

# 39 Parau Street, Mount Roskill LOT 1

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

**1 Scope of works**  
**1.1 Lot 5, 12, 3+1 Bed S/Alone**  
 Two storey stand-alone with lower level bedroom and bathroom. Open plan kitchen, living and dining, laundry under stairs. Upper level with 3 bedrooms and 1 shared bathroom. Gable roof with Diamond Styleline roofing. Wall cladding is combination of fibre-cement panels (in vertical pattern) and fibre-cement weatherboards.

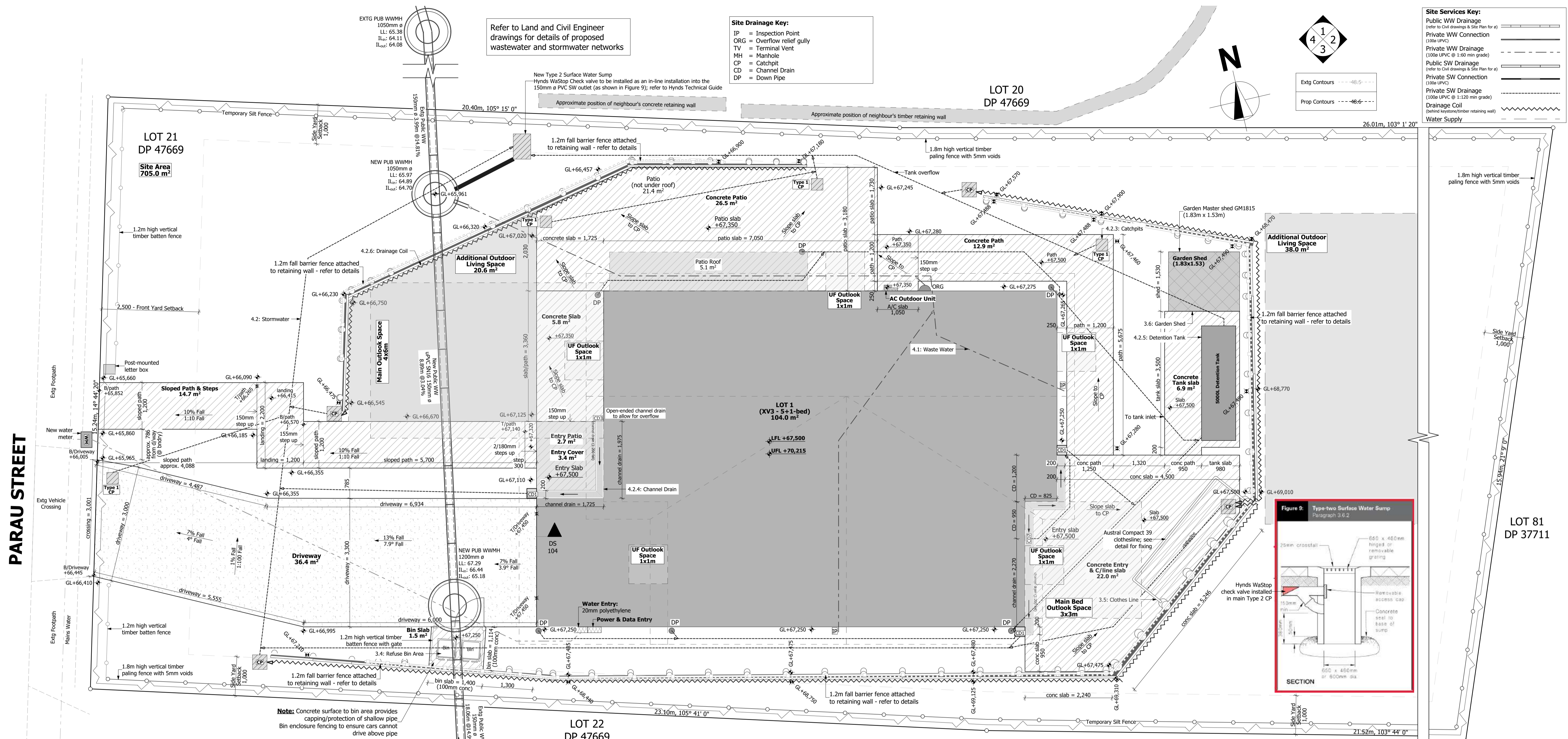
The attached drawings listed below are to be read in conjunction with:

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

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**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





### Architectural Notes

**3 Site**  
 Refer to Architectural Specification for site instructions: Preliminary and General Section

**3.1 Town Planning Zone**  
 H5 - Mixed Housing Urban

**3.2 Existing Private Drains**  
 Check on site for location of existing private waste & storm water pipes prior excavation

**3.3 Fences & Gates**  
 Refer to Approved Landscape Plan

**3.4 Refuse Bin Area**  
 As shown on plan

**3.5 Clothes Line**  
 Austral Compact 39 (3.39x0.935m)

**3.6 Garden Shed**  
 Garden Master shed GM1815 (1.83m x 1.53m)

**4 Services**  
 Waste Water & Stormwater as per Approved Resource Consent & Development Engineer's drawings

**4.1 Waste Water**  
 100mm private WW line to proposed (or extg) public WW line to public connection

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

**4.1.2 Material**  
 uPVC

**4.1.3 Falls to drainage pipes as per table 6.6.1 in AS/NZS 3500.2:2021**  
 Grade percentage converted to equivalent gradient ratio from Appendix C in AS/NZS3500.2:2021  
 50mm Ø, 1:40 fall  
 65mm Ø, 1:40 fall  
 100mm Ø, 1:60 fall

**4.2 Stormwater**  
 100mm 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

**4.2.1 Stormwater Drainage Compliance**  
 All plumbing and drainage in accordance with AS/NZS3500.3:2021: Stormwater Drainage

**4.2.2 Downpipes**  
 Connect downpipes directly to SW pipes connecting to detention tank; refer to Development Engineer's drawings

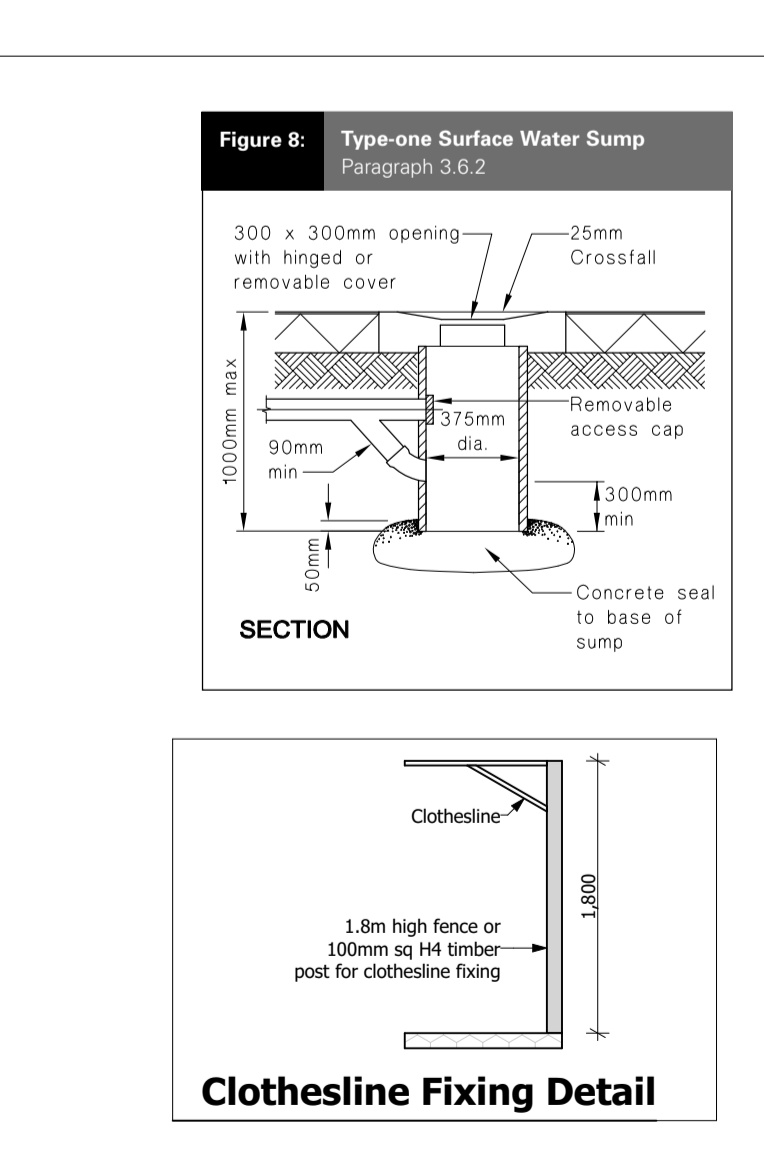
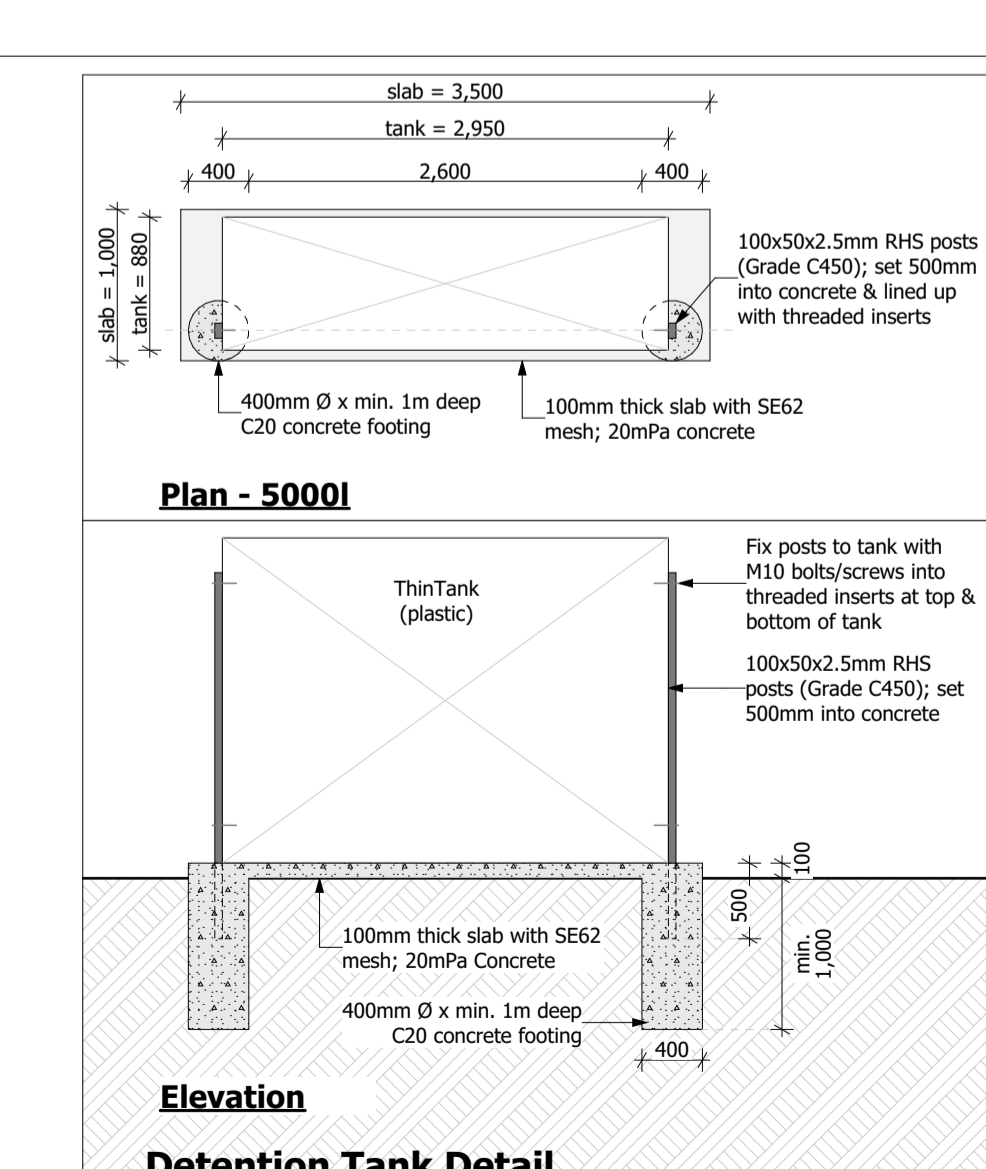
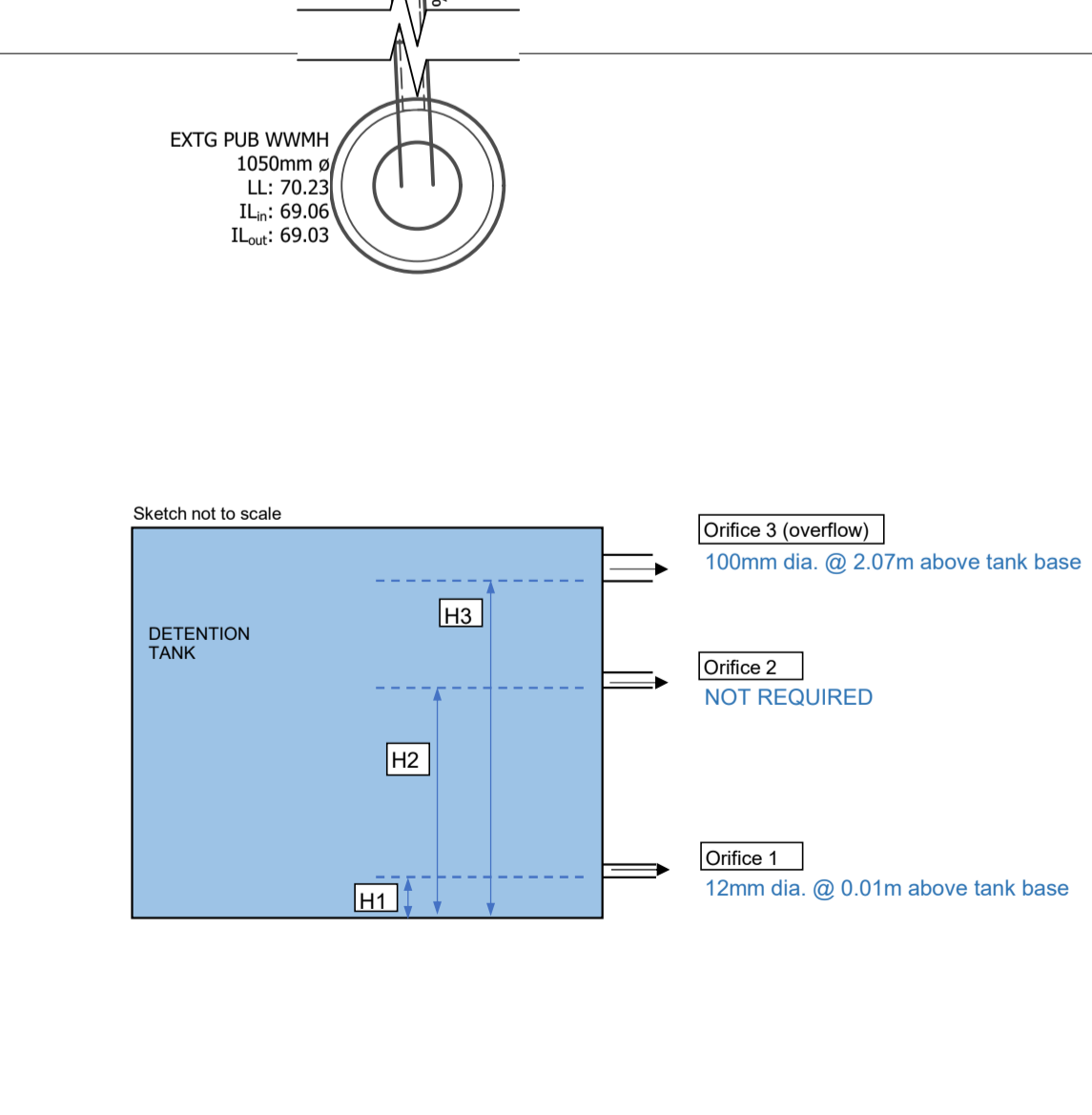
**4.2.3 Catchpits**  
 Catchpits to connect to SW pipes

**4.2.4 Channel Drain**  
 PC180L with 1:200 fall to silt trap to connect to SW pipes

**4.3 Hot and Cold Water Reticulation**  
 Buteline polybutylene tubing to AS/NZS 2642.1, AS/NZS 2642.2 & AS/NZS 2642.3 complete with fittings and accessories brand-matched with 50 year durability to NZBC B2/AS1 Durability, table 1 & NZBC G12/AS1 Water supplies table 1, with DBH Certificate of Accreditation 94/005B. Refer to General Specification.

**4.4 Hot Water Cylinder (under stairs)**  
 2No. Rheims 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



**LEGAL DESCRIPTION**  
 Lot 21, DP 47669

**SITE INFORMATION**  
 Wind Zone Medium  
 Earthquake Zone 1  
 Exposure Zone C  
 Council Auckland  
 Planning Zone HS - Mixed Housing Urban

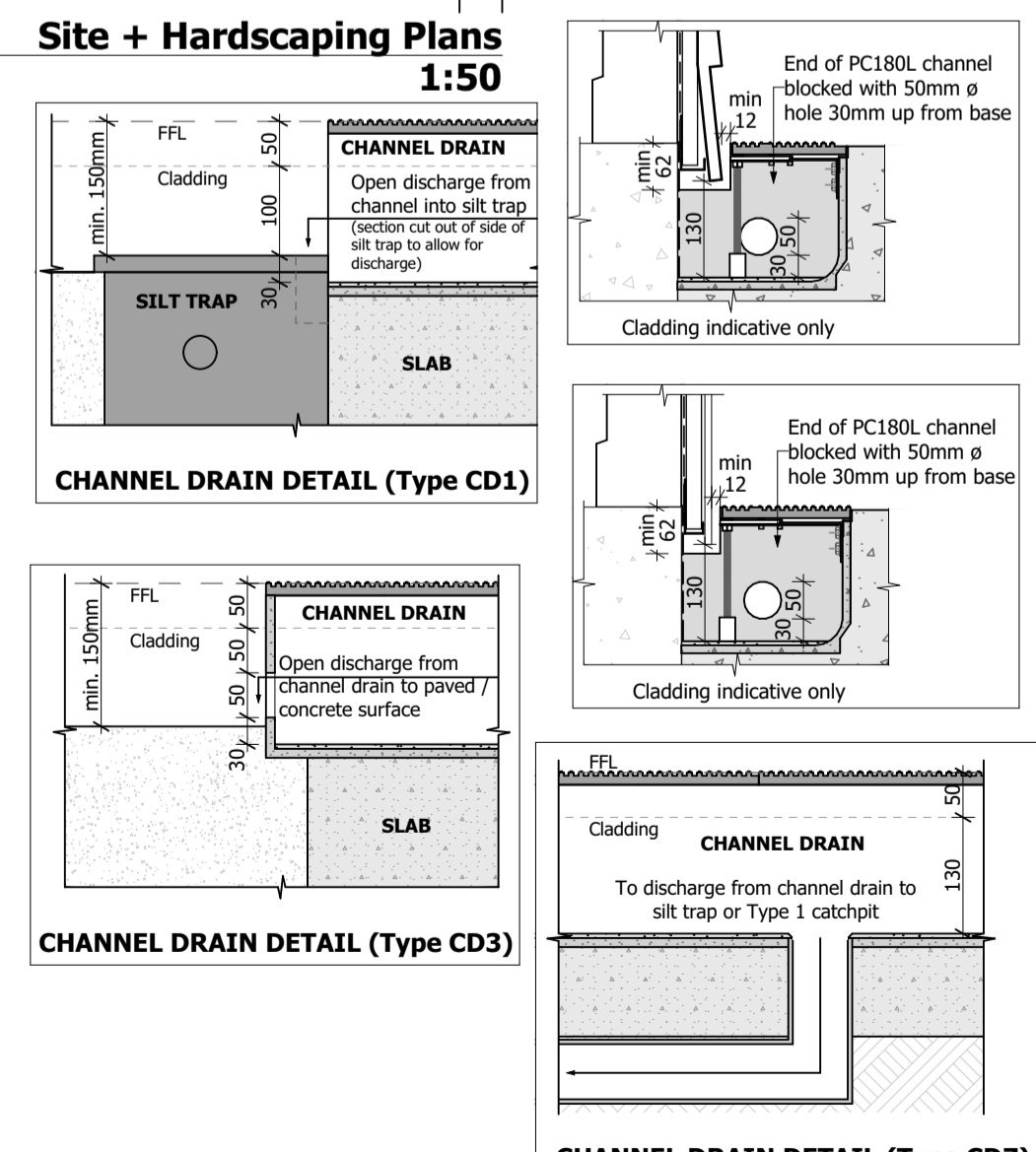
**Gross Site Area:** 705.0m<sup>2</sup>  
**Building Cover (max. 45%):** 312.25m<sup>2</sup>  
**Impervious Area (max. 60%):** 423.0m<sup>2</sup>  
**Landscaping (min. 35%):** 246.75m<sup>2</sup>  
**Font Yard Landscaping (min. 50%):** 246.75m<sup>2</sup>

**BUILDING COVER**  
 104.0m<sup>2</sup>+3.4m<sup>2</sup>+5.1m<sup>2</sup> (house+entry roof+patio roof)  
**Total = 112.5m<sup>2</sup> or 15.96%**

**IMPERVIOUS**

Building	112.5m <sup>2</sup>
Patio (not under cover)	21.4m <sup>2</sup>
Conc slab @ Entry/Lounge	5.8m <sup>2</sup>
Driveway	36.4m <sup>2</sup>
Entry Path & Steps	14.7m <sup>2</sup>
Other paths	12.9m <sup>2</sup>
Bin slab	1.5m <sup>2</sup>
Tank slab	6.9m <sup>2</sup>
Back Entry & C/line slab	22.0m <sup>2</sup>
<b>Total =</b>	<b>234.1m<sup>2</sup> or 33.21%</b>

**LANDSCAPING**  
 Font Yard 27.5m<sup>2</sup> of 38.1m<sup>2</sup>  
**PROPOSED FLOOR AREA**  
 Lower Floor = 104.0m<sup>2</sup>  
 Upper Floor = 93.0m<sup>2</sup>  
**Total = 197.0m<sup>2</sup>**





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Wind Zone Medium  
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Planning Zone H5 - Mixed Housing Urban

**R-Values for Insulation**  
Roof R3.6 (2 layers) 360mm thick  
Wall R2.5 90mm thick  
Floor R2.5 110mm thick  
(rock slab-on-ground)

**Architectural Key:**

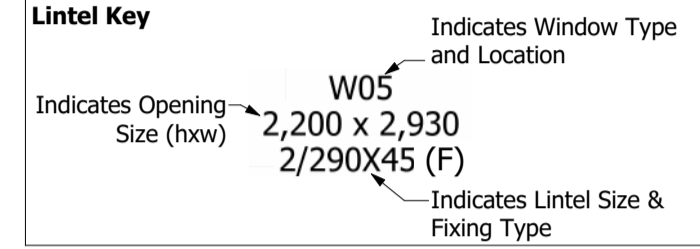
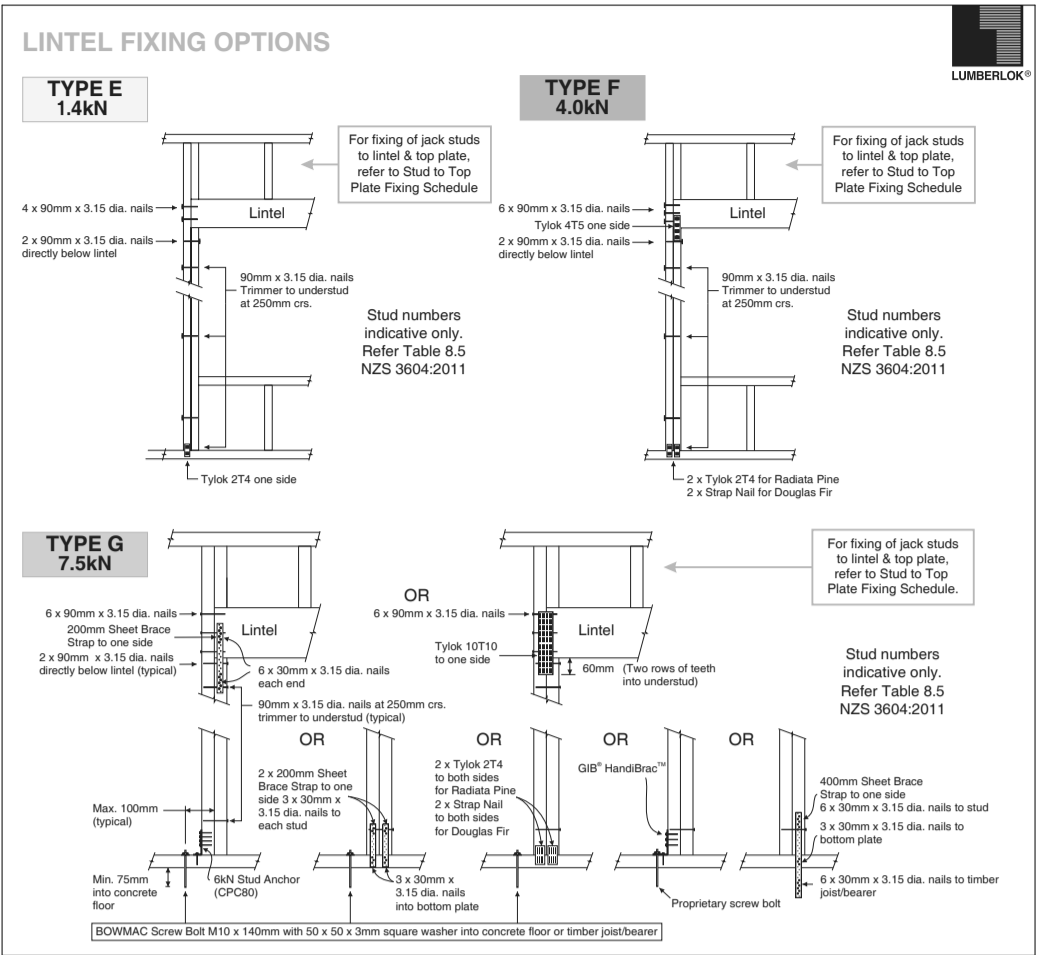
Walls (full height):	---
Walls (1.1m high):	---
Beam/Lintel:	---
Smoke Detector:	SD
Floor Waste Gully:	FWG
Load Bearing Wall:	LBW
Extractor Fan:	EF
Double Stud:	DS
Triple Stud:	TS
Quadruple Stud:	QS

**Studs and Nogs for Claddings**

Lower Floor Walls	Studs	Nogs
Vertical/CLD Cavity Battens	600*	800
Vertical/CLD Cavity Battens	600*	800
Internal LBW	600*	400
Internal Standard	600	600

\* If joist span is > 4m: 400mm ctrs for all lower floor studs

Upper Floor Walls	Studs	Nogs
Vertical/CLD Cavity Battens	600*	400*
Vertical/CLD Cavity Battens	600	800
Internal LBW	600	800
Internal Standard	600	800

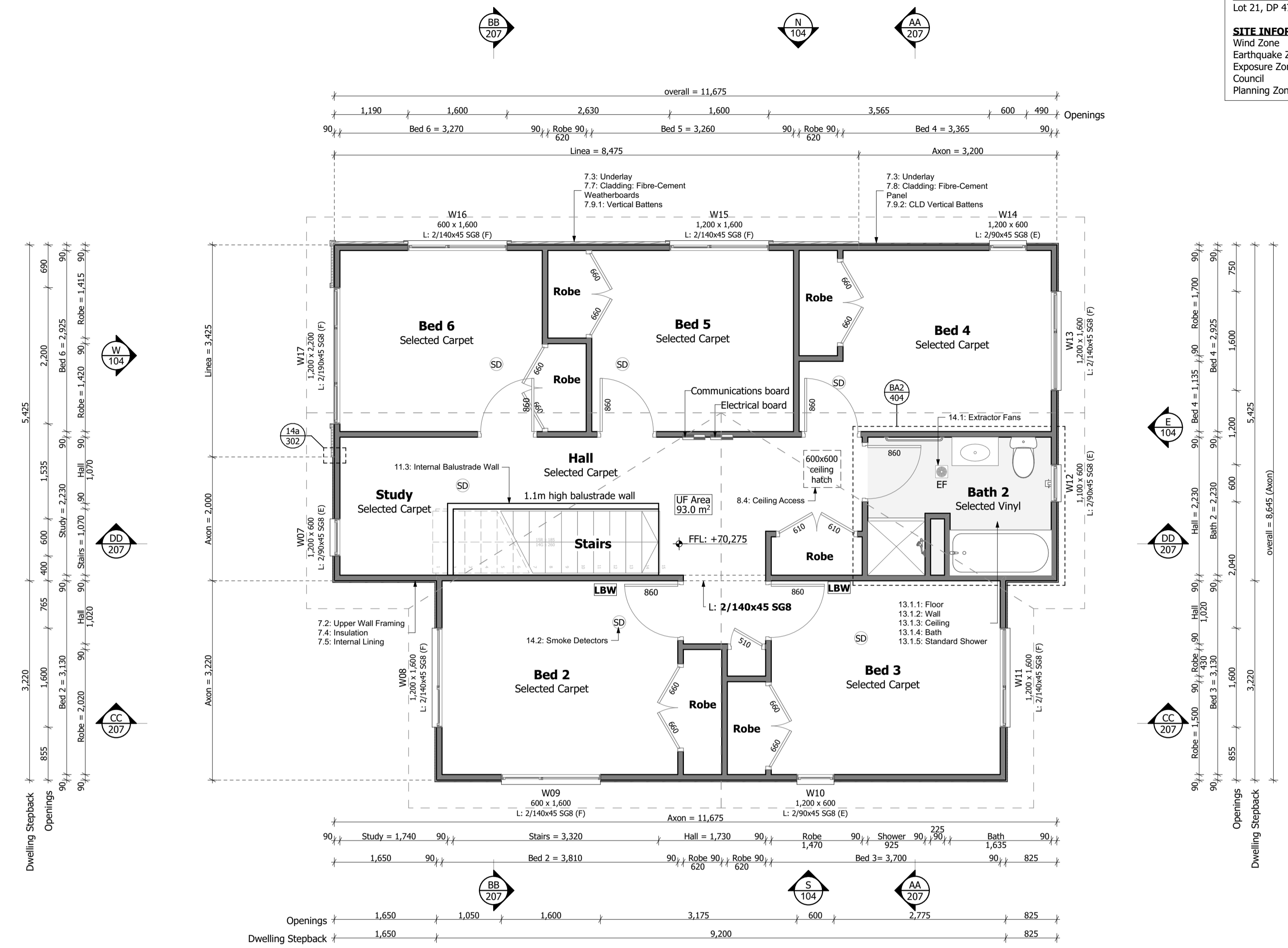
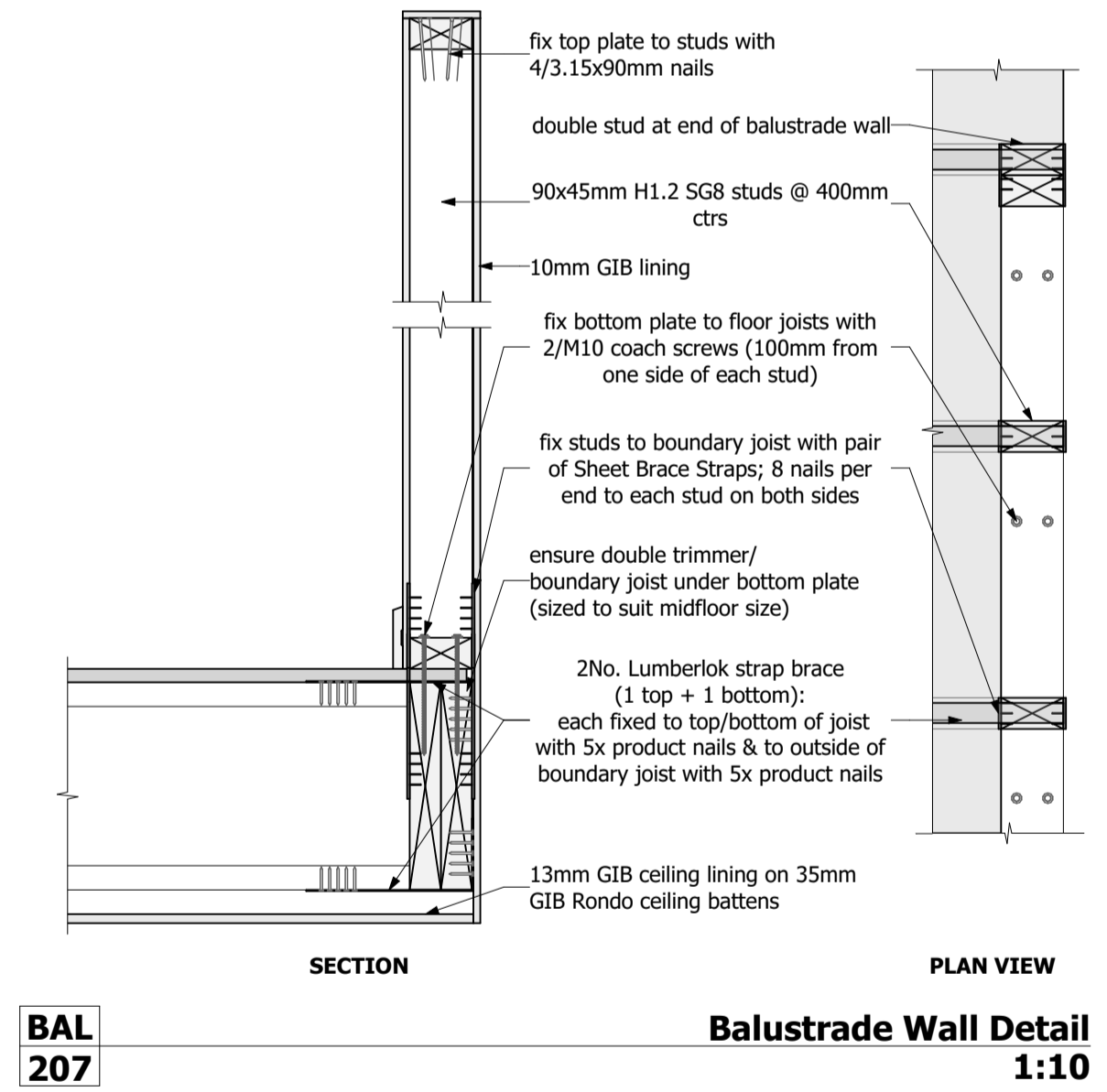
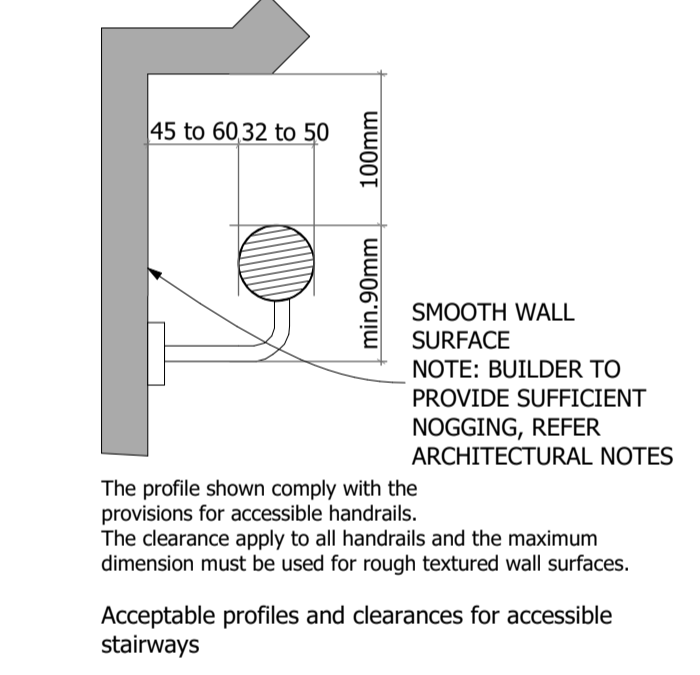


**Timber Treatment (min. requirement):**

External Timber Use	Requirement	Requirement	Requirement
Piles	H5	Roof Framing (exposed)	H3.2
Poles	H5	Shingles/Shakes	H3.2
Verandah Posts in ground	H5	Fence Rails and Palings	H3.2
Deck Piles in ground	H5	Fence Posts	H4
Verandah posts supported clear of ground	H3.2	Cladding or Exterior Trims (clear finished / stained)	H3.2
Deck joists supported clear of ground	H3.2	Cladding or Exterior Trims (painted)	H3.1
Exposed Subfloor Framing	H3.2	Exterior Plywood (unpainted or used as bracing)	H3 CCA
Deck Joists and Bearers	H3.2	Exterior Plywood (painted)	H3 LOSP
Decking	H3.2	Wall Framing (exposed)	H3.2
Balcony Barrier (exposed)	H3.2		

Framing Timbers	Requirement	Requirement	Requirement
Enclosed Subfloor Framing	H1.2	Parapet Framing	H1.2
Enclosed Cantilevered Floor Joists	H3.2	Roof Framing - low slope/skillion	H1.2
External Wall Framing (direct-fix cladding)	H1.2	Roof Framing - roof space (incl. trusses & ceiling battens)	H1.2
External Wall Framing (masonry veneer cladding)	H1.2	Roof Sarking Plywood - membrane roof	H3 CCA
External Wall Framing (E2/AS1 cavity cladding)	H1.2	Roof Sarking Timber	H1.2
Interior Wall Framing (incl. double top plates)	H1.2	Cavity Battens	H3.1
Balcony Wall Framing (enclosed)	H1.2		

Interior Timbers	Requirement	Requirement	Requirement
Window Reveals to Aluminium windows	H3.1	Finishing Timbers	Untreated
Plywood	Untreated	Joinery (Interior)	Untreated
Flooring	H1.2	Furniture	Untreated



**Architectural Notes**

**7 Walls**  
Refer NZS3604:2011 Table 8.2

**7.2 Upper Wall Framing**  
90x45mm H1.2 SGR stud framing 2455mm high with 2/90x45mm H1.2 SGR top plates & 1/90x45mm H3.2 SGR bottom plate  
For stud & nog ctrs, refer to table on Floor Plans  
Stud stiffeners at cut-outs for waste pipes

**7.3 Underlay**  
Flektion 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 brace line; 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 & timber

**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 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 width; min. 180mm long) fixed vertically as per Mitek Tylok Plate Type 6 connection  
To hyJOISTS with web stiffeners (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; concealed fixed with 60x3.15mm HardieFlex nail (or 60x2.87mm D-head or RoundDrive 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

**13.1 Bathroom**  
**13.1.1 Floor**  
2mm thick homogenous vinyl sheet covered 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 water-resistant acrylic paint finish over; acrylic wall linings in showers & 400mm above bath

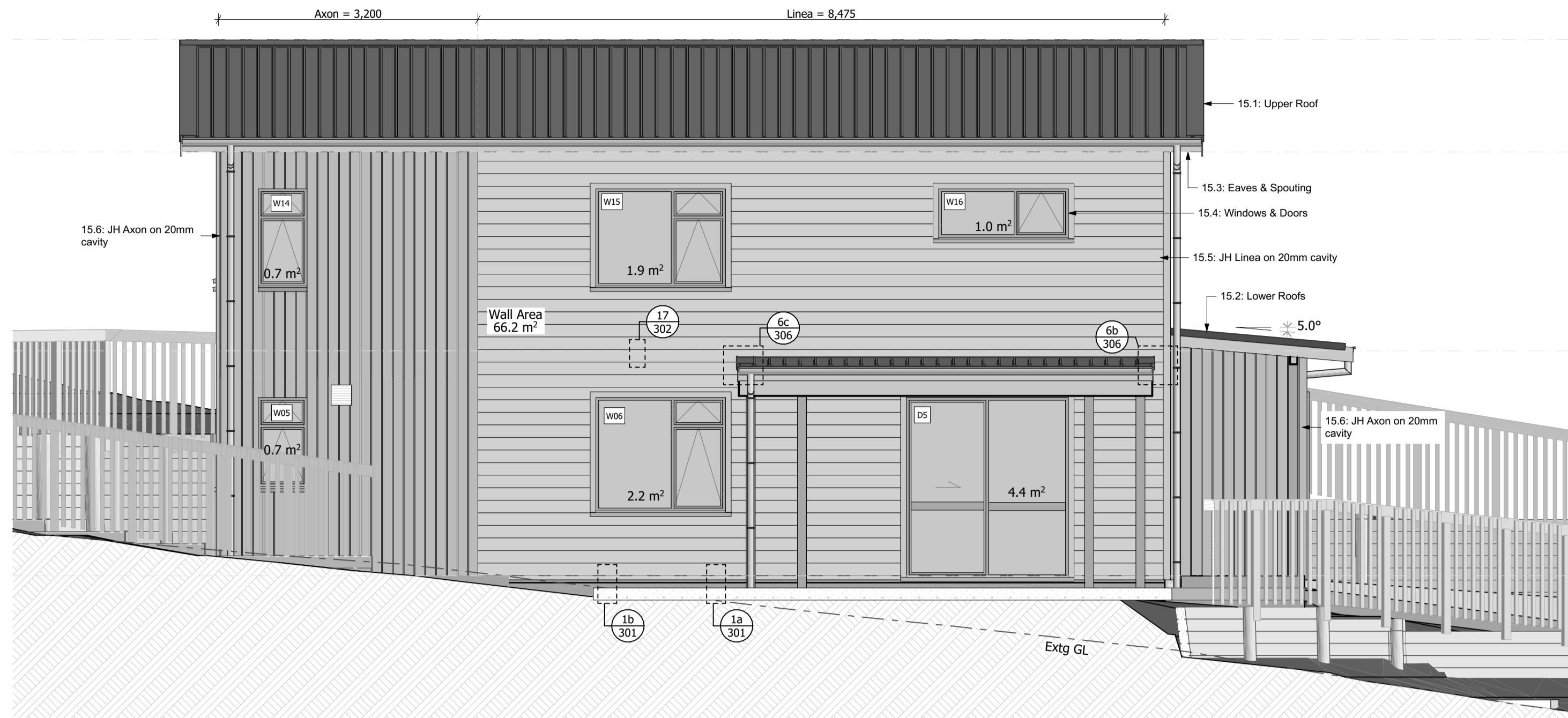
**13.1.3 Ceiling**  
13mm GIB Aqualine fixed to @600mm ctrs; 3 coats water-resistant acrylic paint finish over

**13.1.4 Bath**  
Clearlite bath 1655x740mm

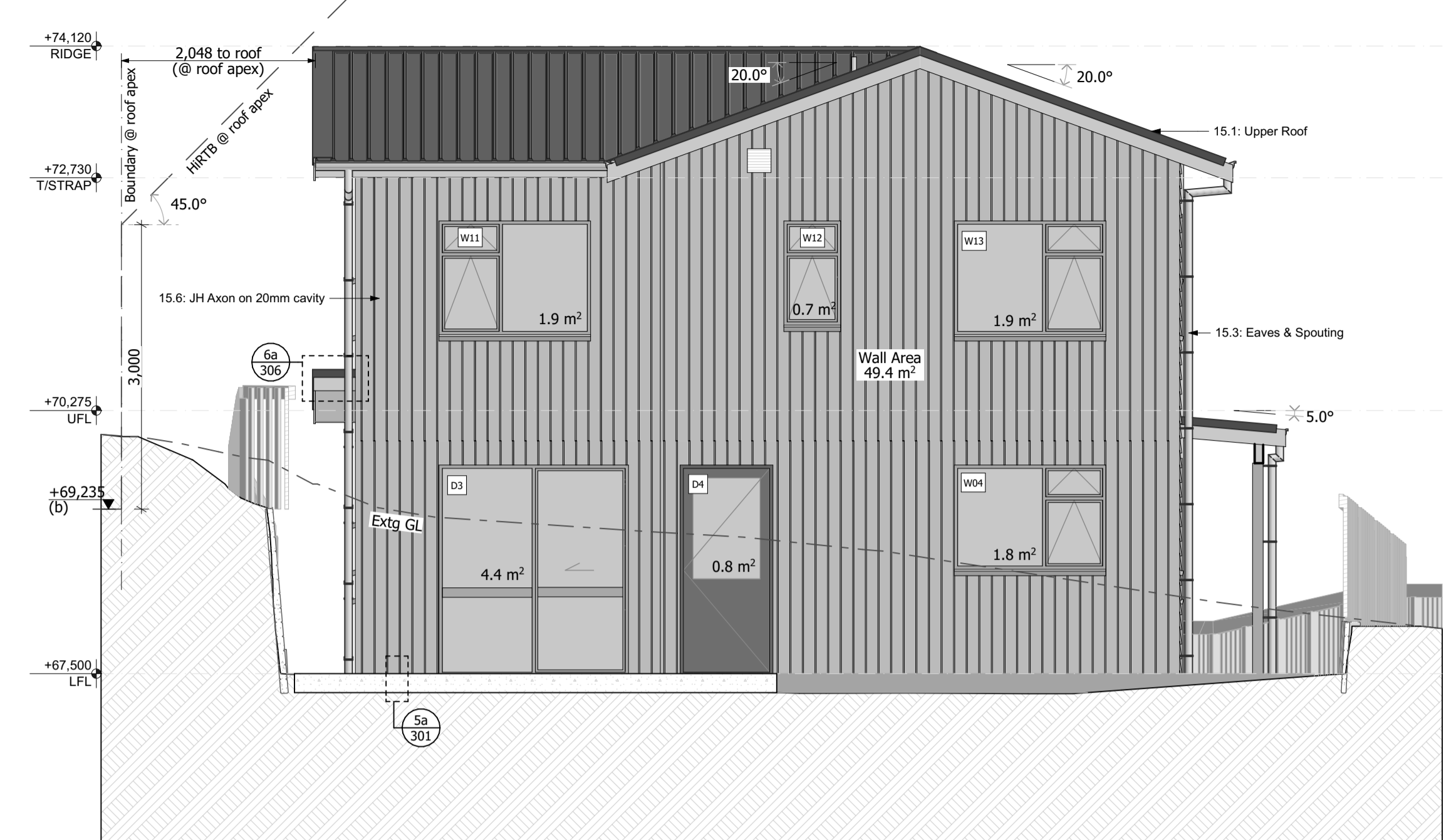
**13.1.5 Standard Shower**  
Pre-fabricated Classic S/steel shower tray with threshold, upstand flanges & spigot on timber base; refer to wet area details

**14 Accessories**  
**14.1 Extractor Fans**  
Homelite 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, UL-C5531, AS 3786, BS 5446 (Part 1); located max. 3m from all bedrooms



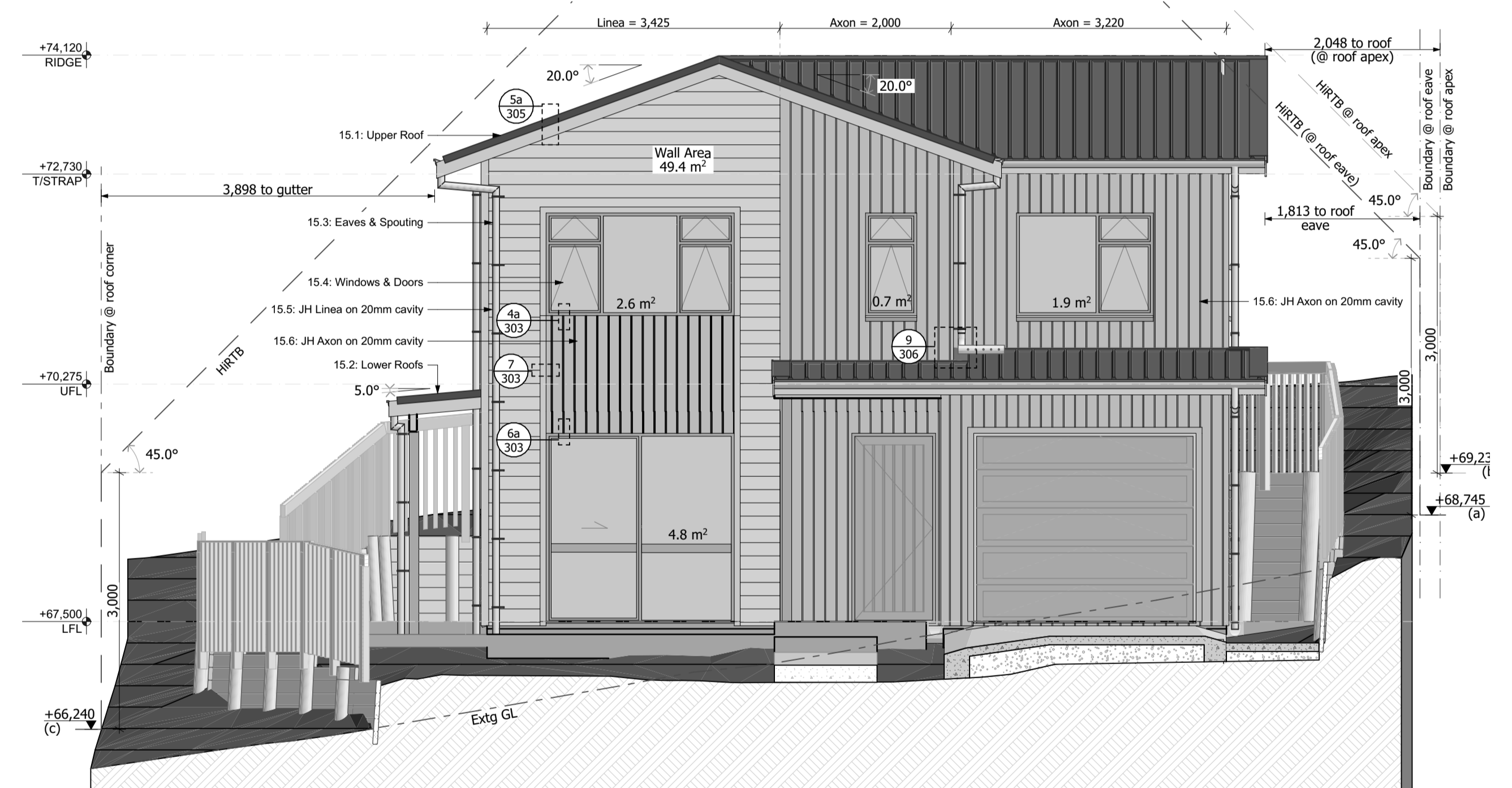
**1**  
**103-1** **View 1/North Elevation**  
**1:50**



**2**  
**103-1** **View 2/East Elevation**  
**1:50**



**3**  
**103-1** **View 3/South Elevation**  
**1:50**



**4**  
**103-1** **View 4/West Elevation**  
**1:50**

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**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 Handiflex 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 with 133mm grooved vertical pattern)

**Note:**  
Max. building height = 11m; proposed building is not impacted by limit

<b>GLAZING CALCULATIONS</b>				
	North	East	South	West
W14 = 0.7m²	W11 = 1.9m²	W09 = 1.0m²	W17 = 2.6m²	
W15 = 1.9m²	W12 = 0.7m²	W10 = 0.7m²	W18 = 0.7m²	
W16 = 1.0m²	W13 = 1.9m²	W01 = 1.0m²	W08 = 1.9m²	
W05 = 0.7m²	D3 = 4.4m²	W02 = 0.7m²	D6 = 4.8m²	
W06 = 2.2m²	D4 = 0.8m²			
D5 = 4.4m²	W04 = 1.8m²			
<b>Total:</b>	<b>10.9m²</b>	<b>11.5m²</b>	<b>3.2m²</b>	<b>10.0m²</b>
<b>Wall Area:</b>	<b>66.2m²</b>	<b>49.4m²</b>	<b>72.1m²</b>	<b>49.4m²</b>
<b>Ratio:</b>	<b>16.47%</b>	<b>23.28%</b>	<b>4.44%</b>	<b>20.24%</b>

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	1
DECK DESIGN	0	0	0	0
<b>TOTAL</b>	<b>13</b>	<b>8</b>	<b>8</b>	<b>13</b>

FROM NZBC E2/AS1 (2011) TABLE 3 Fibre-cement weatherboards & panels on 20mm cavity is acceptable

