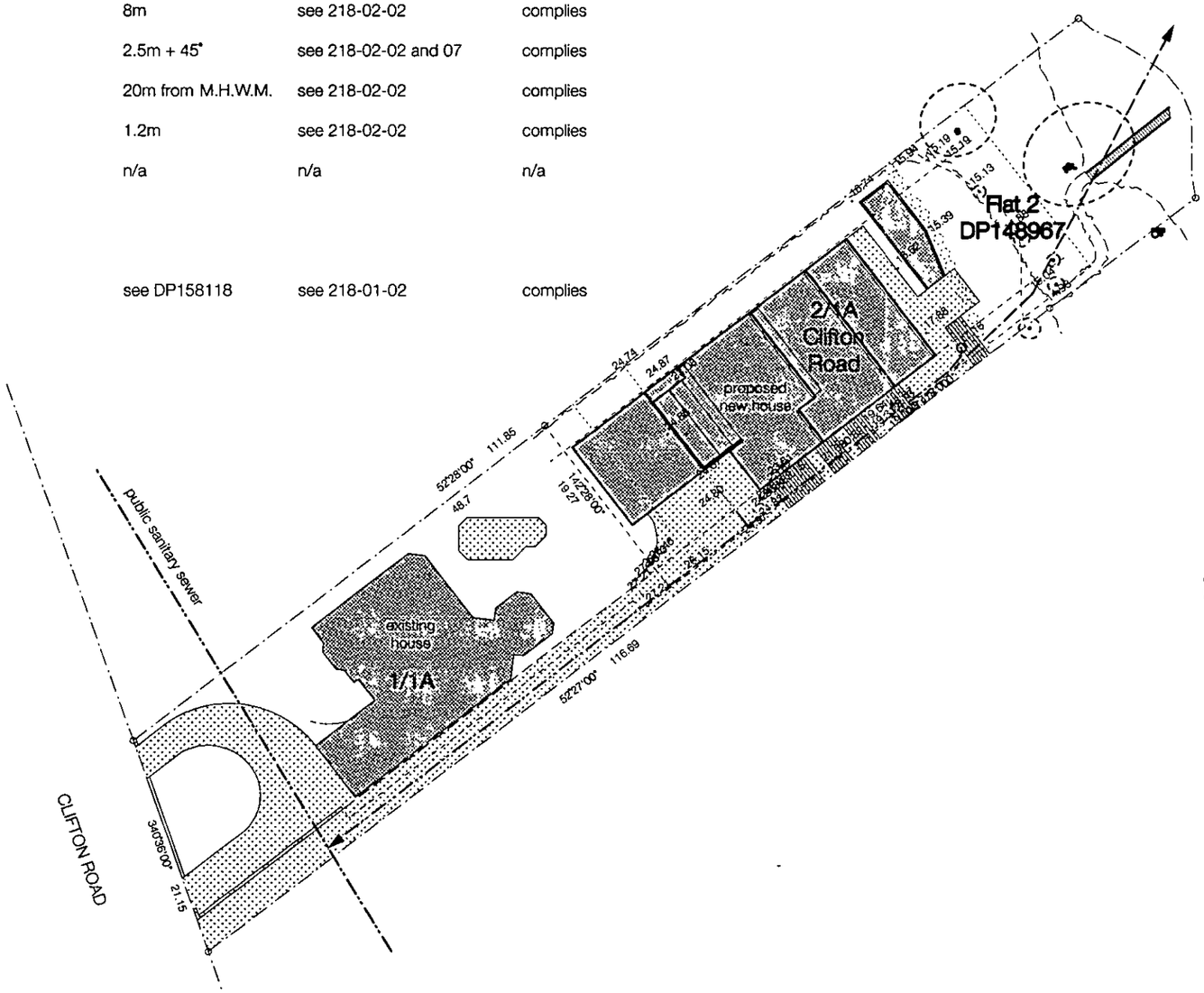
RECEIVED: 17 Feb 2012 SCANNED: 17 Feb 2012 BOX: 202 BATCH: 314505 DOC: NCCCMPBU

A3

site area 2344m2	combined data (1/1A & 2/1A)	compliance
35% (820m2) max	29% (686m2)	complies
35% (820m2) max	24% (558m2)	complies
30% (700m2) min	47% (1100m2)	complies
8m	see 218-02-02	complies
2.5m + 45°	see 218-02-02 and 07	complies
20m from M.H.W.M.	see 218-02-02	complies
1.2m	see 218-02-02	complies
n/a	n/a	n/a
see DP158118	see 218-01-02	complies



north

drainage :

storm drainage to existing outlet thro' cliff face

foul drainage via pump to public sewer adjacent to clifton road

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B1242316
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23 DEC 2011
BLDG
CONSENTED

M0218.01.01 a

matter

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+64 9 360 6983
102 Richmond Road,
Ponsonby, Auckland NZ

kiwoz ltd.

new house,
2/1A, clifton road, takapuna

proposed : plan : site

1:250 @ A1 1:500 @ A3

M0218.01.01 a

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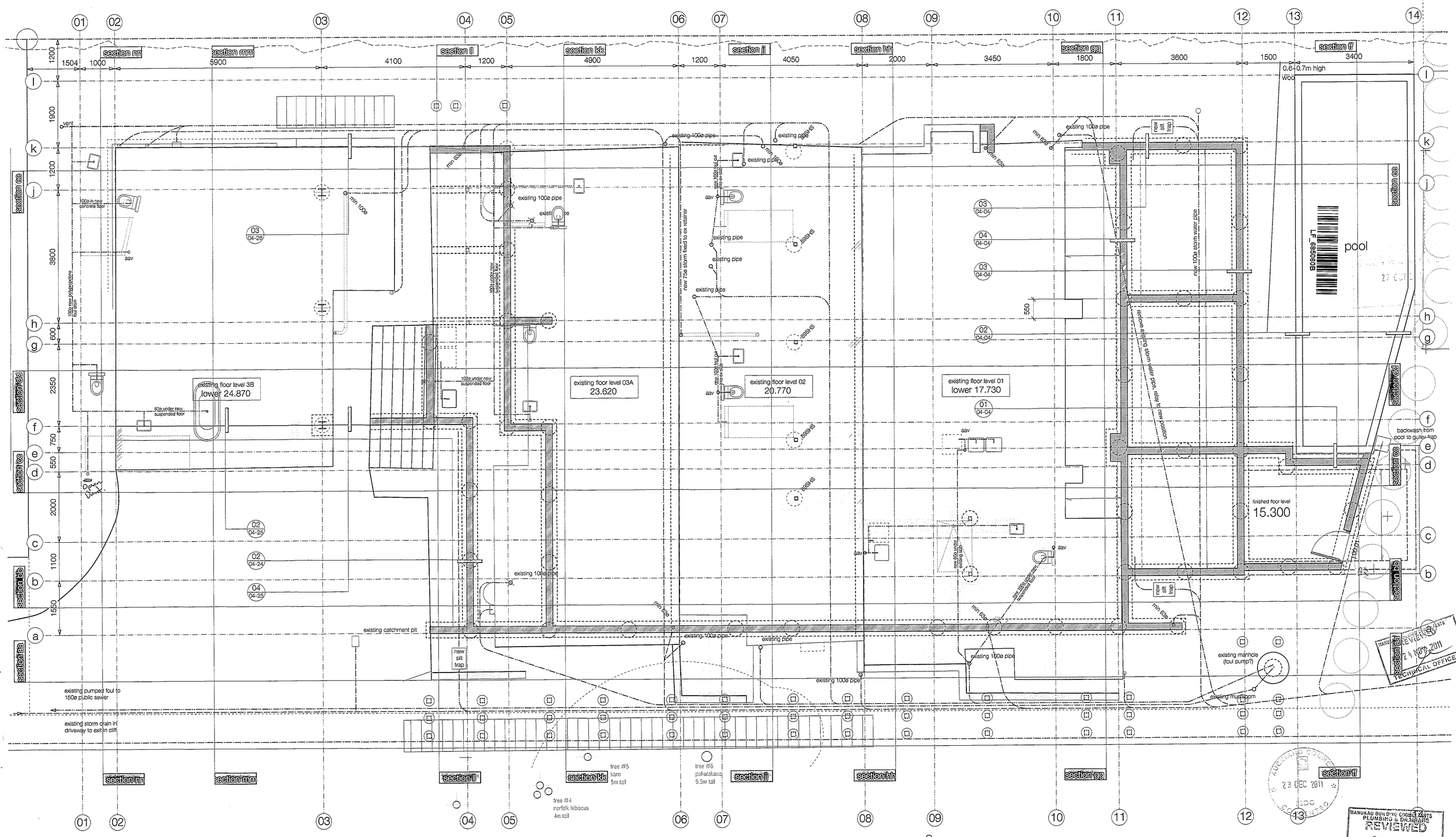

Existing subfloor drainage to be tested for 50yr durability.

Provide 'charged' ORG. to lowest part of s/s drain.

MANUKAU BUILDING CONSULTANTS PLUMBING & DRAINAGE REVIEWED 28 NOV 2011 BUILDING OFFICIAL

MANUKAU BUILDING CONSULTANTS REVIEWED 24 NOV 2011 TECHNICAL OFFICER

AUCKLAND COUNCIL 23 DEC 2011 BLDG COMMENTED

ALL EXISTING SUB-FLOOR DRAINAGE TO BE CHECKED AND TESTED FOR 50 YEAR DURABILITY

ALL EXISTING PALISADE PILES MUST BE LOCATED AND SURFACE PEGGED PRIOR TO ANY EXCAVATION

ALL NEW FOUNDATION LOCATIONS ARE TO BE CONFIRMED WITH ARCHITECT AND STRUCTURAL ENGINEER IN LIGHT OF EXISTING DRAINS AND SERVICES

ALL EXISTING DRAINS MUST BE LOCATED AND SURFACE PEGGED PRIOR TO ANY EXCAVATION

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CONFIRM SET OUT AND DIMENSIONS ON SITE PRIOR TO MANUFACTURE OF ANY ALL ITEMS

DIMENSIONS SHOWN ARE ACCURATE. DO NOT SCALE FROM DRAWINGS

REFER TO ENGINEERS DETAILS AND CALCULATIONS PROVIDED BY 'HOLMES CONSULTING GROUP' FOR ALL STRUCTURAL INFORMATION

revisions

revision	date	description	drawn	checked
-	10.03.11	preliminary GA's	AMc	AMc
a	06.07.11	building consent application	AMc	AMc
b	07.09.11	building consent revisions	AMc	AMc
c	18.10.11	building consent revisions	AMc	AMc

matter
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102 Richmond Road, Ponsonby, Auckland NZ

key

client: kiwoz ltd.

project: new house, 1B, clifton road, takapuna

title: proposed : plan : foundations / drainage

scale: 1:50 @ A1 1:100 @ A3

project: M0218.03.03 series: drawing: revision: c

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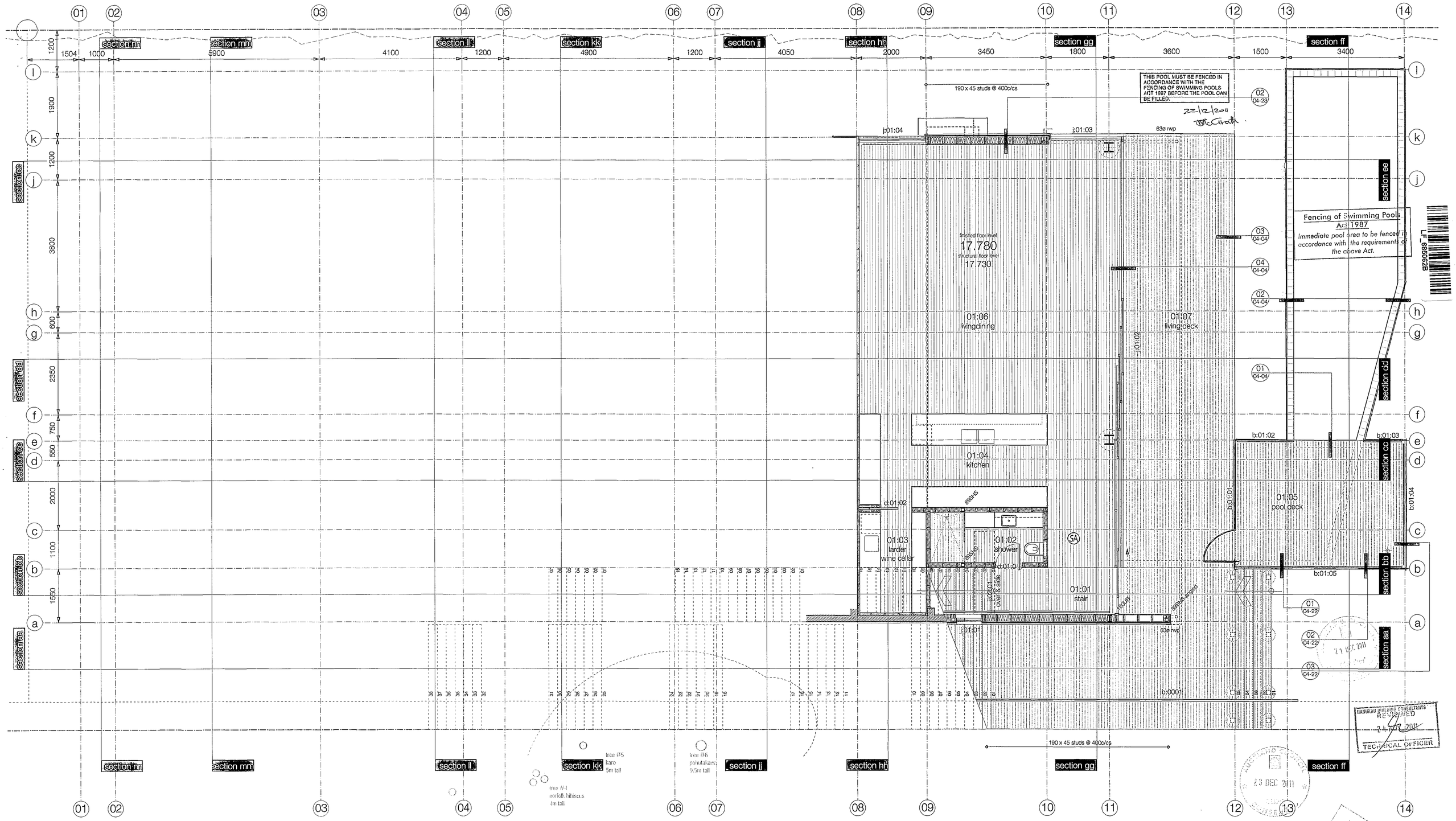

MANUKAU BUILDING CONSULTANTS
REVIEWED
24 NOV 2011
TECHNICAL OFFICER

MANUKAU BUILDING CONSULTANTS
PLUMBING & DRAINAGE
REVIEWED
28 NOV 2011
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102 Richmond Road, Ponsonby, Auckland NZ

key

client: kiwoz ltd.

project: new house, 1B, clifton road, takapuna

title: proposed : plan : level 01

scale: 1:50 @ A1 1:100 @ A3

project: M0218.03.05 | sheet: | drawing: | revision: a

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02:06 en-suite
02:05 wardrobe
02:07 bedroom 4
02:04 en-suite
02:03 wardrobe
02:02 bedroom 3
02:01 landing
02:08 linen
finished floor level 20.770
90 x 45 studs @ 400c/cs
2 x 90 x 45 studs @ 400c/cs
190 x 45 studs @ 400c/cs
tree #5 karo 5m tall
tree #6 pohutakawa 9.5m tall
tree #4 norfolk hibiscus 4m tall

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102 Richmond Road, Ponsonby, Auckland NZ

client: kiwoz ltd.
project: new house, 1B, clifton road, takapuna
title: proposed : plan : level 02
scale: 1:50 @ A1 1:100 @ A3
project: M0218.03.07 series: drawing: revision: a

MANUKAU BUILDING CONSULTANTS PLUMBING & DRAINAGE REVIEWED 17/07/2011 TECHNICAL OFFICER
MANUKAU BUILDING CONSULTANTS PLUMBING & DRAINAGE REVIEWED 21 DEC 2011
MANUKAU BUILDING CONSULTANTS PLUMBING & DRAINAGE REVIEWED 23 DEC 2011
MANUKAU BUILDING CONSULTANTS PLUMBING & DRAINAGE REVIEWED 28 NOV 2011 BUILDING OFFICIAL
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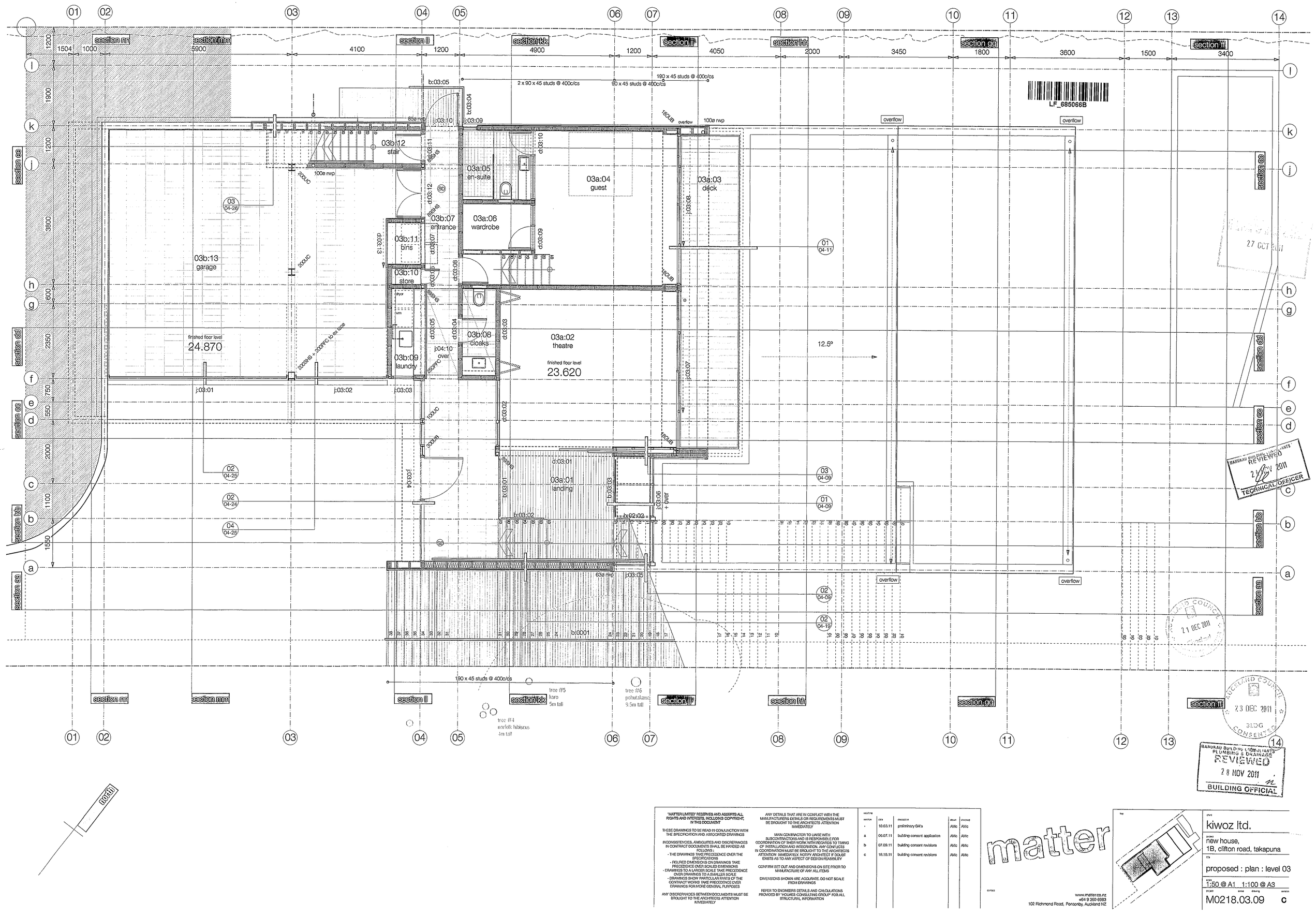

north

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c	18.10.11	building consent revisions	AMc	AMc

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102 Richmond Road, Ponsonby, Auckland NZ

key

client: kiwoz ltd.

project: new house, 1B, clifton road, takapuna

title: proposed : plan : level 03

scale: 1:50 @ A1 1:100 @ A3

project: M0218.03.09 | series | drawing | revision: c

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key

client: kiwoz ltd.

project: new house, 1B, clifton road, takapuna

title: proposed : plan : level 04

scale: 1:50 @ A1 1:100 @ A3

project | series | drawing | revision: M0218.03.11 a

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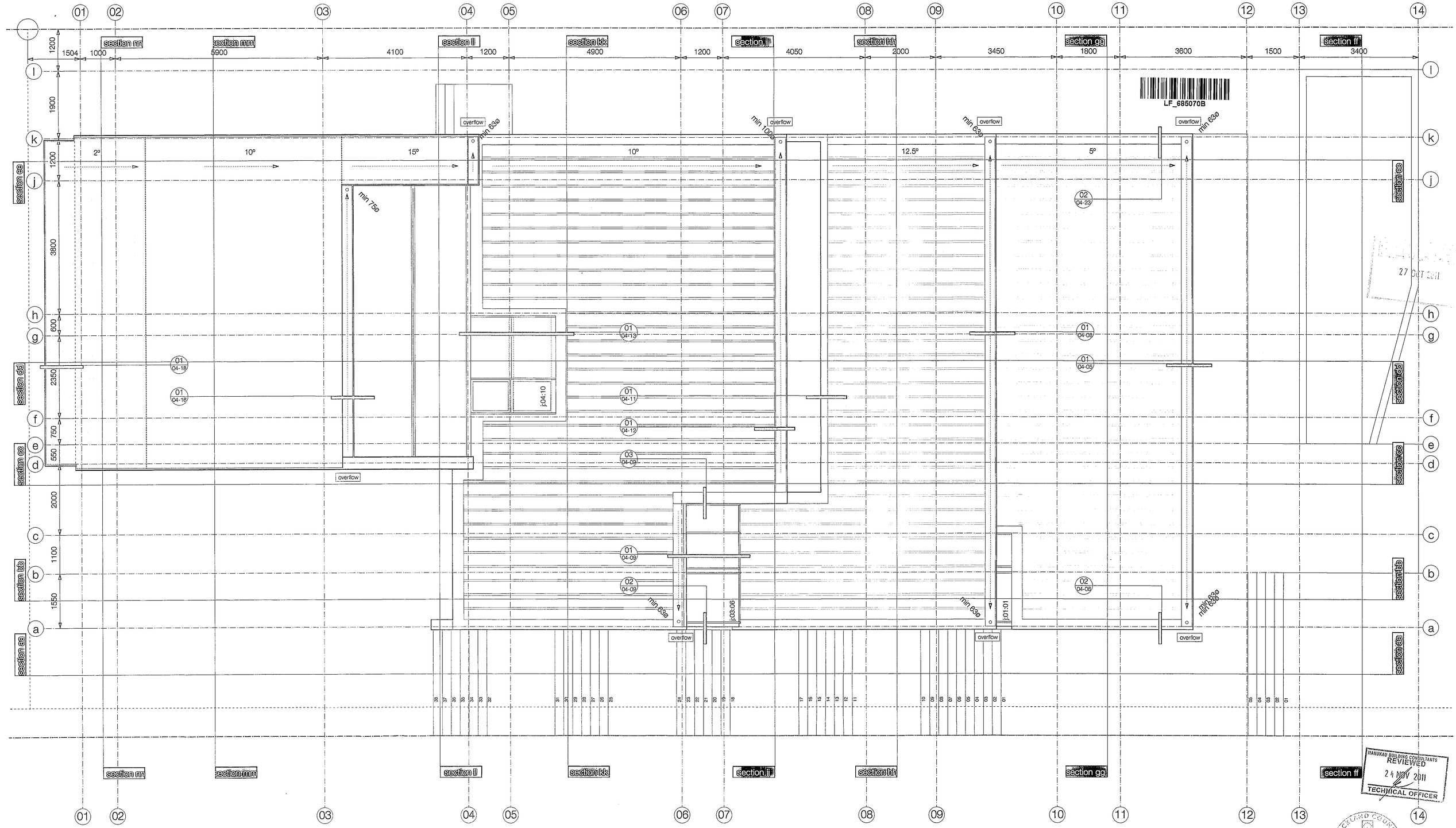

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REVIEWED
24 NOV 2011
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27 OCT 2011

AUCKLAND COUNCIL
23 DEC 2011
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north

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key

client: kiwoz ltd.

project: new house, 1B, clifton road, takapuna

title: proposed : plan : level 01

scale: 1:50 @ A1 1:100 @ A3

project | series | drawing | revision: M0218.03.13 c

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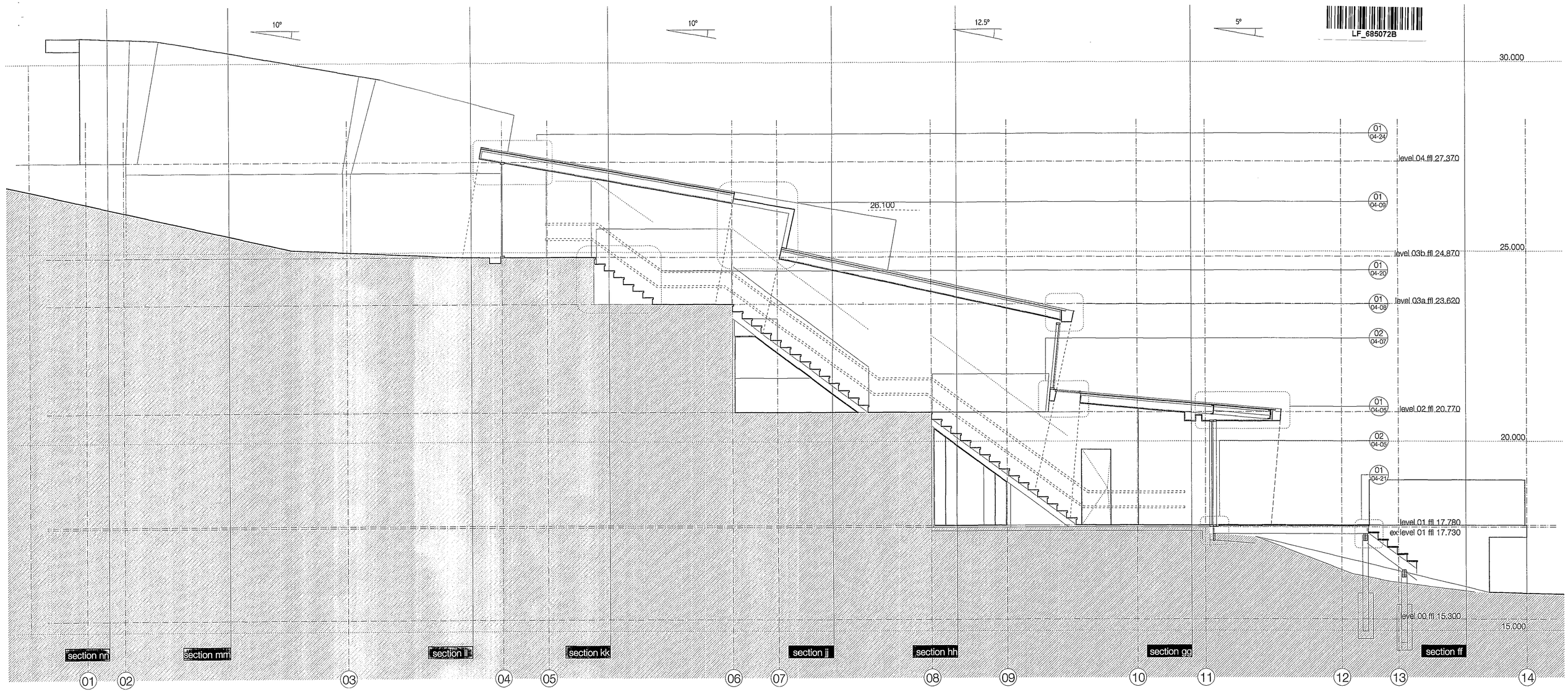

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-	10.03.11	preliminary GA's	AMc	AMc
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key

client
kiwoz ltd.

project
new house,
1B, clifton road, takapuna

title
proposed : section : bb

scale
1:50 @ A1 1:100 @ A3

project | name | drawing | revision
M0218.03.15 a

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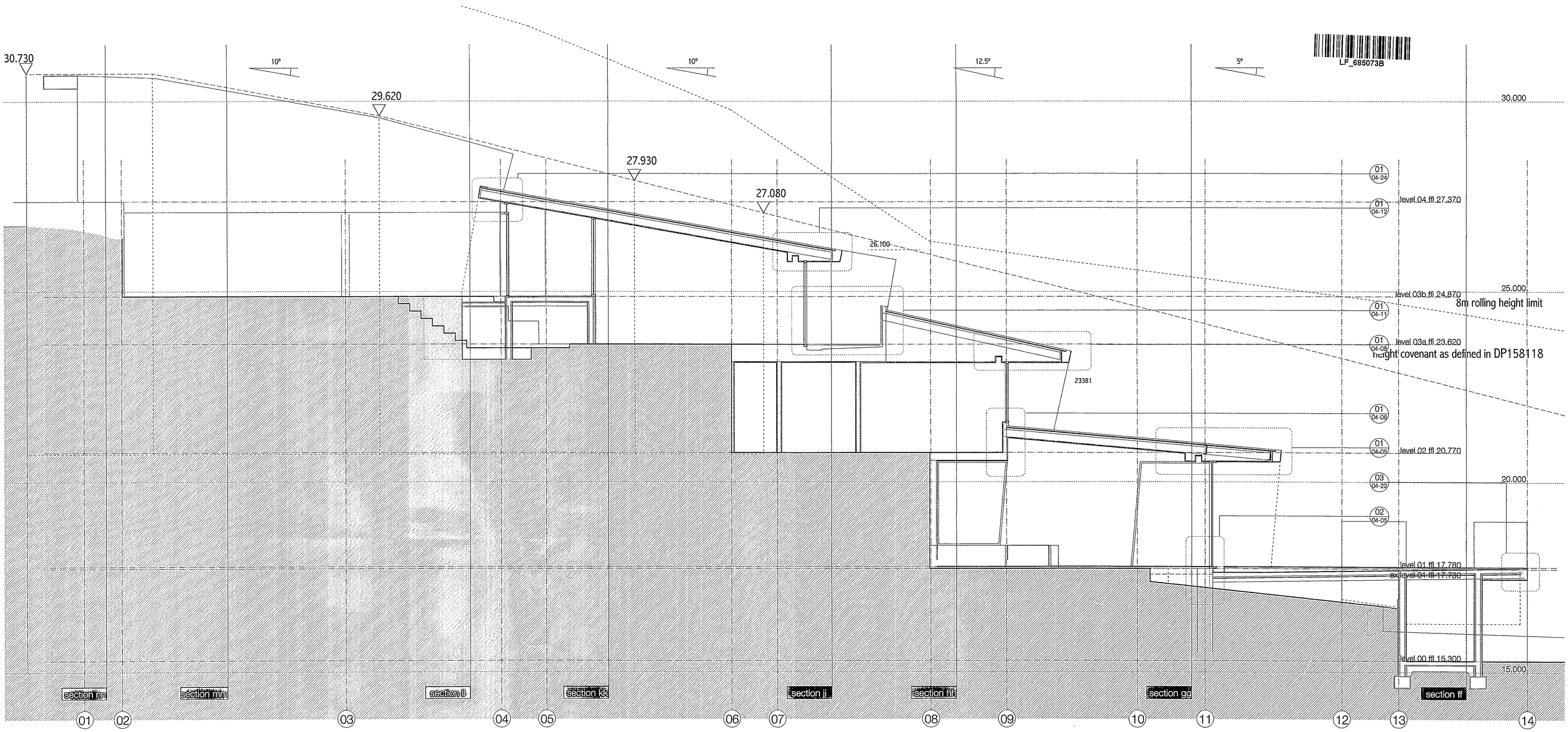

MANUKAU BUILDING CONSULTANTS
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29 NOV 2011
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27 NOV 2011

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key

client
kiwoz ltd.

project
new house,
1B, clifton road, takapuna

title
proposed : section : cc

scale
1:50 @ A1 1:100 @ A3

project | series | drawing | revision
M0218.03.16 c

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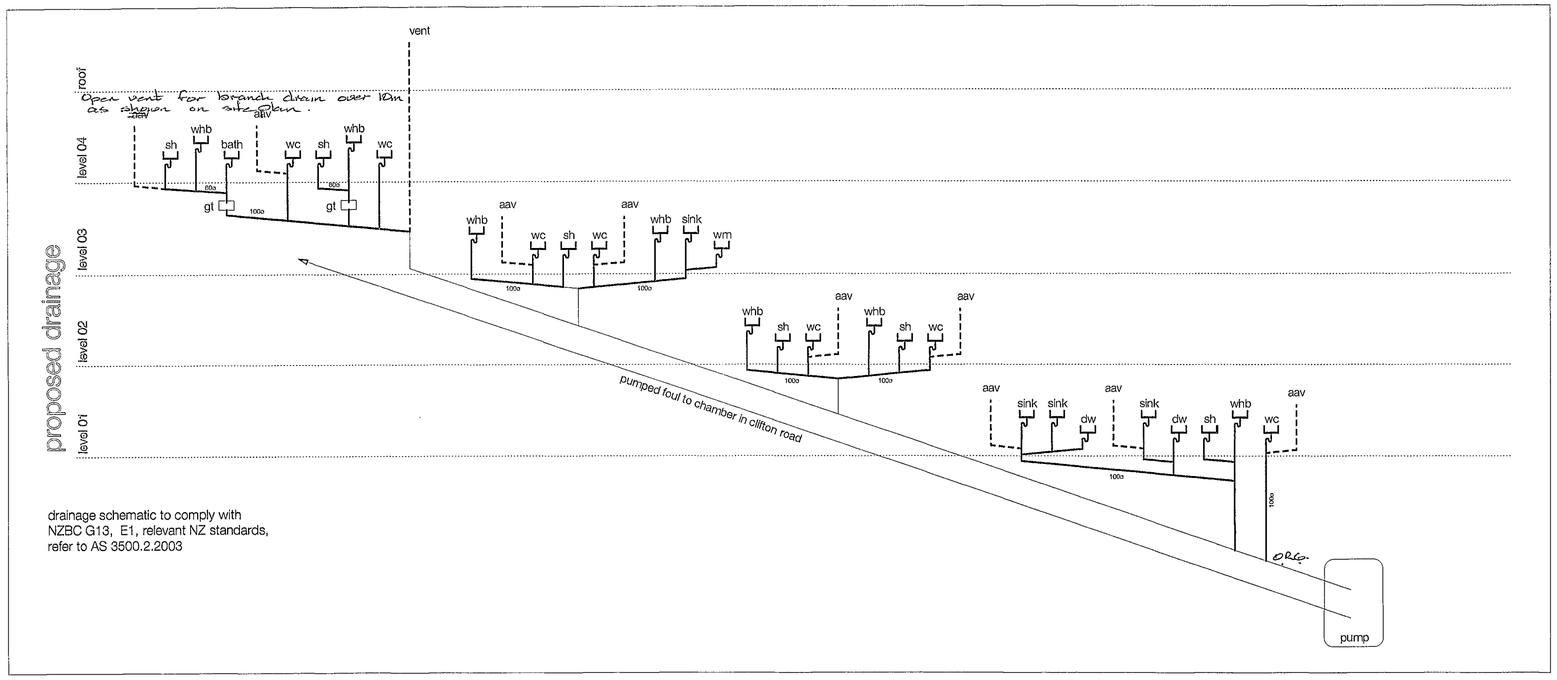

drainage schematic to comply with
NZBC G13, E1, relevant NZ standards,
refer to AS 3500.2.2003

cladding risk assessment matrix

risk	elevation east	north	west	south
wind zone	very high 2	very high 2	very high 2	very high 2
number of storeys	low 0	medium 1	low 0	medium 1
roof wall intersection	high ~~3~~ 13	high ~~3~~ 14	high ~~3~~ 9	high ~~3~~ 12
eaves width	medium 1	very high 5	medium 1	very high 5
envelope complexity	medium 1	medium 1	medium 1	medium 1
deck design	high 4	low 0	low 0	low 0
total	~~11~~ 13	~~12~~ 14	~~7~~ 9	~~12~~ 14

selected claddings:

profiled metal sheet over nominal 20mm drained cavity :
complies for risk score <21

ENSURE ALL INCOMPATIBLE MATERIALS ARE ISOLATED, WITH PARTICULAR REFERENCE TO COPPER, ALUMINIUM, STEEL, TREATED TIMBER, MEMBRANES

ALL EXISTING PILE AND DRAIN, AND NEW FOUNDATION LOCATIONS ARE TO BE CONFIRMED WITH ARCHITECT AND STRUCTURAL ENGINEER IN LIGHT OF EXISTING DRAINS AND SERVICES

SEE STRUCTURAL ENGINEERS CALCULATIONS FOR DETAILS OF FOUNDATIONS, BLOCKWORK, RETAINING AND BOUNDARY WALLS SUSPENDED FLOORS, STEELWORK, AND ALL STRUCTURAL MEMBERS OUTSIDE SCOPE OF NZS 3604 ENGINEERS DRAWINGS TAKE PRECEDENCE IN ALL MATTERS REGARDING SIZING, JUNCTIONS ARCHITECTS DRAWINGS TAKE PRIORITY REGARDING LOCATION REFER ALL INCONSISTENCIES TO ARCHITECT AND ENGINEER

B1/AS1 structure :

refer to structural engineers drawings and spec for all foundation design, sizes, reinforcement, depths, concrete spec., bracing, structural steel, structural floors, roof members and all elements outside NZS 3604

structural engineer to provide PS4

B2/AS1 durability :

difficult to access or replace : 50 years
wall cladding (including jointing systems) as bracing
all bracing elements
wall underlay
damp proof course under structural framing
damp proof membrane under concrete floor slabs
tanking to retaining wall
decking sub floor structure
wiring buried in or under concrete slabs
nails and screws used to fix structural or difficult to replace elements
nails and screws under water proof membranes
nails and screws under roof membranes
bolts used to fix structural or difficult to replace elements and balustrades
proprietary fixings used to fix structural or difficult to replace elements
adhesives used to fix structural or difficult to replace elements
flashings that require removal of cladding above the roof
hidden flashings behind spandrel panels
flashings that require removal of the cladding
floor bracing diaphragm
flooring laid under bottom plates
internal gutters and downpipes incorporated into structure
sub-floor insulation
wall insulation
ceiling or roof insulation
plumbing and pipes cast into or under concrete slabs
protective coatings that are difficult to replace
roof framing, inc. purlins, rafters, battens, and bracing members
stair stringers
vapour barriers behind structural elements or difficult to replace
vermin proofing built into structure
vermin proofing to have same durability as cladding covering it
load bearing wall framing
structural steel
structural joinery units

moderately difficult to access or replace : 15 years
roof cladding (longrun)
roof underlay
none structural wall cladding (including jointing systems)
damp proof course under non-structural framing
damp proof membrane to top of concrete floor slabs
non-structural strip decking
external doors
wiring concealed behind linings
nails and screws used to fix moderately difficult to replace elements
proprietary fixings used to fix moderately difficult to replace elements
all flashings to roof claddings, flues and other roof penetrations
visible flashings that do not require removal of cladding
flooring laid between bottom plates
flue systems built into wall / roof
internal gutters and downpipes not incorporated in structure
in-built solid fuel appliances
shower linings (unless under tiling, then to match lifespan of tiles)
plumbing and pipes concealed behind wall linings
concealed or difficult to replace valves
roof membrane protective coatings
in-ground foul drainage tanks (easy access)
effluent fields
stair treads (easy to replace)
wall tiling to wet areas (floor and wall)
vapour barriers behind non-structural elements
vermin proofing moderately difficult to access and replace
water heaters
easy access non-loadbearing partitions
external joinery
joinery gaskets moderately difficult to access or replace

refer to specific product warranties for required maintenance

timber building elements to comply with NZS3602 : 2003 as following :

- roof framing, trusses, ceiling joists	H1.2
- interior wall framing, including bottom plates	
- subfloor framing	H1.2
- enclosed framing within flat or skillion roofs	H3.1
- framing for enclosed decks and balconies	
- exterior wall framing and parapets	
- unfloored decking	H3.2
- external stairs, handrails and balustrades	
- piles and other structural in ground material	H5

C1/AS1 fire safety :

smoke / fire detection, alarm specification, sprinkler systems as required by RC20080102301 to be submitted as phase 4 building consent

D1/AS1 access routes :

all stairs and access ways to have min. 2000mm height clearance

internal stairs :

stair 01 (level 01 to 02)
main private stair
280mm tread with min. 25mm nosing overhang (closed tread)
186.97mm rise (2990mm total rise, 16 risers)
36.3° pitch
handrails at 900mm to stair and landings

stair 02 (level 02 to 03a)
main private stair
280mm tread with min. 25mm nosing overhang (closed tread)
190mm rise (2850mm total rise, 15 risers)
36.7° pitch
handrails at 900mm to stair and landings

stair 03 (level 03a to 03b)
main private stair
280mm tread with min. 25mm nosing overhang (closed tread)
178.6mm rise (1250mm total rise, 7 risers)
35.0° pitch
handrails at 900mm to stair and landings

stair 04 (level 03b to 04)
main private stair
280mm tread with min. 25mm nosing overhang (closed tread)
178.6mm rise (2500mm total rise, 14 risers)
35.0° pitch
handrails at 900mm to stair and landings

external stairs
generally 280mm tread with min. 25mm nosing overhang (closed tread)
max 190mm rise
max 36.7° pitch
handrails at 900mm to stair and landings

E1/AS1 surface water :

all downpipes to be min. 75mm diameter
internal gutters to be min. 300mm wide, falling to outlet,
overflow to be 300 x 100 aperture, top of outlet min 50mm below top of gutter

E2/AS1 external moisture :

refer to risk assessment matrix

built elements specification

copper roofs (level 01, 02, 03) :
0.7mm oxidised copper sheet formed as standing seam trays with interlocked ridges, matching ridge, verge, and cill flashings, all on isolating building wrap on H3.1 treated 15mm ply on H3.1 90 x 45 purlins on H3.1 treated timber rafters to specific engineers design, within primed structural steel frame to engineers design, underlined with 12mm plasterboard finished to level 4 internal on galvanized steel battens, 9mm titan board to exterior soffits, 185mm R3.5 + 90mm R2.2 bradford gold ceiling insulation to cavity

stone roof (level 04) :
20mm washed aggregate bonded to match deck of adjacent house bonded to backing mesh, stitched to Maccaferri Plazadeck Landscape Drain geotextile laid over double layer Nuraply 3P membrane to specialist application specialist (certified and warranted) at fall as indicated, on H3.1 treated 18mm ply on H3.1 treated timber rafters to specific engineers design, underlined with 12mm plasterboard finished to level 4 on galvanized steel battens suspension system, 185mm R3.5 + 90mm R2.2 bradford gold ceiling insulation to cavity

membrane gutters :
nuraply 3P membrane to specialist application at 1° fall, on H3.1 treated 18mm ply on H3.1 treated timber rafters as structural engineers design, all falling to min. 75mm ø polypropylene rain water pipes

gutters :
extruded 0.7mm copper gutter system, sized as roof plan, within H3.1 framed enclosure clad in 0.7mm copper sheet on isolating wrap on 12mm H3.1 ply, flashing to underside to wash out at rear of fascia

walls : 0.7mm oxidised copper sheet formed as standing seam trays with interlocked ridges, matching ridge, verge, and cill flashings, all on isolating building wrap on H3.1 treated 15mm ply on H3.1 190 x 45 studs, 12mm plasterboard finished to level 4 internal on 185mm R3.5 bradford gold insulation to cavity

decks:
ex 75 x 25 kwila or alternative selection, screw fixed (stainless) to H3.1 firrings on isolating membrane on 2 layers Nuraply 3P membrane on 22mm H3.1 ply on H3.1 joists as framing plan, 185mm R3.5 + 90mm R2.2 bradford gold ceiling insulation to cavity over occupied space, 90mm R2.2 bradford gold ceiling insulation over garage

joinery:
ppc aluminium frame system (vantage architectural suite or similar), with ppc aluminium head, jamb and cill flashings to lap with tyvek building tape and wrap, complete perimeter foam sealant, refer to joinery schedule for openings, glazing to be to toughened to NZS, single / double / treatment as schedule

E3/AS1 internal moisture :

condensation control
walls R > 1.5 use Bradford Gold Wall & Floor Insulation R1.8

watersplash
bathrooms to be finished with ceramic tiling, with waterproof grouting, on continuous waterproof membrane on tile underlay on particle board (timber structure, joists to be H3.2 treated under all wet areas), or on waterproof membrane to concrete slab on grade
shower areas to have tiling on waterproof membrane on gib aqualine board

F4/AS1 safety from falling :

balustrades to internal stair to be 900mm above pitch / 1000 above landings, max aperture in balustrade / guarding to be 100mm

opening windows with cill height lower than 760mm above floor, and possible fall of greater than 1000mm will have window opening restrictor

G3/AS1 food preparation :

food storage to be vented top and bottom, fly and vermin proof

impervious splashback required to preparation and cooking areas

G4/AS1 ventilation :

joinery to have openings equal to 5% of the habitable area, see joinery schedules M0218-03-35 for details

mechanical ventilation provided to kitchen by range hood

see ceiling service plans for location of mechanical ventilation and air conditioning

AIR CONDITIONING DESIGN NOT PART OF THIS APPLICATION

G13/AS1 foul water :

refer to plumbing schematic for layout of sanitary fixtures
all waste water fixtures to have 75mm deep trap
all waste water fixtures to have 40mm ø wastes
all soil fixtures to have 50mm deep trap
all soil fixtures to have 100mm ø wastes

H1/AS1 energy efficiency :

refer to attached ALF3 calculations:

the building elements will use the following insulation :
suspended concrete slab : Bradford Gold Insulation R2.2 (90mm)
concrete retainers : Expol Styro Drain R1.11 (40mm)
suspended timber floor : Bradford Gold Wall Insulation R2.2 (95mm)
bathroom walls : Bradford Gold Wall Insulation R1.8 (95mm)
walls : Bradford Gold Wall Insulation R3.5 (185mm)
skillion and 'flat' roofs: Bradford Gold Ceiling Insulation R3.5 (185mm) + R2.2 (95mm)

glazing:
rooflights : double glazed, argon filled, low-E inner face
remaining windows : single glazing

these drawings to be read in conjunction with all consultant drawings

inconsistencies, ambiguities and discrepancies in contract documents shall be handled as follows:
- the drawings take precedence over the specification
- figured dimensions take precedence over scaled dimensions
- drawings to a larger scale take precedence over drawings of a smaller scale
- drawings showing particular parts of the contract take precedence over drawings for more general purposes

any discrepancies between documents must be brought to the architects attention immediately

any details that are in conflict with the manufacturers instructions or requirements must be brought to the architects attention immediately

main contractor is to liaise with sub-contractors and is responsible for the co-ordination of their work with sub-contractors works with regards to timing of installation and integration. Any conflicts in co-ordination must be brought to the architects attention immediately. Notify architect if doubt exists as to any aspect of design feasibility

confirm set out and dimensions on site prior to manufacture of all items

do not scale from drawings

refer to engineers details and calculations provided by 'DDDavidson Consultants' for all structural information

the contractor shall ensure that ensure that all works on site are carried out in accordance with the resource consent conditions

the contractor will confirm with the client that all conditions of the resource consent have been met prior to starting on site

an arborist to be present on site during the excavation of any works below the dripline of any existing trees as per the requirements of the resource consent

it is the contractors responsibility to co-ordinate and document with shop drawings all penetrations through slabs, beams and columns as required to accommodate all services. This must be done in conjunction with sub-contractors associated with relevant trades to adequately address services zoning and potential clashes

at all times, care and consideration shall be given to ensure minimal disturbance and inconvenience to all neighbouring properties during the excavation and building process

site set out

site check and verify levels and building set-outs before starting works

building set out and floor levels shall be accurately established by a registered surveyor

peg out the site to set out proposed building

excavate materials as instructed by the contractor

remove any excavated materials as instructed by the contractor

contours shown depict the topography, except at spot levels shown, they do not represent the exact level at any particular point

plumbing and drainage notes

the installation of all plumbing fittings and associated waste pipes must comply with the requirements of the local authority and the plumbing and drainage regulations. the contractor must ensure that the intended plumbing and drainage system shown here functions and meets the NZ Building Code requirements

the sub-contractor is to ensure that all fittings specified are suitable for their intended use and will operate to an acceptable standard. No variations will be accepted for plumbing installations that do not function properly. Allow to supply and deliver fittings to the site

all plumbing and drainage shall be carried out by a registered tradesperson strictly in accordance with the relevant act / standard, including NZS / AS3500.2.2-~~1995~~, BS1224, NZS1387, NZS7652, Plumbers, Gasfitters and Drainlayers Act 1976 and to the requirements of the territorial authority in order to comply with the building code

all drains / wastes in / below slab shall be sleeved uPVC pipes or copper wrapped in denso tape. Run pipes in straight lines from the fixture to the exterior of the building or gulley trap, provide cleaning eyes at junctions

all pipes to be connected in walls, floors, or ceilings or ducts. No pipes to be exposed unless otherwise shown

requirements for venting and air admittance valves all to relevant standards

confirm with architect locations of all fittings prior to commencement of work

basins and sinks to have 40mm ø waste pipes, outlets, and traps unless otherwise noted

showers to have 100mm ø waste pipes, outlets, and traps unless otherwise noted

all pipes under floor slabs shall be laid in a a correctly excavated trench with the correct fall in approved bedding material. Backfill and compaction shall be to the approval of the structural engineer and territorial authority. Min. 25mm clearance to be achieved between the slab soffit and any slab / soffit of pipe

all drainage stacks to be acoustically isolated and acoustically boxed

all hot water pipework to be copper tube, hot water pipes to be insulated with preformed fibreglass pipe connections

main cold water pipe to be min 20mm ø with all sub branches min. 15mm ø. All branches min. 20mm ø to hot water feeds

all shower wastes shall have easy clean traps or FWG traps. Ensure adequate water proofing around shower base and into outlet. Provide stainless steel wastes. All wastes shall be acoustically insulated

All internal bathrooms and laundries to be ventilated to exterior.

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MANUKAU BUILDING CONSULTANTS PLUMBING & DRAINAGE REVIEWED 28 NOV 2011 BUILDING OFFICIAL

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revisions				
revision	date	description	drawn	checked
-	10.03.11	preliminary GA's	AMc	AMc
a	05.07.11	building consent application	AMc	AMc
b	07.09.11	building consent revisions	AMc	AMc
c	18.10.11	building consent revisions	AMc	AMc

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key

client: kiwoz ltd.
project: new house, 1B, clifton road, takapuna
title: proposed : specification
scale: 1:50 @ A1 1:100 @ A3
project no.: M0218.03.01
date
drawing
revision: c

RECEIVED: 17 Feb 2012 SCANNED: 17 Feb 2012 BOX: 202 BATCH: 314505 DOC: NCCCMPBU

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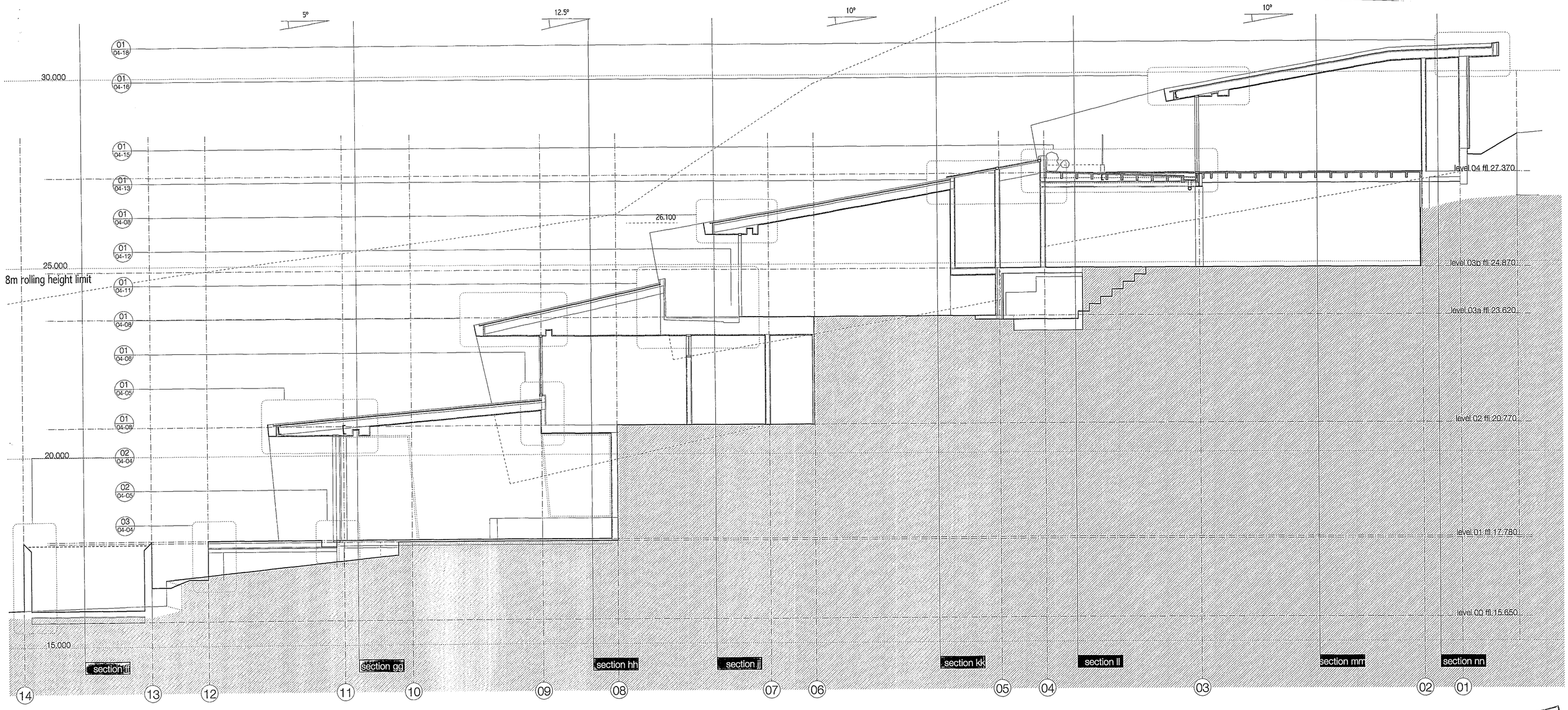

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23 DEC 2011
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key

client
kiwoz ltd.

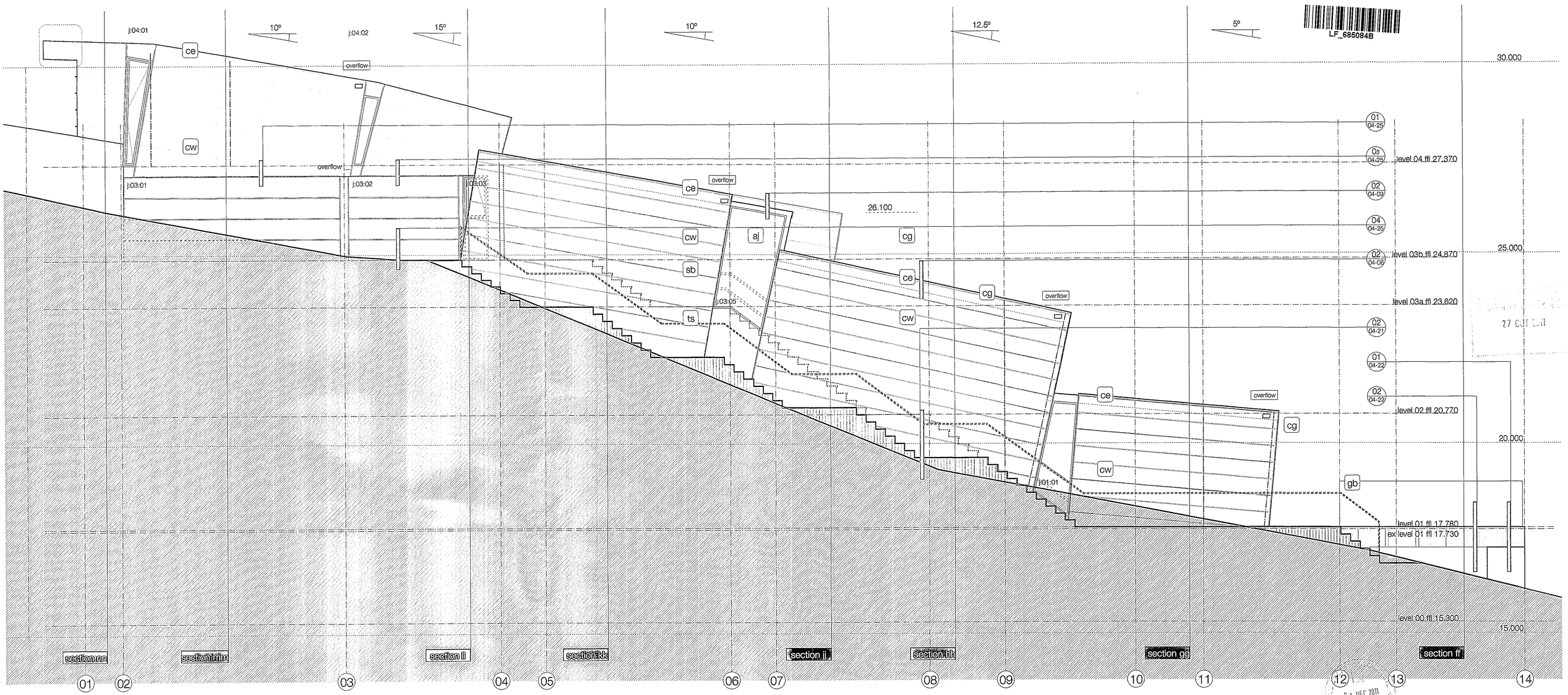
project
new house,
1B, clifton road, takapuna

title
proposed : section : dd

scale
1:50 @ A1 1:100 @ A3

project | series | drawing | revision
M0218.03.17 a

RECEIVED: 17 Feb 2012 SCANNED: 17 Feb 2012 BOX: 202 BATCH: 314505 DOC: NCCCMPBU



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24 NOV 2011
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27 OCT 2011

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- sa — stone aggregate to match 1A's deck, on protective mat, on nuraply 3P membrane system
- ce — copper eaves, max 25mm exposed top profile
- cg — purpose extruded copper gutter, 300 x 300, refer to details for profile
- cr — 400mm wide standing seam copper roofing system
- ce — copper eaves flashing to lock in with wall cladding system
- cw — copper wall cladding system on cavity
- tb — titan board on batten inner cheeks and soffit, joints stopped
- aj — ppc aluminium joinery frames, glazing and openings as schedule
- sb — ppc steel balustrade as detail and schedule
- gb — cantilever glass balustrade as detail and schedule
- pc — solid plastered concrete blockwork, painted
- ts — H3.2 timber steps and deck, draining thro'

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key

client: kiwoz ltd.

project: new house, 1B, clifton road, takapuna

title: proposed : elevation : south

scale: 1:50 @ A1 1:100 @ A3

project | series | drawing | revision: M0218.03.27 c

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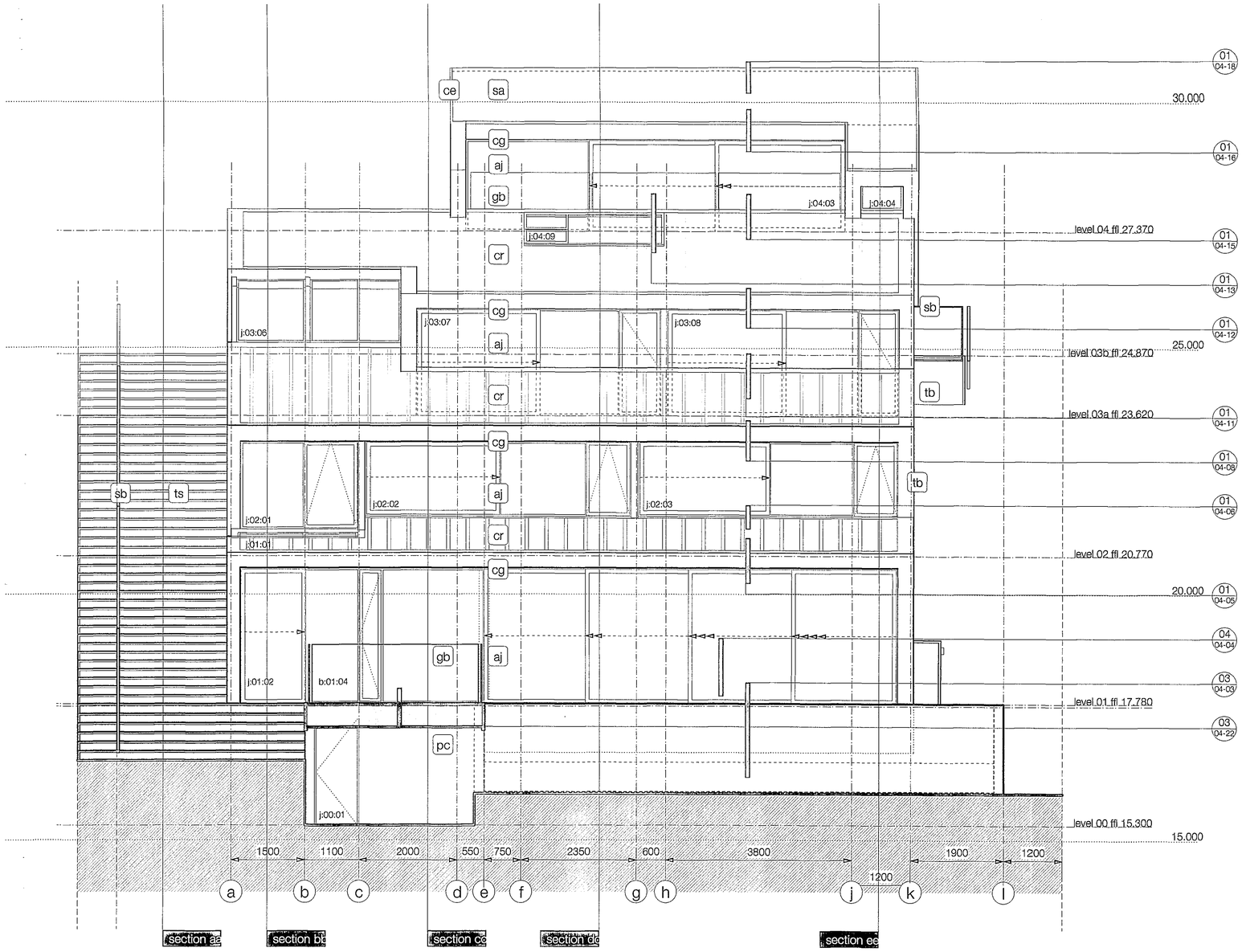

sa	stone aggregate to match 1A's deck, on protective mat, on nuraply 3P membrane system	tb	titan board on batten inner cheeks and soffit, joints stopped
ce	copper eaves, max 25mm exposed top profile	aj	ppc aluminium joinery frames, glazing and openings as schedule
cg	purpose extruded copper gutter, 300 x 300, refer to details for profile	sb	ppc steel balustrade as detail and schedule
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kiwoz ltd.

project
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1B, clifton road, takapuna

title
proposed : elevation : east

scale
1:50 @ A1 1:100 @ A3

project series drawing revision
M0218.03.28 a

RECEIVED: 17 Feb 2012 SCANNED: 17 Feb 2012 BOX: 202 BATCH: 314505 DOC: NCCCMPBU

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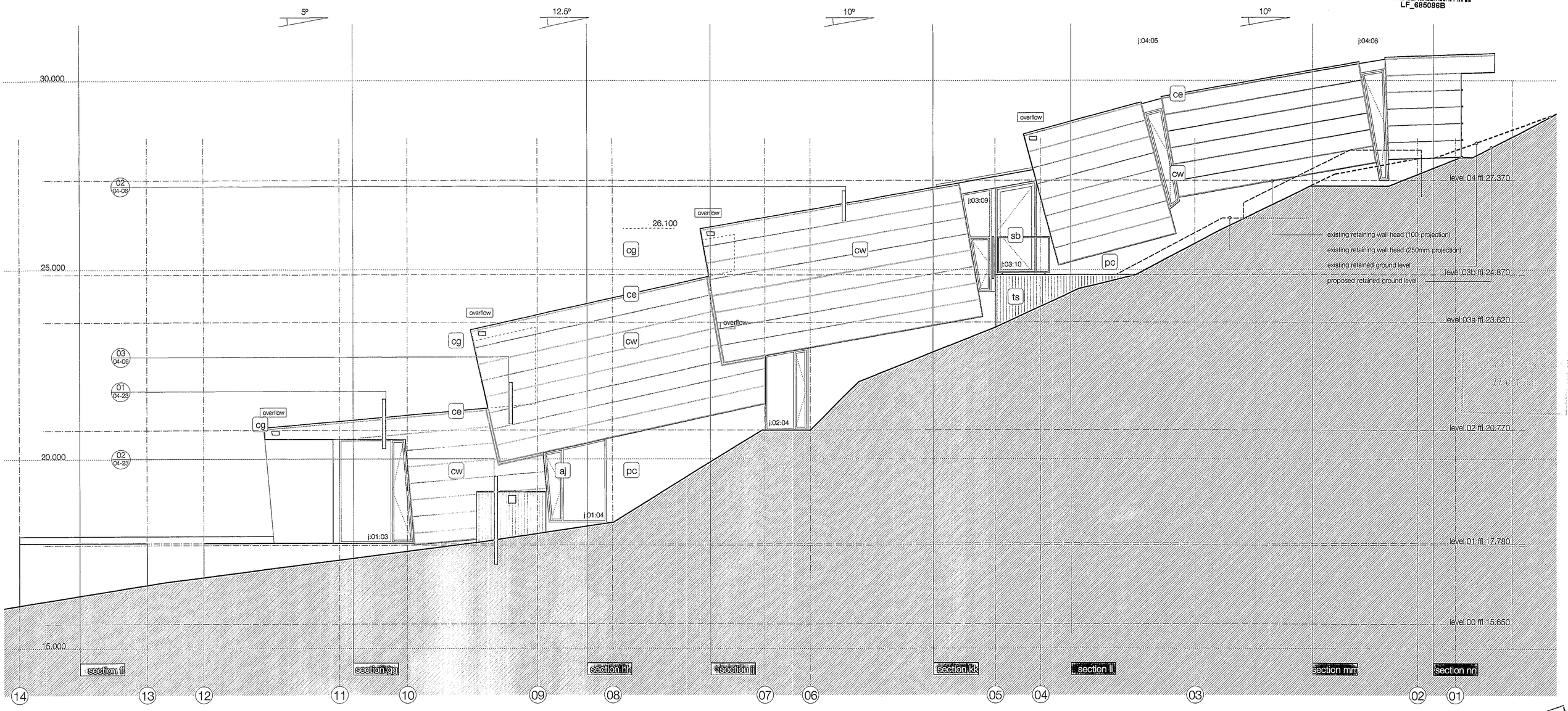

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AUCKLAND COUNCIL 21 DEC 2011 Checked

MANUKAU BUILDING CONSULTANTS REVIEWED 24 NOV 2011 TECHNICAL OFFICER

AUCKLAND COUNCIL 23 DEC 2011 BLDG CONSENTED

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revisions				
revision	date	description	drawn	checked
-	10.03.11	preliminary GA's	AMc	AMc
a	06.07.11	building consent application	AMc	AMc
b	07.09.11	building consent revisions	AMc	AMc
c	18.10.11	building consent revisions	AMc	AMc

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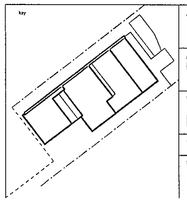


client
kiwoz ltd.

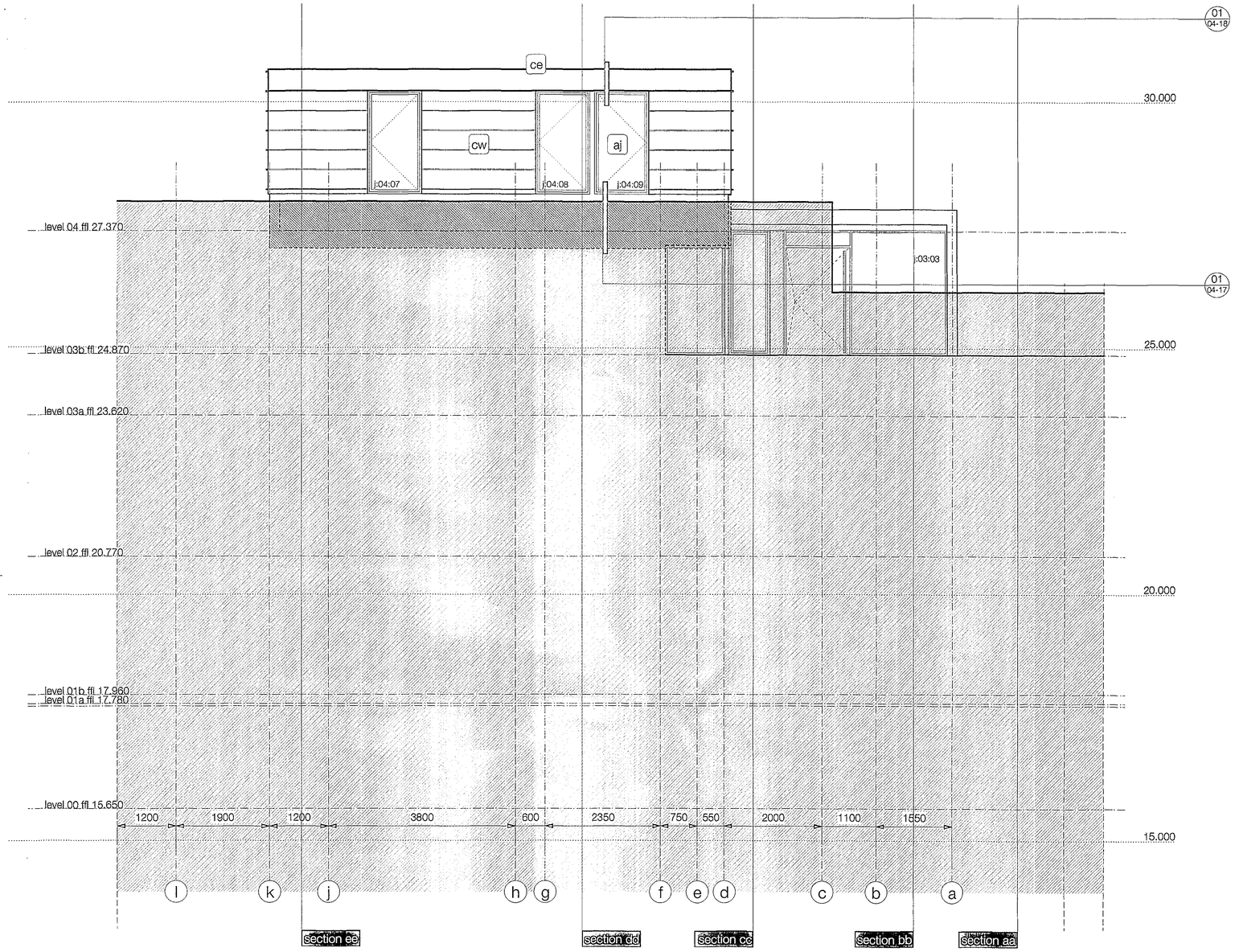
project
new house,
1B, clifton road, takapuna

title
proposed : elevation : north

scale
1:50 @ A1 1:100 @ A3

project series drawing revision
M0218.03.29 c

RECEIVED: 17 Feb 2012 SCANNED: 17 Feb 2012 BOX: 202 BATCH: 314505 DOC: NCCCMPBU



sa	stone aggregate to match 1A's deck, on protective mat, on nuraply 3P membrane system	tb	titan board on batten inner cheeks and soffit, joints stopped
ce	copper eaves, max 25mm exposed top profile	aj	ppc aluminium joinery frames, glazing and openings as schedule
cg	purpose extruded copper gutter, 300 x 300, refer to details for profile	sb	ppc steel balustrade as detail and schedule
cr	400mm wide standing seam copper roofing system	gb	cantilever glass balustrade as detail and schedule
ce	copper eaves flashing to lock in with wall cladding system	pc	solid plastered concrete blockwork, painted
cw	copper wall cladding system on cavity	ts	H3.2 timber steps and deck, draining thro'

LF_685087B

REVIEWED
24 FEB 2011
TECHNICAL OFFICER

21 DEC 2011

23 DEC 2011
CONSENTED

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client
kiwoz ltd.

project
new house,
1B, clifton road, takapuna

title
proposed : elevation : west

scale
1:50 @ A1 1:100 @ A3

project | series | drawing | revision
M0218.03.30 **a**

RECEIVED: 17 Feb 2012 SCANNED: 17 Feb 2012 BOX: 202 BATCH: 314505 DOC: NCCCMPBU

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client	kiwoz ltd.
project	new house, 18, dilton road, takapuna
title	proposed : detail : cladding
scale	1:2 @ A1 1:4 @ A3
project	M0218.04.01
status	c

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LF_6850908

01 verge elevation
04-01 gridlines k, d & e

02 verge joinery head
04-01 gridlines k, d & e

03 eaves joinery head
04-01 gridlines 01, 03, 07, 09 & 11

04 eaves gutter
04-01 gridlines 03, 07/08, 09/10 & 11/12

05 joinery jamb
04-01 gridlines k, d & e

06 joinery jamb
04-01 gridlines 01, 03, 07, 09 & 11

07 wall termination
04-01 gridlines k, d & e

proprietary jamb liner fixed to joinery, to junction with blind boxing

roof verge flashing to lap over minimum two standing seam joints

roof formed on 0.7mm copper sheets with standing seam joints, on isolating wrap on 15mm H3.1 ply on 90 x 45 H3.1 purlins laid on flat, on H3.1 rafters as framing plan, underlined with 13mm gib on ronda system, R3.0 + 2.2 insulation to cavity

ppc aluminium head flashing (to match joinery) to lap under building wrap (50mm min lap), and over face of joinery (25mm min lap), to have 30mm sealant at ends of flashing

air seal to internal perimeter of joinery

H3.1 packer

sill tray to have 30mm upstand at ends, building wrap / tape to lap over into tray

continuous compressible foam strip seal to jamb flashing / joinery junction

0.7mm copper sheet as jamb flashing, joinery to have extended jamb leg to allow installation over jamb flashing

proprietary jamb liner fixed to joinery

copper cladding with 40mm standing seam, back flash to extend 75mm behind horizontal lengths, crimp join into end flashing

12mm villaboard, painted and painted, suspended on H3.1 framed battens, wrapped in tyvek building wrap

proprietary jamb liner fixed to joinery, to junction with blind boxing

50mm wide bulk strip with 10 x 9mm thick compressible uPVC foam strips attached

mala clad in 0.7mm copper sheet, with standing seam horizontal joints, on isolating wrap, on H3.1 15mm ply on min 25mm H3.1 battens over tyvek building wrap on H3.1 framing, sized and centred as plans

external cladding to be screw fixed to ensure ease of removal of frame for maintenance

continuous protective sealant

air seal

proprietary ppc aluminium framed joinery, glazed

to lap with soffit building wrap

ppc aluminium flashing to head of joinery

sealant between head flashing and joinery for high wind condition

50mm sealant to ends of flashing

copper flashing to lap under gutter, and wash out at fascia drip edge, ends to have 6° perpendicular tail and 50mm stop end, color upstand where downpipe passes through

flashing to return over back wall of gutter

refer to roof plan for specific downpipe sizes

base of cladding system to have cavity closer with 10000mm2 drainage holes per metre

roof formed on 0.7mm copper sheets with standing seam joints, on isolating wrap on 15mm H3.1 ply on 90 x 45 H3.1 purlins laid on flat, on H3.1 rafters as framing plan, underlined with 13mm gib on ronda system, R3.0 + 2.2 insulation to cavity

gutters to have overflows at ends where terminating in an external wall (minimum one per length, refer to roof plan for locations), min. 50mm high

0.7mm copper gutter, polypropelene downpipes, coloursteel flashing to lap under, and wash out at fascia drip edge, ensure isolation from copper

fascia formed in copper cladding system to specific design on specific wrap on H3.1 15mm ply on H3.1 treated framework, to enclose gutter and downpipe system

vertical flashing upstand

vertical cover to joinery

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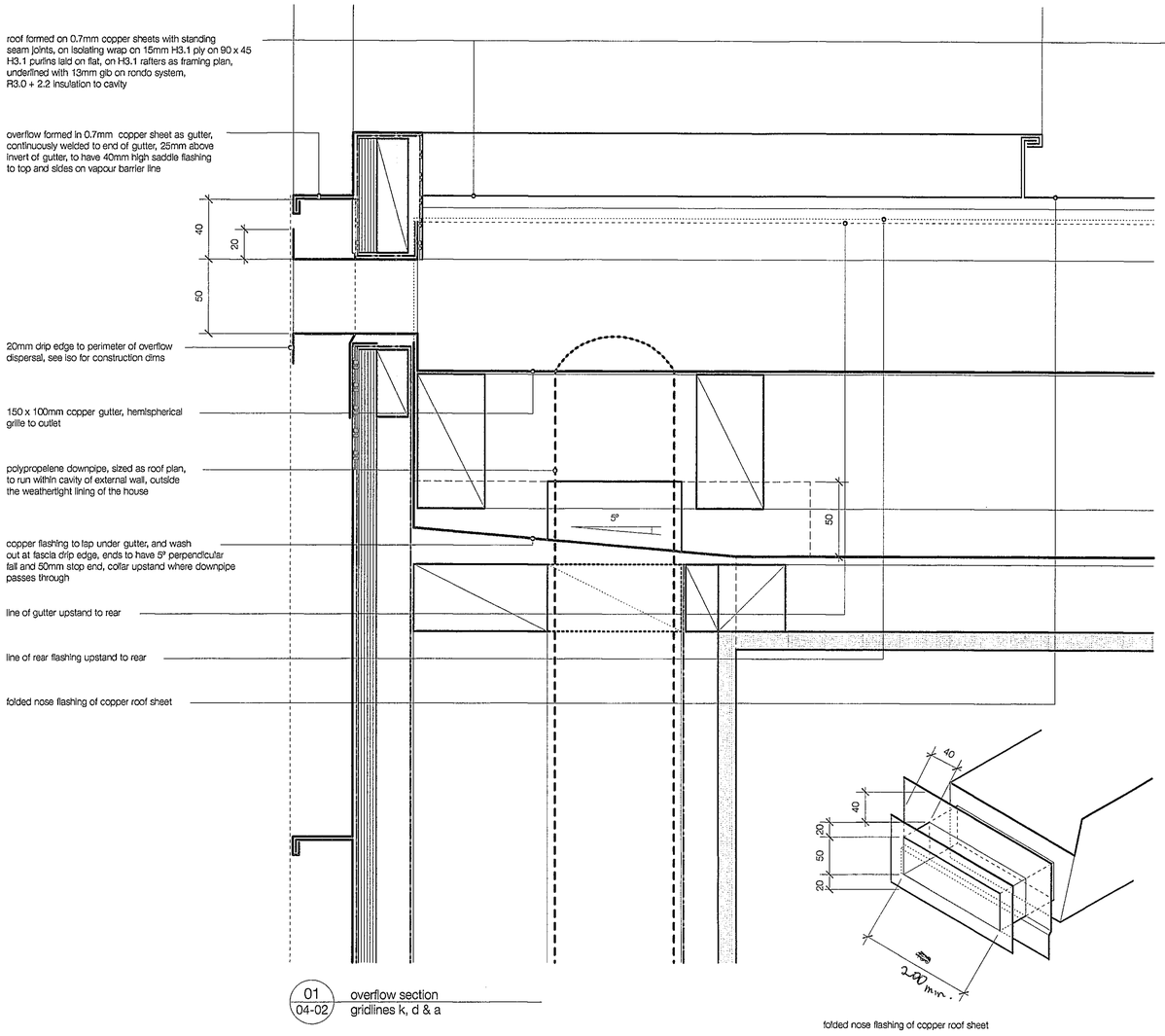
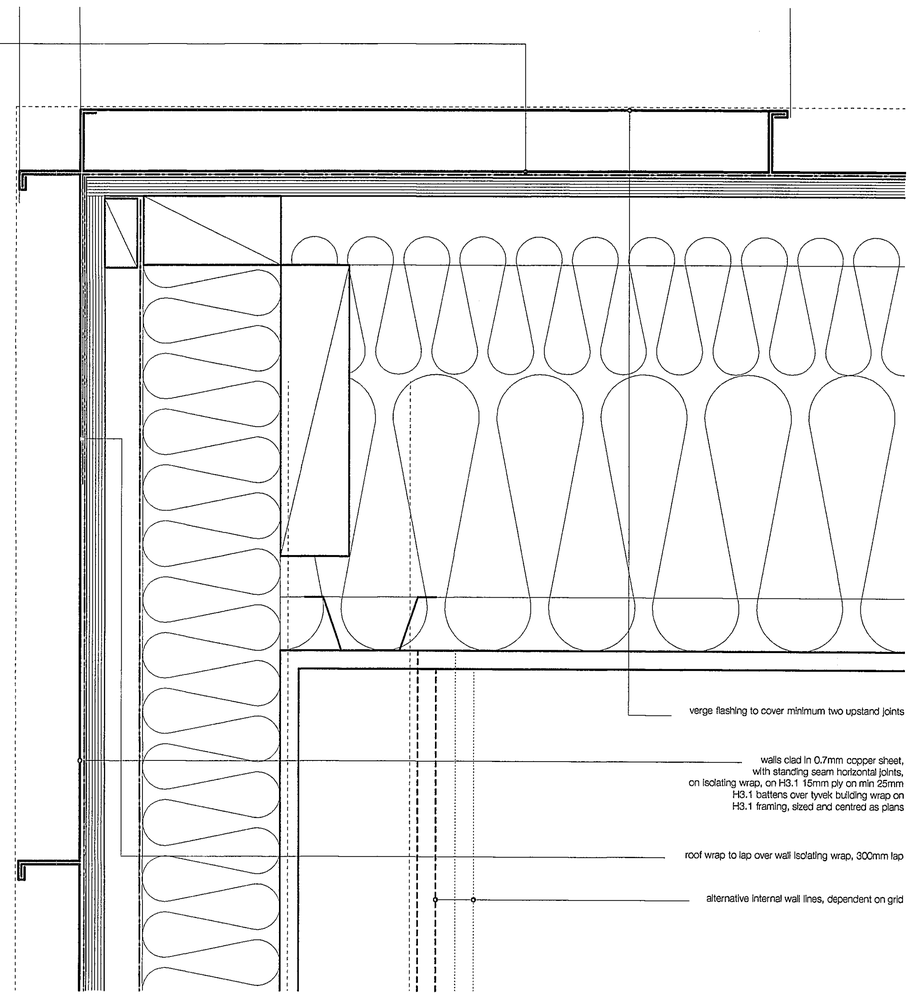
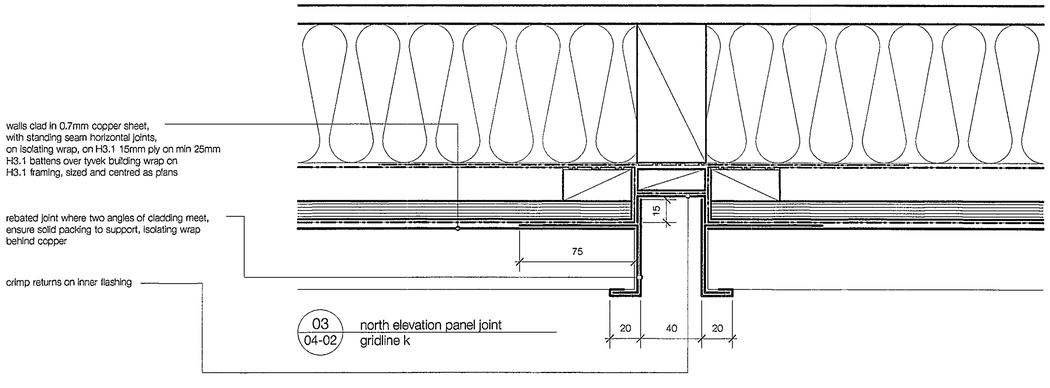


01 / 04-02 overflow section
gridlines k, d & a

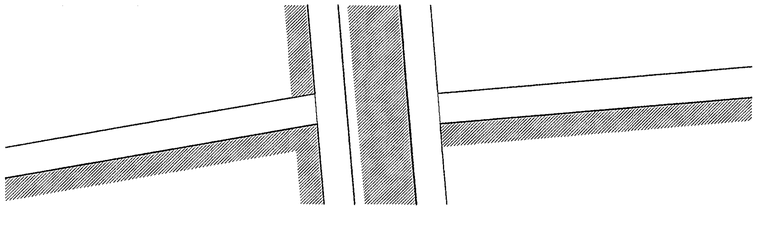
folded nose flashing of copper roof sheet



02 / 04-02 verge section
gridlines k & a



03 / 04-02 north elevation panel joint
gridline k



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client: kiwoz ltd.
project: new house, 1B, clifton road, takapuna
title: proposed : detail : cladding 2
scale: 1:2 @ A1 1:4 @ A3
project no: M0218.04.02
series
drawing
revision: c

LF_685091B
REVISED 27 OCT 2011
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AUCKLAND COUNCIL 23 DEC 2011 BLDG CONSENTED

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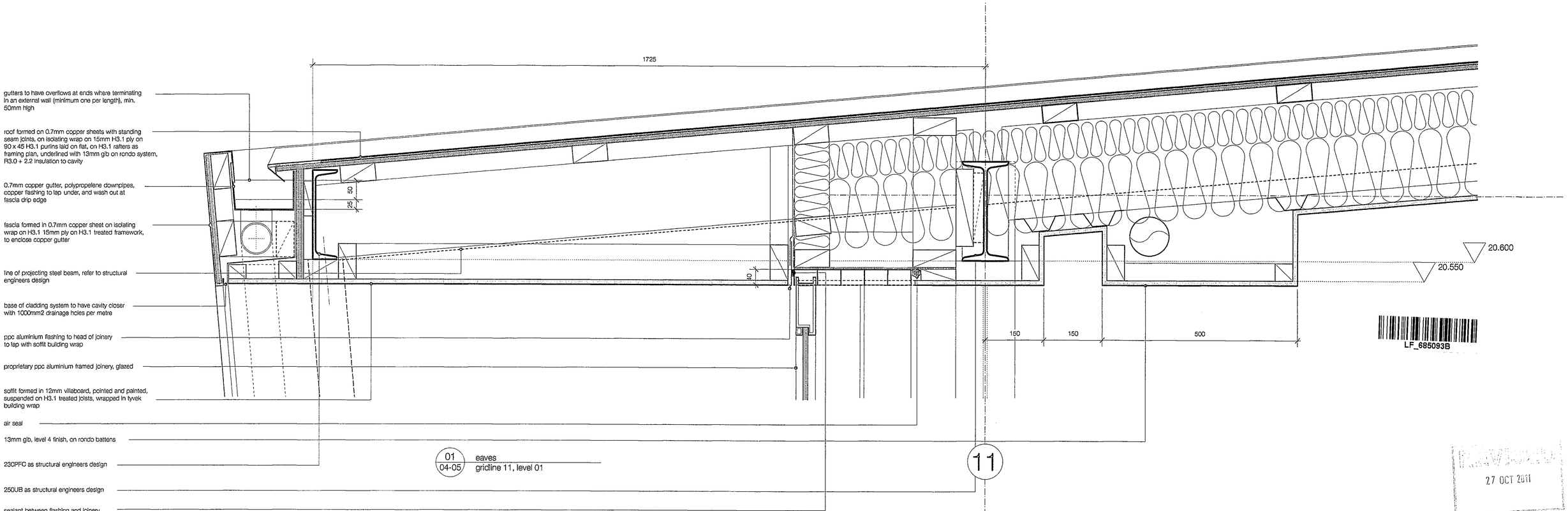

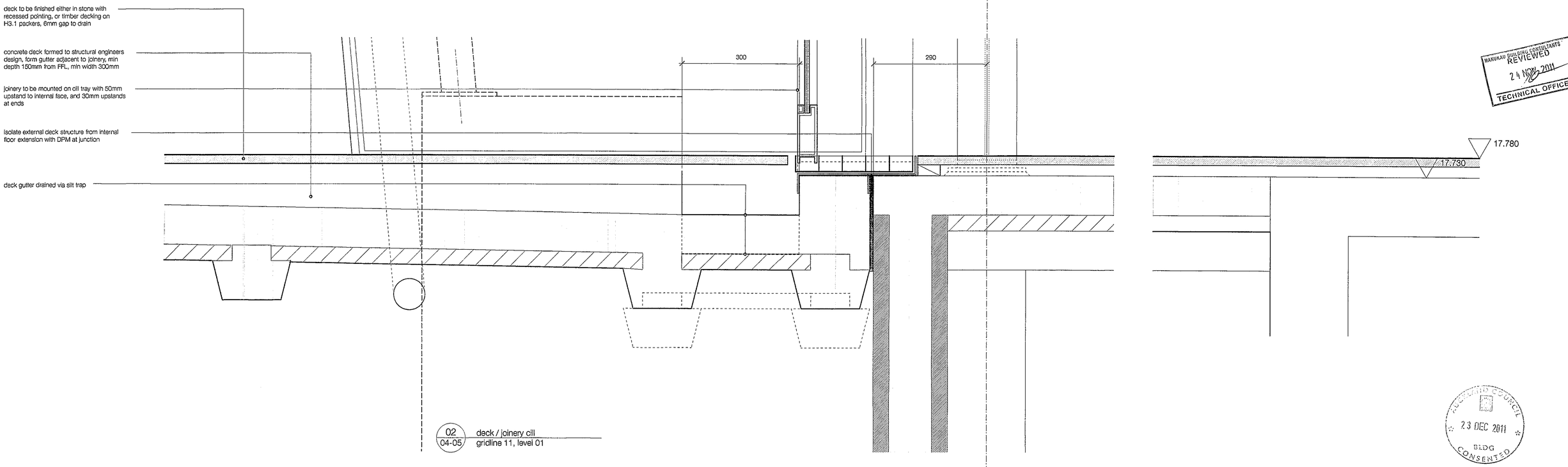

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kiwoz ltd.

project
new house,
1B, clifton road, takapuna

title
proposed : detail :
level 01 eaves

scale
1:5 @ A1 1:10 @ A3

project	series	drawing	revision
M0218.04.05			c

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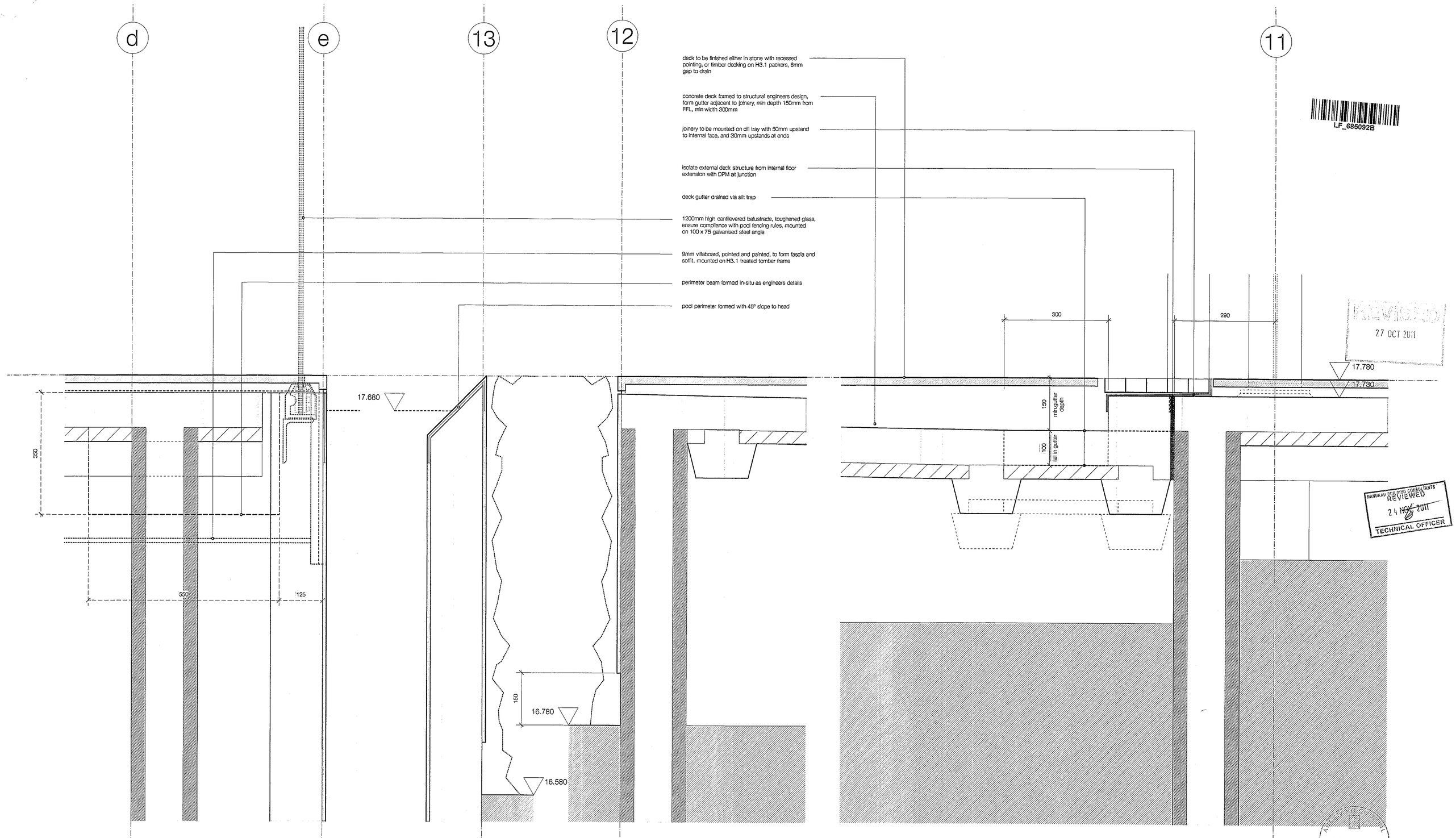

01 deck / pool junction
04-04 gridline d/e, level 01

02 pool edge
04-05 gridlines 13/14, level 01

03 deck edge
04-05 gridline 12, level 01

04 deck / joinery cill
04-05 gridline 11, level 01

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REVISED
27 OCT 2011

MANUKAU BUILDING CONSULTANTS
REVIEWED
24 NOV 2011
TECHNICAL OFFICER

23 DEC 2011
BLDG
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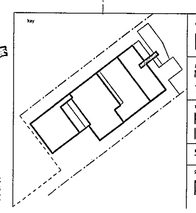

client
kiwoz ltd.

project
new house,
1B, clifton road, takapuna

title
proposed : detail :
level 01 deck

scale
1:5 @ A1 1:10 @ A3

project series drawing revision
M0218.04.04 C

RECEIVED: 17 Feb 2012 SCANNED: 17 Feb 2012 BOX: 202 BATCH: 314505 DOC: NCCCMPBU

LF_685095B

a

09

roof formed on 0.7mm copper sheets with standing seam joints, on isolating wrap on 15mm H3.1 ply on 90 x 45 H3.1 purlins laid on flat, on H3.1 rafters as framing plan, underlined with 13mm gib on rondo system, R3.0 + 2.2 insulation to cavity

double glazed rooflight to specialist joinery design

hyspan timber members as structural engineers design

SHS frames as engineers details, clad externally and internally with ppc coated 0.7mm aluminium flashing, wrap and insulate to avoid cold bridge

13mm gib, level 4 finish, on rondo battens

150PFC as structural engineers details

1145

300

150

600

45

35

25

35

45

21.145

20.770

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REVIEWED
24 NOV 2011
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01 / 04-07 roofflight south edge
gridline a, level 01/02

02 / 04-07 roofflight section
gridline 9, between a & c, level 01/02

03 / 04-07 roofflight intermediate partition
gridline b, level 01/02

04 / 04-07 roofflight inner junction
gridline c, level 01/02

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client: kiwoz ltd.

project: new house, 1B, clifton road, takapuna

title: proposed : detail : level 01 rooflight

scale: 1:5 @ A1 1:10 @ A3

project: M0218.04.07 | series | drawing | revision: C

RECEIVED: 17 Feb 2012 SCANNED: 17 Feb 2012 BOX: 202 BATCH: 314505 DOC: NCCCMPBU

09

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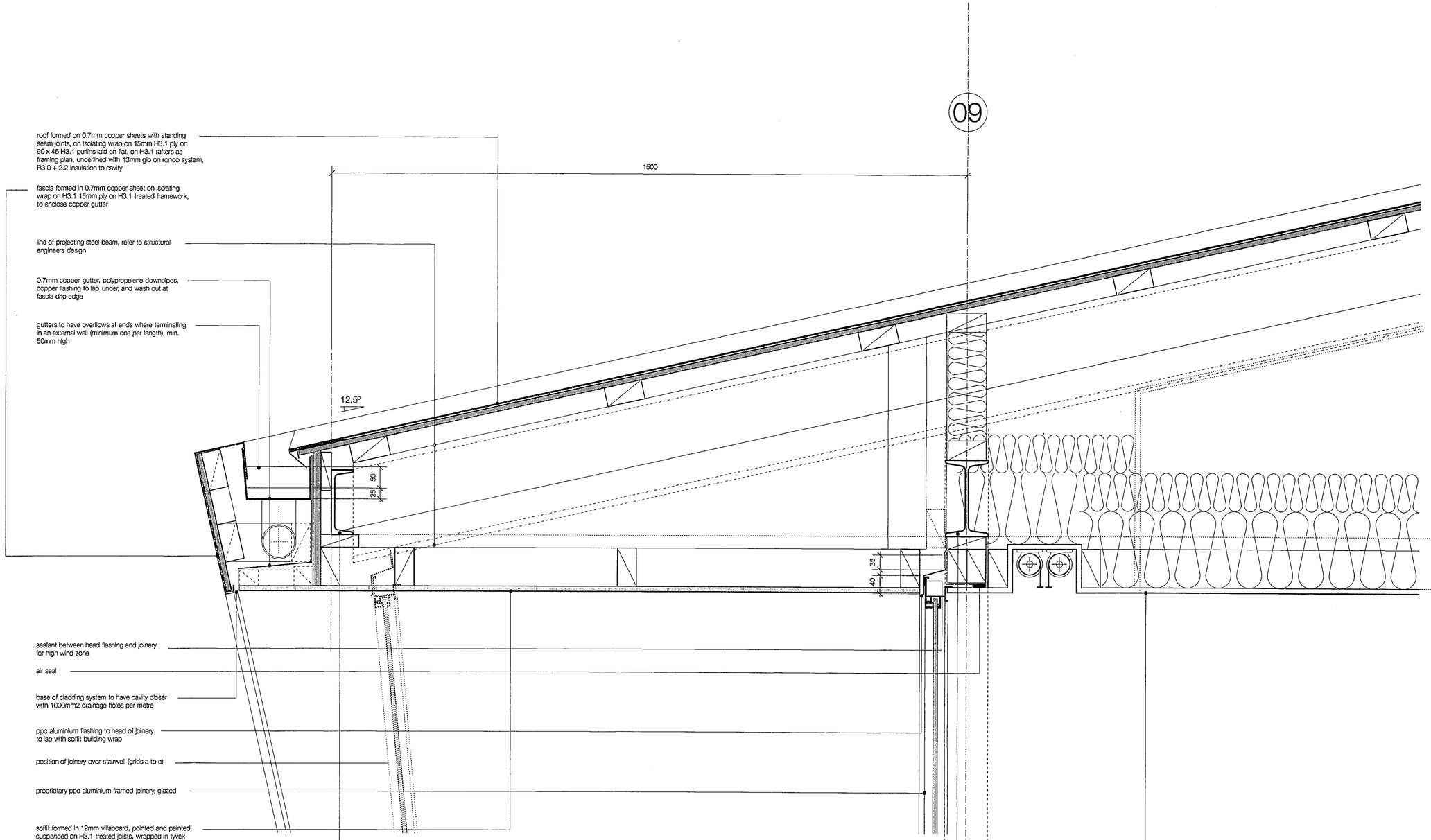

01 / 04-08 eaves
gridline 09 level 02

REVISED
27 OCT 2011

MANUKAU BUILDING CONSULTANTS
REVIEWED
24 NOV 2011
TECHNICAL OFFICER

AUCKLAND COUNCIL
23 DEC 2011
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revisions				
revision	date	description	drawn	checked
-	10.03.11	preliminary GA's	AMc	AMc
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b	07.09.11	building consent revisions	AMc	AMc
c	18.10.11	building consent revisions	AMc	AMc

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key

client
kiwoz ltd.

project
new house,
1B, clifton road, takapuna

title
proposed : detail :
level 02 eaves

scale
1:5 @ A1 1:10 @ A3

project | series | drawing | revision
M0218.04.08 c

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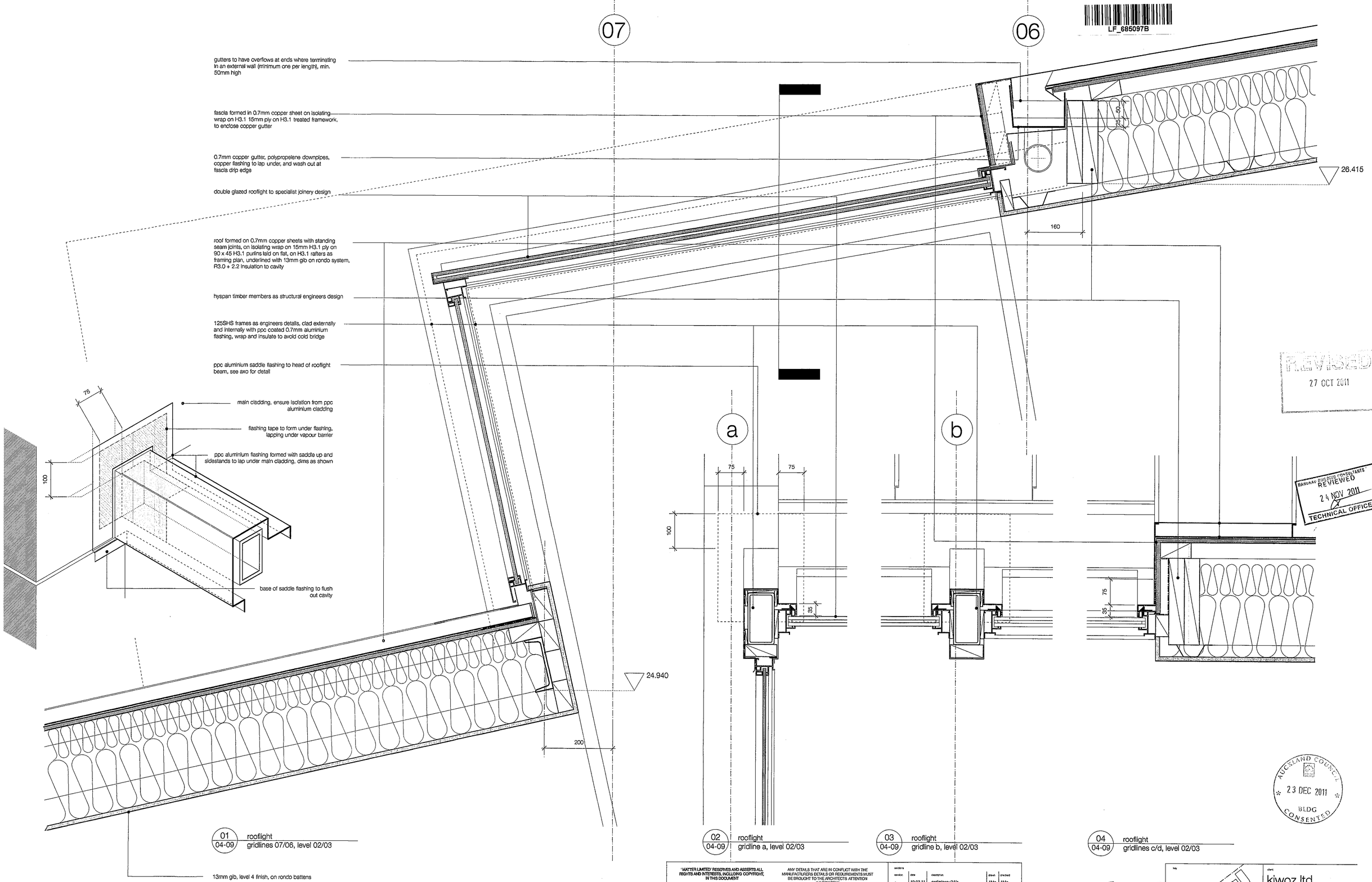

01 04-09 rooflight gridlines 07/06, level 02/03

02 04-09 rooflight gridline a, level 02/03

03 04-09 rooflight gridline b, level 02/03

04 04-09 rooflight gridlines c/d, level 02/03

REVISED
27 OCT 2011

MANUKAU BUILDING CONSULTANTS
REVIEWED
24 NOV 2011
TECHNICAL OFFICER

AUCKLAND COUNCIL
23 DEC 2011
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CONSENTED

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c	18.10.11	building consent revisions	AMc	AMc

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key

client: kiwoz ltd.

project: new house, 1B, clifton road, takapuna

title: proposed : detail : level 02/03 rooflight

scale: 1:5 @ A1 1:10 @ A3

project: M0218.04.09 series: drawing: revision: c

RECEIVED: 17 Feb 2012 SCANNED: 17 Feb 2012 BOX: 202 BATCH: 314505 DOC: NCCCMPBU

07

06

LF_685098B

24.570

150

75

roof formed on 0.7mm copper sheets with standing seam joints, on isolating wrap on 15mm H3.1 ply on 90 x 45 H3.1 purlins laid on flat, on H3.1 rafters as framing plan, underlined with 13mm gib on rondo system, R3.0 + 2.2 insulation to cavity

north and south internal elevations of deck formed in 9mm villaboard on battens, stopped and painted to match internal walls

east internal elevation of deck formed in ex 125 x 25 kwila boards to match deck, with shiplap joint, screw fixed for maintenance removal

deck formed in ex 25mm x 150mm kwila boards laid with 6mm gaps to drain, on firrings cut to fall, laid on independent strips of Nuraply 3P membrane

roof formed in 2 layers Nuraply 3P membrane, laid by specialist contractors, on in situ cast concrete as engineers design, see deck set-out plan for levels, generally laid at 2°, gutters to 1°

joinery to have cill tray under with upstand to rear, lapping over building tape, over gutter membrane, 30mm upstand to ends

635 950 300 900 1200

23.770

100

23.570

23.620

23.515

23.515

23.390

Intermediate steels to support deck as engineers design, 89SHS posts to support

downpipe from deck gutter to pass through partition on gridline

160mm R3.0 Bradford Gold insulation to ceiling cavity below deck, ensure polystyrene to cavity under gutter to avoid cold bridge

retaining walls to be lined with 12mm gib on 90mm treated battens on DPM, 40mm polystyrene to cavity

new concrete floor extension as engineers details

R2.2 insulation to wet room partitions

01 / 04-11 deck
gridline 07, level 03

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27 OCT 2011

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key

client: kiwoz ltd.

project: new house, 1B, clifton road, takapuna

title: proposed : detail : level 03 deck

scale: 1:5 @ A1 1:10 @ A3

project M0218.04.11 series drawing revision C

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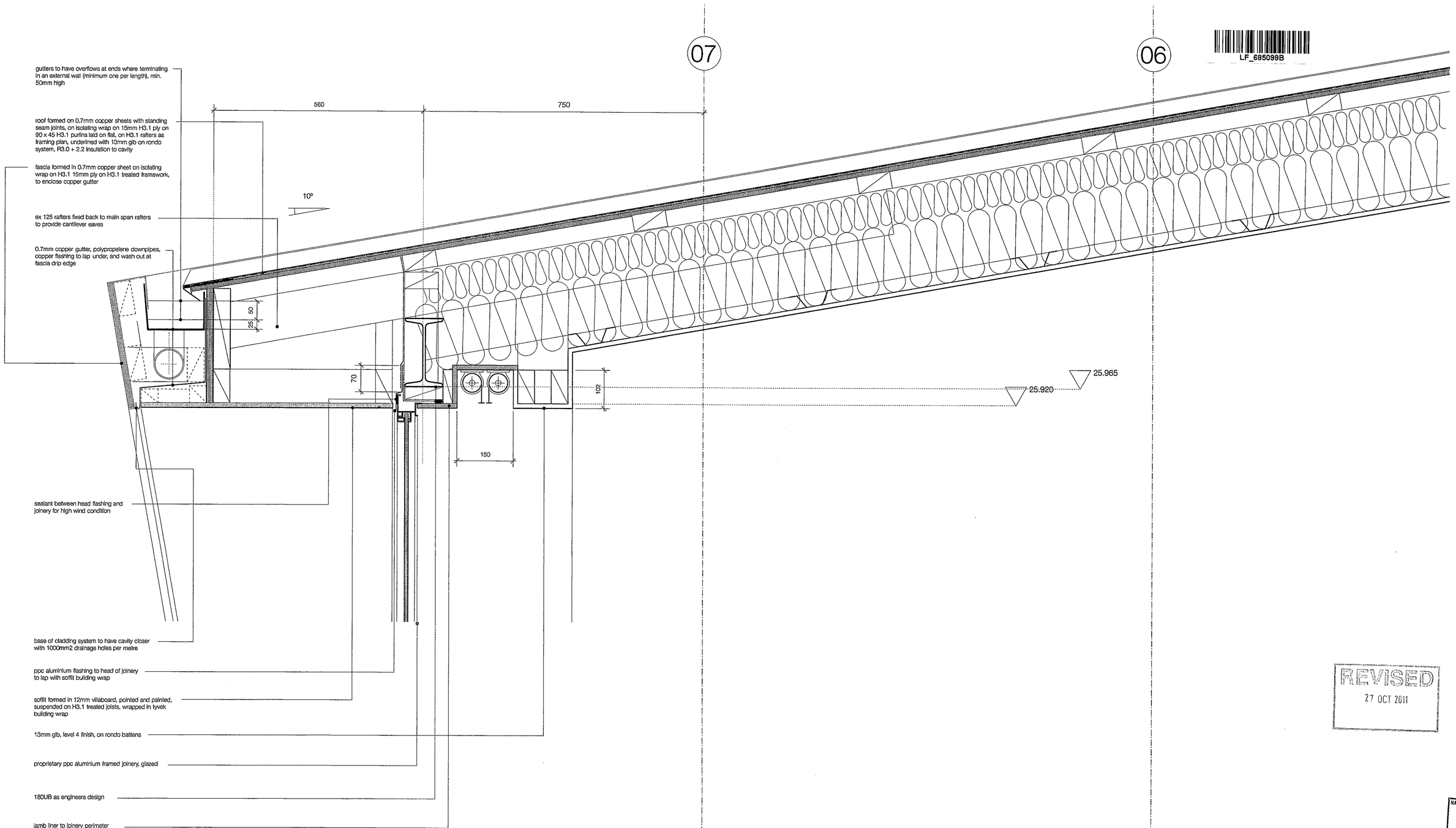

01 / 04-12 eaves
gridlines 07, level 03 roof

REVISED
27 OCT 2011

MANUKAU BUILDING CONSULTANTS
REVIEWED
29 NOV 2011
TECHNICAL OFFICER

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23 DEC 2011
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key

client: kiwoz ltd.
project: new house, 1B, clifton road, takapuna
title: proposed : detail : level 03 eaves
scale: 1:5 @ A1 1:10 @ A3
project: M0218.04.12
sheet
drawing
revision: c

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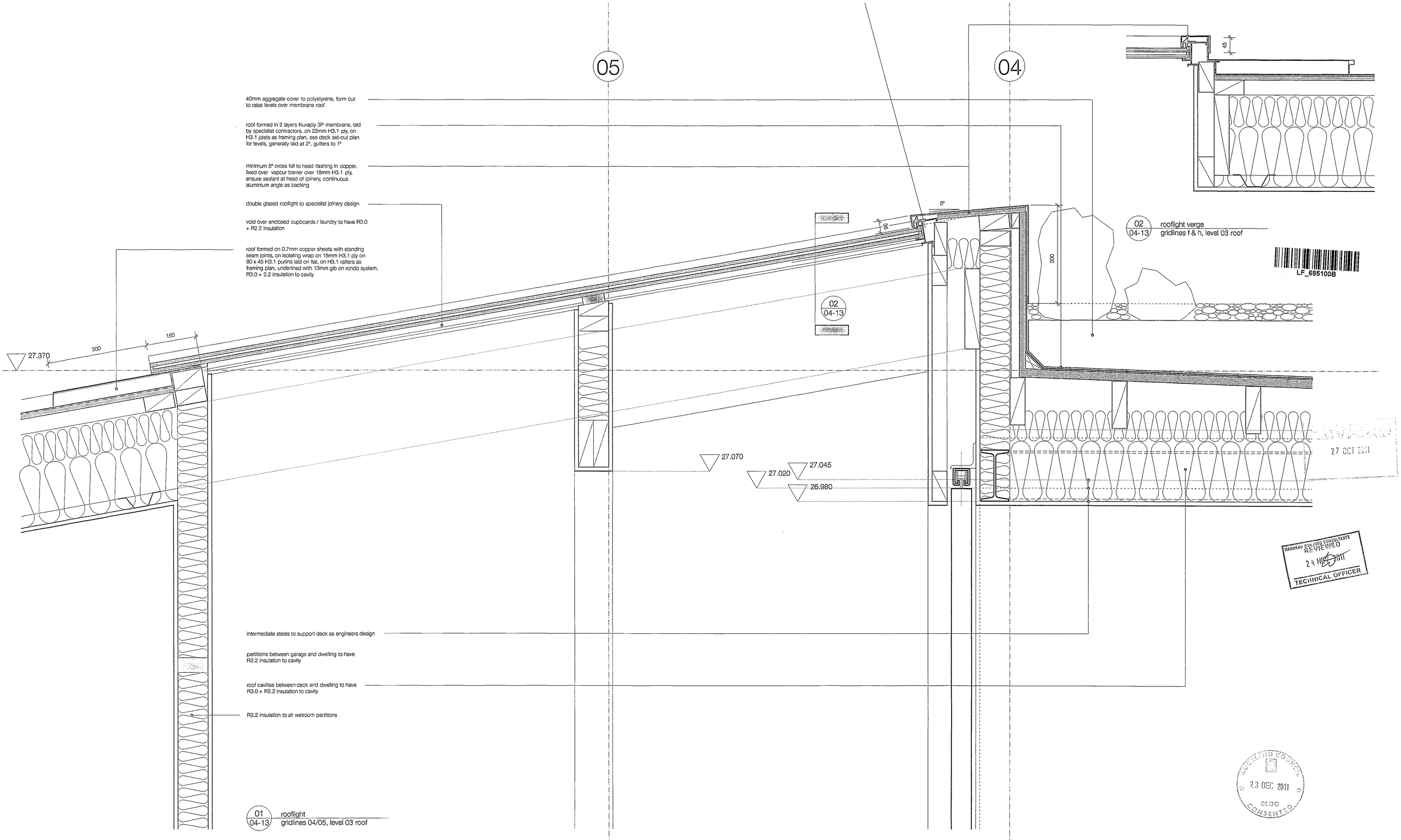

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key

client
kiwoz ltd.

project
new house,
1B, clifton road, takapuna

title
proposed : detail :
level 03 rooflight

scale
1:5 @ A1 1:10 @ A3

project | series | drawing | revision
M0218.04.13 | | | C

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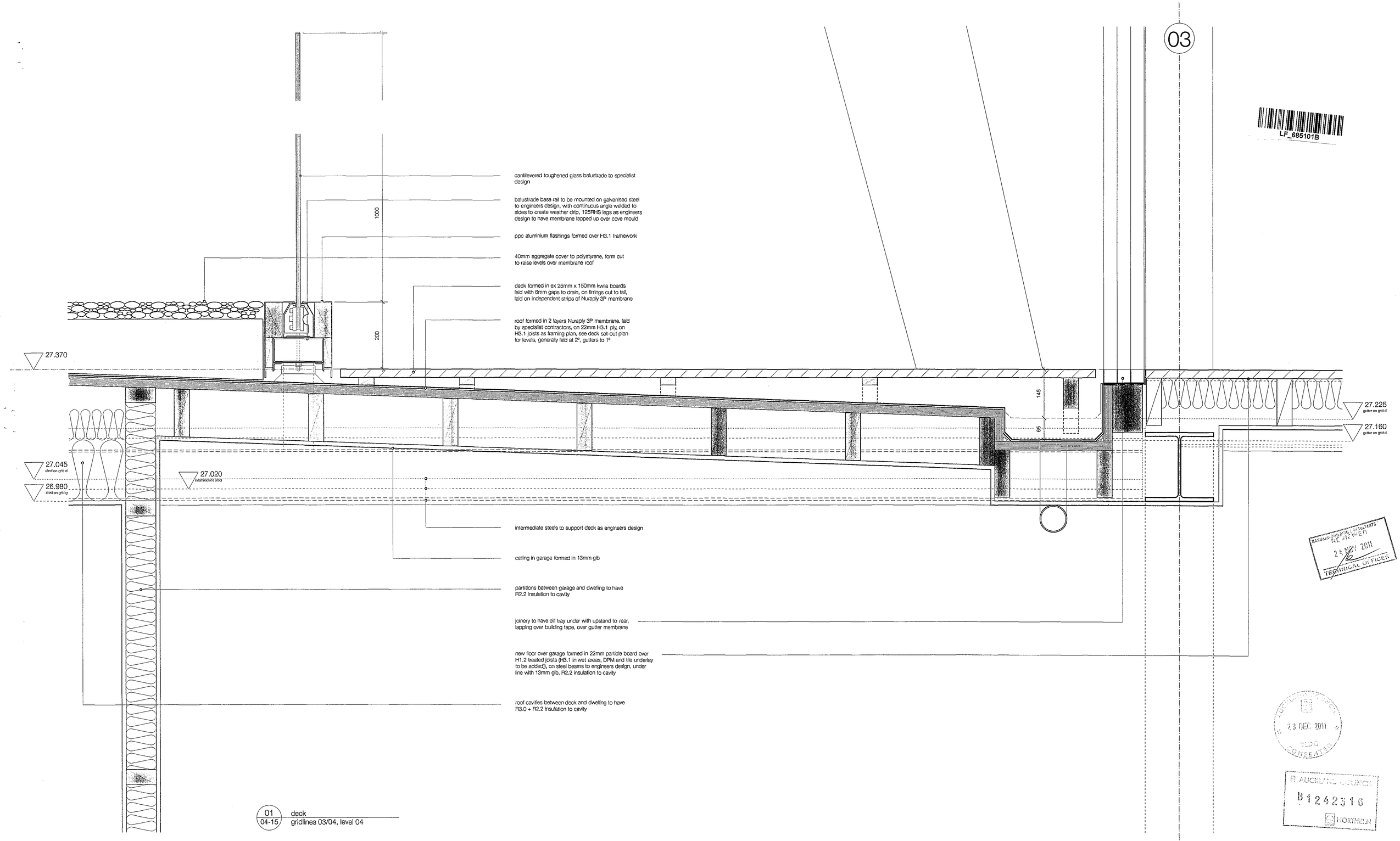

cantilevered toughened glass balustrade to specialist design

balustrade base rail to be mounted on galvanised steel to engineers design, with continuous angle welded to sides to create weather drip, 125RHS legs as engineers design to have membrane lapped up over cove mould

ppc aluminium flashings formed over H3.1 framework

40mm aggregate cover to polystyrene, form cut to raise levels over membrane roof

deck formed in ex 25mm x 150mm kwila boards laid with 8mm gaps to drain, on firrings cut to fall, laid on independent strips of Nuraply 3P membrane

roof formed in 2 layers Nuraply 3P membrane, laid by specialist contractors, on 22mm H3.1 ply, on H3.1 joists as framing plan, see deck set-out plan for levels, generally laid at 2°, gutters to 1°

intermediate steels to support deck as engineers design

ceiling in garage formed in 13mm gib

partitions between garage and dwelling to have R2.2 insulation to cavity

joinery to have cill tray under with upstand to rear, lapping over building tape, over gutter membrane

new floor over garage formed in 22mm particle board over H1.2 treated joists (H3.1 in wet areas, DPM and tile underlay to be added)), on steel beams to engineers design, under line with 13mm gib, R2.2 insulation to cavity

roof cavities between deck and dwelling to have R3.0 + R2.2 insulation to cavity

01 / 04-15 deck
gridlines 03/04, level 04

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MANUKAU BUILDING ASSESSMENTS RECEIVED 25 NOV 2011 TECHNICAL OFFICER

23 DEC 2011 BUILDING CONSENT

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project
new house,
1B, clifton road, takapuna

title
proposed : detail :
level 03 rooflight

scale
1:5 @ A1 1:10 @ A3

project	series	drawing	revision
M0218.04.15			a

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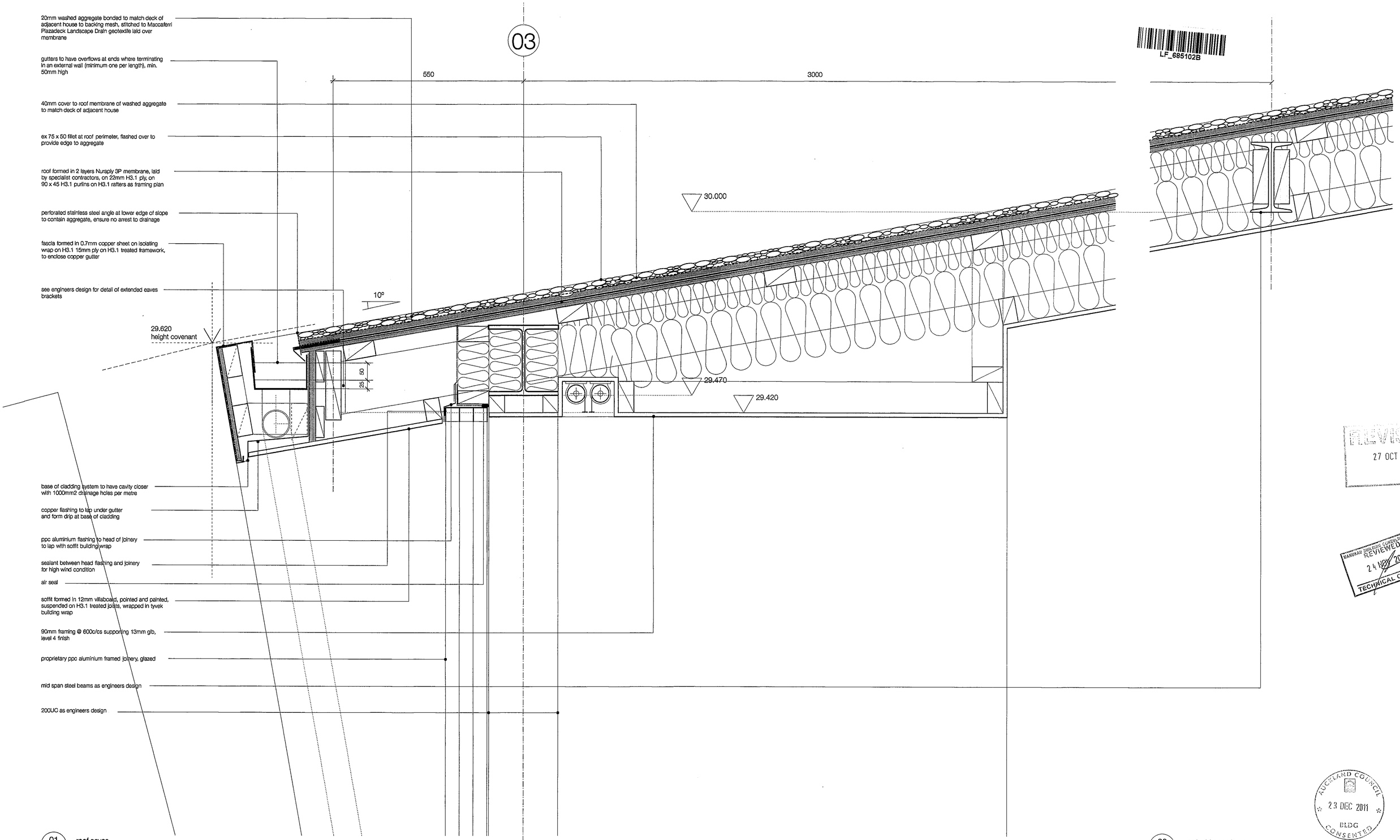

01 04-16 roof eaves
gridlines 03, level 04

02 04-16 roof mid-span beam
gridlines 02 to 03, level 4

REVISED
27 OCT 2011

MANUKAU BUILDING CONSULTANTS
REVIEWED
24 NOV 2011
TECHNICAL OFFICER

AUCKLAND COUNCIL
23 DEC 2011
BLDG CONSENTED

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client
kiwoz ltd.

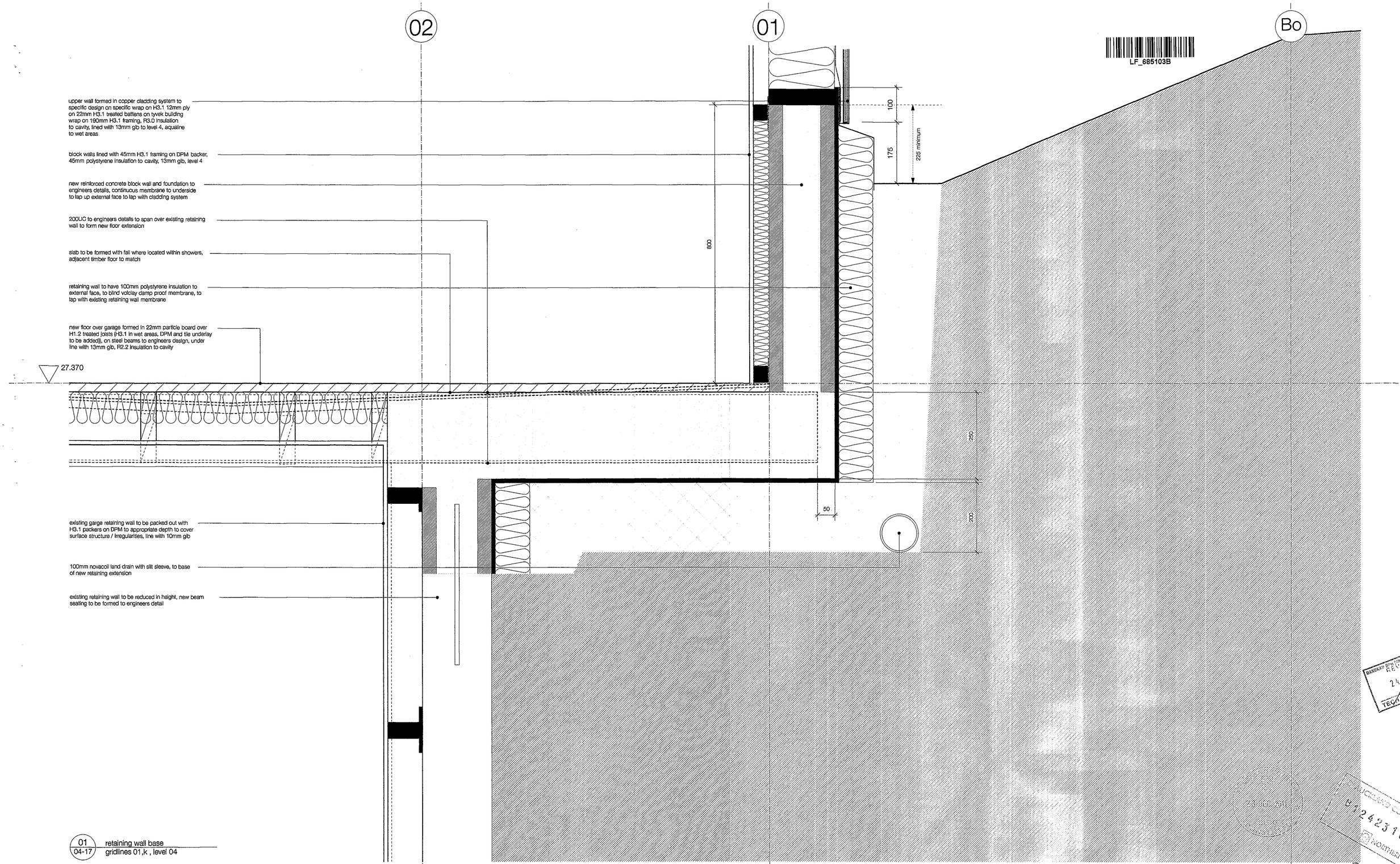
project
new house,
1B, clifton road, takapuna

title
proposed : detail :
level 04 eaves

scale
1:5 @ A1 1:10 @ A3

project | series | drawing | revision
M0218.04.16 c

RECEIVED: 17 Feb 2012 SCANNED: 17 Feb 2012 BOX: 202 BATCH: 314505 DOC: NCCCMPBU



01 / 04-17 retaining wall base
gridlines 01,k , level 04

MANUKAU BUILDING CONSULTANTS RECEIVED 24 NOV 2011 TECHNICAL OFFICER

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client: kiwoz ltd.
project: new house, 1B, clifton road, takapuna
title: proposed : detail : level 04 floor extension
scale: 1:5 @ A1 1:10 @ A3
project M0218.04.17 series drawing revision a

RECEIVED: 17 Feb 2012 SCANNED: 17 Feb 2012 BOX: 202 BATCH: 314505 DOC: NCCCMPBU

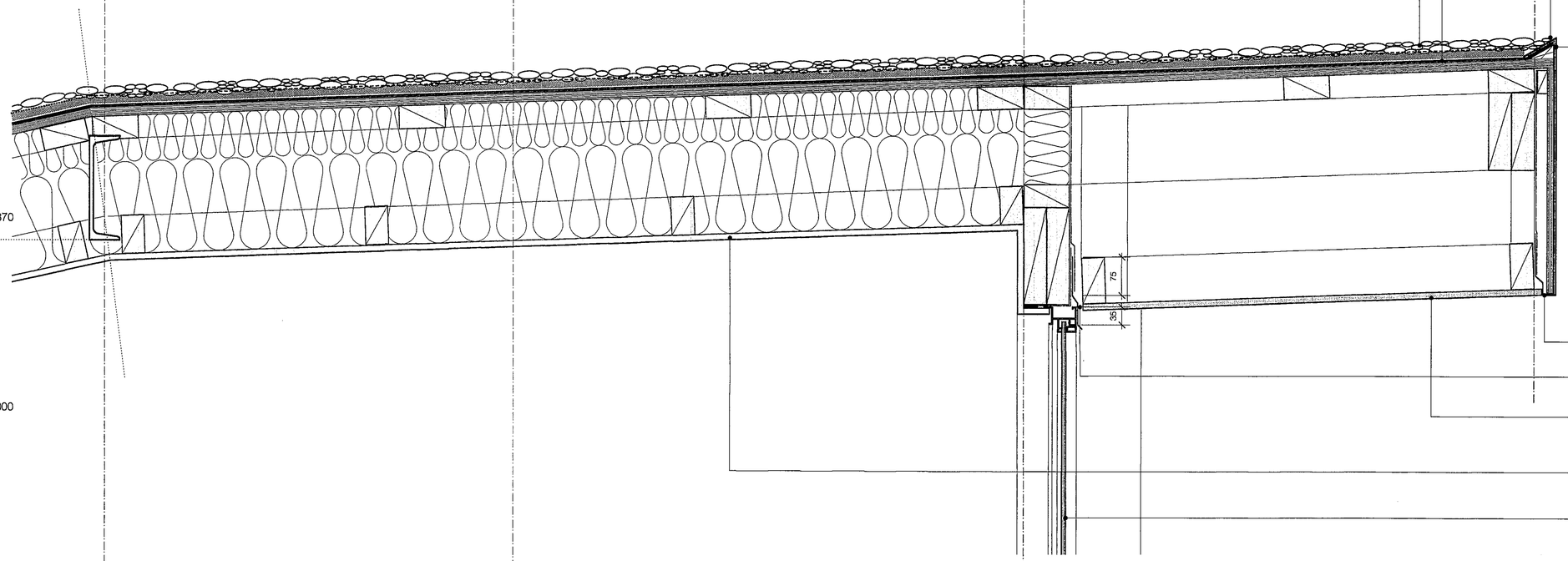
02 01

2100 800 1000 1000

10° 2°

30.370

30.000



LF_685104B

20mm washed aggregate bonded to match deck of adjacent house to backing mesh, stitched to Maccaferri Plazadeck Landscape Drain geotextile laid over membrane

ex 75 x 50 fillet at roof perimeter, flashed over to provide edge to aggregate

roof formed in 2 layers Nuraply 3P membrane, laid by specialist contractors, on 22mm H3.1 ply, on 90 x 45 H3.1 purlins on H3.1 rafters as framing plan, see deck set-out plan laid at 2°

fascia formed in 0.7mm copper cladding on isolating wrap on H3.1 15mm ply on 22mm H3.1 treated battens on tyvek building wrap on 90mm H3.1 framing

base of cladding system to have cavity closer with 1000mm2 drainage holes per metre

ppc aluminium flashing to head of joinery to lap with soffit building wrap

soffit formed in 12mm villaboard, pointed and painted, suspended on H3.1 treated joists, wrapped in tyvek building wrap

ex 75mm framing @ 600c/cs supporting 13mm gib, level 4 finish

proprietary ppc aluminium framed joinery, glazed

REVISED 27 OCT 2011

MANUKAU BUILDING CONSULTANTS REVIEWED 24 NOV 2011 TECHNICAL OFFICER

01 04-18 roof eaves west boundary, level 04

AUCKLAND COUNCIL 23 DEC 2011 BLDG CONSENTED

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revisions				
revision	date	description	drawn	checked
-	10.03.11	preliminary OA's	AMc	AMc
a	06.07.11	building consent application	AMc	AMc
b	07.09.11	building consent revisions	AMc	AMc
c	18.10.11	building consent revisions	AMc	AMc

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key

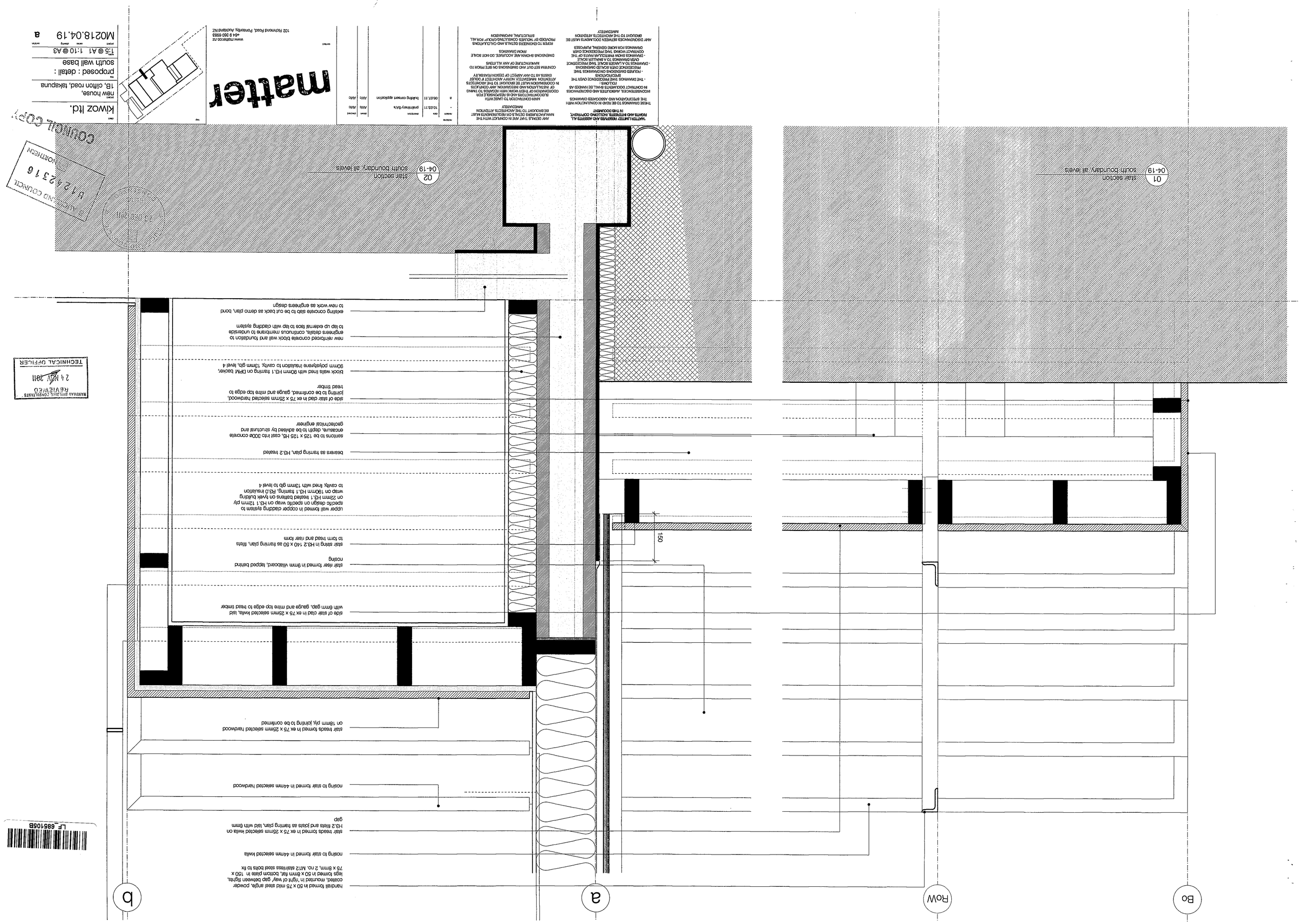
client
kiwoz ltd.

project
new house,
1B, clifton road, takapuna

title
proposed : detail :
level 04 roof : west eaves

scale
1:5 @ A1 1:10 @ A3

project	series	drawing	revision
M0218.04.18			c



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B 1242316
AUCKLAND COUNCIL
NORTHERN
kiwoz ltd.
new house,
1B, clifton road, takapuna
proposed : detail :
south wall base
1:5@A1 1:10@A3
M0218.04.19 a
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01 stair section
04-19 south boundary, all levels
02 stair section
04-19 south boundary, all levels
MANUKAU BUILDING CONSULTANTS
REVIEWED
24 NOV 2011
TECHNICAL OFFICER
LF_685105B
RoW
Bo
a
b
150

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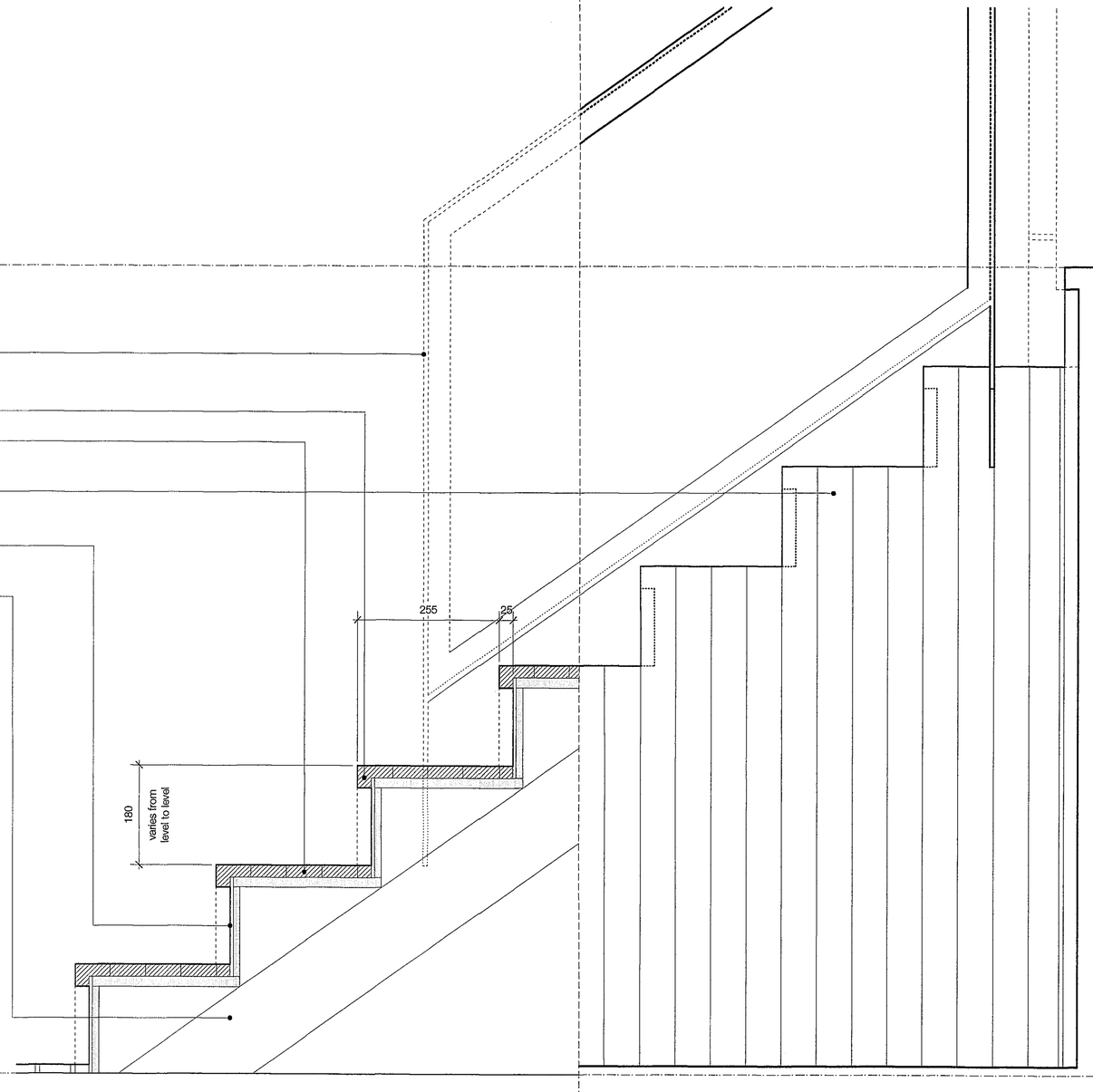

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24 NOV 2011
TECHNICAL OFFICER

01 / 04-20 stair section
south boundary, all levels

02 / 04-20 stair elevation
south boundary, all levels

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23 DEC 2011
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NORTHERN

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-	10.03.11	preliminary GA's	AMc	AMc
a	06.07.11	building consent application	AMc	AMc

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key

client
kiwoz ltd.

project
new house,
1B, clifton road, takapuna

title
proposed : detail :
internal stair

scale
1:5 @ A1 1:10 @ A3

project	series	drawing	revision
M0218.04.20			a

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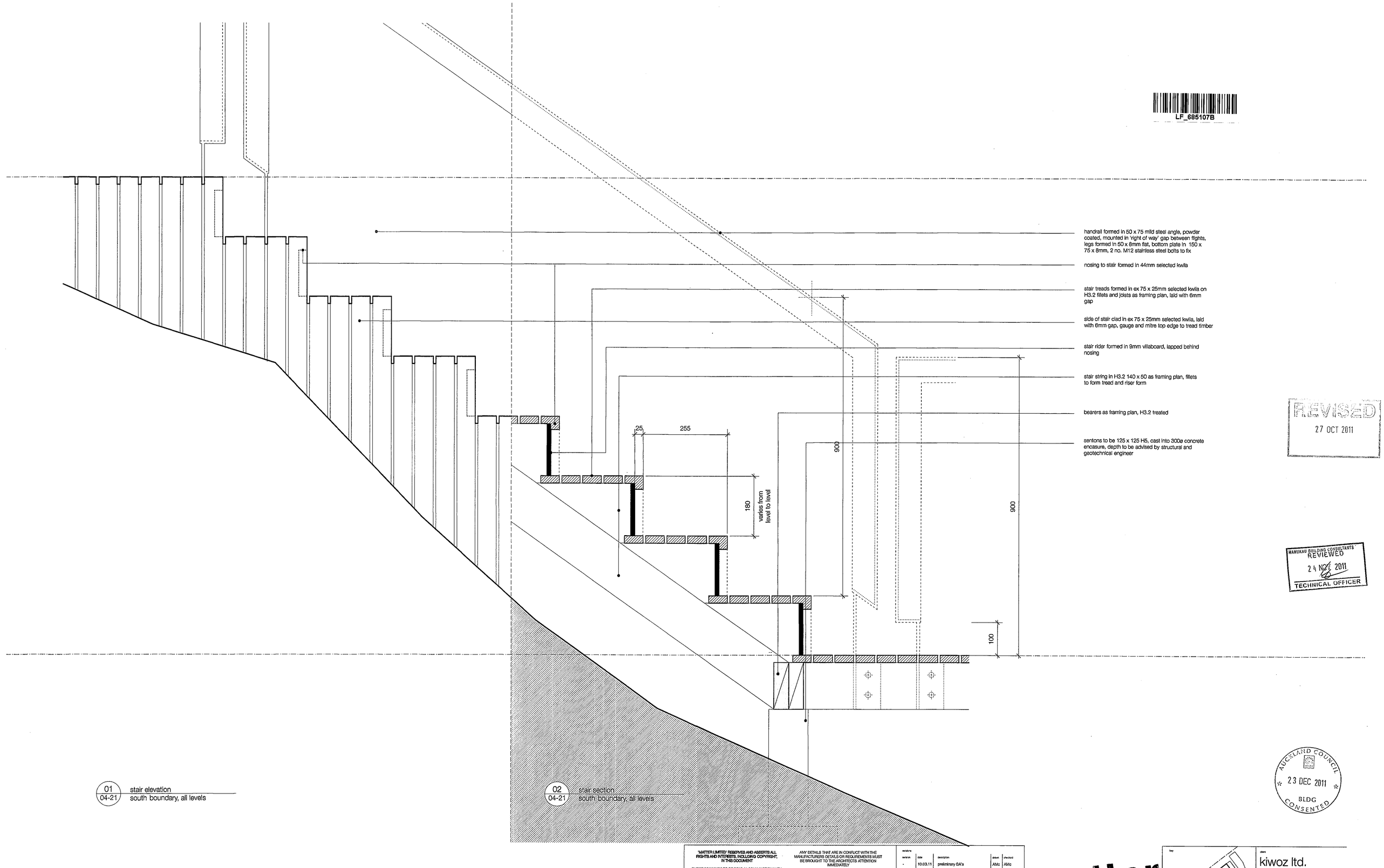

01 / 04-21 stair elevation
south boundary, all levels

02 / 04-21 stair section
south boundary, all levels

LF_685107B

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27 OCT 2011

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REVIEWED
24 NOV 2011
TECHNICAL OFFICER

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23 DEC 2011
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c	18.10.11	building consent revisions	AMc	AMc

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key

client: kiwoz ltd.
project: new house, 1B, clifton road, takapuna
title: proposed : detail : external stair
scale: 1:5 @ A1 1:10 @ A3
project: M0218.04.21
series
drawing
revision: C

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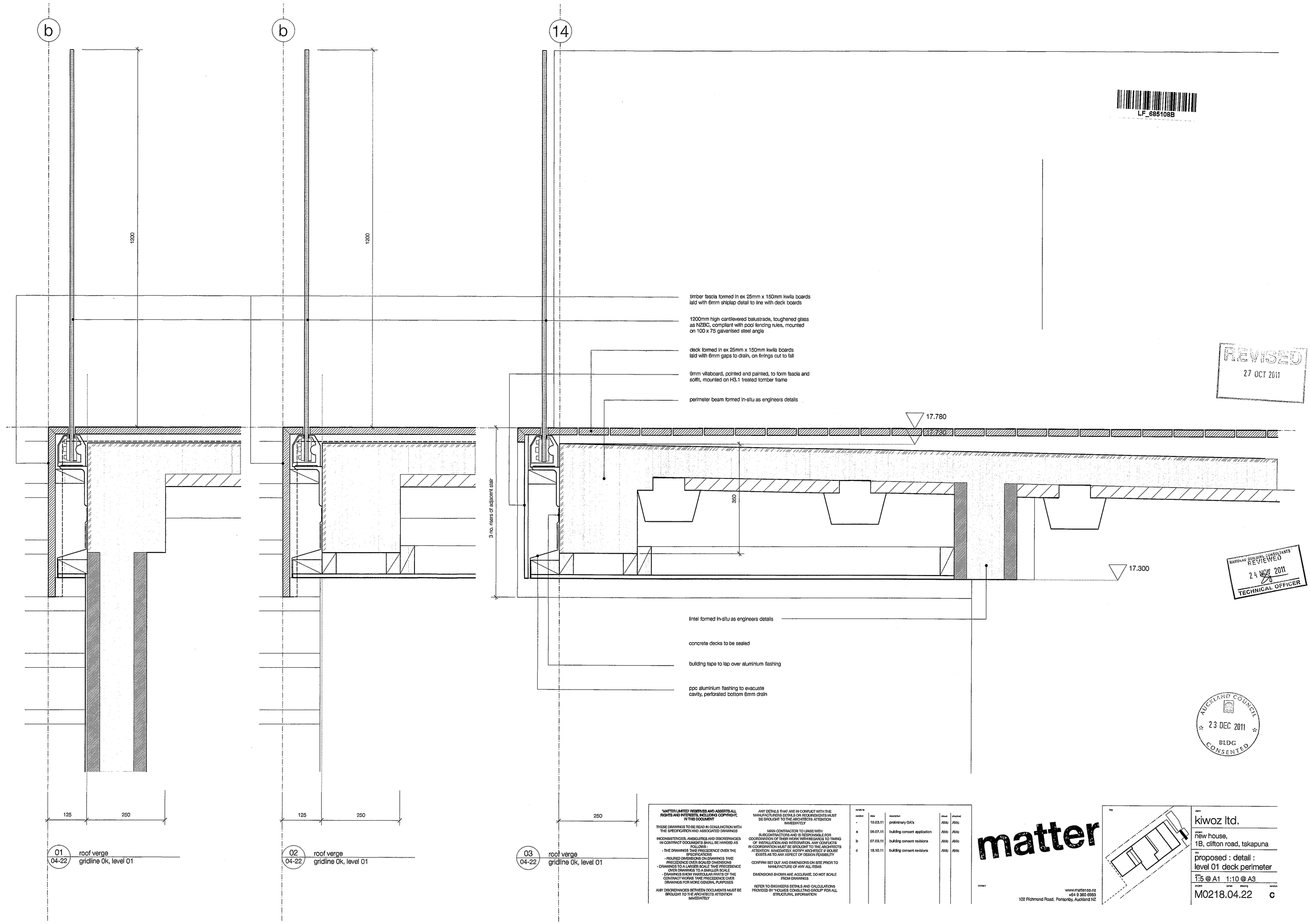

01 04-22 roof verge gridline 0k, level 01

02 04-22 roof verge gridline 0k, level 01

03 04-22 roof verge gridline 0k, level 01

LF_685108B

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27 OCT 2011

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24 NOV 2011
TECHNICAL OFFICER

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-	10.03.11	preliminary GA's	AMc	AMc
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c	18.10.11	building consent revisions	AMc	AMc

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key

client: kiwoz ltd.

project: new house, 1B, clifton road, takapuna

title: proposed : detail : level 01 deck perimeter

sizes: 1:5 @ A1 1:10 @ A3

project M0218.04.22 series drawing revision c

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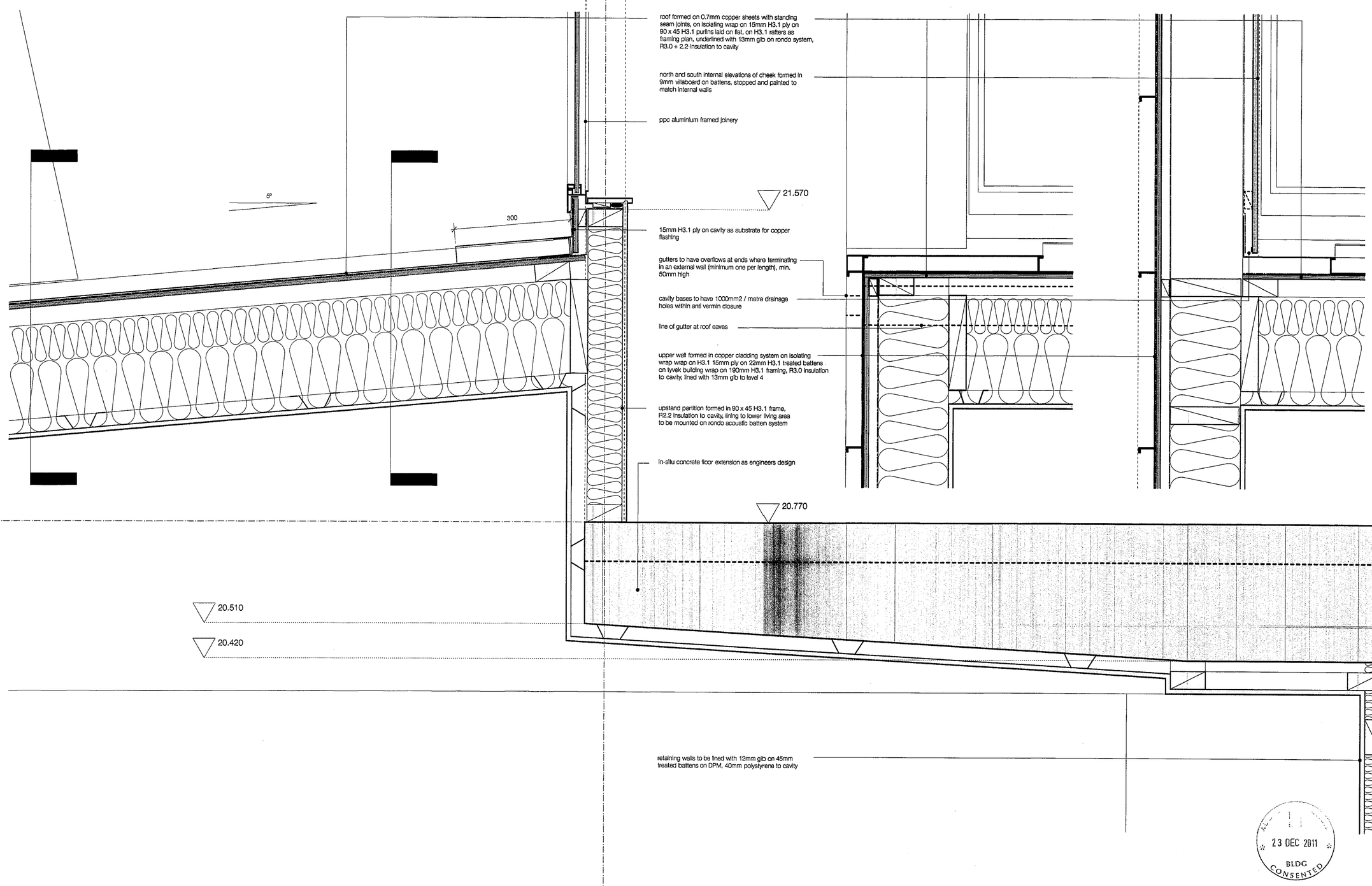
01 / 04-06 abutment
gridline 08, level 2

02 / 04-06 verge
gridline 08, level 2

03 / 04-06 side cheek
gridline 08, level 2



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MANUKAU BUILDING CONSULTANTS
REVIEWED
24 NOV 2011
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key

client: kiwoz ltd.
project: new house, 1B, clifton road, takapuna
title: proposed : detail : level 01 apron / verge
scales: 1:5 @ A1 1:10 @ A3
project: M0218.04.06 scales drawing revision: c

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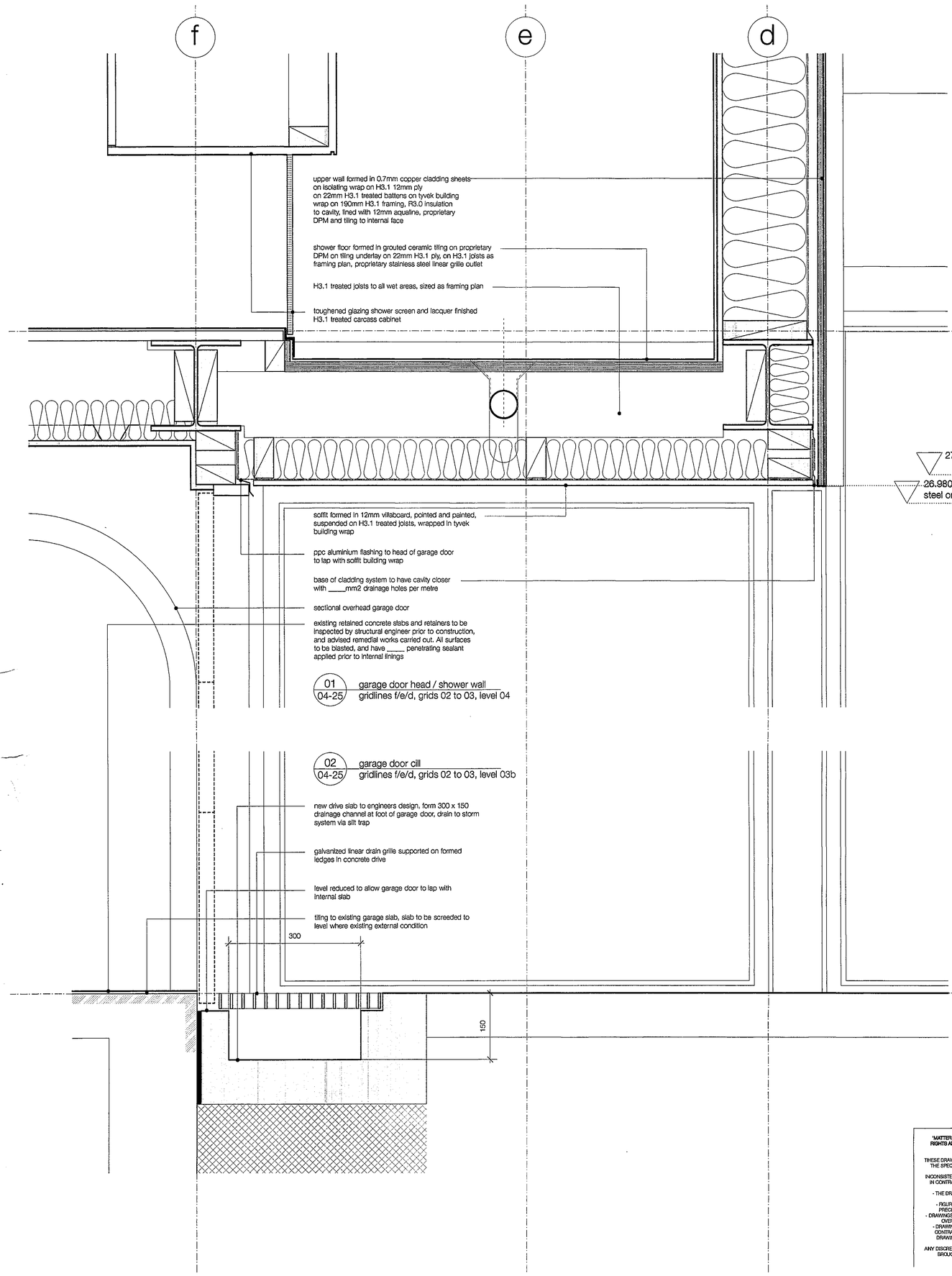

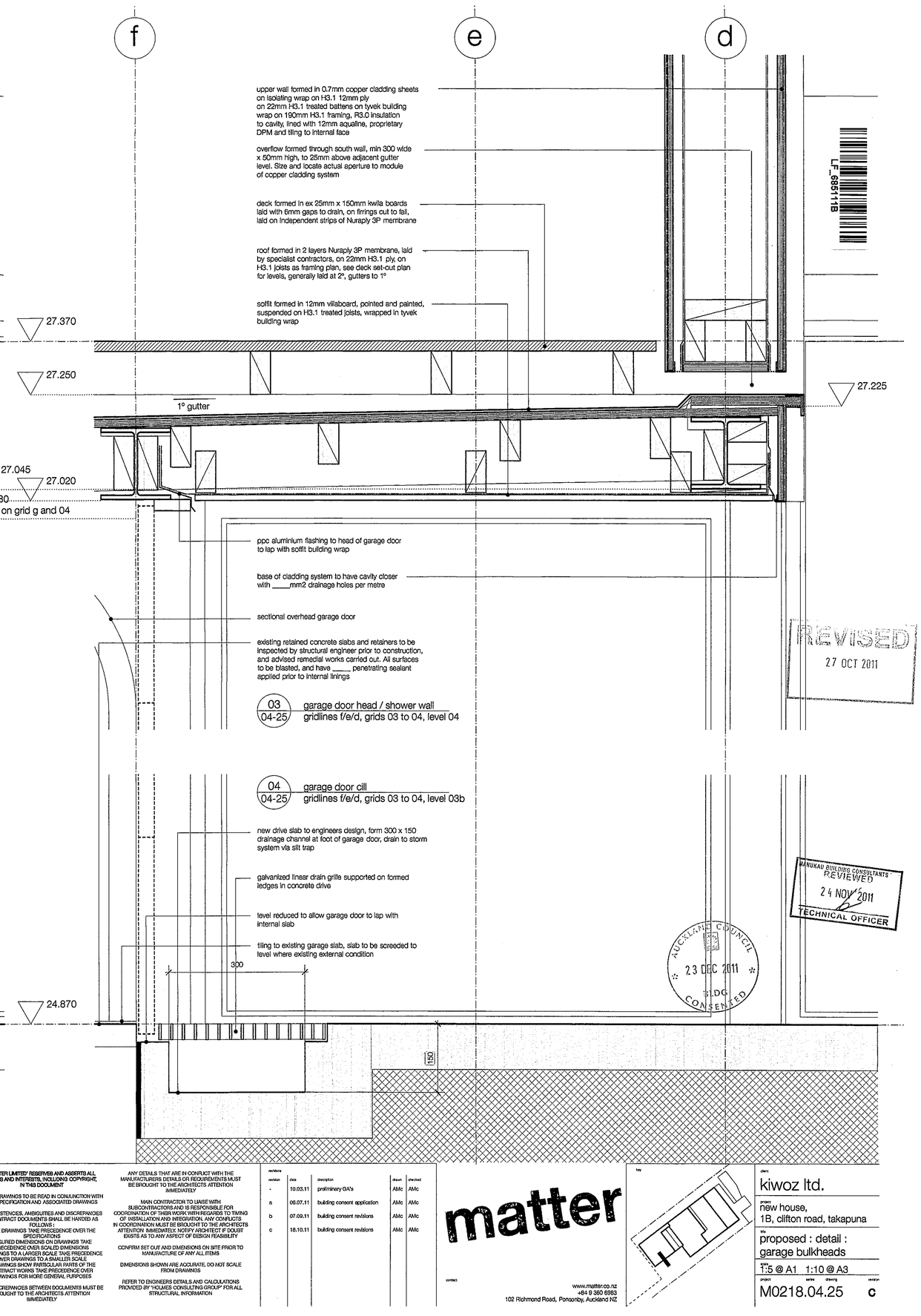

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27 OCT 2011

HANUKAU BUILDING CONSULTANTS
REVIEWED
24 NOV 2011
TECHNICAL OFFICER

AUCKLAND COUNCIL
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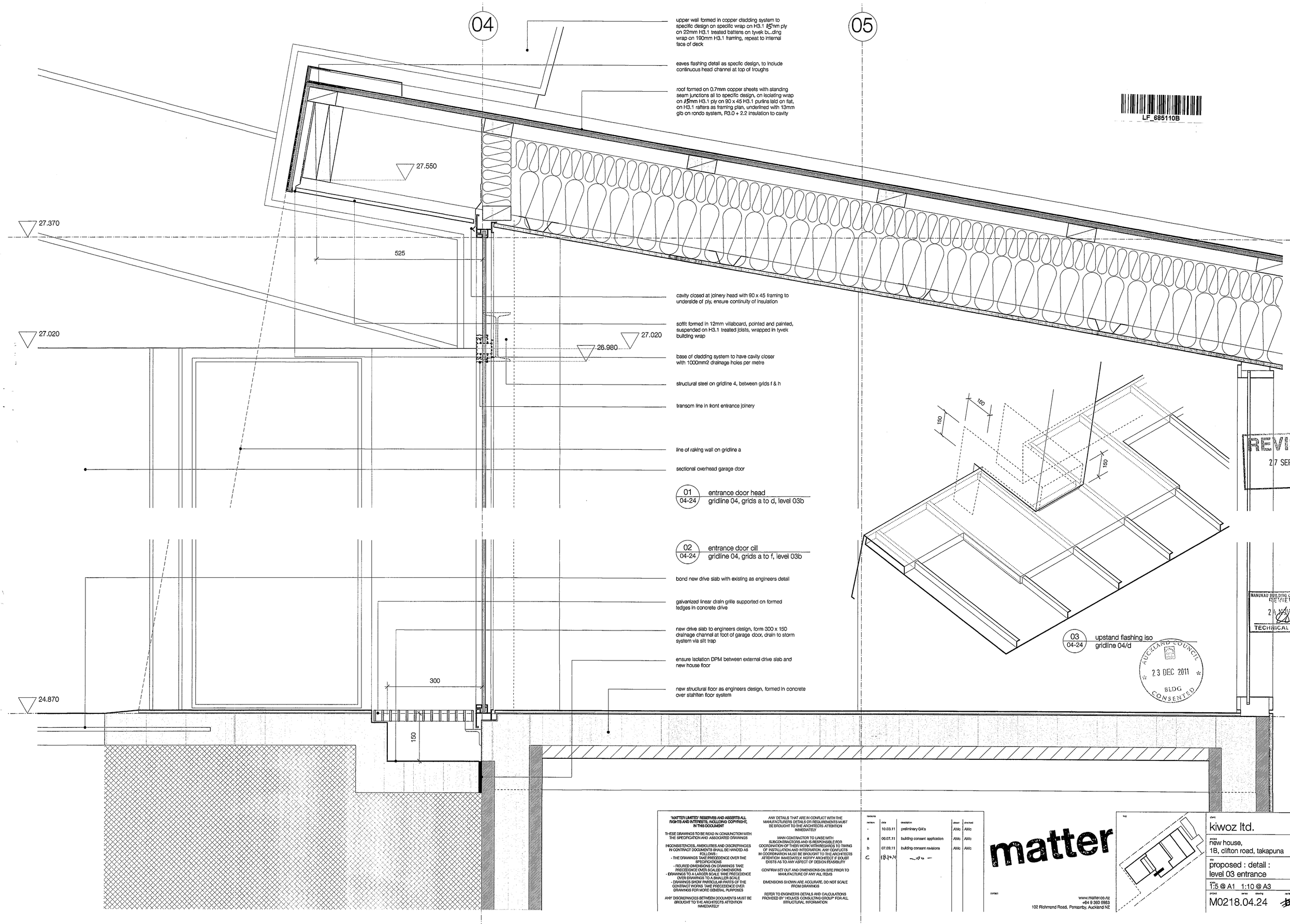
key

client
kiwoz ltd.
project
new house,
1B, clifton road, takapuna
title
proposed : detail :
garage bulkheads
scale
1:5 @ A1 1:10 @ A3
project series drawing revision
M0218.04.25 c

RECEIVED: 17 Feb 2012 SCANNED: 17 Feb 2012 BOX: 202 BATCH: 314505 DOC: NCCCMPBU



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REVISED
27 SEP 2011

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REVIEWED
24 NOV 2011
TECHNICAL OFFICER

AUCKLAND COUNCIL
23 DEC 2011
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c	[illegible]	[illegible]		

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key

client: kiwoz ltd.
project: new house, 1B, clifton road, takapuna
title: proposed : detail : level 03 entrance
scale: 1:5 @ A1 1:10 @ A3
project: M0218.04.24
series
drawing
revision: c