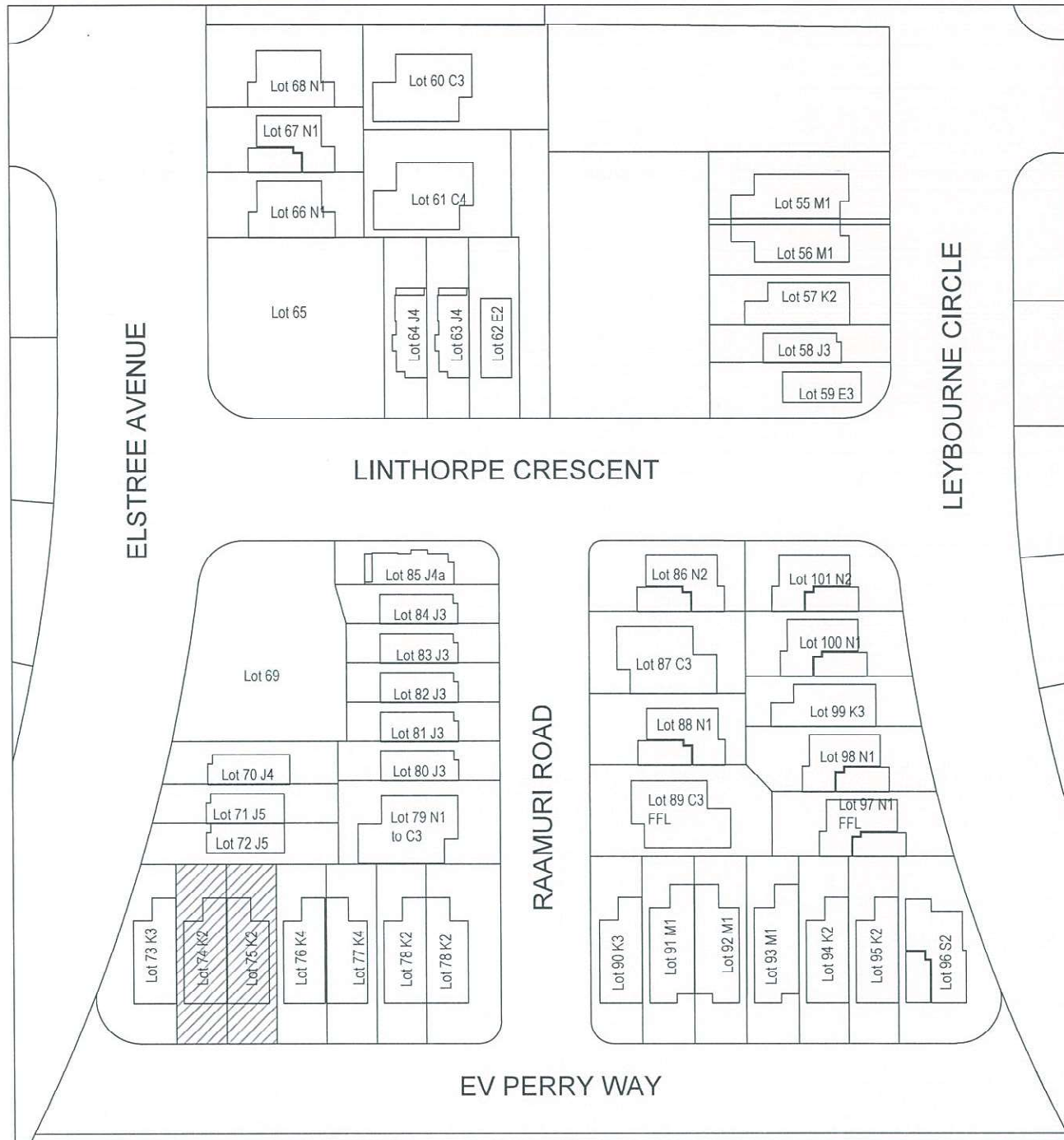


THESE PLANS REMAIN THE PROPERTY OF
CLASSIC BUILDERS® UNTIL A DESIGN CONTRACT HAS
BEEN AGREED UPON. THESE PLANS MAY NOT BE
USED TO CONSTRUCT A PROJECT WITHOUT THE
WRITTEN APPROVAL OF **CLASSIC BUILDERS®**

PROPOSED LOT SHOWN
SHADED ON LOCATION PLAN



DO NOT SCALE these drawings. IF IN DOUBT, ASK!

Check and verify all heights, levels, dimensions and construction practicalities before commencement of all work, on and off site. Any discrepancies are to be referred to Classic Builders for clarification.

All work shall be carried out by suitable qualified tradespersons in accordance with NZBC acceptable solutions, NZS3604:2011, accompanying Engineer's reports and details, Product Manufacturer's Specifications and to good trade practice.

Plans shall be read in conjunction with accompanying specification.

DRAWING LIST

- | | | | |
|-------|--------------------------------------|-------|--|
| 100 | Location Plan | 241 | Structural Batten Fixing Details |
| 101 | Site Plan | 242.1 | Batten Fixing Details - James Hardie W/B |
| 102 | Landscape Plan | 242.2 | Batten Fixing Details - Vertical Shiplap |
| 103.1 | Drainage Plan | 243 | Pipe & Vent Penetration Details |
| 103.2 | Plumbing Schematic | 244 | Cladding Details |
| 104 | Foundation Setout Plan | | |
| 111 | RIB Raft Foundation Plan | 251 | Cladding Junction Details |
| 112 | Foundation Details 1 | 252 | Cladding Junction Details |
| 113 | Foundation Details 2 | 253 | Cladding Junction Details |
| 114 | Foundation Details 3 | | |
| 115 | Foundation Details 4 | 281 | Verge Details |
| | | | |
| 121.1 | Ground Floor Plan | 301.1 | Window Schedule |
| 121.2 | First Floor Plan | 301.2 | Window Schedule |
| 122.1 | Utility Area Layout | 301.3 | Window Fixing Details |
| 122.2 | Utility Area Layout | 302.1 | Window Details - Vertical Shiplap |
| 122.3 | Stairs Layout | 302.2 | Window Details - James Hardie W/B |
| 123 | Roof Catchment Plan | 302.3 | Window Details - JH W/B & Vertical Shiplap |
| | | 302.4 | Window Details - JH W/B & Vertical Shiplap |
| 131 | Elevations | 303.1 | Front Door Details |
| 132 | Elevations | 303.2 | Door Details |
| | | 304 | Sliding Door Details - Vertical Shiplap |
| 141 | Cross Section A | 305 | Garage Door Details - Vertical Shiplap |
| 142 | Cross Section B | | |
| 143 | Cross Section C | 501 | Wet Area Details |
| | | 502 | Hotwater Cylinder Details |
| 151 | Roof Truss Plan | | |
| 152 | Lintel Plan | 511 | Rainwater Tank Details |
| 153.1 | Lintel Fixing Details | | |
| 153.2 | Lintel Fixing Details | 521.1 | Window Box Louver Details |
| | | 521.2 | Window Box Louver Details |
| 161 | Bracing Plan | | |
| 162.1 | Gib EzyBrace Systems | | |
| 162.2 | Gib EzyBrace Systems | | |
| 163.1 | GIB Brace Connections/Concrete | | |
| 163.2 | GIB Brace Connections/Timber | | |
| 164 | Bottom Plate Fixings | | |
| 165 | Top Plate Fixings | | |
| | | | |
| 211.1 | Floor Joist Plan | | |
| 211.2 | Beam Connection Plan | | |
| 211.3 | First Floor Outline Plan | | |
| 212.1 | 230 PFC around Door W4 | | |
| 212.2 | 230 PFC around Garage Door | | |
| 213.1 | Firewall Details - Plan & Elevations | | |
| 213.2 | Firewall Details - Sections | | |
| | | | |
| 221 | HyJoist Details | | |
| 222 | Joist Connection Details | | |



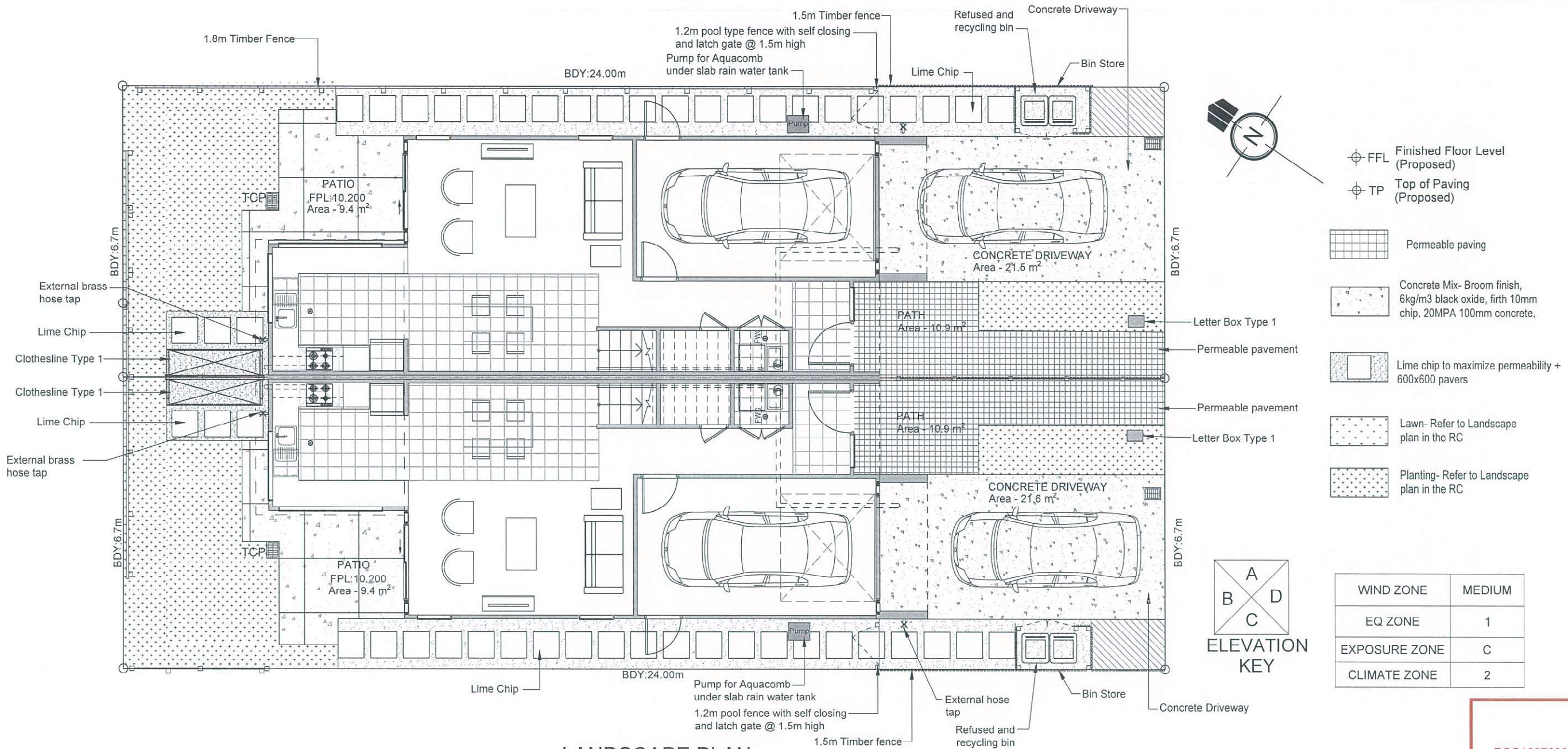
8/48 MAKI STREET
WESTGATE
AUCKLAND 0814
PH 0508 4 Classic (25277)

CLIENT : TAMAKI REGENERATION LIMITED
LEGAL DESCRIPTION : 36 ELSTREE AVENUE
LOT 123 DP 43138
SITE ADDRESS : OVERLEA SOUTH, GLEN INNES
CITY : AUCKLAND
COUNCIL : AUCKLAND COUNCIL

LOCATION PLAN & DRAWING INDEX LOTS 74 - 75

CLASSIC BUILDERS HOUSE & LAND PACKAGE - OVERLEA SOUTH, GLEN INNES

PROJECT NUMBER :	AK10708-AK10709	VERSION:
STATUS :	CONSENT	A
DATE :	MAY 2018	DRAWING NO.
SCALE :	NTS	100
REVISION :		
LATEST REV. DATE :		



LANDSCAPE PLAN

READ THIS PLAN IN CONJUNCTION WITH THE RESOURCE CONSENT R/JSL/2015/4815 AND REG/2015/4816. THE RESOURCE CONSENT LANDSCAPE PLAN TAKES PRECEDENCE OVER THIS PLAN.

FENCES ARE NOT PART OF THIS BUILDING CONSENT APPLICATION.

NOTE: FINAL LOCATION OF CESSPITS, CLOTHES LINES TO BE DETERMINED ON SITE.

SITE COVERAGE - LOT 74
(2 STOREY- 3 BEDROOMS HOUSE)

SITE AREA:	160.83m ²
GROSS FLOOR AREA:	135.5 m ²
BUILDING COVERAGE:	74.0m ² (46%)
OUTDOOR AREA:	86.83m ² (54%)
PERMEABLE AREA:	58.93m ² (36.0%)
IMPERMEABLE AREA:	101.9m ² (63.3%)
PERMEABLE AREA % OF OUTDOOR SPACE:	67.9%

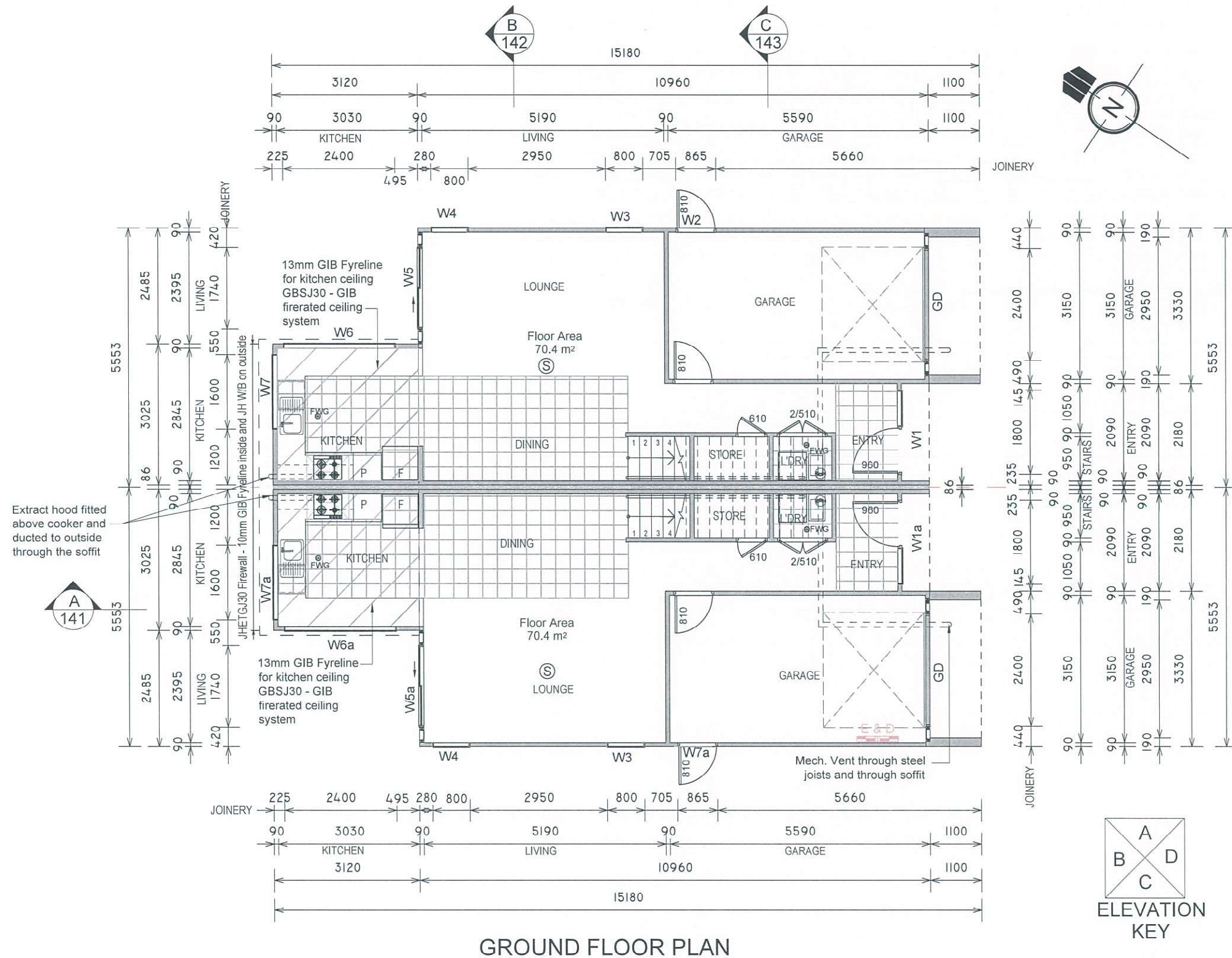
SITE COVERAGE - LOT 75
(2 STOREY- 3 BEDROOMS HOUSE)

SITE AREA:	160.83m ²
GROSS FLOOR AREA:	135.5 m ²
BUILDING COVERAGE:	74.0m ² (46%)
OUTDOOR AREA:	86.83m ² (54%)
PERMEABLE AREA:	58.93m ² (36.0%)
IMPERMEABLE AREA:	101.9m ² (63.3%)
PERMEABLE AREA % OF OUTDOOR SPACE:	67.9%



LANDSCAPE PLAN

TAMAKI REGENERATION LIMITED - LOTS 74-75, OVERLEA SOUTH, GLEN INNES



GROUND FLOOR PLAN

- 201 **INTERIOR WALL LINING**
Timber framed walls are lined with 10 mm Gib (except for wet areas use 10 mm Aqualine Gib, or brace-line as specified). Refer to project specifications for Winstones wallboard
- 202 **INTERIOR CEILINGS**
Winstone wallboards, 13mm Gib Ultraline on 35mm rollformer metal ceiling battens at 600mm c-c. Refer to project specifications for Winstones wallboard
- 203 **FINISHING TIMBER**
55mm GIB cove cornice to flat/raking ceilings
40mm Timber Architraves
60mm Pine skirtings
- 204 **INTERIOR DOORS**
Paint Quality hollow core doors 2000mm high.
- 205 **WARDROBE DOORS**
Sized to suit available width and height available.
- 206 **JOINERY**
Selected residential powder coated aluminium joinery with square on clear/float double glazing
- 401 **RECESSED DOWN LIGHTS**
Recessed down lights shall comply with AS/NZS 60598.2.2 and be one of the following types; IC-F, or IC, or CA-80, or CA-135.
When the type of down light is unknown a 100mm clearance is required from insulation material.
- 402 **SMOKE ALARMS** S **SMOKE ALARM**
Smoke alarms shall comply with the acceptable Solution F7/AS1 and to either one of the standards; AS3786, ISO12239, or BS EN 14604. The alarm will be battery operated and its features will include a Hush button having a minimum 60 second duration and an easily reached test facility.
- 403 **BATHROOMS WC and KITCHEN**
See drawing sheet 122 for information.
- 404 **FLOOR COVERING**
Selected tiles in all areas shown on drawings. The remaining floor area is carpet on under lay.
- 405 **LINEN CUPBOARD**
Fix four shelves in linen cupboard.
- 406 **PANTRY**
Fix one wired shelf in pantry.



THESE PLANS REMAIN THE PROPERTY OF CLASSIC BUILDERS® UNTIL A DESIGN CONTRACT HAS BEEN AGREED UPON. THESE PLANS MAY NOT BE USED TO CONSTRUCT A PROJECT WITHOUT THE WRITTEN APPROVAL OF CLASSIC BUILDERS®

Auckland Council

18/03/19

BCO10276301

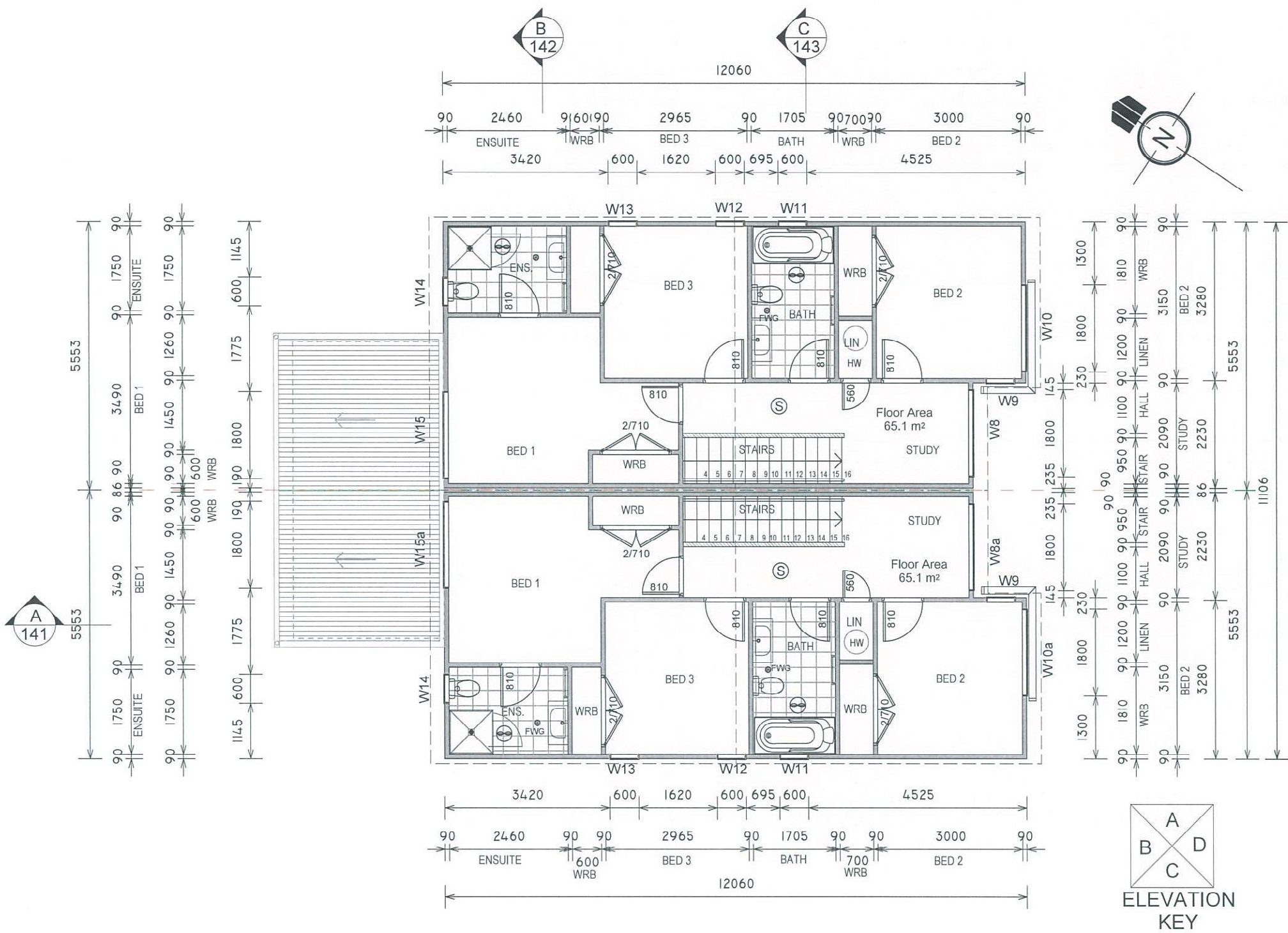
APPROVED

BUILDING CONSENT PLANS

Auckland Council

BCO10276301

BUILDING CONSENT



FIRST FLOOR PLAN

FIRE DESIGN		
RISK GROUP SH ACCEPTABLE SOLUTION C/AS1		
PART 1	Fire safety systems	Hardwired and Interconnected smoke alarm as per F7/AS1 See note 402
PART 2	Fire resistance rating	Requirement is 30/30/30 and KOROK firewall provides FRR 60/60/60
PART 3	Means of escape	DOP max 35m and TOP max. 75m DOP is 25.9 and TOP is 27.5m for
PART 4	Control of internal fire and smoke spread	There is no foamed plastic or combustible insulating material as part of this design.
PART 5	External fire spread	Vertical firewall KOROK firewall provides FRR 60/60/60 Table 5.1, No peak or total heat release requirements for external cladding.
PART 6	Fire fighting	This dwelling is accessible for fire service vehicles and hydrants available
PART 7	Prevention of fire occurring	Recessed down lights comply with Clause 7.4.1 as per note 207

classic builders

bringing dreams to life

8/48 MAKI STREET

WESTGATE

AUCKLAND 0814

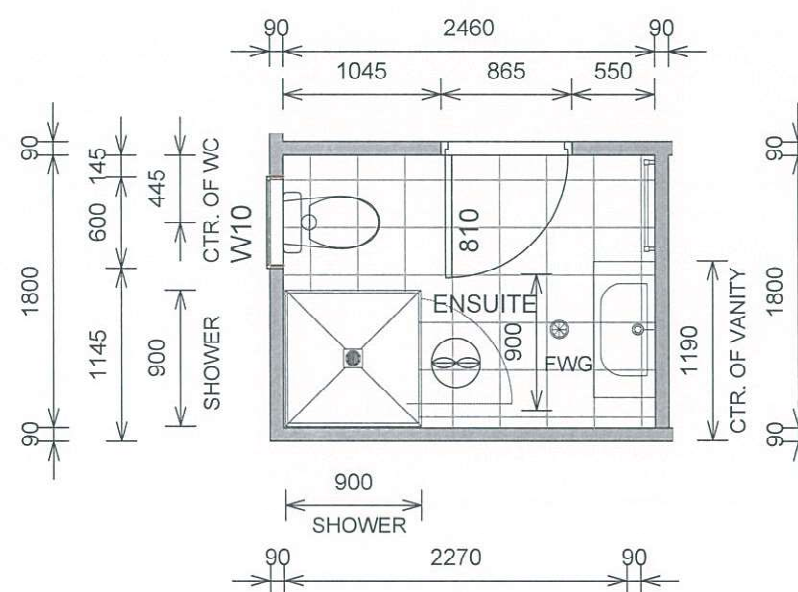
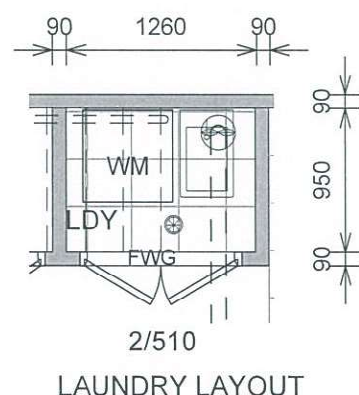
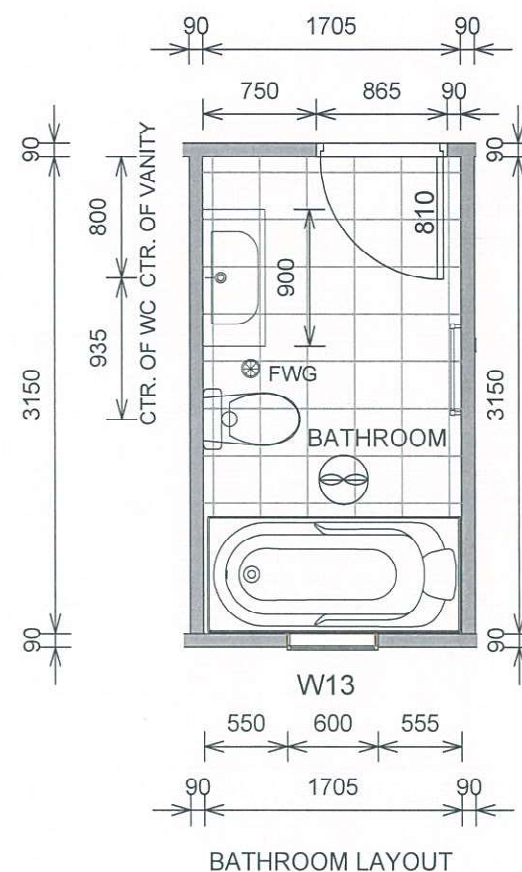
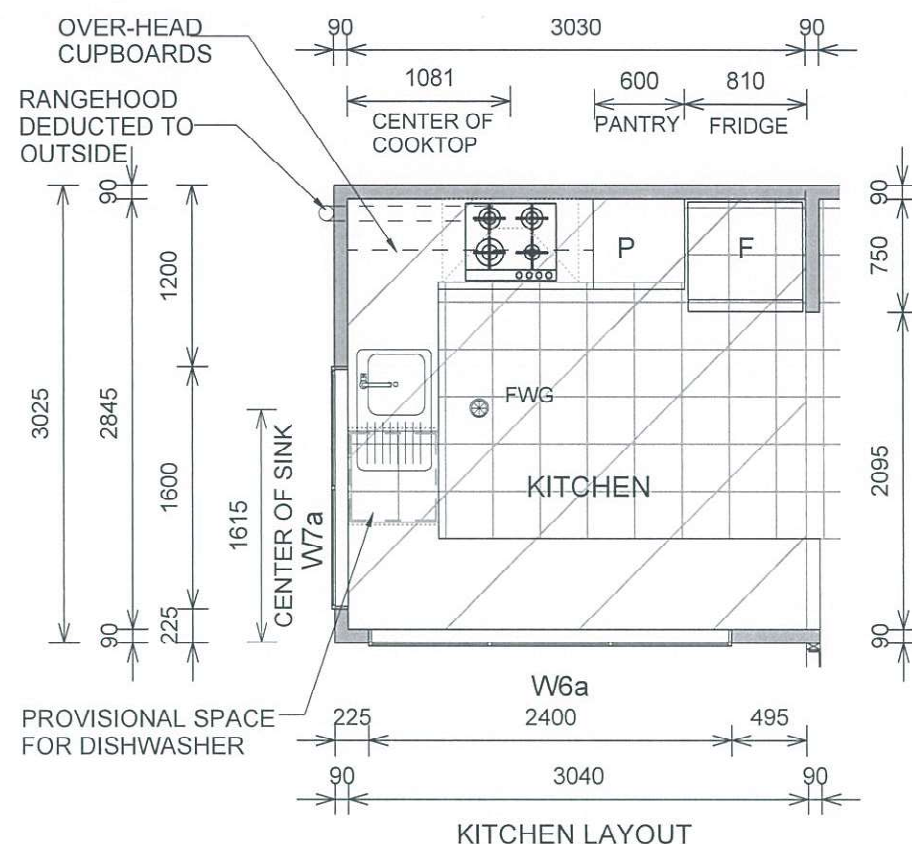
PH 0508 4 Classic (25277)

CLIENT :	TAMAKI REGENERATION LIMITED
LEGAL DESCRIPTION :	36 ELSTREE AVENUE LOT 123 DP 43138
SITE ADDRESS :	OVERLEA SOUTH, GLEN INNES
CITY :	AUCKLAND
COUNCIL :	AUCKLAND COUNCIL

FIRST FLOOR PLAN

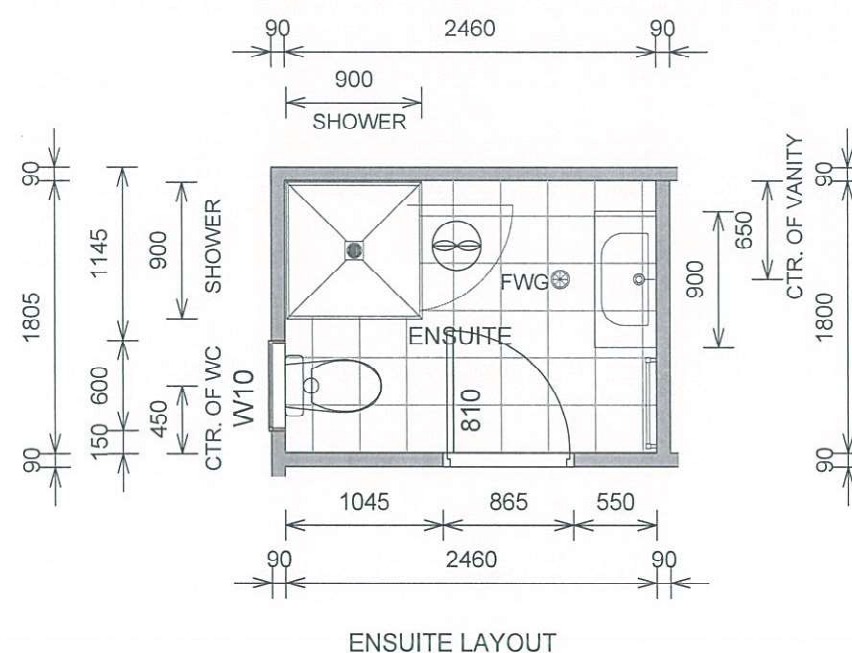
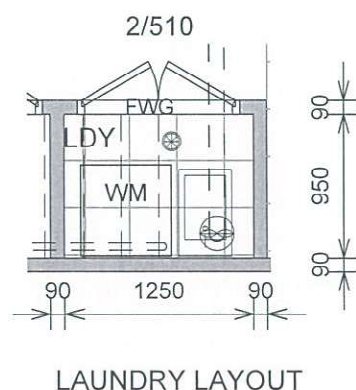
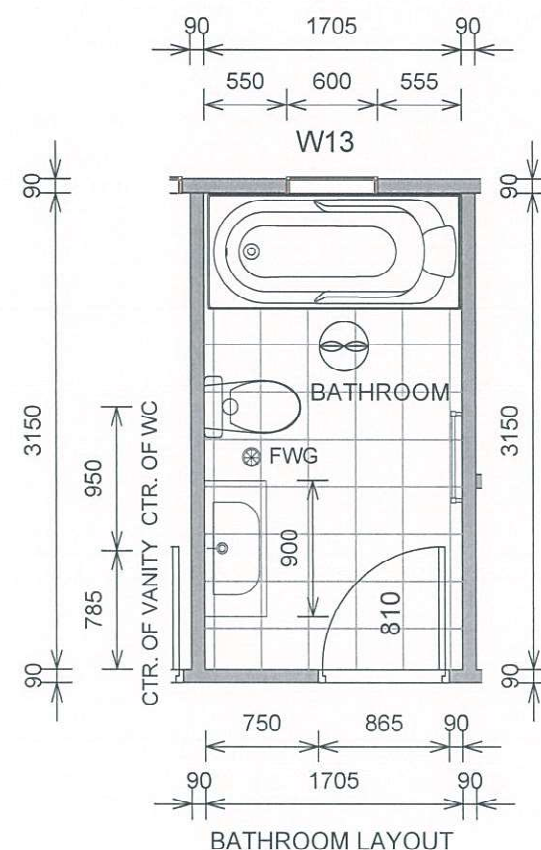
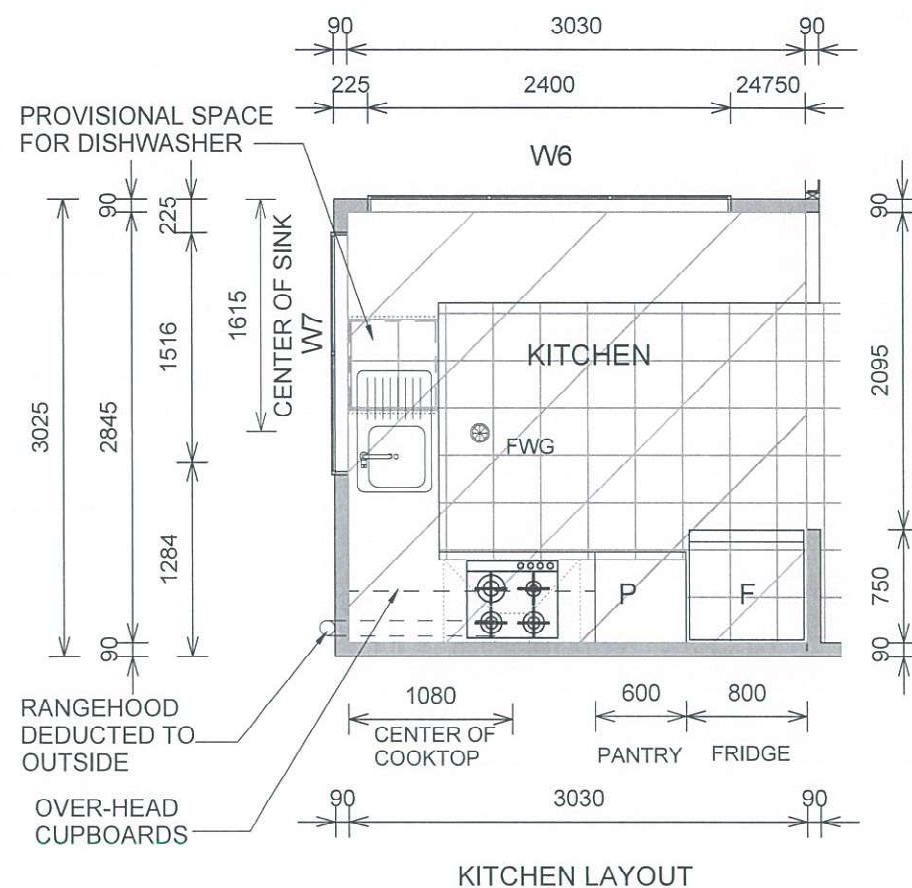
TAMAKI REGENERATION LIMITED - LOTS 74-75, OVERLEA SOUTH, GLEN INNES

PROJECT NUMBER :	AK10708-AK10709	VERSION:
STATUS :	CONSENT	A
DATE :	JULY 2018	
SCALE :	1:100	DRAWING NO. :
REVISION :		121.2
LATEST REV. DATE :		



- 501 **GLAZING IN BATHROOMS**
- Shower framed panels and windows within 2000mm from the floor require Grade A safety Glass.
 - Toughened Safety glass is required in Shower doors and panels as follows:
 - With one unframed edge min. 5mm thickness
 - Frameless is min. of 6mm thickness.
- These requirements are set out in NZS 4223 Part 3 table 3.1 and as amended by the NZ Building Code.
- 502 **VENTILATION**
- Bathroom, Ensuite and Laundry are vented using windows and / or mechanical ventilation to outside as shown on floor plans. Cooker extract hood and dryer are ducted to the outside.
- 503 **BATHROOM FIXTURES**
- Heated Towel Rails (HTR)
- Size of Vanities - 900mm wide Wall Hung Vanity (Ensuite & Bathroom)
- Size of Showers - 900 mm x 900 mm Moulded (Bathroom & Ensuite)
- Size of Bath - 1670x760 Sorrento II Bath
- Laundry tub - Aquatica Laundra Slim Tub (350x560)
- 504 **KITCHEN**
- Food preparation surfaces, together with wall up-stand, shall be made from high pressure laminates, tiles or other impervious surface to enable surfaces to be easily maintained in hygienic conditions.
- KITCHEN LAYOUT IS INDICATIVE ONLY PLEASE SEE KITCHEN DESIGNERS LAYOUT**
- 505 **WATER PROOFING GENERAL**
- Wet area water proofing details are shown as follows:-
- Wet area details for showers with acrylic liners on sheet 501.
- 506 **TILES ON WATERPROOFING MEMBRANE**
- Mapei System Waterproofing membrane under tiles. Refer to BRANZ APPRAISAL No. 484 and associated technical specification.
- 507 **LAUNDRY**
- Drier fixed above washing machine by owner.
- The wall above washing machine requires nogs to mount dryer. Dryer ventilated to the outside.
- 508 **PLUMBING**
- Plumbing, including hot and cold water supply and wastewater shall comply with NZBC G12 and G13 respectively.





- 501 **GLAZING IN BATHROOMS**
- Shower framed panels and widows within 2000mm from the floor require Grade A safety Glass.
 - Toughened Safety glass is required in Shower doors and panels as follows:
 - With one unframed edge min. 5mm thickness
 - Frameless is min. of 6mm thickness.

These requirements are set out in NZS 4223 Part 3 table 3.1 and as amended by the NZ Building Code.

- 502 **VENTILATION**
- Bathroom, Ensuite and LAundry are vented using windows and / or mechanical ventilation to outside as shown on floor plans. Cooker extract hood and dryer are ducted to the outside.

- 503 **BATHROOM FIXTURES**
- Heated Towel Rails (HTR)
- Size of Vanities - 900mm wide Wall Hung Vanity (Ensuite & Bathroom)
- Size of Showers - 900 mm x 900 mm Moulded (Bathroom & Ensuite)
- Size of Bath - 1670x760 Sorrento II Bath
- Laundry tub - Aquatica Laundra Slim Tub (350x560)

- 504 **KITCHEN**
- Food preparation surfaces, together with wall up-stand, shall be made from high pressure laminates, tiles or other impervious surface to enable surfaces to be easily maintained in hygienic conditions.
- KITCHEN LAYOUT IS INDICATIVE ONLY PLEASE SEE KITCHEN DESIGNERS LAYOUT

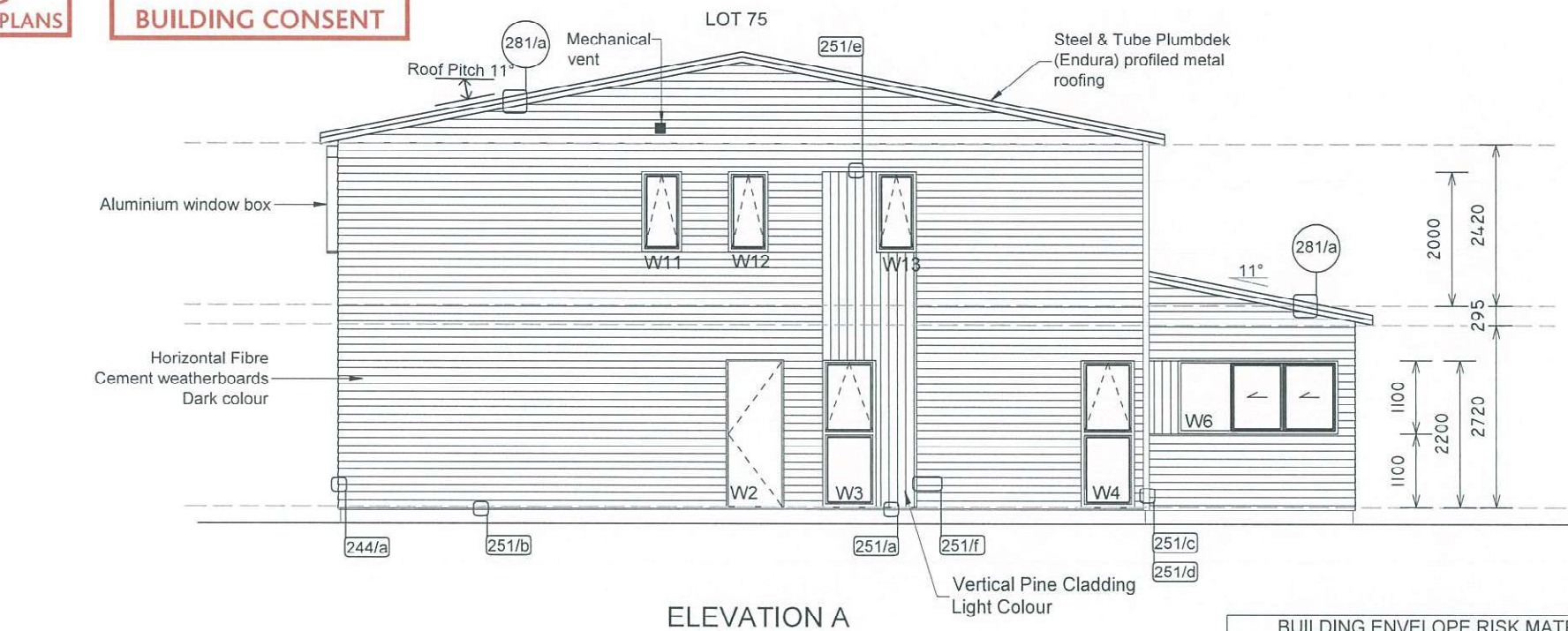
- 505 **WATER PROOFING GENERAL**
- Wet area water proofing details are shown as follows:-
- Wet area details for showers with acrylic liners on sheet 501.

- 506 **TILES ON WATERPROOFING MEMBRANE**
- Mapei System Waterproofing membrane under tiles. Refer to BRANZ APPRAISAL No. 484 and associated technical specification.

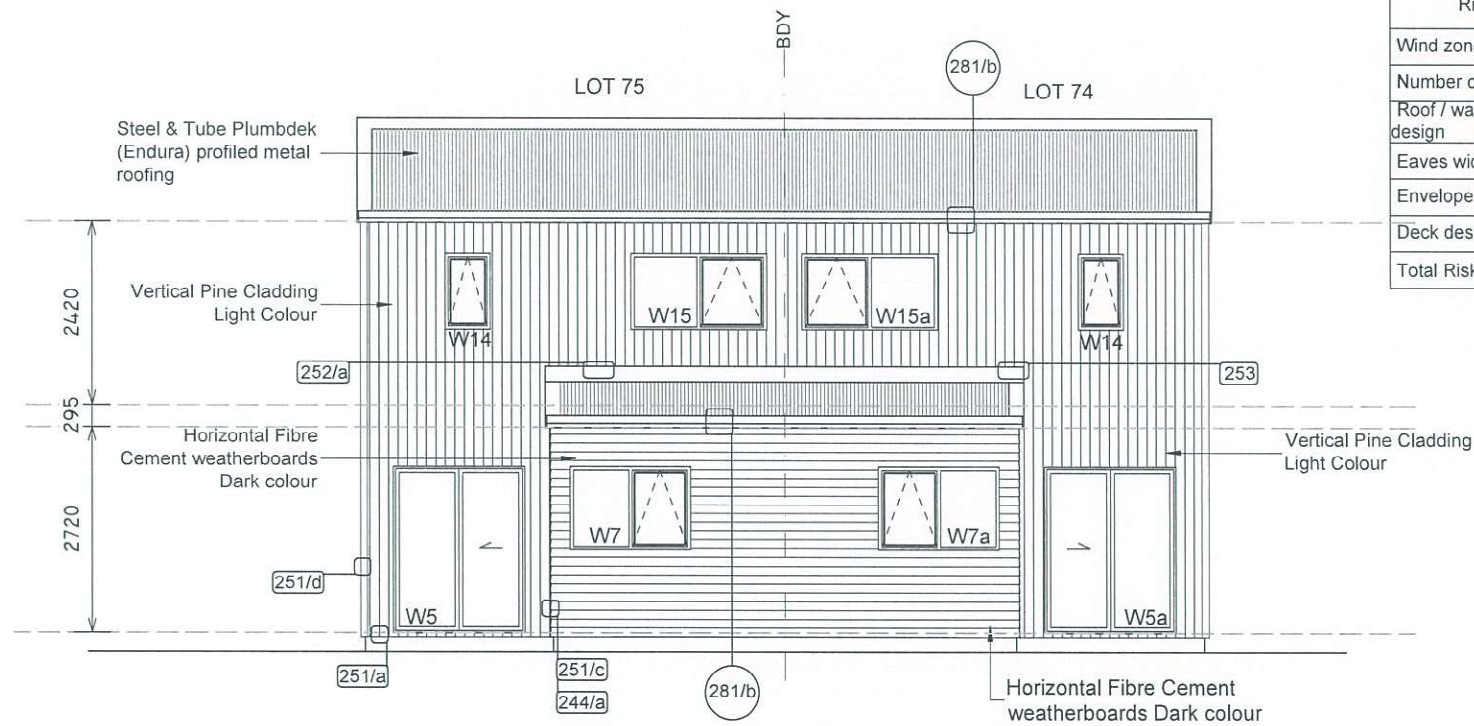
- 507 **LAUNDRY**
- Drier fixed above washing machine by owner.
- The wall above washing machine requires nogs to mount dryer. Dryer ventilated to the outside.

- 508 **PLUMBING**
- Plumbing, including hot and cold water supply and wastewater shall comply with NZBC G12 and G13 respectively.





ELEVATION A



ELEVATION B

BUILDING ENVELOPE RISK MATRIX		
ELEVATION B		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	High risk	2
Roof / wall intersection design	Very High risk	5
Eaves width	Very High risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		13

BUILDING ENVELOPE RISK MATRIX		
ELEVATION A		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	2
Roof / wall intersection design	Very High risk	5
Eaves width	Very High risk	5
Envelope complexity	Low risk	1
Deck design	Low risk	0
Total Risk Score:		13

Window / Door	Head / Sill / Jamb Details	Window Schedule
Windows (W7, W7a, W3, W4)	302.2	301
Windows (W11, W13, W14, W15, W15a)	302.3	301
Windows (W12)	302.4	301
Garage Hinged Door (W2a)	303.2	301
Sliding Door (W5, W5a)	304	301

- 301 EXTERIOR WALL CLADDING:
 - Horizontal Fibre Cement Weatherboards James Hardie Linea- Painted dark colour
 - Vertical Pine Cladding Painted light colour
- 302 WEATHERBOARD FINISH AND CORNERS
 - Vertical weatherboards with J40 External corner moulding. The vertical weatherboard provide 155mm cover per board.
- 303 JOINERY AND GLAZING
 - Selected residential powder coated aluminium joinery with square on clear/float double glazing-
- 304 SOFFIT
 - Use pre-finished soffit all around
- 305 ROOF CLADDING
 - Steel and Tube Plumbdek (Endura) 0.55 gauge profiled metal color steel roofing on self supporting underlay and netting on 70x45 purlins at 900 crs. Fix purlins at each truss intersection with one 80mm long 10g self tapping screw.
- 306 FASCIA AND GUTTER
 - Fascia will be steel and tube 150 mm fascia and custom line gutters.
- 307 ALUMINIUM JOINERY INSTALLATION
 - For aluminium joinery details see Window Schedule on sheet 301. Details of flashing are shown on sheet 302 and scribes are fitted to the sides of both windows and doors.



BCO10276301

BUILDING CONSENT

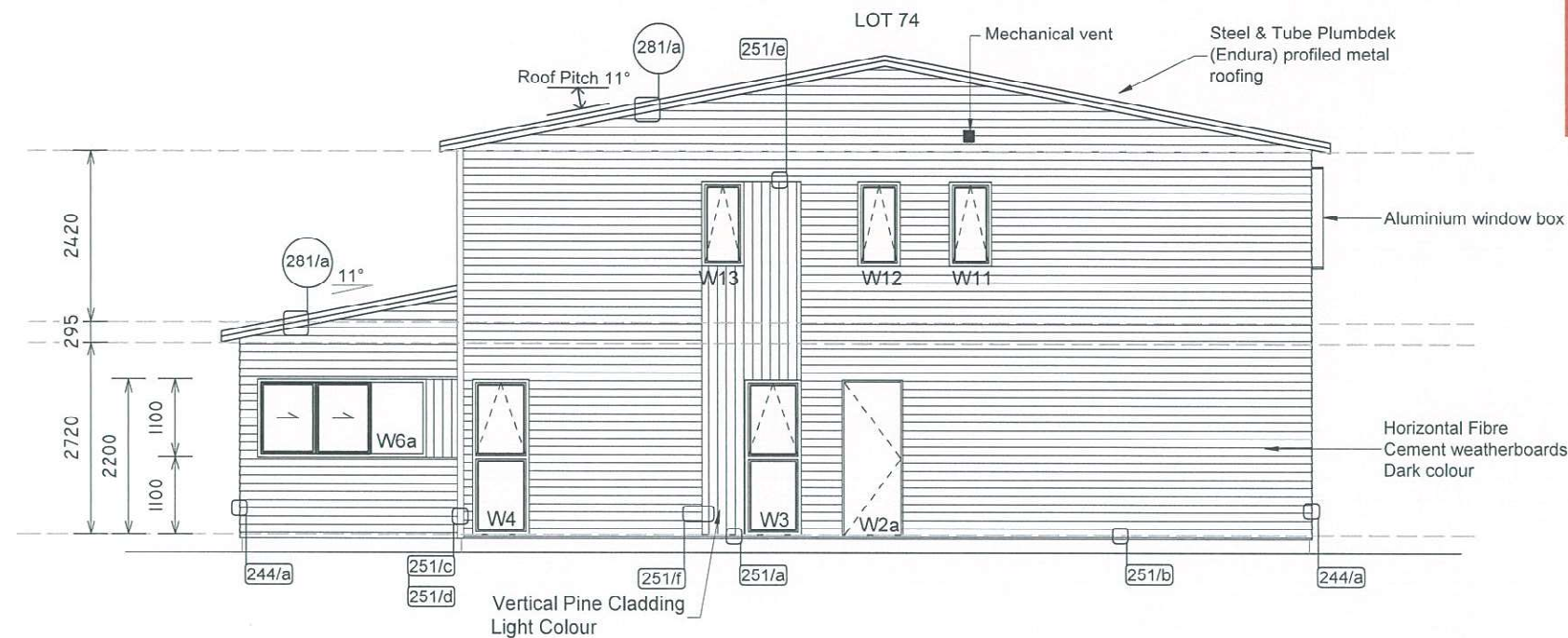


18/03/19

BCO10276301

APPROVED
BUILDING CONSENT PLANS

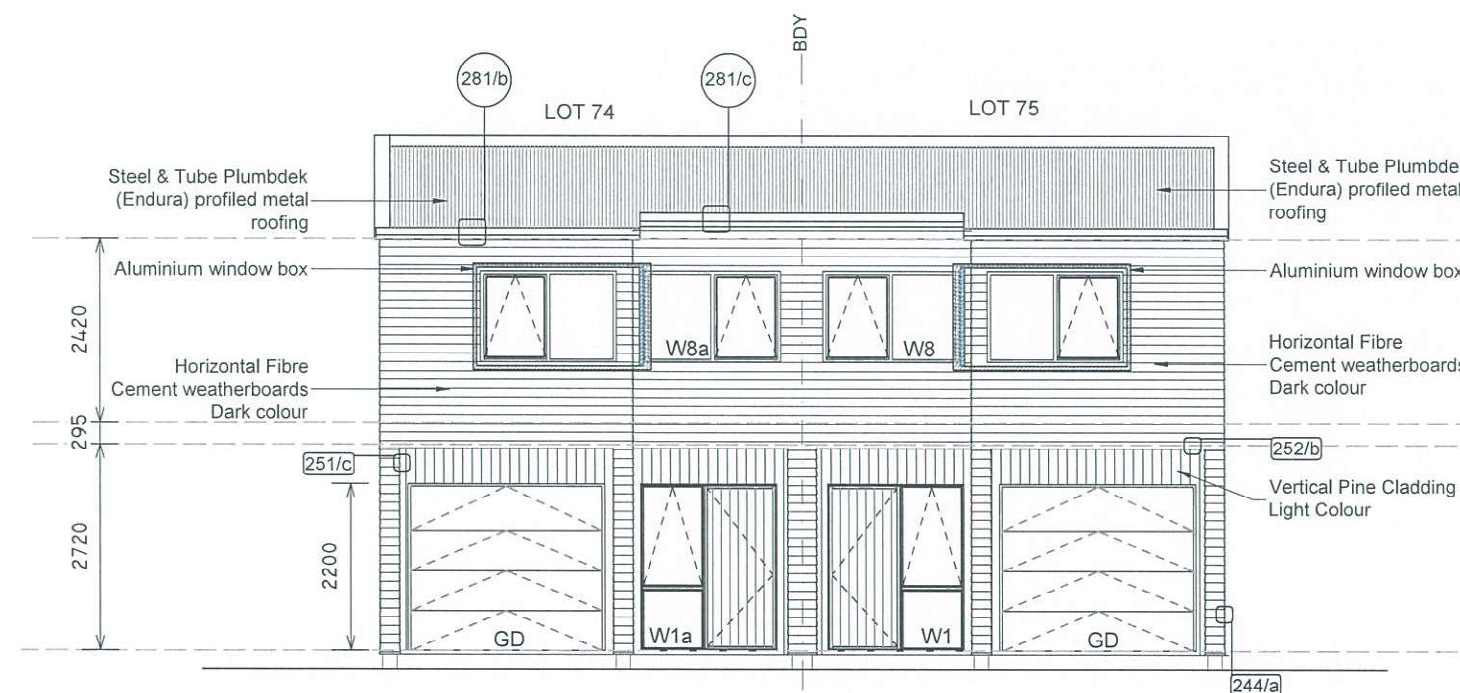
BUILDING ENVELOPE RISK MATRIX		
ELEVATION C		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	2
Roof / wall intersection design	Very High risk	5
Eaves width	Very High risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		13



ELEVATION C

DRAWINGS CROSS REFERENCE TO DETAILS

Window / Door	Head / Sill / Jamb Details	Window Schedule
Windows (W8, W8a)	302.1	301
Windows (W3, W4, W10, W10a, W9)	302.2	301
Windows (W11, W13)	302.3	301
Windows (W12)	303.4	301
Front Door (W1, W1a)	303.1	301
Garage Hinged Door (W2a)	303.2	301
Garage Sectional Door (GD1, GD2)	305	301



ELEVATION D

BUILDING ENVELOPE RISK MATRIX		
ELEVATION D		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	2
Roof / wall intersection design	Very High risk	1
Eaves width	Very High risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		9

- 301 EXTERIOR WALL CLADDING:
 - Horizontal Fibre Cement Weatherboards James Hardie Linea- Painted dark colour
 - Vertical Pine Cladding Painted light colour
- 302 WEATHERBOARD FINISH AND CORNERS
 - Vertical weatherboards with J40 External corner moulding. The vertical weatherboard provide 155mm cover per board.
- 303 JOINERY AND GLAZING
 - Selected residential powder coated aluminium joinery with square on clear/float double glazing-
- 304 SOFFIT
 - Use pre-finished soffit all around
- 305 ROOF CLADDING
 - Steel and Tube Plumbdek (Endura) 0.55 gauge profiled metal color steel roofing on self supporting underlay and netting on 70x45 purlins at 900 crs. Fix purlins at each truss intersection with one 80mm long 10g self tapping screw.
- 306 FASCIA AND GUTTER
 - Fascia will be steel and tube 150 mm fascia and custom line gutters.
- 307 ALUMINIUM JOINERY INSTALLATION
 - For aluminium joinery details see Window Schedule on sheet 301. Details of flashing are shown on sheet 302 and scribes are fitted to the sides of both windows and doors.