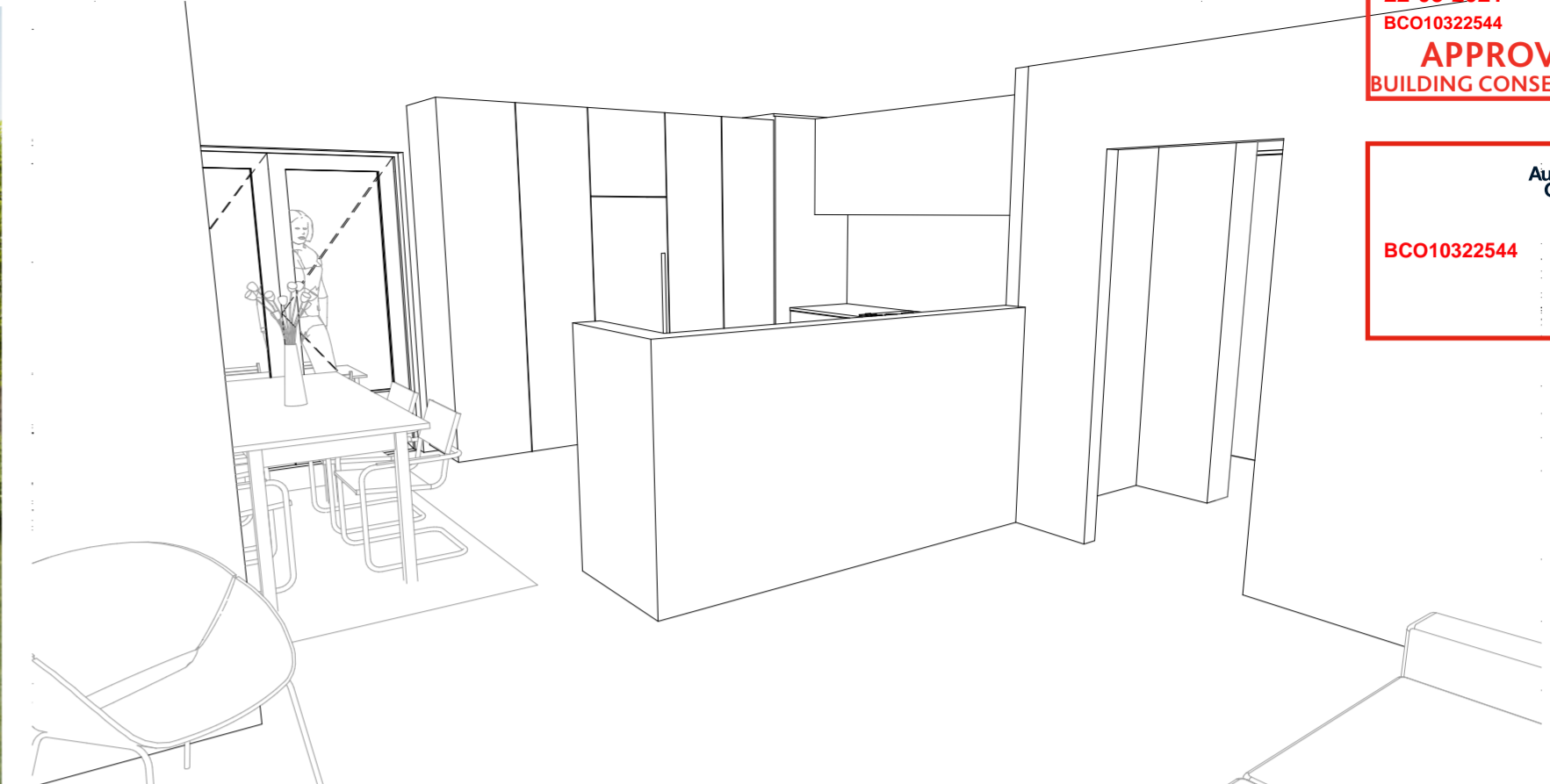


Working Drawings	
Cover Page	
A1 Plans	
A101	Site Plan
A102	Existing/Demolition Floor Plan
A103	Proposed Floor Plan
A104	Floor Framing Plan
A105	Roof Framing Plan
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A5 Schedules	
A501	Door & Window Schedule
A502	Kitchen Drawings
A503	Bathroom/Laundry Drawings



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BUILDING CONSENT PLANS

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SECTION 7 – FLOORS

NZS 3604:2011

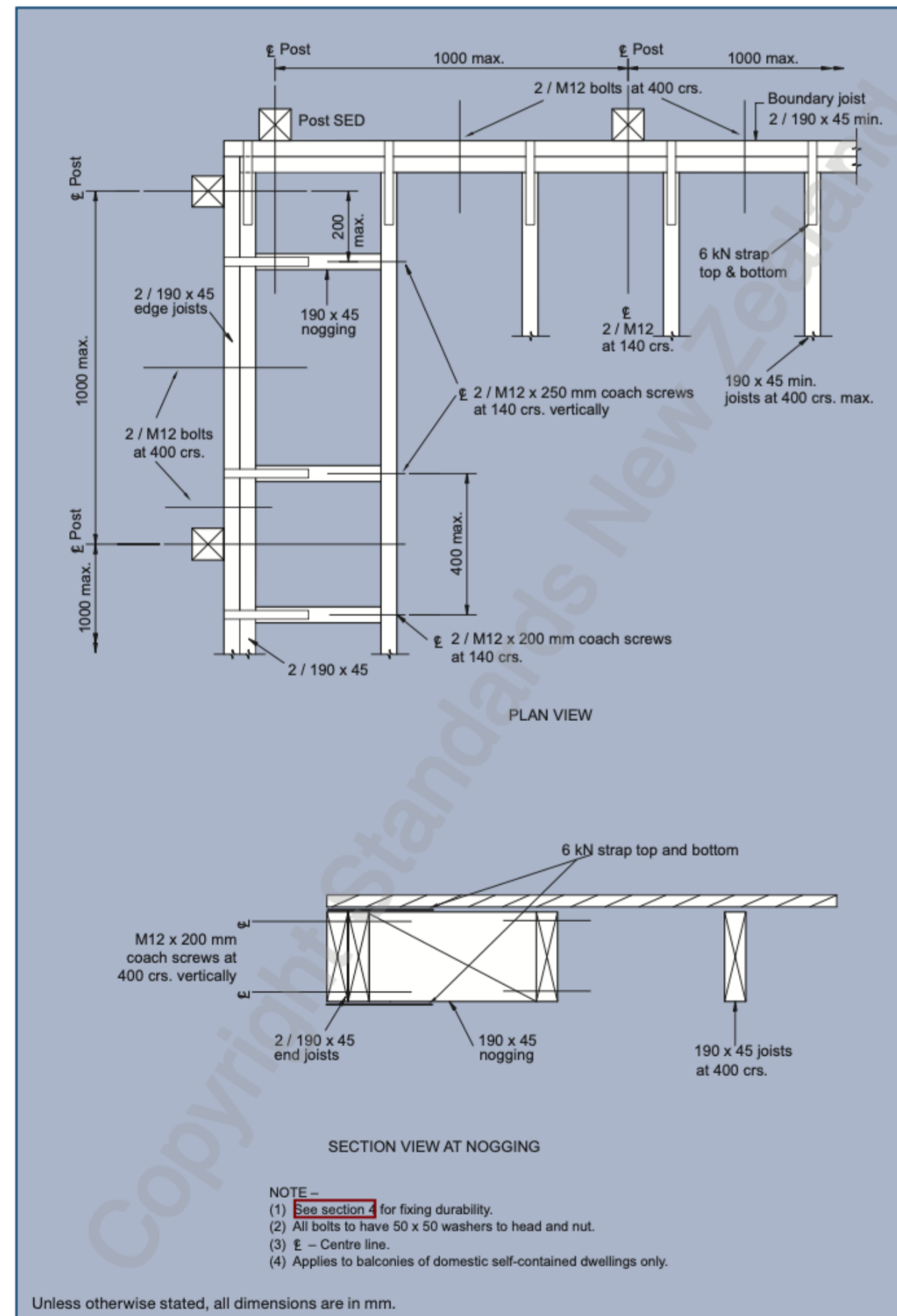


Figure 7.10(c) – Face-fixed post support detail for cantilever balustrade (see 7.4.1.3)

SECTION 8 – WALLS

NZS 3604:2011

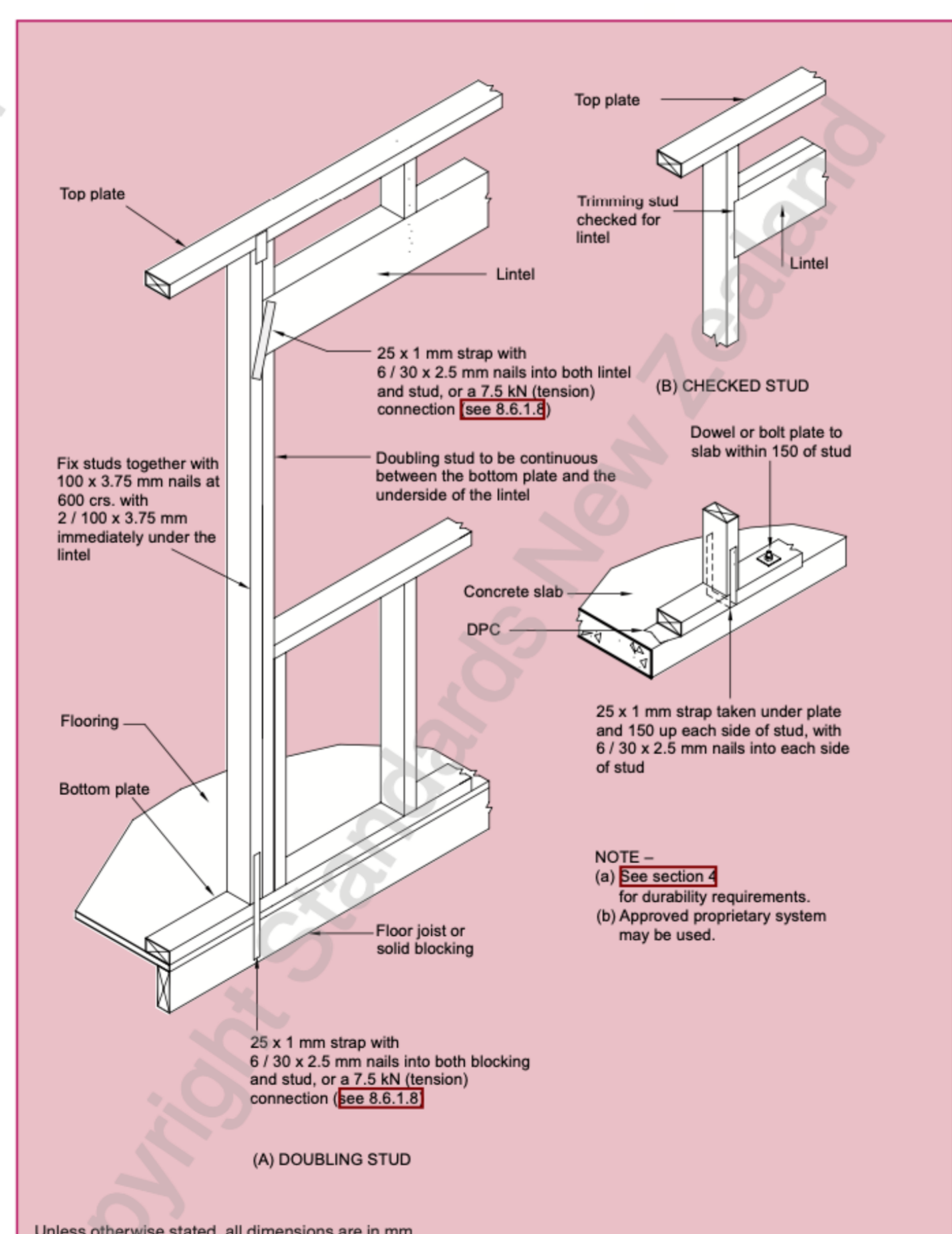


Figure 8.12 – Lintel fixing to prevent uplift (see 8.6.1.8 and table 8.14 (a) and (b))

- F01 existing native timber floorboards sanded back with light stain and water-bourne low sheen urethane finish
- F02 New Ceramic or stone tiles having 6% maximum water absorption, waterproof grouted joints, and bedded with an adhesive on waterproofing over new 6mm thick tile and slate underlay
- F03 New Ceramic or stone tiles having 6% maximum water absorption, over waterproofing to 1:50 fall over 18mm thick compressed sheet
- F04 New Keyland pine decking with selected stain, client to confirm
- W01 Salvaged brick over building wrap and H1.2 treated timber framing to fill existing window
- W02 New tiled splashback over 6mm thick Tile and Slate underlay over existing plasterboard.
- W03 New 10mm thick standard plasterboard with Level 4 paint finish to match existing
- W04 semi-gloss water-based acrylic enamel paint finish over a solvent-based sealer over new 10mm thick Gib aqualine
- W05 New Ceramic or stone tiles having 6% maximum water absorption, over waterproofing over new 10mm thick GIB aqualine

- ▶ Wind forces to NZS 1170
 - ▶ NZS 3604 LOW WIND ZONE
 - ▶ Wind forces to Auckland Council GeoMaps
 - ▶ NZS 3604 LOW WIND ZONE
 - ▶ Roof load rundown
 - ▶ RB1 – span 3600
 - ▶ USE 2 / 290 x 45 SG8 OR 2 / 240 x 45 CHH HYPAN OR APPROVED ALTERNATIVE
 - ▶ RB2 – span 3700
 - ▶ USE 2 / 290 x 45 SG8 OR 2 / 240 x 45 CHH HYPAN OR APPROVED ALTERNATIVE
 - ▶ **B1 & B2 oversized 1-size each, to allow for cumulative deflection. Likely small overkill but consider jumping up a size better manages this risk – although we may be able to downgrade once exact loading regime is exposed on Site**
 - ▶ Check pad size under B2
 - ▶ USE 125sq H5 ORDINARY PILES IN 300sq x 450dp MIN PADS OR DEEPER IF NECESSARY TO MATCH DEPTH OF EXISTING FOUNDATIONS, OR ALLOW TO INCREASE EXISTING FOUNDATIONS BY EQUIVALENT AREA IF POINT LOAD FALLS WITHIN 200mm OF AN EXISTING PILE
 - ▶ RB3 – span 2500 – over bi-folds
 - ▶ USE 2 / 190 x 45 SG8
- Bracing design philosophy

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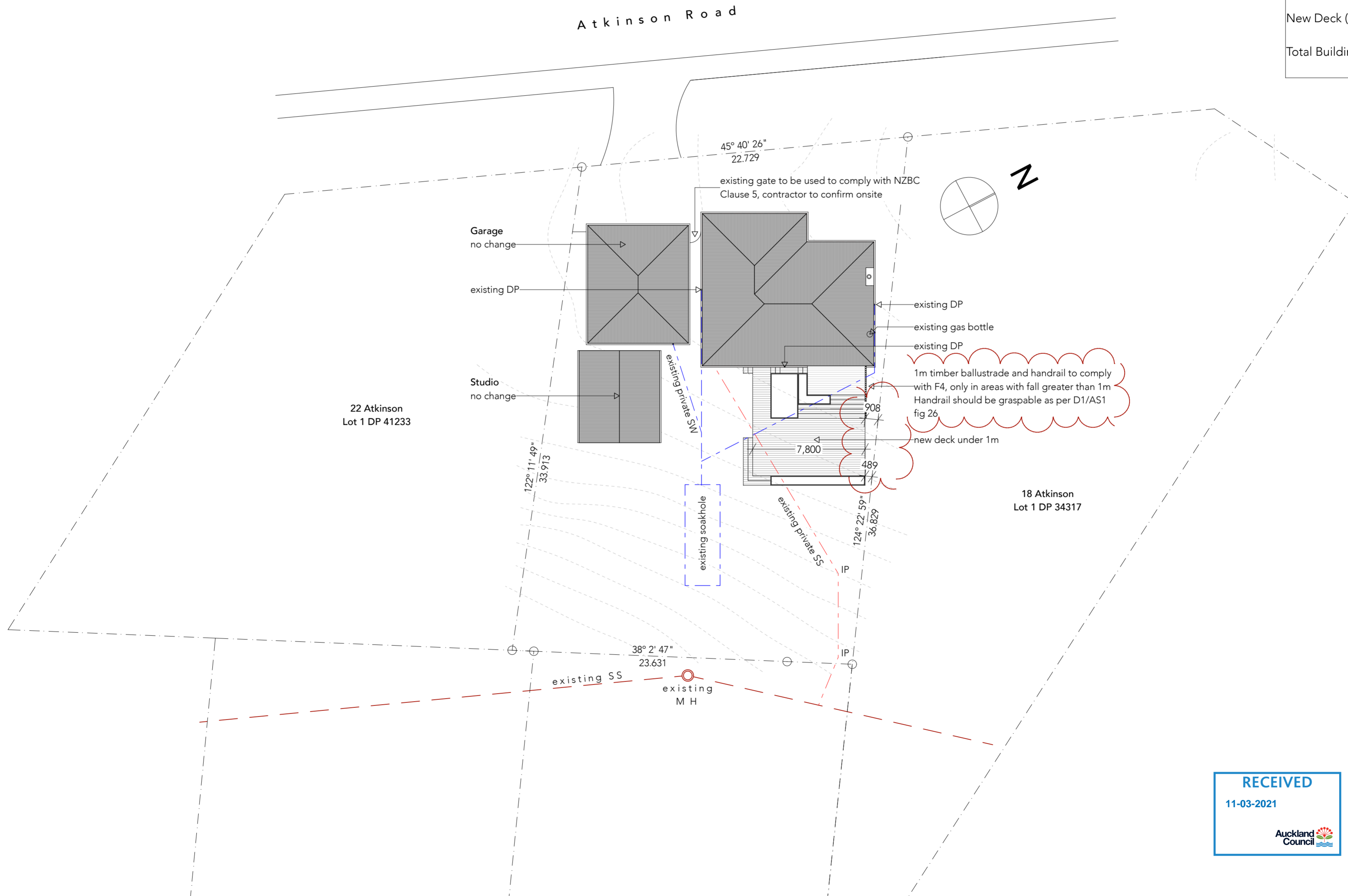
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SHEET TITLE:	Cover Page
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20 Atkinson Road, Titirangi	
809m ²	
Auckland, 0604	
Lot 2, DP 41233	
Climate Zone	1
Earthquake Zone	1
Exposure Zone	C
Wind Region	A
Wind Zone	L
Existing House Area	96m ²
Existing Garage	43.2m ²
Existing Studio	35.8m ²
	(175.04m ²)
New Deck (over 1m)	40m ²
Total Building Coverage	215m ²
	27%



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SHEET TITLE: Site Plan

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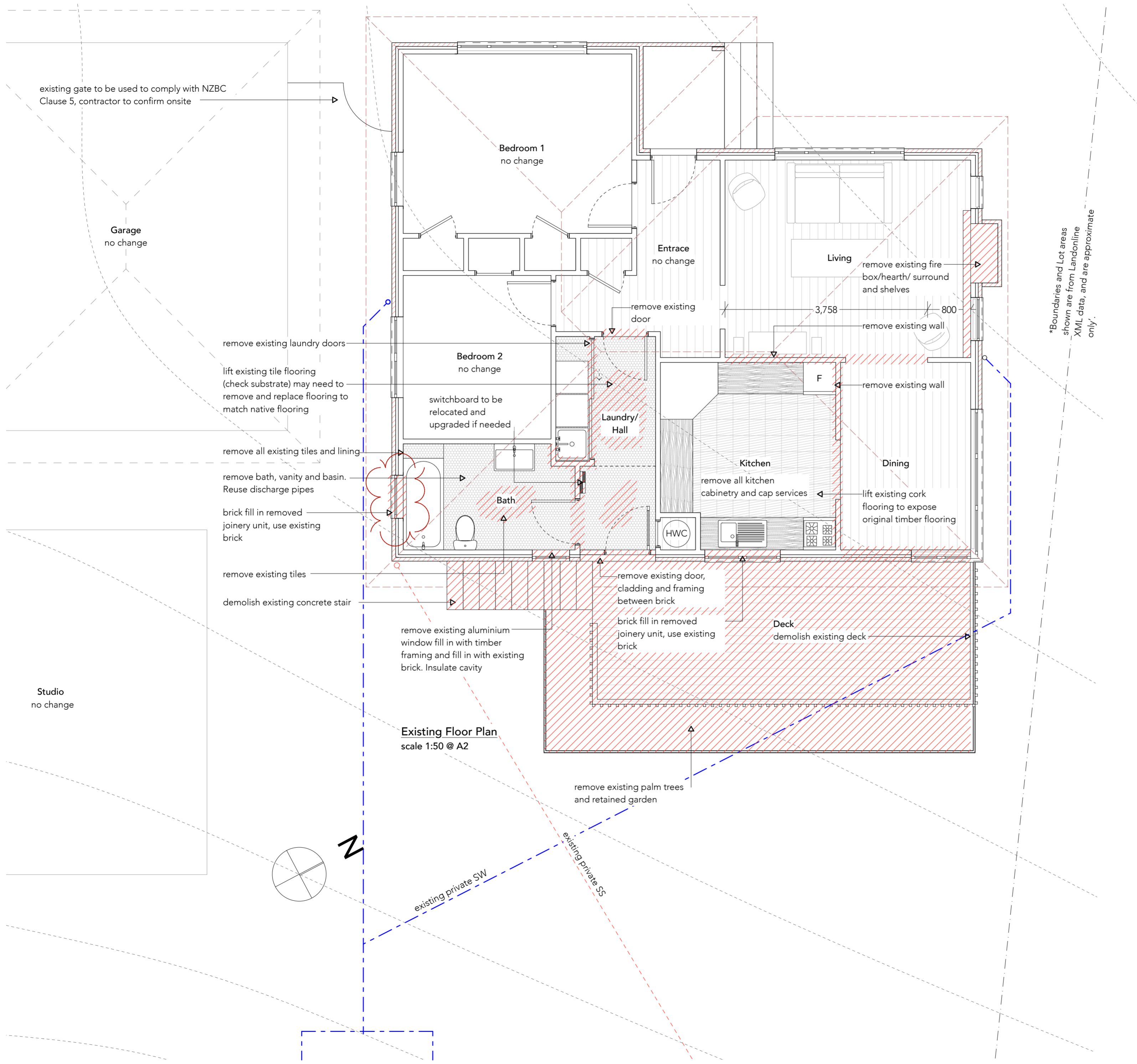
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A101

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*Boundaries and Lot areas shown are from Landonline XML data, and are approximate only.

Existing Floor Plan
 scale 1:50 @ A2

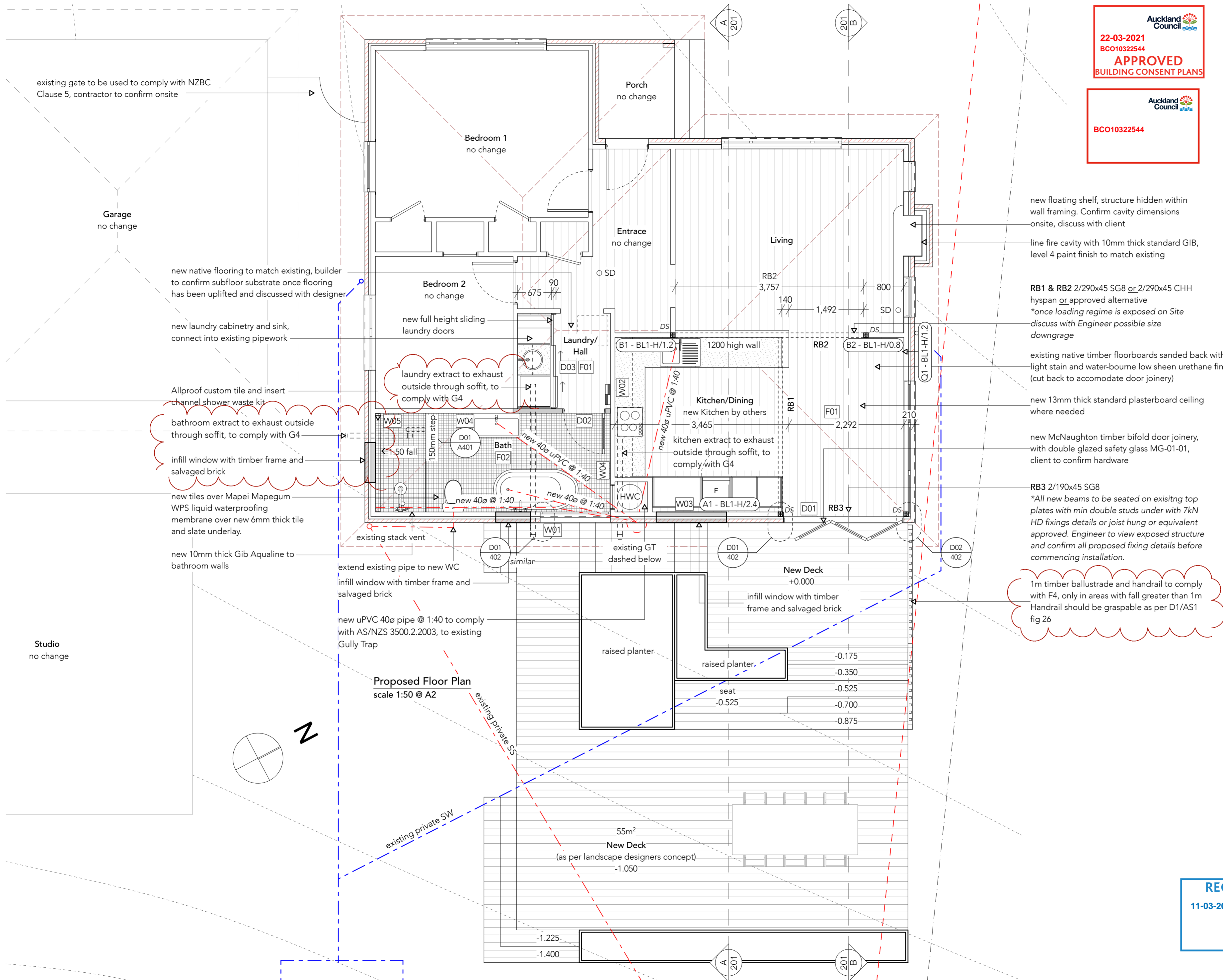
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- F01 existing native timber floorboards sanded back with light stain and water-bourne low sheen urethane finish
- F02 New Ceramic or stone tiles having 6% maximum water absorption, waterproof grouted joints, and bedded with an adhesive on waterproofing over new 6mm thick tile and slate underlay
- F03 New Ceramic or stone tiles having 6% maximum water absorption, over waterproofing to 1:50 fall over 18mm thick compressed sheet
- F04 New Keyland pine decking with selected stain, client to confirm
- W01 Salvaged brick over building wrap and H1.2 treated timber framing to fill existing window
- W02 New tiled splashback over 6mm thick Tile and Slate underlay over existing plasterboard.
- W03 New 10mm thick standard plasterboard with Level 4 paint finish to match existing
- W04 semi-gloss water-based acrylic enamel paint finish over a solvent-based sealer over new 10mm thick Gib aqualine
- W05 New Ceramic or stone tiles having 6% maximum water absorption, over waterproofing over new 10mm thick GIB aqualine

new native flooring to match existing, builder to confirm subfloor substrate once flooring has been uplifted and discussed with designer

new laundry cabinetry and sink, connect into existing pipework

Allproof custom tile and insert channel shower waste kit

bathroom extract to exhaust outside through soffit, to comply with G4

infill window with timber frame and salvaged brick

new tiles over Mapei Mapegum WPS liquid waterproofing membrane over new 6mm thick tile and slate underlay.

new 10mm thick Gib Aqualine to bathroom walls

new floating shelf, structure hidden within wall framing. Confirm cavity dimensions onsite, discuss with client

line fire cavity with 10mm thick standard GIB, level 4 paint finish to match existing

RB1 & RB2 2/290x45 SG8 or 2/290x45 CHH hyspan or approved alternative
*once loading regime is exposed on Site discuss with Engineer possible size downgrade

existing native timber floorboards sanded back with light stain and water-bourne low sheen urethane finish (cut back to accomodate door joinery)

new 13mm thick standard plasterboard ceiling where needed

new McNaughton timber bifold door joinery, with double glazed safety glass MG-01-01, client to confirm hardware

RB3 2/190x45 SG8
*All new beams to be seated on existing top plates with min double studs under with 7kN HD fixings details or joist hung or equivalent approved. Engineer to view exposed structure and confirm all proposed fixing details before commencing installation.

1m timber ballustrade and handrail to comply with F4, only in areas with fall greater than 1m Handrail should be graspable as per D1/AS1 fig 26

Proposed Floor Plan
scale 1:50 @ A2



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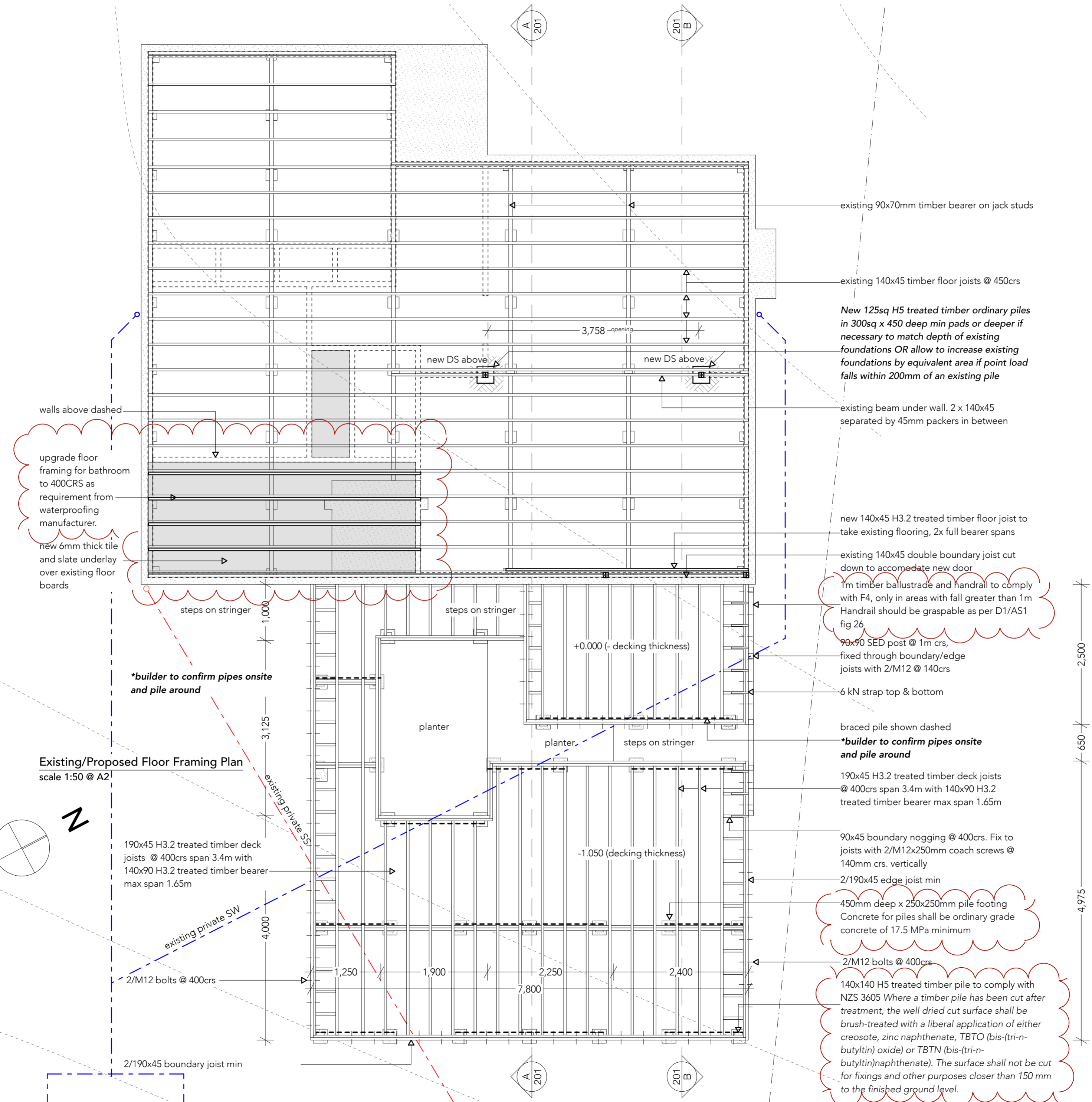
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SHEET TITLE:	Proposed Floor Plan
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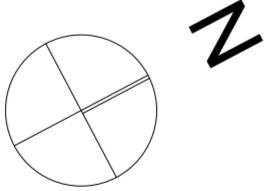
walls above dashed

upgrade floor framing for bathroom to 400CRS as requirement from waterproofing manufacturer.

new 6mm thick tile and slate underlay over existing floor boards

***builder to confirm pipes onsite and pile around**

Existing/Proposed Floor Framing Plan
 scale 1:50 @ A2



190x45 H3.2 treated timber deck joists @ 400crs span 3.4m with 140x90 H3.2 treated timber bearer max span 1.65m

2/M12 bolts @ 400crs

2/190x45 boundary joist min

existing 90x70mm timber bearer on jack studs

existing 140x45 timber floor joists @ 450crs

New 125sq H5 treated timber ordinary piles in 300sq x 450 deep min pads or deeper if necessary to match depth of existing foundations OR allow to increase existing foundations by equivalent area if point load falls within 200mm of an existing pile

existing beam under wall. 2 x 140x45 separated by 45mm packers in between

new 140x45 H3.2 treated timber floor joist to take existing flooring, 2x full bearer spans

existing 140x45 double boundary joist cut down to accommodate new door

1m timber ballustrade and handrail to comply with F4, only in areas with fall greater than 1m Handrail should be graspable as per D1/AS1 fig 26

90x90 SED post @ 1m crs, fixed through boundary/edge joists with 2/M12 @ 140crs

6 kN strap top & bottom

braced pile shown dashed
***builder to confirm pipes onsite and pile around**

190x45 H3.2 treated timber deck joists @ 400crs span 3.4m with 140x90 H3.2 treated timber bearer max span 1.65m

90x45 boundary nogging @ 400crs. Fix to joists with 2/M12x250mm coach screws @ 140mm crs. vertically

2/190x45 edge joist min

450mm deep x 250x250mm pile footing
 Concrete for piles shall be ordinary grade concrete of 17.5 MPa minimum

2/M12 bolts @ 400crs

140x140 H5 treated timber pile to comply with NZS 3605 Where a timber pile has been cut after treatment, the well dried cut surface shall be brush-treated with a liberal application of either creosote, zinc naphthenate, TBTO (bis-(tri-n-butyltin) oxide) or TBTN (bis-(tri-n-butyltin)naphthenate). The surface shall not be cut for fixings and other purposes closer than 150 mm to the finished ground level.

2,500
 650
 4,975

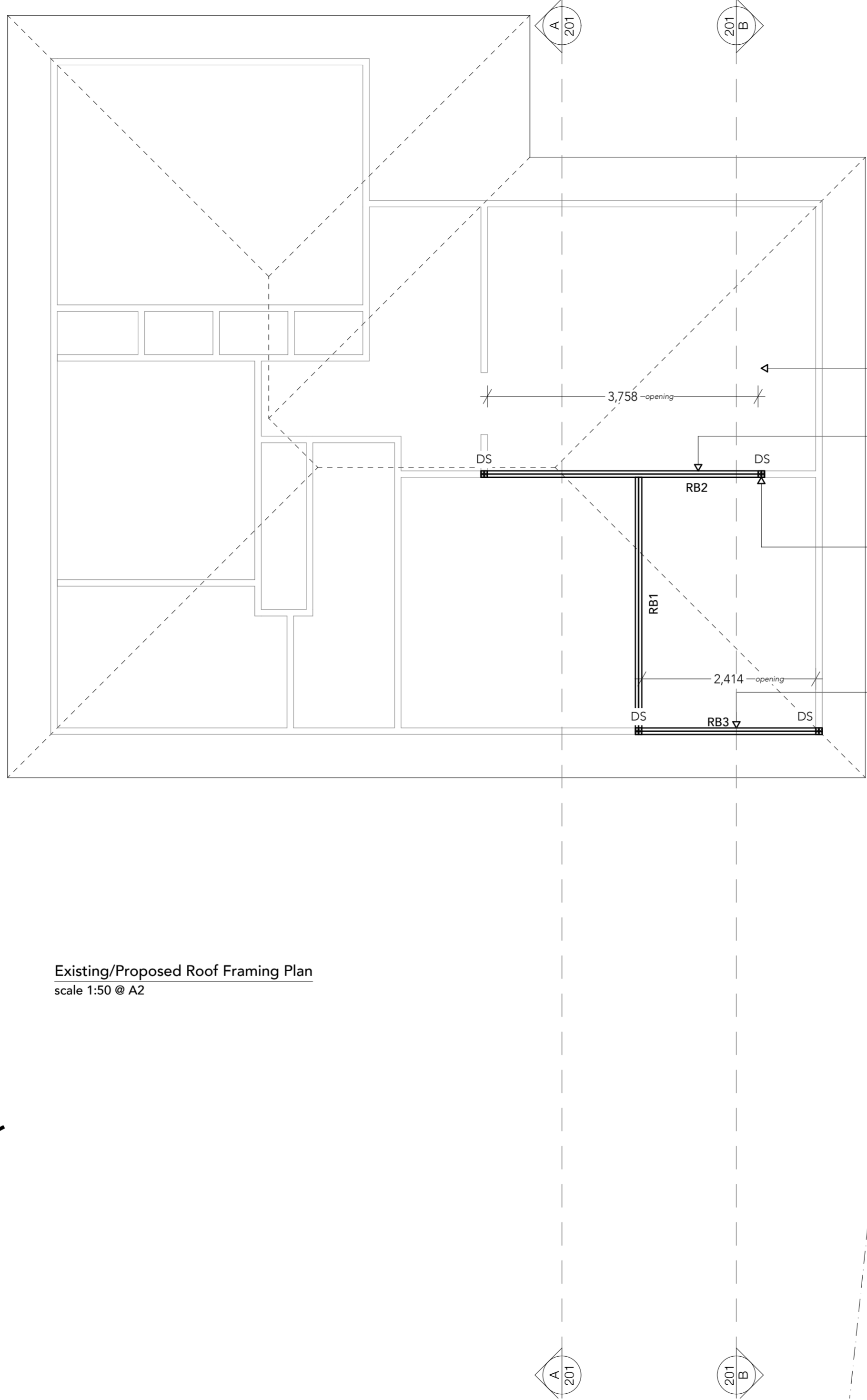
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SHEET TITLE:	Floor Framing Plan
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PROJECT #:	#P11

A104



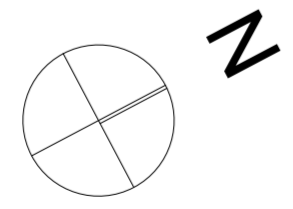
existing roof structure to remain, redirect existing struts onto new Engineered beam

RB1 & RB2 2/290x45 SG8 or 2/290x45 CHH hyspan or approved alternative
 *once loading regime is exposed on Site discuss with Engineer possible size downgrade

new SG8 2/90x45mm double stud each side

RB3 SG8 2/190x45mm lintel spans 2.9m loaded dimension 1.7.
 Fixing lintel to trimming stud - Hand-driven nails 75x3.15 x4 (skewed) or 100x3.75 x2 (end nailed). Power-driven nails 90x3.15 x3 (end nailed)
 *All new beams to be seated on existing top plates with min double studs under with 7kN HD fixings details or joist hung or equivalent approved. Engineer to view exposed structure and confirm all proposed fixing details before commencing installation.

Existing/Proposed Roof Framing Plan
 scale 1:50 @ A2



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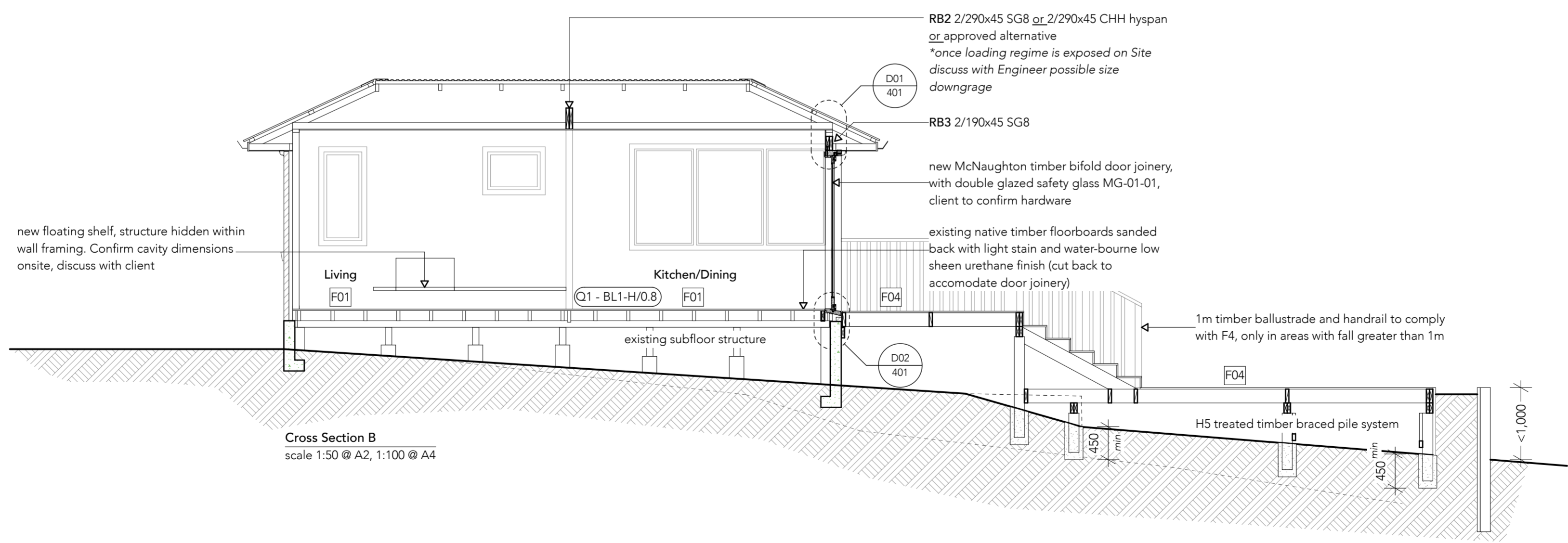
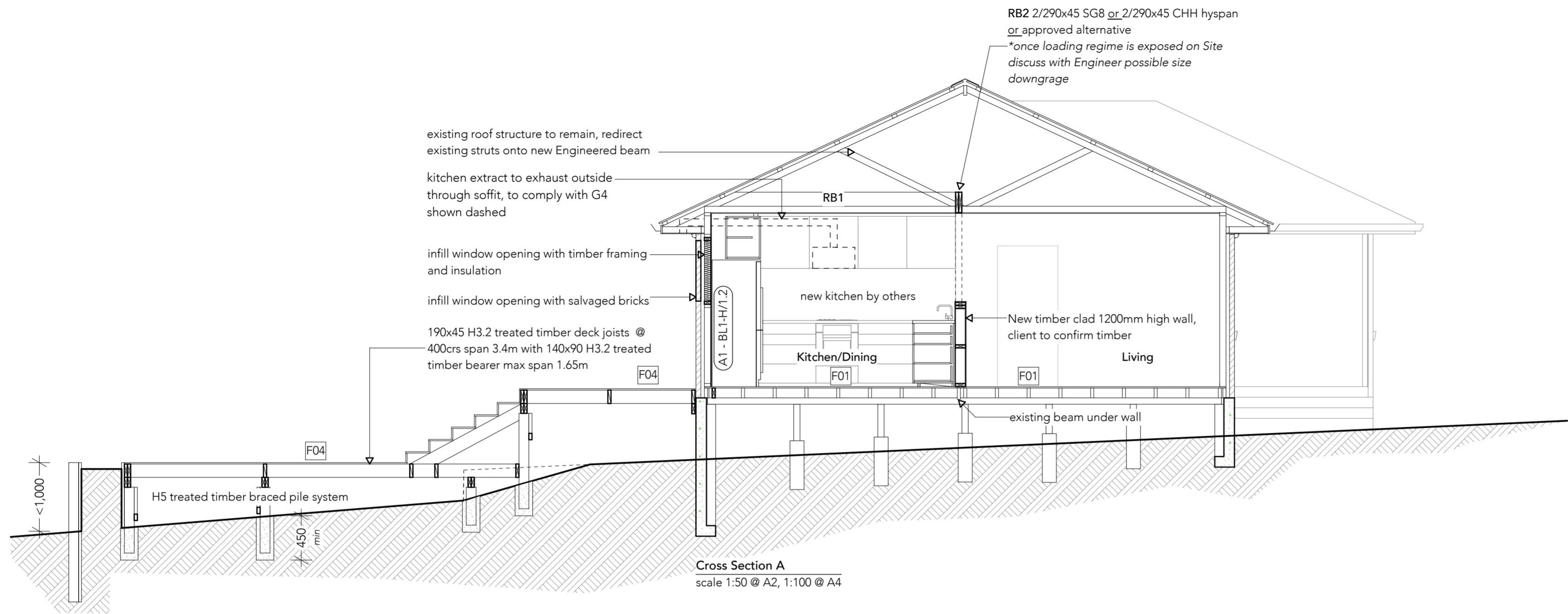
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A105



shape.



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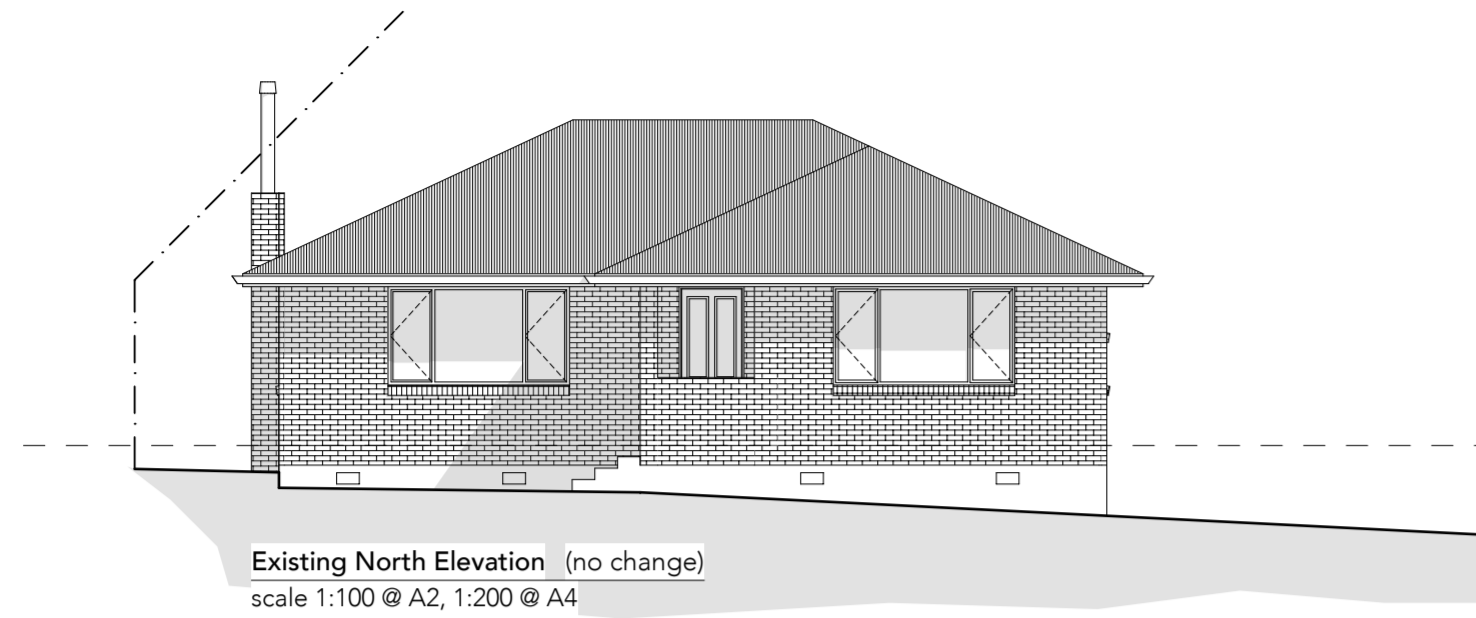
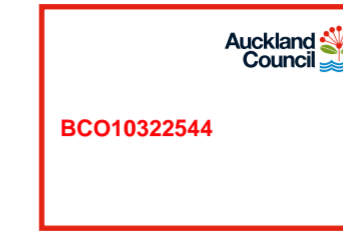
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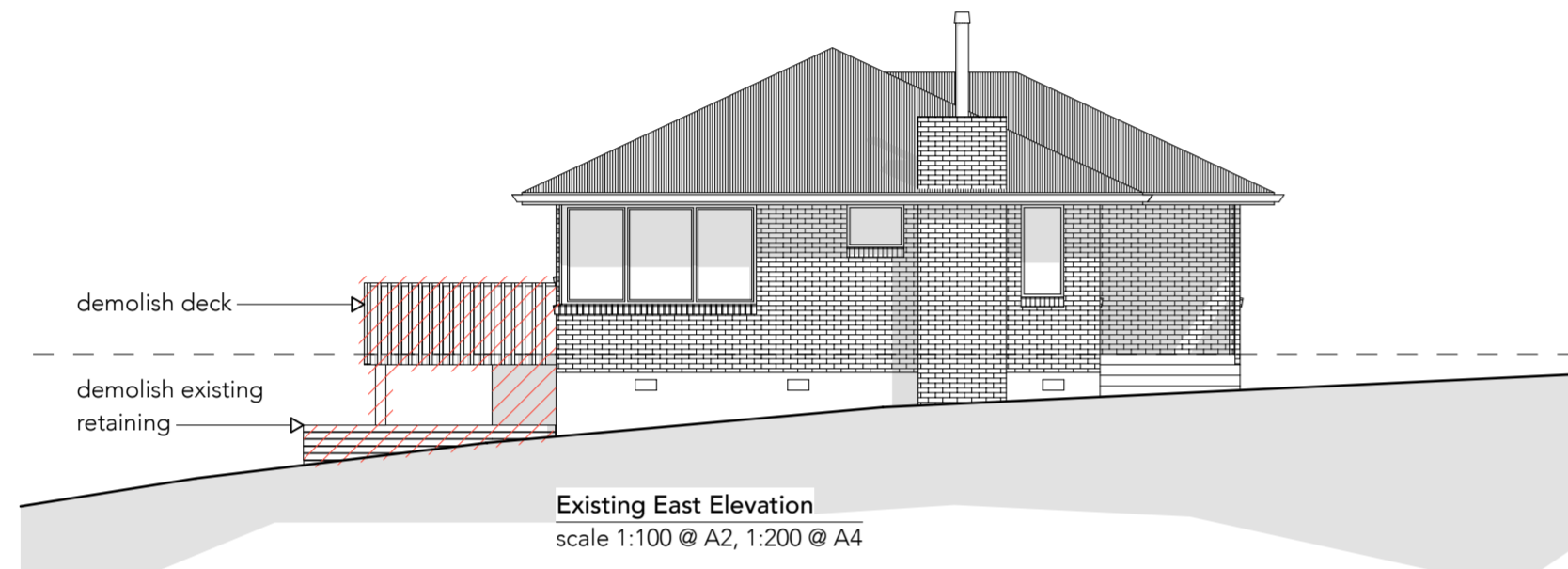
A201

NZS4218 Min Construction R-values in Zone 1.
Where altering the thermal envelope insulation must be added to below values

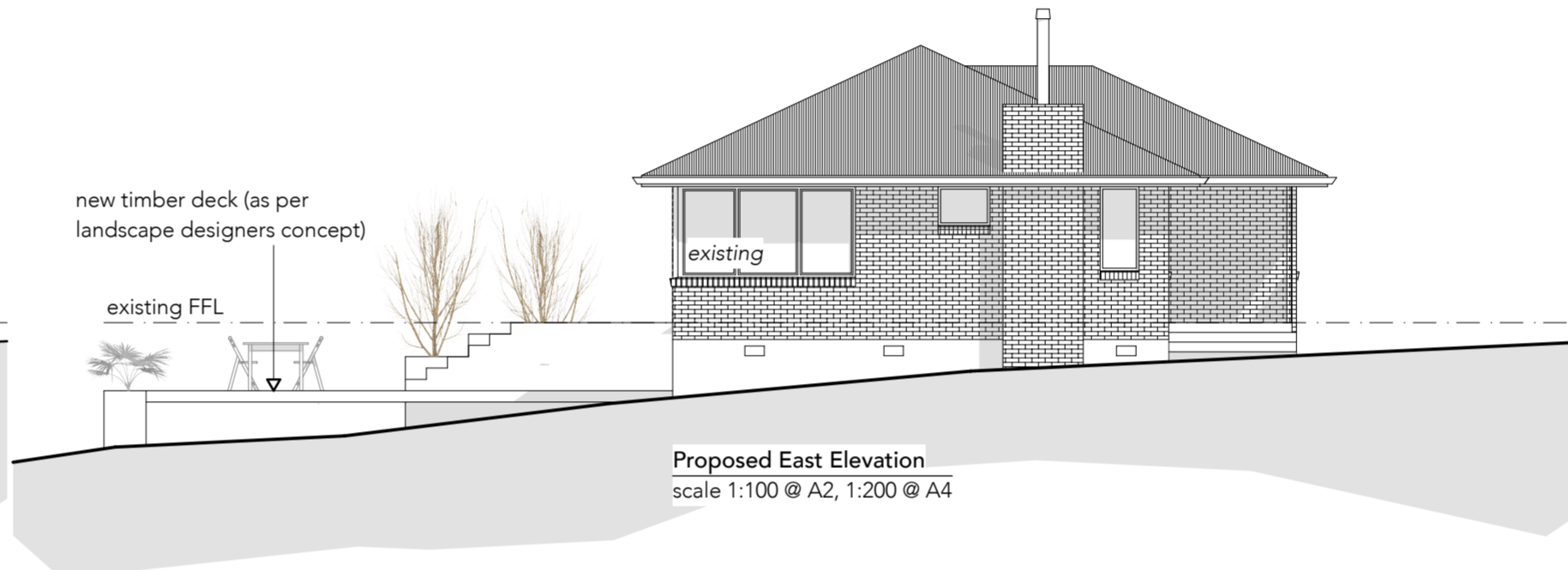
Roof	R 2.9min
Wall	R 1.9min
Floor	R 1.3min
Windows and glazing	R 0.26min
Skylight	R 0.26 min



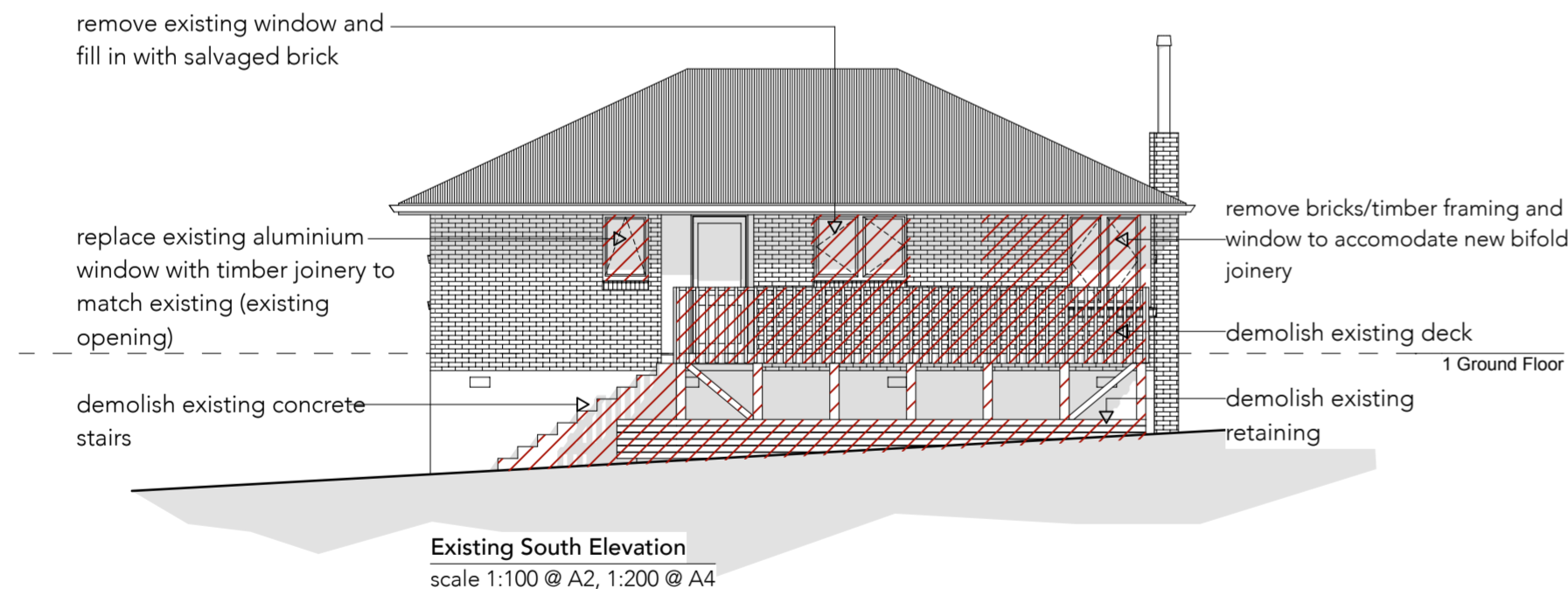
Existing North Elevation (no change)
scale 1:100 @ A2, 1:200 @ A4



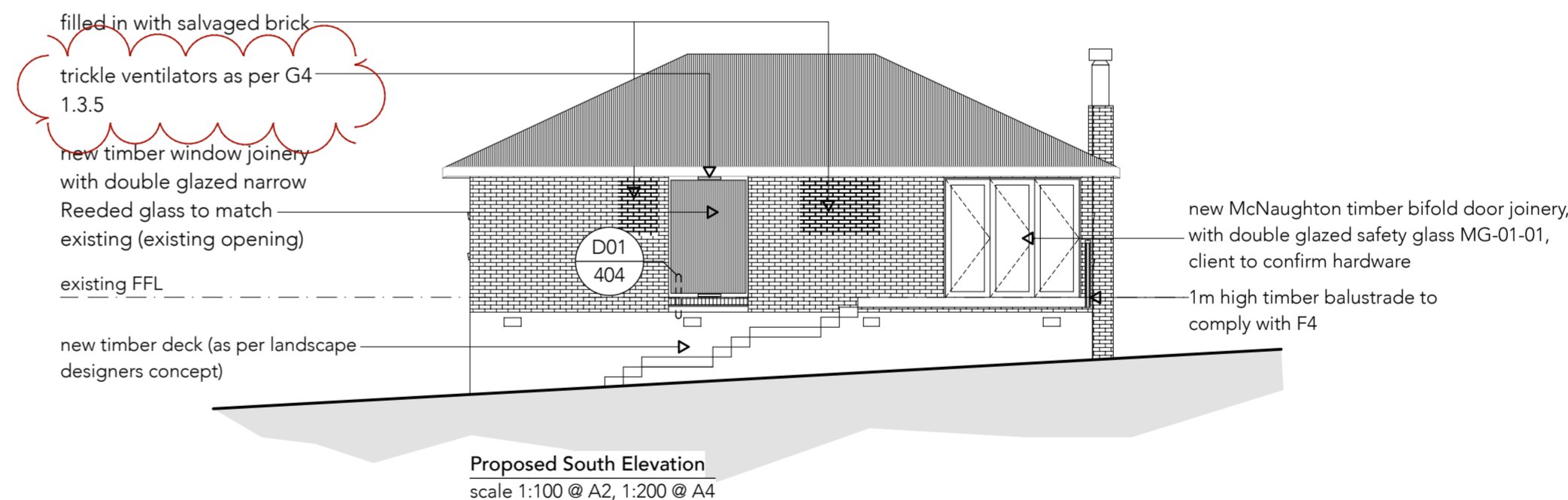
Existing East Elevation
scale 1:100 @ A2, 1:200 @ A4



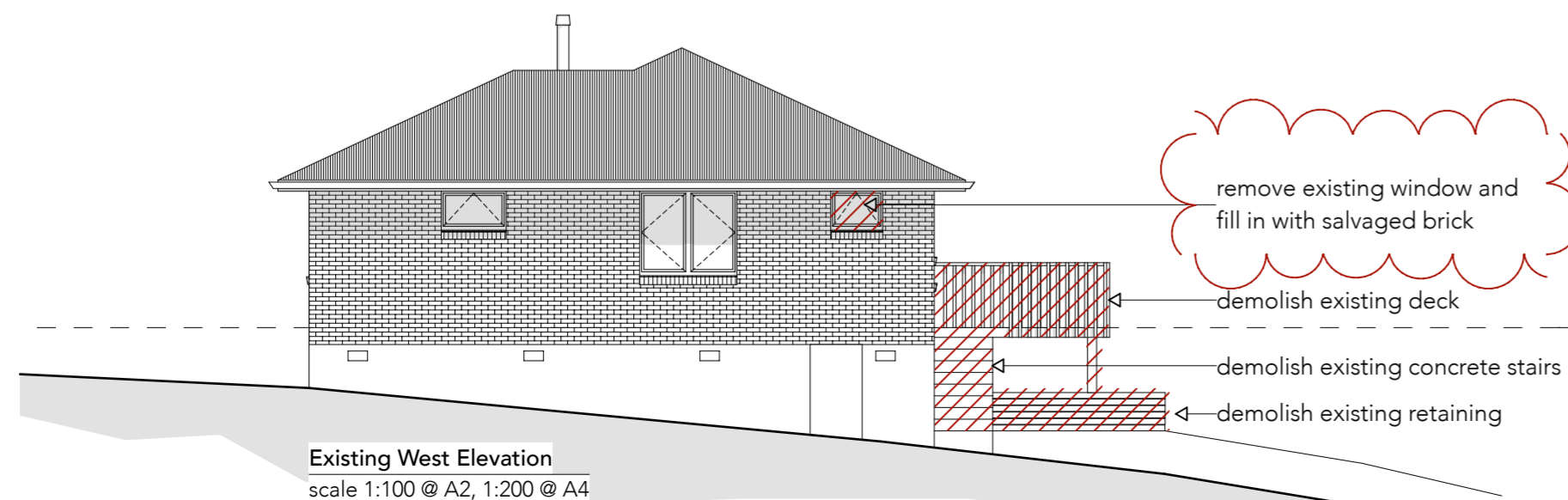
Proposed East Elevation
scale 1:100 @ A2, 1:200 @ A4



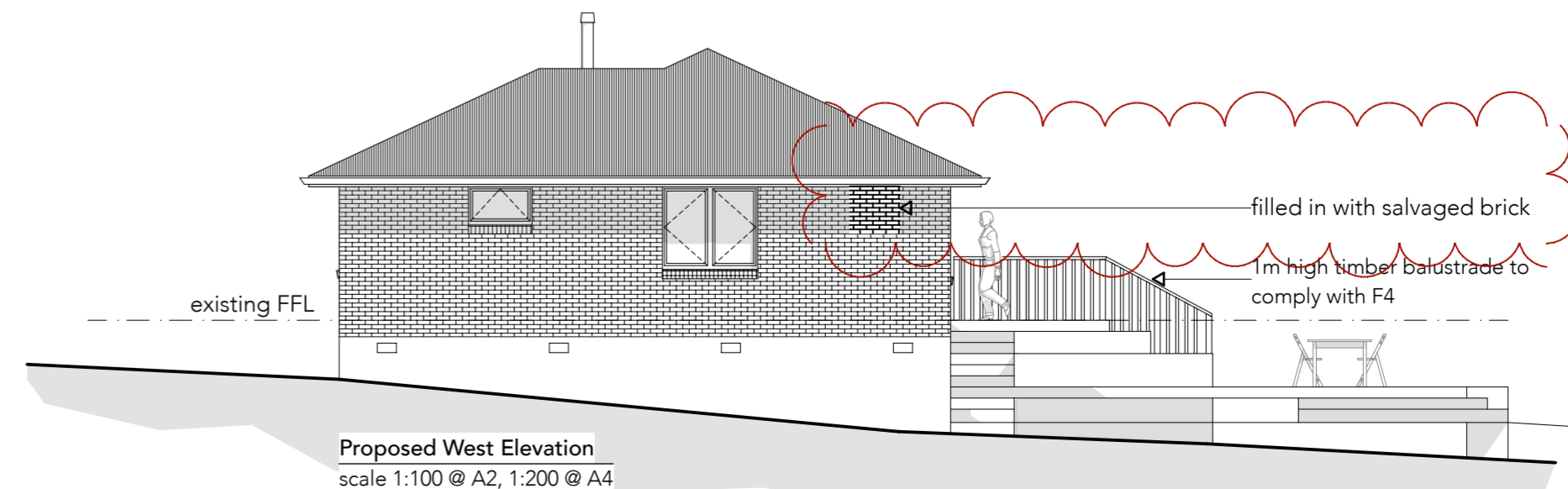
Existing South Elevation
scale 1:100 @ A2, 1:200 @ A4



Proposed South Elevation
scale 1:100 @ A2, 1:200 @ A4



Existing West Elevation
scale 1:100 @ A2, 1:200 @ A4



Proposed West Elevation
scale 1:100 @ A2, 1:200 @ A4

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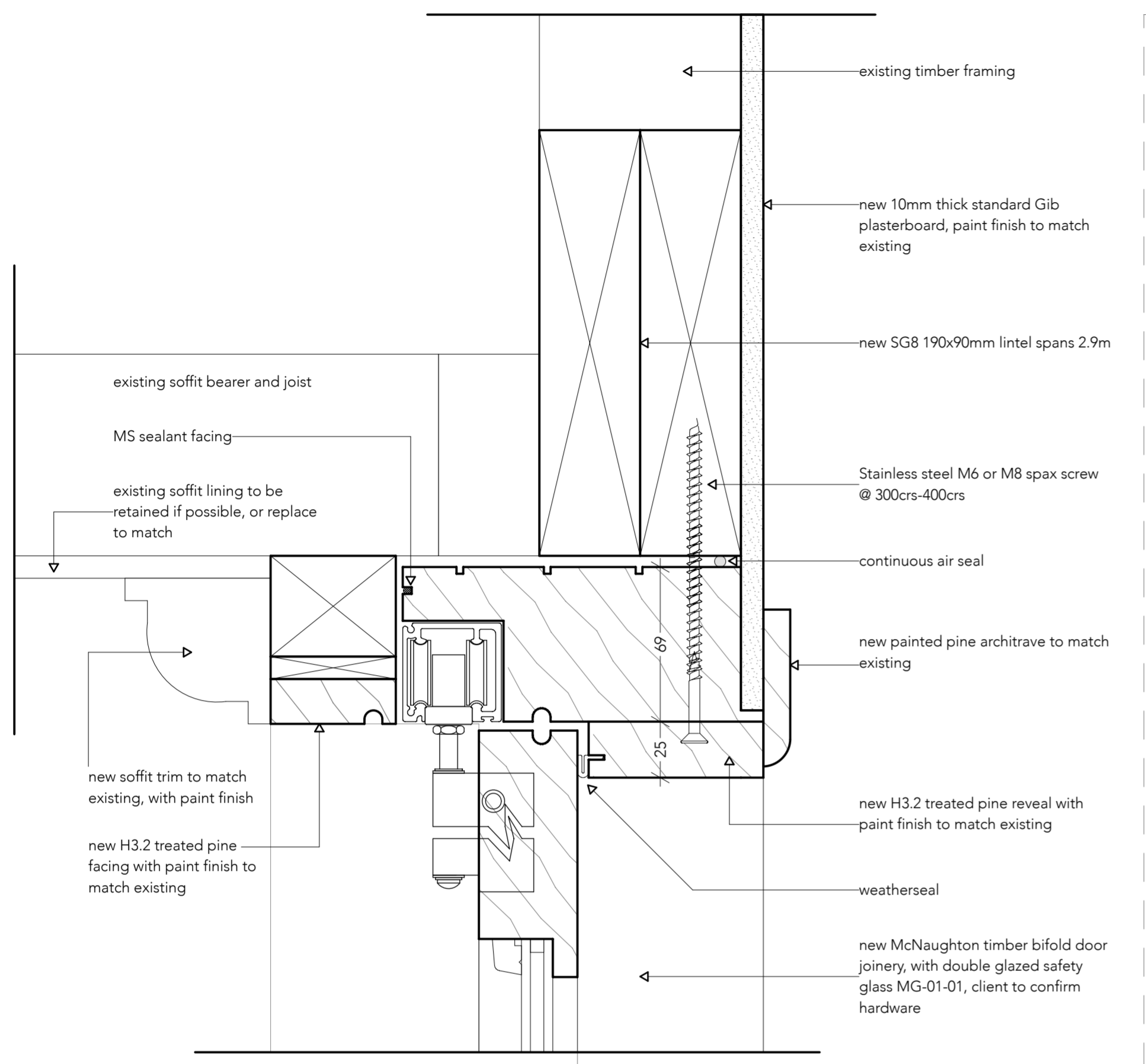
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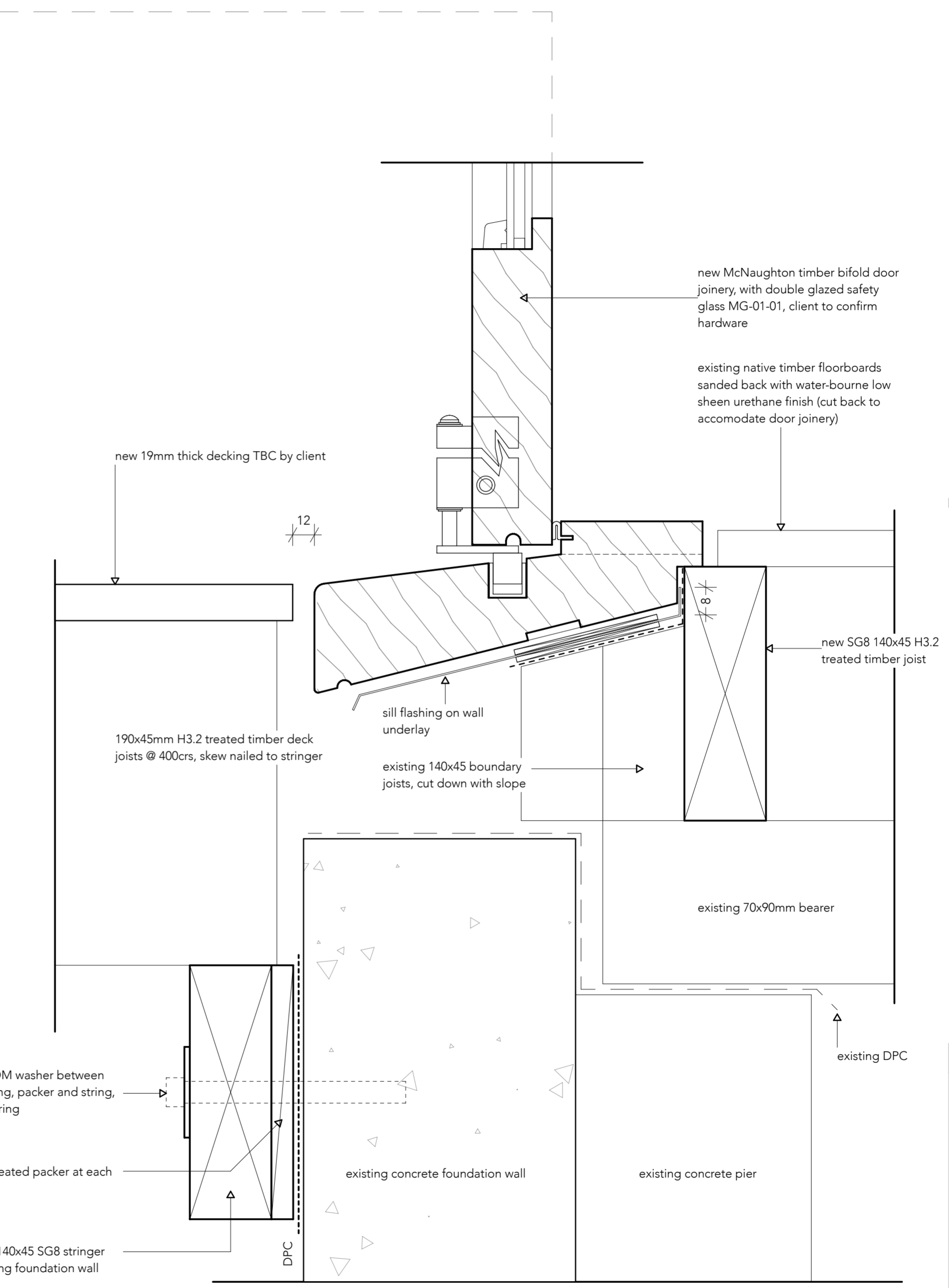
SHEET TITLE: Elevations	REVISION #:	ISSUED:	PROJECT #:
	1- RFI 1. 11.03.21	11/03/21	#Pin

A301

shape.



01 Bifold Door Head Detail
 scale 1:2 @ A2, 1:4 @ A4



02 Bifold Door Sill Detail
 scale 1:2 @ A2, 1:4 @ A4

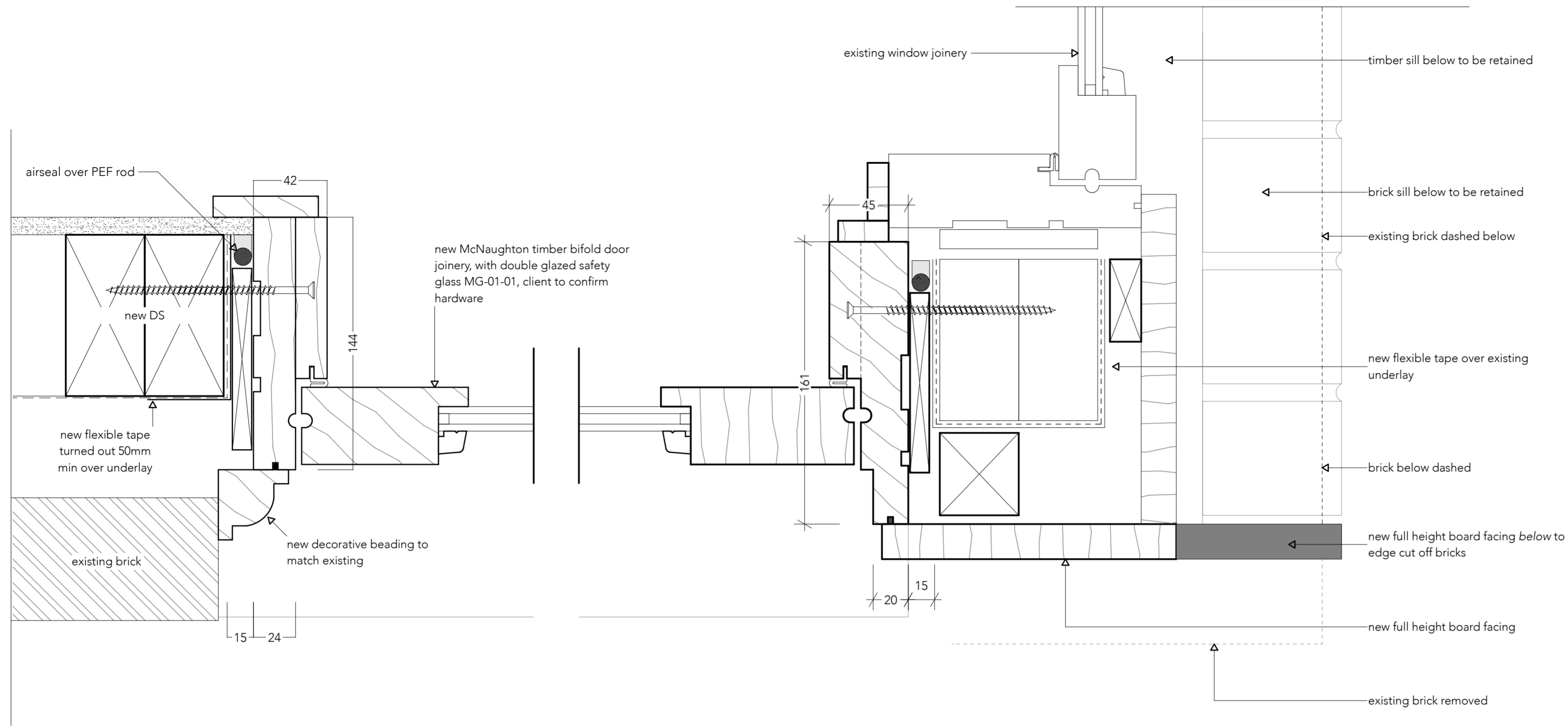
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 Details
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A401



01 Bifold Door Jamb Detail
 scale 1:2 @ A2, 1:4 @ A4

02 Bifold Door Jamb Detail
 scale 1:2 @ A2, 1:4 @ A4
 *builder to discuss detail with Designer on-site when exposed

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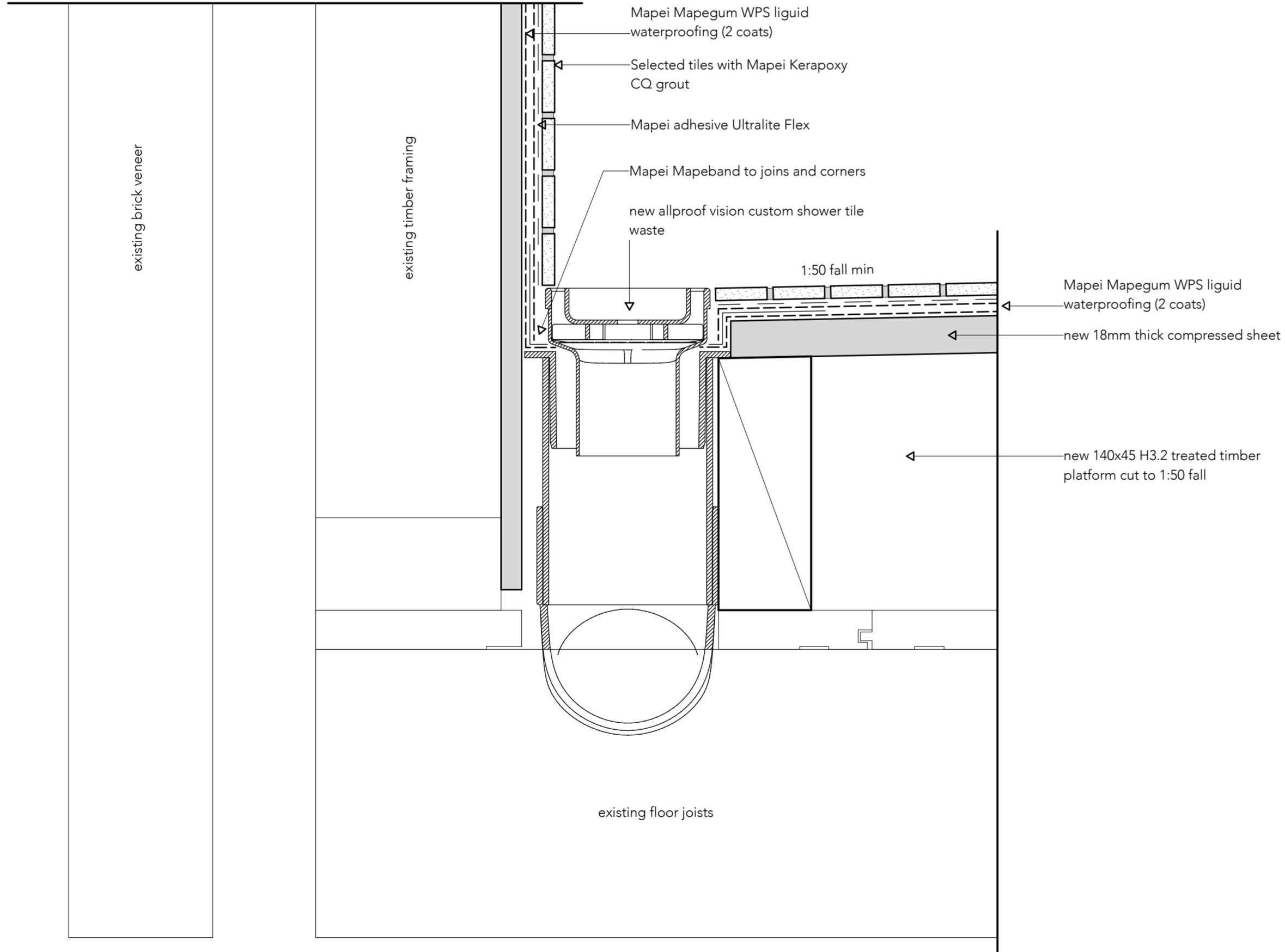
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ISSUED:	5/02/21
PROJECT #:	#Pin

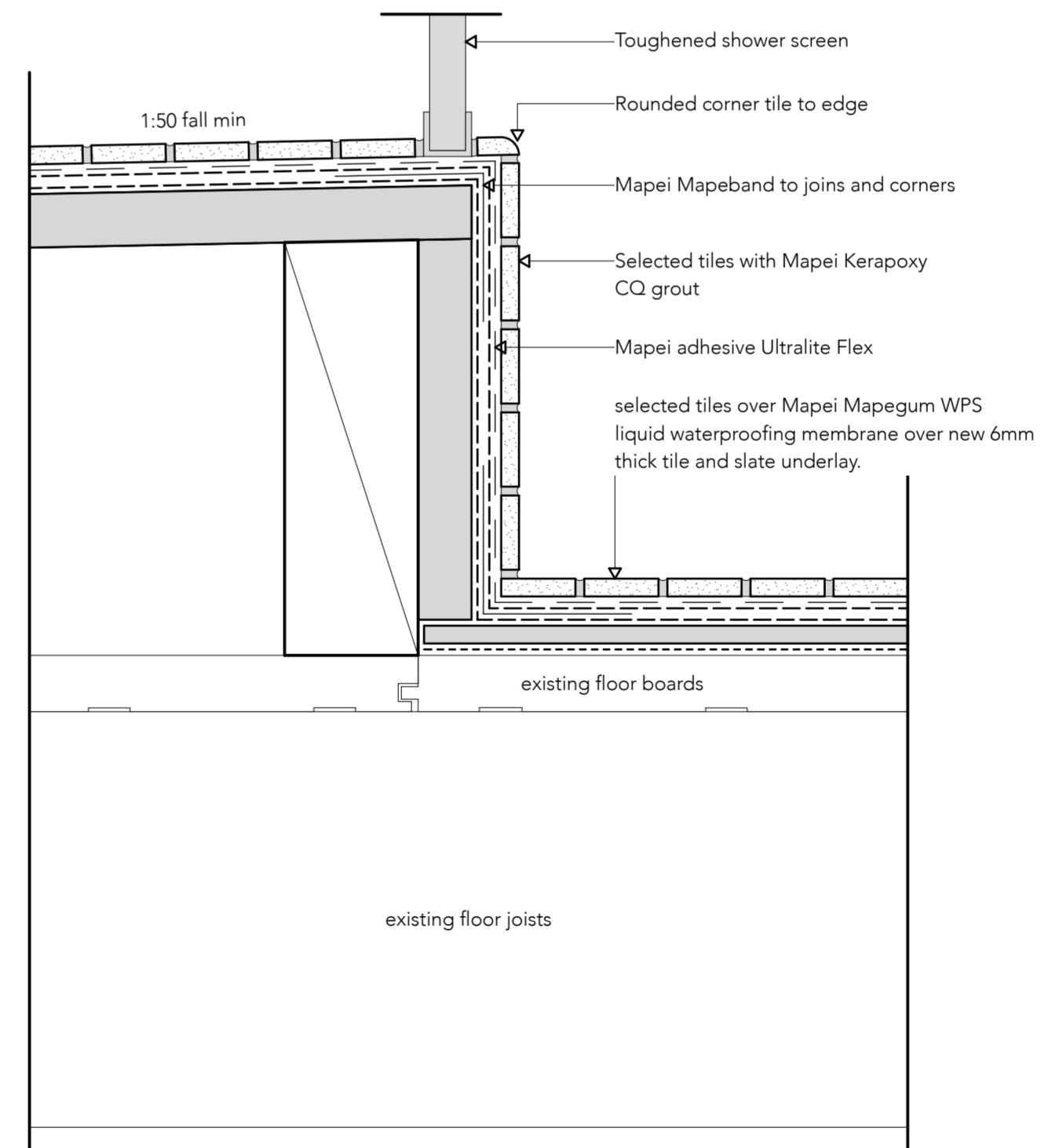
A402

Detail Deleted RFI 1 (delete shelf add in EasyNiche)

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01 Floor Waste Detail
 scale 1:2 @ A2, 1:4 @ A4



02 Waterproof Shower Detail
 scale 1:2 @ A2, 1:4 @ A4

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A403

SECTION 6 – FOUNDATION AND SUBFLOOR FRAMING

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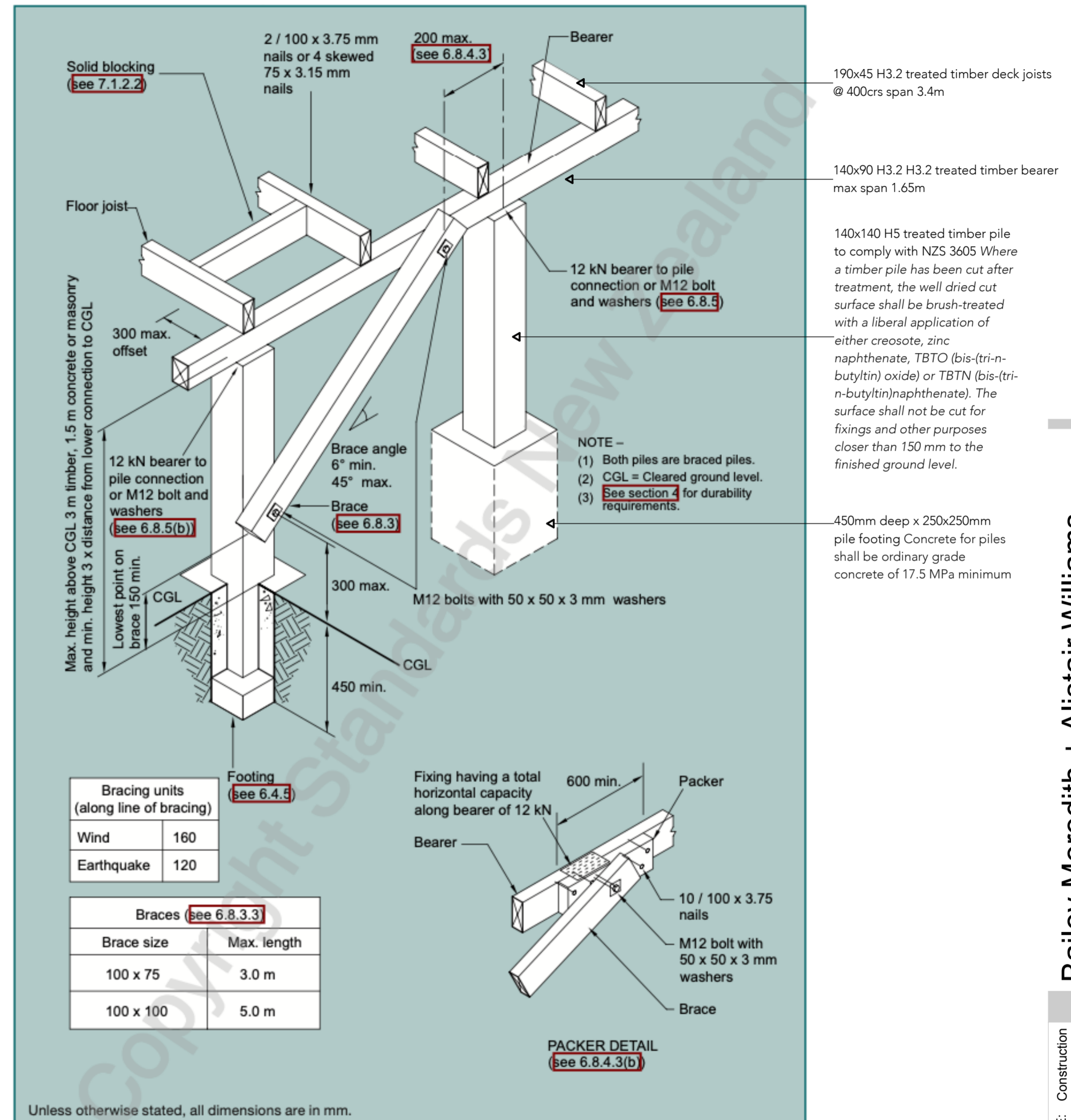
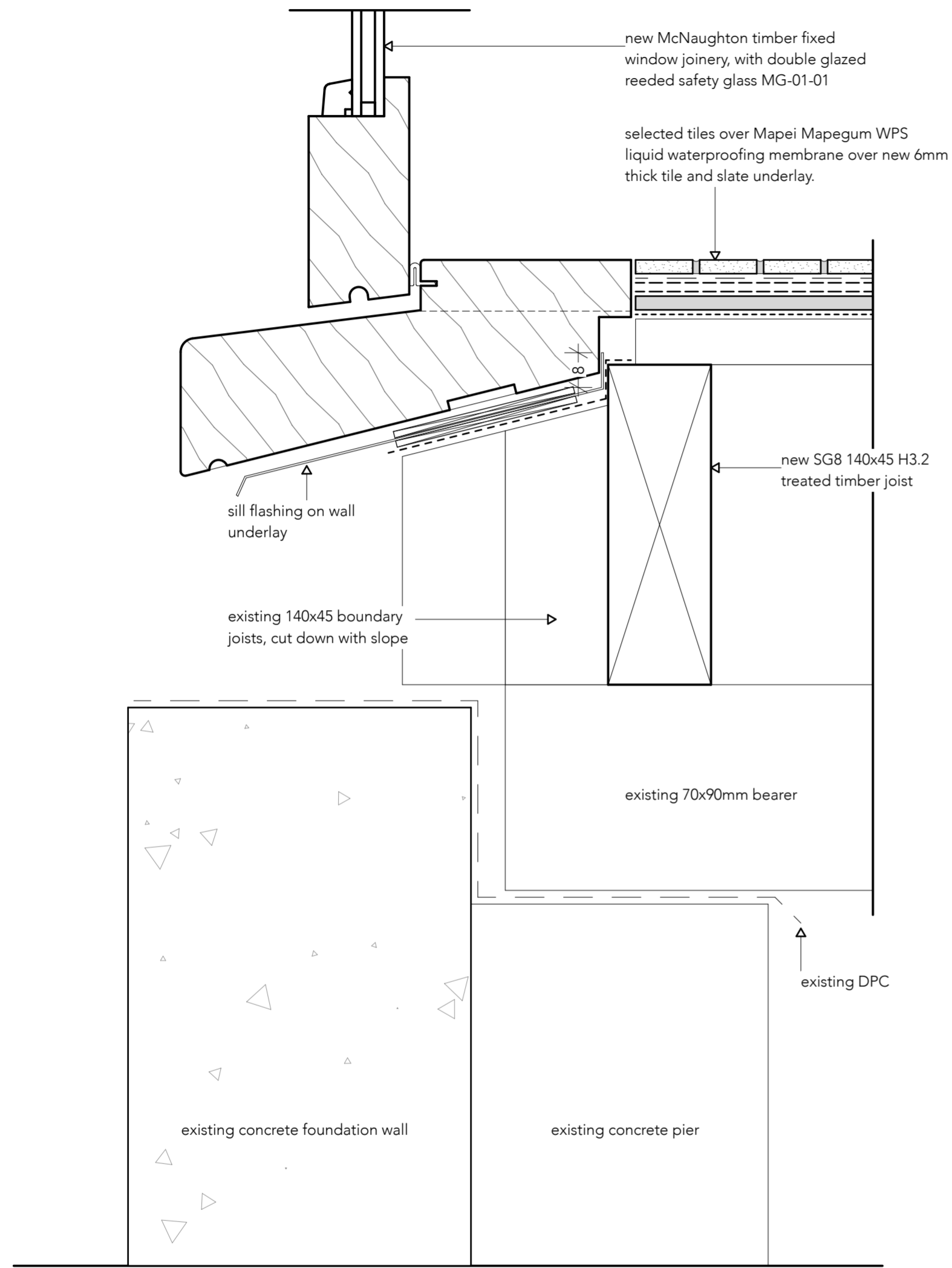


Figure 6.7 – Braced pile system – Brace connected to bearer (see 6.8)

01 Window Sill Detail
scale 1:2 @ A2, 1:4 @ A4

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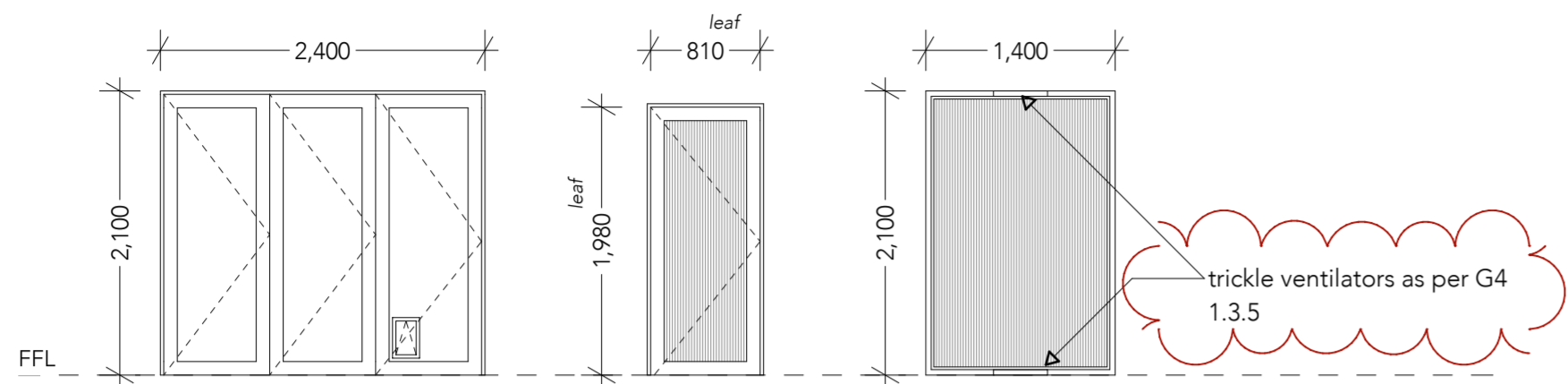
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Details	
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A404

shape.



- D01**
 - Exterior Timber Bi-fold Door
 - Double Glazed Grade A Safety Glass
 - Paint finish to match
 - Hardware TBC
 - Catdoor
- D02**
 - Interior Timber Door
 - Narrow Reeded Glass
 - Paint finish to match
 - Hardware TBC
 - **safety glass as per NZS 4223.3**
- W01**
 - Fixed Exterior Timber Window
 - Double Glazed Narrow Reeded Glass
 - Paint finish to match
 - **safety glass as per NZS 4223.3**

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO MANUFACTURING

Trickle ventilators

1.3.5 *Trickle ventilators* are devices that have an opening to the outside. *Trickle ventilators* shall:

- a) have an opening of no less than 2000 mm² *equivalent aerodynamic area*, and
- b) be located to minimise draughts, and
- c) be secured to keep pests and insects out, and
- d) have acoustic attenuation, if required by NZBC G6 Airborne and Impact Sound, and
- e) be controllable and closable in all conditioned spaces, and
- f) be installed in *household units*, providing they do not contain mechanical supply ventilation, and
- g) have the *equivalent aerodynamic area*, based on the number of occupants, for the space as given in Tables 1 and 2, and

Table 1: Number of occupants
Paragraph 1.3.5

Household unit accommodation unit type	Number of people
Studio	2
1 bedroom	2
2 bedroom	3
Greater than 2 bedrooms	Add 1 per bedroom

h) have, where high and low level *trickle ventilators* are required, the high and low level *trickle ventilators* of approximately the same *equivalent aerodynamic area* and separated by a minimum of 1 metre. High level *trickle ventilators* are located in the top half of the wall. Low level *trickle ventilators* are located in the bottom half of the wall.

COMMENT:
There are a range of *trickle ventilators*, sometime called background ventilators, on the market.

Table 2: Total required equivalent aerodynamic area per space (mm²)
Paragraph 1.3.5

Ventilator locations	Number of occupants				
	1	2	3	4	5
High and low level	4000	8000	12,000	16,000	20,000
High level only	3000	6000	9000	12,000	15,000

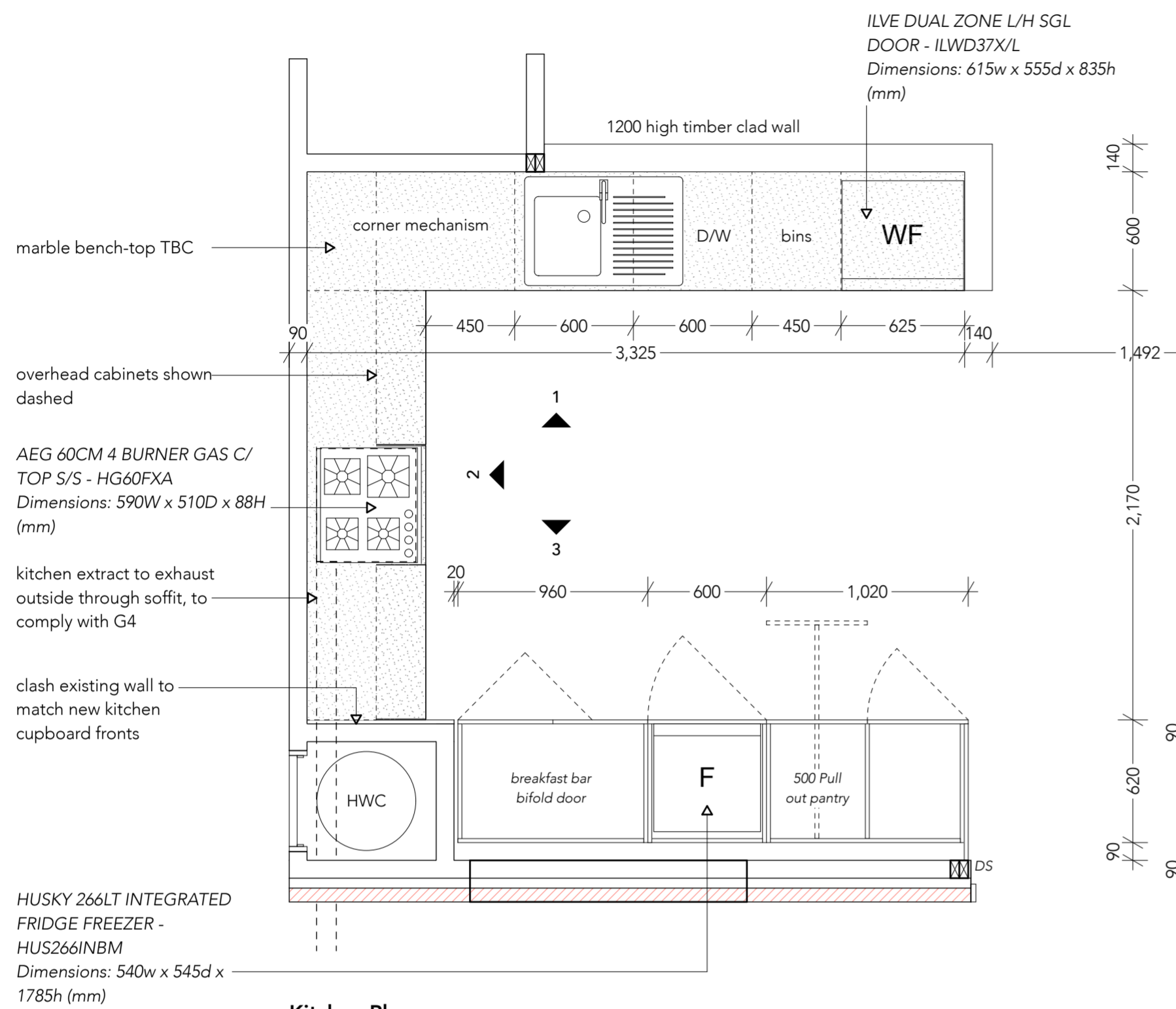
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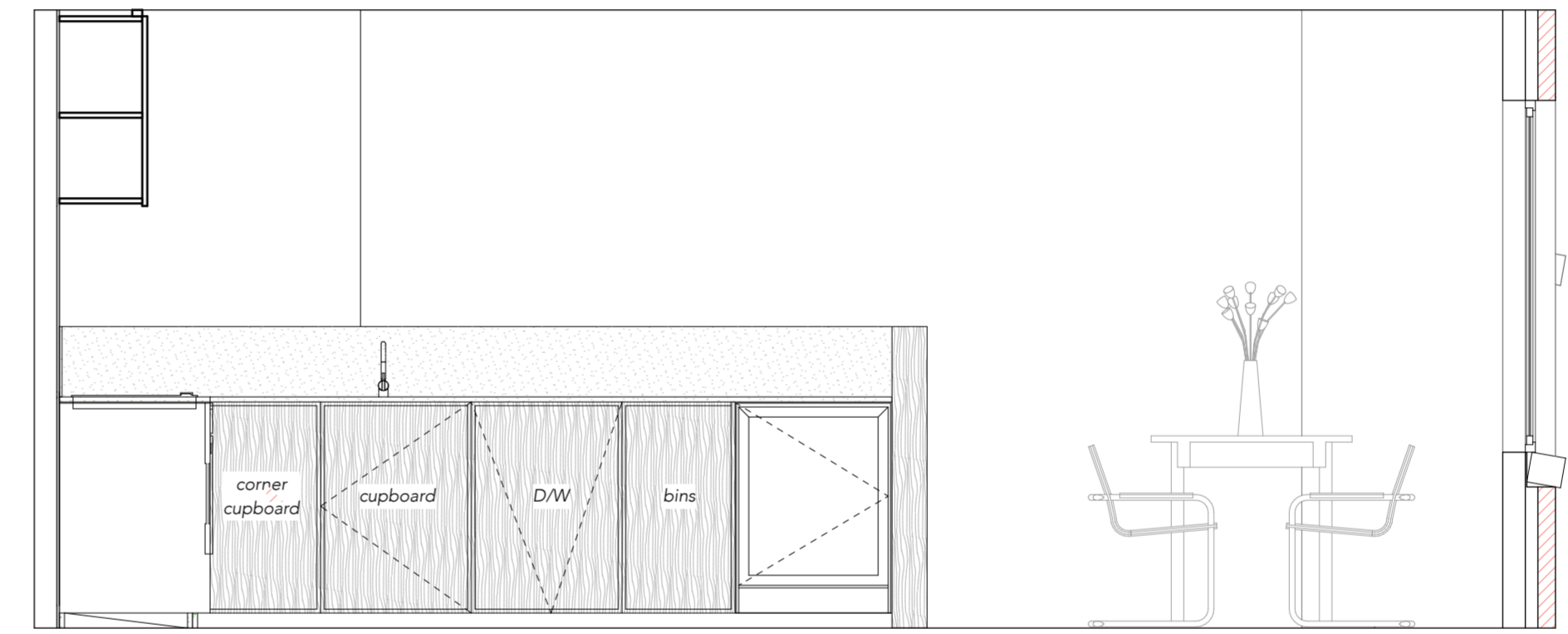
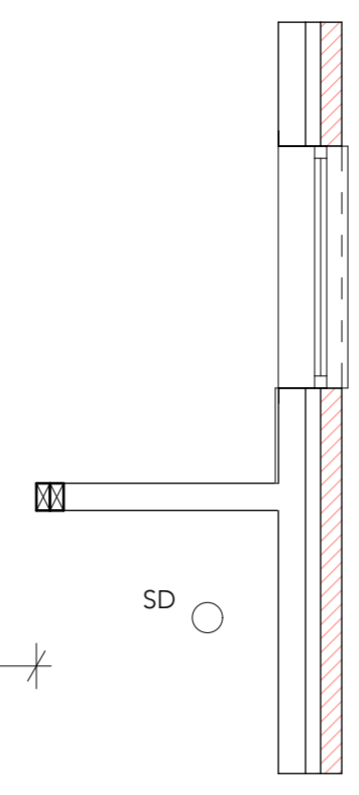
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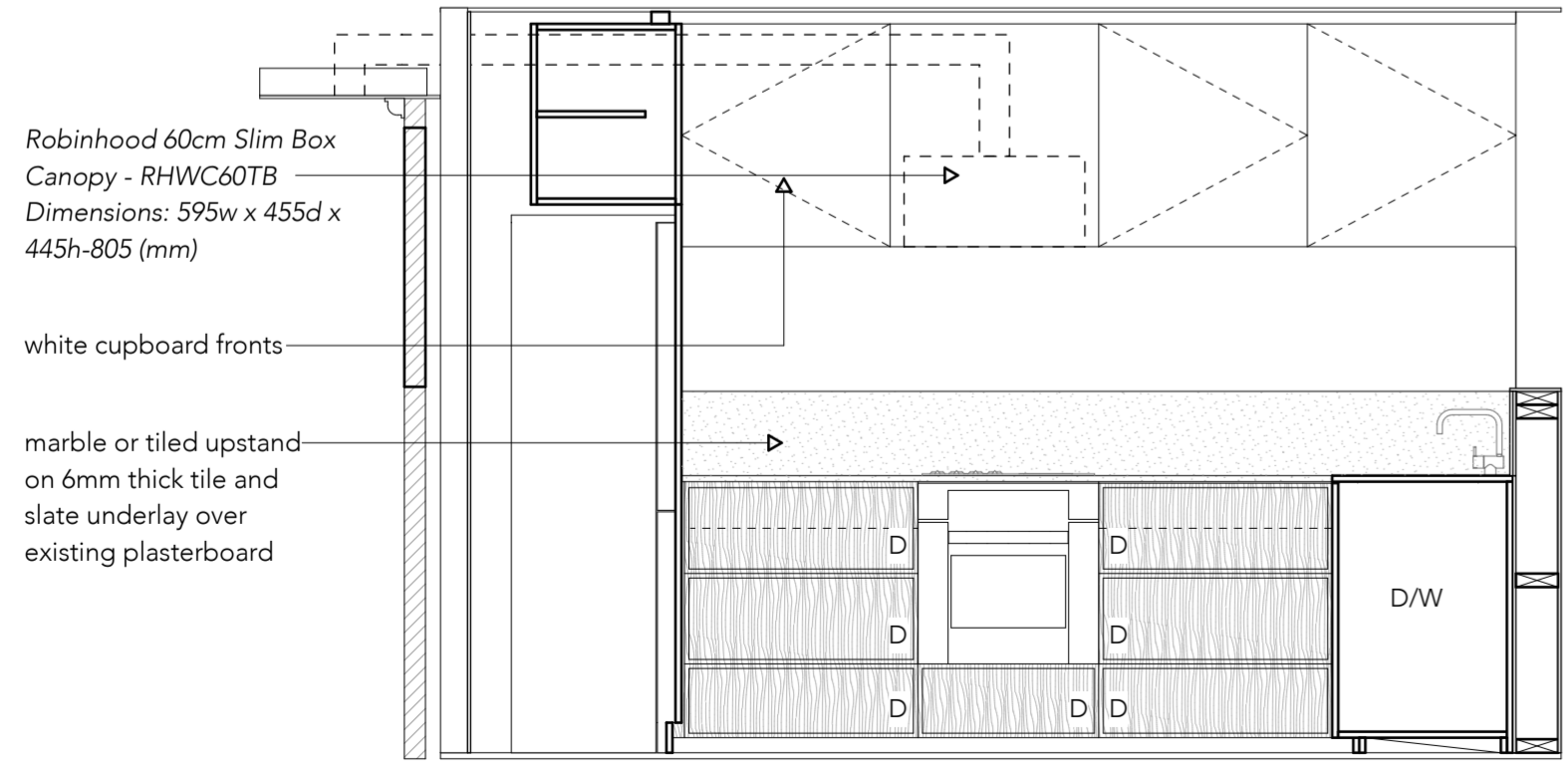
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 ISSUED: 11/03/21 #Pin
 PROJECT #: #Pin
A501



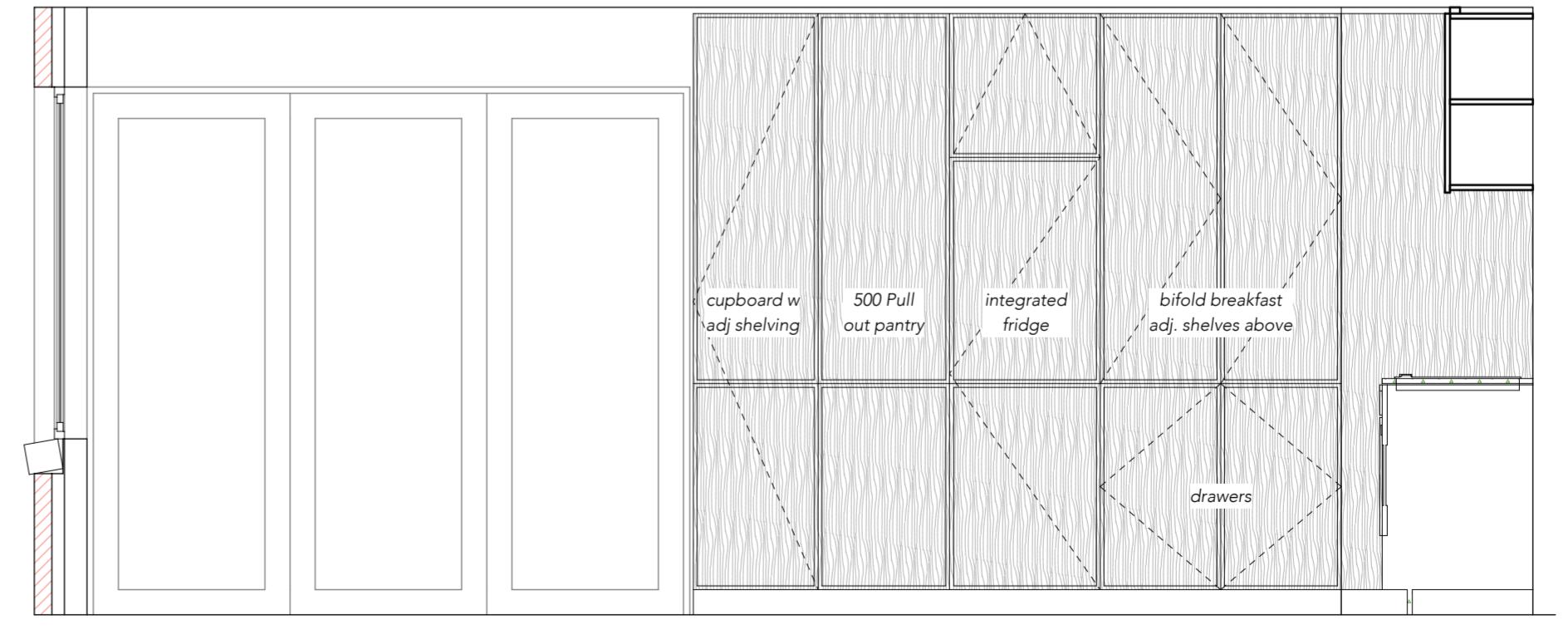
Kitchen Plan
 1:25 @ A2, 1:50 @ A4



Elevation 1
 1:25 @ A2, 1:50 @ A4



Elevation 2
 1:25 @ A2, 1:50 @ A4



Elevation 3
 1:25 @ A2, 1:50 @ A4

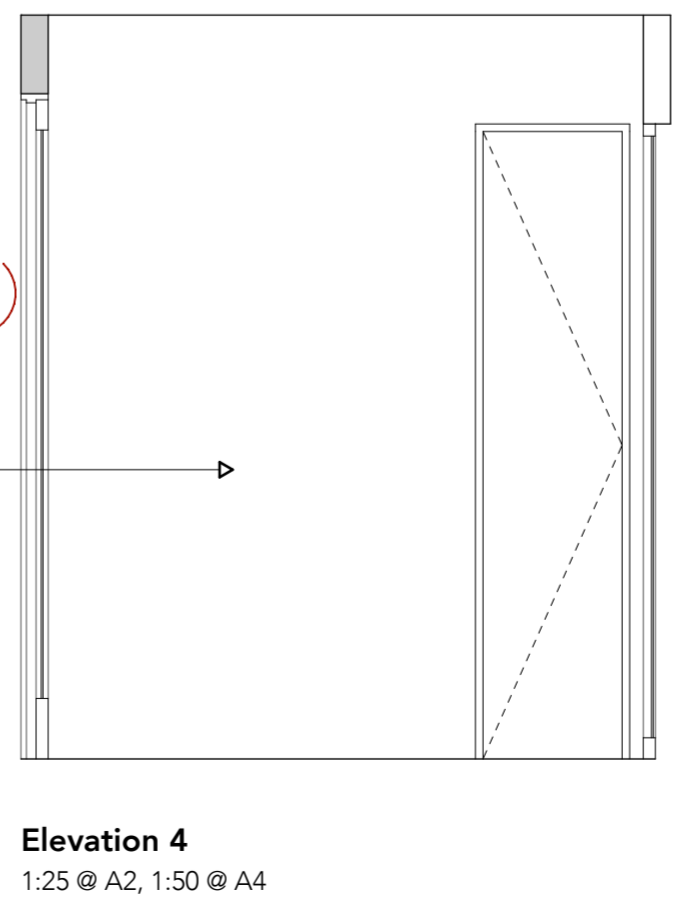
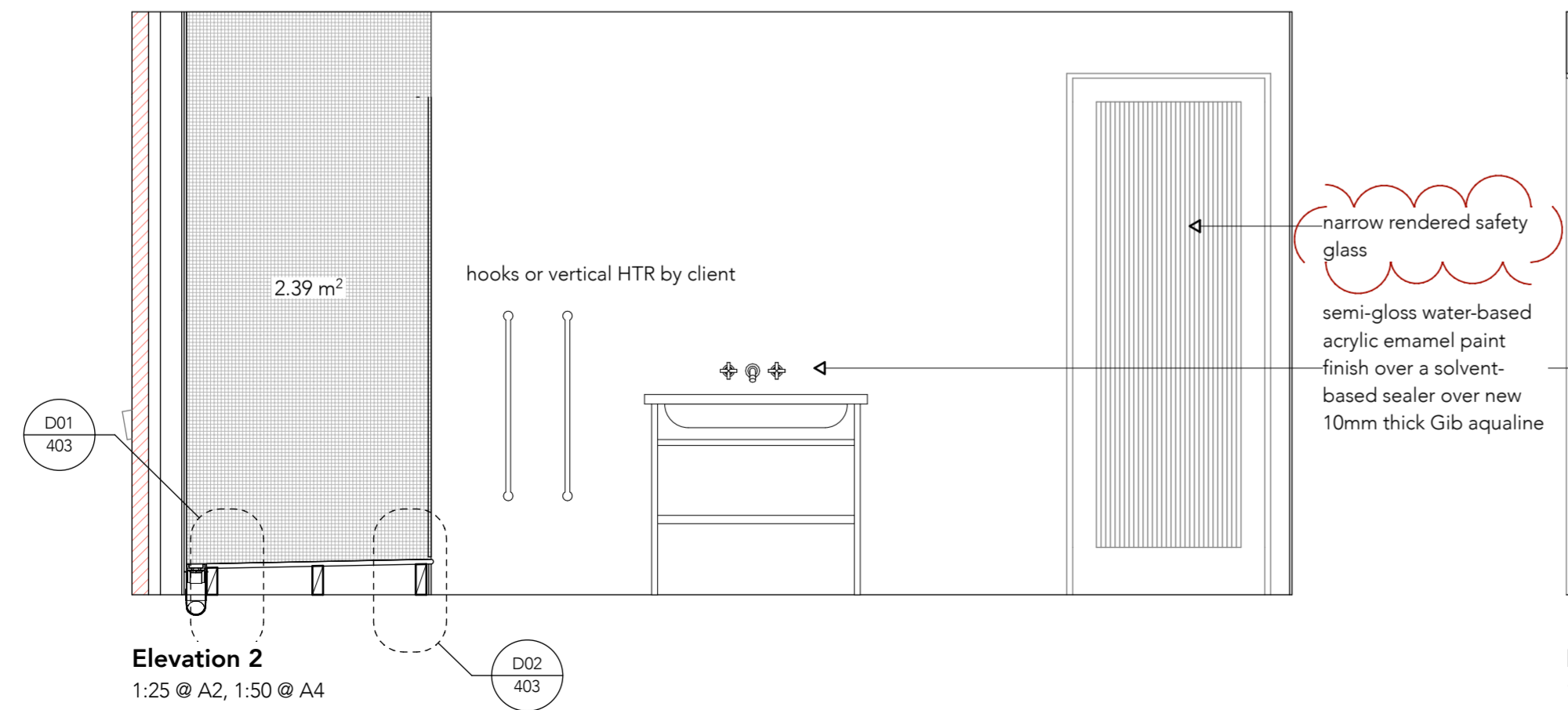
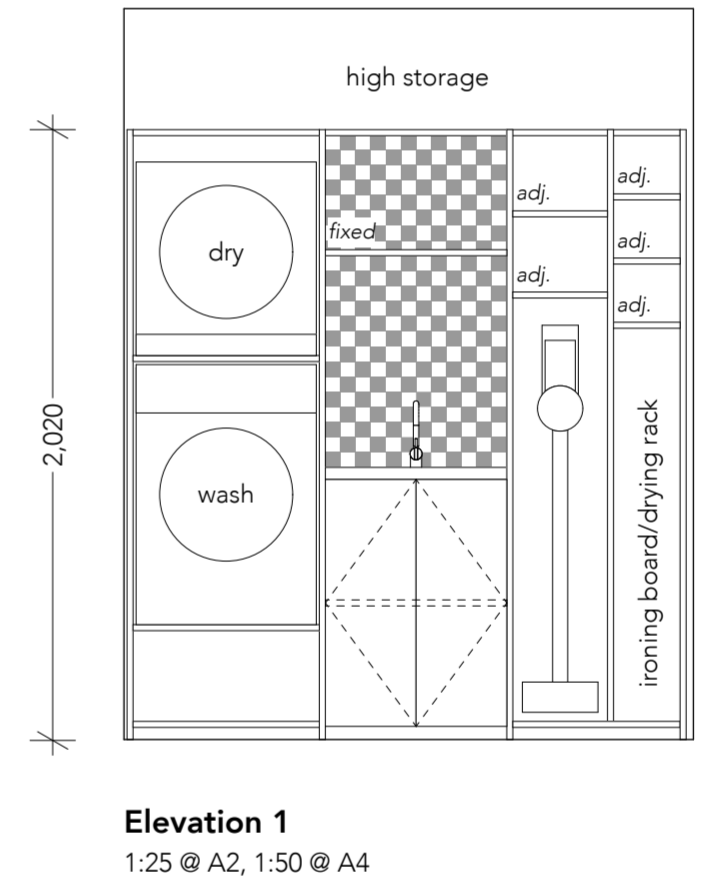
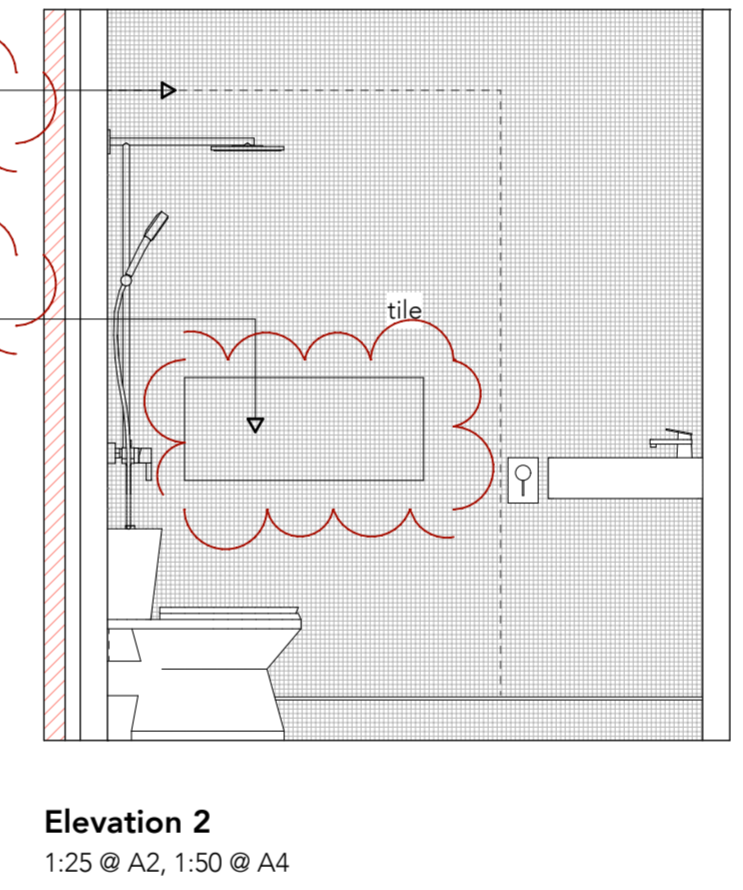
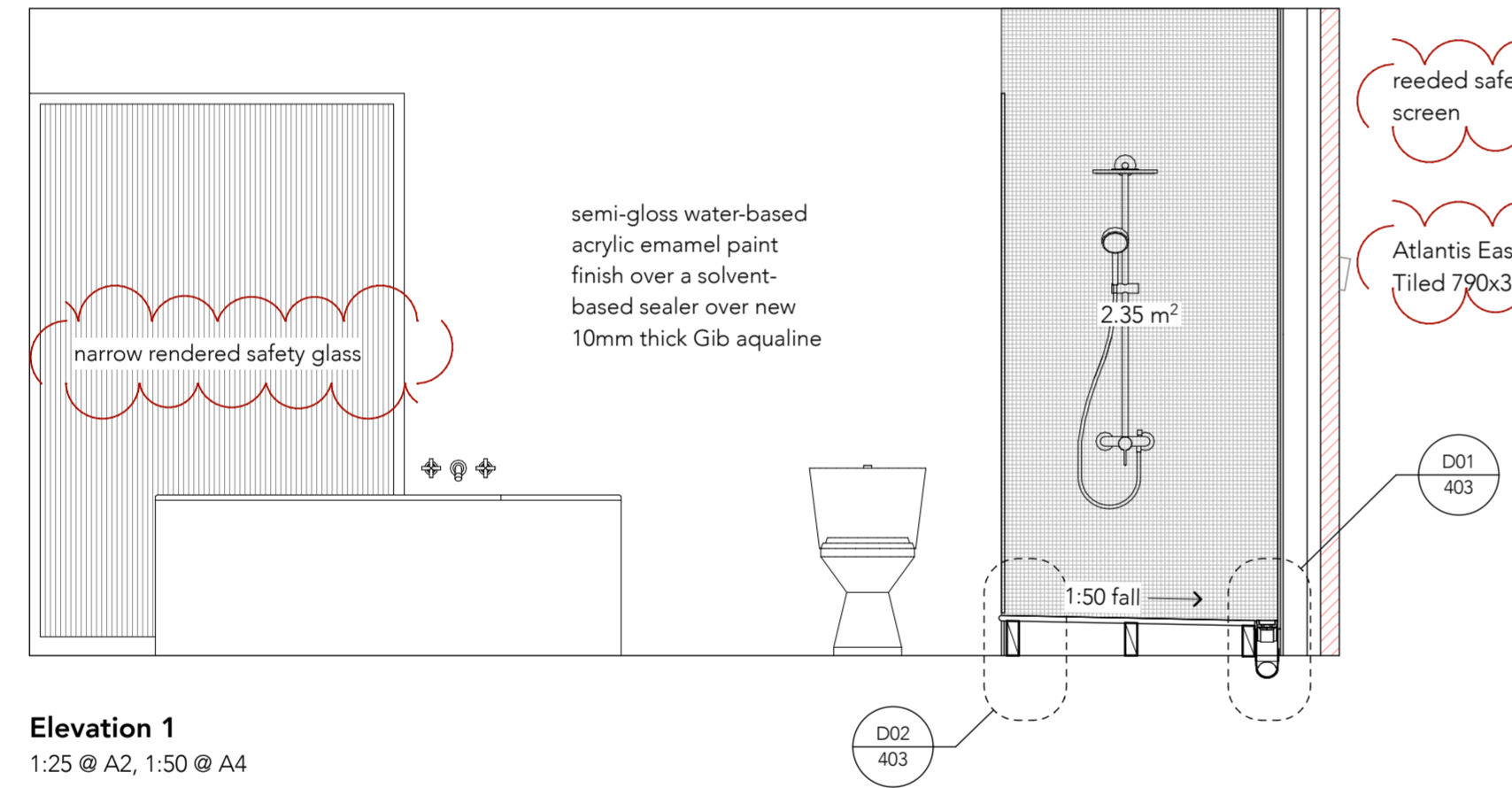
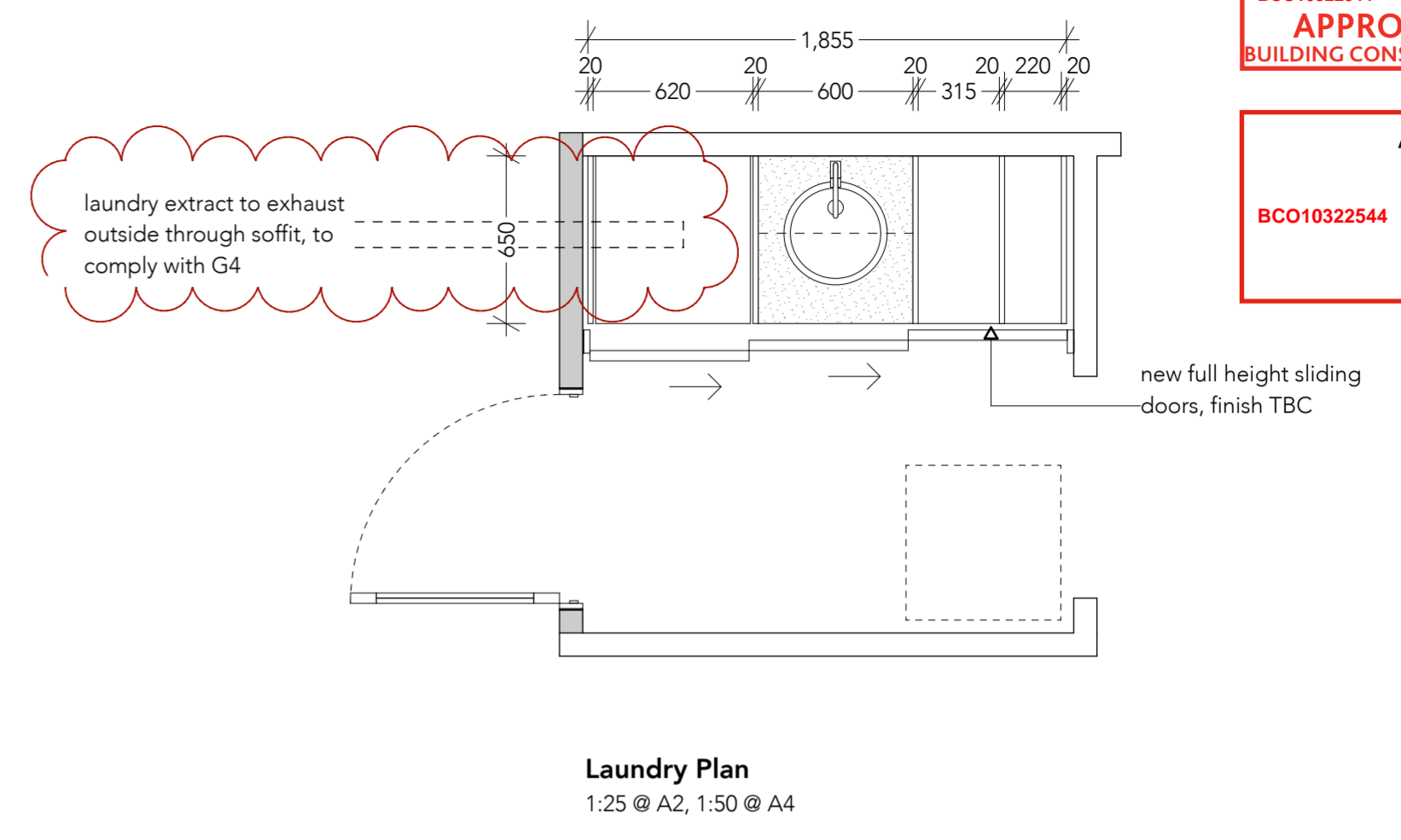
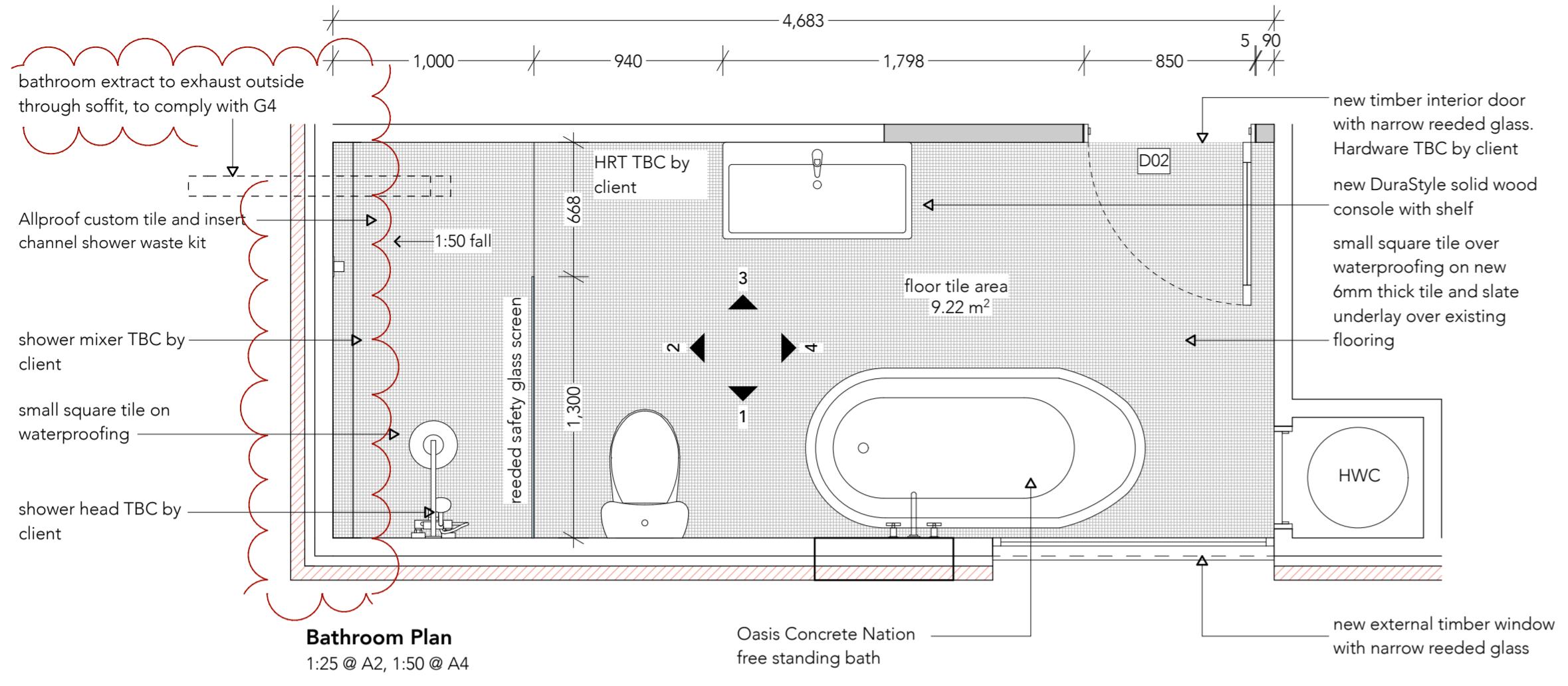
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SHEET TITLE: Kitchen
 Drawings
 REVISION #:
 ISSUED: 5/02/21 #Pin
 PROJECT #:

A502



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SHEET TITLE:	Bathroom/ Laundry Drawings
REVISION #:	1- RFI 1. 11.03.21
ISSUED:	11/03/21
PROJECT #:	#Pin

A503