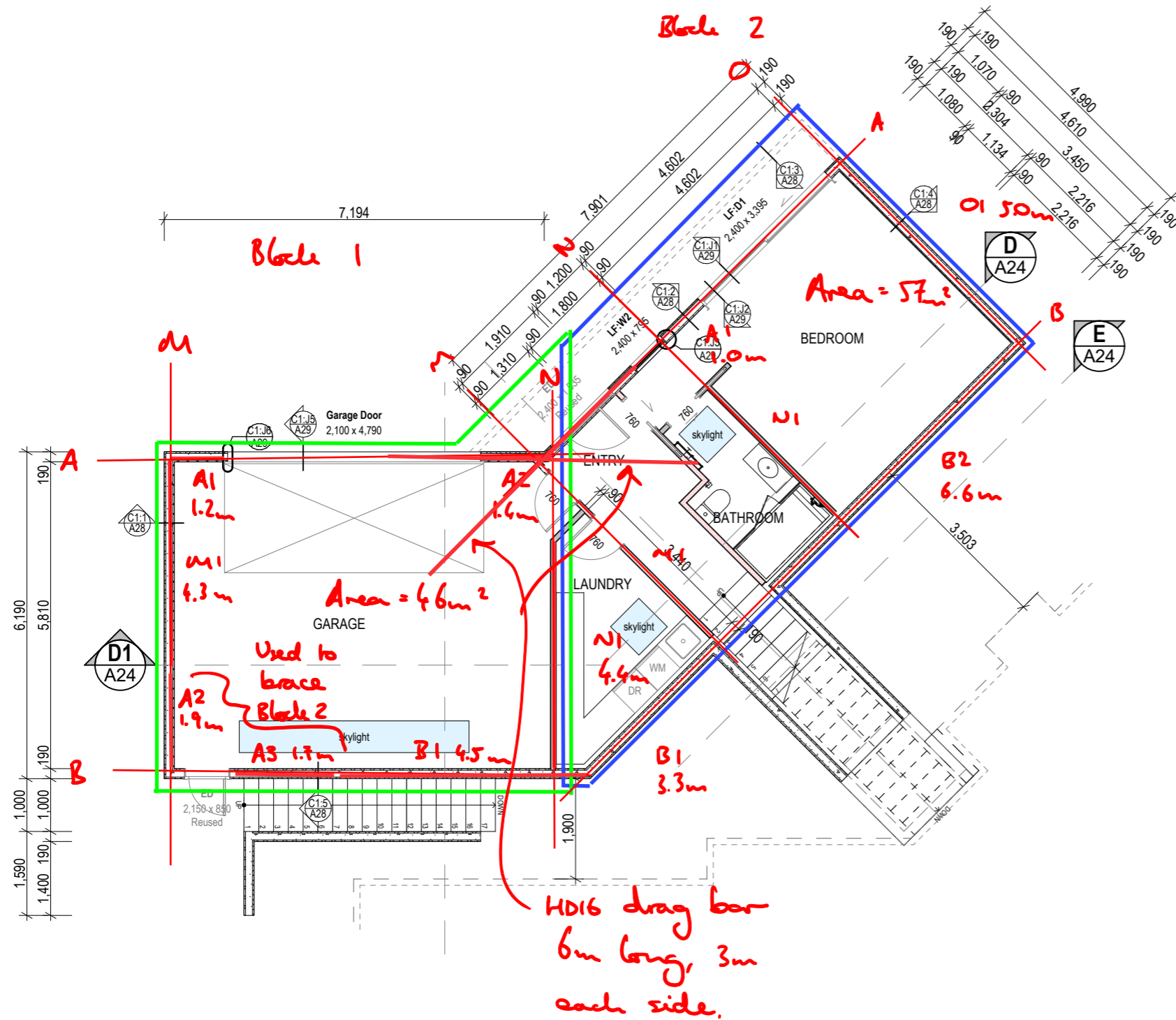
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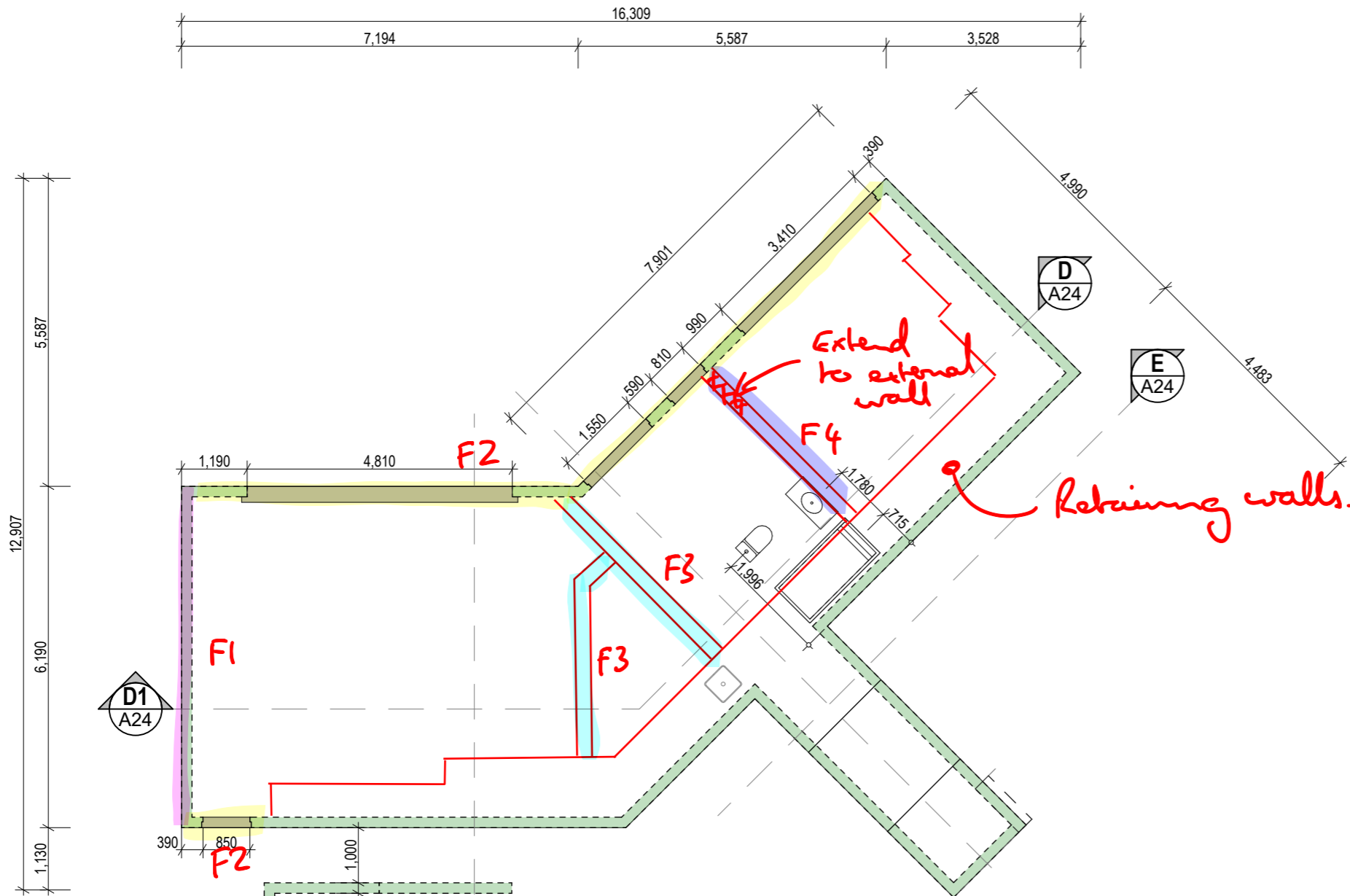
① Type 3



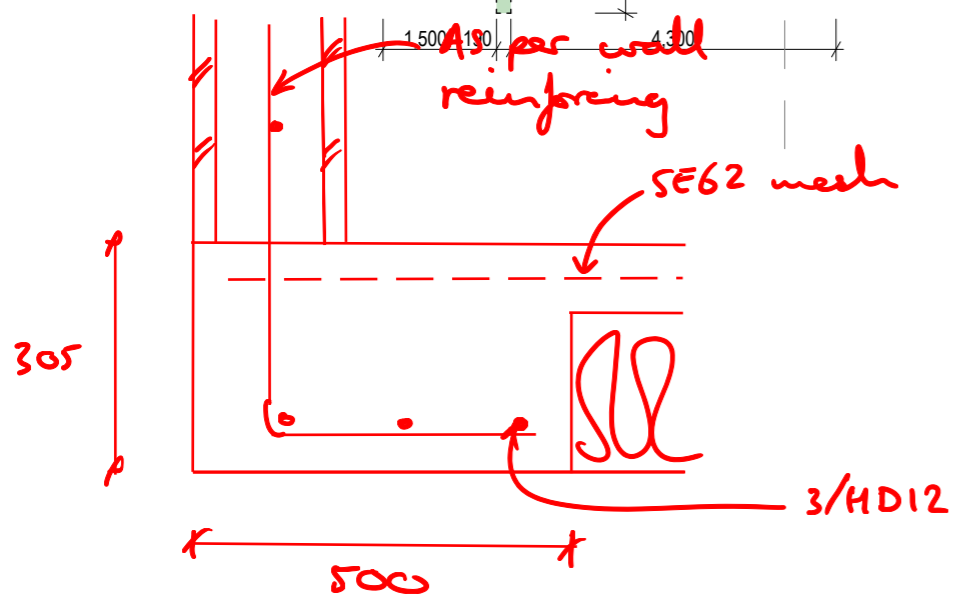
① Type 3



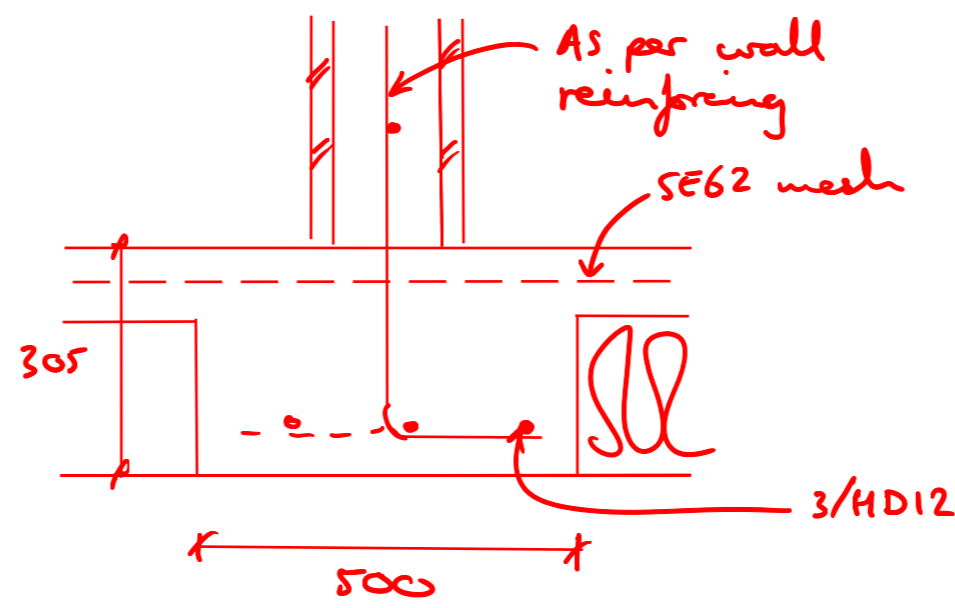
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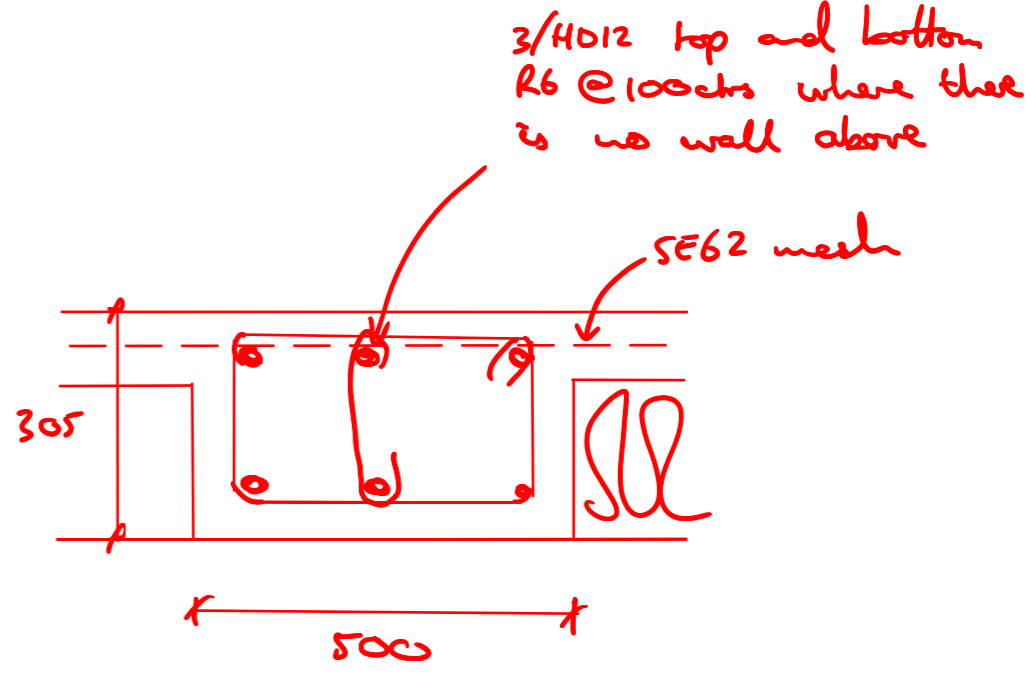
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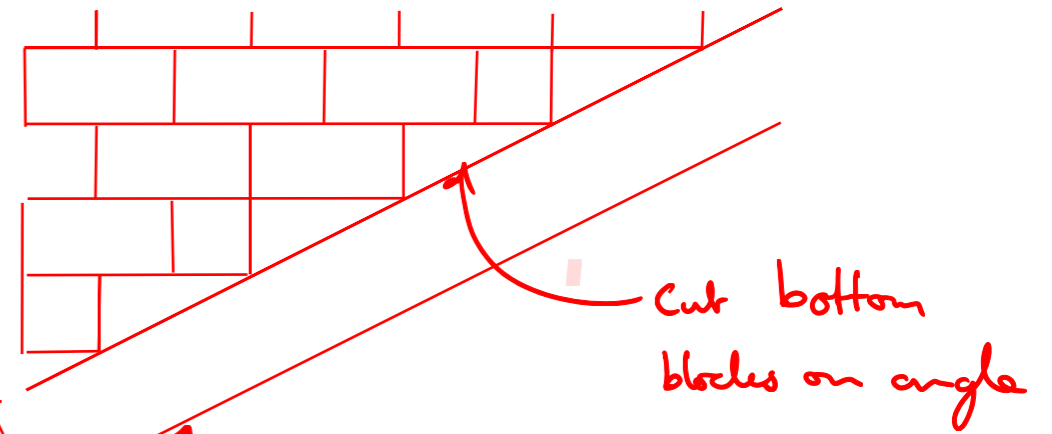
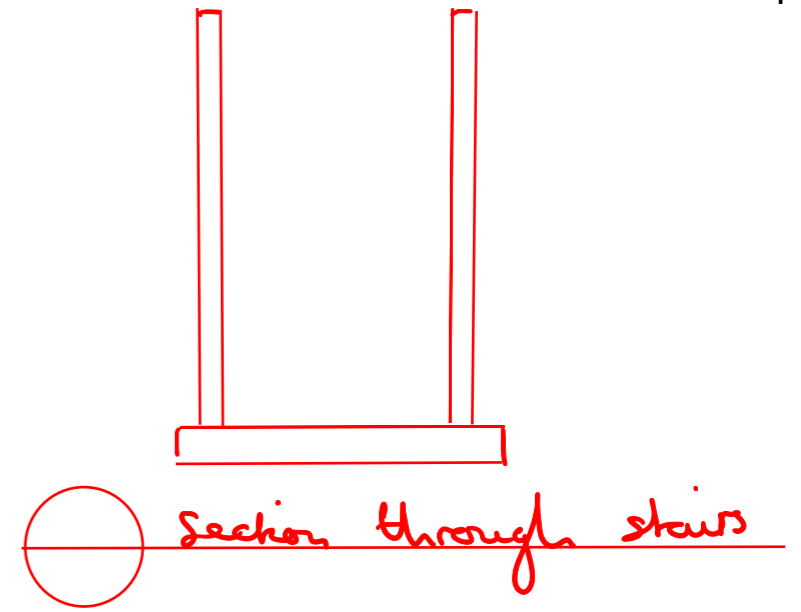
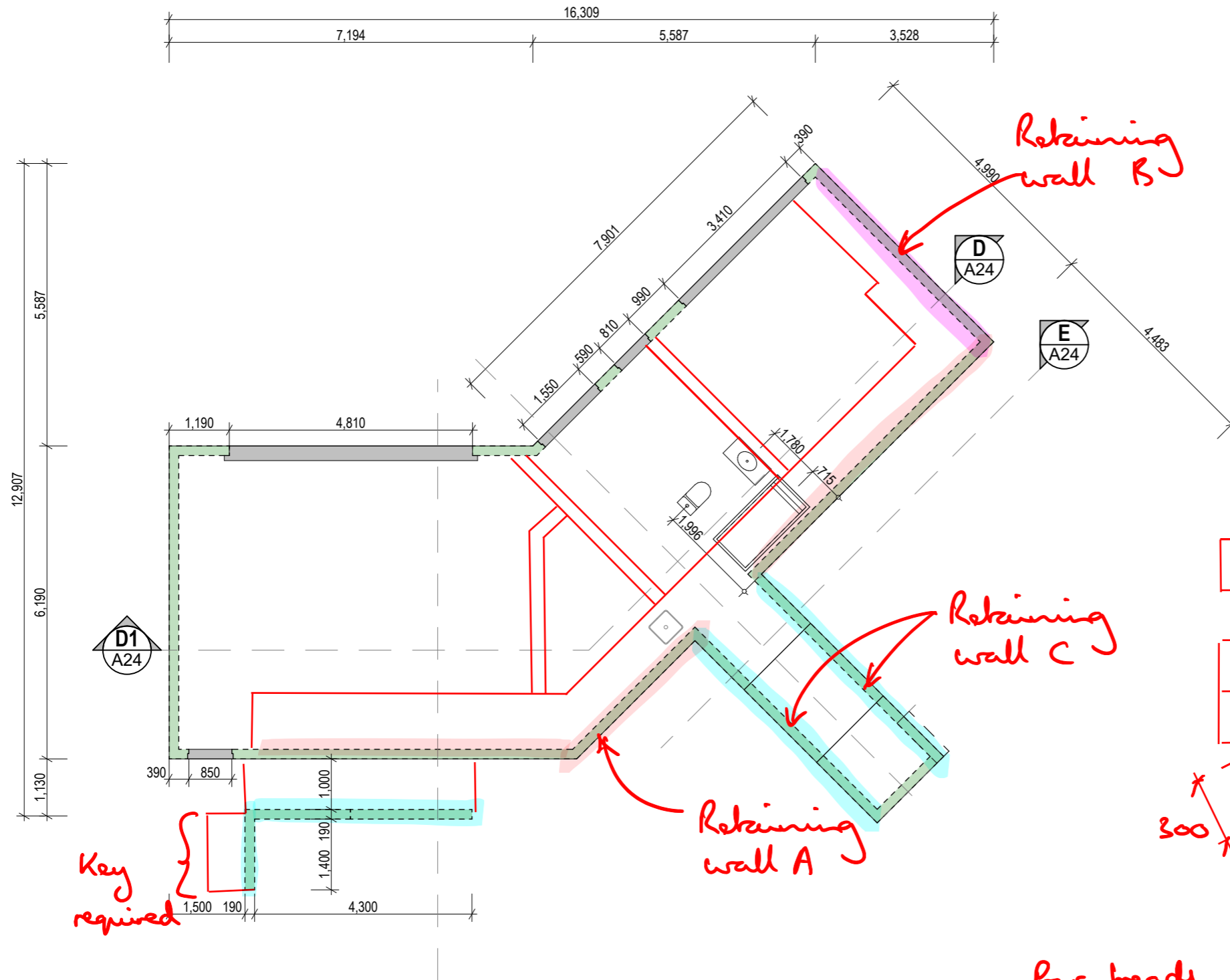
F1, F2 Edge Footing



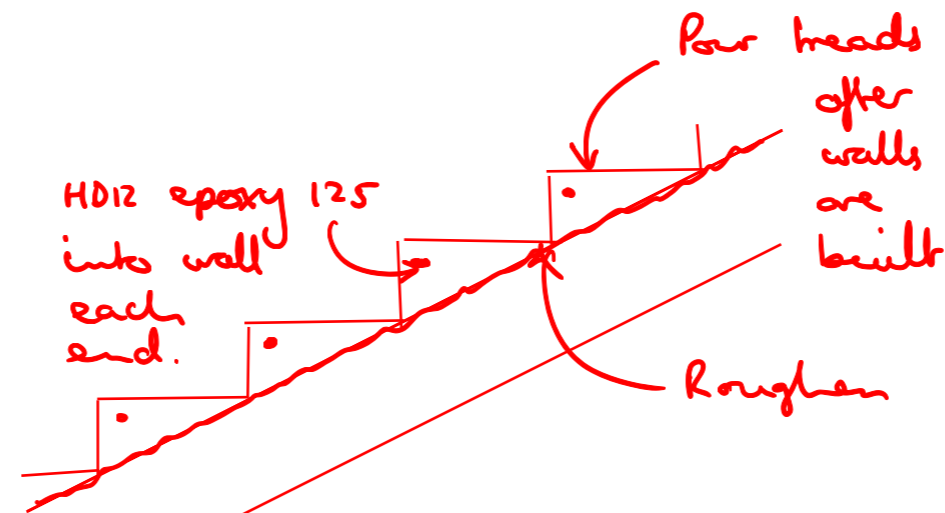
F3 Internal Footing



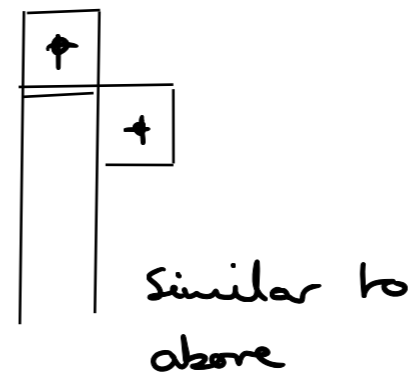
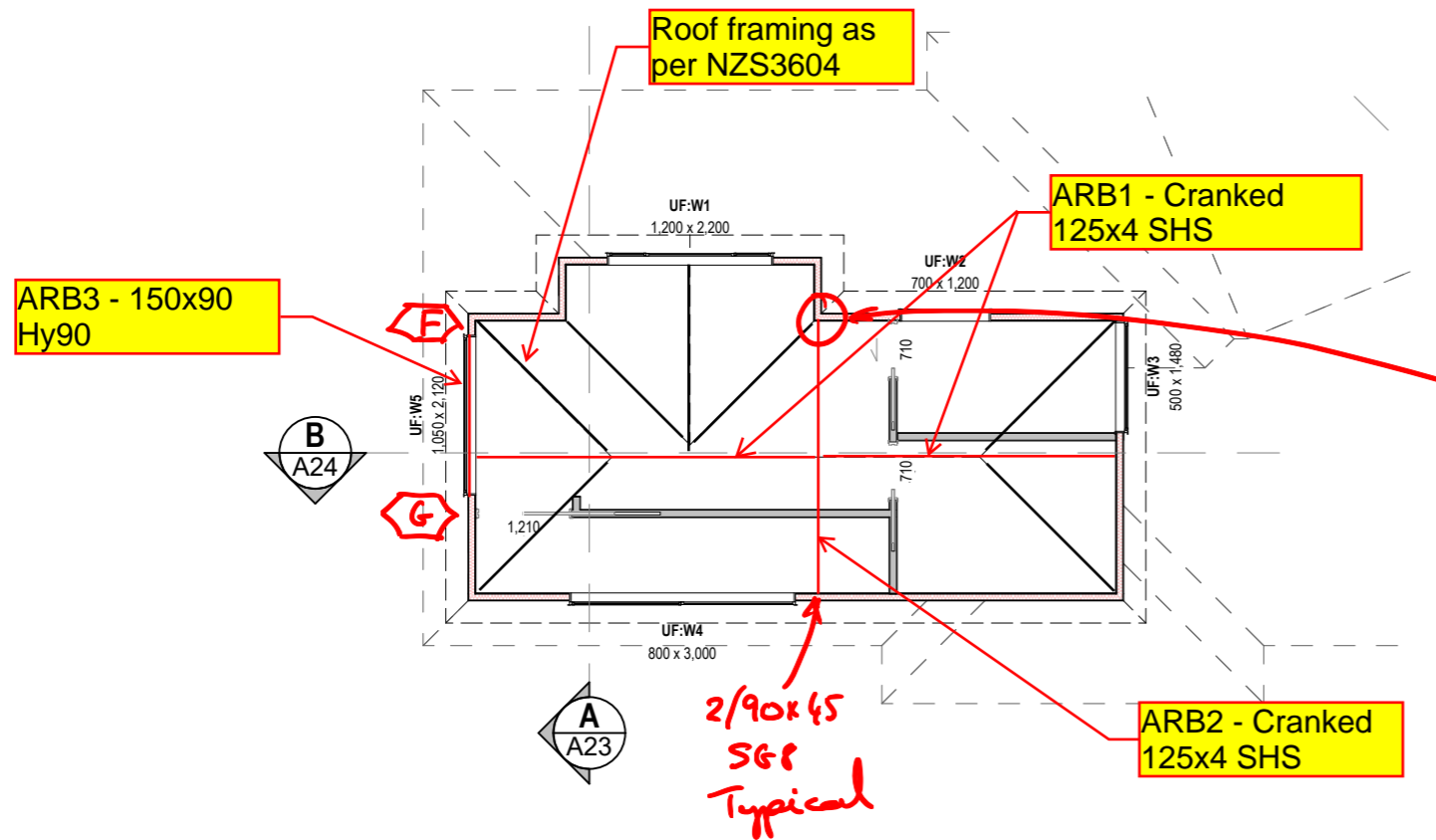
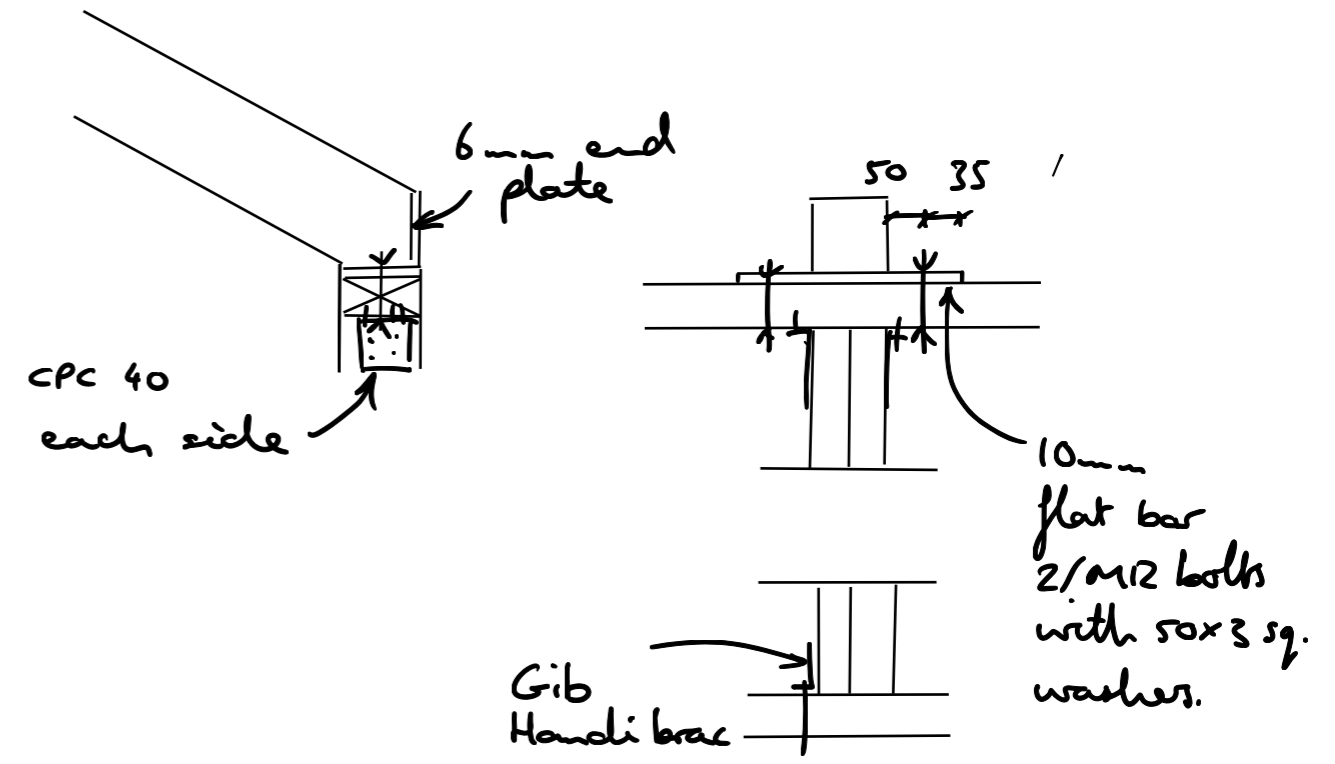
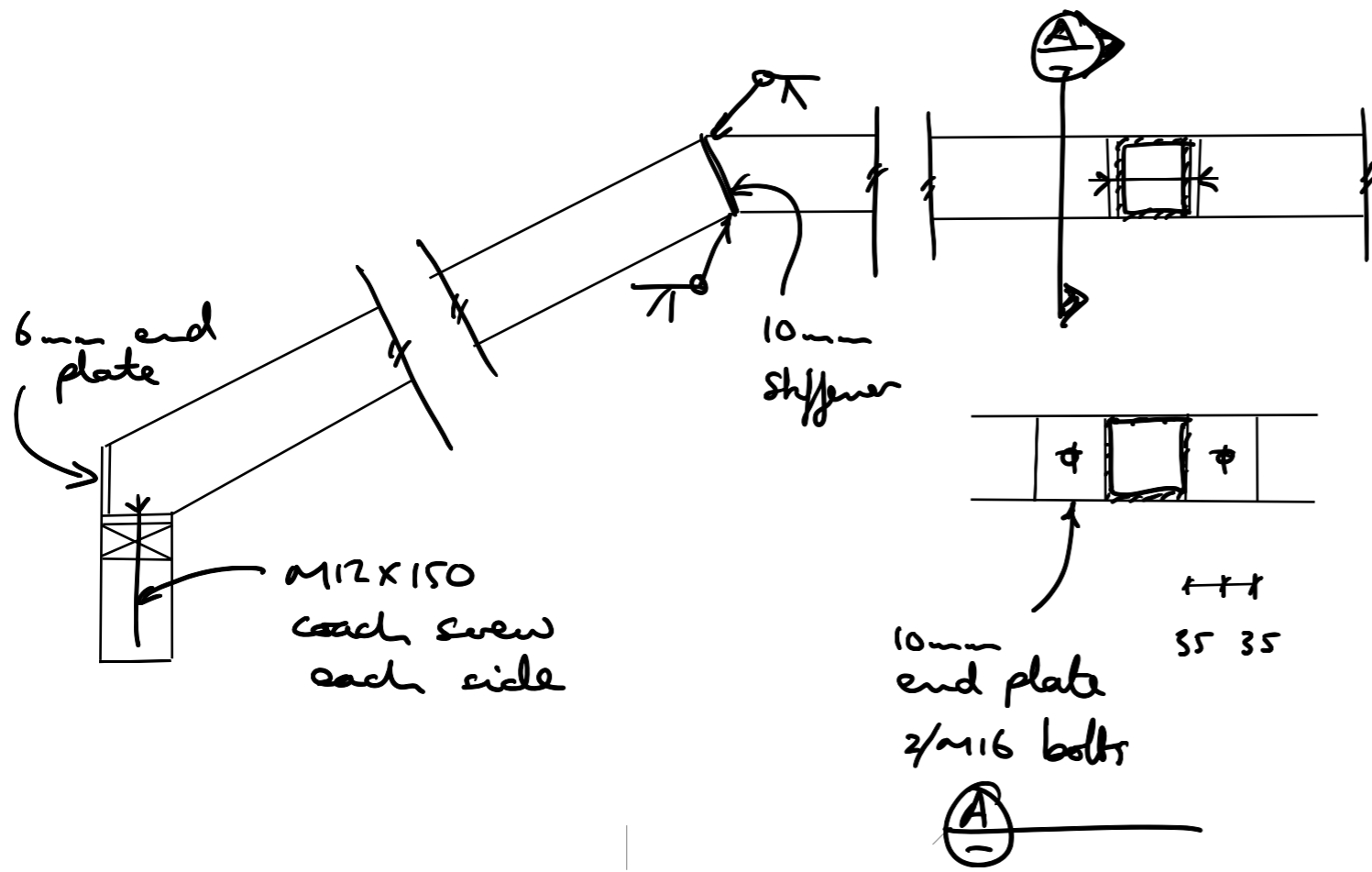
F4 Internal Beam



300  
Footing on angle

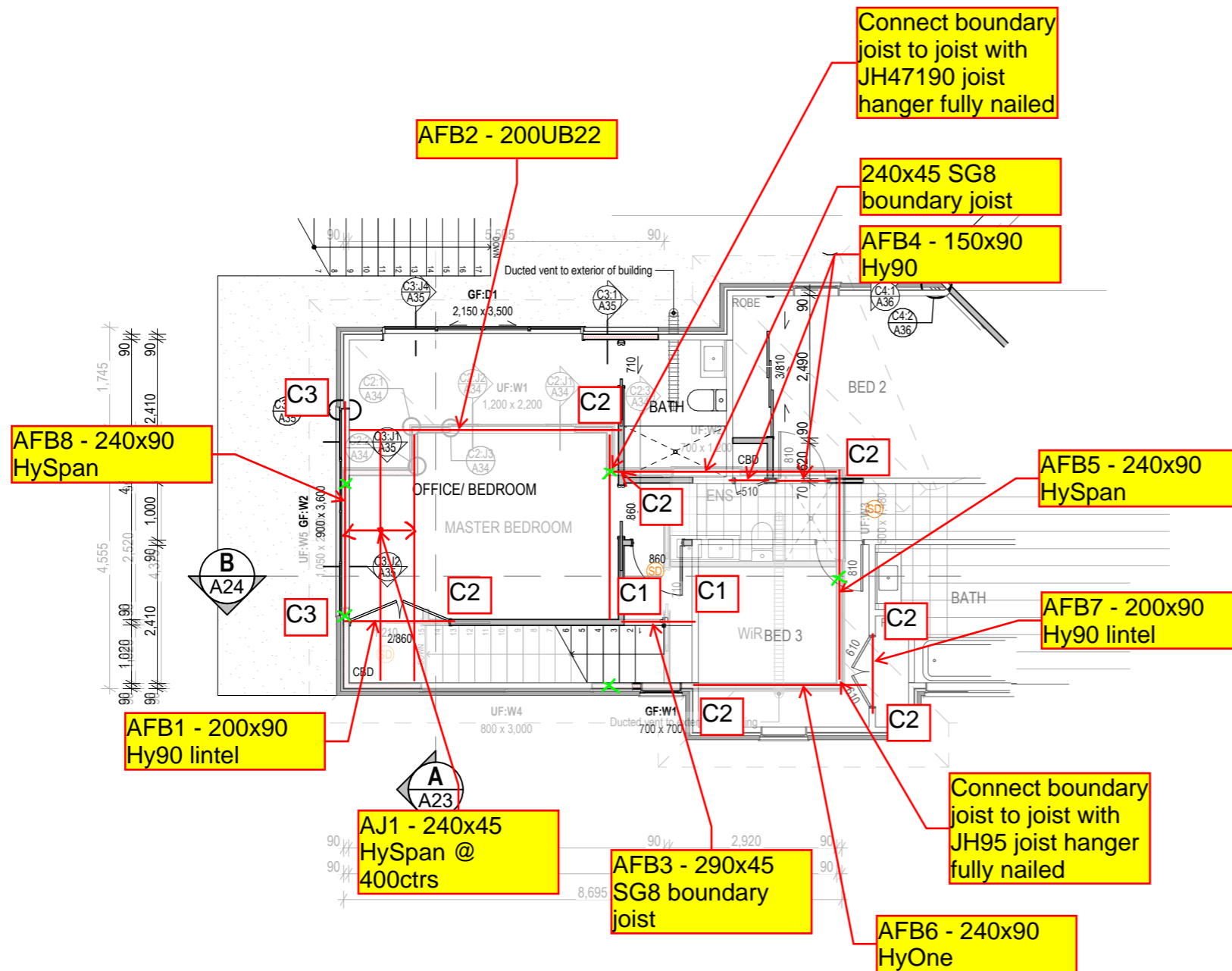


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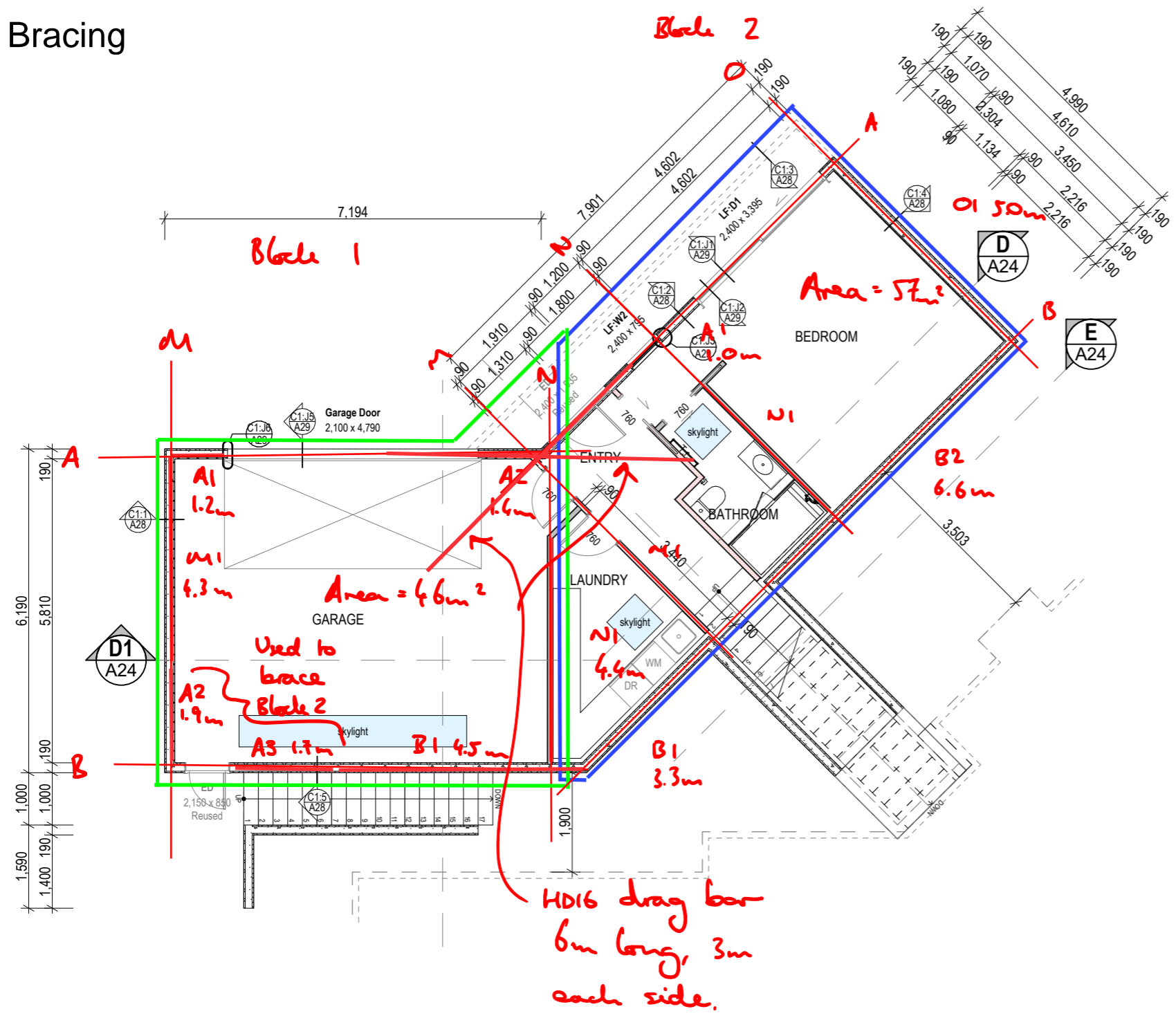


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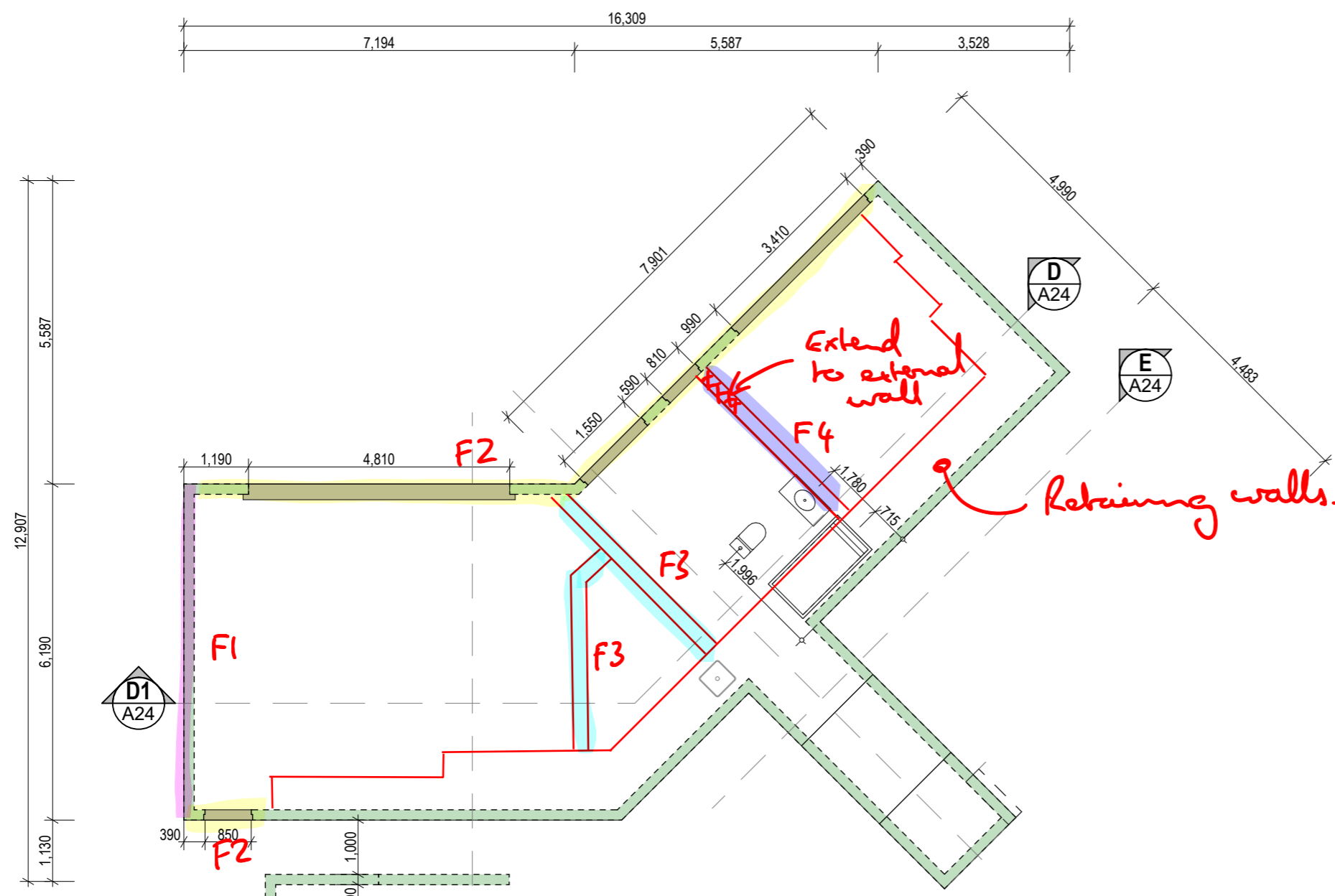
Columns  
C1 - 90x45 SG8  
C2 - 2/90x45 SG8  
C3 - 3/90x45 SG8



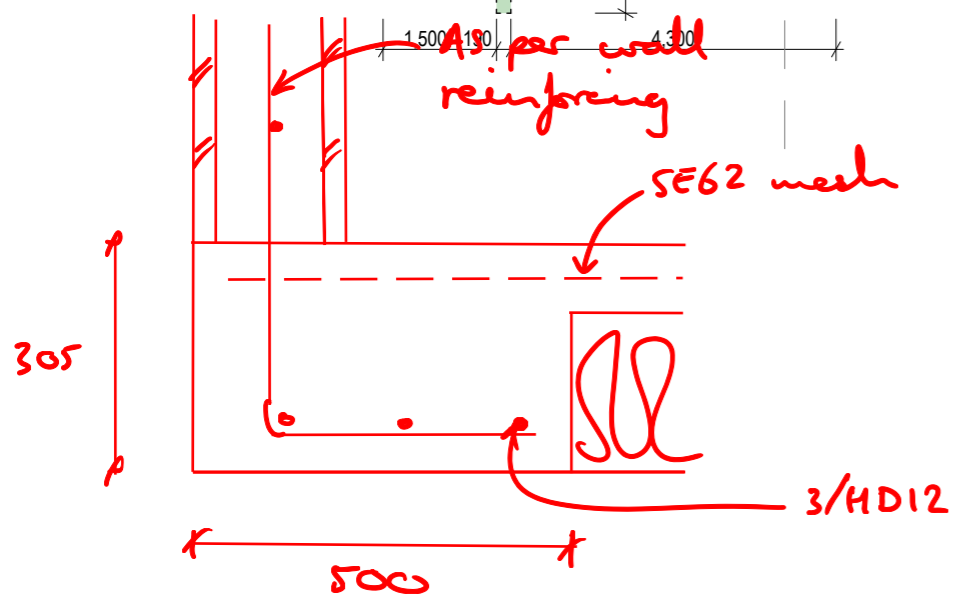
# Bracing



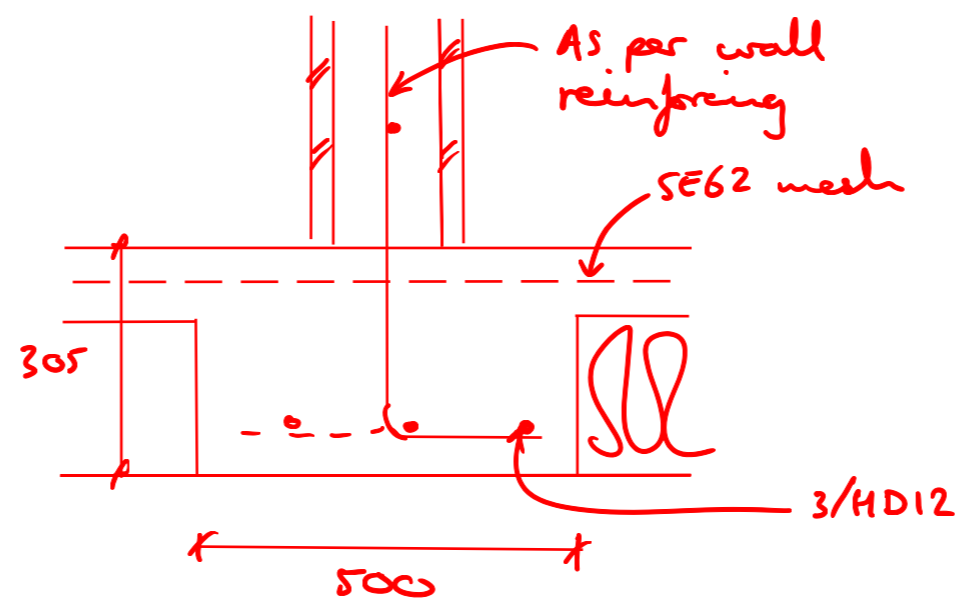
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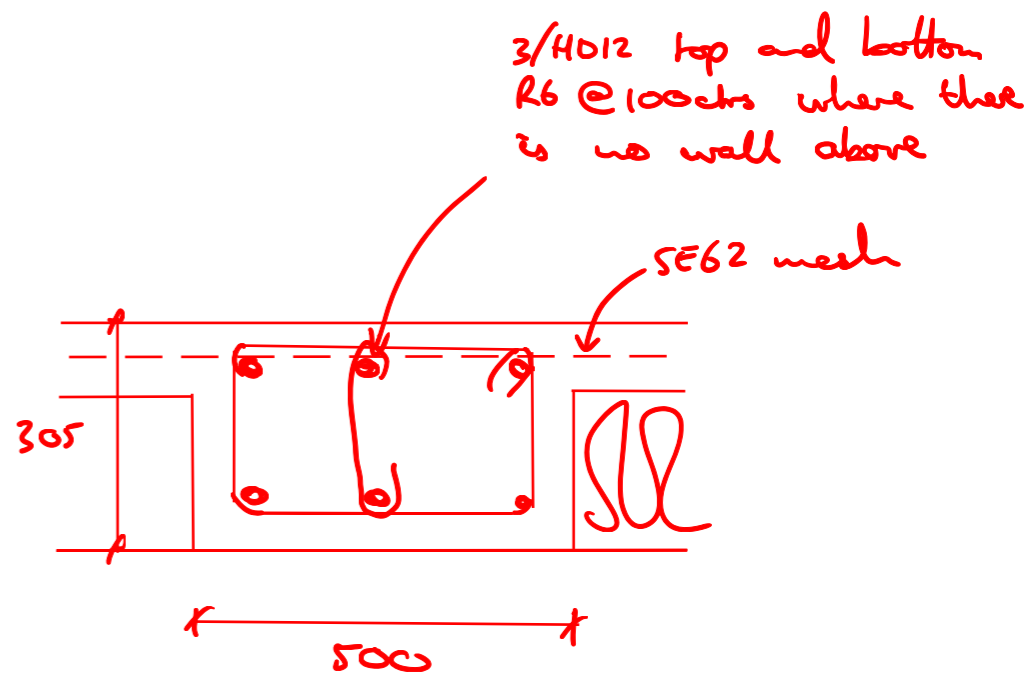
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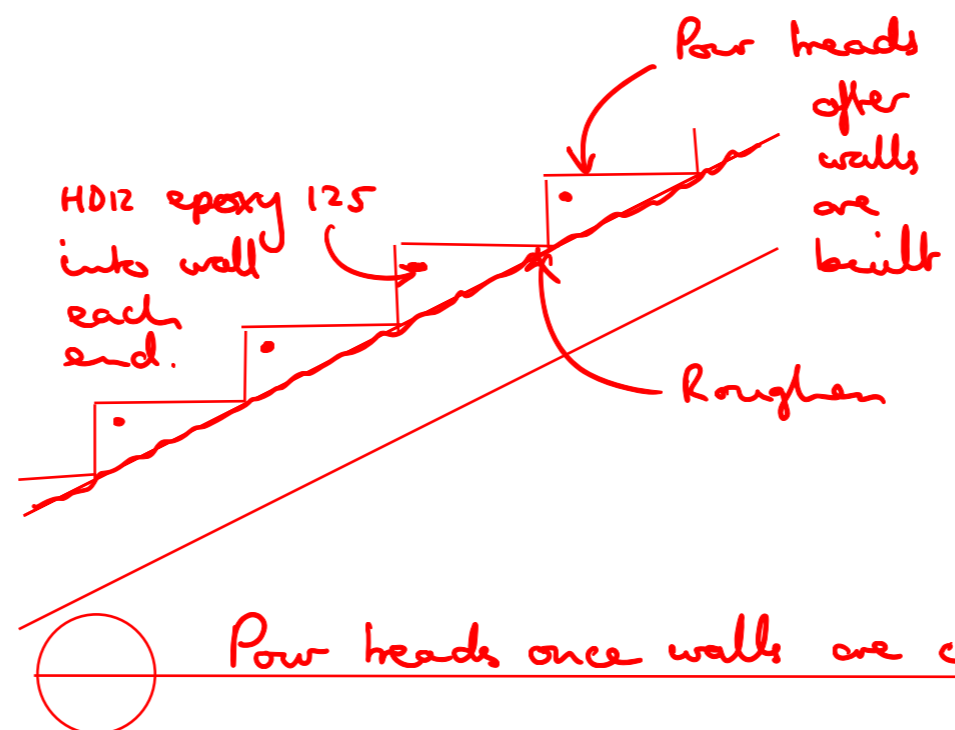
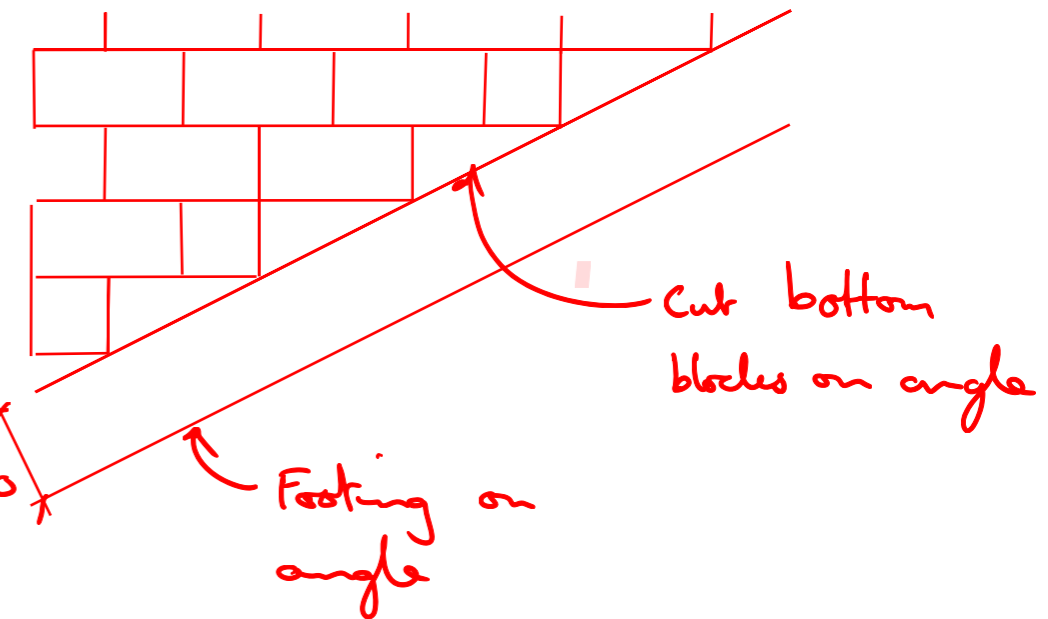
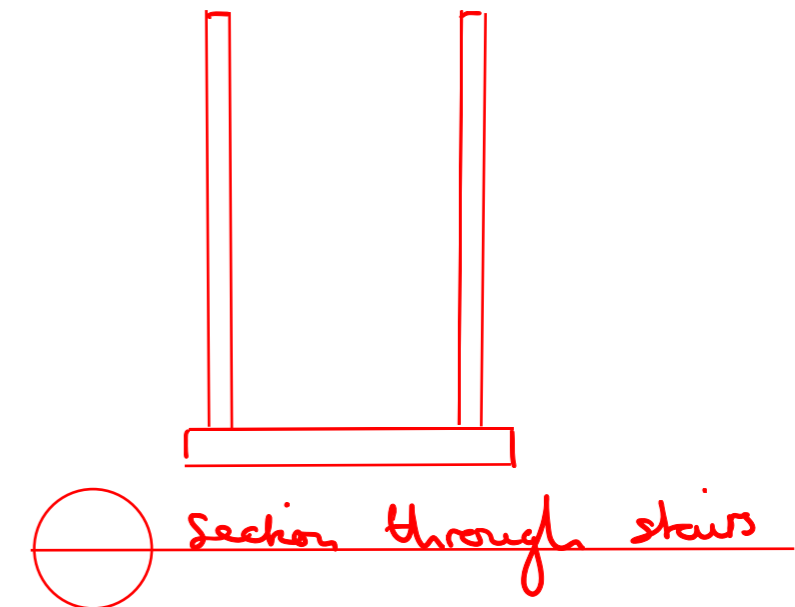
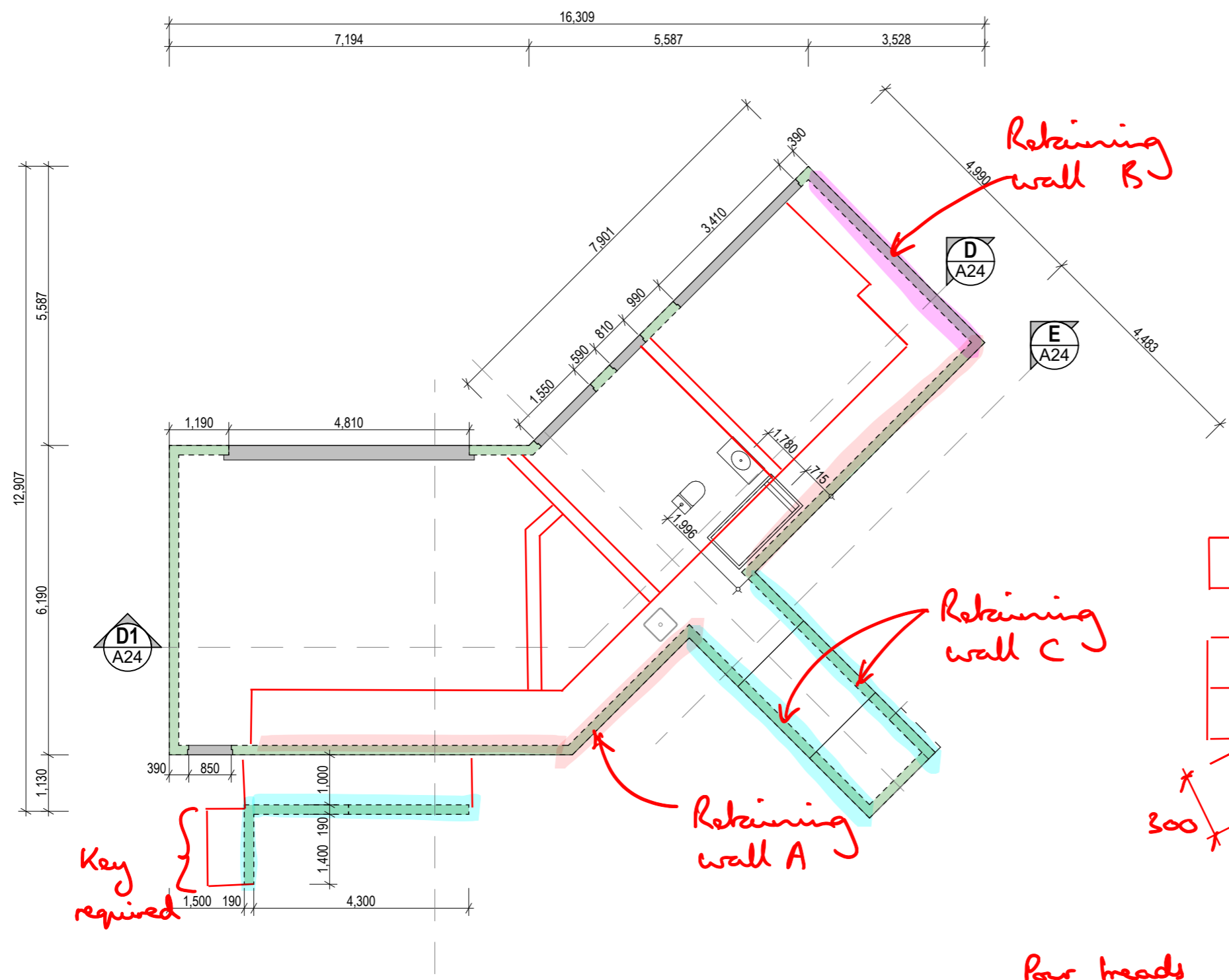
F1, F2 Edge Footing



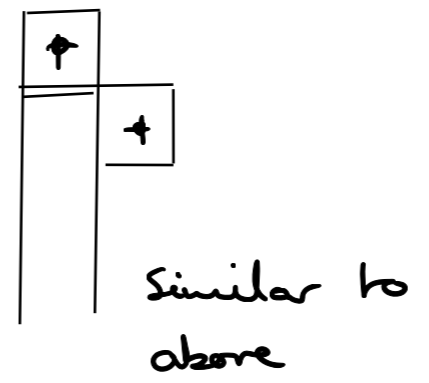
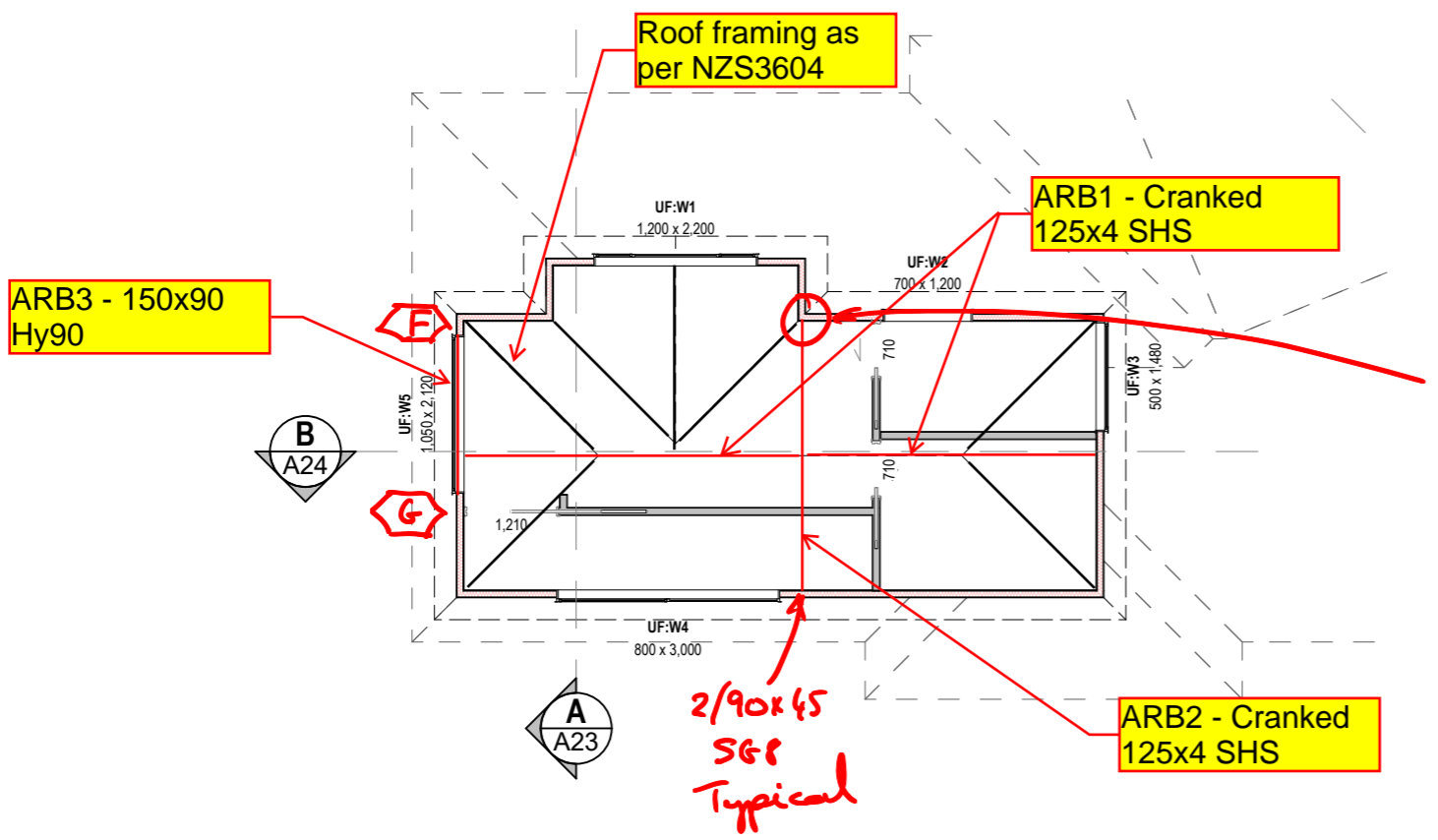
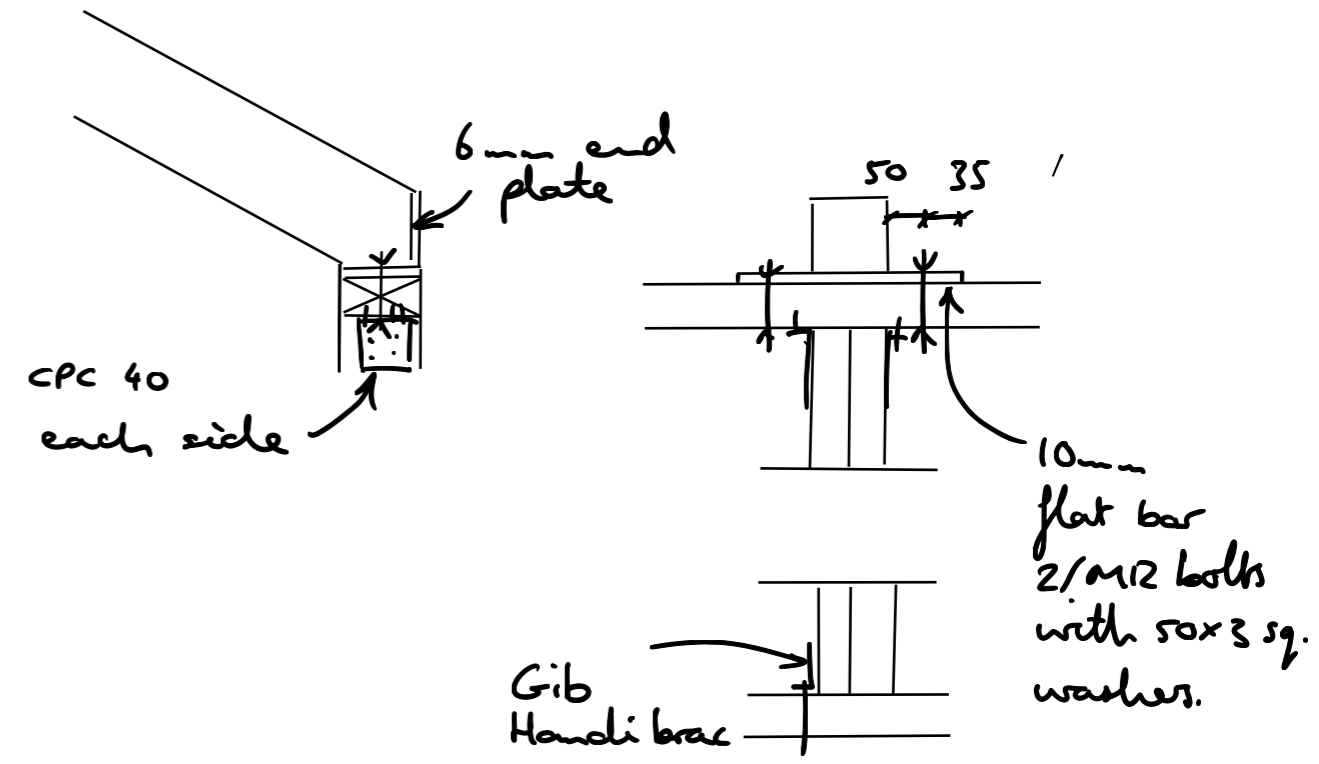
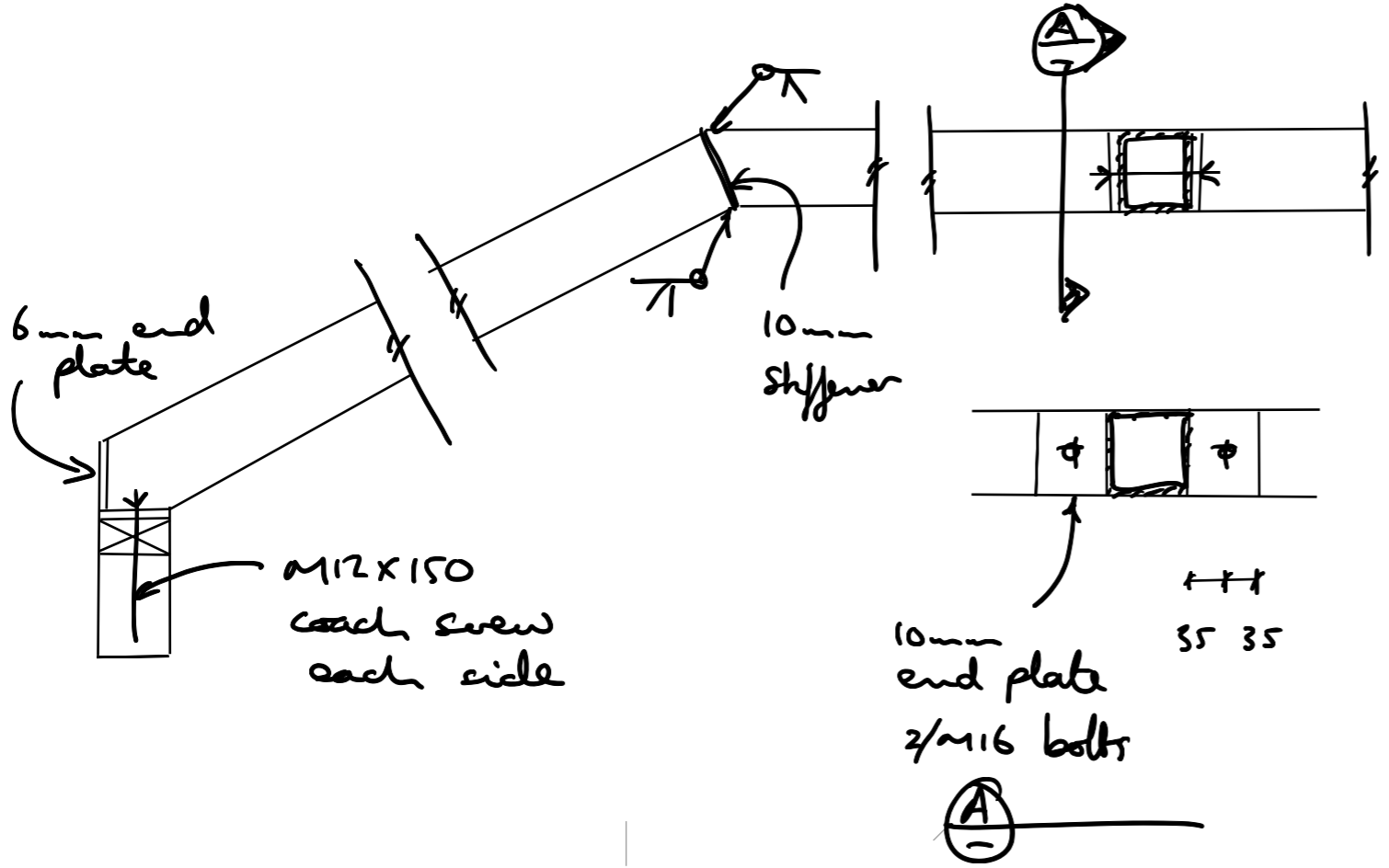
F3 Internal Footing



F4 Internal Beam



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Columns  
 C1 - 90x45 SG8  
 C2 - 2/90x45 SG8  
 C3 - 3/90x45 SG8

