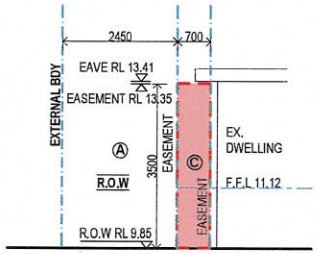
 Building Consent BCO10379619 Approved by Auckland Council 07/08/2024

LOT	LOT 1				LOT 2				LOT 3		TOTAL	
SITE AREA	Gross Area	439	Net Area	355	Gross Area	220	Net Area	181	Gross Area	221	Gross Area	880
	(m²)	%	(m²)	%	(m²)	%	(m²)	%	(m²)	%	(m²)	%
Building cover (m²) (40%)	136	31%	136	38%	97	44%	97	54%	97	44%	330	38%
Impervious Area (m²) (60%)	241	55%	164	46%	153	70%	115	64%	141	64%	535	61%
Landscape Area (m²) (40%)	192	44%	186	52%	67	30%	66	36%	80	36%	339	39%

NOTES:
- ☐ EX. WM - EXISTING WATER METER TO BE USED FOR LOT 1
- ☐ WM 1 & 2 - NEW WATER METER TO BE USED FOR LOTS 2 & 3



MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
- RIGHT to convey water, gas, telecom & electricity - RIGHT of ACCESS - RIGHT to drain water	Ⓐ	LOT 1	LOTS 2 & 3
	Ⓑ	LOT 2	LOT 3
- RIGHT of way over the height restricted area	Ⓒ	LOT 1	LOTS 2 & 3

NOTE: MAXIMUM HEIGHT OF R.O.W EASEMENT D = RL 13.35
(LEVELS ARE IN TERMS OF LANDS & SURVEY DATUM AUCKLAND 1946)

Table 1: On-site Stormwater Mitigation for each LOT – Option 1

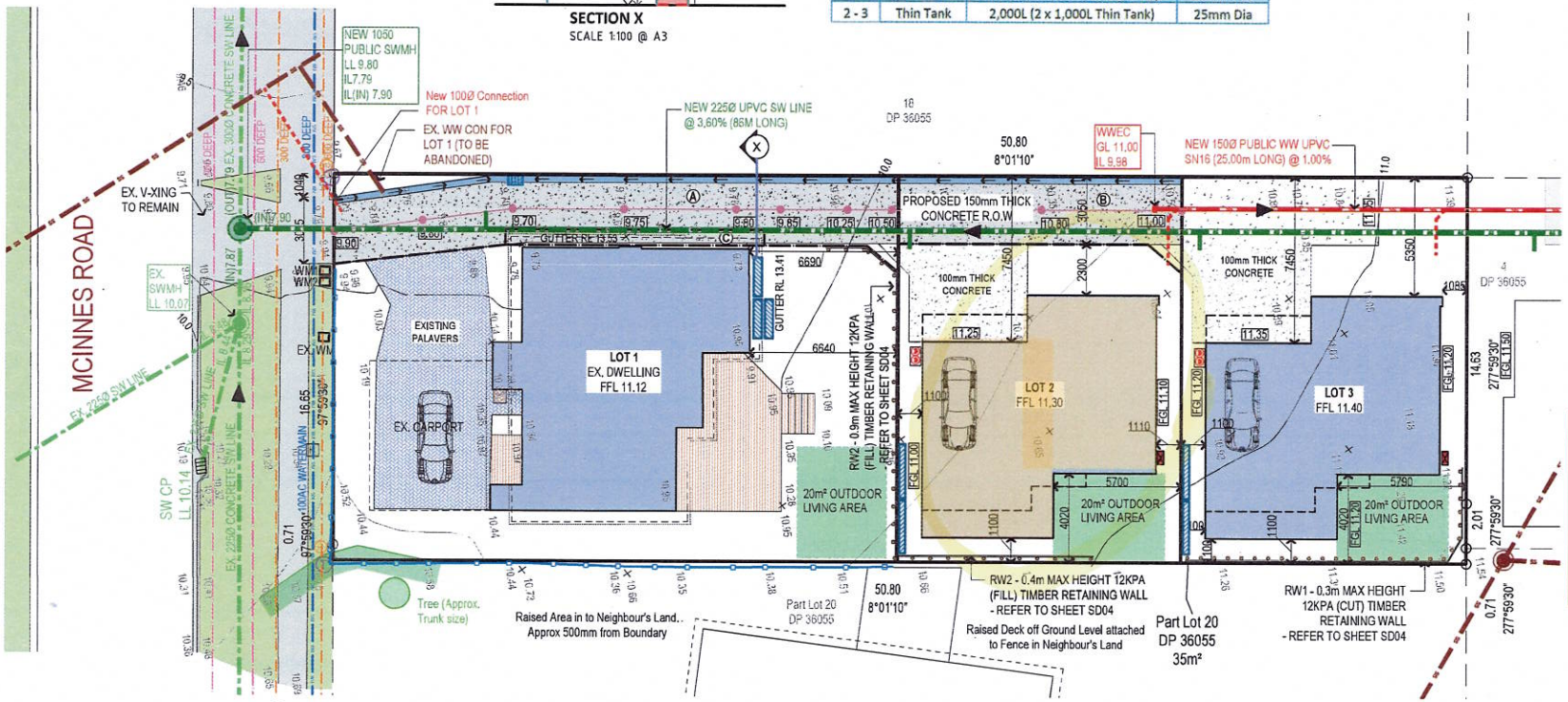
LOT	Tank	Tank Size	Orifice Size
1	Fence Tank	3,000L (3 x 1,000L Fence Tank)	35mm Dia
2 - 3	Thin Tank	2,000L (2 x 1,000L Thin Tank)	25mm Dia

NOTE:
FENCES AND HOARDING SHALL EXTEND AT 2M HT. FROM GROUND LEVEL ON THE SIDE ACCESSIBLE TO THE PUBLIC.
AN ACCEPTABLE FENCE MAY BE CONSTRUCTED WITH GALVANIZED CHAIN LINK HAVING A SIZE GRID OF 50mmX50mm, POST SPACING SHALL BE A MAX OF 2.5M

WIND ZONE: HIGH

LEGAL DESCRIPTION :
LOT : 19
DP : 36055
AREA : 880m²
ZONING : Mixed Housing Suburban Zone

KEY:-
- EX. SANITARY SEWER LINE
- EX. STORMWATER LINE
- NEW SANITARY SEWER LINE
- NEW STORMWATER LINE
- BOUNDARY LINE
- EASEMENT LINE
- BUILDING COVERAGE
- PERMEABLE AREA (LAWN)
- BROOM FINISH CONCRETE
- EXISTING PAVERS
- OUTDOOR LIVING AREA
- SW TANK
- GAS BOTTLES - FOR FIXINGS REFER DETAIL ON SHEET DT08-DT08A
- RINNAI INFINITY GAS HOT WATER SYSTEM (26 LTRS)



PROPOSED SITE PLAN
SCALE 1:200 @ A3

CONTRACTOR TO LOCATE ALL SERVICES AS PER NZ STANDARDS

PROPOSED 150mm THICK CONCRETE REFER TO ENGINEERING PLAN IN APPROVED RESOURCE CONSENT

SEA SPRAY ZONE (ZONE D)

ZONE D FIXINGS (SEA SPRAY)

ALL FIXINGS, FASTENINGS, BOLTS, BRICK TIES, PLATES OR SCREWS FIXING STRUCTURAL OR NON-STRUCTURAL AND ON CLADDING IN SHELTERED OR EXPOSED LOCATIONS WITHIN THE SEA SPRAY ZONE MUST BE STAINLESS STEEL MATERIAL. CLOSED AND ROOF SPACES, NAIL PLATES - CONTINUOUSLY COATED GALVANISED STEEL, WIRE DOGS AND BOLTS-HOT DIPPED GALVANISED STEEL, ALL OTHER FIXINGS-MILD STEEL (UNCOATED, NON GAVANISED). AS PER SECTION 4, TABLE 4.1, NZS3604:2011

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PROJECT: PROPOSED DEVELOPMENT AT 11 MCINNES ROAD, WEYMOUTH, AUCKLAND 2103

SHEET TITLE: PROPOSED SITE PLAN

REV	DESCRIPTION	DATE
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NORTH POINT

ELEVATIONS KEY

SCALE	1:100 @ A3
JOB No.	2325
DESIGN	BAKER
DRAWN	MJ
DATE	20.02.2024

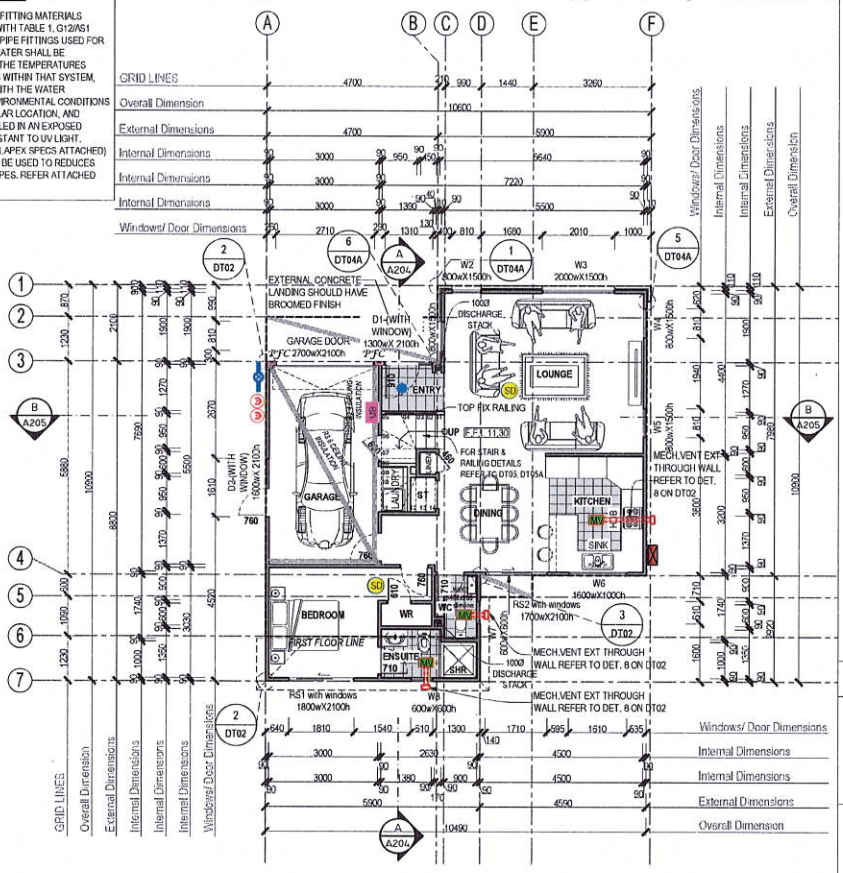
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Page 1 of 16 Building Consent BCO10379619 Approved by Auckland Council 07/08/2024

HOT AND COLD PIPES

1. PIPE AND PIPE FITTING MATERIALS SHALL COMPLY WITH TABLE 1, G12/AS1
2.ALL PIPES AND PIPE FITTINGS USED FOR THE PIPING OF WATER SHALL BE a)SUITABLE FOR THE TEMPERATURES AND PRESSURES WITHIN THAT SYSTEM, b)COMPATIBLE WITH THE WATER SUPPLY AND ENVIRONMENTAL CONDITIONS IN THE PARTICULAR LOCATION, AND c)WHERE INSTALLED IN AN EXPOSED SITUATION, RESISTANT TO UV LIGHT. (REFER TO KEMBLAPEX SPECS ATTACHED)
3.LEGGING MUST BE USED TO REDUCES HEAT LOSS OF PIPES. REFER ATTACHED SPECS



PROPOSED LOT 2 G. F. PLAN
SCALE 1:100 @ A3
FLOOR AREA = 91m²

SEA SPRAY ZONE (ZONE D)

STUDS SPACINGS:
WIND ZONE : HIGH
ROOF LIGHT
ALL LOAD BEARING AND/ OR EXTERNAL WALLS TO: SG 8.0 (H1.2)
GROUND FLOOR TIMBER WEATHERBOARD
HTS < 2400 ..... 90x45 @ 600 CRS
HTS < 2400 ..... 90x45 @ 400 CRS

NON LOAD BEARINGS WALLS
HTS ≤ 2400 - 90x45 @ 600 CRS

2-STOREY BRICK NOTES:
BRICK VENEER DOUBLE STOREY PROVIDE 90x45 STUDS @ 400 CRS FOR ALL DOUBLE STOREY BRICK

GROUND FLOOR AREA = LOT 2 - 91 m²

FFL LOT 2 - 11.30 - FINISH FLOOR LEVEL

KEY NOTES:

- TIMBER WEATHERBOARDS B/B ON 20mm CAVITY BATTENS ON WALL UNDERLAY FIXED ON 90x45 H1.2 TIMBER FRAMED WALL @ 600 CRS WITH NOGS @ 800 CRS.
- VERTICAL SHIPLAP CEDAR WEATHERBOARDS ON 20mm MIN. CAVITY BATTEN SYSTEM ON WALL UNDERLAY FIXED ON 90X45 H1.2 TIMBER FRAMED WALL @ 600 CRS WITH NOGS @ 480 CRS
- 70 SERIES BRICK VENEER W/ 40mm MIN CAVITY DRAIN ON WALL UNDERLAY ON TIMBER FRAME - NOGS @ 800 CRS
- SMOKE DETECTOR SHALL BE FITTED IN ACCORDANCE WITH F7/AS1 IN EVERY SLEEPING SPACE OR 3.0M OF EVERY SLEEPING SPACE DOOR. (SMOKE ALARM WILL BE USED AT EVERY SLEEPING SPACE TO ACHIEVE 7bdb)
- INFINITY 26 IRS GAS ON SITE
- 2X 45KG LPG GAS BOTTLES, SECURED TO EXTERNAL WALL USING CHAINS AT ⅓ & ⅔ HT ON CONCRETE PAVER/ SLAB - REFER SHEET DT03A
- MECHANICAL VENTILATION FOR LAUNDRY, WC & KITCHEN AS PER G4/AS1 DUCTED TO OUTSIDE UNDER SOFFIT, EXTRACTION RATE - 87l/sec - 303m³/hr
- LIGHTING TO BE PROVIDED AT MAIN ENTRIES AND STAIRS AND HABITABLE AREAS.
- STOP VALVE
- METER BOX

ALL SERVICE GAS, MV, INFINITY ETC. LOCATION TO BE DISCUSSED ON SITE WITH REGISTERED CONTRACTOR.

INTERNAL ACCESS ROUTE
ACCESS ROUTE INCLUDING MAIN ENTRIES, STAIRS, TOILET AND BATHROOM SHOULD HAVE SLIP RESISTANCE SURFACE

EXTERNAL ACCESS ROUTE
EXTERNAL ACCESS ROUTE SHOULD HAVE BROOMED FINISH CONCRETE

DOWNLIGHTS
Recessed luminaires (if any) shall be one of the following types, as specified in AS/NZS 60598.2.2:
a) IC-F, or
b) IC, or
c) CA-80 or
d) CA-135,
Full compliance can only be achieved if the installation of the luminaire is in accordance with AS/NZS 60598.2.2.

NOTES
1. ALL MEASUREMENTS AND R.L'S TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF NEW WORKS.
2. ALL CONSTRUCTION NOT SHOWN/ NOT REQUIRING SPECIFIC DESIGN IS TO COMPLY WITH NZS 3604 2011 AND NZ BUILDING CODE
3. ALL TIMBER TREATMENT TO BE AS PER NZS 3602 /2003 REFER NOTES SHEET
4. ALL GLAZING SHALL COMPLY WITH NZBC F2/AS1 AND NZS 4223 PART 3:2016. A CERTIFICATE OF COMPLIANCE FROM THE INSTALLER IS TO BE SUBMITTED REFER NOTES SHEET.
5. INSULATION INSTALLED TO FLOOR, WALLS AND CEILING/ ROOF SPACE TO COMPLY WITH N.Z.B.C-H1. REFER NOTES SHEET.
6. ALL TIMBER FRAMING TO BE MIN SG 8.0
7. ALL PLUMBING AND DRAINAGE AS PER NZS 3500 STANDARDS
8. PRENAIL MANUFACTURER/ CONTRACTOR TO ENSURE BOTTOM OF ALL LINTELS/ BEAMS ETC ON THE FRAMES TO BE AT ONE LEVEL

NOTE:
ALL TIMBERS SHALL BE SEPARATED FROM DIRECT CONTACT WITH CONCRETE OR MASONRY BY A BITUMINOUS DAMP-PROOF COURSE (DPC) OVERLAPPING THE TIMBER BY AT LEAST 6mm. REFER TO NZS 3604:2011, CLAUSE 2.3.3

BUILDING WRAP
THERMAKRAFT COVERTEK 403 PLUS BREATHABLE BUILDING PAPER OR SIMILAR AS PER NZBC/E2/AS1 TABLE 23

WINDOW AND DOOR (AT GROUND FLOOR) NOTES:-
WINDOW JOINERY EXCEPT WHERE SHOWN, HEAD HEIGHTS ARE SET 2.1M EXCEPT WHERE IT IS INDICATED DIFFERENT, A.F.L READ: WIDTH X HEIGHT

INTERIOR DOORS HEIGHT(AT GROUND FLOOR):
ALL DOORS TO BE FULL HEIGHT AT 2.1M

WET AREA NOTES:-
ALL TIMBER WET AREAS (SPLASH AREAS) TO BE PROVIDED WITH WATERPROOFING (REFER TO SHEET DT06 FOR DETAILS)
(FINISHING TO BE CONFIRM BY OWNER)

GLAZING NOTES:
1. SAFETY GLASS APPLY TO ALL GLAZING WITH SILL HT LESS THAN 800mm FROM FFL, REFER TABLE 1/ TABLE 7 OF NZS 4223.2.2016
2. PROVIDE SAFETY GLASS TO ALL BATHROOMS AND ENSUITE WINDOWS TO COMPLY REFER TABLE 1/ TABLE 7 OF NZS 4223.2.2016
TABLE A4 - HUMAN IMPACT SAFETY REQUIREMENTS FOR GLAZED PANELS AND WINDOWS IN BATHROOMS (REFER NZS 4223.3.2016)
REFER TO GENERAL NOTE SHEET A00

RESTRICTOR NOTE:
RESTRICTORS FITTED TO ,
1. WINDOW OPENINGS LESS THAN 1m WIDE WITH SILL HT LESS THAN 760mm AND HAVE OVER 1m FALL RISK
2. WINDOW OPENING MORE THAN 1m WIDE WITH SILL HT OF NO LESS THAN 1m HIGH TO COMPLY WITH NZBC F4/AS1 SECTION 2.

INSULATION :
INSULATION COMPLIES WITH CALCULATION METHOD OF H1
MAX PERMITTED HEAT LOSS - 270W/°C
PROPOSED BUILDING HEAT LOSS - 189W/°C

WALL R-VALUE	R2.2	PINK BATTS CLASSIC
ROOF R-VALUE	R4.5	PINK SUPERBATTS
	R3.6	PINK BATTS (SKILLION)
GLAZING R-VALUE	R0.37 (double glazed)	AS PER H1 REPORT
SLAB FLOOR R-VALUE	R1.09	AS PER H1 REPORT
OTHER FLOORS R-VALUE	R1.8	PINK BATTS

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PROJECT: PROPOSED DEVELOPMENT AT 11 MCINNES ROAD, WEYMOUTH, AUCKLAND 2103

SHEET TITLE: LOT 2 - PROPOSED GROUND FLOOR PLAN

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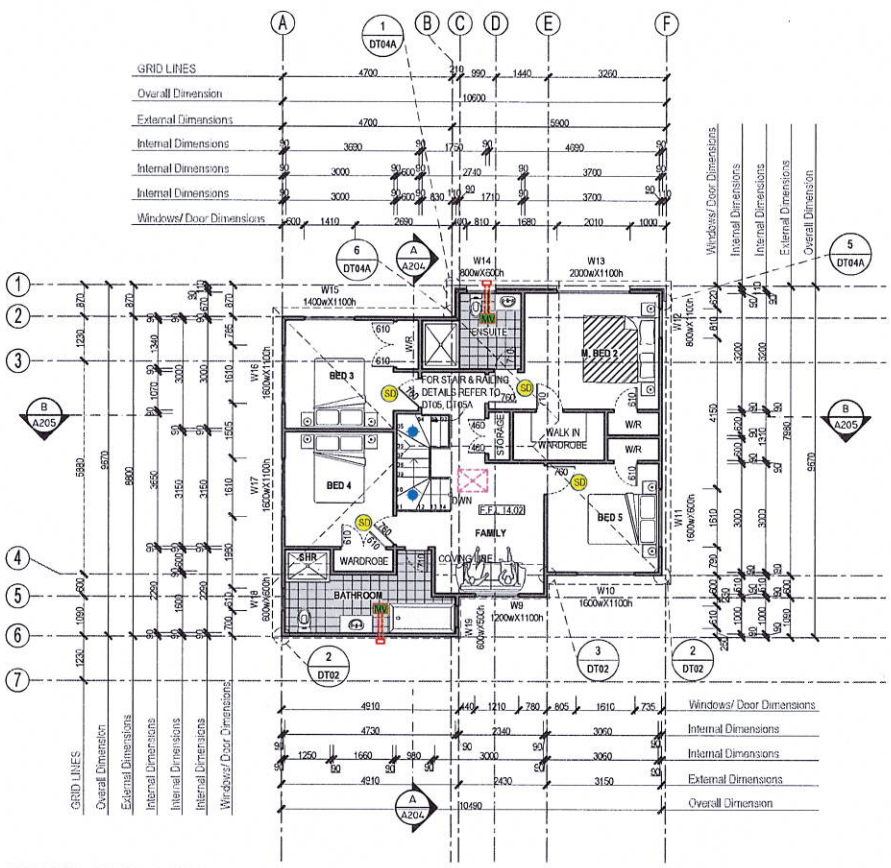
NORTH POINT

ELEVATIONS KEY

SCALE	1:100 @ A3
JOB No.	2325
DESIGN	BAKER
DRAWN	MJ
DATE	20.07.2024

DWG. No. A200 A

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PROPOSED LOT 2 F. F. PLAN
SCALE 1:100 @ A3
FLOOR AREA = 89m²

STUDS SPACINGS:
WIND ZONE : HIGH
ROOF : LIGHT
ALL LOAD BEARING AND/ OR EXTERNAL WALLS TO SG 8.0 (H1.2)

FIRST FLOOR TIMBER WEATHERBOARD
H1S < 2400 ..... 90x45 @ 600 CRS
H1S < 2400 ..... 90x45 @ 400 CRS

NON LOAD BEARINGS WALLS
H1S ≤ 2420 - 90x45 @ 600CRS

2-STOREY BRICK NOTES:
BRICK VENEER DOUBLE STOREY PROVIDE 90x45 STUDS @ 400 CRS FOR ALL DOUBLE STOREY BRICK

FIRST FLOOR AREA = LOT 2 - 89 m²
FFL LOT 2 = 14.02 - FINISH FLOOR LEVEL

KEY NOTES:

- TIMBER WEATHERBOARDS B/B ON 20mm CAVITY BATTENS ON WALL UNDERLAY FIXED ON 90x45 H1.2 TIMBER FRAMED WALL @ 600 CRS WITH NOGS @ 800 CRS.
- VERTICAL SHIPLAP CEDAR WEATHERBOARDS ON 20mm MIN. CAVITY BATTEN SYSTEM OVER BUILDING WRAP (NOGS @ 480 CRS)
- 70 SERIES BRICK VENEER W/ 40mm MIN CAVITY DRAIN ON WALL UNDERLAY ON TIMBER FRAME - NOGS @ 800 CRS
- SD - SMOKE DETECTOR SHALL BE FITTED IN ACCORDANCE WITH F7/AS1 IN EVERY SLEEPING SPACE OR 3.0M OF EVERY SLEEPING SPACE DOOR. (SMOKE ALARM WILL BE USED AT EVERY SLEEPING SPACE TO ACHIEVE 75db)
- MV - MECHANICAL VENTILATION FOR LAUNDRY WC & KITCHEN AS PER G4/AS1 DUCTED TO OUTSIDE UNDER SOFFIT, EXTRACTION RATE - 87l/sec - 303m³/hr
- LIGHTING TO BE PROVIDED AT MAIN ENTRIES AND STAIRS AND HABITABLE AREAS.
- CEILING ACCESS HATCH

ALL SERVICE GAS, MV, INFINITY ETC. LOCATION TO BE DISCUSSED ON SITE WITH REGISTERED CONTRACTOR.

INTERNAL ACCESS ROUTE
ACCESS ROUTE INCLUDING MAIN ENTRIES, STAIRS, TOILET AND BATHROOM SHOULD HAVE SLIP RESISTANCE SURFACE

EXTERNAL ACCESS ROUTE
EXTERNAL ACCESS ROUTE SHOULD HAVE BROOMED FINISH CONCRETE

DOWNLIGHTS
Recessed luminaires (if any) shall be one of the following types, as specified in AS/NZS 60598.2.2
a) IC-F, or
b) IC, or
c) CA-80 or
d) CA-135.
Full compliance can only be achieved if the installation of the luminaire is in accordance with AS/NZS 60556.2.2.

NOTES:
1. ALL MEASUREMENTS AND R.L'S TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF NEW WORKS.
2. ALL CONSTRUCTION NOT SHOWN/ NOT REQUIRING SPECIFIC DESIGN IS TO COMPLY WITH NZS 3604 2011 AND NZ BUILDING CODE
3. ALL TIMBER TREATMENT TO BE AS PER NZS 3602 /2003 REFER NOTES SHEET
4. ALL GLAZING SHALL COMPLY WITH NZBC F2/AS1 AND NZS 4223 PART 3 2016. A CERTIFICATE OF COMPLIANCE FROM THE INSTALLER IS TO BE SUBMITTED REFER NOTES SHEET.
5. INSULATION INSTALLED TO FLOOR, WALLS AND CEILING/ ROOF SPACE TO COMPLY WITH N.Z.B.C-H1. REFER NOTES SHEET.
6. ALL TIMBER FRAMING TO BE MIN SG 8.0
7. ALL PLUMBING AND DRAINAGE AS PER NZS 3500 STANDARDS
8. PRENAIL MANUFACTURER/ CONTRACTOR TO ENSURE BOTTOM OF ALL LINTELS/ BEAMS ETC ON THE FRAMES TO BE AT ONE LEVEL

NOTE:
ALL TIMBERS SHALL BE SEPARATED FROM DIRECT CONTACT WITH CONCRETE OR MASONRY BY A BITUMINOUS DAMP-PROOF COURSE (DPC) OVERLAPPING THE TIMBER BY AT LEAST 6 mm. REFER TO NZS 3604:2011, CLAUSE 2.3.3

BUILDING WRAP
THERMAKRAFT COVERTEK 403 PLUS BREATHABLE BUILDING PAPER OR SIMILAR AS PER NZBC/E2/AS1 TABLE 23

WINDOW AND DOOR (AT FIRST FLOOR) NOTES -
WINDOW JOINERY EXCEPT WHERE SHOWN, HEAD HEIGHTS ARE SET 2.1M EXCEPT WHERE IT IS INDICATED DIFFERENT, A.F.L READ: WIDTH X HEIGHT

INTERIOR DOORS HEIGHT (AT FIRST FLOOR):
ALL DOORS TO BE FULL HEIGHT AT 2.1M

WET AREA NOTES -
ALL TIMBER WET AREAS (SPLASH AREAS) TO BE PROVIDED WITH WATERPROOFING (REFER TO SHEET DT06 FOR DETAILS)
(FINISHING TO BE CONFIRM BY OWNER)

GLAZING NOTES:
1. SAFETY GLASS APPLY TO ALL GLAZING WITH SILL HT LESS THAN 800mm FROM FFL. REFER TABLE 1/ TABLE 7 OF NZS 4223.2.2016
2. PROVIDE SAFETY GLASS TO ALL BATHROOMS AND ENSUITE WINDOWS TO COMPLY REFER TABLE 1/ TABLE 7 OF NZS 4223.2.2016
TABLE A4 - HUMAN IMPACT SAFETY REQUIREMENTS FOR GLAZED PANELS AND WINDOWS IN BATHROOMS (REFER NZS 4223.3.2016)
REFER TO GENERAL NOTE SHEET A00

RESTRICTOR NOTE:
RESTRICTORS FITTED TO :
1. WINDOW OPENINGS LESS THAN 1m WIDE WITH SILL HT LESS THAN 760mm AND HAVE OVER 1m FALL RISK
2. WINDOW OPENING MORE THAN 1m WIDE WITH SILL HT OF NO LESS THAN 1m HIGH TO COMPLY WITH NZBC F4/AS1 SECTION 2.

INSULATION :
INSULATION COMPLIES WITH CALCULATION METHOD OF H1
MAX PERMITTED HEAT LOSS - 270W/°C
PROPOSED BUILDING HEAT LOSS - 189W/°C

WALL R-VALUE	R2.2	PINK BATTS CLASSIC
ROOF R-VALUE	R4.5 R3.6	PINK SUPERBATTS PINK BATTS (SKILLION)
GLAZING R-VALUE	R0.37 (double glazed)	AS PER H1 REPORT
SLAB FLOOR R-VALUE	R1.09	AS PER H1 REPORT
OTHER FLOORS R-VALUE	R1.8	PINK BATTS

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PROJECT: PROPOSED DEVELOPMENT AT 11 MCINNES ROAD, WEYMOUTH, AUCKLAND 2103

SHEET TITLE: LOT 2 - PROPOSED FIRST FLOOR PLAN

REV	DESCRIPTION	DATE
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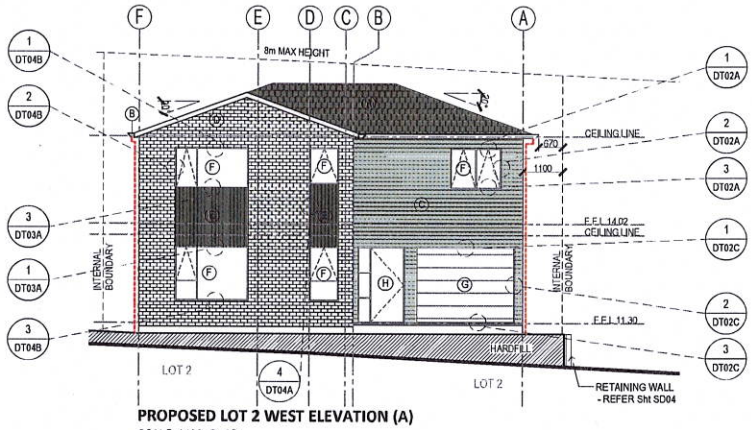
NORTH POINT

ELEVATIONS KEY

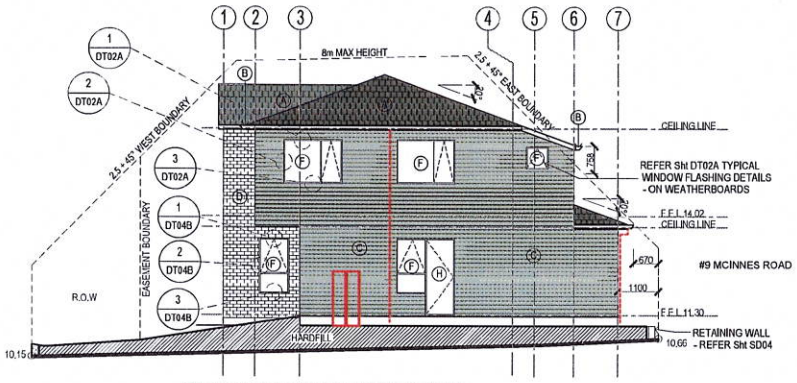
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DESIGN	BAKER
DRAWN	MJ
DATE	20.02.2024

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PROPOSED LOT 2 WEST ELEVATION (A)
SCALE 1:100 @ A3



PROPOSED LOT 2 SOUTH ELEVATION (B)
SCALE 1:100 @ A3

NOTES:

1. ALL MEASUREMENTS AND R.L'S TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF NEW WORKS.
2. ALL CONSTRUCTION NOT SHOW NOT REQUIRING SPECIFIC DESIGN IS TO COMPLY WITH NZS, 3604 2011 AND NZ BUILDING CODE
3. ALL TIMBER TREATMENT TO BE AS PER NZS 3602/ 2003 REFER NOTES SHEET
4. ALL GLAZING SHALL COMPLY WITH NZBC F2/AS1 AND NZS 4223 PART 3:2016. A CERTIFICATE OF COMPLIANCE FROM THE INSTALLER IS TO BE SUBMITTED REFER NOTES SHEET.
5. INSULATION INSTALLED TO FLOOR, WALLS AND CEILING/ ROOF SPACE TO COMPLY WITH N.Z.B.C-H1, REFER NOTES SHEET.
6. THE FINISHED FLOOR LEVEL HEIGHT ABOVE ADJACENT GROUND LEVEL IS TO BE NO LESS THAN:
   a. FOR MASONRY VENEER WALL CLADDINGS 100mm IF GROUND PERMANENTLY PAVED 150mm IF GROUND UNPAVED
   b. FOR CLADDINGS OTHER THAN MASONRY 150mm IF GROUND PERMANENTLY PAVED 225mm IF GROUND UNPAVED

ELEVATION KEY NOTES:

A. GAF TIMBERLINE HDZ SHINGLE ROOFING (ROOF PITCH SHOWN ON PLANS)
B. SELECTED EXTERNAL FASCIA/ GUTTER
C. TIMBER WEATHERBOARD B/B PROFILE ON (H3.1) CAVITY BATTEN SYSTEM
D. 70 SERIES BRICK VENEER (40mm MIN. CAVITY DRAIN
E. VERTICAL SHIPLAP WEATHERBOARDS ON 20mm MIN CAVITY BATTEN SYSTEM ON 480mm NOGS CRS MAX.
F. DOUBLE-GLAZED ALUM. JOINERY
G. SELECTED GARAGE DOOR
H. SELECTED SOLID DOOR

NOTES

- FOR ALL GLAZING REFER TO GROUND FLOOR & FIRST FLOOR PLANS
- ALL OVERHANG DIMS SHOWN FROM FRAME

GLAZING NOTES:

1. SAFETY GLASS, APPLY TO ALL GLAZING WITH SILL HT LESS THAN 800mm FROM FFL. REFER TABLE 1/ TABLE 7 OF NZS 4223.3:2016
2. PROVIDE SAFETY GLASS TO ALL BATHROOMS AND ENSUITE WINDOWS TO COMPLY. REFER TABLE 1/ TABLE 7 OF NZS 4223.3:2016

Risk Matrix
Wall Type: **Standard**

Risk Factor	Low	Mod.	High	Very High	Score
Wind (NZS3604)	0	0	1	2	1
Storeys	0	1	2	4	2
R/W Intersection	0	1	3	5	0
Eaves Width	0	1	2	5	5
Complexity	0	1	3	6	3
Deck Design	0	2	4	6	0
Total Risk Score: **medium**					11

Risk Matrix created by Design Resources

- KEY

80ø DP (DOWNPIPE)

GAS BOTTLES

INFINITY 26 LTRS GAS ON SITE

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PROJECT
PROPOSED DEVELOPMENT AT 11 MCINNES ROAD, WEYMOUTH, AUCKLAND 2103

SHEET TITLE
LOT 2 - PROPOSED ELEVATIONS

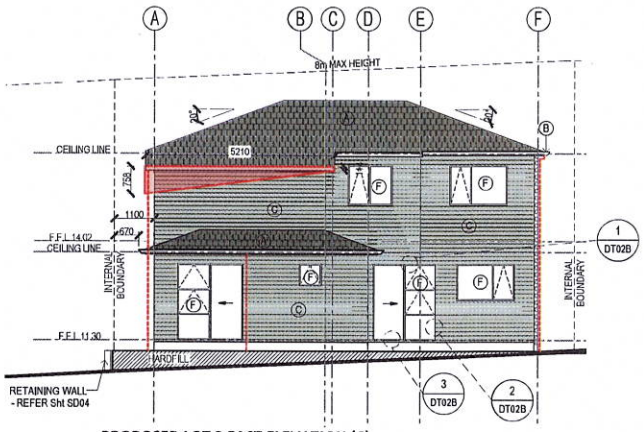
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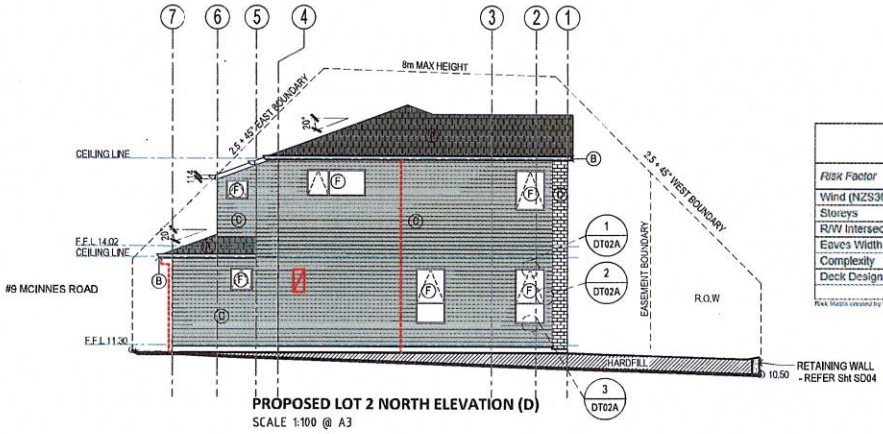
SCALE	1:100 @ A3
JOB No.	2325
DESIGN	BAKER
DRAWN	MJ
DATE	20.02.2024

DWG. No. A
A202

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PROPOSED LOT 2 EAST ELEVATION (C)
SCALE 1:100 @ A3



PROPOSED LOT 2 NORTH ELEVATION (D)
SCALE 1:100 @ A3

Risk Matrix
Wall Type: **Standard**

Risk Factor	Low	Mod.	High	Very High	Score
Wind (NZS3604)	0	0	1	2	1
Storeys	0	1	2	4	2
R/W Intersection	0	1	3	5	0
Eaves Width	0	1	2	5	5
Complexity	0	1	3	6	3
Deck Design	0	2	4	6	0
			Total Risk Score: **medium**		11

Risk Matrix calculated by Design Navigator

NOTES:

1. ALL MEASUREMENTS AND R.L'S TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF NEW WORKS.
2. ALL CONSTRUCTION NOT SHOW NOT REQUIRING SPECIFIC DESIGN IS TO COMPLY WITH NZS 3604 2011 AND NZ BUILDING CODE
3. ALL TIMBER TREATMENT TO BE AS PER NZS 3602/ 2003 REFER NOTES SHEET
4. ALL GLAZING SHALL COMPLY WITH NZBC F2/AS1 AND NZS 4223 PART 3:2016. A CERTIFICATE OF COMPLIANCE FROM THE INSTALLER IS TO BE SUBMITTED REFER NOTES SHEET.
5. INSULATION INSTALLED TO FLOOR, WALLS AND CEILING/ ROOF SPACE TO COMPLY WITH N.Z.B.C-H1. REFER NOTES SHEET.
6. THE FINISHED FLOOR LEVEL HEIGHT ABOVE ADJACENT GROUND LEVEL IS TO BE NO LESS THAN
   a. FOR MASONRY VENEER WALL CLADDINGS 100mm IF GROUND PERMANENTLY PAVED150mm IF GROUND UNPAVED
   b. FOR CLADDINGS OTHER THAN MASONRY150mm IF GROUND PERMANENTLY PAVED 225mm IF GROUND UNPAVED

ELEVATION KEY NOTES:

A. GAF TIMBERLINE HDZ SHINGLE ROOFING (ROOF PITCH SHOWN ON PLANS)
B. SELECTED EXTERNAL FASCIA/ GUTTER
C. TIMBER WEATHERBOARD B/B PROFILE ON (H3.1) CAVITY BATTEN SYSTEM
D. 70 SERIES BRICK VENEER (40mm MIN. CAVITY DRAIN
E. VERTICAL SHIPLAP WEATHERBOARDS ON 20mm MIN CAVITY BATTEN SYSTEM ON 480mm NOGS CRS MAX.
F. DOUBLE-GLAZED ALUM. JOINERY
G. SELECTED GARAGE DOOR
H. SELECTED SOLID DOOR

NOTES

- FOR ALL GLAZING REFER TO GROUND FLOOR & FIRST FLOOR PLANS
- ALL OVERHANG DIMS SHOWN FROM FRAME

GLAZING NOTES:

1. SAFETY GLASS, APPLY TO ALL GLAZING WITH SILL HT LESS THAN 800mm FROM FFL. REFER TABLE 1/ TABLE 7 OF NZS 4223.3:2016
2. PROVIDE SAFETY GLASS TO ALL BATHROOMS AND ENSUITE WINDOWS TO COMPLY. REFER TABLE 1/ TABLE 7 OF NZS 4223.3:2016

- KEY

80Ø DP (DOWNPIPE)

GAS BOTTLES

INFINITY 26 LTRS GAS ON SITE

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PROJECT: PROPOSED DEVELOPMENT AT 11 MCINNES ROAD, WEIMUMU - AUCKLAND 2103

SHEET TITLE: LOT 2 - PROPOSED ELEVATIONS

REV	DESCRIPTION	DATE
A	-	-

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SCALE	1:100 @ A3
JOB No.	2325
DESIGN	BAKER
DRAWN	MJ
DATE	20.02.2024

DWG. No. A203 A

BCO10379619 Received by Auckland Council 12/03/2024