

MAHANA HOUSE 30 DE LUEN AVENUE, TINDALLS BEACH

FOR BUILDING
CONSENT



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Westgate
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DATE: AUG-25
STRUCTURAL
JOB No: 250681

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CONSTRUCTION.
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B	03/02/26	BUILDING CONSENT	MB
A	10/12/25	DRAFT BUILDING CONSENT	MB

Date:	AUG-25
Cad Ref:	
Designed	Designer
Drawn	Author
Checked	Checker

PROJECT
MAHANA HOUSE

30 DE LUEN AVENUE,
TINDALLS BEACH

DRAWING TITLE
DRAWING SCHEDULE

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ORIGINAL SIZE	A1	JOB No.	DWG No.	REV
ORIGINAL SCALE		250681	S001	B

GENERAL

- THE SPECIFICATION AND DRAWINGS SHALL TAKE PRECEDENCE OVER THESE NOTES AND DETAILS.
- MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, THE CURRENT EDITION OF THE RELEVANT NEW ZEALAND STANDARDS, INCLUDING ASSOCIATED STANDARDS, AND LOCAL AUTHORITY REGULATIONS EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS
- THE DESIGN ADEQUACY INCORPORATED IN THESE DRAWINGS IS SUBJECT TO THE REQUIREMENTS INCLUDED IN THE SPECIFICATION FOR THE WORKS AND THE DESIGN ASSUMPTIONS INCORPORATED INTO THE CALCULATIONS AND REPORTS FOR THE PROJECT.
- THE DRAWINGS SHOW THE DESIGN INTENT. SHOP DETAILING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL SETTING OUT, NIBS, REBATES, SETDOWNS AND THE LIKE. ALL DISCREPANCIES SHALL BE REFERRED TO THE PRINCIPAL CONSULTANT OR THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION IS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.
- DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES. THIS INCLUDES ALL EXISTING STRUCTURES FORMING PART OF, OR AFFECTED BY, THE WORKS. THE CONTRACTOR SHALL DESIGN AND PROVIDE PROPPING TO SUPPORT ALL CAST INSITU AND PRECAST CONCRETE WORK UNTIL SUCH CONCRETE HAS REACHED THE REQUIRED STRENGTH TO BE SELF SUPPORTING.
- IF DURING CONSTRUCTION ANY PART OF THE WORKS SHOW SIGNS OF DISTRESS, EXCESSIVE DEFLECTION, CONFLICT OF COMPONENTS OR OTHER PROBLEMS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER WHO SHALL INVESTIGATE AND ISSUE SUCH INSTRUCTIONS AS ARE CONSIDERED NECESSARY.

INSPECTION

- CONTRACTOR TO REVIEW BUILDING CONSENT AND ARRANGE INSPECTIONS BY COUNCIL AND ENGINEER AS REQUIRED BY CONSENT DOCUMENTATION
- THE CONTRACTOR MUST BE SATISFIED THAT THE WORKS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS BEFORE CONFIRMING AN INSPECTION BY THE ENGINEER.

CONCRETE

- ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH NZS 3109
- UNLESS STATED OR DETAILED OTHERWISE ON THE DRAWINGS, ALL REINFORCEMENT MUST BE PROVIDED WITH A MINIMUM CONCRETE COVER AS SHOWN ON THE FOLLOWING TABLE.

MEMBER	CONCRETE COVER TO REINFORCEMENT (mm)				
	CAST AGAINST & PERMANENTLY EXPOSED TO EARTH	EXPOSED TO EARTH OR WEATHER		NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	
		INSITU	PRECAST	INSITU	PRECAST
FOUNDATIONS	75	50	40	--	--
BEAMS AND COLUMNS (PRIMARY REINFORCING)	75	50	40	40	35
TIES, STIRRUPS & SPIRALS	75	40	30	25	20
WALLS, SLABS & RIBS DIA <24/DIA= or >24	75	40/45	30/40	25/30	20/25

- UNLESS STATED OTHERWISE ON THE DRAWINGS THE FOLLOWING CONCRETE STRENGTHS SHALL BE USED:

FOUNDATION	30 MPa
SLAB ON GRADE	30 MPa
CONCRETE BLOCK WALL GROUT	30 MPa
PC STAIRS	40 MPa
FLOOR TOPPING	30 MPa
PRECAST PANEL	40 MPa

- NO HOLES, CHASES OR EMBEDMENT OF PIPES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE APPROVAL OF THE ENGINEER.
- ALLOW FOR ALL CAST-IN CLEATS, HOLDING DOWN BOLTS AND THE LIKE.
- INSITU AND PRECAST SUSPENDED SLABS AND BEAMS SHALL BE GIVEN A POSITIVE UPWARD CAMBER OF 2mm PER 1000mm OF SPAN. ALLOWANCES SHALL BE MADE FOR CAMBER WHEN SETTING OUT LEVELS.
- PROVIDE D12 TRIMMER BARS TO ALL SLAB EDGES, UNLESS NOTED OTHERWISE.
- CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AS DETAILED AND WHERE SHOWN ON THE DRAWINGS, OR AS SPECIFICALLY APPROVED BY THE ENGINEER.
- SLABS ON GROUND SHALL BE SAWCUT AND SHALL CONSIST OF 3mm WIDE CUTS TO THE DEPTHS NOTED IN THE TABLE BELOW. THE MAXIMUM SLAB PANEL AREA BETWEEN JOINTS SHALL BE AS NOTED IN THE TABLE BELOW WITH A MAXIMUM SPACING BETWEEN JOINTS OF 6m. THESE ARE GENERAL GUIDELINES AND SHOULD BE FOLLOWED UNLESS OTHERWISE NOTED ON THE DRAWINGS.

SLAB THICKNESS	SAW CUT DEPTH	MAXIMUM PANEL AREA
100 THK	25mm	25m²
150 THK	35mm	35m²
200 THK	40mm	40m²

- WHERE REQUIRED TO MEET NZBC E2/AS3, CONCRETE & CONCRETE MASONRY STRUCTURES TO COMPLY WITH CCANZ CP01 - 2014 OR AS SPECIFIED BY OTHERS.

REINFORCEMENT

- REINFORCEMENT SHALL BE NEW ZEALAND MANUFACTURED TO AS/NZS 4671. ALL REINFORCEMENT TO BE HIGH DUCTILITY CLASS E. WIRE MESH SHALL BE IN ACCORDANCE WITH NZS 3422, TO MIN GRADE 500MPa THE INTERNAL RADIUS OF BENDS SHALL BE AS LIMITED BY AS/NZS 3109
- TYPICAL BAR DESIGNATIONS ARE AS FOLLOWS:
16 - HD20 - 300 EF
 DENOTES 16No PACIFIC GRADE 500E DEFORMED 20 DIA BARS AT 300 CENTRES IN EACH FACE
9 - R10 TIES - 200
 DENOTES 9No GRADE 300E PLAIN ROUND 10 DIA TIES AT 200 CENTRES
- REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION.
- SPLICES IN REINFORCEMENT:**
 SHALL BE MADE ONLY IN THE POSITION SHOWN ON THE DRAWINGS OR AS OTHERWISE APPROVED BY THE ENGINEER. THE FOLLOWING SPLICE LAP LENGTHS SHALL BE USED IN REINFORCED CONCRETE AND BLOCK WORK UNLESS DETAILED OTHERWISE ON THE DRAWINGS
 GRADE 300 = 40xBAR DIA GRADE 500 = 60xBAR DIA

BAR Ø	SPLICE LAP LENGTHS					
	10	12	16	20	25	32
GRADE 300 DEFORMED BARS (D)	400	480	640	800	1000	1280
GRADE 500 DEFORMED BARS (HD)	600	720	960	1200	1500	1920

- LAP SPLICE LENGTH FOR ROUND REINFORCING BARS SHALL BE TWICE THE CORRESPONDING VALUE FOR DEFORMED REINFORCING
- LAPPED AT RANDOM BARS:**
 WHERE LAPS ARE NOT SPECIFICALLY SHOWN BARS MAY BE LAPPED AT RANDOM IN A STAGGERED PATTERN. BARS SHALL BE 3.0m MINIMUM LENGTH BUT WHERE ACCURATE PLACING IS CRITICAL BARS LONGER THAN 3.0m MAY INCORPORATE ONE LAP COMPLYING WITH THE ABOVE TABLES.
- SLAB REINFORCEMENT SHALL BE SUPPORTED ON STOOLS OR OTHER APPROVED METHODS. STARTERS SHALL BE TIED IN PLACE.

TYPE OF LAP

- PARALLEL LAP - TYPICAL FOR SLABS AND BLOCK WALLS UNLESS DETAILED OTHERWISE



- OFFSET LAP - TYPICAL FOR BEAMS, COLUMNS AND REINFORCED CONCRETE WALLS UNLESS DETAILED OTHERWISE



REINFORCING MESH LAPS

TO NZS3101:2006 CLAUSE 8.6.8.2 REQUIRES ONE MESH SQUARE + 50mm
 SE62-SE92 MESH LAP LENGTH = 400
 SE73-SE93 MESH LAP LENGTH = 400



REINFORCING STANDARD HOOKS

- ALL BENDING OF STEEL BAR REINFORCEMENT AND STANDARD HOOKS TO BE AS PER SECTION 8 NZS3101:PART1

BLOCKWORK

- MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH NZS 4210 AND TO NZS 4230 MASONRY STANDARD GRADE B.
- ALL BLOCKWORK SHALL BE DIRECTLY SUPERVISED BY A REGISTERED MASON WHO SHALL PROVIDE CONTINUOUS INSPECTION.
- ALL MASONRY UNITS SHALL BE OPEN END REINFORCING UNITS, THE BOTTOM COURSE TO BE PLACED UPSIDE DOWN. ALL CELLS ARE TO BE FILLED.
- FOR HEIGHTS OVER 1.2m THE 'HIGH LIFT' METHOD OF GROUTING SHALL BE USED. PROVIDE CLEAN OUT PORTS AT EVERY VERTICAL BAR AND AT THE BOTTOM OF EVERY LIFT UNLESS SHOWN ON THE DRAWINGS.
- CONTROL JOINTS ARE TO BE PROVIDED AT 6.0m MAXIMUM CENTRES UNLESS SHOWN OTHERWISE ON THE DRAWINGS.

REMOVAL OF FORMWORK

ITEMS FROM WHICH FORMWORK IS TO BE REMOVED	ORDINARY PORTLAND CEMENT		RAPID HARDENING CEMENT	
	COLD WEATHER 7*(OR LESS)	TEMPERATE WEATHER	COLD WEATHER 7*(OR LESS)	TEMPERATE WEATHER
	DAYS	DAYS	DAYS	DAYS
BEAMSIDES AND WALLS	6	2	5	1
COLUMNS AND SLABS IN BEAM AND SLAB CONSTRUCTION (PROPS TO BE LEFT UNDER SLABS OF SPANS OVER 1500mm)	10	5	7	2
REMOVAL OF PROPS FROM SLABS OF SPAN OVER 1500mm IN BEAM AND SLAB CONSTRUCTION	14	10	4	4
BEAMS, SOFFITS, ARCH RIBS, OR BARRELS AND SLAB SPANS EXCEEDING 4500mm	28	16	21	8

FLOOR LOADING

TYPE	L.L. (kPa)
DECKS	2.0
RESIDENTIAL DWELLING	1.5

SUSPENDED FLOORS

- PRE-CAST CONCRETE FLOOR SYSTEM SHALL BE PROPPED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
- STEEL FLOOR BEAMS SHALL BE PROPPED IN TWO LOCATIONS 2.5m FROM THE SUPPORTS. THE PROPS SHALL REMAIN IN PLACE FOR A MINIMUM OF 14 DAYS WITH A MINIMUM OF TWO FLOORS PROPPED AT ANY ONE TIME. EACH STEEL BEAM PROP SHALL HAVE A SAFE LOAD CARRYING CAPACITY OF 10 TONNES. (DEAD + LIVE LOAD)

STEELWORK

- MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH NZS 3404 WELDING SHALL COMPLY WITH AS/NZS 1554.1 IN CONJUNCTION WITH NZS 3404 APPENDIX D
- ALL CONNECTIONS SPLICES AND BASEPLATES SHALL BE TO HERA REPORT R4-100 AS SHOWN TYPICALLY ON THE DRAWINGS UNLESS SPECIFICALLY NOTED OR DETAILED.
- BOLTS SHALL GENERALLY BE SNUG FIT HIGH STRENGTH BOLTS TO AS/NZS 1252. BOLTS DESIGNATED Mxx/8.8 SHALL BE HIGH STRENGTH BOLTS TO AS/NZS 1252 FULLY TENSIONED IN ACCORDANCE WITH NZS 3404.
- WELDS TO BE CONTINUOUS SINGLE BEVEL BUTT OR 5mm CONTINUOUS FILLET WELDS (6mm FOR MANUAL WELDS) AS APPROPRIATE UNLESS NOTED OTHERWISE.
- HOLDING DOWN BOLTS AND CAST-IN ITEMS SHALL BE SET ACCURATELY BY TEMPLATE FOR POSITION, PLUMB AND LEVEL BEFORE CONCRETING.
- BASEPLATES SHALL BEAR DIRECTLY ON 20 NOMINAL THICKNESS DRY PACK MORTAR UNLESS NOTED.
- WASHERS, TAPERED WHERE NECESSARY, ARE TO BE USED UNDER BOLT HEADS AND NUTS
- HOLLOW SECTION MEMBERS SHALL BE CAPPED AND ALL JOINTS SEALED
- FOR HOT DIP GALVANISED ITEMS ALLOW FOR TOLERANCES, VENT HOLES ETC. VENT HOLES SHALL BE SEALED AFTER GALVANISING
- UNLESS OTHERWISE SPECIFIED ALL STEELWORK SHALL BE PAINTED WITH ONE COAT OF AN APPROVED ZINC PHOSPHATE PRIMER IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. PREPARATION OF THE STEEL SURFACE FOR PAINTING SHALL BE IN ACCORDANCE WITH BS 7079, PART A1, CONDITION S12 UNLESS NOTED OTHERWISE IN THE MANUFACTURER'S RECOMMENDATIONS. DO NOT PAINT STEELWORK TO BE ENCASED IN CONCRETE OR SURFACES FORMING PART OF A TENSIONED BOLTED CONNECTION.

TIMBER

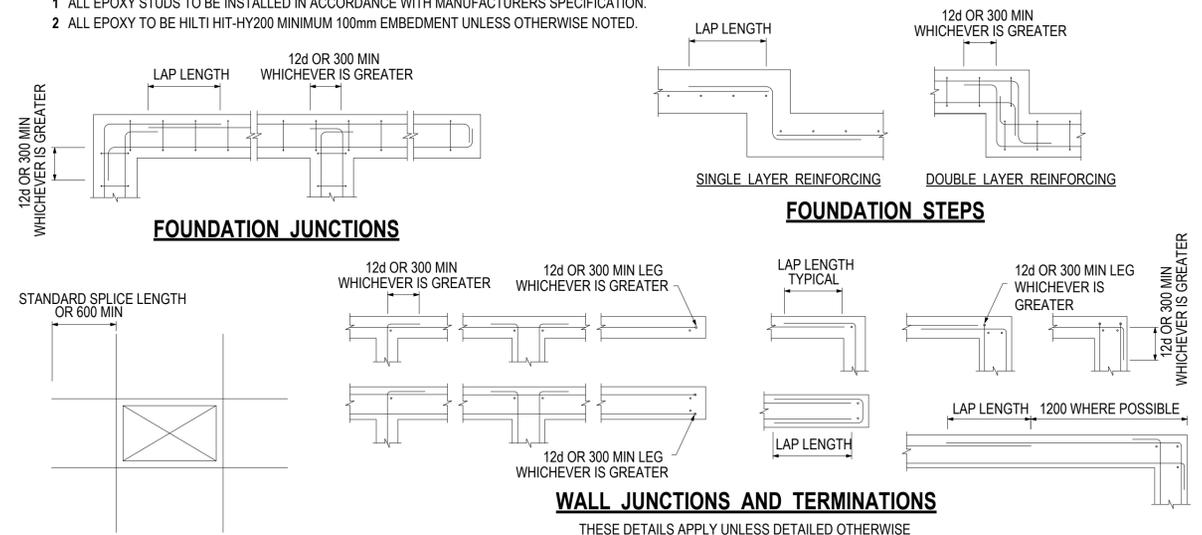
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH NZS 3602 & NZS 3603
- LIGHT TIMBER FRAMED CONSTRUCTION SHALL BE IN ACCORDANCE WITH NZS 3604

REID THREADED INSERTS

- ALL THREADED INSERTS TO BE INSTALLED IN ACCORDANCE WITH THE REID INSTALLATION GUIDE, DATED JULY 2019, INCLUDING USING EPOXY.

EPOXY STUDS

- ALL EPOXY STUDS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.
- ALL EPOXY TO BE HILTI HIT-HY200 MINIMUM 100mm EMBEDMENT UNLESS OTHERWISE NOTED.



GENERAL ABBREVIATIONS	
GENERAL	COS CHECK ON SITE EXTG EXISTING FL FINISHED LEVEL GL GROUND LEVEL IL INVERT LEVEL LNG LONG NTS NOT TO SCALE RL REDUCED LEVEL SED SMALL END DIAMETER SFL STRUCTURAL FINISHED LEVEL TBA TO BE ADVISED TBC TO BE CONFIRMED TYP TYPICAL UNO UNLESS NOTED OTHERWISE
CONCRETE & REINFORCEMENT	PC PRECAST CONCRETE PCP PRECAST CONCRETE PANEL PSC PRESTRESSED CONCRETE RC REINFORCED CONCRETE REINFORCEMENT B BOTTOM C CAR CAR COVER ALL ROUND CJR CONSTRUCTION/CONTROL JOINT COVER CVR COVER EF EACH FACE EU EXPANSION JOINT FW EACH WAY FF FAR FACE H HORIZONTAL NF NEAR FACE SC SAWCUT T TOP V VERTICAL ALT ALTERNATE ABR ALTERNATE BAR REVERSED ABS ALTERNATE BAR STAGGERED LAR LAP AT RANDOM NL NO LAP STA STARTER(S) STG STAGGER STRP STRIP TRIM TRIMMER
STEEL	TOS TOP OF STEEL T/O TOP OF U/S UNDERSIDE CRS CENTERS DIA DIAMETER PCD PITCH CIRCLE DIAMETER R RADIUS CW COMPLETE WITH HD HOLDING DOWN BOLTS HD GALV HOT DIP GALVANISED
WELDING	FW FILLET WELD CFW CONTINUOUS FILLET WELD FWAR FILLET WELD ALL ROUND SVBW SINGLE V BUTT WELD DVBW DOUBLE V BUTT WELD SBBW SINGLE BEVEL BUTT WELD DBBW DOUBLE BEVEL BUTT WELD

FOR BUILDING CONSENT



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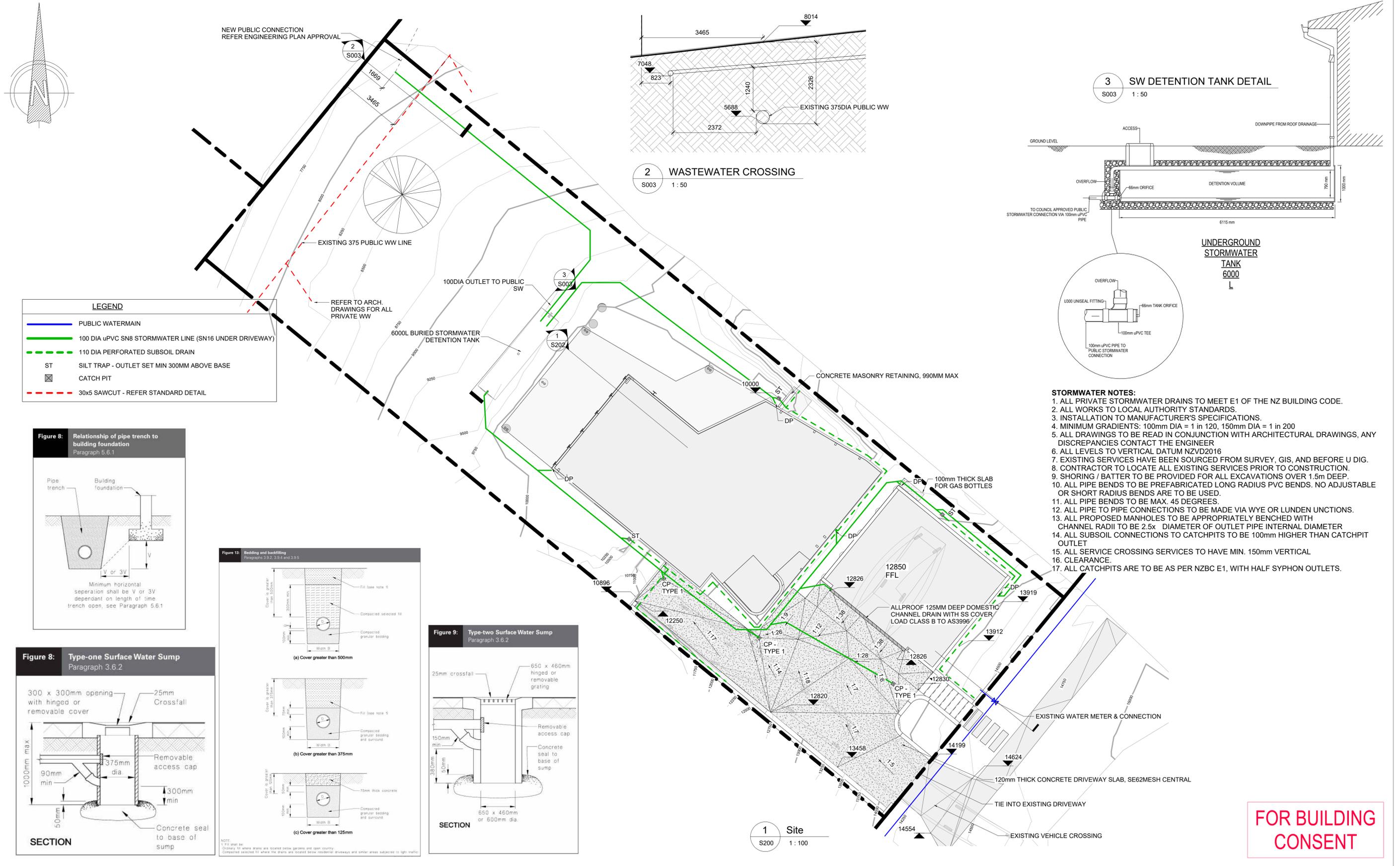
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Designed:	Designer
Drawn:	Author
Checked:	Checker

PROJECT
MAHANA HOUSE
30 DE LUEN AVENUE,
TINDALLS BEACH

DRAWING TITLE
GENERAL NOTES

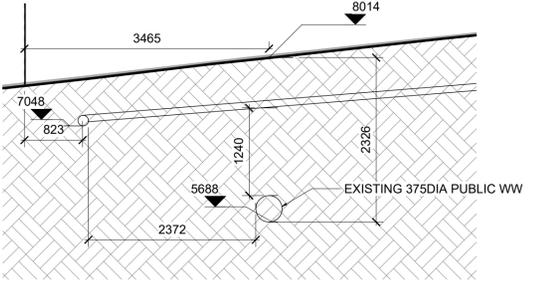
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ORIGINAL SCALE		250681	S002	B

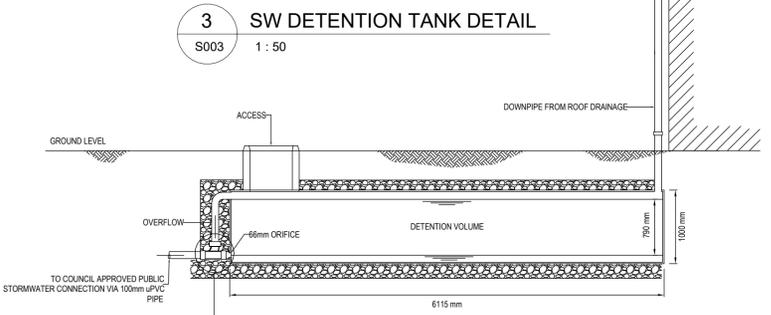


LEGEND

- PUBLIC WATERMAIN
- 100 DIA uPVC SN8 STORMWATER LINE (SN16 UNDER DRIVEWAY)
- 110 DIA PERFORATED SUBSOIL DRAIN
- ST SILT TRAP - OUTLET SET MIN 300MM ABOVE BASE
- CATCH PIT
- 30x5 SAWCUT - REFER STANDARD DETAIL

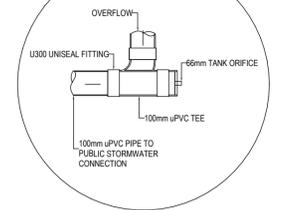


2 WASTEWATER CROSSING
S003 1:50

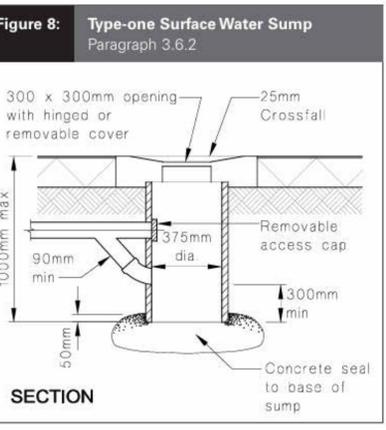
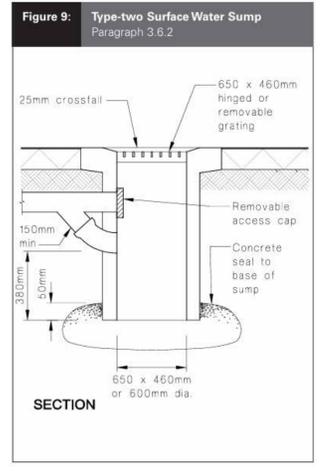
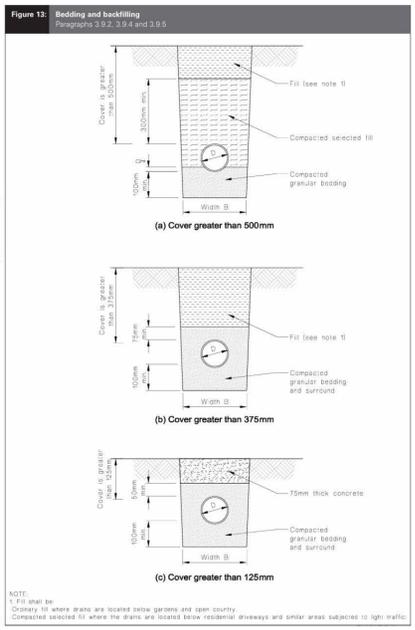
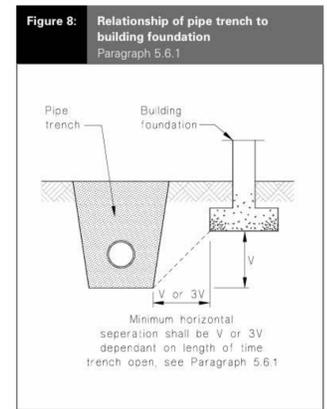


3 SW DETENTION TANK DETAIL
S003 1:50

UNDERGROUND STORMWATER TANK 6000 L



- STORMWATER NOTES:**
1. ALL PRIVATE STORMWATER DRAINS TO MEET E1 OF THE NZ BUILDING CODE.
 2. ALL WORKS TO LOCAL AUTHORITY STANDARDS.
 3. INSTALLATION TO MANUFACTURER'S SPECIFICATIONS.
 4. MINIMUM GRADIENTS: 100mm DIA = 1 in 120, 150mm DIA = 1 in 200
 5. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS, ANY DISCREPANCIES CONTACT THE ENGINEER
 6. ALL LEVELS TO VERTICAL DATUM NZVD2016
 7. EXISTING SERVICES HAVE BEEN SOURCED FROM SURVEY, GIS, AND BEFORE U DIG.
 8. CONTRACTOR TO LOCATE ALL EXISTING SERVICES PRIOR TO CONSTRUCTION.
 9. SHORING / BATTER TO BE PROVIDED FOR ALL EXCAVATIONS OVER 1.5m DEEP.
 10. ALL PIPE BENDS TO BE PREFABRICATED LONG RADIUS PVC BENDS. NO ADJUSTABLE OR SHORT RADIUS BENDS ARE TO BE USED.
 11. ALL PIPE BENDS TO BE MAX. 45 DEGREES.
 12. ALL PIPE TO PIPE CONNECTIONS TO BE MADE VIA WYE OR LUNDEN UNCTIONS.
 13. ALL PROPOSED MANHOLES TO BE APPROPRIATELY BENCHED WITH CHANNEL RADII TO BE 2.5x DIAMETER OF OUTLET PIPE INTERNAL DIAMETER
 14. ALL SUBSOIL CONNECTIONS TO CATCHPITS TO BE 100mm HIGHER THAN CATCHPIT OUTLET
 15. ALL SERVICE CROSSING SERVICES TO HAVE MIN. 150mm VERTICAL CLEARANCE.
 16. CLEARANCE.
 17. ALL CATCHPITS ARE TO BE AS PER NZBC E1, WITH HALF SYPHON OUTLETS.



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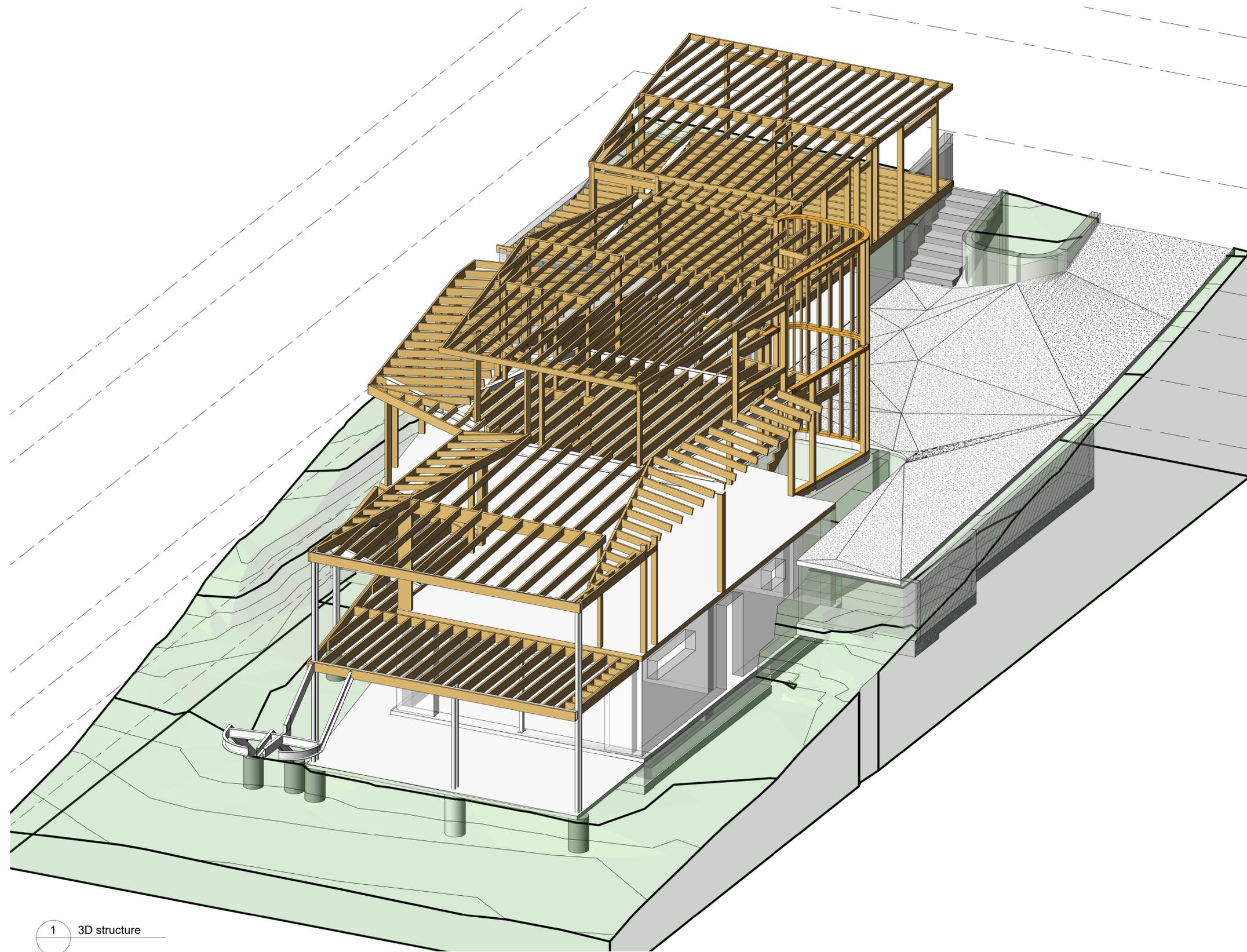
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DRAWING TITLE
SITE PLAN

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ORIGINAL SIZE	A1	JOB No.	DWG No.	REV
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1 3D structure

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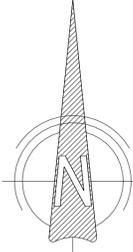
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STRUCTURE - 3D

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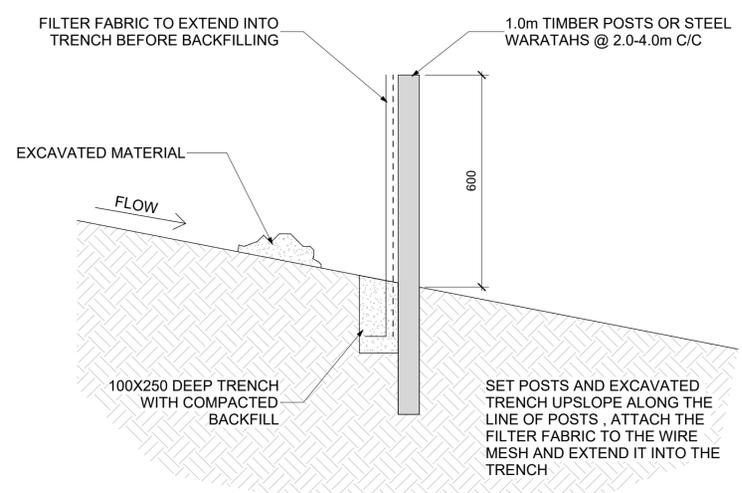
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EARTHWORKS SUMMARY:

TOTAL CUT AREA = 208m ²	
TOTAL FILL AREA = 160m ²	
TOTAL EARTHWORKS AREA = 368m ²	PERMITTED ACTIVITY
TOTAL ALLOWED = 500m ²	
TOTAL CUT VOLUME = 172m ³	
TOTAL FILL VOLUME = 45m ³	
TOTAL CUT + FILL = 217m ³	PERMITTED ACTIVITY
TOTAL ALLOWED = 250m ³	

- NOTES**
1. ALL SEDIMENT AND EROSION CONTROL TO BE IN ACCORDANCE WITH AUCKLAND COUNCIL GUIDELINE DOCUMENT 2016 / 005 (GD05).
 2. ADDITIONAL CONTROLS ARE TO BE INSTALLED AS DIRECTED BY THE ENGINEER/COUNCIL.
 3. STOCKPILED SOIL TO BE COVERED WITH GEOTEXTILE/POLYTHENE
 4. MAINTENANCE OF CONTROLS TO ENSURE CORRECT OPERATION IS THE RESPONSIBILITY OF THE CONSENT HOLDER.
 5. FINAL EROSION & SEDIMENT CONTROL SET OUT ASSOCIATED WITH STAGING IS THE CONTRACTOR'S RESPONSIBILITY.



1 CUT FILL PLAN
S200 1 : 100

2 SILT FENCE DETAIL
1 : 10

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CUT FILL PLAN

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COLUMN SCHEDULE		
MARK	TYPE	Comments
C1	89x89x5.0SHS	
C2	2/140x45 SG8	
C3	2/90x45 SG8	
C4	75x75x5.0SHS	
C5	101.6x4.0CHS	pair
C6	4/140x45 SG8	

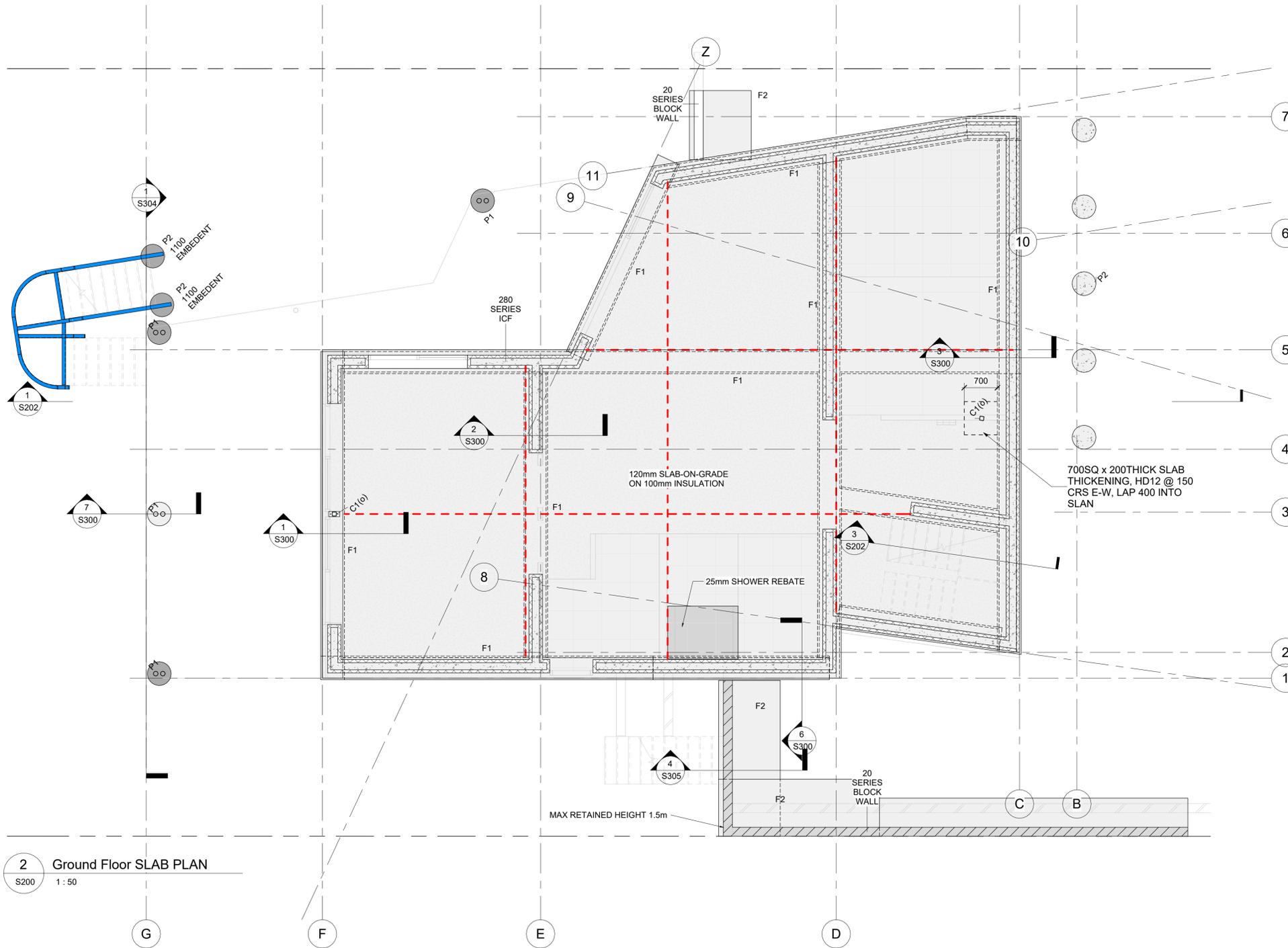
PILE SCHEDULE	
MARK	DESCRIPTION
P1	500mm DIA PILE FOUNDATION, 1100mm EMBEDMENT
P2	500mm DIA RC PILE FOUNDATION, 3.5M DEEP

FOUNDATION SCHEDULE	
Mark	DESCRIPTION
F1	500W x 200D STRIP FOUNDATION WITH 430 SERIES ICF WALL OVER
F2	MASONRY RETAINING FOUNDATION - REFER DETAILS

LEGEND	
	PUBLIC WATERMAIN
	100 DIA uPVC SN8 STORMWATER LINE (SN16 UNDER DRIVEWAY)
	110 DIA PERFORATED SUBSOIL DRAIN
	SILT TRAP - OUTLET SET MIN 300MM ABOVE BASE
	CATCH PIT
	30x5 SAWCUT - REFER STANDARD DETAIL

NOTES:

- ALL FOOTINGS FOUNDED MINIMUM 900mm BELOW FINISHED GROUND LEVEL OR 400mm BELOW FINISHED FLOOR LEVEL (WHICHEVER IS DEEPER)
- FLOOR SLABS SHOULD BE FOUNDED ON A LAYER OF CLEAN, WELL GRADED, COMPACTED HARDFILL PLACED ON GROUND STRIPPED OF VEGETATION, TOPSOIL, FILL AND ANY SOFT OR OTHERWISE UNSUITABLE MATERIAL. THE HARDFILL SHOULD BE COMPACTED USING A VIBRATING PLATE COMPACTOR OR ROLLER AND TOPPED WITH A BLINDING LAYER OF SAND OR OTHER APPROVED FINES.
- CARE SHOULD BE TAKEN IN THE PREPARATION OF THE SLAB SUBGRADE SOILS TO ENSURE THEY DO NOT DRY OUT OR BECOME EXCESSIVELY WET PRIOR TO POURING OF THE FLOOR SLABS. IN THIS RESPECT SOME MOISTURE CONDITIONING OR PROTECTION OF THE SUBGRADE SOILS MAY BE REQUIRED PRIOR TO PLACING HARDFILL AND/OR POURING THE SLABS
- GEOTECHNICAL ENGINEER TO INSPECT AND APPROVE THE SUBGRADE MEETS THE REQUIREMENTS OF GEOTECH REPORT BY KGA
- REFER ARCHITECTURAL DRAWINGS FOR ALL SLAB REBATES AND RECESSES



**FOR BUILDING
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Rev	Date	Amendment	By
B	03/02/26	BUILDING CONSENT	MB
A	10/12/25	DRAFT BUILDING CONSENT	MB

Date:	AUG-25
Cad Ref:	
Designed	MB
Drawn	MB
Checked	YL

PROJECT
MAHANA HOUSE
30 DE LUEN AVENUE,
TINDALLS BEACH

DRAWING TITLE
GROUND FLOOR PLAN

Check all dimensions and levels on site before commencing construction.
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ORIGINAL SIZE	A1	JOB No.	DWG No.	REV
ORIGINAL SCALE	As indicated	250681	S100	B

NOTES:

1. ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS AND ANY DISCREPANCIES SHALL BE REFERRED TO THE STRUCTURAL ENGINEER
2. ALL TIMBER FRAMING SG8 TO NZS3604:2011 U.N.O
3. EXTERNAL STUDS 140x45 SG8 @ 400CRS (UP TO 3.6M) 140x45 SG8 @ 300 CRS (UP TO 4.6M)
4. INTERNAL STUDS 90x45 SG8 @ 600CRS U.N.O
5. ***FIRE RATED STUDS TO BE 2/140x45 SG8 STUDS @400CRS REFER PLAN
6. PROTECTION OF STEEL FIXINGS - ZONE D:
 - ALL STRUCTURAL FIXINGS IN 'EXPOSED' AREAS OR WITHIN 600mm OF GROUND SHALL BE TYPE 304 STAINLESS STEEL.
 - ALL STRUCTURAL FIXINGS IN 'SHELTERED' AREAS SHALL BE HOT-DIPPED GALVANISED STEEL.
 - NAIL PLATES IN 'CLOSED' AREAS INCLUDING ROOF SPACES SHALL BE CONTINUOUSLY COATED GALVANISED STEEL
 - WIRE DOGS & BOLTS IN 'CLOSED' AREAS INCLUDING ROOF SPACES SHALL BE HOT-DIPPED GALVANISED STEEL.
7. PROTECTION OF STEEL
 - INTERNAL ENCLOSED STEELWORK - PUR1 OR ALK1 PRIMER
 - EXTERNAL EXPOSED STEELWORK - PUR5 OR HDG600

NOTATION FOR LINTELS

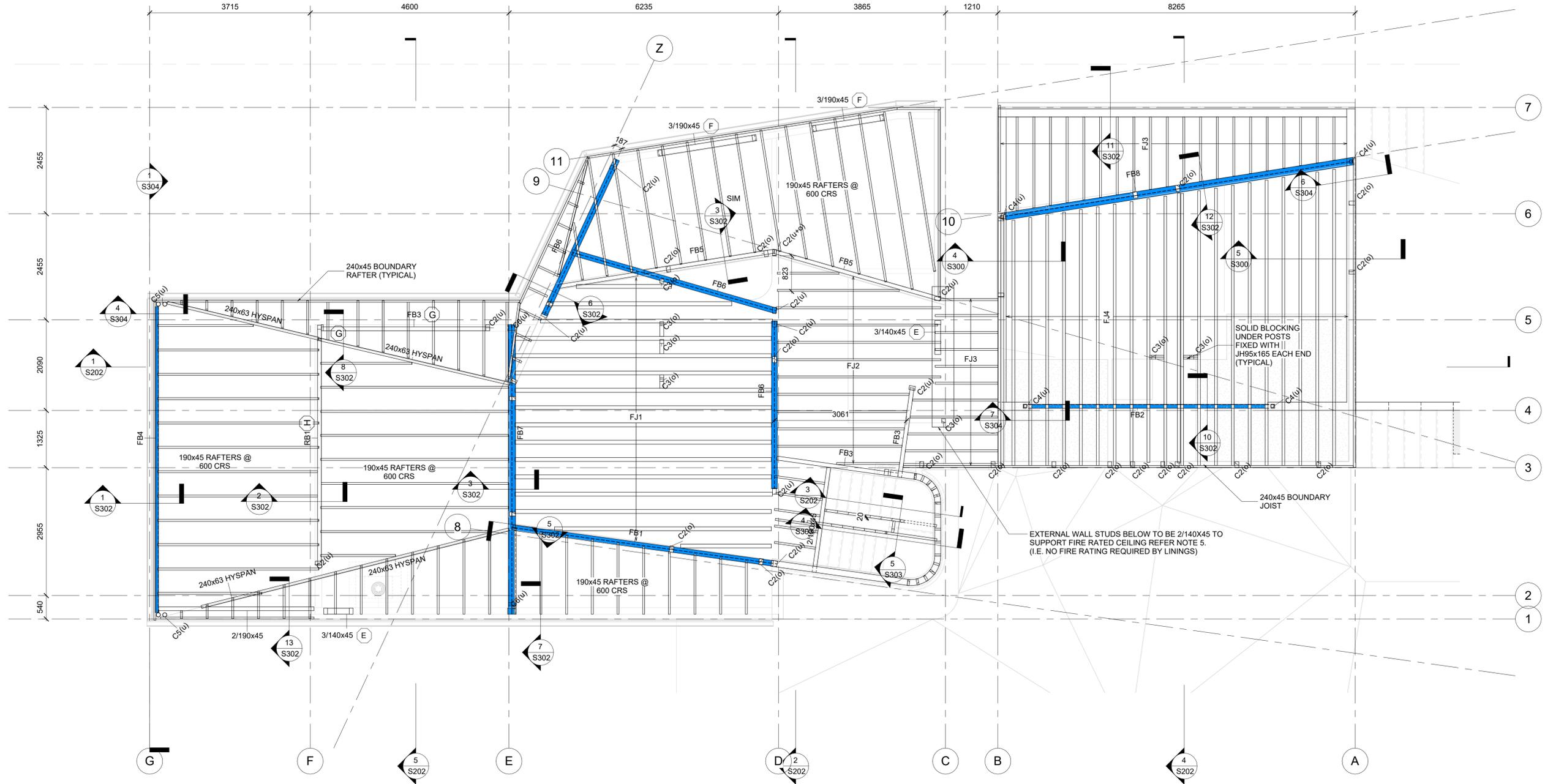


FLOOR JOIST SCHEDULE		
MARK	TYPE	Comments
FJ1	240x90 HYSPAN	@ 400 CRS
FJ2	240x45 SG8	@ 400 CRS
FJ3	190x45 SG8	@ 400 CRS
FJ4	240x63 HYSPAN	@ 400 CRS

ROOF BEAM SCHEDULE	
MARK	TYPE
RB1	360x90 HYSPAN
RB3	2/240x45 HYSPAN ROOF BEAM
RB4	2/190x45

FLOOR BEAM SCHEDULE	
MARK	TYPE
FB1	250UB25.7
FB2	250PFC
FB3	2/240x45
FB4	230PFC
FB5	2/240x45 HYSPAN
FB6	200UB22.3
FB7	310UB40.4
FB8	360UB44.7
FB9	200UB18.2

COLUMN SCHEDULE		
MARK	TYPE	Comments
C1	89x89x5.0SHS	
C2	2/140x45 SG8	
C3	2/90x45 SG8	
C4	75x75x5.0SHS	
C5	101.6x4.0CHS	pair
C6	4/140x45 SG8	



1 2nd FLOOR FRAMING
S200 1:50

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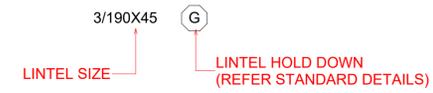
PROJECT
MAHANA HOUSE
30 DE LUEN AVENUE,
TINDALLS BEACH

DRAWING TITLE
2nd FLOOR FRAMING

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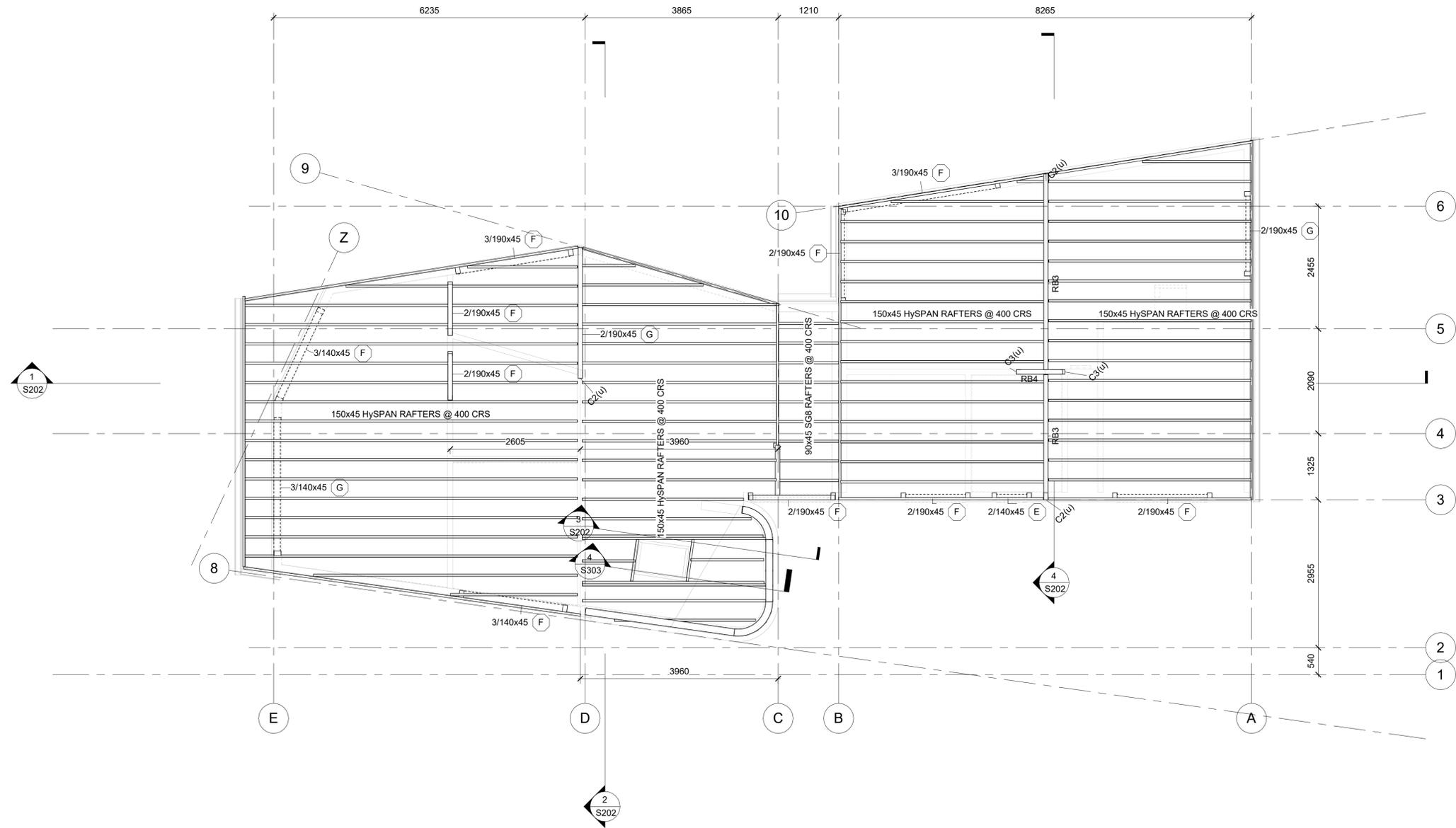
ORIGINAL SIZE	A1	JOB No.	DWG No.	REV
ORIGINAL SCALE	As indicated	250681	S102	B

NOTATION FOR LINTELS



ROOF BEAM SCHEDULE	
MARK	TYPE
RB1	360x90 HySPAN
RB3	2/240x45 HySPAN ROOF BEAM
RB4	2/190x45

FLOOR BEAM SCHEDULE	
MARK	TYPE
FB1	250UB25.7
FB2	250PFC
FB3	2/240x45
FB4	230PFC
FB5	2/240x45 HySPAN
FB6	200UB22.3
FB7	310UB40.4
FB8	360UB44.7
FB9	200UB18.2



1 ROOF FRAMING
S200 1:50

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PROJECT
MAHANA HOUSE
30 DE LUEN AVENUE,
TINDALLS BEACH

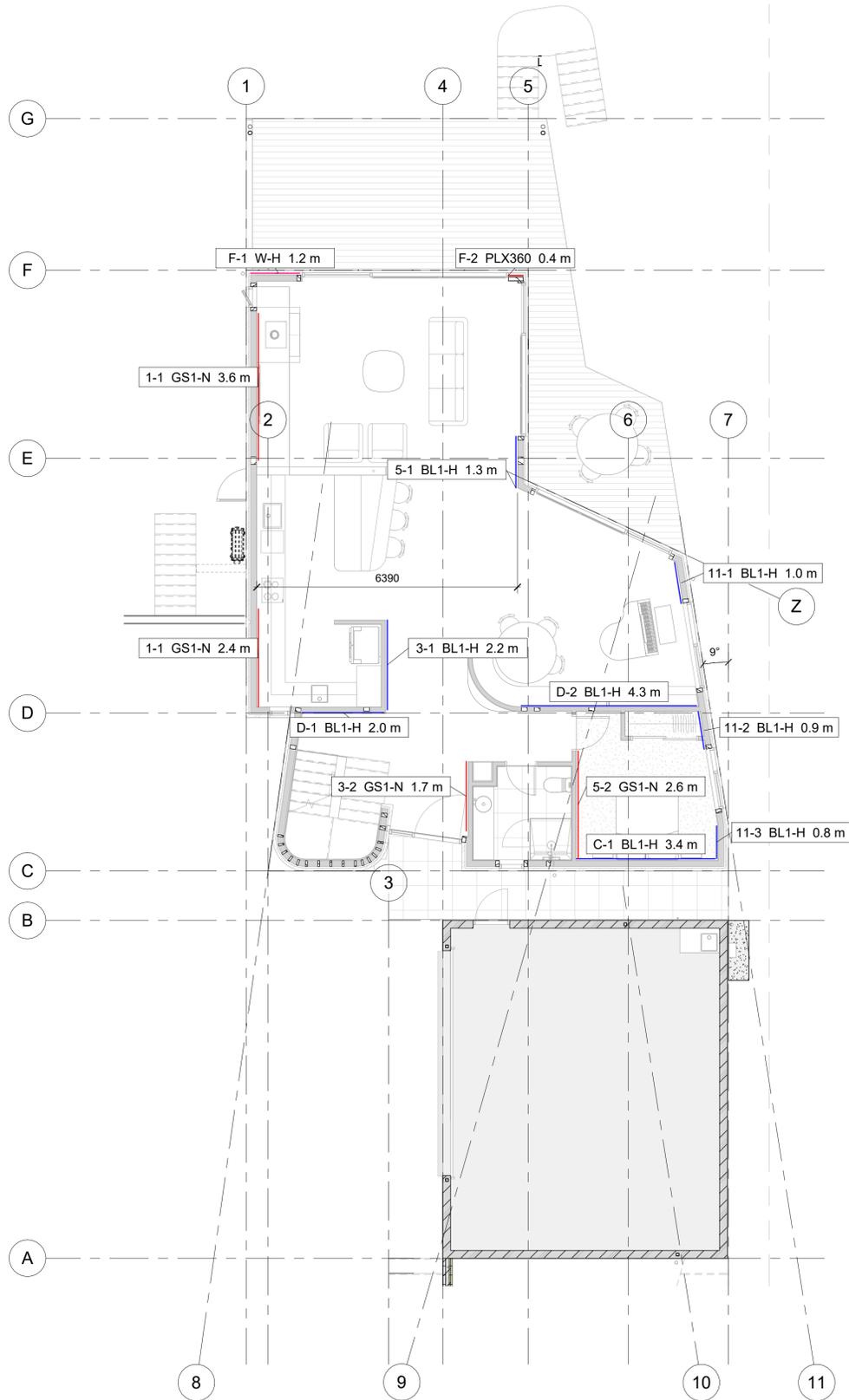
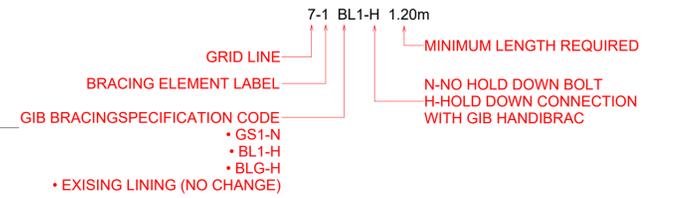
DRAWING TITLE
ROOF FRAMING

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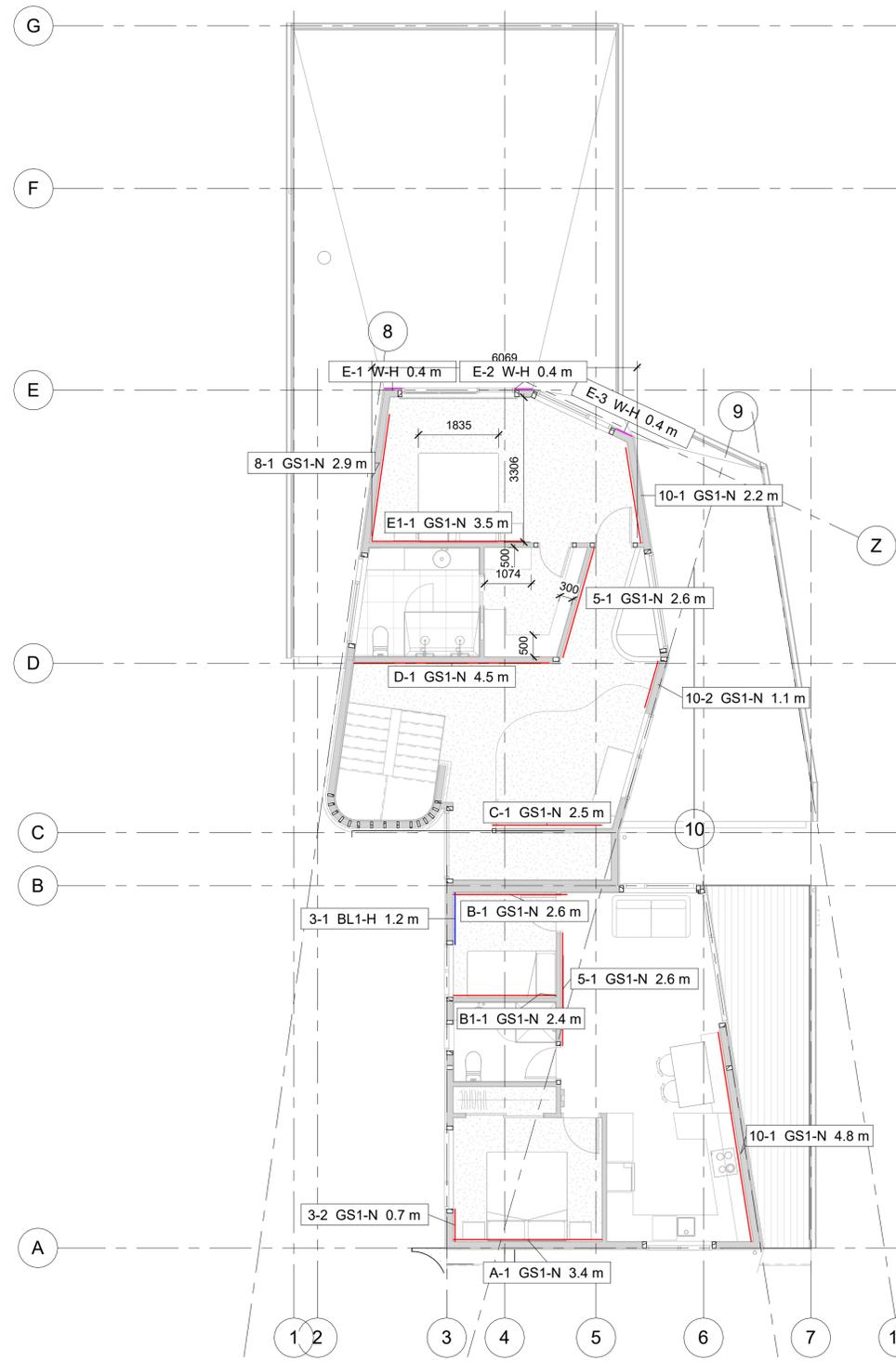
NOTES FOR WALL BRACING PLAN

1. REFER ARCHITECTURAL DRAWING FOR WALL SETOUT DIMENSIONS AND CEILING HEIGHT
2. REFER NZS3604 FOR GIB BRACING FIXING REQUIREMENT
3. REFER NZS3604 FOR GIB HANDIBRAC FIXING REQUIREMENT
4. GIB BRACING MUST BE CONSTRUCTED IN ACCORDANCE WITH GIB EZYBRACE SYSTEMS SPECIFICATION AND INSTALLATION MANUAL

NOTATION FOR GIB BRACING



2 1st FLOOR BRACING
S200 1:75



1 2nd FLOOR BRACING
S200 1:75

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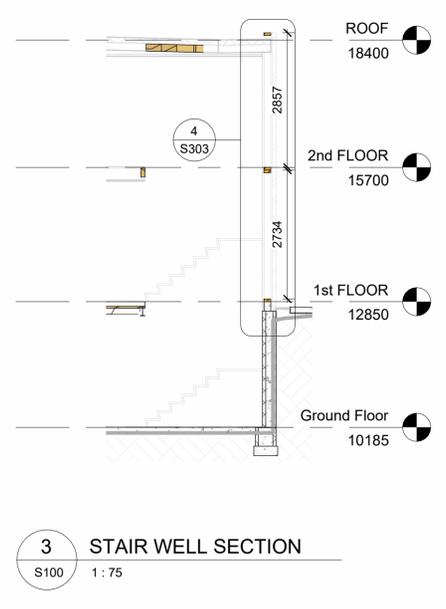
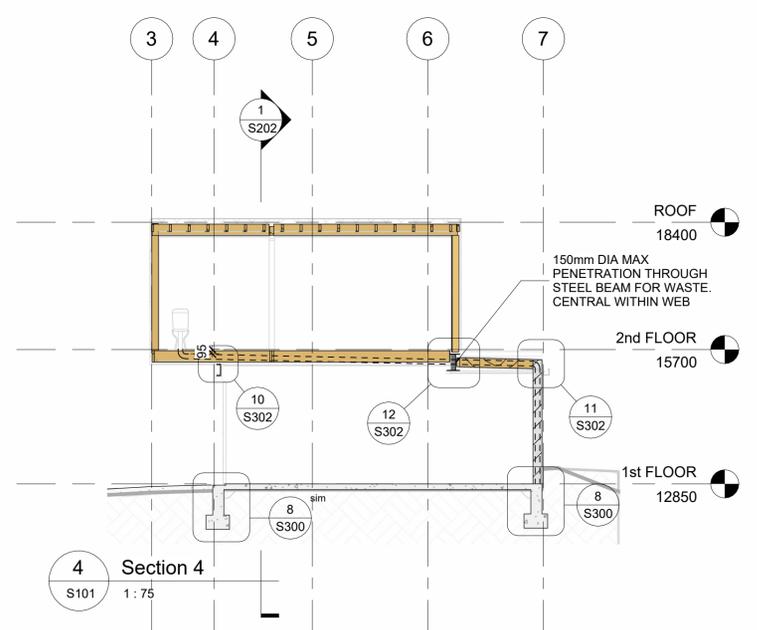
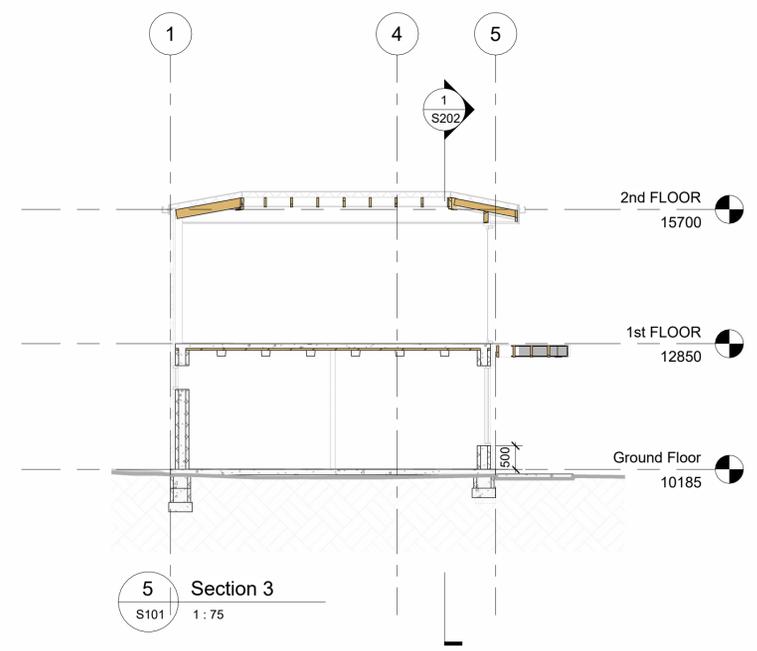
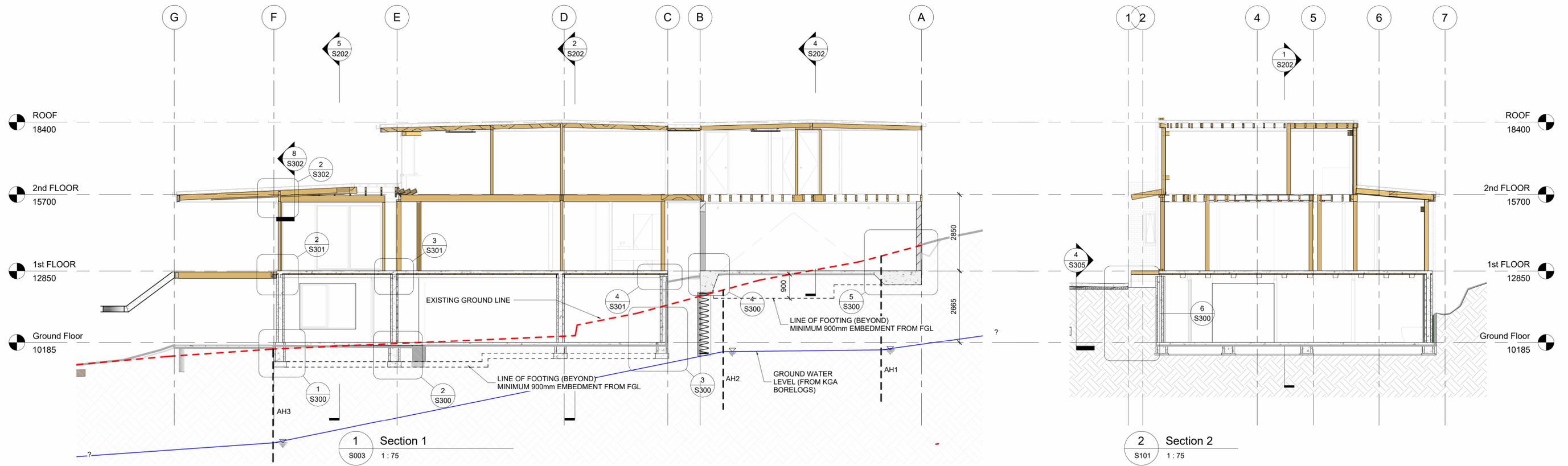
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Designed	MB
Drawn	MB
Checked	YL

PROJECT
MAHANA HOUSE
30 DE LUEN AVENUE,
TINDALLS BEACH

DRAWING TITLE
BRACING PLANS

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ORIGINAL SIZE	A1	JOB No.	DWG No.	REV
ORIGINAL SCALE	As indicated	250681	S104	B



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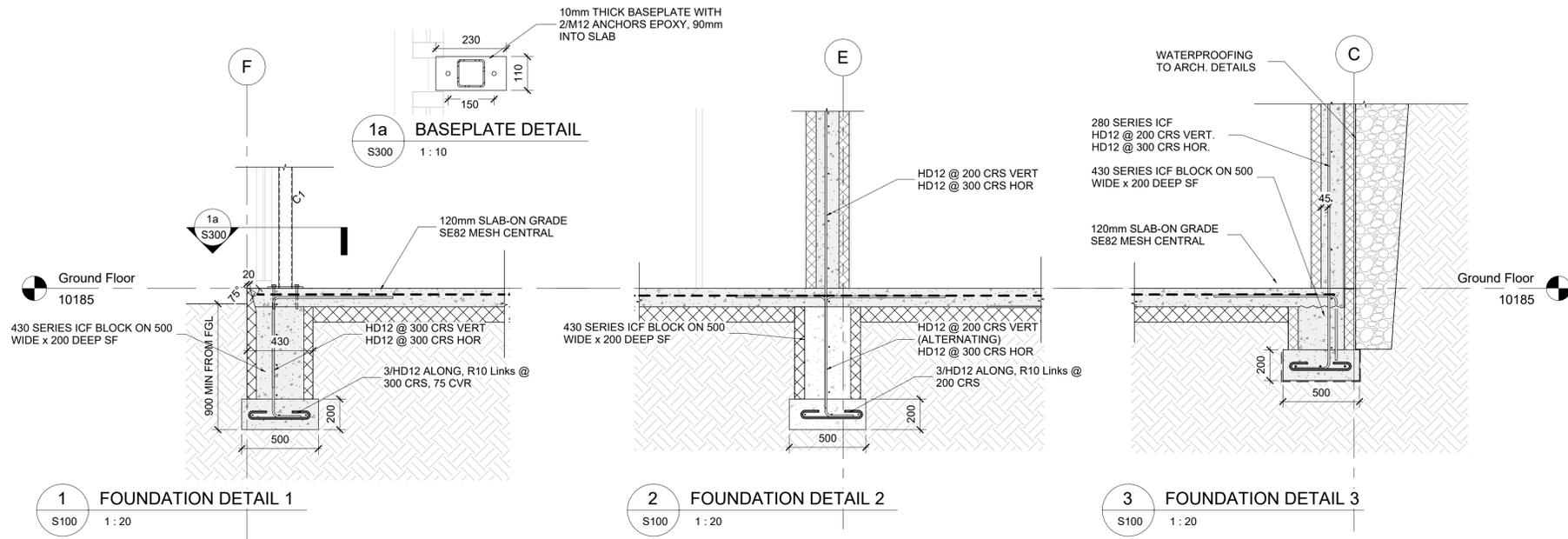
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PROJECT
MAHANA HOUSE
30 DE LUEN AVENUE,
TINDALLS BEACH

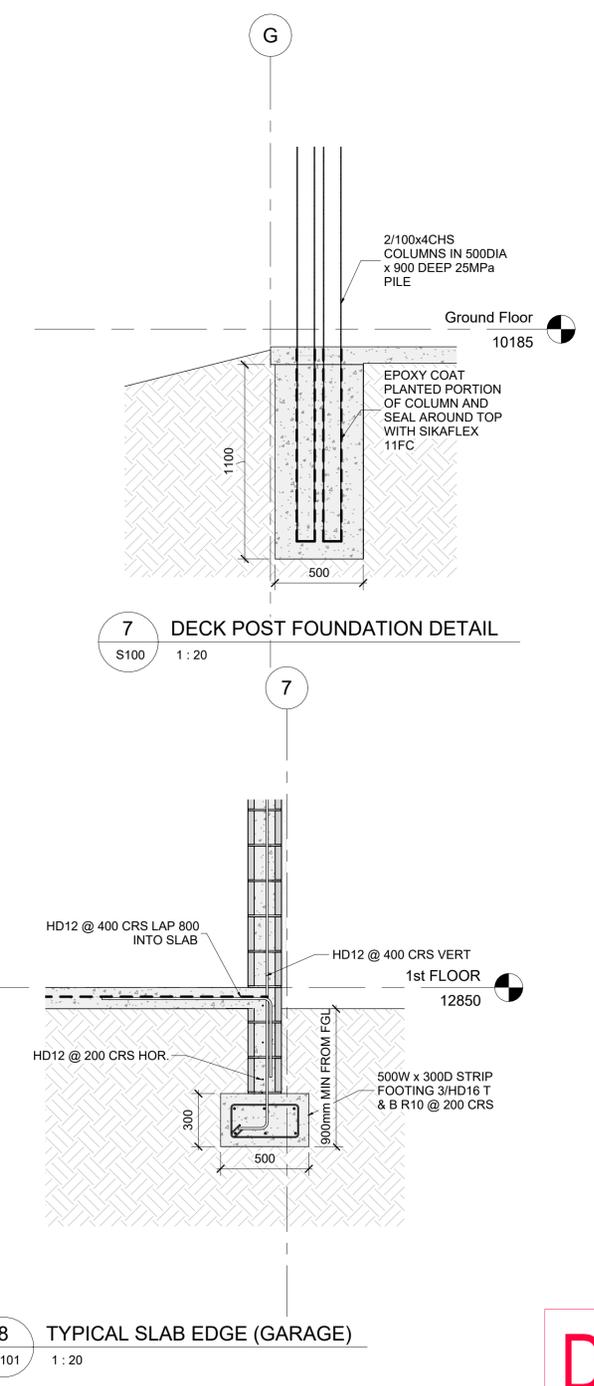
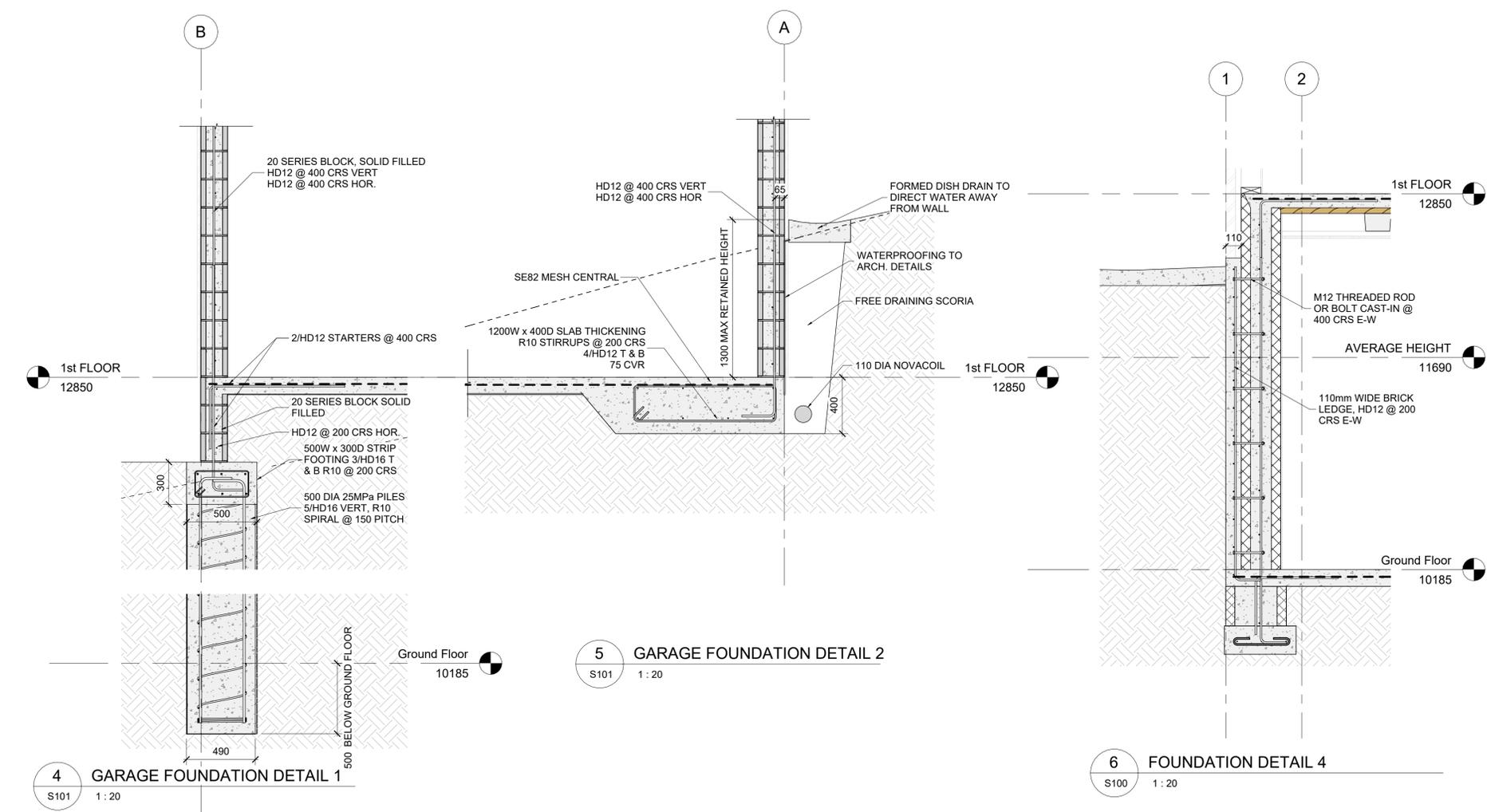
DRAWING TITLE
SECTIONS

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ORIGINAL SIZE	A1	JOB No.	DWG No.	REV
ORIGINAL SCALE	1:75	250681	S202	B



- NOTES:
1. ALL FOOTINGS FOUNDED MINIMUM 900mm BELOW FINISHED GROUND LEVEL OR 400mm BELOW FINISHED FLOOR LEVEL (WHICHEVER IS DEEPER)
 2. FLOOR SLABS SHOULD BE FOUNDED ON A LAYER OF CLEAN, WELL GRADED, COMPACTED HARDFILL PLACED ON GROUND STRIPPED OF VEGETATION, TOPSOIL, FILL AND ANY SOFT OR OTHERWISE UNSUITABLE MATERIAL. THE HARDFILL SHOULD BE COMPACTED USING A VIBRATING PLATE COMPACTOR OR ROLLER AND TOPPED WITH A BLINDING LAYER OF SAND OR OTHER APPROVED FINES.
 3. CARE SHOULD BE TAKEN IN THE PREPARATION OF THE SLAB SUBGRADE SOILS TO ENSURE THEY DO NOT DRY OUT OR BECOME EXCESSIVELY WET PRIOR TO POURING OF THE FLOOR SLABS. IN THIS RESPECT SOME MOISTURE CONDITIONING OR PROTECTION OF THE SUBGRADE SOILS MAY BE REQUIRED PRIOR TO PLACING HARDFILL AND/OR POURING THE SLABS.
 4. GEOTECHNICAL ENGINEER TO INSPECT AND APPROVE THE SUBGRADE MEETS THE REQUIREMENTS OF GEOTECH REPORT BY KGA
 5. REFER ARCHITECTURAL DRAWINGS FOR ALL SLAB REBATES AND RECESSES
 6. ICF FOUNDATION WALLS MAY BE SUBSTITUTED FOR IN-SITU CONCRETE WALLS OF EQUIVALENT THICKNESS



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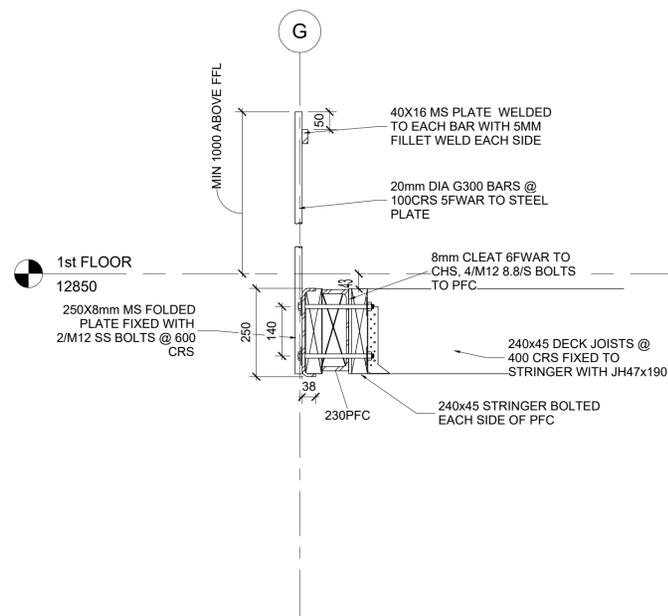
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PROJECT
MAHANA HOUSE
30 DE LUEN AVENUE,
TINDALLS BEACH

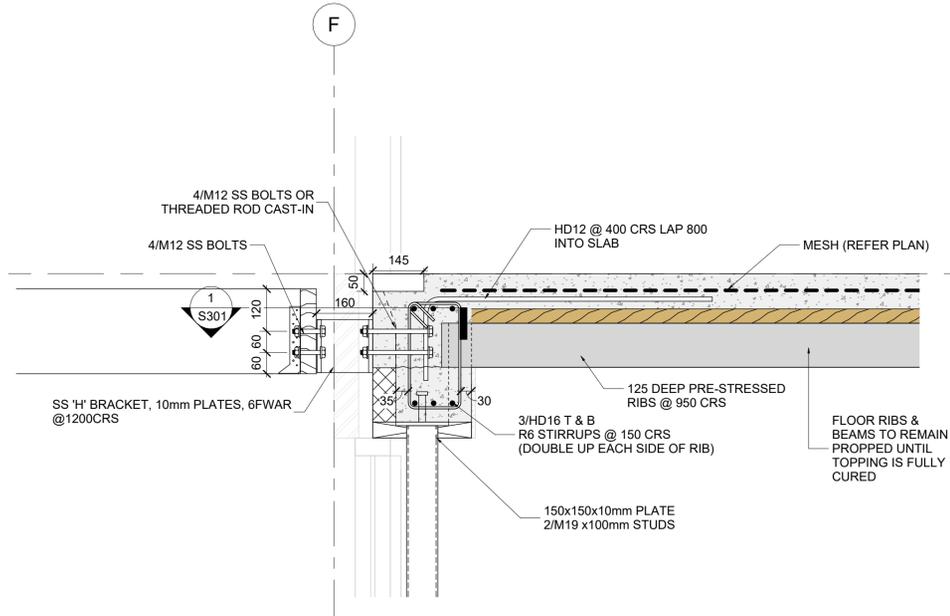
DRAWING TITLE
FOUNDATION DETAILS

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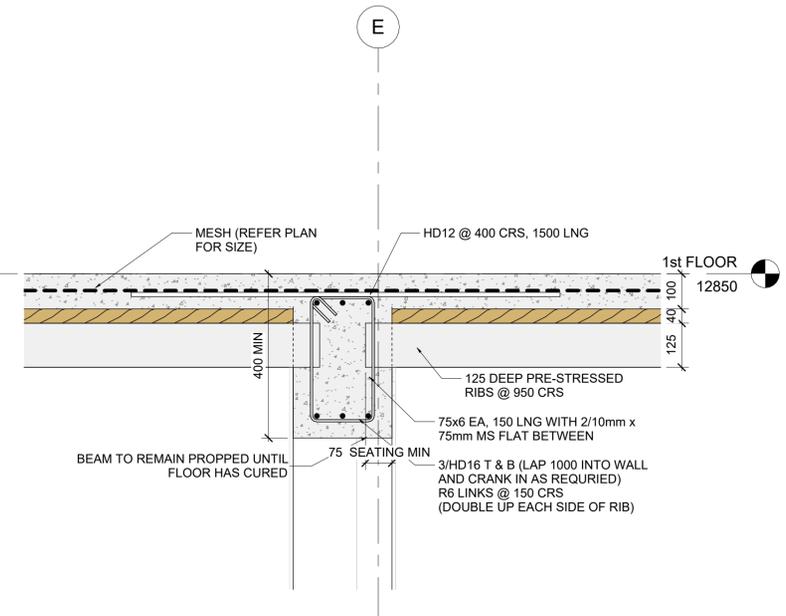
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ORIGINAL SCALE	As indicated	250681	S300	B



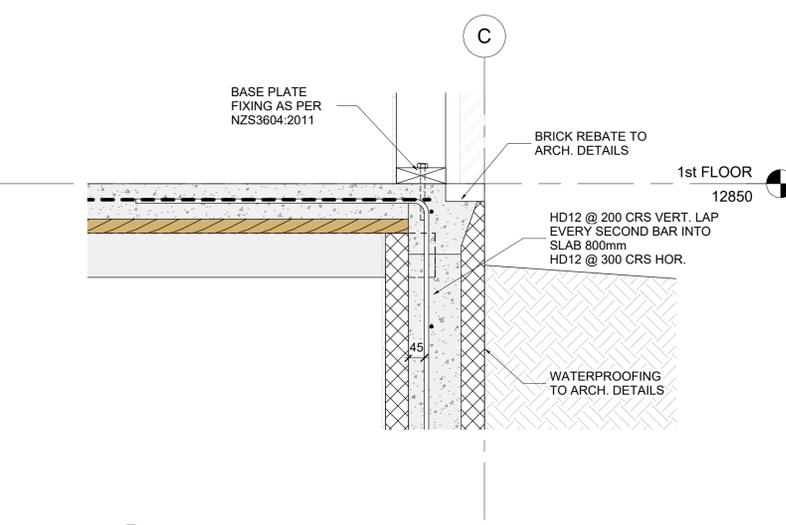
7 DECK FRAMING DETAIL
S101 1:10



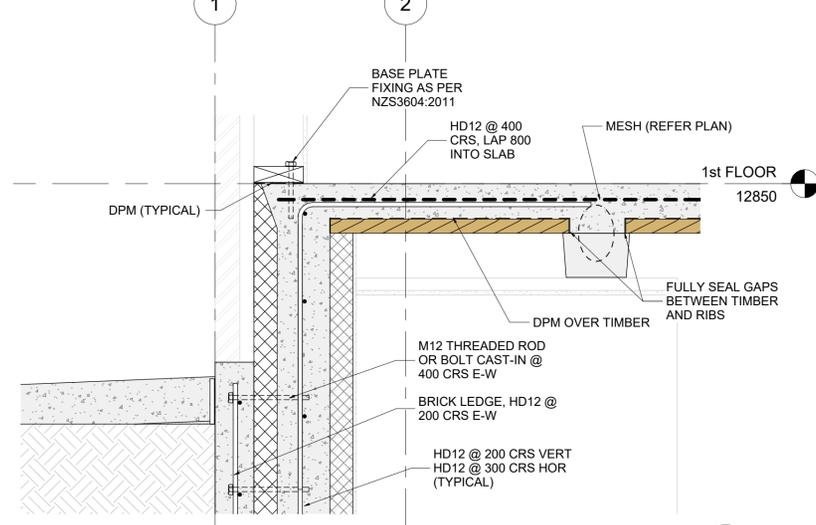
2 SUSPENDED FLOOR DETAIL - WITH DECK
S101 1:10



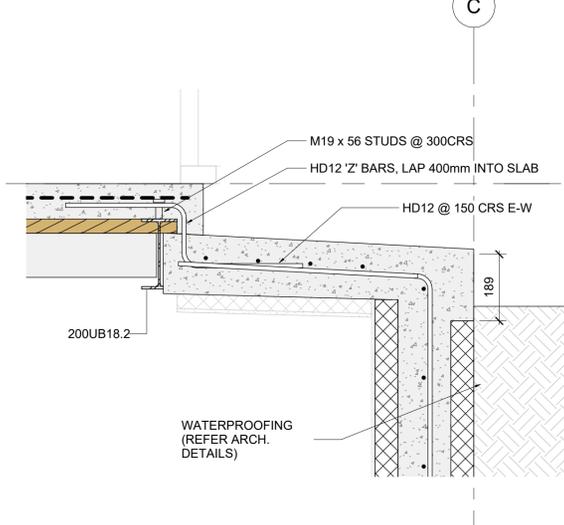
3 SUSPENDED FLOOR DETAIL - RIB EACH SIDE
S101 1:10



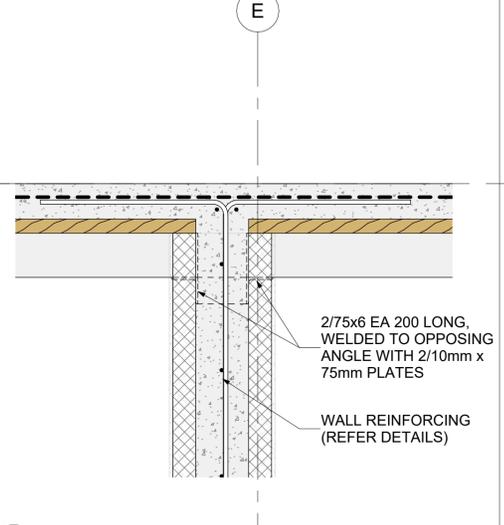
4 Detail 17
S101 1:10



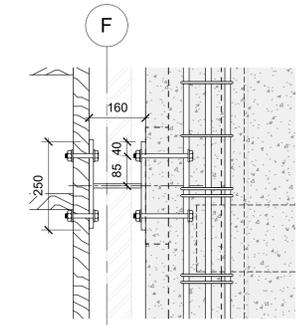
5 SUSPENDED FLOOR DETAIL - PARALLEL WITH RIB
S101 1:10



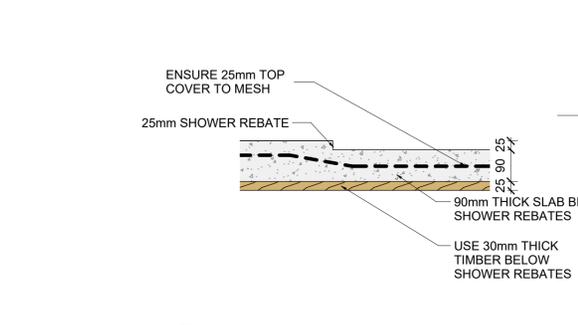
6 SUSPENDED FLOOR DETAIL - ENTRANCE
S101 1:10



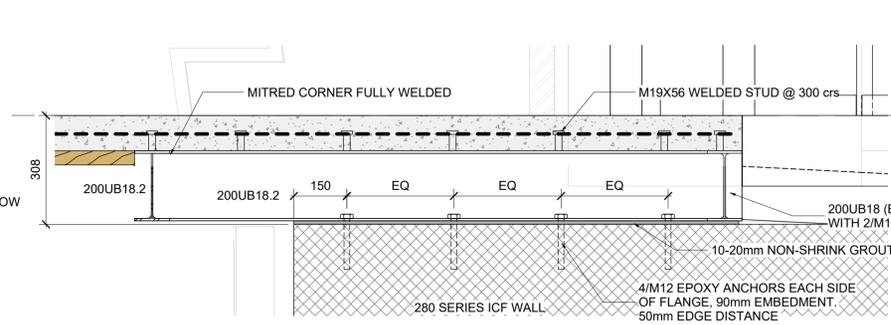
11 RIB SEATING DETAIL (TYPICAL)
S101 1:10



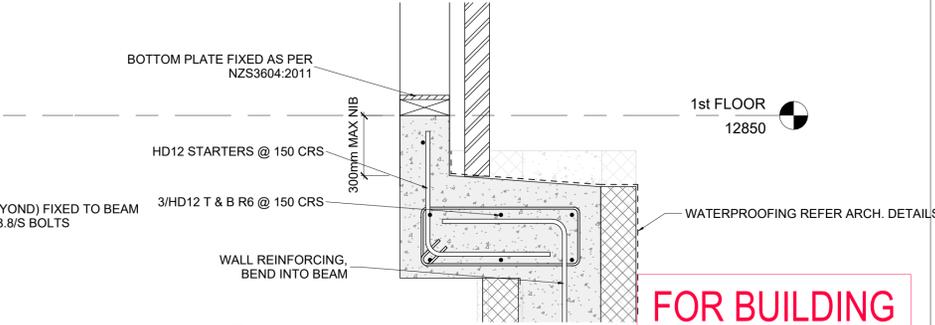
1 Detail 41
S301 1:10



8 Detail 49
S101 1:10



9 Section 29
S101 1:10



10 Detail 52
S101 1:10

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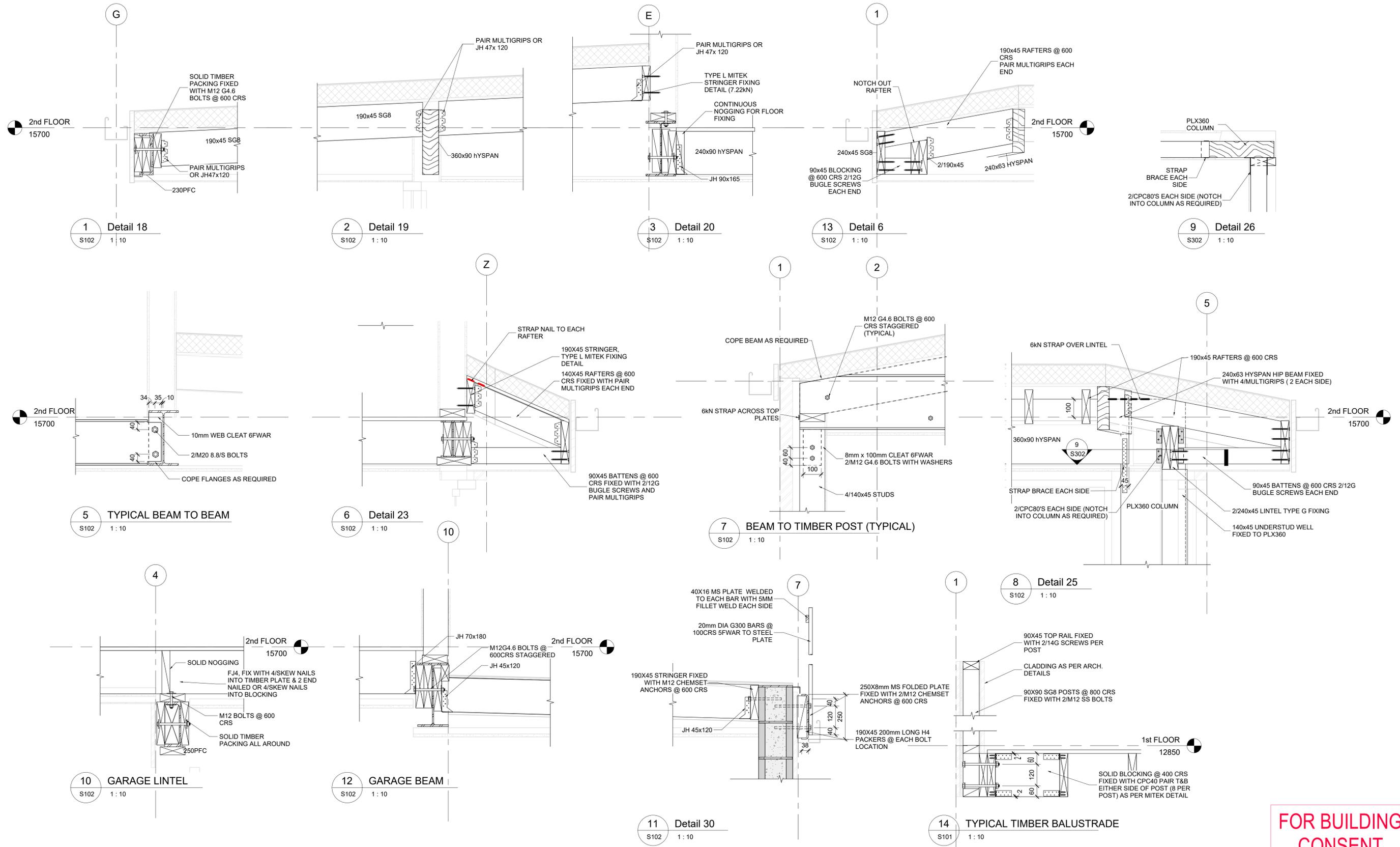
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PROJECT
MAHANA HOUSE
30 DE LUEN AVENUE,
TINDALLS BEACH

DRAWING TITLE
DETAILS

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ORIGINAL SCALE	1:10	250681	S301	B



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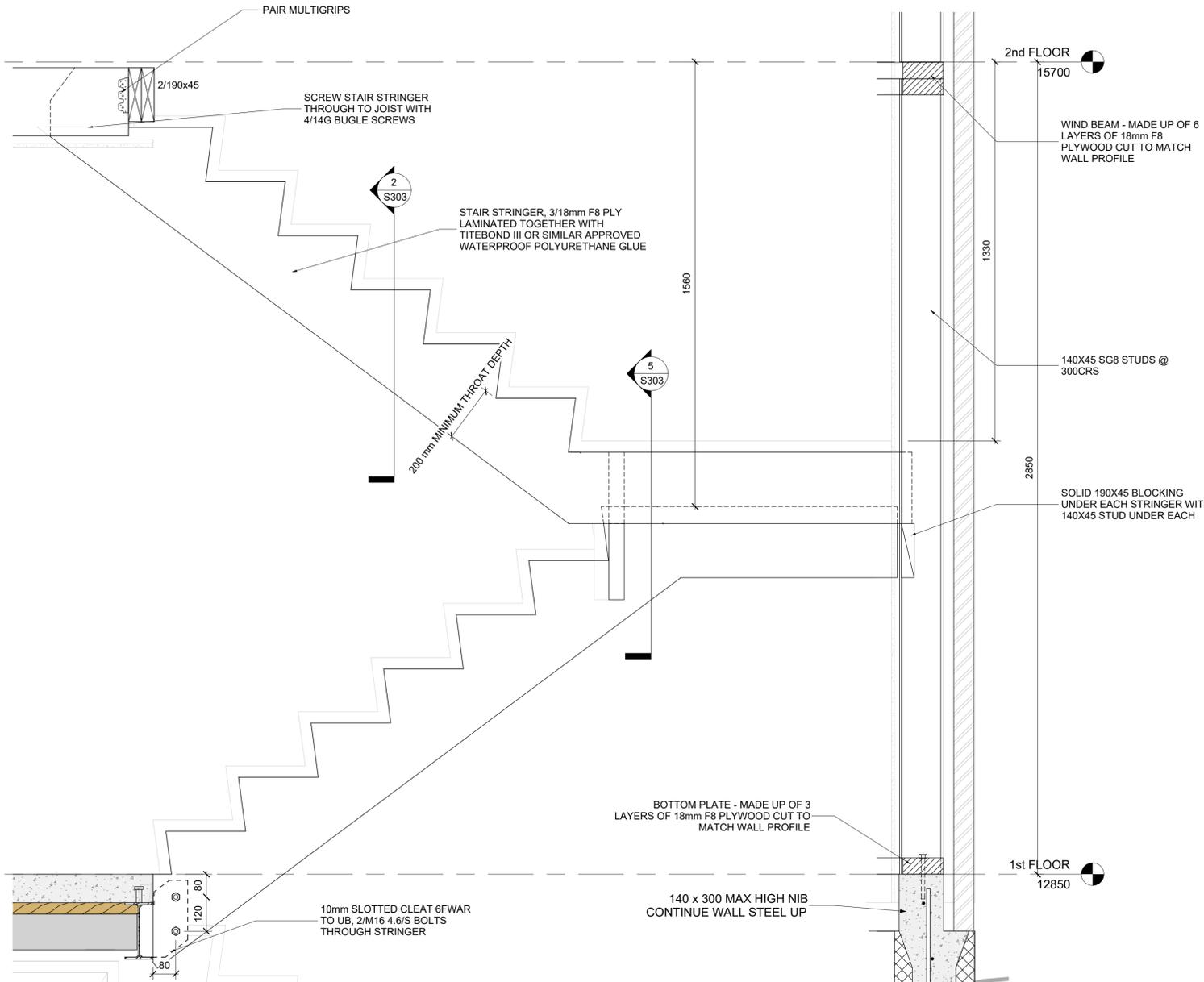
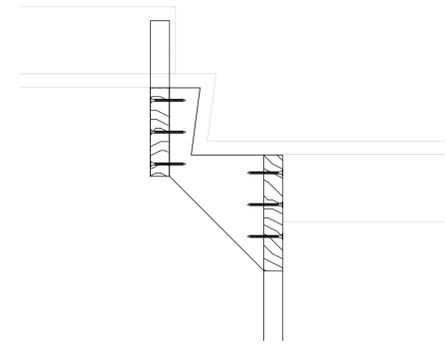
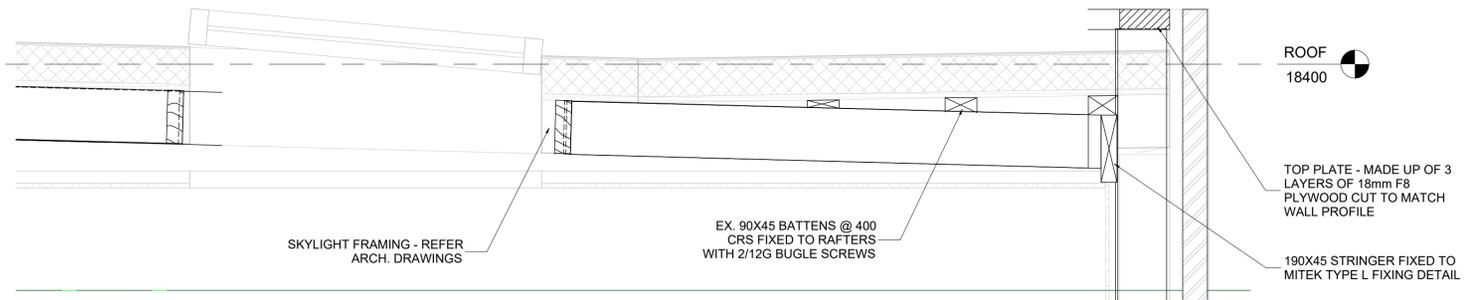
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PROJECT
MAHANA HOUSE
30 DE LUEN AVENUE,
TINDALLS BEACH

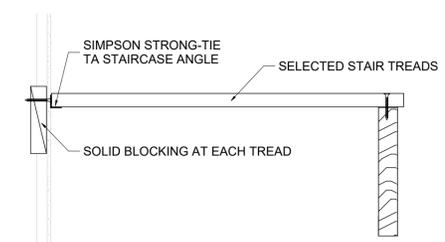
DRAWING TITLE
DETAILS

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ORIGINAL SIZE	A1	JOB No.	DWG No.	REV
ORIGINAL SCALE	1 : 10	250681	S302	B



5 Section 27
S101 1:10



2 Detail 50
S303 1:10

4 STAIR STRINGER DETAILS
S101 1:10

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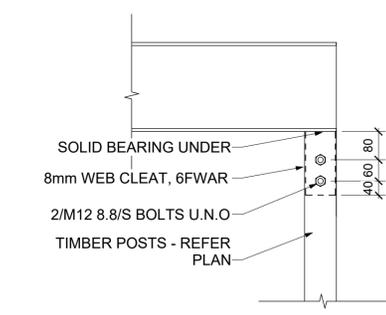
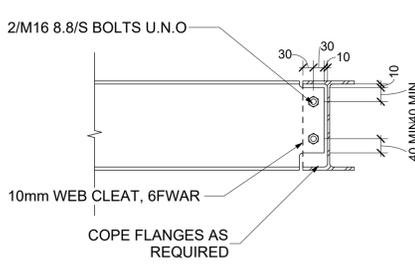
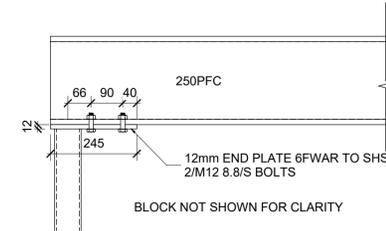
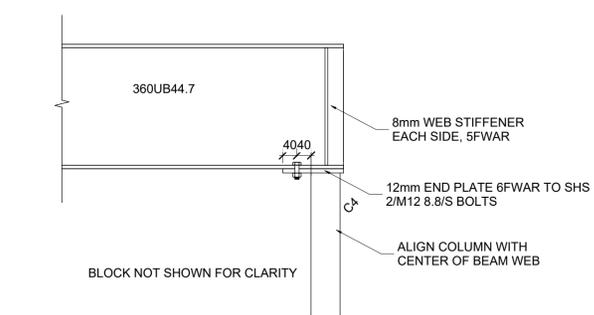
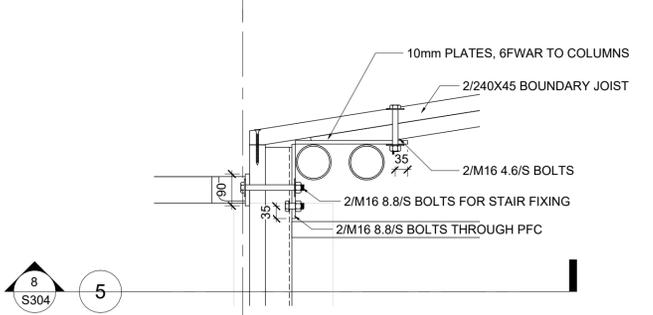
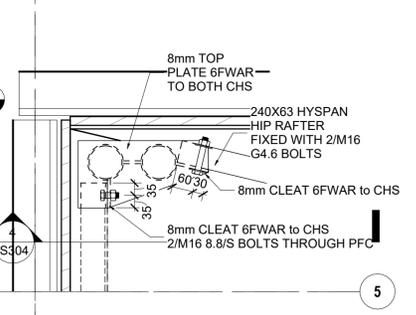
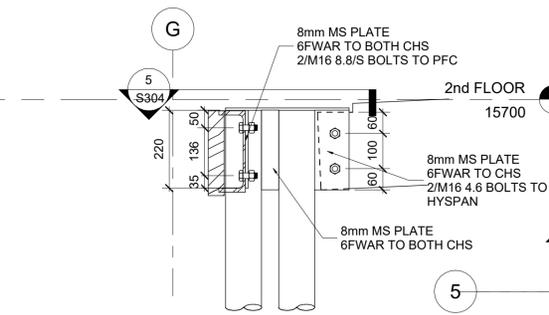
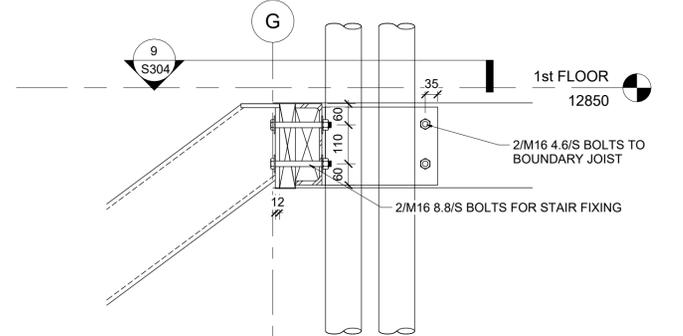
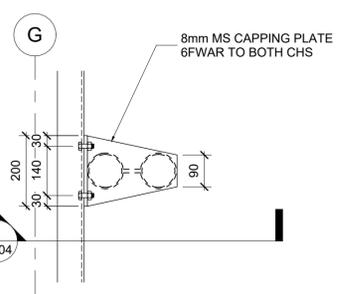
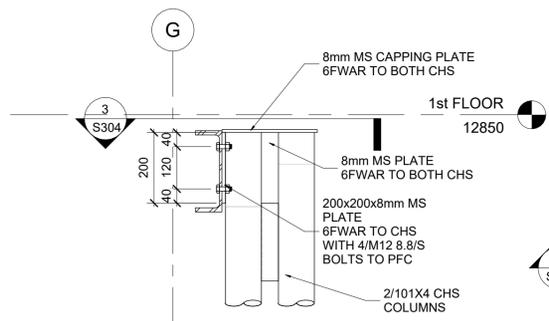
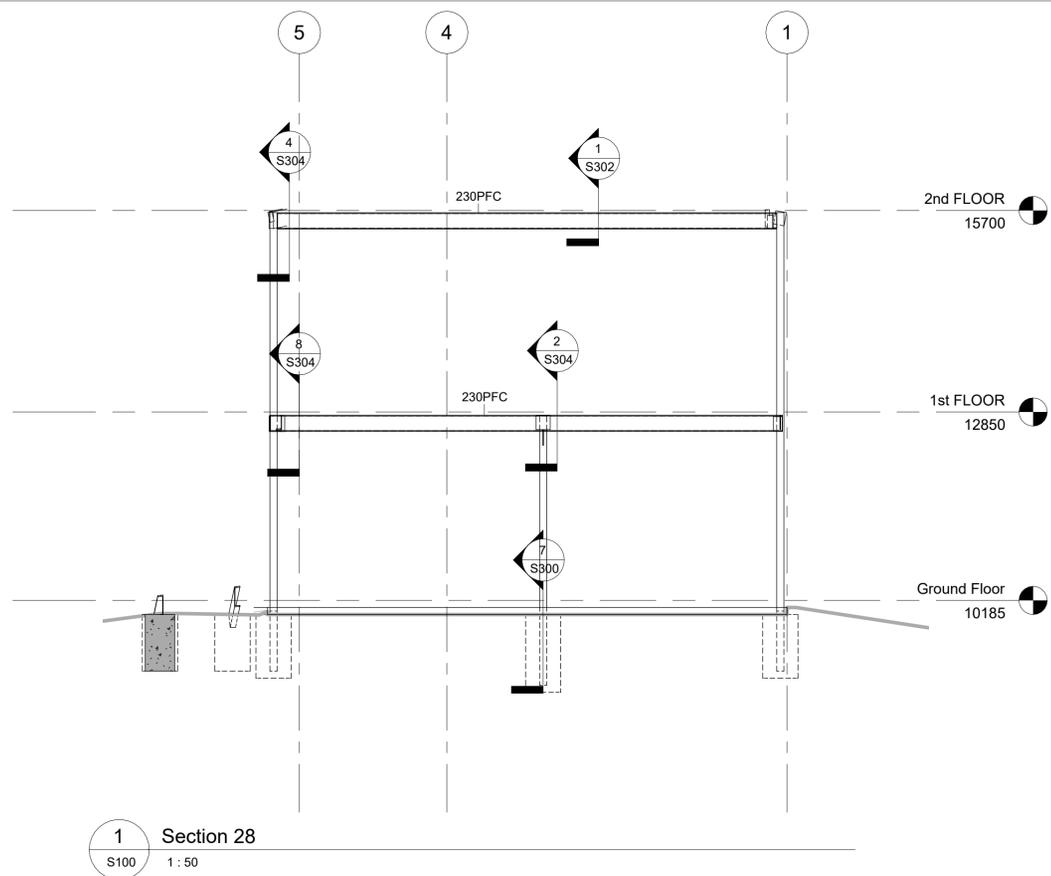
Date:	AUG-25
Cad Ref:	
Designed	MB
Drawn	MB
Checked	YL

PROJECT
MAHANA HOUSE
30 DE LUEN AVENUE,
TINDALLS BEACH

DRAWING TITLE
INTERNAL STAIR DETAILS

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ORIGINAL SIZE	A1	JOB No.	DWG No.	REV
ORIGINAL SCALE	1:10	250681	S303	B



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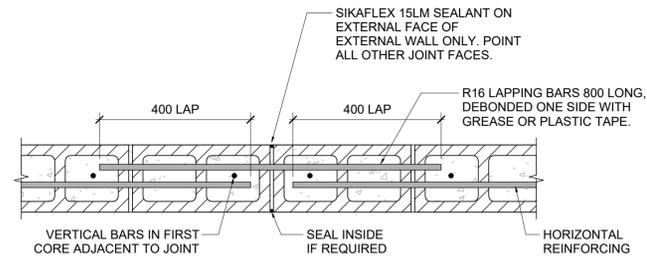
Rev	Date	Amendment	By
B	03/02/26	BUILDING CONSENT	MB
A	10/12/25	DRAFT BUILDING CONSENT	MB

Date:	AUG-25
Cad Ref:	
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Drawn:	MB
Checked:	YL

PROJECT
MAHANA HOUSE
30 DE LUEN AVENUE,
TINDALLS BEACH

DRAWING TITLE
STEEL DETAILS

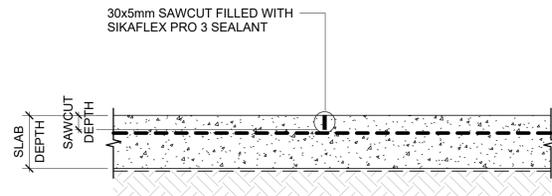
Check all dimensions and levels on site before commencing construction. This drawing and design remains the property of ACH Consulting Ltd and may not be reproduced without the written permission of ACH Consulting Ltd.				
ORIGINAL SIZE	A1	JOB No.	DWG No.	REV
ORIGINAL SCALE	As indicated	250681	S304	B



CONTRACTOR SHALL SET OUT CONTROL JOINTS AS PER NZS4229:2013

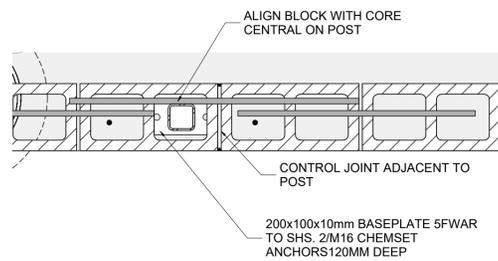
1 TYPICAL BLOCK WALL CONTROL JOINT1

1 : 10



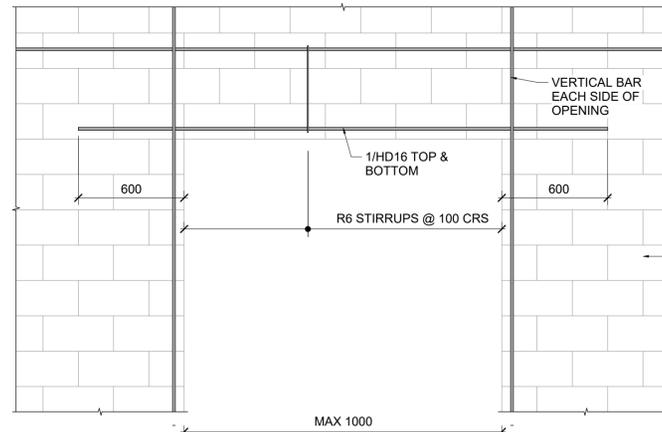
3 TYPICAL SAW CUT DETAIL

1 : 10



5 Detail 46

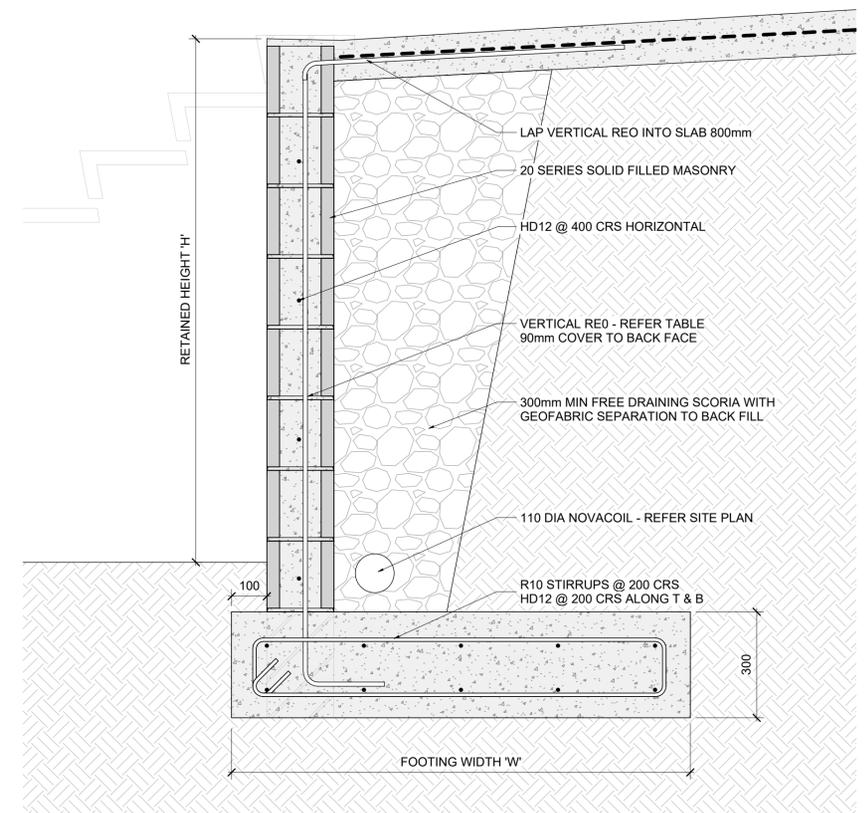
S101 1 : 10



2 TYPICAL BLOCK WALL TRIMMERS

1 : 20

NO CONTROL JOINTS WITHIN 600mm OF OPENINGS



4 BLOCK RETAINING DETAIL

S100 1 : 10

MAX RETAINED HEIGHT, H (mm)	FOOTING WIDTH, W (mm)	WALL REINFORCING
1500	1200	HD16 @ 400 CRS VERT
1200	1000	HD12 @ 400 CRS VERT
1000	800	HD12 @ 400 CRS VERT

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Designed	MB
Drawn	MB
Checked	YL

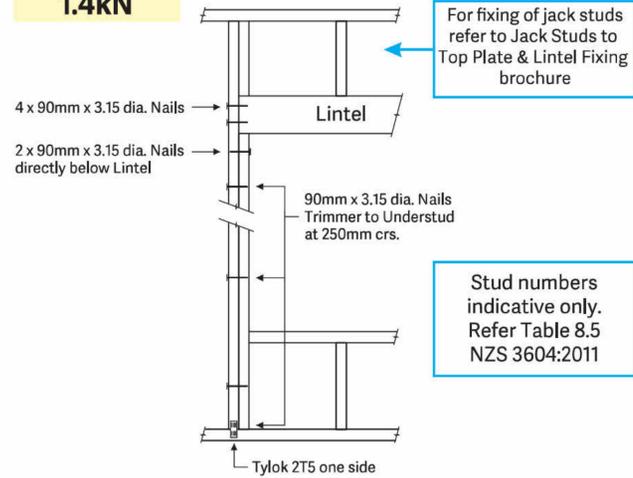
PROJECT
MAHANA HOUSE
30 DE LUEN AVENUE,
TINDALLS BEACH

DRAWING TITLE
CONCRETE BLOCK DETAILS

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ORIGINAL SIZE	A1	JOB No.	DWG No.	REV
ORIGINAL SCALE	As indicated	250681	S305	B

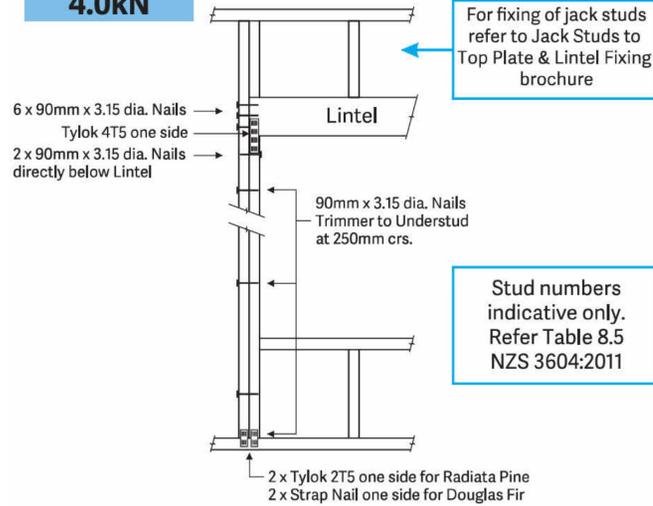
**TYPE E
1.4kN**



For fixing of jack studs refer to Jack Studs to Top Plate & Lintel Fixing brochure

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

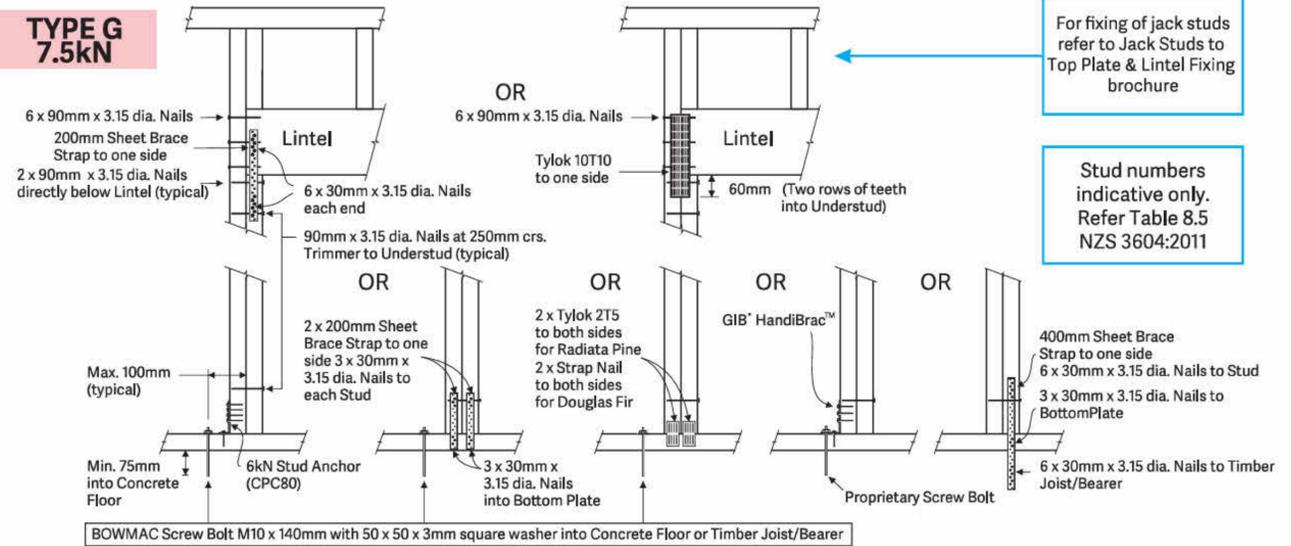
**TYPE F
4.0kN**



For fixing of jack studs refer to Jack Studs to Top Plate & Lintel Fixing brochure

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

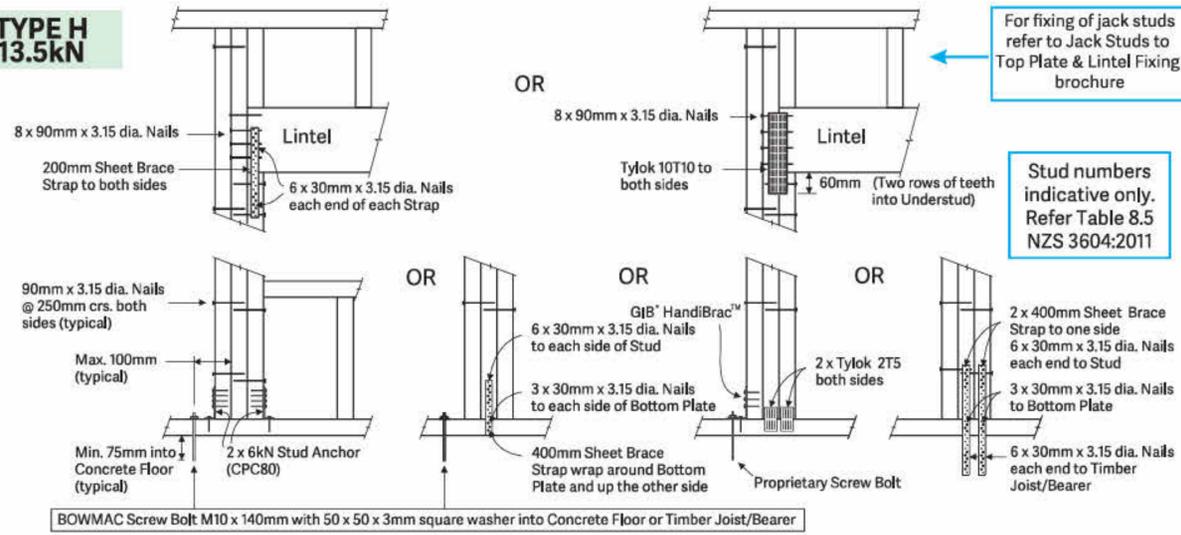
**TYPE G
7.5kN**



For fixing of jack studs refer to Jack Studs to Top Plate & Lintel Fixing brochure

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

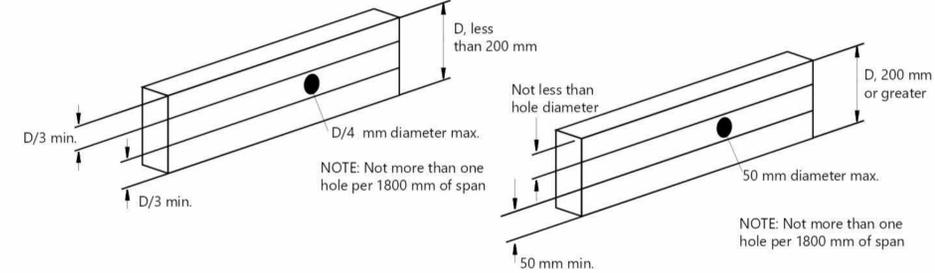
**TYPE H
13.5kN**



For fixing of jack studs refer to Jack Studs to Top Plate & Lintel Fixing brochure

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

Detail H20: Hole Specification in FutuRebuild LVL Beams, Bearers, Joists & Rafters In Residential Applications



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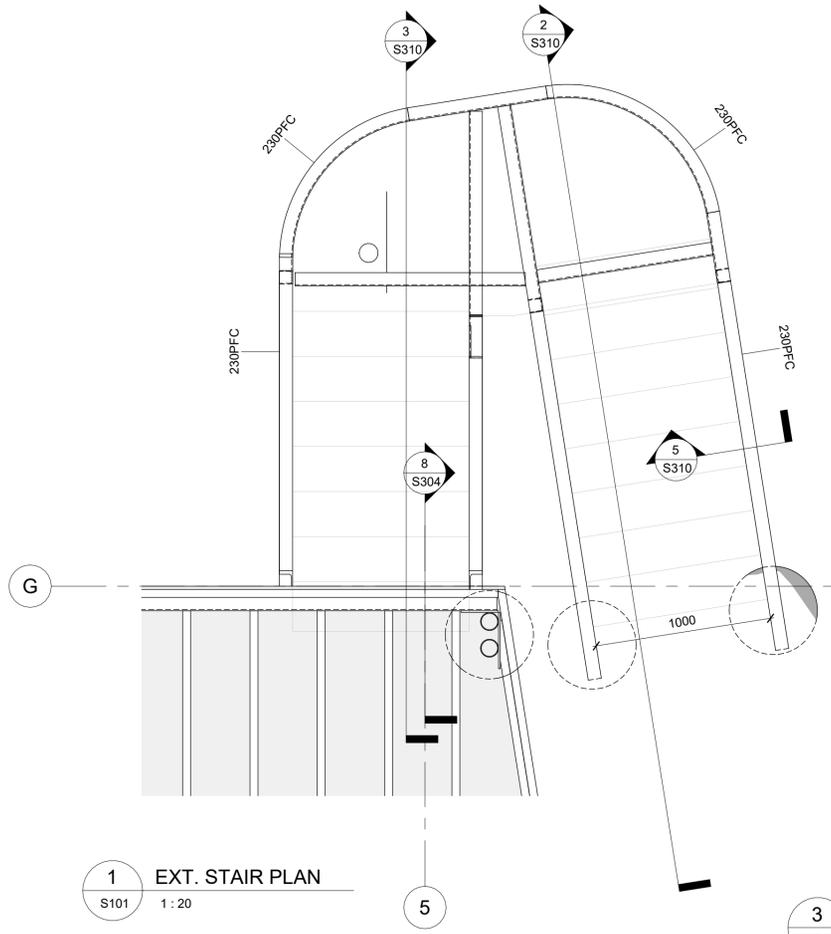
Date:	AUG-25
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PROJECT
MAHANA HOUSE

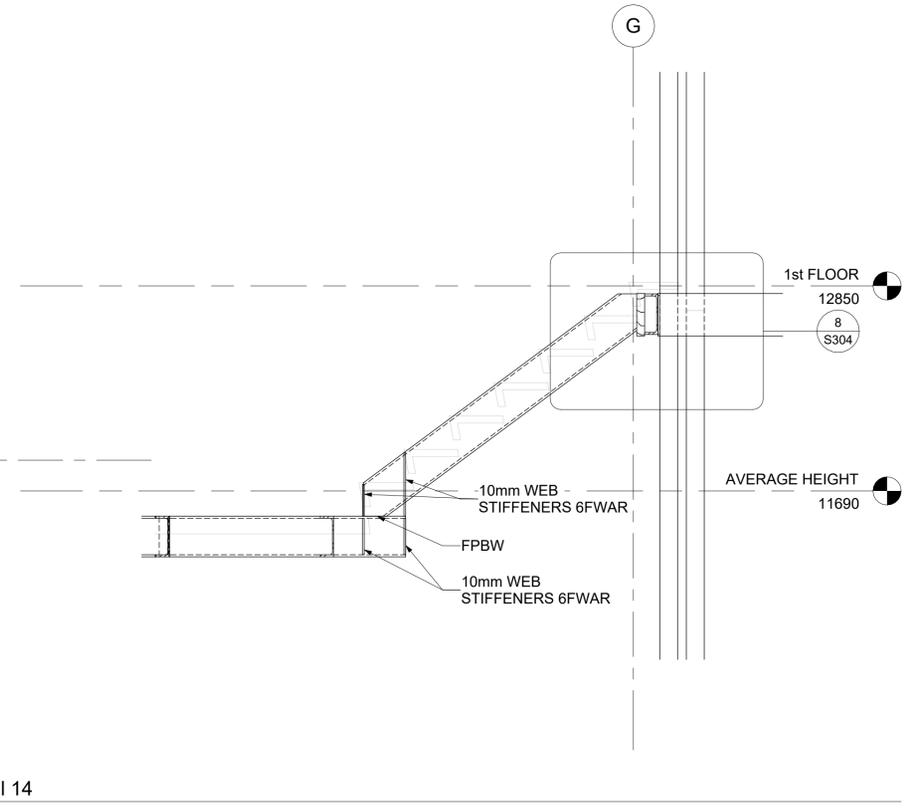
30 DE LUEN AVENUE,
TINDALLS BEACH

DRAWING TITLE
TIMBER DETAILS

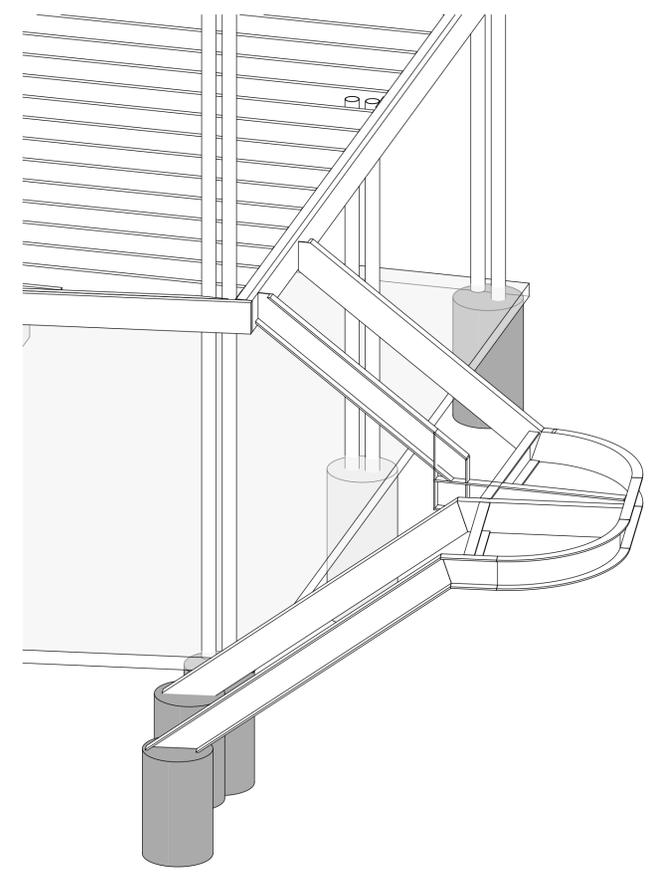
Check all dimensions and levels on site before commencing construction. This drawing and design remains the property of ACH Consulting Ltd and may not be reproduced without the written permission of ACH Consulting Ltd.				
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ORIGINAL SCALE		250681	S306	B



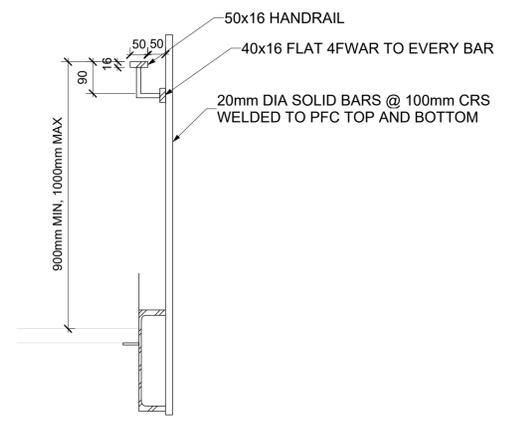
1 EXT. STAIR PLAN
S101 1:20



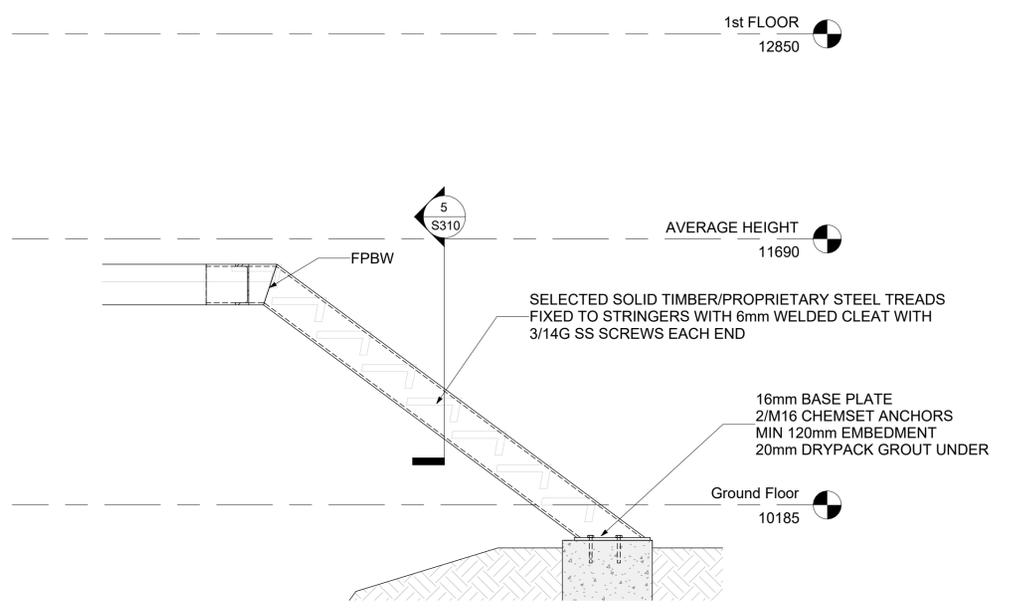
3 Detail 14
S310 1:20



4 3D STAIR



5 Detail 53
S310 1:10



2 Section 25
S310 1:20

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Date:	AUG-25
Cad Ref:	
Designed	MB
Drawn	MB
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PROJECT
MAHANA HOUSE
30 DE LUEN AVENUE,
TINDALLS BEACH

DRAWING TITLE
EXTERNAL STAIR DETAILS

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ORIGINAL SIZE	A1	JOB No.	DWG No.	REV
ORIGINAL SCALE	As indicated	250681	S310	B