Dravitzki Brown



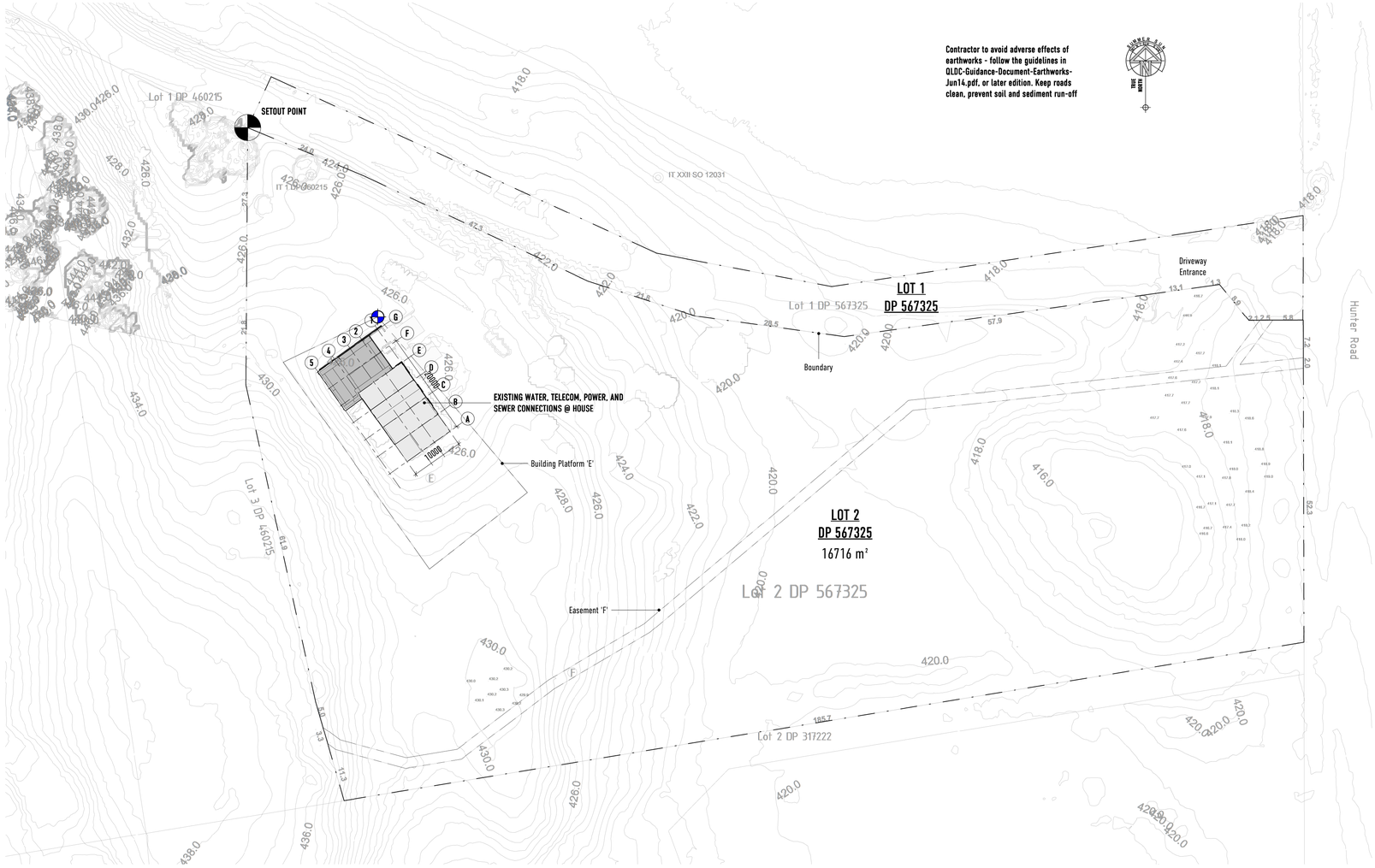
Hunter Rd Renovations

56 Hunter Rd, Dalefield

Sheet No.	Sheet Name	Revision
0.1	Blank Slab Plan	
0.2	Blank Floor Plan	
A0.0	Cover Sheet	A
A1.1	Proposed Site Plan	A
A2.0	Ex. Floor Plan Level 1	A
A2.1	Ex. Floor Plan Level 2	A
A2.2	Floor Plan Level 1	A
A2.5	Ex. Roof Plan	A
A2.6	Roof Plan	A
A2.10	Services and Bracing Plans	A
A2.15	Floor & Wall Finishes Plans	A
A2.20	Slab/Foundation Plan Level 1	A
A2.22	Roof Framing Plan	A
A2.30	Ex. Reflected Ceiling Plans	A
A2.31	Reflected Ceiling Plan L01	A
A3.0	Ex. Elevations	A
A3.1	Ex. Elevations	A
A3.2	Elevations	A
A3.3	Elevations	A
A4.0	Sections	A
A4.1	Sections	A
A4.2	Sections	A
A4.3	Sections	A
A5.1	Details	A
A5.2	Details	A
A5.3	Details	A
A5.4	Details	A
A5.5	Details	A
A5.6	Details	A
A5.7	Details	A
A5.10	Details	A
A6.1	External Opening Schedule	A
A6.2	External Opening Schedule	A

For Building Consent

It is the builder's responsibility to seek and hold stamped & approved BC set onsite at all times from the commencement of construction



Site Plan

1 A3.0 Scale 1 : 500

Do not sale from drawings - use written dimensions. Contact Designer for clarification if necessary.

Dimensions to boundary are plan length only, on sloping ground, engage Surveyor for assistance.

EXISTING SERVICES
Contractor to confirm location, inverts, condition on site prior to commencing, including pricing.

F5/AS1 COMPLIANCE
All workers and visitors to site to comply with the Health and Safety in the Workplace Act. Comply with F5/AS1 Construction and Demolitions Hazards at all times, including, but not limited to, clauses;

1.0.2 If a work-site is not completely enclosed, and unauthorised entry by children is likely, it is acceptable for specific hazards to be fenced only when workers are absent from the immediate vicinity.

1.4.1 Toeboards for preventing objects falling off storage or access platforms shall be at least as high as the materials stacked on the platform, and no less than 100 mm above the platform. The maximum gap between platform and toeboard shall not exceed 10 mm.

SITE MANAGEMENT
Contractor to avoid adverse effects of earthworks - follow the guidelines in QLDC-Guidance-Document-Earthworks-Jun14.pdf, or later edition, or similar document from other TA; Keep roads clean, prevent soil and sediment run-off. Sediment control fence required if water run-off poses nuisance.

NOTES

Site Information

Legal description:
LOT 2 DP 567325

56 Hunter Road

District Plan Zone:	Rural General Zone
Wind Zone:	Very High, refer engineering
Wind Region:	A
Climate Zone:	6
Snow Region:	N5
Snow Loading:	2kPa (from fig 15.1 NZS3604)
Earthquake Zone:	3
Altitude:	426m Above Sea Level
Exposure Zone:	B (Inland areas with little risk from wind blow sea-spray salt deposits)
Soil Class:	Refer Engineer's Drawings
Net Site area m²:	16716 m²
Existing Site coverage:	300 m² (1.8%)
New Site coverage:	367 m² (2.2%)

Area level 1
New residential extension: 86m²

Ex. & new Lvl 1	- RL 426.100
Ex. Lvl 2	- RL 428.725
Ex.Lvl Roof	- RL 431.700

On site reverse maneuvering

Cut / Fill

Flat pad & lawn requires minimal excavation (footings and scrap of topsoil only) backfill against new retaining

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A
Date 13/10/2026 8:33:58 am
Job no. 26.01

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Proposed Site Plan

A1.1

A1 scale shown / A3 half scale



Floor Plan Level 1 Existing

1 A3.0 Scale 1 : 50

NOTES

artificial lighting to provide min 20lux on floor at main entry

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A

Date 13/10/2026 8:34:01 am

Job no. 26.01

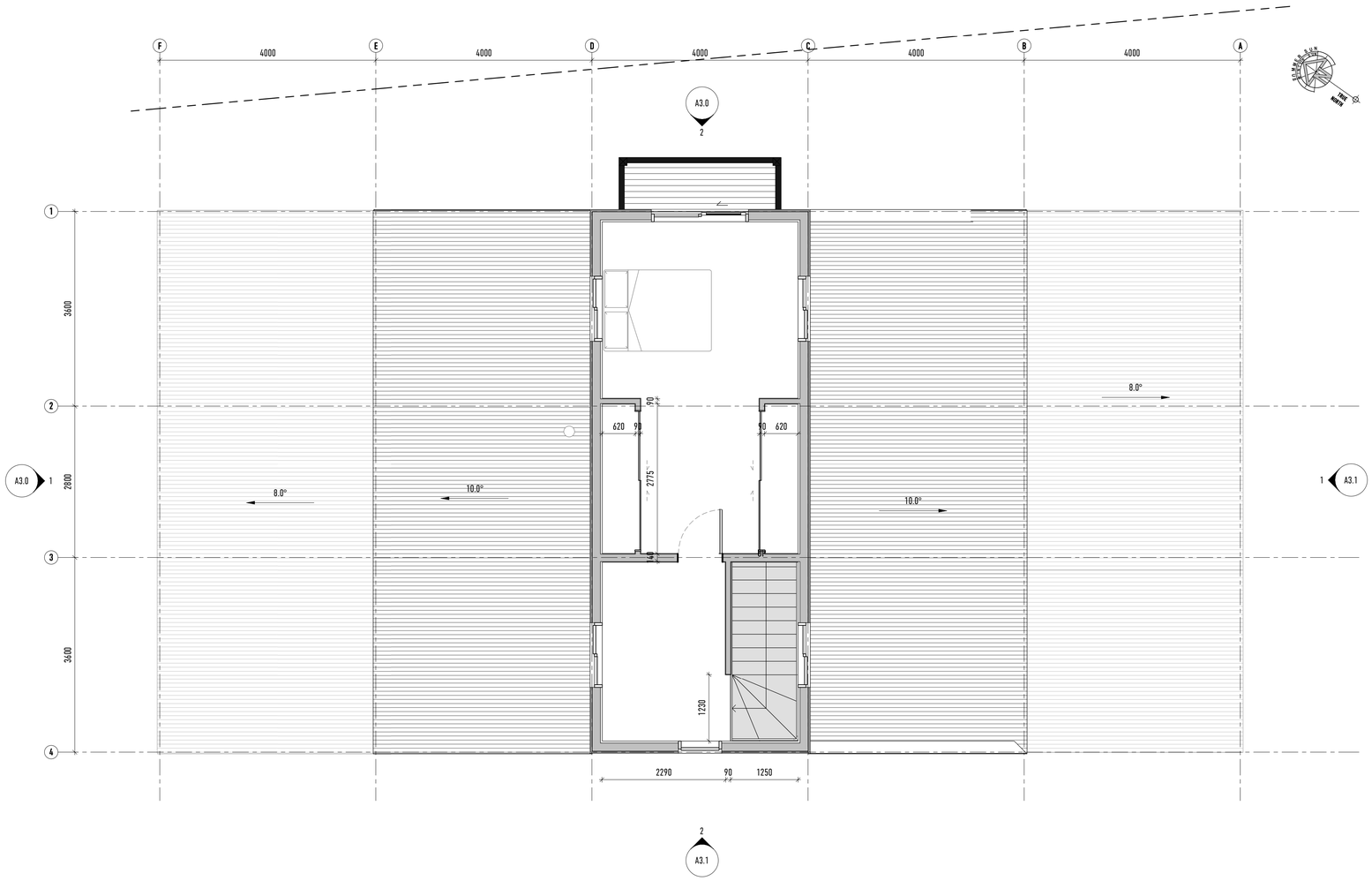
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Ex. Floor Plan Level 1

A2.0

A1 scale shown / A3 half scale



Floor Plan Level 2 Existing

1 A3.0 Scale 1 : 50

NOTES

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A
Date 13/10/2026 8:34:04 am
Job no. 26.01

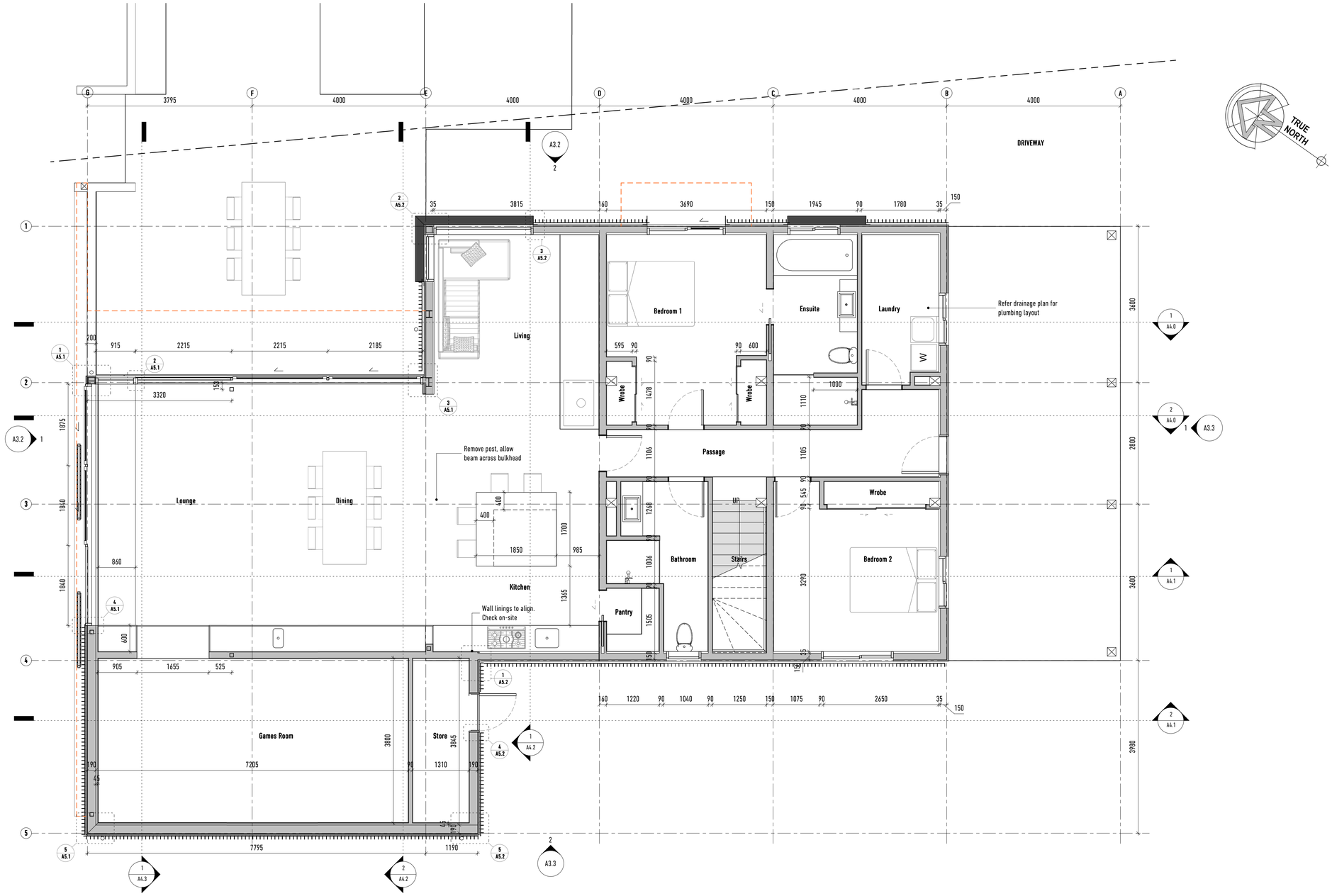
Ex. Floor Plan Level 2

A2.1

A1 scale shown / A3 half scale

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Floor Plan Level 1

1 A3.0 Scale 1 : 50

NOTES

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A

Date 13/10/2026 8:34:07 am

Job no. 26.01

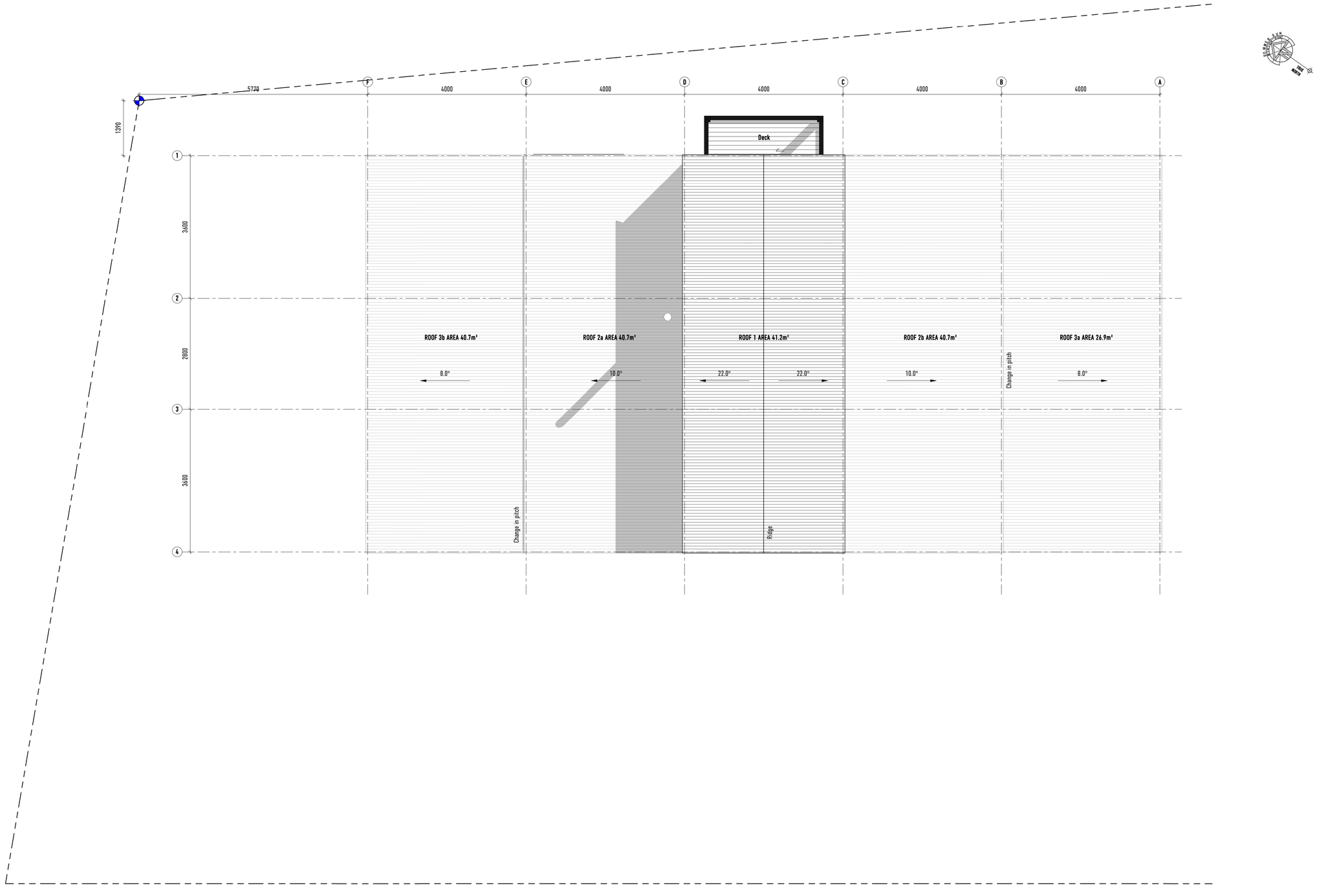
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Floor Plan Level 1

A2.2

A1 scale shown / A3 half scale



Roof Plan Existing

1 A3.0 Scale 1 : 50

NOTES

ROOF AREAS SHOWN ARE PLAN COVERAGE. (NOT TO BE USED TO PRICE ROOFING MATERIAL)

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A

Date 13/10/2026 8:34:15 am

Job no. 26.01

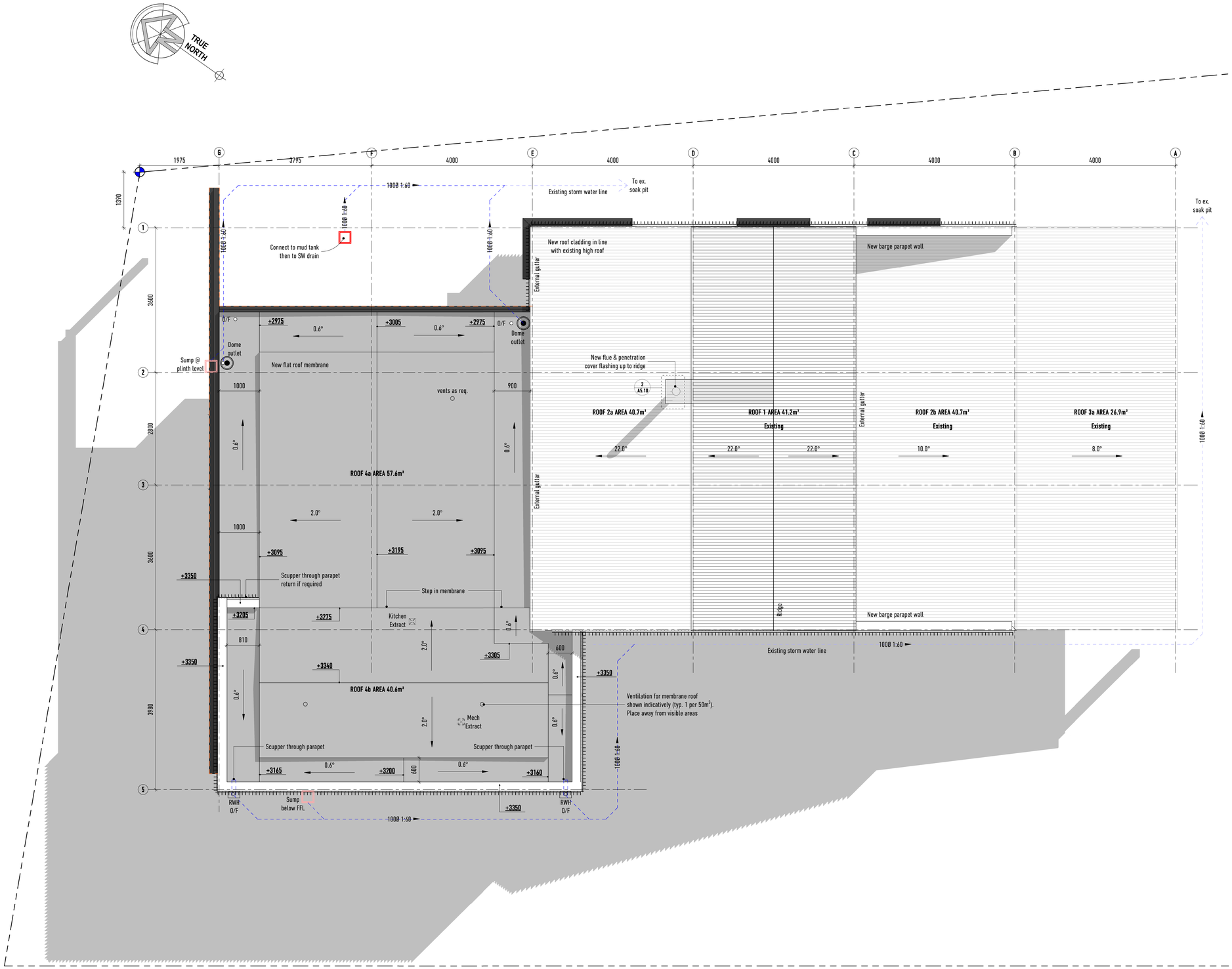
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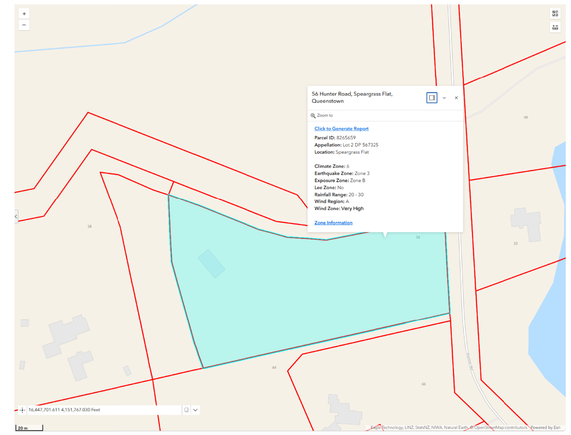
Ex. Roof Plan

A2.5

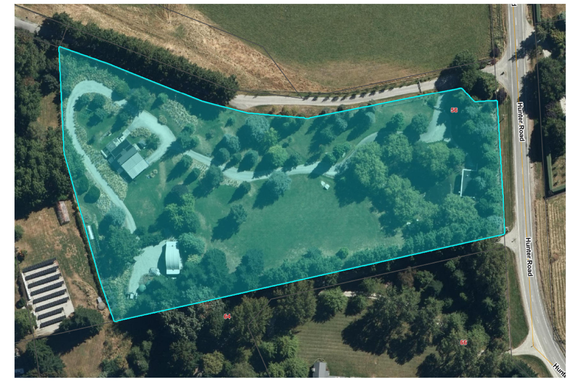
A1 scale shown / A3 half scale



Branz Map



QLDC GIS Aerial Photo



ROOF AREAS SHOWN ARE PLAN COVERAGE. (NOT TO BE USED TO PRICE ROOFING MATERIAL)

Total footprint, inc. carport ~259m²

NOTES

1. Underground/underslab pipes to be 100Ø UPVC stormwater drains at 1:100 fall.
2. Roof areas shown are plan coverage, not to be used to price roofing material.,
3. Confirm all public service connection locations and inverts onsite before commencing siteworks.
4. Advise Designer via email if existing levels won't work.
5. Connect all surface drains, strip drains, drain-coils to sumps before connecting to SW drain. Proprietary inline sumps, or typical surface water sumps.
6. Make all connections downhill so that flow from above impossible to run into drain-coils below, do not allow roof stormwater to flow into strip drains and/or drain-coils.

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A

Date 13/10/2026 8:34:29 am

Job no. 26.01

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Roof Plan

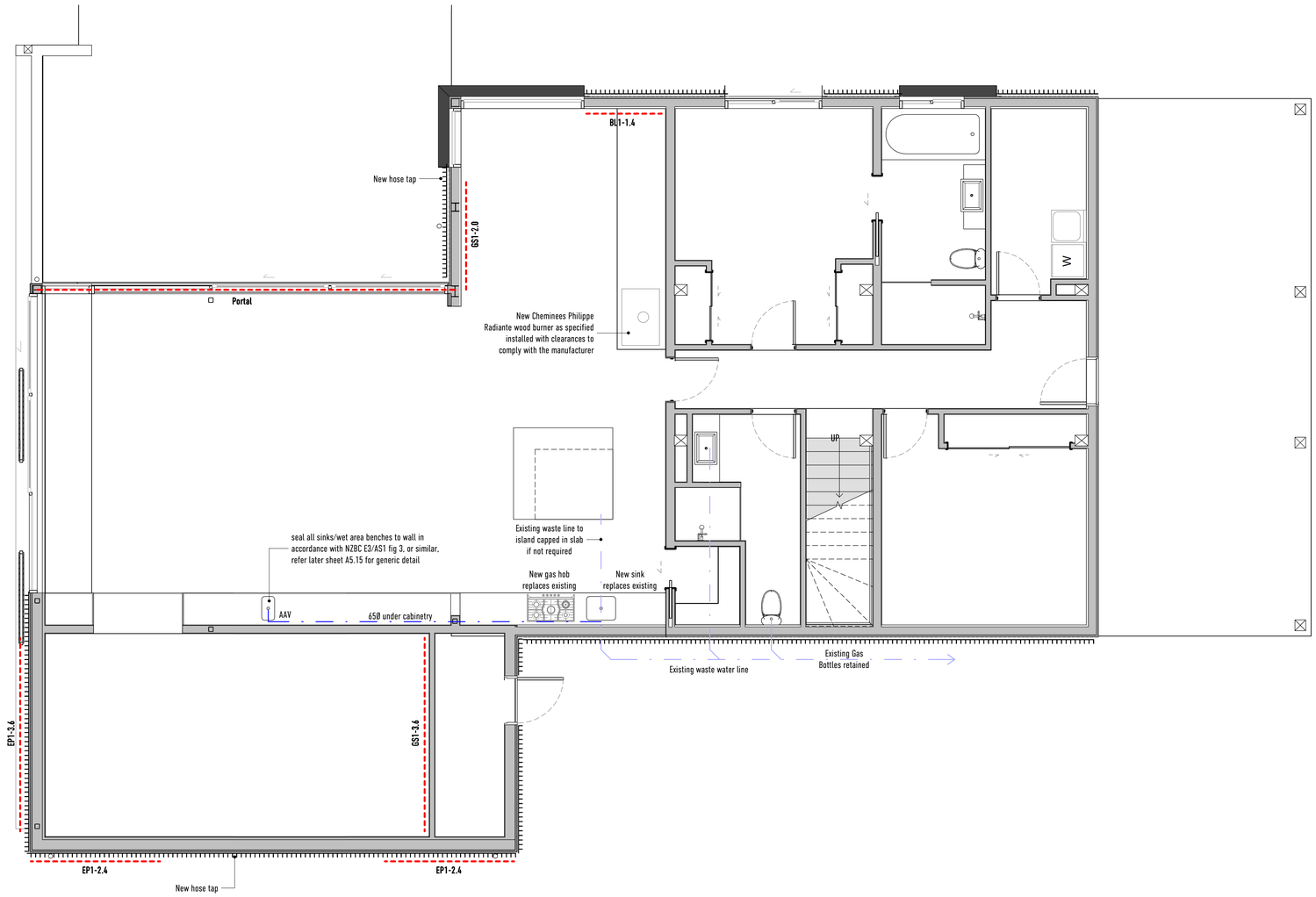
1 A3.0 Scale 1 : 50

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Roof Plan

A2.6

A1 scale shown / A3 half scale



Services & Bracing Plan L01

1 A3.0 Scale 1 : 50

Plumbing and Drainage Schedule

Designed to G13/AS3, Sanitary Plumbing Plumbing and Drainage: AS/NZS3500.2.

FOUL WATER	PIPE SIZE	STANDARD	GRADIENT (min)
Waste pipe and trap to kitchen sinks incl. DW	Ø65mm PVC to G13/AS3	AS/NZS1260	1:40
Waste pipe and trap to wash hand basins (in wall)	Ø40mm PVC to G13/AS3	AS/NZS1260	1:40
Waste pipe and trap to showers	Ø65mm PVC to G13/AS3	AS/NZS1260	1:40
Waste pipe and trap to WC/bidet	Ø100mm PVC to G13/AS3	AS/NZS1260	1:100
Waste pipe for HWC safe tray (requires trap)	Ø65mm PVC to G13/AS3	AS/NZS1260	1:40
Vent to branch drains	Ø80mm PVC to G13/AS3	AS/NZS1260	1:80
Stack	Ø100mm PVC to G13/AS3	AS/NZS1260	NA
Foul sewer drain, GT	Ø100mm PVC to G13/AS3	AS/NZS1260	1:100
Vent to foul sewer drain	Ø80mm PVC to G13/AS3	AS/NZS1260	NA

Air Admittance Valves (AAV's) to comply with one or more of the following standards, as per Table 1, G13/AS1: ASSE 1050 or ASSE 1051, BS EN 12380, AS/NZS 4936

HOT WATER	PIPE MATERIAL	STANDARD
Refer ring main Manuf. instructions		
20mm pipework to shower	polybutylene	AS/NZS 2642 Parts 1,2, & 3
15mm pipework to kitchen sink	polybutylene	AS/NZS 2642 Parts 1,2, & 3
15mm pipework to WHB	polybutylene	AS/NZS 2642 Parts 1,2, & 3
Ensure all water pipes are insulated. Hot and Cold.		

STORMWATER	PIPE MATERIAL	STANDARD
Downpipes - exposed	Ø80mm precoated steel	vertical only
Downpipes - concealed	Ø100mm PVC AS/NZS1260	1:60 slope where horiz run
Stormwater drains	Ø110mm PVC to G13/AS3	1:60
Y into:	Ø150mm PVC to G13/AS3	1:120

1. Underground/underslab pipes to be 100Ø UPVC stormwater drains at 1:100 fall
2. Dimensions to boundary are plan length only, on sloping ground, engage Surveyor for assistance
3. Refer engineering for foundation walls, footings and reinforcing dimensions, arrangement, etc.
4. Form slab thickening below all loadbearing walls, refer engineering drawings.
5. If shown on drawings, form a 50mm recess into floor to allow fall for shower may be required, refer engineering drawings.
6. Refer finishes plan A2.5 for floor coverings.
7. Refer other drawings for dimensions of rebates in slab edge for flush doors and windows, including jamb & sill details for slab setbacks from walls at external joinery.
8. Read this plan in conjunction with services plan for under-slab services. Liaise with gas, electrical, heating, plumbing, AV contractors for underground requirements prior to commencing.
9. Dashed lines generally indicate foundation walls and footings below.
10. Conform to all cladding and threshold external setdowns as per NZBC E2, unless drawn otherwise in this project's details.
11. Patios to slope 1:40 for first meter (ie 40mm fall), then 1:100 away from house.
12. CONFIRM ALL PUBLIC SERVICE CONNECTION LOCATIONS AND INVERTS ONSITE BEFORE COMMENCING SITEWORKS. Advise Designer via email if existing levels won't work.
13. DRAINCOIL TO E1/AS1 3.6
14. Make all connections downhill so that flow from above impossible to run into drain-coils below.
15. In the event SW drains are higher than invert of the draincoil, DO NOT CONNECT - run additional drain to lower connection point.
16. EXTREMELY IMPORTANT:
17. DO NOT CONNECT DRAINCOIL TO SW DRAIN IF ANY POSSIBILITY OF ROOF STORMWATER FLOWING INTO DRAINCOIL. DO NOT CONNECT STRIP CHANNEL TO DRAINCOIL
18. Connect all surface drains, strip drains, drain-coils to sumps before connecting to SW drain. Proprietary inline sumps, or typical surface water sumps.Use ReIn short pit or similar, locate so unobtrusive.
19. Channel drains fall 18mm over 3.7m (ie 1:200), if must be longer than 3.7, block and restart - take drain out to sump, then connect into stormwater drainage on-site.
20. Provide well drawn As-Builts please.

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A

Date 13/10/2026 8:34:32 am

Job no. 26.01

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Services and Bracing Plans

A2.10

A1 scale shown / A3 half scale



Floor & Wall Finishes Level 1

1 A3.0 Scale 1 : 50

NOTES

- All joinery at floor level to be recessed into slab/floor framing to allow flush floor finishes. (allow for extra height additional to dimensions noted on finishes plan).

- All internal wall lining to be 10mm gib board unless otherwise noted or required for bracing

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A

Date 13/10/2026 8:34:35 am

Job no. 26.01

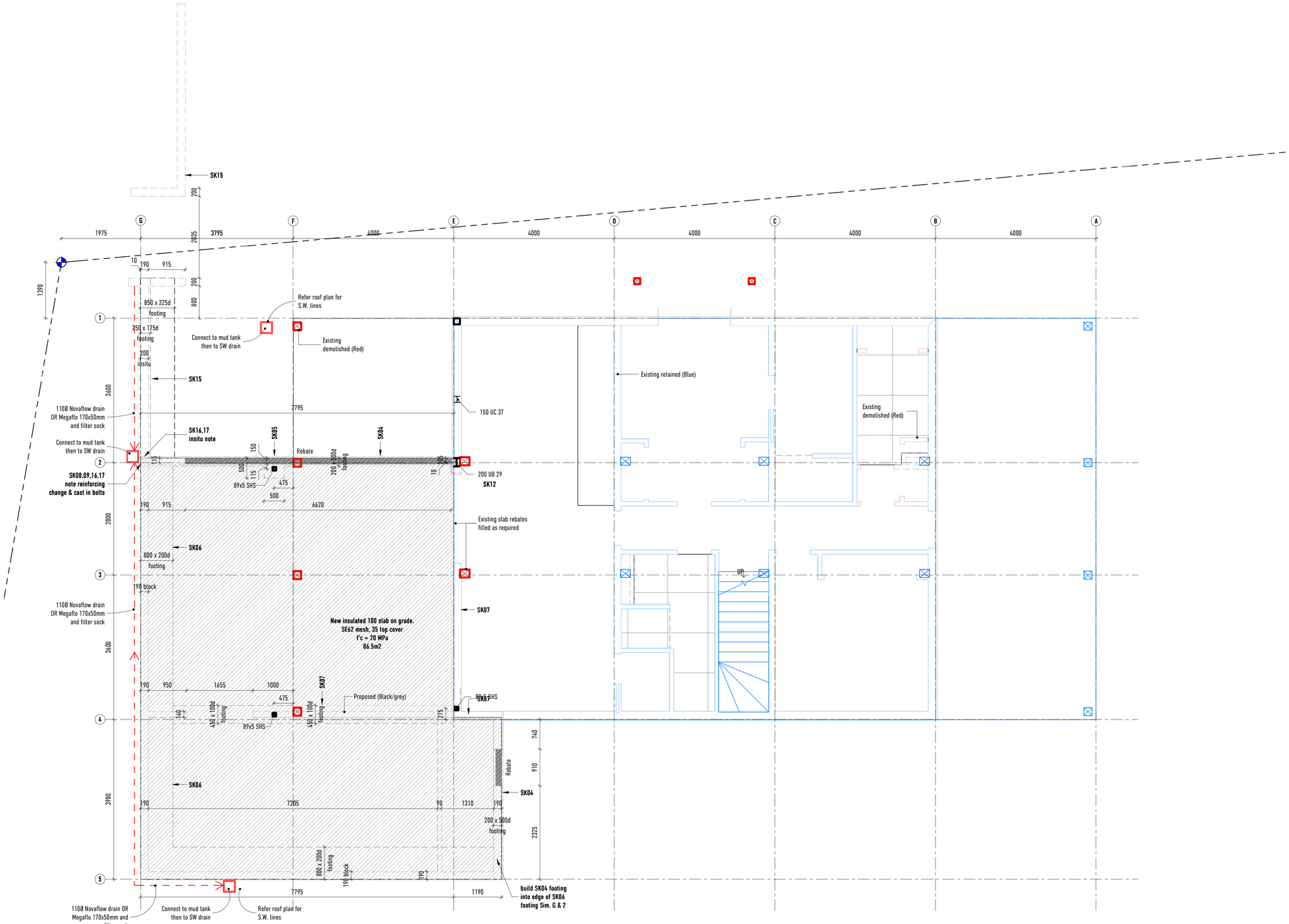
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Floor & Wall Finishes Plans

A2.15

A1 scale shown / A3 half scale



Slab Plan Level 1

1 A3.0 Scale 1 : 50

NOTES

- Dotted lines indicate foundation walls and footings below
- Refer engineering for foundation walls, footings and reinforcing
- Allow slab thickening below all walls where applicable, refer engineering drawings
- Allow 50mm recess into floor to allow fall for shower
- All rebates under external schist walls 250mm wide 50mm deep Min, refer detail
- Refer finishes plan A2.5 for floor coverings
- Refer floor plan A2.1 for external joinery dimensions / locations for rebates
- Use in conjunction with jamb & sill details for slab setbacks from walls at external joinery
- Use in conjunction with services plan for under-slab services. liaise with gas, electrical, heating, plumbing, AV contractors for underground requirements
- Allow for waterproofing, blockwork, strapping & insulation @ internal / external step in levels noted as 'Retaining'. Refer details for specific information
- Allow double joists below all walls where applicable
- Conform to all cladding and threshold external setdowns as per NZBC E2
- Strip drains and exterior slabs
- E2/AS1 maximum length 3700mm, 1:200 fall
  Slabs to slope 1:40 away from building
- Block off strip drain at 3700mm max lengths, and take off to SW drains. This drawing shows a diagram for compliance, actual installation may differ, so long as 3700max.
- Provide well drawn As-Builts please.
- Underground/underslab pipes to be 100Ø UPVC stormwater drains at 1:100 fall

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A

Date 13/10/2026 8:34:39 am

Job no. 26.01

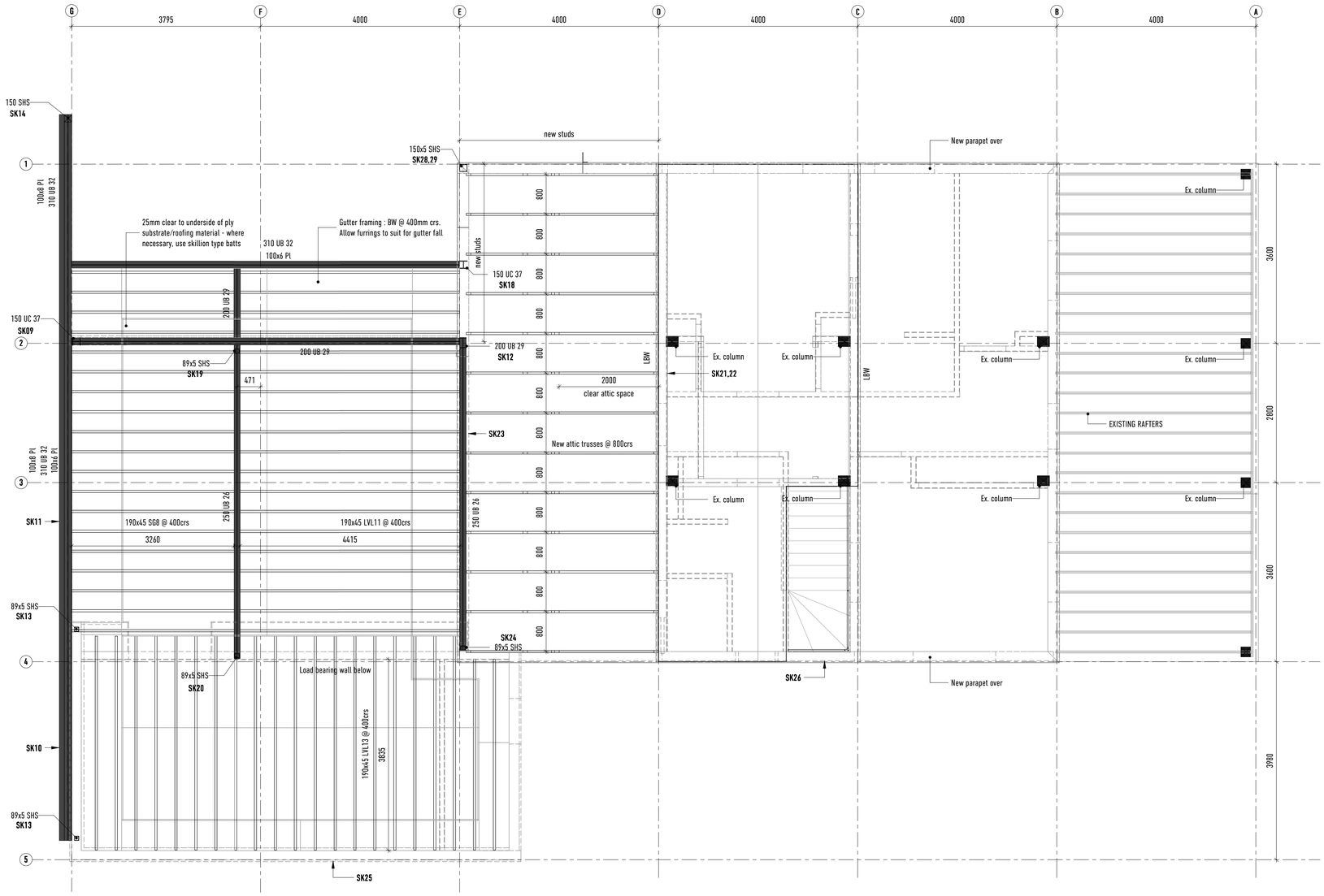
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Slab/Foundation Plan Level 1

A2.20

A1 scale shown / A3 half scale



Roof Framing Plan

Scale 1 : 50

1 A3.0

TRUE NORTH

NOTES

Drawings to be read in conjunction with engineers drawings

Refer engineers drawings for nogging details to load bearing walls

Any LVL or Hyspan. Refer engineers drawings for fixing details

LVL rafters/truss members to be H3.1 treated. Timber rafters/trusses to be H1.2 treated. Compliant under NZBC B2/AS1 table 1a Ref No.1D.2 'Enclosed flat roof framing and associated roof members H1.2.' and NZBC B2/AS1 3.2.2.1 'LVL using LOSP for H3.1 in NZS3604 table 6.2 satisfies the minimum treatment requirement of H1.2

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A

Date 13/10/2026 8:34:42 am

Job no. 26.01

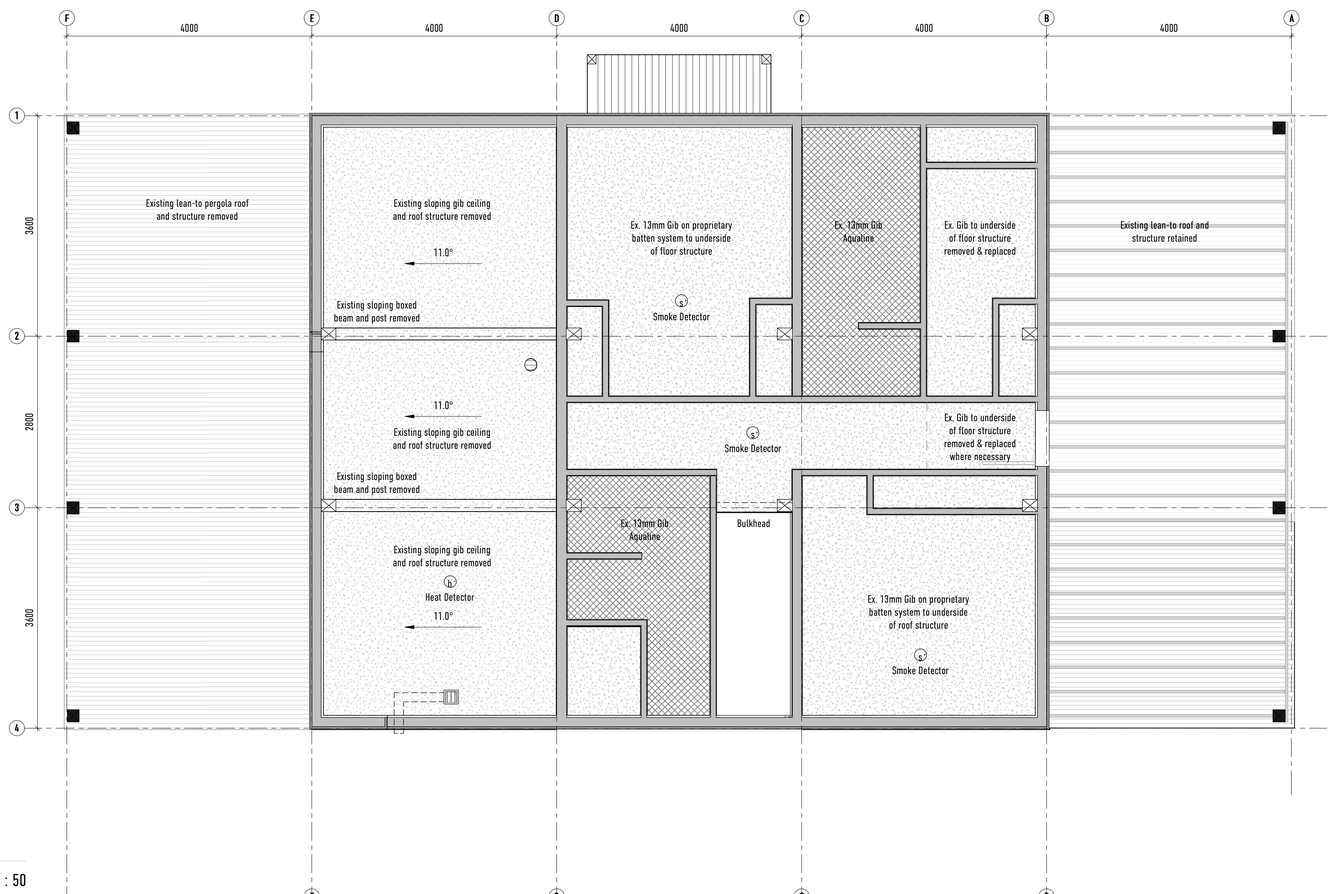
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Roof Framing Plan

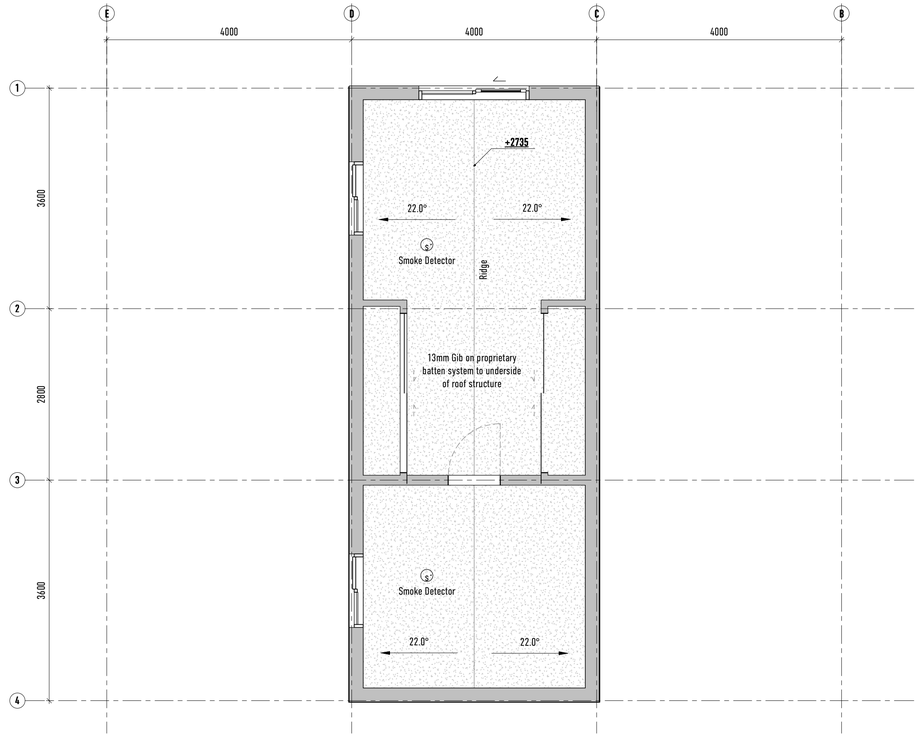
A2.22

A1 scale shown / A3 half scale



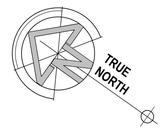
RCP Level 1 Existing

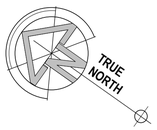
1 A3.0 Scale 1 : 50



RCP Level 2 Existing

2 A3.0 Scale 1 : 50





NOTES

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Hunter Rd Renovations

56 Hunter Rd, Dalefield

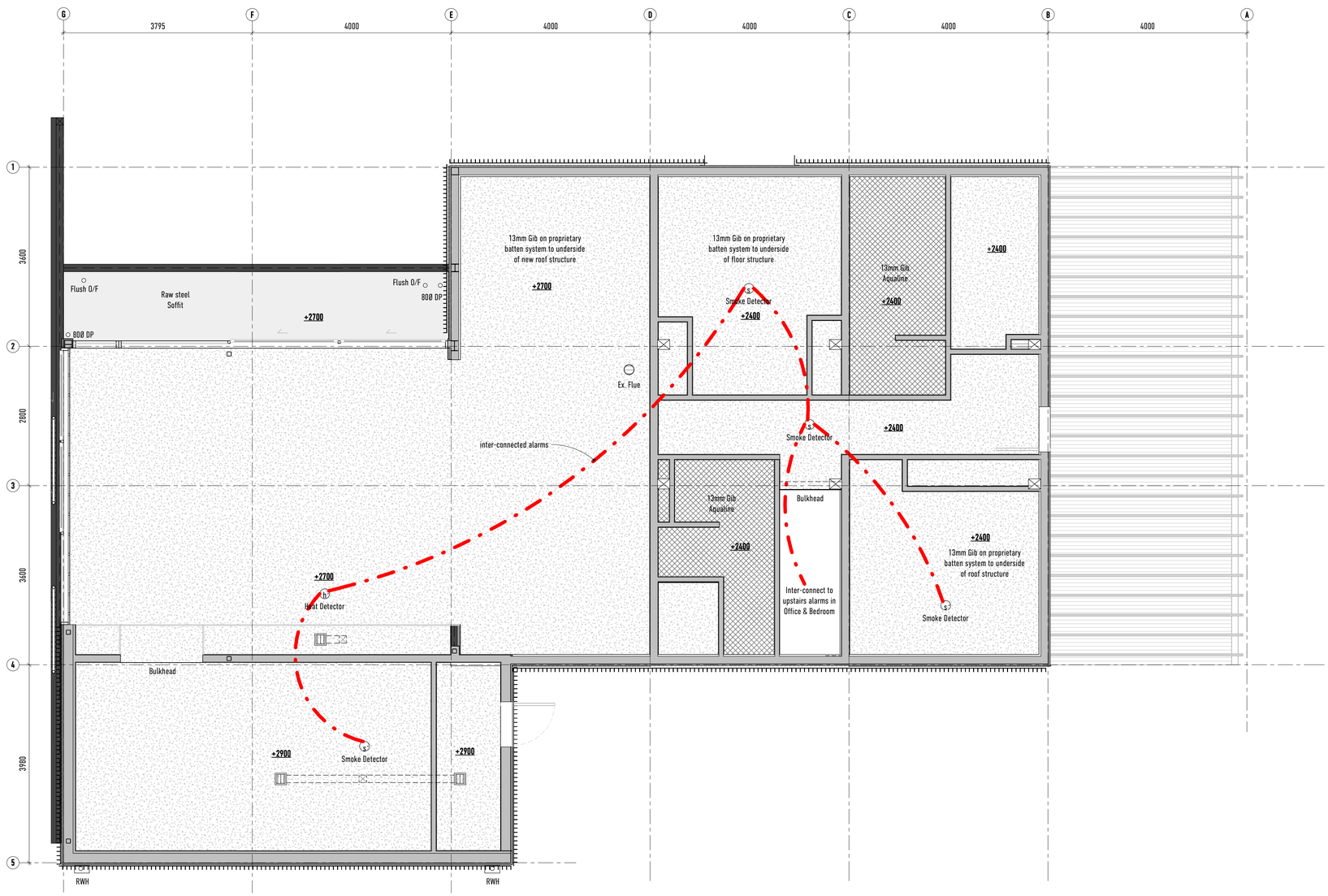
Issue A
Date 13/10/2026 8:34:51 am
Job no. 26.01

Ex. Reflected Ceiling Plans

A2.30

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A1 scale shown / A3 half scale



RCP Level 1

1 A3.0 Scale 1 : 50

TRUE NORTH

NOTES

Downlights and recessed luminaires if any, shall be installed with clearances from building elements (including insulation) of 100 mm. They shall be ICF rated as per AS/NZS60598.2.2 Amendment A, with the symbol clearly marked on the back of each fitting.

Smoke alarms to be long-life battery photoelectric type with hush button, and complying with at least one of the following standards;
UL 217
CAN/ULC S531
ISO 12239
AS 3786
BS EN 14604

Don't install within 3m of the kitchen or bathroom or close to heat pumps or heating vents that stir up dust.

Heat detectors compliant with NZS 4512:2010 to be used in kitchens and garages, or other dusty/smoky environments.

2.2 Location of smoke alarms

2.2.1 General

The location of smoke alarms shall be as follows:

(a) Smoke alarms shall be located on or near the ceiling;

(b) Smoke alarms shall be located in all bedrooms, living spaces, hallways, and landings within the building;

(c) Where a kitchen is separated from the living spaces and hallways by doors that can be closed, an alarm specified by its manufacturer as suitable for a kitchen shall be located in the kitchen. This may be a heat alarm to avoid nuisance activations;

(d) In a multi-level household unit, there shall be at least one smoke alarm on each level; and

(e) Where more than one smoke alarm is needed to meet the requirements of this standard, these smoke alarms shall all be interconnected so that when one activates, all smoke alarm devices in the household unit will sound.

NOTE – For additional information on selection and location of alarms, see Appendices A and B.

2.2.2 Spacing

In locations where they are required, smoke alarms shall be spaced as follows:

(a) The distance from any wall to a smoke alarm shall not exceed 5 m; and

(b) Smoke alarms shall be within 10 m of each other in any direction.

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A

Date 13/10/2026 8:35:00 am

Job no. 26.01

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Reflected Ceiling Plan L01

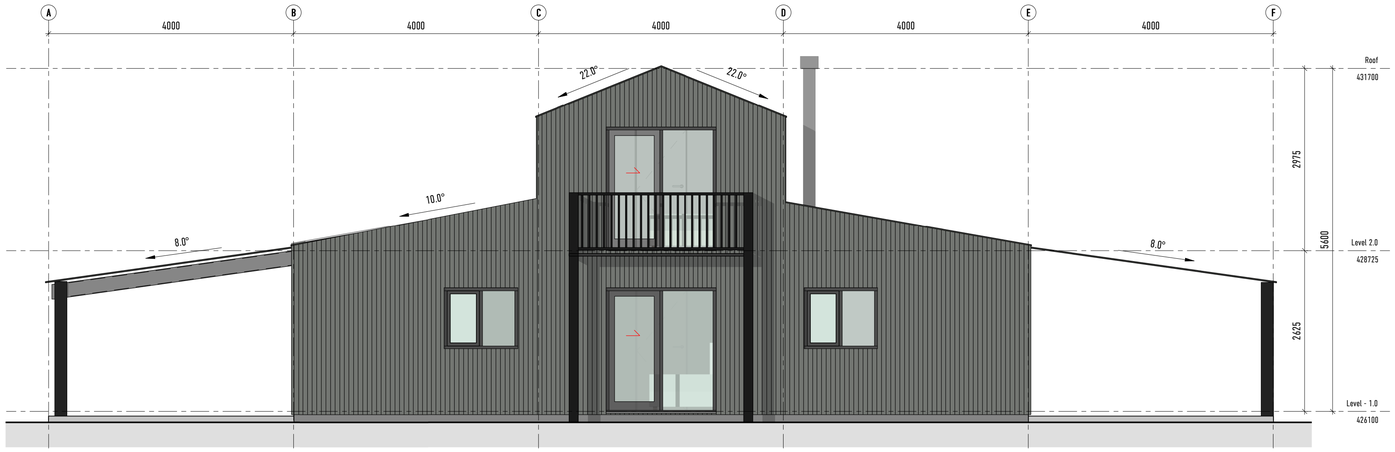
A2.31

A1 scale shown / A3 half scale



N.W. Elevation Ex.

1 A2.0 Scale 1 : 50



N.E. Elevation Ex.

2 A2.0 Scale 1 : 50

NOTES

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A
Date 13/10/2026 8:35:04 am
Job no. 26.01

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Ex. Elevations

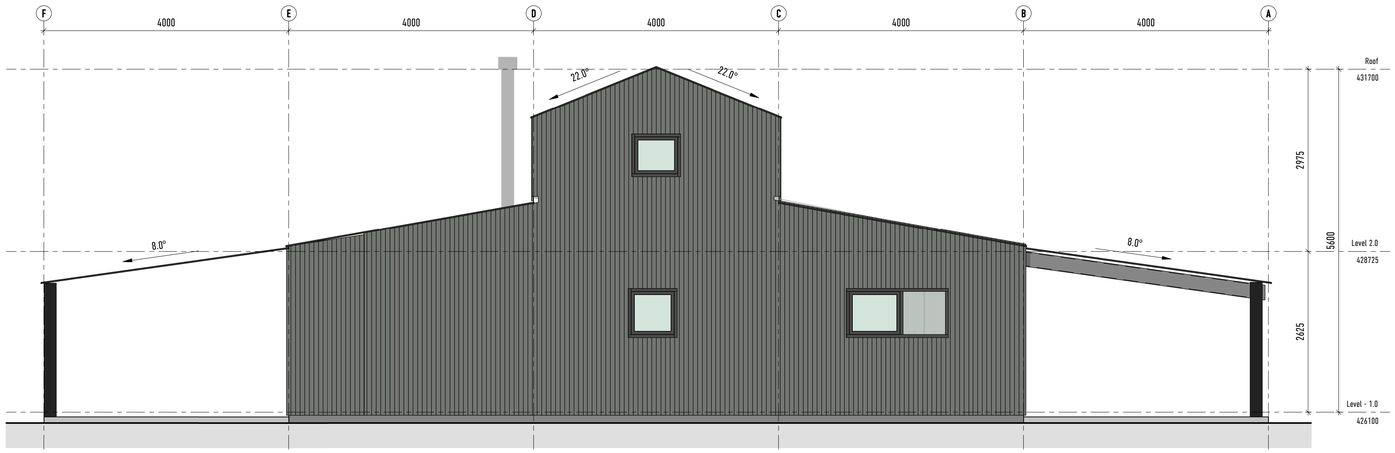
A3.0

A1 scale shown / A3 half scale



S.E. Elevation Ex.

1 A2.0 Scale 1 : 50



S.W. Elevation Ex.

2 A2.0 Scale 1 : 50

NOTES

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A

Date 13/10/2026 8:35:08 am

Job no. 26.01

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Ex. Elevations

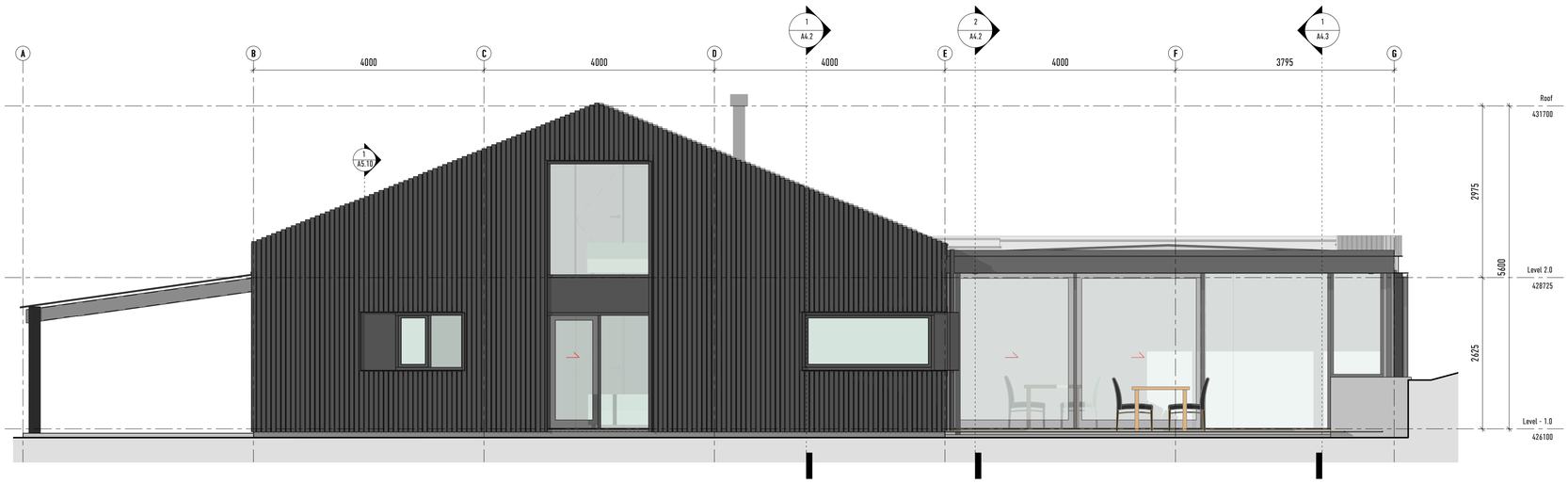
A3.1

A1 scale shown / A3 half scale



N.W. Elevation

1 A2.2 Scale 1 : 50



N.E. Elevation

2 A2.2 Scale 1 : 50

NOTES

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A
Date 13/10/2026 8:35:14 am
Job no. 26.01

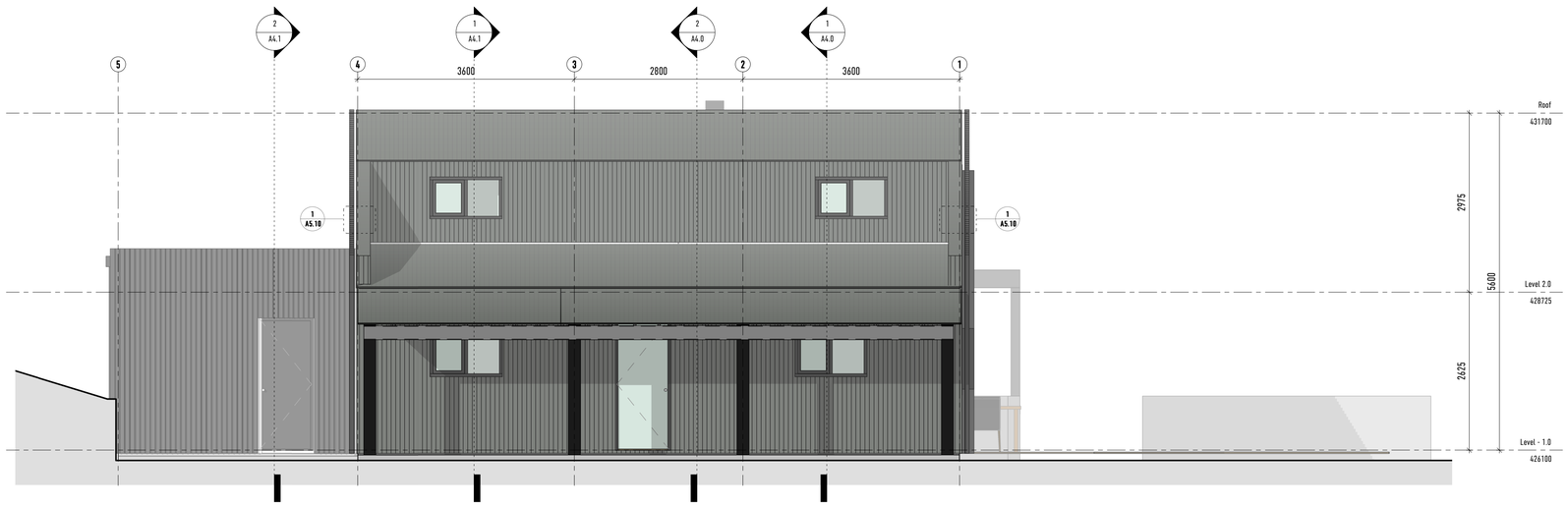
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Elevations

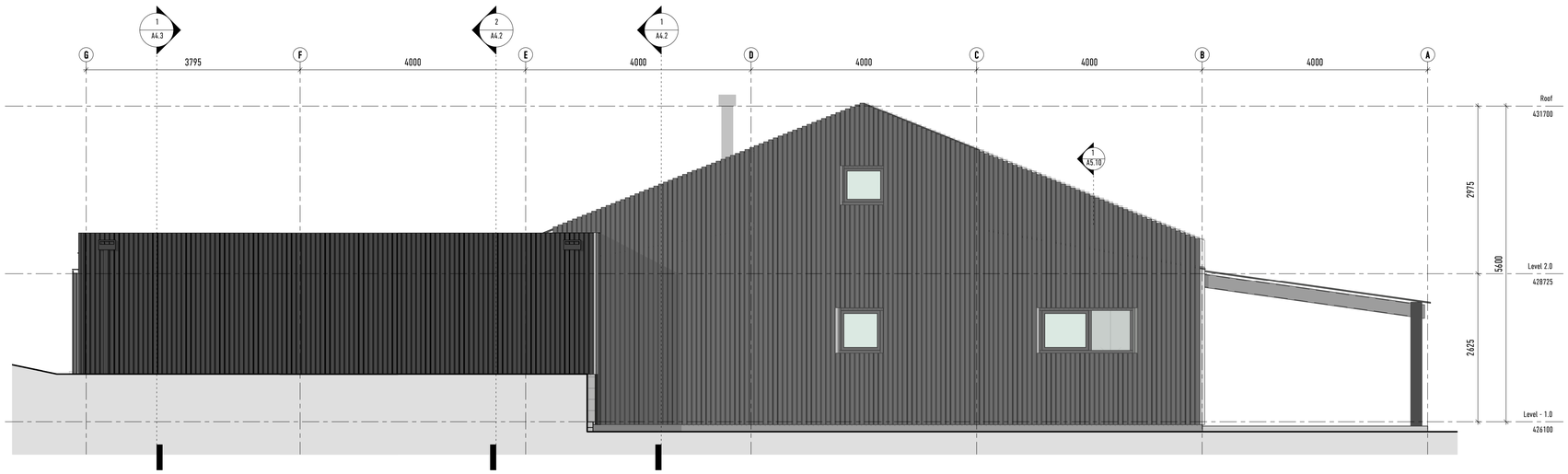
A3.2

A1 scale shown / A3 half scale



S.E. Elevation

1 A2.2 Scale 1 : 50



S.W. Elevation

2 A2.2 Scale 1 : 50

NOTES

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A

Date 13/10/2026 8:35:21 am

Job no. 26.01

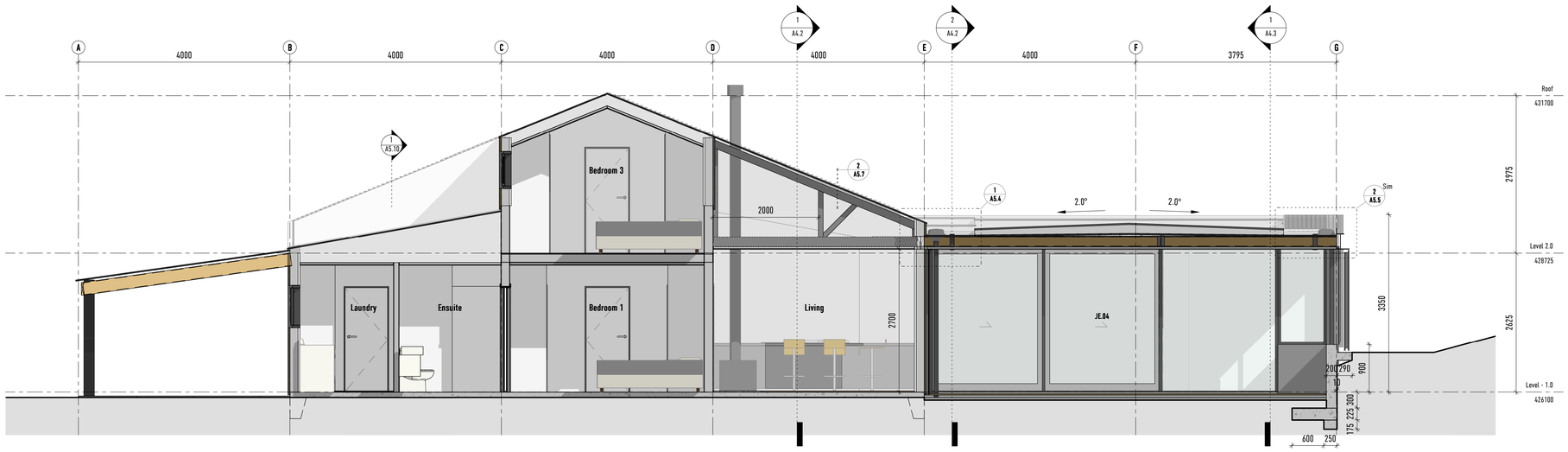
Dravitzki Brown ARCHITECTS

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Elevations

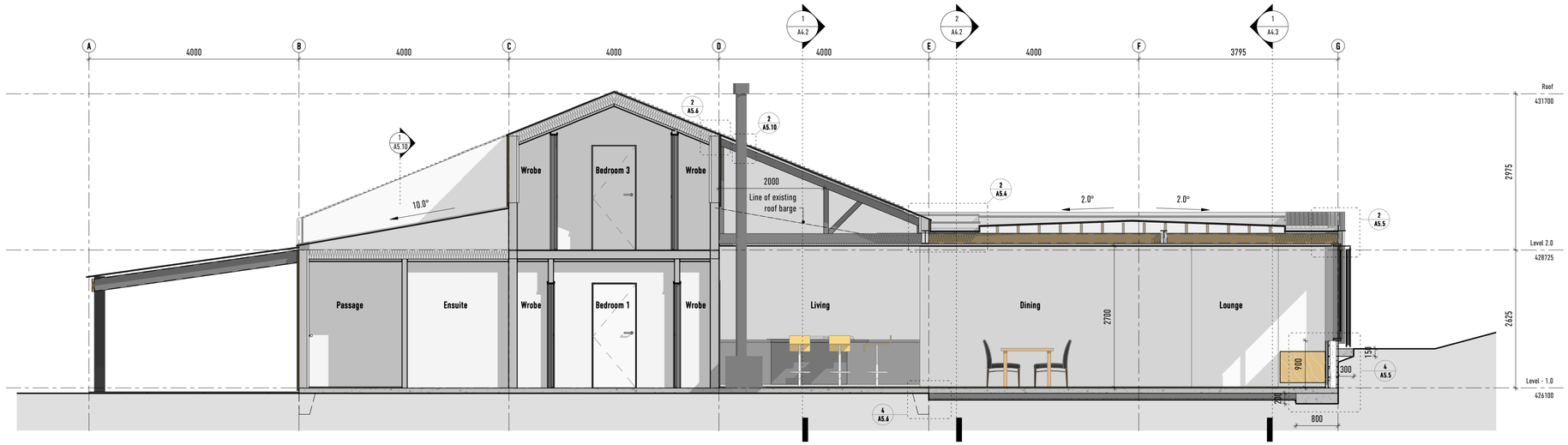
A3.3

A1 scale shown / A3 half scale



Section Grid 1.6

1 A2.2 Scale 1 : 50



Section Grid 2.3

2 A2.2 Scale 1 : 50

NOTES

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A

Date 13/10/2026 8:35:26 am

Job no. 26.01

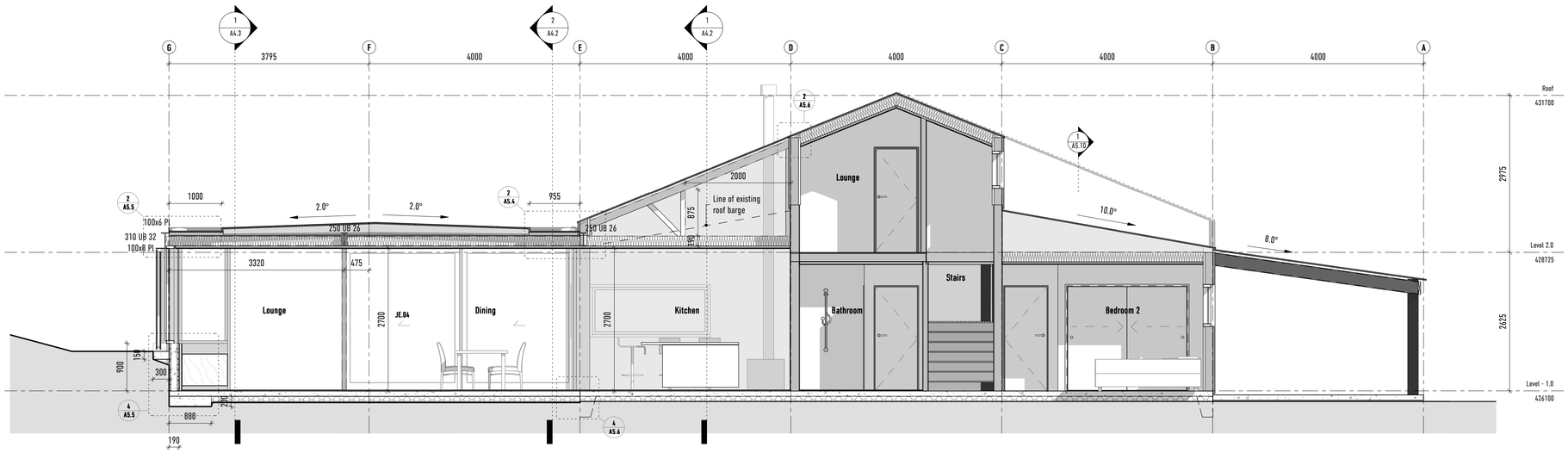
Dravitzki Brown ARCHITECTS

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Sections

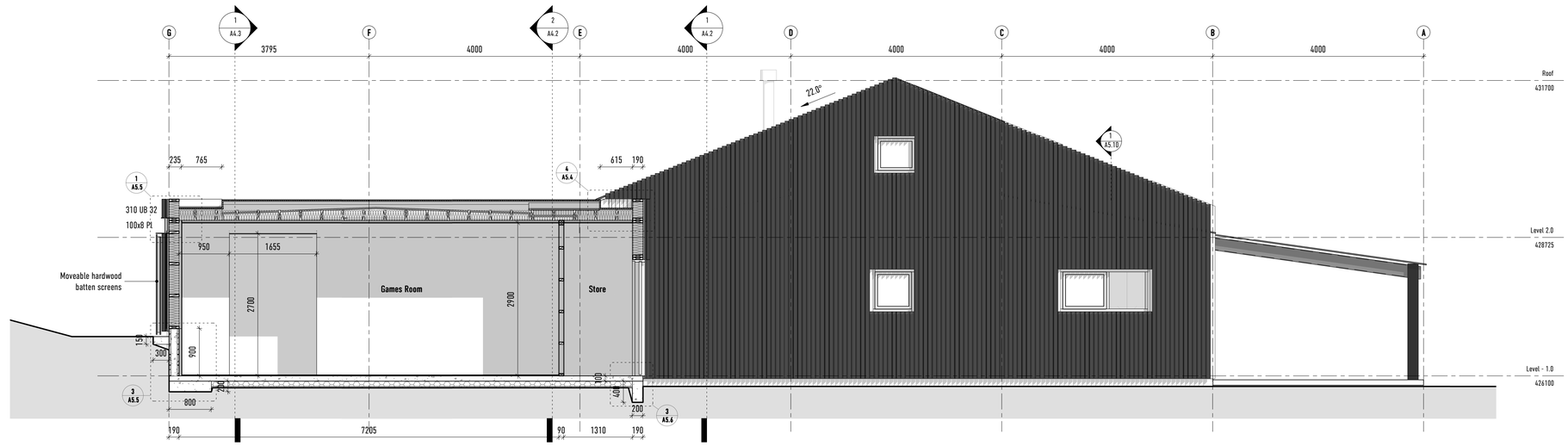
A4.0

A1 scale shown / A3 half scale



Section Grid 3.5

1 A2.2 Scale 1 : 50



Section Grid 4.4

2 A2.2 Scale 1 : 50

NOTES

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A
Date 13/10/2026 8:35:31 am
Job no. 26.01

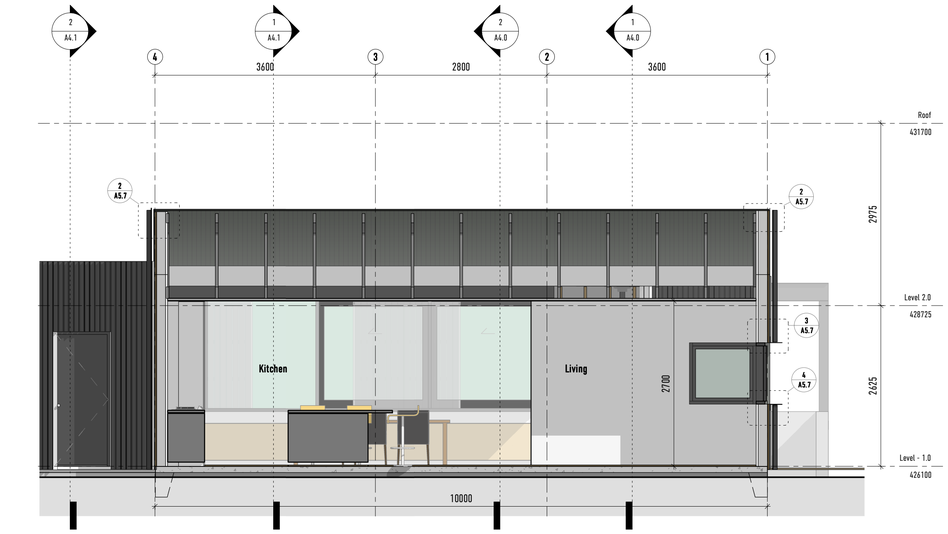
Dravitzki Brown ARCHITECTS

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Sections

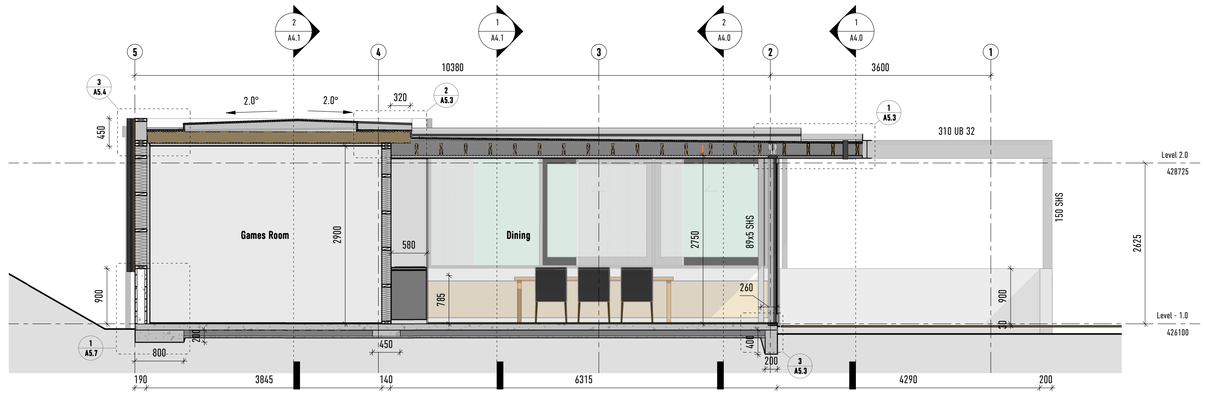
A4.1

A1 scale shown / A3 half scale



Section Grid D.2

1 A2.2 Scale 1 : 50



Section Grid E.2

2 A2.2 Scale 1 : 50

NOTES

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A

Date 13/10/2026 8:35:36 am

Job no. 26.01

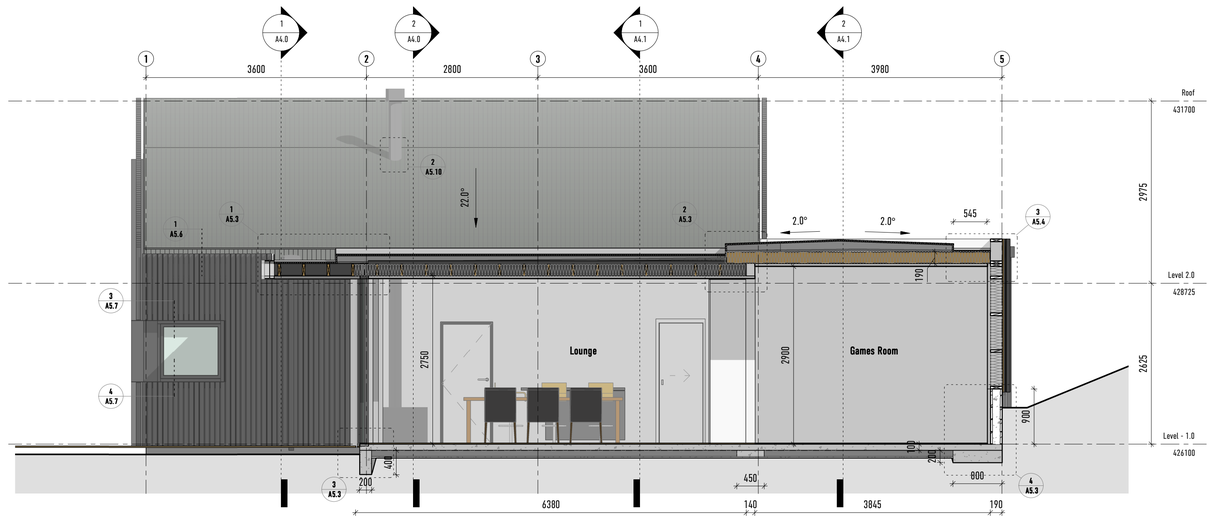
Dravitzki Brown ARCHITECTS

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Sections

A4.2

A1 scale shown / A3 half scale



Section Grid F.7

1 A2.2 Scale 1 : 50

NOTES

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A
Date 13/10/2026 8:35:40 am
Job no. 26.01

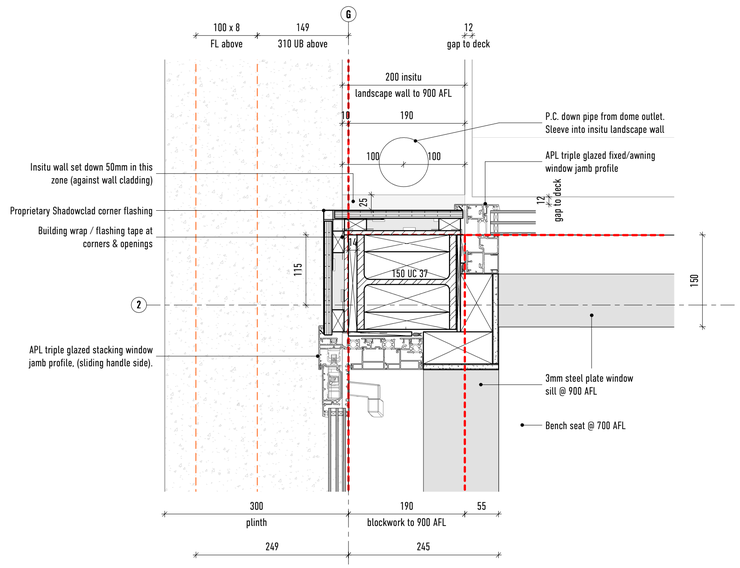
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Sections

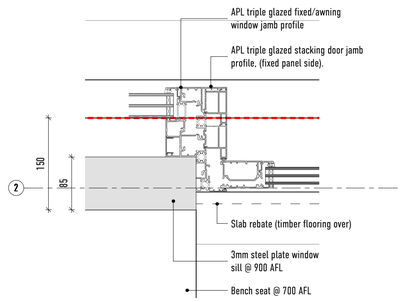
A4.3

A1 scale shown / A3 half scale



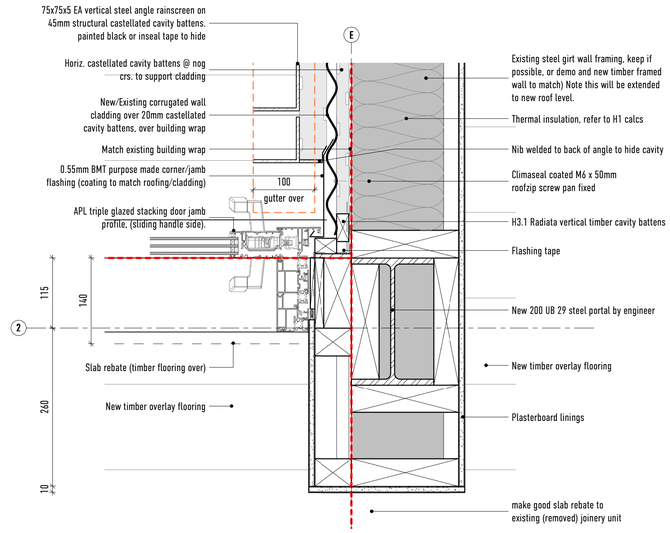
External corner post / joinery jambs

1 A2.2 Scale 1 : 5



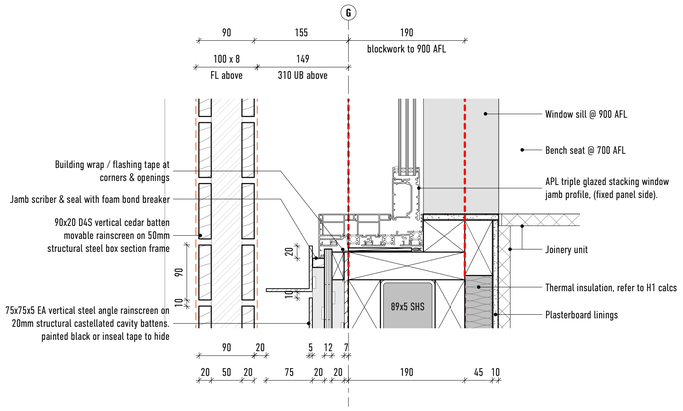
Joinery mullion junction

2 A2.2 Scale 1 : 5



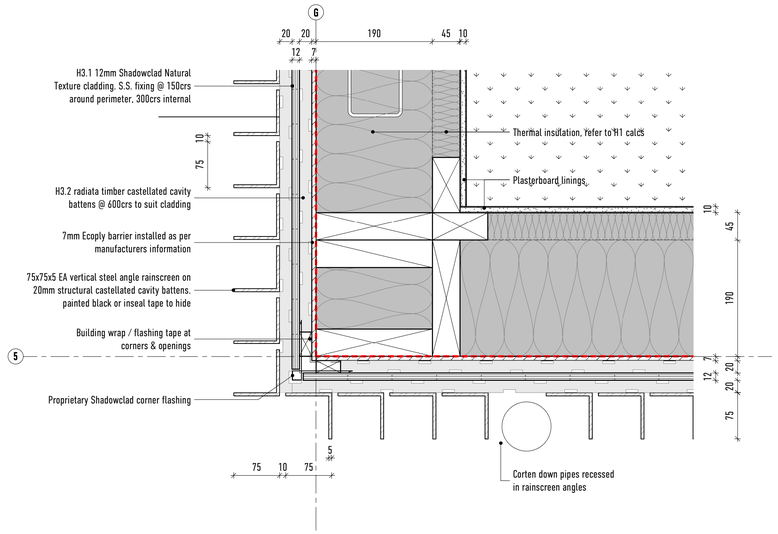
Inernal corner / sliding door jamb

3 A2.2 Scale 1 : 5



Window jamb / rainscreen cladding

4 A2.2 Scale 1 : 5



External corner / rainscreen cladding

5 A2.2 Scale 1 : 5

NOTES

Where structural steel penetrates claddings, a waterproof flange will be required - if this is not specifically detailed in this project, Builder to seek instruction from Designer prior to commencing

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A

Date 13/10/2026 8:35:44 am

Job no. 26.01

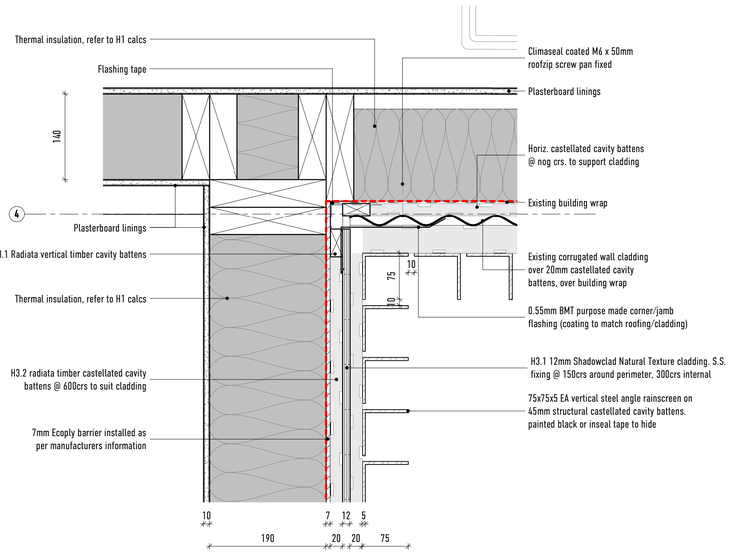
Dravitzki Brown ARCHITECTS

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Details

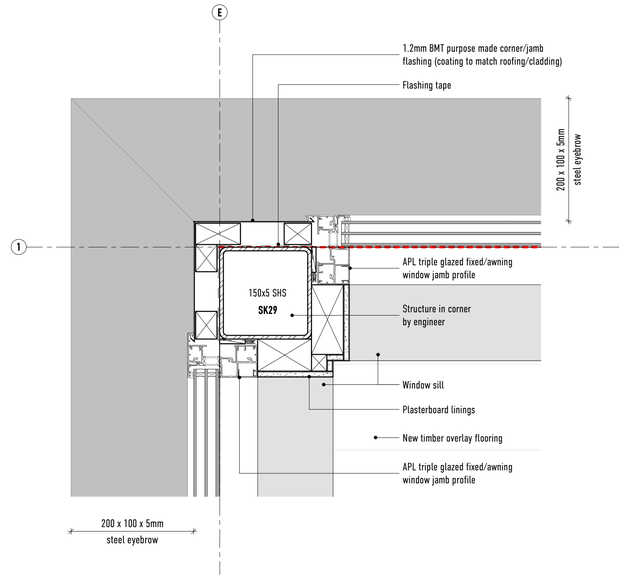
A5.1

A1 scale shown / A3 half scale



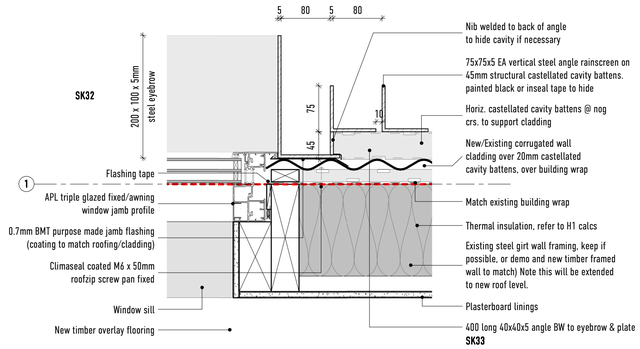
Inernal corner / rainscreen cladding

1 A2.2 Scale 1 : 5



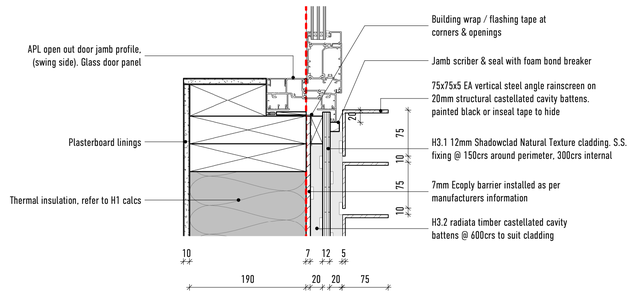
External corner / window jambs + eyebrow

2 A2.2 Scale 1 : 5



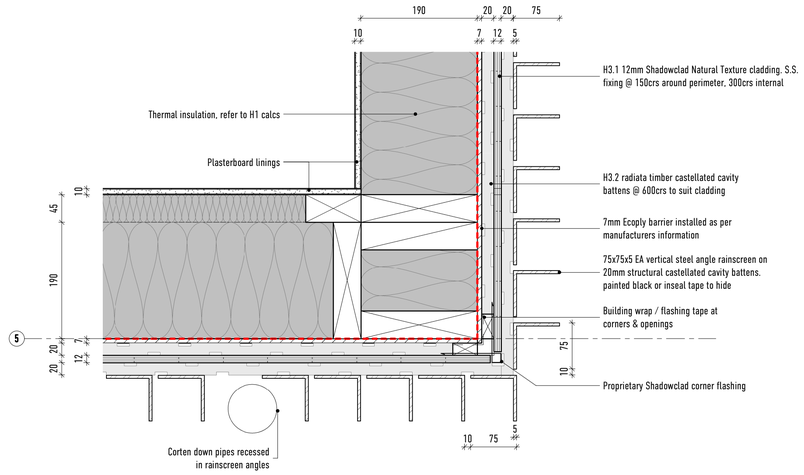
Window jamb + eyebrow / rainscreen cladding

3 A2.2 Scale 1 : 5



Door jamb / rainscreen cladding

4 A2.2 Scale 1 : 5



External corner / rainscreen cladding 2

5 A2.2 Scale 1 : 5

NOTES

Where structural steel penetrates claddings, a waterproof flange will be required - if this is not specifically detailed in this project, Builder to seek instruction from Designer prior to commencing

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A

Date 13/10/2026 8:35:48 am

Job no. 26.01

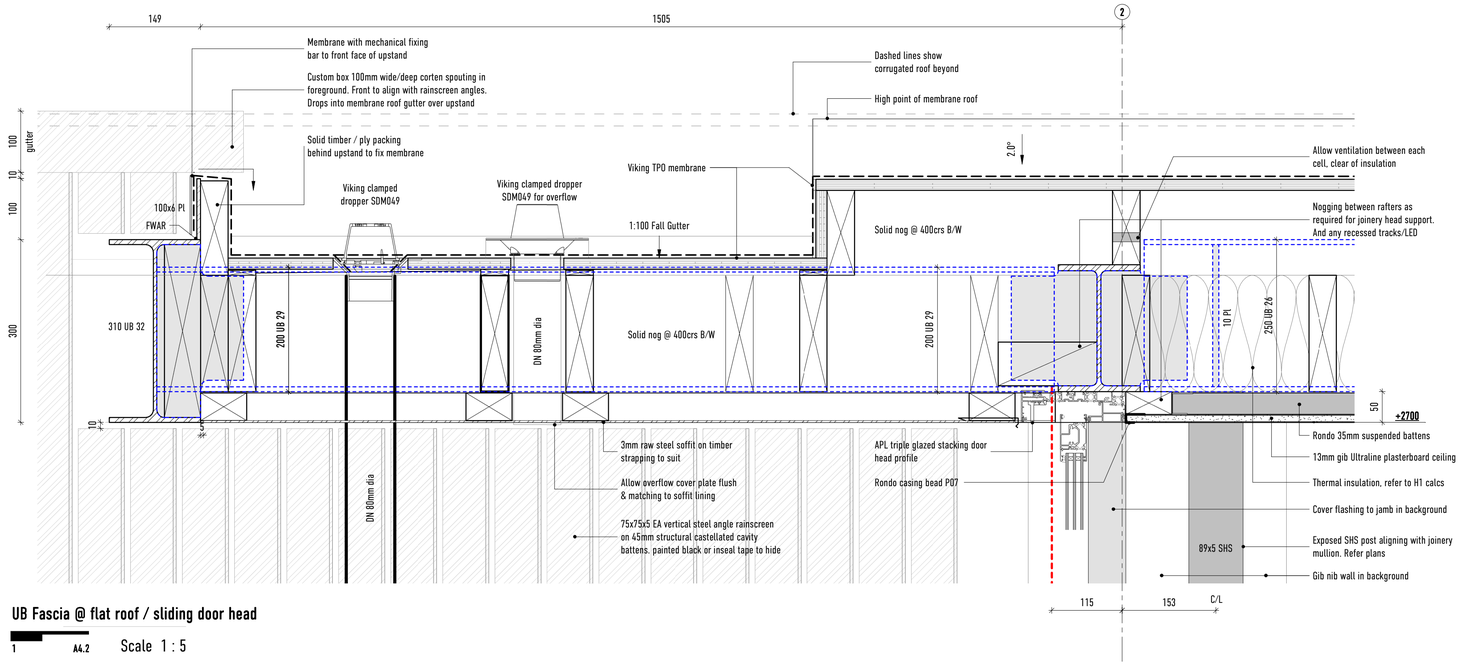
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Details

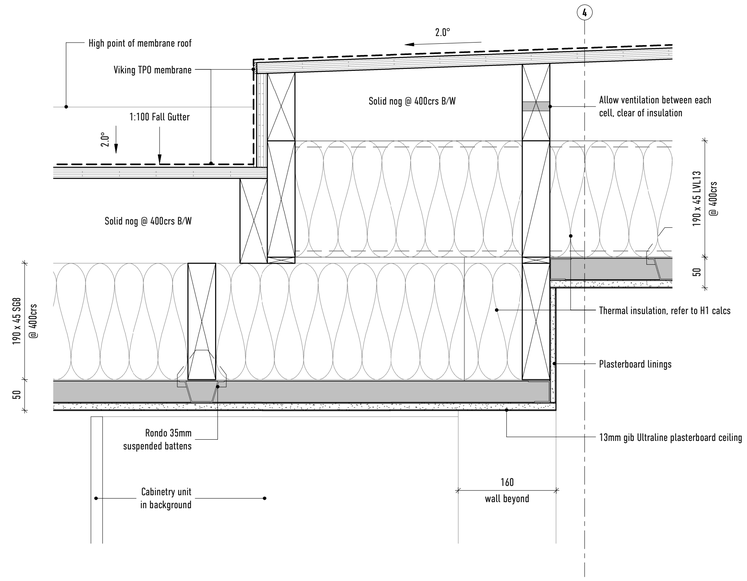
A5.2

A1 scale shown / A3 half scale



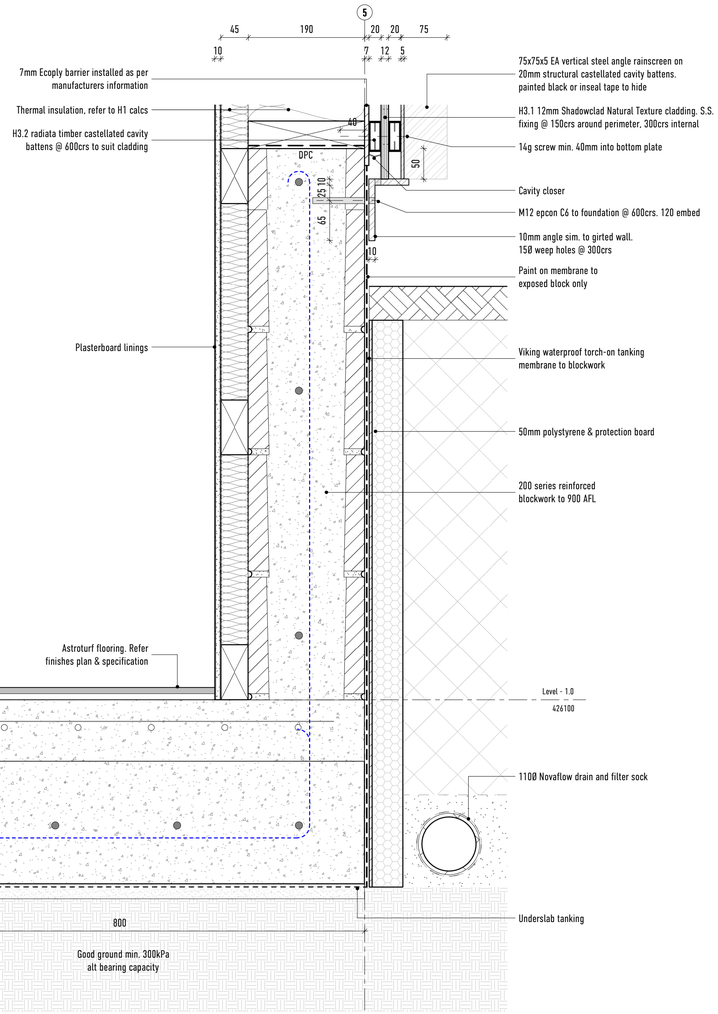
UB Fascia @ flat roof / sliding door head

1 A4.2 Scale 1 : 5



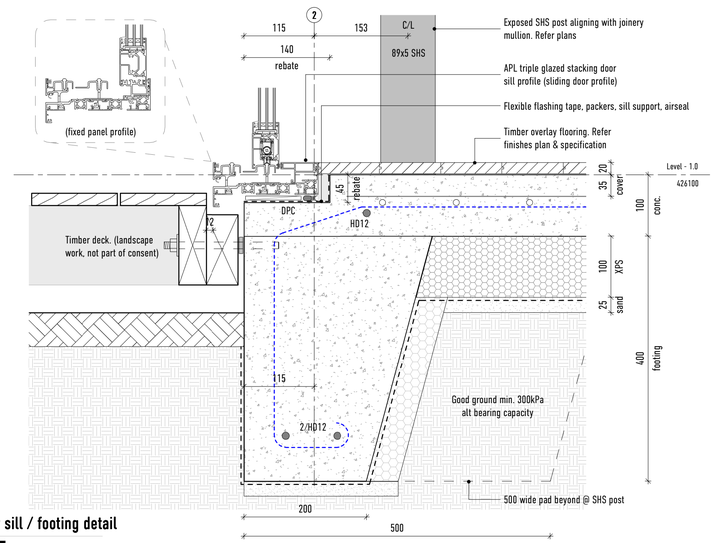
Step in membrane roof

2 A4.2 Scale 1 : 5



NOTES

Where structural steel penetrates claddings, a waterproof flange will be required - if this is not specifically detailed in this project, Builder to seek instruction from Designer prior to commencing



Sliding door sill / footing detail

3 A4.2 Scale 1 : 5

Block upstand wall / foundation detail

4 A4.3 Scale 1 : 5

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A

Date 13/10/2026 8:36:01 am

Job no. 26.01

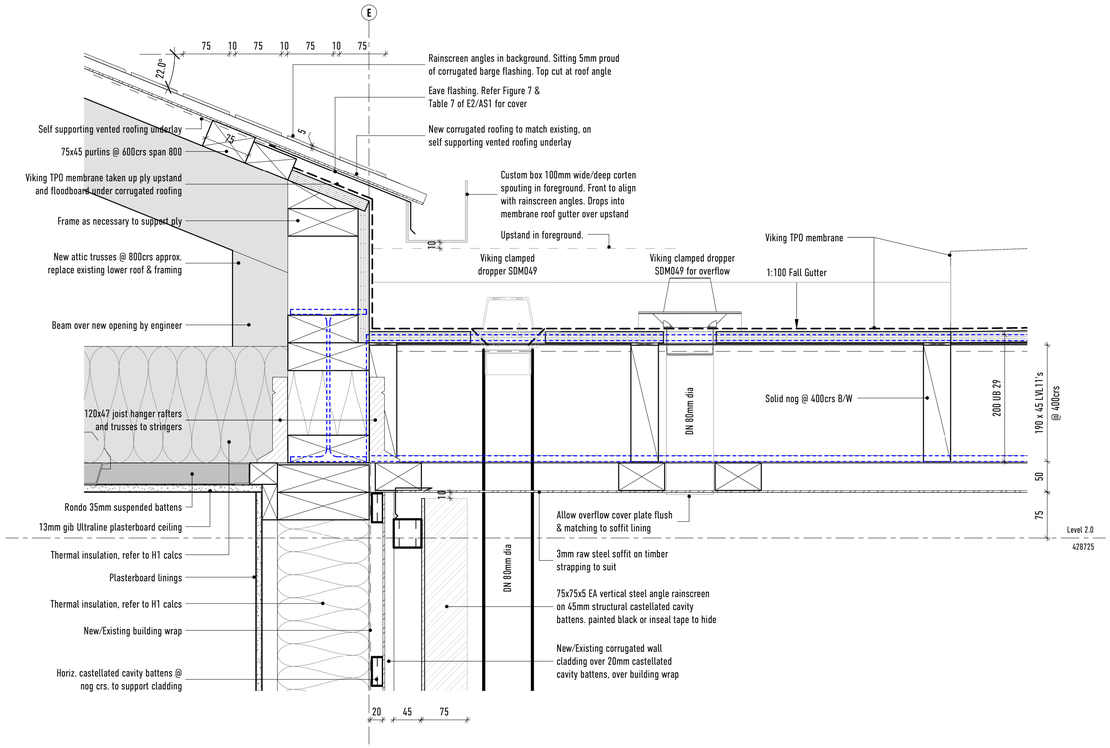
Details

A5.3

A1 scale shown / A3 half scale

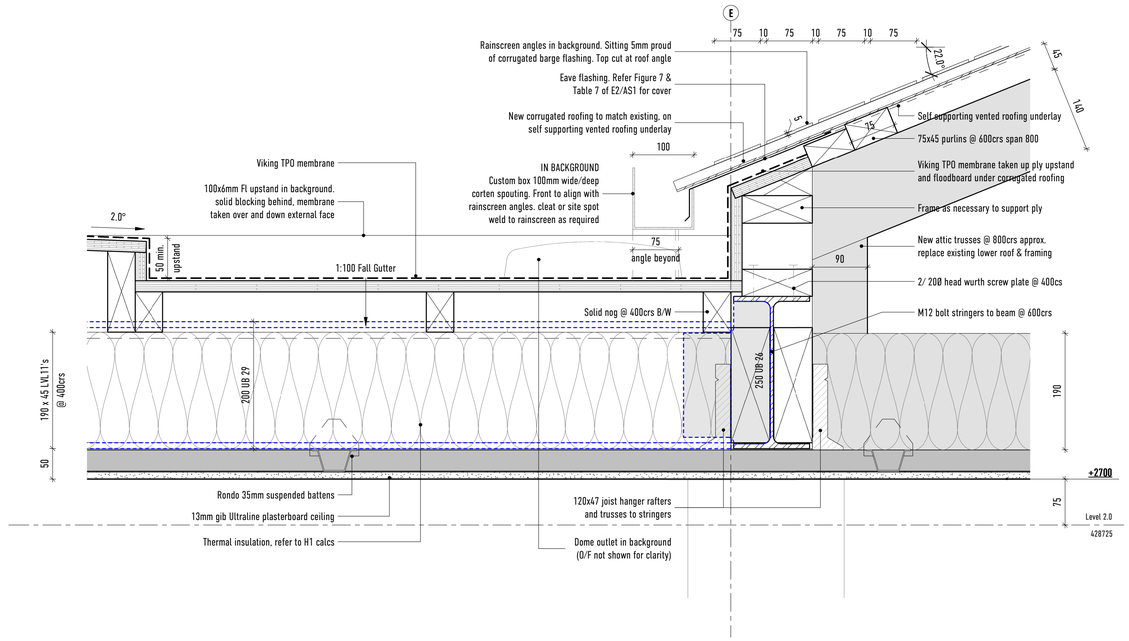
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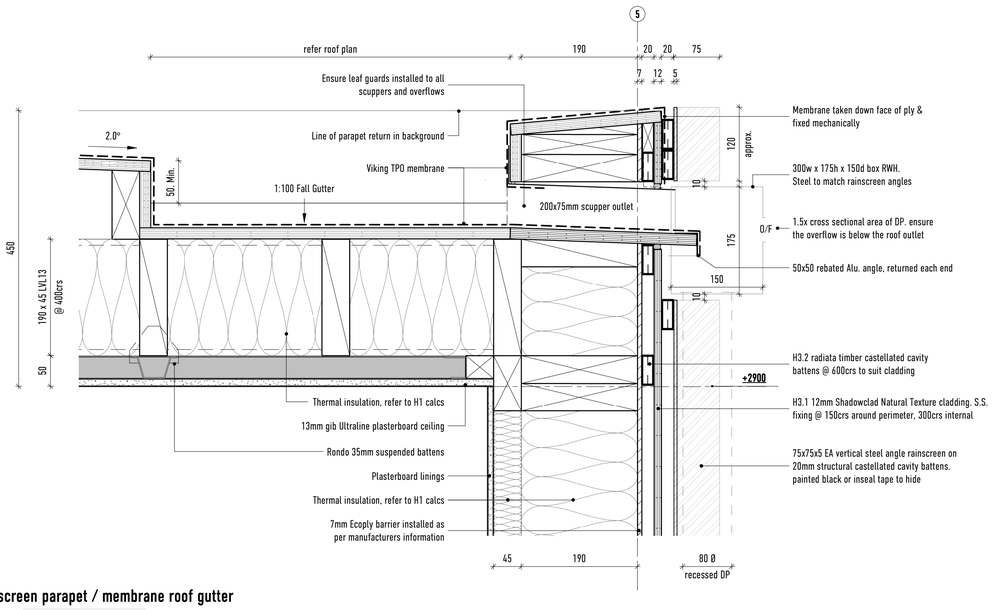
Corrugate to membrane roof @ soffit

1 A4.0 Scale 1 : 5



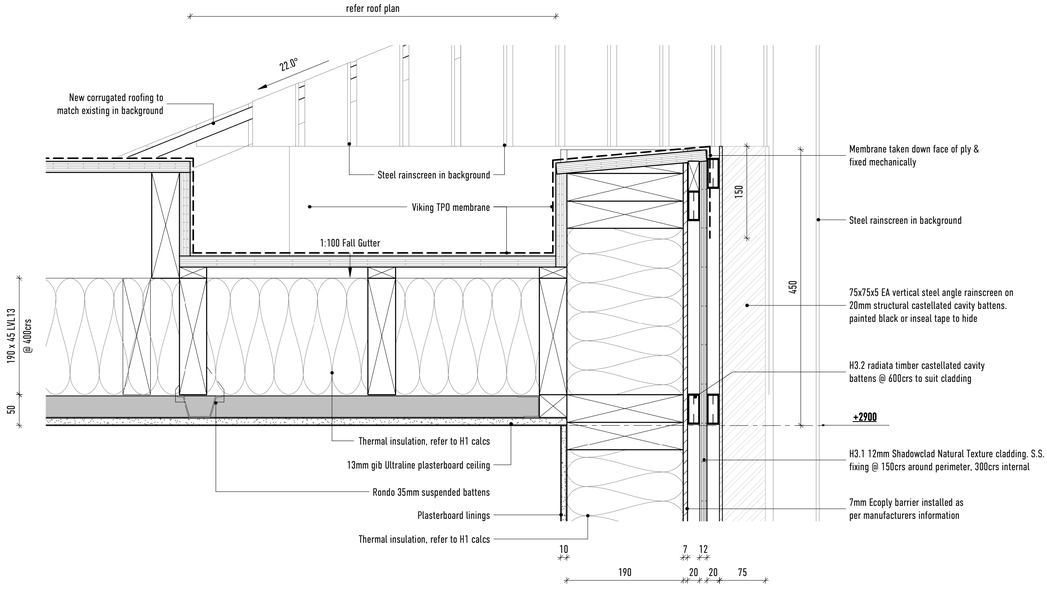
Corrugate to membrane roof junction

2 A4.0 Scale 1 : 5



Rainscreen parapet / membrane roof gutter

3 A4.2 Scale 1 : 5



Rainscreen parapet @ sloped barge

4 A4.1 Scale 1 : 5

NOTES

Where structural steel penetrates claddings, a waterproof flange will be required - if this is not specifically detailed in this project, Builder to seek instruction from Designer prior to commencing

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A

Date 13/10/2026 8:36:22 am

Job no. 26.01

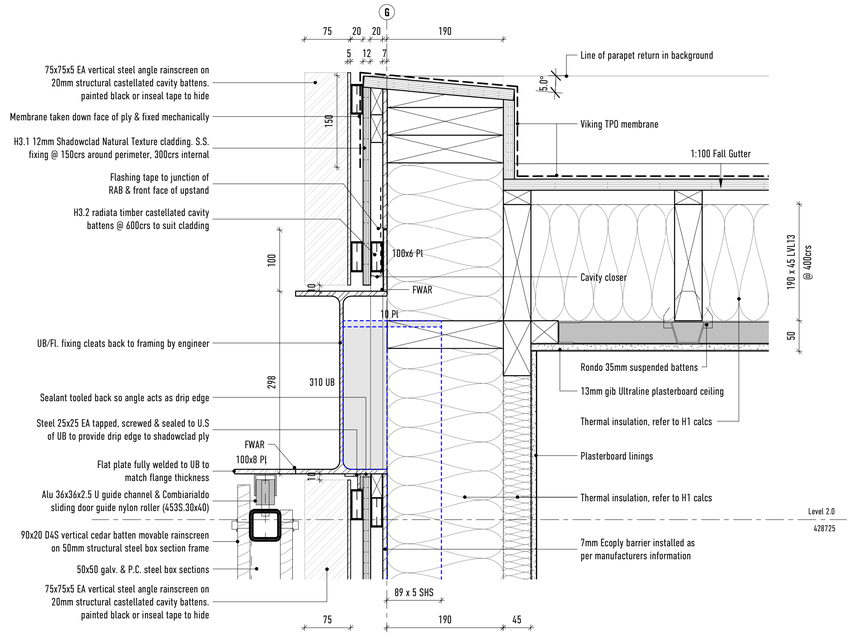
Dravitzki Brown ARCHITECTS

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Details

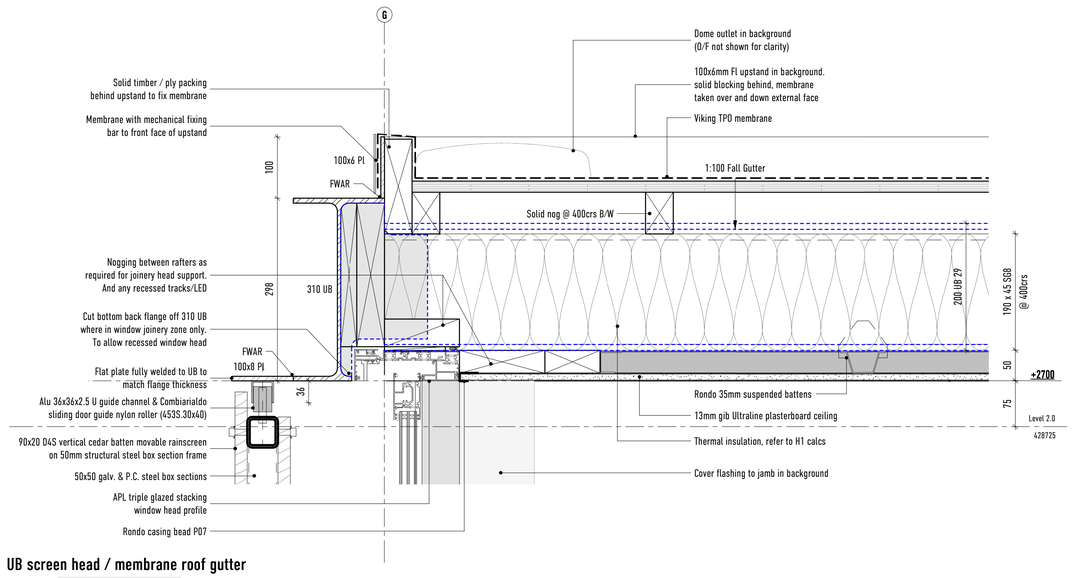
A5.4

A1 scale shown / A3 half scale



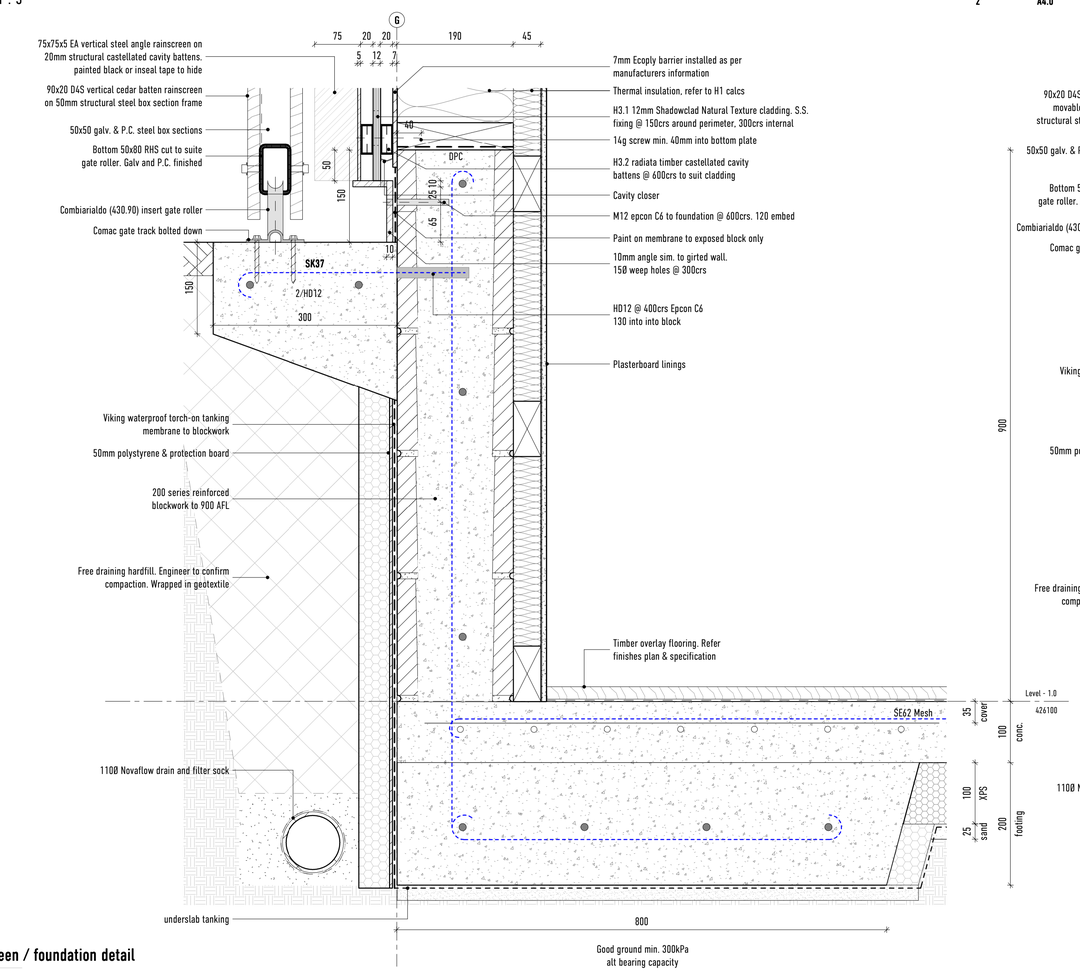
Rainscreen parapet / UB screen head

1 A4.1 Scale 1 : 5



UB screen head / membrane roof gutter

2 A4.0 Scale 1 : 5



Block upstand wall & screen / foundation detail

3 A4.1 Scale 1 : 5

Block upstand @ window sill & screen

4 A4.0 Scale 1 : 5

NOTES

Where structural steel penetrates claddings, a waterproof flange will be required - if this is not specifically detailed in this project, Builder to seek instruction from Designer prior to commencing

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A

Date 13/10/2026 8:36:31 am

Job no. 26.01

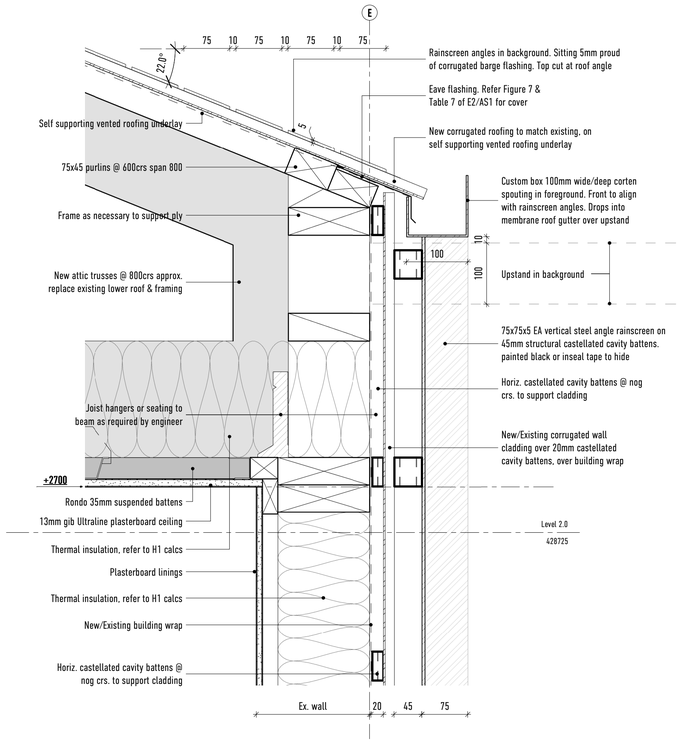
Dravitzki Brown ARCHITECTS

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Details

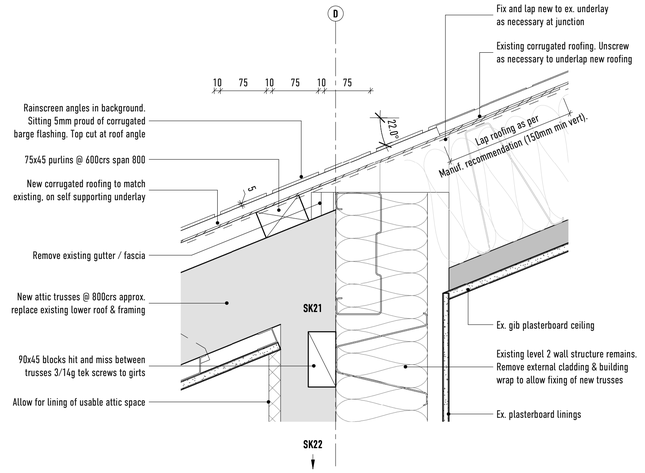
A5.5

A1 scale shown / A3 half scale



Corrugate roof @ rainscreen gutter

1 A4.3 Scale 1 : 5

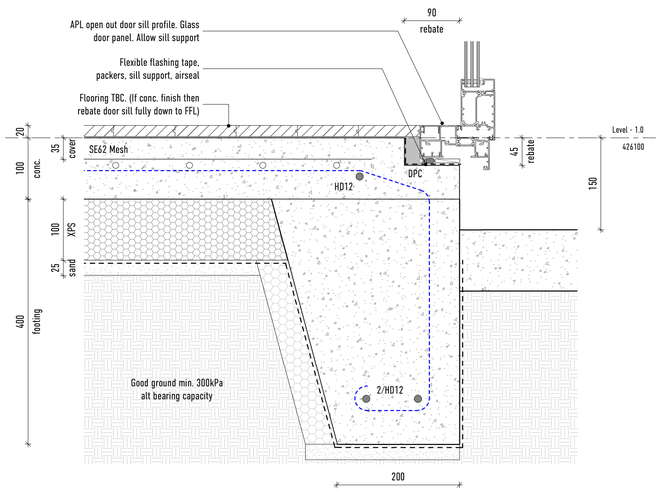


Corrugate to ex. corrugate roof junction

2 A4.0 Scale 1 : 5

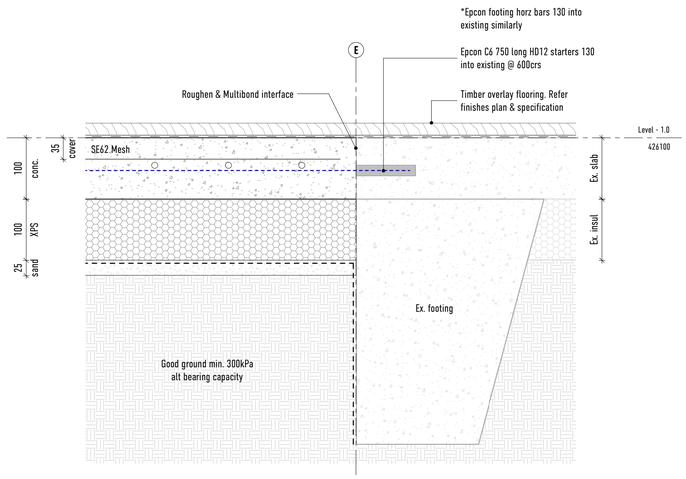
NOTES

Where structural steel penetrates claddings, a waterproof flange will be required - if this is not specifically detailed in this project, Builder to seek instruction from Designer prior to commencing



Door sill / footing detail

3 A4.1 Scale 1 : 5



Existing to new footing junction

4 A4.0 Scale 1 : 5

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A

Date 13/10/2026 8:36:42 am

Job no. 26.01

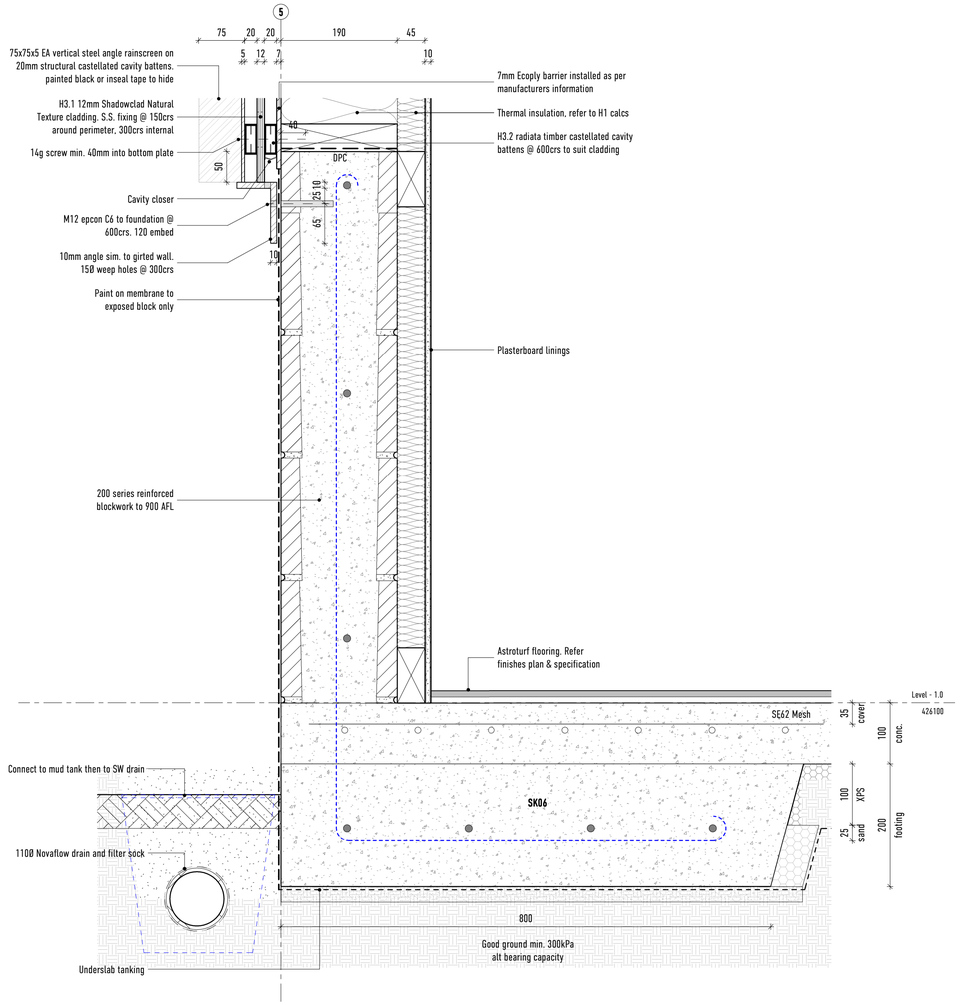
Dravitzki Brown ARCHITECTS

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Details

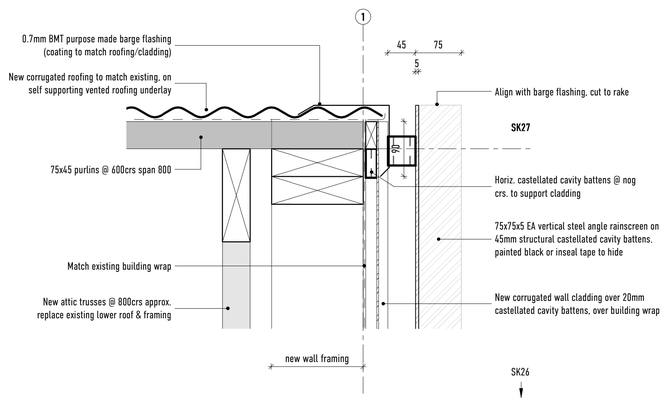
A5.6

A1 scale shown / A3 half scale



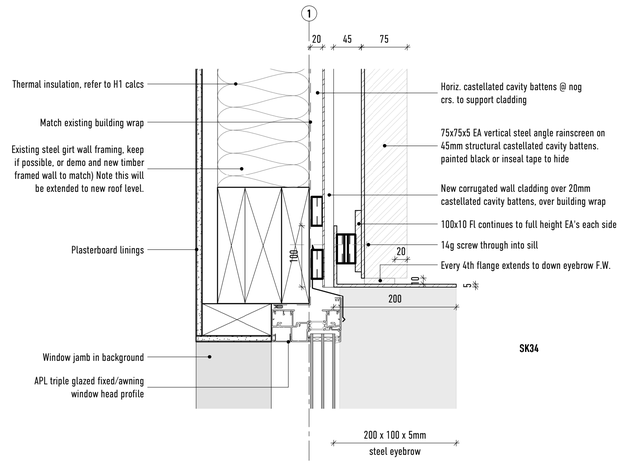
Block upstand wall / foundation with sump

1 A4.2 Scale 1 : 5



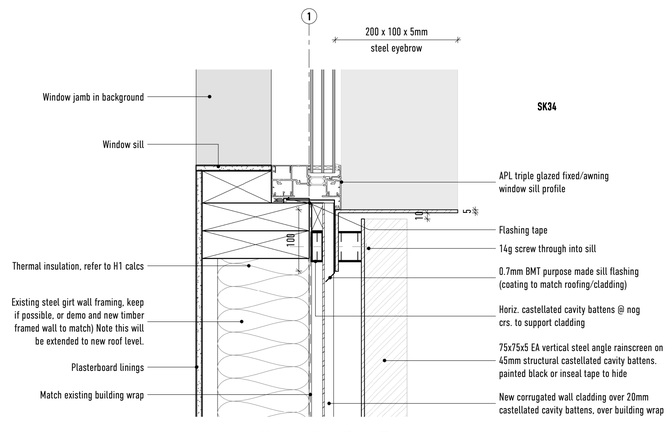
Rainscreen cladding / corrugate roof barge

2 A4.0 Scale 1 : 5



Window head + eyebrow / rainscreen cladding

3 A4.2 Scale 1 : 5



Window sill + eyebrow / rainscreen cladding

4 A4.2 Scale 1 : 5

NOTES

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A

Date 13/10/2026 8:36:51 am

Job no. 26.01

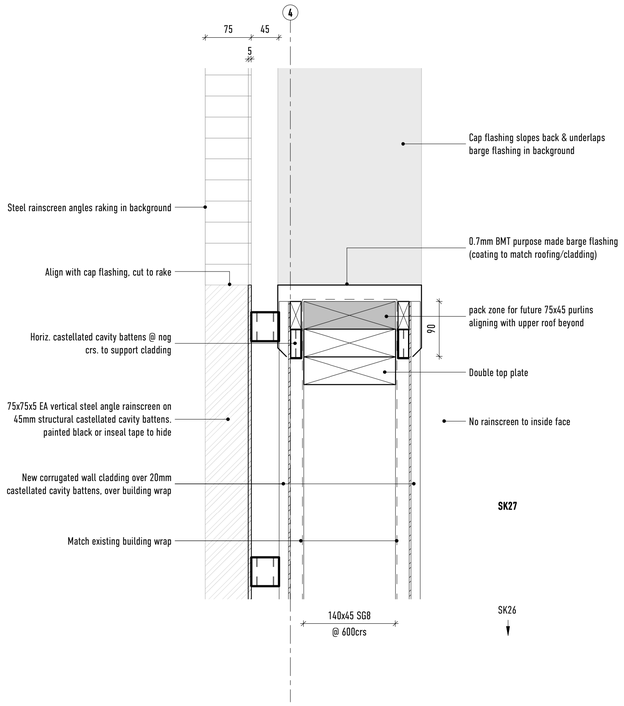
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Details

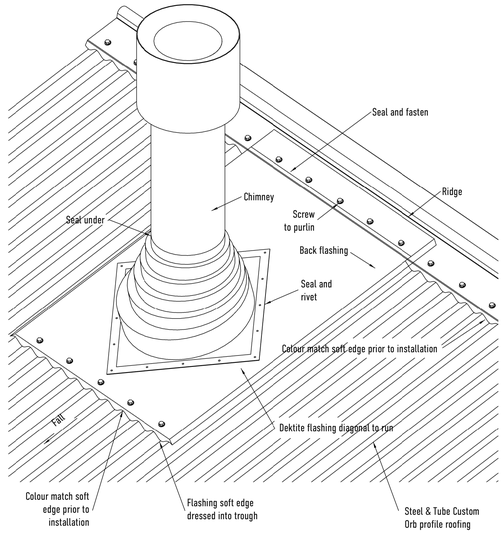
A5.7

A1 scale shown / A3 half scale



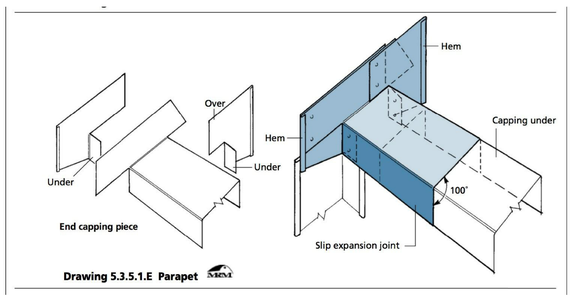
Rainscreen cladding / fin wall

1 A3.2 Scale 1 : 5



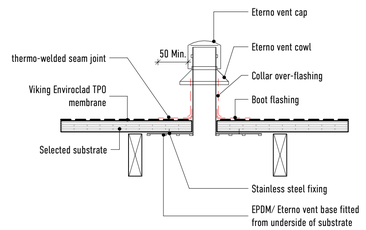
Flue penetration detail

2 A2.6 Scale 1 : 10



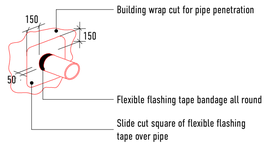
Saddle flashing perspective

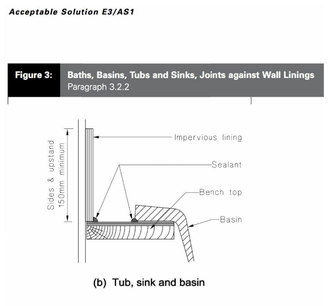
3 Scale 1 : 10



Penetration perspectives

4 Scale 1 : 5





Internal details - plumbing fixture wall junction

5 Scale 1 : 5

NOTES

Hunter Rd Renovations

56 Hunter Rd, Dalefield

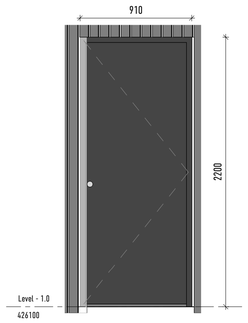
Issue A
Date 13/10/2026 8:36:59 am
Job no. 26.01

Dravitzki Brown ARCHITECTS

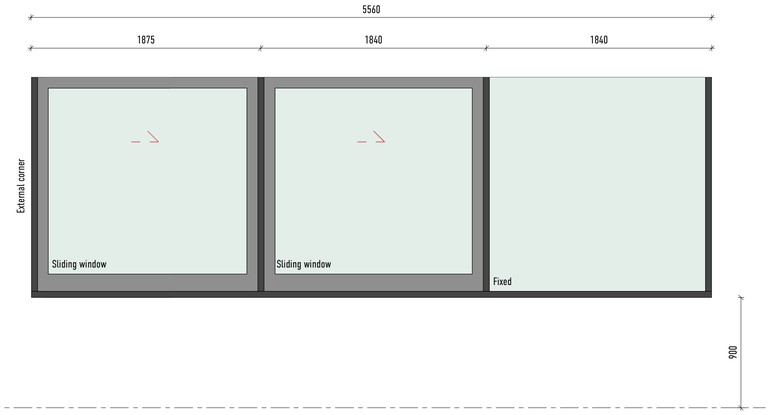
Copyright Dravitzki Brown Architects 2026

Details
A5.10

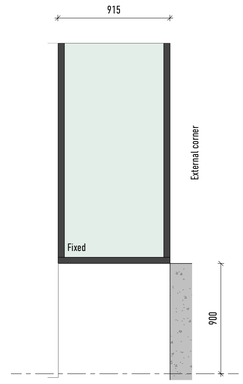
A1 scale shown / A3 half scale



JE.01

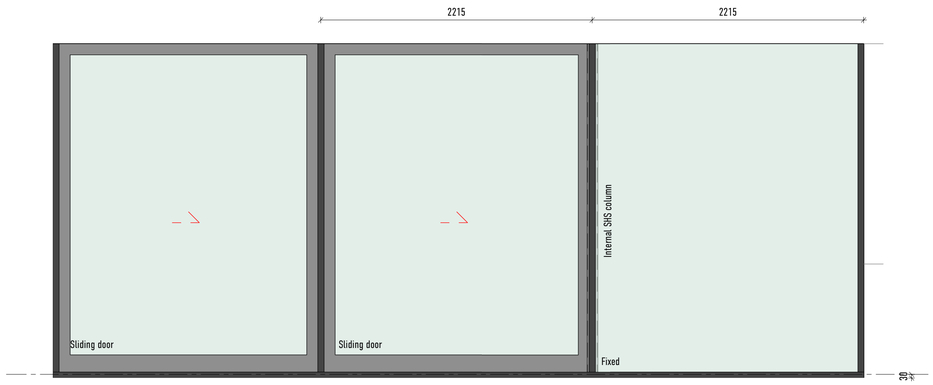


JE.02

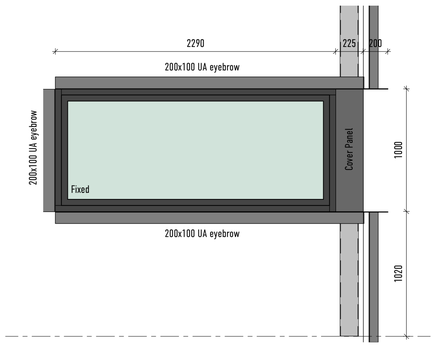


JE.03

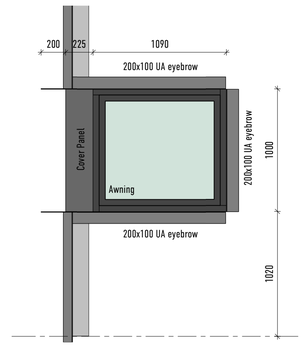
Frame	Alu. frame as specified	Alu. frame as specified	Alu. frame as specified
Finish	Powdercoated to selected colour	Powdercoated to selected colour	Powdercoated to selected colour
Glazing	n.a	Triple glazed IGU / Type A safety glass	Triple glazed IGU / Type A safety glass
	n.a	Glass thickness to suit size & weight	Glass thickness to suit size & weight
Liners / Facing	As detailed	As detailed	As detailed
Hardware	As specified	As specified	As specified
Others	Hinged Door	Stacking Windows & Fixed Glazing	Fixed Glazing?
	Panel- TBC		



JE.04



JE.06



JE.05

Frame	Alu. frame as specified	Alu. frame as specified	Alu. frame as specified
Finish	Powdercoated to selected colour	Powdercoated to selected colour	Powdercoated to selected colour
Glazing	Triple glazed IGU / Type A safety glass	Triple glazed IGU / Type A safety glass	Triple glazed IGU / Type A safety glass
	Glass thickness to suit size & weight	Glass thickness to suit size & weight	Glass thickness to suit size & weight
Liners / Facing	As detailed	200x100 UA top, bottom and side	200x100 UA top, bottom and side
Hardware	As specified	As specified	As specified
Others	Stacking Doors & Fixed Glazing	Fixed Glazing	Awning Window
		Cover panel over corner cladding	Cover panel over corner cladding

WARNING - MANUFACTURER MUST CONFIRM ALL DIMENSIONS ON SITE BEFORE COMMENCING

s denotes grade a safety glazing

Aluminium window construction to AS/NZS 4211:2008 Amendment 1.
Glazing to NZS 4223:2016 Part 3.

Double glazed, thermally broken suite, with thermally improved spacers. Manufactuer must provide evidence of construction R-value (ie frames and glass) exceeding R0.5 for each and every window within the thermal envelope.

All fixtures and hardware to be supplied by door/window manufacture - selection by Dravitzki Brown Architecture.

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A
Date 13/10/2026 8:37:04 am
Job no. 26.01

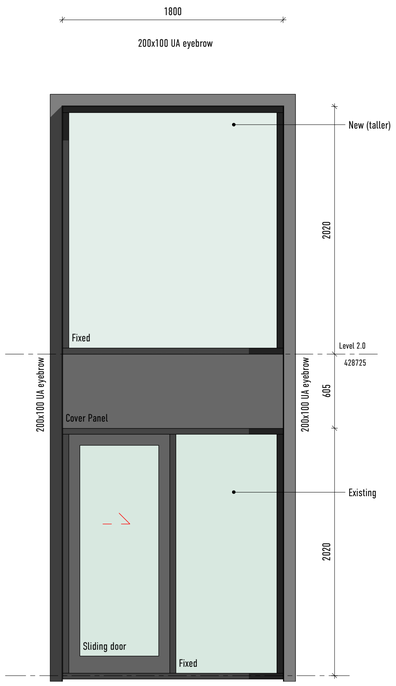
Dravitzki Brown
ARCHITECTS

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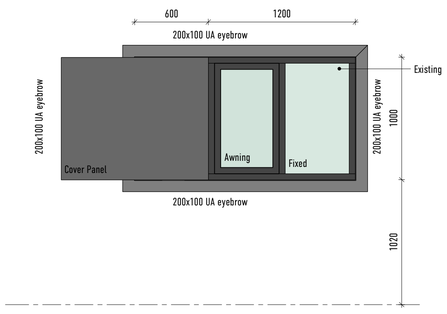
External Opening Schedule

A6.1

A1 scale shown / A3 half scale



JE.07



JE.08

Frame	Alu. frame as specified	Alu. frame as specified
Finish	Powdercoated to selected colour	Powdercoated to selected colour
Glazing	Triple glazed IGU / Type A safety glass	n.a
	Glass thickness to suit size & weight	n.a
Liners / Facing	200x100 UA top and sides	200x100 UA top, bottom and sides
Hardware	As specified	As specified
Others	Sliding Door L02 replaced with Fixed Glazing	Ex. Awning Window & Fixed Glazing
	New Window head moved up to 2360 (junction with sloping ceiling)	Cover panel over existing cladding

WARNING - MANUFACTURER MUST CONFIRM ALL DIMENSIONS ON SITE BEFORE COMMENCING

s denotes grade a safety glazing

**Aluminium window construction to AS/NZS 4211:2008 Amendment 1.
Glazing to NZS 4223:2016 Part 3.**

Double glazed, thermally broken suite, with thermally improved spacers. Manufactuer must provide evidence of construction R-value (ie frames and glass) exceeding R0.5 for each and every window within the thermal envelope.

All fixtures and hardware to be supplied by door/window manufacture - selection by Dravitzki Brown Architecture.

Hunter Rd Renovations

56 Hunter Rd, Dalefield

Issue A
Date 13/10/2026 8:37:07 am
Job no. 26.01

Dravitzki Brown
ARCHITECTS

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External Opening Schedule

A6.2

A1 scale shown / A3 half scale