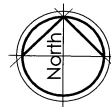
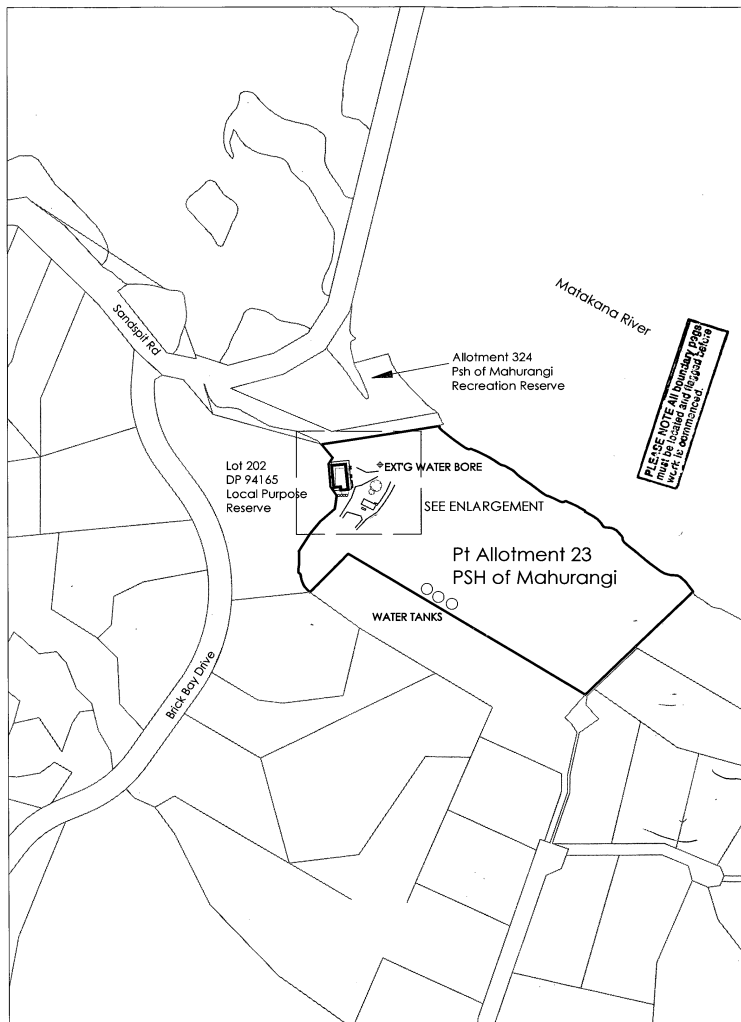


Contractor to check and verify all dimensions and levels on site before commencing any work. All products systems to be installed to Manufactures specification. Allow DPM between all timber & concrete H3.2 bottom plates typically. All work to comply to NSZ3604 & NZBC



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SEA SPRAY ZONE
Stainless steel 304/316 fixings
are required in exposed and
sheltered locations.

**COMPLIANCE
REQUIRED**

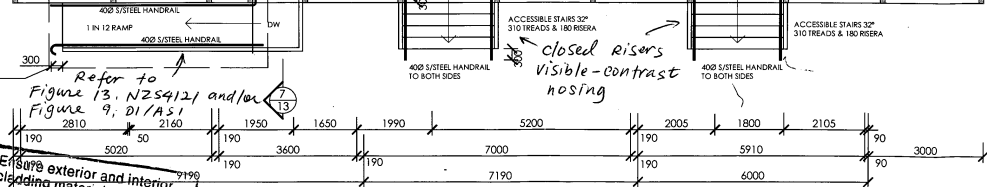
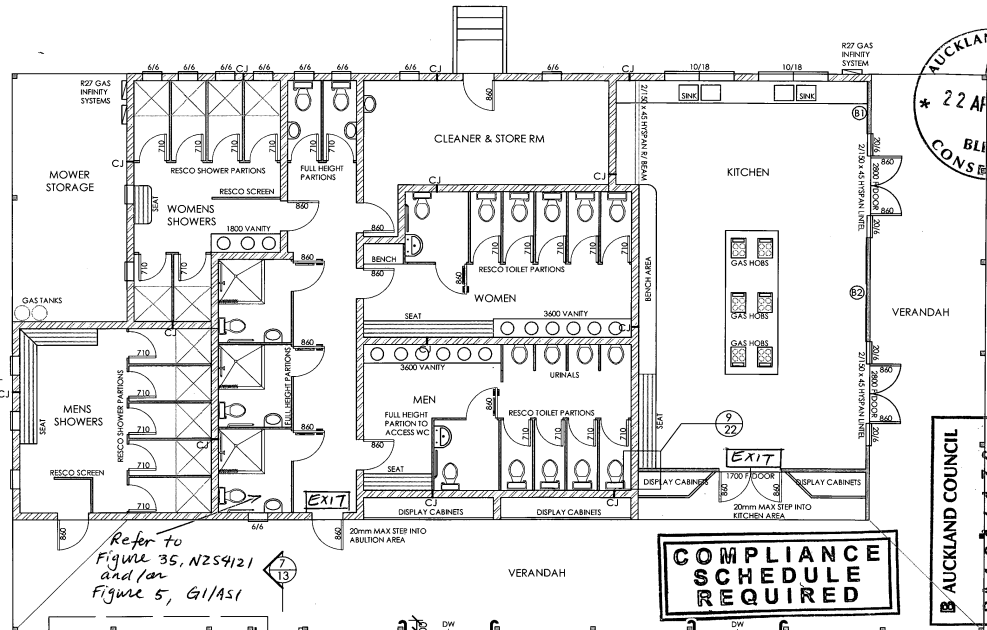
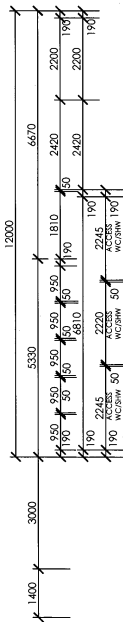
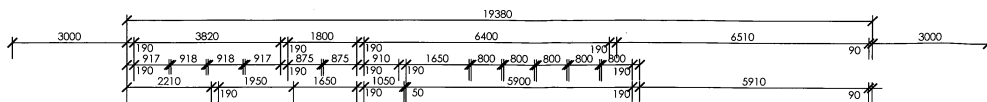
AUCKLAND COUNCIL
BA1014136
 **NORTHERN**

Pt Allotment 23
PSH of Mahurangi
4.1480 ha

 BK ARCHITECTURAL DESIGNERS 10000 15th Avenue South #100 #202 BHM 425 266 EMAIL: bdesign@bkdesign.net	project	drawing revision revision detail			date drawn BJK scale 1/23	sheet no. 1 of 23
	client Sandspit Holiday Park drawing title Site Plan	date March 13 revision BJK water bore	drawing no. BK 2099			



ELEVATIONS



Contractor to check and verify all dimensions and levels on site before commencing any work. All products systems to be installed to Manufacturers specification. Allow DPM between all timber & concrete. H3.2 bottom plates typically. All work to comply to NZS3804 & NZS3804.

Ensure exterior and interior cladding materials are fixed in accordance with the manufacturers specifications

ALL GLAZING TO COMPLY WITH NZS 4223, PART 3.

FLOOR PLAN 1:100
FLOOR AREA = 251.13m²
MOWER STORE = 17.43m²
DECK AREA = 112.40m²

COMPLIANCE SCHEDULE REQUIRED

KEY
CJ = CONTROL JOINT
① = 1.4m of BL1-H
② = 2.8m of BL1-H
MASONRY WALL
SOLID FILLED 20 SERIES
REINFORCING
HORIZONTAL D12 @ 600c
VERTICAL D12 @ 600c
ALL LINTELS 2/D16 & R6 TIES @ 200c

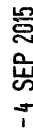
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See also the mechanical ventilation plan

BK ARCHITECTURAL DESIGNS 160 Percy Street P.O. Box 24, Waiwaka PH 07 432 6865 Fax 07 432 6895 Email: info@bkarch.co.nz	PROJECT Proposed Ablution Block #1336 Sandspit Road, Sandspit	drawing revision RI G10 HW system revision detail date title rev notes	date 12 Sept 12 drawn BJK scale 1:100 project BJK 3 of 23 drawing no.
	client Sandspit Holiday Park	drawing title Floor Plan	drawing no. BK-2099



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FLOOR PLAN 1:100

FLOOR AREA	= 251.13m ²
MOWER STORE	= 17.43m ²
DECK AREA	= 112.40m ²

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BC # 930 1014136

MINOR VARIATION APPROVED

KE

CJF CONTROL JOIN

(b) 1.4m of B...

(B2) = 2.8m of BU-H

MASONRY WALL

SOLID FILLED 20 SERIES
REINFORCING

HORIZ D12 at 6000 ft
VERT D12 at 6000 ft

ALL WHEELS 2/01/08

2011

Inspector

R6 TIES 4

at 200c

Z A D I N Z

[illegible]

EMAIL: bkdesign@paradise.net.nz

project site address
Proposed Ablution Block #1336 So

Sandspit Holiday Park

Floor Plan

ndspit Road, Layout

ndspit

BJK Insuli	
20mm Siep	ev notes

100

of wc/shw	date	Sept '12	sheet no.
	drawn	in use	22

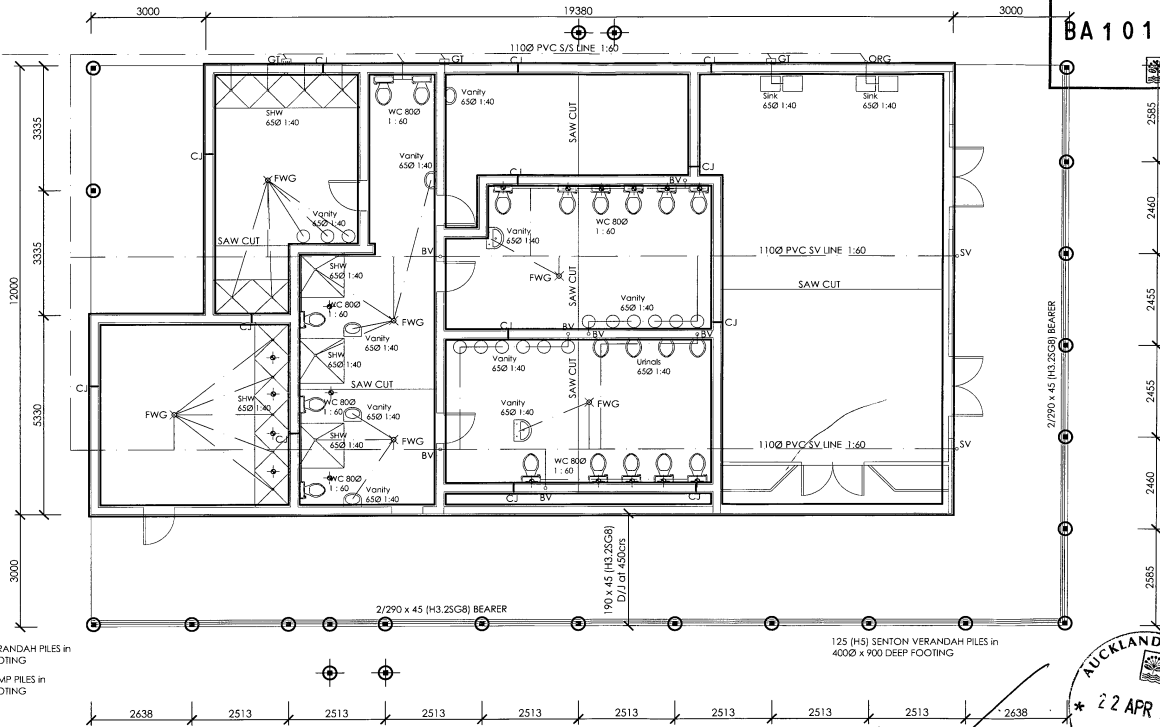
new system	BJK	3 of 23
pl Beam	scale 1:100	

BK 2099

100

Existing
SEWERAGE
TREATMENT
PLANT

See
ABA-1012261.



KEY:

- 125 (H5) SENTON VERANDAH PILES in 4000 x 900 DEEP FOOTING
- 125 (H5) SENTON RAMP PILES in 4000 x 600 DEEP FOOTING
- CJ CONTROL JOINT
- BV BRANCH VENT
- SV STACKER VENT
- FWG FLOOR WASTE GULLY
- GT GULLY TRAP
- ORG OVERFLOW RELIEF GULLY
- ODURVAC MULT VENTILATION SYSTEM

FOUNDATION PLAN 1:100
PLUMBING SCHEMATIC

Our approval of these drawings relates to our specifically designed structural elements only.
Ian Hutchinson 021 765 2373
Ian Hutchin et. Co. Pty. Ltd.



DISCHARGE PIPES		
FIXTURE	PIPE SIZE	GRADIENT
SINK	650 min	1:40 min
WC	800 min	1:60 min

ALL WORK TO COMPLY WITH AS 3500

NOTE
SAW CUTTING THE SLAB TO A DEPTH OF 1/4 OF THE THICKNESS OF THE SLAB THICKNESS. SAW CUTTING MUST BE CARRIED OUT AS SOON AS POSSIBLE WITHOUT TEARING THE SURFACE AND BEFORE ANY SIGNIFICANT DRYING OF THE SLAB HAS TAKEN PLACE. TYPICALLY THE NEXT DAY IN SUMMER AND WITHIN TWO DAYS IN WINTER. SHRINKAGE CONTROL JOINTS SHOULD BE NO MORE THAN 6.0m APART.

AUCKLAND COUNCIL

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BK 2009

PROJECT: Proposed Ablution Block #1334 Sandspit Road, Sandspit Holiday Park

client: Sandspit Holiday Park

drawing title: Foundation Plan

DATE: 22 APR 2013

scale: 1:100

revision details:

drawing no. 4 of 23

DATE: FEB 13

DESIGN: BJK

SCALE: 1:100

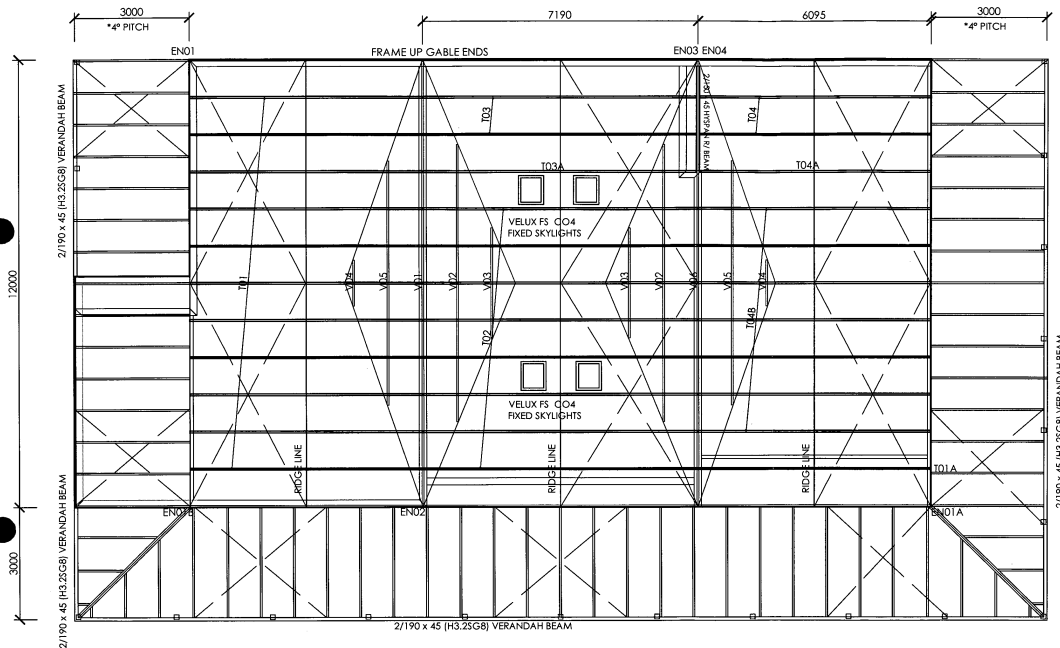
REVISIONS:

REV. NO.:

REV. NOTES:

Contractor to check and verify all dimensions and levels on site before commencing any work. All products systems to be installed to Manufacturers specification. Allow DPM between all timber & concrete

15.2 bottom plates typically. All work to comply to NZS3604 & NZS3601



ROOF PLAN 1:100

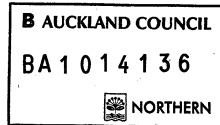
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- *45/40/4° PITCH COLORSTEEL (0.55) TRIMLINE ROOFING on HEAVY DUTY SELF SUPPORTING BUILDING PAPER
- *MAIN ROOF (40/45°)
PURPOSE GANG TRUSSES at 1000mm c/s max.
70 x 45mm (H3.15GB) PURLINS at 900mm c/s max.
- *VERANDAH ROOF (4°)
190 x 45 (H1.25GB) RAFTERS at 900c/s
70 x 45 (H1.25GB) PURLINS at 900c/s
- *ex 220 x 45mm FACIA BOARD ALL AROUND
- *PURLIN FIXING (T) TABLE 10.10 NZS 3604
1/10g SELF- DRILLING SCREW (80mm LONG) 2.46N
- *CONNECT TRUSS/TOP PLATE (E) TABLE 10.14 NZS3604
2/90 x 3.75mm SKEW NAILS & 2/WIRE DOGS
- *LUMBERLOK MULTI BRACE ROOF STRAPS TO ROOF PLANE, END FIXED TO MANUFACTURES SPECIES & WITH 2 LUMBERLOK 45mm x 3.50 ANNUAL GROOVED NAILS TO EACH PURLIN CROSSED
- *LUMBERLOK MULTI BRACE END FIXING 75mm x 3.150 FH NAILS 3 NAILS TO VERTICAL FACE OR RAFTER/TRUSS TOP CHORD

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BA 1014136
NORTHERN

AUCKLAND COUNCIL
22 APR 2013
BLDG
CONSENTED

BK A.D.I.N.Z ARCHITECTURAL DESIGNERS 15a Percy Street, P.O. Box 23, Auckland Tel: 09 423 7895, Fax: 09 423 7895 Email: info@adnz.co.nz	Drawing revision revision date by checked by	Sheet no. 5 - 23 Scale 1:100	Date Feb '13	
	Client Proposed Ablution Block #136 Sandspit Road	Drawing title Sandspit	Project 11	Drawing no. BK-2099
	Project Sandspit Holiday Park	Drawing title Roof Plan	Project 11	Drawing no. BK-2099
	Project Sandspit Holiday Park	Drawing title Roof Plan	Project 11	Drawing no. BK-2099

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drawing revision		date	Feb '13	sheet no. 6 of 23
revision detail	R1	drawn	BJK	
date	Mar'13	scale	1:70	
initials	BJK Insulation	client no.		
rev notes	Full height walls			

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CEDAR WEATHER
BOARD CLADDING
OVER BREATHER TYPE
BUILDING PAPER
FRAME UP GABLE END
90 x 45 (H1.25G8)
STUDS at 400cs

4° LEAN TO ROOF PITCH
(0.55) COLORSTEEL TRIMLINE ROOFING on
70 x 45 (H3.14SG-B) PURLINS at 900cs
190 x 45 (H1.25G8) RAFTERS at 900cs

PVC SPOUTING
190 x 90mm
TIMBER FACIA
BOARDS

*CONNECT TRUSS/TOP PLATE (E) TABLE 10.14 NZS3604
2/90 x 1.75mm SKEW NAILS & 2/WIRE DOGS or
2/LUMBERLOK PURLIN CLEATS
R4.0 BATS IN CEILING

40/45° PITCH COLORSTEEL ROOF WITH
(0.55) COLORSTEEL TRIMLINE ON
70 x 45mm H1.2 SGB PURLINS at 900mm c/s
GANGNAIL TRUSSES at 1000mm c/s

FRAME UP GABLE END
90 x 45 (H1.25G8)
STUDS at 400cs

CARRY MASONRY FIRE WALL UP
500mm IN GABLE END

20 SERIES MASONRY
COAT CONCRETE BLOCK
WITH A SUITABLE SEALER

LAY GEOTEXTILE BETWEEN EXISTING AND IMPORTED FILL

SEA SPRAY ZONE

Stainless steel 304/316 fixings
are required in exposed and
sheltered locations

Ensure exterior and interior
cladding materials are fixed in
accordance with the manufacturers
specifications

EXCAVATE ALL WEAK MATERIAL AND BACKFILL
COMPACTED HARDFILL IN 150mm LAYERS

300w x 300d PERIMETER FOOTING
4/D12 LONGITUDINAL BARS & 6/TIES at 600cs
D12 STARTERS at 600cs

X-SECTION b-b 1:50



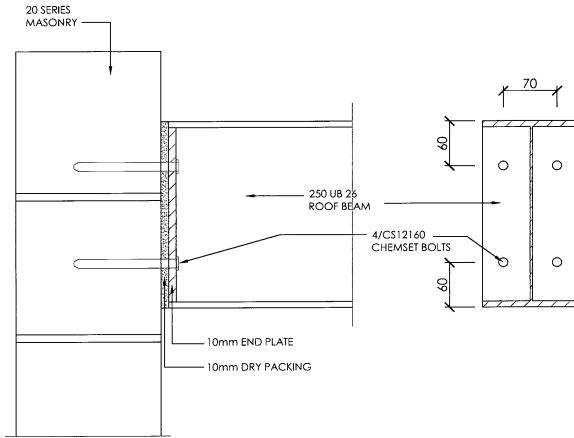
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BK DESIGN
ARCHITECTURAL DESIGNERS
16a Percy Street, P.O. Box 23, Warkworth
ph (09) 425 7695, fax (09) 425 7695
EMAIL: bkedesign@paradise.net.nz

project site address
Proposed Ablution Block #1336 Sandspit Road, Sandspit
client
Sandspit Holiday Park
drawing title
X-Section

drawing revision	date	Feb '13	sheet no.
revision detail	drawn	BJK	7 of 23
date	Mar '13	scale	1:50
initials	BJK	Ceiling Insulation	client no.
rev notes	Gable end walls		BK 2099

Contractor to check and verify all dimensions and levels on site before
commencing any work. All products systems to be installed to
Manufacturers specification. Allow DPM between all timber & concrete
H3.2 bottom plates typically. All work to comply to NZS3604 & NZBC



MASONRY/ UB CONNECTION DETAILS 11
21 1:5

CEDAR WEATHER BOARD CLADDING
over BREATHER TYPE
BUILDING PAPER
COAT CONCRETE BLOCK
WITH A SUITABLE SEALER

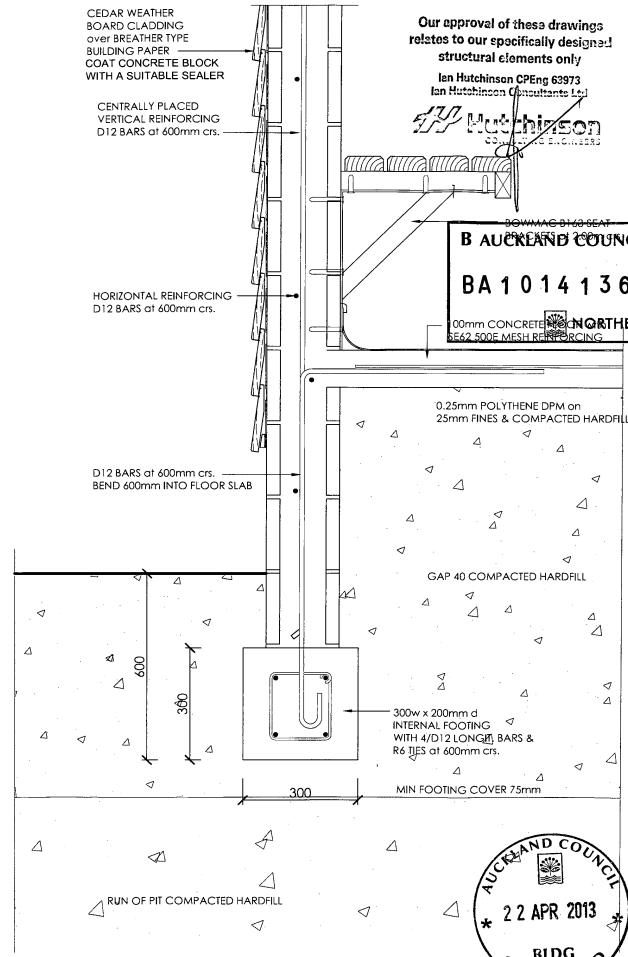
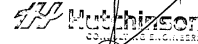
CENTRALLY PLACED
VERTICAL REINFORCING
D12 BARS at 600mm crs.

HORIZONTAL REINFORCING
D12 BARS at 600mm crs.

D12 BARS at 600mm crs.
BEND 600mm INTO FLOOR SLAB

Our approval of these drawings
relates to our specifically designed
structural elements only

lan Hutchinson CPEng 63973
lan Hutchinson Consultants Ltd

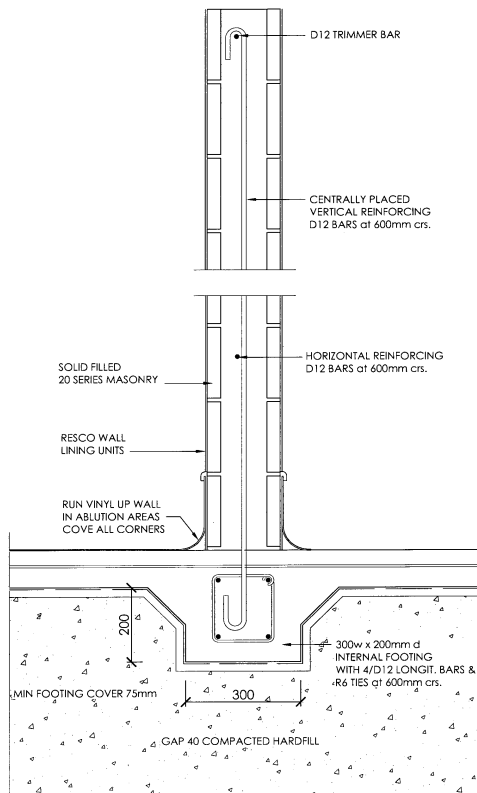


PERIMETER FOUNDATION DETAILS 1
6 1:10

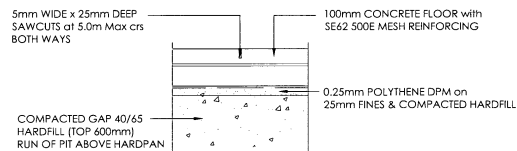


PROJECT Proposed Ablution Block #1334 Sandspit Road, Sandspit Holiday Park	DRAWN BY lan Hutchinson	DATE Feb 13	SCALE 1:10	SHEET NO. 9 of 23	

Contractor to check and verify all dimensions and levels on site before commencing any work. All products systems to be installed to Manufacturers specification. Allow DPM between all timber & concrete. All 2 bottom plates vertically. All work to comply to NZS3604 & NZS3605.



INTERNAL FOUNDATION DETAILS 2/6 1:10



TYPICAL SLAB DETAIL 1:10

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Ian Hutchinson
Ian Hutchinson Consulting

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code Feb 13 sheet no. 10 of 23
drawn BJK
scale 1:10
checked
approved

site address
project
client
drawing title
Proposed Ablution Block #1334 Sandspit Road, Sandspit
Sandspit Holiday Park
Foundation Details

ADINZ
ARCHITECTURAL DESIGNERS
100A/102A, 428/429, Box 109, 425 7995
EMAIL: bldgsig@adindesign.net.nz

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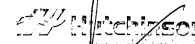
date: Feb-13
drawn: BJK
scale: 1:10
sheet no: 11 of 23

BK 2099



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Ian Hutchinson CPEng 63973
Ian Hutchinson Consultants Ltd



Proposed Ablution Block #1336 Sandspit Road,
Sandspit
Sandspit Holiday Park
Verandah Details

project

client

drawing title

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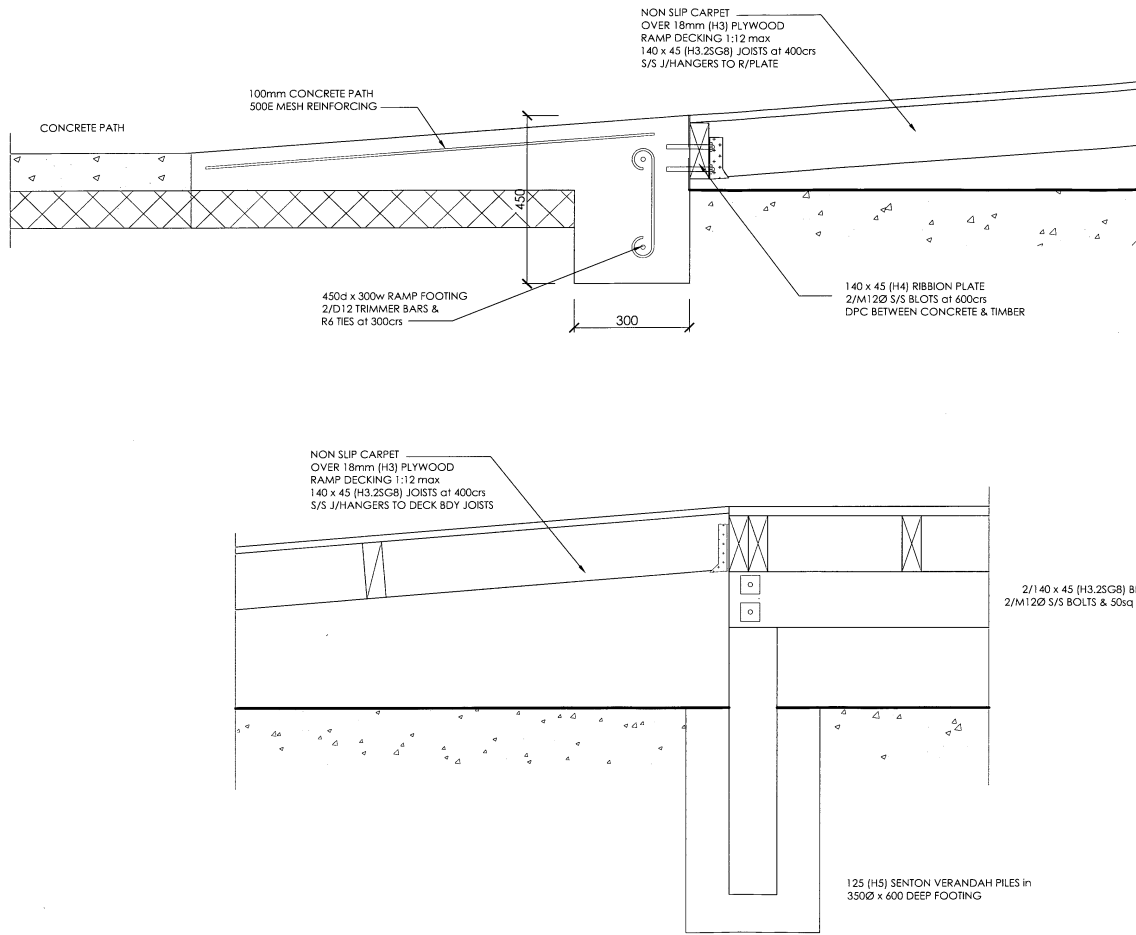
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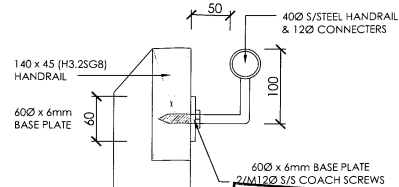
Ian Hutchinson CPEng 63973
Ian Hutchinson Consultants Ltd

[Signature]

RAMP DETAILS 6/3 1:10

BK A D I N Z 10/10/2013 IAN HUTCHINSON CONSULTANTS LTD 100 Newmarket Road, P.O. Box 23, Newmarket PH (09) 423 7865, Fax (09) 423 7895 EMAIL: iohut@ianhutchinson.co.nz	project Proposed Ablution Block #1334 Sandspit Road, Sandspit	client Sandspit Holiday Park	drawing title Ramp Details	
	drawing revision revision detail 2500 1:10 1:10	date Feb '13	sheet no. 12 of 23	BK 20099
	Auckland Council 22 APR 2013 BLDG CONSENTED			
	Our approval of these drawings relates to our specifically designed structural elements only Ian Hutchinson CPEng 63973 Ian Hutchinson Consultants Ltd <i>[Signature]</i>			

Contractor to check and verify all dimensions and levels on site before commencing any work. All products systems to be installed to Manufacturers specification. Allow DPM between all timber & concrete. 63.2 bottom plates typically. All work to comply to NZS3604 & NZBC.



**Our approval of these drawings
relates to our specifically designed
structural elements only**

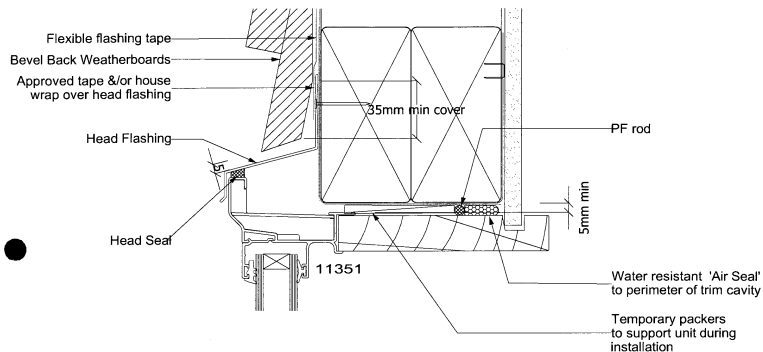
Ian Hutchinson CPER: 63973
Ian Hutchinson Consultants Ltd

11/11/11

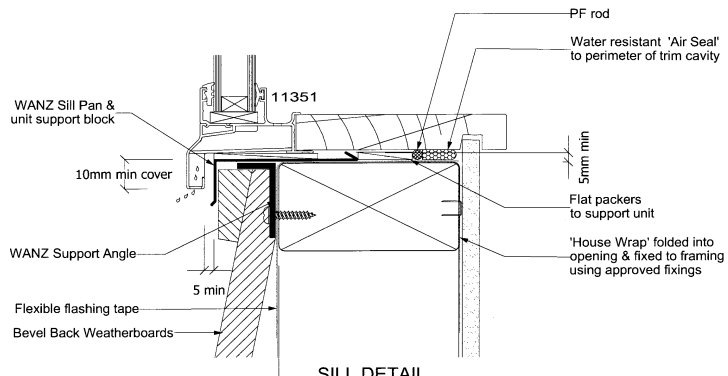


RAMP DETAILS 7
3 1:10

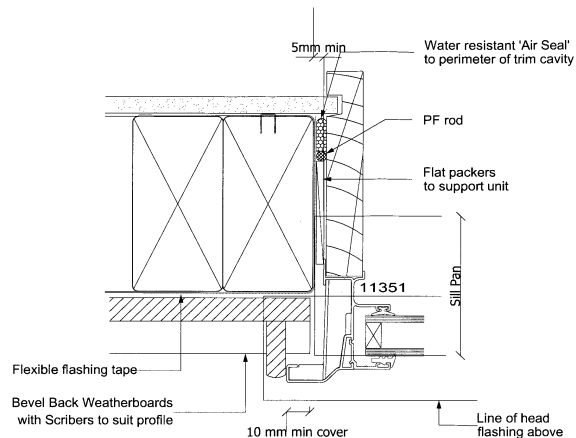
BK	A D I N Z	PROJECT	date address	location section	date	Feb 13	sheet no.
NOISE CONSULTING	ARCHITECTURAL DESIGNERS	client	Proposed Ablution Block #1334 Sandspit Road, Sandspit Sandspit Holiday Park	revision detail	dwn BJK	13 of 23	
LEO PERRY STREET 7-9 BOX 33, WILMINGTON	PH 091 452 7895, FM 091 452 7895	drawing title	Ramp Details	scale	1:10		
EMAIL: bdatgill@adinz.co.nz		code		notes			
		revisions					BK 2089



HEAD DETAIL



SILL DETAIL



JAMB DETAIL

Our approval of these drawings relates to our specifically designed structural elements only

Ian Hutchinson CPEng 63973
Ian Hutchinson Consultants Ltd

Ian Hutchinson



JOINERY DETAILS 1:5
JOINING & CASEMENT WINDOW
BEVEL BACK WEATHERBOARDS

B AUCKLAND COUNCIL
BA 1014136
NORTHERN

date	Feb '13	sheet no.	14 of 23
drawn	BJK	scale	1:5
checked		revision	
approved		revision	
drawn		scale	1:5
checked		revision	
approved		revision	

Project: **Proposed Ablution Block #1334 Sandspit Road, Sandspit**
Client: **Sandspit Holiday Park**
Drawing title: **Joinery Details**



IAN HUTCHINSON
REGISTERED DESIGNER
No 63973
PO Box 100, Sandspit, Auckland
Ph: 09 423 7695, Fax: 09 423 7695
Email: ian@hutchinson.co.nz

BK

Head Seal

Water resistant 'Air Seal' to perimeter of trim cavity

Flat packer to support unit

HEAD DETAIL

HEAD DETAIL

Technical cross-section diagram of a window frame installation. The diagram shows a window unit being fitted into a wall opening. Key components and dimensions are labeled:

- 10mm min cover**: Dimension for the top trim cover.
- Water resistant 'Air Seal' to perimeter of trim cavity**: Label for the sealant applied to the perimeter of the trim cavity.
- 5mm min**: Dimension for the gap between the window unit and the wall.
- Flat packers to support unit**: Label for the support blocks used to level the window unit.

SILL DETAIL

5mm min

10 mm min cover

Continuous Seal

Weld to p...
Flange to s...

JAMB DETAIL

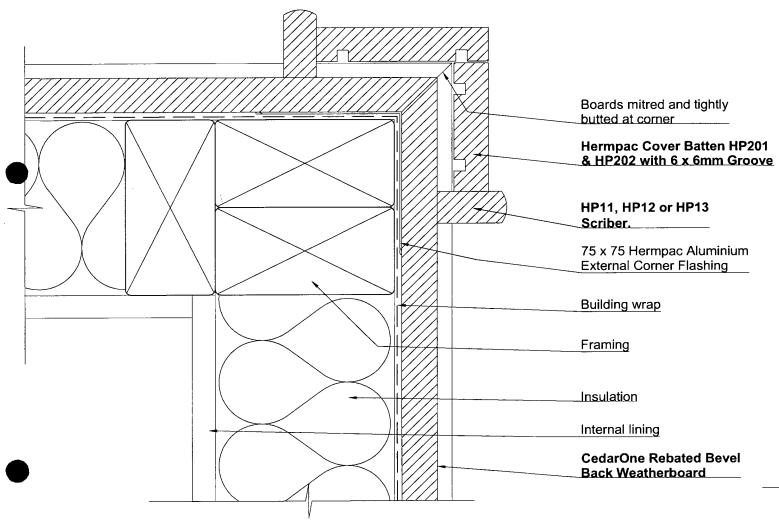

Hutchinson **NORTHERN**

JOINERY DETAILS 1:5

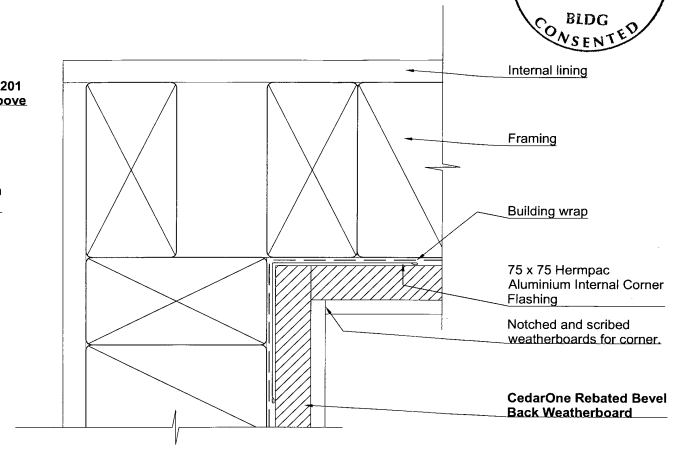
BK 750510 A D I N Z ARCHITECTURAL DESIGNERS 10a Percy Street P.O. Box 20, Warrimoo ph (09) 435 7665 fax (09) 435 7695 EMAIL: cad@adiposante.net.au	project	proposed Ablution Block #133A Sandspit Road, Sandspit	drawing revision	date	Feb '13	sheet no.	15 of 23
	client	Sandspit Holiday Park	revision detail	drawn	B.J.K.		
	drawing file		scale	1:100			
			notes				

joinery Details
 errataes
 BK2089

Contractor to check and verify all dimensions and levels on site before commencing any work. All products systems to be installed to Manufactures specification. Allow DPM between all timber & concrete H3.2 bottom plates typically. All work to comply to NSZ3604 & NZBC



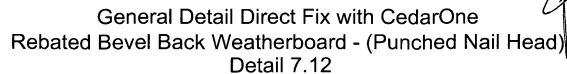
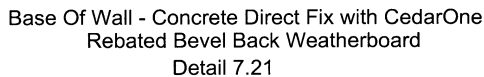
External Corner Boxed Direct Fix with CedarOne Rebated Bevel Back Weatherboard
Detail 7.07



Internal Scribed Corner Direct Fix with CedarOne Rebated Bevel Back Weatherboard
Detail 7.03

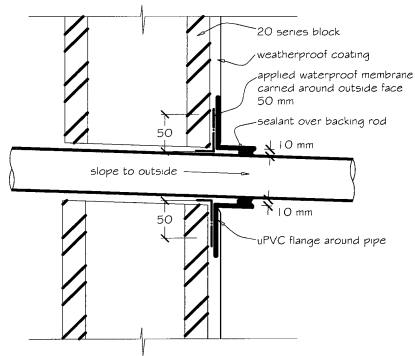
Our approval of this drawing relates to our specific design structural elements only
 Ian Hutchinson C. Eng 07/79
 Ian Hutchinson C. Eng 07/79

Contractor to check and verify all dimensions and levels on site before commencing any work. All products systems to be installed to Manufacturers specification. Allow DPM between all timber & concrete H3.2 bottom plates typically. All work to comply to NZS3804 & NZS8

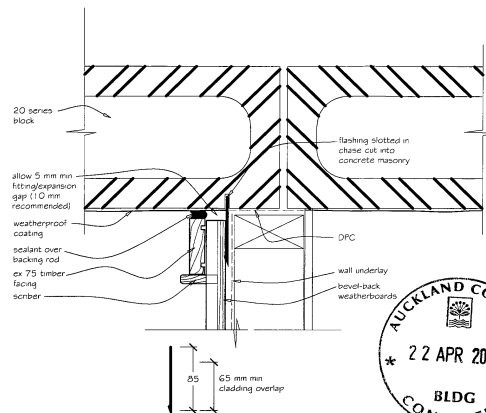


~~SECRET~~

[illegible]



4.2.19.1 PENETRATIONS - PIPE PENETRATIONS UP TO 150 MM DIAMETER
- WEATHERPROOF COATING



FLASHING DIMENSIONS

4.2.16.1 BEVEL-BACK WEATHERBOARD JUNCTIONS -
INTERNAL CORNER - WEATHERPROOF COATING



MASONRY DETAILS 9/3 1:5

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relates to our specially designed
structural elements only
Ien Hutchison Cling 63973
Ien Hutchison Consultants Ltd



MASONRY DETAILS 1:5

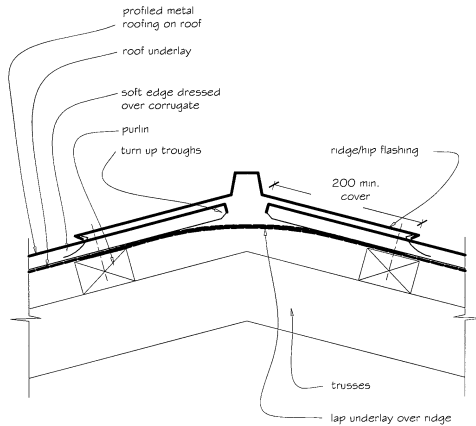


100 Prince Street, P.O. Box 23, Waiwera
PH (09) 433 7995, fax (09) 433 7995
EMAIL: ien@hutchison.co.nz

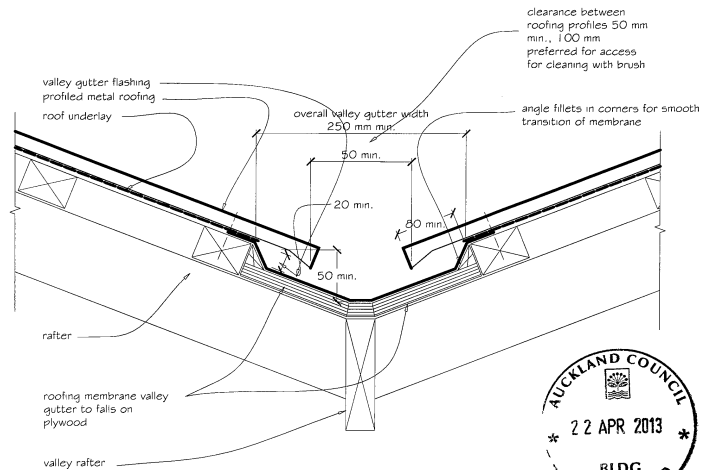
BK A D I N Z
NO 306

18 of 23

18 of 23



5.1.7 RIDGE/HIP FLASHING



5.1.13a VALLEY GUTTER - MEMBRANE



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structural elements only.

Ian Hutchinson / PEng 00873
Ian Hutchinson / President 1998

137

ROOFING DETAILS 1:5

project	360 cadent	drawing revision
Proposed Ablution Block #1334 Sandspit Road,		revision 0001
client	Sandspit	date
Sandspit Holiday Park		period
Roofing Details		re-notes



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DISCLAIMER

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ARCHITECTURE

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ph (09) 425 7695, fax (09) 425 7696
E-mail: info@coastal.com.au

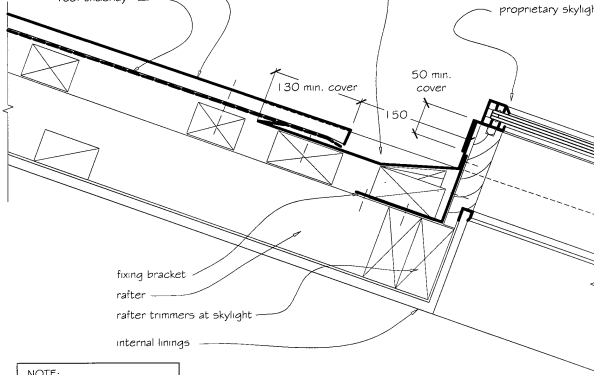
E-mail: okdesign@paradise.net

100

fold ends of flashing
up over roofing
beyond

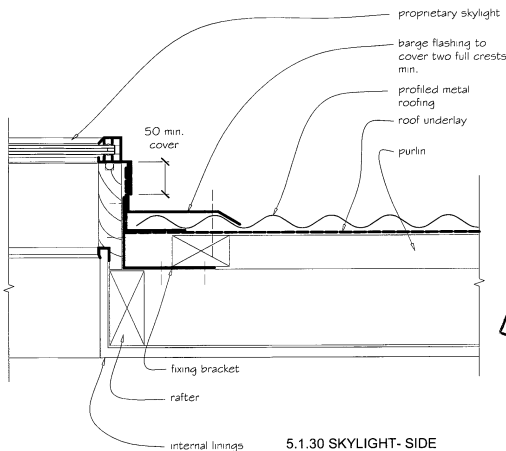
profiled metal
roofing
roof underlay

proprietary skylight



NOTE:
Refer detail 5.1.24 for
isometric of opening

5.1.28 SKYLIGHT - HEAD



5.1.30 SKYLIGHT- SIDE

Ensure exterior and interior
cladding materials are fixed in
specifications

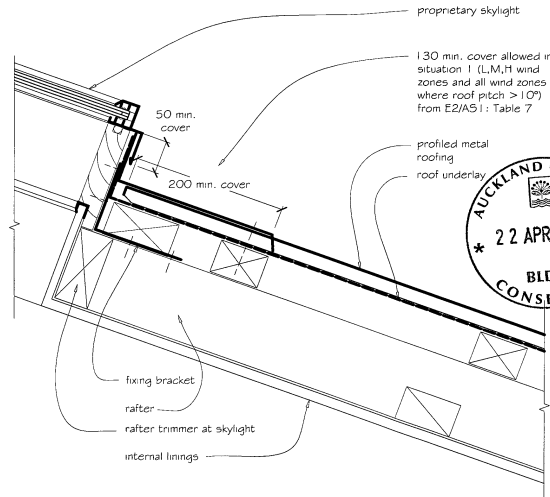
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BA 1014136



NORTHERN

20 of 23
20 FEB 13
Drawn: BJK
Scale: 1:5
Sheet: 105
BK 20699



5.1.29 SKYLIGHT - BASE



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Ian Hutchinson 09 425 63973
Ian Hutchinson Consulting Ltd

[Signature]

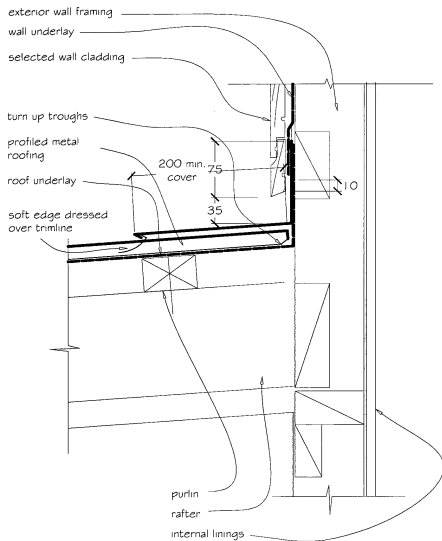
ROOFING DETAILS 1:5

Project: Proposed Ablution Block #133/Sandspit Road,
Client: Sandspit Holiday Park
Drawing title: Sandspit Details
Site address: Sandspit Holiday Park
Drawing revision: 1:5
Date: 20 FEB 13
Drawn: BJK
Scale: 1:5
Sheet: 105
BK 20699



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BK



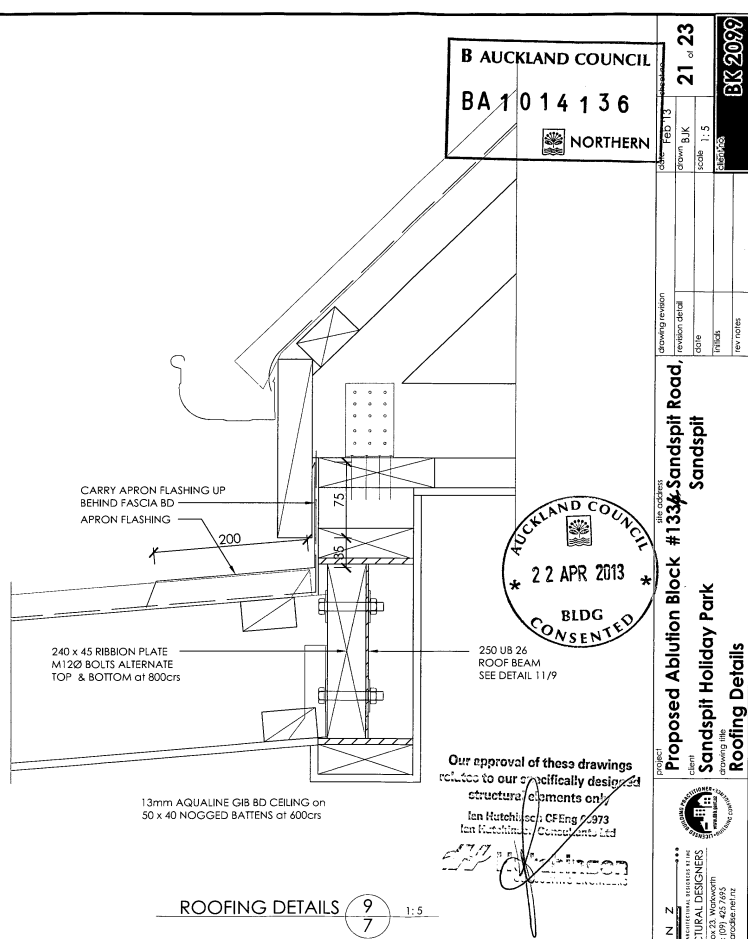
5.1.40 APRON - WALL/ROOF - HORIZONTAL

ROOFING DETAILS

10
6

1:5

Ensure exterior and interior cladding materials are fixed in accordance with the manufacturers specifications



Our approval of these drawings relates to our specifically designed structural elements only.

Ian Hutchison, CF Eng 00973
Ian Hutchison Consultants Ltd

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NORTHERN

drawing revision
revision detail
revision
scale
1:5
21 of 23
BK 2009

showing revision
revision detail
revision
scale
1:5
21 of 23
BK 2009

Project: Proposed Ablution Block #1334 Sandspit Road, Sandspit
client: Sandspit Holiday Park
drawing site: Sandspit Holiday Park
Roofing Details

BK
A D I N Z
SCHEIDT & PARTNERS
160 Percy Street P.O. Box 23, Wairoa
PH (09) 423 7895, fax (09) 423 7895
EMAIL: ian@scmidt.co.nz

Contractor to check and verify all dimensions and levels on site before commencing any work. All products/systems to be installed to Manufacturers specification. Allow DPM between all timber & concrete. H3.2 bottom plates typically. All work to comply to NZS3604 & NZS3601.

Ensure exterior and interior cladding materials are fixed in accordance with the manufacturers specifications

0.55 COLORSTEEL ROOFING

CEDAR WEATHER BOARD CLADDING

GL 2.65m

FFL 3.30m
 GL 2.62m

20 SERIES MASONRY

WEST ELEVATION 4
3 1:100

Ensure exterior and interior cladding materials are fixed in accordance with the manufacturers specifications

0.55 COLORSTEEL ROOFING

FFL 3.30m

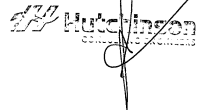
GL 2.61m

200 SERIES MASONRY

CEDAR WEATHER BOARD CLADDING

SOUTH ELEVATION 3
3 1:100



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 Ian Hutchinson Consulting 63973
 Ian Hutchinson Consulting Ltd


SEA SPRAY ZONE
 Stainless steel 304/316 fixings are required in exposed and sheltered locations

Contractor to check and verify all dimensions and levels on site before commencing any work. All products systems to be installed to Manufacturers specification. Allow DPM between all timber & concrete.
 H3.2 bottom plates typically. All work to comply to NZS3804 & NZS3