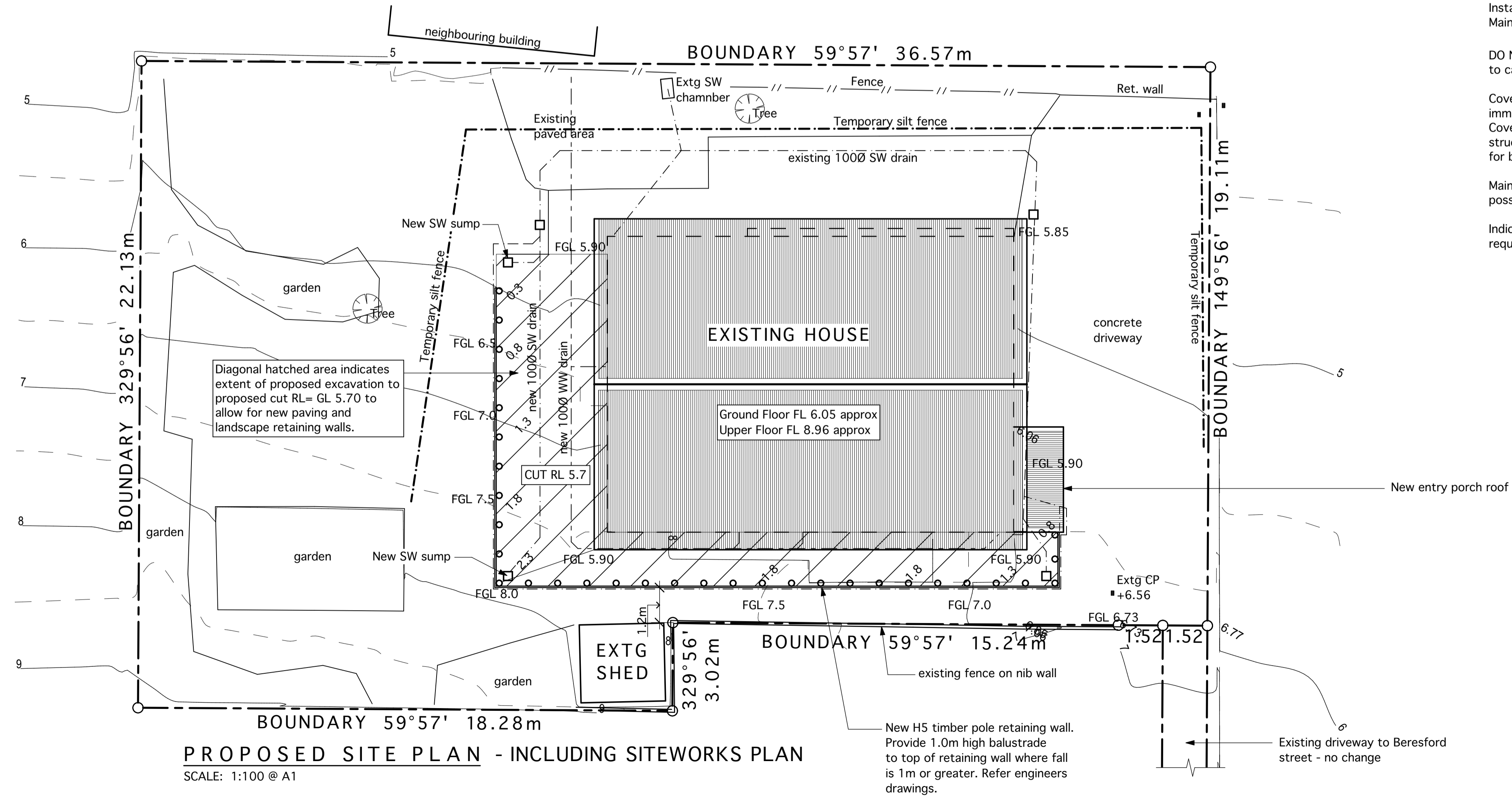
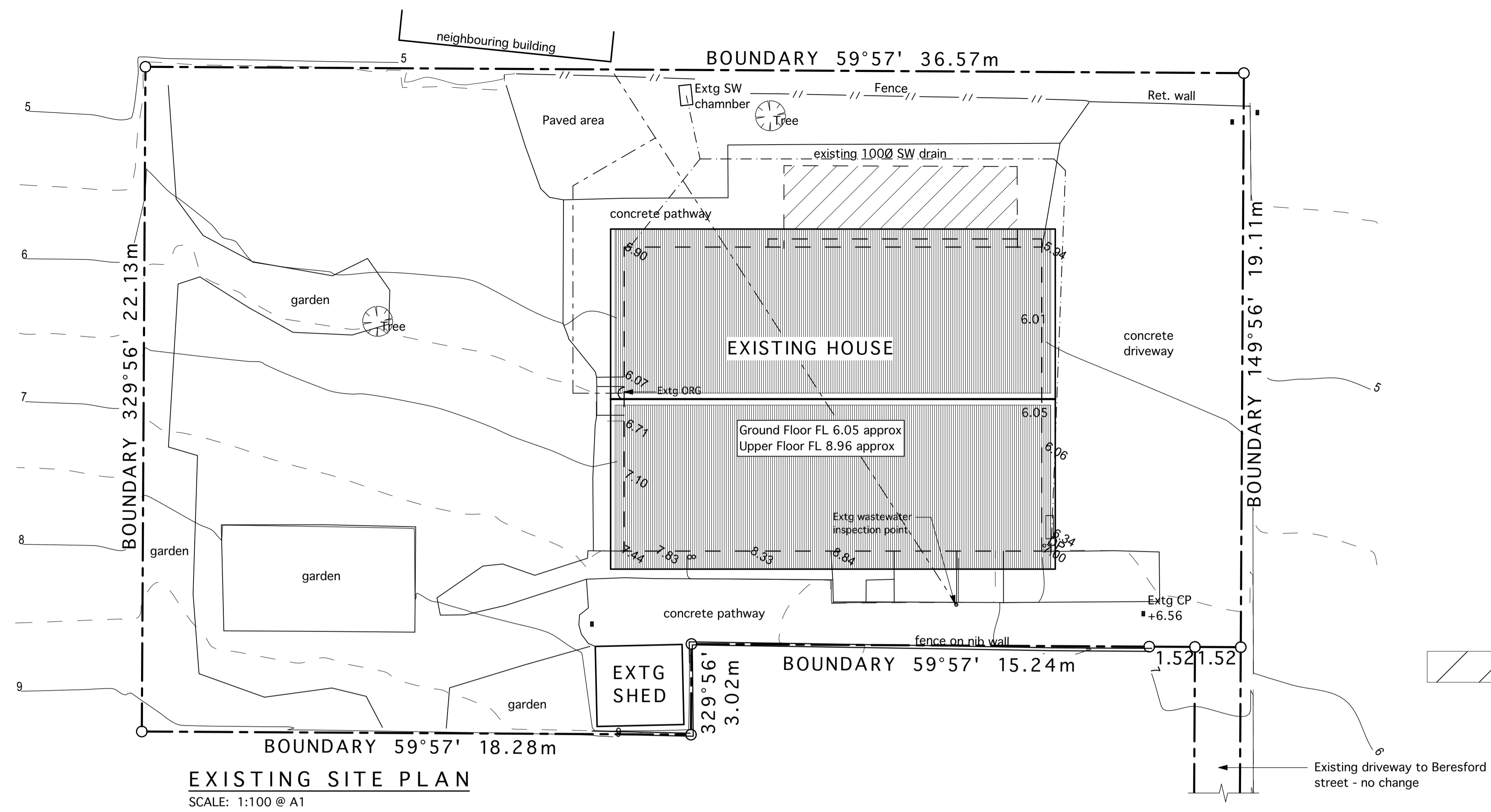


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Refer Specification for references to other New Zealand / Australian Standards to be complied with as they apply to this project.

SITE WIND ZONE: High
EARTHQUAKE ZONE: 1
EXPOSURE ZONE: D



LEGAL DESCRIPTION:

No. 77B Beresford Street, Bayswater 0622
 Lot 3 DP 55212
 Identifier: NA384/96
 Area: 809 sqm approx.

ZONE:
 Residential - Single House Zone

SITWORKS / EROSION & SEDIMENT CONTROL.

SCOPE OF SITWORKS:
 Scrape and excavate existing ground to new levels as described for new landscape retaining wall and paving.

TOTAL AREA OF EXCAVATION = 72 square metres.
 TOTAL VOLUME OF EXCAVATION = 98 cubic metres.
 (average cut depth 1.355m)

- Remove all excavated material from site as excavation progresses.
- Stormwater downpipes and drains to remain operational and connected to existing disposal system for duration of works.
- Install temporary filter cloth to any existing surface water sumps. Maintain during construction, including regular cleaning.
- DO NOT expose any ground other than that required to carry out the construction works.
- Cover excavated area with granular material immediately after excavation. Cover cut faces with polythene sheet material until retaining structures have been completed, or pool installed and ready for backfilling.
- Maintain existing surrounding vegetated or grassed areas where possible to filter any overland flow runoff from rain events.
- Indicates temporary silt fence to Auckland Council requirements.

A BUILDING CONSENT 02/04/2026

REVISIONS
DRAWING
SITE & SITWORKS PLAN
JOB
PROPOSED ALTERATIONS 77B BERESFORD STREET BAYSWATER AUCKLAND

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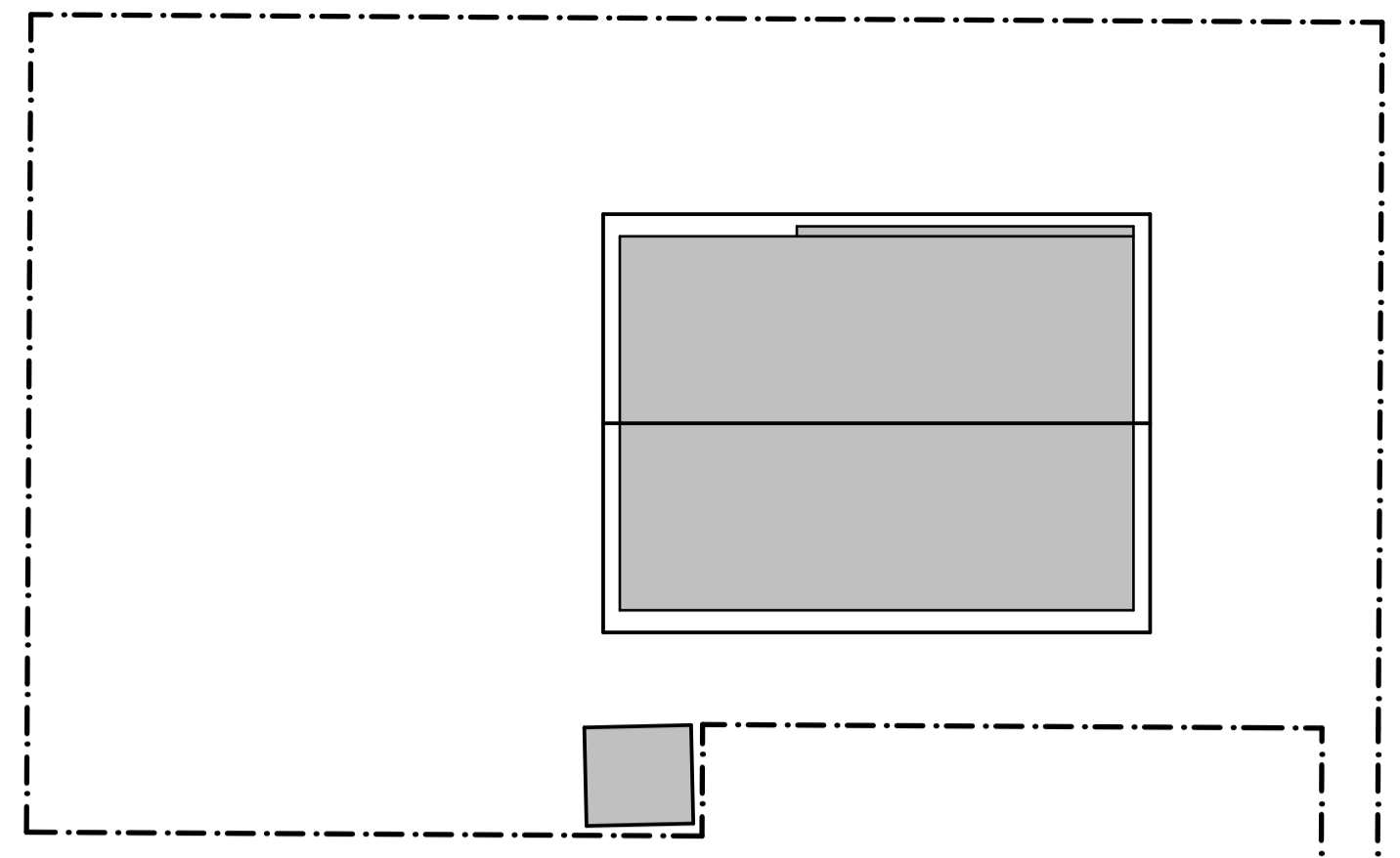
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SCALE	SHEET No.
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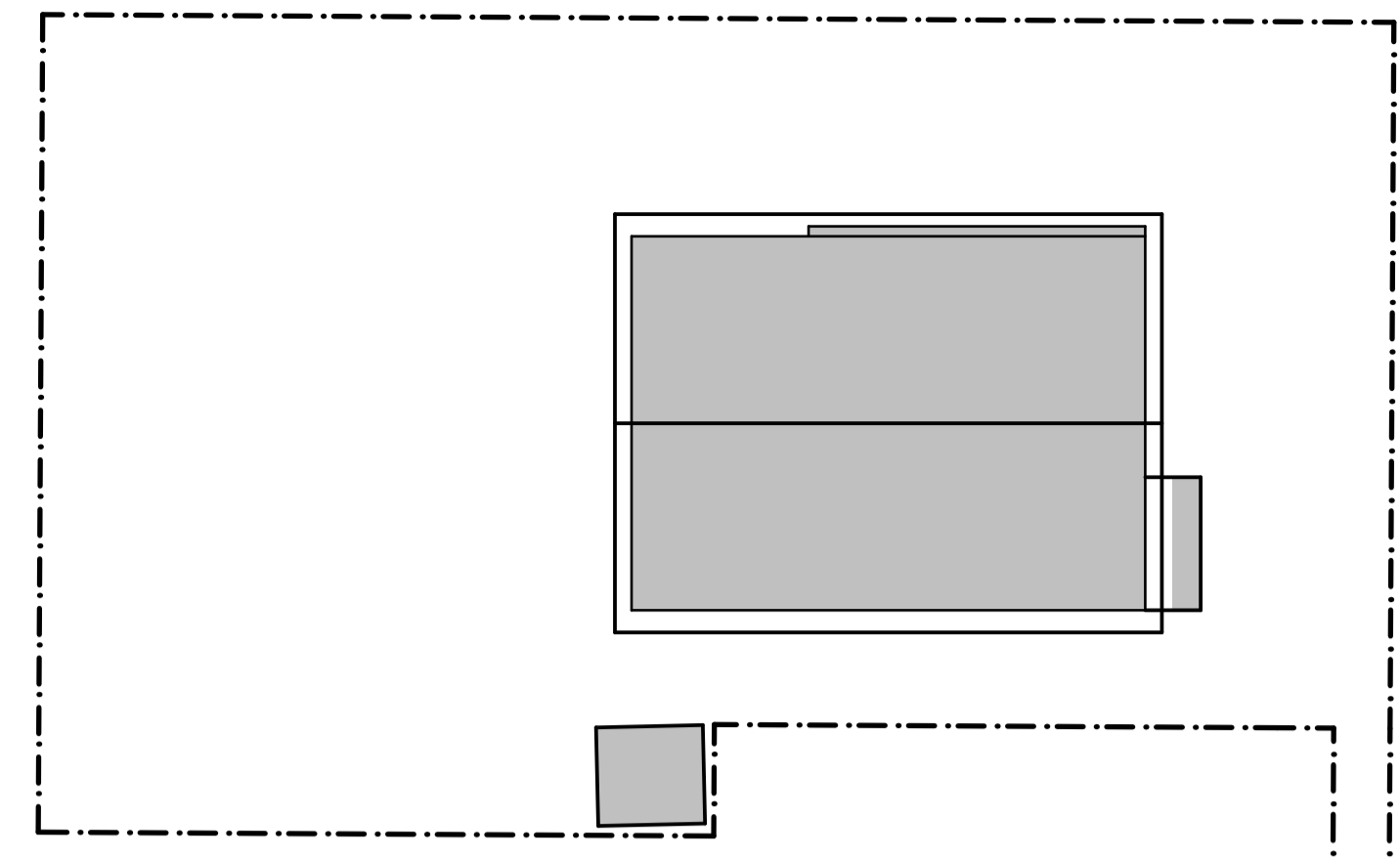
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SITE WIND ZONE: High
EARTHQUAKE ZONE: 1
EXPOSURE ZONE: D



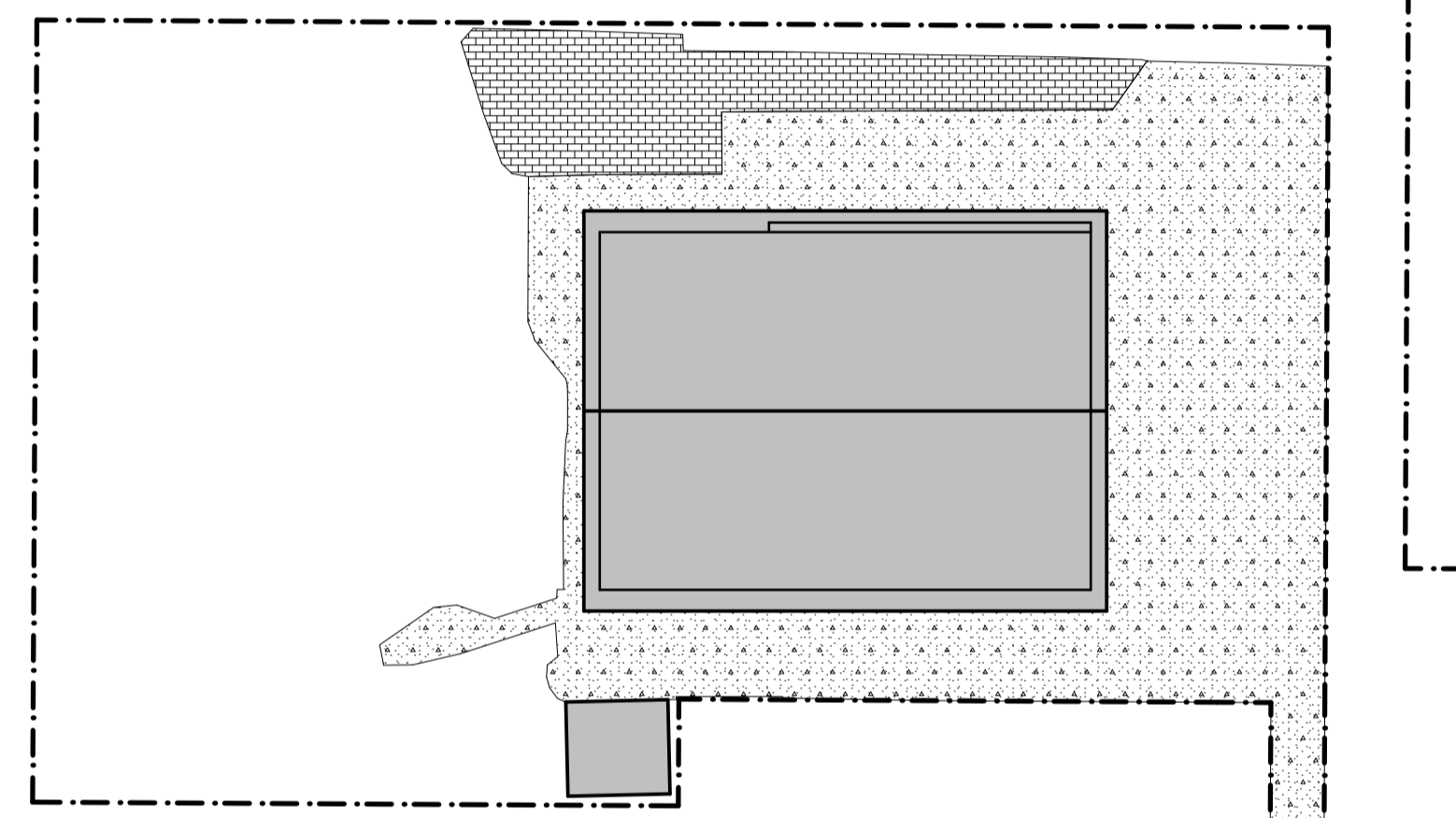
Existing Building Coverage
Building Coverage shown shaded.
Includes all buildings and any portion of eave greater than 750mm wide.



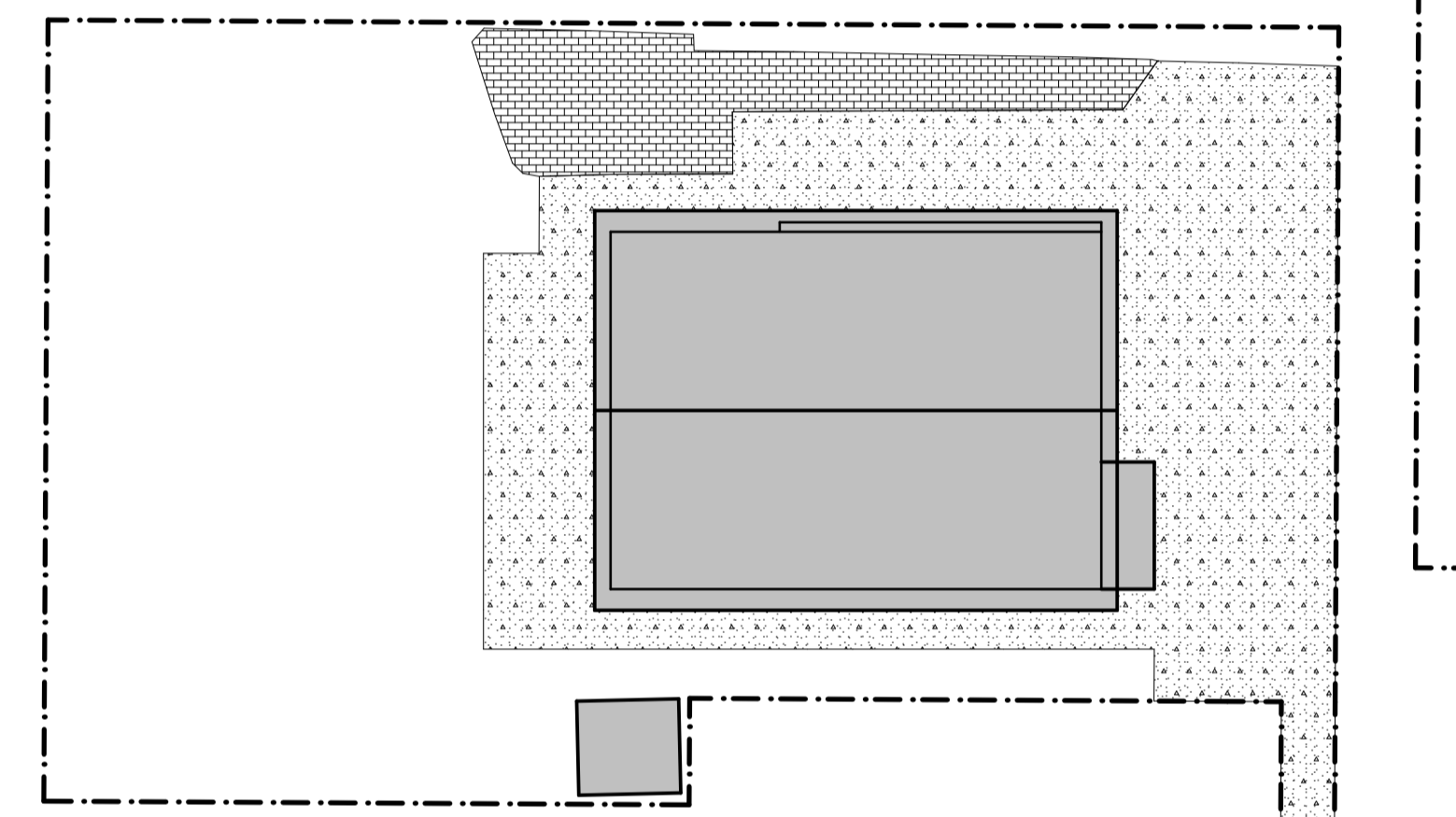
Proposed Building Coverage
Building Coverage shown shaded.
Includes all buildings and any portion of eave greater than 750mm wide.

LEGAL DESCRIPTION:
No. 77B Beresford Street, Bayswater 0622
Lot 3 DP 55212
Identifier: NA384/96
Area: 809 sqm approx.

ZONE:
Residential - Single House Zone

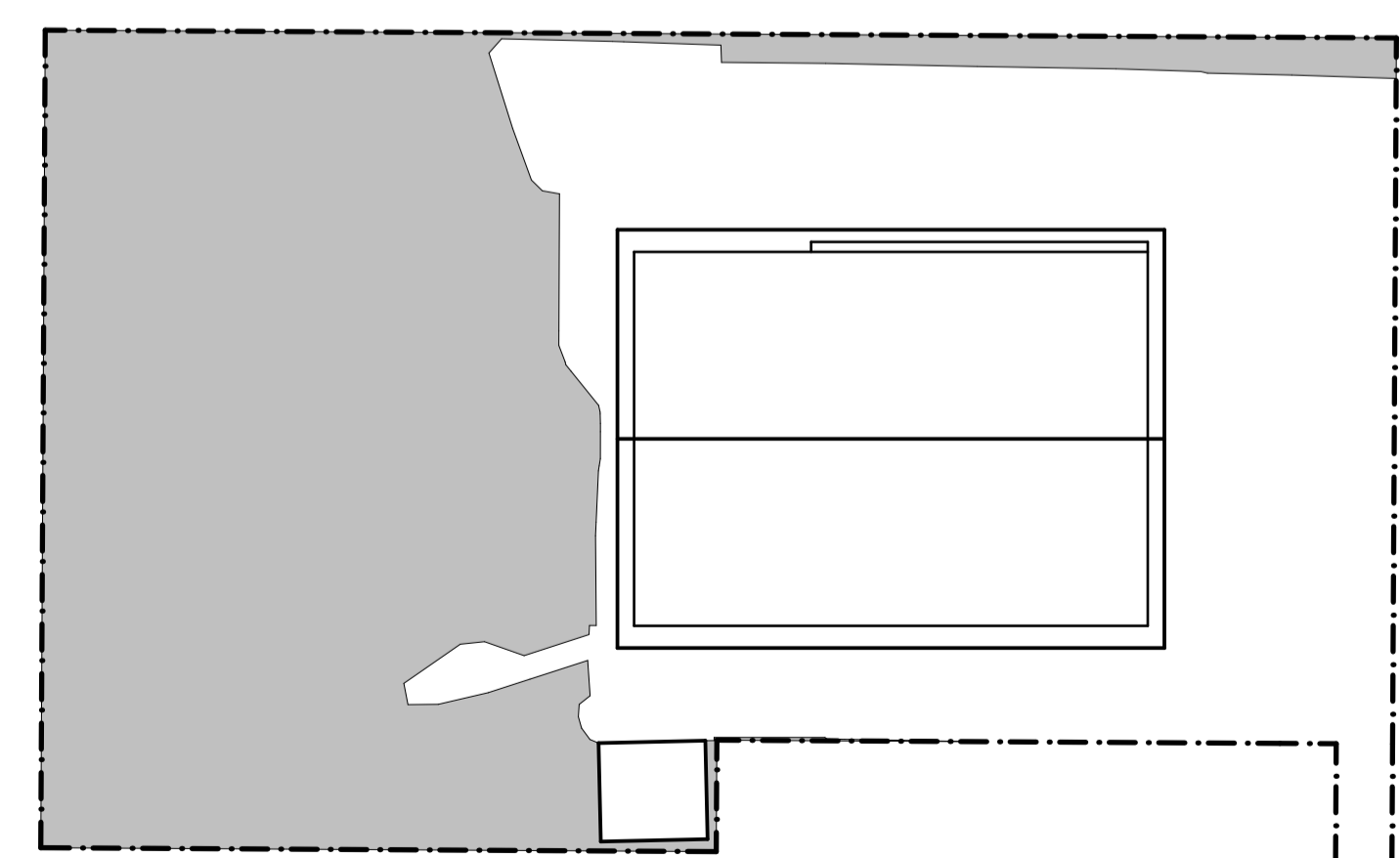


Existing Impervious Coverage
Impervious areas shown shaded.
Includes all roof areas on plan and all paving.
Excludes timber slatted decks

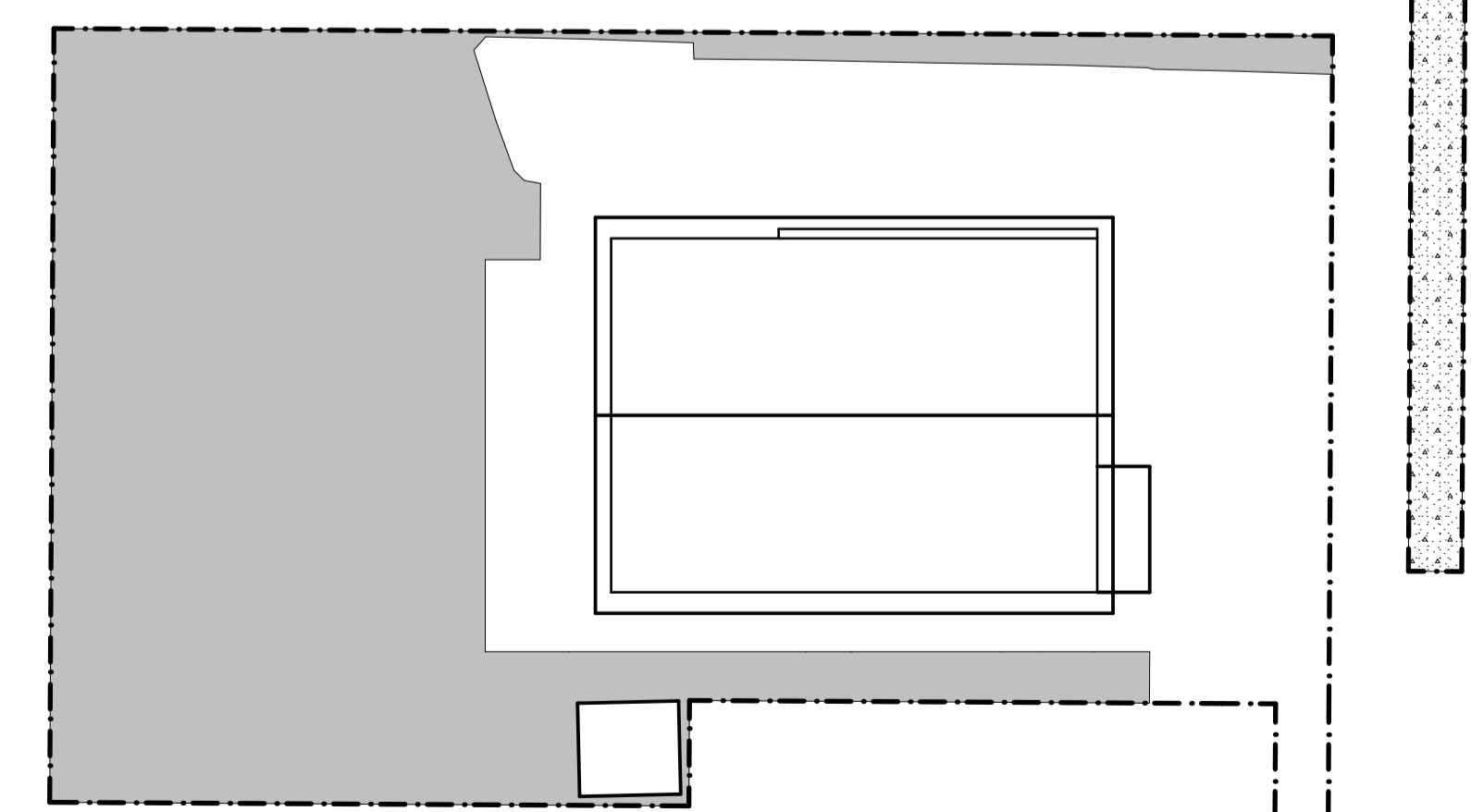


Proposed Impervious Coverage
Impervious areas shown shaded.
Includes all roof areas on plan and all paving.
Excludes timber slatted decks

BUILDING COVERAGE: (SHZ)	
Site Area = 809 sqm. 35% maximum allowable as Permitted Activity. 809 x 0.35 = 283.15 sqm maximum.	
EXISTING BUILDING COVERAGE:	
Existing House (including eaves > 750)	143.0 sqm
Existing garden shed	8.0 sqm
Existing Deck > 1.5m high	0.0 sqm
EXISTING TOTAL	151.0 sqm
PROPOSED BUILDING COVERAGE:	
Altered House (including eaves > 750)	146.0 sqm
Existing garden shed	8.0 sqm
Decks > 1.5m high	0.0 sqm
PROPOSED TOTAL:	154.0 sqm = COMPLIES 19% (3 sqm increase)
IMPERVIOUS AREA: (SHZ)	
Site Area = 809 sqm. 60% maximum allowable as Permitted Activity. 809 x 0.60 = 485.4 sqm maximum.	
EXISTING IMPERVIOUS COVERAGE:	
Existing House including eaves (& garden shed)	175.0 sqm
Existing driveway & concrete paths	258.0 sqm
Existing brick paved areas	45.0 sqm
EXISTING TOTAL	478.0 sqm
PROPOSED IMPERVIOUS COVERAGE:	
Altered House including eaves	179.0 sqm
Driveway & concrete paths	251.0 sqm
Brick paved areas	45.0 sqm
PROPOSED TOTAL	475.0 sqm = COMPLIES 58% (3 sqm decrease)
LANDSCAPED AREA: (SHZ)	
Site Area = 809 sqm. 40% minimum required as Permitted Activity 809 x 0.40 = 323.6 sqm minimum required.	
SITE AREA	809 sqm
LESS:	
Building Coverage	154.0 sqm
Driveway	251.0 sqm
Decks > 1.0m high	0.0 sqm
Paving / paths > 1.5m wide	45.0 sqm
TOTAL LANDSCAPED AREA	359.0 sqm =COMPLIES (44%)



Existing Landscaped Area
Landscaped area shaded on plan.
Includes uncovered timber slatted decks less than 1m above ground.
Excludes building coverage, driveway and paving greater than 1.5m wide.



Proposed Landscaped Area
Landscaped area shaded on plan.
Includes uncovered timber slatted decks less than 1m above ground.
Excludes building coverage, driveway and paving greater than 1.5m wide.

A BUILDING CONSENT 02/04/2026

REVISIONS

DRAWING

COVER AGE CALCULATIONS

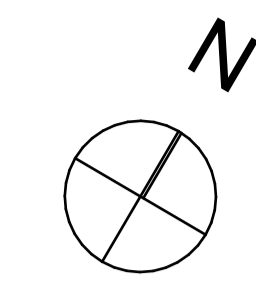
JOB

PROPOSED ALTERATIONS
77B BERESFORD STREET
BAYSWATER
AUCKLAND

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SCALE SHEET No.
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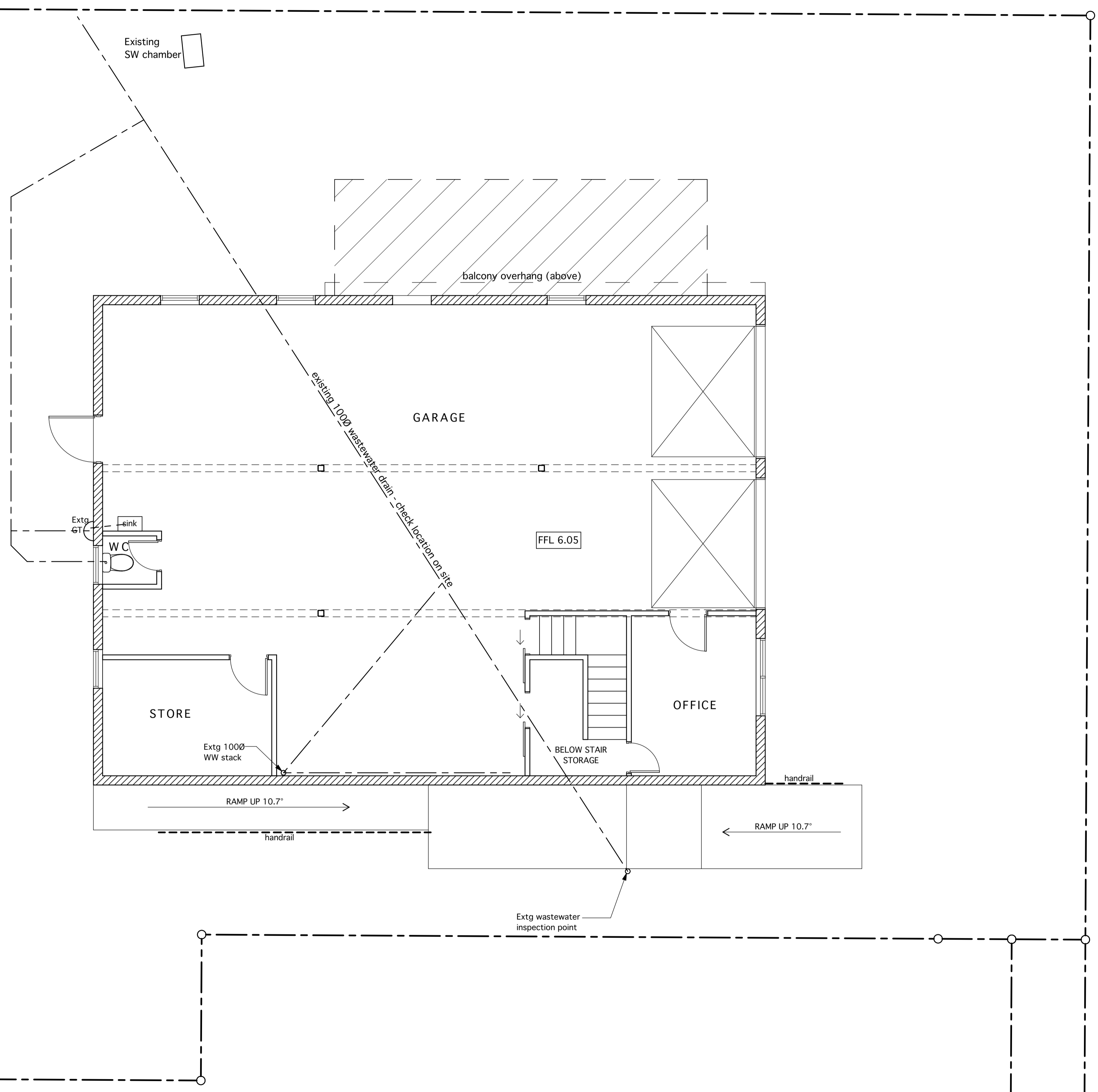


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SITE WIND ZONE: High
EARTHQUAKE ZONE: 1
EXPOSURE ZONE: D



EXISTING GROUND FLOOR PLAN
 SCALE: 1:50 @ A1

A BUILDING CONSENT	02/04/2026
REVISIONS	
DRAWING	
EXISTING GROUND FLOOR PLAN	
JOB	
PROPOSED ALTERATIONS	
77B BERESFORD STREET	
BAYSWATER	
AUCKLAND	

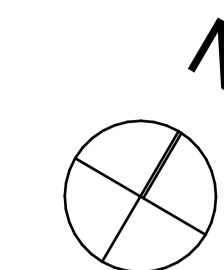


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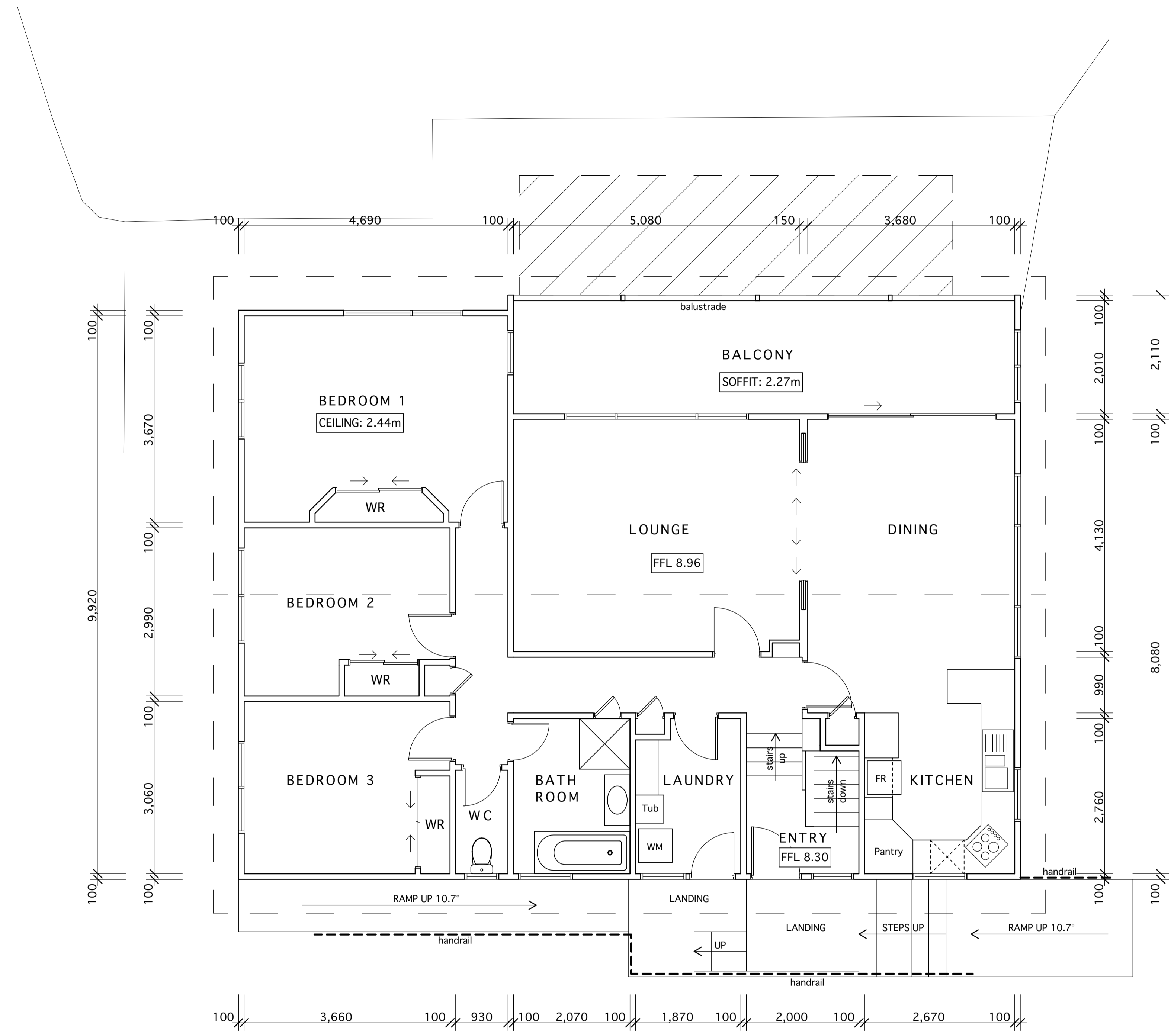
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SITE WIND ZONE: High
EARTHQUAKE ZONE: 1
EXPOSURE ZONE: D



A BUILDING CONSENT 02/04/2026	
REVISIONS	
DRAWING	
EXISTING UPPER FLOOR PLAN	
JOB	
PROPOSED ALTERATIONS 77B BERESFORD STREET BAYSWATER AUCKLAND	

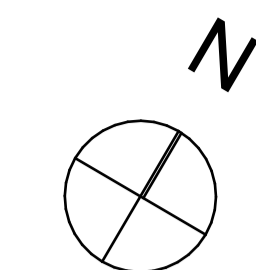
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SCALE	SHEET No.
1:50 @ A1	BC04

EXISTING UPPER FLOOR PLAN
SCALE: 1:50 @ A1



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SITE WIND ZONE: High
EARTHQUAKE ZONE: 1
EXPOSURE ZONE: D

- Walls Legend:**
- Existing Timber Frame wall.
 - Existing masonry block wall.
 - New 90mm timber frame wall.
 - New masonry block infill panels.
 - New 20 Series masonry landscape retaining walls.

- Wall Framing:**
- HIGH WIND ZONE**
- SINGLE OR TOP STOREY FRAMING:**
Walls up to 2.7m high - 90x45 SG8 studs @ 400 crs.
Walls 2.7m - 3.0m high - 2/90x45 SG8 studs @ 400 crs.
H1.2 treated. Nogs @ 800mm crs
- LOWER STOREY FRAMING:**
Walls up to 2.7m high - 90x45 SG8 studs @ 400 crs.
Walls 2.7m - 3.0m high - 2/90x45 SG8 studs @ 400 crs.
H1.2 treated. Nogs @ 800mm crs.
- Interior wall framing as follows:**
Walls up to 3.0m high - 90x45 studs @ 600 crs.
Nogs to interior walls @ 800 crs.
- ANY TILED WALLS TO HAVE STUDS @ 400 CRS.

- Smoke Alarms**
- Provide Type 1 Interconnected smoke alarm system as required to comply with NZBC. F7/AS1 & NZS 4514:2021.
- SA ⊗ Indicates smoke alarm location.

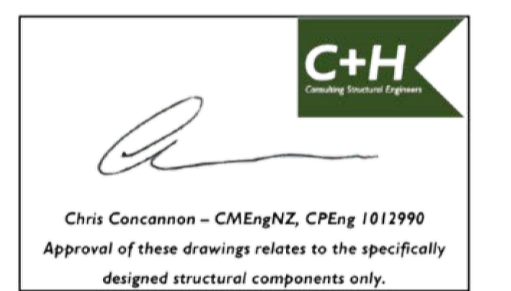
- Water heating:**
- Remove existing electric water heater and replace with the following:
Provide new Rheem 250L MPVE 31225025 electric water heater where shown on floor plan. Run piping to all existing and new fittings as required.
Install on safe tray with seismic restraint.

- New bathroom & Laundry:**
- FLOORS:**
Tiled floor finish on existing concrete slab.
- WALLS:**
All walls 10mm Gib Aqualine. Enamel paint finish.
- CEILINGS:**
All ceilings 13mm Gib Aqualine. Paint finish.
- VANITY:** To owners selection.
- WC:** To owners selection.

- SHOWER:**
Shower tiled walls on 10mm Gib Aqualine lining on Mapei (or similar approved) waterproofing. Tiled shower base on Mapei (or similar approved) waterproofing membrane on screed on existing concrete slab. 1:50 fall to waste. Provide hob up-stand.
Toughened glass screen and door to NZS 4223.2016.

- Shower heads to owners selection.**
Tile/waterproof walls minimum 2.0m above floor for flexible shower head or 300mm min. above rose for fixed shower head.

- LAUNDRY TUB:**
Stainless steel tub set in bench to owners selection.



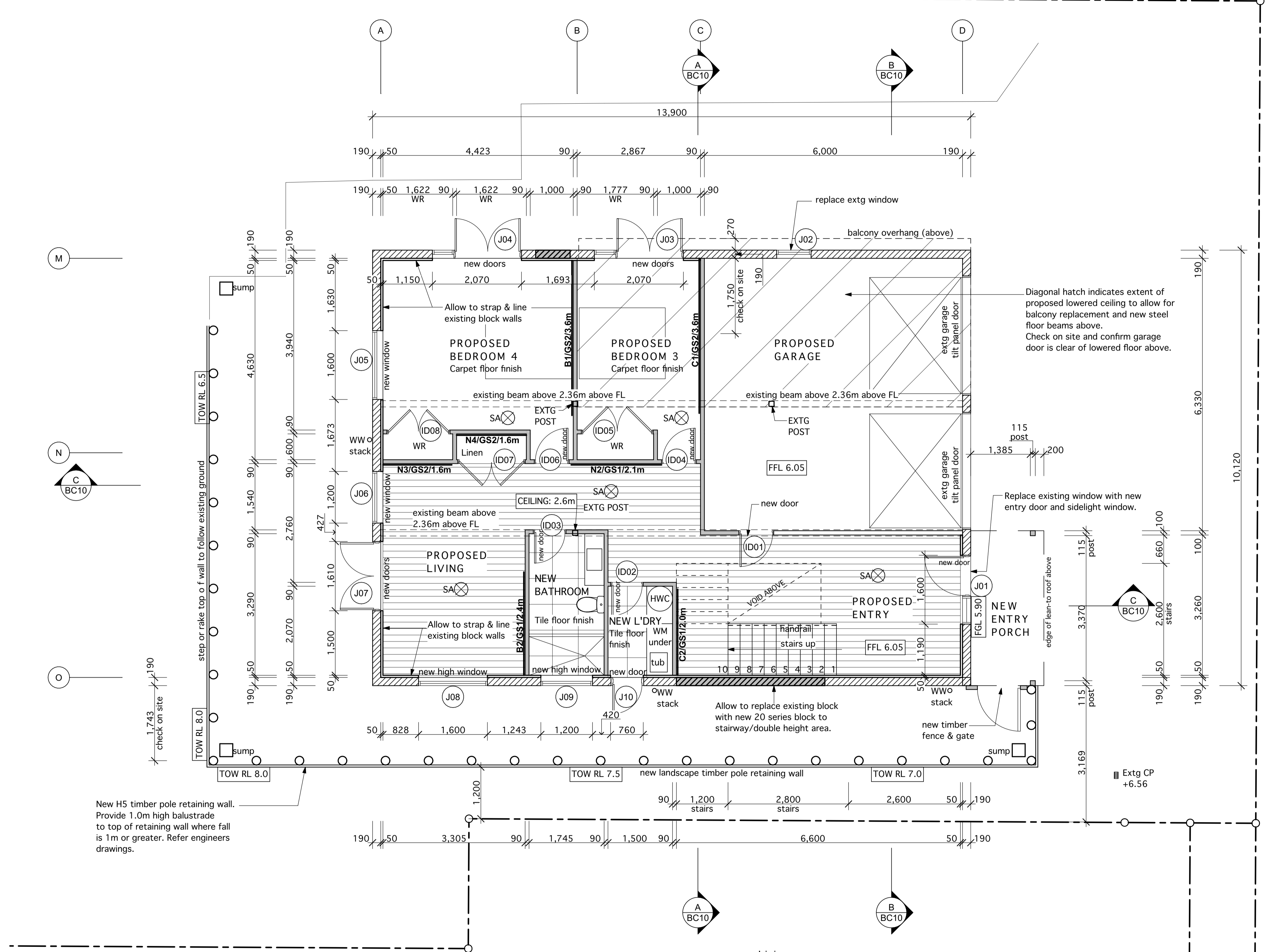
A BUILDING CONSENT 02/04/2026

REVISIONS	
DRAWING	PROPOSED GROUND FLOOR PLAN
JOB	PROPOSED ALTERATIONS 77B BERESFORD STREET BAYSWATER AUCKLAND



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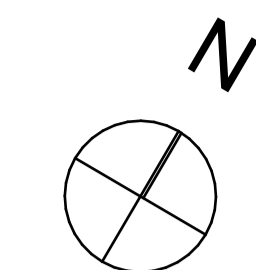
SCALE	SHEET No.
1:50 @ A1	BC05



New H5 timber pole retaining wall. Provide 1.0m high balustrade to top of retaining wall where fall is 1m or greater. Refer engineers drawings.

- Linings:**
- WALLS:**
10mm Gib standard wall lining. Level 4 Paint finish.
Provide 10mm Gib Aqualine wall lining to bathrooms & laundry.
- CEILINGS:**
13mm Gib standard ceiling lining. Level 4 Paint finish.
Provide 13mm Gib Aqualine ceiling lining to bathrooms & laundry.
- Trims & Mouldings:**
New skirting, scotia and architrave profile to match existing. Paint finish.
CONFIRM ALL PROFILES WITH OWNER PRIOR TO ORDERING.

PROPOSED GROUND FLOOR PLAN
SCALE: 1:50 @ A1

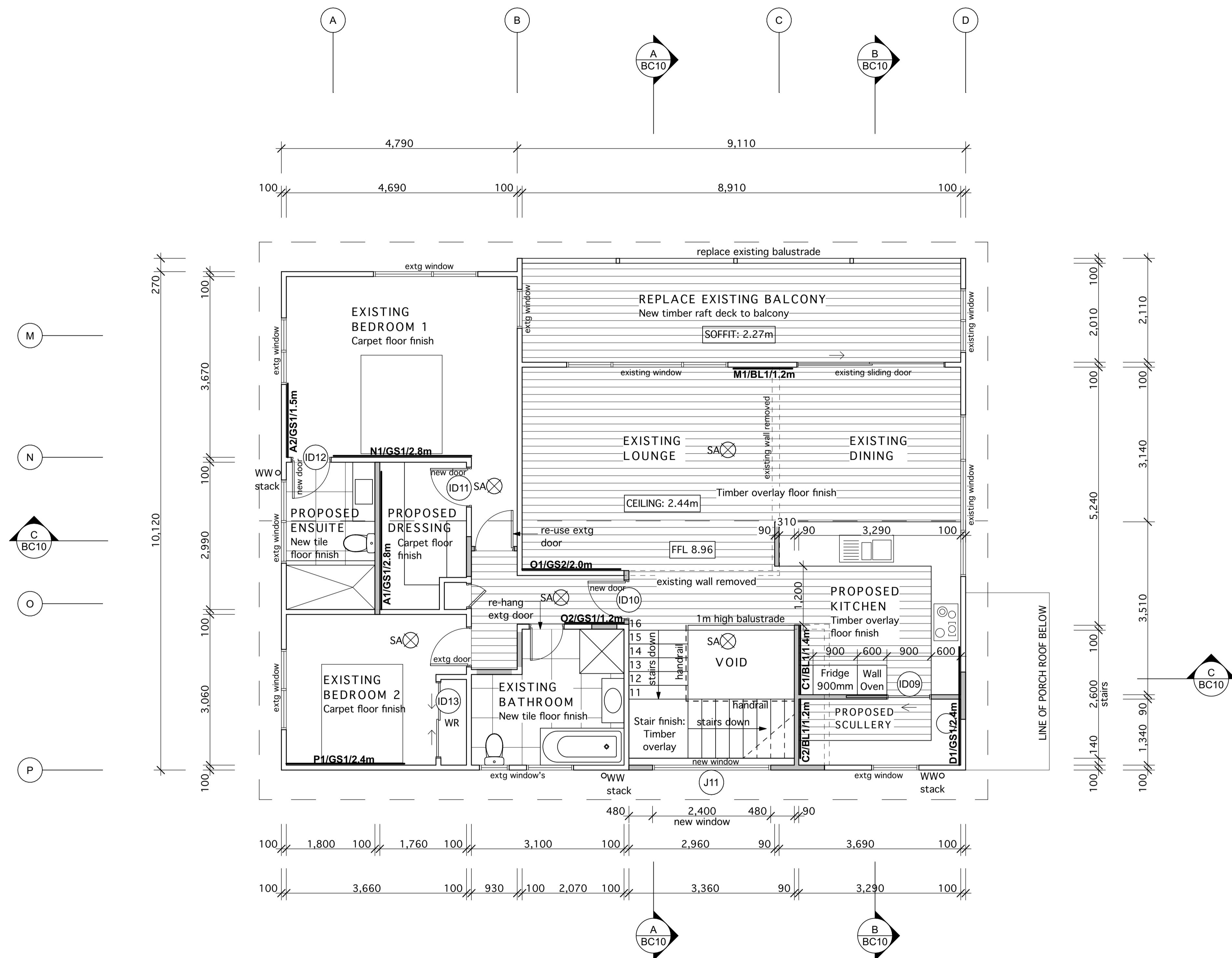


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SITE WIND ZONE: High
EARTHQUAKE ZONE: 1
EXPOSURE ZONE: D



New Ensuite:

FLOORS:
Tiled floor finish on existing floor.

WALLS:
All walls 10mm Gib Aqualine. Enamel paint finish.

CEILINGS:
All ceilings 13mm Gib Aqualine. Paint finish.

VANITY: 1200mm vanity to owners selection.

WC: To owners selection.

ENSUITE SHOWER:
Tiled shower walls on 10mm Gib Aqualine lining on Mapei (or similar approved) waterproofing.

Tiled shower tray on Mapei (or similar approved) AAC shower tray on existing timber floor. 1:50 fall to waste. Provide hob up-stand. Toughened glass screen and door to NZS 4223.2016.

Shower heads to owners selection. Tile/waterproof walls minimum 2.0m above floor for flexible shower head or 300mm min. above rose for fixed shower head.

Existing Bathroom:

FLOORS:
Tiled floor finish on existing floor.

WALLS:
All walls 10mm Gib Aqualine. Enamel paint finish.

CEILINGS:
All ceilings 13mm Gib Aqualine. Paint finish.

VANITY: Existing remains, option to replace with new.

WC: Existing remains, option to replace with new.

BATH: Existing remains, option to replace with new.

EXISTING SHOWER: Existing remains, option to replace with new 900mm x 900mm acrylic shower base & acrylic walls.

Toughened glass screen and door to NZS 4223.2016.

Shower heads to owners selection. 2.0m minimum above floor for flexible shower head or 300mm min. above rose for fixed shower head.

Ventilation:

EXTRACT FANS:
Provide 1250 Manrose extract fan to bathrooms. Provide 1500 Manrose extract fan to Laundry. Provide Rangehood above stove to kitchen.

Minimum flow rates:
25 l/s for bathroom, ensuite and laundry
50 l/s for kitchen rangehood.

Extract fans vented to outside thru soffits where possible or through wall where soffit not available.

Thermal Insulation:

CEILING:
To existing ceiling space where no insulation already exists, provide R3.6 (180mm) Pink Batts Ceiling Insulation.

WALLS:
To all new external walls and where any existing external walls are re-lined, provide R2.8 (90mm) Pink Batts Wall Insulation. To all existing masonry block walls, allow to strap & line interior face of masonry and provide R1.2 (50mm) Pink Batts Masonry Wall Insulation.

MID-FLOOR:
To existing mid-floor space where no insulation already exists, provide R3.2 (140mm) Pink Batts Snug Floor Insulation between existing joists.

NB: This insulation is (optional) not required for H1 compliance, but is specified for improved thermal performance.

Walls Legend:

Existing Timber Frame wall.

New 90mm timber frame wall.

Wall Framing:
HIGH WIND ZONE

SINGLE OR TOP STOREY FRAMING:
Walls up to 2.7m high - 90x45 SG8 studs @ 400 crs.
Walls 2.7m - 3.0m high - 2/90x45 SG8 studs @ 400 crs.
H1.2 treated. Nogs @ 800mm crs

LOWER STOREY FRAMING:
Walls up to 2.7m high - 90x45 SG8 studs @ 400 crs.
Walls 2.7m - 3.0m high - 2/90x45 SG8 studs @ 400 crs.
H1.2 treated. Nogs @ 800mm crs.

Interior wall framing as follows:
Walls up to 3.0m high - 90x45 studs @ 600 crs.
Nogs to interior walls @ 800 crs.

ANY TILED WALLS TO HAVE STUDS @ 400 CRS.

Linings:

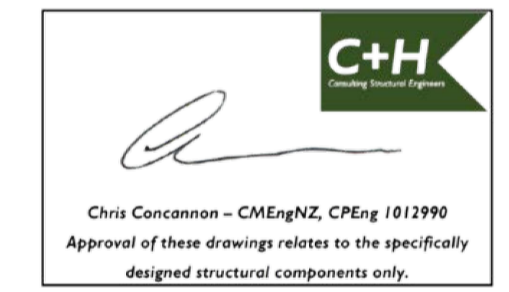
WALLS:
10mm Gib standard wall lining. Level 4 Paint finish. Provide 10mm Gib Aqualine wall lining to bathrooms & laundry.

CEILINGS:
13mm Gib standard ceiling lining. Level 4 Paint finish. Provide 13mm Gib Aqualine ceiling lining to bathrooms & laundry.

Trims & Mouldings:
New skirting, scotia and architrave profile to match existing. Paint finish.
CONFIRM ALL PROFILES WITH OWNER PRIOR TO ORDERING.

Smoke Alarms
Provide Type 1 Interconnected smoke alarm system as required to comply with NZBC. F7/AS1 & NZS 4514:2021.

SA ⊗ Indicates smoke alarm location.



A BUILDING CONSENT 02/04/2026

REVISIONS
DRAWING
PROPOSED UPPER FLOOR PLAN
JOB
PROPOSED ALTERATIONS 77B BERESFORD STREET BAYSWATER AUCKLAND



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SCALE	SHEET No.
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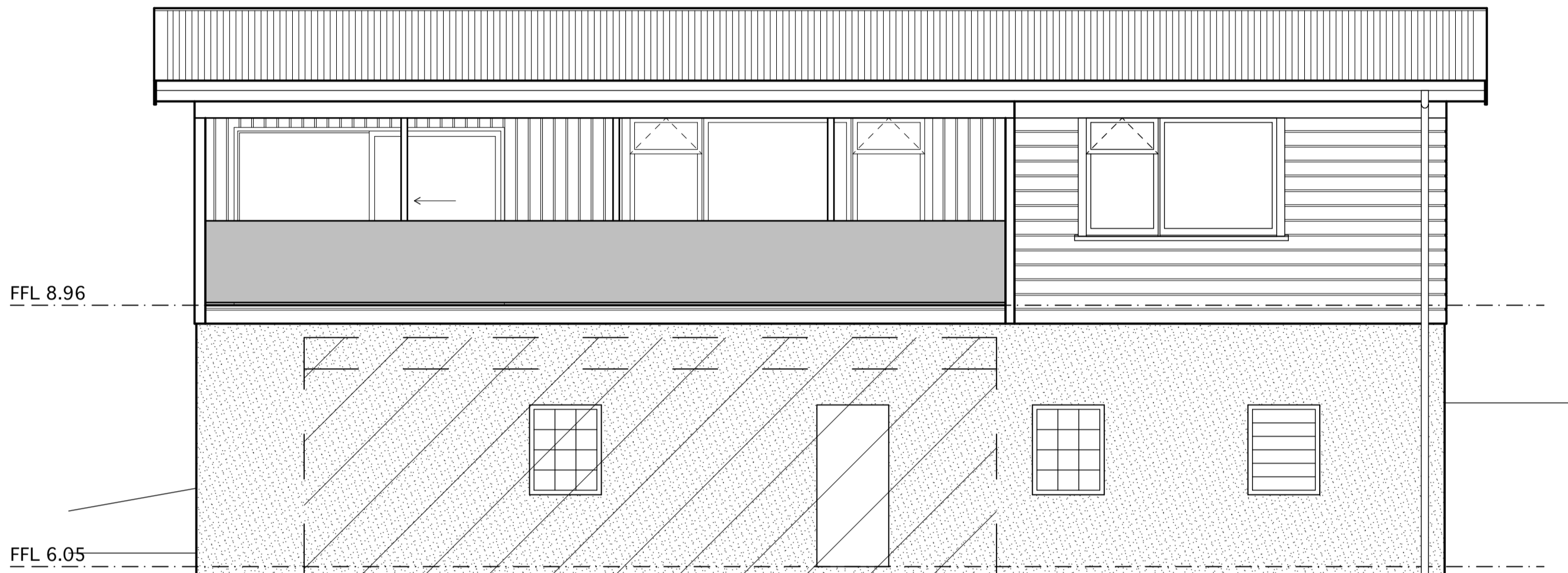
PROPOSED UPPER FLOOR PLAN
 SCALE: 1:50 @ A1

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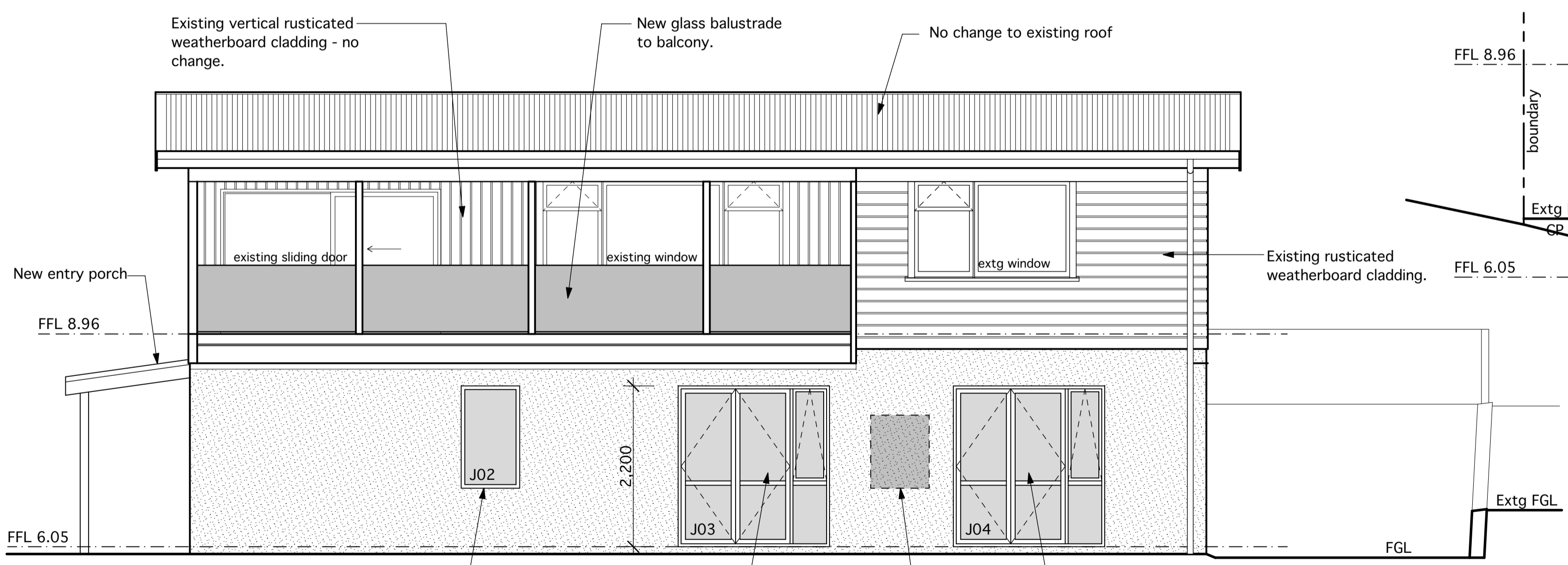
SITE WIND ZONE: High
EARTHQUAKE ZONE: 1
EXPOSURE ZONE: D



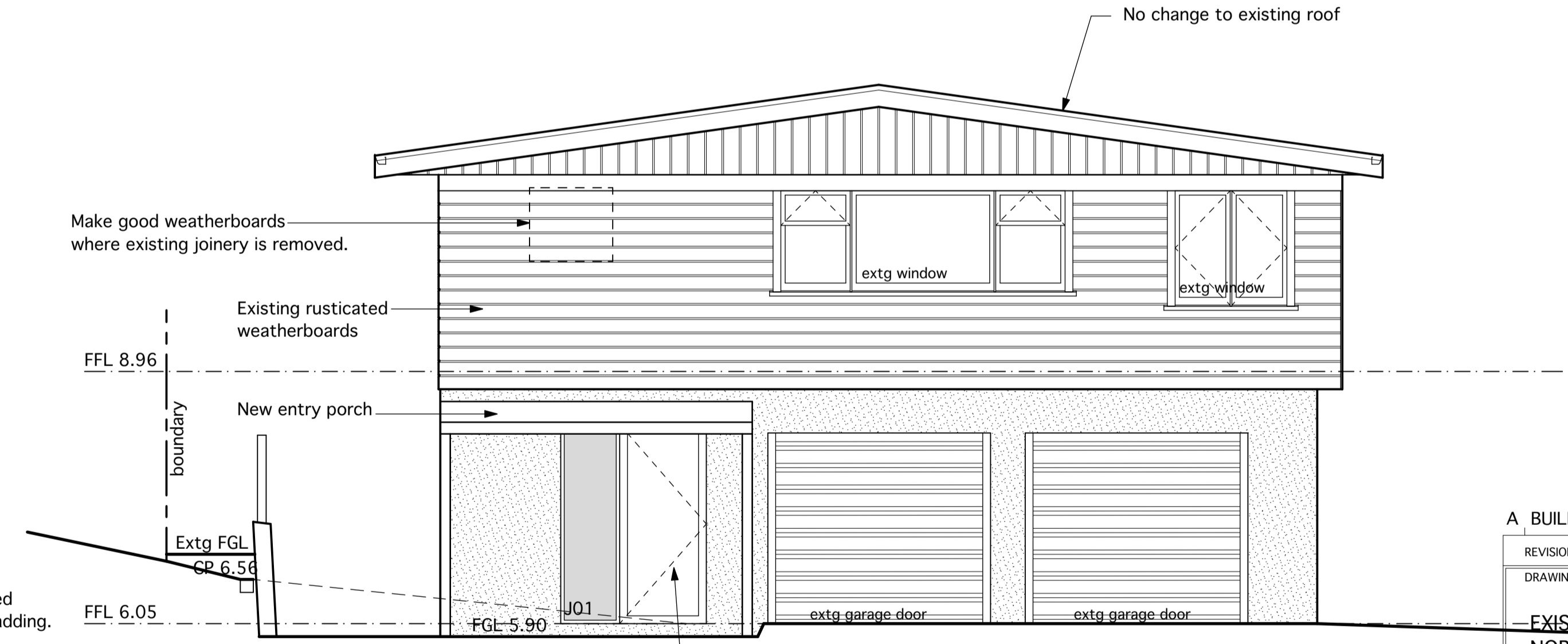
EXISTING NORTH ELEVATION
SCALE: 1:50 @ A1



EXISTING EAST ELEVATION
SCALE: 1:50 @ A1



PROPOSED NORTH ELEVATION
SCALE: 1:50 @ A1



PROPOSED EAST ELEVATION
SCALE: 1:50 @ A1

BUILDING ENVELOPE RISK MATRIX EAST ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		8

BUILDING ENVELOPE RISK MATRIX EAST ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		8

A BUILDING CONSENT 02/04/2026

REVISIONS
DRAWING
EXISTING & PROPOSED NORTH & EAST ELEVATIONS

JOB
PROPOSED ALTERATIONS
77B BERESFORD STREET
BAYSWATER
AUCKLAND

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SCALE: 1:50 @ A1
SHEET No. BC07

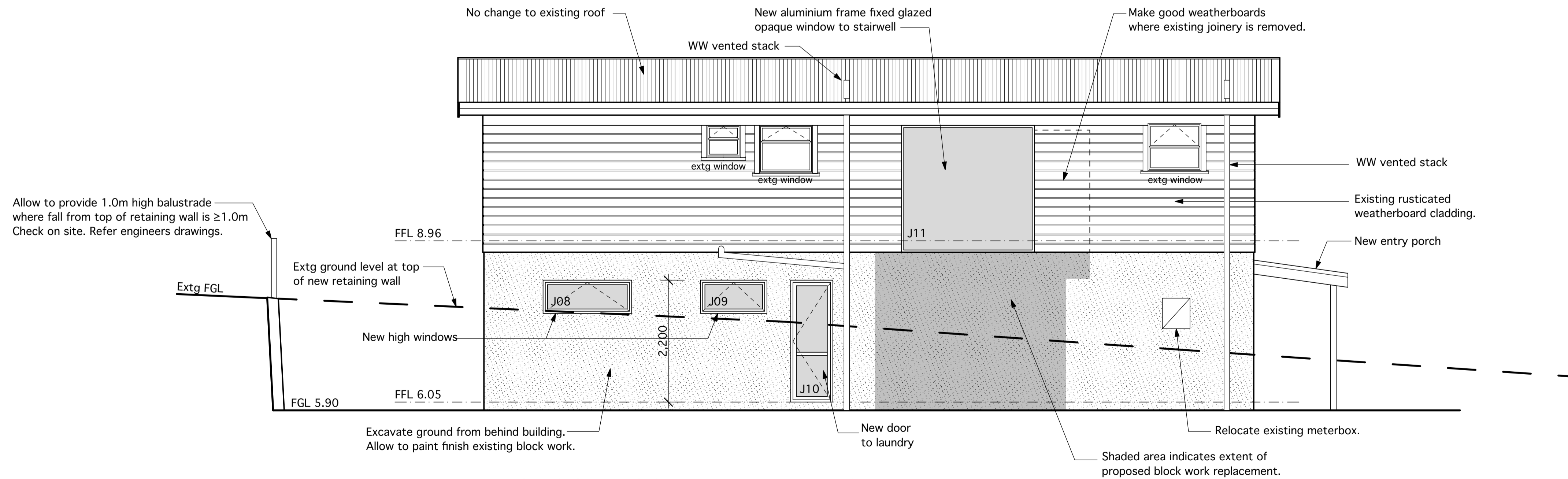
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SITE WIND ZONE: High
EARTHQUAKE ZONE: 1
EXPOSURE ZONE: D



EXISTING SOUTH ELEVATION
SCALE: 1:50 @ A1



PROPOSED SOUTH ELEVATION
SCALE: 1:50 @ A1

A BUILDING CONSENT 02/04/2026

REVISIONS	
DRAWING	
EXISTING & PROPOSED SOUTH ELEVATIONS	
JOB	
PROPOSED ALTERATIONS 77B BERESFORD STREET BAYSWATER AUCKLAND	

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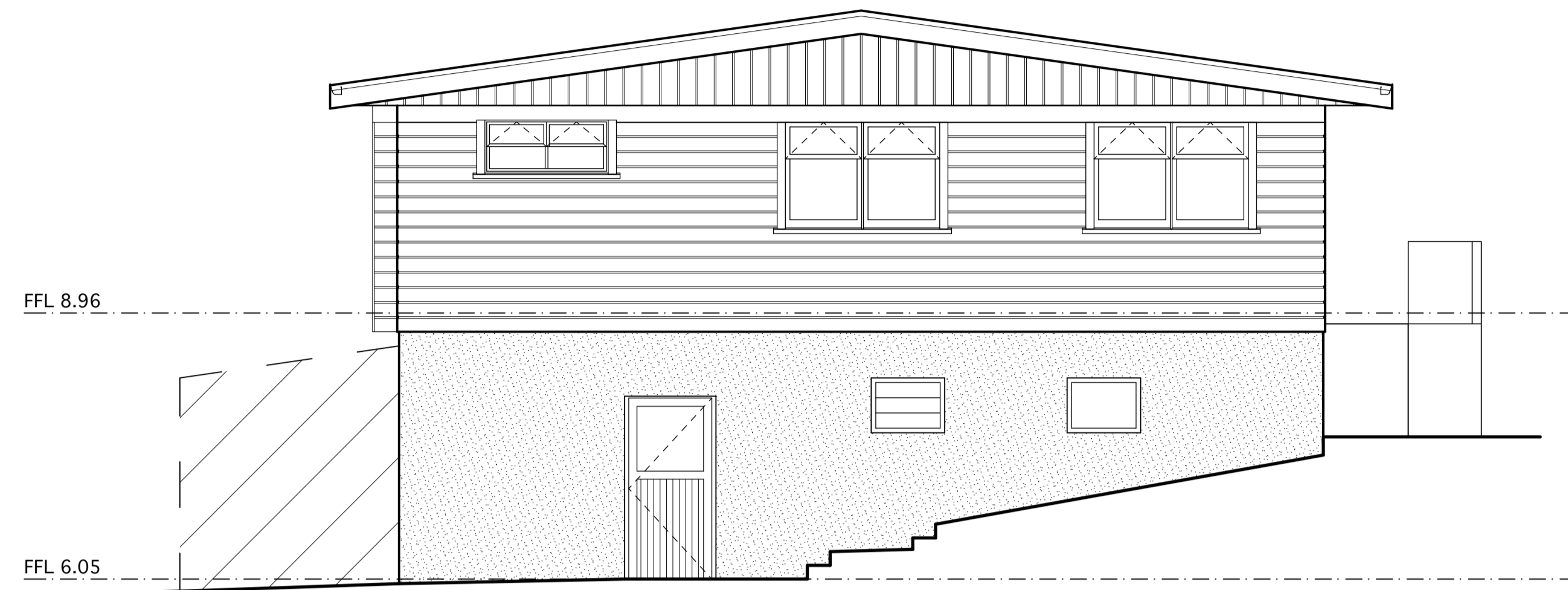
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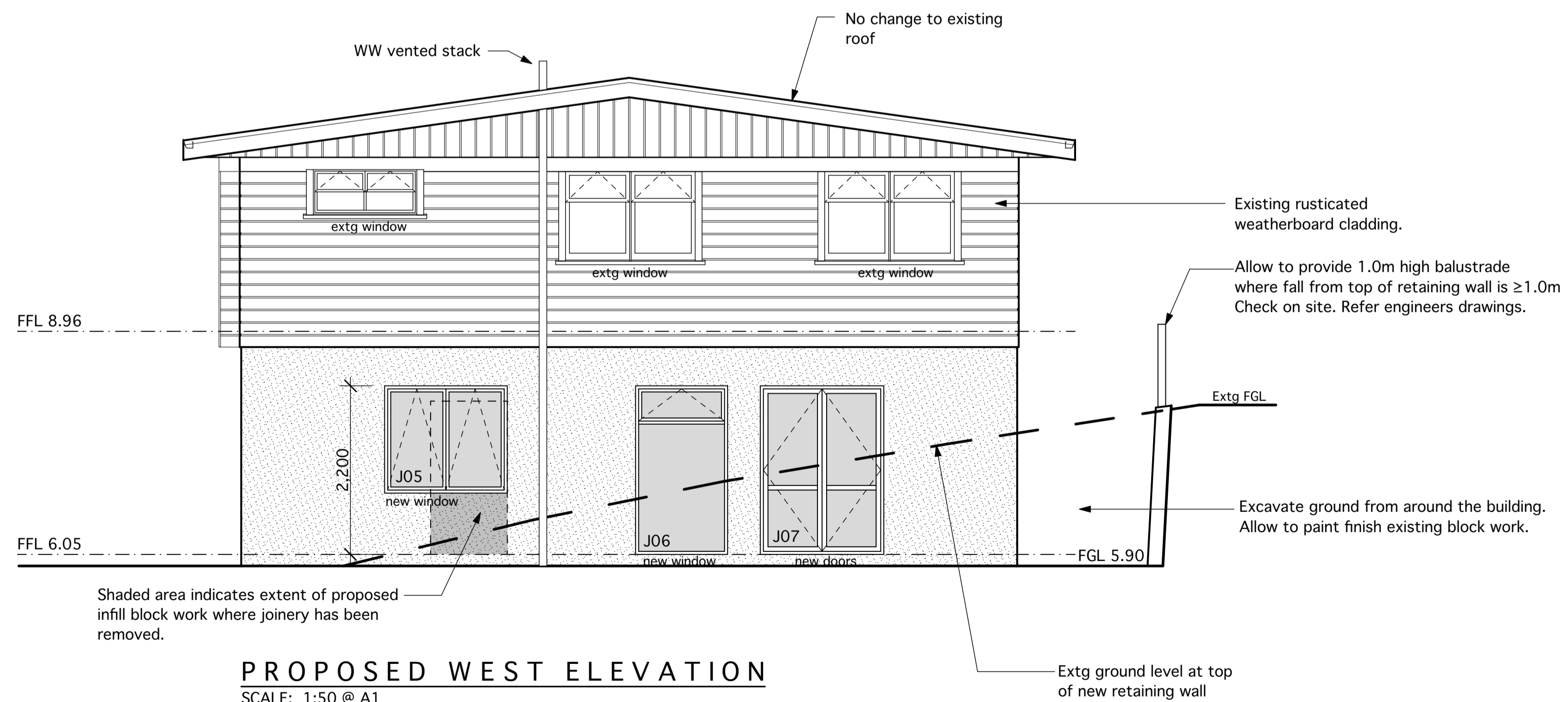
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SITE WIND ZONE: High
EARTHQUAKE ZONE: 1
EXPOSURE ZONE: D



EXISTING WEST ELEVATION
SCALE: 1:50 @ A1



PROPOSED WEST ELEVATION
SCALE: 1:50 @ A1

A BUILDING CONSENT 02/04/2026

REVISIONS	
DRAWING	
EXISTING & PROPOSED WEST ELEVATIONS	

JOB	
PROPOSED ALTERATIONS 77B BERESFORD STREET BAYSWATER AUCKLAND	

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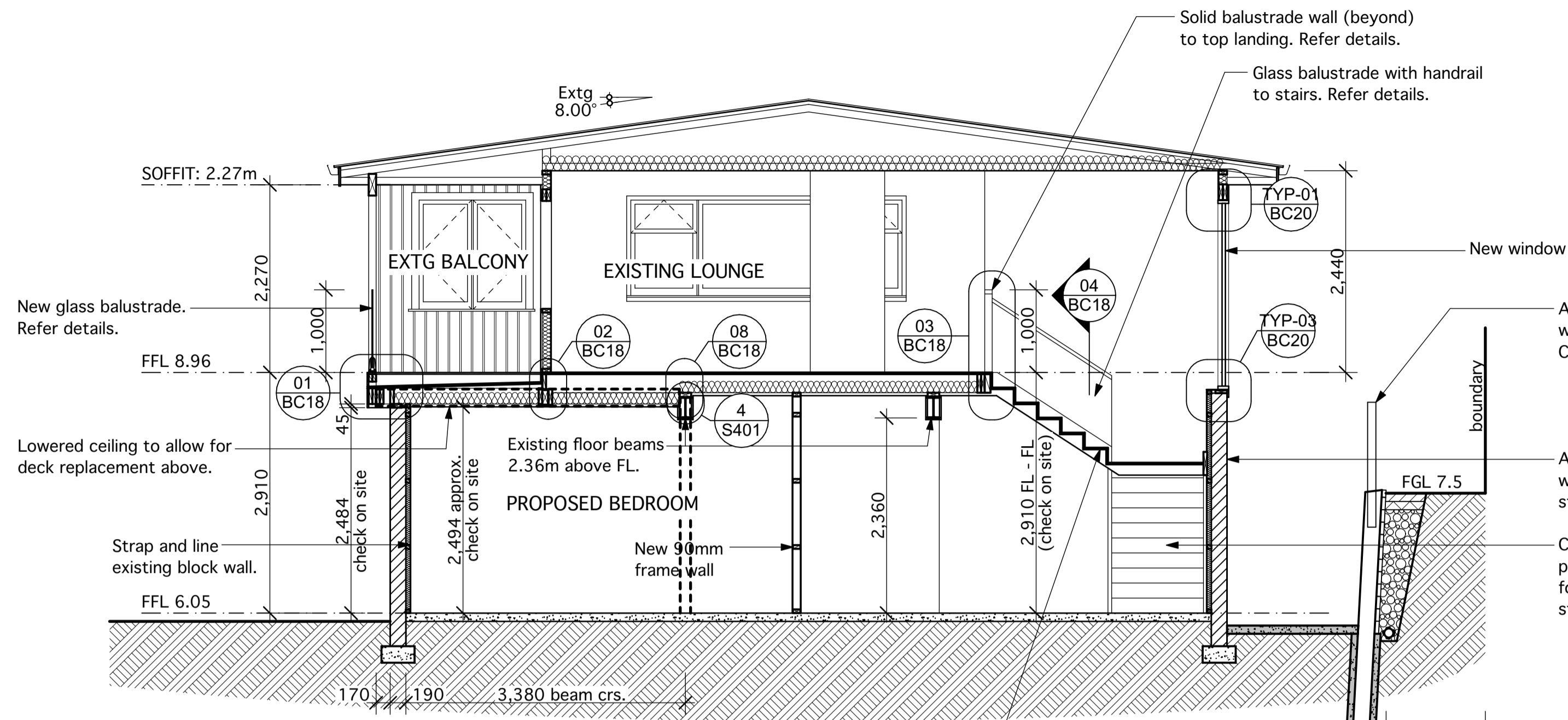
SCALE	SHEET No.
1:50 @ A1	BC09

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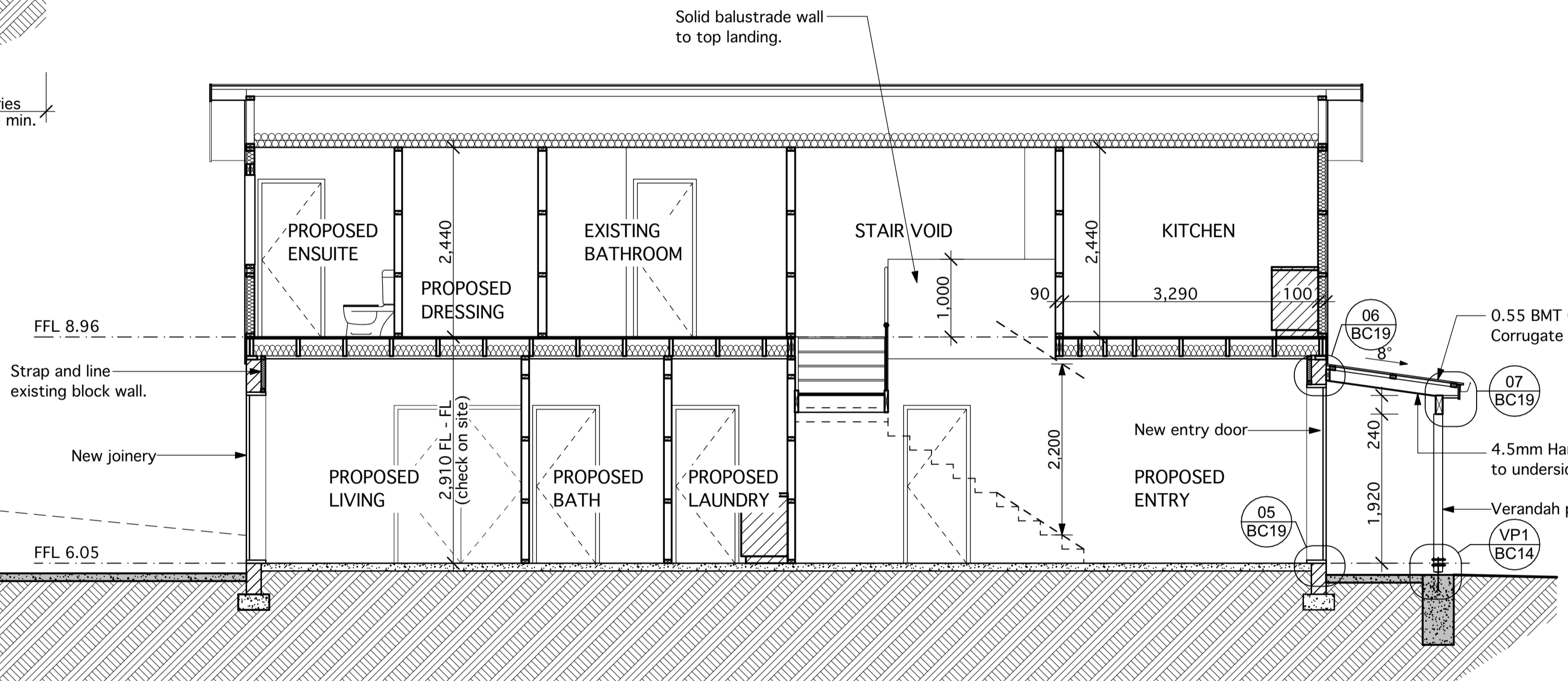
Refer Specification for references to other New Zealand / Australian Standards to be complied with as they apply to this project.

SITE WIND ZONE: High
EARTHQUAKE ZONE: 1
EXPOSURE ZONE: D

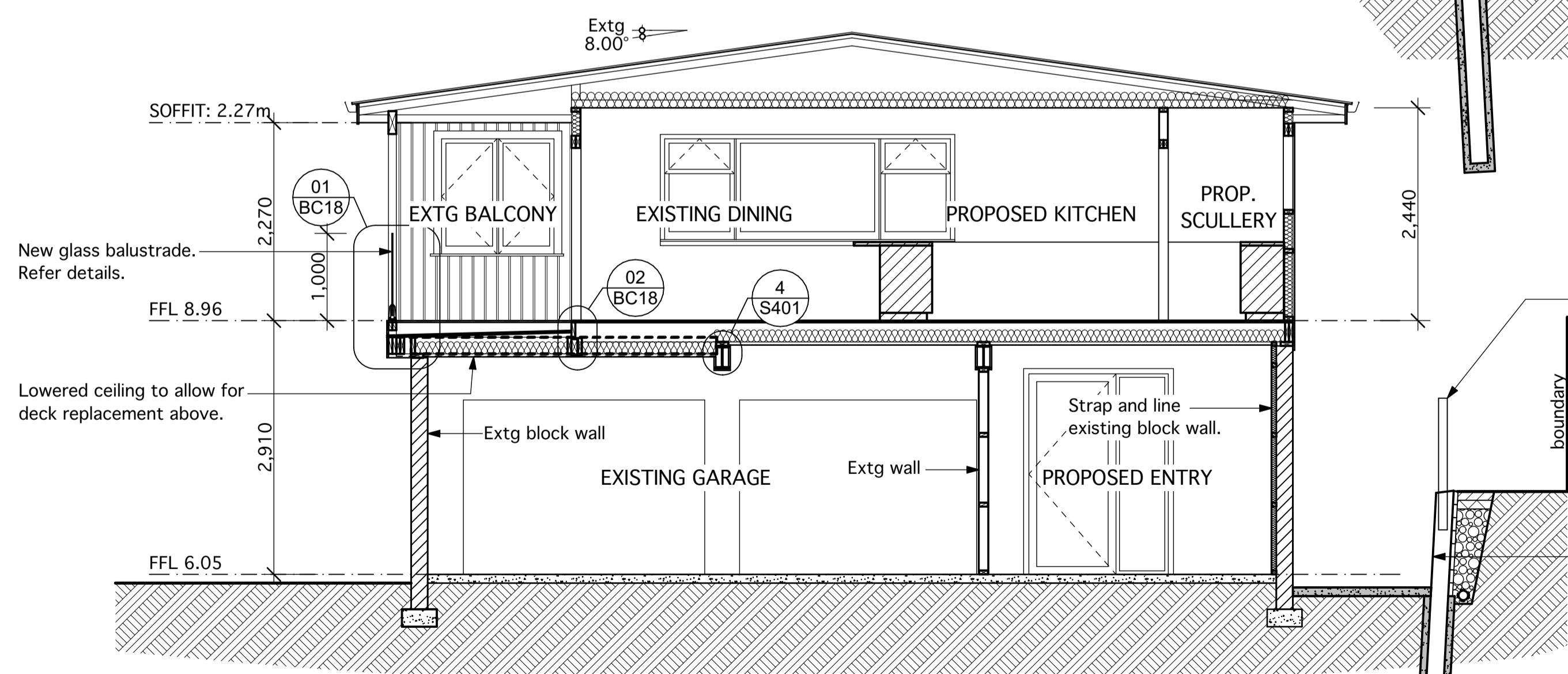


SECTION A-A
 SCALE: 1:50 @ A1

Stair construction:
 To comply with D1/AS1.
 Timber overlay finish on 19mm plywood treads and risers.
 16 equal risers @ 181.8mm for a total rise of 2.910mm (check and confirm on site).
 280mm treads.
 Top of handrail 900mm above pitch line of stairs.
 Provide lighting of 25 watts per m2 min. to ensure the leading edge of stair treads can be easily seen.



SECTION C-C
 SCALE: 1:50 @ A1



SECTION B-B
 SCALE: 1:50 @ A1

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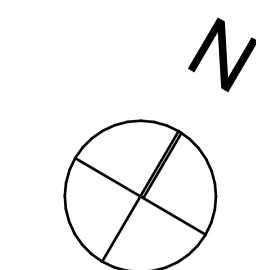
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SCALE	SHEET No.
1:50 @ A1	BC10



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SITE WIND ZONE: High
EARTHQUAKE ZONE: 1
EXPOSURE ZONE: D

SANITARY PLUMBING & DRAINAGE NOTES:

Refer also to drawing BC01 for additional plumbing & drainage information.

Do not scale from drawings.

All plumbing and drainage work to be in accordance with NZS/AS 3500.2: 2003. Fully vented stack system to AS 3500 and graded pipe using drainage principles.

All waste pipes to be uPVC except for exposed pipes to be chrome plated copper.

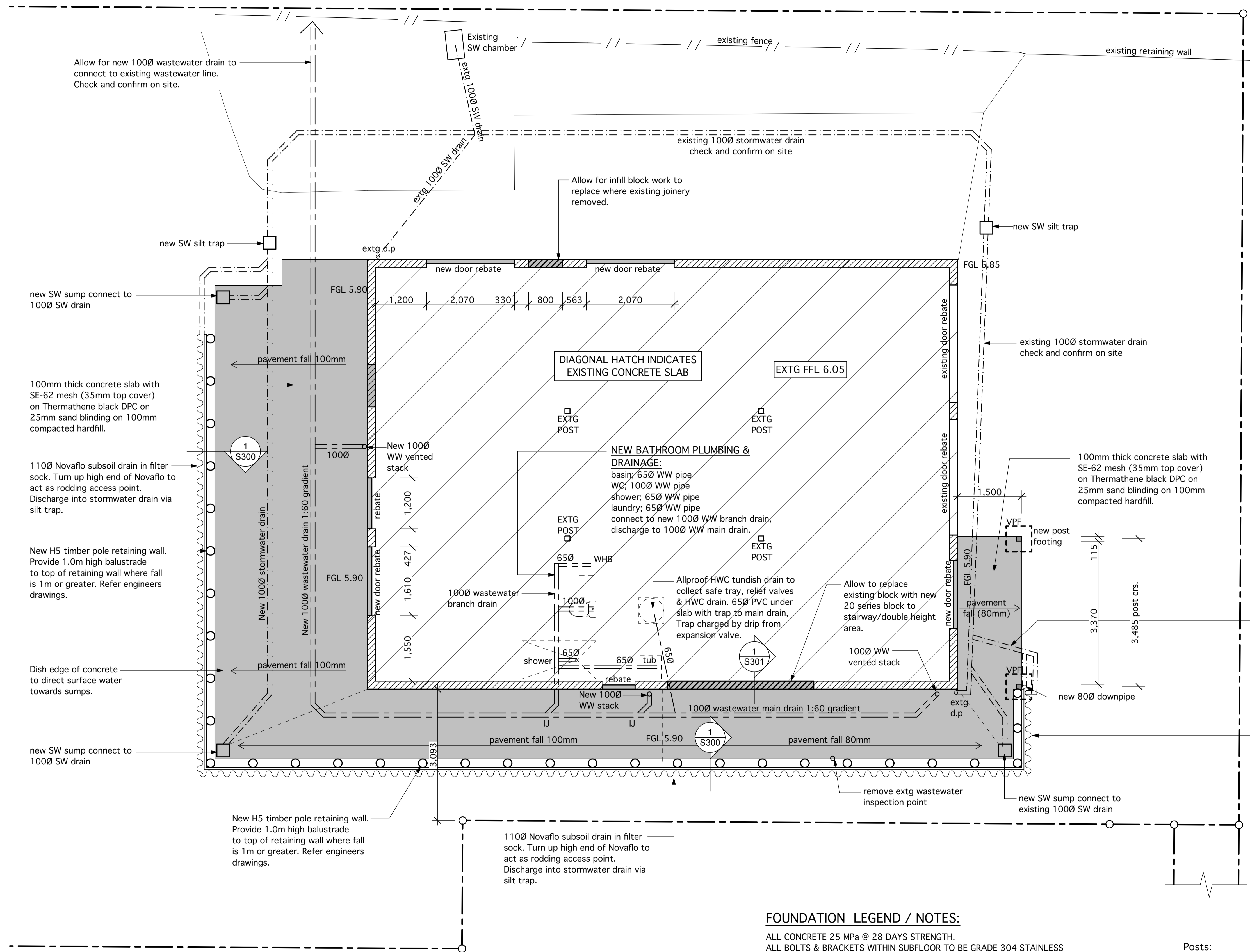
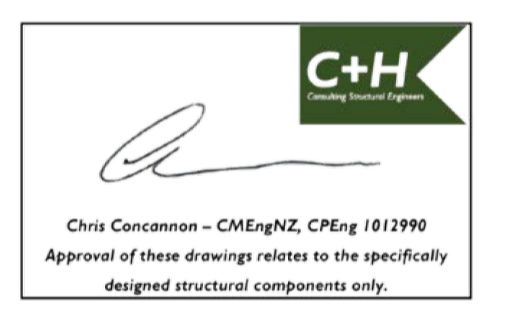
MINIMUM FALL FOR SANITARY WASTE PIPES:
400 1 in 40
650 1 in 40
1000 1 in 60
Minimum fall for 1000 drains = 1 in 60 gradient.

STORMWATER PLUMBING & DRAINAGE NOTES:

All storm water plumbing and drainage work to be in accordance with NZBC E1/AS1.

All downpipes and drains to be PVC. Downpipes sizes and roof catchment area as noted on Roof Plan. 1000 drains.

Assemble as a gravity drain system, discharging to existing stormwater connection.



FOUNDATION LEGEND / NOTES:

ALL CONCRETE 25 MPa @ 28 DAYS STRENGTH.
ALL BOLTS & BRACKETS WITHIN SUBFLOOR TO BE GRADE 304 STAINLESS STEEL. ALL NAILS USED FOR SUBFLOOR FRAMING TO BE STAINLESS STEEL.

GENERALLY ALL FOOTINGS TO BE FOUNDED 900mm MINIMUM BELOW ORIGINAL GROUND LEVEL, OR 300mm BELOW THE BASE OF ANY FILL PRESENT, WHICHEVER IS THE DEEPER.

Walls:

- Existing masonry block wall.
- New masonry block infill.

Posts:

- VP1 Verandah Post Footing: 400mm x 400mm sq x 900mm deep concrete footing.

FOUNDATION PLAN- INCLUDING PLUMBING & DRAINAGE
SCALE: 1:50 @ A1

Connect new downpipe to existing stormwater drain via new 1000 pvc drain

1100 Novaflo subsoil drain in filter sock. Turn up high end of Novaflo to act as rodding access point. Discharge into stormwater drain via silt trap.

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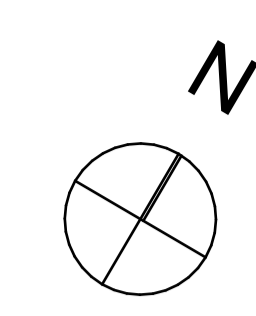
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FOUNDATION PLAN INCLUDING PLUMBING & DRAINAGE

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SCALE 1:50 @ A1 SHEET No. BC11

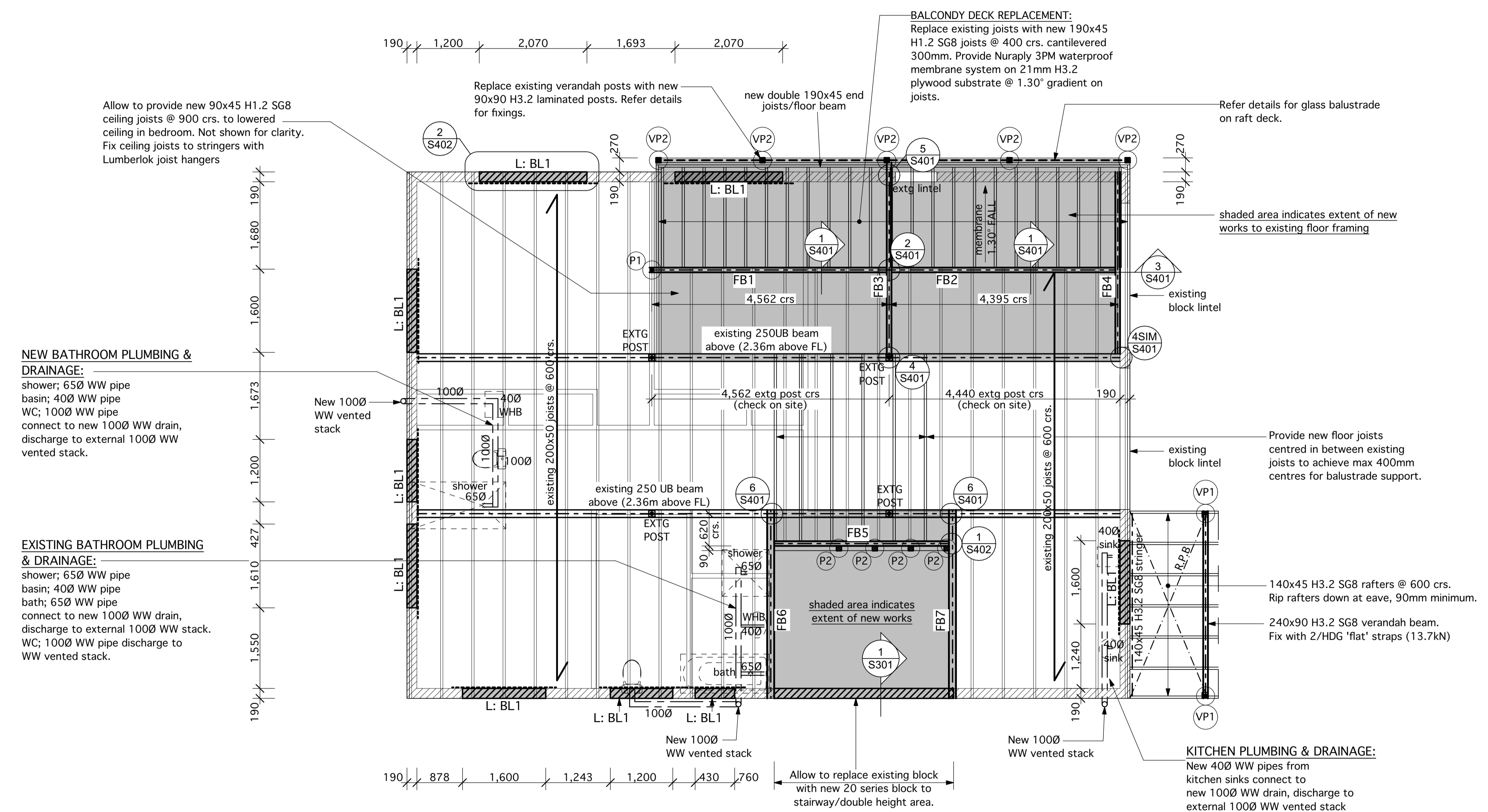


Do not scale from drawings. The Contractor must check and verify all dimensions on site prior to commencing any work.

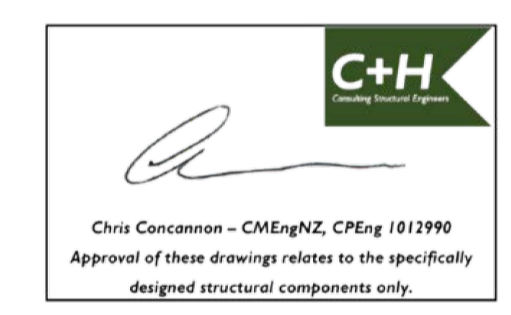
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SITE WIND ZONE: High
EARTHQUAKE ZONE: 1
EXPOSURE ZONE: D



UPPER FLOOR FRAMING PLAN
 SCALE: 1:50 @ A1

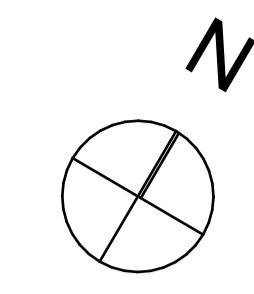


A	BUILDING CONSENT	02/04/2026
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FLOOR FRAMING PLAN		
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SCALE	SHEET No.
1:50 @ A1	BC12

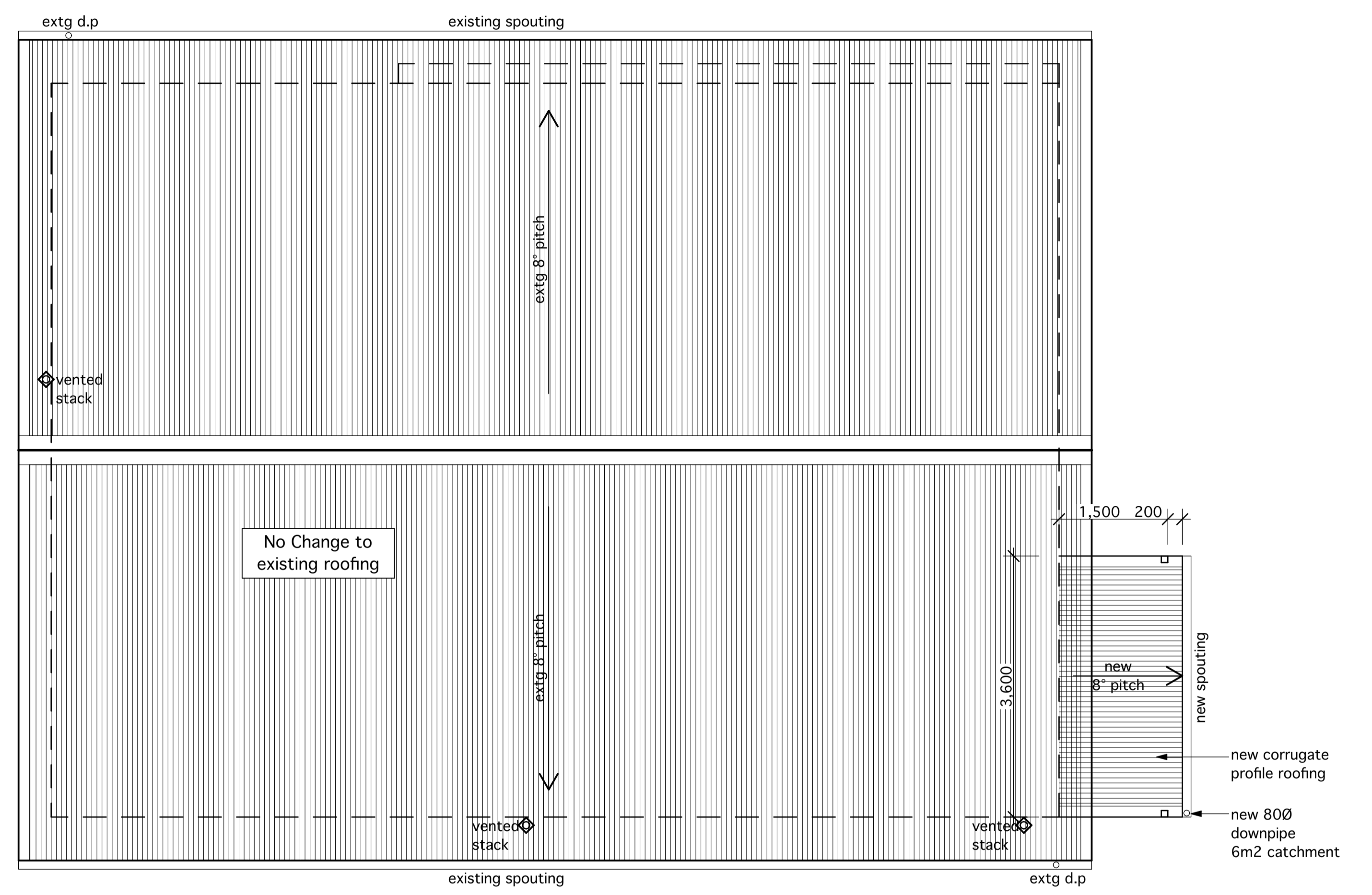
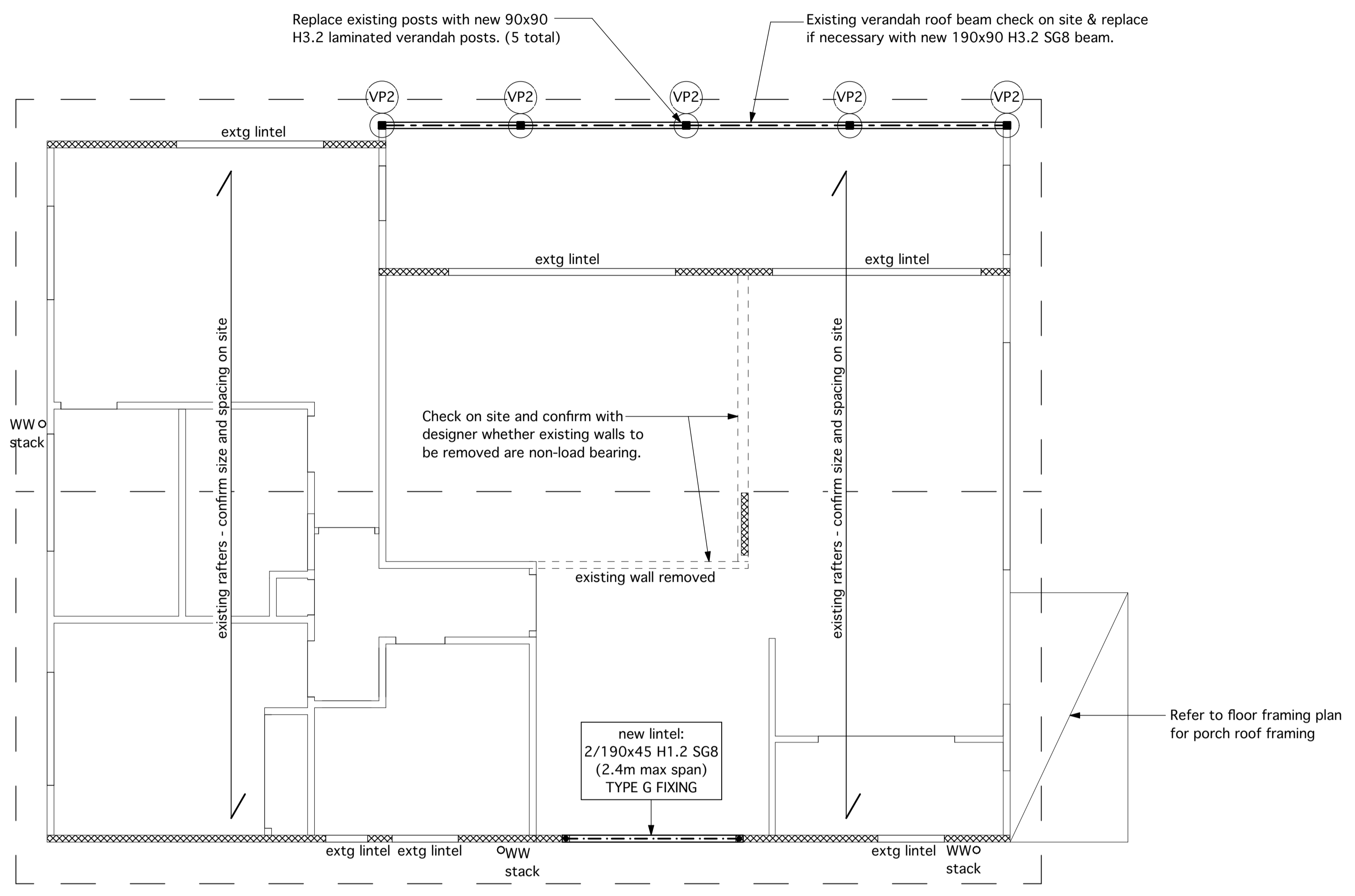


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SITE WIND ZONE: High
EARTHQUAKE ZONE: 1
EXPOSURE ZONE: D



FRAMING LEGEND / NOTES:

- Walls:**
- Non-load bearing timber frame wall below.
 - ▤ Load bearing timber frame wall below.
- Rafters:**
- No change to existing rafters.
- Purlins:**
- No change to existing purlins.
- Roof Plane Bracing:**
- No change to existing roof bracing.

NZS 3604 Lintels & Trimmers:

All lintels SG8 grade H1.2 pine unless noted otherwise. Generally all lintels and beams concealed behind linings.

Where members are formed by doubling or tripling timber members, allow to glue and well nail all members together.

Generally all lintel fixings supporting roof framing to be Type G 7.5kN, or Type H 13.5kN where noted on plan (if any). Refer lintel fixing details.

Head & sill trimmers to openings in non-load bearing walls generally not shown for clarity. To openings in non-load bearing walls, provide head and sill trimmers as follows:

- 90x45 SG8 to openings up to 2.4m wide
- 2/90x45 SG8 to openings 2.4m to 3.0m wide.
- 3/90x45 SG8 to openings up to 3.6m wide

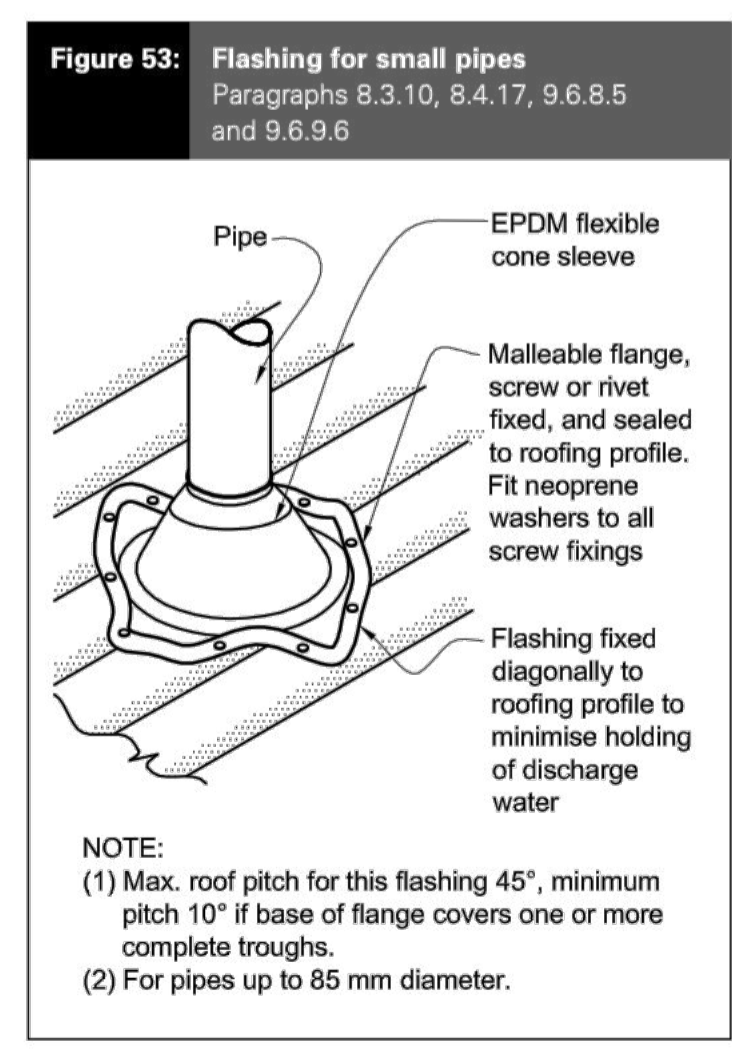
- Posts:**
- 2/90x45 H1.2 SG8 studs supporting lintel/beam. To lintels & trimmers: Locate one stud under. Uplift fixings 7.5kN unless noted otherwise. Refer details.
 - (P1) • P1 Post: 2/90x45 H1.2 SG8 post. Locate both studs under lintel/beam. Refer details.
 - (VP2) ■ VP2 Upper Balcony Verandah Post: 90x90 H3.2 laminated verandah post. Refer details.

ROOF NOTES:

New 8 degree pitch porch roof to be as follows, 0.55BMT Colorsteel Maxam corrugate profile roofing on Thermakraft Covertex 405 roofing underlay.

Marley Classic profile spouting to match existing. 800 uPVC downpipes. Spouting & downpipe colour to be confirmed by owners.

ROOF PLAN
SCALE: 1:50 @ A1



ROOF FRAMING PLAN
SCALE: 1:50 @ A1

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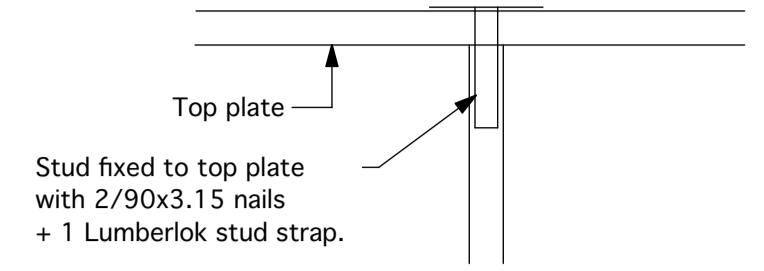
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SCALE	SHEET No.
1:50 @ A1	BC13

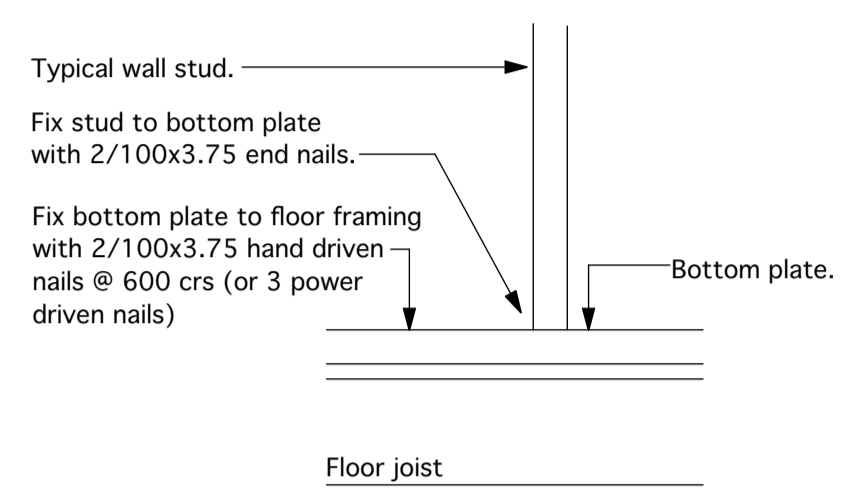
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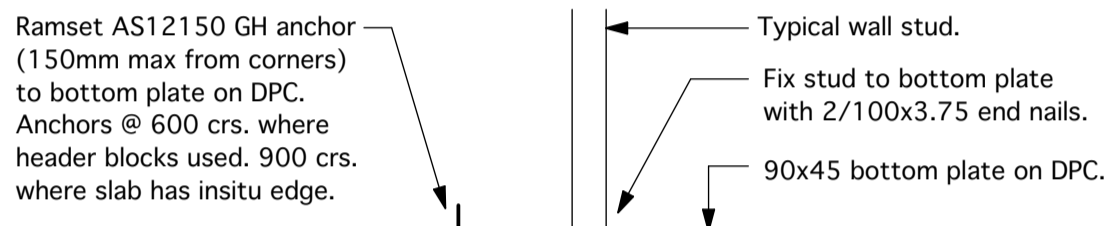
SITE WIND ZONE: High
EARTHQUAKE ZONE: 1
EXPOSURE ZONE: D



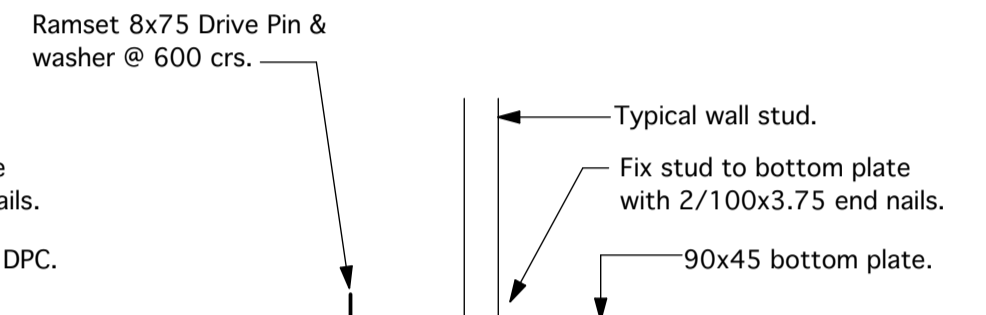
TOP PLATE (supporting roof framing)



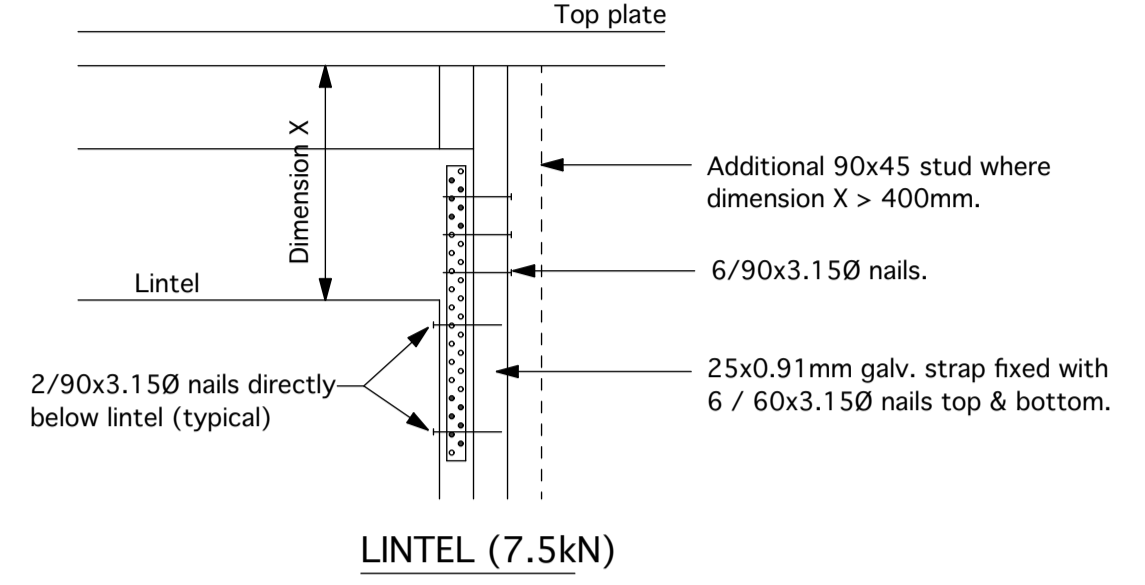
TIMBER FLOOR



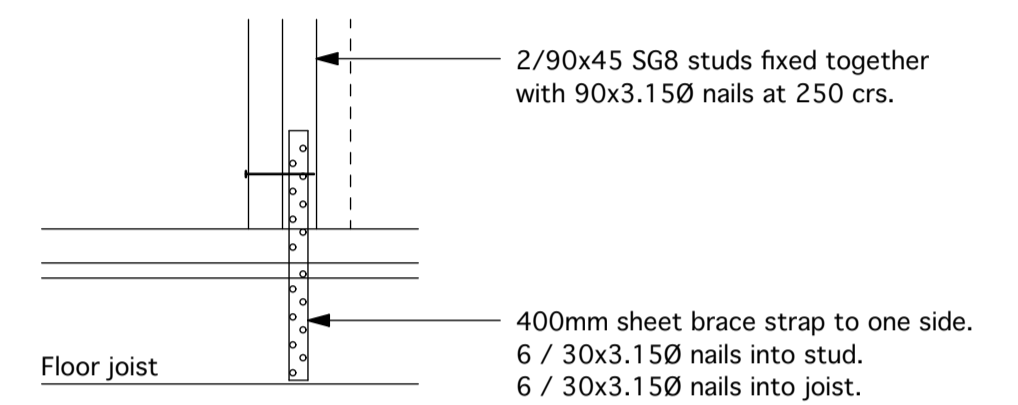
CONCRETE FLOOR (External wall)



CONCRETE FLOOR (Internal wall)

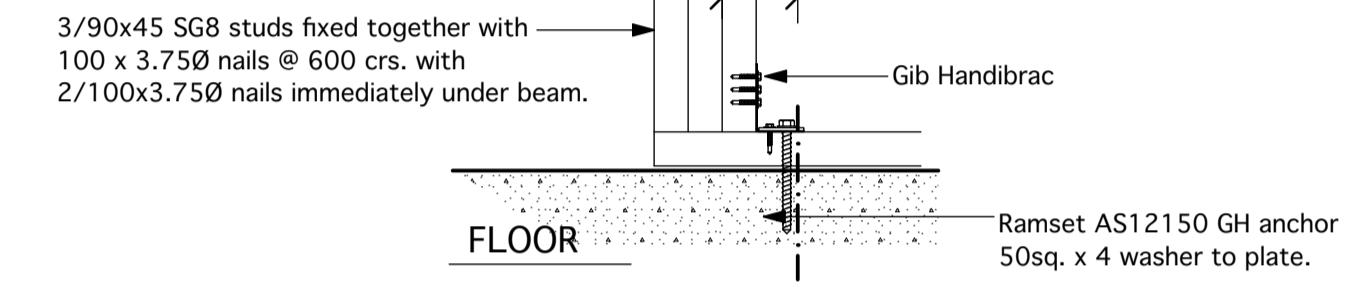
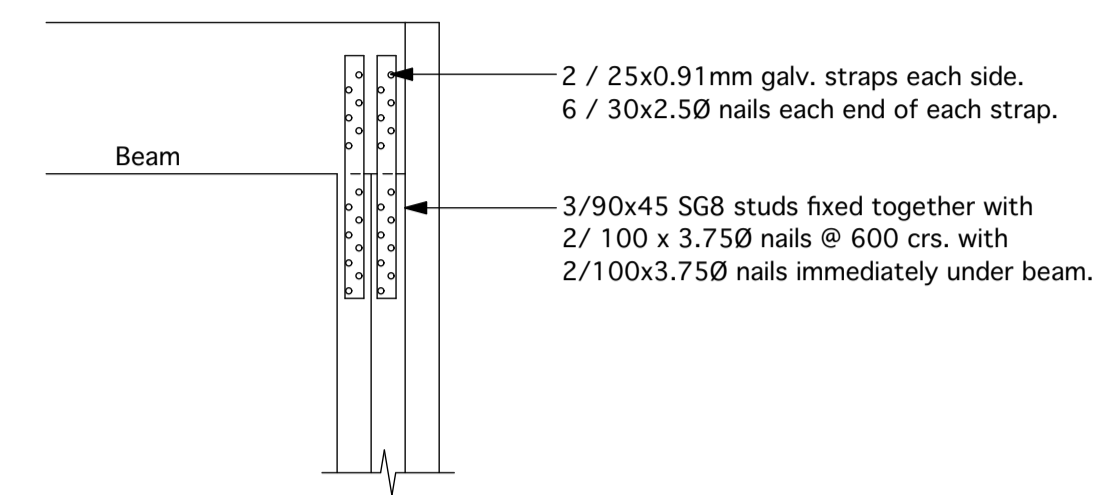


LINTEL (7.5kN)



TIMBER FLOOR

Type "G" fixings to resist uplift (7.5kN).
1 : 10 scale



P1 post supporting timber beam
1 : 10 scale

Typical Top & Bottom Plate Fixings
1 : 10 scale

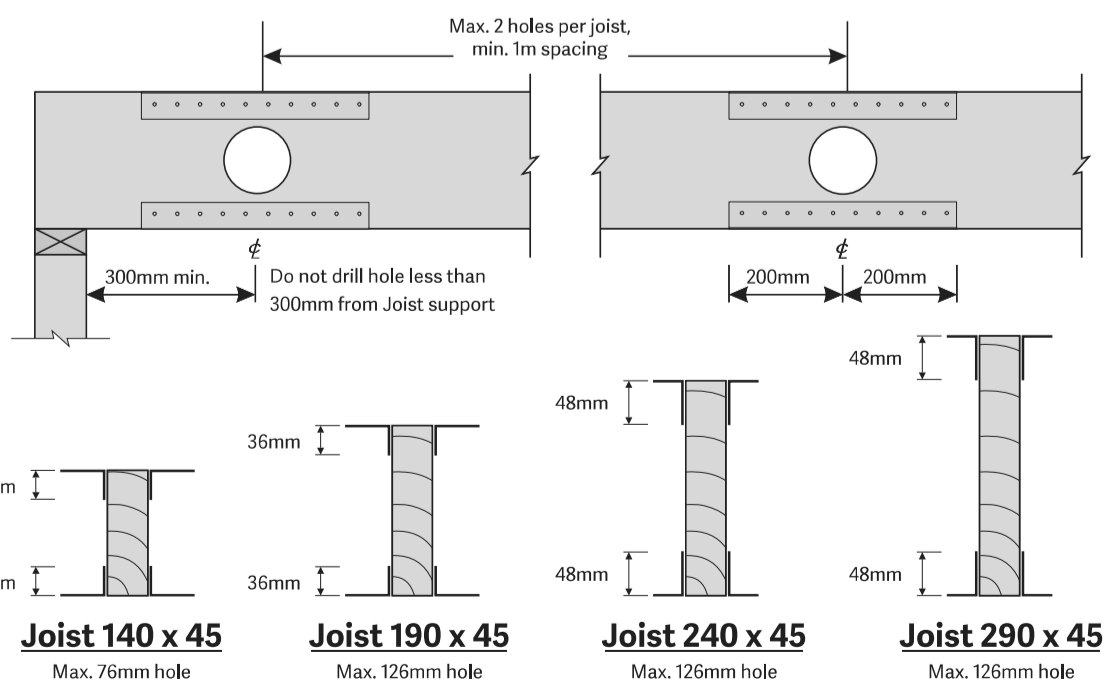
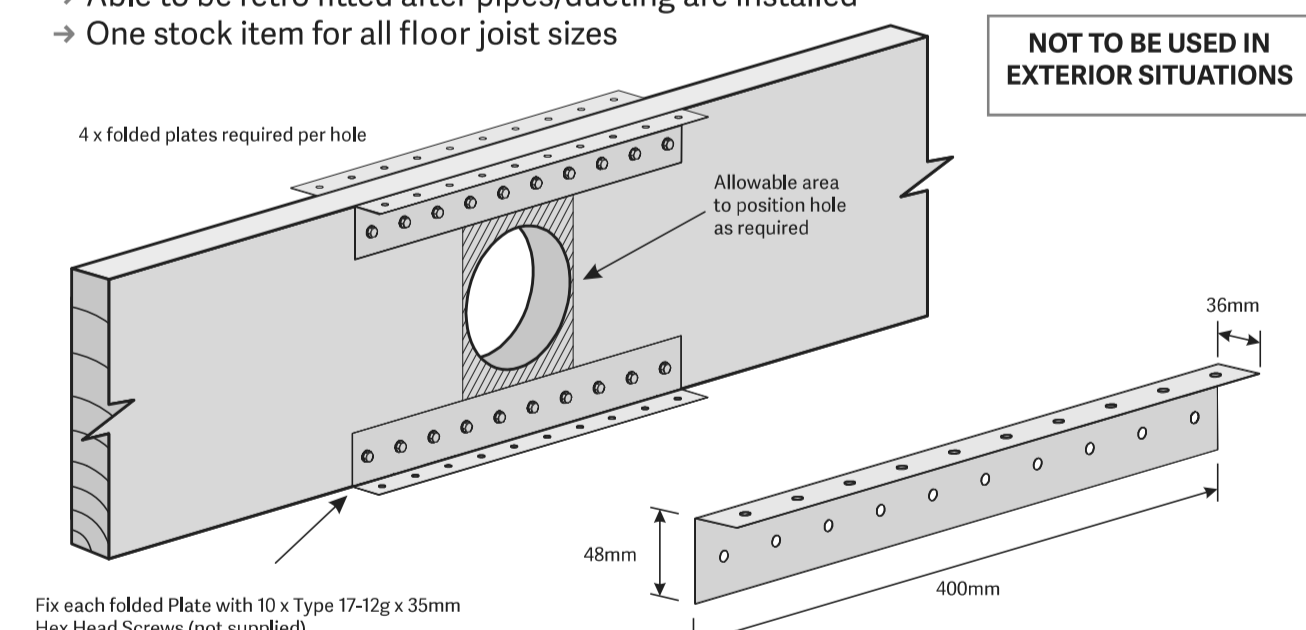
Mitek LUMBERLOK

2024 EDITION V1

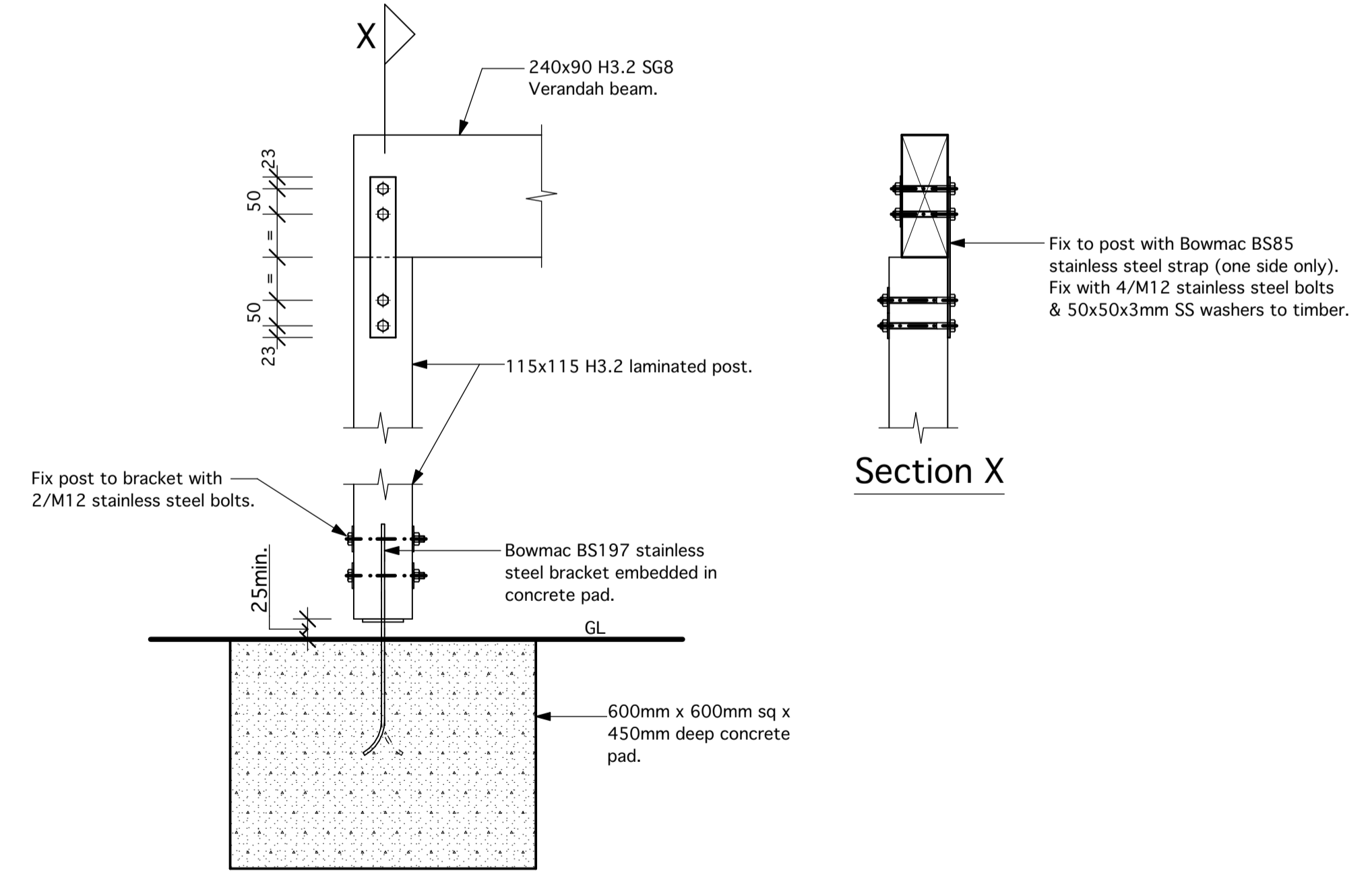
FLOOR JOIST STIFFENER

- Suitable for running pipes/ducting through joists
- Maintains timber joist strength and stiffness
- Allows flexibility of hole location within specific areas
- Max. 2 holes per joist, min. 1m spacing
- Able to be retro fitted after pipes/ducting are installed
- One stock item for all floor joist sizes

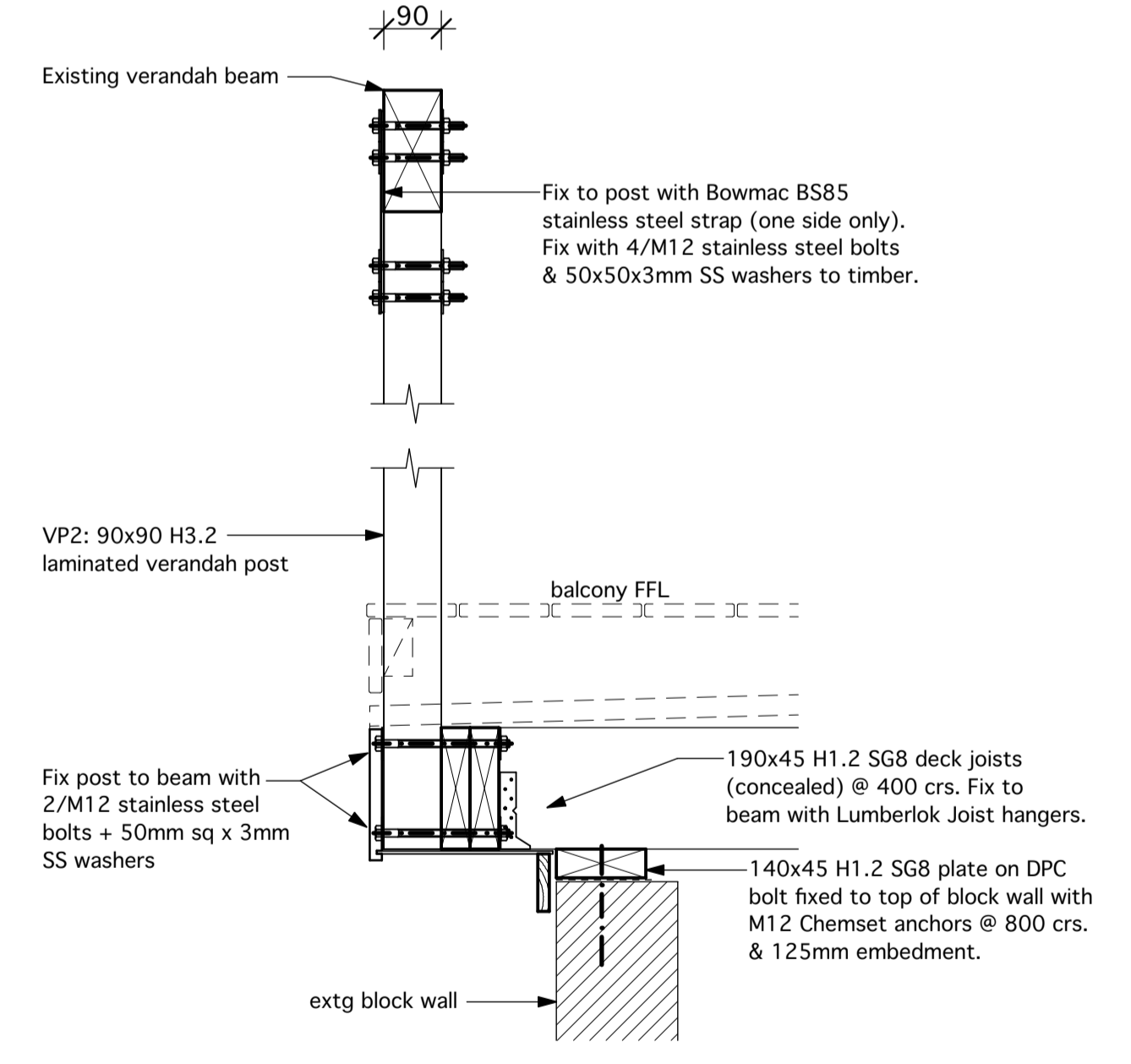
NOT TO BE USED IN EXTERIOR SITUATIONS



Code: FJS
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x Folded Plates per Carton (2 sets)



VP1 Verandah Post supporting verandah beam
1 : 10 scale



VP2 verandah post at balcony
1 : 10 scale

C+H
Chris Concannon - CMEngNZ, CPEng 1012990
Approval of these drawings relates to the specifically designed structural components only.

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SHEET No. BC14

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SITE WIND ZONE: High
EARTHQUAKE ZONE: 1
EXPOSURE ZONE: D

NAME	J01	J02	J03 & J04	J05	J06	J07	J08	J09	J10	J11
ELEVATION										
LOCATION	Entry	Garage	New bedrooms 3 & 4	New bedroom 4	New ground floor living	New ground floor living	New ground floor living	New bathroom	Laundry	Stairwell
SPECIFICATION	Plasma entry door in Aluminium frame. Open in. Style and hardware to be confirmed with owners. Fixed toughened glazing sidelight.	Replace existing window in garage with new aluminium frame awning window. Provide restrictor stays.	Aluminium frame french doors with sidelight awning window top panel & fixed glazed lower panel.	Aluminium frame awning window.	Aluminium frame fixed glazed window with awning fanlight above. Toughened glazing to fixed panel.	Aluminium frame french doors. Open out. Toughened glazing.	Aluminium frame awning window.	Aluminium frame awning window. Toughened glazing to shower.	Aluminium frame hinged door with toughened glazing. Open out.	New aluminium frame fixed glazed window. Owner to confirm opaque glazing.

EXTERIOR WINDOW & DOOR SCHEDULE

SCALE: 1:50 @ A1

EXTERIOR WINDOW & DOOR NOTES:

This Schedule to be read in conjunction with construction details provided. Details show indicative profiles. Joiner to provide shop drawings to NZS 4211. All glass to comply with 4223.3.

Confirm all dimensions and measurements on site prior to fabrication of joinery.

All Aluminium windows and doors to be Residential Series or similar approved profiles (where required for wind loading). Powdercoat finish to selected colour. Interior timber facings and liners to be ex 25mm paint finished, set up for architraves.

GLAZING:

All glazing to be double glazed units to IGUMA standards.

All glass thicknesses to suit pane size, location and wind loadings. Generally, all glazing in accordance with NZS 4223:2016.

Toughened safety glass to all doors and windows with sill < 800mm and all glazing adjacent to wet areas.

Confirm obscure glass to selected windows with owners.

HARDWARE:

Confirm all hardware with owners prior to ordering.

INSTALLATION:

Allow to install all windows and doors. Co-ordinate with other trades as required. Installation to include all flashings and sealants necessary to provide a complete weather seal.

NAME	ID01, ID04, ID06, ID10 & ID12	ID02 & ID03	ID05	ID07	ID08	ID09	ID11	ID13
ELEVATION								
LOCATION	Multiple - see floor plan	Laundry & New bathroom	Bed3 wardrobe	Linen cupboard	Bed4 wardrobe	Scullery	New dressing room	Bed3 wardrobe
SPECIFICATION	Left hung door. Solid core.	Left hung door. Solid core.	2/810 hollow core wardrobe doors.	2/760 hollow core doors.	2/710 hollow core wardrobe doors.	Cavity slider in 'CS for Doors' cavity slider frame. Paint finish.	Left hung door. Hollow core.	2/760 hollow core sliding wardrobe doors.

INTERIOR DOOR SCHEDULE

SCALE: 1:50 @ A1

INTERIOR DOOR NOTES:

Generally door swing indicated from hinge side of door.

< Left hung

> Right hung

Confirm all dimensions and measurements on site prior to fabrication of joinery.

Generally all interior doors paint finished unless noted otherwise.

Ex 25mm rad. pine frames with planted stops. 40x10mm square edge architraves. Frames and architraves paint finished.

Confirm all hardware with owners prior to manufacture.

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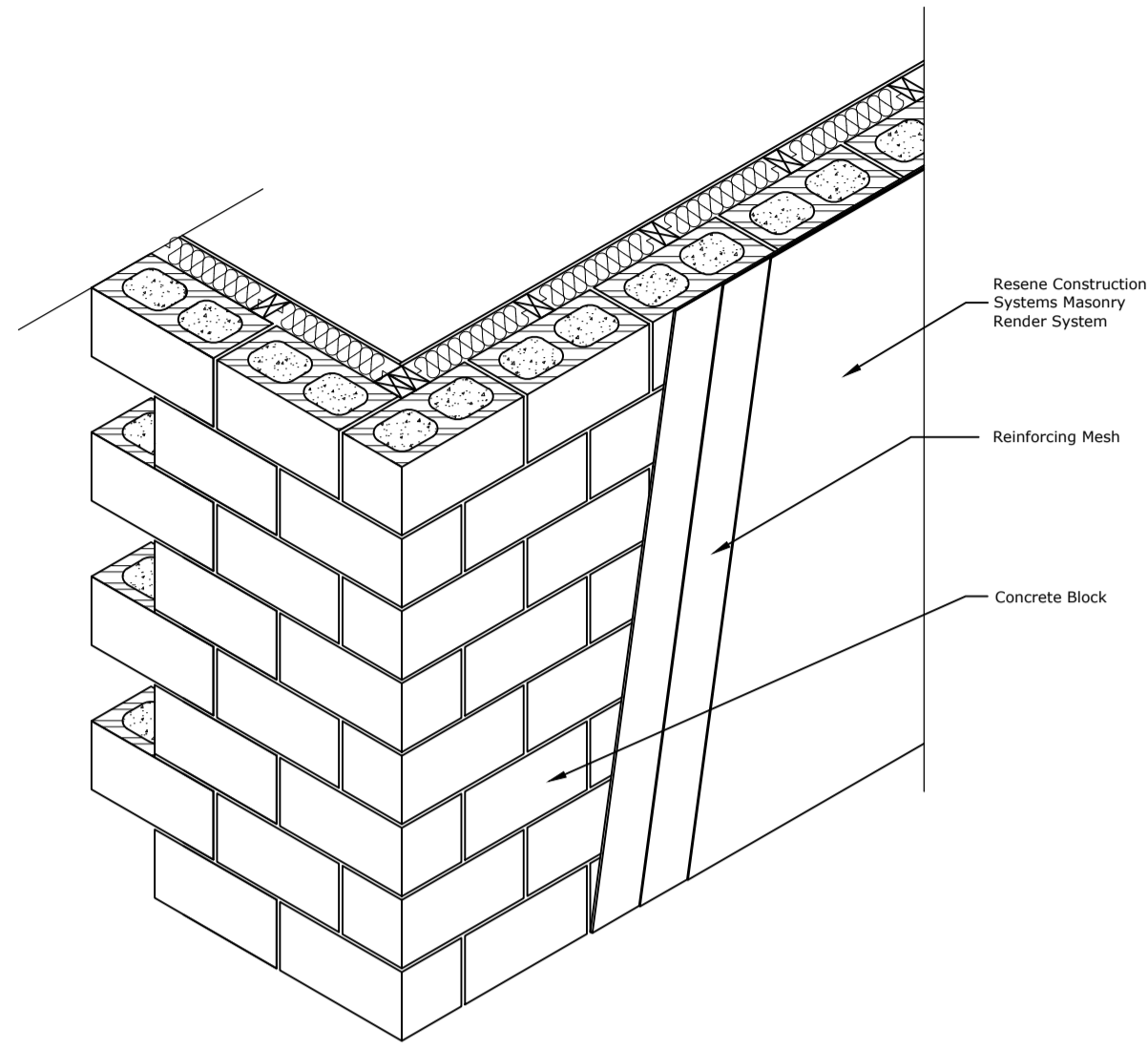
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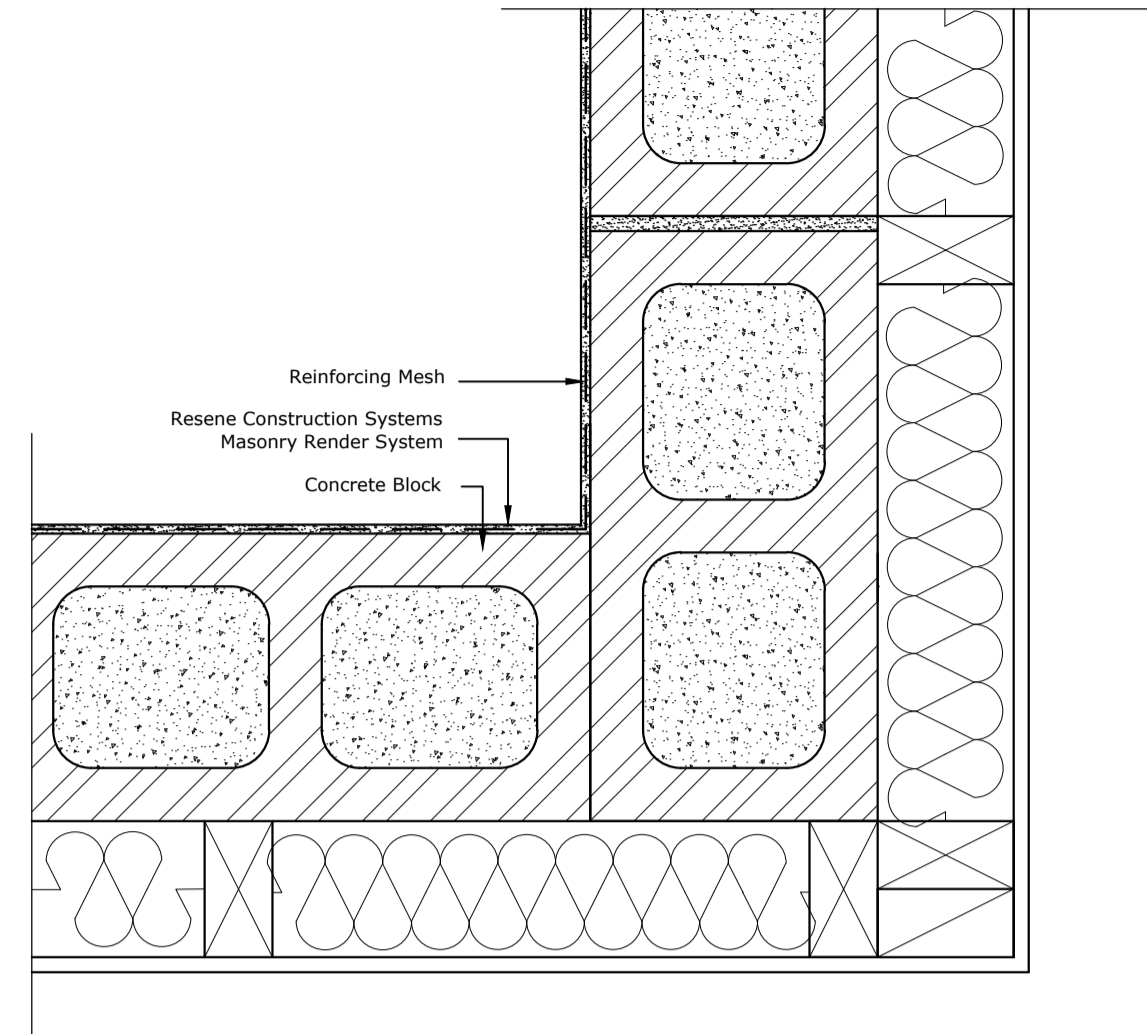
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SCALE	SHEET No.
1:50 @ A1	BC15



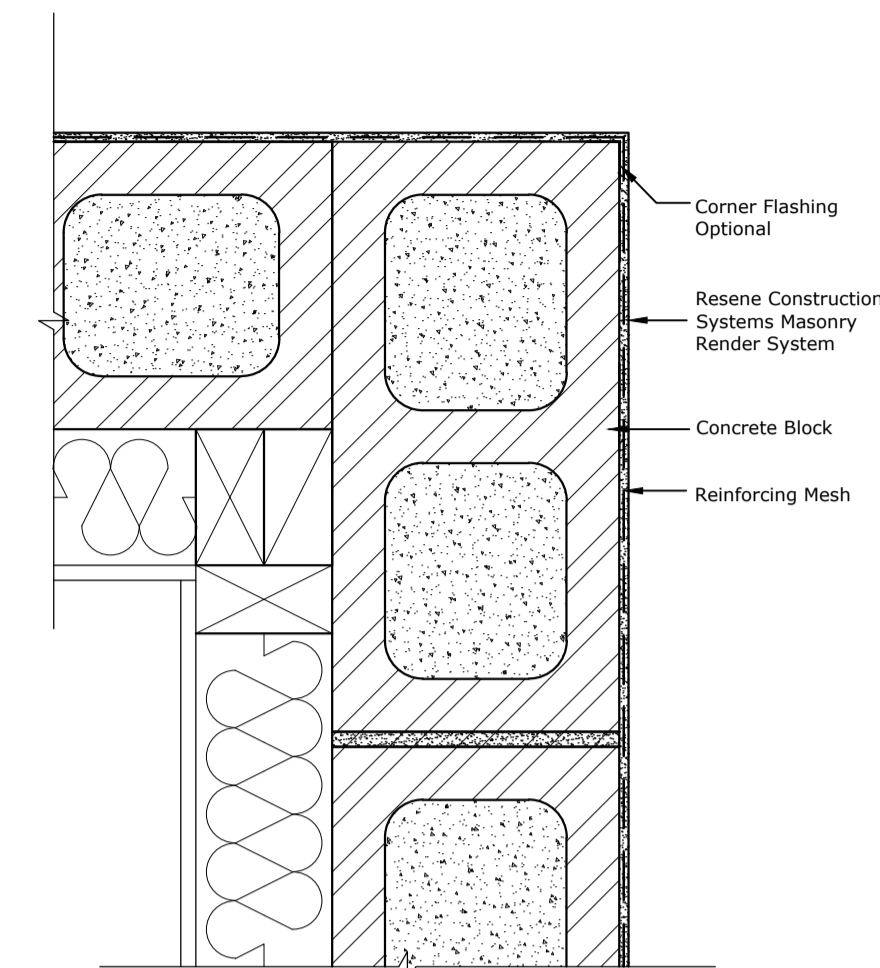
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	Substrate Concrete Block	Date 1 November 2017
	Drawing Name Isometric	Sheet 50.01.20



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	Substrate Concrete Block	Date 1 November 2017
	Drawing Name Internal Corner	Sheet 50.04.00



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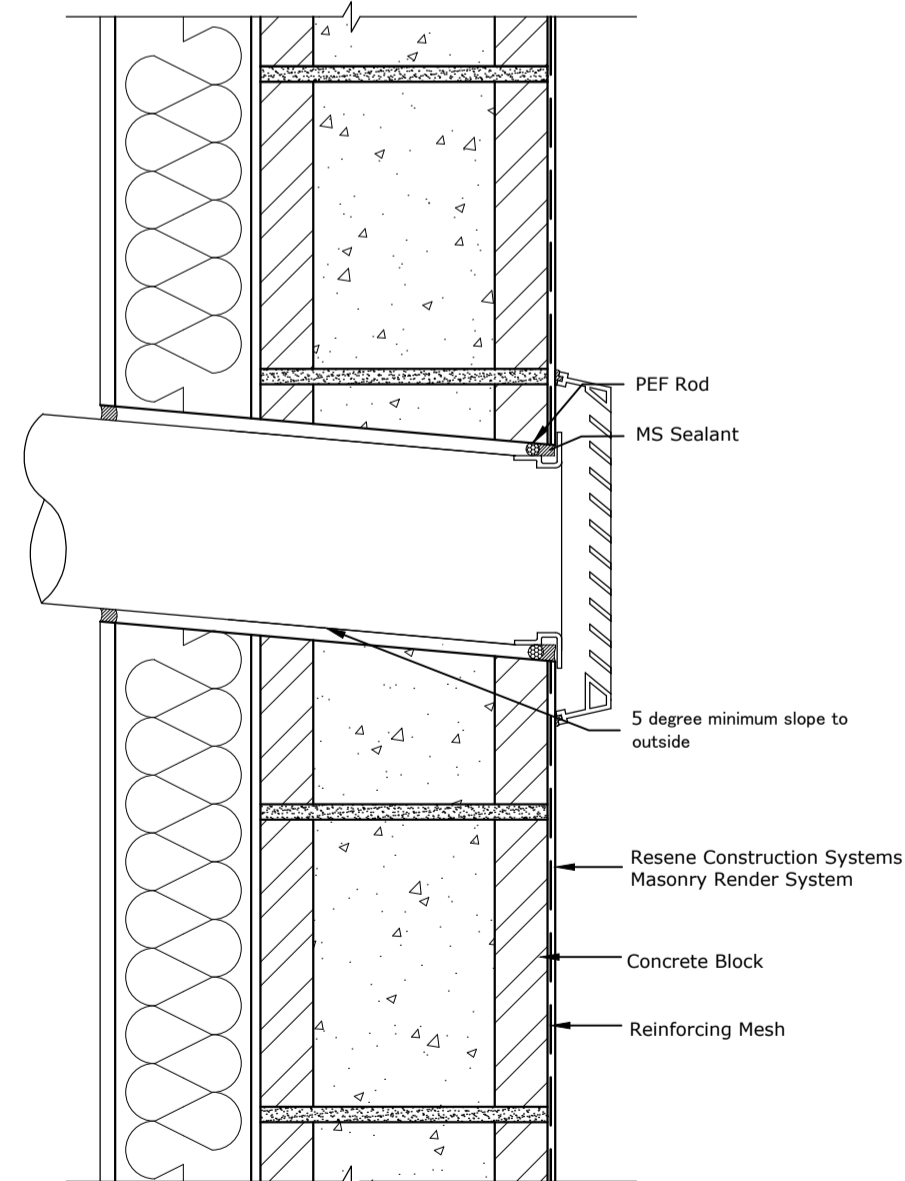
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	Substrate Concrete Block	Date 1 November 2017
	Drawing Name External Corner	Sheet 50.03.00

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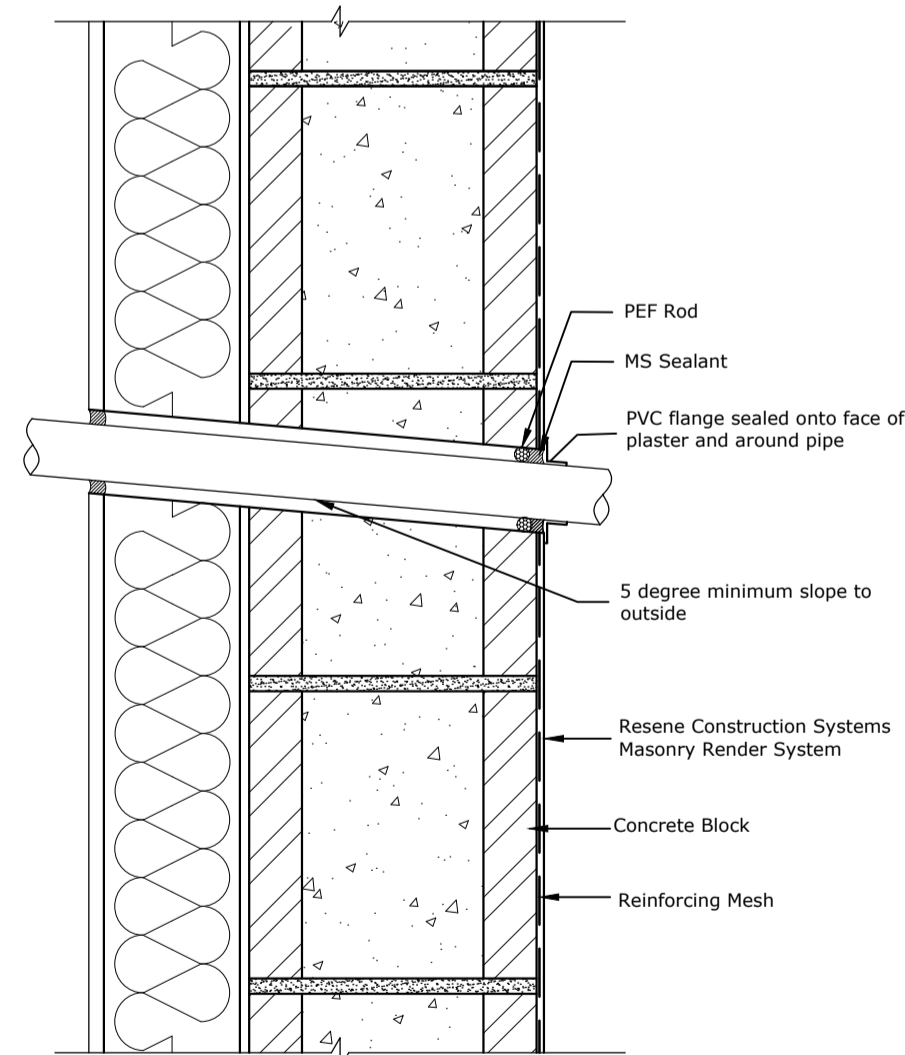
Refer Specification for references to other New Zealand / Australian Standards to be complied with as they apply to this project.

SITE WIND ZONE: High
EARTHQUAKE ZONE: 1
EXPOSURE ZONE: D



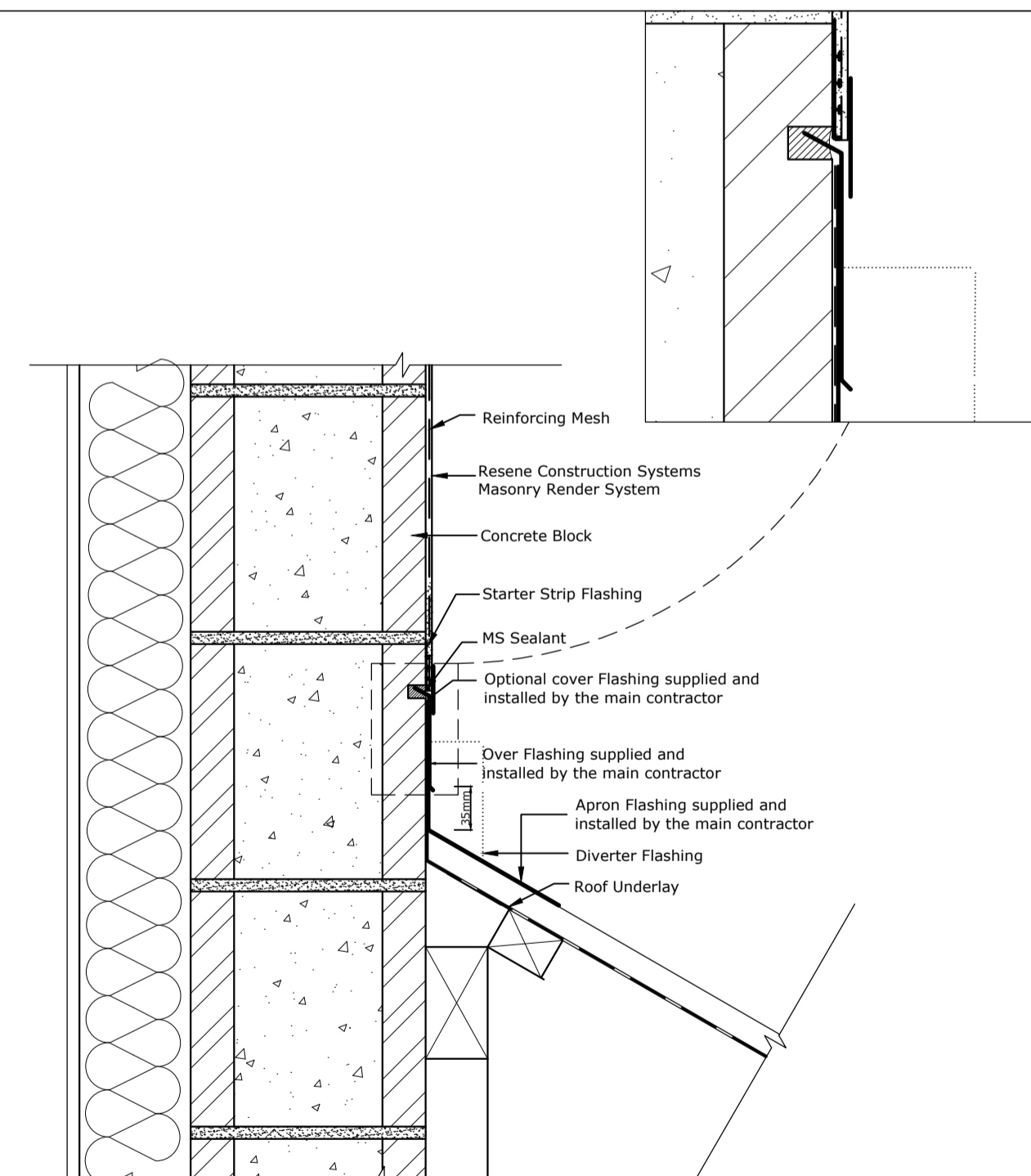
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	Substrate Concrete Block	Date 1 November 2017
	Drawing Name Fan Vent	Sheet 50.12.21



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	Substrate Concrete Block	Date 1 November 2017
	Drawing Name Pipe Penetration	Sheet 50.12.20



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	Substrate Concrete Block	Date 1 November 2017
	Drawing Name Roof Apron	Sheet 50.09.00

Refer TradeSpec™ Document 1.2 for information on Roof Clearances

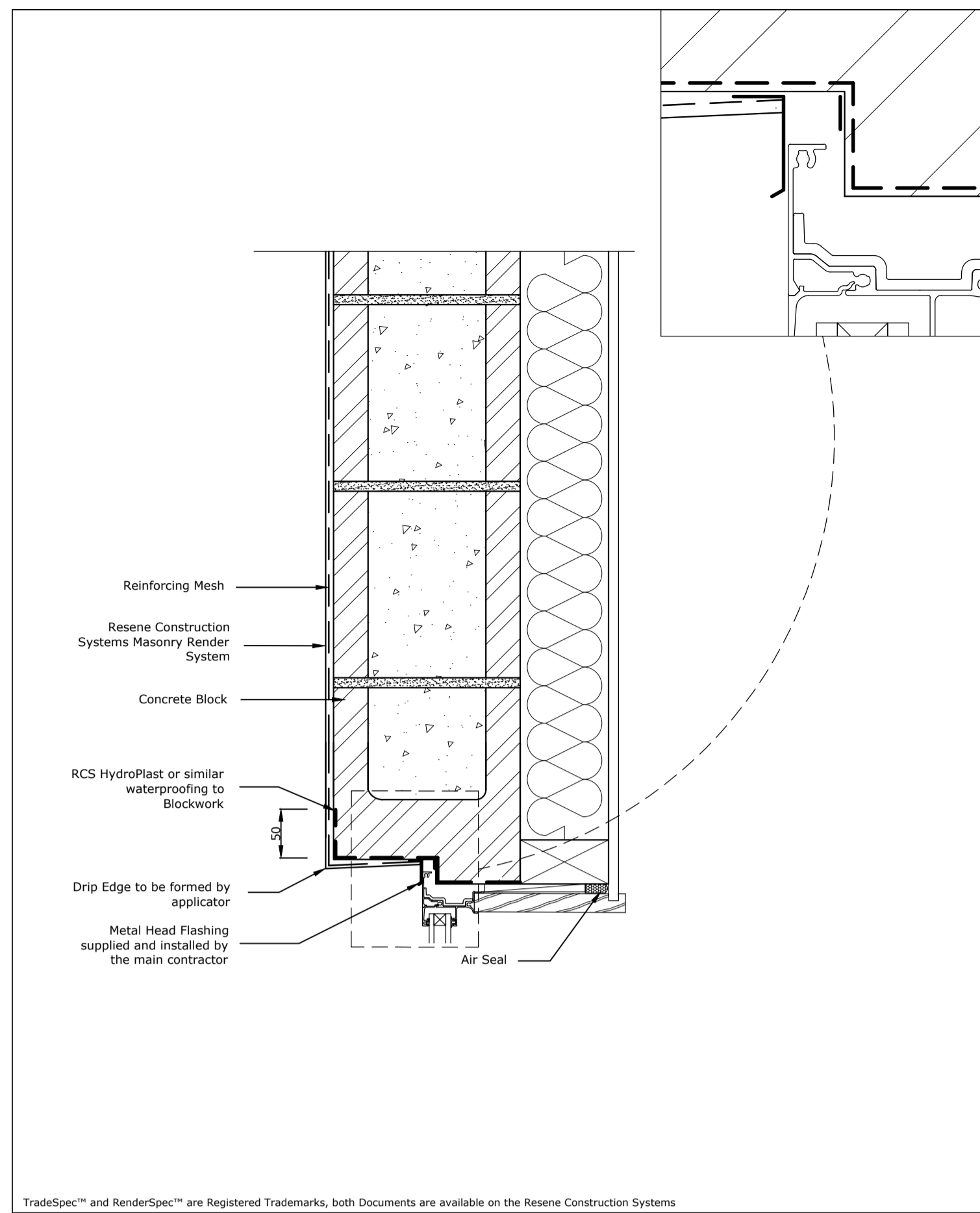
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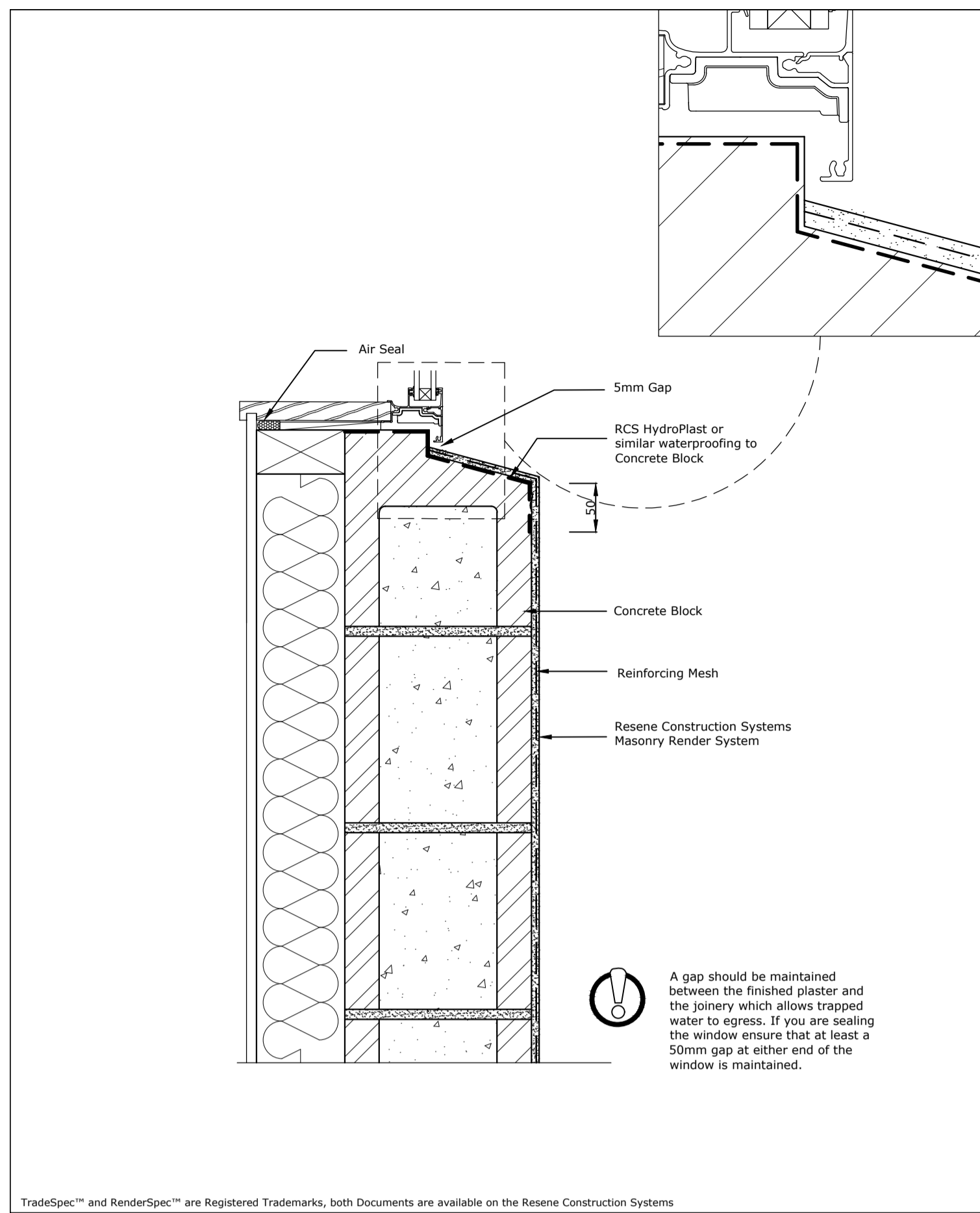
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SCALE 1:5 @ A1 SHEET No. BC16



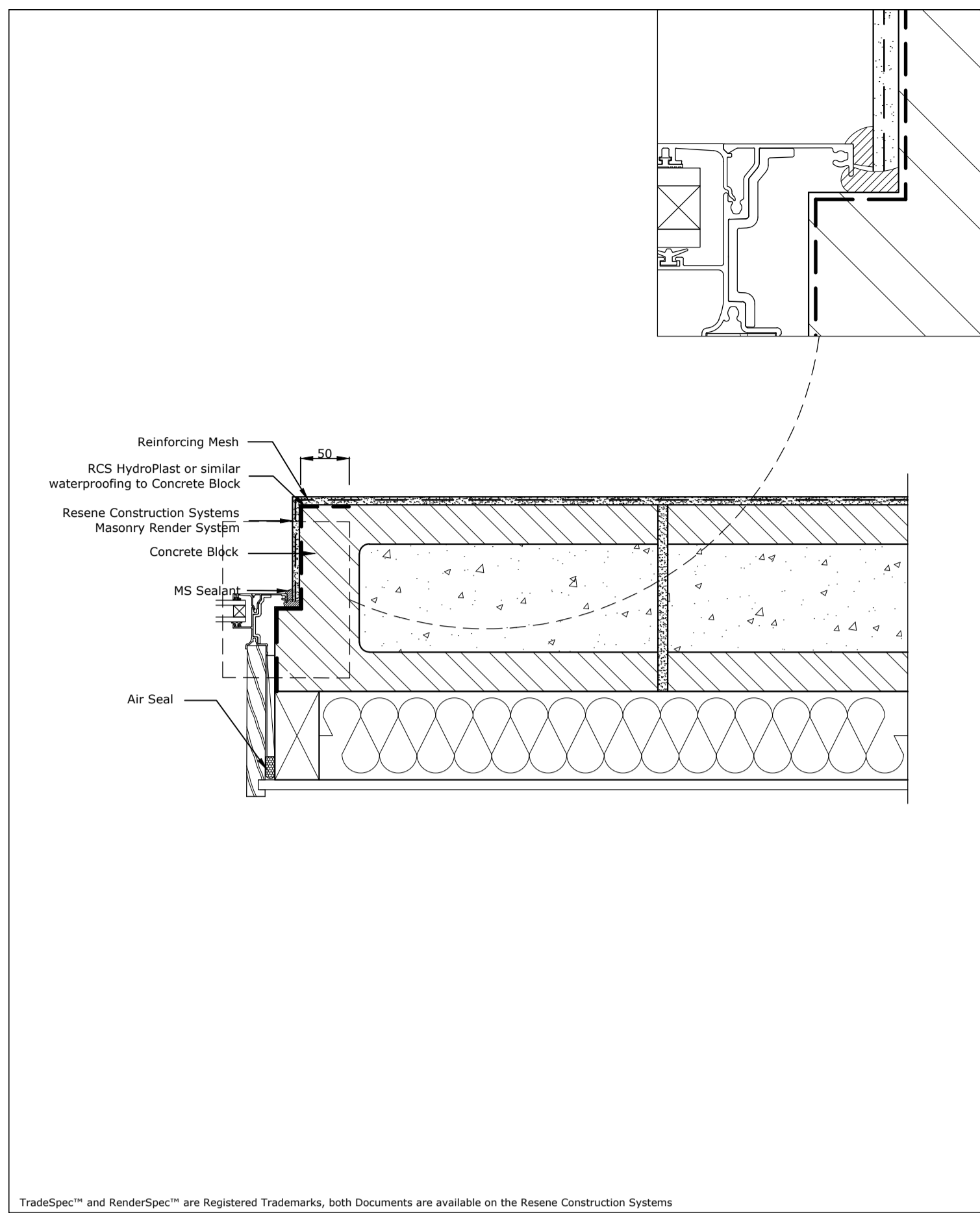
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	System	Masonry Render System	Scale	1 : 5 @ A4
	Substrate	Concrete Block	Date	1 November 2017
	Drawing Name	Window Head	Sheet	50.07.00
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	System	Masonry Render System	Scale	1 : 5 @ A4
	Substrate	Concrete Block	Date	19 July 2021
	Drawing Name	Window Sill	Sheet	50.05.00
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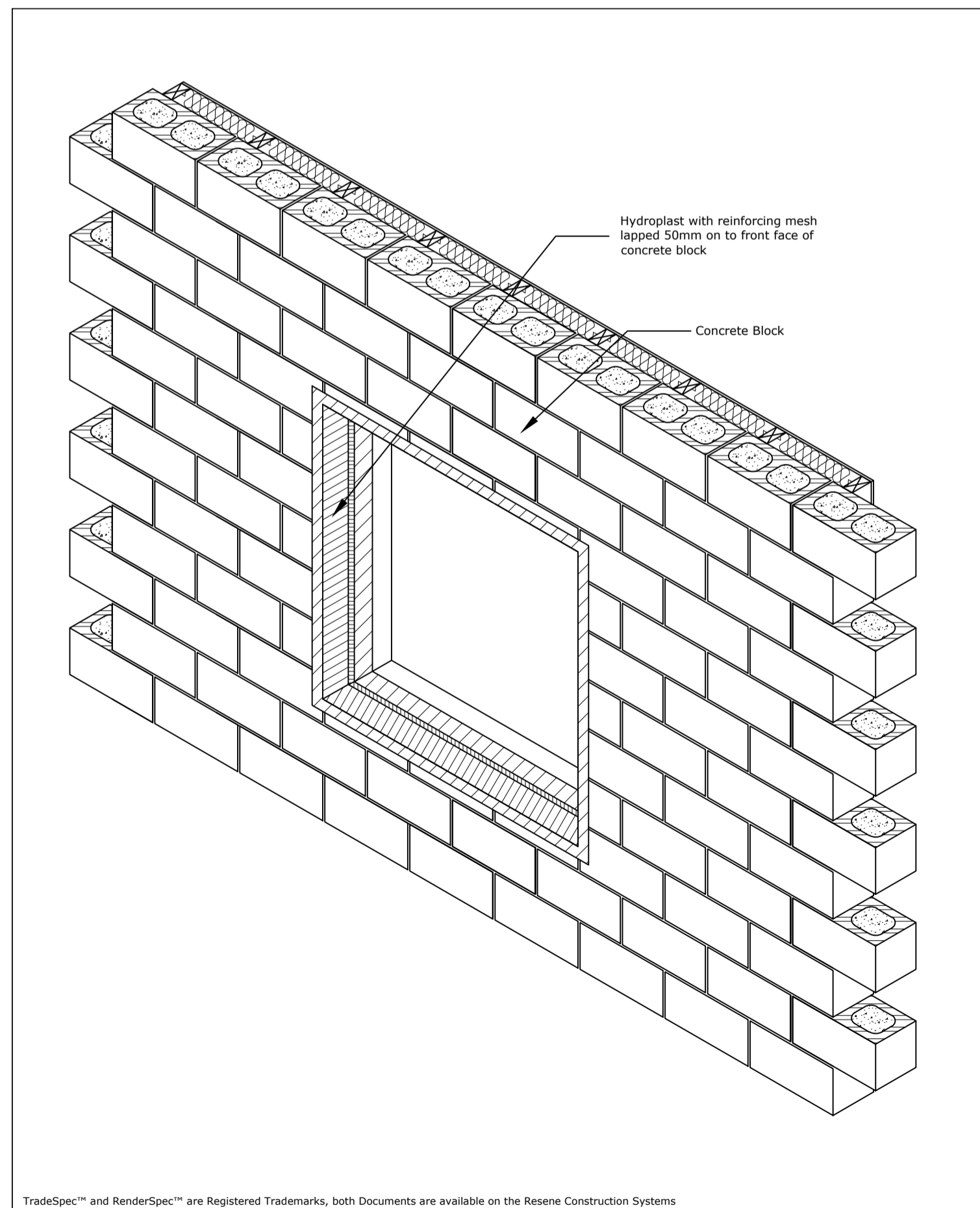


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	System	Masonry Render System	Scale	1 : 5 @ A4
	Substrate	Concrete Block	Date	19 July 2021
	Drawing Name	Window Jamb - Option 1	Sheet	50.06.00
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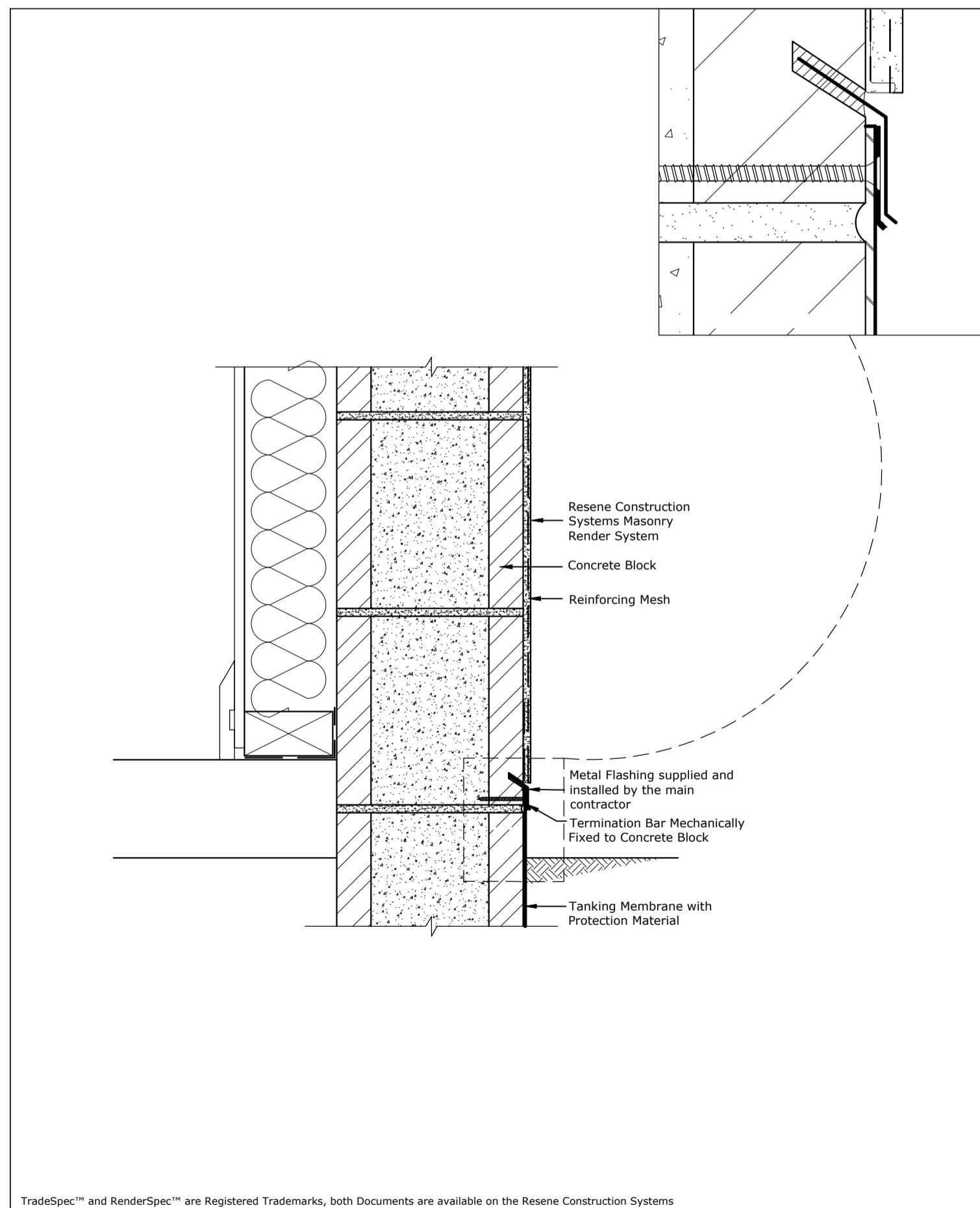
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SITE WIND ZONE: High
 EARTHQUAKE ZONE: 1
 EXPOSURE ZONE: D



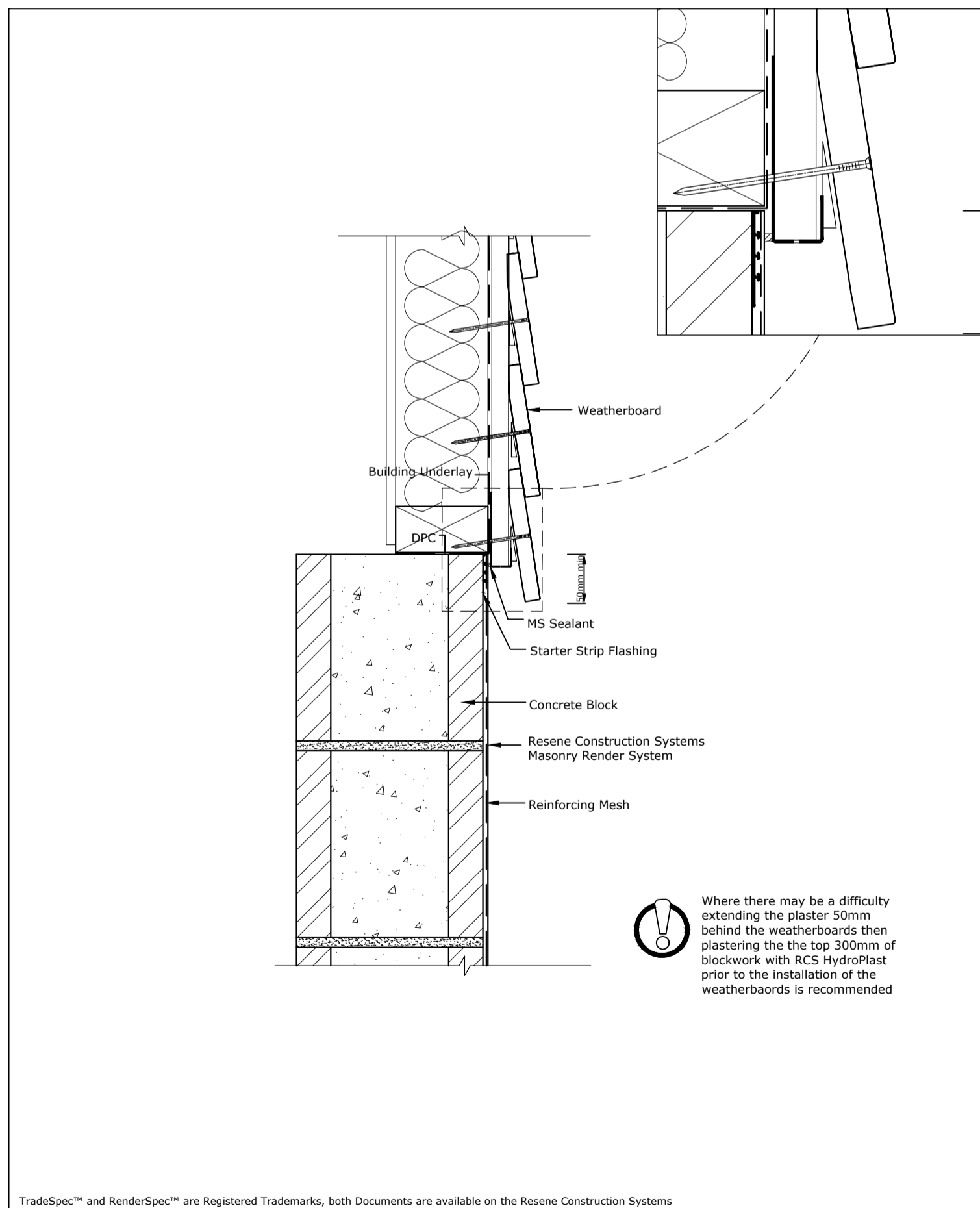
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	System	Masonry Render System	Scale	1 : 20 @ A4
	Substrate	Concrete Block	Date	----
	Drawing Name	Window Isometric	Sheet	50.01.40
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	System	Masonry Render System	Scale	1 : 5 @ A4
	Substrate	Concrete Block	Date	3 November 2021
	Drawing Name	Foundation with Pressure Bar - Option 1	Sheet	50.02.10
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	System	Masonry Render System	Scale	1 : 5 @ A4
	Substrate	Concrete Block	Date	1 November 2017
	Drawing Name	Horizontal Junction with Weatherboard Above	Sheet	50.11.10
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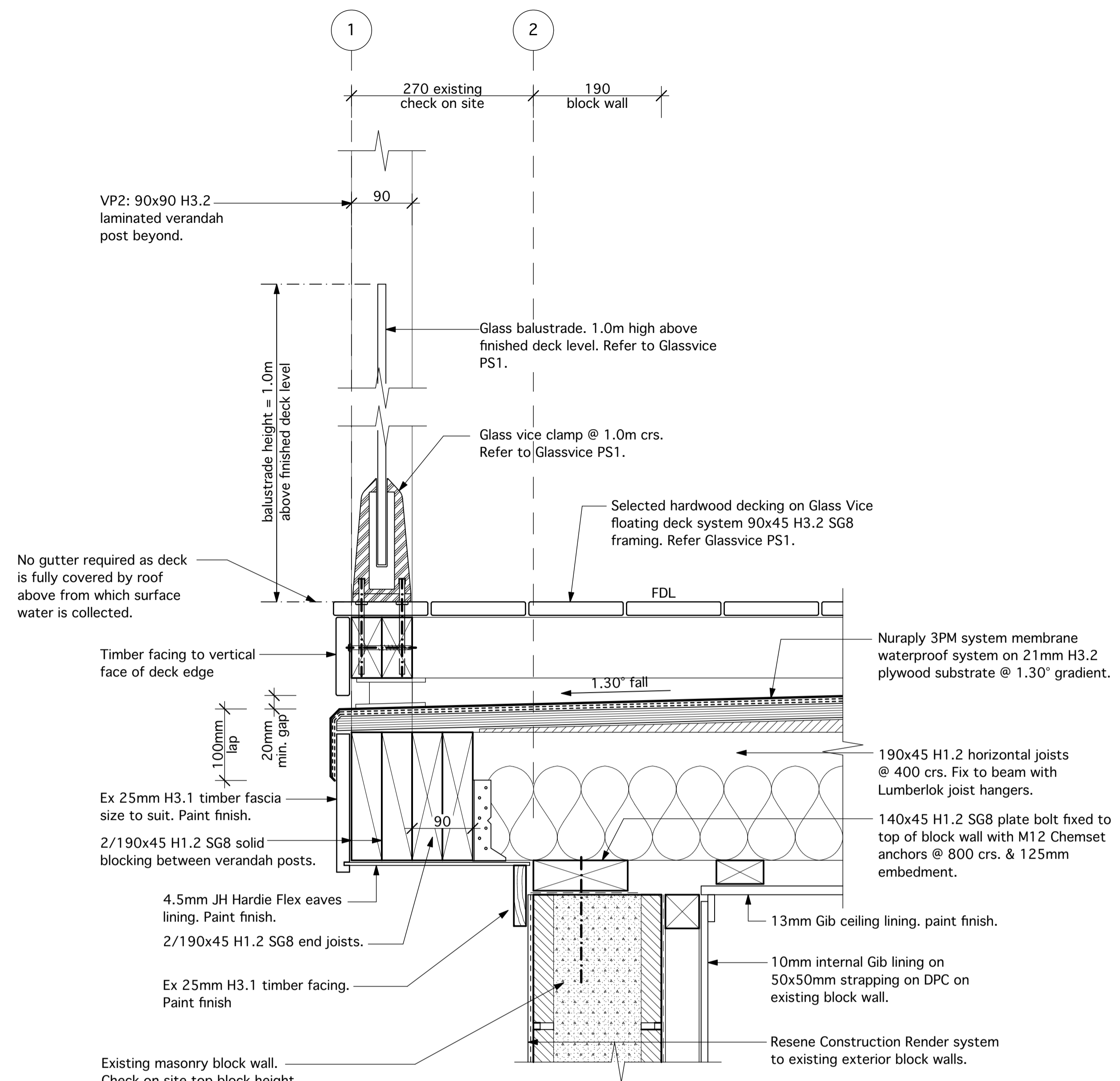
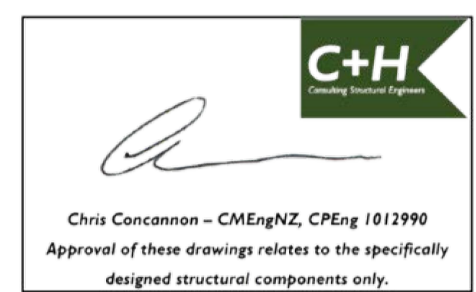
SCALE	SHEET No.
1:5 @ A1	BC17

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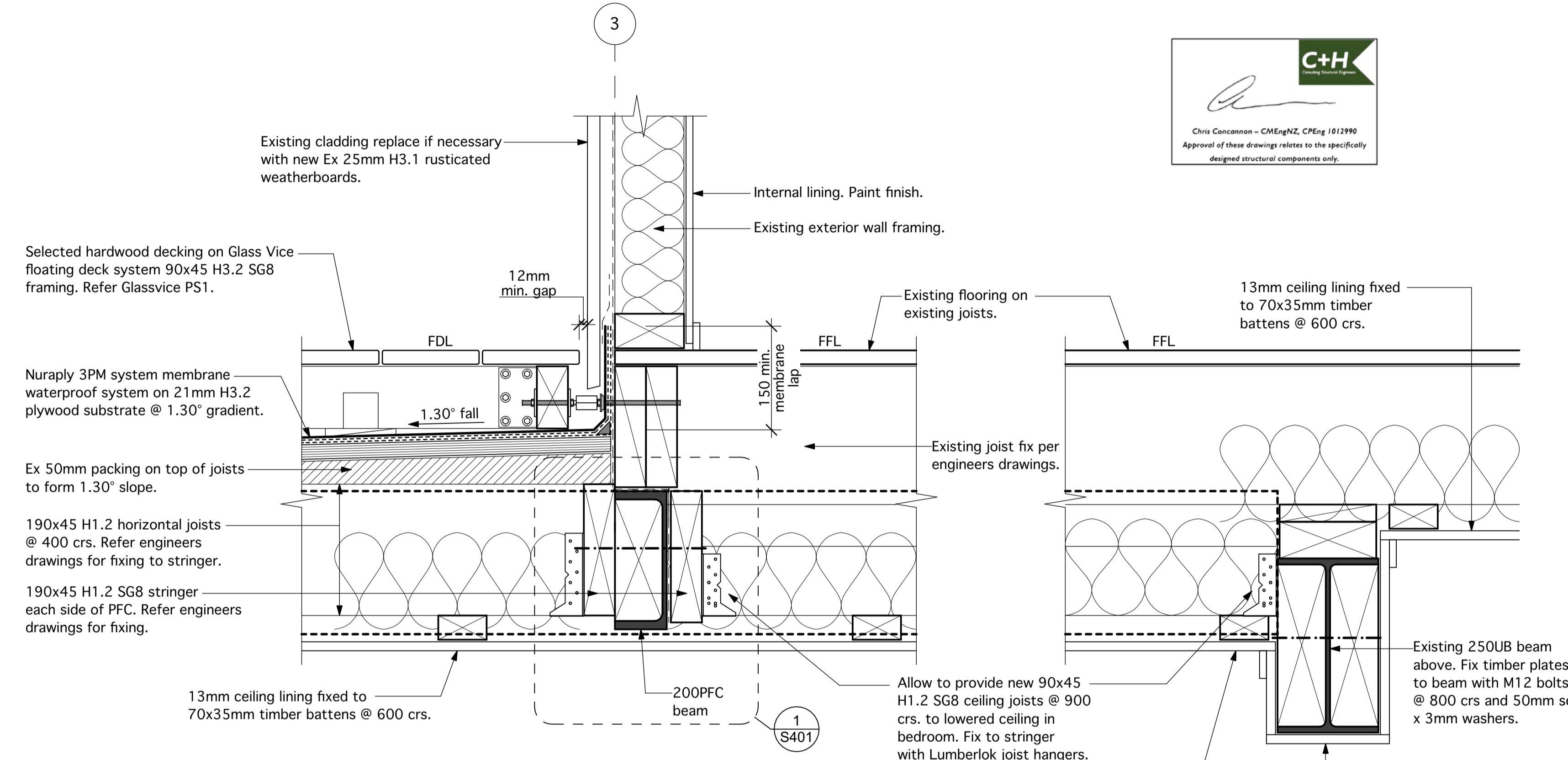
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SITE WIND ZONE: High
EARTHQUAKE ZONE: 1
EXPOSURE ZONE: D

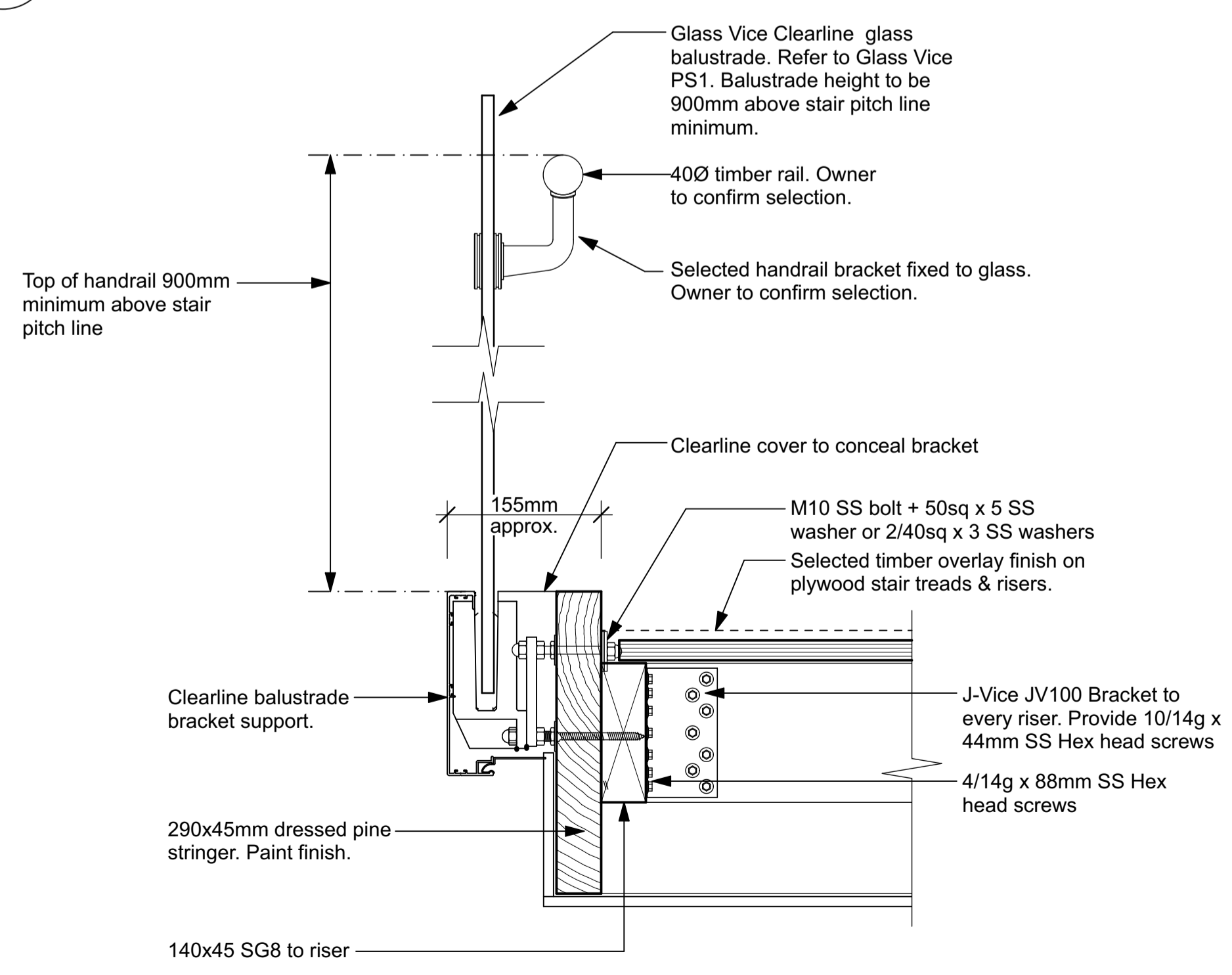


01 EXTERIOR Balcony balustrade detail
 BC10 scale 1 : 5

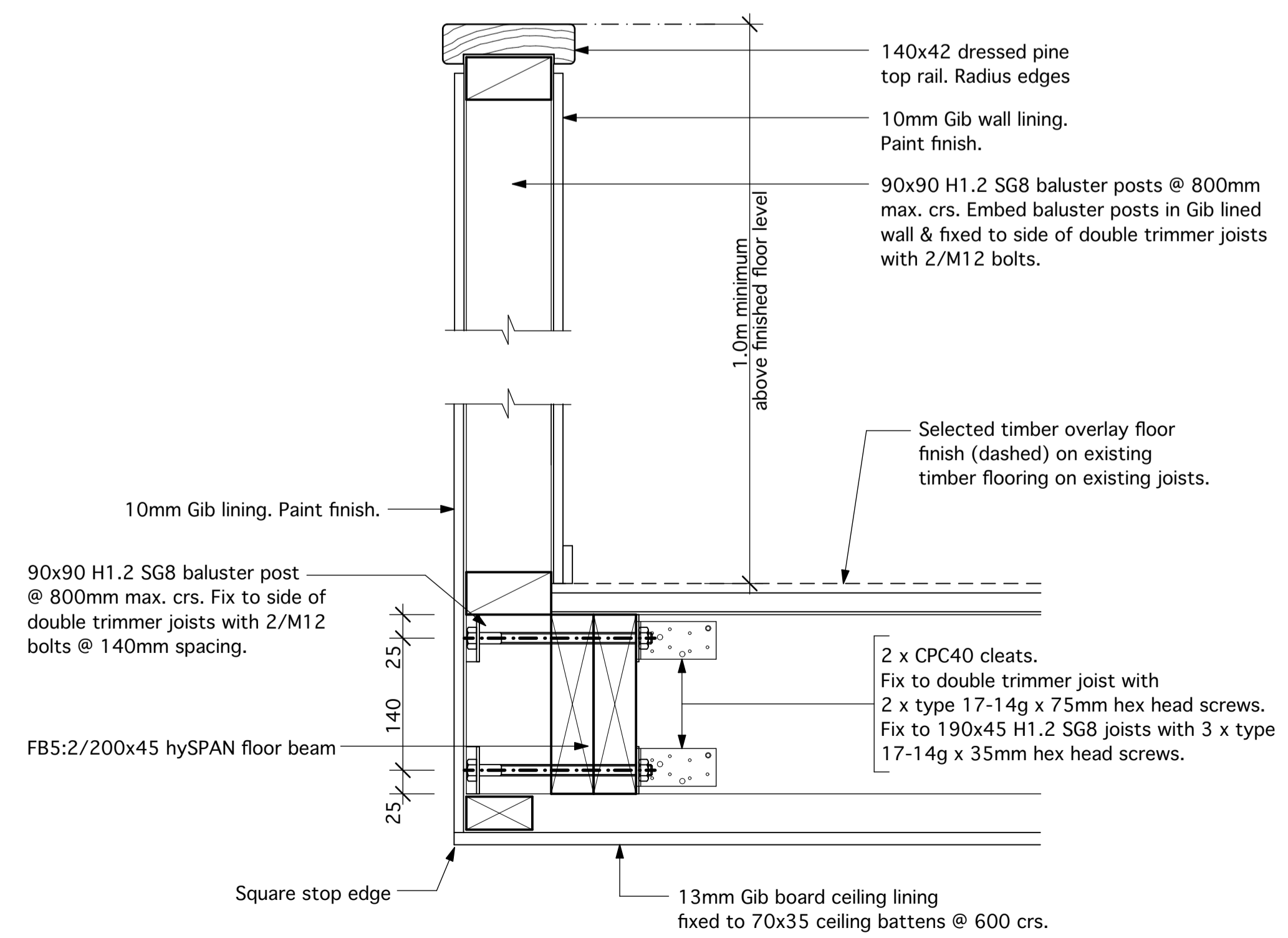


02 EXTERIOR Balcony to house detail
 BC10 scale 1 : 5

08 Ceiling joists to existing beam detail
 BC10 scale 1 : 5



04 INTERIOR stair balustrade - Glassvice Clearline system
 BC10 scale 1:5



03 INTERIOR balustrade at top landing
 BC10 scale 1:5

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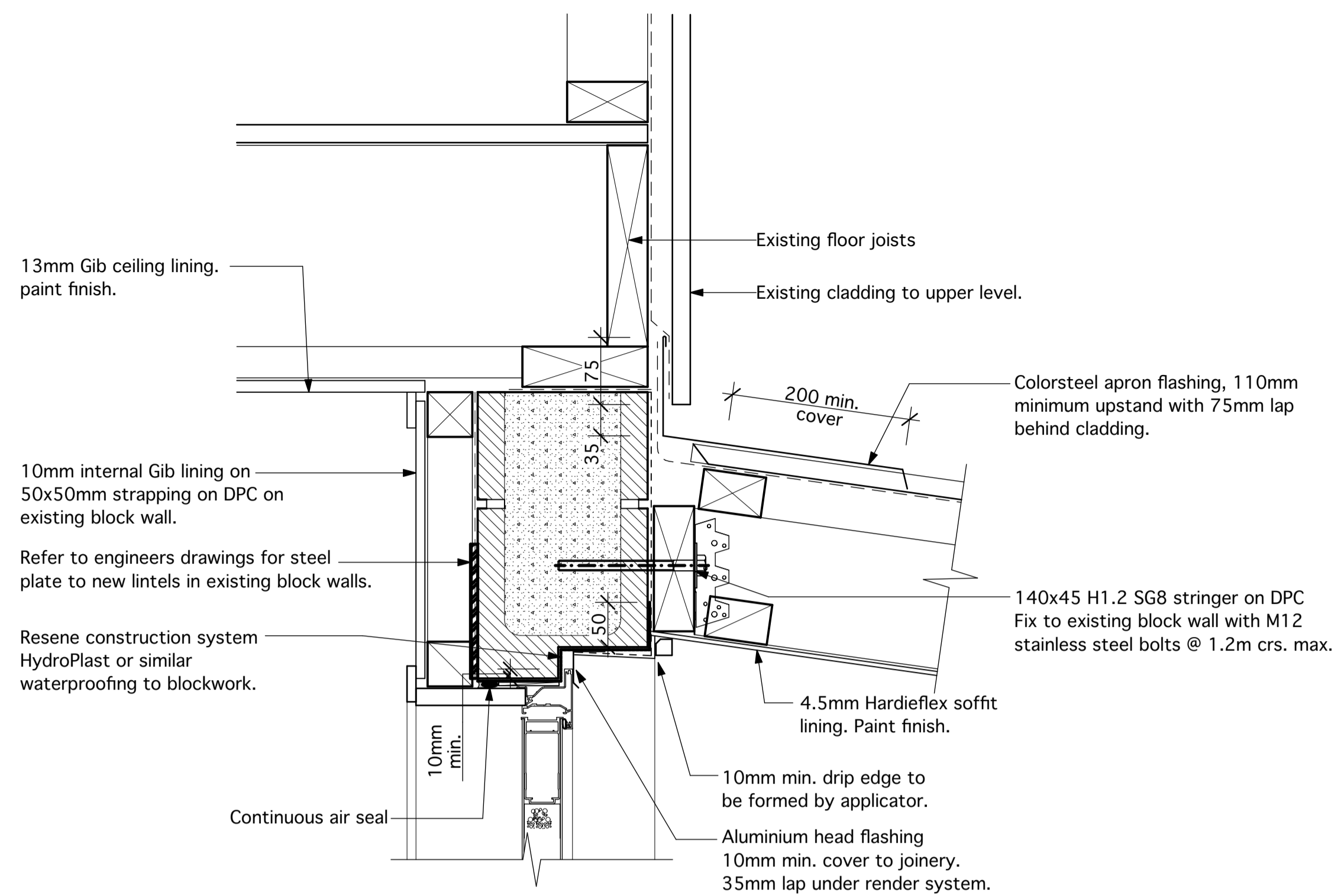
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1:5 @ A1	BC18

Do not scale from drawings.
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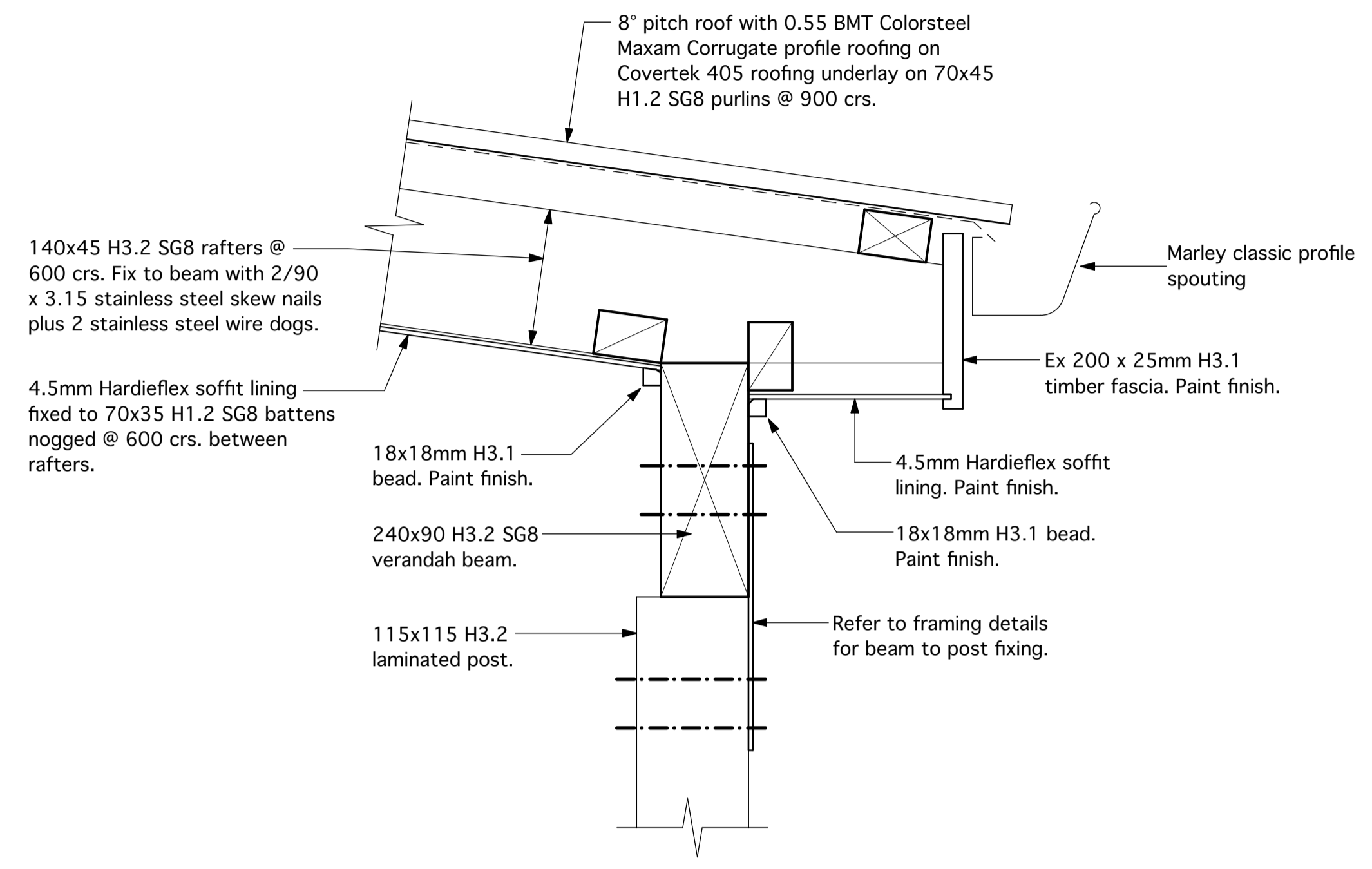
All work to be in accordance with
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The New Zealand Building Code,
NZS 3604, and Any additional Territorial Authority requirements.

Refer Specification for references to other
New Zealand / Australian Standards to be complied with as they apply to this project.

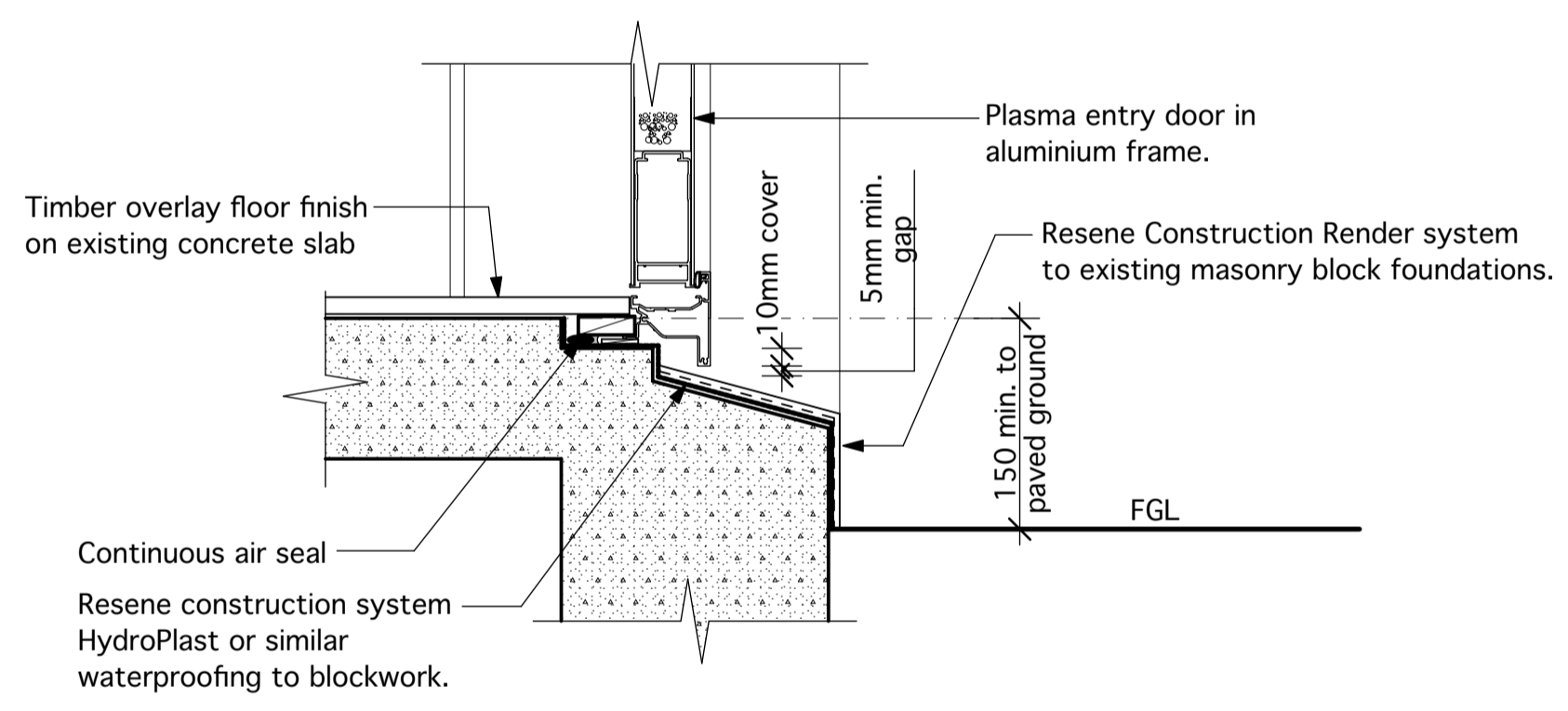
SITE WIND ZONE: High
EARTHQUAKE ZONE: 1
EXPOSURE ZONE: D



06 Porch roof apron flashing & door head detail
BC10 scale 1 : 5



07 Porch eave detail
BC10 scale 1 : 5



05 Entry Door sill detail
BC10 scale 1 : 5

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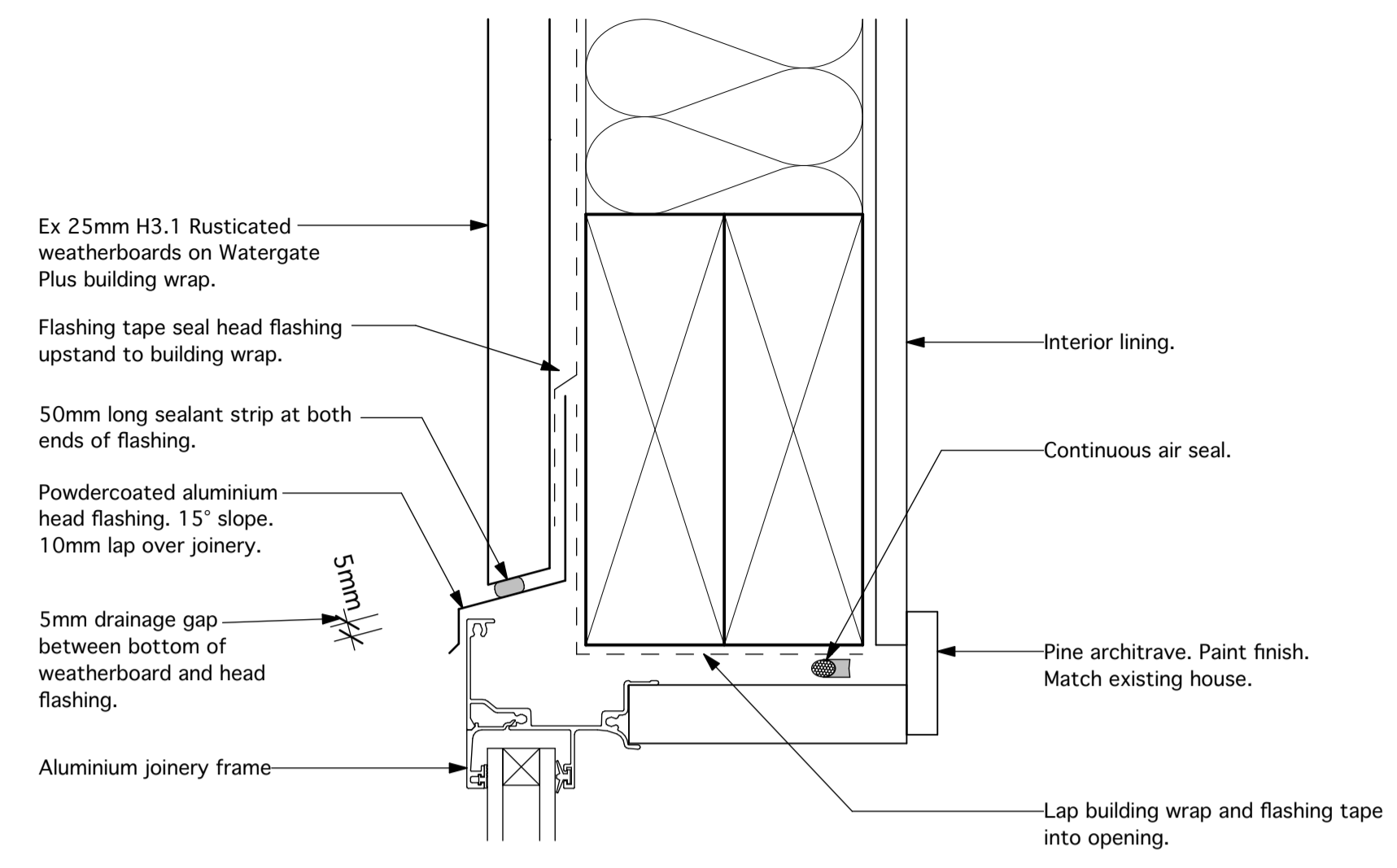
SCALE	SHEET No.
1:5 @ A1	BC19

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SITE WIND ZONE: High
EARTHQUAKE ZONE: 1
EXPOSURE ZONE: D

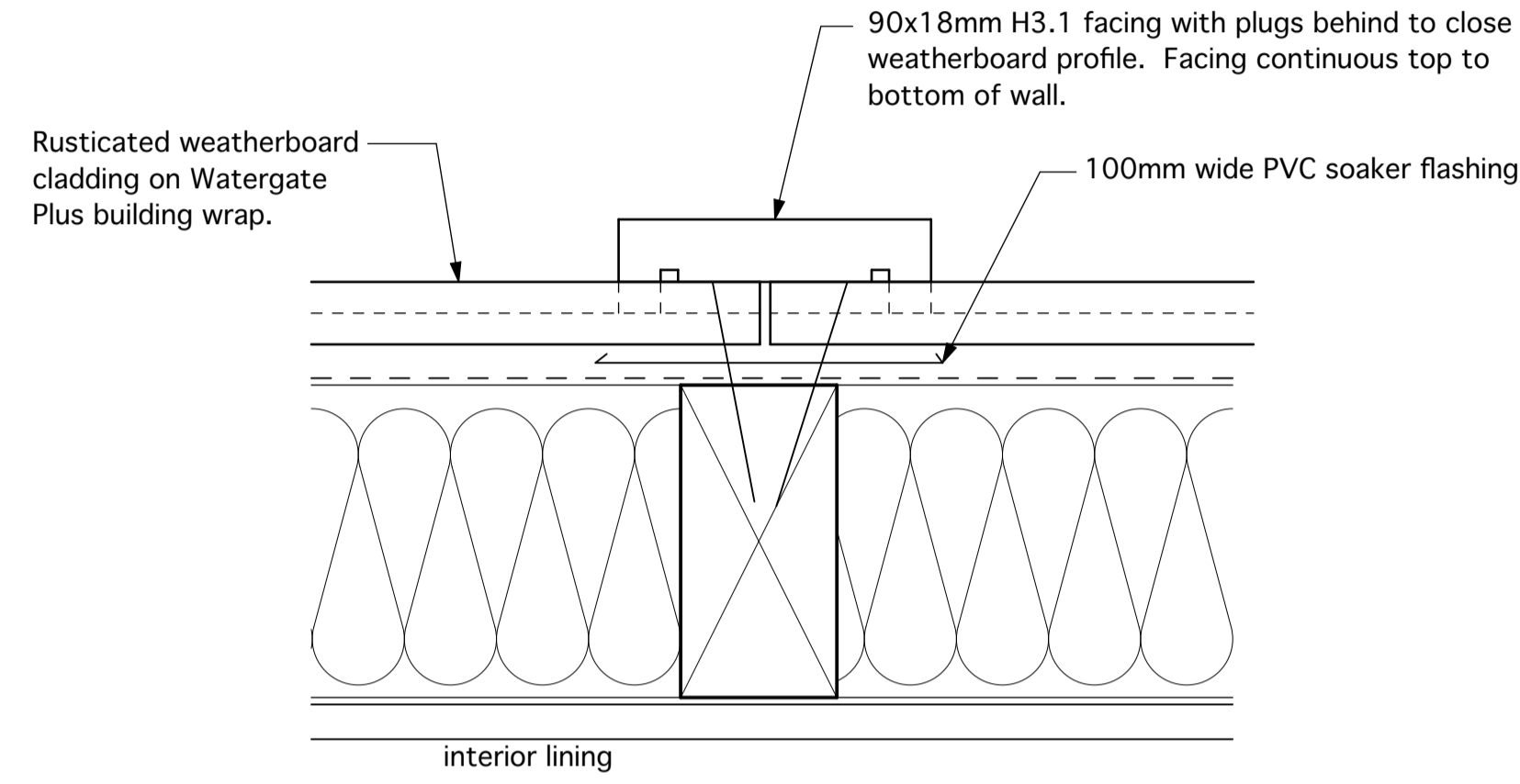
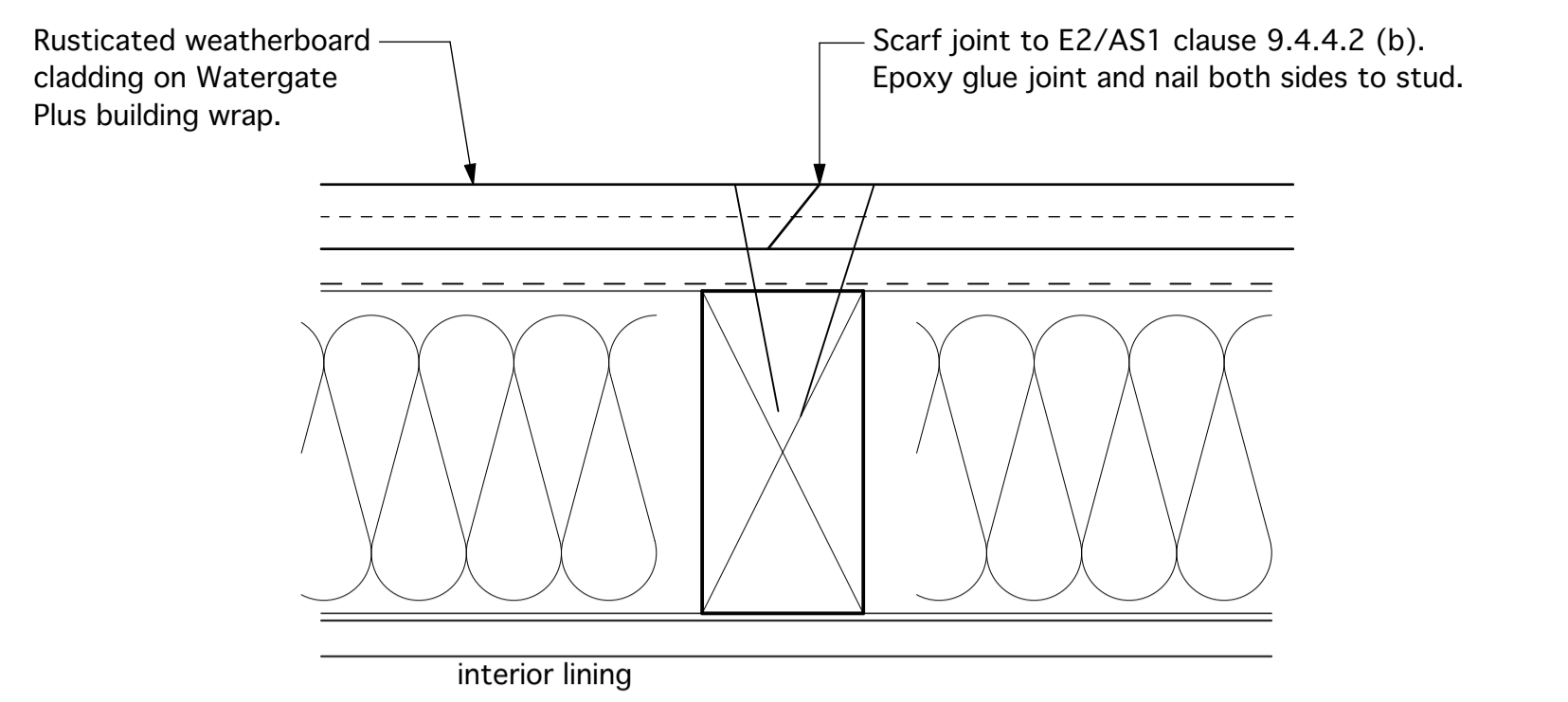


01 window head - rustricated weatherboards
 TYP scale 1 : 5

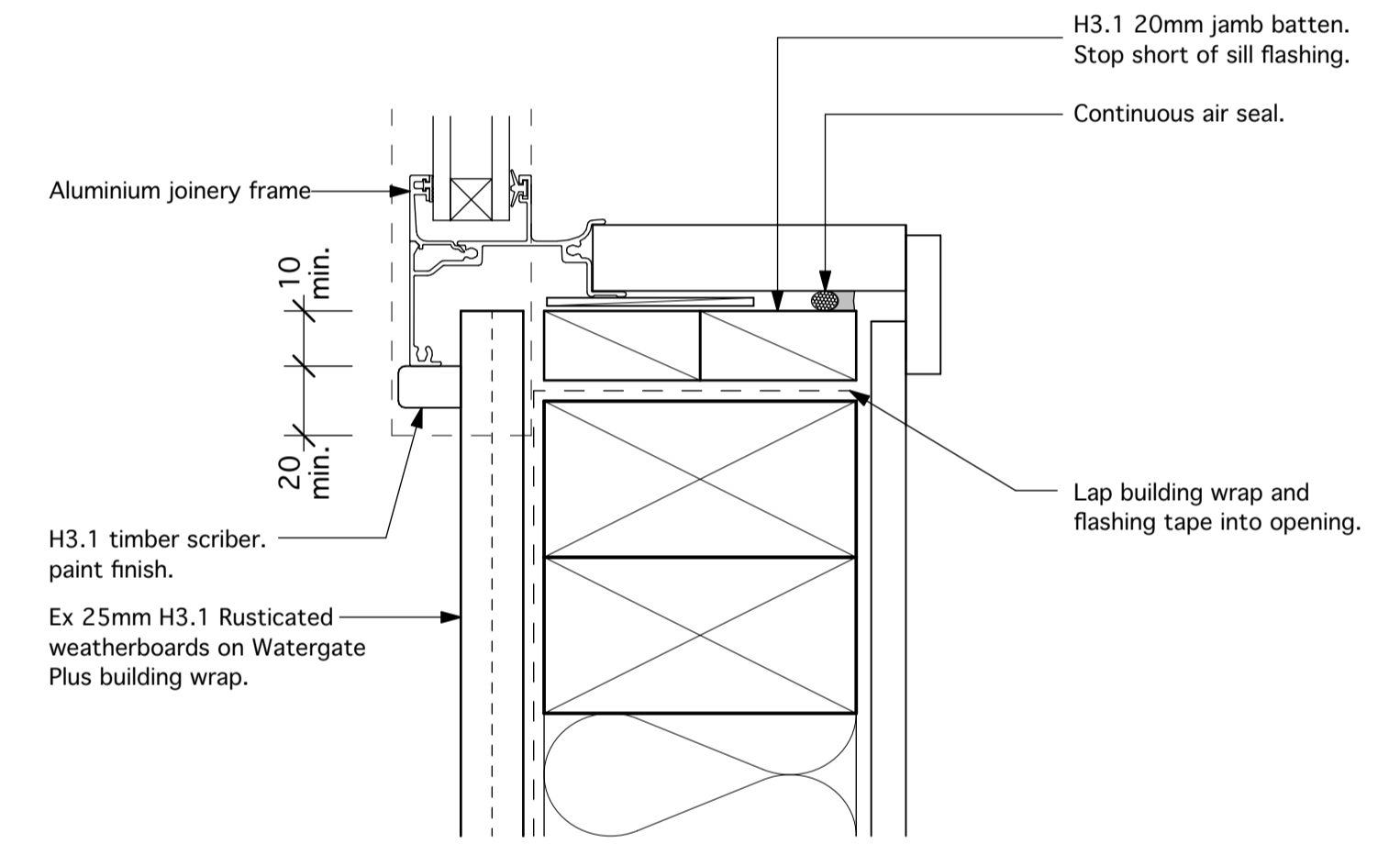
WEATHERBOARD FIXINGS:

60x2.8 JH Galv. nails, with 35mm min. penetration into framing.
 Single fixing 10mm above top of lower board.
 Refer to E2/AS1 table 24.

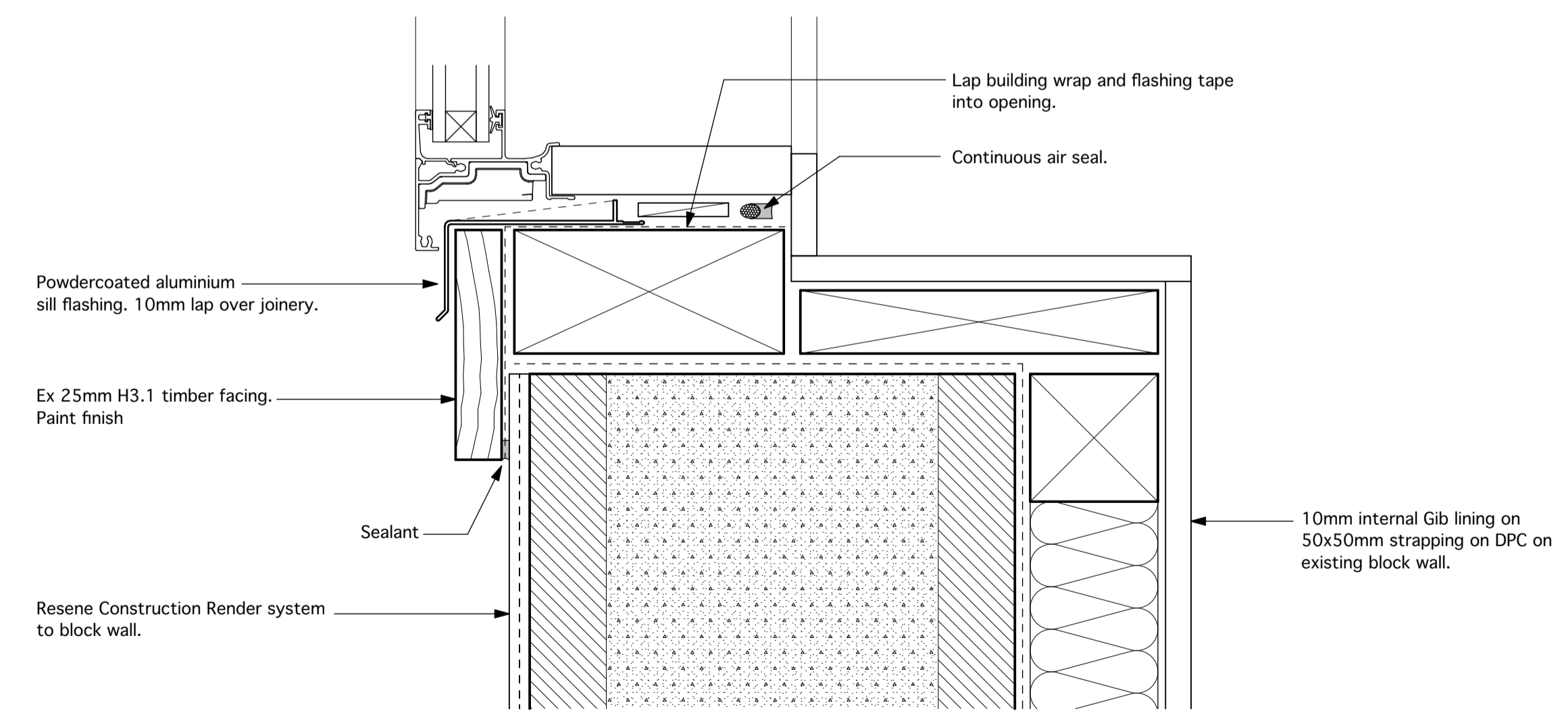
WEATHERBOARD PROFILES TO NZS 3617 FOR COMPLIANCE WITH E2/AS1.



04 Rustricated weatherboard jointing options
 TYP scale 1 : 5



02 window jamb - rustricated weatherboards
 TYP scale 1 : 5



03 window sill - masonry block wall
 TYP scale 1 : 5

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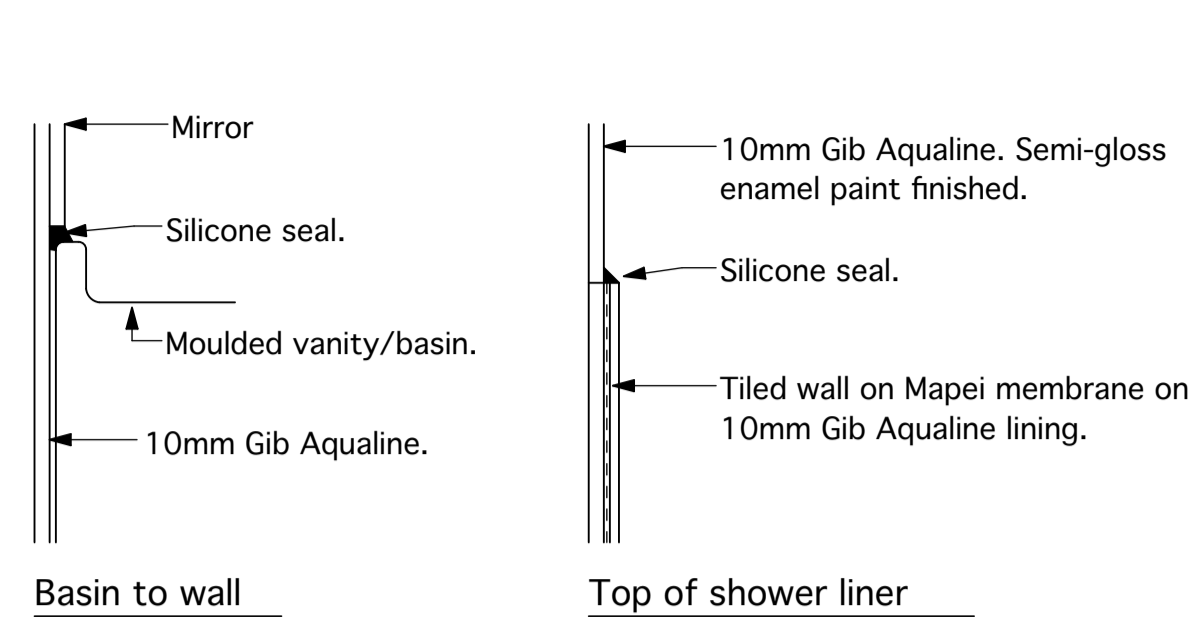
SCALE	SHEET No.
1:2 @ A1	BC20

Do not scale from drawings. The Contractor must check and verify all dimensions on site prior to commencing any work.

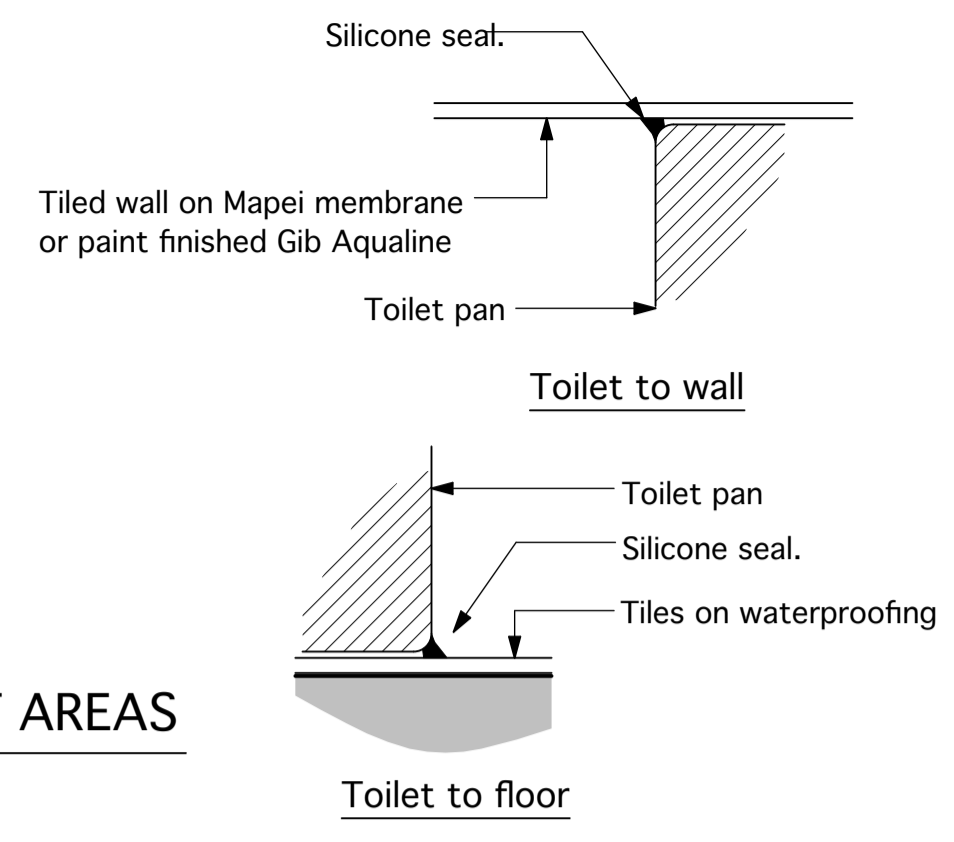
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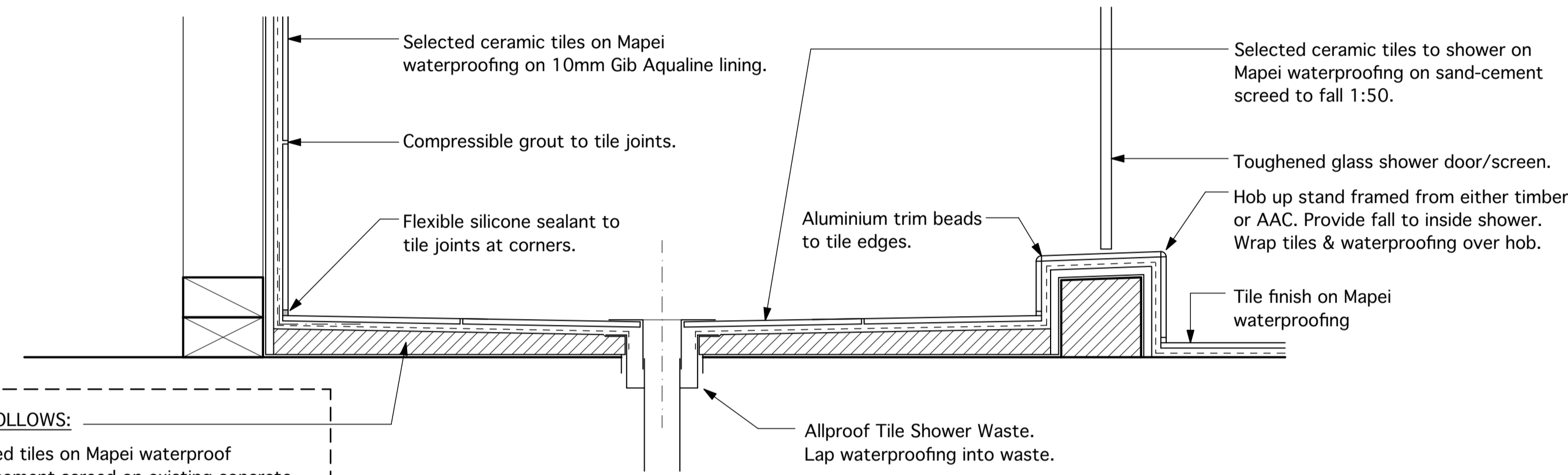
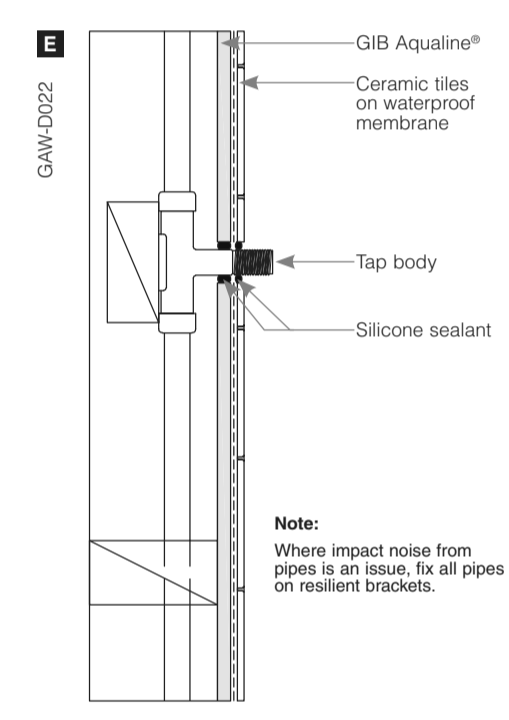
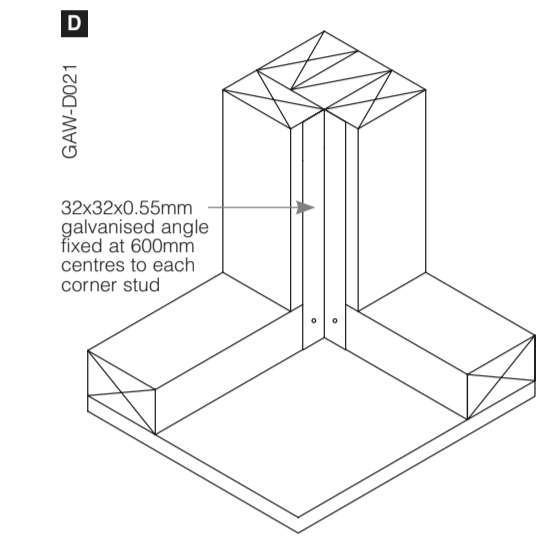
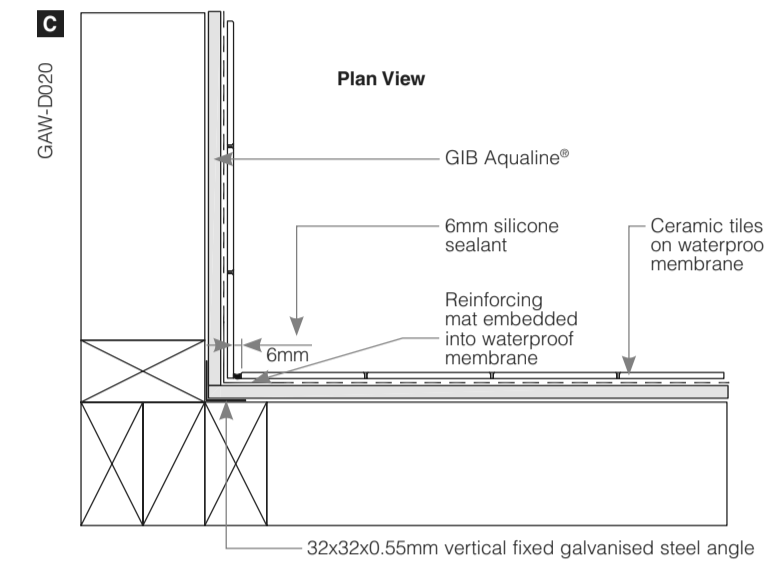
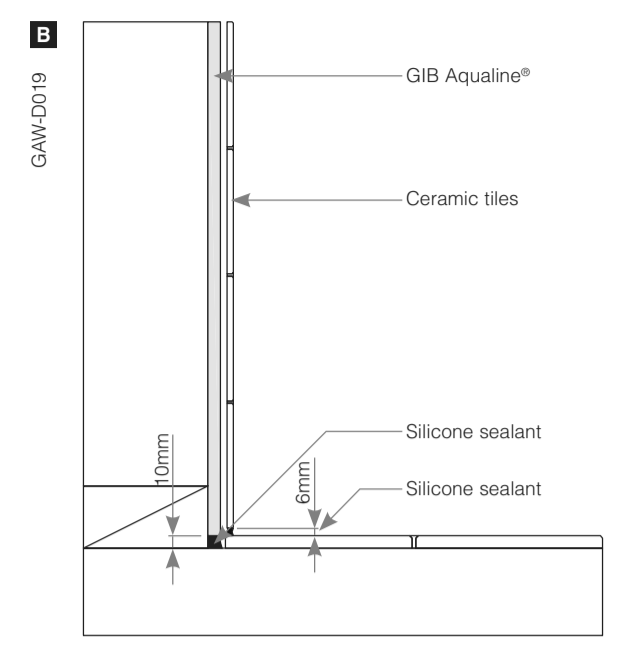
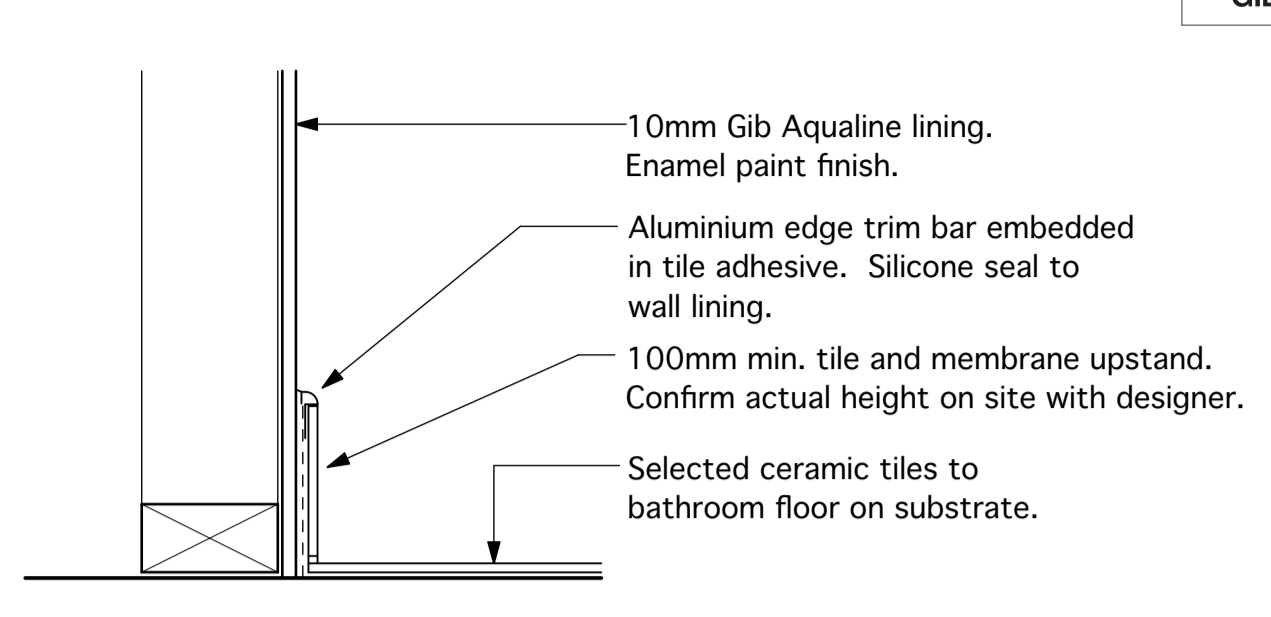
SITE WIND ZONE: High
EARTHQUAKE ZONE: 1
EXPOSURE ZONE: D



01 SEALING PLUMBING FITTINGS IN WET AREAS
 TYP scale 1:5



02 TILED BATHROOM FLOOR
 TYP scale 1:5 DOES NOT INCLUDE SHOWER.

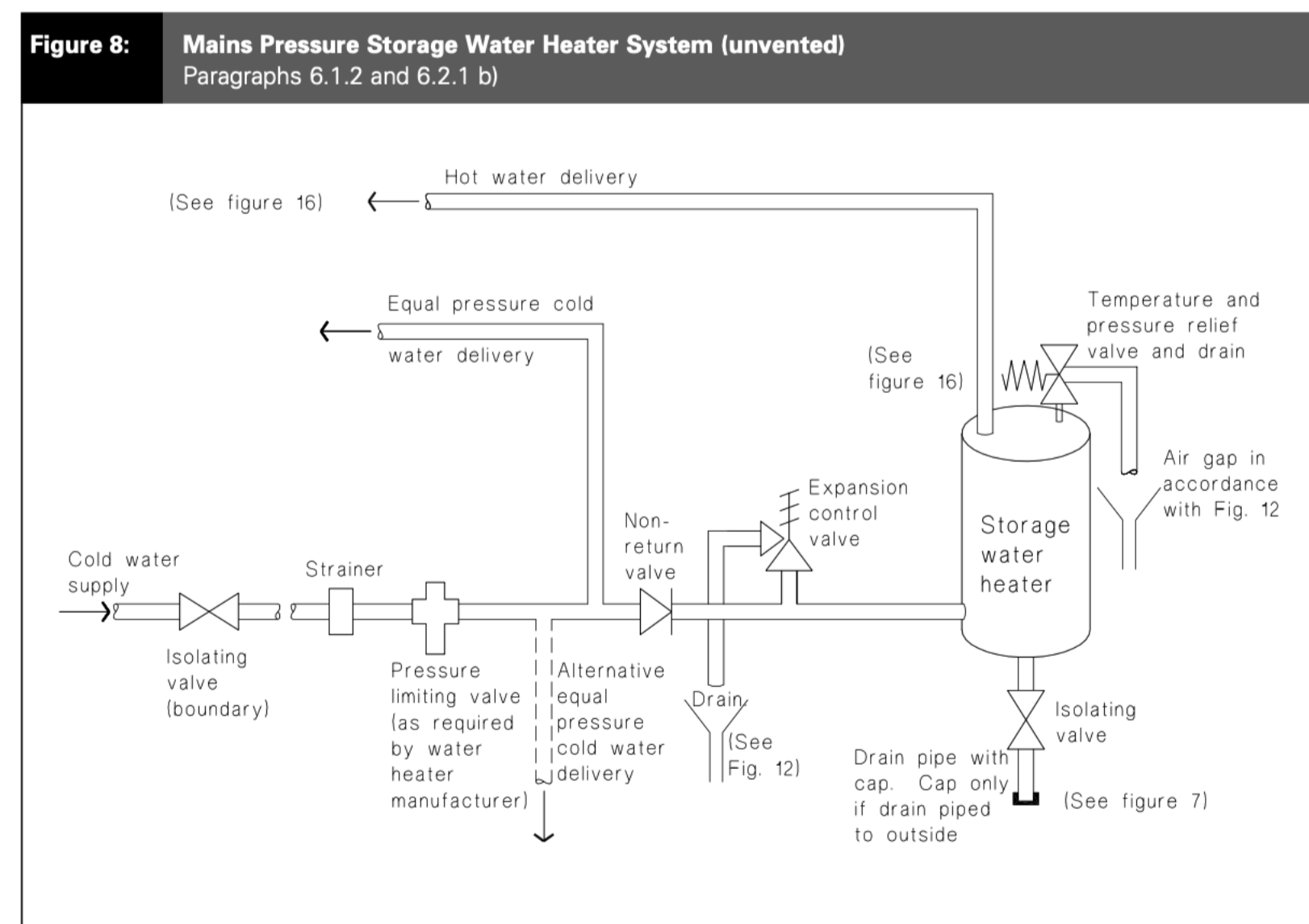
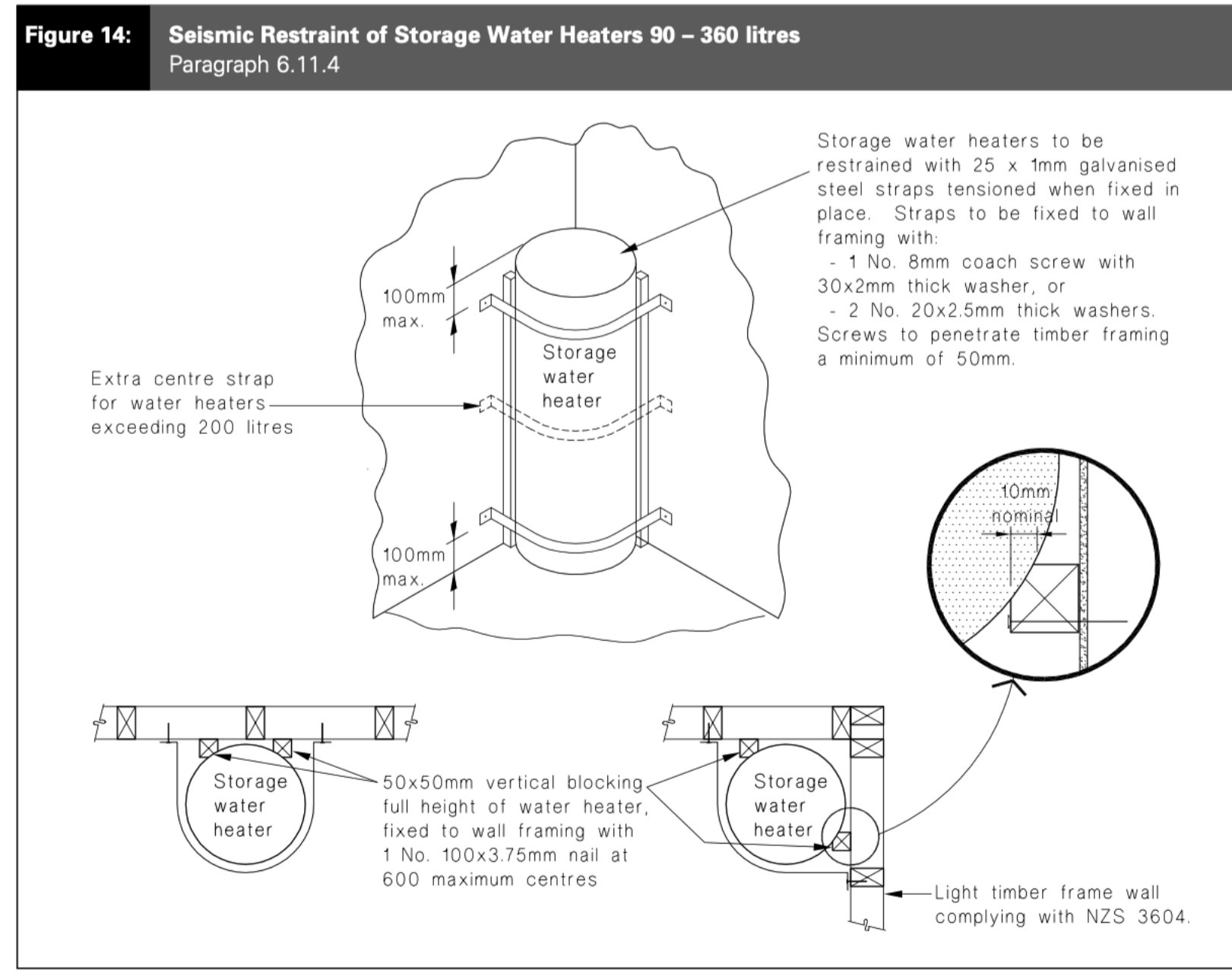


SHOWER BASE AS FOLLOWS:

Ground floor: Selected tiles on Mapei waterproof membrane on sand-cement screed on existing concrete slab. 1:50 fall to waste.

Upper storey: Selected tiles on waterproof membrane on Aquamox (or similar approved AAC) shower tray with 1:50 fall to waste. Shower tray adhesive fixed directly to existing timber flooring.

03 TILED SHOWER BASE WITH HOB UPSTAND
 TYP scale 1:5



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SCALE	SHEET No.
1:5 @ A1	BC21