

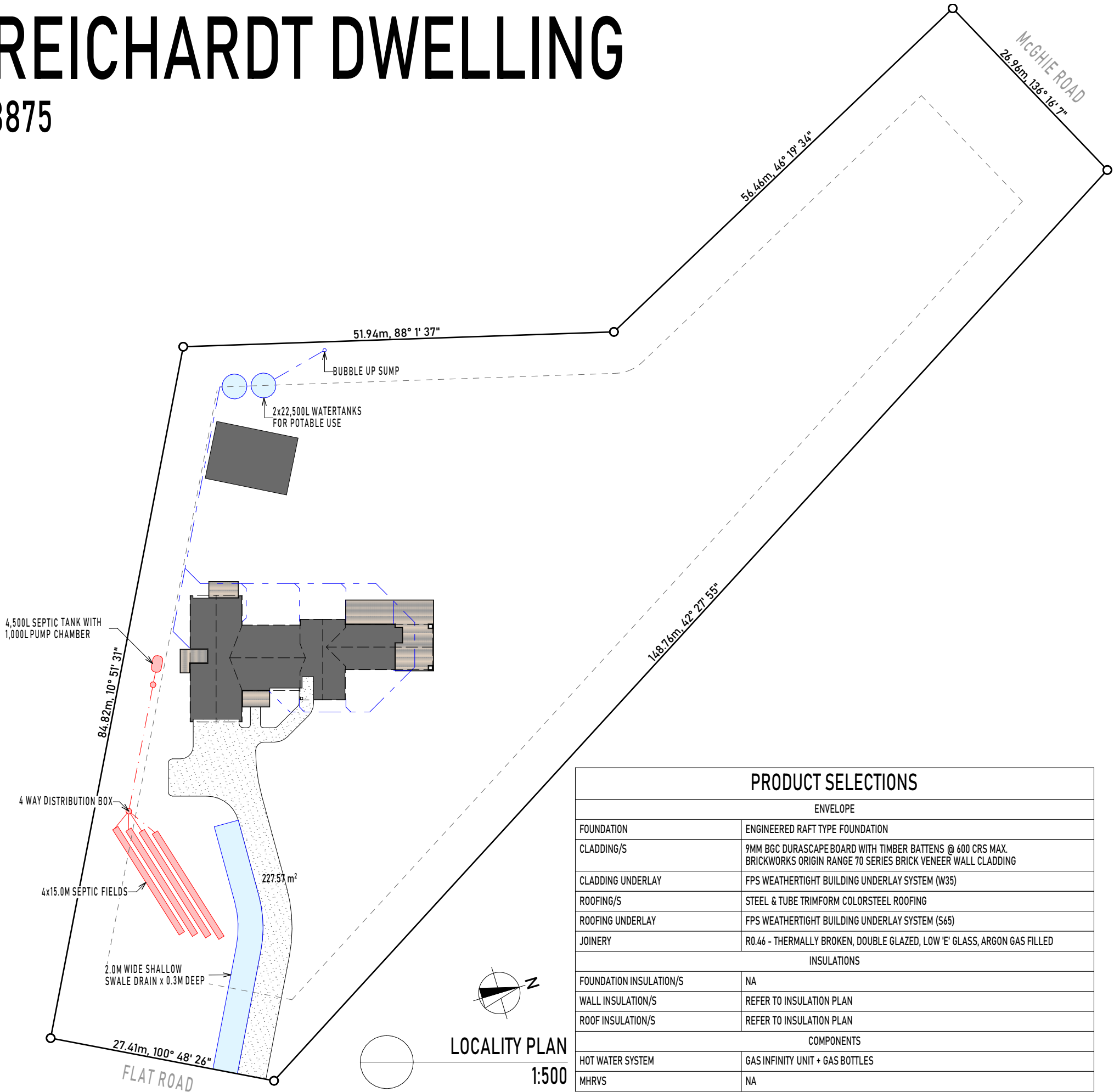
PROPOSED L & S REICHARDT DWELLING

126 FLAT ROAD, RD5, TE AWAMUTU 3875

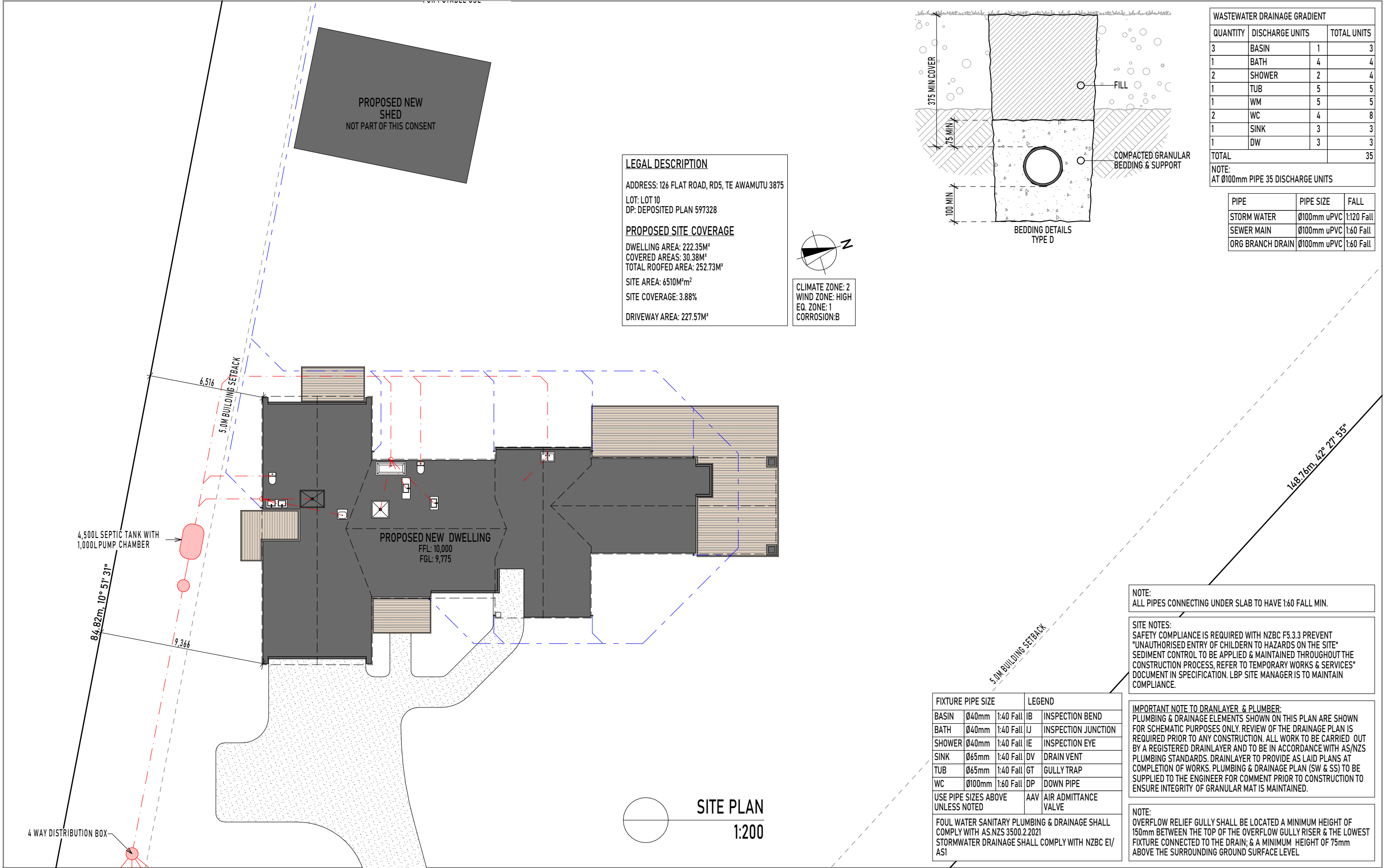
REFERENCE NV25072
DATE OF ISSUE: 20/10/2025
BUILDING CONSENT

SHEET LAYOUT NAME

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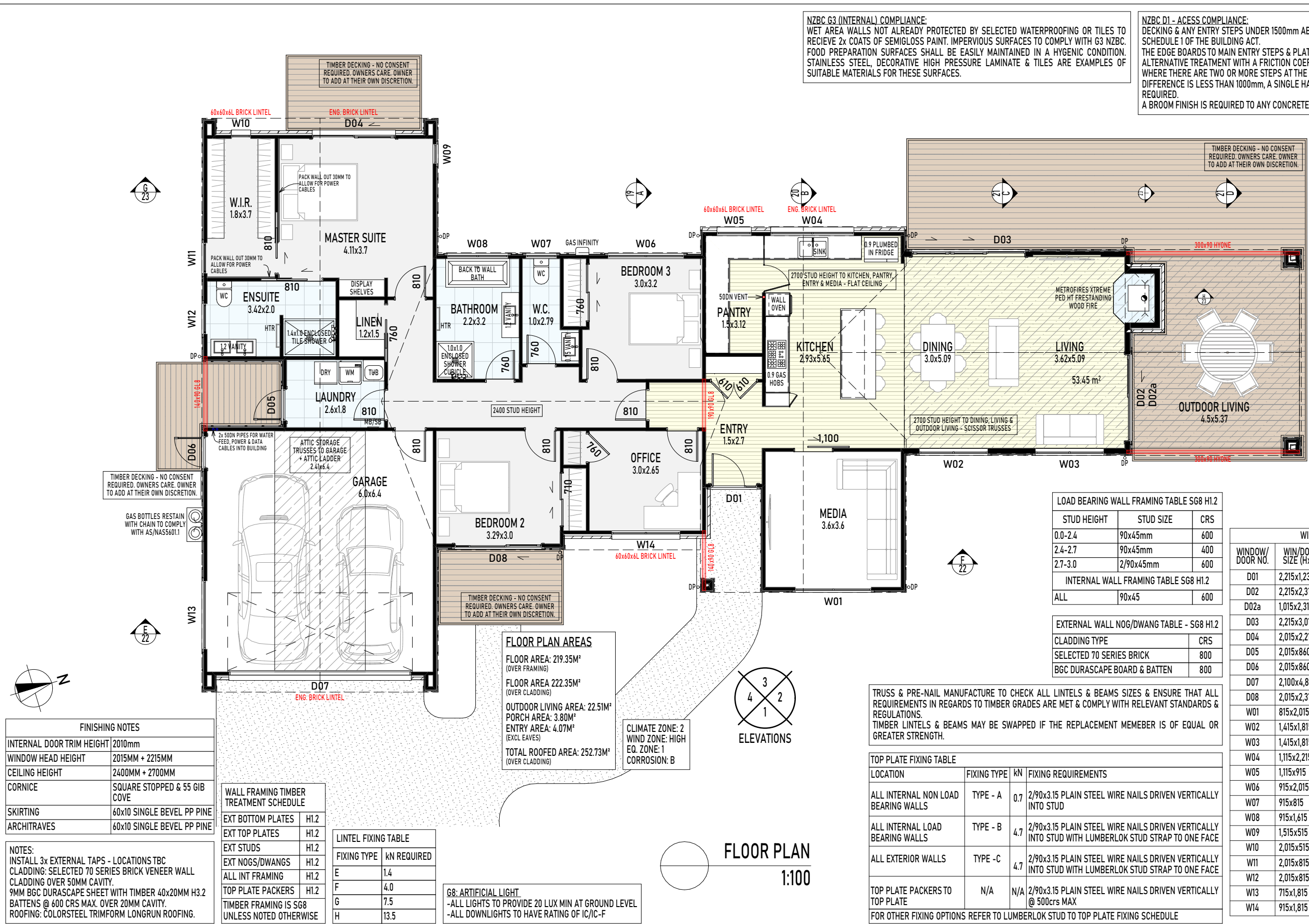
PRODUCT SELECTIONS	
ENVELOPE	
FOUNDATION	ENGINEERED RAFT TYPE FOUNDATION
CLADDING/S	9MM BGC DURASCAPE BOARD WITH TIMBER BATTENS @ 600 CRS MAX. BRICKWORKS ORIGIN RANGE 70 SERIES BRICK VENEER WALL CLADDING
CLADDING UNDERLAY	FPS WEATHERTIGHT BUILDING UNDERLAY SYSTEM (W35)
ROOFING/S	STEEL & TUBE TRIMFORM COLORSTEEL ROOFING
ROOFING UNDERLAY	FPS WEATHERTIGHT BUILDING UNDERLAY SYSTEM (S65)
JOINERY	R0.46 - THERMALLY BROKEN, DOUBLE GLAZED, LOW 'E' GLASS, ARGON GAS FILLED
INSULATIONS	
FOUNDATION INSULATION/S	NA
WALL INSULATION/S	REFER TO INSULATION PLAN
ROOF INSULATION/S	REFER TO INSULATION PLAN
COMPONENTS	
HOT WATER SYSTEM	GAS INFINITY UNIT + GAS BOTTLES
MHRVS	NA



NZBC G3 (INTERNAL) COMPLIANCE:
WET AREA WALLS NOT ALREADY PROTECTED BY SELECTED WATERPROOFING OR TILES TO RECEIVE 2x COATS OF SEMIGLOSS PAINT. IMPERVIOUS SURFACES TO COMPLY WITH G3 NZBC. FOOD PREPARATION SURFACES SHALL BE EASILY MAINTAINED IN A HYGENIC CONDITION. STAINLESS STEEL, DECORATIVE HIGH PRESSURE LAMINATE & TILES ARE EXAMPLES OF SUITABLE MATERIALS FOR THESE SURFACES.

NZBC D1 - ACCESS COMPLIANCE:
DECKING & ANY ENTRY STEPS UNDER 1500mm ABOVE FGL MAY BE CONSTRUCTED TO SCHEDULE 1 OF THE BUILDING ACT.
THE EDGE BOARDS TO MAIN ENTRY STEPS & PLATFORMS TO HAVE GRIP TREAD UP OR AN ALTERNATIVE TREATMENT WITH A FRICTION COEFFICIENT OF 0.4 OR GREATER.
WHERE THERE ARE TWO OR MORE STEPS AT THE MAIN ENTRY & THE TOTAL HEIGHT DIFFERENCE IS LESS THAN 1000mm, A SINGLE HANDRAIL IS RECOMMENDED BUT NOT REQUIRED.
A BROOM FINISH IS REQUIRED TO ANY CONCRETE WITHIN 2000mm OF THE MAIN ENTRY.

FLOOR COVERINGS	
	FLOORING XTRA LAMINATE - QUICK - STEP IMPRESSIVE
	SELECTED TILED FLOOR COVERING WITH SIKU UNDER TILE WATERPROOFING
	FLOORING XTRA RESIDE LOCALE EAST STREET & 10MM FOAM UNDERLAY



FINISHING NOTES	
INTERNAL DOOR TRIM HEIGHT	2010mm
WINDOW HEAD HEIGHT	2015MM + 2215MM
CEILING HEIGHT	2400MM + 2700MM
CORNICE	SQUARE STOPPED & 55 GIB COVE
SKIRTING	60x10 SINGLE BEVEL PP PINE
ARCHITRAVES	60x10 SINGLE BEVEL PP PINE

NOTES:
INSTALL 3x EXTERNAL TAPS - LOCATIONS TBC
CLADDING: SELECTED 70 SERIES BRICK VENEER WALL CLADDING OVER 50MM CAVITY.
9MM BGC DURASCAPE SHEET WITH TIMBER 40x20MM H3.2 BATTENS @ 600 CRS MAX. OVER 20MM CAVITY.
ROOFING: COLORSTEEL TRIMFORM LONGRUN ROOFING.

WALL FRAMING TIMBER TREATMENT SCHEDULE	
EXT BOTTOM PLATES	H1.2
EXT TOP PLATES	H1.2
EXT STUDS	H1.2
EXT NOGS/DWANGS	H1.2
ALL INT FRAMING	H1.2
TOP PLATE PACKERS	H1.2
TIMBER FRAMING IS SG8 UNLESS NOTED OTHERWISE	

LINTEL FIXING TABLE	
FIXING TYPE	KN REQUIRED
E	1.4
F	4.0
G	7.5
H	13.5

G8: ARTIFICIAL LIGHT
-ALL LIGHTS TO PROVIDE 20 LUX MIN AT GROUND LEVEL
-ALL DOWNLIGHTS TO HAVE RATING OF IC/IC-F

FLOOR PLAN AREAS
FLOOR AREA: 219.35M² (OVER FRAMING)
FLOOR AREA 222.35M² (OVER CLADDING)
OUTDOOR LIVING AREA: 22.51M²
PORCH AREA: 3.80M²
ENTRY AREA: 4.07M² (EXCL EAVES)
TOTAL ROOFED AREA: 252.73M² (OVER CLADDING)

CLIMATE ZONE: 2
WIND ZONE: HIGH
EQ. ZONE: 1
CORROSION: B

ELEVATIONS

FLOOR PLAN
1:100

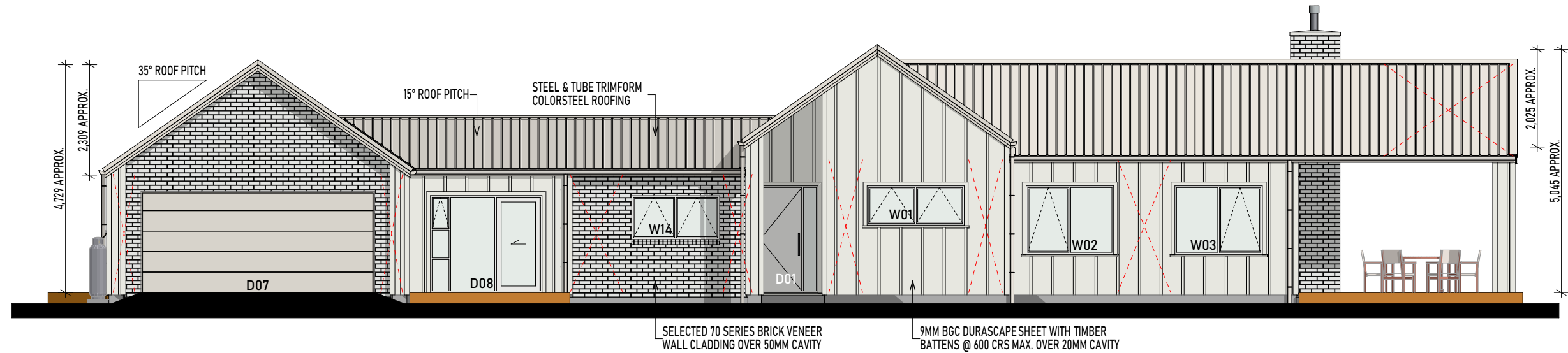
LOAD BEARING WALL FRAMING TABLE SG8 H1.2		
STUD HEIGHT	STUD SIZE	CRS
0.0-2.4	90x45mm	600
2.4-2.7	90x45mm	400
2.7-3.0	2/90x45mm	600
INTERNAL WALL FRAMING TABLE SG8 H1.2		
ALL	90x45	600

EXTERNAL WALL NOG/DWANG TABLE - SG8 H1.2	
CLADDING TYPE	CRS
SELECTED 70 SERIES BRICK	800
BGC DURASCAPE BOARD & BATTEN	800

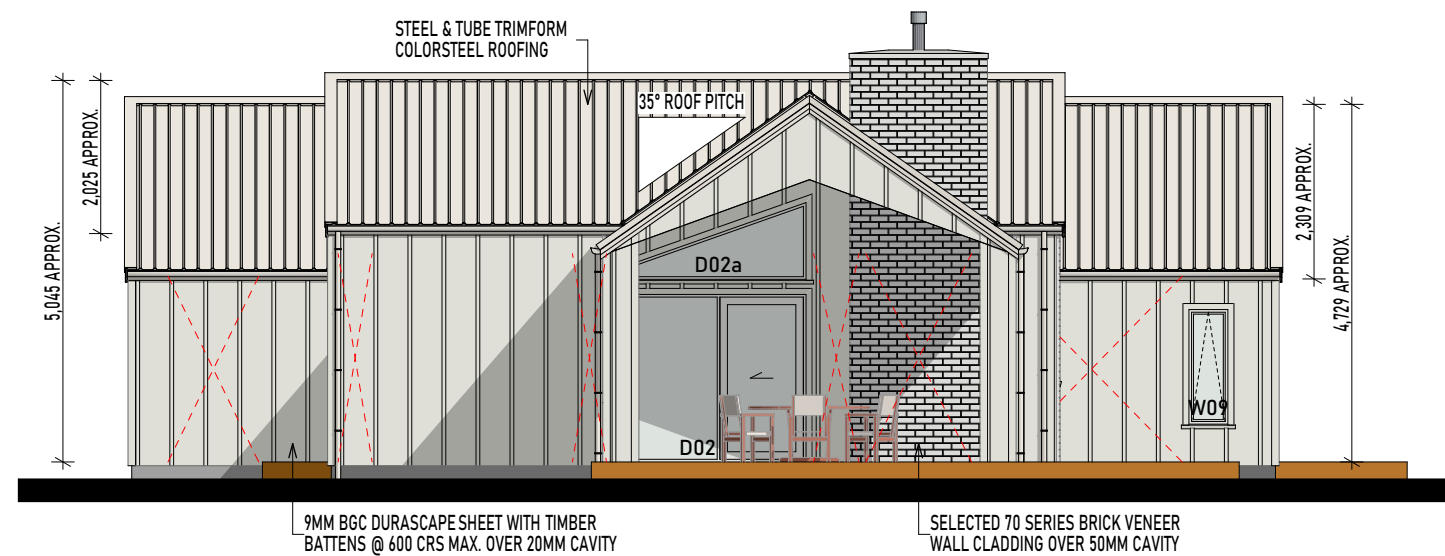
TRUSS & PRE-NAIL MANUFACTURE TO CHECK ALL LINTELS & BEAMS SIZES & ENSURE THAT ALL REQUIREMENTS IN REGARDS TO TIMBER GRADES ARE MET & COMPLY WITH RELEVANT STANDARDS & REGULATIONS.
TIMBER LINTELS & BEAMS MAY BE SWAPPED IF THE REPLACEMENT MEMEBER IS OF EQUAL OR GREATER STRENGTH.

TOP PLATE FIXING TABLE			
LOCATION	FIXING TYPE	KN	FIXING REQUIREMENTS
ALL INTERNAL NON LOAD BEARING WALLS	TYPE - A	0.7	2/90x3.15 PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD
ALL INTERNAL LOAD BEARING WALLS	TYPE - B	4.7	2/90x3.15 PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD WITH LUMBERLOK STUD STRAP TO ONE FACE
ALL EXTERIOR WALLS	TYPE - C	4.7	2/90x3.15 PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD WITH LUMBERLOK STUD STRAP TO ONE FACE
TOP PLATE PACKERS TO TOP PLATE	N/A	N/A	2/90x3.15 PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY @ 500crs MAX
FOR OTHER FIXING OPTIONS REFER TO LUMBERLOK STUD TO TOP PLATE FIXING SCHEDULE			

WINDOW & DOOR SCHEDULE				
WINDOW/DOOR NO.	WIN/DOOR SIZE (HxW)	WIN/DOOR AREA	LINTEL SIZE	FIXING TYPE
D01	2,215x1,230	2.72	140x90 GL8	E
D02	2,215x2,315	5.13	190x90 GL8	F
D02a	1,015x2,315	2.35	190x90 GL8	F
D03	2,215x3,015	6.68	240x90 GL8	G
D04	2,015x2,215	4.46	240x90 HYONE	SED
D05	2,015x860	1.73	140x90 GL8	F
D06	2,015x860	1.73	140x90 GL8	F
D07	2,100x4,850	10.19	250 PFC	SED
D08	2,015x2,315	4.66	190x90 GL8	G
W01	815x2,015	1.64	190x90 GL8	E
W02	1,415x1,815	2.57	140x90 GL8	F
W03	1,415x1,815	2.57	140x90 GL8	F
W04	1,115x2,215	2.47	240x90 HYONE	SED
W05	1,115x915	1.02	140x90 GL8	F
W06	915x2,015	1.84	190x90 GL8	G
W07	915x815	0.75	140x90 GL8	F
W08	915x1,615	1.48	140x90 GL8	G
W09	1,515x515	0.78	140x90 GL8	F
W10	2,015x515	1.04	140x90 GL8	G
W11	2,015x815	1.64	140x90 GL8	F
W12	2,015x815	1.64	140x90 GL8	F
W13	715x1,815	1.30	140x90 GL8	F
W14	915x1,815	1.66	190x90 GL8	G



ELEVATION 1
1:100



ELEVATION 2
1:100

BUILDING ENVELOPE RISK MATRIX					
ELEVATION 1 & 2					
	LOW	MED	HIGH	VERY HIGH	
WIND ZONE	0	0	1	2	1
NO. STOREY	0	1	2	4	0
ROOF / WALL INT. DESIGN	0	1	3	5	5
EAVE WIDTH	0	1	2	5	5
ENVELOPE COMPLEXITY	0	1	3	6	1
DECK DESIGN	0	2	4	6	0
TOTAL	12				
BGC DURASCAPE SHEET WITH 40x20MM TIMBER BATTENS @ 600 CRS MAX. OVER 20MM CAVITY. SELECTED 70 SERIES BRICK VENEER WALL CLADDING OVER 50MM CAVITY.					

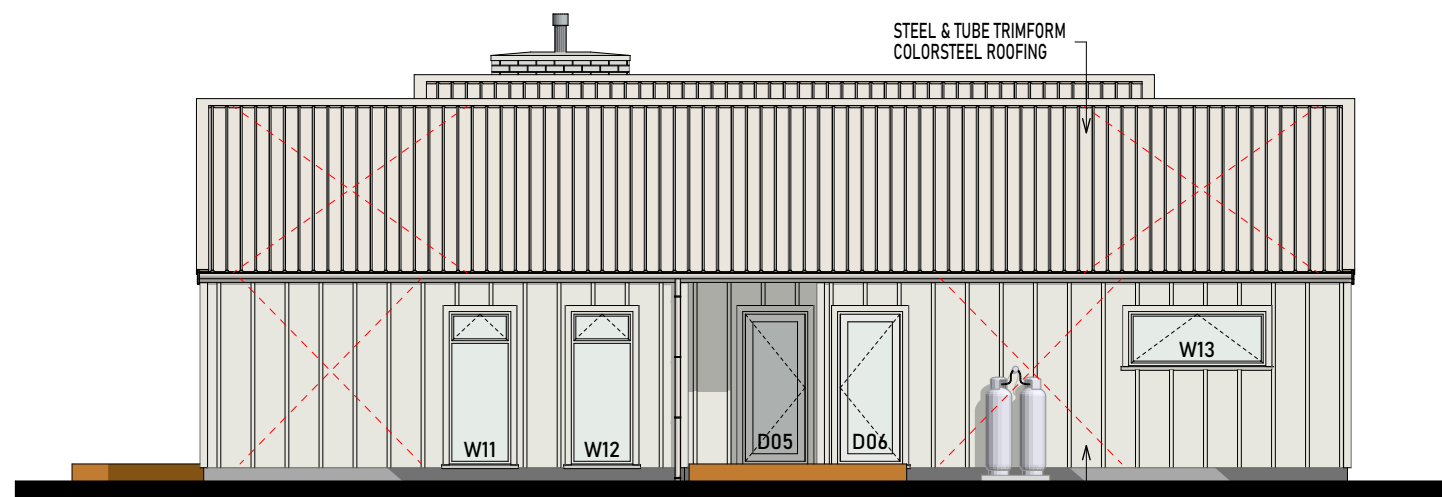
DASHED LINE REPRESENT BRACING ELEMENTS - REFER TO: SHEET 09 FOR WALL BRACING SHEET 18 FOR ROOF BRACING



SELECTED 70 SERIES BRICK VENEER
WALL CLADDING OVER 50MM CAVITY

9MM BGC DURASCAPESHEET WITH TIMBER
BATTENS @ 600 CRS MAX. OVER 20MM CAVITY

ELEVATION 3
1:100

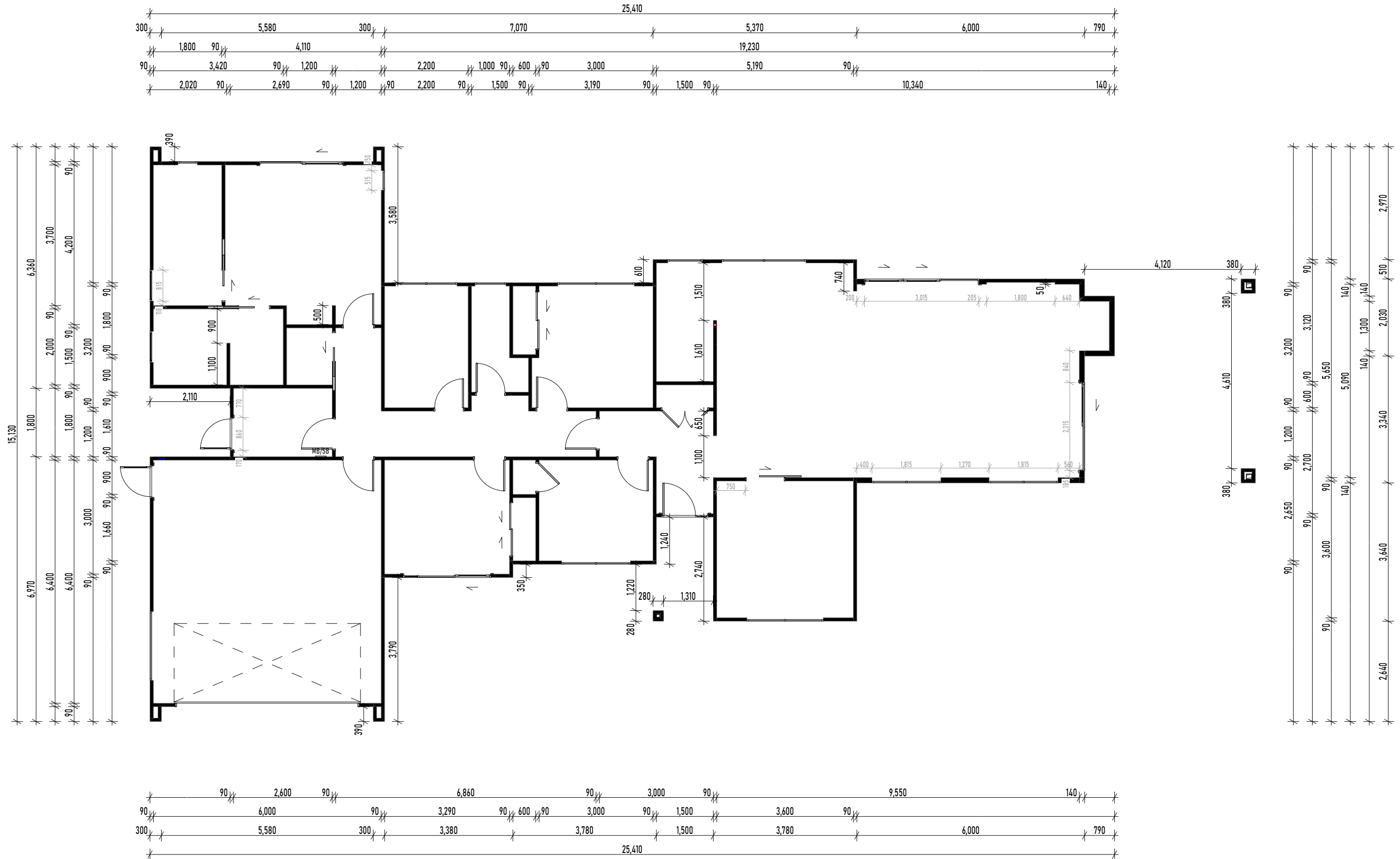


9MM BGC DURASCAPESHEET WITH TIMBER
BATTENS @ 600 CRS MAX. OVER 20MM CAVITY

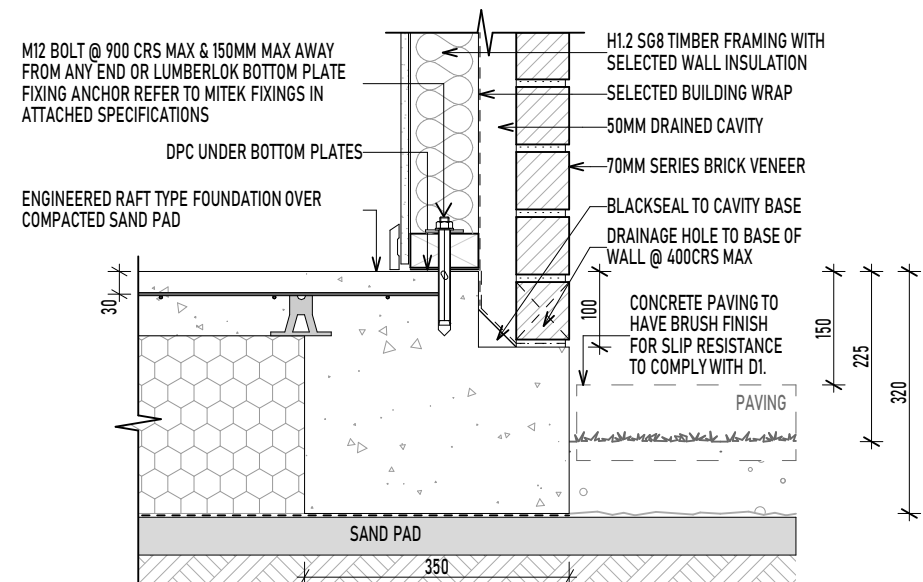
ELEVATION 4
1:100

BUILDING ENVELOPE RISK MATRIX					
ELEVATION 3 & 4					
	LOW	MED	HIGH	VERY HIGH	
WIND ZONE	0	0	1	2	1
NO. STOREY	0	1	2	4	0
ROOF / WALL INT. DESIGN	0	1	3	5	5
EAVE WIDTH	0	1	2	5	5
ENVELOPE COMPLEXITY	0	1	3	6	1
DECK DESIGN	0	2	4	6	0
TOTAL	12				
BGC DURASCAPESHEET WITH 40x20MM TIMBER BATTENS @ 600 CRS MAX. OVER 20MM CAVITY. SELECTED 70 SERIES BRICK VENEER WALL CLADDING OVER 50MM CAVITY.					

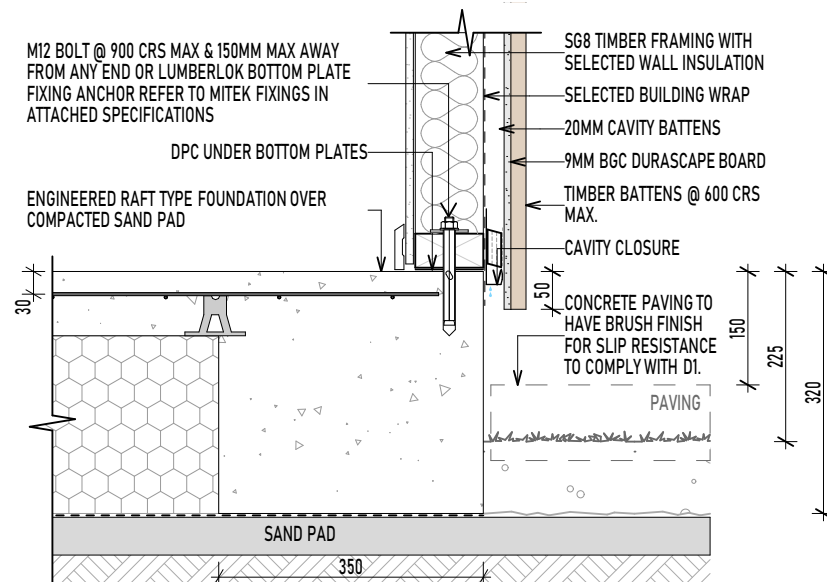
DASHED LINE REPRESENT BRACING ELEMENTS - REFER TO:
SHEET 09 FOR WALL BRACING
SHEET 18 FOR ROOF BRACING



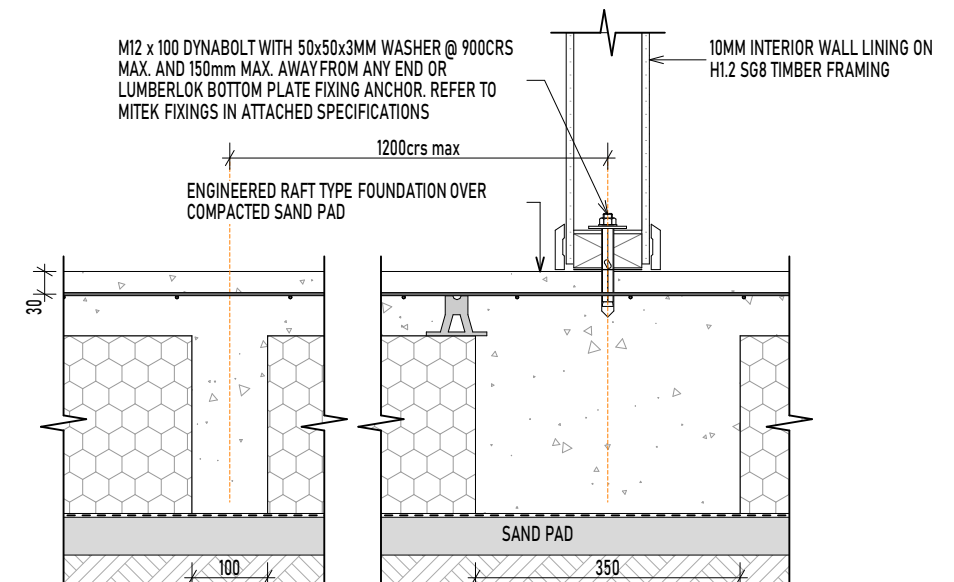
DIMENSION FLOOR PLAN
1:100



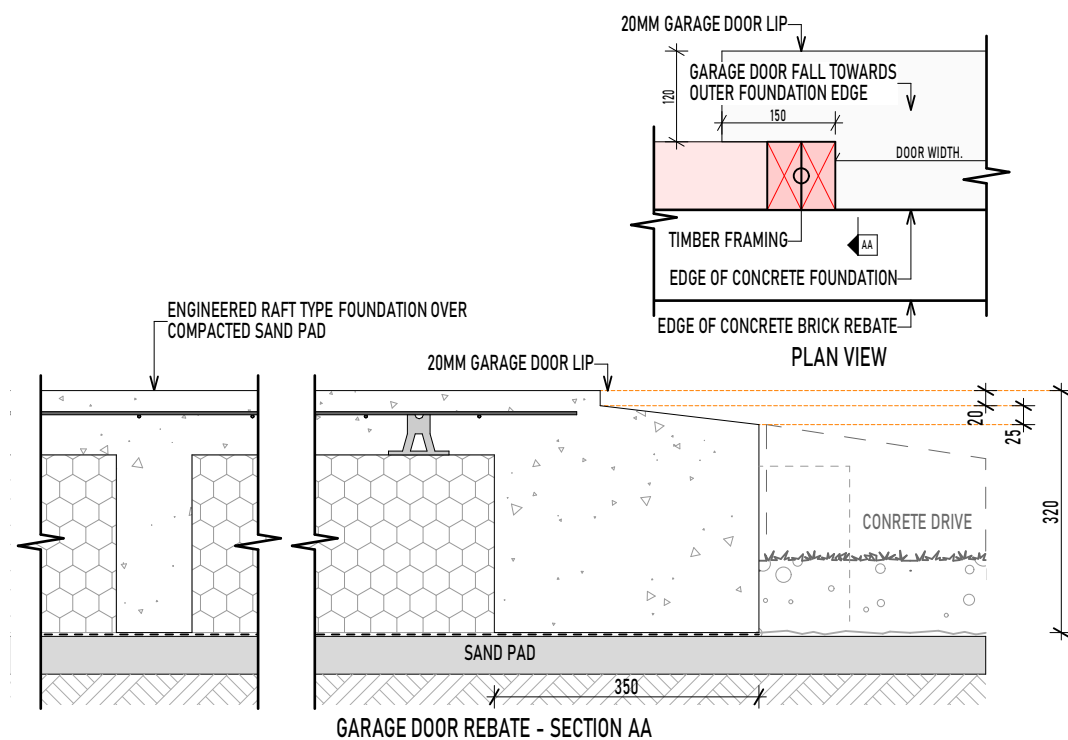
F1
07
FOUNDATION DETAIL
1:10



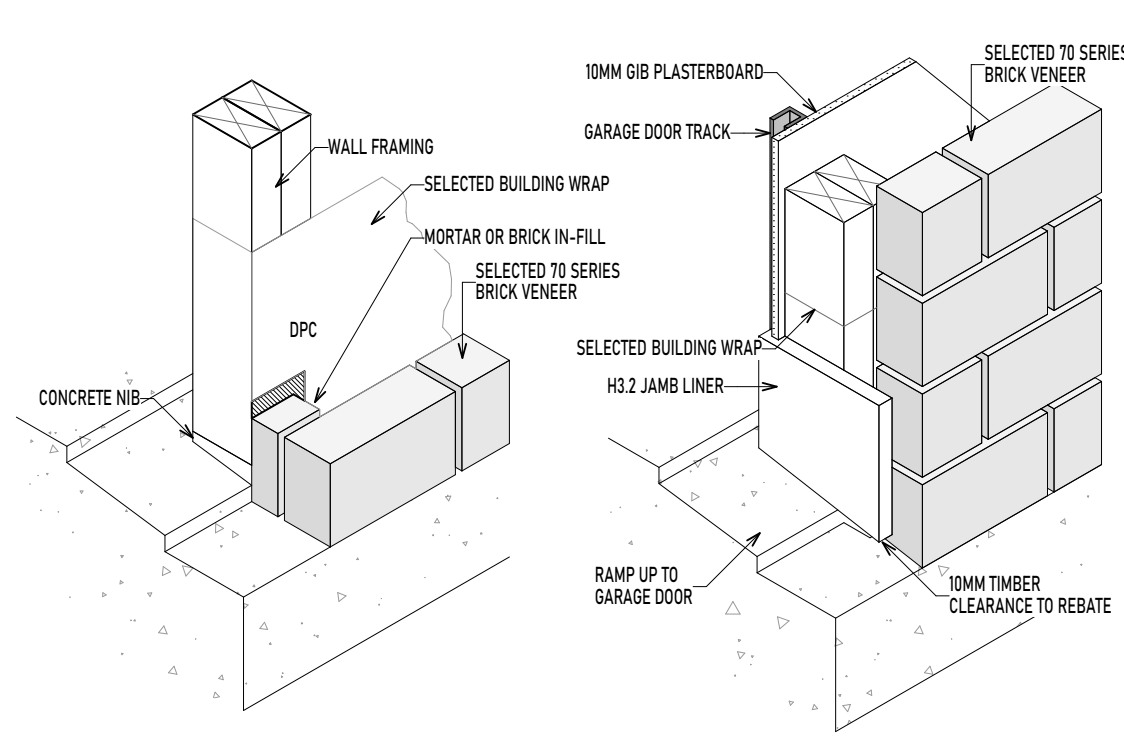
F2
07
FOUNDATION DETAIL
1:10



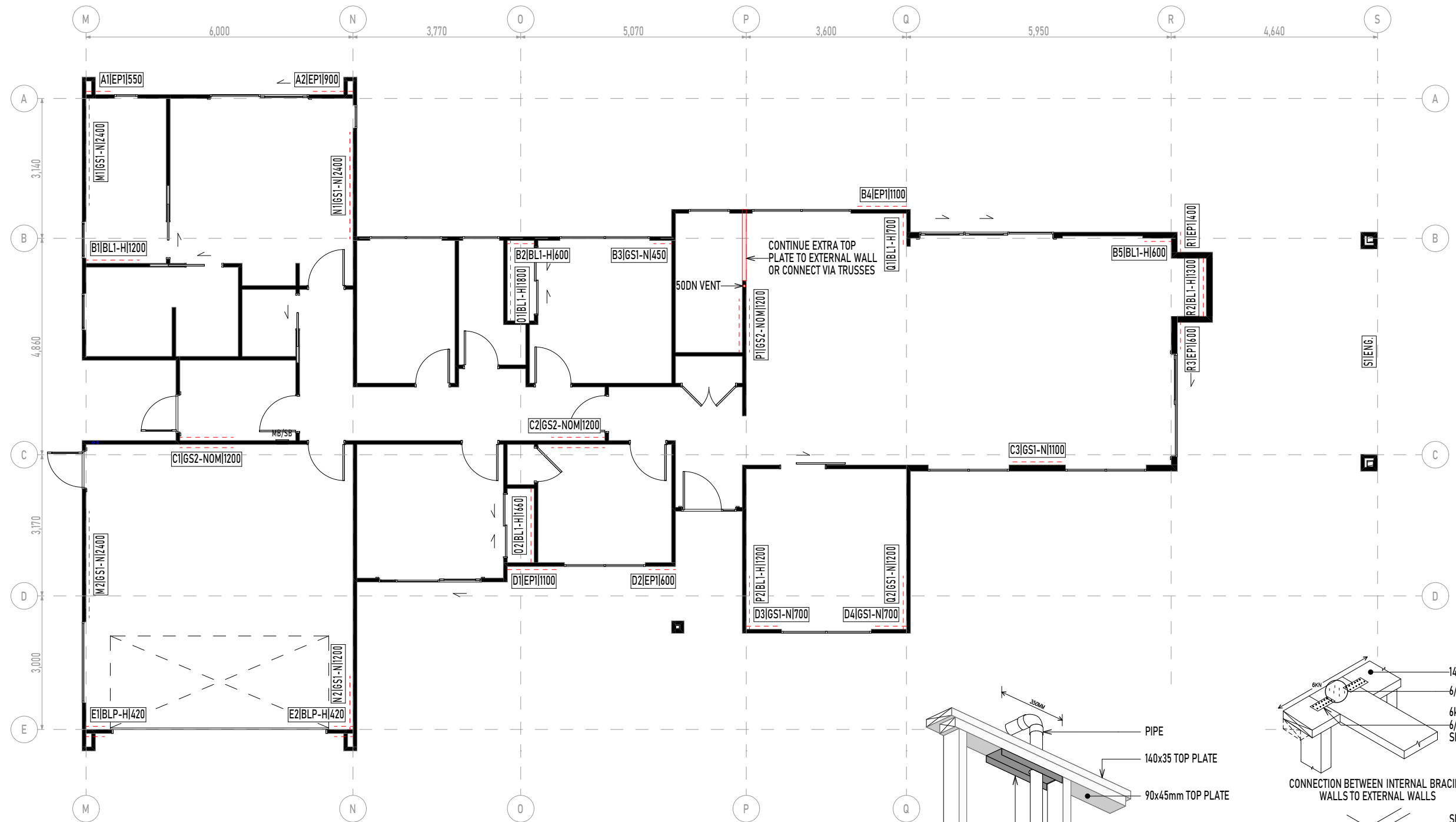
F3
07
FOUNDATION DETAIL
1:10



F4
07
FOUNDATION DETAIL
1:10



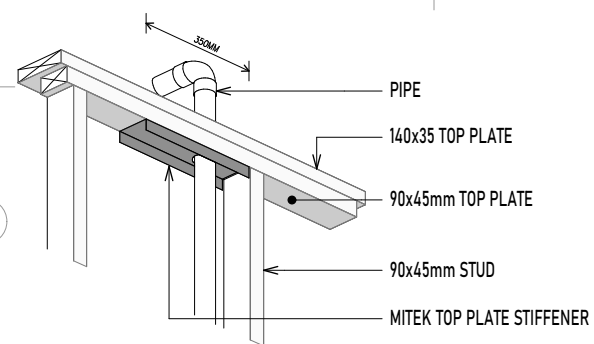
F4
07
FOUNDATION DETAIL
1:10



BRACING	
BLD LENGTH	29,220MM
BLD WIDTH	15,250MM
BLD AREA	219.35M²
HEIGHT _{FBL-APEX}	5,044MM
HEIGHT _{EAVE-APEX}	2,624MM
WIND ZONE	HIGH
EQ ZONE	1

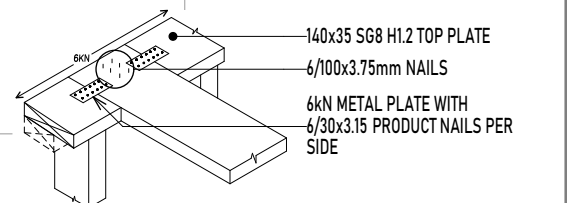
NOTE:
 -ALL BRACING ELEMENTS SHOWN ARE MINIMUM LENGTH ONLY.
 -BRACING INSTALLERS ARE TO NOTIFY NEW VISION ARCHITECTURE IF ANY BRACING ELEMENTS REQUIRE CHANGES.
 -CHECK ALL WALL LENGTHS PRIOR TO CUTTING BRACING MATERIAL.
 -REFER TO SUPPORTING DOCUMENTS FOR BRACING CALCULATIONS.

BRACING PLAN
1:100

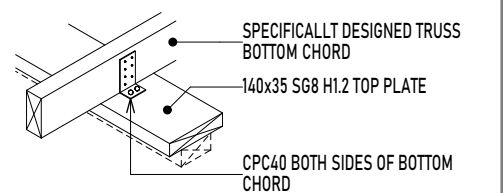


FIX UP INTO TOP PLATE AND INTO PACKER WITH 3 ROWS OF 4XTYPE 17-14G X 75MM HEX HEAD SCREWS (SUPPLIED). IT MAY BE ADVISABLE TO DRILL PILOT HOLE FOR EACH SCREW TO ASSIST INSTALLATION.

TOP PLATE STIFFENER
1:10

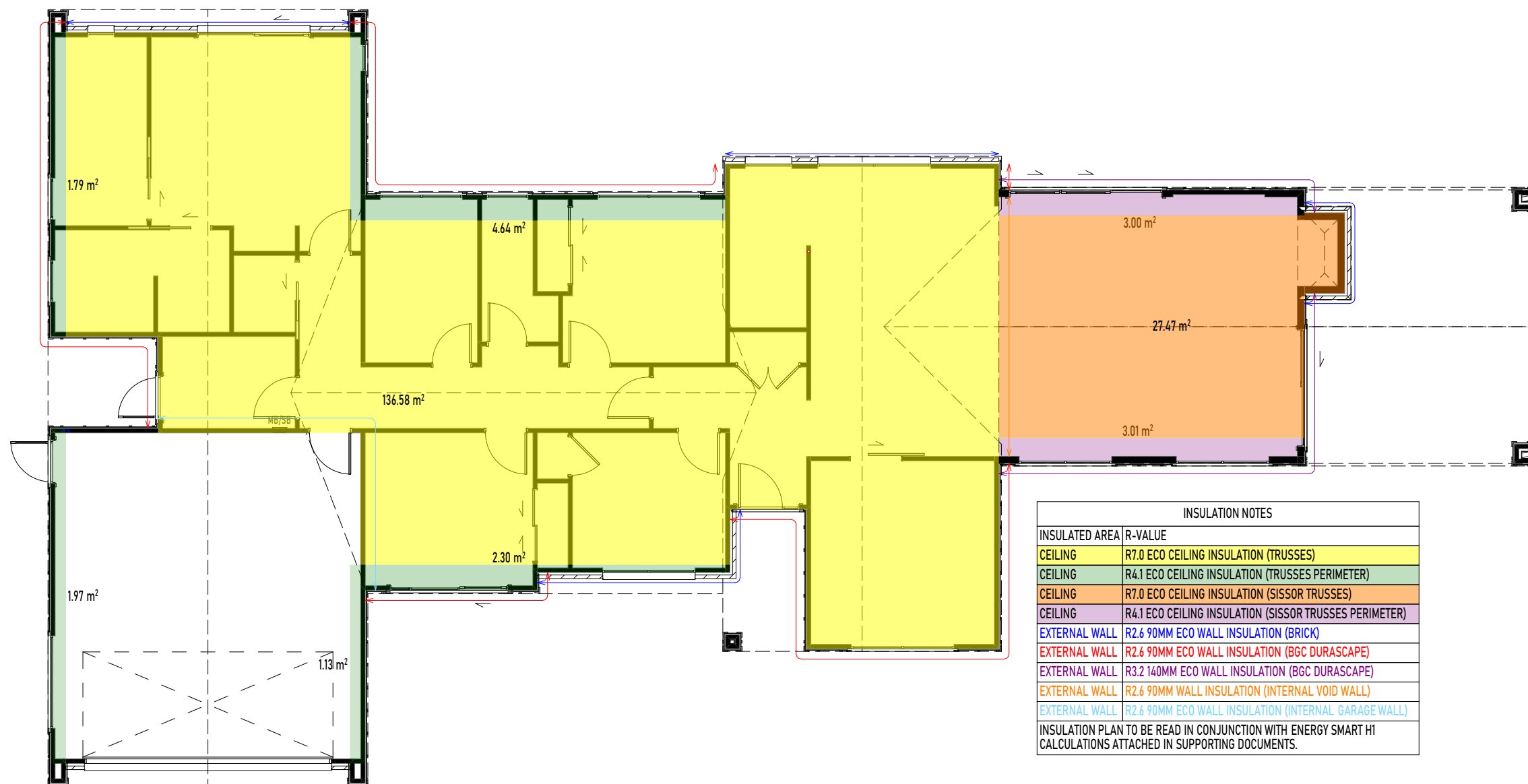


CONNECTION BETWEEN INTERNAL BRACING WALLS TO EXTERNAL WALLS



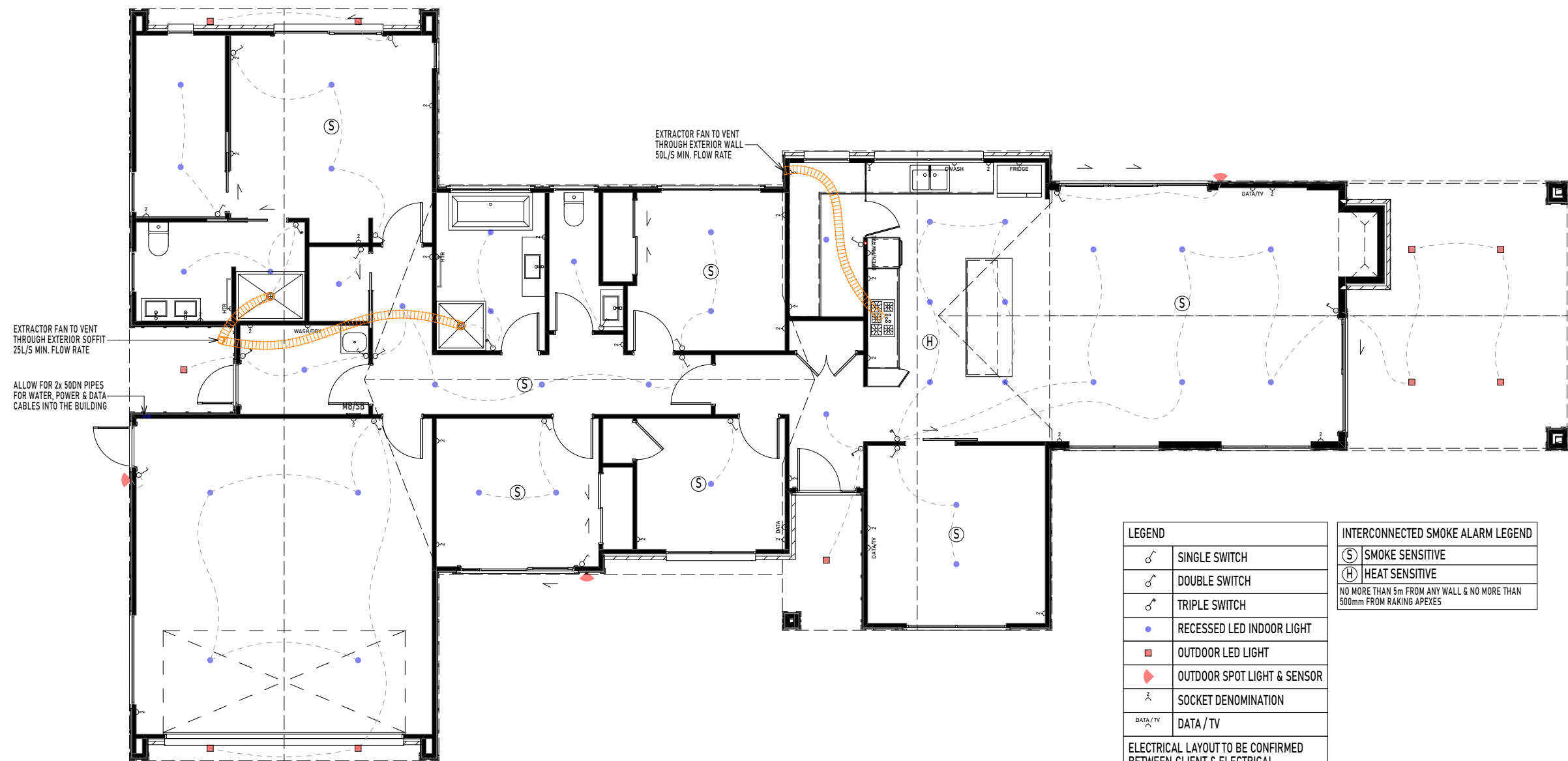
CONNECTION BETWEEN INTERNAL BRACING WALLS TO EXTERNAL TRUSS

WALL BRACING
1:10



INSULATION PLAN
1:100

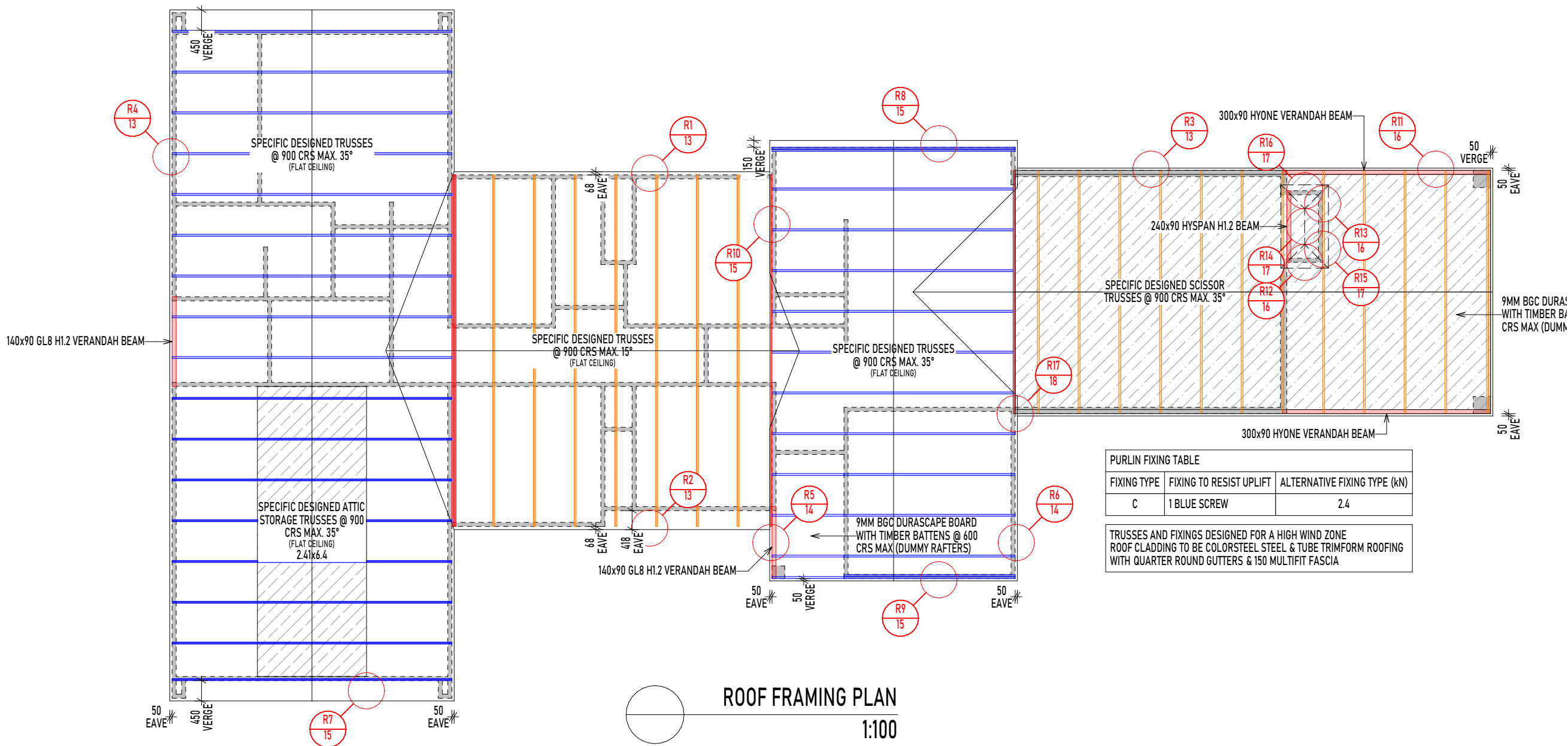
PRINT THIS PLAN IN COLOR

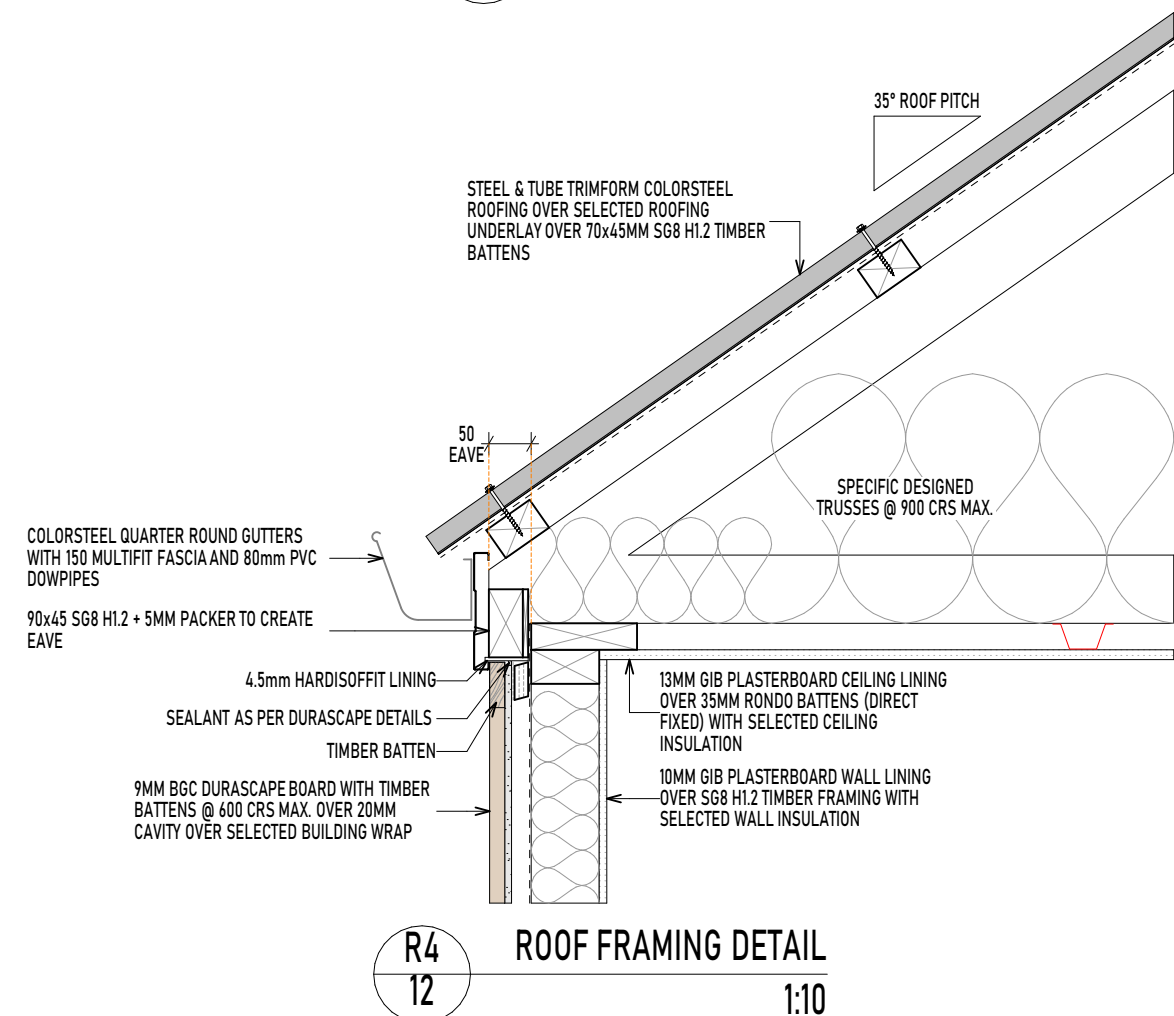
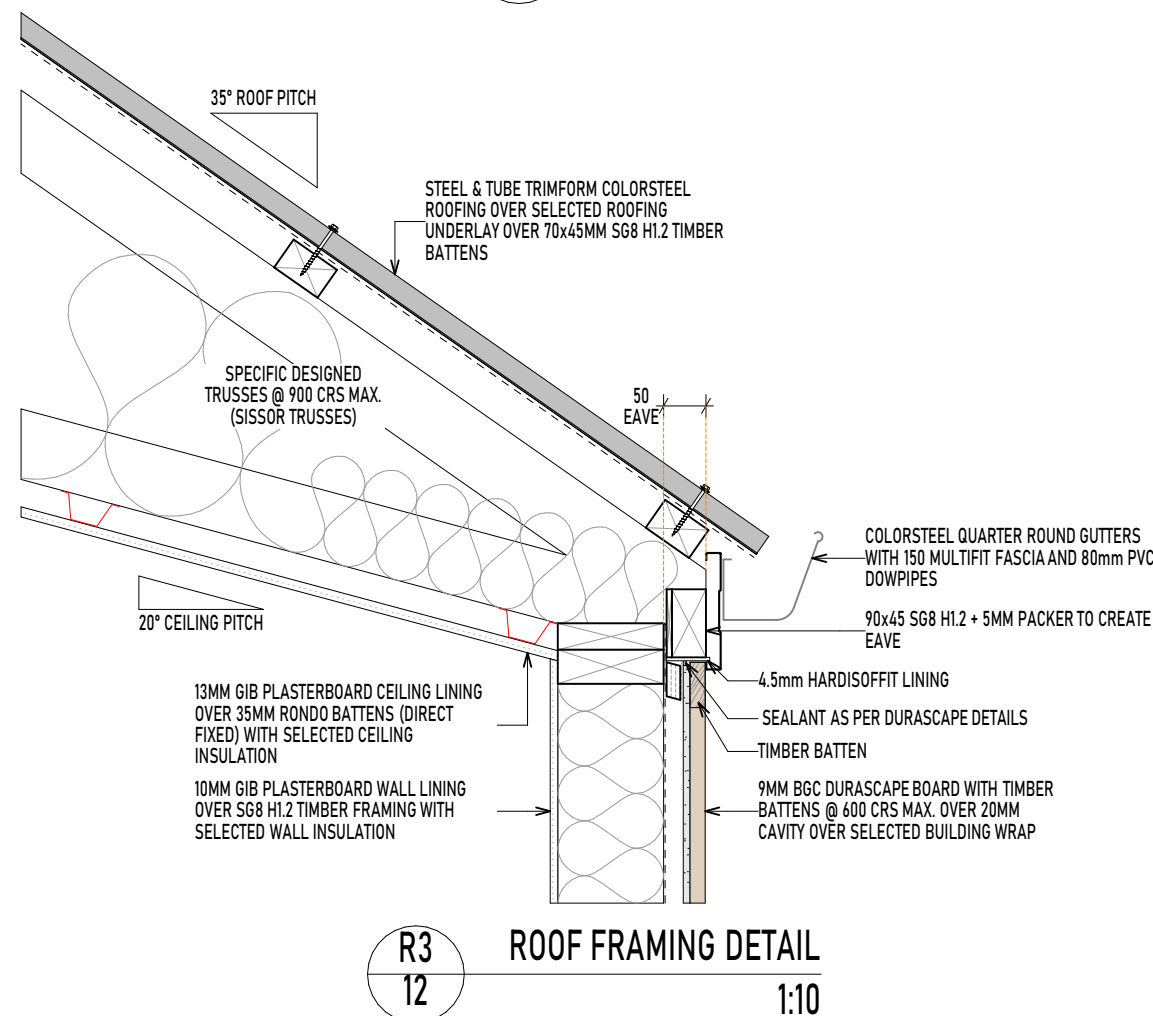
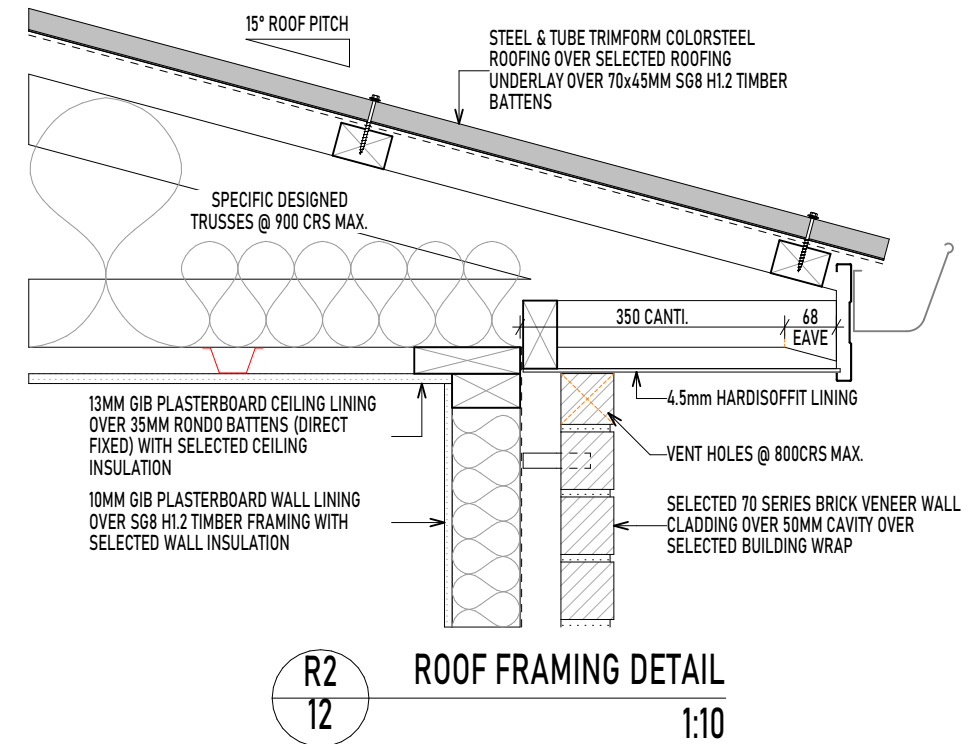
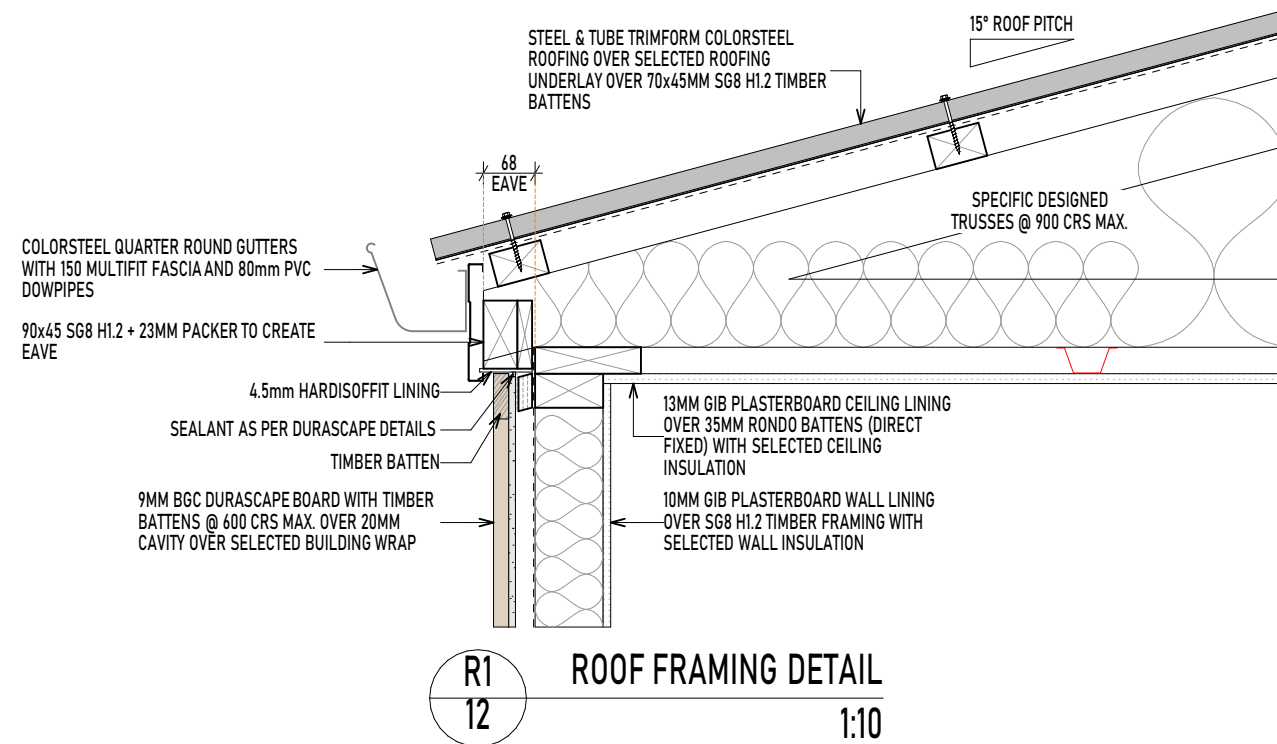


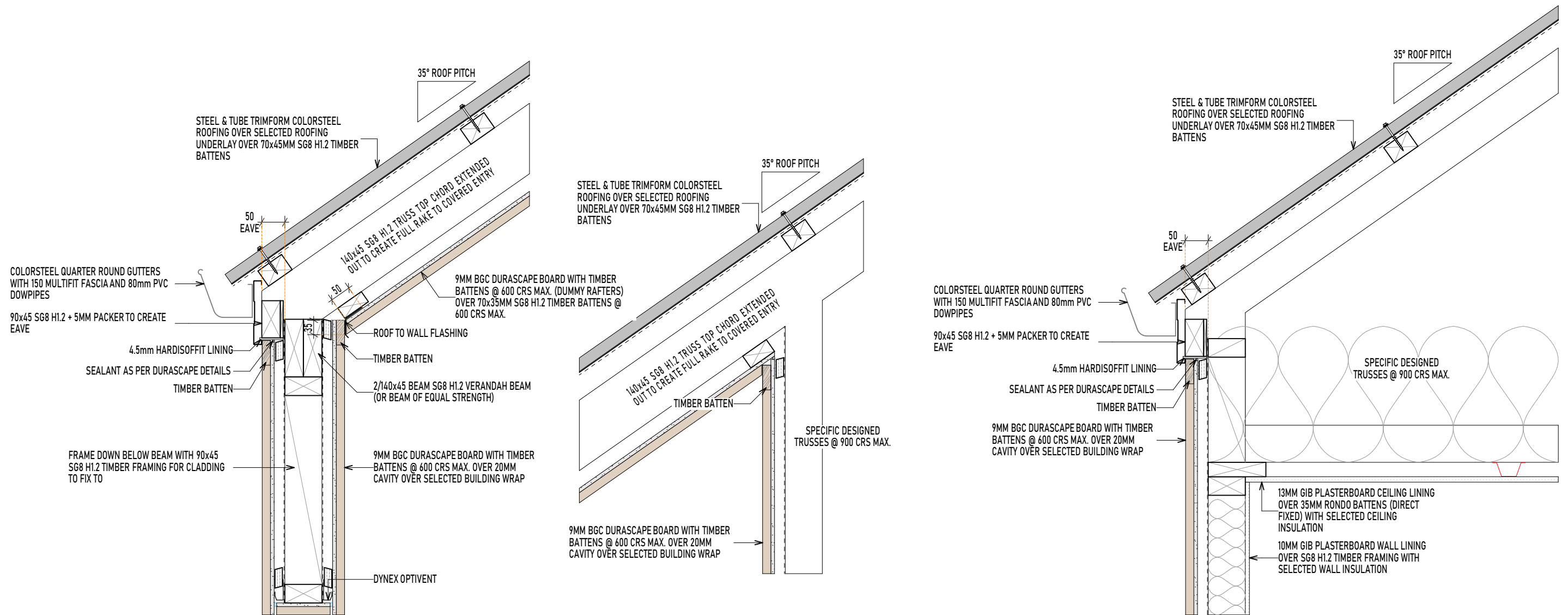
ELECTRICAL PLAN
1:100

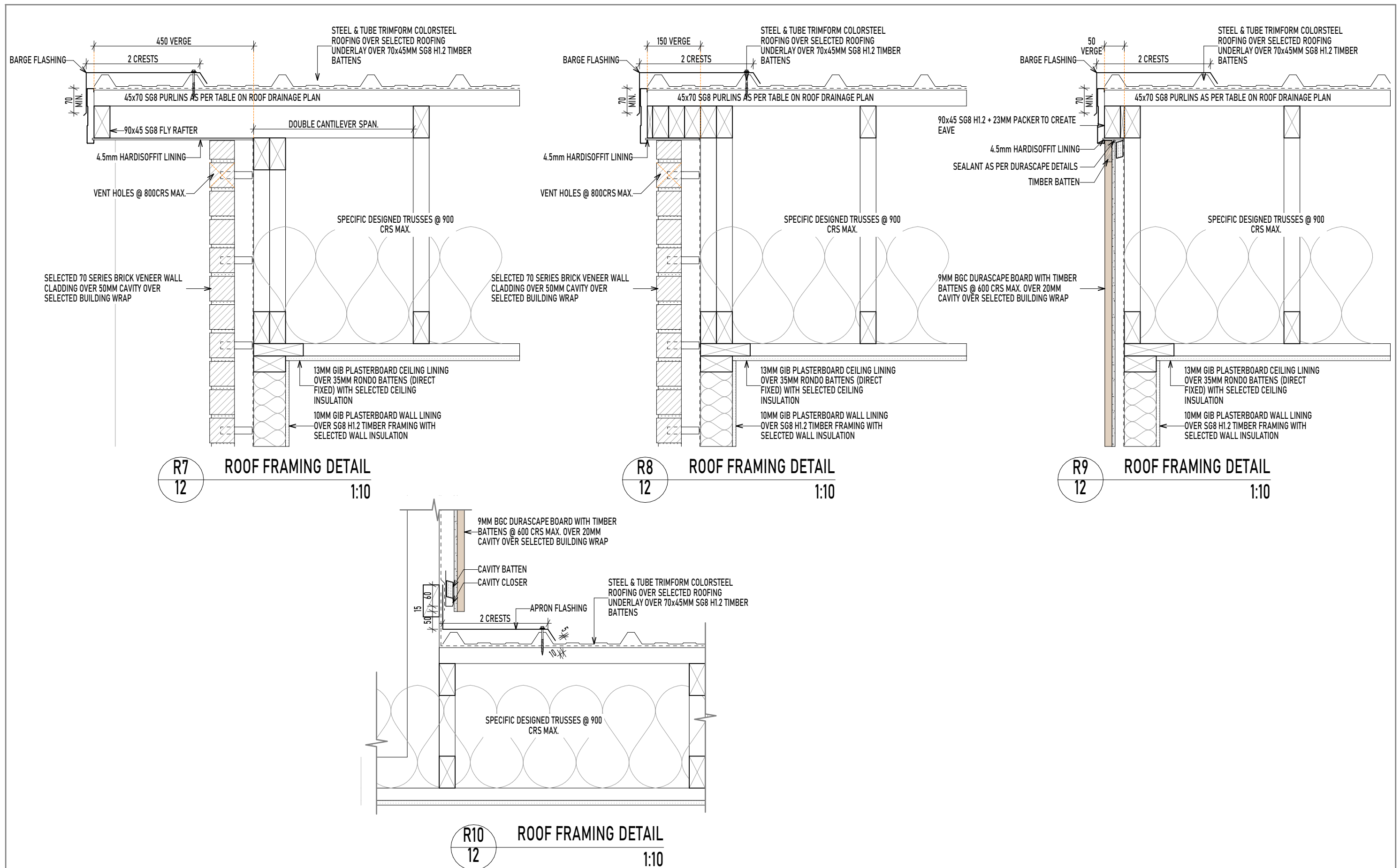
LEGEND	
	SINGLE SWITCH
	DOUBLE SWITCH
	TRIPLE SWITCH
	RECESSED LED INDOOR LIGHT
	OUTDOOR LED LIGHT
	OUTDOOR SPOT LIGHT & SENSOR
	SOCKET DENOMINATION
	DATA / TV
ELECTRICAL LAYOUT TO BE CONFIRMED BETWEEN CLIENT & ELECTRICAL CONTRACTOR ON SITE. NEW VISION ARCHITECTURE LTD ACCEPTS NO RESPONSIBILITY FOR DEVIATING FROM THIS PLAN.	

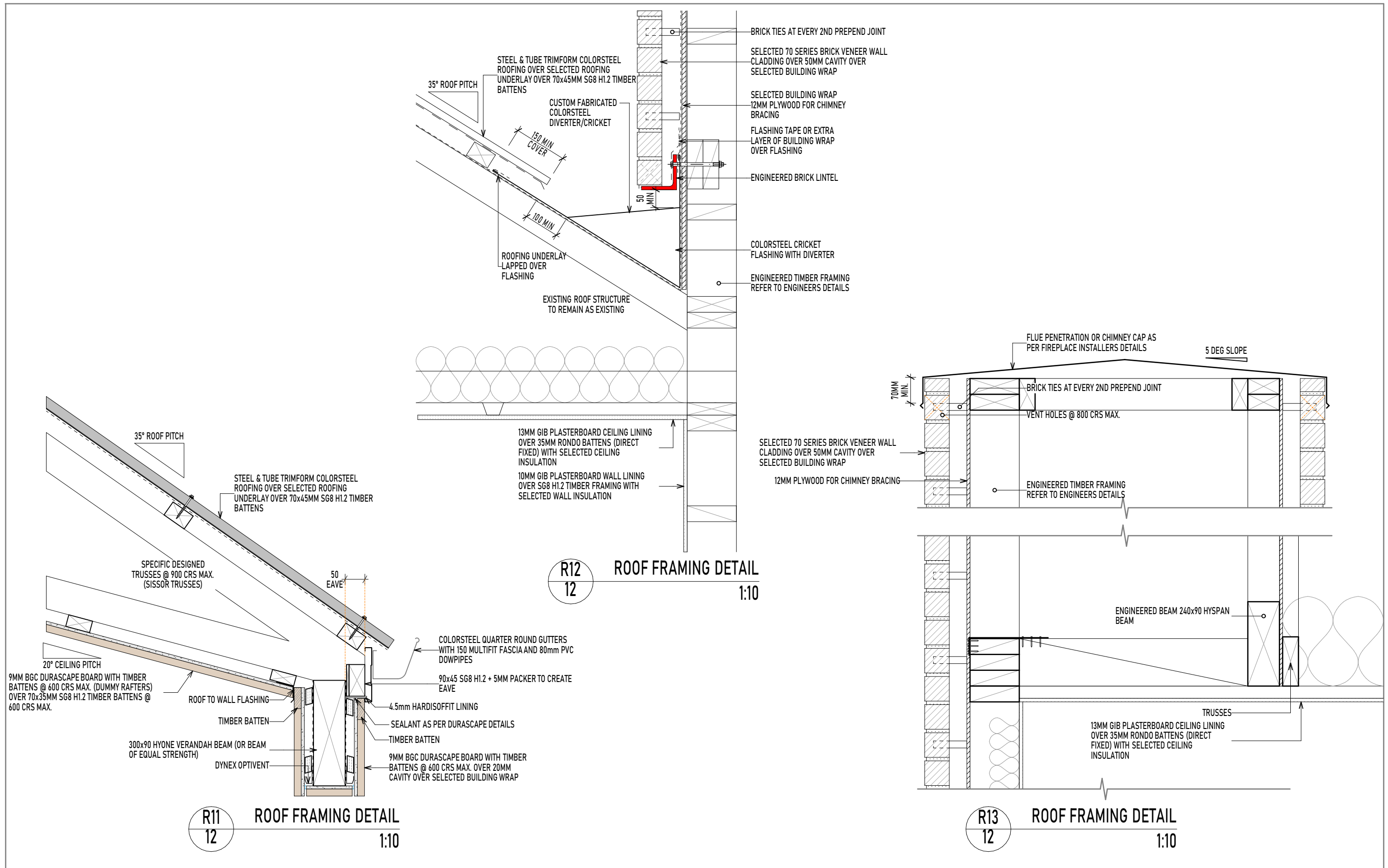
INTERCONNECTED SMOKE ALARM LEGEND	
	SMOKE SENSITIVE
	HEAT SENSITIVE
NO MORE THAN 5m FROM ANY WALL & NO MORE THAN 500mm FROM RAKING APEXES	

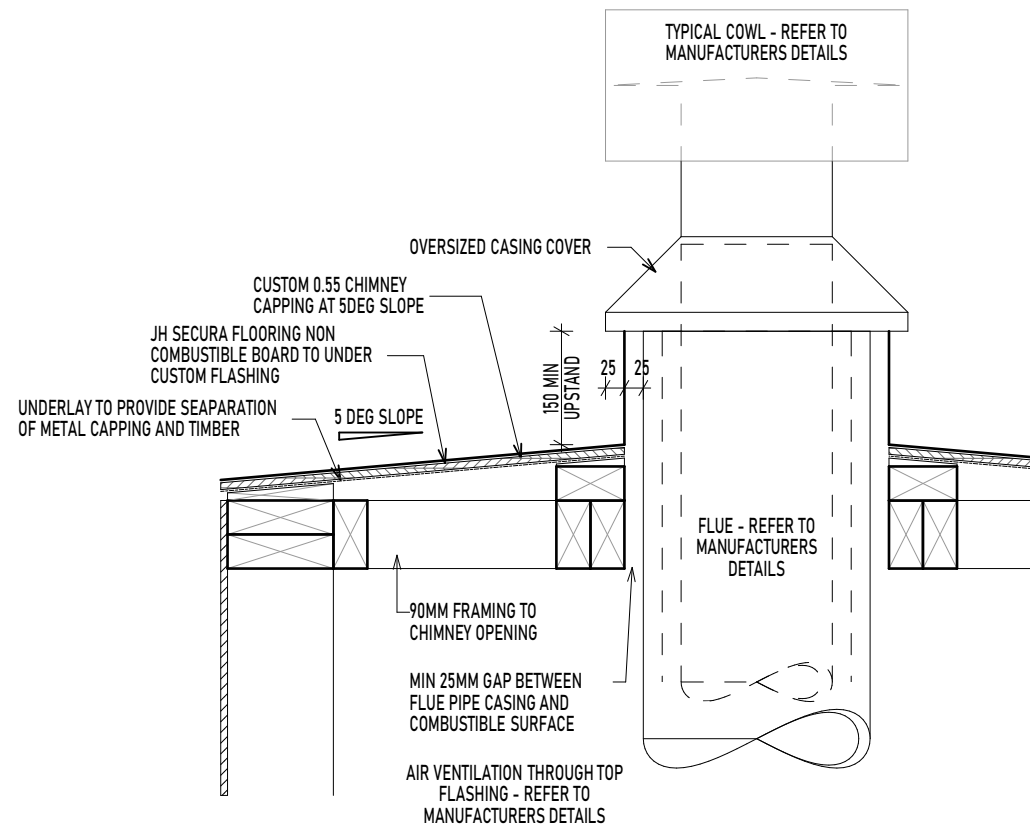








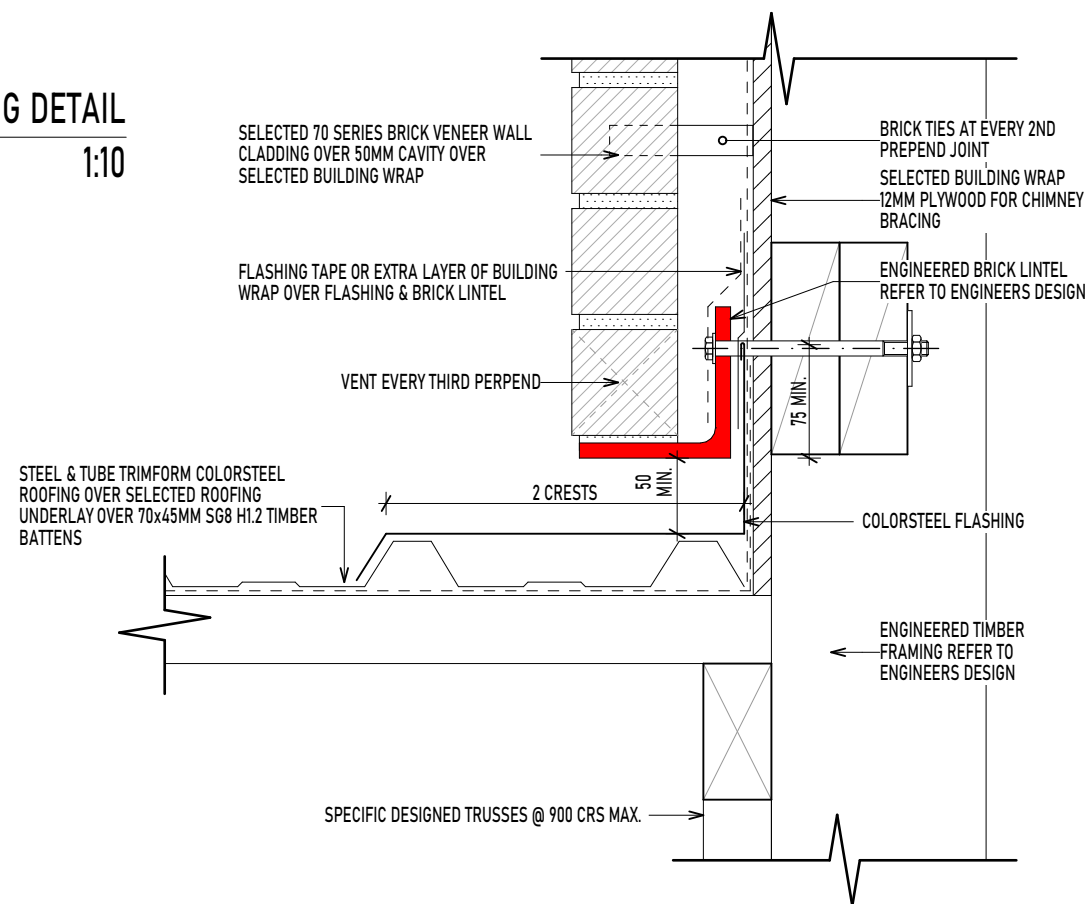




R14
12

ROOF FRAMING DETAIL

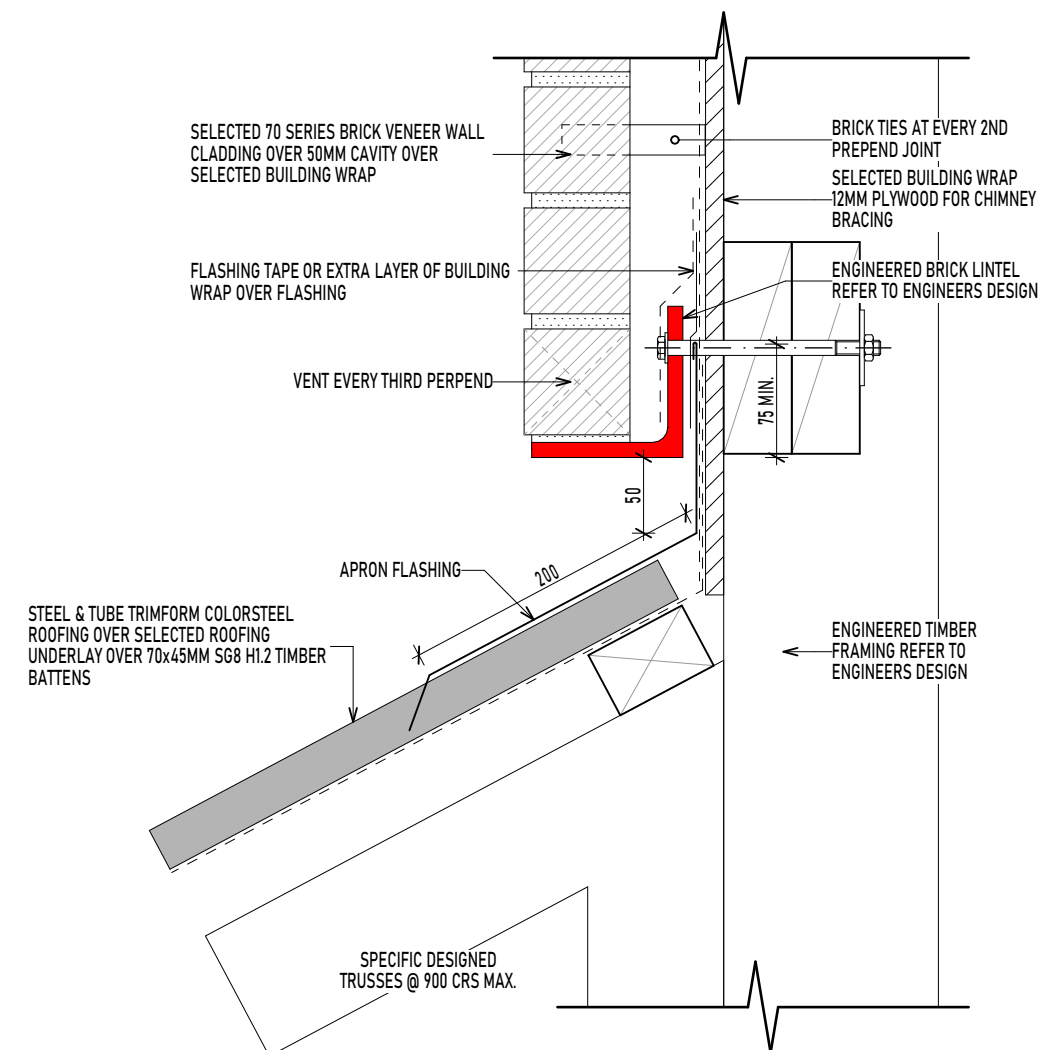
1:10



R15
12

ROOF FRAMING DETAIL

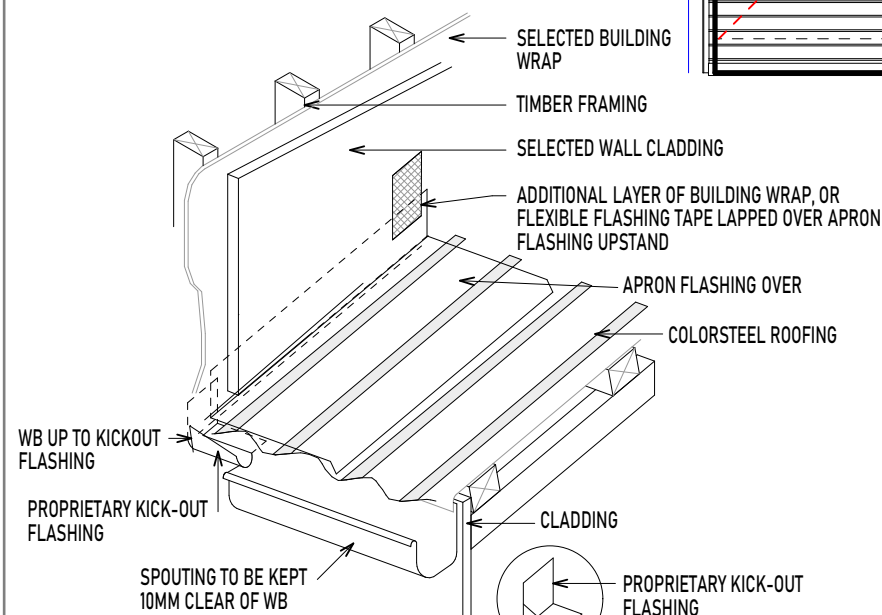
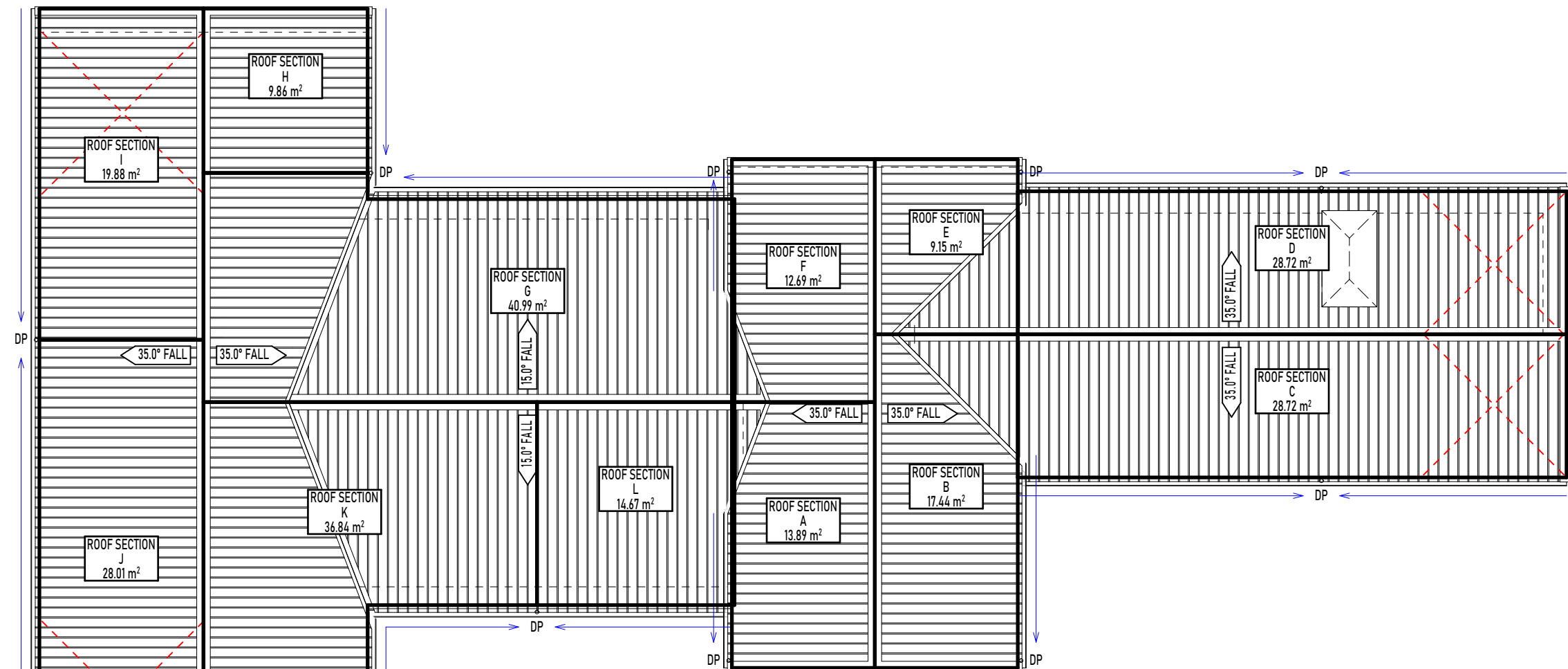
1:5



R16
12

ROOF FRAMING DETAIL

1:5



R17
12 **ROOF FRAMING DETAIL**
1:10

E2/AS1 - 0.40MM BMT COLORSTEEL TRAPEZOIDAL ROOFING

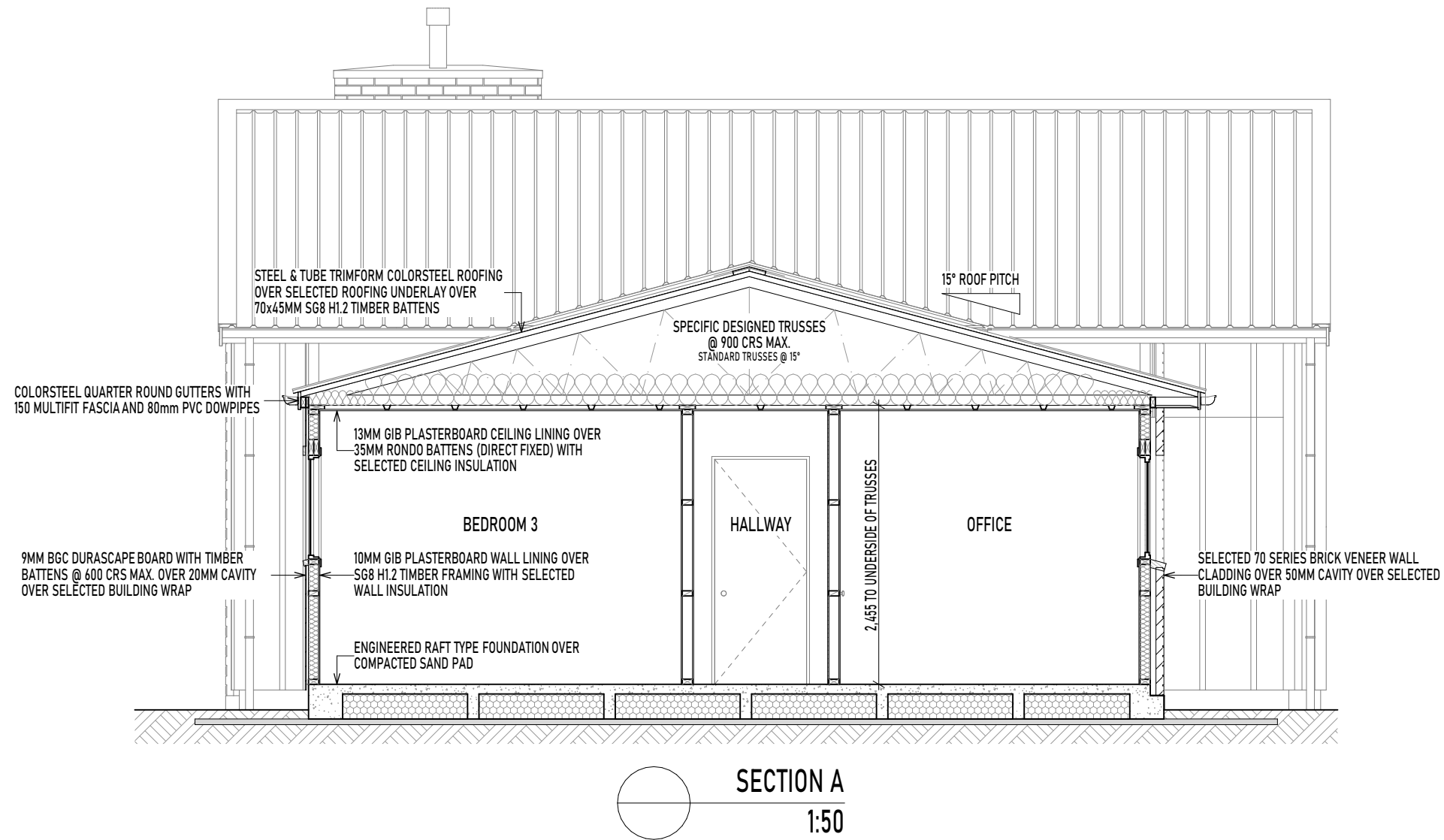
PURLIN SPACINGS (METERS)		WIND ZONES
END SPAN	INTERMEDIATE SPAN	HIGH & VERY HIGH
0.6	0.9	T1
T1: FIXING PATTERN IS - HIT HIT EVERY CREST...		
OTHER ROOF FIXING METHODS ARE ACCEPTABLE SO LONG AS THEY ARE A RECOGNISED ALTERNATIVE TO THE NZBC E2/AS1 MINIMUM & ARE EXECUTED & SIGNED OFF BY A QUALIFIED LBP HOLDER		

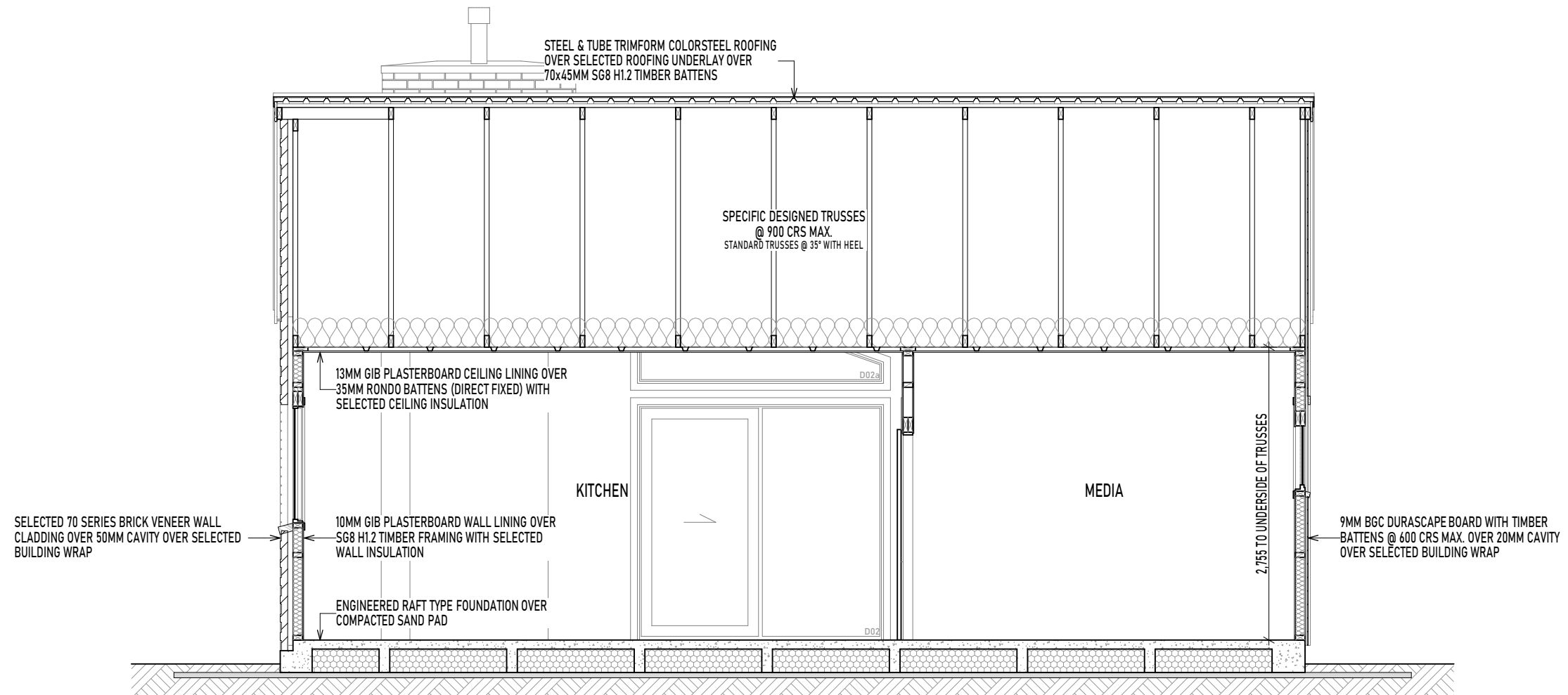
←	DIRECTION OF GUTTER GRADIENT (1:500 FALL= 1mm EVERY 2m)
✕	LUMBERLOK STRIP BRACING SYSTEM FITTED IN ACCORDANCE WITH LUMBERLOK STRUCTURAL FIXINGS GUIDE 2012

PURLIN FIXING TABLE		
FIXING TYPE	FIXING TO RESIST UPLIFT	ALTERNATIVE FIXING TYPE (kN)
C	1 BLUE SCREW	2.4

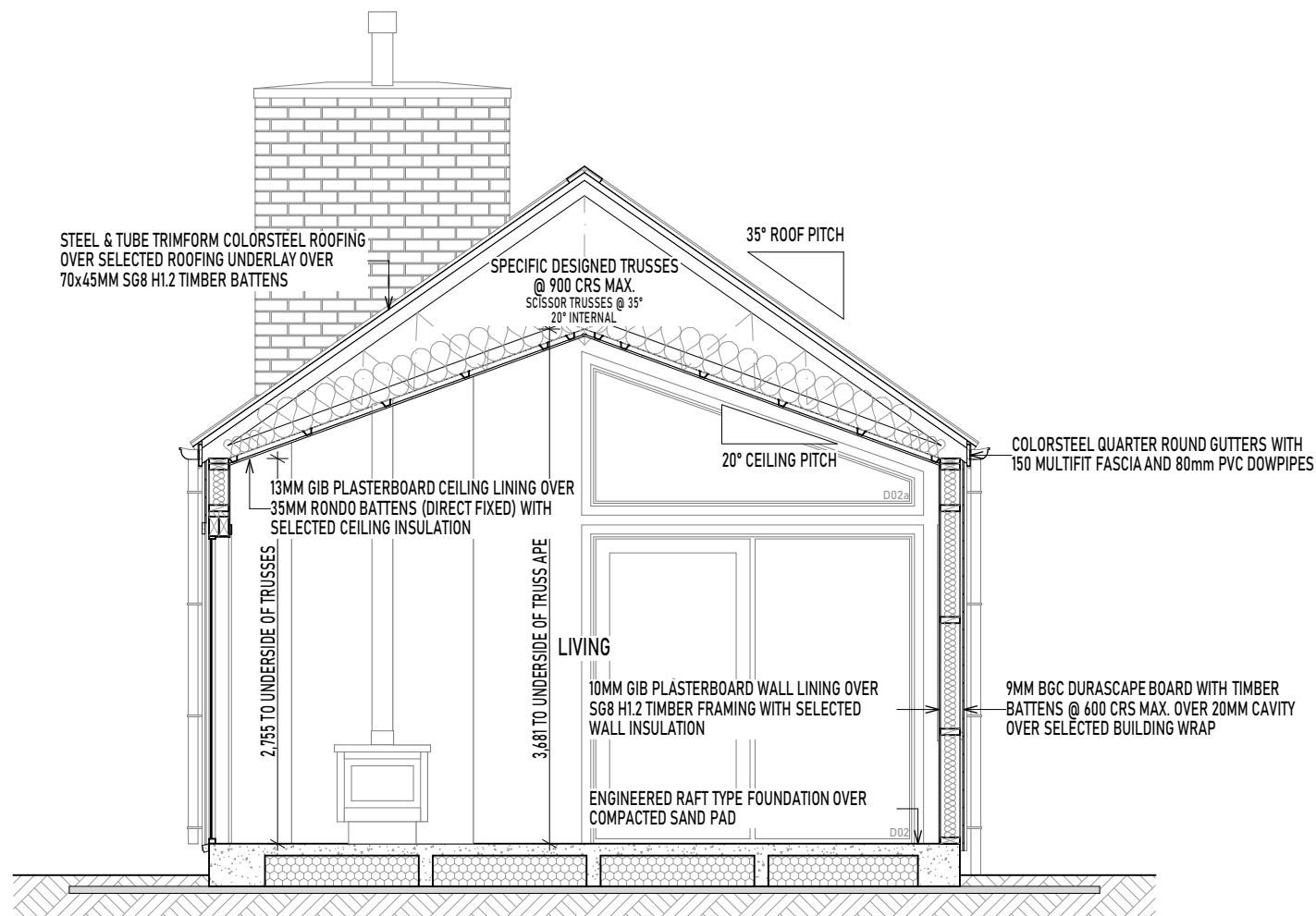
ROOF SECTION	SECTION AREA (m²)	SECTION ANGLE	GUTTER SECTION AREA (mm²)	MAX ROOF AREA TO GUTTER (m²)	MAX ROOF AREA PER DP (m²)	NO. OF DP'S REQUIRED
A	13.89	35°	6815	50	70	1/80mm
B	17.44	35°	6815	50	70	1/80mm
C	28.72	35°	6815	50	70	1/80mm
D	28.72	35°	6815	50	70	1/80mm
E	9.15	35°	6815	50	70	1/80mm
F	12.69	35°	6815	50	70	1/80mm
G	40.99	15°	6815	50	70	1/80mm
H	9.86	35°	6815	50	70	1/80mm
I	19.88	35°	6815	50	70	1/80mm
J	28.01	35°	6815	50	70	1/80mm
K	37.58	15°	6815	50	70	1/80mm
L	13.93	15°	6815	50	70	1/80mm
TOTAL	260.86	BASED ON QUARTER ROUND GUTTER				

ROOF DRAINAGE PLAN
1:100

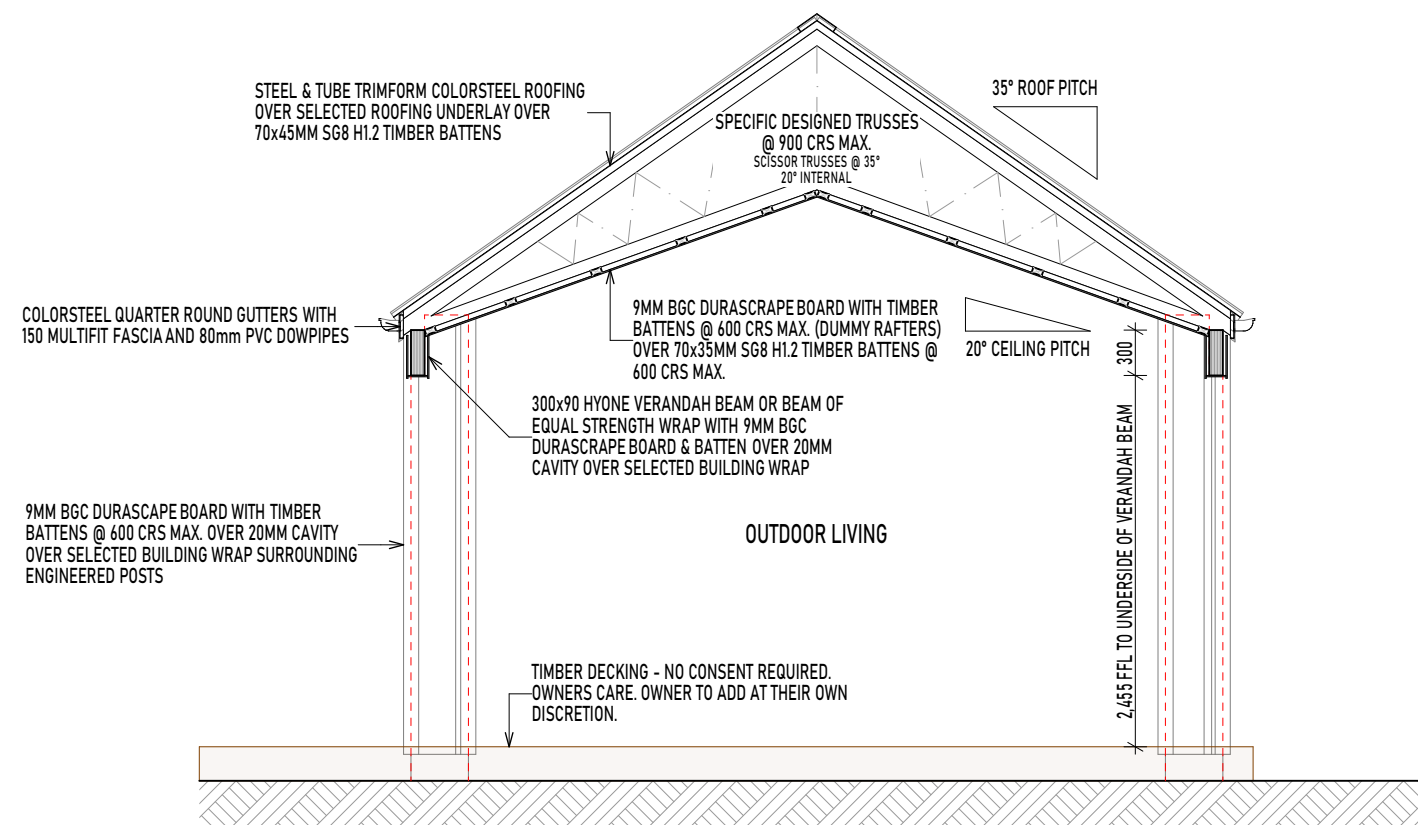




SECTION B
1:50

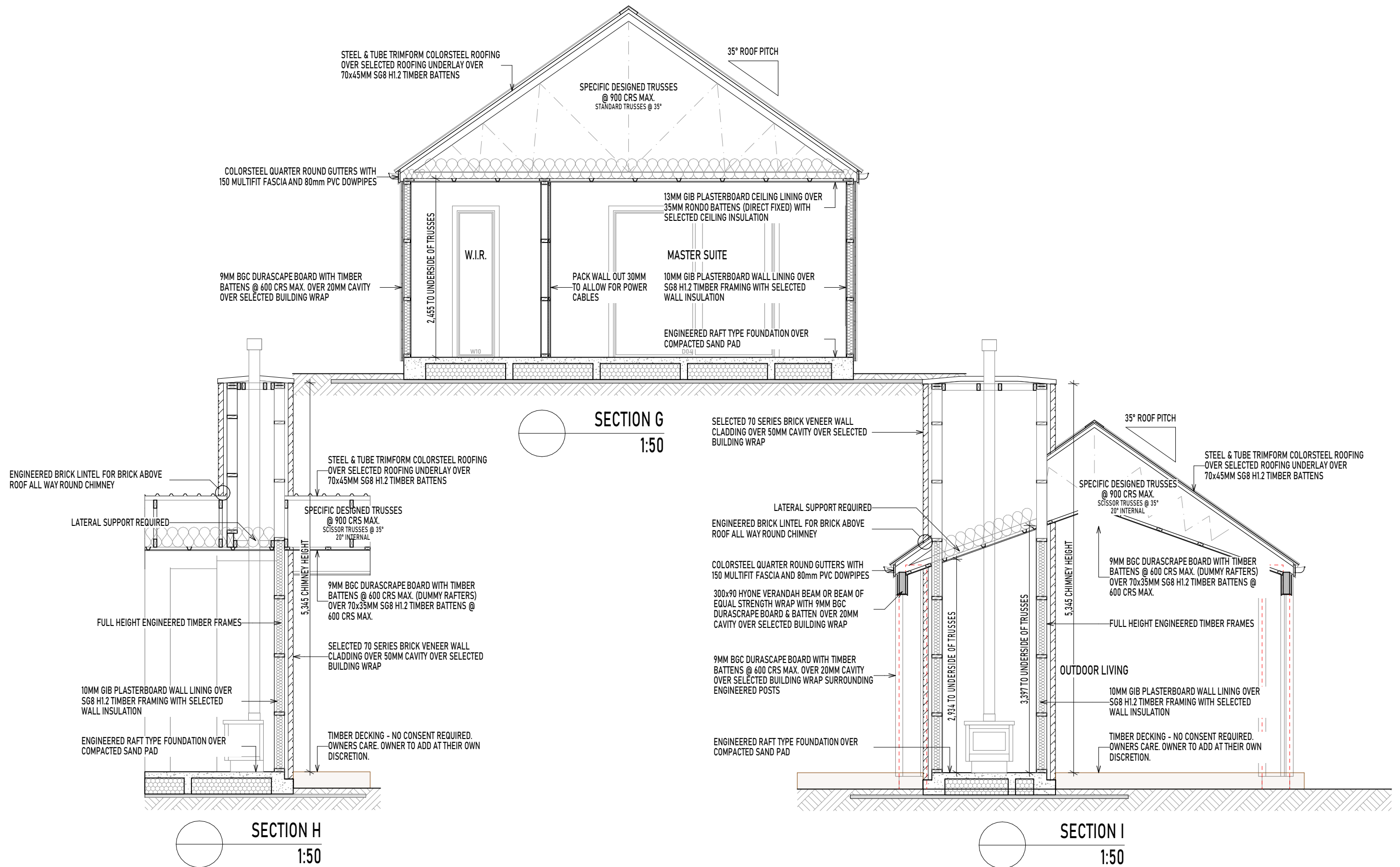


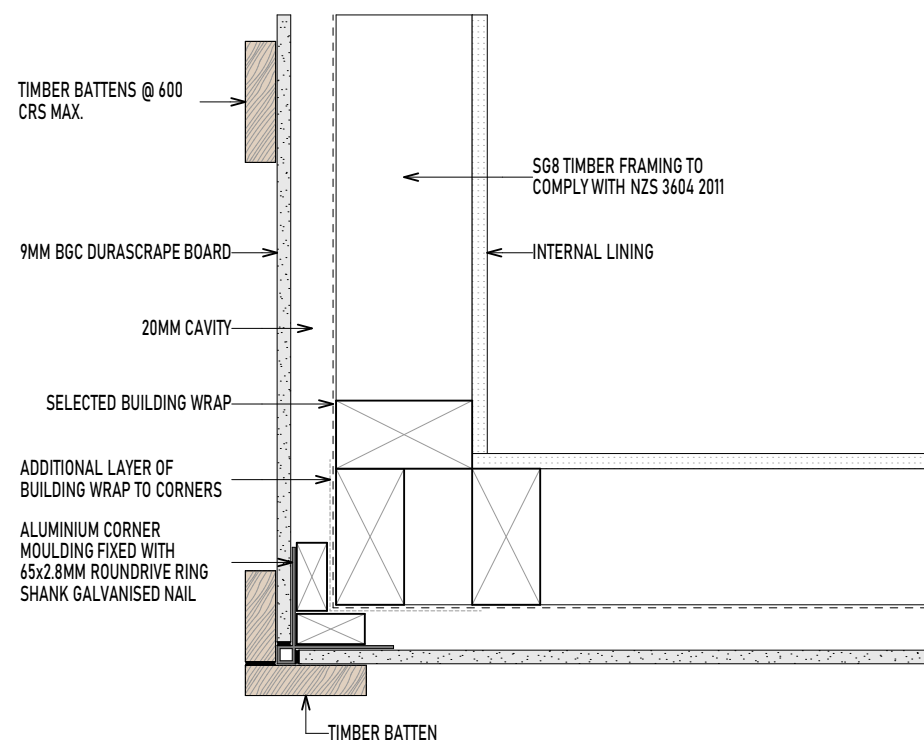
SECTION C
1:50



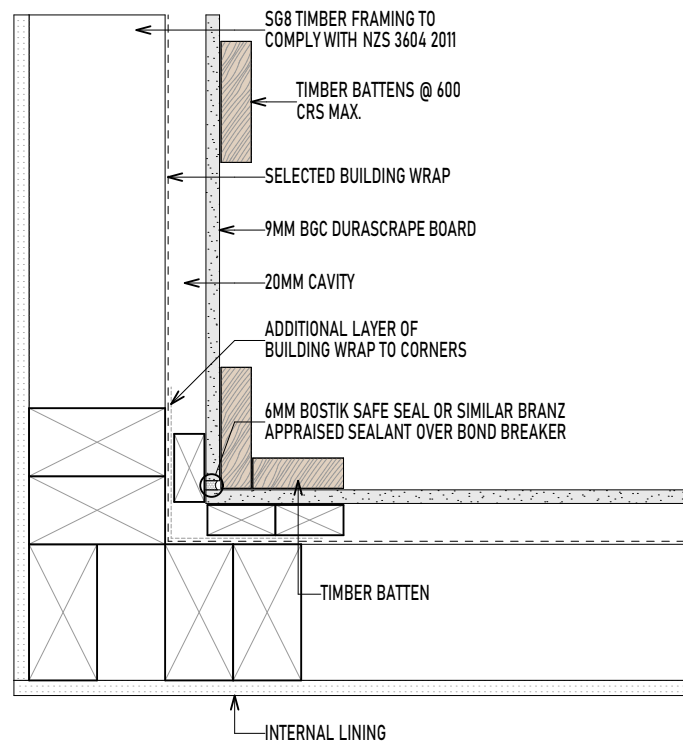
SECTION D
1:50





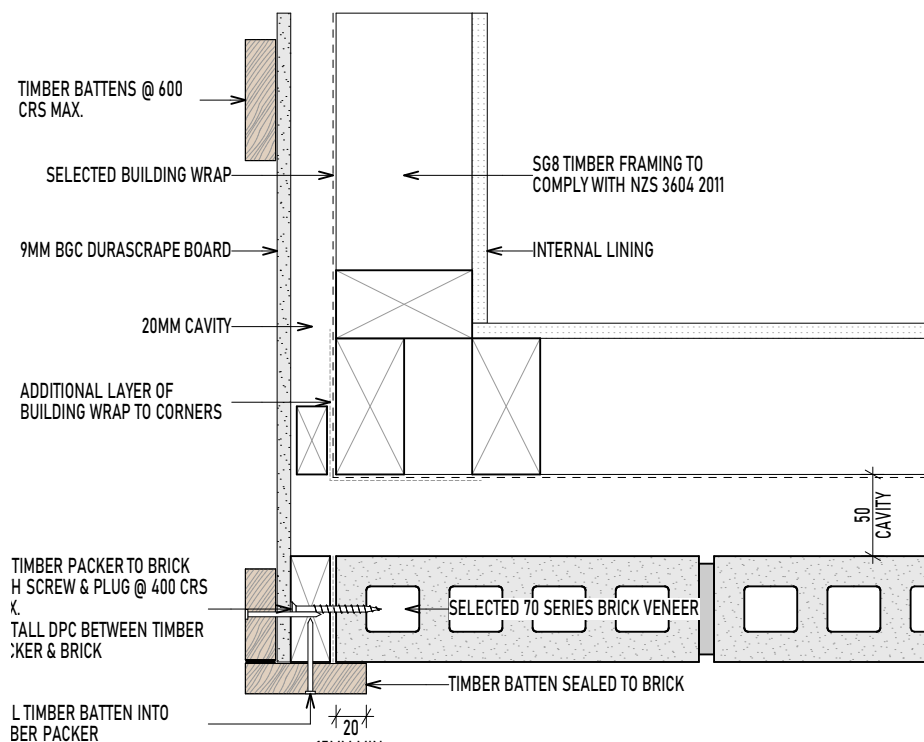


EXTERNAL CORNER JUNCTION DETAIL
1:5

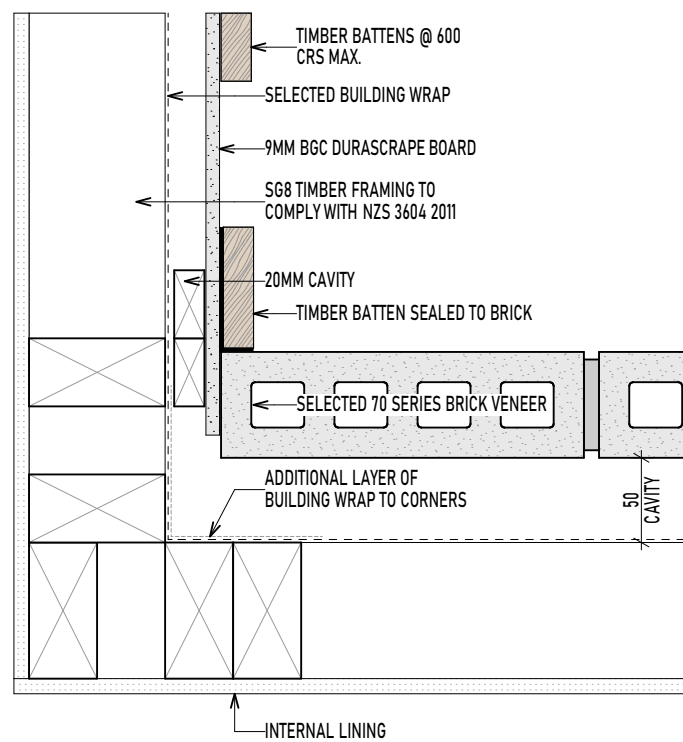


INTERNAL CORNER JUNCTION DETAIL
1:5

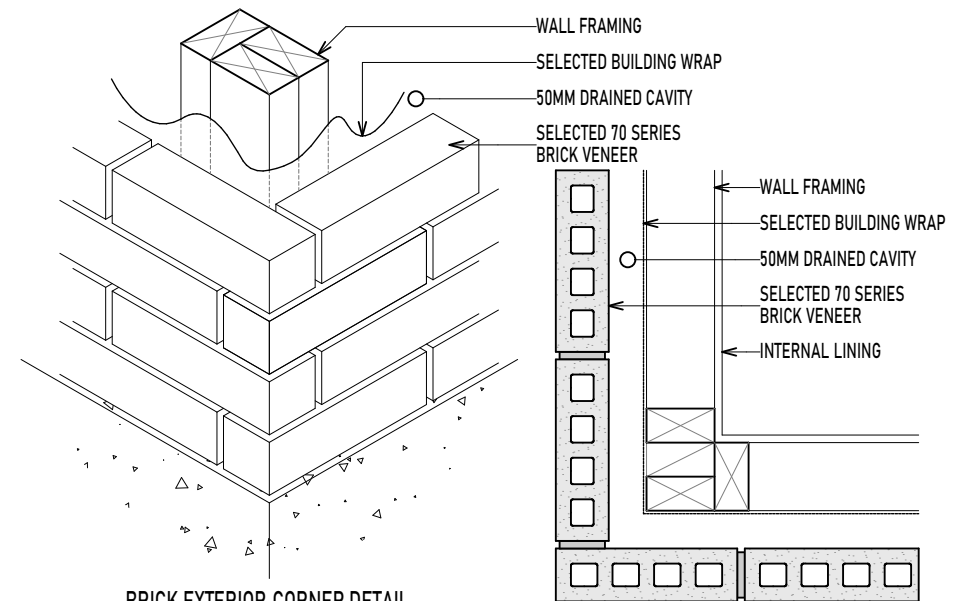
CLADDING JUNCTION DETAILS 1:5



EXTERNAL CORNER JUNCTION DETAIL
1:5



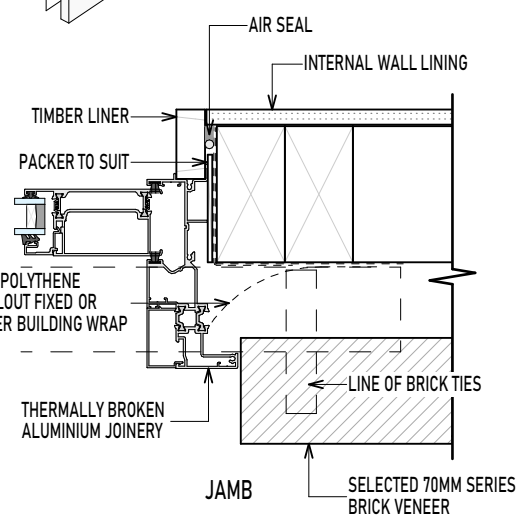
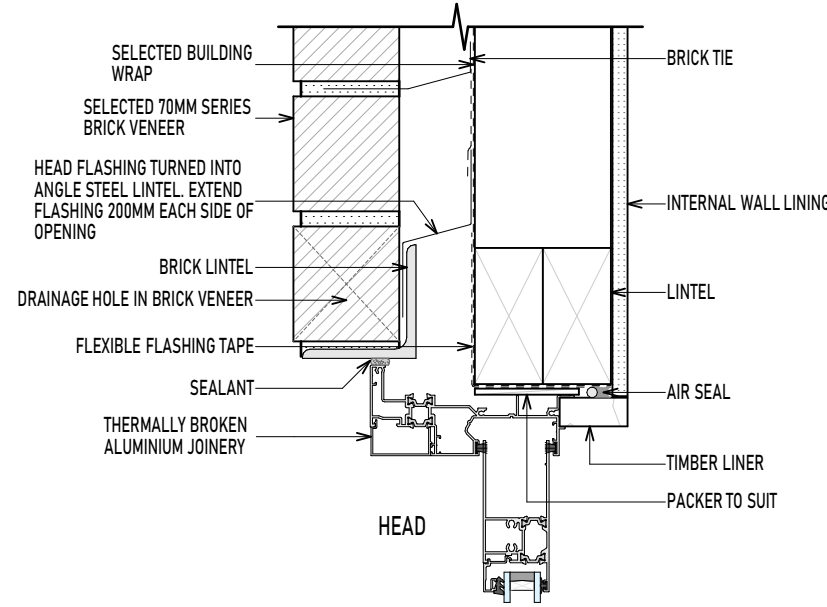
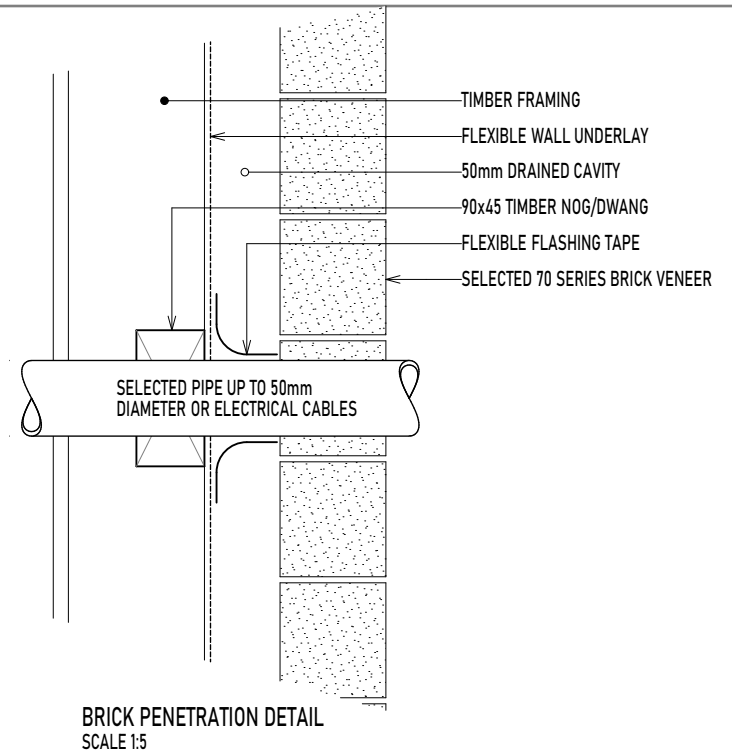
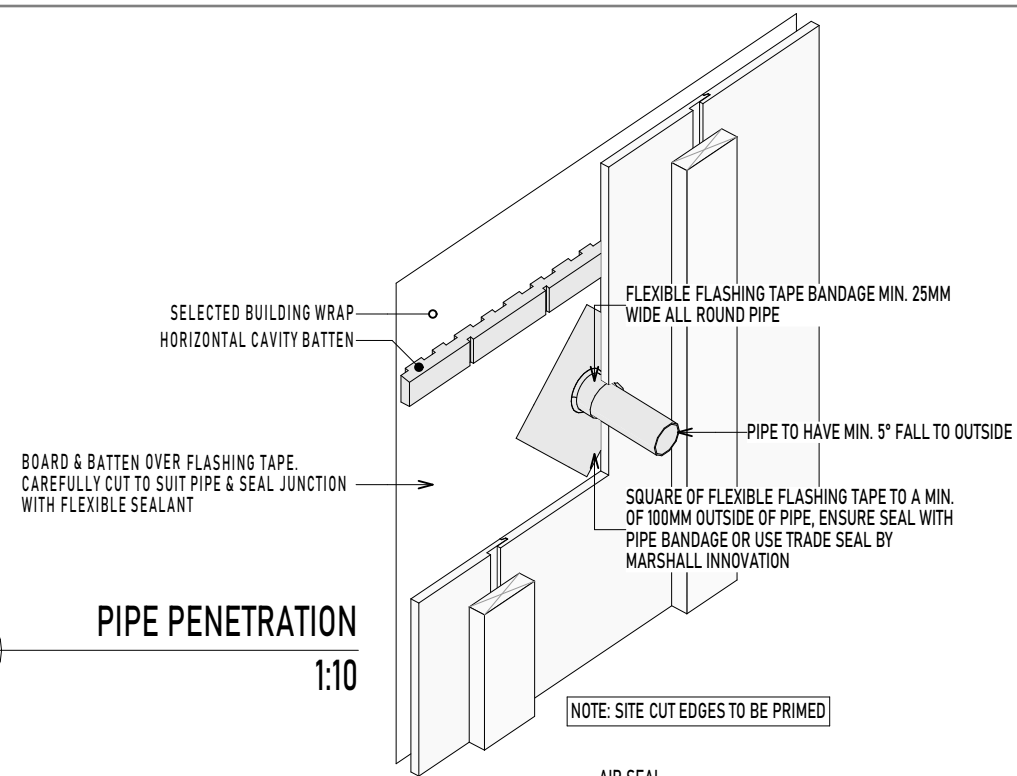
INTERNAL CORNER JUNCTION DETAIL
1:5



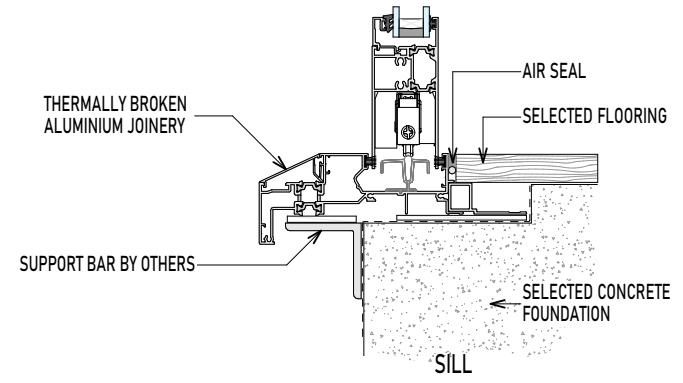
BRICK EXTERIOR CORNER DETAIL
SCALE 1:10

BRICK EXTERIOR CORNER DETAIL
SCALE 1:10

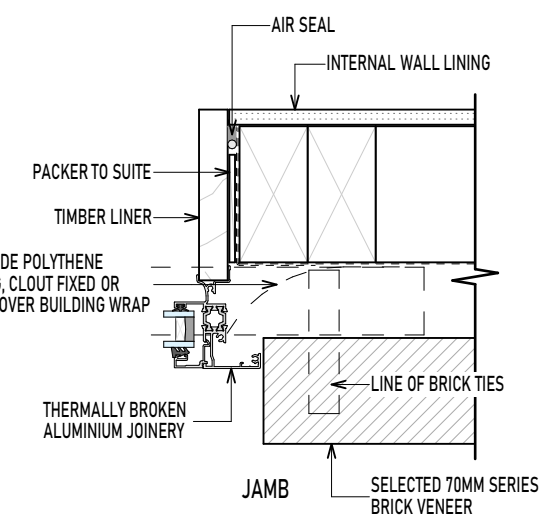
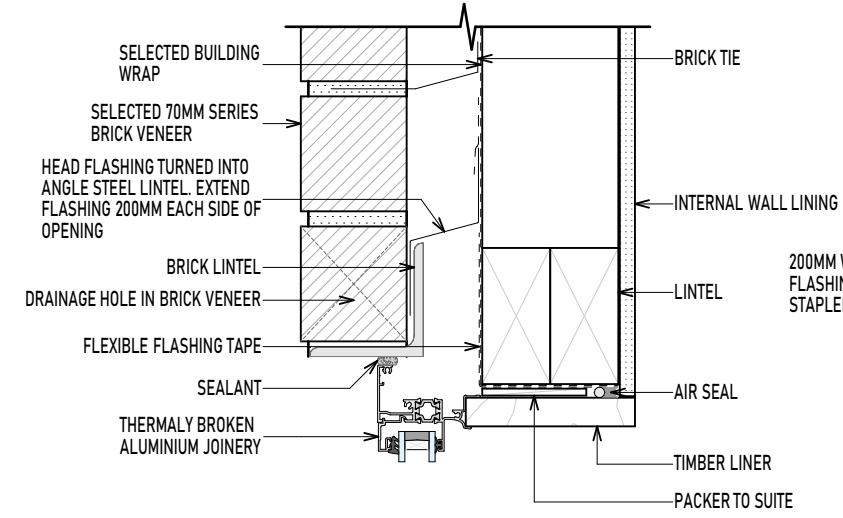
BRICK TIES:
LENGTH
50mm CAVITY WITH 70 SERIES BRICK REQUIRES 85mm BRICK TIES MINIMUM
TREATMENT
CORROSION ZONE 'B' REQUIRES GALVANISED AS A MINIMUM
SPACING
THE BOTTOM BRICK TIE, WHEN THE REBATE IS SEALED WITH A LIQUID APPLIED DAMP-PROOF COURSE, MUST BE WITHIN 300mm OR TWO COURSES (WHICHEVER IS SMALLER) OF THE BASE OF THE VENEER. BRICK TIES ARE TO BE FIXED TO STUDS ONLY WITH A MAXIMUM OF 600mm CENTRES HORIZONTALLY AND A MAXIMUM OF 400mm VERTICALLY. TIES SHOULD ALSO BE POSITIONED WITHIN 200mm HORIZONTALLY OF OPENINGS.



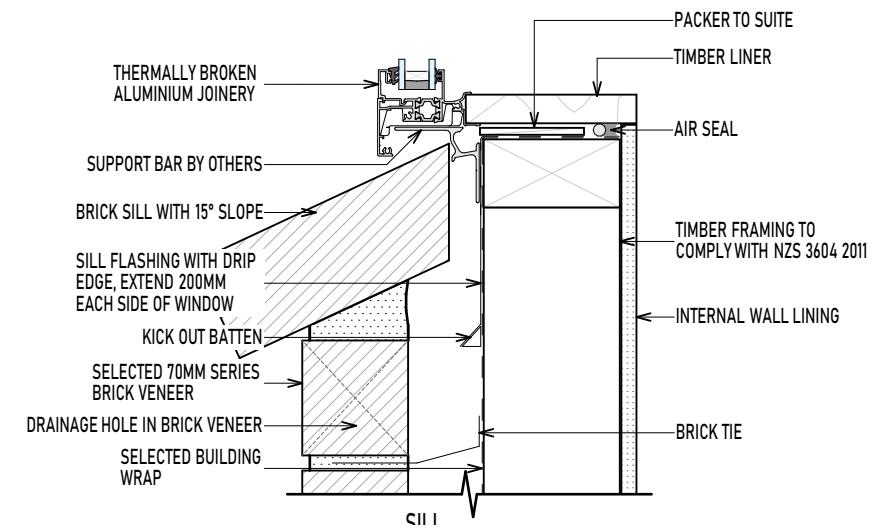
BRICK THERMALLY BROKEN SLIDING DOOR DETAILS



SILL

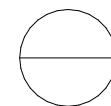
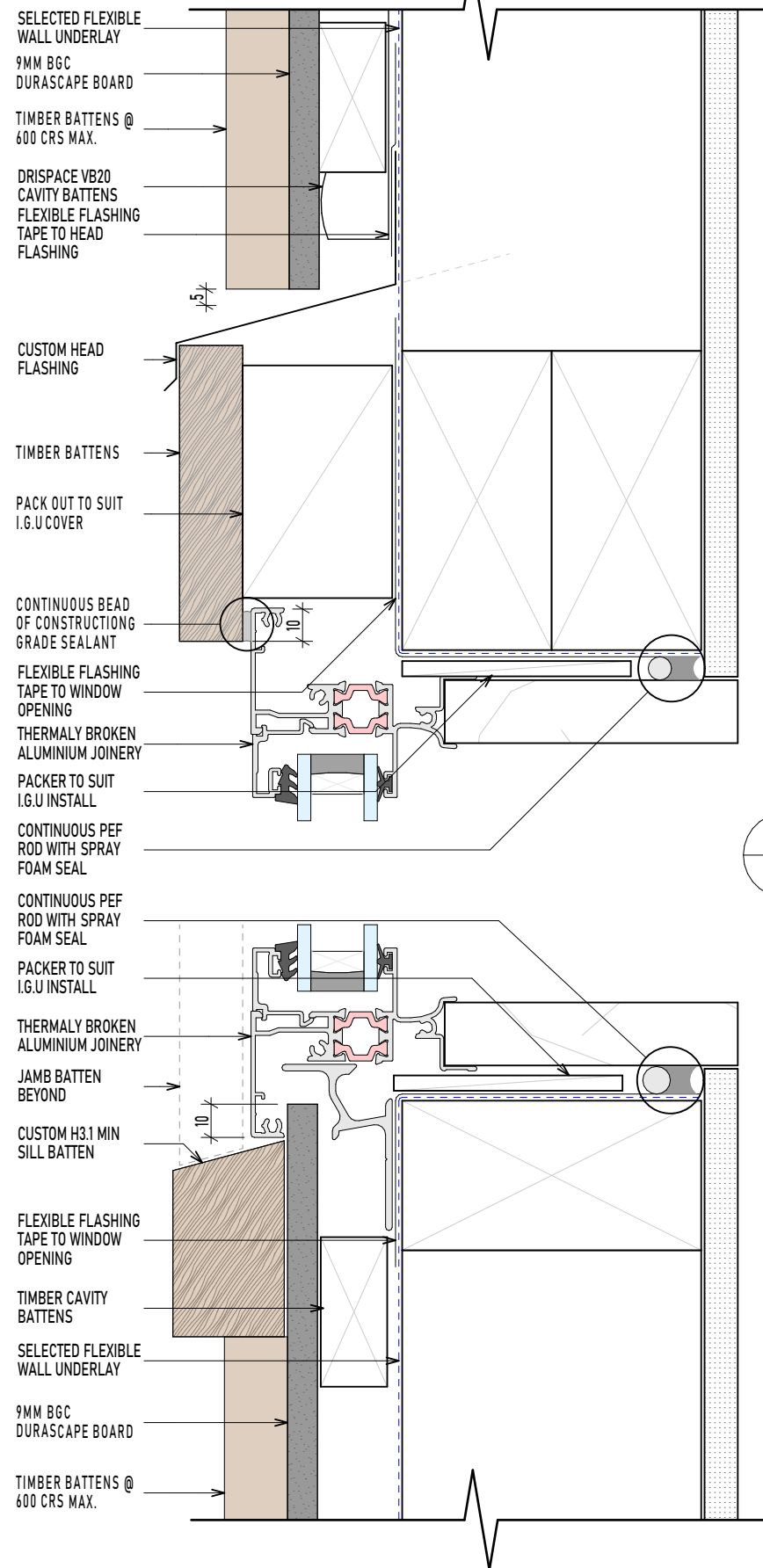


BRICK THERMALLY BROKEN WINDOW DETAILS

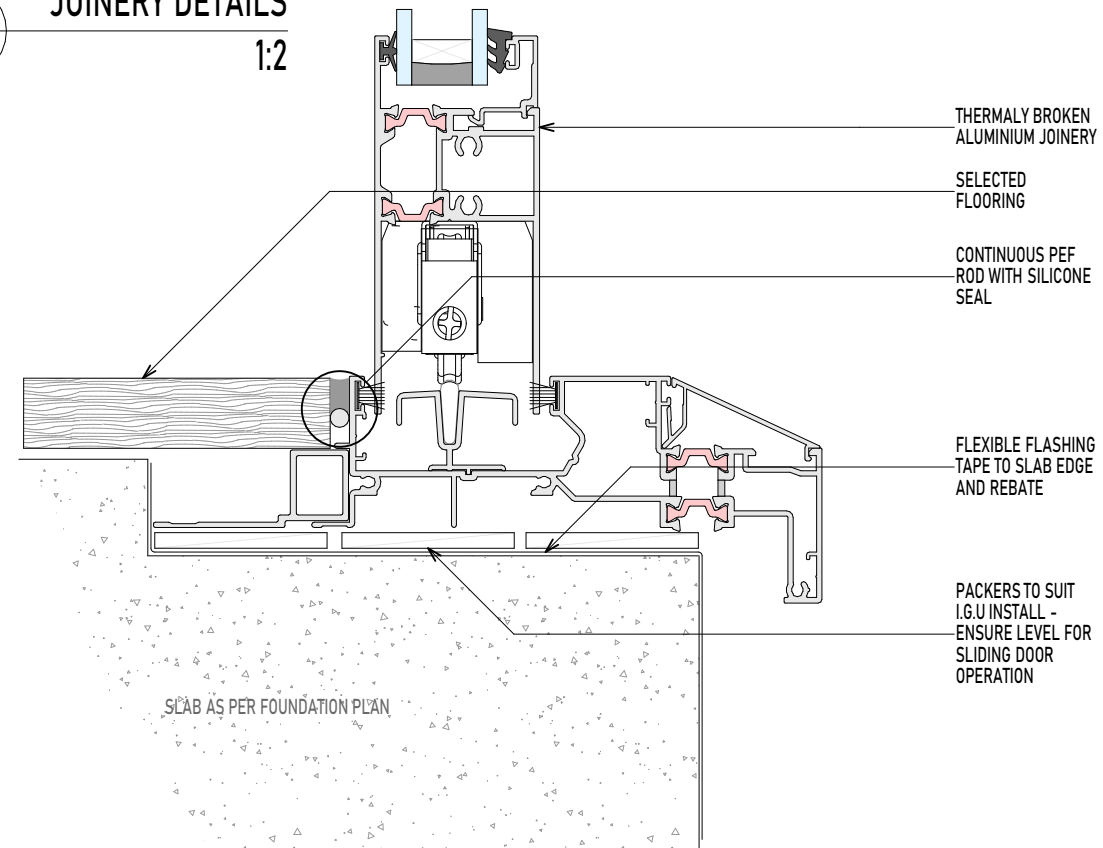
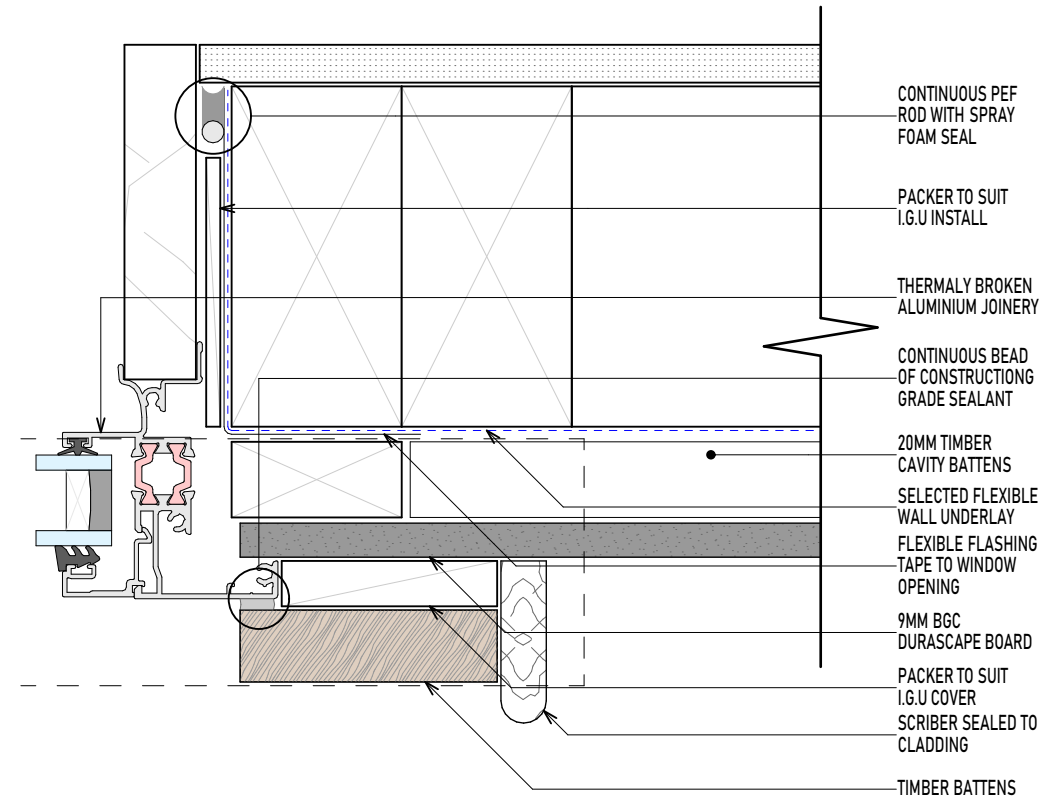


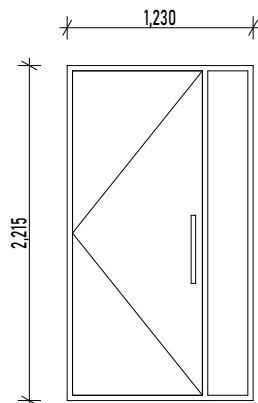
CII I

JOINERY DETAILS 1:5



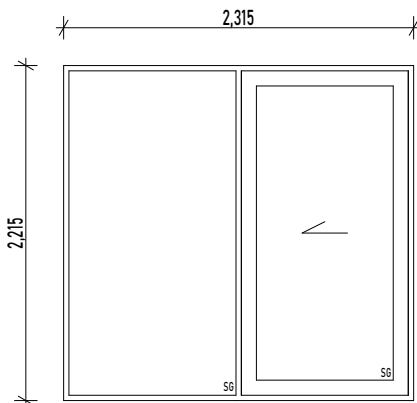
JOINERY DETAILS
1:2





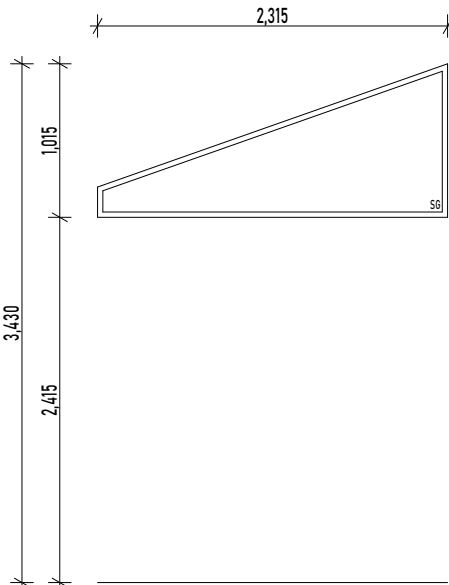
D01

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: INSULATED ALUMINUM ENTRY
DOOR
PLASMA PLA00 DOOR WITH
CORFU PULL HARDWARE
WALL
THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY



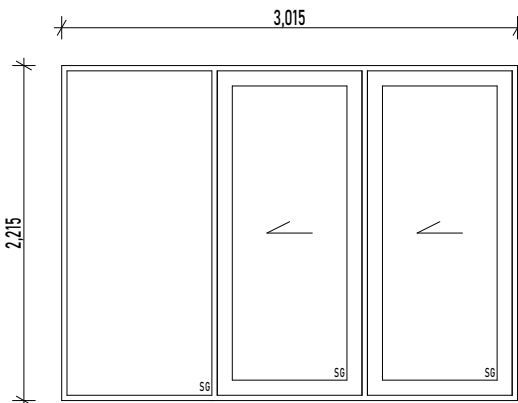
D02

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: REBATED SILL
SAFETY GLASS
WALL
THICKNESS: 10mm LININGS + 140mm +
20mm CAVITY
+ 10mm PLY BRACE



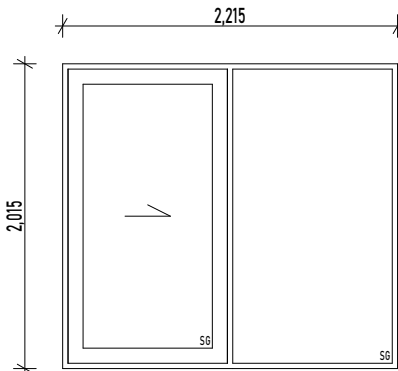
D02a

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: SAFETY GLASS
WALL
THICKNESS: 10mm LININGS + 140mm +
20mm CAVITY
+ 10mm PLY BRACE



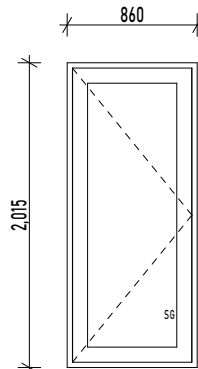
D03

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: REBATED SILL
SAFETY GLASS
WALL
THICKNESS: 10mm LININGS + 140mm +
20mm CAVITY



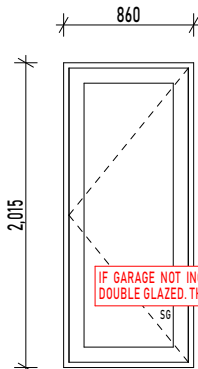
D04

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: REBATED SILL
SAFETY GLASS
WALL
THICKNESS: 10mm LININGS + 90mm +
50mm CAVITY



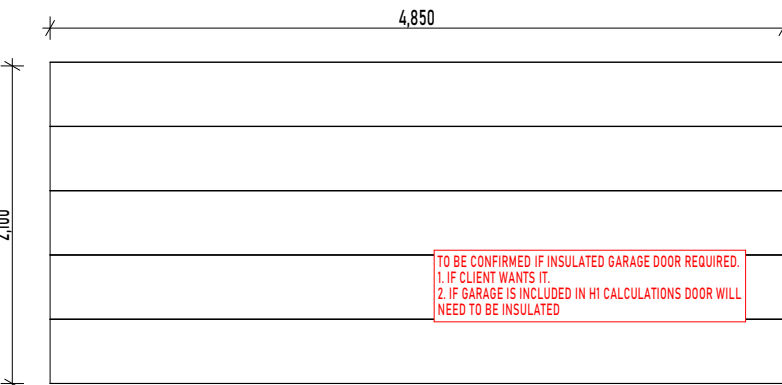
D05

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: REBATED SILL
SAFETY GLASS
WALL
THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY



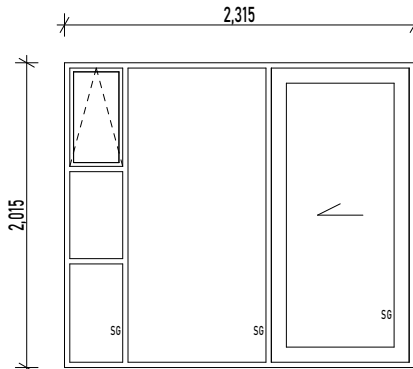
D06

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: REBATED SILL
SAFETY GLASS
WALL
THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY



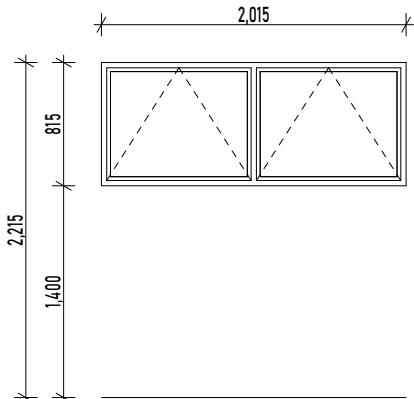
D07

LINER TYPE: 18mm P/P PINE
NOTES: INSULATED GARAGE DOOR
REBATED SILL
WALL
THICKNESS: 10mm LININGS + 90mm +
50mm CAVITY



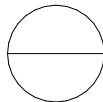
D08

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: REBATED SILL
SAFETY GLASS
WALL
THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY



W01

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
WALL
THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY

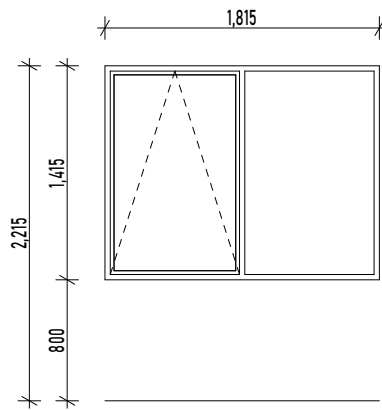


DOOR & WINDOW SCHEDULE

1:50

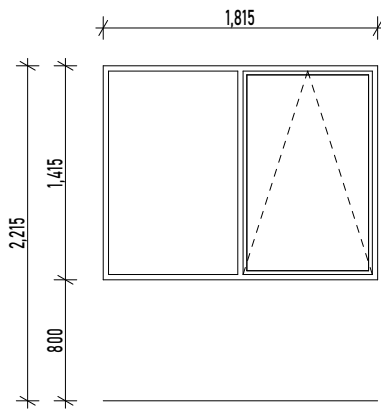
NOTES:
ALL DIMENSIONS ARE INDICATIVE OF TRIM SIZE ONLY
CHECK ALL DOOR & WINDOW SIZES ON SIZE PRIOR TO MANUFACTURING
DO NOT MANUFACTURE JOINERY FROM THIS SCHEDULE
ALL GLAZING TO MEET THE REQUIREMENTS OF NZS:4223/2016

ALL REBATES DEPTHS TO BE CONFIRMED WITH
JOINERY COMPANY & FLOOR COVERING TYPE
BEFORE CONCRETE PAD IS POURED



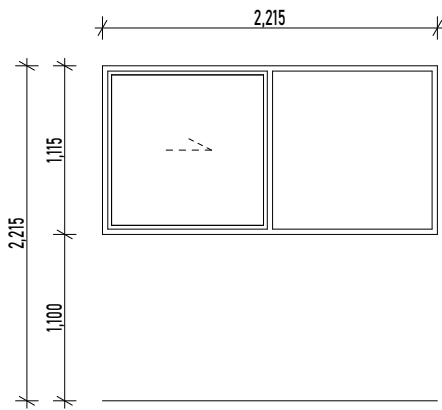
W02

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
WALL
THICKNESS: 10mm LININGS + 140mm +
20mm CAVITY



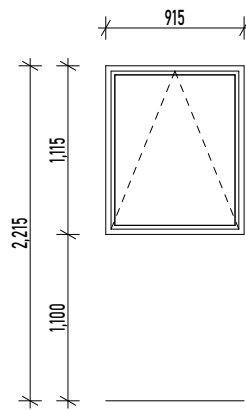
W03

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
WALL
THICKNESS: 10mm LININGS + 140mm +
20mm CAVITY



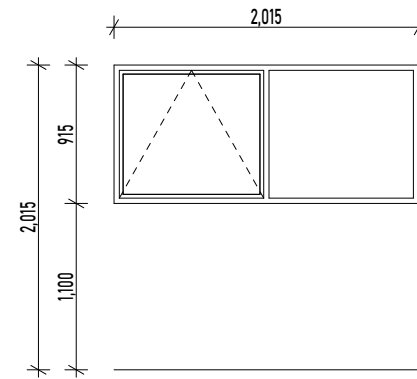
W04

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
WALL
THICKNESS: 10mm LININGS + 90mm +
50mm CAVITY



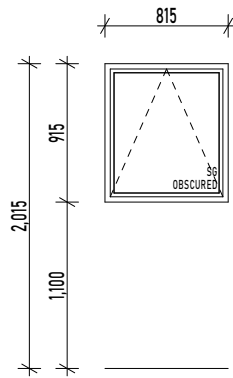
W05

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
WALL
THICKNESS: 10mm LININGS + 90mm +
50mm CAVITY



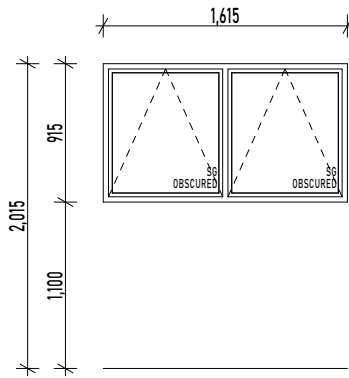
W06

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
WALL
THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY



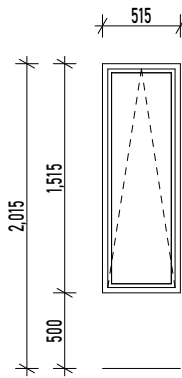
W07

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: 100mm SAFETY LATCH
OBSCURED GLAZING
SAFETY GLASS
WALL
THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY



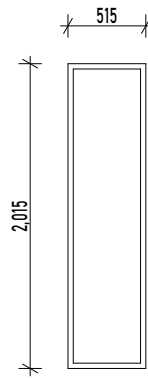
W08

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: 100mm SAFETY LATCH
OBSCURED GLAZING
SAFETY GLASS
WALL
THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY



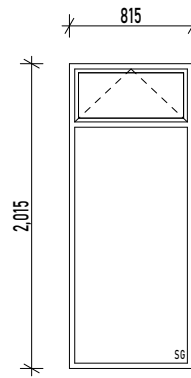
W09

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
WALL
THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY



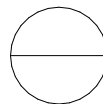
W10

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
WALL
THICKNESS: 10mm LININGS + 90mm +
50mm CAVITY



W11

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: SAFETY GLASS
WALL
THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY

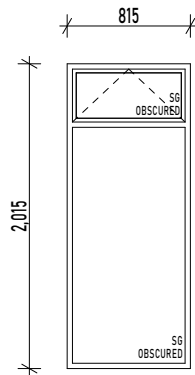


DOOR & WINDOW SCHEDULE

1:50

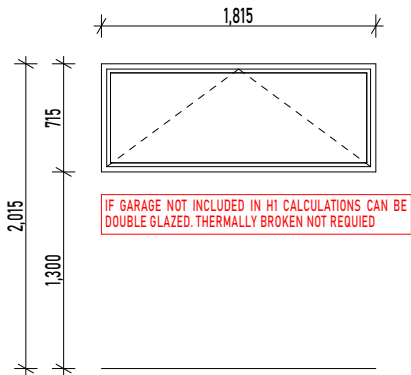
NOTES:
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CHECK ALL DOOR & WINDOW SIZES ON SIZE PRIOR TO MANUFACTURING
DO NOT MANUFACTURE JOINERY FROM THIS SCHEDULE
ALL GLAZING TO MEET THE REQUIREMENTS OF NZS:4223/2016

ALL REBATES DEPTHS TO BE CONFIRMED WITH
JOINERY COMPANY & FLOOR COVERING TYPE
BEFORE CONCRETE PAD IS POURED



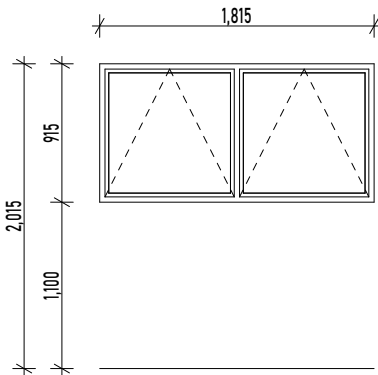
W12

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: 100mm SAFETY LATCH
OBLSCURED GLAZING
SAFETY GLASS
WALL THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY



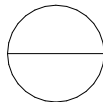
W13

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: 100mm SAFETY LATCH
WALL THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY



W14

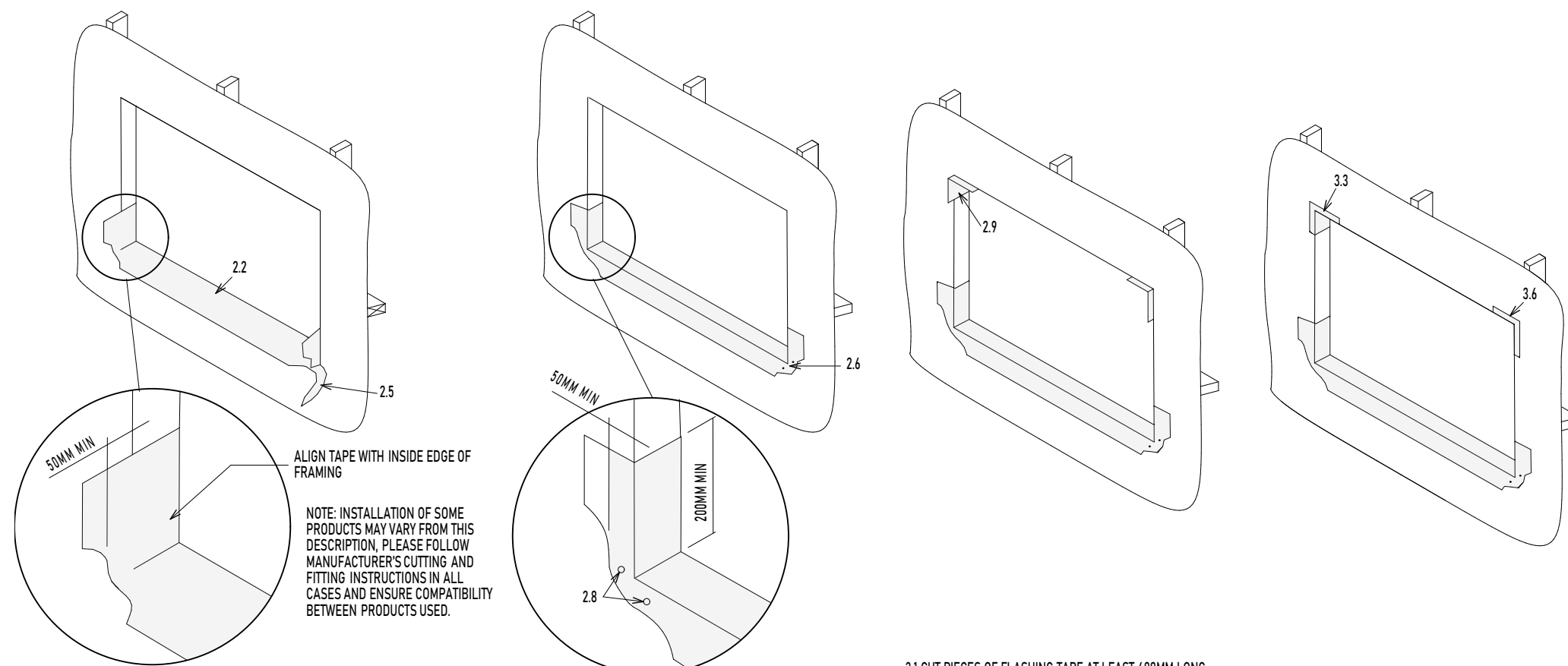
GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
WALL THICKNESS: 10mm LININGS + 90mm +
50mm CAVITY



DOOR & WINDOW SCHEDULE
1:50

NOTES:
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CHECK ALL DOOR & WINDOW SIZES ON SIZE PRIOR TO MANUFACTURING
DO NOT MANUFACTURE JOINERY FROM THIS SCHEDULE
ALL GLAZING TO MEET THE REQUIREMENTS OF NZS:4223/2016

ALL REBATES DEPTHS TO BE CONFIRMED WITH
JOINERY COMPANY & FLOOR COVERING TYPE
BEFORE CONCRETE PAD IS POURED



2.1 CUT SILL FLASHING TAPE AT LEAST 400MM LONGER THAN THE OPENING WIDTH, TO ENSURE BARE FRAMING IS COVERED.

2.2 REMOVE FIRST PIECE OF RELEASE PAPER, ALIGN THE BACK EDGE OF SILL FLASHING TAPE WITH INSIDE EDGE OF SILL.

NOTE: DO NOT WRAP SILL FLASHING TAPE ONTO THE INTERIOR SURFACE OF THE FRAMING WHERE IT MAY INTERFERE WITH THE WALL LINING.

2.3 FRONT EDGE OF THE SILL FLASHING TAPE SHOULD PROJECT OUT FROM THE FRONT OF WALL FRAMING FOR EASE OF INSTALLATION ADHERE INTO OPENING ACROSS SILL AND UP EACH JAMB (MIN. 200MM) TO COVER BARE FRAMING.

2.4 TRIM CORNERS OF SILL FLASHING TAPE SO THAT THE FRONT EDGE EXTENDS TO APPROXIMATELY 50MM OUT FROM FRONT OF WALL FRAMING TO ENABLE TAPE TO BE FOLDED AROUND EASILY.

2.5 REMOVE SECOND RELEASE PAPER.

2.6 FAN SILL FLASHING TAPE AT BOTTOM CORNERS ONTO FACE OF HOUSE WRAP REMOVING ANY WRINKLES.

2.7 FIRMLY PRESS SILL FLASHING TAPE ONTO ALL SURFACES TO ENSURE FULL ADHESION.

2.8 SECURE EDGES OF BOTTOM CORNERS WITH CLOUTS OR SIMILAR THROUGH THE FLASHING TAPE INTO FRAMING.

3.1 CUT PIECES OF FLASHING TAPE AT LEAST 400MM LONG.

3.2 REMOVE RELEASE PAPER, AND ALIGN THE BACK OF THE FLASHING TAPE WITH THE INSIDE EDGE OF FRAMING AND THE FRONT EDGE PROJECTING A MINIMUM OF 50MM OUT FROM THE FRONT OF WALL FRAMING. ADHERE INTO OPENING ACROSS THE HEAD AND DOWN EACH JAMB A MINIMUM OF 200MM IN EACH DIRECTION.

NOTE: DO NOT WRAP SILL FLASHING TAPE ONTO INTERIOR SURFACE OF THE FRAMING WHERE IT MAY INTERFERE WITH THE WALL LINING.

3.3 FAN FLASHING TAPE AT TOP CORNERS ONTO FACE OF 'HOUSE WRAP'

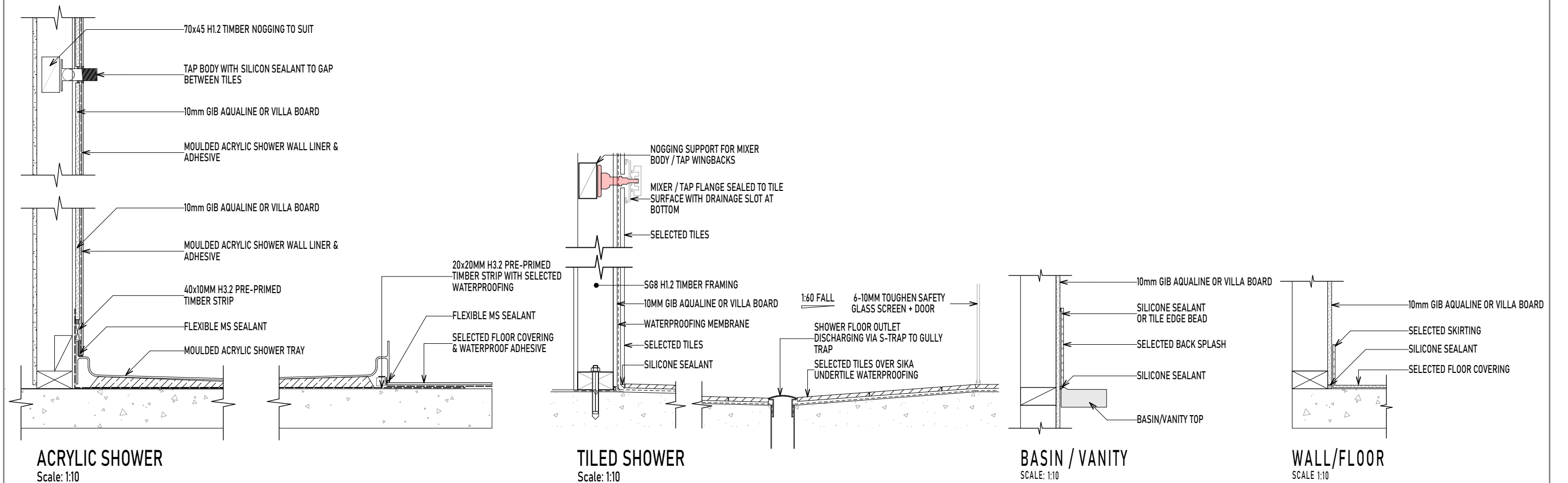
3.4 FIRMLY PRESS SILL FLASHING TAPE ONTO ALL SURFACES TO ENSURE FULL ADHESION REMOVE ANY WRINKLES.

3.5 TRIM EXCESS TAPE FROM INSIDE, FLUSH WITH FACE OF FRAMING. CARE MUST BE TAKEN NOT TO CUT HOUSE WRAP.

3.6 SECURE EDGES OF BOTTOM CORNERS WITH CLOUTS OR SIMILAR THROUGH THE FLASHING TAPE INTO THE FRAMING.

FLEXIBLE FLASHING TAPE DETAIL

1:5



BATHROOM DETAILS
1:10