Dowman Residence

Lot 4 Orchard Park, Wanaka, 9305

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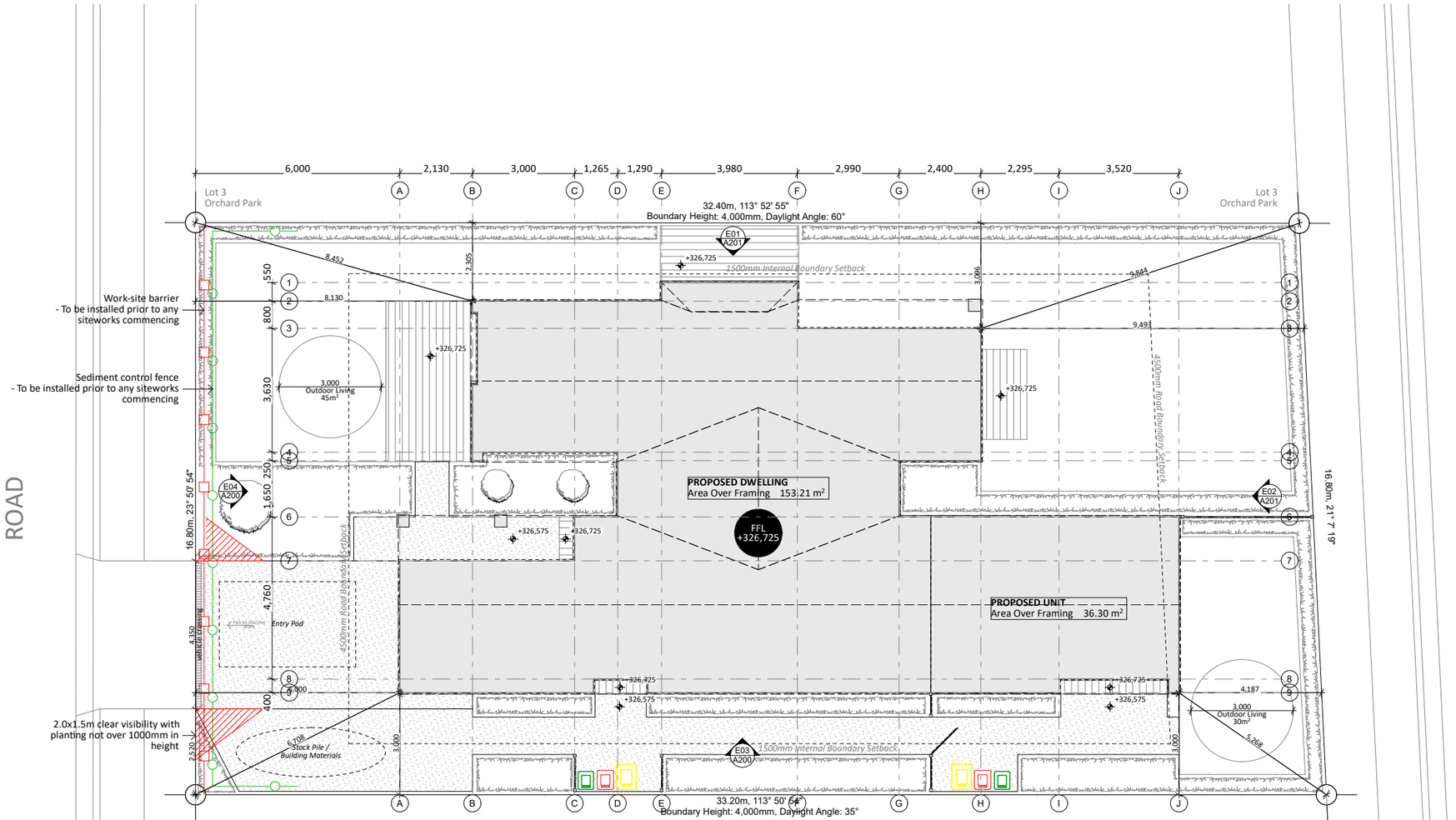
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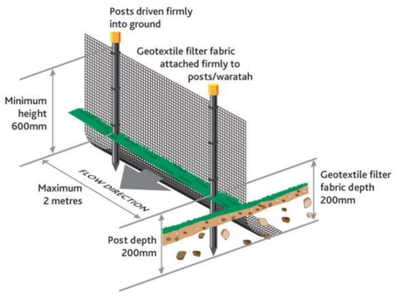
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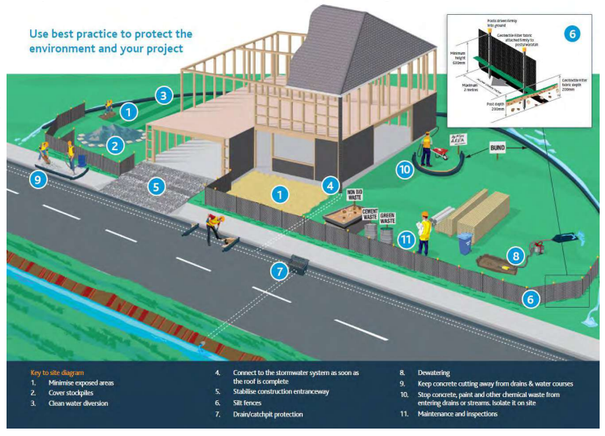
Cover Page



RESERVE



Example of Best Practice Construction Environmental Management:



NORTH

PROJECT INFO:

Address:	Lot 4 Orchard Park Wanaka
Legal Description:	Lot 4 DP 300773
Title:	-
Site Area:	550m² (more or less)
Building Area:	(Main House): 153.21m² incl cladding: 155.50m² (Unit): 36.31m² incl cladding: 37m² Eave over 0.6m: 6.68m² Total = 199.18m² (incl cladding + Eave)
Site Coverage:	36.21% (45% Permitted)
Planning Zone:	Medium Density Residential A (PDP)
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	B
Sea Spray Zone:	No
Climate Zone:	6

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per QLDC District Plan
- BUILDINGS / PROPOSED BUILDINGS
  - Confirm FFL on site
- Driveway / Paved Area
  Sealed Concrete
  - 1:100min falls as shown, typically away from dwelling
  - finish to have slip resistance to comply with NZBC D1/AS1

SITE PLAN GENERAL NOTES

Contractor to confirm all dimensions on site.

All drawings to be read in conjunction with engineering/ consultants documentation.

Confirm all existing services on site.

Contractor to confirm with designer if there is a conflict between consultant documentation and accepts liability for decisions made without consultation.

All unpaved areas are to be a minimum of 225mm below Finished Floor Level. Paved areas to be a minimum of 150mm.

SEDIMENT CONTROLS

Sediment controls to be taken during the construction process. To be read in conjunction with QLDC Guidance Document Earthworks.

Provide stabilized entry pad & wash down area for contractor vehicles in accordance with ECAN sediment control for small sites.

A runoff diversion bund will be included in the site access way if required.
All sediment on footpaths and roads to be removed as soon as practicable.

All sediment control measures & structures are to be installed prior to major earthworks and are to be checked and maintained daily as required.

All ground cover vegetation and trees outside the immediate building area to be preserved during the building phase.

Stockpiles (if any) to be covered with an impervious sheet.

Roof water downpipes to be connected to the permanent underground stormwater drainage system as soon as practical after the roof is laid.

Person responsible for implimentation and maintenance is Main Contractor TBC

SEDIMENT CONTROL FENCE:
Refer to QLDC Guidance Document Earthworks

Sediment control fence:

WORK-SITE BARRIERS

Work-site barriers to be installed in accordance with NZBC F5/AS1 Table 1, all work-site barriers to be erected prior to commencement of works.

Work-site Barrier:

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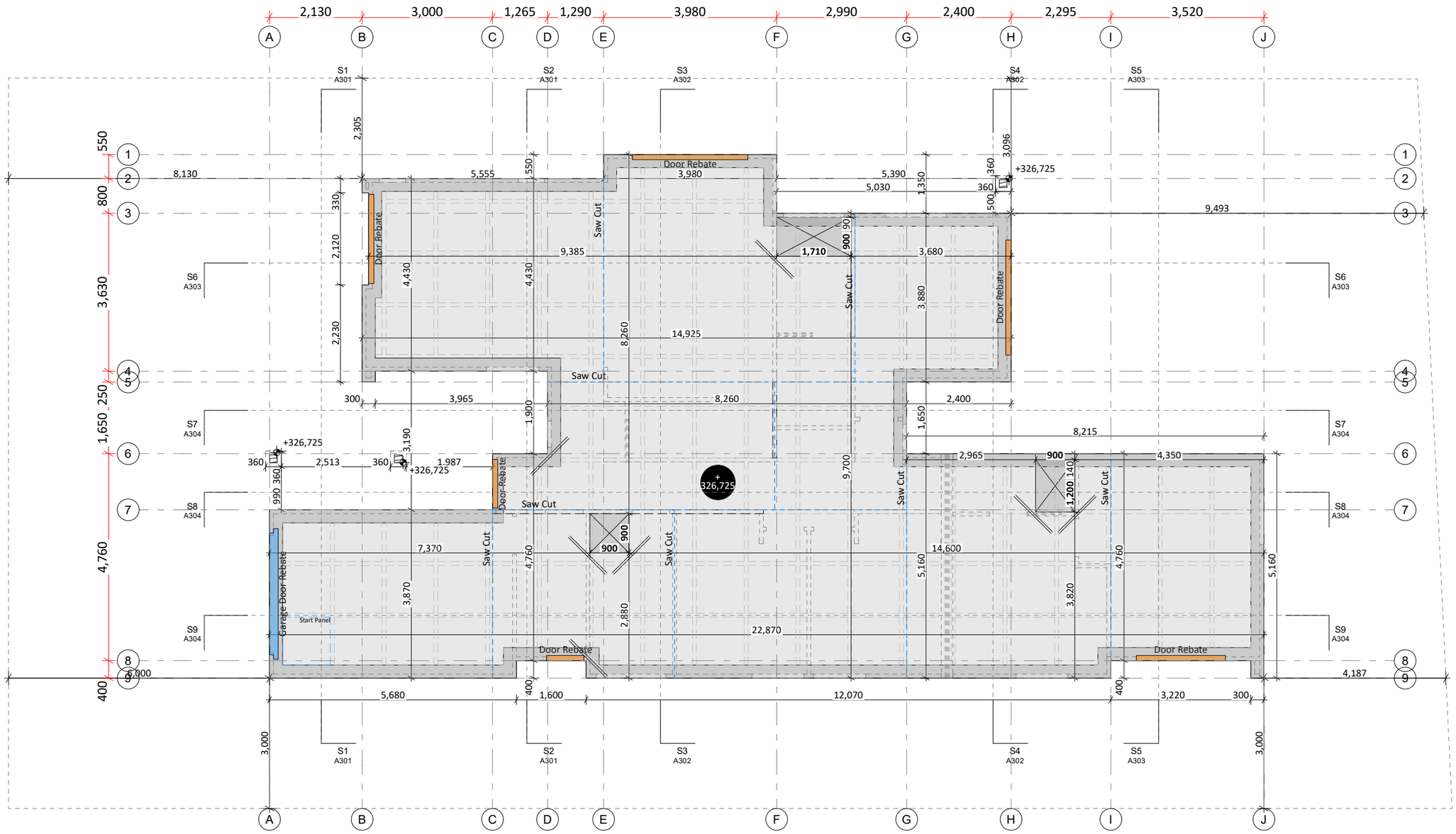
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Site Plan

A001



NORTH

LEGEND SLAB

Allied Superslab Concrete Foundation
+ QuickEdge Slab Edge Insulation
- Refer to Manfacturers document for further detail
- 85mm thick slab (min) with required mesh 30mm top cover on 1100x1100x220 thick polystyrene infill panels on DPM
- 300mm wide perimeter footing, 400mm wide footing to suit Garage rebate

Line of Load Bearing Wall
- 300mm wide internal thickening

Line of wall framing

50mm Shower Rebate

Start Panel

2x HD12 2000mm long at internal corners

0.45 x 0.45 x 1.2m Post Footing
Prolam Post PLPH5-200 (180x180mm)

LEGEND - JOINERY REBATES

120x30mm Rebate - Confirm with Window / Door Manufacturer for size
- Refer to Joinery Sill Details

200x50mm Garage Door Rebate - Confirm with Garage Door Manufacturer for size
- Refer to Garage Door Sill Detail

Foundation and Drainage Plan **must** be read in conjunction with **Wall Framing Plan** for Rebate placement.

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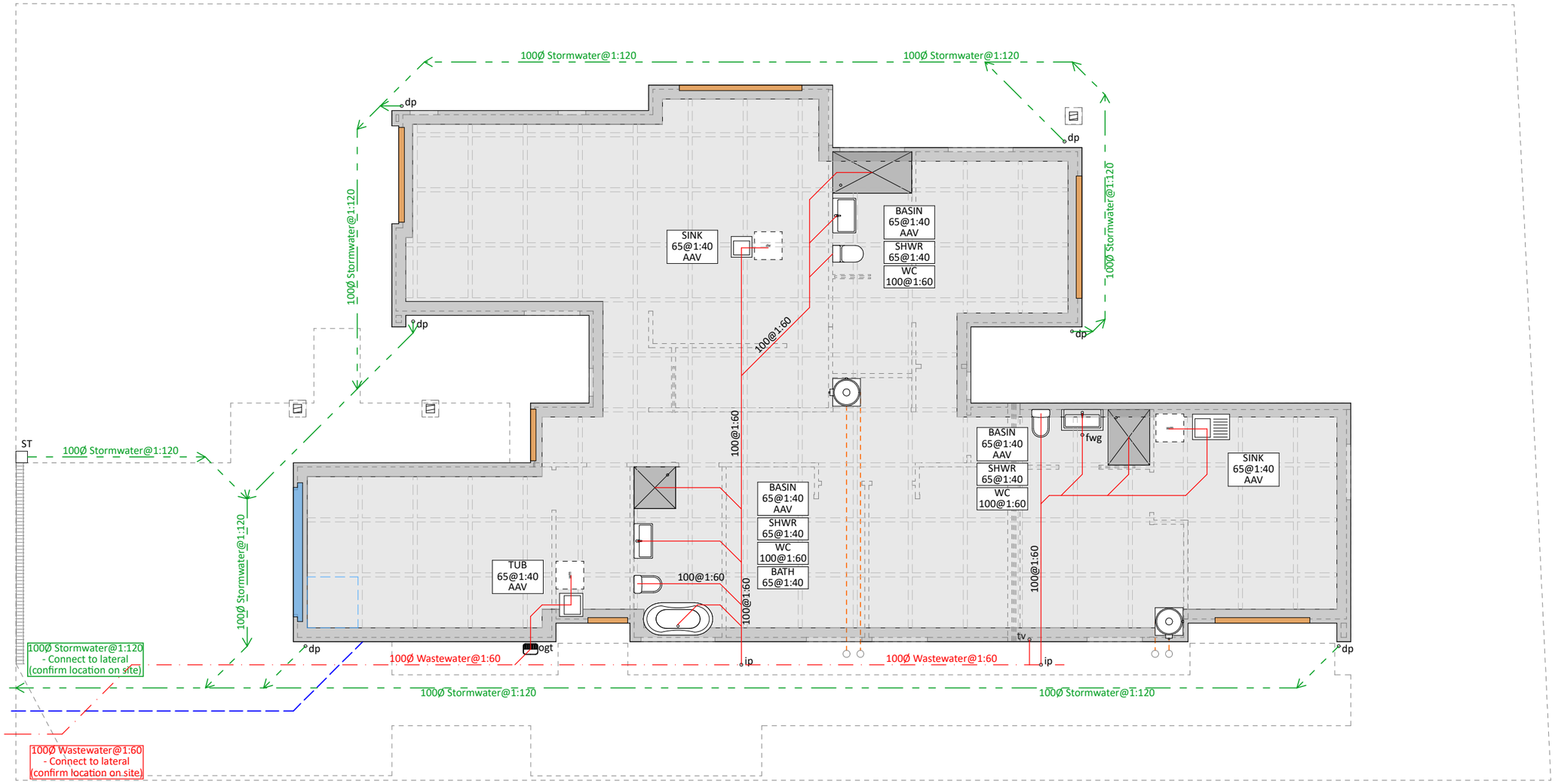
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Foundation Plan

A101



NORTH

LEGEND SLAB

Allied Superslab Concrete Foundation
+ QuickEdge Slab Edge Insulation
- Refer to Manfacturers document for further detail
- 85mm thick slab (min) with required mesh 30mm top cover on 1100x1100x220 thick polystyrene infill panels on DPM
- 300mm wide perimeter footing, 400mm wide footing to suit Garage rebate

Line of Load Bearing Wall
- 300mm wide internal thickening

Line of wall framing

50mm Shower Rebate

Start Panel

2x HD12 2000mm long at internal corners

0.45 x 0.45 x 1.2m Post Footing
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- Refer to Joinery Sill Details

200x50mm Garage Door Rebate - Confirm with Garage Door Manufacturer for size
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Foundation and Drainage Plan **must** be read in conjunction with **Wall Framing Plan** for Rebate placement.

LEGEND - PLUMBING & DRAINAGE

ogt Overflow Reflief Gully trap

tv Terminal vent (50mm dia)

ip Inspection Point

dp Downpipe Connection

fwg Floor Waste Gully trap

T1 NZBC E1/AS1 Type 1 Sump

HWC x2 300L Hot Water Cylinder - Installed to manufactures specfications (Seismic restraints as per details)

GENERAL NOTES

1. Contractor to install all new plumbing fixtures & appliances to manufacturers specifications.

2. In wall 20mm plywood blocking at all sink, wall sconce, & accessory locations. Contractor to provide all blocking as required for proper installation of item.

3. Support and Thermal Movement of Foul Water Drainage system to AS/NZS 3500.

SANITARY FIXTURES

Basin	65mm	1:40 Gradient
Bath	65mm	1:40 Gradient
Washing Machine	65mm	1:40 Gradient
Dishwasher	65mm	1:40 Gradient
Kitchen Sink	65mm	1:40 Gradient
Laundry Tub	65mm	1:40 Gradient
Shower	65mm	1:40 Gradient
WC	100mm	1:60 Gradient
Stormwater	85mm	1:90 Gradient
	100mm	1:120 Gradient
	150mm	1:200 Gradient

PLUMBING NOTES

Allow plumbing connection for dishwasher into sink.

Allow plumbing connection for washing machine into laundry tub.

Sinks to have integrated overflow drains & flow restrictions fitted to tap.

HWC NOTES

HWC to have safe tray. Safetray to have 40mm @1:40 pipe with vermin flap to termination point outside building envelope/foundation.

Relief value drain minimum diameter of the same size as the valve outlet and to have a continuous fall from the relief valve to the outlet to exit from the edge of the slab in a visible location.
Pipe to be copper, as per G12/AS1.

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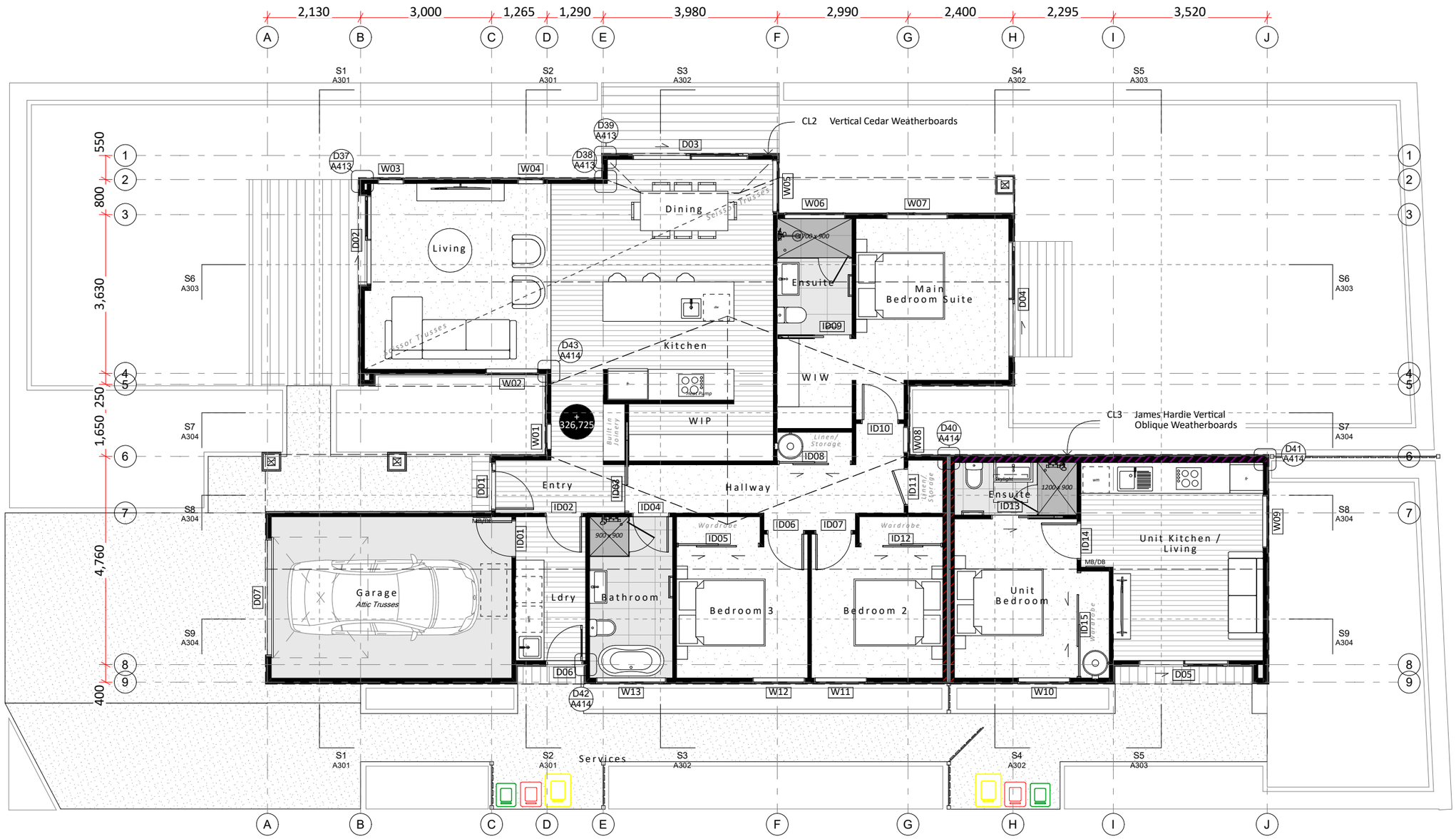
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Drainage Plan

A102



NORTH

GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with NZBC D1/AS1/ table 2.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

Refer to Door and Window schedules for lintel sizes.

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer NZBC G4/AS1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

Smoke alarms - Cavius Smoke Alarm, Wireless interconnected type 1 domestic alarms to be installed to NZBC F7/AS1 with hush facility

All exposed fixings to be stainless steel

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to furnish and install all hardware unless noted otherwise.

Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall sconce and accessory locations.

LEGEND

CL2 **Vertical Cedar Weatherboards**
JSC Vertical Timber weatherboards 18.5mm on 20mm cavity battens over selected building wrap

CL3 **James Hardie Vertical Oblique Weatherboards**
14mm James Hardie Vertical Oblique weatherboards on 20mm cavity battens with building wrap.
Colour: Element (LRV 6%)

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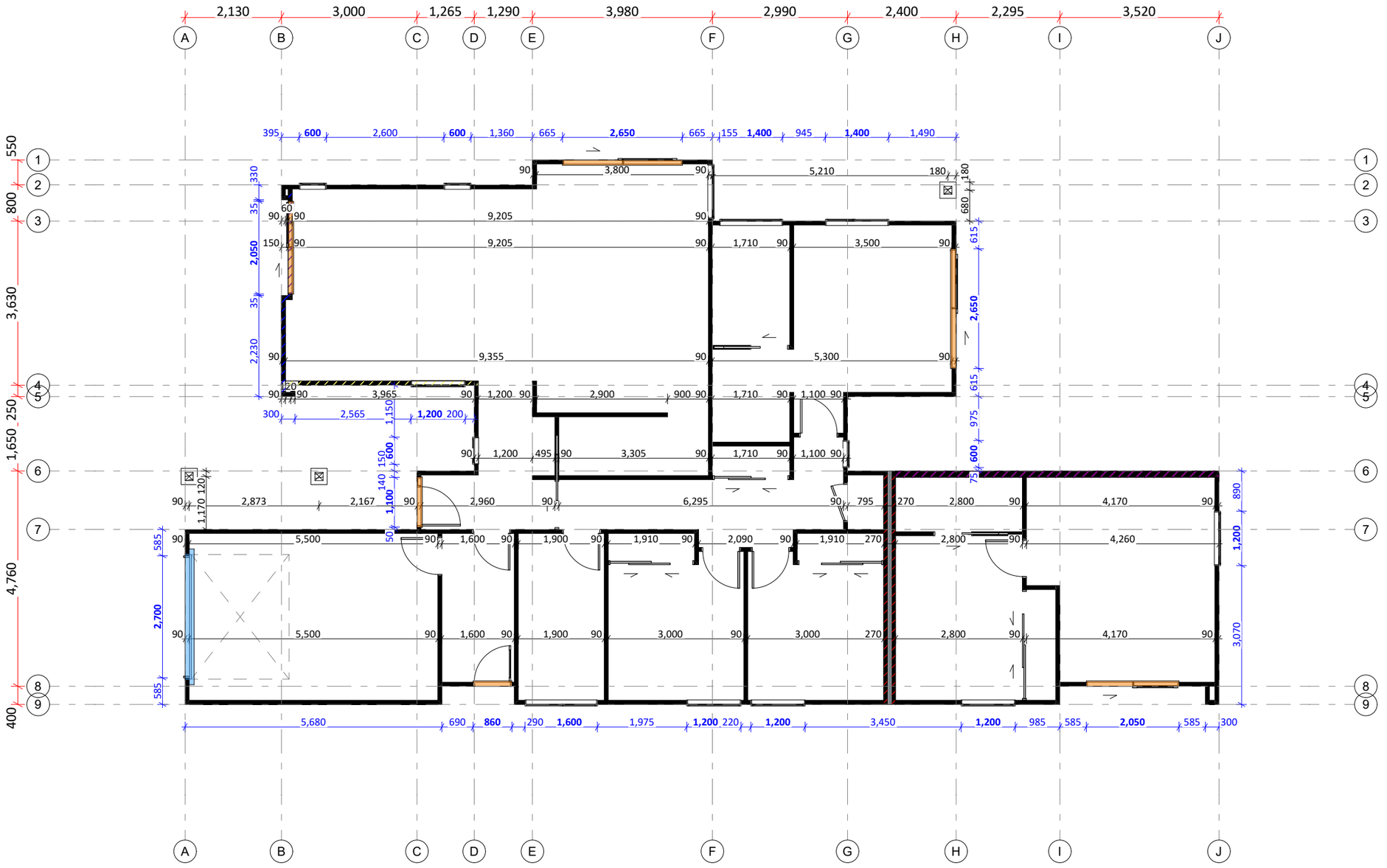
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Floor Plan

A101



NORTH

LEGEND - JOINERY REBATES

120x30mm Rebate - Confirm with Window / Door Manufacturer for size
- Refer to Joinery Sill Details

200x50mm Garage Door Rebate - Confirm with Garage Door Manufacturer for size
- Refer to Garage Door Sill Detail

Foundation and Drainage Plan **must** be read in conjunction with **Wall Framing Plan** for Rebate placement.

WALL NOTES:

Internal timber framed walls to be **90x45mm** H1.2 SG8 timber, studs @ **600mm** crs, dwangs @ 800mm crs.

External timber framed walls to be **90x45mm** H1.2 SG8 timber, studs @ **600mm** crs, 90x45mm SG8 H1.2 dwangs @ 800mm crs, unless noted otherwise.

Max 2.7m High: External timber framed walls to be **90x45mm** H1.2 SG8 timber, studs @ **400mm** crs, 90x45mm SG8 H1.2 dwangs @ 800mm crs, unless noted otherwise.

Max 3.6m High: External timber framed walls to be **90x90mm** H1.2 SG8 timber, studs @ **300mm** crs, 90x45mm SG8 H1.2 dwangs @ 800mm crs, unless noted otherwise.

Fire Wall: External timber framed walls to be **140x45mm** H1.2 SG8 timber, studs @ **600mm** crs, 140x45mm SG8 H1.2 dwangs @ 800mm crs, unless noted otherwise.

GIB Intertenancy Barrier Wall System (GBTLAB 60b)
- Timber framed walls to be **90x45mm** H1.2 SG8 timber, studs @ **600mm** crs, 90x45mm SG8 H1.2 dwangs @ 800mm crs, unless noted otherwise.

Vertical Timber Weatherboard - External timber framed walls to be **90x45mm** H1.2 SG8 timber, studs @ **600mm** crs, 90x45mm SG8 H1.2 dwangs @ **480mm** crs, unless noted otherwise.

Top Plate Fixing: Top plate to be fixed to studs @ 600mm max crs with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixing unless noted otherwise
Bottom Plate Fixing: Proprietary anchor's @ 900mm max crs with 50x50x3mm flat washer unless noted otherwise

H1 COMPLIANCE

Calculation method to be used.

WINDOW TO WALL RATIO:	House: 28 % Unit: 16 %
ROOF (TRUSS):	R7.0 (330mm) Earthwool Glasswool Ceiling Insulation
ROOF (Small):	R4.1 (195mm) Earthwool Glasswool Ceiling Insulation
ROOF (Attic):	R3.4 (110mm) Earthwool Glasswool Ceiling Insulation
WALL (90):	R2.8 Earthwool Glasswool Wall Insulation
FLOOR SLAB:	Allied Superslab Foundation + 50mm Expol SLABX200 + QuickEdge Slab Edge Insulation
GLAZING:	R0.50
SKYLIGHTS:	R0.385

Ensure there is a thermal break (strips of sheet material) on steel framing installed on the outside of the framing. The thermal break must have an R Value of atleast R0.25.
Example: Wrap steel in 10mm polystyrene, glue fixed.
Example: 20mm deep vertical thermal break 15mm wider than the stud.

Ensure boxed sections of steel framing to have insulation fitted into the concealed spaces.

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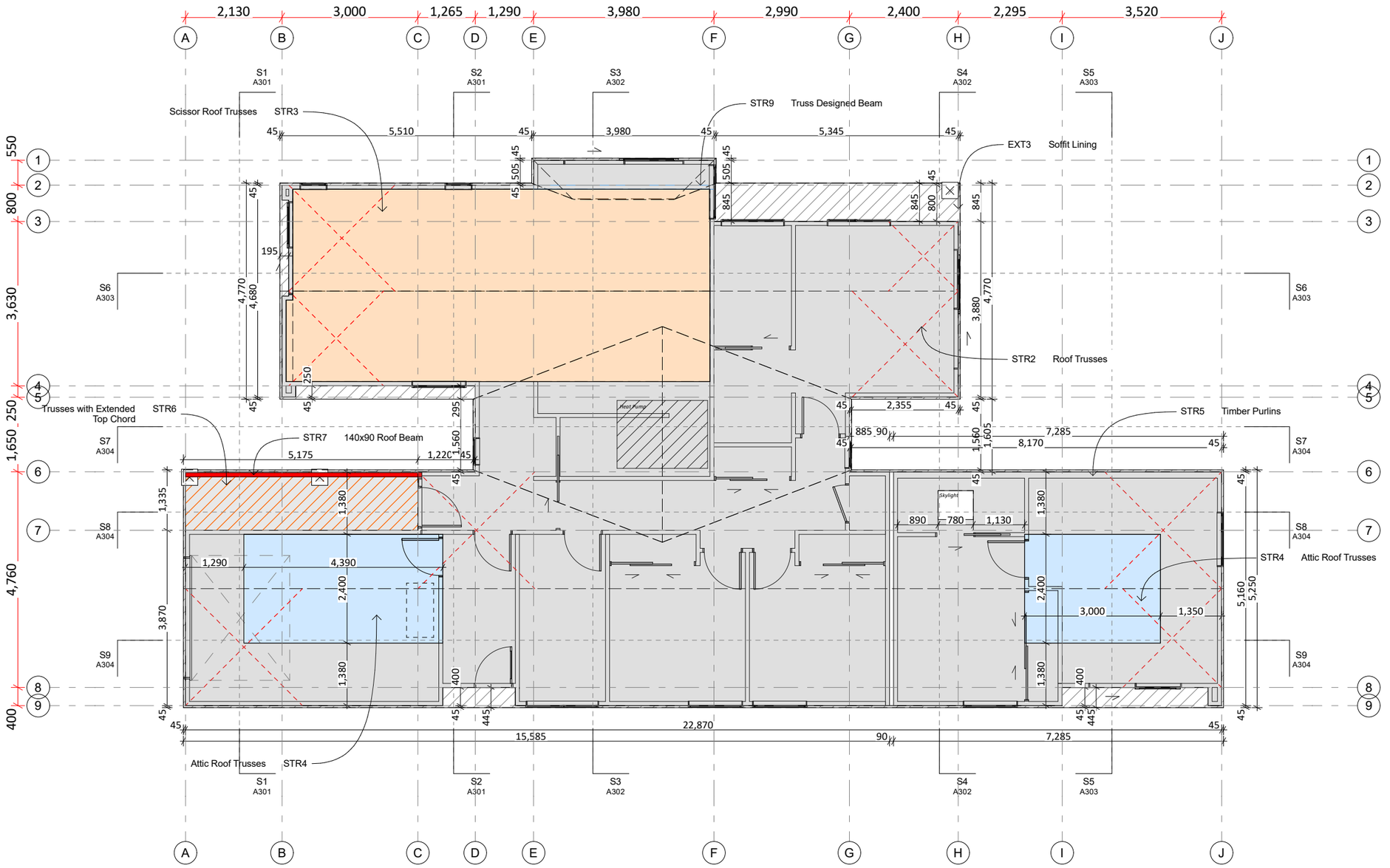
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Wall Framing Plan

A102



NORTH

ROOF BRACING NOTES:

Roof Plane bracing. As per NZS3604 2011, 10.4 A diagonally opposed pair of continuous steel strips, each having a capacity of 4.0kN in tension, fixed to each rafter that is intersected and the top plate. Refer to 10.4.2.3 and table 10.15 for fixing requirements.
- Not required at roof hip junctions
- Require atleast one roof plane or roof space diagonal brace for each 50m² of roof plan area

WALL NOTES:

Wall below

LEGEND

EXT3 — **Soffit Lining**
4.5mm James Hardie soffit lining with exposed joints on timber system at 600crs. Soffit installation to manufacturers detail / specification. Selected colour paint finish.

STR2 — **Roof Trusses**
Prefabricated roof trusses at 900 crs to manufacturers specification. Manufacturer to supply producer statement

STR3 — **Scissor Roof Trusses**
Prefabricated scissor roof trusses at 900 crs to manufacturers specification. Manufacturer to supply producer statement
- Bottom Chord 20°

STR4 — **Attic Roof Trusses**
Prefabricated attic roof trusses at 900 crs to manufacturers specification. Manufacturer to supply producer statement

STR5 — **Timber Purlins**
ex 75x50mm H1.2 Timber purlins at 900mm max crs fixed with 1 / 14g self-drilling type 17 screws, 100mm long or 5.5kn alternative fixing to truss / rafter - End purlins to be 450mm max crs (top and bottom purlin)

STR6 — **Trusses with Extended Top Chord**
Prefabricated roof trusses at 900 crs to manufacturers specification with top chord extending over opening. Manufacturer to supply producer statement

STR9 — **Truss Designed Beam**
Truss Designed timber beam, Refer to Truss Design

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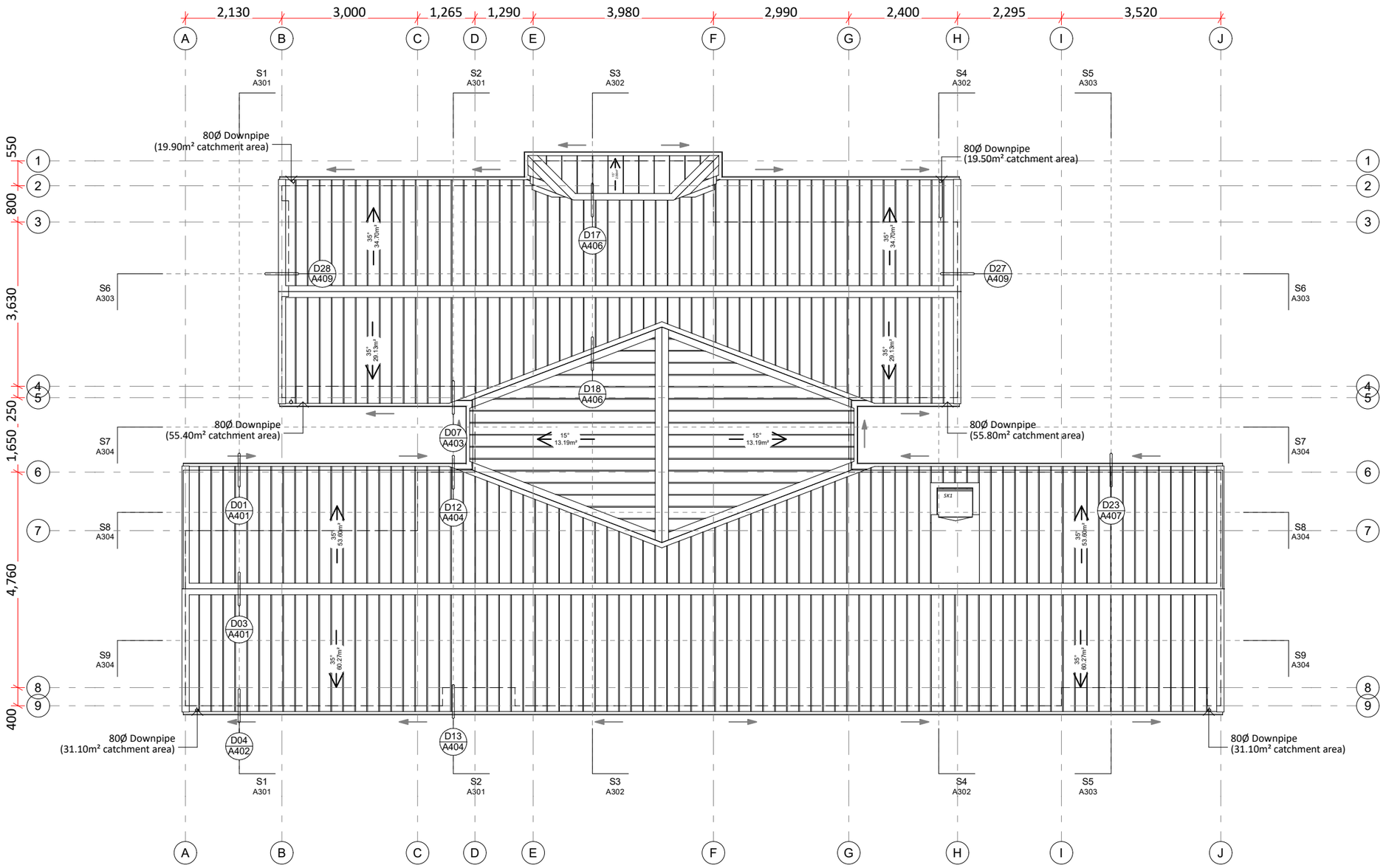
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Roof Framing Plan

A103





LEGEND - ROOF

0° Fall — Roof pitch/fall and direction

Gutter fall direction

All external gutters to be selected profile, finish & colour to match roofing

All downpipes to be 80Ø, finish & colour to match roofing (UNO)

LEGEND

CL1 — **HI Five Roof Cladding**
0.55mm BMT Dimond HiFive roofing system, ex 75x50 H1.2 purlins at 900crs, building wrap and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents.
Colour: Flaxpod (LRV 7%)

EX1 — **Gutter**
Dimond Box 125 gutter system, colour to match roofing

EX2 — **Metal Fascia**
Dimond 147mm Metal Fascia, colour to match roofing

SK1 — **Aluminium Skylights**
Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double)
Powdercoat Finish to aluminium colour selected.
- Velux Skylight FS (780x780 - M02)
- R0.385 Value

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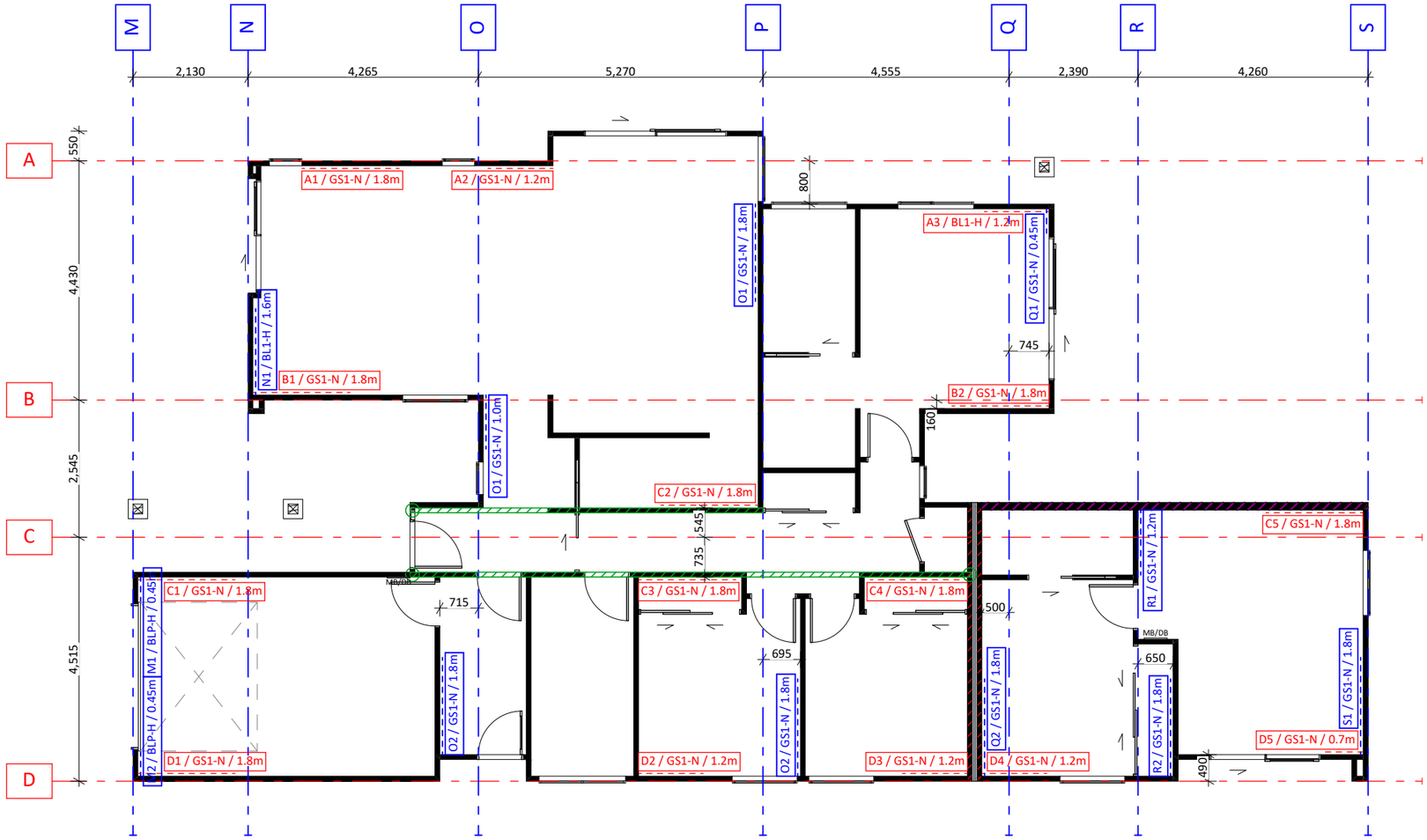
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Roof Plan

A106



NORTH

LEGEND - BRACING

A1 / GS1-N / 2.0m — Bracing element along

A — Bracing line along

M1 / GS1-N / 2.0m — Bracing element across

M — Bracing line across

Bracing Plan to be read in conjunction GIB EzyBrace calculations. Refer to top plate connection detail for connection of internal brace walls to external walls.

Butt Joints: All required fixings to bbe 12kN as per NZS 3604:2011 fig 8.16

Extended Top Plates: Top Plates to have an extra 140x35mm top plate extending over openings to provide top plate connection bracing to two external walls.

SUBSTITUTIONS FOR BRACING ELEMENTS

Please use the required wall linings as per the Finishes Plan. GIB Braceline and GIB Standard used in bracing elements can be substituted as per below document:

GIB® Plasterboard Alternatives PDF
https://www.gib.co.nz/assets/Uploads/GIB-Plasterboard-Alternatives-0620.pdf

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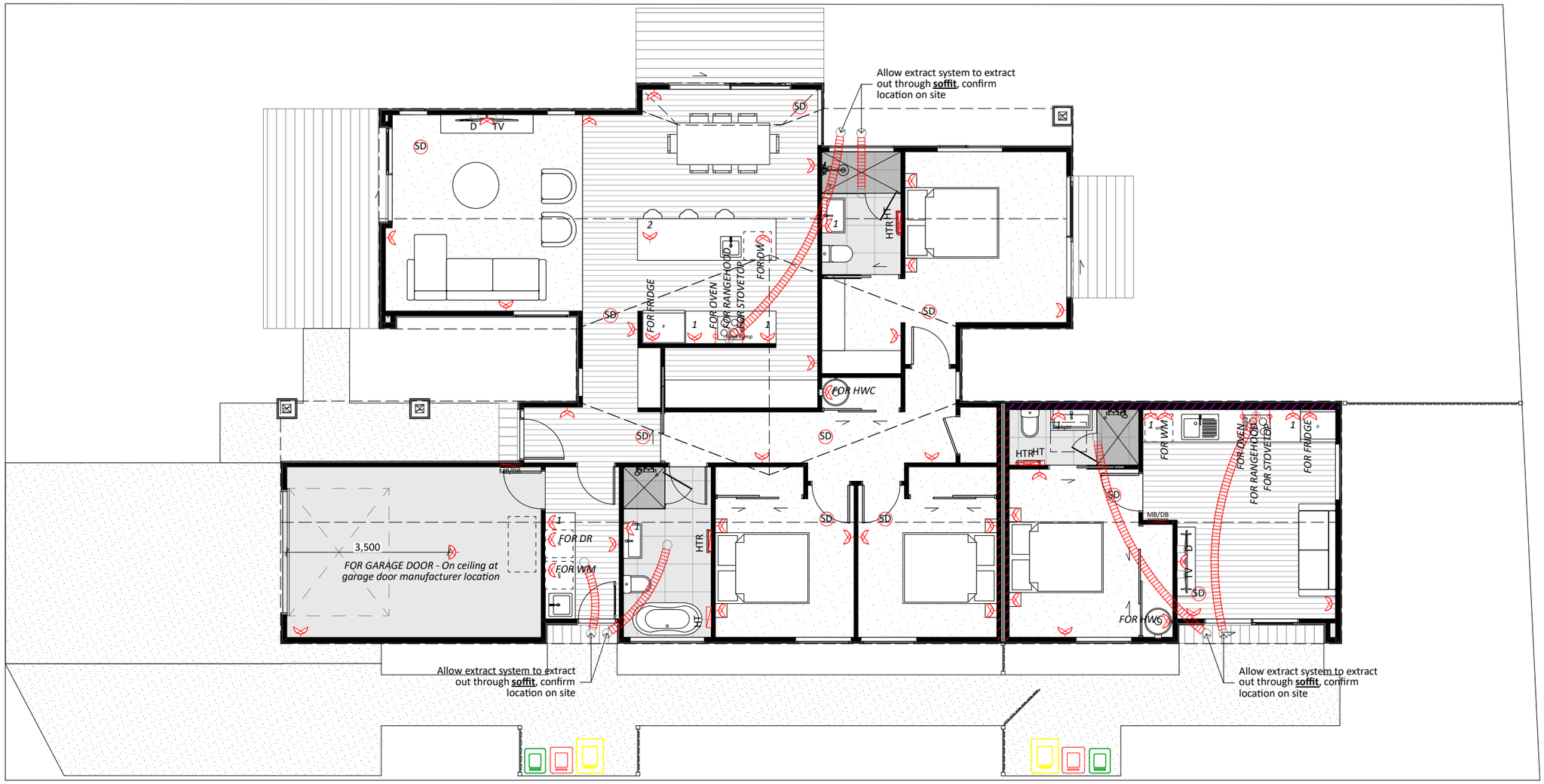
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Bracing Plan

A107



NORTH

LEGEND - ELECTRICAL

- 150mm Inline extract fan
- Double power outlet - PDL Iconic (vivid white)
  - Typical 400mm AFFL
  - - 1 @ 1000mm AFFL
  - - 2 @ Underbench level
- Dedicated hardwired power outlet for fixed appliance, install to manufacturers specifications
- D Data / Fibre connection point
- TV Television antenna connection point
- SD Cavius Smoke Alarm, Interconnected type 1 domestic alarms to be installed to NZBC F7/AS1 with hush facility
- HT Wall mounted fan heater with dedicated hardwired power outlet
- HTR Wall mounted heated towel rail with dedicated hardwired power outlet and timer module
- MB / DB Meter Board & Distribution board combined, frame out wall thickness if required

Electrical layout, indicatively shown.
- All Electrical outlet locations to be confirmed onsite with Builder & Client

GENERAL NOTES:

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer NZBC G4/AS1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

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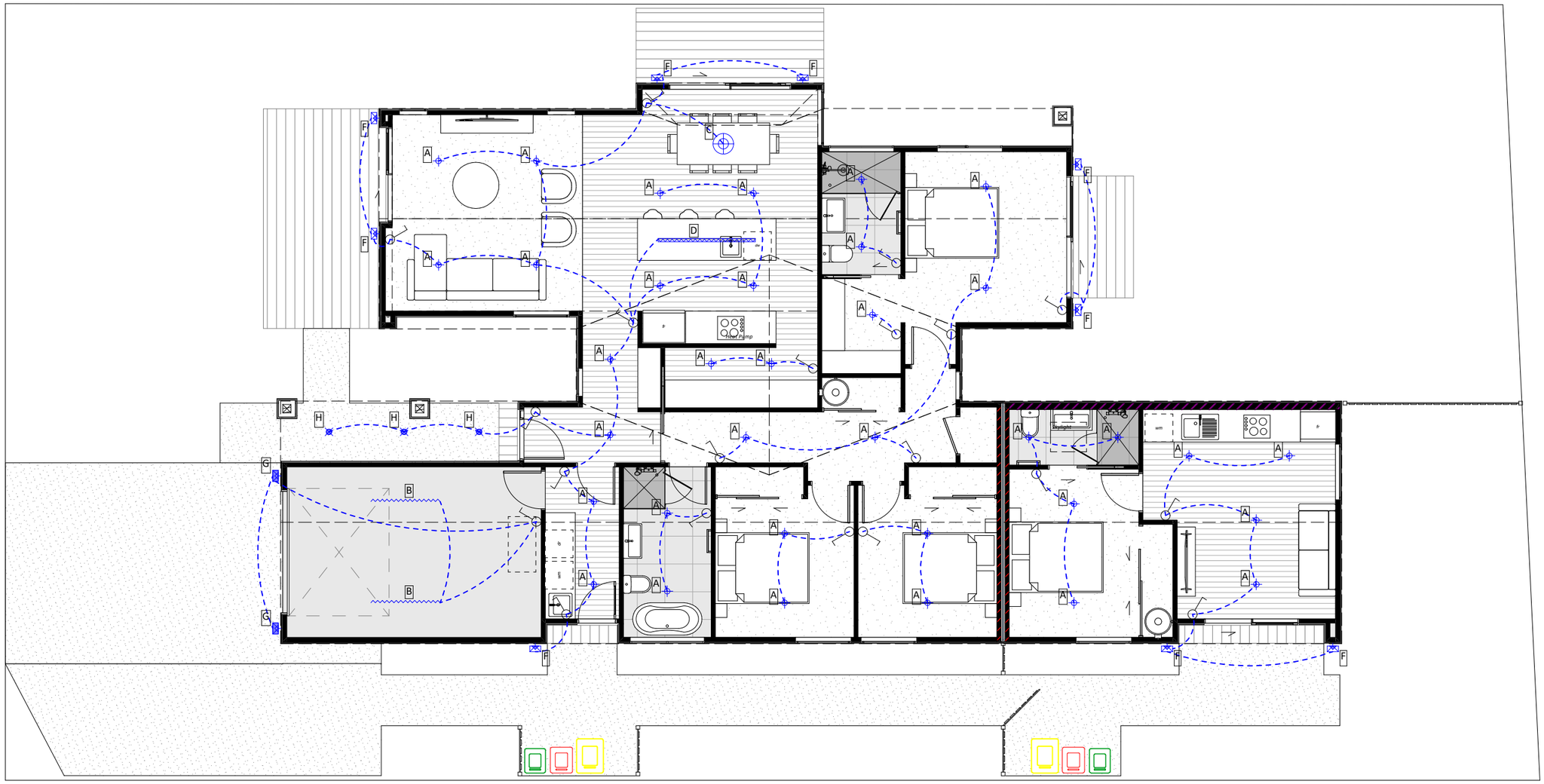
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Electrical Plan

A108



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Lighting Plan

A109



FLOOR FINISHES - LEGEND

CARPET OVER UNDERLAY
- owner to select carpet type & colour

QUICKSTEP LAMINATE FLOORING
- owner to select type & finish
- Timber skirting boards
- Wet Areas: Mapei Aquadefense Undertile Waterproof membrane
- Bath: Tile upstand

TILE
- owner to select type & finish

DRIVEWAY / PAVED AREAS
Sealed Concrete
- 1:100min falls as shown, typically away from dwelling

NOTES:
Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with NZBC/D1/AS1/ Table 2.

LEGEND - WALL FINISHES

All internal wall finishes to be 'Type A' unless noted otherwise.

Type 'A' - 10mm GIB Board wall lining near side only, level 4 plaster finish, painted (Colour TBC) with selected paint grade H1.2 pine base board.

B — Type 'B' - 10mm GIB Aqualine wall lining to near side with selected Wall tiles over Mapei Aquadefense undertile liquid membrane to wet areas only as per NZBC E3/AS1.

C — Type 'C' - 10mm GIB Aqualine wall lining near side only, level 4 plaster finish, painted (Colour TBC) with tiled skirting (Tile TBC). Floor Tiles over Mapei AquaDefense undertile liquid membrane to return 100mm up face of wall (Tile TBC).

D — Type 'D' - 10mm GIB Braceline or Noiseline Board (10mm GIB Aqualine for wet areas) wall lining near side only, level 4 plaster finish, painted (Colour TBC) with selected paint grade H1.2 pine base board.
(GBTLAB 60b) - Timber Frame - 60 minute - 60/60/60

E — Type 'E' - 1 layer 10mm GIB Fyreline (10mm GIB Aqualine for wet areas) internal wall lining side only, level 4 plaster finish, painted (Colour TBC) with selected paint grade H1.2 pine base board. Oblique Vertical Weatherboard exterior wall cladding on external side.
Glass wool insulation 90mm thick, R2.2 or higher.
Masons UNI PLU Flexible Air Barrier (Fire Retardant underlay) or Masons Barricade FR Fire Retardant Building Wrap
(IHETGO30v FRR30/30/30).

F — Type 'F' - Selected Structural Plywood (for bracing)

GENERAL NOTES:

Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with NZBC D1/AS1/table 2.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

All exposed fixings to be stainless steel.

Contractor to furnish and install all hardware unless noted otherwise.

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall sconce and accessory locations.

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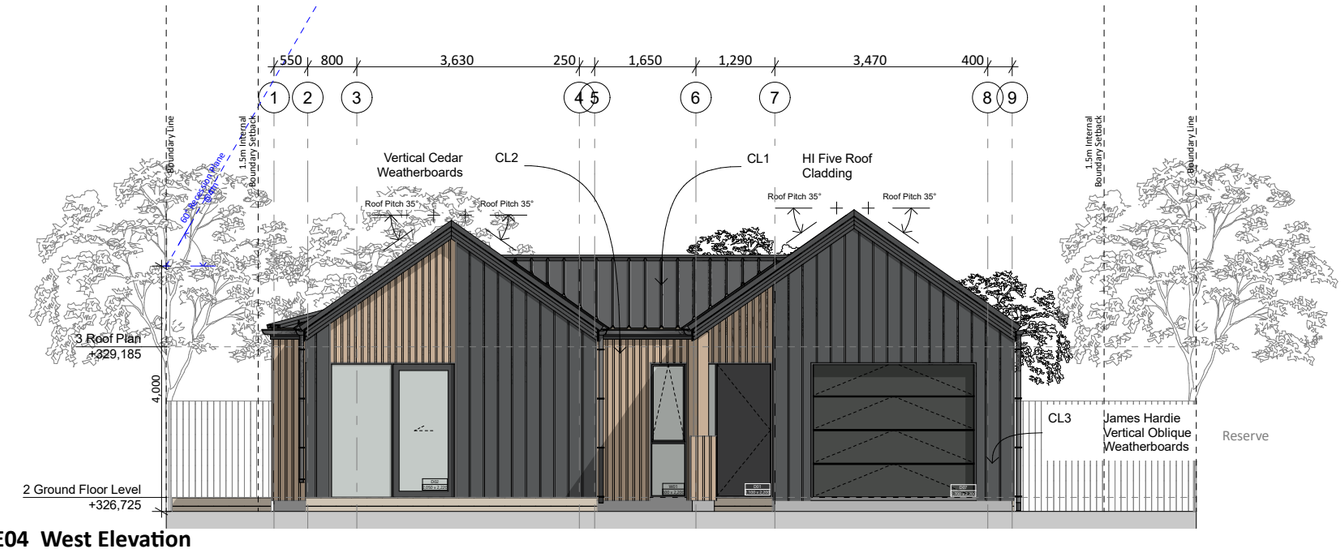
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Finishes Plan

A110



E04 West Elevation
SCALE 1:100

Risk Matrix - West

Wind zone:	1
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	5
Envelope complexity:	1
Deck design:	0
TOTAL:	8

Risk Matrix - North

Wind zone:	1
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	5
Envelope complexity:	1
Deck design:	0
TOTAL:	8

LEGEND

CL1 **HI Five Roof Cladding**
0.55mm BMT Dimond HiFive roofing system, ex 75x50 H1.2 purlins at 900crs, building wrap and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents.
Colour: Flaxpod (LRV 7%)

CL2 **Vertical Cedar Weatherboards**
JSC Vertical Timber weatherboards 18.5mm on 20mm cavity battens over selected building wrap

CL3 **James Hardie Vertical Oblique Weatherboards**
14mm James Hardie Vertical Oblique weatherboards on 20mm cavity battens with building wrap.
Colour: Element (LRV 6%)



E01 North Elevation
SCALE 1:100

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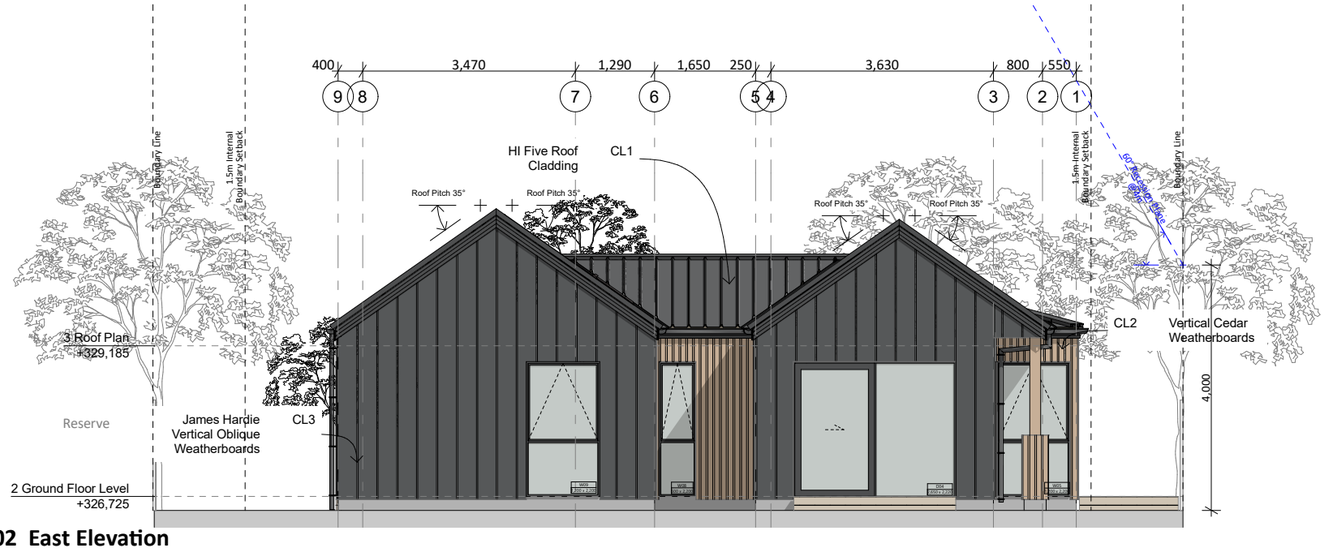
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Elevations

A200



E02 East Elevation
SCALE 1:100

Risk Matrix - East

Wind zone:	1
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	5
Envelope complexity:	1
Deck design:	0
TOTAL:	8

Risk Matrix - South

Wind zone:	1
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	5
Envelope complexity:	1
Deck design:	0
TOTAL:	8

LEGEND

CL1 **HI Five Roof Cladding**
0.55mm BMT Dimond HiFive roofing system, ex 75x50 H1.2 purlins at 900crs, building wrap and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents.
Colour: Flaxpod (LRV 7%)

CL2 **Vertical Cedar Weatherboards**
JSC Vertical Timber weatherboards 18.5mm on 20mm cavity battens over selected building wrap

CL3 **James Hardie Vertical Oblique Weatherboards**
14mm James Hardie Vertical Oblique weatherboards on 20mm cavity battens with building wrap.
Colour: Element (LRV 6%)



E03 South Elevation
SCALE 1:100

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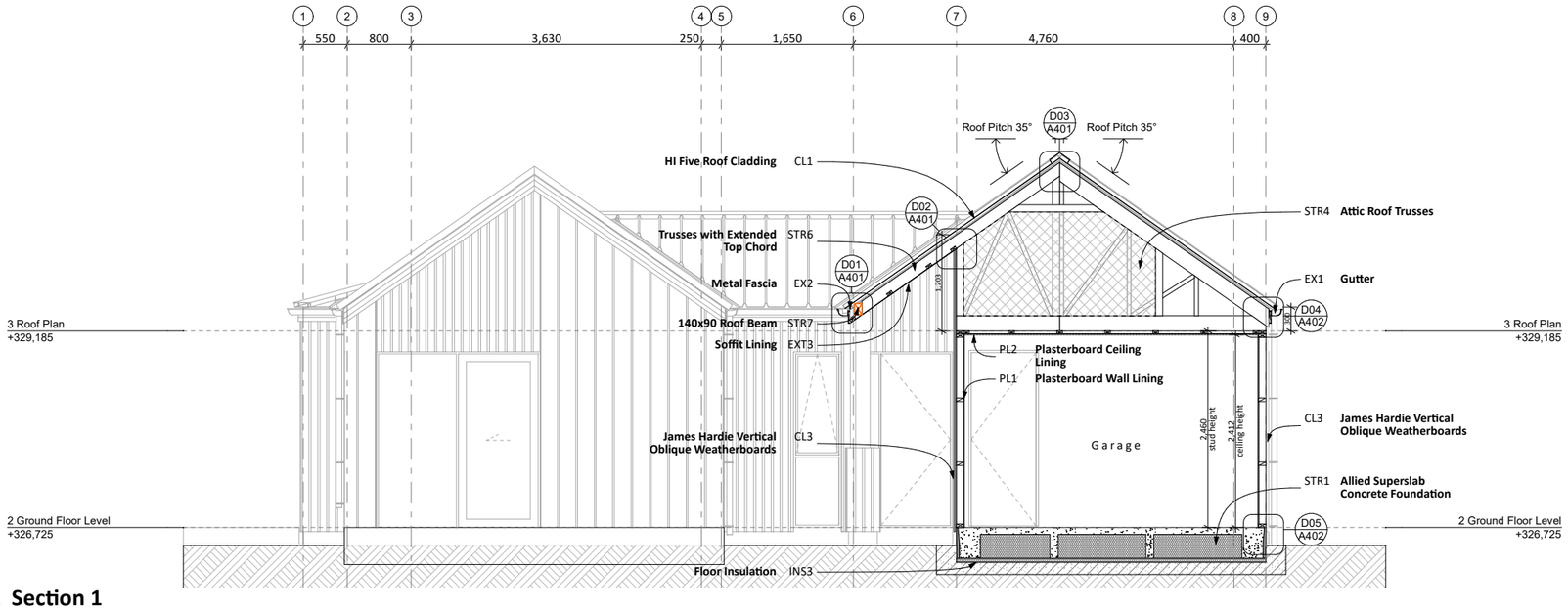
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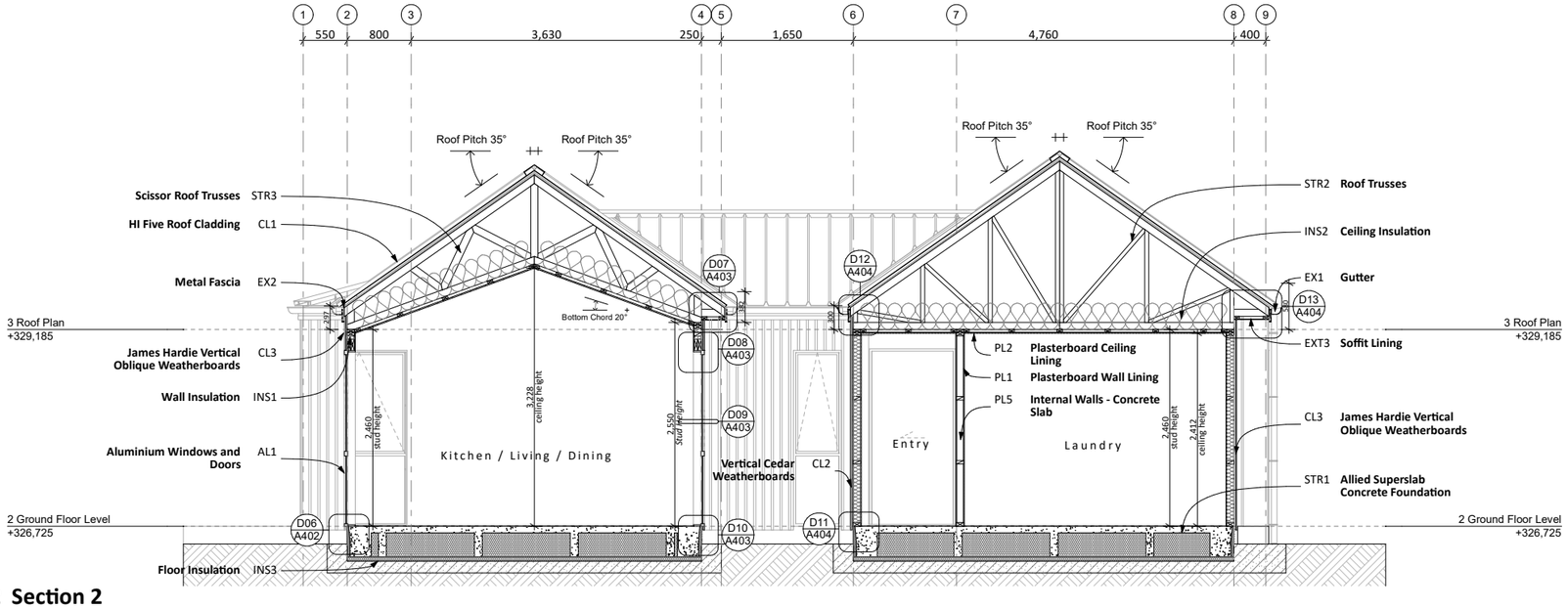
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Elevations

A201



S1 Section 1
SCALE 1:75



S2 Section 2
SCALE 1:75

LEGEND

AL1 **Aluminium Windows and Doors**
Thermally Broken Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug1.1 LowE4/Clear (Argon) (Double) R0.5 R Value. Powdercoat Finish to aluminium colour selected.
- R0.5 Value

CL1 **HI Five Roof Cladding**
0.55mm BMT Dimond HiFive roofing system, ex 75x50 H1.2 purlins at 900crs, building wrap and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents.
Colour: Flaxpod (LRV 7%)

CL2 **Vertical Cedar Weatherboards**
JSC Vertical Timber weatherboards 18.5mm on 20mm cavity battens over selected building wrap

CL3 **James Hardie Vertical Oblique Weatherboards**
14mm James Hardie Vertical Oblique weatherboards on 20mm cavity battens with building wrap.
Colour: Element (LRV 6%)

EX1 **Gutter**
Dimond Box 125 gutter system, colour to match roofing

EX2 **Metal Fascia**
Dimond 147mm Metal Fascia, colour to match roofing

EXT3 **Soffit Lining**
4.5mm James Hardie soffit lining with exposed joints on timber system at 600crs. Soffit installation to manufacturers detail / specification. Selected colour paint finish.

INS1 **Wall Insulation**
R2.8 (90mm) selected batt insulation or similar

INS2 **Ceiling Insulation**
x2 R3.6 (180mm) or R7.0 (275mm) Selected Batts Ceiling Insulation or similar, ensure 25mm min clearance to roof underlay

INS3 **Floor Insulation**
Expol 50mm SLABX200 Underslab Insulation

PL1 **Plasterboard Wall Lining**
10mm Gib board lining over framing
- Wet Areas to be 10mm Aqualine Board

PL2 **Plasterboard Ceiling Lining**
13mm Gib Board ceiling lining on ceiling battens
- Wet Areas to be 13mm Aqualine Ceiling Board
- GIB Rondo 310 Metal Battens @ 600mm crs

PL5 **Internal Walls - Concrete Slab**
Generally construct with 90x45 H1.2 framing with studs @ 600mm crs to NZS3604:2011. Nog for all fittings, fixtures, linings, bracing panels & trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 dynabolts at 1400mm crs. Generally line with 10mm standard Gib board (Aqualine to wet areas) stopped for selected paint finish (unless otherwise indicated). Refer also specific fitout dwgs & bracing schedule for specialist wall linings & requirements.

STR1 **Allied Superslab Concrete Foundation**
Allied Superslab Concrete Floor System with Underslab Insulation
- Refer to Allied Superslab Technical Manual for further information

STR2 **Roof Trusses**
Prefabricated roof trusses at 900 crs to manufacturers specification.
Manufacturer to supply producer statement

STR3 **Scissor Roof Trusses**
Prefabricated scissor roof trusses at 900 crs to manufacturers specification.
Manufacturer to supply producer statement
- Bottom Chord 20°

STR4 **Attic Roof Trusses**
Prefabricated attic roof trusses at 900 crs to manufacturers specification.
Manufacturer to supply producer statement

STR6 **Trusses with Extended Top Chord**
Prefabricated roof trusses at 900 crs to manufacturers specification with top chord extending over opening. Manufacturer to supply producer statement

STR7 **140x90 Roof Beam**
140x90 SG8 H1.2 Timber Beam, fixed using 2x2 CPC40s, 2/90x3.15 skew nails + strap fixing, or alternate 7kN equivalent fixing min.
Refer to DesignIT Certficate

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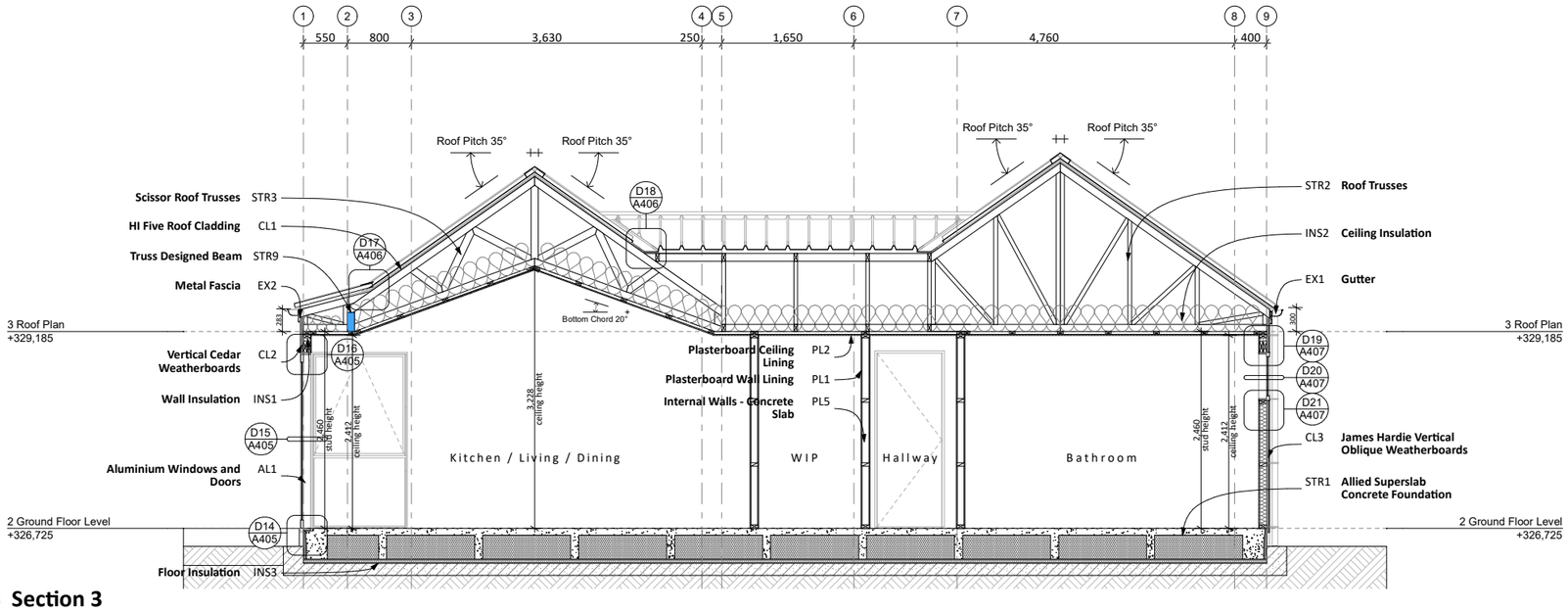
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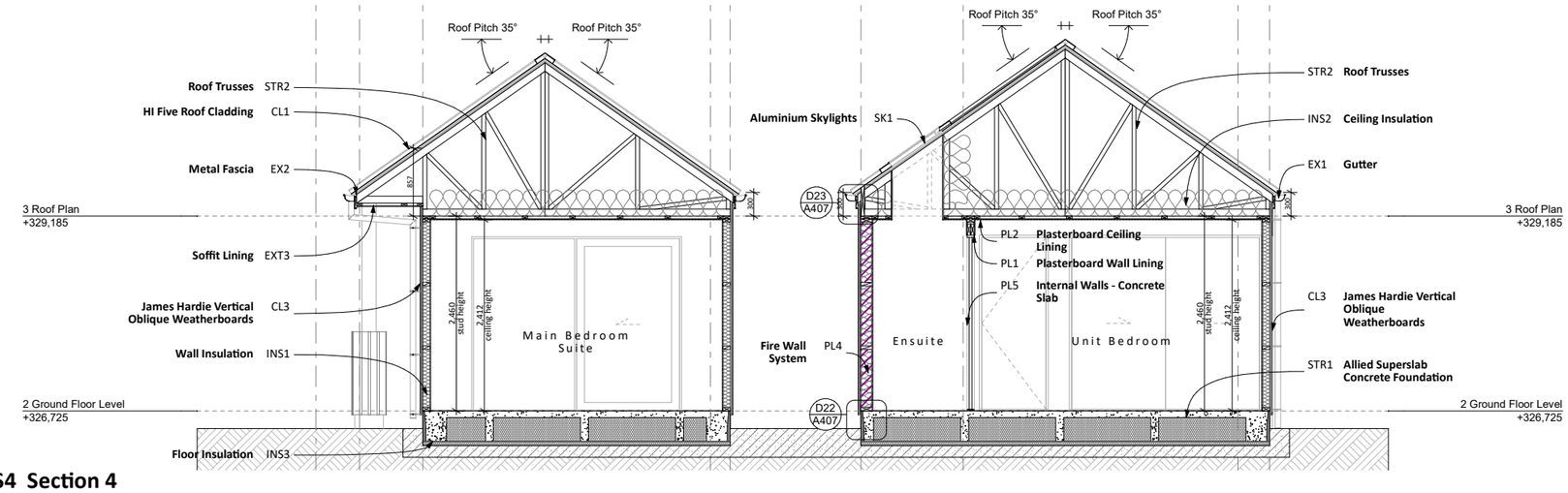
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Sections

A301



S3 Section 3
SCALE 1:75



S4 Section 4
SCALE 1:75

LEGEND

AL1 — **Aluminium Windows and Doors**
Thermally Broken Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug1.1 LowE4/Clear (Argon) (Double) R0.5 R Value. Powdercoat Finish to aluminium colour selected.
- R0.5 Value

CL1 — **HI Five Roof Cladding**
0.55mm BMT Dimond HiFive roofing system, ex 75x50 H1.2 purlins at 900crs, building wrap and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents.
Colour: Flaxpod (LRV 7%)

CL2 — **Vertical Cedar Weatherboards**
JSC Vertical Timber weatherboards 18.5mm on 20mm cavity battens over selected building wrap

CL3 — **James Hardie Vertical Oblique Weatherboards**
14mm James Hardie Vertical Oblique weatherboards on 20mm cavity battens with building wrap.
Colour: Element (LRV 6%)

EX1 — **Gutter**
Dimond Box 125 gutter system, colour to match roofing

EX2 — **Metal Fascia**
Dimond 147mm Metal Fascia, colour to match roofing

EXT3 — **Soffit Lining**
4.5mm James Hardie soffit lining with exposed joints on timber system at 600crs. Soffit installation to manufacturers detail / specification. Selected colour paint finish.

INS1 — **Wall Insulation**
R2.8 (90mm) selected batt insulation or similar

INS2 — **Ceiling Insulation**
x2 R3.6 (180mm) or R7.0 (275mm) Selected Batts Ceiling Insulation or similar, ensure 25mm min clearance to roof underlay

INS3 — **Floor Insulation**
Expol 50mm SLABX200 Underslab Insulation

PL1 — **Plasterboard Wall Lining**
10mm Gib board lining over framing
- Wet Areas to be 10mm Aqualine Board

PL2 — **Plasterboard Ceiling Lining**
13mm Gib Board ceiling lining on ceiling battens
- Wet Areas to be 13mm Aqualine Ceiling Board
- GIB Rondo 310 Metal Battens @ 600mm crs

PL4 — **Fire Wall System**
James Hardie Exterior Wall Fire System
- Install to manufacturers specifications
- JHETGO30v - Timber Frame - 30 minute - 30/30/30
- 10mm GIB Fyreline internal lining
- Continuous timber blocking to underside of roofing

PL5 — **Internal Walls - Concrete Slab**
Generally construct with 90x45 H1.2 framing with studs @ 600mm crs to NZS3604:2011. Nog for all fittings, fixtures, linings, bracing panels & trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 dynabolts at 1400mm crs. Generally line with 10mm standard Gib board (Aqualine to wet areas) stopped for selected paint finish (unless otherwise indicated). Refer also specific fitout dwgs & bracing schedule for specialist wall linings & requirements.

SK1 — **Aluminium Skylights**
Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double)
Powdercoat Finish to aluminium colour selected.
- Velux Skylight FS (780x780 - M02)
- R0.385 Value

STR1 — **Allied Superslab Concrete Foundation**
Allied Superslab Concrete Floor System with Underslab Insulation
- Refer to Allied Superslab Technical Manual for further information

STR2 — **Roof Trusses**
Prefabricated roof trusses at 900 crs to manufacturers specification. Manufacturer to supply producer statement

STR3 — **Scissor Roof Trusses**
Prefabricated scissor roof trusses at 900 crs to manufacturers specification. Manufacturer to supply producer statement
- Bottom Chord 20°

STR9 — **Truss Designed Beam**
Truss Designed timber beam, Refer to Truss Design

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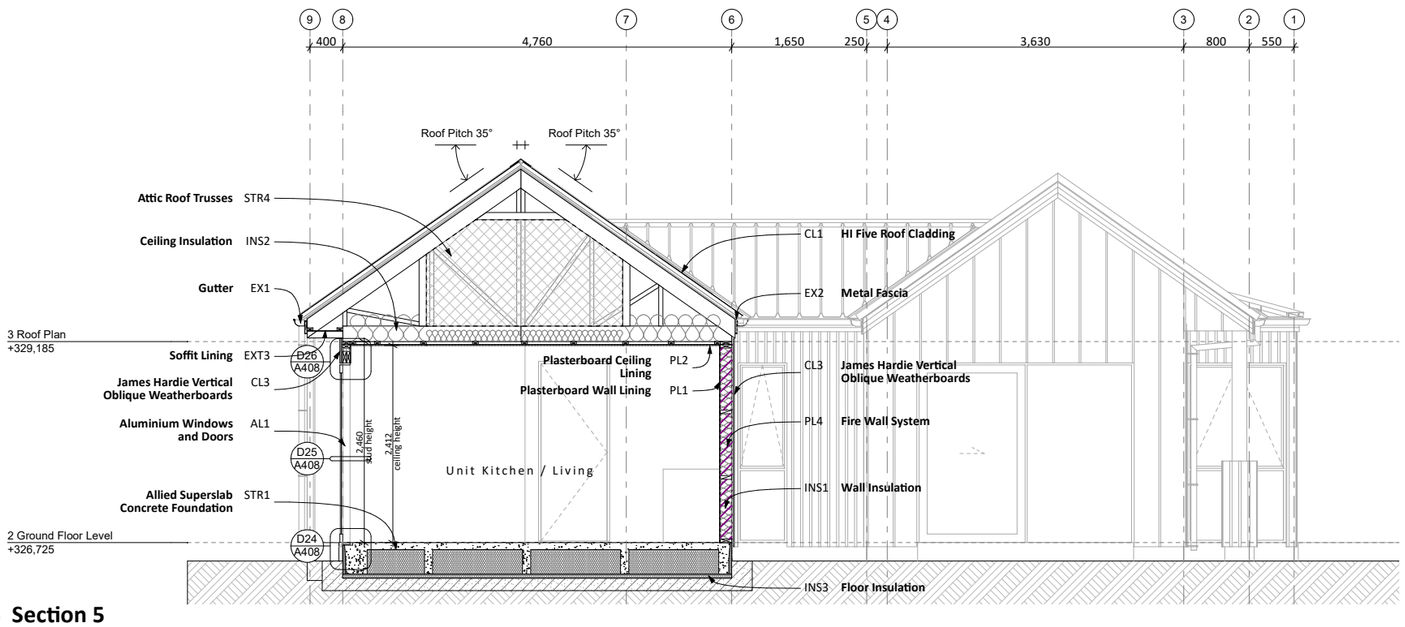
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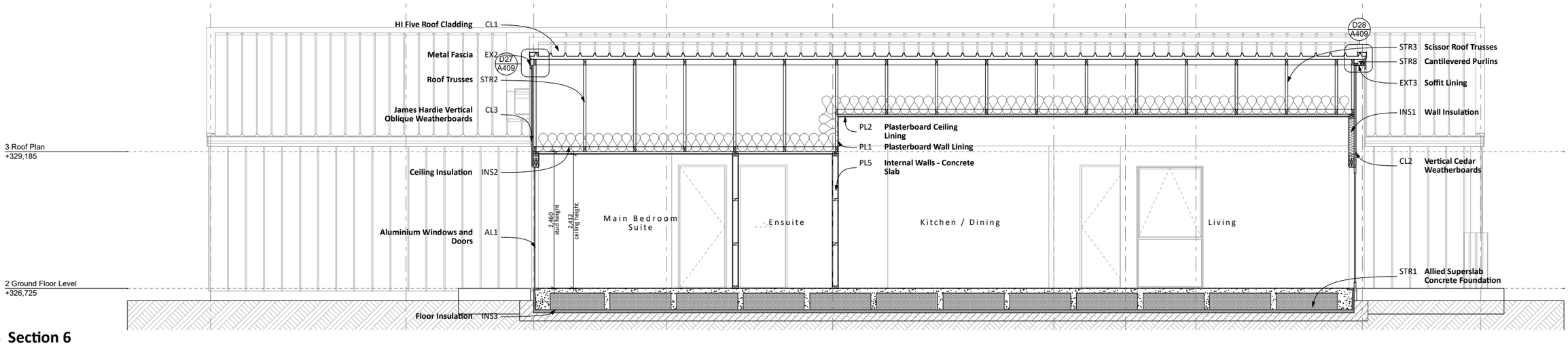
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REVISION NO.	C

Sections

A302



S5 Section 5
SCALE 1:75



S6 Section 6
SCALE 1:75

LEGEND

AL1 **Aluminium Windows and Doors**
Thermally Broken Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug1.1 LowE4/Clear (Argon) (Double) R0.5 R Value. Powdercoat Finish to aluminium colour selected.
- R0.5 Value

CL1 **HI Five Roof Cladding**
0.55mm BMT Dimond HiFive roofing system, ex 75x50 H1.2 purlins at 900crs, building wrap and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents.
Colour: Flaxpod (LRV 7%)

CL2 **Vertical Cedar Weatherboards**
JSC Vertical Timber weatherboards 18.5mm on 20mm cavity battens over selected building wrap

CL3 **James Hardie Vertical Oblique Weatherboards**
14mm James Hardie Vertical Oblique weatherboards on 20mm cavity battens with building wrap.
Colour: Element (LRV 6%)

EX1 **Gutter**
Dimond Box 125 gutter system, colour to match roofing

EX2 **Metal Fascia**
Dimond 147mm Metal Fascia, colour to match roofing

EXT3 **Soffit Lining**
4.5mm James Hardie soffit lining with exposed joints on timber system at 600crs. Soffit installation to manufacturers detail / specification. Selected colour paint finish.

INS1 **Wall Insulation**
R2.8 (90mm) selected batt insulation or similar

INS2 **Ceiling Insulation**
x2 R3.6 (180mm) or R7.0 (275mm) Selected Batts Ceiling Insulation or similar, ensure 25mm min clearance to roof underlay

INS3 **Floor Insulation**
Expol 50mm SLABX200 Underslab Insulation

PL1 **Plasterboard Wall Lining**
10mm Gib board lining over framing
- Wet Areas to be 10mm Aqualine Board

PL2 **Plasterboard Ceiling Lining**
13mm Gib Board ceiling lining on ceiling battens
- Wet Areas to be 13mm Aqualine Ceiling Board
- GIB Rondo 310 Metal Battens @ 600mm crs

PL4 **Fire Wall System**
James Hardie Exterior Wall Fire System
- Install to manufacturers specifications
- JHETGO30v - Timber Frame - 30 minute - 30/30/30
- 10mm GIB Fyreline internal lining
- Continuous timber blocking to underside of roofing

PL5 **Internal Walls - Concrete Slab**
Generally construct with 90x45 H1.2 framing with studs @ 600mm crs to NZS3604:2011. Nog for all fittings, fixtures, linings, bracing panels & trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 dynabolts at 1400mm crs. Generally line with 10mm standard Gib board (Aqualine to wet areas) stopped for selected paint finish (unless otherwise indicated). Refer also specific fitout dwgs & bracing schedule for specialist wall linings & requirements.

STR1 **Allied Superslab Concrete Foundation**
Allied Superslab Concrete Floor System with Underslab Insulation
- Refer to Allied Superslab Technical Manual for further information

STR2 **Roof Trusses**
Prefabricated roof trusses at 900 crs to manufacturers specification. Manufacturer to supply producer statement

STR3 **Scissor Roof Trusses**
Prefabricated scissor roof trusses at 900 crs to manufacturers specification. Manufacturer to supply producer statement
- Bottom Chord 20°

STR4 **Attic Roof Trusses**
Prefabricated attic roof trusses at 900 crs to manufacturers specification. Manufacturer to supply producer statement

STR8 **Cantilevered Purlins**
45x90mm purlins (on flat) @ 600mm crs max (max cantilever 600mm, as per NZS 3604:2011 table 10.9, refer to figure 10.16)

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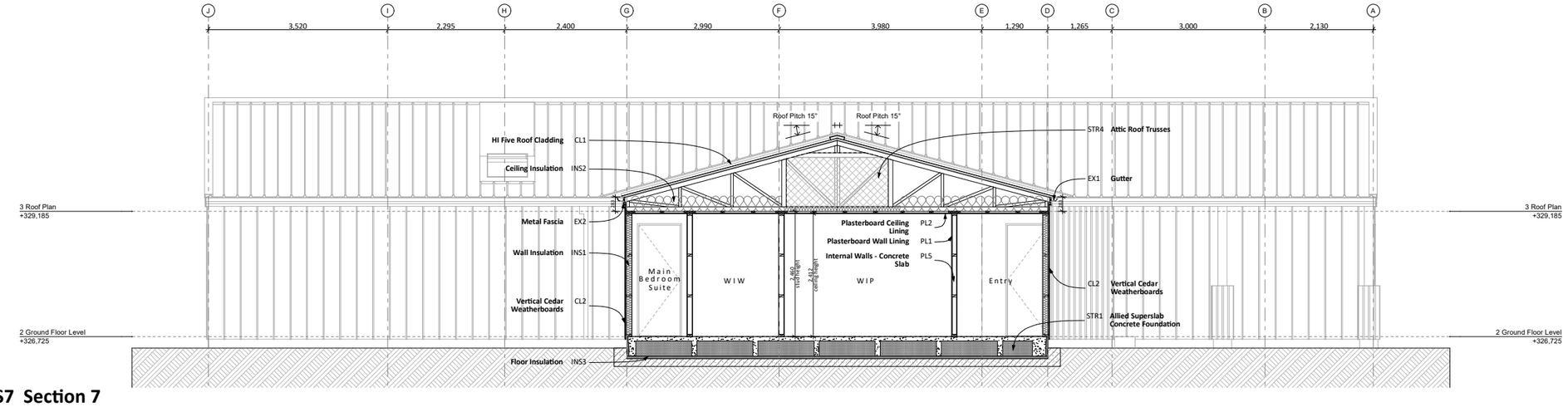
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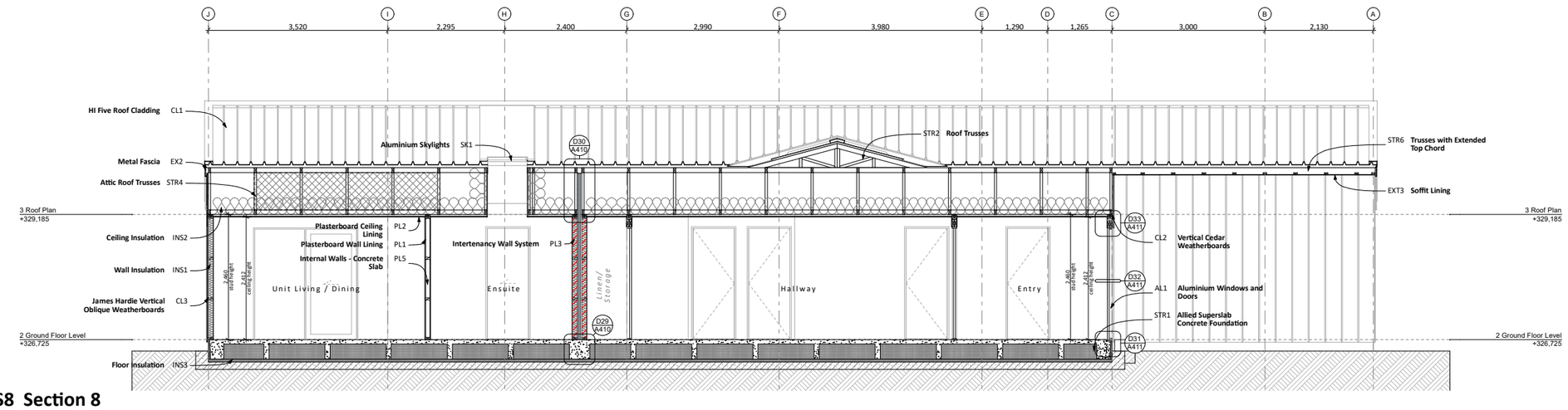
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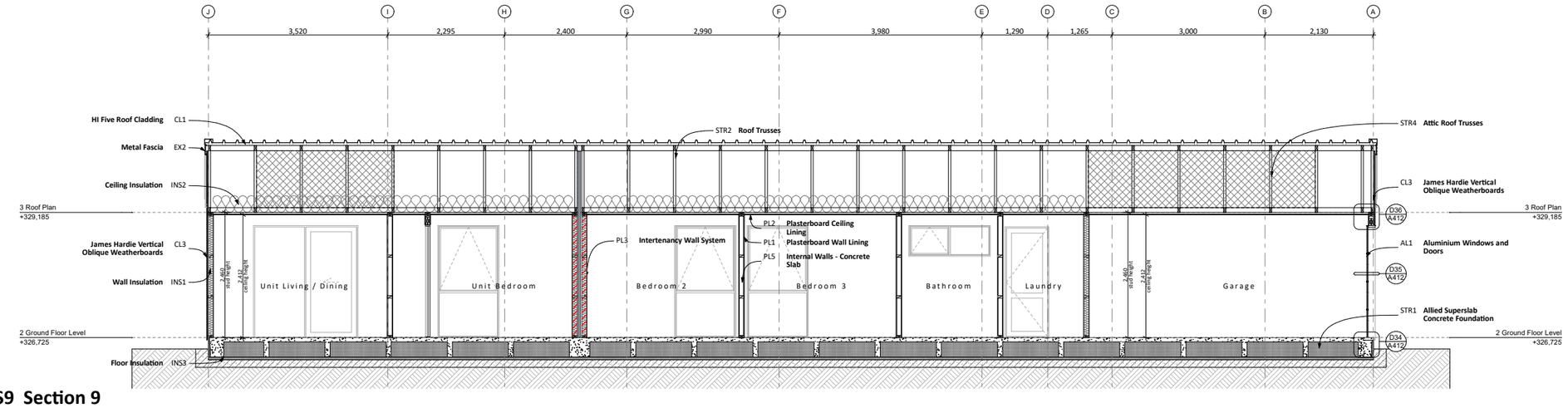
S7 Section 7

SCALE 1:100



S8 Section 8

SCALE 1:100



S9 Section 9

SCALE 1:100

LEGEND

AL1 **Aluminium Windows and Doors**
Thermally Broken Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug1.1 LowE4/Clear (Argon) (Double) R0.5 R Value. Powdercoat Finish to aluminium colour selected.
- R0.5 Value

CL1 **HI Five Roof Cladding**
0.55mm BMT Dimond HiFive roofing system, ex 75x50 H1.2 purlins at 900crs, building wrap and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents.
Colour: Flaxpod (LRV 7%)

CL2 **Vertical Cedar Weatherboards**
JSC Vertical Timber weatherboards 18.5mm on 20mm cavity battens over selected building wrap

CL3 **James Hardie Vertical Oblique Weatherboards**
14mm James Hardie Vertical Oblique weatherboards on 20mm cavity battens with building wrap.
Colour: Element (LRV 6%)

EX1 **Gutter**
Dimond Box 125 gutter system, colour to match roofing

EX2 **Metal Fascia**
Dimond 147mm Metal Fascia, colour to match roofing

EXT3 **Soffit Lining**
4.5mm James Hardie soffit lining with exposed joints on timber system at 600crs. Soffit installation to manufacturers detail / specification. Selected colour paint finish.

INS1 **Wall Insulation**
R2.8 (90mm) selected batt insulation or similar

INS2 **Ceiling Insulation**
x2 R3.6 (180mm) or R7.0 (275mm) Selected Batts Ceiling Insulation or similar, ensure 25mm min clearance to roof underlay

INS3 **Floor Insulation**
Expol 50mm SLABX200 Underslab Insulation

PL1 **Plasterboard Wall Lining**
10mm Gib board lining over framing
- Wet Areas to be 10mm Aqualine Board

PL2 **Plasterboard Ceiling Lining**
13mm Gib Board ceiling lining on ceiling battens
- Wet Areas to be 13mm Aqualine Ceiling Board
- GIB Rondo 310 Metal Battens @ 600mm crs

PL3 **Intertenancy Wall System**
GIB Intertenancy Wall System
- Install to manufacturers specifications
- GBTLAB 60b - Timber Frame - 60 minute - 60/60/60
- 10mm GIB Braceline or Noiseline board each side (min)
- Trusses to stop either side of fire wall

PL5 **Internal Walls - Concrete Slab**
Generally construct with 90x45 H1.2 framing with studs @ 600mm crs to NZS3604:2011. Nog for all fittings, fixtures, linings, bracing panels & trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 dynabolts at 1400mm crs. Generally line with 10mm standard Gib board (Aqualine to wet areas) stopped for selected paint finish (unless otherwise indicated). Refer also specific fitout dwgs & bracing schedule for specialist wall linings & requirements.

SK1 **Aluminium Skylights**
Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double)
Powdercoat Finish to aluminium colour selected.
- Velux Skylight FS (780x780 - M02)
- R0.385 Value

STR1 **Allied Superslab Concrete Foundation**
Allied Superslab Concrete Floor System with Underslab Insulation
- Refer to Allied Superslab Technical Manual for further information

STR2 **Roof Trusses**
Prefabricated roof trusses at 900 crs to manufacturers specification. Manufacturer to supply producer statement

STR4 **Attic Roof Trusses**
Prefabricated attic roof trusses at 900 crs to manufacturers specification. Manufacturer to supply producer statement

STR6 **Trusses with Extended Top Chord**
Prefabricated roof trusses at 900 crs to manufacturers specification with top chord extending over opening. Manufacturer to supply producer statement

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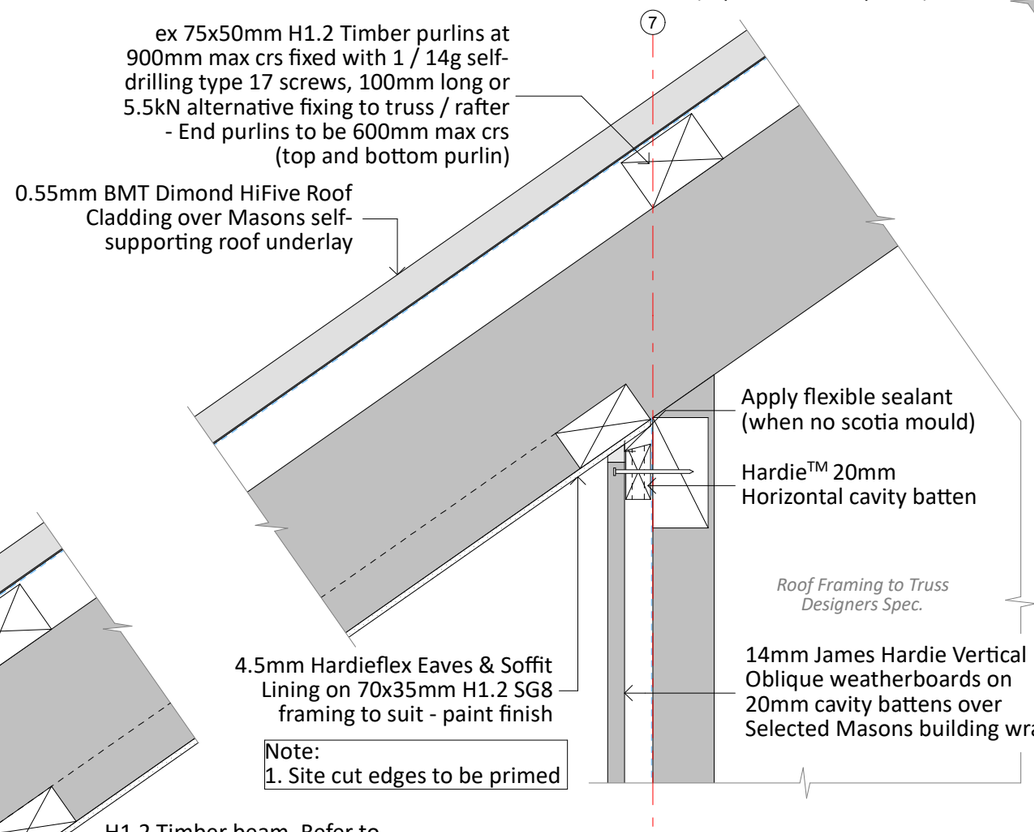
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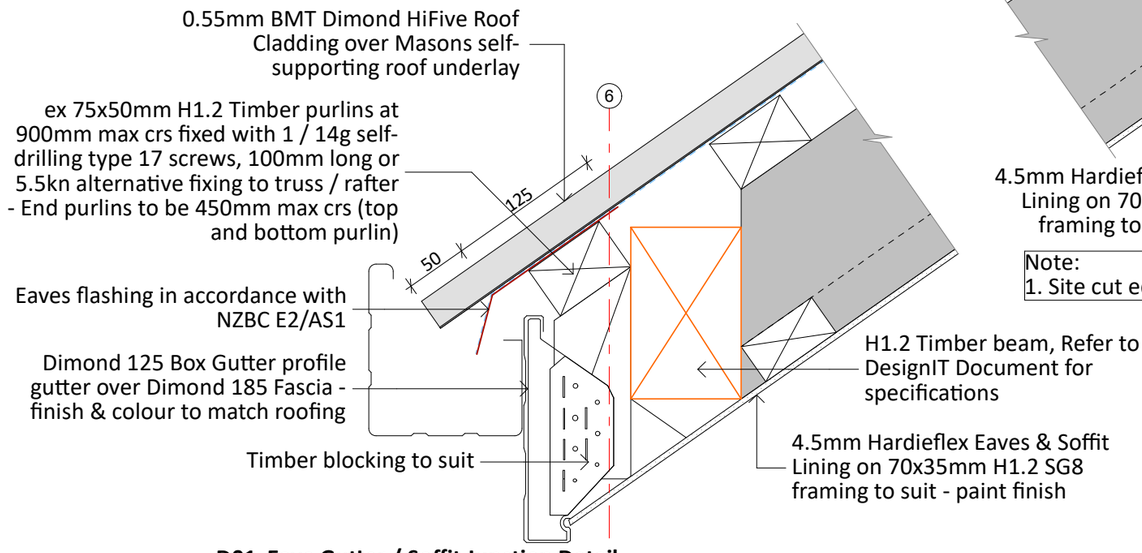
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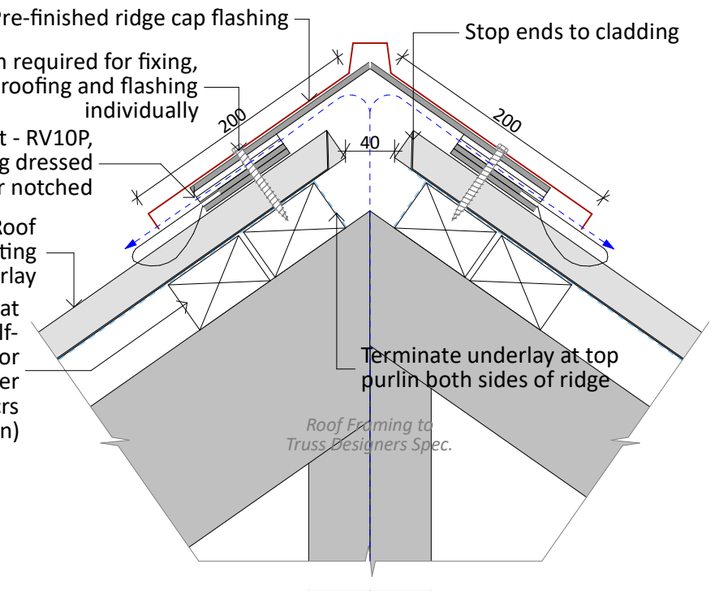
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D02 Soffit Junction - Oblique Detail
SCALE 1:5



D01 Eave Gutter / Soffit Junction Detail
SCALE 1:5



D03 Ridge Detail
SCALE 1:5

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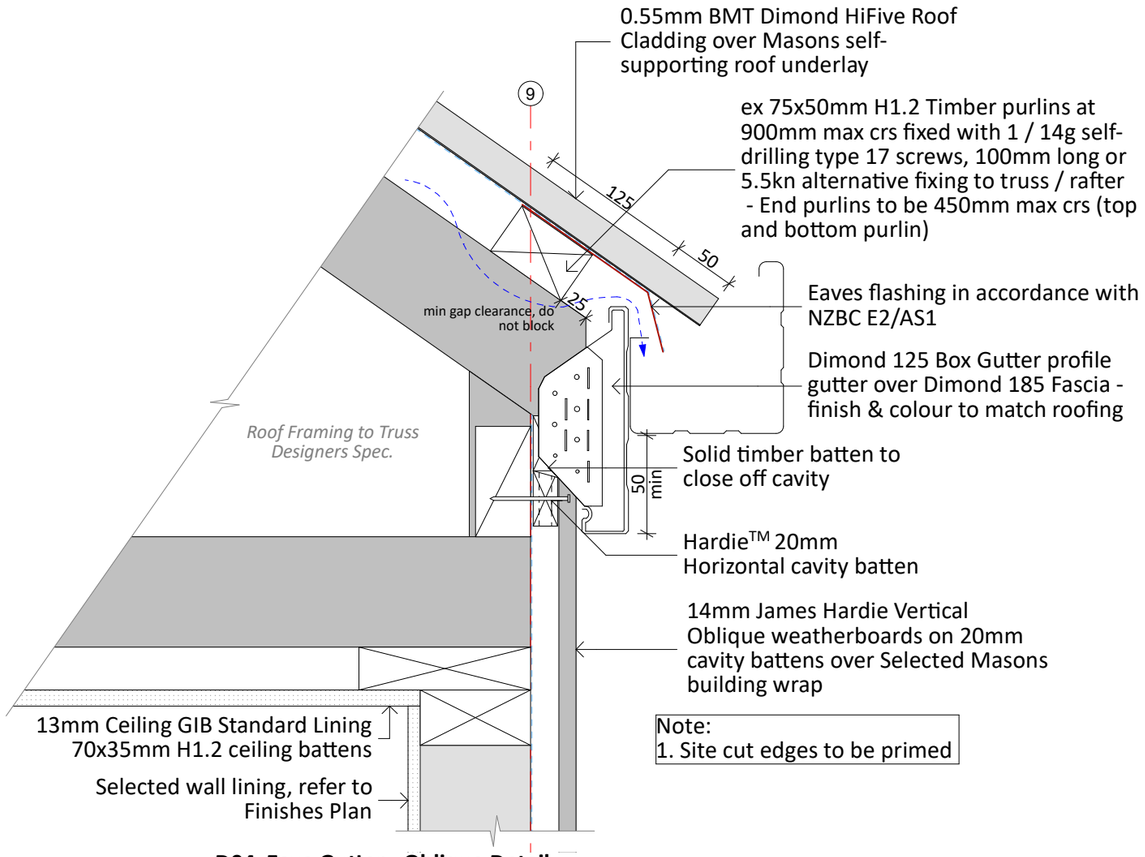
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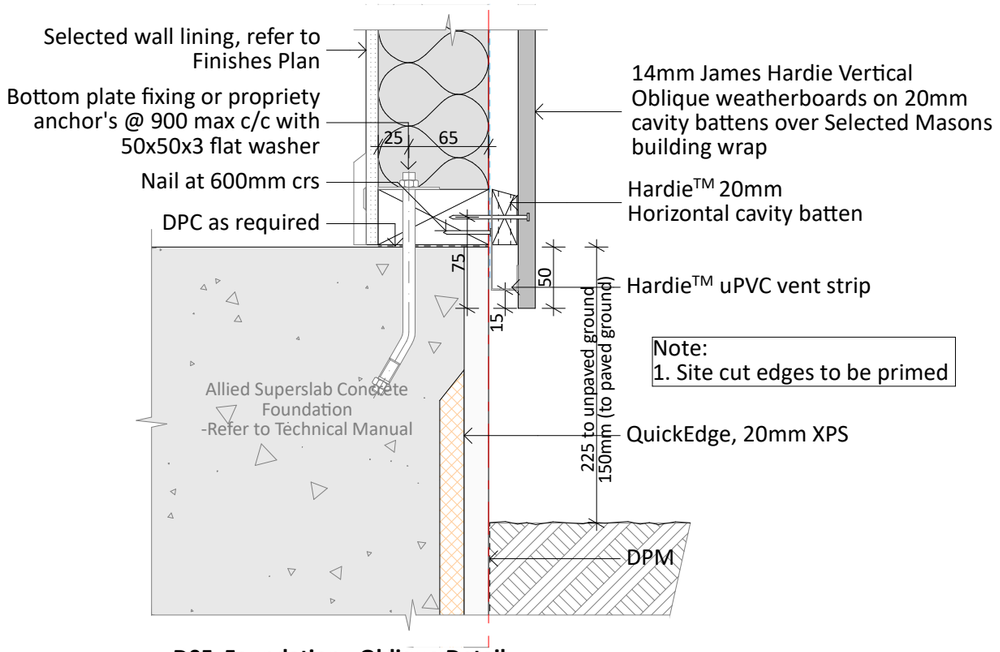
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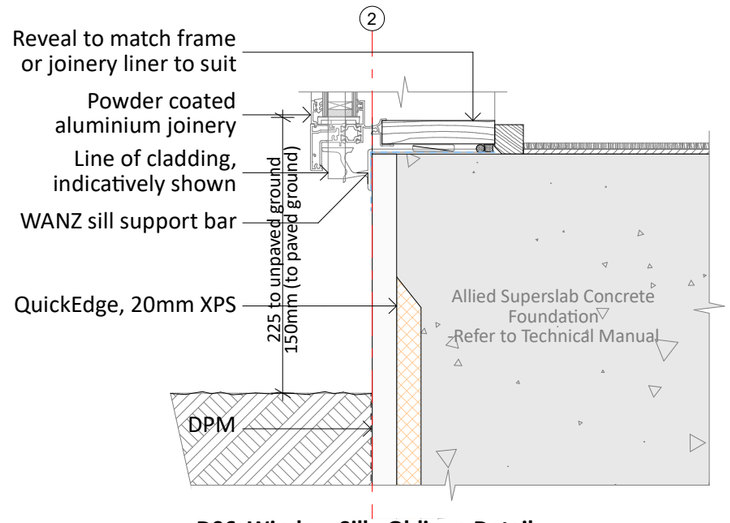
A401



D04 Eave Gutter - Oblique Detail
SCALE 1:5



D05 Foundation - Oblique Detail
SCALE 1:5



D06 Window Sill - Oblique Detail
SCALE 1:5

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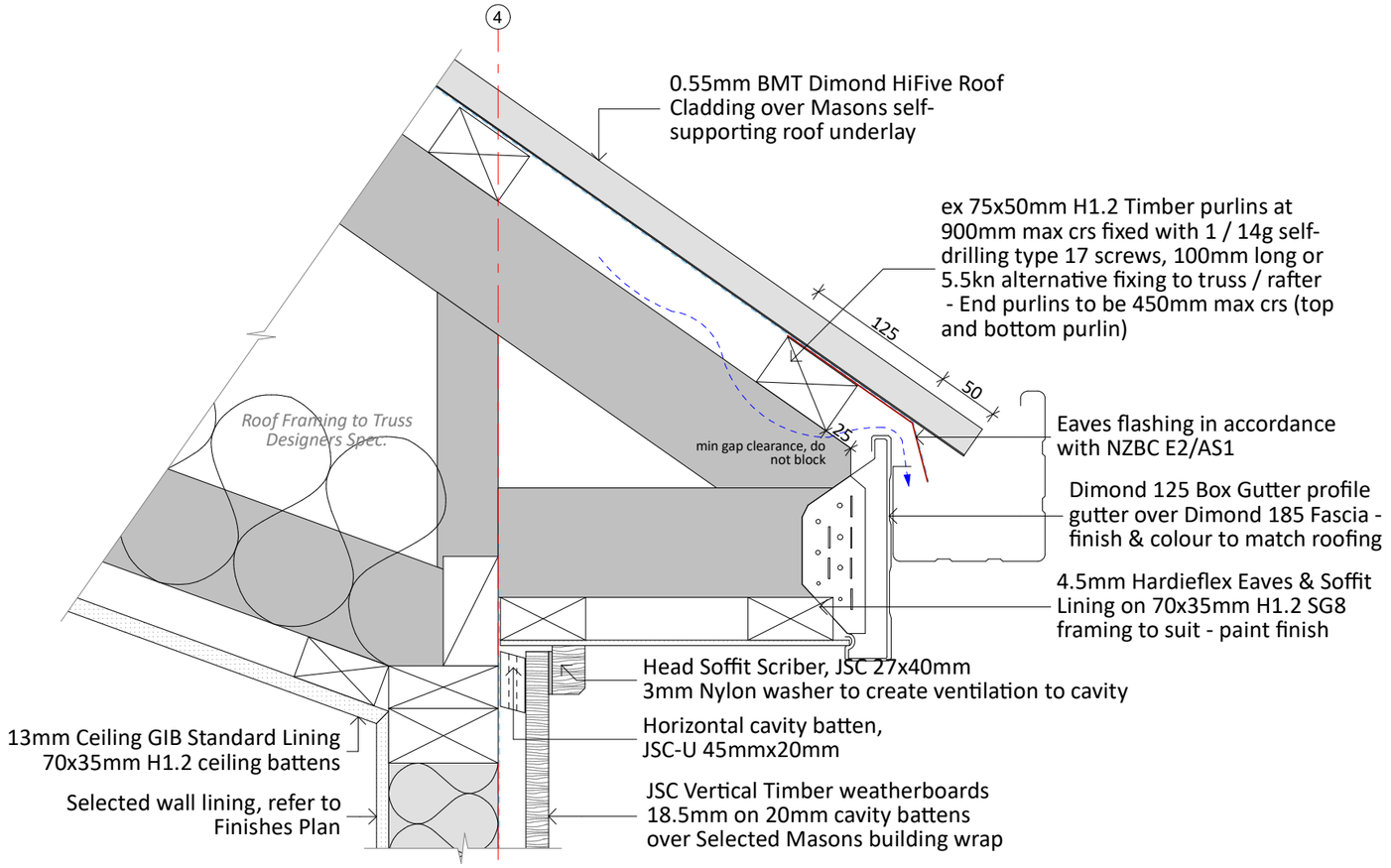
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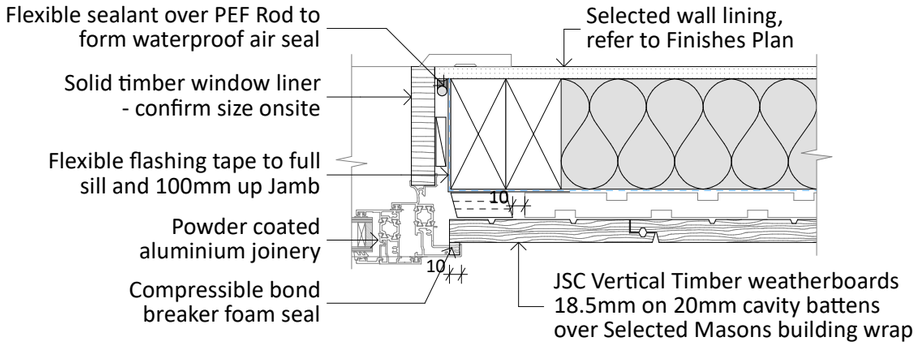
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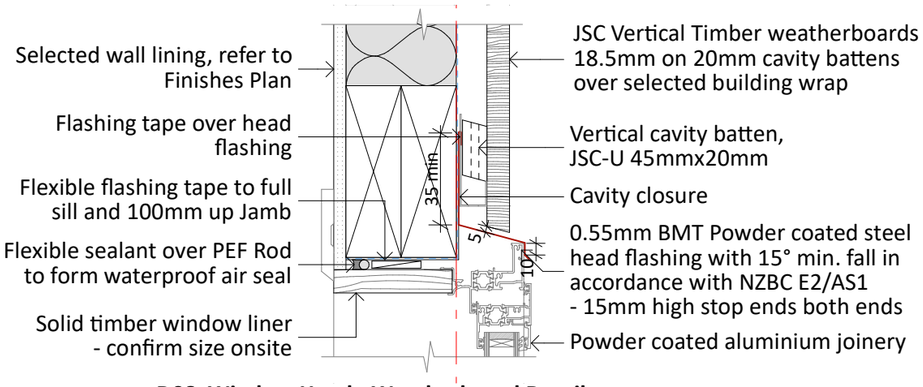
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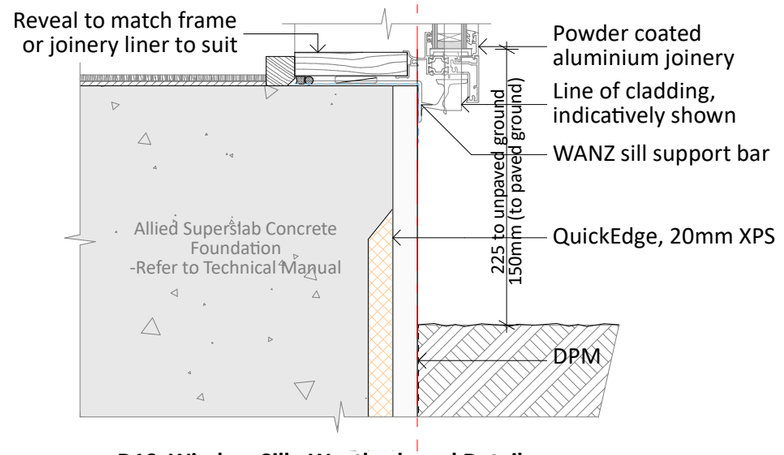
D07 Eave Gutter - Weatherboard Detail
SCALE 1:5



D09 Window Jamb - Weatherboard Detail
SCALE 1:5



D08 Window Head - Weatherboard Detail
SCALE 1:5



D10 Window Sill - Weatherboard Detail
SCALE 1:5

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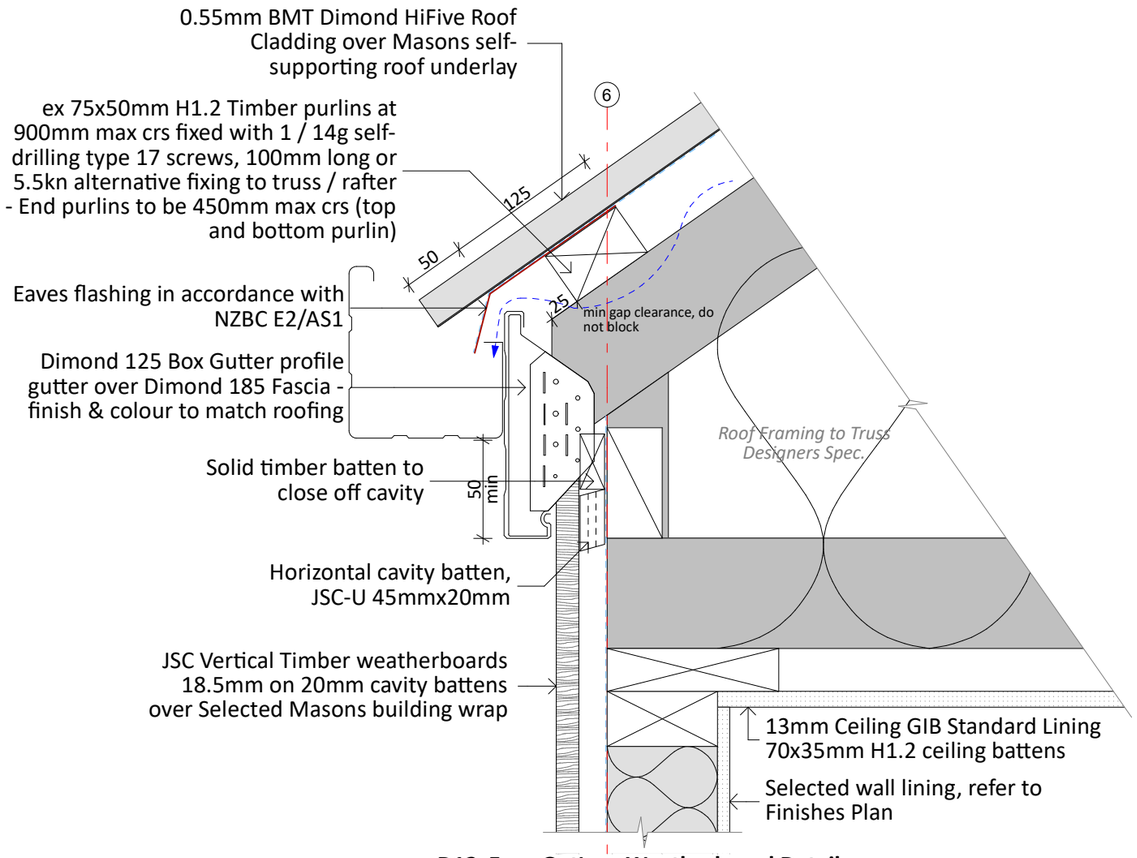
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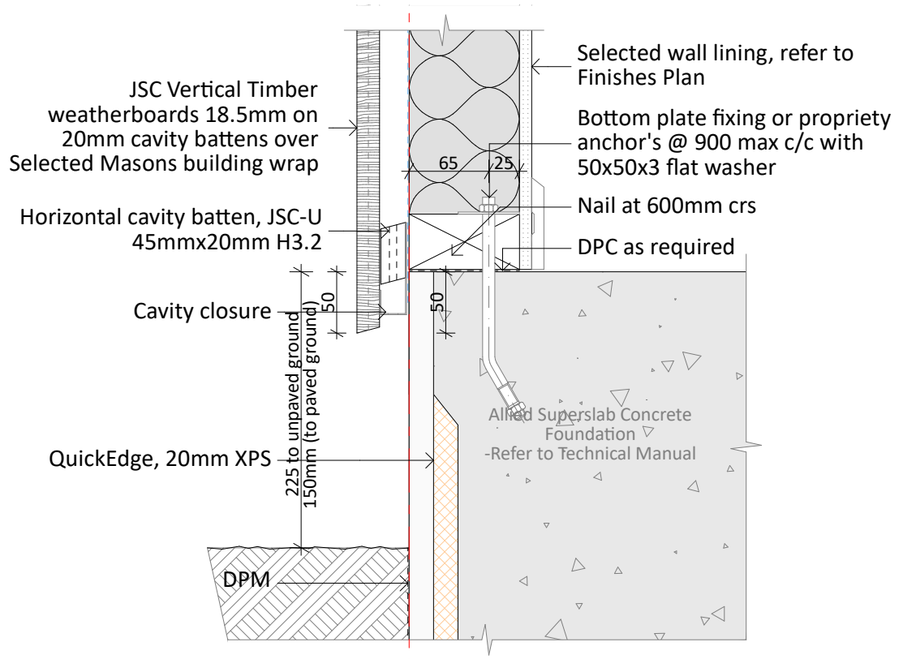
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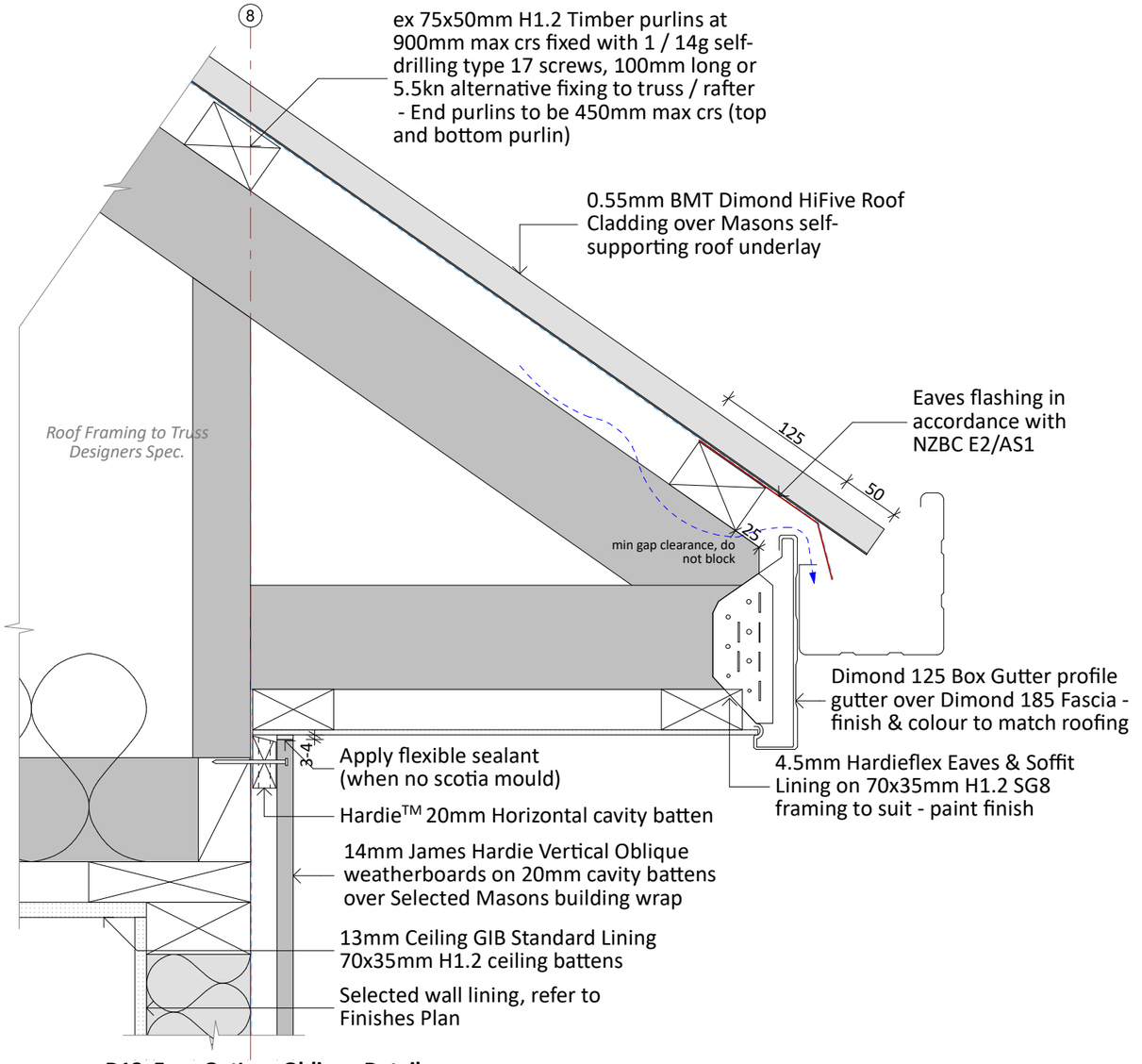
A403



D12 Eave Gutter - Weatherboard Detail
SCALE 1:5



D11 Foundation - Weatherboard Detail
SCALE 1:5



D13 Eave Gutter - Oblique Detail
SCALE 1:5

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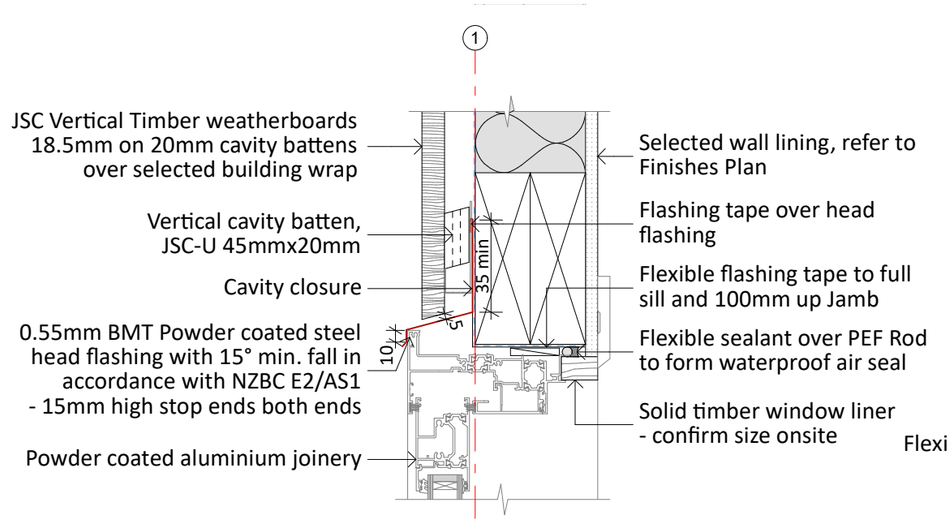
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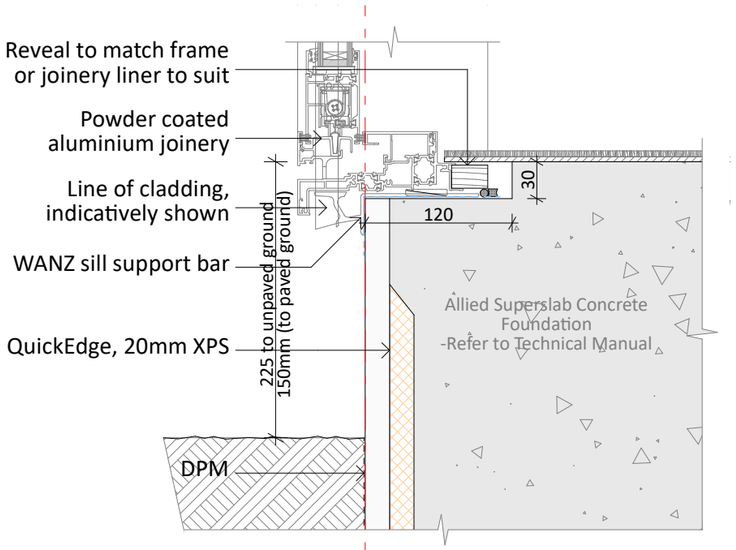
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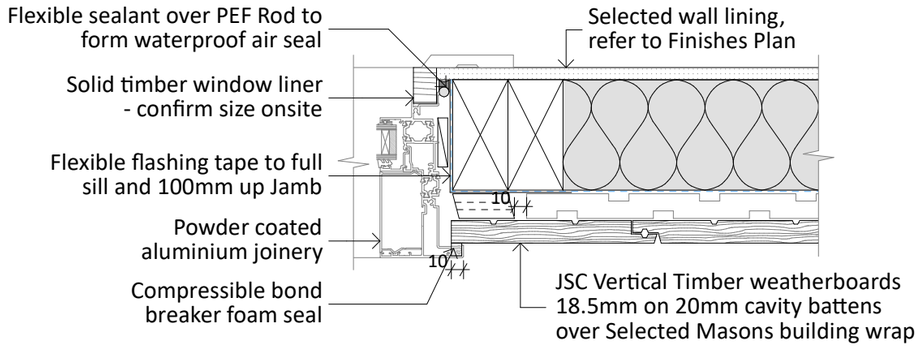
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D16 Multislider Door Head - Weatherboard Detail
SCALE 1:5



D14 Multislider Door Sill - Weatherboard Detail
SCALE 1:5



D15 Multislider Door Jamb - Weatherboard Detail
SCALE 1:5

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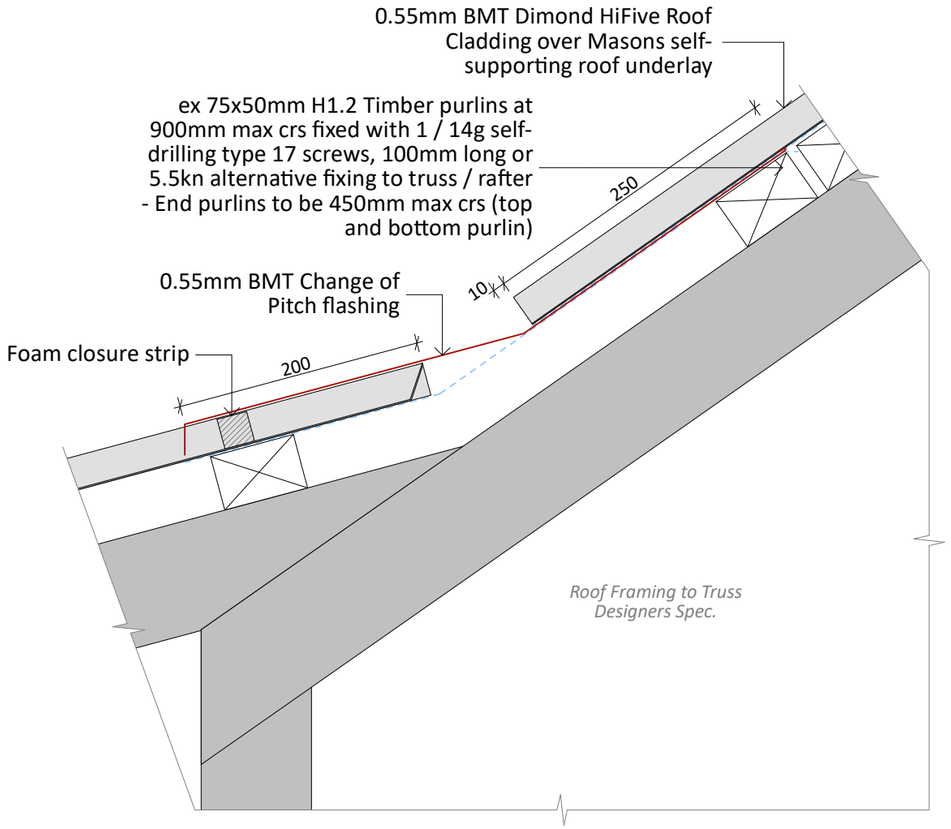
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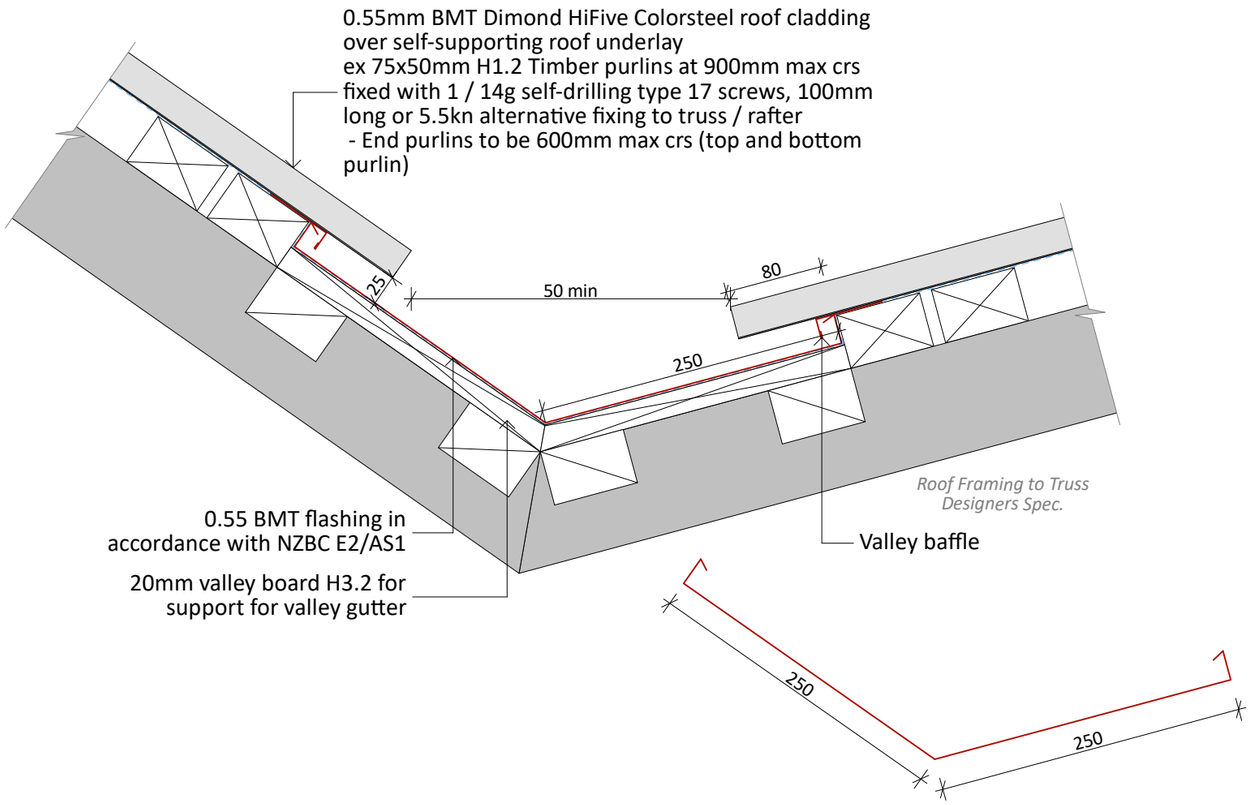
Details

A405



D17 Change of Pitch Detail

SCALE 1:5



D18 Asymmetrical Valley Gutter Detail

SCALE 1:5

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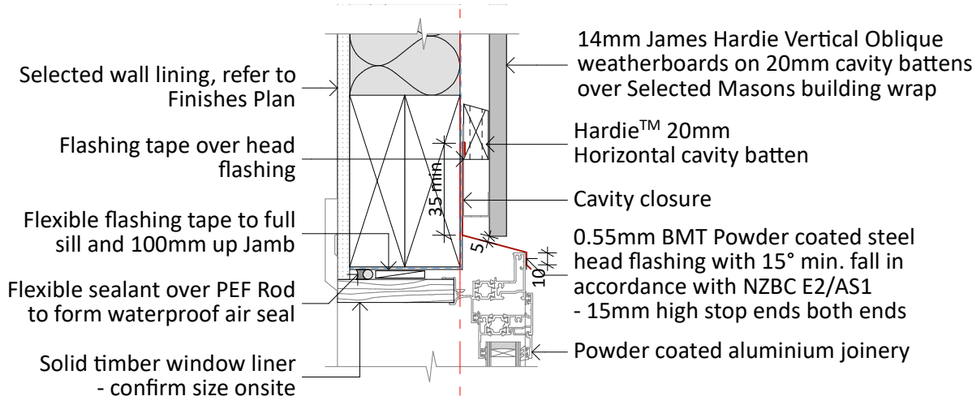
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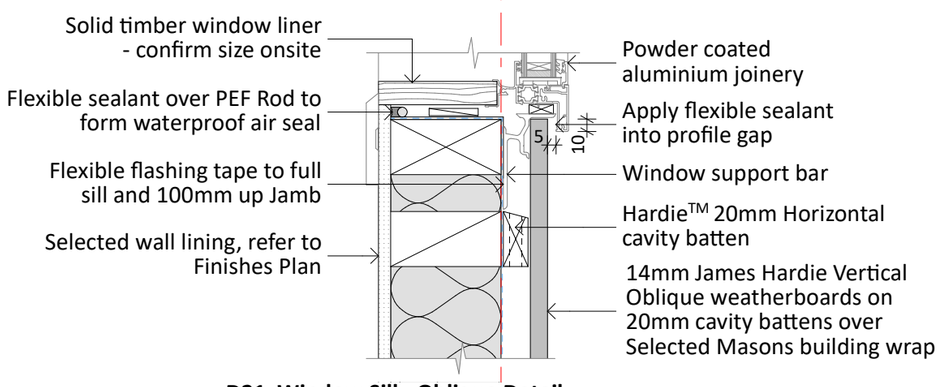
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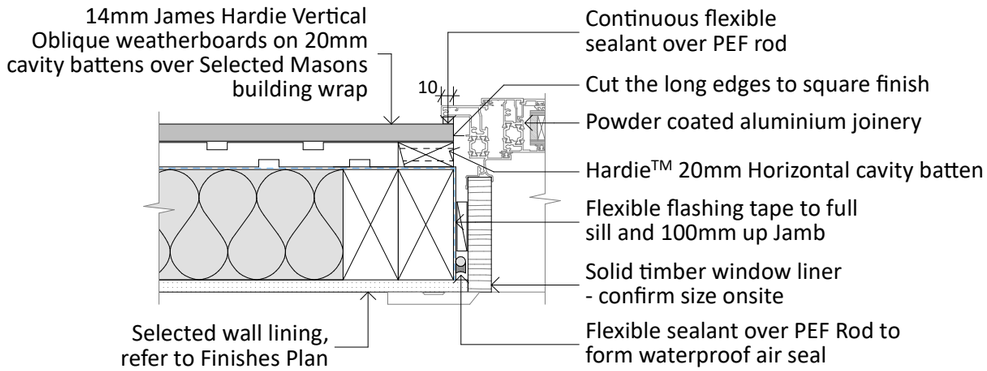
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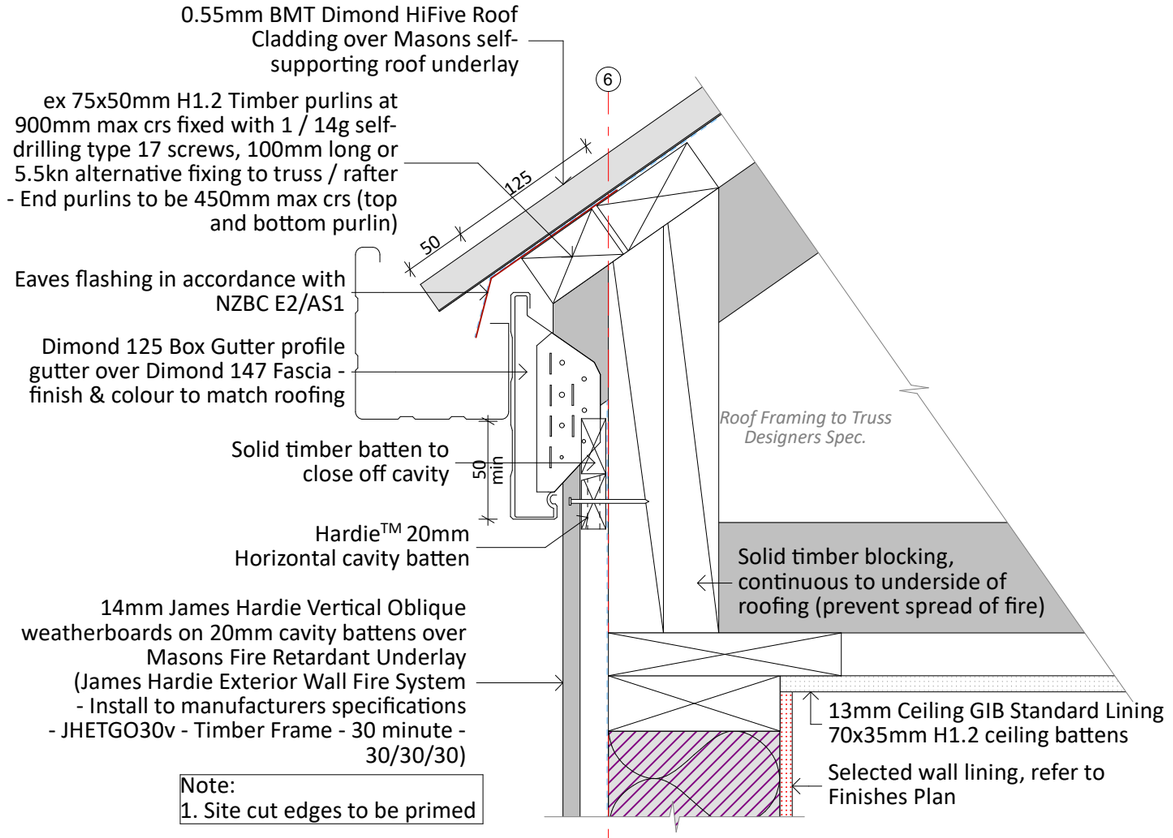
D19 Window Head - Oblique Detail
SCALE 1:5



D21 Window Sill - Oblique Detail
SCALE 1:5

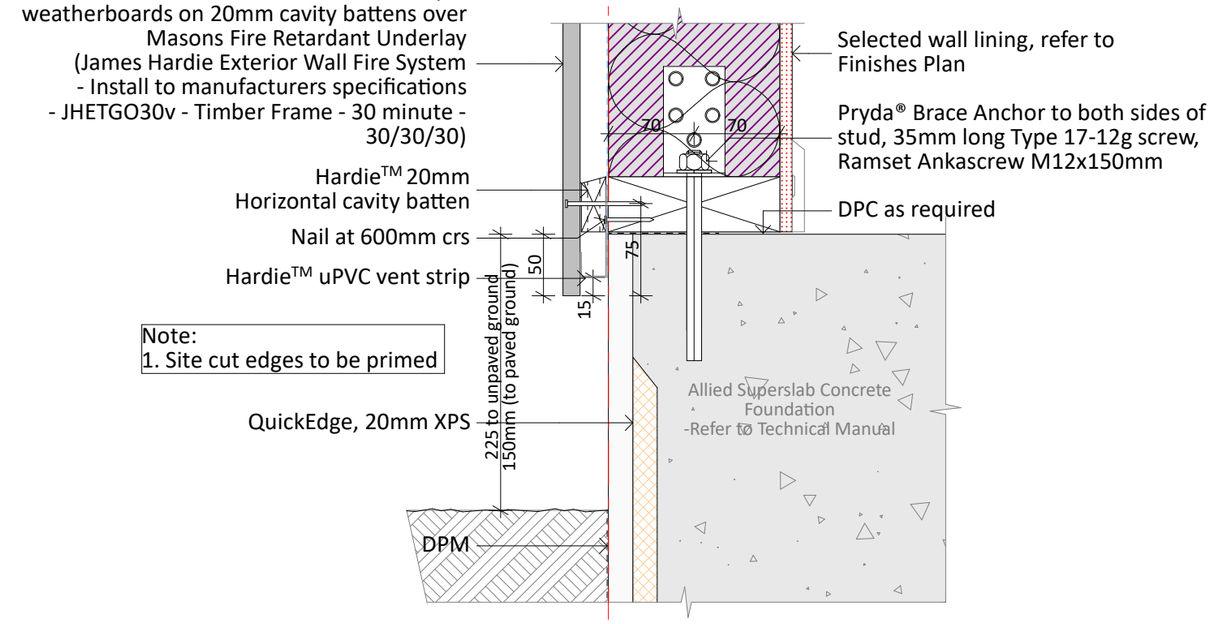


D20 Window Jamb - Oblique Detail
SCALE 1:5



Note:
1. Site cut edges to be primed

D23 Eave Gutter - FR Oblique Detail
SCALE 1:5



Note:
1. Site cut edges to be primed

D22 Foundation - FR Oblique Detail
SCALE 1:5

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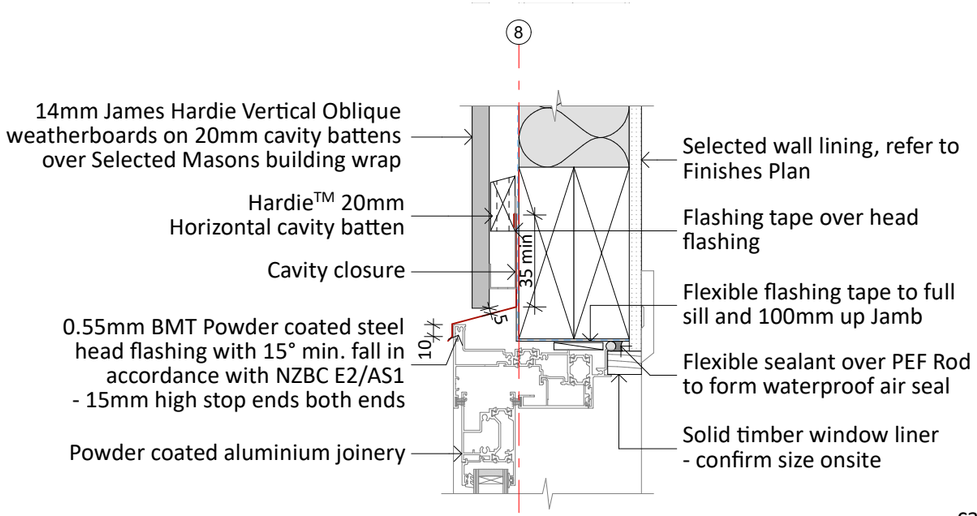
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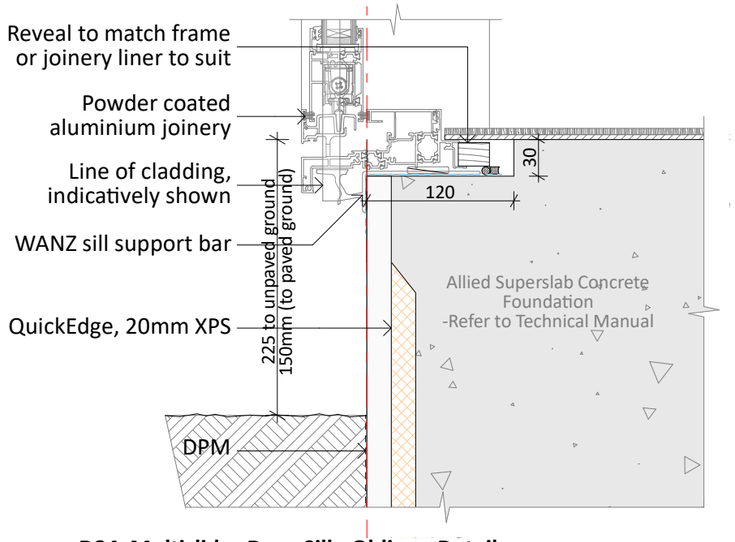
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REVISION NO.	C

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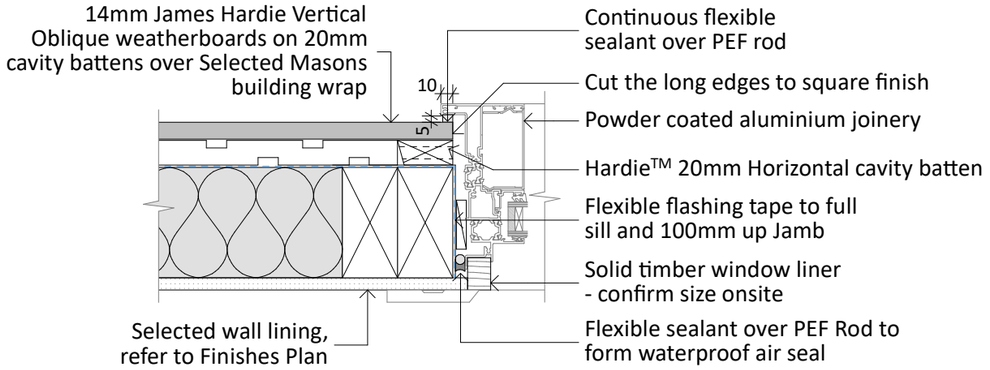
A407



D26 Multislider Door Head - Oblique Detail
SCALE 1:5



D24 Multislider Door Sill - Oblique Detail
SCALE 1:5



D25 Multislider Door Jamb - Oblique Detail
SCALE 1:5

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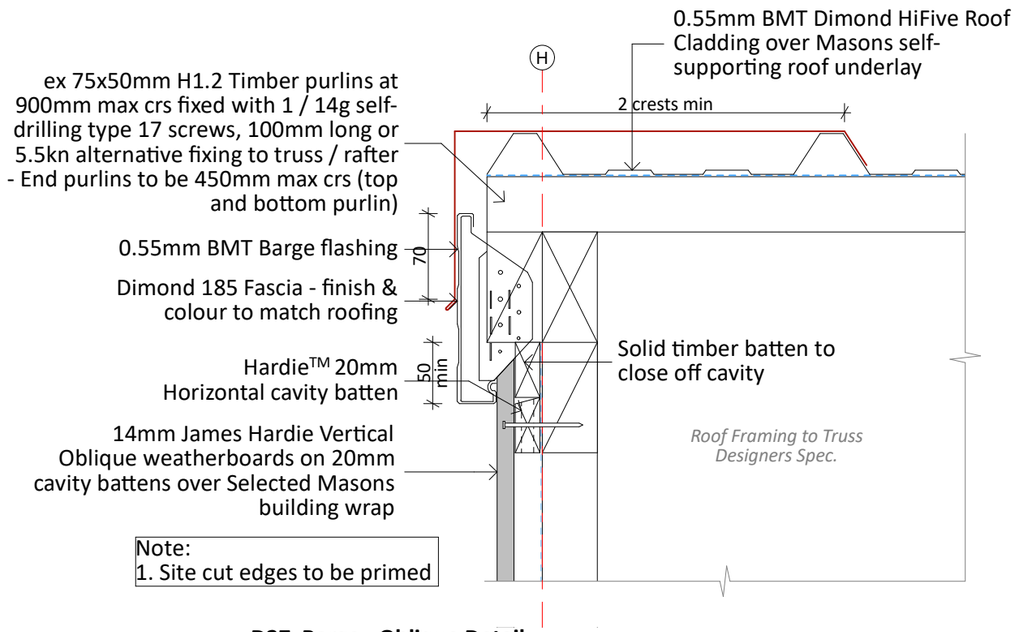
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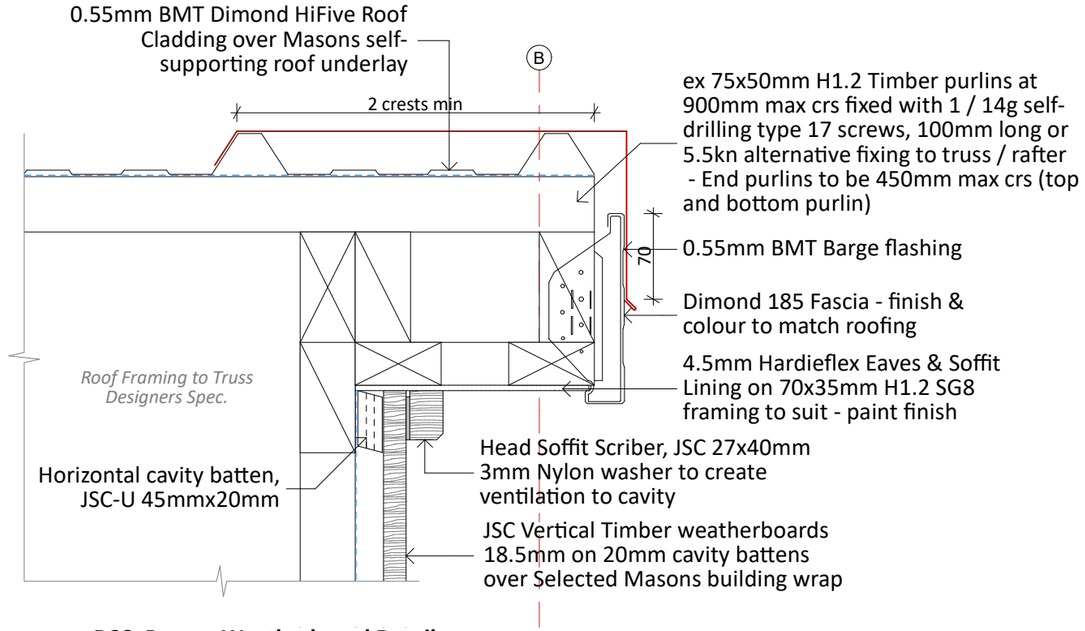
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REVISION NO.	C

Details

A408



D27 Barge - Oblique Detail
SCALE 1:5



D28 Barge - Weatherboard Detail
SCALE 1:5

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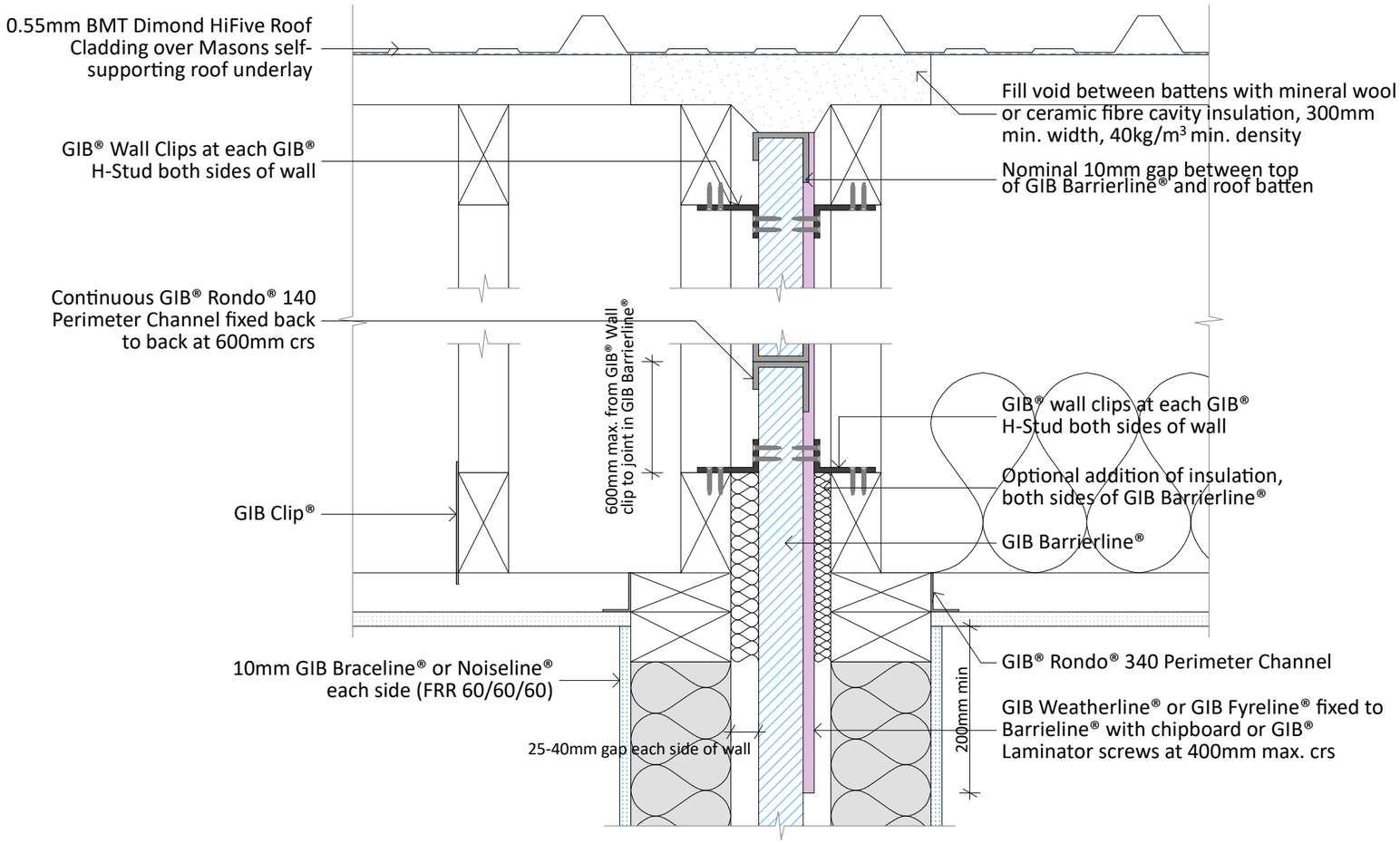
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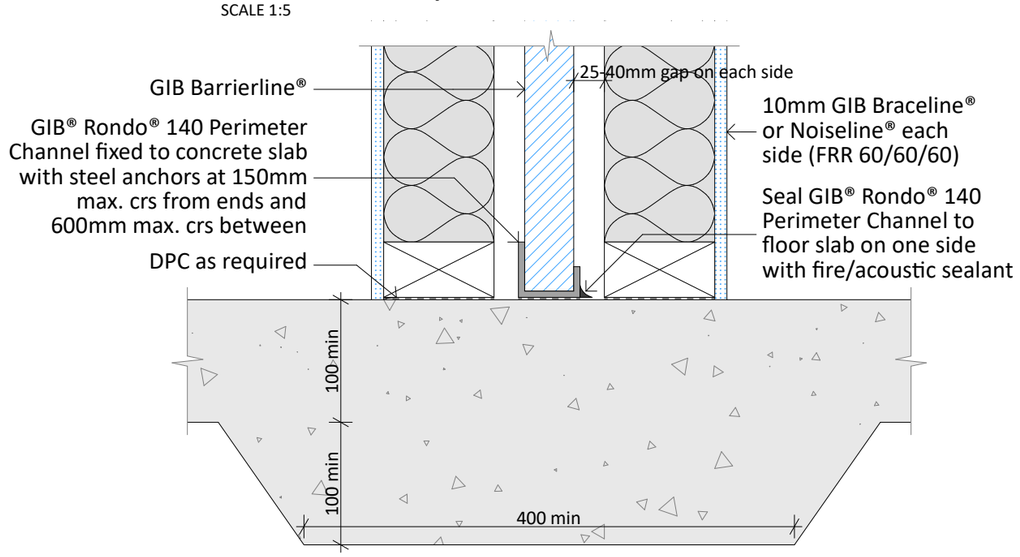
Details

A409



D30 GIB Intertenancy Wall - Roof Junction Detail

SCALE 1:5



D29 GIB Intertenancy Wall - Foundation Detail

SCALE 1:5

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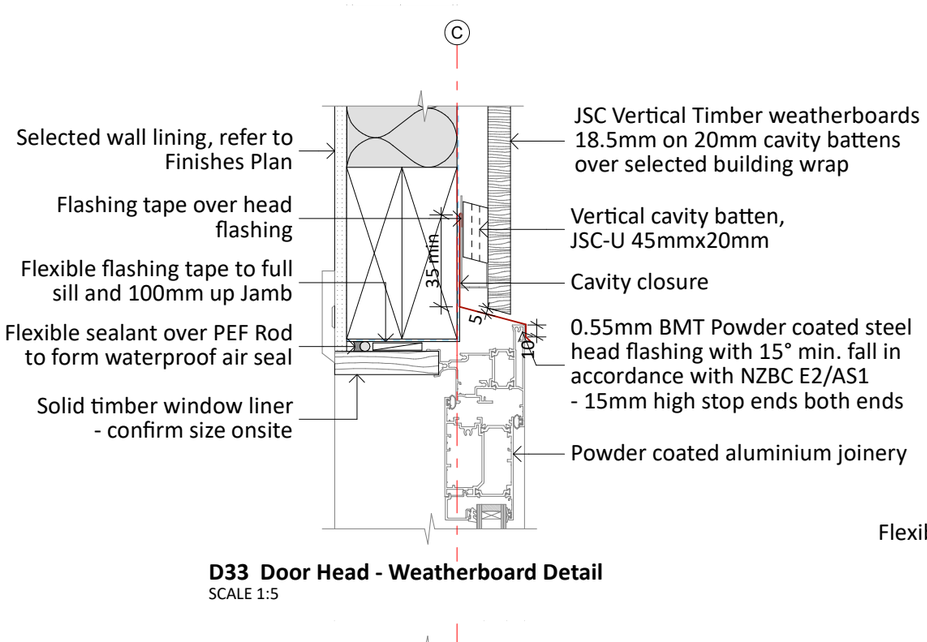
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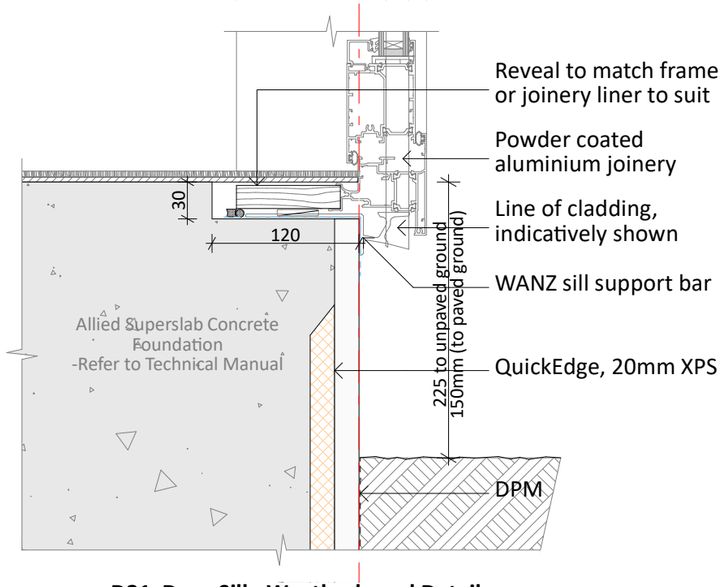
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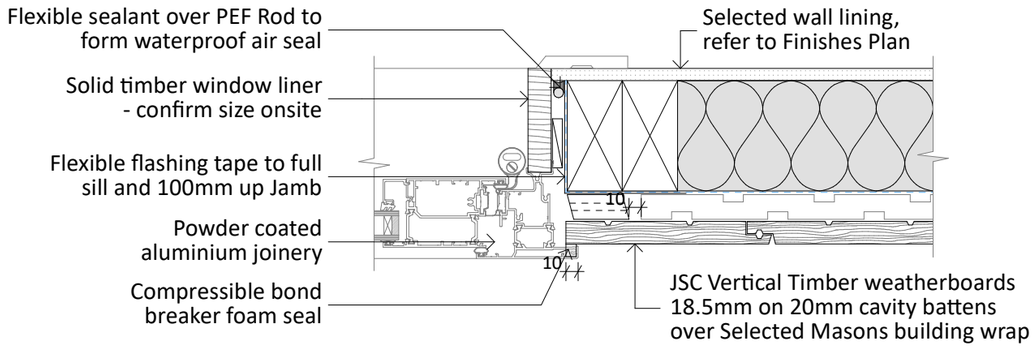
A410



D33 Door Head - Weatherboard Detail
SCALE 1:5



D31 Door Sill - Weatherboard Detail
SCALE 1:5



D32 Door Jamb - Weatherboard Detail
SCALE 1:5

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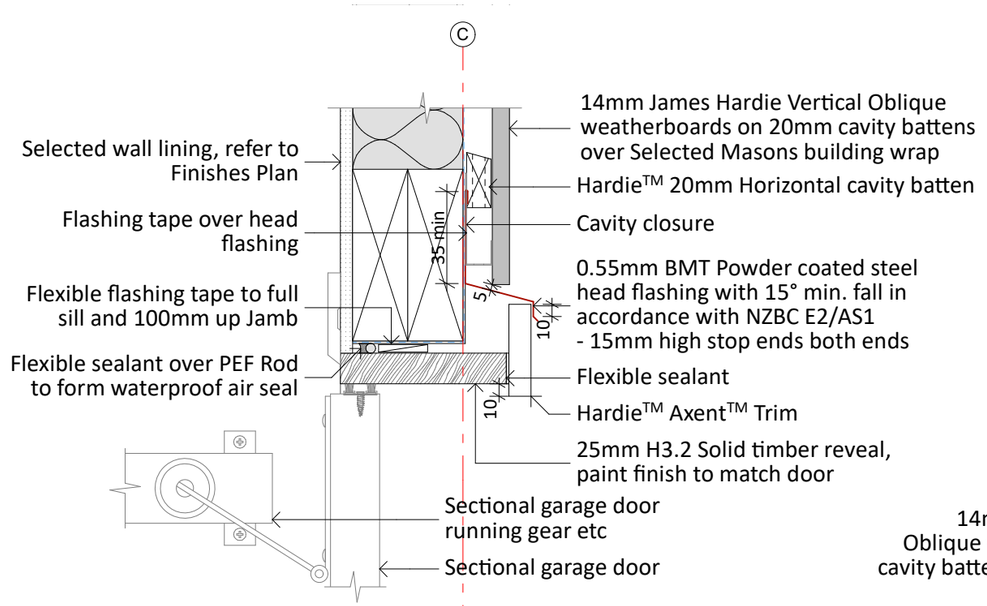
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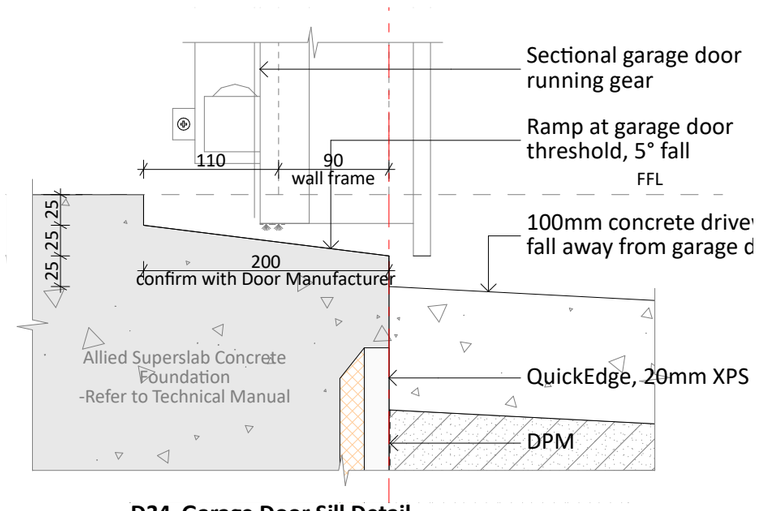
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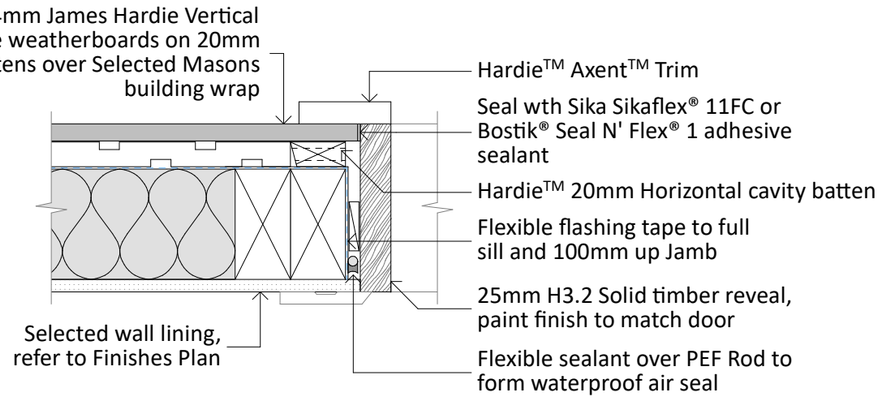
A411



D36 Garage Door Head - Oblique Detail
SCALE 1:5



D34 Garage Door Sill Detail
SCALE 1:5



D35 Garage Door Jamb - Oblique Detail
SCALE 1:5

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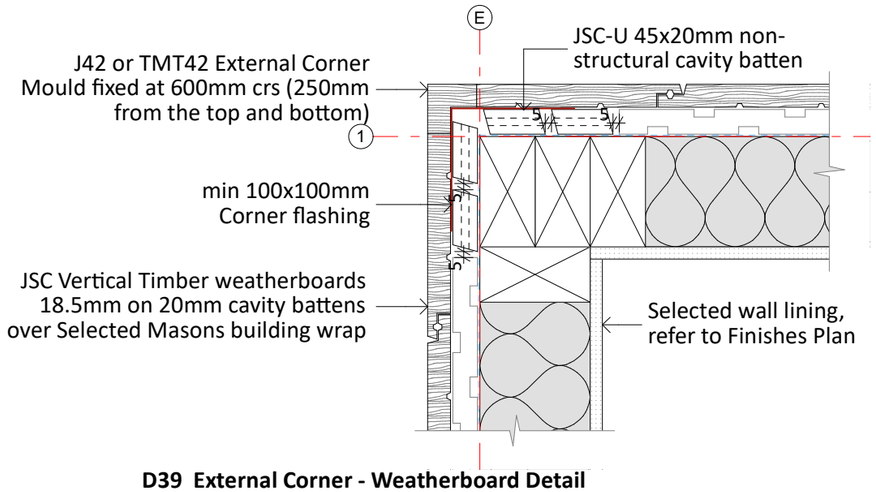
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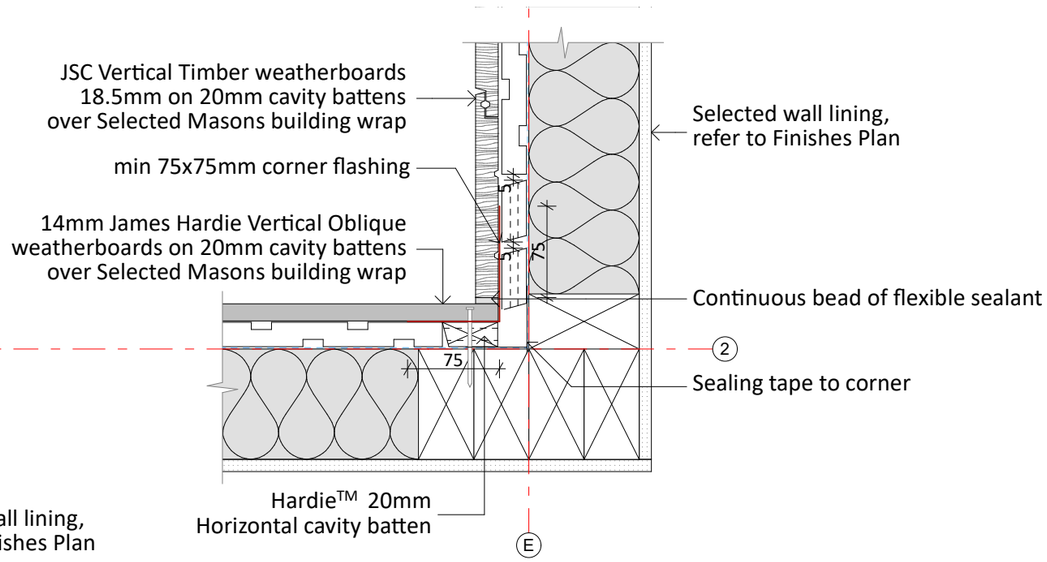
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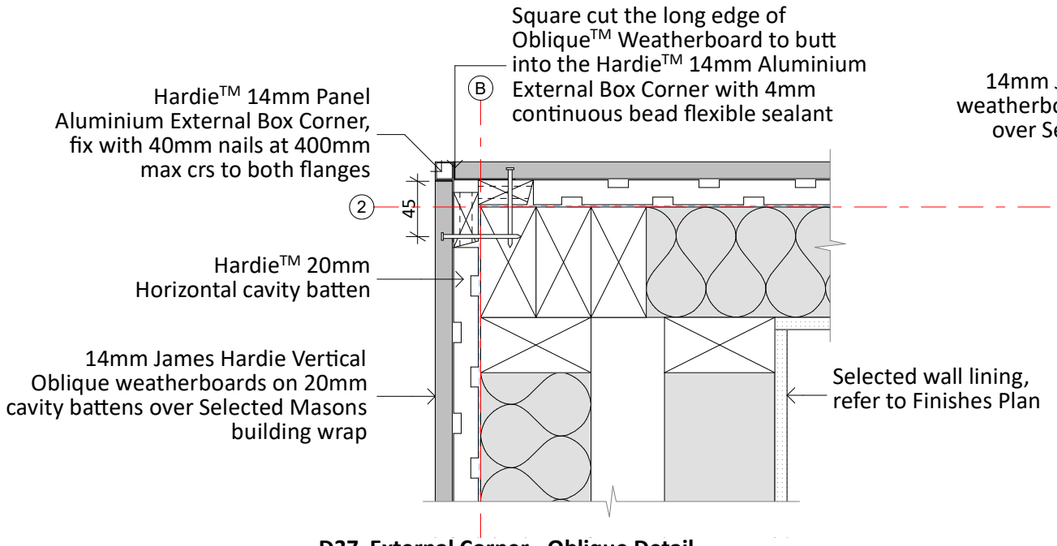
A412



D39 External Corner - Weatherboard Detail
SCALE 1:5



D38 Internal Corner - Oblique & Weatherboard Detail
SCALE 1:5



D37 External Corner - Oblique Detail
SCALE 1:5

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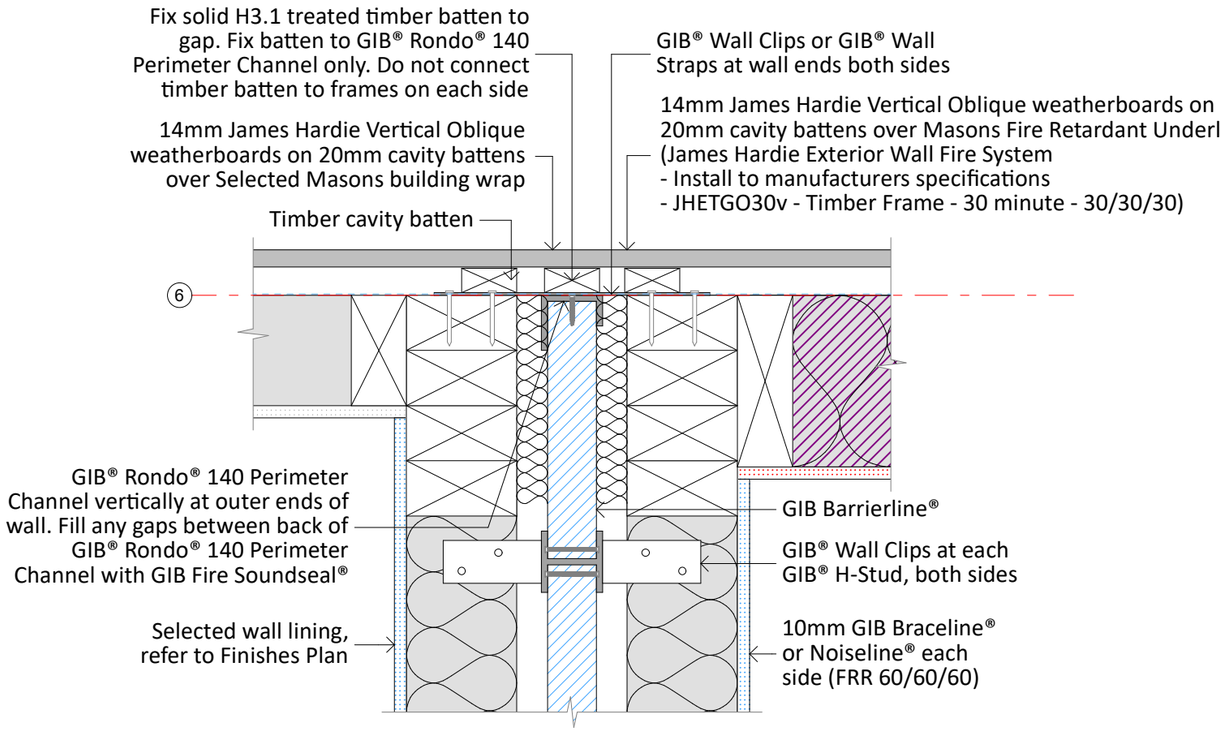
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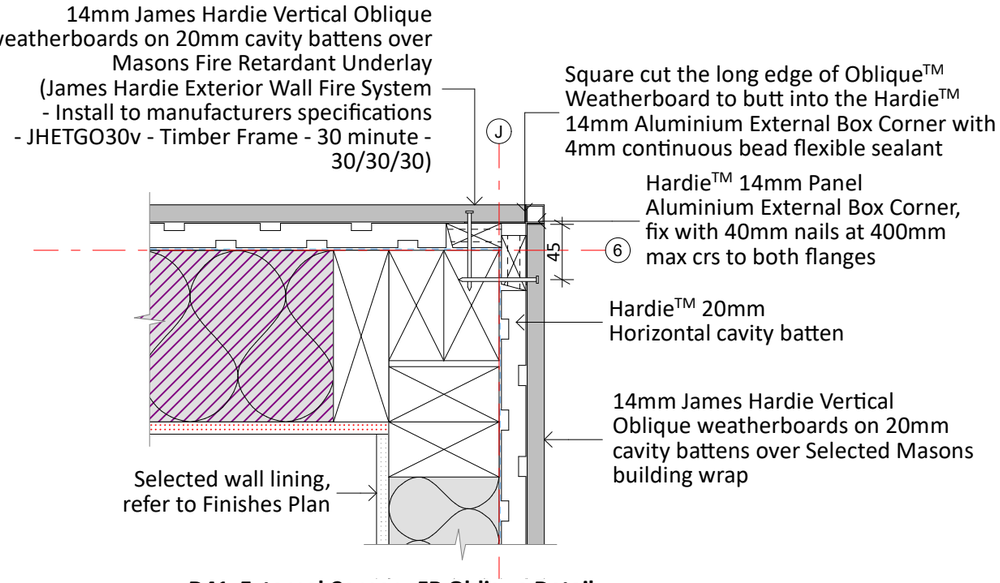
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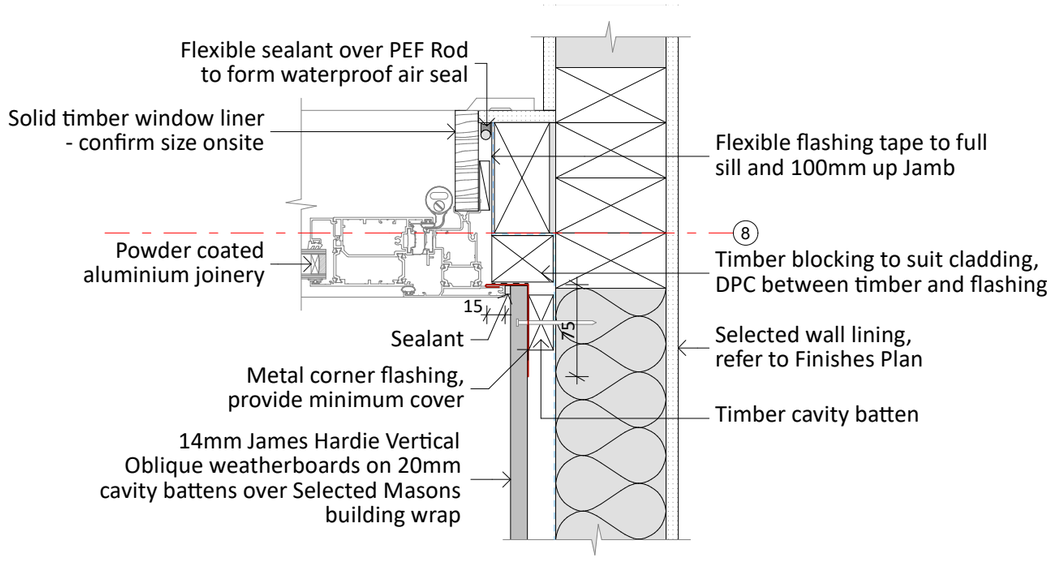
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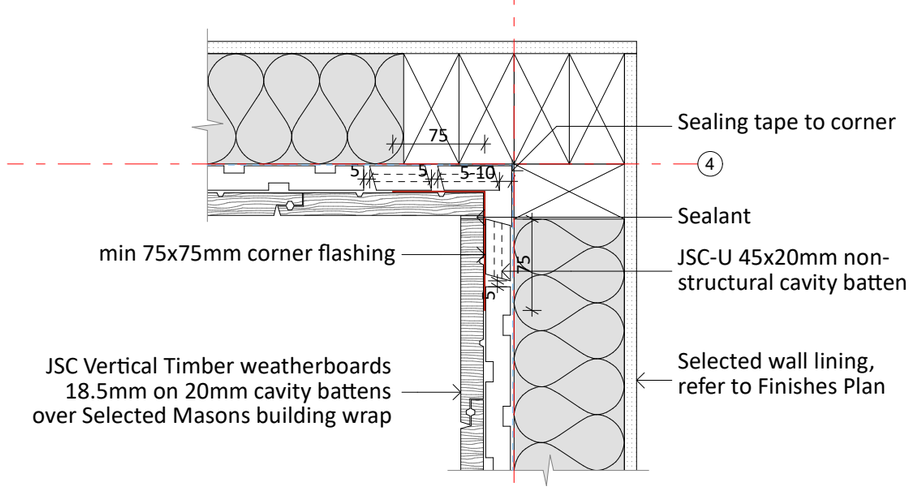
D40 GIB Intertenancy Wall T Junction - Oblique Detail
SCALE 1:5



D41 External Corner - FR Oblique Detail
SCALE 1:5



D42 Internal Corner / Door Jamb - Oblique Detail
SCALE 1:5



D43 Internal Corner - Weatherboard Detail
SCALE 1:5

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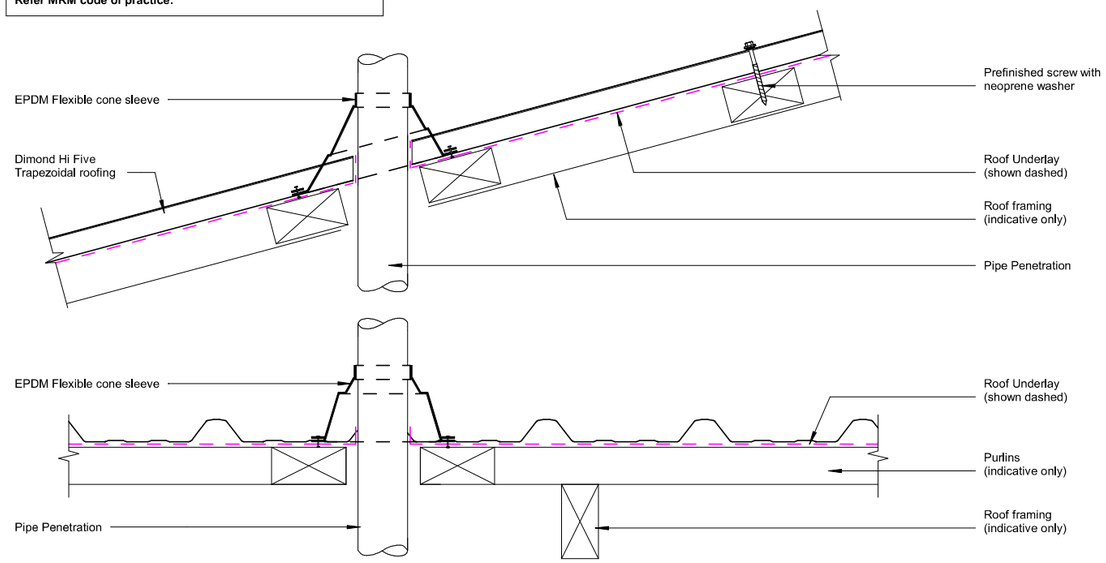
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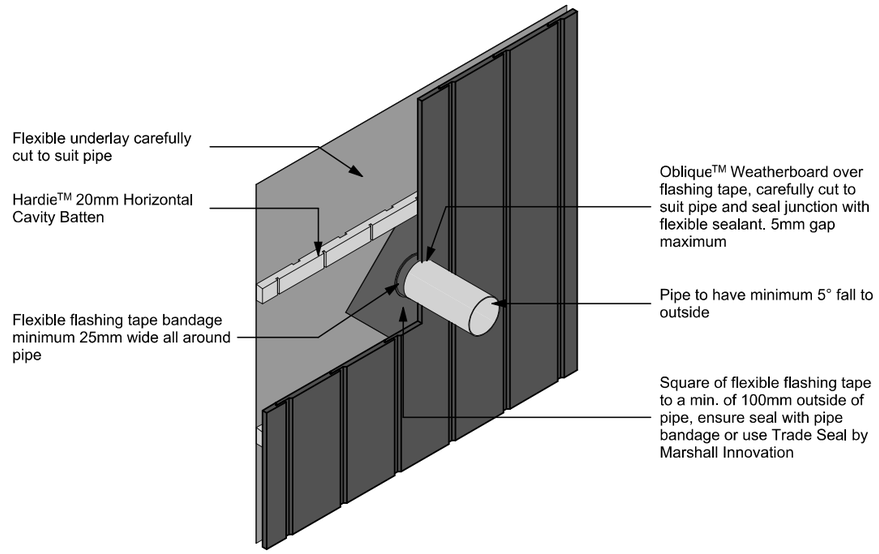
Details

A414

Note:
Min 10° for pipe penetration direct fix boot flashing is applicable for when less than 50% blockage occurs.
When exceeding 50% blockage, refer to back tray boot flashing.
Refer MRM code of practice.



Typ. Roof Pipe Penetration - Direct Fix Detail
SCALE 1:5

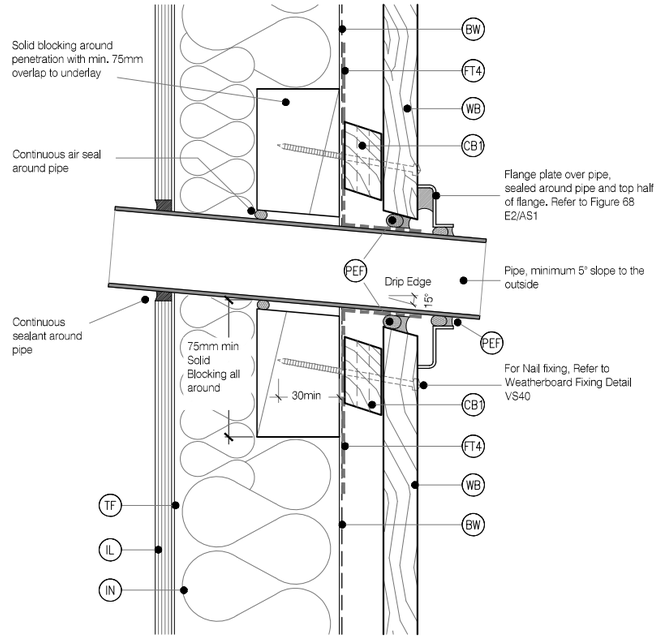


Note:
All site cut edges to be primed

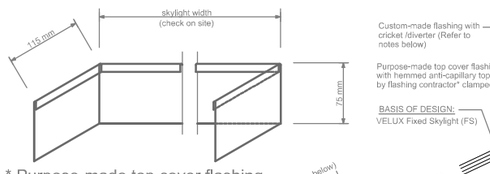
Typ. Pipe Penetration - Oblique Detail
SCALE 1:5

LEGEND:

- (BF) BACK FLASHING: Minimum 100mm Polypropylene or PVC rear flashing to provide 50mm cover past the scarf joint on each side
- (BW) BUILDING WRAP: Flexible Wall Underlay, as per NZBC E2/AS1 – Table 23. In extra high wind zones, Rigid Underlay required (9.1.7.2 E2/AS1)
- (CB) CAVITY BATTEN – NON STRUCTURAL : Horizontally installed JSC–U 45mm x 20mm Radiata Pine H3.2 treated, both face castellated and 18° bevelled edges.
- (CC) CAVITY CLOSURE: Cavity closure strip, positioned to give a 15mm minimum drip edge to cladding
- (FT4) FLEXIBLE FLASHING TAPE: Flexible flashing tape lapped into corner, Refer NZBC E2/AS1 4.3.11 Flashing tape is recommended due to movement that may occur in corners, Not required by E2/AS1
- (IL) INTERNAL LINING: Selected Internal Lining
- (IN) INSULATION: Selected Insulation
- (TF) TIMBER FRAME: H1.2 min treated timber framing
- (WB) WEATHERBOARD: Selected JSC Vertical Shiplap Weatherboard



Typ. Pipe Penetration - Weatherboard Detail
SCALE 1:5



* Purpose-made top cover flashing

SECTION A-A

SECTION B-B

BRANZ APPRAISED CUSTOM WATER-SHED FLASHING

This detail applies to all metal profile roofs with roofpitches between 15 and 60 degrees.

No cricket or diverter required when skylight is less than 600mm wide, and catchment less than 40 sqm.

Custom flashings must be designed to meet the requirements set out in the latest version of the New Zealand Metal Roof and Wall Cladding Code of Practice, and shall be manufactured and installed by a specialist flashing contractor to the latest trade practices.

For roofs with roof pitches less than 15 degrees, the VELUX Skylight must be installed to a min.15 degrees.

The flashing and installation must be guaranteed against weathertightness by the specialist flashing contractor.

Insulation material meeting the requirements of NZBC/H1 is required in the cavities of the lightwell structure.

Typ. Velux FS Skylight Detail
SCALE 1:5

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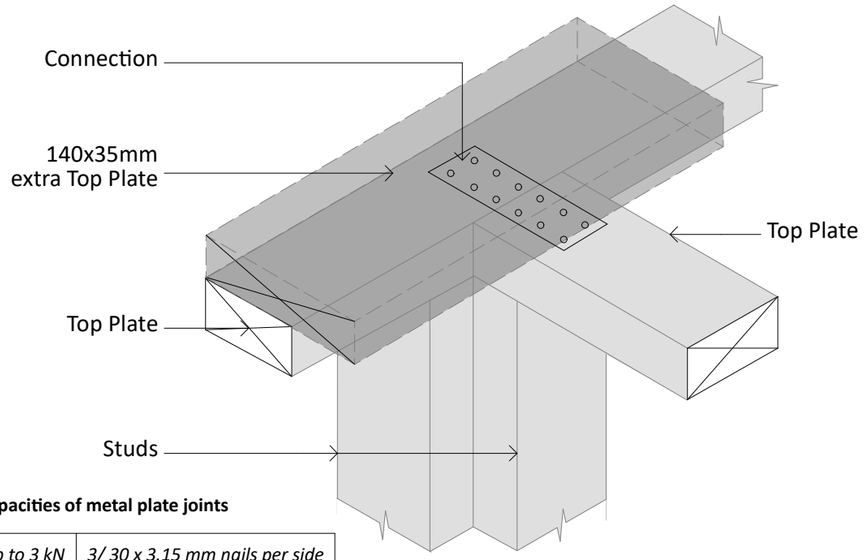
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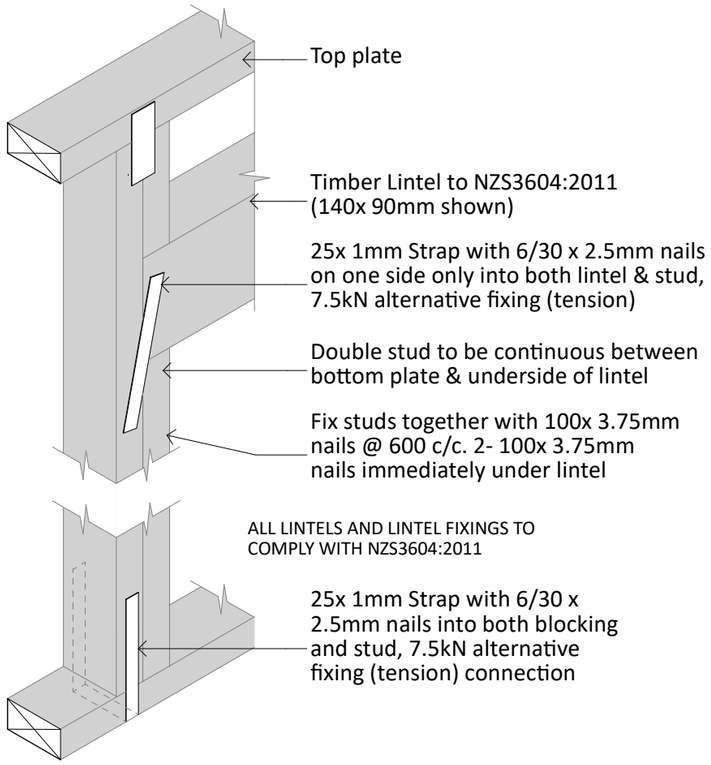
A415



Capacities of metal plate joints

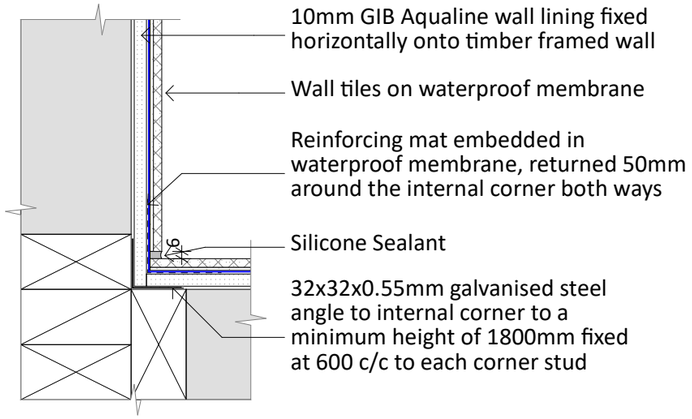
up to 3 kN	*3/ 30 x 3.15 mm nails per side*
up to 6 kN	*6/ 30 x 3.15 mm nails per side*

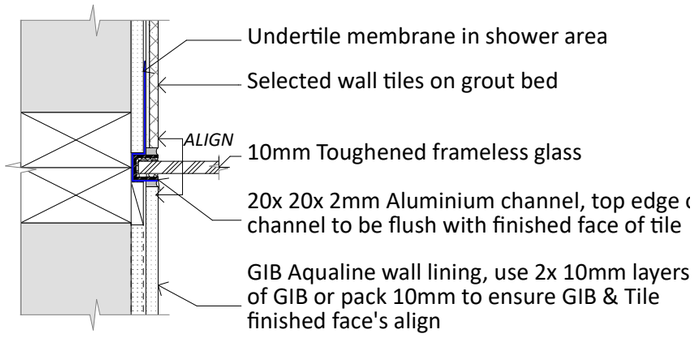
Top Plate Connection Detail
SCALE 1:5

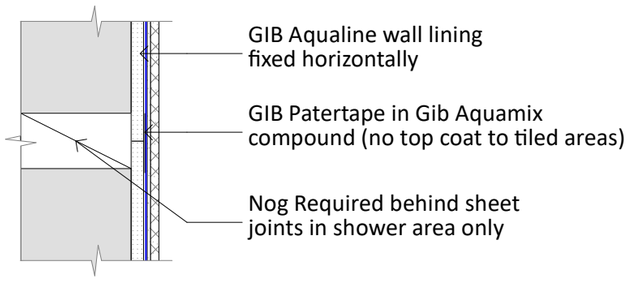


ALL LINTELS AND LINTEL FIXINGS TO
COMPLY WITH NZS3604:2011

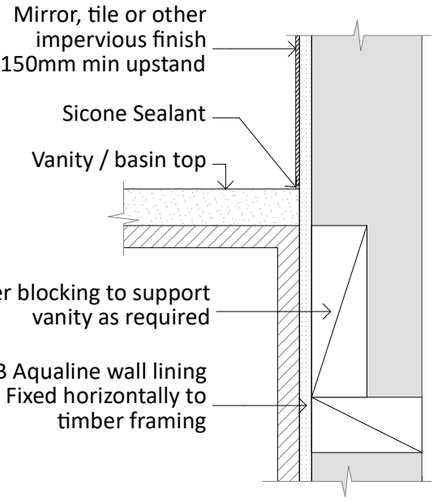
Lintel Fixing Detail
SCALE 1:5

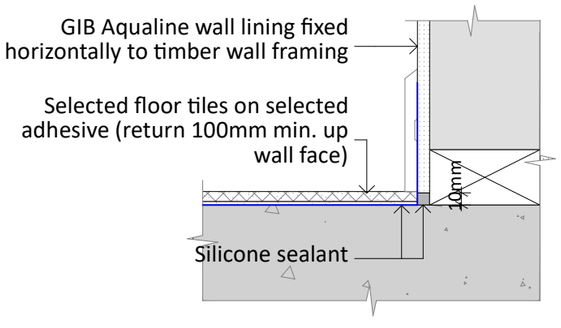


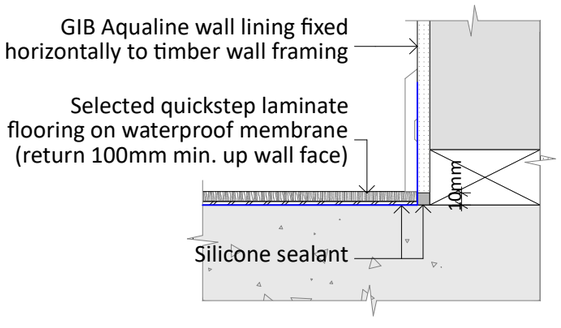




Typ. Bathroom Details
SCALE 1:5







Typ. Bathroom Details
SCALE 1:5

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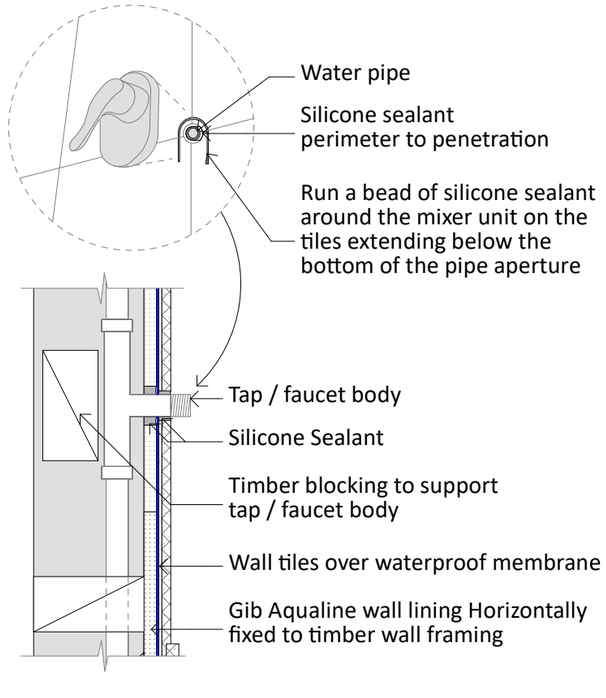
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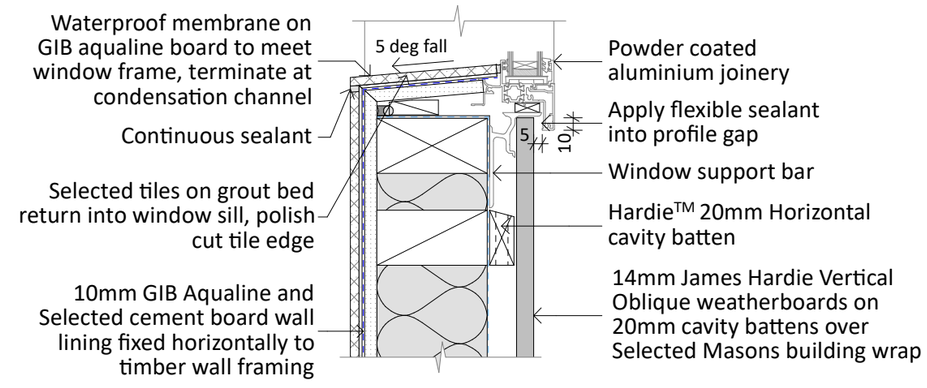
RevID	Change Name	Date
C	Building Consent Issue	02/11/2026

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CHECKED	DWA
JOB NO.	DW1833
REVISION NO.	C

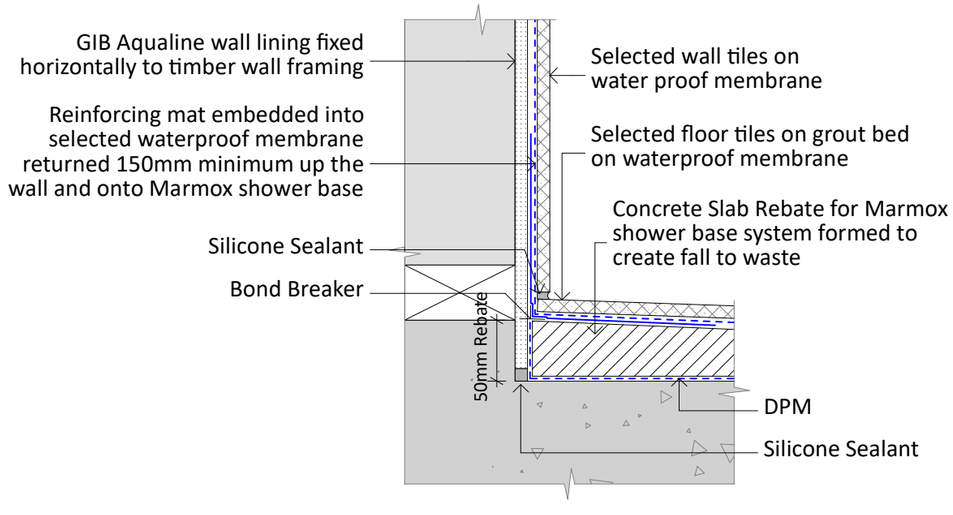
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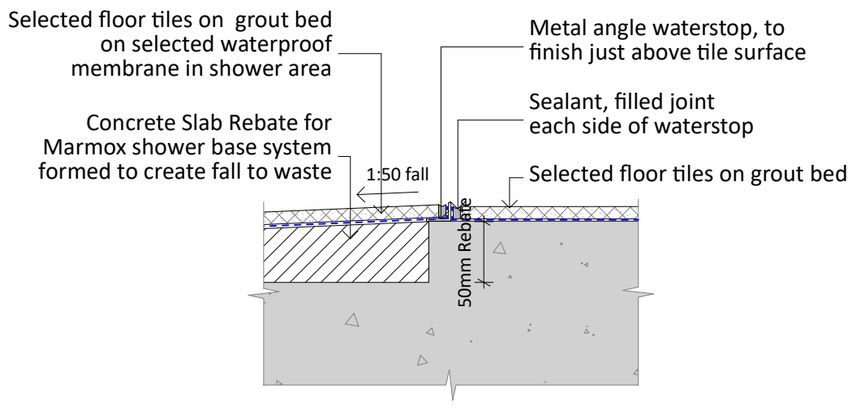
A416





Typ. Shower Window Sill Detail
SCALE 1:5





Typ. Bathroom Details
SCALE 1:5

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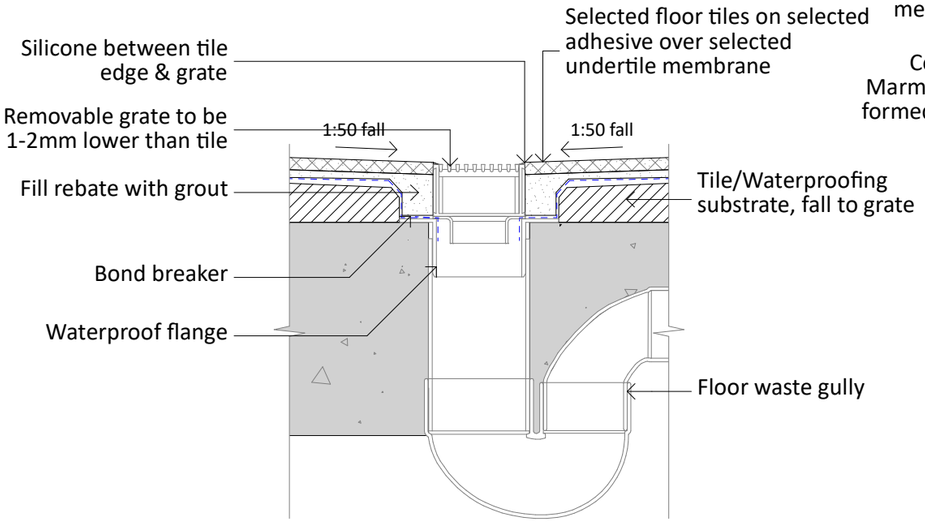
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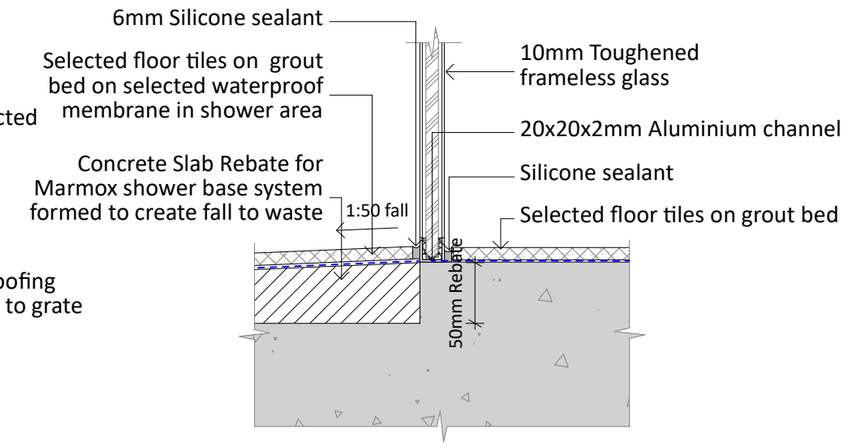
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REVISION NO.	C

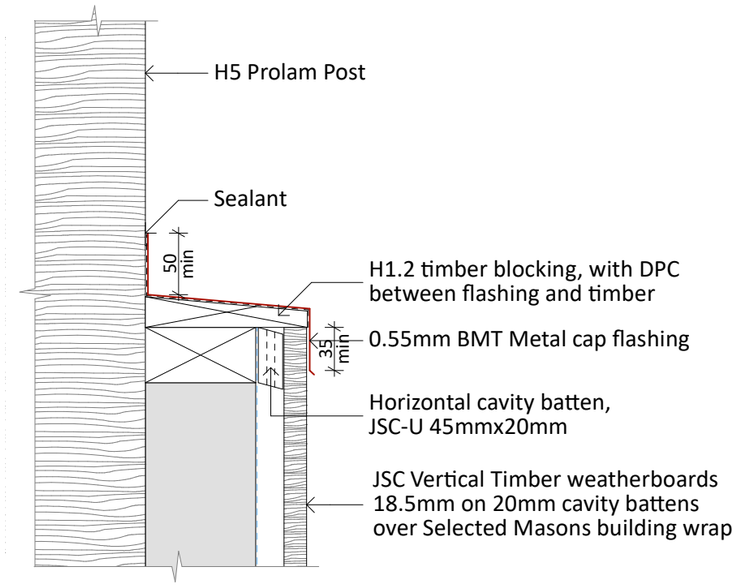
Details

A417

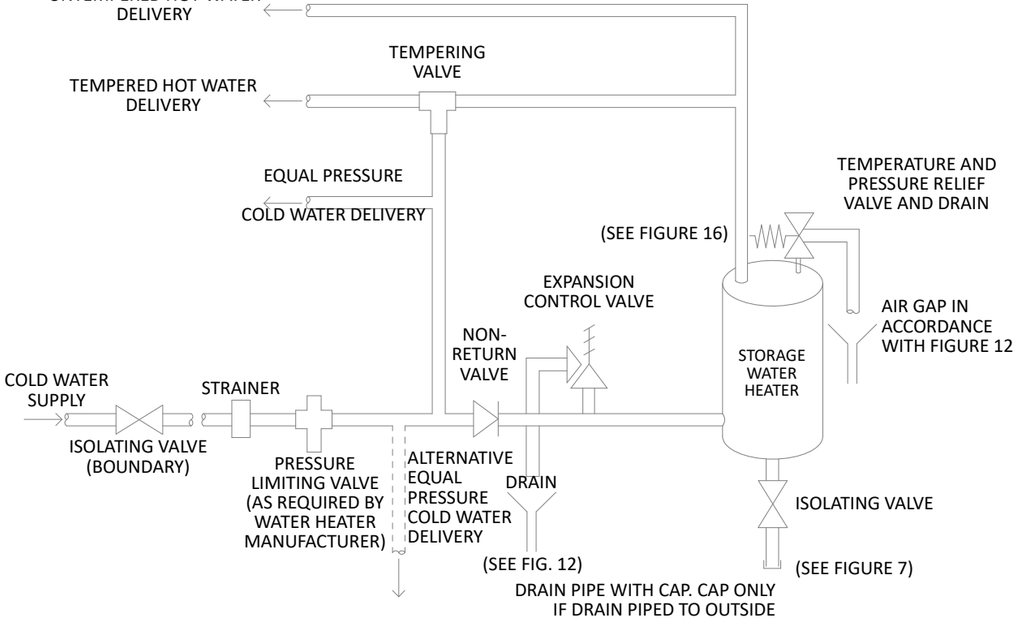


Typ. Bathroom Details
SCALE 1:5

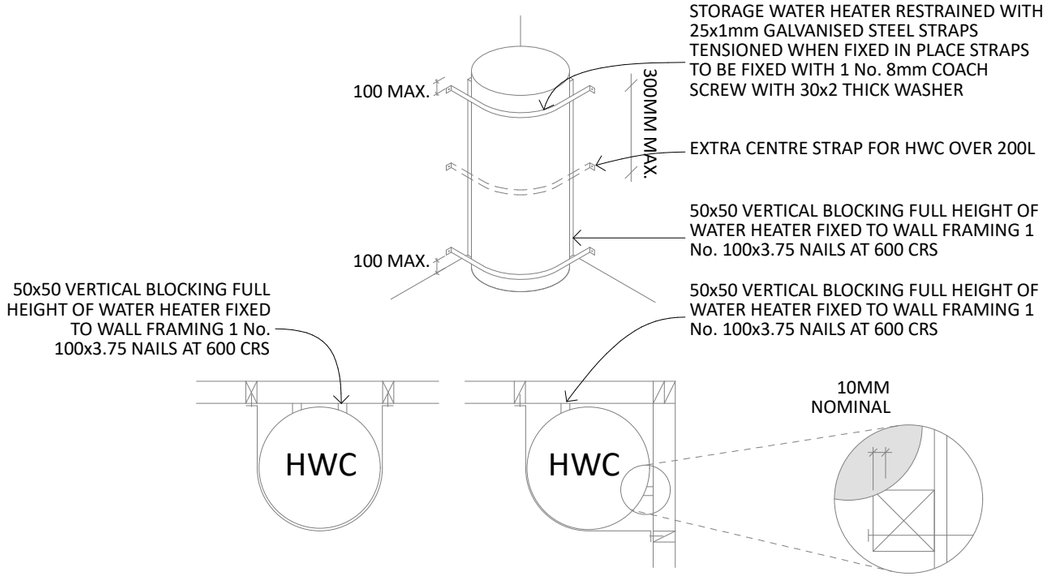




Post to Cladding Junction Detail
SCALE 1:5



HOT WATER CYLINDER VALVE SCHEME



HOT WATER CYLINDER SEISMIC RESTRAINT DETAIL (STORAGE)

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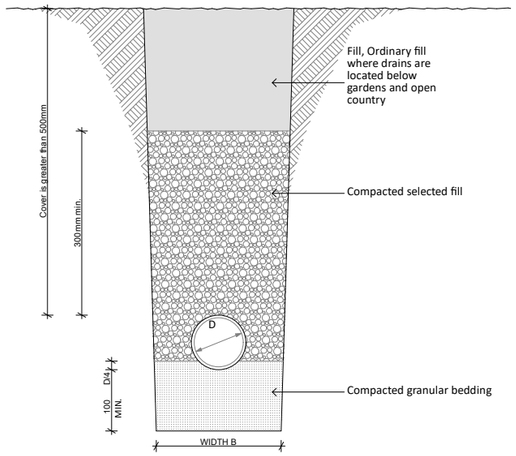
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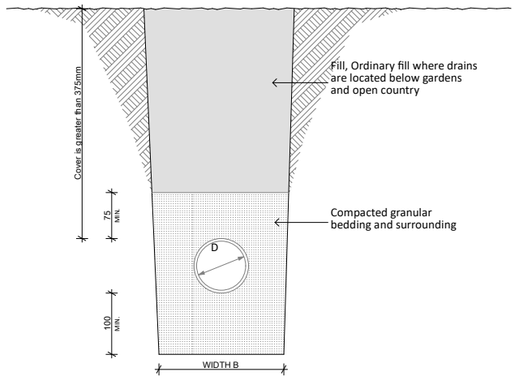
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JOB NO.	DW1833
REVISION NO.	C

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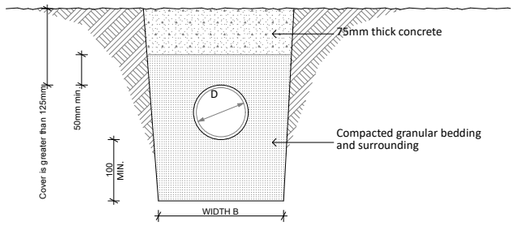
A418



COVER GREATER THAN 500MM
BEDDING TYPE 'B' OF NZS 4452



COVER GREATER THAN 375MM
BEDDING TYPE 'D' OF NZS 4452

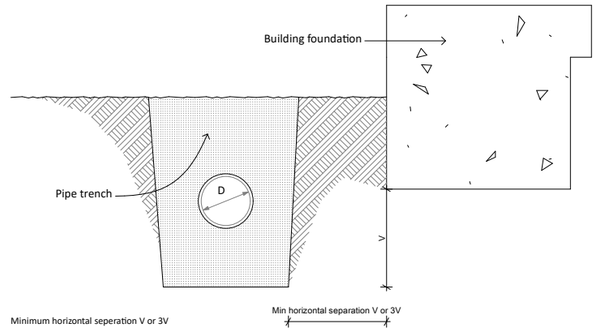


Note:

1. The width b of the trench shall be no less than the pipe diameter d plus 200mm. Trench width at the top of the pipe shall be no more than 600mm unless the pipe(s) in the trench are covered with concrete, as shown in figue 13 (c).

2. Acceptable fill materials shown are:
A) bedding material of clean granular noncohesive material with a maximum particle size of 20mm, or
B) selected compacted fill of any fine-grained soil or granular material which is free from topsoil and rubbish and has a maximum particle size of 20mm, or
C) ordinary fill which may comprise any fill or excavated material.

COVER GREATER THAN 125MM

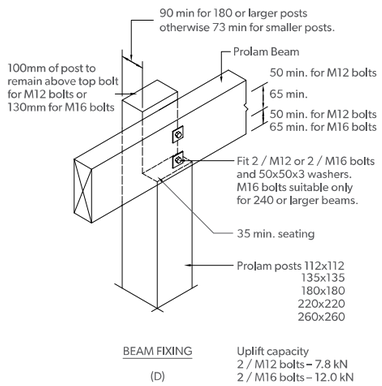


V when trench closed within 48 hours
3V when trench closed greater than 48 hours

RELATIONSHIP OF PIPE TRENCH TO BUILDING FOUNDATION

Bedding & Backfill Detail

SCALE 1:10



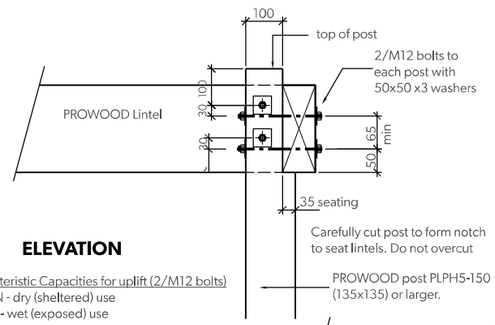
BEAM FIXING

(D)

Uplift capacity
2 / M12 bolts – 7.8 kN
2 / M16 bolts – 12.0 kN

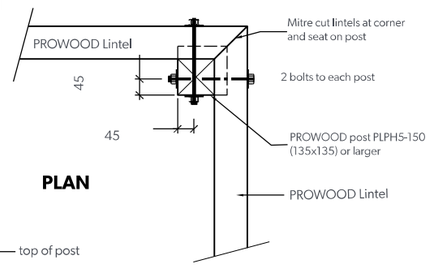
Prolam Post Fixings

SCALE 1:5

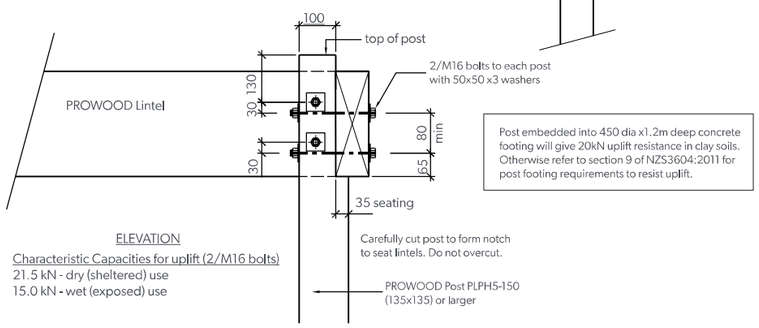


ELEVATION

Characteristic Capacities for uplift (2/M12 bolts)
14.0 kN - dry (sheltered) use
9.8 kN - wet (exposed) use



PLAN



Post embedded into 450 dia x1.2m deep concrete footing will give 20kN uplift resistance in clay soils. Otherwise refer to section 9 of NZS3604:2011 for post footing requirements to resist uplift.

ELEVATION

Characteristic Capacities for uplift (2/M16 bolts)
21.5 kN - dry (sheltered) use
15.0 kN - wet (exposed) use

CORNER POST - LINTEL CONNECTION DETAIL

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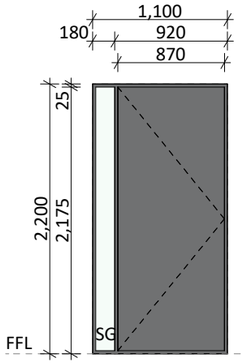
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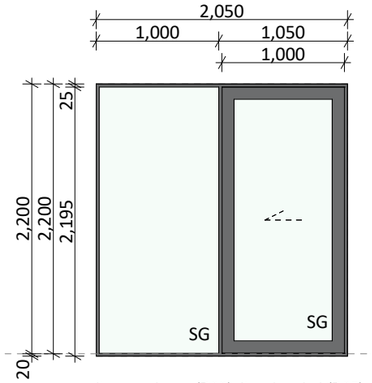
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A419



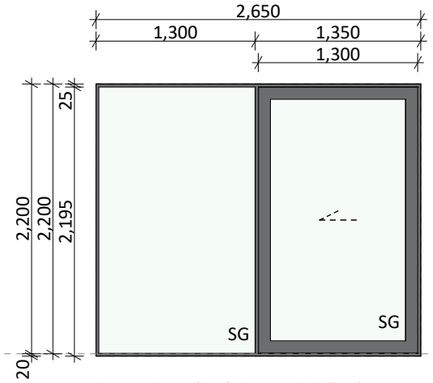
D01

Entry Door
Lintel: 150x90mm hy90
- Refer to Truss Design



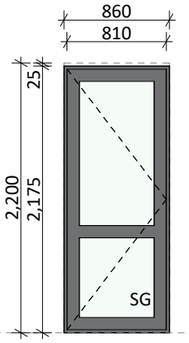
item as shown (D02); item handed (D05)

Lintel: 150x90mm hy90
- Refer to Truss Design



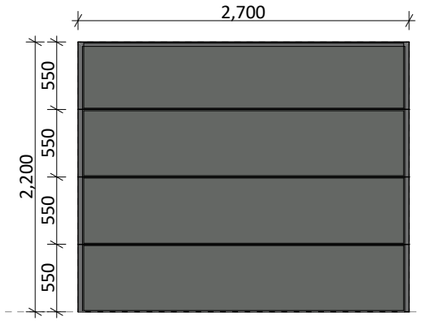
item as shown (D03); item handed (D04)

Lintel: 200x90mm hy90
- Refer to Truss Design



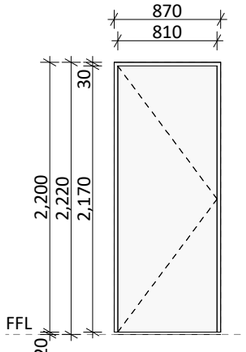
D06

Lintel: 150x90mm hy90
- Refer to Truss Design



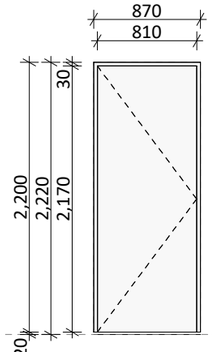
D07

Garage Door
Lintel: 200x90mm hy90
- Refer to Truss Design

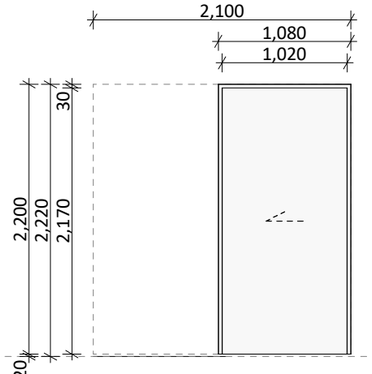


ID01

DOOR TYPE Solid Core Door

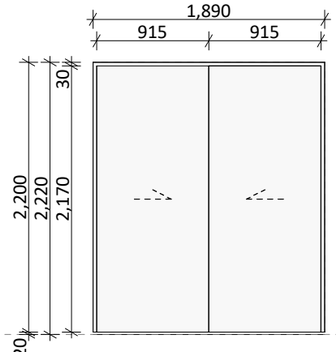


items as shown (ID02, ID04, ID06, ID10, ID11); items handed (ID07, ID14)



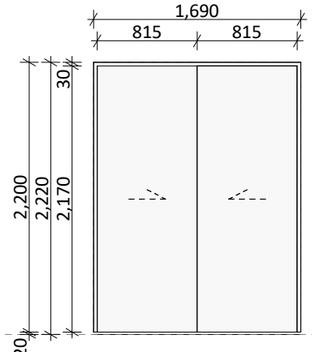
ID03

DOOR TYPE Cavity Slider



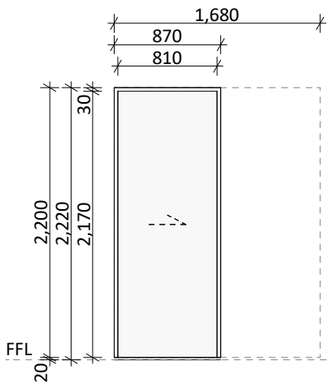
item as shown (ID05); item handed (ID12)

DOOR TYPE Wardrobe Door



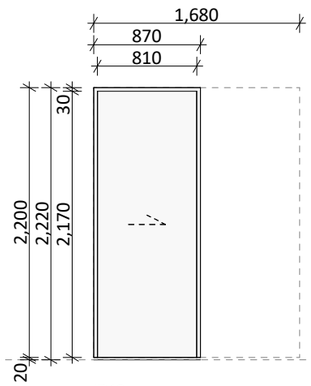
ID08

DOOR TYPE Wardrobe Door



ID09

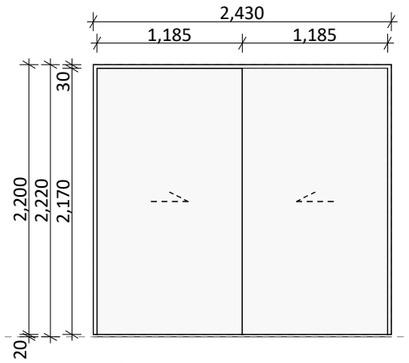
Cavity Slider Door



ID13

Ply Panel (Tiled Shower)

DOOR TYPE Cavity Slider



ID15

DOOR TYPE Wardrobe Door

DOOR/WINDOW SCHEDULE

GENERAL NOTES:

INTERIOR DOORS:

The preference of DWA is that all interior doors to be 40 mm solid core timber, paint finish, colour to match interior wall. Contractor and Client are to confirm, and other doors are allowed.

EXTERIOR DOORS:

Series: As per height and wind zone
Glass: Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/ Clear (Argon) (Double) R0.5 R Value.
Finish: Powder coated finish, colour as per elevation
Hardware: to match joinery

(Unless noted otherwise)

DOOR SAFETY GLAZING:

Safety glass as per NZS 4223:2016 to all glazing within 800mm of the finished floor level

SG

EXTERIOR WINDOWS:

Series: As per height and wind zone
Glass: Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/ Clear (Argon) (Double) R0.5 R Value.
Finish: Powder coated finish, colour as per elevation
Hardware: to match joinery

(Unless noted otherwise)

WINDOW SAFETY GLAZING:

Safety glass as per NZS 4223:2016 to all glazing within 800mm of the finished floor level

SG

LINTELS:

Lintels notated as 90/140mm in width can be made up from multiple members to form the given width if an equivilant or greater strength is used as per NZS3604. Members are to be nail laminated in accordance with 2.4.4.7 of NZS3604.

Lintel sizes are a minimum only. Framing manufacturer is free to substitute with LVL/LSL/Glulam products of a greater strength which achieves less deflection and allows for a better fit.

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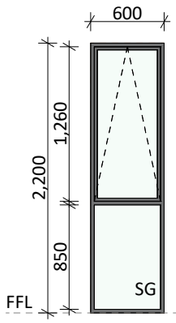
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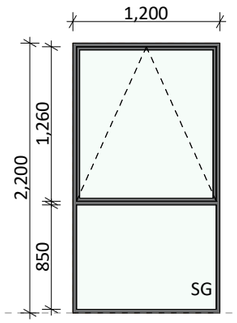
Door Schedule

A501



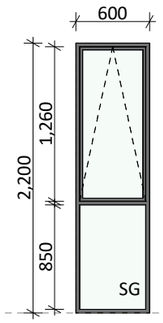
W01

Lintel: 2/90x45mm SG8
- Refer to Truss Design



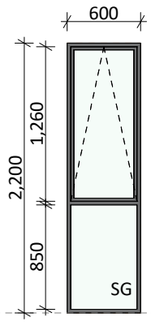
W02

Lintel: 150x90mm hy90
- Refer to Truss Design



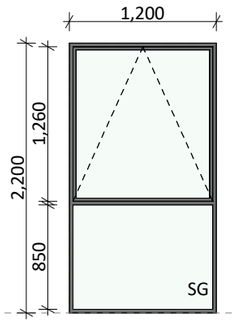
W03

Lintel: 2/90x45mm SG8
- Refer to Truss Design



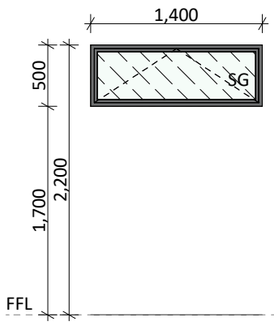
W04

Lintel: 2/90x45mm SG8
- Refer to Truss Design



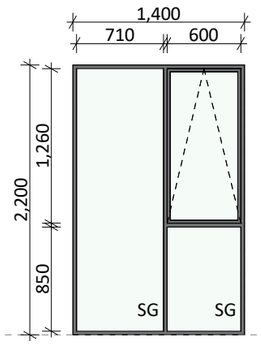
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Lintel: 150x90mm hy90
- Refer to Truss Design



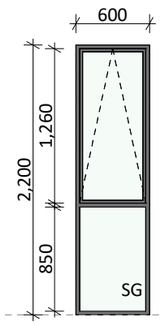
W06

Lintel: 150x90mm hy90
- Refer to Truss Design
Obscured Safety Glazing



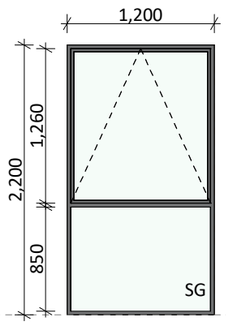
W07

Lintel: 150x90mm hy90
- Refer to Truss Design



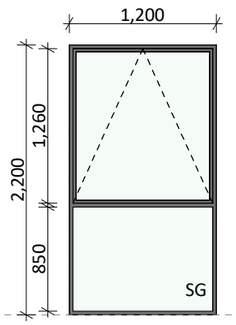
W08

Lintel: 2/90x45mm SG8
- Refer to Truss Design



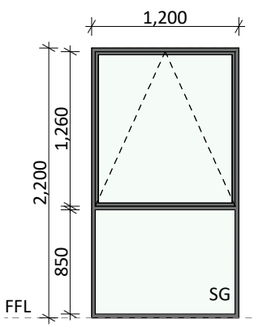
W09

Lintel: 150x90mm hy90
- Refer to Truss Design



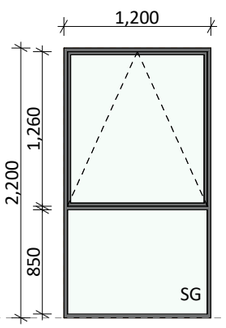
W10

Lintel: 150x90mm hy90
- Refer to Truss Design



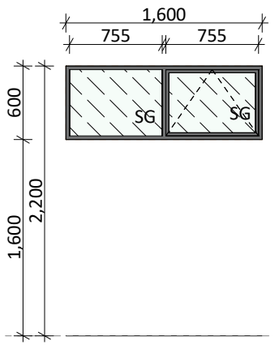
W11

Lintel: 150x90mm hy90
- Refer to Truss Design



W12

Lintel: 150x90mm hy90
- Refer to Truss Design



W13

Lintel: 150x90mm hy90
- Refer to Truss Design
Obscured Safety Glazing

DOOR/WINDOW SCHEDULE

GENERAL NOTES:

INTERIOR DOORS:

The preference of DWA is that all interior doors to be 40 mm solid core timber, paint finish, colour to match interior wall. Contractor and Client are to confirm, and other doors are allowed.

EXTERIOR DOORS:

Series: As per height and wind zone
Glass: Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/ Clear (Argon) (Double) R0.5 R Value.
Finish: Powder coated finish, colour as per elevation
Hardware: to match joinery

(Unless noted otherwise)

DOOR SAFETY GLAZING:

Safety glass as per NZS 4223:2016 to all glazing within 800mm of the finished floor level

SG

EXTERIOR WINDOWS:

Series: As per height and wind zone
Glass: Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/ Clear (Argon) (Double) R0.5 R Value.
Finish: Powder coated finish, colour as per elevation
Hardware: to match joinery

(Unless noted otherwise)

WINDOW SAFETY GLAZING:

Safety glass as per NZS 4223:2016 to all glazing within 800mm of the finished floor level

SG

LINTELS:

Lintels notated as 90/140mm in width can be made up from multiple members to form the given width if an equivilant or greater strength is used as per NZS3604. Members are to be nail laminated in accordance with 2.4.4.7 of NZS3604.

Lintel sizes are a minimum only. Framing manufacturer is free to substitute with LVL/LSL/Glulam products of a greater strength which achieves less deflection and allows for a better fit.

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General Notes
Drawings to be printed in colour.
Do not scale drawings.
Contractors must verify all dimensions on site before starting work or ordering materials.
Architectural drawings are to be read in conjunction with the full set of drawings and specification. Architectural drawings are to be read in conjunction with consultants' documents and vice versa. All work shall comply with the terms and conditions of the building consent and any resource consents issued for this project. Any discrepancies or ambiguity shall be clarified with Design Workshop before any further work commence.

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RevID	Change Name	Date
C	Building Consent Issue	02/11/2026

SCALE	1:50
DRAWN	NW
CHECKED	DWA
JOB NO.	DW1833
REVISION NO.	C

Window Schedule

A502