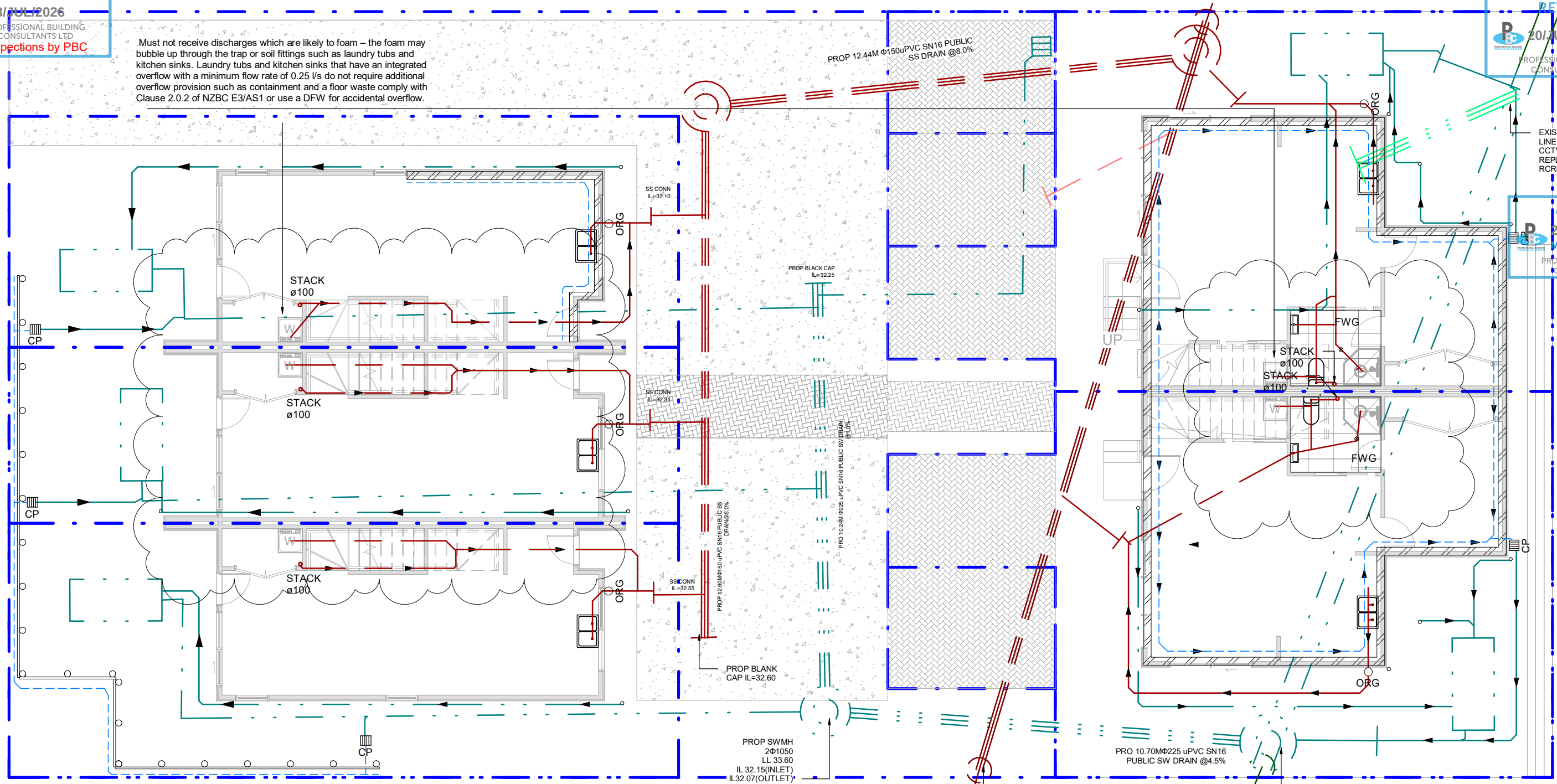


Must not receive discharges which are likely to foam – the foam may bubble up through the trap or soil fittings such as laundry tubs and kitchen sinks. Laundry tubs and kitchen sinks that have an integrated overflow with a minimum flow rate of 0.25 l/s do not require additional overflow provision such as containment and a floor waste comply with Clause 2.0.2 of NZBC E3/AS1 or use a DFW for accidental overflow.



- | | | | |
|--|--|--|---|
| | Proposed Private Stormwater Drains refer to N10.3 | | Proposed Subsoil Drainage/Drain Coils refer to N5.2 |
| | Proposed Public Stormwater Drains refer to engineer design | | Proposed Dish Channel refer to engineer design |
| | Existing Private Stormwater Drains refer to TOPO or as-built | | Proposed Concrete Drainage Channel refer to N7.4 |
| | Existing Public Stormwater Drains refer to TOPO or as-built | | Proposed Surface Drainage Channel refer to N8.4 |
| | Abandoned Stormwater Drains refer to TOPO or as-built | | |

- | | | | |
|--|--|--|---------------------------------------|
| | Proposed Discharge Pipes | | CESSPIT REFER N5.4 OR ENGINEER DESIGN |
| | Proposed Private Sanitary Sewer Drains refer to N11.6 | | OVERFLOW RELIEF GULLY |
| | Proposed Public Sanitary Sewer Drains refer to engineer design | | FLOOR WASTE GULLY |
| | Existing Private Sanitary Sewer Drains refer to TOPO or as-built | | PROPOSED SITE BOUNDARY |
| | Existing Public Sanitary Sewer Drains refer to TOPO or as-built | | TIMBER RETAINING WALLS |
| | Abandoned Sanitary Sewer Drains refer to TOPO or as-built | | BLOCK RETAINING WALLS |

1
A3-01
1 : 100 Plan
DRAINAGE PLAN-GROUND FLOOR

DRAINAGE&PLUMBING NOTE:
THIS DRAWING JUST SHOWN RECOMMENDED LOCATION FOR ALL STORMWATER'S AND SANITARY WASTE'S DRAINS, PIPES OR FIXTURES, IF THERE IS ANY DISCREPANCIES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM NEW DRAINAGE LAYOUT COMPLY WITH NZBC E1/AS1 AND AS/NZS 3500.2:2021 AND OTHER SUPPORTING FACILITIES' REQUIREMENTS.

FORS GROUP
PO Box 33569
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ADDRESS
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HOWICK, AUCKLAND
(LOT 4 DP 63520)

DRAWING NAME
DRAINAGE&PLUMBING
PLAN-GROUND
FLOOR

STATUS		RC
REVISION		
NO.	Description	Date
A	BC	12/12/2024
D	BC RFI	23/04/2025
E	MV	30/06/2026

JOB N°	22042
DRAWN	Author
CHECKED	Checker
SCALE@A3	
SHEET N°	

1 : 100
A1-02

- Existing Site Boundary

Proposed Site Boundary

Easement

Yard Set-Back

20m Frontage Line

Upper Floor Outline

Roof/Gutter Outline

Timber Retaining Walls

Block Retaining Walls

Keystone Retaining Walls

Silt Fence
- Proposed Private Stormwater Drains refer to N10.3

Proposed Public Stormwater Drains refer to engineer design

Existing Private Stormwater Drains refer to TOPO or as-built

Existing Public Stormwater Drains refer to TOPO or as-built

Abandoned Stormwater Drains refer to TOPO or as-built

Proposed Discharge Pipes

Proposed Private Sanitary Sewer Drains refer to N11.6

Proposed Public Sanitary Sewer Drains refer to engineer design

Existing Private Sanitary Sewer Drains refer to TOPO or as-built

Existing Public Sanitary Sewer Drains refer to TOPO or as-built

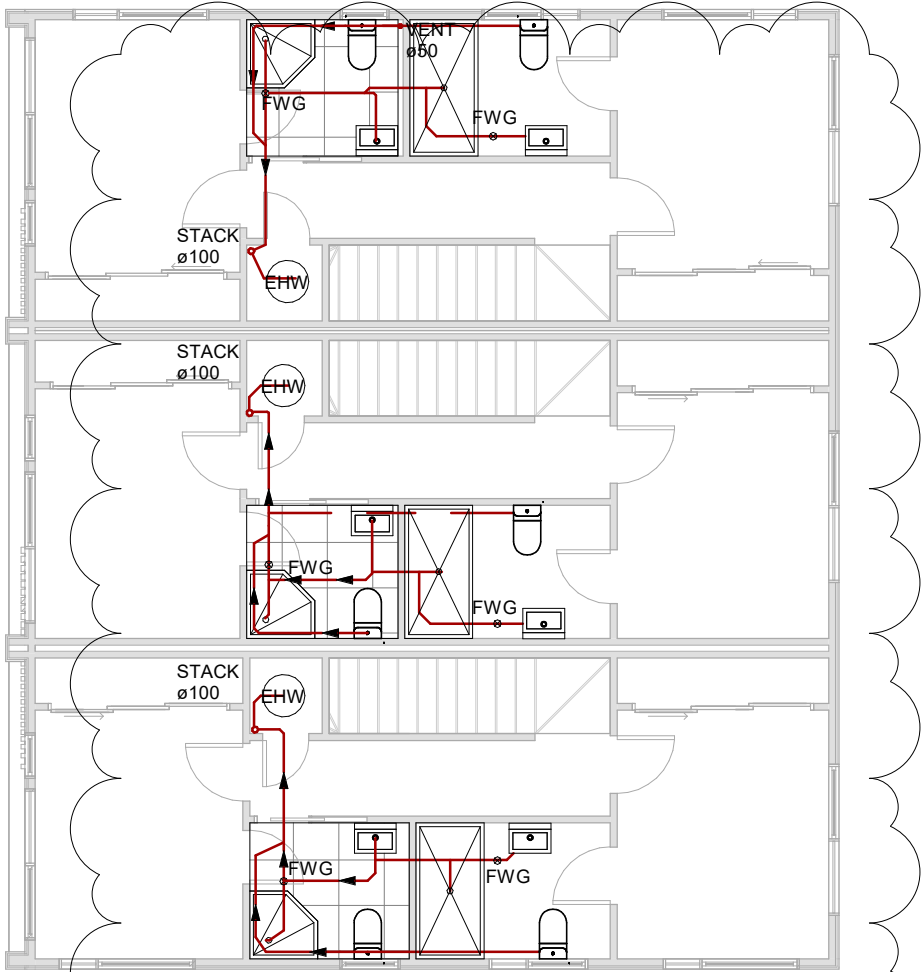
Abandoned Sanitary Sewer Drains refer to TOPO or as-built

- Proposed Subsoil Drainage/Drain Coils refer to N5.2

Proposed Dish Channel refer to engineer design

Proposed Concrete Drainage Channel refer to N7.4

Proposed Surface Drainage Channel refer to N8.4



1

A3-01

1 : 100 Plan

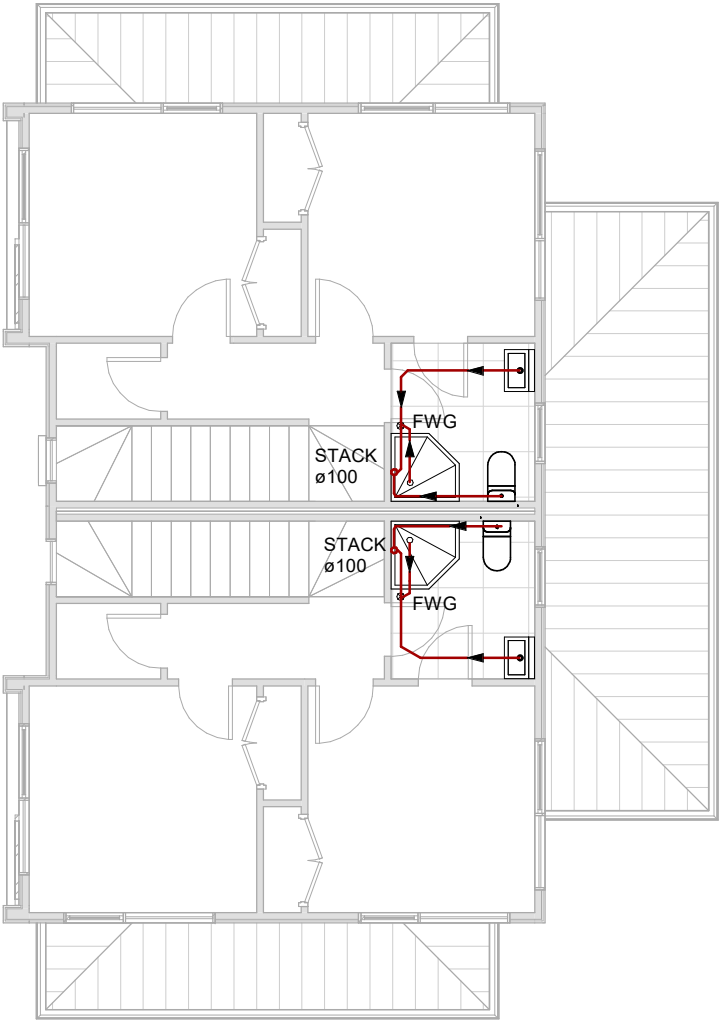
DRAINAGE PLAN-FIRST FLOOR PLAN

PROCESSED

23/JUL/2026

PROFESSIONAL BUILDING CONSULTANTS LTD

All Inspections by PBC



REVISED

20/JUL/2026

PROFESSIONAL BUILDING CONSULTANTS LTD

MINOR VARIATION #1

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HOWICK,AUCKLAND
(LOT 4 DP 63520)

DRAWING NAME

DRAINAGE&PLUMBING
PLAN-FIRST FLOOR

STATUS

RC

REVISION		
NO.	DESCRIPTION	DATE
A	BC	12/12/2024
C	BC RFI	22/02/2024
D	BC RFI	23/04/2025
E	MV	30/06/2026

JOB N°

22042

DRAWN

JY

CHECKED

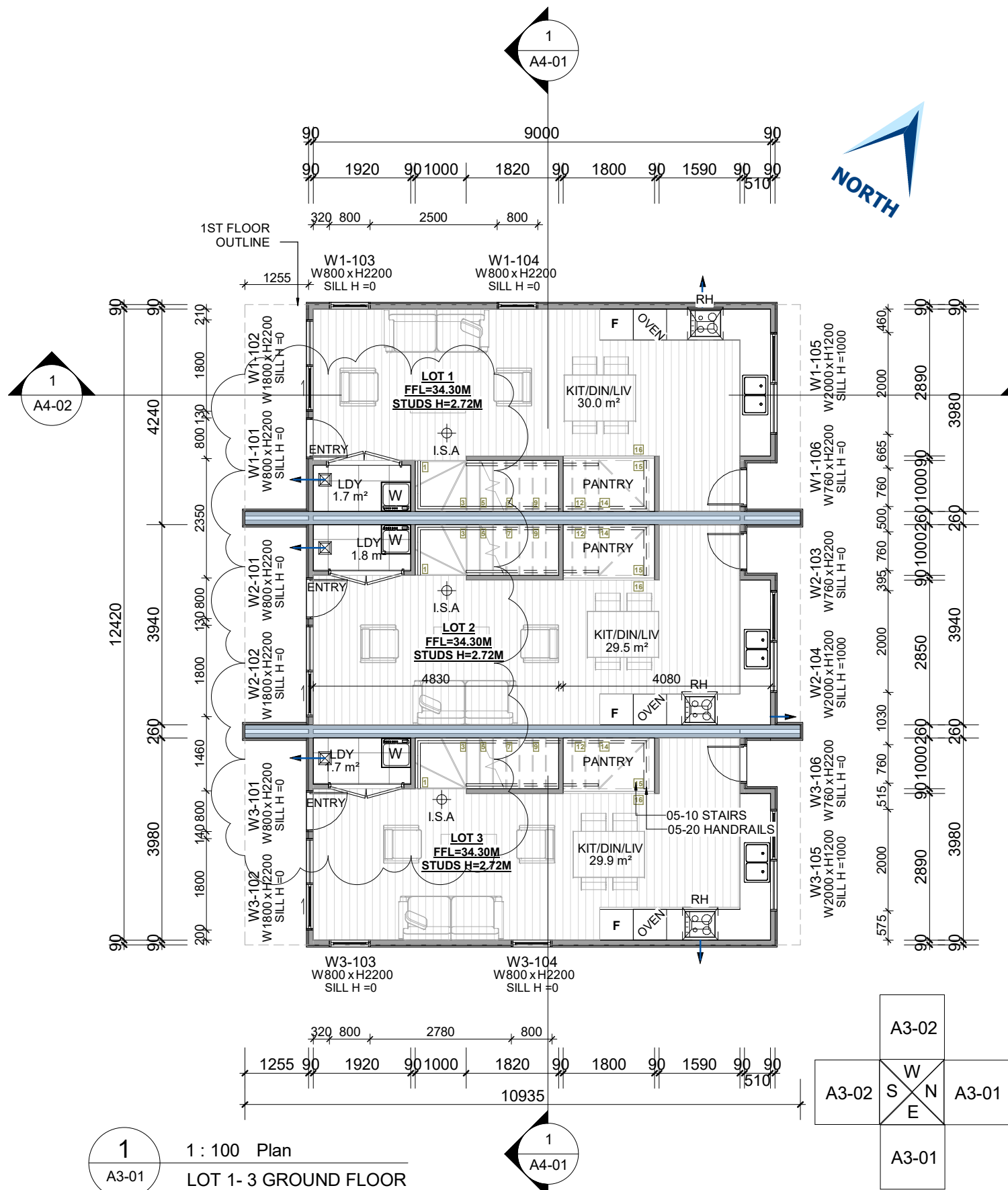
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1 : 100

SHEET N°

A1-03



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TYPE FLOOR AREA

LOT 1/2
GROUND FLOOR AREA:38.1m²
FIRST FLOOR AREA:46m²
TOTAL FLOOR AREA:84.3m²
LOT 3
GROUND FLOOR AREA:38.3m²
FIRST FLOOR AREA:46m²
TOTAL FLOOR AREA:84.3m²

FLOOR AREA NOTE:

THE FLOOR AND DECK AREA BASED ON EXTERNAL WALLS OR DECKS OUTLINE WHICH COMPLY WITH COUNCIL'S BUILDING COVERAGE DEFINITION UNLESS NOTE OTHERWISE.

Type 1-Domestic Smoke Alarm refer N30.2

Interconnected Type 1-Domestic Smoke Alarm refer N31.3

MECHANICAL EXHAUST FANS WITH DUCT REFER N23.2

RANGE HOOD REFER N23.4

METER BOARD & SWITCH BOARD

GAS HOT WATER SYSTEM REFER N26

2 x 45KG LPG Bottles refer N27

ELECTICAL HOT WATER CYLINDER REFER N25

CEILING ACCESS REFER N13.5(F)

FLOOR FINISHING:

SELECTED CARPET OR TIMBER FLOORING BY OWNER.

FLOORING FINISHING:

CONCRETE FINISHING ON GROUND FLOOR AT GARAGE.

WET AREA FINISHING:

TILED FLOORING. Substrate to be 20mm H3 .2 CCA Plywood

FLOOR FINISHING:

WOOD-BASED FLOORING ON WET AREA-SELECTED BALUE TILES SPC FLOORING(WATERPROOFING MEMBRANE UNDER FLOORING AT KITCHEN AREA)- SELECTED H3.1-20MM PLYWOOD SUBSTRATE.

GBUC 30 - 30/30/30

1 LAYER 16mm GIB FYRELIN

B6,B13,L9&L14 ARE REQUIRING FIRE RATING.

ALL TIMBER MEMBERS AND ABOVE BEAM'S TIMBER SUPPORTING POST NEED TO HAVE AT LEAST 2 FACES COVERED BY FIRELINE TO ACHIEVE FRR30/30/30 GBUC 30a - 30/30/30 1 LAYER 16mm GIB FYRELIN

GBTLAB 60b - 30/30/30 - INTERTENANCY WALL

1x10mm GIB BRACELINE/NOISELINE TO BE REPLACED WITH 10mm GIB AQUALINE AT WET AREA AS PER GIB ALTERNATIVES MANUAL. NO PENETRATION TO CENTRE LINE.

FORS
GROUP

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(LOT 4 DP 63520)

DRAWING NAME
GROUND FLOOR
PLAN-LOT 1-3

STATUS RC

REVISION
NO. DESCRIPTION DATE
A BC 12/12/2024
B RFI 21/02/2025
D BC RFI 23/04/2025
F RFI 21/07/2026

JOB N° 22042

DRAWN JY

CHECKED LS

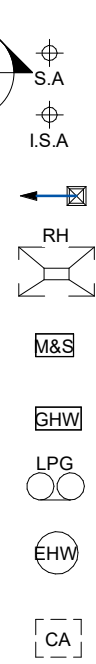
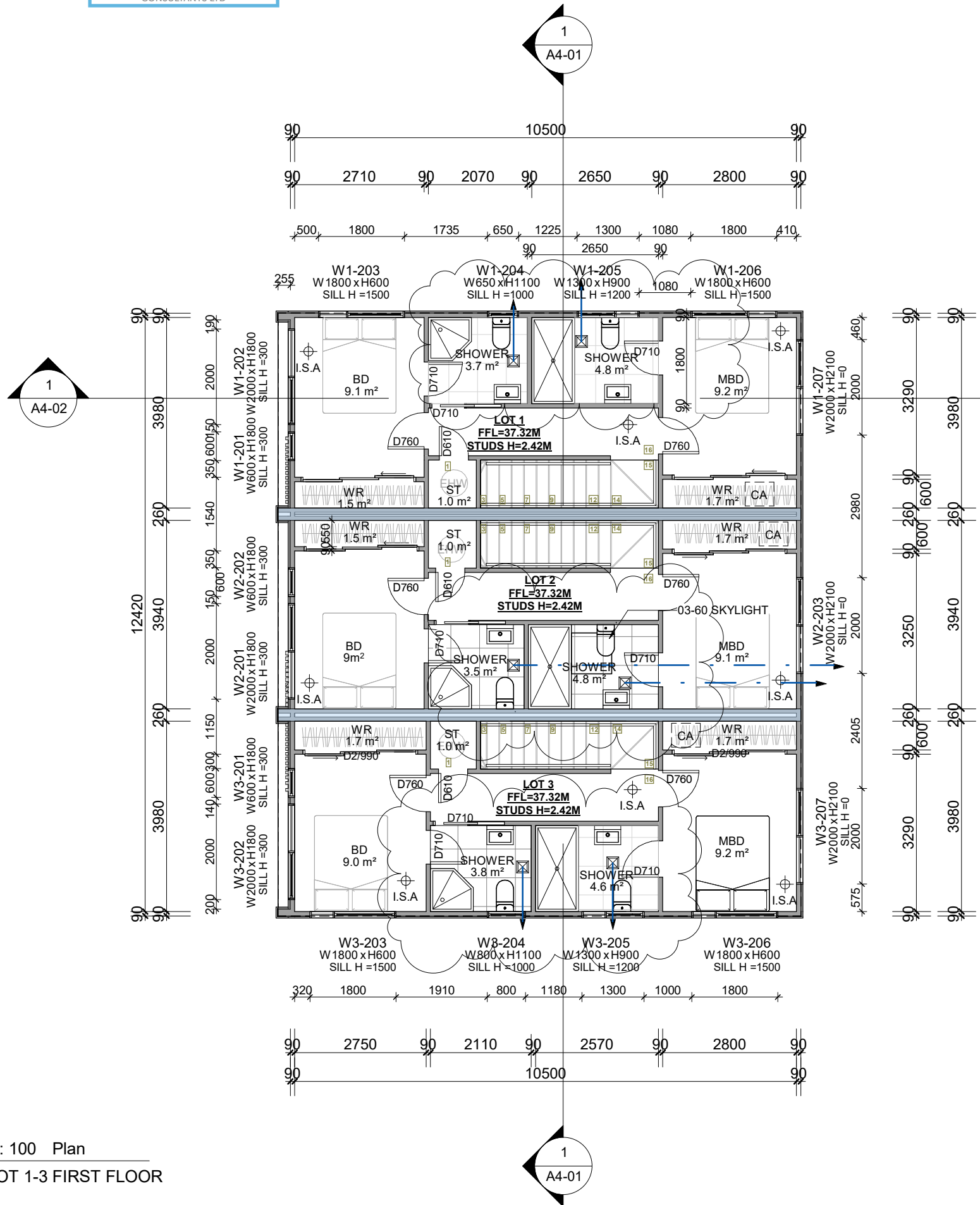
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1 : 100

SHEET N°

A2-01

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--	---	---



Type 1-Domestic Smoke Alarm refer N30.2

Interconnected Type 1-Domestic Smoke Alarm refer N31.3

MECHANICAL EXHAUST FANS WITH DUCT REFER N23.2

RANGE HOOD REFER N23.4

METER BOARD & SWITCH BOARD

GAS HOT WATER SYSTEM REFER N26

2 x 45KG LPG Bottles refer N27

ELECTICAL HOT WATER CYLINDER REFER N25

CEILING ACCESS REFER N13.5(F)

FLOOR FINISHING:

SELECTED CARPET OR TIMBER FLOORING BY OWNER.

FLOORING FINISHING:

CONCRETE FINISHING ON GROUND FLOOR AT GARAGE.

WET AREA FINISHING:

TILED FLOORING. Substrate to be 20mm H3-2 CCA Plywood

FLOOR FINISHING:

WOOD-BASED FLOORING ON WET AREA-SELECTED BALUE TILES SPC FLOORING(WATERPROOFING MEMBRANE UNDER FLOORING AT KITCHEN AREA)-SELECTED H3.1-20MM PLYWOOD SUBSTRATE.

GBUC 30 - 30/30/30

1 LAYER 16mm GIB FYRELINE

B6,B13,L9&L14 ARE REQUIRING FIRE RATING.

ALL TIMBER MEMBERS AND ABOVE BEAM'S TIMBER SUPPORTING

POST NEED TO HAVE AT LEAST 2 FACES COVERED BY FIRELINE TO

ACHIEVE FRR30/30/30 **GBUC 30a - 30/30/30**

1 LAYER 16mm GIB FYRFL INF

GBTLAB 60b - 30/30/30 - INTERTENANCY WALL

1x10mm GIB BRACELINE/NOISELINE

TO BE REPLACED WITH 10mm GIB AQUALINE AT WET AREA

AS PER CIR ALTERNATIVES MANUAL

FORS GROUP

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(LOT 4 DP 63520)

DRAWING NAME
FIRST FLOOR
PLAN-LOT 1-3

STATUS RC

REVISION

NO.	DESCRIPTION	DATE
A	BC	12/12/2024
B	RFI	21/02/2025
C	BC RFI	22/02/2024
D	BC RFI	23/04/2025
E	MV	30/06/2026

JOB N° 22042

DRAWN JY

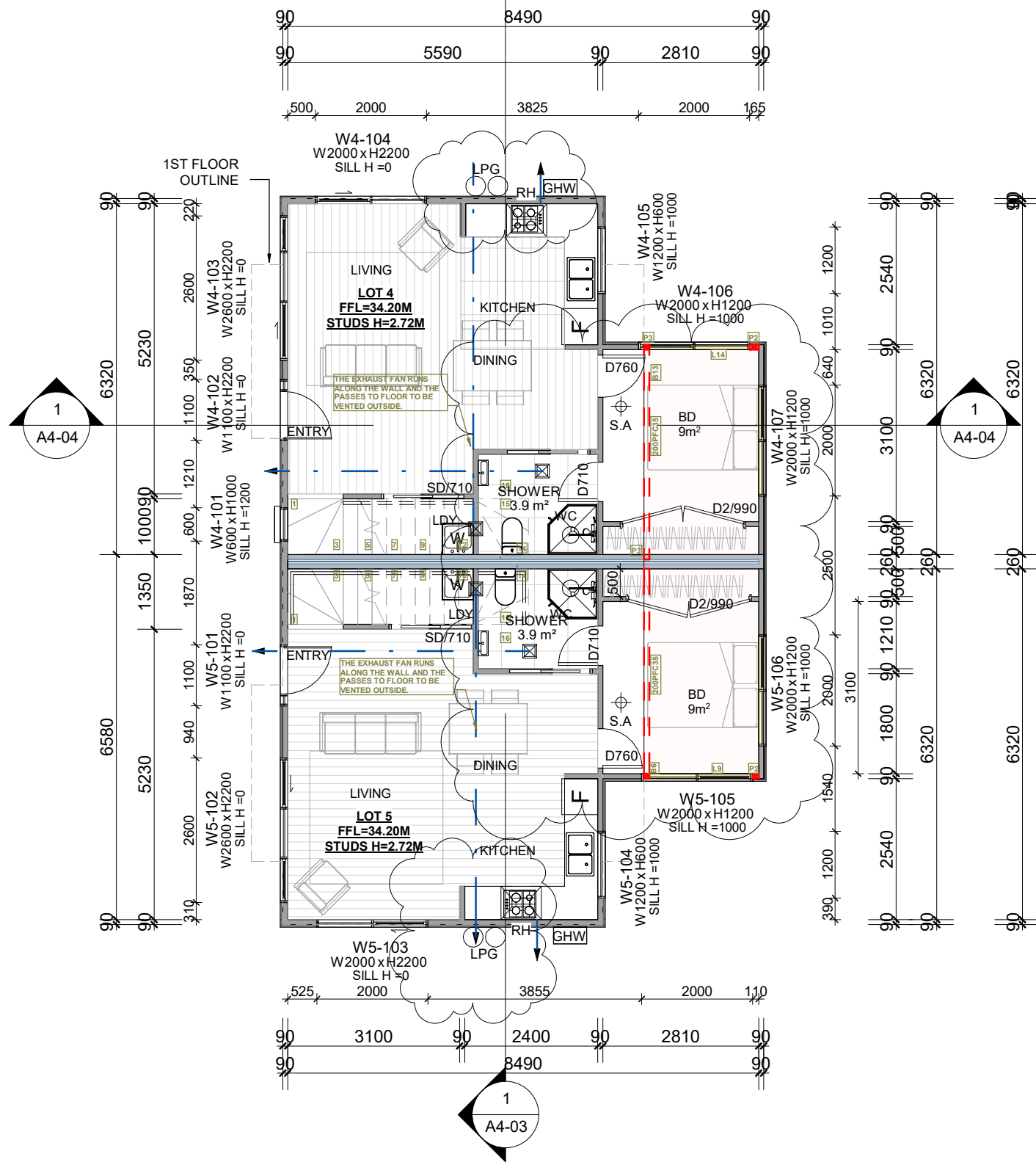
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SHEET N°

A2-02



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--	---	--

	Type 1-Domestic Smoke Alarm refer N30.2
	Interconnected Type 1-Domestic Smoke Alarm refer N31.3
	MECHANICAL EXHAUST FANS WITH DUCT REFER N23.2
	RANGE HOOD REFER N23.4
	METER BOARD & SWITCH BOARD
	GAS HOT WATER SYSTEM REFER N26
	2 x 45KG LPG Bottles refer N27
	ELECTICAL HOT WATER CYLINDER REFER N25
	CEILING ACCESS REFER N13.5(F)
	FLOOR FINISHING: SELECTED CARPET OR TIMBER FLOORING BY OWNER.
	FLOORING FINISHING: CONCRETE FINISHING ON GROUND FLOOR AT GARAGE.
	WET AREA FINISHING: TILED FLOORING. Substrate to be 20mm H3 .2 CCA Plywood
	FLOOR FINISHING: WOOD-BASED FLOORING ON WET AREA-SELECTED BALUE TILES SPC FLOORING(WATERPROOFING MEMBRANE UNDER FLOORING AT KITCHEN AREA)- SELECTED H3.1-20MM PLYWOOD SUBSTRATE.

	GBUC 30 - 30/30/30 1 LAYER 16mm GIB FYRELINE B6,B13,L9&L14 ARE REQUIRING FIRE RATING.
	GBTLAB 60b - 30/30/30 - INTERTENANCY WALL 1x10mm GIB BRACELINE/NOISELINE TO BE REPLACED WITH 10mm GIB AQUALINE AT WET AREA AS PER GIB ALTERNATIVES MANUAL. NO PENETRATION TO CENTRE LINE.

FORS GROUP

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(LOT 4 DP 63520)

DRAWING NAME
GROUND
FLOOR-LOT 4-5

STATUS RC

REVISION	NO.	DESCRIPTION	DATE
A	BC		12/12/2024
C	BC RFI		22/02/2024
D	BC RFI		23/04/2025
E	MV		30/06/2026

JOB N° 22042

DRAWN Author
CHECKED Checker

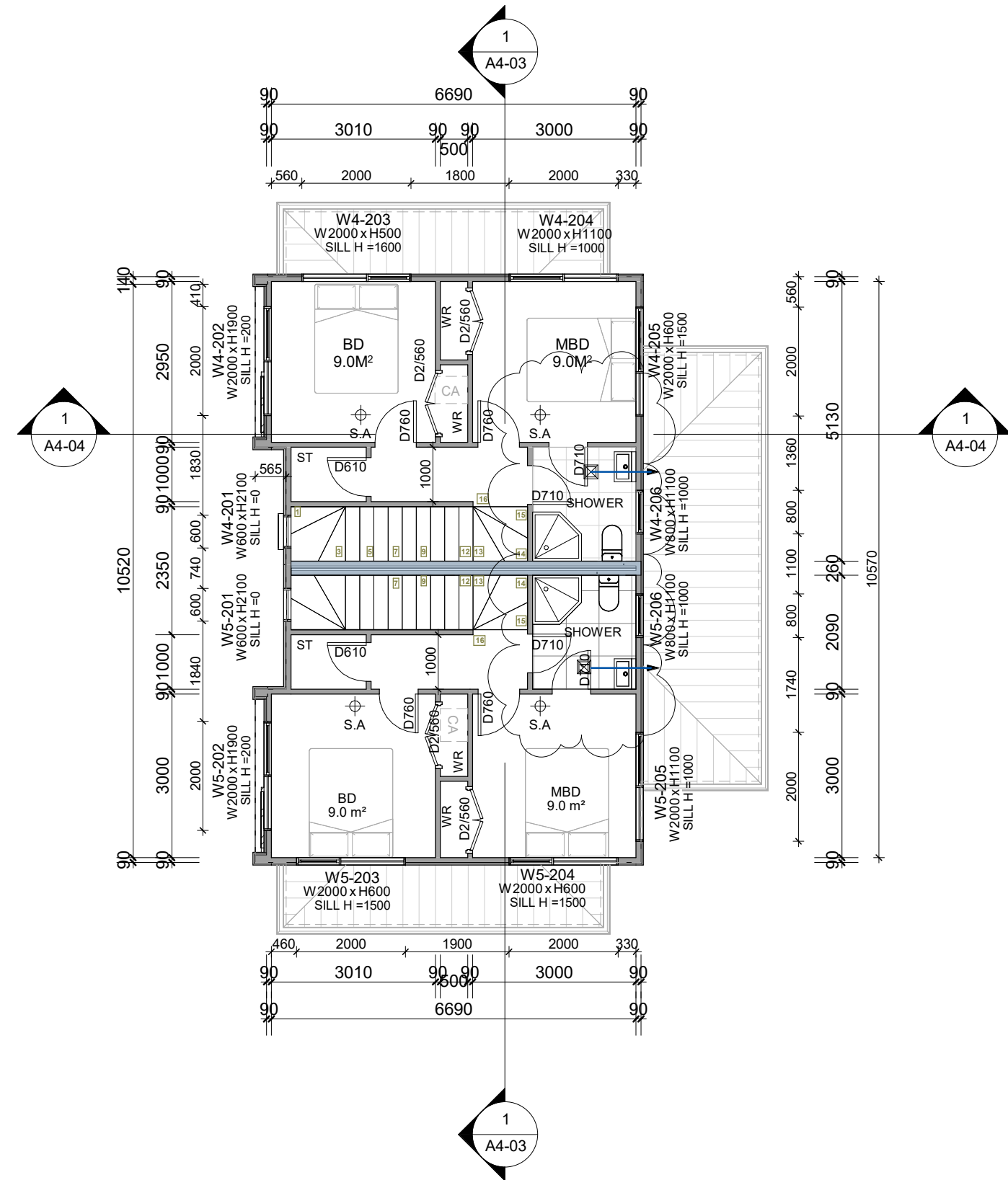
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SHEET N°

1 : 100

A2-03

1 : 100 Plan
LOT 4-5 GROUND FLOOR



FIRE RATED NOTE:

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LOT 4/5 FLOOR AREA:

GROUND FLOOR: 49.1M²
FIRST FLOOR: 37M²
PROFESSIONAL BUILDING
CONSULTANTS LTD

TOTAL FLOOR: 86.1M²

FLOOR AREA NOTE:

THE FLOOR AND DECK AREA BASED ON EXTERNAL WALLS OR DECKS OUTLINE WHICH COMPLY WITH COUNCIL'S BUILDING COVERAGE DEFINITION UNLESS NOTE OTHERWISE.

- ⊕ S.A Type 1-Domestic Smoke Alarm refer N30.2
⊕ I.S.A Interconnected Type 1-Domestic Smoke Alarm refer N31.3
- ⊠ MECHANICAL EXHAUST FANS WITH DUCT REFER N23.2
- ⊠ RH RANGE HOOD REFER N23.4
- ⊠ M&S METER BOARD & SWITCH BOARD
- ⊠ GHW GAS HOT WATER SYSTEM REFER N26
- ⊠ LPG 2 x 45KG LPG Bottles refer N27
- ⊠ EHW ELECTICAL HOT WATER CYLINDER REFER N25
- ⊠ CA CEILING ACCESS REFER N13.5(F)

FLOOR FINISHING:

SELECTED CARPET OR TIMBER FLOORING BY OWNER.

FLOORING FINISHING:

CONCRETE FINISHING ON GROUND FLOOR AT GARAGE.

WET AREA FINISHING:

TILED FLOORING. Substrate to be 20mm H3-2 CCA Plywood

FLOOR FINISHING:

WOOD-BASED FLOORING ON WET AREA-SELECTED BALUE TILES SPC FLOORING(WATERPROOFING MEMBRANE UNDER FLOORING AT KITCHEN AREA)-SELECTED H3.1-20MM PLYWOOD SUBSTRATE.

GBUC 30 - 30/30/30
1 LAYER 16mm GIB FYRELINE

B6,B13,L9&L14 ARE REQUIRING FIRE RATING.

ALL TIMBER MEMBERS AND ABOVE BEAM'S TIMBER SUPPORTING POST NEED TO HAVE AT LEAST 2 FACES COVERD BY FIRELINE TO ACHIEVE FRR30/30/30
GBUC 30a - 30/30/30
1 LAYER 16mm GIB FYRELINE

GBTLAB 60b - 30/30/30 - INTERTENANCY WALL

1x10mm GIB BRACELINE/NOISELINE
TO BE REPLACED WITH 10mm GIB AQUALINE AT WET AREA
AS PER GIB ALTERNATIVES MANUAL.
NO PENETRATION TO CENTRE LINE.

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HOWICK,AUCKLAND
(LOT 4 DP 63520)

DRAWING NAME
FIRST FLOOR-LOT
4-5

STATUS RC

REVISION
NO. DESCRIPTION DATE
A BC 12/12/2024
D BC RFI 23/04/2025
E MV 30/06/2026

JOB N° 22042

DRAWN Author
CHECKED Checker
SCALE@A3

SHEET N°

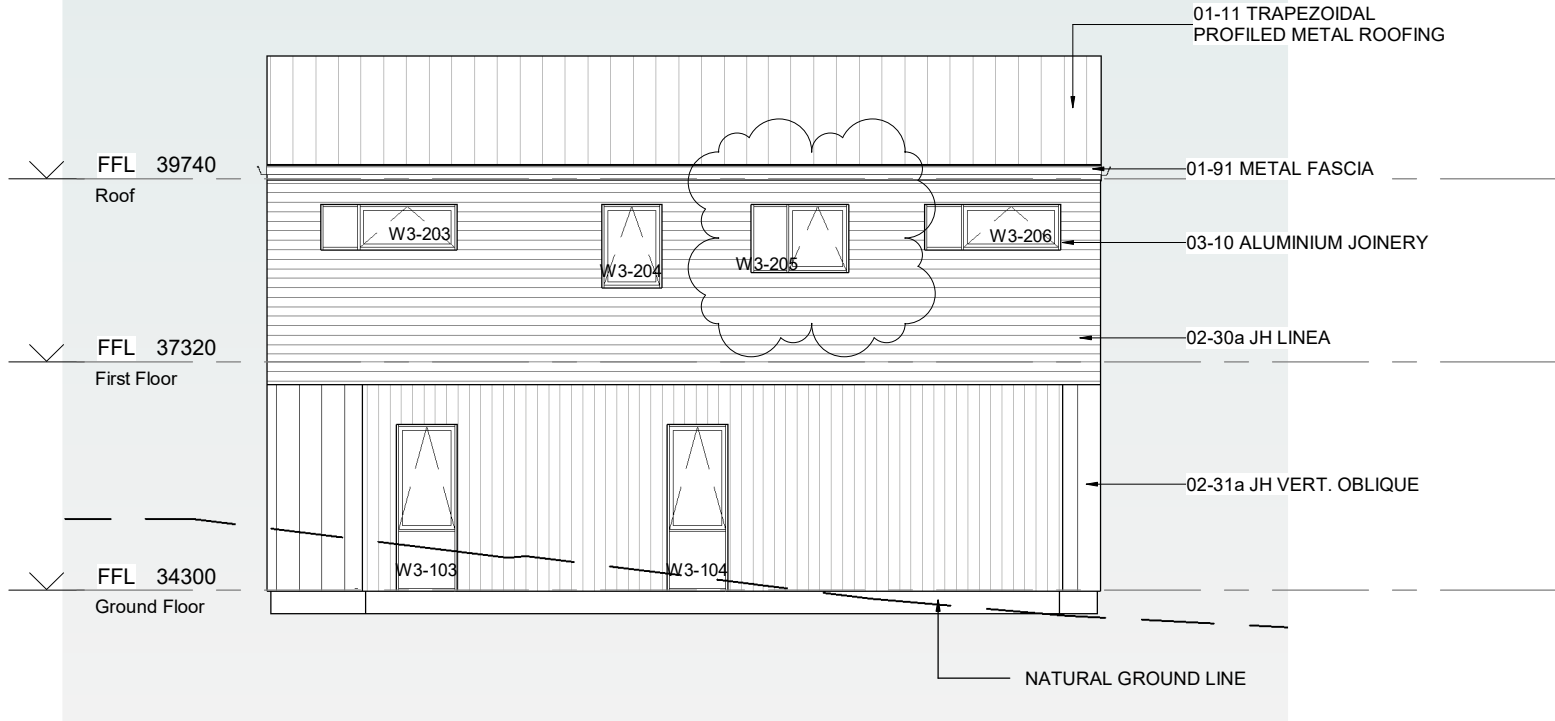
1 : 100

A2-04

Risk Matrix Assessment					
Risk Fact	Risk Severity				Subtotals For Each Risk Factor
	LOW	MED	HIGH	V/HIGH	
Wind Zone	<u>0</u>	0	1	2	0
Number of Storeys	0	1	<u>2</u>	0	2
Roof/Wall Junctions	0	<u>1</u>	3	5	1
Eave Width	0	1	2	<u>5</u>	5
Envelope Complexity	0	<u>1</u>	3	6	0
Deck Design	<u>0</u>	2	4	6	0
Total Risk Score					9
Notes: Extract from NZBC E2/AS1					



N
A2-01
1 : 100 Elevation
BLOCK A-NORTH ELEVATION



E
A2-01
1 : 100 Elevation
BLOCK A-EAST ELEVATION

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(LOT 4 DP 63520)

DRAWING NAME
ELEVATIONS

STATUS RC

REVISION
NO. DESCRIPTION DATE
A BC 12/12/2024
C BC RFI 22/02/2024
E MV 30/06/2026

JOB N° 22042

DRAWN JY
CHECKED LS
SCALE@A3

As indicated

SHEET N°

A3-01

Risk Matrix Assessment					
Risk Fact	Risk Severity				Subtotals For Each Risk Factor
	LOW	MED	HIGH	V/HIGH	
Wind Zone	<u>0</u>	0	1	2	0
Number of Storeys	0	1	<u>2</u>	0	2
Roof/Wall Junctions	0	<u>1</u>	3	5	1
Eave Width	0	1	2	<u>5</u>	5
Envelope Complexity	0	<u>1</u>	3	6	1
Deck Design	<u>0</u>	2	4	6	6
Total Risk Score					9
Notes: Extract from NZBC E2/AS1					

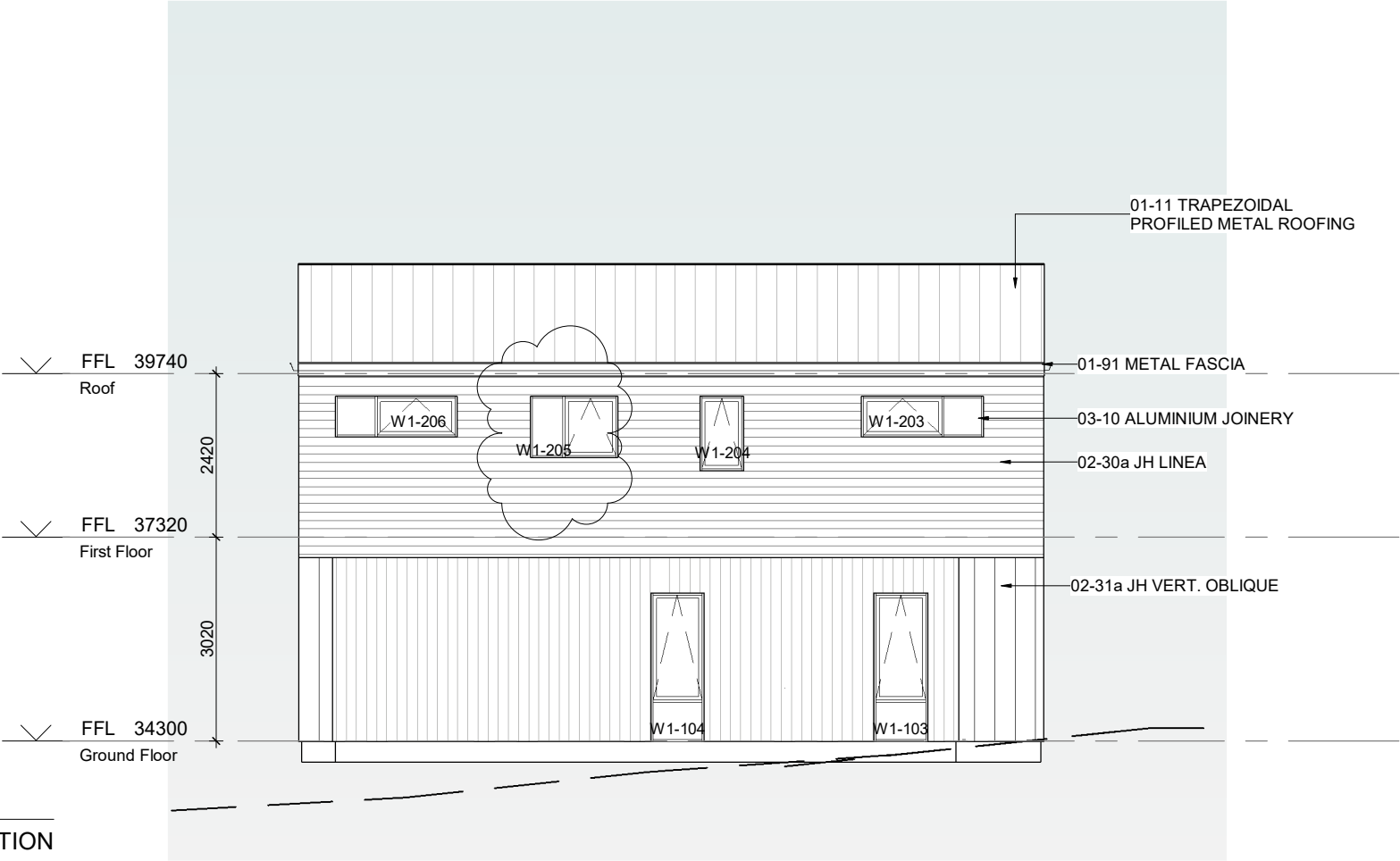


S

1 : 100 Elevation

A2-01

BLOCK A-SOUTH ELEVATION



W

1 : 100 Elevation

A2-01

BLOCK A-WEST ELEVATION

FORS
GROUP

P: PO BOX 33569
TAKAPUNA
AUCKLAND 0740
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E: design@forsgroup.co.nz

NOTES
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ADDRESS
48 FINNERTY AVENUE
HOWICK,AUCKLAND
(LOT 4 DP 63520)

DRAWING NAME
ELEVATIONS

STATUS RC

REVISION
NO. DESCRIPTION DATE
A BC 12/12/2024
C BC RFI 22/02/2024
E MV 30/06/2026

JOB N° 22042

DRAWN JY
CHECKED LS
SCALE@A3

As indicated

SHEET N°

A3-02

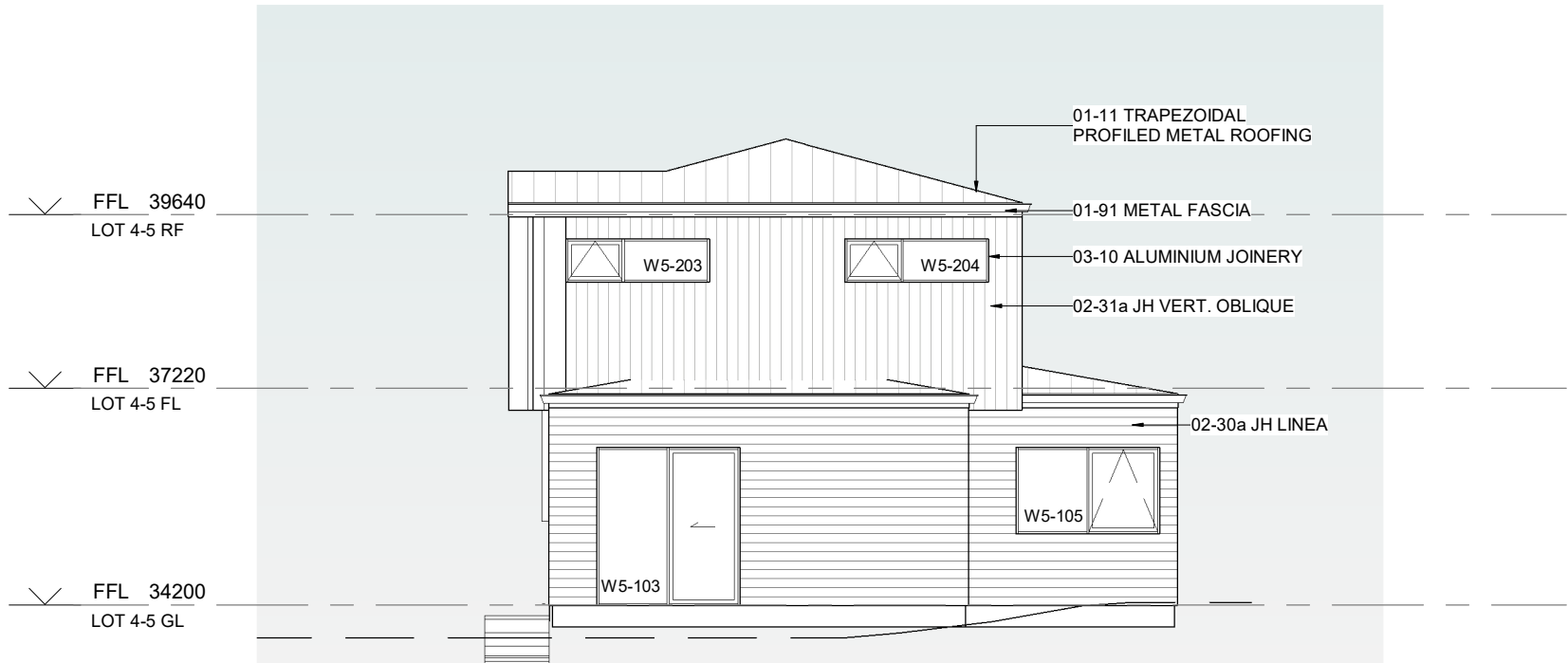
Risk Matrix Assessment					
Risk Fact	Risk Severity				Subtotals For Each Risk Factor
	LOW	MED	HIGH	V/HIGH	
Wind Zone	<u>0</u>	0	1	2	0
Number of Storeys	0	1	<u>2</u>	0	2
Roof/Wall Junctions	0	<u>1</u>	3	5	1
Eave Width	0	1	2	<u>5</u>	5
Envelope Complexity	0	<u>1</u>	3	6	1
Deck Design	<u>0</u>	2	4	6	0
Total Risk Score					9
Notes: Extract from NZBC E2/AS1					



S

1 : 100 Plan

BLOCK B-SOUTH ELEVATION



E

1 : 100 Plan

BLOCK B-EAST ELEVATION

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DRAWING NAME
ELEVATIONS

STATUS RC

REVISION
NO. DESCRIPTION DATE
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C BC RFI 22/02/2024
E MV 30/06/2026

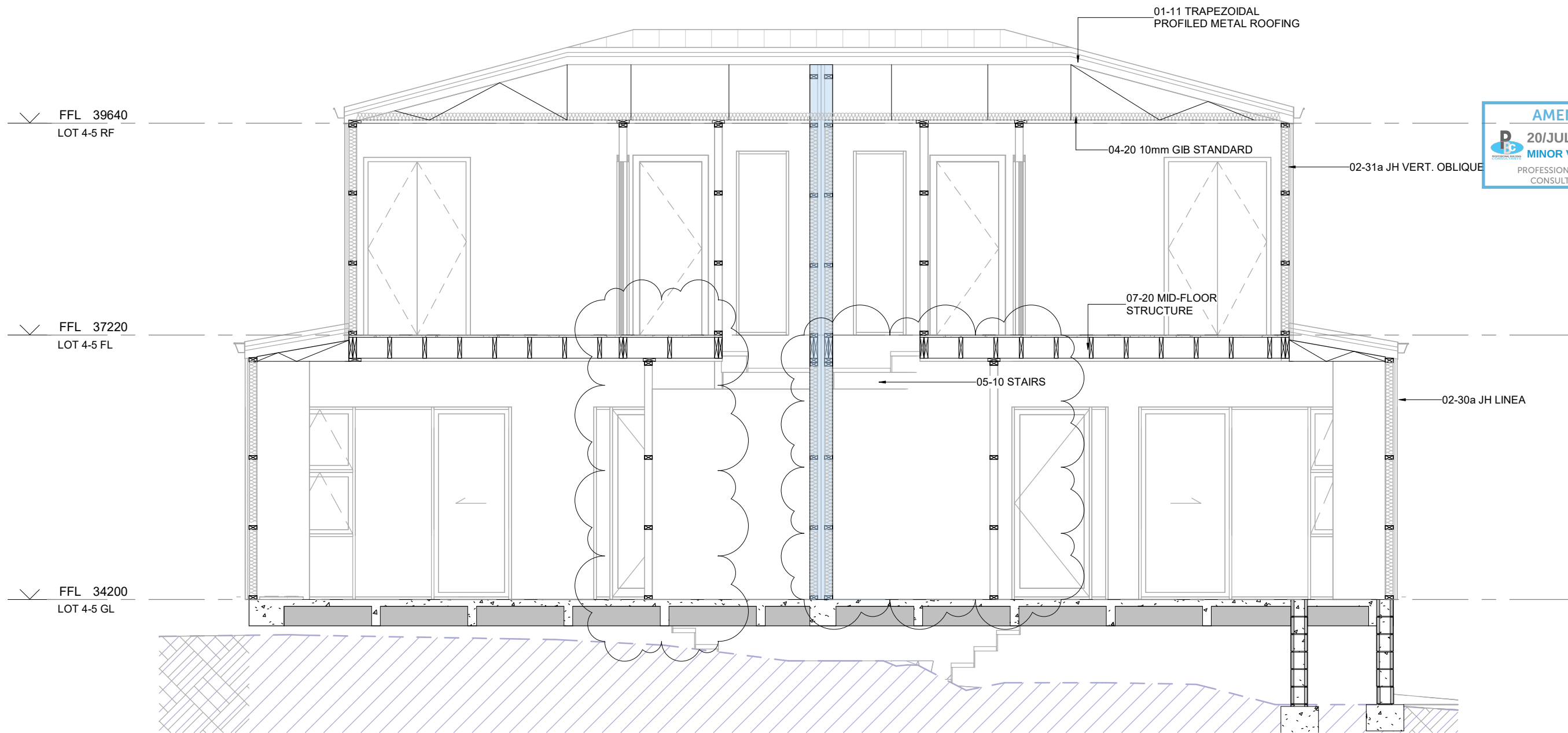
JOB N° 22042

DRAWN JY
CHECKED LS
SCALE@A3

As indicated

SHEET N°

A3-03



1 1 : 50 Plan
A2-03 LOT4-5 CROSS SECTION

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DRAWING NAME
SECTION

STATUS RC
REVISION
NO. Description Date
E MV 30/06/2026

JOB N° 22042
DRAWN Author
CHECKED Checker
SCALE@A3
SHEET N°

1 : 50

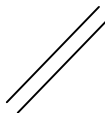
A4-03

NOTES:

1. ALL FOUNDATION DESIGN COMPLIES WITH THE RECOMMENDATION GIVEN IN THE GEOTECHNICAL REPORT (REF: GL230330 REV.0, PREPARED BY GEOPRO LTD, DATED 17 APRIL 2023)
2. GEOTECHNICAL ENGINEER IS TO VERIFY ALL GROUND CONDITION AND COMPACTION PRIOR TO ANY FOUNDATION WORKS AFTER EXCAVATION.
3. THE DESIGN OF THE FOUNDATION HAS HIGHLY EXPANSIVE SOIL (**CLASS H**) WITH 250kPa ULT. BEARING CAPACITY. THIS DESIGN ASSUMPTION SHALL BE CHECKED ON SITE DURING CONSTRUCTION BY A CHARTERED PROFESSIONAL ENGINEER.
4. SHOULD THE CONTRACTOR ENCOUNTER ANY UNRELIABLE SOIL MATERIAL THE OWNER AND THE DESIGN ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR FURTHER INSTRUCTION. DO NOT CONSTRUCT ON WEAK GROUND.
5. ALL LOAD BEARING WALLS SHALL BE CLEARLY IDENTIFIED AND THE RIBS SET OUT BEFORE POSITION THE PODS.
6. THE GROUND SHALL BE STRIPPED OF ALL TOPSOIL, WEAK GROUND TO A LEVEL AT LEAST 225mm BELOW THE FINISHED SLAB LEVEL AND MINIMUM 1m BEYOND THE BUILDING PLATFORM. ALL FILL UNDER THE BUILDING SHALL BE WELL COMPACTED AND ANY **FILL OVER 600mm SHALL BE CERTIFIED BY A CHARTED PROFESSIONAL ENGINEER.**
7. PLUMBING AND SERVICES REQUIRED BENEATH THE SLAB SHALL BE CAREFULLY PLANNED AND LOCATED SO AS NOT TO COMPROMISE THE SLAB. NO DUCTS ARE ALLOWED ALONG THE CONCRETE RIBS OR EDGE BEAMS.
8. 25mm SAND BLINDING AND DPM IS REQUIRED UNDER THE PODS.
9. PROVIDE 2HD12 TRIMMER BARS ACROSS ALL RE ENTRANT CORNERS OF THE SLAB.
10. PROVIDE REINFORCING BARS IN THE FOUNDATION PADS AS DETAILED. I.E. MINIMUM HD12@200C/C AND 75mm BOTTOM COVER.
11. RIB STEEL SHALL BE 1HD12 CENTRALLY PLACED IN THE 100mm WIDE RIB.
12. ALL BARS SHALL BE LAPPED AT LEAST 750mm LONG, UNLESS APPROVED OTHERWISE BY DESIGN ENGINEER.
13. 25x5 SAW CUT SHALL BE CARRIED OUT AT 6m SPACING MAX ABOVE THE RIB ONLY WITHIN 24-48 HOURS AFTER CONCRETE SLAB IS LAID.
14. REINFORCEMENT BARS ARE DEFORMED GRADE 500E.
15. CONCRETE STRENGTH - 20MPa FOR NON-SEA SPRAY ZONE.
16. ALL RETAINING WALL SHALL BE CONSTRUCTED WITH APPROPRIATE SUBSOIL DRAINAGE SYSTEM DISCHARGED AS PER COUNCIL'S REQUIREMENTS



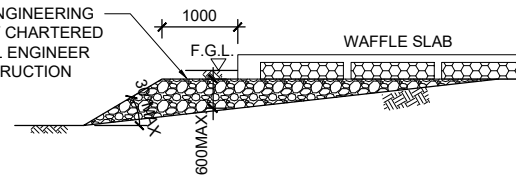
START POINT POLYSTYRENE PODS SHALL BE 1100mmSQ x 220DP



2HD12 1000mm LONG CORNER BARS

SAW CUT@6mC/C MAX

COMPACTED ENGINEERING FILL, VERIFY BY CHARTERED GEOTECHNICAL ENGINEER DURING CONSTRUCTION



FOOTINGS LEGEND:

F1: 300x330DP 3HD12
F1A: 450x330DP 5HD12
F2: 300x330DP 2HD12 SLAB THICKENING
F3: 450x330DP 4HD12 SLAB THICKENING
F4: 400x300DP 4HD12 WITH R6@600C/C
F5: 400x300DP 4HD12 WITH R6@150C/C

GB1: 300x330DP 4HD16 WITH R10@200C/C CANTILEVER

PILE1: 450Ø CONCRETE PILE 2000mm DEPTH BELOW FOOTING BASE LEVEL 4HD16 WITH R6@300C/C

PILE2: 600Ø CONCRETE PILE 2300mm DEPTH BELOW FOOTING BASE LEVEL 6HD16 WITH R6@300C/C SPIRAL

PAD1: 750SQx330DP 5HD12 BOTTOM BAR EW EVENLY SPACED

PRE-CONSTRUCTION NOTE:

CONTRACTOR IS RESPONSIBLE TO ARRANGE PRE EXCAVATION MEETING WITH THE ENGINEERS TO CONFIRM THE NEIGHBOUR BUILDINGS AND EXISTING SERVICES, STRUCTURE PRESENCE PRIOR TO ANY EXCAVATION AND BUILDING WORKS. ALL ASSUMPTIONS MADE IN THE PLAN AND DETAILS MUST BE CHECKED PRIOR TO ANY EXCAVATION WORKS.

PROCESSED



23/JUL/2026

PROFESSIONAL BUILDING CONSULTANTS LTD

All Inspections by PBC

LOT 1

LOT 2

LOT 3

TIMBER RETAINING WALL
MAX 1.2m REFER TO S12

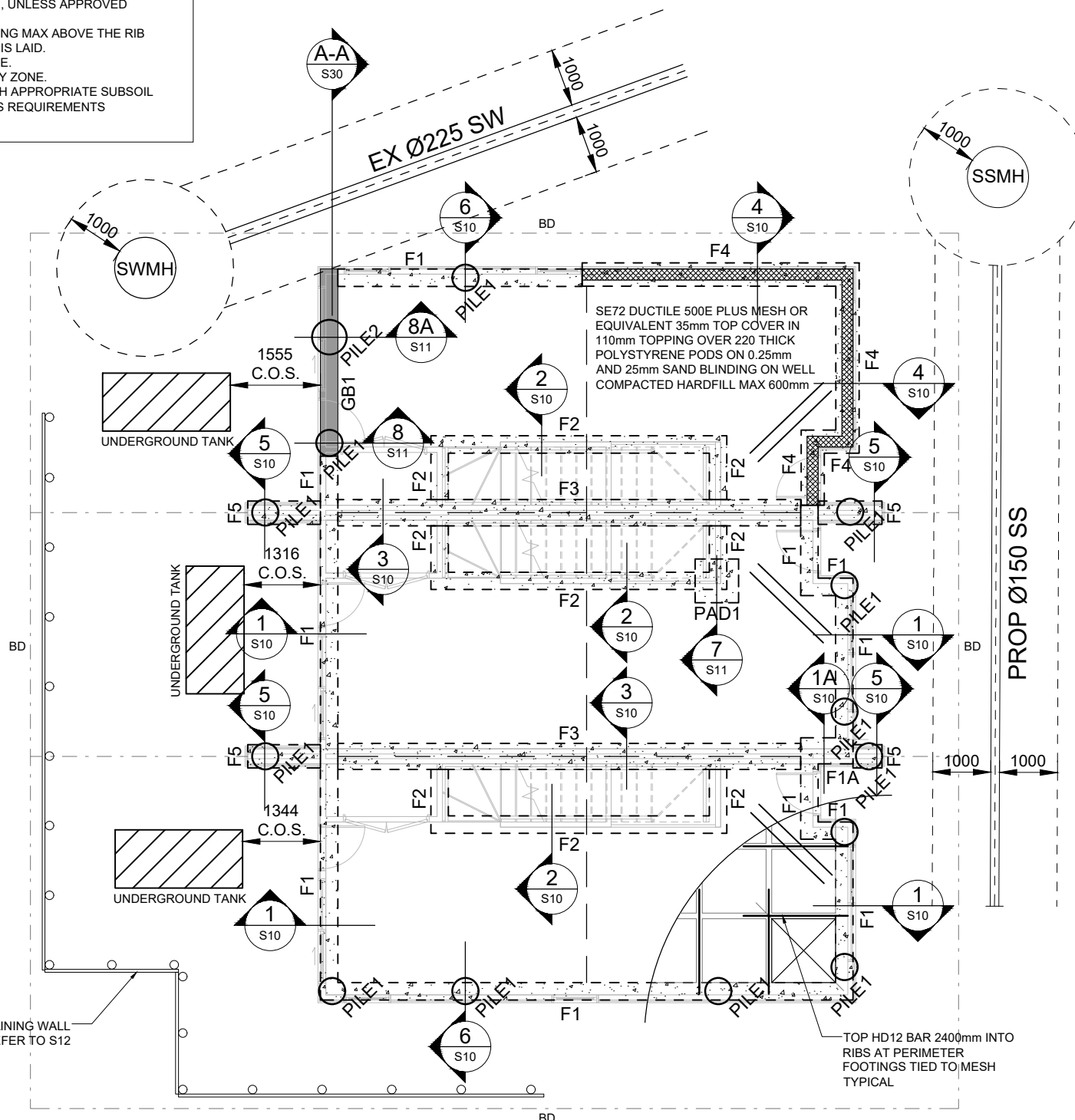
AMENDED



17/JUL/2026

MINOR VARIATION #1

PROFESSIONAL BUILDING CONSULTANTS LTD



Rev:	Date:	Amendment:	By:
A	23/08/2023	BUILDING CONSENT	K.Z.

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CLIENT:

PROJECT:

LOT1-3, 48 FINNERTY
AVENUE, HOWICK

TITLE:

FOUNDATION PLAN

1. All works shall comply with the current NZBC.
2. All framing and fixing shall comply with the current NZS 3604.
3. Contractor shall verify all dimensions on site before commencement of work.
4. Refer/report all discrepancies to the drawing office.

Scale:	Drawn:	Design:	Approved:
A3 1:100	K.Z.	K.Z.	D.L.

Project No:	Drawing No:	Rev:
23204-00(R)	S01	A

Stage:	BUILDING CONSENT
--------	------------------

POSTS LEGEND:

P2: 2/90x45 SG8
P3: 3/90x45 SG8

BEAMS LEGEND:

B1: 2/240x45 SG8
B2: 2/240x45 HYPAN CANTILEVERED
B3: 2/240x45 SG8 CANTILEVERED
B4: 2/240x45 SG8
B5: 2/240x45 SG8 CANTILEVERED
B6: 2/240x45 SG8 CANTILEVERED
B7: 2/240x45 SG8
B8: 2/240x45 SG8
B9: 2/240x45 HYPAN
B10: 2/240x45 SG8 CANTILEVERED
B11: 200PFC23
B12: 2/240x45 HYPAN
DJ: 2/240x45 SG8

WIND BEAMS LEGEND:

WB1: 240x90 HY90

PORTAL FRAMES LEGEND:

PROCESSED
200PFC23

23/JUL/2026
PROFESSIONAL BUILDING
CONSULTANTS LTD
All Inspections by PBC

NOTE:

ACCORDING TO TABLE C4 ON PAGE 134 OF AS/NZS 5131:2016

STEEL MEMBERS WILL COMPLY WITH FOLLOWING CATEGORY:

IMPORTANCE LEVEL: 2,
SERVICE CATEGORIES: SC1,
FABRICATION CATEGORIES: CC2

× POST SUPPORT BEAM AND LINTELS

INTERNAL LOAD BEARING WALL

ALL EXTERNAL WALLS ARE LOAD
BEARING WALL

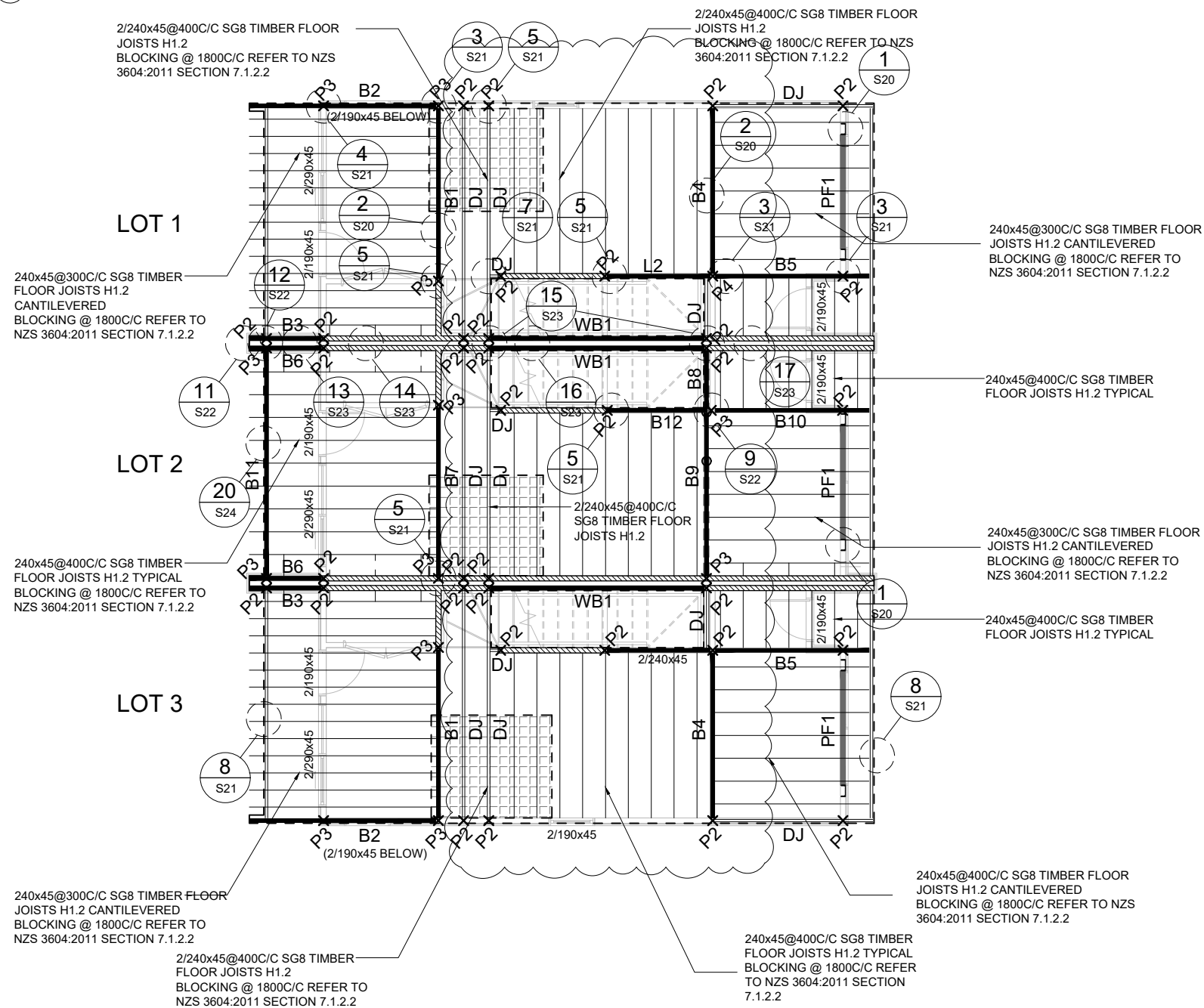
○ POINT LOAD FROM UPPER LEVEL

LOAD BEARING WALL FROM UPPER
LEVEL

ENSUITE, KITCHEN OR BATHROOM
WET AREA

ALL OTHER LINTELS NOT INDICATED
REFER TO NZS3604:2011 AND
ARCHITECTURAL DRAWINGS.

ALL OTHER LINTEL SUPPORTS THAT
NOT INDICATED ARE TYPE P2 POST
U.N.O.



Rev:	Date:	Amendment:	By:
B	28/02/2025	CLOUDED AREA	K.Z.
A	23/08/2023	BUILDING CONSENT	K.Z.

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CLIENT:

PROJECT:

LOT1-3, 48 FINNERTY
AVENUE, HOWICK

TITLE:

FIRST FLOOR FRAMING
PLAN

- All works shall comply with the current NZBC.
- All framing and fixing shall comply with the current NZS 3604.
- Contractor shall verify all dimensions on site before commencement of work.
- Refer/report all discrepancies to the drawing office.

Scale:	Drawn:	Design:	Approved:
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23204-00(R)	S02	B

Stage: BUILDING CONSENT

AMENDED

17/JUL/2026

MINOR VARIATION #1

PROFESSIONAL BUILDING
CONSULTANTS LTD

POSTS LEGEND:
P2: 2/90x45 SG8

LINTELS LEGEND:
L1: 2/190x45 SG8

- x

POST SUPPORT BEAM AND LINTELS
- INTERNAL LOAD BEARING WALL
- ALL EXTERNAL WALLS ARE LOAD BEARING WALL
- o

POINT LOAD FROM UPPER LEVEL
- LOAD BEARING WALL FROM UPPER LEVEL
- ENSUITE, KITCHEN OR BATHROOM WET AREA

ALL OTHER LINTELS NOT INDICATED REFER TO NZS3604:2011 AND ARCHITECTURAL DRAWINGS.

ALL OTHER LINTEL SUPPORTS THAT NOT INDICATED ARE TYPE P2 POST U.N.O.

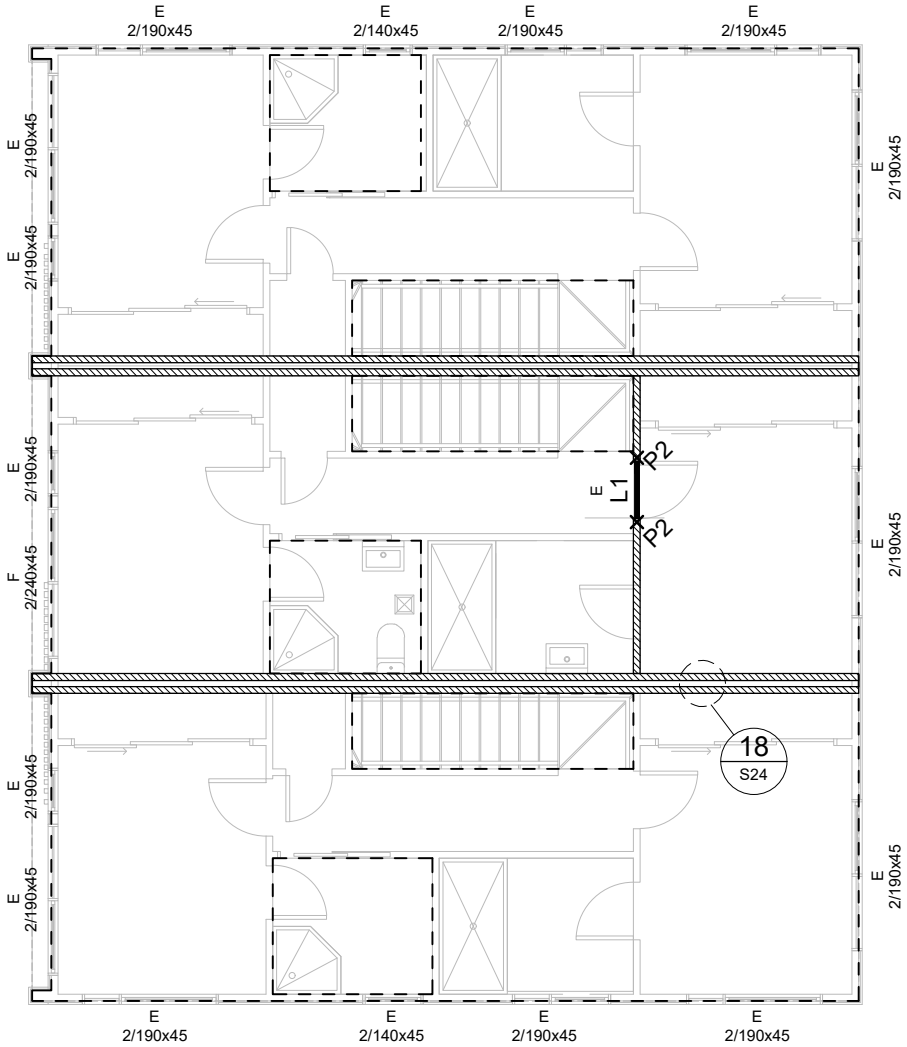
***ALL ROOF BRACING REFER TO TRUSS DESIGNER / ROOF MANUFACTURER

LINTEL FIXING TYPE E/F/G REFER TO S20

LOT 1

LOT 2

LOT 3



Rev:	Date:	Amendment:	By:
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LOT1-3, 48 FINNERTY AVENUE, HOWICK

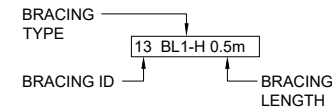
TITLE:
FIRST FLOOR LINTEL PLAN

1. All works shall comply with the current NZBC.
2. All framing and fixing shall comply with the current NZS 3604.
3. Contractor shall verify all dimensions on site before commencement of work.
4. Refer/report all discrepancies to the drawing office.

Scale:	Drawn:	Design:	Approved:
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Project No:	Drawing No:	Rev:
23204-00(R)	S03	A

Stage: BUILDING CONSENT



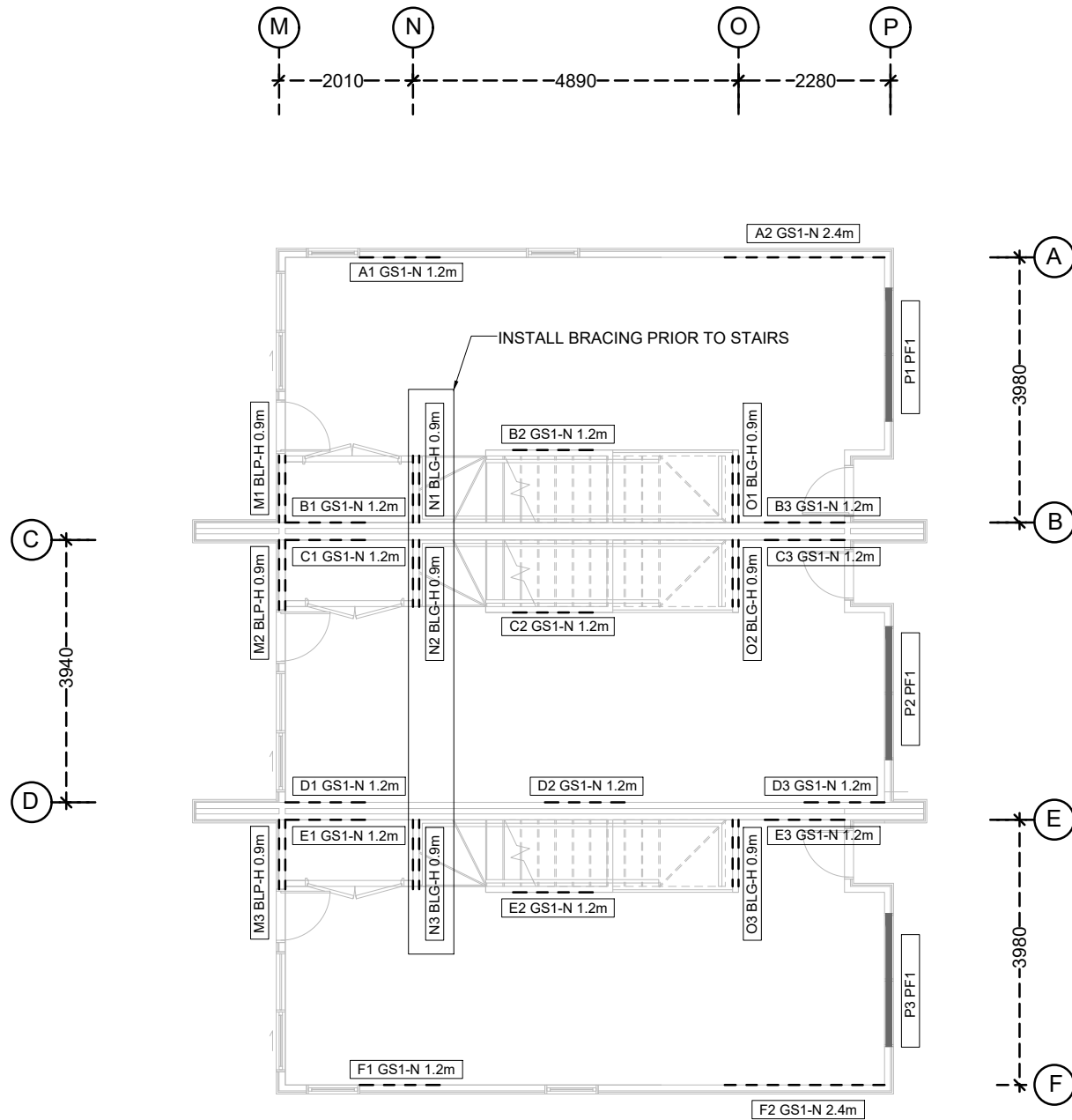
NOTES:
DIMENSIONS FOR INFORMATION ONLY
- DO NOT USE TO SET OUT

PF1: PORTAL FRAME, REFER TO DETAIL1, S20

LOT 1

LOT 2

LOT 3



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TITLE:

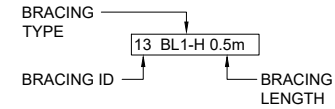
GROUND FLOOR
BRACING PLAN

1. All works shall comply with the current NZBC.
2. All framing and fixing shall comply with the current NZS 3604.
3. Contractor shall verify all dimensions on site before commencement of work.
4. Refer/report all discrepancies to the drawing office.

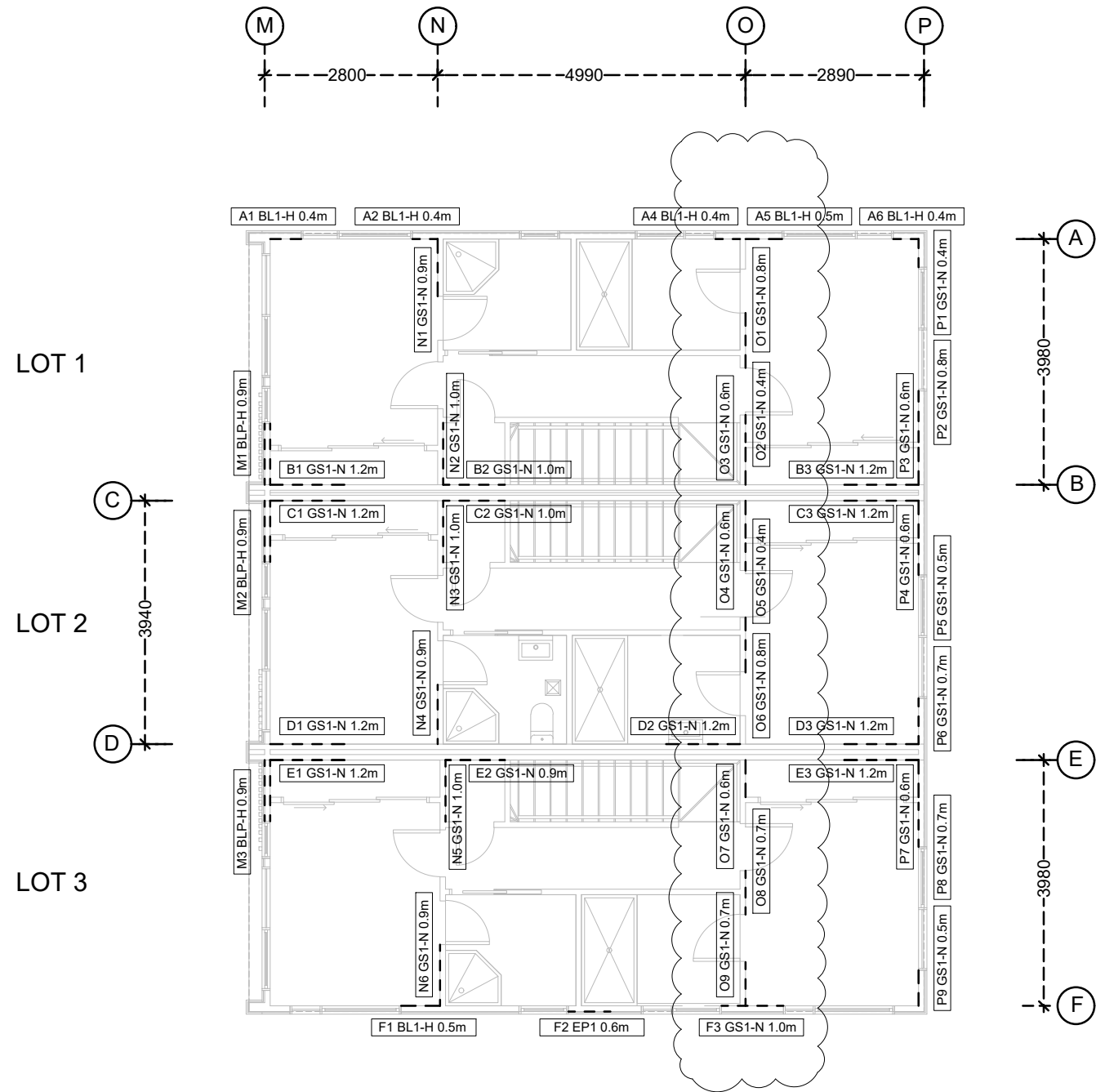
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Project No:	Drawing No:	Rev:
23204-00(R)	S04	A

Stage:
BUILDING CONSENT



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A	23/08/2023	BUILDING CONSENT	K.Z.

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TITLE:

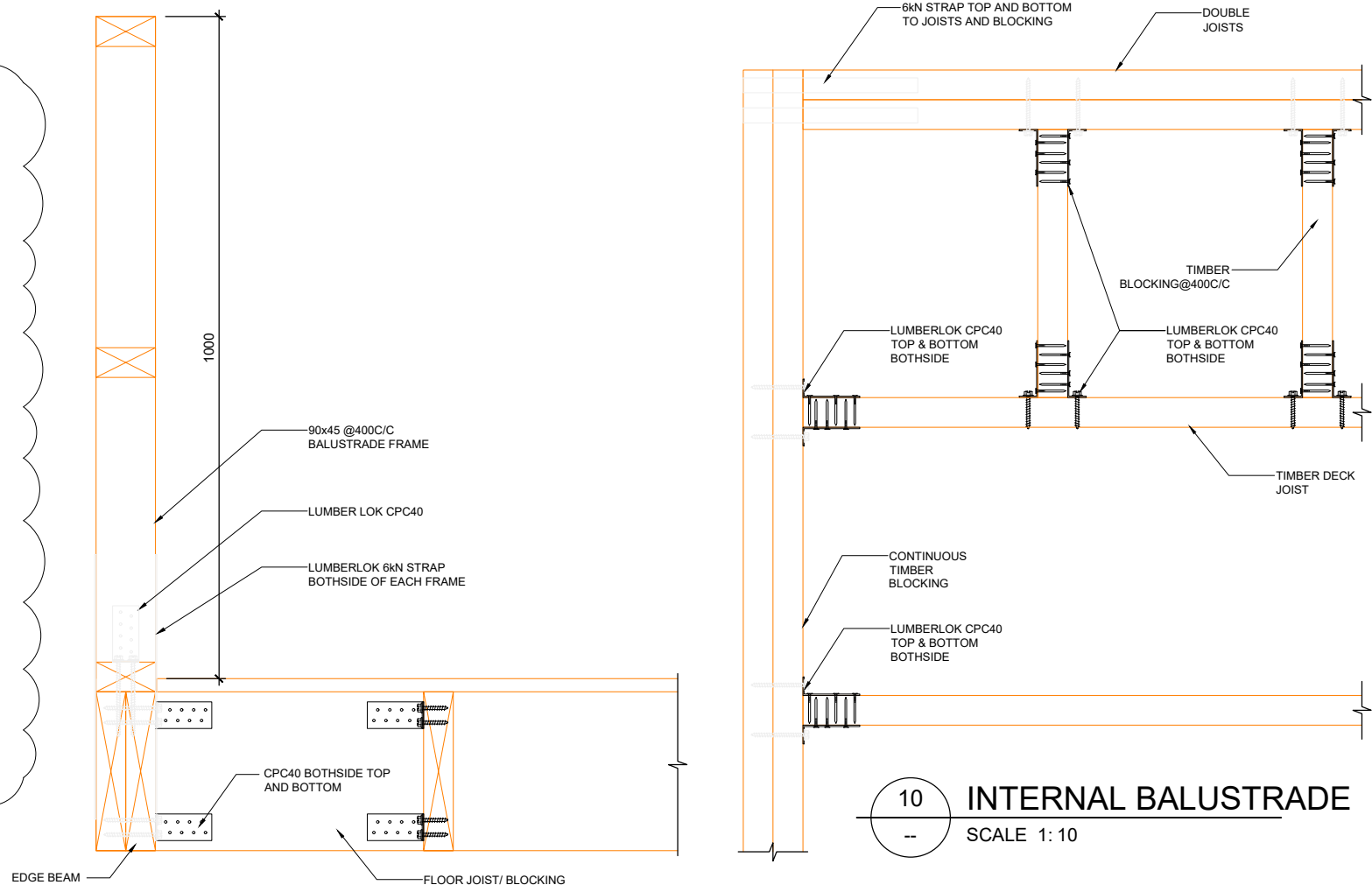
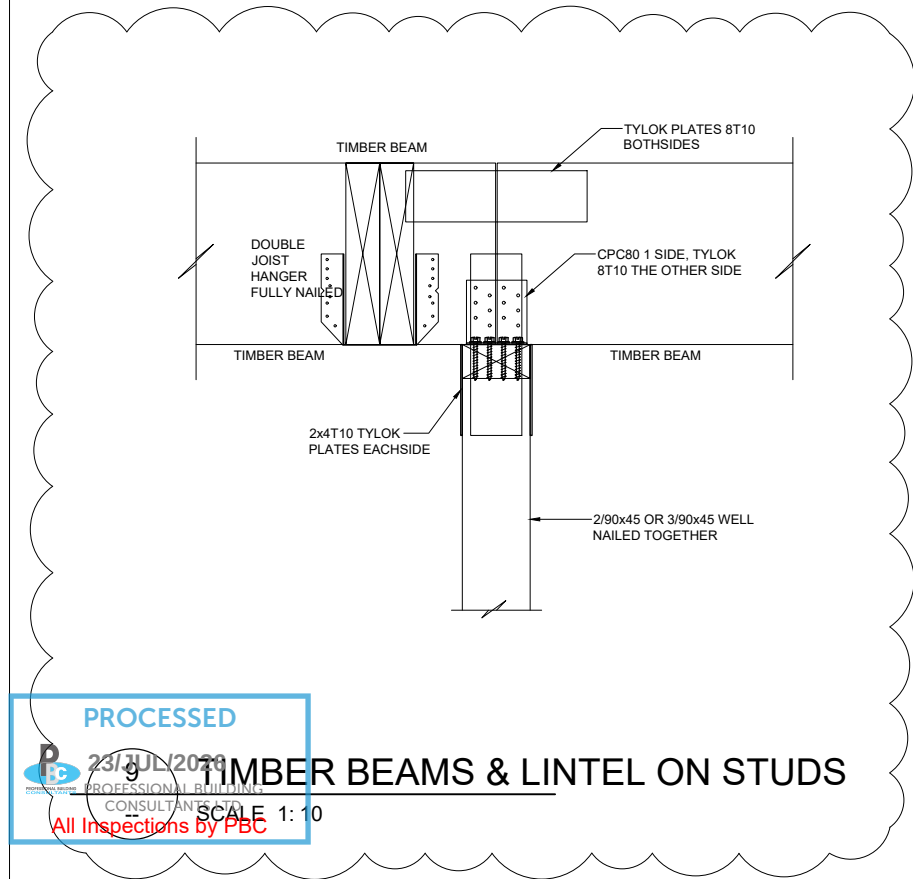
FIRST FLOOR BRACING PLAN

1. All works shall comply with the current NZBC.
2. All framing and fixing shall comply with the current NZS 3604.
3. Contractor shall verify all dimensions on site before commencement of work.
4. Refer/report all discrepancies to the drawing office.

Scale:	Drawn:	Design:	Approved:
A3 1:100	K.Z.	K.Z.	D.L.

Project No:	Drawing No:	Rev:
23204-00(R)	S05	B

Stage: BUILDING CONSENT



Rev:	Date:	Amendment:	By:
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A	23/08/2023	BUILDING CONSENT	K.Z.

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CLIENT:

PROJECT:

LOT1-3, 48 FINNERTY AVENUE, HOWICK

TITLE:

BEAM DETAILS

- All works shall comply with the current NZBC.
- All framing and fixing shall comply with the current NZS 3604.
- Contractor shall verify all dimensions on site before commencement of work.
- Refer/report all discrepancies to the drawing office.

Scale:	Drawn:	Design:	Approved:
A3 1:10	K.Z.	K.Z.	D.L.

Project No:	Drawing No:	Rev:
23204-00(R)	S22	B

Stage: **BUILDING CONSENT**

AMENDED

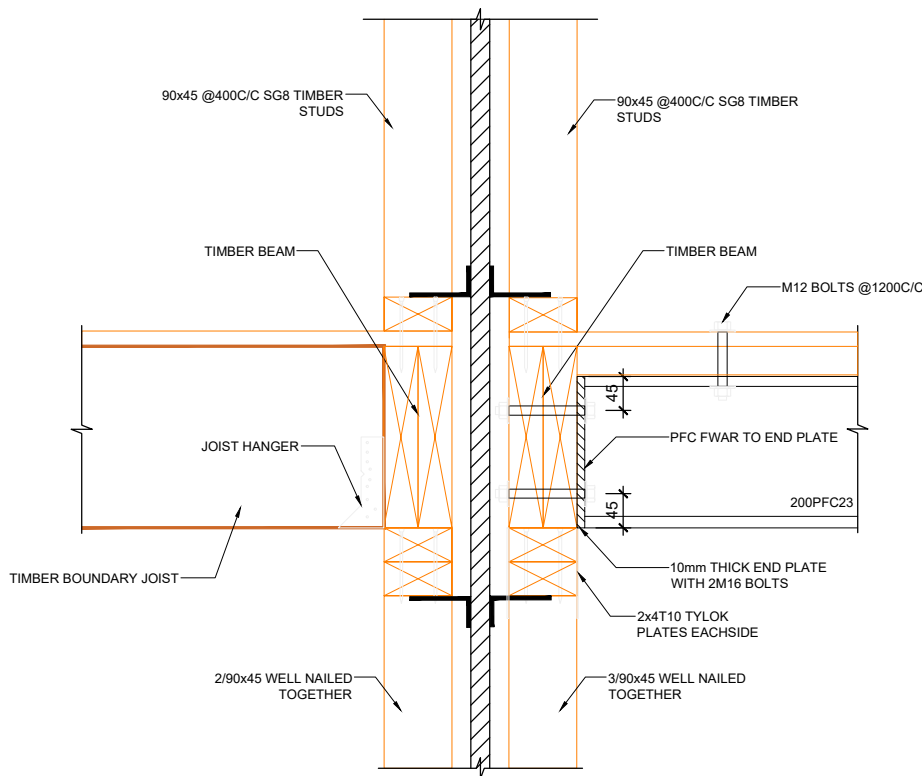
17/JUL/2026

MINOR VARIATION #1

PROFESSIONAL BUILDING CONSULTANTS LTD

TIMBER WIND BEAM CONNECTIONS

SCALE 1:10



NOTES:

REFER ARCHITECTURAL DRAWINGS & SPECIFICATIONS FOR STANDARD NOTES.

ALL STRUCTURAL WORKS TO COMPLY WITH THE CURRENT NEW ZEALAND BUILDING CODE "NZBC"

THE CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORK.

THE DRAWINGS ARE TO BE READ WITH ALL RELEVANT ARCHITECT AND ENGINEERS DRAWINGS AND SPECIFICATIONS FOR CONSTRUCTION DETAILS.

DESIGN LOADS
GARAGE: 2.5kPa
DECK: 2kPa
OTHER LIVING AREA:1.5kPa
OUTDOOR LIVING 2kPa

CONCRETE:

1.

MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH NZS 3109, CONCRETE CONSTRUCTION.
2.

ALL CONCRETE AND BLOCKWORK TO BE VIBRATED WITH MECHANICAL VIBRATION DURING POUR. COMPACTION SHALL COMPLY WITH NZS3109, CONCRETE CONSTRUCTION.
3.

CONCRETE SURFACES SHALL BE AS FOLLOWS (UNO):

(i)

FORMED FOUNDATION SURFACES

F1

(ii)

CONCEALED FORMED SURFACES

F3

(iii)

EXPOSED FORMED SURFACES

F5

(iv)

EXTERIOR SLAB FINISHED

U5

(v)

INTERNAL SLAB FINISHED

U3

(vi)

SLABS TO BE TILED

U2

VALUES AS DEFINED IN NZS3114, SPECIFICATION FOR CONCRETE SURFACE FINISHES.

4.

REFER TO SPECIFICATION AND DRAWINGS FOR CONSTRUCTION JOINTS AND SAWCUTS. ALL SAWCUTS 3mm WIDE x20mm DEEP TO BE MADE WITHIN 24 HOURS OF SLAB POUR. SAWCUTS SPACING TO BE MAXIMUM 6m.

5.

UNLESS OTHERWISE STATED ON THE DRAWINGS, THE FOLLOWING MINIMUM CONCRETE STRENGTHS AND COVERS SHALL BE USED:

	STRENGTH (MPa)	COVER		
		IN CONTACT WITH GROUND (mm)	EXPOSED TO WEATHER (mm)	NOT EXPOSED TO WEATHER (mm)
GROUND BEAMS	20	75	50	40
SLAB ON GRADE	20	75	50	40
SITE CONCRETE	12	N/A	N/A	N/A
CONCRETE PILE	20	75	75	N/A

STEEL:

1.

ALL MATERIALS SHALL BE IN ACCORDANCE WITH RELEVANT NEW ZEALAND STANDARDS INCLUDING NZS3404. ALL CONSTRUCTION OF STEEL WORK SHALL COMPLY WITH ASNZS5131. CC2 SHALL BE APPLIED U.N.O.
2.

ALL STEEL COMPONENTS SHALL TO HAVE STRENGTH OF AT LEAST GRADE 300MPa.
3.

UNLESS NOTED OTHERWISE:

- ALL WELDS TO BE 5mm CONTINUOUS FILLET WELD OR EQUIVALENT

- ALL WELDS TO BE CATEGORY SP

- ALL BOLTS TO BE MINIMUM M16 GRADE 8.8/S GALVANISED IN 18mm DIAMETER HOLES U.N.O.

- ALL CLEAT PLATES AND STIFFENERS TO BE MINIMUM 6mm THICK. U.N.O.

- ALL BUTT WELDS SHALL BE COMPLETE PENETRATION BUTT WELDS.
4.

WELDS SHALL CONFORM TO AS/NZS 1554 AND WELDING ELECTRODES TO AS/NZS 1553. WELDING SHALL BE PERFORMED BY AN EXPERIENCED OPERATOR. THE INSPECTION/TESTING OF ALL WELDS SHALL BE CARRIED OUT BY QUALIFIED PERSONNEL IN ACCORDANCE WITH AS2214 AND FOLLOWING THE RECOMMENDATIONS OF TABLE D1 OF NZS3404.
5.

ALL BOLTS SHALL BE OF SUCH LENGTH THAT AT LEAST ONE FULL THREAD IS EXPOSED BEYOND THE NUT AFTER THE NUT HAS BEEN TIGHTENED. A MINIMUM OF ONE WASHER SHALL BE USED UNDER THE NUT IN ALL SITUATIONS.
6.

ALL EXPOSED STEEL ELEMENTS TO BE FACTORY PAINTED HOT DIPPED GALVANISED CORROSIVITY CATEGORY C3.
7.

INTERIOR STEEL BEAM AND CLEATS TO BE PAINTED WITH PRIMER, CORROSIVITY CATEGORY C1.
8.

SERVICE CATEGORIES: SC1. FABRICATION CATEGORIES: CC2.

REINFORCEMENT:

1.

ALL STEEL REINFORCEMENT IS TO BE COMPLIANT WITH AS/NZS 4671, STEEL REINFORCING MATERIALS, AND SHALL BE MICRO-ALLOY STEEL, DUCTILITY CLASS 'E'.
2.

REINFORCEMENT IS DESIGNATED AS FOLLOWS:

MILD STEEL (GRADE 300E) PLAIN - R

MILD STEEL (GRADE 300E) DEFORMED - D

HIGH YIELD (GRADE 500E) PLAIN - HR

HIGH YIELD (GRADE 500E) DEFORMED - HD
3.

NO WELDING, HEATING OR REVERSE BENDING (REBENDING) OF BARS IS ALLOWED WITHOUT THE CONSENT OF THE ENGINEER. WELDING SHALL COMPLY WITH AS/NZS 1554.3. REVERSE BENDING IS TO BE DONE IN ACCORDANCE WITH PACIFIC STEEL'S BROCHURE, "DON'T BEND THE RULES".
4.

LAPS IN REINFORCEMENT ARE TO BE MADE ONLY IN THE POSITIONS SHOWN AND SHALL BE (UNLESS NOTED OTHERWISE):

DEFORMED BARS	10	12	16	20	25	28	32
GRADE 300E	440	530	700	880	1100	1230	1400
GRADE 500E	730	880	1170	1460	1820	2040	2330

5.

TYPICAL LAP TYPES ARE AS FOLLOWS:

(i)

PARALLEL LAP - TYPICAL FOR SLABS AND BLOCK WALLS UNLESS DETAILED OTHERWISE:

LAP LENGTH AS ABOVE

(ii)

OFFSET LAP - TYPICAL FOR BEAMS, COLUMNS AND R.C. WALLS UNLESS DETAILED OTHERWISE:

LAP LENGTH AS ABOVE

12 Dia

Dia

6.

REINFORCEMENT MESH LAPS:

SE92-82 MESH LAP LENGTH 400mm

SE72-62 MESH LAP LENGTH 300mm

LAP LENGTH

AS ABOVE

7.

UNLESS STATED OR DETAILED OTHERWISE ON THE DRAWINGS, THE FOLLOWING HOOK & BEND DIAMETERS ARE TO BE USED. WHERE THE DIAMETER OF THE BAR ENCLOSED BY THE BEND BAR IS GREATER THAN THE MINIMUM BEND DIAMETER, THE BAR ENCLOSED SHALL GOVERN.
-
- PRINCIPAL REINFORCEMENT
- | STEEL GRADE | BAR SIZE | DIAMETER, D
MIN BEND |
|------------------|----------|-------------------------|
| 300 OR
500MPa | 6 - 20 | 5 Dia |
| | 25 - 40 | 6 Dia |
- TIES & STIRRUPS
- | STEEL GRADE | BAR SIZE | BAR TYPE | |
|------------------|----------|----------------------|-------------------------|
| | | PLAIN
DIAMETER, D | DEFORMED
DIAMETER, D |
| 300 OR
500MPa | 6 - 20 | 2 Dia | 4 Dia |
| | 25 - 40 | 3 Dia | 6 Dia |
- DEVELOPMENT LENGTH
- | DEFORMED BARS | 10 | 12 | 16 | 20 | 25 | 28 | 32 |
|---------------|-----|-----|-----|-----|-----|-----|-----|
| GRADE 300E | 130 | 160 | 210 | 260 | 330 | 380 | 450 |
| GRADE 500E | 220 | 260 | 350 | 450 | 550 | 610 | 700 |
- BLOCKWORK:
1.

ALL BLOCKWORK SHALL BE CONSTRUCTED UNDER THE SUPERVISION OF A REGISTERED MASON WHO SHALL PROVIDE CONTINUOUS INSPECTION. ALL WORK SHALL COMPLY WITH NZS 4210, MASONRY CONSTRUCTION - MATERIALS AND WORKMANSHIP. CONNECTORS AND ACCESSORIES SHALL COMPLY WITH NZS 2699.2, CONNECTORS AND ACCESSORIES.

2.

BLOCKWORK TO BE GRADE 'B' UNO. ALL CELLS ARE TO BE SOLID FILLED (UNO).

3.

THE CONTRACTOR IS TO PROVIDE NECESSARY PROPPING TO ENSURE STABILITY OF BLOCKWORK WALLS DURING CONSTRUCTION.

4.

CONCRETE FOR FILLING BLOCKWORK TO HAVE A MINIMUM CONCRETE STRENGTH OF 20MPa.

5.

PROVIDE VERTICAL BLOCKWORK CONTROL JOINTS AT 6.0m MAXIMUM ALONG LENGTH OF WALL.
- REINFORCEMENT SPLICE LENGTHS IN BLOCKWORK
- | BAR DIAMETER | "D" (300 MPa) | | "HD" (500 MPa) | |
|--------------|---------------|--------|----------------|--------|
| | VERT. | HORIZ. | VERT. | HORIZ. |
| 10 | 400 | 520 | 700 | 780 |
| 12 | 480 | 620 | 840 | 940 |
| 16 | 640 | 830 | 1120 | 1250 |
| 20 | 800 | 1040 | 1400 | 1560 |
-
- TYPICAL BLOCK CONTROL JOINT
- FOUNDATION AND WALL JUNCTION:
1.

FOUNDATION STEPS
-
2.

FOUNDATION JUNCTIONS
-
3.

WALL JUNCTION
-
- TIMBER:
1.

ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH NZS3603 TIMBER STRUCTURES STANDARD AND NZS:3604:2011 U.N.O.

2.

CHEMICAL PRESERVATION OF ROUND AND SAWN TIMBER SHALL COMPLY WITH NZS3640, CHEMICAL PRESERVATION FOR ROUND AND SAWN TIMBER.

3.

ALL FRAMING AND FIXING SHALL COMPLY WITH THE CURRENT NZS 3604 (U.N.O).

4.

ALL SAWN TIMBER (UNO) SHALL BE MINIMUM SG8

5.

ALL EXTERIOR STRUCTURAL BOLTS BRACKETS & STRAPS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANISED PLUS GALV PAINT PROTECTION.

6.

GRADE 4.6 BOLTS SHALL HAVE WASHERS UNDER BOTH THE HEAD AND NUT WHEN DIRECTLY INTO TIMBER. WASHER SIZE (UNO) SHALL BE:
- | BOLT SHANK Ø (mm) | | 8 | 10 | 12 | 16 | 20 |
|---------------------|--|----------------------------|-----------|---------|---------|----|
| WASHER DIMS
(mm) | | WITHOUT
TENSION
LOAD | 20x20x1.5 | 35x35x3 | 50x50x4 | |
| | | | 25Øx1.5 | 45Øx3 | 60Øx4 | |
| | | WITH
TENSION
LOAD | 30x30x2 | 50x50x4 | 65x65x4 | |
| | | | 40Øx3 | 60Øx4 | 75Øx4 | |
- | Rev: | Date: | Amendment: | By: |
|------|------------|------------------|------|
| | | | |
| | | | |
| | | | |
| | | | |
| A | 23/08/2023 | BUILDING CONSENT | K.Z. |
- THL**
- Design Group Ltd
- PO Box 163-164 Lynfield Auckland 1443
81 New North Road, Eden Terrace, Auckland 1021
Ph (09) 9640538
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- CLIENT:
- PROJECT:
- LOT4-5, 48 FINNERTY
AVENUE, HOWICK
- TITLE:
- GENERAL NOTES
1.

All works shall comply with the current NZBC.

2.

All framing and fixing shall comply with the current NZS 3604.

3.

Contractor shall verify all dimensions on site before commencement of work.

4.

Refer/report all discrepancies to the drawing office.
- | Scale: | Drawn: | Design: | Approved: |
|-----------|--------|---------|-----------|
| A3 N.T.S. | K.Z. | K.Z. | D.L. |
- | Project No: | Drawing No: | Rev: |
|-------------|-------------|------|
| 23204-00(R) | S00 | A |
- | Stage: | BUILDING CONSENT |
|--------|------------------|
|--------|------------------|

NOTES:

1. ALL FOUNDATION DESIGN COMPLIES WITH THE RECOMMENDATION GIVEN IN THE GEOTECHNICAL REPORT (REF: GL230330 REV.0, PREPARED BY GEOPRO LTD, DATED 17 APRIL 2023)
2. GEOTECHNICAL ENGINEER IS TO VERIFY ALL GROUND CONDITION AND COMPACTION PRIOR TO ANY FOUNDATION WORKS AFTER EXCAVATION.
3. THE DESIGN OF THE FOUNDATION HAS HIGHLY EXPANSIVE SOIL (**CLASS H**) WITH 250kPa ULT. BEARING CAPACITY. THIS DESIGN ASSUMPTION SHALL BE CHECKED ON SITE DURING CONSTRUCTION BY A CHARTERED PROFESSIONAL ENGINEER.
4. SHOULD THE CONTRACTOR ENCOUNTER ANY UNRELIABLE SOIL MATERIAL THE OWNER AND THE DESIGN ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR FURTHER INSTRUCTION. DO NOT CONSTRUCT ON WEAK GROUND.
5. ALL LOAD BEARING WALLS SHALL BE CLEARLY IDENTIFIED AND THE RIBS SET OUT BEFORE POSITION THE PODS.
6. THE GROUND SHALL BE STRIPPED OF ALL TOPSOIL, WEAK GROUND TO A LEVEL AT LEAST 225mm BELOW THE FINISHED SLAB LEVEL AND MINIMUM 1m BEYOND THE BUILDING PLATFORM. ALL FILL UNDER THE BUILDING SHALL BE WELL COMPACTED AND ANY FILL OVER 600mm SHALL BE CERTIFIED BY A CHARTED PROFESSIONAL ENGINEER.
7. PLUMBING AND SERVICES REQUIRED BENEATH THE SLAB SHALL BE CAREFULLY PLANNED AND LOCATED SO AS NOT TO COMPROMISE THE SLAB. NO DUCTS ARE ALLOWED ALONG THE CONCRETE RIBS OR EDGE BEAMS.
8. 25mm SAND BLINDING AND DPM IS REQUIRED UNDER THE PODS.
9. PROVIDE 2HD12 TRIMMER BARS ACROSS ALL RE ENTRANT CORNERS OF THE SLAB.
10. PROVIDE REINFORCING BARS IN THE FOUNDATION PADS AS DETAILED. I.E. MINIMUM HD12@200C/C AND 75mm BOTTOM COVER.
11. RIB STEEL SHALL BE 1HD12 CENTRALLY PLACED IN THE 100mm WIDE RIB.
12. ALL BARS SHALL BE LAPPED AT LEAST 750mm LONG, UNLESS APPROVED OTHERWISE BY DESIGN ENGINEER.
13. 25x5 SAW CUT SHALL BE CARRIED OUT AT 6m SPACING MAX ABOVE THE RIB ONLY WITHIN 24-48 HOURS AFTER CONCRETE SLAB IS LAID.
14. REINFORCEMENT BARS ARE DEFORMED GRADE 500E.
15. CONCRETE STRENGTH - 20MPa FOR NON-SEA SPRAY ZONE.
16. ALL RETAINING WALL SHALL BE CONSTRUCTED WITH APPROPRIATE SUBSOIL DRAINAGE SYSTEM DISCHARGED AS PER COUNCIL'S REQUIREMENTS

PRE-CONSTRUCTION NOTE:

CONTRACTOR IS RESPONSIBLE TO ARRANGE PRE EXCAVATION MEETING WITH THE ENGINEERS TO CONFIRM THE NEIGHBOUR BUILDINGS AND EXISTING SERVICES, STRUCTURE PRESENCE PRIOR TO ANY EXCAVATION AND BUILDING WORKS. ALL ASSUMPTIONS MADE IN THE PLAN AND DETAILS MUST BE CHECKED PRIOR TO ANY EXCAVATION WORKS.

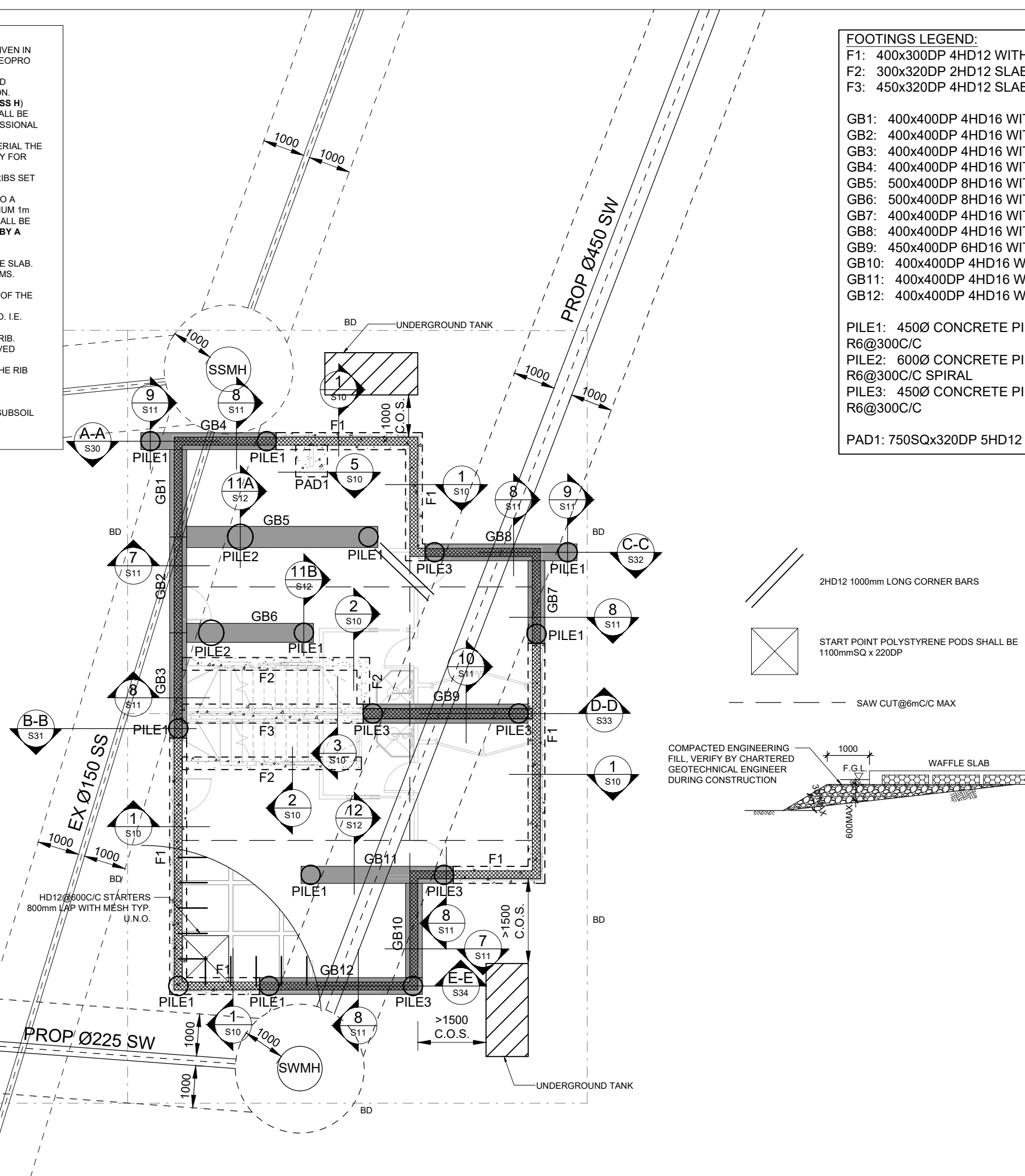
FOOTINGS LEGEND:

F1: 400x300DP 4HD12 WITH R6@600C/C
F2: 300x320DP 2HD12 SLAB THICKENING
F3: 450x320DP 4HD12 SLAB THICKENING

GB1: 400x400DP 4HD16 WITH R6@150C/C
GB2: 400x400DP 4HD16 WITH R6@150C/C
GB3: 400x400DP 4HD16 WITH R6@150C/C
GB4: 400x400DP 4HD16 WITH R10@200C/C
GB5: 500x400DP 8HD16 WITH R10@150C/C CANTILEVERED
GB6: 500x400DP 8HD16 WITH R10@150C/C CANTILEVERED
GB7: 400x400DP 4HD16 WITH R6@150C/C
GB8: 400x400DP 4HD16 WITH R10@200C/C
GB9: 450x400DP 6HD16 WITH R10@200C/C
GB10: 400x400DP 4HD16 WITH R6@150C/C
GB11: 400x400DP 4HD16 WITH R6@150C/C
GB12: 400x400DP 4HD16 WITH R6@150C/C

PILE1: 450Ø CONCRETE PILE 2500mm BELOW FOOTING 4HD16 WITH R6@300C/C
PILE2: 600Ø CONCRETE PILE 5000mm BELOW FOOTING 6HD16 WITH R6@300C/C SPIRAL
PILE3: 450Ø CONCRETE PILE 4000mm BELOW FOOTING 4HD16 WITH R6@300C/C

PAD1: 750SQx320DP 5HD12 BOTTOM BAR EW EVENLY SPACED



2HD12 1000mm LONG CORNER BARS

START POINT POLYSTYRENE PODS SHALL BE 1100mmSQ x 220DP

SAW CUT@6mC/C MAX

COMPACTED ENGINEERING FILL, VERIFY BY CHARTERED GEOTECHNICAL ENGINEER DURING CONSTRUCTION

1000

F.G.L.

600MAX

WAFFLE SLAB

>1500 C.O.S.

>1500 C.O.S.

>1500 C.O.S.

>1500 C.O.S.

>1500 C.O.S.

>1500 C.O.S.

>1500 C.O.S.

>1500 C.O.S.

>1500 C.O.S.

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>1500 C.O.S.

>1500 C.O.S.

AMENDED

17/JUL/2026

MINOR VARIATION #1

PROFESSIONAL BUILDING
CONSULTANTS LTD

Rev:	Date:	Amendment:	By:
A	23/08/2023	BUILDING CONSENT	K.Z.

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Design Group Ltd

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CLIENT:

PROJECT:

LOT4-5, 48 FINNERTY
AVENUE, HOWICK

TITLE:

FOUNDATION PLAN

1. All works shall comply with the current NZBC.
2. All framing and fixing shall comply with the current NZS 3604.
3. Contractor shall verify all dimensions on site before commencement of work.
4. Refer/report all discrepancies to the drawing office.

Scale:	Drawn:	Design:	Approved:
A3 1:100	K.Z.	K.Z.	D.L.

Project No:	Drawing No:	Rev:
23204-00(R)	S01	A

Stage:	BUILDING CONSENT
--------	------------------

POSTS LEGEND:

P2: 2/90x45 SG8
P3: 3/90x45 SG8
P4: 4/90x45 SG8

LINTELS LEGEND:

L5: 2/240x45 HYSPAN
L6: 2/240x45 SG8
L7: 2/240x45 HYSPAN
L8: 2/240x45 SG8
L9: 2/240x45 SG8
L10: 2/240x45 HYSPAN
L11: 2/240x45 SG8
L12: 2/240x45 SG8
L13: 2/240x45 SG8
L14: 2/240x45 SG8

BEAMS LEGEND:

B1: 2/240x45 HYSPAN CANTILEVERED
B2: 2/240x45 SG8 CANTILEVERED
B3: 2/240x45 HYSPAN CANTILEVERED
B4: 250PFC35
B5: 2/240x45 SG8
B6: 200PFC23
B7: 2/240x45 HYSPAN
B8: 2/240x45 HYSPAN CANTILEVERED
B9: 2/240x45 SG8 CANTILEVERED
B10: 2/240x45 HYSPAN CANTILEVERED
B11: 230PFC25
B12: 2/240x45 SG8
B13: 200PFC23

DJ: 2/240x45 SG8

WIND BEAMS LEGEND:

WB1: 240x90 HY90
WB2: 2/240x45 SG8

NOTE:
ACCORDING TO TABLE C4 ON PAGE 134 OF AS/NZS 5131:2016

STEEL MEMBERS WILL COMPLY WITH FOLLOWING CATEGORY:
IMPORTANCE LEVEL: 2,
SERVICE CATEGORIES: SC1,
FABRICATION CATEGORIES: CC2

FIRE RATING NOTE:

STRUCTURAL MEMBERS: B6, B13, L9 & L14 WITH " * " ARE
REQUIRING FIRE RATING.

ALL STEEL MEMBERS AND ABOVE BEAM'S SUPPORTING STEEL
POST ARE TO BE COVERED BY FIREPRO INTUMESCENT PAINT
OR EQUIVALENT PRODUCT TO ACHIEVE FRR30/30/30.

ALL TIMBER MEMBERS AND ABOVE BEAM'S TIMBER
SUPPORTING POST NEED TO HAVE AT LEAST 2 FACES COVERED
BY GIB-FYRELINE TO ACHIEVE FRR30/30/30.

× POST SUPPORT BEAM AND LINTELS

INTERNAL LOAD BEARING WALL

ALL EXTERNAL WALLS ARE LOAD
BEARING WALL

○ POINT LOAD FROM UPPER LEVEL

LOAD BEARING WALL FROM UPPER
LEVEL

ENSUITE, KITCHEN OR BATHROOM
WET AREA

FIRE RATED CEILING UNDER
TRUSSES REFER TO ARCHITECT

ALL OTHER LINTELS NOT INDICATED
REFER TO NZS3604:2011 AND
ARCHITECTURAL DRAWINGS.

ALL OTHER LINTEL SUPPORTS THAT
NOT INDICATED ARE TYPE P2 POST
U.N.O.

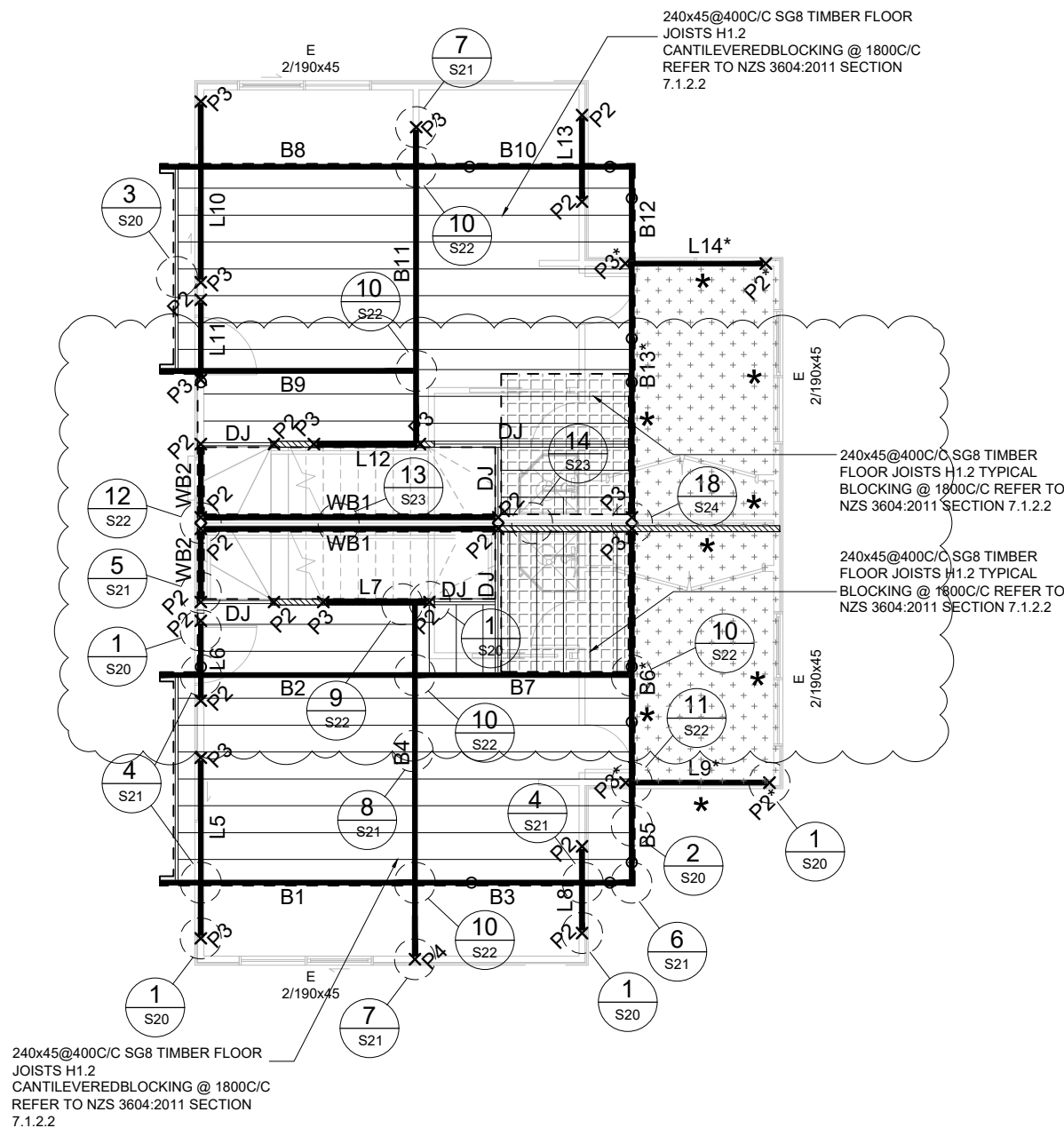
***ALL ROOF BRACING REFER TO
TRUSS DESIGNER / ROOF
MANUFACTURER

LINTEL FIXING TYPE E/F/G REFER TO S20

* ALL ELEMENTS WITH " * " ARE TO
BE FRR INCLUDING WALLS REFER
TO ARCHITECT

LOT 4

LOT 5



Rev:	Date:	Amendment:	By:
C	15/07/2026	CLOUDED AREA	K.Z.
B	28/02/2025	CLOUDED AREA	K.Z.
A	23/08/2023	BUILDING CONSENT	K.Z.

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CLIENT:

PROJECT:

LOT4-5, 48 FINNERTY
AVENUE, HOWICK

TITLE:

FIRST FLOOR FRAMING
PLAN

- All works shall comply with the current NZBC.
- All framing and fixing shall comply with the current NZS 3604.
- Contractor shall verify all dimensions on site before commencement of work.
- Refer/report all discrepancies to the drawing office.

Scale:	Drawn:	Design:	Approved:
A3 1:100	K.Z.	K.Z.	D.L.

Project No:	Drawing No:	Rev:
23204-00(R)	S02	C

Stage: BUILDING CONSENT

AMENDED

17/JUL/2026

MINOR VARIATION #1



PROFESSIONAL BUILDING
CONSULTANTS LTD

POSTS LEGEND:
P2: 2/90x45 SG8

LINTELS LEGEND:
L1: 2/240x45 SG8
L2: 2/240x45 SG8
L3: 2/240x45 SG8
L4: 2/240x45 SG8

- x

POST SUPPORT BEAM AND LINTELS
- INTERNAL LOAD BEARING WALL
- ALL EXTERNAL WALLS ARE LOAD BEARING WALL
- o

POINT LOAD FROM UPPER LEVEL
- LOAD BEARING WALL FROM UPPER LEVEL
- ENSUITE, KITCHEN OR BATHROOM WET AREA

ALL OTHER LINTELS NOT INDICATED REFER TO NZS3604:2011 AND ARCHITECTURAL DRAWINGS.

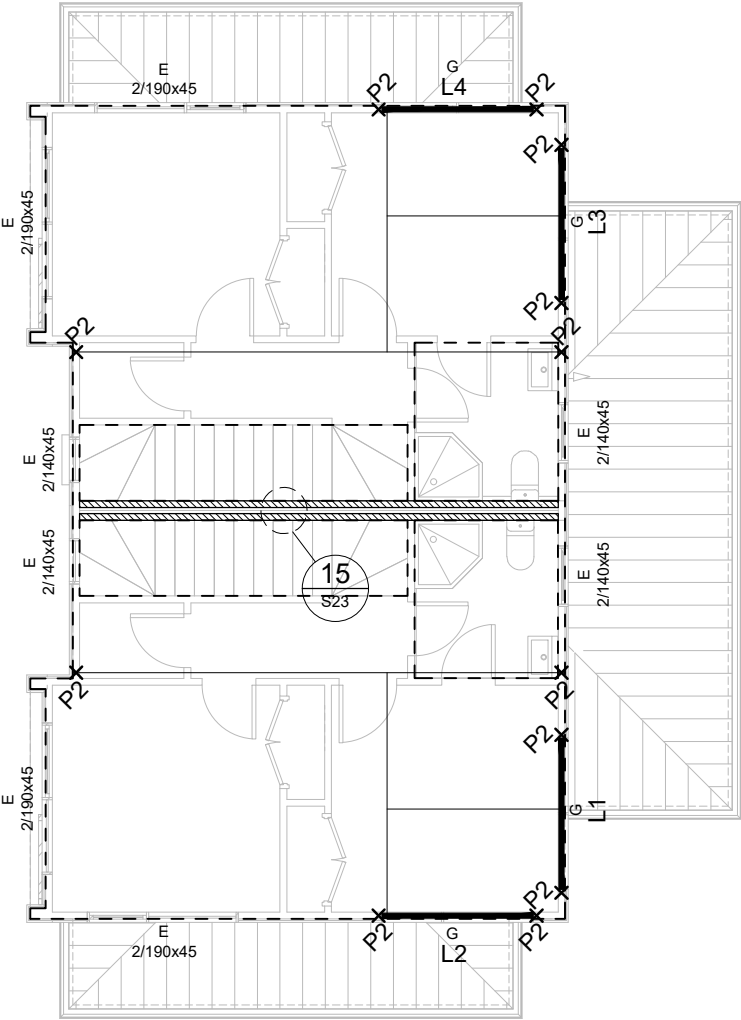
ALL OTHER LINTEL SUPPORTS THAT NOT INDICATED ARE TYPE P2 POST U.N.O.

***ALL ROOF BRACING REFER TO TRUSS DESIGNER / ROOF MANUFACTURER

LINTEL FIXING TYPE E/F/G REFER TO S20

LOT 4

LOT 5



Rev:	Date:	Amendment:	By:
A	23/08/2023	BUILDING CONSENT	K.Z.

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CLIENT:

PROJECT:
LOT4-5, 48 FINNERTY AVENUE, HOWICK

TITLE:
FIRST FLOOR LINTEL PLAN

1. All works shall comply with the current NZBC.
2. All framing and fixing shall comply with the current NZS 3604.
3. Contractor shall verify all dimensions on site before commencement of work.
4. Refer/report all discrepancies to the drawing office.

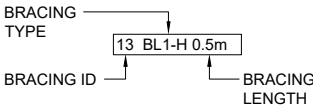
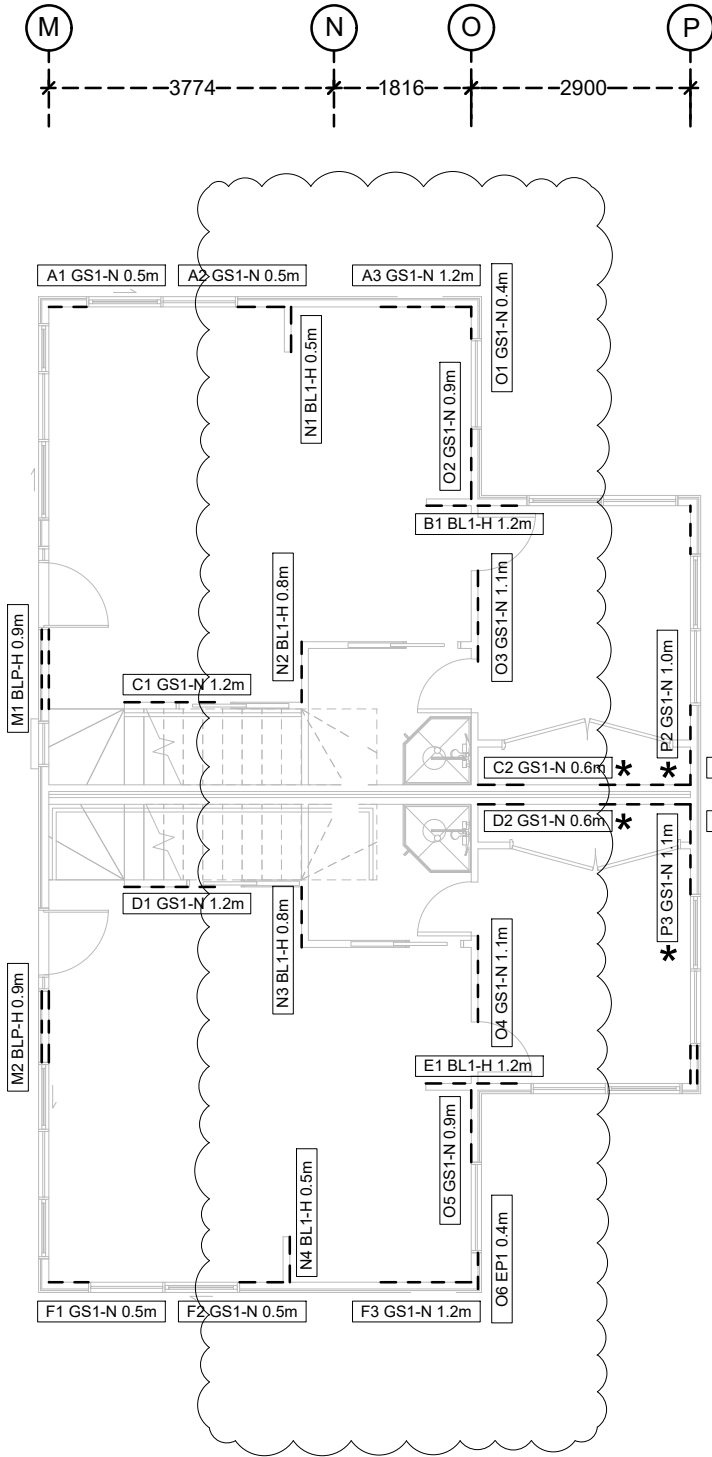
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Project No:	Drawing No:	Rev:
23204-00(R)	S03	A

Stage: BUILDING CONSENT

LOT 4

LOT 5



NOTES:
DIMENSIONS FOR INFORMATION ONLY
- DO NOT USE TO SET OUT

PF1: PORTAL FRAME, REFER TO DETAIL1, S20

* FIRE RATED WALL BRACING SUBSTITUTE
WITH GIB FYRELINE (REFER TO ARCHITECT)

Rev:	Date:	Amendment:	By:
B	15/07/2026	CLOUDED AREA	K.Z.
A	23/08/2023	BUILDING CONSENT	K.Z.

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CLIENT:

PROJECT:
LOT4-5, 48 FINNERTY AVENUE, HOWICK

TITLE:
GROUND FLOOR BRACING PLAN

1. All works shall comply with the current NZBC.
2. All framing and fixing shall comply with the current NZS 3604.
3. Contractor shall verify all dimensions on site before commencement of work.
4. Refer/report all discrepancies to the drawing office.

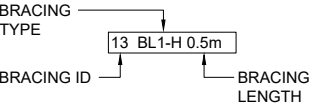
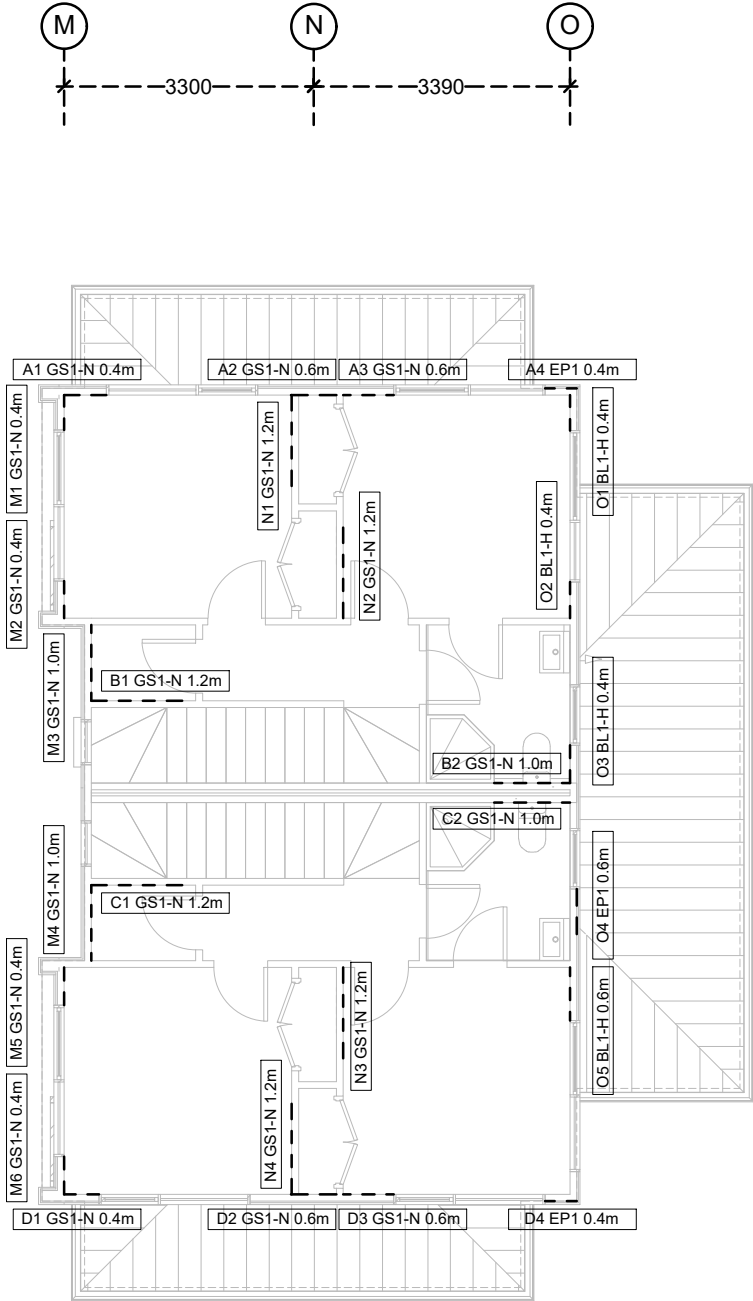
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A3 1:100	K.Z.	K.Z.	D.L.

Project No:	Drawing No:	Rev:
23204-00(R)	S04	B

Stage: BUILDING CONSENT

LOT 4

LOT 5



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CLIENT:

PROJECT:

LOT4-5, 48 FINNERTY AVENUE, HOWICK

TITLE:

FIRST FLOOR BRACING PLAN

1. All works shall comply with the current NZBC.
2. All framing and fixing shall comply with the current NZS 3604.
3. Contractor shall verify all dimensions on site before commencement of work.
4. Refer/report all discrepancies to the drawing office.

Scale:	Drawn:	Design:	Approved:
A3 1:100	K.Z.	K.Z.	D.L.

Project No:	Drawing No:	Rev:
23204-00(R)	S05	A

Stage: BUILDING CONSENT