

CAUTIONARY NOTES:

All construction to comply with NZBC:B1/MM1, NZS 3604:2011 and the NZ building code.

The contractor shall fix all necessary flashings and sealants to provide a completely weather tight building.

All drawings to be read in conjunction with Lockwood Production drawings.

Glazing to comply with NZS 4223.3

Plumber and Electrician to confirm kitchen layout and dimensions prior to commencing any work.

If any discrepancies are found in these drawings then the contractor must contact consent holder before proceeding with any further works.

H3.2 Exterior Posts 86# and beams All end outs rebates for fixing, bolt holes etc, shall be liberally coated in "enseal green" or equivalent concentrated preservative, prior to fixing brackets and bolts

Walls higher than 13 boards and at lengths of 3.6 or greater to be temporary braced during erection to prevent possible bowing

To minimise problems with timber movement due to moisture content, every precaution should be made on site to keep wall boards dry at all times

Lockwood construction is an alternative solution in terms of the New Zealand Building code. Details not shown in these plans have been verified in the "Lockwood detail manual" and/or "Lockwood Designers condensed handbook, 2016 version 2"



- FLOOR PLAN CONSTRUCTION NOTES**
- Concept subject to TA rules and regulations. All dimensions to be confirmed on site
- Refer Page 6 for all workshop/storage area construction notes
- Total Floor Area:** 123.01m² (Including Cladding) Workshop / storage Area: 24.86m²
 - 107mm Exterior walls:** 107mm Lockwood timber walls, Aluminium Cladding, pre fixed Insulation, DP shield R value =2.1. Solid top boards located as per engineers requirements
 - 44mm Exterior walls:** 44mm timber walls with 45mm batten @ 600crs, fixed with 90x3.15 power driven nails @ 300mm vertical crs, & 19mm Aluminium weatherboard over (locations as labelled)
Building paper: Thermkraft 403 Building paper or similar, Branz Approved, certified to very high wind zone.
Insulation: DP Shield R2.1
 - J18 Brackets:** Fixed with 2xM12 pins to beam and support with fourteen 12 ga (5.59 dia) X 32 wood screws, refer eng report
 - Stiffeners:** Sizes as listed, Posts to extend 50mm past base of rafter. Lining board cut neatly around posts, internal stiffeners fixed to floor with 2 Multigrips as per Lockwood standard detailing
 - Internal 44 walls:** 44mm Solid timber wall boards, @ varying heights, fixed to subfloor with seating profiles @ 900mm crs
 - Internal Door:** Flush solid core paint quality doors prehung in 100mm x 50mm timber frames, Galv hinges. H3.1 LOSP Lockwood timber liners
 - Floor covering:** Tiles as shown, Carpet elsewhere
 - Joinery:** NuLook Joinery, Double glazed, powder coated aluminium. R=0.26. SG= Safety Glass, OBS= obscure glazing
Joinery sizes shown to be confirmed by Lockwood Production team, No liability shall be held by designer for incorrect supply of joinery. All joinery unless dimensioned to be centre of room, or 90mm from wall.
Lintels - All lintels as per Engineers recommendations. Over Large frames on elevation C use standard 107mm walls boards between frames, then solid wall boards above highlight windows.
 - Smoke alarm:** Approved smoke detectors required within 3.0m of any sleeping area, first alert or similar
 - Bracing Tie rods,** 10mmØ Hot dip galv, used in wall panels marked throughout. 40mmØ washer to end of each rod, fixed at roof and to floor as per engineers structural report.
 - Laundry:** Mechanical Extraction system from laundry to expel out trough soffit, 150mm dia flexi tube

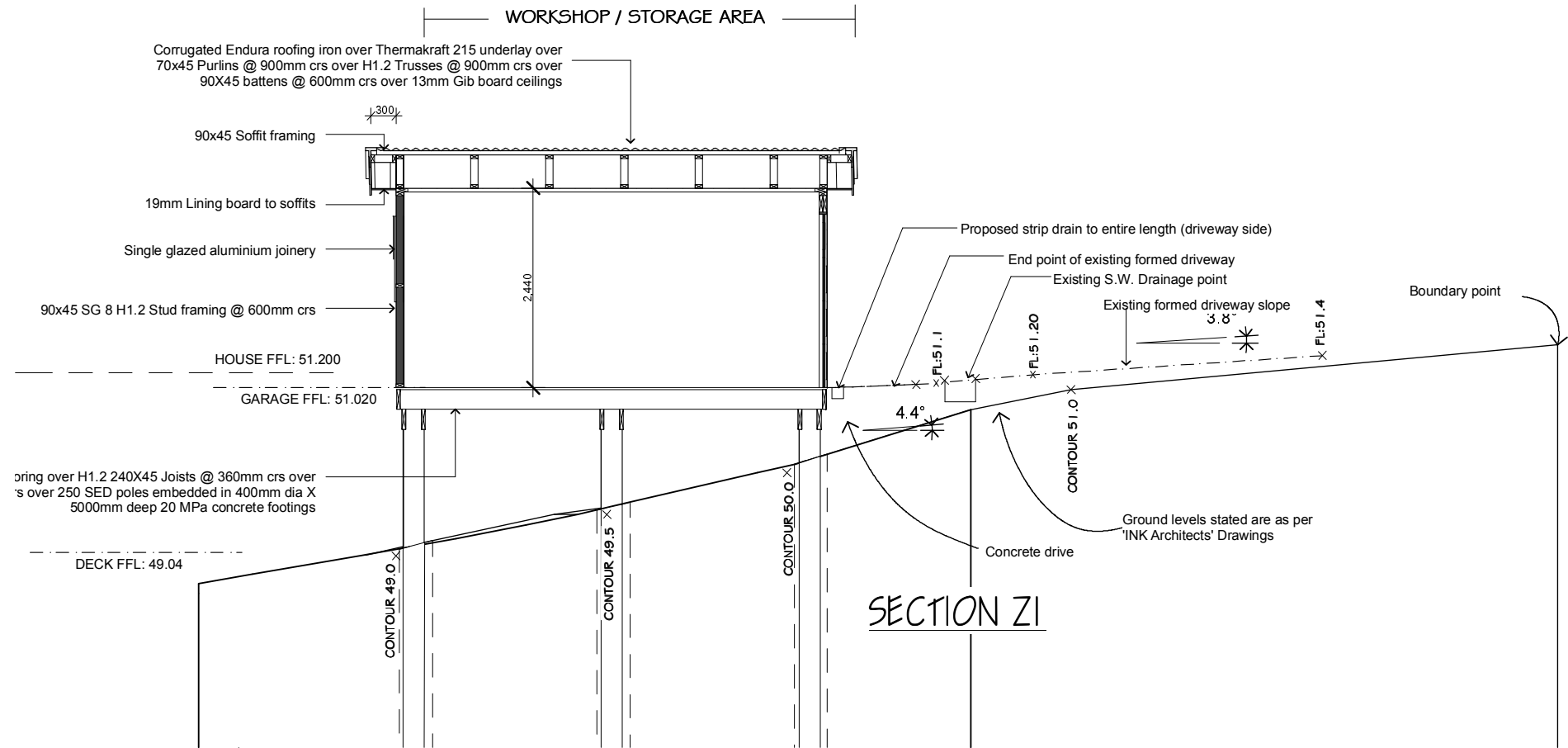
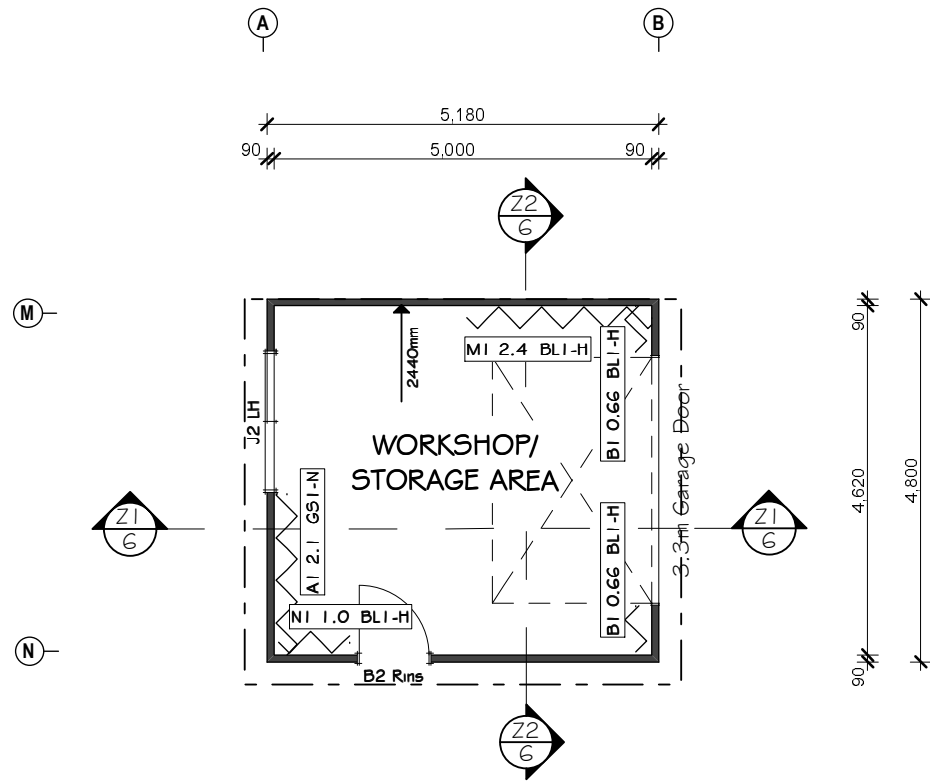


Floor Area:	242.76 m2	Sheet:
Scenario:	WeatherClad 21 to detached Workshop	1/5

Drawing Type: **Floor Plan**

Territory Authority: **Auckland**

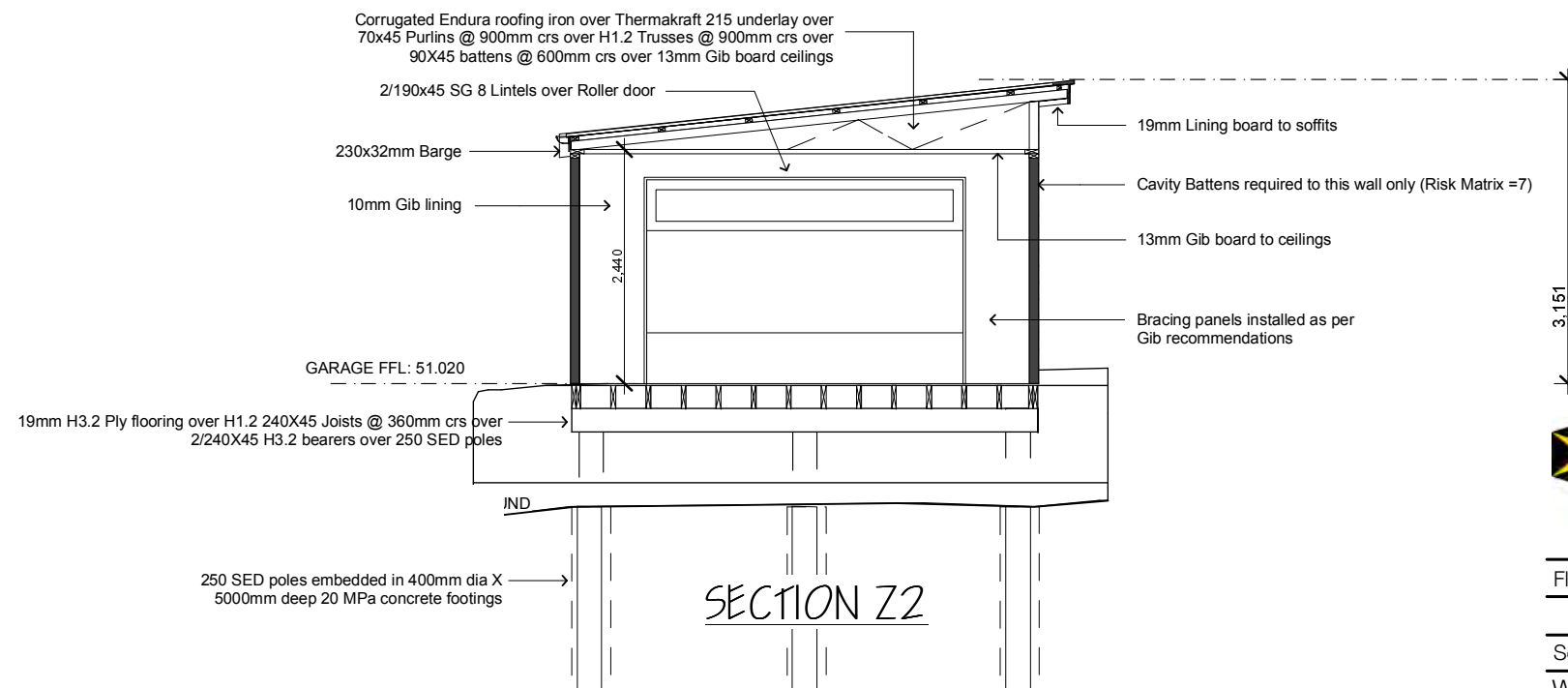
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- GARAGE**
- G1. **Walls:** 90x45 studs @ 600mm crs H1.2 SG8
 - G2. **Bottom Plate:** H1.2 SG 8 90x45 bottom plate fixed to subfloor with 2/100x3.75 hand driven nails OR 3 gun nails @ 600mm crs. On braced walls refer to Gib specifications
 - G3. **Top Plate:** H1.2 SG 8 2/90x45 fixed to studs with 1 wire dog & 2/90x3.15 galv nails @ 600mm crs
 - G4. **Additional Top Plate:** H1.2 SG 8 2/140x45 fixed with 1 wire dog & 2/90x3.15 galv nails @ 600mm crs
 - G5. **Wall Lining:** 10mm Standard Gib board wall lining, fixed as per manufacturers recommendations, Stopped to F4.
 - G6. **Building paper:** Thermakraft 215 Building paper or similar, Branz Approved, certified to very high wind zone.
 - G7. **Cladding:** WC 21 installed over clip system, WC21 over cavity batten required to one side wall (high roof end)
 - G8. **Bracing:**
 Brace Type: GS1-N
 10mm or 13mm Gib Standard lining on one side, min length 0.4m
 Other requirements: N/A

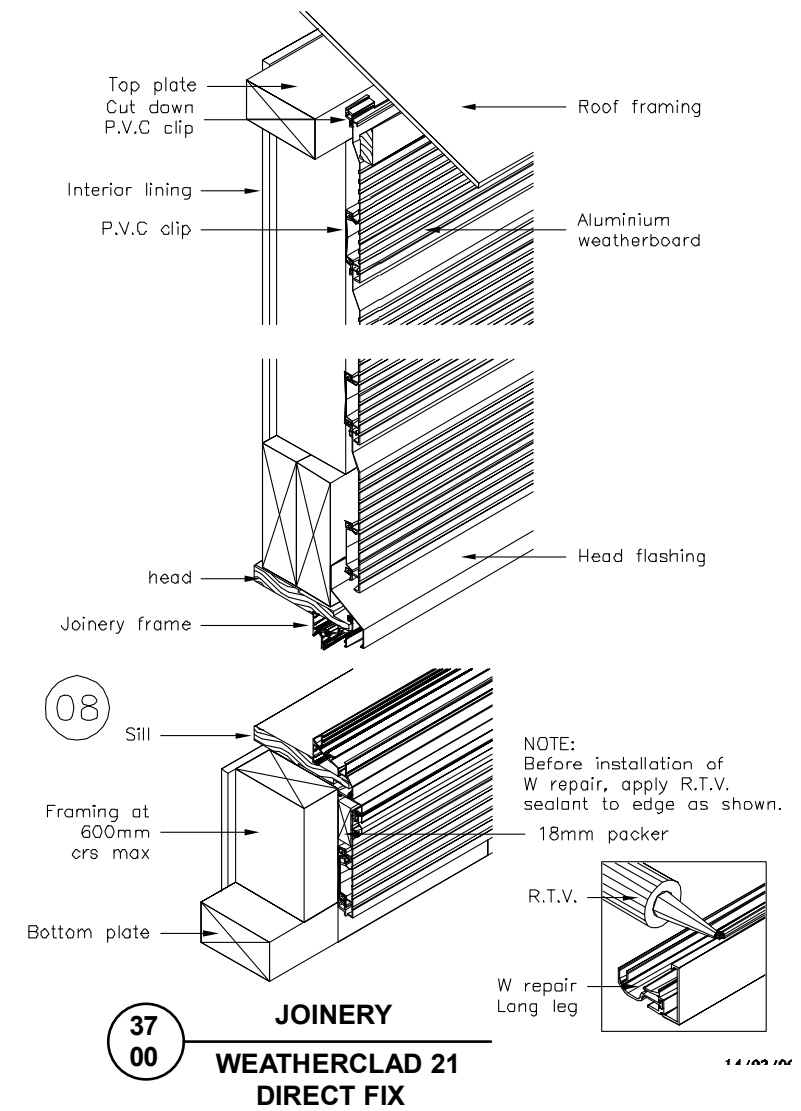
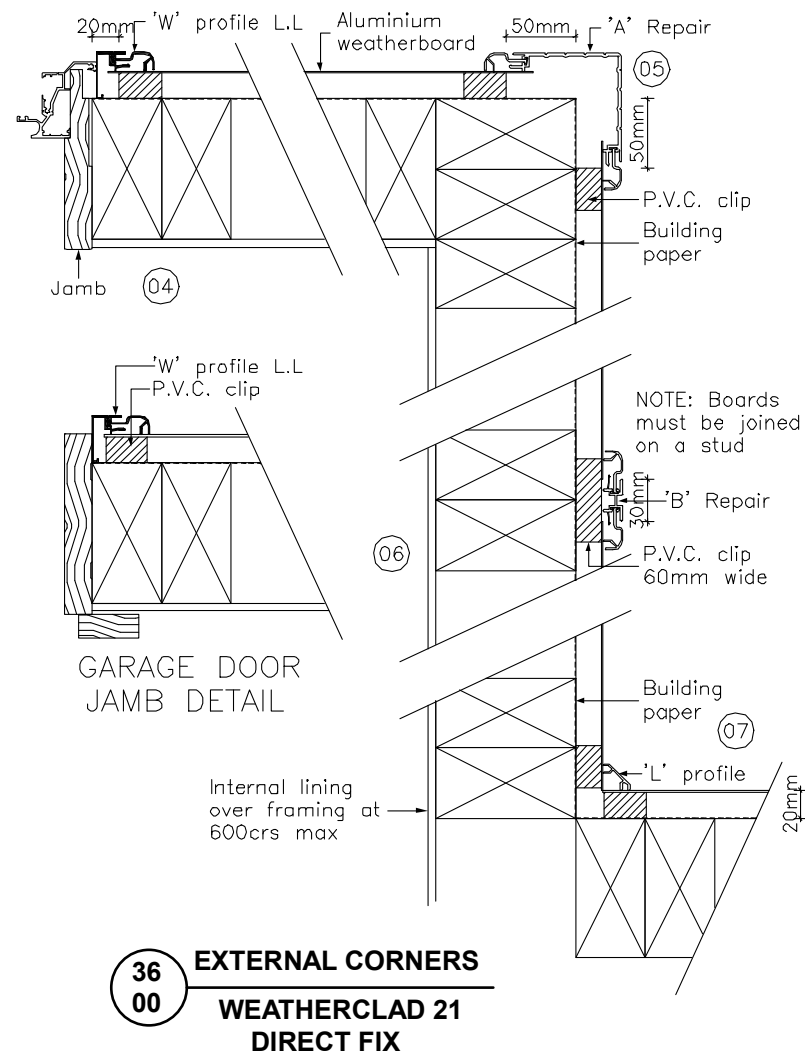
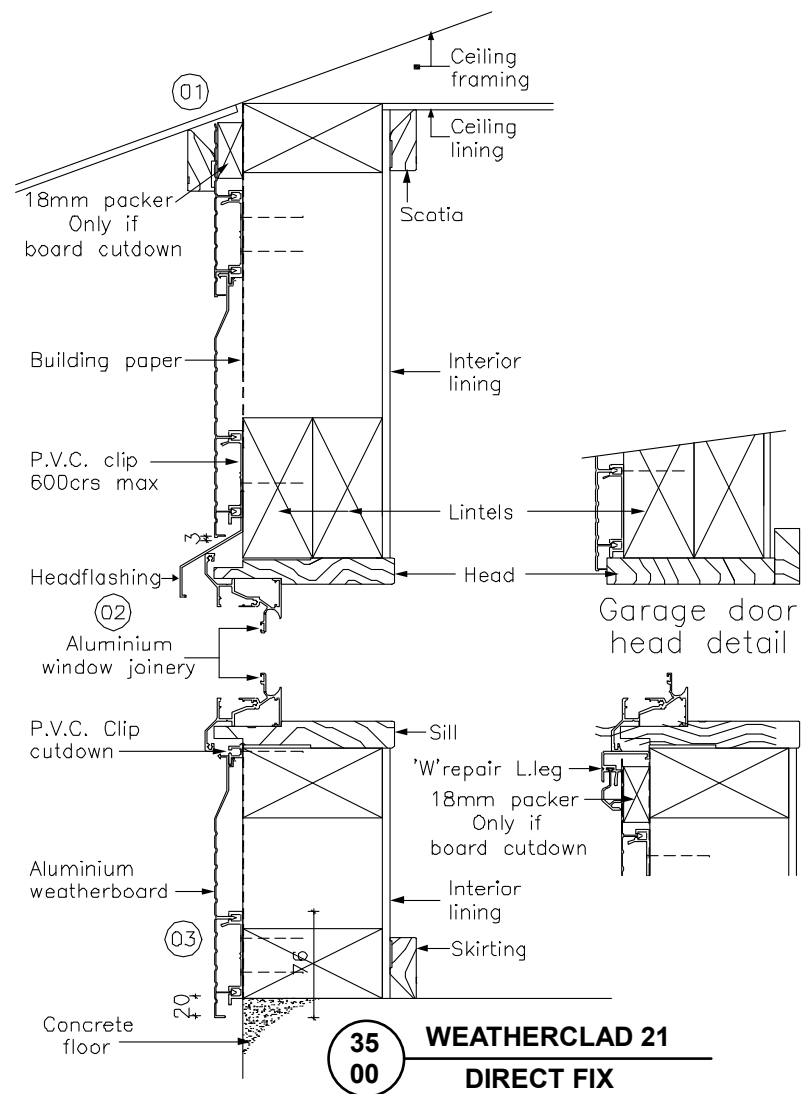
 Brace Type: BL1-H
 10mm or 13mm Gib Braceline on one side, min length 0.4m
 Other requirements: Hold downs

 Bottom plate fixing: External & internal walls - 3/90x3.15 Power driven nails @ 600mm crs with Gib holdbrac fixings or metal wrap around strap fixing and bolts (Refer bracing detail)
 - G9. **Lintel:** 2/190x45 SG 8 H1.2 Lintel over 3.3m garage door, fixed to understud with 5/3.15 dia X 90 nails, Jack studs above @ 600mm crs



Floor Area:	242.76 m ²	Sheet:
Scenario:	WeatherClad 21 to detached Workshop	2/5

Drawing Type:
Workshop Floor Plan & Sections
 Territory Authority:
Auckland
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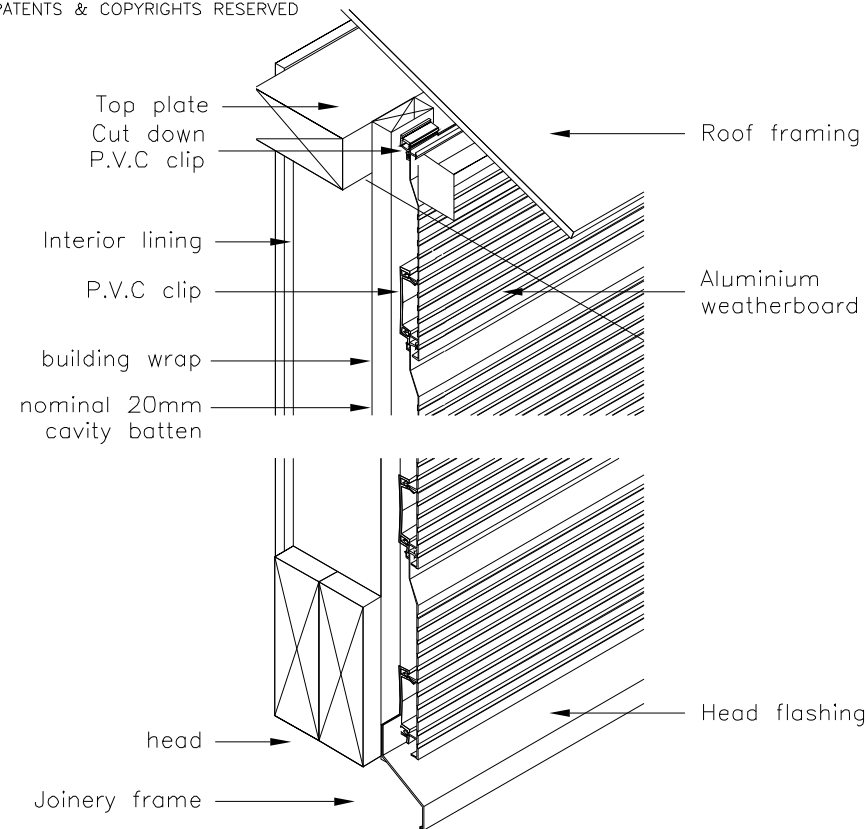
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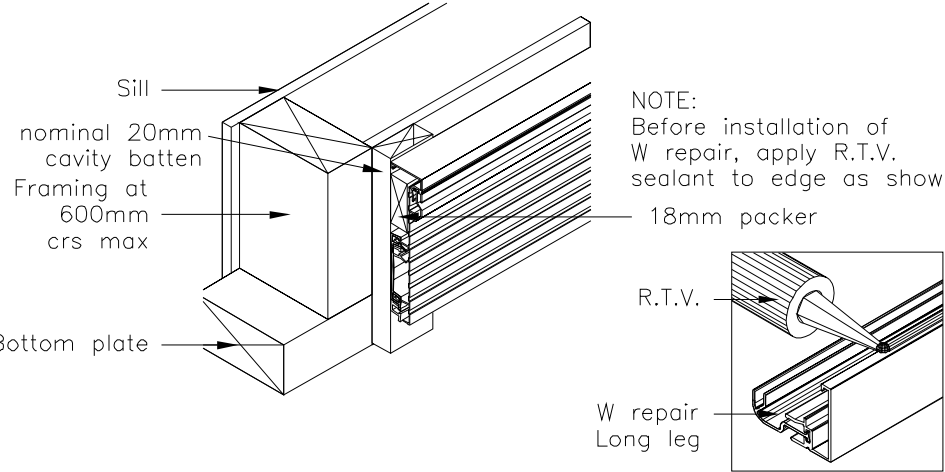
Floor Area:	242.76 m2	Sheet:
Scenario:	WeatherClad '21 to detached Workshop	3/5
Drawing Type:	WeatherClad 21Details	

Territory Authority:	Auckland
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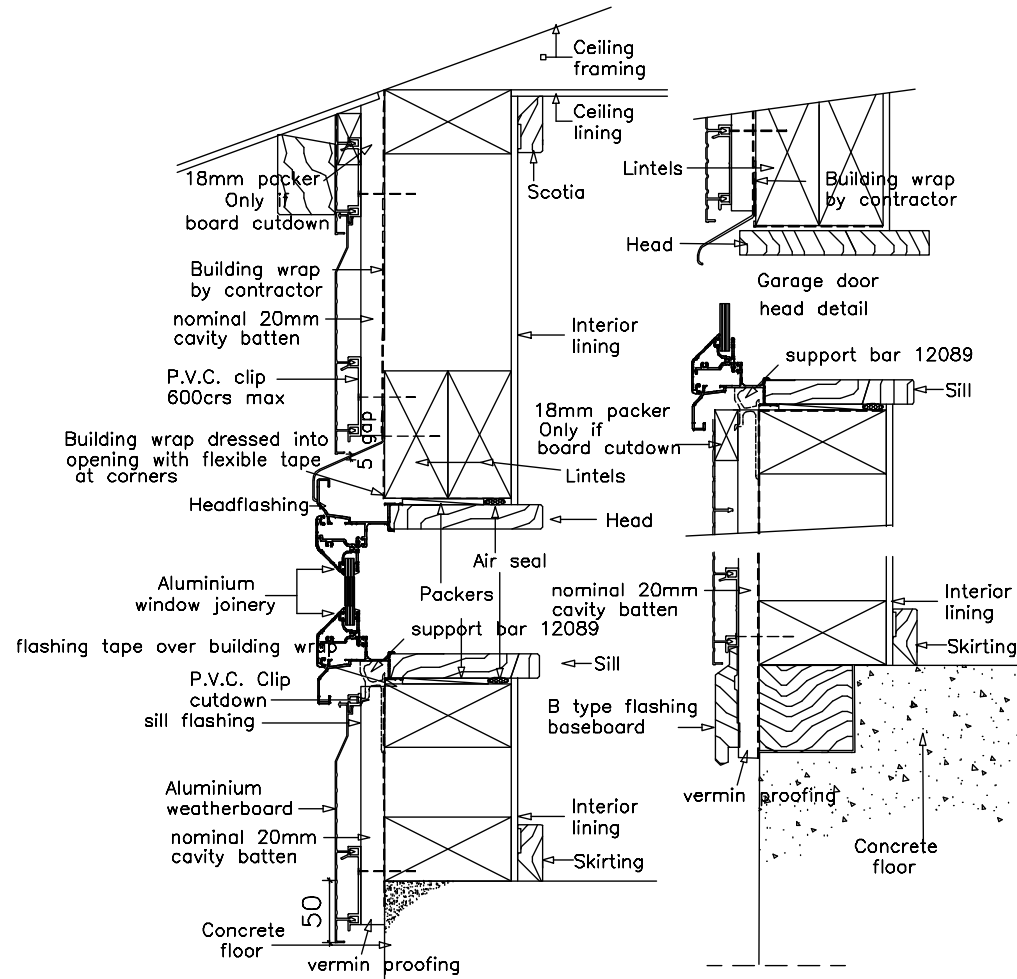
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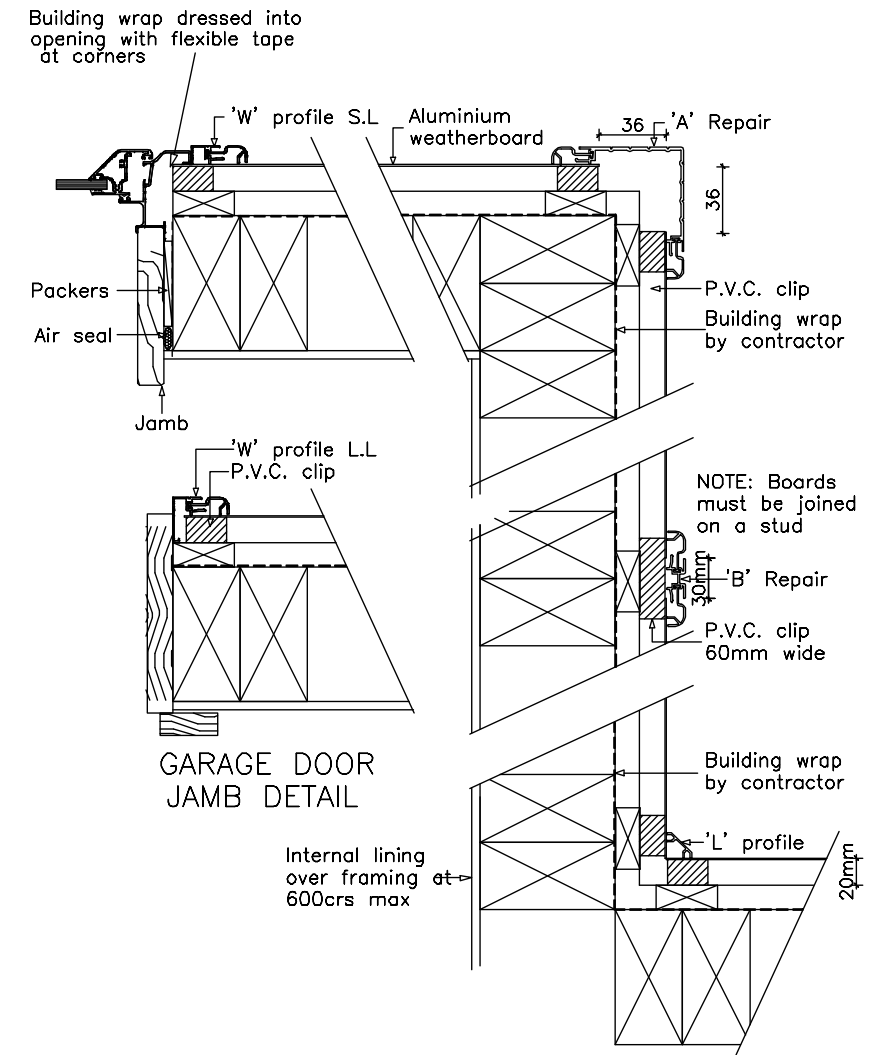
39 00 WEATHERCLAD 21 CAVITY BATTEN



NOTE: Before installation of W repair, apply R.T.V. sealant to edge as shown.



40 00 EXTERNAL CORNERS WEATHERCLAD 21 CAVITY BATTEN



41 00 JOINERY WEATHERCLAD 21 CAVITY BATTEN



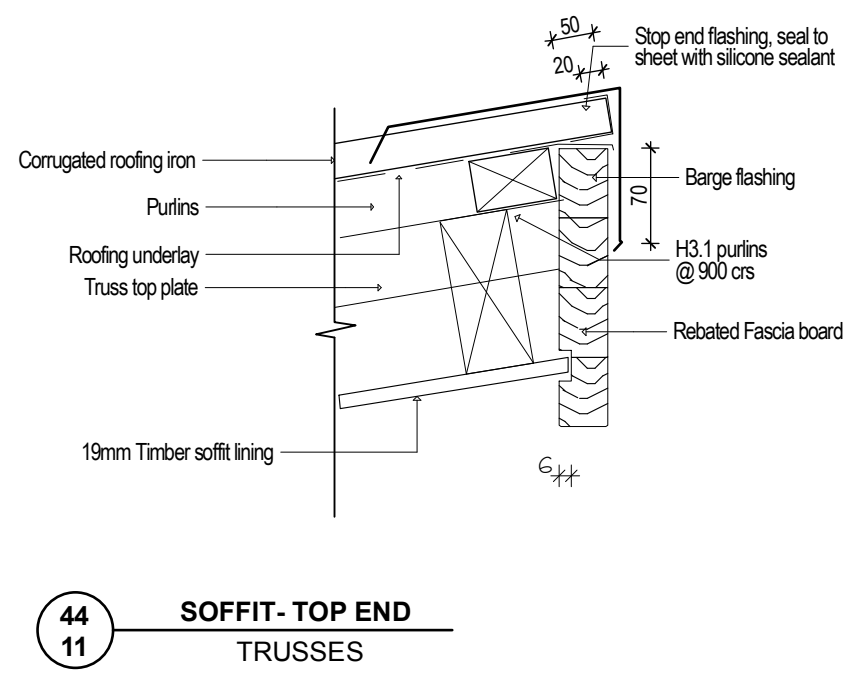
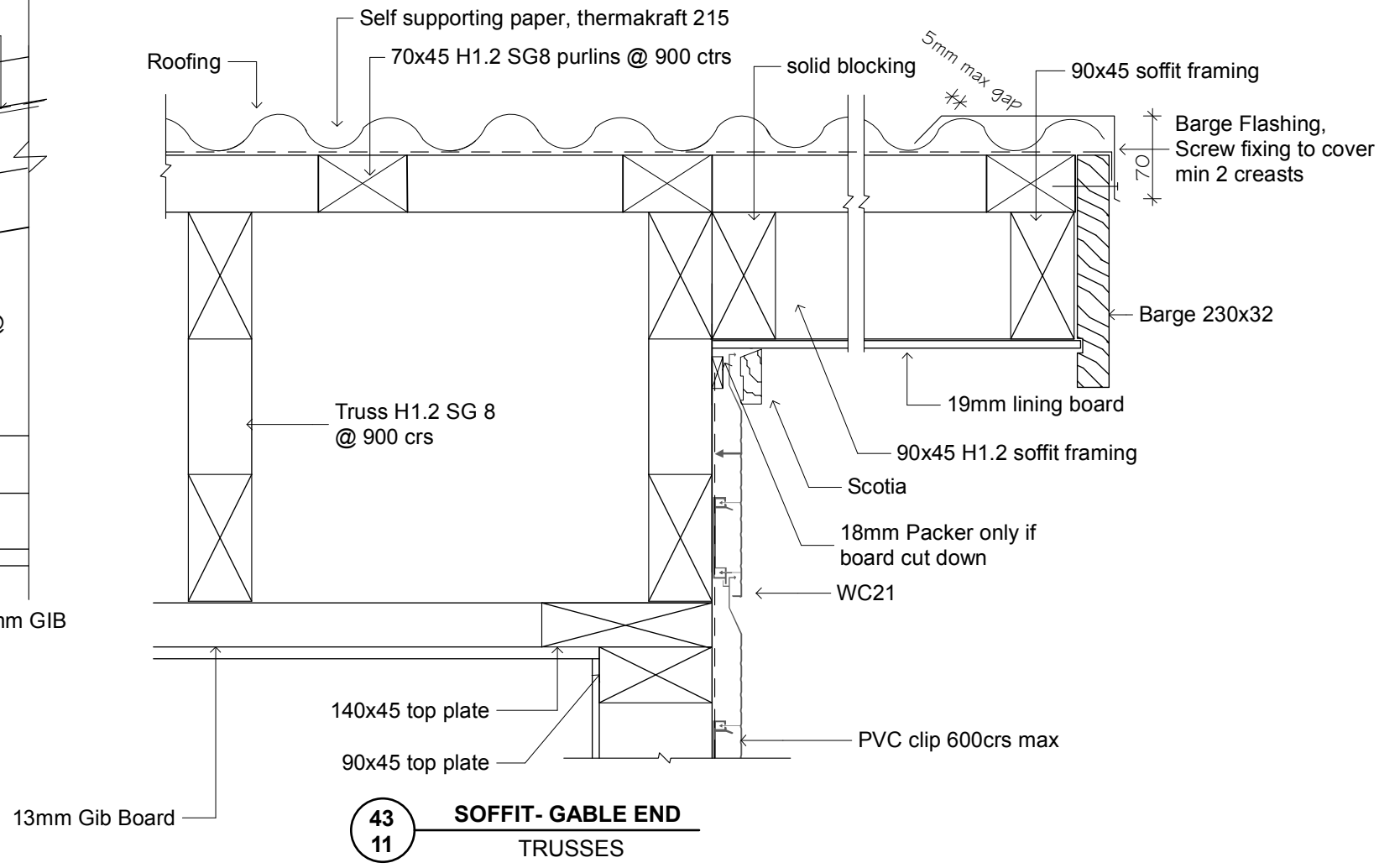
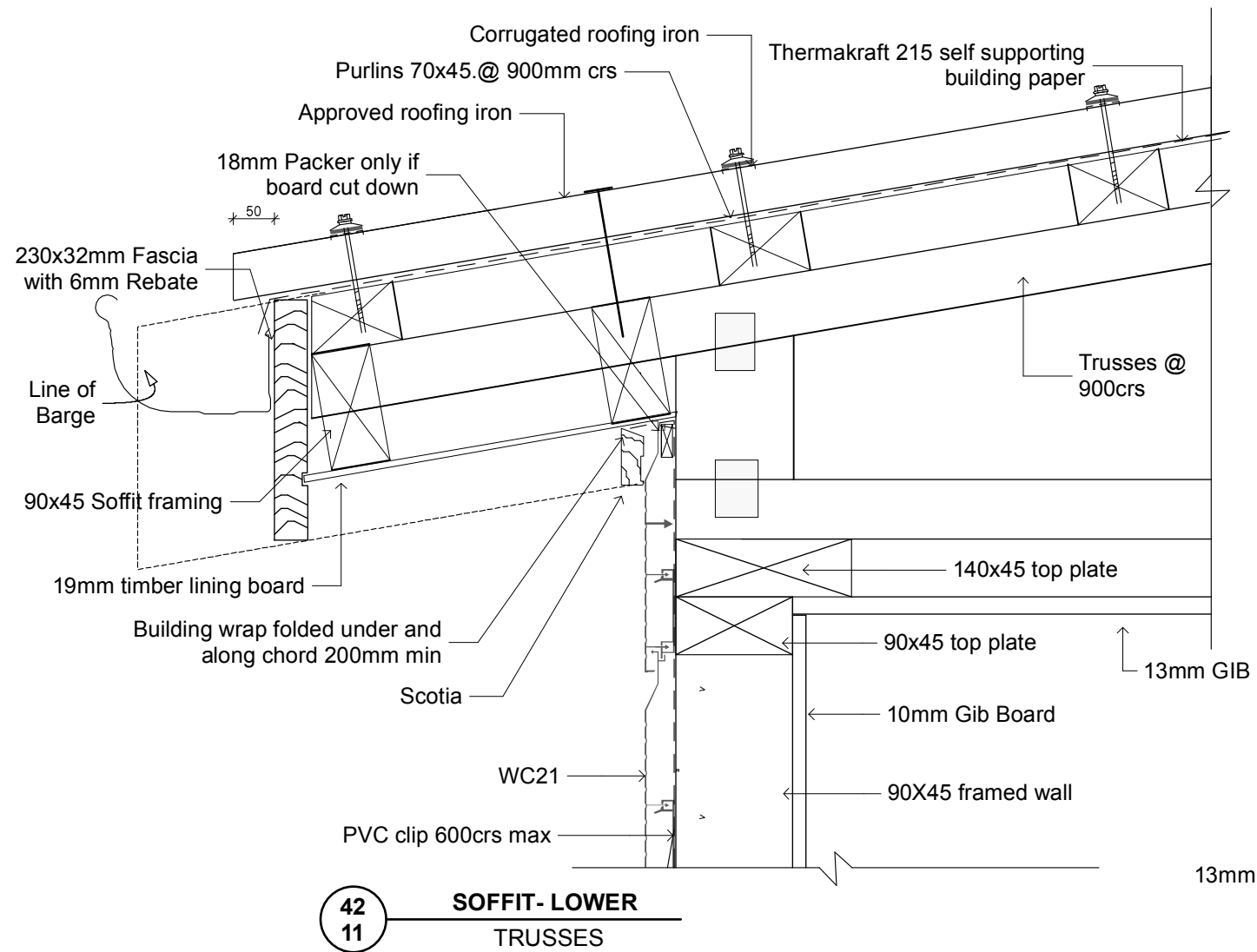
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Scenario:	WeatherClad 21 to detached Workshop	4/5

Drawing Type: WeatherClad 21Details

Territory Authority: Auckland

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Floor Area:	242.76 m2	Sheet:
Scenario:	WeatherClad 21 to detached Workshop	5/5

Drawing Type:
WeatherClad 21Details

Territory Authority:
Auckland

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