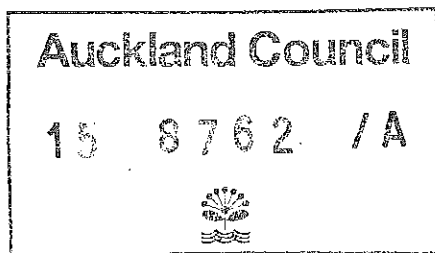
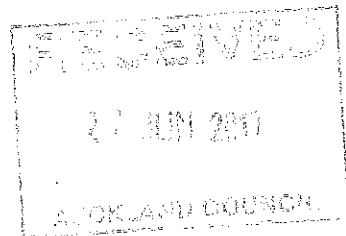


DRAWINGS LIST				
Sheet Name	Sheet Number	Current Revision Description	Current Revision	Current Revision Date
DRAWINGS LIST	A001	RF2	C	26-06-2017
GROUND FLOOR PLAN	A102	RF2	G	26-06-2017
ELEVATIONS	A108	RF2	G	26-06-2017
SECTIONS	A111	RF2	F	26-06-2017
SECTIONS	A112	RF2	G	26-06-2017
EXTERIOR & EXTERIOR DETAILS	A167	RF2	B	26-06-2017



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REV.	ISSUE	DATE
A	B.C AMENDMENT	25-04-2017
B	RF1	29-05-2017
C	RF2	26-06-2017

Architectural Plus

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Client:

Haifa & Raouf Shakib

Project Name:

Proposed Alterations to Existing Dwelling

Project Location:

306 ST JOHNS ROAD, ST JOHNS, AUCKLAND

DRAWINGS LIST

Project Number	0271
Date	01-02-2016
Drawn	Author
Sheet Number	A001
Scale	1:50 @ A3
Status	Construction

Architecture

DRAWINGS LIST

Sheet Name	Sheet Number	Current Revision Description	Current Revision	Current Revision Date
DRAWINGS LIST	A001	RFI	B	29-05-2017
GROUND FLOOR PLAN	A102	RFI	F	29-05-2017
FIRST FLOOR PLAN	A104	RFI	F	29-05-2017
SECOND FLOOR	A105	RFI	F	29-05-2017
ELEVATIONS	A108	RFI	F	29-05-2017
ELEVATIONS	A109	RFI	F	29-05-2017
SECTIONS	A112	RFI	F	29-05-2017
SECTION	A113	RFI	F	29-05-2017
WINDOW / DOOR SCHEDULE-GF	A132	RFI	A	29-05-2017
WINDOW SCHEDULE - FIRST FLOOR	A133	RFI	A	29-05-2017
WINDOW SCHEDULE / SECOND FLOOR	A134	RFI	A	29-05-2017
WINDOW / DOOR SCHEDULE	A135	RFI	A	29-05-2017
DRANAGE GROUND FLOOR PLAN	A140	RFI	F	29-05-2017
DRAINAGE FIRST FLOOR	A141	RFI	F	29-05-2017
DRAINAGE SECOND FLOOR	A142	RFI	F	29-05-2017
PLUMBING SCHEMATICS	A144	RFI	B	29-05-2017
EXTERIOR FACADE DETAILS	A163	RFI	B	29-05-2017
EXTERIOR FACADE DETAILS	A164	RFI	B	29-05-2017
EXTERIOR FACADE DETAILS	A165	RFI	B	29-05-2017
EXTERIOR FACADE DETAILS	A166	RFI	B	29-05-2017
EXTERIOR DETAILS	A167	RFI	A	29-05-2017

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REV.	ISSUE	DATE
A	B,C AMENDMENT	25-04-2017
B	RFI	29-05-2017

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Client:
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Project Name:
Proposed Alterations to Existing Dwelling

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306 ST JOHNS ROAD, ST JOHNS, AUCKLAND

DRAWINGS LIST	
Project Number	0271
Date	01-02-2016
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Sheet Number	A001
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Status	Construction
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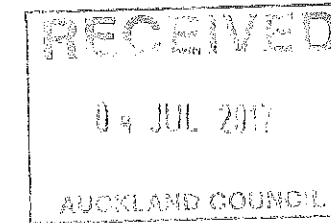
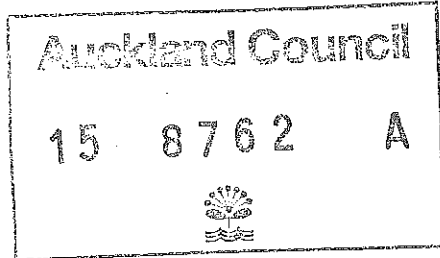


14 JUL 2017

APPROVED
 BUILDING CONSENT PLANS

DRAWINGS LIST

Sheet Name	Sheet Number	Current Revision Description	Current Revision	Current Revision Date
DRAWINGS LIST	A001	RF3	D	04-07-2017
GROUND FLOOR PLAN	A102	RF3	H	04-07-2017
SECTIONS	A111	RF3	G	04-07-2017
SECTIONS	A112	RF3	H	04-07-2017
EXTERIOR & EXTERIOR DETAILS	A167	RF3	C	04-07-2017



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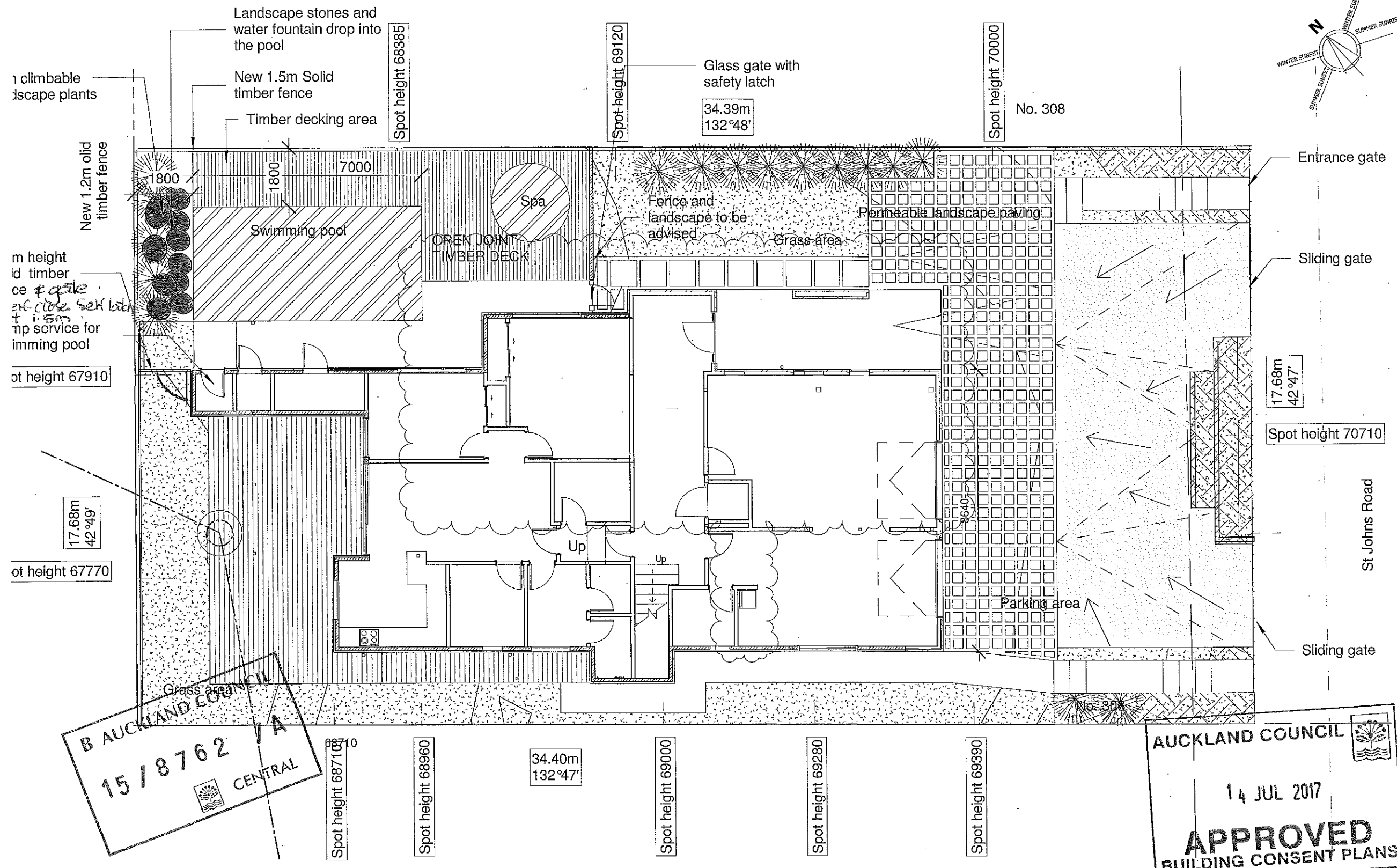
306 ST JOHNS ROAD, ST JOHNS, AUCKLAND

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Architecture





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D	RFI	02-11-2015
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Proposed Alterations to Existing Dwelling
 Project Location:
 306 ST JOHNS ROAD, ST JOHNS, AUCKLAND

B AUCKLAND COUNCIL
 15/8762/A
 CENTRAL

AUCKLAND COUNCIL
 14 JUL 2017
APPROVED
 BUILDING CONSENT PLANS

1 Site Plan
 SCALE 1 : 125

PLEASE NOTE:
 Pool Barrier must be built to the consented plans. Any changes require a formal amendment to the consent

LEGAL DISCRIPTION
 AREA 607msq.
 LOT 12
 DP 51370

ZONE	RESIDENTIAL
WIND ZONE	LOW
TOTAL SITE ARE	607m sq.
BUILDING COVERAGE REQUIREMENT	40% = 242.8m sq.
EXISTING MAIN DWELLING	158m sq.
TOTAL BUILDING COVERAGE	241.5m sq.
BUILDING COVERAGE ACHIEVED	39.8%

SITE PLAN	
Project Number	0271
Date	01-02-2016
Drawn	Author
Sheet Number	A100
Scale	@ A3
Status	Construction
Architecture	



A

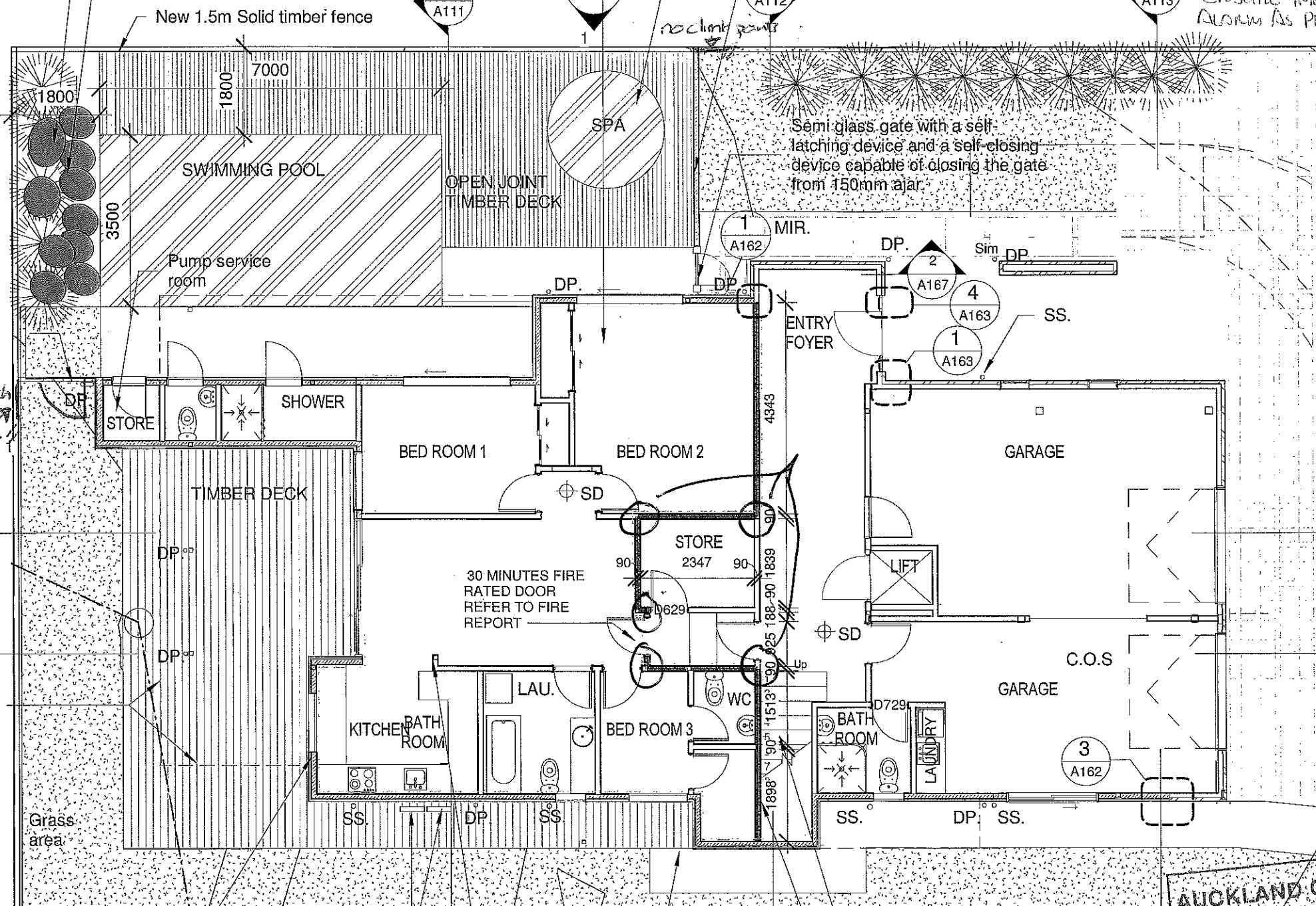
Landscape plants
Landscape stones
and water fountain
drop into the pool

"GBDFA 60c" 2 LAYERS 13mm
NOISELINE GIB BOARD ON GIB
RONDO METAL CEILING BATTEN
ON GIB QUIET CLIP. R1.8 (75mm)
PINK BATTS INSULATION

The top edge of spa is to be set 760mm min. above
the surrounding area and has a lockable cover.
Semiframe glass fence min. 1.2m height (type
to be advised) and to comply with the Fencing
of Swimming Pool Act

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ENSURE INTERCONNECTED SMOKE
ALARM AS PER REDCO FIRE SAFETY
REPORT ISSUE B1
12/07/2017
B.S. OFFICER.

1.2M
TIMBER
FENCE
WITH
900mm
GATE
To Self Close & latch
latch @ 1.5m
no climb points

1
A112

1
A111

LINE OF
LEVEL
ABOVE

GBUW 30a ONE LAYER
16mm GIB FYRELINE TO
INTERNAL LINING OF
ALL EXTERIOR WALLS
OF THE LOWER UNIT

Install 2x (XR26)
Rinnai continuous flow
gas hot water system/
linked together

LINE OF LEVEL
ABOVE
ONE LAYER 16mm
GIB FYRELINE
AROUND STEEL
COLUMN

Remove the existing steps
and build a new timber steps
"GBT(L) IC 45 2 LAYERS OF
13mm STANDARD GAB BOARD
TO ONE SIDE & 2 LAYERS
STANDARD GIB TO THE
OTHER SIDE ON ST-001 &
FURRING CHANNEL, R1.8
(75mm) PINK BATTS
INSULATION INSTALLED
BETWEEN THE STUDS & NOG.

AUCKLAND COUNCIL
Boundary
14 JUL 2017
APPROVED
BUILDING CONSENT PLANS

H1 INSULATION REQUIREMENTS
FLOOR INSULATION R VALUE 1.3
EXTERIOR WALLS R VALUE 2.2
ROOF & DECK R VALUE 3.2

1 Ground Floor Plan
SCALE 1:100

PLEASE NOTE:
Pool Barrier must be built to
the consented plans. Any
changes require a formal
amendment to the consent

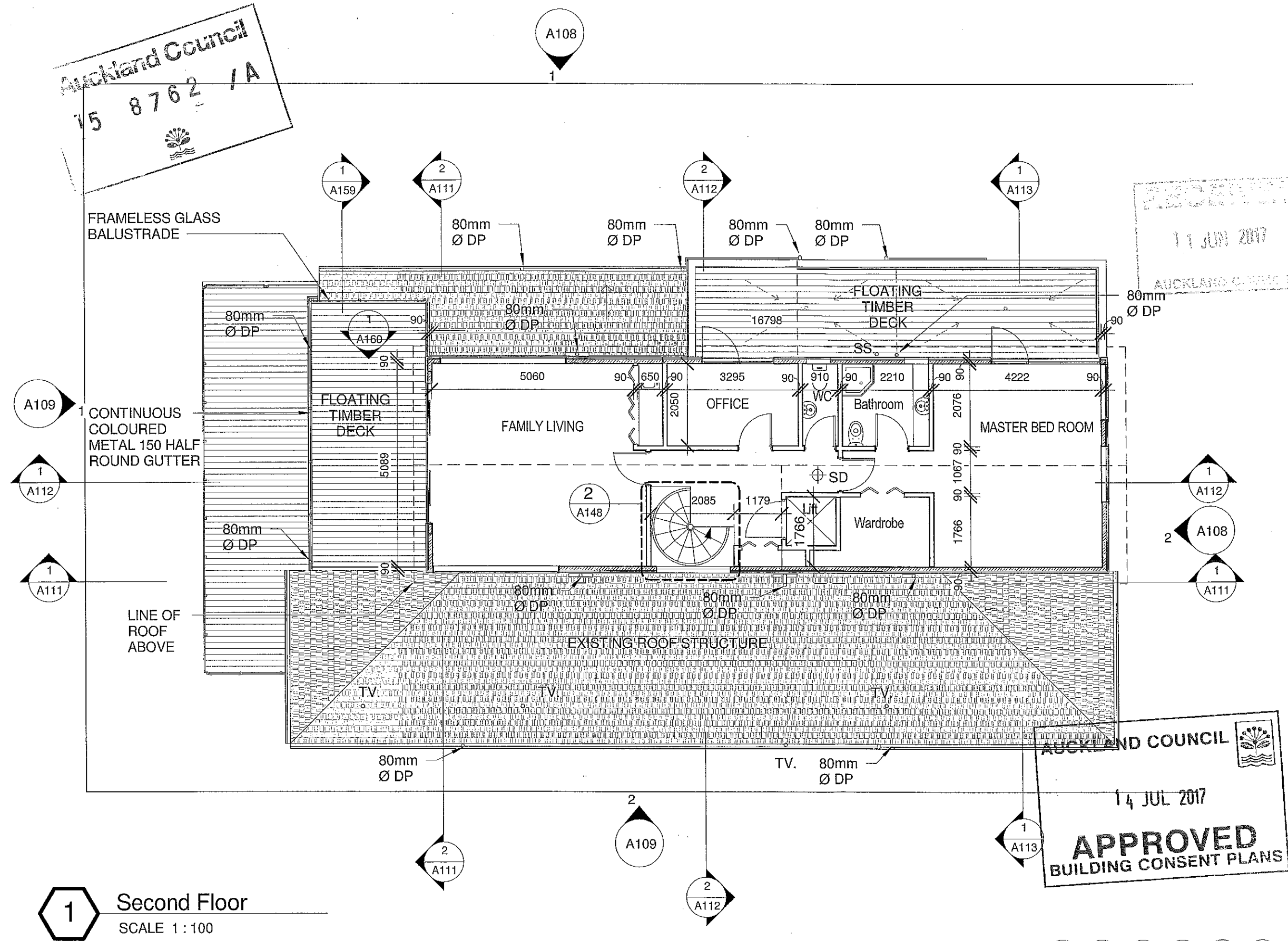
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C	RFI	30-09-2015
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E	B.C AMENDMENT	25-04-2017
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G	RF2	26-06-2017
H	RF3	04-07-2017

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T: 021 2888489

Client:
Haifa & Raouf Shakib
Project Name:
**Proposed Alterations to
Existing Dwelling**
Project Location:
**306 ST JOHNS ROAD, ST
JOHNS, AUCKLAND**

GROUND FLOOR PLAN	
Project Number	0271
Date	01-02-2016
Drawn	--
Sheet Number	A102
Scale	1:50 @ A3
Status	Construction
Architecture	

Auckland Council
15 8762 /A



11 JUN 2017
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14 JUL 2017
APPROVED
BUILDING CONSENT PLANS

1 Second Floor
SCALE 1:100

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FLOOR INSULATION R VALUE 1.3
EXTERIOR WALLS R VALUE 2.2
ROOF & DECK R VALUE 3.2

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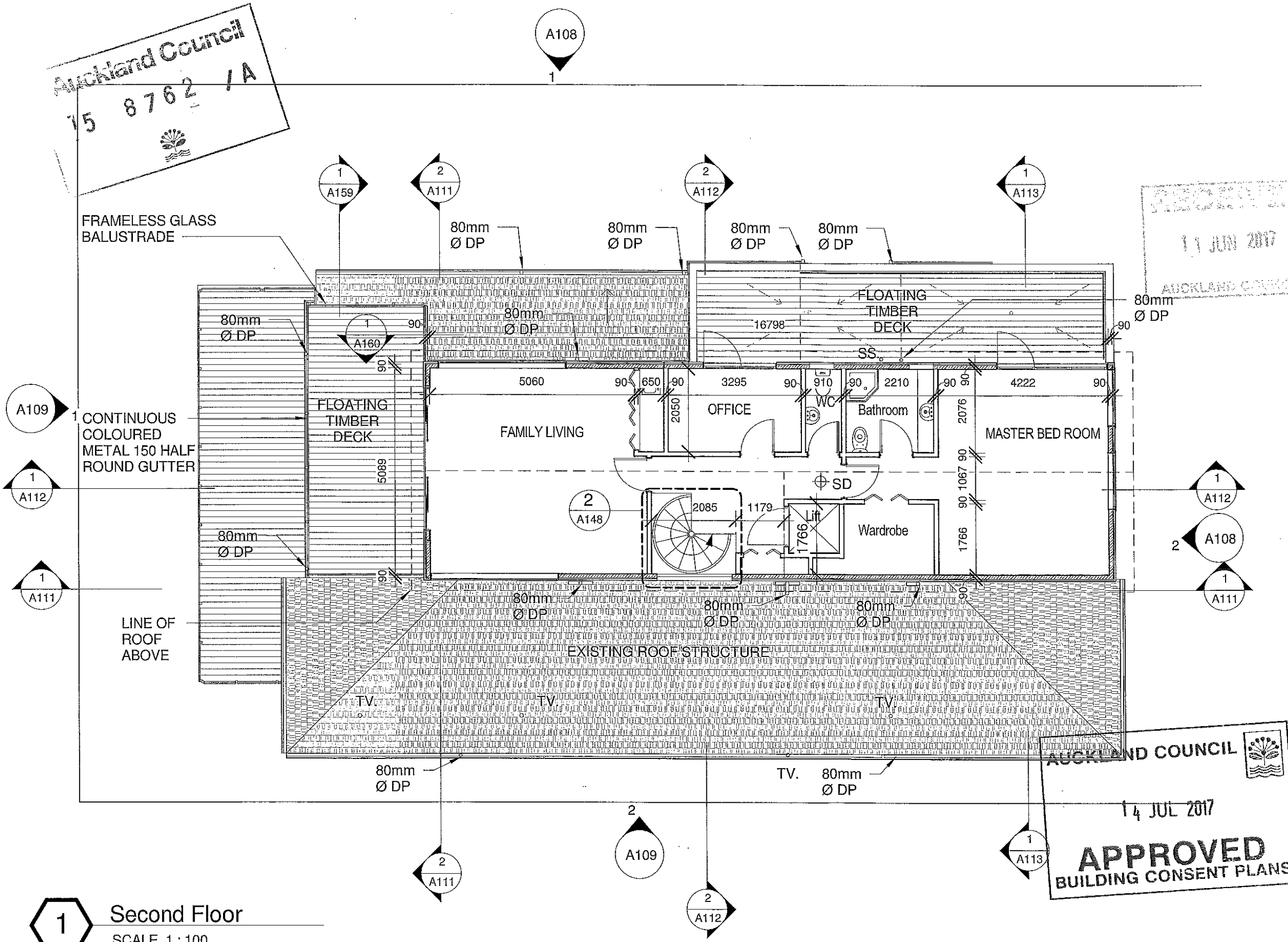
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SECOND FLOOR	
Project Number	0271
Date	01-02-2016
Drawn	Author
Sheet Number	A105
Scale	1:50 @ A3
Status	Construction
Architecture	

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1 Second Floor
SCALE 1 : 100

AUCKLAND COUNCIL
14 JUL 2017
APPROVED
BUILDING CONSENT PLANS

H1 INSULATION REQUIREMENTS
FLOOR INSULATION R VALUE 1.3
EXTERIOR WALLS R VALUE 2.2
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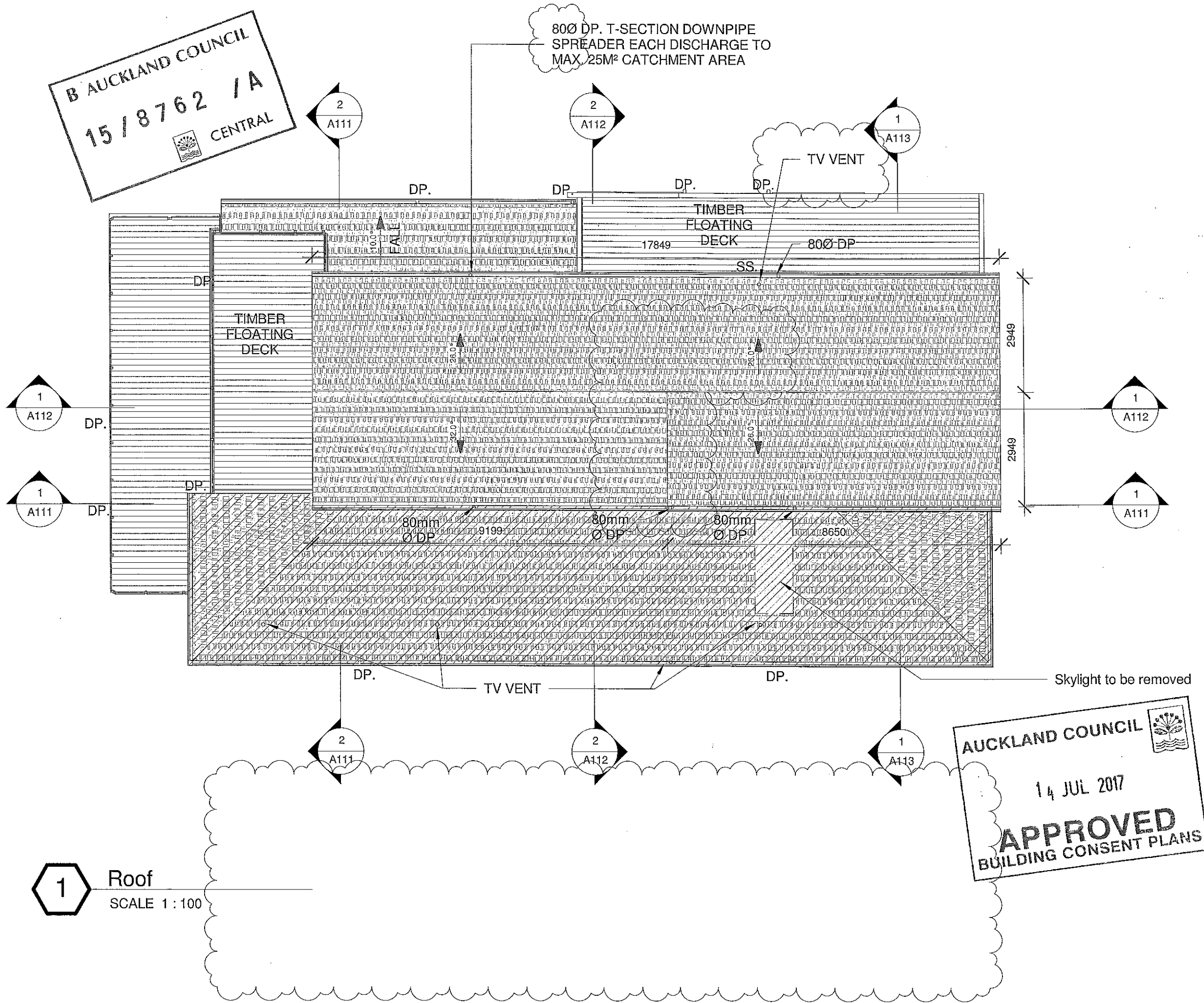
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SECOND FLOOR	
Project Number	0271
Date	01-02-2016
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Sheet Number	A105
Scale	1:50 @ A3
Status	Construction
Architecture	

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800 DP. T-SECTION DOWNPIPE
 SPREADER EACH DISCHARGE TO
 MAX. 25M² CATCHMENT AREA



1 Roof
 SCALE 1 : 100

AUCKLAND COUNCIL
 14 JUL 2017
APPROVED
 BUILDING CONSENT PLANS

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ROOF PLAN	
Project Number	0271
Date	01-02-2016
Drawn	Author
Sheet Number	A106
Scale	@ A3
Status	Construction
Architecture	

800 DP. T-SECTION DOWNPIPE SPREADER EACH DISCHARGE TO MAX 762 / A
25M² CATCHMENT AREA

'GAF' Asphalt shingle roofing fixed with heavy duty Bitumen underlay over 15mm H3 CCA plywood substrate

Continuous coloured metal 150 half round gutter

New timber weather board on 20mm H3.1 timber cavity battens and building wrap

Aluminium joinery

Roof 1
77064 mm

Euroglass Glass Balustrade

Spot height 67770

Second Floor
74864 mm

Spot height 67910

Titan board on cavity system

First Floor
71864 mm

CS Craftstone cladding

Ground Floor Plan
69240 mm

1 North East Elevation
A102 SCALE 1:100

9mm ETERPAN MUST BE USED UNDER CRAFT STONE
MAX 150mm CENTRES
63mm S/STEEL SCREWS.

10m Maximum height

'GAF' Asphalt shingle roofing fixed with heavy duty Bitumen underlay over 15mm H3 CCA plywood substrate

Roof 1
77064 mm

Asphalt shingle roof cladding on existing roof framing

Second Floor
74864 mm

New timber weatherboard cladding on existing timber framing

First Floor
71864 mm

Ground Floor Plan
69240 mm

2 South East Elevation
A102 SCALE 1:100

Spot height 69390

Spot height 69230

Spot height 70000

Spot height 69120

Swimming pool (Refer to manufacturer details and specification)

Landscape stones and fountain

Euroglass Glass Balustrade

Timber weatherboard cladding on 20mm H3.1 timber cavity battens and building wrap

Titan board on cavity system

Aluminium joinery

CS Craftstone cladding



1.5m Steel fence height

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G	RF2	28-06-2017

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Client:

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Project Name:

Proposed Alterations to Existing Dwelling

Project Location:

306 ST JOHNS ROAD, ST JOHNS, AUCKLAND

ELEVATIONS

Project Number 0271

Date 01-02-2016

Drawn Author

Sheet Number A108

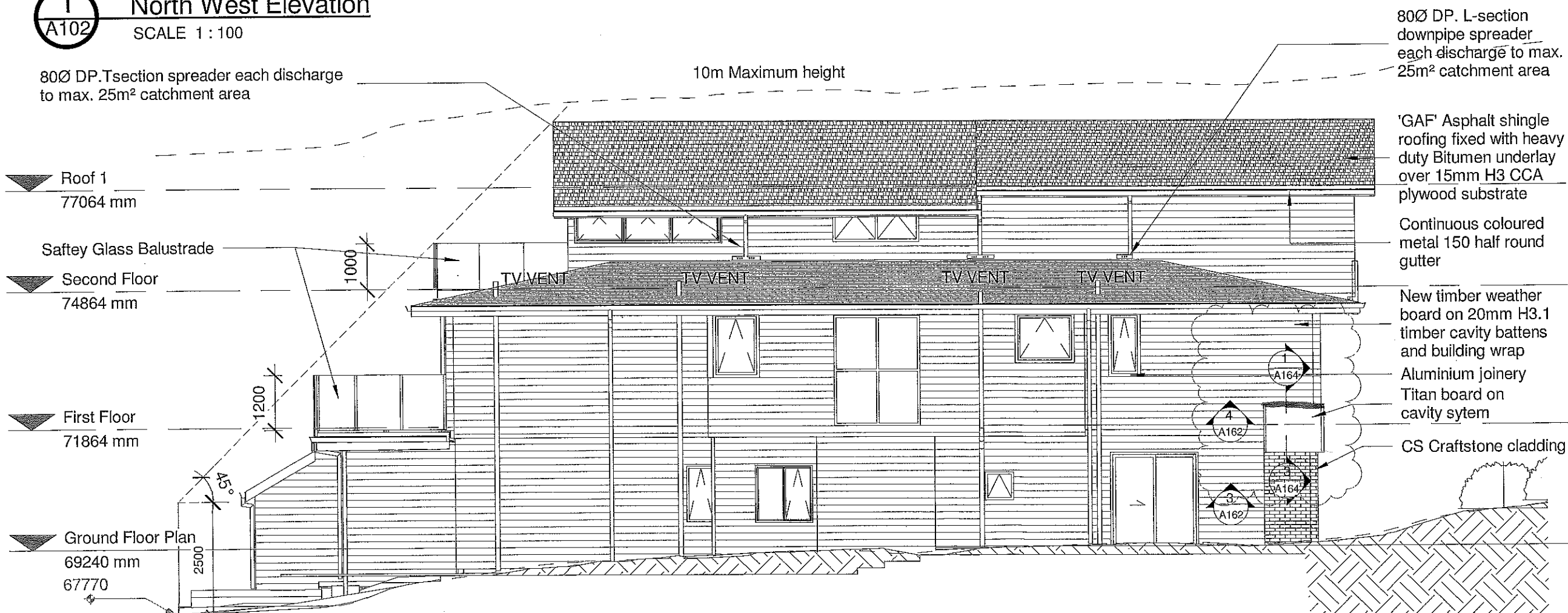
Scale 1:50 @ A3

Status Construction

Architecture



1
A102 North West Elevation
SCALE 1 : 100



2
A102 South West Elevation
SCALE 1 : 100

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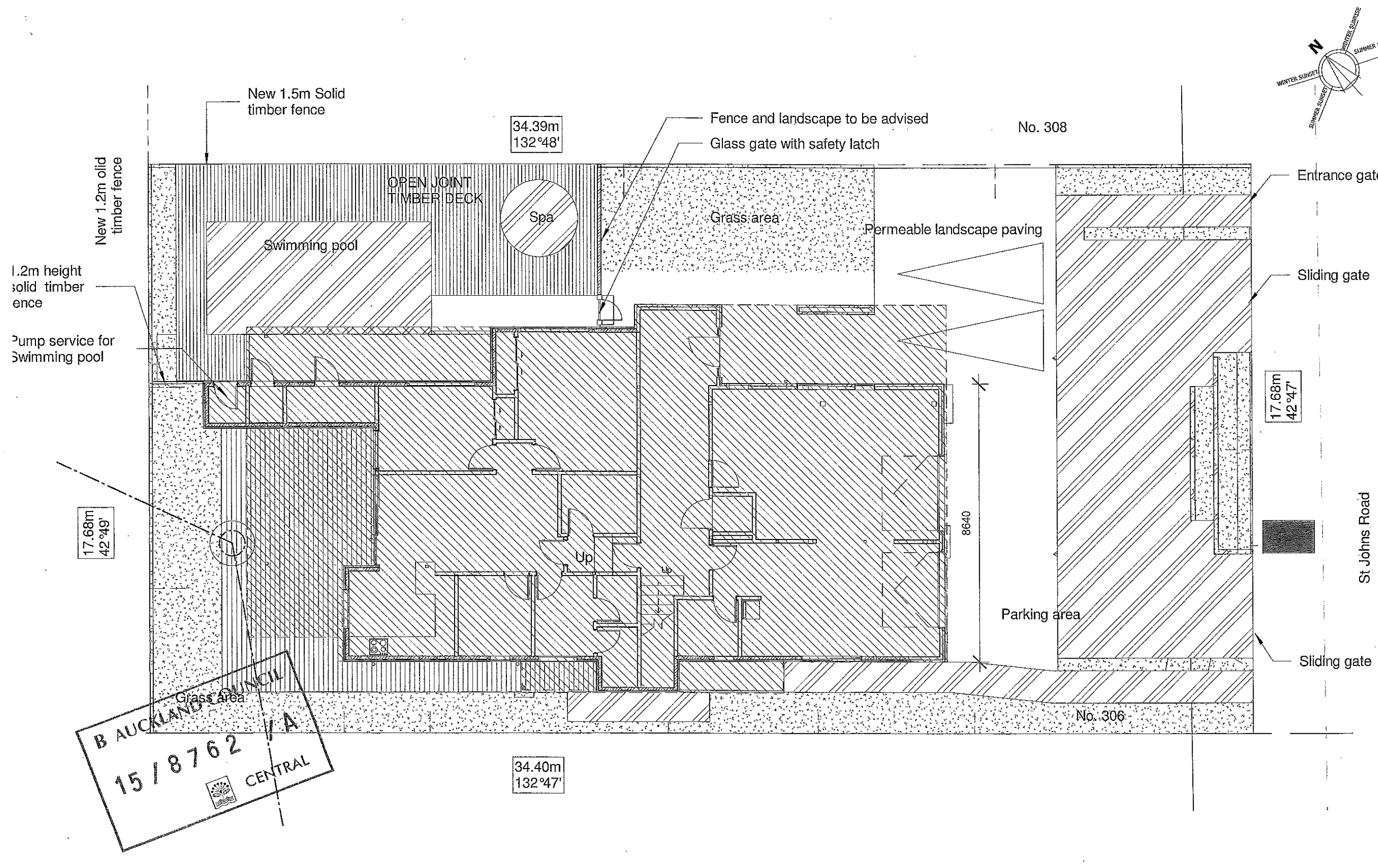


Architectural Plus
38, Gilletta Road, Mt. Roskill,
Auckland, 1041
info@archiplus.co.nz
T: 021 288489

Client:
Haifa & Raouf Shakib
Project Name:
Proposed Alterations to Existing Dwelling
Project Location:
306 ST JOHNS ROAD, ST JOHNS, AUCKLAND

ELEVATIONS	
Project Number	0271
Date	01-02-2016
Drawn	Author
Sheet Number	A109
Scale	1:50 @ A3
Status	Construction

Architecture



- NOTES:
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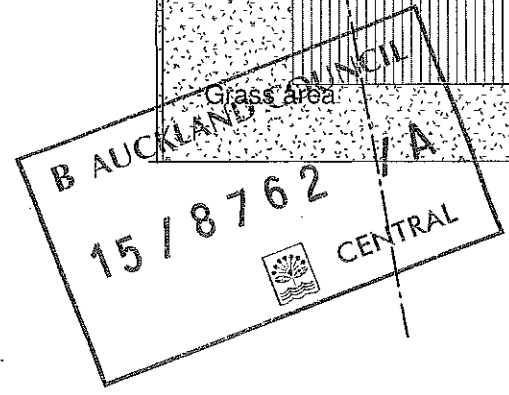
REV.	ISSUE	DATE
A	B.C AMENDMENT	25-04-2017

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 info@archplus.co.nz
 T: 021 2888489

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Project Name:
Proposed Alterations to Existing Dwelling

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306 ST JOHNS ROAD, ST JOHNS, AUCKLAND



1 AREA CALCULATION
 1 : 125

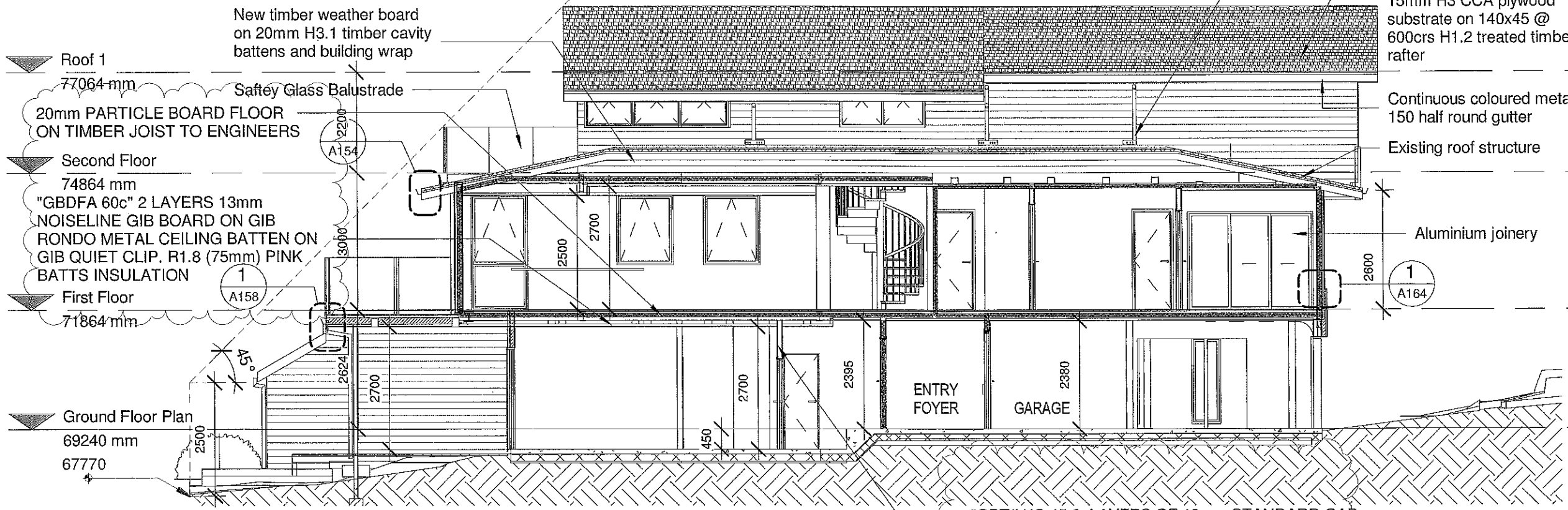
- 12.6 m sq. IMPERVIOUS
- 241.5m sq. COVERAGE AREA



AREA CALCULATION	
Project Number	0271
Date	01-02-2016
Drawn	Author
Sheet Number	A010
Scale	@ A3
Status	Construction
Architecture	

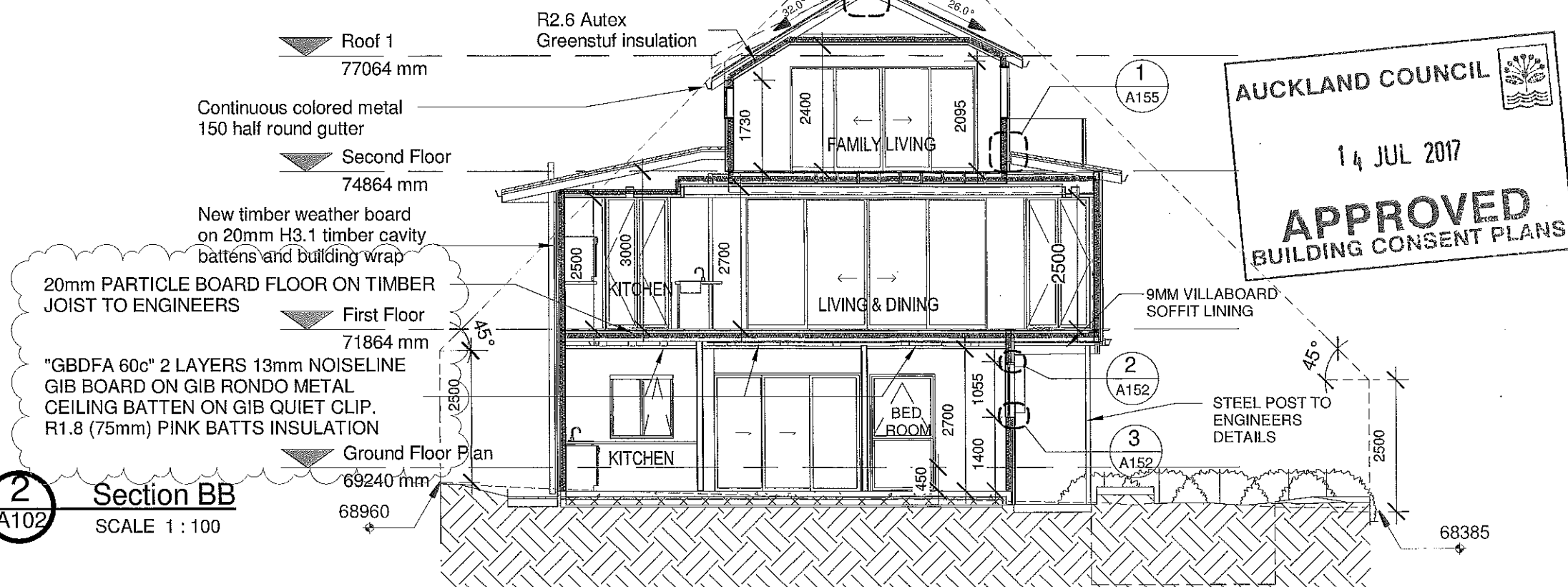


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1 Section AA
SCALE 1:100

"GBT(L)IC 45 2 LAYERS OF 13mm STANDARD GAB BOARD TO ONE SIDE & 2 LAYERS STANDARD GIB TO THE OTHER SIDE ON ST-001 & FURRING CHANNEL, R1.8(75mm) PINK BATTS INSULATION INSTALLED BETWEEN THE STUDS & NOG.



2 Section BB
SCALE 1:100

AUCKLAND COUNCIL
14 JUL 2017
APPROVED
BUILDING CONSENT PLANS

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REV.	ISSUE	DATE
A	Building Consent	26/08/15
B	RF1	29-09-2015
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D	RF1	02-11-2015
E	B,C AMENDMENT	25-04-2017
F	RF2	26-06-2017
G	RF3	04-07-2017

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Client:
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306 ST JOHNS ROAD, ST JOHNS, AUCKLAND

SECTIONS	
Project Number	0271
Date	01-02-2016
Drawn	Author
Sheet Number	A111
Scale	1:50 @ A3
Status	Construction
Architecture	

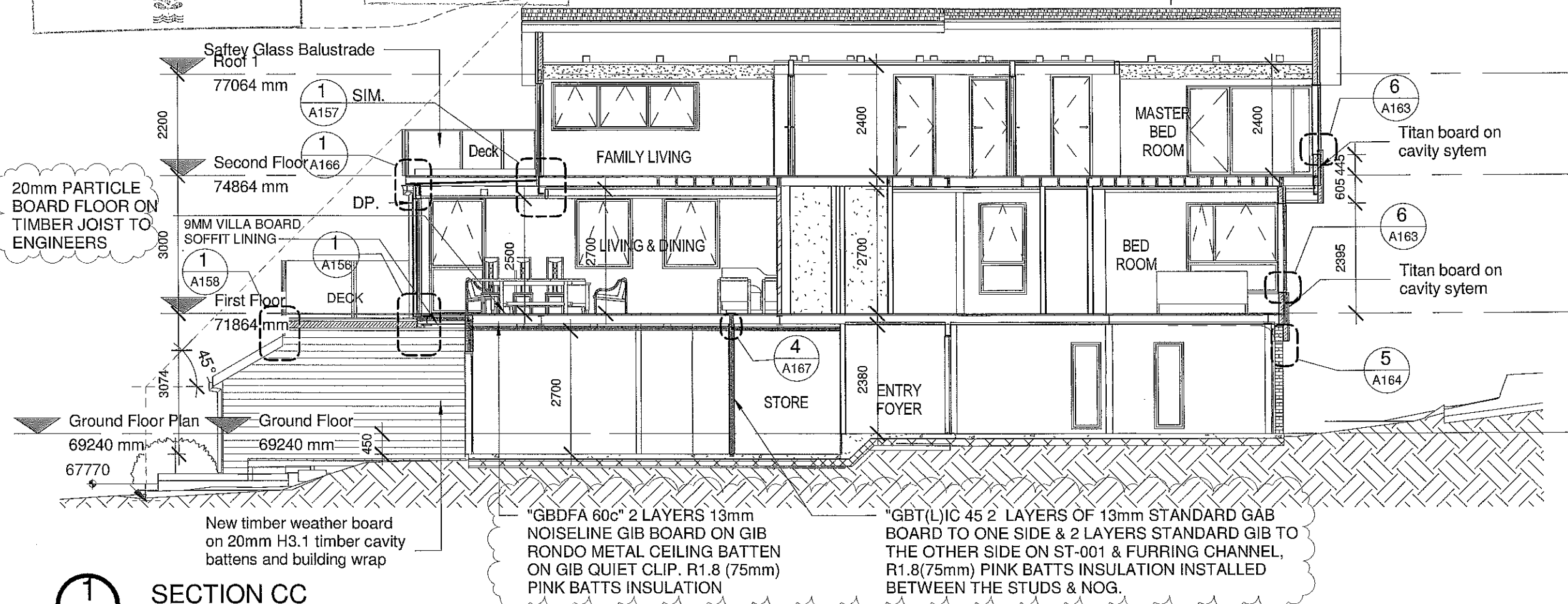
Auckland Council

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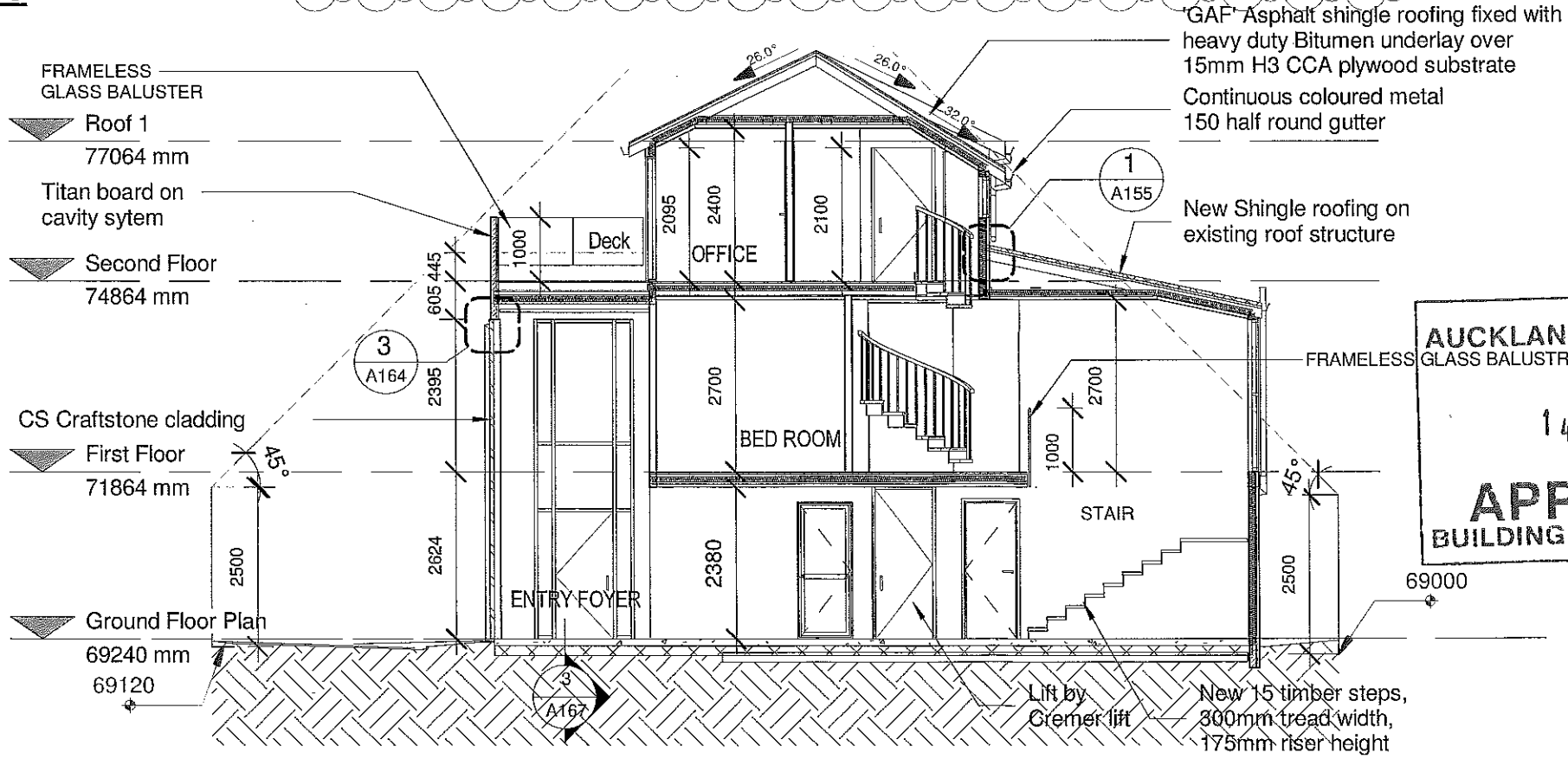
'GAF' Asphalt shingle roofing fixed with heavy duty Bitumen underlay over 15mm H3 CCA plywood substrate



1 SECTION CC
A102 SCALE 1:100

"GBDFA 60c" 2 LAYERS 13mm NOISELINE GIB BOARD ON GIB RONDO METAL CEILING BATTEN ON GIB QUIET CLIP. R1.8 (75mm) PINK BATTS INSULATION

"GBT(L)IC 45 2 LAYERS OF 13mm STANDARD GAB BOARD TO ONE SIDE & 2 LAYERS STANDARD GIB TO THE OTHER SIDE ON ST-001 & FURRING CHANNEL, R1.8(75mm) PINK BATTS INSULATION INSTALLED BETWEEN THE STUDS & NOG.



2 Section DD
A102 SCALE 1:100

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14 JUL 2017
APPROVED
BUILDING CONSENT PLANS

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G	RF2	26-06-2017
H	RF3	04-07-2017

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Client:
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Project Name:
Proposed Alterations to Existing Dwelling
Project Location:
306 ST JOHNS ROAD, ST JOHNS, AUCKLAND

SECTIONS	
Project Number	0271
Date	01-02-2016
Drawn	Author
Sheet Number	A112
Scale	1:50 @ A3
Status	Construction
Architecture	

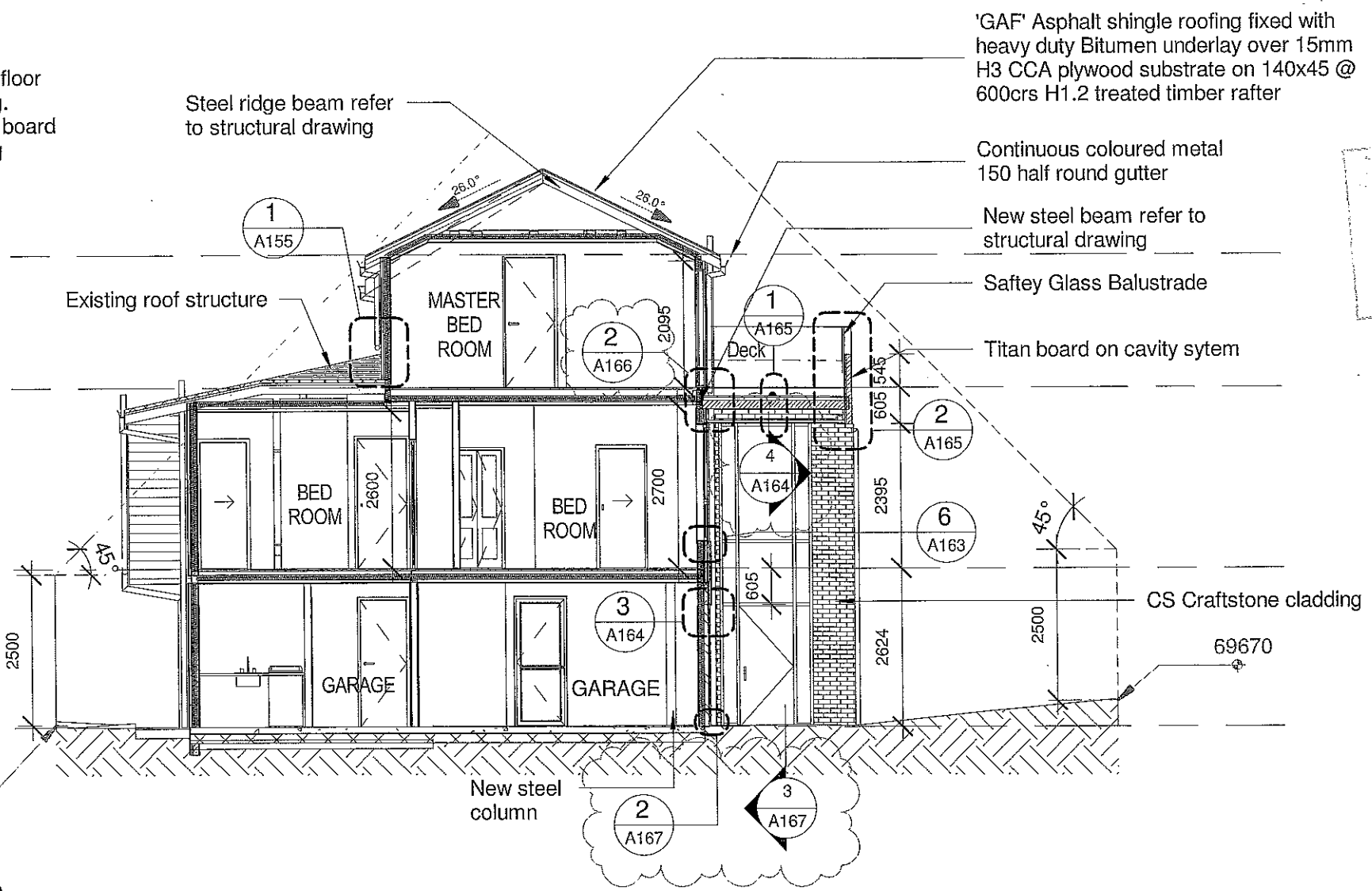
1- SFL @ ground floor (slab floor level) excluding any covering.
 2- SFL @ first floor (Partial board level) excluding any covering

Roof 1
77064 mm

Second Floor
74864 mm

First Floor
71864 mm

Ground Floor Plan
69240 mm



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D	RFI	02-11-2015
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F	RFI	29-05-2017

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1 Section FF
 A102 SCALE 1:100

Architectural Plus
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Client:
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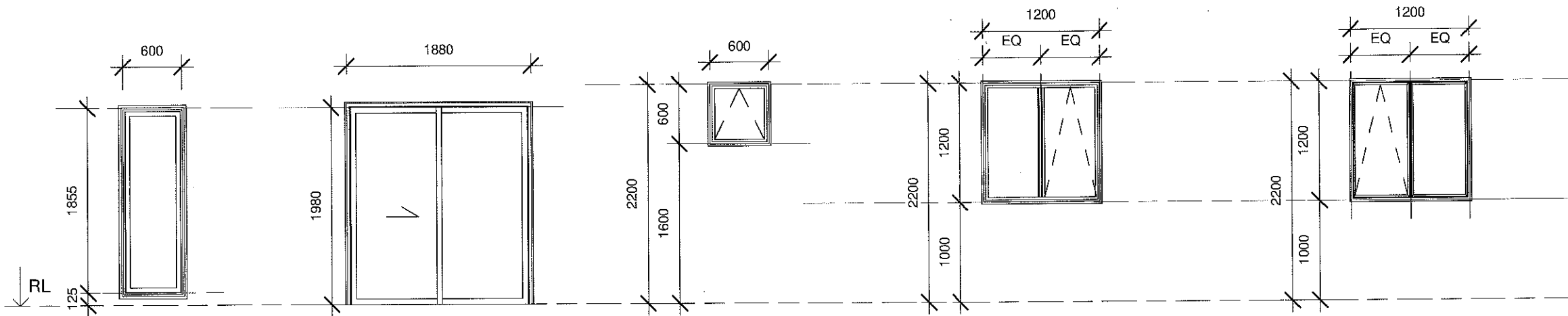
Project Location:
306 ST JOHNS ROAD, ST JOHNS, AUCKLAND

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APPROVED
 BUILDING CONSENT PLANS

SECTION	
Project Number	0271
Date	01-02-2016
Drawn	Author
Sheet Number	A113
Scale	1:50 @ A3
Status	Construction
Architecture	



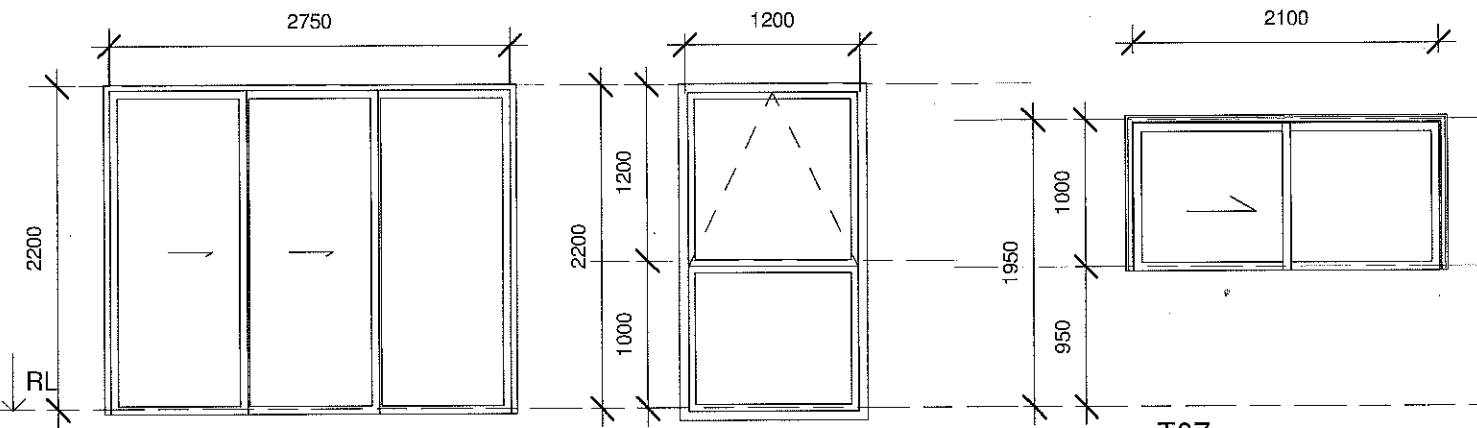
TO1
GR -01
GR -02
GARAGE - NORTH

TO2
GR -03
GARAGE - SOUTH

TO3
GR -04
GR -06
TOILET - SOUTH

TO4
GR -05
SMALL BEDROOM - SOUTH

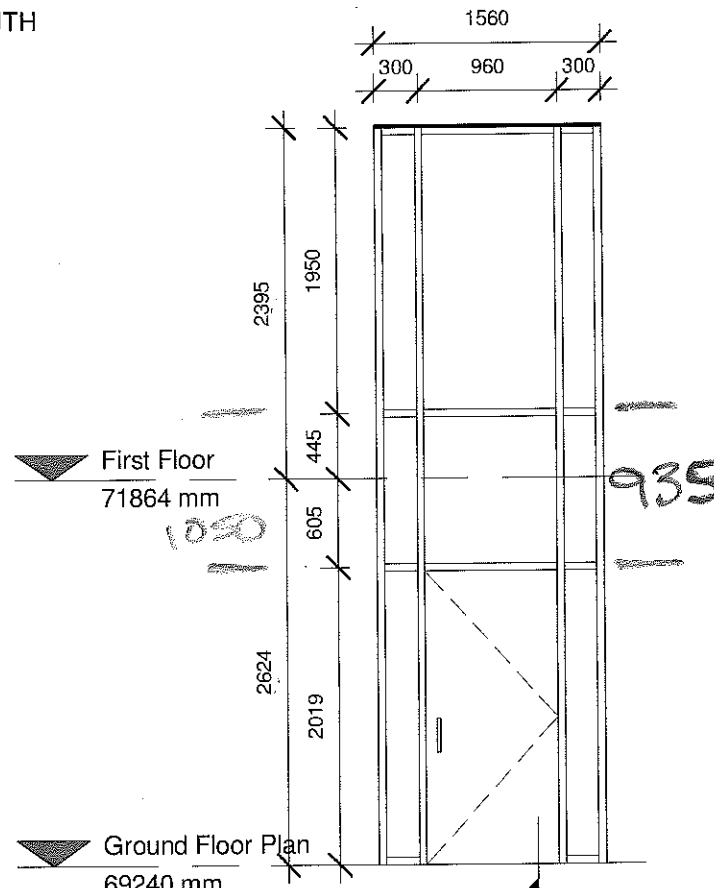
TO4
GR -07
KITCHEN - WEST



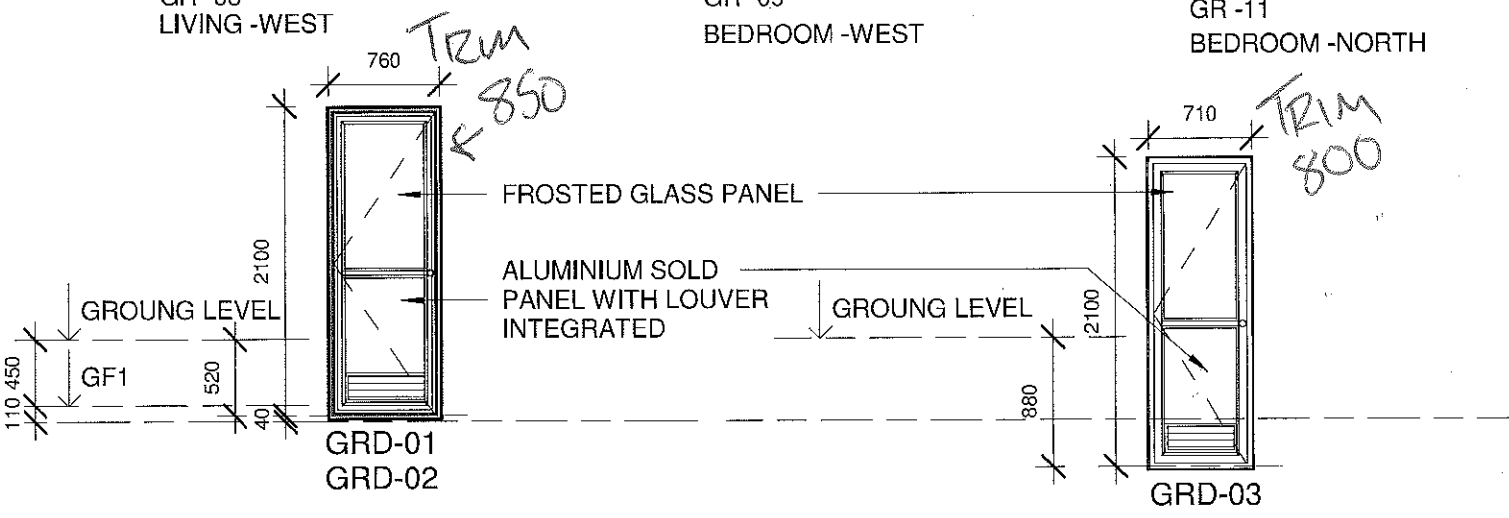
TO5
GR -08
LIVING - WEST

TO6
GR -09
BEDROOM - WEST

TO7
GR -10
GR -11
BEDROOM - NORTH



T08
GR -12
MAIN ENTRY - EAST



GRD-01
GRD-02

GRD-03

NOTE:
CONTRACTOR TO VERIFY ALL OPENINGS AND MEASURE ON SITE VERIFY TYPES AND LEFT AND RIGHT ARRANGEMENT. REFER BACK TO ARCHITECT FOR ANY DISCREPANCIES.

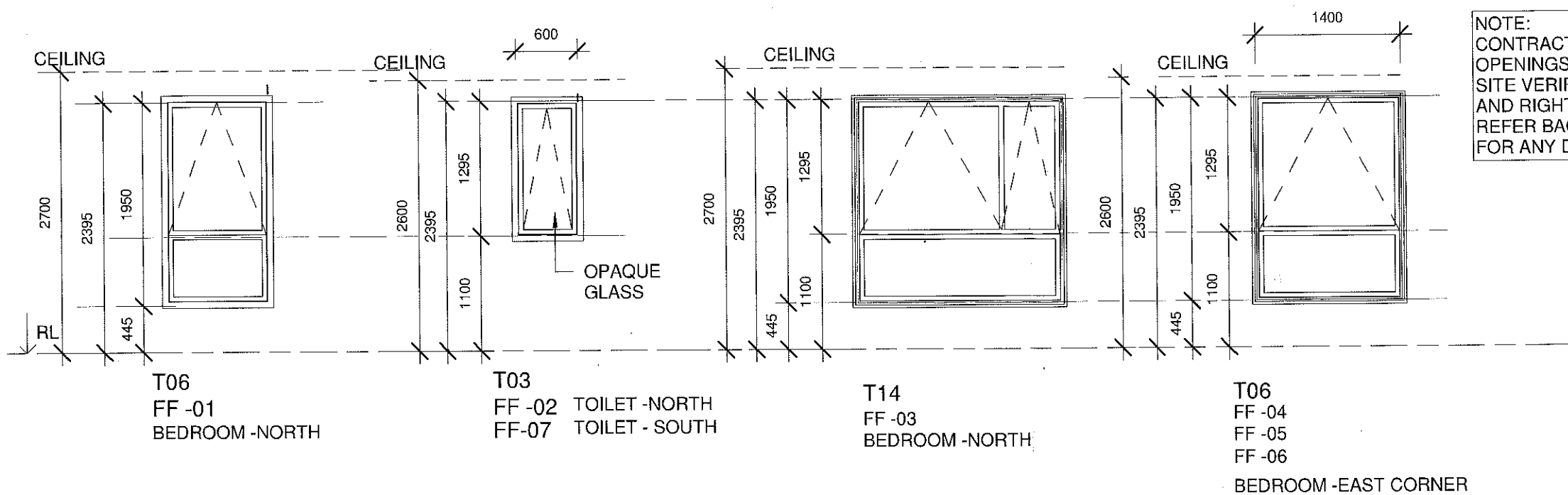
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REV.	ISSUE	DATE
A	FOR INFORMATION	29-05-2017

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Client:
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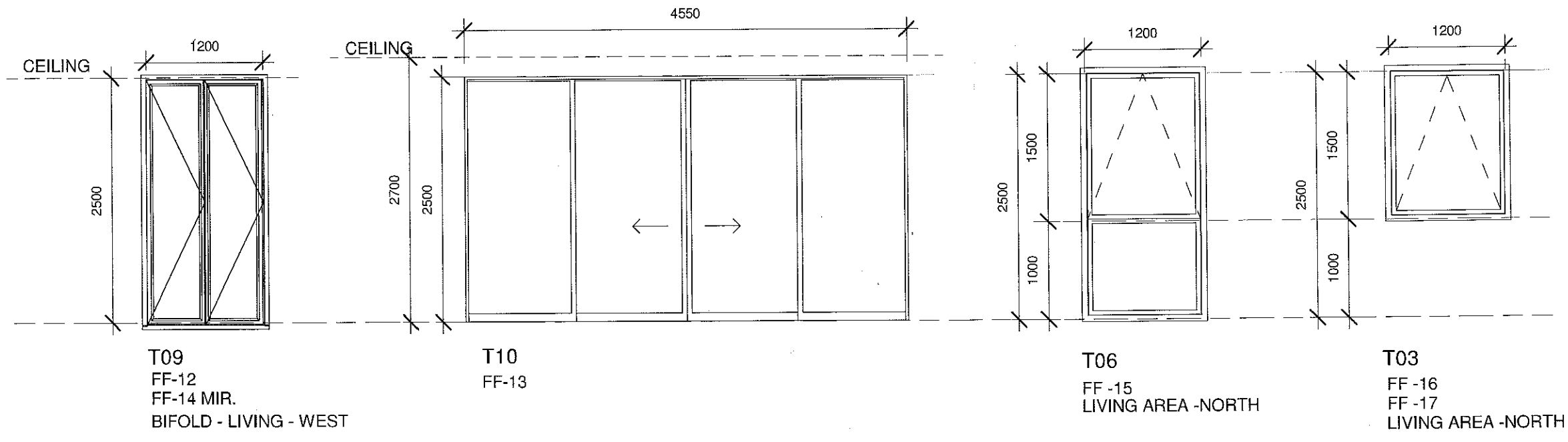
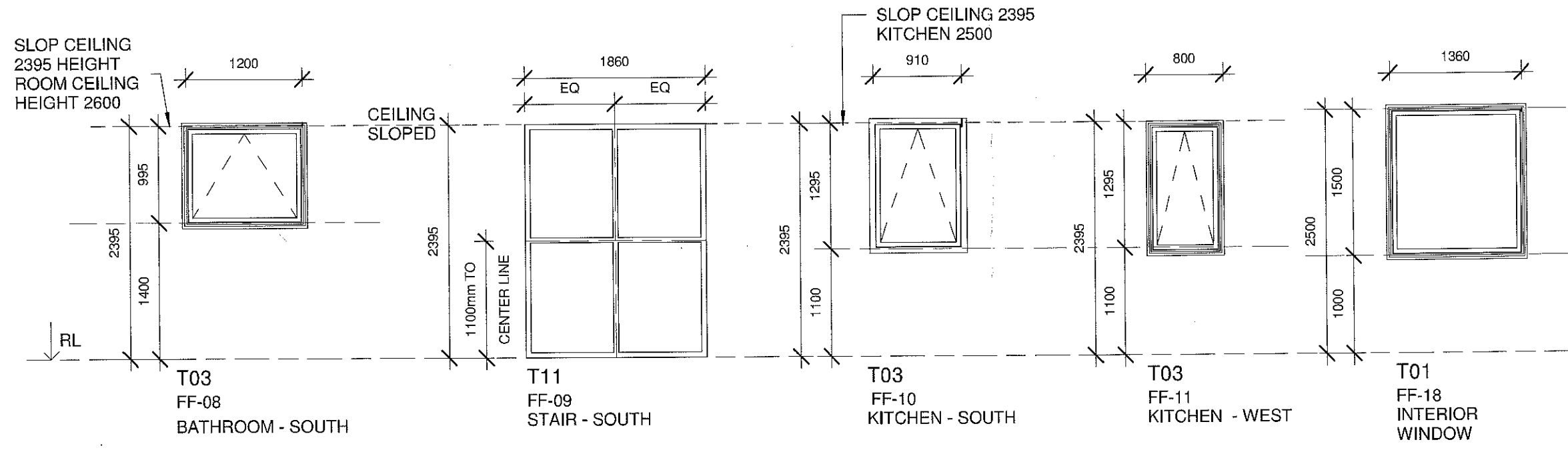
WINDOW / DOOR SCHEDULE-GF	
Project Number	0271
Date	01-02-2016
Drawn	Author
Sheet Number	A132
Scale	1:50 @ A3
Status	Construction
Architecture	



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REV.	ISSUE	DATE
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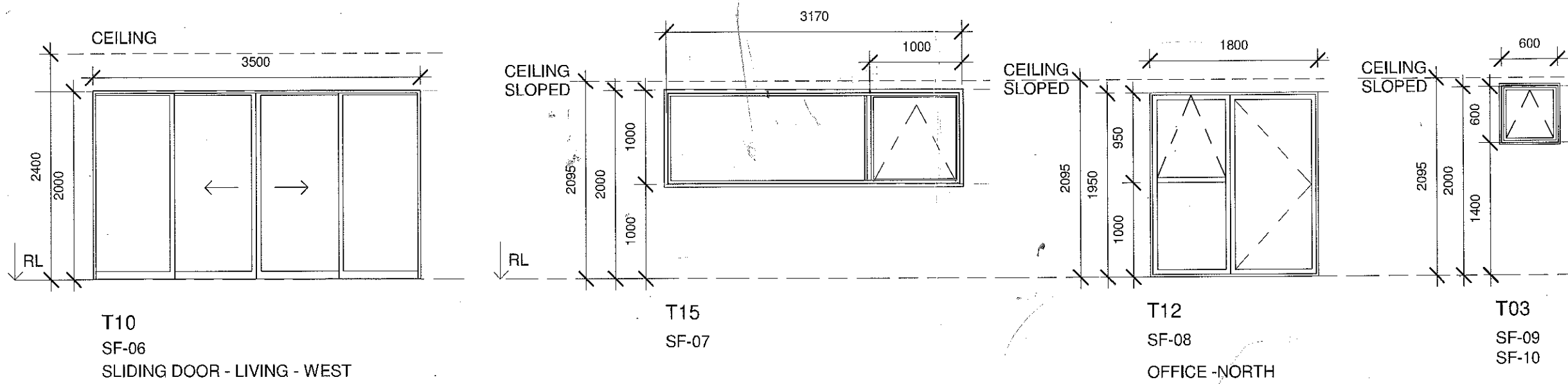
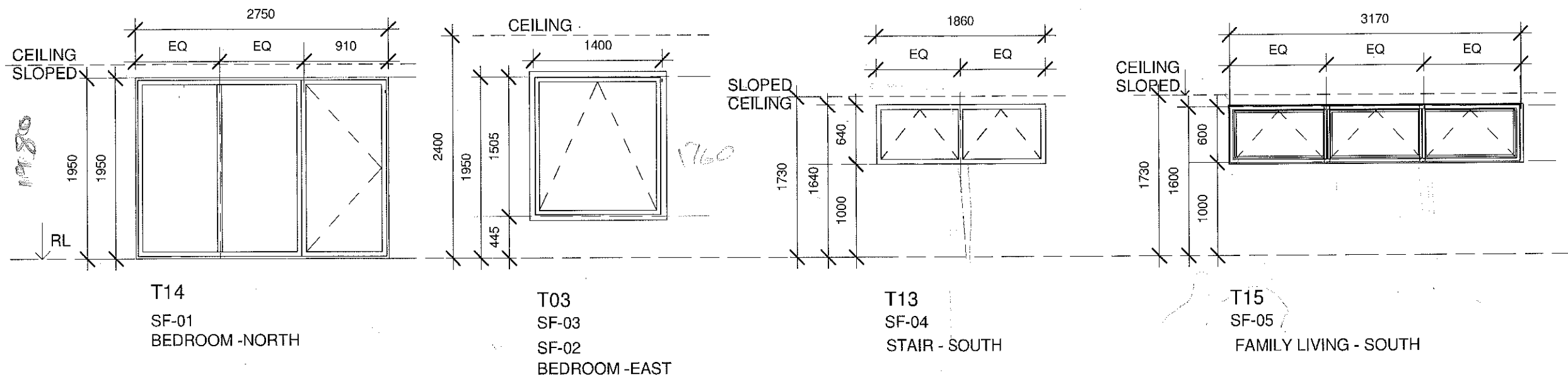
Architectural Plus
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Client:
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Project Name:
Proposed Alterations to Existing Dwelling

Project Location:
306 ST JOHNS ROAD, ST JOHNS, AUCKLAND

WINDOW SCHEDULE - FIRST FLOOR	
Project Number	0271
Date	01-02-2016
Drawn	Author
Sheet Number	A133
Scale	1:50 @ A3
Status	Construction
Architecture	



Join col
Door col / type
GRO'S TYPE / col
Scullery window FF 10/11
2nd level open to not out

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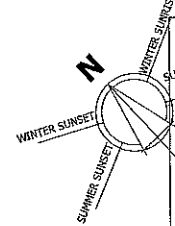
Project Name:
Proposed Alterations to Existing Dwelling

Project Location:
306 ST JOHNS ROAD, ST JOHNS, AUCKLAND

WINDOW SCHEDULE / SECOND FLOOR	
Project Number	0271
Date	01-02-2016
Drawn	Author
Sheet Number	A134
Scale	1:50 @ A3
Status	Construction
Architecture	

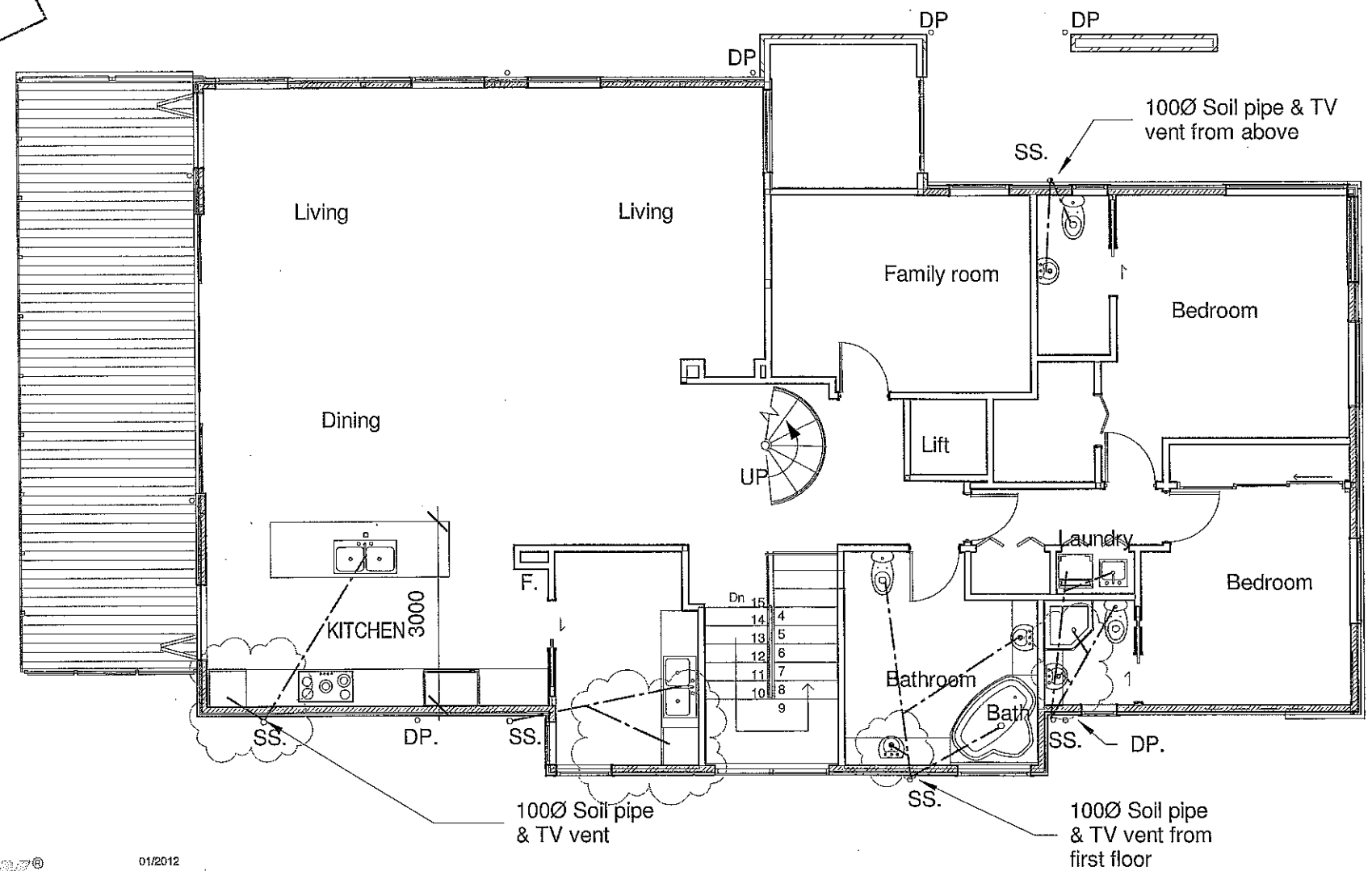
NOTE:
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11 JUN 2017
AUCKLAND COUNCIL



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A	Building Consent	26/08/15
B	RFI	29-09-2015
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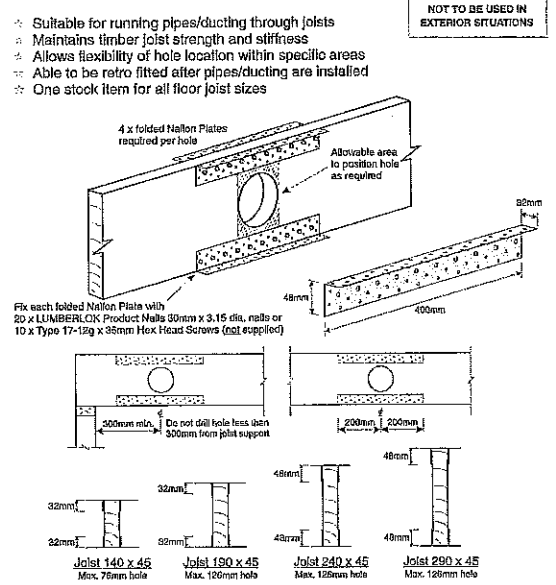
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LUMBERLOK®
FLOOR JOIST STIFFENER

1 Drainage First floor plan
SCALE 1:100



Note:
All plumbing and drainage to be in accordance with AS 3500 2.2
*Minimum drainage gradient for waste pipe are:
40 dia 1:40, 50 dia 1:40, 65 dia 1:60, 100 dia 1:60
to be in accordance with NZBC E1 AS1 Section 3.4 table 2

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14 JUL 2017
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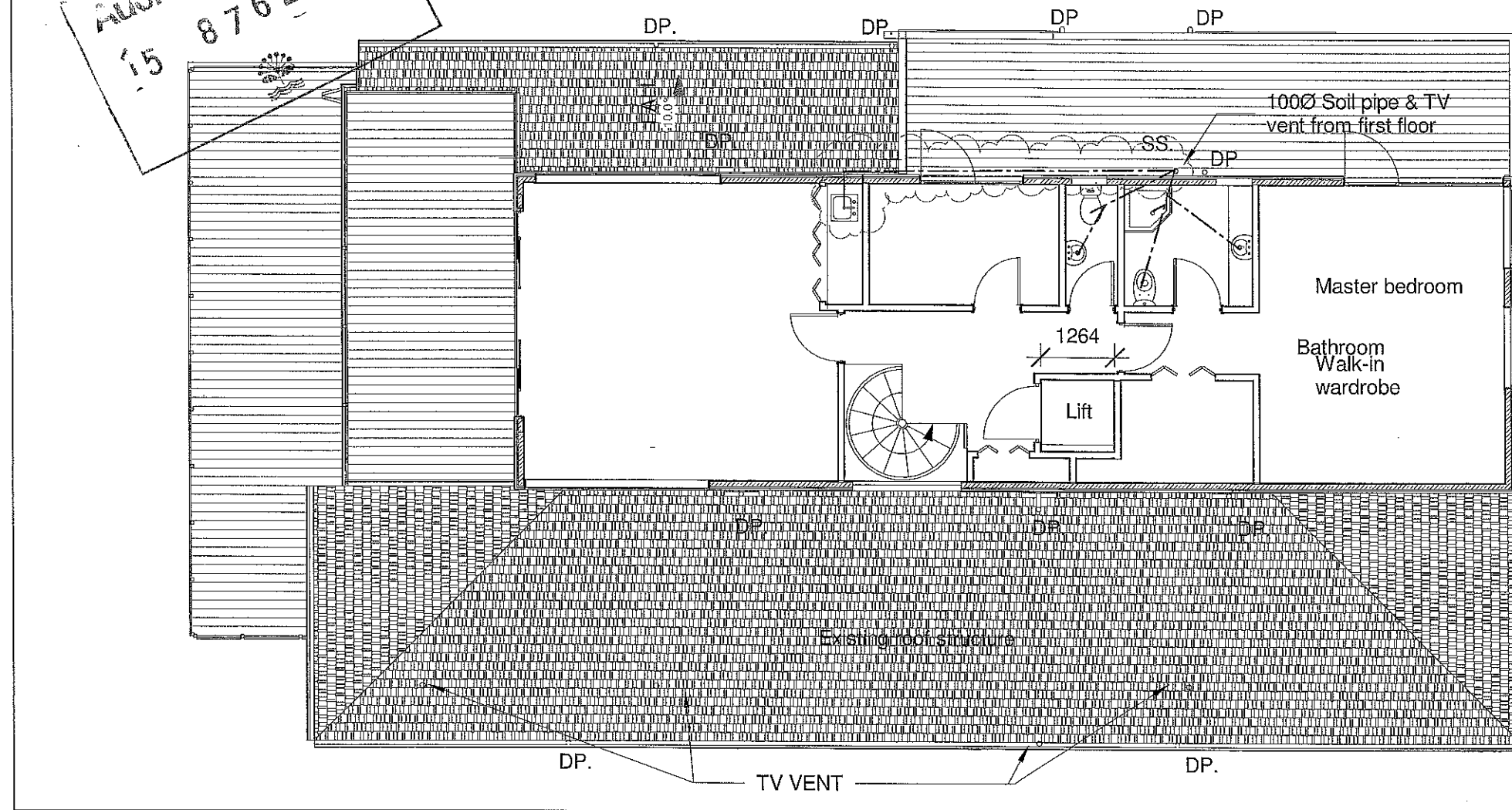
DRAINAGE FIRST FLOOR	
Project Number	0271
Date	01-02-2016
Drawn	Author
Sheet Number	A141
Scale	1:50 @ A3
Status	Construction
Architecture	

Code: FJS
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x Folded Nylon Plate per Carton

MiTek New Zealand Limited
100 Rangi Road, Auckland 1102
Phone: 09 251 1100
Fax: 09 251 1100
www.mitek.co.nz
09 251 1100
09 251 1100

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Client:

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Project Location:

306 ST JOHNS ROAD, ST JOHNS, AUCKLAND

DRAINAGE SECOND FLOOR

Project Number 0271

Date 01-02-2016

Drawn Author

Sheet Number A142

Scale 1:50 @ A3

Status Construction

Architecture

LUMBERLOK
FLOOR JOIST STIFFENER

01/2012

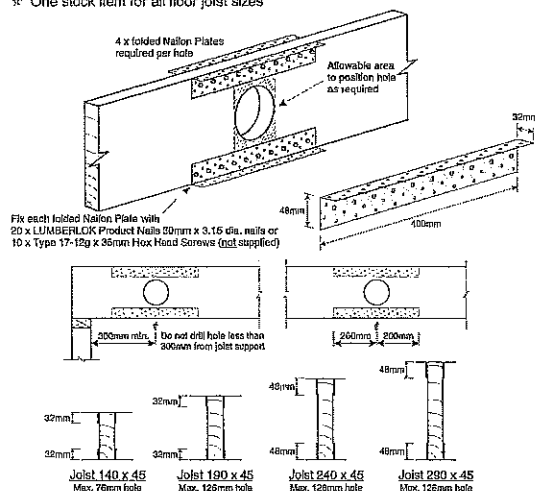


Drainage Second floor plan

SCALE 1:100

- > Suitable for running pipes/ducting through joists
- > Maintains timber joist strength and stiffness
- > Allows flexibility of hole location within specific areas
- > Able to be retro fitted after pipes/ducting are installed
- * One stock item for all floor joist sizes

NOT TO BE USED IN EXTERIOR SITUATIONS



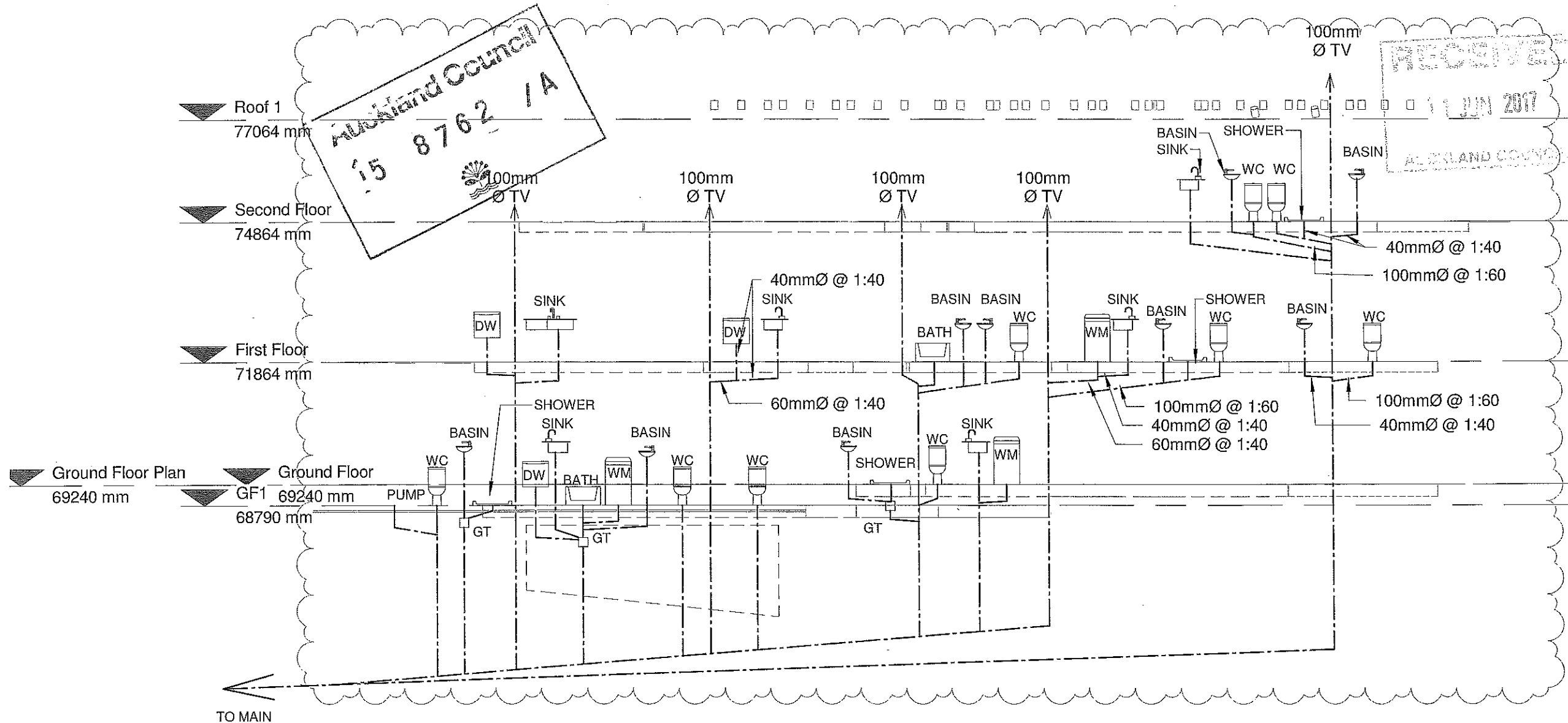
Code: FJS
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x Folded Nailon Plate per Carton

MiTek New Zealand Limited
PO Box 201, Waiwera, Auckland
09 224 1111
www.mitek.co.nz

Note:

All plumbing and drainage to be in accordance with AS 3500 2.2
*Minimum drainage gradient for waste pipe are:
40 dia 1:40, 50 dia 1:40, 65 dia 1:60, 100 dia 1:60
to be in accordance with NZBC E1 AS1 Section 3.4 table 2

AUCKLAND COUNCIL
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 6. DO NOT SCALE FROM RAWINGS.

REV.	ISSUE	DATE
A	RFI	02-09-2015
B	RFI	29-05-2017

Architectural Plus
 38, Gilletta Road, Mt. Roskill,
 Auckland, 1041
 info@archplus.co.nz
 T: 021 2888489

Client:
Haifa & Raouf Shakib

Project Name:
Proposed Alterations to Existing Dwelling

Project Location:
306 ST JOHNS ROAD, ST JOHNS, AUCKLAND

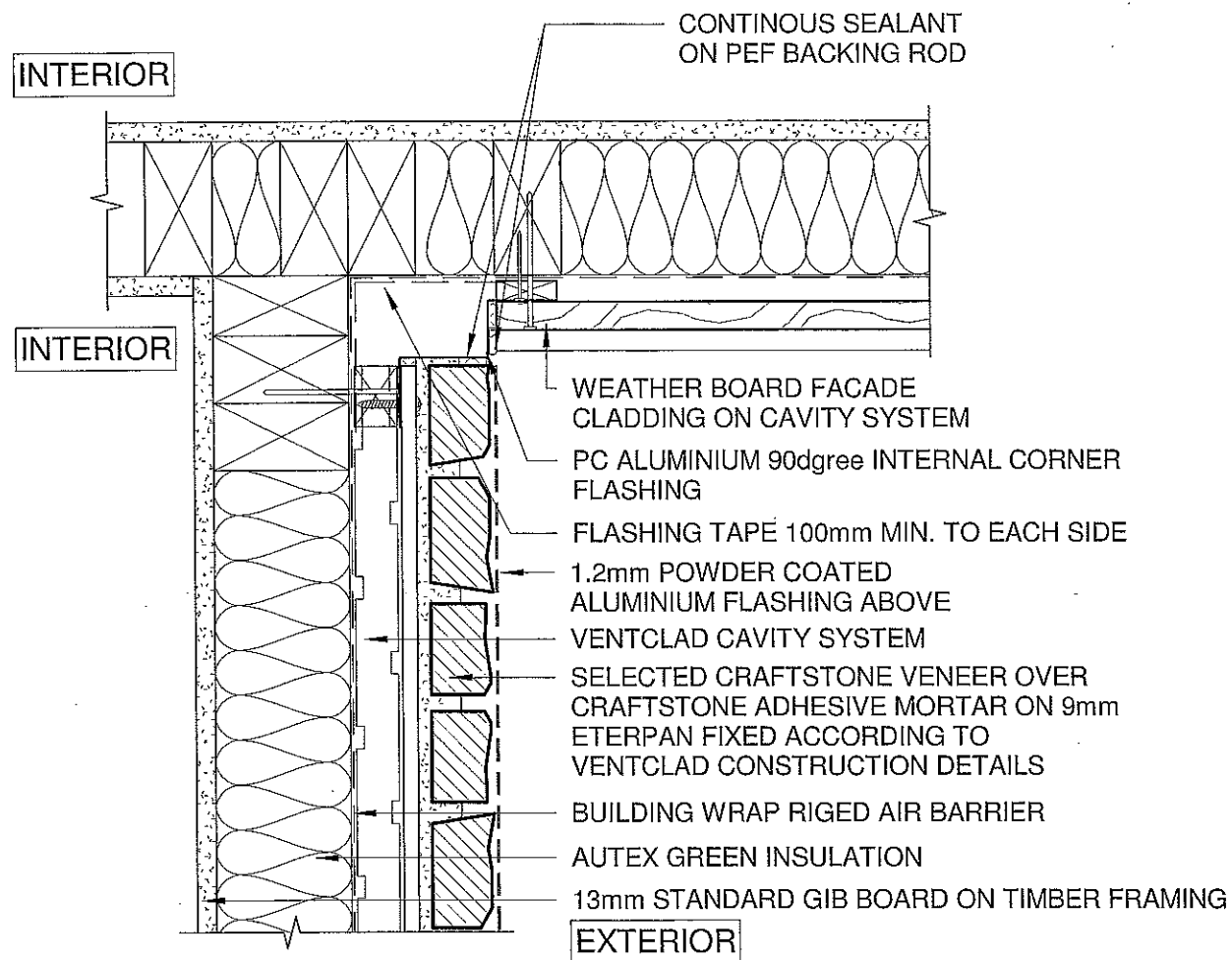
1 PLUMBING SCHEMATICS
 1:100

AUCKLAND COUNCIL

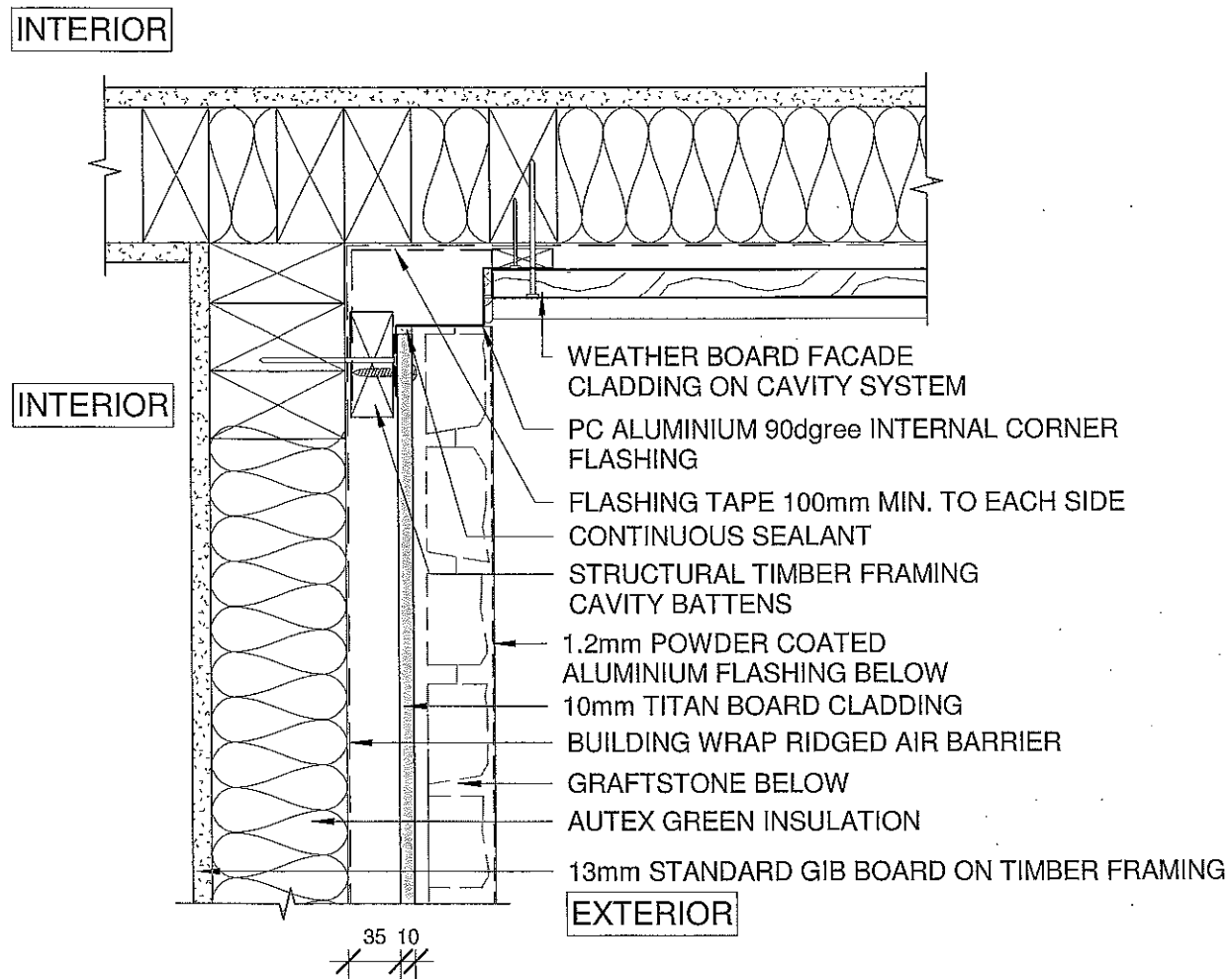
14 JUL 2017

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 BUILDING CONSENT PLANS

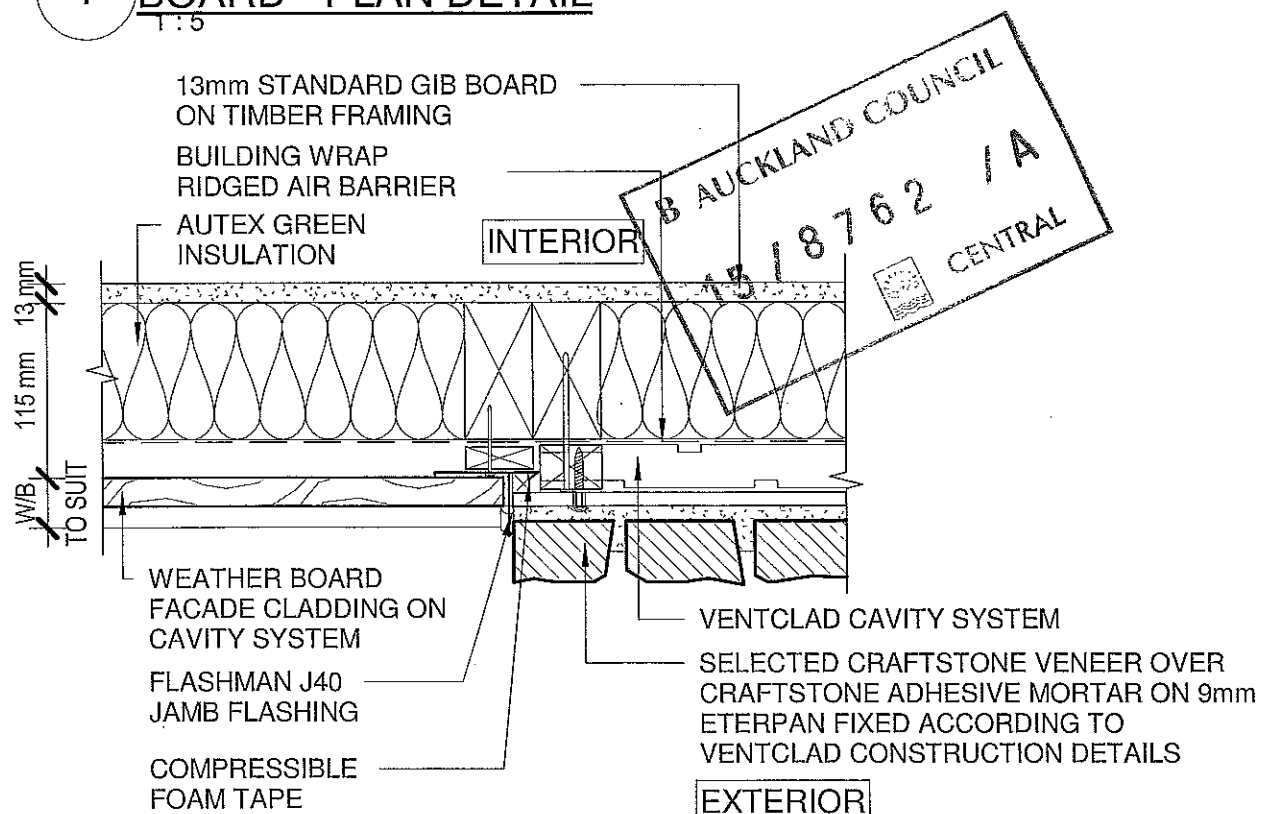
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Project Number	0271
Date	01-02-2016
Drawn	Author
Sheet Number	A144
Scale	1:50 @ A3
Status	Construction
Architecture	



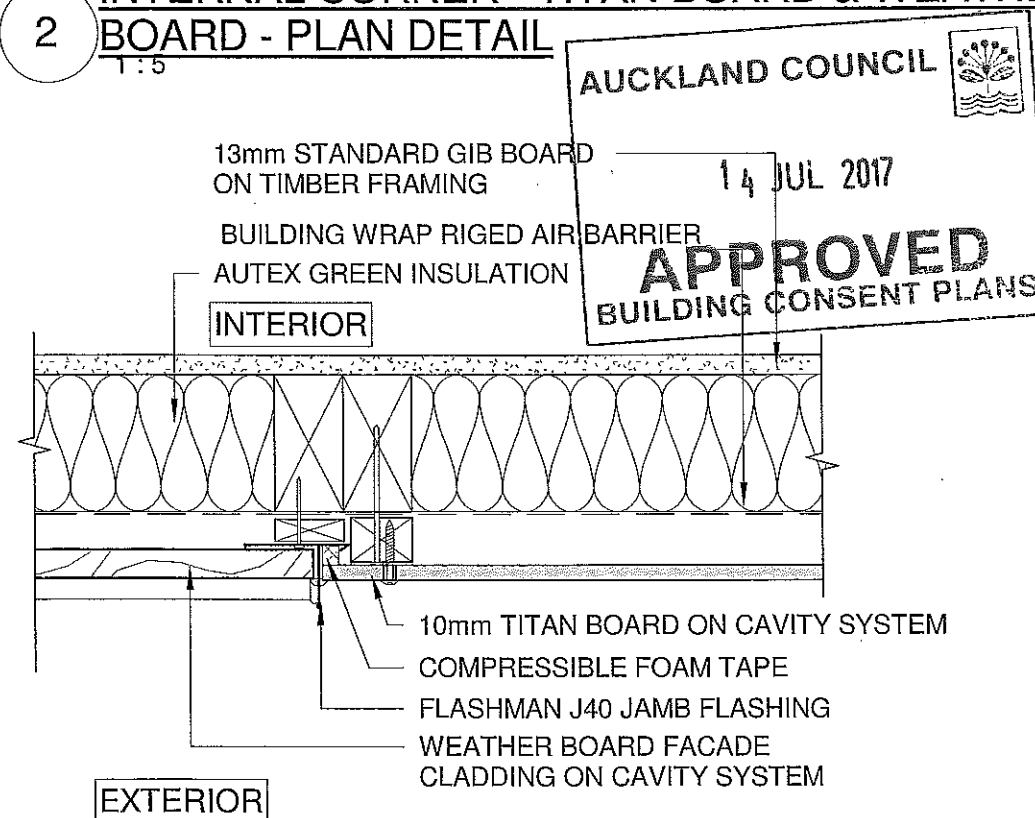
1 INTERNAL CORNER - GRAFTSTONE & WEATHER BOARD - PLAN DETAIL
1:5



2 INTERNAL CORNER - TITAN BOARD & WEATHER BOARD - PLAN DETAIL
1:5



3 JUNCTION BETWEEN WEATHER BOARD & GRAFTSTONE - PLAN DETAIL
1:5



4 EXTERIOR WALL JUNCTION - WEATHERBOARD / TITAN - PLAN DETAIL
1:5

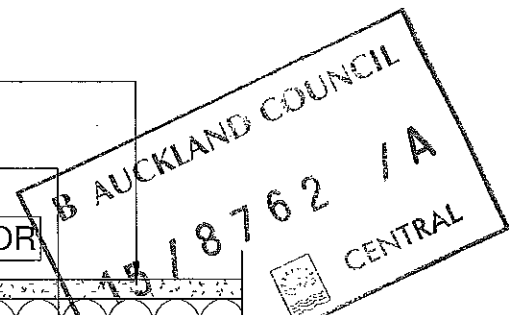
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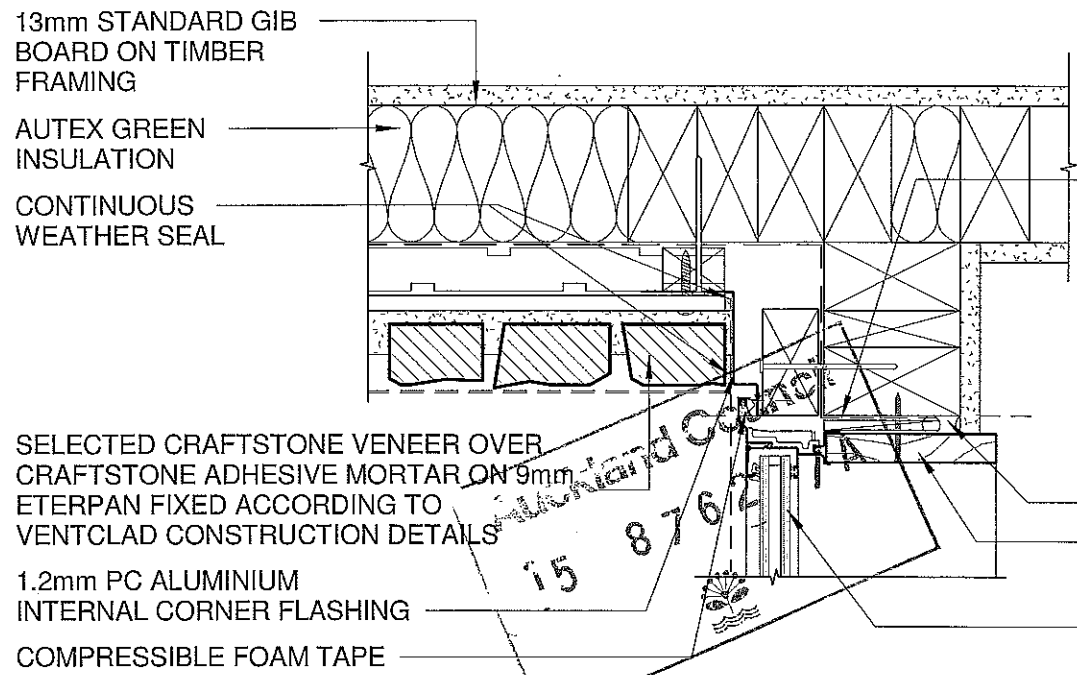
REV.	ISSUE	DATE
A	B.C AMENDMENT	25-04-2017

Architectural Plus
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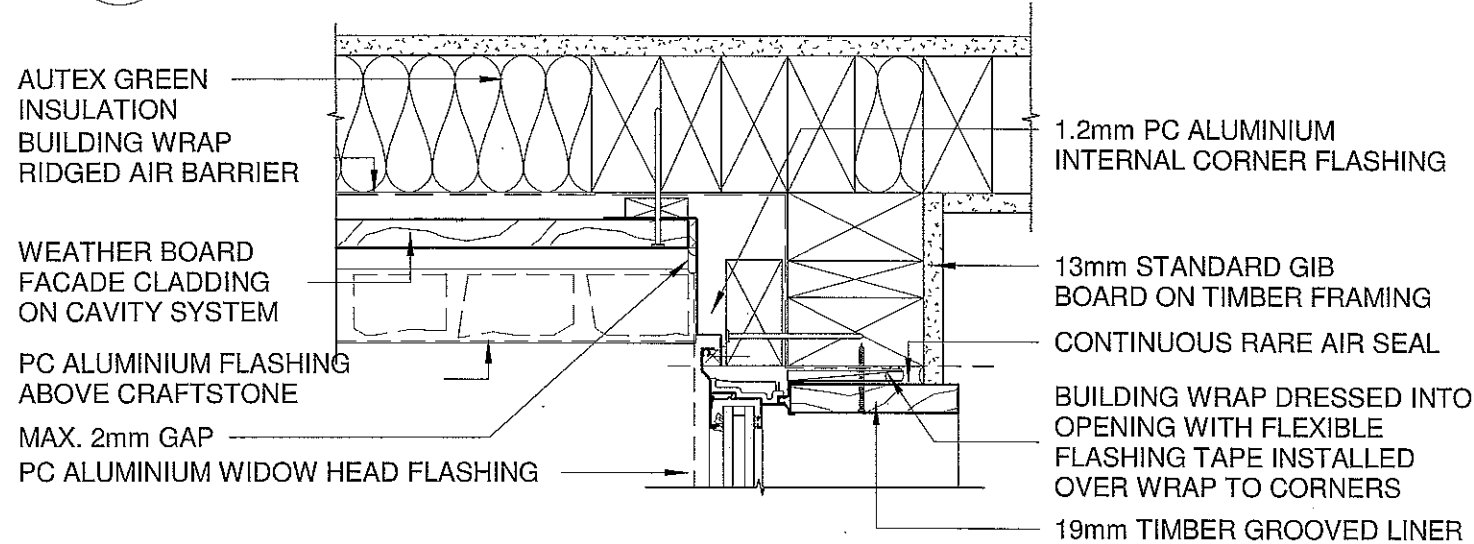
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Project Number	0271
Date	01-02-2016
Drawn	Author
Sheet Number	A162
Scale	@ A3
Status	Construction
Architecture	





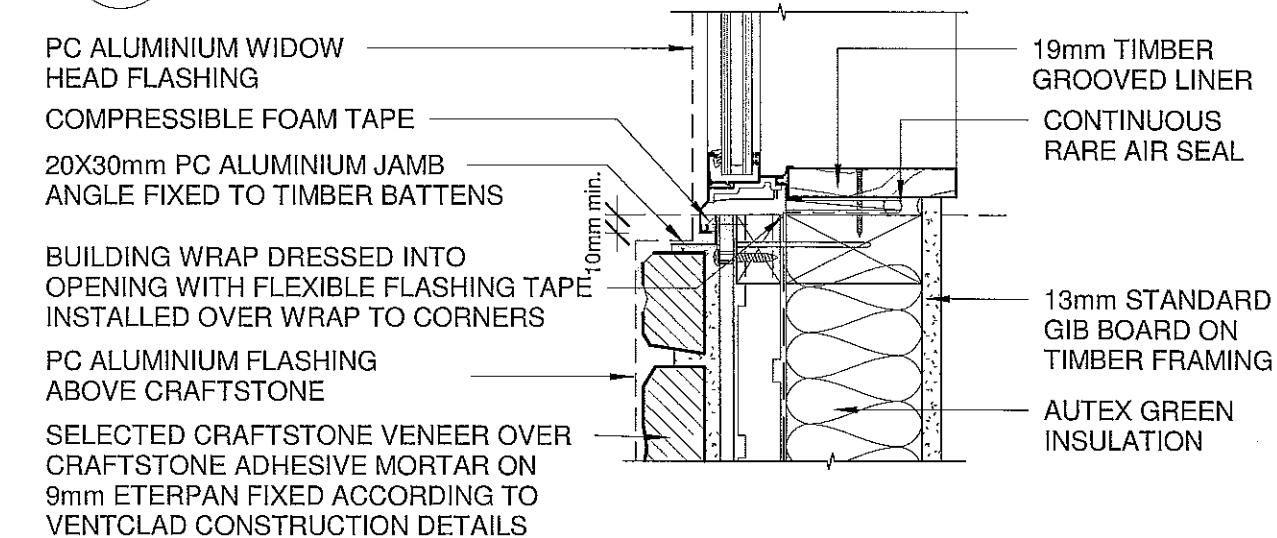
1 WINDOW JAMB - CRAFTSTONE CORNER

1:5



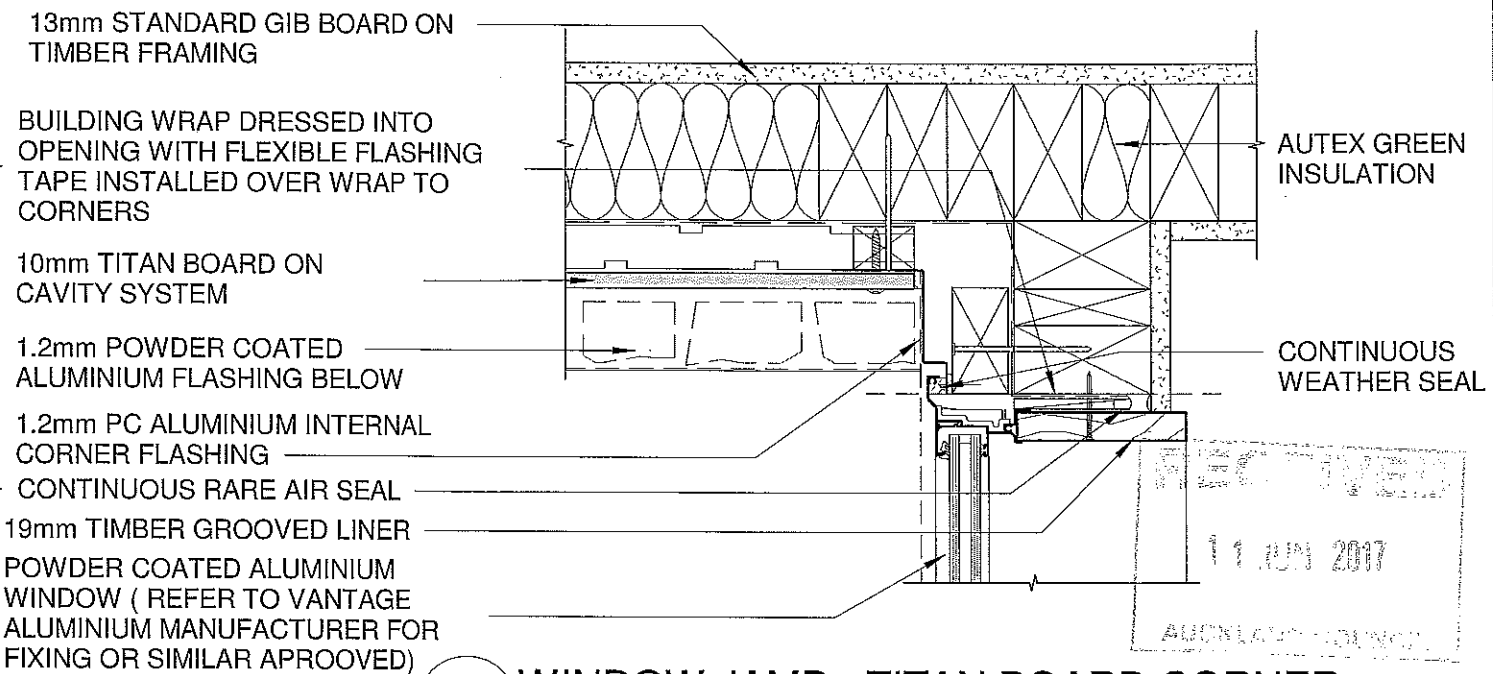
3 WINDOW JAMB - WEATHER BOARD CORNER

1:5



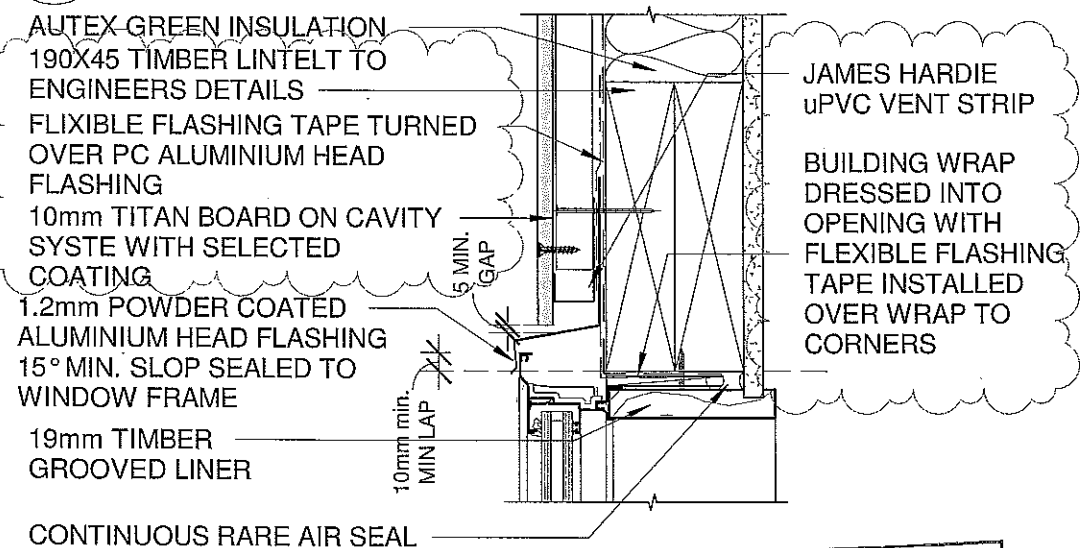
4 WINDOW JAMB DETAIL - CRAFTSTONE CLADDING

1:5



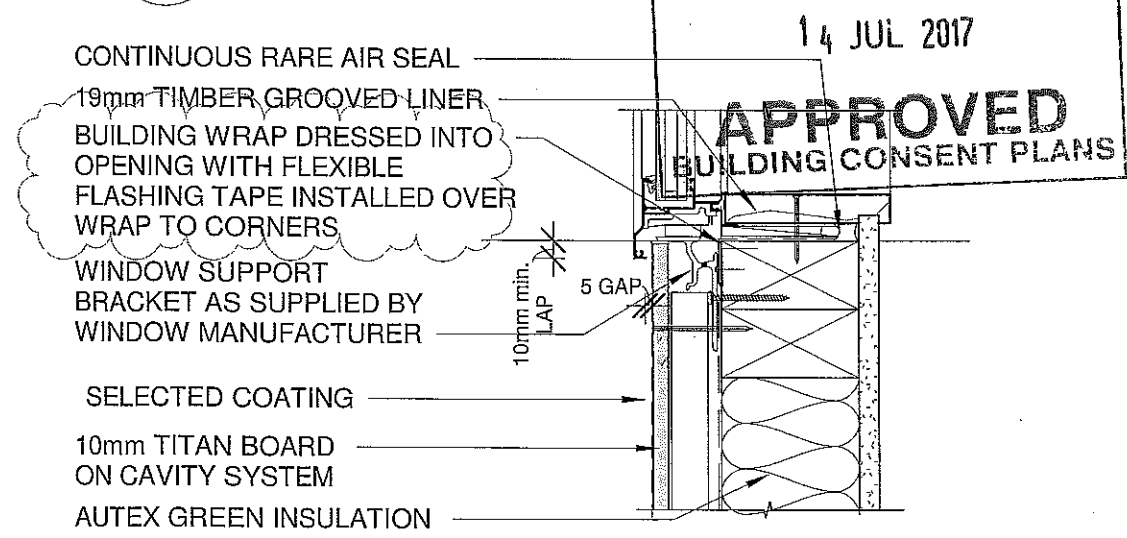
2 WINDOW JAMB - TITAN BOARD CORNER

1:5



5 WINDOW HEAD - TITAN BOARD CLADDING

1:5



6 WINDOW SILL - TITAN BOARD CLADDING

1:5

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B	RFI	29-05-2017

Architectural Plus
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Client:
Haifa & Raouf Shakib

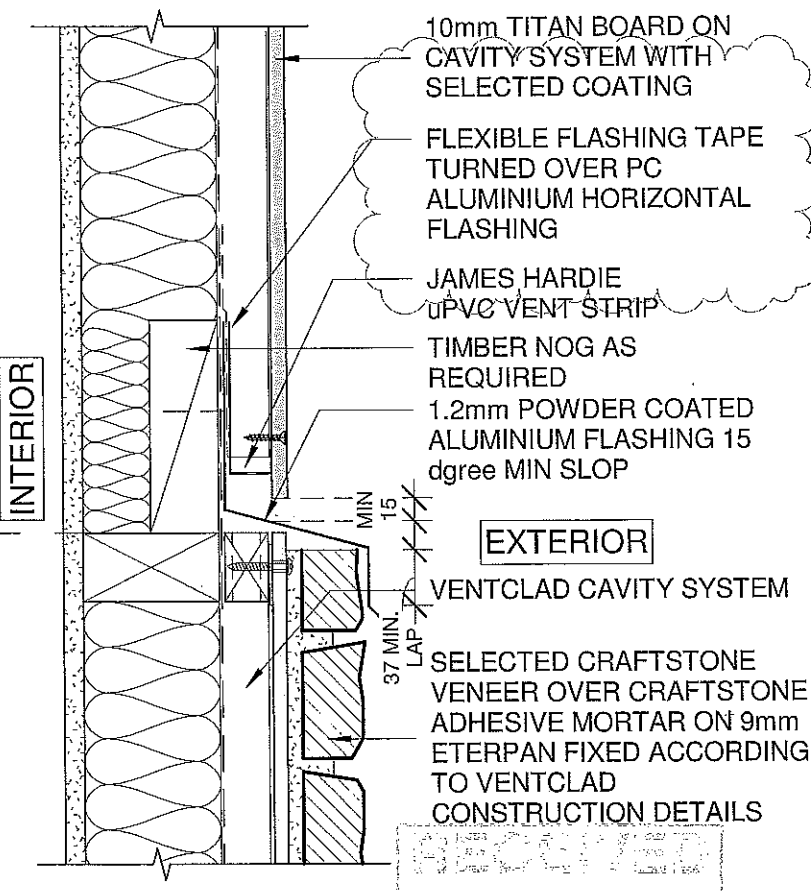
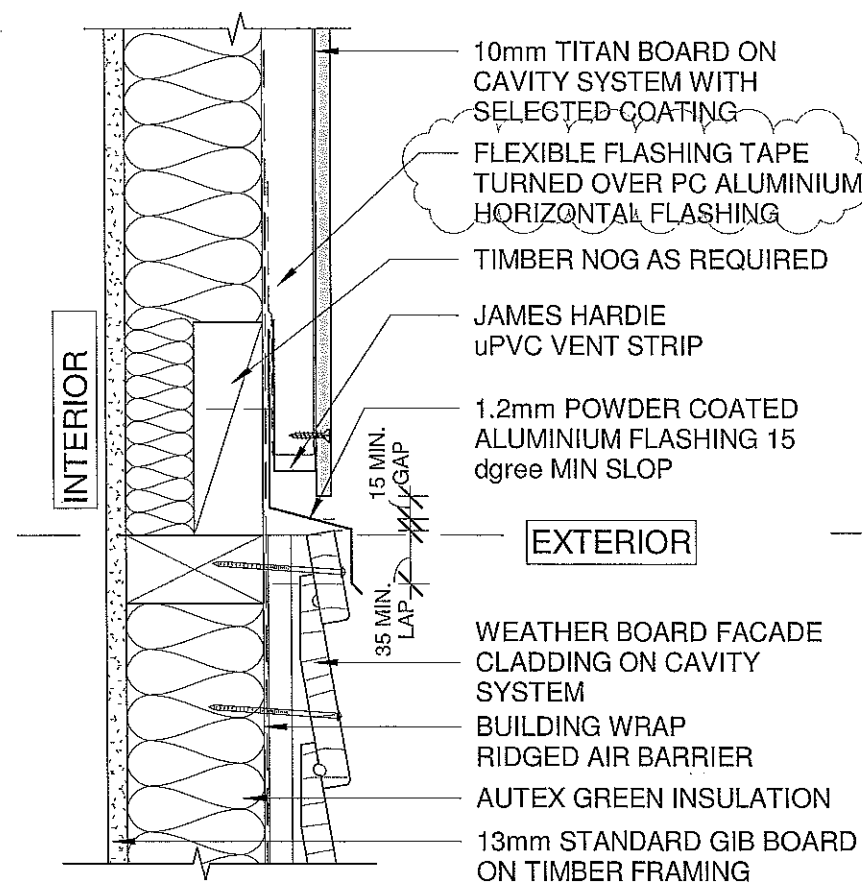
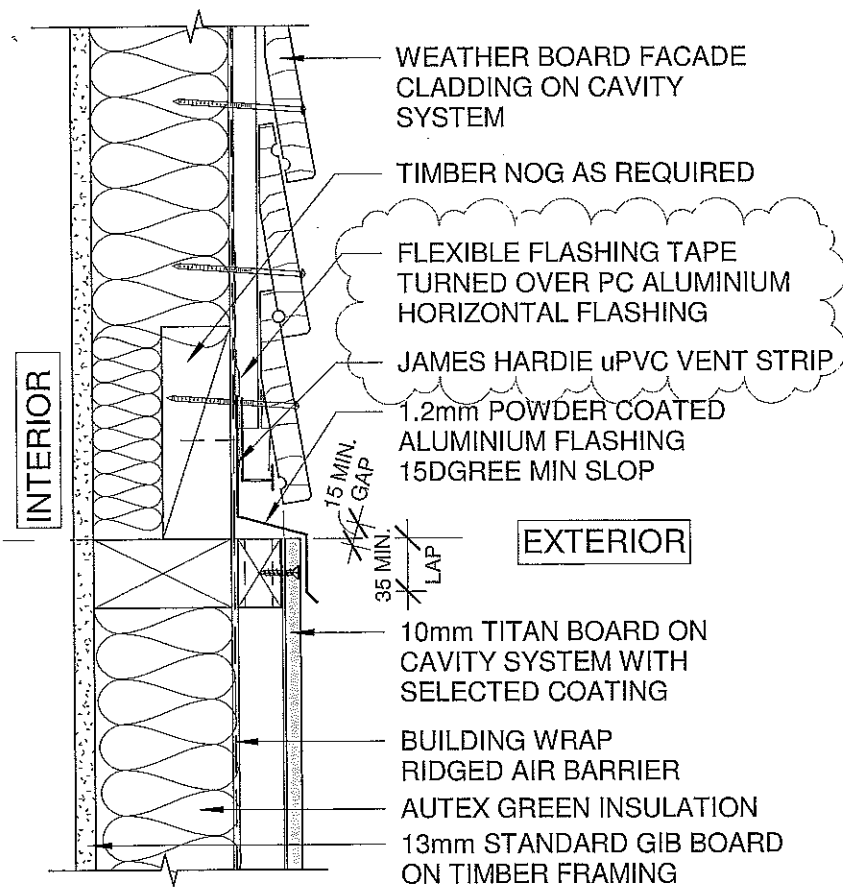
Project Name:
Proposed Alterations to Existing Dwelling

Project Location:
306 ST JOHNS ROAD, ST JOHNS, AUCKLAND

EXTERIOR FACADE DETAILS

Project Number	0271
Date	01-02-2016
Drawn	Author
Sheet Number	A163
Scale	1:50 @ A3
Status	Construction

Architecture



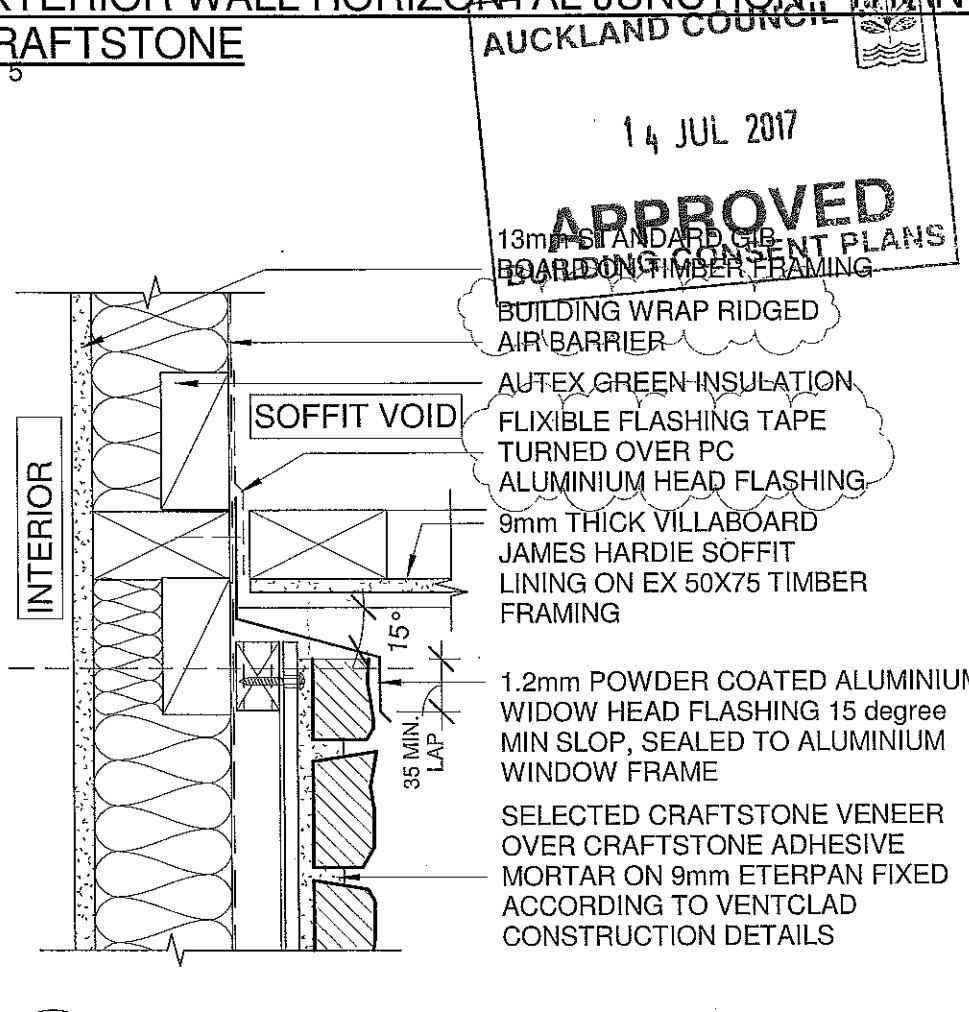
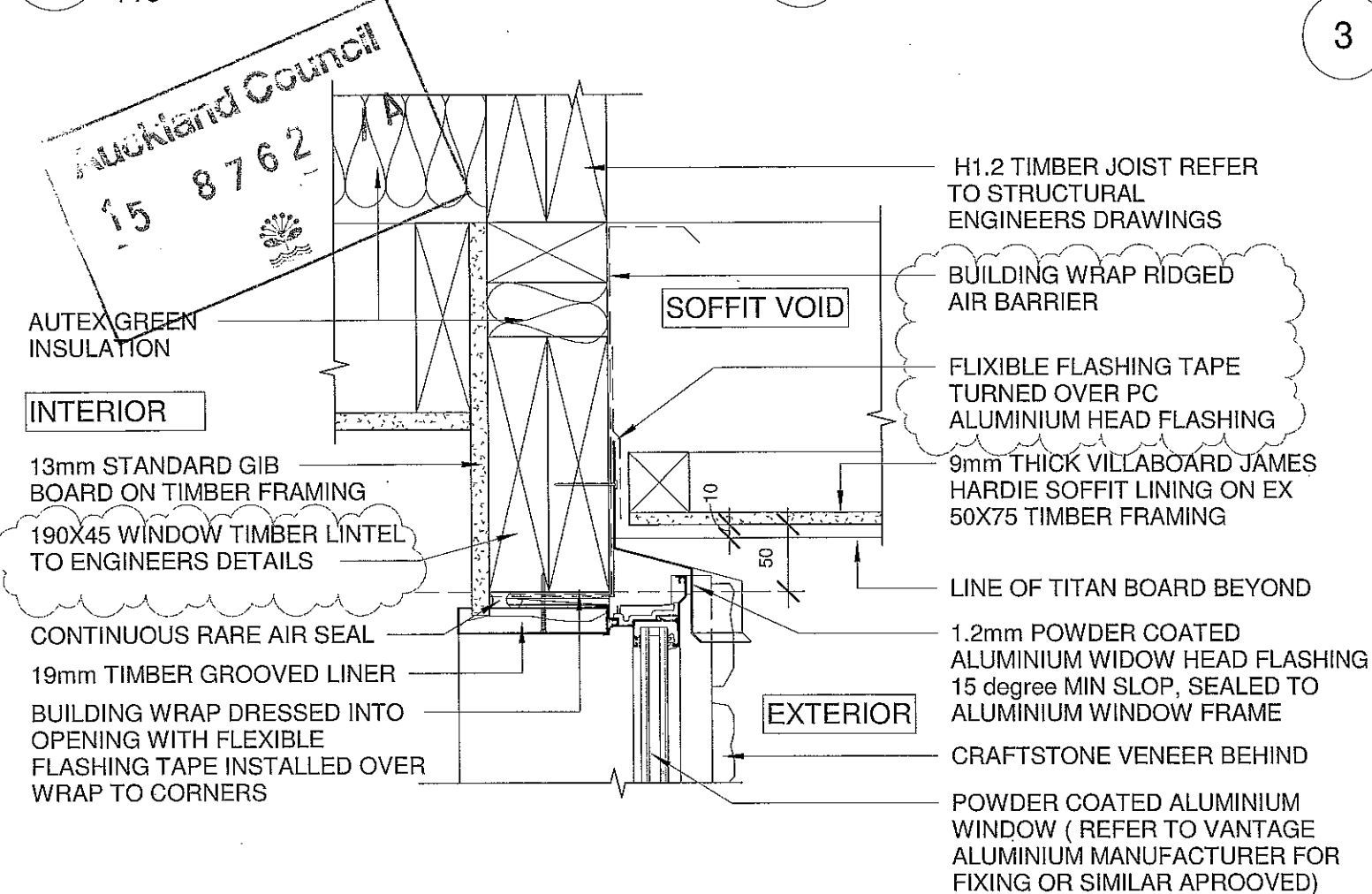
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1 **EXT. WALL HORIZONTAL JUCTION - WEATHERBOARD / TITAN**
1:5

2 **EXTERIOR WALL HORIZONTAL JUCTION - TITAN / WEATHERBOARD**
1:5

3 **EXTERIOR WALL HORIZONTAL JUCTION - TITAN / GRAFTSTONE**
1:5



4 **SOFFIT - WINDOW HEAD**
1:5

5 **SOFFIT DETAIL - GRAFTSTONE**
1:5



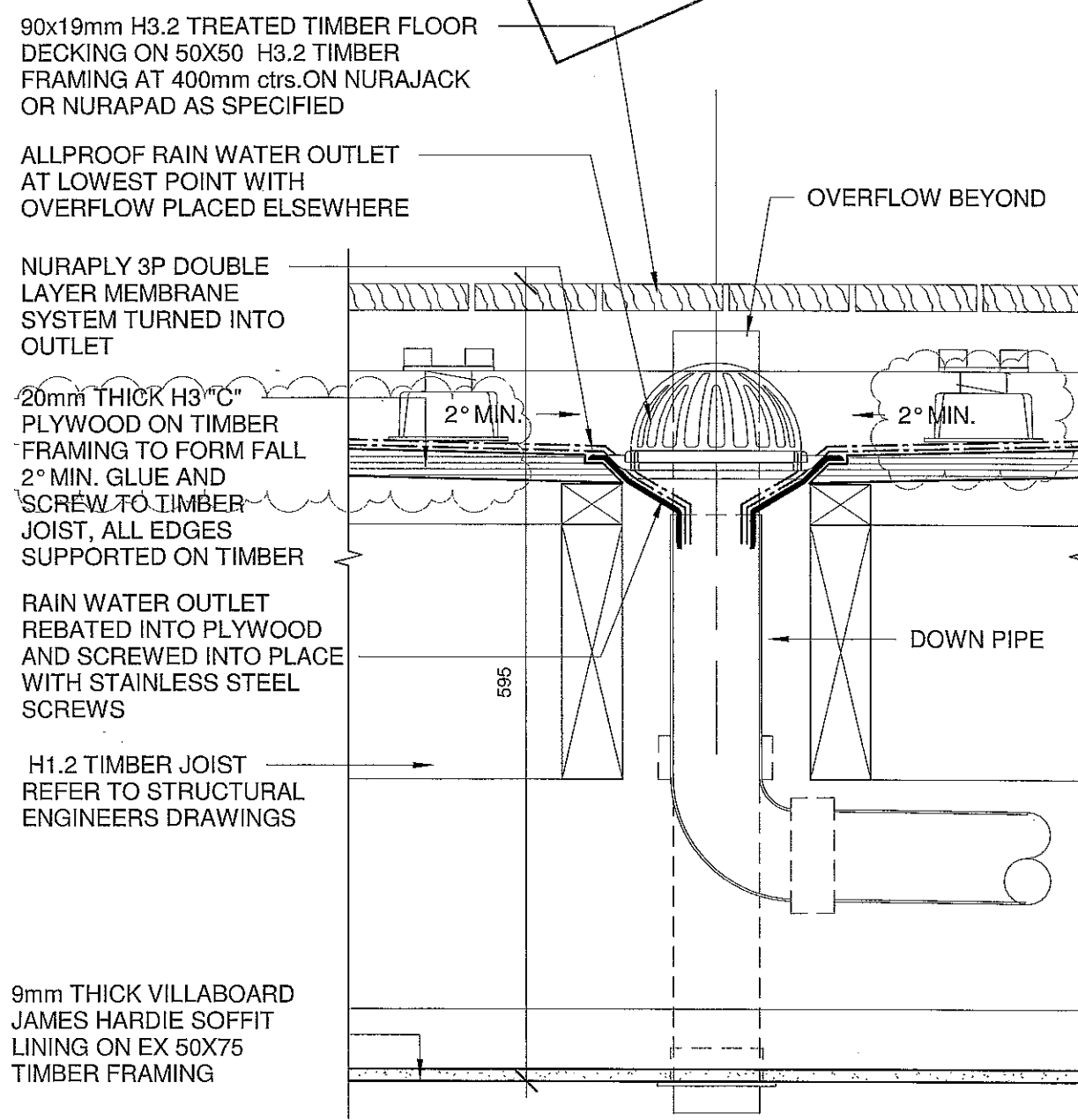
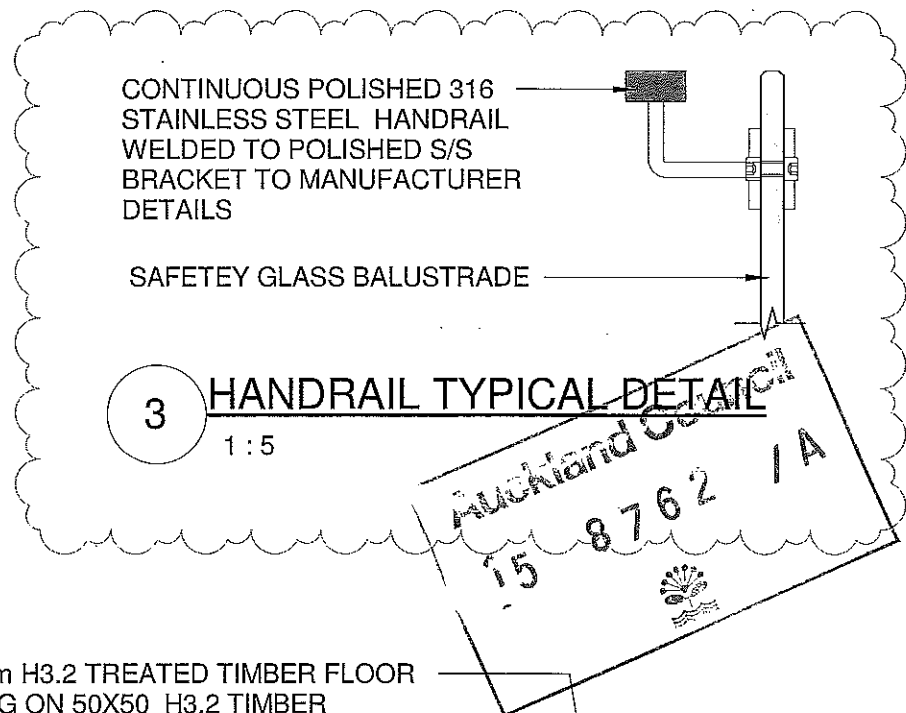
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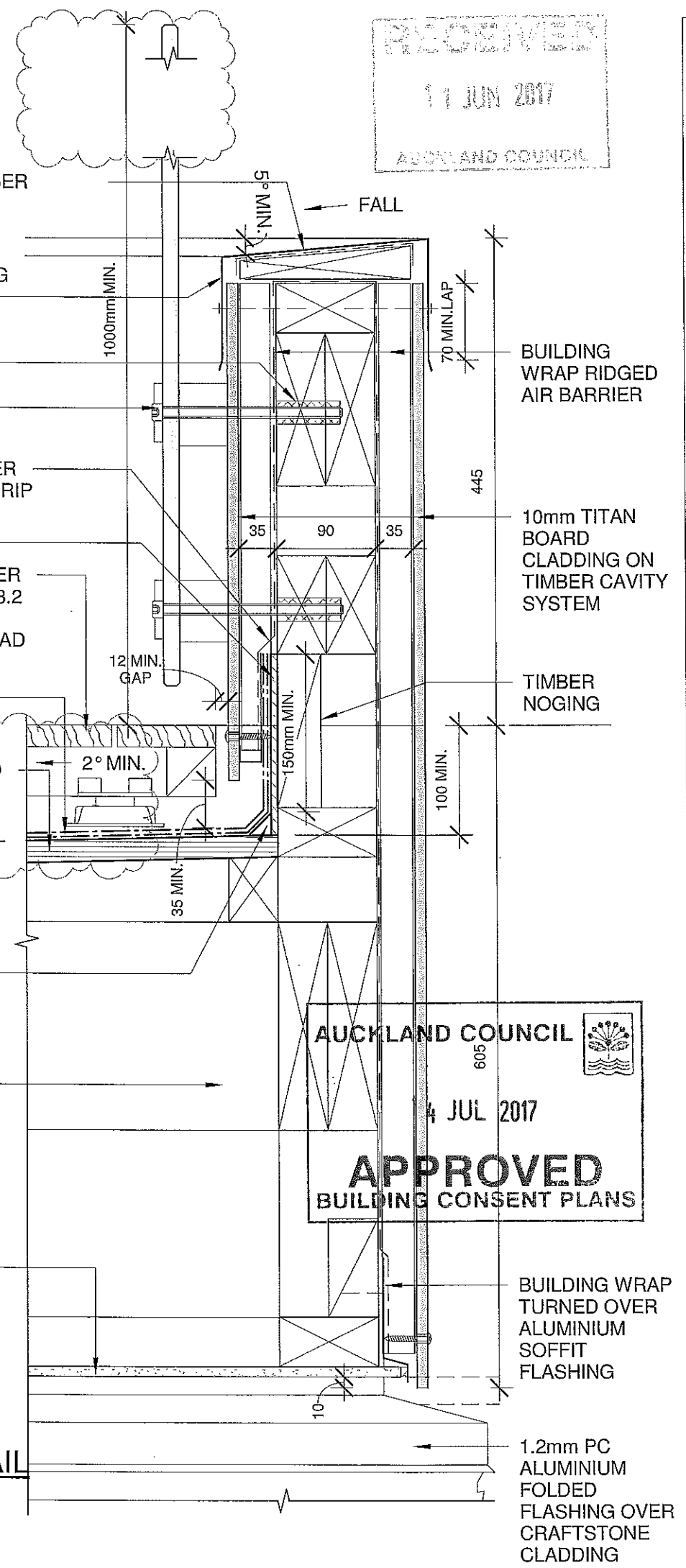
EXTERIOR FACADE DETAILS	
Project Number	0271
Date	01-02-2016
Drawn	Author
Sheet Number	A164
Scale	1:50 @ A3
Status	Construction
Architecture	



1 BALCONY - RAINWATER OUTLET DETAIL
1:5

- PROVIDE SEPARATION LAYER BETWEEN CAPPING AND TIMBER BLOCKING
- 2mm POWDERCOATED ALUMINIUM CAPPING, STAINLESS STEEL SIDE FIXING AT 400mm ctrs. MIN.
- FIXING SEALENT DETAIL AS PER E2/AS1 CLAUSE 7.4.5
- BALUSTRADE FIXING
- BUILDING WRAP TURNED OVER JAMES HARDIE uPVC VENT STRIP
- 6mm FIBER CEMENT BOARD
- 90x19mm H3.2 TREATED TIMBER FLOOR DECKING ON 50X50 H3.2 TIMBER FRAMING AT 400mm ctrs. ON NURAJACK OR NURAPAD AS SPECIFIED
- NURAPLY 3P DOUBLE LAYER SYSTEM
- 20mm THICK H3 "C" PLYWOOD ON TIMBER FRAMING TO FORM FALL 2° MIN. GLUE AND SCREW TO TIMBER JOIST, ALL EDGES SUPPORTED ON TIMBER
- 20mm MIN. ANGLE FILLET
- H1.2 TIMBER JOIST REFER TO STRUCTURAL ENGINEERS DRAWINGS
- 9mm THICK VILLABOARD JAMES HARDIE SOFFIT LINING ON EX 50X75 TIMBER FRAMING

2 PARAPET DETAIL
1:5



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605
4 JUL 2017
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A	B.C AMENDMENT	25-04-2017
B	RFI	29-05-2017

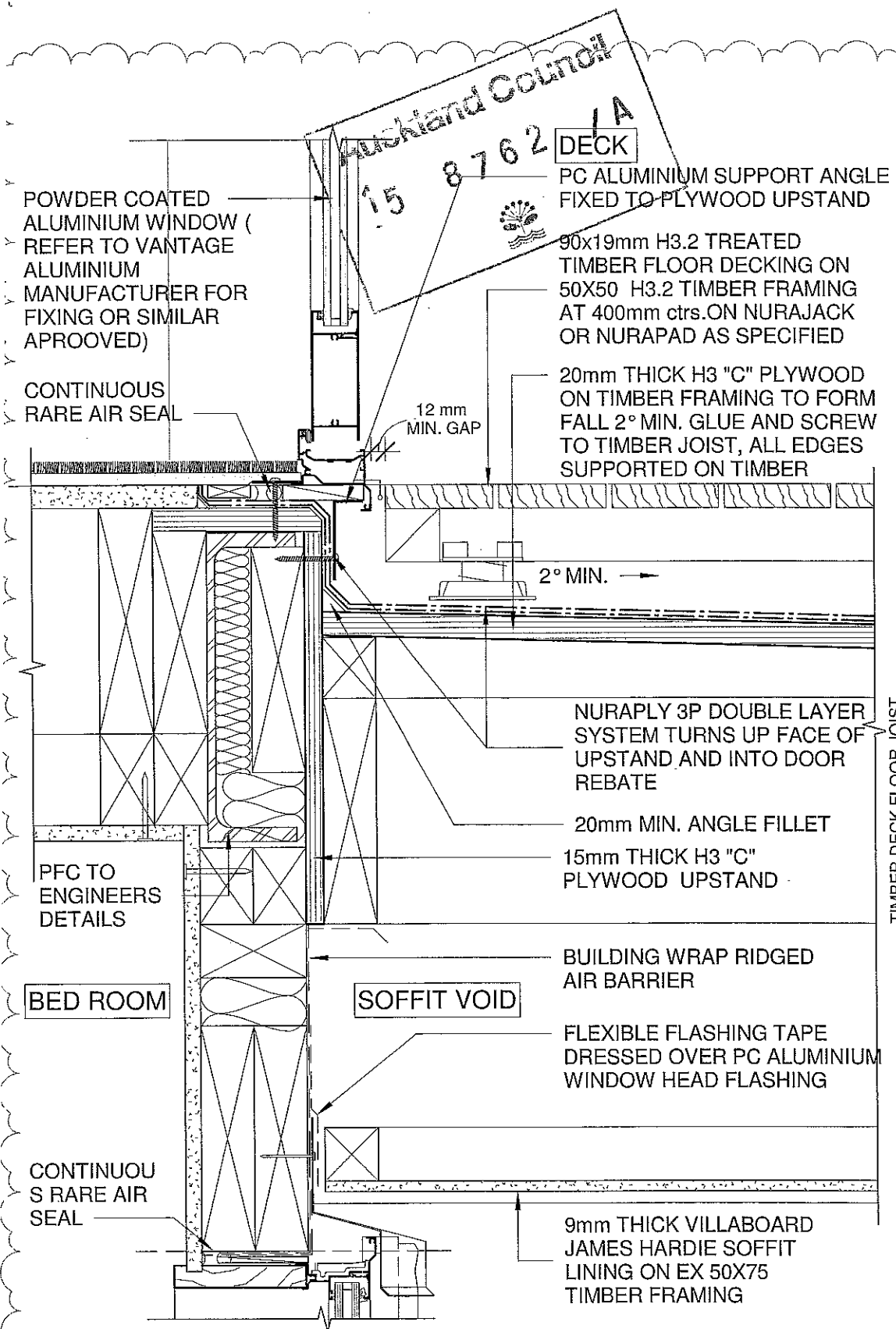
Architectural Plus
38, Gilletta Road, Mt. Roskill, Auckland, 1041
info@archiplus.co.nz
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Client:
Haifa & Raouf Shakib

Project Name:
Proposed Alterations to Existing Dwelling

Project Location:
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EXTERIOR FACADE DETAILS	
Project Number	0271
Date	01-02-2016
Drawn	Author
Sheet Number	A165
Scale	1:50 @ A3
Status	Construction
Architecture	



Second Floor
74864 mm

PFC TO ENGINEERS DETAILS

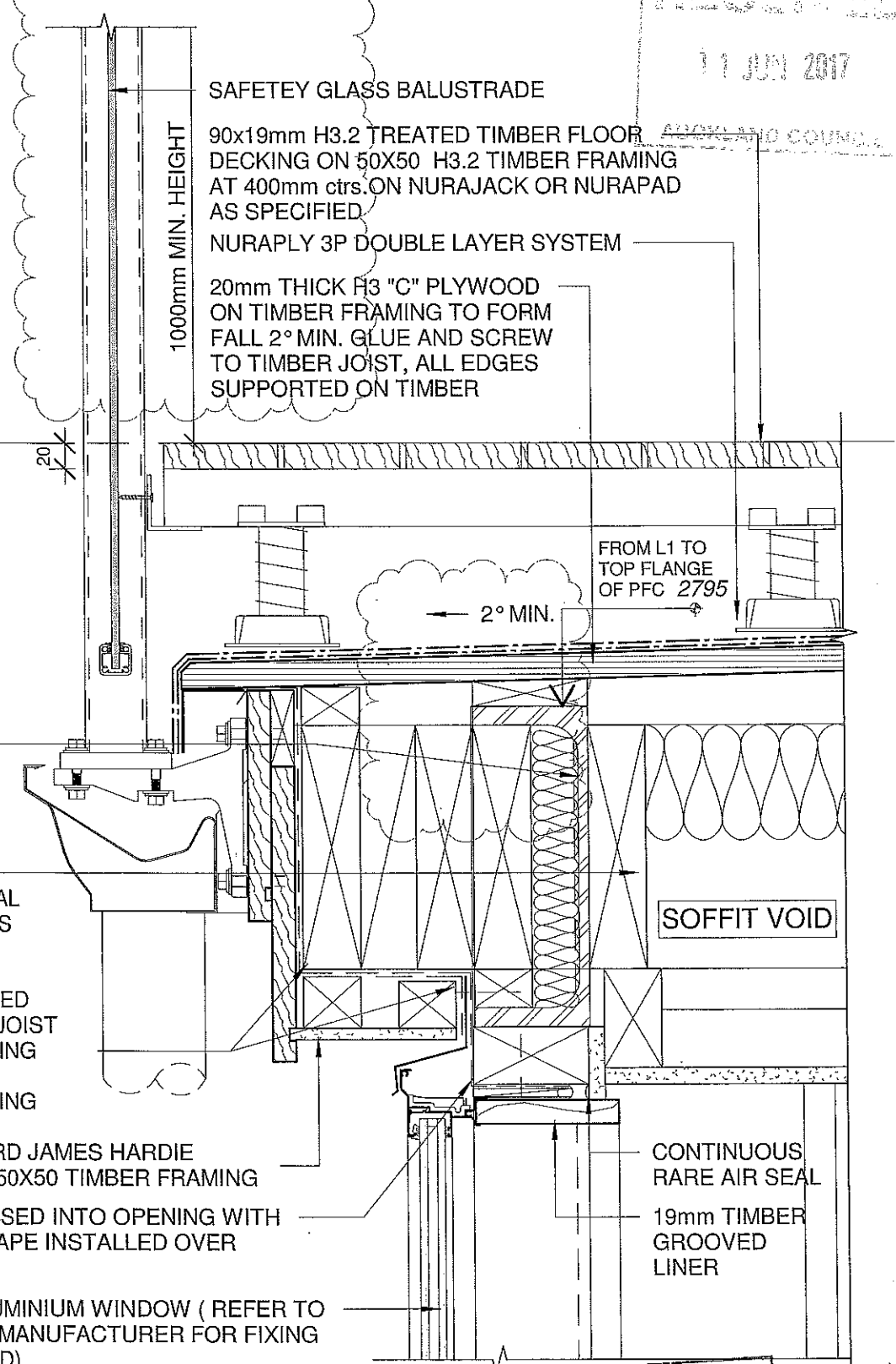
H1.2 TIMBER JOIST
REFER TO STRUCTURAL ENGINEERS DRAWINGS

BUILDING WRAP TURNED OVER TIMBER FLOOR JOIST WITH FLEXIBLE FLASHING TAPE DRESSED OVER WINDOW HEAD FLASHING

9mm THICK VILLABOARD JAMES HARDIE SOFFIT LINING ON EX 50X50 TIMBER FRAMING

BUILDING WRAP DRESSED INTO OPENING WITH FLEXIBLE FLASHING TAPE INSTALLED OVER WRAP TO CORNERS

POWDER COATED ALUMINIUM WINDOW (REFER TO VANTAGE ALUMINIUM MANUFACTURER FOR FIXING OR SIMILAR APPROVED)



SAFETEY GLASS BALUSTRADE

90x19mm H3.2 TREATED TIMBER FLOOR DECKING ON 50X50 H3.2 TIMBER FRAMING AT 400mm ctrs. ON NURAJACK OR NURAPAD AS SPECIFIED

NURAPLY 3P DOUBLE LAYER SYSTEM

20mm THICK H3 "C" PLYWOOD ON TIMBER FRAMING TO FORM FALL 2° MIN. GLUE AND SCREW TO TIMBER JOIST, ALL EDGES SUPPORTED ON TIMBER

1000mm MIN. HEIGHT

FROM L1 TO TOP FLANGE OF PFC 2795

SOFFIT VOID

CONTINUOUS RARE AIR SEAL

19mm TIMBER GROOVED LINER

2 THRESHOLD HINGED DOOR DETAIL - L2
A113 SCALE 1:5

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SECTION CC - Callout 1
1:5
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BUILDING CONSENT PLANS

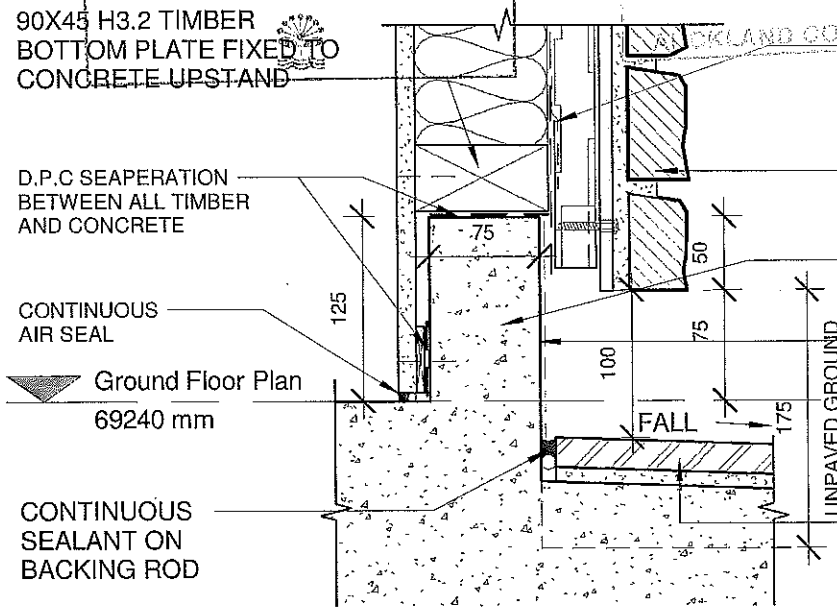
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Architectural Plus
38, Gilletta Road, Mt. Roskill, Auckland, 1041
info@archiplus.co.nz
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Client:
Haifa & Raouf Shakib
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306 ST JOHNS ROAD, ST JOHNS, AUCKLAND

EXTERIOR FACADE DETAILS	
Project Number	0271
Date	01-02-2016
Drawn	Author
Sheet Number	A166
Scale	1:50 @ A3
Status	Construction
Architecture	



FLEXIBLE FLASHING TAPE LAPPED OVER VENTCLAD CAVITY CLOSER

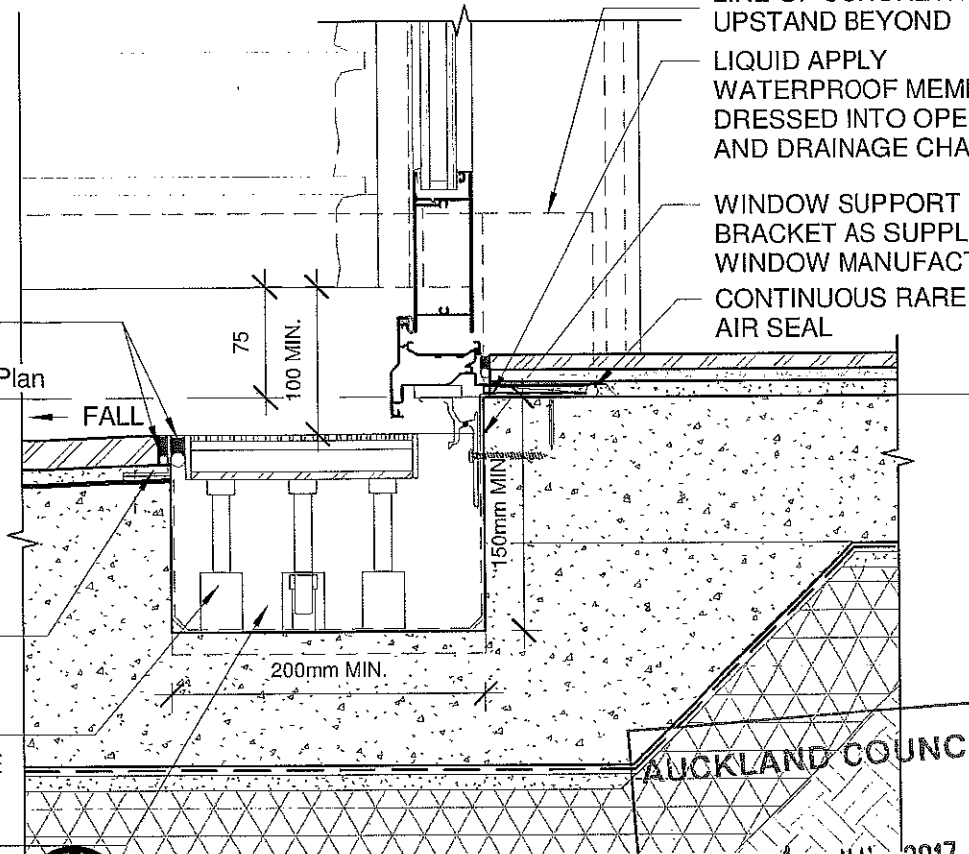
SELECTED CRAFTSTONE VENEER OVER CRAFTSTONE ADHESIVE MORTAR ON 9mm ETERPAN FIXED ACCORDING TO VENTCLAD CONSTRUCTION DETAILS

CONCRETE UPSTAND TO ENGINEERS DETAILS

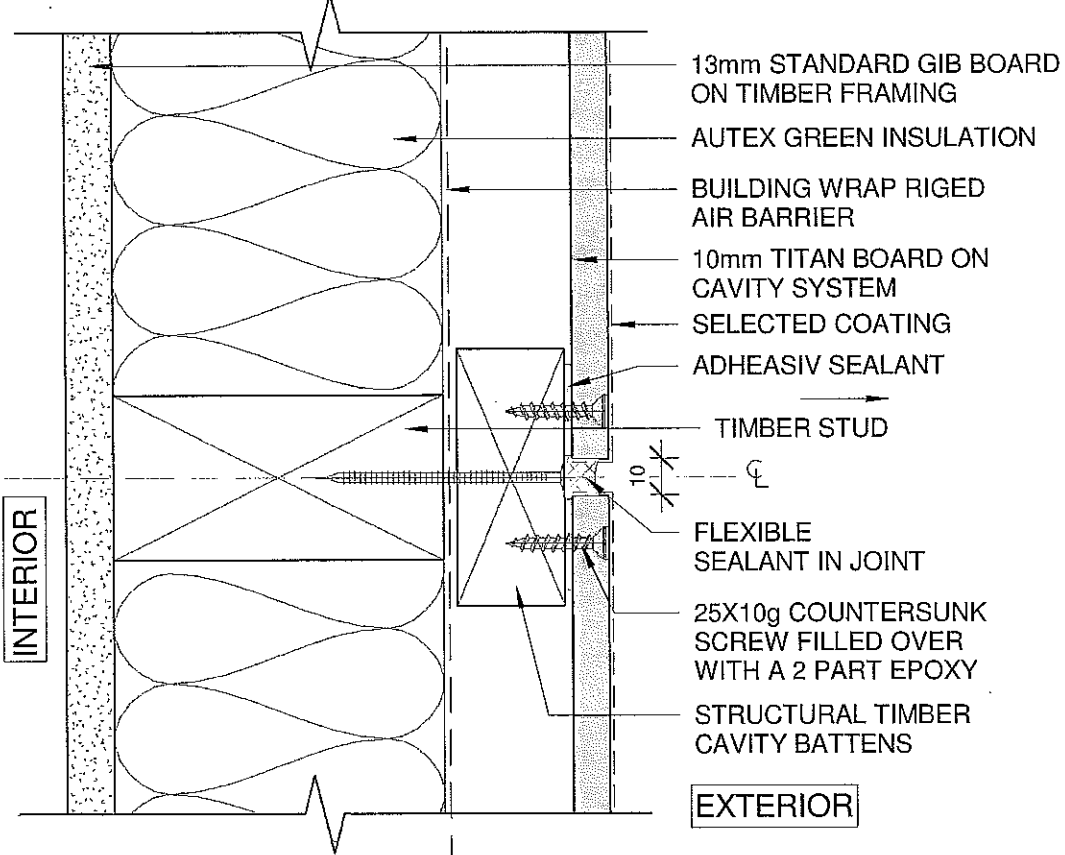
LIQUED APPLIED WATERPROOF MEMBRANE

SEALANT

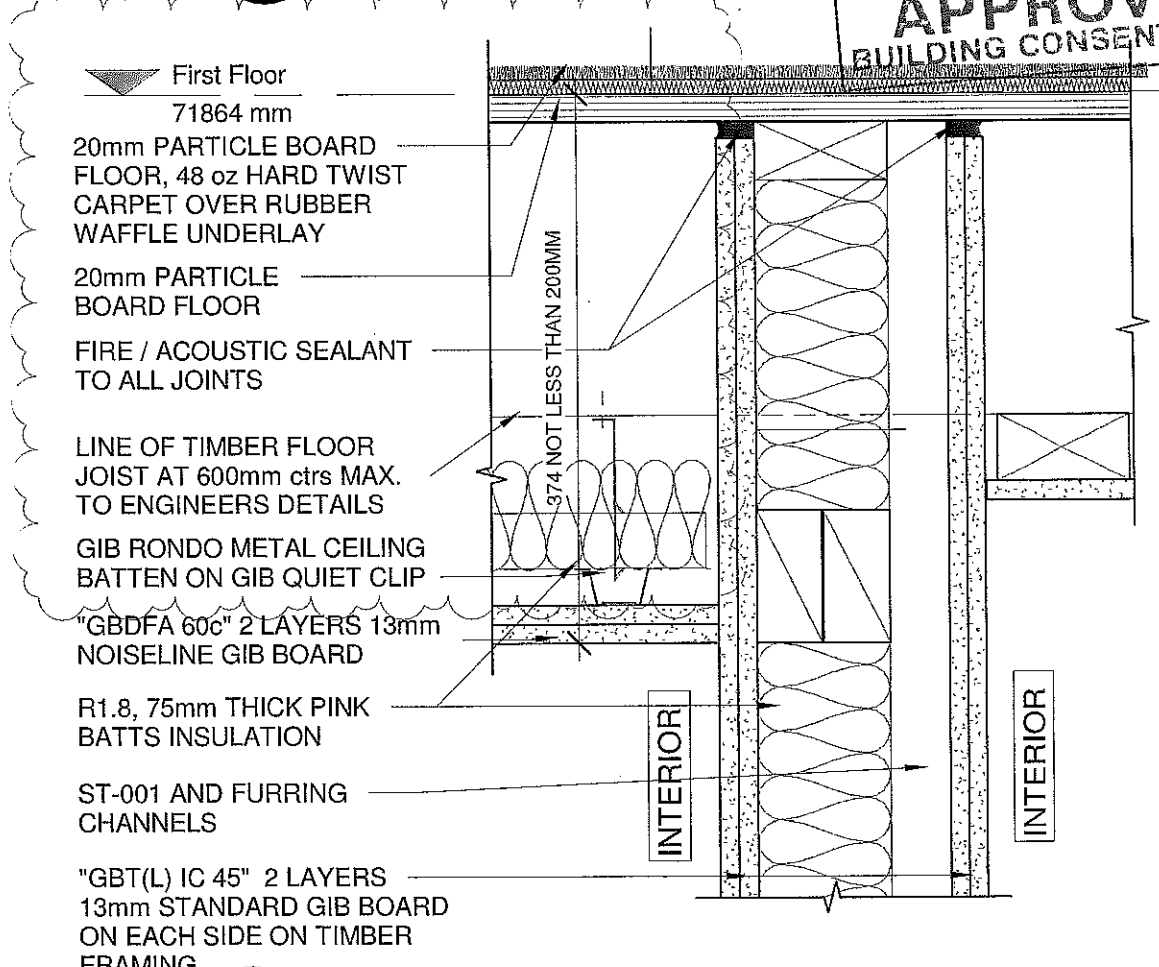
SELECTER EXTERIOR NON SLIP PAVER ON MORTAR FALL 1:100 MIN.



3 DOOR THRESHOLD DETAIL
A112 SCALE 1:5



1 TYPICAL VERTICAL JOINT - TITAN BOARD
A104 SCALE 1:2



4 SECTION CC - FIRE WALL JUNCTION DETAIL
1:5

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REV.	ISSUE	DATE
A	RF1	29-05-2017
B	RF2	26-06-2017
C	RF3	04-07-2017
D	RF3	10-07-2017

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14 JUL 2017

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BUILDING CONSENT PLANS

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EXTERIOR & EXTERIOR DETAILS	
Project Number	0271
Date	01-02-2016
Drawn	Author
Sheet Number	A167
Scale	1:50 @ A3
Status	Construction
Architecture	

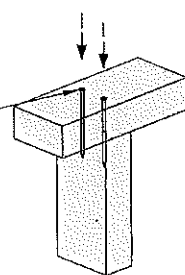


STUD TO TOP PLATE

All fixings TYPE B unless otherwise specified

TYPE A
0.7 kN

2 x 90mm x 3.15 Ø plain steel wire nails driven vertically into stud.



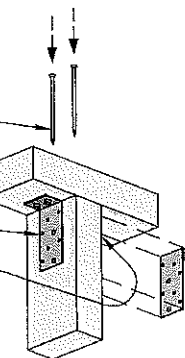
TYPE B
4.7 kN

CHOOSE ANY OF THE 3 OPTIONS BELOW

2 x 90mm x 3.15 Ø plain steel wire nails driven vertically into stud.

2 x LUMBERLOK CPC40

Recommended for internal wall options to avoid lining issues



OR

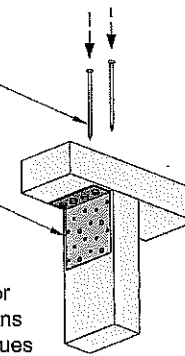
2 x 90mm x 3.15 Ø plain steel wire nails driven vertically into stud.

1 x LUMBERLOK 6kN Stud Anchor (CPC80)

CPC80 Installation



Recommended for internal wall options to avoid lining issues



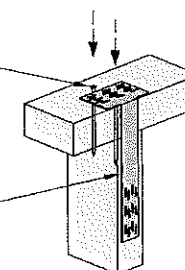
OR

2 x 90mm x 3.15 Ø plain steel wire nails driven vertically into stud.

Stud Strap Installation



1 x LUMBERLOK Stud Strap



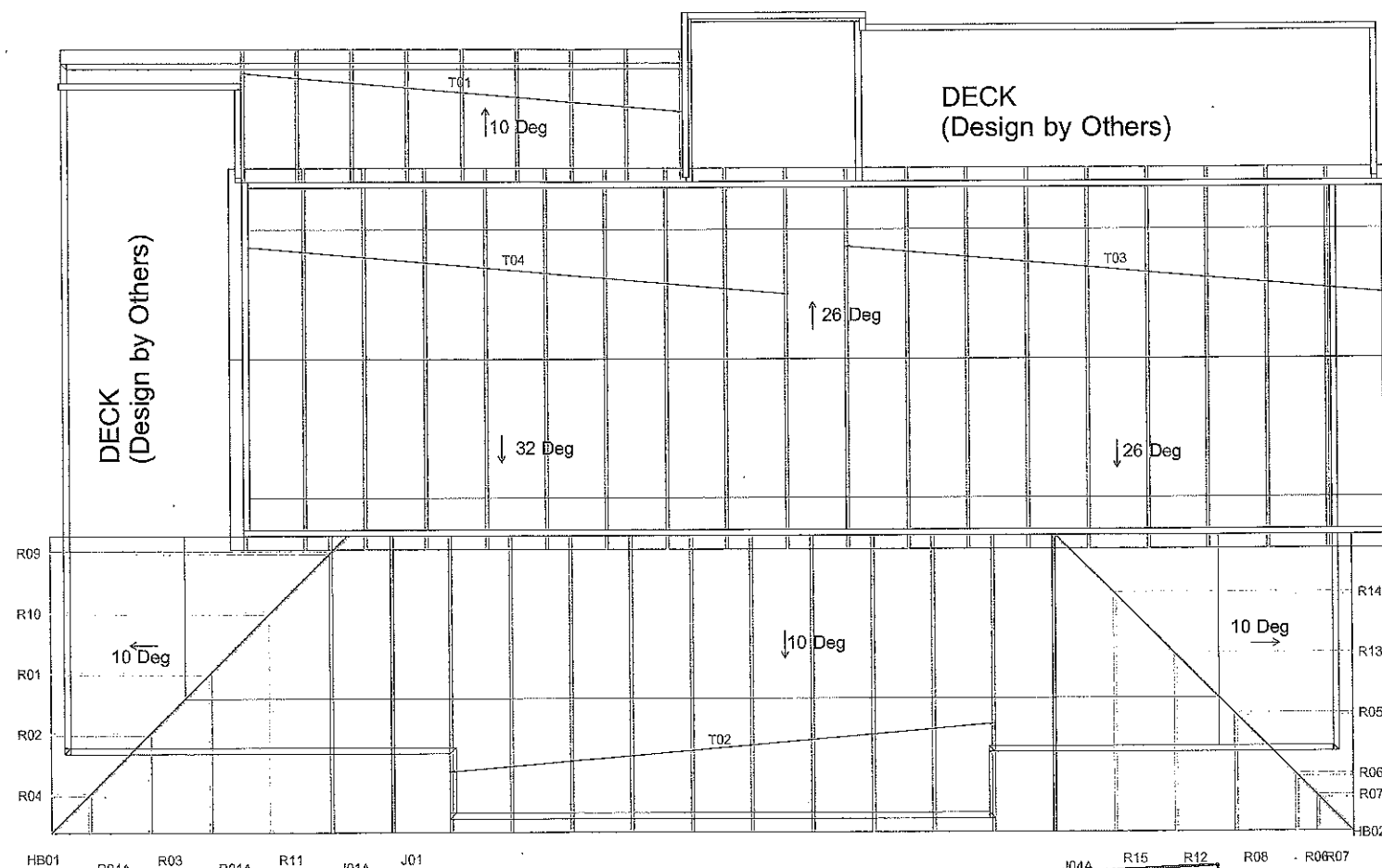
Stud to Top Plate Fixing Schedule



Refer to:
LUMBERLOK Stud to Top Plate Fixing Selection Chart 09/2011 MiTek Structural Fixings On-Site Guide for Building Code Compliance (Alternative to NZS 3604:2011 Table 8.18)

Auckland Council

15 8762 /A



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Note:
*Minimum size of Top Chord is 240x45mm
*The truss layout is for building consent and subject to change by fabricator.

MiTek New Zealand

40 Neales Road
East Tamaki
Auckland New Zealand 2013
New Zealand

Phone: (09) 274 7109

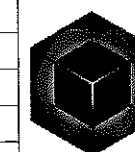
OT No.: **BTL10292**

Name: Proposed Alterions to Existing Dwelling

Address: 306 St Johns Road
St Johns
Auckland

Sheet Title: Stud To Top Plate Layout for Building Consent

Snow Zone:	Overhang:	200mm
Wind Area: Low	Design Wind Speed:	32m/s
TC Restraints: 900 mm	BC Restraints:	600 mm
Roof Material: Asphalt shingle	Ceiling Material:	Standard Plaster Board 10mm
Roof Live Load: 0.250 kPa	Ground Snow Load:	
Roof Pitch: 26, 32 & 10 degree	Truss Centres:	900 mm



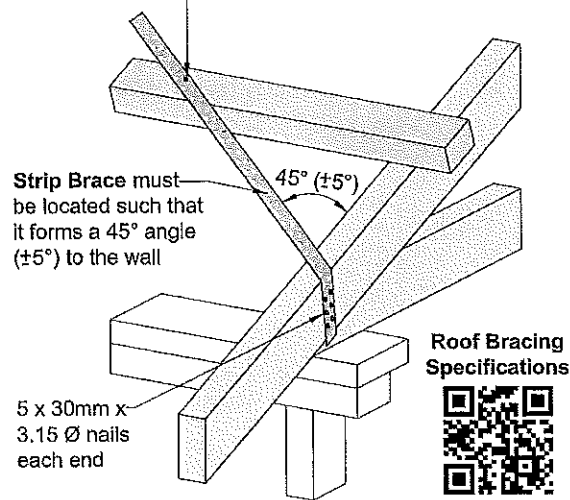
Ver. 8.0.3

MiTek
SAPPHIRE™
Better Technology. Better Building.

Building Consent No.:	Structure:	BTL10292
Drawn By:	HH	Date: 27/04/2017

LUMBERLOK ROOF BRACING

1 x 30mm x 3.15 Ø nail (after tensioning)
 Bracing above Purlins = 1 nail @ each purlin crossing
 Bracing below Purlins = 1 nail @ each truss crossing



Refer to:
 LUMBERLOK Roof Bracing Specifications 10/2011
 MiTek Structural Fixings On-Site Guide for Building Code Compliance (As per NZS 3604:2011)

LUMBERLOK TRUSS FIXINGS

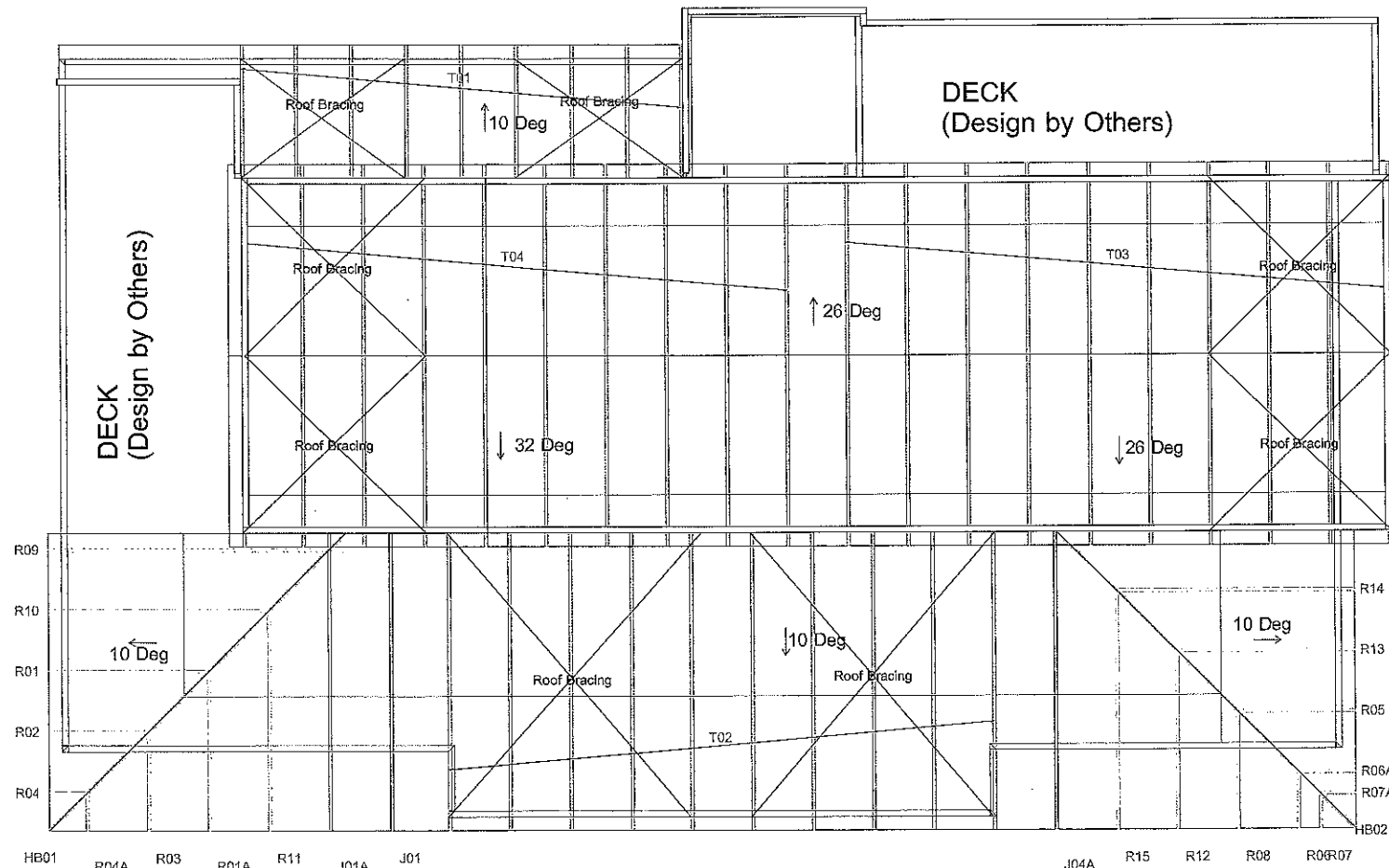
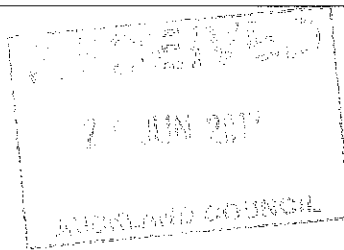
- X = LUMBERLOK JH47x90 Joist Hanger
- Z = LUMBERLOK JH47x120 Joist Hanger
- P = LUMBERLOK JH47x190 Joist Hanger
- E = LUMBERLOK JH95x165 Joist Hanger
- O = Pair of LUMBERLOK CT200 Ceiling Ties
- H = LUMBERLOK CT400 Cyclone Tie
- B = LUMBERLOK CT600 Cyclone Tie
- M = Pair of LUMBERLOK Multi Grips
- NP = LUMBERLOK Nailon Plate
- N = LUMBERLOK N21 Diagonal Cleat
- W = Pair of LUMBERLOK CPC40 Cleats
- K = LUMBERLOK TTP 16kN Truss to Top Plate set
- G = LUMBERLOK TTP 9kN Truss to Top Plate set



Notes:
 All other areas must have the minimum 2 x 90mm 3.15mm skew nails and 2 x wire dogs for truss to top plate connections
 Refer to:
 LUMBERLOK Timber Connectors Characteristic Loadings Data brochure 08/2014

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Note:
 *Minimum size of Top Chord is 240x45mm
 *The truss layout is for building consent and subject to change by fabricator.

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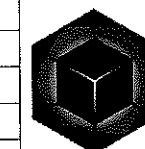
40 Neales Road
 East Tamaki
 Auckland New Zealand 2013
 New Zealand
 Phone: (09) 274 7109

OT No.: **BTL10292**

Name: Proposed Alterions to Existing Dwelling
 Address: 306 St Johns Road
 St Johns
 Auckland

Sheet Title: Truss Fixings and Roof Bracing Layout for Building Consent

Snow Zone:	Overhang:	200mm
Wind Area: Low	Design Wind Speed:	32m/s
TC Restraints: 900 mm	BC Restraints:	600 mm
Roof Material: Asphalt shingle	Ceiling Material:	Standard Plaster Board 10mm
Roof Live Load: 0.250 kPa	Ground Snow Load:	
Roof Pitch: 26, 32 & 10 degree	Truss Centres:	900 mm

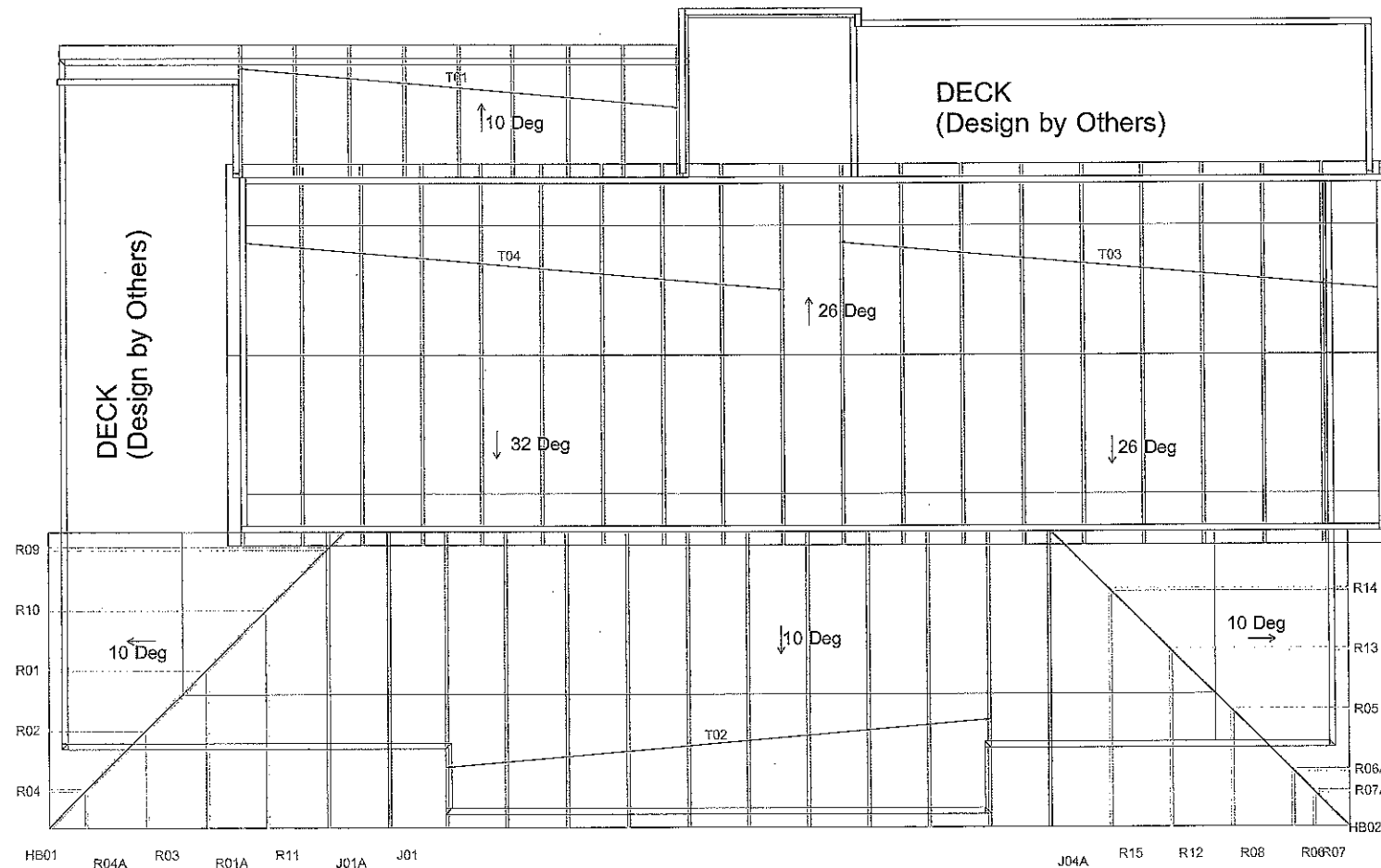


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Building Consent No.:	Structure:	BTL10292
Drawn By: H H	Date:	27/04/2017

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Note:
*Minimum size of Top Chord is 240x45mm
*The truss layout is for building consent and subject to change by fabricator.

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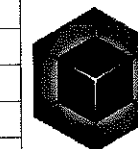
40 Neales Road
East Tamaki
Auckland New Zealand 2013
New Zealand
Phone: (09) 274 7109

OT No.: **BTL10292**

Name: Proposed Alterions to Existing Dwelling
Address: 306 St Johns Road
St Johns
Auckland

Sheet Title: Buildable Truss Layout for Building Consent

Snow Zone:	Overhang:	200mm
Wind Area: Low	Design Wind Speed:	32m/s
TC Restraints: 900 mm	BC Restraints:	600 mm
Roof Material: Asphalt shingle	Ceiling Material:	Standard Plaster Board 10mm
Roof Live Load: 0.250 kPa	Ground Snow Load:	
Roof Pitch: 26, 32 & 10 degree	Truss Centres:	900 mm



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Building Consent No.:	Structure:	BTL10292
Drawn By:	HH	Date: 27/04/2017