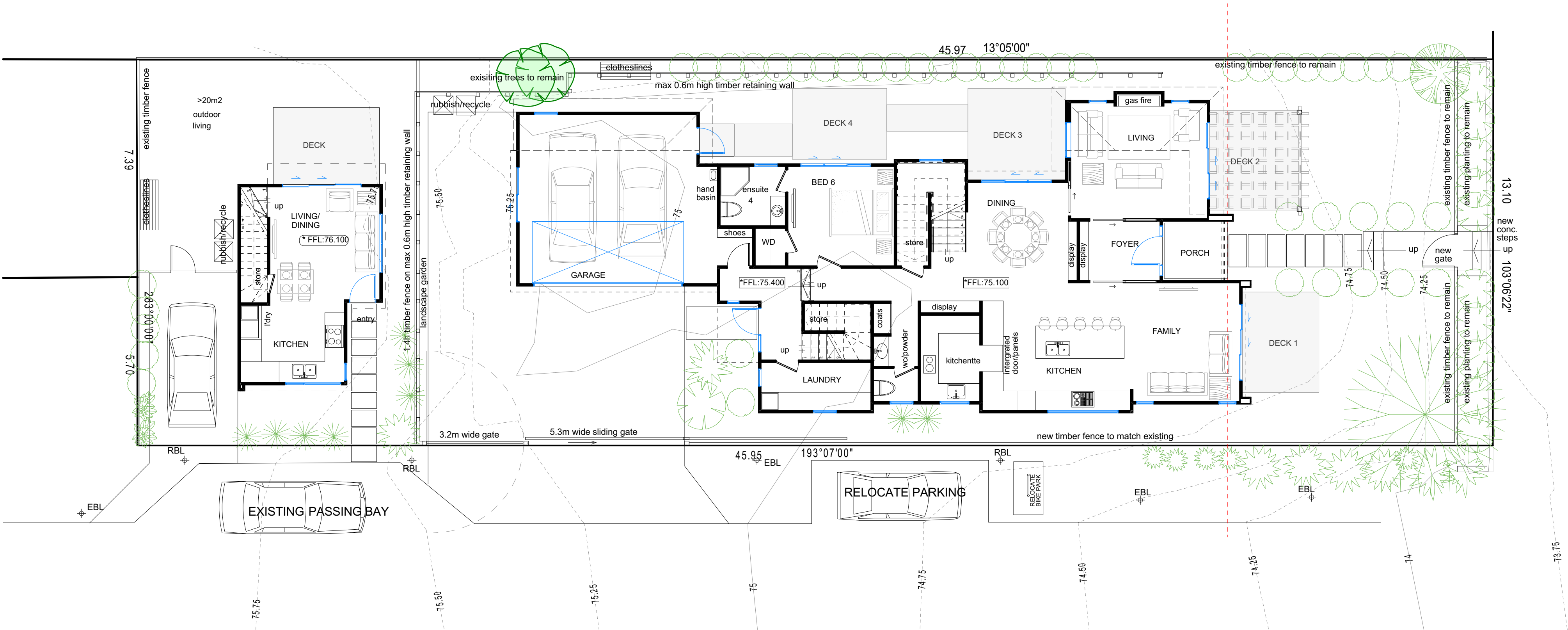
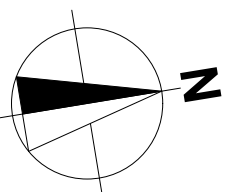




PLANNING SITE PLAN
SCALE: 1:100

SURVEY DATUM:
HEIGHTS ARE IN TERMS OF
AUCKLAND DATUM 1948.
COORDINATES ARE IN TERMS OF
NZGD2000 MOUNT EDEN CIRCUIT.

NOTE:
ALL SITE BASE DATA(BOUNDARY, CONTOURS, SERVICES ETC.)
ARE BASED ON THE GEOTECHNICAL COMPLETION REPORT
"PROPOSED RESIDENTIAL SUBDIVISION MILLDALE, STAGE 6A &
6B, WAINUI EAST" WITH REFERENCE AKL2022-0220AP REV 0 &
LT PLAN (WITH REFERENCE P23-084 MILLDALE STAGE 6B). ALL
LEVELS, HEIGHTS & DIMENSIONS ARE TO BE CONFIRMED PRIOR
TO THE COMMENCEMENT OF WORKS.



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SCALE: 1:100 (A2)		PROJECT: PROPOSED TWO STOREY DWELLING WITH MINOR DWELLING AT 26 EPSOM AVE, AUCKLAND.		Pro Arch  Design Ltd		Street address/ registered office 169 Bonair Crescent Silverdale, Auckland PH: 09 4804315 Proarch.info@gmail.com proarchdesign.co.nz		JOB REF: 603/25			
DATE: July 2025										DWG NO:	
DRAWN: MY										S2	
CHECKED: R.Y											
CLIENT: Liang Residence		Lot #: 20 D.P #:578194 Site Area: 602m²		ARCHITECTURAL DESIGN-BUILDING CONSULTANCY-PROJECT MANAGEMENT		A		SERIES OF:		REVISION	
SITE PLANNING PLAN		NOV 2024				BUILDING CONSENT ISSUE		S6		A	
		REV: DATE				AMENDMENT					

SHOWER ENCLOSURES: E3/AS1 3.3.3:
WHEN ENCLOSURES, SUCH AS WALLS, SCREENS, DOORS OR CURTAINS ARE USED THEY SHALL BE CONTINUOUS FROM FLOOR LEVEL OR TOP OF UPSTAND TO 1800mm MINIMUM ABOVE FLOOR LEVEL, NOT LESS THEN 300mm ABOVE THE SHOWER ROSE.

GLAZING:
- GLAZING IN BATHROOMS, ENSUITE, OR SPA ROOMS WITHIN 2000mm OF THE FFL SHALL BE SAFETY GLASS IN ACCORDANCE WITH TABLE 1 OF NZS4223.3:2016.

LINTELS:

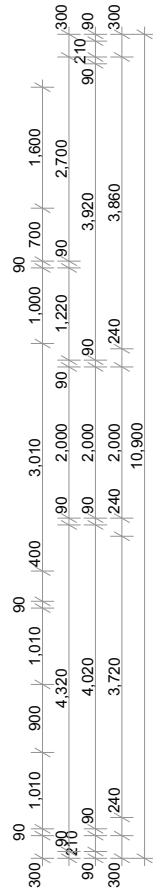
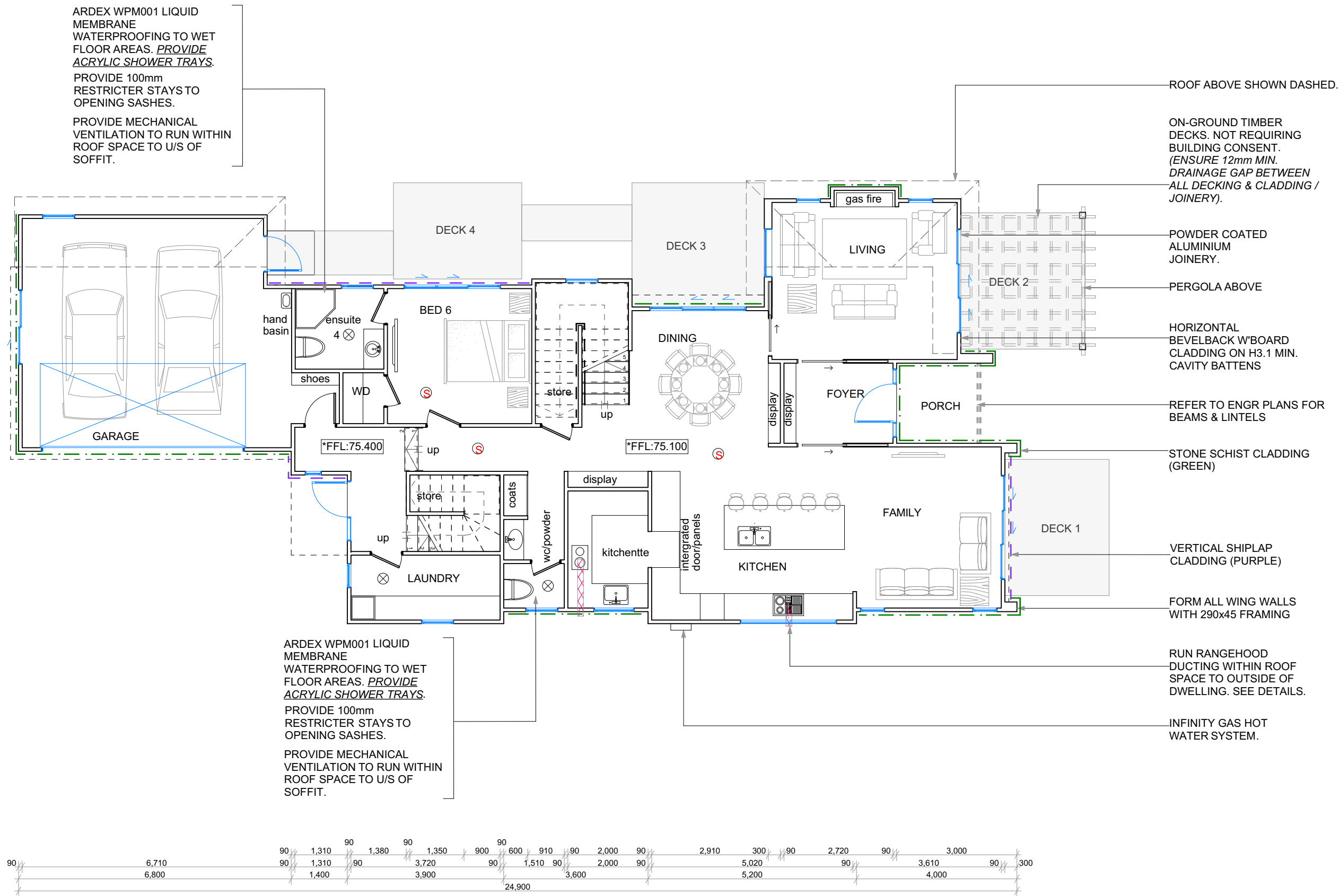
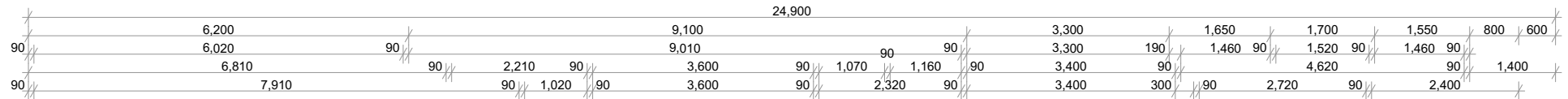
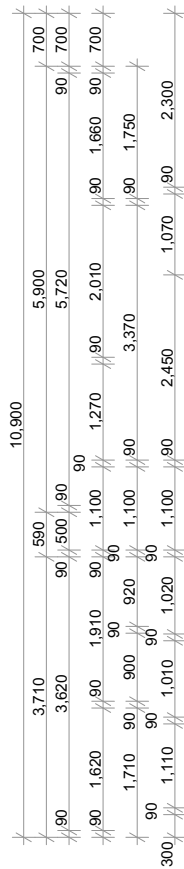
LINTEL SIZE.
2 / 190x45 'E' (1.8m)
'LUMBERLOK' LINTEL FIXING TYPE, REFER TO SHEET C6.
OPENING WIDTH.

EXTRACTOR FANS: (AS STATED IN NZBC G4/AS1) TO KITCHENS, BATHROOMS, TOILETS.

KITCHEN: 50ltr PER SECOND.

BATHROOM & TOILETS: 25ltr PER SECOND.

LAUNDRY FAN: 40ltr PER SECOND.



GROUND FLOOR PLAN
GROUND FLOOR AREA: 189.7m²

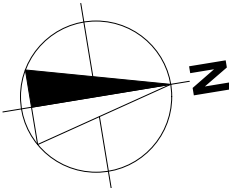
- DOWNLIGHTS**
- ALL DOWNLIGHTS TO COMPLY WITH AS/NZS 60598.2.2 AMEND.A
- DOWNLIGHTS TO MEET CA80, CA135, IC OR IC-F RATING
- ALL WORKS SHALL COMPLY WITH NZS 3604:2011, NEW ZEALAND BUILDING CODES.
 - REFER TO ENGINEERS DRAWINGS FOR WALL BRACING & LINTELS.

Ⓢ INTERCONNECTED SMOKE ALARMS TO COMPLY WITH NZS4514:2021

REFER TO DRAWING S1 FOR THE FOLLOWING NOTATIONS:

- GENERAL NOTES/ OUTLINE SPECIFICATION
- WALL FRAMING SIZE
- TIMBER GRADING
- BUILDING WRAP
- TIMBER TREATMENT
- H1 ENERGY EFFICIENCY / INSULATION R-VALUES

REFER TO DRAWING B1 FOR JOINERY SCHEDULE & GLAZING TYPE / NOTATIONS



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DATE: July 2025									
DRAWN: MY									
CHECKED: R.Y									
CLIENT: Liang Residence									
	Lot #: 20 D.P #:578194 Site Area: 602m ²	ARCHITECTURAL DESIGN•BUILDING CONSULTANCY•PROJECT MANAGEMENT							
	GROUND FLOOR PLAN								

SHOWER ENCLOSURES: E3/AS1 3.3.3:
WHEN ENCLOSURES, SUCH AS WALLS, SCREENS, DOORS OR CURTAINS ARE USED THEY SHALL BE CONTINUOUS FROM FLOOR LEVEL OR TOP OF UPSTAND TO 1800mm MINIMUM ABOVE FLOOR LEVEL, NOT LESS THEN 300mm ABOVE THE SHOWER ROSE.

GLAZING:
- GLAZING IN BATHROOMS, ENSUITE, OR SPAROOMS WITHIN 2000mm OF THE FFL SHALL BE SAFETY GLASS IN ACCORDANCE WITH TABLE 1 OF NZS4223.3:2016.

LINTELS:

LINTEL SIZE.

2 / 190x45 'E' (1.8m)

'LUMBERLOK' LINTEL FIXING TYPE, REFER TO SHEET C6.

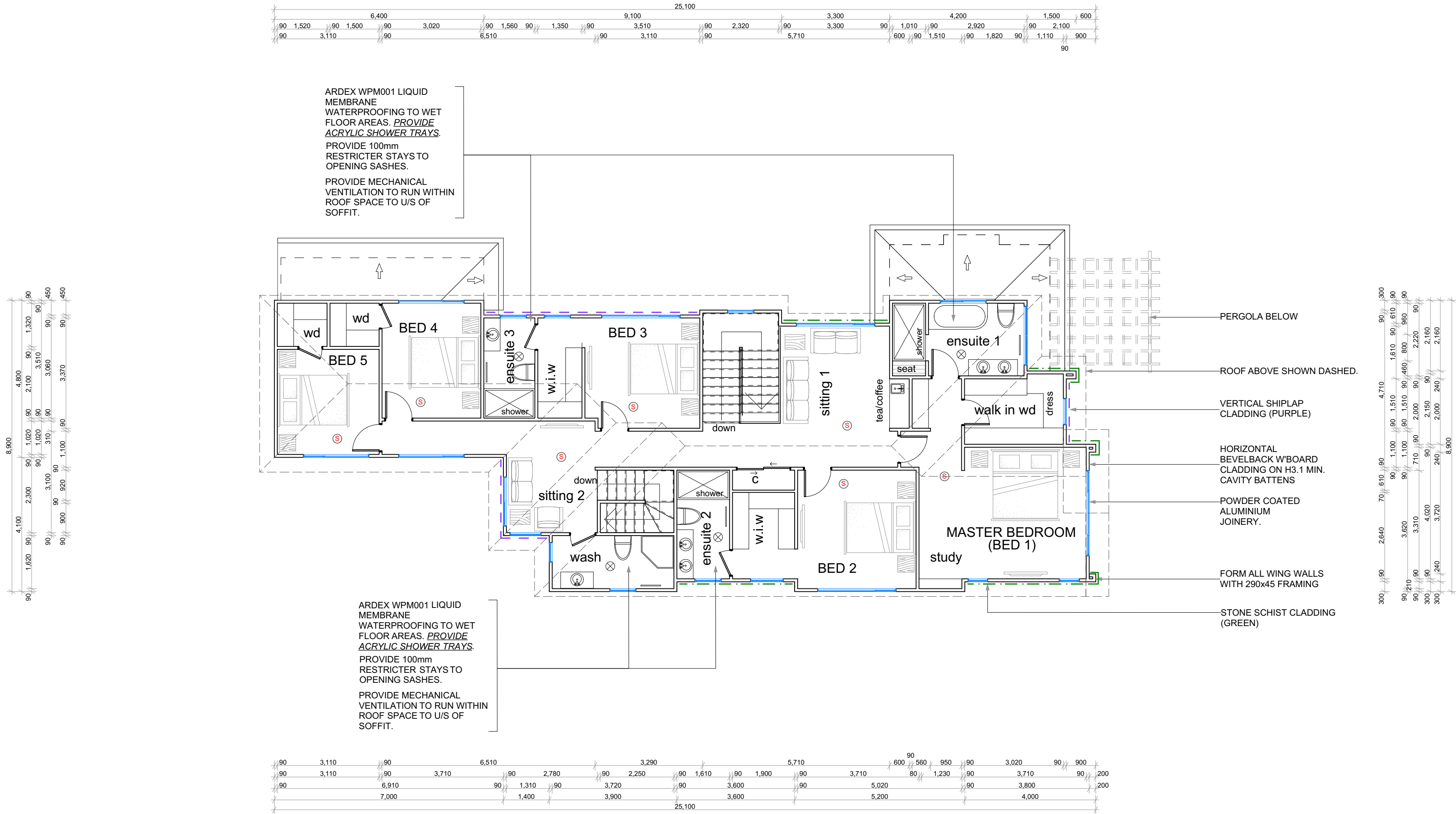
OPENING WIDTH.

EXTRACTOR FANS: (AS STATED IN NZBC G4/AS1) TO KITCHENS, BATHROOMS, TOILETS.

KITCHEN: 50ltr PER SECOND.

BATHROOM & TOILETS: 25ltr PER SECOND.

LAUNDRY FAN: 40ltr PER SECOND.



FIRST FLOOR PLAN

FIRST FLOOR AREA: 177.8m²
TOTAL AREA 367.5m²

DOWNLIGHTS
- ALL DOWNLIGHTS TO COMPLY WITH AS/NZS 60598.2.2 AMEND.A
- DOWNLIGHTS TO MEET CA80, CA135, IC OR IC-F RATING

- ALL WORKS SHALL COMPLY WITH NZS 3604:2011, NEW ZEALAND BUILDING CODES.
- REFER TO ENGINEERS DRAWINGS FOR WALL BRACING & LINTELS.

INTERCONNECTED SMOKE ALARMS TO COMPLY WITH NZS4514:2021

REFER TO DRAWING S1 FOR THE FOLLOWING NOTATIONS:

- GENERAL NOTES/ OUTLINE SPECIFICATION
- WALL FRAMING SIZE
- TIMBER GRADING
- BUILDING WRAP
- TIMBER TREATMENT
- H1 ENERGY EFFICIENCY / INSULATION R-VALUES

REFER TO DRAWING B1 FOR JOINERY SCHEDULE & GLAZING TYPE / NOTATIONS

MAIN HOUSE

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DATE:	July 2025	DRAWN:	MY	DWG NO:	A2
CHECKED:	R.Y	Lot #:	20 D.P #:578194 Site Area: 602m ²	SERIES OF:	A6
CLIENT:	Liang Residence	FIRST FLOOR PLAN	ARCHITECTURAL DESIGN-BUILDING CONSULTANCY-PROJECT MANAGEMENT	REVISION	A
REV.	NOV 2024	BUILDING CONSENT ISSUE	AMENDMENT		

ROOF WATER RUNOFF CALCULATION

TABLE 1

DOWNPIPE SIZE (ID mm)	0-25deg	25-35deg	35-45deg
63mm	60m2	50m2	40m2
74mm	85m2	70m2	60m2

DOWNPIPE SIZES FOR GIVEN ROOF PITCH AND AREA
SUMMARY : EXTRACT FROM TABLE 5, E1/AS1

TABLE 2

GUTTER TYPE/ MANUFACTURERS	CROSS SECTION AREA OF EXTERNAL GUTTER	FROM FIGURE 15 (E1/AS1)		
		0-25deg	25-35deg	35-45deg
CONTINUOS SPOUTING				
COLORCOTE 125 O/G	5800mm2	48m2	44m2	37m2
COLORCOTE 150 O/G	9000mm2	85m2	70m2	58m2

GUTTER SIZE/TYPE FOR GIVEN ROOF PITCH AND AREA
SUMMARY : EXTRACT FROM FIGURE 15, E1/AS1

ROOF WATER RUN OFF CHECK:

PROPOSED ROOF PITCH:

30°

SPOUTING/GUTTER SELECTED:

COLORCOTE 125

DOWNPIPE SIZE SELECTED:

74id (80Ø)

LARGEST ROOF AREA SERVE BY GUTTER:

48.7m² (FALL 8)

LARGEST ROOF AREA SERVE BY DOWNPIPE:

71.58m² (DP 5)

- SELECTED SPOUTING & DOWN PIPES COMPLIES WITH NZBC E1/AS1

ROOF/TRUSSES NOTES:

ALL TRUSSES ARE 900crs MAX AND SHALL BE DESIGNED & FABRICATED BY APPROVED FABRICATOR. FABRICATOR SHALL PROVIDE DESIGN DETAILS (PS1) TO CITY COUNCIL

ROOFING SHALL BE SELECTED ASPHALT SHINGLE ROOFING PITCHED AT 30°.

ALL OVERHANGS SHALL VARY FROM 100mm TO 700mm AS SHOWN. DIMENSIONED FROM OUTSIDE OF EXTERNAL STUDS.

GABLE END NOTES:

GABLE END TRUSSES TO BE DESIGNED TO SUPPORT CLADDING FIXINGS. (VERTICAL WEBS @ 600crs MAX.) - PROVIDE NOGS @ 800crs MAX. FOR W'BOARD CLADDING..

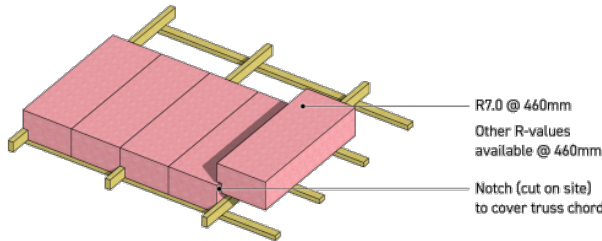
TRUSS HEEL:

ENSURE 190mm MIN. HEEL TO ALL TRUSSES TO ENSURE 25mm MIN. VENTILATION GAP BETWEEN INSULATION & THE UNDERSIDE OF PLYWOOD SUBSTRATE.

ROOF INSULATION:

SINGLE LAYER INSULATION LAID BETWEEN TRUSSES. ENSURE INSULATION IS NOTCHED TO COVER TRUSS CHORDS.

REFER TO TRUSS PS1 & LAYOUT FOR TRUSS TO TOP PLATE FIXINGS. REFER TO SHEET C4 FOR LINTEL TO STUD FIXING DETAILS. REFER TO ENGINEER PLANS FOR ROOF BRACING



NOTCH INSULATION AROUND BOTTOM CHORD.

REAR LOWER ROOF CONSTRUCTION 20deg PITCH

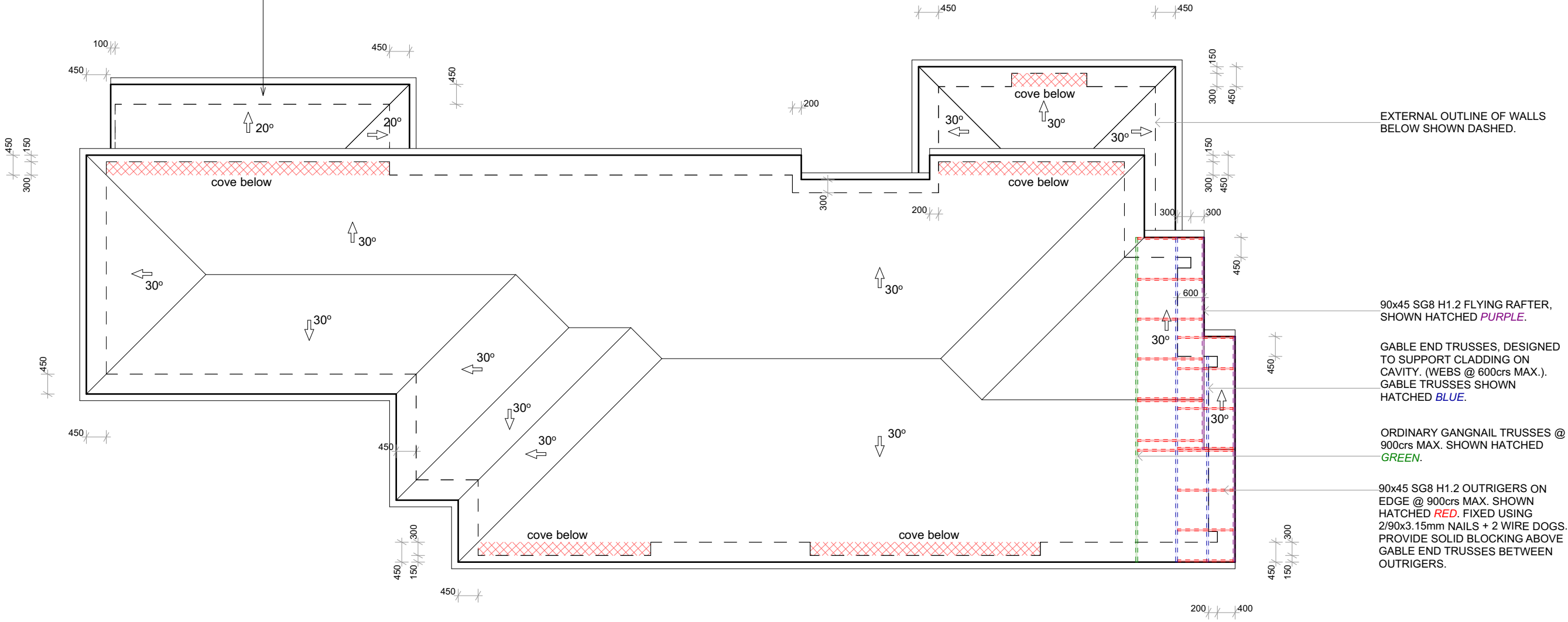
ASPHALT SHINGLE ROOFING ('GAF' TIMBERLINE HDZ - 17.80kg/m2) ON D226 + ROOFING WRAP ON 15mm PLY SARKING. SEE ATTACHED MANUFACTURERS DETAILS AND SPECIFICATIONS ON GANGNAILED TRUSSES AT 900 CRS MAX COLOUR STEEL GUTTER (REFER TO ROOF PLAN FOR GUTTER SIZE) AND FASCIA WITH 80dia DOWN PIPES. HARDISOFFITS IN uPVC JOINTERS R7.0 FIBREGLASS BATTS INSULATIONS IN ROOF SPACE (USE R3.2 BATTS INSULATIONS WITHIN 500mm FROM THE OTTER EDGE OF CEILING PERIMETER, AS PER TABLE 2.1.2.2B(2) OF H1/AS1). WITH 10mm PLASTER BD CEILING LINING ON 70X35 MIN. TIMBER CEILING BATTEN AT 400 crs MAX

ALL TRUSSES TO HAVE Min. 190mm HEEL

ROOF CONSTRUCTION 30deg PITCH

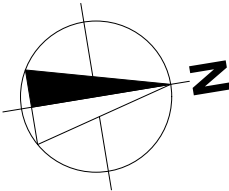
ASPHALT SHINGLE ROOFING ('GAF' TIMBERLINE HDZ - 17.80kg/m2) ON D226 + ROOFING WRAP ON 15mm PLY SARKING. SEE ATTACHED MANUFACTURERS DETAILS AND SPECIFICATIONS ON GANGNAILED TRUSSES AT 900 CRS MAX COLOUR STEEL GUTTER (REFER TO ROOF PLAN FOR GUTTER SIZE) AND FASCIA WITH 80dia DOWN PIPES. HARDISOFFITS IN uPVC JOINTERS R7.0 FIBREGLASS BATTS INSULATIONS IN ROOF SPACE (USE R3.2 BATTS INSULATIONS WITHIN 500mm FROM THE OTTER EDGE OF CEILING PERIMETER, AS PER TABLE 2.1.2.2B(2) OF H1/AS1). WITH 10mm PLASTER BD CEILING LINING ON 70X35 MIN. TIMBER CEILING BATTEN AT 400 crs MAX

ALL TRUSSES TO HAVE Min. 190mm HEEL



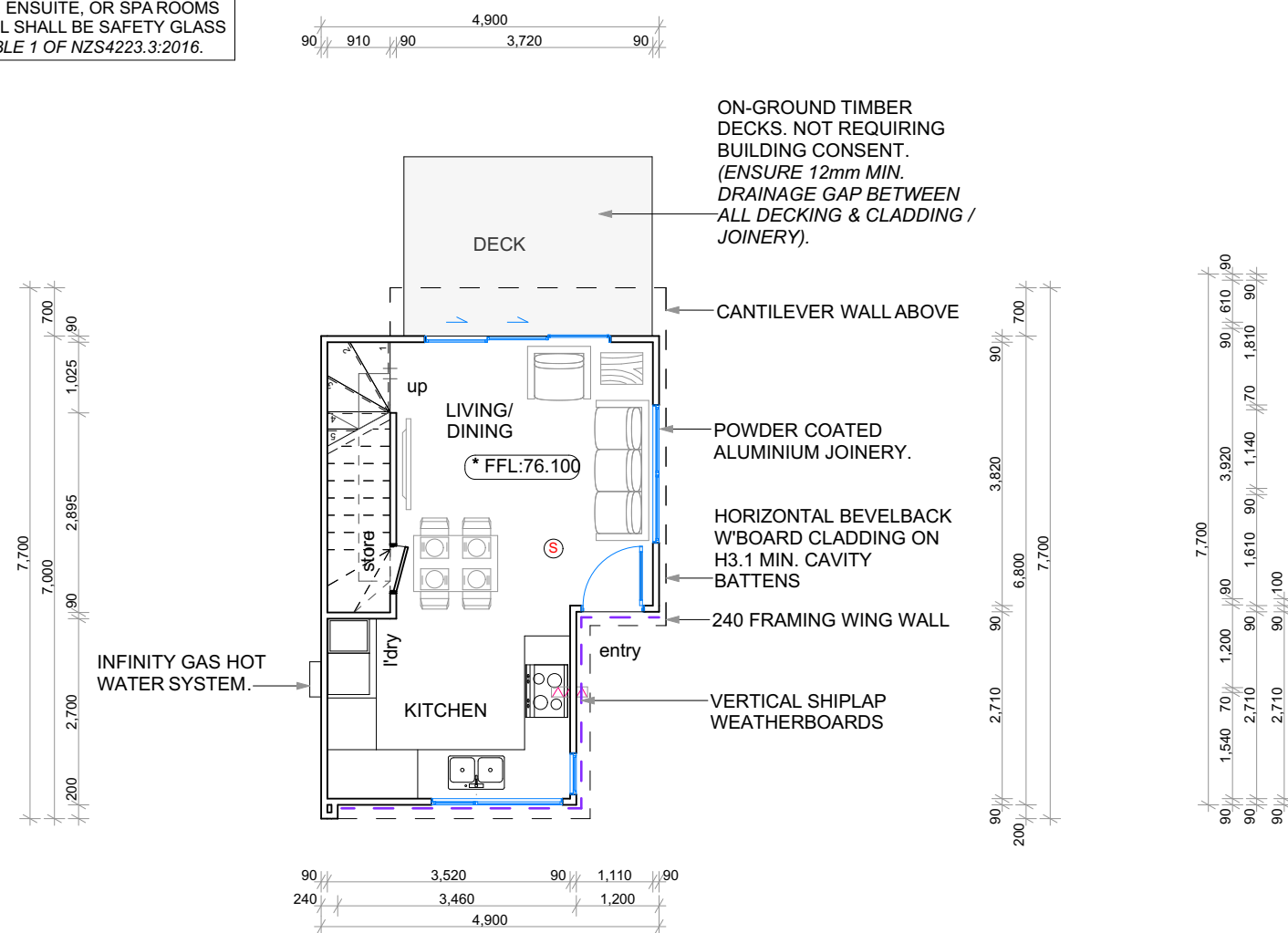
ROOF PLAN

LOW WIND ZONE - AS PER AUCKLAND COUNCIL GEO MAPS

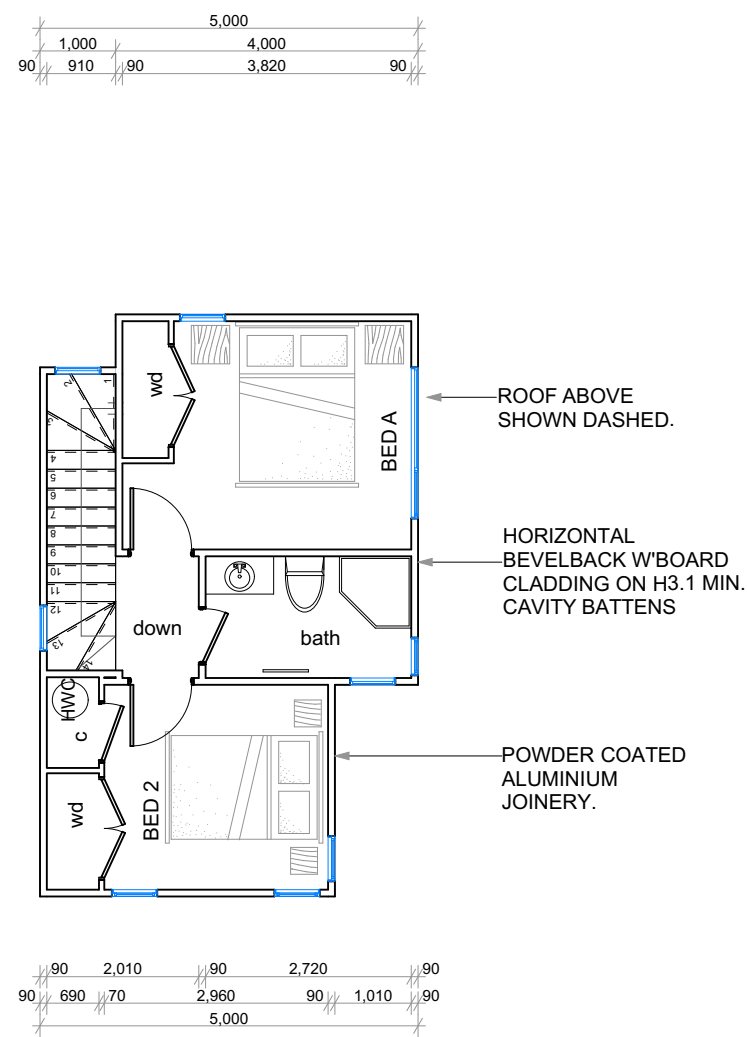


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SCALE:	1:100 (A2)	PROJECT:	PROPOSED TWO STOREY DWELLING WITH MINOR DWELLING AT 26 EPSOM AVE, AUCKLAND.				JOB REF:		603/25
DATE:	July 2025	DRAWN:	MY					DWG NO:	A5
CHECKED:	R.Y	Lot #: 20 D.P #:578194 Site Area: 602m²						SERIES OF:	A6
CLIENT:	Liang Residence	ROOF PLAN		ARCHITECTURAL DESIGN•BUILDING CONSULTANCY•PROJECT MANAGEMENT				REVISION	A
				A REV.		NOV 2024	BUILDING CONSENT ISSUE		
						DATE	AMENDMENT		

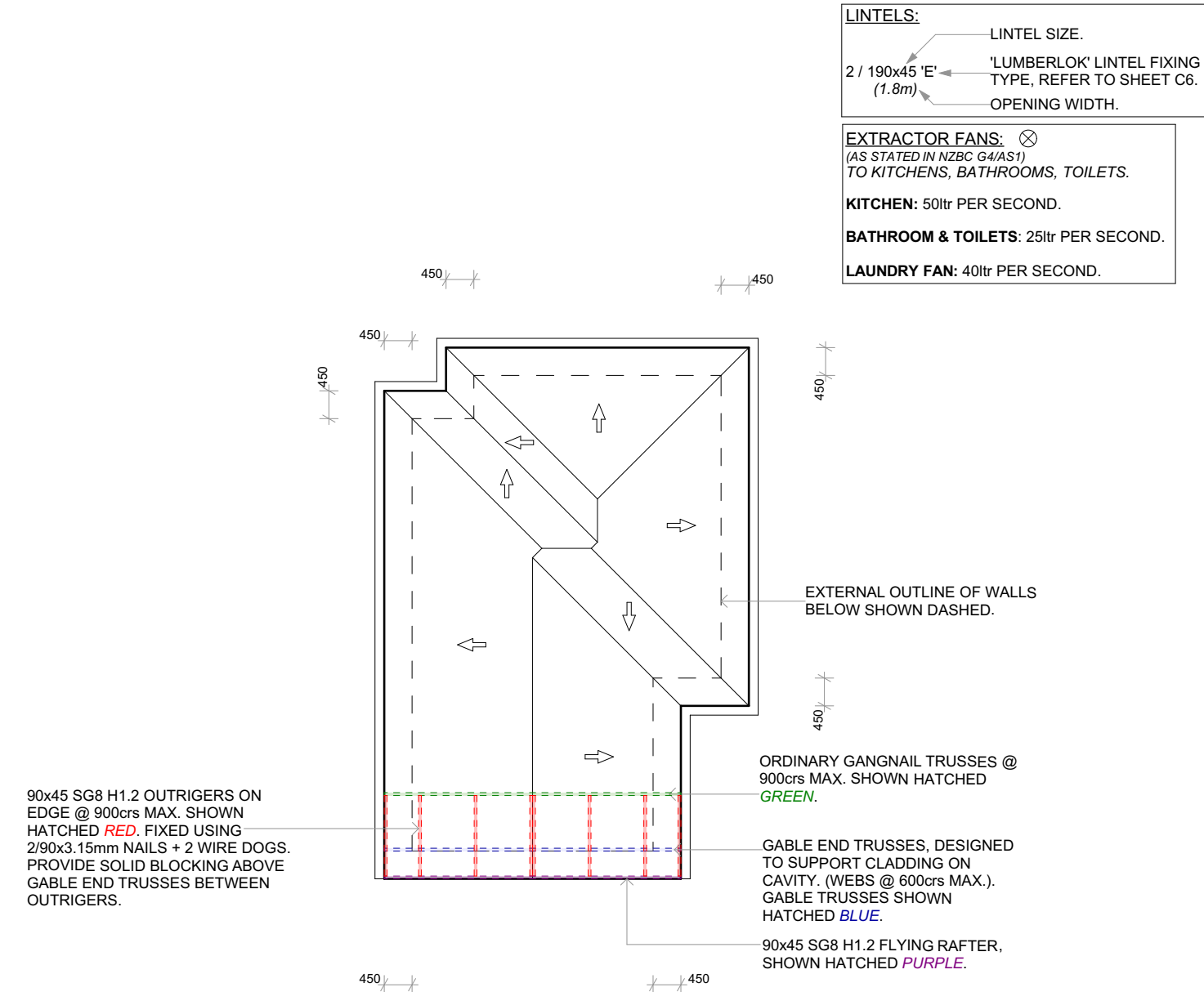
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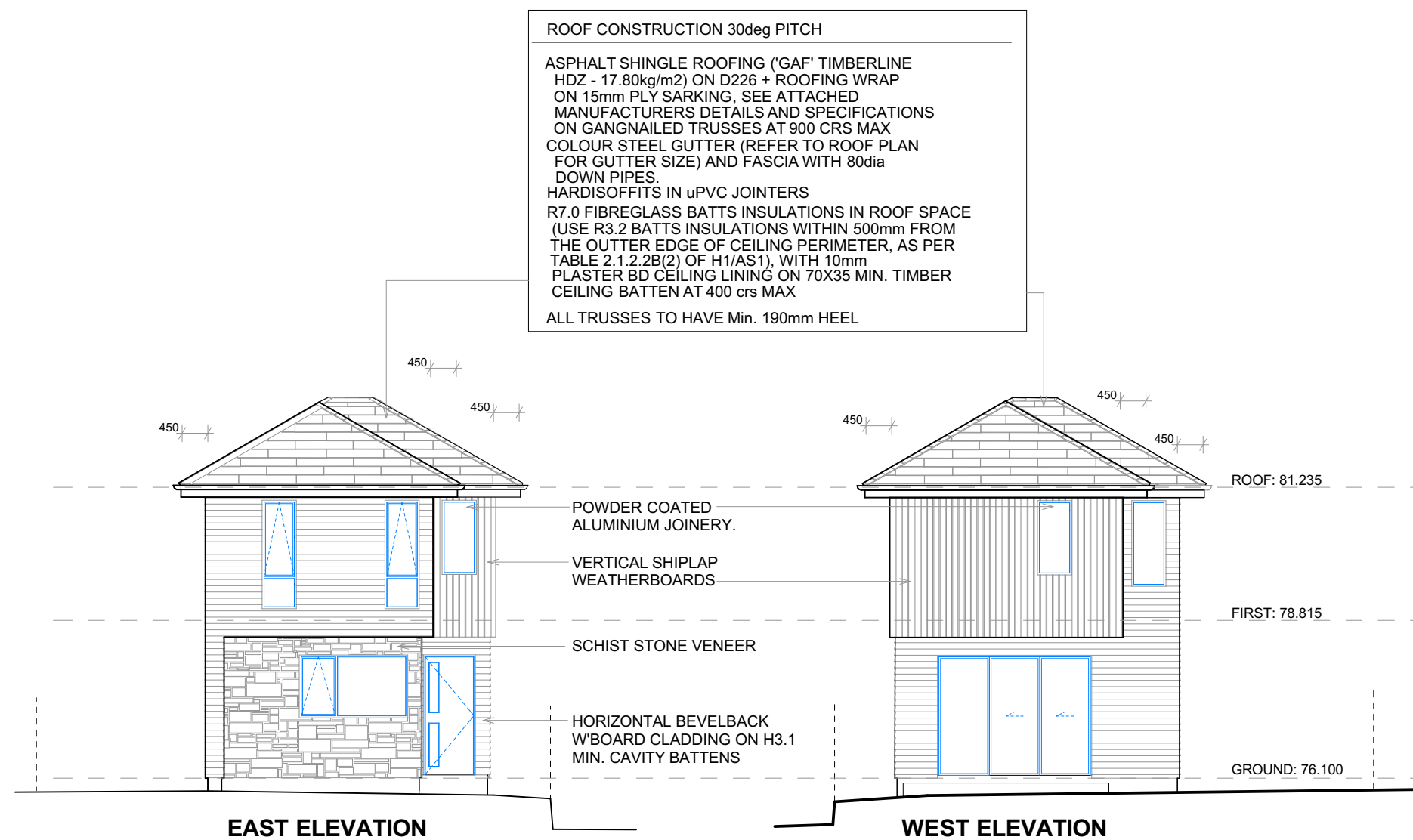
GROUND FLOOR PLAN
FIRST FLOOR AREA: 30.3m²



FIRST FLOOR PLAN
FIRST FLOOR AREA: 34.7m²
TOTAL AREA 65m²

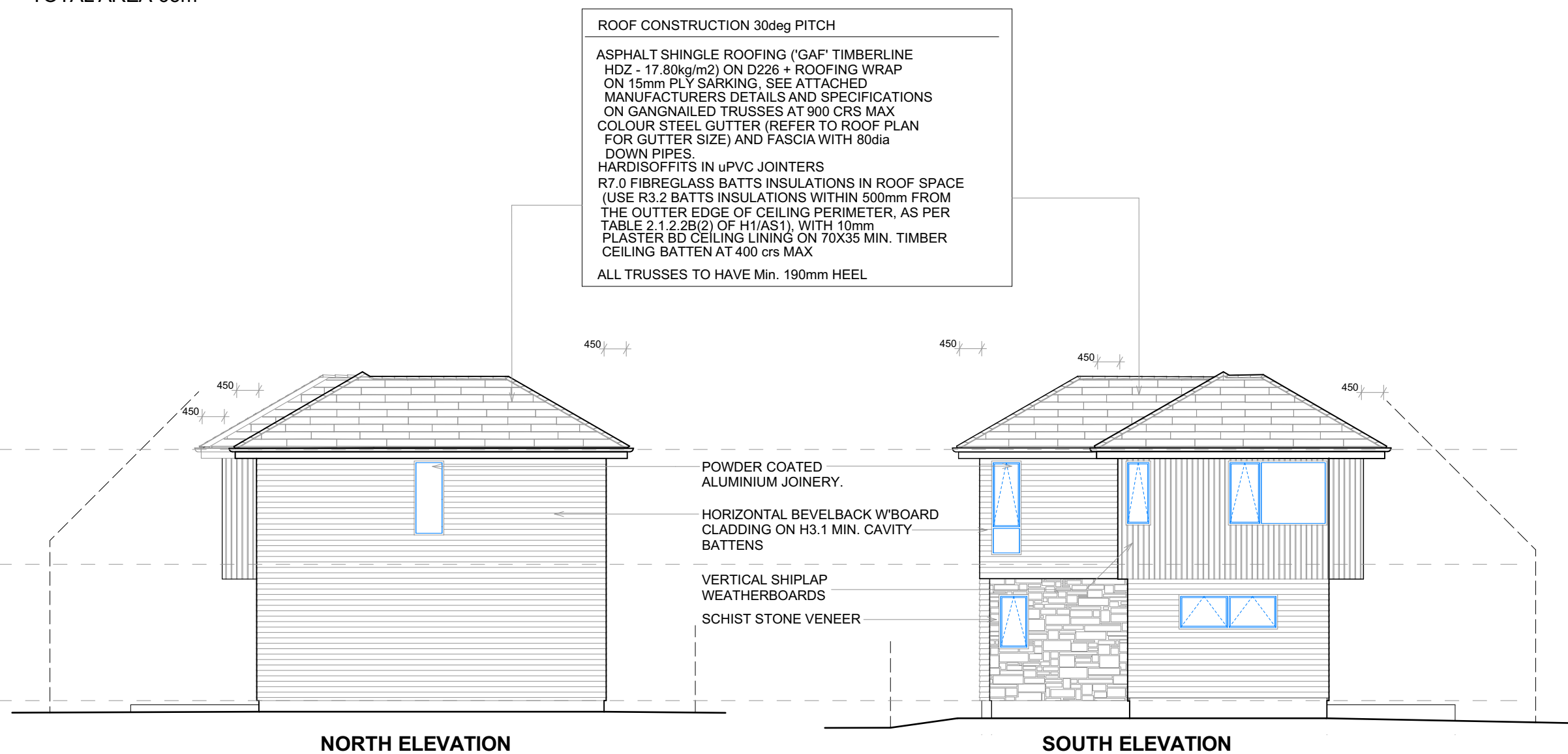


ROOF PLAN



EAST ELEVATION

WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

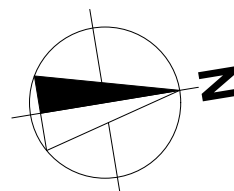
- o ALL WORKS SHALL COMPLY WITH NZS 3604:2011, NEW ZEALAND BUILDING CODES.
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