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N

LEGAL TITLE:
LOT 8, DP 17586
CT OT 8D/981
AREA = 639m2

26.98m BOUNDARY

6240

420m

422m

424m

426m

428m

2.0m SIDE YARD

NEW STAIR

EXISTING PATIO 25m2

4.5m FRONT YARD

19.00m BOUNDARY

McKINNON TERRACE

6000

2830

NEW STAIRS

NEW S.P.
RET WALL

EXIST STAIR

429.58m

429.48m

R.O.W.
=63m2

1

PROPOSED RES FLAT
FLOOR PLAN = 70m2
VERANDAH = 19m2
TOTAL COVER = 89m2

SINKS

GT

2

SHOWER

BASIN

TUB

VANITY

WC

SHOWER

WC

EXISTING RESIDENCE
FLOOR PLAN = 108m2
VERANDAH = 31m2
CARPARK DECK= 28m2
TOTAL COVER = 167m2

EXISTING VERANDAH 31m2

4

FUTURE CARPARK DECK 3
= 28m2

5000

418m

20.88m BOUNDARY

EXISTING 150Ø SEWER

EXIST SS
AND SW

CONCRETE
DRIVE = 45m2

NEW 80Ø DP's

EXIST STAIR

NEW STAIRS
(C.O.S.)

2.0m SIDE YARD

31.24m BOUNDARY

426m

424m

422m

420m

418m

EXISTING
CESSPITS

TOWNPLANNING PROPOSED:
RESIDENTIAL LOW DENSITY
40% MAX SITE COVER = 256m2
39% MIN LANDSCAPING = 250m2
21% MAX IMPERVIOUS = 133m2
100% TOTAL SITE AREA = 639m2

TOWNPLANNING ALLOWED:
RESIDENTIAL LOW DENSITY
40% MAX SITE COVER = 256m2
30% MIN LANDSCAPING = 192m2
30% MAX IMPERVIOUS = 192m2
100% TOTAL SITE AREA = 639m2

ALL BUILDING WORK SHALL FULLY COMPLY WITH NZS 3604:2011 TIMBER FRAMED BUILDINGS.

ALL CONTRACTORS/SUB TRADES TO CHECK AND CONFIRM ALL DIMENSIONS AND MEASUREMENTS PRIOR TO COMMENCEMENT OF WORKS.

ISSUE D	– AMENDED FOR BUILDING CONSENT	–
ISSUE C	– FOR BUILDING CONSENT	09.09.2022
ISSUE B	– REVISED FOR RESOURCE CONSENT	17.11.2019
ISSUE A	– FOR CLIENT APPROVAL	11.04.2019

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architectural designers
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SHEET TITLE: PROPOSED SITE PLAN			SHEET: BC01
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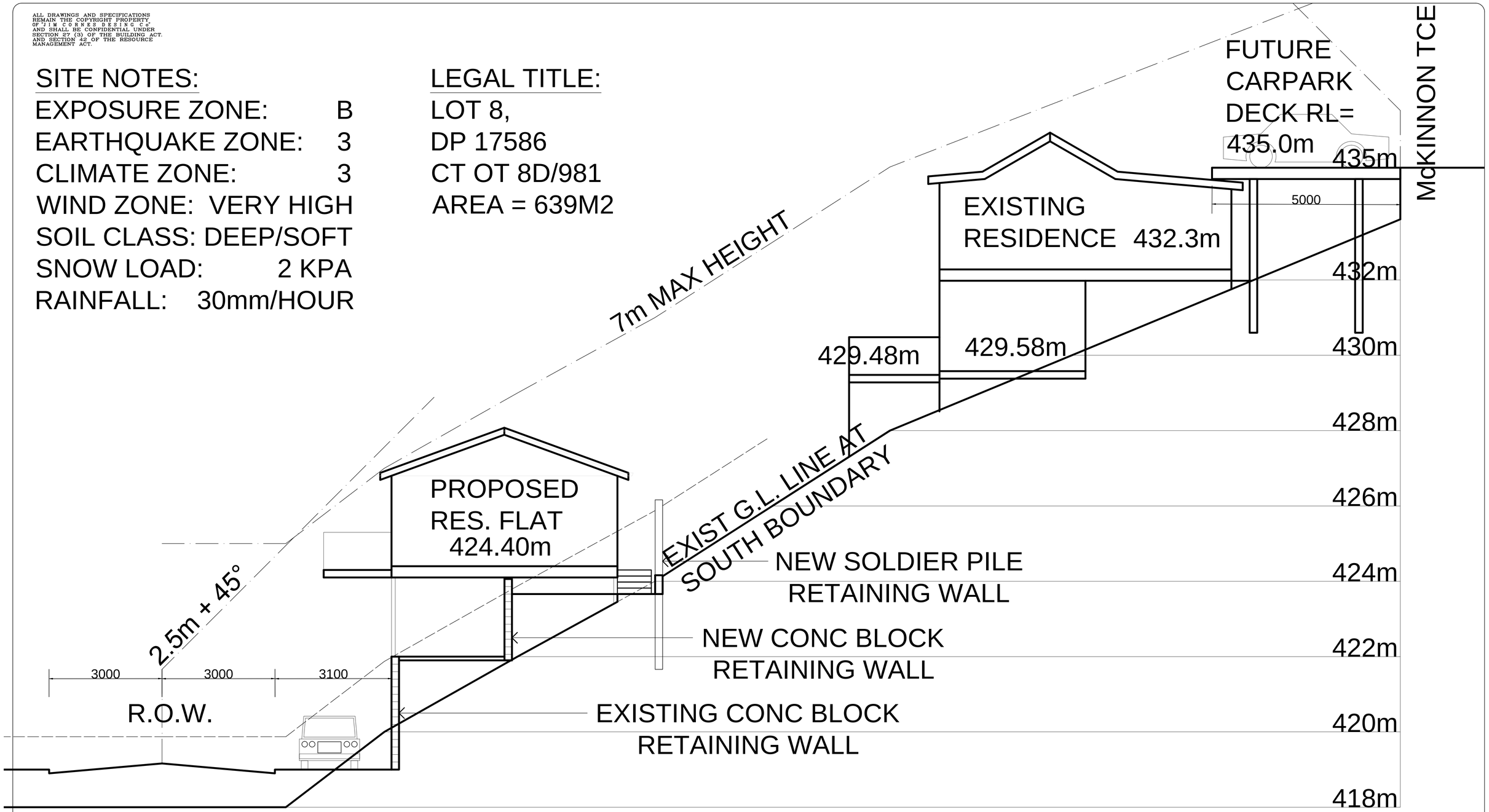
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SITE NOTES:

EXPOSURE ZONE: B
EARTHQUAKE ZONE: 3
CLIMATE ZONE: 3
WIND ZONE: VERY HIGH
SOIL CLASS: DEEP/SOFT
SNOW LOAD: 2 KPA
RAINFALL: 30mm/HOUR

LEGAL TITLE:

LOT 8,
DP 17586
CT OT 8D/981
AREA = 639M2



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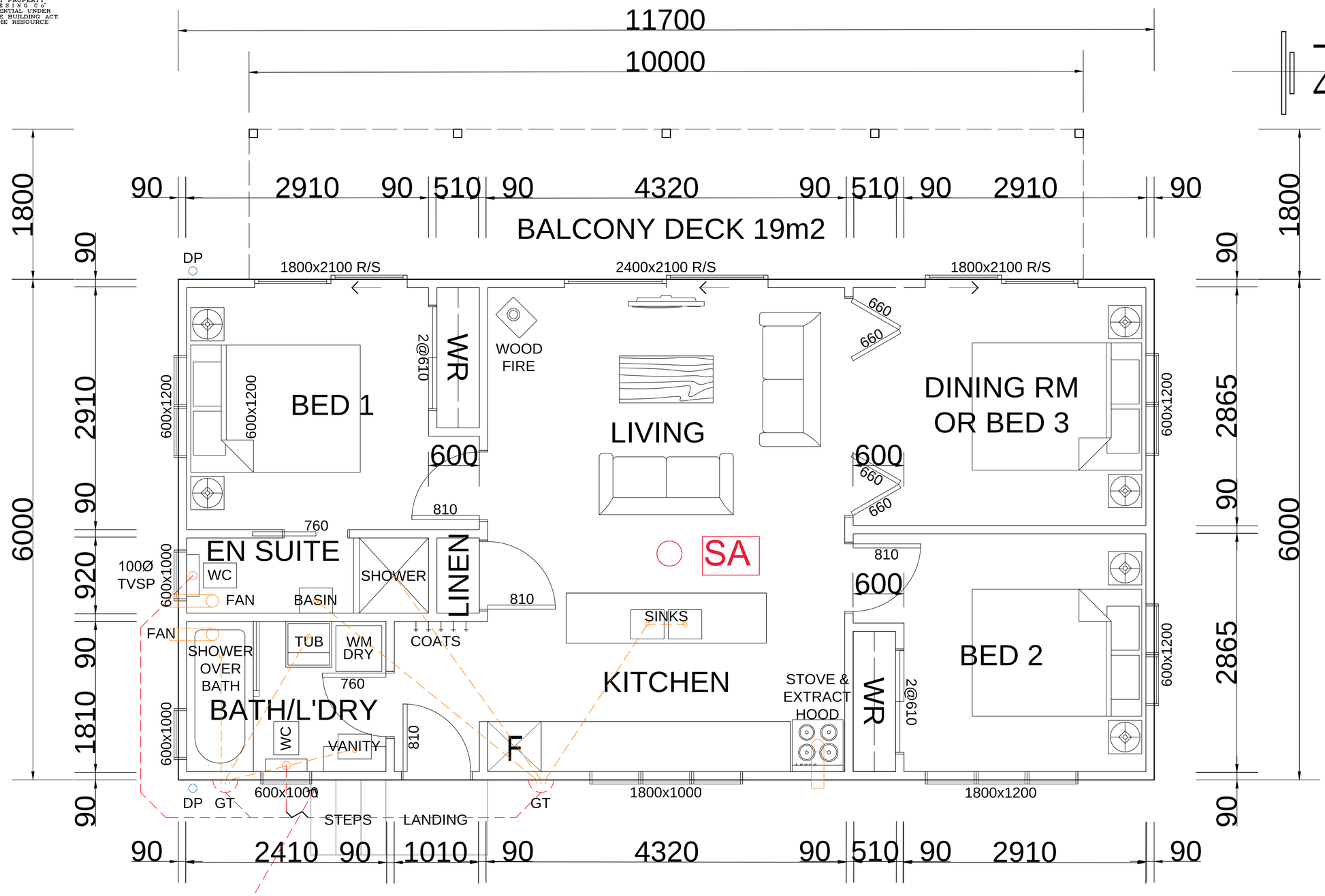
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SHEET TITLE: PROPOSED LONG SECTION			SHEET: BC02
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EXISTING SS CONNECTION

70m2 FLOOR PLAN - 3 BEDROOMS

ALL BUILDING WORK SHALL FULLY COMPLY WITH NZS 3604:2011 TIMBER FRAMED BUILDINGS.

ALL CONTRACTORS/SUB TRADES TO CHECK AND COMFIRM ALL DIMENSIONS AND MEASUREMENTS PRIOR TO COMMENCEMENT OF WORKS.

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SHEET TITLE: PROPOSED FLOOR PLAN			SHEET: BC03
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RISK MATRIX
SCORE = 5

NEW FIBRE CEM'T
WEATHERBOARDS

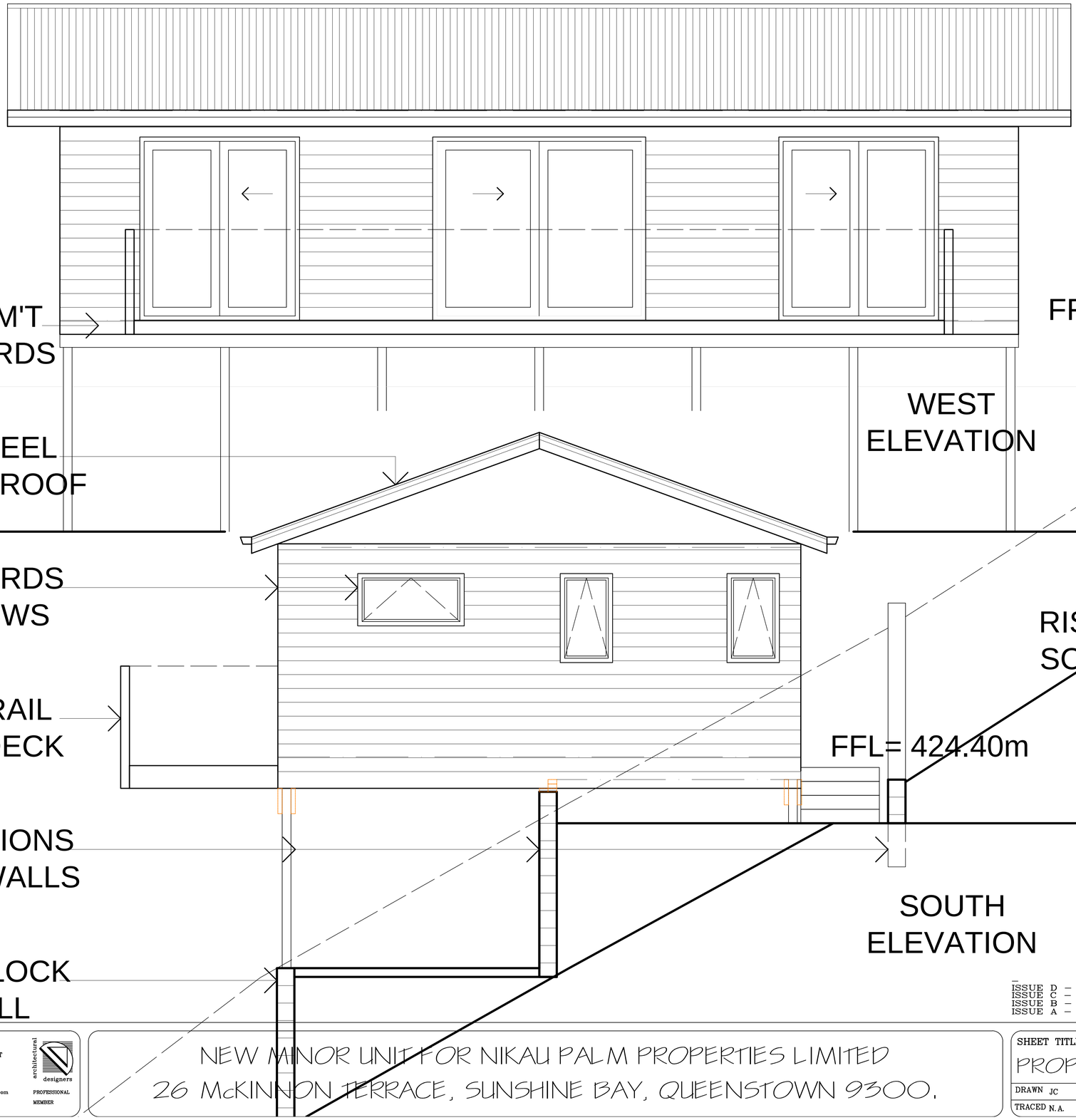
NEW COLORSTEEL
CORRUGATED ROOF

TIMBER W/BOARDS
& ALUM WINDOWS

TIMBER HANDRAIL
TO BALCONY DECK

NEW FOUNDATIONS
& RETAINING WALLS

EXIST CONC BLOCK
RETAINING WALL



FFL= 424.40m

WEST
ELEVATION

RISK MATRIX
SCORE = 4

FFL= 424.40m

SOUTH
ELEVATION

ALL BUILDING WORK SHALL
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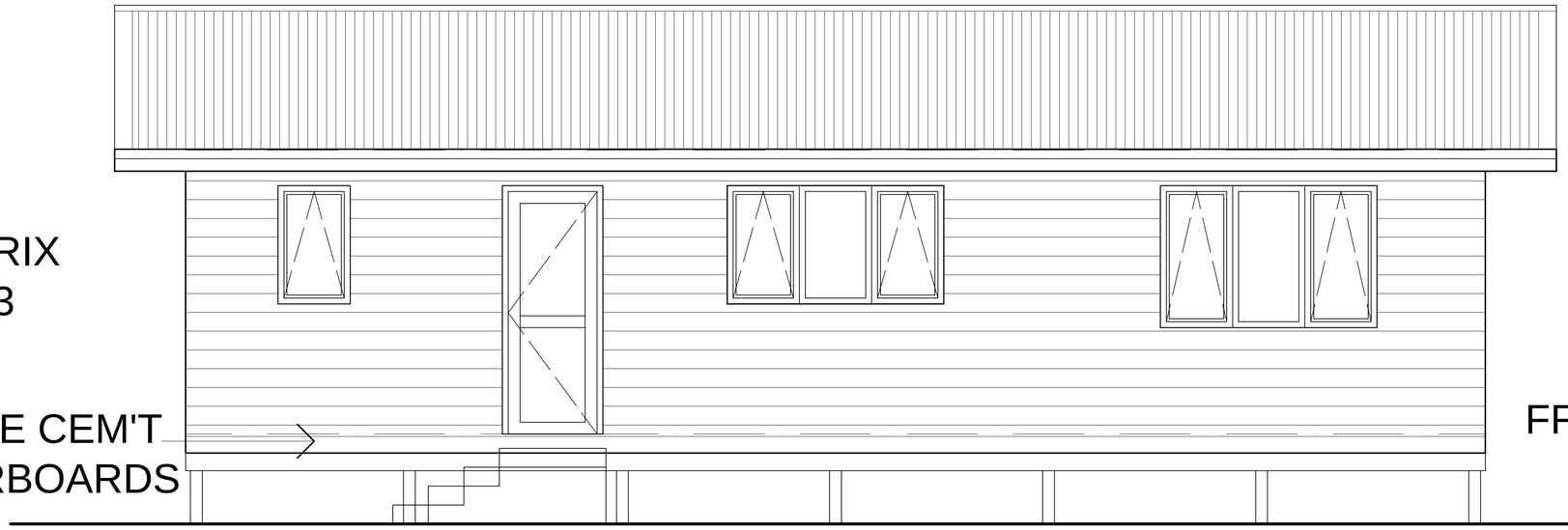
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SHEET TITLE: PROPOSED ELEVATIONS			SHEET: BC04
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RISK MATRIX
SCORE = 3

NEW FIBRE CEM'T
WEATHERBOARDS



FFL= 424.40m

EAST
ELEVATION

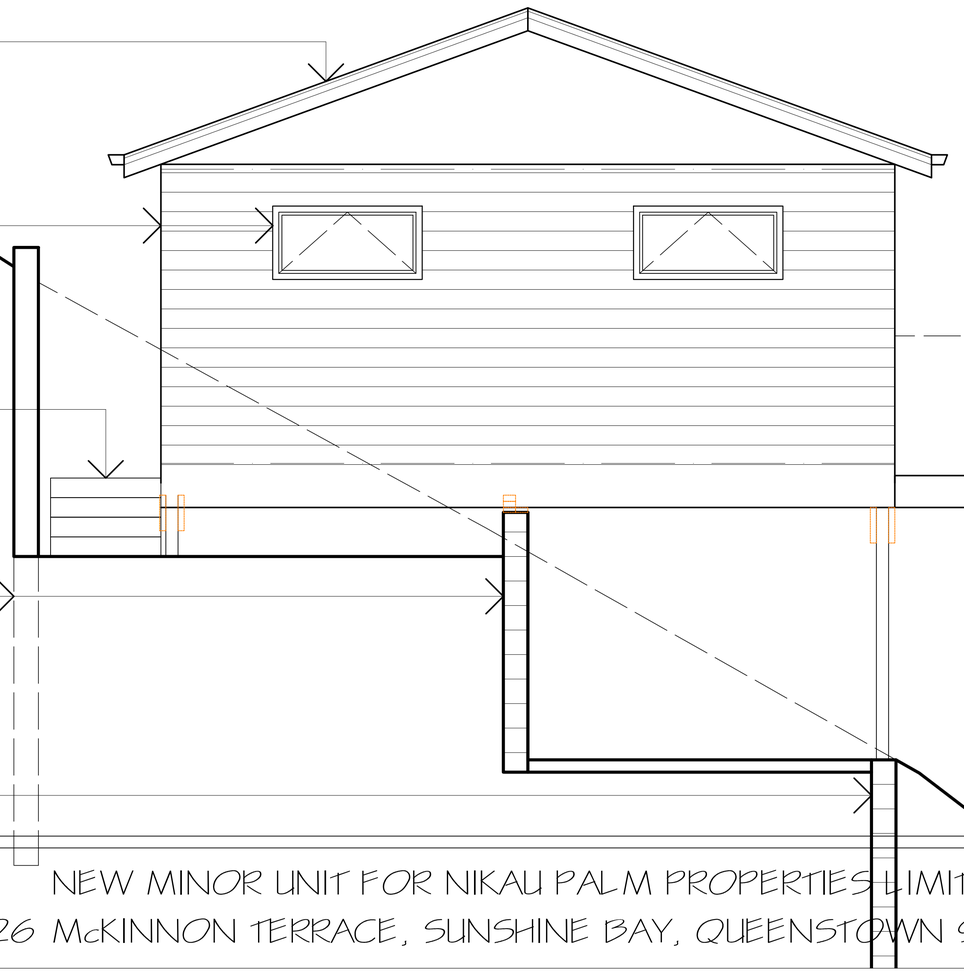
NEW COLORSTEEL
CORRUGATED ROOF

TIMBER W/BOARDS
& ALUM WINDOWS

TIMBER STEPS TO
HOUSE ENTRANCE

NEW FOUNDATIONS
& RETAINING WALLS

EXIST CONC BLOCK
RETAINING WALL



RISK MATRIX
SCORE = 4

FFL= 424.40m

NORTH
ELEVATION

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SHEET TITLE
PROPOSED ELEVATIONS

SHEET
BC05

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NEW COLORSTEEL CORRUGATED ROOF ON BREATHER TYPE BUILDING PAPER ON 90x45 H1.2 SG8 PURLINGS @ 900mm CRS ON GANGNAIL TRUSSES @ 900 MAX CRS.

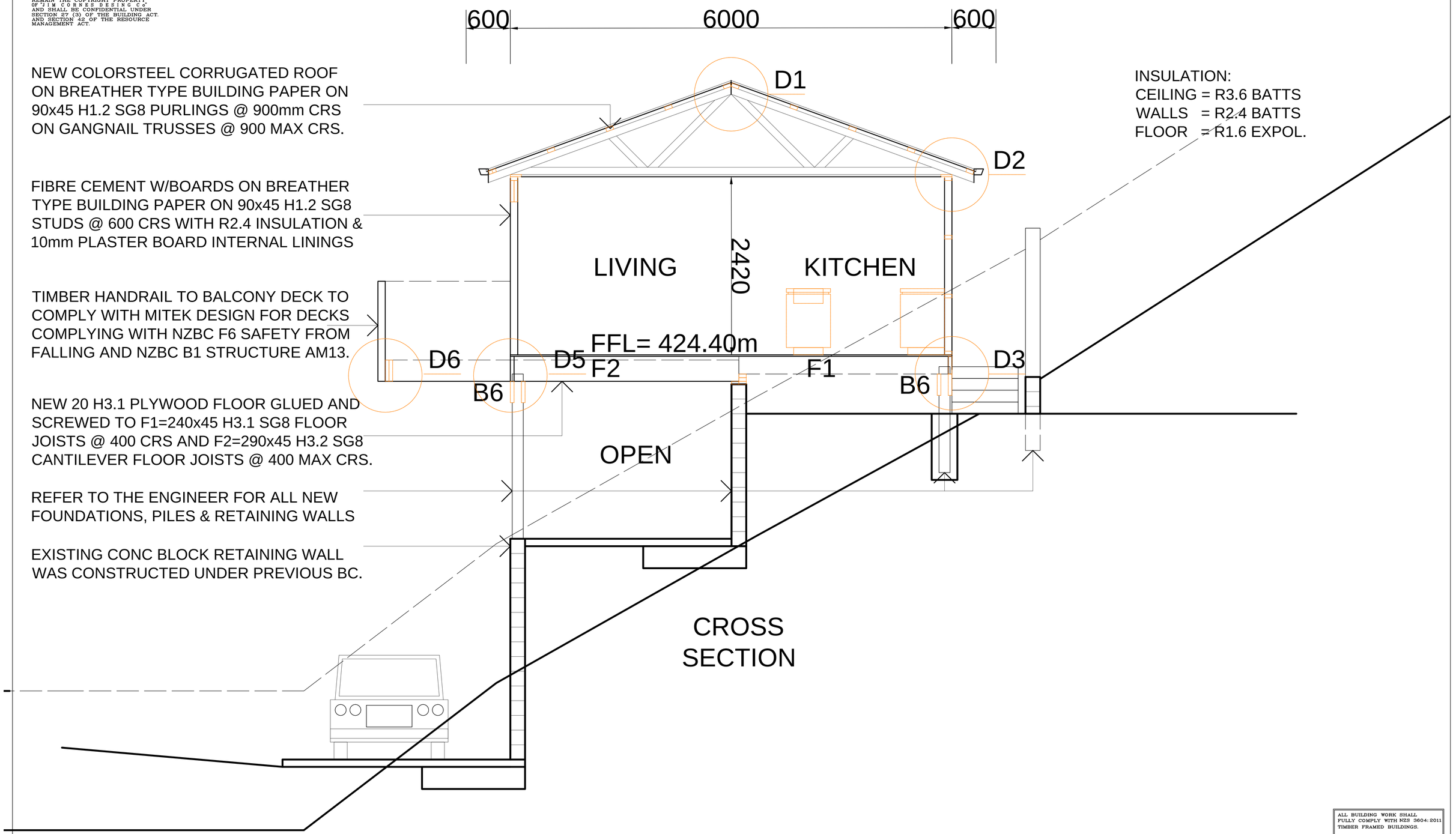
FIBRE CEMENT W/BOARDS ON BREATHER TYPE BUILDING PAPER ON 90x45 H1.2 SG8 STUDS @ 600 CRS WITH R2.4 INSULATION & 10mm PLASTER BOARD INTERNAL LININGS

TIMBER HANDRAIL TO BALCONY DECK TO COMPLY WITH MITEK DESIGN FOR DECKS COMPLYING WITH NZBC F6 SAFETY FROM FALLING AND NZBC B1 STRUCTURE AM13.

NEW 20 H3.1 PLYWOOD FLOOR GLUED AND SCREWED TO F1=240x45 H3.1 SG8 FLOOR JOISTS @ 400 CRS AND F2=290x45 H3.2 SG8 CANTILEVER FLOOR JOISTS @ 400 MAX CRS.

REFER TO THE ENGINEER FOR ALL NEW FOUNDATIONS, PILES & RETAINING WALLS

EXISTING CONC BLOCK RETAINING WALL WAS CONSTRUCTED UNDER PREVIOUS BC.



CROSS SECTION

INSULATION:
CEILING = R3.6 BATTS
WALLS = R2.4 BATTS
FLOOR = R1.6 EXPOL.

ALL BUILDING WORK SHALL FULLY COMPLY WITH NZS 3604:2011 TIMBER FRAMED BUILDINGS.

ALL CONTRACTORS/SUB TRADES TO CHECK AND COMFIRM ALL DIMENSIONS AND MEASUREMENTS PRIOR TO COMMENCEMENT OF WORKS.

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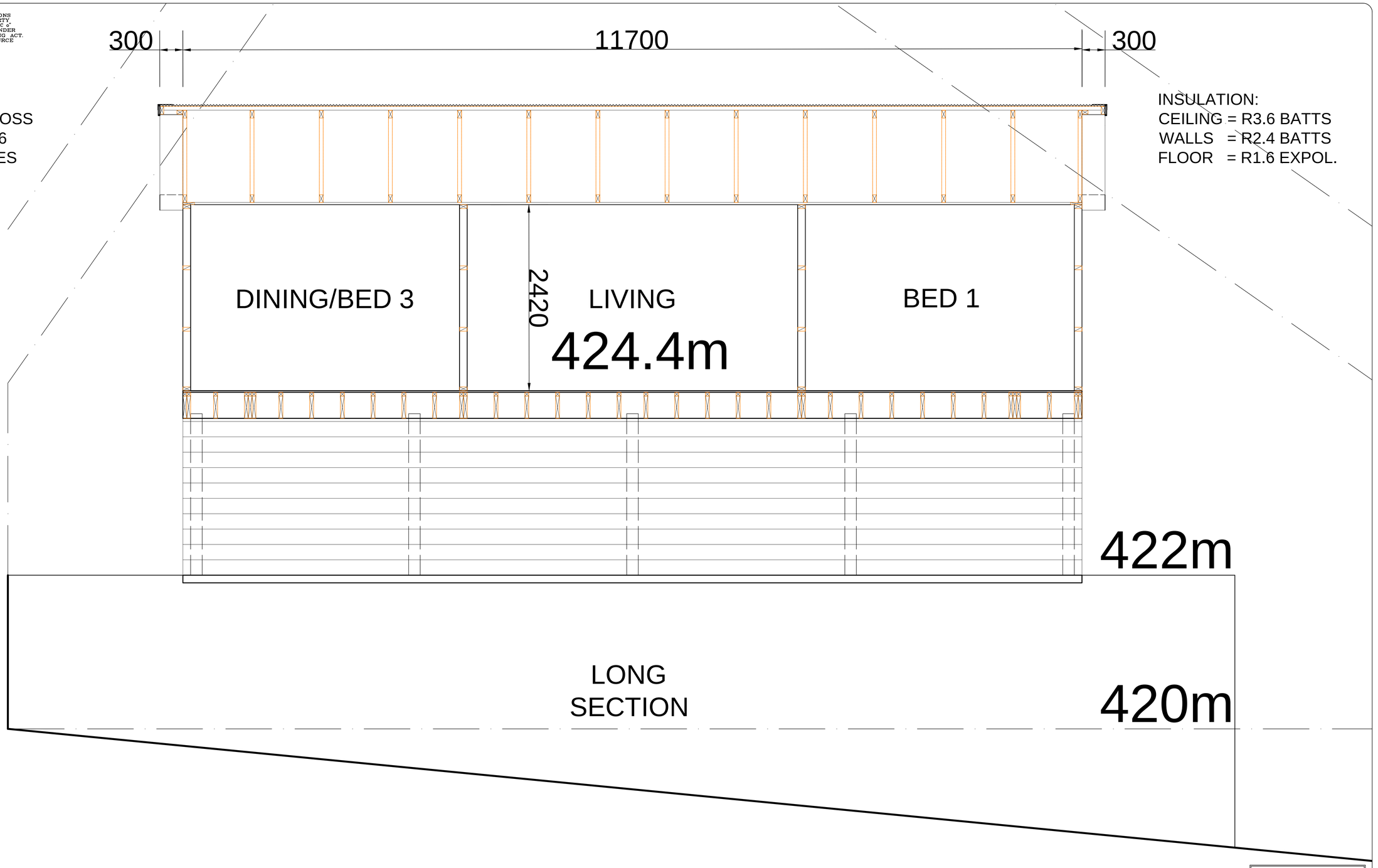
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SHEET TITLE: PROPOSED X SECTION			SHEET: BC06
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ANOTATION:
REFER TO CROSS SECTION BC06 FOR ALL NOTES



LONG SECTION

INSULATION:
CEILING = R3.6 BATTS
WALLS = R2.4 BATTS
FLOOR = R1.6 EXPOL.

ALL BUILDING WORK SHALL FULLY COMPLY WITH NZS 3604:2011 TIMBER FRAMED BUILDINGS.

ALL CONTRACTORS/SUB TRADES TO CHECK AND COMFIRM ALL DIMENSIONS AND MEASUREMENTS PRIOR TO COMMENCEMENT OF WORKS.

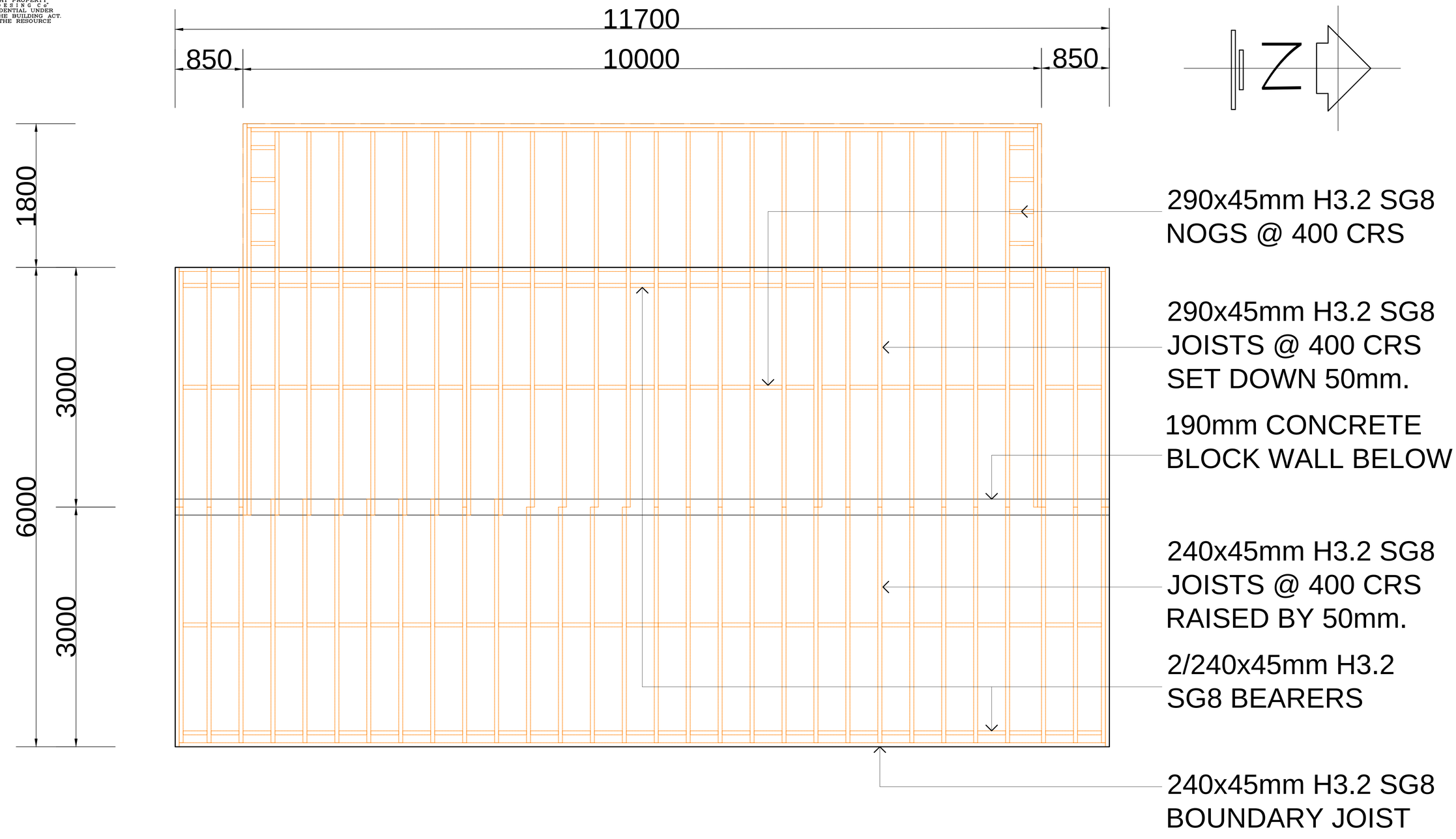
ISSUE D – AMENDED FOR BUILDING CONSENT	09.09.2022
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SHEET TITLE: PROPOSED X SECTION			SHEET: BC07
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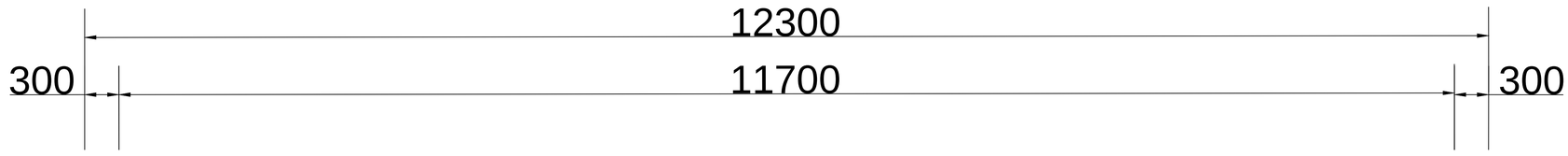
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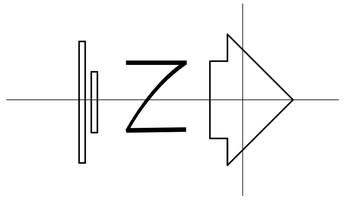
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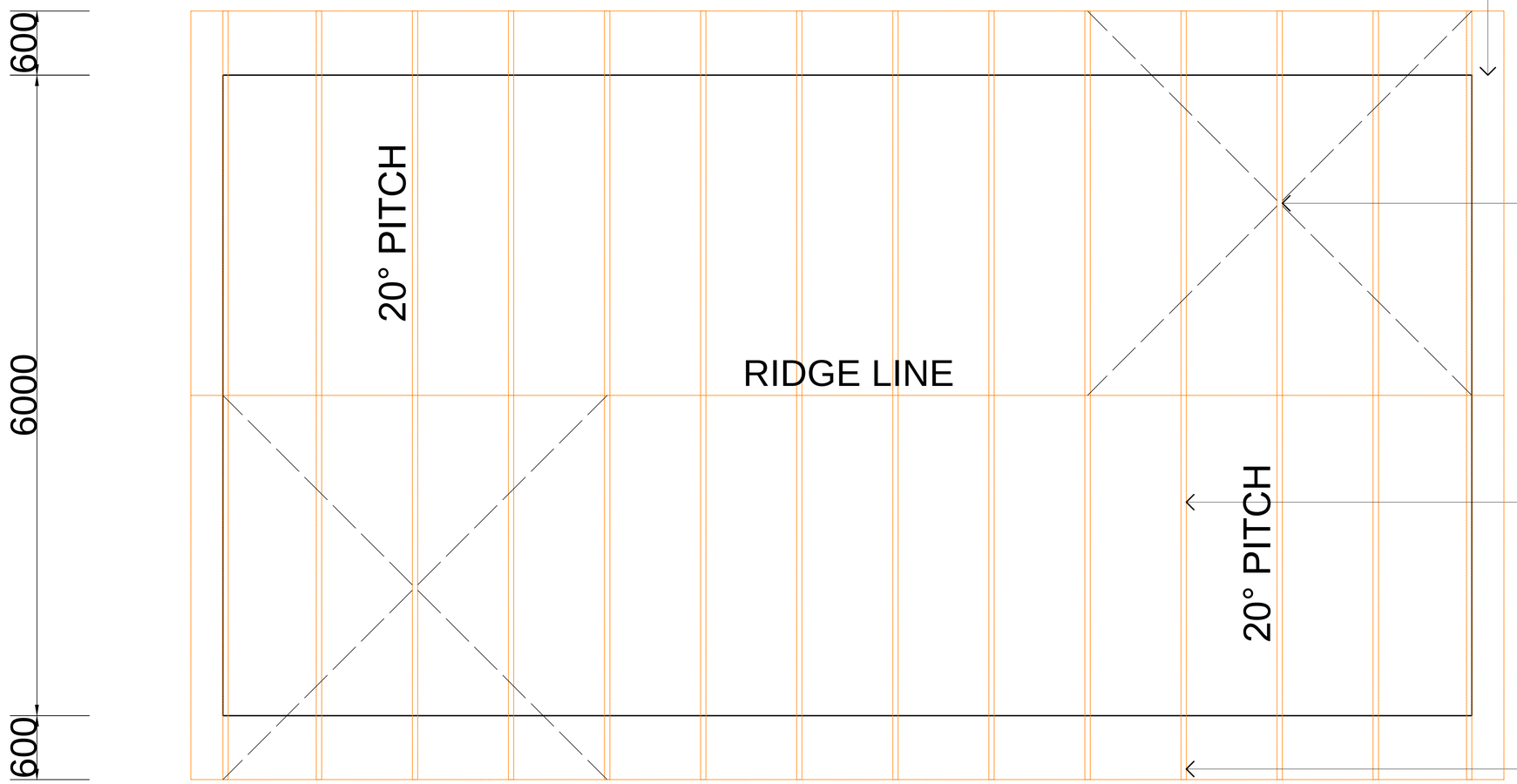
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SHEET TITLE: PROP FL'R FRAMING PLAN			SHEET: BC08
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300mm WIDE
VERGE OVERHANG

25x1.5mm GALV
METAL STRAP
CROSS BRACES.

90x45mm H1.2 SG8
"GANGNAIL" ROOF
TRUSSES @ 900 CRS

600mm WIDE
EAVES OVERHANG

ALL BUILDING WORK SHALL
FULLY COMPLY WITH NZS 3604:2011
TIMBER FRAMED BUILDINGS.

ALL CONTRACTORS/SUB TRADES
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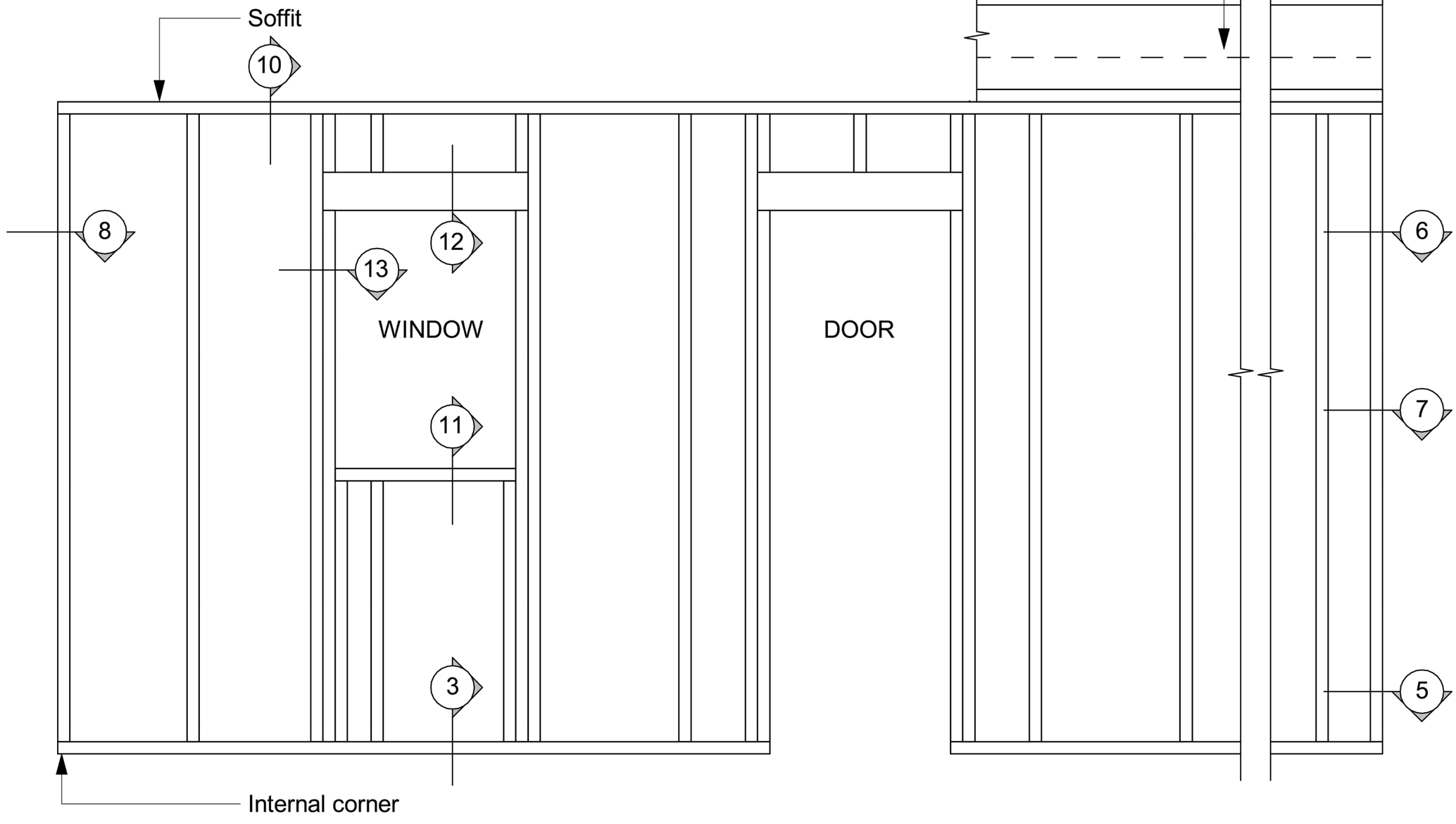
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SHEET TITLE: PROP ROOF FRAME PLAN			SHEET: BC09
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- Maximum stud spacing 600mm centres

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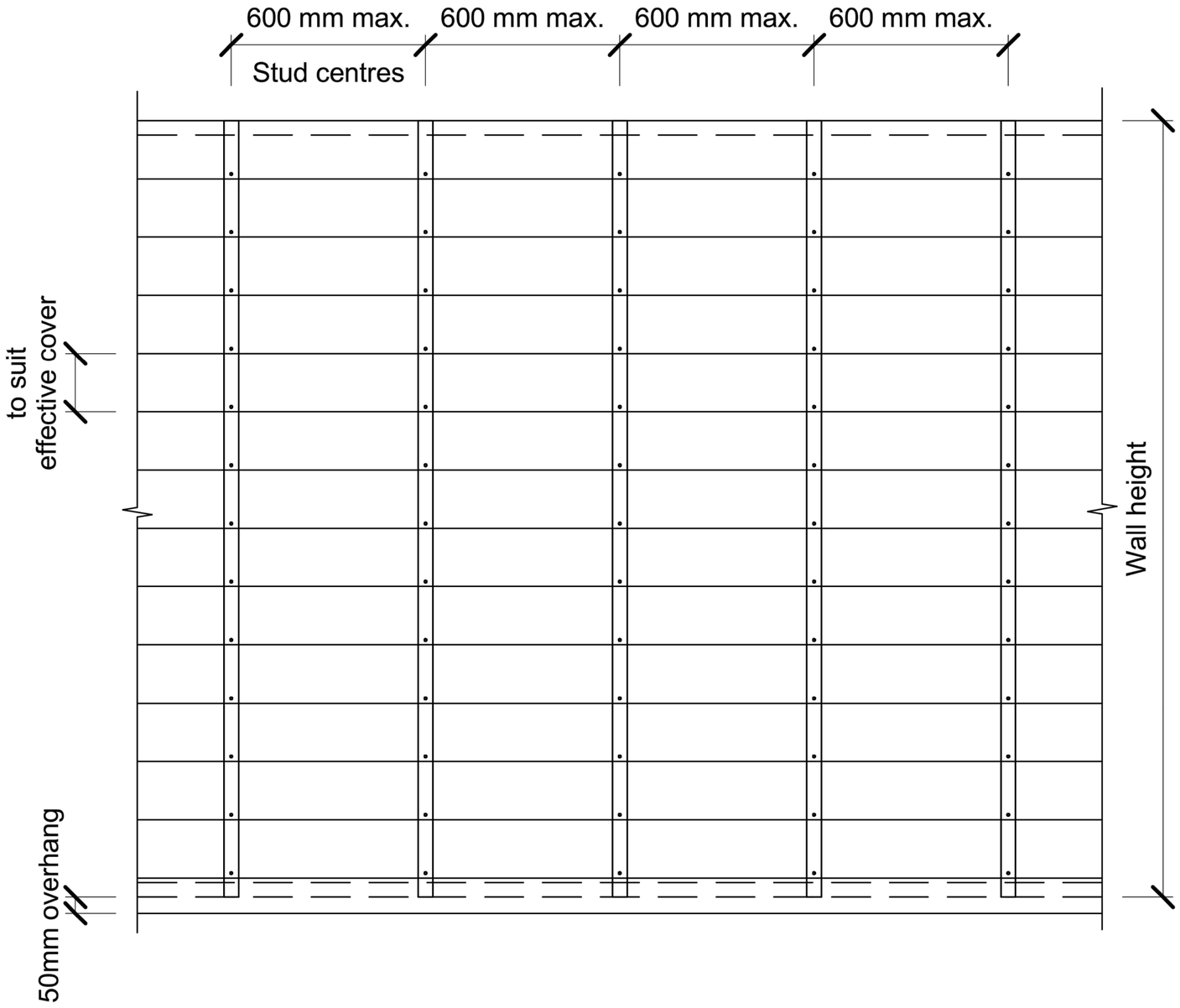
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SHEET TITLE: PROPOSED DETAIL REF			SHEET: BC10
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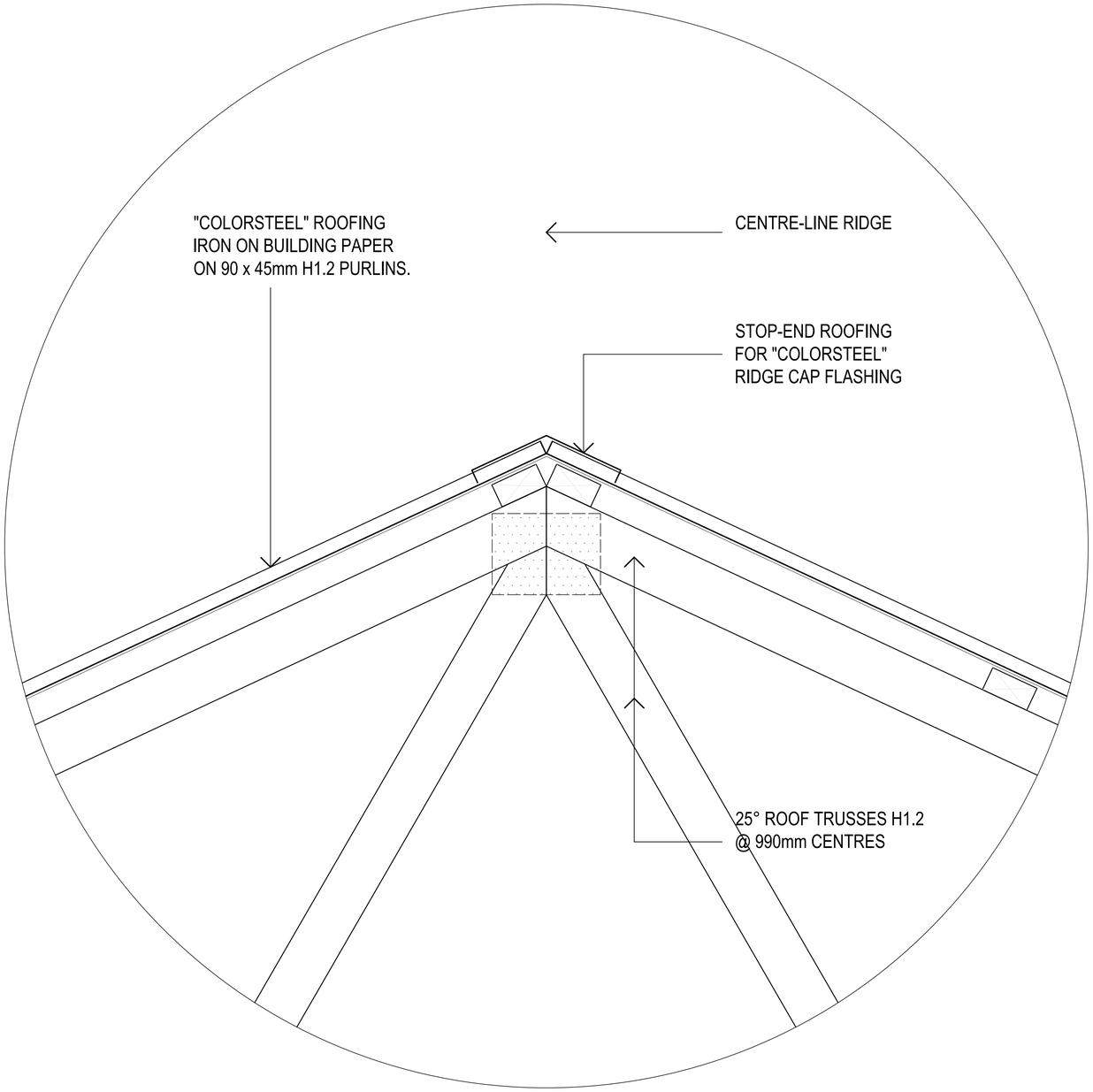
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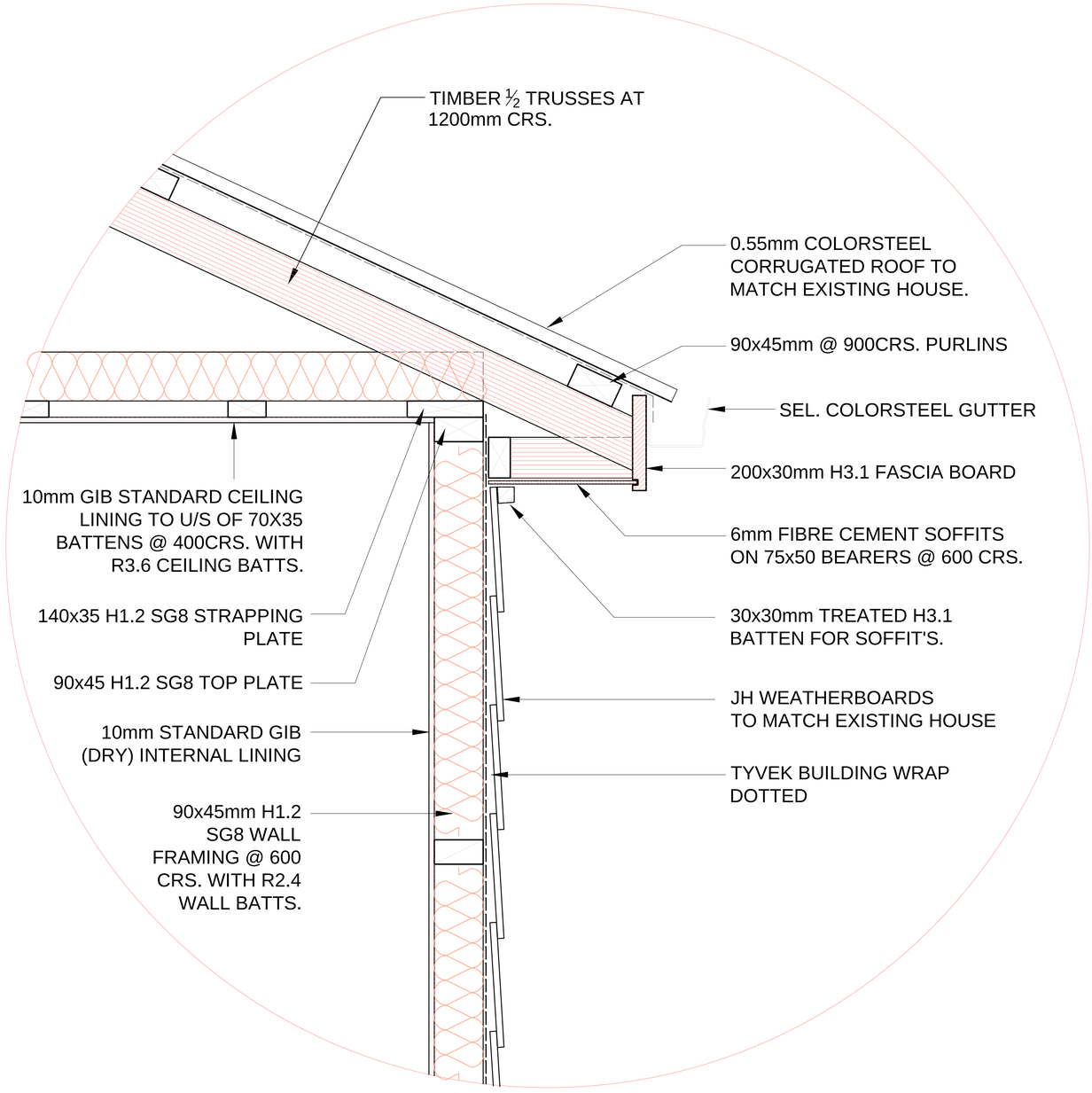
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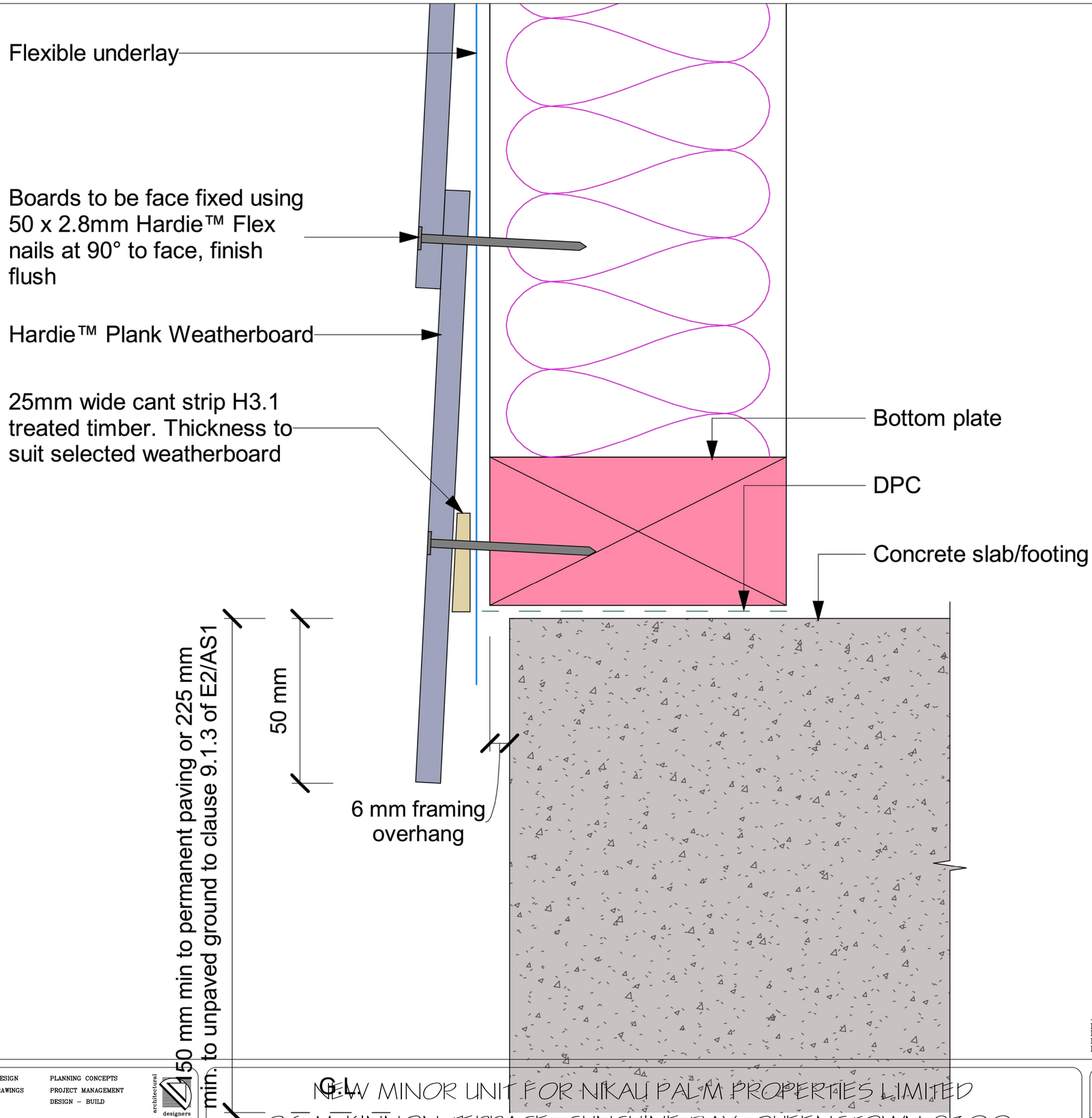
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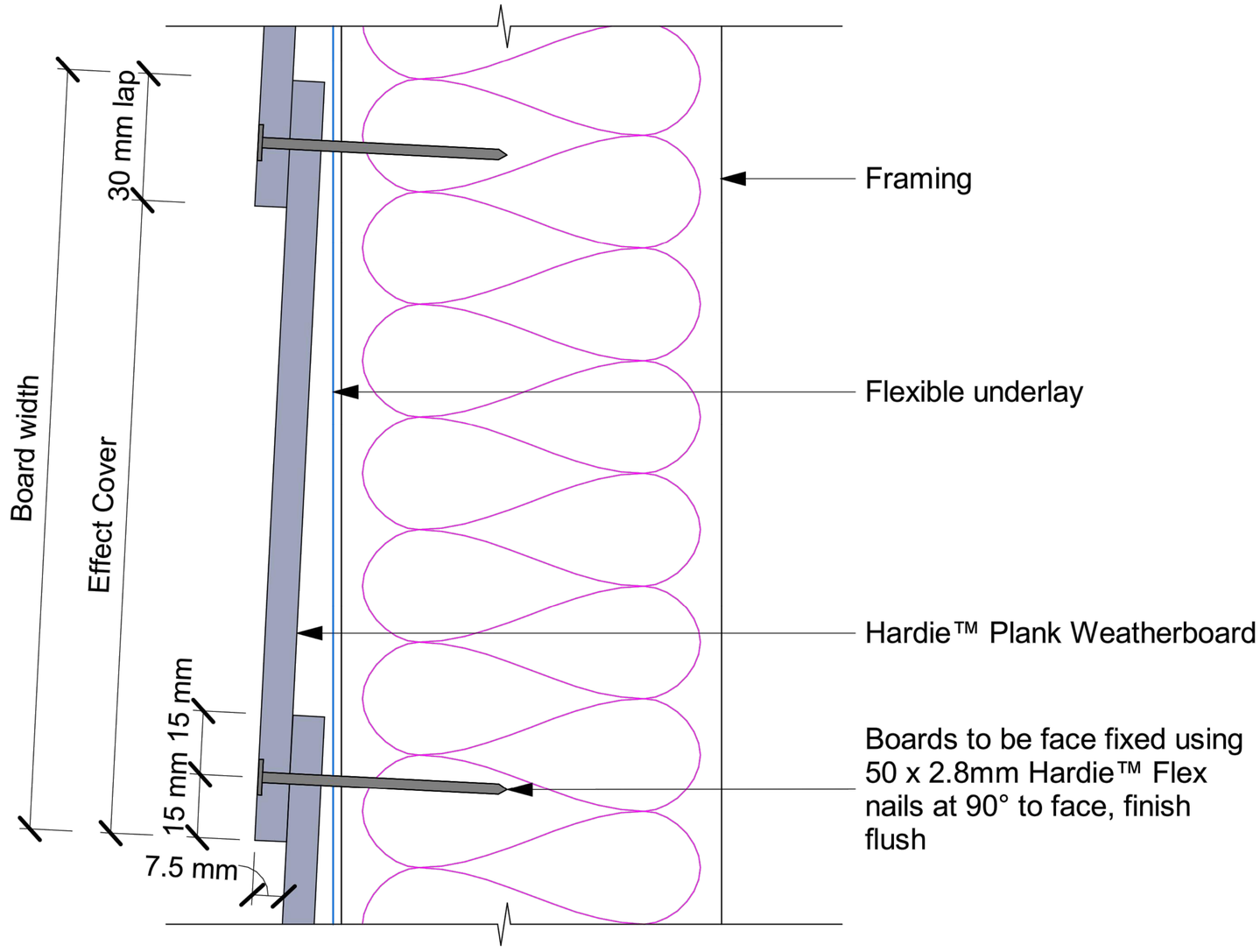
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Figure 4

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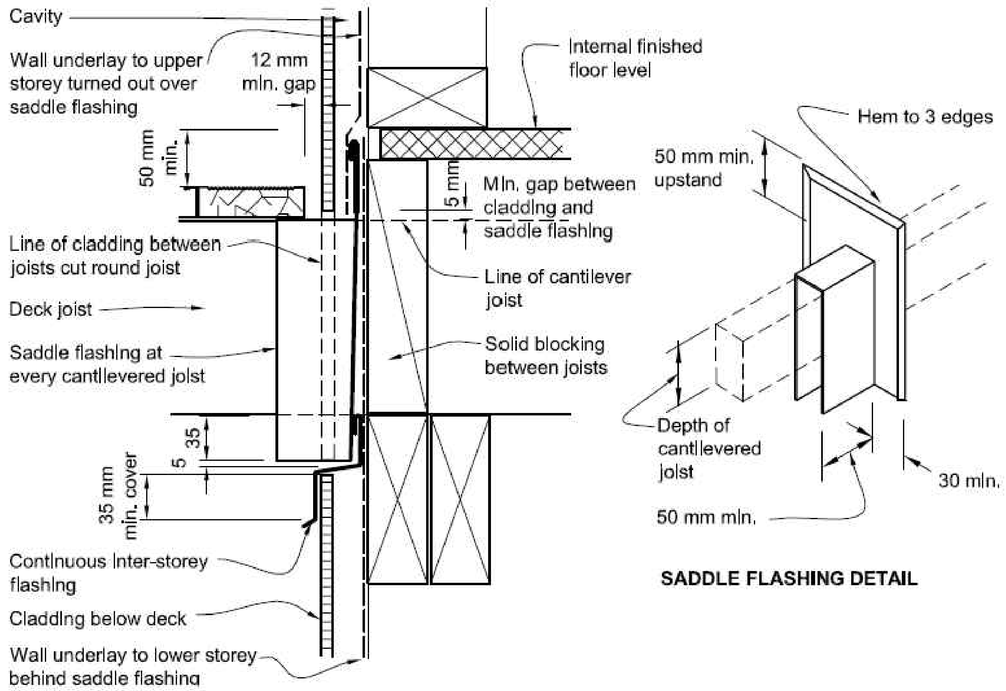
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Figure 16: Junction with wall for cantilevered timber deck
Paragraphs 7.1, 7.2.1.1, 7.3.1 and Figure 14

Amend 2 Jul 2005

NOTE:
(1) *Building wrap* at back of *cavity* shall be taped around joist penetrations.
(2) The back of the *saddle flashing* shall be positioned behind the cladding.
(3) Saddle flashing terminates over inter-storey *flashing*.



Amend 2 Jul 2005

Amend 5 Aug 2011

5 - SADDLE FLASHING DETAIL

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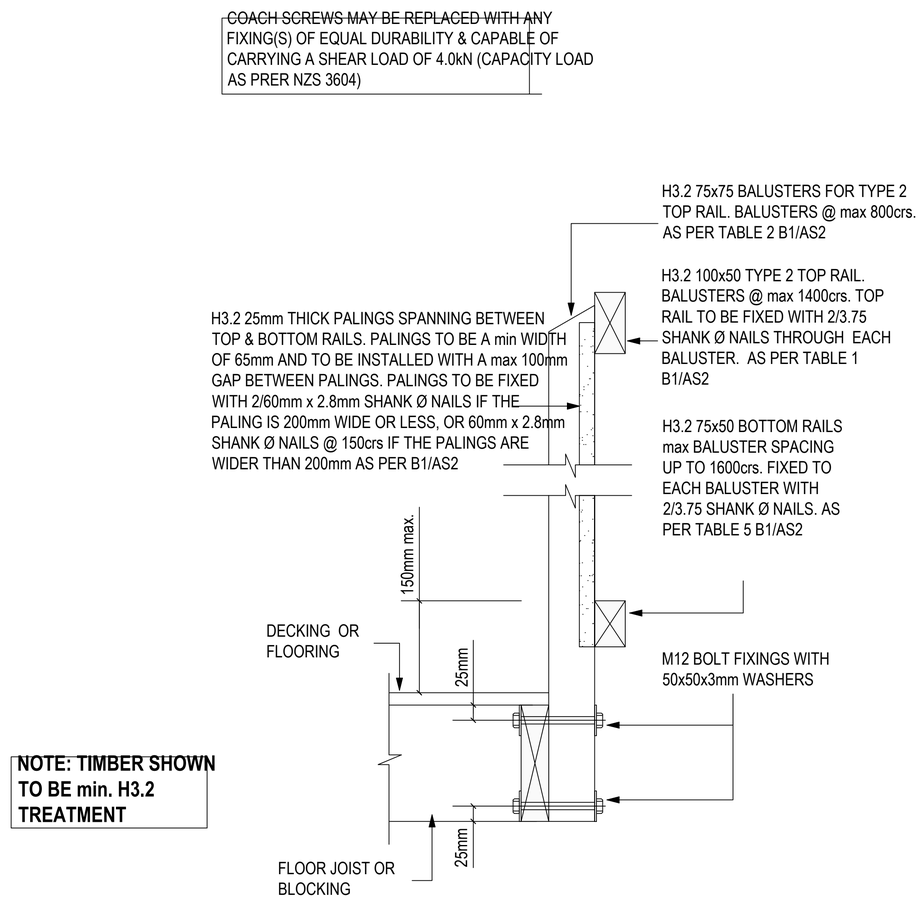
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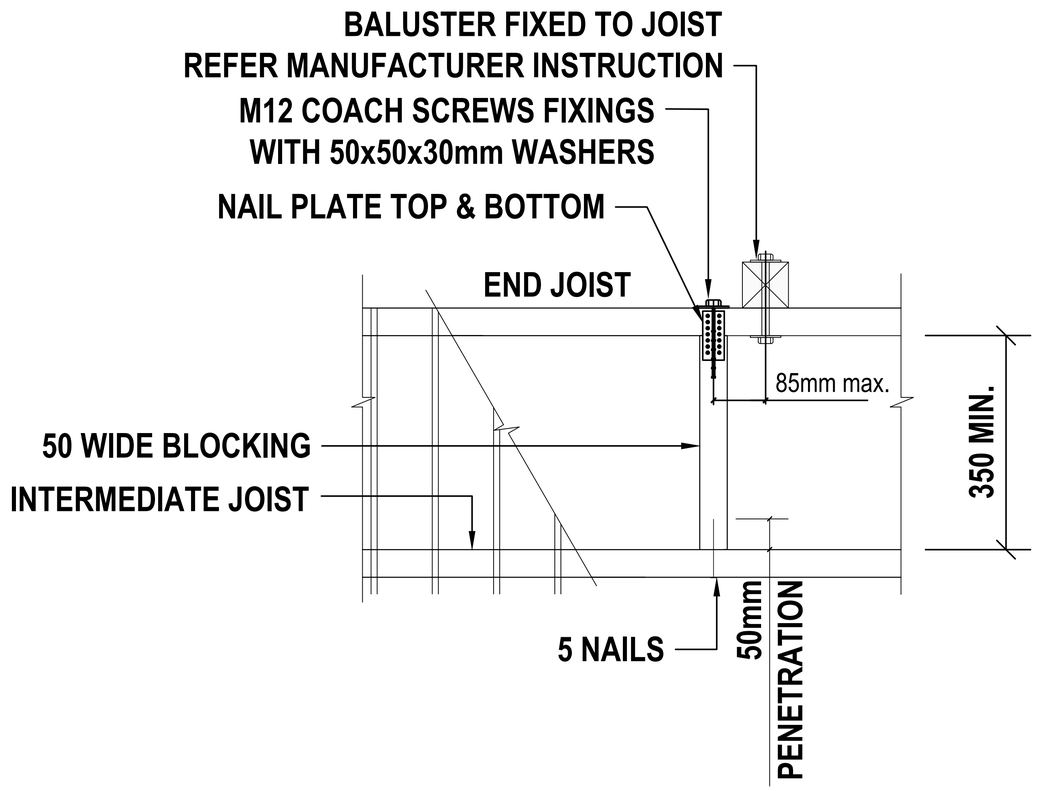
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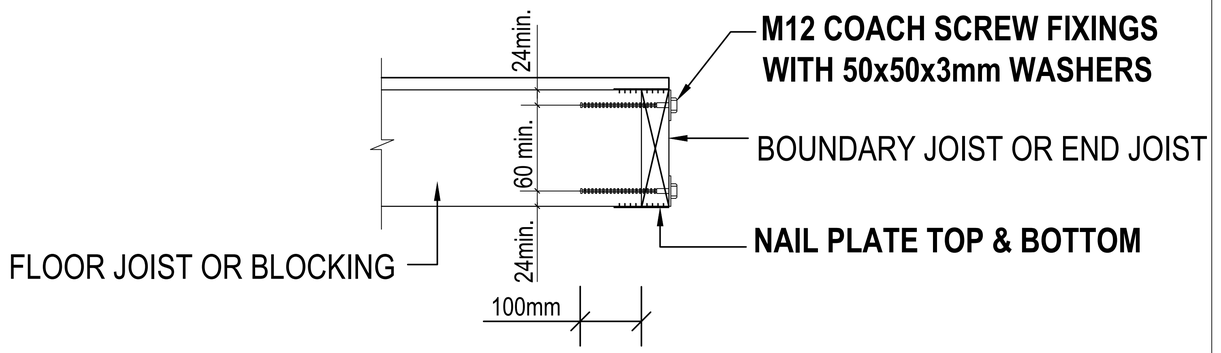
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DETAIL 6
SHOWING BALUSTER FIXING



BALUSTER FIXED TO END JOIST



END JOIST FIXING

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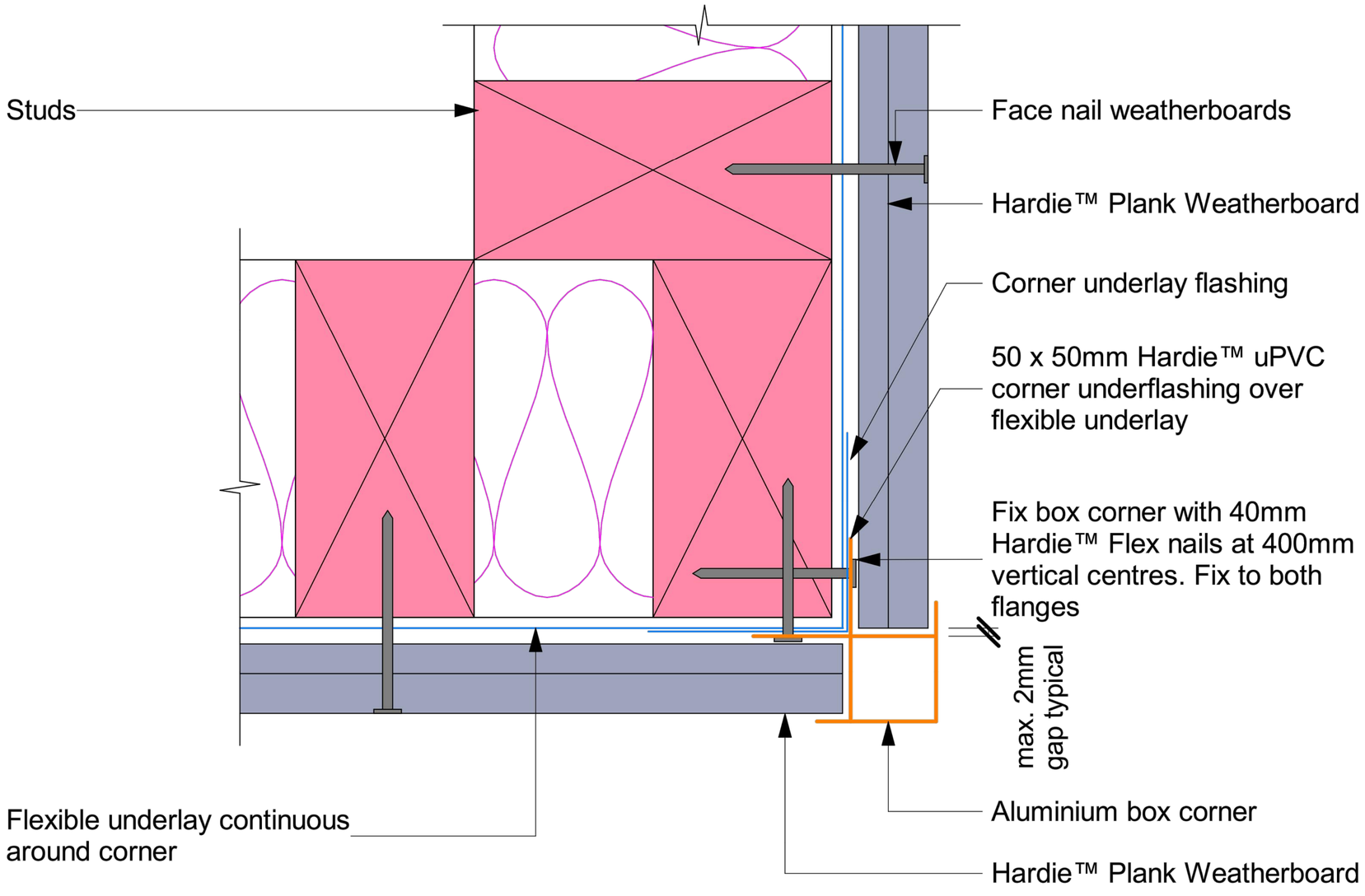
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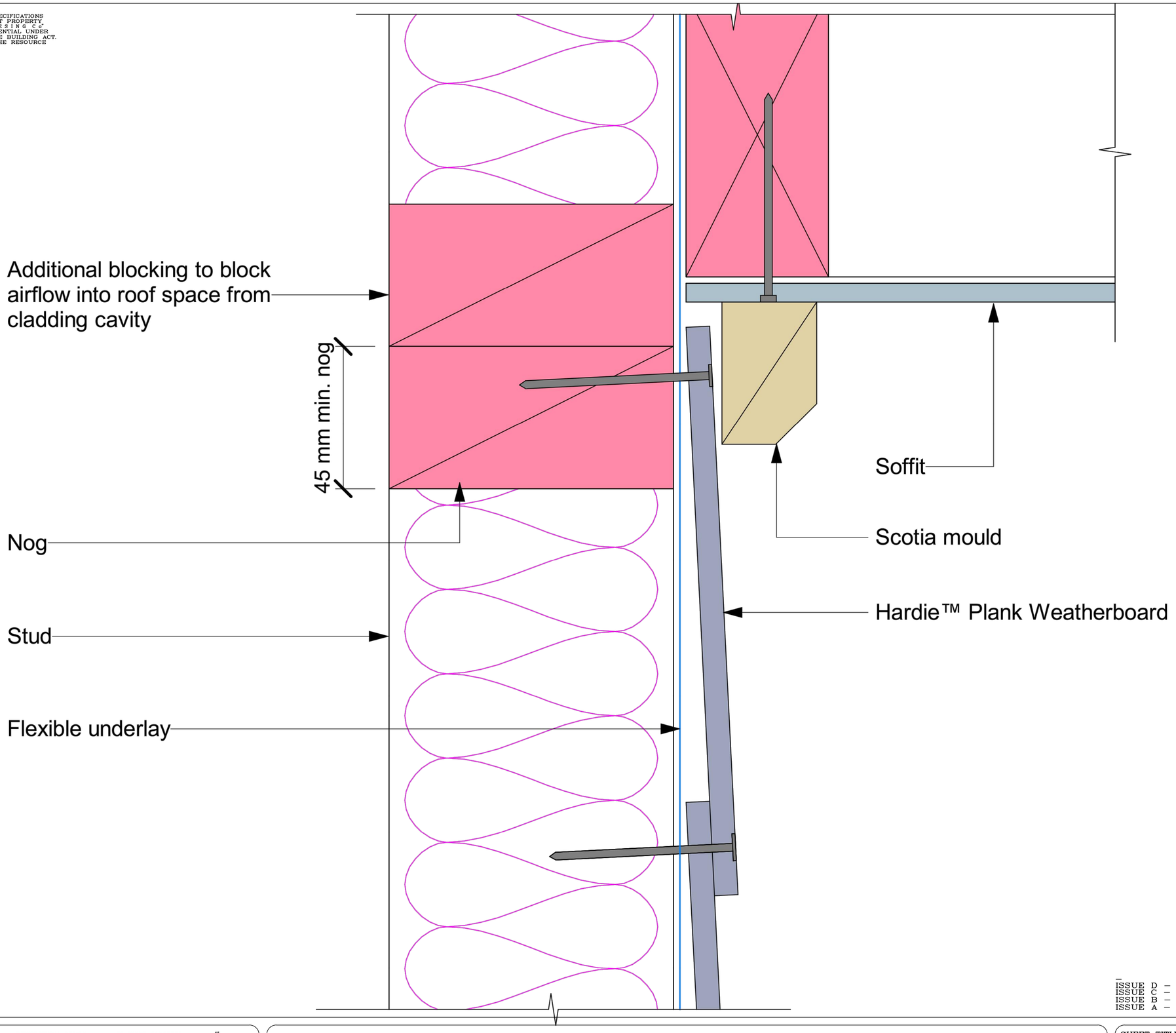
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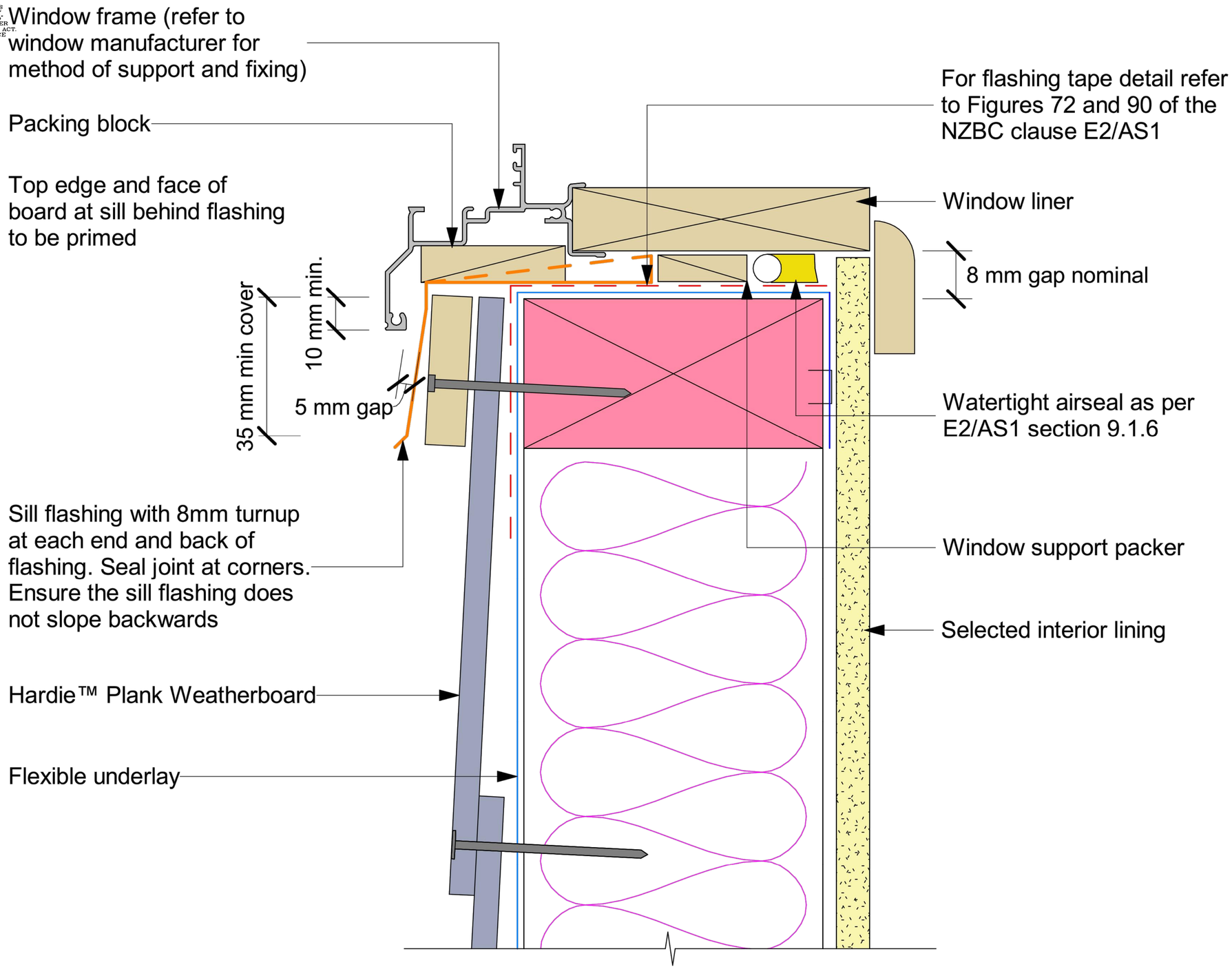
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General note for materials selection

Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of theNZBC E2/AS1

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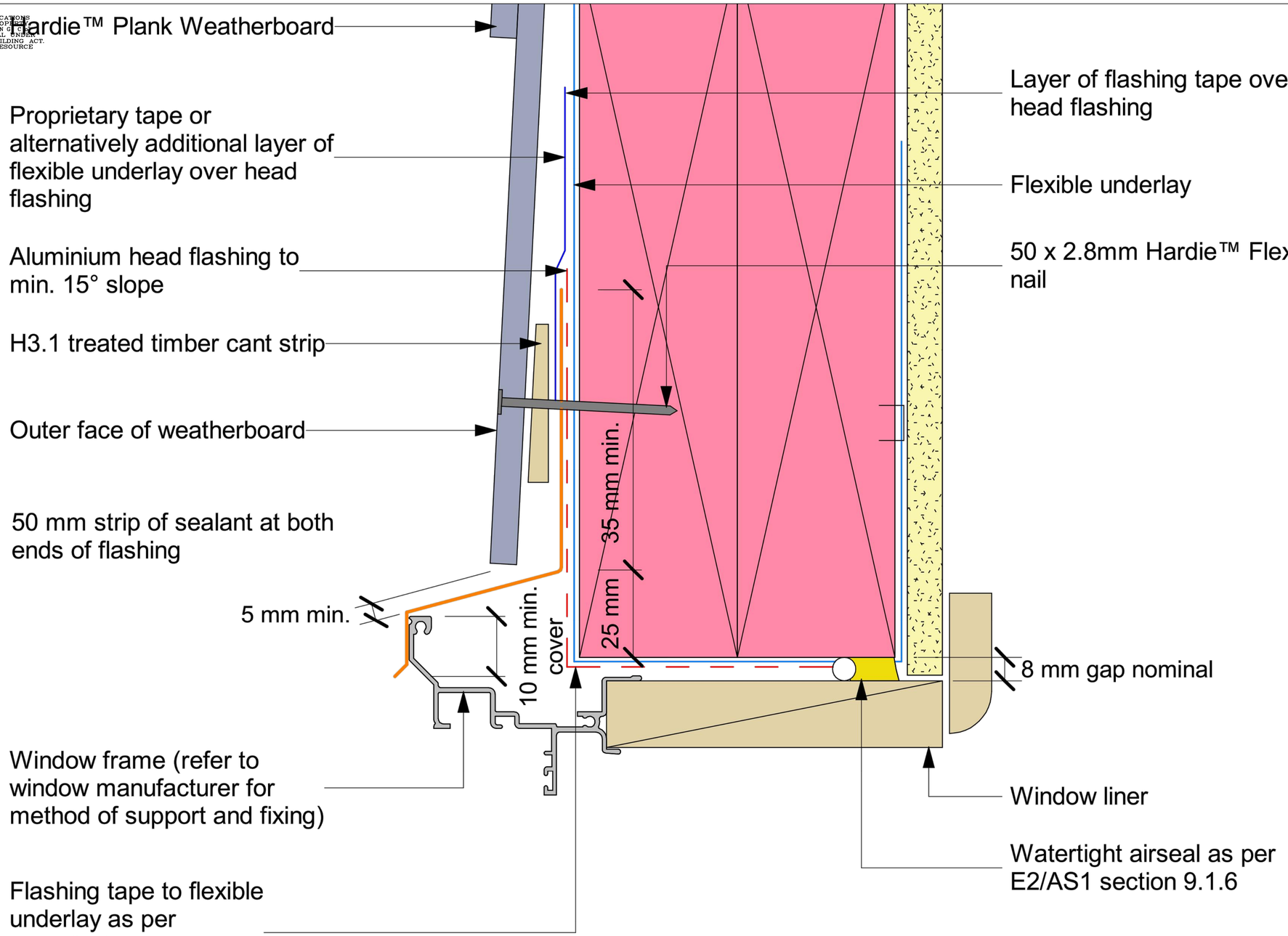
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Note:
Sealant between head flashing and window flange in VH and EH wind zones. Refer Figure 71 of E2/AS1

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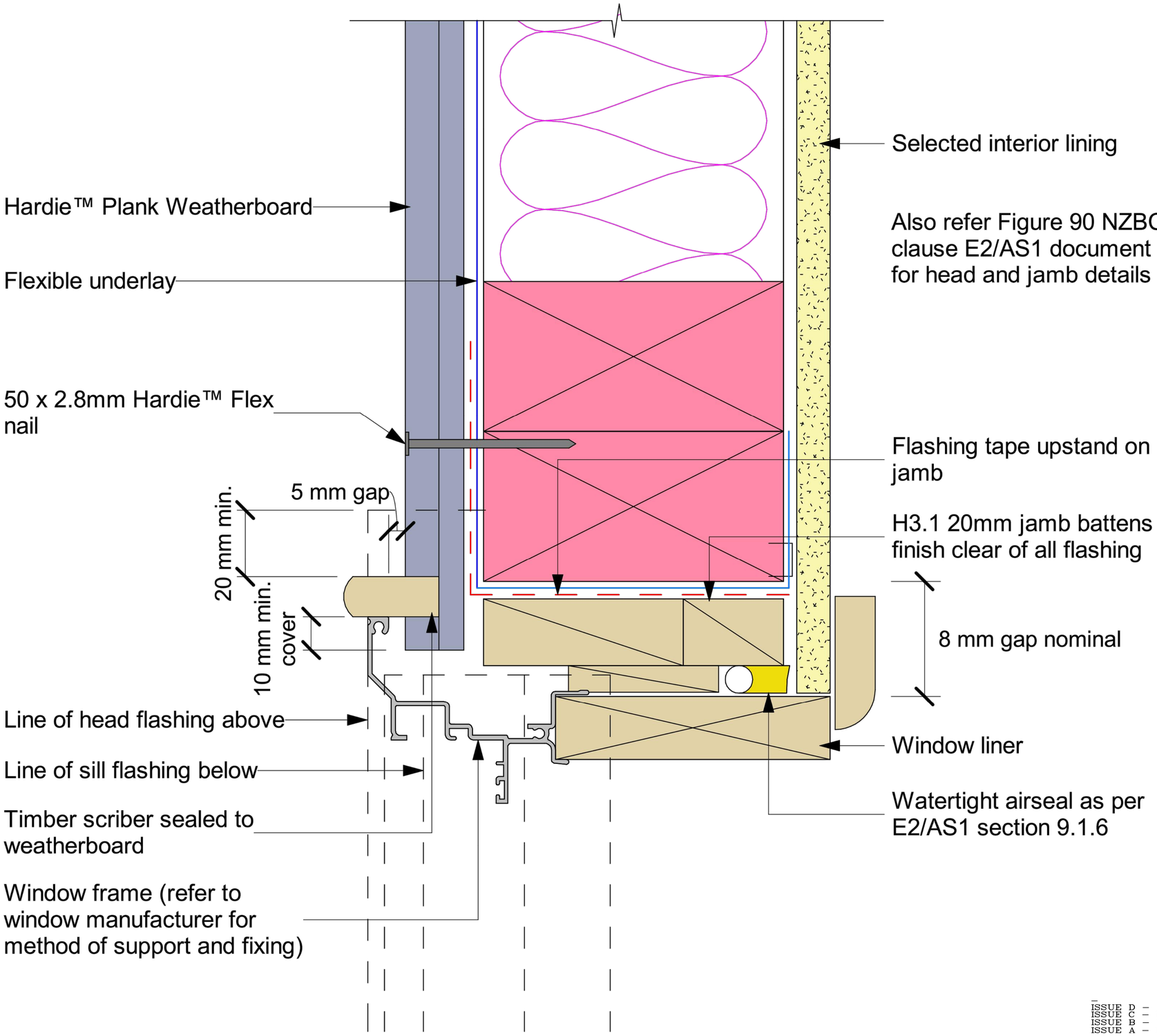
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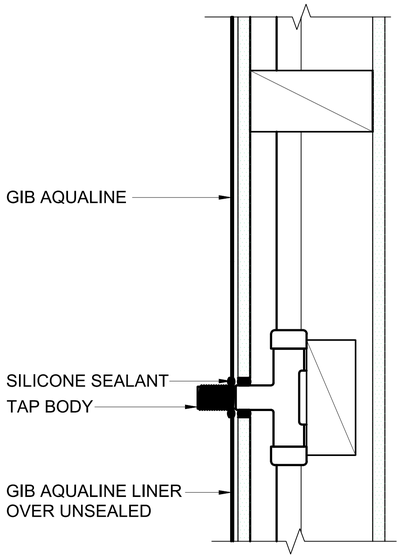
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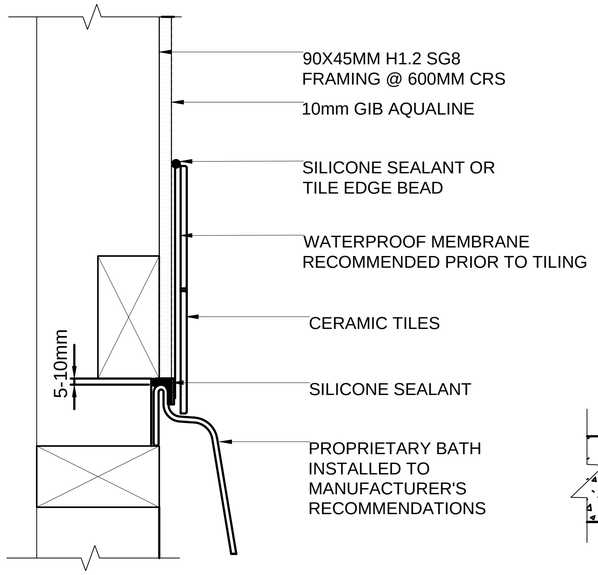
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NOTE: WHERE IMPACT NOISE FROM PIPES IS AN ISSUE, FIX ALL PIPES ON RESILIENT BRACKETS.



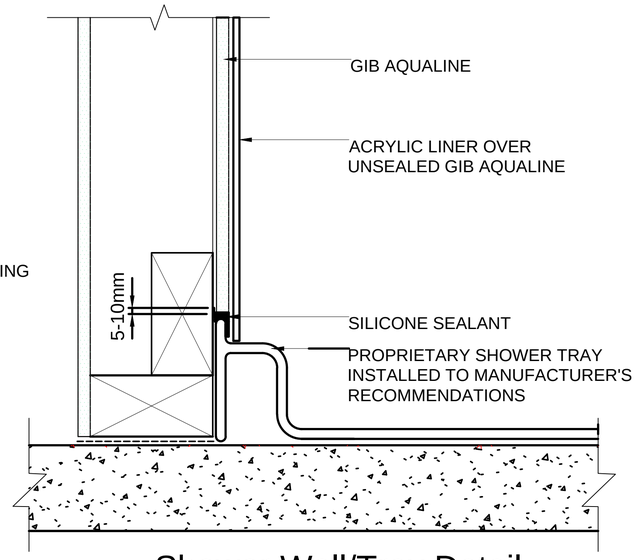
Shower Penetration Detail - Acrylic Liner and Base

1 : 5



Bath/Wall Detail - Tiled Upstand

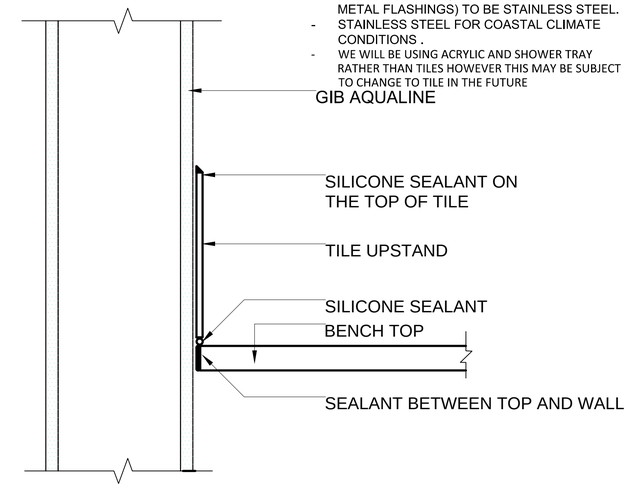
1 : 5



Shower Wall/Tray Detail - Acrylic Liner and Base on concrete floor

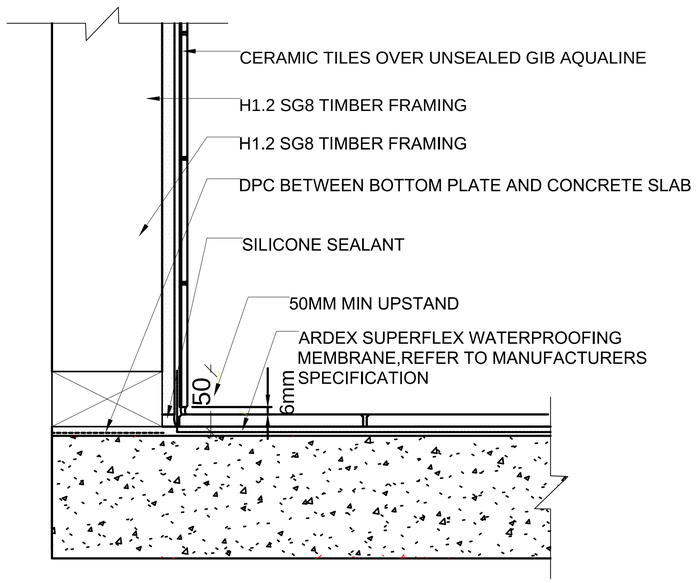
1 : 5

NOTE:
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  - ALL STRUCTURAL FIXINGS. TYPE 304 STAINLESS STEEL.
  - STEEL ITEMS (BRACKETS, BEAMS, FIXINGS AND FASTENINGS, ROOF CLADDING AND METAL FLASHINGS) TO BE STAINLESS STEEL.
  - STAINLESS STEEL FOR COASTAL CLIMATE CONDITIONS .
  - WE WILL BE USING ACRYLIC AND SHOWER TRAY RATHER THAN TILES HOWEVER THIS MAY BE SUBJECT TO CHANGE TO TILE IN THE FUTURE



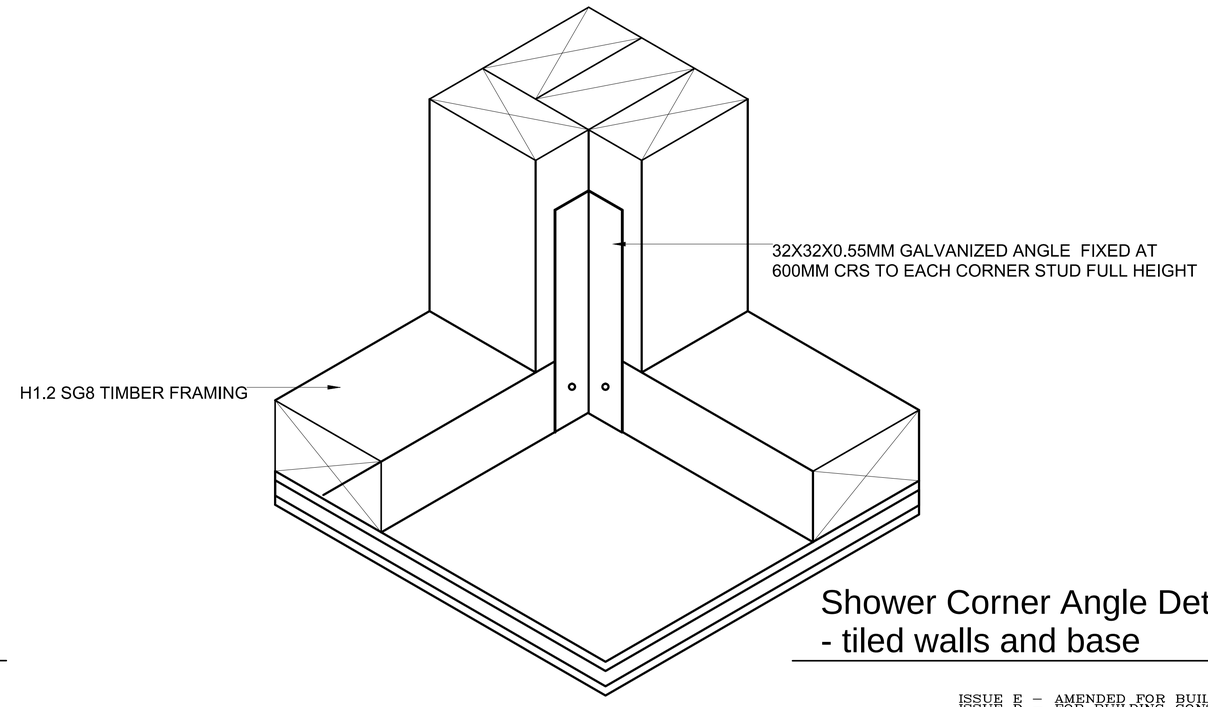
Kitchen / Laundry Bench Detail

1 : 5



Shower - Tiled walls and base on concrete floor

1 : 5



Shower Corner Angle Detail - tiled walls and base

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ISSUE C	– FOR RESOURCE CONSENT	09.12.2021
ISSUE B	– REVISED FOR CLIENT APPROVAL	16.11.2021
ISSUE A	– FOR CLIENT APPROVAL	25.06.2021

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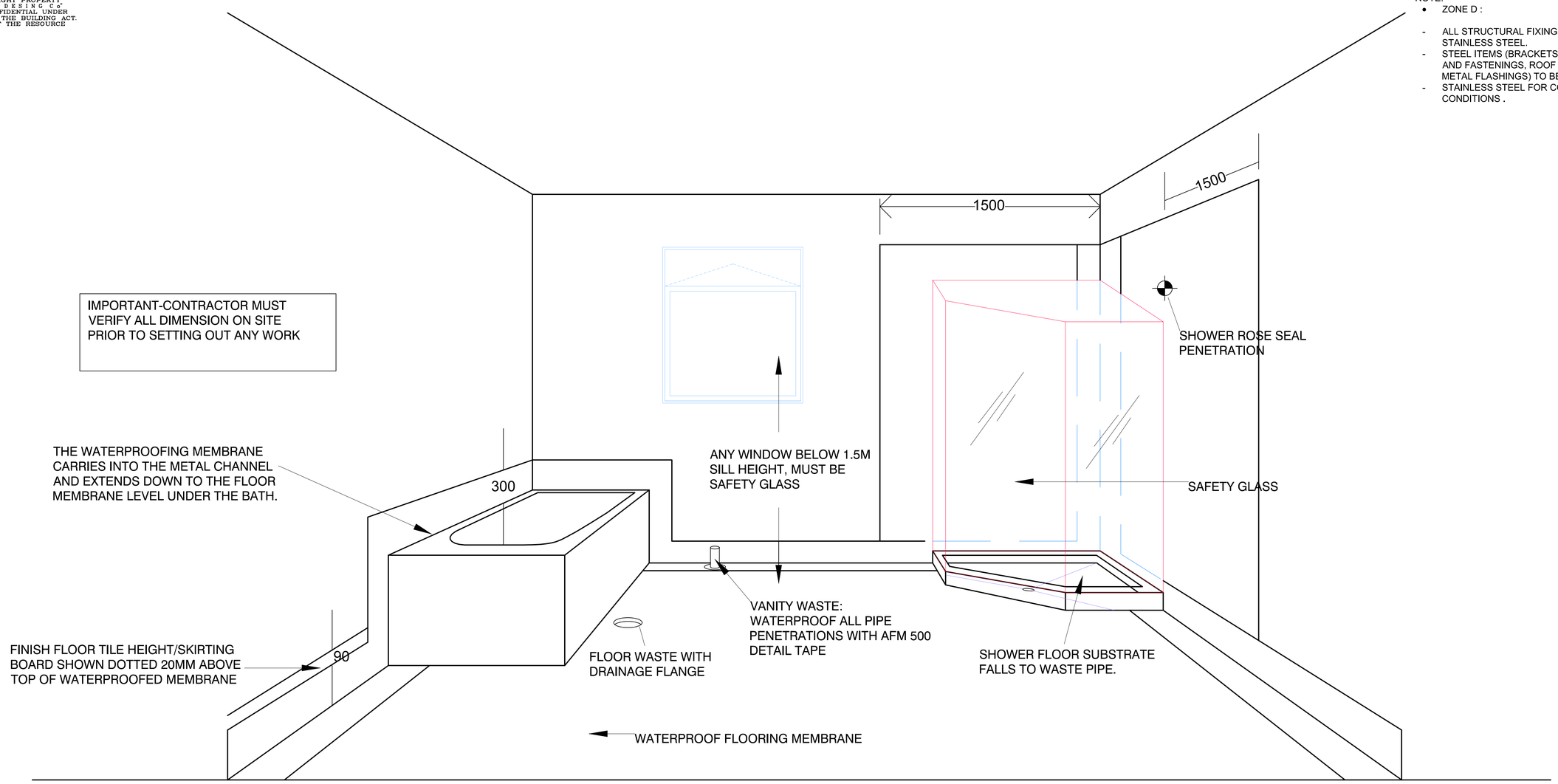
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NOTE:
- ZONE D :

- ALL STRUCTURAL FIXINGS. TYPE 304 STAINLESS STEEL.
- STEEL ITEMS (BRACKETS, BEAMS, FIXINGS AND FASTENINGS, ROOF CLADDING AND METAL FLASHINGS) TO BE STAINLESS STEEL.
- STAINLESS STEEL FOR COASTAL CLIMATE CONDITIONS .

IMPORTANT-CONTRACTOR MUST VERIFY ALL DIMENSION ON SITE PRIOR TO SETTING OUT ANY WORK



WATERPROOF IS REQUIRED 300MM ABOVE BATH RIM. WATERPROOF IS REQUIRED 20MM ABOVE TOP OF TILE OR TOP OF SKIRTING BOARD. WATERPROOF IS REQUIRED 1500MM EACH WAY WHERE SHOWER IS LOCATED.

NOTE:

*WATERPROOFING IS TO BE ON A FIBRE COMPRESSED SHEET OR A CONCRETE SUBSTRATE TO WALL AND FLOOR. IF GIB IS USED TO LINE WALLS A MECHANICAL FIXING IS REQUIRED WITHIN TOP 100MM OF WATERPROOFING MEMBRANE INTO STUDS.
* WATERPROOFING IS REQUIRED TO ALL PENETRATIONS TO WATERPROOF MEMBRANE.
* WATERPROOFING IS REQUIRED 300MM ABOVE THE SHOWER ROSE HEAD. PUS 1800MM FROM THE FLOOR.
* WHERE A DOOR OCCURS A WATER STOP ANGLE IS REQUIRED. WATERPROOFING MEMBRANE AND ANGLE IS TO TERMINATE BELOW FINISHED TILE LEVEL.

1 WET AREA DETAIL

1 : 5

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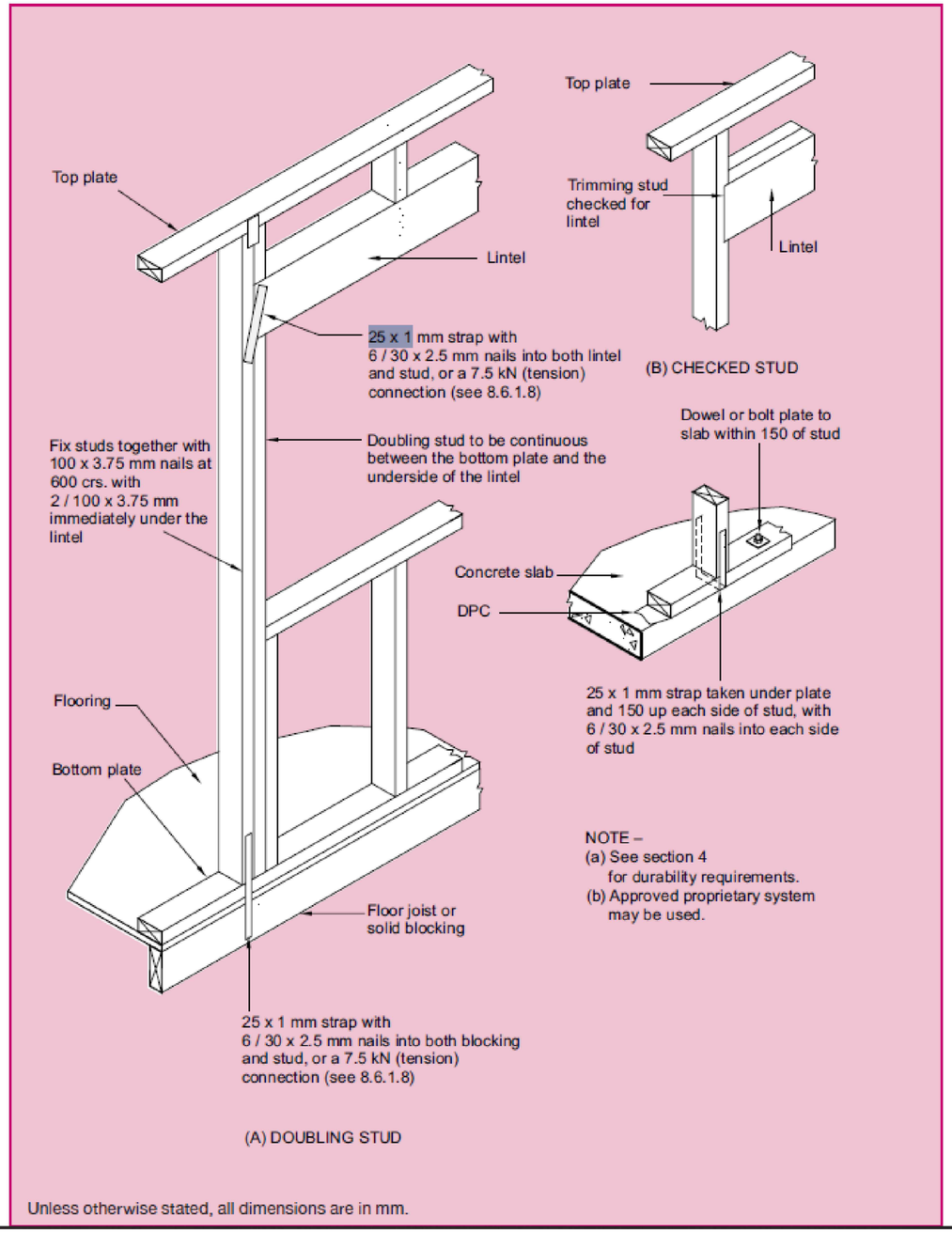
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1 LINTEL FIXING DETAILS

1 : 5

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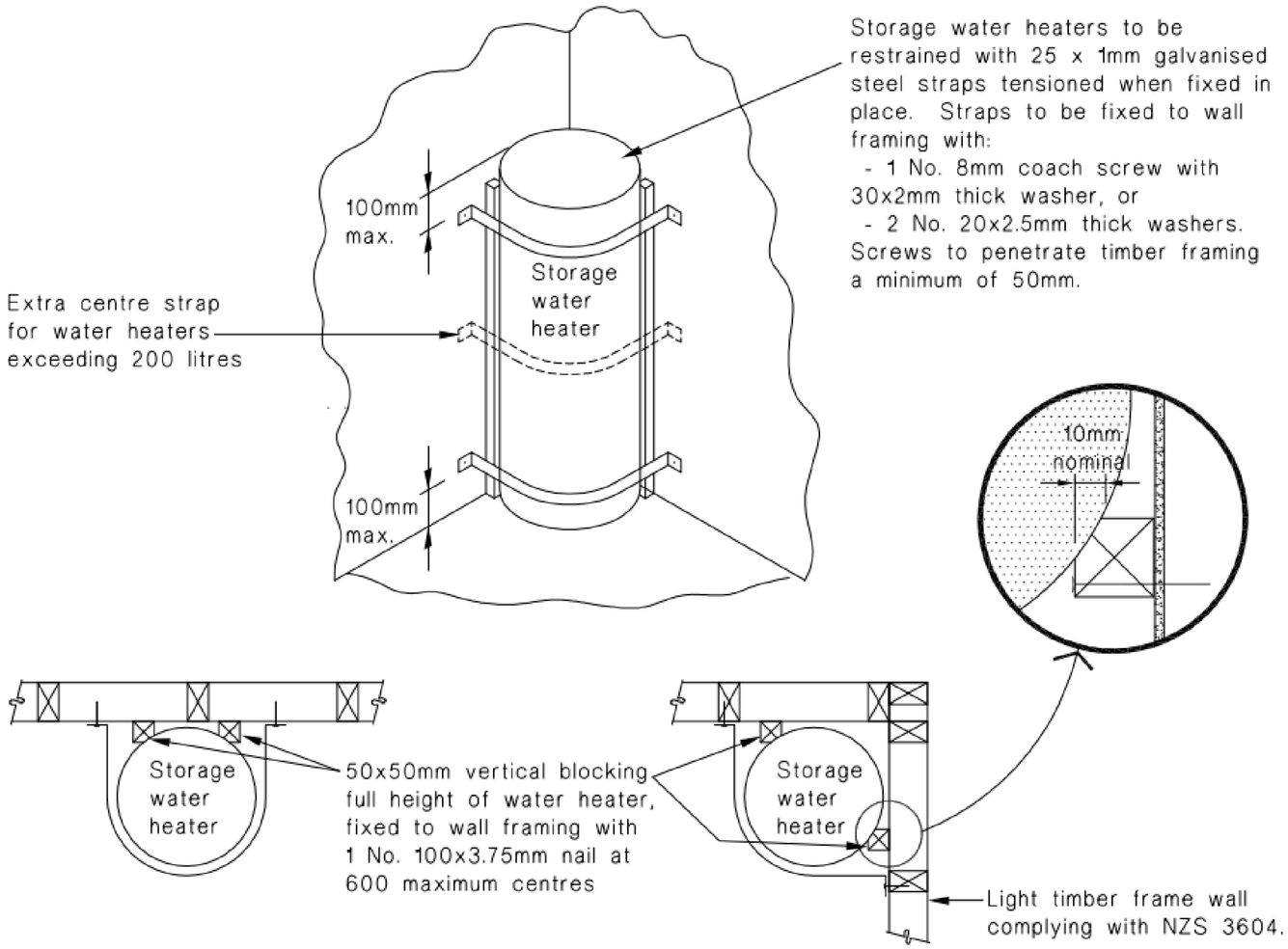
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Figure 14: **Seismic Restraint of Storage Water Heaters 90 – 360 litres**
Paragraph 6.11.4



1 HWC STRUCTURAL SUPPORT DETAIL

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