

# BUILDING CONSENT

## Project Description

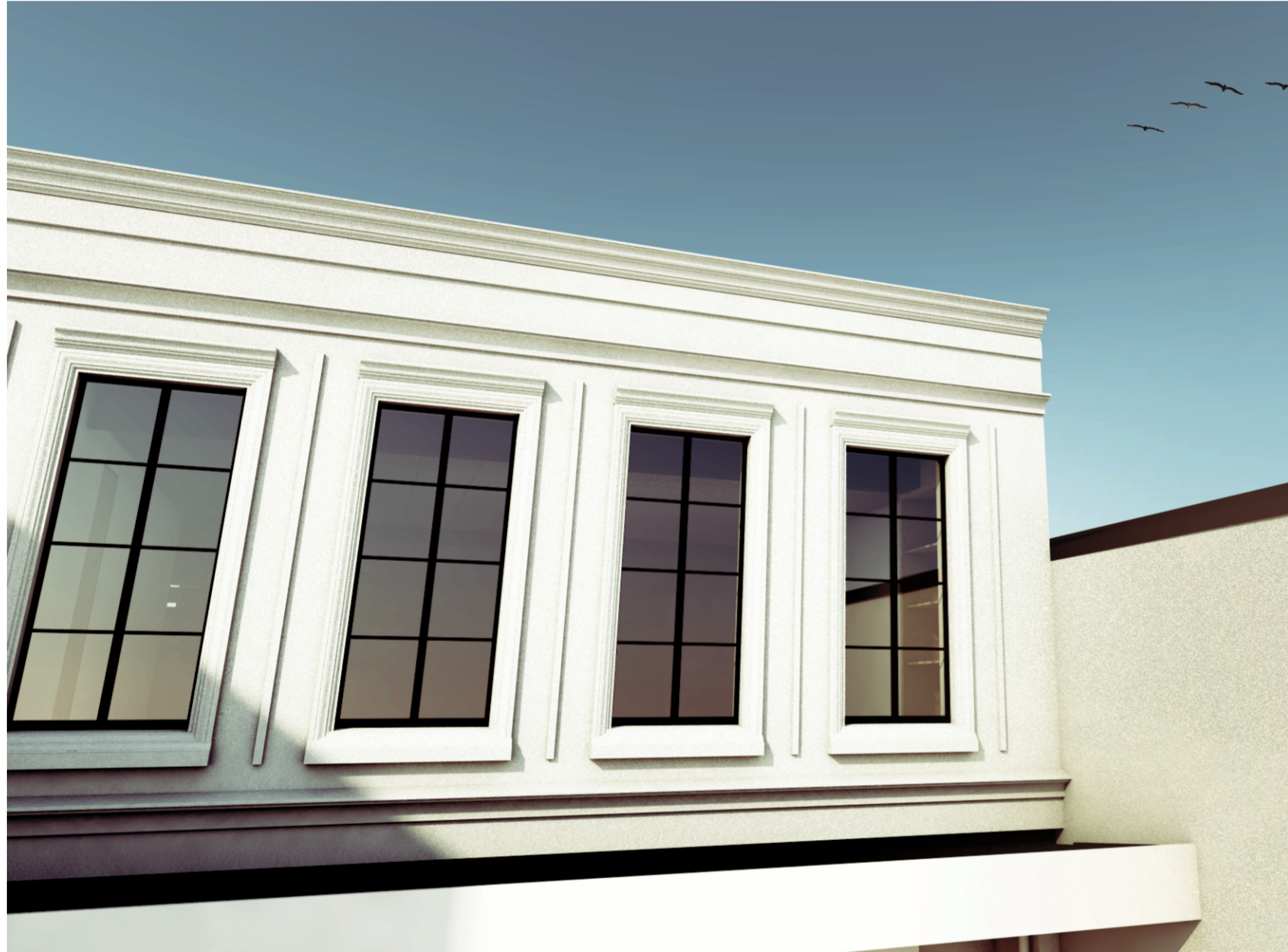
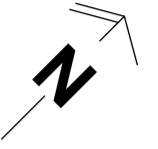
Face lift for the top floor at 135 Parnell Road. Removal and replacement of the upper floor facade with a new wall and windows.

## Site Information

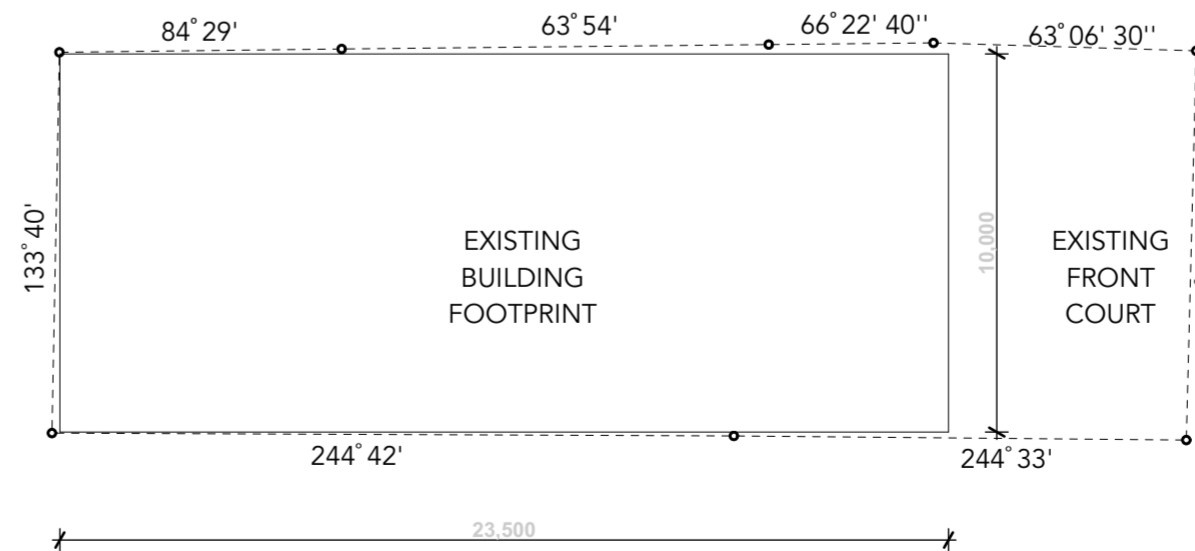
Legal Description: Lot 1 DP 80433  
 Site Address: 135 Parnell Road, Parnell, Auckland 1052  
 Site Area (m<sup>2</sup>): 305

Zone: Business Town Centre Zone

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3 CONTEXT LOCATION MAP  
 Scale 1:500



2 SITE PLAN  
 Scale 1:200

RevID	ChID	Issue Name	Date
01		CONSTRUCTION ISSUE	26/06/18

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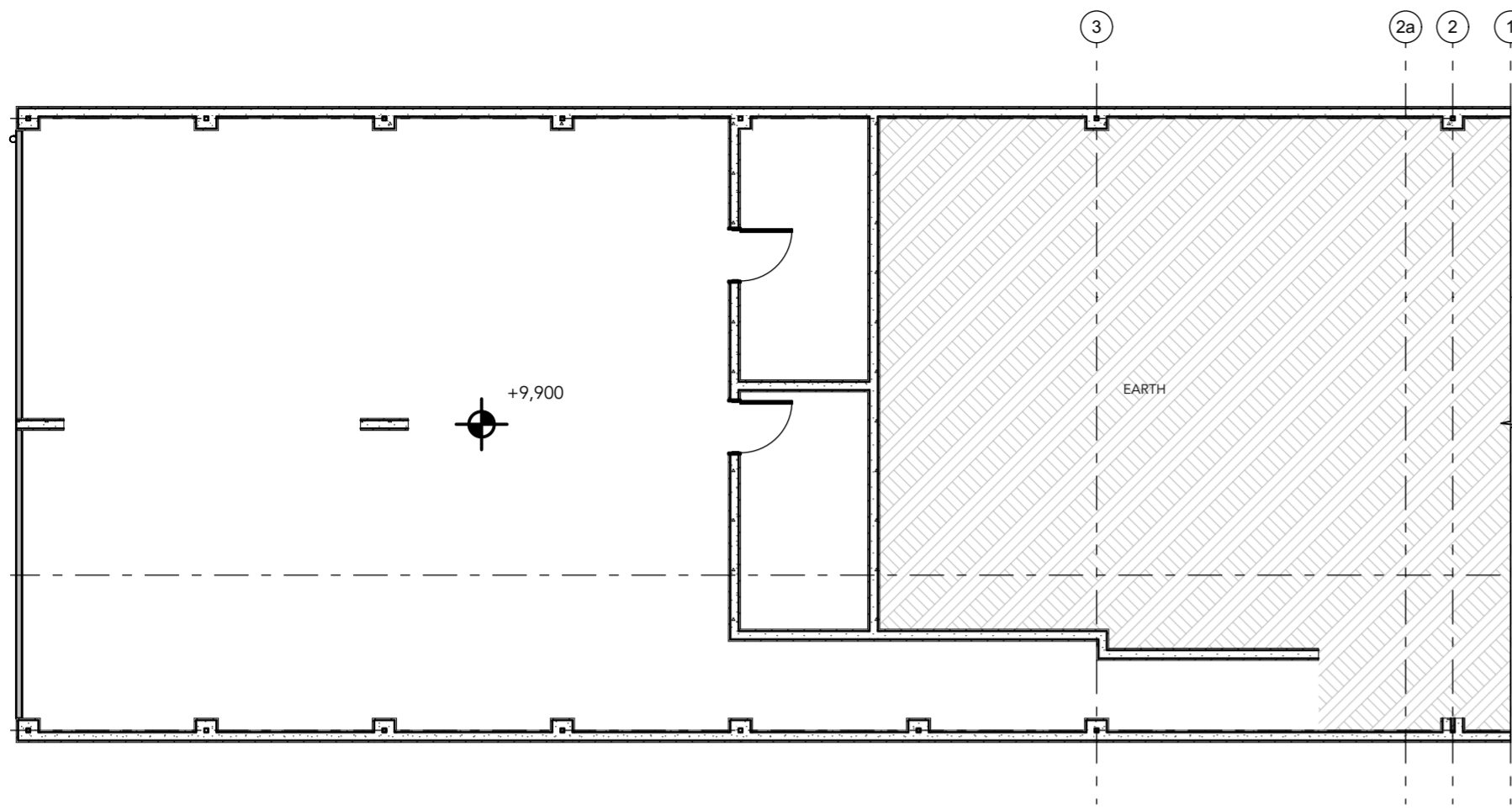
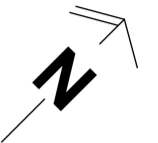
PROJECT  
 Parnell Creative Space  
 135 Parnell Road Parnell Auckland 1052

DRAWING  
 PROJECT INFORMATION

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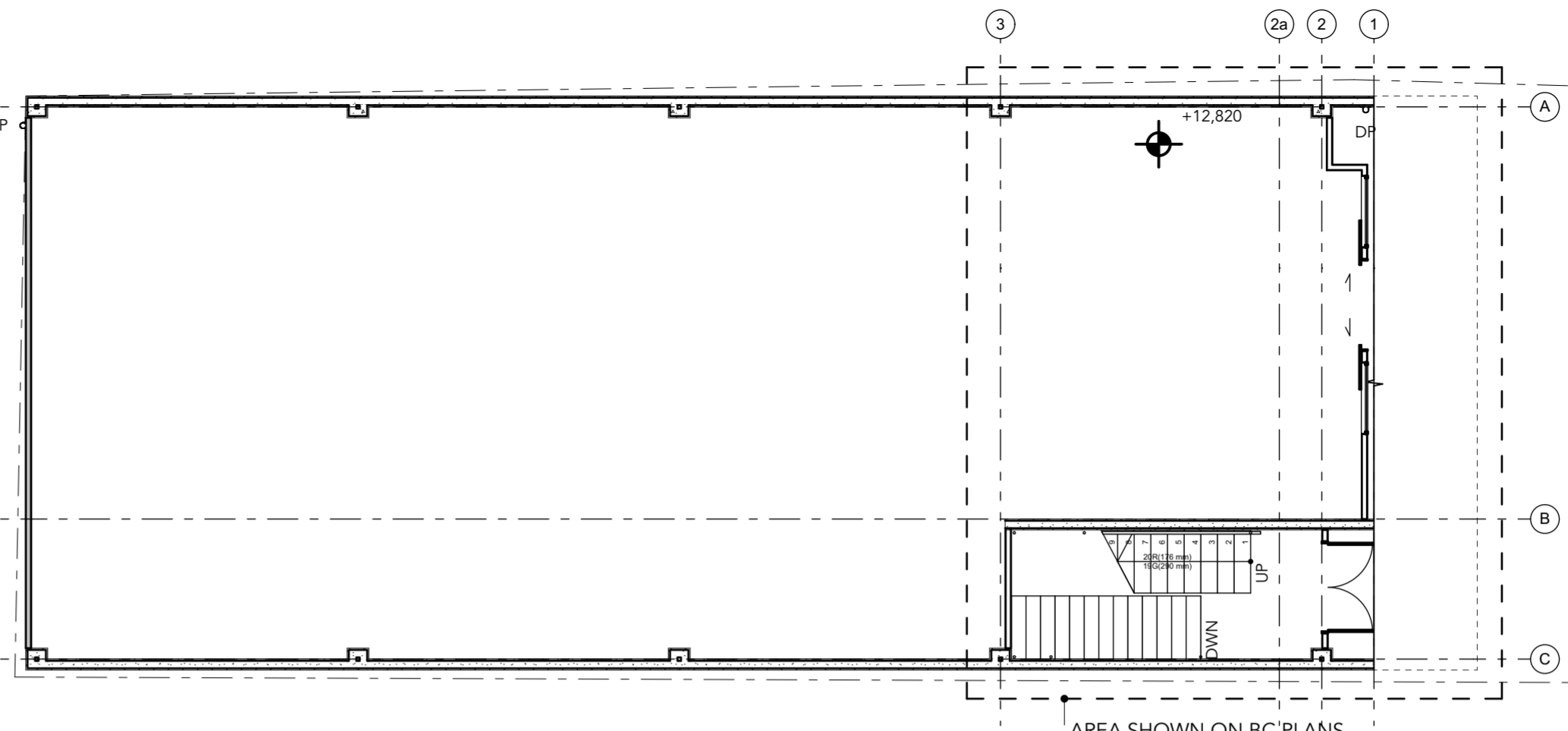
PROJECT #	DWG #	REV	RC
1709	101	01	
DATE	3/09/18		
SCALE @ A1			
SCALE @ A3			
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1 EXISTING BASEMENT PLAN

201 Scale 1:100



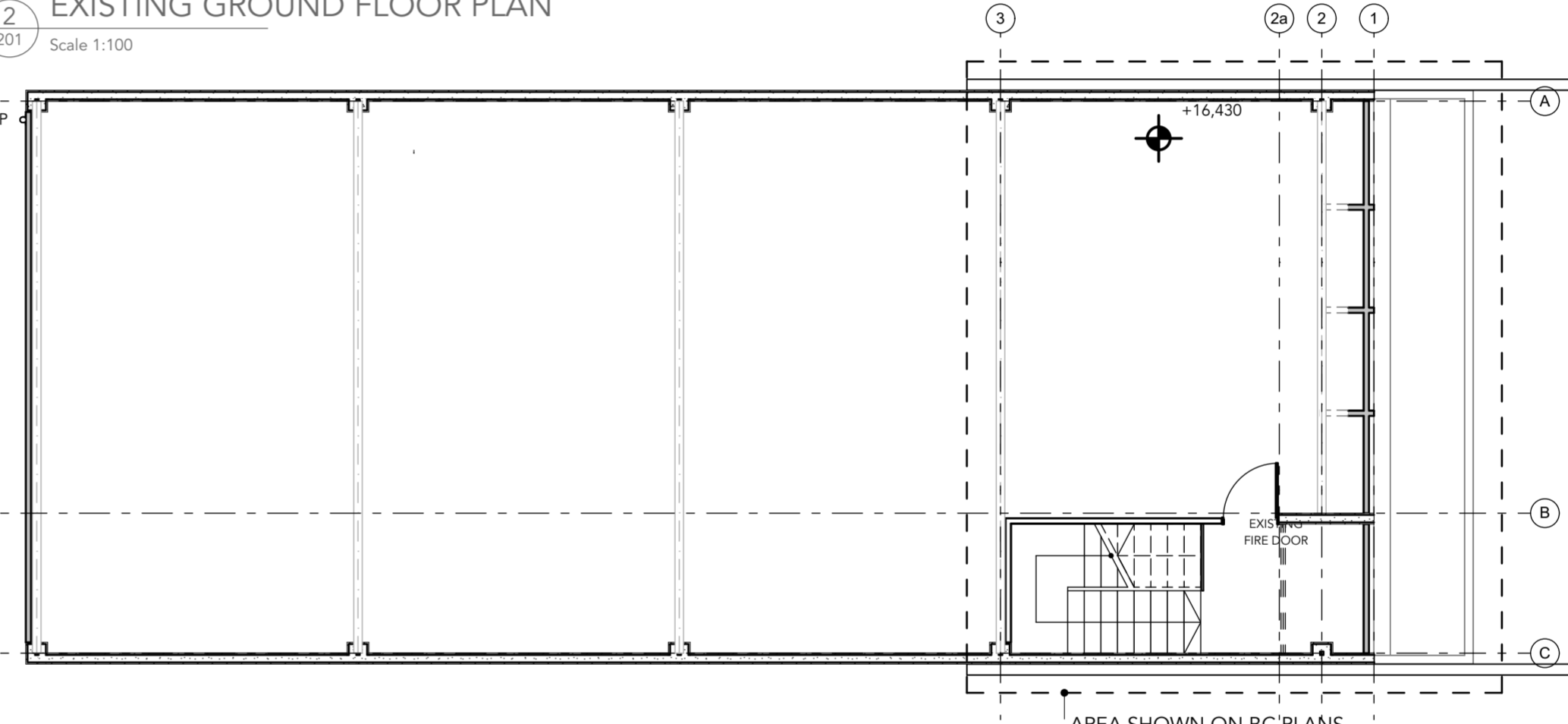
2 EXISTING GROUND FLOOR PLAN

201 Scale 1:100



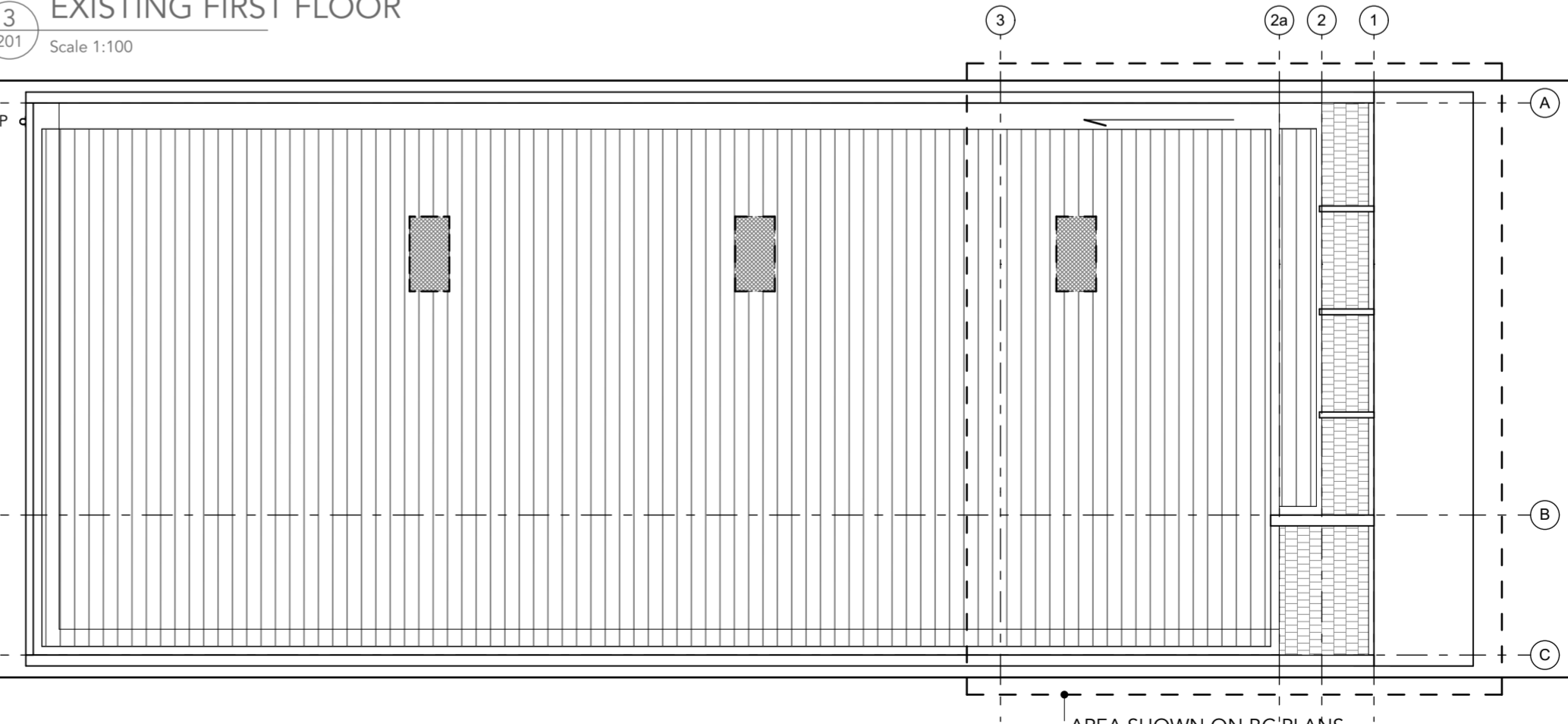
P EXISTING PHOTOGRAPH

202



3 EXISTING FIRST FLOOR

201 Scale 1:100



4 EXISTING ROOF PLAN

201 Scale 1:100

RevID	ChID	Issue Name	Date
01		CONSTRUCTION ISSUE	26/06/18

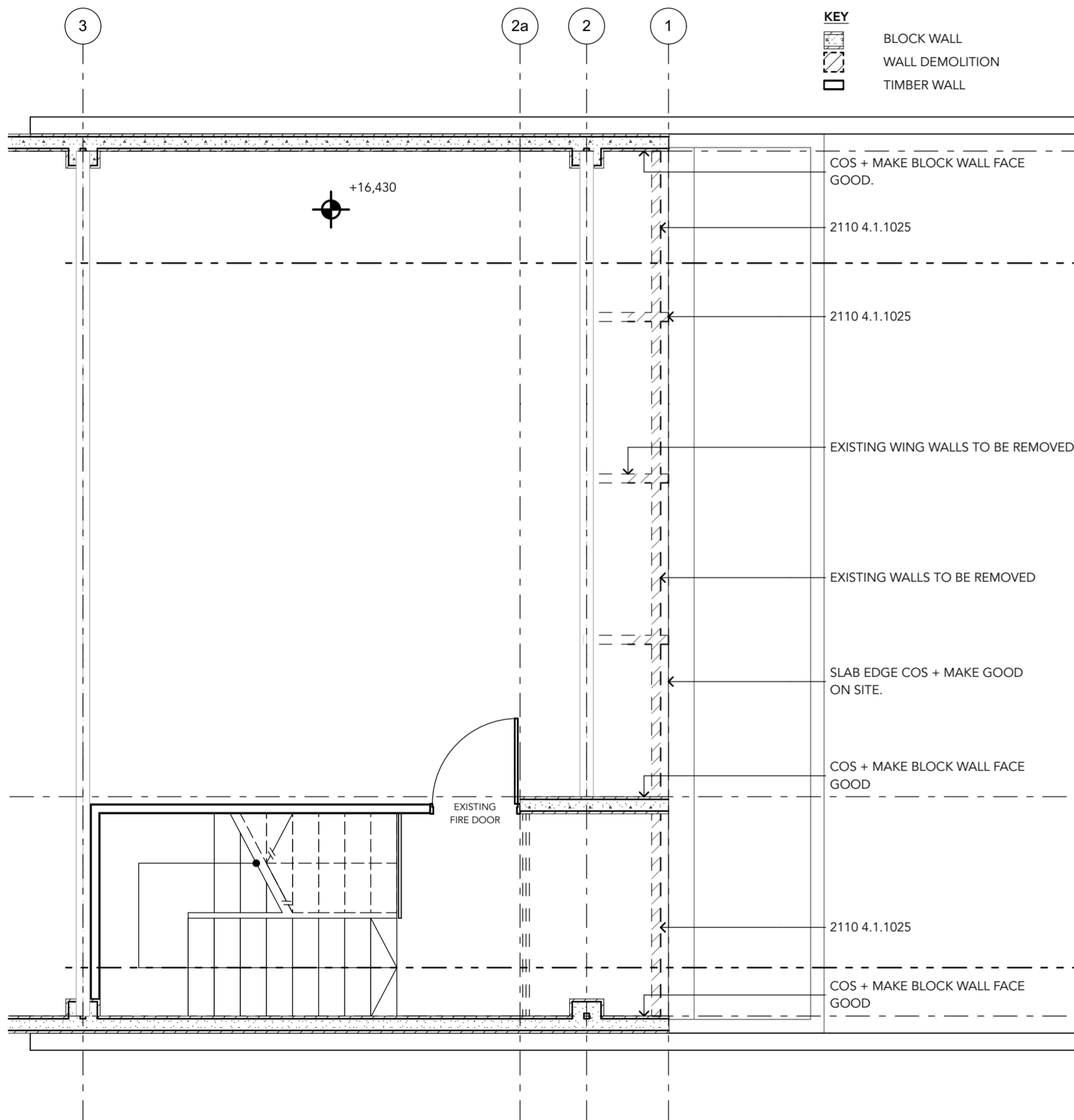
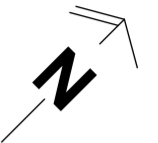
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DRAWING  
EXISTING PLANS

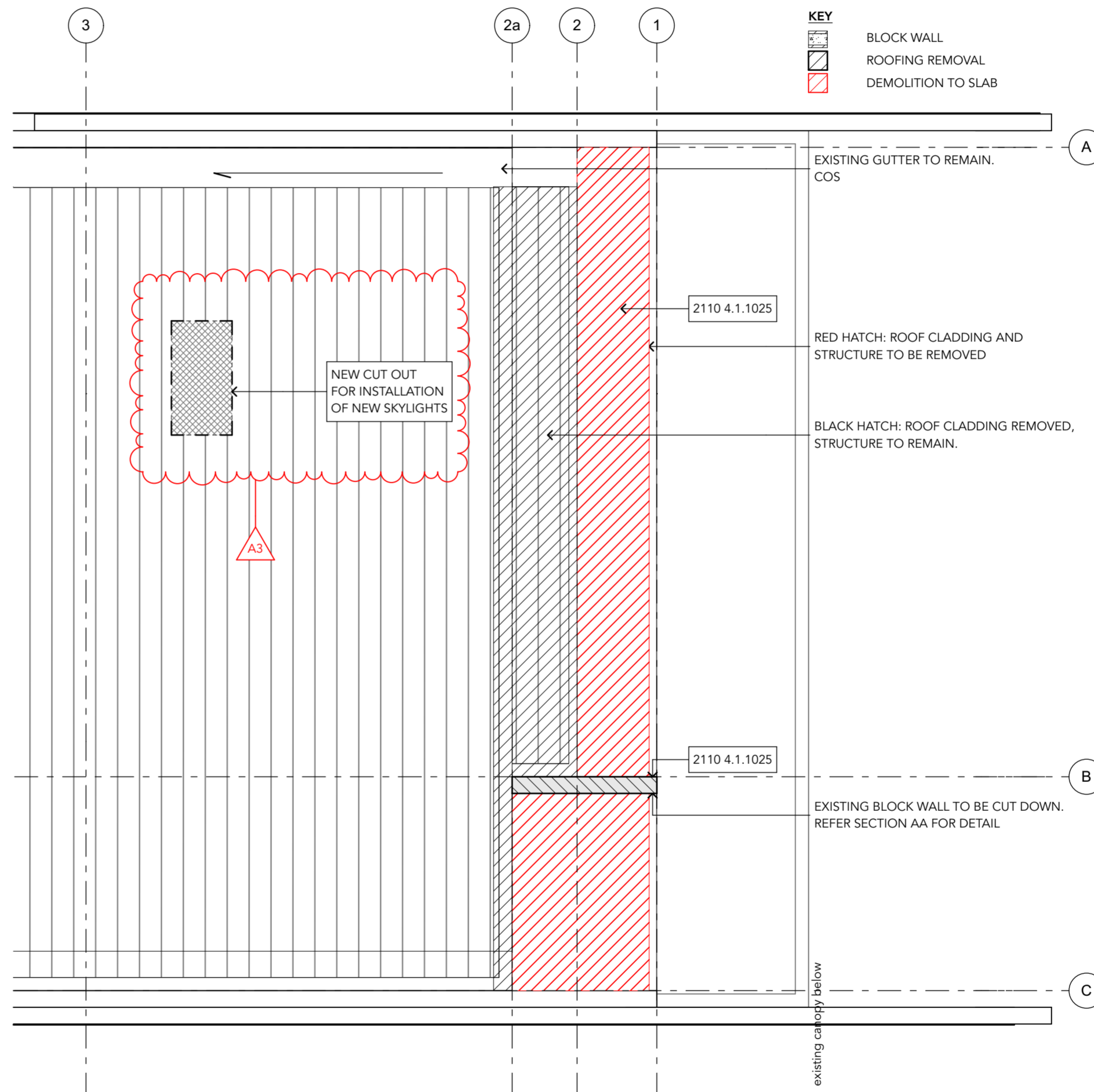
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1709	201	01	
DATE	3/09/18		
SCALE @ A1			
SCALE @ A3			
DRAWN	B.SPEEDY		



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.



2 ROOF DEMOLITION PLAN  
210 Scale 1:50

RevID	ChID	Issue Name	Date
01		CONSTRUCTION ISSUE	26/06/18
06	A3	Building Consent Amendments 02	3/09/18

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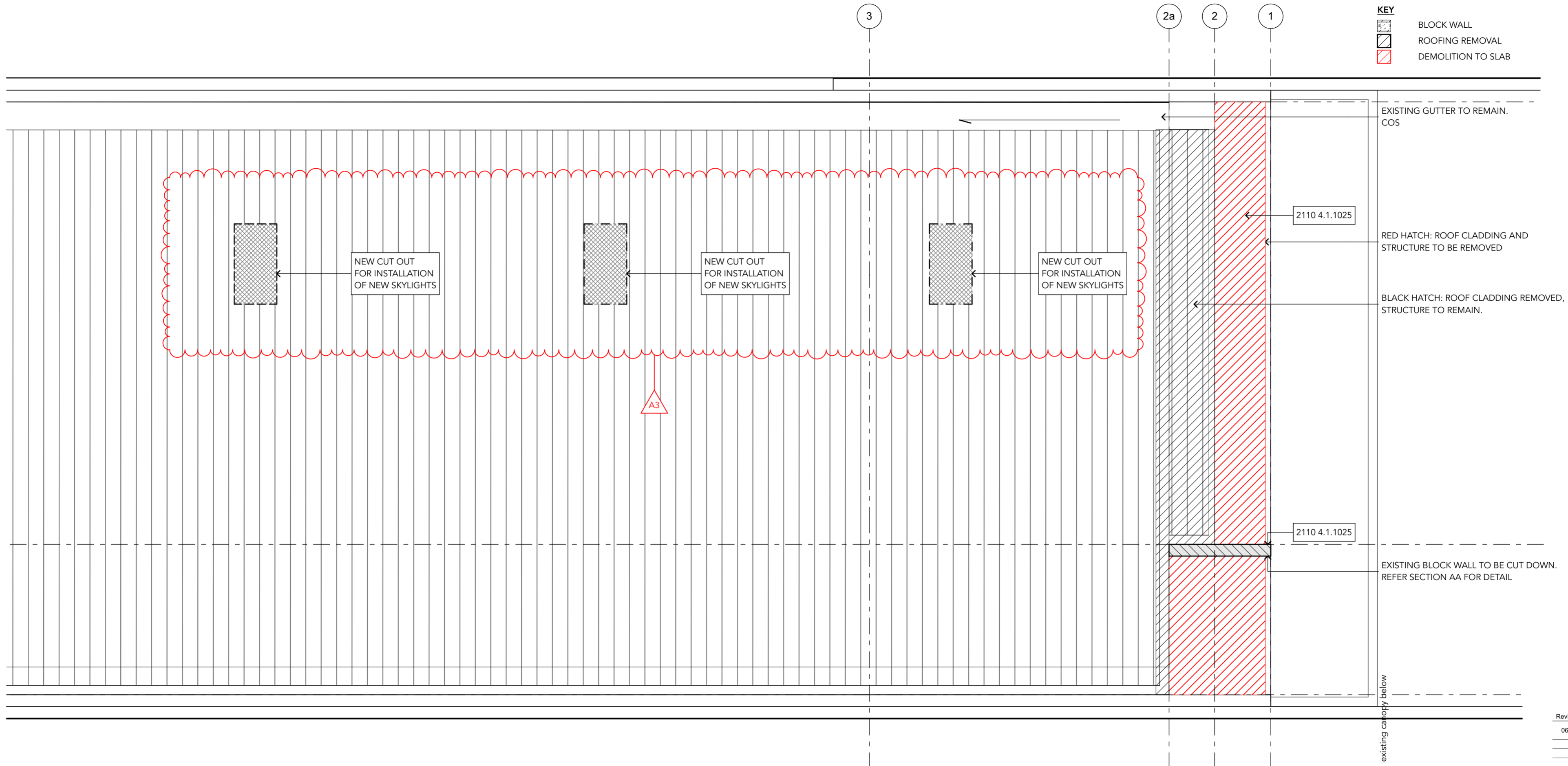
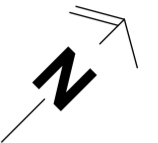
DRAWING  
DEMOLITION PLANS



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SCALE @ A3			
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**KEY**

	BLOCK WALL
	ROOFING REMOVAL
	DEMOLITION TO SLAB

**2** ROOF DEMOLITION PLAN  
211 Scale 1:50

RevID	ChID	Issue Name	Date
06	A3	Building Consent Amendments 02	3/09/18

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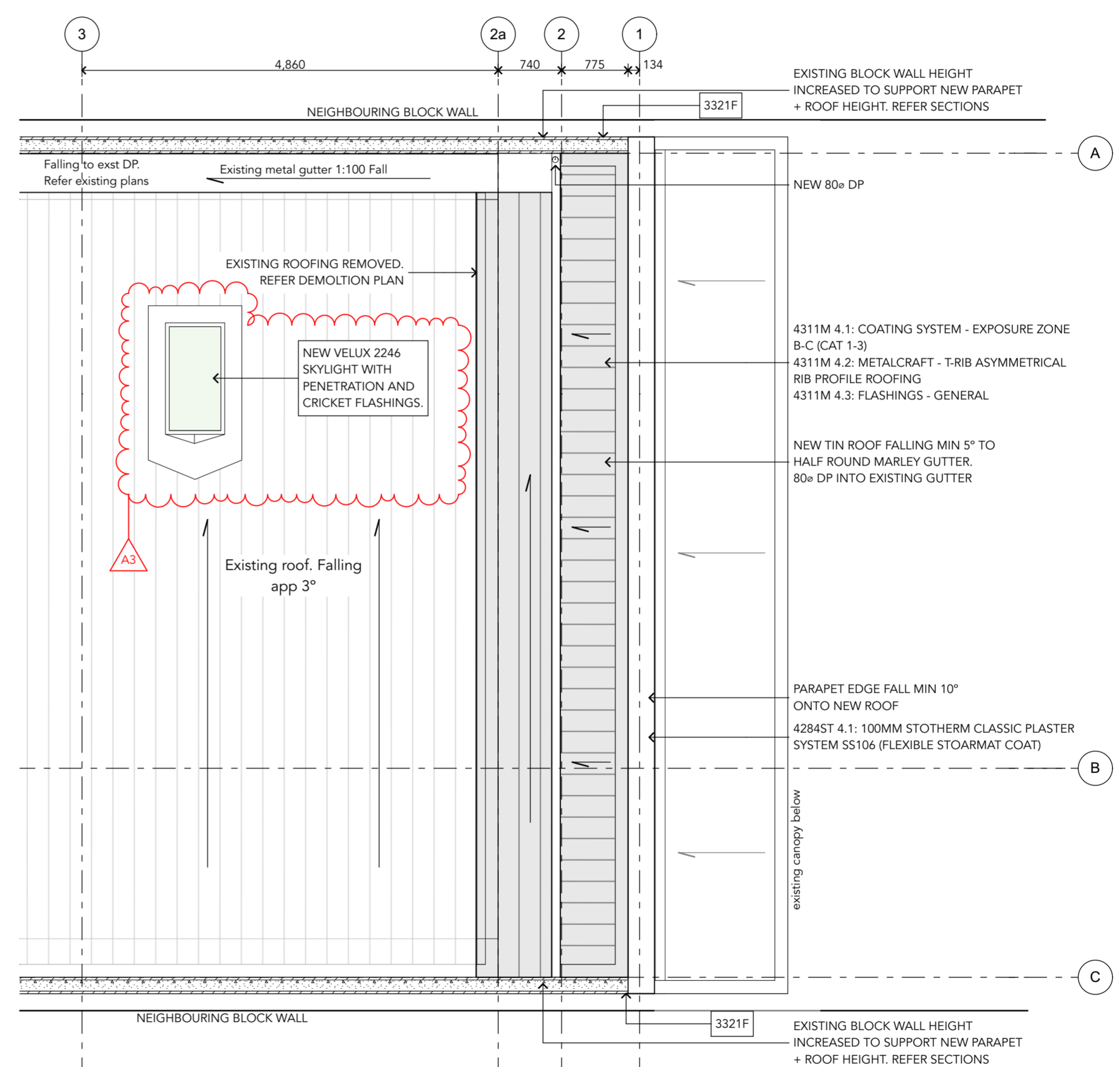
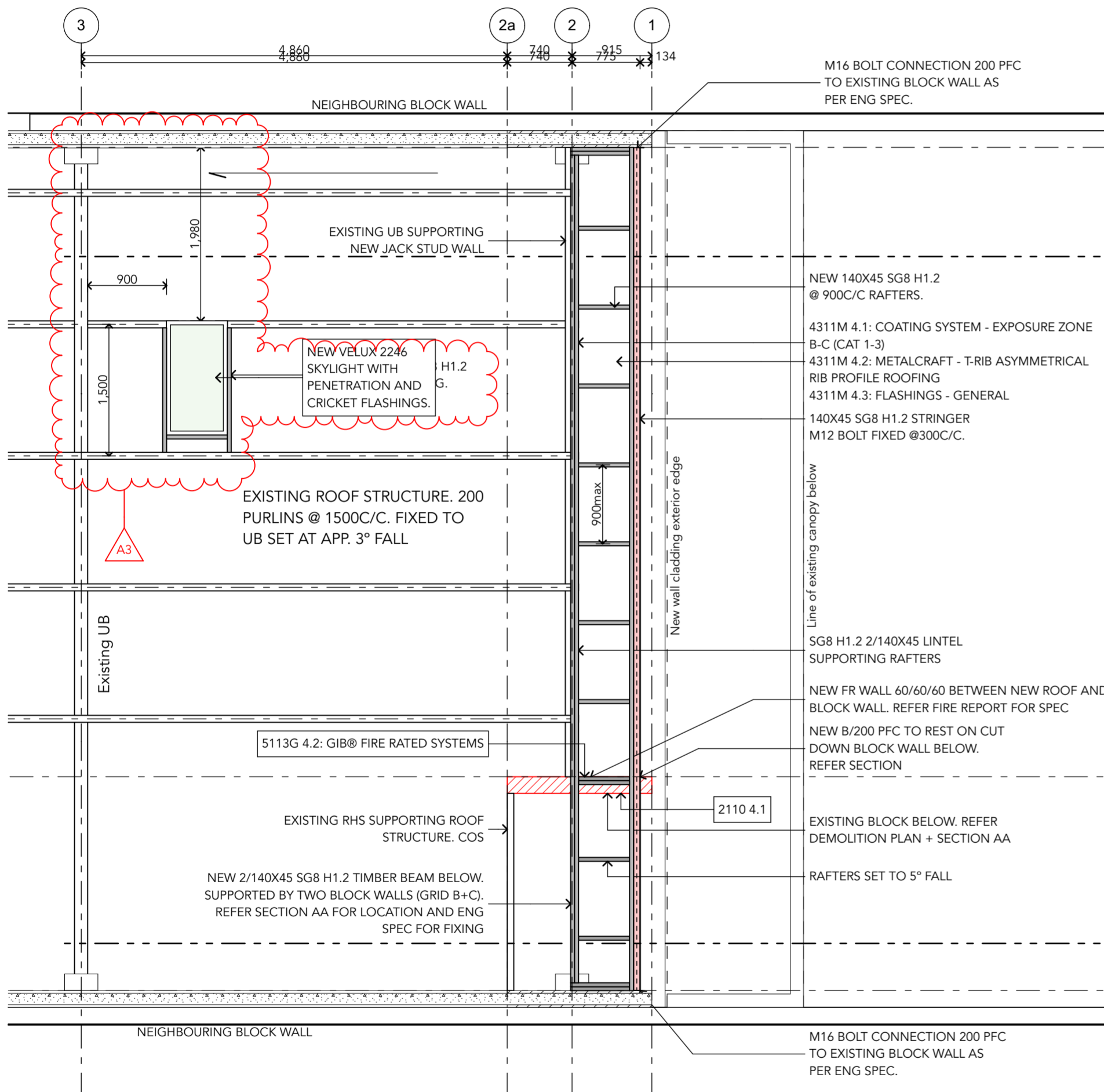
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DRAWING  
DEMOLITION PLANS-ROOF

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DATE	3/09/18	211	06	
SCALE @ A1				
SCALE @ A3				
DRAWN	B.SPEEDY			





1 ROOF STRUCTURE  
301 Scale 1:50

2 ROOF PLAN  
301 Scale 1:50

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DRAWING  
PROPOSED ROOF PLANS

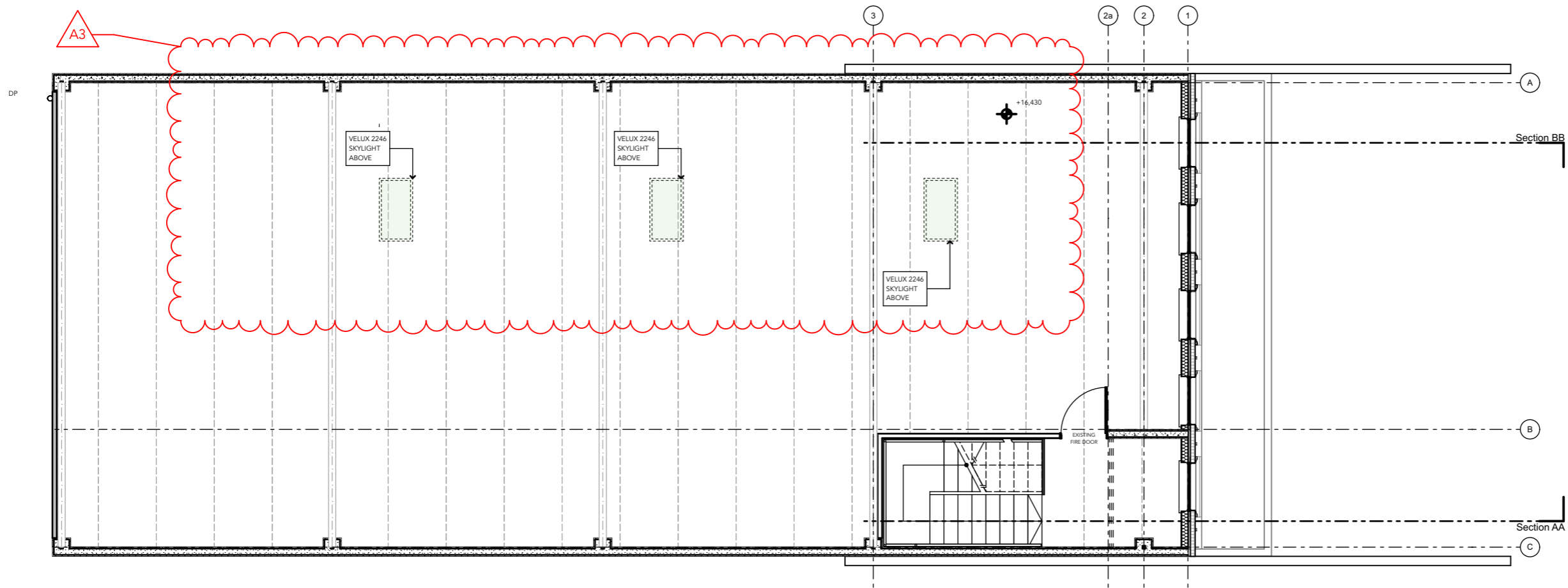
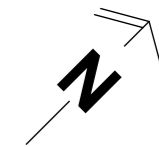


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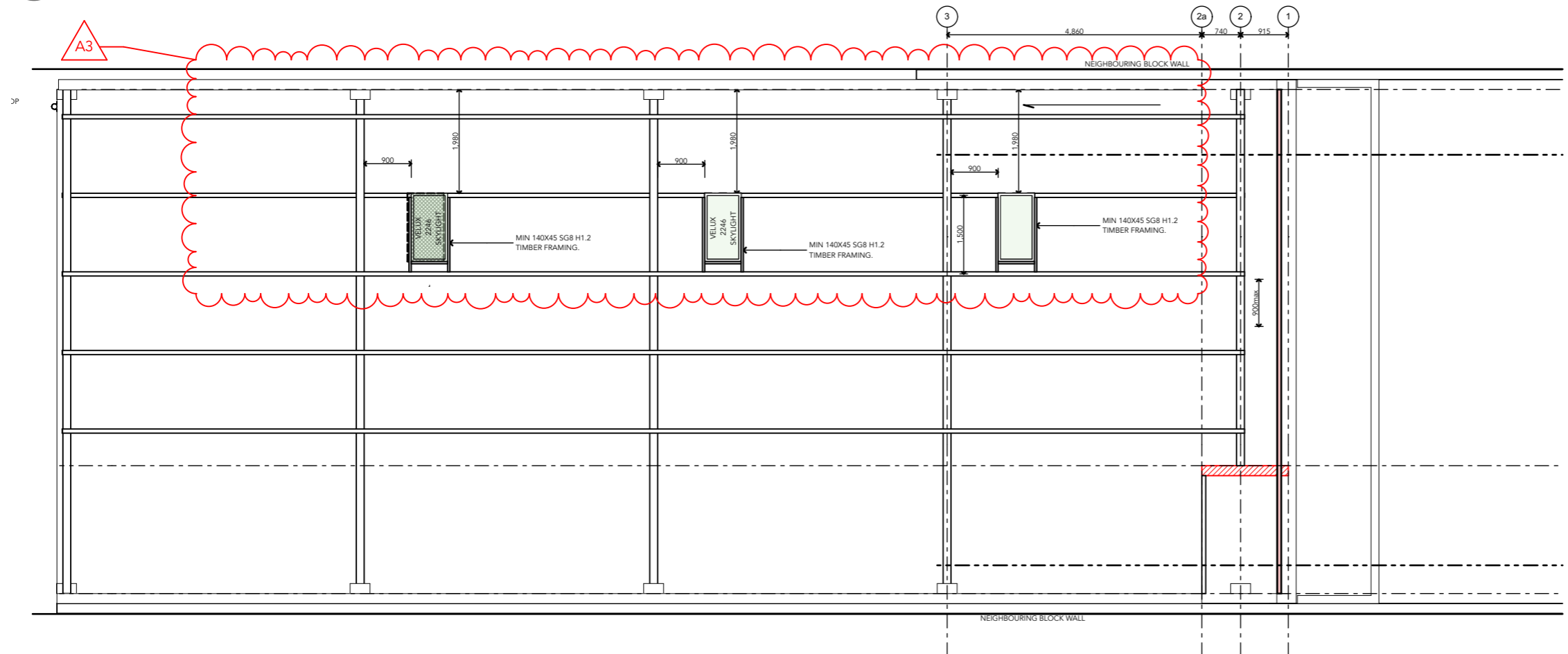
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1 PROPOSED FIRST FLOOR AMENDMENTS  
302 Scale 1:100



3 ROOF STRUCTURE AMENDMENTS  
302 Scale 1:100

RevID	ChID	Change Name	Date
06	A3	Velux skylights added to drwgs	3/09/18

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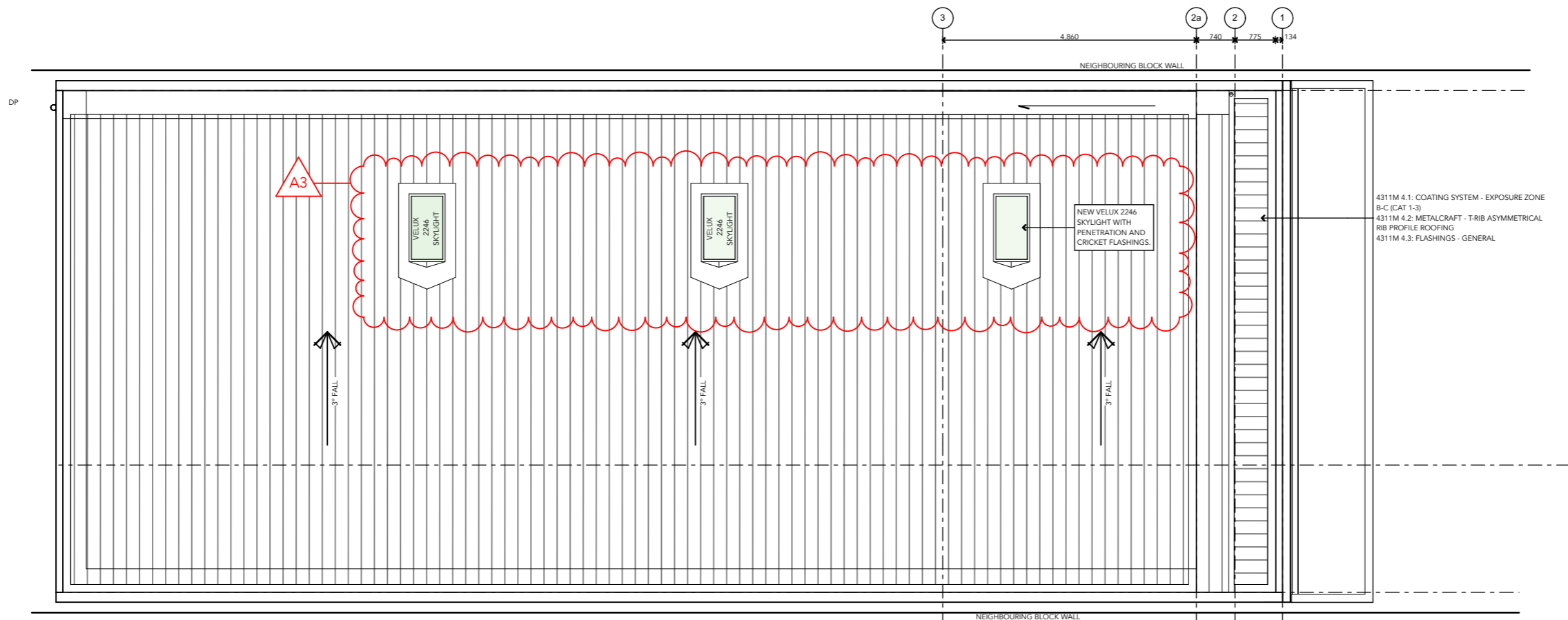
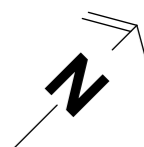
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PROPOSED ROOF PLAN AMENDMENTS



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2 NEW ROOF LAYOUT  
303 Scale 1:100

**VELUX FCM Skylight**

Please note:  
Below 15 degrees:  
- Any condensation that forms on the glass due to high humidity may drip  
- Standing water and dirt left on the glass over time may cause smudging and corrosion on the glass

**ELEVATION**

**SECTION B-B**

VELUX FCM skylight at 0 degrees minimum pitch with purpose-made flashing to suit roofing material

\* The upstand shall be the greater of 110 mm or the minimum requirements as set out in the Approved Document for New Zealand Building Code - External Moisture, clause E2

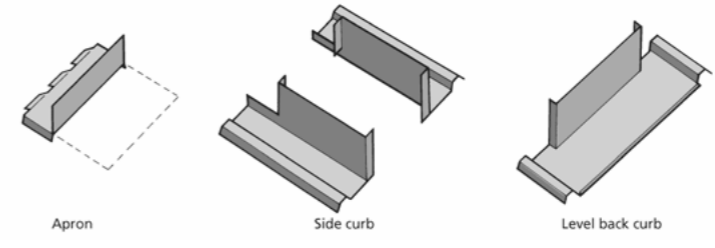
All flashing for FCM skylight are to be purpose-made to suit the roofing material, and subject to Approved Document for NZ Building Code - External Moisture, clause E2

PRODUCT DIMENSIONS		
METRIC UNITS (MILLIMETERS)		
SET	OUTSIDE CURB DIMENSION	INSIDE CURB DIMENSION
100	100 x 100	82 x 82
150	150 x 150	122 x 122
200	200 x 200	162 x 162
250	250 x 250	202 x 202
300	300 x 300	242 x 242
350	350 x 350	282 x 282

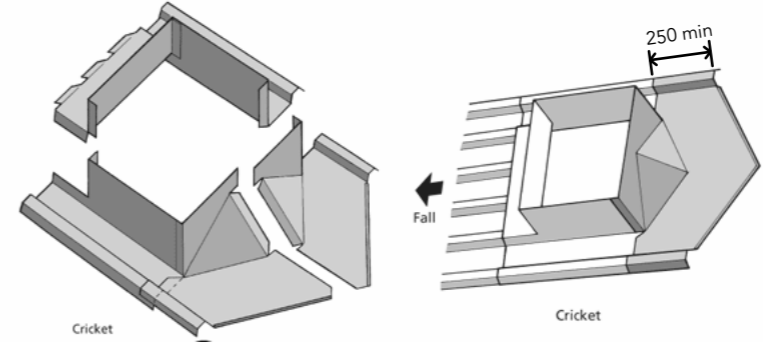
VELUX NEW ZEALAND LTD.  
0800 690 445

FCM Skylight general installation details

8.3.1A Penetration Flashings



8.3.1B Cricket Flashings



RevID	ChID	Change Name	Date
06	A3	Velux skylights added to drwgs	3/09/18

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DRAWING  
PROPOSED ROOF PLAN AMENDMENTS

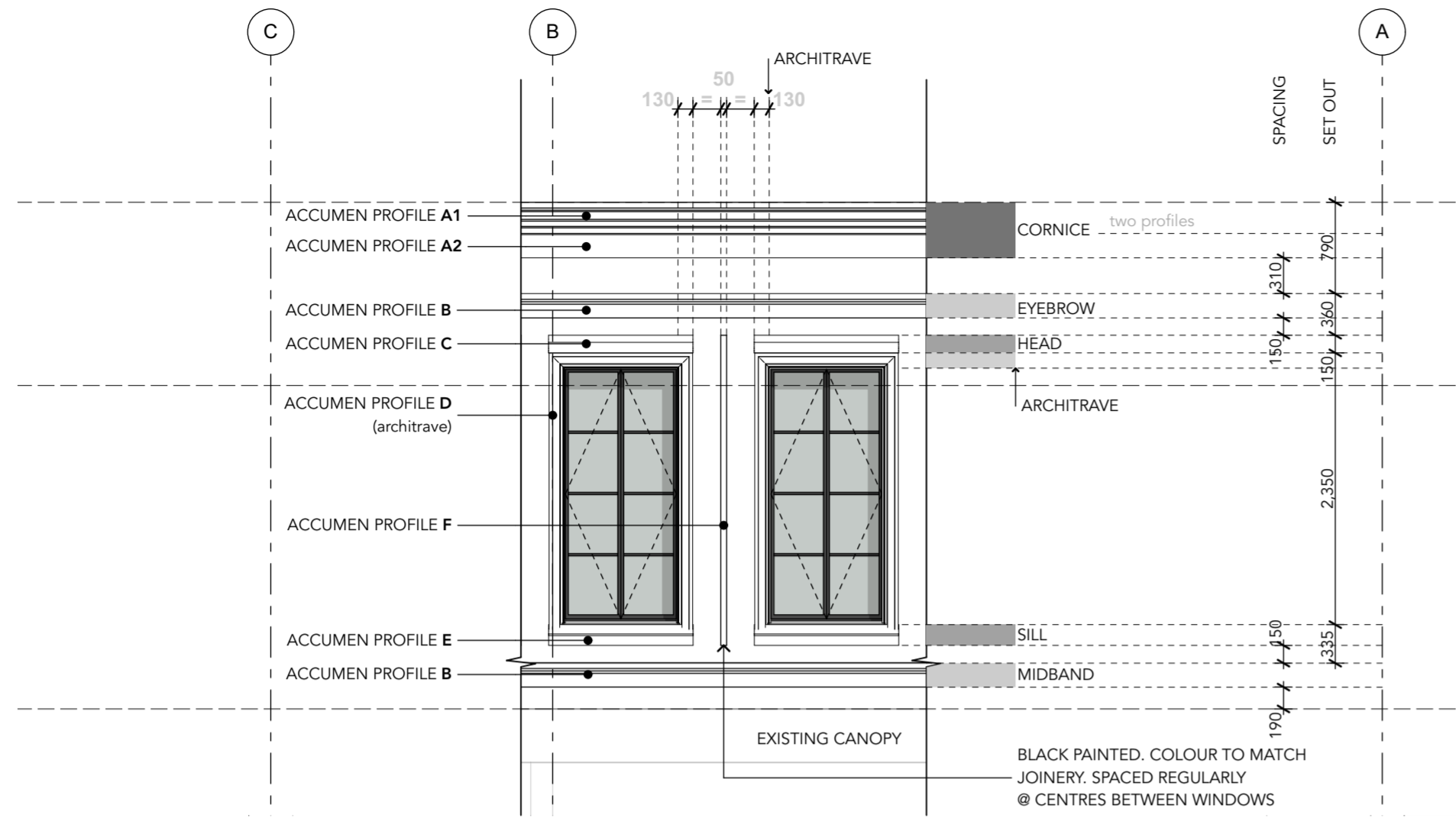


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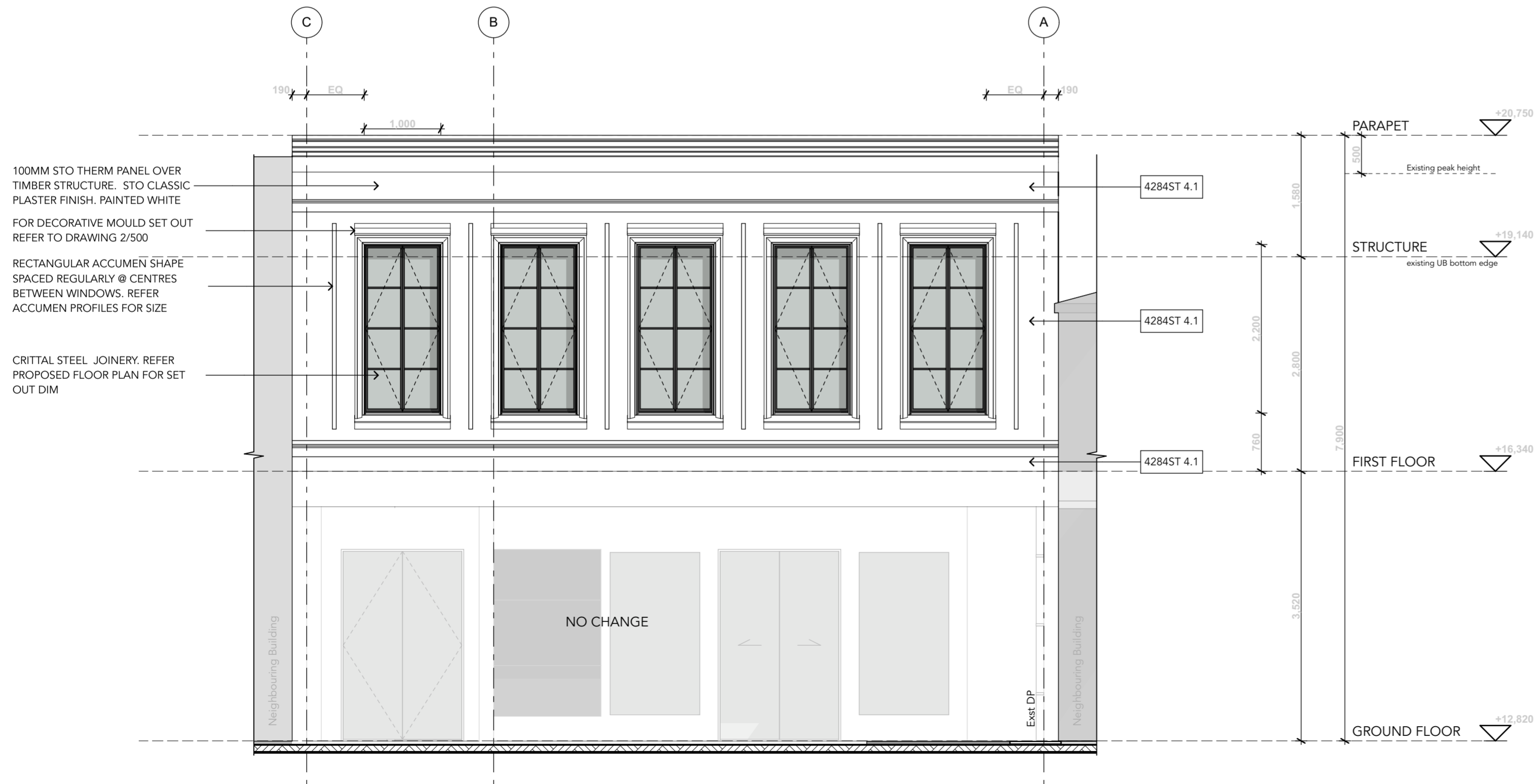
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1709	303	06
DATE	3/09/18	
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SCALE @ A3		
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2 WINDOW SETOUTS  
Scale 1:50



1 PROPOSED ELEVATION  
Scale 1:50

RevID	ChID	Issue Name	Date
01		CONSTRUCTION ISSUE	26/06/18

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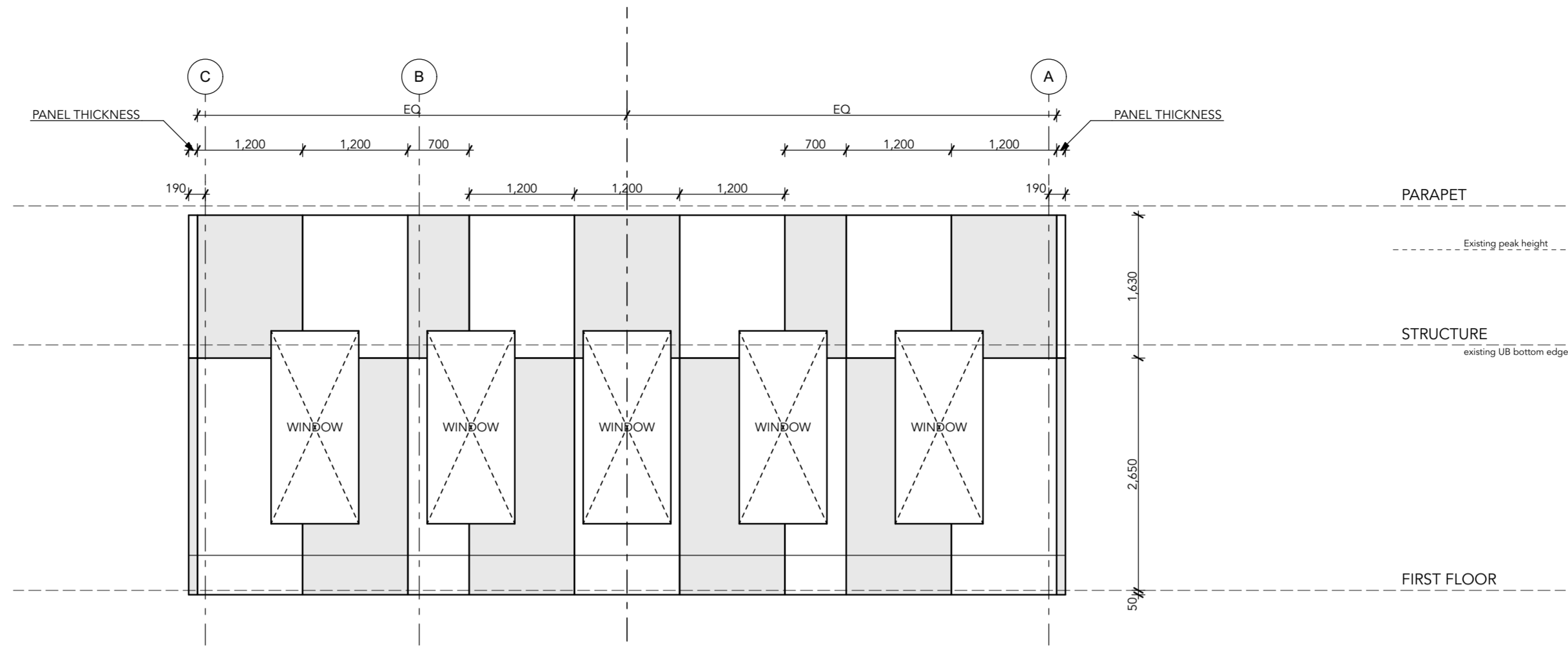
DRAWING  
ELEVATIONS



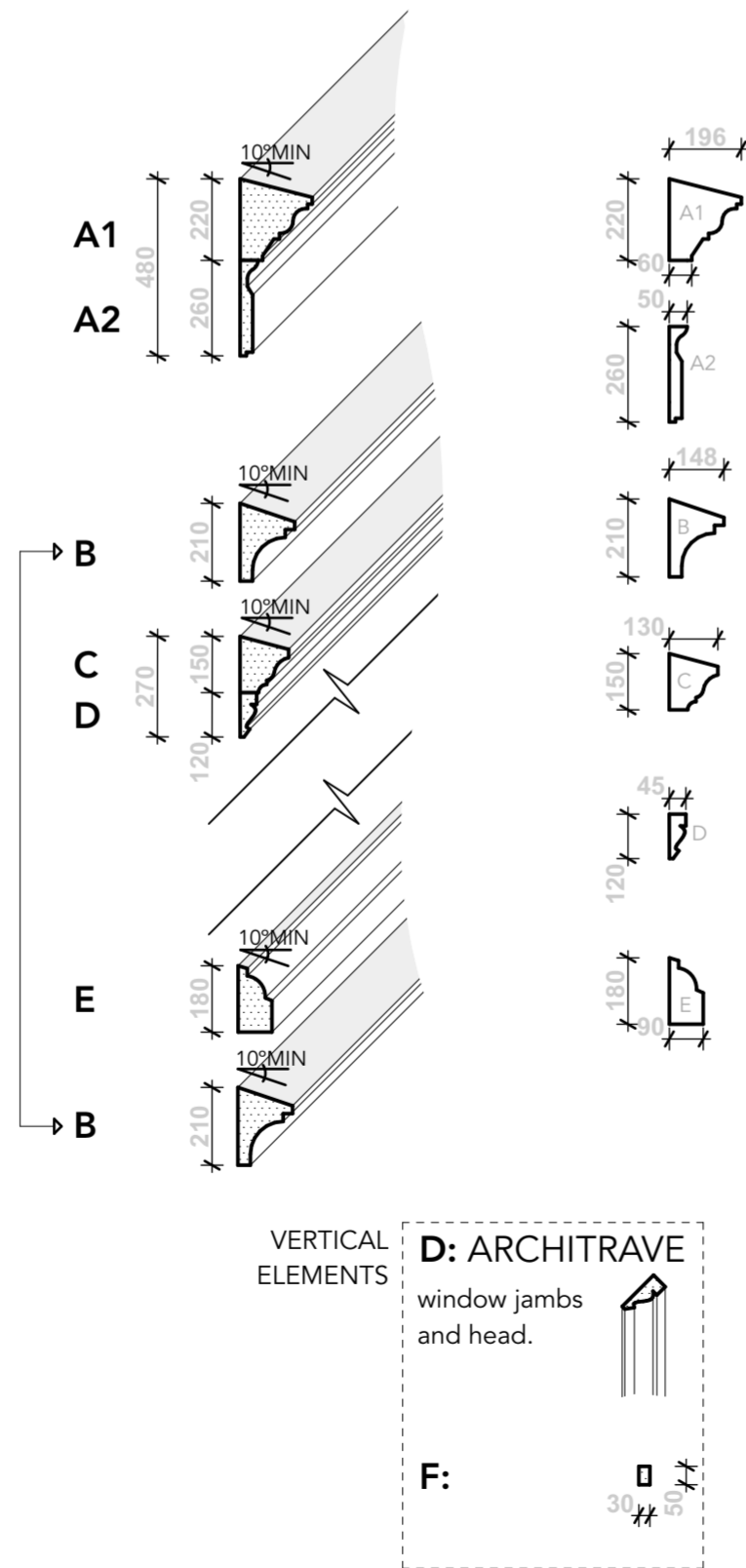
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PROJECT #	1709	DWG #	REV #	REV RC
DATE	3/09/18	400	01	
SCALE @ A1				
SCALE @ A3				
DRAWN	B.SPEEDY			

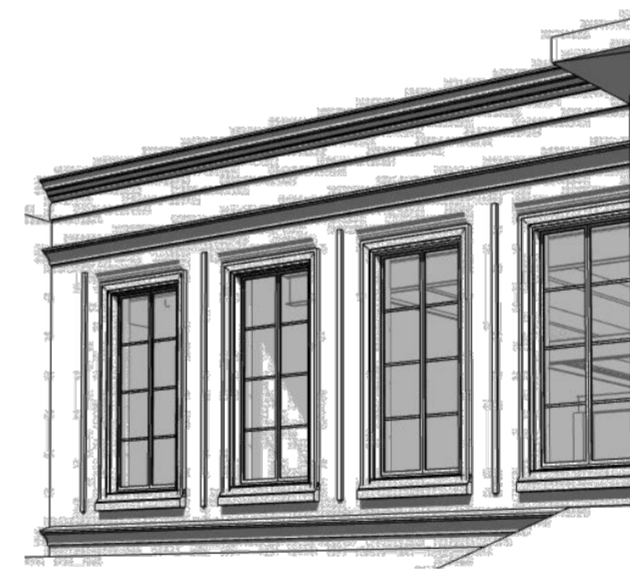
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1 STO PANEL LAYOUT  
401 Scale 1:50



3 ACCUMEN PROFILES  
401 Scale 1:20



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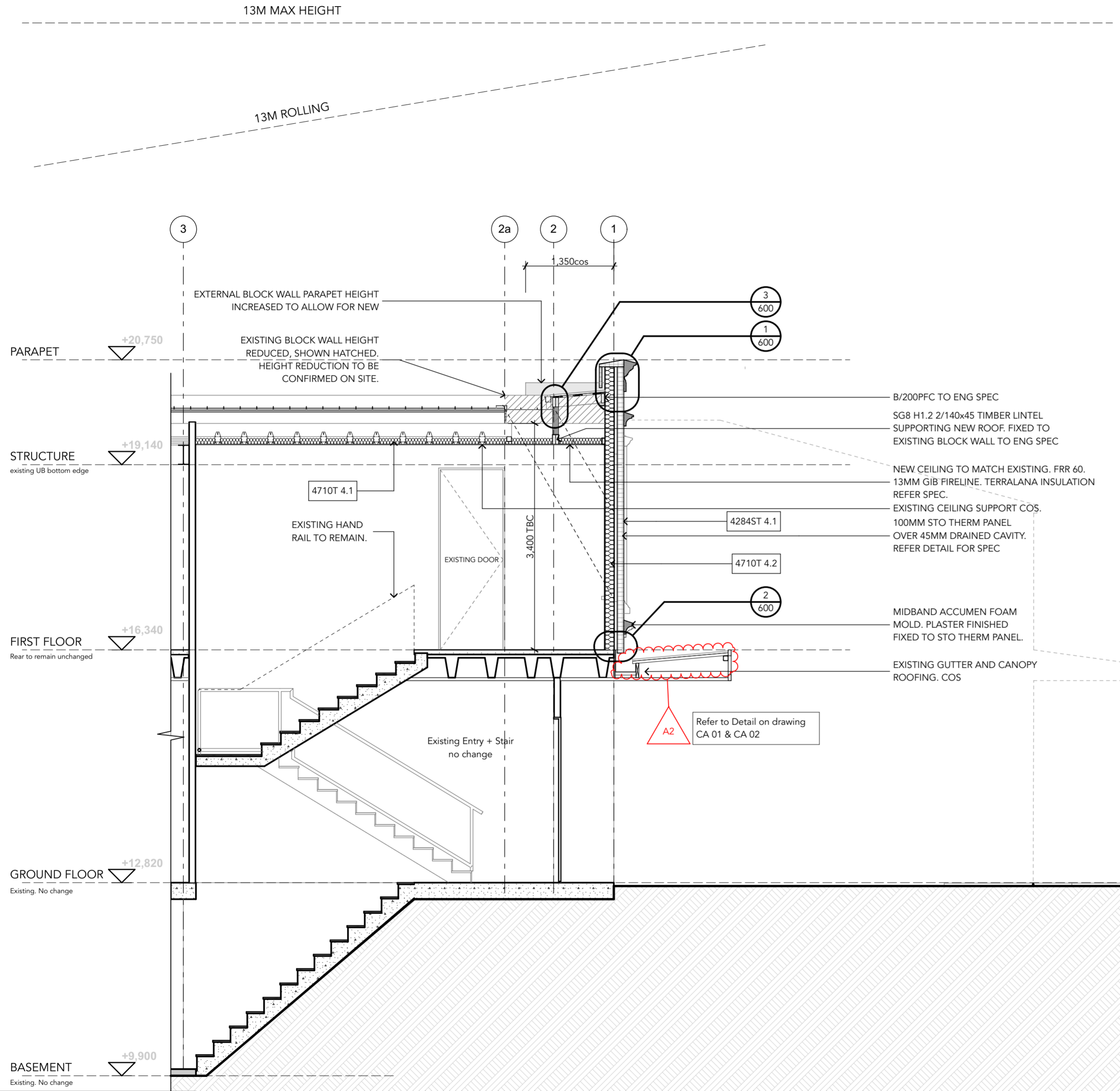
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FACADE LAYOUT

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1 Section AA  
500 Scale 1:50

- NOTES:**
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05	A2	Building Consent Amendments	14/08/18

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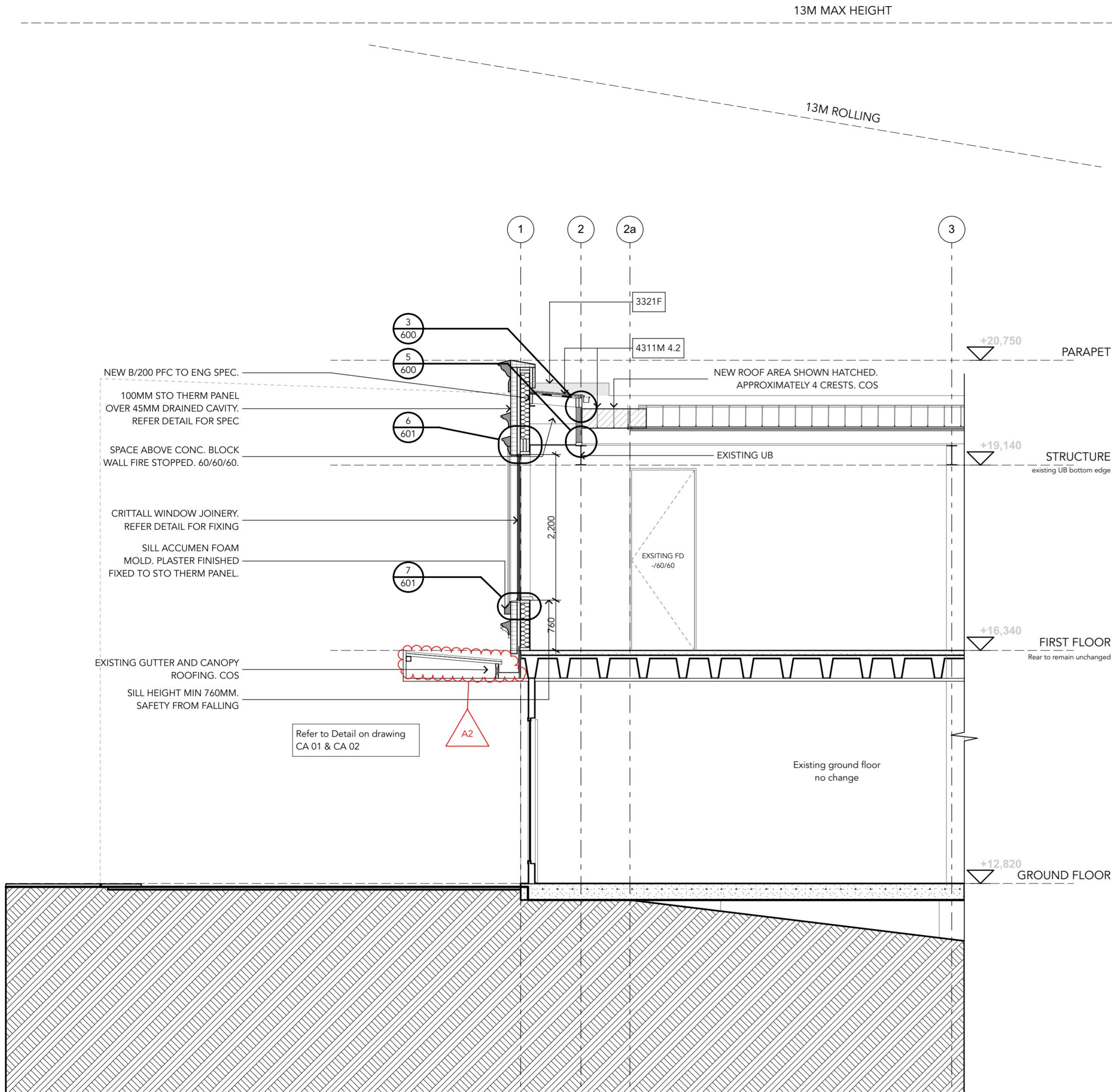
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SECTION  
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1 Section BB  
501 Scale 1:50

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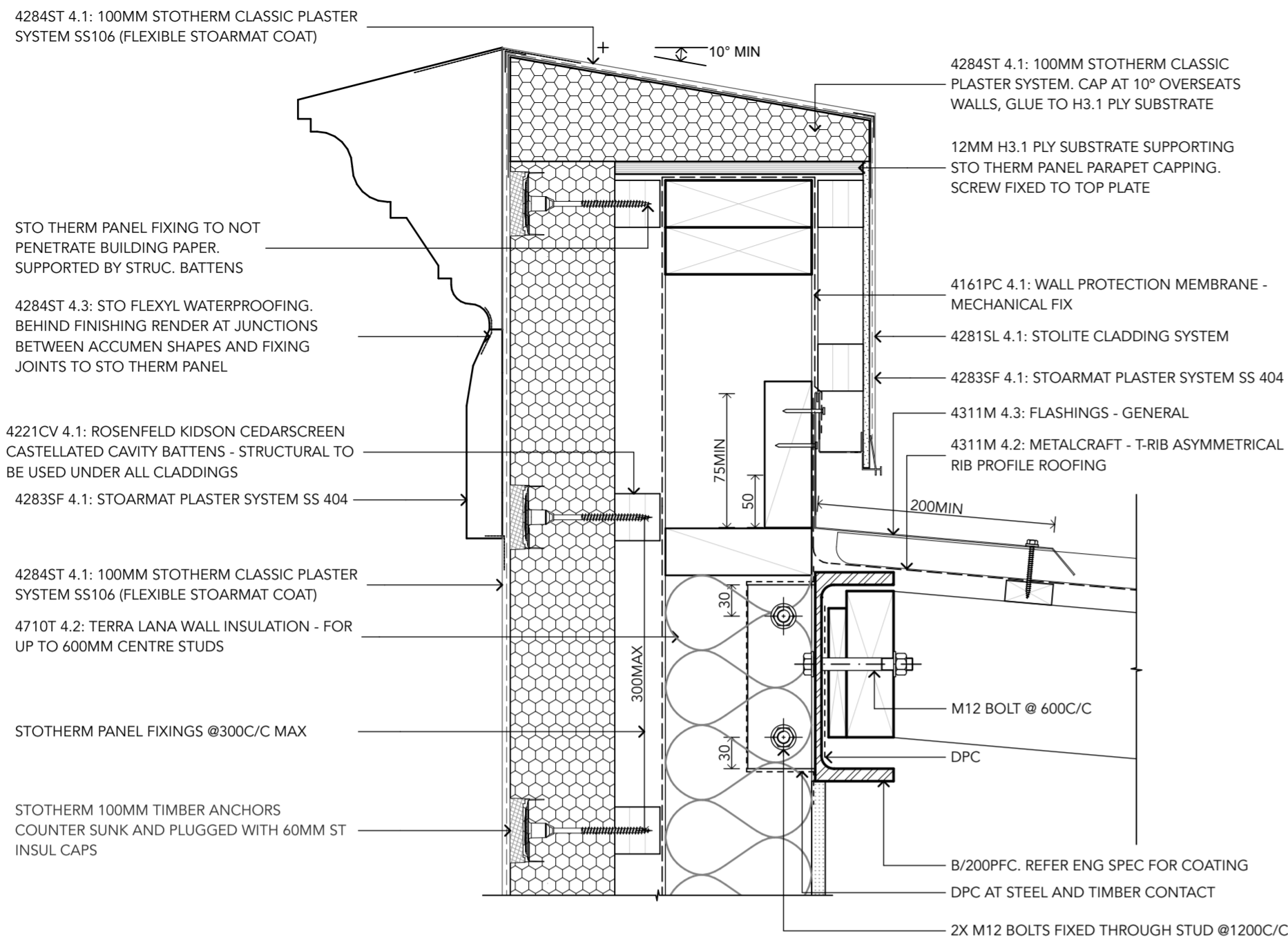
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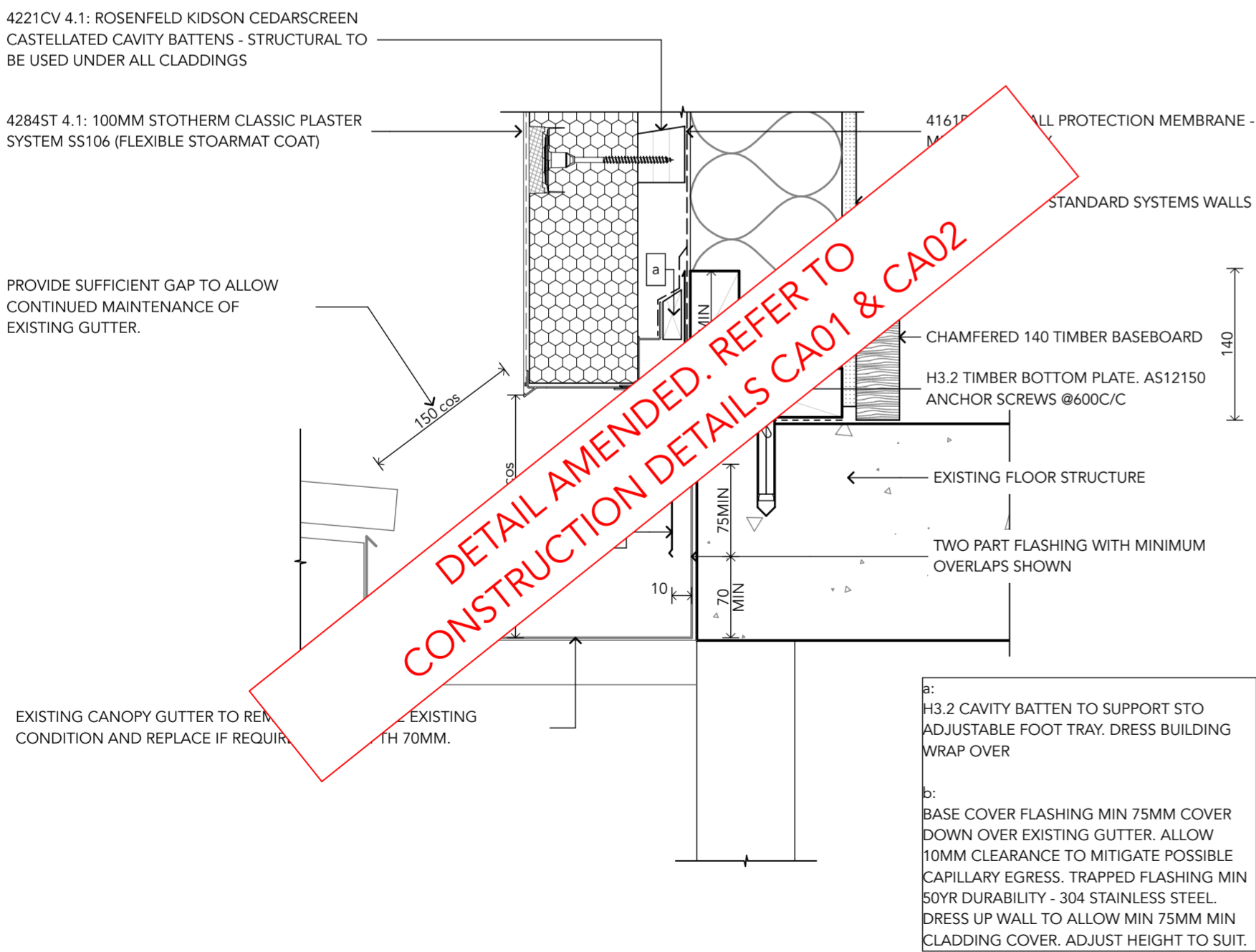
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PROJECT #	DWG #	REV	RC
1709	501	05	
DATE	3/09/18		
SCALE @ A1			
SCALE @ A3			
DRAWN	B.SPEEDY		

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1 PARAPET  
600 Scale 1:5

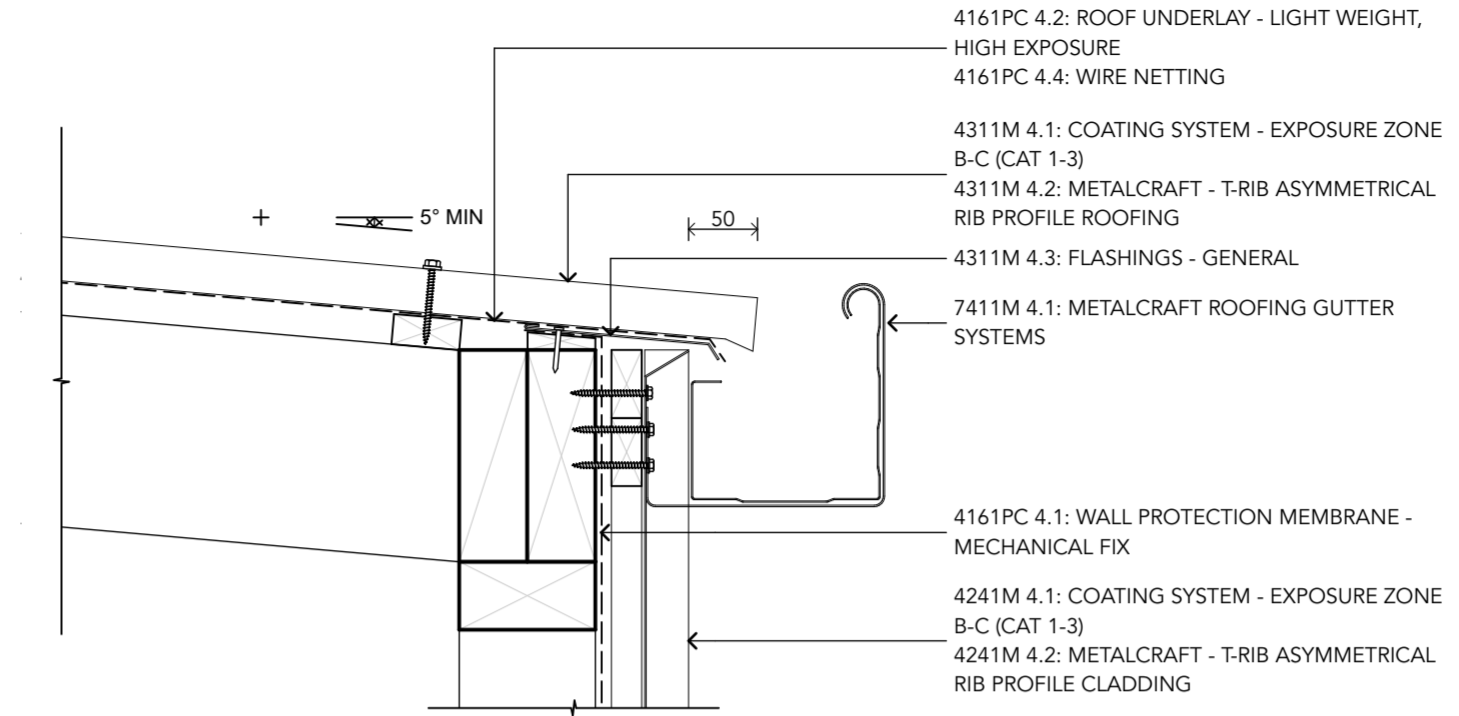


DETAIL AMENDED. REFER TO CONSTRUCTION DETAILS CA01 & CA02

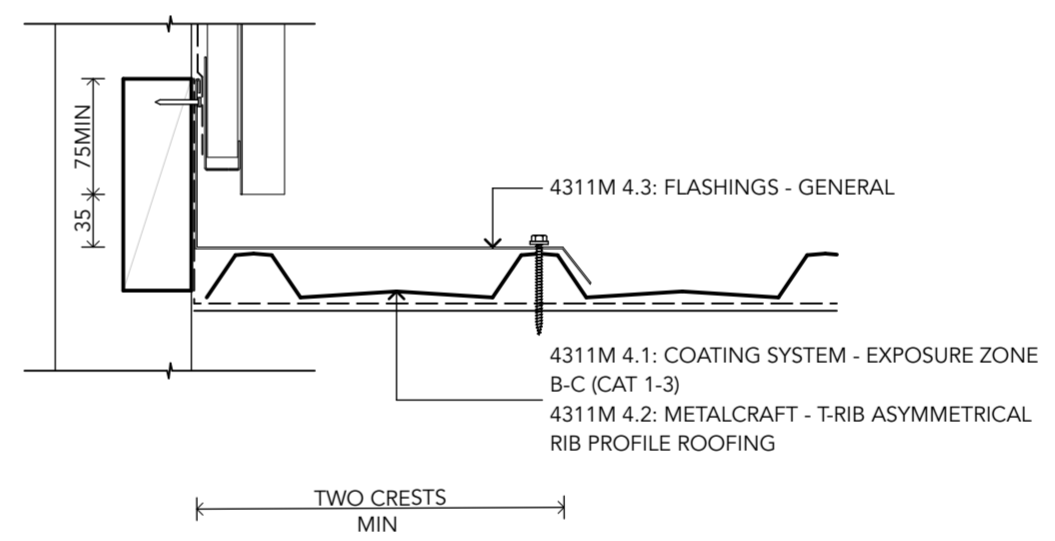
a:  
H3.2 CAVITY BATTEN TO SUPPORT STO ADJUSTABLE FOOT TRAY. DRESS BUILDING WRAP OVER

b:  
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.

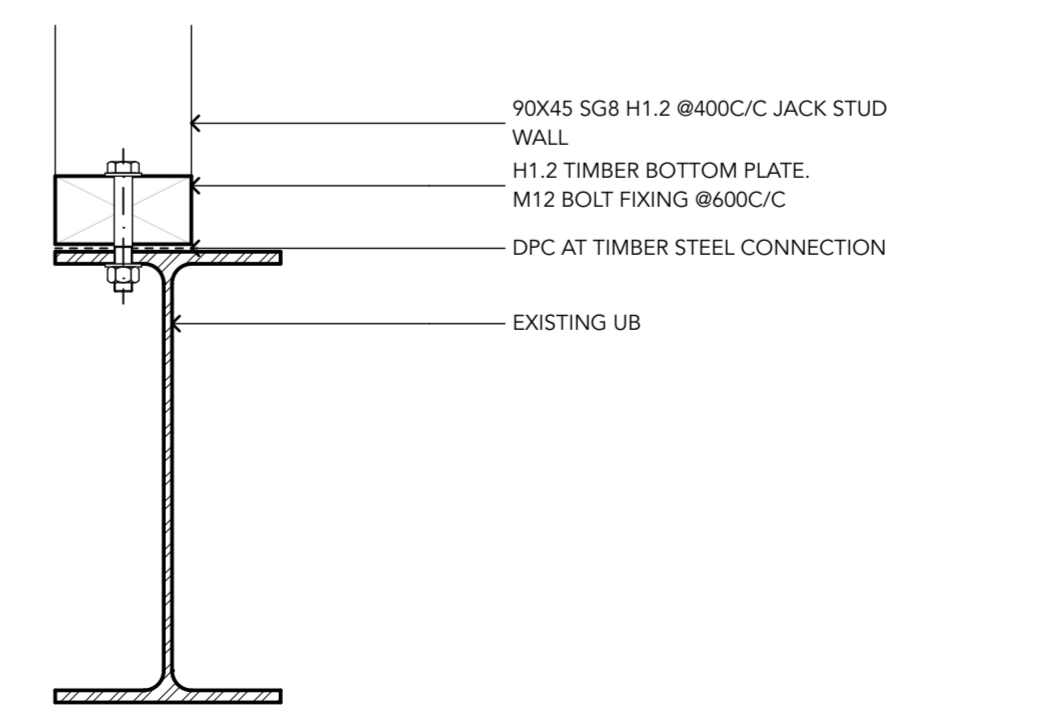
2 WALL BASE Rev A 26 June 2018  
600 Scale 1:5



3 ROOF TO WALL  
600 Scale 1:5



4 WALL TO ROOF  
600 Scale 1:5



5 WALL TO BEAM  
600 Scale 1:5

RevID	ChID	Issue Name	Date
01		CONSTRUCTION ISSUE	26/06/18
02	A	DETAIL CHANGE	26/06/18

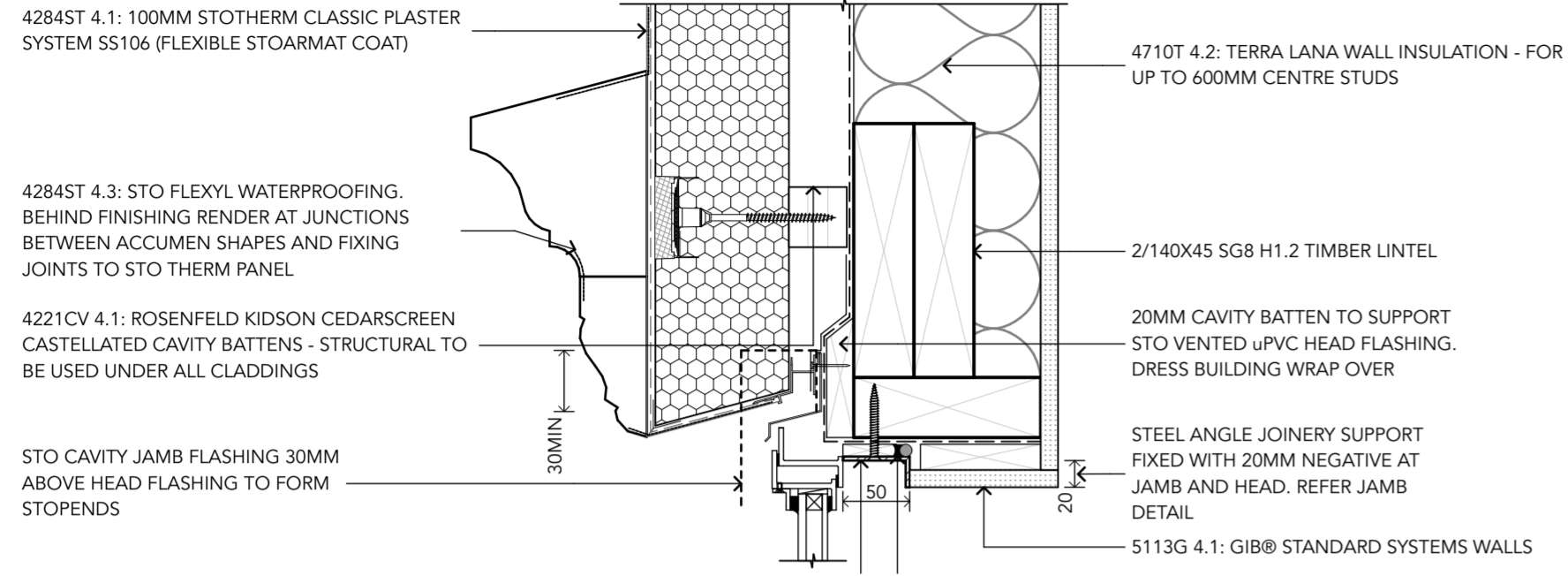
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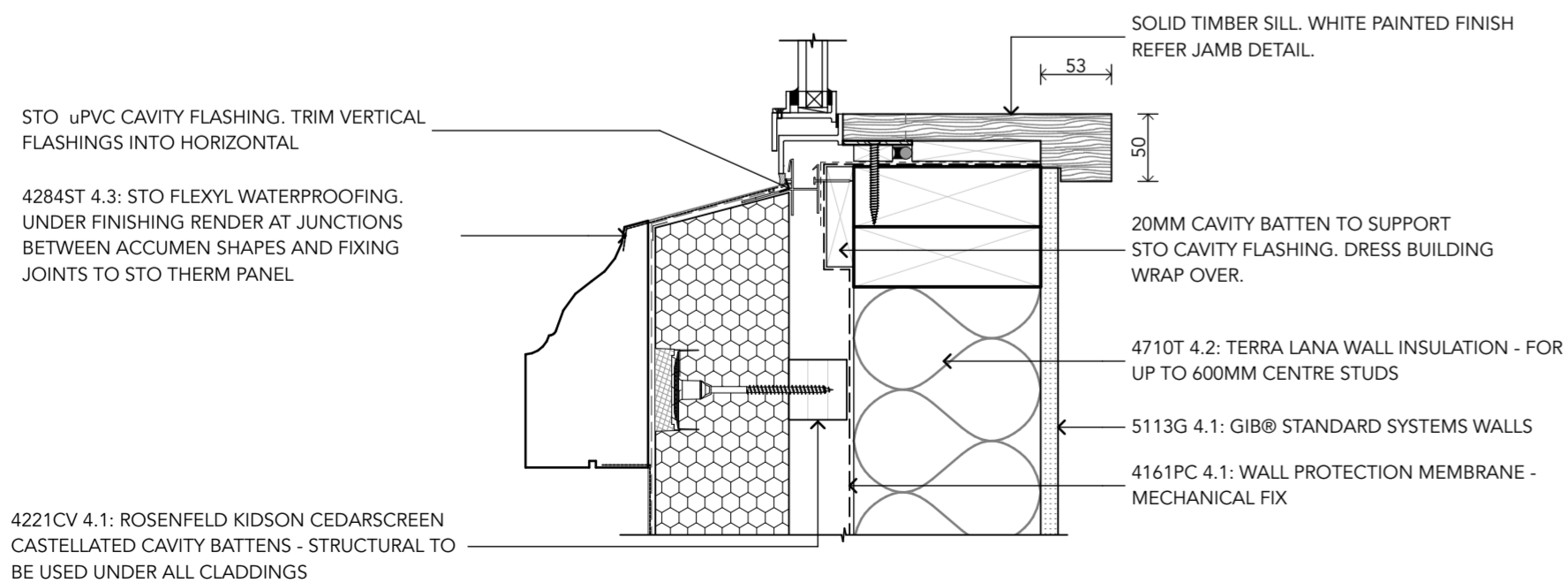
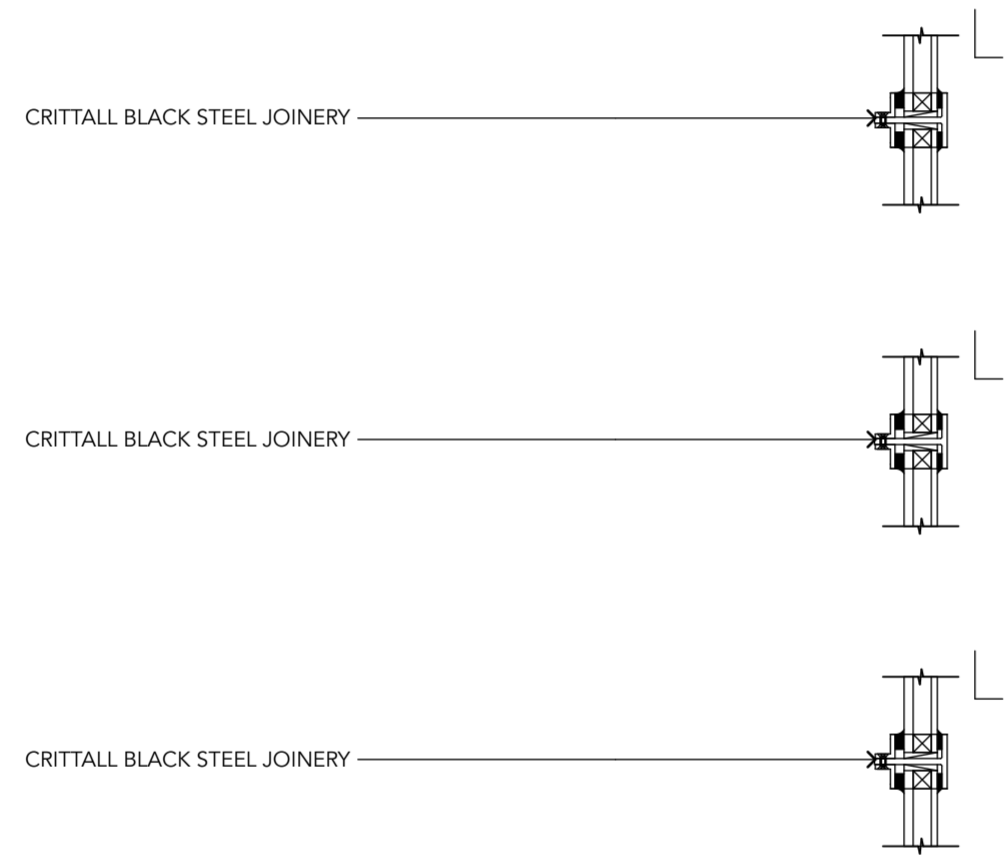
DRAWING  
ROOF + WALL DETAILS

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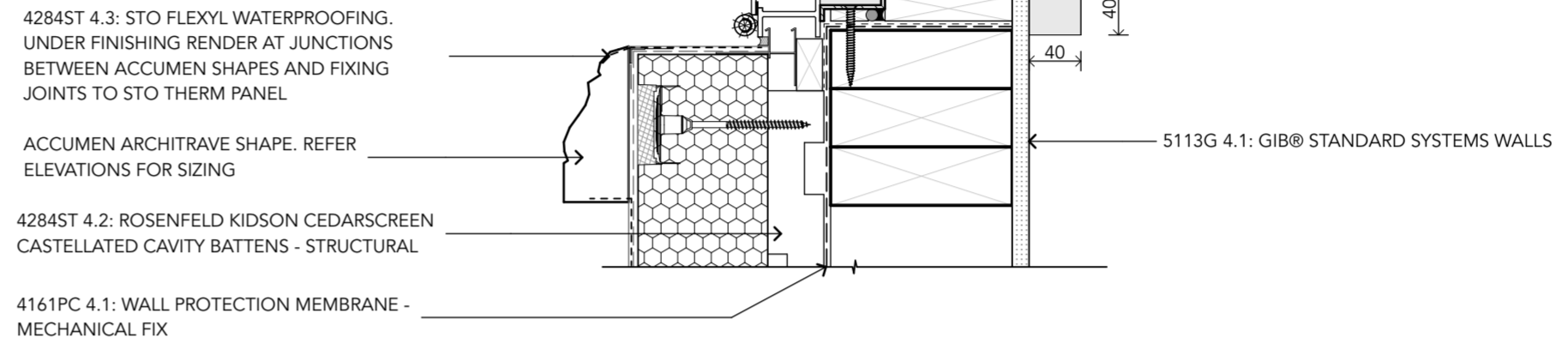
PROJECT #	DWG #	REV	RC
1709	600	02	
DATE	3/09/18		
SCALE @ A1			
SCALE @ A3			
DRAWN	B.SPEEDY		



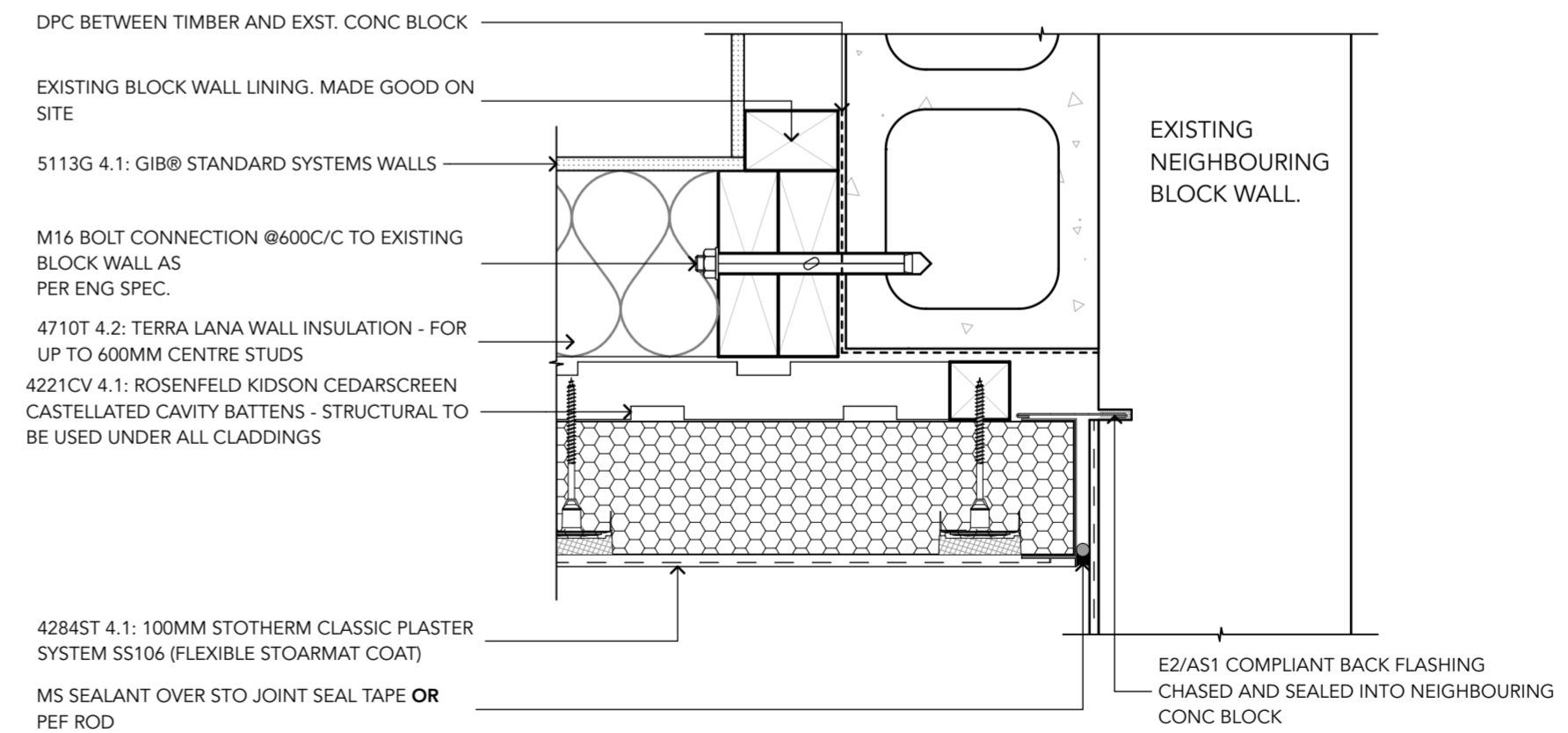
6 HEAD  
601 Scale 1:5



7 SILL  
601 Scale 1:5



8 JAMB  
601 Scale 1:5



9 CLADDING JUNCTION  
601 Scale 1:5

RevID	ChID	Issue Name	Date
01		CONSTRUCTION ISSUE	26/06/18

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DRAWING WINDOW DETAILS



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PROJECT #	DWG #	REV	RC
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SCALE @ A3			
DRAWN	B.SPEEDY		