# 39 Parau Street, Mount Roskill LOT 1

# Stand-alone Double Storey 5 + 1 Bedroom House Kāinga Ora

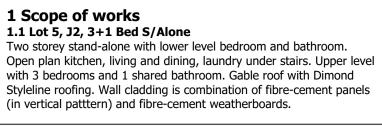


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Suite 4/2 Waipareira Avenue Henderson Auckland 0610 office@allarch.co.nz 09 836 4986 julie@allarch.co.nz 09 836 4985 P O Box 305393, Triton Plaza, Auckland 0757, Ground Floor, 5 Antares Place, Rosedale, Auckland





The attached drawings listed below are to be read in conjuction with:

- 1. Product Specifications & H1 compliance documents.Incl. Warranties, fixing guides and details, maintenance schedules & BRANZ
- Certificates. 2. Project Specifications
- 3. Current Certificate of Title 4. Owners letter of authorisation
- 5. Engineering calculations, details and PS1
- 6. Truss manufacturers design and PS1 7. Building Consent Application form and Check List

construction

8. Memorandum - Certificate of design work 9. Agreement to provide Producer Statement during

New House	
For Kainga Ora	DR
At 39 Parau Street, Mount Roskill, Auckland, 1041	

PRO1FCT

STATUS: RAWING:

**Building Consent** Drawing List/Perspective

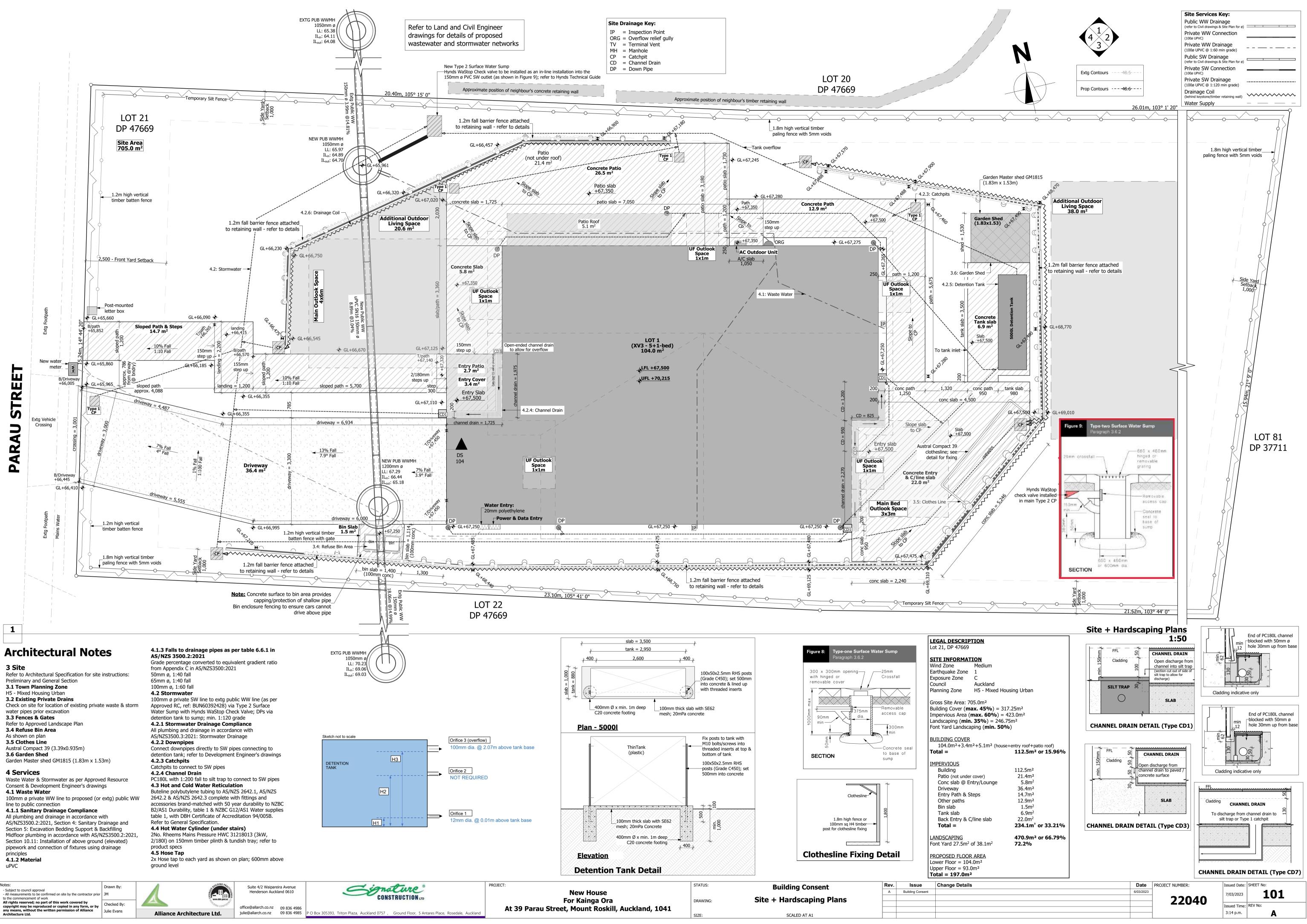
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Rev.	Issue	Change Details	Date	PROJECT NUMBER:	Issued Date:	SHEET No:
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401	Kitchen & Upper Floor Bathroom Details	A					
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403	Door & Window Schedule	A					

## Plans to be read in conjunction with independent plans

- Approved EPA: ENG 60403125 (Civix) Approved Resource Consent: n/a Approved Retaining Consent: n/a
- Truss Design by Carters: PA1382670 C1 Cassette Floor Design by Carters: FS14823B

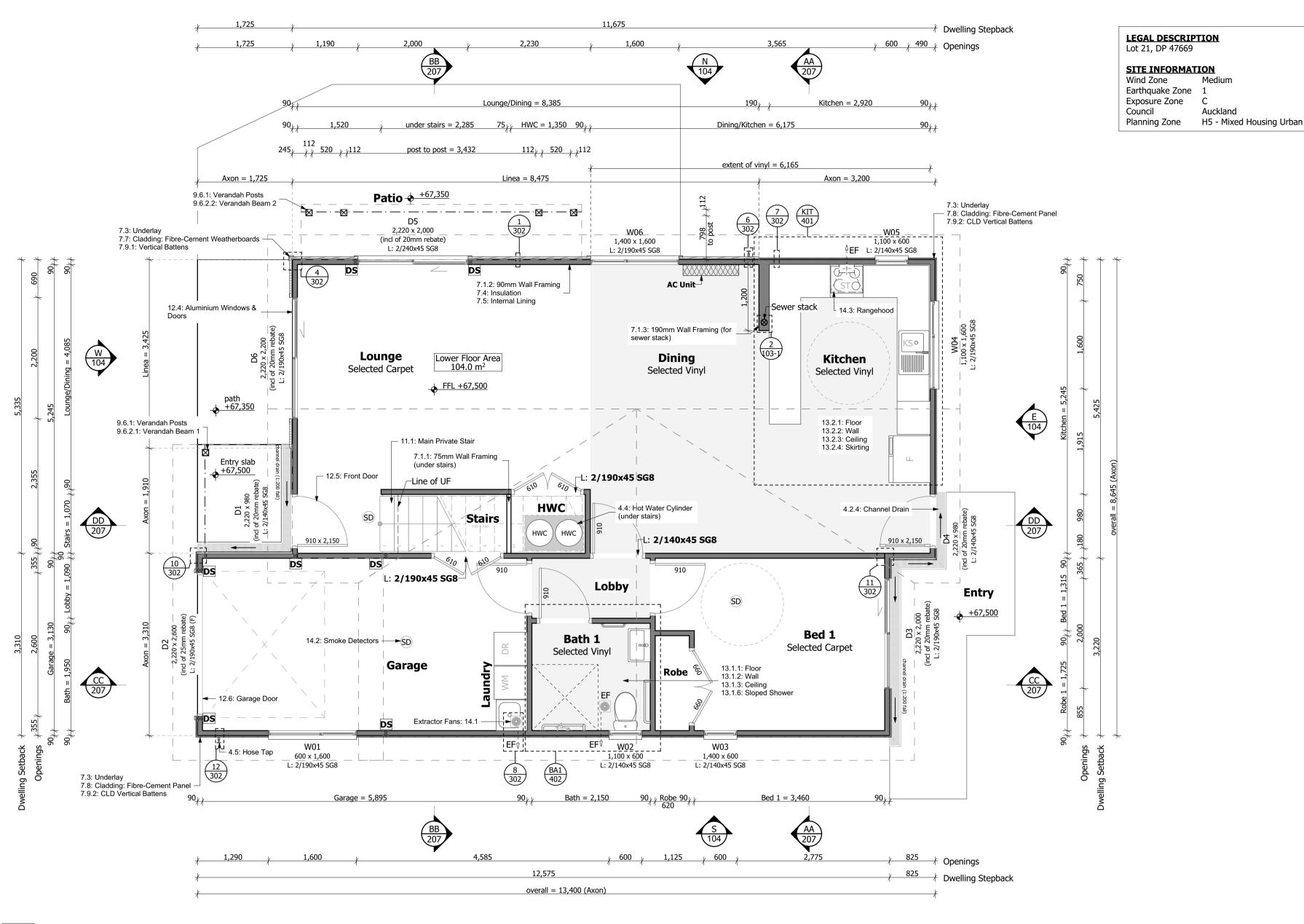


4.1 Waste Water line to public connection

All plumbing and drainage in accordance with AS/NZS3500.2:2021, Section 4: Sanitary Drainage and Section 5: Excavation Bedding Support & Backfilling Section 10.11: Installation of above ground (elevated) pipework and connection of fixtures using drainage principles

4.1.2 Material

- Subject to council approval - All measurements to be confirmed on site by the contractor prior JM to the commencement of work All rights reserved; no part of this work covered by copyright may be reproduced or copied in any form, or by any means, without the written permission of Alliance Architecture Ltd.



## 1

# **Architectural Notes**

## 4 Services

Waste Water & Stormwater as per Approved Resource Consent & Development Engineer's drawings 4.2 Stormwater

100mm ø private SW line to extg public WW line (as per Approved RC, ref: BUN60392428) via Type 2 Surface Water Sump with Hynds WaStop Check Valve; DPs via detention tank to sump; min. 1:120 grade

4.2.4 Channel Drain

PC180L with 1:200 fall to silt trap to connect to

SW pipes 4.4 Hot Water Cylinder (under stairs) 2No. Rheems Mains Pressure HWC 31218013

(3kW, 2/180l) on 150mm timber plinth & tundish tray; refer to product specs

4.5 Hose Tap 2x Hose tap to each yard as shown on plan;

600mm above ground level

## 7 Walls

Refer NZS3604:2011 Table 8.2 7.1 Lower Wall Framing

7.1.1 75mm Wall Framing (under stairs) 75x45mm H1.2 SG8 stud framing (height to suit) with 1/75x45mm H1.2 SG8 top plate & 1/75x45mm H3.2 SG8 bottom plate For studs and nogs ctrs, refer to table on Floor

## Plans Stud stiffeners at cut-outs for waste pipes

7.1.2 90mm Wall Framing 90x45mm H1.2 SG8 stud framing 2455mm high with 2/90x45mm H1.2 SG8 top plates & 1/90x45mm H3.2 SG8 bottom plate

For stud & nog ctrs, refer to table on Floor Plans Stud stiffeners at cut-outs for waste pipes

7.1.3 190mm Wall Framing (for sewer stack)

190x45mm H1.2 SG8 stud framing 2455mm high with 2/190x45mm H1.2 SG8 top plates & 1/190x45 H3.2 SG8 bottom plate All framing to be H3.2 in wet areas

For studs and nogs ctrs, refer to table on Floor Plans Stud stiffeners at cut-outs for waste pipes

NOTE: when GIB Braceline is required on both sides of the wall, construction is to be 2/90x45mm frames as detailed in 7.1.2 above 7.3 Underlay

Tekton building paper; refer product specs & cladding details

7.4 Insulation R2.5 Polyester wall insulation; refer to product

specs; Note: internal walls of garage have insulation

7.5 Internal Lining GIB interior lining: Wet areas 10mm GIB Aqualine, elsewhere 10mm standard GIB; check Bracing Plan for GIB braceline; refer to "Finishes" for further detail

## 7.6 Fixing

7.6.1 Bottom plate to block wall edge M12 Trubolt with 50x50x3mm washers @ max. 600mm ctrs (as per NZS3604:2011, 7.5.12.2); min. 120mm into concrete; min. 65mm in from outer edge of framing & max. 150mm from end of plate; Malthoid DPC between concrete & timbe

7.6.4 Lintels where uplift fixing is required Refer to Mitek Lumberlok Lintel Fixing Schedule & Details; see "E", "F" or "G" with window label notation for Upper Floor windows 7.6.5 Top plate to studs/lintels (under trusses

2/90x3.15mm end nails + 2 wire dogs @max. 600mm ctrs (as per NZS3604:2011, Table 8.18)

## 7.6.6 Top plate to studs/lintels

(elsewhere) 3/90x3.15mm power-driven nails @500mm ctrs (as per NZS3604:2011, Table 8.19) 7.6.7 Top plate to top plate (<125 BUs) 6kN to external wall: 1x Tylok plate to top of top **7.9 Cavity Battens** plates (68mm width; min. 180mm length) or 6/30x3.15mm nails to each end of metal plate (as per NZS3604:2011, Figure 8.16) 7.6.8 Top plate to top plate (125-250 BUs) 6kN to 2 ends

To external wall: 1x Tylok plate to top of top plates (68mm wide; min. 180mm long) or 6/30x3.15mm nails to each end of metal plate (as per NZS3604:2011, Figure 8.16) To blocking between hyJOISTS (joists are parallel to wall) or to hyJOIST with web stiffener (joists are perpendicular to wall): 1x Tylok plate

(102mm wide; min. 180mm long) fixed vertically **9 Roofs** as per Mitek Tylok Plate Type 6 connection To hyJOISTS with web stiffeners (joists are parallel to wall): 1x Tylok plate (68mm wide; min. 120mm long) fixed horizontally as per Mitek Tylok Plate Type 5 connection

7.6.9 Other fixings As per NZS3604:2011, Table 8.19

7.7 Cladding: Fibre-Cement Weatherboards

JH LINEA (180x16mm) fibre-cement weatherboards fixed horizontally on 20mm vertical cavity battens; conceal fixed with 60x3.15mm HardieFlex nail (or 60x2.87mm Dhead or RounDrive gun nail) Refer to product specs & details

7.8 Cladding: Fibre-Cement Panel JH AXON (1.2x2.4m x9mm thick, Smooth with 133mm grooved vertical pattern) fibre-cement panels fixed on 20mm cavity using: C-25 straight T-head SS brad nails @150mm ctrs to CLD vertical cavity battens (non

fire-rated)

 60x3.15mm HardieFlex nails @200mm timber (fire-rated) Refer to product specs & details for alterna

## 7.9.1 Vertical Battens

45x20mm H3.1 cavity battens @ max. 600 ctrs; fixed over wall underlay to nogs with 60x2.8mm hand-driven hot dipped galvan ring shank jolthead nails (or 60x2.87mm driven hot dipped galvanised nails) 7.9.2 CLD Vertical Battens 70x19mm CLD cavity battens @ max. 600 ctrs; fixed over wall underlay to nogs with 65x2.8mm hand-driven hot dipped galvani ring shank RounDrive nails

9.6 Lower Roof (Patio & Entrance) As per NZS3604:2011, Section 10 9.6.1 Verandah Posts 112x112mm H5 PL post 9.6.2 Verandah Beams 9.6.2.1 Verandah Beam 1 2/140x45mm H3.2 SG8; fixing Type "P" to of posts: 2/HDG 'flat' straps (Bowmac) wit bolts & washers (NZS3604:2011, Figure 9 9.6.2.2 Verandah Beam 2 2/240x45mm H3.2 SG8; fixing Type "P" to of posts: 2/HDG 'flat' straps (Bowmac) wit bolts & washers (NZS3604:2011, Figure 9.

## **11 Internal Stairs** 11.1 Main Private Stair

As per NZBC D1 Table 6 14 Treads = 260+20 mm nosing (280 mm)15 Risers = 185mm Total Height = 2775mm Total Length = 3600mm

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## **12 Joinery**

ctrs to native	Manufacturer to check and verify: - all dimensions on site prior to manufacture - all safety glass requirements - coastal zones and required coating grade - to comply with NZS 4223
00mm :h nised gun-	<ul> <li>12.4 Aluminium Windows &amp; Doors</li> <li>Lower Floor Head Height= 2200mm</li> <li>Upper Floor Head Height= 2000mm</li> <li>12.5 Front Door</li> <li>Head Height= 2200mm; Duramax T&amp;G Entry door with peepholes &amp; Aria hardware; pre-</li> </ul>
00mm :h nised	primed for painting <b>12.6 Garage Door</b> Head Height= 2200mm; Aluminium sectional overhead door; powder=coated to specified colour
•	<ul> <li>13 Finishes</li> <li>13.1 Bathroom</li> <li>13.1.1 Floor</li> <li>2mm thick homogenous vinyl sheet coved at walls with timber D-bead to top; refer to product specs &amp; wet area details</li> </ul>
to top ⁄ith M12 9.3B)	<b>13.1.2 Wall</b> 10mm GIB Aqualine lining; 3 coats water- resistant acrylic paint finish over; acrylic wall linings in showers & 400mm above bath
to top ⁄ith M12 9.3B)	13.1.3 Ceiling 13mm GIB Aqualine fixed to @600mm ctrs; 3 coats water-resistant acrylic paint finish over 13.1.6 Sloped Shower Provide min. 1:50 fall in screed towards floor
n total)	waste gully (note: recess in slab); 2mm thick homogenous vinyl sheet with welded seams & coved skirtings; refer to product specs & wet area details <b>13.2 Kitchen</b>

13.2.1 Floor 2mm thick homogenous vinyl sheet with welded

## Lower Floor Plan 1:50

seams; refer to product specs

13.2.2 Wall 10mm standard GIB lining; 3 coats waterresistant acrylic paint finish over 13.2.3 Ceiling

Mediun

Auckland

13mm GIB Aqualine fixed to @600mm ctrs; 3 coats water-resistant acrylic paint finish over 13.2.4 Skirting

60x10mm H3.1 single bevel skirting; 3 coats water-resistant acrylic paint finish over; silicone sealant at vinyl junction

## **14 Accessories**

14.1 Extractor Fans Hometech EDM300-HC with independent switch; ceiling or wall mounted; to expel through wall; refer to product specs & details 14.2 Smoke Detectors Domestic smoke alarm to comply with one of the following standards: UL 217, ULC-S531, AS 3786, BS 5446 (Part 1); located max. 3m from all bedrooms

14.3 Rangehood RW3C3CL6WH (597mm W x 500mm D); white (LED model, not halogen) extracting through wall; refer to details

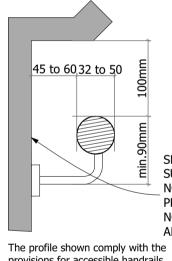
<b>R-Values for Insulat</b>	<u>ion</u>	Studs and Nogs for Cladding
Roof R3.6 (*2 layers) 3	60mm thick*	
	0mm thick	Lower Floor Walls
Floor R2.5 1 (not slab-on-ground)	10mm thick	Castellated/Cavity/Battens// Vertical/CLD Cavity Battens
Architectural	Key:	Briek Internal LBW Internal Standard
Walls (full height):		* If joist span is > 4m: 400mm ct
Walls (1.1m high):		Upper Floor Walls
Beam/Lintel:		Castellated/CavityBattens
Smoke Detector:	SD	Vertical/CLD Cavity Battens
Floor Waste Gully	+ FWG	Internal LBW
oad Bearing Wall:	LBW	Internal Standard
Extractor Fan:	EF 💿	
Double Stud:	DS	
Triple Stud:	TS	
Quadruple Stud:	QS	
Lintel Key Indicates Opening	W05 2,200 x 2, 2/290X4!	

-Indicates Lintel Size &

Fixing Type

Timber Treatment (min. requirement):		
External Timber Use		
Piles	H5	Roof Fra
Poles	H5	Shingles
Verandah Posts in ground	H5	Fence R
Deck Piles in ground	H5	Fence Pe
Verandah posts supported clear of ground	H3.2	Cladding
Deck jack studs supported clear of ground	H3.2	Cladding
Exposed Subfloor Framing	H3.2	Exterior
Deck Joists and Bearers	H3.2	Exterior
Decking	H3.2	Wall Fra
Balcony Barrier (exposed)	H3.2	
Framing Timbers		
Enclosed Subfloor Framing	H1.2	Parapet
Enclosed Cantilevered Floor Joists	H3.2	Roof Fra
External Wall Framing (direct-fix cladding)	H1.2	Roof Fra
External Wall Framing (masonry veneer cladding)	H1.2	Roof Sa
External Wall Framing (E2/AS1 cavity cladding)	H1.2	Roof Sa
Interior Wall Framing (incl. double top plates)	H1.2	Cavity B
Balcony Wall Framing (enclosed)	H1.2	
Interior Timbers		
Window Boycole to Aluminium windows	LI2 1	Einiching

Balcony wall Framing (enclosed)	H1.2	
Interior Timbers		
Window Reveals to Aluminium windows	H3.1	Finishing
Plywood	Untreated	Joinery (
Flooring	H1.2	Furniture
L.		

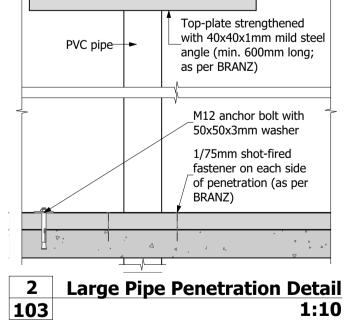


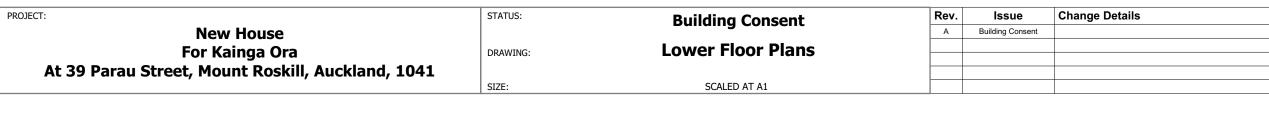
SMOOTH WALL SURFACE NOTE: BUILDER TO PROVIDE SUFFICIENT NOGGING, REFER ARCHITECTURAL NOTES

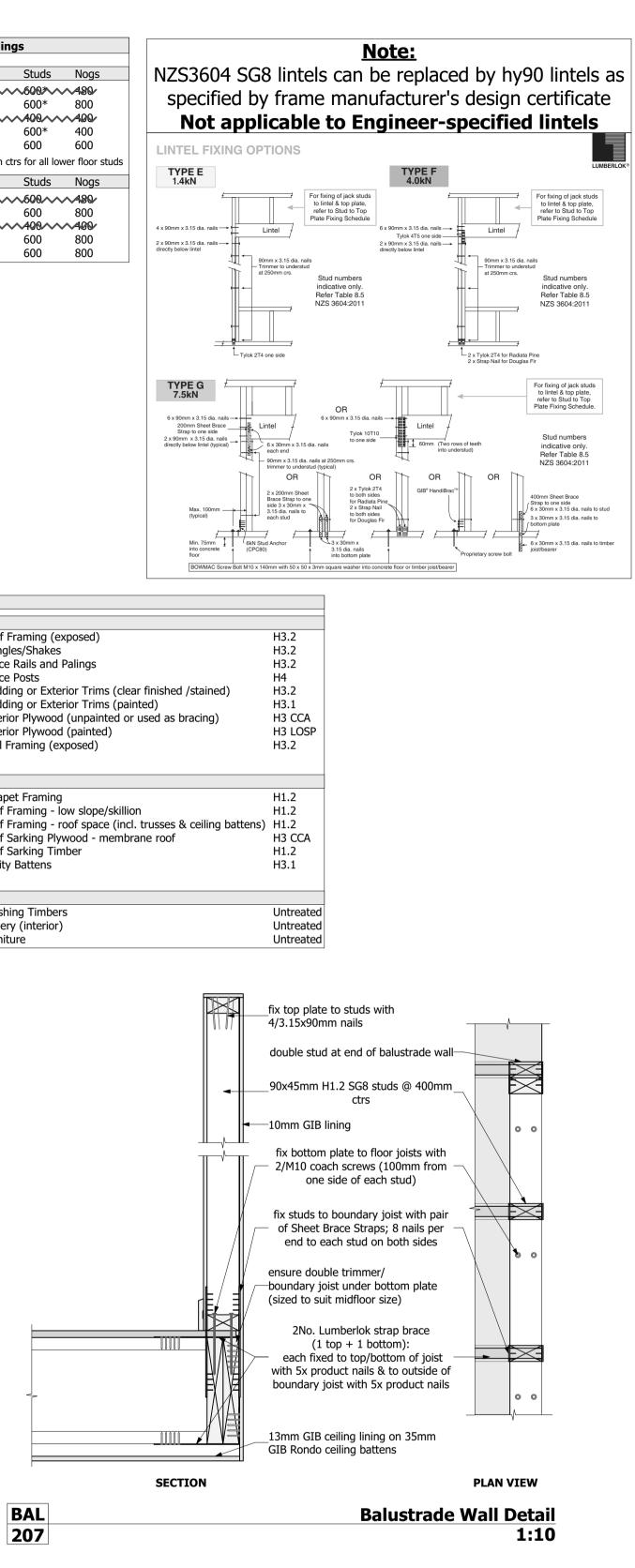
provisions for accessible handrails. The clearance apply to all handrails and the maximum dimension must be used for rough textured wall surfaces.

Acceptable profiles and clearances for accessible stairwavs

# HR **Handrail Detail** 207 1:5







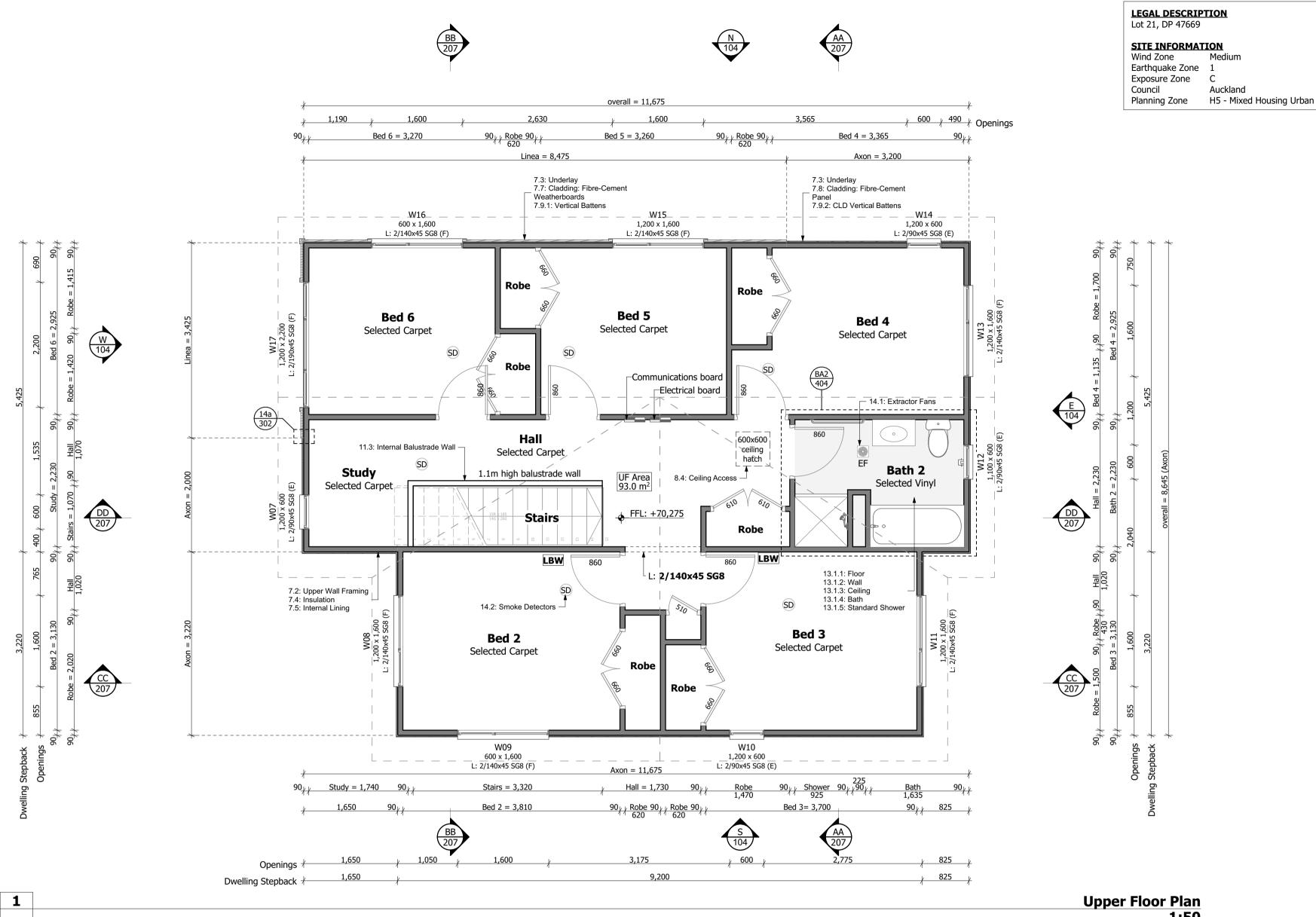


Date PROJECT NUMBER:

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6/03/2023

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## Architectural Notes

## 7 Walls

## Refer NZS3604:2011 Table 8.2 7.2 Upper Wall Framing

90x45mm H1.2 SG8 stud framing 2455mm high with 2/90x45mm H1.2 SG8 top plates & 1/90x45mm H3.2 SG8 bottom plate For stud & nog ctrs, refer to table on Floor Plans

Stud stiffeners at cut-outs for waste pipes 7.3 Underlay Tekton building paper; refer product specs &

cladding details 7.4 Insulation

R2.5 Polyester wall insulation; refer to product specs; Note: internal walls of garage have insulation

## 7.5 Internal Lining

GIB interior lining: Wet areas 10mm GIB Aqualine, elsewhere 10mm standard GIB; check Bracing Plan for GIB braceline; refer to

"Finishes" for further detail 7.6 Fixing

7.6.1 Bottom plate to block wall edge M12 Trubolt with 50x50x3mm washers @ max. 600mm ctrs (as per NZS3604:2011, 7.5.12.2); min. 120mm into concrete; min. 65mm in from outer edge of framing & max. 150mm from end of plate; Malthoid DPC between concrete & timbe

7.6.4 Lintels where uplift fixing is required Refer to Mitek Lumberlok Lintel Fixing Schedule & Details; see "E", "F" or "G" with window label notation for Upper Floor windows 7.6.5 Top plate to studs/lintels (under

trusses) 2/90x3.15mm end nails + 2 wire dogs @max. 600mm ctrs (as per NZS3604:2011, Table 8.18)

### 7.6.6 Top plate to studs/lintels (elsewhere)

3/90x3.15mm power-driven nails @500mm ctrs (as per NZS3604:2011, Table 8.19) 7.6.7 Top plate to top plate (<125 BUs) 6kN to external wall: 1x Tylok plate to top of top **7.9 Cavity Battens** plates (68mm width; min. 180mm length) or 6/30x3.15mm nails to each end of metal plate (as per NZS3604:2011, Figure 8.16) 7.6.8 Top plate to top plate (125-250 BUs) 6kN to 2 ends

To external wall: 1x Tylok plate to top of top plates (68mm wide; min. 180mm long) or 6/30x3.15mm nails to each end of metal plate (as per NZS3604:2011, Figure 8.16) To blocking between hyJOISTS (joists are parallel to wall) or to hyJOIST with web stiffener (joists are perpendicular to wall): 1x Tylok plate (102mm wide: min. 180mm long) fixed vertically as per Mitek Tylok Plate Type 6 connection To hyJOISTS with web stiffeners (joists are parallel to wall): 1x Tylok plate (68mm wide; min. 120mm long) fixed horizontally as per

Mitek Tylok Plate Type 5 connection 7.6.9 Other fixings As per NZS3604:2011, Table 8.19 7.7 Cladding: Fibre-Cement

Weatherboards JH LINEA (180x16mm) fibre-cement

weatherboards fixed horizontally on 20mm vertical cavity battens; conceal fixed with 60x3.15mm HardieFlex nail (or 60x2.87mm Dhead or RounDrive gun nail) Refer to product specs & details

7.8 Cladding: Fibre-Cement Panel JH AXON (1.2x2.4m x9mm thick, Smooth with 133mm grooved vertical pattern) fibre-cement panels fixed on 20mm cavity using: • C-25 straight T-head SS brad nails @150mm ctrs to CLD vertical cavity battens (non

fire-rated)

 60x3.15mm HardieFlex nails @200mm ctrs to timber (fire-rated)

Refer to product specs & details for alternative fixina

## 7.9.1 Vertical Battens

45x20mm H3.1 cavity battens @ max. 600mm ctrs; fixed over wall underlay to nogs with 60x2.8mm hand-driven hot dipped galvanised ring shank jolthead nails (or 60x2.87mm gundriven hot dipped galvanised nails) 7.9.2 CLD Vertical Battens

70x19mm CLD cavity battens @ max. 600mm ctrs; fixed over wall underlay to nogs with 65x2.8mm hand-driven hot dipped galvanised ring shank RounDrive nails

## 8 Ceilings

2.4m above FFL 8.1 Strapping

GIB Rondo 310 metal battens @ max. 600mm ctrs fixed directly to underside of joists/trusses; refer to product specs

8.2 Lining 13mm GIB ceiling fixed @600mm ctrs; GIB

covering refer to product specs

8.3 Insulation R3.6 polyester ceiling insulation; refer to product spec

8.4 Ceiling Access 600x600mm pre-fabricated & pre-finished hatch in Upper Floor ceiling; positioned in Hall away from stairs as shown on Floor Plans

## 11 Internal Stairs 11.3 Internal Balustrade Wall

13 Finishes

Balustrade wall to be 1.1m high; refer to details

### 13.1 Bathroom 13.1.1 Floor

2mm thick homogenous vinyl sheet coved at walls with timber D-bead to top; refer to product specs & wet area details 13.1.2 Wall

10mm GIB Aqualine lining; 3 coats waterresistant acrylic paint finish over; acrylic wall linings in showers & 400mm above bath 13.1.3 Ceiling

13mm GIB Aqualine fixed to @600mm ctrs; 3 coats water-resistant acrylic paint finish over 13.1.4 Bath

Clearlite bath 1655x740mm

13.1.5 Standard Shower Pre-fabricated Classic S/steel shower tray with threshold, upstand flanges & spigot on timber base; refer to wet area details

## **14 Accessories**

14.1 Extractor Fans Hometech EDM300-HC with independent switch; ceiling or wall mounted; to expel through wall; refer to product specs & details 14.2 Smoke Detectors Domestic smoke alarm to comply with one of the following standards: UL 217, ULC-S531, AS 3786, BS 5446 (Part 1); located max. 3m from all bedrooms

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Notes:	Drawn By:	SullDING PRACE	Suite 4/2 Waipareir	ira Avenue	PROJECT:		STATUS:	Building Consent	Rev.	Issue	Change Details
<ul> <li>Subject to council approval</li> <li>All measurements to be confirmed on site by the contractor prior</li> </ul>	M		Henderson Auckla			New House			A	Building Consent	
to the commencement of work All rights reserved; no part of this work covered by		www.dah.govt.nz		CONSTRUCTION LTD		For Kainga Ora	DRAWING:	Upper Floor Plan			
copyright may be reproduced or copied in any form, or by		"OWG CONFULS	office@allarch.co.nz	09 836 4986		t 39 Parau Street, Mount Roskill, Auckland, 1041					
any means, without the written permission of Alliance Architecture Ltd.	Julie Evans	Alliance Architecture Ltd.		09 836 4985 P O Box 305393, Triton Plaza, Auckland 0757, Ground Floor, 5 Antares Place, Rosedale, Auckland		t 59 Furdu Scieccy Mount Roskin, Auckland, 1041	SIZE:	SCALED AT A1			

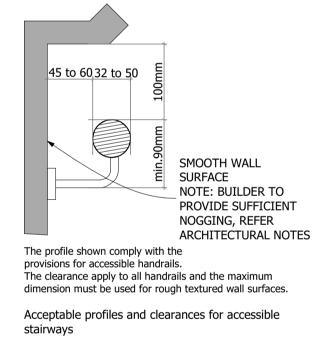
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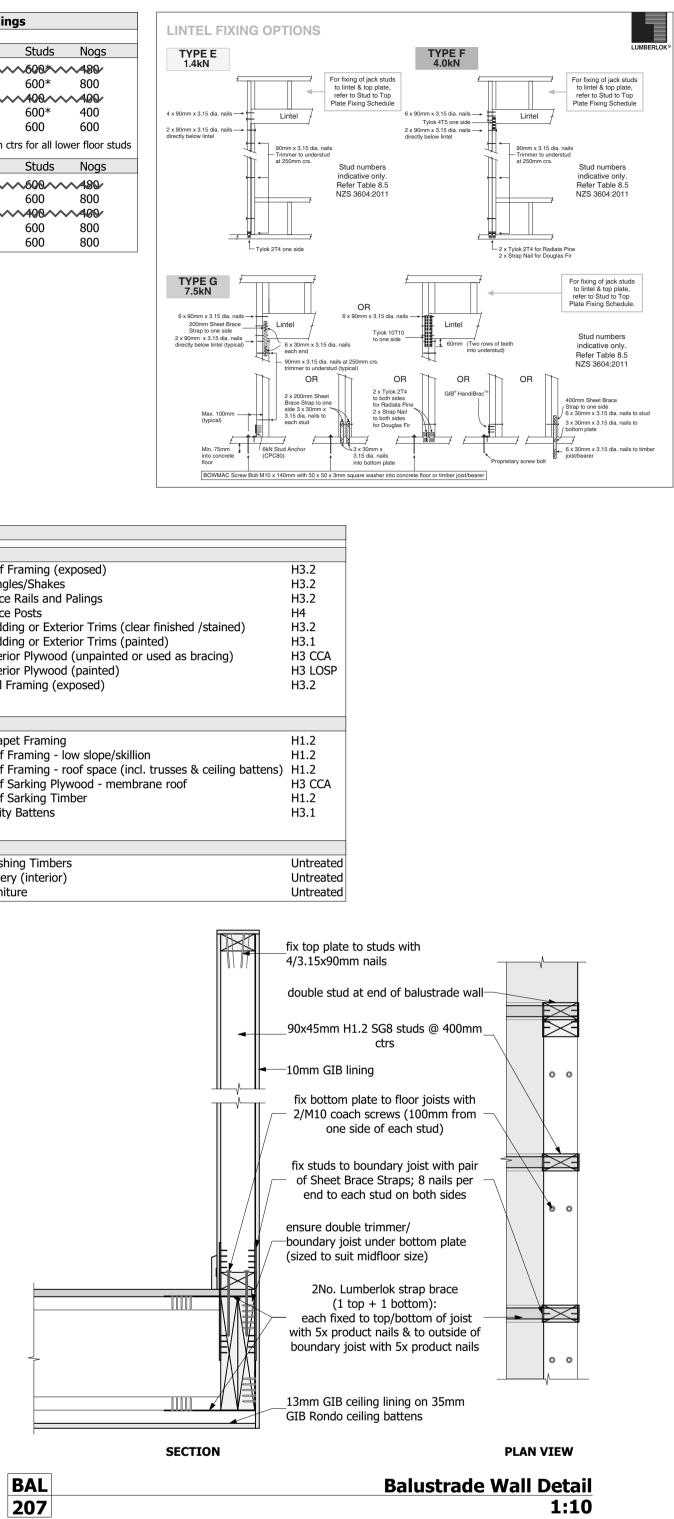
n thick thick n thick <b>Ve</b> <b>Br</b> <b>In</b> In
EY: In In
SD Ve
FWG In
_BW In
EF 💿
DS
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QS

Studs and Nogs for Claddi	ngs
Lower Floor Walls	
Castellated/CavityBattens	$\sim$
Vertical/CLD Cavity Battens	(
Briek	$\sim$
Internal LBW	(
Internal Standard	(
* If joist span is > 4m: 400mm	ctrs f
Upper Floor Walls	9
Castellated/Cavity/Battens	$\sim$
Vertical/CLD Cavity Battens	(
Brick	$\sim$
Internal LBW	(
Internal Standard	(

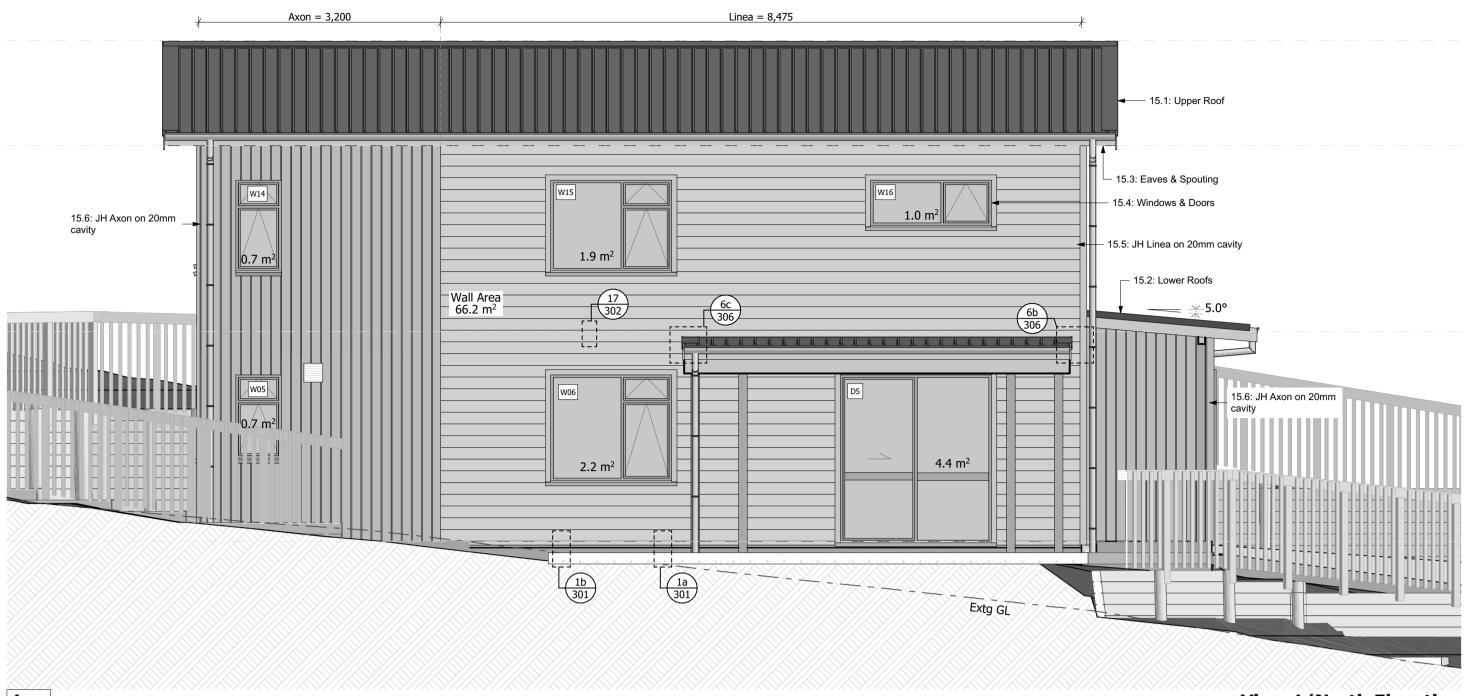
Lintel Key Indicates W and Location W05	/indow Type n	
Indicates Opening 2,200 x 2,930 Size (hxw) 2/290X45 (F)		
Indicates L Fixing Type		
Timber Treatment (min. requirement):		
External Timber Use		
Piles Poles Verandah Posts in ground Deck Piles in ground Verandah posts supported clear of ground Deck jack studs supported clear of ground Exposed Subfloor Framing Deck Joists and Bearers Decking	H5 H5 H5 H3.2 H3.2 H3.2 H3.2 H3.2 H3.2	Roof Frami Shingles/SI Fence Rails Fence Post Cladding o Cladding o Exterior Ply Exterior Ply Wall Frami
Balcony Barrier (exposed)	H3.2	
Framing Timbers		
Enclosed Subfloor Framing Enclosed Cantilevered Floor Joists External Wall Framing (direct-fix cladding) External Wall Framing (masonry veneer cladding) External Wall Framing (E2/AS1 cavity cladding) Interior Wall Framing (incl. double top plates) Balcony Wall Framing (enclosed)	H1.2 H3.2 H1.2 H1.2 H1.2 H1.2 H1.2 H1.2	Parapet Fra Roof Frami Roof Frami Roof Sarkir Roof Sarkir Cavity Batt
Interior Timbers		
Window Reveals to Aluminium windows Plywood Flooring	H3.1 Untreated H1.2	Finishing T Joinery (int Furniture



H	IR	Handrail Detail
2	07	1:5



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	22040	Issued Time:	REV No:
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		5.15 p.m.	A



# 1 103-1



# LEGAL DESCRIPTION Lot 21, DP 47669

200 21, 01 1700.	
SITE INFORMA	TION
Wind Zone	Medium
Earthquake Zone	e 1
Exposure Zone	С
Council	Auckland
Planning Zone	H5 - Mixed Housing Urban

# **Architectural Notes**

## 15 Elevations

15.1 Upper Roof
20+12.85° gable truss roof with trapezoidal roofing
15.2 Lower Roofs
5° lean-to rafter & truss roof with trapezoidal roofing
15.3 Eaves & Spouting
450mm wide eaves with 4.5mm Hardiflex lining; Marley
typhoon spouting on EX150x18mm H3.2 fascia
15.4 Windows & Doors
Front door: Duramax T&G
All others: Selected powder-coated aluminium framed
joinery; to be AGP Solux-E double-glazed to R0.37
thermal transmission; wet area windows to be A Grade
safety glass to NZS 4223
15.5 JH Linea on 20mm cavity
JH LINEA fibre-cement horizontal weatherboard
15.6 JH Axon on 20mm cavity
JH Axon fibre-cement panel (smooth with133mm
grooved vertical pattern)

Max.	building heig	ght = 11m; p
	9	GLAZING
	$105 = 0.7m^2$ $106 = 2.2m^2$	<b>East</b> W11 = 1.9 W12 = 0.7 W13 = 1.9 D3 = 4.4m D4 = 0.8m
D Total: Wall Area:		W04 = 1.8 $11.5m^2$ $49.4m^2$
Ratio:		23.28%

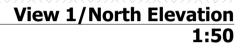
Notes: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	Drawn By: JM	
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any means, without the written permission of Alliance	Julie Evans	

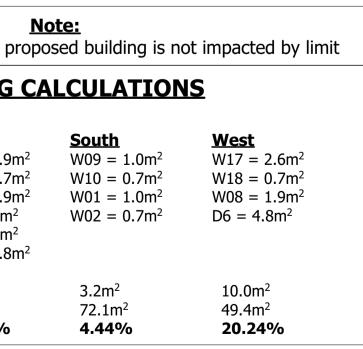


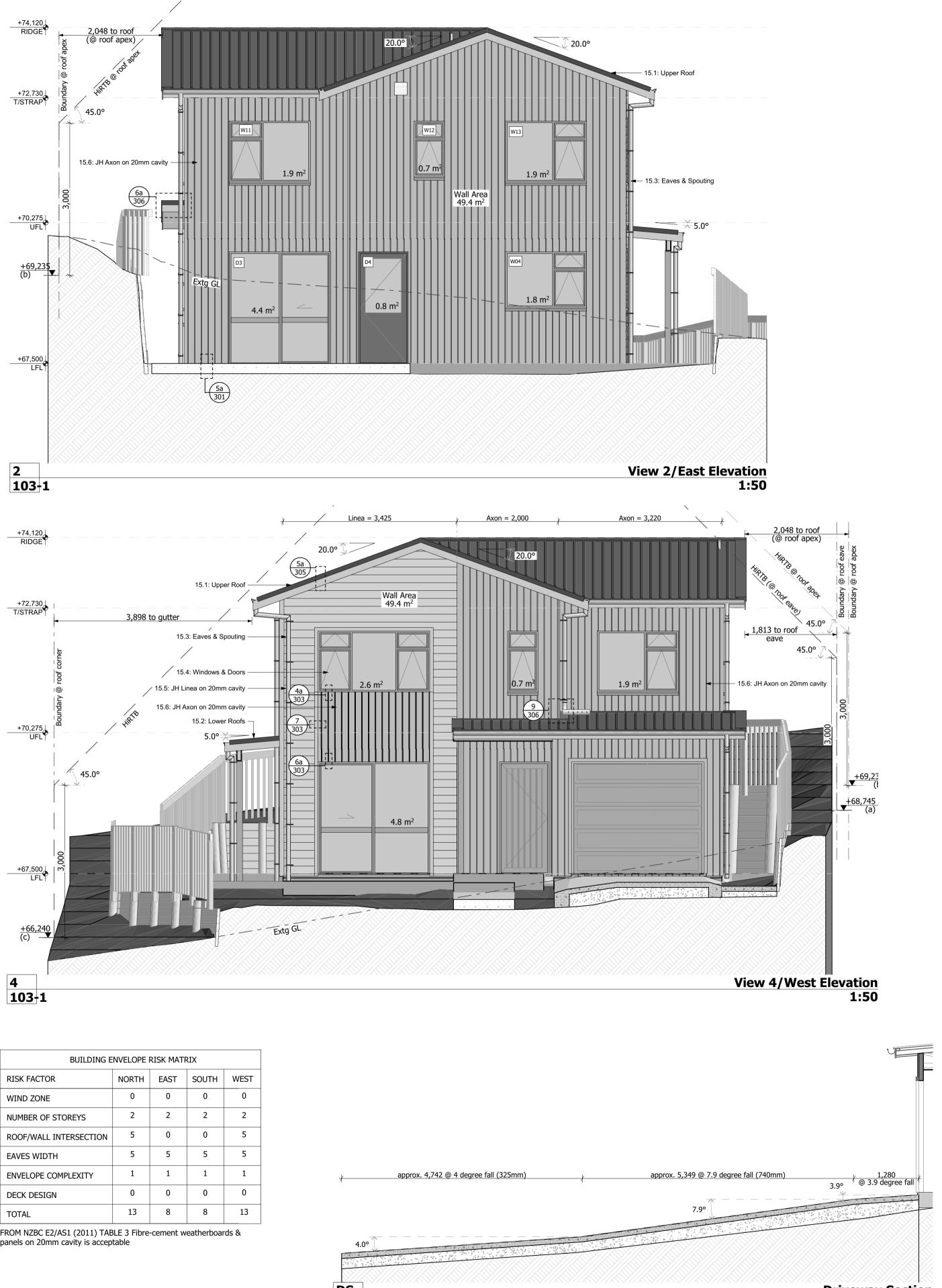
Suite 4/2 Waipareira Avenue Henderson Auckland 0610 office@allarch.co.nz 09 836 4986



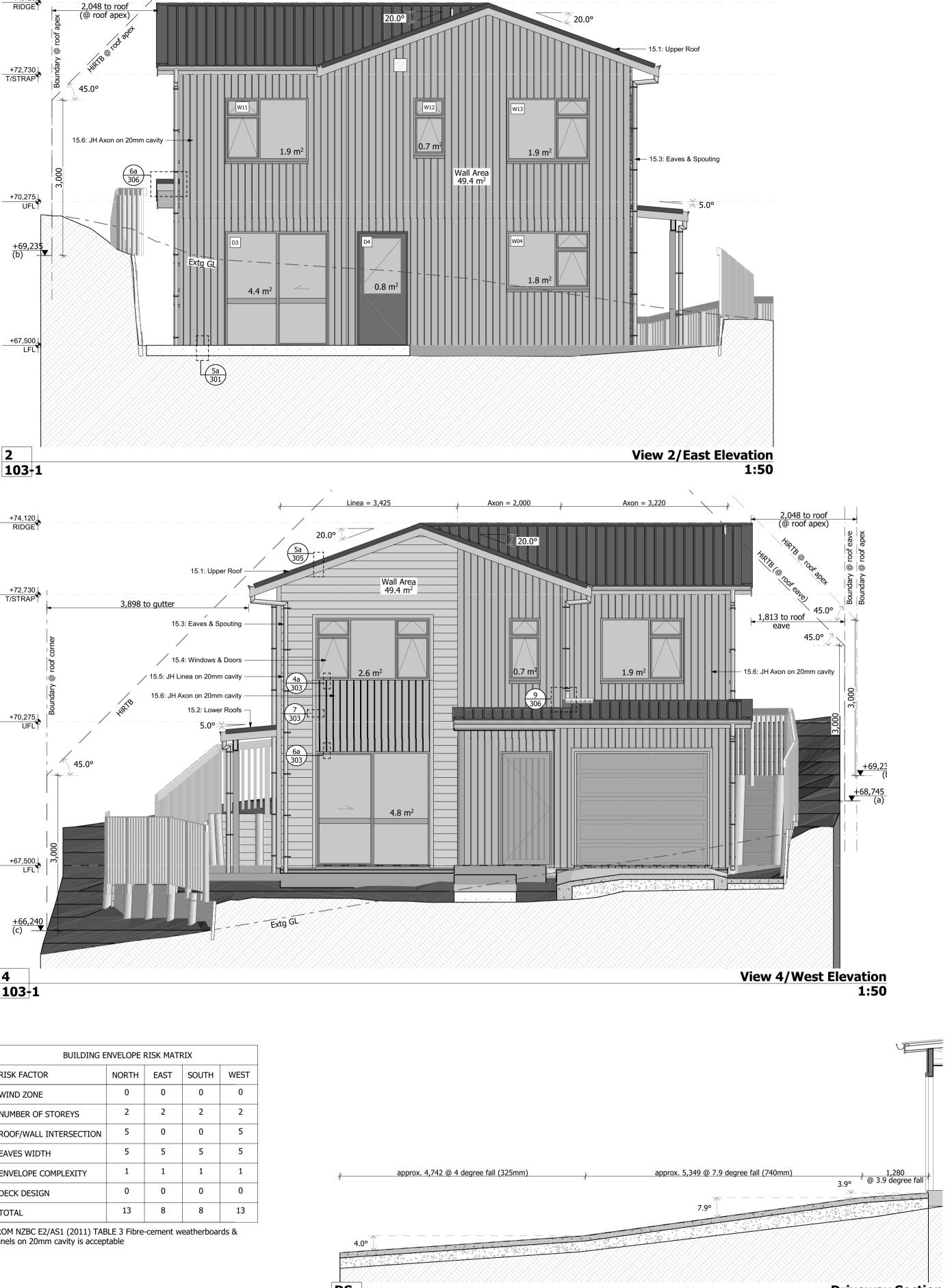
julie@allarch.co.nz 09 836 4985 P O Box 305393, Triton Plaza, Auckland 0757 , Ground Floor, 5 Antares Place, Rosedale, Auckland





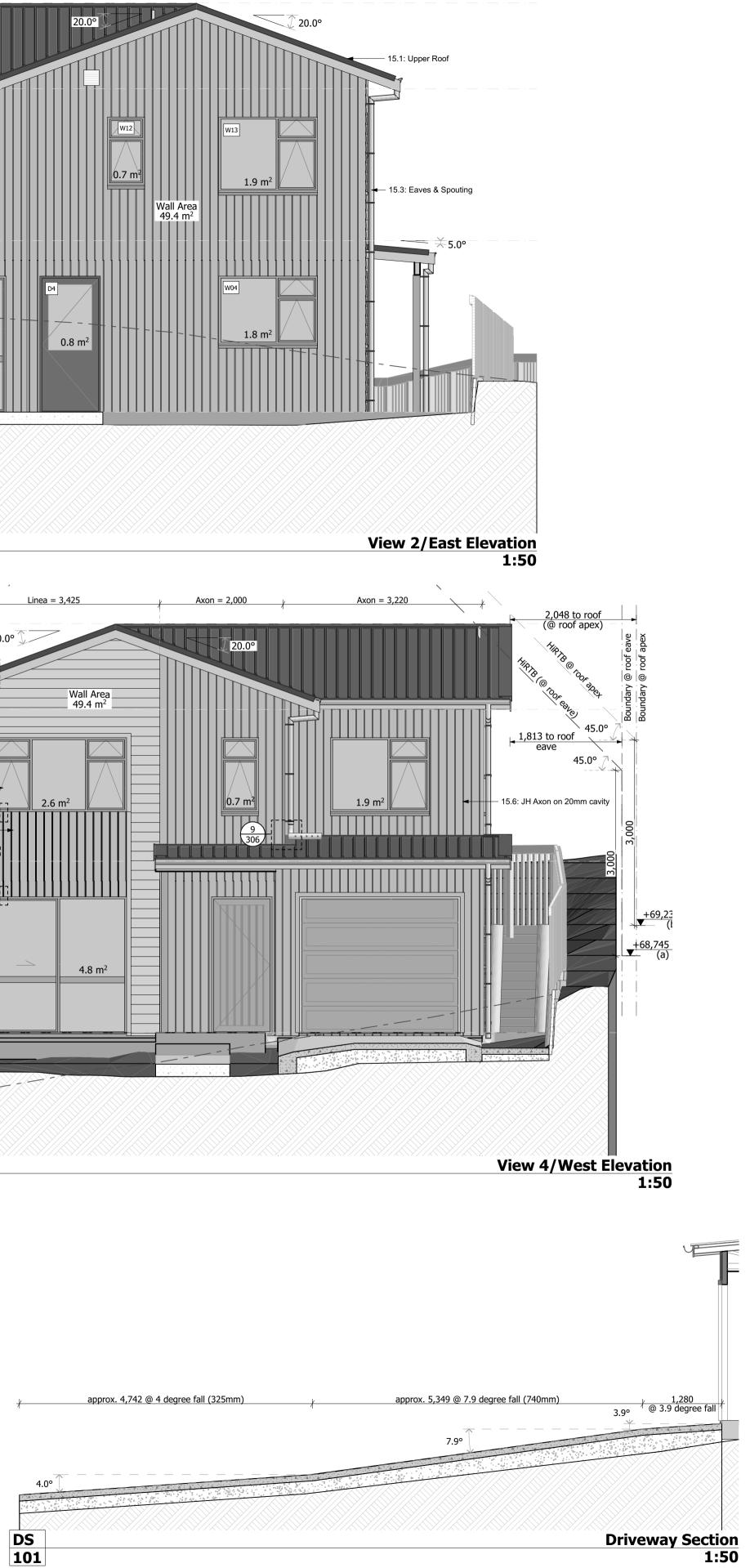






BUILDING ENVELOPE RISK MATRIX								
RISK FACTOR	NORTH	EAST	SOUTH	WEST				
WIND ZONE	0	0	0	0				
NUMBER OF STOREYS	2	2	2	2				
ROOF/WALL INTERSECTION	5	0	0	5				
EAVES WIDTH	5	5	5	5				
ENVELOPE COMPLEXITY 1 1 1								
DECK DESIGN	0	0	0	0				
TOTAL	13	8	8	13				

panels on 20mm cavity is acceptable



PROJECT:	STATUS:	Building Consent	Rev.	Issue	Change Details
New House			A	Building Consent	
For Kainga Ora	DRAWING:	Elevations			
•	DRAWING.	Elevations			
At 39 Parau Street, Mount Roskill, Auckland, 1041					
	SIZE:	SCALED AT A1			

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Date	PROJECT NUMBER:	Issued Date:	SHEET No:
6/03/2023		7/03/2023	104
	22040	770372023	
	22040	Issued Time:	REV No:
		3:16 p.m.	
		5.10 p.m.	