

■ **Annexure 5**

Architectural Plans

Morrison Architects, 17

December 2020

RESOURCE CONSENT



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RESOURCE CONSENT DRAWINGS

SHEET #	SHEET NAME	REVISION
RC00-00	COVER SHEET	RC -
RC01-03	DEVELOPMENT CONTROL & SITE COVERAGE	RC -
RC01-04	EXISTING AND PROPOSED LEVEL 1	RC -
RC01-05	EXISTING AND PROPOSED LEVEL 2	RC -
RC01-06	EXISTING AND PROPOSED LEVEL 3	RC -
RC01-07	EXISTING AND PROPOSED LEVEL 4	RC -
RC01-08	EXISTING AND PROPOSED LEVEL 5	RC -
RC01-09	EXISTING AND PROPOSED LEVEL 6	RC -
RC01-10	EXISTING AND PROPOSED LEVEL 7	RC -
RC01-11	EXISTING AND PROPOSED LEVEL 8	RC -
RC01-12	EXISTING AND PROPOSED LEVEL 9	RC -
RC01-13	EXISTING AND PROPOSED LEVEL 10	RC -
RC01-14	EXISTING AND PROPOSED LEVEL 11	RC -
RC01-15	EXISTING AND PROPOSED LEVEL 12	RC -
RC01-16	EXISTING AND PROPOSED ROOF	RC -
RC20-03	EXISTING - WEST ELEVATION	RC -
RC20-01	EXISTING ELEVATION - EAST	RC -
RC20-02	PROPOSED ELEVATION - EAST	RC -
RC20-04	PROPOSED ELEVATION - WEST	RC -
RC20-05	ELEVATION - NORTH	RC -
RC20-06	ELEVATION - SOUTH	RC -
RC30-01	CROSS SECTION	RC -
RC30-02	EXISTING LONG SECTION 1	RC -
RC30-03	PROPOSED LONG SECTION 1	RC -
RC30-04	EXISTING LONG SECTION 2	RC -
RC30-05	PROPOSED LONG SECTION 2	RC -
RC30-06	EXISTING LONG SECTION 3	RC -
RC30-07	PROPOSED LONG SECTION 3	RC -
RC12-01	GROSS FLOOR AREA PLANS - LEVELS 1 - 6	RC -
RC12-02	GROSS FLOOR AREA PLANS - LEVELS 7 - 11	RC -
RC40-01	SHADING MAP	RC -
RC40-03	SHADING MAP	RC -
RC40-02	SHADING MAP	RC -



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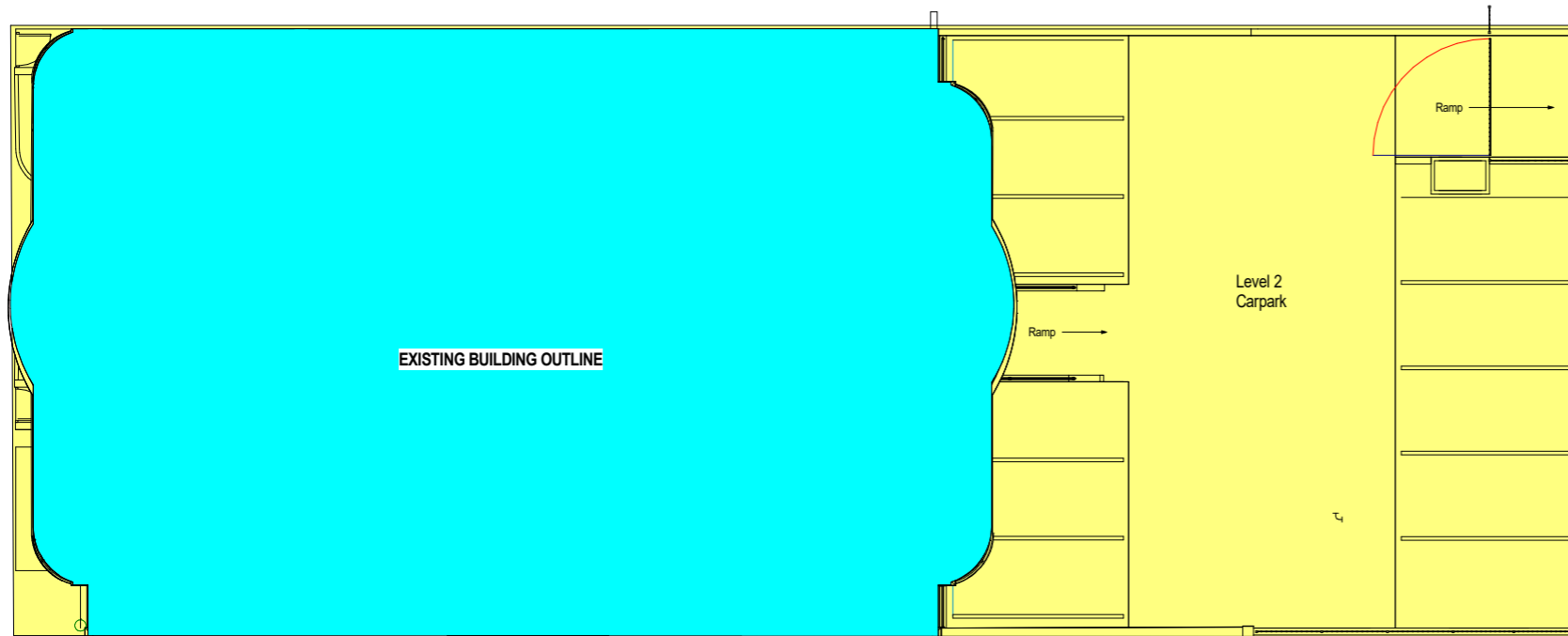
**31 Day St,
Auckland**

PROJECT ISSUE DATE

Issue Date

PROJECT NO. SHEET NO. REV NO.

765 RC00-00 RC -



1 **SITE COVERAGE PLAN - EXISTING**
1 : 100

EXISTING SITE COVERAGE LEGEND

■ BUILDING COVERAGE	455.81 sqm	60.05%
■ PAVED IMPERMEABLE	303.22 sqm	39.95%
TOTAL SITE AREA:	759.03sqm	100.00%

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RC -	RC LODGEMENT	18.12.2020



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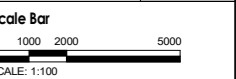
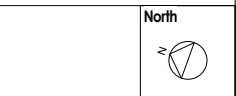
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Project Status

PROJECT TITLE:
**Avoka Apartments
Reclad / Remedial**

PROJECT ADDRESS:
31 Day St, Auckland

SHEET TITLE:
**DEVELOPMENT
CONTROL & SITE
COVERAGE**

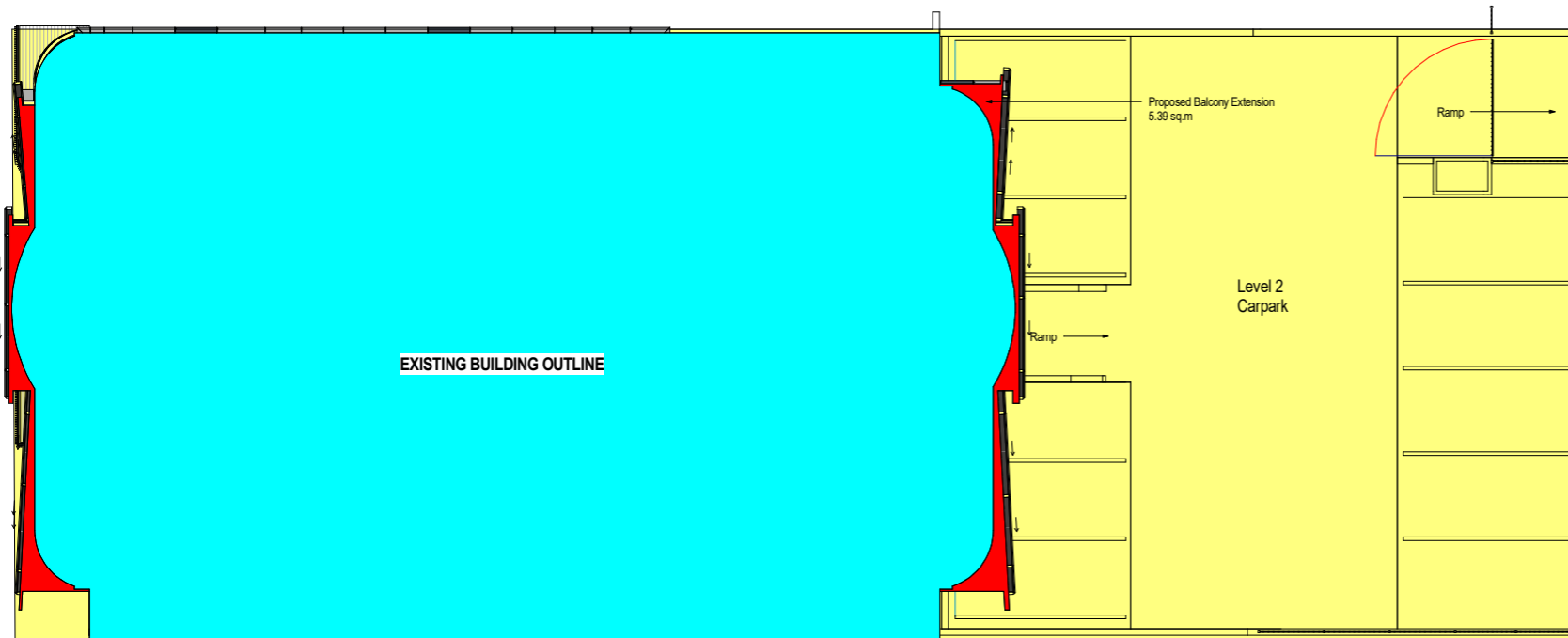


PROJECT ISSUE DATE
Issue Date

SCALES:
1 : 100 at A1

DESIGNER	DRAWN BY	CHECKER
Designer	QY	Checker

PROJECT NO.	SHEET NO.	REV NO.
765	RC01-03	RC -



2 **SITE COVERAGE PLAN - PROPOSED**
1 : 100

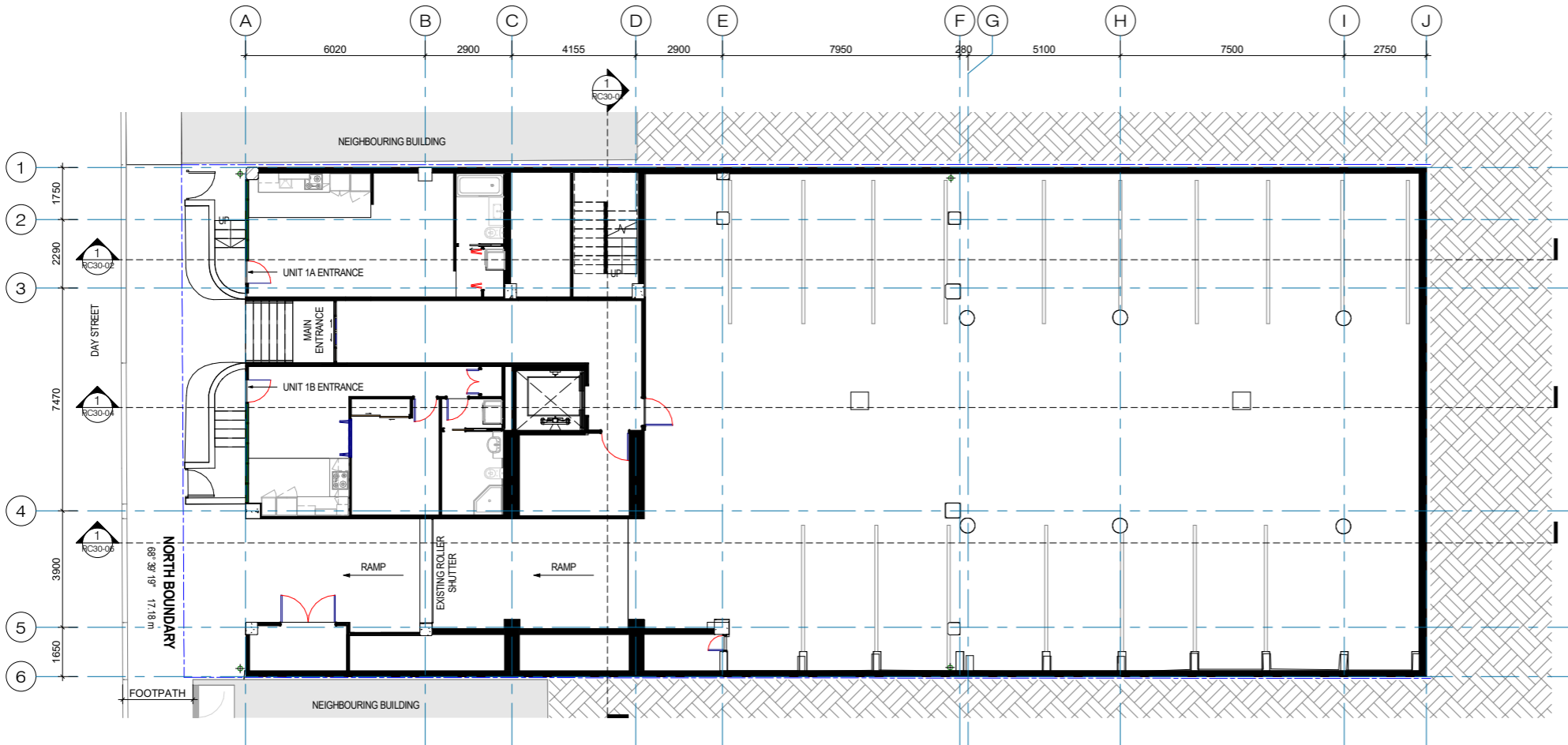
PROPOSED SITE COVERAGE LEGEND

■ BUILDING COVERAGE	455.81 sqm	33.27%
■ ADDITIONAL BUILDING	10.08 sqm	2.17%
■ PAVED IMPERMEABLE	293.76 sqm	54.44%
TOTAL SITE AREA:	759.65sqm	100.00%

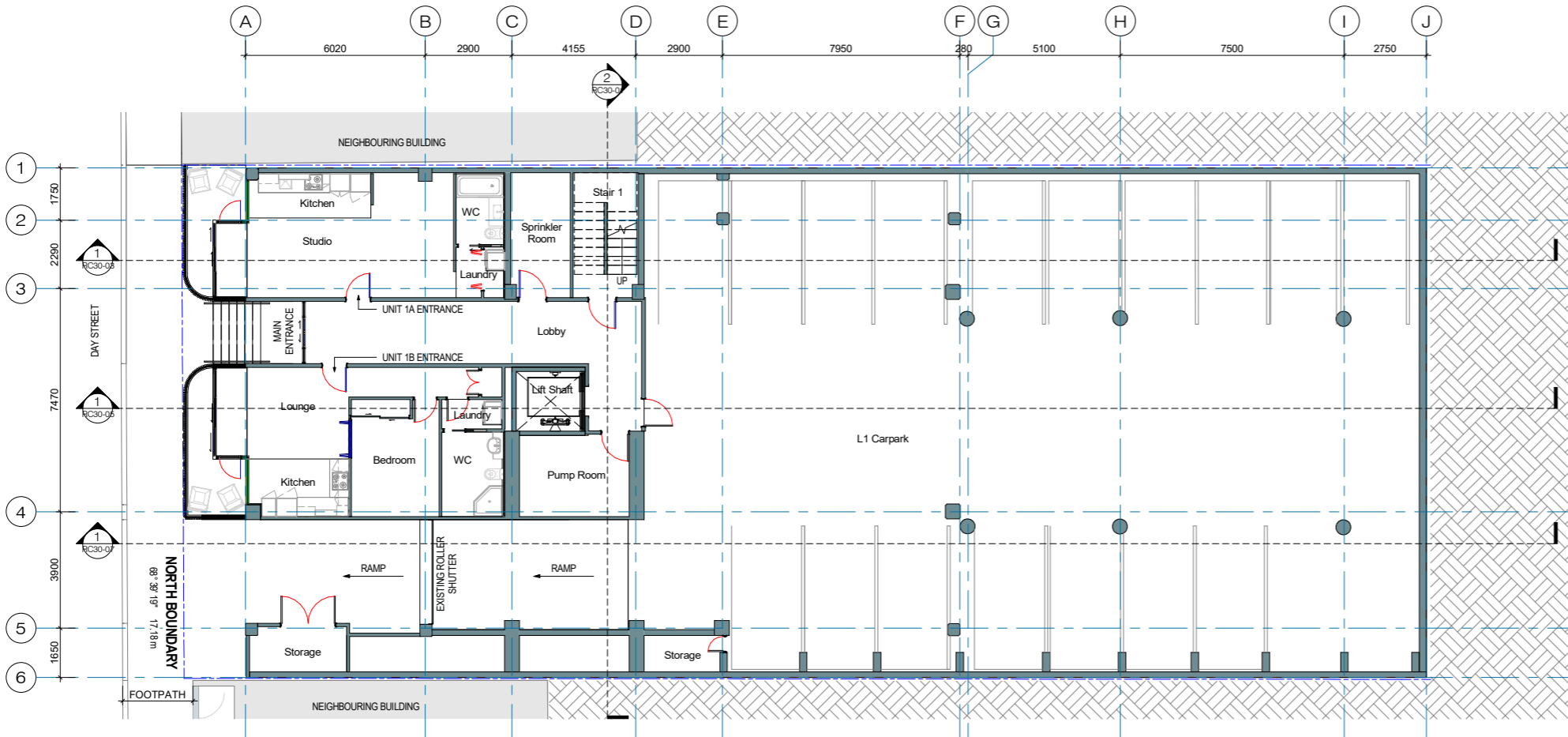
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1 EXISTING LEVEL 1
1 : 100



2 RC-LEVEL 1
1 : 100



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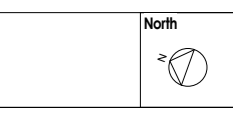
Email: roger@morrisonarchitects.co.nz
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Project Status

PROJECT TITLE:
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SHEET TITLE:
**EXISTING AND
 PROPOSED LEVEL 1**



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SCALES:
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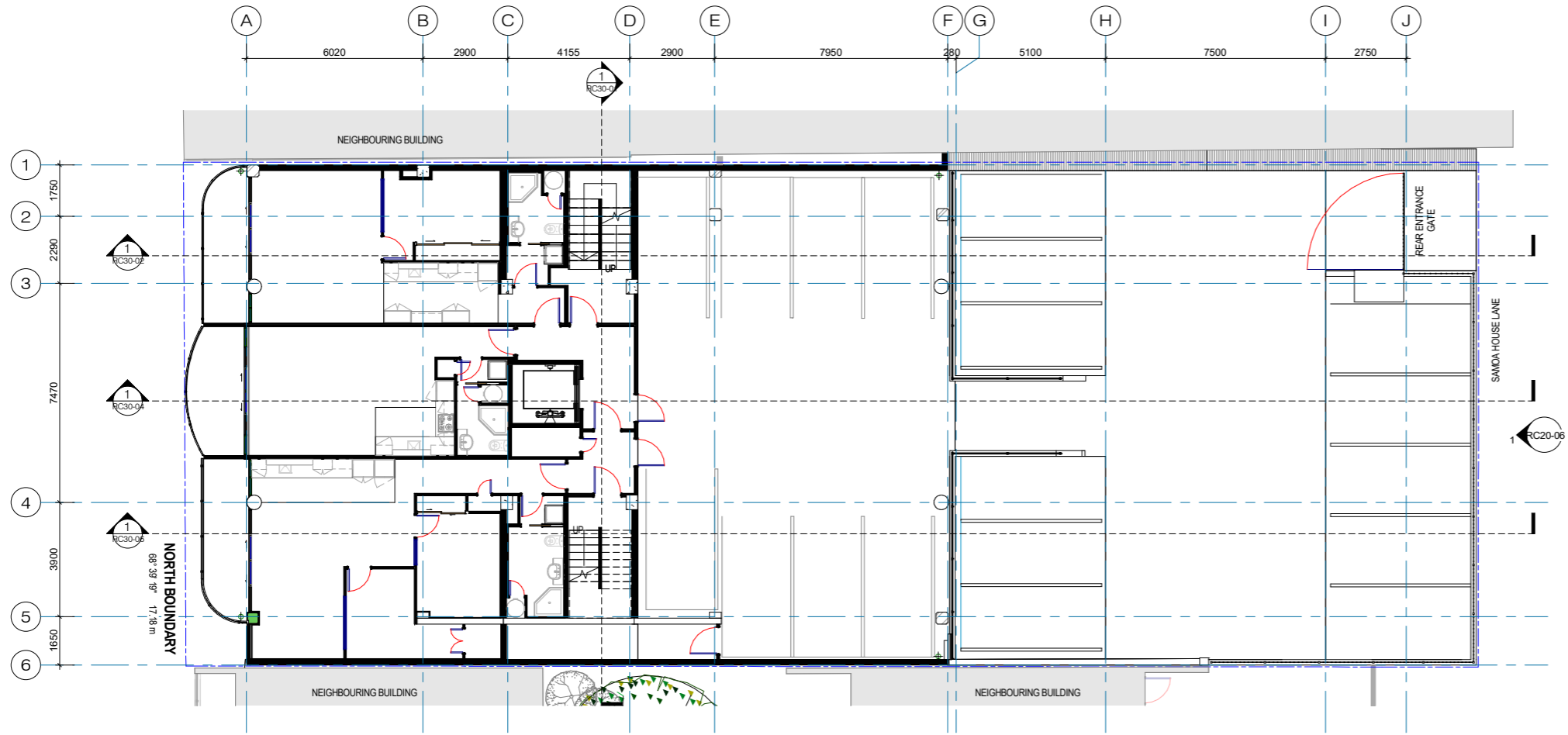
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765 RC01-04 RC -

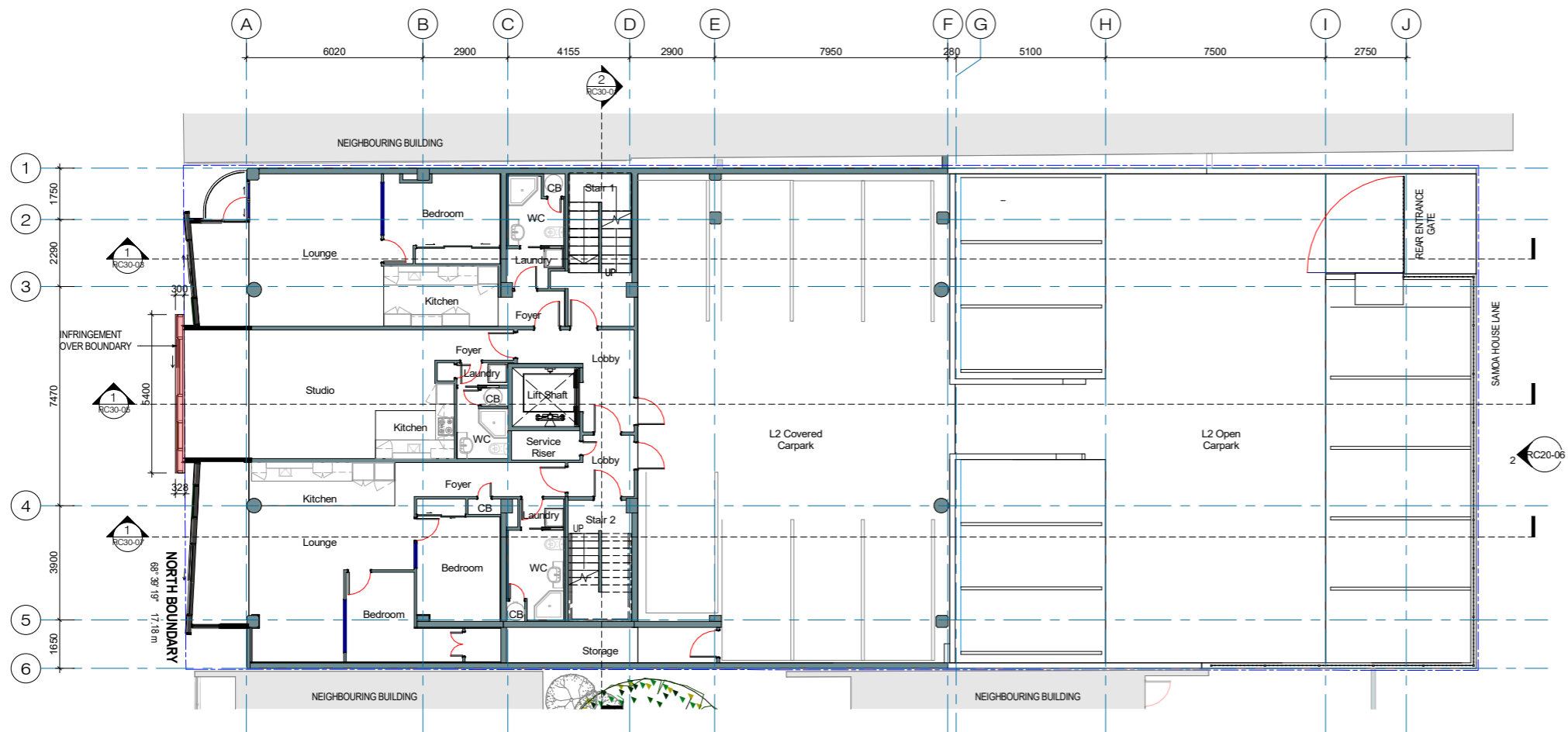
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1 **EXISTING LEVEL 2**
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2 **RC-LEVEL 2**
1 : 100



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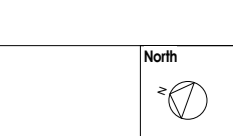
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**EXISTING AND
 PROPOSED LEVEL 2**

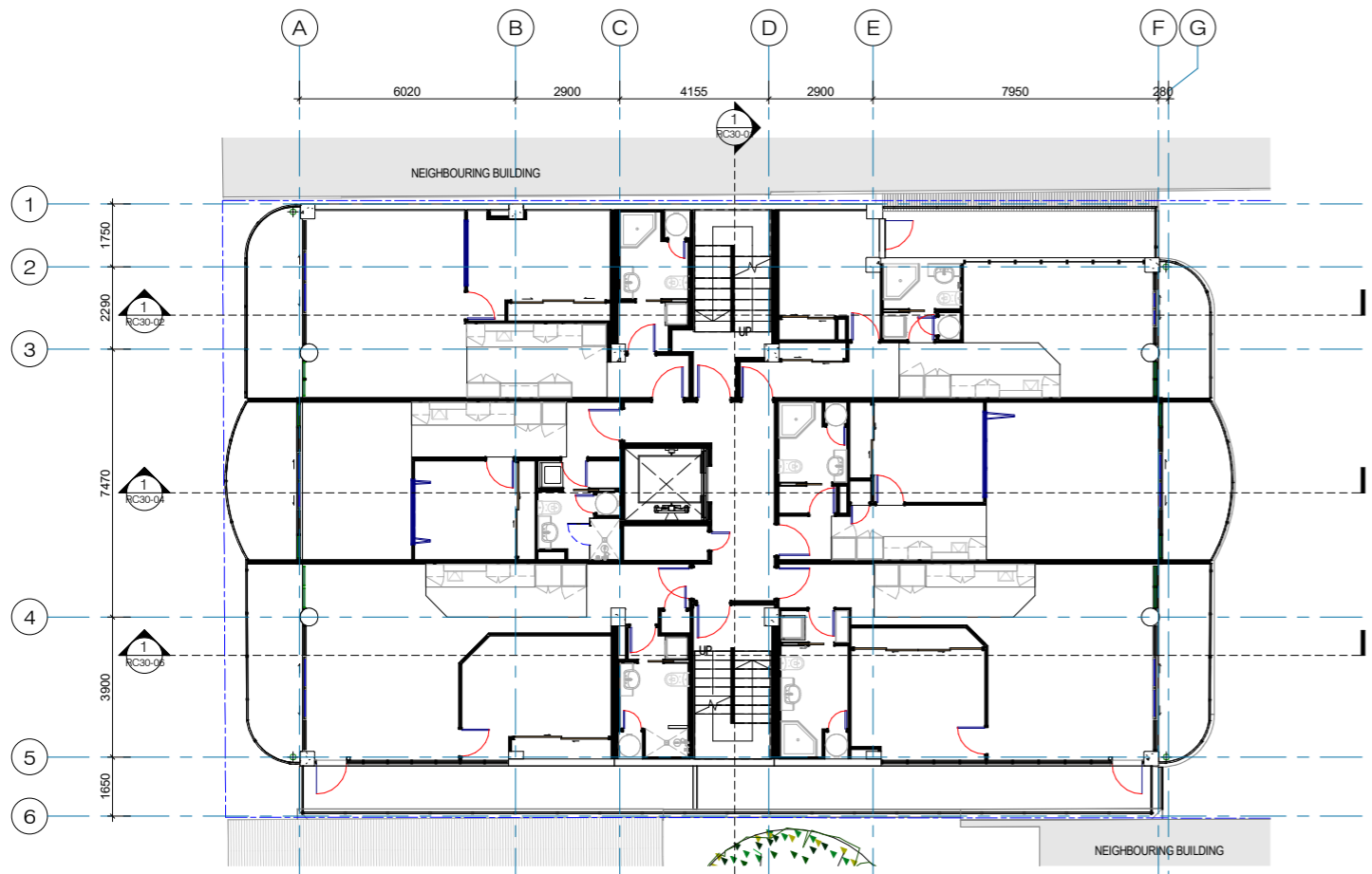


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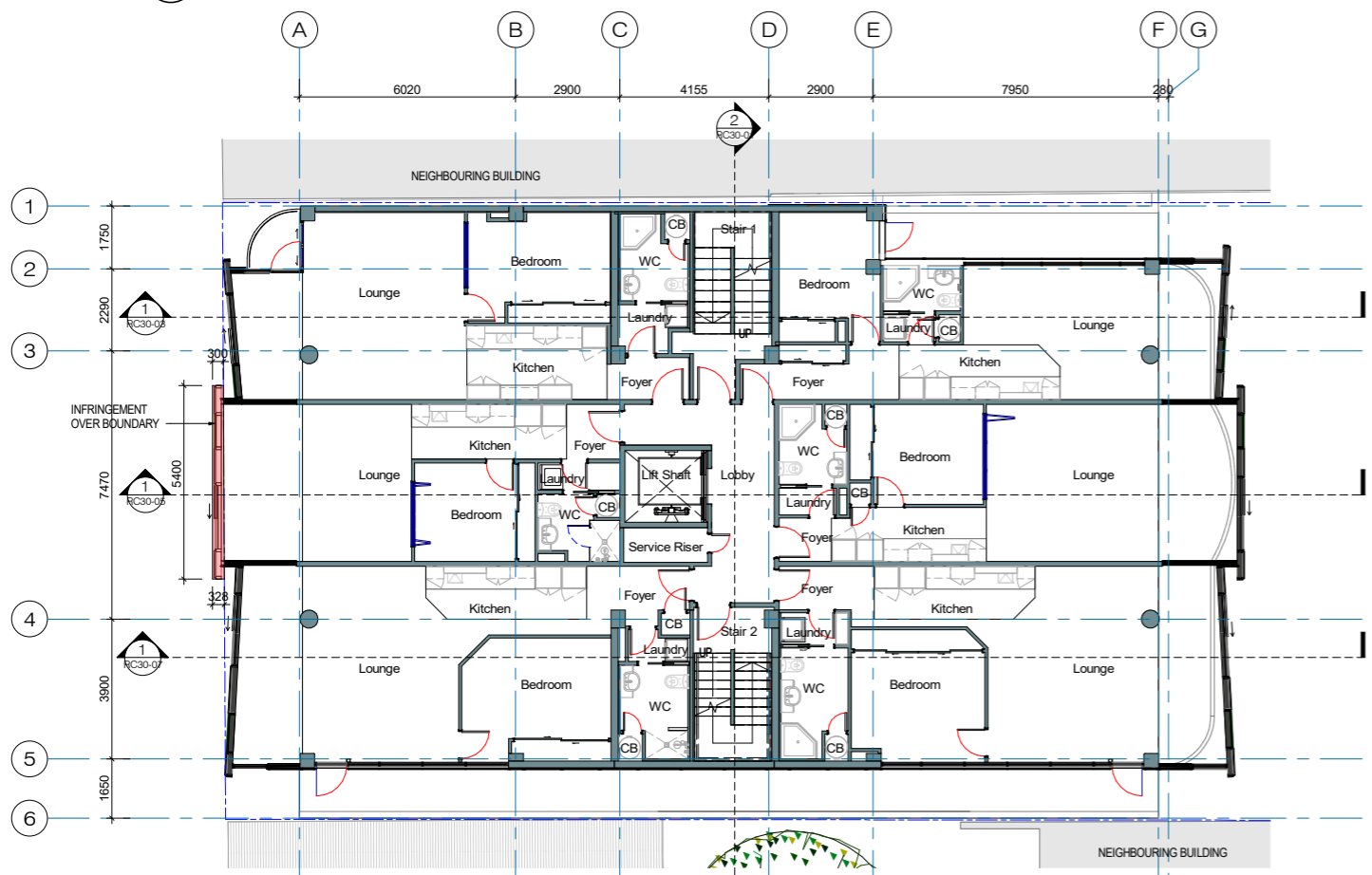
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765 RC01-05 RC -



2 EXISTING LEVEL 3
1 : 100



1 RC-LEVEL 3
1 : 100

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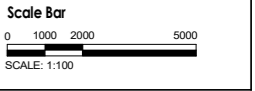
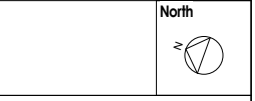
Email: roger@morrisonarchitects.co.nz
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Project Status

PROJECT TITLE:
Avoka Apartments
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PROJECT ADDRESS:
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SHEET TITLE:
EXISTING AND
PROPOSED LEVEL 3

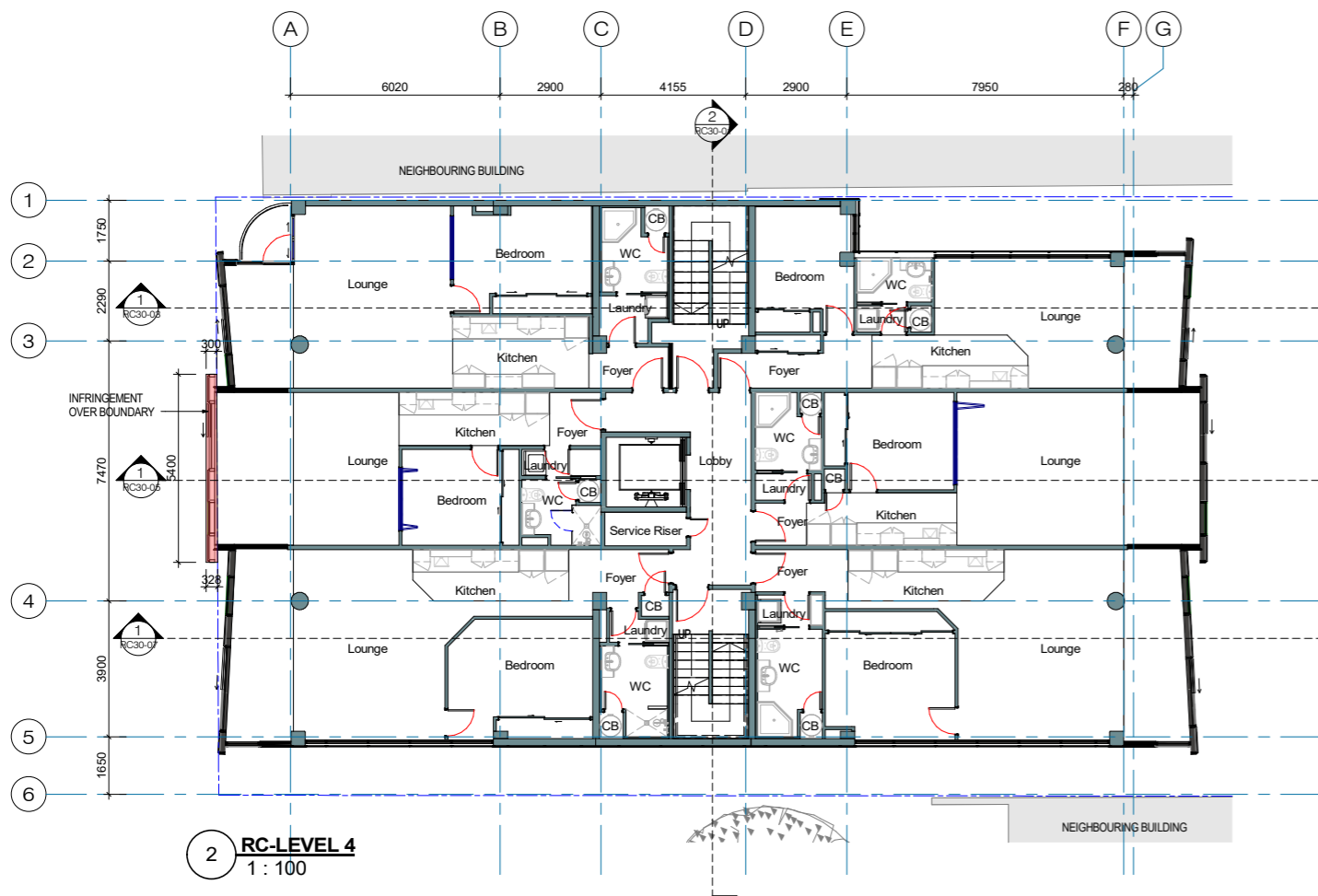
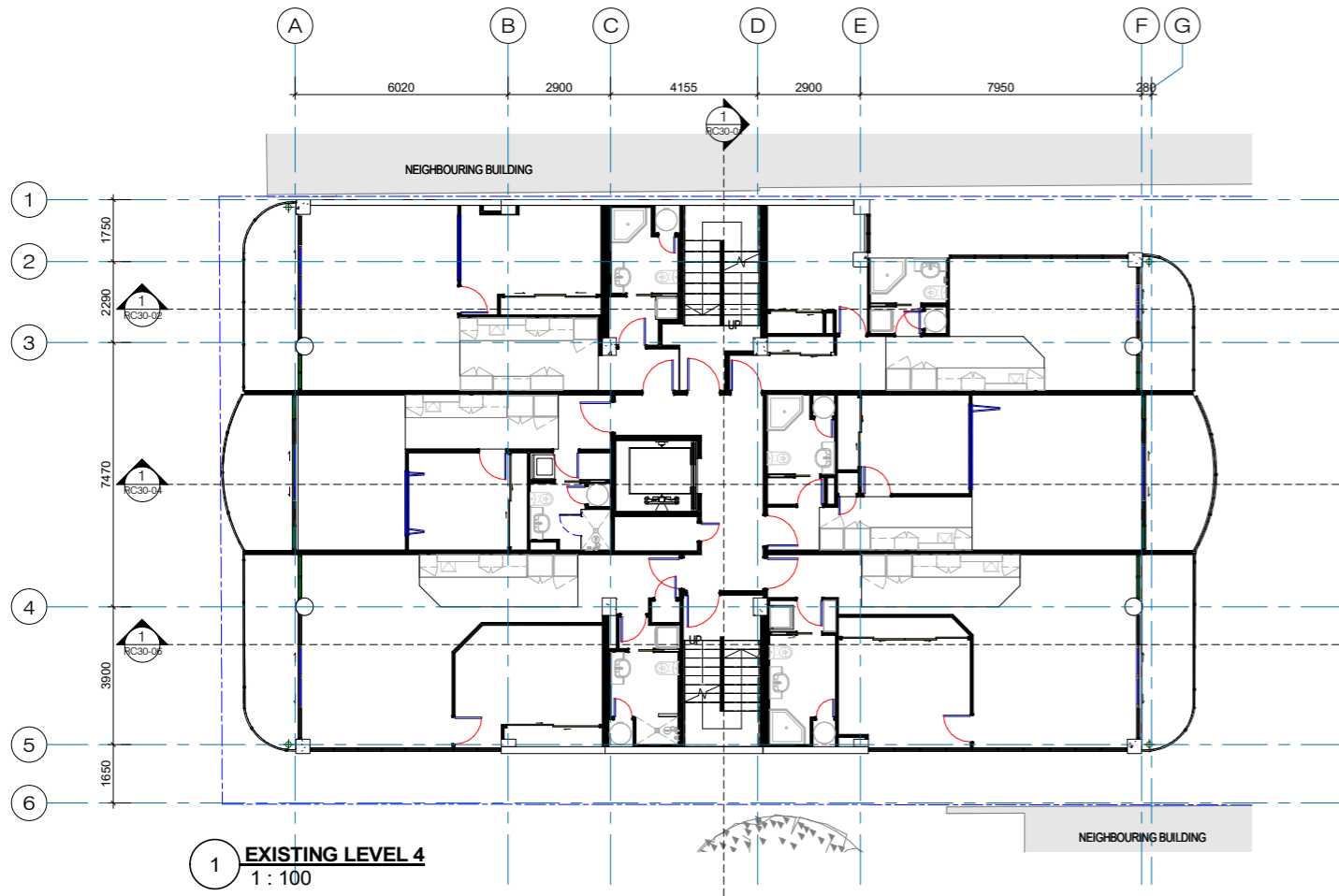


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SCALES:
1 : 100 at A1

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765	RC01-06	RC -



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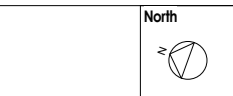
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PROJECT TITLE:
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PROJECT ADDRESS:
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SHEET TITLE:
**EXISTING AND
 PROPOSED LEVEL 4**



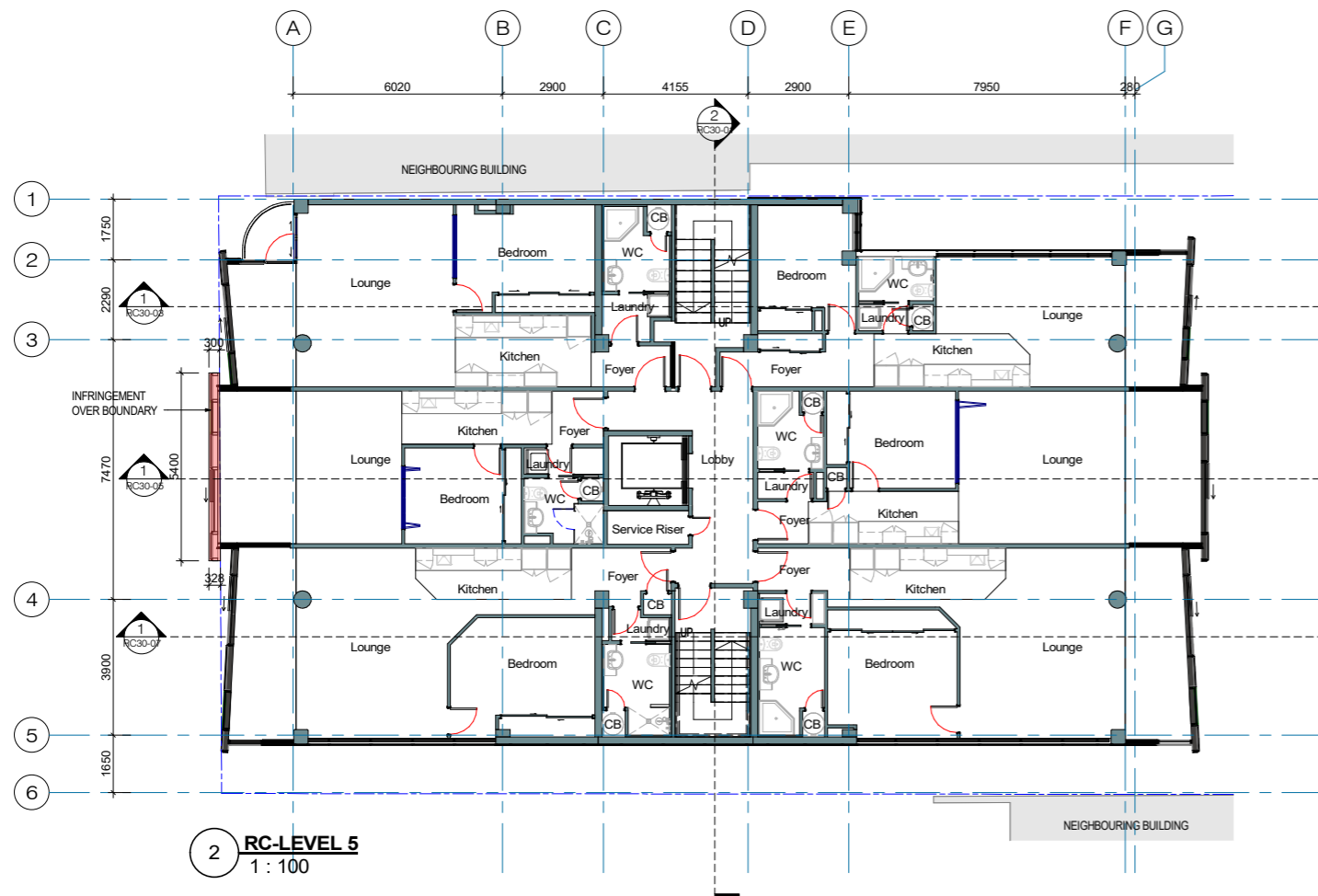
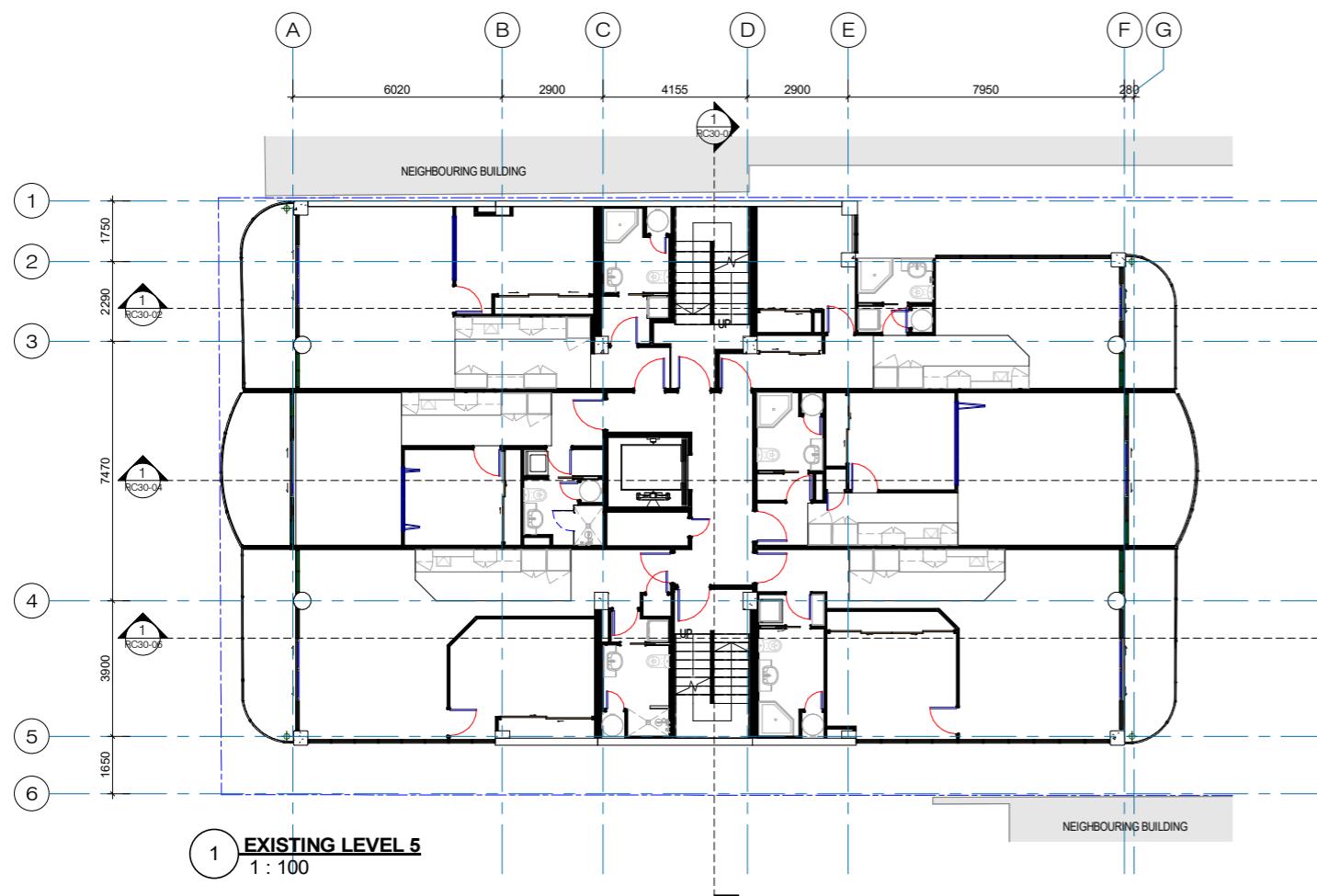
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PROJECT ISSUE DATE
Issue Date

SCALES:
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765 RC01-07 RC -



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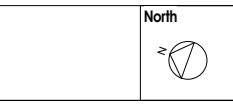
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SHEET TITLE:
**EXISTING AND
 PROPOSED LEVEL 5**



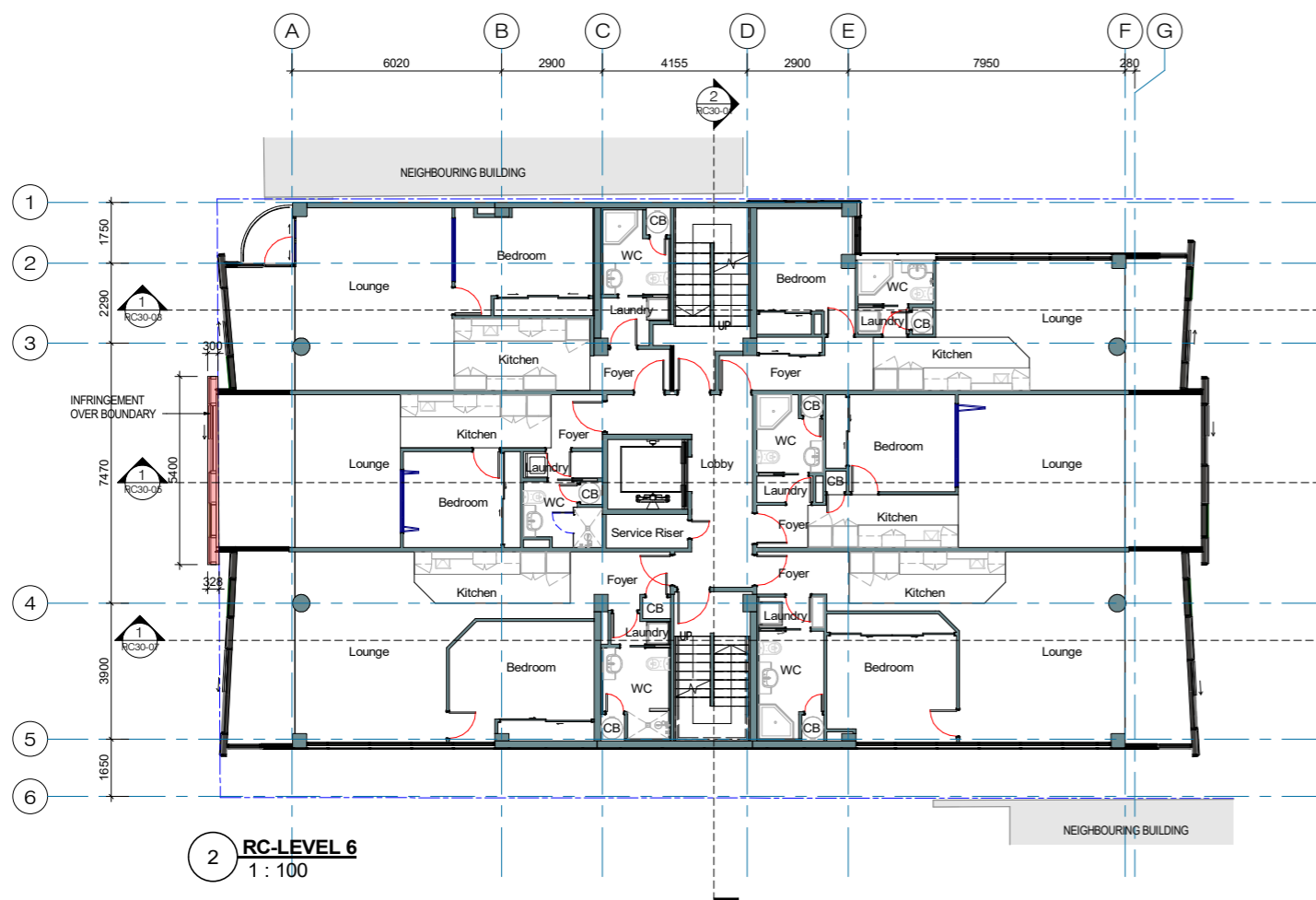
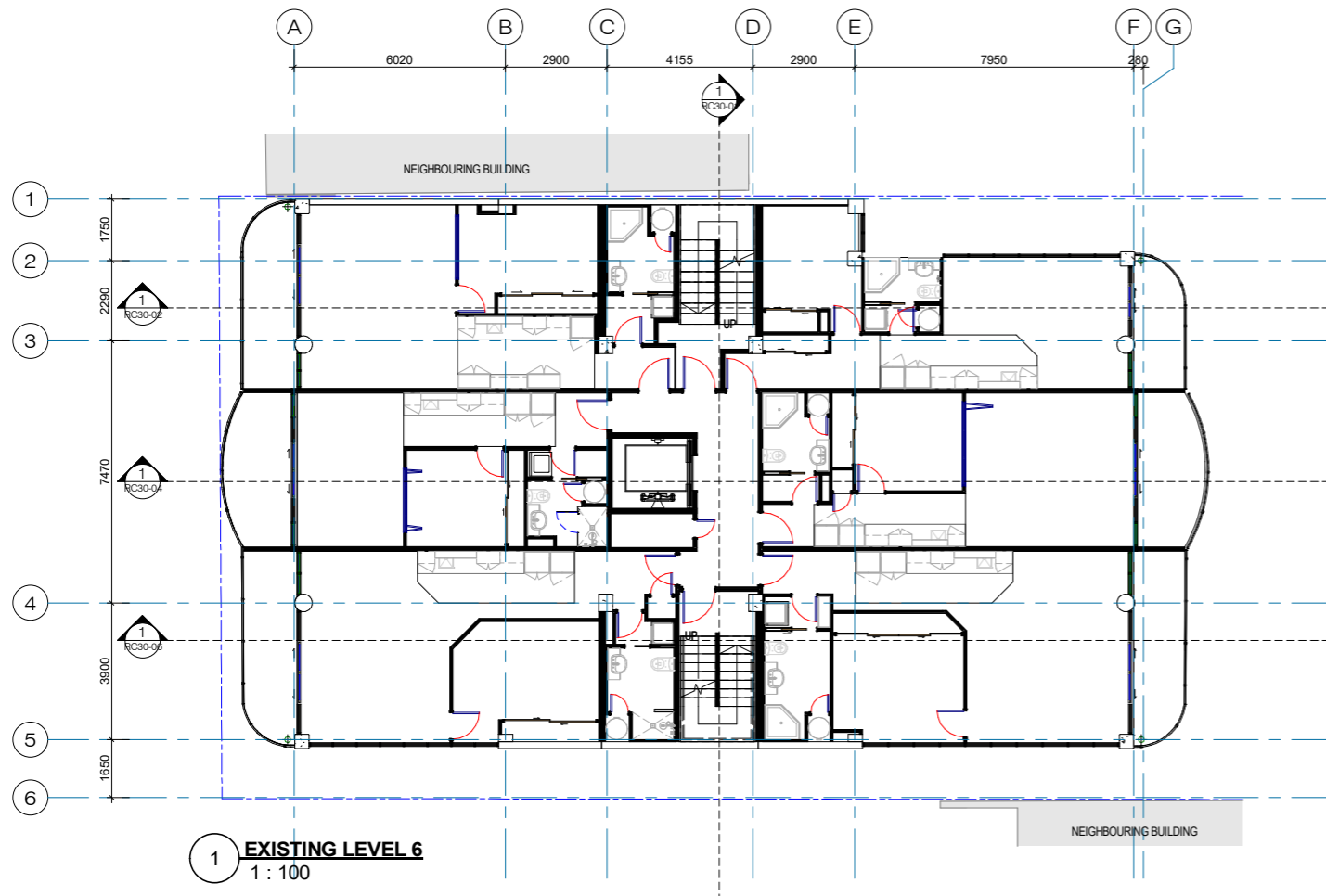
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SCALES:
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765 RC01-08 RC -



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Project Status

PROJECT TITLE:
**Avoka Apartments
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PROJECT ADDRESS:
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SHEET TITLE:
**EXISTING AND
 PROPOSED LEVEL 6**

North

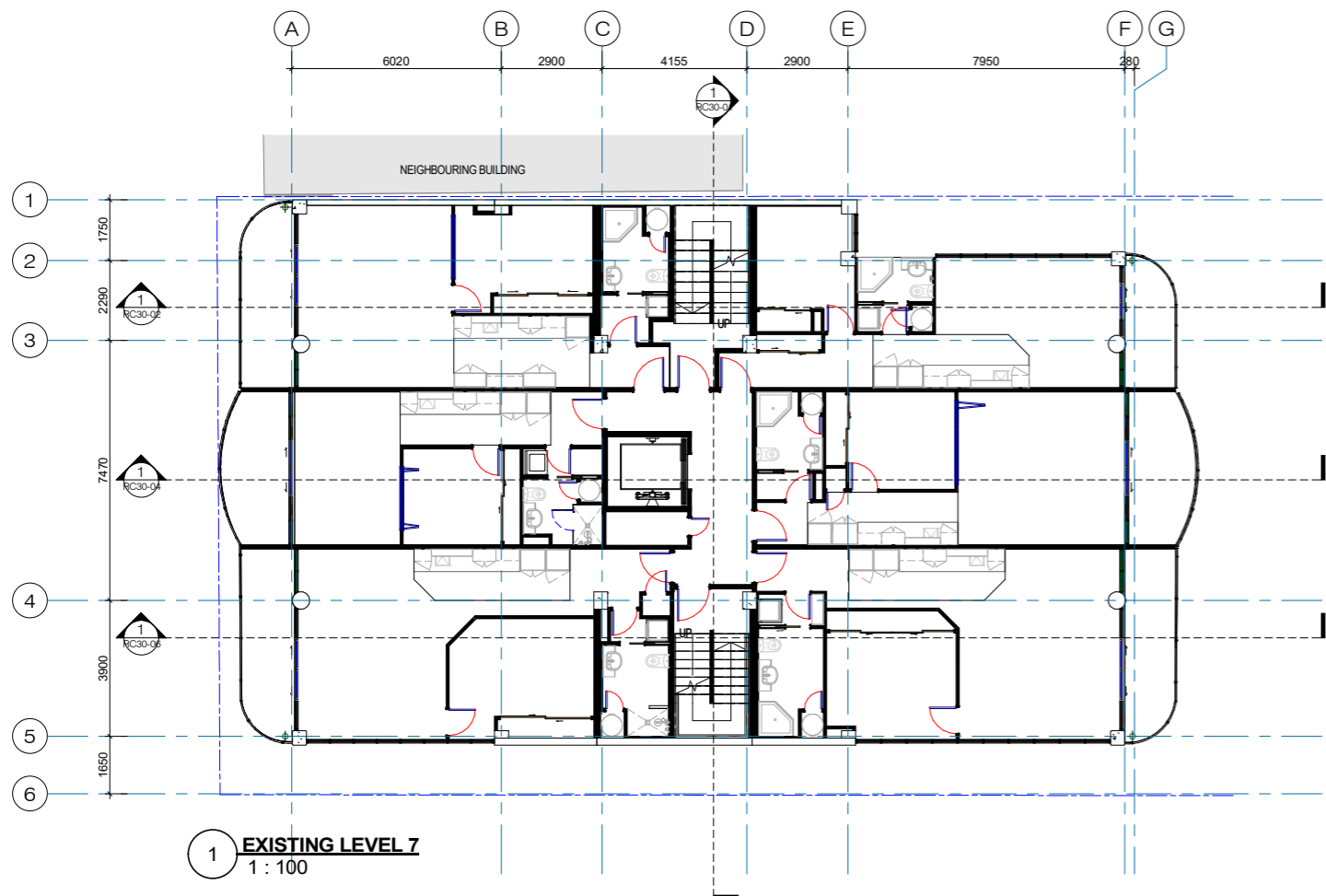
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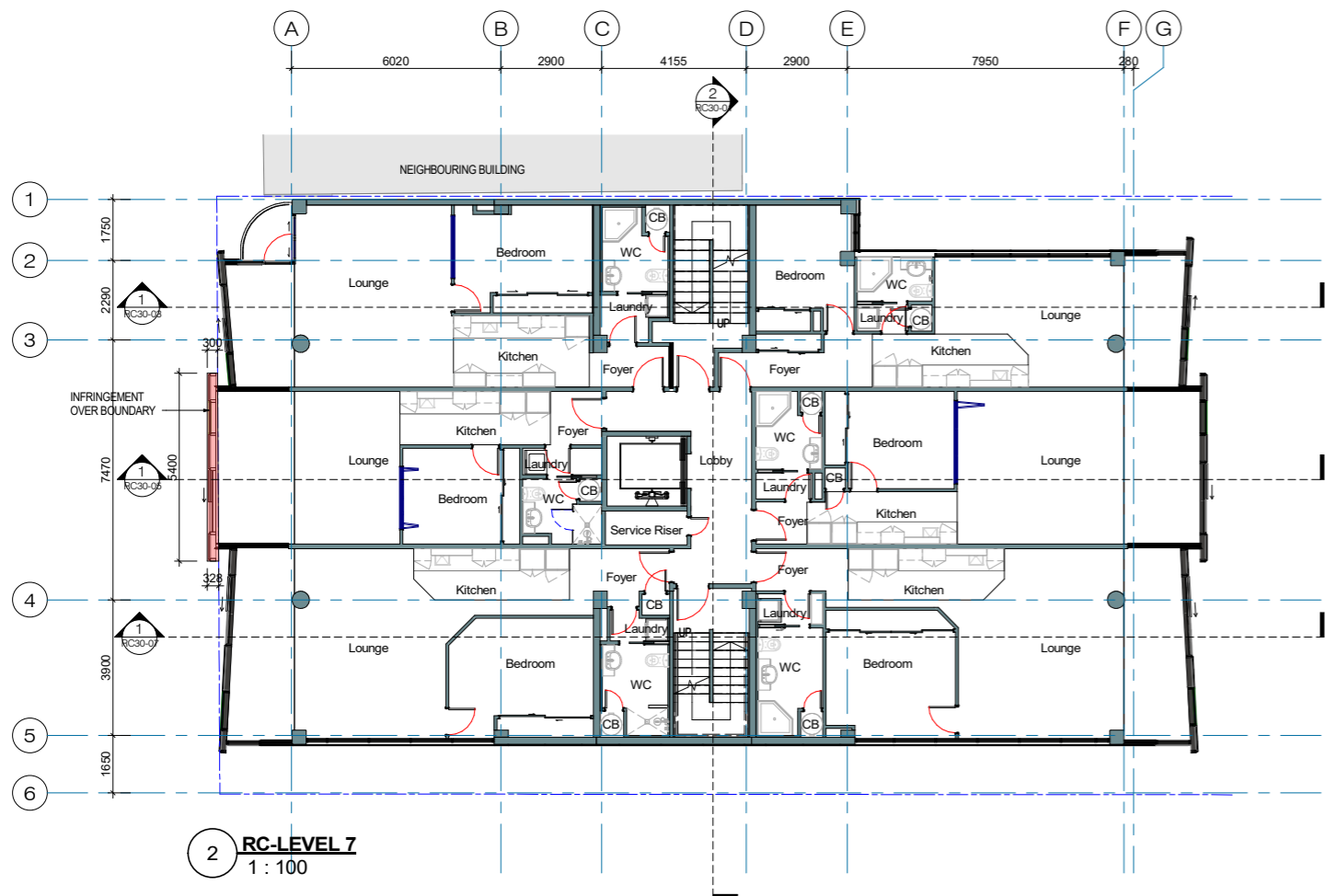
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PROJECT NO. SHEET NO. **REV NO.**
765 **RC01-09** **RC -**



1 EXISTING LEVEL 7
1 : 100



2 RC-LEVEL 7
1 : 100

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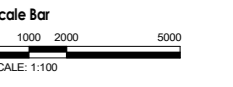
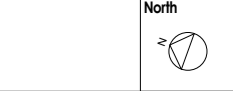
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Project Status

PROJECT TITLE:
**Avoka Apartments
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SHEET TITLE:
**EXISTING AND
PROPOSED LEVEL 7**

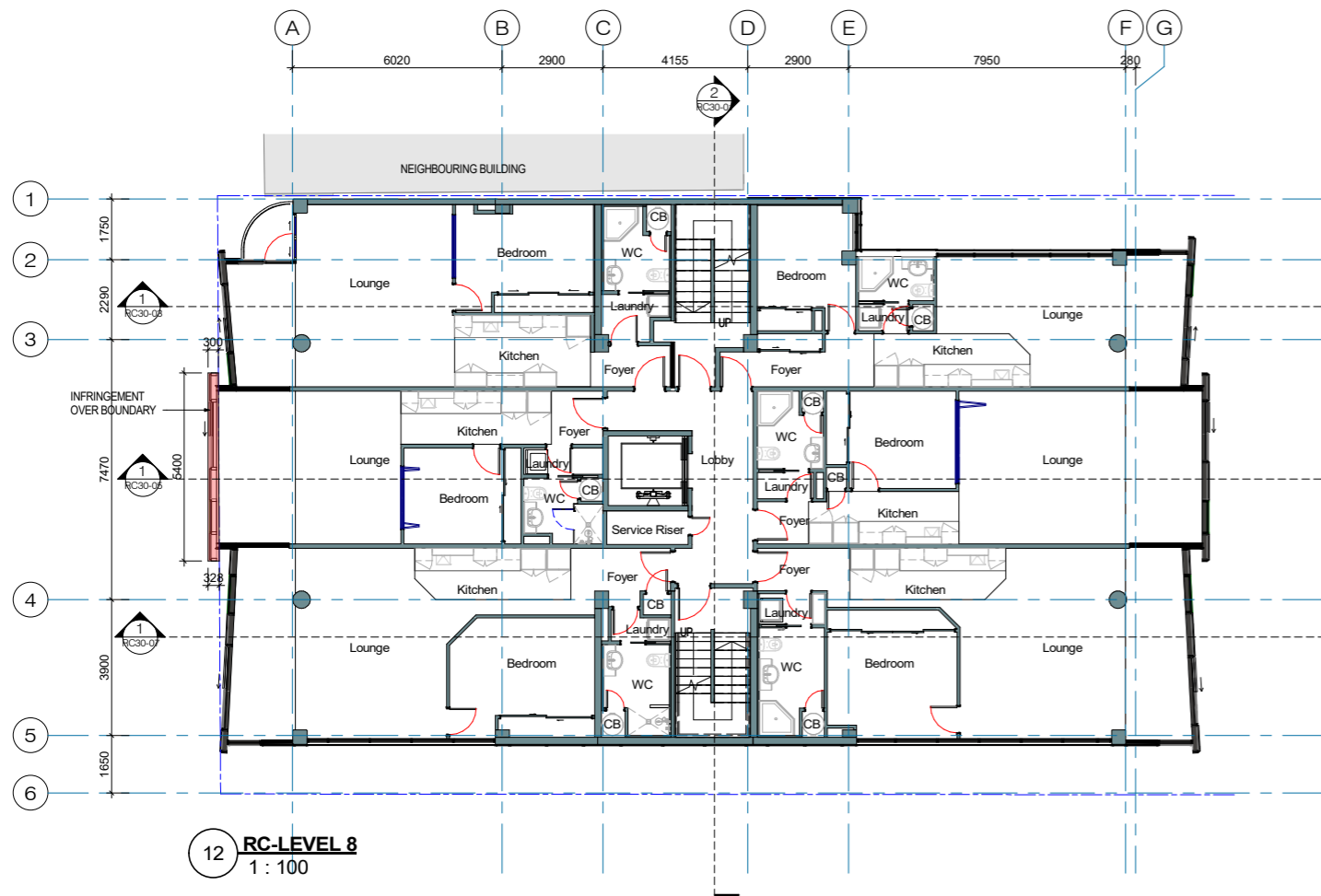
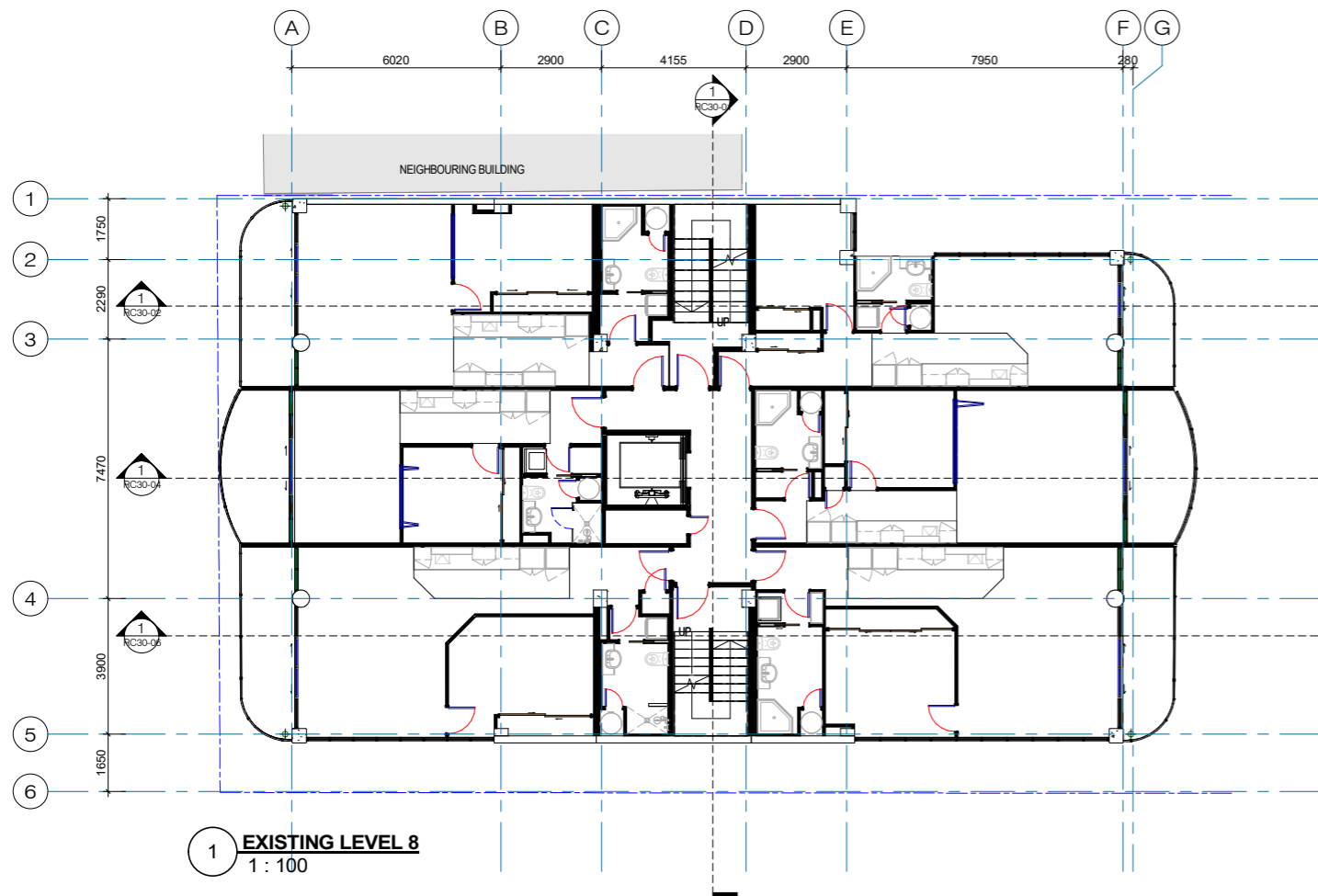


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765 RC01-10 RC -



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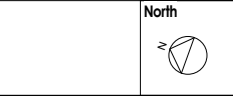
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Project Status

PROJECT TITLE:
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PROJECT ADDRESS:
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SHEET TITLE:
**EXISTING AND
 PROPOSED LEVEL 8**



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SCALES:
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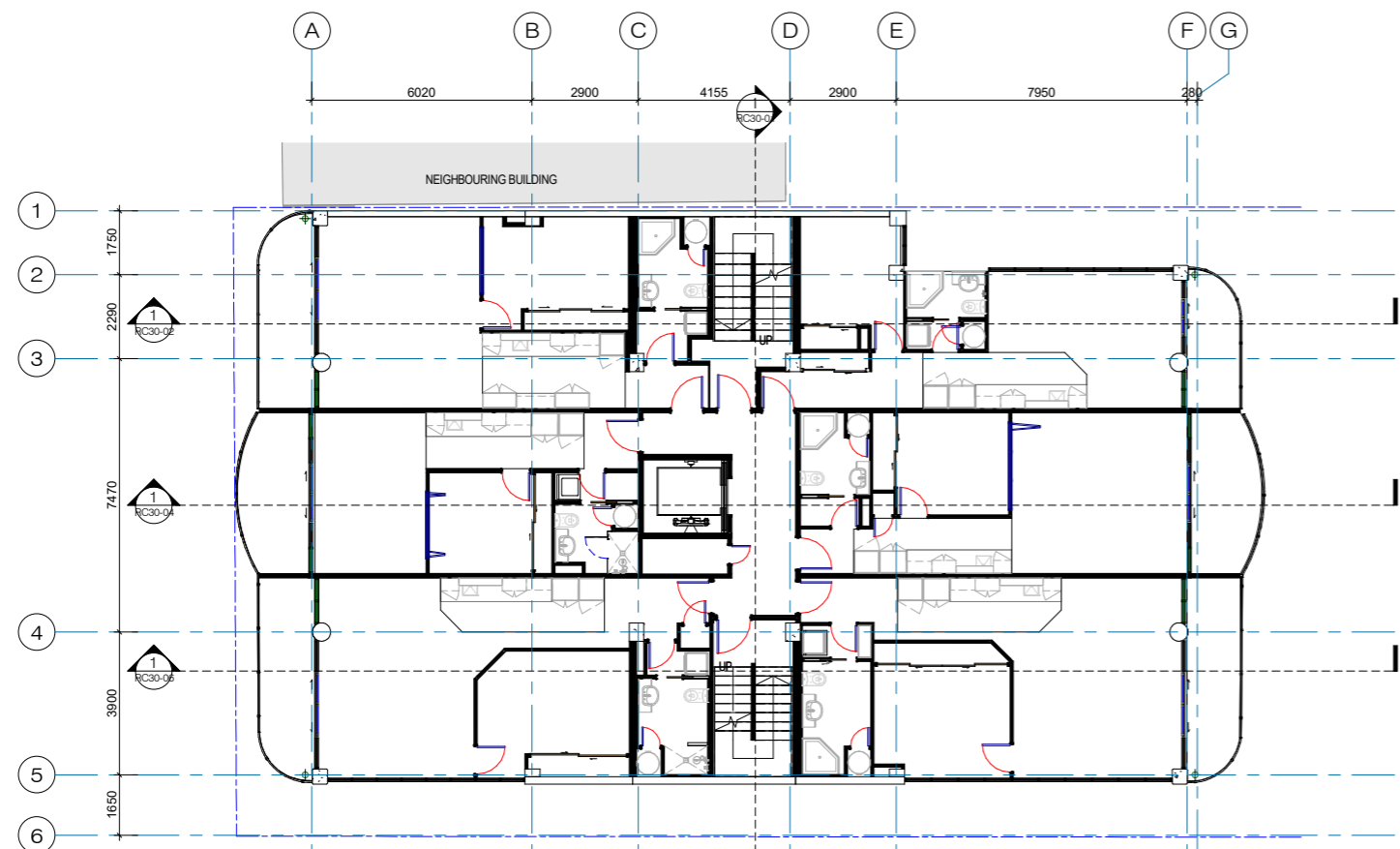
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765 RC01-11 RC -

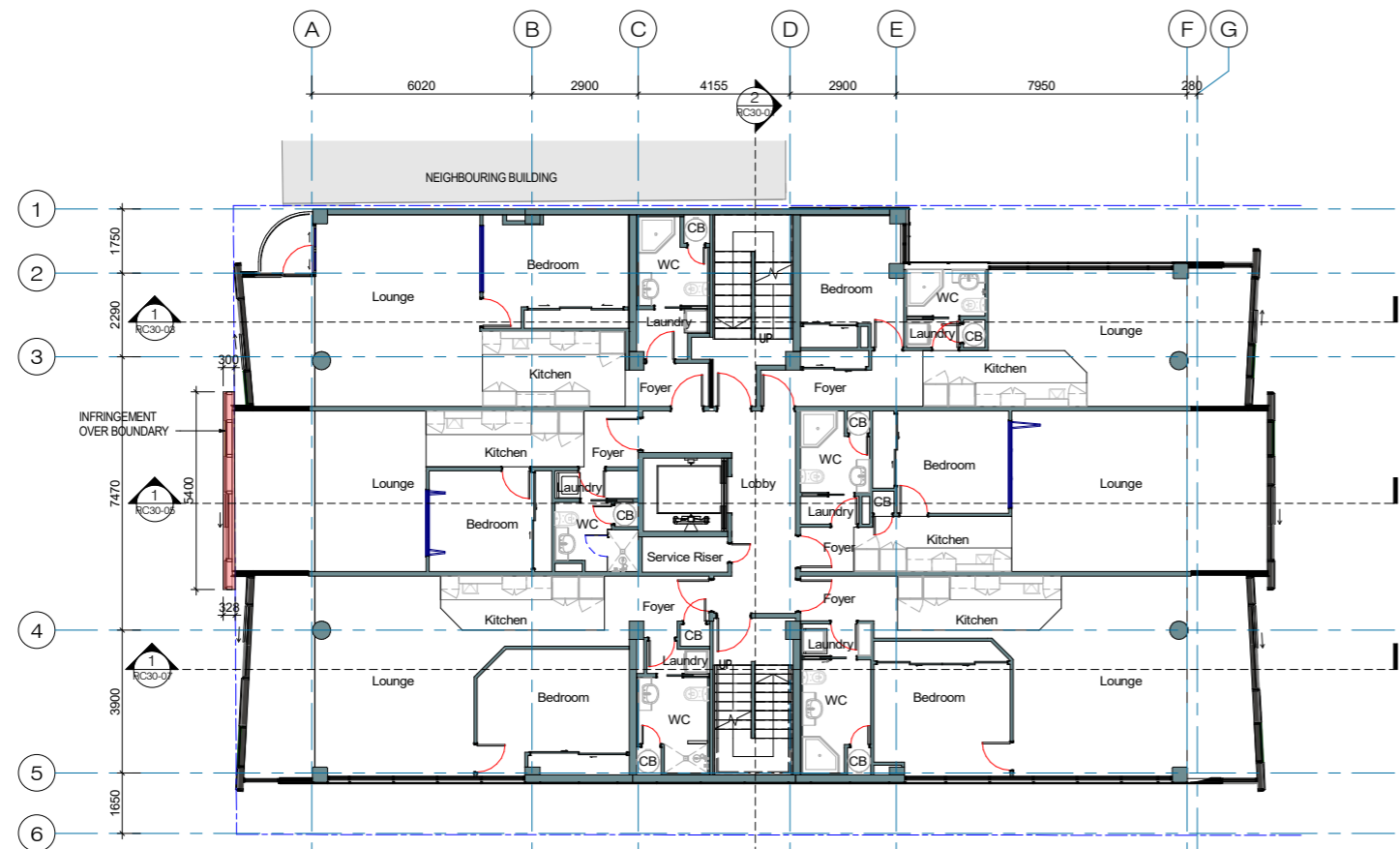
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1 **EXISTING LEVEL 9**
1 : 100



2 **RC-LEVEL 9**
1 : 100



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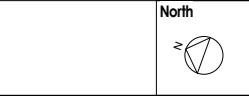
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Project Status

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PROJECT ADDRESS:
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SHEET TITLE:
**EXISTING AND
 PROPOSED LEVEL 9**



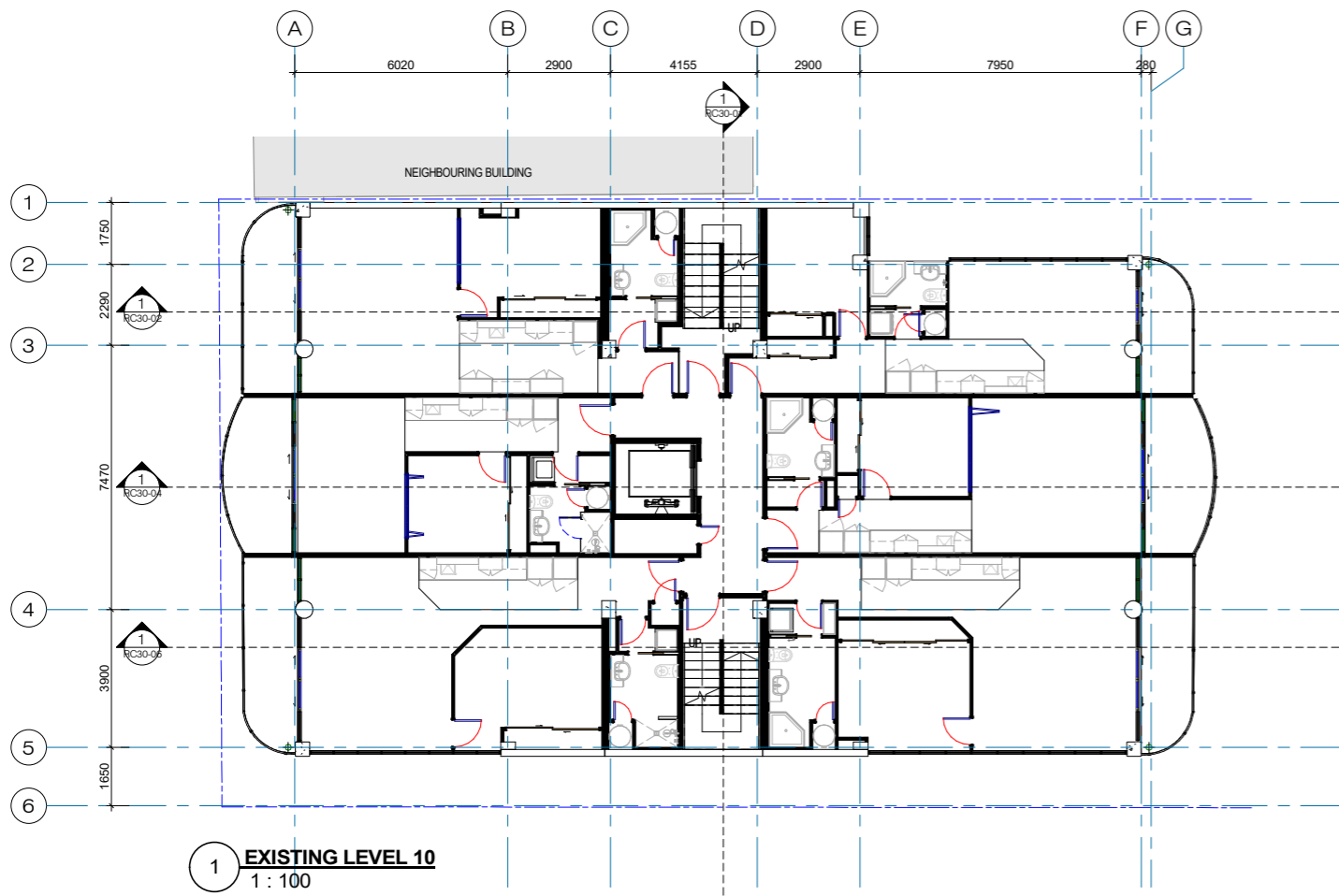
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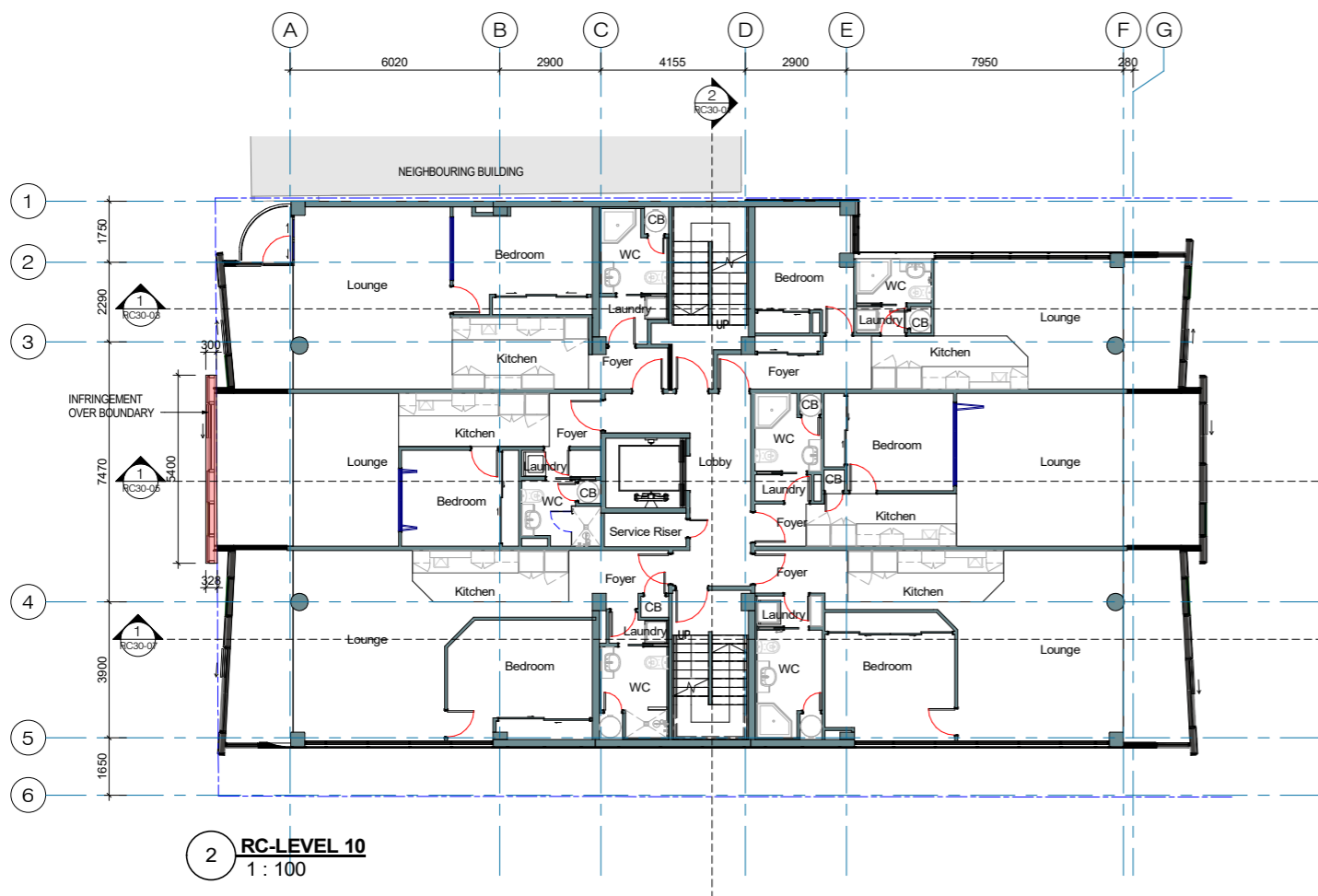
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765 RC01-12 RC -



1 **EXISTING LEVEL 10**
1 : 100



2 **RC-LEVEL 10**
1 : 100

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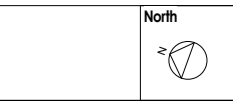
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SHEET TITLE:
**EXISTING AND
PROPOSED LEVEL 10**



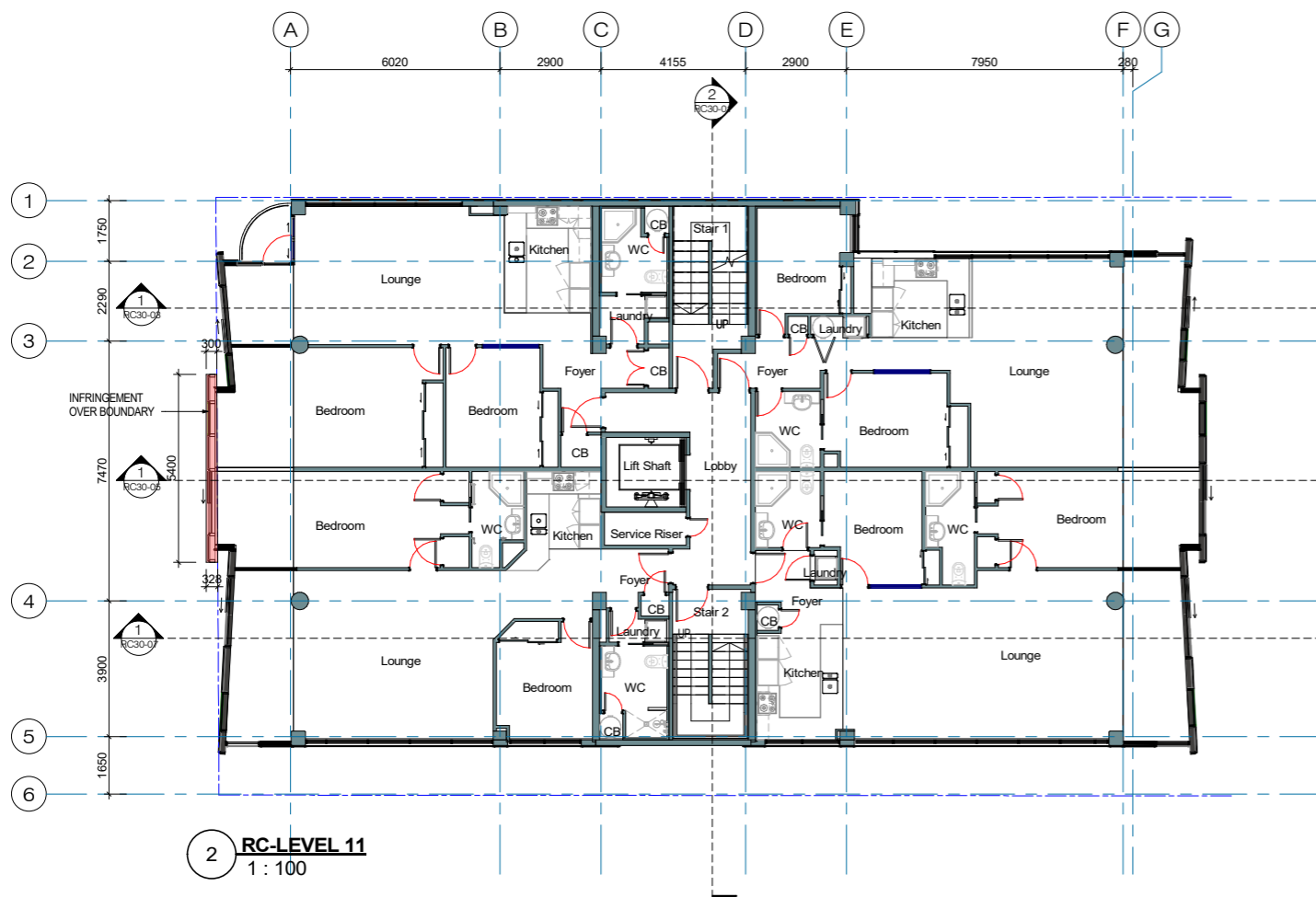
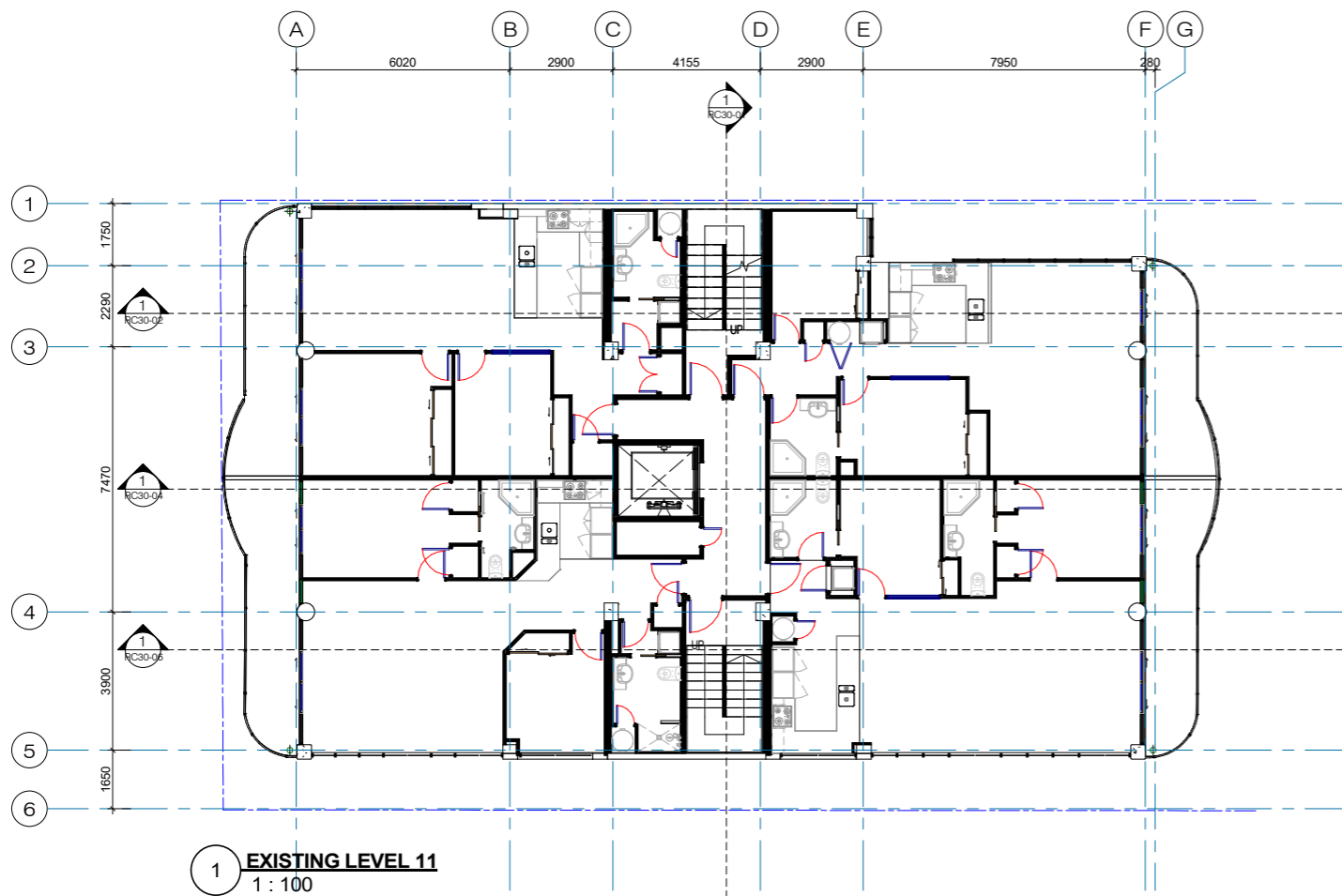
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SCALES:
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765 RC01-13 RC -



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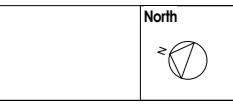
Email: roger@morrisonarchitects.co.nz
 Web: www.morrisonarchitects.co.nz

Project Status

PROJECT TITLE:
**Avoka Apartments
 Reclad / Remedial**

PROJECT ADDRESS:
31 Day St, Auckland

SHEET TITLE:
**EXISTING AND
 PROPOSED LEVEL 11**



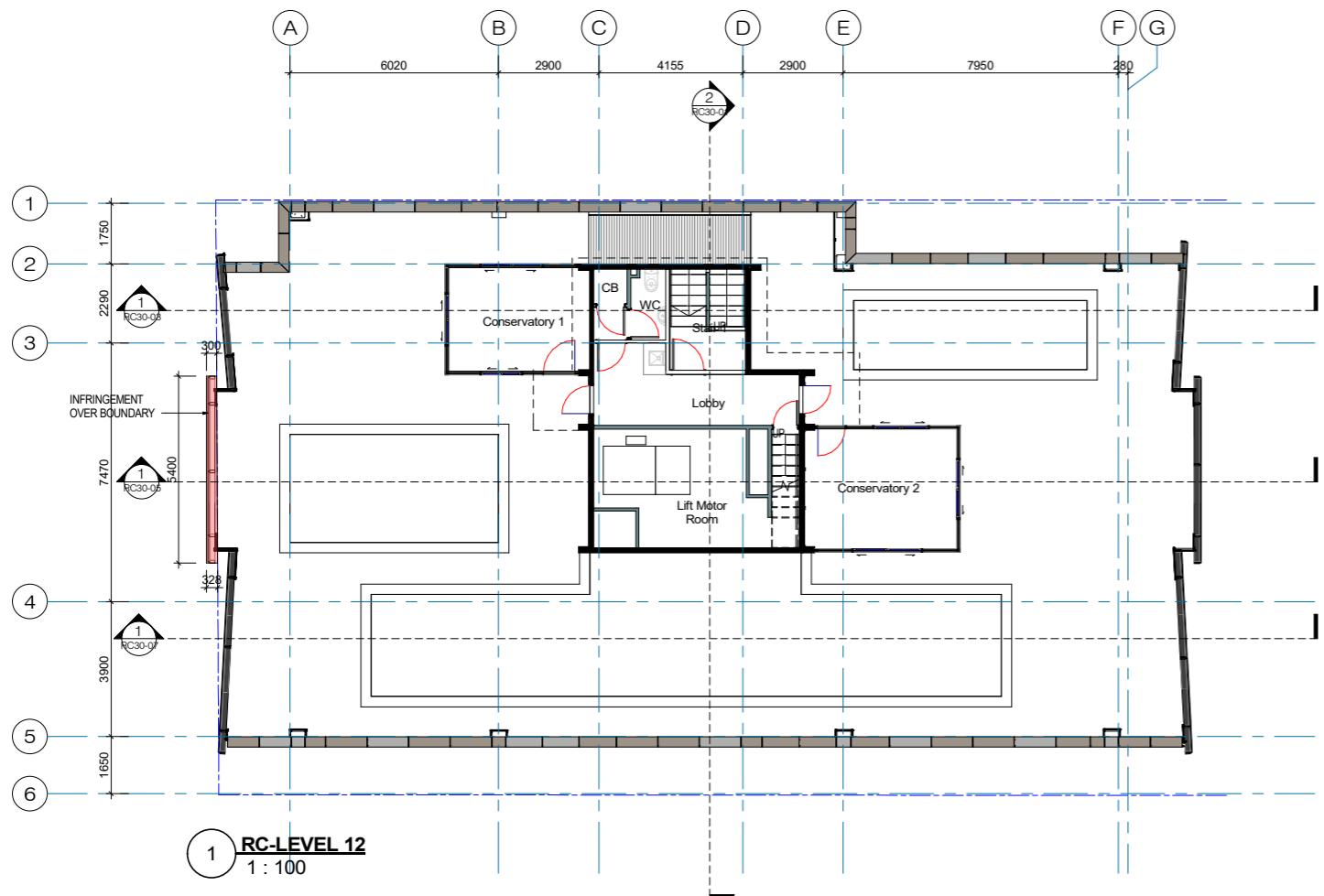
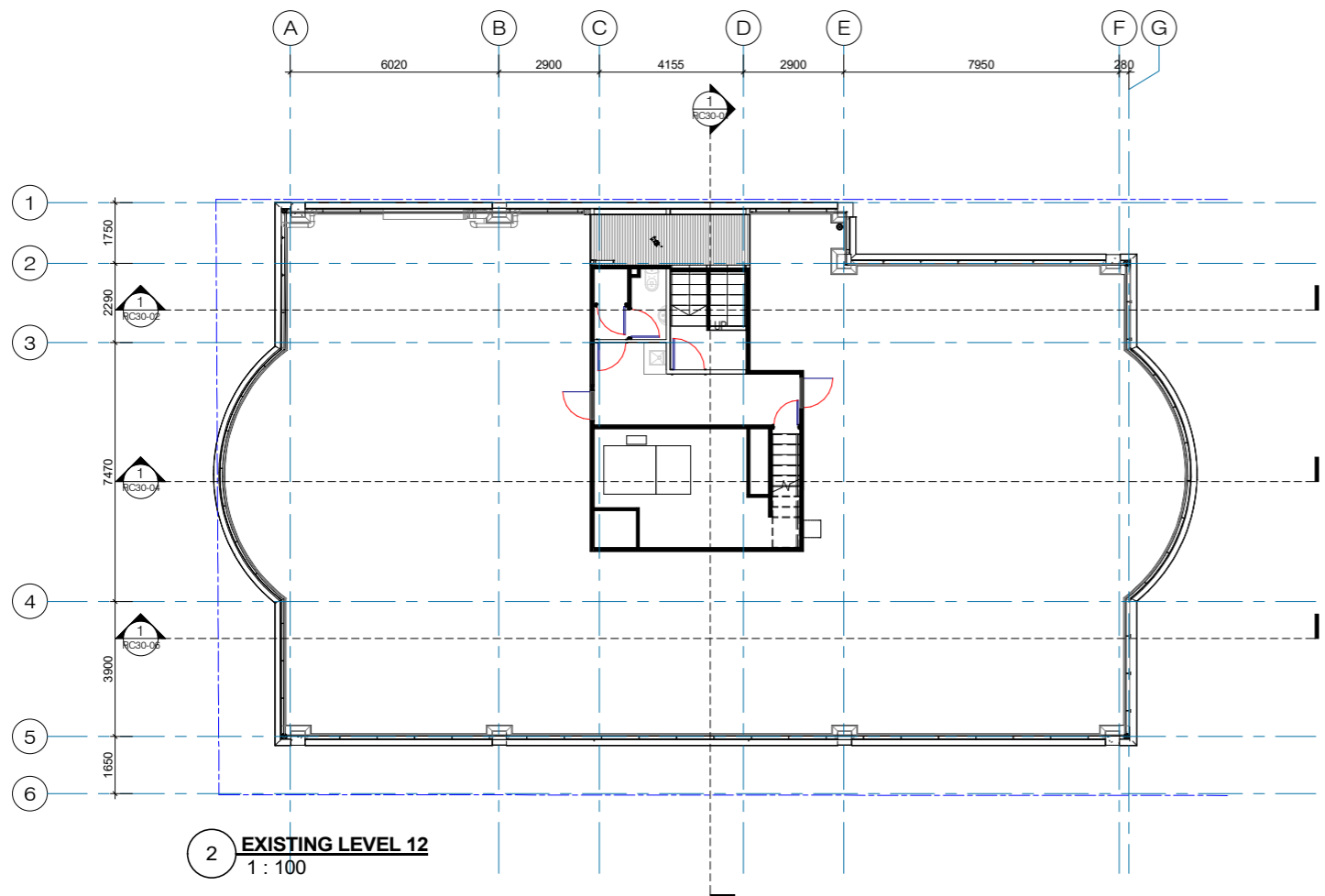
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PROJECT ISSUE DATE
Issue Date

SCALES:
1:100 at A1

DESIGNER DRAWN BY CHECKER
 Designer QY Checker

PROJECT NO. SHEET NO. REV NO.
765 RC01-14 RC -



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REV.	DESCRIPTION	DATE
RC -	RC LODGEMENT	18.12.2020



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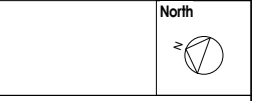
Email: roger@morrisonarchitects.co.nz
 Web: www.morrisonarchitects.co.nz

Project Status

PROJECT TITLE:
**Avoka Apartments
 Reclad / Remedial**

PROJECT ADDRESS:
31 Day St, Auckland

SHEET TITLE:
**EXISTING AND
 PROPOSED LEVEL 12**

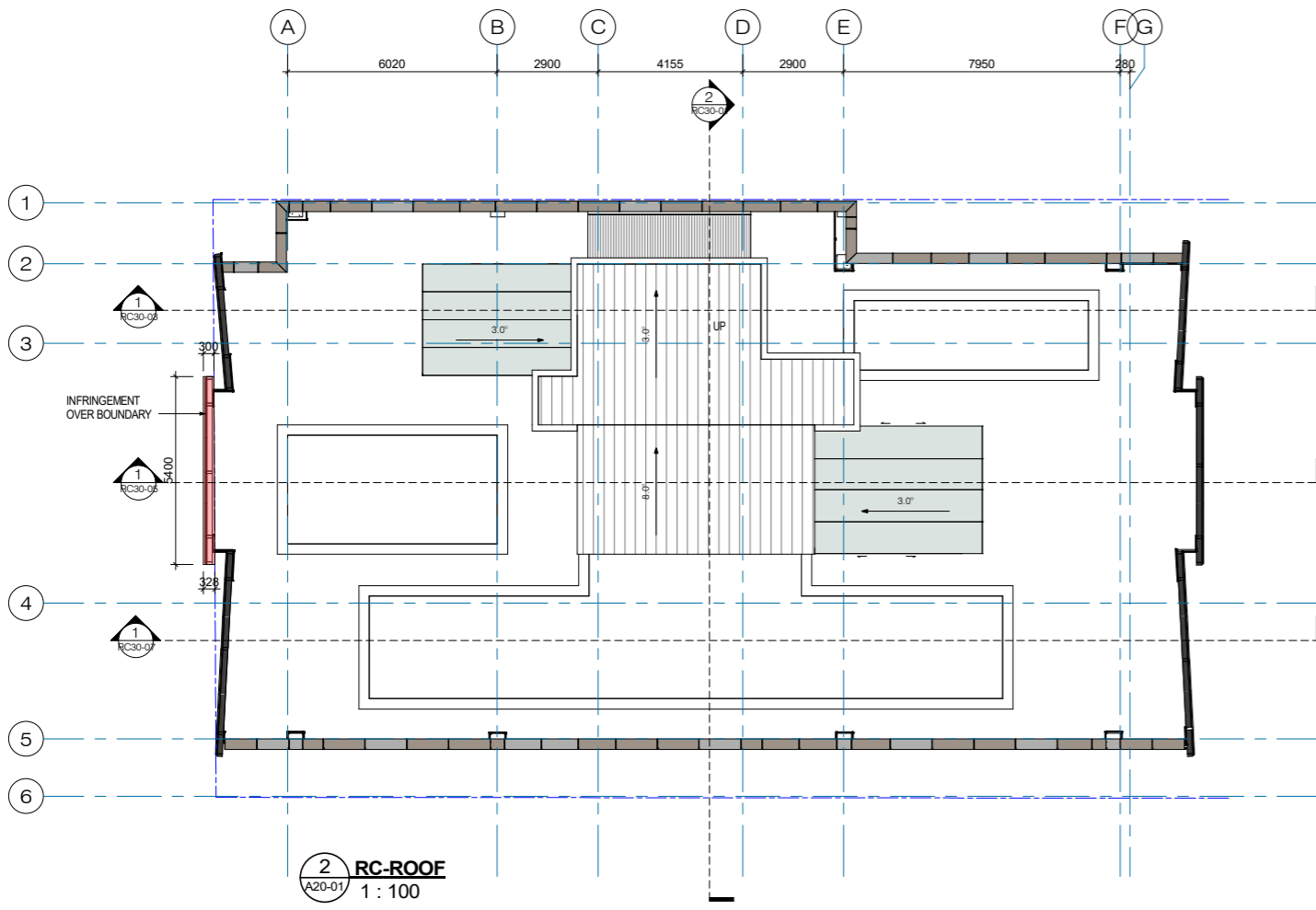
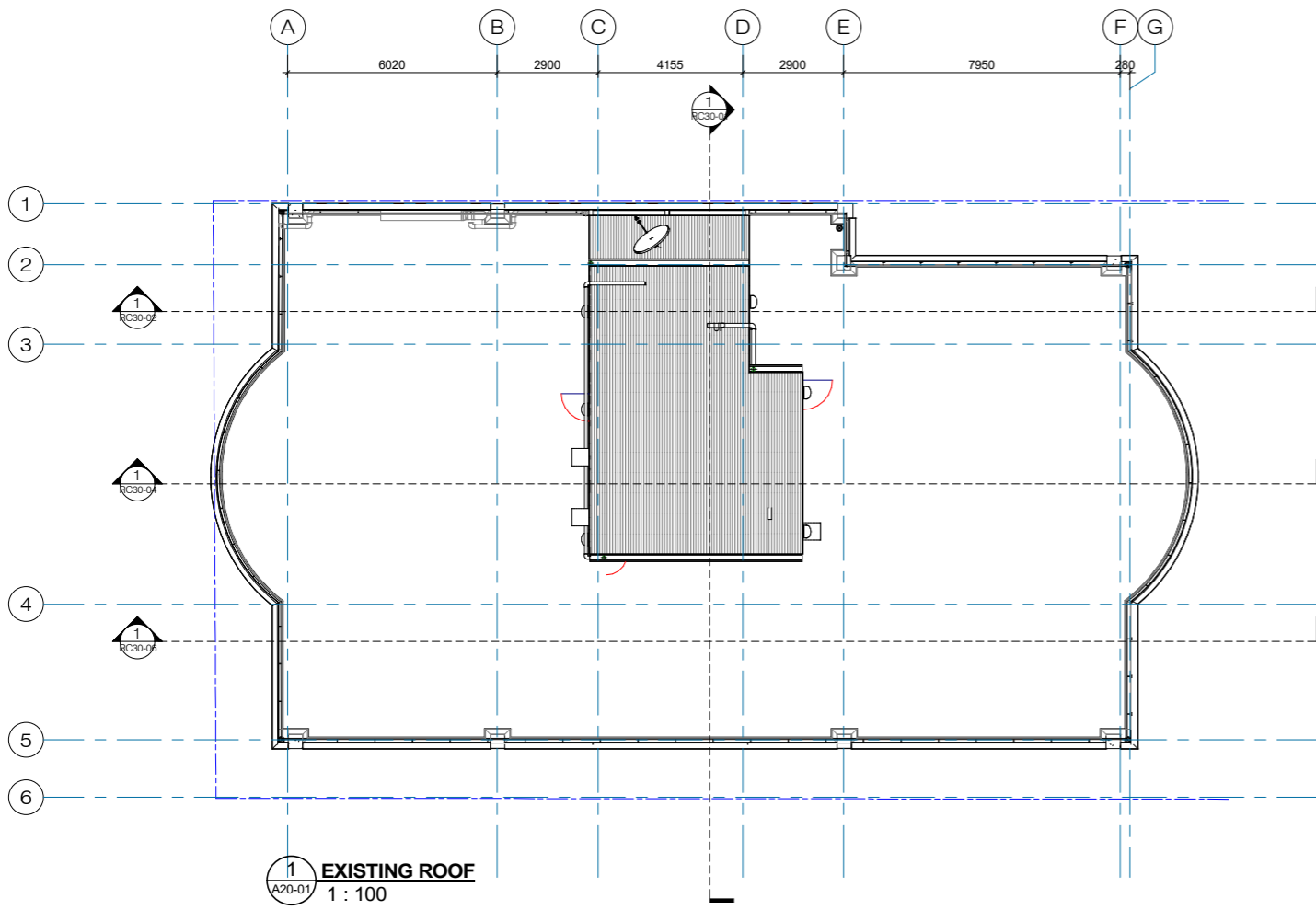


PROJECT ISSUE DATE
Issue Date

SCALES:
1: 100 at A1

DESIGNER	DRAWN BY	CHECKER
Designer	QY	Checker

PROJECT NO. SHEET NO. REV NO.
765 RC01-15 RC -



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REV.	DESCRIPTION	DATE
RC -	RC LODGEMENT	18.12.2020



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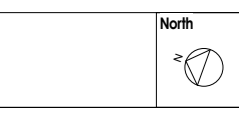
Email: roger@morrisonarchitects.co.nz
 Web: www.morrisonarchitects.co.nz

Project Status

PROJECT TITLE:
**Avoka Apartments
 Reclad / Remedial**

PROJECT ADDRESS:
31 Day St, Auckland

SHEET TITLE:
**EXISTING AND
 PROPOSED ROOF**

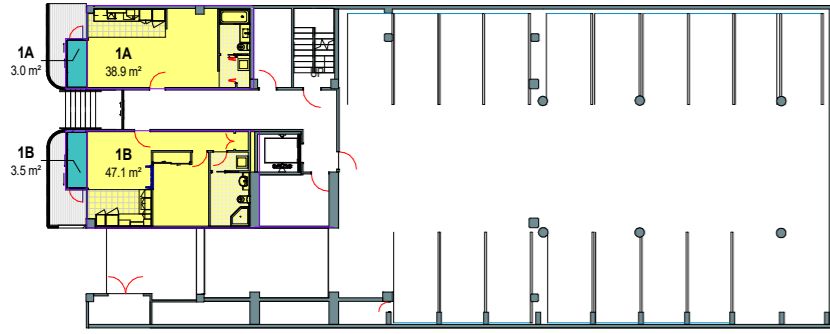


PROJECT ISSUE DATE
Issue Date

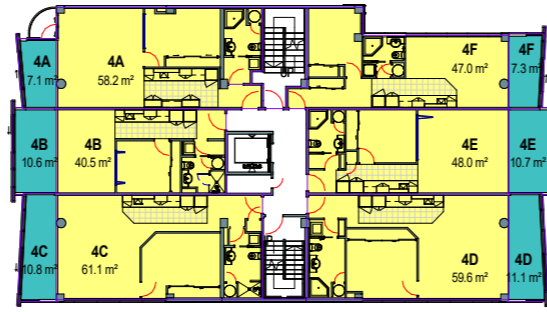
SCALES:
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DESIGNER DRAWN BY CHECKER
 Designer QY Checker

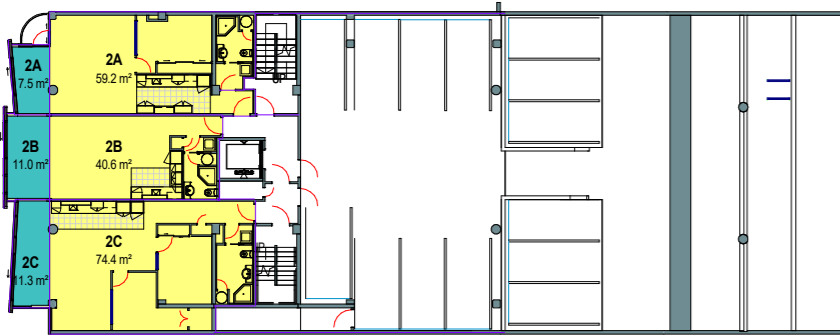
PROJECT NO. SHEET NO. REV NO.
765 RC01-16 RC -



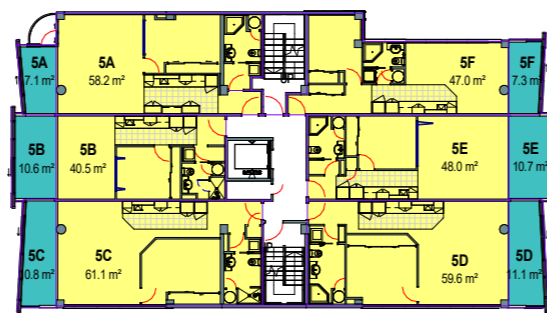
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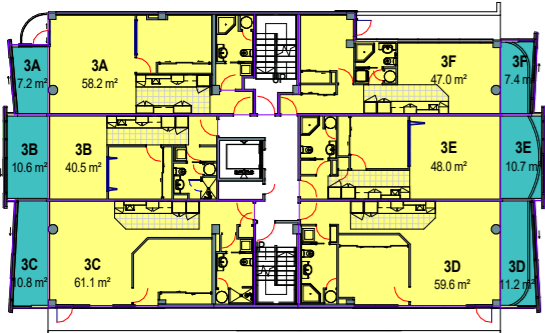
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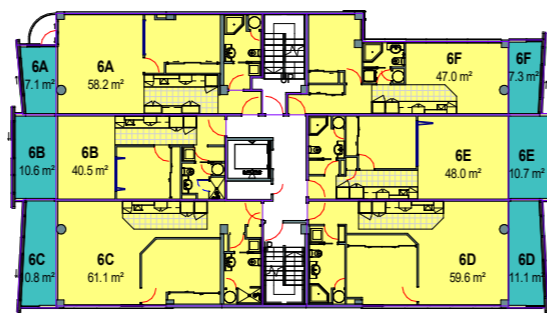
LEVEL 2
1 : 200



LEVEL 5
1 : 200



LEVEL 3
1 : 200



LEVEL 6
1 : 200

GFA - Per Unit - Existing and Proposed			
Level	Name	Area Phase	Area
LEVEL 1	1A	EXISTING	38.9 m²
LEVEL 1	1A	PROPOSED	3.0 m²
1A: 2			41.9 m²
LEVEL 1	1B	EXISTING	47.1 m²
LEVEL 1	1B	PROPOSED	3.5 m²
1B: 2			50.6 m²
LEVEL 2	2A	EXISTING	59.2 m²
LEVEL 2	2A	PROPOSED	7.5 m²
2A: 2			66.7 m²
LEVEL 2	2B	PROPOSED	11.0 m²
LEVEL 2	2B	EXISTING	40.6 m²
2B: 2			51.6 m²
LEVEL 2	2C	PROPOSED	11.3 m²
LEVEL 2	2C	EXISTING	74.4 m²
2C: 2			85.7 m²
LEVEL 3	3A	EXISTING	58.2 m²
LEVEL 3	3A	PROPOSED	7.2 m²
3A: 2			65.3 m²
LEVEL 3	3B	EXISTING	40.5 m²
LEVEL 3	3B	PROPOSED	10.6 m²
3B: 2			51.2 m²
LEVEL 3	3C	EXISTING	61.1 m²
LEVEL 3	3C	PROPOSED	10.8 m²
3C: 2			71.9 m²
LEVEL 3	3D	EXISTING	59.6 m²
LEVEL 3	3D	PROPOSED	11.2 m²
3D: 2			70.8 m²
LEVEL 3	3E	EXISTING	48.0 m²
LEVEL 3	3E	PROPOSED	10.7 m²
3E: 2			58.7 m²
LEVEL 3	3F	EXISTING	47.0 m²
LEVEL 3	3F	PROPOSED	7.4 m²
3F: 2			54.4 m²
LEVEL 4	4A	EXISTING	58.2 m²
LEVEL 4	4A	PROPOSED	7.1 m²
4A: 2			65.3 m²
LEVEL 4	4B	EXISTING	40.5 m²
LEVEL 4	4B	PROPOSED	10.6 m²
4B: 2			51.1 m²
LEVEL 4	4C	EXISTING	61.1 m²
LEVEL 4	4C	PROPOSED	10.8 m²
4C: 2			71.8 m²
LEVEL 4	4D	EXISTING	59.6 m²
LEVEL 4	4D	PROPOSED	11.1 m²
4D: 2			70.7 m²
LEVEL 4	4E	EXISTING	48.0 m²
LEVEL 4	4E	PROPOSED	10.7 m²
4E: 2			58.7 m²
LEVEL 4	4F	EXISTING	47.0 m²
LEVEL 4	4F	PROPOSED	7.3 m²
4F: 2			54.3 m²
LEVEL 5	5A	EXISTING	58.2 m²
LEVEL 5	5A	PROPOSED	7.1 m²
5A: 2			65.2 m²
LEVEL 5	5B	EXISTING	40.5 m²
LEVEL 5	5B	PROPOSED	10.6 m²
5B: 2			51.1 m²
LEVEL 5	5C	EXISTING	61.1 m²
LEVEL 5	5C	PROPOSED	10.8 m²
5C: 2			71.8 m²
LEVEL 5	5D	EXISTING	59.6 m²
LEVEL 5	5D	PROPOSED	11.1 m²
5D: 2			70.7 m²
LEVEL 5	5E	EXISTING	48.0 m²
LEVEL 5	5E	PROPOSED	10.7 m²
5E: 2			58.7 m²
LEVEL 5	5F	EXISTING	47.0 m²
LEVEL 5	5F	PROPOSED	7.3 m²
5F: 2			54.3 m²
LEVEL 6	6A	EXISTING	58.2 m²
LEVEL 6	6A	PROPOSED	7.1 m²
6A: 2			65.2 m²
LEVEL 6	6B	EXISTING	40.5 m²
LEVEL 6	6B	PROPOSED	10.6 m²
6B: 2			51.1 m²
LEVEL 6	6C	EXISTING	61.1 m²
LEVEL 6	6C	PROPOSED	10.8 m²
6C: 2			71.8 m²
LEVEL 6	6D	EXISTING	59.6 m²
LEVEL 6	6D	PROPOSED	11.1 m²
6D: 2			70.7 m²
LEVEL 6	6E	EXISTING	48.0 m²
LEVEL 6	6E	PROPOSED	10.7 m²
6E: 2			58.7 m²
LEVEL 6	6F	EXISTING	47.0 m²
LEVEL 6	6F	PROPOSED	7.3 m²
6F: 2			54.3 m²

GFA - Per Unit - Existing and Proposed			
Level	Name	Area Phase	Area
LEVEL 7	7A	EXISTING	58.2 m²
LEVEL 7	7A	PROPOSED	7.1 m²
7A: 2			65.2 m²
LEVEL 7	7B	EXISTING	40.5 m²
LEVEL 7	7B	PROPOSED	10.6 m²
7B: 2			51.1 m²
LEVEL 7	7C	EXISTING	61.1 m²
LEVEL 7	7C	PROPOSED	10.8 m²
7C: 2			71.8 m²
LEVEL 7	7D	EXISTING	59.6 m²
LEVEL 7	7D	PROPOSED	11.1 m²
7D: 2			70.7 m²
LEVEL 7	7E	EXISTING	48.0 m²
LEVEL 7	7E	PROPOSED	10.7 m²
7E: 2			58.7 m²
LEVEL 7	7F	EXISTING	47.0 m²
LEVEL 7	7F	PROPOSED	7.3 m²
7F: 2			54.3 m²
LEVEL 8	8A	EXISTING	58.2 m²
LEVEL 8	8A	PROPOSED	7.1 m²
8A: 2			65.2 m²
LEVEL 8	8B	EXISTING	40.5 m²
LEVEL 8	8B	PROPOSED	10.6 m²
8B: 2			51.1 m²
LEVEL 8	8C	EXISTING	61.1 m²
LEVEL 8	8C	PROPOSED	10.8 m²
8C: 2			71.8 m²
LEVEL 8	8D	EXISTING	59.6 m²
LEVEL 8	8D	PROPOSED	11.1 m²
8D: 2			70.7 m²
LEVEL 8	8E	EXISTING	48.0 m²
LEVEL 8	8E	PROPOSED	10.7 m²
8E: 2			58.7 m²
LEVEL 8	8F	EXISTING	47.0 m²
LEVEL 8	8F	PROPOSED	7.3 m²
8F: 2			54.3 m²
LEVEL 9	9A	EXISTING	58.2 m²
LEVEL 9	9A	PROPOSED	7.1 m²
9A: 2			65.2 m²
LEVEL 9	9B	EXISTING	40.5 m²
LEVEL 9	9B	PROPOSED	10.6 m²
9B: 2			51.1 m²
LEVEL 9	9C	EXISTING	61.1 m²
LEVEL 9	9C	PROPOSED	10.8 m²
9C: 2			71.8 m²
LEVEL 9	9D	EXISTING	59.6 m²
LEVEL 9	9D	PROPOSED	11.1 m²
9D: 2			70.7 m²
LEVEL 9	9E	EXISTING	48.0 m²
LEVEL 9	9E	PROPOSED	10.7 m²
9E: 2			58.7 m²
LEVEL 9	9F	EXISTING	47.0 m²
LEVEL 9	9F	PROPOSED	7.3 m²
9F: 2			54.3 m²
LEVEL 10	10A	EXISTING	58.2 m²
LEVEL 10	10A	PROPOSED	7.1 m²
10A: 2			65.2 m²
LEVEL 10	10B	EXISTING	40.5 m²
LEVEL 10	10B	PROPOSED	10.6 m²
10B: 2			51.1 m²
LEVEL 10	10C	EXISTING	61.1 m²
LEVEL 10	10C	PROPOSED	10.8 m²
10C: 2			71.8 m²
LEVEL 10	10D	EXISTING	59.6 m²
LEVEL 10	10D	PROPOSED	11.1 m²
10D: 2			70.7 m²
LEVEL 10	10E	EXISTING	48.0 m²
LEVEL 10	10E	PROPOSED	10.7 m²
10E: 2			58.7 m²
LEVEL 10	10F	EXISTING	47.0 m²
LEVEL 10	10F	PROPOSED	7.3 m²
10F: 2			54.3 m²
LEVEL 11	11A	EXISTING	78.6 m²
LEVEL 11	11A	PROPOSED	13.0 m²
11A: 2			91.6 m²
LEVEL 11	11B	PROPOSED	18.8 m²
LEVEL 11	11B	EXISTING	81.6 m²
11B: 2			98.4 m²
LEVEL 11	11C	EXISTING	84.5 m²
LEVEL 11	11C	PROPOSED	16.4 m²
11C: 2			100.9 m²
LEVEL 11	11D	PROPOSED	12.8 m²
LEVEL 11	11D	EXISTING	71.7 m²
11D: 2			84.5 m²
Grand total:			3647.4 m²

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REV.	DESCRIPTION	DATE
RC -	RC LODGEMENT	18.12.2020



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PH. 630-7756
Email: roger@morrisonarchitects.co.nz
Web: www.morrisonarchitects.co.nz

Project Status

PROJECT TITLE:
Avoka Apartments
Reclad / Remedial

PROJECT ADDRESS:
31 Day St, Auckland

SHEET TITLE:
GROSS FLOOR AREA
PLANS - LEVELS 1 - 6

North

Scale Bar
0 1000 2000 5000
SCALE: 1:100

PROJECT ISSUE DATE
Issue Date

SCALES:
1 : 200 at A1

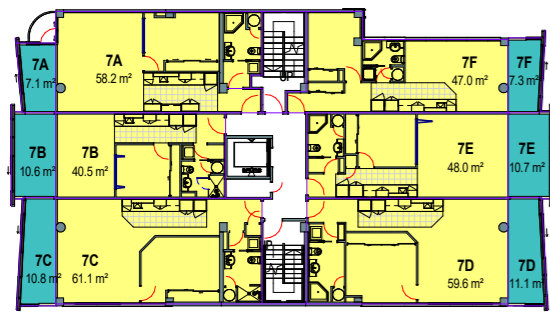
DESIGNER **DRAWN BY** **CHECKER**
Designer QY Checker

PROJECT NO. SHEET NO. REV NO.
765 RC12-01 RC -

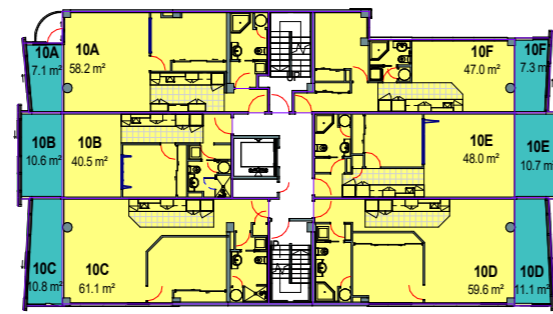
GFA - Per Level - Existing and Proposed		
Level	Area Phase	Area
LEVEL 1	EXISTING	86.0 m²
LEVEL 1	PROPOSED	6.5 m²
		92.5 m²
LEVEL 2	EXISTING	174.2 m²
LEVEL 2	PROPOSED	29.7 m²
		204.0 m²
LEVEL 3	EXISTING	314.4 m²
LEVEL 3	PROPOSED	57.9 m²
		372.3 m²
LEVEL 4	EXISTING	314.4 m²
LEVEL 4	PROPOSED	57.5 m²
		371.9 m²
LEVEL 5	EXISTING	314.4 m²
LEVEL 5	PROPOSED	57.5 m²
		371.9 m²
LEVEL 6	EXISTING	314.4 m²
LEVEL 6	PROPOSED	57.5 m²
		371.9 m²

GFA - Per Level - Existing and Proposed		
Level	Area Phase	Area
LEVEL 7	EXISTING	371.9 m²
LEVEL 7	PROPOSED	314.4 m²
		686.3 m²
LEVEL 8	EXISTING	371.9 m²
LEVEL 8	PROPOSED	57.5 m²
		429.4 m²
LEVEL 9	EXISTING	371.9 m²
LEVEL 9	PROPOSED	57.5 m²
		429.4 m²
LEVEL 10	EXISTING	371.9 m²
LEVEL 10	PROPOSED	57.5 m²
		429.4 m²
LEVEL 11	EXISTING	371.9 m²
LEVEL 11	PROPOSED	316.4 m²
		688.3 m²
Grand total:		3647.4 m²

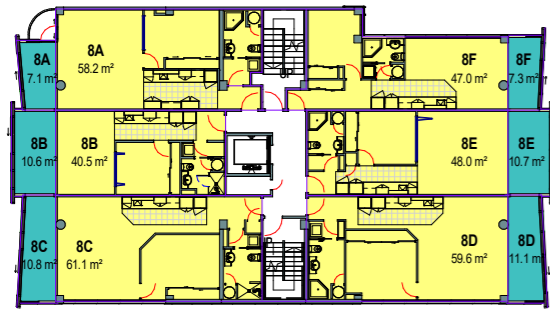
GFA - Total - Existing and Proposed	
Area Phase	Area
EXISTING	3091.7 m²
PROPOSED	555.7 m²
	3647.4 m²



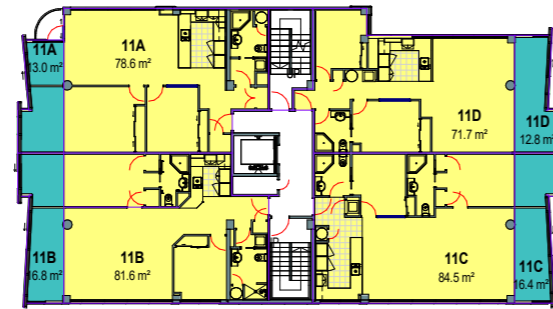
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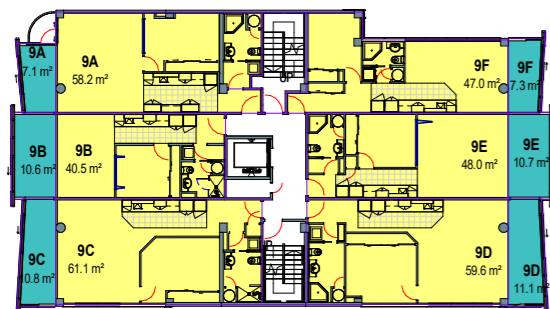
LEVEL 10
1 : 200



LEVEL 8
1 : 200



LEVEL 11
1 : 200



LEVEL 9
1 : 200

GFA - Per Unit - Existing and Proposed			
Level	Name	Area Phase	Area
LEVEL 1	1A	EXISTING	38.9 m ²
LEVEL 1	1A	PROPOSED	3.0 m ²
1A: 2			41.9 m ²
LEVEL 1	1B	EXISTING	47.1 m ²
LEVEL 1	1B	PROPOSED	3.5 m ²
1B: 2			50.6 m ²
LEVEL 2	2A	EXISTING	59.2 m ²
LEVEL 2	2A	PROPOSED	7.5 m ²
2A: 2			66.7 m ²
LEVEL 2	2B	PROPOSED	11.0 m ²
LEVEL 2	2B	EXISTING	40.6 m ²
2B: 2			51.6 m ²
LEVEL 2	2C	PROPOSED	11.3 m ²
LEVEL 2	2C	EXISTING	74.4 m ²
2C: 2			85.7 m ²
LEVEL 3	3A	EXISTING	58.2 m ²
LEVEL 3	3A	PROPOSED	7.2 m ²
3A: 2			65.3 m ²
LEVEL 3	3B	EXISTING	40.5 m ²
LEVEL 3	3B	PROPOSED	10.6 m ²
3B: 2			51.2 m ²
LEVEL 3	3C	EXISTING	61.1 m ²
LEVEL 3	3C	PROPOSED	10.8 m ²
3C: 2			71.9 m ²
LEVEL 3	3D	EXISTING	59.6 m ²
LEVEL 3	3D	PROPOSED	11.2 m ²
3D: 2			70.8 m ²
LEVEL 3	3E	EXISTING	48.0 m ²
LEVEL 3	3E	PROPOSED	10.7 m ²
3E: 2			58.7 m ²
LEVEL 3	3F	EXISTING	47.0 m ²
LEVEL 3	3F	PROPOSED	7.4 m ²
3F: 2			54.4 m ²
LEVEL 4	4A	EXISTING	58.2 m ²
LEVEL 4	4A	PROPOSED	7.1 m ²
4A: 2			65.3 m ²
LEVEL 4	4B	EXISTING	40.5 m ²
LEVEL 4	4B	PROPOSED	10.6 m ²
4B: 2			51.1 m ²
LEVEL 4	4C	EXISTING	61.1 m ²
LEVEL 4	4C	PROPOSED	10.8 m ²
4C: 2			71.8 m ²
LEVEL 4	4D	EXISTING	59.6 m ²
LEVEL 4	4D	PROPOSED	11.1 m ²
4D: 2			70.7 m ²
LEVEL 4	4E	EXISTING	48.0 m ²
LEVEL 4	4E	PROPOSED	10.7 m ²
4E: 2			58.7 m ²
LEVEL 4	4F	EXISTING	47.0 m ²
LEVEL 4	4F	PROPOSED	7.3 m ²
4F: 2			54.3 m ²
LEVEL 5	5A	EXISTING	58.2 m ²
LEVEL 5	5A	PROPOSED	7.1 m ²
5A: 2			65.2 m ²
LEVEL 5	5B	EXISTING	40.5 m ²
LEVEL 5	5B	PROPOSED	10.6 m ²
5B: 2			51.1 m ²
LEVEL 5	5C	EXISTING	61.1 m ²
LEVEL 5	5C	PROPOSED	10.8 m ²
5C: 2			71.8 m ²
LEVEL 5	5D	EXISTING	59.6 m ²
LEVEL 5	5D	PROPOSED	11.1 m ²
5D: 2			70.7 m ²
LEVEL 5	5E	EXISTING	48.0 m ²
LEVEL 5	5E	PROPOSED	10.7 m ²
5E: 2			58.7 m ²
LEVEL 5	5F	EXISTING	47.0 m ²
LEVEL 5	5F	PROPOSED	7.3 m ²
5F: 2			54.3 m ²
LEVEL 6	6A	EXISTING	58.2 m ²
LEVEL 6	6A	PROPOSED	7.1 m ²
6A: 2			65.2 m ²
LEVEL 6	6B	EXISTING	40.5 m ²
LEVEL 6	6B	PROPOSED	10.6 m ²
6B: 2			51.1 m ²
LEVEL 6	6C	EXISTING	61.1 m ²
LEVEL 6	6C	PROPOSED	10.8 m ²
6C: 2			71.8 m ²
LEVEL 6	6D	EXISTING	59.6 m ²
LEVEL 6	6D	PROPOSED	11.1 m ²
6D: 2			70.7 m ²
LEVEL 6	6E	EXISTING	48.0 m ²
LEVEL 6	6E	PROPOSED	10.7 m ²
6E: 2			58.7 m ²
LEVEL 6	6F	EXISTING	47.0 m ²
LEVEL 6	6F	PROPOSED	7.3 m ²
6F: 2			54.3 m ²

GFA - Per Unit - Existing and Proposed			
Level	Name	Area Phase	Area
LEVEL 7	7A	EXISTING	58.2 m ²
LEVEL 7	7A	PROPOSED	7.1 m ²
7A: 2			65.2 m ²
LEVEL 7	7B	EXISTING	40.5 m ²
LEVEL 7	7B	PROPOSED	10.6 m ²
7B: 2			51.1 m ²
LEVEL 7	7C	EXISTING	61.1 m ²
LEVEL 7	7C	PROPOSED	10.8 m ²
7C: 2			71.8 m ²
LEVEL 7	7D	EXISTING	59.6 m ²
LEVEL 7	7D	PROPOSED	11.1 m ²
7D: 2			70.7 m ²
LEVEL 7	7E	EXISTING	48.0 m ²
LEVEL 7	7E	PROPOSED	10.7 m ²
7E: 2			58.7 m ²
LEVEL 7	7F	EXISTING	47.0 m ²
LEVEL 7	7F	PROPOSED	7.3 m ²
7F: 2			54.3 m ²
LEVEL 8	8A	EXISTING	58.2 m ²
LEVEL 8	8A	PROPOSED	7.1 m ²
8A: 2			65.2 m ²
LEVEL 8	8B	EXISTING	40.5 m ²
LEVEL 8	8B	PROPOSED	10.6 m ²
8B: 2			51.1 m ²
LEVEL 8	8C	EXISTING	61.1 m ²
LEVEL 8	8C	PROPOSED	10.8 m ²
8C: 2			71.8 m ²
LEVEL 8	8D	EXISTING	59.6 m ²
LEVEL 8	8D	PROPOSED	11.1 m ²
8D: 2			70.7 m ²
LEVEL 8	8E	EXISTING	48.0 m ²
LEVEL 8	8E	PROPOSED	10.7 m ²
8E: 2			58.7 m ²
LEVEL 8	8F	EXISTING	47.0 m ²
LEVEL 8	8F	PROPOSED	7.3 m ²
8F: 2			54.3 m ²
LEVEL 9	9A	EXISTING	58.2 m ²
LEVEL 9	9A	PROPOSED	7.1 m ²
9A: 2			65.2 m ²
LEVEL 9	9B	EXISTING	40.5 m ²
LEVEL 9	9B	PROPOSED	10.6 m ²
9B: 2			51.1 m ²
LEVEL 9	9C	EXISTING	61.1 m ²
LEVEL 9	9C	PROPOSED	10.8 m ²
9C: 2			71.8 m ²
LEVEL 9	9D	EXISTING	59.6 m ²
LEVEL 9	9D	PROPOSED	11.1 m ²
9D: 2			70.7 m ²
LEVEL 9	9E	EXISTING	48.0 m ²
LEVEL 9	9E	PROPOSED	10.7 m ²
9E: 2			58.7 m ²
LEVEL 9	9F	EXISTING	47.0 m ²
LEVEL 9	9F	PROPOSED	7.3 m ²
9F: 2			54.3 m ²
LEVEL 10	10A	EXISTING	58.2 m ²
LEVEL 10	10A	PROPOSED	7.1 m ²
10A: 2			65.2 m ²
LEVEL 10	10B	EXISTING	40.5 m ²
LEVEL 10	10B	PROPOSED	10.6 m ²
10B: 2			51.1 m ²
LEVEL 10	10C	EXISTING	61.1 m ²
LEVEL 10	10C	PROPOSED	10.8 m ²
10C: 2			71.8 m ²
LEVEL 10	10D	EXISTING	59.6 m ²
LEVEL 10	10D	PROPOSED	11.1 m ²
10D: 2			70.7 m ²
LEVEL 10	10E	EXISTING	48.0 m ²
LEVEL 10	10E	PROPOSED	10.7 m ²
10E: 2			58.7 m ²
LEVEL 10	10F	EXISTING	47.0 m ²
LEVEL 10	10F	PROPOSED	7.3 m ²
10F: 2			54.3 m ²
LEVEL 11	11A	EXISTING	78.6 m ²
LEVEL 11	11A	PROPOSED	13.0 m ²
11A: 2			91.6 m ²
LEVEL 11	11B	PROPOSED	16.8 m ²
LEVEL 11	11B	EXISTING	81.6 m ²
11B: 2			98.4 m ²
LEVEL 11	11C	EXISTING	84.5 m ²
LEVEL 11	11C	PROPOSED	16.4 m ²
11C: 2			100.9 m ²
LEVEL 11	11D	PROPOSED	12.8 m ²
LEVEL 11	11D	EXISTING	71.7 m ²
11D: 2			84.5 m ²
Grand total: 114			3647.4 m ²

GFA - Total - Existing and Proposed	
Area Phase	Area
EXISTING	3091.7 m ²
PROPOSED	555.7 m ²
	3647.4 m²

GFA - Per Level - Existing and Proposed		
Level	Area Phase	Area
LEVEL 1	EXISTING	86.0 m ²
LEVEL 1	PROPOSED	6.5 m ²
		92.5 m ²
LEVEL 2	EXISTING	174.2 m ²
LEVEL 2	PROPOSED	29.7 m ²
		204.0 m ²
LEVEL 3	EXISTING	314.4 m ²
LEVEL 3	PROPOSED	57.9 m ²
		372.3 m ²
LEVEL 4	EXISTING	314.4 m ²
LEVEL 4	PROPOSED	57.5 m ²
		371.9 m ²
LEVEL 5	EXISTING	314.4 m ²
LEVEL 5	PROPOSED	57.5 m ²
		371.9 m ²
LEVEL 6	EXISTING	314.4 m ²
LEVEL 6	PROPOSED	57.5 m ²
		371.9 m ²

GFA - Per Level - Existing and Proposed		
Level	Area Phase	Area
LEVEL 7	EXISTING	314.4 m ²
LEVEL 7	PROPOSED	57.5 m ²
		371.9 m ²
LEVEL 8	EXISTING	314.4 m ²
LEVEL 8	PROPOSED	57.5 m ²
		371.9 m ²
LEVEL 9	EXISTING	314.4 m ²
LEVEL 9	PROPOSED	57.5 m ²
		371.9 m ²
LEVEL 10	EXISTING	314.4 m ²
LEVEL 10	PROPOSED	57.5 m ²
		371.9 m ²
LEVEL 11	EXISTING	316.4 m ²
LEVEL 11	PROPOSED	59.1 m ²
		375.4 m ²
Grand total: 114		3647.4 m ²

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REV.	DESCRIPTION	DATE
RC -	RC LODGEMENT	18.12.2020



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PH. 630-7756

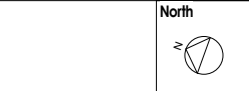
Email: roger@morrisonarchitects.co.nz
Web: www.morrisonarchitects.co.nz

Project Status

PROJECT TITLE:
**Avoka Apartments
Reclad / Remedial**

PROJECT ADDRESS:
31 Day St, Auckland

SHEET TITLE:
**GROSS FLOOR AREA
PLANS - LEVELS 7 - 11**



Scale Bar
0 1000 2000 5000
SCALE: 1:100

PROJECT ISSUE DATE
Issue Date

SCALES:
1 : 200 at A1

DESIGNER DRAWN BY CHECKER
Designer QY Checker

PROJECT NO. SHEET NO. REV NO.
765 RC12-02 RC -

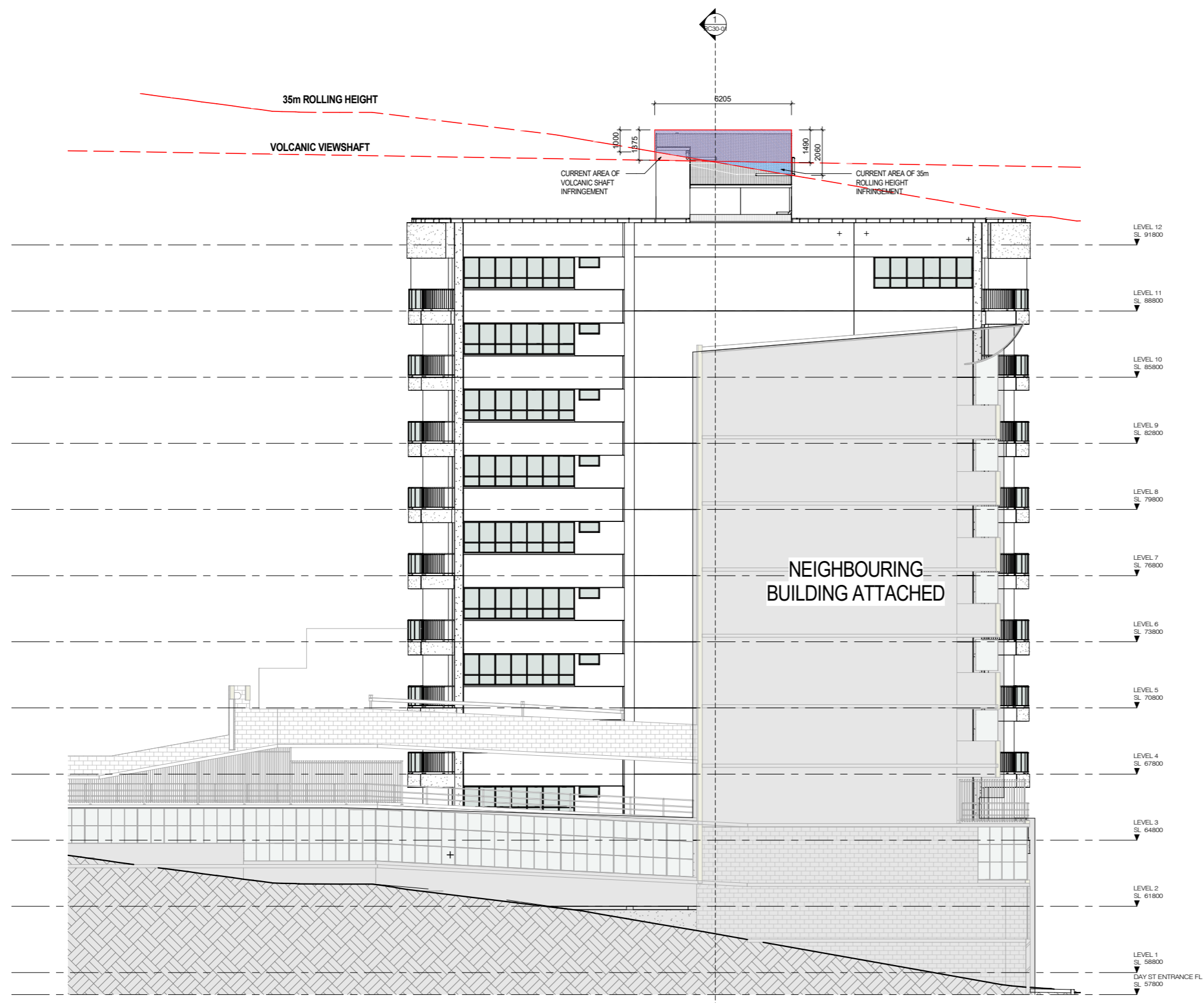
INFRINGEMENTS LEGEND

	AREA OF VOLCANIC SHAFT INFRINGEMENT
	AREA OF 35m ROLLING HEIGHT INFRINGEMENT
	AREA OF OVERLAP BETWEEN VOLCANIC SHAFT AND 35m ROLLING HEIGHT INFRINGEMENT

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REV.	DESCRIPTION	DATE
RC -	RC LODGEMENT	18.12.2020



1 EXISTING - EAST ELEVATION
 1 : 100



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 PH. 630-7756

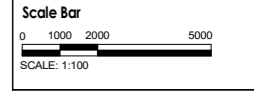
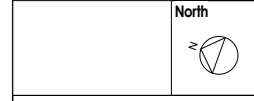
Email: roger@morrisonarchitects.co.nz
 Web: www.morrisonarchitects.co.nz

Project Status

PROJECT TITLE:
**Avoka Apartments
 Reclad / Remedial**

PROJECT ADDRESS:
31 Day St, Auckland

SHEET TITLE:
**EXISTING ELEVATION -
 EAST**



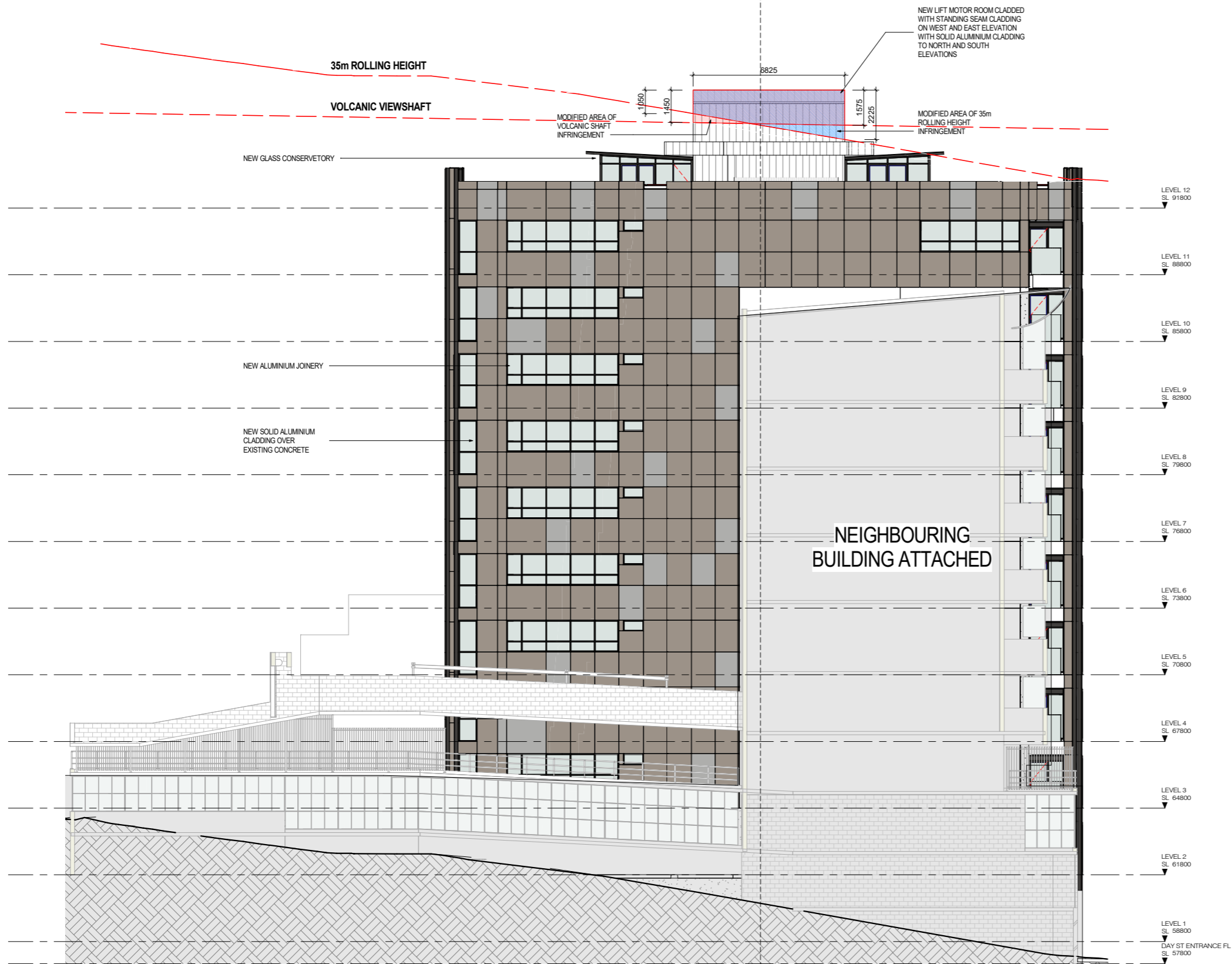
PROJECT ISSUE DATE
Issue Date

SCALES:
1 : 100 at A1

DESIGNER DRAWN BY CHECKER
 Designer QY Checker

PROJECT NO. SHEET NO. REV NO.
765 RC20-01 RC -

BIM 360/765 - Avoka Apartment Reclad/765 - Avoka Apartments_BC.rvt



INFRINGEMENTS LEGEND

	AREA OF VOLCANIC SHAFT INFRINGEMENT
	AREA OF 35m ROLLING HEIGHT INFRINGEMENT
	AREA OF OVERLAP BETWEEN VOLCANIC SHAFT AND 35m ROLLING HEIGHT INFRINGEMENT

COLOUR LEGENND KEY

Represented Colour	Actual Colour
	9007317K Duratec® Metropolis® Silver Pearl Kinetic LRV 47% RGB 174 174 172
	9003059K Duratec® Matt Champagne Kinetic LRV 35% RGB 156 146 136
	9008109M Duratec® Matt Ironsand LRV 08% RGB 65 63 61

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REV.	DESCRIPTION	DATE
RC -	RC LODGEMENT	18.12.2020



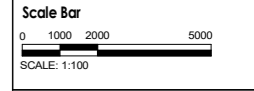
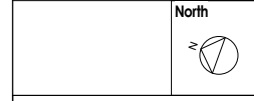
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MT. EDEN, AUCKLAND 1024
PH. 630-7756**
Email: roger@morrisonarchitects.co.nz
Web: www.morrisonarchitects.co.nz

Project Status

PROJECT TITLE:
**Avoka Apartments
Reclad / Remedial**

PROJECT ADDRESS:
31 Day St, Auckland

SHEET TITLE:
**PROPOSED ELEVATION -
EAST**



PROJECT ISSUE DATE
Issue Date

SCALES:
As indicated at A1

DESIGNER	DRAWN BY	CHECKER
Designer	QY	Checker

PROJECT NO.	SHEET NO.	REV NO.
765	RC20-02	RC -

1 PROPOSED - EAST ELEVATION
1 : 100

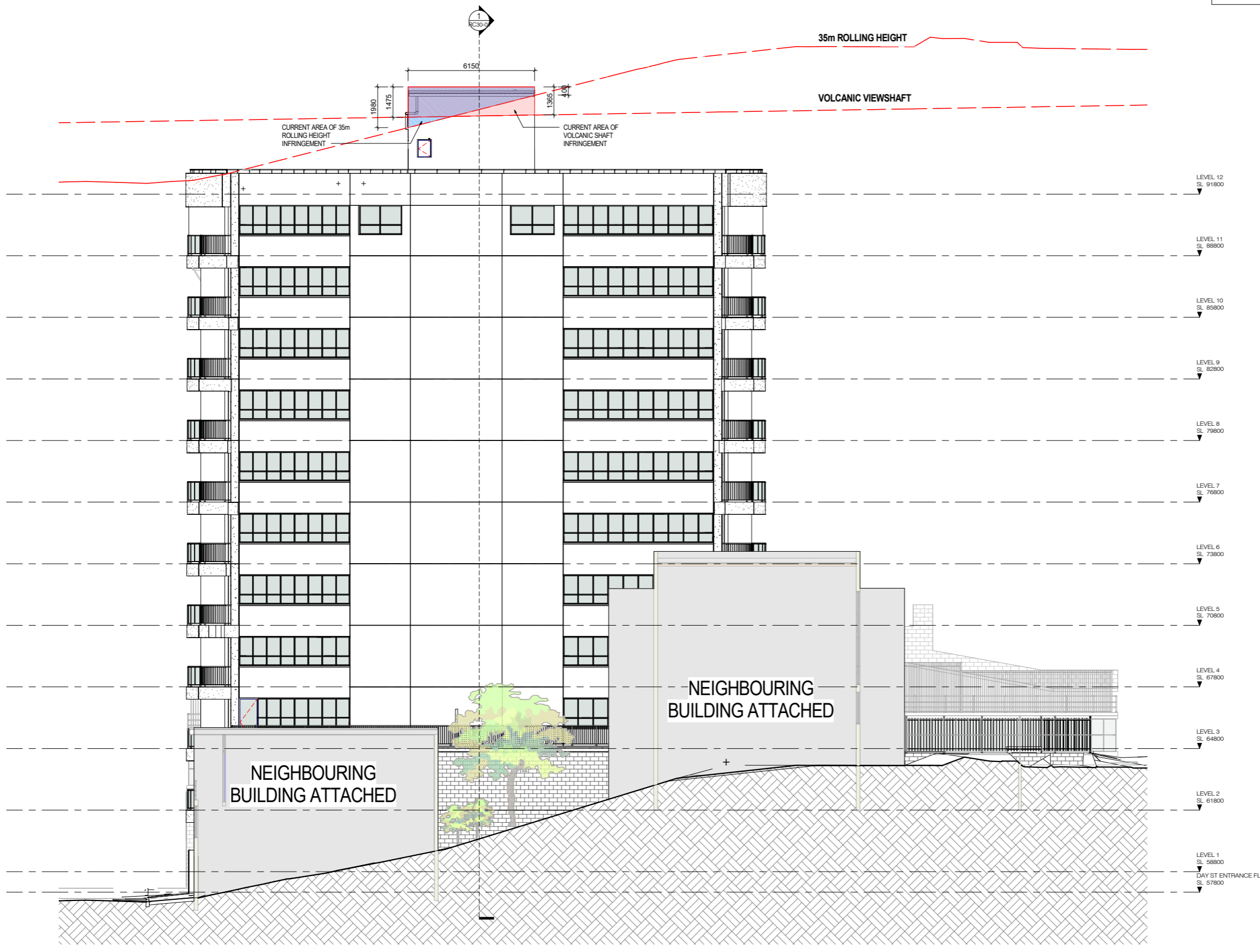
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REV.	DESCRIPTION	DATE
RC -	RC LOGGEMENT	18.12.2020

INFRINGEMENTS LEGEND

- AREA OF VOLCANIC SHAFT INFRINGEMENT
- AREA OF 35m ROLLING HEIGHT INFRINGEMENT
- AREA OF OVERLAP BETWEEN VOLCANIC SHAFT AND 35m ROLLING HEIGHT INFRINGEMENT



1 **EXISTING ELEVATION - WEST**
 1 : 100



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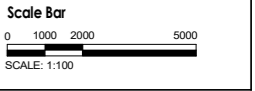
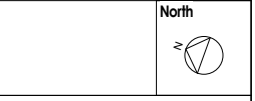
Email: roger@morrisonarchitects.co.nz
 Web: www.morrisonarchitects.co.nz

Project Status

PROJECT TITLE:
**Avoka Apartments
 Reclad / Remedial**

PROJECT ADDRESS:
31 Day St, Auckland

SHEET TITLE:
**EXISTING - WEST
 ELEVATION**



PROJECT ISSUE DATE
Issue Date

SCALES:
1 : 100 at A1

DESIGNER	DRAWN BY	CHECKER
Designer	QY	Checker

PROJECT NO.	SHEET NO.	REV NO.
765	RC20-03	RC -

BIM 360/765 - Avoka Apartment Reclad/765 - Avoka Apartments_BC.rvt

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DATE STAMP 12/16/2020 4:13:50 PM

REV.	DESCRIPTION	DATE
RC -	RC LOGGEMENT	18.12.2020

INFRINGEMENTS LEGEND

	AREA OF VOLCANIC SHAFT INFRINGEMENT
	AREA OF 35m ROLLING HEIGHT INFRINGEMENT
	AREA OF OVERLAP BETWEEN VOLCANIC SHAFT AND 35m ROLLING HEIGHT INFRINGEMENT

COLOUR LEGENND KEY

Represented Colour	Actual Colour
	9007317K Duratec® Metropolis® Silver Pearl Kinetic LRV 47% RGB 174 174 172
	9003059K Duratec® Matt Champagne Kinetic LRV 35% RGB 156 146 136
	9008109M Duratec® Matt Ironsand LRV 08% RGB 65 63 61



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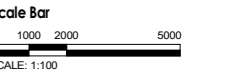
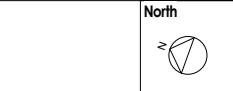
Email: roger@morrisonarchitects.co.nz
 Web: www.morrisonarchitects.co.nz

Project Status

PROJECT TITLE:
**Avoka Apartments
 Reclad / Remedial**

PROJECT ADDRESS:
31 Day St, Auckland

SHEET TITLE:
**PROPOSED ELEVATION -
 WEST**

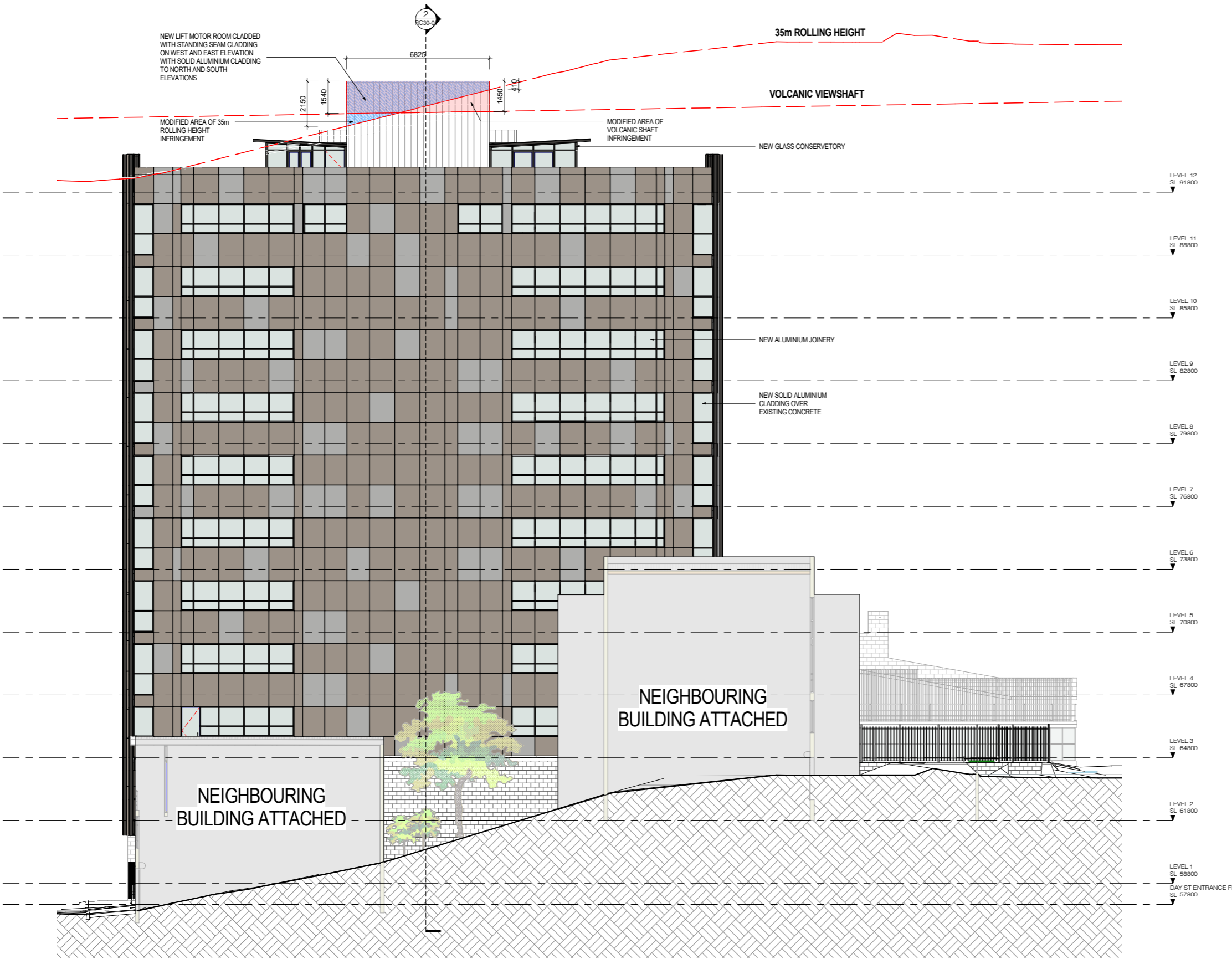


PROJECT ISSUE DATE
Issue Date

SCALES:
As indicated at A1

DESIGNER	DRAWN BY	CHECKER
Designer	QY	Checker

PROJECT NO.	SHEET NO.	REV. NO.
765	RC20-04	RC -



1 PROPOSED - WEST ELEVATION
 1 : 100

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DATE STAMP 12/16/2020 4:14:05 PM

REV.	DESCRIPTION	DATE
RC -	RC LODGEMENT	18.12.2020

INFRAINGEMENTS LEGEND

	AREA OF VOLCANIC SHAFT INFRAINGEMENT
	AREA OF 35m ROLLING HEIGHT INFRAINGEMENT
	AREA OF OVERLAP BETWEEN VOLCANIC SHAFT AND 35m ROLLING HEIGHT INFRAINGEMENT

COLOUR LEGENND KEY

Represented Colour	Actual Colour
	9007317K Duratec® Metropolis® Silver Pearl Kinetic LRV 47% RGB 174 174 172
	9003059K Duratec® Matt Champagne Kinetic LRV 35% RGB 156 146 136
	9008109M Duratec® Matt Ironsand LRV 08% RGB 65 63 61



1 **EXISTING - NORTH ELEVATION**
1 : 100



2 **PROPOSED - NORTH ELEVATION**
1 : 100



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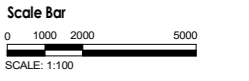
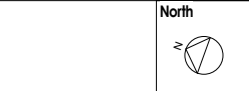
Email: roger@morrisonarchitects.co.nz
 Web: www.morrisonarchitects.co.nz

Project Status

PROJECT TITLE:
**Avoka Apartments
 Reclad / Remedial**

PROJECT ADDRESS:
31 Day St, Auckland

SHEET TITLE:
ELEVATION - NORTH



PROJECT ISSUE DATE
Issue Date

SCALES:
As indicated at A1

DESIGNER	DRAWN BY	CHECKER
Designer	QY	Checker

PROJECT NO.	SHEET NO.	REV NO.
765	RC20-05	RC -

BIM 360/7765 - Avoka Apartment Reclad/765 - Avoka Apartments_BC.rvt



1 EXISTING - SOUTH ELEVATION
1:100



2 PROPOSED - SOUTH ELEVATION
1:100

INFRINGEMENTS LEGEND

- AREA OF VOLCANIC SHAFT INFRINGEMENT
- AREA OF 35m ROLLING HEIGHT INFRINGEMENT
- AREA OF OVERLAP BETWEEN VOLCANIC SHAFT AND 35m ROLLING HEIGHT INFRINGEMENT

COLOUR LEGENND KEY

Represented Colour	Actual Colour
	9007317K Duratec® Metropolis® Silver Pearl Kinetic LRV 47% RGB 174 174 172
	9003059K Duratec® Matt Champagne Kinetic LRV 35% RGB 156 146 136
	9008109M Duratec® Matt Ironsand LRV 08% RGB 65 63 61

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REV.	DESCRIPTION	DATE
RC -	RC LODGEMENT	18.12.2020



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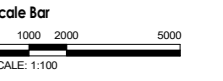
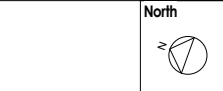
Email: roger@morrisonarchitects.co.nz
Web: www.morrisonarchitects.co.nz

Project Status

PROJECT TITLE:
**Avoka Apartments
Reclad / Remedial**

PROJECT ADDRESS:
31 Day St, Auckland

SHEET TITLE:
ELEVATION - SOUTH



PROJECT ISSUE DATE
Issue Date

SCALES:
As indicated at A1

DESIGNER	DRAWN BY	CHECKER
Designer	QY	Checker

PROJECT NO.	SHEET NO.	REV NO.
765	RC20-06	RC -

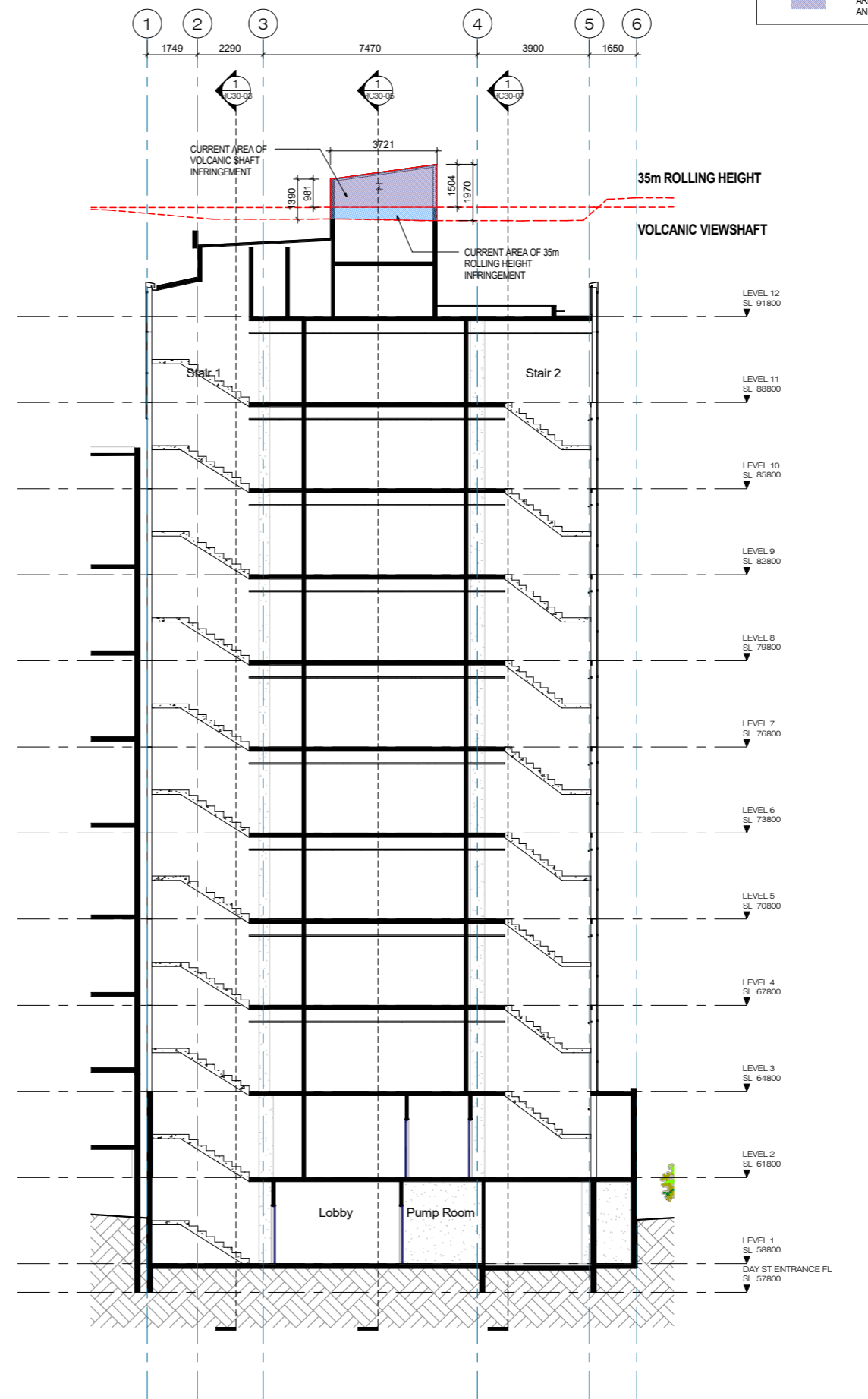
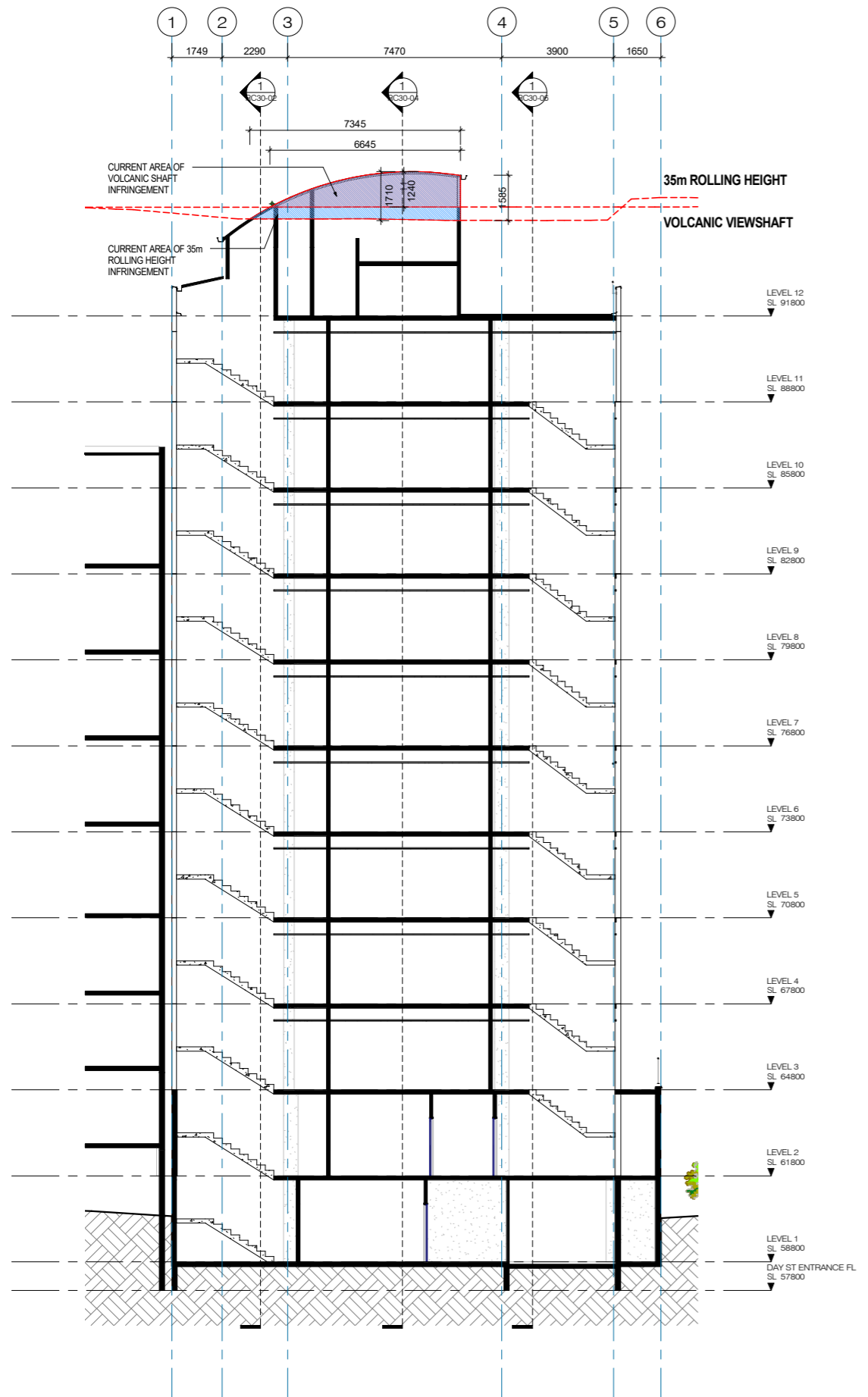
INFRINGEMENTS LEGEND

	AREA OF VOLCANIC SHAFT INFRINGEMENT
	AREA OF 35m ROLLING HEIGHT INFRINGEMENT
	AREA OF OVERLAP BETWEEN VOLCANIC SHAFT AND 35m ROLLING HEIGHT INFRINGEMENT

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DATE STAMP 12/16/2020 6:14:24 PM

REV.	DESCRIPTION	DATE
RC -	RC LOGGEMENT	18.12.2020



1 EXISTING CROSS SECTION
 RC01-01 1 : 100

2 PROPOSED CROSS SECTION
 RC01-02 1 : 100



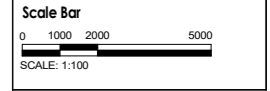
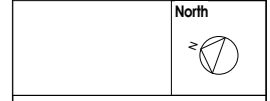
**Unit 3A 475 MT. EDEN ROAD,
 MT. EDEN, AUCKLAND 1024
 PH. 630-7756**
 Email: roger@morrisonarchitects.co.nz
 Web: www.morrisonarchitects.co.nz

Project Status

PROJECT TITLE:
**Avoka Apartments
 Reclad / Remedial**

PROJECT ADDRESS:
31 Day St, Auckland

SHEET TITLE:
CROSS SECTION



PROJECT ISSUE DATE
Issue Date

SCALES:
1 : 100 at A1

DESIGNER DRAWN BY CHECKER
 Designer QY Checker

PROJECT NO. SHEET NO. REV NO.
765 RC30-01 RC -

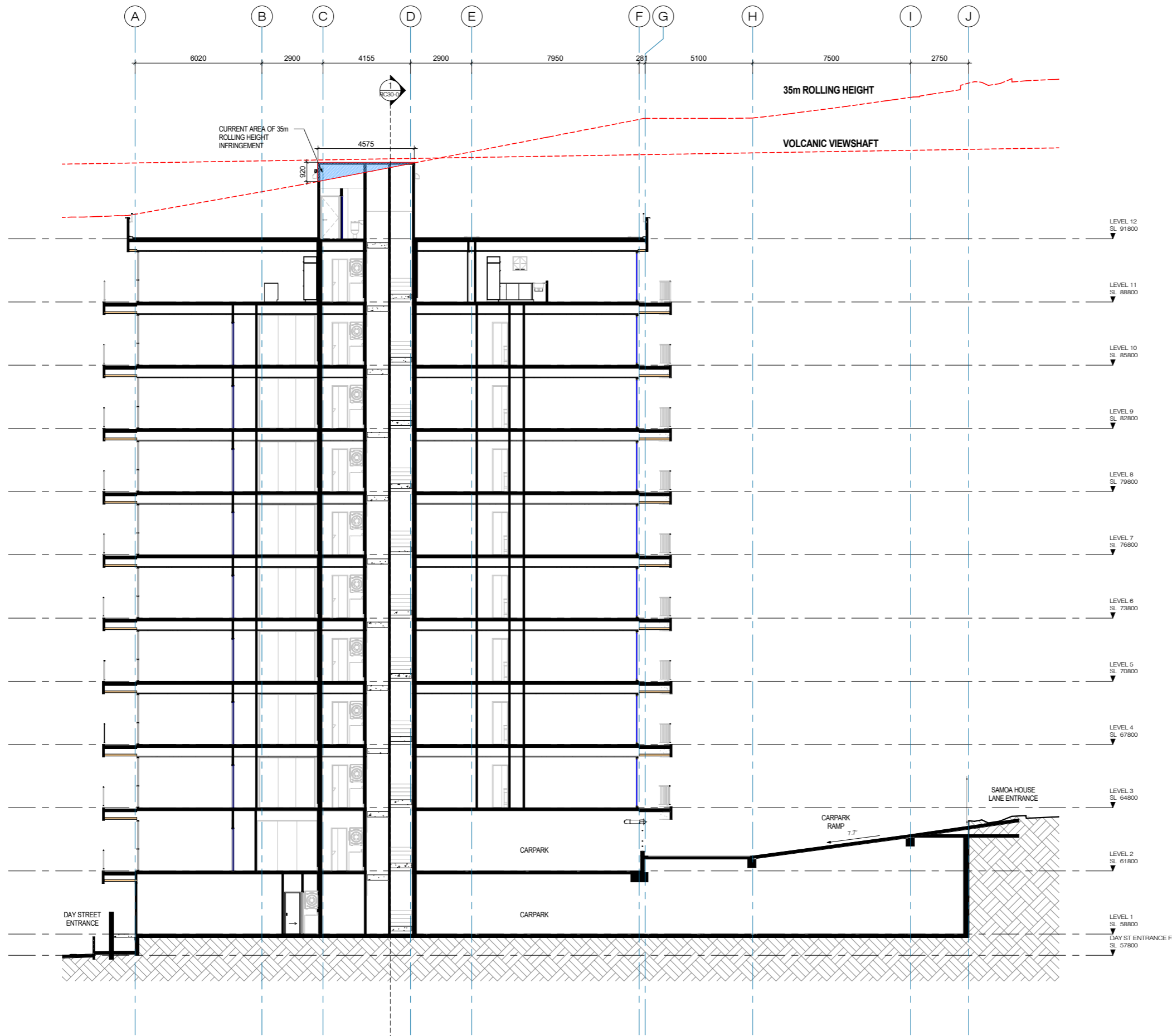
INFRINGEMENTS LEGEND

	AREA OF VOLCANIC SHAFT INFRINGEMENT
	AREA OF 35m ROLLING HEIGHT INFRINGEMENT
	AREA OF OVERLAP BETWEEN VOLCANIC SHAFT AND 35m ROLLING HEIGHT INFRINGEMENT

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DATE STAMP 12/16/2020 4:14:29 PM

REV.	DESCRIPTION	DATE
RC -	RC LOGGEMENT	18.12.2020



1 EXISTING LONG SECTION 1
 RC01-04 1:100



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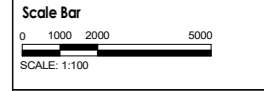
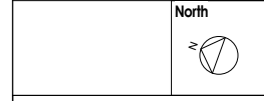
Email: roger@morrisonarchitects.co.nz
 Web: www.morrisonarchitects.co.nz

Project Status

PROJECT TITLE:
**Avoka Apartments
 Reclad / Remedial**

PROJECT ADDRESS:
31 Day St, Auckland

SHEET TITLE:
**EXISTING LONG
 SECTION 1**



PROJECT ISSUE DATE
Issue Date

SCALES:
1:100 at A1

DESIGNER	DRAWN BY	CHECKER
Designer	QY	Checker

PROJECT NO. SHEET NO.	REV NO.
765 RC30-02 RC -	

BIM 360/7765 - Avoka Apartment Reclad/765 - Avoka Apartments_BC.rvt

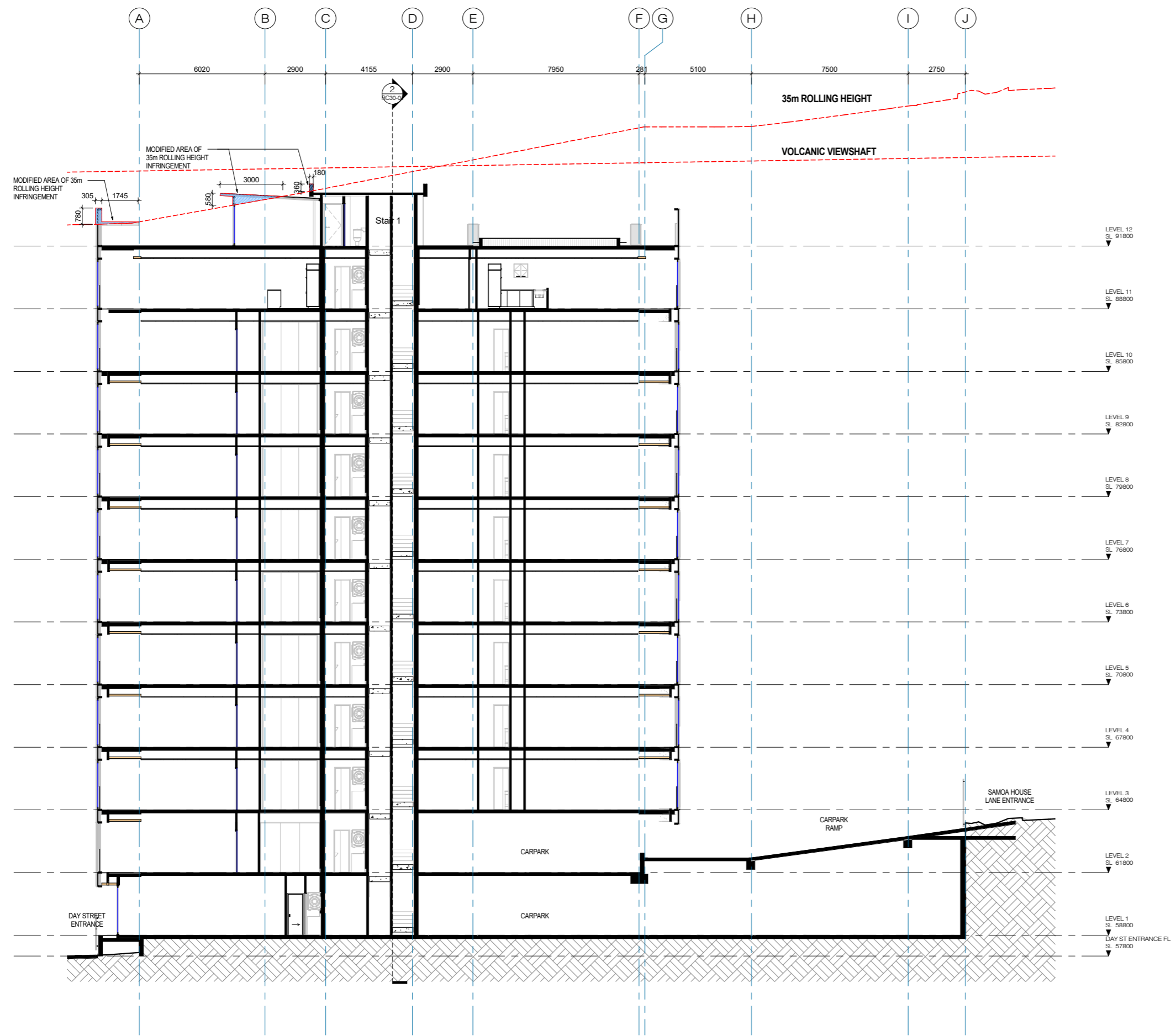
INFRINGEMENTS LEGEND

	AREA OF VOLCANIC SHAFT INFRINGEMENT
	AREA OF 35m ROLLING HEIGHT INFRINGEMENT
	AREA OF OVERLAP BETWEEN VOLCANIC SHAFT AND 35m ROLLING HEIGHT INFRINGEMENT

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DATE STAMP 12/16/2020 4:14:33 PM

REV.	DESCRIPTION	DATE
RC -	RC LOGGEMENT	18.12.2020



1 PROPOSED LONG SECTION 1
 RC01-04 1 : 100



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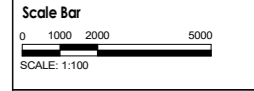
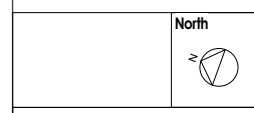
Email: roger@morrisonarchitects.co.nz
 Web: www.morrisonarchitects.co.nz

Project Status

PROJECT TITLE:
**Avoka Apartments
 Reclad / Remedial**

PROJECT ADDRESS:
31 Day St, Auckland

SHEET TITLE:
**PROPOSED LONG
 SECTION 1**



PROJECT ISSUE DATE
Issue Date

SCALES:
1 : 100 at A1

DESIGNER DRAWN BY CHECKER
 Designer QY Checker

PROJECT NO. SHEET NO. REV NO.
765 RC30-03 RC -

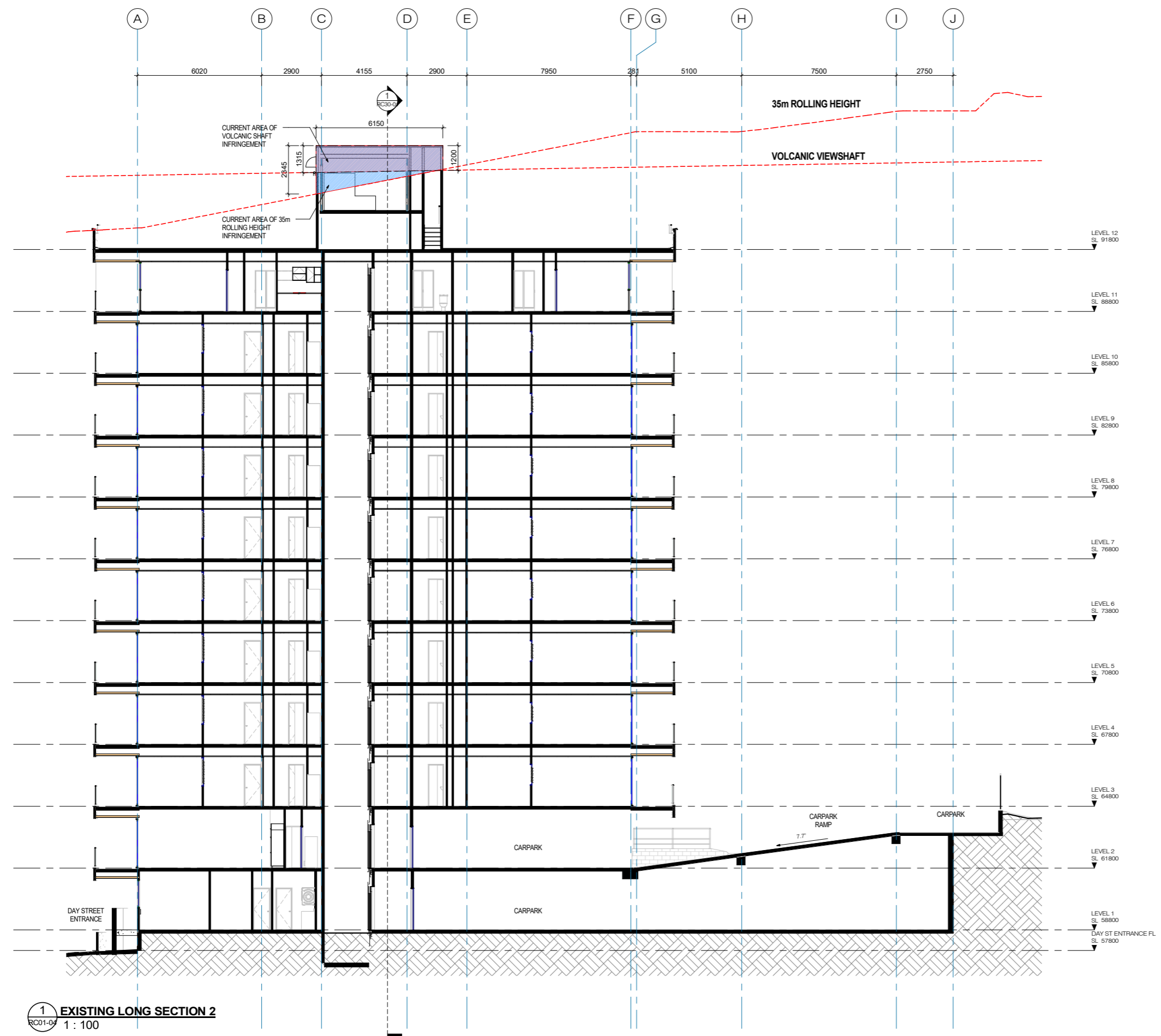
INFRINGEMENTS LEGEND

- AREA OF VOLCANIC SHAFT INFRINGEMENT
- AREA OF 35m ROLLING HEIGHT INFRINGEMENT
- AREA OF OVERLAP BETWEEN VOLCANIC SHAFT AND 35m ROLLING HEIGHT INFRINGEMENT

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DATE STAMP 12/16/2020 4:14:38 PM

REV.	DESCRIPTION	DATE
RC -	RC LOGGEMENT	18.12.2020



1 EXISTING LONG SECTION 2
 RC01-04
 1 : 100



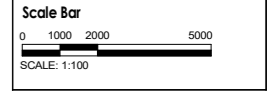
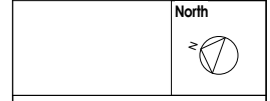
**Unit 3A 475 MT. EDEN ROAD,
 MT. EDEN, AUCKLAND 1024
 PH. 630-7756**
 Email: roger@morrisonarchitects.co.nz
 Web: www.morrisonarchitects.co.nz

Project Status

PROJECT TITLE:
**Avoka Apartments
 Reclad / Remedial**

PROJECT ADDRESS:
31 Day St, Auckland

SHEET TITLE:
**EXISTING LONG
 SECTION 2**



PROJECT ISSUE DATE
Issue Date

SCALES:
1 : 100 at A1

DESIGNER **DRAWN BY** **CHECKER**
 Designer QY Checker

PROJECT NO. SHEET NO. **REV NO.**
765 **RC30-04 RC -**

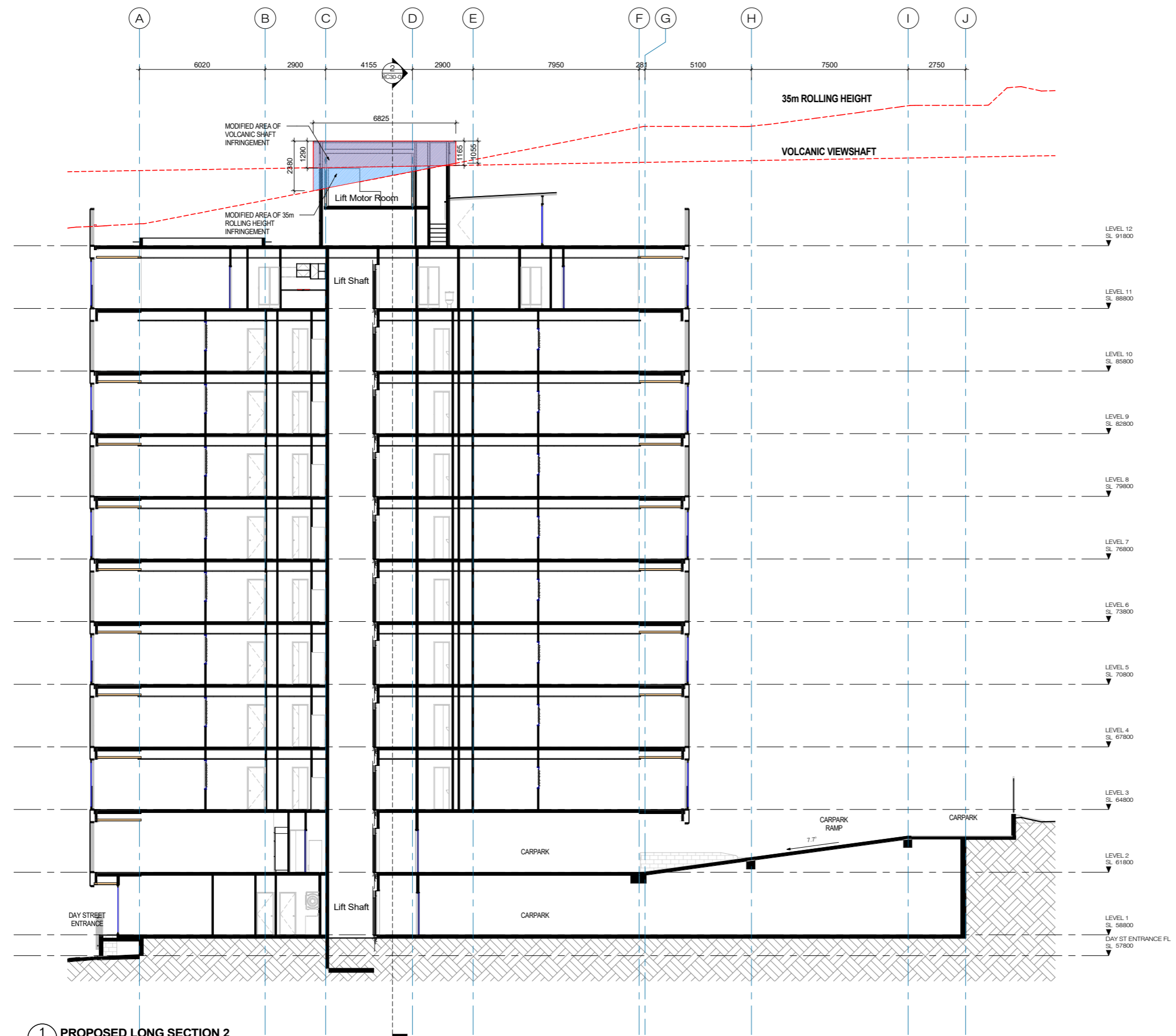
INFRINGEMENTS LEGEND

- AREA OF VOLCANIC SHAFT INFRINGEMENT
- AREA OF 35m ROLLING HEIGHT INFRINGEMENT
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DATE STAMP 12/16/2020 4:14:42 PM

REV.	DESCRIPTION	DATE
RC -	RC LOGGEMENT	18.12.2020



1 PROPOSED LONG SECTION 2
 RC01-04 1:100



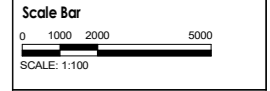
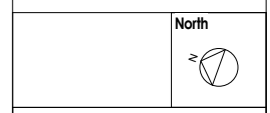
**Unit 3A 475 MT. EDEN ROAD,
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Project Status

PROJECT TITLE:
**Avoka Apartments
 Reclad / Remedial**

PROJECT ADDRESS:
31 Day St, Auckland

SHEET TITLE:
**PROPOSED LONG
 SECTION 2**



PROJECT ISSUE DATE
Issue Date

SCALES:
1:100 at A1

DESIGNER DRAWN BY CHECKER
 Designer QY Checker

PROJECT NO. SHEET NO. REV NO.
765 RC30-05 RC -

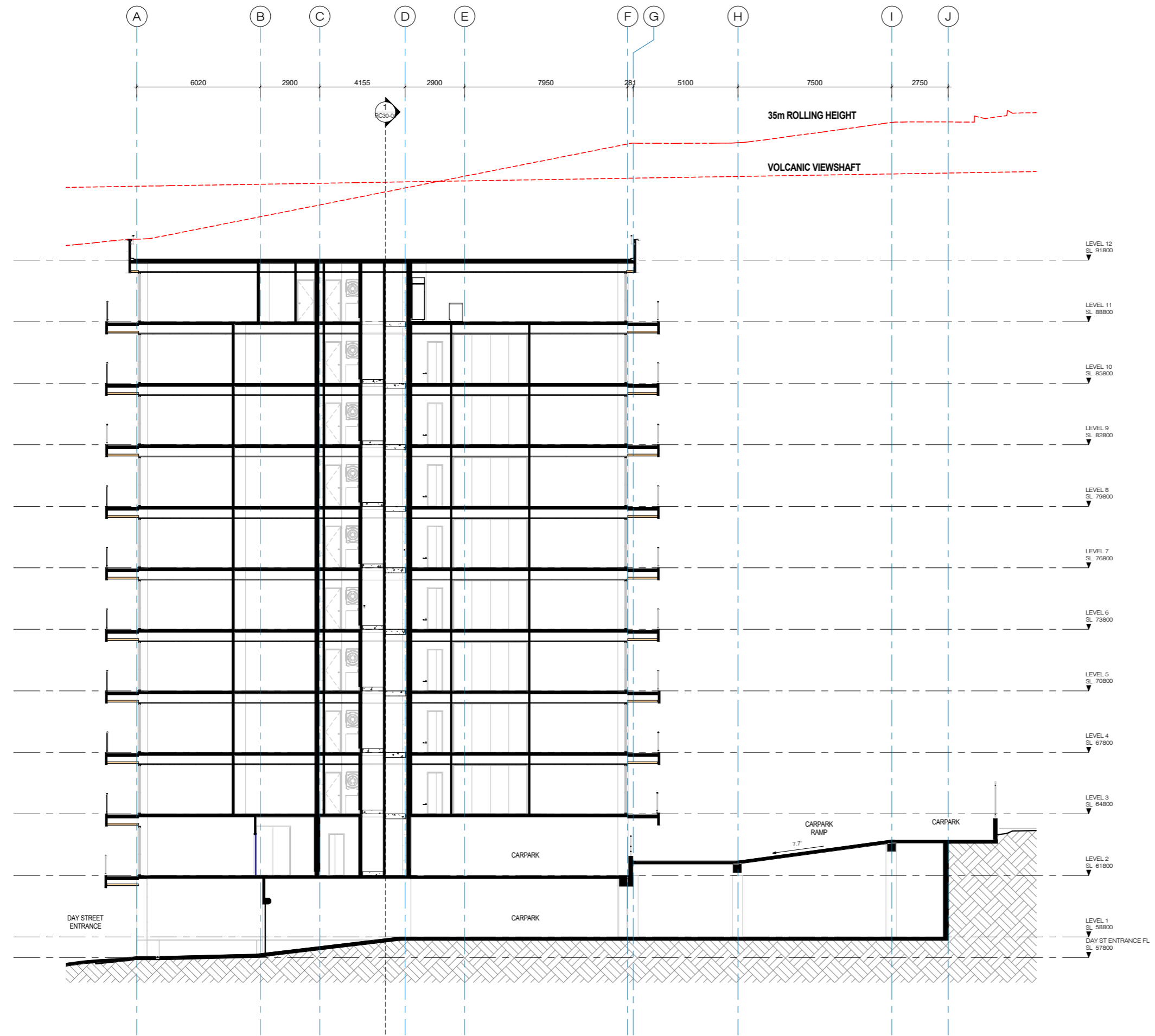
INFRINGEMENTS LEGEND

- AREA OF VOLCANIC SHAFT INFRINGEMENT
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REV.	DESCRIPTION	DATE
RC -	RC LOGGEMENT	18.12.2020



1 EXISTING LONG SECTION 3
 RC01-04 1:100



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Project Status

PROJECT TITLE:
**Avoka Apartments
 Reclad / Remedial**

PROJECT ADDRESS:
31 Day St, Auckland

SHEET TITLE:
**EXISTING LONG
 SECTION 3**

North

Scale Bar
 0 1000 2000 5000
 SCALE: 1:100

PROJECT ISSUE DATE
Issue Date

SCALES:
1:100 at A1

DESIGNER	DRAWN BY	CHECKER
Designer	QY	Checker

PROJECT NO. SHEET NO. REV NO.
765 RC30-06 RC -

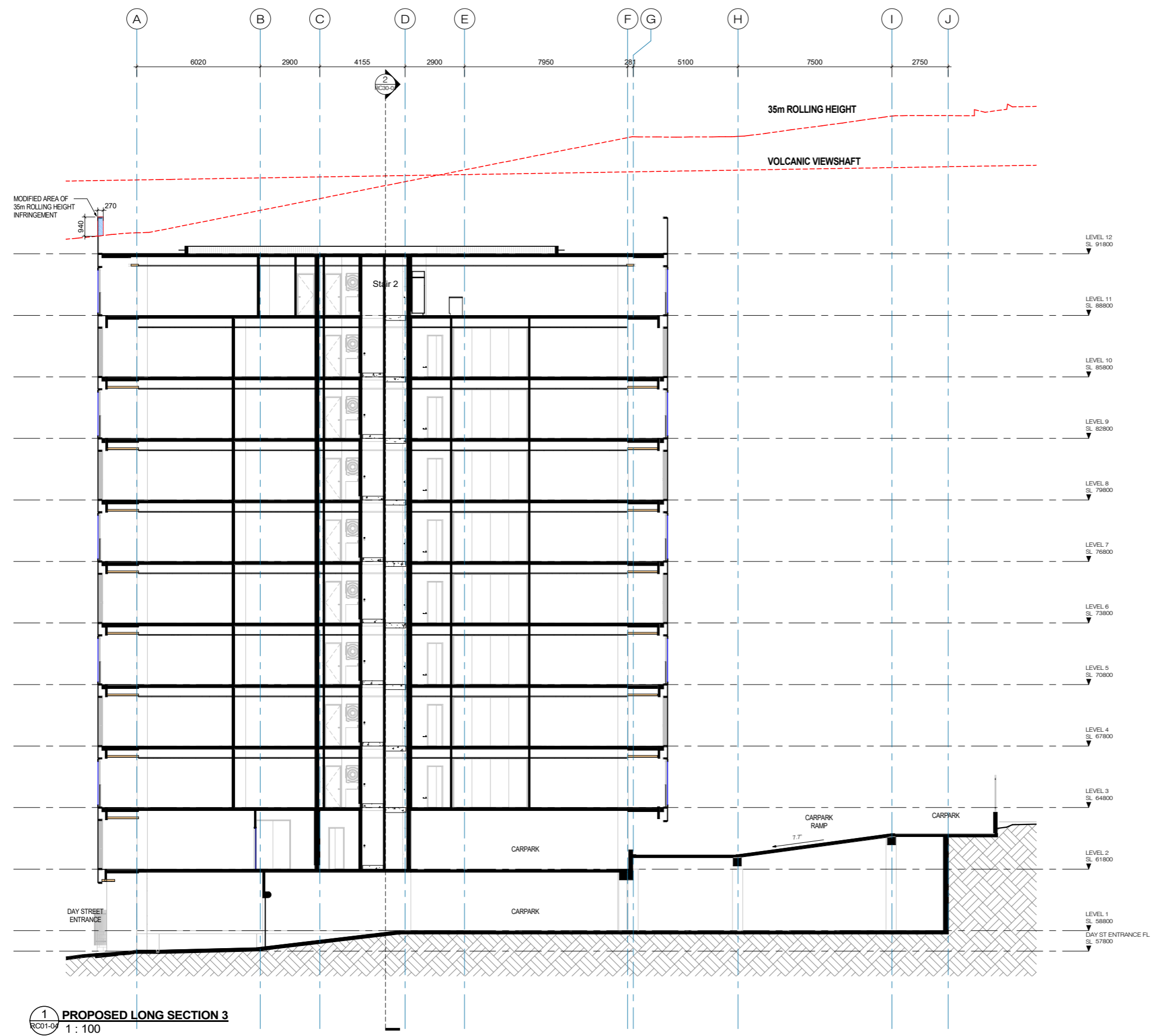
INFRINGEMENTS LEGEND

- AREA OF VOLCANIC SHAFT INFRINGEMENT
- AREA OF 35m ROLLING HEIGHT INFRINGEMENT
- AREA OF OVERLAP BETWEEN VOLCANIC SHAFT AND 35m ROLLING HEIGHT INFRINGEMENT

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DATE STAMP 12/16/2020 4:14:51 PM

REV.	DESCRIPTION	DATE
RC -	RC LOGGEMENT	18.12.2020



1 PROPOSED LONG SECTION 3
 1 : 100



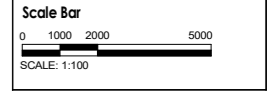
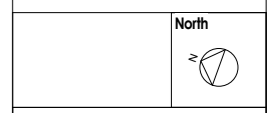
**Unit 3A 475 MT. EDEN ROAD,
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Project Status

PROJECT TITLE:
**Avoka Apartments
 Reclad / Remedial**

PROJECT ADDRESS:
31 Day St, Auckland

SHEET TITLE:
**PROPOSED LONG
 SECTION 3**



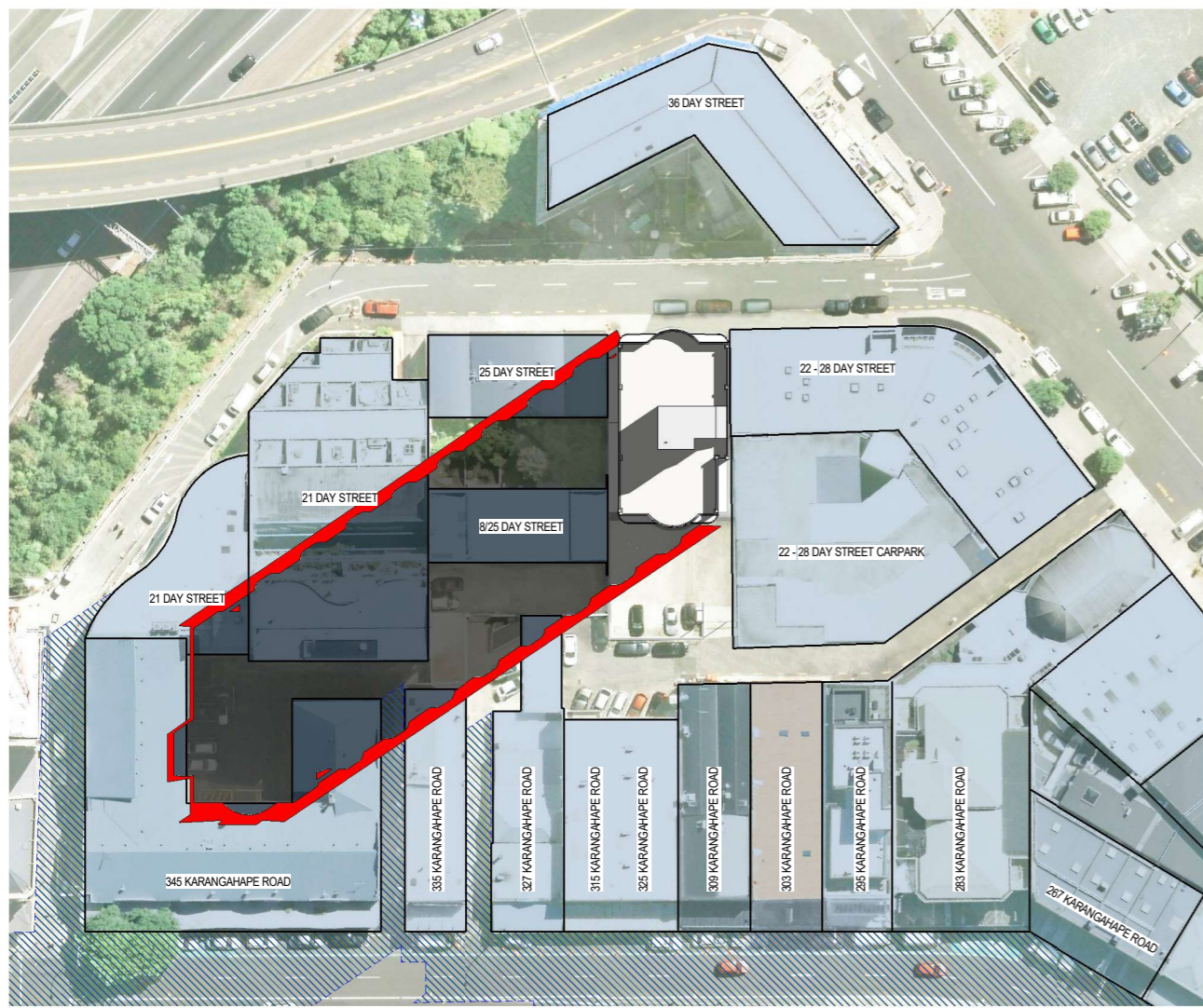
PROJECT ISSUE DATE
Issue Date

SCALES:
1 : 100 at A1

DESIGNER **DRAWN BY** **CHECKER**
 Designer QY Checker

PROJECT NO. SHEET NO. **REV NO.**
765 **RC30-07** **RC -**

21 JUN - 11AM



SHADOW MAP LEGEND

- NEIGHBOURING BUILDING FOOTPRINT
- SHADOW CAST BY EXISTING AVOKA APARTMENTS BUILDING
- CAST SHADOW INCREASE DUE TO PROPOSED FACADE AND CLADDING REMEDIATION
- SHADOW CAST BY EXISTING BUILDINGS ON KARANGAHAPE ROAD ON DEC21

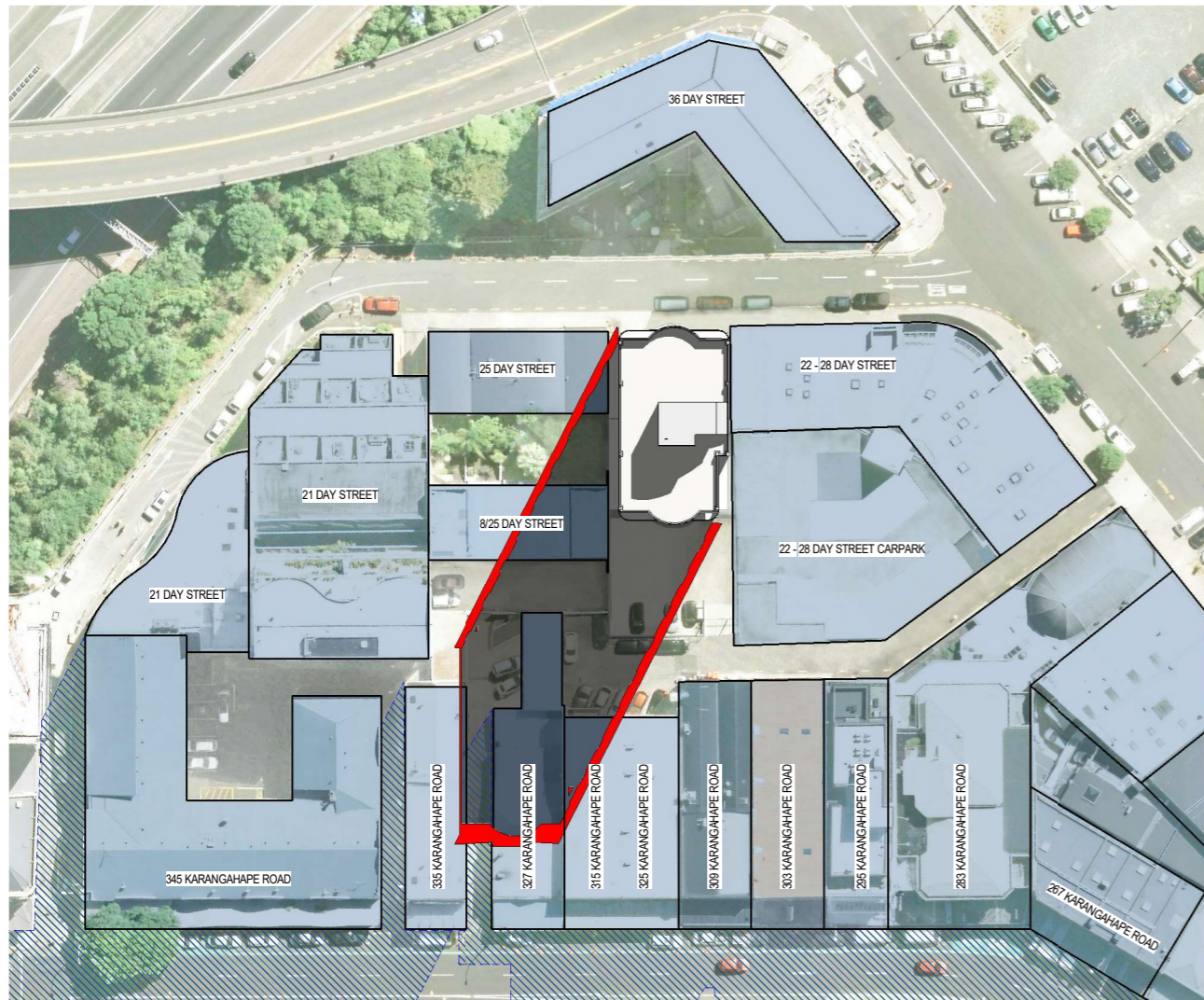
JUNE 21 2020 WINTER SOLSTICE
SEPTEMBER 23 2020 SPRING EQUINOX
DECEMBER 21 2020 SUMMER SOLSTICE

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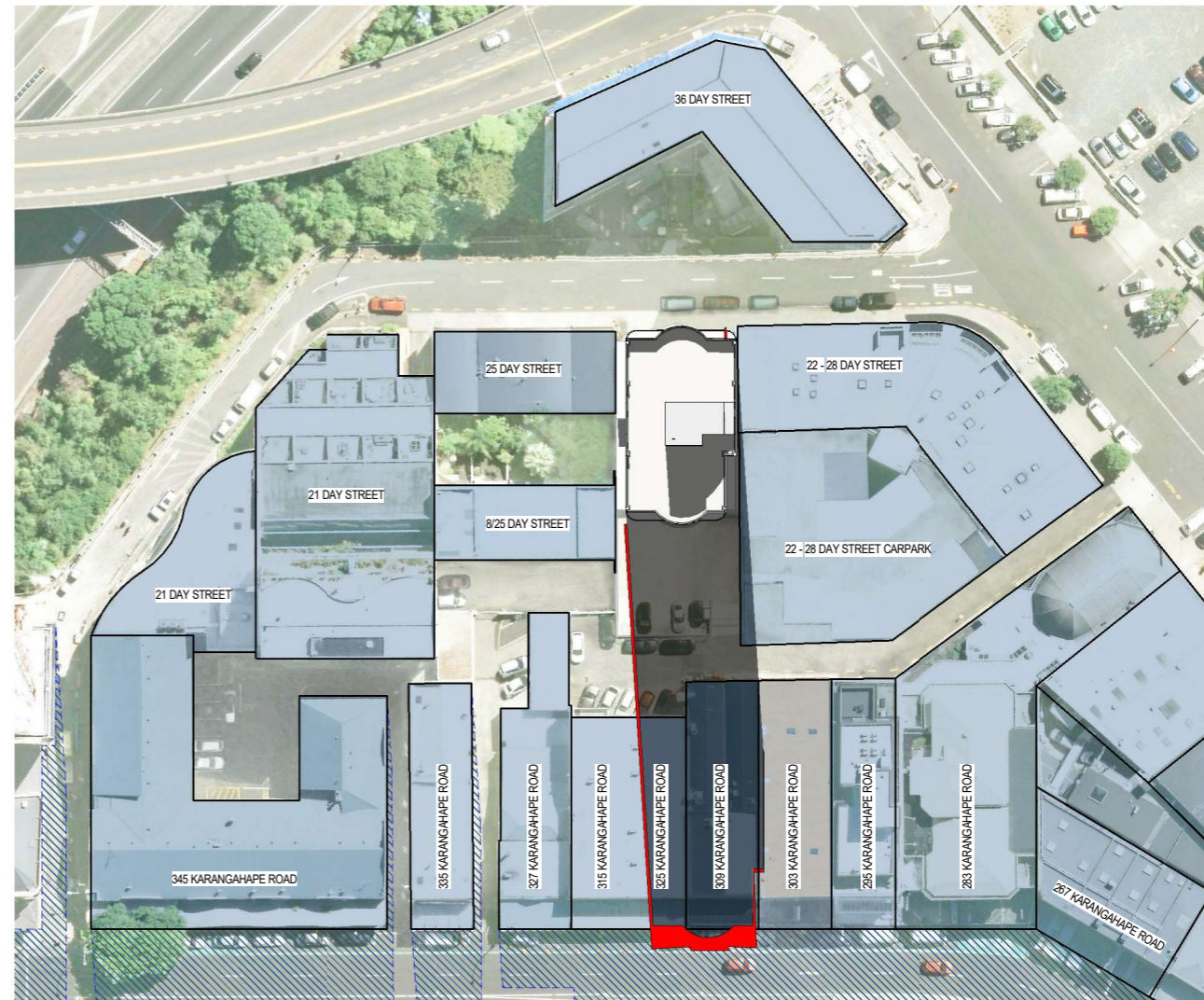
DATE STAMP 12/16/2020 4:15:02 PM

REV.	DESCRIPTION	DATE
RC -	RC LODGEMENT	18.12.2020

21 JUN - 1PM



21 JUN - 3PM

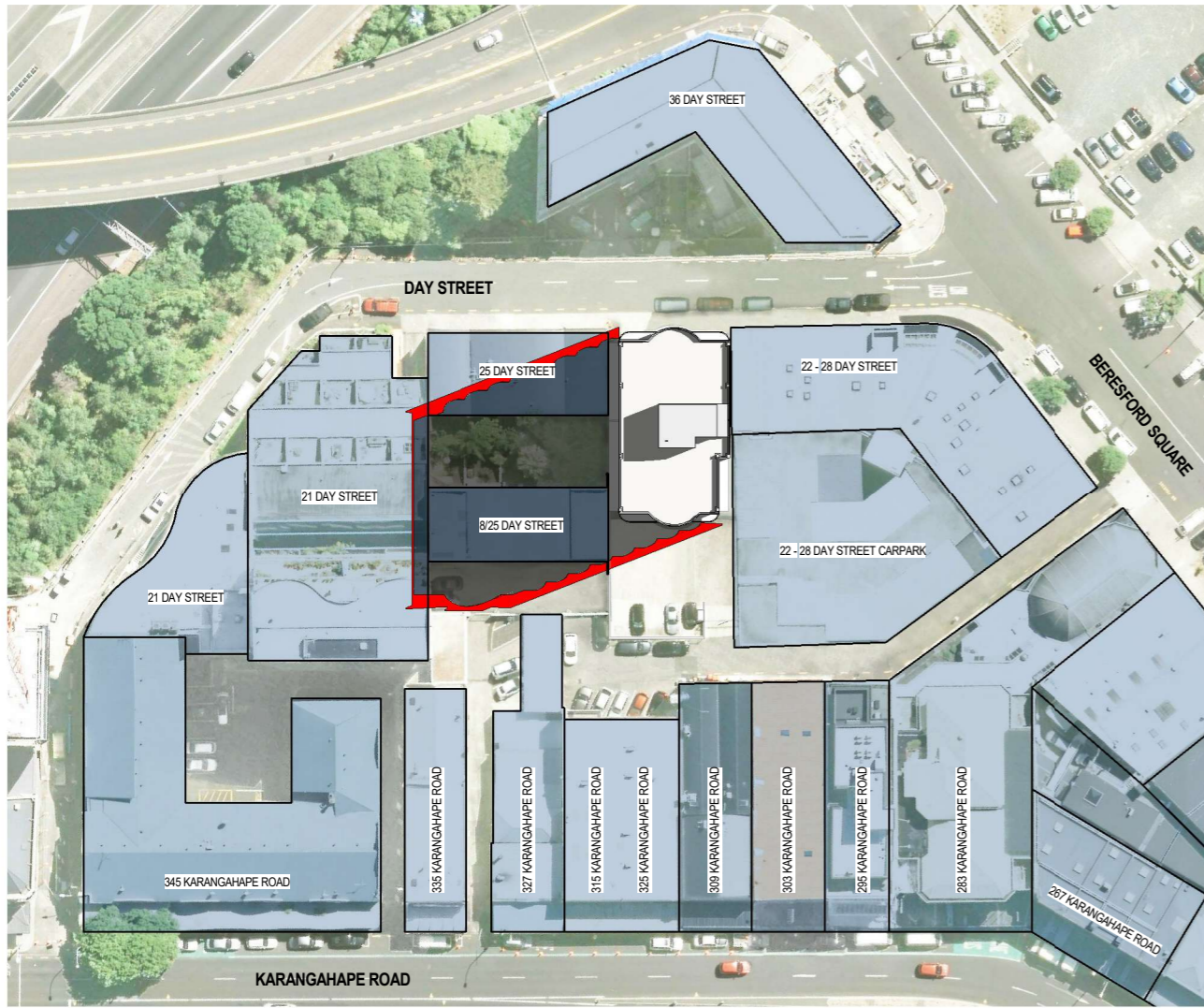


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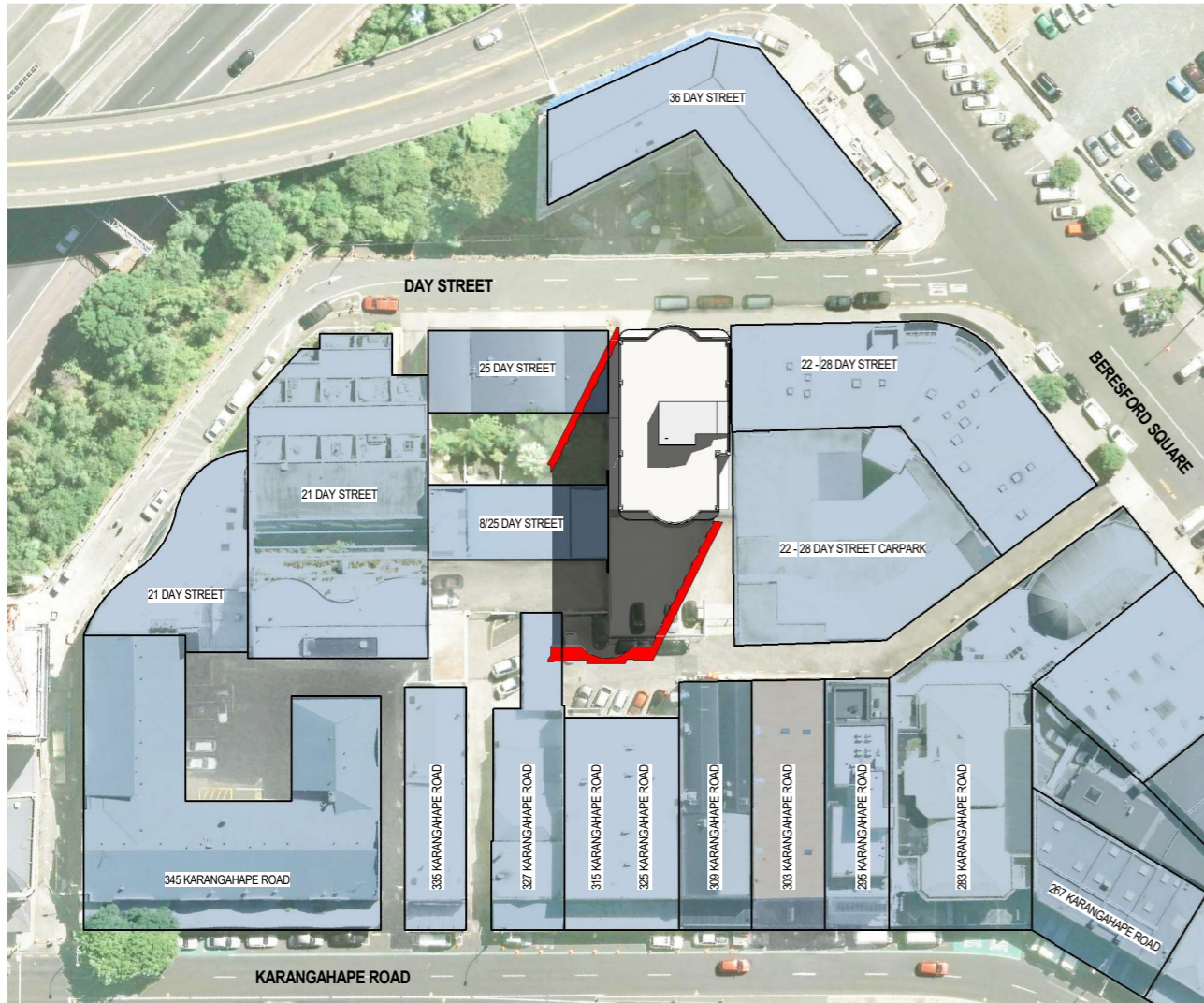
Email: roger@morrisonarchitects.co.nz
 Web: www.morrisonarchitects.co.nz

Project Status
PROJECT TITLE: Avoka Apartments Reclad / Remedial
PROJECT ADDRESS: 31 Day St, Auckland
SHEET TITLE: SHADING MAP
North
Scale Bar 0 1000 2000 5000 SCALE: 1:100
PROJECT ISSUE DATE Issue Date
SCALES: 1 : 500 at A1
DESIGNER DRAWN BY CHECKER Designer DP QY
PROJECT NO. SHEET NO. REV NO. 765 RC40-01 RC -

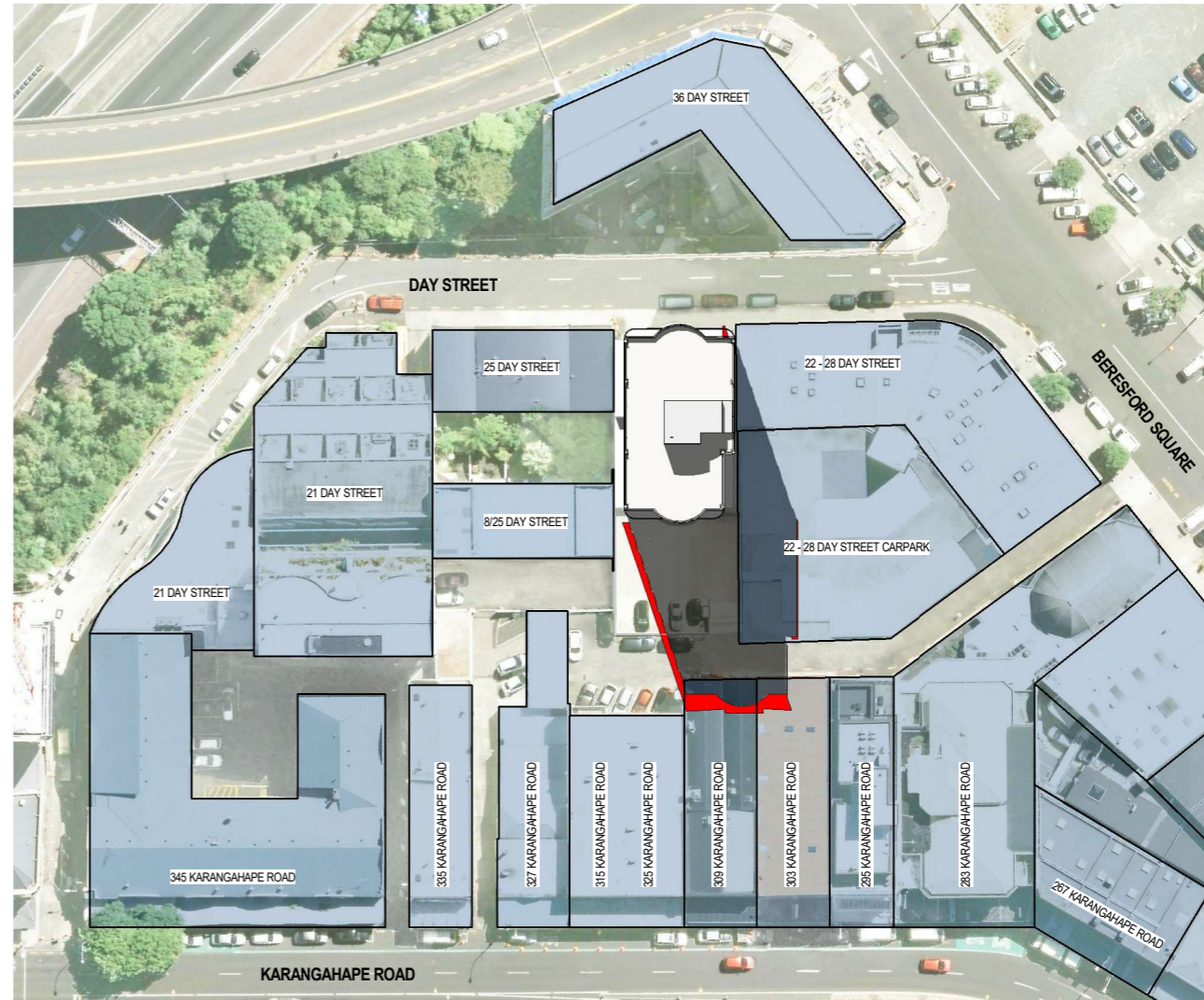
23 SEP - 11AM



23 SEP - 1PM



23 SEP - 3PM



SHADOW MAP LEGEND

- NEIGHBOURING BUILDING FOOTPRINT
- SHADOW CAST BY EXISTING AVOKA APARTMENTS BUILDING
- CAST SHADOW INCREASE DUE TO PROPOSED FACADE AND CLADDING REMEDIATION
- SHADOW CAST BY EXISTING BUILDINGS ON KARANGAHAPE ROAD ON DEC21

JUNE 21 2020 WINTER SOLSTICE
 SEPTEMBER 23 2020 SPRING EQUINOX
 DECEMBER 21 2020 SUMMER SOLSTICE

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DATE STAMP 12/16/2020 6:15:11 PM

REV.	DESCRIPTION	DATE
RC -	RC LODGEMENT	18.12.2020



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Project Status

PROJECT TITLE:
Avoka Apartments Reclad / Remedial

PROJECT ADDRESS:
31 Day St, Auckland

SHEET TITLE:
SHADING MAP

North

Scale Bar
 0 1000 2000 5000
 SCALE: 1:100

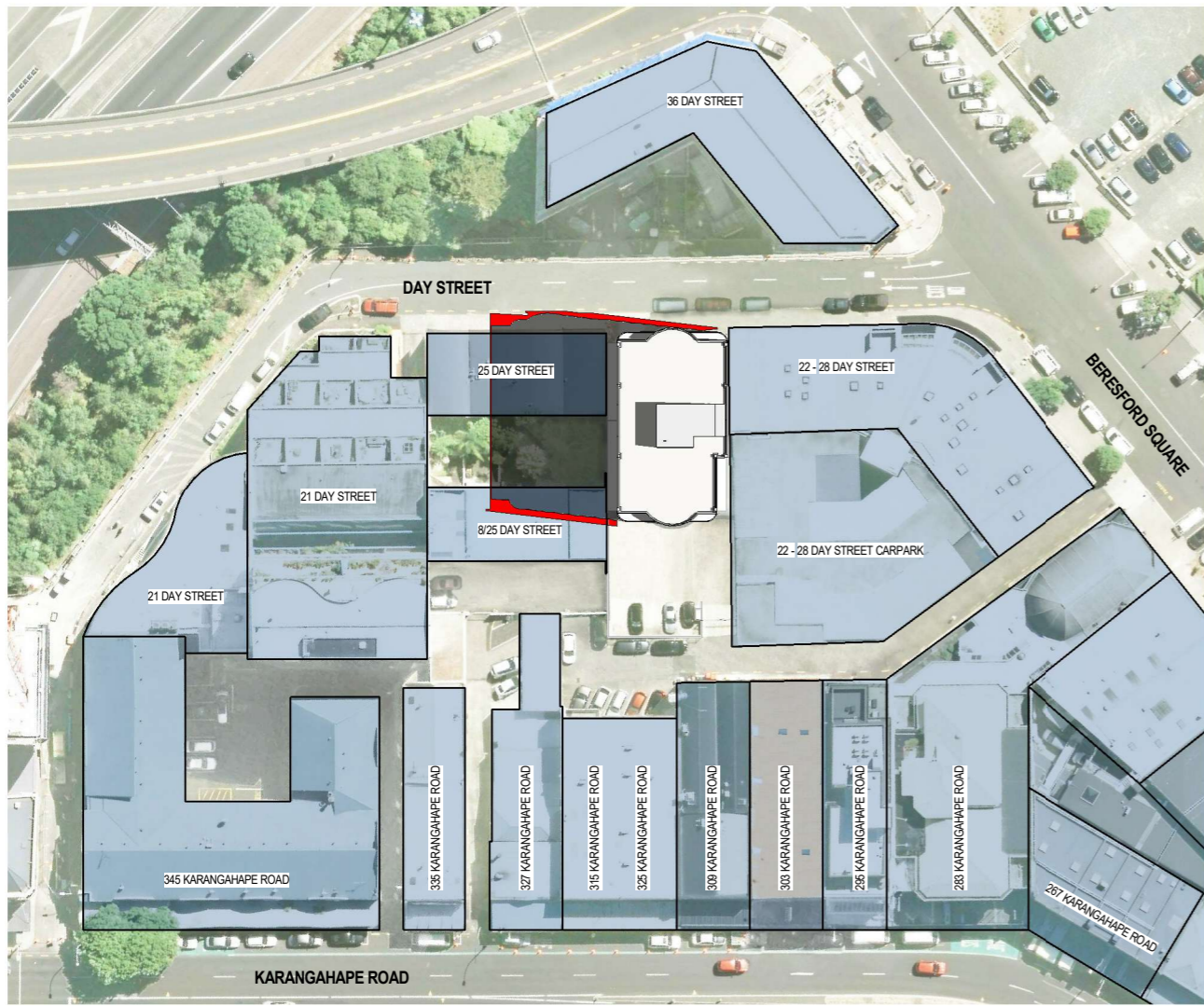
PROJECT ISSUE DATE
Issue Date

SCALES:
1 : 500 at A1

DESIGNER	DRAWN BY	CHECKER
Designer	DP	QY

PROJECT NO. SHEET NO. REV NO.
765 RC40-02 RC -

21 DEC - 11AM



SHADOW MAP LEGEND

- NEIGHBOURING BUILDING FOOTPRINT
- SHADOW CAST BY EXISTING AVOKA APARTMENTS BUILDING
- CAST SHADOW INCREASE DUE TO PROPOSED FACADE AND CLADDING REMEDIATION
- SHADOW CAST BY EXISTING BUILDINGS ON KARANGAHAPE ROAD ON DEC21

JUNE 21 2020 WINTER SOLSTICE
 SEPTEMBER 23 2020 SPRING EQUINOX
 DECEMBER 21 2020 SUMMER SOLSTICE

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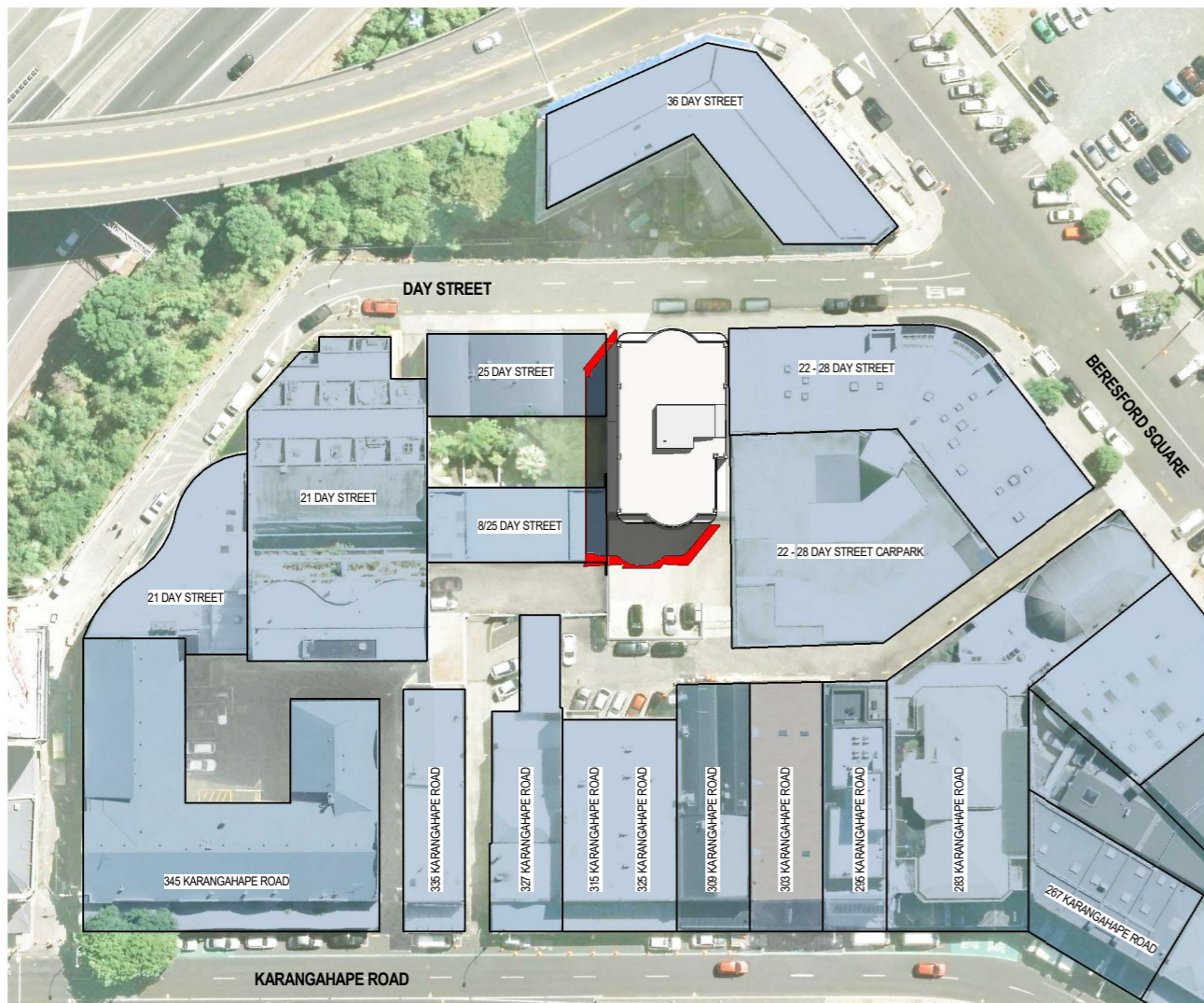
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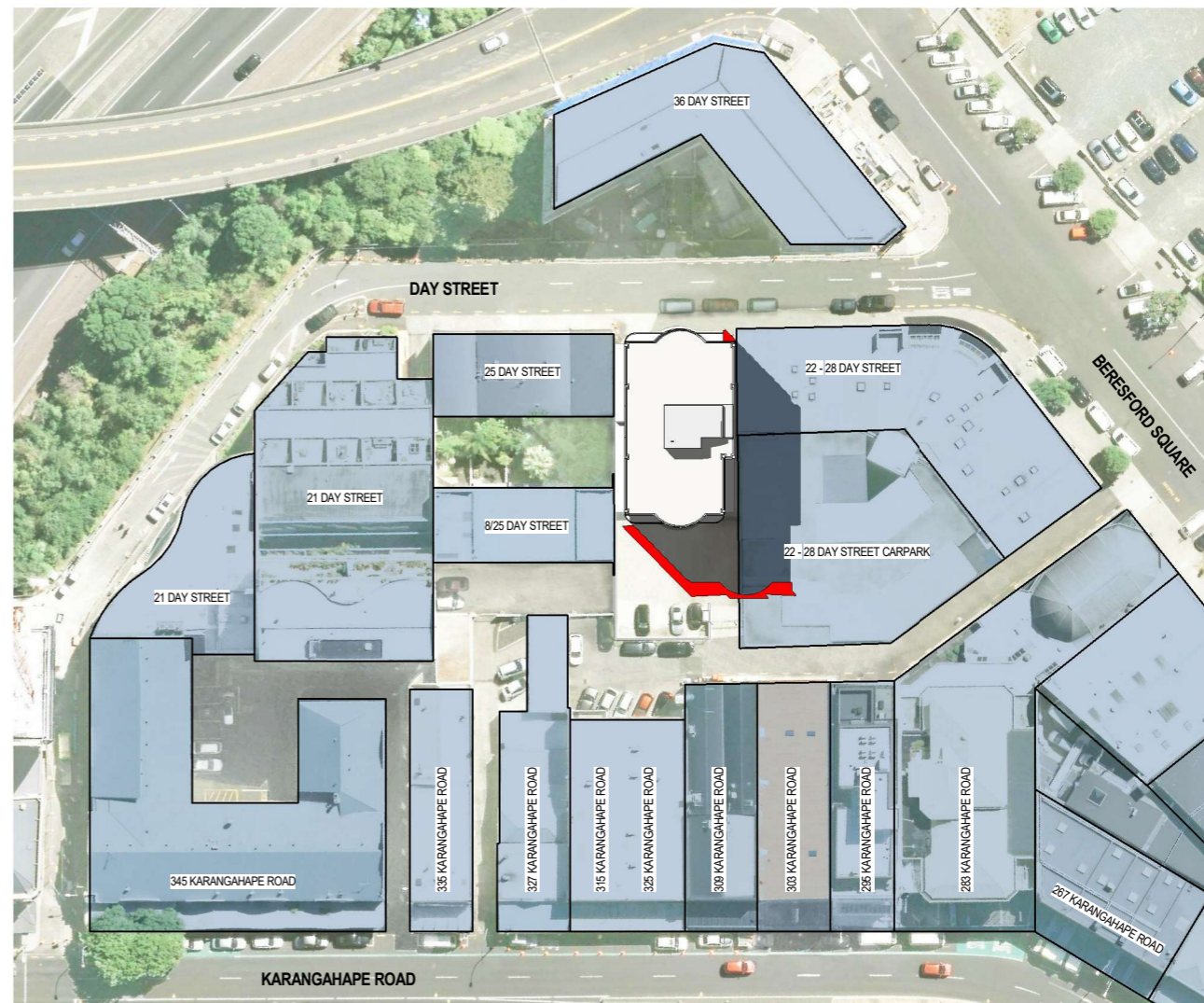
DATE STAMP 12/16/2020 6:15:19 PM

REV.	DESCRIPTION	DATE
RC -	RC LODGEMENT	18.12.2020

21 DEC - 1PM



21 DEC - 3PM



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Project Status
PROJECT TITLE: Avoka Apartments Reclad / Remedial
PROJECT ADDRESS: 31 Day St, Auckland
SHEET TITLE: SHADING MAP
<div style="text-align: right;">North</div>
Scale Bar SCALE: 1:100
PROJECT ISSUE DATE Issue Date
SCALES: 1 : 500 at A1
DESIGNER DRAWN BY CHECKER Designer DP QY
PROJECT NO. SHEET NO. REV NO. 765 RC40-03 RC -