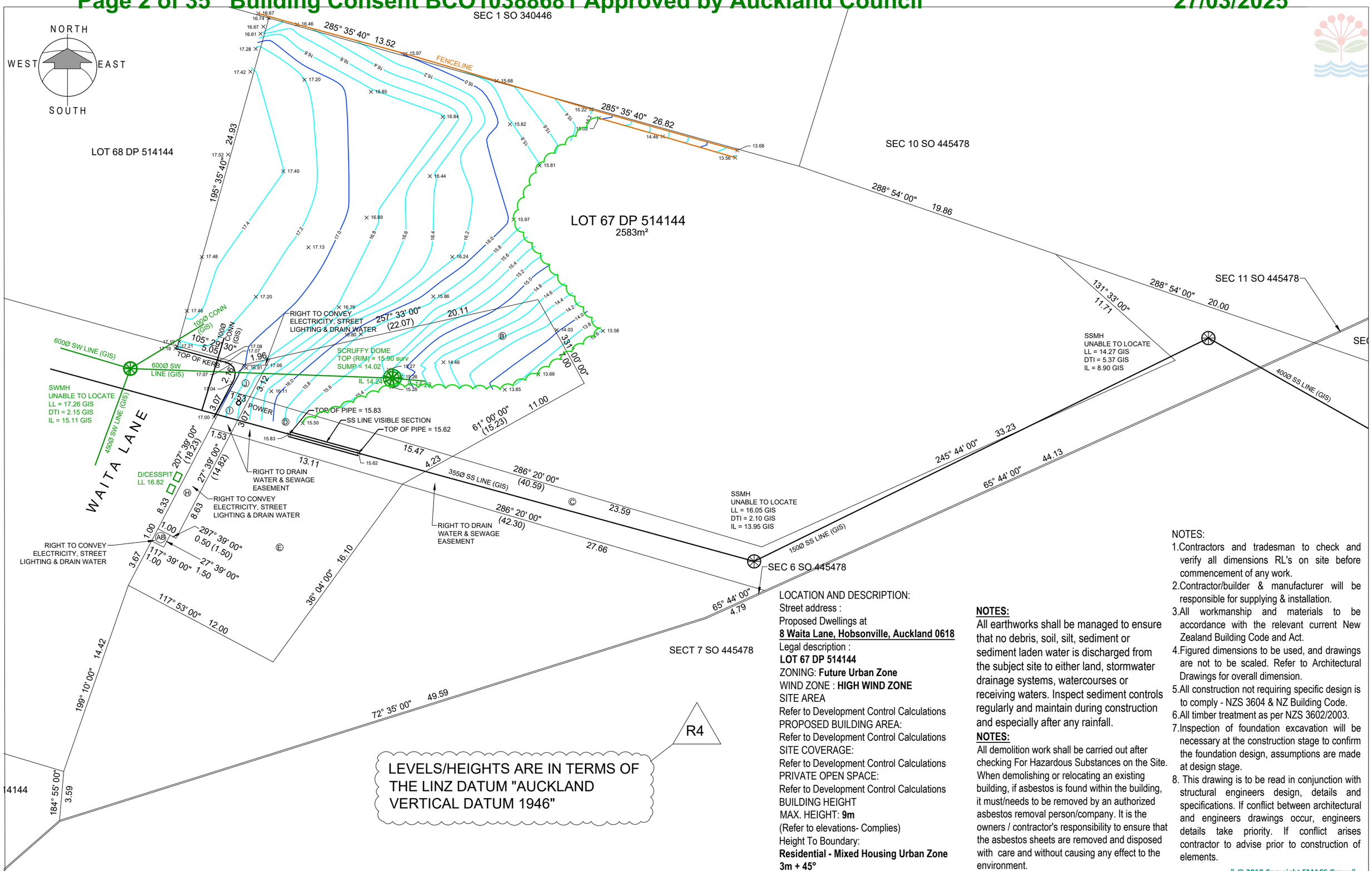
PROPOSED DWELLINGS
AT
8 WAITA LANE, HOBSONVILLE
LOT 1

DRAWING CONTENTS

EMACS GROUP
PO Box 67-026
Mt Eden, Auckland
Phone : 09-6307125 Fax : 09-6307126

CLIENT : AUCKLAND 786 PROPERTIES LIMITED

PROJECT NO : EMCS242424



LOCATION AND DESCRIPTION:
Street address :
Proposed Dwellings at
8 Waita Lane, Hobsonville, Auckland 0618
Legal description :
LOT 67 DP 514144
ZONING: **Future Urban Zone**
WIND ZONE : **HIGH WIND ZONE**
SITE AREA
Refer to Development Control Calculations
PROPOSED BUILDING AREA:
Refer to Development Control Calculations
SITE COVERAGE:
Refer to Development Control Calculations
PRIVATE OPEN SPACE:
Refer to Development Control Calculations
BUILDING HEIGHT
MAX. HEIGHT: **9m**
(Refer to elevations- Complies)
Height To Boundary:
Residential - Mixed Housing Urban Zone
3m + 45°

NOTES:
All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment laden water is discharged from the subject site to either land, stormwater drainage systems, watercourses or receiving waters. Inspect sediment controls regularly and maintain during construction and especially after any rainfall.

NOTES:
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NOTES:
1. Contractors and tradesman to check and verify all dimensions RL's on site before commencement of any work.
2. Contractor/builder & manufacturer will be responsible for supplying & installation.
3. All workmanship and materials to be accordance with the relevant current New Zealand Building Code and Act.
4. Figured dimensions to be used, and drawings are not to be scaled. Refer to Architectural Drawings for overall dimension.
5. All construction not requiring specific design is to comply - NZS 3604 & NZ Building Code.
6. All timber treatment as per NZS 3602/2003.
7. Inspection of foundation excavation will be necessary at the construction stage to confirm the foundation design, assumptions are made at design stage.
8. This drawing is to be read in conjunction with structural engineers design, details and specifications. If conflict between architectural and engineers drawings occur, engineers details take priority. If conflict arises contractor to advise prior to construction of elements.

EMACS Integrated Design Solutions
Engineering Architecture Planning Surveying
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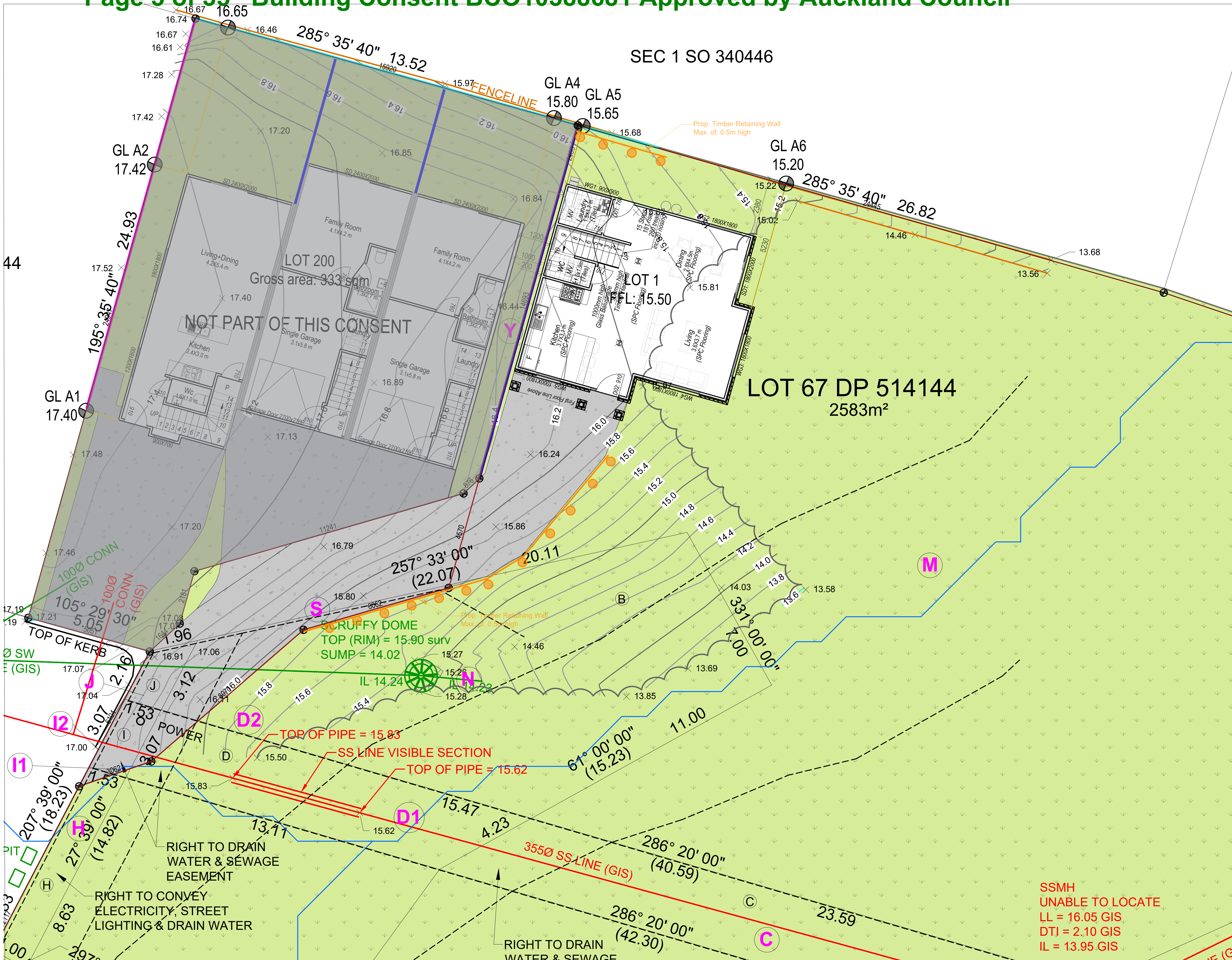
TITLE : EXISTING SITE PLAN	PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE	DRAWN BY : A.S.	SCALE : 1:250@A3	REVISION : R4	REVISION DATE : 14/01/2025	DESCRIPTION : Note added
CLIENT : Auckland 786 Properties Limited		CHECKED BY : R.R.	DATE : 19/09/2024			
		DP : DP 514144	LOT : 67	PROJECT NO : EMCS242424		SHEET NO : AD.01



LEGEND

- 1.8m Solid Timber Fence
- Existing Timber Fence
- 1.4m Picket Timber Fence
- Concrete
- Green Area

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TITLE :	OVERALL SITE PLAN
CLIENT :	Auckland 786 Properties Limited
PROJECT :	PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE
DRAWN BY :	A.S.
SCALE :	1:250@A3
CHECKED BY :	R.R.
DATE :	19/09/2024
DP :	DP 514144
LOT :	67
REVISION :	
REVISION DATE :	
DESCRIPTION :	
PROJECT NO :	EMCS242424
SHEET NO :	AD.02

NOTES:

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Refer to Approved Resource Consent no- BUN60387894 / LUC60387895 documents and drawings for development control and infringements.

Refer to the Approved RC for Landscape plans and plant schedule.

AMALGAMATION CONDITION

- That the jointly owned access lot 100 herein be held as 3 undivided shares by the owners of lots 1 and 200 herein, lot 200having2shares and lot 1 having one share and a certificate of title be issued in accordance therein.
- That the 1/8th share of the jointly owned access lot 81, DP514144 herein be further divided into 4 undivided shares by the owners of lots 1and lot 200. Lot 1 will have one 32th share and lot 200 three 32ths shares and individual certificate of title be issued in accordance therein.

MEMORANDUM OF EASEMENTS

Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
RIGHT OF WAY	R	Lot 100 Hereon	Lots 2,3 Hereon
	S	Lot 101 Hereon	Lots 1, 2, 3 Hereon
RIGHT TO MAINTAIN WALL AND CARRY OUT REPAIRS	Y	Lot 2 Hereon	Lot 1 Hereon
PARTY WALL	X	Lot 2 Hereon	Lot 3 Hereon
	W	Lot 3 Hereon	Lot 2 Hereon
	V	Lot 3 Hereon	Lot 4 Hereon
	U	Lot 4 Hereon	Lot 3 Hereon
RIGHT TO CONVEY Water, Sewage, Stormwater, Electricity, Gas, Telecommunications.	S	Lot 100 Hereon	Lots 1, 2, 3 Hereon
	R	Lot 101 Hereon	Lots 2, 3 Hereon
RIGHT TO CONVEY Water	T	Lot 81 DP 514144	Lots 1, 2, 3 Hereon

SCHEDULE OF PROPOSED EASEMENTS IN GROSS

Purpose	Shown	Servient Tenement (Burdened Land)	Grantee	Document Reference	Title numbers altered and
RIGHT TO DRAIN Sewage	C	Lots 1, 100	Watercare Services Ltd	10984950.1	easement plan altered
	D1	Lots 1, 100		10984950.1	easement plan altered
	D2	Lots 1, 100		10984950.1	easement plan altered
	I1	Lot 100		10984950.1	no plan change with I
	I2	Lot 100		10984950.1	no plan change with I
RIGHT TO DRAIN Water	D1	Lots 1, 100	Auckland Council	10984950.11	easement plan altered
	D2	Lots 1, 100		10984950.11	easement plan altered
	H	Lots 1, 100		10984950.11	no plan change
	I1	Lot 100		10984950.11	no plan change with I
	I2	Lot 100		10984950.11	no plan change with I
	J	Lot 100		10984950.11	no plan change
	AB	Lot 100		10984950.11	no plan change
	M	Lot 1		10984950.11	new replaces B
	N	Lots 1, 100		10984950.11	new replaces B
RIGHT TO CONVEY Electricity, street lighting	H	Lot 100	Vector	10984950.17	no plan change
	I1	Lot 100		10984950.17	no plan change with I
	I2	Lot 100		10984950.17	no plan change with I
	J	Lot 100		10984950.17	no plan change
	AB	Lot 100		10984950.17	no plan change

	site	house coverage		other impervious	Total impervious		Landscape	Landscape %
	sm	sm	%	sm	sm		sm	
Lot 1	2187	64	35%	30	120	54%	102	46%
Lot 2	91	52	52%	8	76	74%	27	26%
Lot 3	79	52	62%	8	64	74%	23	26%
Lot 4	147	57	35%	43	63	58%	46	42%
Lot 101	19	0	19	17	71	73%	26	27%
Lot 100	60	0	0	58	0		1965	
All	2583	225	9%	149	394.3	15%	2189	85%

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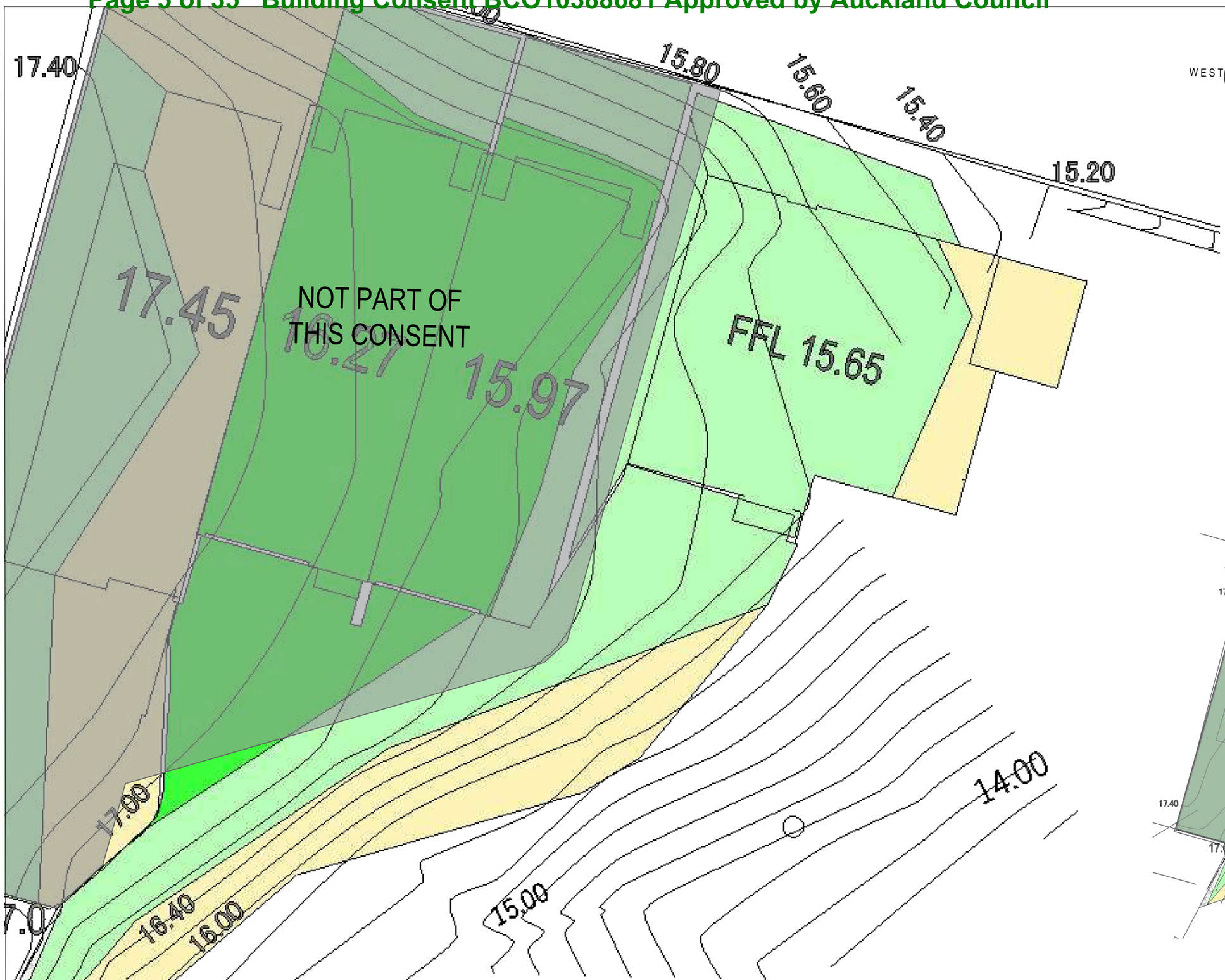
TITLE : OVERALL SITE PLAN NOTES

CLIENT : Auckland 786 Properties Limited

PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE

DRAWN BY :	SCALE :	REVISION :	REVISION DATE :	DESCRIPTION :
A.S.	1:250@A3			
CHECKED BY : R.R.	DATE : 19/09/2024			
DP : DP 514144	LOT : 67	PROJECT NO : EMCS242424	SHEET NO : AD.02a	



NORTH
WEST EAST
SOUTH

NOTES:
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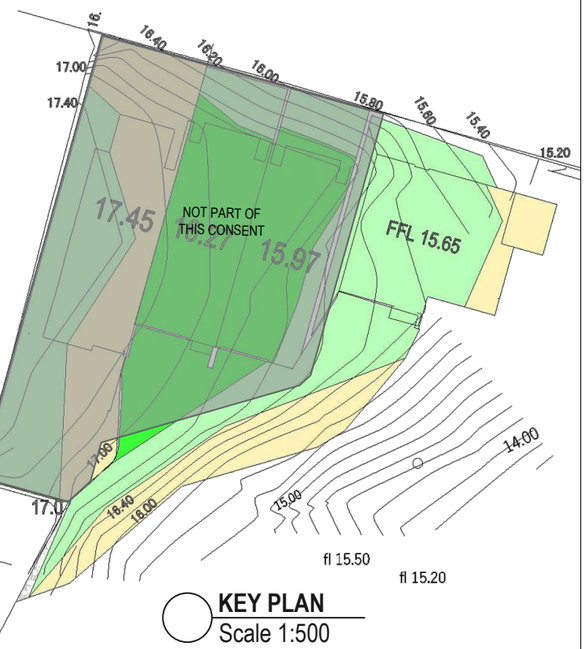
fill	0.0 to .5m	110sm	28cbm
cut	0.0 to 0.5m	225sm	56cbm
cut	0.5 to 1.0m	103sm	77cbm
		438sm	

Total cut 133cbm total fill 56cbm

take off site 77cbm x1.5 bulk 115cbm =12 trucks
plus scrub and vegetation 44cbmx1.8 bulk = 8 trucks



KEY PLAN
Scale 1:500

Integrated Design Solutions
Engineering | Architecture | Planning | Surveying

EMACS GROUP
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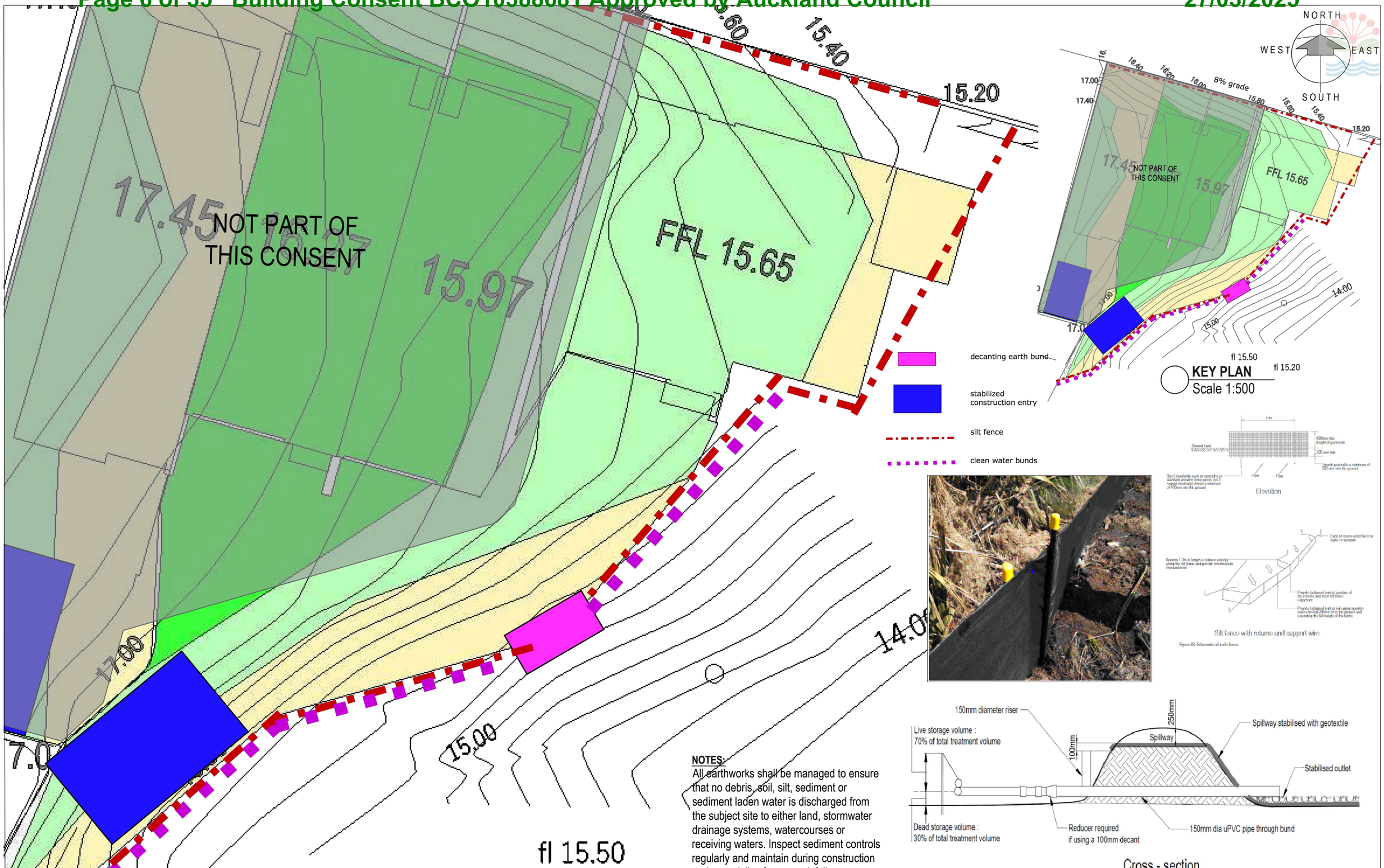
TITLE : EARTHWORK PLAN
CLIENT : Auckland 786 Properties Limited
PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE

DRAWN BY : A.S.	SCALE : 1:150@A3	REVISION :	REVISION DATE :	DESCRIPTION :	
CHECKED BY : R.R.	DATE : 19/09/2024				
DP : DP 514144	LOT : 67	PROJECT NO :	EMCS242424	SHEET NO :	AD.03



Cross - section

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TITLE : EARTHWORK PLAN

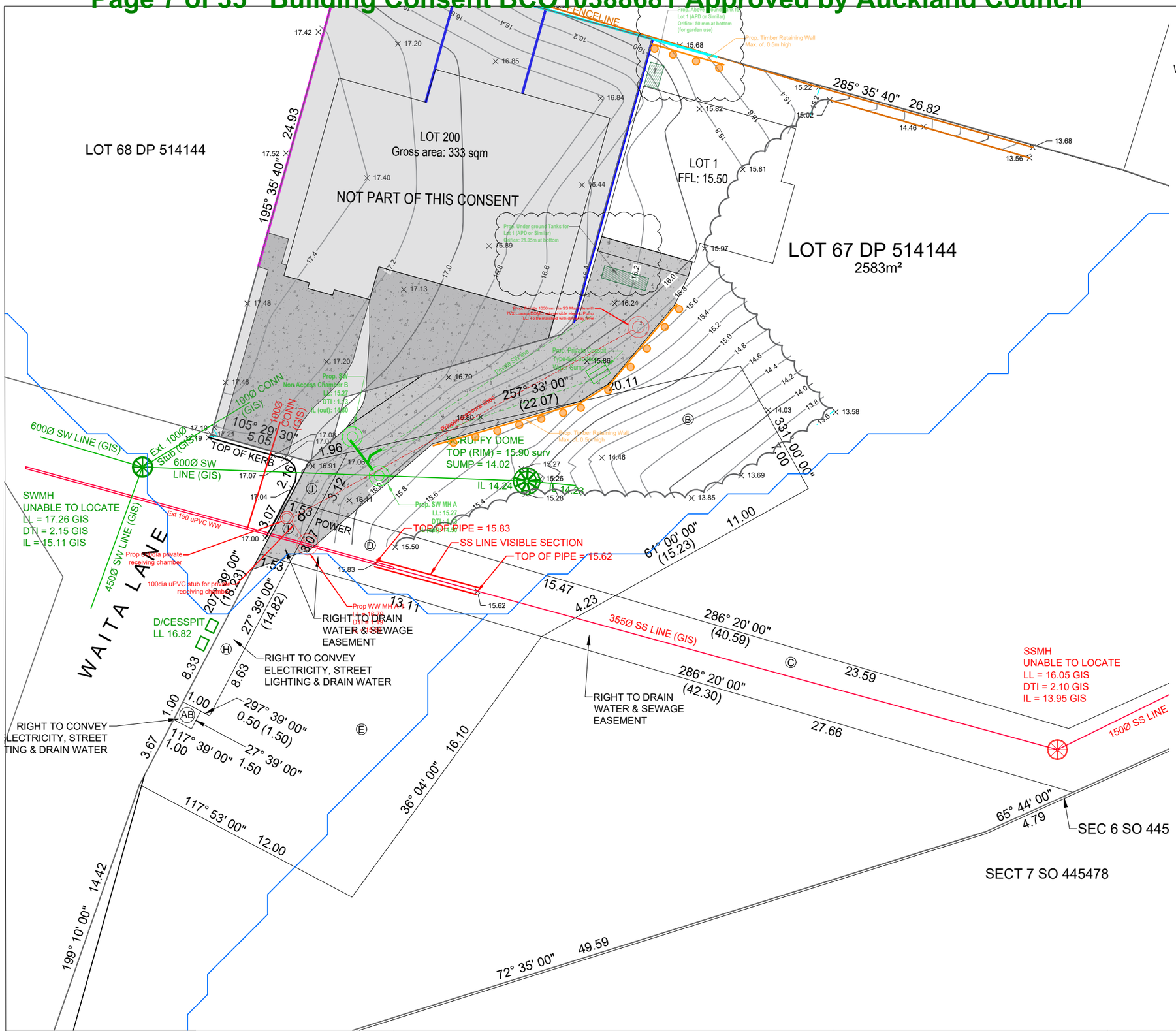
CLIENT : Auckland 786 Properties Limited

PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE

DRAWN BY :	SCALE :
A.S.	1:150@A3
CHECKED BY :	DATE :
R.R.	19/09/2024
DP : DP 514144	LOT : 67

REVISION :	REVISION DATE :	DESCRIPTION :

PROJECT NO : EMCS242424 SHEET NO : AD.03a



	LEGEND
	Concreate Paving
	Cesspit
	S.W. Drain
	S.S. Drain
	Public SW Line
	Private SW Line
	Public WW Line
	Private WW Line

Hot water distribution pipes shall be thermally insulated between the storage water heater and one or more of the following points:

a. For horizontal pipe, to not less than 2m
b. To the end of the first continuous 2m of horizontal pipe, if the pipe has not followed a downward direction

to comply with table 4.1 NZS 4305.

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PLUMBING NOTES:

1. Contractors to check all levels of storm water and waste water on site before commencing any site works.
2. All plumbing & drainage to be in accordance with NZBC requirements, and to meet local authority requirement Confirm schematic layout shown including pipe size & falls on site prior to construction to meet requirements & provide a high quality fit out.
3. All plumbing work to be concealed from view in wall and ceiling framing space. Ensure all waste & soil pipes exit building below finished ground level.
4. Confirm location & position of all drains on site.
5. All down pipes are Ø80mm. Sized to Table 5 NZBC E1 Surface Water.

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Mt. Eden, Auckland
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Email : emacs@emacsltd.co.nz

TITLE : OVERALL DRAINAGE PLAN

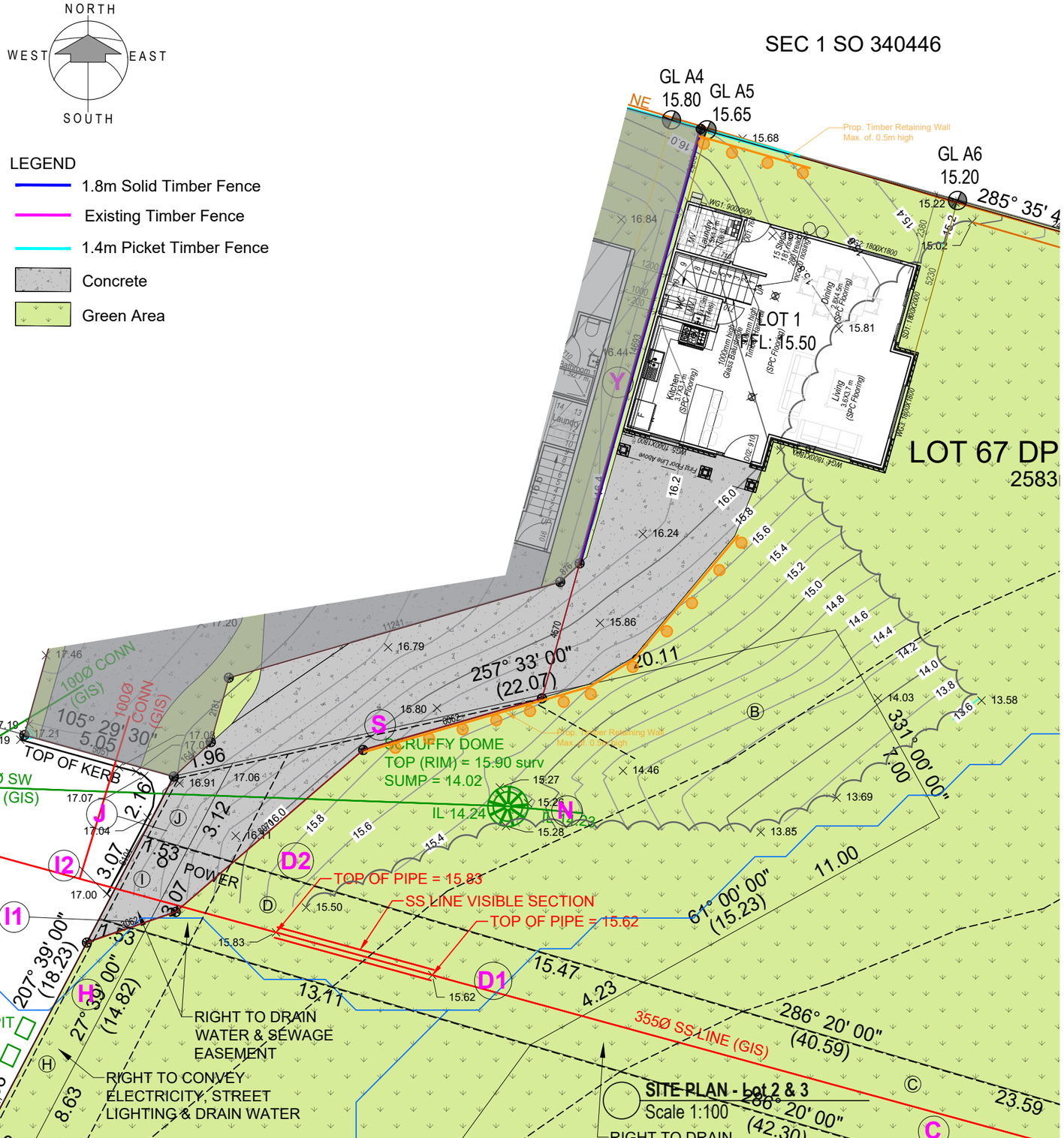
CLIENT : Auckland 786 Properties Limited

PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE

DRAWN BY : A.S.	SCALE : 1:200@A3		
CHECKED BY : R.R.	DATE : 19/09/2024		
DP : DP 514144	LOT : 67		

REVISION :	REVISION DATE :	DESCRIPTION :
R3	13/11/2024	Detention tank note updated
R5	17/01/2025	Plan updated
R6	23/01/2025	Tank drawing added
R7	24/01/2025	Detention tank updated

PROJECT NO : EMCS242424 SHEET NO : AD.04



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LEGEND

	Timber wall
	Brick Veneer
	Grid lines
FFL : xx.xx	Finished floor level
	Tile floor
WG-1 1800x1200	Window No: with size (Width x Height)
760	Door with size
SA	Smoke detectors alarm
	Smart Meter Box
	Distribution Board
	Rinnai gas VT26 external continuous flow water heating unit
	Gas cylinders placed on plinth, secured to wall at mid height with chain or strap as per NZS 5261
	600 X 500 min. clear opening ceiling space access panel.
RHV	Kitchen Range Hood Ventilation - flowrate not less than 50 L/s
MV	Mechanical Ventilation - Laundry and Bathroom flowrate not less than 25 L/s

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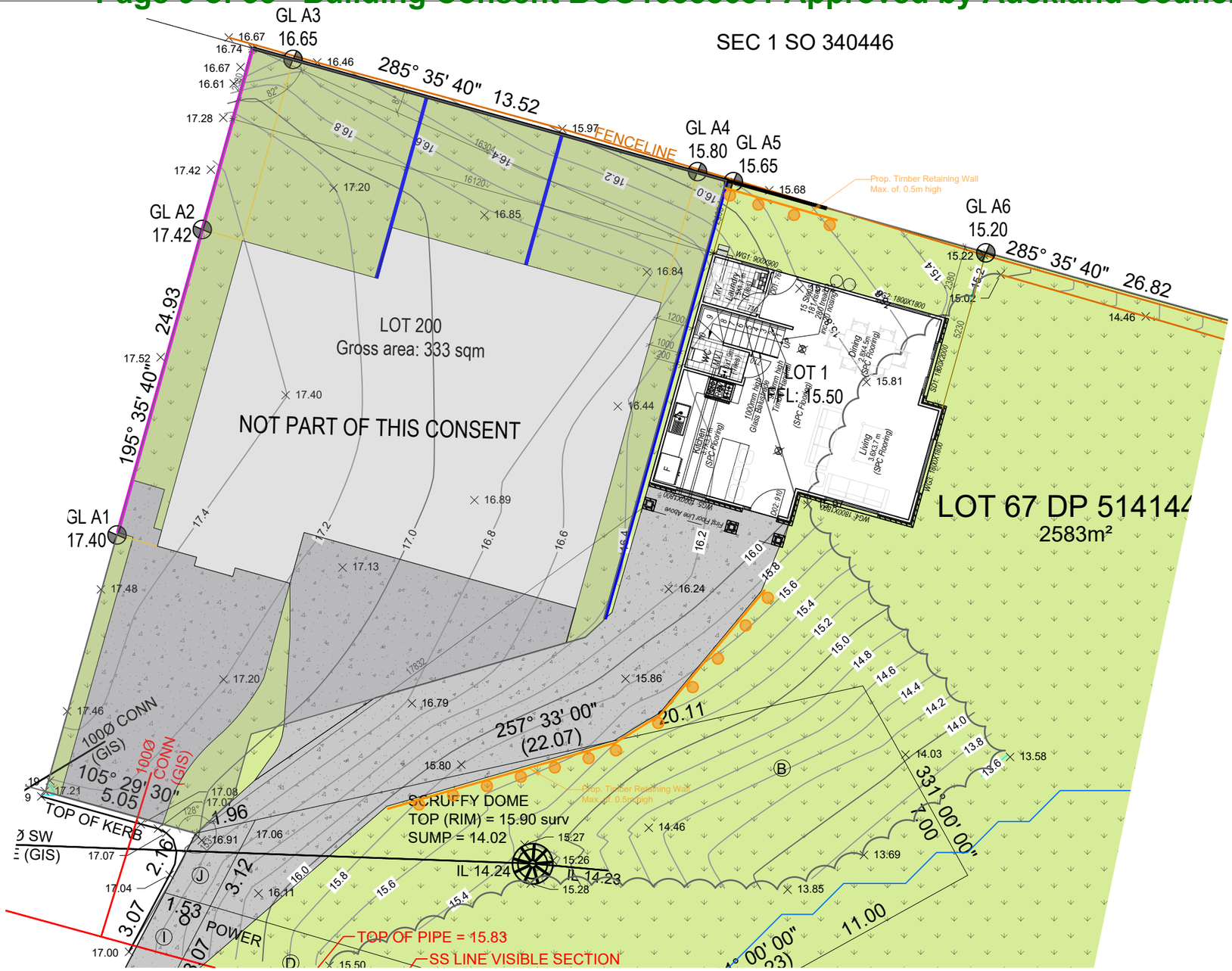
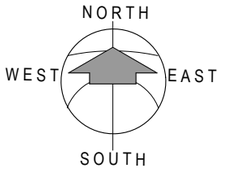
Email : emacs@emacsltd.co.nz

TITLE : SITE PLAN		PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE	DRAWN BY : A.S.	SCALE : 1:100@A3	REVISION : / REVISION DATE : / DESCRIPTION :
CLIENT : Auckland 786 Properties Limited			CHECKED BY : R.R.	DATE : 19/09/2024	
			DP : DP 514144	LOT : 67	PROJECT NO : EMCS242424 / SHEET NO : AD.05





LEGEND
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- Green Area

LEGEND

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TITLE : SETOUT PLAN

CLIENT : Auckland 786 Properties Limited

PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE

DRAWN BY :	SCALE :	REVISION :	REVISION DATE :	DESCRIPTION :
A.S.	1:150@A3			
CHECKED BY :	DATE :			
R.R.	19/09/2024			
DP :	LOT :	PROJECT NO :	EMCS242424	SHEET NO : AD.06
DP 514144	67			

NORTH
WEST EAST
SOUTH

REVIEWED
By Taurus Cao at 12:14 pm, Jan 31, 2025

LOT 200
Gross area: 333 sqm

7.40
ART OF THIS CONSENT

Prop. Under ground Tanks for Lot 1 (APD or Similar) Orifice: 21.05m at bottom

Prop. Private 1050mm dia SS Manhole with 7VX Lowara DOMO submersible electric Pump LL: To be matched with driveway level

Prop. Private Cesspit Type-two Surface Water Sump

Private SW line

Private pressure lines

257° 33' 00" (22.07)

20.11

331° 00' 00" 7.00

11.00

" 00"

SCRUFFY DOME
TOP (RIM) = 15.90 surv
SUMP = 14.02

IL 14.24

IL 14.23

Prop. Private Cesspit

Prop. SW MH A
LL: 15.27
DTL: 1.13
IL (out): 14.30

TOP OF PIPE = 15.83

Prop. Timber Retaining Wall Max. of. 0.5m high

Prop. Private Cesspit

LOT 1
FFL: 15.50

800Ø DP

DRG

TV

B

R7

LO

DRAINAGE PLAN - GROUND FLOOR
Scale 1:100

DRAINAGE PLAN - FIRST FLOOR
Scale 1:100

NOTE:

- 110M Ø Nova flo drain coil connected to sw via cesspit - for all retaining & blockwalls.
- All the Downpipes should be provided with a min. gradient of 1:90 as per table-2 NZBC E1 Surface water
- 100 mm Ø Storm Water pipes should be provided with a min. gradient of 1%.
- 100 mm Ø Sewer pipes should be provided with a min. gradient of 1:60.
- Minimum height of 150mm to be maintaned between the top of GT and the lowest fixture connected to the drain. And GT top will be at least 75mm above the finished surface level as detail below.

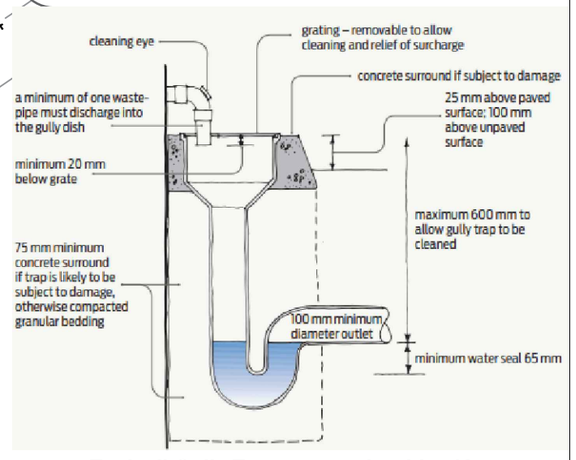
PLUMBING LEGEND & SCHEMATIC		
FITTING TYPE	PIPE Ø MIN.	MIN. GRADIENT
WC	100Ø	1:60
Basin	40Ø	1:40
Shower	65Ø	1:40
Sink	65Ø	1:40
Tub	65Ø	1:40
Washing machine	65Ø	1:40
Terminal Vent	100Ø	1:60

Notes: Based on NZ Standards NZBC AS3500.2

	LEGEND
	Concrete Paving
	S.W. Drain
	S.S. Drain
	Ground level fixture
	First floor level fixture
	Second floor level fixture
S	Kitchen sink
	Cesspit
	S.S. Drain
	Down pipe drainage lines

PLUMBING NOTES:

1. Contractors to check all levels of storm water and waste water on site before commencing any site works.
2. All plumbing & drainage to be in accordance with NZBC requirements, and to meet local authority requirement Confirm schematic layout shown including pipe size & falls o site prior to construction to meet requirements & provide a high quality fit out.
3. All plumbing work to be concealed from view in wall and ceiling framing space. Ensure all waste & soil pipes exit building below finished ground level.
4. Confirm location & position of all drains on site.
5. All down pipes are Ø80mm. Sized to Table 5 NZBC E1 Surface Water.



Typicall Gully Trap to comply with g13

emacs Integrated Design Solutions
Engineering Architecture Planning Surveying

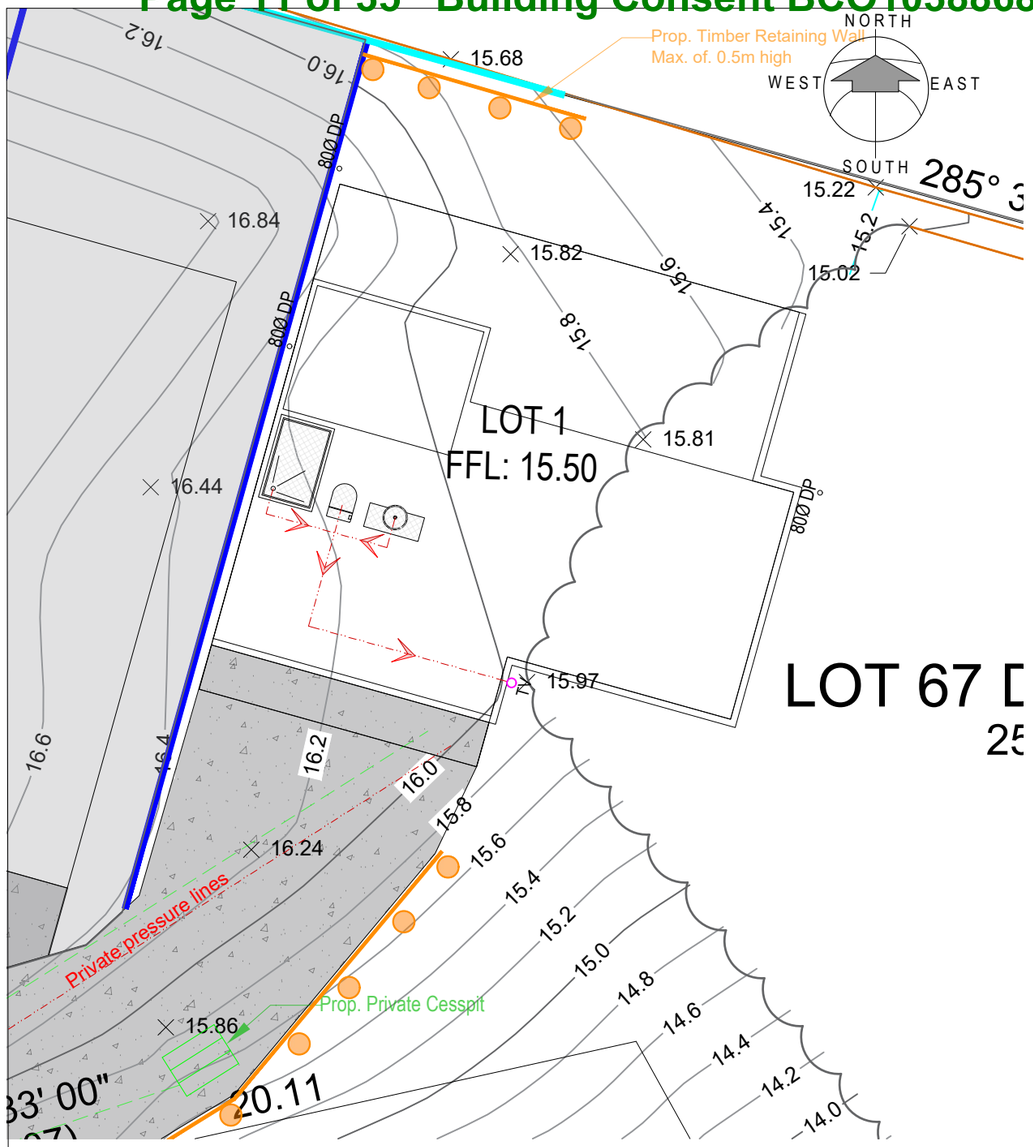
EMACS GROUP
P O Box 67-026
Mt. Eden, Auckland
Fax : 09-6307126
Phone : 09-6307125
Email : emacs@emacsltd.co.nz

TITLE : INDIVIDUAL DRAINAGE PLAN
CLIENT : Auckland 786 Properties Limited
PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE

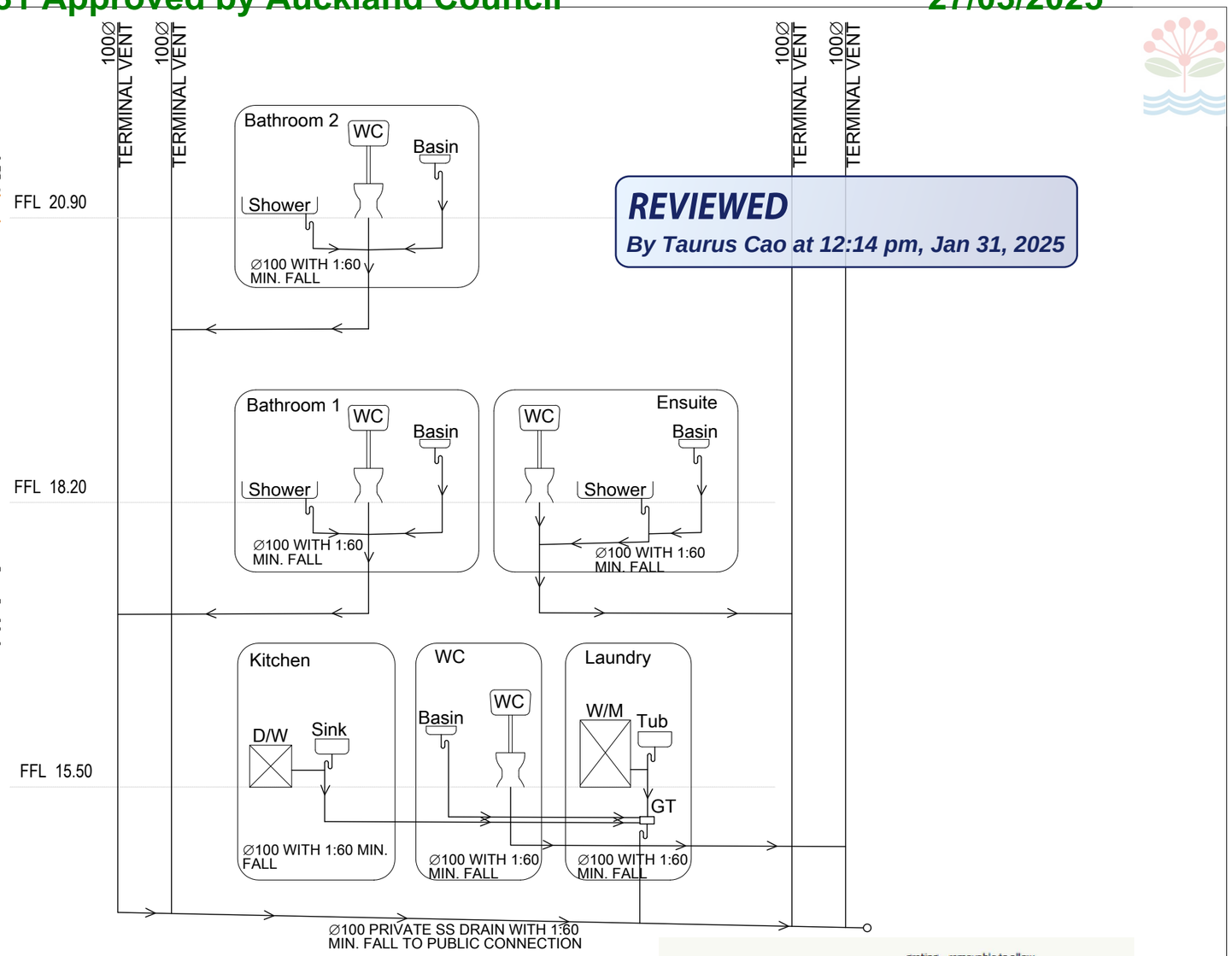
DRAWN BY :	SCALE :
A.S.	1:150@A3
CHECKED BY :	DATE :
R.R.	19/09/2024
DP : DP 514144	LOT : 67

REVISION :	REVISION DATE :	DESCRIPTION :
R2	13/11/2024	Detention tank note updated
R4	14/01/2025	Revised Drawings
R5	17/01/2025	Revised Drawings
R7	24/01/2025	Detention tank updated

PROJECT NO : EMCS242424 SHEET NO : AD.07



DRAINAGE PLAN - SECOND FLOOR
Scale 1:100



REVIEWED
By Taurus Cao at 12:14 pm, Jan 31, 2025

Plumbing schematics
Scale 1:50

PLUMBING NOTES:

1. Contractors to check all levels of storm water and waste water on site before commencing any site works.
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5. All down pipes are Ø80mm. Sized to Table 5 NZBC E1 Surface Water.

NOTE:

- 110M Ø Nova flo drain coil connected to sw via cesspit - for all retaining & blockwalls.
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	Concrete Paving
	S.W. Drain
	S.S. Drain
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PLUMBING LEGEND & SCHEMATIC		
FITTING TYPE	PIPE Ø MIN.	MIN. GRADIENT
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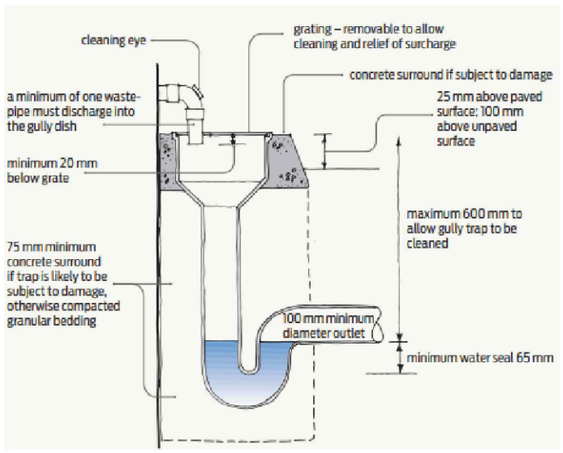
Notes: Based on NZ Standards NZBC AS3500.2		



Typicall Gully Trap to comply with g13

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TITLE : INDIVIDUAL DRAINAGE PLAN
CLIENT : Auckland 786 Properties Limited
PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE

DRAWN BY : A.S.	SCALE : 1:150@A3	REVISION :	REVISION DATE :	DESCRIPTION :		
CHECKED BY : R.R.	DATE : 19/09/2024					
DP : DP 514144	LOT : 67	PROJECT NO :	EMCS242424	SHEET NO :	AD.07a	

GENERAL NOTES:

* All works to comply with NZS 3604:2011.
* All timber must comply with NZBC B2/AS1. All framing to walls, ceiling & roof to be H1.2 min. with H1.2 bottom plates. use H1.2 in all wet areas.
* All timber must be SG8 min. grade.
* Roof truss, stud/top plate & lintel fixing details to comply with NZS 3604:2011 and Truss fixing to refer manufacturer's detail - High Wind Zone.
* All hand-driven and power driven nailing schedule to comply with NZS 3604:2011 table 8.19
* Access routes to comply with NZBC D1/AS1
* External moisture to comply with NZBC E2/AS1.
* Internal moisture to comply with NZBC E3/AS1.
* All wet areas must comply with NZBC E3/AS1
* 10mm GIB Aqualine board to be installed in all wet areas.
* All Glazing to comply with NZBC F2/AS1.
* All Bathroom windows are to be " A Grade safety glazing" in accordance with NZS 4223:Part 3:2016 Clause 308.
* All windows are aluminium complete with flashing & condensation trays. All joinery flashing to be aluminium. All glazing are to be double glazing.
* Safety from falling to comply with NZBC F4/AS1
* All Construction & Demolition hazards to comply with NZBC F5/AS1.
* Provide smoke alarms to comply with NZS 4514 C/AS1.
* Laundry facilities to comply with NZBC G2/AS1
* Kitchen facilities to comply with NZBC G3/AS1
* Natural light to comply with NZBC G7/AS1
* Gas connection to comply with NZBC G11/AS1
* Water Supplies to comply with NZBC G12/AS1
* Foul water to comply with NZBC AS3500
* All dimensions are to be checked before commencing work including site works & construction.

LEGEND

- Timber wall
- Brick Veneer
- Grid lines
- FFL : xx.xx — Finished floor level
- Tile floor
- WG-1 1800x1200 — Window No: with size (Width x Height)
- 760 — Door with size
- SA — Smoke detectors alarm
- Smart Meter Box
- Distribution Board
- Rinnai gas VT26 external continuous flow water heating unit
- Gas cylinders placed on plinth, secured to wall at mid height with chain or strap as per NZS 5261
- 600 X 500 min. clear opening ceiling space access panel.
- RHV — Kitchen Range Hood Ventilation - flowrate not less than 50 L/s
- MV — Mechanical Ventilation - Laundry and Bathroom flowrate not less than 25 L/s

Manrose Ceiling Extraction Fans
- Bathroom - Model: FAN7031
- Kitchen&Laundry - Model: FAN7032

EXTERIOR WALLS:

- 90x45 SG8 H1.2 treated timber studs @ 600crs., 90x45 nogs @800crs. 90x45 top plate & additional 140x35 top plate to be needed when bracing lines are between 5m & 6m apart. Insulated with R2.2 Pink Batts insulation & lined with 10mm GIB board, stopped & painted. (Ground level/first floor/ second floor level Timber Weatherboard)
- 90x45 SG8 H1.2 treated timber studs @ 600crs., 90x45 nogs @480crs. 90x45 top plate & additional 140x35 top plate to be needed when bracing lines are between 5m & 6m apart. Insulated with R2.4 Pink Batts insulation & lined with 10mm GIB board, stopped & painted. (Ground level/first floor/ second floor level Vertical Shiplap weatherboard)
- 90x45 SG8 H1.2 treated timber studs @ 600crs., 90x45 nogs @800crs. 90x45 top plate & additional 140x35 top plate to be needed when bracing lines are between 5m & 6m apart. Insulated with R2.2 Pink Batts insulation & lined with 10mm GIB board, stopped & painted. (Ground level/ Upper level James Hardie Linea Oblique Horizontal Weatherboard)
- 90x45 SG8 H1.2 treated timber studs @ 600crs., 90x45 nogs @480crs. 90x45 top plate & additional 140x35 top plate to be needed when bracing lines are between 5m & 6m apart. Insulated with R2.2 Pink Batts insulation & lined with 10mm GIB board, stopped & painted. (Ground level/ Upper level James Hardie Linea Oblique VerticalWeatherboard)
- 90x45 SG8 H1.2 treated timber studs @ 400crs., 90x45 nogs @800crs. 90x45 top plate & additional 140x35 top plate to be needed when bracing lines are between 5m and 6m apart. Insulated with R2.2 Pink Batts insulation & lined with 10mm USG Boral board, stopped & painted. (Ground level - One storey Brick veneer)
- Timber weatherboard with 20mm cavity system on breather type building paper on exterior wall framing.
- Vertical Shiplap weatherboard with 20mm cavity system on breather type building paper on exterior wall framing.
- James Hardie Linea Oblique Vertical & Horizontal Weatherboard with 20mm cavity system on flexible underlay on exterior wall framing.
- 70 Series Brick Veneer with 40mm cavity system on breather type building paper on exterior wall framing.

INTERIOR WALLS:

- 90x45 SG8 H1.2 treated timber framing with studs @ 600crs. & nogs @ 800crs with 10mm GIB board lining on each side.
- GIB Aqualine to high moisture areas.
- 90x45 SG8 H1.2 treated timber framing with studs @ 600crs. & nogs @ 800crs. Insulated with R2.2 Pink Batts insulation & lined with 10mm GIB board lining on each side. (Between garage and habitable space)

CEILING:

- 10mm GIB board lining ceiling on 70x45 battens@600crs & insulated with R2.9 pink batts in roof framing cavity.

ROOF:

- 20° and 45° Pitch Metal Longrun on roofing underlay on framing, refer to roof manufacturers truss design & engineers drawings.

Refer to Approved Resource Consent no- BUN60387894 / LUC60387895 documents and drawings for development control and infringements.

Refer to the Approved RC for Landscape plans and plant schedule.

FLOOR & FOUNDATION:

- Waffle raft floor slab. Refer to engineering drawings.
- Particle board flooring on 240x45 SG8 Floor Joist @ 400crs. (refer to engineering drawings for mid floor framing).
- 20mm thick Particle board flooring on 240x45 SG8 Floor Joist @ 400crs. (& nogs @ 400crs. in wet area) refer to engineering drawings.

WINDOWS:

- Double glazing with powder coated aluminium joinery.
- Low E Xcel - 4mm thick glass and 14mm spacing or similar approved system.

INSULATION:

- Roof: R3.2 & R3.6 Pink batts (Can be reduced to one layer of R3.6 min to a distance of 500mm from the outer edge of the ceiling perimeter where space restrictions do not allow full thickness to be installed) to all ceiling / roof cavities).
- Wall: R2.2 Pink batts (horizontal wb) & R2.4 Pink batts (vertical wb only).
- Mid floor overhang: R3.2 Pink batts.

BUILDING PAPER:

- Thermakraft watergate Plus Breather-type Building Wrap.

WATER PROOF MEMBRANE:

- Mapelastic wet area membrane.

SUBSTRATE (WET AREA):

- 17mm min. thick H3 treated (CCA treated) plywood substrate for wet area complying with AS/NZS 2269.

DPC:

- Supercourse 500.

LIGHTING:

- Processed downlights to have IC-F, CA135,CA80 or IC rated to comply with AS/NZS60598 2.2 Amendment A.

STAIRCASE:

- 1000 Wide
- 280mm TREAD (Including 20 mm Nosing)
- 15 RISERS- Max- 181mm High

NOTES:

1. Contractors and tradesman to check and verify all dimensions RL's on site before commencement of any work.
2. Contractor/builder & manufacturer will be responsible for supplying & installation.
3. All workmanship and materials to be accordance with the relevant current New Zealand Building Code and Act.
4. Figured dimensions to be used, and drawings are not to be scaled. Refer to Architectural Drawings for overall dimension.
5. All construction not requiring specific design is to comply with NZS 3604 & NZ Building Code.
6. All timber treatment to be as per NZS 3602/2003.
7. Inspection of foundation excavation will be necessary at the construction stage to confirm the foundation design, assumptions are made at design stage.
8. This drawing is to be read in conjunction with structural engineers design, details and specifications. If conflict between architectural and engineers drawings occur, engineers details take priority. If conflict arises contractor to advise prior to construction of elements.

NOTES:

All demolition work shall be carried out after checking For Hazardous Substances on the Site.
When demolishing or relocating an existing building, if asbestos is found within the building, it must/needs to be removed by an authorised asbestos removal person/company. It is the owners / contractor's responsibility to ensure that the asbestos sheets are removed and disposed with care and without causing any effect to the environment.

WINDOW / DOOR / OPENING NOTES:

1. All head is to be constructed at 2m above finished floor level of equivalent floor, unless otherwise noted, when in that case sill height is specified as "@+" above equivalent finished floor level.
2. All first floor windows to have a lower edge of the window opening at least 760mm height above finish floor level. (refer to NZBC F4/AS1 paragraphs 2.1.1 to 2.1.4 for window opening)
3. All the opening in wet area to have a restrictor fitted to restrict the maximum opening to less than 100mm. (to comply with NZBC F4/AS1 paragraphs 2.1.1 to 2.1.4 for window opening)

NOTES :

- Confirm all dimensions on site before commencing work including site works & construction. Do not scale from these drawings.
- Exterior cladding must be constructed as per manufacturer's details.
- Contractor / Builder & manufacturer will be responsible for supplying & installation.
- Inspection of foundation excavation will be necessary at the construction stage to confirm the foundation design. Assumption made at design stage.

WINDOW / DOOR / OPENING NOTES:

1. All head is to be constructed at 2m above finished floor level of equivalent floor, unless otherwise noted, when in that case sill height is specified as "@+" above equivalent finished floor level.
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4. Double glazing Low E Xcel - 4mm thick glass and 14mm spacing or similar approved system.

NOTES :

- Confirm all dimensions on site before commencing work including site works & construction. Do not scale from these drawings.
- Exterior cladding must be constructed as per manufacturer's details.
- Contractor / Builder & manufacturer will be responsible for supplying & installation.
- Inspection of foundation excavation will be necessary at the construction stage to confirm the foundation design. Assumption made at design stage.

DOWN LIGHTS:
The recessed luminaries will comply the para 7.4, C/AS1.

ARTIFICIAL LIGHT:
Adequate artificial light to be provided within dwellings for every internal space and exit ways to comply with G8.2. Switches for stairways to be provided at top, bottom and mid landings of the staircase with a minimum luminance of 20 lux to comply with D1, 4.6.2.

SLIP RESITANCE:
Internal Staircase Finish: Carpet- 0.55-0.80
External Steps: H3.2 treated radiata pine with slip resistance of not less than 0.4 when wet.
All tiled areas to have adequate slip resistance as per D1, Table 1 (0.1 to 0.65) and External access routes to comply with D1, Table 2.(0.45-0.70).

GBTL30 2S - Simultaneous two-sided fire exposure 90x45 SG8 H1.2 treated timber framing with studs @ 600crs. & nogs @ 800crs with 1 layer 13mm GIB Fyreline on each side. Insulated with **R2.2 Pink Batts between kitchen, wc, stair and laundry** for post fire stability as per detail and specifications.

GBUW30a - 1 way Fire rated wall 90x45 SG8 H1.2 treated timber studs. 90x45 top plate & additional 90x35 top plate to be needed when bracing lines are between 5m & 6m apart. Insulated with R2.2 Pink Batts insulation & lined with 1 layer of 16mm GIB Fyreline on 1 side. (Ground level Timber Weatherboard **GBUW30a** Fire wall as per plan at garage external wall)

JHETGL30/JHETGO30v_FIRE BOUNDARY WALL- Fire rated wall as per details- 90x45 SG8 H1.2 treated timber studs @ 400crs.,90x45 nogs @ 600 crs nogs. 90x45 top plate & additional 90x35 top plate to be needed when bracing lines are between 5m & 6m apart. Insulated with Glass wool insulation, lined with 10mm GIB Fyreline, stopped & painted for Ground and First Floor. (External Ground level / Upper level Horizontal Linea/Vertical Oblique Weatherboard over Fire retardant Flexible Underlay)

1 layer of 13mm GIB Fyreline ceiling on 75x35battens@400crs & insulated with R2.6 pinkbatts in roof framing-GBFC30 Fire rated Ceiling.

1 layer of 13mm GIB Weatherline ceiling on 75x35battens@400crs & insulated with R3.2 pinkbatts in roof framing-GWUC30 Fire rated Ceiling layered with **Hardie Flex** soffit board.

Hardie Flex sheet on the side of eave and James hardie sofit minimum 6mm thk. Refer to detail 7 on sheet D02.
Fascia to be with JH Axent Fascia.

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Mt. Eden, Auckland
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Email : emacs@emacsltd.co.nz

TITLE : OVERALL NOTES

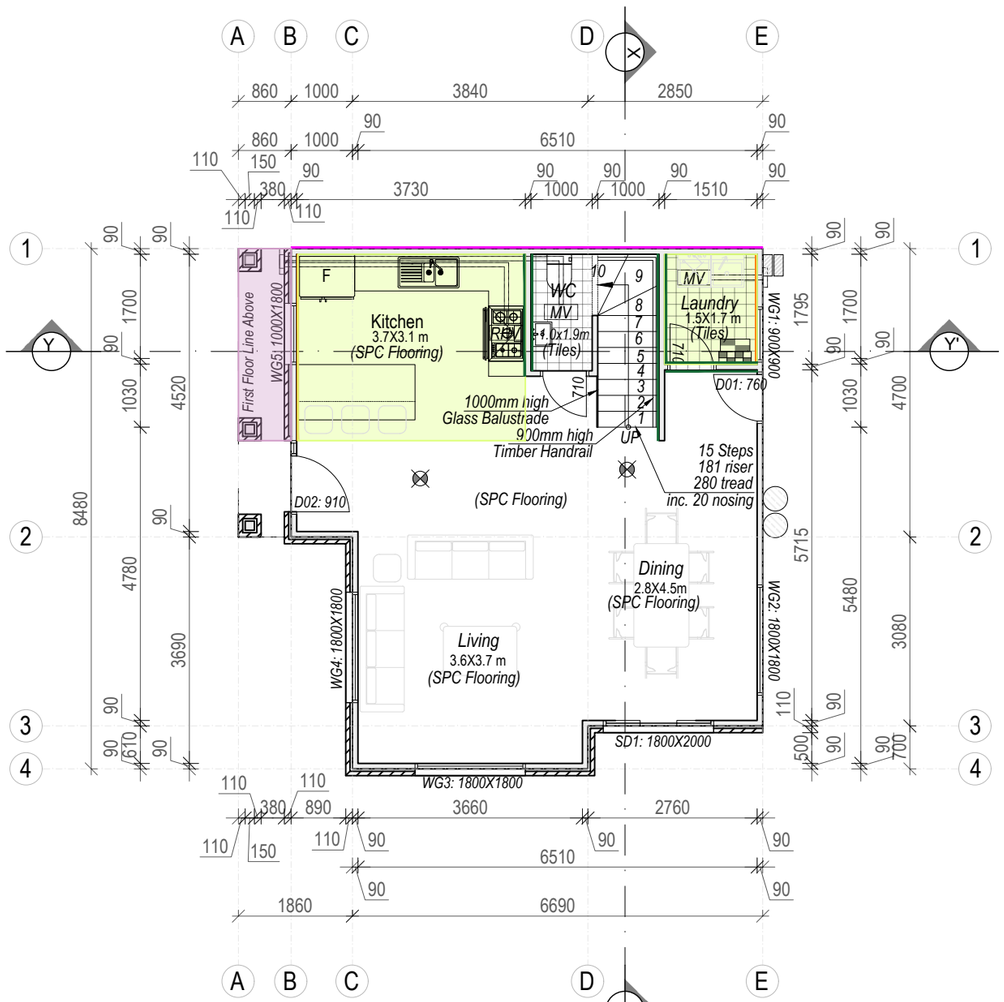
CLIENT : Auckland 786 Properties Limited

PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE

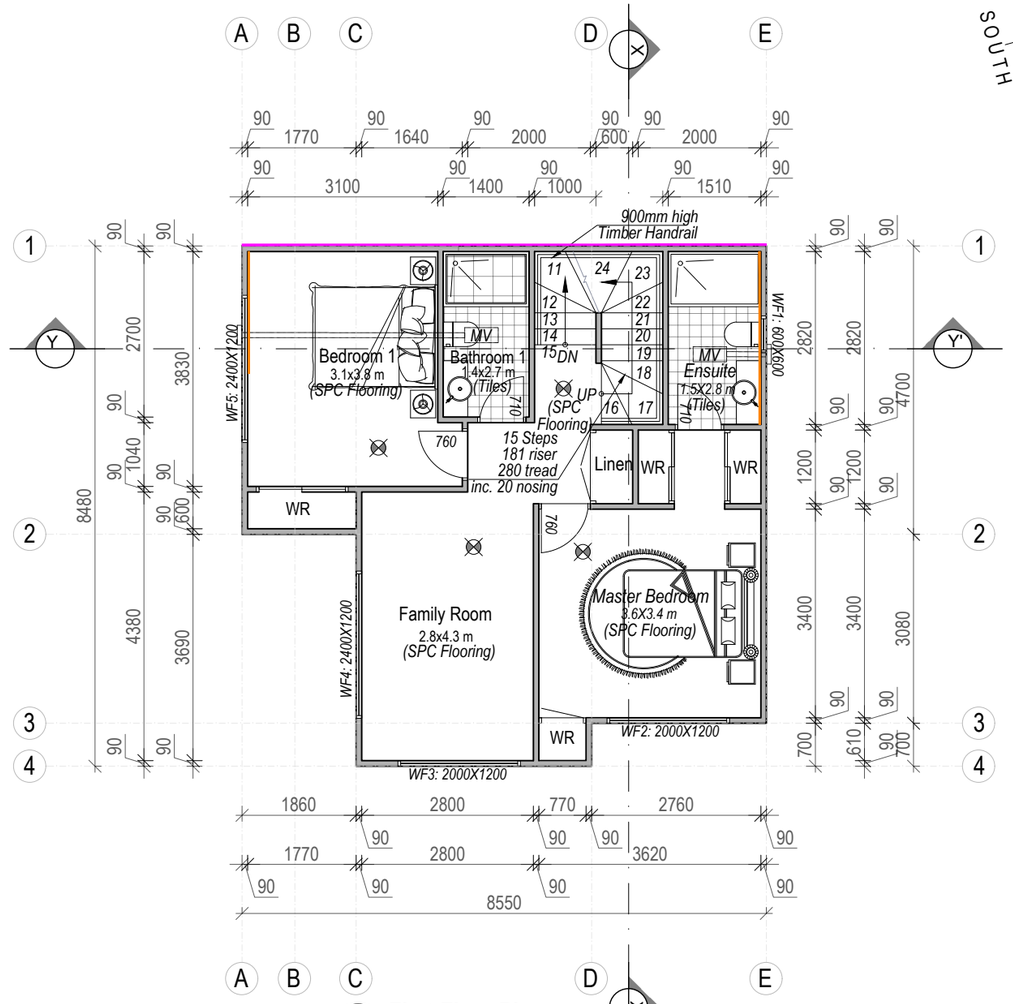
DRAWN BY :	SCALE :
A.S.	NTS@A3
CHECKED BY :	DATE :
R.R.	19/09/2024
DP : DP 514144	LOT : 67

REVISION :	REVISION DATE :	DESCRIPTION :
R2	13/11/2024	Note Added
R6	21/01/2024	Note revised

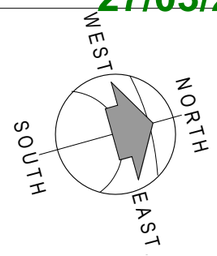
PROJECT NO : EMCS242424 SHEET NO : AD.08



Ground Floor Plan
Scale 1:100



First Floor Plan
Scale 1:100



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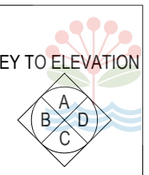

LEGEND

- Timber wall
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- Gas cylinders placed on plinth, secured to wall at mid height with chain or strap as per NZS 5261
- 600 X 500 min. clear opening ceiling space access panel.
- RHV — Kitchen Range Hood Ventilation - flowrate not less than 50 L/s
- MV — Mechanical Ventilation - Laundry and Bathroom flowrate not less than 25 L/s

Manrose Ceiling Extraction Fans
- Bathroom - Model: FAN7031
- Kitchen&Laundry - Model: FAN7032

Note: Kitchen and WC extraction Fans to run under the bins and boxed as per fire system proposed.

FLOOR AREA LOT 1
Ground Floor Area- 59.43 m²
First Floor Area- 63.47 m²
Second Floor Area- 45.05 m²
Total Area- 167.95 m²

Penetration Notes:
- Any penetration through the fire rated ceilings and walls by pipes, vent extract duct or electrical cables, shall be fitted with approved proprietary fire rated collars and dampers.
- Penetrations through fire rated ceiling and walls for cables need to be fire stopped or protected with fire sealant as per tested and approved systems that comply with AS1530.4 and AS4072.1. It is recommended that all penetrations to be nog out for fire stopping purpose.
- Refer to fire report and fire penetration details for any penetration through fire rated ceiling and walls.
- All floor plans to be read in conjunction with fire plans, architectural details and structural details.

GBTL30 2S - Simultaneous two-sided fire exposure 90x45 SG8 H1.2 treated timber framing with studs @ 600crs. & nogs @ 800crs with 1 layer 13mm GIB Fyreline on each side. Insulated with **R2.2 Pink Batts between kitchen, wc, stair and laundry** for post fire stability as per detail and specifications.

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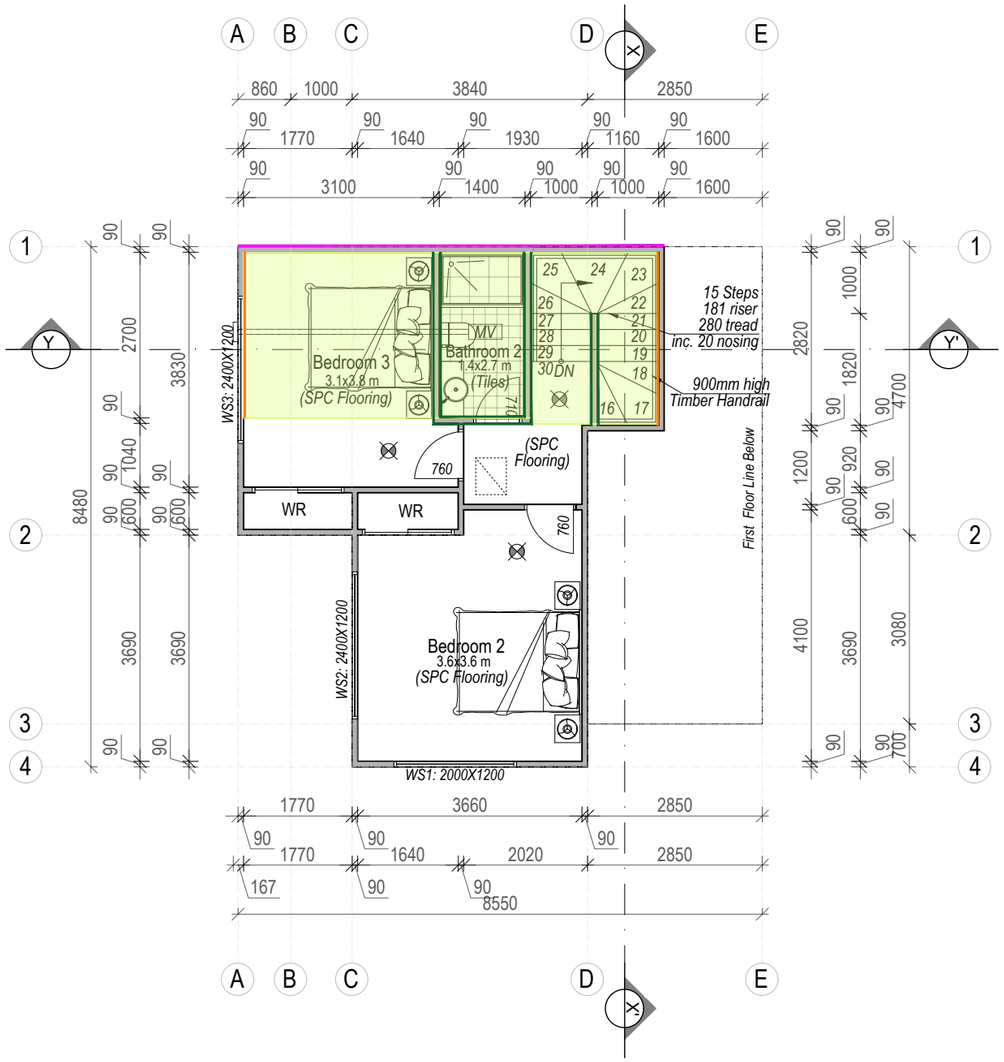
Email : emacs@emacsltd.co.nz

TITLE : FLOOR PLANS
CLIENT : Auckland 786 Properties Limited
PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE

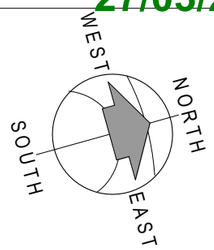
DRAWN BY :	SCALE :
A.S.	1:100@A3
CHECKED BY :	DATE :
R.R.	19/09/2024
DP : DP 514144	LOT : 67

REVISION :	REVISION DATE :	DESCRIPTION :
R2	13/11/2024	Note Added
R4	14/01/2025	Revised Drawings
R6	21/01/2025	Fire Notes added

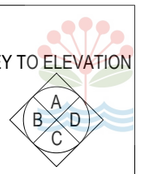
PROJECT NO : EMCS242424 SHEET NO : AD.09



Second Floor Plan
Scale 1:100



KEY TO ELEVATION



LEGEND

- Timber wall
- Brick Veneer
- Grid lines
- FFL : xx.xx — Finished floor level
- Tile floor
- WG-1 1800x1200 — Window No: with size (Width x Height)
- 760 — Door with size
- SA — Smoke detectors alarm
- Smart Meter Box
- Distribution Board
- Rinnai gas VT26 external continuous flow water heating unit
- Gas cylinders placed on plinth, secured to wall at mid height with chain or strap as per NZS 5261
- 600 X 500 min. clear opening ceiling space access panel.
- RHV — Kitchen Range Hood Ventilation - flowrate not less than 50 L/s
- MV — Mechanical Ventilation - Laundry and Bathroom flowrate not less than 25 L/s

Manrose Ceiling Extraction Fans
- Bathroom - Model: FAN7031
- Kitchen&Laundry - Model: FAN7032

FLOOR AREA LOT 1
Ground Floor Area- 59.43 m²
First Floor Area- 63.47 m²
Second Floor Area- 45.05 m²
Total Area- 167.95 m²

GBTL30 2S - Simultaneous two-sided fire exposure 90x45 SG8 H1.2 treated timber framing with studs @ 600crs. & nogs @ 800crs with 1 layer 13mm GIB Fyreline on each side. Insulated with **R2.2 Pink Batts between kitchen, wc, stair and laundry** for post fire stability as per detail and specifications.

GBUW30a - 1 way Fire rated wall 90x45 SG8 H1.2 treated timber studs. 90x45 top plate & additional 90x35 top plate to be needed when bracing lines are between 5m & 6m apart. Insulated with R2.2 Pink Batts insulation & lined with 1 layer of 16mm GIB Fyreline on 1 side. (Ground level Timber Weatherboard **GBUW30a** Fire wall as per plan at garage external wall)

JHETGL30/JHETGO30v_FIRE BOUNDARY WALL- Fire rated wall as per details- 90x45 SG8 H1.2 treated timber studs @ 400crs.,90x45 nogs @ 600 crs nogs. 90x45 top plate & additional 90x35 top plate to be needed when bracing lines are between 5m & 6m apart. Insulated with Glass wool insulation, lined with 10mm GIB Fyreline, stopped & painted for Ground and First Floor. (External Ground level / Upper level Horizontal Linea/Vertical Oblique Weatherboard over Fire retardant Flexible Underlay)

1 layer of 13mm GIB Fyreline ceiling on 75x35battens@400crs & insulated with R2.6 pinkbatts in roof framing-GBFC30 Fire rated Ceiling.

1 layer of 13mm GIB Weatherline ceiling on 75x35battens@400crs & insulated with R3.2 pinkbatts in roof framing-GWUC30 Fire rated Ceiling layered with **Hardie Flex** soffit board.

Penetration Notes:
- Any penetration through the fire rated ceilings and walls by pipes, vent extract duct or electrical cables, shall be fitted with approved proprietary fire rated collars and dampers.
- Penetrations through fire rated ceiling and walls for cables need to be fire stopped or protected with fire sealant as per tested and approved systems that comply with AS1530.4 and AS4072.1. It is recommended that all penetrations to be nog out for fire stopping purpose.
- Refer to fire report and fire penetration details for any penetration through fire rated ceiling and walls.
- All floor plans to be read in conjunction with fire plans, architectural details and structural details.

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TITLE : FLOOR PLANS

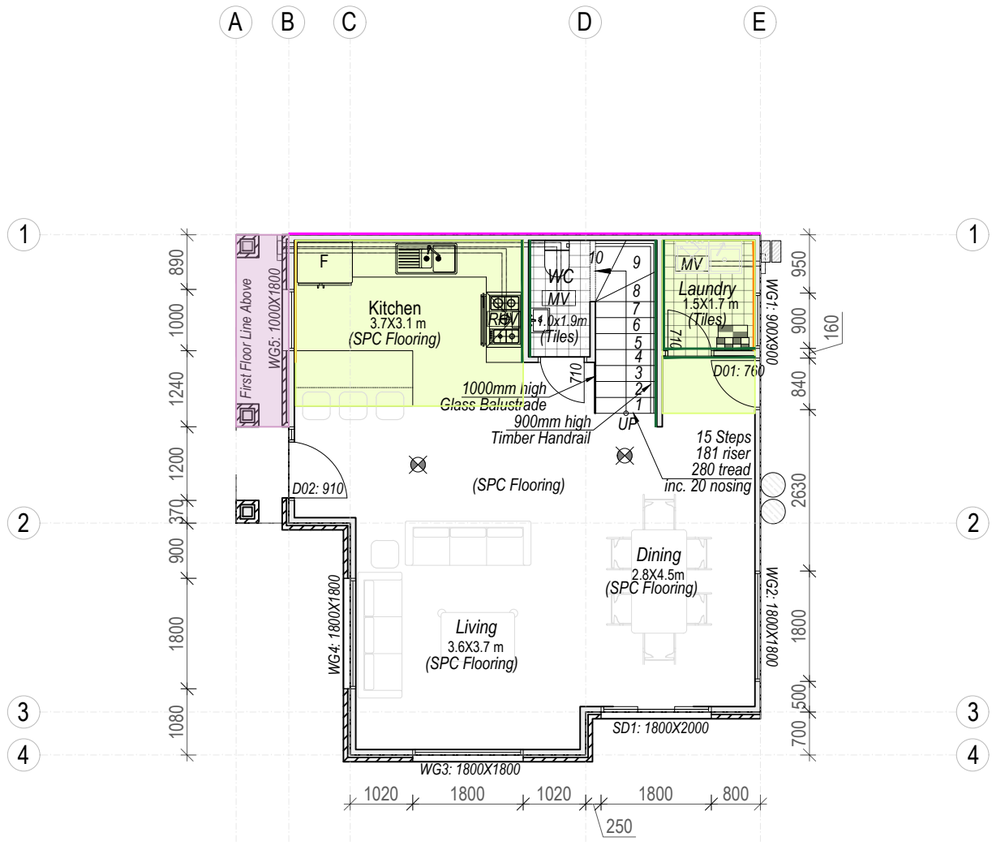
CLIENT : Auckland 786 Properties Limited

PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE

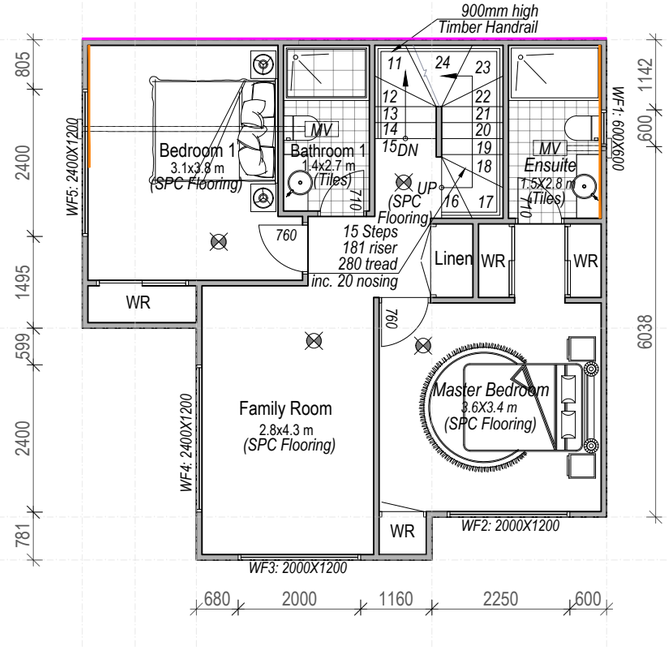
DRAWN BY :	SCALE :
A.S.	1:100@A3
CHECKED BY :	DATE :
R.R.	19/09/2024
DP : DP 514144	LOT : 67

REVISION :	REVISION DATE :	DESCRIPTION :
R2	13/11/2024	Note Added
R4	14/01/2025	Revised Drawings
R6	21/01/2025	Fire Notes added

PROJECT NO : EMCS242424 SHEET NO : AD.10



Ground Floor Plan
Scale 1:100



First Floor Plan
Scale 1:100

LEGEND

- Timber wall
- Brick Veneer
- Grid lines
- FFL : xx.xx — Finished floor level
- Tile floor
- WG-1 1800x1200 — Window No: with size (Width x Height)
- 760 — Door with size
- SA — Smoke detectors alarm
- Smart Meter Box
- Distribution Board
- Rinnai gas VT26 external continuous flow water heating unit
- Gas cylinders placed on plinth, secured to wall at mid height with chain or strap as per NZS 5261
- 600 X 500 min. clear opening ceiling space access panel.
- RHV — Kitchen Range Hood Ventilation - flowrate not less than 50 L/s
- MV — Mechanical Ventilation - Laundry and Bathroom flowrate not less than 25 L/s

WINDOW / DOOR / OPENING NOTES:

1. All head is to be constructed at 2m above finished floor level of equivalent floor, unless otherwise noted, when in that case sill height is specified as "@+" above equivalent finished floor level.
2. All first floor windows to have a lower edge of the window opening at least 760mm height above finish floor level. (refer to NZBC F4/AS1 paragraphs 2.1.1 to 2.1.4 for window opening).
3. All the opening in wet area to have a restrictor fitted to restrict the maximum opening to less than 100mm. (to comply with NZBC F4/AS1 paragraphs 2.1.1 to 2.1.4 for window opening).
4. Double glazing Low E Xcel - 4mm thick glass and 14mm spacing or similar approved system.

NOTES :

- Confirm all dimensions on site before commencing work including site works & construction. Do not scale from these drawings.
- Exterior cladding must be constructed as per manufacturer's details.
- Contractor / Builder & manufacturer will be responsible for supplying & installation.
- Inspection of foundation excavation will be necessary at the construction stage to confirm the foundation design. Assumption made at design stage.

FLOOR AREA LOT 1
Ground Floor Area- 59.43 m²
First Floor Area- 63.47 m²
Second Floor Area- 45.05 m²
Total Area- 167.95 m²

Bathroom windows & windows within 1000mm of the FFL to be "A Grade safety glazing" in accordance with NZS 4223:2016. Also, to have a restrictor fitted to restrict the maximum opening to less than 100mm. (to comply with NZBC F4/AS1 paragraphs 2.1.1 to 2.1.4 for window opening)

Note :
- All glazings (windows/doors) have to achieve min. R-value of 0.46
- Lintel level for all windows is 2000mm

Penetration Notes:
- Any penetration through the fire rated ceilings and walls by pipes, vent extract duct or electrical cables, shall be fitted with approved proprietary fire rated collars and dampers.
- Penetrations through fire rated ceiling and walls for cables need to be fire stopped or protected with fire sealant as per tested and approved systems that comply with AS1530.4 and AS4072.1. It is recommended that all penetrations to be nog out for fire stopping purpose.
- Refer to fire report and fire penetration details for any penetration through fire rated ceiling and walls.
- All floor plans to be read in conjunction with fire plans, architectural details and structural details.

GBTL30 2S - Simultaneous two-sided fire exposure 90x45 SG8 H1.2 treated timber framing with studs @ 600crs. & nogs @ 800crs with 1 layer 13mm GIB Fyreline on each side. Insulated with **R2.2 Pink Batts between kitchen, wc, stair and laundry** for post fire stability as per detail and specifications.

GBUW30a - 1 way Fire rated wall 90x45 SG8 H1.2 treated timber studs. 90x45 top plate & additional 90x35 top plate to be needed when bracing lines are between 5m & 6m apart. Insulated with R2.2 Pink Batts insulation & lined with 1 layer of 16mm GIB Fyreline on 1 side. (Ground level Timber Weatherboard **GBUW30a** Fire wall as per plan at garage external wall)

JHETGL30/JHETGO30v_FIRE BOUNDARY WALL- Fire rated wall as per details- 90x45 SG8 H1.2 treated timber studs @ 400crs.,90x45 nogs @ 600 crs nogs. 90x45 top plate & additional 90x35 top plate to be needed when bracing lines are between 5m & 6m apart. Insulated with Glass wool insulation, lined with 10mm GIB Fyreline, stopped & painted for Ground and First Floor. (External Ground level / Upper level Horizontal Linea/Vertical Oblique Weatherboard over Fire retardant Flexible Underlay)

1 layer of 13mm GIB Fyreline ceiling on 75x35battens@400crs & insulated with R2.6 pinkbatts in roof framing-GBFC30 Fire rated Ceiling.

1 layer of 13mm GIB Weatherline ceiling on 75x35battens@400crs & insulated with R3.2 pinkbatts in roof framing-GWUC30 Fire rated Ceiling layered with **Hardie Flex** soffit board.

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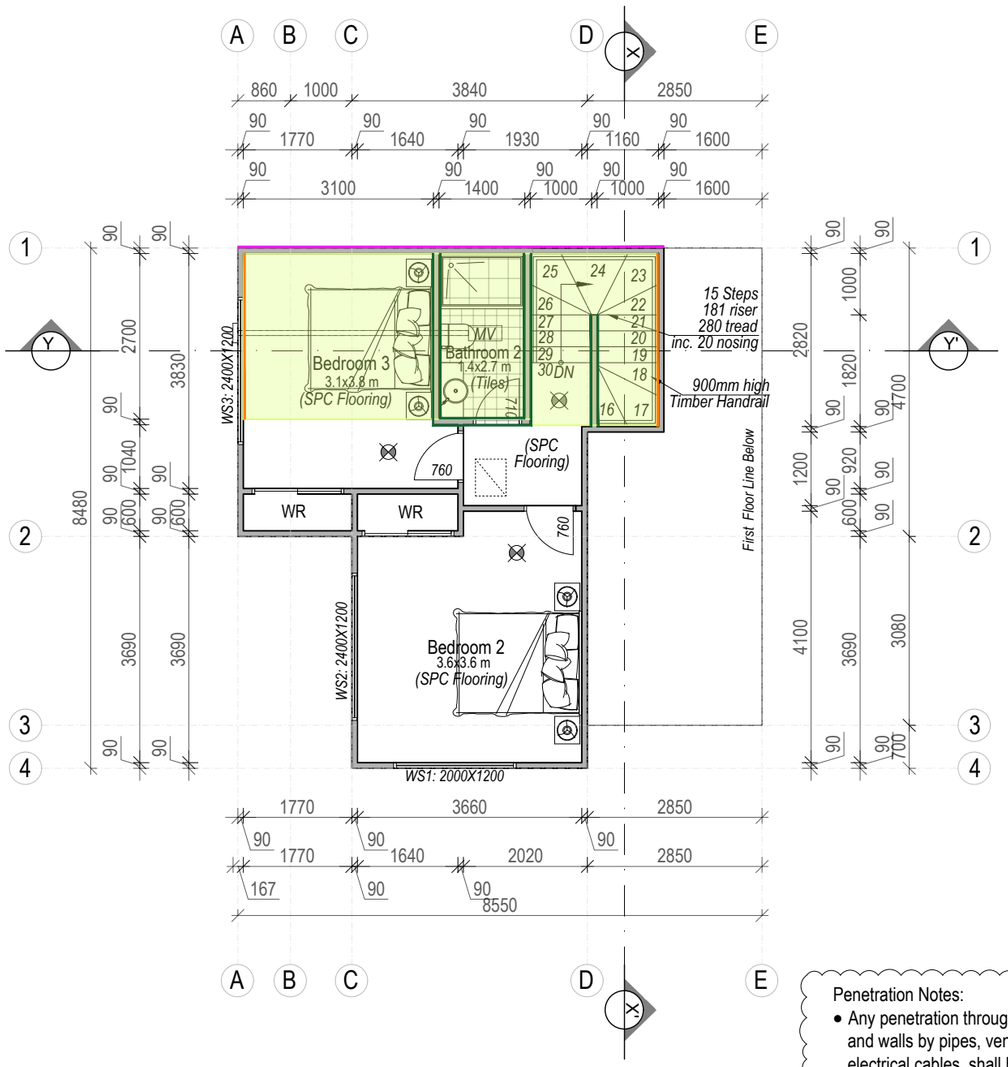
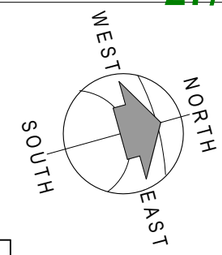
TITLE : WINDOW SCHEDULE
CLIENT : Auckland 786 Properties Limited
PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE

DRAWN BY :	SCALE :	REVISION :	REVISION DATE :	DESCRIPTION :
A.S.	1:100@A3	R2	13/11/2024	Note Added
CHECKED BY :	DATE :	R4	14/01/2025	Revised Drawings
R.R.	19/09/2024	R6	21/01/2025	Revised notes
DP : DP 514144	LOT : 67	PROJECT NO : EMCS242424		SHEET NO : AD.11



Second Floor Plan
Scale 1:100



FLOOR AREA LOT 1
Ground Floor Area- 59.43 m²
First Floor Area- 63.47 m²
Second Floor Area- 45.05 m²
Total Area- 167.95 m²

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Note :
- All glazings (windows/doors) have to achieve min. R-value of 0.46
- Lintel level for all windows is 2000mm

LEGEND

- Timber wall
- Brick Veneer
- Grid lines
- FFL : xx.xx — Finished floor level
- Tile floor
- WG-1 1800x1200 — Window No: with size (Width x Height)
- 760 — Door with size
- SA — Smoke detectors alarm
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- Distribution Board
- Rinnai gas VT26 external continuous flow water heating unit
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GBTL30 2S - Simultaneous two-sided fire exposure 90x45 SG8 H1.2 treated timber framing with studs @ 600crs. & nogs @ 800crs with 1 layer 13mm GIB Fyreline on each side. Insulated with **R2.2 Pink Batts between kitchen, wc, stair and laundry** for post fire stability as per detail and specifications.

GBUW30a - 1 way Fire rated wall 90x45 SG8 H1.2 treated timber studs. 90x45 top plate & additional 90x35 top plate to be needed when bracing lines are between 5m & 6m apart. Insulated with R2.2 Pink Batts insulation & lined with 1 layer of 16mm GIB Fyreline on 1 side. (Ground level Timber Weatherboard **GBUW30a** Fire wall as per plan at garage external wall)

JHETGL30/JHETGO30v_FIRE BOUNDARY WALL- Fire rated wall as per details- 90x45 SG8 H1.2 treated timber studs @ 400crs.,90x45 nogs @ 600 crs nogs. 90x45 top plate & additional 90x35 top plate to be needed when bracing lines are between 5m & 6m apart. Insulated with Glass wool insulation, lined with 10mm GIB Fyreline, stopped & painted for Ground and First Floor. (External Ground level / Upper level Horizontal Linea/Vertical Oblique Weatherboard over Fire retardant Flexible Underlay)

1 layer of 13mm GIB Fyreline ceiling on 75x35battens@400crs & insulated with R2.6 pinkbatts in roof framing-GBFC30 Fire rated Ceiling.

1 layer of 13mm GIB Weatherline ceiling on 75x35battens@400crs & insulated with R3.2 pinkbatts in roof framing-GWUC30 Fire rated Ceiling layered with **Hardie Flex** soffit board.

Penetration Notes:
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- Penetrations through fire rated ceiling and walls for cables need to be fire stopped or protected with fire sealant as per tested and approved systems that comply with AS1530.4 and AS4072.1. It is recommended that all penetrations to be nog out for fire stopping purpose.
- Refer to fire report and fire penetration details for any penetration through fire rated ceiling and walls.
- All floor plans to be read in conjunction with fire plans, architectural details and structural details.

WINDOW / DOOR / OPENING NOTES:
1. All head is to be constructed at 2m above finished floor level of equivalent floor, unless otherwise noted, when in that case sill height is specified as "@+" above equivalent finished floor level.
2. All first floor windows to have a lower edge of the window opening at least 760mm height above finish floor level. (refer to NZBC F4/AS1 paragraphs 2.1.1 to 2.1.4 for window opening).
3. All the opening in wet area to have a restrictor fitted to restrict the maximum opening to less than 100mm. (to comply with NZBC F4/AS1 paragraphs 2.1.1 to 2.1.4 for window opening).
4. Double glazing Low E Xcel - 4mm thick glass and 14mm spacing or similar approved system.

NOTES :
- Confirm all dimensions on site before commencing work including site works & construction. Do not scale from these drawings.
- Exterior cladding must be constructed as per manufacturer's details.
- Contractor / Builder & manufacturer will be responsible for supplying & installation.
- Inspection of foundation excavation will be necessary at the construction stage to confirm the foundation design. Assumption made at design stage.

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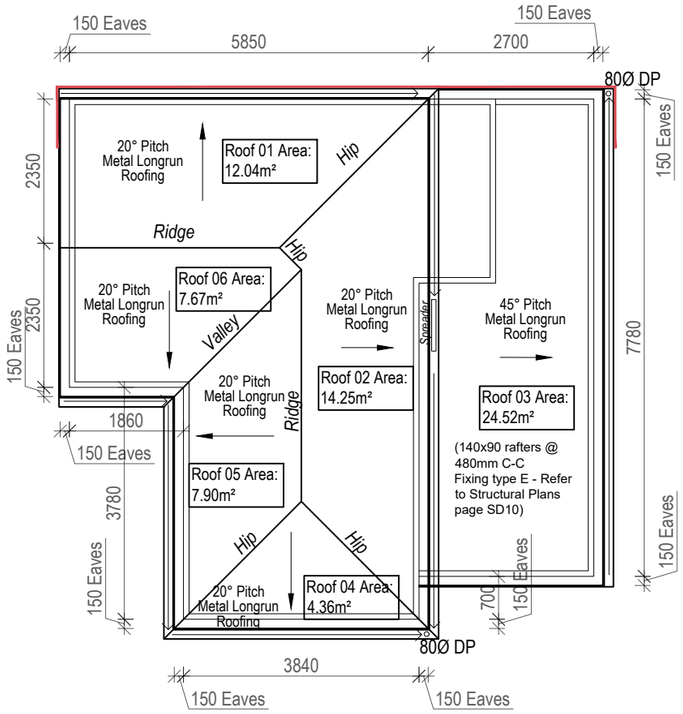
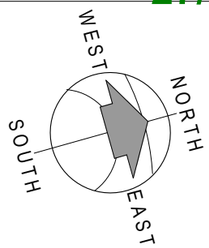
TITLE : WINDOW SCHEDULE
CLIENT : Auckland 786 Properties Limited
PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE

DRAWN BY :	SCALE :
A.S.	1:100@A3
CHECKED BY :	DATE :
R.R.	19/09/2024
DP : DP 514144	LOT : 67

REVISION :	REVISION DATE :	DESCRIPTION :
R2	13/11/2024	Note Added
R3	14/01/2025	Revised Drawings
R6	21/01/2025	Revised notes

PROJECT NO : EMCS242424 SHEET NO : AD.12





KEY TO ELEVATION

SPECIFICATIONS:
- All roof framing works to comply with NZS3604:2011
- **Final roof truss layout and types, as per truss fabricator's specifications. Copy of Truss layout plans shall be provided to the building inspector for council records.**
- All roof trusses shall be min. H1.2 treated dry frame to comply with NZS3604:2011
- Roof Truss, Stud/Top plate & lintel fixing details to comply with NZS3604:2011 - **HIGH WIND ZONE**.
- All lintel comply with NZS3604, Lintels shall be secured against uplift as indicated in Table 8.14, lintel fixing NZS3604:2011
- All works shall be carried out in best workmanship.
- 20° & 45° PITCH METAL LONGRUN ROOFING.

NOTES:
All demolition work shall be carried out after checking For Hazardous Substances on the Site.
When demolishing or relocating an existing building, if asbestos is found within the building, it must/needs to be removed by an authorised asbestos removal person/company. It is the owners / contractor's responsibility to ensure that the asbestos sheets are removed and disposed with care and without causing any effect to the environment.

REFER TO MANUFACTURER'S & ENGINEER'S DRAWINGS FOR TRUSS LAYOUT, DETAILS AND SPECIFICATIONS

ALL EAVES ARE MEASURED FROM EXTERNAL FACE OF TIMBER FRAMING

Roof area and down pipe sizes calculation for 20° & 45° Metal Longrun roofing:
(refer to E1/AS1 Table 5)

Lot 1
20° Metal Longrun roofing:
Upper Floor Roof Area 46.22 m²

45° Metal Longrun roofing:
Lower Floor Roof Area 24.52 m²

Total Roof Surface Area 70.74 m²

R5

Hardie Flex sheet on the side of eave and James hardie sofit minimum 6mm thk. Refer to detail 7 on sheet D02.
Fascia to be with JH Axent Fascia.

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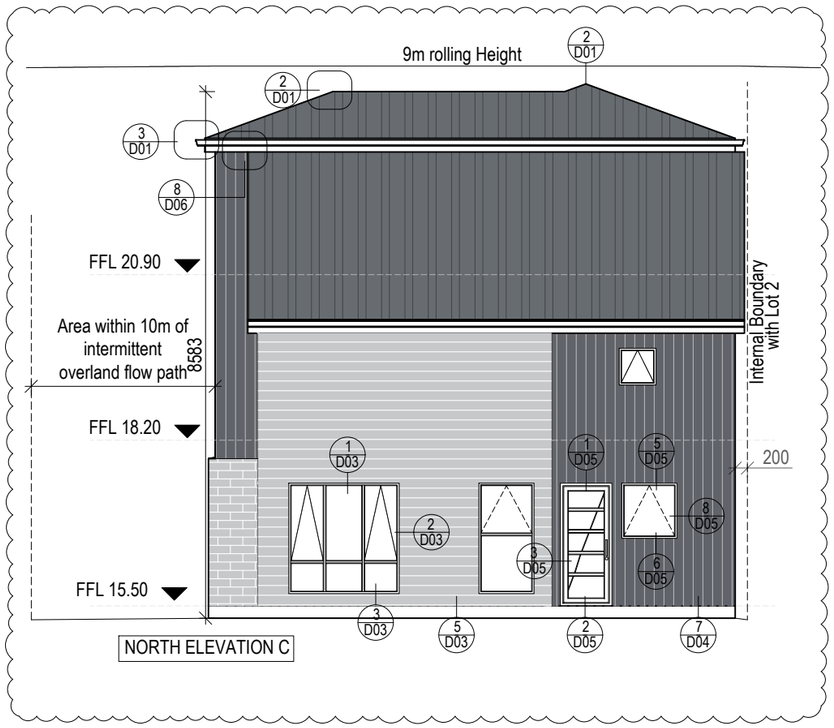
TITLE : ROOF PLANS LAYOUT
CLIENT : Auckland 786 Properties Limited
PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE

DRAWN BY :	SCALE :
A.S.	1:100@A3
CHECKED BY :	DATE :
R.R.	19/09/2024
DP : DP 514144	LOT : 67

REVISION :	REVISION DATE :	DESCRIPTION :
R4	14/01/2025	Revised drawings
R5	17/01/2025	Revised note

PROJECT NO : EMCS242424 SHEET NO : AD.13

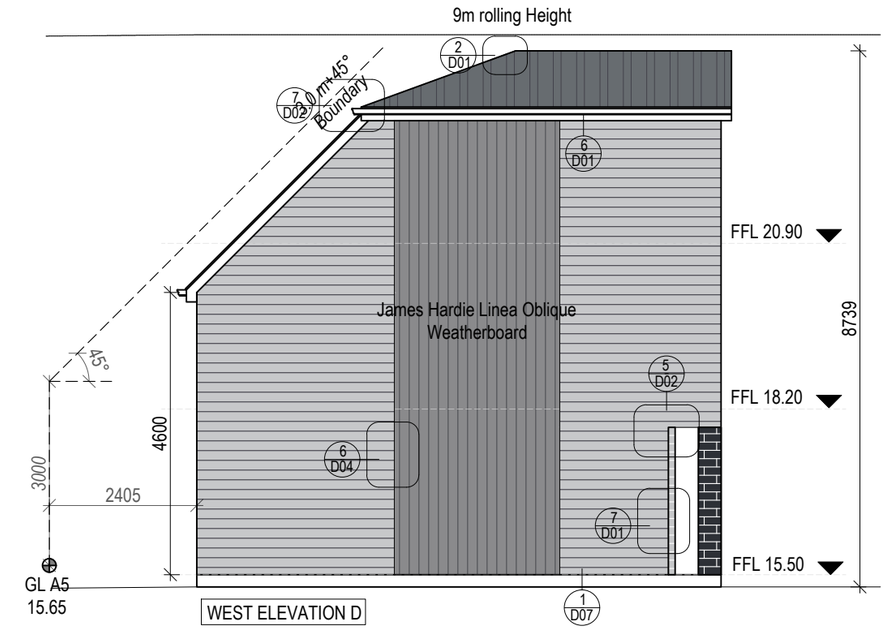


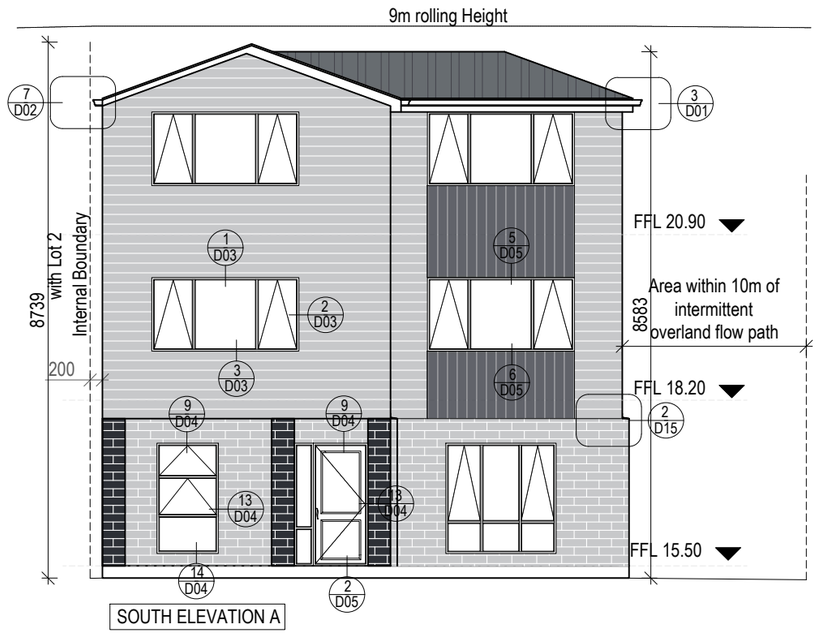
LEGEND	
	Material
	20° & 45° Pitch Metal Longrun Roofing
	Horizontal Timber weatherboard
	Vertical Shiplap weatherboard
	Horizontal James Hardie Linea weatherboard
	Vertical James Hardie Linea Oblique weatherboard

ELEVATION-A,B,C&D -RISK MATRIX		
Wind zone (per NZS 3604)	High	1
Number of storeys (3)	High	4
Roof/wall intersection design	Low	0
Eaves width	V. High	5
Envelope complexity	Low	0
Deck design	Low	0
Total Risk Score		10

Bathroom windows & windows within 1000mm of the FFL to be "A Grade safety glazing" in accordance with NZS 4223:2016. Also, to have a restrictor fitted to restrict the maximum opening to less than 100mm. (to comply with NZBC F4/AS1 paragraphs 2.1.1 to 2.1.4 for window opening)

Note :
- All glazings (windows/doors) have to achieve min. R-value of 0.46
- Lintel level for all windows is 2000mm





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TITLE : ELEVATIONS

CLIENT : Auckland 786 Properties Limited

PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE

DRAWN BY :	SCALE :
A.S.	1:100@A3
CHECKED BY :	DATE :
R.R.	19/09/2024
DP : DP 514144	LOT : 67

REVISION :	REVISION DATE :	DESCRIPTION :
R4	14/01/2025	North and south elevations updated
R5	17/01/2025	Tag added

PROJECT NO : EMCS242424 SHEET NO : AD.14

F1 Rib-raft floor slab and footing. Please refer to engineers drawings and calculations.

F2 H1.2 SG8 240X45 mid floor joist @400crs, please refer to floor joist plan

F3 H1.2 SG8 240X45 @ 400crs mid floor joist under wet area, please refer to floor joist plan

F4 20mm particle board flooring on middle floor framing

F5 Selected interior tiles on waterproof membrane on H3.1 plywood board on middle floor framing

F6 Selected interior tiles on concrete floor

W1 90x45 SG8 H1.2 treated timber studs @ 600crs. 90x45 nogs @800crs Insulated with R2.2 pink batts Insulation (horizontal wb) and @480crs Insulated with R2.4 pink batts Insulation(vertical wb only) & lined with 10mm GIB board stopped to level 4 with paint finish.----- Exterior wall framing in ground floor / upper floors

W2 **Horizontal/Vertical JH Linea weatherboard**s with 20mm cavity on building paper on exterior wall framing.

W3 H1.2 SG 8 90X45 Timber studs @ 400c/c 90x45 nogs @ 800crs. Insulated with R2.2 pink batts Insulation & lined with 10mm GIB board stopped to level 4 with paint finish.----- Exterior wall framing in ground floor which taking one storey - Brick Veneer.

W4 70 series Monier Brick Veneer with 40mm cavity on breather type building paper on exterior wall framing.

W5 H1.2 SG 8 90X45 Timber studs @ 600c/c, 90x45 nogs @ 800crs. Lined with 10mm GIB board lining stopped to level 4 with paint finish on each side.----**Interior wall framing.**

W6 **Bathroom Lining**: 10mm GIB Aqualine plasterboard stop to level 4 with paint /tiles

W7 Fire boundary wall: 2 nos.90x45 SG8 H1.2 treated timber studs @ 400crs., 90x45 nogs @600crs. 90x45 top plate & additional 140x35 top plate to be needed when bracing lines are between 5m & 6m apart. Insulated with Hardie glass wool insulation, lined with GBUW30a - 16mm GIB Fyreline upto roof, stopped & painted. (Ext. cladding -2 storey brick veneer with Fire retardant Flexible Underlay)

W8 **GBUW30a** - 1 way Fire rated wall 90x45 SG8 H1.2 treated timber studs. 90x45 top plate & additional 90x35 top plate to be needed when bracing lines are between 5m & 6m apart. Insulated with R2.2 Pink Batts insulation & lined with 1 layer of 16mm GIB Fyreline on 1 side. (Ground level Timber Weatherboard **GBUW30a** Fire wall as per plan at external wall)

W9 90x45 SG8 H1.2 treated timber framing with studs @ 600crs. & nogs @ 800crs with 10mm GIB standard on each side. Insulated with **R2.2 Pink Batts between kitchen and stair - GBTL30c load bearing wall** for post fire stability as per detail and specifications.

W10 **JHETGL30/JHETGO30v_FIRE BOUNDARY WALL**- Fire rated wall as per details
- 2 x 90x45 SG8 H1.2 treated timber studs @ 400crs.,90x45 nogs @ 800 crs nogs. 90x45 top plate & additional 140x35 top plate to be needed when bracing lines are between 5m & 6m apart. Insulated with Glass wool insulation, lined with 10mm GIB Fyreline, stopped & painted for Ground Floor. (External Ground/Upper floor level Linea Oblique/Linea Weatherboard Horizontal over Fire retardant Flexible Underlay)

W1 H1.2 SG 8 90X70 Timber studs @ 300c/c, 90x70 nogs @ 800crs. Lined with 10mm GIB board lining stopped to level 4 with paint finish on each side.----**Interior wall framing.**

C1 10mm GIB board lining ceiling on 70x35 battens @ 600C/C

C2 13mm GIB Fyreline ceiling on 75x35battens @400crs & insulated with R2.6 pinkbatts in roof framing - GBFC30 Fire rated ceiling above

C3 13mm GIB Fyreline ceiling on 90x35battens @600crs & insulated with R2.6 pinkbatts in roof framing - GBFC30 Fire rated ceiling above

R1 20° pitch Metal Longrun Roofing on roof framing which please refer to Roof Framing Plan

R2 45° pitch Metal Longrun Roofing on roof framing which please refer to Roof Framing Plan

R3 Prefabricated timber roof trusses. All timber roof trusses shall be manufactured off site by a registered timber truss manufacturer in accordance with NZS 3604

R4 4.5mm Hardiflex or similar approved soffit lining with PVC jointers

R5 Dimond or similar approved fascia and gutter system

G1 Powdercoated aluminium joinery

G2 Double glazing Low E Xcel - 4mm thick glass and 14mm spacing or similar approved system.

S1 Proprietary timber stairs manufactured off site to comply with NZBC:1992. minimum tread depth 280mm (going+260mm. nosing=20mm) riser height 181mm. timber framed handrail to comply with NZBC F4-safety from failing

S2 Max. 900 mm high Timber handrail

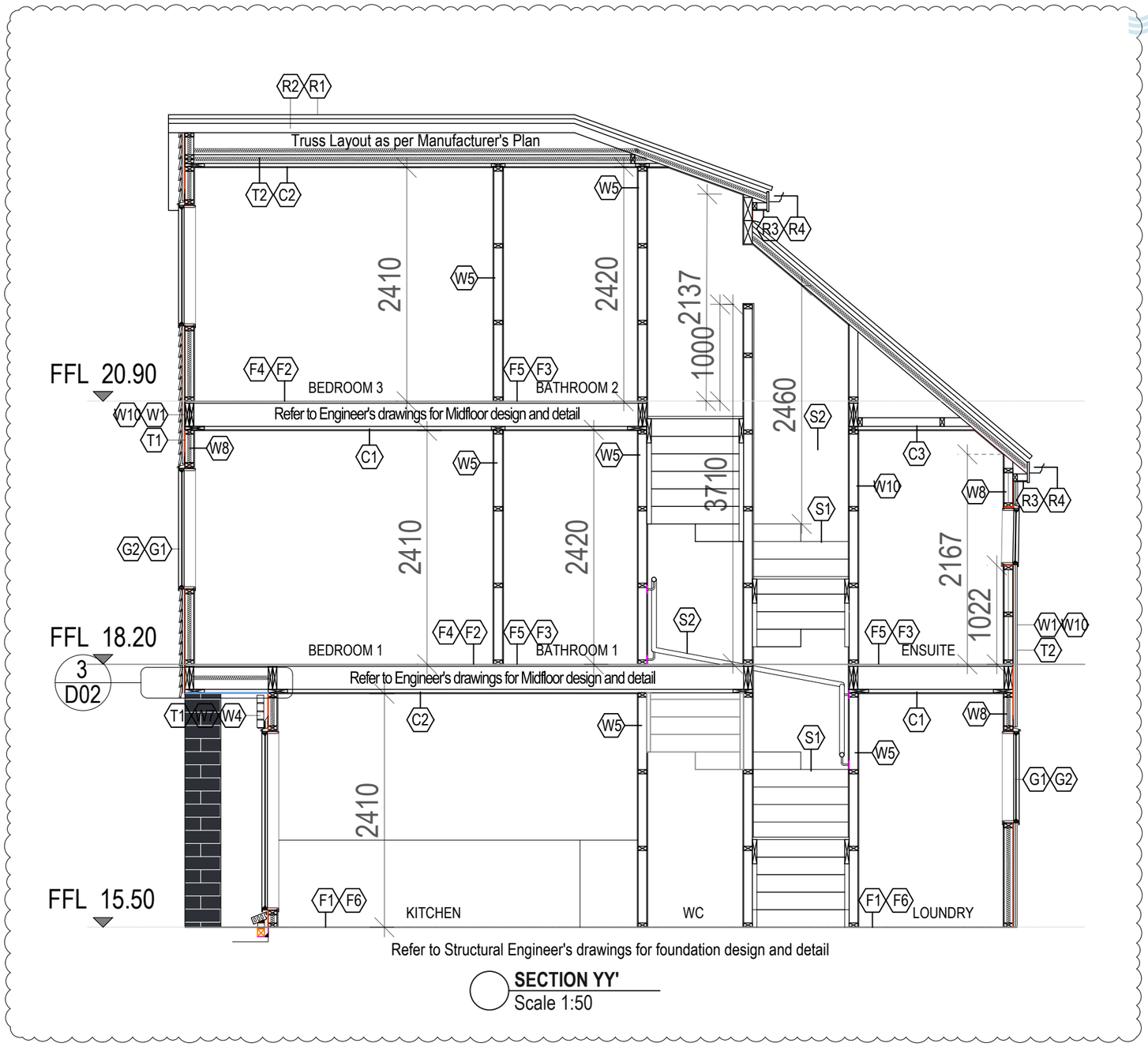
S3 Max.1000 mm high Glass Balustrade

T1 R2.2 Pink Batts to external wall cavities

T2 R2.4 Pink Batts to external wall cavities

T3 R3.2 + R3.6 1 layer each pink Batts to all ceiling/roof cavities

T4 R3.6 Pink Batts snug insulation to mid floor overhang



Note: Insulation clearance to demonstrate compliance with manufacture requirement.

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TITLE : SECTION

CLIENT : Auckland 786 Properties Limited

PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE

DRAWN BY :	SCALE :
A.S.	1:100@A3
CHECKED BY :	DATE :
R.R.	19/09/2024
DP : DP 514144	LOT : 67

REVISION :	REVISION DATE :	DESCRIPTION :
R2	13/11/2024	Tag Added
R4	14/01/2025	Note Added
R5	17/01/2025	Note Added, drawings revised
R6	21/01/2025	Drawings revised

PROJECT NO : EMCS242424 SHEET NO : AD.15

F1 Rib-raft floor slab and footing. Please refer to engineers drawings and calculations.

F2 H1.2 SG8 240X45 mid floor joist @400crs, please refer to floor joist plan

F3 H1.2 SG8 240X45 @ 400crs mid floor joist under wet area, please refer to floor joist plan

F4 20mm particle board flooring on middle floor framing

F5 Selected interior tiles on waterproof membrane on H3.1 plywood board on middle floor framing

F6 Selected interior tiles on concrete floor

W1 90x45 SG8 H1.2 treated timber studs @ 600crs. 90x45 nogs @800crs Insulated with R2.2 pink batts Insulation (horizontal wb) and @480crs Insulated with R2.4 pink batts Insulation(vertical wb only) & lined with 10mm GIB board stopped to level 4 with paint finish.----- Exterior wall framing in ground floor / upper floors

W2 **Horizontal/Vertical JH Linea weatherboard**s with 20mm cavity on building paper on exterior wall framing.

W3 H1.2 SG 8 90X45 Timber studs @ 400c/c 90x45 nogs @ 800crs. Insulated with R2.2 pink batts Insulation & lined with 10mm GIB board stopped to level 4 with paint finish.----- Exterior wall framing in ground floor which taking one storey - Brick Veneer.

W4 70 series Monier Brick Veneer with 40mm cavity on breather type building paper on exterior wall framing.

W5 H1.2 SG 8 90X45 Timber studs @ 600c/c, 90x45 nogs @ 800crs. Lined with 10mm GIB board lining stopped to level 4 with paint finish on each side.----**Interior wall framing.**

W6 **Bathroom Lining**: 10mm GIB Aqualine plasterboard stop to level 4 with paint /tiles

W7 Fire boundary wall: 2 nos.90x45 SG8 H1.2 treated timber studs @ 400crs., 90x45 nogs @600crs. 90x45 top plate & additional 140x35 top plate to be needed when bracing lines are between 5m & 6m apart. Insulated with Hardie glass wool insulation, lined with GBUW30a - 16mm GIB Fyreline upto roof, stopped & painted. (Ext. cladding -2 storey brick veneer with Fire retardant Flexible Underlay)

W8 **GBUW30a** - 1 way Fire rated wall 90x45 SG8 H1.2 treated timber studs. 90x45 top plate & additional 90x35 top plate to be needed when bracing lines are between 5m & 6m apart. Insulated with R2.2 Pink Batts insulation & lined with 1 layer of 16mm GIB Fyreline on 1 side. (Ground level Timber Weatherboard **GBUW30a** Fire wall as per plan at external wall)

W9 90x45 SG8 H1.2 treated timber framing with studs @ 600crs. & nogs @ 800crs with 10mm GIB standard on each side. Insulated with **R2.2 Pink Batts between kitchen and stair - GBTL30c load bearing wall** for post fire stability as per detail and specifications.

W10 **JHETGL30/JHETGO30v_FIRE BOUNDARY WALL**- Fire rated wall as per details - 2 x 90x45 SG8 H1.2 treated timber studs @ 400crs.,90x45 nogs @ 800 crs nogs. 90x45 top plate & additional 140x35 top plate to be needed when bracing lines are between 5m & 6m apart. Insulated with Glass wool insulation, lined with 10mm GIB Fyreline, stopped & painted for Ground Floor. (External Ground/Upper floor level Linea Oblique/Linea Weatherboard Horizontal over Fire retardant Flexible Underlay)

W11 H1.2 SG 8 90X70 Timber studs @ 300c/c, 90x70 nogs @ 800crs. Lined with 10mm GIB board lining stopped to level 4 with paint finish on each side.----**Interior wall framing.**

C1 10mm GIB board lining ceiling on 70x35 battens @ 600C/C

C2 13mm GIB Fyreline ceiling on 75x35battens @400crs & insulated with R2.6 pinkbatts in roof framing - GBFC30 Fire rated ceiling above

C3 13mm GIB Fyreline ceiling on 90x35battens @600crs & insulated with R2.6 pinkbatts in roof framing - GBFC30 Fire rated ceiling above

R1 20° pitch Metal Longrun Roofing on roof framing which please refer to Roof Framing Plan

R2 45° pitch Metal Longrun Roofing on roof framing which please refer to Roof Framing Plan

R3 Prefabricated timber roof trusses. All timber roof trusses shall be manufactured off site by a registered timber truss manufacturer in accordance with NZS 3604

R4 4.5mm Hardiflex or similar approved soffit lining with PVC jointers

R5 Dimond or similar approved fascia and gutter system

G1 Powdercoated aluminium joinery

G2 Double glazing Low E Xcel - 4mm thick glass and 14mm spacing or similar approved system.

S1 Proprietary timber stairs manufactured off site to comply with NZBC:1992. minimum tread depth 280mm (going+260mm. nosing=20mm) riser height 181mm. timber framed handrail to comply with NZBC F4-safety from failing

S2 Max. 900 mm high Timber handrail

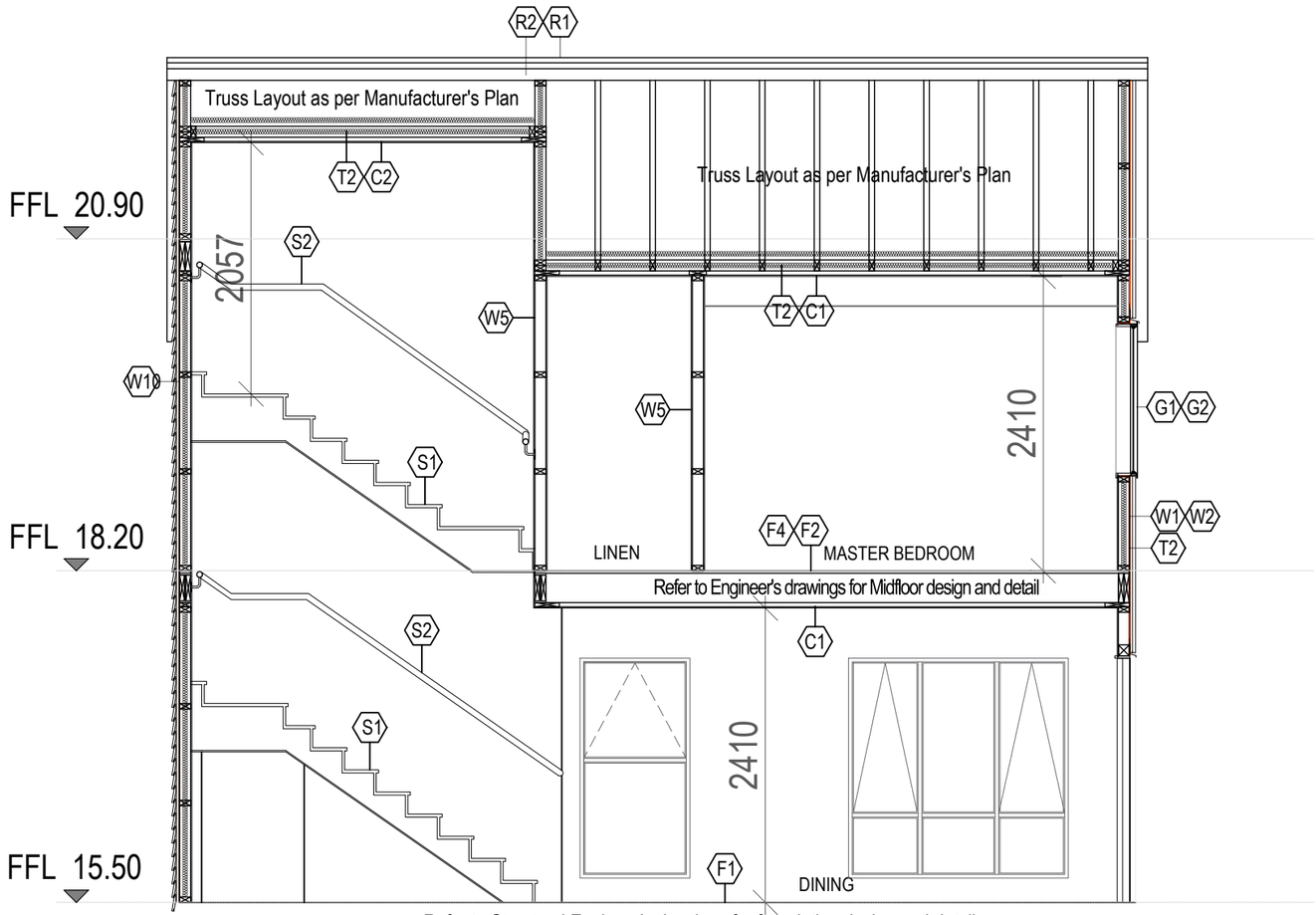
S3 Max.1000 mm high Glass Balustrade

T1 R2.2 Pink Batts to external wall cavities

T2 R2.4 Pink Batts to external wall cavities

T3 R3.2 + R3.6 1 layer each pink Batts to all ceiling/roof cavities

T4 R3.6 Pink Batts snug insulation to mid floor overhang



SECTION XX'
Scale 1:50

Note: Insulation clearance to demonstrate compliance with manufacture requirement.

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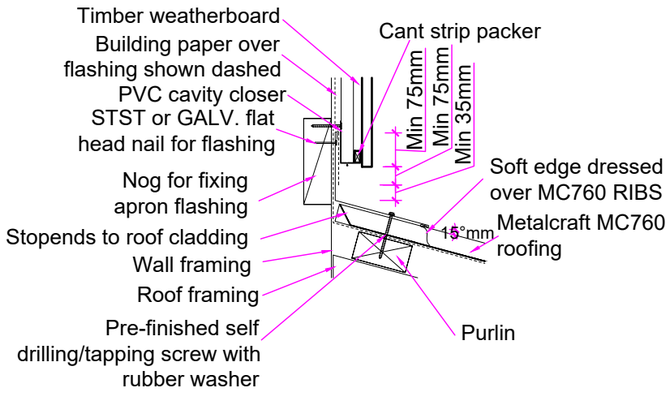
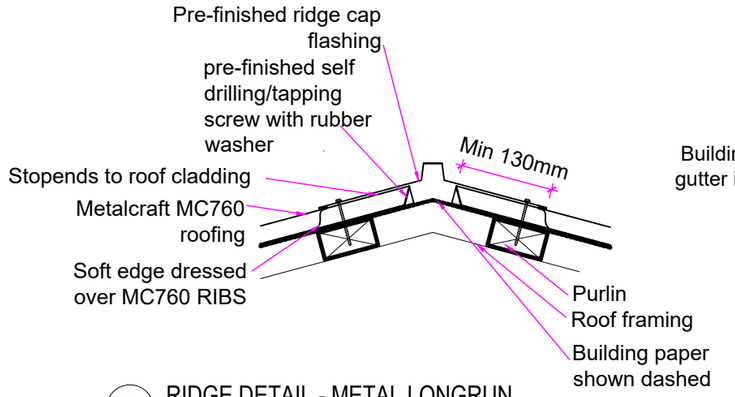
TITLE : SECTION
CLIENT : Auckland 786 Properties Limited
PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE
DRAWN BY : A.S.
SCALE : 1:100@A3
CHECKED BY : R.R.
DATE : 19/09/2024
DP : DP 514144
LOT : 67

REVISION :	REVISION DATE :	DESCRIPTION :
R4	14/01/2025	Note Added
R5	17/01/2025	Note Added

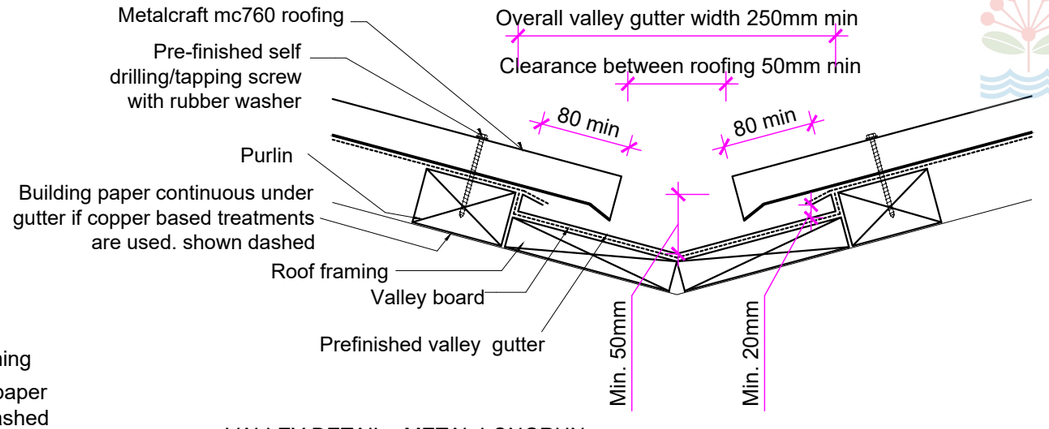
PROJECT NO : EMCS242424
SHEET NO : AD.16



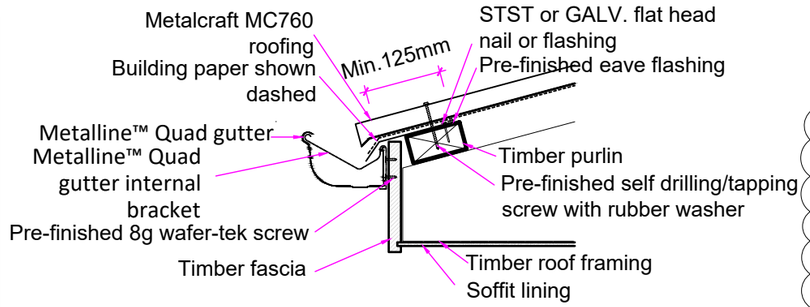
1 APRON FLASHING DETAIL 1 - TIMBER WEATHERBOARD
Scale- 1:10



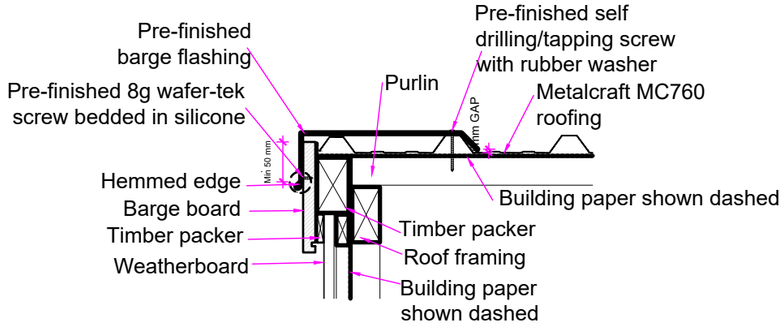
2 RIDGE DETAIL - METAL LONGRUN ROOFING NTS



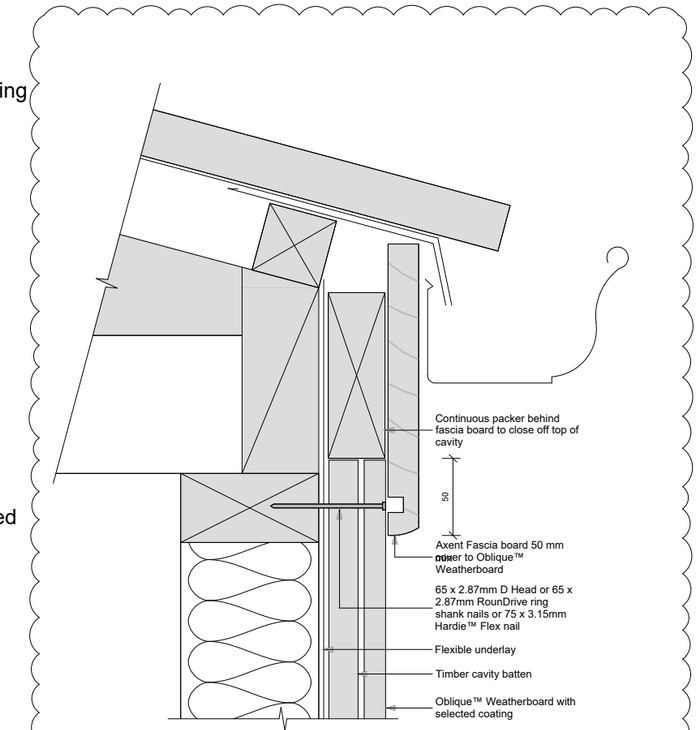
4 VALLEY DETAIL - METAL LONGRUN
Scale 1 : 5



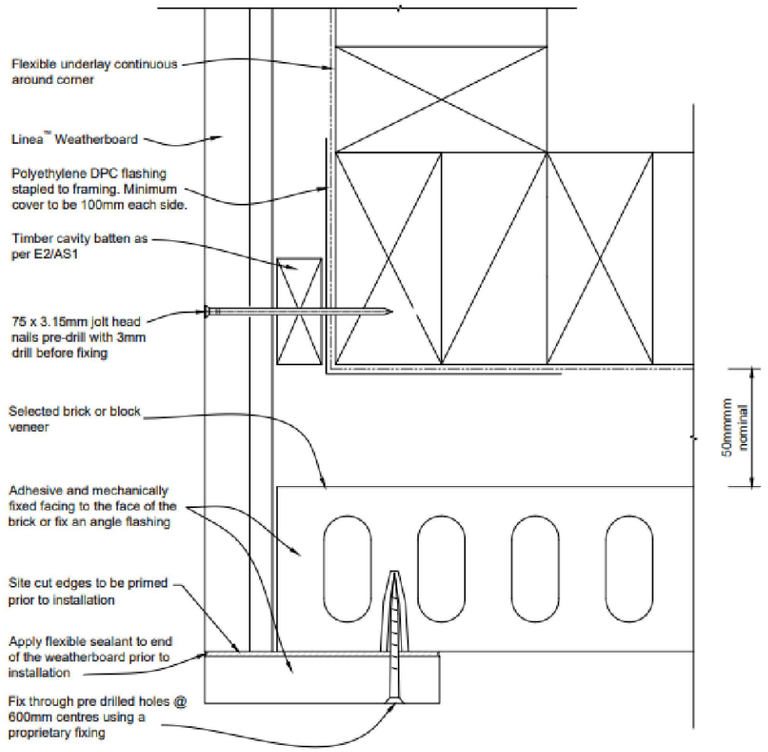
3 EAVE DETAIL - METAL LONGRUN ROOFING
VERTICAL SHIPLAP Scale 1 : 5



5 BARGE DETAIL - METAL LONGRUN ROOFING
Scale 1 : 5



6 SOFFIT DETAIL - METAL LONGRUN ROOFING
OBLIQUE WEATHERBOARD Scale 1 : 5



7 EXTERNAL CORNER DETAIL - BRICK AND JH WEATHERBOARD Scale -1:5

NOTE :
* All details should read in conjunction with manufacturer's specification, installation manual & Branz Appraisal
* Read in conjunction with Building Code E2/AS1 for code compliance requirement.

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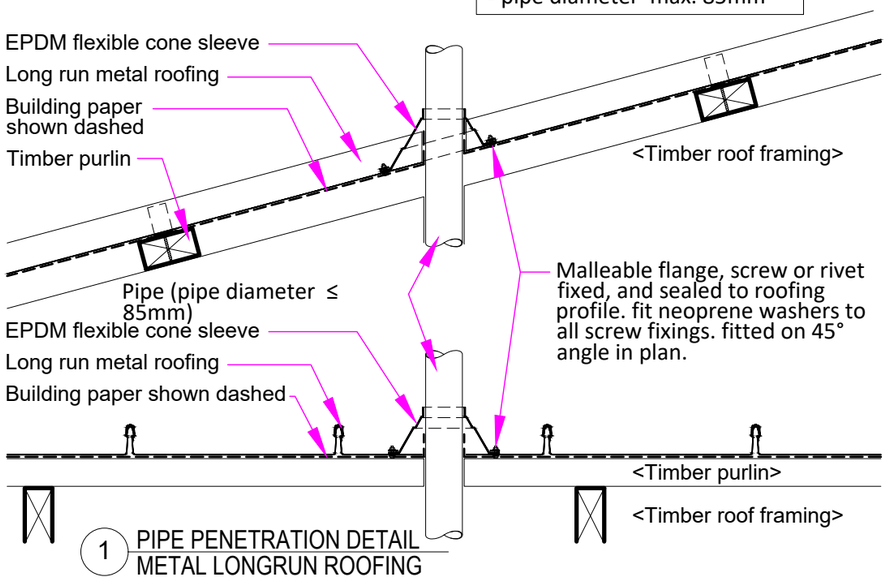
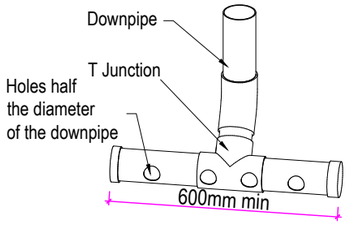
TITLE : CONSTRUCTION DETAILS - 1
CLIENT : Auckland 786 Properties Limited
PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE

DRAWN BY :	SCALE :	REVISION :	REVISION DATE :	DESCRIPTION :
A.S.	As above @A3	R3	14/01/2025	Detail revised
CHECKED BY :	DATE :	R4	17/01/2025	Detail revised
R.R.	19/09/2024			
DP : DP 514144	LOT : 67	PROJECT NO : EMCS242424	SHEET NO : D 01	

This detail is applied only when
- roof pitch min.10°and max. 45°
- pipe diameter max. 85mm

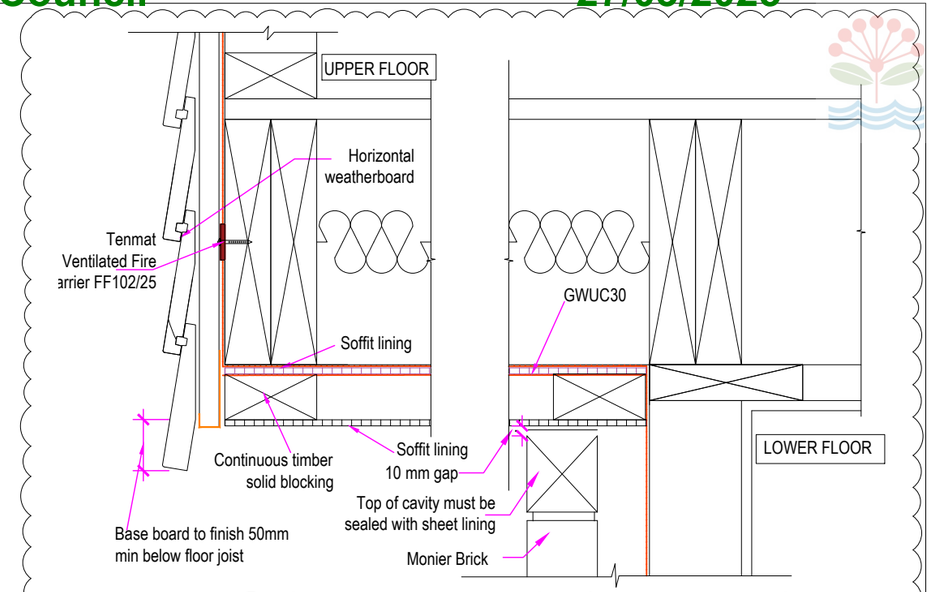


1 PIPE PENETRATION DETAIL METAL LONGRUN ROOFING

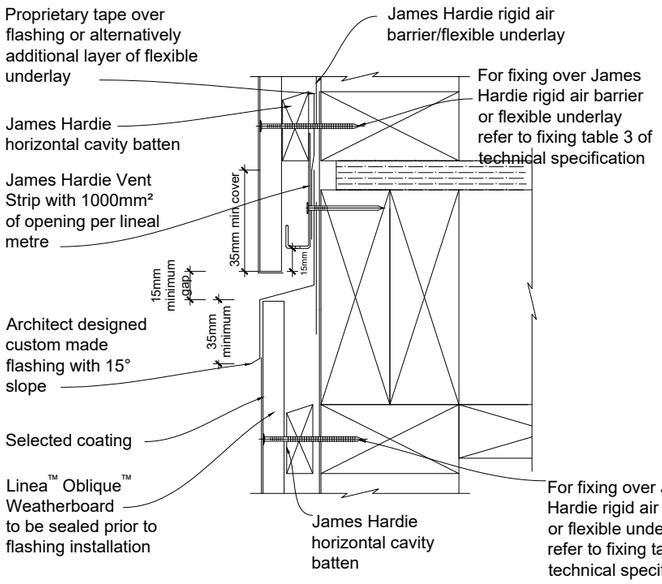


Note:
1. Hole positions to void joints in roof.
2. Hole positions to discharge into pans of tile.
3. When downpipe is located in a corner, spreader is to be "I" shaped.
4. 600mm minimum spreader discharge pipe length.
5. For rectangular (or other profile) downpipes use the same design principle as shown.
6. Underlay must be installed below spreader from under apron to gutter line across at lease 300mm from edge of spreader to the next truss / rafter.
7. Block ends of pipes.

2 Downpipe spreader detail
Scale: 1:20

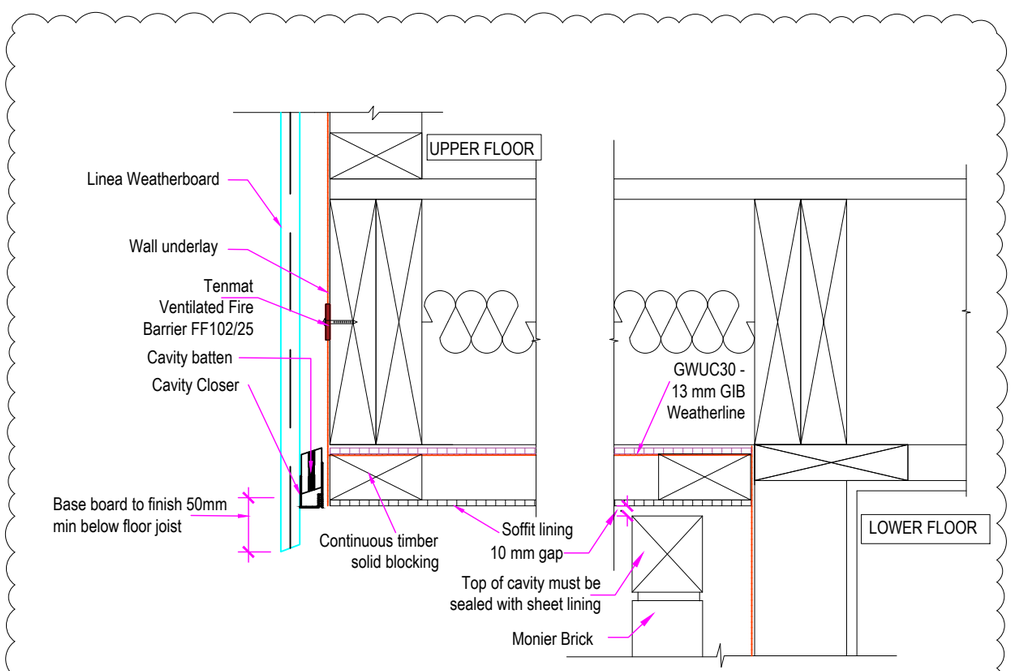


3 CANTILEVER DETAIL - HORIZONTAL WEATHERBOARD AND SHIPLAP VERTICAL Scale 1 : 5

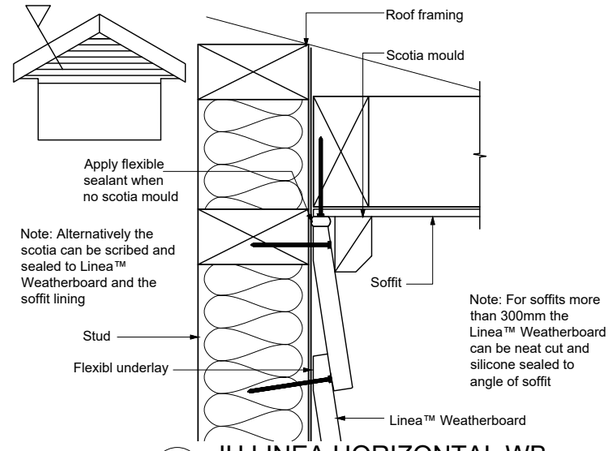


Note: This detail is required to limit cavities to a maximum of 2 stories or 7 metres Refer to E2/AS1 clause 9.1.9.4 STEP 1 l Check architect's plans for the type of flashing to be used STEP 2 l Check fixing centres and edge distances l If top fixings are to be hidden by the Z flashing they will need to be fixed and sealed before the Z flashing is installed l Cut edges need to be primed with Acraprime sealer or similar STEP 3 l When 50 year durability is required refer Table 20 E2/AS1 STEP 4 l The flashing to be placed in the centre of the floor joists. Do not fix James Hardie horizontal cavity batten or cladding into floor joists

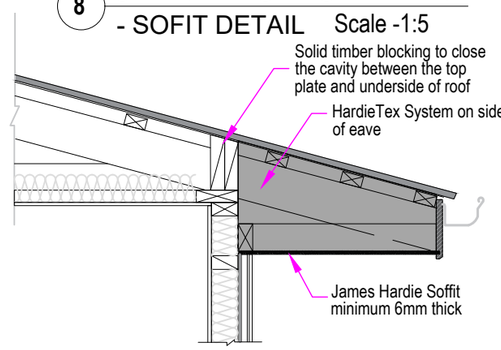
4 JH LINEA OBLIQUE WB - INTERSTORY FLASHING
Scale 1 : 5



5 CANTILEVER DETAIL - SHIPLAP VERTICAL AND SHIPLAP VERTICAL
Scale 1 : 5



8 JH LINEA HORIZONTAL WB - SOFIT DETAIL Scale -1:5



7 FIRE RATED SOFIT DETAIL
Scale NTS

NOTE :
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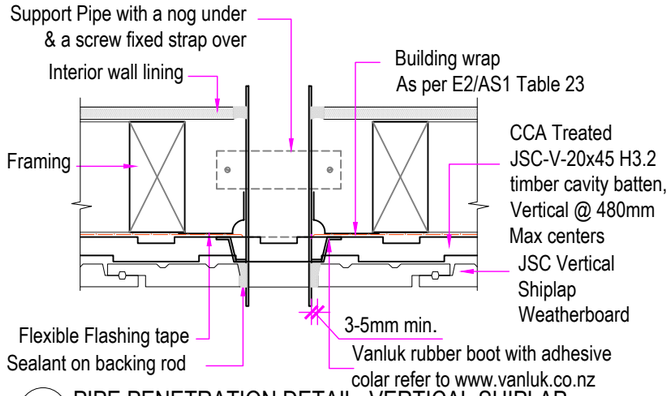
TITLE : CONSTRUCTION DETAILS - 2
CLIENT : Auckland 786 Properties Limited
PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE

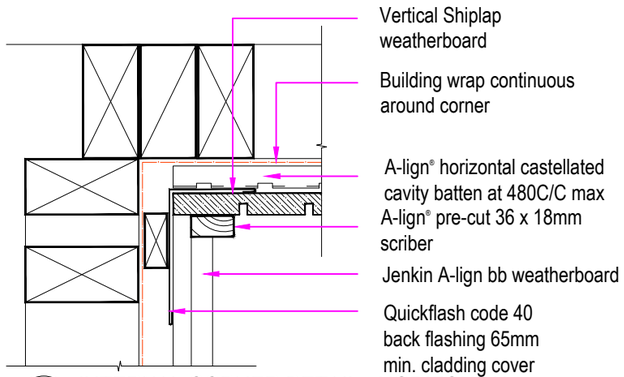
DRAWN BY :	SCALE :
A.S.	As above @A3
CHECKED BY :	DATE :
R.R.	19/09/2024
DP : DP 514144	LOT : 67

REVISION :	REVISION DATE :	DESCRIPTION :
R3	14/01/2025	Detail revised
R5	21/01/2025	Detail revised

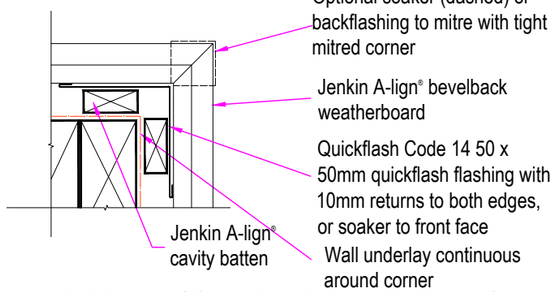
PROJECT NO : EMCS242424 SHEET NO : D 02



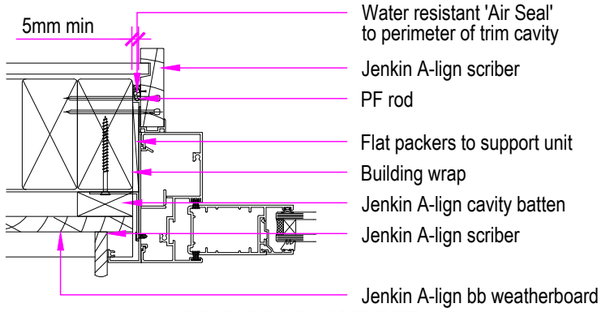
1 PIPE PENETRATION DETAIL- VERTICAL SHIPLAP WEATHERBOARD Scale 1 : 5



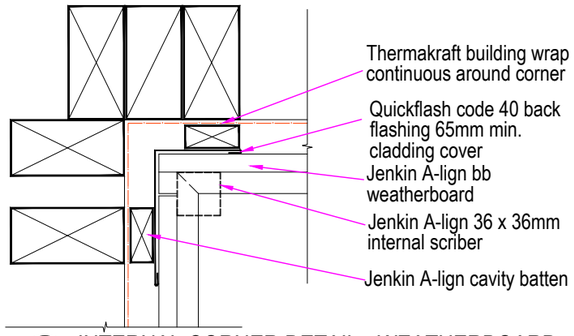
2 INTERNAL CORNER DETAIL - HORIZONTAL BB WEATHERBOARD & VERTICAL SHPLAP Scale 1 : 5



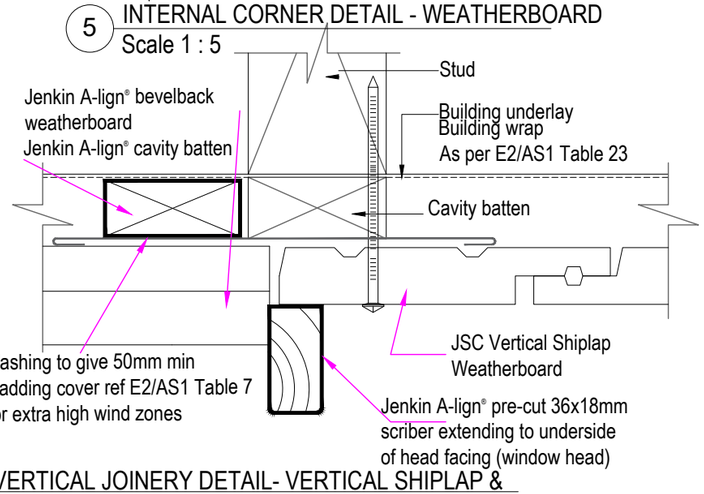
3 EXTERNAL CORNER DETAIL - WEATHERBOARD Scale 1 : 5



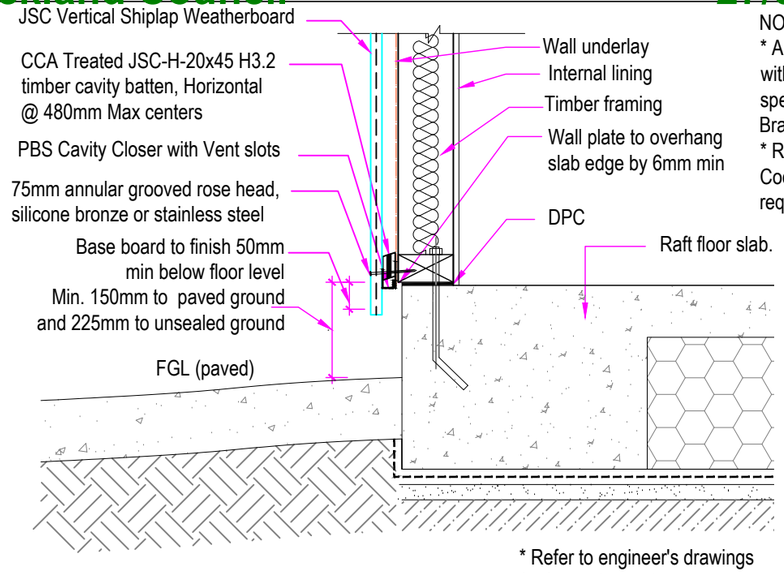
4 SLIDING DOOR JAMB DETAIL Scale -1:5



5 INTERNAL CORNER DETAIL - WEATHERBOARD Scale 1 : 5

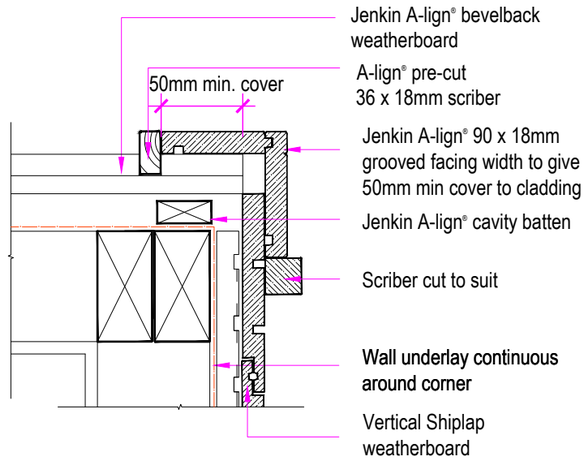


6 VERTICAL JOINERY DETAIL- VERTICAL SHIPLAP & HORIZONTAL WEATHERBOARD Scale 1 : 2

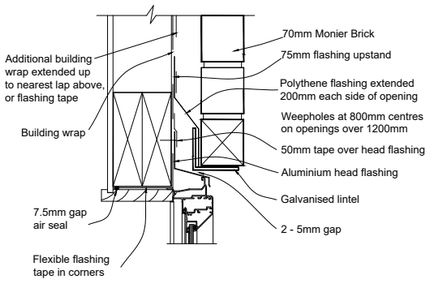


NOTE :
* All details should read in conjunction with manufacturer's specification,installation manual & Branz Appraisal
* Read in conjunction with Building Code E2/AS1 for code compliance requirement.

7 CLADDING CLEARANCE DETAIL - VERTICAL SHIPLAP FGL UNPAVED Scale 1 : 5



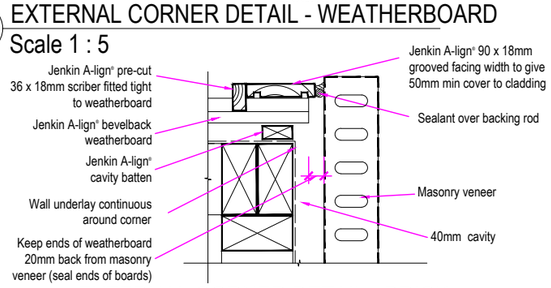
8 EXTERNAL CORNER DETAIL - WEATHERBOARD & VERTICAL SHIPLAP Scale 1 : 5



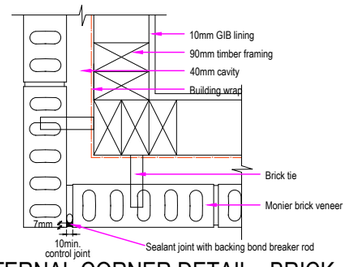
Note:
a. For openings greater than 2.0m, provide a landing for the lintel of 200mm for each side of the opening.
b. For openings less than 2.0m allow 100mm each side of opening.

Important:
a. All lintel bars must be propped until mortar is set (7 days).
b. It is important to allow the first 3 courses of the brickwork over an opening to set before laying any more bricks above.
c. Provide brick ties within the bottom two courses.

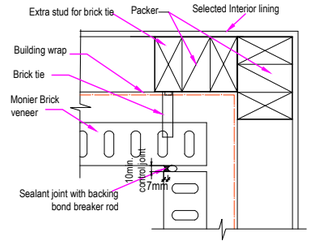
9 WINDOW/DOOR HEAD DETAIL - BRICK Scale -1:5



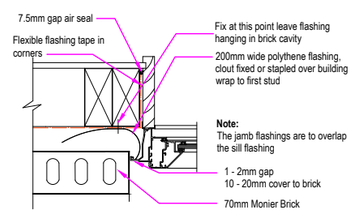
10 EXTERNAL CORNER DETAIL - BRICK AND WEATHERBOARD Scale -1:5



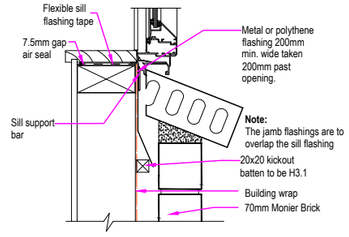
11 EXTERNAL CORNER DETAIL - BRICK Scale -1:5



12 INTERNAL CORNER DETAIL - BRICK Scale -1:5



13 WINDOW/DOOR JAMB DETAIL - BRICK Scale -1:5



14 WINDOW SILL DETAIL - BRICK Scale -1:5

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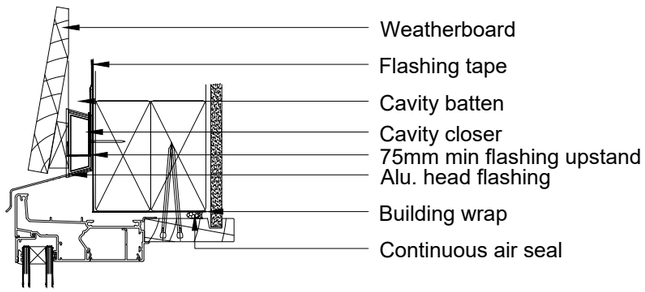
TITLE : CONSTRUCTION DETAILS - 4

CLIENT : Auckland 786 Properties Limited

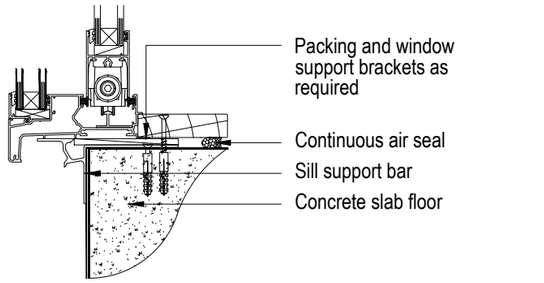
PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE

DRAWN BY :	SCALE :	REVISION :	REVISION DATE :	DESCRIPTION :
A.S.	As above @A3			
CHECKED BY :	DATE :			
R.R.	19/09/2024			
DP :	LOT :			
DP 514144	67			

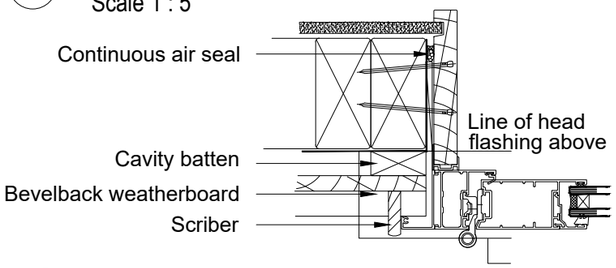
PROJECT NO : EMCS242424 SHEET NO : D 04



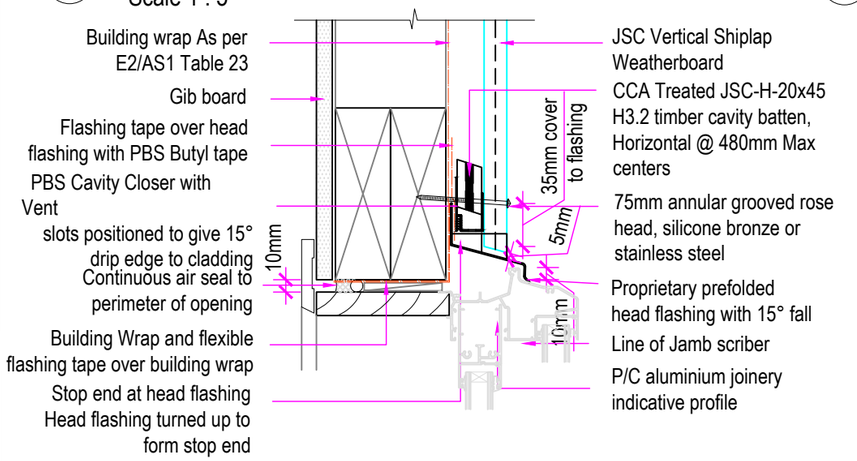
1 HINGED DOOR HEAD DETAIL - WEATHERBOARD
Scale 1 : 5



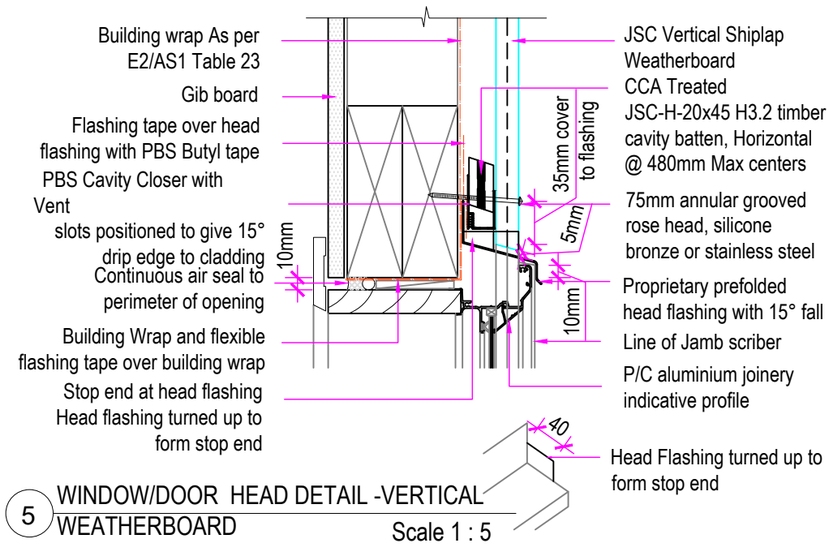
2 HINGED DOOR SILL DETAIL - WEATHERBOARD
Scale 1 : 5



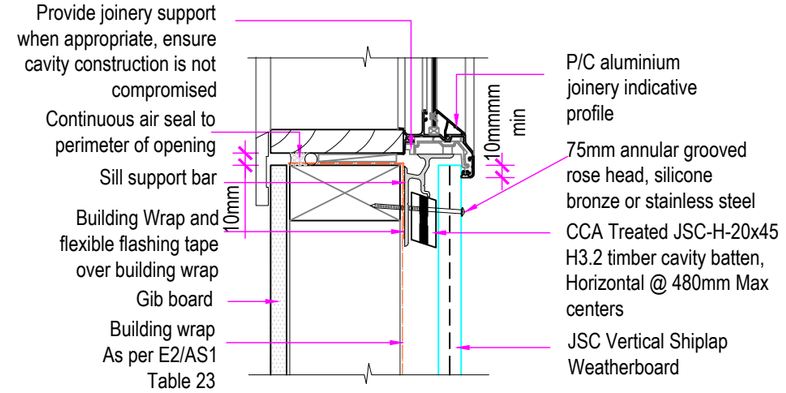
3 HINGED DOOR JAMB- WEATHERBOARD
Scale 1 : 5



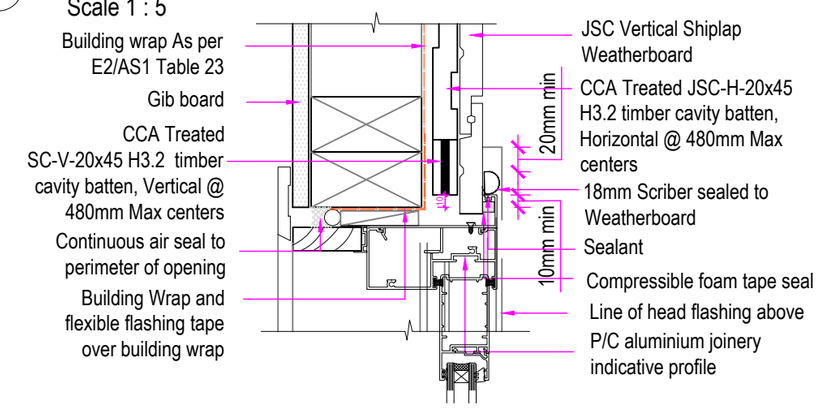
4 SLIDING DOOR HEAD DETAIL -VERTICAL SHIPLAP
Scale 1 : 5



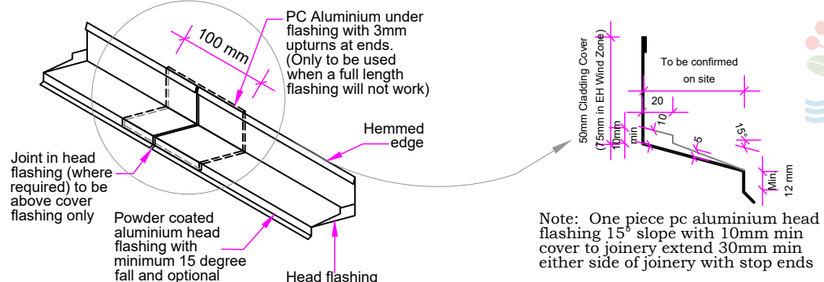
5 WINDOW/DOOR HEAD DETAIL -VERTICAL WEATHERBOARD
Scale 1 : 5



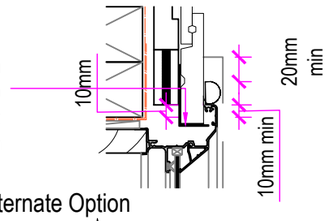
6 WINDOW SILL DETAIL -VERTICAL WEATHERBOARD
Scale 1 : 5



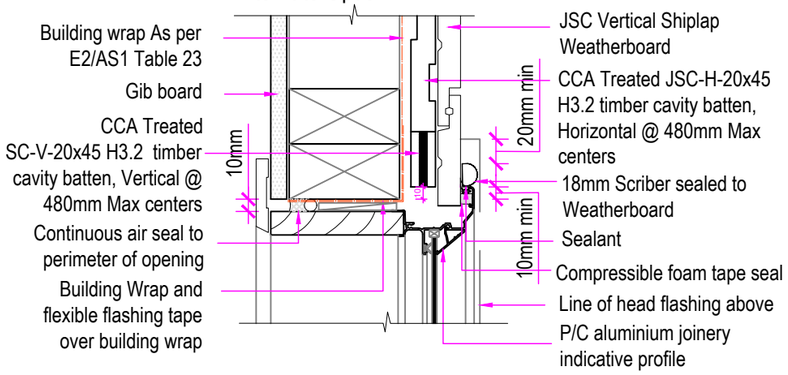
7 SLIDING DOOR JAMB DETAIL - VERTICAL SHIPLAP
Scale 1 : 5



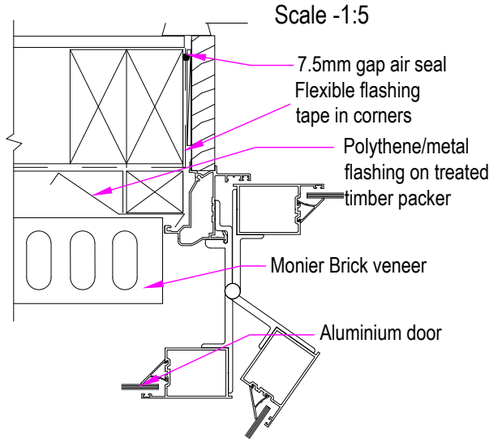
5a TYPICAL HEAD & FLASHING JOINT
Scale 1 : 5



Alternate Option



8 WINDOW/DOOR JAMB DETAIL - VERTICAL WB
Scale -1:5



9 DOOR JAMB DETAIL - BRICK
Scale -1:5

NOTE :
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* Read in conjunction with Building Code E2/AS1 for code compliance requirement.

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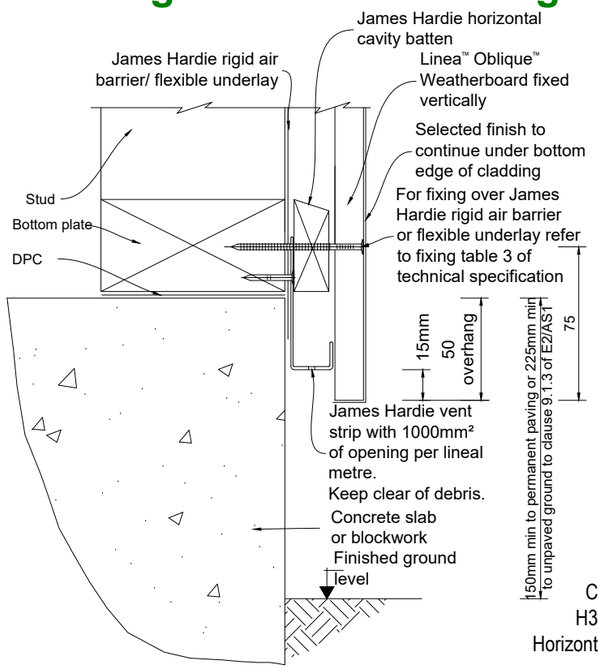
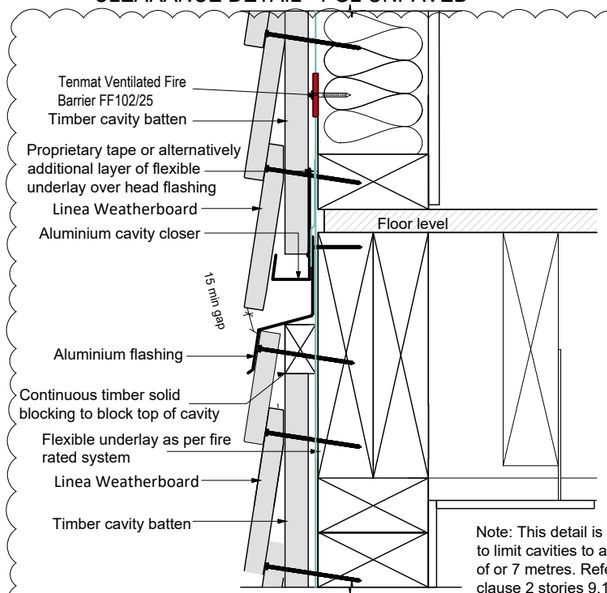
TITLE : CONSTRUCTION DETAILS - 5	PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE	DRAWN BY : A.S.	SCALE : As above @A3	REVISION :	REVISION DATE : / DESCRIPTION :
CLIENT : Auckland 786 Properties Limited		CHECKED BY : R.R.	DATE : 19/09/2024		
		DP : DP 514144	LOT : 67	PROJECT NO : EMCS242424	SHEET NO : D 05

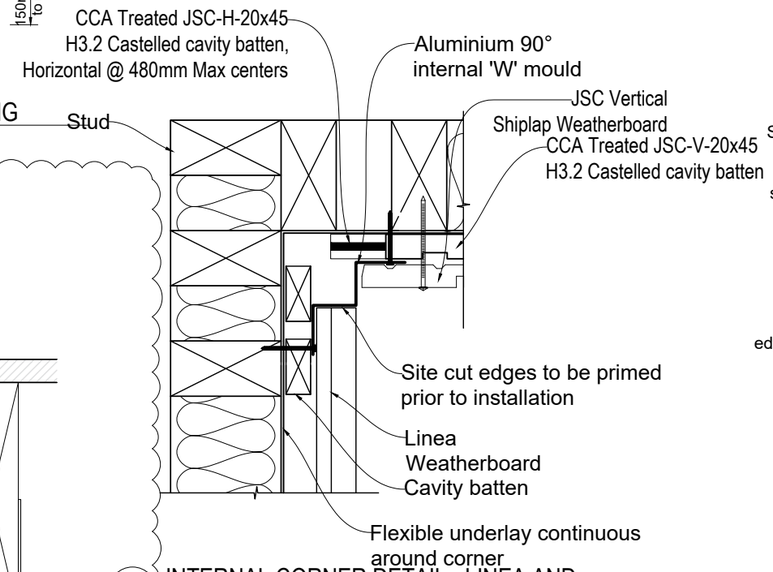


1 JH LINEA HORIZONTAL WB - CLADDING CLEARANCE DETAIL - FGL UNPAVED

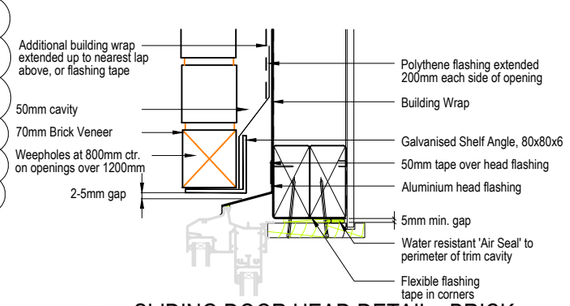


Note: This detail is required to limit cavities to a maximum of or 7 metres. Refer E2/AS1 clause 2 stories 9.1.9.4.

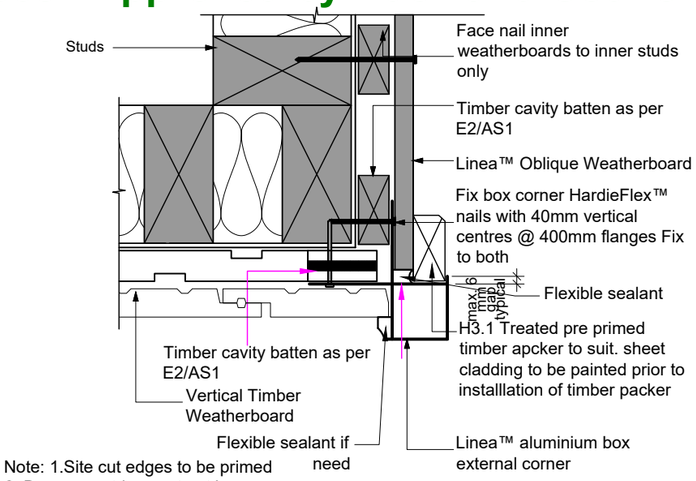
2 JH LINEA HORIZONTAL WB - INTERSTORY FLASHING Scale 1 : 5



4 INTERNAL CORNER DETAIL - LINEA AND VERTICAL SHIPLAP Scale 1 : 5

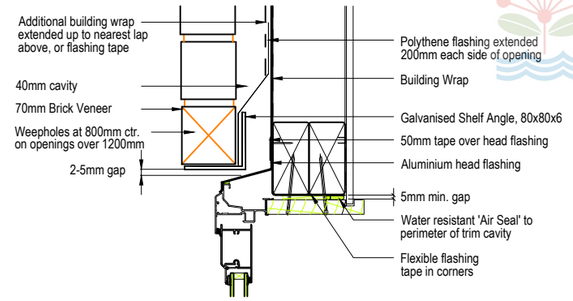


7 SLIDING DOOR HEAD DETAIL - BRICK Scale -1:5

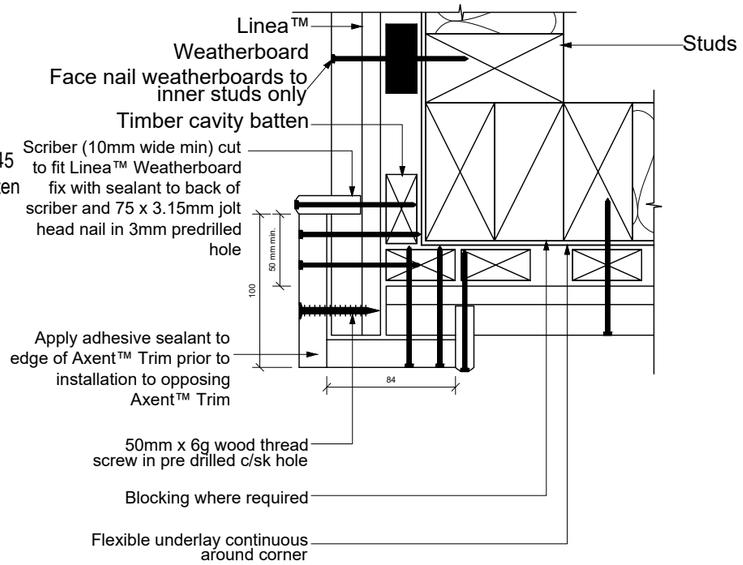


Note: 1.Site cut edges to be primed
2. Box corner trim must not be continuous over solid floor joists.

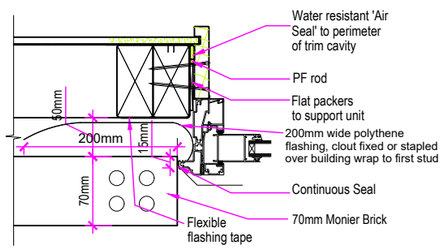
3 EXTERNAL CORNER - LINEA & TIMBER WEATHERBOARD Scale 1 : 4



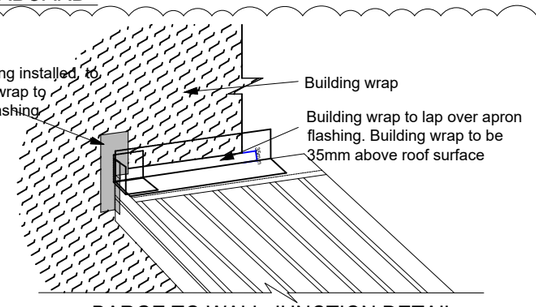
9 DOOR HEAD DETAIL - BRICK Scale -1:5



6 EXTERNAL BOX CORNER - LINEA & TIMBER WEATHERBOARD Scale 1 : 4



8 SLIDING DOOR JAMB DETAIL - BRICK Scale -1:5



9 BARGE TO WALL JUNCTION DETAIL Scale -1:5

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TITLE : CONSTRUCTION DETAILS - 7

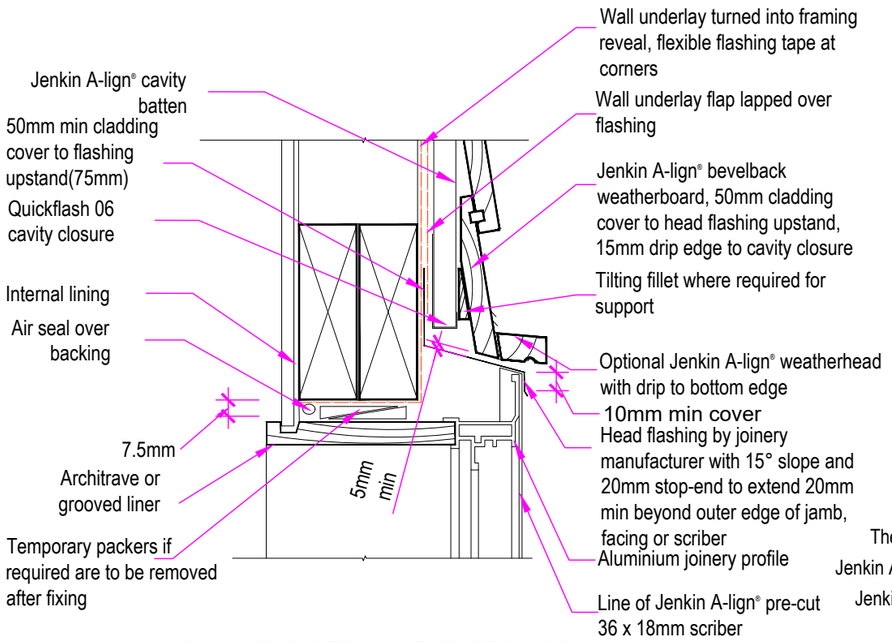
CLIENT : Auckland 786 Properties Limited

PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE

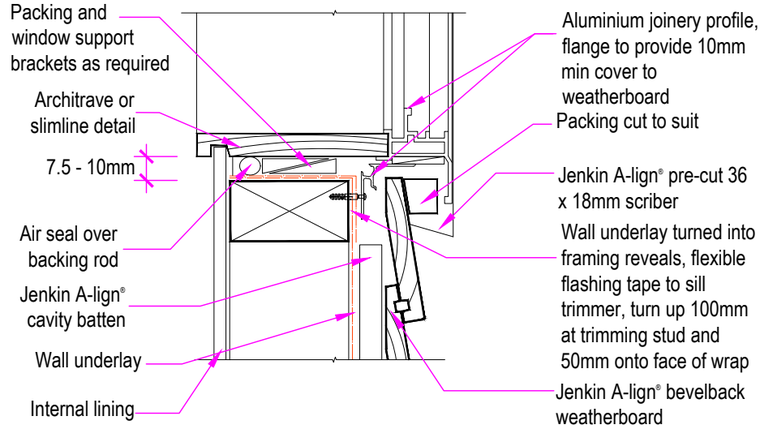
DRAWN BY :	SCALE :
A.S.	As above @A3
CHECKED BY :	DATE :
R.R.	19/09/2024
DP : DP 514144	LOT : 67

REVISION :	REVISION DATE :	DESCRIPTION :
R3	14/01/2025	Detail revised
R5	21/01/2025	Detail added

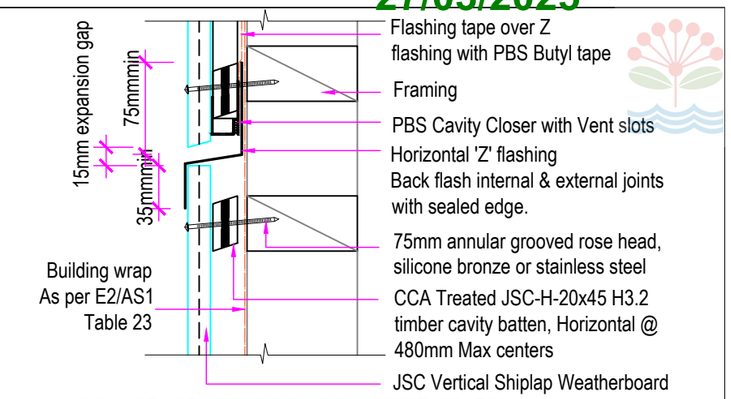
PROJECT NO : EMCS242424 SHEET NO : D 07



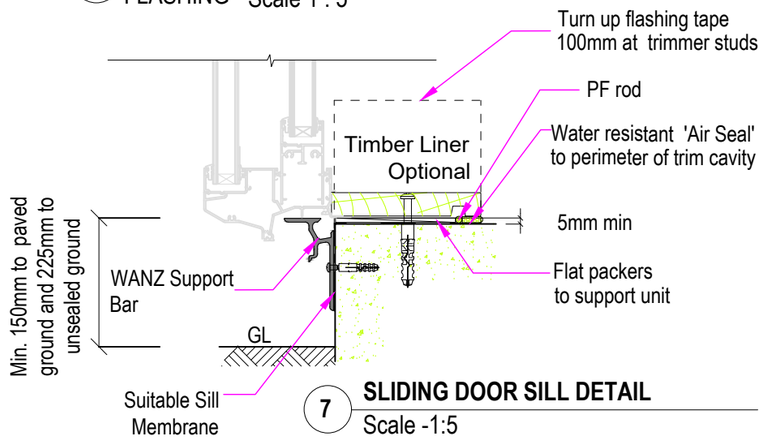
1 WINDOW HEAD DETAIL -WEATHERBOARD
Scale 1 : 5



3 WINDOW SILL DETAIL -WEATHERBOARD
Scale 1 : 5

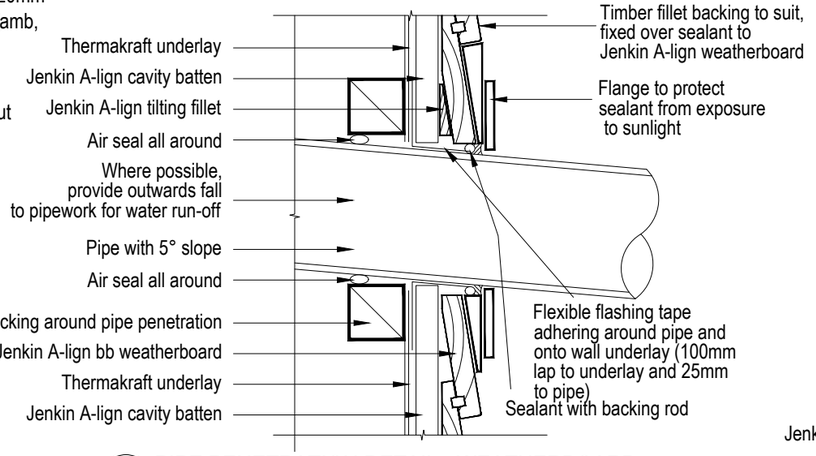


6 JSC SHIPLAP VERTICAL WB - INTERSTORY FLASHING Scale 1 : 5

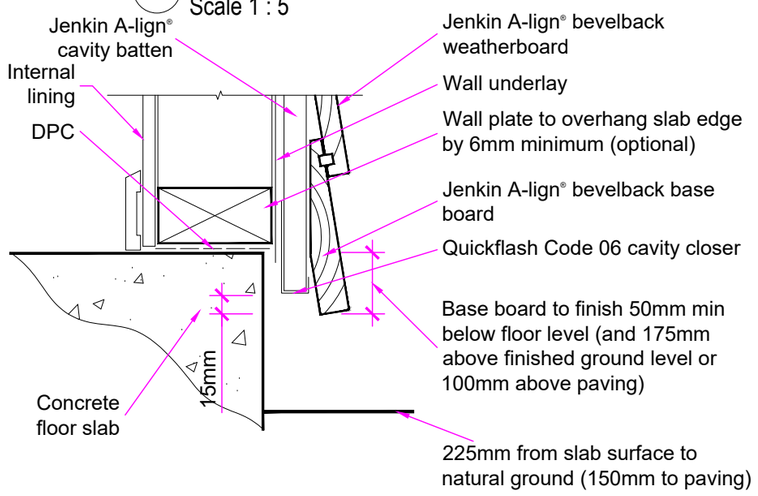


7 SLIDING DOOR SILL DETAIL
Scale -1:5

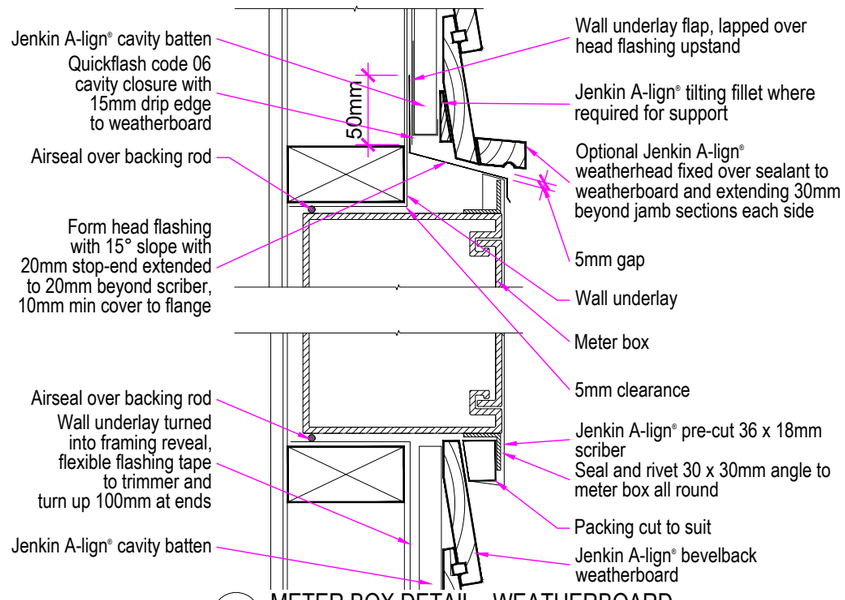
2 WINDOW JAMB DETAIL -WEATHERBOARD
Scale 1 : 5



4 PIPE PENETRATION DETAIL - WEATHERBOARD
Scale 1 : 5



5 CLADDING CLEARANCE DETAIL - TIMBER WEATHERBOARD FGL UNPAVED



8 METER BOX DETAIL - WEATHERBOARD
Scale 1 : 5

NOTE :
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* Read in conjunction with Building Code E2/AS1 for code compliance requirement.

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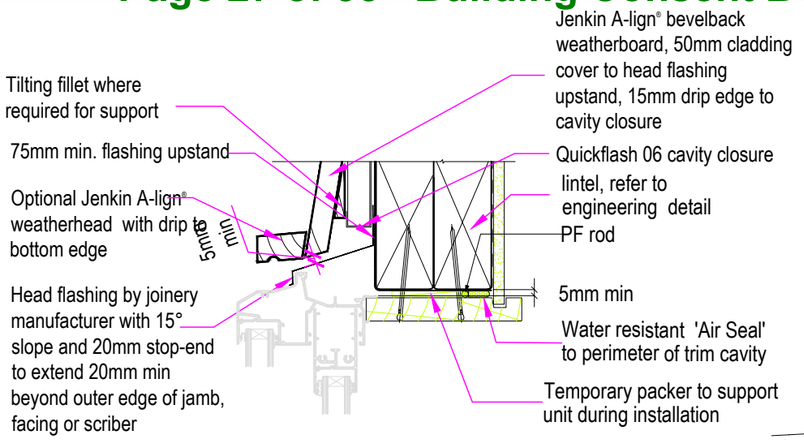
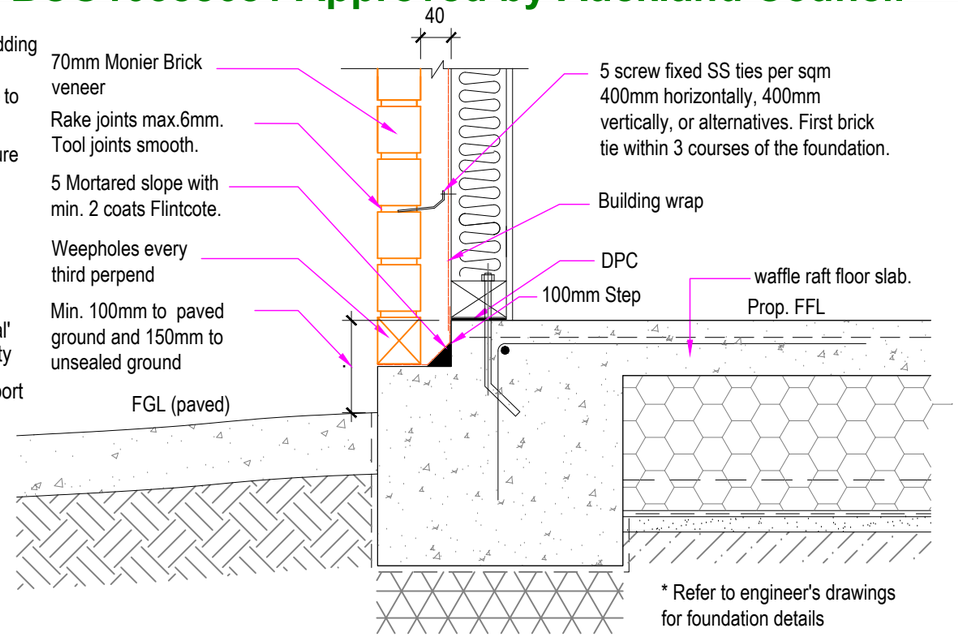
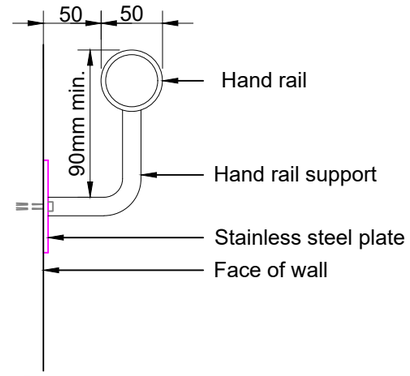
TITLE : CONSTRUCTION DETAILS - 3	PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE	DRAWN BY : A.S.	SCALE : As above @A3	REVISION : R3	REVISION DATE : 14/01/2025 — DESCRIPTION : Detail revised
CLIENT : Auckland 786 Properties Limited		CHECKED BY : R.R.	DATE : 19/09/2024		
		DP : DP 514144	LOT : 67	PROJECT NO : EMCS242424	SHEET NO : D 03



1 SLIDING DOOR HEAD DETAIL
Scale -1:5





NOTE :
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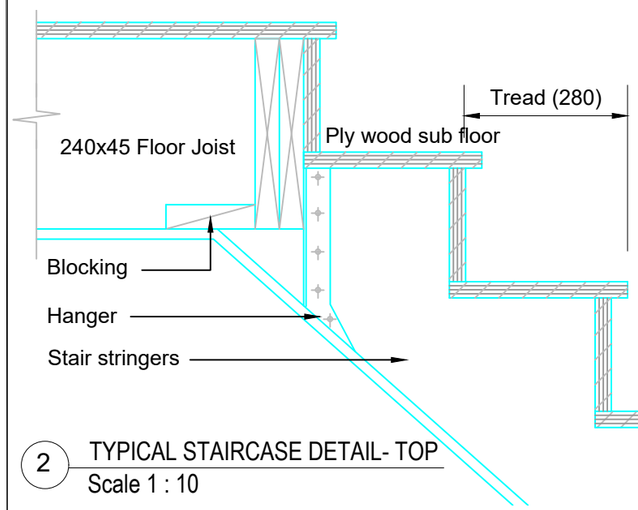
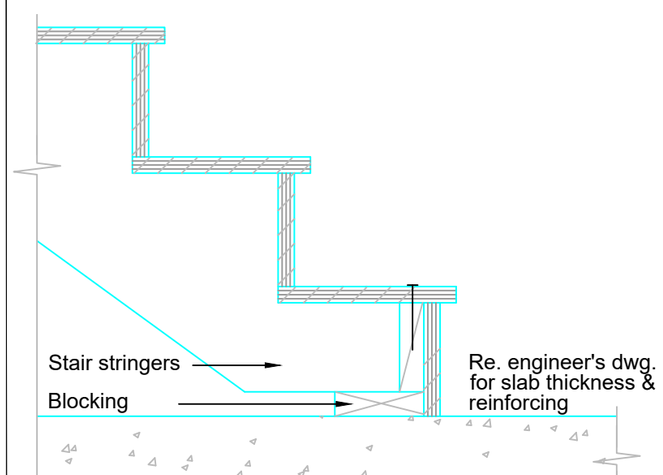
* Read in conjunction with Building Code E2/AS1 for code compliance requirement.

5 HANDRAIL DETAIL
Scale 1 : 5

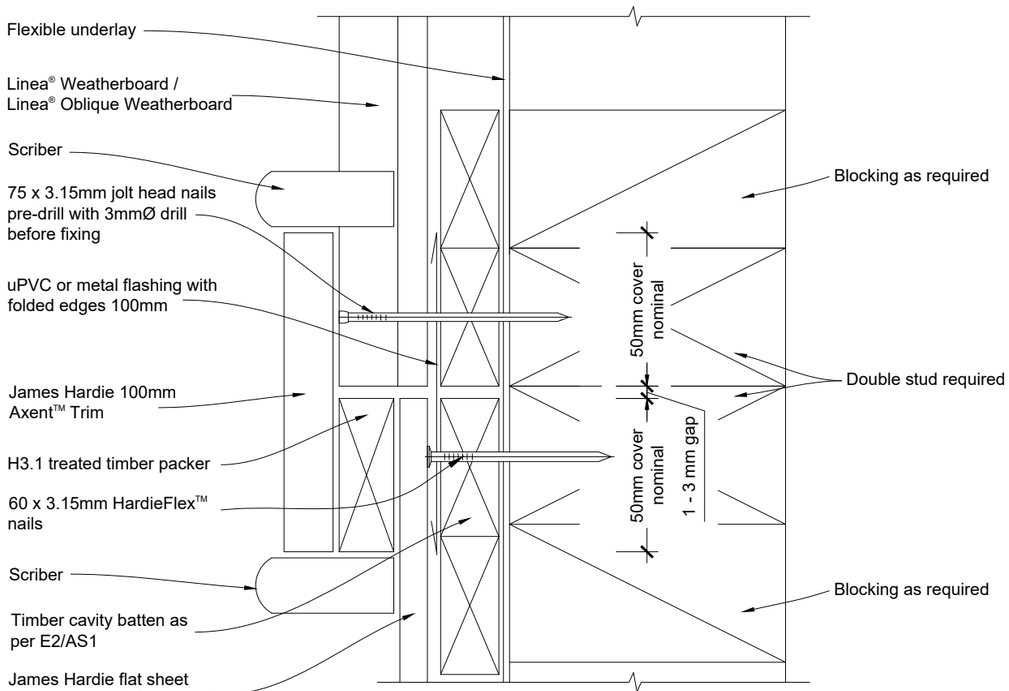


2 TYPICAL STAIRCASE DETAIL- TOP
Scale 1 : 10

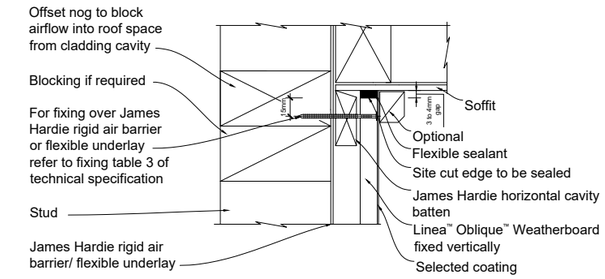


3 TYPICAL STAIRCASE DETAIL- BOTTOM
Scale 1 : 10

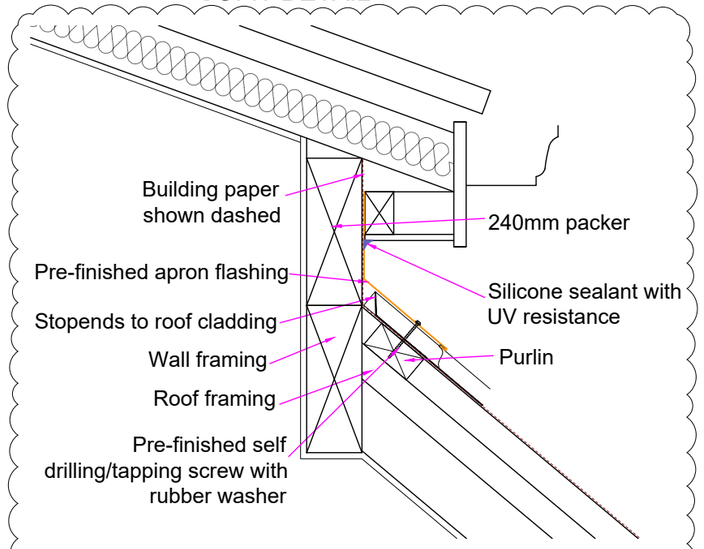
4 CLADDING CLEARANCE DETAIL - VERTICAL SHIPLAP FGL UNPAVED
Scale 1 : 5



6 VERTICAL JOINERY DETAIL- LINEA OBLRIQUE VERTICAL & LINEA HORIZONTAL WEATHERBOARD
Scale 1 : 2

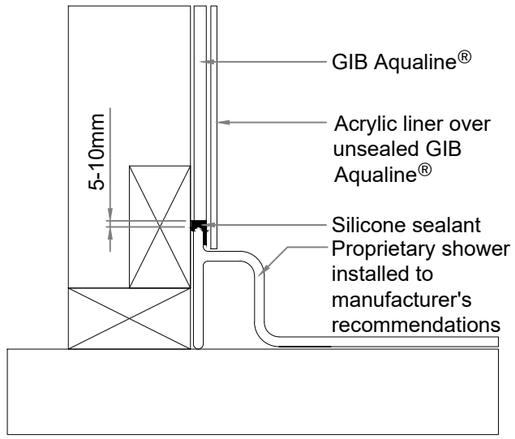


7 JH LINEA OBLIQUE VERTICAL WB - SOFIT DETAIL
Scale -1:5

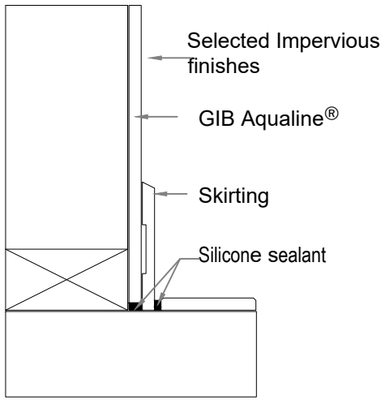


8 APRON FLASHING - DETAIL 2
Scale -1:10

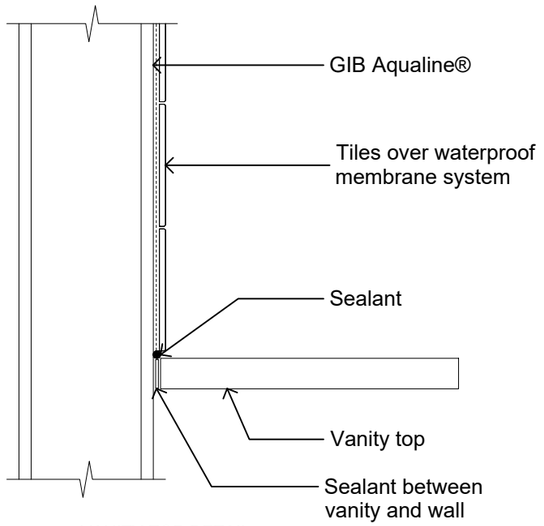
emacs Integrated Design Solutions	Engineering, Architecture, Planning, Surveying	EMACS GROUP P O Box 67-026 Mt. Eden, Auckland Fax : 09-6307126 Phone : 09-6307125 Email : emacs@emacsltd.co.nz	TITLE : CONSTRUCTION DETAILS - 6	PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE	DRAWN BY : A.S.	SCALE : As above @A3	REVISION : R4	REVISION DATE : 17/01/2025
			CLIENT : Auckland 786 Properties Limited		CHECKED BY : R.R.	DATE : 19/09/2024		DESCRIPTION : Detail revised
					DP : DP 514144	LOT : 67	PROJECT NO : EMCS242424	SHEET NO : D 06



SHOWER WALL/TRAY DETAIL
Shower - Acrylic Liner and Base



WALL/FLOOR DETAIL
Kitchen and Laundry

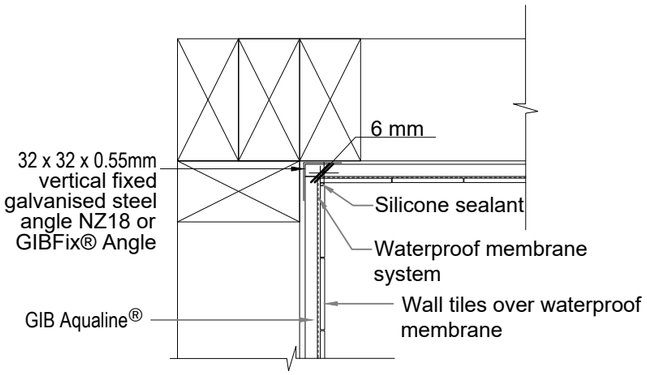


VANITY TOP DETAIL

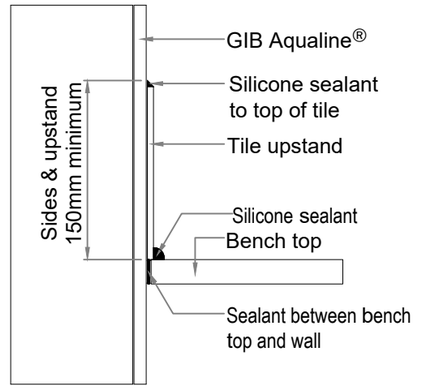
Notes:
For all wet surfaces, use GIB Aqualine liner and Tiles.

For other surfaces in the wet areas, apply Resene Sureseal over GIB Aqualine

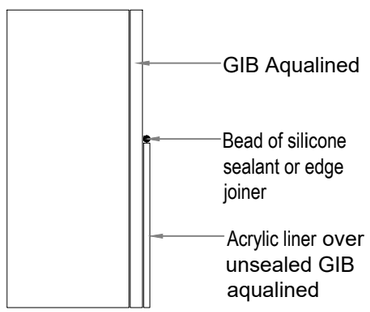
For high moisture areas, apply Resene Smooth Surface Sealer.



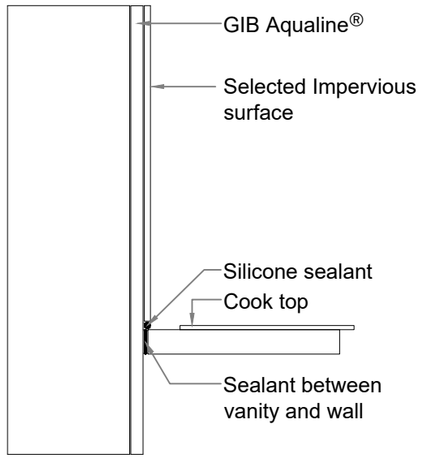
TILED SHOWER DETAIL



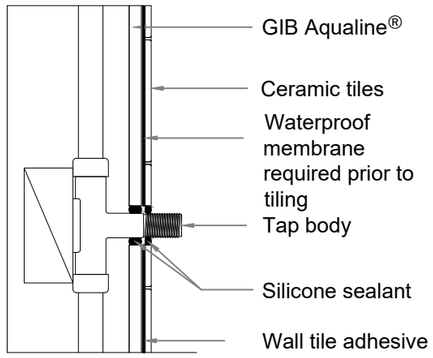
BENCH TOP/WALL DETAIL
Kitchen and Laundry



LINER TOP DETAIL

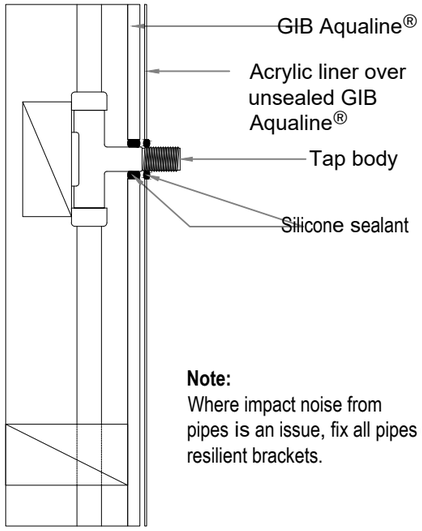


COOK TOP/WALL DETAIL
Kitchen and Laundry



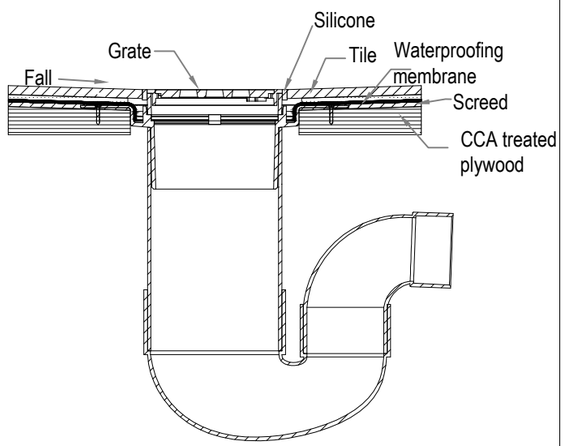
Note:
Where impact noise from pipes is an issue, fix all pipes on resilient brackets.

PIPE PENETRATION DETAIL



Note:
Where impact noise from pipes is an issue, fix all pipes on resilient brackets.

PIPE PENETRATION DETAIL
Shower - Acrylic Liner and Base



FLOOR WASTE GULLY
Middle Floor Detail

NOTE :
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* Read in conjunction with Building Code E2/AS1 for code compliance requirement.

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Mt. Eden, Auckland
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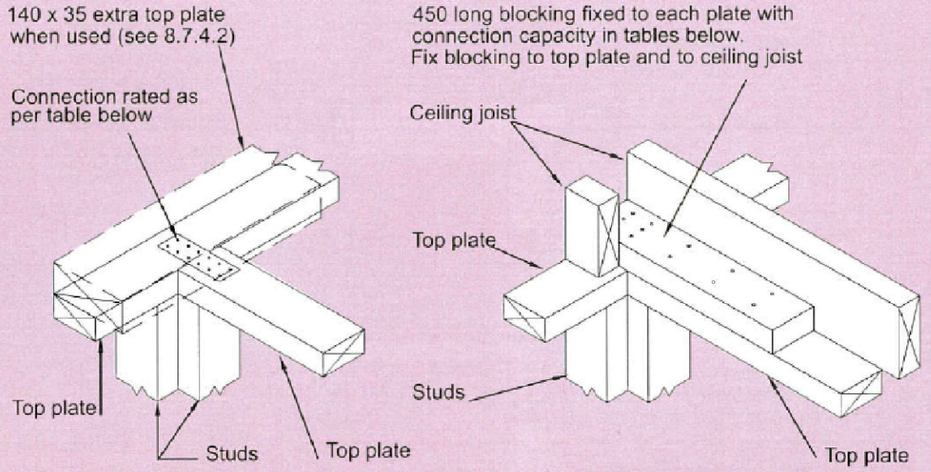
TITLE : CONSTRUCTION DETAILS - 8	PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE	DRAWN BY : A.S.	SCALE : As above @A3	REVISION :	REVISION DATE : / DESCRIPTION :
CLIENT : Auckland 786 Properties Limited		CHECKED BY : R.R.	DATE : 19/09/2024		
		DP : DP 514144	LOT : 67	PROJECT NO : EMCS242424	SHEET NO : D 08



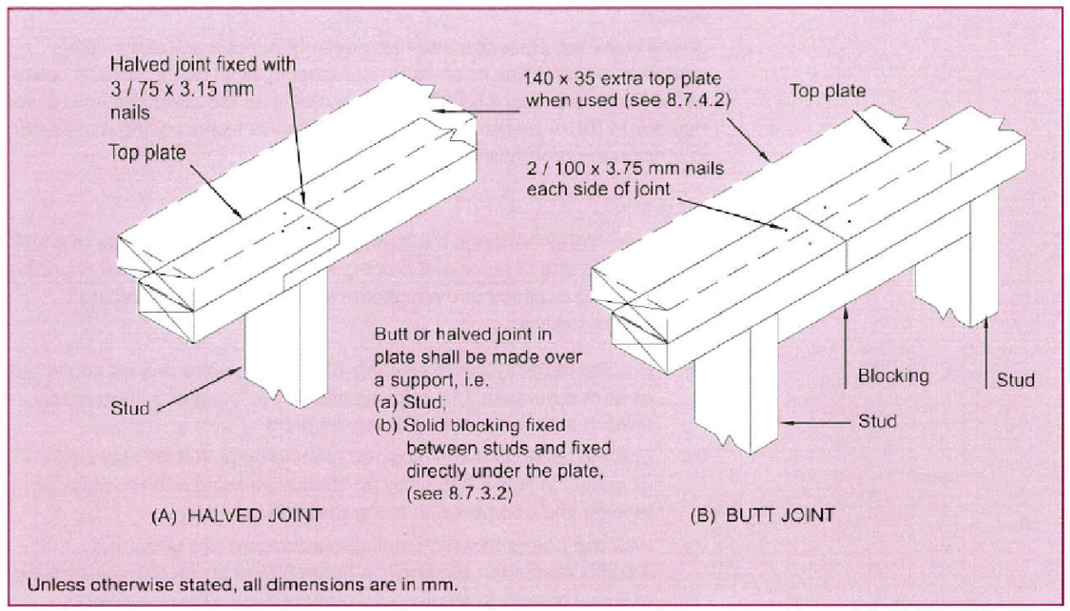
Capacities of metal plate joints	
Up to 3 kN Up to 6 kN	3 / 30 x 3.15 mm nails per side 6 / 30 x 3.15 mm nails per side

Capacities of nailed joints	
Up to 3 kN Up to 6 kN	3 / 100 x 3.75 mm nails per side 6 / 100 x 3.75 mm nails per side

NOTE – See section 4 for durability requirements.

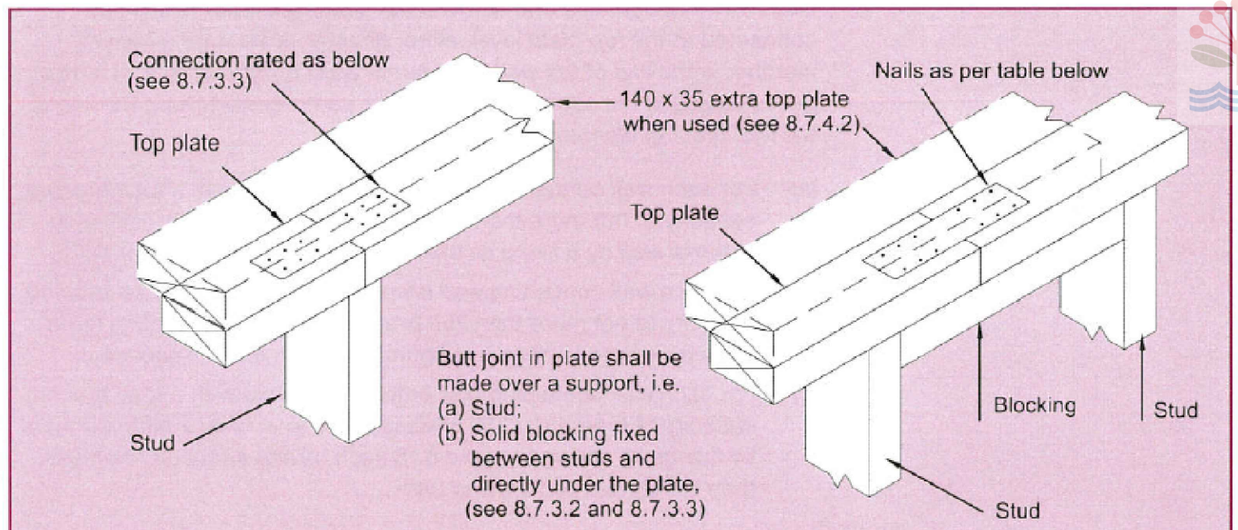
Unless otherwise stated, all dimensions are in mm.

Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)



Unless otherwise stated, all dimensions are in mm.

Figure 8.14 – Connecting top plates – Walls not containing bracing (see 8.7.3.2)



Capacities of metal plate joints(2)	
Up to 3 kN Up to 6 kN	3 / 30 x 3.15 mm nails per side 6 / 30 x 3.15 mm nails per side

Capacities of nailed joints(2)	
Up to 3 kN Up to 6 kN	3 / 100 x 3.75 mm nails per side 6 / 100 x 3.75 mm nails per side

NOTE –
(1) See section 4 for durability requirements.
(2) Not required when extra top plate is used.

Unless otherwise stated, all dimensions are in mm.

Figure 8.15 – Connecting top plates in line – Walls containing bracing (see 8.7.3.3)

NOTE :
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* Read in conjunction with Building Code E2/AS1 for code compliance requirement.

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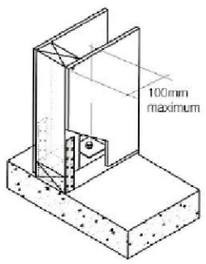
TITLE : CONSTRUCTION DETAILS - 9	PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE	DRAWN BY : A.S.	SCALE : As above @A3	REVISION :	REVISION DATE : / DESCRIPTION :
CLIENT : Auckland 786 Properties Limited		CHECKED BY : R.R.	DATE : 19/09/2024		
		DP : DP 514144	LOT : 67	PROJECT NO : EMCS242424	SHEET NO : D 09

Bracing strap Installation

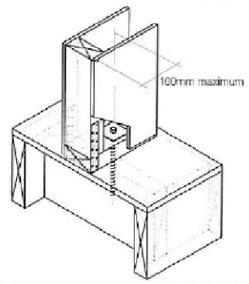
Care needs to be taken with the installation of the bracing strap. It should be checked in to be flush with the face of the stud providing a flat substrate for the plasterboard. It should be positioned in such a way that the important corner fastenings of the bracing element are not affected by it. Keeping the strap to the edge of the end stud as shown will allow the important corner fastenings to be installed without having to penetrate the bracing strap.

Concrete Floor	Timber Floor
400 x 25 x 0.9mm galvanised strap to pass under the plate and up the other side of the stud. Six 30x2.5mm flat head galvanised nails to each side of the stud. Three 30x2.5mm flat head galvanised nails to each side of the plate. Hold down bolt to be fitted within 100mm of the end of the element.	

Internal wall

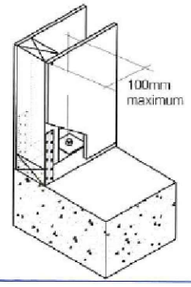


GEB006

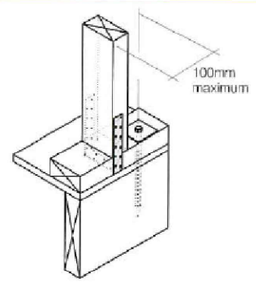


GEB007

External wall



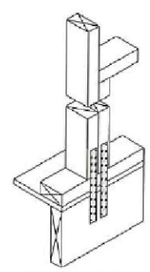
GEB008



GEB009

NB: where applicable drawings have been produced for CAD design. These are identified by a unique number in the bottom corner of each detail box that can be found at the web address gib.co.nz/cad

2/300 x 25 x 0.9mm galvanised straps with six 30 x 2.5mm flat head galvanised nails to each stud and into the floor joist and three nails to the plate. Block to nog fixed with 3/100 x 3.75mm nails to stud.


GEB010

Hold-down fastener requirements

Concrete floor	Timber floor
A mechanical fastening with a minimum characteristic uplift capacity of 15kN fitted with a 50x50x3mm square washer within 100mm of the ends of the bracing element.	12x150mm galvanised coach screw fitted with a 50x50x3mm square washer within 100mm of the ends of the bracing element

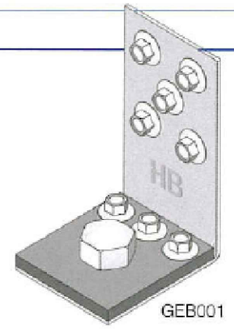
Refer to gib.co.nz/cad for CAD details.

Panel Hold-down Details

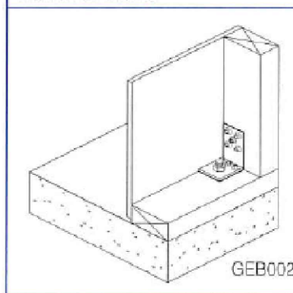
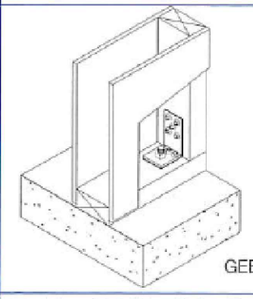
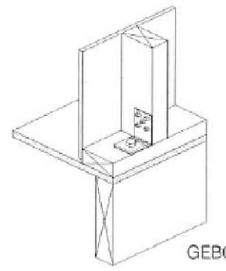
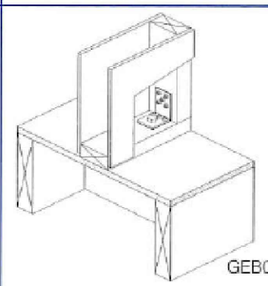
GIB HandiBrac® – RECOMMENDED METHOD

Developed in conjunction with MiTek™ NZ, the GIB HandiBrac® has been designed and tested for use as a hold-down in GIB® BL and GSP bracing elements.

- The GIB HandiBrac® registered design provides for quick and easy installation
- The GIB HandiBrac® provides a flush surface for the wall linings because it is fitted inside the framing. There is no need to check in the framing as recommended with conventional straps
- The GIB HandiBrac® is suitable for both new and retrofit construction
- The design also allows for installation and inspection at any stage prior to fitting internal linings



GEB001

Concrete Floor		Timber Floor	
External walls	**Internal walls**	**External walls**	**Internal walls**
 GEB002	 GEB003	 GEB004	 GEB005
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate	Position GIB HandiBrac® at the stud / plate junction	Position GIB HandiBrac® in the centre of the perimeter joist or bearer	Position GIB HandiBrac® in the centre of floor joist or full depth solid block
Hold-down fastener requirements			
A mechanical fastening with a minimum characteristic uplift capacity of 15kN.		12x150mm galvanised coach screw	

Refer to gib.co.nz/cad for CAD details.

NOTE :
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* Read in conjunction with Building Code E2/AS1 for code compliance requirement.

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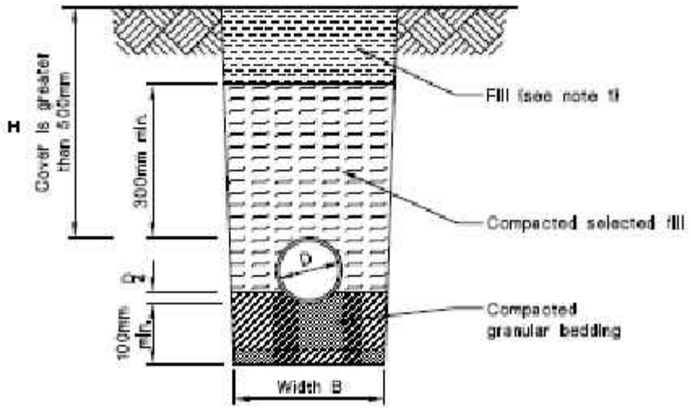
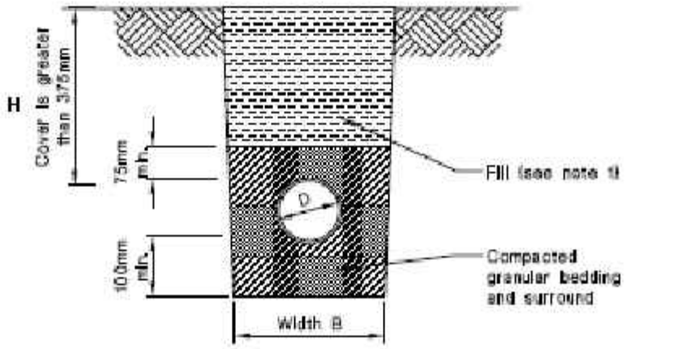
TITLE : CONSTRUCTION DETAILS - 10	PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE	DRAWN BY : A.S.	SCALE : As above @A3	REVISION :	REVISION DATE : / DESCRIPTION :
CLIENT : Auckland 786 Properties Limited		CHECKED BY : R.R.	DATE : 19/09/2024		
		DP : DP 514144	LOT : 67	PROJECT NO : EMCS242424	SHEET NO : D 10

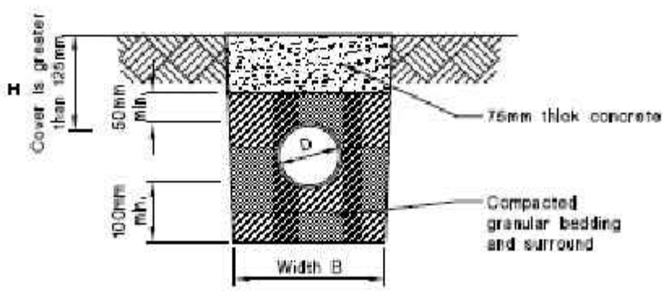
Bedding and backfilling
Paragraphs 5.2.1, 5.3.1 and 5.4.1



(a) Bedding type 'B' of NZS 7643
Cover greater than 500mm



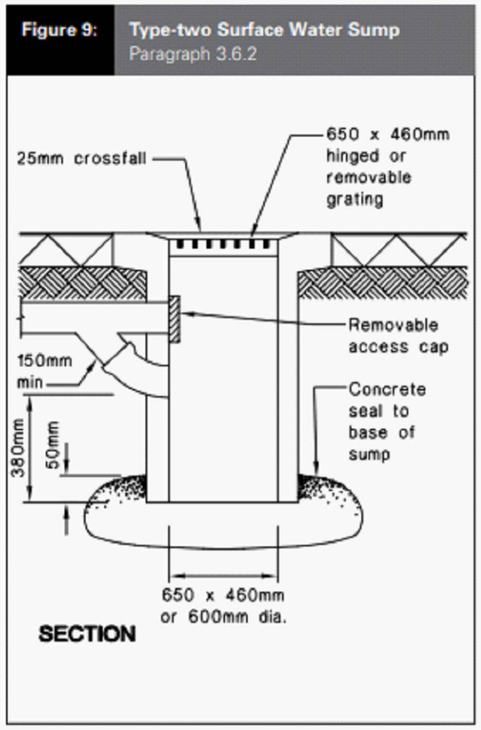
(b) Bedding type 'D' of NZS 7643
Cover greater than 375mm



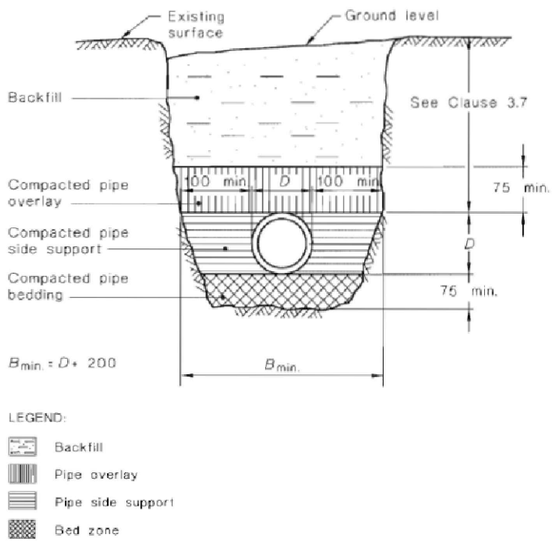
(c) Cover between 125mm and 375mm

1 **BEDDING AND BACKFILLING DETAIL**
Scale: NTS

Figure 9: Type-two Surface Water Sump
Paragraph 3.6.2



2 TYPICAL SUMP DETAIL - TYPE 2
Scale: NTS



DIMENSIONS IN MILLIMETRES

3 **BEDDING & BACKFILLING DETAIL FOR WASTEWATER DRAIN PIPE** Scale: NTS

GIB FIRE RATED WALL SYSTEMS

One way FRR — timber or steel frame

Specification number	Performance	Specifications
GBUW 30a	**FRR** 30/30/30	**Lining** 1 layer 16mm GIB Fyreline® one side **LB/NLB** Load bearing
GBUW 30b	**FRR** 30/30/30	**Lining** 2 layers 10mm GIB Fyreline® one side **LB/NLB** Load bearing

FRAMING AND WALL HEIGHT

Timber or steel frame designed to meet durability and structural criteria for strength and serviceability under dead and live loads.

The width of framing supporting the linings shall be 35mm minimum.

The cavity depth shall be 90mm minimum.

Framing spacing shall be at 600mm centres maximum.

Timber frame height and dimensions as determined by NZS 3604 stud tables or specific design.

LINING (FIRE SIDE)

GBUW 30a — 1 layer of 16mm GIB Fyreline® to one side of the frame.

GBUW 30b — 2 layers of 10mm GIB Fyreline® to one side of the frame.

Vertical or horizontal fixing permitted. For vertical fixing, full height sheets shall be used where possible.

Sheets shall be touch fitted.

All sheet joints must be formed over framing, except for longitudinal joints when the outer layer is fixed horizontally.

Offset sheet joints in double-layered systems.

When sheet end butt joints are unavoidable, they shall be formed over framing.

In steel-framed options, linings are installed hard to floor.

FASTENING THE LINING

Fasteners

System	Timber frame	Steel frame
GBUW 30a	41mm x 6g GIB® Grabber® High Thread Drywall Screws	32mm x 6g GIB® Grabber® Self Tapping Drywall Screws
GBUW 30b Inner layer	32mm x 6g GIB® Grabber® High Thread Drywall Screws	25mm x 6g GIB® Grabber® Self Tapping Drywall Screws
GBUW 30b Outer layer	41mm x 6g GIB® Grabber® High Thread Drywall Screws	32mm x 6g GIB® Grabber® Self Tapping Drywall Screws

Fastener centres
Inner layer: 600mm centres up each stud.

Outer or single layer: 300mm centres up each stud.

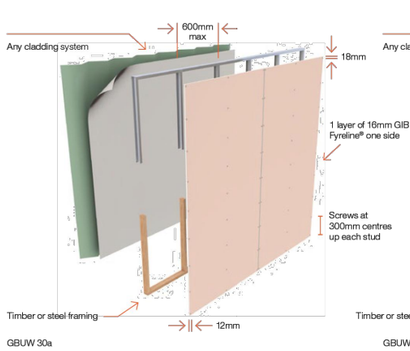
Place fasteners 12mm from longitudinal sheet edges and 18mm from sheet ends.

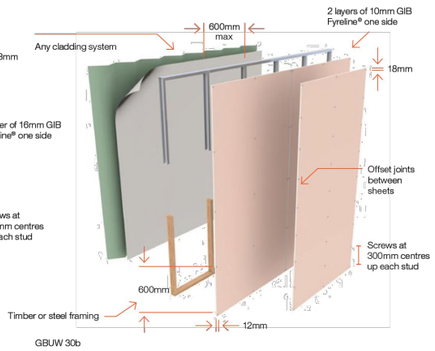
Place fasteners at 200mm centres along sheet end butt joints.

JOINTING

Inner layer: Unstopped.

Outer or single layer: All screw heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "GIB® Site Guide".





4 **GBUW 30a : ONE WAY FIRE RATING**
Scale: NTS

NOTE :
* All details should read in conjunction with manufacturer's specification, installation manual & Branz Appraisal
* Read in conjunction with Building Code E2/AS1 for code compliance requirement.

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TITLE : CONSTRUCTION DETAILS - 11	PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE	DRAWN BY : A.S.	SCALE : As above @A3	REVISION : R4	REVISION DATE : 17/01/2025 — DESCRIPTION : Detail revised
CLIENT : Auckland 786 Properties Limited		CHECKED BY : R.R.	DATE : 19/09/2024		
		DP : DP 514144	LOT : 67	PROJECT NO : EMCS242424	SHEET NO : D 11

Timber joist

Specification number	Performance		Specifications	
GBFC 45	**FRR**	45/45/45	**Lining**	1 layer 13mm GIB Fyreline®
	STC	39	**LB/NLB**	Load bearing
	Rw	40		
	IIC	32		
GBFC 30*	**FRR**	30/30/30	**Lining**	1 layer 13mm GIB Fyreline®
	STC	39	**LB/NLB**	Load bearing
	Rw	40		
	IIC	32		

FLOOR FRAMING

Floor joists must comply with NZS 3604 and be a minimum of 190mm x 45mm or 140mm x 45mm when using the ceiling batten alternative. Joists are spaced at 600mm maximum. Solid strutting is required in accordance with NZS 3604.

Nogs fixed on the flat to receive the ends of flooring material shall be 90mm x 45mm minimum.

Nogs fixed on the flat to receive GIB® linings shall be 70mm x 45mm minimum spaced at 600mm for joists at 600mm, or at 1200mm for joists at 400mm or 450mm.

Nogs/framing is required at the perimeter of the fire rated ceiling.

FLOORING

Minimum flooring shall be nominal 20mm oriented strand board or particle board, or minimum 17mm-thick structural plywood fixed to the joists in accordance with the manufacturers' specifications.

Flooring sheet joints must have a polypropylene tongue and groove jointer or be formed over framing.

CEILING LINING

1 layer of 13mm GIB Fyreline® shall be fixed at right angles to the underside of the floor joists.

All sheet joints must occur on joists, solid strutting or nogs.

Sheets shall be touch fitted.

FASTENING THE LINING

Fasteners
51mm x 7g GIB® Grabber® High Thread Drywall Screws.

Fastener centres
Place fasteners at 150mm centres around the perimeter of each sheet and at 200mm centres along each joist and at the centre of each nog.

Place fasteners 12mm from longitudinal sheet edges and 18mm from sheet ends.

WALL/CEILING JUNCTIONS

The internal angle between the ceiling and walls must be protected by GIB-Cove® adhered with GIB-Cove® Bond, or boxed corners (square stopped) filled and taped in accordance with the publication entitled "GIB® Site Guide".

JOINTING

All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "GIB® Site Guide".

CEILING BATTEN ALTERNATIVE

Where NZS 3604 permits 140mm joists, these may be used with continuous 70mm x 45mm ceiling battens at 600mm centres, running across the joists (battens may also be used to level the ceiling in renovation work). Linings are installed perpendicular to the battens.

When joists are spaced at 600mm, 45mm x 45mm blocking between the ceiling battens is required under all joists.

When joists are spaced at 400mm, blocking on joists is required behind longitudinal lining joints at 1200mm centres only.

When joists are at 450mm, 70mm x 45mm nogs are required between the battens at 600mm centres (or at 1200mm centres when battens are spaced at 450mm or less).

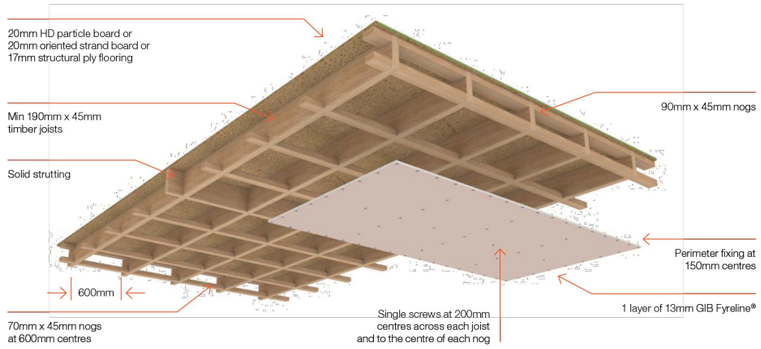
Nogs/framing is required at the perimeter of the fire rated ceiling.

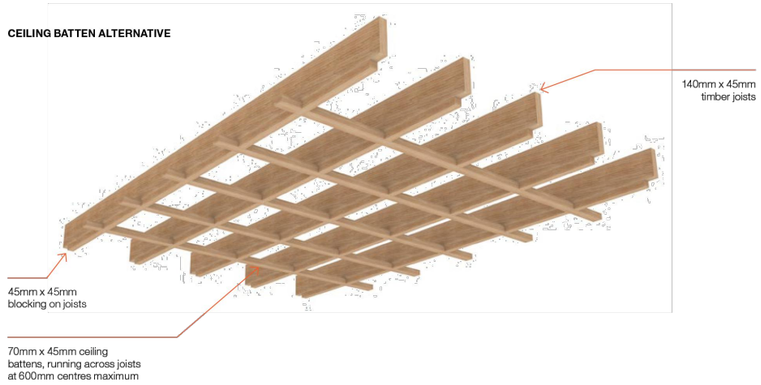
**If only a 30/30/30 FRR is required, the use of nominally 70mm x 35mm timber battens is permitted or alternatively metal battens can be used provided construction is otherwise in accordance with specification GBSC 30.*

GIB® FIRE RATED FLOOR/CEILING SYSTEMS

Timber joist

Specification number	Performance		Specifications	
GBFC 45	**FRR**	45/45/45	**Lining**	1 layer 13mm GIB Fyreline®
	STC	39	**LB/NLB**	Load bearing
	Rw	40		
	IIC	32		
GBFC 30*	**FRR**	30/30/30	**Lining**	1 layer 13mm GIB Fyreline®
	STC	39	**LB/NLB**	Load bearing
	Rw	40		
	IIC	32		





1 **GBFC30 - FIRE RATED CEILING**

NOTE :
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* Read in conjunction with Building Code E2/AS1 for code compliance requirement.

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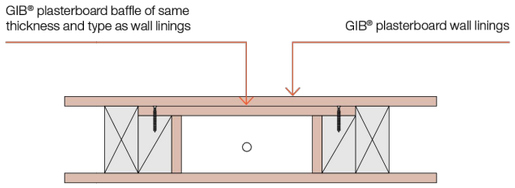
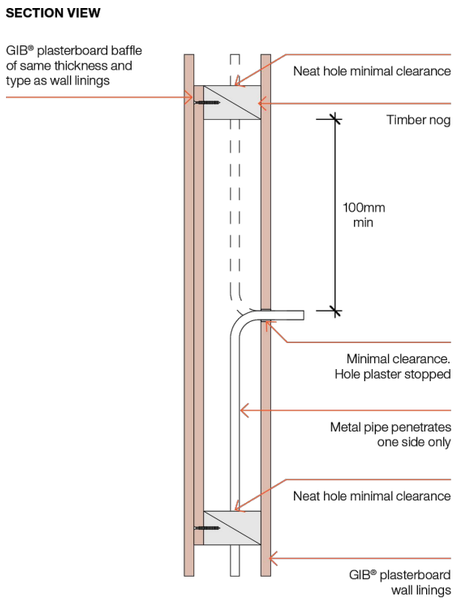
TITLE : CONSTRUCTION DETAILS - 12
CLIENT : Auckland 786 Properties Limited
PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE
DRAWN BY : A.S. | SCALE : As above @A3
CHECKED BY : R.R. | DATE : 19/09/2024
DP : DP 514144 | LOT : 67
REVISION : | REVISION DATE : | DESCRIPTION :
PROJECT NO : EMCS242424 | SHEET NO : D 12

METAL PIPE IN TIMBER STUD WALL

PLAN VIEW



SECTION VIEW

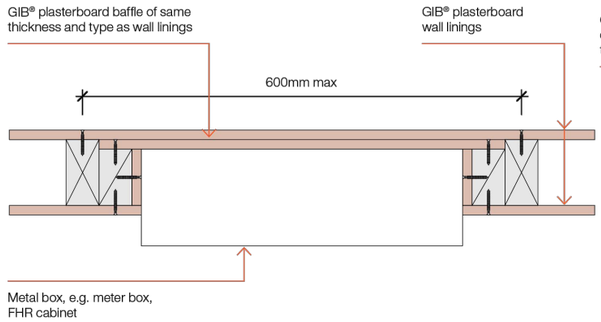


GFS 264

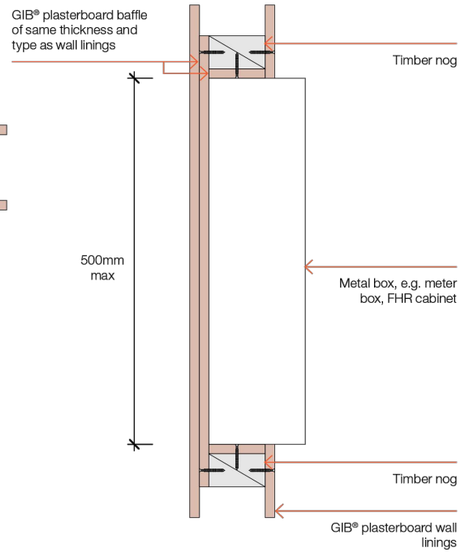
Note: This detail applies to metal pipe only.

LARGER RECESSES IN TIMBER STUD WALLS

PLAN VIEW



SECTION VIEW

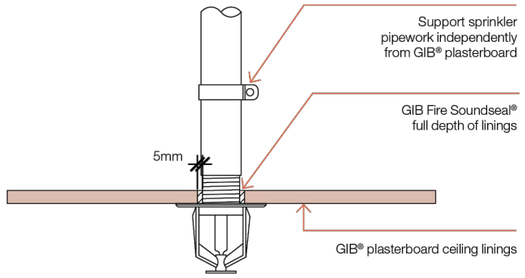


GFS 262

SINGLE-CABLE PENETRATION FOR SURFACE-MOUNTED ELECTRICAL FIXTURES

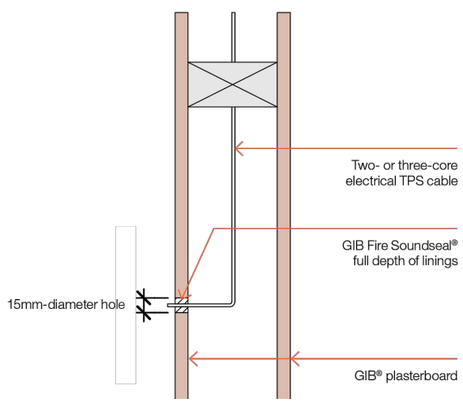
SECTION VIEW

GFS 240



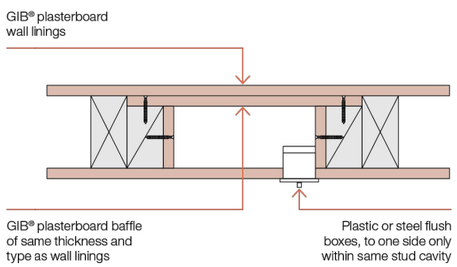
GFS 242

PLAN VIEW



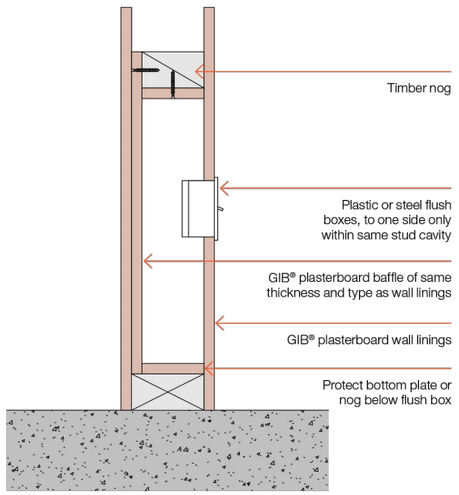
FLUSH BOXES IN TIMBER STUD WALLS

PLAN VIEW



GFS 260

SECTION VIEW



1 FIRE PROTECTION FOR PENETRATION IN WALLS

NOTE :
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* Read in conjunction with Building Code E2/AS1 for code compliance requirement.

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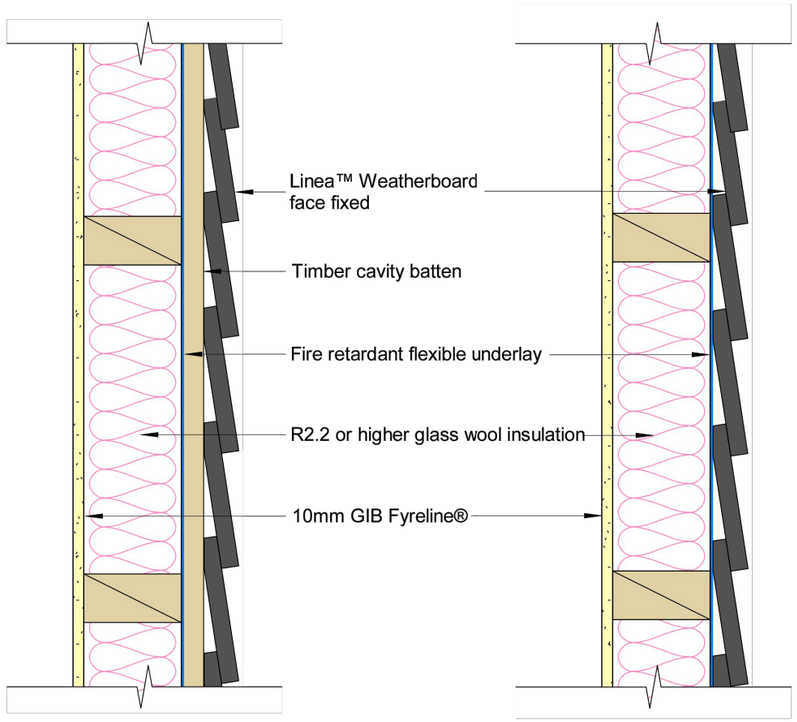
TITLE : CONSTRUCTION DETAILS - 13
CLIENT : Auckland 786 Properties Limited
PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE
DRAWN BY : A.S.
SCALE : As above @A3
CHECKED BY : R.R.
DATE : 19/09/2024
DP : DP 514144
LOT : 67
REVISION :
REVISION DATE :
DESCRIPTION :
PROJECT NO : EMCS242424
SHEET NO : D 13

JHETGL30	Fire Resistance 30/30/30	STC 46	
Cladding	Linea™ Weatherboard	**Lining**	10mm GIB Fyreline®
Framing	Timber framing to be in accordance with NZS 3604 or SED complying with AS/NZS 1170 and NZS 3603. Framing size 90 x 45mm minimum. Studs at 600mm centres and nogs at 800mm centres maximum	**Insulation**	Glass wool insulation 90mm thick, R2.2 or higher.
Cavity Batten	Timber cavity batten nominal 20mm.	**Underlay**	A flexible underlay that complies with Table 23 of E2/AS1 and has a 'flammability index' not exceeding 5 can be used
Cladding Fixing	**Direct Fix:** Face fixed with 60 x 2.87mm jolt head nails to studs **Cavity Fix:** Face fixed with 75 x 3.15mm jolt head nails to studs	**Lining Fixing**	Fix GIB Fyreline® with 41mm x 6g GIB® Grabber® High Thread Drywall Screws 300mm centre around the sheet perimeter and intermediate studs Fixing to be 12mm from bound sheet edges and 18mm from sheet ends

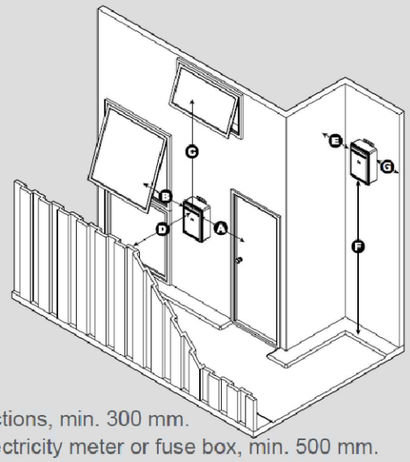
For further information refer to Linea™ Weatherboard cavity fix or direct fix technical specifications.

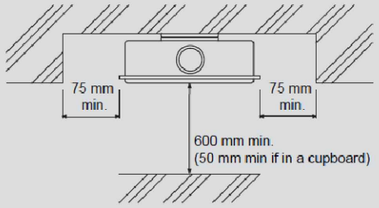


1 JHETGL30 - FIRE BOUNDARY WALL

GENERAL FLUE CLEARANCES: External models Internal models

Dim.	A-Series, EF26	N56kWe, HD49kWe[1], HD250
A	Min. 300 mm	Min. 500 mm
B	Min. 300 mm	Min. 500 mm
C	Min. 1.5 m	Min. 1.5 m
D	Min. 500 mm	Min. 500 mm
E	Min. 300 mm	Min. 300 mm
F	Min. 300 mm*	Min. 300 mm[2]
G	Min. 300 mm	Min. 300 mm





Below eaves, balconies, and other projections, min. 300 mm.
From a gas meter 1000 mm. From an electricity meter or fuse box, min. 500 mm.

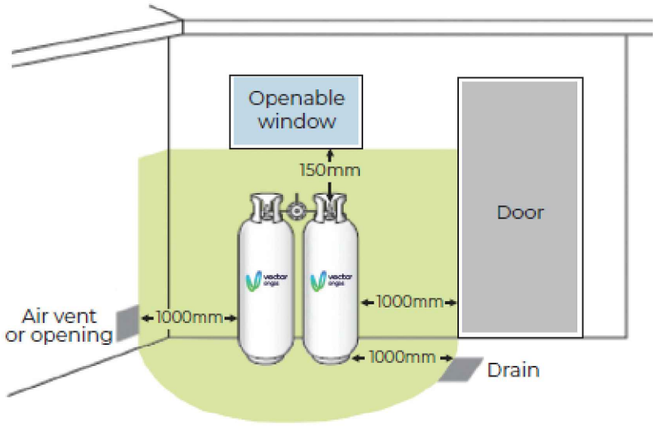
[1] If the HD49kWe is downrated to a 26 L unit (MJ rating decreases) then the clearances shift to the A-Series / EF26 column
[2] Rinnai recommend 1.5 m to give enough clearance for the pipe work, and to safely expel flue gases.

4 GENERAL CLEARANCE FOR RINNAI UNIT

Ignition sources not to be within the encompassing area

*This distance is measured from the top of the cylinder valve.

Minimum clearance to a drain or openings into a building for exchange cylinders"



Shading indicates prohibited area for a drain or opening.

"Regulatory requirements may vary dependant on the number of exchange cylinders required.

NOTE :
* All details should read in conjunction with manufacturer's specification, installation manual & Branz Appraisal
* Read in conjunction with Building Code E2/AS1 for code compliance requirement.

5 GENERAL CLEARANCE FOR GAS BOTTLES

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Engineering Architecture Planning Surveying
EMACS GROUP
P O Box 67-026
Mt. Eden, Auckland
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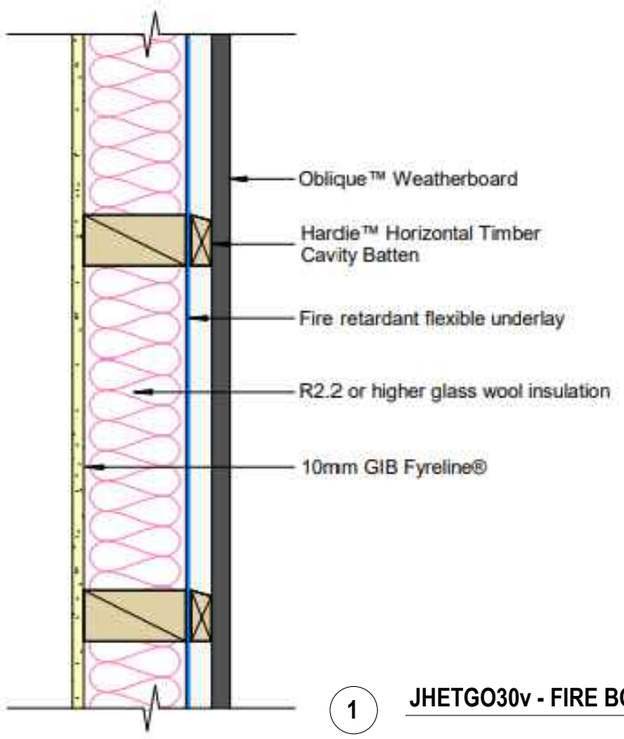
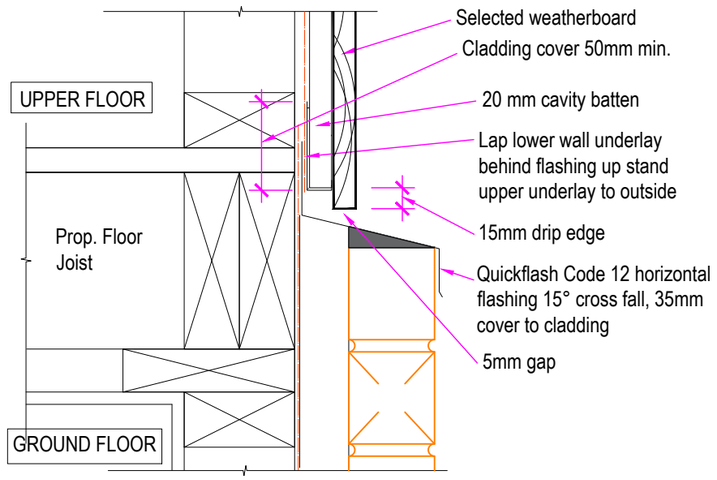
TITLE : CONSTRUCTION DETAILS - 14
CLIENT : Auckland 786 Properties Limited
PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE
DRAWN BY : A.S. | SCALE : As above @A3
CHECKED BY : R.R. | DATE : 19/09/2024
DP : DP 514144 | LOT : 67
REVISION : | REVISION DATE : | DESCRIPTION :
PROJECT NO : EMCS242424 | SHEET NO : D 14

JHETGO30v	Fire Resistance 30/30/30	STC 46	
Cladding	Oblique™ Weatherboard - Vertical	**Lining**	10mm GIB Fyreline®
Framing	Timber framing to be in accordance with NZS 3604 or SED complying with AS/NZS 1170 and NZS 3603. Framing size 90 x 45mm minimum. Studs at 600mm centres and nogs at 600mm centres maximum	**Insulation**	Glass wool insulation 90mm thick, R2.2 or higher.
Cavity Batten	Hardie™ horizontal timber cavity batten 20mm	**Underlay**	A flexible underlay that complies with Table 23 of E2/AS1 and has a 'flammability index' not exceeding 5 can be used
Cladding Fixing	**200mm wide weatherboard:** 65 x 2.87mm D-Head or round head nail to nog **300mm wide weatherboard:** Two nails per nog, 65 x 2.87mm D-Head or round head nail	**Lining Fixing**	Fix GIB Fyreline® with 41mm x 6g GIB® Grabber® High Thread Drywall Screws 300mm centre around the sheet perimeter and intermediate studs Fixing to be 12mm from bound sheet edges and 18mm from sheet ends

For further information refer to Oblique™ Weatherboard vertical installation technical specification

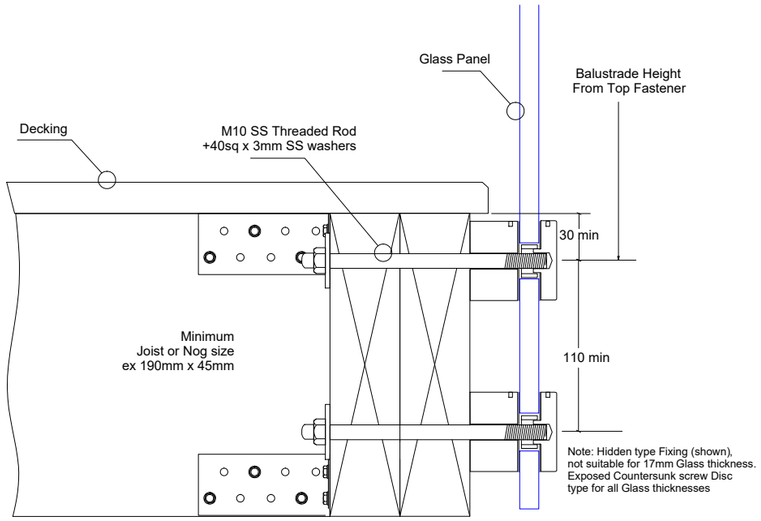


1 **JHETGO30v - FIRE BOUNDARY WALL**



Note: Horizontal drained joints must be provided for walls over 2-storeys in height in accordance with NZBC Acceptable Solution E2/AS1 paragraph 9.1.9.4(b)

2 VERTICAL JUNCTION DETAIL - WEATHERBOARD AND BRICK Scale -1:5



3 INTERNAL GLASS BALUSTRADE DETAIL

NOTE :
* All details should read in conjunction with manufacturer's specification, installation manual & Branz Appraisal
* Read in conjunction with Building Code E2/AS1 for code compliance requirement.

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TITLE : CONSTRUCTION DETAILS - 15
CLIENT : Auckland 786 Properties Limited
PROJECT : PROPOSED DWELLINGS AT 8 WAITA LANE, HOBSONVILLE

DRAWN BY :	SCALE :	REVISION :	REVISION DATE :	DESCRIPTION :
A.S.	As above @A3			
CHECKED BY :	DATE :			
R.R.	19/09/2024			
DP : DP 514144	LOT : 67	PROJECT NO : EMCS242424	SHEET NO : D 15	