

APPROVED
29 OCT 2015
AUCKLAND COUNCIL
BUILDING CONSENT PLANS

RECEIVED
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BUILDING CONSENT PLANS

ROOF - METAL TILE
MIND ZONE - HIGH
THE ROOF AND TRUSSES TO BE
MANUFACTURED BY THE
MANUFACTURER WITH
CONFIRMATION OF TYPES
SHOW, AND DETAILS PROVIDED
TO THE BUILDER BEFORE
MANUFACTURING
ALL SELECTED MATERIALS AND
COMPONENTS TO BE FIXED IN
ACCORDANCE WITH THE
MANUFACTURER'S
SPECIFICATIONS
DP - 6mm DOWNPIPE
NOTES:
USE GIB AQUALINE TO INTERNAL
WALLS IN ALL WET AREAS, EG:
ENSUITE, BATHROOM, ETC.
GROUND FLOOR EXTERIOR A
INTERIOR FLOOR BEARING WALLS TO
BE KILN DRIED 90/48 SGR H1.2 STUDS
AT 400 CTRS
NON L.B. WALLS TO BE KILN DRIED 70/
45 SGR H1.2 STUDS AT 200 CTRS
FIRST FLOOR EXTERIOR WALLS TO BE
KILN DRIED 90/48 SGR H1.2 STUDS AT
200 CTRS
INTERIOR WALLS TO BE KILN DRIED 70/
45 SGR H1.2 STUDS AT 600 CTRS
LEAVE AREA DIRECTLY
ABOVE HALL WAY TRUSS
FREE TO ENABLE FIXING OF
LIGHTS
LEAVE AREA DIRECTLY
ABOVE COOKTOP TRUSS
FREE FOR FLUE
NO TRUSS CENTRE OF W/C
GLASS TO COMPLY WITH
NZS 4223 P1.3-3
835 mm HIGH FOR HINGED INTERNAL
DOORS; PLUS 60 mm TO OPENING WIDTH;
2050 mm HIGH FOR SLIDING DOOR;
PLUS 40 mm TO OPENING WIDTH;
NOTE: JOGGING REQUIRED FOR
RANGEHOOD
TOWEL RAILS
TOILET ROLL HOLDERS
VANITY UNITS - 800 TO TOP
BACK BLOCK LONGITUDINAL JOINTS IN
ANY ROOM CONTAINING 6 OR MORE
TAPERED JOINTS AS DESCRIBED IN THE
GIS SITE GUIDE

NOTES:
- HALL 11 DOORS THROUGHOUT
- STEPS TO STACKER BY OWNER
- FLAT PANEL GARAGE DOOR

ELEVATION KEY



FLOOR PLAN 1:100

AREA:
GROUND: 126.90m²
INCL. PORCH
UPPER: 85.08m²
TOTAL: 211.98m²

R1 - 28/10/15 NOTE RE INT NON L.B. WALLS ADDED
GARAGE BACK DOOR & WINDOW SHIFTED SLIGHTLY



AUCKLAND COUNCIL
1021900

CONSENT

DO NOT SCALE OFF PLANS

All Dimensions and levels are to be checked
by contractor before commencement of
work. Contractor to report any discrepancy.

www.sjgardner.co.nz

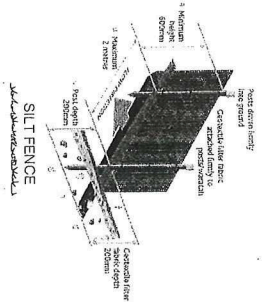
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New Zealand's favourite home builders.
Building Contractors
Rodney Franchisee for
G.J. Gardner Homes
20 Tamariki Avenue, Orewa
P 09 427 9231
F 09 427 9238

FLOOR PLAN

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101601
Brian & Claire MANEY
63a Walton St
RED BEACH

OWNER:	DATE:
OWNER:	DATE:
BUILDER:	DATE:
DESIGN:	101601
STYLE:	03/19
JOB NO:	101601
SHEET SIZE:	A3
SCALE:	1:100
CAD FILE:	101601
PRINTED:	28/10/2015
REVISION NO.	R1



TOWN PLANNING

ZONE: RESIDENTIAL H

SITE COVERAGE:
MAX ALLOWED 35% OF 412m² SITE
ACTUAL SITE COVERAGE:

127.75 m²
30.8%

IMPERMEABLE AREA:
HOUSE AREA OVER EAVES:
CONCRETE DRIVE/PATH:
TOTAL IMPERMEABLE:

159.35 m²
69.00 m²
229.57 m²
= 55.72%

EARTHWORKS
CUT VOLUME (TO BE CARTED OFF SITE) 40 m³
FILL VOLUME (TO REPLACE TOPSOIL) 25 m³
TOTAL VOLUME: 65 m³

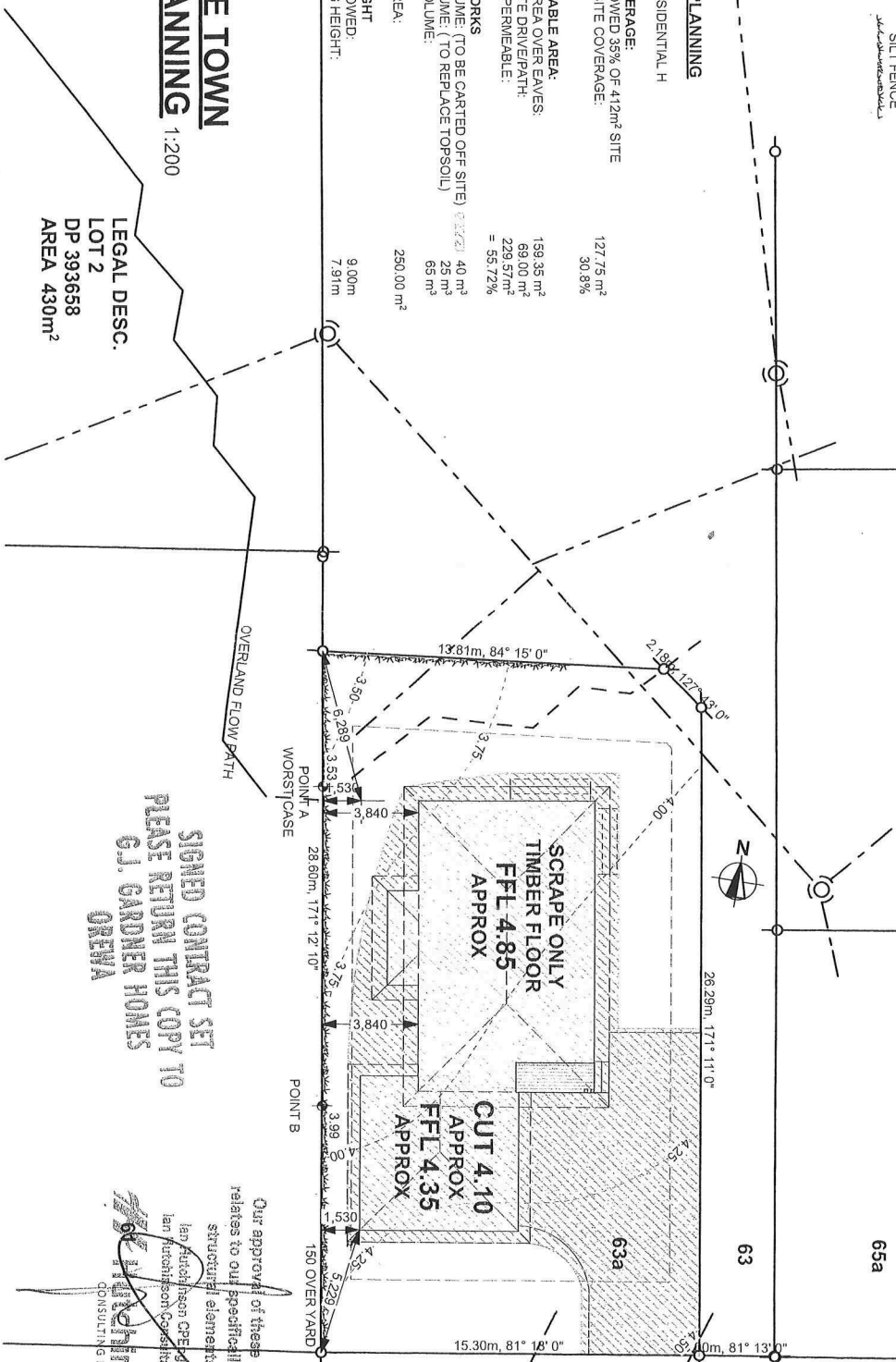
TOTAL AREA: 250.00 m²

MAX HEIGHT:
MAX ALLOWED:
BUILDING HEIGHT:

9.00m
7.91m

SITE TOWN PLANNING 1:200

LEGAL DESC.
LOT 2
DP 393658
AREA 430m²



SIGNED CONTRACT SET
PLEASE RETURN THIS COPY TO
G.J. GARDNER HOMES
GREY

Our approval of these drawings
relates to our specifically designed
structural elements only
Ian Hutchinson CPE 68973
Ian Hutchinson Consultants Ltd
CONSULTING ENGINEERS

G.J. Gardner HOMES

New Zealand's favourite home builders.

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F 09 427 9238
www.gjgardner.co.nz

All Construction to comply with Local
Authority requirements, NZ Building Code/
Approved Documents, and Means of
Compliance, Inc NZS3604

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by contractor before commencement of
work. Contractor to report any discrepancy.

DO NOT SCALE OFF PLANS

101601

Brian & Claire MANEY
63a Walton St
RED BEACH

CONSENT

OWNER:

DATE:

SITE TOWN PLANNING

DESIGN:

STYLE:

JOB NO:

SHEET:

DRAWN:

DATE:

01/19

FE/VERSION NO.

FINISHED FLOOR LEVELS

WHEN NOTED APPROXIMATE BEFORE
CONFIRMING CUT LEVEL, G.S. SITE
SUPERVISOR TO CHECK ANY AFFECTS
ON THE FOLLOWING ITEMS (WHERE
APPLICABLE)

- HEIGHT TO BOUNDARY
- FLOOD ZONE
- MAXIMUM BUILDING HEIGHT
- OVERLAP/STATION RULE
- RETAINING WALL HEIGHTS
- EARTHWORKS BATTER SLOPES
- FILL DEPTH

LEGEND

- DP 80mm PVC DOWNPIPE
- 100mm PVC SAN SEWER LINE
- 100mm PVC STORMWATER LINE

SITE WORKS OUTSIDE THE SCOPE OF NZS
3804 TO BE DESIGNED, CERTIFIED AND
COMPLY WITH REGISTERED ENGINEERS
SPECIFIC RECOMMENDATIONS.

MODIFIED LEVELS AND BATTERS ARE
INDICATIVE ONLY UNTIL APPROVED BY
ENGINEER.

ALL PLUMBING TO COMPLY WITH NZ
BUILDING CODE G13

PLUMBING LEGEND:
B/JONG - BOSS JUNCTION / OVERFLOW
RELIEF BULLY
T - TERMINAL VENT
V - VENT

AAV - AIR ADMITTANCE VALVE

CP1 - DRIVEWAY CESSPIT-RDC STANDARD
3000 x 600 DEEP

CP2-250X250 CESSPIT

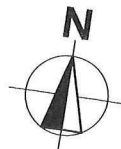
NOTE: POSITION OF CESSPITS MAY VARY
ACCORDING FINAL TO SITE CUT

WTC - WATER CONNECTION
TLC - TELECOM CONNECTION

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DATUM
NAIL IN
POST 4.18

26.29m, 171° 11' 0"

1.2 SIDE YARD

DECK & STEPS BY OWNER
NOT PART OF THIS CONSENT

ANY ENGINEERED MATERIAL OR TOPSOIL
FOUND UNDER BLOCKWORK TO BE
REINFORCED WITH ENGINEERED FILL TO
CURRENT GROUND LEVEL

STEPS BY GJS

BROOM FINISHED CONC.
DRIVEWAY 74m² (SHOWN)
ALLOWED FOR BY GJS
(GJS SUPERVISOR WILL CONDUCT
INSPECTION AND SIGN OFF
POURING WITH QUANTITY 500L)

PHONE
POWER

3.00m, 81° 13' 0"

WALTON ST

SCRAPE ONLY
TIMBER FLOOR
FFL 4.85
APPROX

127.75 m²

INTERNAL
WATER MOK
WTC

CUT 4.10
APPROX

FFL 4.35
APPROX

CONC SLAB

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Ian Hutchinson O.Peng 63978
Ian Hutchinson Consultants Ltd

Ian Hutchinson
CONSULTING ENGINEERS

ZONES:
DURABILITY ZONE D (SEA SPRAY)
HIGH WIND ZONE

ALUMINIUM
BODY DISK IN TOP
OF BRICK PILLAR

SIGNED CONTRACT ST
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G.J. GARDNER HOMES
OFFICE

SITE PLAN 1:100

SEA SPRAY ZONE
ALL EXPOSED FIXINGS SS

EARTHWORKS CONTRACTOR: PLEASE NOTE
ANY TOPSOIL REMOVED FROM THE BUILDING
PLATFORM MUST BE REPLACED WITH
SUITABLE FILL MATERIAL AS APPROVED BY
THE ENGINEER TO THE CUT LEVEL SHOWN

DRAIN LAYER: PLEASE NOTE CESSPITS HAVE
BEEN POSITIONED WITH LEVELS PROVIDED
PLEASE REPOSITION IF REQUIRED TO SUIT
FINISHED GROUND LEVELS

ENSURE FGL FALLS AWAY TO LOWER GROUND
TO ENSURE SURFACE WATER IS DIRECTED
AWAY FROM BUILDING PLATFORM. SHOULD
CESSPITS BECOME BLOCKED

CONSENT

OWNER:

DATE:

SITE PLAN

OWNER:

DATE:

DESIGN:
STYLE: 101601
JOB NO: 101601
SHEET: SITE A30
DRAWN: Cammings
CAD FILE: 1109/2015
PRINTED:

02/19

OWNER:

DATE:

DESIGN:
STYLE: 101601
JOB NO: 101601
SHEET: SITE A30
DRAWN: Cammings
CAD FILE: 1109/2015
PRINTED:

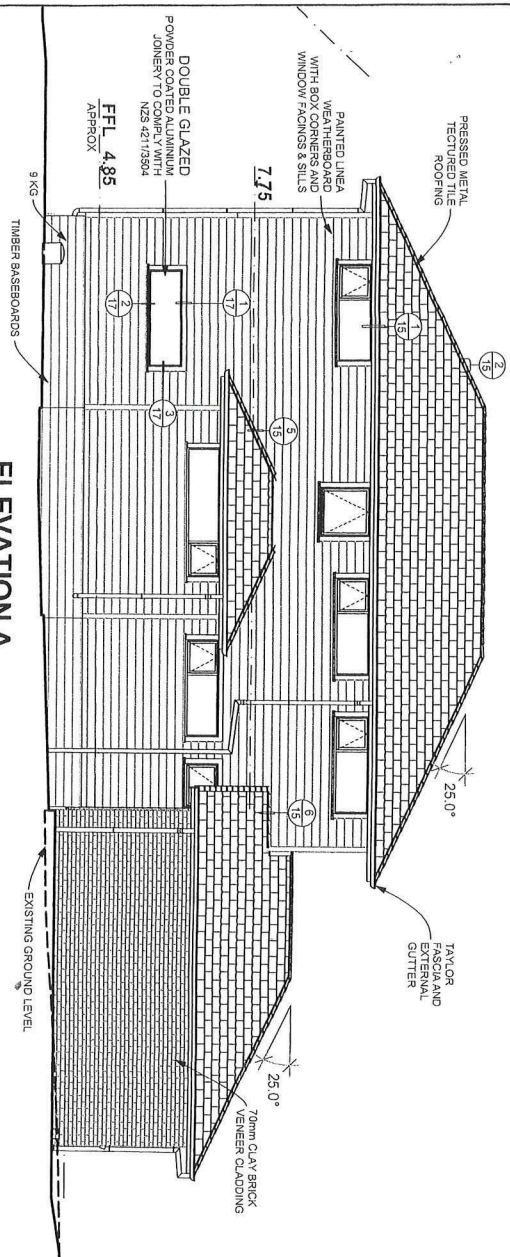
02/19

101601
Brian & Claire MANEY
63a Walton St
RED BEACH

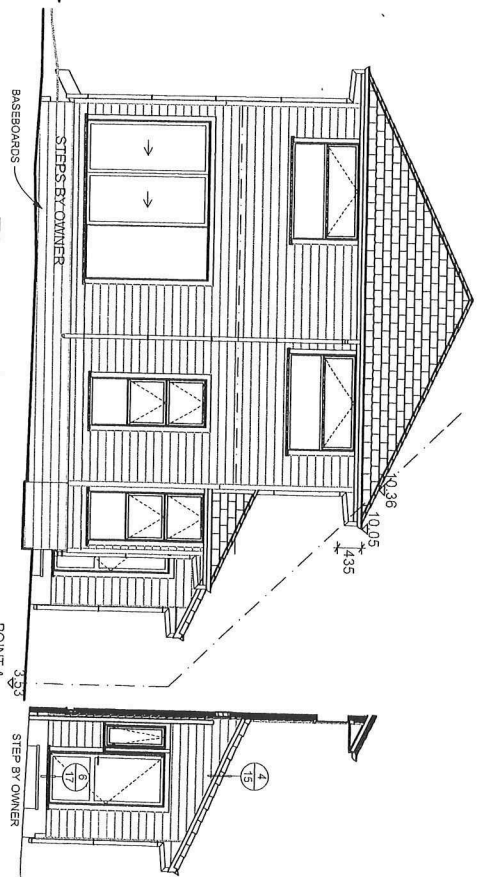
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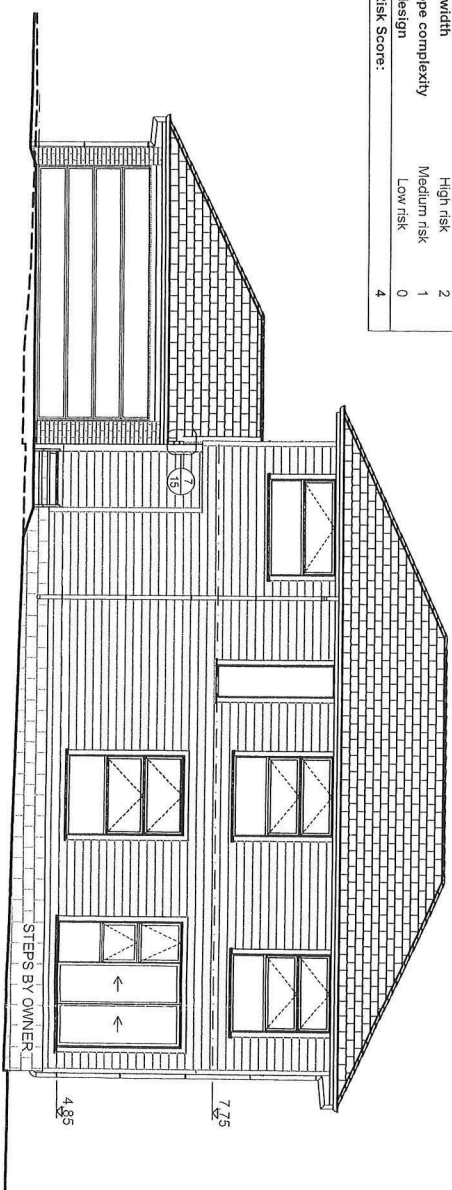
ELEVATION A 1:100



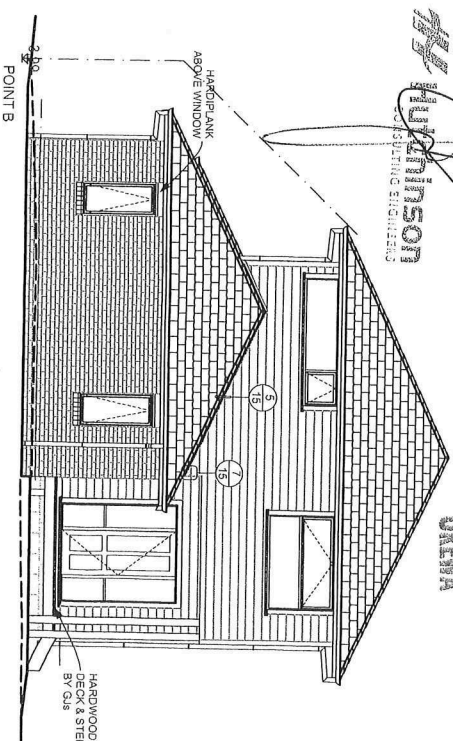
ELEVATION B 1:100

ELEV B' 1:100

BUILDING ENVELOPE RISK MATRIX		
ALL Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4



ELEVATION C 1:100



ELEVATION D 1:100

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Ian Hutchinson Otago 83673
Ian Hutchinson Consultants Ltd
Otago

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101601
Brian & Claire MANEY
63a Walton St
RED BEACH

CONSENT

OWNER:	DATE:	DESIGN:	REVISION NO.
OWNER:	DATE:	JOB No. 101601	04/19
DATE: 17/9-12	DATE:	SCALE: A3	
BUILDER: <i>Michael</i>	DATE: 17/9-12	DRAWN: C Armstrong	
		CAD FILE: 101601	
		PRINTED: 17/09/2015	