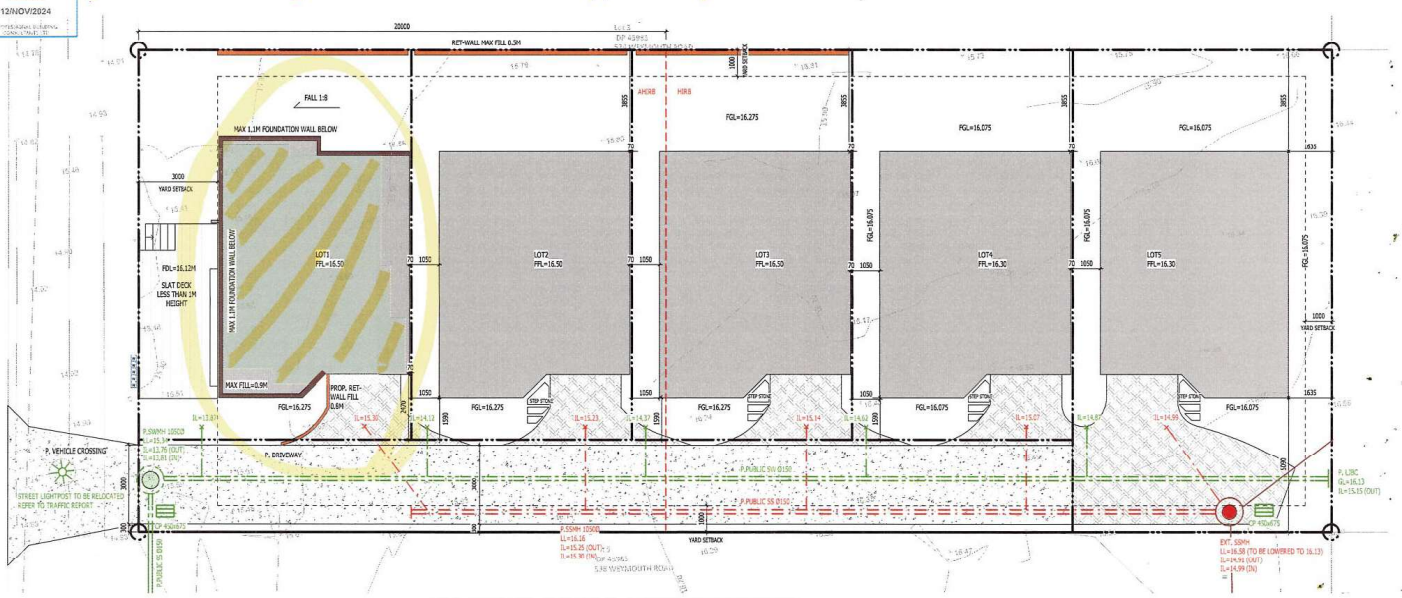
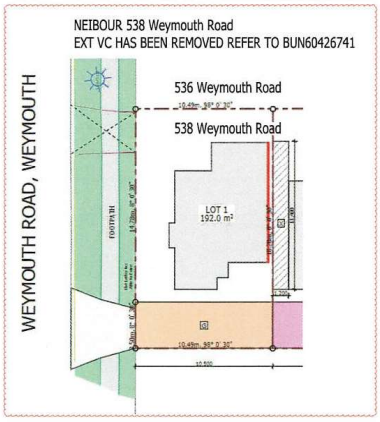
REVISED
12/NOV/2024



1 OVERALL SITE PLAN
SCALE: 1 : 100 @ A3



LEGENDS:

- PROP. RETAINING WALL HEIGHT FROM FGL TO FGL
- BLOCK FOUNDATION WALL HEIGHT FROM FGL TO FFL
- P. TIMBER SLATTED DECK 1.2M FROM NGL
- ENTRY STEP STONE
  SLIP RESISTANCE STONE STEPS TO ACHIEVE OEFFICIENT OF FRICTION 0.45-0.70 TO COMPLY WITH D1/AS1 CL2.6 AND TABLE 2

PLANNING INFORMATION		
GROSS SITE AREA		827M²
NET SITE AREA		827M²
UNITARY PLAN RULES	**ALLOWABLE**	**PROPOSED**
SITE COVERAGE	FOR NET SITE AREA: 40% MAX.	NOT COMPLIES 357.4M² FOR 43.2%
IMPERMEABLE AREA	FOR GROSS SITE AREA: 60% MAX.	NOT COMPLIES 464.4M² FOR 56.2%
LANDSCAPE AREA	FOR NET SITE AREA: 40% MIN.	NOT COMPLIES 311.0M² FOR 37.6%
	FOR FRONT YARD: 50% MIN.	COMPLIES 45.9M² FOR 85.0%
YARD SETBACK	FRONT YARD: 3.0M	NOT COMPLIES
	REAR YARD: 1.0M	COMPLIES
	SIDE YARD: 1.0M	COMPLIES
MAX. HEIGHT	8M 9M MAX.	COMPLIES
EARTHWORK	AREA: 500M² MAX.	REFER CIVIL PLAN
	VOLUME: 250M³ MAX.	REFER CIVIL PLAN
OUTDOOR LIVING	20M² 4M MIN.	NOT COMPLIES
OUTLOOK	MAIN LIVING ROOM: 4M WIDTH X 6M LENGTH	NOT COMPLIES
	MASTER BEDOOM: 3M WIDTH X 3M LENGTH	COMPLIES
	OTHER BEDOOM: 1M WIDTH X 1M LENGTH	COMPLIES
HIRTB	STANDARD HIRTB	NOT COMPLIES
	ALTERNATIVE HIRTB	COMPLIES

BUILDING CONSENT

REV	DATE	DESCRIPTION
1	03/10/2024	BC

ARX ARCHITECTURE

PROJECT
536 Weymouth Road, Weymouth 2103
LOT 4 DP 45985

DRAWING TITLE
OVERALL SITE PLAN

SCALE@A3 1 : 100
JOB NO XXX
DRAWN AJ
CHECKED Chester
PLOT DATE 12/11/2024 4:53:18 pm

All dimensions shall be confirmed on site before commencing work. All designs contained in the drawings, specifications and other documents and in the work executed from them remains the property of ARX Architecture Ltd.

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Level 1 / 301 Great South Road
Ellerslie Auckland 1051

SHEET	REV
102	1

 Building Consent BCO10388527 Approved by Auckland Council 22/11/2024

FLOOR PLAN LEGEND:

CASH FIRST EDITIONS ROUND REVISED

12/NOV/2024

PROFESSIONAL BUILDING CONSULTANTS

Type 1 Hardwired smoke alarm

Mechanical exhaust fans with duct.

Ventilate bathrooms, WC and laundry area by either the installation of a mechanical exhaust fan extract with minimum rate of 25 Litres per second or by the installation of an openable window with area of not less than 5% of the bathroom floor area comply with NZBC G4/AS1.

RH Range Hood

Electric Meter board

Switch board

GWH Gas Water Heater

LPG Gas Cylinders

CA Ceiling Access

Ø100mm Vent Duct

Floor Finishing: Carpet

Floor Finishing: Tile On Wet Area

Floor Finishing: Concrete

Floor Finishing: SPC Flooring

LBW INTERNAL LOADBEARING WALL

2/140X45 SG8 @ 300 CRS. FIRE RATED WALL FRAMING; 2/140X45 HYCHORD FOR HEIGHTS GREATER THAN 6M WITH EPOXN CS EPOXY RESIN REFER TO ENGINEER DESIGN

FIRE RATING: INSIDE LINED BY 10MM GIB FYRELINE WALL LINING AND OUT SIDE BY COVERTEX FIRE RATED WALL UNDERLAY WITH JAMES HARDIE LUNEA OBLIQUE WEATHERBOARD TO ACHIEVE FIR 30/30/30 REFER TO JAMES HARDIE FIRE SYSTEM JHETG030V

FIRE RATED SOFFIT: THE STRUCTURE ELEMENTS SUPPORTING FIRE RATED SOFFIT TO BE FRR 30/30/30 CANTILEVERED STEEL BEAM TO BE PROTECTED BY INTUMESCENT FIRE RATED COATING. REFER TO ENGINEER DESIGN FIRETEX FX2003 COATING PAINTING REFER TO MANUFACTURER LITERATURE

LOWER WALL SUPPORTING FR SOFFIT TO BE LINED BY 10MM GIB FYRELINE INSIDE AND FIRE RATED BUILDING WRAP WITH JAMES HARDIE CLADDING OUTSIDE, TO ACHIEVE FRR 30/30/30, REFER TO JAMES HARDIE FIRE & ACOUSTIC DESIGN MANUAL JHETG030v.

INTERNAL DOOR HEAD:

GROUND FLOOR INTERNAL DOOR HEIGHT 2.2M (UNO)

FIRST FLOOR INTERNAL DOOR HEIGHT 2.1M (UNO)

ALL ELECTRICAL WORK MUST COMPLY WITH NZBC G9/AS1 AND AS/NZS 3000.2:2006. ELECTRICAL EQUIPMENT REQUIRES EARTHING



1 OVERALL GROUND FLOOR PLAN

1 : 100

FLOOR AREA SCHEDULE

LOT 1
TOTAL FLOOR AREA 139m²
- Ground Floor 67m²
- First Floor 72m²
- FOL Area 38m²

LOT 2-5
TOTAL FLOOR AREA 137m²
- Ground Floor 65m²
- First Floor 72m²
- FOL Area 38m²

BUILDING CONSENT

REV	DATE	DESCRIPTION
2	23/10/2024	BC
1	13/11/2024	RFI RO

ARX ARCHITECTURE

PROJECT
536 Weymouth Road, Weymouth 2103
LOT 4 DP 45985

DRAWING TITLE
OVERALL GF PLAN

SCALE@A3 NTS
JOB NO XXX
DRAWN A.S
CHECKED Checker
PLOT DATE 13/11/2024 4:53:32 pm

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SHEET 201 REV 3

REVISED
12/NOV/2024

FLOOR PLAN LEGEND:

C/AS1 FIRST EDITION IS APPLIED.

- S.A — Type 1 Domestic smoke alarm
- M — Mechanical Exhaust Fans with duct.

Ventilate bathrooms, WC, and laundry area by either the installation of a mechanical exhaust fan extract with minimum rate of 25 Litres per second or by the installation of an openable window with area of not less than 5% of the bathroom floor area comply with NZBC G4/AS1.

- RH — Range Hood
- Electric Meter board
- Switch board
- GWH — Gas Water Heater
- LPG — Gas Cylinders
- CA — Ceiling Access
- Ø100mm Vent Duct
- Floor Finishing: Carpet
- Floor Finishing: Tile On Wet Area
- Floor Finishing: Concrete
- Floor Finishing: SPC Flooring
- LBW INTERNAL LOADBEARING WALL

2/140X45 SG8 @ 300 CRS. FIRE RATED WALL FRAMING; 2/140X45 HYCHORD PDH HEIGHTS GREATER THAN 6M WITH EPCON C6 EPOXY RESIN REFER TO ENGINEER DESIGN

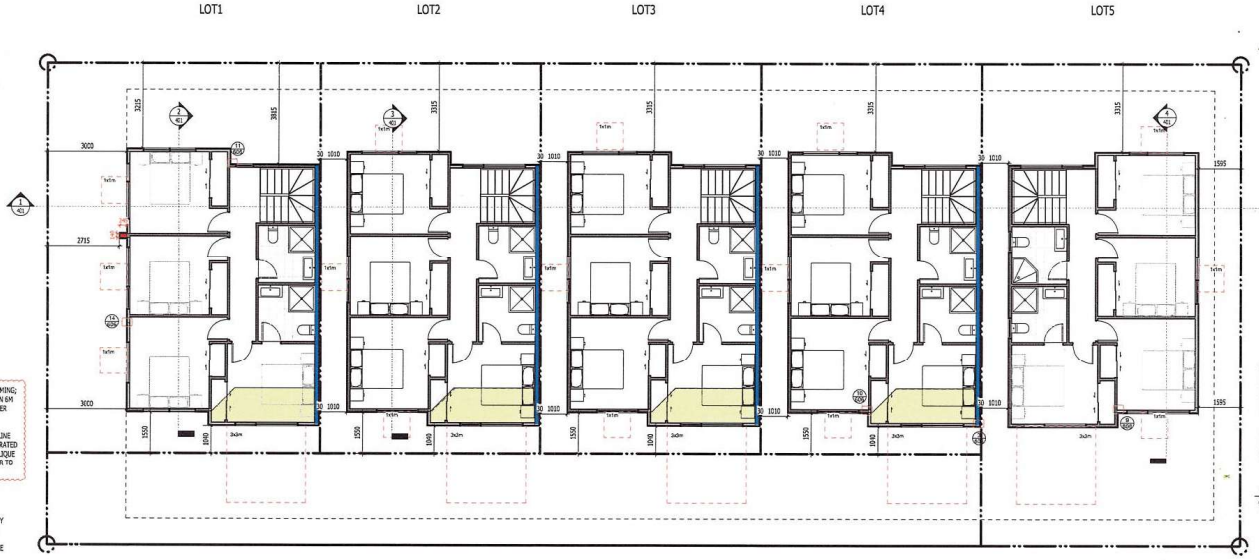
FIRE RATING: INSIDE LINED BY 10MM GIB PYRELINE WALL LINING AND OUT SIDE BY COVERTEX FIRE RATED WALL UNDERLAY WITH JAMES HARDIE LINEA OBLIQUE WEATHERBOARD TO ACHIEVE FRR 30/30/30 REFER TO JAMES HARDIE FIRE SYSTEM JHETG030V

FIRE RATED SOFFIT:
THE STRUCTURE ELEMENTS SUPPORTING FIRE RATED SOFFIT TO BE FRR 30/30/30 CANTILEVERED STEEL BEAM TO BE PROTECTED BY INTUMESCENT FIRE RATED COATING. REFER TO ENGINEER DESIGN FIRETEX FX2021 COATING PAINTING REFER TO MANUFACTURER LITERATURE

LOWER WALL SUPPORTING FR SOFFIT TO BE LINED BY 10MM GIB PYRELINE INSIDE AND FIRE RATED BUILDING WRAP WITH JAMES HARDIE CLADDING OUTSIDE, TO ACHIEVE FRR 30/30/30, REFER TO JAMES HARDIE FIRE & ACOUSTIC DESIGN MANUAL JHETG030v.

INTERNAL DOOR HEAD:
GROUND FLOOR INTERNAL DOOR HEIGHT 2.1M (UNO)
FIRST FLOOR INTERNAL DOOR HEIGHT 2.1M (UNO)

ALL ELECTRICAL WORK MUST COMPLY WITH NZBC G9/AS1 AND AS/NZS 3000.2:2006. ELECTRICAL EQUIPMENT REQUIRES EARTHING



1 OVERALL FIRST FLOOR PLAN
1 : 100

DIMENSION IS FROM WALL CLADDING TO BOUNDARY

FLOOR AREA SCHEDULE

LOT 1
TOTAL FLOOR AREA 139m²
- Ground Floor 67m²
- First Floor 72m²
- KDL Area 39m²

LOT 2-5
TOTAL FLOOR AREA 137m²
- Ground Floor 65m²
- First Floor 72m²
- KDL Area 39m²

BUILDING CONSENT

REV	DATE	DESCRIPTION
1	07/07/2024	BC

ARX ARCHITECTURE

PROJECT
536 Weymouth Road, Weymouth 2103
LOT 4 DP 45985

DRAWING TITLE
OVERALL FF PLAN

SCALE@A3 1:100
JOB NO XXX
DRAWN RJ
CHECKED Checker
PLOT DATE 12/11/2024 4:15:24 pm

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SHEET 202
REV 1

REVISED
12/NOV/2024



1 SOUTH ELEVATION
1 : 100



2 NORTH ELEVATION
1 : 100

BUILDING EMVELOPE RISK MATRIX-ELEVATION N				
RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH
WIND ZONE	0	(1)	1	2
NUMBER OF STOREYS	0	(1)	2	4
ROOF WALL INTERSECTION	0	1	3	(4)
EAVES WIDTH	0	1	2	(3)
ENVELOPE COMPLEXITY	0	1	(1)	6
DECK OVERSIN	(1)	2	4	6
TOTAL RISK SCORE				14

BUILDING EMVELOPE RISK MATRIX-ELEVATION S				
RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH
WIND ZONE	0	(1)	1	2
NUMBER OF STOREYS	0	(1)	2	4
ROOF WALL INTERSECTION	0	1	3	(4)
EAVES WIDTH	0	1	2	(3)
ENVELOPE COMPLEXITY	0	1	(1)	6
DECK OVERSIN	(1)	2	4	6
TOTAL RISK SCORE				14

BUILDING EMVELOPE RISK MATRIX-ELEVATION E				
RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH
WIND ZONE	0	(1)	1	2
NUMBER OF STOREYS	0	(1)	2	4
ROOF WALL INTERSECTION	0	1	3	(4)
EAVES WIDTH	0	1	2	(3)
ENVELOPE COMPLEXITY	0	1	(1)	6
DECK OVERSIN	(1)	2	4	6
TOTAL RISK SCORE				14

BUILDING EMVELOPE RISK MATRIX-ELEVATION W				
RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH
WIND ZONE	0	(1)	1	2
NUMBER OF STOREYS	0	(1)	2	4
ROOF WALL INTERSECTION	0	1	3	(4)
EAVES WIDTH	0	1	2	(3)
ENVELOPE COMPLEXITY	0	1	(1)	6
DECK OVERSIN	(1)	2	4	6
TOTAL RISK SCORE				14

HIRB INFRINGEMENT
AHIRB INFRINGEMENT

LEGENDS:

- 20C VERTICAL SHIPLAP W/B
- 30C EDGELOCK W/B
- 24 VERTICAL CALCLAD W/B FIRE RATED WALL
- 24 HORIZONTAL CR.12LR W/B FIRE RATED WALL
- 7-420 METAL LONGLIN ROOF

BUILDING CONSENT

REV	DATE	DESCRIPTION
1	07/07/2024	BC

ARX ARCHITECTURE

PROJECT
536 Weymouth Road, Weymouth 2103
LOT 4 DP 45985

DRAWING TITLE
NORTH & SOUTH ELEVATION

JOB NO XXX
DRAWN EJ
CHECKED Checker
PLOT DATE 12/11/2024 4:53:39 pm

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SHEET 301
REV 1

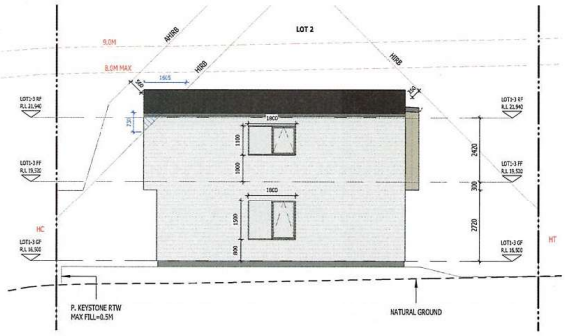
REVISED
12/NOV/2024



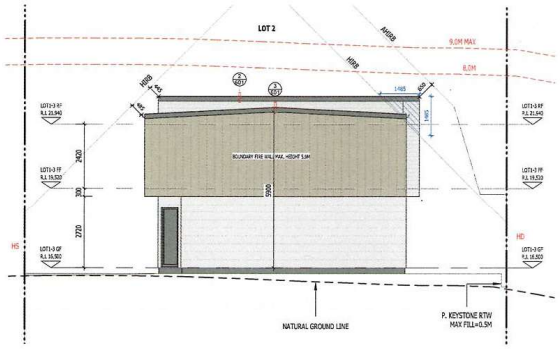
1 LOT1 WEST ELEVATION
1 : 100



2 LOT1 EAST ELEVATION
1 : 100



3 LOT2 WEST ELEVATION
1 : 100



4 LOT2 EAST ELEVATION
1 : 100

HIRB INFRINGEMENT
AHIRB INFRINGEMENT

LEGENDS:

BUILDING CONSENT

REV	DATE	DESCRIPTION
1	07/10/2024	BC

ARX ARCHITECTURE

PROJECT
536 Weymouth Road, Weymouth 2103
LOT 4 DP 45985

DRAWING TITLE
EAST & WEST ELEVATION LOT1&2

SCALE@A3	1 : 100
JOB NO	XXX
DRAWN	K.K
CHECKED	Chester
PLOT DATE	12/11/2024 4:13:27 pm

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SHEET	REV
302	1