Schedule B

Building Plans and Building Specifications

Traditional Specification- 3 Bedroom + Ensuite (Garage)

Overlea South Stage 2 - K2 Lots 74, 75

House and Land Package Specifications

Plans
- Architecturally designed plans, specifications and engineering details
- Insurance - Construction Risk and Public Liability Insurance
- 10 Year Warranty

Exterior
- Kibraft concrete floor with an insulation rating
- Powder coated aluminium joinery. Aric black hardware
- Latitude TGV entrance door with Combo Set
- Double glazing to all areas
- Colorsteel Longrun Roof
- Multiline metal fascia and Colorsteel gutters
- Painted Hardiflex soffits
- H1.2 External Framing
- H1.2 Internal framing
- Exterior cladding as per plan

Interior
- Concrete Rigraft floor
- Walls - 10mm GIB® Plasterboard, Aqualine® to bathroom
- Ceilings - 10mm GIB® Plasterboard
- Cornice - 55mm Gib-Cove® to all living areas
- Skirtings - 60mm x 10mm single bevel finger jointed pine
- Architraves - 40mm x 10mm single bevel finger jointed pine
- PinkBatts® R2.2 insulation to external walls
- PinkBatts® R3.2 insulation to ceilings
- PCM Painted interior doors, Regent Rueben lever door handles
- Level 4- Dulux 3 coat paint system throughout. Wash and Wear Plus, Anti-Bacterial Low Sheen to all walls and wet area ceilings

Electrical Fittings

As per Electrical plan to include
- 26x LED downlights
- 2x LED external bulkheads
- 1x LED external twin spot sensor
- 1x external ball sensor
- 3x 2 way switch
- 6x single power point
- 18x double power point (incl vanity/ies)
- 2x towel rail outlets
- 3x phone outlets
- 3x data outlets
- 2x TV/Sky outlets (no aerial)
- 4x stairwell tread lights
- 3x mechanical fans ducted to soffit/roof (Laundry/Ensuite/Bathroom)
- 1x hob and oven connection
- 1x hot water connection
- 1x switchboard
- 1x meter box
- 1x data panel
- 1x internal mains single phase
- 1x earth and bonding
- 1x inspection and connection
- 1x Certificate of Compliance
- 3x smoke detector (battery)
- 1x door bell
- Full Alarm Installation

Hot Water Heating
- Hot water mains pressure cylinder

Heating
- x 1 Heat Pump to Living area

Approved Geoff Cawson 08.07.19

Kitchen
- Eurostyle kitchen- exterior in melteca, edges finished in PVC as per plan
- Composite Stone Benchtop 20mm (Sink: Rabiq 500)

Kitchen Appliances
- Ariston ceramic frameless cooktop HR601CA
- Ariston FA3834I IXA oven
- Ariston LFC2C17X dishwasher
- 60cm Robinhood RWC3CL6SS rangehood includes installation and venting to the soffit or roof (dependent on plan)
- Elliptic (American Standard) chrome sink mixer

Bathroom
- Englefield Duo 900 Premium Shower Bath Combo 1670
- Splash 1 function shower kit CP
- Simplicity (Ideal Standard) Diverter Mixer (31280.02)
- Simplicity (Ideal Standard) Bath Spout
- Studio Plus 900mm wall hung vanity
- Simplicity (Ideal Standard) single lever basin mixer
- Fixed mirror above vanity, 900mm x 900mm
- Heirloom Euro towel rail, chrome plated
- Eco C/C Toilet Suite BTW Top Inlet with soft close lid
- Europa Plus Spare toilet roll holder

Ensuite
- Two-sided moulded shower, 900mm x 900mm, white framed
- Splash 1 function shower kit CP
- Simplicity (Ideal Standard) single lever shower mixer
- Studio Plus 900mm wall hung vanity
- Simplicity (Ideal Standard) single lever basin mixer
- Fixed mirror above vanity, 900mm x 900mm
- Heirloom Euro towel rail, chrome plated
- Eco C/C Toilet Suite BTW Top Inlet with soft close lid
- Europa Plus Spare toilet roll holder

Splashback Tiles – 100x300 White Tiles
- One row along each vanity
- Kitchen splashback 600mm wide under rangehood plus one tile around benchtop

Floor Coverings
- Carpet Dalton 100% solution dyed nylon from Norman Ellison
- Floor tiles to entry, kitchen, laundry, ensuite and bathroom (incl bath front)

Wardrobes/Linen
- As per shelving design (Ventilated-White)

Laundry
- Robinhood SISLMTAP tub

Garage Door
- Valera smooth Colorsteel sectional single garage door with automatic opener

Fencing/Landscaping/Driveway/Patio/Watertank
- Included as per Landscaping plan

Clothesline/Letterbox
- Included as per Landscaping plan

Services- Power, Water and Telecom
- Underground services included. Connection to water and power only

Clean
- Complimentary house clean once completed

*These items are a guide only. They are subject to change without notification. Please refer to your personalised building contract for complete details.
No allowance has been made for curtains or window dressings.

MD
GD

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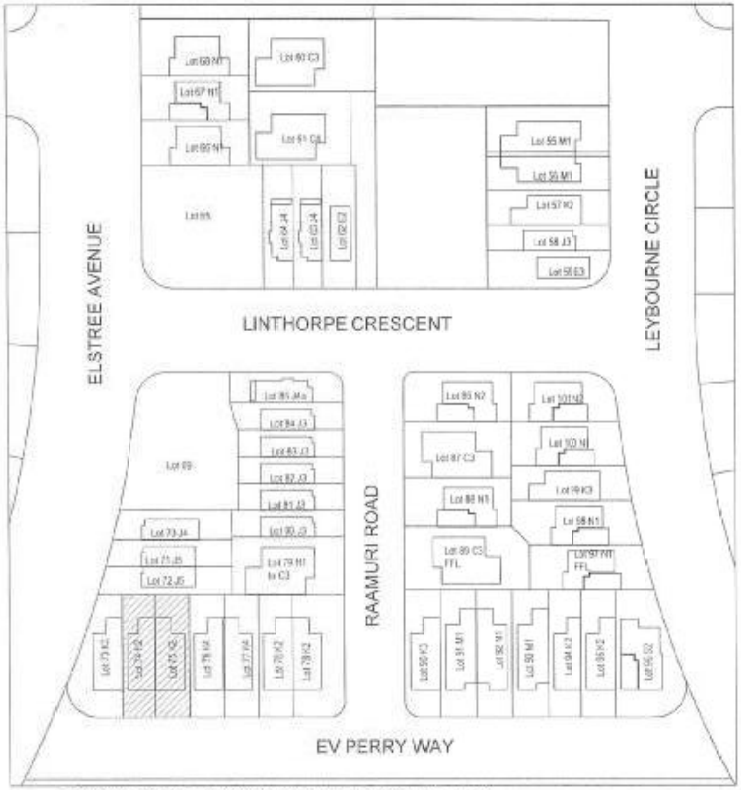
PROPOSED LOT SHOWN SHADED ON LOCATION PLAN



DO NOT SCALE these drawings. IF IN DOUBT, ASK!

Check and verify all heights, levels, dimensions and construction practicalities before commencement of all work, on and off site. Any discrepancies are to be referred to Classic Builders for clarification.

All work shall be carried out by suitable qualified tradespersons in accordance with NZBC acceptable solutions, NZS3604:2011, accompanying Engineer's reports and details, Product Manufacturer's Specifications and to good trade practice.

Plans shall be read in conjunction with accompanying specificaton.

DRAWING LIST

100 Location Plan
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102 Landscape Plan
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114 Foundation Details 3
115 Foundation Details 4

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211.2 Beam Connection Plan
211.3 First Floor Outline Plan
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212.2 230 PFC around Garage Door
213.1 Firewall Details - Plan & Elevations
213.2 Firewall Details - Sections

221 HyJoist Details
222 Joist Connection Details

241 Structural Batten Fixing Details
242.1 Batten Fixing Details - James Hardie WB
242.2 Batten Fixing Details - Vertical Shiplap
243 Pipe & Vent Penetration Details
244 Cladding Details

251 Cladding Junction Details
252 Cladding Junction Details
253 Cladding Junction Details

281 Verge Details

301.1 Window Schedule
301.2 Window Schedule
301.3 Window Fixing Details
302.1 Window Details - Vertical Shiplap
302.2 Window Details - James Hardie WB
302.3 Window Details - JH W/B & Vertical Shiplap
302.4 Window Details - JH W/B & Vertical Shiplap
303.1 Front Door Details
303.2 Door Details
304 Sliding Door Details - Vertical Shiplap
305 Garage Door Details - Vertical Shiplap

501 Wet Area Details
502 Hotwater Cylinder Details

511 Rainwater Tank Details

521.1 Window Box Louver Details
521.2 Window Box Louver Details

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classic builders
6/48 MAKI STREET
WESTGATE
AUCKLAND 0814
PH 0508 4 Classic (25277)

CLIENT:	TAMAK REGENERATION LIMITED
LEGAL DESCRIPTION:	36 ELSTREE AVENUE LOT 123 DP 43138
SITE ADDRESS:	OVERLEA SOUTH, GLEN INNES
CITY:	AUCKLAND
COUNCIL:	AUCKLAND COUNCIL

LOCATION PLAN & DRAWING INDEX
LOTS 74 - 75
CLASSIC BUILDERS HOUSE & LAND PACKAGE - OVERLEA SOUTH, GLEN INNES

PROJECT NUMBER:	AK10708-AK10709
STATUS:	CONSENT
DATE:	MAY 2018
SCALE:	NTS
REVISION:	
LATEST REV. DATE:	
VERSION:	A
DRAWING NO:	100

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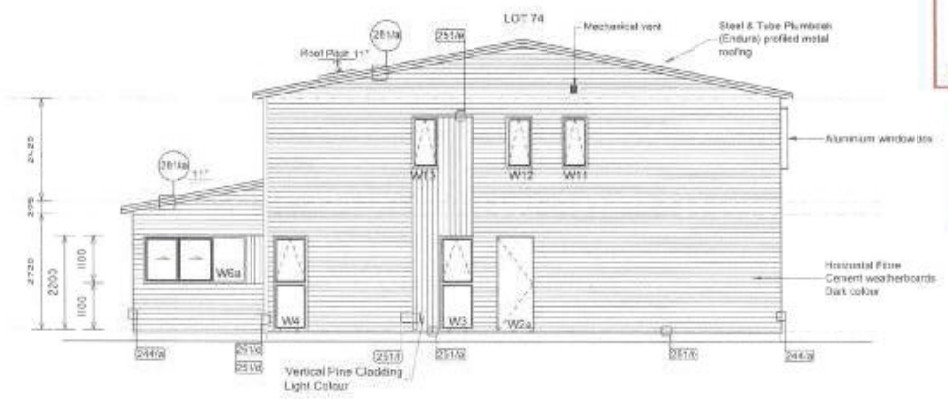

ELEVATION C

ELEVATION D

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BCO1027630
APPROVED
BUILDING CONSENT PLANS
MD - BD

BUILDING ENVELOPE RISK MATRIX ELEVATION C		
Risk Factor	Risk Severity	Risk Score
Windzone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	2
Roof / wall intersection design	Very High risk	5
Eaves width	Very High risk	3
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score		13

DRAWINGS CROSS REFERENCE TO DETAILS		
Window / Door	Head / Sill / Jamb Details	Window Schedule
Windows (W8, W8a)	302.1	301
Windows (W2, W4, W10, W10a, W6)	302.2	301
Windows (W1, W1.3)	302.3	301
Windows (W1.2)	302.4	301
Front Door (W1, W1a)	303.1	301
Garage Hinged Door (W2a)	303.2	301
Garage Sectional Door (GD1, GD2)	300	301

BUILDING ENVELOPE RISK MATRIX ELEVATION D		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	2
Roof / wall intersection design	Very High risk	1
Eaves width	Very High risk	3
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score		9

301 EXTERIOR WALL CLADDING
- Horizontal Fibre Cement Weatherboards James Hardie Linea- Painted dark colour
- Vertical Pine Cladding Painted light colour

302 WEATHERBOARD FINISH AND CORNERS
Vertical weatherboards with J40 External corner moulding. The vertical weatherboard provide 155mm cover per board.

303 JOINERY AND GLAZING
Selected residential powder coated aluminium joinery with square on clear/float double glazing.

304 SOFFIT
Use pre-finished soffit all around

305 ROOF CLADDING
Steel and Tube Plumbdek (Endura) 0.55 gauge profiled metal color steel roofing on self supporting underlay and netting on 70x45 purlins at 900 crs. Fix purlins at each truss intersection with one 80mm long 10g self tapping screw.

306 FASCIA AND GUTTER
Fascia will be steel and tube 150 mm. Teaca and custom line gutters.

307 ALUMINIUM JOINERY INSTALLATION
For aluminium joinery details see Window Schedule on sheet 301. Details of flashing are shown on sheet 302 and scribers are fitted to the sides of both windows and doors.

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AUCKLAND 0814
PH 0508 4 Classic (25277)

CLIENT:	TAMAKI REGENERATION LIMITED
LEGAL DESCRIPTION:	34 ELSTREE AVENUE LOT 123 DP 43138
SITE ADDRESS:	OVERLEA SOUTH, GLEN INNES
CITY:	AUCKLAND
COUNCIL:	AUCKLAND COUNCIL

ELEVATIONS C & D

TAMAKI REGENERATION LIMITED - LOTS 74-75, OVERLEA SOUTH, GLEN INNES

PROJECT NUMBER:	AK10/08-AK10709
STATUS:	CONSENT
DATE:	JULY 2018
SCALE:	1:100
REVISION:	
LATEST REV. DATE:	

VERSION: A

DRAWING NO.: 132

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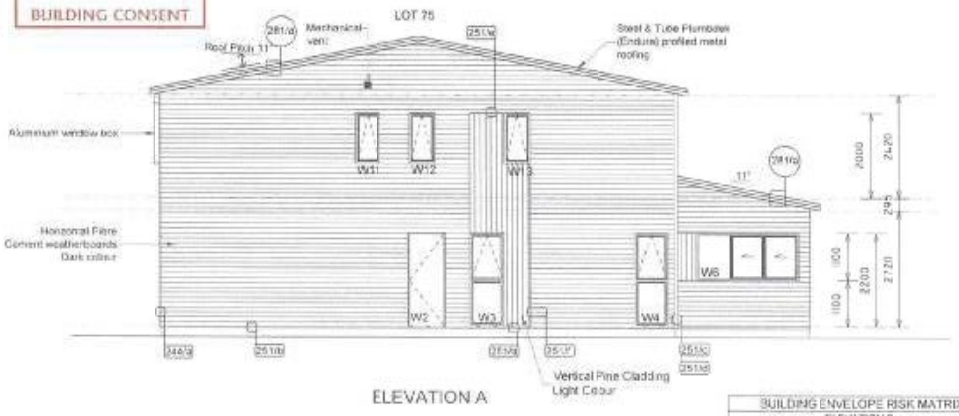

ELEVATION A

BUILDING ENVELOPE RISK MATRIX ELEVATION A		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	2
Roof / wall intersection design	Very High risk	5
Eaves width	Very High risk	5
Envelope complexity	Low risk	1
Deck design	Low risk	0
Total Risk Score:		13

DRAWINGS CROSS REFERENCE TO DETAILS		
Window / Door	Head / Sill / Jamb Details	Window Schedule
*Windows (W1, W1a, W3, W4)	302.2	301
Windows (W11, W13, W14, W15, W15a)	302.3	301
Windows (W12)	302.4	301
Garage Hinged Door (W2a)	303.2	301
Sliding Door (W5, W5a)	304	301

ELEVATION B

BUILDING ENVELOPE RISK MATRIX ELEVATION B		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	High risk	2
Roof / wall intersection design	Very High risk	5
Eaves width	Very High risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		13

301 EXTERIOR WALL CLADDING:
- Horizontal Fibre Cement Weatherboards James Hardie Linea- Painted dark colour
-Vertical Pine Cladding Painted light colour

302 WEATHERBOARD FINISH AND CORNERS
Vertical weatherboards with J40 External corner moulding. The vertical weatherboard provide 155mm cover per board.

303 JOINERY AND GLAZING
Selected residential powder coated aluminium joinery with square on clear/float double glazing-

304 SOFFIT
Use pre-finished soffit all around

305 ROOF CLADDING
Steel and Tube Plumdek (Endura) 0.55 gauge profiled metal color steel roofing on self supporting underlay and nailing on 70x45 purlins at 900 crs. Fix purlins at each truss intersection with one 63mm long 10g self tapping screw.

306 FASCIA AND GUTTER
Fascia will be steel and tube 150 mm fascia and custom line gutters.

307 ALUMINIUM JOINERY INSTALLATION
For aluminium joinery details see Window Schedule on sheet 301. Details of flashing are shown on sheet 302 and scribers are fitted to the sides of both windows and doors.

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WESTGATE
AUCKLAND 0814
PH 0508 4 Classic (25277)

CLIENT:	TAMAKI REGENERATION LIMITED
LEGAL DESCRIPTION:	36 ELSTREE AVENUE LOT 123 DP 43138
SITE ADDRESS:	OVERLEA SOUTH, GLEN INNES
CITY:	AUCKLAND
COUNCIL:	AUCKLAND COUNCIL

ELEVATIONS A & B

TAMAKI REGENERATION LIMITED - LOTS 74-75, OVERLEA SOUTH, GLEN INNES

PROJECT NUMBER:	AK10705-AK10701
STATUS:	CONSENT
DATE:	JULY 2018
SCALE:	1:100
REVISION:	
LATEST REV. DATE:	
VERSION:	A
DRAWING NO.:	131

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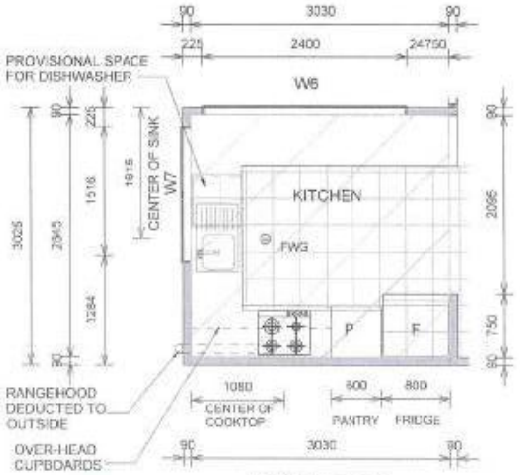
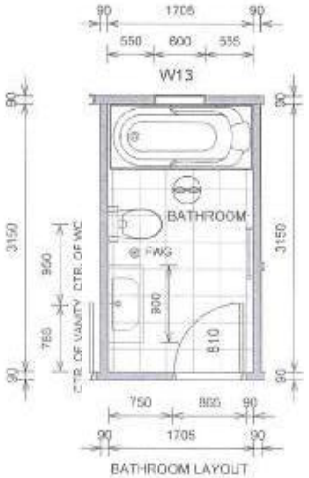
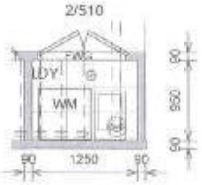


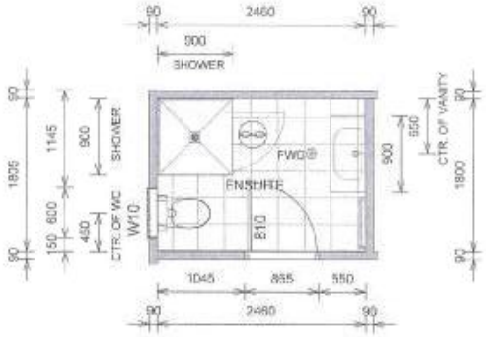
KITCHEN LAYOUT



BATHROOM LAYOUT



LAUNDRY LAYOUT



ENSUITE LAYOUT

501 GLAZING IN BATHROOMS
- Shower framed panels and widows within 2000mm from the floor require Grade A safety Glass.
- Toughened Safety glass is required in Shower doors and panels as follows:
  - With one unframed edge min. 5mm thickness
  - Frameless is min. of 6mm thickness.

These requirements are set out in NZS 4223 Part 3 table 3.1 and as amended by the NZ Building Code.

502 VENTILATION
Bathroom, Ensuite and LAundry are ventad using windows and / or mechanical/exhaust ventilation to outside as shown on floor plans.
Cooker extract hood and dryer are ducted to the outside.

503 BATHROOM FIXTURES
Heated Towel Rails (HTR)
Size of Vanities - 900mm wide Wall Hung Vanity (Ensuite & Bathroom)
Size of Showers - 900 mm x 900 mm Moulded (Bathroom & Ensuite)
Size of Bath - 1670x780 Sorrento II Bath
Laundry tub - Aquatica Lauadra Slim Tub (350x660)

504 KITCHEN
Food preparation surfaces, together with wall up-stand, shall be made from high pressure laminates, tiles or other impervious suface to enable surfaces to be easily maintained in hygienic conditions.
KITCHEN LAYOUT IS INDICATIVE ONLY PLEASE SEE KITCHEN DESIGNERS LAYOUT

505 WATER PROOFING GENERAL
Wet area water proofing details are shown as follows:-
- Wet area details for showers with acrylic liners on sheet S01.

506 TILES ON WATERPROOFING MEMBRANE
Mapei System Waterproofing membrane under tiles. Refer to BRANZ APPRAISAL No. 484 and associated technical specification.

507 LAUNDRY
Dryer flood above washing machine by owner.
The wall above washing machine requires nogs to mount dryer. Dryer ventilated to the outside.

508 PLUMBING
Plumbing, including hot and cold water supply and wastewater shall comply with NZBC G12 and G13 respectively.

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classic builders
8/48 MAKI STREET
WESTGATE
AUCKLAND 0814
PH 0508 4 Classic (25277)

CLIENT:	TAMAKI REGENERATION LIMITED
LEGAL DESCRIPTION:	36 ELSTREE AVENUE LOT 123 DP 43138
SITE ADDRESS:	OVERLEA SOUTH, GLEN INNES
CITY:	AUCKLAND
COUNCIL:	AUCKLAND COUNCIL

UTILITY AREA LAYOUT - LOT 75

TAMAKI REGENERATION LIMITED - LOTS 74-75, OVERLEA SOUTH, GLEN INNES

PROJECT NUMBER	AK10708-AK10709
STATUS	CONSENT
DATE	JULY 2018
SCALE	1:50
REVISION	
LATEST REV. DATE	

VERSION: A

DRAWING NO.: 122.2

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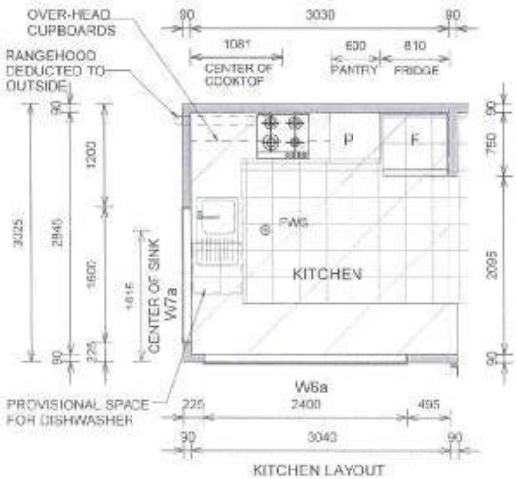
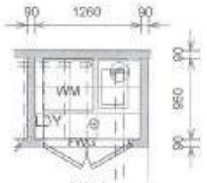
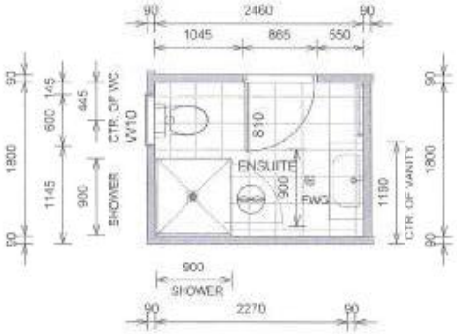


KITCHEN LAYOUT

BATHROOM LAYOUT



LAUNDRY LAYOUT



501 GLAZING IN BATHROOMS
- Shower framed panels and widows within 2000mm from the floor require Grade A safety Glass.
- Toughened Safety glass is required in Shower doors and panels as follows:
  - With one unframed edge min. 5mm thickness
  - Frameless is min. of 6mm thickness.

These requirements are set out in NZS 4223 Part 3 table 3.1 and as amended by the NZ Building Code.

502 VENTILATION
Bathroom, Ensuite and LAundry are vented using windows and / or mechanical ext. ventilation to outside as shown on floorplans. Cooker extract hood and dryer are ducted to the outside.

503 BATHROOM FIXTURES
Heated Towel Rails (HTR)
Size of Vanities - 900mm wide Wall Hung Vanity (Ensuite & Bathroom)
Size of Showers - 900 mm x 900 mm Moulded (Bathroom & Ensuite)
Size of Bath - 1670x760 Sorrento II Bath
Laundry tub - Aquatica Laundra Slim Tub (350x560)

504 KITCHEN
Food preparation surfaces, together with wall up-stand shall be made from high pressure laminates, tiles or other impervious surface to enable surfaces to be easily maintained in hygienic conditions.
KITCHEN LAYOUT IS INDICATIVE ONLY PLEASE SEE KITCHEN DESIGNERS LAYOUT

505 WATER PROOFING GENERAL
Wet area water proofing details are shown as follows:-
- Wet area details for showers with acrylic liners on sheet 501.

506 TILES ON WATERPROOFING MEMBRANE
Mapei System Waterproofing membrane under tiles. Refer to BRANZ APPRAISAL No. 484 and associated technical specification.

507 LAUNDRY
Drier fixed above washing machine by owner.
The wall above washing machine requires nogs to mount dryer. Dryer ventilated to the outside.

508 PLUMBING
Plumbing, including hot and cold water supply and wastewater shall comply with NZBC G12 and G13 respectively.

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AUCKLAND 0814
PH 0508 4 Classic (25277)

CLIENT:	TAMAKI REGENERATION LIMITED
LEGAL DESCRIPTION:	34 ELSTREE AVENUE LOT 123 DP 43128
SITE ADDRESS:	OVERLEA SOUTH, GLEN INNES
CITY:	AUCKLAND
COUNCIL:	AUCKLAND COUNCIL

UTILITY AREA LAYOUT - LOT 74

TAMAKI REGENERATION LIMITED - LOTS 74-75, OVERLEA SOUTH, GLEN INNES

PROJECT NUMBER:	AK10718- AK10709
STATUS:	CONSENT
DATE:	JULY 2018
SCALE:	1:50
REVISION:	
LATEST REV. DATE:	
VERSION:	A
DRAWING NO:	122.1

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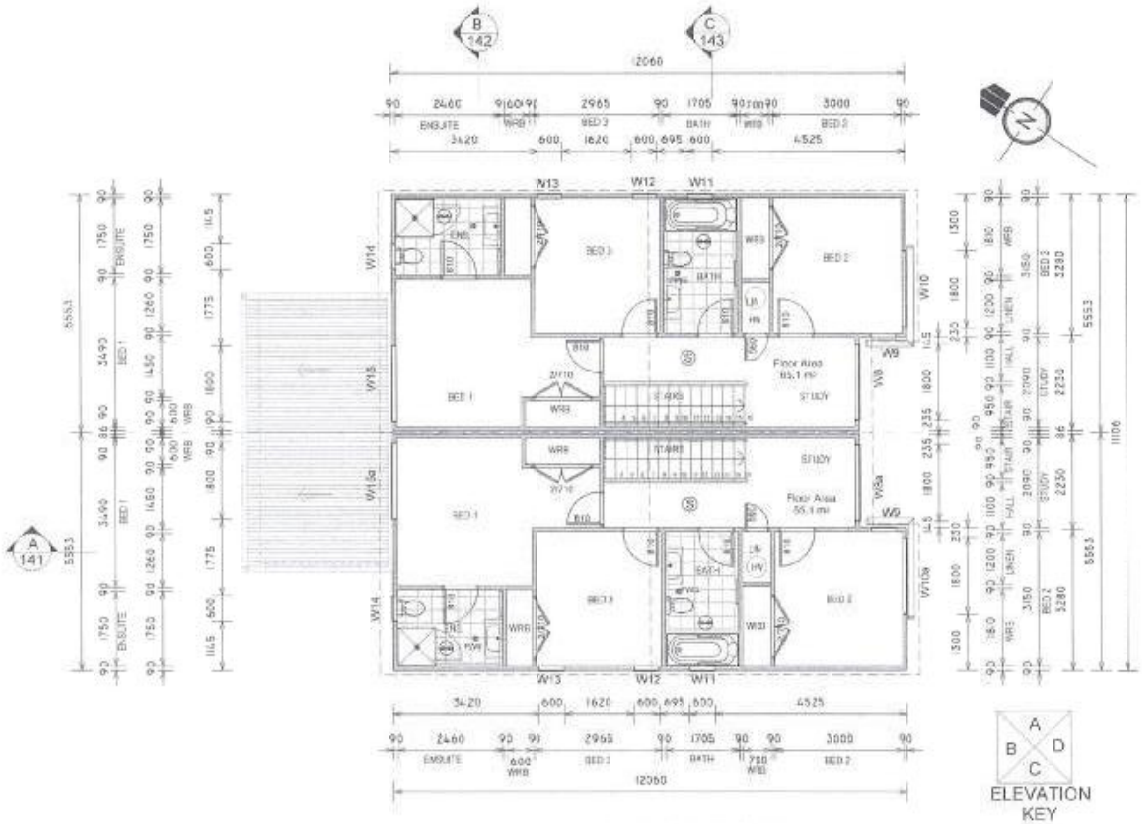

FIRST FLOOR PLAN

ELEVATION KEY

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18/03/19
BCO1027830
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Auckland Council
BCO1027830
BUILDING CONSENT

FIRE DESIGN		
RISK GROUP SH ACCEPTABLE SOLUTION C/AS1		
PART 1	Fire safety systems	Hardwired and interconnected smoke alarm as per P7/AS1 See note 402
PART 2	Fire resistance rating	Requirement is 30/30/30 and KOROK firewall provides FRR 60/60/60
PART 3	Means of escape	DOP max 35m and TOP max. 35m DOP is 25.6 and TOP is 27.5m for
PART 4	Control of internal fire and smoke spread	There is no foamed plastic or combustible insulating material as part of this design
PART 5	External fire spread	Vertical firewall KOROK firewall provides FRR 60/60/60 Table 5.1, No peak or total heat release requirements for external cladding.
PART 6	Fire fighting	This dwelling is accessible for fire service vehicles and hydrants available
PART 7	Prevention of fire occuring	Recessed down lights comply with Clause 7.4.1 as per note 207

MD DD.

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6/48 MAKI STREET
WESTGATE
AUCKLAND 0814
PH 0508 4 Classic (25277)

CLIENT:	TAMAKI REGENERATION LIMITED
LEGAL DESCRIPTION:	39 ELSTREE AVENUE LOT 123 DP 43138
SITE ADDRESS:	OVERLEA SOUTH, GLEN INNES
CITY:	AUCKLAND
COUNCIL:	AUCKLAND COUNCIL

FIRST FLOOR PLAN

TAMAKI REGENERATION LIMITED - LOTS 74-75, OVERLEA SOUTH, GLEN INNES

PROJECT NUMBER:	AK10705-AK10709
STATUS:	CONSENT
DATE:	JULY 2018
SCALE:	1:100
REVISION:	
LATEST REV. DATE:	

VERSION: A

DRAWING NO.: 121.2

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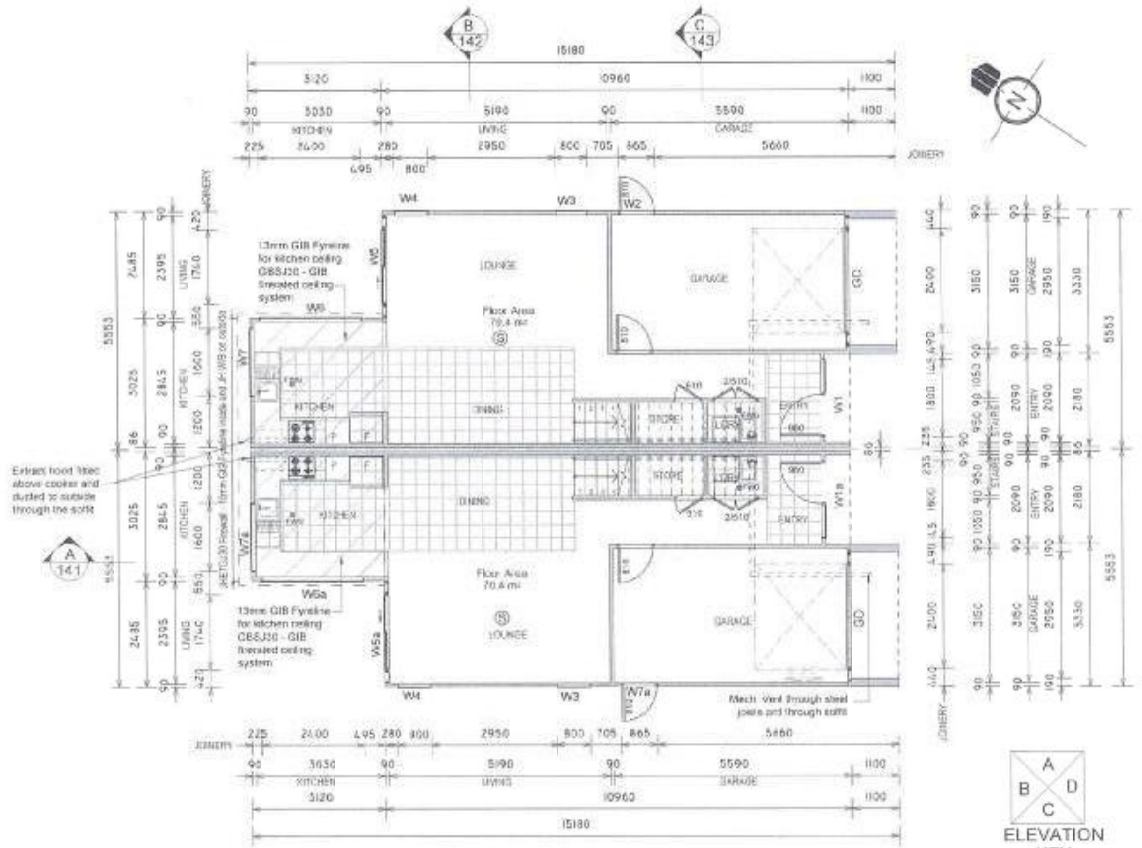

GROUND FLOOR PLAN

ELEVATION KEY

201 INTERIOR WALL LINING
Timber framed walls are lined with 10 mm Gib (except for wet areas use 10 mm Aqualine Gb, or bracelise as specified). Refer to project specifications for Winstones wallboard

202 INTERIOR CEILINGS
Winstone wallboards, 13mm Gib Ultraline on 35mm rollformer metal ceiling battens at 600mm c-c. Refer to project specifications for Winstones wallboard

203 FINISHING TIMBER
55mm GIB cove cornice to flat/raking ceilings
40mm Timber Architraves
60mm Pine skirtings

204 INTERIOR DOORS
Paint Duality hollow core doors 2030mm high.

205 WARDROBE DOORS
Sized to suit available width and height available.

206 JOINERY
Selected residential powder coated aluminium joinery with square on clear/float double glazing

401 RECESSED DOWN LIGHTS
Recessed down lights shall comply with AS/NZS 60598.2.2 and be one of the following types: IC-F, or IC, or CA-80, or CA-135.
When the type of down light is unknown a 100mm clearance is required from insulation material

402 SMOKE ALARMS (S) SMOKE ALARM
Smoke alarms shall comply with the acceptable Solution F7/AS1 and to either one of the standards; AS3786, ISO12239, or BS EN 14604. The alarm will be battery operated and its features will include a Hush button having a minimum 50 second duration and an easily reached test facility.

403 BATHROOMS WC and KITCHEN
See drawing sheet 122 for information.

404 FLOOR COVERING
Selected tiles in all areas shown on drawings
The remaining floor area is carpet on under lay.

405 LINEN CUPBOARD
Fix four shelves in linen cupboard.

406 PANTRY
Fix one wired shelf in pantry

M.D. B.D.

Auckland Council
19/03/19
BC0110276301
APPROVED
BUILDING CONSENT PLANS

Auckland Council
BC0110276301
BUILDING CONSENT

classic builders
8/48 MAKI STREET
WESTGATE
AUCKLAND 0814
PH 0508 4 Classic (25277)

CLIENT:	TAMAKI REGENERATION LIMITED
LEGAL DESCRIPTION:	36 ELSTREE AVENUE LOT 122 DP 43138
SITE ADDRESS:	OVERLEA SOUTH, GLEN INNES
CITY:	AUCKLAND
COUNCIL:	AUCKLAND COUNCIL

GROUND FLOOR PLAN

TAMAKI REGENERATION LIMITED - LOTS 74-75, OVERLEA SOUTH, GLEN INNES

PROJECT NUMBER:	AK10708-AK10709
STATUS:	CONSENT
DATE:	JULY 2018
SCALE:	1:100
REVISION:	
LATEST REV. DATE:	
VERSION:	A
DRAWING NO.	121.1

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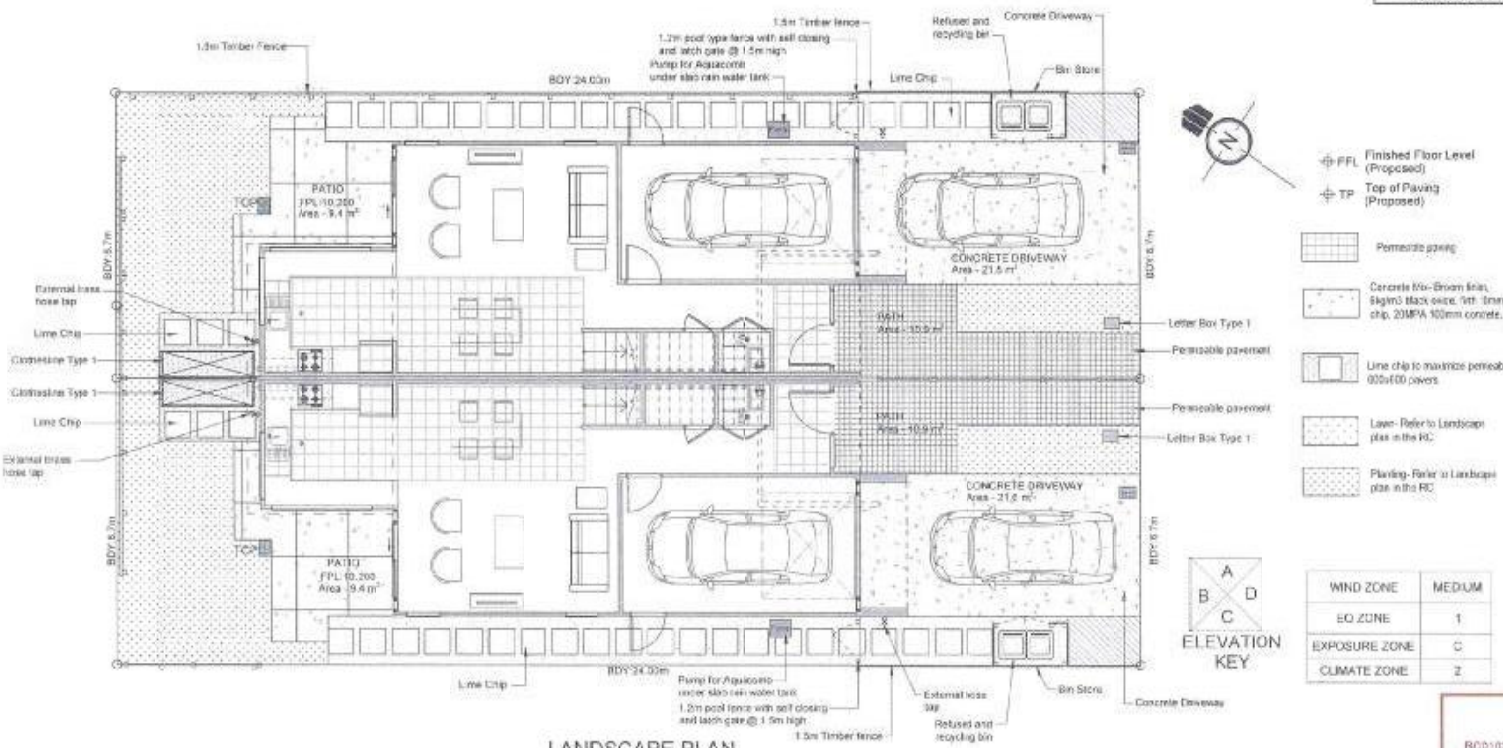

WIND ZONE	MEDIUM
EQ ZONE	1
EXPOSURE ZONE	C
CLIMATE ZONE	2

LANDSCAPE PLAN

READ THIS PLAN IN CONJUNCTION WITH THE RESOURCE CONSENT R/JSL/2015/4815 AND REG/2015/4816. THE RESOURCE CONSENT LANDSCAPE PLAN TAKES PRECEDENCE OVER THIS PLAN.

FENCES ARE NOT PART OF THIS BUILDING CONSENT APPLICATION.

NOTE: FINAL LOCATON OF CESSPITS, CLOTHES LINES TO BE DETERMINED ON SITE.

SITE COVERAGE - LOT 74
(2 STOREY- 3 BEDROOMS HOUSE)

SITE AREA: 160.83m2	
GROSS FLOOR AREA:	135.5 m2
BUILDING COVERAGE:	74.0m2 (46%)
OUTDOOR AREA:	86.83m2 (54%)
PERMEABLE AREA:	58.93m2 (36.0%)
IMPERMEABLE AREA:	101.9m2 (63.3%)
PERMEABLE AREA % OF OUTDOOR SPACE: 67.9%	

SITE COVERAGE - LOT 75
(2 STOREY- 3 BEDROOMS HOUSE)

SITE AREA: 160.83m2	
GROSS FLOOR AREA:	135.5 m2
BUILDING COVERAGE:	74.0m2 (46%)
OUTDOOR AREA:	86.83m2 (54%)
PERMEABLE AREA:	58.93m2 (36.0%)
IMPERMEABLE AREA:	101.9m2 (63.3%)
PERMEABLE AREA % OF OUTDOOR SPACE: 67.9%	

Auckland Council
BC0102763O1
BUILDING CONSENT

Auckland Council
1803/19
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BUILDING CONSENT PLANS
MD - B.O.

classic builders
8/18 MAKI STREET
WESTGATE
AUCKLAND 0814
PH 0508 4 Classic (25277)

CLIENT:	TAMAKI REGENERATION LIMITED
LEGAL DESCRIPTION:	36 ELSTREE AVENUE LOT 122 DP 42138
SITE ADDRESS:	OVERLEA SOUTH, GLEN INNES
LOT:	AUCKLAND
COUNCIL:	AUCKLAND COUNCIL

LANDSCAPE PLAN

TAMAKI REGENERATION LIMITED - LOTS 74-75, OVERLEA SOUTH, GLEN INNES

PROJECT NUMBER:	AK10708- AK10709
STATUS:	CONSENT
DATE:	JULY 2018
SCALE:	1:100
REVISION:	
LATEST REV. DATE:	

VERSION: A

DRAWING NO.: 102

8/48 Maki Street, Westgate
PO Box 84307, Westgate, Auckland 0657
P. 0508 4 CLASSIC
www.classicbuilders.co.nz

Date: 01.09.2020

Client Name: Blake & Magda Drummond
Address: Lot 74 Overlea South

Variation Order No: VO1

Further to our discussion, I / we would like to confirm the following variation to your contract.

			GST Incl
1	Upgrade Oven to Bosch Built in 60cm SS HBF133B50A	$	317.93
2	Upgrade Hob to Bosch 60cm Ceramic PKE611CA1A	$	157.95
3	Upgrade dishwasher to Bosch Built Under SMU50E75AU	$	(7.00)
4	Supply & Lay Tiles to all walls in ensuite from floor to ceiling from standard floor tile 600x600 range Colour TBC including tiled Hob Entry 900 x900 2 sided shower	$	7,481.49
5	Supply & Lay Tiles to all walls of family bathroom in standard floor tile 600x600 range colour TBC	$	-
6	Replace key lock on front door with Yale Slimline Assure Digital Lock with lever set	$	558.10
7	Add wall hung cupboards and bulk head to kitchen wall as per plan	$	982.21
8	Replace spec rangehood with Ariston powerpack	$	105.80
9	Extend kitchen splashback tiling to full width of wall and Height from benchtop to wall hung cupboards (as per plan) - 100 x 300 Studio White gloss GnWhite #301 (Staggered)	$	132.25
10			
11			
12			
13			
14			
15			
	Admin Fee	$	125.00
	Design Fee*		
	*Design Fees apply for any variation where Working Drawings need to be updated. Costs to be confirmed with Designer (minimum fee $500)		

TOTAL Variation Including GST $ 9,853.71

- If you wish to proceed with the above variation to your contract please sign the authorisation below and return this letter to Classic Builders by email, fax or post within three (3) working days.

- Failure to return this to us within the above mentioned time will result in this variation to your contract being void.

- Please Note: Any items not supplied by Classic Builders will not be covered under your 10 year building warranty or be covered by our insurance for the duration of the build.

- Variations will be invoiced at settlement

Signed for and on behalf of : Magda Drummond
Please print name: Magdalen Drummond
Date: 8.09.2020

Roz Hughes
Building Consultant
M. 021 194 7179
E. roz.hughes@classicbuilders.co.nz