BUILDING CONSENT

Project Description

Face lift for the top floor at 135 Parnell Road. Removal and replacement of the upper floor facade with a new wall and windows.

Site Information

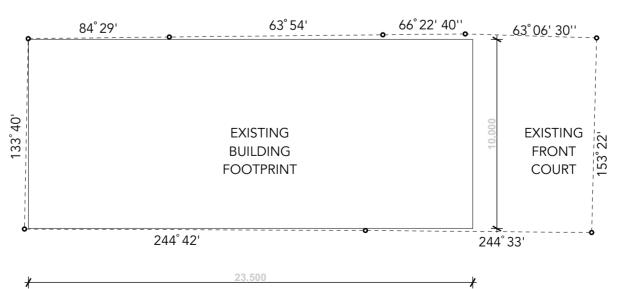
Legal Description: Lot 1 DP 80433 Site Address: 135 Parnell Road, Parnell, Auckland 1052 Site Area (m²): 305

Zone: Business Town Centre Zone









2 SITE PLAN
Scale 1:200

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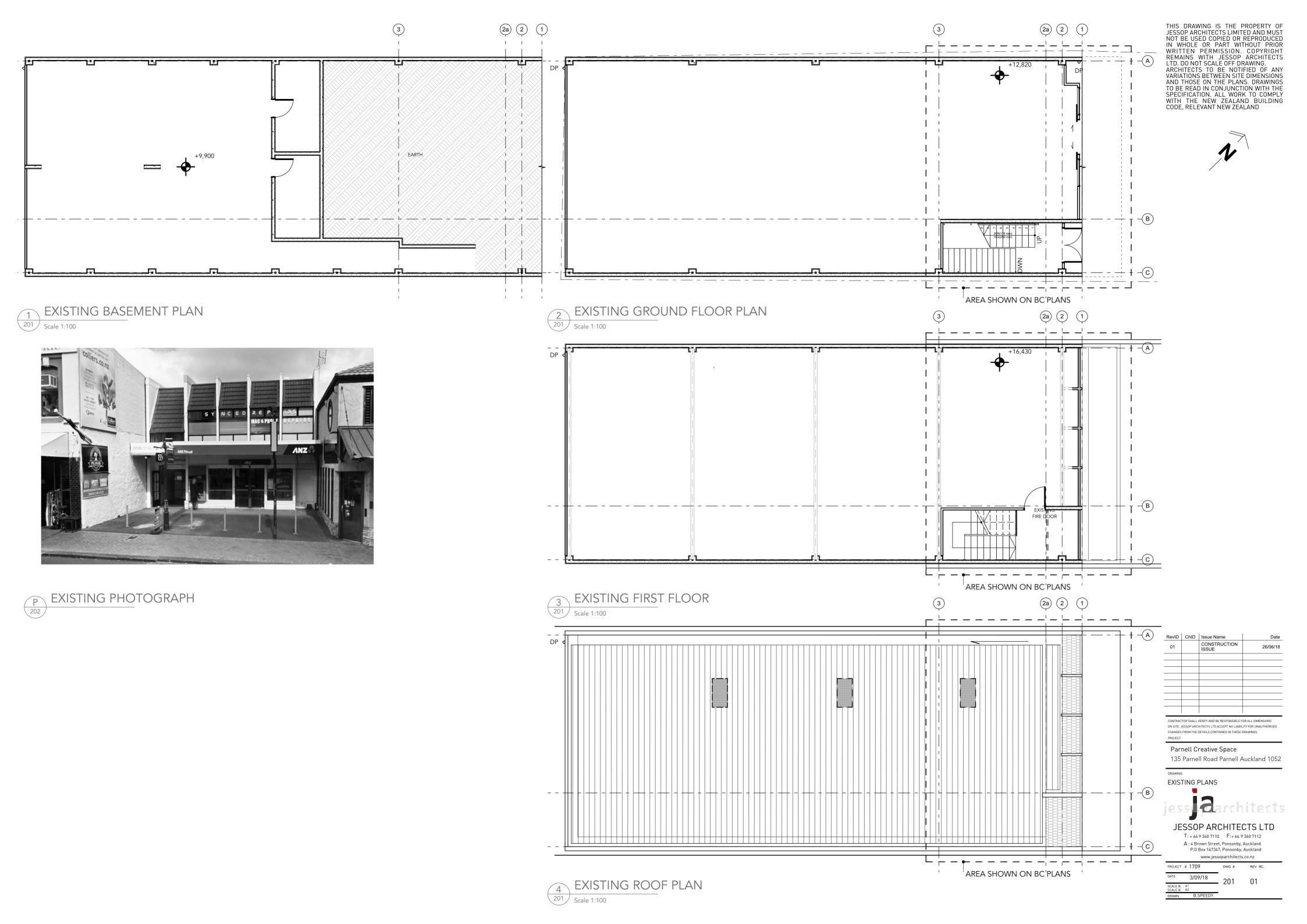
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PROJECT INFORMATION

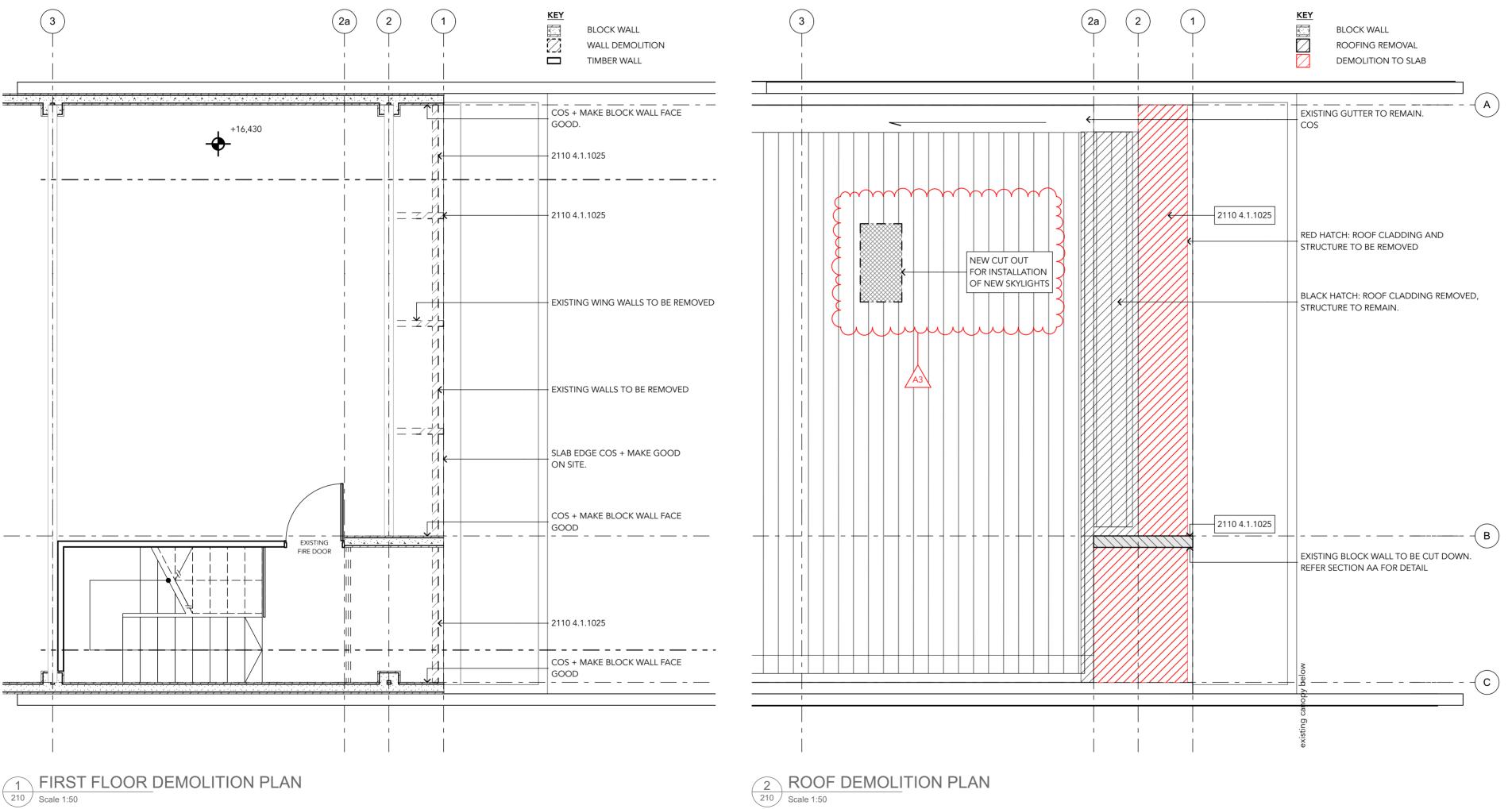


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1 FIRST FLOOR DEMOLITION PLAN
210 Scale 1:50

NOTES:

1: AREA NOT SHOWN TO REMAIN UNCHANGED. REFER EXISTING PLANS

2: GRID LINES SET OFF INTERNAL FACE OF EXISTING BLOCK WALLS.

3: ALL WINDOW SET OUT DIMENSIONS ARE CENTRED BETWEEN THE TWO EXTERNAL BLOCK WALLS (GRIDS A + C). REFER CL.

Building Consent Amendments 02 CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS

CONSTRUCTION ISSUE

CHANGES FROM THE DETAILS CONTAINED IN THESE DRAWINGS

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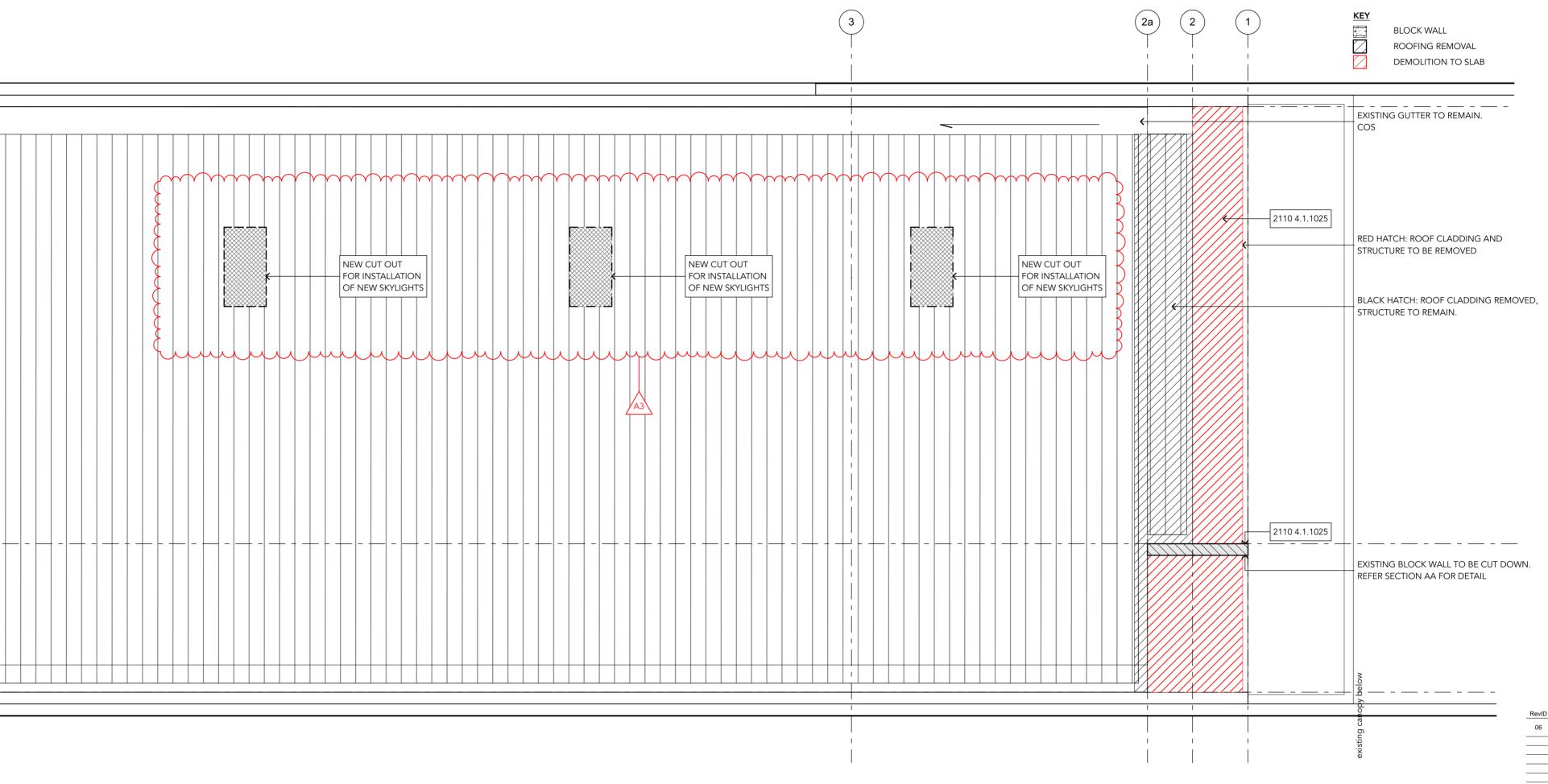
DEMOLITION PLANS



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2 ROOF DEMOLITION PLAN
211 Scale 1:50

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06 A3 Building Consent Amendments 02 3/09/18

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DEMOLITION PLANS-ROOF

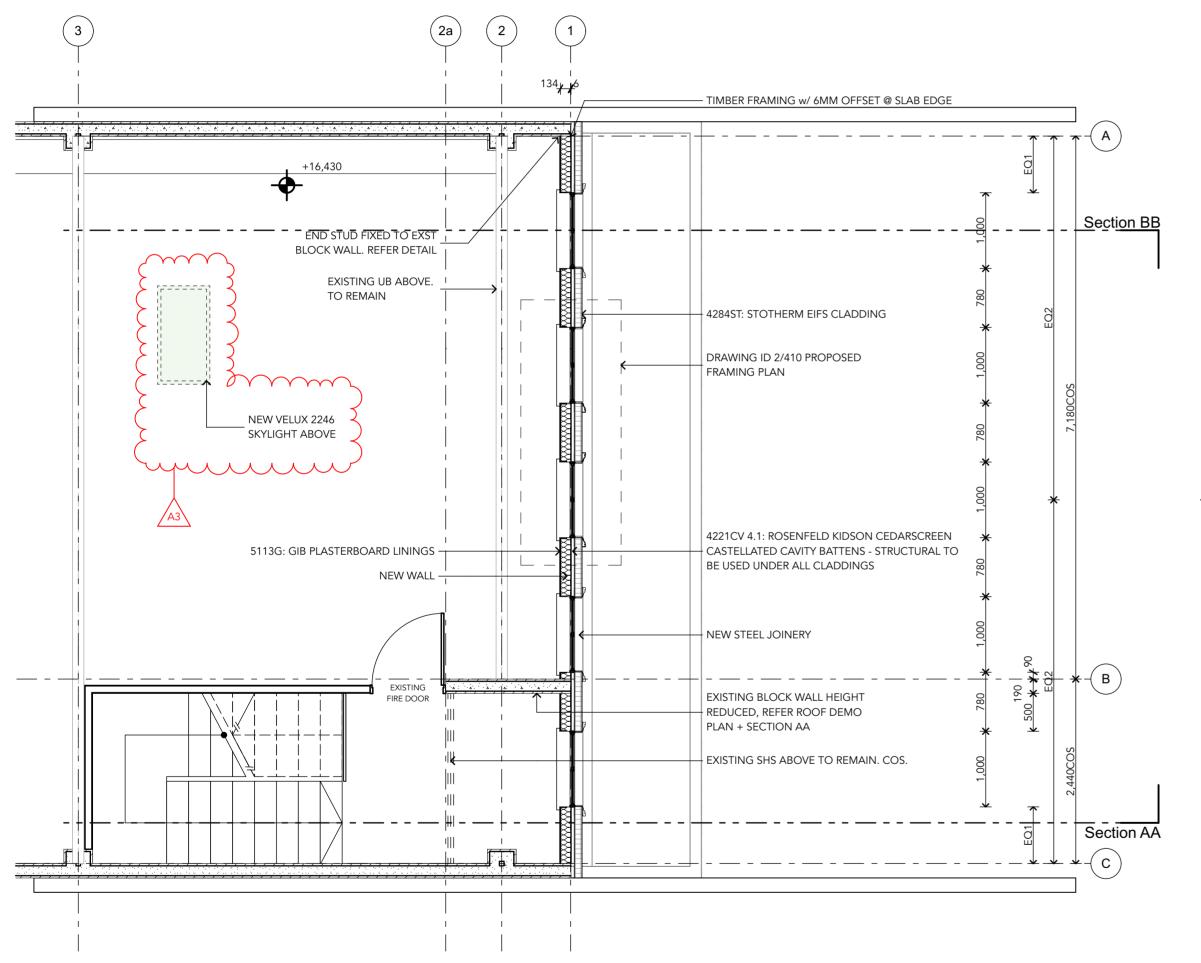


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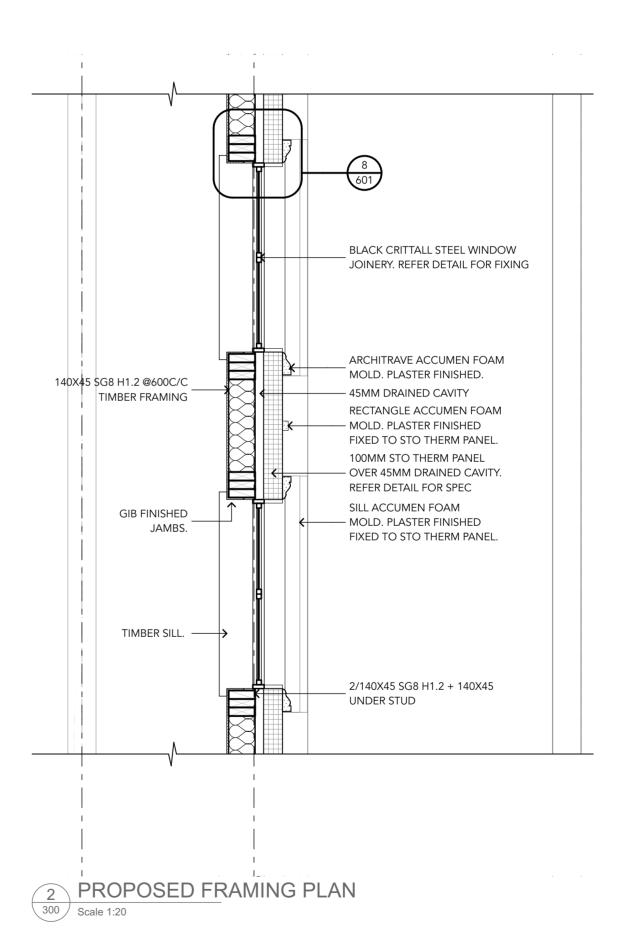






NOTES:

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01		CONSTRUCTION ISSUE	26/06/18
06	А3	Building Consent Amendments 02	3/09/18

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DRAWING

PROPOSED FIRST FLOOR PLAN

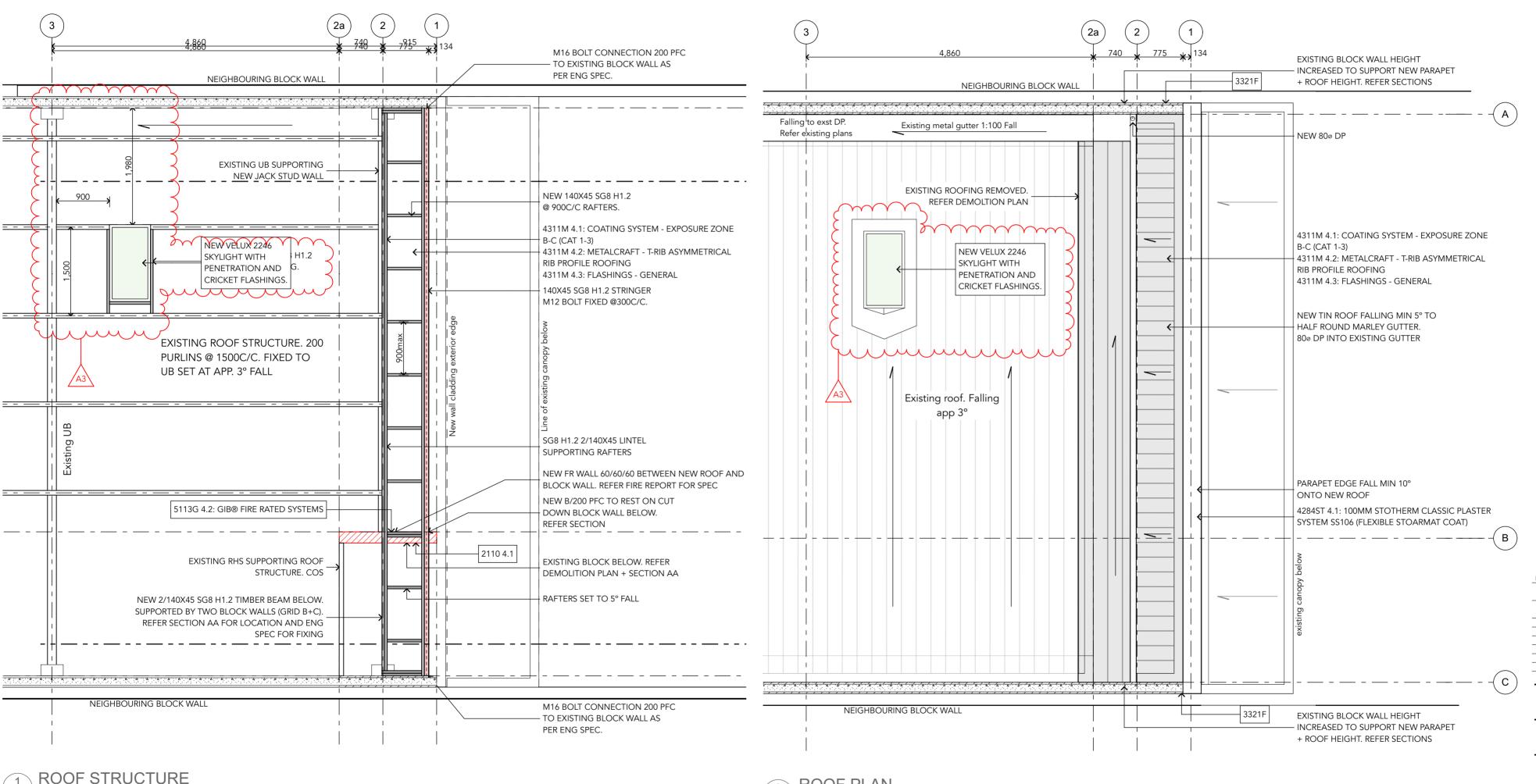


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1 ROOF STRUCTURE 301 | Scale 1:50

2 ROOF PLAN
301 Scale 1:50

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this producer statement PS1 covers only tructural elements as specified in the NG Engineers Ltd's design calculations)

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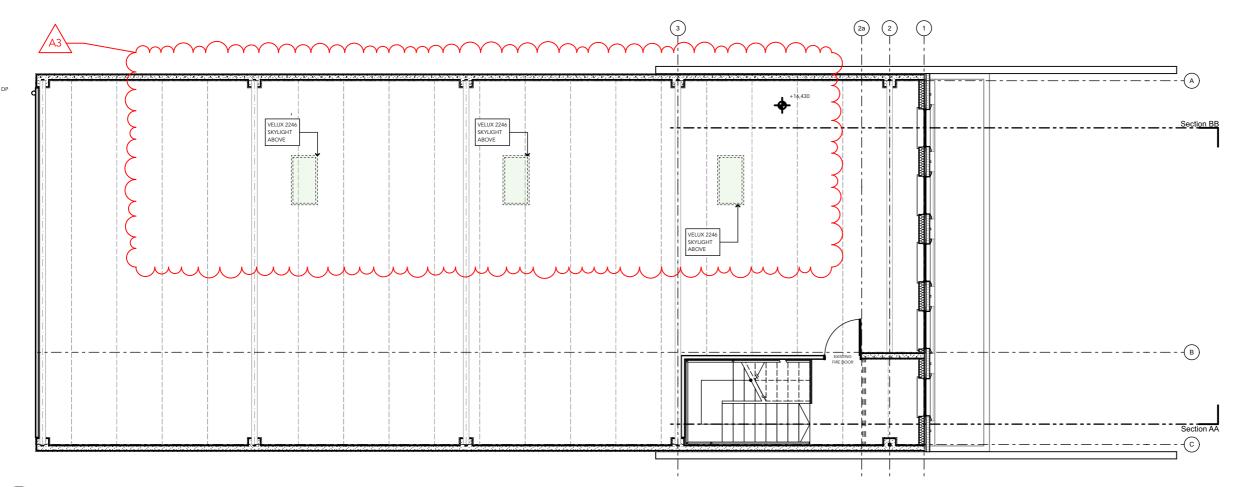
135 Parnell Road Parnell Auckland 1052

PROPOSED ROOF PLANS

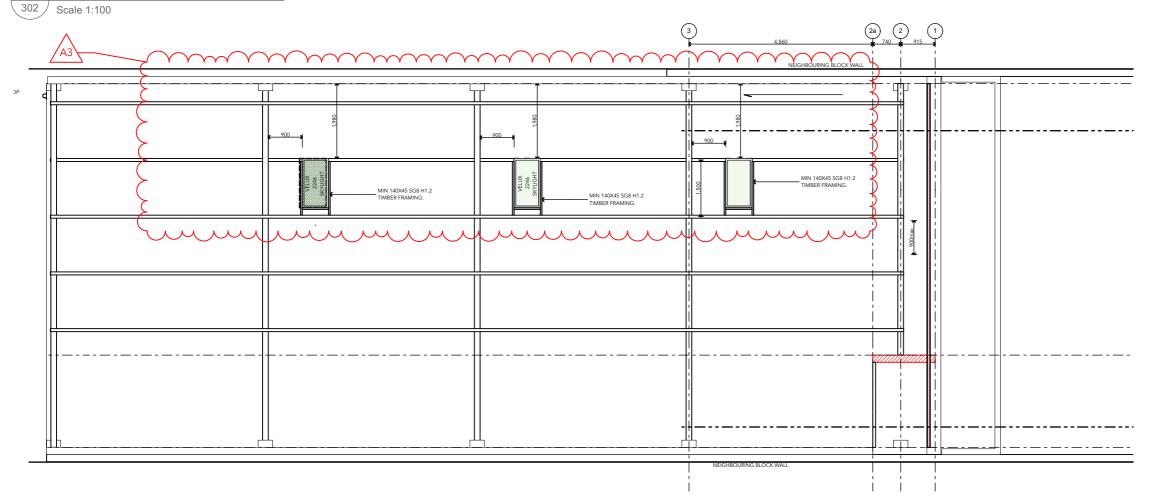


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PROPOSED FIRST FLOOR AMENDMENTS



ROOF STRUCTURE AMENDMENTS

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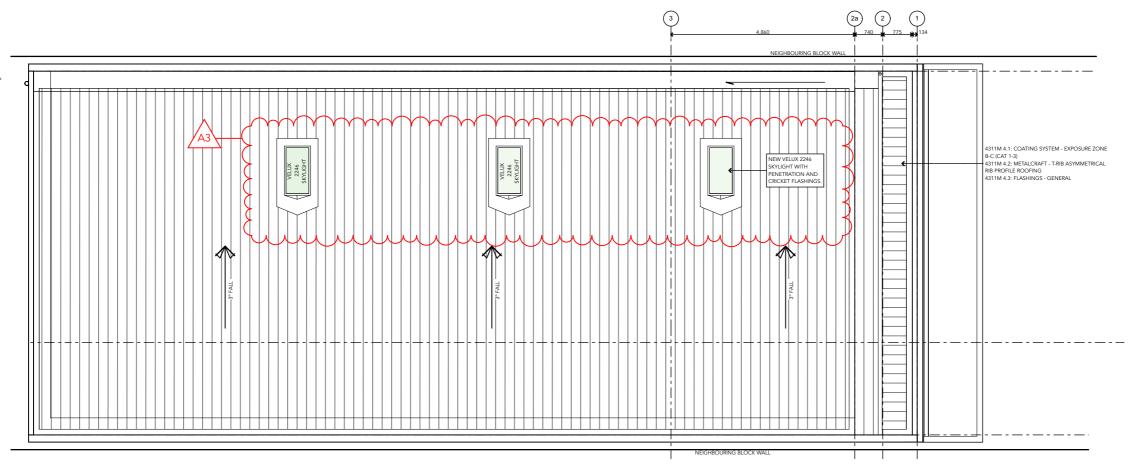


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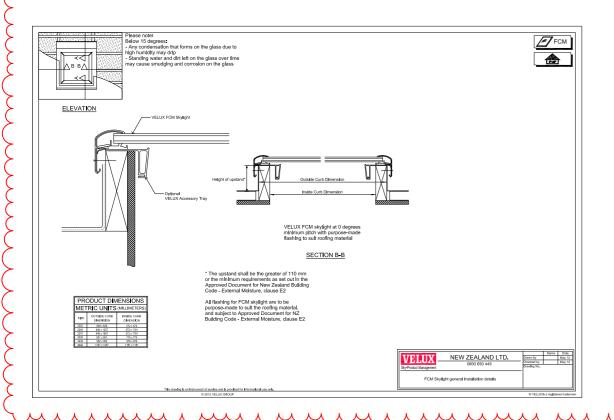
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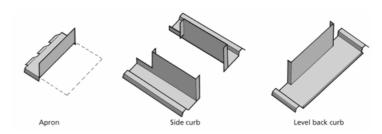


NEW ROOF LAYOUT

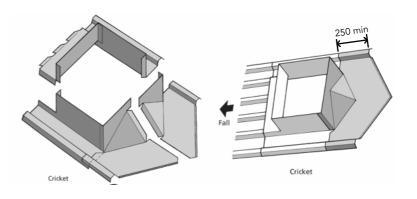
303 | Scale 1:100



8.3.1A Penetration Flashings



8.3.1B Cricket Flashings



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06	A3	Velux skylights added to drwgs	3/09/18			
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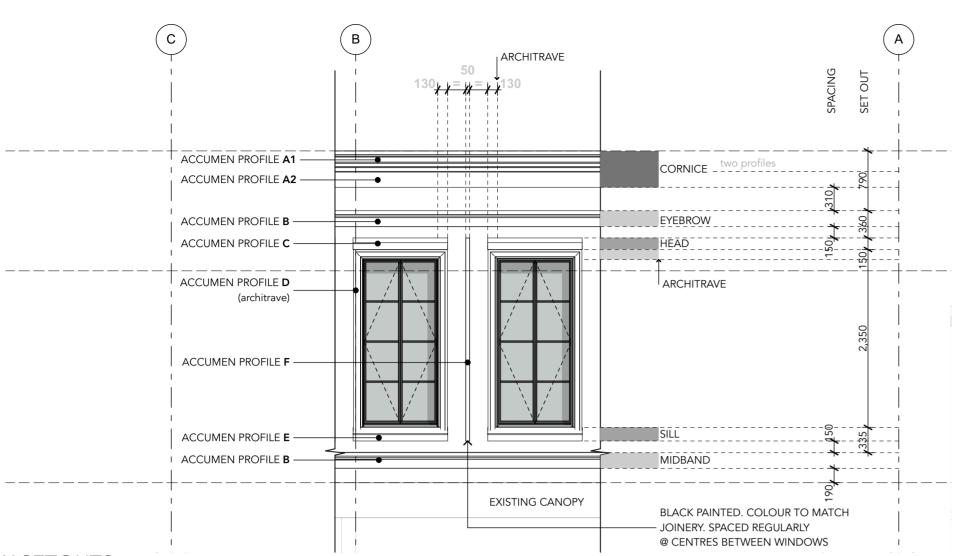


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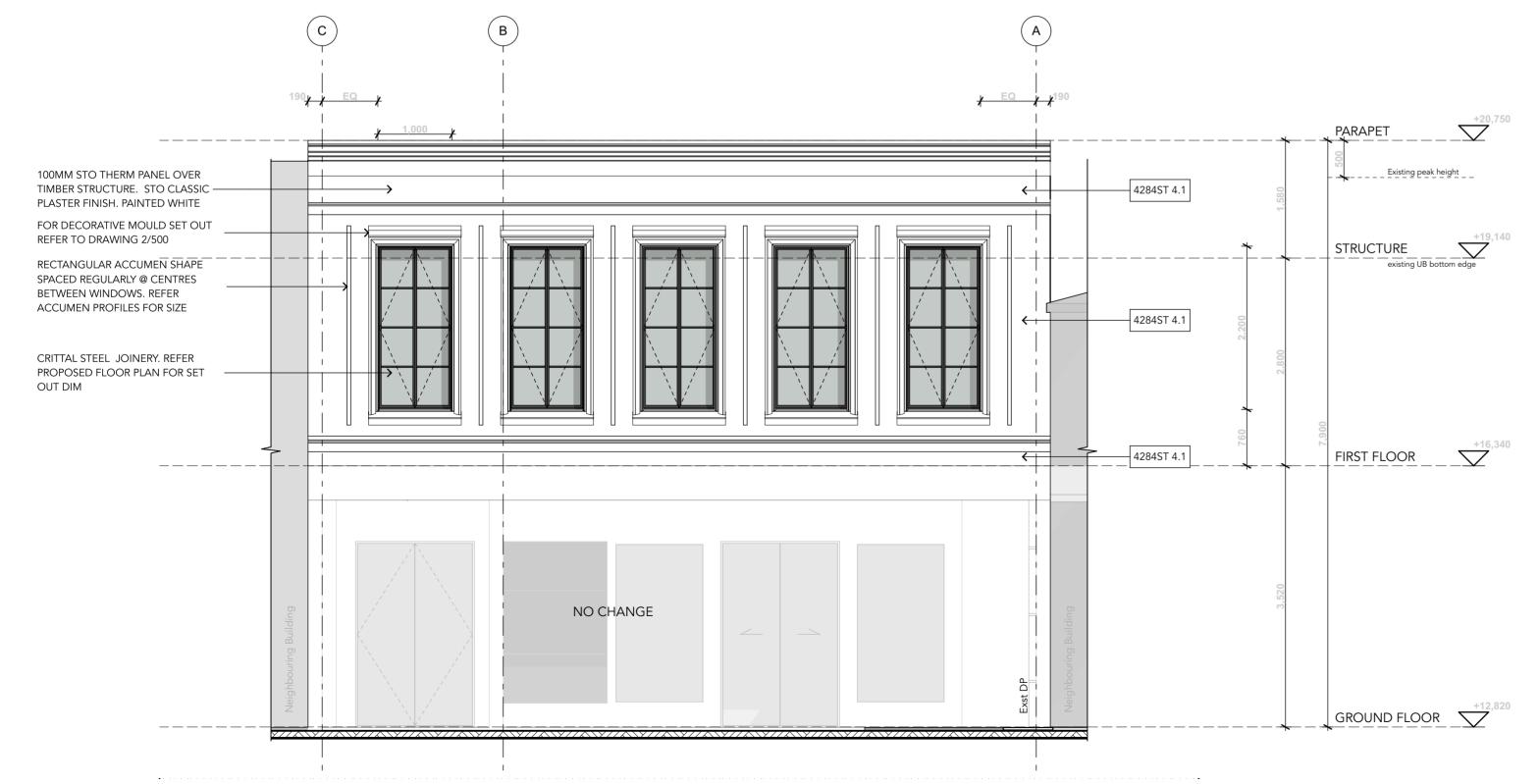
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WINDOW SETOUTS

Scale 1:50



1 PROPOSED ELEVATION

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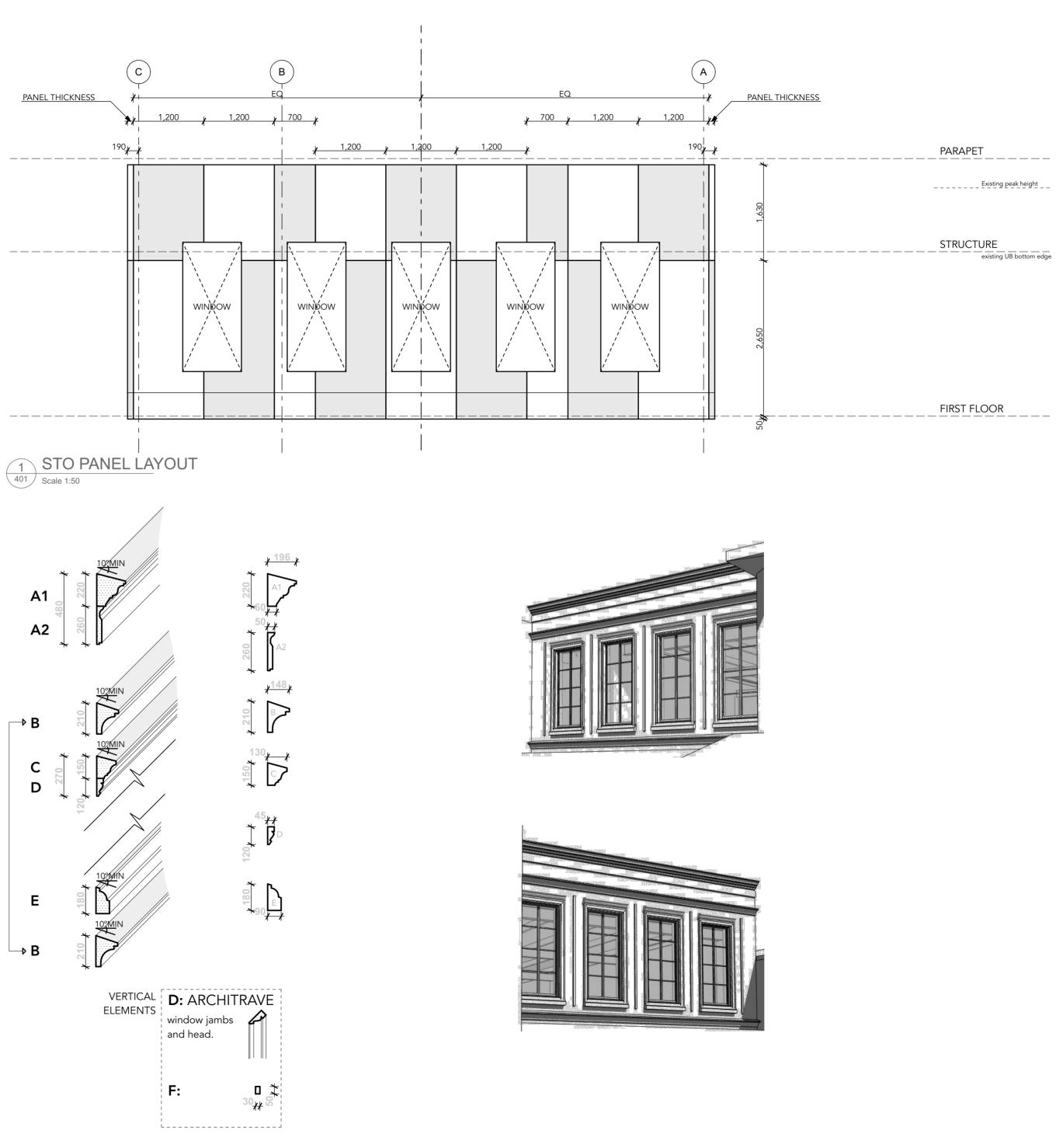
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13M MAX HEIGHT 13M ROLLING EXTERNAL BLOCK WALL PARAPET HEIGHT INCREASED TO ALLOW FOR NEW +20,750 EXISTING BLOCK WALL HEIGHT PARAPET REDUCED, SHOWN HATCHED. HEIGHT REDUCTION TO BE CONFIRMED ON SITE. - B/200PFC TO ENG SPEC SG8 H1.2 2/140x45 TIMBER LINTEL - SUPPORTING NEW ROOF. FIXED TO EXISTING BLOCK WALL TO ENG SPEC STRUCTURE NEW CEILING TO MATCH EXISTING. FRR 60. existing UB bottom edge - 13MM GIB FIRELINE. TERRALANA INSULATION 4710T 4.1 REFER SPEC. - EXISTING CEILING SUPPORT COS. 4284ST 4.1 100MM STO THERM PANEL EXISTING HAND - OVER 45MM DRAINED CAVITY. RAIL TO REMAIN. REFER DETAIL FOR SPEC EXISTING DOOR 4710T 4.2 MIDBAND ACCUMEN FOAM - MOLD. PLASTER FINISHED FIXED TO STO THERM PANEL. FIRST FLOOR Rear to remain unchanged EXISTING GUTTER AND CANOPY ROOFING. COS Refer to Detail on drawing CA 01 & CA 02 Existing Entry + Stair no change GROUND FLOOR Existing. No change BASEMENT Existing. No change Section AA 1 Section Scale 1:50

NOTES:

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05	A2	Building Consent Amendments	14/08/18

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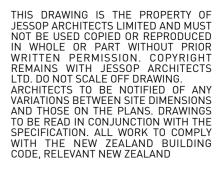
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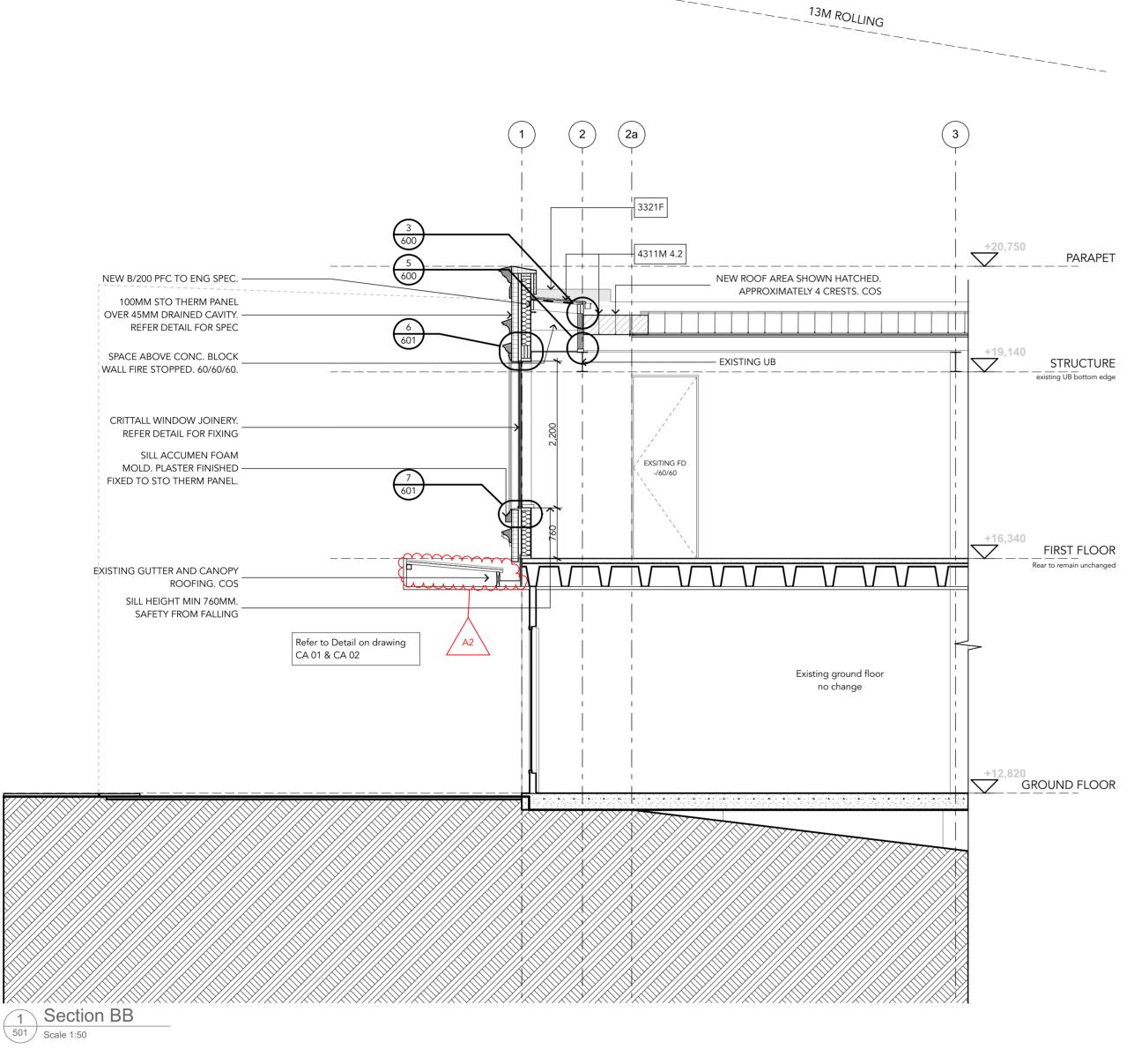
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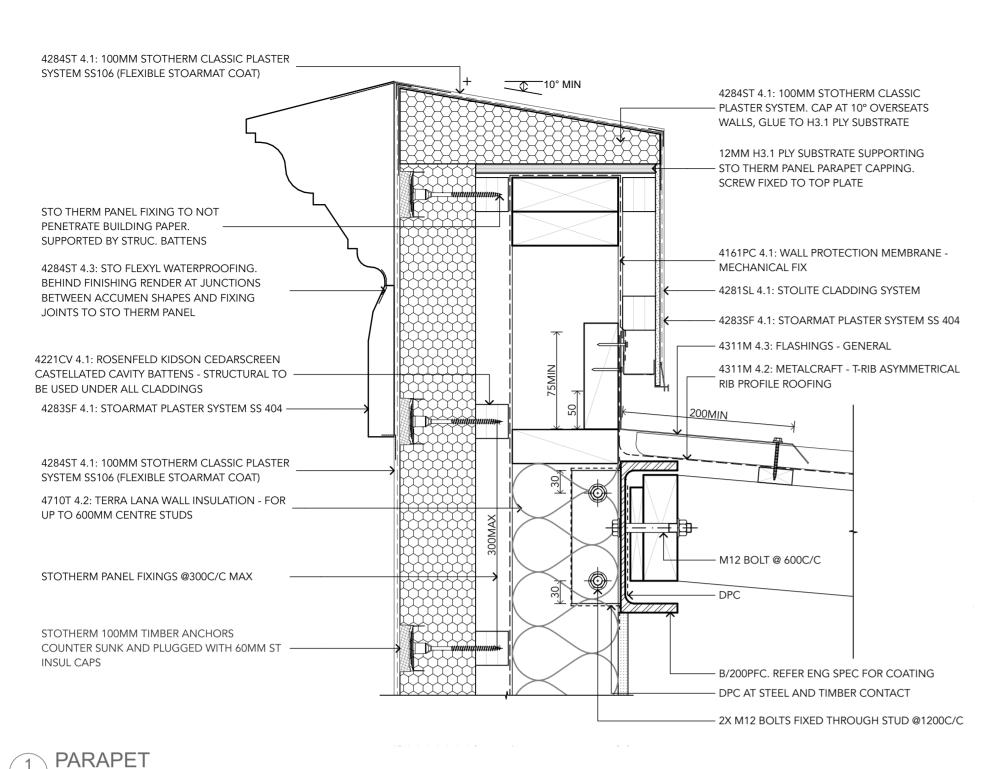
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4221CV 4.1: ROSENFELD KIDSON CEDARSCREEN CASTELLATED CAVITY BATTENS - STRUCTURAL TO BE USED UNDER ALL CLADDINGS 4284ST 4.1: 100MM STOTHERM CLASSIC PLASTER LL PROTECTION MEMBRANE -SYSTEM SS106 (FLEXIBLE STOARMAT COAT) STANDARD SYSTEMS WALLS PROVIDE SUFFICIENT GAP TO ALLOW CONTINUED MAINTENANCE OF EXISTING GUTTER. - CHAMFERED 140 TIMBER BASEBOARD H3.2 TIMBER BOTTOM PLATE. AS12150 ANCHOR SCREWS @600C/C - EXISTING FLOOR STRUCTURE TWO PART FLASHING WITH MINIMUM OVERLAPS SHOWN 10 H 8 H3.2 CAVITY BATTEN TO SUPPORT STO EXISTING CANOPY GUTTER TO REM EXISTING ADJUSTABLE FOOT TRAY. DRESS BUILDING CONDITION AND REPLACE IF REQUIR TH 70MM. WRAP OVER BASE COVER FLASHING MIN 75MM COVER DOWN OVER EXISTING GUTTER. ALLOW 10MM CLEARANCE TO MITIGATE POSSIBLE CAPILLARY EGRESS. TRAPPED FLASHING MIN 50YR DURABILITY - 304 STAINLESS STEEL. DRESS UP WALL TO ALLOW MIN 75MM MIN CLADDING COVER. ADJUST HEIGHT TO SUIT. 2 WALL BASE Rev A 26 June 2018

4161PC 4.2: ROOF UNDERLAY - LIGHT WEIGHT, - HIGH EXPOSURE 4161PC 4.4: WIRE NETTING 4311M 4.1: COATING SYSTEM - EXPOSURE ZONE B-C (CAT 1-3) 4311M 4.2: METALCRAFT - T-RIB ASYMMETRICAL __xx 5° MIN RIB PROFILE ROOFING | 50 | - 4311M 4.3: FLASHINGS - GENERAL 7411M 4.1: METALCRAFT ROOFING GUTTER SYSTEMS 4161PC 4.1: WALL PROTECTION MEMBRANE -MECHANICAL FIX 4241M 4.1: COATING SYSTEM - EXPOSURE ZONE B-C (CAT 1-3) 4241M 4.2: METALCRAFT - T-RIB ASYMMETRICAL RIB PROFILE CLADDING

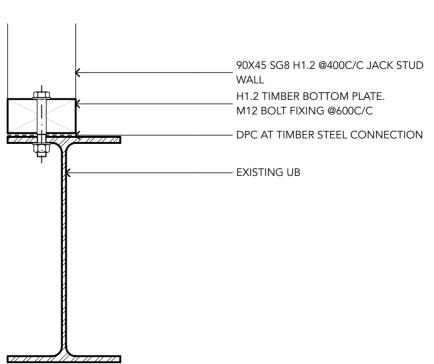
4311M 4.3: FLASHINGS - GENERAL

4311M 4.1: COATING SYSTEM - EXPOSURE ZONE
B-C (CAT 1-3)
4311M 4.2: METALCRAFT - T-RIB ASYMMETRICAL
RIB PROFILE ROOFING

TWO CRESTS



3 ROOF TO WALL





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L		B-C (CAT 1-3) 4311M 4.2: METALCRAFT - T-RIB ASYMMETRICAL RIB PROFILE ROOFING				
<u>VO CRE</u> MIN	STS	 				
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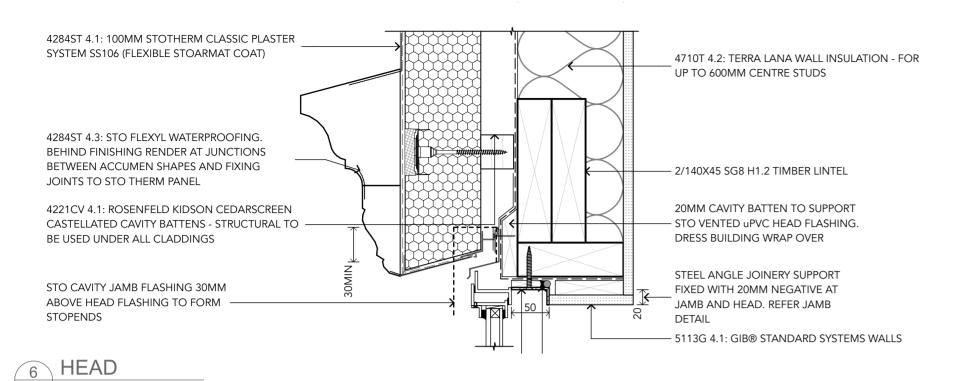
ROOF + WALL DETAILS

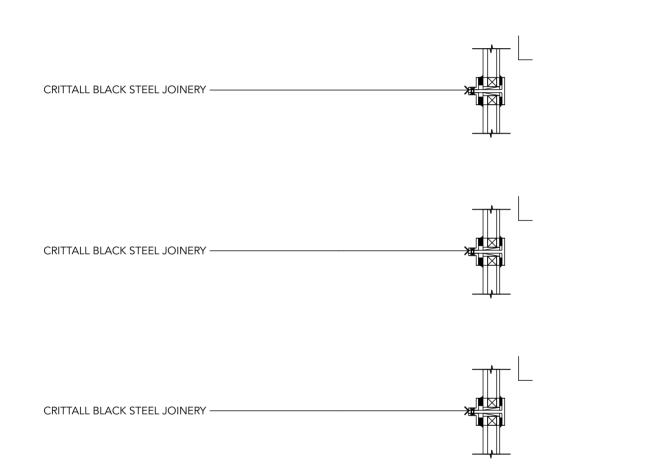
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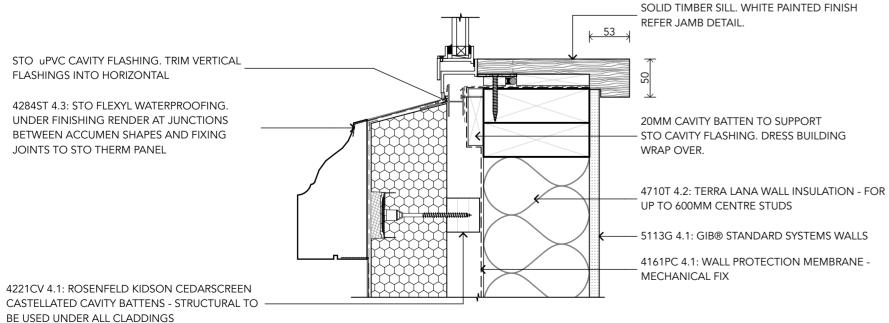
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4284ST 4.1: 100MM STOTHERM CLASSIC PLASTER SYSTEM SS106 (FLEXIBLE STOARMAT COAT)

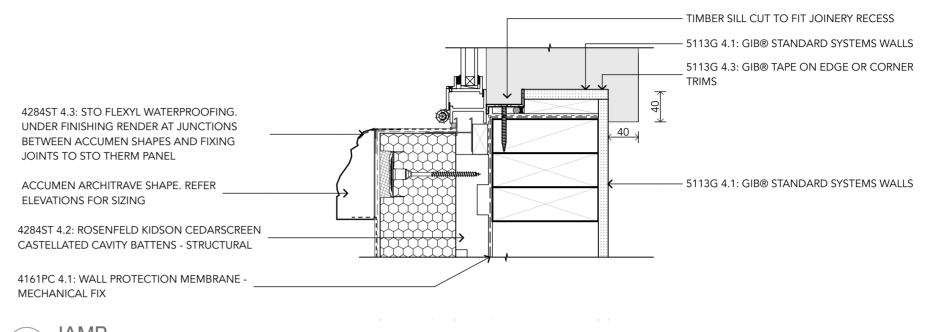
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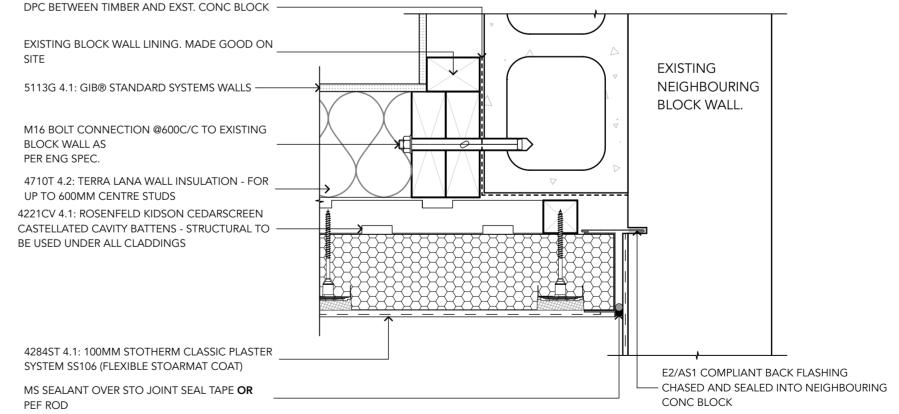
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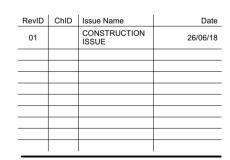
SYSTEMS WALLS

ON MEMBRANE -

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WINDOW DETAILS

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SCALE @ A1
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