BUILDING CONSENT DRAWINGS

Auckland Council
17/09/2020
BCO10310208
APPROVED
BUILDING CONSENT PLANS

Proposed development for J.D. Leighton & S.E. Dickson at 298 Glengarry Rd., Glen Eden, Auckland

Sheet 1 Site plans - Existing & Proposed

Sheet 2 Floor plan, Slab/Foundation plan, Deck pile details

Sheet 3 Elevations, Sections A-A, B-B, C-C, Detail 1/3

Sheet 4 Bracing plan, Roof framing plan, Lintel fixing detail, Detail 1/4

Sheet 5 Roof & foundation construction details 1/5 to 8/5

Sheet 6 Window, doors & cladding flashing details

Sheet 7 Plumbing & drainage plans, penetration of claddings flashing, bathroom floor heating, Detail 1/7

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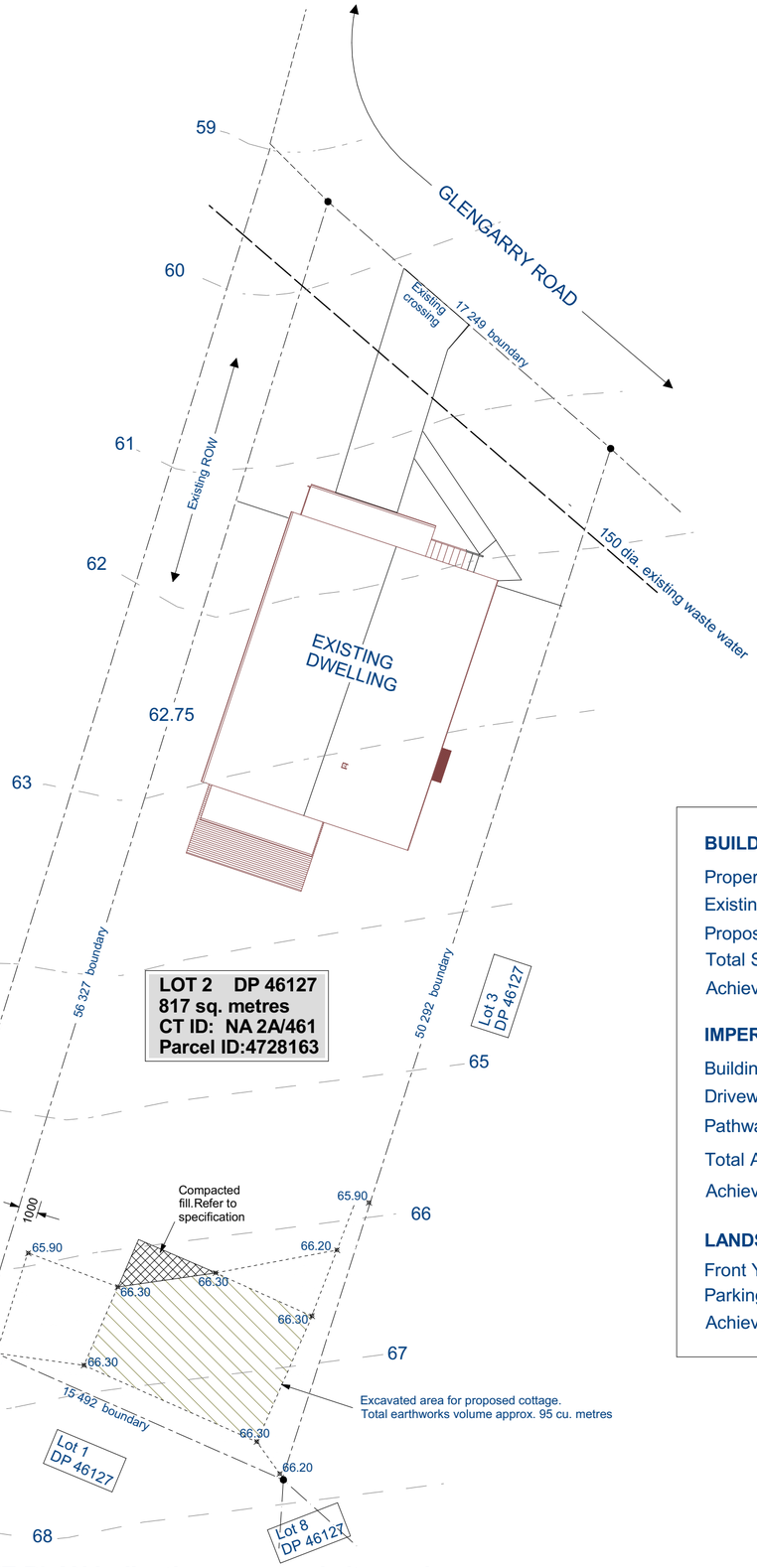
LBP No.113825

ISSUE DATE: Thursday, April 30, 2020



EXISTING SITE PLAN indicating proposed site works

Scale 1 : 200

Earthquake zone: 1
Exposure Zone: C
Wind Zone: Medium
Snow Load: N/A
Floor Load: 1.5kPa internal
2.0kPa external

Elevations

REFER TO SHEET 2 FOR DETAILED FLOOR PLANS
REFER TO SHEET 3 FOR ELEVATIONS AND BUILDING RECESSION PLANES
REFER TO SHEET 4 FOR ROOF & BRACING PLANS
REFER TO SHEET 5 FOR ROOF CONSTRUCTION AND FOUNDATION DETAILS
REFER TO SHEET 6 FOR CLADDING & WINDOW & DOOR FLASHING DETAILS
REFER TO SHEET 7 FOR SERVICES PLAN & CLADDING PENETRATION FLASHING DETAILS

BUILDING SITE COVER (35% allowable)

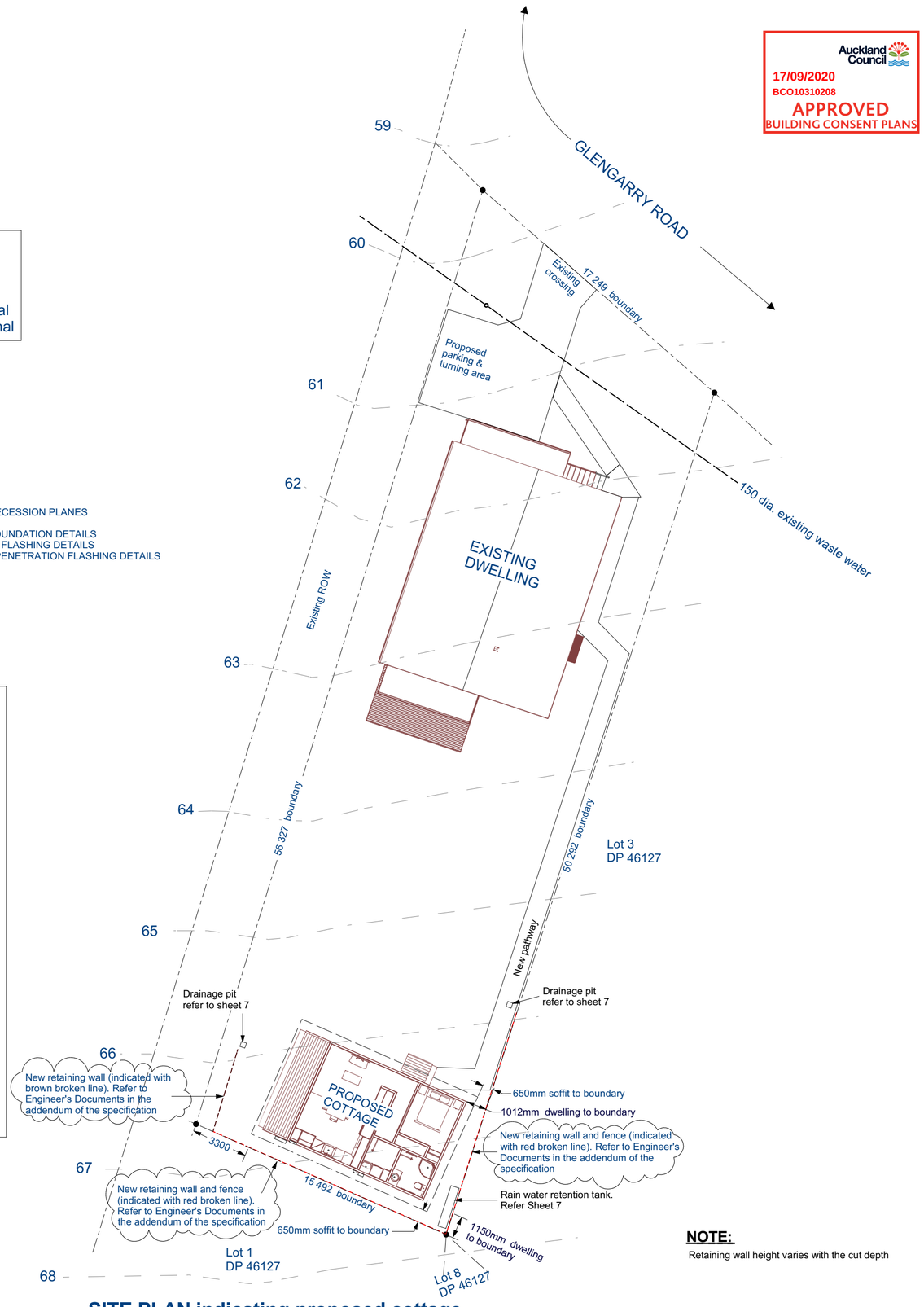
Property Area = 817 sq. m
Existing Dwelling (incl.covered decks) = 132.95 sq.m
Proposed Cottage (incl.covered deck) = 60 sq.m
Total Site Coverage = 192.95 sq.m
Achieved percentage: 23.6%

IMPERMEABLE SURFACES: (60% allowable)

Buildings & Decks = 167.67 sq.m
Driveway & parking = 44.12 sq.m
Pathways = 42.77 sq.m
Total Area = 254.56 sq.m
Achieved percentage: 31.15%

LANDSCAPING: (50% of front yard required)

Front Yard Area = 168.4 sq.m
Parking & Driveway = 56.41 sq.m
Achieved Landcaping percentage: 65.5%



SITE PLAN indicating proposed cottage

Scale 1 : 200

NOTE:
Retaining wall height varies with the cut depth

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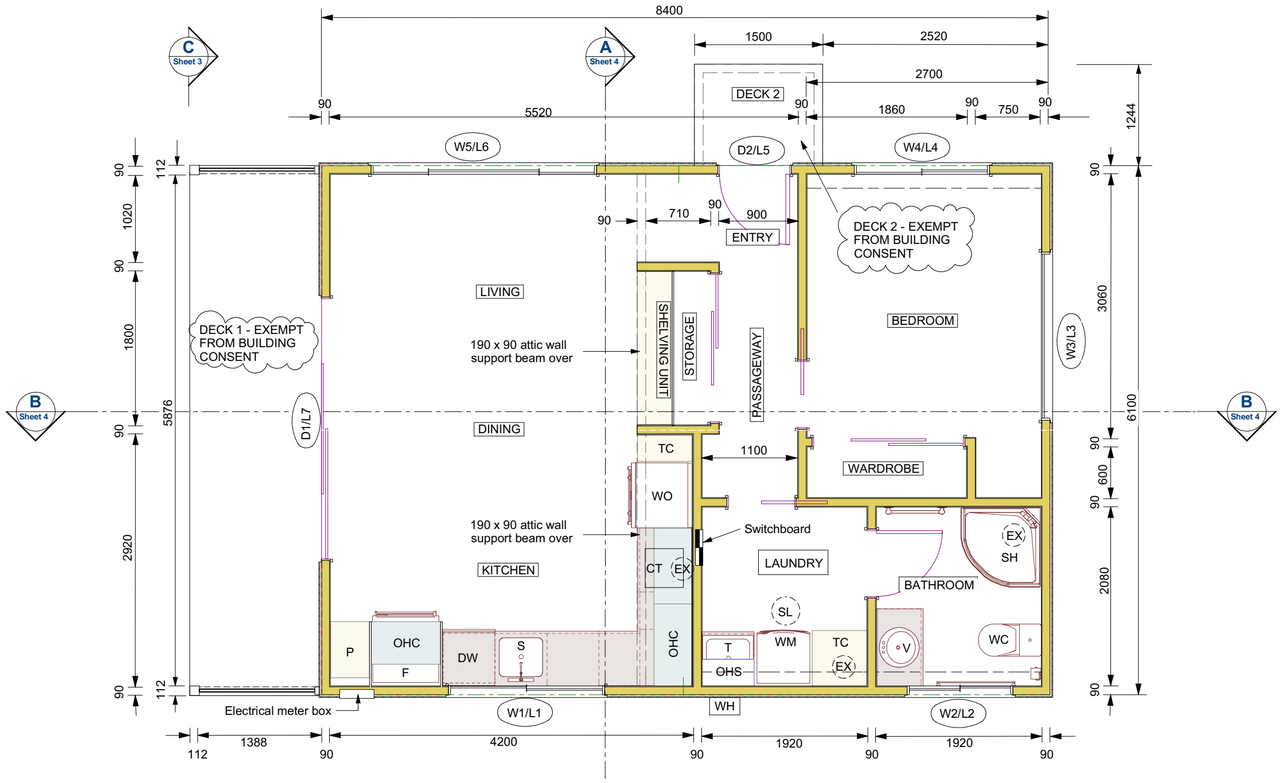
Existing Site Plan
Proposed Site Plan

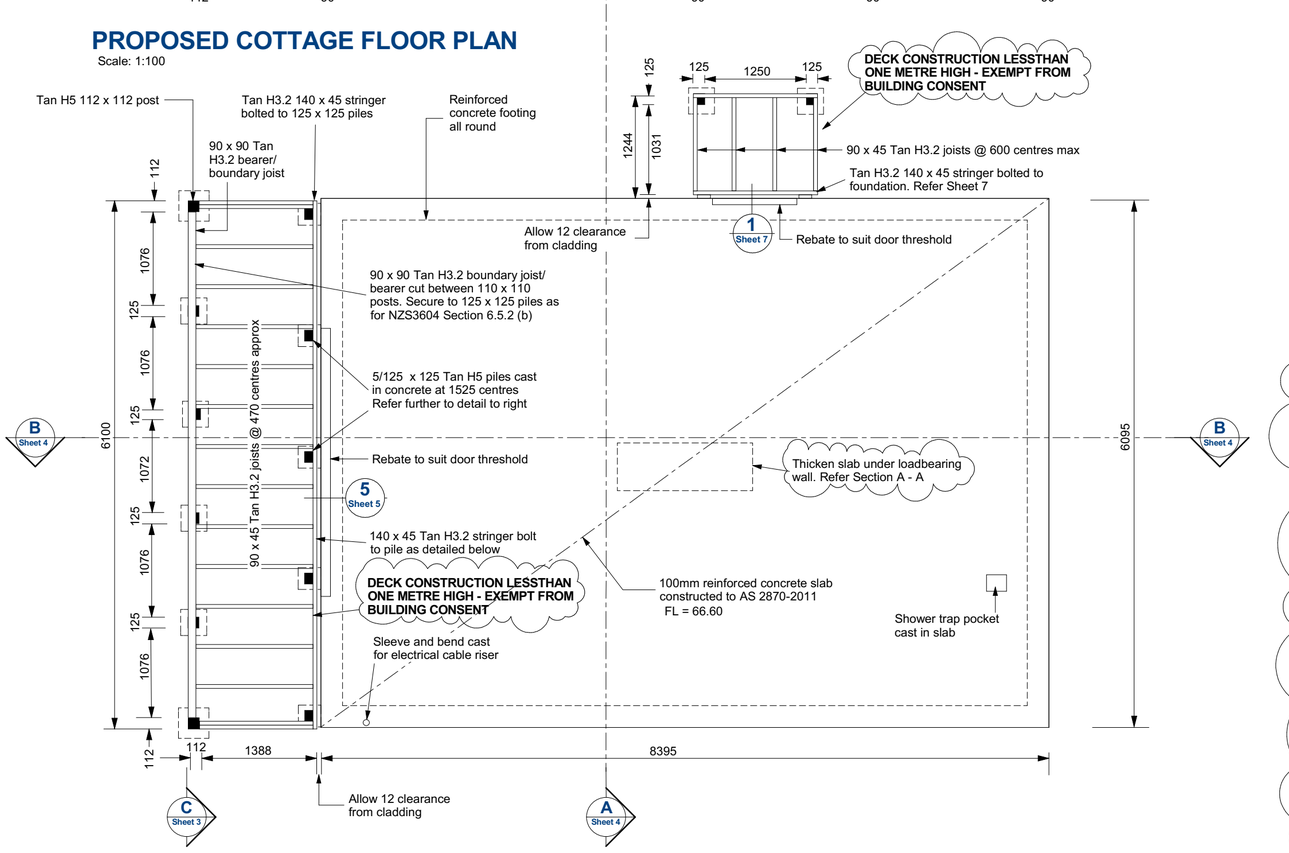
REVISIONS				
Date	Ref	Details		
20/8/20	A	Indicate extent of retaining wall (brown wall only, red with fence)		
			DESIGN DATE:	1/12/19
			SCALE:(A2)	As shown
			DRAWING REF:	2019/11/1
			DRAWN BY:	Graham
			ISSUE DATE:	Sunday, August 23, 2020

Sheet No. **1A** In set of: 7



PROPOSED COTTAGE FLOOR PLAN

Scale: 1:100



PROPOSED FOUNDATION/SLAB PLAN

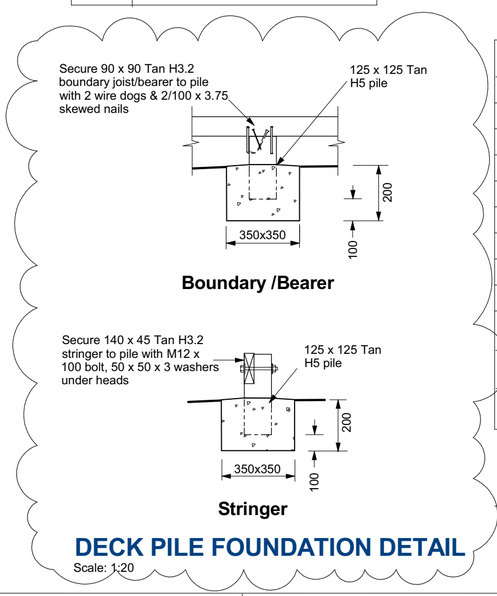
Scale: 1:100

Elevations

REFER TO SHEET 3 FOR ELEVATIONS AND BUILDING RECESSION PLANES
REFER TO SHEET 4 FOR ROOF FRAMING AND BRACING SCHEDULE

NOMENCLATURE

Item	Description
TC	Tall Cupboard
CT	Cook Top(gas)
DW	Dishwasher
EX	Extract fan
F	Fridge
OHC	Overhead cupboard
OHS	Overhead shelving
P	Pantry
S	Sink bowl
SH	Shower (900 with centre waste)
SL	Skylight
T	Laundry Tub
TC	Tall Cupboard
V	Vanity unit (900 long)
WC	Water closet
WH	Water heater (gas)
WM	Washing Machine
WO	Wall oven (electric)
1/4	Detail 1 Sheet 4
W1	Window/Door Schedule reference
W1 C	Window centred on length of the wall
W1/L1	Window/Door with Lintel reference



DECK PILE FOUNDATION DETAIL

Scale: 1:20

DECK CONSTRUCTION LESSTHAN ONE METRE HIGH - EXEMPT FROM BUILDING CONSENT

GENERAL NOTES

For detailed information refer to the respective section in the specification

Wall framing (Section 4)
Except where otherwise noted exterior wall framing to be 90 x 45 H1.2 studs, dwangs & top plates. Bottom plate to be Tan H3.2 bolted over a DPC. Studs to be at 400 centres with dwangs @ 800 centres (max)
Interior wall framing to be 90 x 45 H1.2 studs, dwangs & plates. Generally studs to be at 600 centres with dwangs @ 800 centres (max) . For fixings refer also to the nailing schedule in the specification.

Building wall wrap (Clause 4.06)
All exterior walls shall be covered with Thermakraft "CoverTek 403"

Insulation (Section 6)
Under floor - 60mm 'S' grade polystyrene foam sheet.
Exterior walls - Except where otherwise indicated R2.8 batts
Roof - R3.6 batts

Floor Finishes (Clauses 4.07 & 4.08)
Bathroom to be tiled over electric heating mat, Entry & Kitchen to have a manufactured T & G overlay,
Laundry to have vinyl, elsewhere floors to have carpet on underlay.

Internal linings (Clause 4.13)
Wall Linings: Bathroom and behind the laundry tub to be 10mm Gib 'Aqualine'. Elsewhere wall linings to be 10mm Gib.
(refer to bracing schedule in pages 56-60 of the specification for wall board type)
Ceilings: 12mm Gib Aqualine in the Bathroom & Laundry, Living areas to be 13mm Gib Ultraline, elsewhere ceilings to be 12mm standard Gib.

Windows & doors (Clause 4.11)
Windows & exterior doors are to be aluminium framed with clear double glazed as listed in the Window & Door schedule.
All glazing shall be in accordance with the NZBC and NZS 4223 Code of Practice for Glazing Buildings. Refer further to Glazing, section 5 of the specification.

Exterior claddings (Clause 4.06)
To be a mixture of 12mm H3.1 LOSP ply & horizontally fixed 180 x 18 Siberian Larch shiplap. All claddings over cavity batten.
Fix 75 x 25 Tan H3.2 battens to all sheet joints and additional battens at intermediates.
Roof to be corrugated colour steel secured with pre-drilled fixings over Thermakraft "Covertek 405".
Fascia to be 280 x 30 Tan H3.1 finger-jointed.
Eave soffits 4.5mm 'Hardisoffit' with 7.5mm x 1200mm wide "Hardigroove' over deck 1

Deck foundation (Refer further to detail below)
Deck piles Tan H5 125 x 125 cast in 350 x 350 x 200mm deep (minimum) concrete footings.
Roof beam post 112 x 112 Prolam Tan H5 laminated cast in concrete 400 x 400 x 900 deep (minimum) footing
All in solid bearing ground with 20MPa concrete

Deck Framing
Bearers, stringer and joists are to be Tan H3.2
DECK 1
Stringer - 140 x 45 on piles @ 1525 centres
Boundary joist - 90 x 90 cut between 110 x 110 posts
Deck joist - 90 x 45 @ 600 centres (max)
DECK 1
Stringer - 140 x 45 bolted M12 @ 1200 centres
Boundary joists - 90 x 45
Joists - 90 x 45 @ 600 centres (max)

Decking
Deck planking to be 150 x 30 Tan H3.2 screw fixed with 2/60mm stainless steel screws at each crossing

Metal fixings
EXTERIOR
All exterior exposed metal fixings to be 304 stainless steel.
Stainless Steel nails to be annular grooved.
All nut & bolt heads to be separated from timber with a 50 x 50 x 3mm stainless steel washer.
After installation protect all exposed stainless steel with a coating of approved silicone sealant
INTERIOR
All sheltered metal fittings to be galvanised steel.
All nut & bolt heads to be separated from timber with a 50 x 50 x 3mm galvanised steel washer.

Concrete Floor & Foundation
Concrete for the 100mm slab and foundation shall have a minimum crushing strength of 20 MPa at 28 days
Reinforcing mesh to be 200 x 200 x 7.0 mm dia. compliant with Grade 500E SE72. Minimum cover is to be 30mm.
Reinforcing bars to be deformed 12mm diameter compliant with Grade 300E

Heating
Space heating shall be by electric heat pump
Hot water by gas fired external water heater.
Bathroom to have under tile electric floor mat

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Window & Door Schedule

Item	Width x Height (mm)	Style	Comment	Item	Lintel
D1	2200 H x 3100 W	Sliding door	(S)	L7	2/290 x 45 SG8
D2	2000 H x 810 W	LH hinged	Obscure (S)	L5	2/90 x 45 SG8
W1	1080 H x 1800 W	Single awning		L1	2/140 x 45 SG8
W2	800 H x 1200 W	Single awning	Obscure	L2	2/140 x 45 SG8
W3	1200 H x 2000 W	Single awning		L3	2/140 x 45 SG8
W4	600 H x 1500 W	Single awning		L4	2/140 x 45 SG8
W5	600 H x 2600 H	Double awning		L6	2/190 x 45 SG8

NOTE: All window and door sizes to be confirmed on site prior to manufacture

Refer to sheet 6 for window flashing details

(S) Denotes safety glass to be installed -refer sheet 3 for locations

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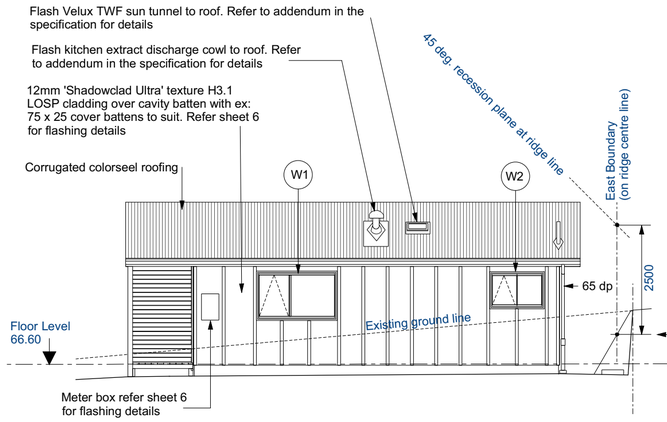
Proposed development for J.D. Leighton & S.E. Dickson at 298 Glengarry Rd., Glen Eden, Auckland

Floor Plan
Foundation /Slab Plan

REVISIONS			
Date	Ref	Details	
20/8/20	A	Increase Deck 1 roof post footing depth to 900mm. Increase slab footing width to 300mm. & mesh to SE72. Deck 1 roof post footing depth to 900mm Thicken slab under load bearing wall	
7/9/20	B	Decks shown exempt from this consent consent	

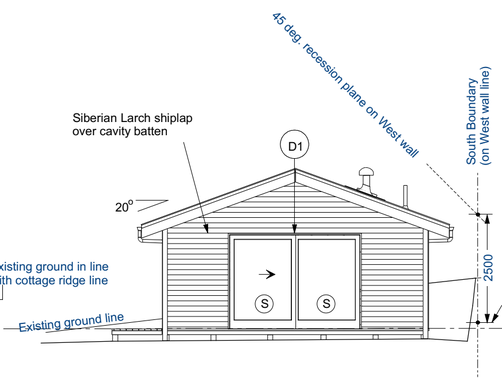
DESIGN DATE: 1/12/19
SCALE:(A2) As shown
DRAWING REF: 2019/11/2
DRAWN BY: Graham
ISSUE DATE: Monday, September 7, 2020

Sheet No. **2B**
In set of: **7**



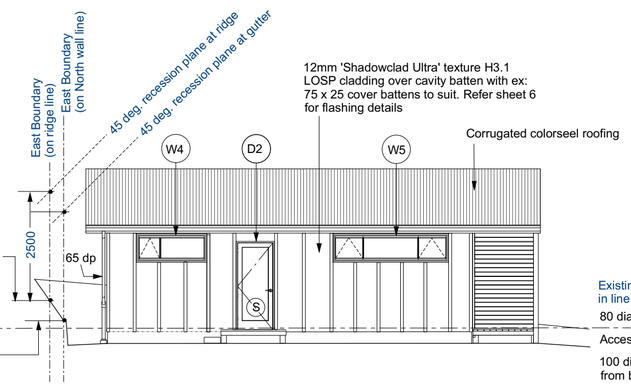
PROPOSED COTTAGE SOUTH ELEVATION

Scale 1 : 100



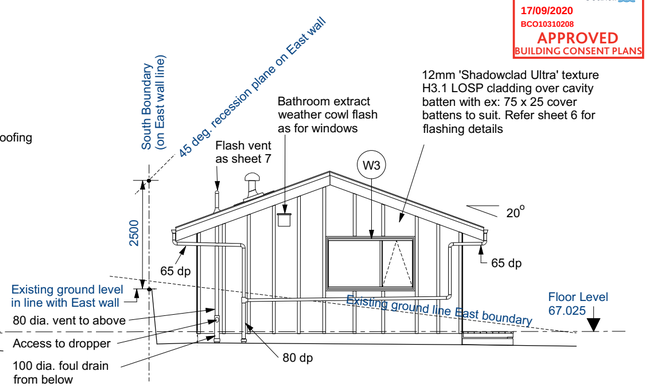
PROPOSED COTTAGE WEST ELEVATION

Scale 1 : 100



PROPOSED COTTAGE NORTH ELEVATION

Scale 1 : 100



PROPOSED COTTAGE EAST ELEVATION

Scale 1 : 100

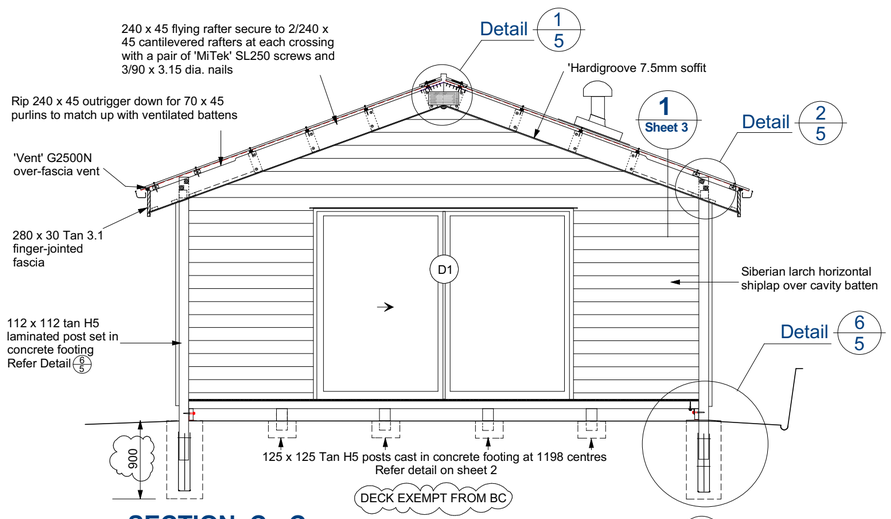
Window & Door Schedule

Item	Width x Height (mm)	Style	Comment	Lintel
D1	2200 H x 3100 W	Sliding door	(S)	2/290 x 45 SG8
D2	2000 H x 810 W	LH hinged	Obscure glazing (S)	2/90 x 45 SG8
W1	1080 H x 1800 W	Single awning		2/140 x 45 SG8
W2	800 H x 1200 W	Single awning	Obscure glazing	2/140 x 45 SG8
W3	1200 H x 2000 W	Single awning		2/140 x 45 SG8
W4	600 H x 1500 W	Single awning		2/140 x 45 SG8
W5	600 H x 2600 H	Double awning		2/190 x 45 SG8

NOTE: All window and door sizes to be confirmed on site prior to manufacture

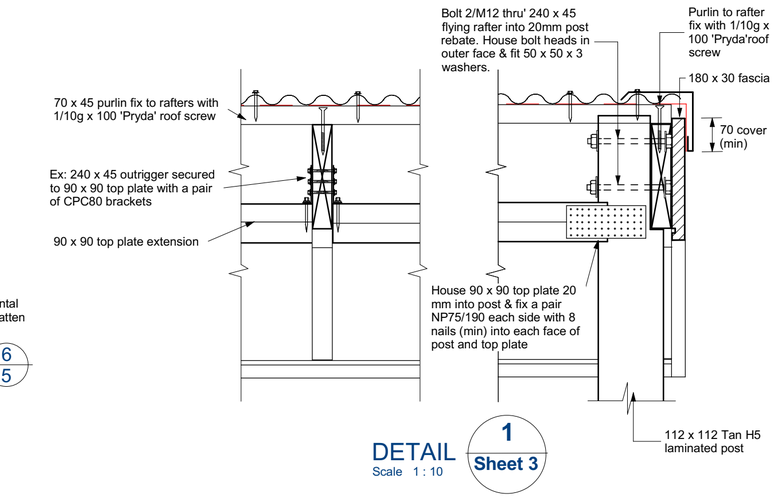
Refer to sheet 6 for window flashing details

(S) Denotes safety glass to be installed



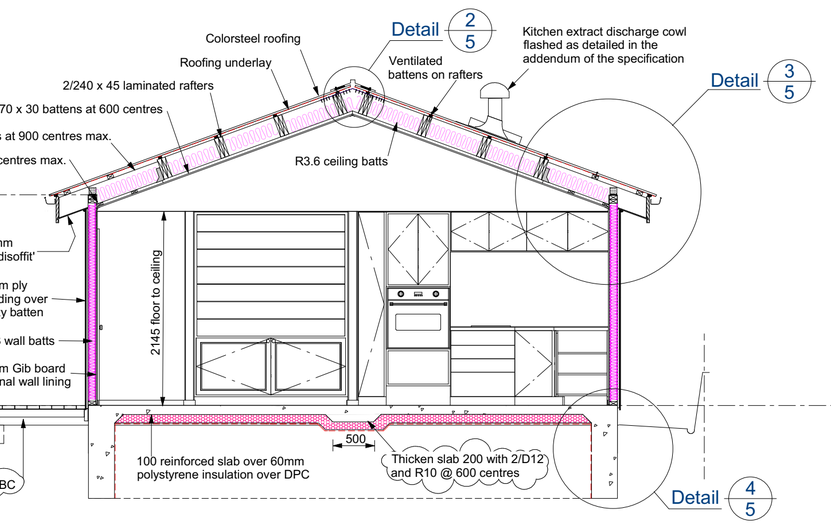
SECTION C - C

Scale 1 : 50



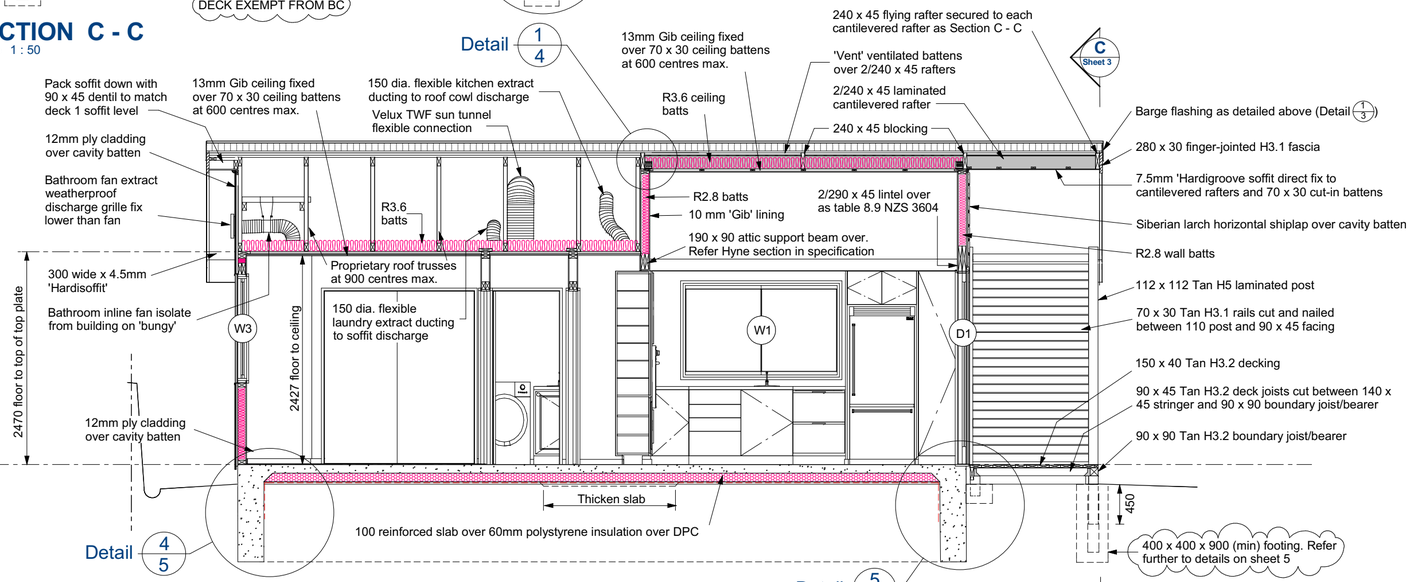
DETAIL 1 Sheet 3

Scale 1 : 10



SECTION A - A

Scale 1 : 50



SECTION B - B

Scale 1 : 50

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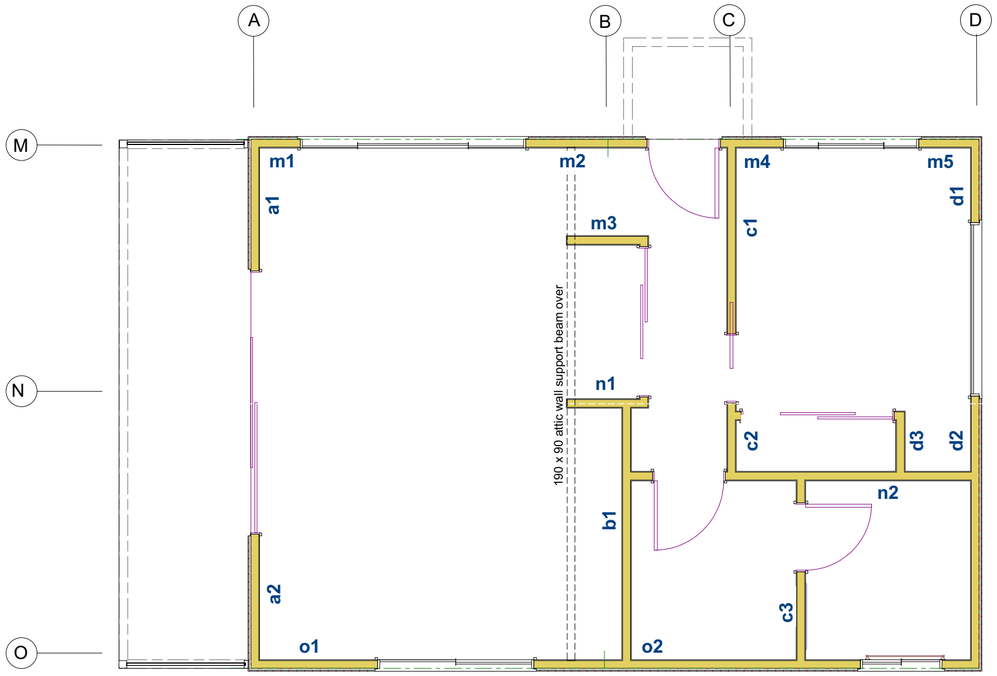
Proposed development for J.D. Leighton & S.E. Dickson at 298 Glengarry Rd., Glen Eden, Auckland

ELEVATIONS
SECTION A - A
SECTION B - B
SECTION C - C
DETAIL 1/3

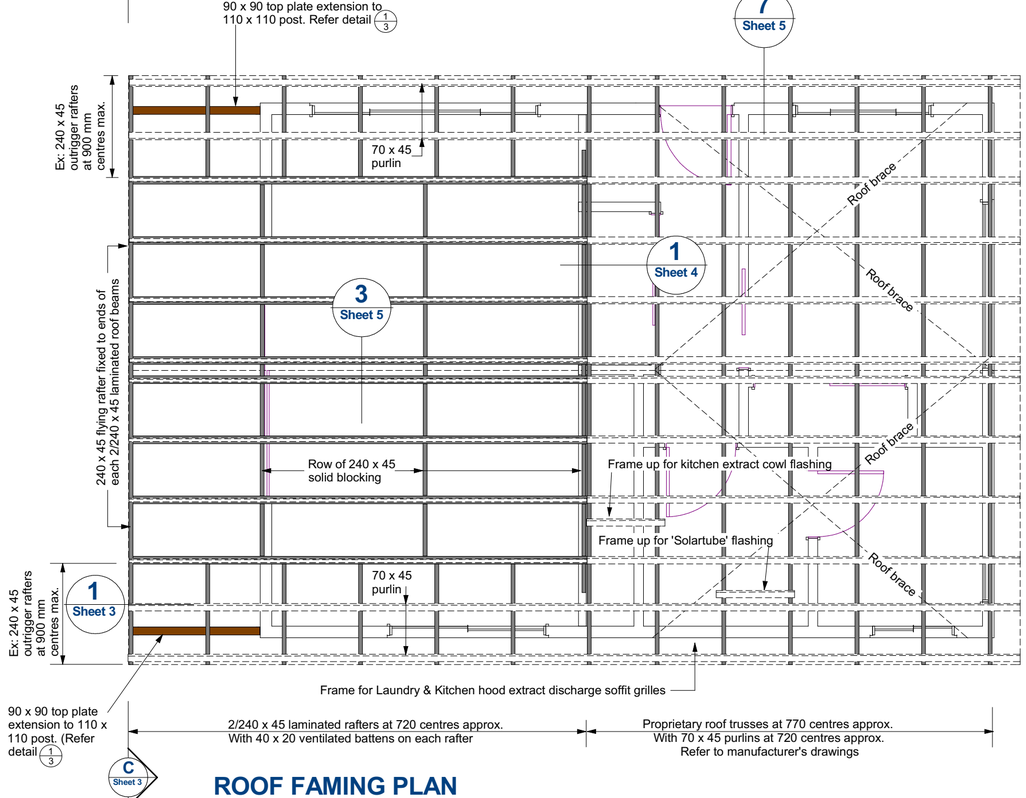
REVISIONS			DESIGN DATE:	1/12/19
Date	Ref	Details	SCALE:(A2)	As shown
20/8/20	A	Sections A-A & B-B foundation depth increased	DRAWING REF:	2019/11/3
		Thicken slab under load bearing wall		
		Thicken slab under load bearing wall	DRAWN BY:	Graham
7/9/20	B	Decks shown exempt from this building consent	ISSUE DATE:	Monday, September 7, 2020

Sheet No. **3B** In set of: **7**



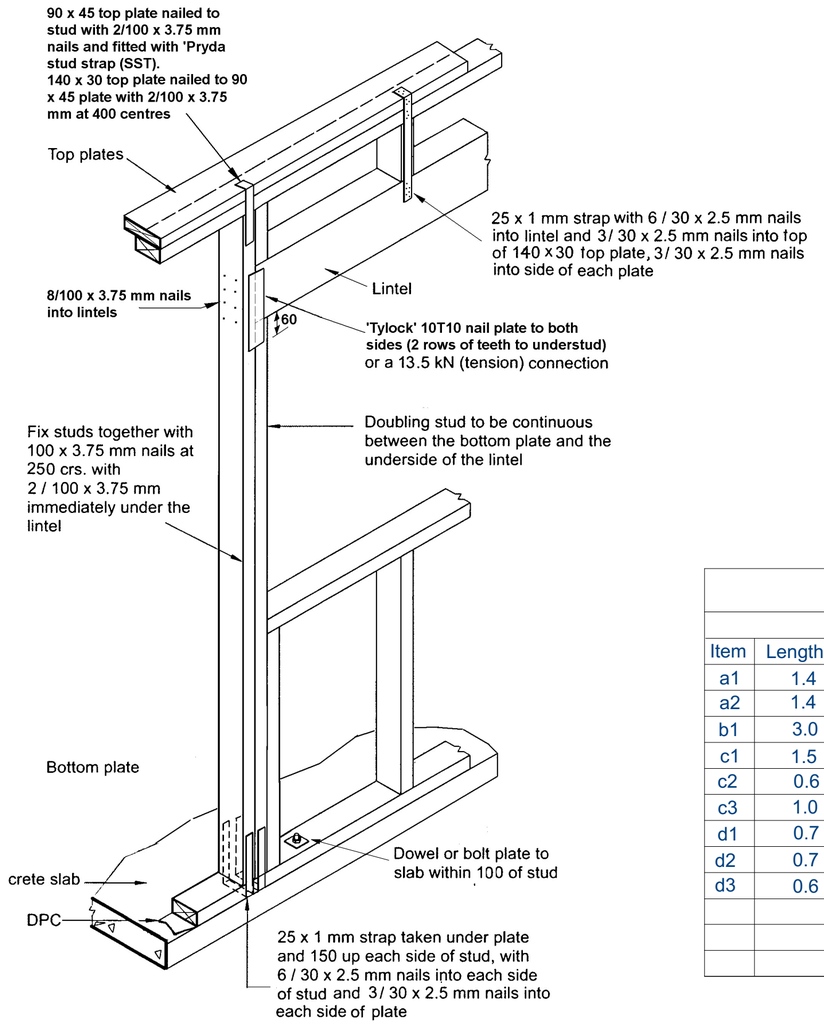
BRACING PLAN

Scale 1 : 50



ROOF FAMING PLAN

Scale 1 : 50



LINTEL FIXING

BRACING NOTES:

Refer to the Bracing section in the specification (page 56) for calculations and further fixing details.

Type GS1-N Gib Standard plasterboard fixd to one side

Type GS2-N Gib standard plasterboard fixed to both sides

The bracing value of bathroom walls lined one side with 'Gib 'Aqualine' & one side Gib standard has been taken as Type GS1-N (Lined one side 'Gib' standard)

ROOF BRACING
Fixings in accordance with NZS3604:2011 Section 10.4 to be pairs of galvanised steel strip 0.55 x 27mm (min) wide nailed with 6 nails each end & 1 nail at each rafter crossing. Nails to be galvanised 30 x 3.15 mm dia.

Bracing Schedule

Along			Across		
Item	Length(m)	Bracing type	Item	Length(m)	Bracing type
a1	1.4	GS1-N	m1	0.4	GS1-N
a2	1.4	GS1-N	m2	1.3	GS1-N
b1	3.0	GS2-N	m3	0.9	GS2-N
c1	1.5	GS2-N	m4	0.5	GS1-N
c2	0.6	GS2-N	m5	0.5	GS1-N
c3	1.0	GS1-N	n1	0.9	GS2-N
d1	0.7	GS1-N	n2	1.9	GS1-N
d2	0.7	GS1-N	o1	1.3	GS1-N
d3	0.6	GS2-N	o2	3.0	GS1-N

ROOF FRAMING NOTES:

All roof framing to be treated to a minimum of H1.2
Unless otherwise specifically noted secure roof trusses and roof beams to top plates with a 4.7kN fixing minimum and purlins with a 2.4kN fixing minimum.
Bracing straps secured at each end as per NZS 3604 Section 10.4.2.3
Refer also to NZS3604 Section 10 table 10.18 for all nailing

Roof trusses
Where indicated fix nail plate constructed roof trusses at 900 centres maximum as designed and supplied by the accredited manufacturer. Secure to top plate with a 4.7kN fixing.

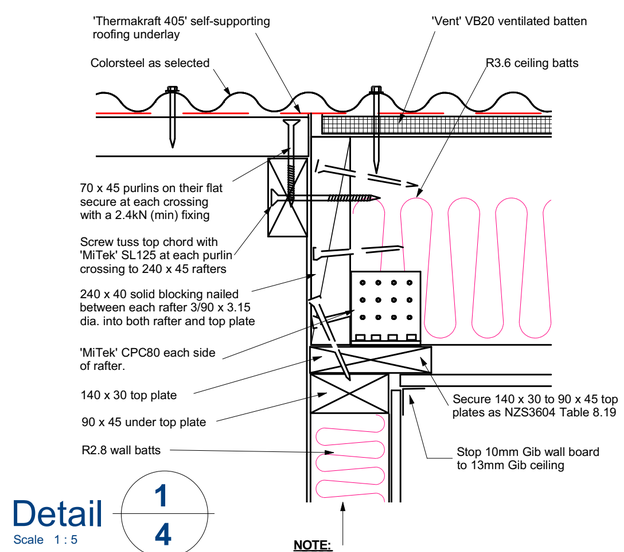
Vaulted Ceiling Rafter Fixings
Laminated 2/240 x 45 rafters secure to top plates with a pair of 'Mitek' CPC80 fixings (Refer specification)

Roofing underlay
To be 'Thermakraft 405 'self-supporting fire-retardant underlay (refer further to the specification - page 66)

Purlins
Except where otherwise specified purlins to be MSG8 70 x 45 on their flat and to be fixed at 900mm centres maximum. All purlins to be fixed with 1/10g x 100mm 'Pryda' roofing screw at each crossing.

Ventilated purlins
VB20 skillion roof ventilated battens. Refer further to specification.

Fascia
To be Tan H3.1 finger-jointed 290 x 30 grooved for soffit and fixed at each crossing with 2/75 x 3.15mm dia. galvanised steel annular grooved nails punched and stopped flush.



Detail 1/4

Scale 1 : 5

NOTE:
Secure top plates to attic wall studs as detailed sheet 4

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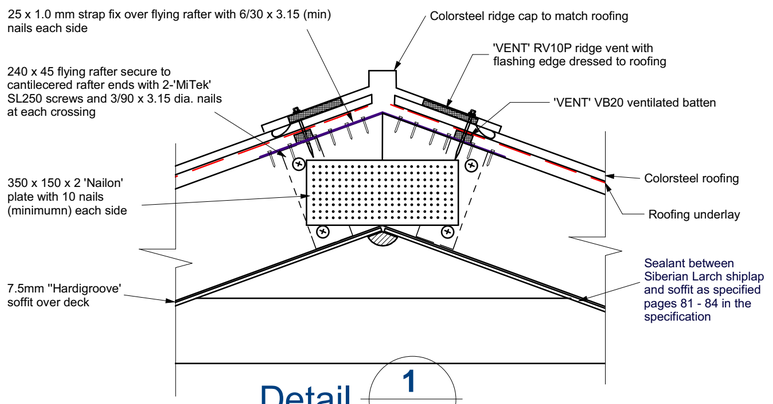
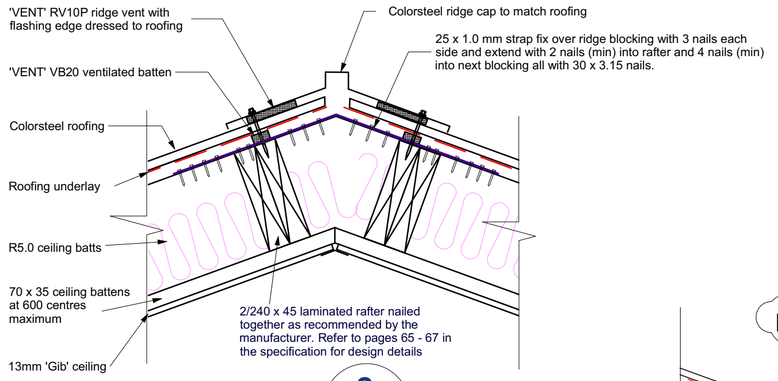
BRACING PLAN
ROOF FRAMING PLAN

REVISIONS				
Date	Ref	Details		
			DESIGN DATE:	1/12/19
			SCALE:(A2)	As shown
			DRAWING REF:	2019/11/4
			DRAWN BY:	Graham
			ISSUE DATE:	Sunday, May 31, 2020

Sheet No. 4
In set of: 7



Detail 1/5
Scale 1 : 10



Detail 2/5
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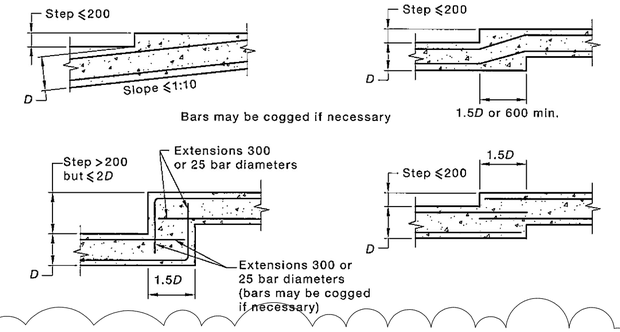

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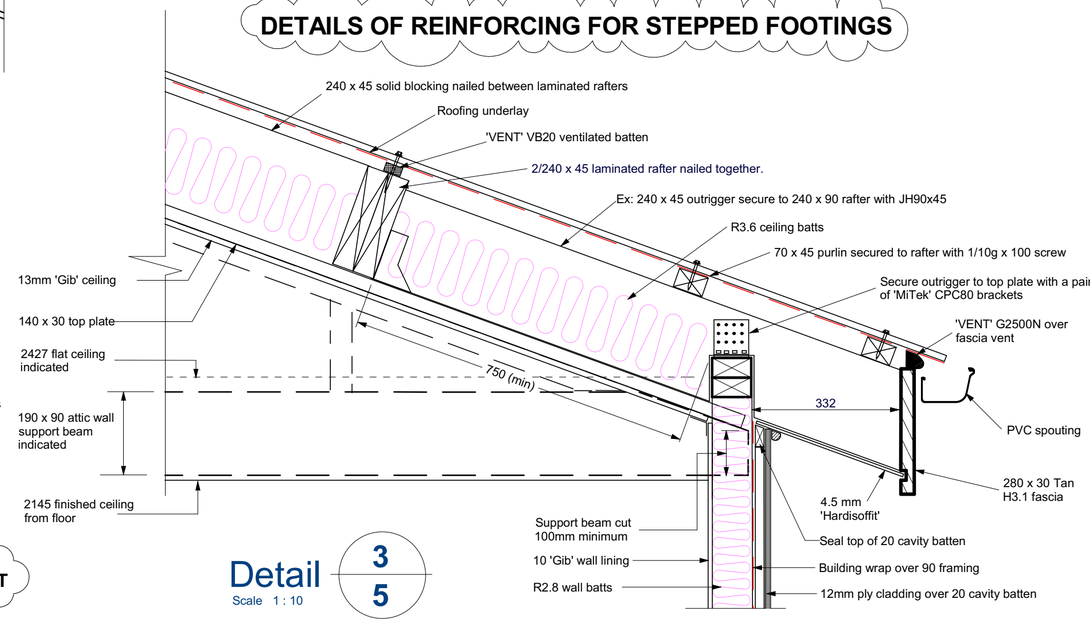
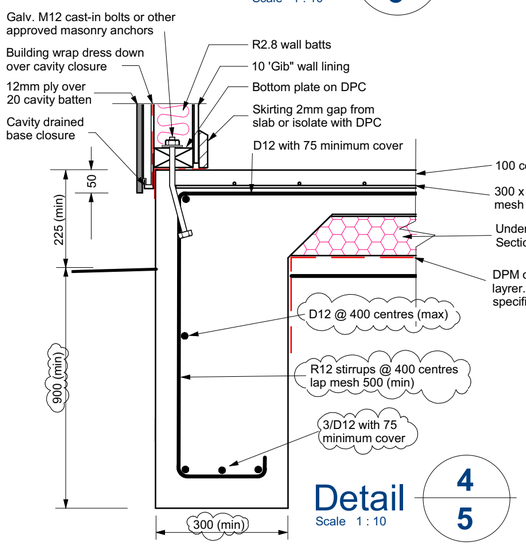
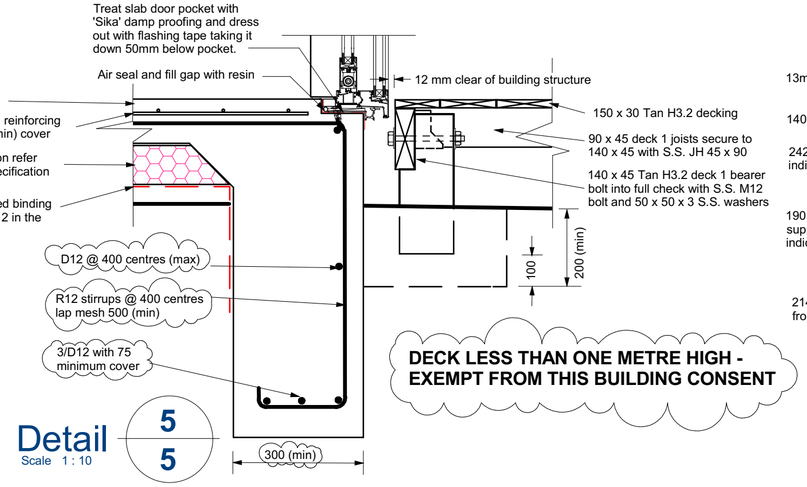
DETAILS OF REINFORCING FOR STEPPED FOOTINGS



Detail 3/5
Scale 1 : 10



Detail 4/5
Scale 1 : 10

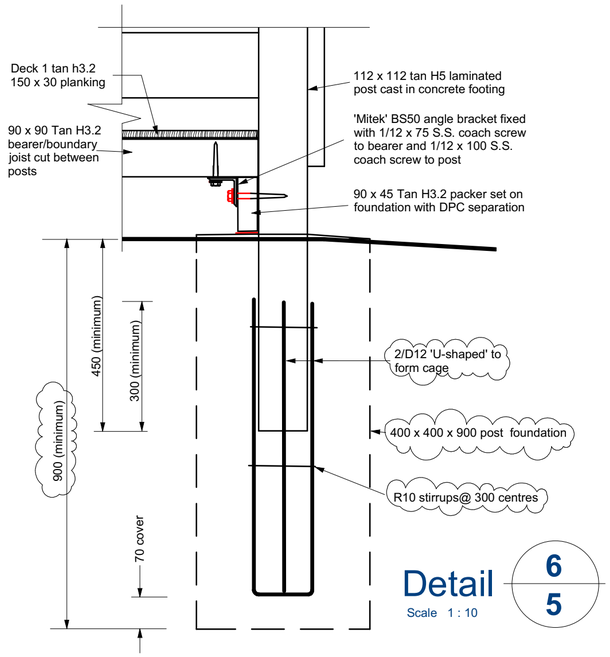


Detail 5/5
Scale 1 : 10

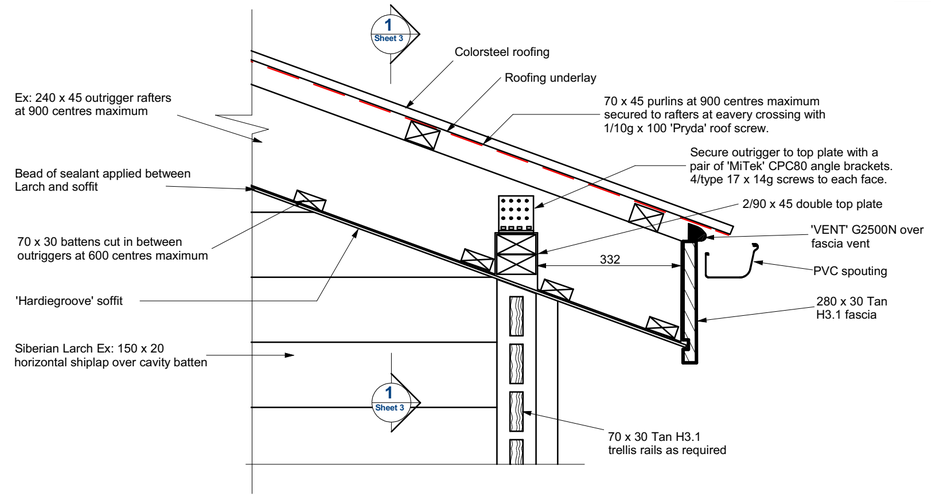
DECK LESS THAN ONE METRE HIGH - EXEMPT FROM THIS BUILDING CONSENT

NOTE:

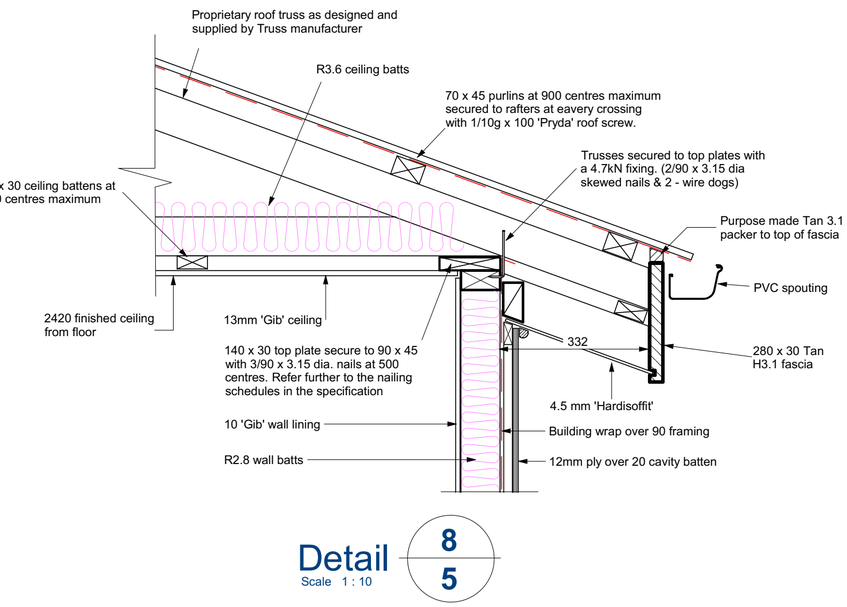
Attic wall 2/190 x 45 support beam secured to 2/90 x 45 support studs as detailed on sheet 4
Secure 140 x 30 top plate to attic support beam tapered ends with 4/90 x 3.15 dia nails
Attic wall studs secured to support beam and top plates as detailed on sheet 4



Detail 6/5
Scale 1 : 10



Detail 7/5
Scale 1 : 10



Detail 8/5
Scale 1 : 10

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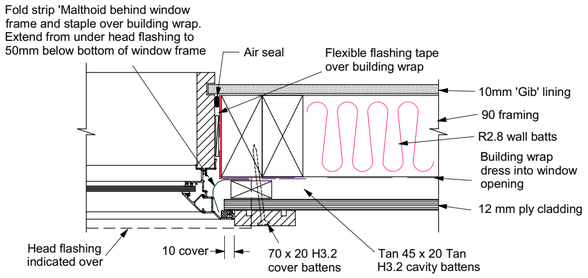
Proposed development for J.D. Leighton & S.E. Dickson at 298 Glengarry Rd., Glen Eden, Auckland

DETAILS 1 - 5
Detail of reinforcing for stepped footing

REVISIONS			
Date	Ref	Details	
20/8/20	A	Details 4/5, 5/5 & 6/5 foundations amended to comply with AS 2870-2011. Detail of stepped footing added	
20/8/20	B	Deck exempt from this building consent	

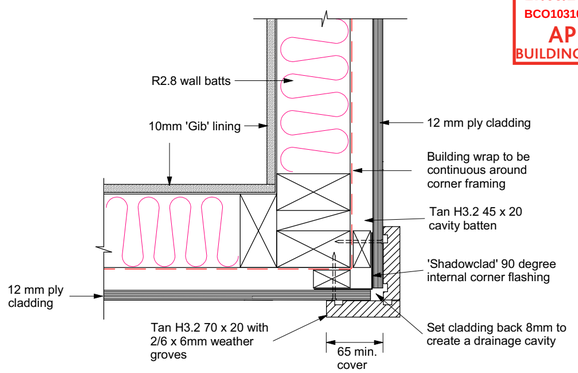
DESIGN DATE:	1/12/19
SCALE:(A2)	As shown
DRAWING REF:	2019/11/5
DRAWN BY:	Graham
ISSUE DATE:	Monday, September 7, 2020

Sheet No. 5B
In set of: 7



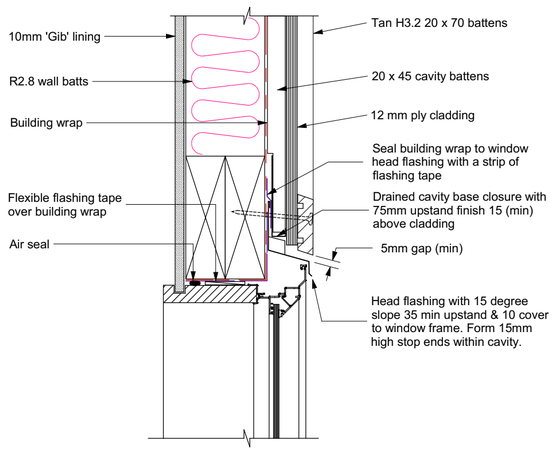
JAMB FLASHING DETAIL - PLY CLADDING

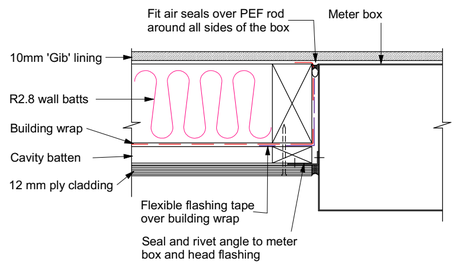
Scale 1 : 5



EXTERNAL CORNER FLASHING DETAIL - PLY CLADDING

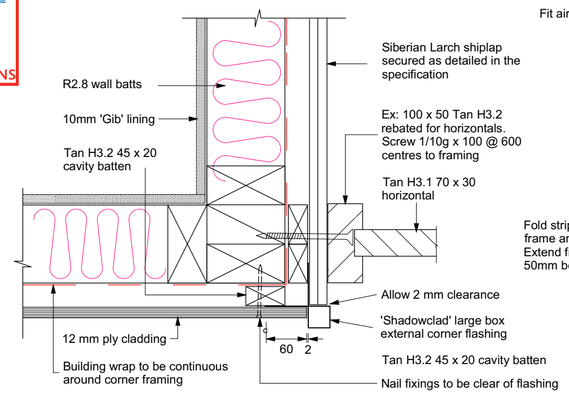
Scale 1 : 5





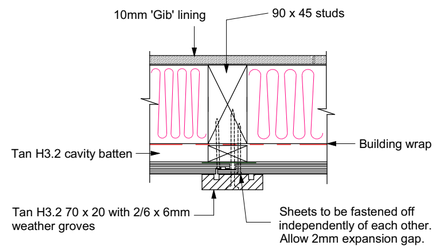
METER BOX SIDE FLASHING DETAIL - PLY CLADDING

Scale 1 : 5



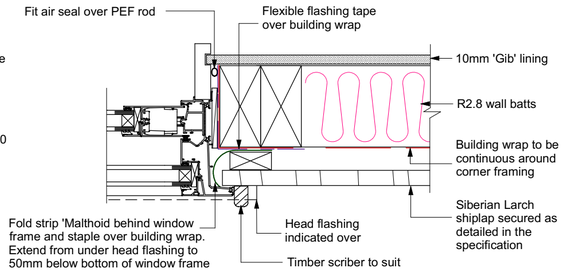
EXTERNAL CORNER PLY TO SHIPLAP FLASHING DETAIL

Scale 1 : 5



VERTICAL JOINT FLASHING DETAIL - PLY CLADDING

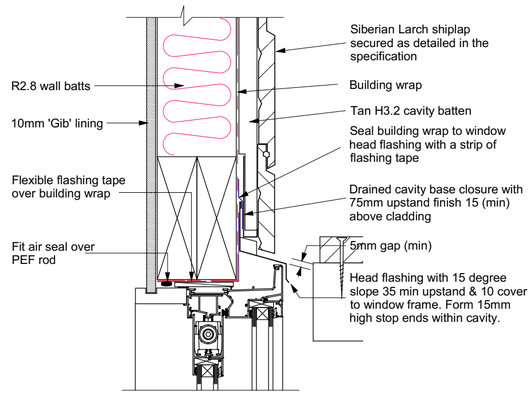
Scale 1 : 5



JAMB FLASHING DETAIL SHIPLAP CLADDING

Scale 1 : 5

NOTE:
For door sill flashing in shiplap refer to Sheet 7 Detail ⊕



HEAD FLASHING DETAIL SHIPLAP CLADDING

Scale 1 : 5

NOTE:
For door sill flashing in shiplap refer to Sheet 7 Detail ⊕

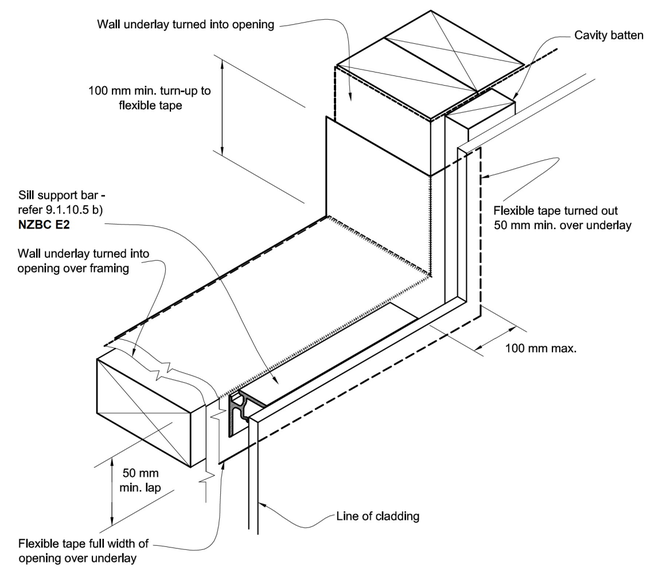
HEAD FLASHING DETAIL - PLY CLADDING

Scale 1 : 5

PLY NOTES:

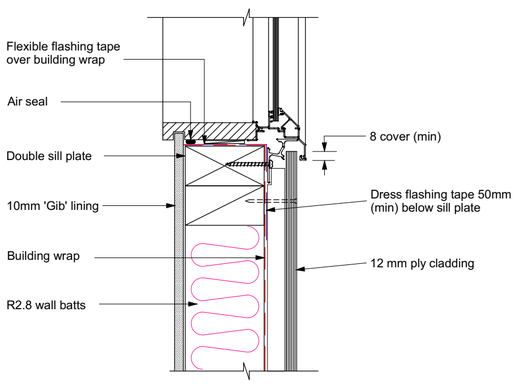
Ply cladding to be 'Shadowclad' Ultra texture H3.1 LOSP treated.
Flashings to be aluminium powder-coated as selected.
Allow for a minimum of 10 mm cover for all flashing (e.g. window frames) over ply cladding.
Unless otherwise noted all fastenings to be galvanised
All cut edges must be treated with 'Holdfast' Metalex Clear or similar approved timber preservative.
Allow a 2mm expansion gap between adjoining sheets and flashings.
For full details refer further to the manufacturer's manual

NOTE:
(1) Detailed *cladding* omitted for clarity, refer to specific *claddings*.
(2) Head to be treated similarly with continuous *wall underlay* and *flexible tape* at corners.
(3) Refer individual cladding details for jamb flashings.



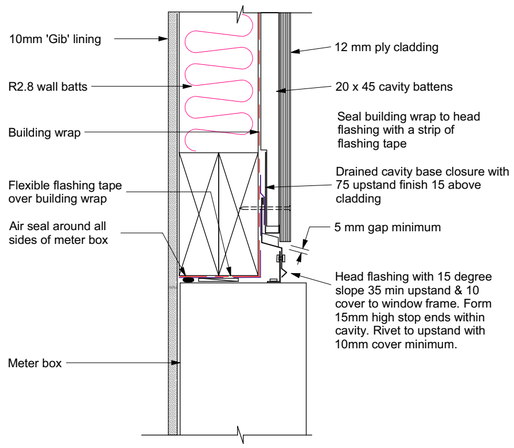
GENERAL DETAIL OF WINDOW FLASHING

Not to scale



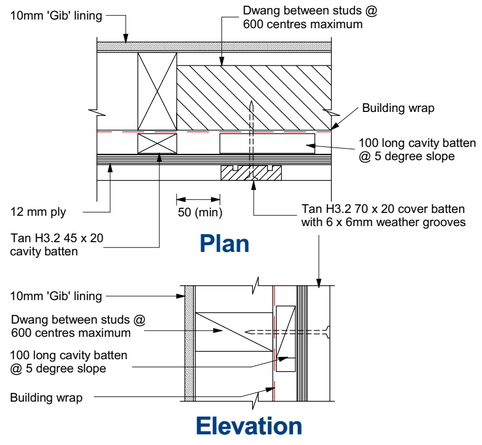
SILL FLASHING DETAIL PLY CLADDING

Scale 1 : 5



METER BOX HEAD FLASHING DETAIL - PLY CLADDING

Scale 1 : 5



INTERMEDIATE BATTEN FIXING DETAIL - PLYCLADDING

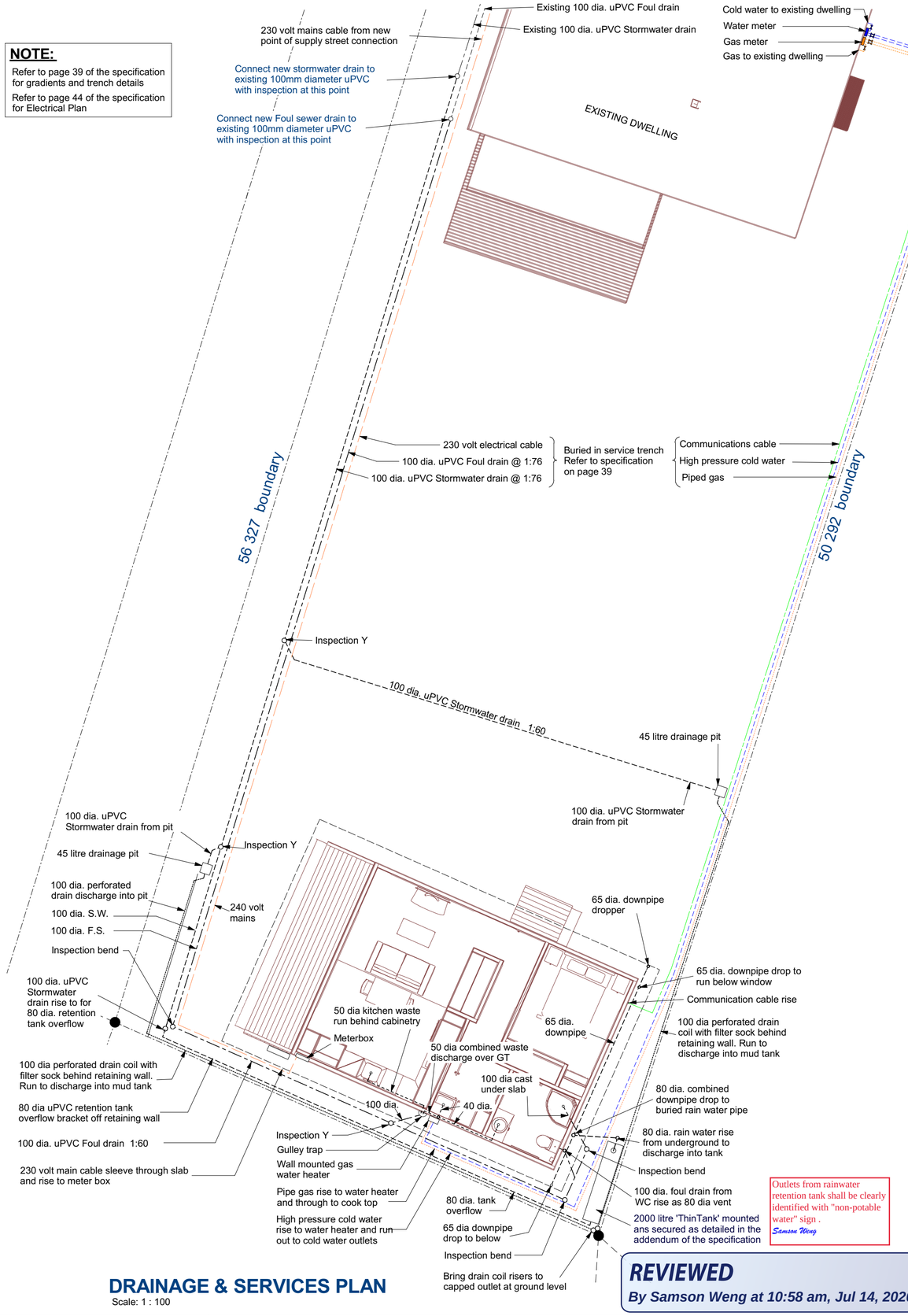
Scale 1 : 5

G A Dickson design	Proposed development for J.D. Leighton & S.E. Dickson at 298 Glengarry Rd., Glen Eden, Auckland	FLASHING DETAILS	REVISIONS			Sheet No.
P O Box 1015 Dunedin 9054			Date	Ref	Details	6
Phone: 021 1363376						
designgd@xtra.co.nz LBP No.113825			DESIGN DATE: 1/12/19			
			SCALE:(A2) As shown			
			DRAWING REF: 2019/11/6			
			DRAWN BY: Graham			In set of: 7
			ISSUE DATE: Sunday, May 31, 2020			

NOTE:

Refer to page 39 of the specification for gradients and trench details

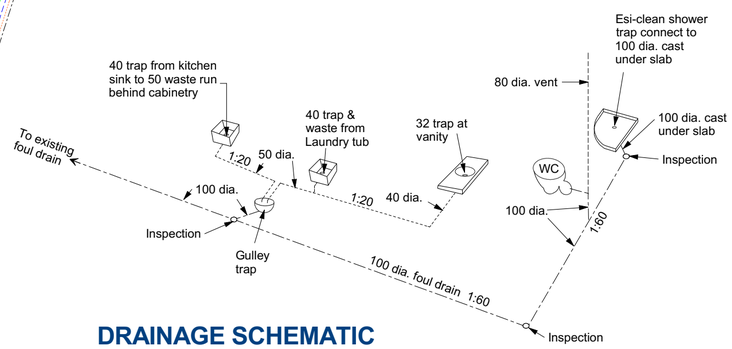
Refer to page 44 of the specification for Electrical Plan



Outlets from rainwater retention tank shall be clearly identified with "non-potable water" sign .
Samson Weng

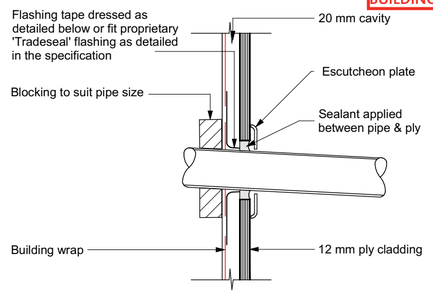
DRAINAGE & SERVICES PLAN

Scale: 1 : 100



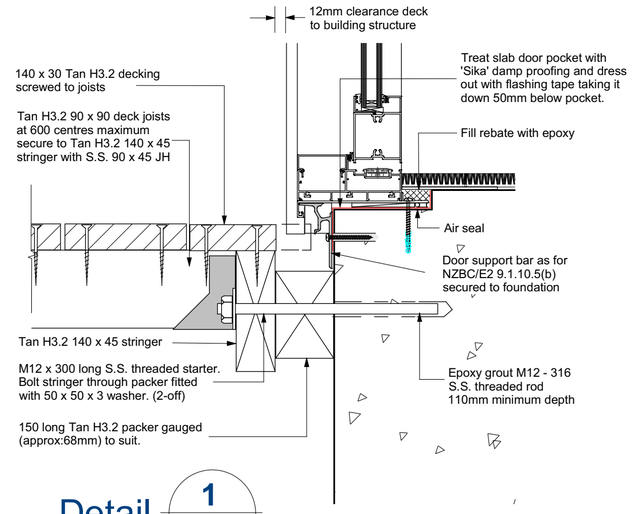
DRAINAGE SCHEMATIC

Do not scale



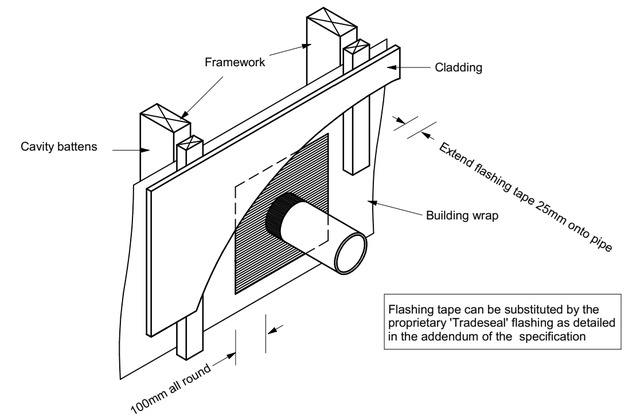
PIPE PENETRATION FLASHING DETAIL

Scale: 1 : 5



Detail 1/7

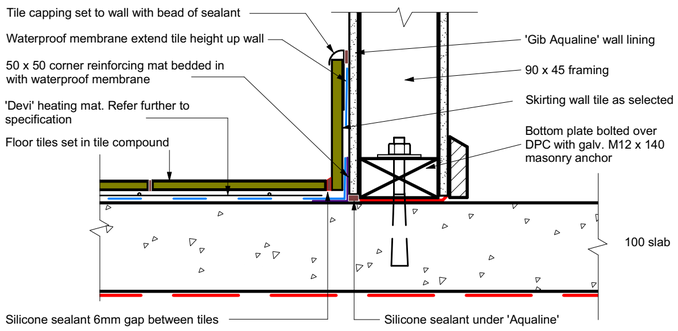
Scale: 1 : 5



Flashing tape can be substituted by the proprietary 'Tradeseal' flashing as detailed in the addendum of the specification

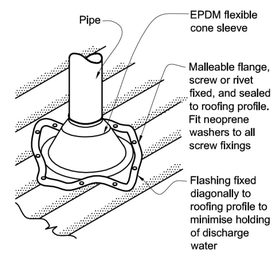
PICTORIAL OF PIPE PENETRATION DETAIL

Do not scale



BATHROOM HEATED TILE FLOOR DETAIL FLOOR

Scale: 1 : 5



NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.
(3) For penetrations larger than 85 mm dia. refer to the addendum in the specification under Extract fans

ROOF PENETRATION FLASHING DETAIL

Do not scale

Auckland Council
17/09/2020
BCO10310208
APPROVED
BUILDING CONSENT PLANS

REVIEWED
By Samson Weng at 10:58 am, Jul 14, 2020

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Proposed development for J.D. Leighton & S.E. Dickson at 298 Glengarry Rd., Glen Eden, Auckland

DRAINAGE & SERVICES PLAN
CLADDING PENETRATIONS FOR: Wall Cladding & Roofing
BATHROOM FLOOR DETAILS
DETAIL 1/7

REVISIONS		
Date	Ref	Details

DESIGN DATE:	1/12/19
SCALE:	(A2) As shown
DRAWING REF:	2019/11/7
DRAWN BY:	Graham
ISSUE DATE:	Sunday, May 31, 2020

Sheet No. 7
In set of: 7