

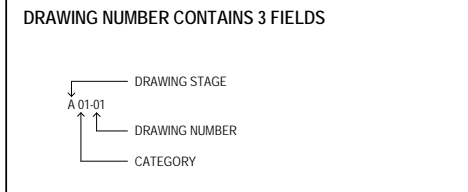
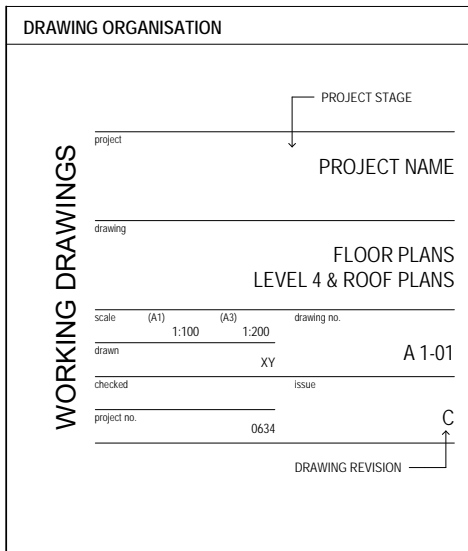
SHEET NUMBER	SHEET NAME
0-0-General	
A0-02	DRAWING STANDARDS
0-3-Site Plans	
A0-10	EXISTING SITE PLAN
A0-11	PROPOSED SITE PLAN
1-0-Floor Plans	
A1-01	GROUND FLOOR PLAN
A1-02	FIRST FLOOR PLAN
A1-03	ROOF PLAN
A1-20	FIRE PROTECTION
1-1 - Lighting and Electrical Plans	
A1-10	GROUND FLOOR CEILING PLAN
A1-11	FIRST FLOOR CEILING PLAN
2-0-Elevations	
A2-01	ELEVATIONS
A2-02	ELEVATIONS
3-0- Sections	
A3-01	CROSS SECTIONS
A3-02	LONG SECTIONS
4-0-Section Details	
A4-00	WALL & ROOF TYPES
A4-01	SECTION DETAIL - SHEET 1
A4-02	SECTION DETAIL - SHEET 2
A4-03	SECTION DETAIL - SHEET 3
A4-04	SECTION DETAIL - SHEET 4
A4-05	SECTION DETAIL - SHEET 5
A4-06	KEY JUNCTION DIAGRAMS
5-0-Plan Details	
A5-01	PLAN DETAIL - SHEET 1
A5-02	PLAN DETAILS - SHEET 2
6-0-Interiors	
A6-01	STAIR DETAILS
A6-02	BATHROOMS - SHEET 1
A6-03	BATHROOMS - SHEET 2
A6-04	KITCHEN PLANS AND ELEVATIONS
A 6-06	CABINERY DETAILS
7-0-Schedules	
A7-01	DOOR SCHEDULE

16a La Veta Avenue
Mount Albert, Auckland

DETAILED DESIGN

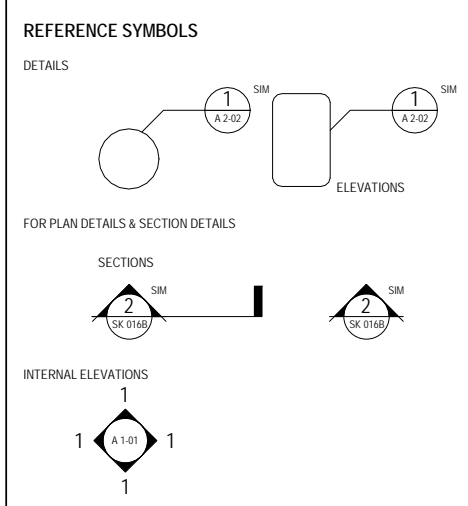
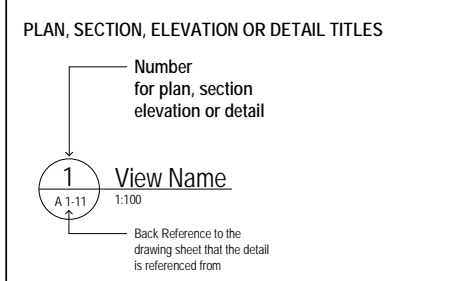
MAY 2020





- DRAWING STAGES**
- SK Sketch Design (Concept)
 - PD Preliminary Design
 - RC Resource Consent
 - DD Developed Design
 - A Working Drawings
 - CD Construction Design (A4 Details Sheets)

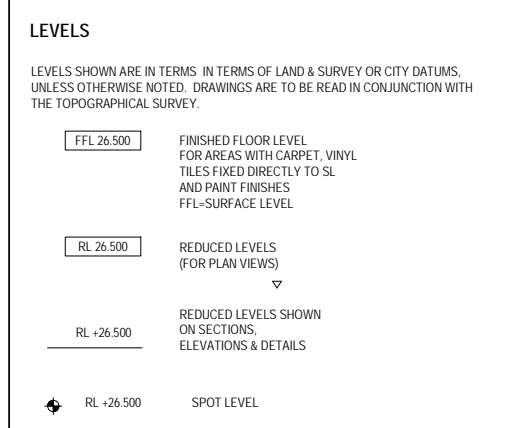
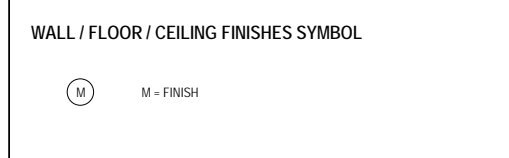
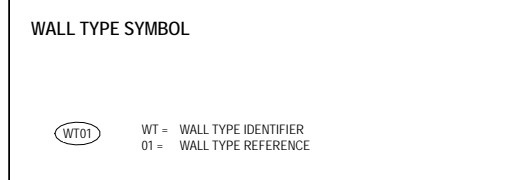
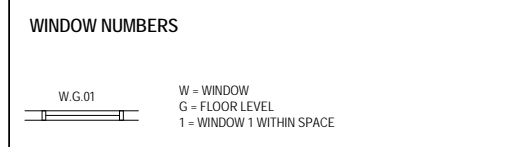
- SHEET CATEGORIES**
- 00-0 General
 - 00-1 Site
 - 01-0 Plans
 - 02-0 Elevations
 - 03-0 Sections
 - 04-0 Section Details
 - 05-0 Plan Details
 - 06-0 Interiors
 - 07-0 Schedules
 - 08-0 3D Visualisation



DRAWING ANNOTATION

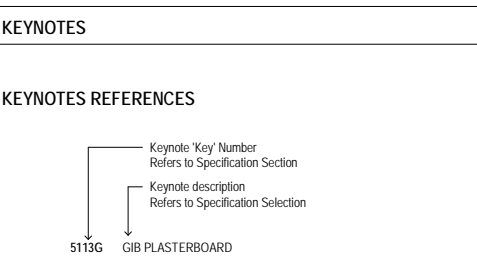
DOORS & WINDOWS

REFER TO THE FLOOR PLANS & THE DOOR & WINDOW SCHEDULES FOR THE OPENING SIZES, FINISHES, HARDWARE & FURNITURE



- ABBREVIATIONS**
- ADJ ADJUSTABLE
 - AFFL ABOVE FINISHED FLOOR LEVEL
 - CL CENTER LINE
 - COS CHECK ON SITE
 - D DEEP
 - DIM DIMENSION
 - DP DOWNPIPE
 - EQ EQUAL
 - EXIST EXISTING
 - H HIGH
 - NA NOT APPLICABLE
 - NIC NOT IN CONTRACT
 - No. NUMBER
 - NOM NOMINAL
 - NTS NOT TO SCALE
 - OA OVERALL
 - OF OVER FLOW
 - RO ROUGH OPENING
 - RL REDUCED LEVEL
 - RWO RAIN WATER OUTLET
 - SIM SIMILAR
 - SL SLAB LEVEL
 - SPEC SPECIFICATION
 - SS STAINLESS STEEL
 - STC SOUND TRANSMISSION CLASS
 - W WIDE

- CBI CODES & CATEGORIES**
- CBI = CO-ORDINATED BUILDING INFORMATION
- 1 GENERAL
 - 10 GENERAL KEYNOTES
 - 2 SITE
 - 21 DEMOLITION
 - 22 PREPARATION AND GROUNDWORK
 - 23 FOUNDATIONS
 - 24 MINOR DEMOLITION AND ALTERATIONS
 - 3 STRUCTURE
 - 31 CONCRETE
 - 32 EARTH
 - 33 MASONRY
 - 34 STEEL
 - 35 STAINLESS STEEL
 - 36 ALUMINIUM
 - 37 OTHER METALS
 - 38 TIMBER
 - 39 PLASTICS
 - 4 ENCLOSURE
 - 41 TANKING AND DAMP PROOFING
 - 42 CLADDING
 - 43 ROOFING
 - 44 MEMBRANE ROOFING
 - 45 DOORS, WINDOWS AND ROOF LIGHTS
 - 46 GLAZING
 - 47 INSULATION
 - 48 SEALANTS
 - 5 INTERIOR LININGS
 - 51 PARTITIONS
 - 52 CEILINGS
 - 53 ACCESS FLOORS
 - 54 FIXTURES
 - 55 EQUIPMENT AND ASSEMBLIES
 - 57 FURNITURE AND APPLIANCES
 - 58 SIGNS AND FEATURES
 - 59 STAIRS
 - 6 FINISH
 - 61 TROWELLED AND SPRAYED COATINGS
 - 62 TILING
 - 63 SHEET, SLAB AND PANEL WALL SURFACING
 - 64 RESILIENT SURFACING
 - 65 CARPETING
 - 66 FLOORING ANCILLARIES
 - 67 PAINTING AND PAPER HANGING
 - 7 SERVICES
 - 71 LIQUID
 - 72 GAS
 - 73 FIRE SUPPRESSION
 - 74 PLUMBING AND DRAINAGE
 - 75 HEATING AND COOLING
 - 76 VENTILATION AND AIR-CONDITIONING
 - 77 ELECTRICAL POWER AND LIGHTING
 - 78 COMMUNICATIONS AND CONTROLS
 - 79 TRANSPORT
 - 8 EXTERNAL
 - 81 RETAINING WALLS
 - 82 ROADS AND PARKING
 - 83 LANDSCAPING
 - 84 POOLS
 - 85 ENGINEERING WORKS
 - 86 SPECIALIST STRUCTURES



PROJECT KEYNOTES

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ISSUE	DESCRIPTION	DATE
1	ISSUED FOR BUILDING CONSENT	18.05.20

- GENERAL NOTES**
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Auckland Council

10/07/2020

BCO10307925

AMX STRUCTURES

Michael Heather MEng(hons) CPEng
0211379834
DHC Structure Only Reviewed

DATE: 18/05/2020

CPENG: 1025672

SIGNED:

MILIEU ARCHITECTURE + DESIGN

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WEBSITE | WWW.MILIEU-ARCH.NZ | EMAIL | INFO@MILIEU-ARCH.NZ

Auckland Council

10/07/2020

BCO10307925

APPROVED BUILDING CONSENT PLANS

PROJECT 16a La Veta Avenue
Mount Albert, Auckland

CLIENT Sandy & Gareth Fletcher

DRAWING DRAWING STANDARDS

SCALE	(A1)	(A3)	DRAWING NO.
	1:1		A0-02
DRAWN	KB		
CHECKED	KB	ISSUE	
PROJECT NO.	1912		1

DETAILED DESIGN

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2	ISSUED FOR BC RFI01	03.06.20

GENERAL NOTES

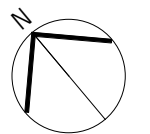
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SITE PLAN LEGEND

LEGAL DESCRIPTION	Lot 2 524533
DP	DP
CT	CT 837 392
SITE AREA	600m ²
WIND ZONE	Low
EARTHQUAKE ZONE:	1
CORROSION ZONE:	C
CLIMATE ZONE:	1
TERRITORIAL AUTHORITY	Auckland Council -
DISTRICT PLAN	Auckland Unitary Plan -
Operative in part	
ZONE	Single House Zone
OVERLAYS	Historic Heritage and Special Character: Special Character Areas Overlay Residential & Business - Mt Albert, Residential Isthmus C
	Natural Resources: Quality Sensitive Aquifer Management Areas Overlay - Auckland Isthmus Volcanic
	Natural Heritage: Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay - Mount Albert, Height Sensitive Areas
	Natural Heritage: Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay - A1, Mount Albert, Viewshafts Sensitive Areas Overlay - A13, Mount Albert, Viewshafts

MIN. FLOOR LEVEL 73.515 RL (as per Dees Consulting Ltd. Flood Report dated 14.07.17)

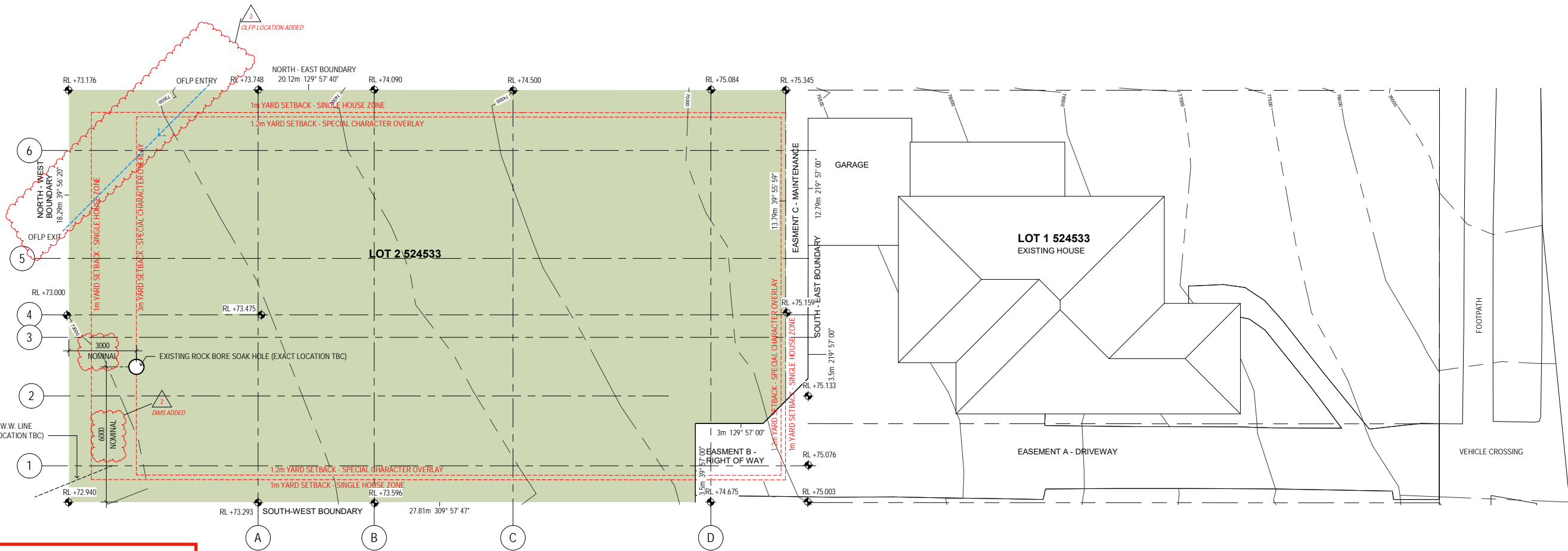
REFER TO APPROVED RESOURCE CONSENT LUC60349705



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 WEBSITE | WWW.MILIEU-ARCH.NZ | EMAIL | INFO@MILIEU-ARCH.NZ

PROJECT	16a La Veta Avenue	
	Mount Albert, Auckland	
CLIENT	Sandy & Gareth Fletcher	
DRAWING	EXISTING SITE PLAN	
SCALE (A1)	(A3)	DRAWING NO.
1:100	1:200	A0-10
DRAWN	KB	
CHECKED	KB	ISSUE
PROJECT NO.	1912	

DETAILED DESIGN



Auckland Council
 10/07/2020
 BCO10307925

Auckland Council
 10/07/2020
 BCO10307925
APPROVED
BUILDING CONSENT PLANS

10/07/2020
BCO10307925



REVISED PLAN
07 Jul 2020
CHRISTCHURCH CITY COUNCIL

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3	ISSUED FOR BC RFI-02	30.06.20

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SITE PLAN LEGEND

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SITE AREA	600m ²
WIND ZONE	Low
EARTHQUAKE ZONE:	1
CORROSION ZONE:	C
CLIMATE ZONE:	1
TERRITORIAL AUTHORITY	Auckland Council - District Plan
Operative in part	Operative in part
ZONE	Single House Zone
OVERLAYS	Historic Heritage and Special Character: Special Character Areas Overlay Residential & Business - Mt Albert, Residential Isthmus C

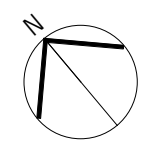
Natural Resources: Quality Sensitive Aquifer
Management Areas Overlay - Auckland Isthmus
Volcanic
Natural Heritage: Regionally Significant Volcanic
Viewsheds and Height Sensitive Areas
Overlay - Mount Albert, Height Sensitive Areas
Viewsheds and Height Sensitive Areas
Overlay - A1, Mount Albert, Viewsheds
Sensitive Areas Overlay - A13, Mount Albert,
Viewsheds

MIN. FLOOR LEVEL 73.515 RL (as per Dees
Consulting Ltd. Flood Report dated
14.07.17)

REFER TO APPROVED RESOURCE CONSENT
LUC60349705

AMX Michael Heather (MEng) CPEng
0211379834
DHC Structure Only Reviewed

DATE: 02/07/2020
CPENG: 1025672
SIGNED:

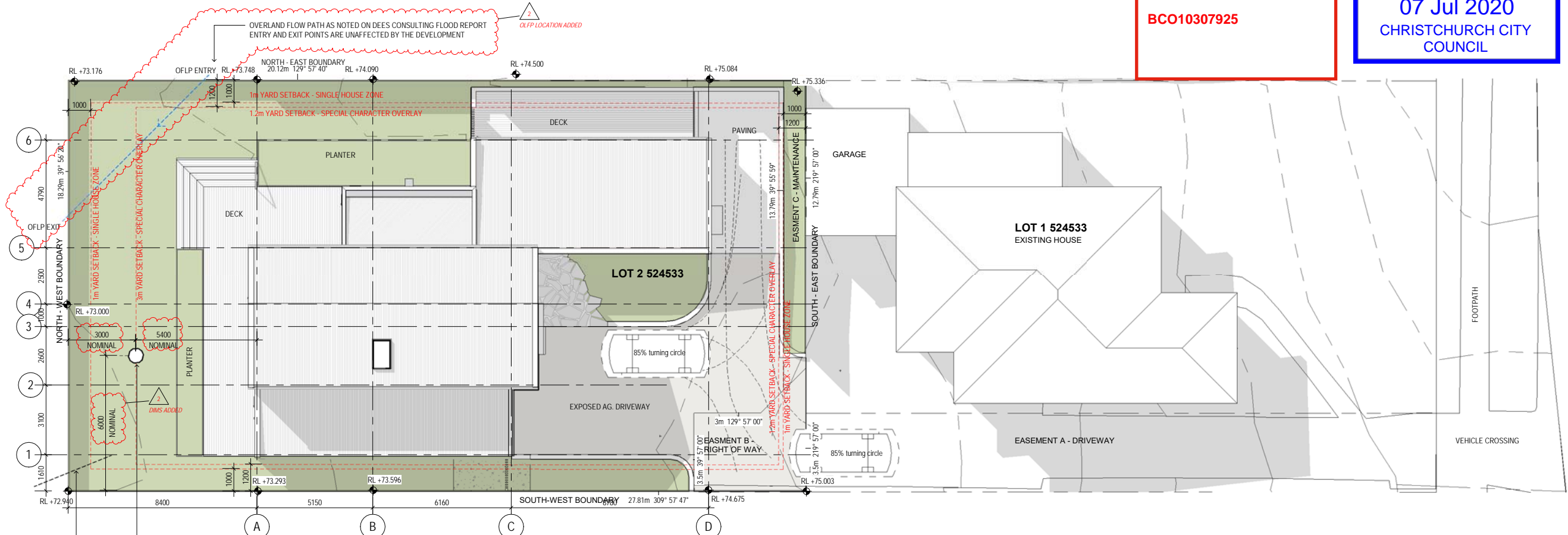


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WEBSITE | WWW.MILIEU-ARCH.NZ | EMAIL | INFO@MILIEU-ARCH.NZ

PROJECT 16a La Veta Avenue
Mount Albert, Auckland
CLIENT Sandy & Gareth Fletcher
DRAWING PROPOSED SITE PLAN

SCALE (A1)	(A3)	DRAWING NO.
1:100	1:200	A0-11
CHECKED	KB	ISSUE
PROJECT NO.	1912	

DETAILED DESIGN

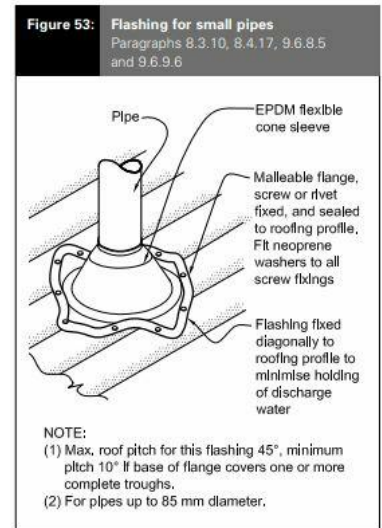
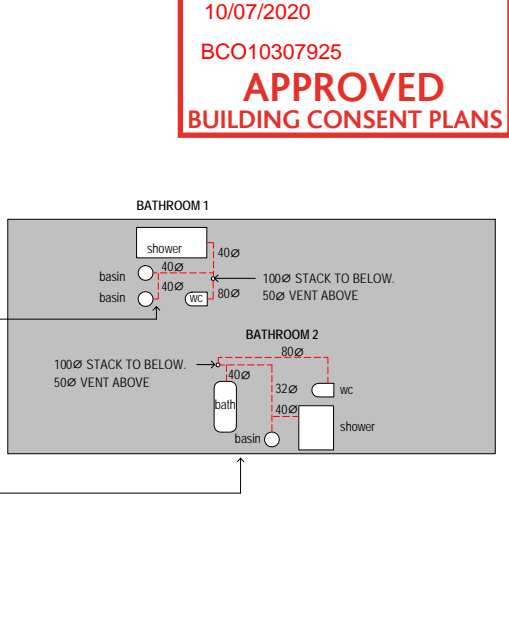
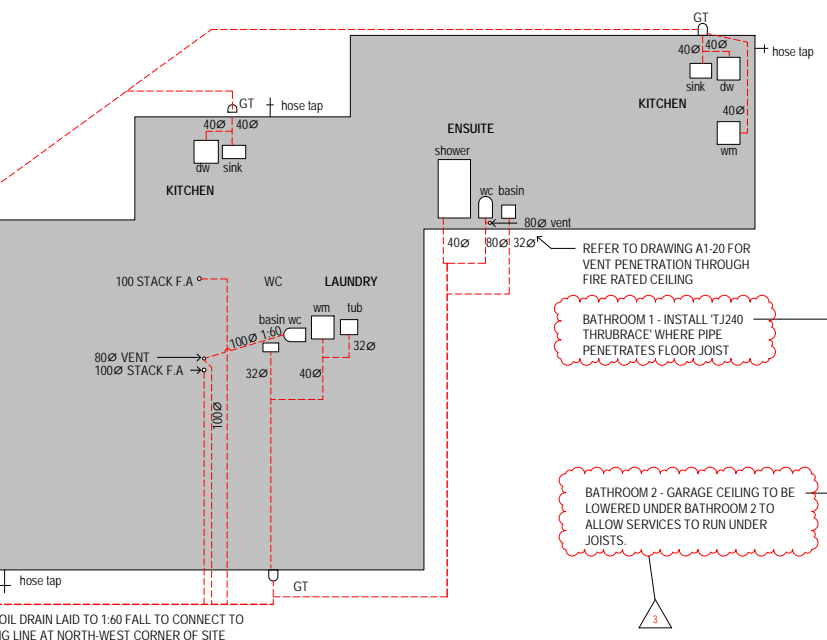
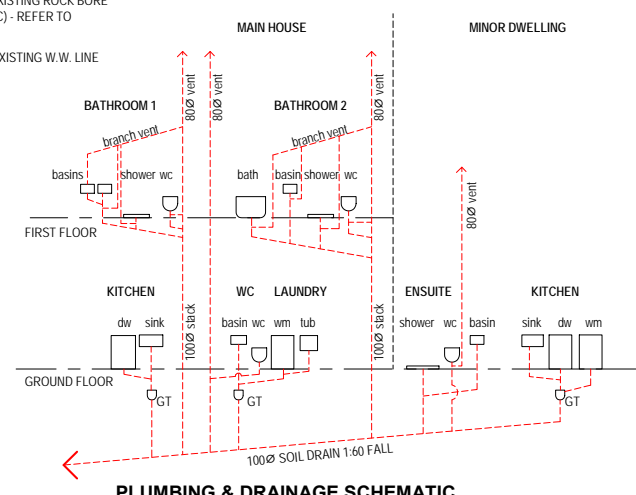


DE's notes:
-Refer to stormwater soakage site plan - DWG No SW01, Rev B for detailed drainage plan
-Soakage maintenance sheet for SH2 has been supplied (by Intorock, dated 25/06/2020); flowrate=13.0L/s

AUCKLAND COUNCIL
Reviewed
By: Tega Ojabo Date: 10/07/2020
DEVELOPMENT ENGINEERING

PLANNING ASSESSMENT

SINGLE HOUSE ZONE REF	SINGLE HOUSE ZONE STANDARD	SPECIAL CHARACTER AREA OVERLAY REF.	SPECIAL CHARACTER OVERLAY STANDARD	COMPLIANCE
H3.4 Activity	A3 One dwelling per site - Permitted	D18.4 Activity	A5 New dwelling - Restricted Discretionary	Special Character overlay - RC required
H3.6.6 Building Height	8m Maximum	D18.6.6.1 Building Height	8m Maximum	Complies
H3.6.7 Height in Relation to Boundary	2.5m + 45°	D18.6.1.2 Height in Relation to Boundary	3.0m + 45°	Complies
H3.6.8 Yards	Front - not applicable to rear site	D18.6.1.3 Yards	Front - not applicable to rear site	-
	Side - 1m		Side - 1.2m	Complies
	Rear - 1m		Rear - 3m	Complies
H3.6.9 Maximum Impervious Area	60% of net site area (Building Coverage + Paving)	D18.6.6 Maximum Paved Area	25% of net site area	Complies (123m ² = 20%)
H3.6.10 Building Coverage	35% of net site area	D18.6.4 Building Coverage	35% of net site area	Complies (184m ² = 31%)
H3.6.11 Landscaped Area	Min 40% of net site area	D18.6.5 Landscaped Area	Min. 40% of net site area	Complies (293m ² = 49%)
H3.6.12 Front, side and rear fences and walls	Side & rear yards - 2m high max.	D18.6.7 Fences, walls & other structures	1.2m high max	Complies with Single House Zone
E12 Earthworks				Infringes with Special Character Overlay Up to 250m ³ permitted - Complies (169m ³) Up to 500m ³ permitted - Complies (210m ³)



PLUMBING & DRAINAGE LEGEND

NOTES:
REFER TO AMX SOAKAGE DESIGN REPORT STORMWATER SOAKAGE SITE PLAN SW01 & STANDARD DEVICE DETAILS SW02 PREPARED BY AMX ENGINEERS FOR STORMWATER DISPOSAL

MAIN CONTRACTOR TO LIAISE WITH PLUMBER TO CO-ORDINATE LAYOUT OF BATHROOM FITTINGS / PLUMBING & STRUCTURAL ELEMENTS.

PLUMBING & DRAINAGE LAYOUTS ARE SCHEMATICS ONLY AND ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS. POSITIONS OF DRAIN LINES SHOWN ON DRAWINGS ARE INDICATIVE ONLY AND MUST BE CONFIRMED ON SITE PRIOR TO WORK STARTING.

SERVICE ROUTES ARE INDICATIVE ONLY. CONTRACTOR SHALL DETERMINE EXACT LOCATION AND ROUTES ON SITE WITH OWNERS. ALL PLUMBING & DRAINAGE WORK SHALL COMPLY WITH AS/NZS 3500.

CONTRACTOR IS TO VERIFY FEASIBILITY OF PROPOSED PLUMBING AND DRAINAGE PRIOR TO UNDERTAKING ANY WORK. ALL PIPING GENERALLY CONCEALED IN WALL AND CEILING CAVITIES, OR SUB-FLOOR.

VARIATIONS FROM THE PROPOSED PLUMBING & DRAINAGE SCHEME IS SUBJECT TO COUNCIL APPROVAL.

SERVICES CONTRACTOR TO CONFIRM LOCATION OF SERVICES ON SITE AND ALLOW FOR CONNECTION TO NEW. GENERALLY ALLOW FOR SERVICES IN THE SAME TRENCH.

VENTS TO BE FLASHED WITH DEKTEKTE FLASHING CODE DFE102BA

CODE COMPLIANCE
ALL WORK SHALL COMPLY AS3500.2

PIPE GRADIENTS ARE TO BE:
1:20 FOR 32 MM PIPES
1:40 FOR PIPES 65 MM DIAMETER AND UNDER
1:60 FOR PIPES 100 MM DIAMETER AND UNDER

Auckland Council
10/07/2020
BCO10307925
APPROVED
BUILDING CONSENT PLANS

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2	ISSUED FOR BC RFI-02	30.06.20

GENERAL NOTES

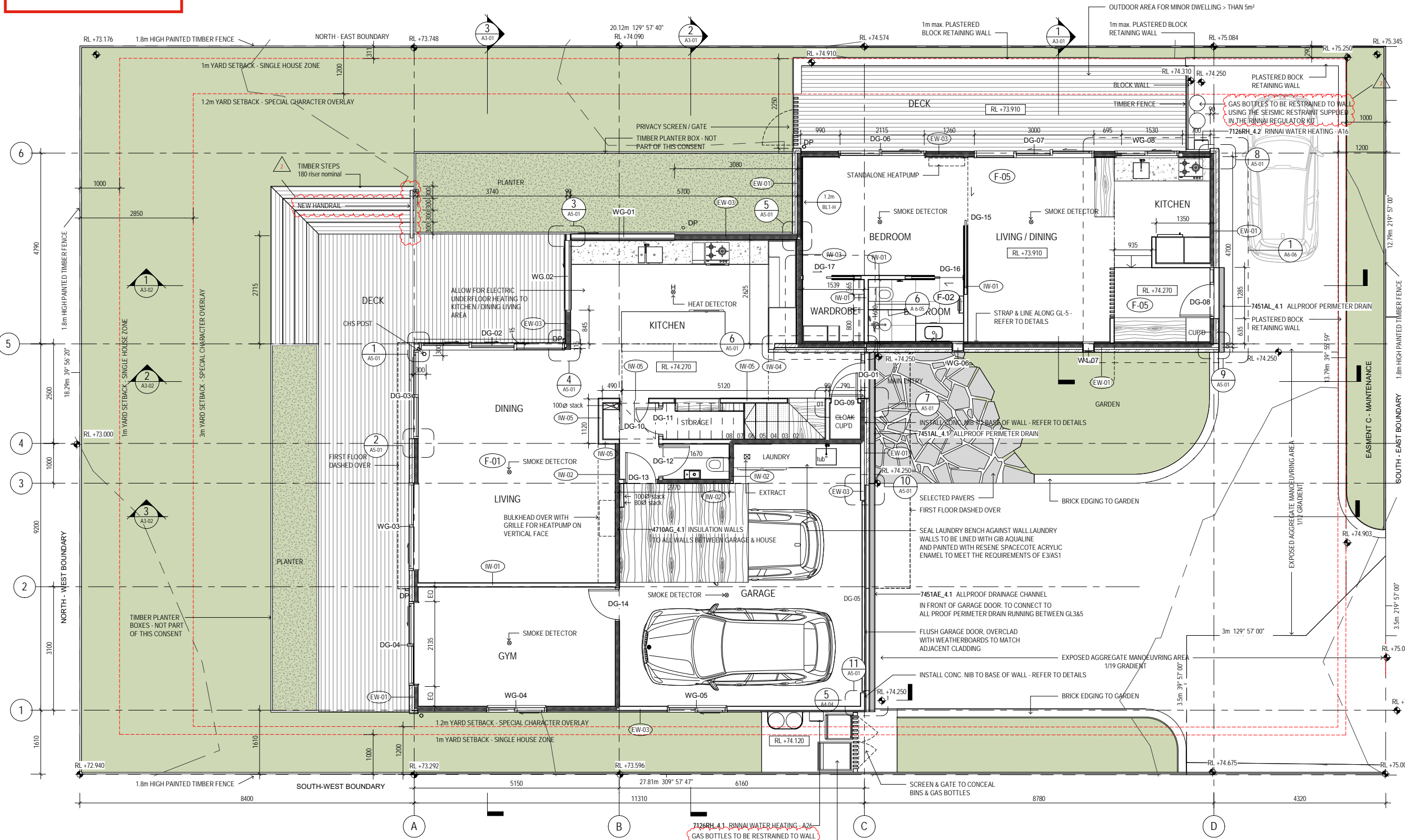
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FLOOR, WALL & ROOF TYPES

- FLOOR TYPES**
- F-01 POLISHED CONCRETE FLOOR (EXCEPT GARAGE)
 - F-02 SELECTED TILED FLOOR
 - F-03 SELECTED CARPET
 - F-04 SELECTED RUBBER GYM FLOORING
 - F-05 SELECTED ENGINEERED TIMBER FLOORING
- WALL & ROOF TYPES**
- EW-0X DENOTES EXTERNAL WALL TYPE REFER TO DRAWING A4-00
 - IW-0X DENOTES INTERNAL WALL TYPE REFER TO DRAWING A4-00
 - R-0X DENOTES ROOF TYPE REFER TO DRAWING A4-00

NOTES:

- ALL NEW RECESSED DOWNLIGHTS SHALL BE ONE OF THE FOLLOWING TYPES, AS SPECIFIED IN AS/NZS 60598.2.2:
A) IC-F OR
B) IC-OR
C) CA-80 OR
D) CA-135
- SPACING OF NOGGS IN SHIPLAP WALLS TO BE 480c/c MAX AND PROFILED METAL WALLS TO BE 800c/c MAX.
- REFER TO DRAWING A1-20 FOR FIRE PROTECTION REQUIREMENTS



Auckland Council
10/07/2020
BCO10307925
APPROVED
BUILDING CONSENT PLANS

AMX STRUCTURES
Michael Heather MEng(hons) CPEng
0211379834
DHC Structure Only Reviewed
DATE: 02/07/2020
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SIGNED:

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PROJECT 16a La Veta Avenue
Mount Albert, Auckland
CLIENT Sandy & Gareth Fletcher
DRAWING GROUND FLOOR PLAN

SCALE (A1) (A3) DRAWING NO.
1:50 1:100 A1-01

CHECKED KB ISSUE
PROJECT NO. 1912

DETAILED DESIGN

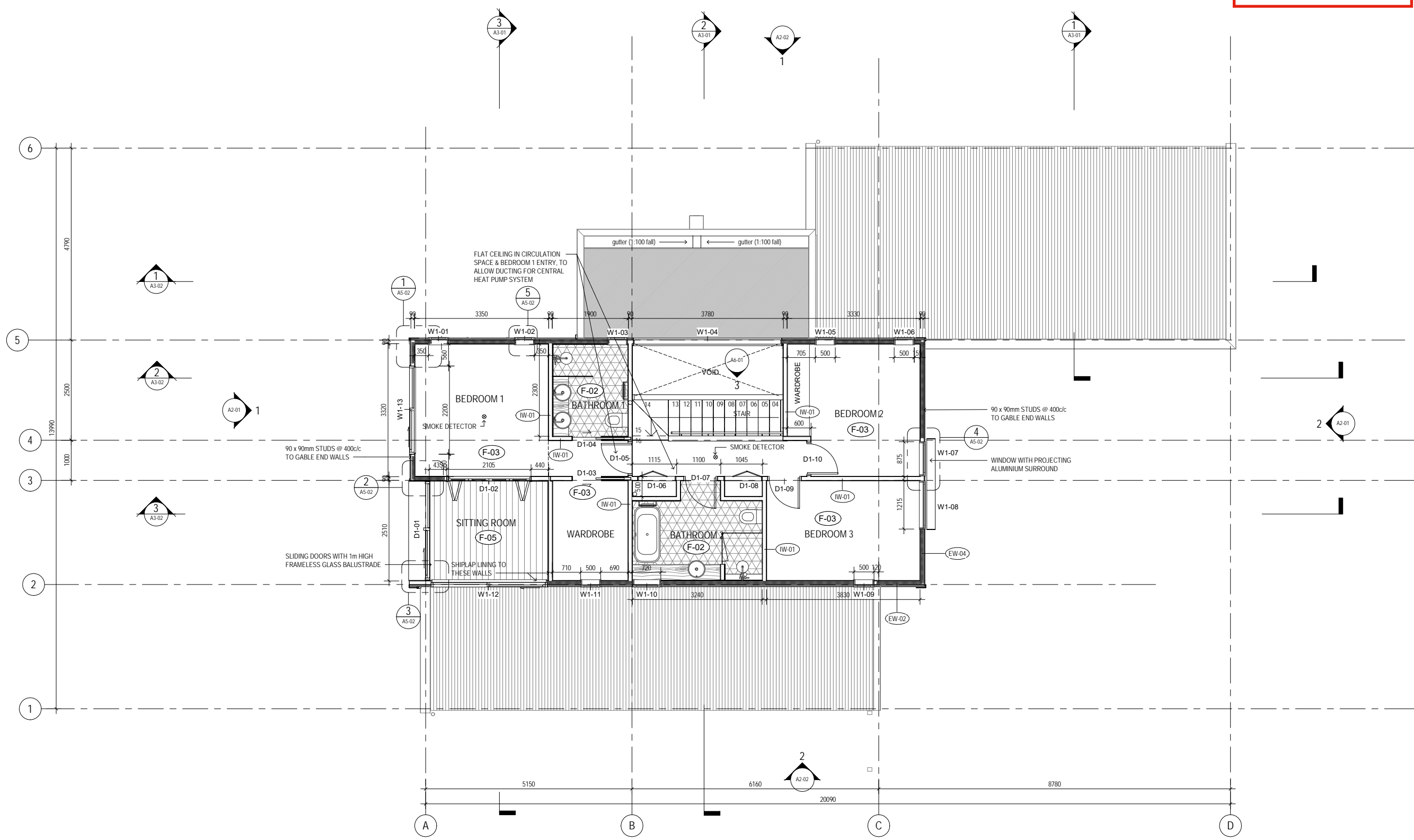
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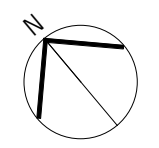
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 - F-04 SELECTED RUBBER GYM FLOORING
 - F-05 SELECTED ENGINEERED TIMBER FLOORING
- WALL & ROOF TYPES**
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AMX STRUCTURES
Michael Heather MEng(hons) CPEng
0211379834
DHC Structure Only Reviewed
DATE: 18/05/2020

CPENG: 1025672
SIGNED: *[Signature]*



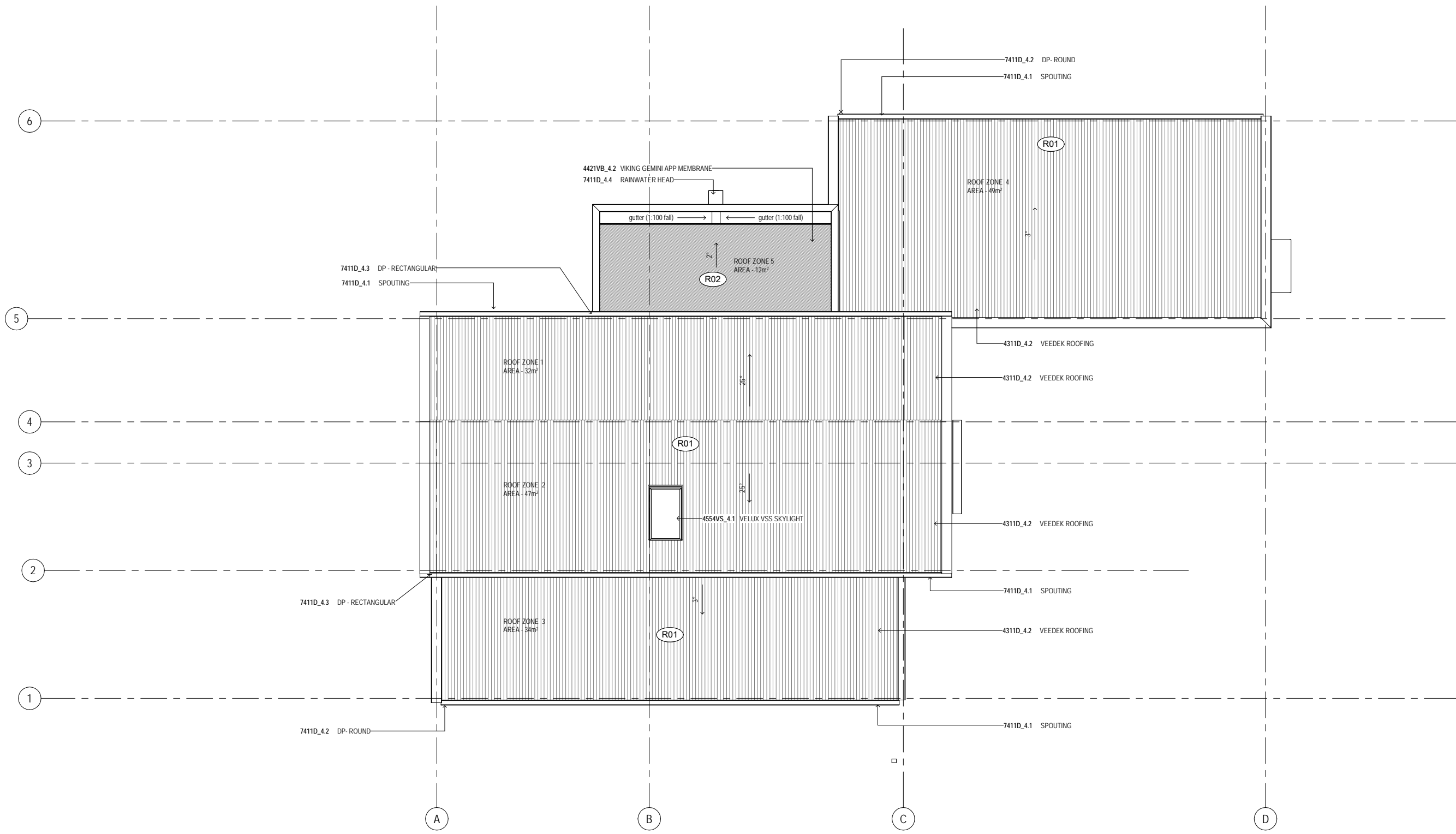
MILIEU
ARCHITECTURE + DESIGN
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WEBSITE | WWW.MILIEU-ARCH.NZ | EMAIL | INFO@MILIEU-ARCH.NZ

Auckland Council
10/07/2020
BCO10307925
APPROVED BUILDING CONSENT PLANS

PROJECT	16a La Veta Avenue	
CLIENT	Mount Albert, Auckland	
DRAWING	Sandy & Gareth Fletcher	
SCALE	(A1) 1:50	(A3) 1:100
DRAWN	KB	A1-02
CHECKED	KB	ISSUE
PROJECT NO.	1912	1

DETAILED DESIGN

10/07/2020
BCO10307925

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1	ISSUED FOR BUILDING CONSENT	18.05.20

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RAIN WATER DISPOSAL LEGEND

Roof Zone	Area (m²)	NZBC Req*	Proposed
1	32	1No. 63mmØDP	50x100mmDP
2	47	1No. 63mmØDP	50x100mmDP
3	34	1No. 63mmØDP	80No. xxmmØDP
4	49	1No. 63mmØDP	80No. xxmmØDP
5	12	1No. 63mmØDP	80No. xxmmØDP

*From Table 5 of E1/AS1
Downpipe Sizes for Given Roof Pitch and Area

Roof Zone	Area (m²)	NZBC Req*	Proposed
1	32	4000mm²	5670mm²
2	47	5000mm²	5670mm²
3	34	4000mm²	5670mm²
4	49	5000mm²	5670mm²

*From Figure 15 of E1/AS1
Cross Sectional Area of External Gutter

Roof Zone	Area (m²)	NZBC Req*	Proposed
5	12	4000mm²	15000mm²

*From Figure 16 of E1/AS1
Cross Sectional Area of Internal Gutter

FLOOR, WALL & ROOF TYPES

- FLOOR TYPES**
- F-01 POLISHED CONCRETE FLOOR (EXCEPT GARAGE)
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DRAWN	1:50	1:100	A1-03
CHECKED	KB	ISSUE	
PROJECT NO.	1912		1

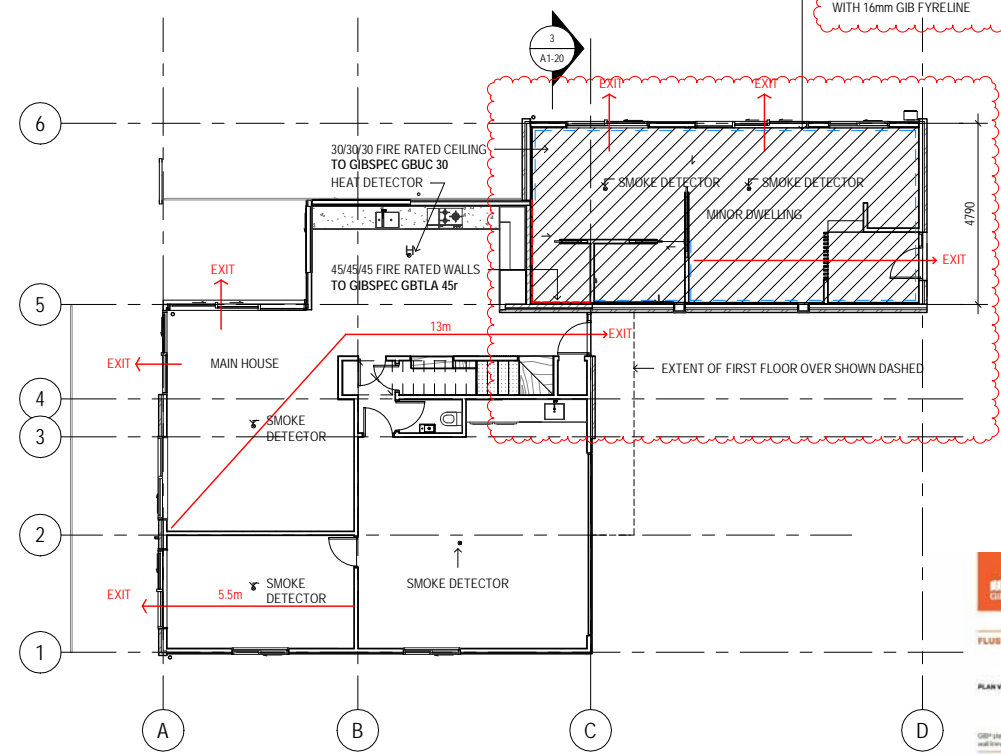
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Michael Heather MEng(hons) CPEng
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DETAILED DESIGN



FIRE PROTECTION

Compliance with C/AS1

PART 1: GENERAL

RISK GROUP
SH - BUILDINGS WITH SLEEPING (RESIDENTIAL) & OUT BUILDINGS
Houses, townhouses and small multi-unit dwellings

PART 2: FIRECELLS, FIRE SAFETY SYSTEMS AND FIRE RESISTANCE RATINGS

2.1 Firecell floor area limits - There are no requirements relating to firecells for risk group SH.

2.2 Fire safety systems - each household unit shall be provided with Type 1 smoke alarms in accordance with Acceptable Solution F7/AS1

2.3 Fire resistance ratings - Life rating = 30 minutes. Property rating = 30 minutes.

PART 3: MEANS OF ESCAPE

3.1 - not applicable

3.2 Number of escape routes - Risk group SH may be served by a single escape route provided the permitted dead end open path is not longer than 25m

3.3 Height and width of escape routes - no restrictions

3.4 Length of escape routes
Dead end open path 25m
Total open path 60m

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PART 4 - CONTROL OF INTERNAL FIRE AND SMOKE SPREAD

4.1 Fire separations - Each household unit, including any garage and escape routes in multi-unit dwellings, shall be fire separated from other household units and any escape routes with fire separations having an FRR of no less than 30/30/30.

4.2 Surface finishes - no requirements

4.3 Foamed plastics or combustible insulating materials - to comply with paragraph 4.3 C/AS1

PART 5 - CONTROL OF EXTERNAL FIRE SPREAD

5.1 Fire resistance ratings - not applicable

5.2 Roof projections - not applicable

5.3 Protection from a lower roof in multi-unit dwellings -

5.3.1 Fire spread from a roof close to and lower than an external wall of an attached sleeping unit or attached building on other property shall be prevented by providing an FRR of 30/30/30 to either:
a) The part of the roof within 5.0 m horizontally of the wall, or
b) Any part of the wall within 9.0 m vertically of the roof

Part 6: Firefighting - not applicable

Part 7: Prevention of fire occurring

7.1 Solid fuel appliances - not applicable

7.2 Gas-burning appliances - to comply with paragraphs 7.2.1 & 7.2.2 C/AS1

7.3 Oil-fired appliances - not applicable

7.4 Downlights - 7.4.1 Recessed luminaires shall be one of the following types, as specified in AS/NZS 60598.2.2:
a) IC-F, or
b) IC, or
c) CA-90 or
d) CA-135

Full compliance can only be achieved if the installation of the luminaire is in accordance with AS/NZS 60598.2.2.

7.5 Open fires - not applicable

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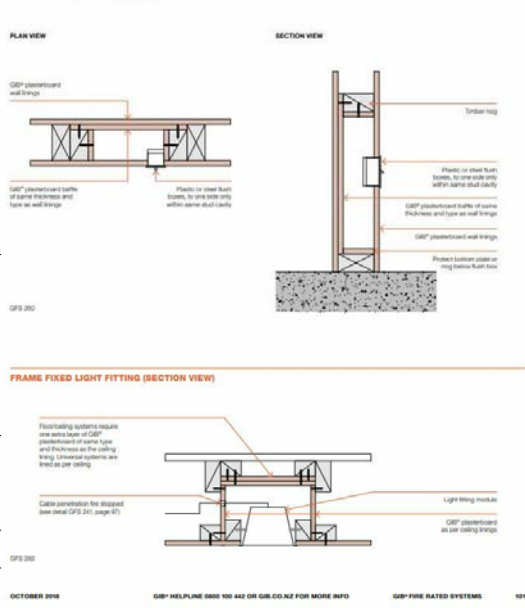
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RYANFIRE

SL Collar to Combustible Pipe + Pipe Socket Through Plasterboard Ceiling

Product: Ryanfire SL Collar
Approval: AS1530.4/AS4872
Ref: RFI 200271
ID: 8

Scenario: Combustible pipe socket joint penetration passing through plasterboard ceiling.
Construction: Up to 130mm dia PVC pipe.
Penetration: min 15mm thick FR plasterboard ceiling.
Fire integrity: 60 minutes
Insulation: 30 minutes

Installation Instructions:
1. ENSURE WITHIN APERTURE IS CLEAN AND FREE OF DEBRIS, LOOSE CEMENT, AND REMOVE ALL DUST FROM SURFACES REQUIRING INSTALLATION.
2. SELECT CORRECT DIAMETER RYANFIRE SL COLLAR FOR THE COMBUSTIBLE PIPE SOCKET PENETRATION.
3. APPLY RYANFIRE MASTIC TO SMOKE SEAL ANCHOR BETWEEN PVC PIPE AND FR PLASTERBOARD.
4. POSITION THE SL COLLAR AROUND THE PENETRATION AND FASTEN AROUND THE PIPE.
5. SLIDE THE SL COLLAR ALONG THE PIPE UNTIL ITS HARD UP AGAINST THE PLASTERBOARD CEILING.
6. FIT WITH SL COLLAR IN PLACE USING MINIMUM ANCHORING HOLLOW WALL ANCHORS.
7. APPLY RYANFIRE HP-X SMOKE SEAL WITHIN ANNULAR GAP BETWEEN COLLAR AND PIPE, FULL DEPTH OF SL COLLAR.

RYANFIRE Technical Support: info@ryanfire.co.nz - Tel 09 443 0362

FIRE RATING NOTES:

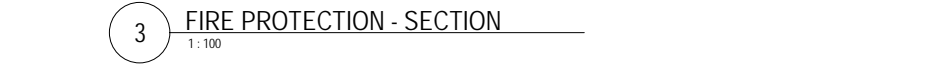
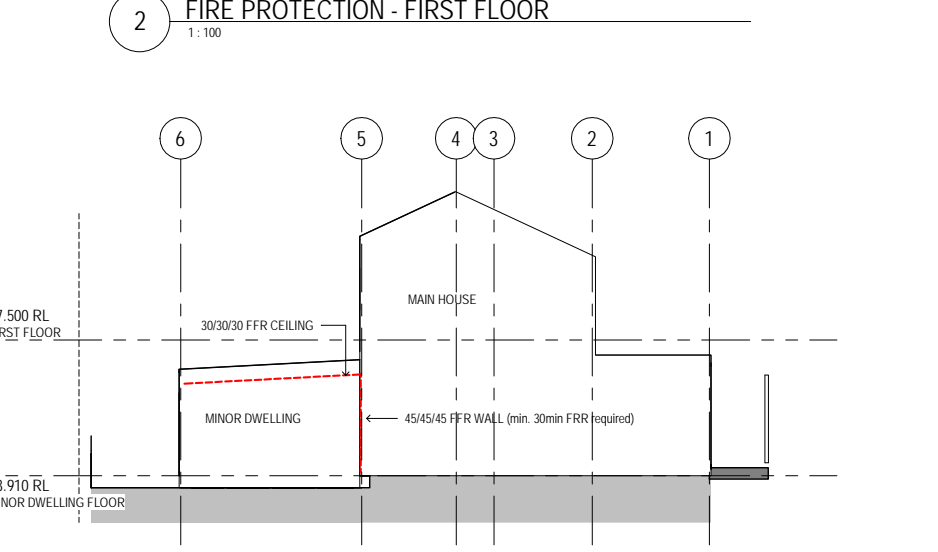
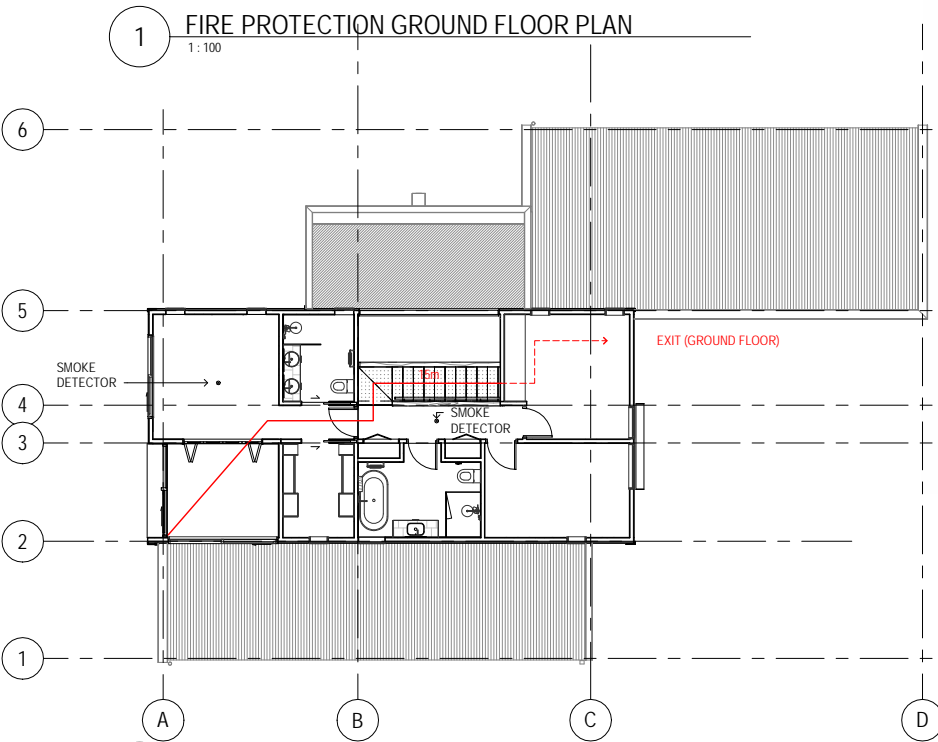
1. REFER TO DETAILED DRAWINGS FOR FIRE RATED WALL AND CEILING CONSTRUCTION DETAILS & RELEVANT GIBSPEC INSTALLATION INSTRUCTIONS.

2. REFER TO GIB 'PENETRATIONS IN GIB FIRE RATED SYSTEMS' FOR FLUSH BOX AND LIGHT FITTING INSTALLATION

3. VENT PIPE IN MINOR DWELLING ENSUITE TO HAVE RYANFIRE COLLAR, INSTALLED TO MANUFACTURERS DETAILS ON DRAWING 'V22.8 SL Collar to Combustible Pipe + Pipe Socket Through Plasterboard Ceiling'

4. EXTRACT IN MINOR DWELLING ENSUITE TO BE FITTED WITH 'LORIENT LVH 44C DAMPER' FROM RYAN FIRE, INSTALLED AS PER MANUFACTURERS INSTRUCTIONS.

REVISED PLAN
07 Jul 2020
CHRISTCHURCH CITY COUNCIL



GIB FIRE RATED CEILING SYSTEMS

Universal ceiling systems

Specification number	Performance	Specifications
GBUC 30	FRR 30/30/30	Lining 1 layer 10mm GIB Fyresafe® LB/NLB Load bearing

FRAMING
Timber or steel roof or floor/ceiling framing designed to meet structural criteria for strength and serviceability under dead and live loads.
The separation distance between the ceiling linings and any flooring or ceiling material shall be 30mm minimum.
Linings shall be supported by framing members with a minimum width of 35mm spaced at 600mm centres maximum.
Solid nogs shall be provided at 1200mm centres maximum and to the perimeter of the fire rated ceiling.
If timber-framed construction applies, the nogs shall be 70mm x 35mm minimum.

CEILING LINING
1 layer of 10mm GIB Fyresafe® shall be fixed at right angles to the underside of the framing members.
All sheet joints must occur over solid framing.
Sheets shall be touch fitted.
Alternatively, longitudinal sheet edges may be back blocked using a 200mm wide strip of 10mm GIB Fyresafe® adhered with GIB-Cove® Bond in accordance with the procedures outlined in the current 'GIB Site Guide'.

FASTENING THE LINING
Timber frame
40mm x 60mm GIB Grabber®
High Thread Drywall Screws

Steel frame
30mm x 60mm GIB Grabber®
Self Tapping Drywall Screws

Fastener centres
Place fasteners 120mm from longitudinal sheet edges and 180mm from sheet ends. This distance may be reduced to 120mm from sheet ends at butt joints on furring channels.
Place fasteners at 200mm centres around the sheet perimeter, along each intermediate framing member and where sheet end butt joints occur.

WALL/CILING JOINTS
The internal angle between the ceiling and walls must be protected by GIB-Cove® Adhesive with GIB-Cove® Bond or boxed corners square stopped, filled and taped in accordance with the publication entitled 'GIB Site Guide'.

JOINTING
All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled 'GIB Site Guide'.

GIB NOISE CONTROL SYSTEMS - INTERTENANCY

Two way FRR - timber frame wall - GIB Rail®

Specification number	Performance	Specifications
GBTLA 45r	STC 55 Rw 54 FRR 45/45/45	Lining 2 x 13mm GIB Standard Plasterboard each side LB/NLB Load bearing Partition 150mm wide

FRAMING
Stud size 90mm
Space between frames N/A

Framing to comply with:
- NZBC B1 - Structure AS1 Clause 3 - Timber (NZS 3604 or NZS Clause 6 - Timber NZS 3603,
- NZBC B2 - Durability AS1 Clause 5.2 - Timber (NZ 3604)
- Studs at 600mm centres maximum,
- Nogs at 1200mm centres maximum.

Height as determined by NZS 3604 stud and top plate tables for load-bearing walls.

SOUND CONTROL INFILL
Inner layer: 20mm x 60mm GIB Grabber® Self Tapping Drywall Screws.
Outer layer: 40mm x 70mm GIB Grabber® High Thread Drywall Screws.

FASTENING THE LINING
Fasteners
Framing side: 40mm x 60mm GIB Grabber® High Thread Drywall Screws.
Outer layer: 50mm x 70mm GIB Grabber® High Thread Drywall Screws.
GIB Rail® side
Inner layer: 20mm x 60mm GIB Grabber® Self Tapping Drywall Screws.
Outer layer: 40mm x 70mm GIB Grabber® Self Tapping Drywall Screws.

Fastener centres
Framing at 200mm centres to each stud and plate, and along each rail. Place fasteners no closer than 120mm to sheet edges.
Warning: Systems that utilise GIB Rail® require particular attention to ensure the sheet fasteners do not compromise acoustic performance. When fastening the lining through the GIB Rail®, set the screws to the side of the studs. The screws must not touch or penetrate the framing. Marking the position of the studs on the floor will help to avoid screwing into the studs.

JOINTING
Inner layer: Unstopped.
Outer layer: All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled 'GIB Site Guide'. Wall to ceiling junctions are to be reinforced with paper tape and square stopped or finished with GIB-Cove®.

FASTENING THE GIB RAIL®
The rail shall be fixed horizontally at 600mm centres using 30mm x 60mm GIB Grabber® Master Head Self Tapping Screws through the base flange into each stud. The base flange shall point downwards and the open edge upwards. The top rail shall be fastened with its upper edge below the top plate but no more than 75mm below the ceiling line. The bottom rail 50mm from the floor line. The bottom rail only may be fixed with its base flange up or down for ease of attachment. Splice rails directly over the studs by nesting not butting with no more than a 20mm overlap. Drive the fastener through both flanges into the stud.

WALL LINING
2 layers of 13mm GIB Standard Plasterboard fixed vertically each side of the frame.
Vertical joints of the outer layer are offset 600mm from those of the inner layer. Use full height sheets where possible. Sheet joints

are touch fitted and must occur over timber on the framing side. Where sheet end joints are unavoidable they must be over nogs or rail and outer layer joints offset from those on the inner layer.

ACOUSTIC SEALANT
A bead of GIB Soundseal® acoustic sealant is required around the perimeter of the inner lining. The outer lining is then bedded onto the sealant.

LORIENT

Fire & Incipient Rated Ceilings: Ceiling 3

No. Description
1 Dual layer rated plasterboard ceiling.
2 Lorient fire rated inline fan connection block.
3 Base plate bedded in Lorient intumescent sealant.
4 Plasterboard gap filled full depth with Lorient intumescent sealant.
5 Aluminium return / supply air cover grilles as required.

Installation Instruction:

- Determine location and prepare 165mm diameter hole in ceiling.
- Liberaly apply Lorient intumescent sealant to the damper baseplate and a 25mm band around the aperture.
- Fit damper centrally within the aperture and push into the intumescent sealant ensuring that it is completely bedded in.
- Connect flexible ductwork to casing spigot.
- On the underside of the ceiling seal the gap between damper and aperture full depth with Lorient intumescent sealant.
- Fit face cover plate as required.

Note: Air diffuser / cover plate supplied by others.

LWH44C installed in Ceiling
Fire Resistance in accordance with AS1530.4 2014 **60/60/60**
60 minutes resistance to the incipient spread of flame (RIF)
Test Ref: BRANZ FP 5859
Max cell size: 150mm diameter

MILIEU ARCHITECTURE + DESIGN

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PROJECT 16a La Veta Avenue
Mount Albert, Auckland
CLIENT Sandy & Gareth Fletcher
DRAWING FIRE PROTECTION

SCALE (A1) (A3) DRAWING NO. A1-20
DRAW 1: 100
CHECKED KB ISSUE
PROJECT NO. 1912

Michael Heather (McIntosh) CPEng
0211379834
DHC Structure Only Reviewed
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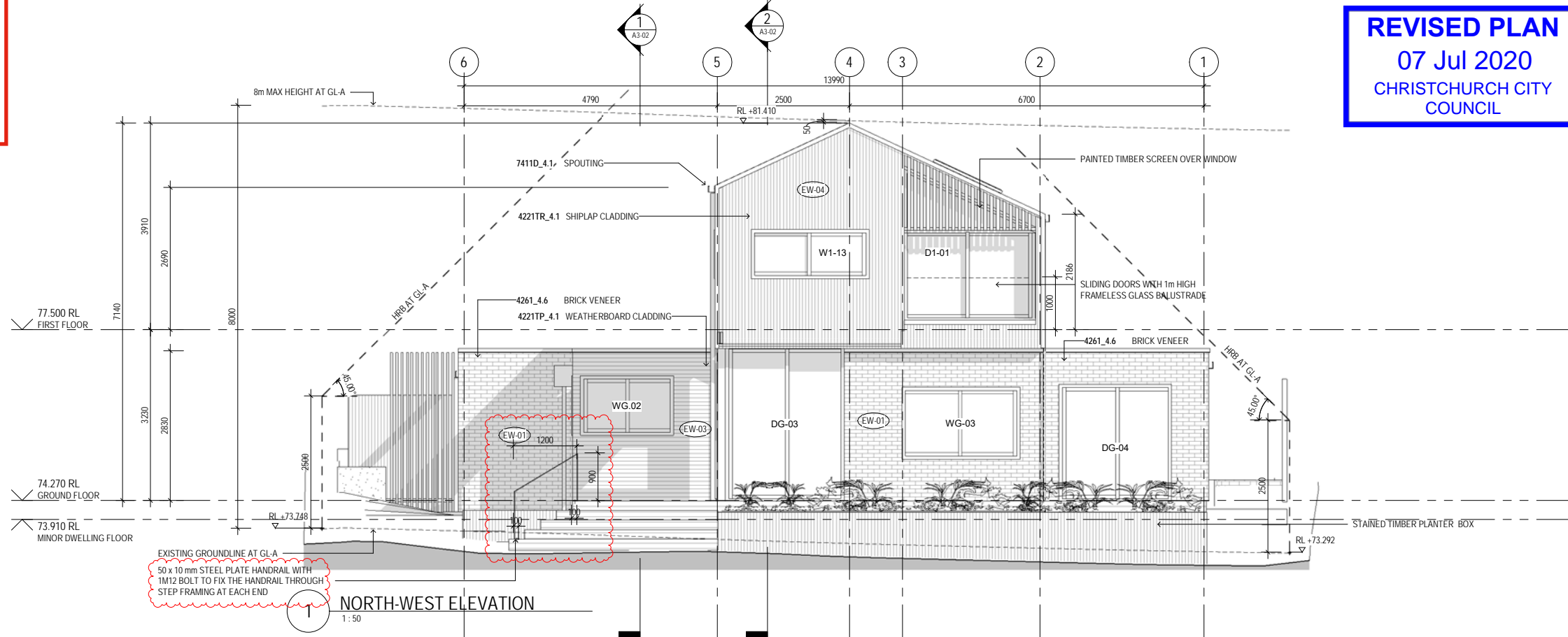
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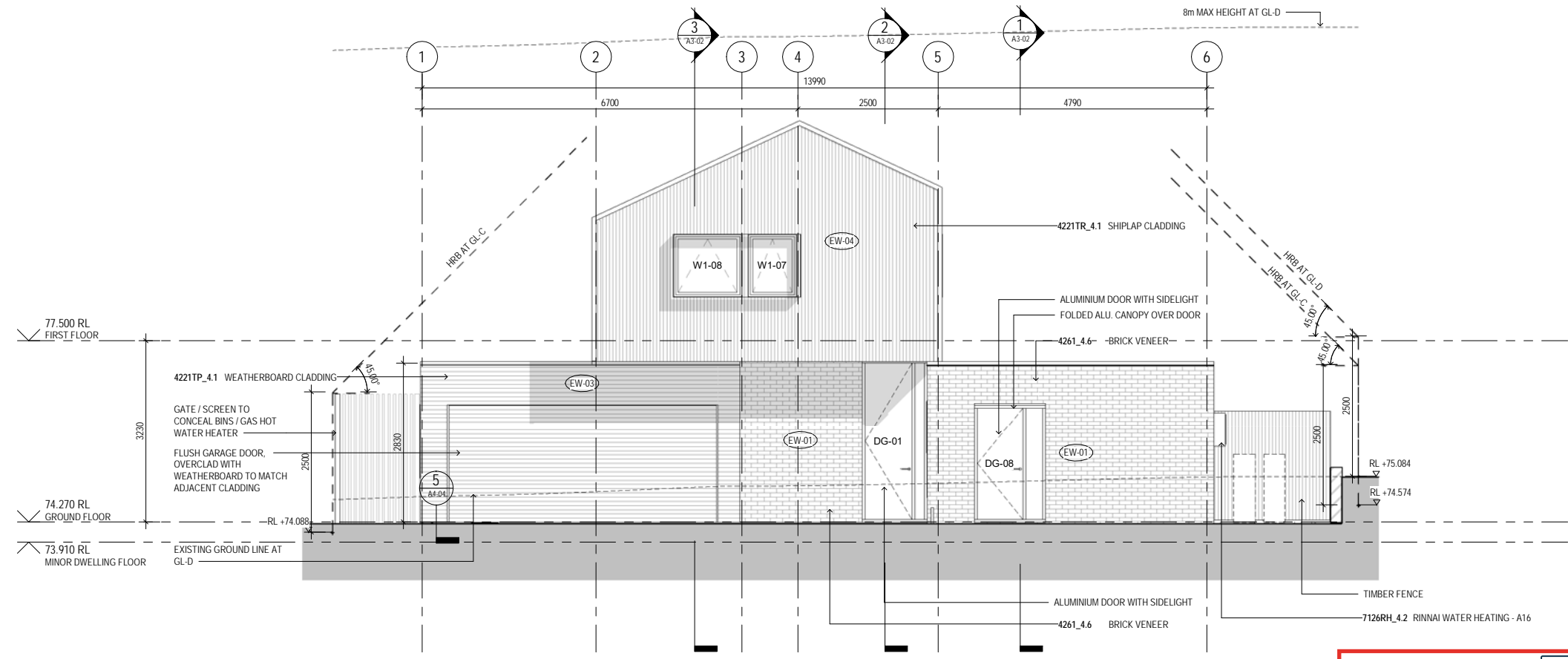
REVISED PLAN
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1 NORTH-WEST ELEVATION
1:50



2 SOUTH-EAST ELEVATION
1:50

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RISK MATRIX

RISK SCORE	Low	Med	High	V.High	Score
A. WIND ZONE	0	1	2	4	0
B. NO. OF STOREYS	0	1	2	4	1
C. ROOF / WALL JUNCTION	0	1	2	5	3
D. EAVES WIDTH	0	1	2	5	5
E. ENVELOPE COMPLEXITY	0	1	3	6	3
F. DECKS	0	2	4	6	0
TOTAL					12

UNDER E2/AS1, TABLE 3: SUITABLE WALL CLADDINGS, WITH A RISK MATRIX SCORE OF 12, THE SPECIFIED CLADDING MATERIALS ON A 20MM DRAINED CAVITY ARE PERMITTED.

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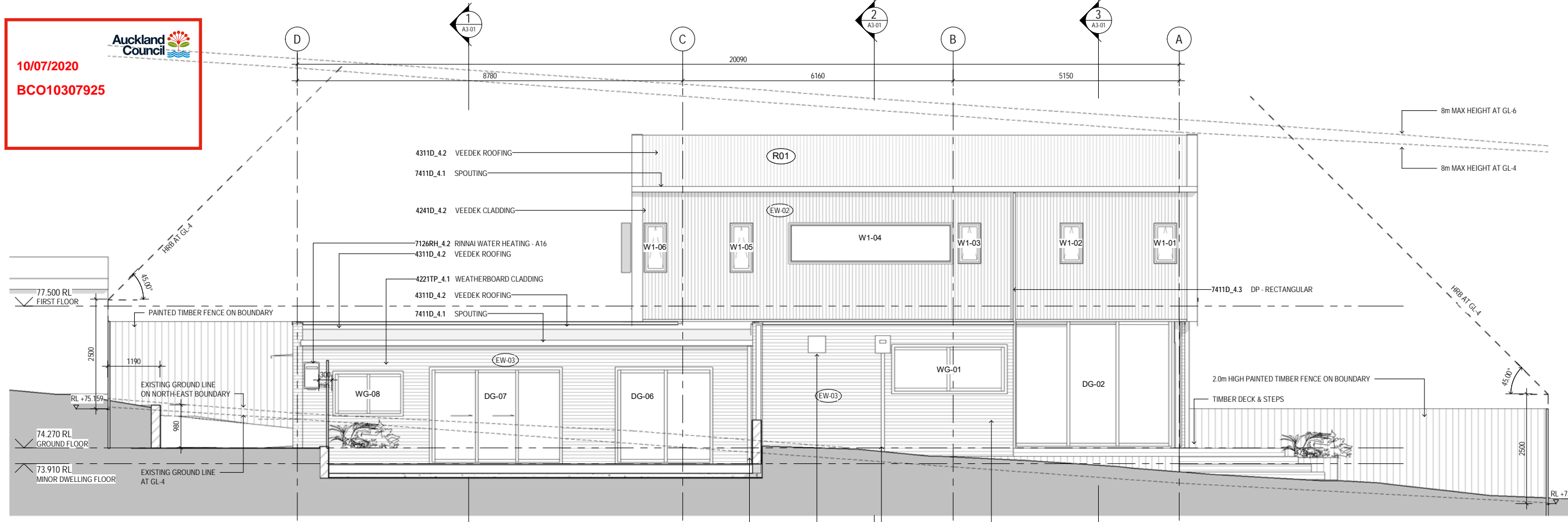
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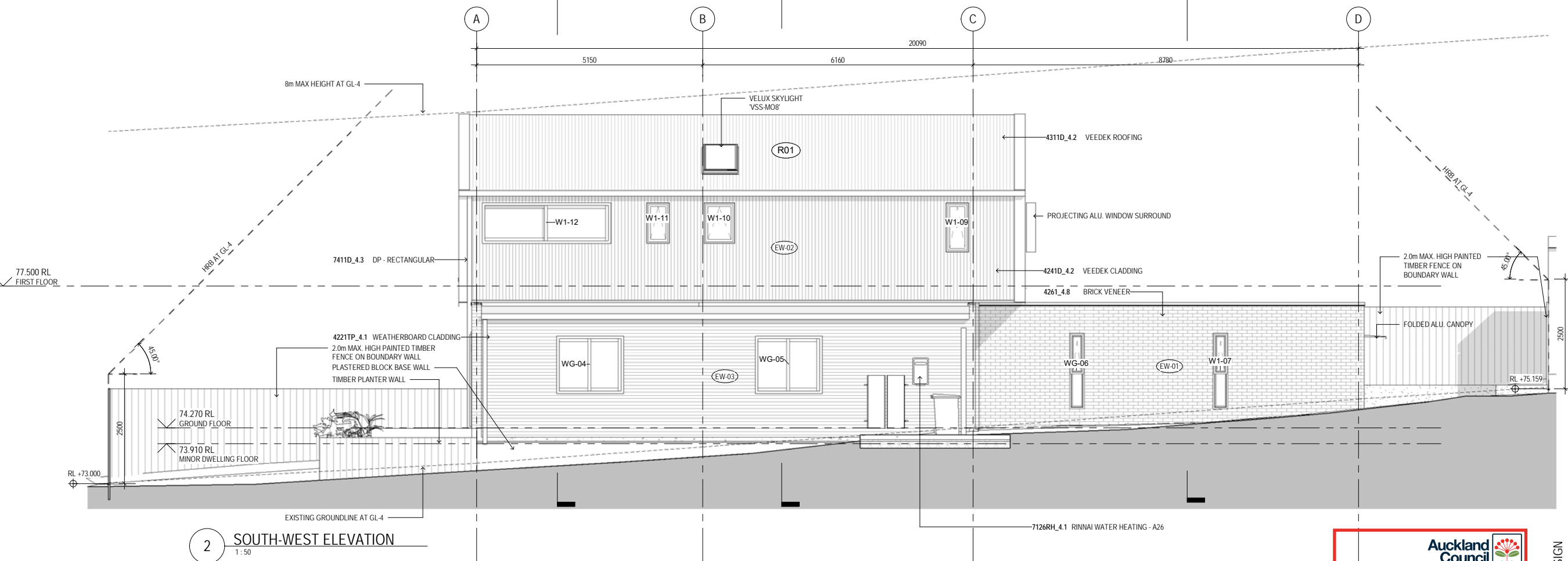
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1:50

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BCO10307925
APPROVED BUILDING CONSENT PLANS

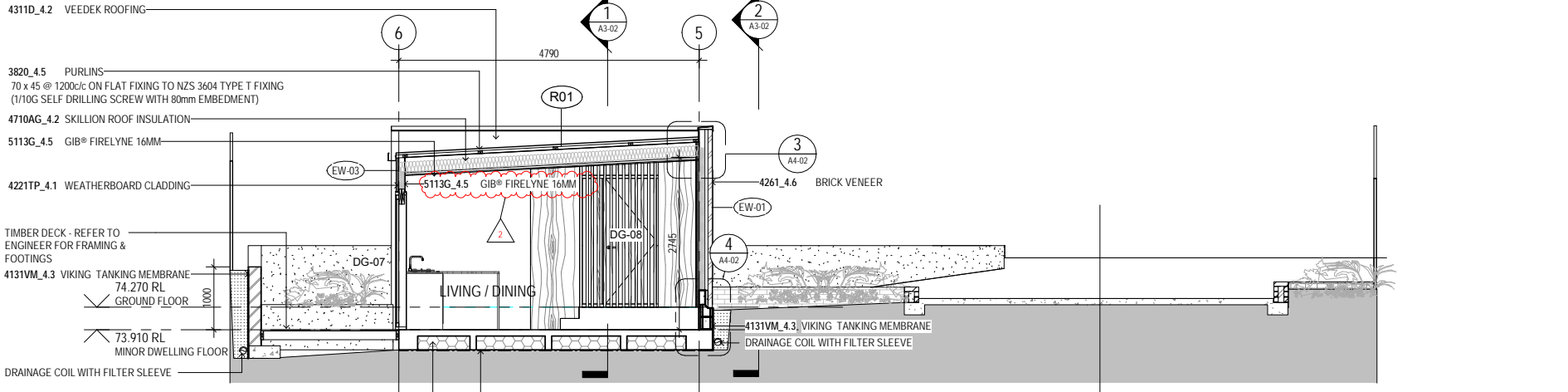
DETAILED DESIGN

Auckland Council
 10/07/2020
 BCO10307925

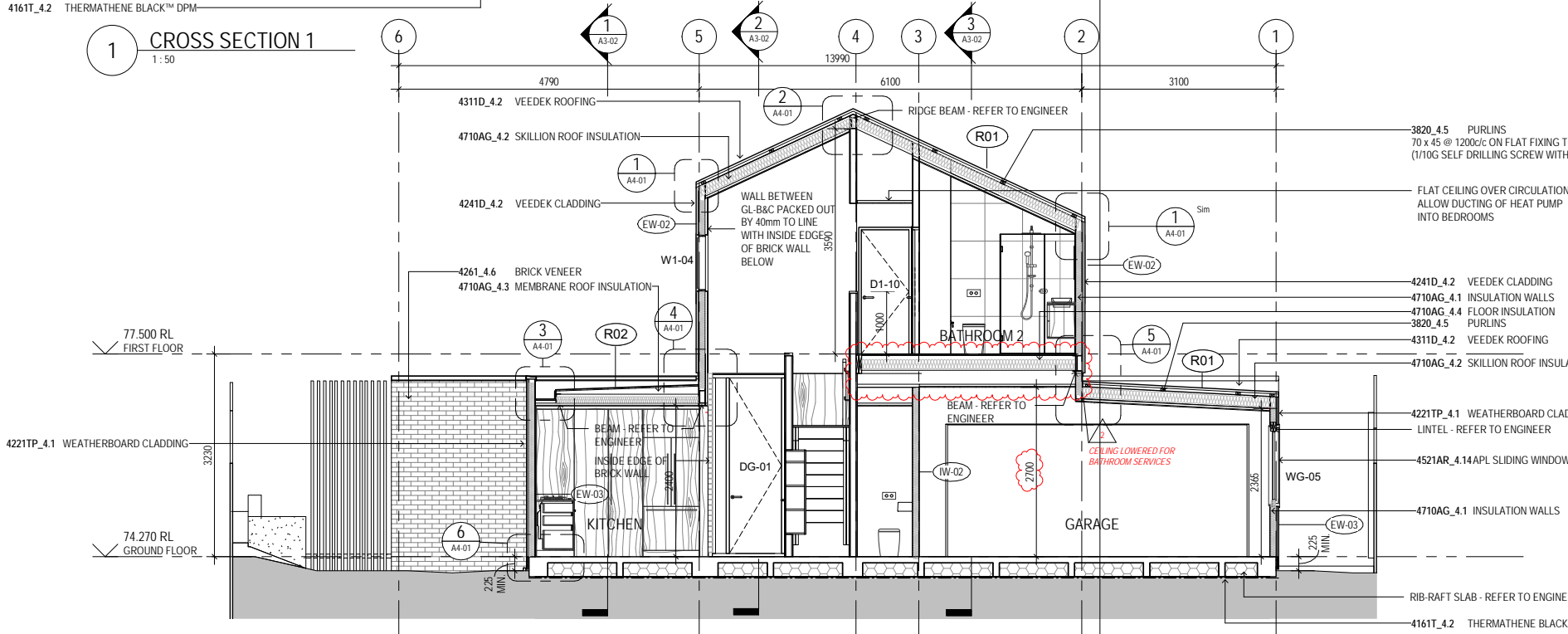
REVISED PLAN
 07 Jul 2020
 CHRISTCHURCH CITY COUNCIL

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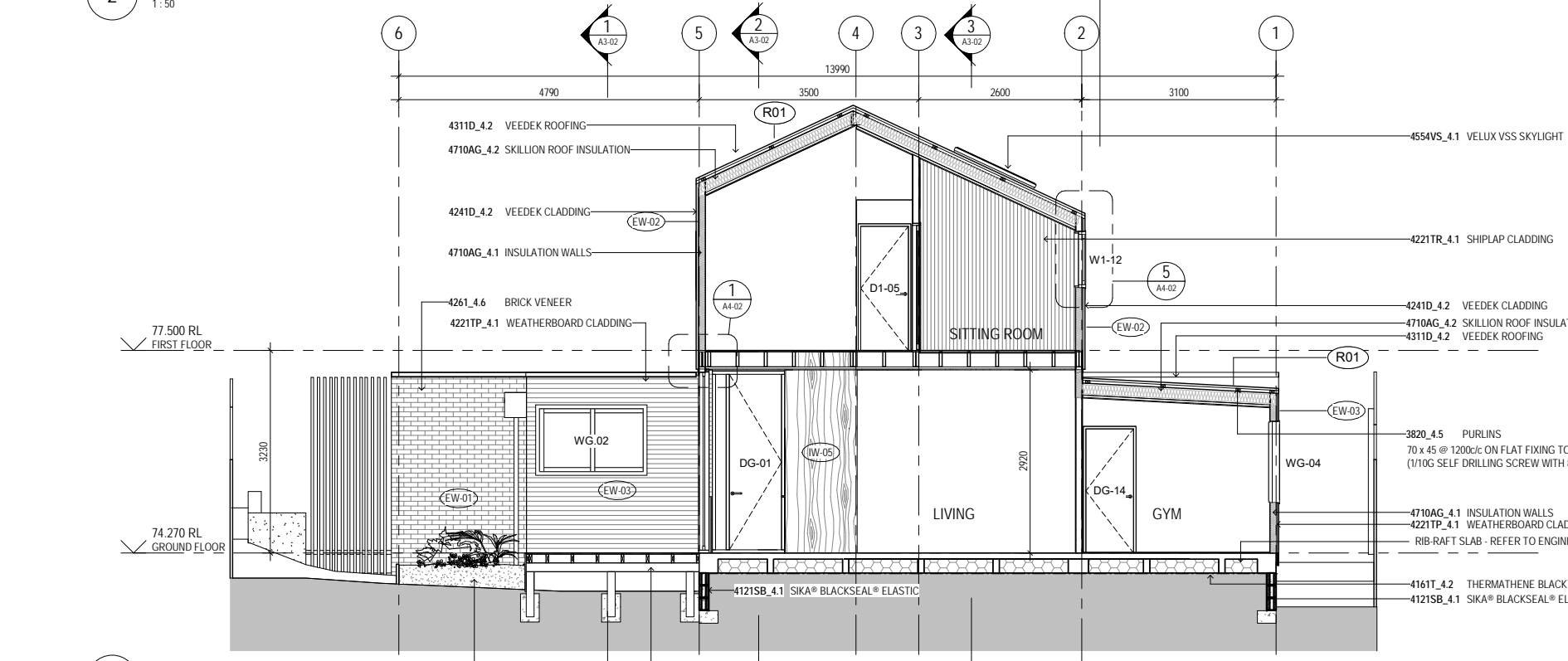
ISSUE	DESCRIPTION	DATE
1	ISSUED FOR BUILDING CONSENT	18.05.20
2	ISSUED FOR BC RFI-02	30.06.20



1 CROSS SECTION 1
 1:50



2 CROSS SECTION 2
 1:50



3 CROSS SECTION 3
 1:50

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FLOOR, WALL & ROOF TYPES

- FLOOR TYPES**
- F-01 POLISHED CONCRETE FLOOR (EXCEPT GARAGE)
 - F-02 SELECTED TILED FLOOR
 - F-03 SELECTED CARPET
 - F-04 SELECTED RUBBER GYM FLOORING
 - F-05 SELECTED ENGINEERED TIMBER FLOORING
- WALL & ROOF TYPES**
- EW-0X DENOTES EXTERNAL WALL TYPE REFER TO DRAWING A4-00
 - IW-0X DENOTES INTERNAL WALL TYPE REFER TO DRAWING A4-00
 - R-0X DENOTES ROOF TYPE REFER TO DRAWING A4-00

AMX STRUCTURES
 Michael Heather (MEng) CPEng
 0211379834
 DHC Structure Only Reviewed
 DATE: 02/07/2020
 CPENG: 1025672
 SIGNED: *[Signature]*

Auckland Council
 Te Kaitiaki o Tamaki Makaurau
 10/07/2020
 BCO10307925
APPROVED
BUILDING CONSENT PLANS

MILIEU
 ARCHITECTURE + DESIGN
 ADDRESS | 25A POLLEN STREET, AUCKLAND | PHONE | 021 1145 895
 WEBSITE | WWW.MILIEU-ARCH.NZ | EMAIL | INFO@MILIEU-ARCH.NZ

PROJECT 16a La Veta Avenue
 Mount Albert, Auckland
 CLIENT Sandy & Gareth Fletcher
 DRAWING CROSS SECTIONS

SCALE	(A1)	(A3)	DRAWING NO.
DRAWN	1:50	1:100	A3-01
CHECKED	KB		
PROJECT NO.	1912		

DETAILED DESIGN

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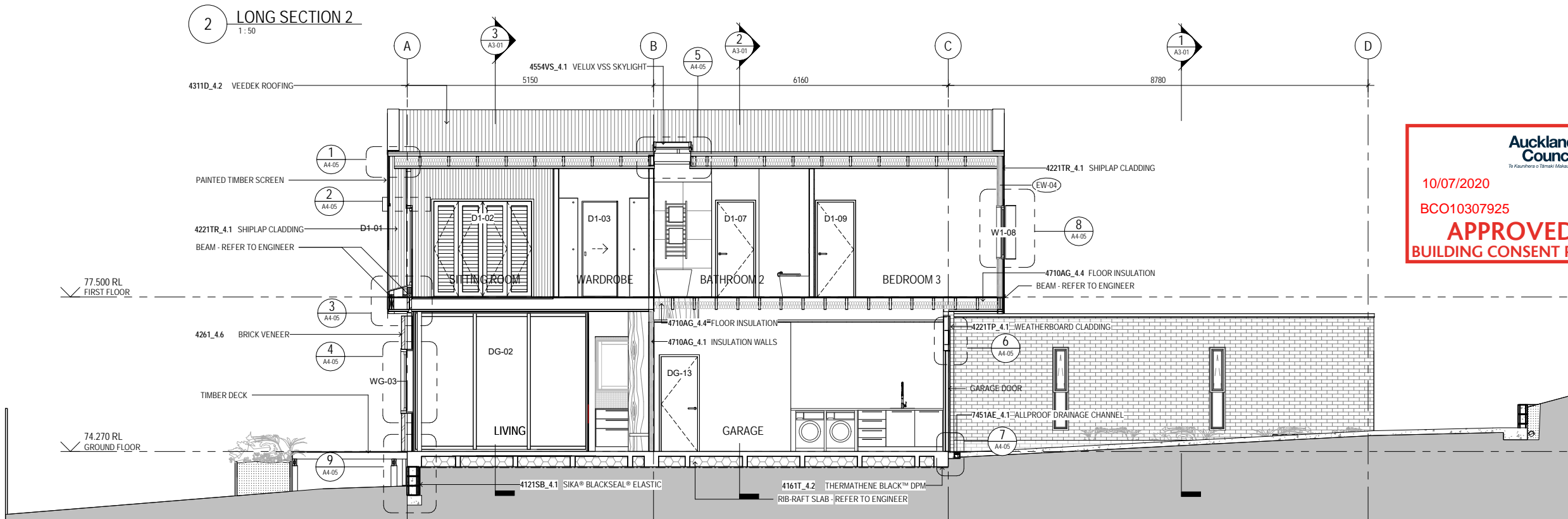
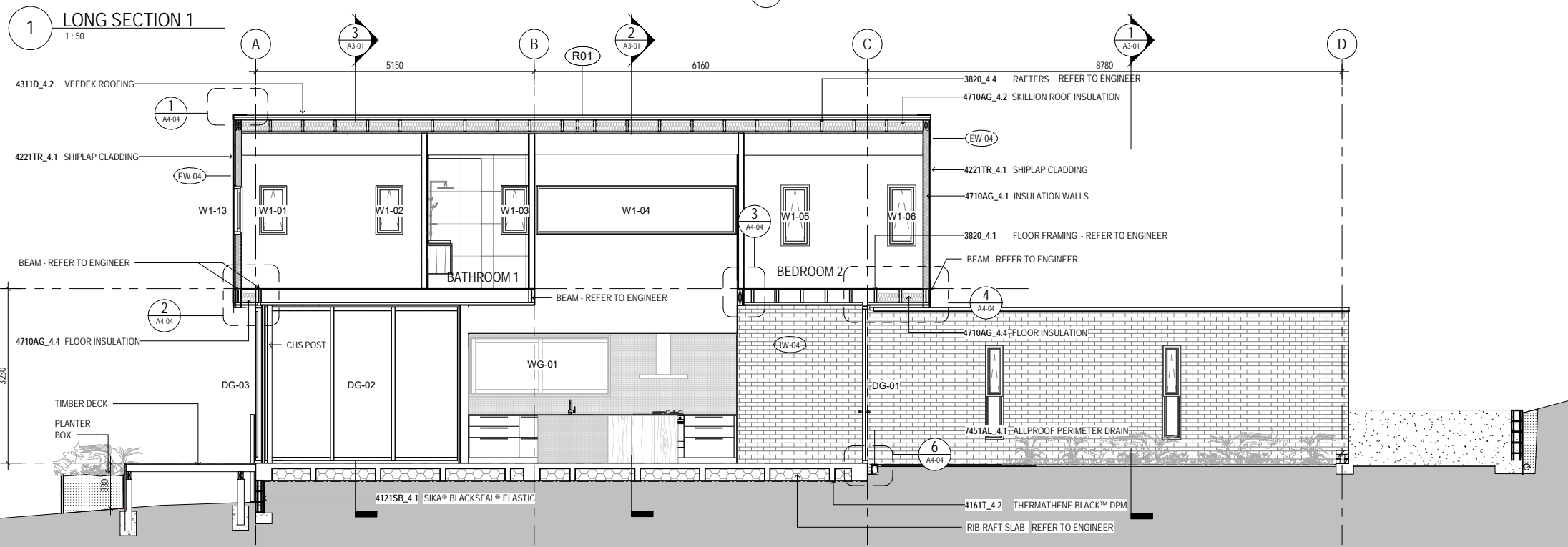
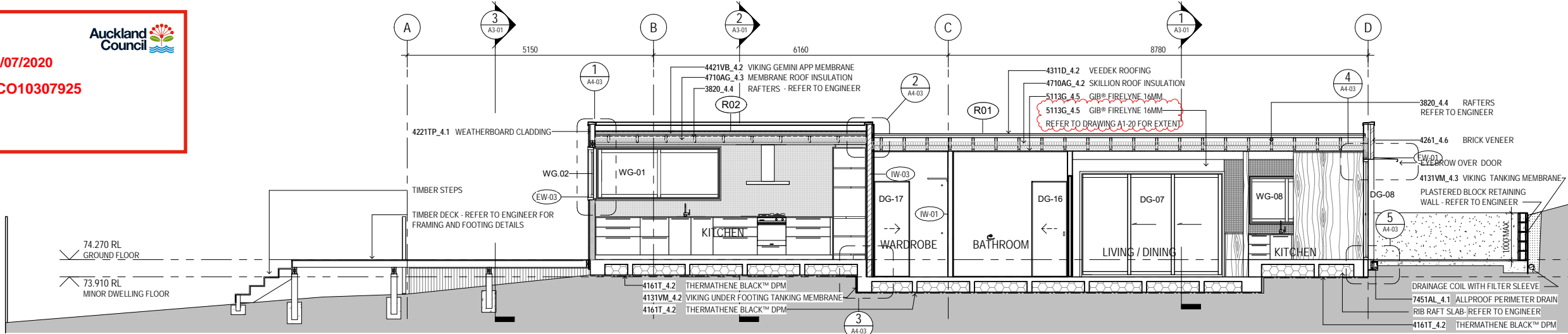
REVISED PLAN
 07 Jul 2020
 CHRISTCHURCH CITY COUNCIL

AMX STRUCTURES Michael Heather M(Eng)ons CP(Eng)
 0211379834
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 DATE: 02/07/2020
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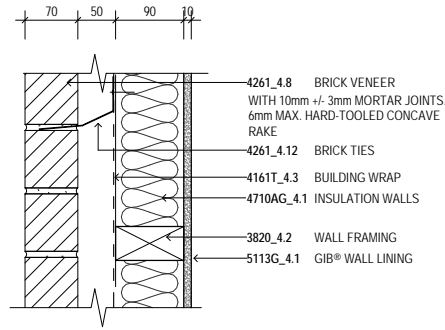
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PROJECT	16a La Veta Avenue		
CLIENT	Mount Albert, Auckland		
	Sandy & Gareth Fletcher		
DRAWING	LONG SECTIONS		
SCALE	(A1) 1:50	(A3) 1:100	DRAWING NO. A3-02
DRAWN	KB		CHECKED
CHECKED	KB		ISSUE
PROJECT NO.	1912		2

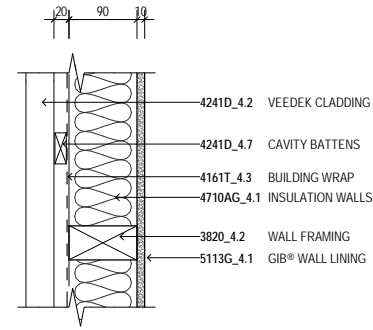


3 LONG SECTION 3
 1:50

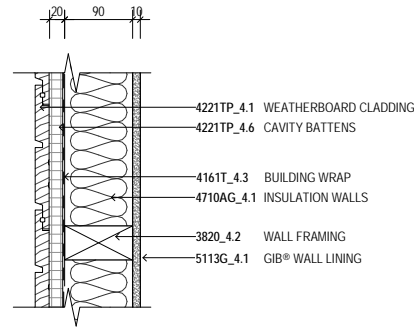
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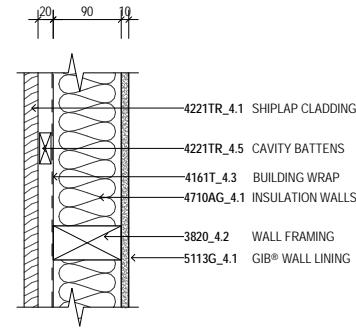
EW-01 - BRICK CLADDING



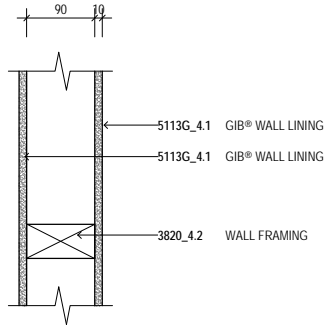
EW-02 PROFILED METAL CLADDING



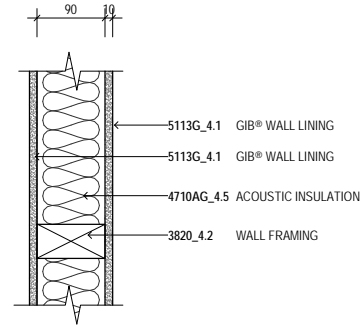
EW-03 - WEATHBOARD CLADDING



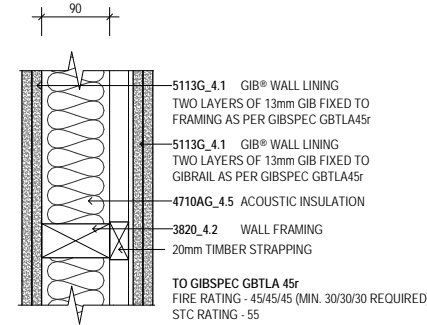
EW-04 - SHIPLAP CLADDING



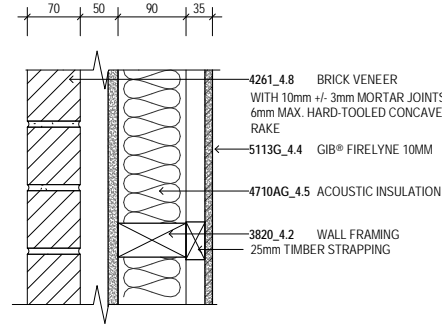
IW-01 - STANDARD WALL



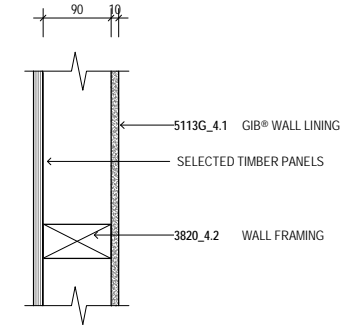
IW-02 - INSULTATED WALL



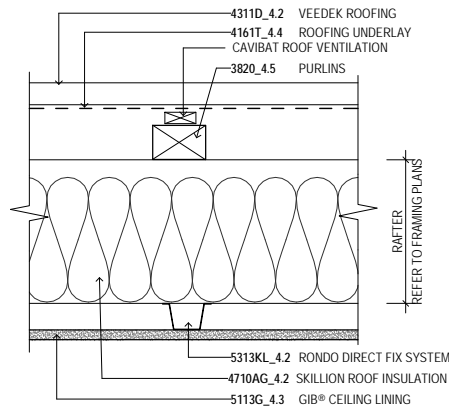
IW-03 - FIRE RATED WALL



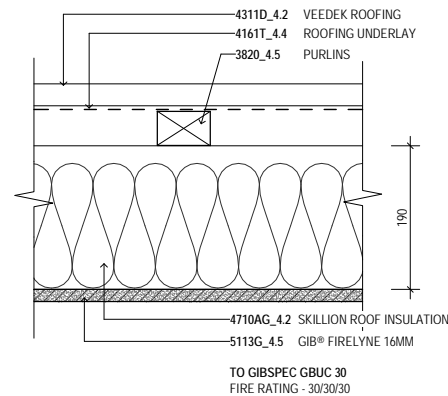
IW-04 - BRICK WALL
30/30/30 FIRE RATED
STC RATING - > 66



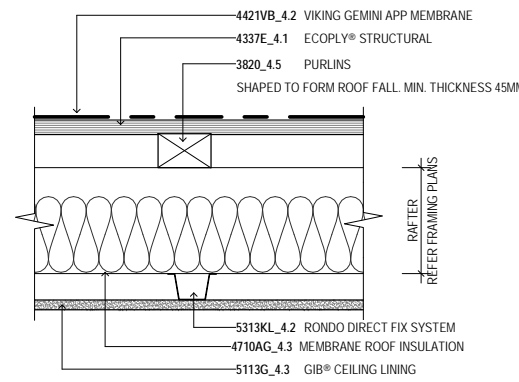
IW-05 - TIMBER LINED FEATURE WALL



R-01 - PROFILED METAL ROOF



R-01 - PROFILED METAL ROOF -
IN FIRE RATED AREAS



R02- MEMBRANE ROOF

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AMX STRUCTURES
Michael Heather MEng(hons) CPEng
0211379834
DHC Structure Only Reviewed
DATE: 18/05/2020

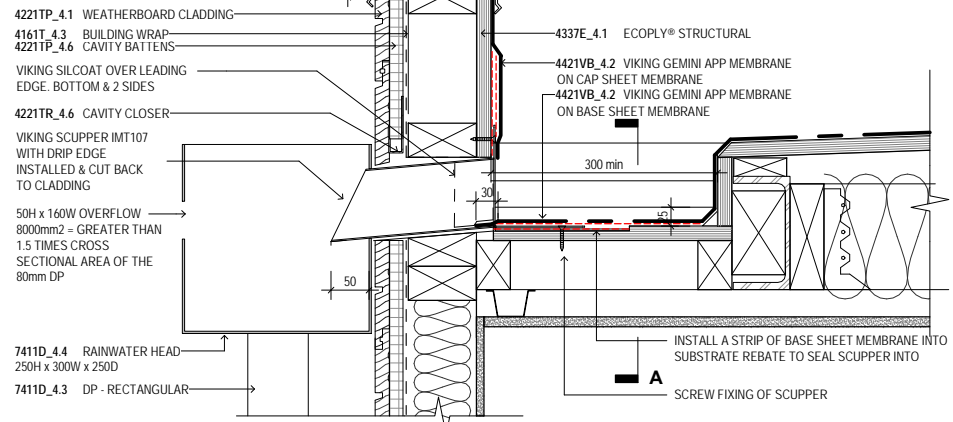
CPENG: 1025672
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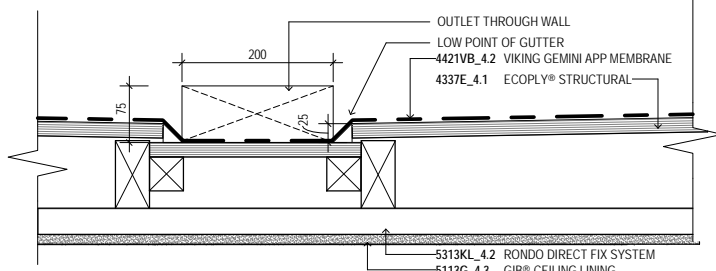
PROJECT	16a La Veta Avenue		
CLIENT	Mount Albert, Auckland		
DRAWING	Sandy & Gareth Fletcher		
SCALE	(A1)	(A3)	DRAWING NO.
DRAWN	1:5	1:10	A4-00
CHECKED	KB	ISSUE	
PROJECT NO.	1912		1

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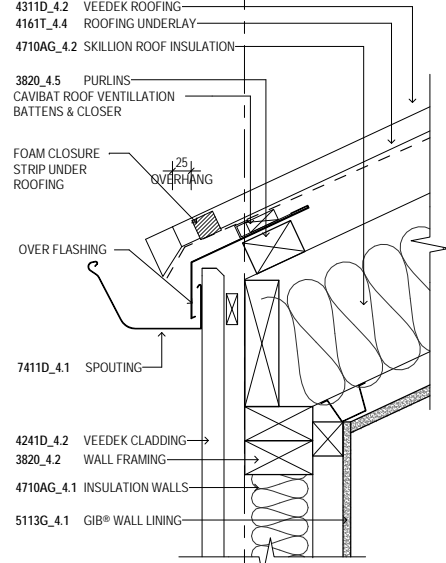


RWH CROSS SECTION

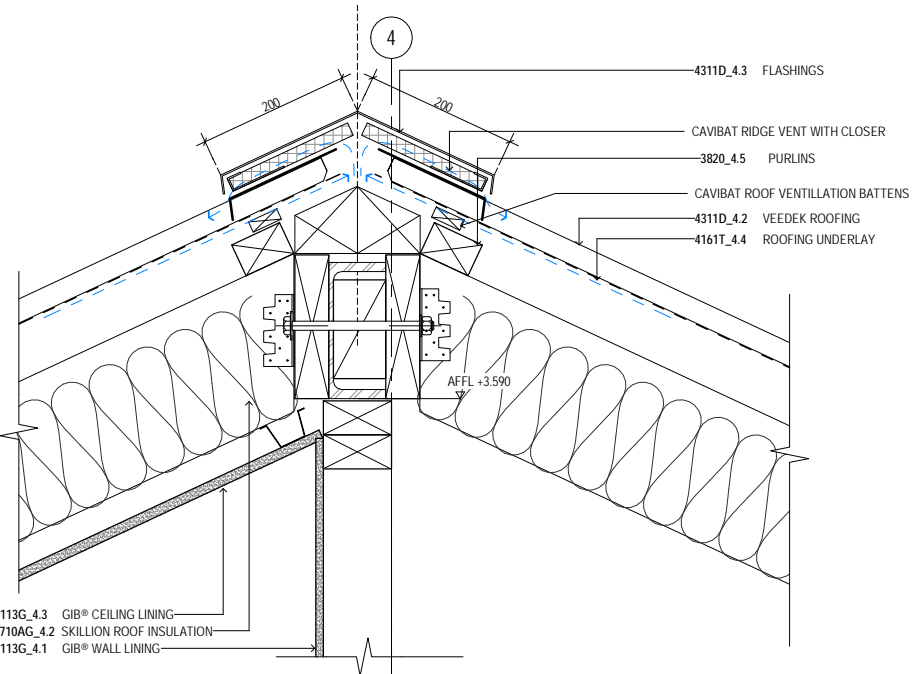


A - RWH LONG SECTION

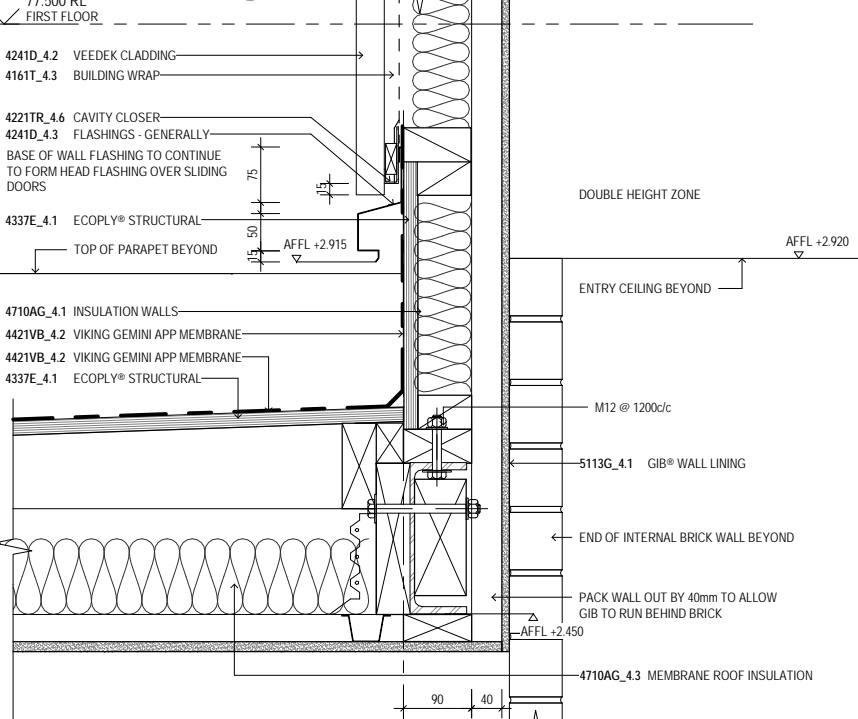
7 RWH DETAIL
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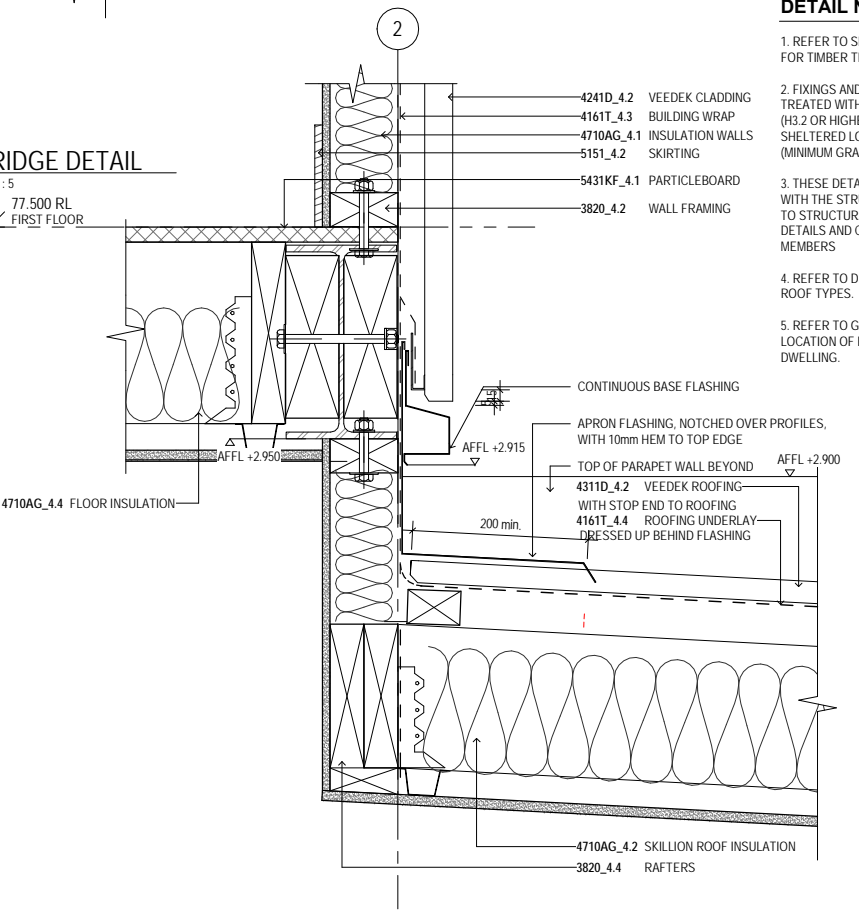
1 GUTTER DETAIL
1:5



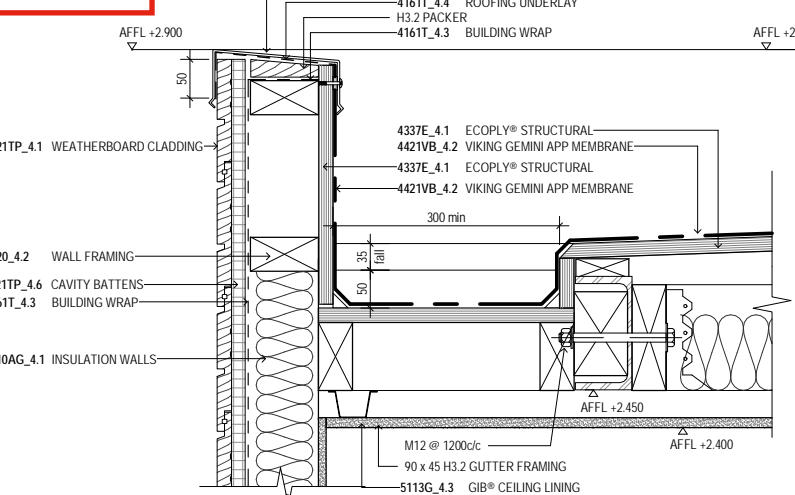
2 RIDGE DETAIL
1:5



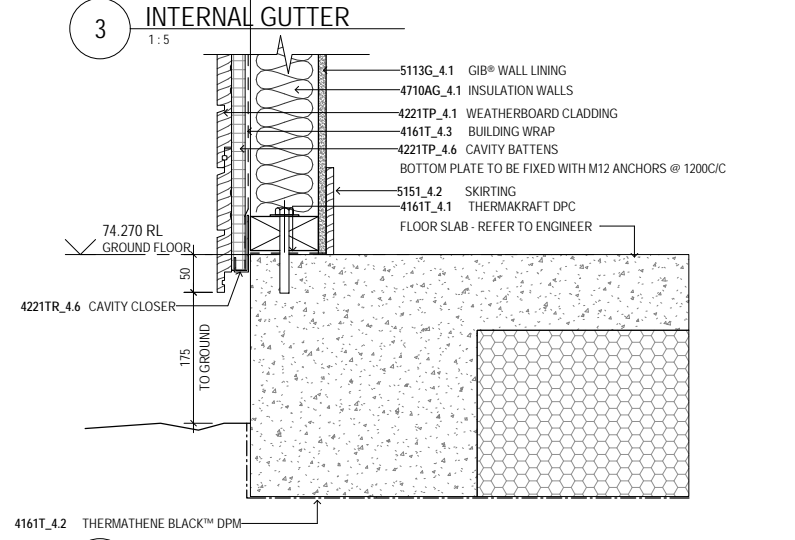
4 ROOF WALL JUNCTION
1:5



5 ROOF WALL JUNCTION 2
1:5



3 INTERNAL GUTTER
1:5



6 WALL BASE - WEATHERBOARD
1:5

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 0211379834
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 DATE: 18/05/2020
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 SIGNED:

DETAILED DESIGN

PROJECT 16a La Veta Avenue
 Mount Albert, Auckland
 CLIENT Sandy & Gareth Fletcher
 DRAWING SECTION DETAIL - SHEET 1

SCALE	(A1)	(A3)	DRAWING NO.
DRAWN	1:5	1:10	A4-01
CHECKED	KB		ISSUE
PROJECT NO.	1912		1

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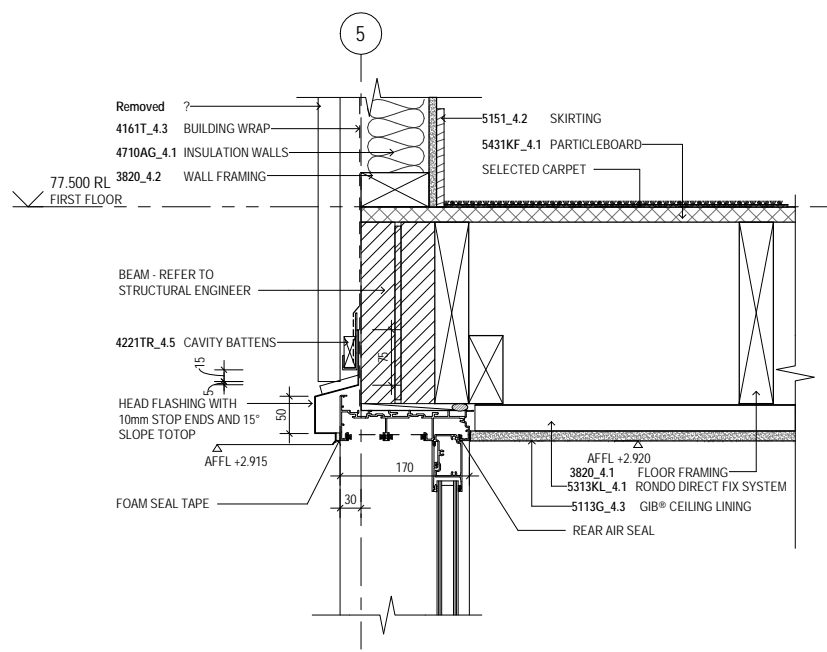
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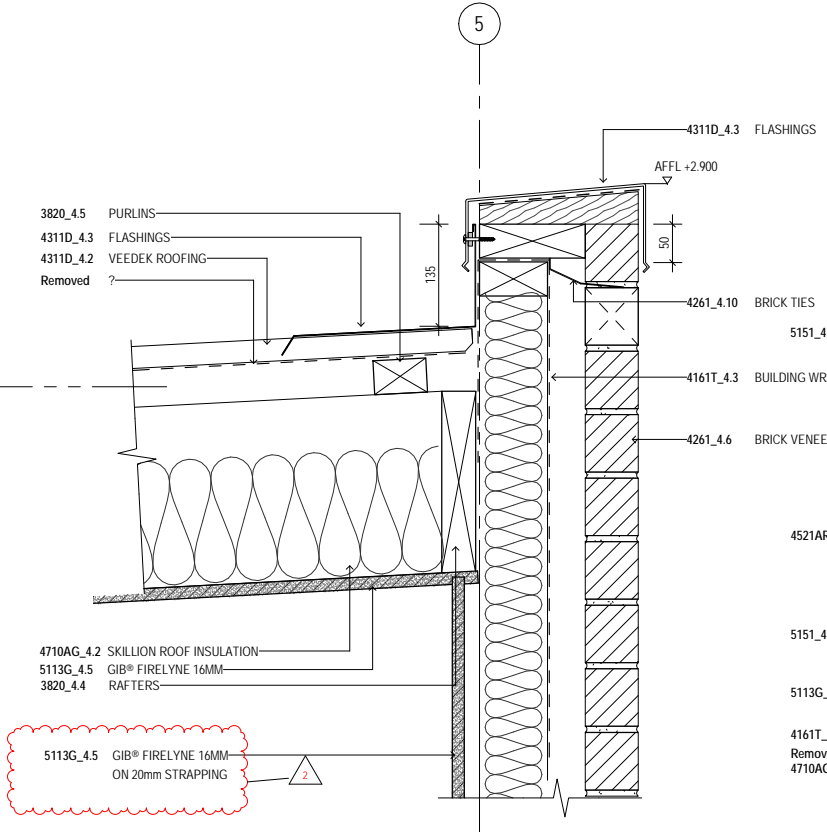
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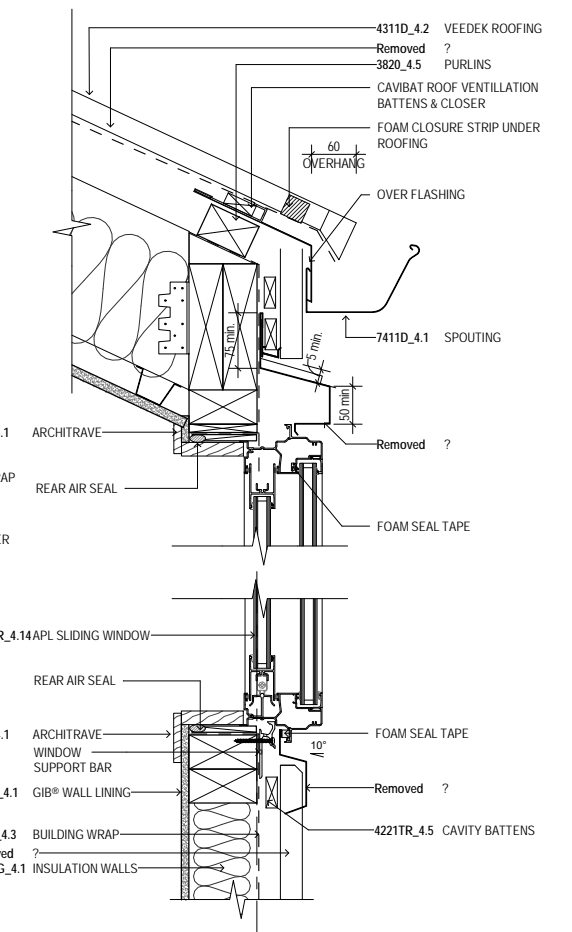
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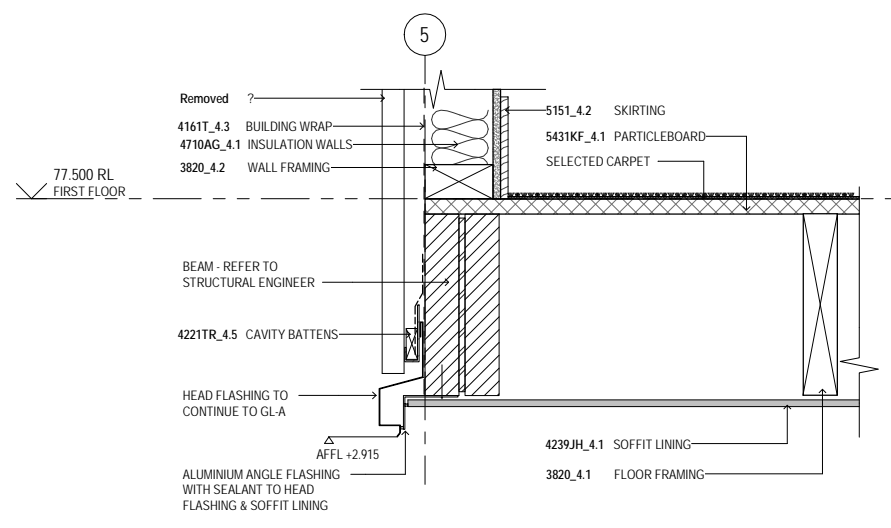
1 SLIDING DOOR HEAD DETAIL
1:5



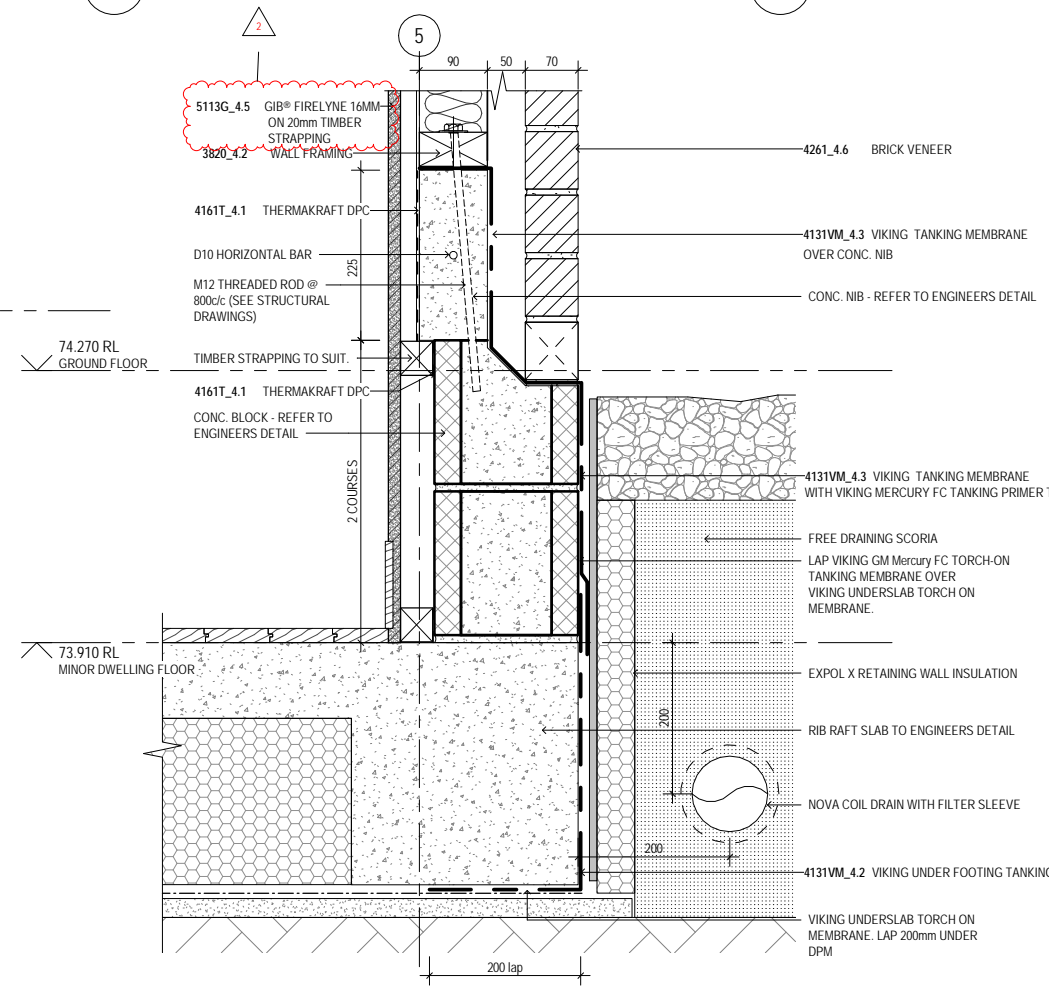
3 ROOF / BRICK WALL JUNCTION
1:5



5 WINDOW HEAD / SILL - PROF. METAL
1:5



2 SOFFIT EDGE DETAIL
1:5



4 BRICK WALL BASE DETAIL
1:5

REVISED PLAN
 07 Jul 2020
 CHRISTCHURCH CITY COUNCIL

AMX Michael Heather M(Eng) CP(Eng)
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PROJECT	16a La Veta Avenue
CLIENT	Mount Albert, Auckland
DRAWING	Sandy & Gareth Fletcher
DRAWING	SECTION DETAIL - SHEET 2
SCALE (A1)	(A3)
1:5	1:10
DRAWN	KB
CHECKED	KB
PROJECT NO.	1912

DETAILED DESIGN

A4-02

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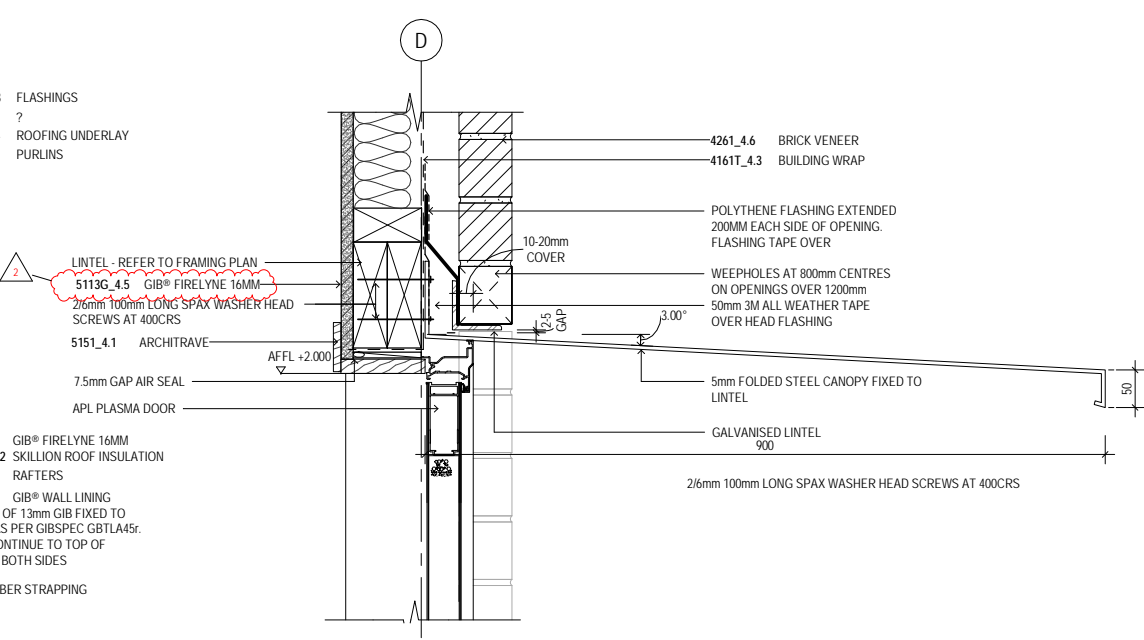
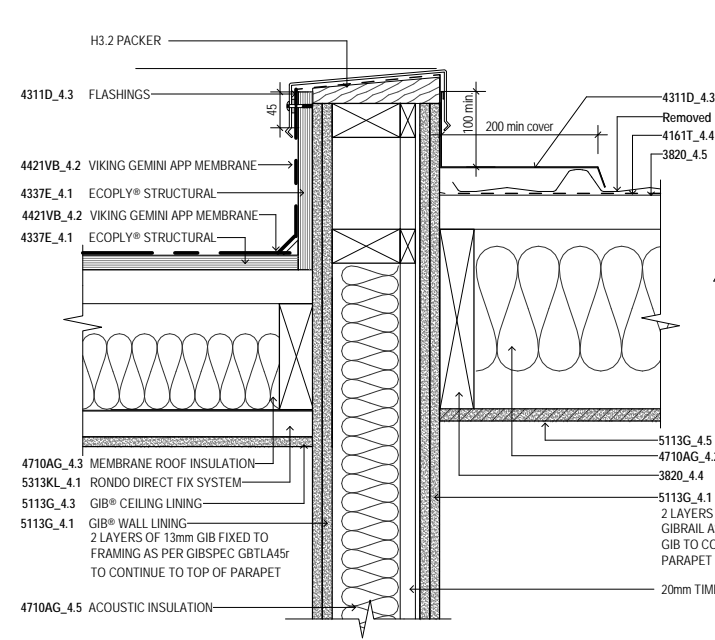
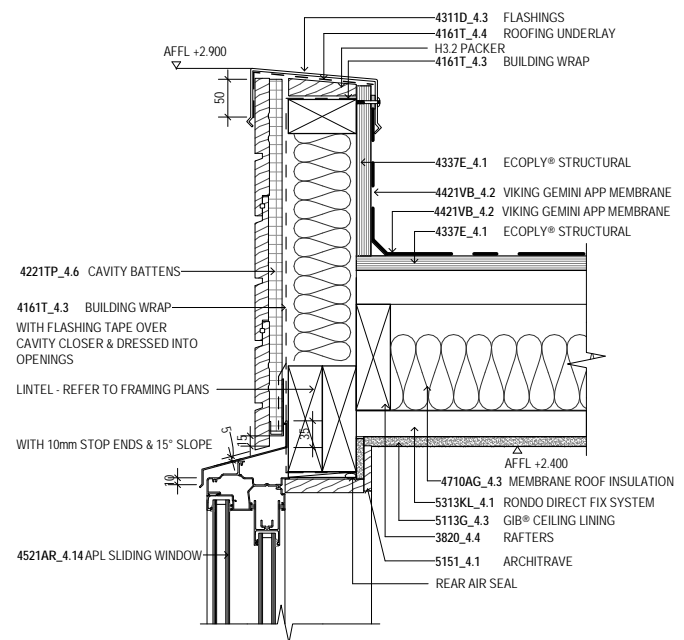
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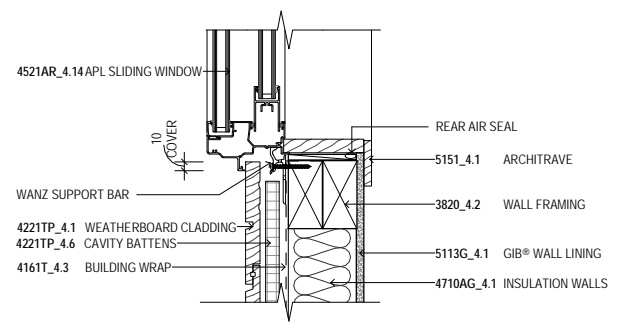
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3. THESE DETAILS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWINGS. REFER TO STRUCTURAL ENGINEERS DETAILS FOR FOUNDATION DETAILS AND CONNECTION DETAILS OF STRUCTURAL MEMBERS
4. REFER TO DRAWING A4-00 FOR TYPICAL WALL AND ROOF TYPES.
5. REFER TO GROUND FLOOR PLAN AND DETAILS FOR LOCATION OF PACKED OUT WALLS IN THE MINOR DWELLING.



2 WALL / ROOF JUNCTION 2
1:5

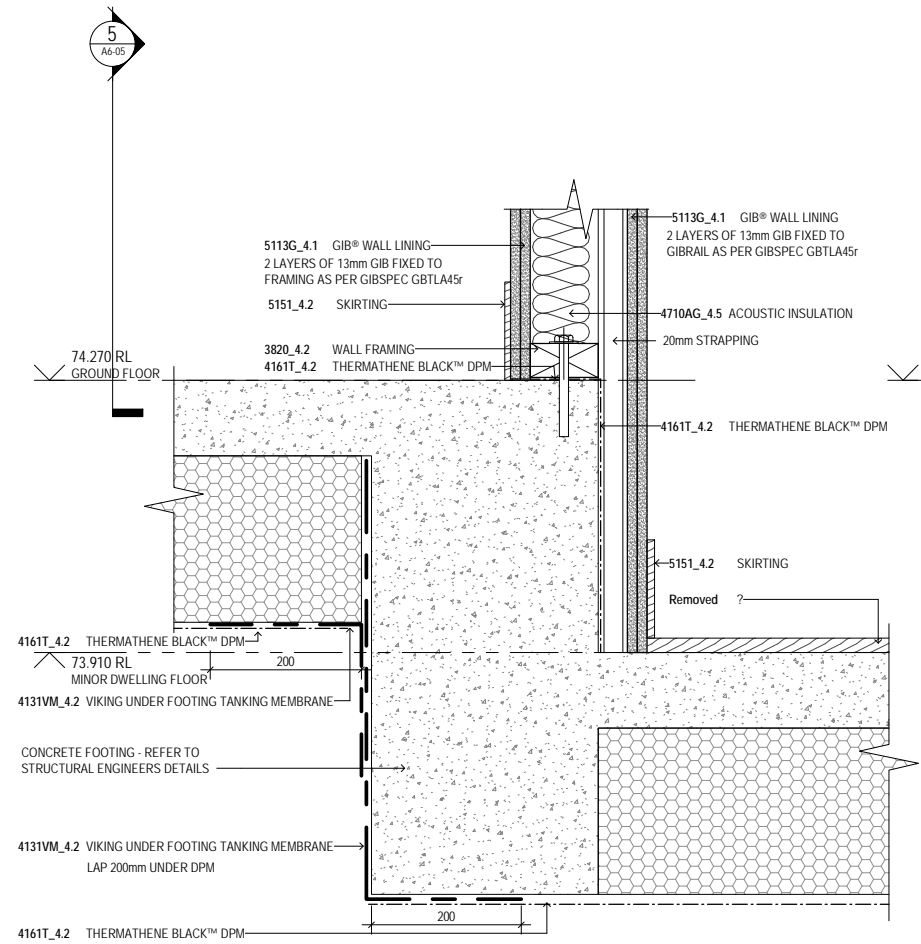
4 MINOR DWELLING DOOR HEAD
1:5



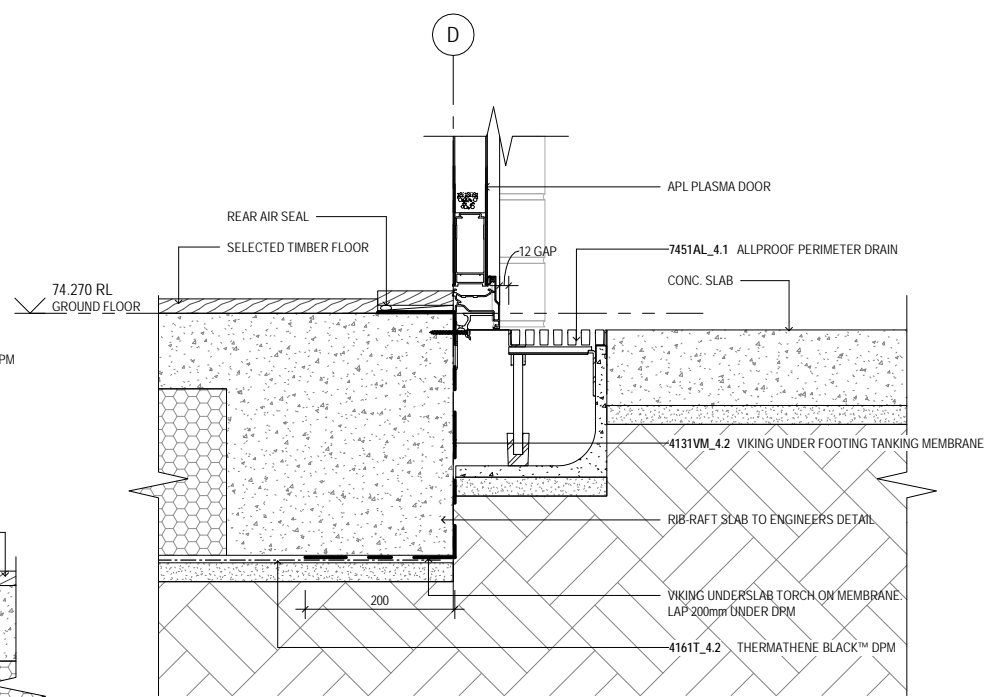
1 WINDOW HEAD / SILL - WEATHERBOARD
1:5

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REVISED PLAN
07 Jul 2020
CHRISTCHURCH CITY COUNCIL



3 FLOOR JUNCTION DETAIL
1:5



5 MINOR DWELLING SILL DETAIL
1:5

AMX STRUCTURES
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0211379834
DHC Structure Only Reviewed
DATE: 02/07/2020
CPENG: 1025672
SIGNED: [Signature]

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WEBSITE | WWW.MILIEU-ARCH.NZ | EMAIL | INFO@MILIEU-ARCH.NZ

Auckland Council
10/07/2020
BCO10307925
APPROVED BUILDING CONSENT PLANS

DETAILED DESIGN

PROJECT 16a La Veta Avenue
Mount Albert, Auckland
CLIENT Sandy & Gareth Fletcher
DRAWING SECTION DETAIL - SHEET 3

SCALE	(A1)	(A3)	DRAWING NO.
DRAWN	1:5	1:10	A4-03
CHECKED	KB		ISSUE
PROJECT NO.	1912		2

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ISSUE	DESCRIPTION	DATE
1	ISSUED FOR BUILDING CONSENT	18.05.20

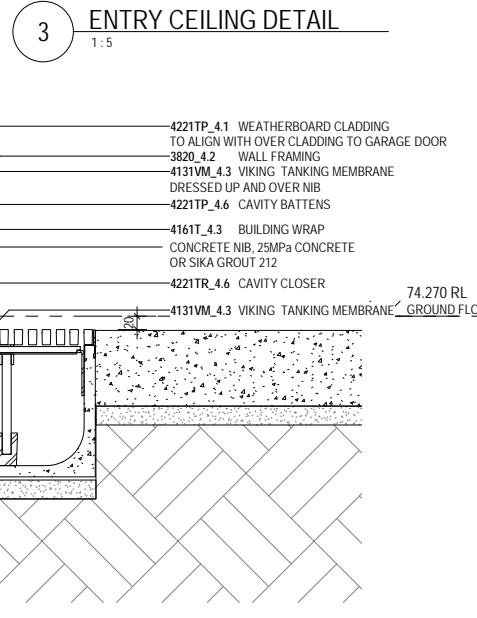
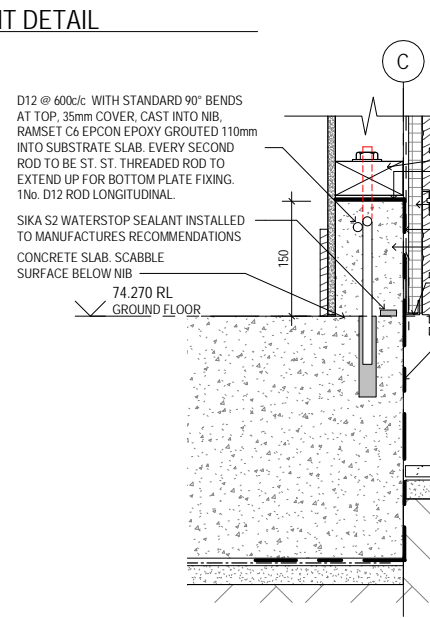
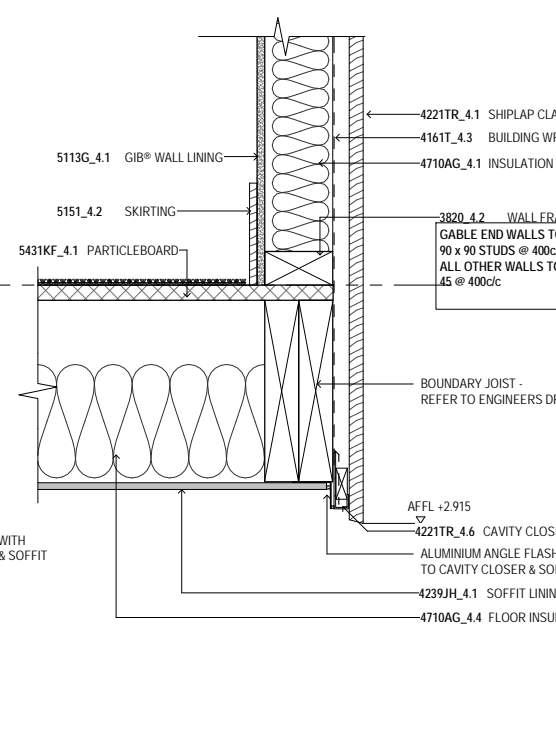
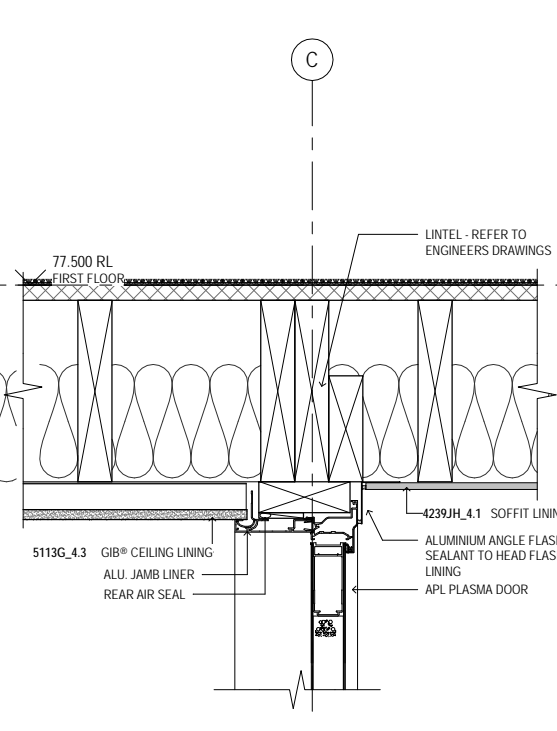
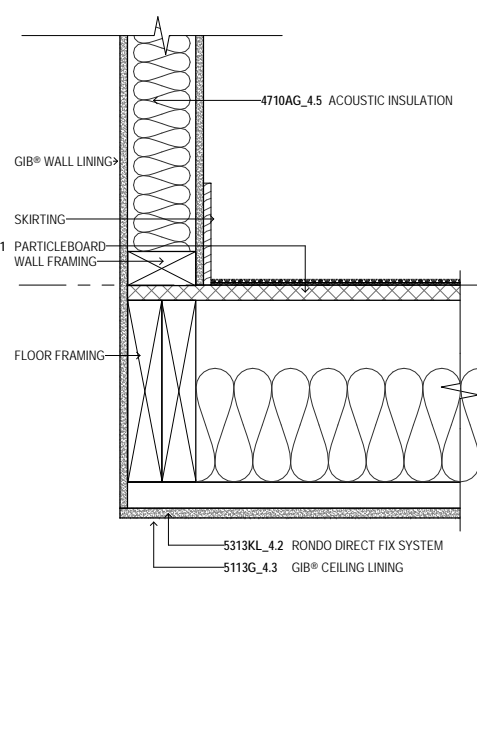
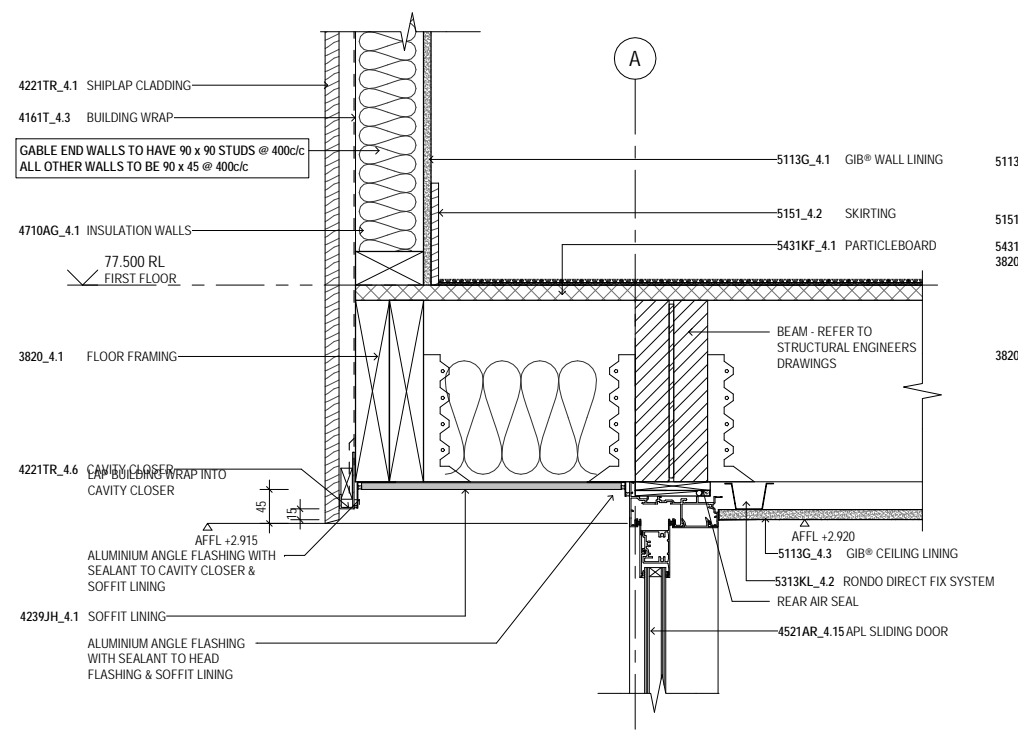
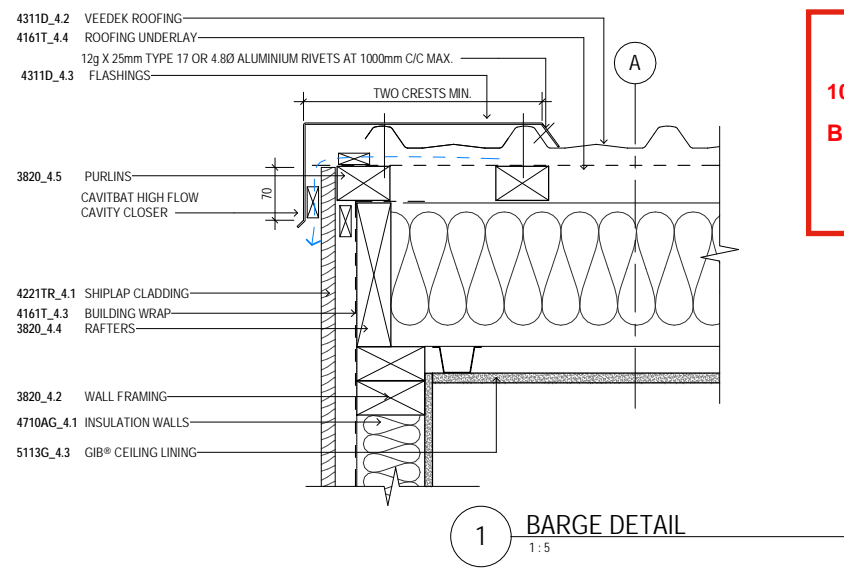
GENERAL NOTES

1. THE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ASSOCIATED SPECIFICATION AT ALL TIMES. KEYNOTE REFERENCES REFER TO RELEVANT SPECIFICATION SECTIONS AND SELECTIONS.
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DETAIL NOTES:

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10/07/2020
BCO10307925




10/07/2020
BCO10307925
APPROVED
BUILDING CONSENT PLANS

AMX STRUCTURES
Michael Heather MEng(hons) CPENG
0211379834
DHC Structure Only Reviewed
DATE: 18/05/2020
CPENG: 1025672
SIGNED: 

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ADDRESS | 25A POLLEN STREET, AUCKLAND | PHONE | 021 1145 895
WEBSITE | WWW.MILIEU-ARCH.NZ | EMAIL | INFO@MILIEU-ARCH.NZ

PROJECT	16a La Veta Avenue	
CLIENT	Mount Albert, Auckland	
DRAWING	Sandy & Gareth Fletcher	
	SECTION DETAIL - SHEET 4	
SCALE (A1) (A3)	DRAWING NO.	
1:5		A4-04
DRAWN KB	CHECKED KB	ISSUE
PROJECT NO. 1912		

DETAILED DESIGN

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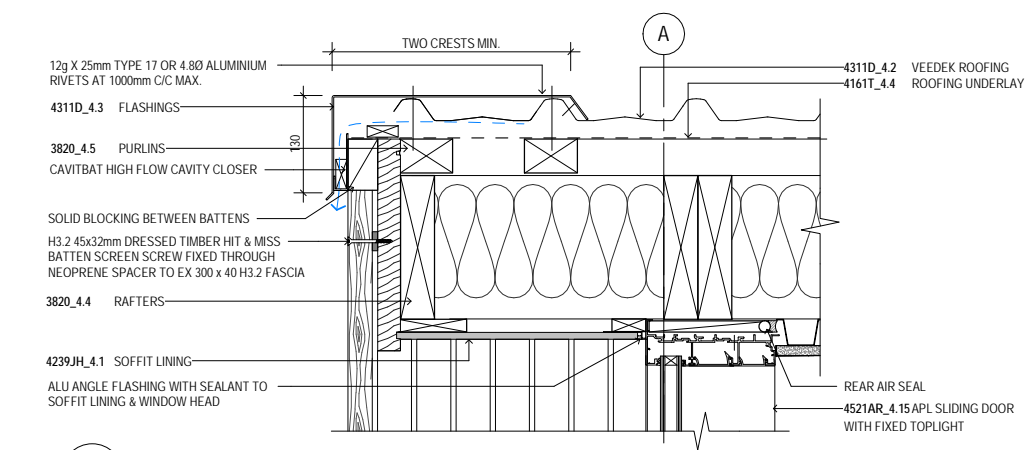
ISSUE	DESCRIPTION	DATE
1	ISSUED FOR BUILDING CONSENT	18.05.20

GENERAL NOTES

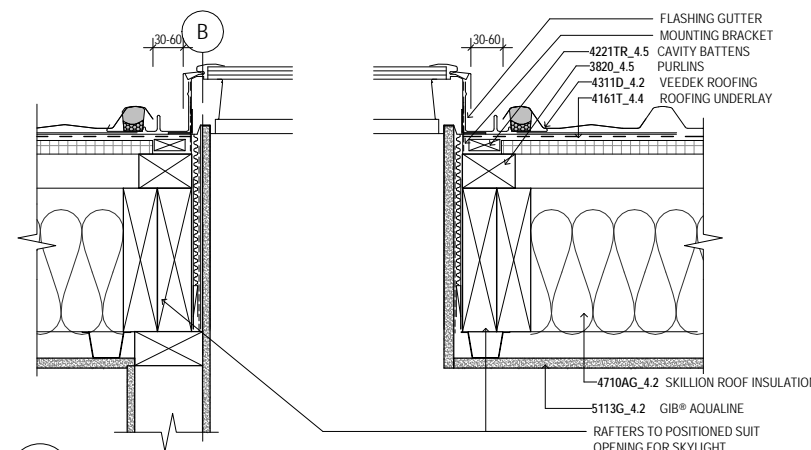
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DETAIL NOTES:

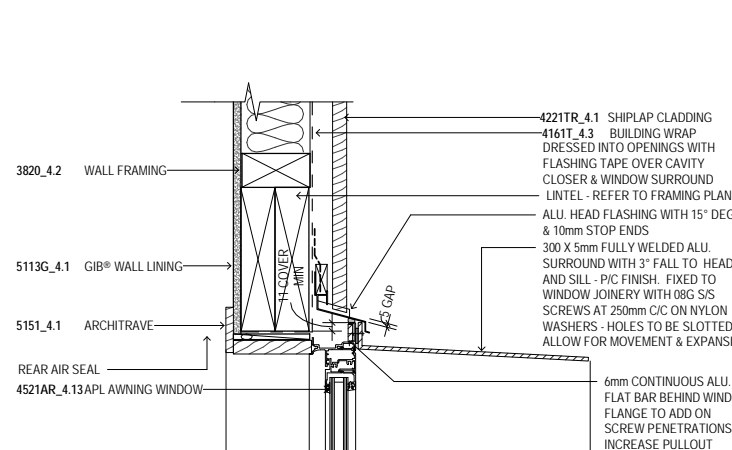
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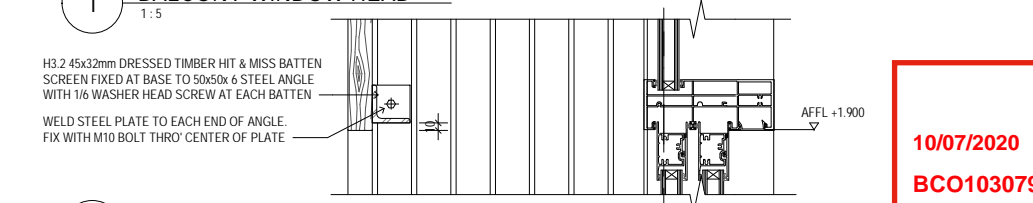
1 BALCONY WINDOW HEAD 1:5



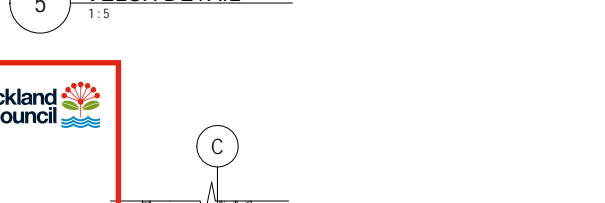
5 VELUX DETAIL 1:5



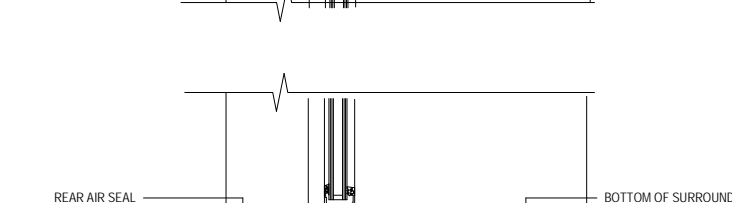
8 POP OUT WINDOW HEAD / SILL 1:5



2 TRANSOM DETAIL 1:5

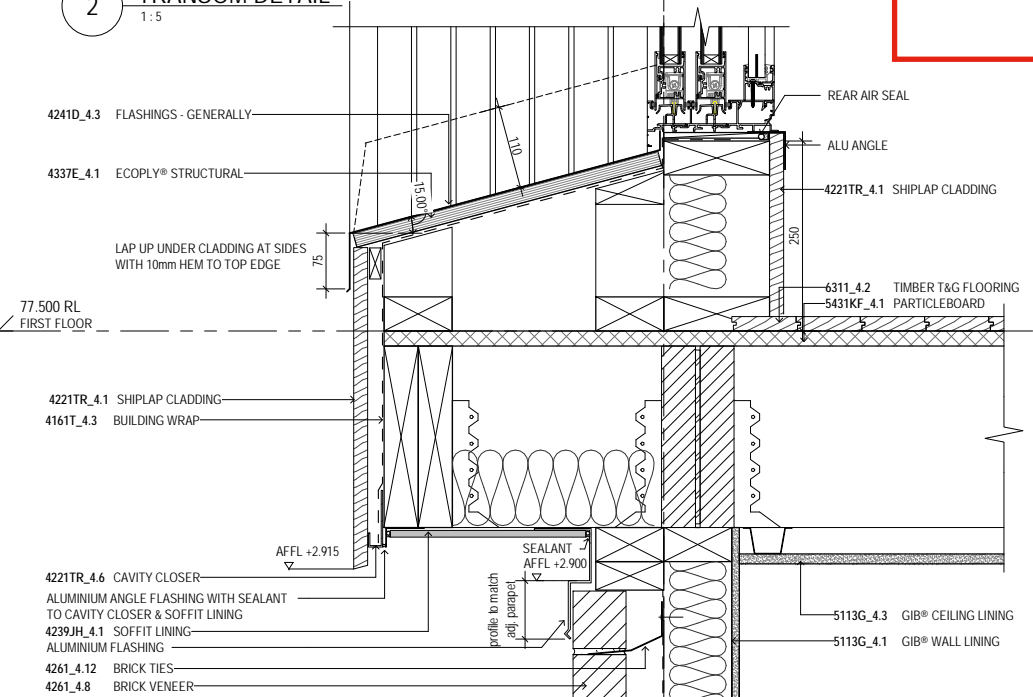


6 GARAGE DOOR HEAD 1:5

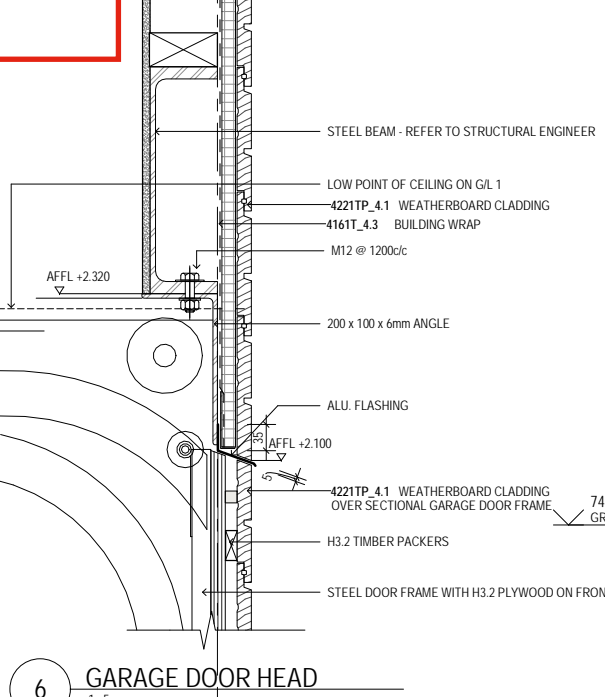


9 BRICK WALL BASE 1 1:5

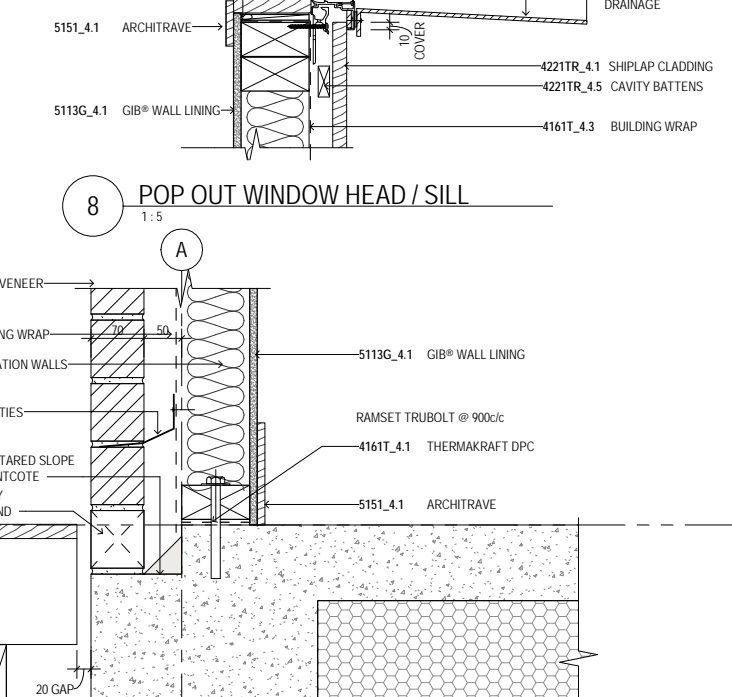
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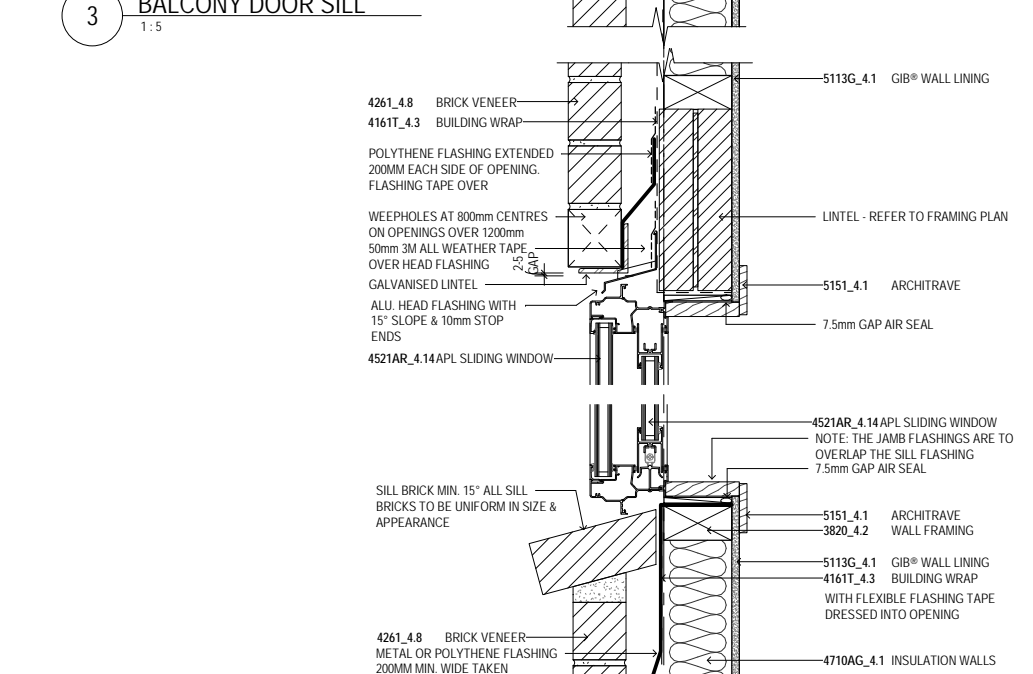
3 BALCONY DOOR SILL 1:5



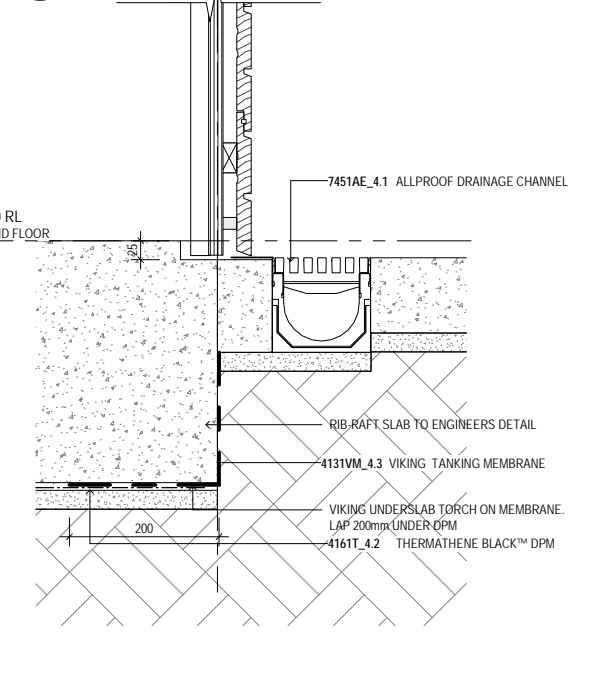
7 GARAGE DOOR SILL 1:5



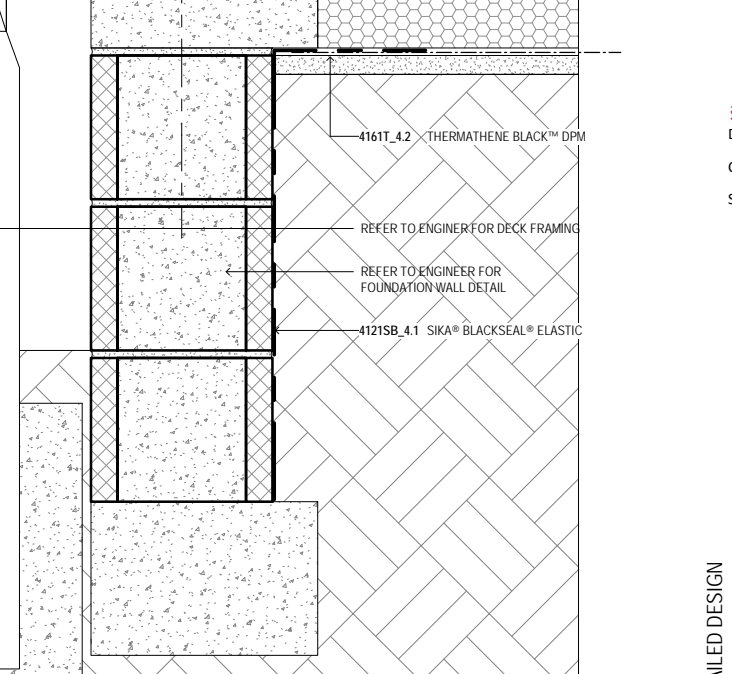
8 POP OUT WINDOW HEAD / SILL 1:5



4 BRICK / WINDOW HEAD / SILL 1:5



7 GARAGE DOOR SILL 1:5



9 BRICK WALL BASE 1 1:5


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APPROVED
BUILDING CONSENT PLANS

AMX Structures
 Michael Heather M(Eng)(hons) CPENG
 0211379834
 DHC Structure Only Reviewed
 DATE: 18/05/2020
 CPENG: 1025672
 SIGNED: 

MILIEU
 ARCHITECTURE + DESIGN
 ADDRESS | 25A POLLEN STREET, AUCKLAND | PHONE | 021 1145 895
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PROJECT 16a La Veta Avenue
 Mount Albert, Auckland
 CLIENT Sandy & Gareth Fletcher
 DRAWING SECTION DETAIL - SHEET 5

SCALE (A1) (A3) DRAWING NO.
 1:5 1:10
 DRAWN KB A4-05
 CHECKED KB ISSUE
 PROJECT NO. 1912

DETAILED DESIGN

ISSUE	DESCRIPTION	DATE
1	ISSUED FOR BUILDING CONSENT	18.05.20

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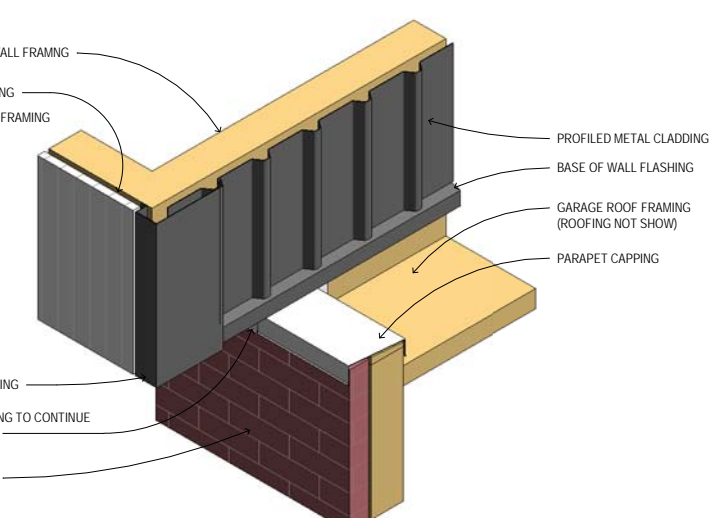
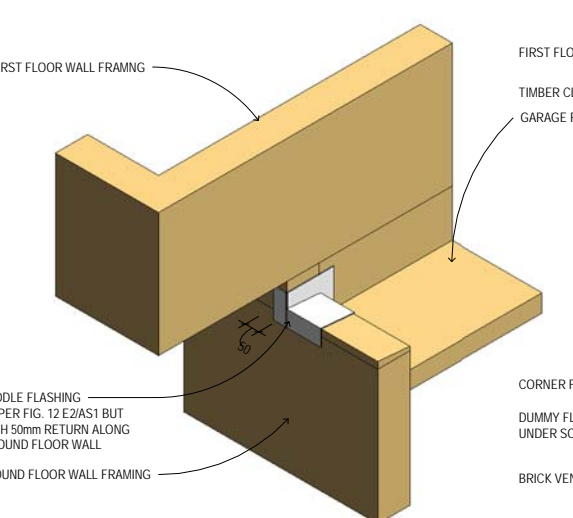
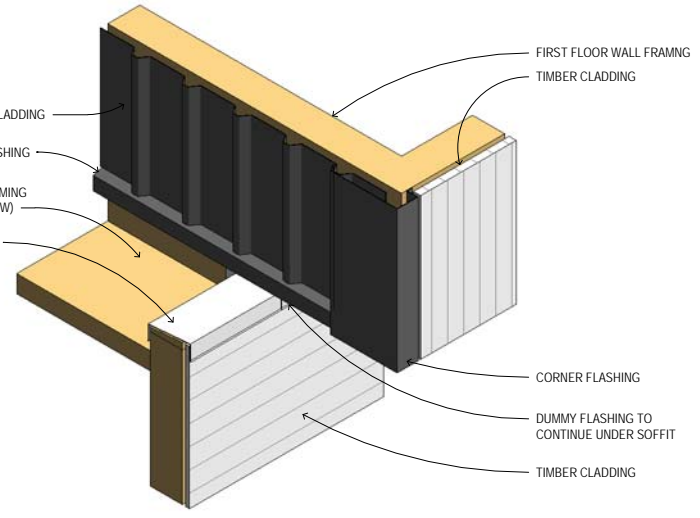
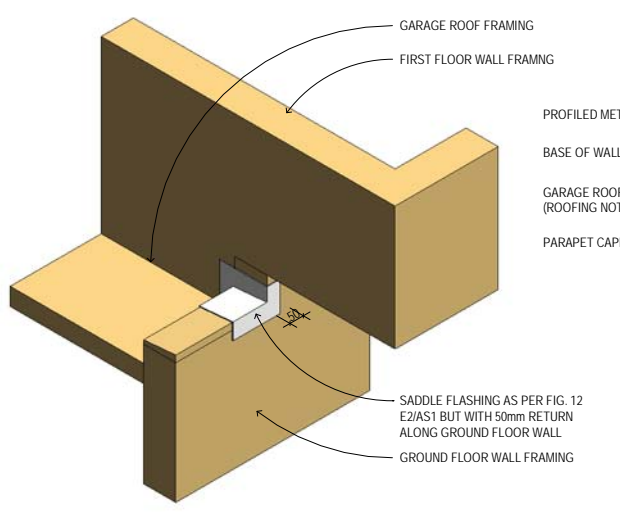
NOTE: SADDLE FLASHING DIAGRAMS ARE TO BE READ IN CONJUNCTION WITH E2/AS1 FIG. 11 & 12.

WRAPS, CAVITY BATTENS AND ROOFING HAVE BEEN OMITTED FROM THE JUNCTION DIAGRAMS FOR CLARITY. READ IN CONJUNCTION WITH ALL RELEVANT DETAILS.

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BUILDING CONSENT PLANS

AMX STRUCTURES
Michael Heather MEng(hons) CPEng
0211379834
DHC Structure Only Reviewed
DATE: 18/05/2020
CPENG: 1025672
SIGNED: 



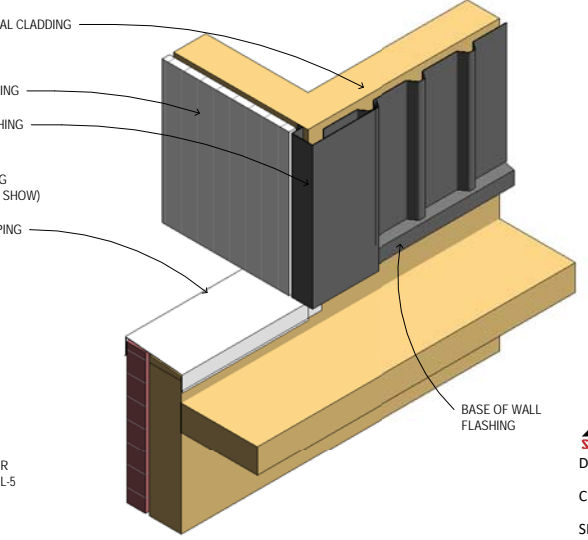
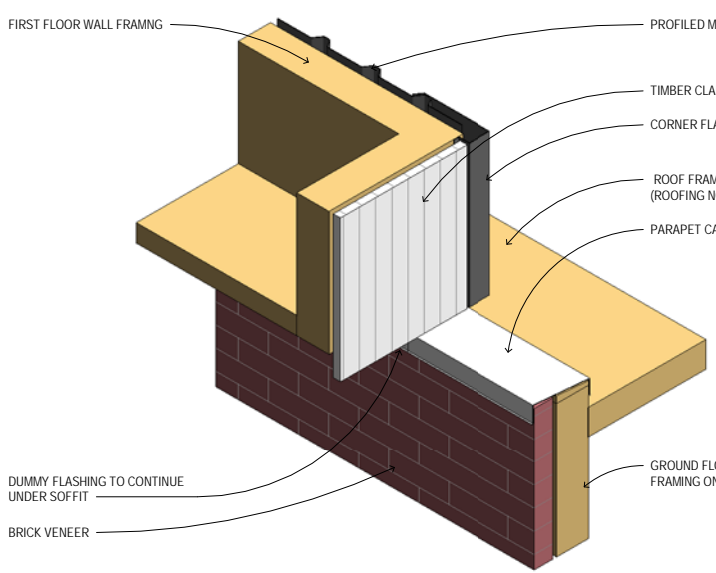
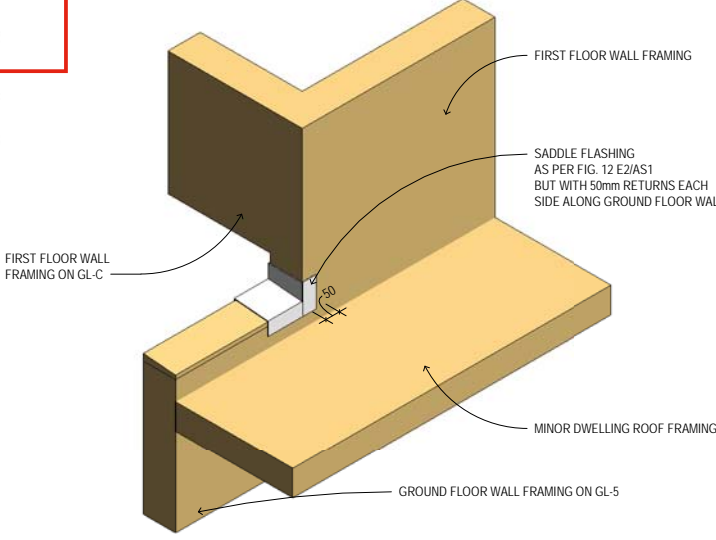
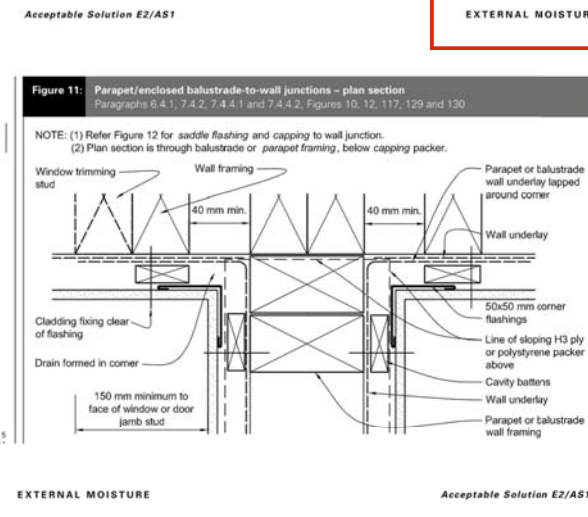
1 SADDLE FLASHING A

2 JUNCTION A

4 SADDLE FLASHING B

5 JUNCTION B

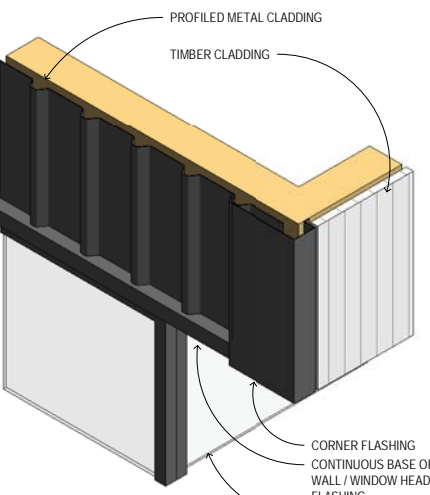
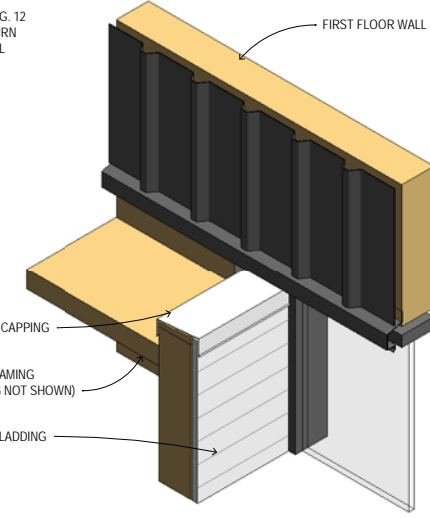
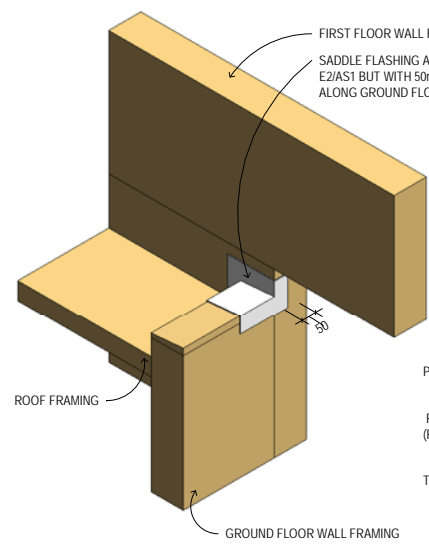
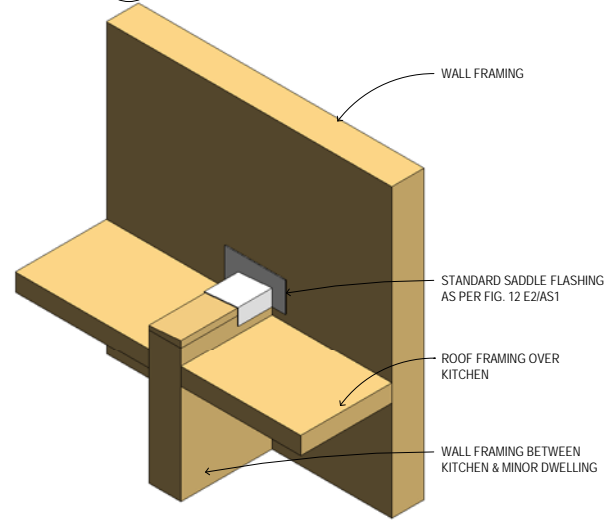
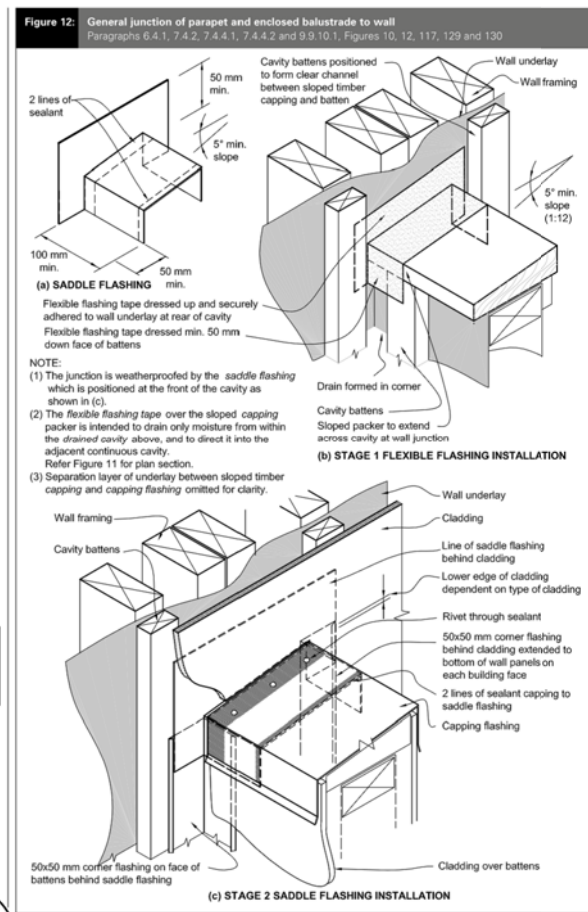
Auckland Council
10/07/2020
BCO10307925
EXTERNAL MOISTURE



7 SADDLE FLASHING C

6 JUNCTION C - VIEW 1

8 JUNCTION C - VIEW 2

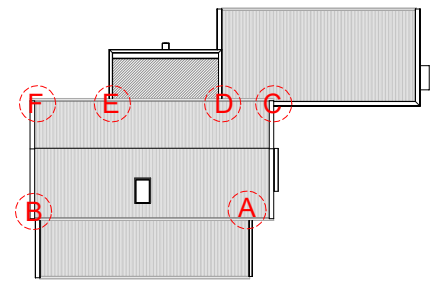


3 SADDLE FLASHING D

9 SADDLE FLASHING E

10 JUNCTION E

12 JUNCTION F



11 KEY PLAN
1:200

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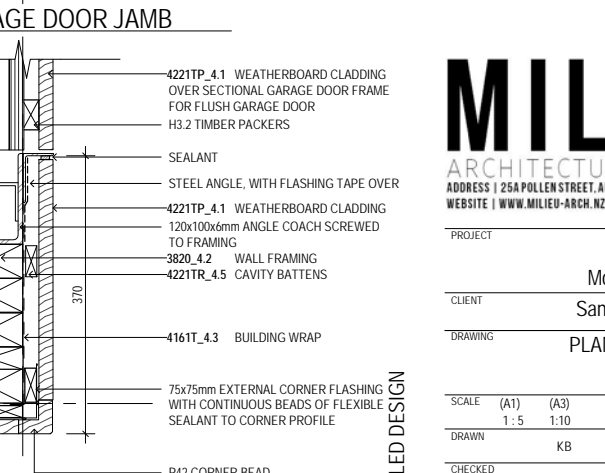
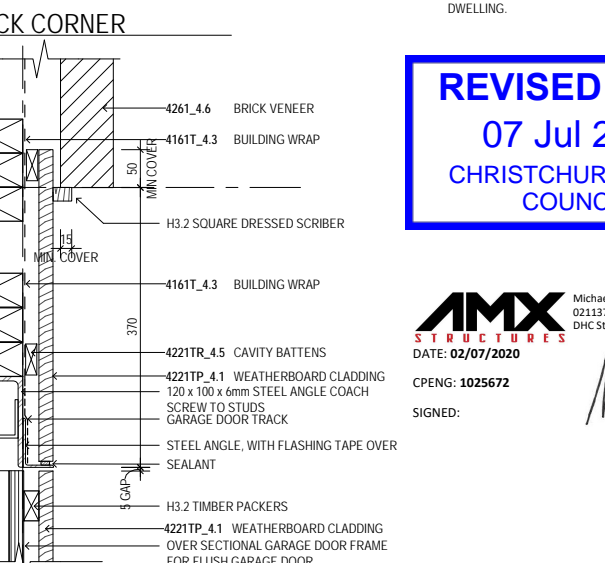
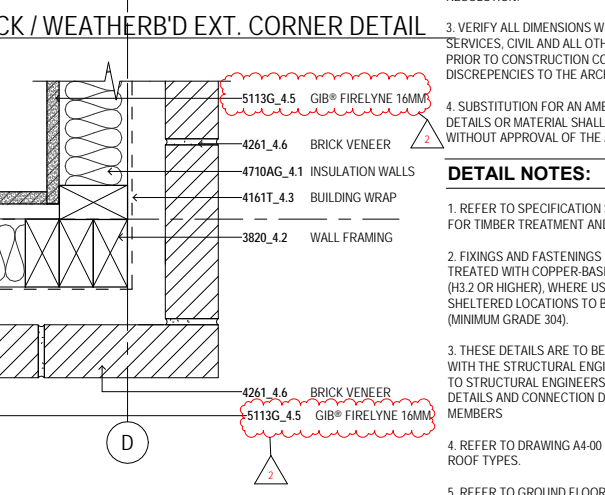
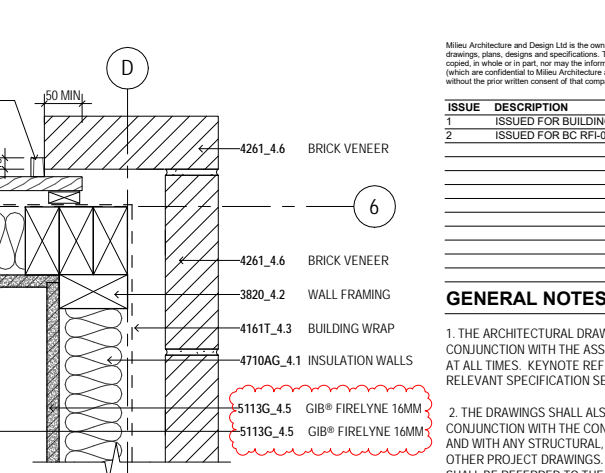
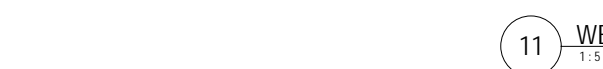
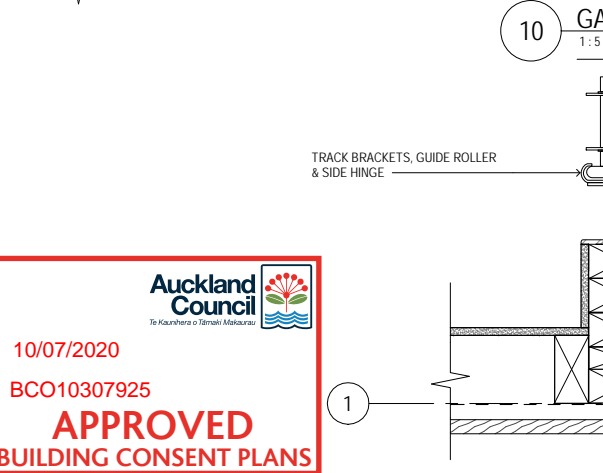
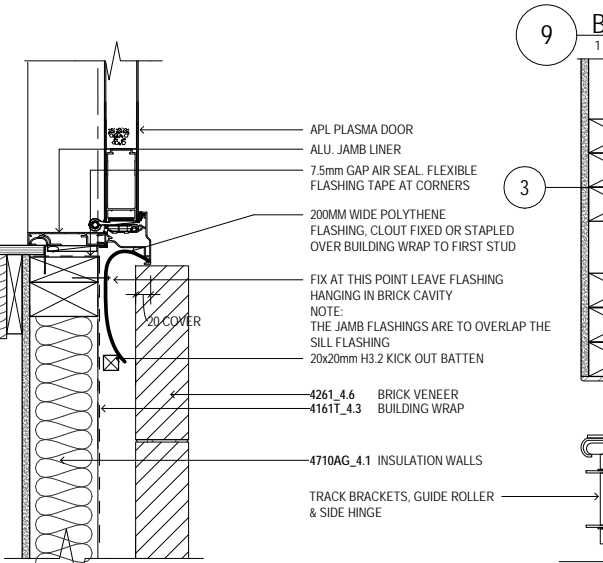
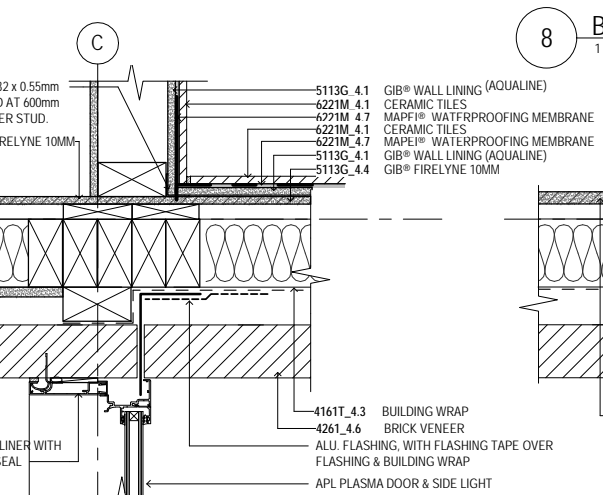
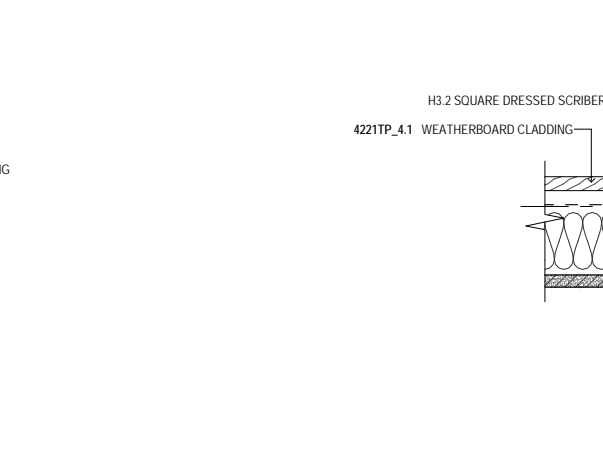
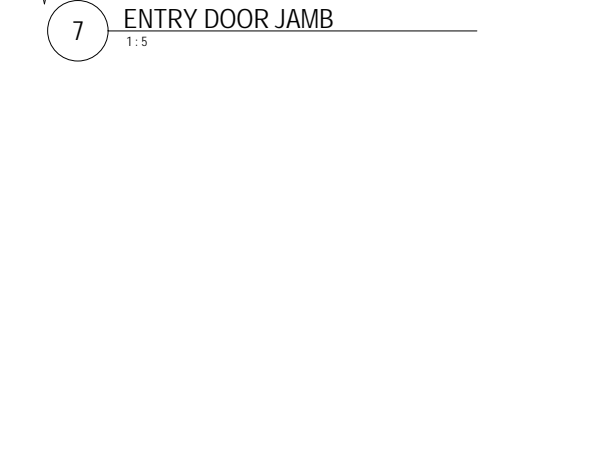
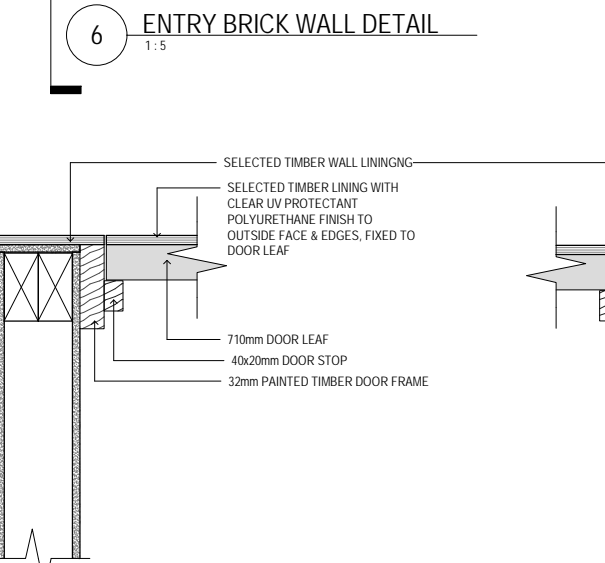
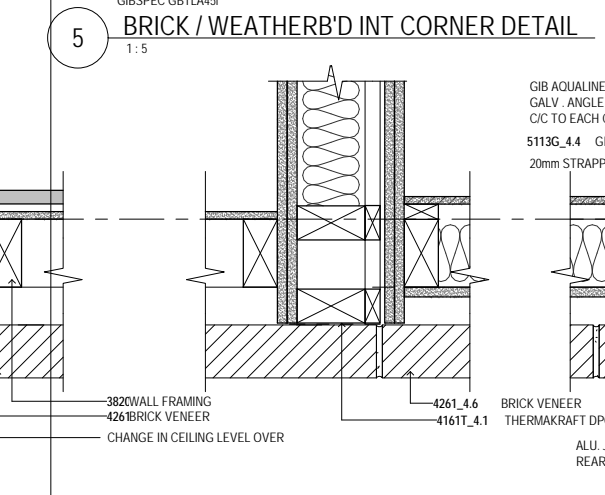
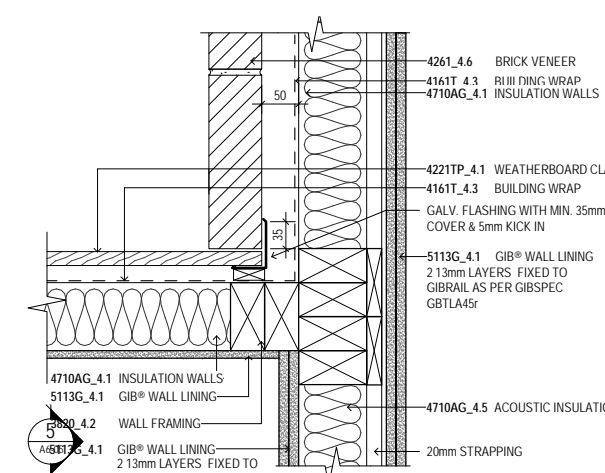
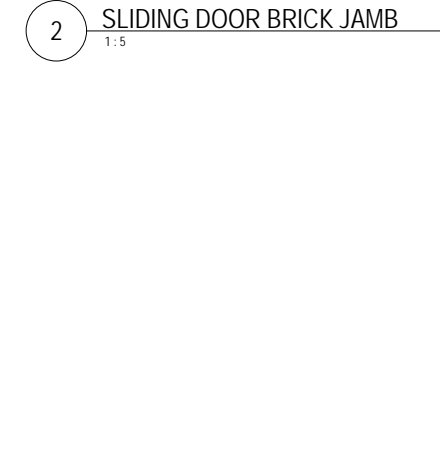
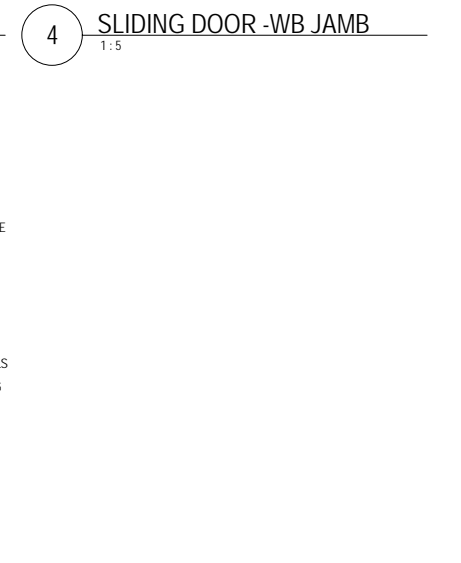
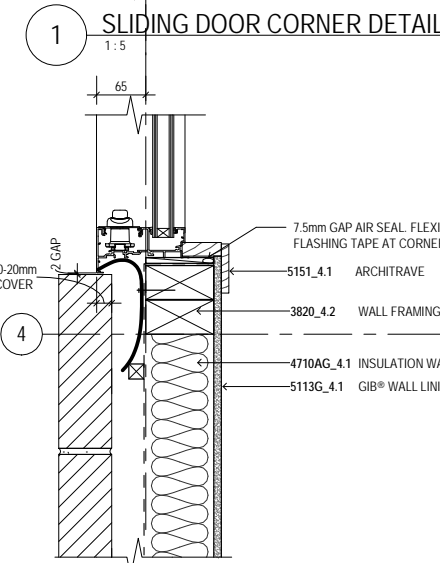
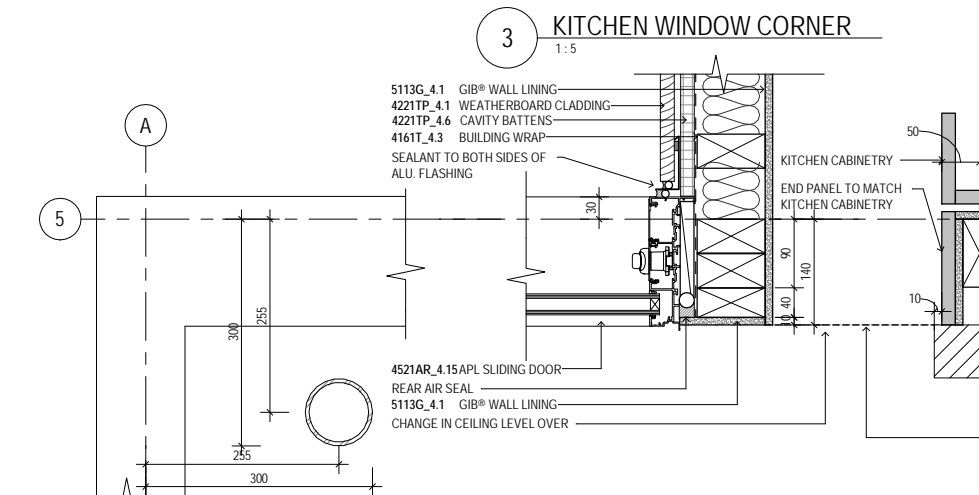
PROJECT: 16a La Veta Avenue
Mount Albert, Auckland

CLIENT: Sandy & Gareth Fletcher

DRAWING: KEY JUNCTION DIAGRAMS

SCALE	(A1)	(A3)	DRAWING NO.
DRAWN	1:200		A4-06
CHECKED	KB		ISSUE
PROJECT NO.	1912		1

DETAILED DESIGN



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ISSUE	DESCRIPTION	DATE
1	ISSUED FOR BUILDING CONSENT	18.05.20
2	ISSUED FOR BC RFI-02	30.06.20

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- THESE DETAILS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWINGS. REFER TO STRUCTURAL ENGINEERS DETAILS FOR FOUNDATION DETAILS AND CONNECTION DETAILS OF STRUCTURAL MEMBERS
- REFER TO DRAWING A4-00 FOR TYPICAL WALL AND ROOF TYPES.
- REFER TO GROUND FLOOR PLAN AND DETAILS FOR LOCATION OF PACKED OUT WALLS IN THE MINOR DWELLING.

REVISED PLAN
07 Jul 2020
CHRISTCHURCH CITY COUNCIL

AMX STRUCTURES
Michael Heather (MEng(hons)) CPEng
0211379834
DHC Structure Only Reviewed
DATE: 02/07/2020
CPENG: 1025672
SIGNED: [Signature]

MILIEU ARCHITECTURE + DESIGN
ADDRESS | 25A POLLEN STREET, AUCKLAND | PHONE | 021 1145 895
WEBSITE | WWW.MILIEU-ARCH.NZ | EMAIL | INFO@MILIEU-ARCH.NZ

PROJECT 16a La Veta Avenue
Mount Albert, Auckland
CLIENT Sandy & Gareth Fletcher
DRAWING PLAN DETAIL - SHEET 1
SCALE (A1) (A3) DRAWING NO.
1:5 1:10
DRAWN KB A5-01
CHECKED KB ISSUE
PROJECT NO. 1912



DETAILED DESIGN

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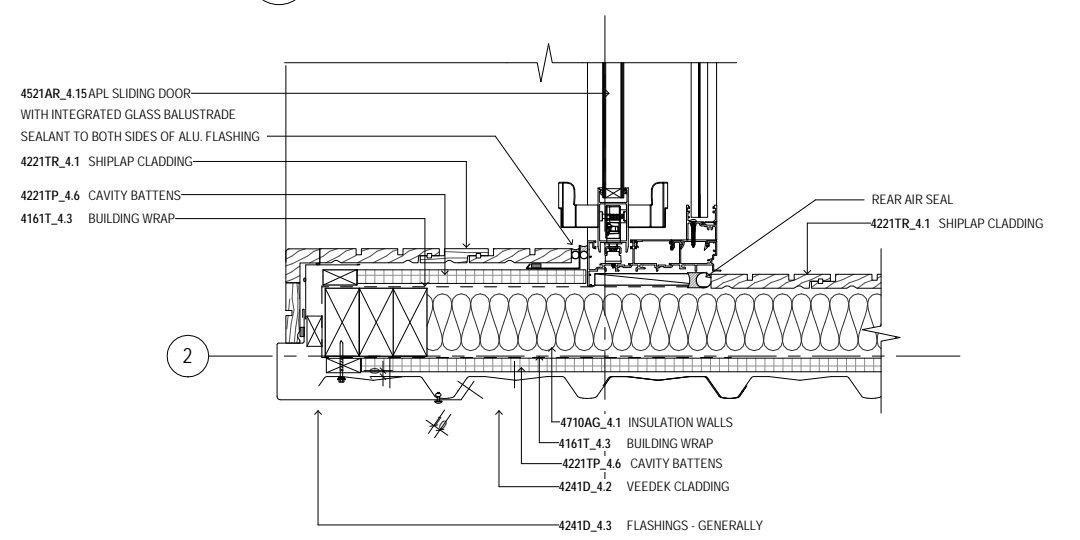
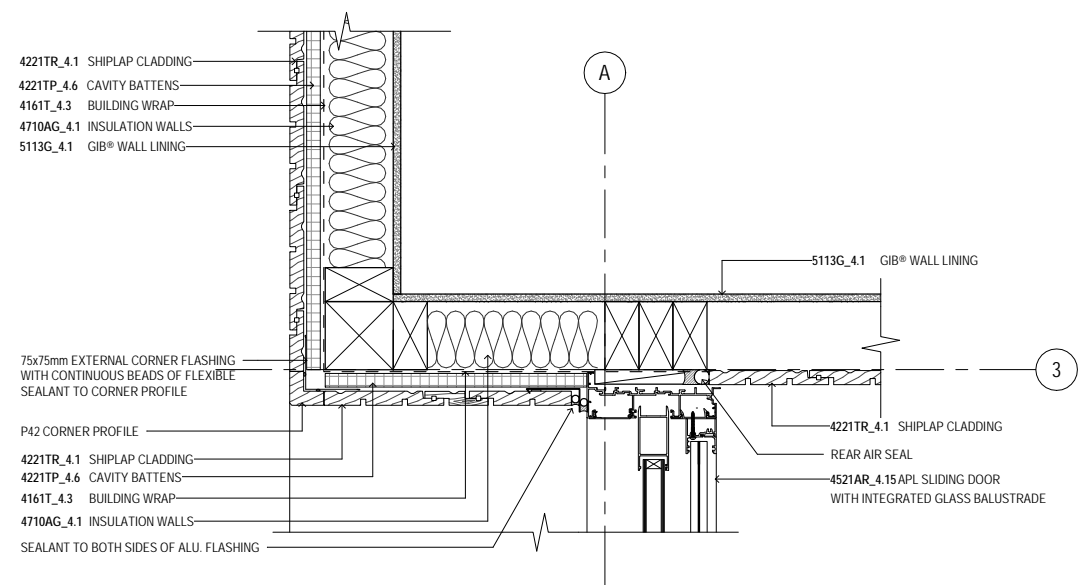
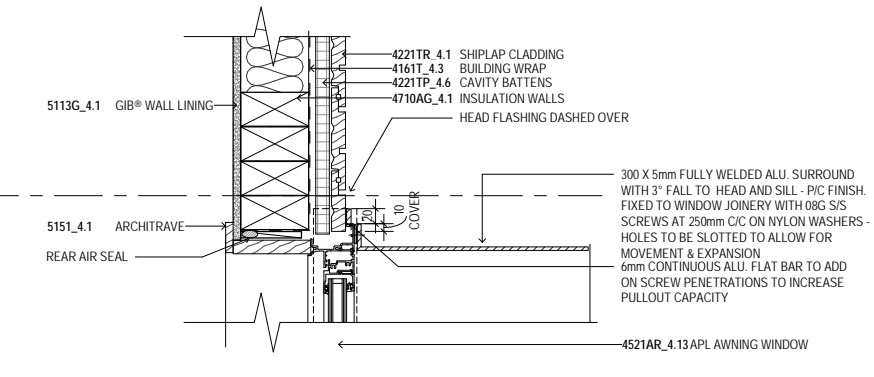
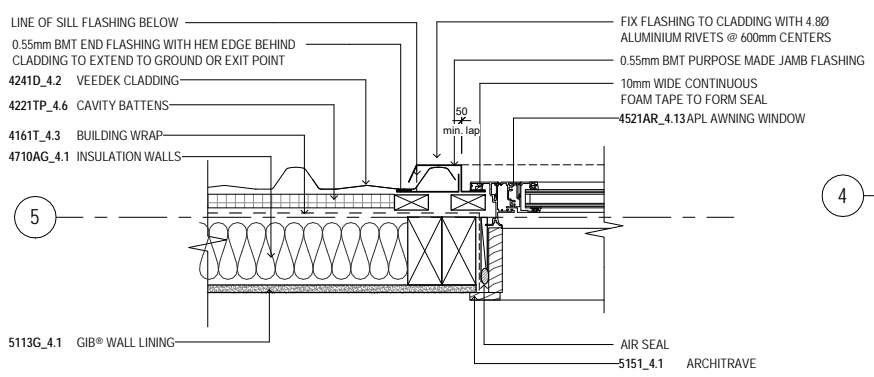
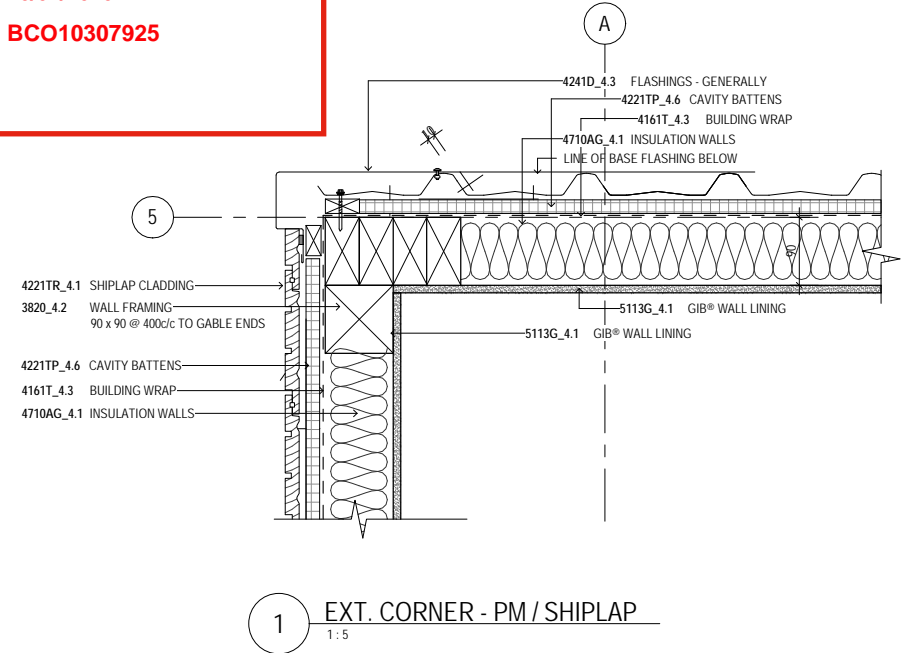
ISSUE	DESCRIPTION	DATE
1	ISSUED FOR BUILDING CONSENT	18.05.20

GENERAL NOTES

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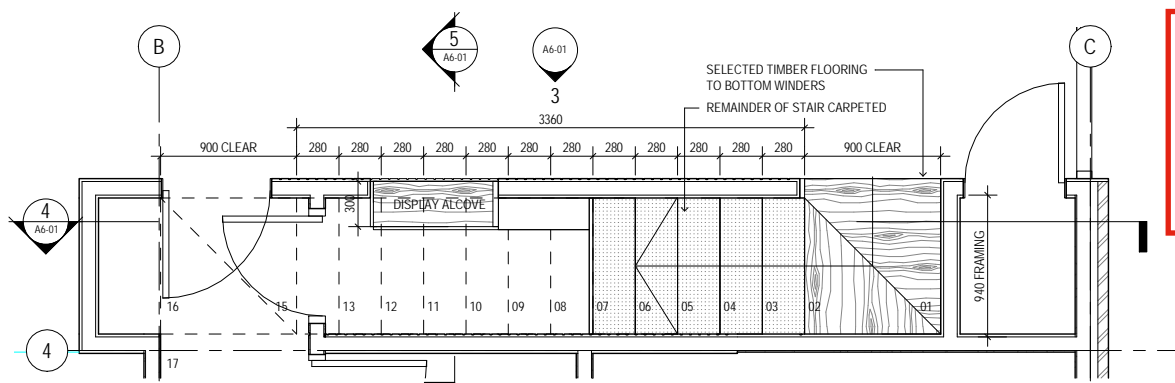
AMX STRUCTURES
 Michael Heather MEng(hons) CPEng
 0211379834
 DHC Structure Only Reviewed
 DATE: 18/05/2020
 CPENG: 1025672
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MILIEU ARCHITECTURE + DESIGN
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Auckland Council
 10/07/2020
 BCO10307925
APPROVED BUILDING CONSENT PLANS

PROJECT	16a La Veta Avenue	
CLIENT	Mount Albert, Auckland	
	Sandy & Gareth Fletcher	
DRAWING	PLAN DETAILS - SHEET 2	
SCALE	(A1) 1:5	(A3) 1:10
DRAWN	KB	A5-02
CHECKED	KB	ISSUE
PROJECT NO.	1912	1

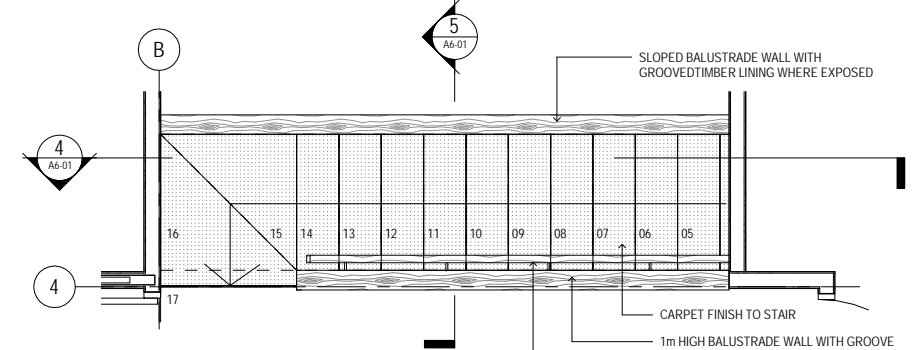
DETAILED DESIGN



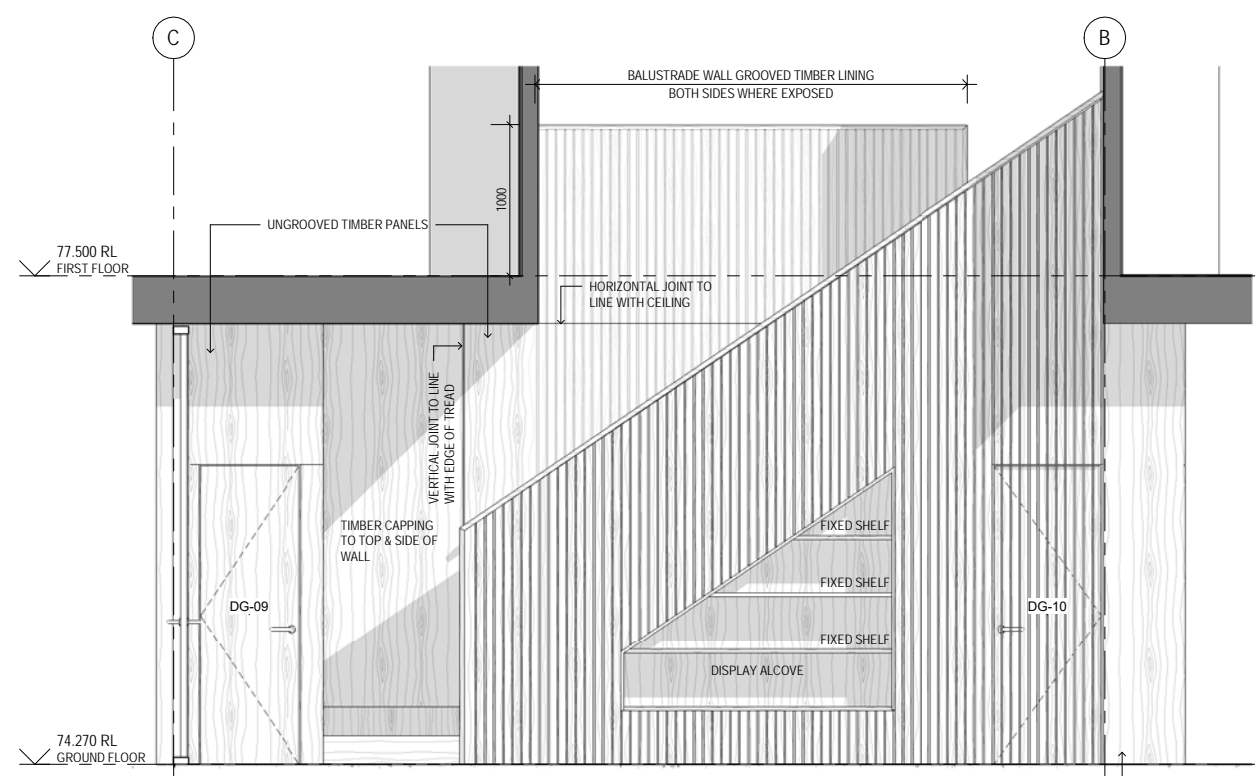
Auckland Council

10/07/2020
BCO10307925

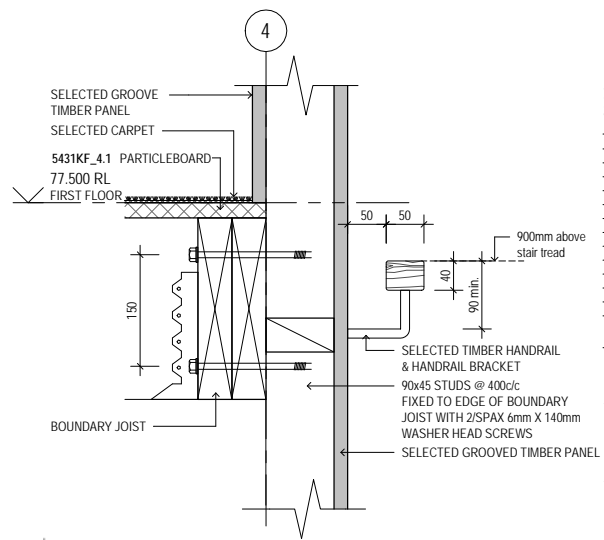
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1:25



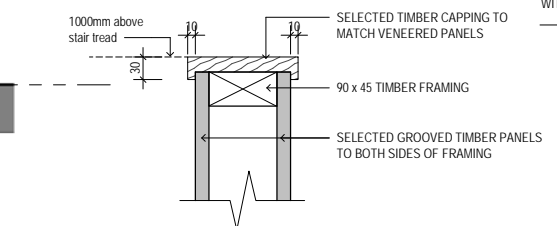
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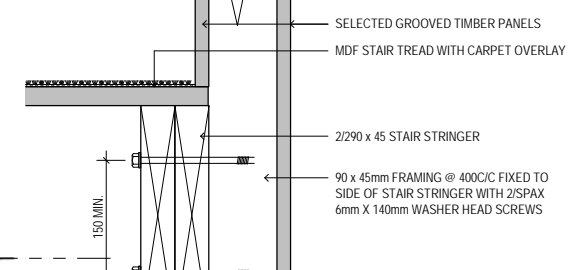
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1:25



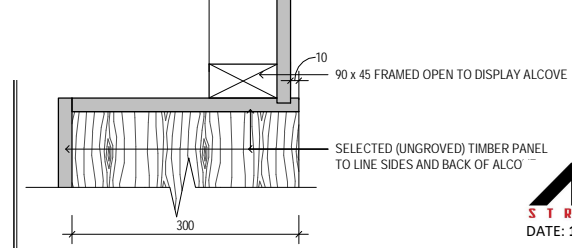
6 STAIR HANDRAIL
1:5



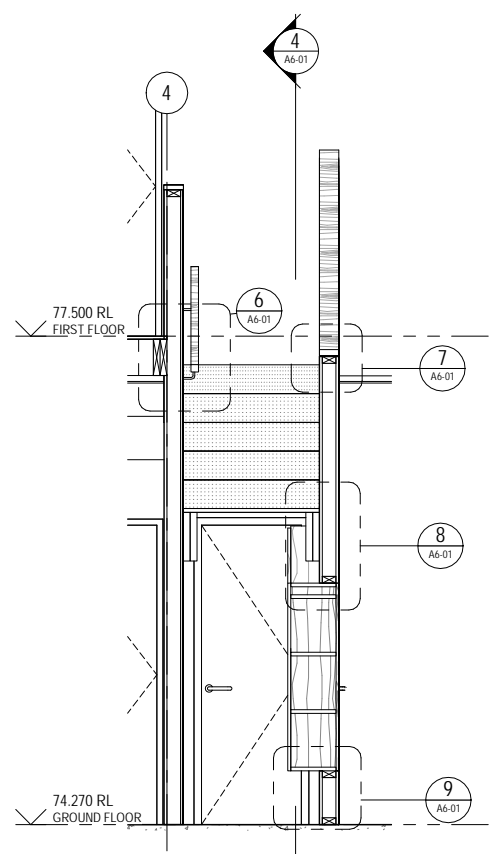
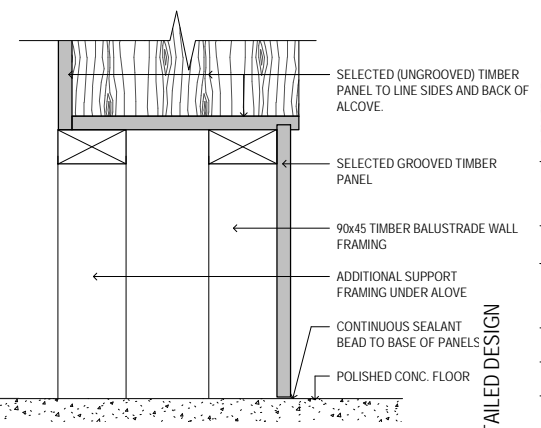
7 STAIR BALUSTRADE 1
1:5



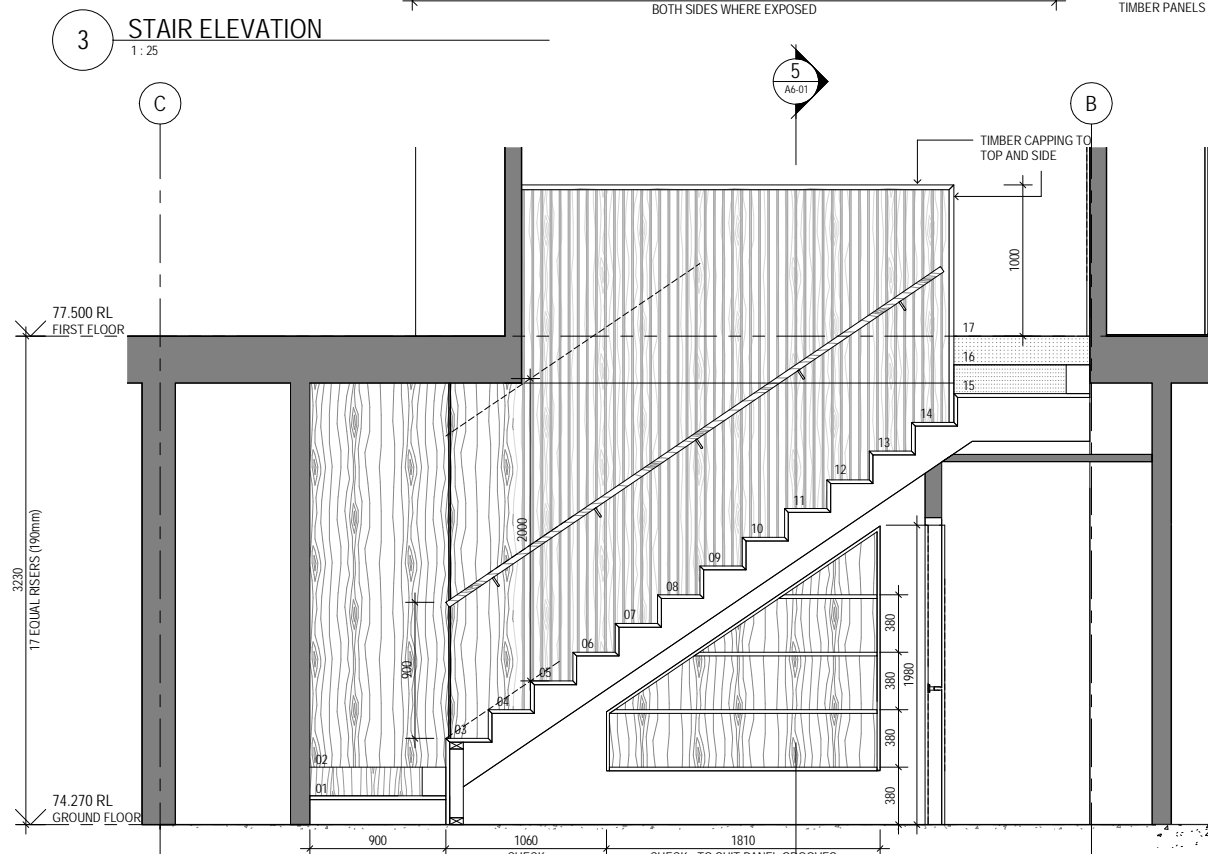
8 STAIR BALUSTRADE 2
1:5



9 STAIR BASE OF WALL
1:5



5 STAIR CROSS SECTION
1:25



4 STAIR SECTION 1
1:25

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Auckland Council
Te Kaitiaki Take Kōwhiri

10/07/2020
BCO10307925
APPROVED BUILDING CONSENT PLANS

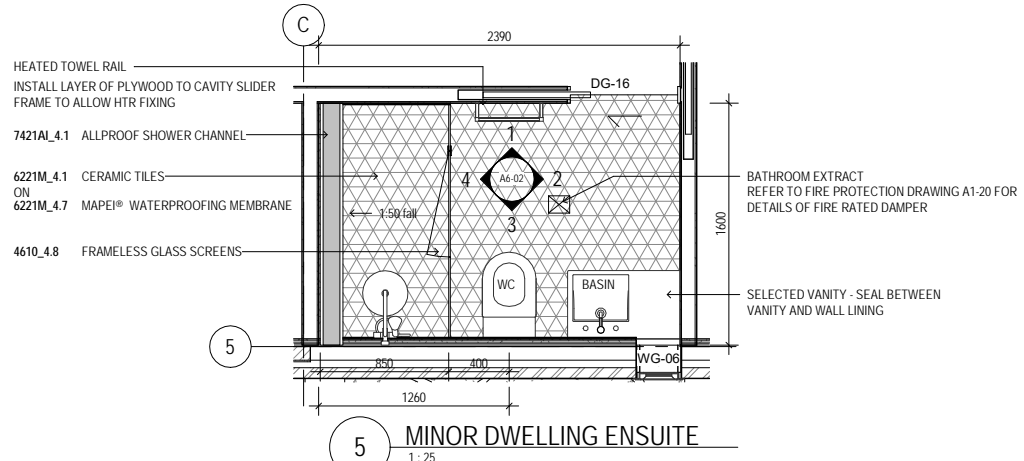
AMX STRUCTURES
Michael Heather MEng(ons) CPeng
0211379834
DHC Structure Only Reviewed
DATE: 18/05/2020
CPENG: 1025672
SIGNED:

MILIEU ARCHITECTURE + DESIGN
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WEBSITE | WWW.MILIEU-ARCH.NZ | EMAIL | INFO@MILIEU-ARCH.NZ

PROJECT 16a La Veta Avenue
Mount Albert, Auckland
CLIENT Sandy & Gareth Fletcher
DRAWING STAIR DETAILS

SCALE (A1) (A3) DRAWING NO.
As 1:50
DRAWN Indicated KB A6-01
CHECKED KB ISSUE
PROJECT NO. 1912 1

DETAILED DESIGN




10/07/2020
BCO10307925


 Michael Heather Meng(hons) CPEng
 0211379834
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BATHROOM LEGEND

SANITARY FITTINGS & FIXTURES

Basin	Make -
	Model No. -
	Size -
	Supplied by -
Basin Mixer	Make -
	Model No. -
	Size -
	Supplied by -
WC	Make -
	Model No. -
	Supplied by -
Shower Mixer	Make -
	Model No. -
	Supplied by -
Shower Head	Make -
	Model No. -
	Supplied by -
Shower outlet	Make -
	Model No. -
	Supplied by -
Hooks	Make -
	Model No. -
	Supplied by -
Hand towel rail	Make -
	Model No. -
	Supplied by -
Towel Rail	Make -
	Model No. -
	Supplied by -
Roll Holder	Make -
	Model No. -
	Supplied by -

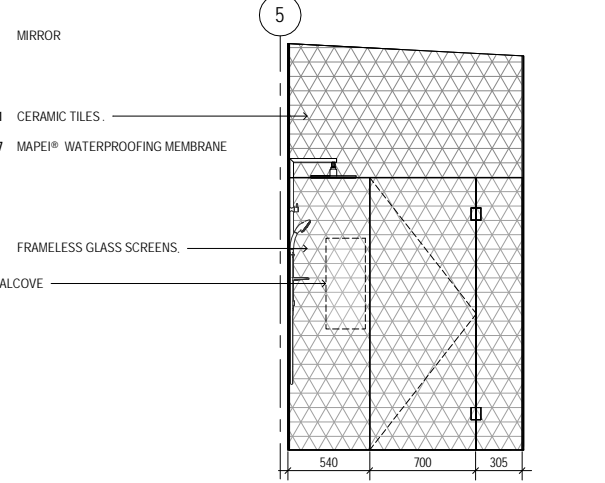
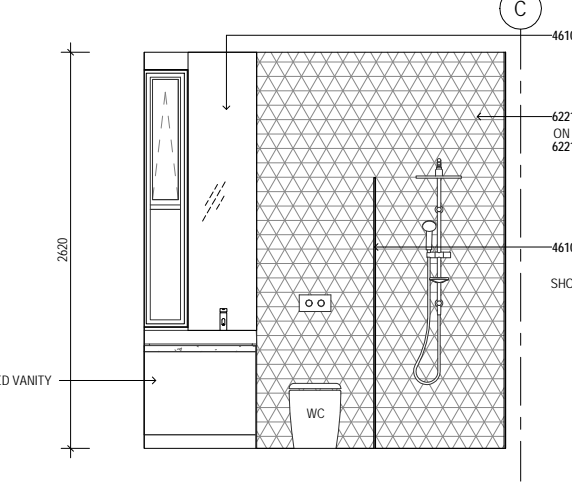
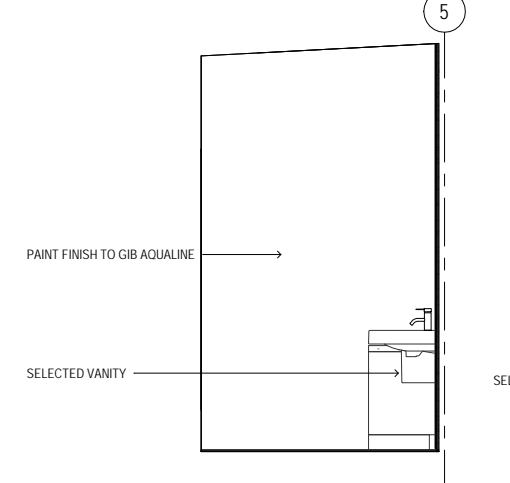
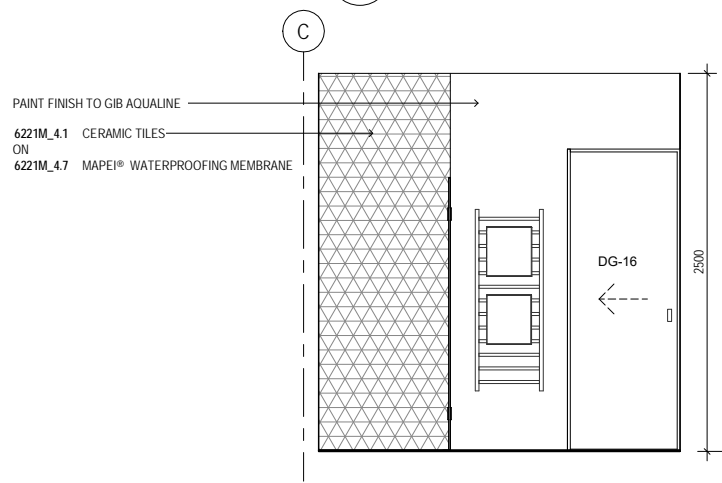
NOTES:
PLUMBING AND DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH AS3500.2

GLASS SHOWER SCREEN TO BE GRADE A CLEAR TOUGHENED

SAFETY GLASS IN ACCORDANCE WITH NZS4223: PART 3 BATHS & BASINS TO HAVE OVERFLOWS

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH LIGHTING, ELECTRICAL AND CABINETRY DRAWINGS

BATHROOM DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION SECTION 6221M MAPEI TILING SOLUTIONS

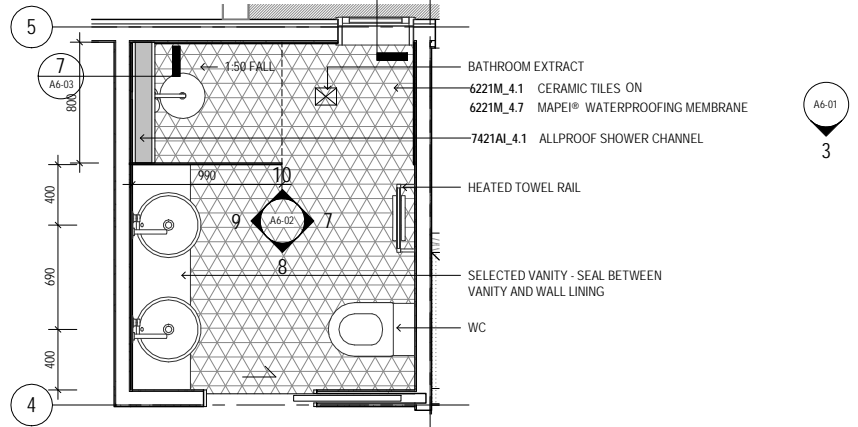


1 ENSUITE ELEVATION 1:25

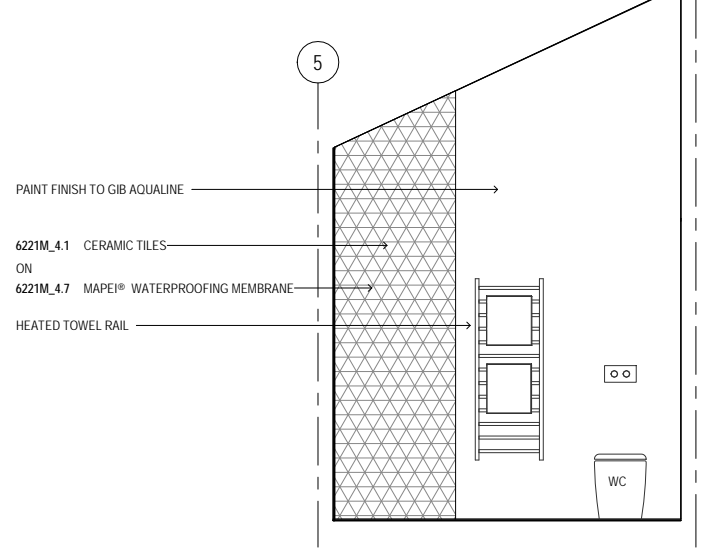
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3 ENSUITE ELEVATION 1:25

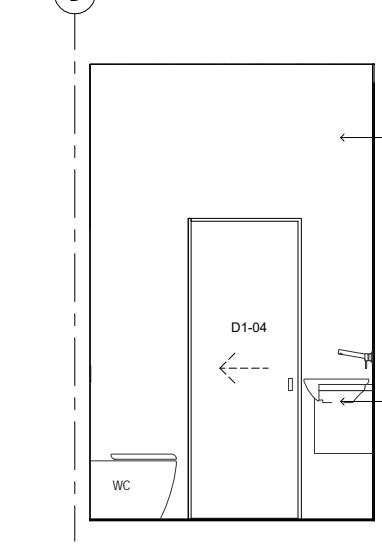
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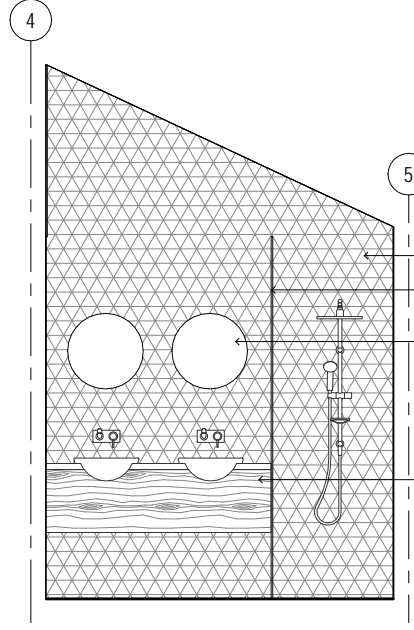
6 BATHROOM 1 PLAN 1:25



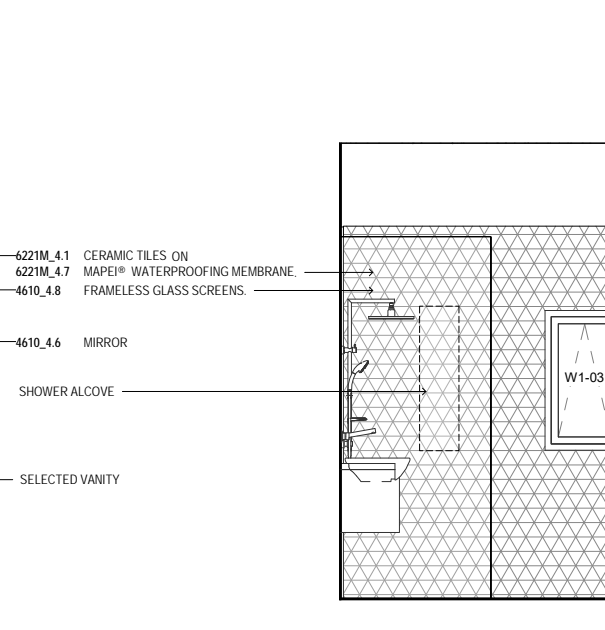
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8 BATHROOM 1 ELEVATION 1:25



9 BATHROOM 1 ELEVATION 1:25



10 BATHROOM 1 ELEVATION 1:25


 10/07/2020
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APPROVED
BUILDING CONSENT PLANS

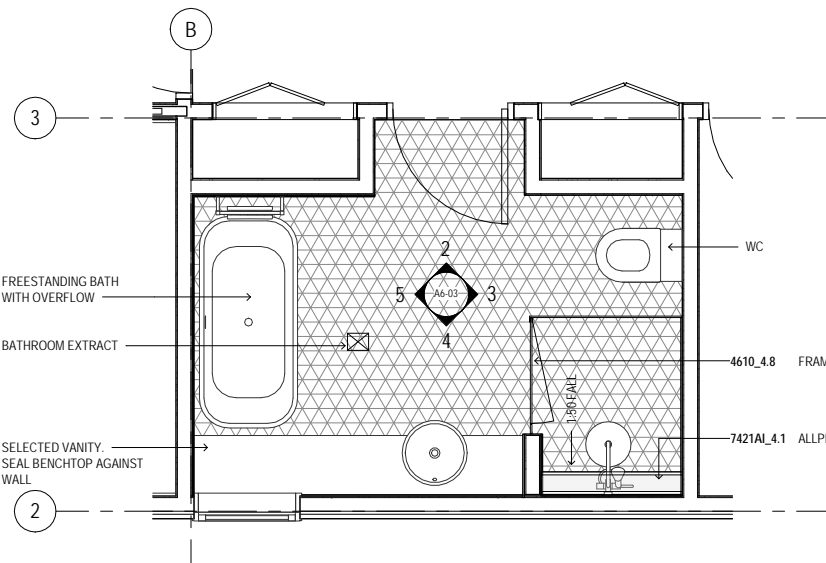
MILIEU
 ARCHITECTURE + DESIGN
 ADDRESS | 25A POLLEN STREET, AUCKLAND | PHONE | 021 1145 895
 WEBSITE | WWW.MILIEU-ARCH.NZ | EMAIL | INFO@MILIEU-ARCH.NZ

PROJECT	16a La Veta Avenue
	Mount Albert, Auckland
CLIENT	Sandy & Gareth Fletcher
DRAWING	BATHROOMS - SHEET 1
SCALE (A1)	(A3)
1:25	1:50
DRAWN	KB
CHECKED	KB
PROJECT NO.	1912

A6-02

1

DETAILED DESIGN




10/07/2020
BCO10307925


 Michael Heather MEng(hons) CPEng
 0211379834
 DHC Structure Only Reviewed
 DATE: 18/05/2020
 CPENG: 1025672
 SIGNED: 

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ISSUE	DESCRIPTION	DATE
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GENERAL NOTES

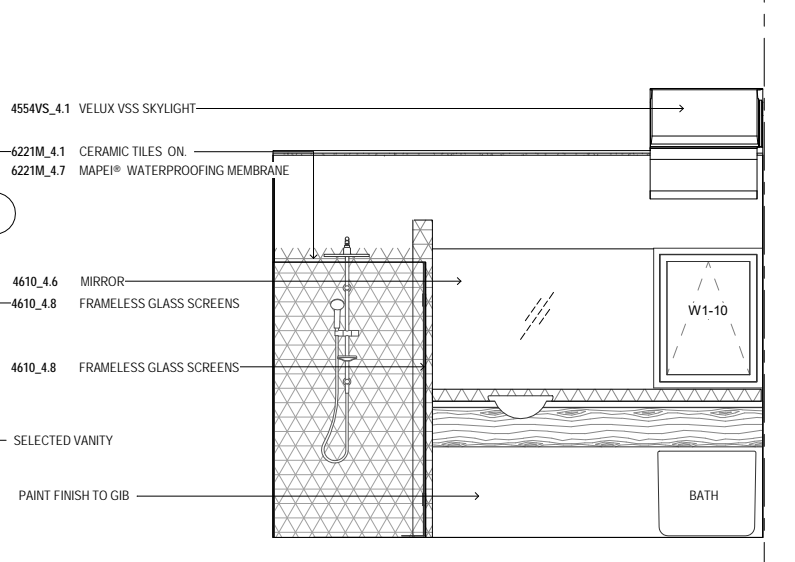
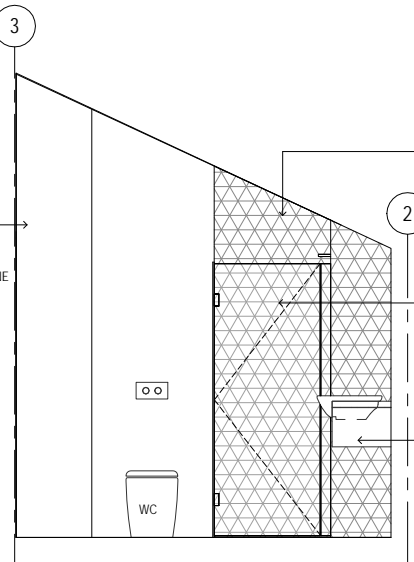
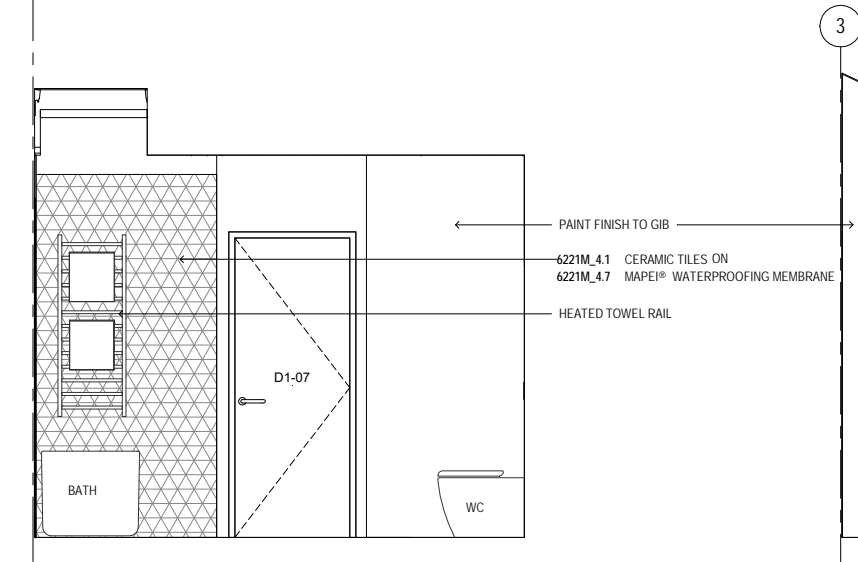
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BATHROOM LEGEND

SANITARY FITTINGS & FIXTURES

Basin	Make -
	Model No. -
	Size -
	Supplied by -
Basin Mixer	Make -
	Model No. -
	Size -
	Supplied by -
WC	Make -
	Model No. -
	Supplied by -
Shower Mixer	Make -
	Model No. -
	Supplied by -
Shower Head	Make -
	Model No. -
	Supplied by -
Shower outlet	Make -
	Model No. -
	Supplied by -
Hooks	Make -
	Model No. -
	Supplied by -
Hand towel rail	Make -
	Model No. -
	Supplied by -
Towel Rail	Make -
	Model No. -
	Supplied by -
Roll Holder	Make -
	Model No. -
	Supplied by -

1 BATHROOM 2 PLAN
1:25



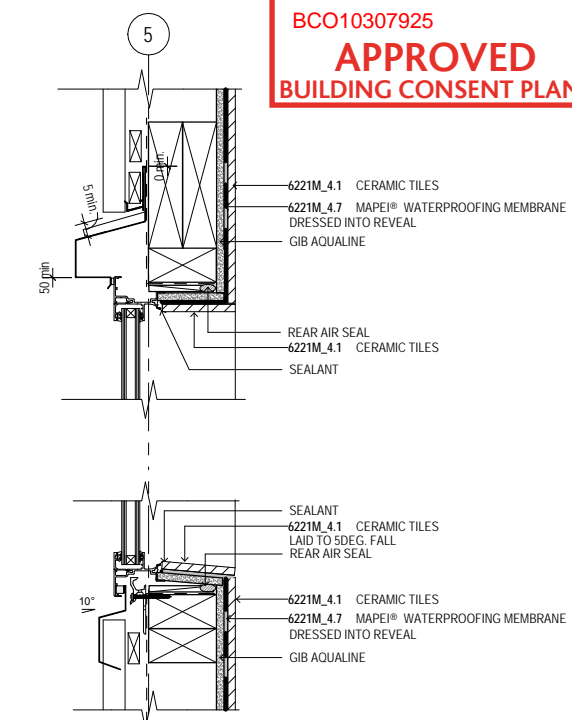
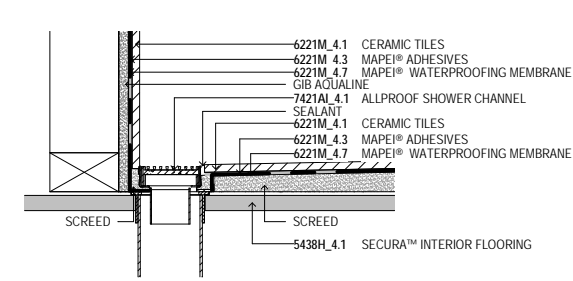
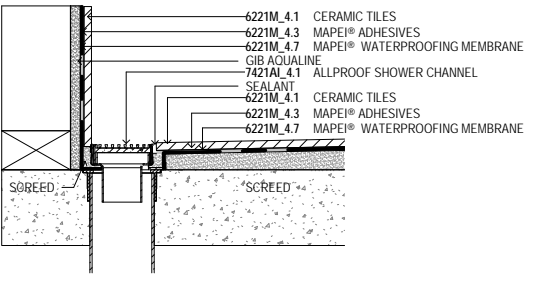
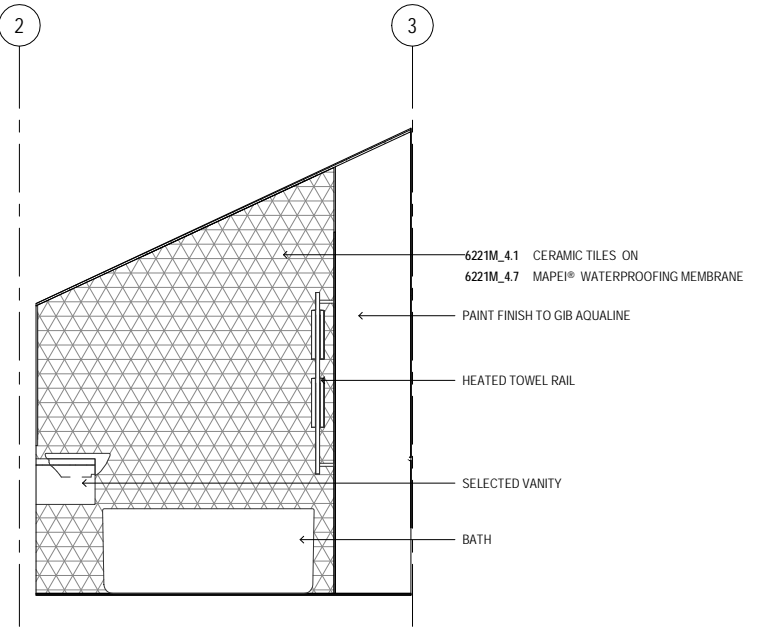
2 BATHROOM 2 ELEVATION
1:25

3 BATHROOM 2 ELEVATION
1:25

4 BATHROOM 2 ELEVATION
1:25


10/07/2020
BCO10307925
APPROVED
BUILDING CONSENT PLANS

NOTES:
 PLUMBING AND DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH AS3500.2
 GLASS SHOWER SCREEN TO BE GRADE A CLEAR TOUGHENED
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 BATHROOM DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION SECTION 6221M MAPEI TILING SOLUTIONS



5 BATHROOM 2 ELEVATION
1:25

6 CHANNEL DRAIN - CONC FLOOR
1:5

7 CHANNEL DRAIN - TIMBER FLOOR
1:5

8 BATHROOM WINDOW
1:5

MILIEU
 ARCHITECTURE + DESIGN
 ADDRESS | 25A POLLEN STREET, AUCKLAND | PHONE | 021 1145 895
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PROJECT	16a La Veta Avenue
	Mount Albert, Auckland
CLIENT	Sandy & Gareth Fletcher
DRAWING	BATHROOMS - SHEET 2
SCALE (A1) (A3)	DRAWING NO.
As	1:50
DRAWN Indicated	KB
CHECKED	KB
	ISSUE
PROJECT NO.	1912

DETAILED DESIGN

A6-03

ISSUE	DESCRIPTION	DATE
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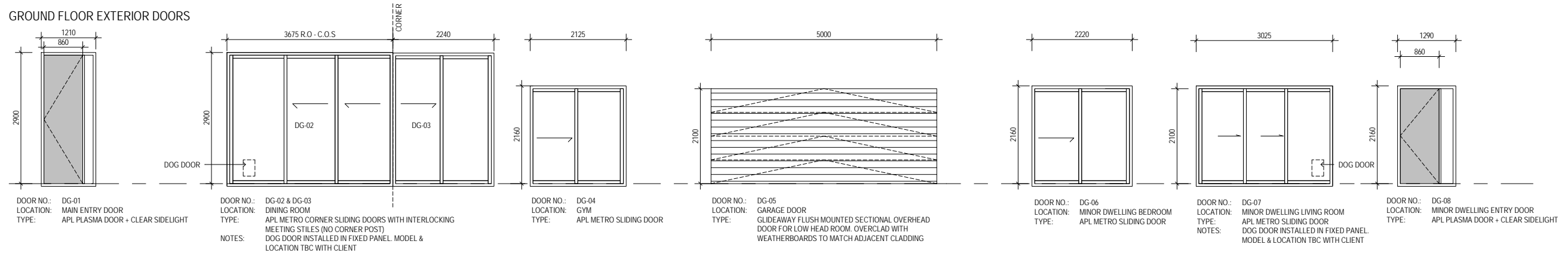
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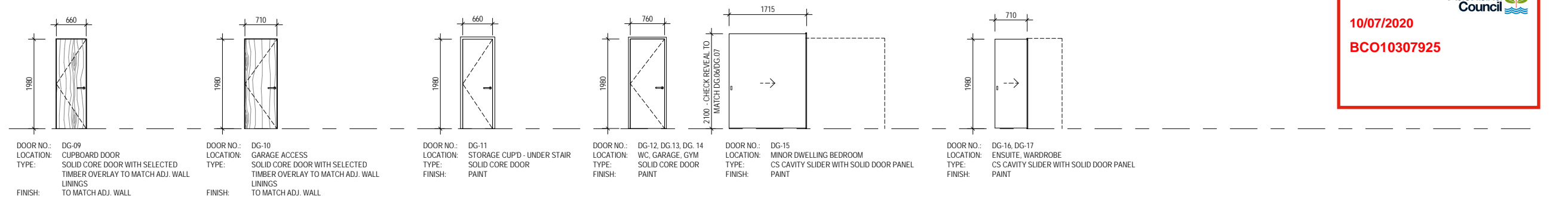
DOOR AND WINDOW NOTES

- NOTES:
- WIND ZONE LOW
- PLAN DRAWING DOOR SWINGS TO TAKE PRECEDENCE OVER THIS SCHEDULE. CONTRACTOR TO CO-ORDINATE PRIOR TO MANUFACTURE.
- HEIGHTS AND WIDTHS NOTED ARE ROUGH OPENING SIZES. CONTRACTOR TO CONFIRM DOOR DIMENSIONS ON SITE PRIOR TO MANUFACTURE. ALLOW 2MM TOLERANCE TO HEAD AND JAMBS AND 5MM TOLERANCE TO FLOOR FINISH. MANUFACTURER TO CHECK FLOOR FINISH THICKNESS PRIOR TO FABRICATIONS.
- FOR DOOR HARDWARE, REFER TO DOOR HARDWARE SCHEDULE.
- FOR ELECTRONIC SECURITY, REFER TO ELECTRICAL ENGINEERS / ELECTRICAL DRAWINGS.
- ALL LEVER TYPE DOOR HANDLES TO BE CENTERED AT 900MM ABOVE FFL, UNLESS OTHERWISE NOTED
- ALL GLAZING TO BE IN ACCORDANCE WITH NZS 4223 PART 3.
- HINGES TO BE STAINLESS STEEL HEAVY DUTY UNLESS OTHERWISE NOTED.
- REFER TO DETAILED DRAWINGS FOR HEAD, SILL AND JAMB DETAILS.
- WINDOW MANUFACTURER TO ENSURE THAT ALL WINDOWS AND DOORS ARE DESIGNED AND FABRICATED TO COMPLY WITH THE REQUIREMENTS OF THE WIND ZONE SHOWN.
- WEATHERPROOFING - SUPPLY ALL FIXINGS, FLASHINGS, ANGLES AND SEALANTS NECESSARY TO WEATHERPROOF THE INSTALLATION. REFER TO WANZ WINDOW INSTALLATION SYSTEM GUIDE FOR PRE-CLADDING PREPARATION.
- ALL WINDOWS ARE VIEWED FROM THE OUTSIDE OF THE BUILDING.
- JAMB LININGS - REFER TO INDIVIDUAL DETAILS.

GROUND FLOOR EXTERIOR DOORS

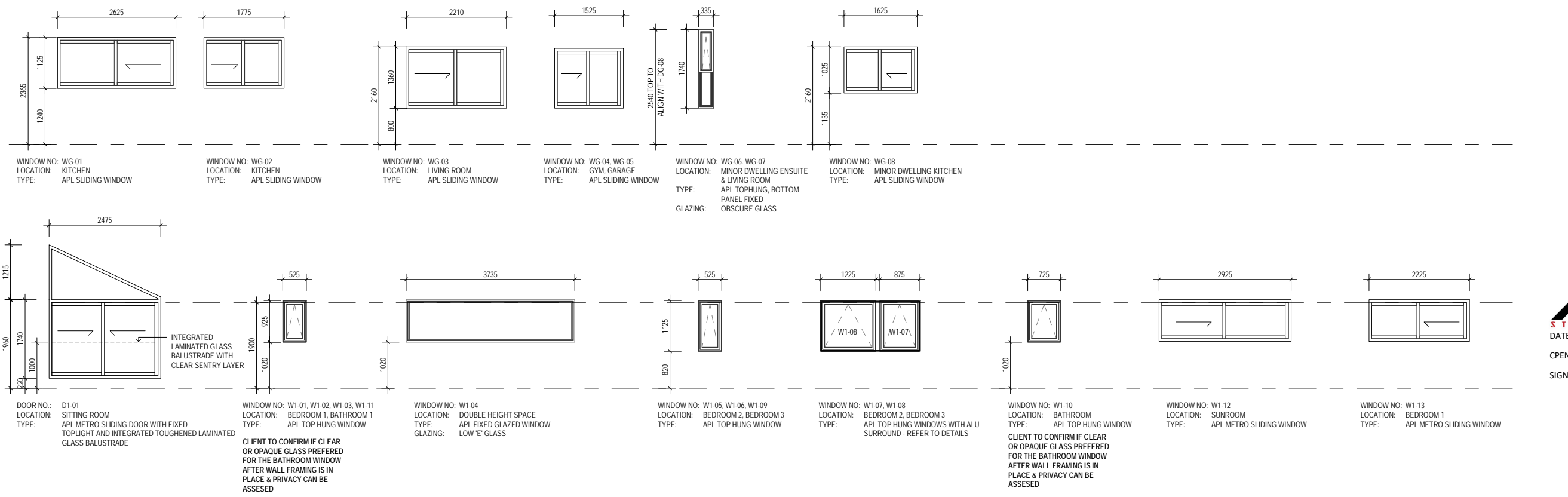


GROUND FLOOR INTERIOR DOORS



Auckland Council
 10/07/2020
 BCO10307925

GROUND FLOOR WINDOWS



AMX STRUCTURES Michael Heather M(Eng)(ons) CPENG
 0211379834
 DHC Structure Only Reviewed
 DATE: 18/05/2020
 CPENG: 1025672
 SIGNED:

MILIEU ARCHITECTURE + DESIGN
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Auckland Council
 10/07/2020
 BCO10307925
APPROVED BUILDING CONSENT PLANS

PROJECT 16a La Veta Avenue
 Mount Albert, Auckland
 CLIENT Sandy & Gareth Fletcher
 DRAWING DOOR SCHEDULE

SCALE (A1) (A3) DRAWING NO.
 1:50
 DRAWN Author A7-01
 CHECKED Checker ISSUE
 PROJECT NO. 1912

DETAILED DESIGN