

HUANG FAMILY TRUST APARTMENTS 190 High St, Lower Hutt BC & TENDER 07 JUNE 2019

BUILDING CONSENT

GRANTED
16/08/2019

HUTT CITY COUNCIL



These documents must be retained on site. Inspections may not be carried out if they are not.

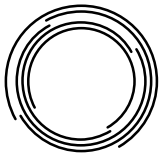
A100	A	Site Plan
A210	B	Proposed Plan
A215	B	Existing First Floor Plan
A220	C	Proposed First Floor Plan
A221	C	Proposed First Floor - Floor and wall Finishes Plan
A222	B	Proposed First Floor - Ceiling Plan
A223	B	Proposed Roof Plan
A230	A	Internal Elevations of Bedroom
A231	B	Bathroom and Laundry Elevations
A252	B	Hallway Elevations
A260	A	Sections
A400	C	First Floor Electrical Pan
A410	A	Proposed First Floor Plumbing & Drainage
A411	A	Isometric Schematic View of First Floor Drainage
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A504	B	Skylight Details
A505	A	Aluminium window insert detail
A601	B	First Floor Door and Window Schedule

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9/08/2019
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PLAN SET
REVISED/UPDATED
10/06/2019
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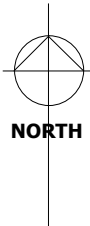
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SITE PLAN (NOT TO SCALE)



SITE INFORMATION

LAND AREA: 460m²
LEGAL DESCRIPTION: PT Lot 2 DP 1306 A1/1197
WIND ZONE: Medium
EXPOSURE ZONE: Zone C
EARTHQUAKE ZONE: Zone 3

BC & TENDER

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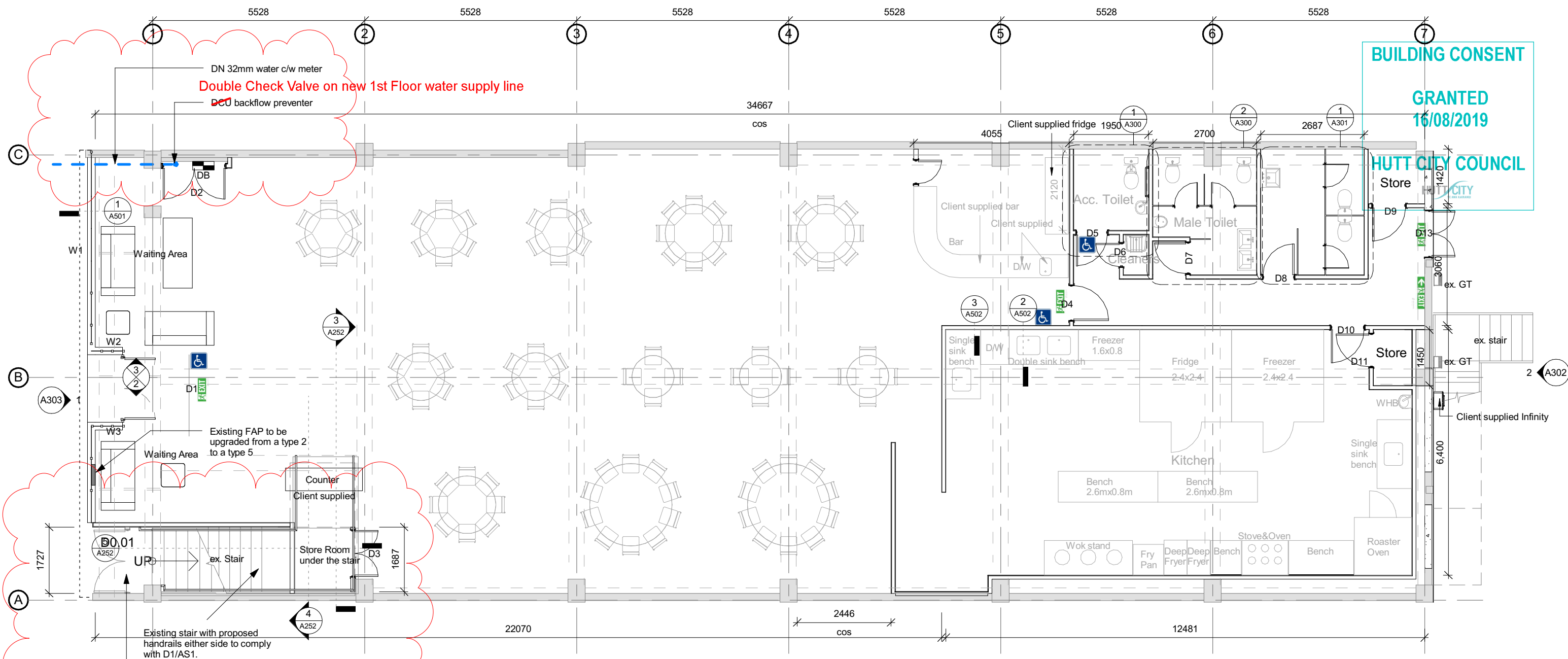
Site Plan

A For BC
NO. DESCRIPTION

31.08.2018
DATE

A100

SCALE @ A3. 1:500
PROJECT No. T590
PLOT DATE. 7/06/2019 3:13:34 PM

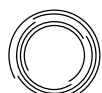


Entry to First floor apartments
to be controlled by contractor on
site to keep public out.

Note:
Hallway and stairwell lights
to be on a timer and sensor
system.

Door D0.01 leafs to be upgraded to have a clear opening of 760mm as per D1/AS1.

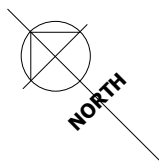
Proposed Plan



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■ Proposed Plan

C	Council RFI's #2
B	Council RFI's
A	For BC
NO	DESCRIPTION

A210

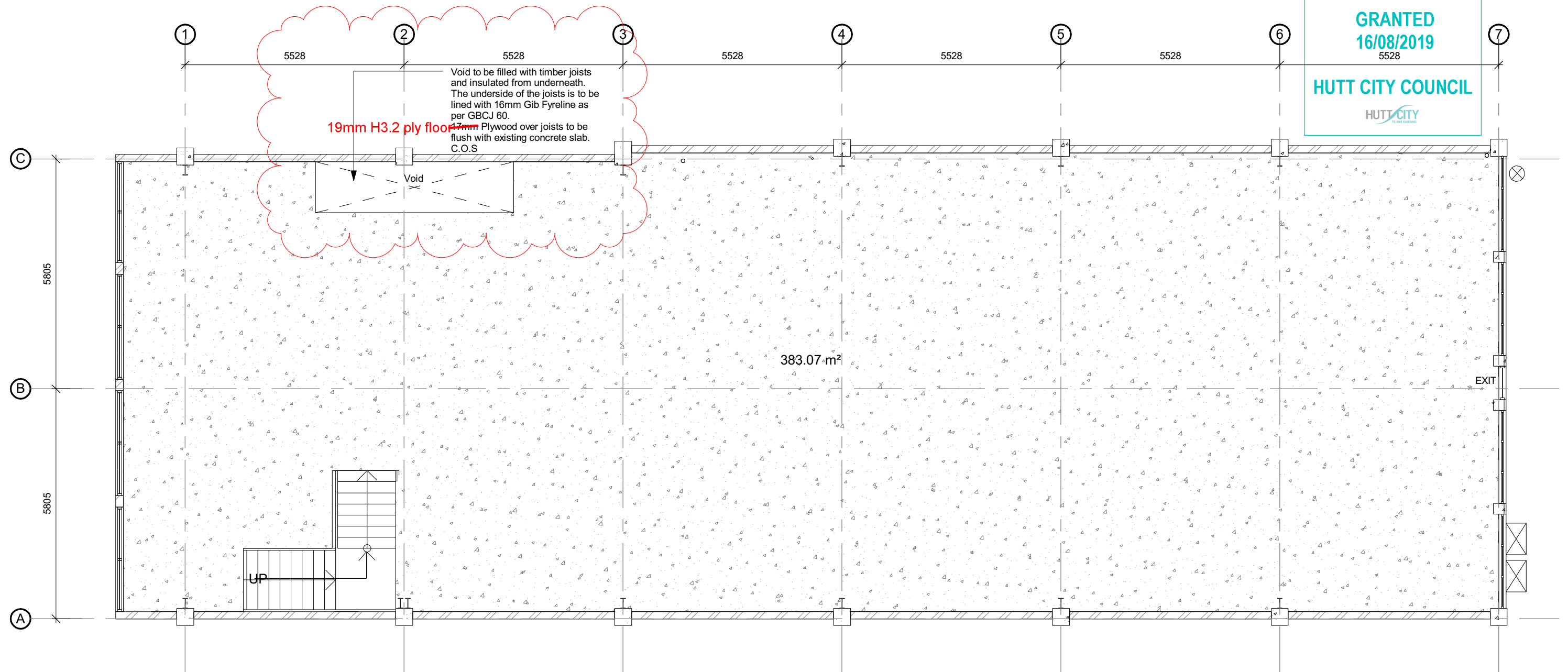
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PROJECT No. T590
PLOT DATE. 6/08/2019 4:18:12 PM

Rev. **C**

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1 Existing First Floor Plan
A252 SCALE @ A3 - 1 : 100



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Existing First Floor Plan

NO.	DESCRIPTION
B	Council RFI's
A	For BC

23.04.2019
31.08.2018
DATE

A215

SCALE @ A3. 1:100
PROJECT No. T590
PLOT DATE. 7/06/2019 3:13:35 PM

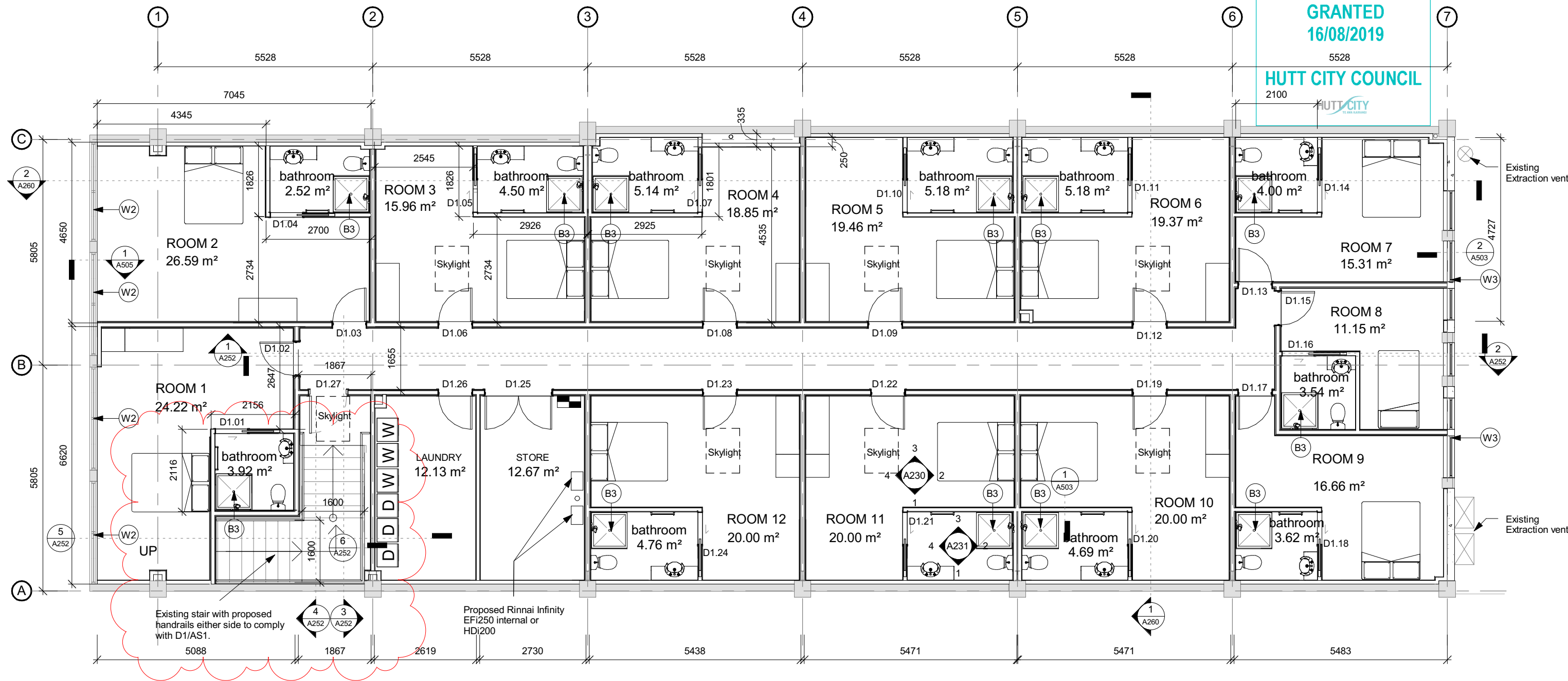
Rev. B

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2100



1 Proposed First Floor Plan
SCALE @ A3 - 1 : 100

WALL TYPES LEGEND

- New 2x 10mm Gib Braceline both sides with Gib Rail both sides and R2.4 Pink Batts in 90x45 SG8 timber framing FRR 60/60/60
- Existing brick wall
- New 13mm Standard Gib to one side with R2.4 Pink Batts in 90x45 SG8 timber framing
- New 2 x 13mm Standard Gib with R2.4 Pink Batts in 90x45 SG8 timber framing
- New 2 x 90x45 SG8 timber framing with 25mm air gap and 13mm Gib Aqualine on both sides. With R2.4 Pink Batts FRR 60/60/60

Keynote Legend	
Code	Description
B3	900mm x 900mm Nouera Gemini 900 Alcove proprietary shower cubicle. Refer specification for manufacturer's specifications.
W2	Retrofit existing windows to become double glazed. Measure on-site for accuracy
W3	New Double Glazed windows TBC

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Proposed First Floor Plan

D Council RF's #2
C Council RF's
B Council vetting
A For BC

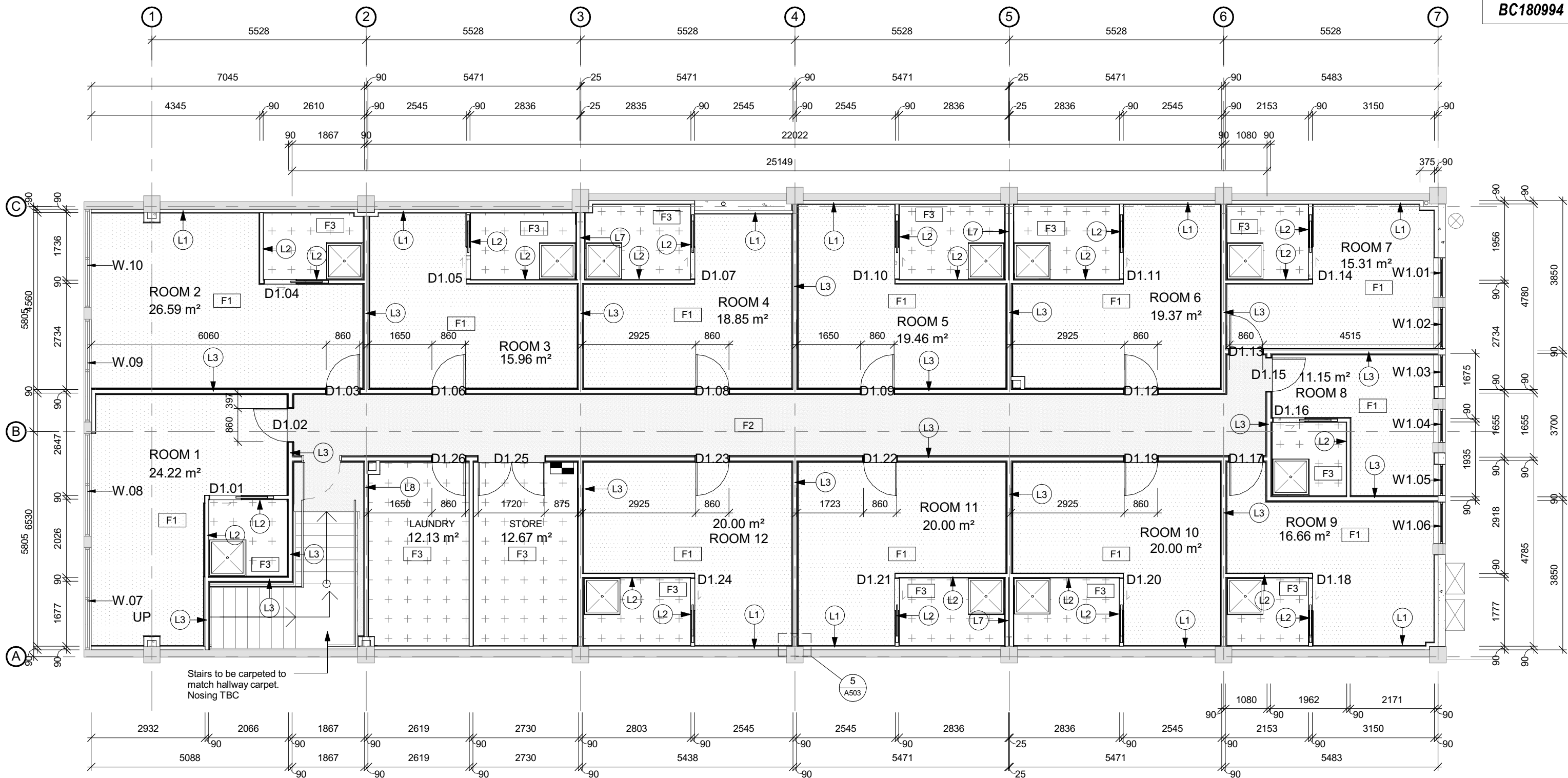
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21.06.2019
23.04.2019
07.09.2018
31.08.2018
DATE

A220

SCALE @ A3. 1:100
PROJECT No. T590
PLOT DATE. 6/08/2019 4:18:13 PM

Rev. D



1 First Floor Finishes Plan
A252 SCALE @ A3 - 1 : 100

Keynote Legend	
Code	Description
F1	Cavalier Brewmworth broadloom nylon carpet. Limelight 6520
F2	Jacobsen Carpet tile. Desert 9094
F3	2.5mm thick Vinyl flooring. Isabella Cosmos Light 593 (FlooringXtra)
L1	13mm GIB Standard to one side with R2.4 Pink Batts in 90x45 timber framing. Provide DPC between framing and concrete. Paint Finish

Keynote Legend	
Code	Description
L2	13mm Gib Aqualine to one side with 13mm Gib Standard to the other on 90x45 timber framing. Paint finish
L3	2x 10mm Gib Braceline both sides with Gib Rail both sides and R2.4 Pink Batts in 90x45 timber framing. Paint Finish. Code: GBTLA 60r
L7	2 x 90x45 Timber framing with 25mm air gap and 2x 10mm aqualine on both outer sides. Insulated with R2.4 Pink Batts.
L8	1 layer of 13mm Gib Aqualine one side with 1 layer of 13mm Gib Fyreline and R2.4 Pink Batts in 90x45 timber framing. Paint Finish. Code: GBTL 60b

WALL TYPES LEGEND

	New 2x 10mm Gib Braceline both sides with Gib Rail both sides and R2.4 Pink Batts in 90x45 SG8 timber framing FRR 60/60/60
	Existing brick wall
	New 13mm Standard Gib to one side with R2.4 Pink Batts in 90x45 SG8 timber framing
	New 2 x 13mm Standard Gib with R2.4 Pink Batts in 90x45 SG8 timber framing
	New 2 x 90x45 SG8 timber framing with 25mm air gap and 13mm Gib Aqualine on both sides. With R2.4 Pink Batts FRR 60/60/60

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Proposed First Floor - Floor and wall
Finishes Plan

NO.	DESCRIPTION
C	Council RFF's
B	Council vetting
A	For BC

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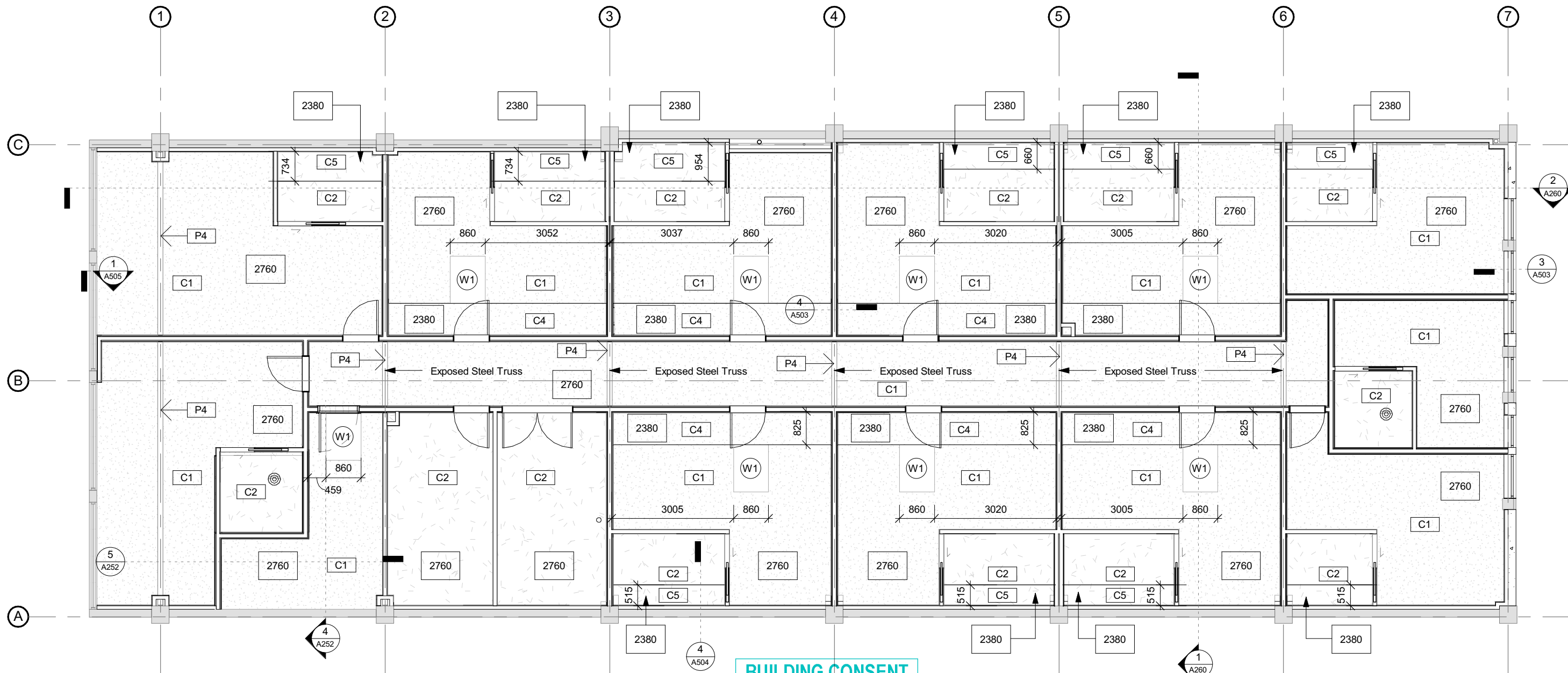
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A221

SCALE @ A3. 1:100
PROJECT No. T590
PLOT DATE. 6/08/2019 4:18:16 PM

Rev. C



1 First Floor Proposed Ceiling Plan
SCALE @ A3 - 1 : 100

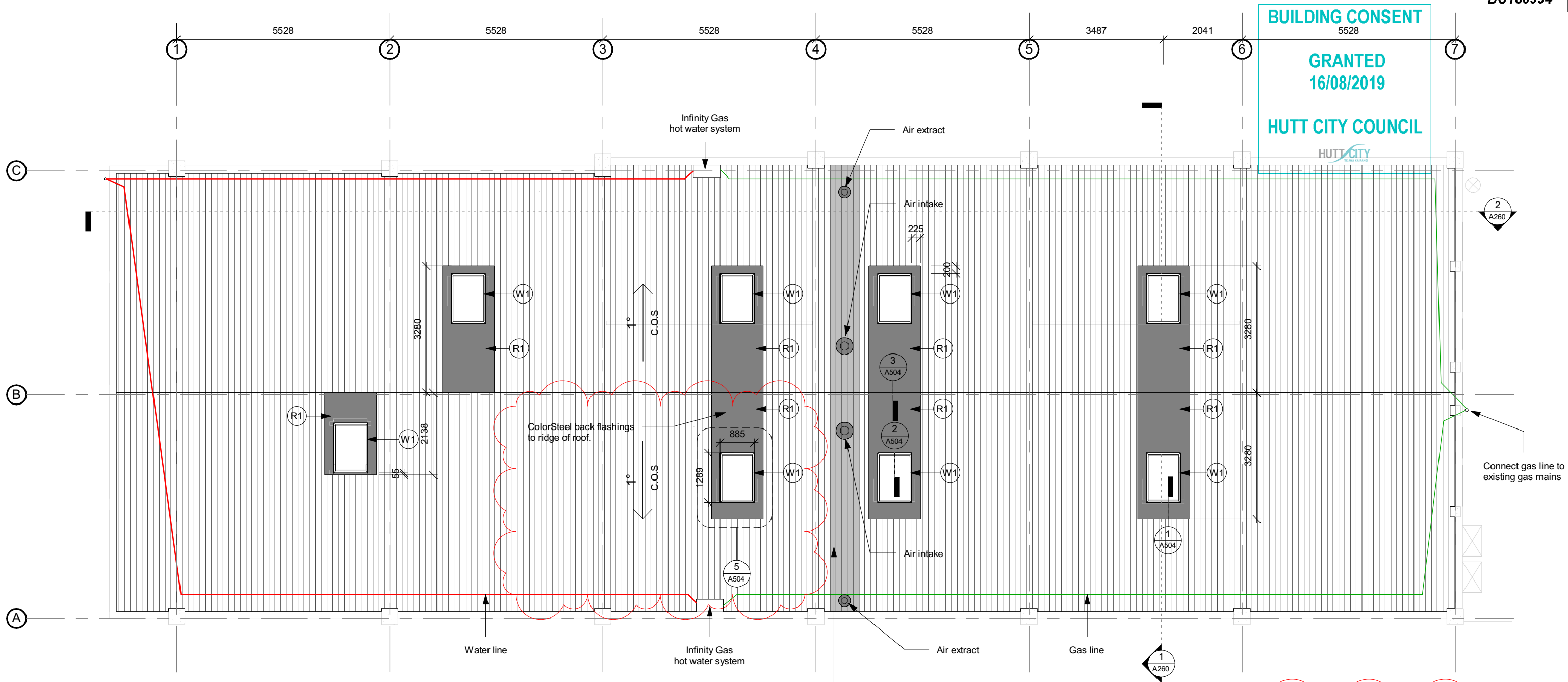
Note:
Square stop all ceiling and wall
junctions.

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C

Keynote Legend	
Code	Description
C1	1x 13mm Gib Standard on Rondo Ceiling battens.
C2	1x 13mm Gib Aqualine on Rondo Ceiling battens.
C4	1x 13mm Standard Gib on Rondo Ceiling Battens acting as a bulkhead.

Keynote Legend	
Code	Description
C5	1x 13mm Gib Aqualine on Rondo Ceiling Battens acting as a bulkhead.
P4	Painted existing steel portal with intumescent paint.
W1	Velux - FCM Fixed Skylight in Profiled Metal Roof. Product code 3046



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1 Proposed Roof
A504 SCALE @ A3 - 1 : 100

Keynote Legend	
Code	Description
R1	Flashing to be back flashed to the ridge of the roof. Match exsiting roofing material and colour. Flashing to be custom made by roofer on-site
W1	Velux - FCM Fixed Skylight in Profiled Metal Roof. Product code 3046

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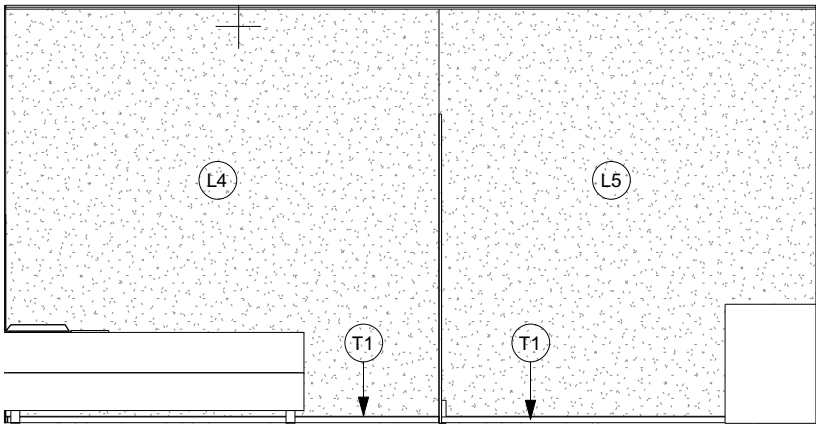
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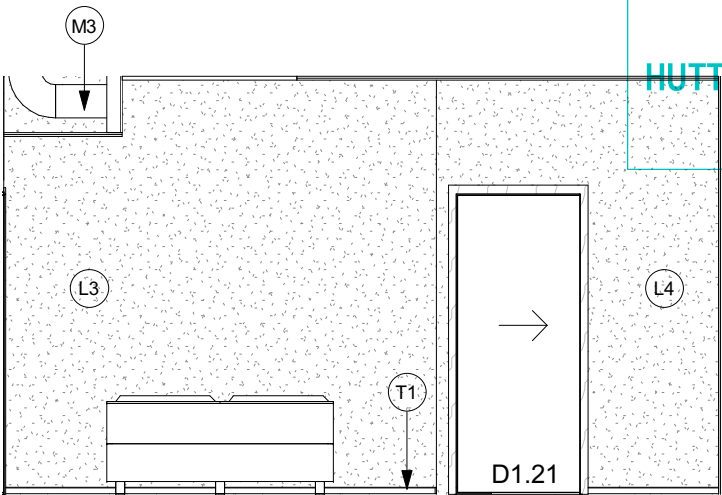


Keynote Legend

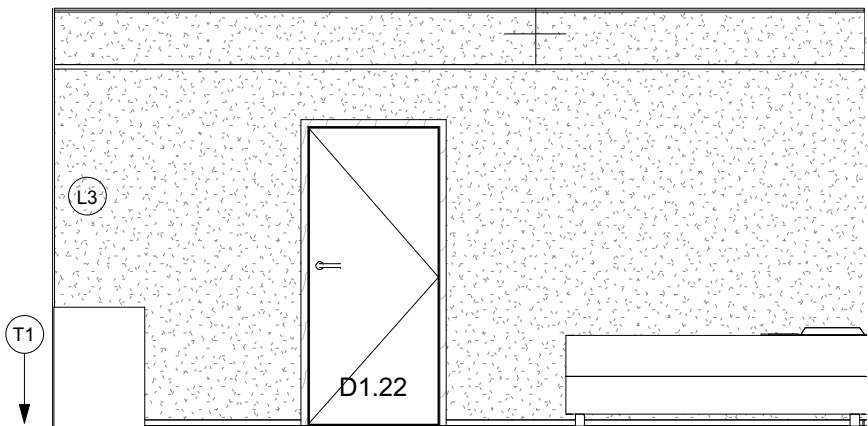
Code	Description
L3	2x 10mm Gib Braceline both sides with Gib Rail both sides and R2.4 Pink Batts in 90x45 timber framing. Paint Finish. Code: GBTLA 60r
L4	13mm Gib Standard one side, 13mm Gib Aqualine one side with R2.4 Pink Batts in 90x45 timber framing. Paint finish
L5	13mm Standard Gib on 90x45 timber framing. Paint finish
M3	Air intake duct 200mm Ø
T1	Selected 40x10mm Timber Skirting



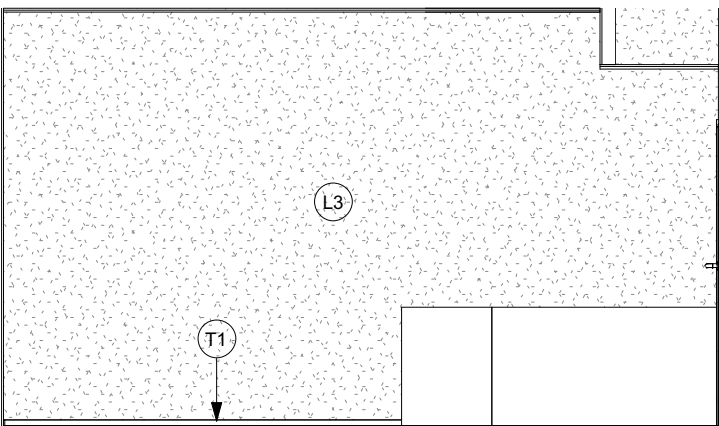
1 Standard Bedroom Elevation 1
A220 SCALE @ A3 - 1 : 50



2 Standard Bedroom Elevation 2
A220 SCALE @ A3 - 1 : 50



3 Standard Bedroom Elevation 3
A220 SCALE @ A3 - 1 : 50



4 Standard Bedroom Elevation 4
A220 SCALE @ A3 - 1 : 50



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Internal Elevations of Bedroom

A For BC
NO. DESCRIPTION

31.08.2018
DATE

A230

SCALE @ A3. 1 : 50
PROJECT No. T590
PLOT DATE. 7/06/2019 3:13:42 PM

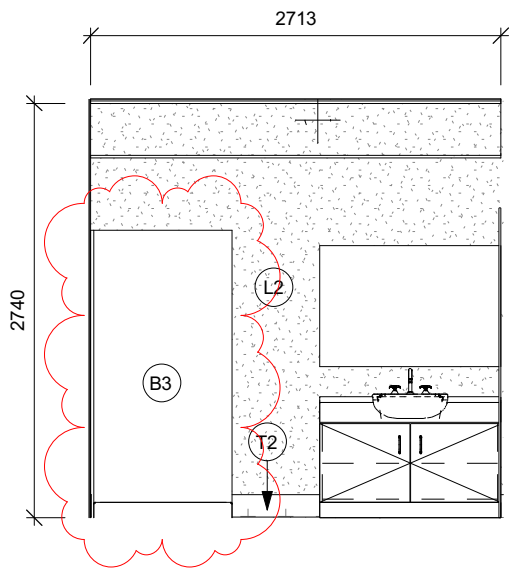
Rev. A

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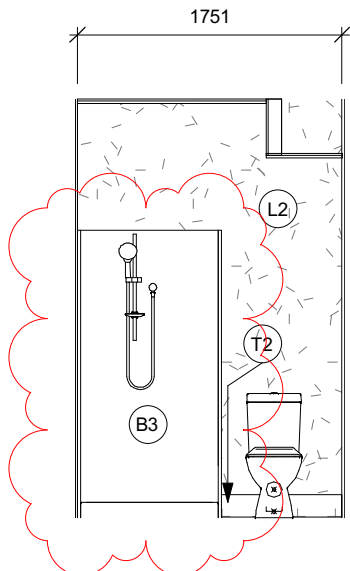
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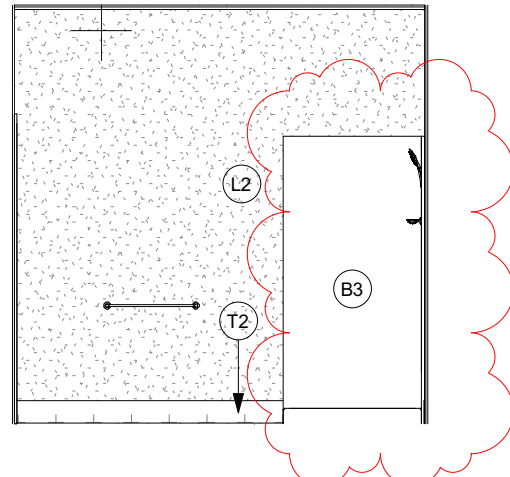
HUTT CITY
11 ONE KAREWAI



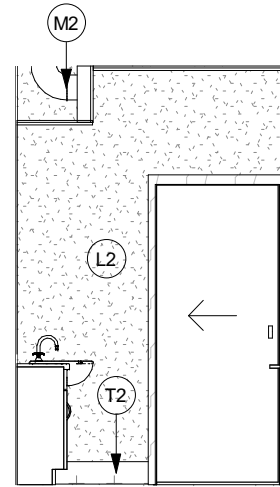
1 Bathroom Elevation - 1
A220 SCALE @ A3 - 1 : 50



2 Bathroom Elevation - 2
A220 SCALE @ A3 - 1 : 50



3 Bathroom Elevation - 3
A220 SCALE @ A3 - 1 : 50



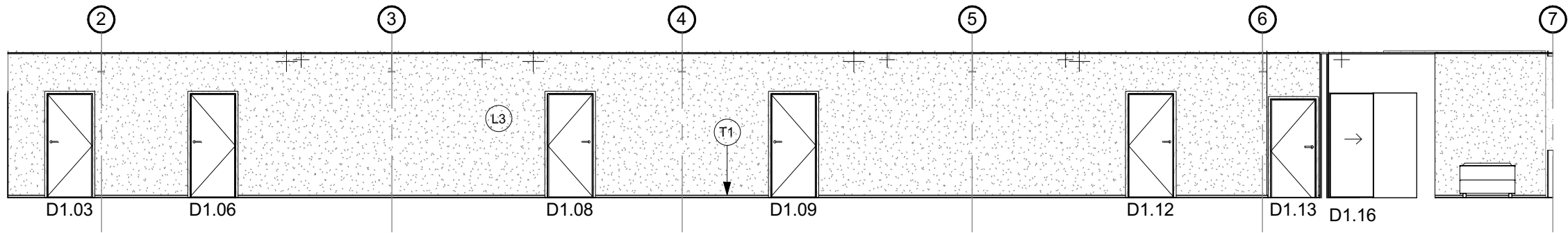
4 Bathroom Elevation - 4
A220 SCALE @ A3 - 1 : 50

Keynote Legend	
Code	Description
B3	900mm x 900mm Nouera Gemini 900 Alcove proprietary shower cubicle. Refer specification for manufacturer's specifications.
L2	13mm Gib Aqualine to one side with 13mm Gib Standard to the other on 90x45 timber framing. Paint finish
M2	Bathroom Extract duct 150mm Ø
T2	Selected 150mm vinyl Skirting to match bathroom vinyl

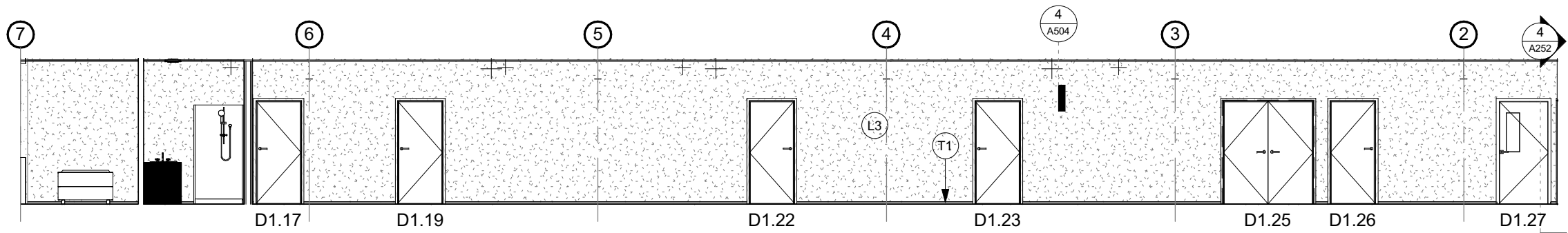
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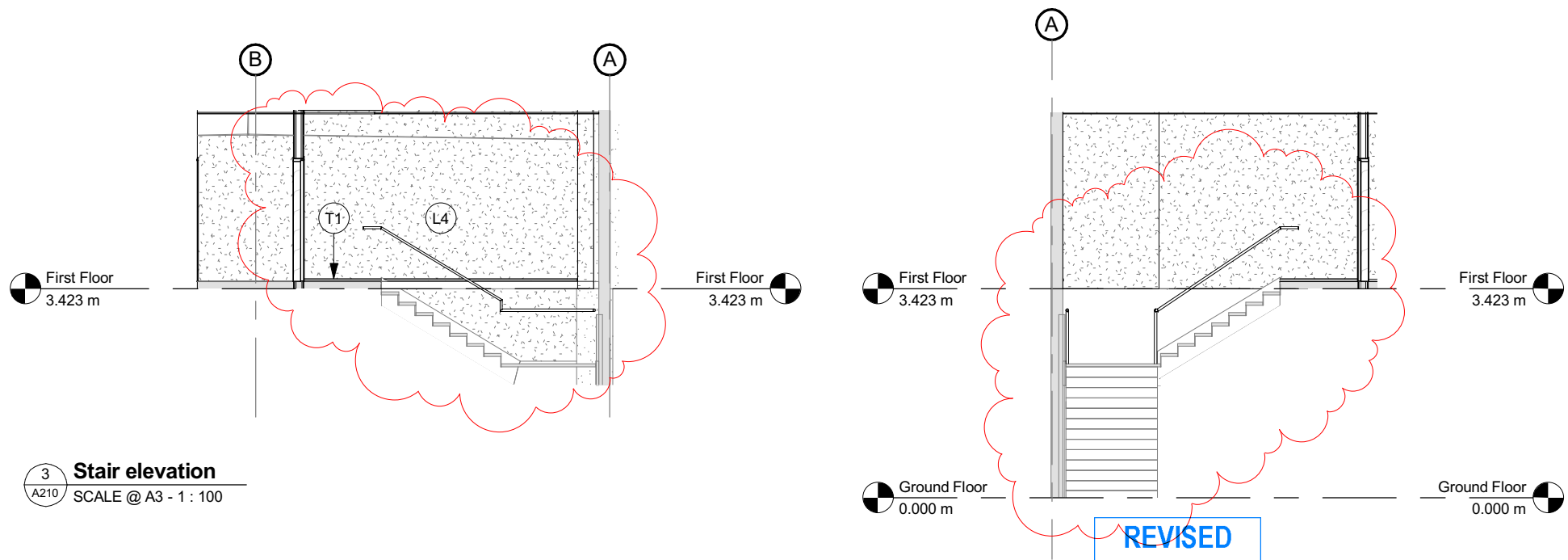
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1 Long Hallway section
A220 SCALE @ A3 - 1 : 100



2 Long Hallway section reversed
A220 SCALE @ A3 - 1 : 100



Keynote Legend	
Code	Description
L3	2x 10mm Gib Braceline both sides with Gib Rail both sides and R2.4 Pink Batts in 90x45 timber framing. Paint Finish. Code: GBTLA 60r
L4	13mm Gib Standard one side, 13mm Gib Aqualine one side with R2.4 Pink Batts in 90x45 timber framing. Paint finish
T1	Selected 40x10mm Timber Skirting

3 Stair elevation
A210 SCALE @ A3 - 1 : 100

4 Stair elevation 2
A210 SCALE @ A3 - 1 : 100



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Hallway Elevations

B	Council vetting
A	For BC
NO.	DESCRIPTION

07.09.2018
31.08.2018
DATE

A252

SCALE @ A3. 1:100
PROJECT No. T590
PLOT DATE. 7/06/2019 3:13:44 PM

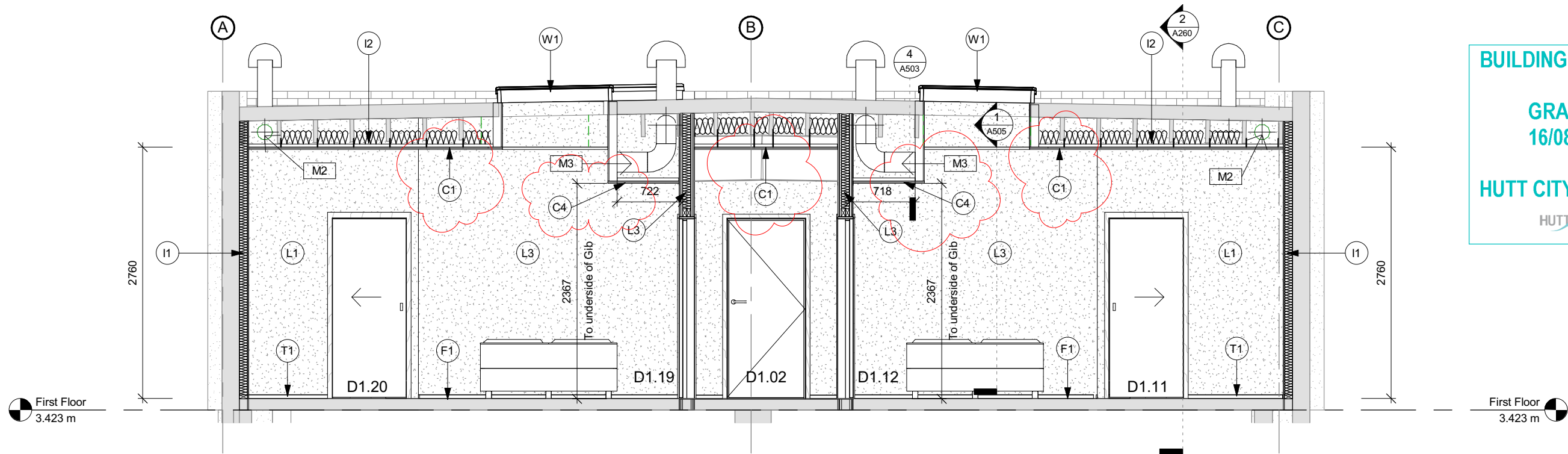
Rev. B

BUILDING CONSENT

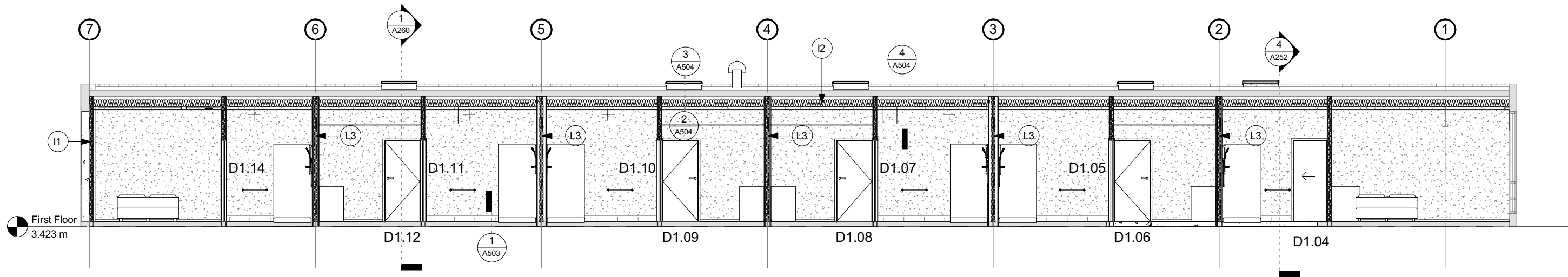
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HUTT CITY
TO THE BARRACKS



1 Cross Section
SCALE @ A3 - 1 : 50



2 Long Section
SCALE @ A3 - 1 : 100

Keynote Legend	
Code	Description
C1	2x 13mm Gib Fyreline on Rondo Ceiling battens. Code GBSC 60a
C4	2x 13mm Standard Gib on Rondo Ceiling Battens acting as a bulkhead. Code GBSC 60a
F1	Cavalier Brewmworth broadloom nylon carpet. Limelight 6520
I1	Pink Batts R2.4 Wall insulation
I2	Pink Batts R3.6 Ceiling Insulation

Keynote Legend	
Code	Description
L1	13mm GIB Standard to one side with R2.4 Pink Batts in 90x45 timber framing. Provide DPC between framing and concrete. Paint Finish
L3	2x 10mm Gib Braceline both sides with Gib Rail both sides and R2.4 Pink Batts in 90x45 timber framing. Paint Finish. Code: GBTLA 60r
M2	Bathroom Extract duct 150mm Ø
M3	Air intake duct 200mm Ø
T1	Selected 40x10mm Timber Skirting
W1	Velux - FCM Fixed Skylight in Profiled Metal Roof. Product code 3046

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Sections

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A For BC
NO. DESCRIPTION

31.08.2018
DATE

A260

SCALE @ A3. As indicated
PROJECT No. T590
PLOT DATE. 7/06/2019 3:13:45 PM

Rev. A



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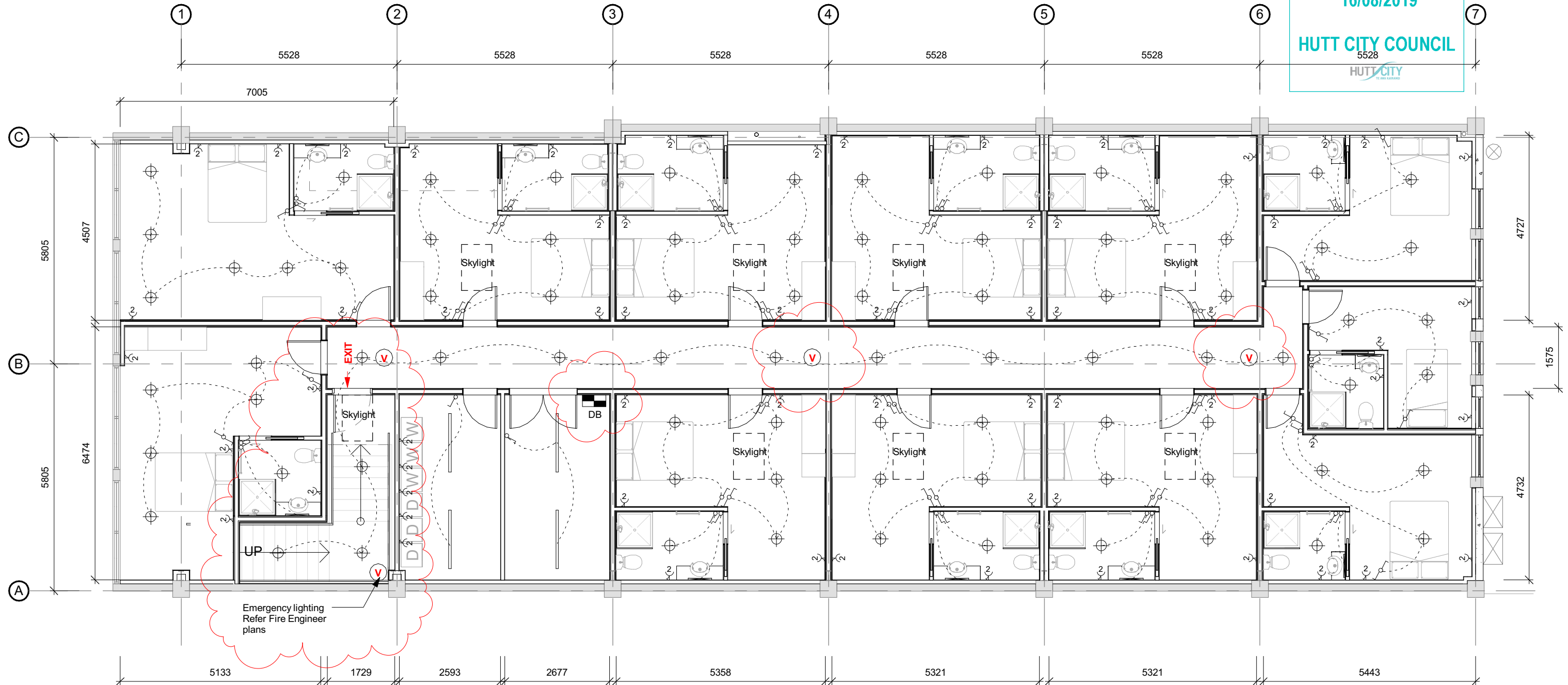
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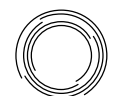


1 First Floor Proposed Electrical Plan
A252 SCALE @ A3 - 1 : 100

Note:
Hallway and stairwell lights
to be on a timer and sensor
system.

V = Famco Eco Rapid LED Goldstar
D40 emergency light - F9975

EXIT = Famco Mirage EXIT with directional
arrow - F9917L
Dimensions - 155mm high x 305mm wide



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First Floor Electrical Pan

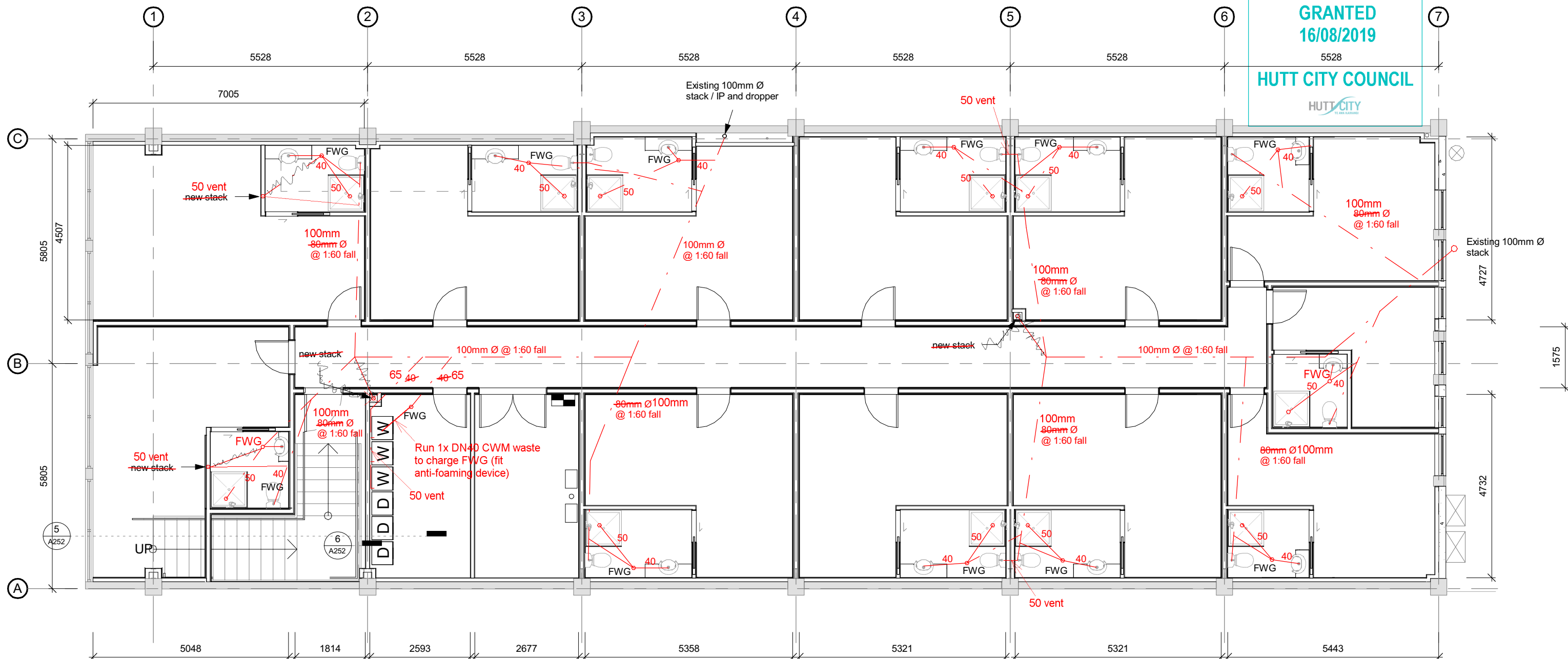
NO.	DESCRIPTION
C	Council RFI's
B	Council vetting
A	For BC

23.04.2019
07.09.2018
31.08.2018
DATE

A400

SCALE @ A3. 1:100
PROJECT No. T590
PLOT DATE. 7/06/2019 3:13:46 PM

Rev. C



1 **First Floor Proposed Plumbing and Drainage Plan**
A252 SCALE @ A3 - 1 : 100

HCC note:

- All drainage work to AS/NZS3500.2 section-8 to Fully Vented Modified type stack system
- DN100 to primary lines and wc branches @ min 1:60
- DN65 to all FWG & Laundry branches @ min 1:40
- DN40 WHB & DN50 SHWR wastes to FWG's (max. 2.5m long)
- DN50 group vents within 1.5m of topmost fixture trap on the group branch
- Max 10x fixtures per vent group
- Max 6m long DN100 discharge branch to common vented branch
- Max 2.5m long DN65 discharge branch to common vented branch
- Min. 60-minutes rated fire collars & seals to all floor penetrations



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Proposed First Floor Plumbing & Drainage

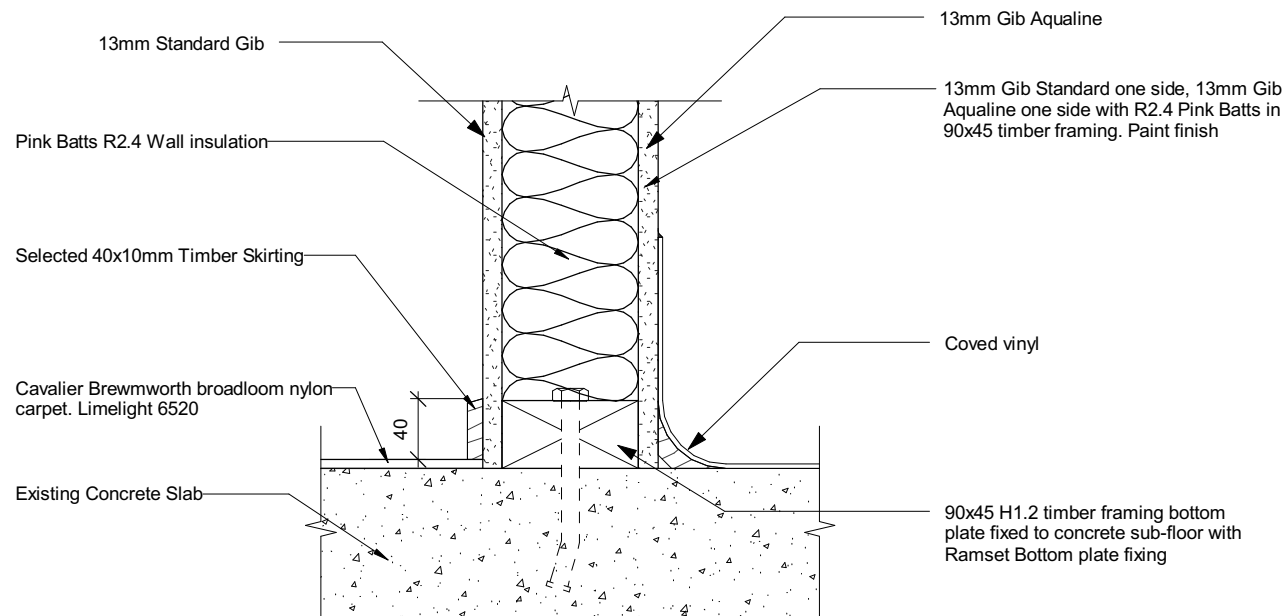
A	For BC	DESCRIPTION
NO.		

31.08.2018	DATE
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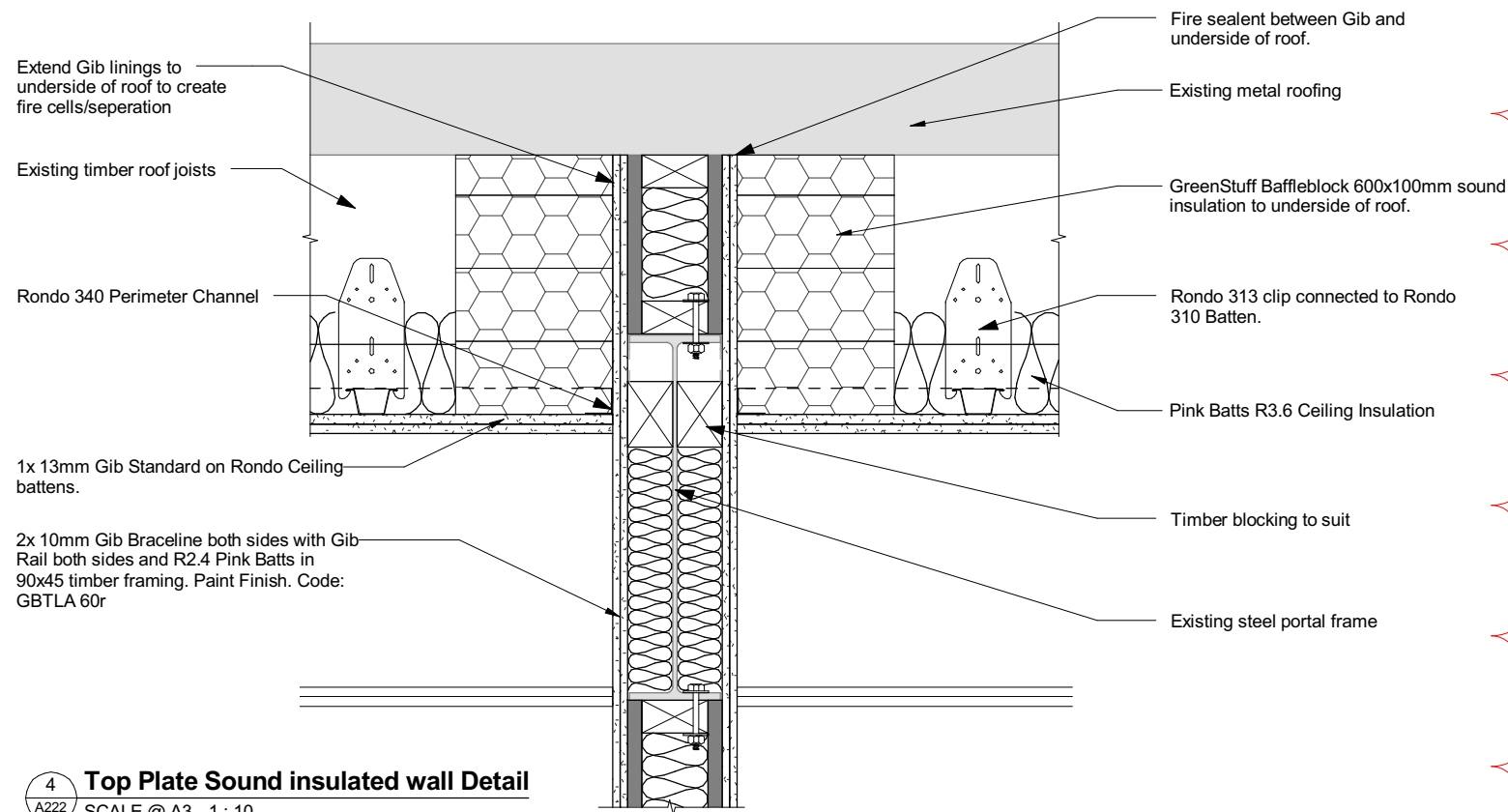
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SCALE @ A3.	1:100
PROJECT No.	T590
PLOT DATE.	6/08/2019 4:18:17 PM

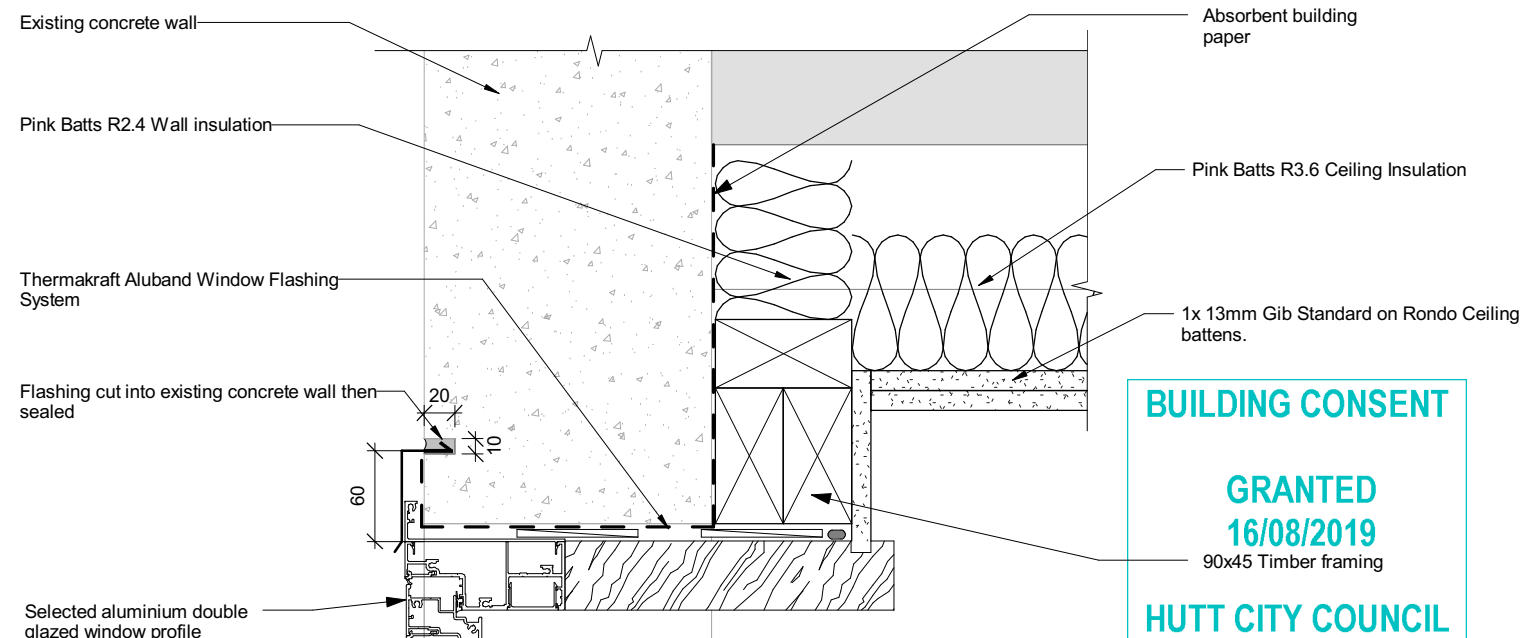
Rev. A



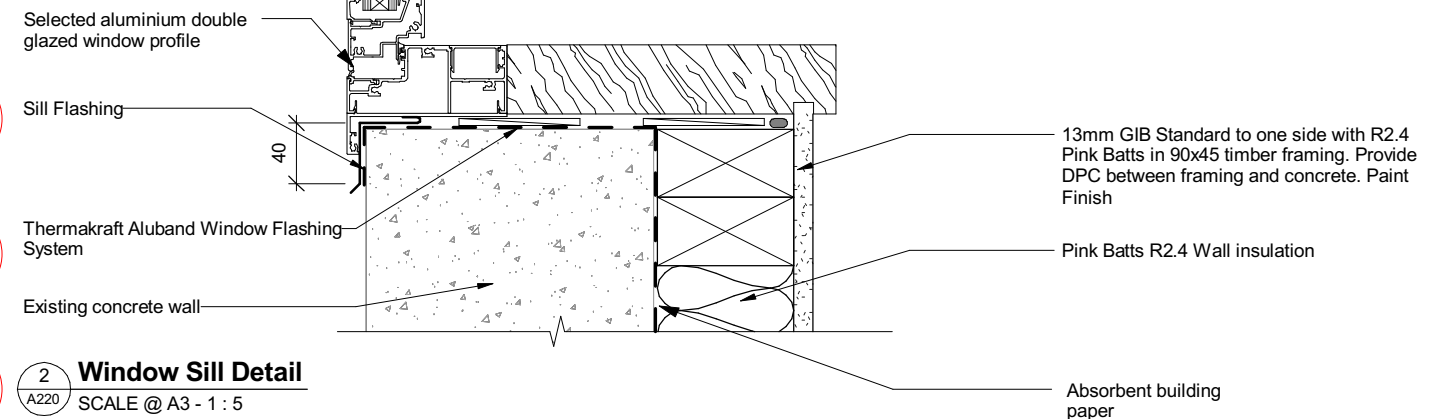
1 Bathroom Bottom Plate Detail
A220 SCALE @ A3 - 1 : 5



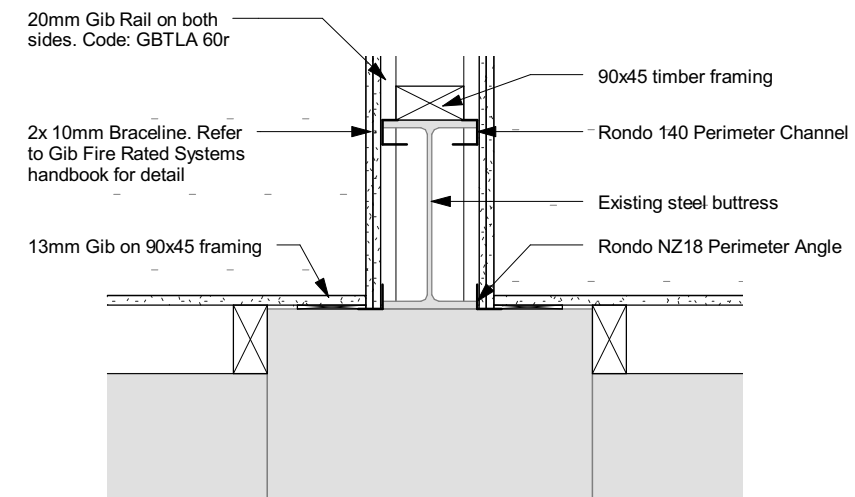
4 Top Plate Sound insulated wall Detail
A222 SCALE @ A3 - 1 : 10



3 Window Head Detail
A222 SCALE @ A3 - 1 : 5



2 Window Sill Detail
A220 SCALE @ A3 - 1 : 5



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First Floor Details

NO.	DESCRIPTION
C	Council RFI's #2
B	Council RFI's
A	For BC

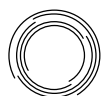
21.06.2019
23.04.2019
31.08.2018
DATE

A503

SCALE @ A3.
PROJECT No.
PLOT DATE.

As indicated
T590
6/08/2019 4:18:18 PM

Rev. C



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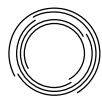
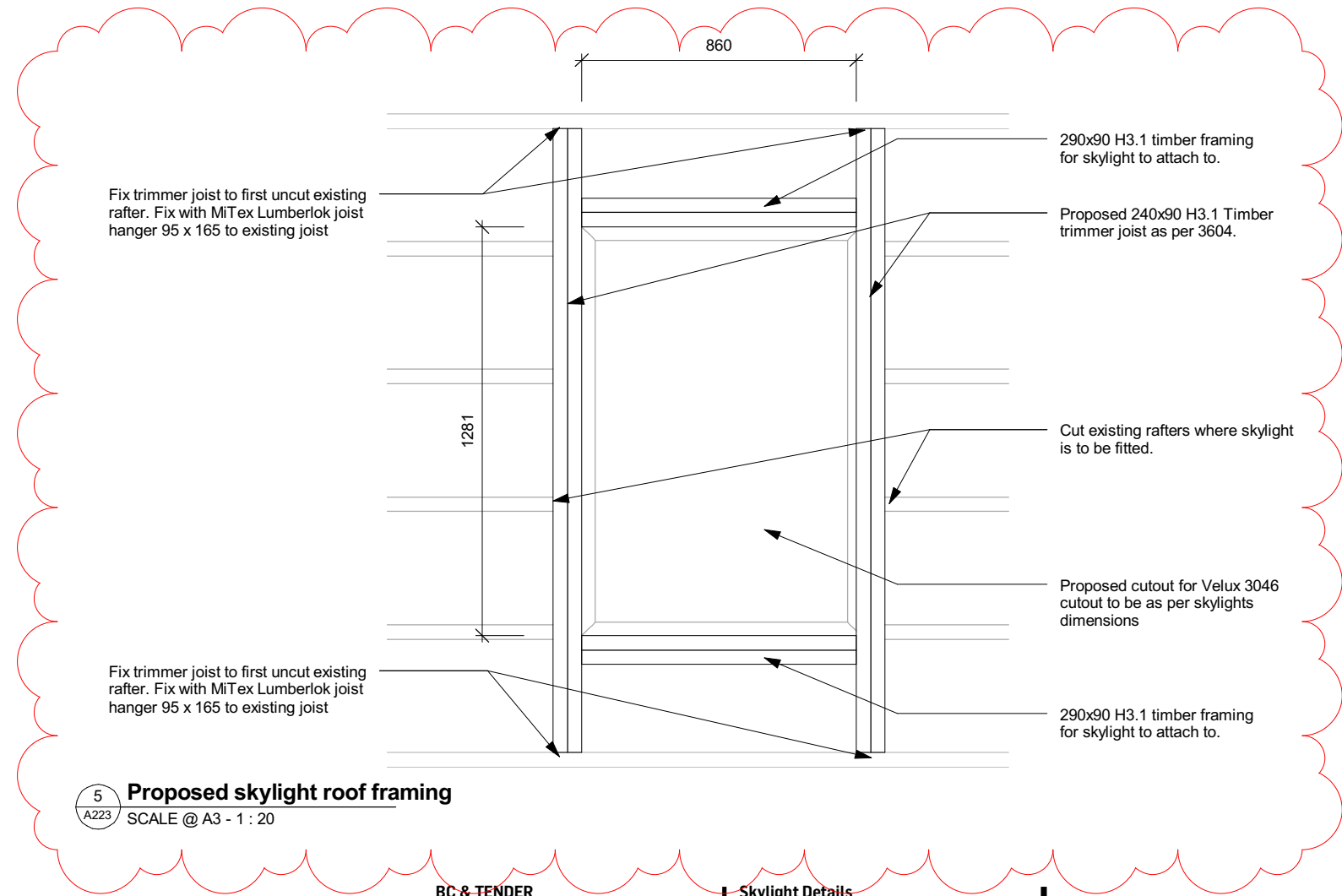
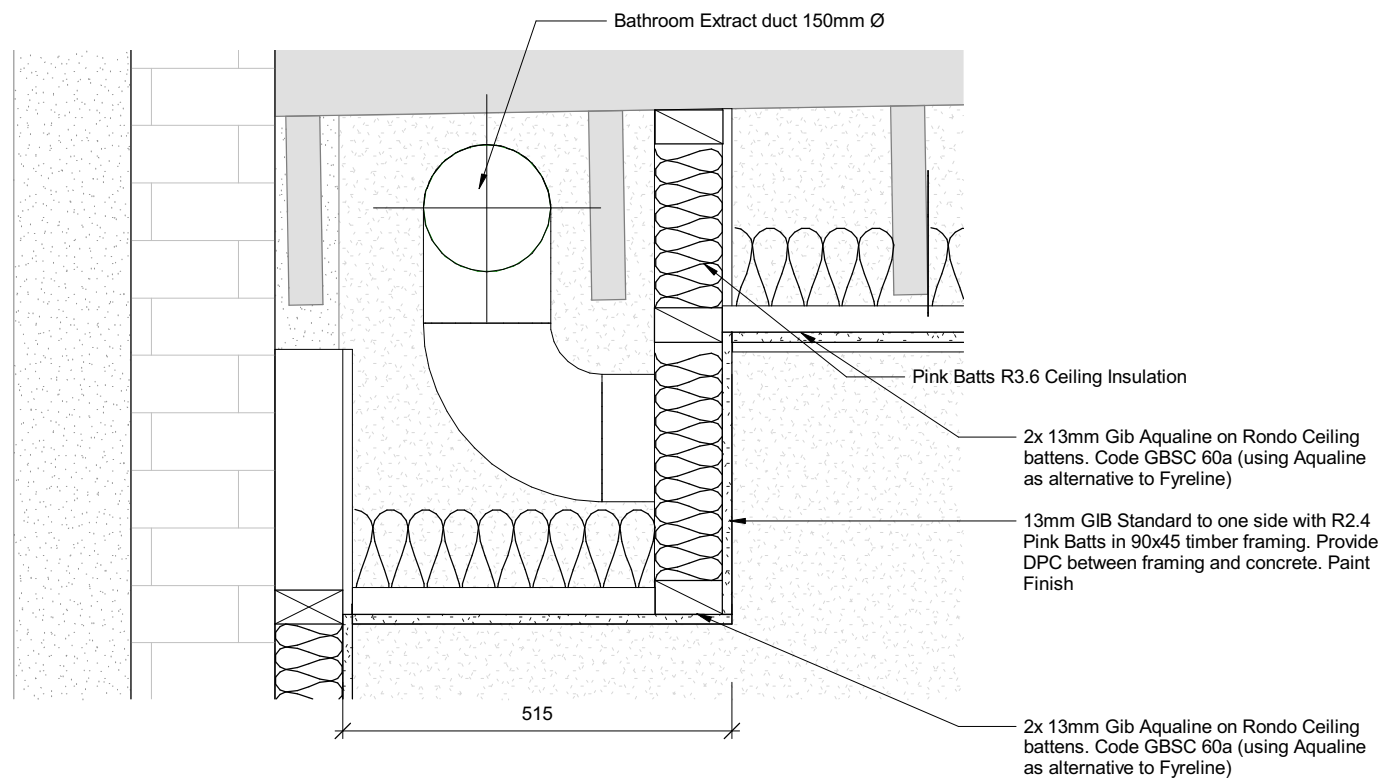
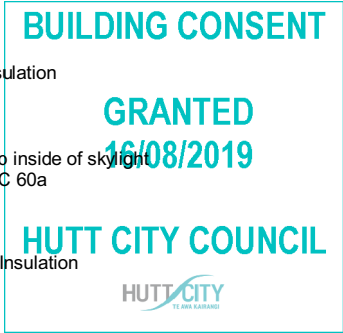
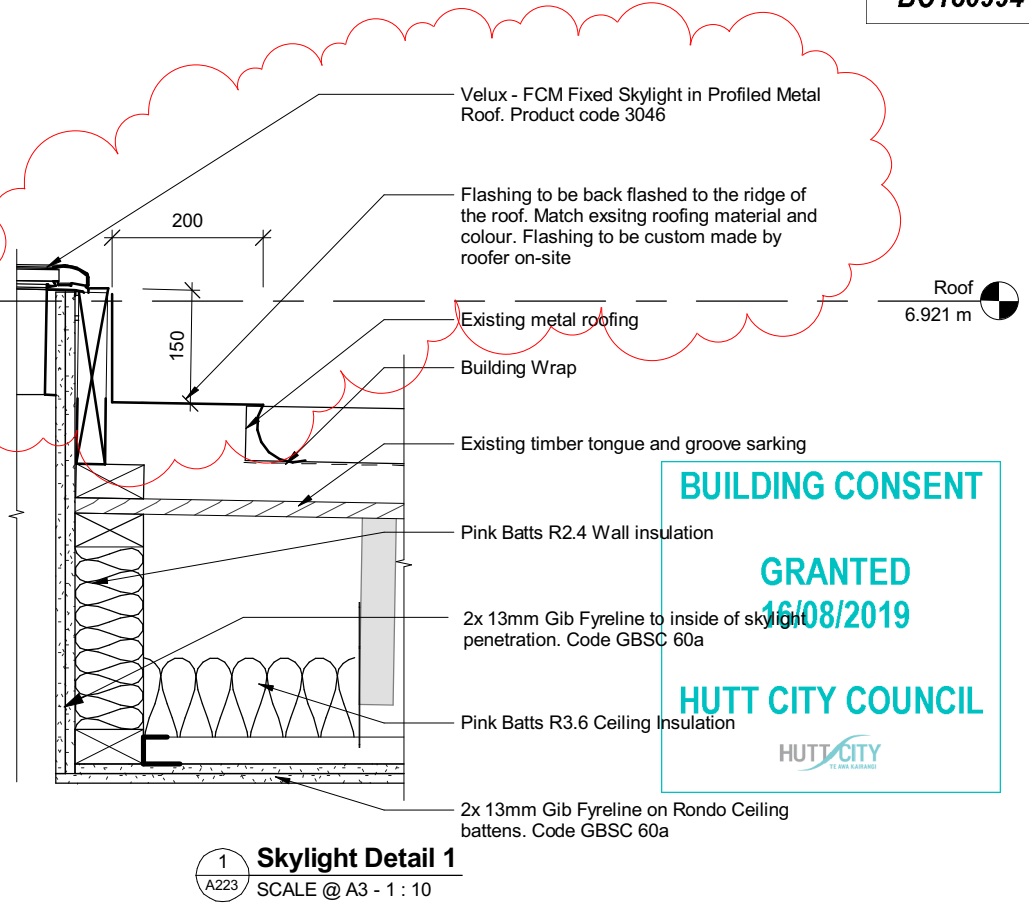
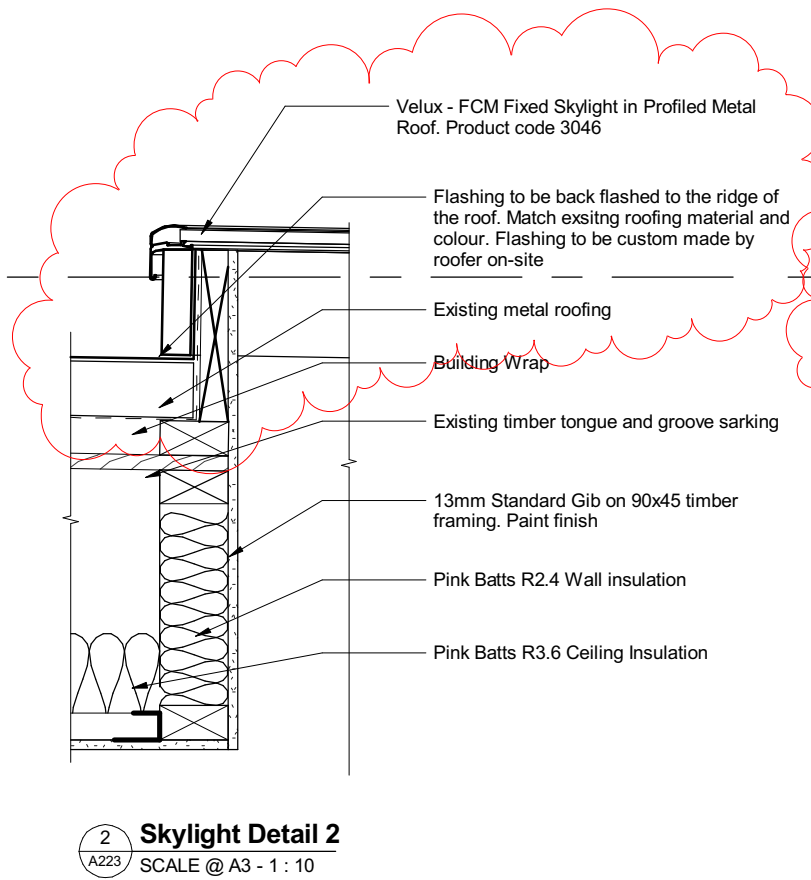
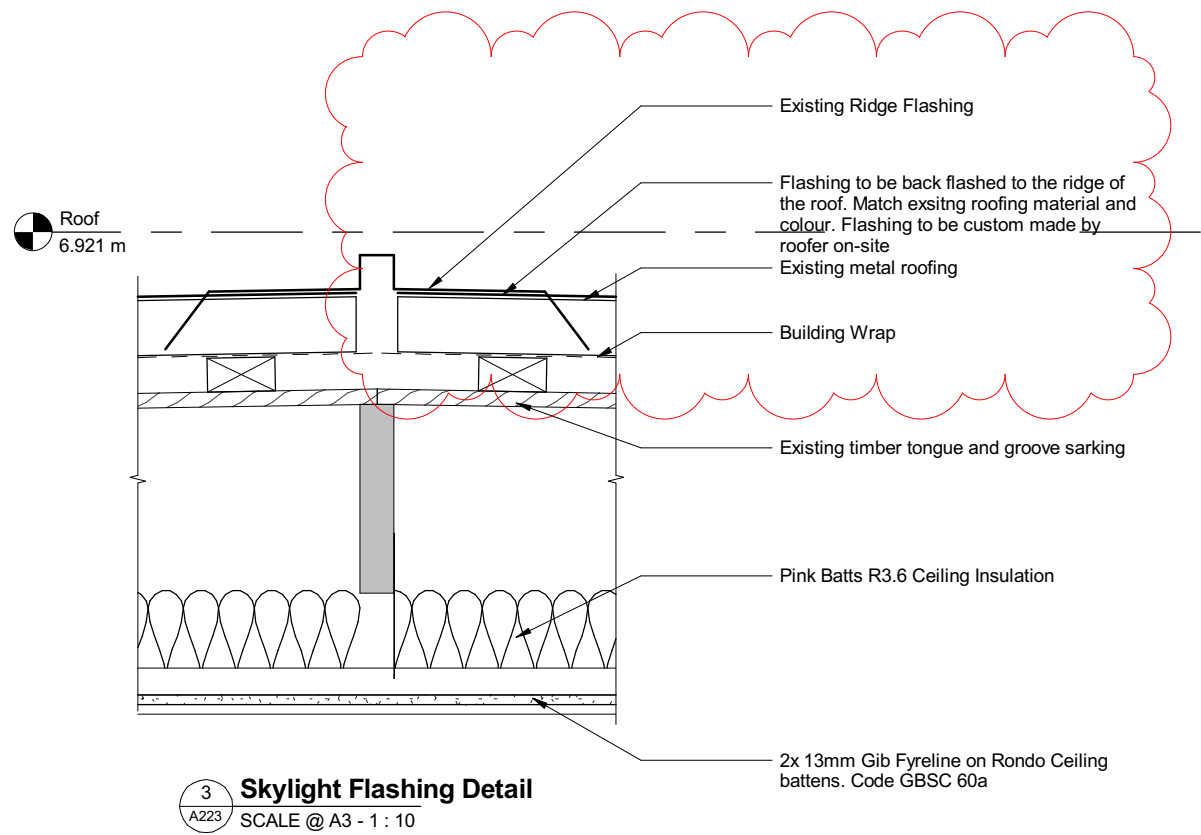
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APARTMENTS
190 High St, Lower Hutt

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9/08/2019
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BC & TENDER

Skylight Details

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

NO.	DESCRIPTION
B	Council RF's
A	For BC

23.04.2019
31.08.2018
DATE

A504

SCALE @ A3.
PROJECT No. T590
PLOT DATE. 7/06/2019 3:13:49 PM

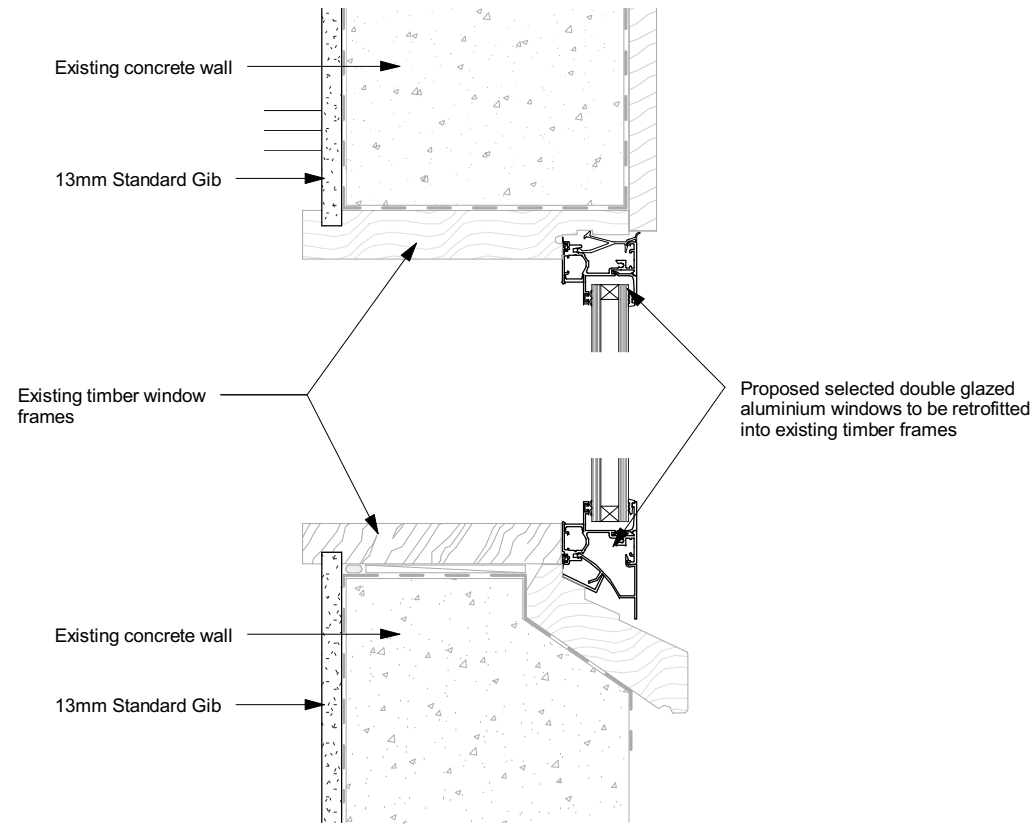
Rev. B

BUILDING CONSENT

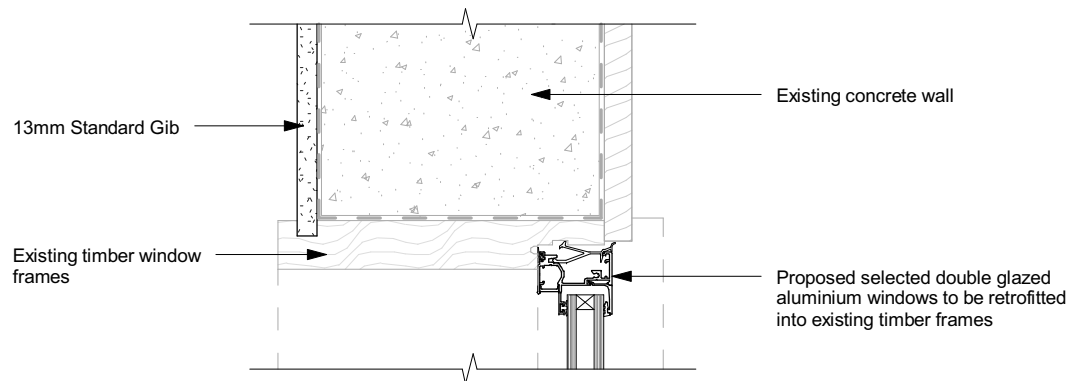
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16/08/2019

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1 Retrofitted aluminium windows detail
SCALE @ A3 - 1 : 5



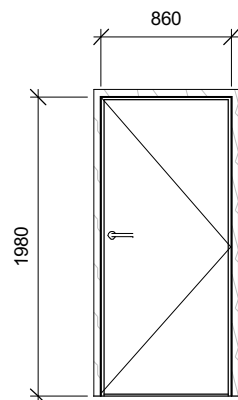
2 Aluminium window insert jamb detail
SCALE @ A3 - 1 : 5

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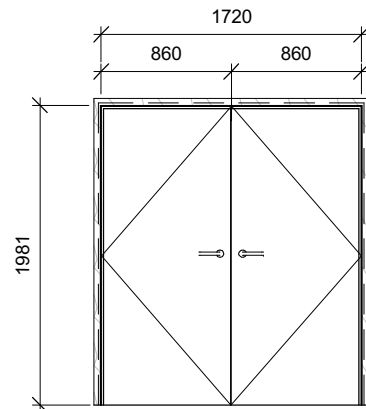




Solid core timber door
Fire Rated -/60/30 Sm
Paint finish
Timber frame - paint finish
Timber architraves 40x10mm
Raven acoustic seals

D1.02-03 D1.17
D1.06 D1.20-21
D1.08-09 D1.24
D1.12 D1.26
D1.14-15

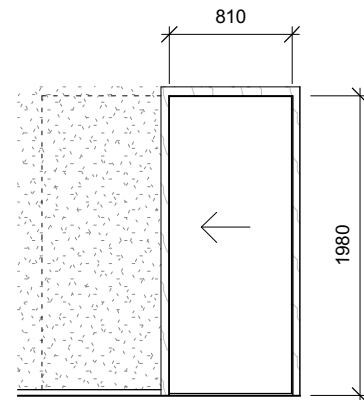
Door Type 01
SCALE @ A3 - 1 : 50



Solid core double timber door
Fire Rated -/60/30 Sm
Paint finish
Timber frame - paint finish

D1.25

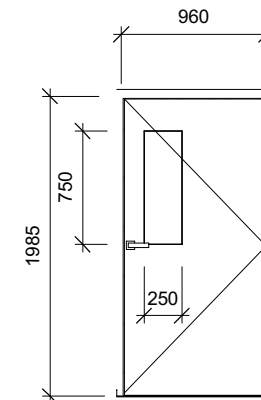
Door Type 02
SCALE @ A3 - 1 : 50



Solid core timber door
Concealed sliding door
Paint finish
Timber frame - paint finish

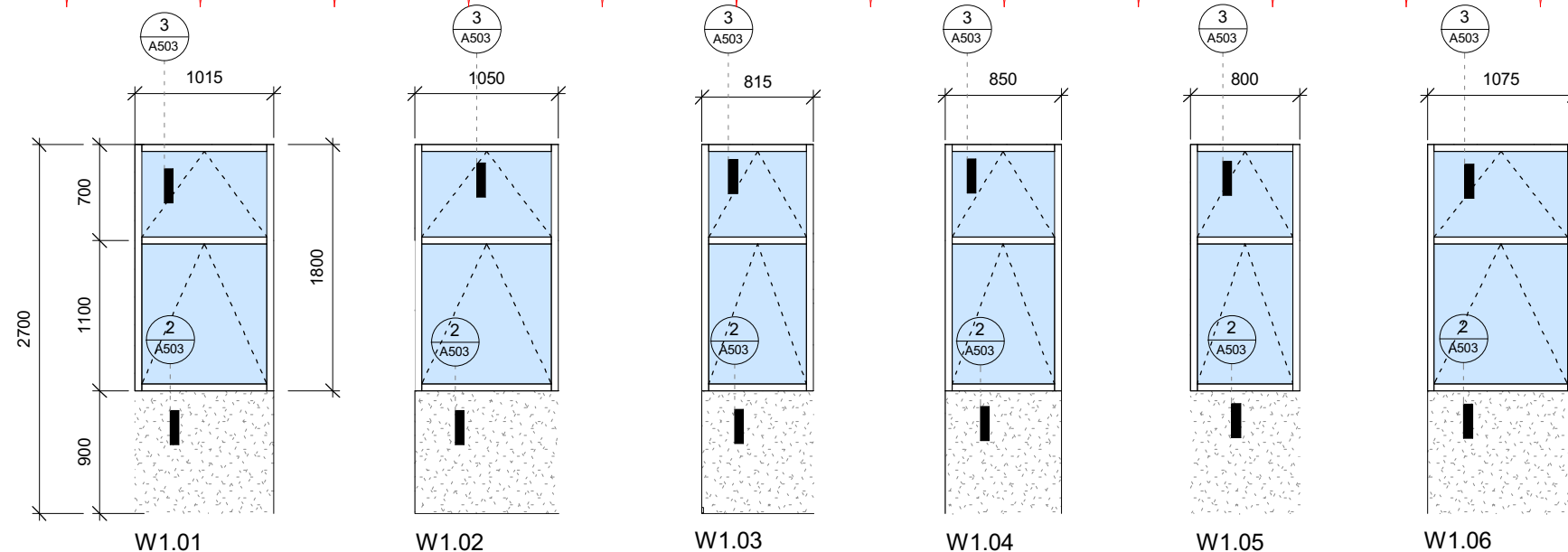
D1.01 D1.13
D1.04 D1.16
D1.05 D1.18-19
D1.07 D1.22
D1.10-11

Door Type 03
SCALE @ A3 - 1 : 50



Solid core timber door
Fire Rated -/60/60 Sm
Pacific VP60A Door with vision panel
Paint finish
Timber frame - paint finish
Timber architraves 40x10mm
Raven accoustic seals
D1.27

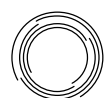
Door Type 04
SCALE @ A3 - 1 : 50



APL Metro Series windows
Awning sash top and bottom
Double glazed
Powdercoated finish

NOTES:

- Contractor shall verify all window dimensions on site prior to fabrication.
- Refer to details for flashings, installation and weathertightness requirements. On completion of contract, clean glass inside and out.
- Refer to floor plans for handing of doors.
- Refer to Hardware Schedule for required door haredware.
- Handles and push plates are to be centered 1000mm above floor level unless otherwise noted.
- All external glazed 'new' windows and doors are to be double glazed unless noted otherwise.



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First Floor Door and Window Schedule

B	Council RFI's	23.04.2019
A	For BC	31.08.2018
NO.	DESCRIPTION	DATE

A601

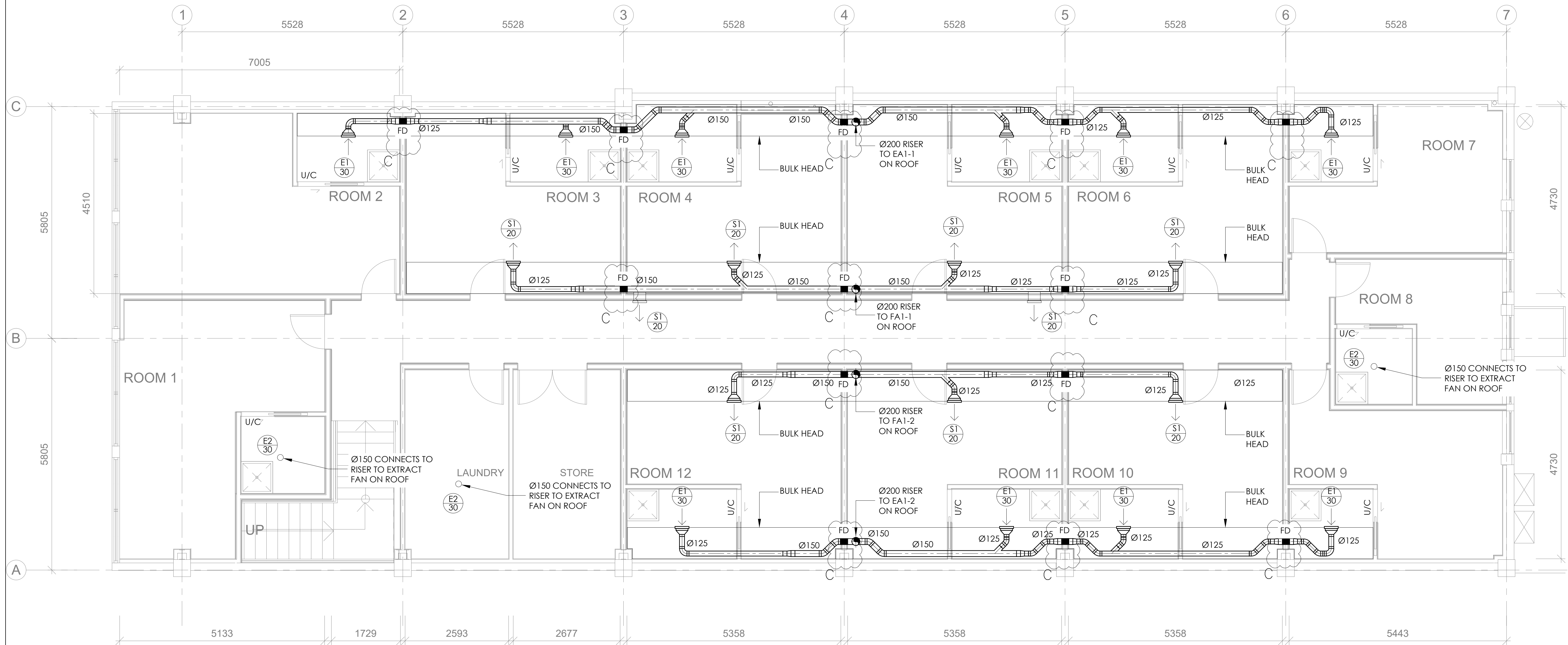
SCALE @ A3. As indicated
PROJECT No. T590
PLOT DATE. 7/06/2019 3:13:49 PM

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16/08/2019

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NOTES:

PROVIDE UNDERCUT TO DOORS AS SHOWN

S1 – DDL20

E1 – DDL20

E2 – ECOM

FD – KILARGO INTUMESCENT Ø150 FIRE DAMPER

REV	DESCRIPTION	DATE
C	ADDITION OF FIRE-DAMPERS	10/09/18
B	ADDITION OF PASSAGE GRILLES ADDITION OF UNCUT NOTES	27/08/18
A	FOR APPROVAL	21/08/18



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0800 HOT 111

CONTRACT

HUANG FAMILY TRUST APARTMENTS

TITLE

MECHANICAL SERVICES
VENTILATION LAYOUT

DRAWN	SR	CHECKED	YV
TRACED		DATE	21/08/2018
SCALES 1:50A1 1:100-A3		JOB No. DRG No. M01-1 ISSUE C	



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