

All conventional framed walls to have 10mm gib-board linings (except for stairwell wall which is to have 19mm lining as shown)

SITE CONDITIONS
WIND ZONE: HIGH
INSULATION ZONE: ZONE 3
CORROSION ZONE: B
SEA SPRAY ZONE: NO
EARTHQUAKE ZONE: 2 (Soil type D & E)

- NOTES:-**
1. Unless specifically designed, all timber construction is to comply with NZS: 3604:2011 Timber Framed Buildings as a means of compliance with the NZ Building Code
 2. Notwithstanding what is shown in the plans and specifications, all building work shall comply with the NZ Building Code, Acceptable Solutions and/or Approved Alternative Solutions
 3. All foundations are to bear into firm undisturbed subsoils with a minimum safe bearing capacity of 300KPa or on to hardfilling or backfilling thoroughly compacted to an equivalent standard. All foundation overalls are to be set out from Lockwood's production drawings.
 4. All drawings to be read in conjunction with any Engineers drawings and report.
 5. The contractor shall check and verify all dimensions and levels on site before commencing with construction.
 6. The contractor shall supply all and fix all necessary flashings and sealants to provide a completely weathertight building.
 7. Refer to all written dimensions, DO NOT scale off drawings.

Ⓢ Smoke alarms to be no more than 3.0m from any sleeping space to meet requirements of F7

All joinery to be Double glazed.

All Glazing to comply with NZS 4223 Part 3:1999

Lower Floor Plan Scale 1:100 Area:99.19m²

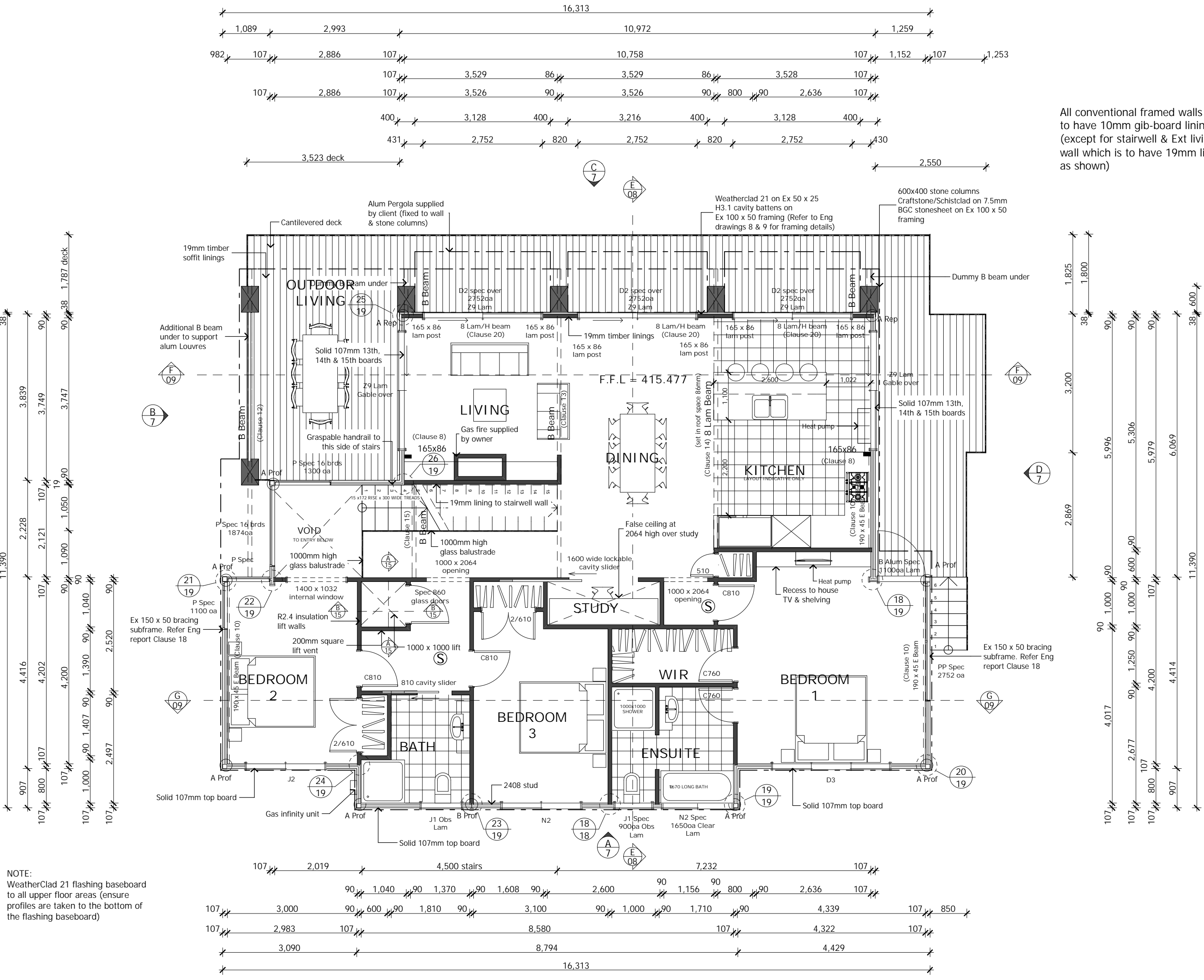
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Floor Area:	242.76 m2	Sheet:	1/5
Scenario:	WeatherClad 21 to Basement		

Drawing Type:
Lower Floor Plan

Territory Authority:
Taupo
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All conventional framed walls to have 10mm gib-board linings (except for stairwell & Ext living wall which is to have 19mm lining as shown)

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INSULATION ZONE: ZONE 3
CORROSION ZONE: B
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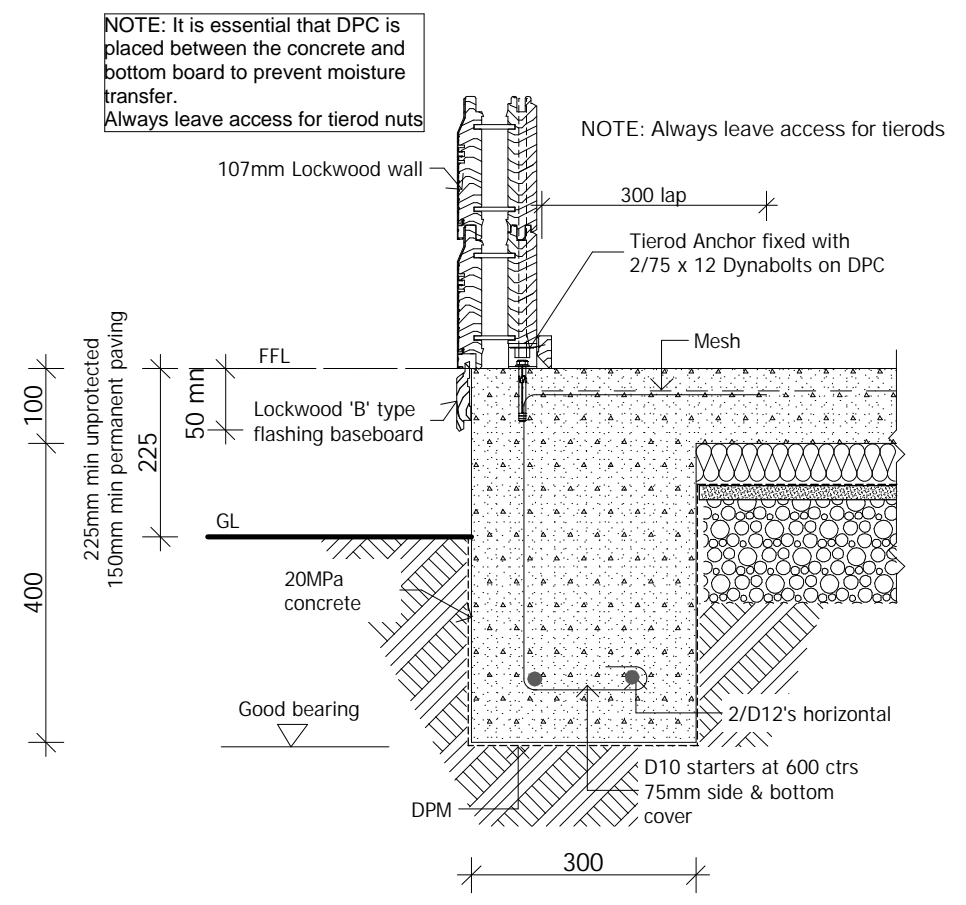
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All Glazing to comply with NZS 4223 Part 3:1999

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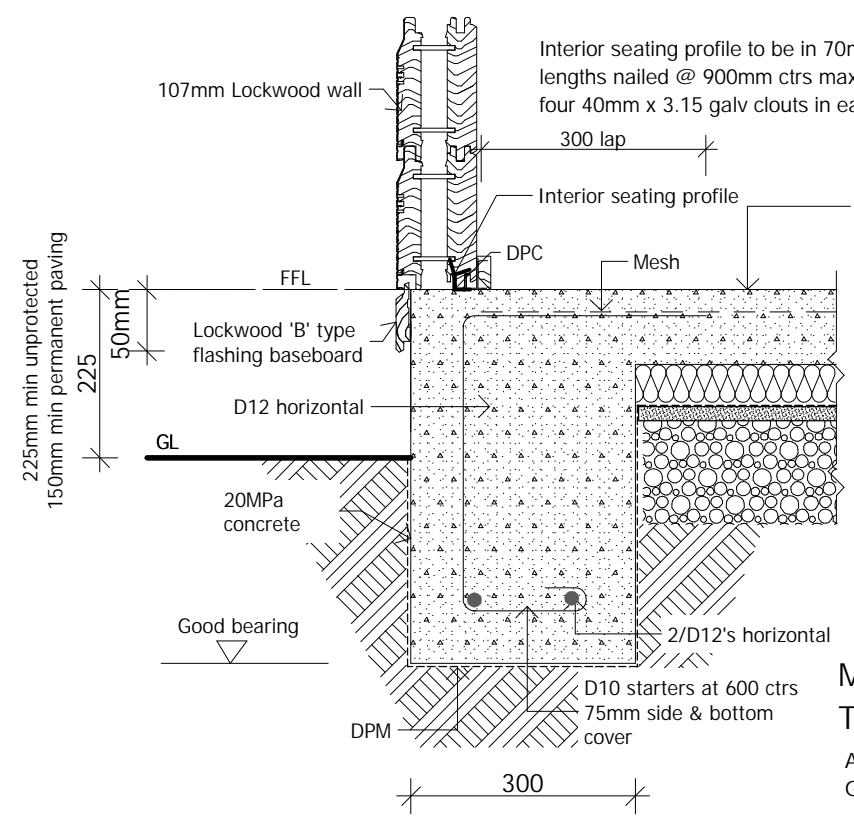
Floor Area:	242.76 m ²	Sheet:	2/5
Scenario:	WeatherClad 21 to Basement		
Drawing Type:	Upper Floor Plan		
Territory Authority:	Taupo		
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NOTE: It is essential that DPC is placed between the concrete and bottom board to prevent moisture transfer. Always leave access for tierod nuts

NOTE: Always leave access for tierods

EXT TIEROD DETAIL
Scale 1:10

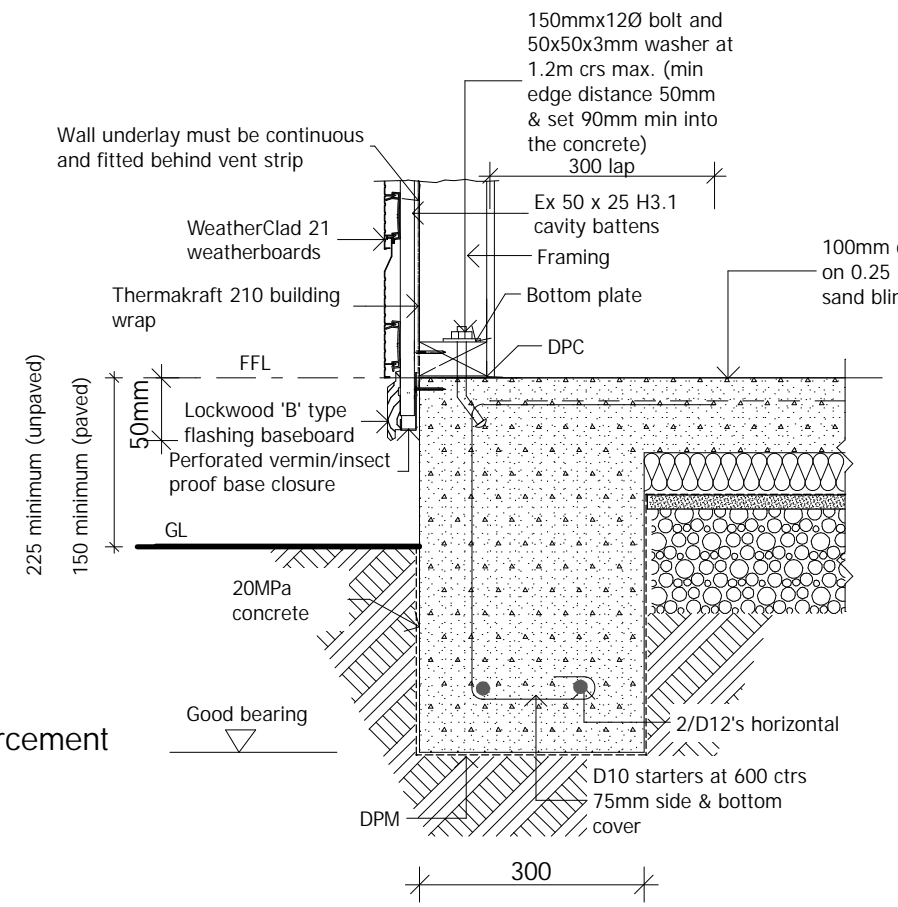


100mm concrete slab with SE615-500E mesh on 50mm EPS insulation on 0.25 polythene dpm on 25mm sand blinding on 150mm compacted hardfill.

The concrete slab and foundation wall footings shall be 20MPa minimum compression strength at 28 days

Minimum external cover to reinforcement
Top cover to mesh - 30mm
All reinforcing to be Grade 300E

01 SUBFLOOR DETAIL
Scale 1:10



02 SUBFLOOR DETAIL
Scale 1:10

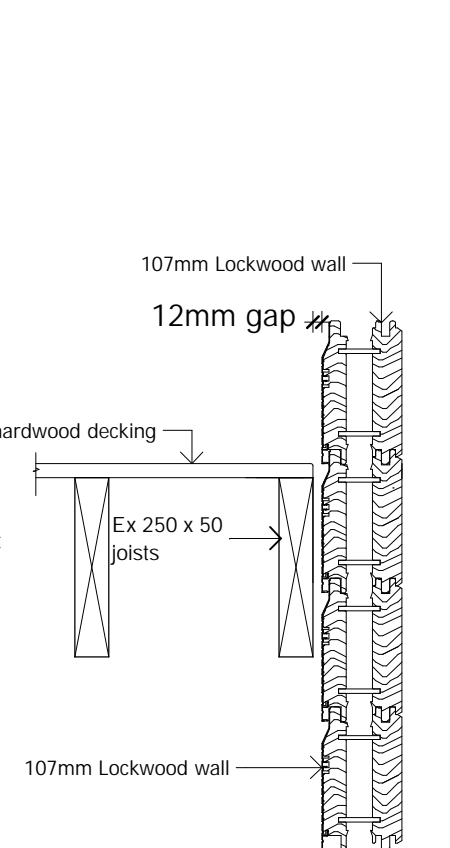
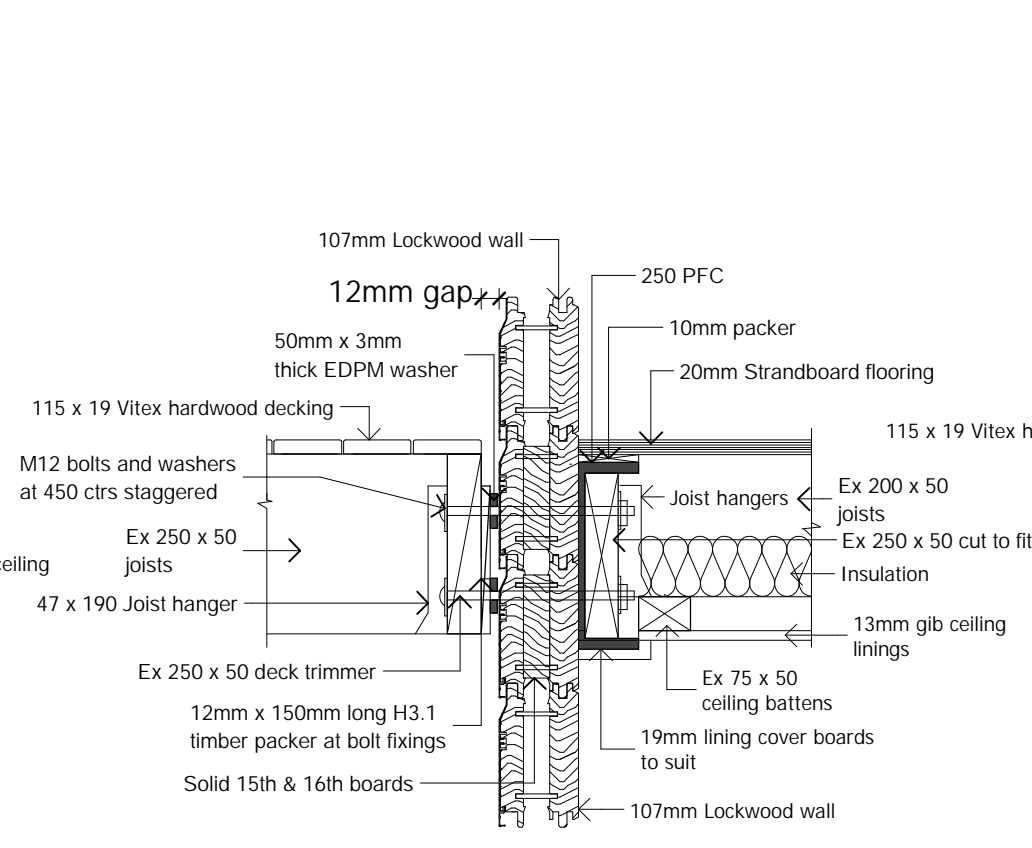
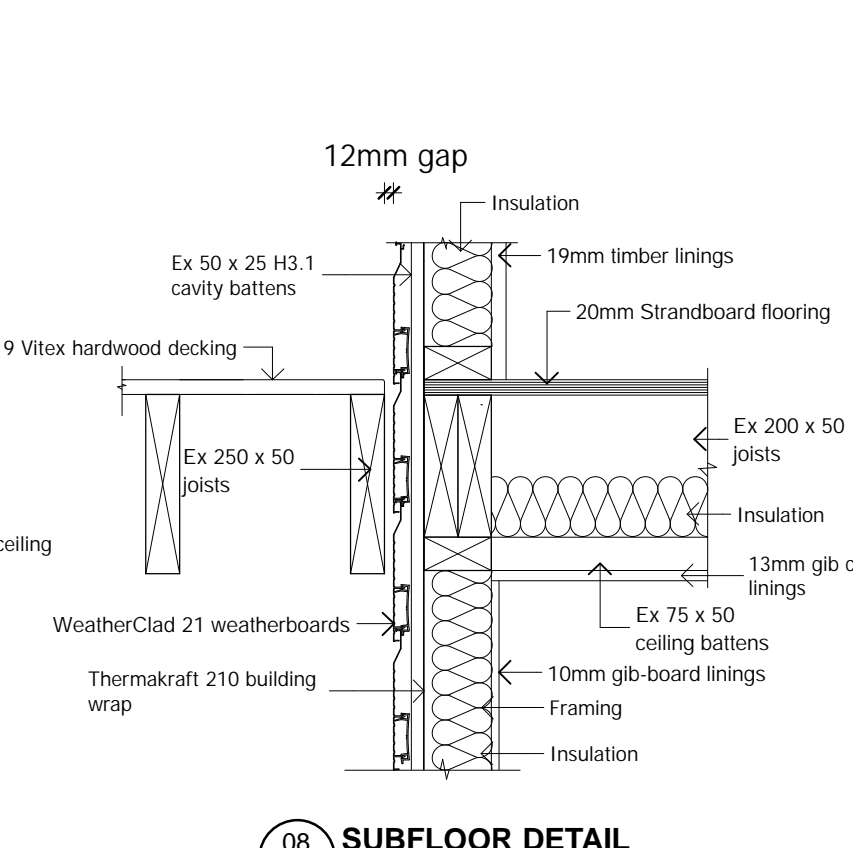
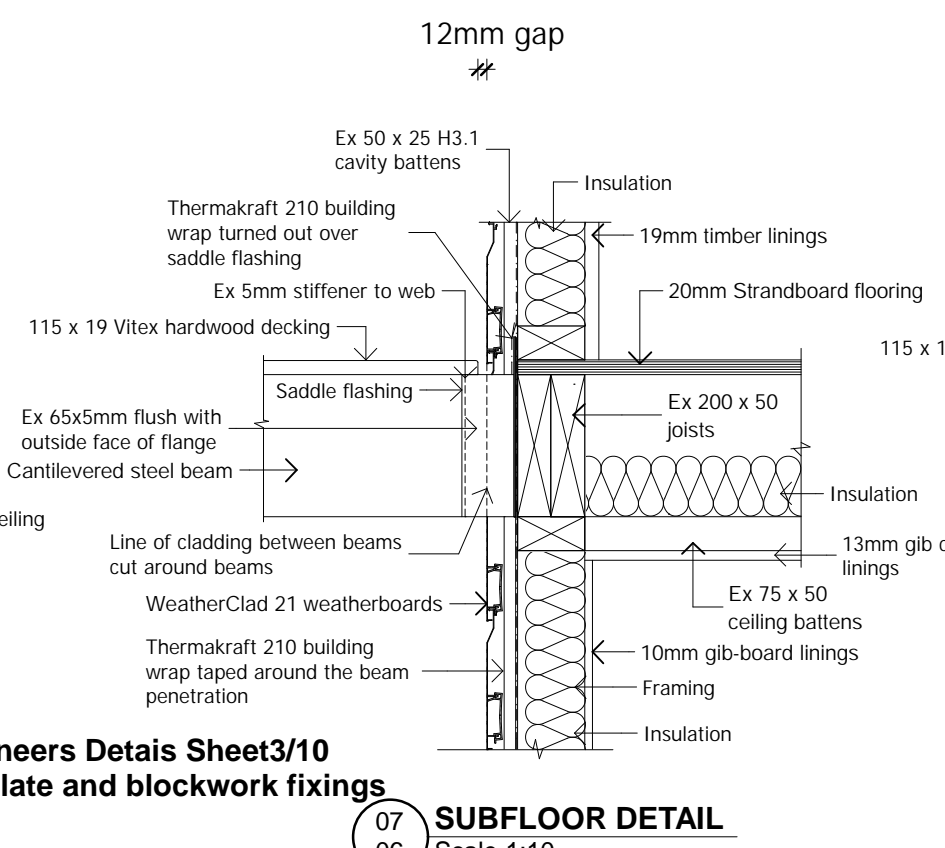
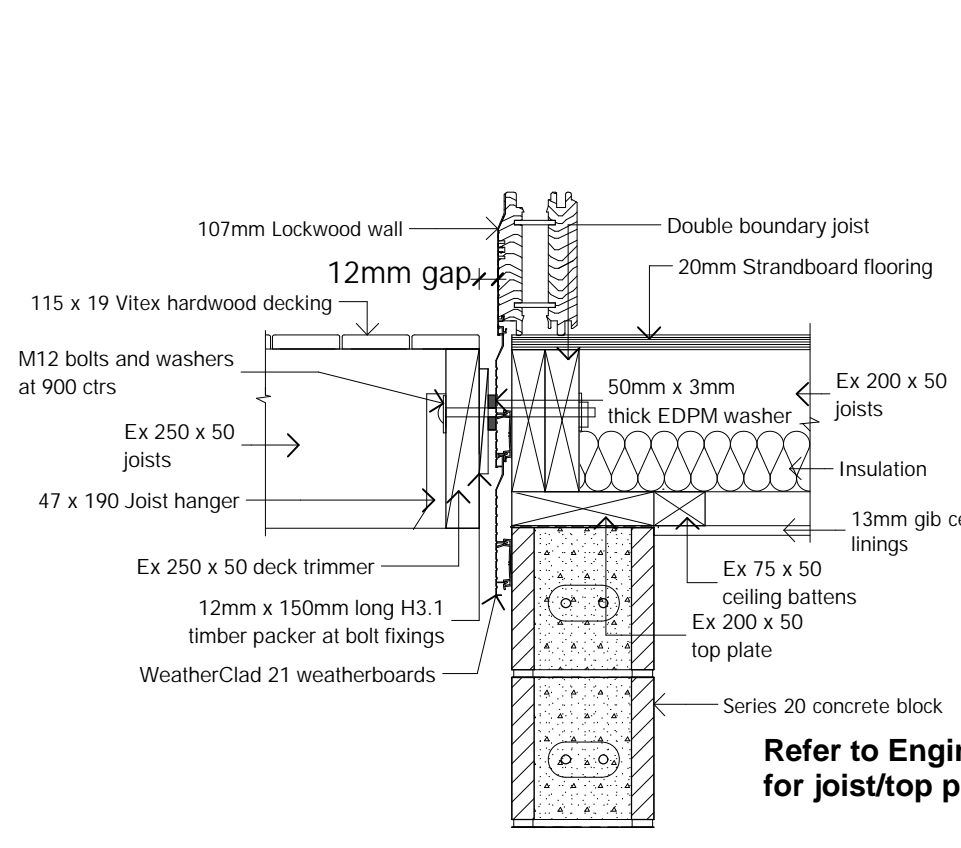
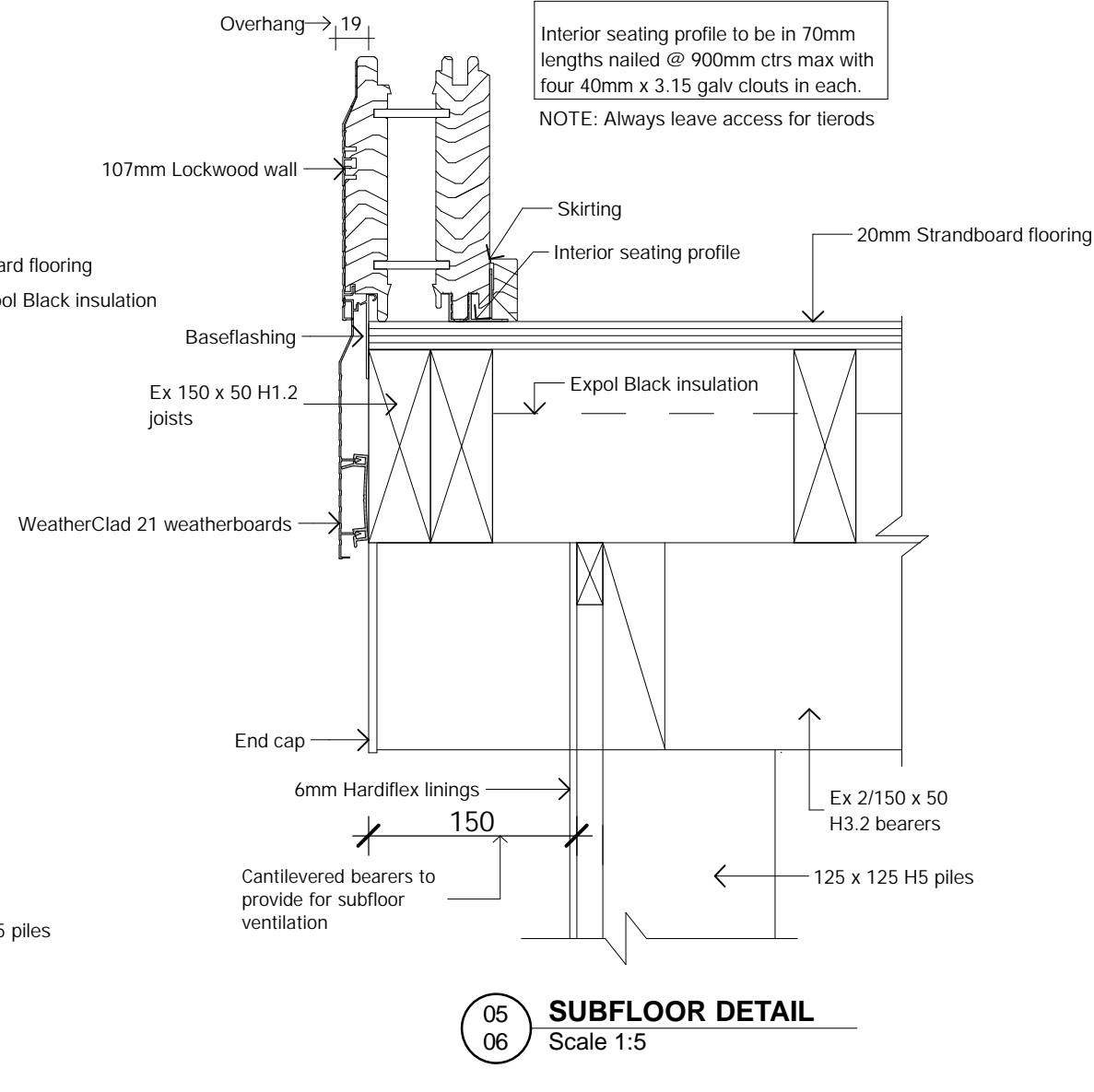
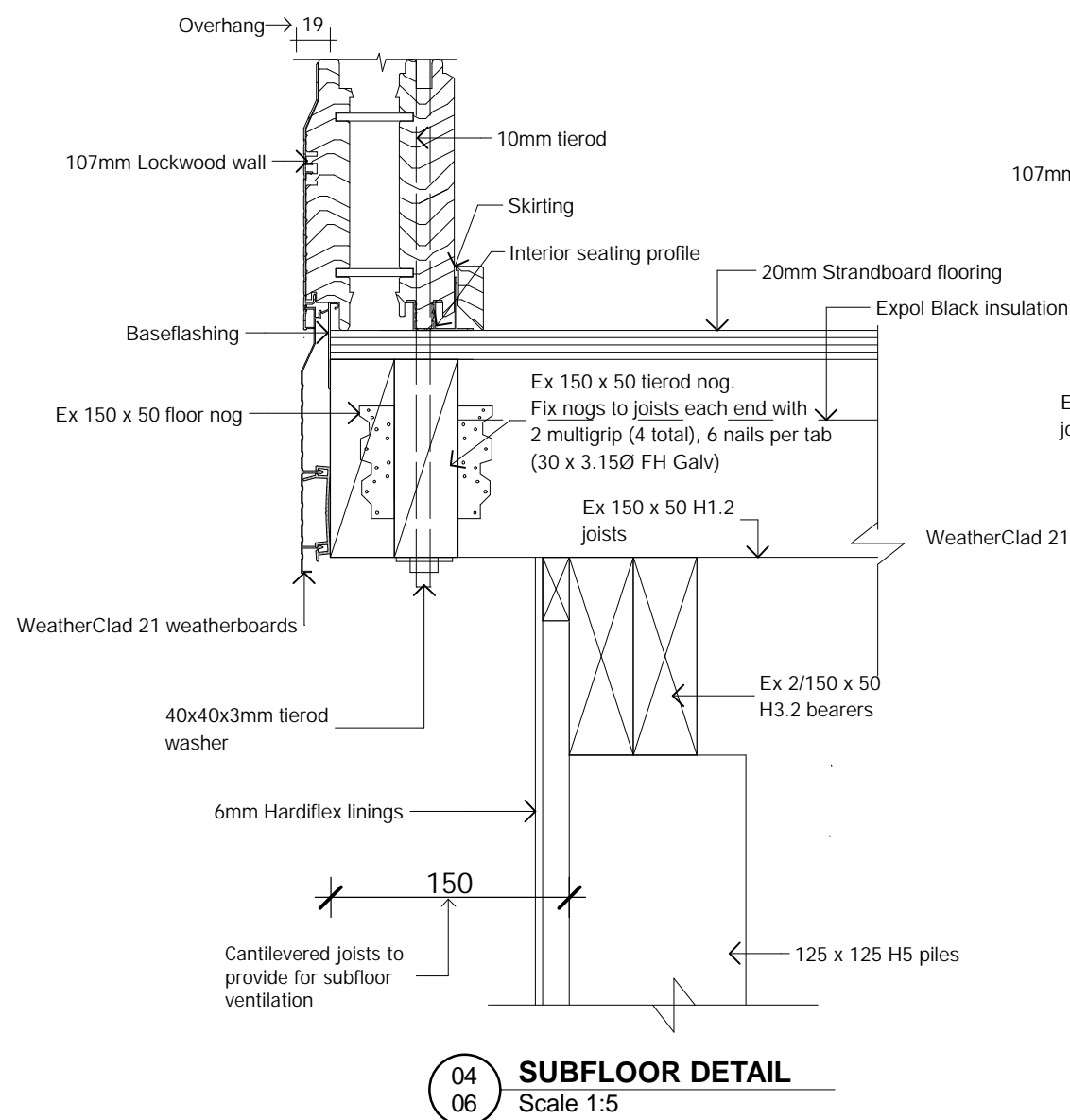
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Floor Area:	242.76 m2	Sheet:
Scenario:	WeatherClad 21 to Basement	3/6

Drawing Type: **Foundation Details**

Territory Authority: **Taupo**
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NOTE:
All deck fixings to CCA treated timbers to be stainless steel

Refer to Engineers Details Sheet3/10 for joist/top plate and blockwork fixings

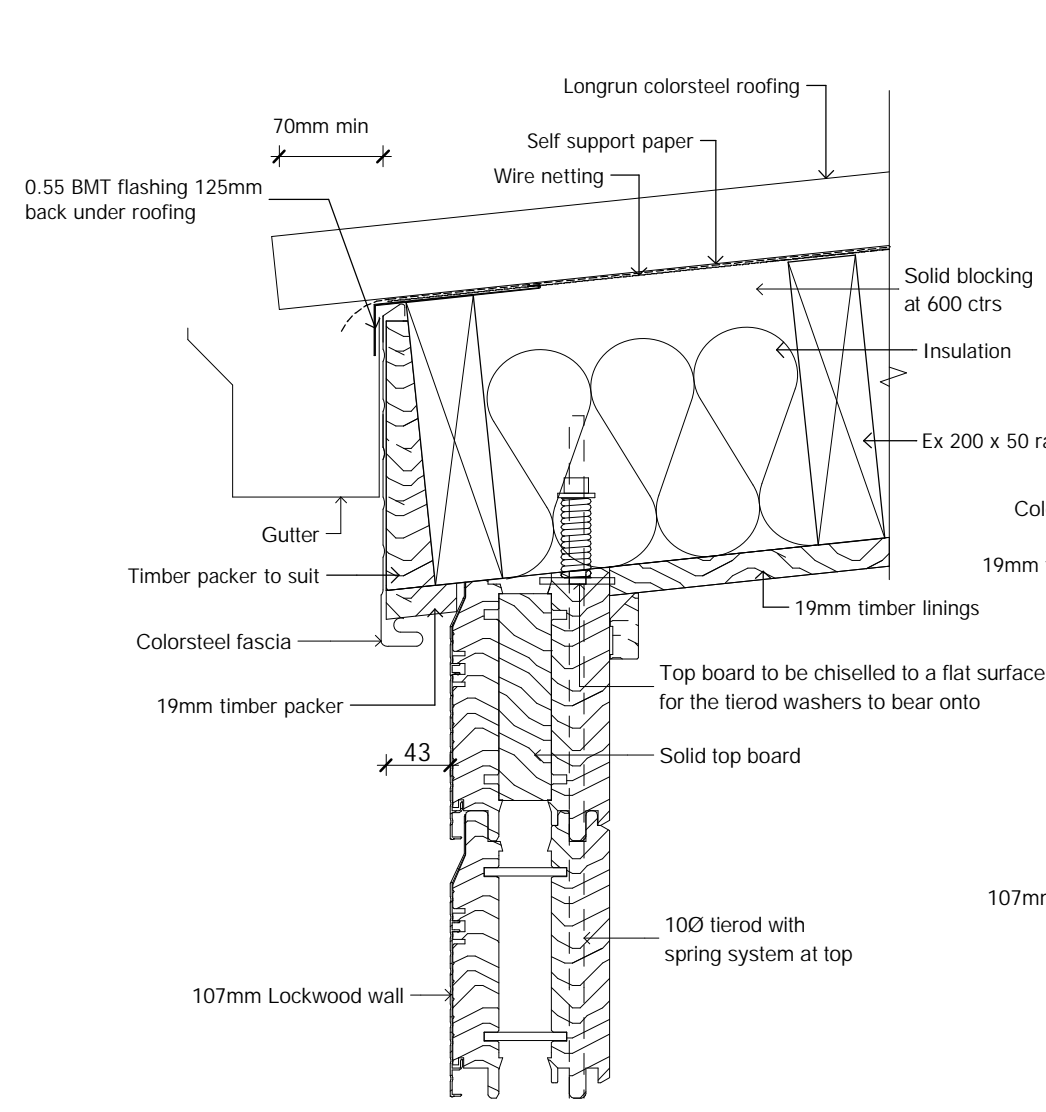
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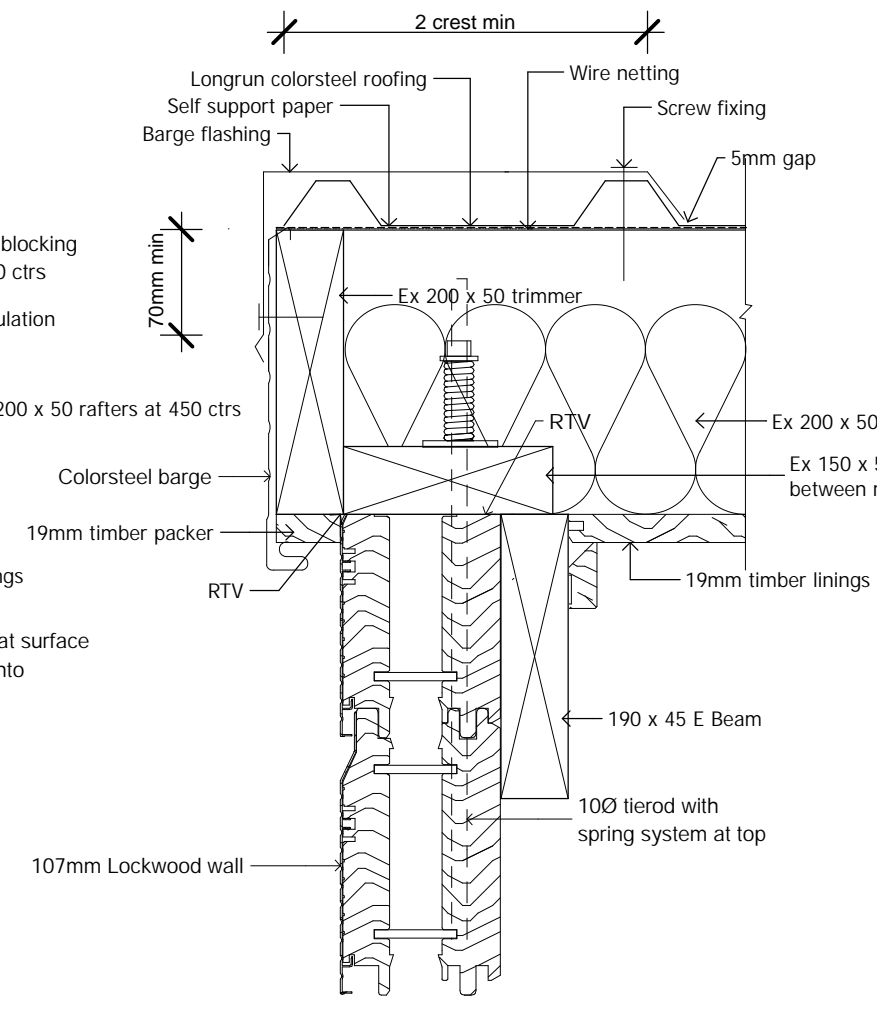
Floor Area:	242.76 m2	Sheet:
Scenario:	WeatherClad 21 to Basement	4/6

Drawing Type:
Subfloor Details

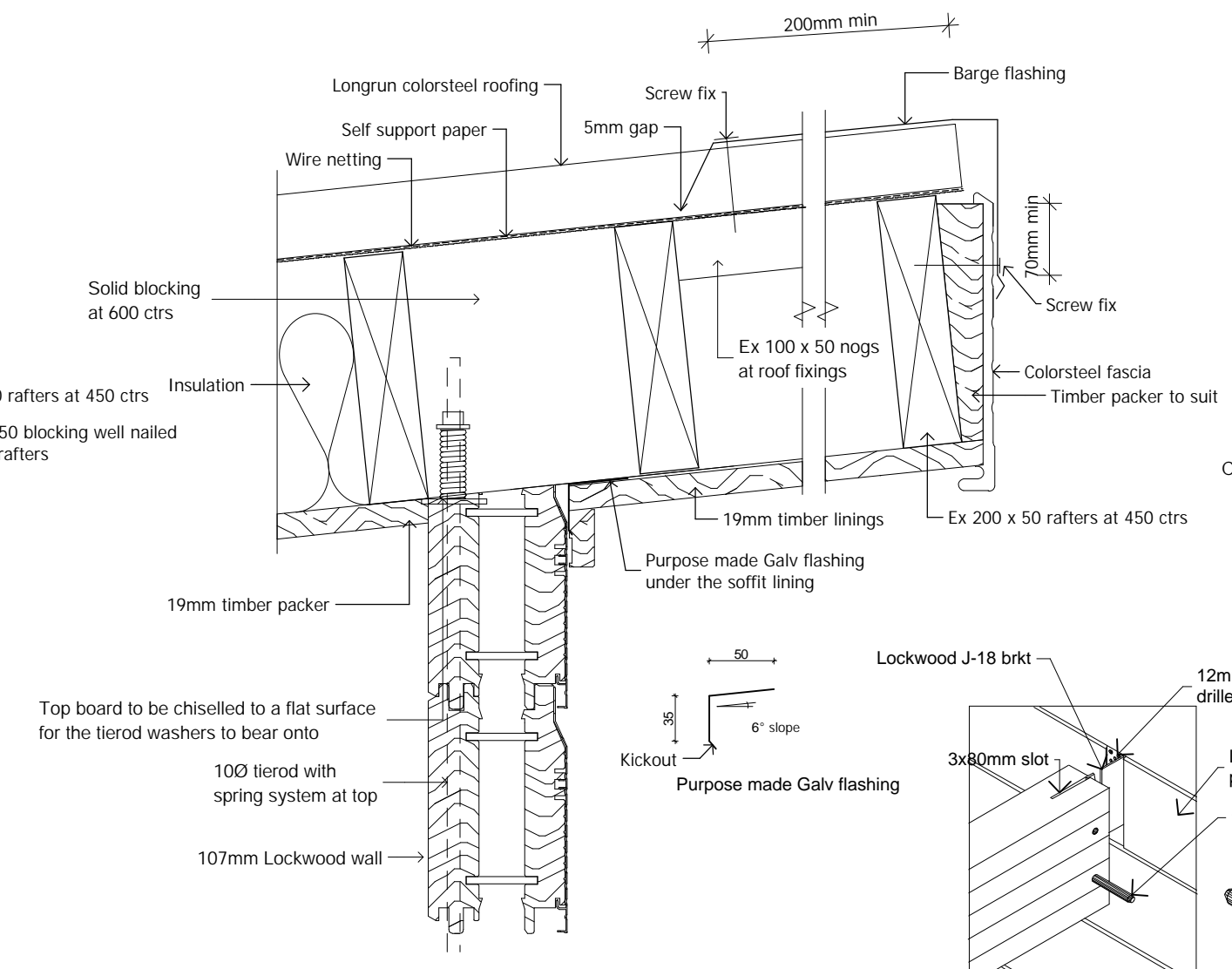
Territory Authority:
Taupo
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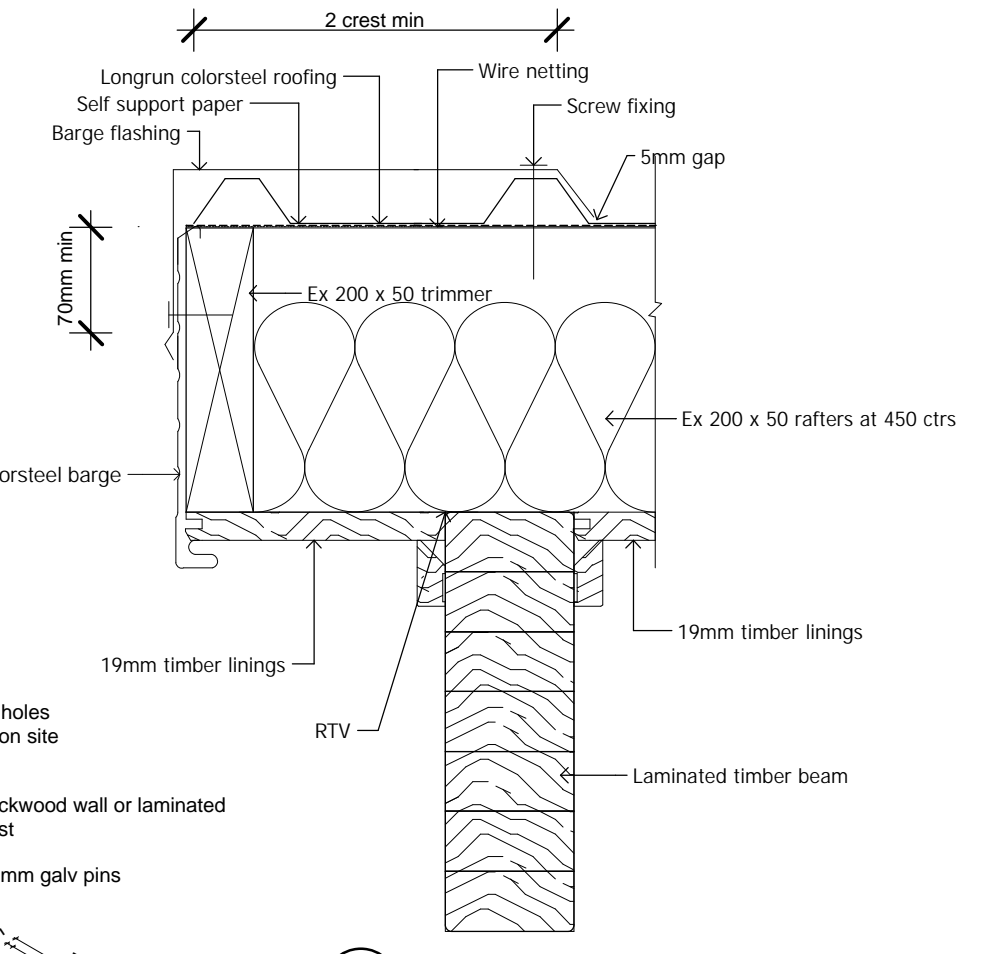
11 EAVES DETAIL
Scale 1:5



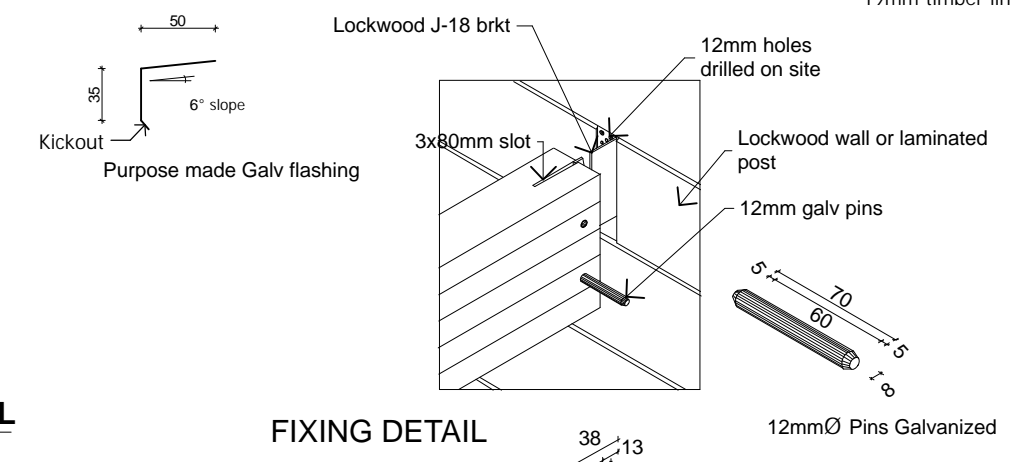
12 BARGE DETAIL
Scale 1:5



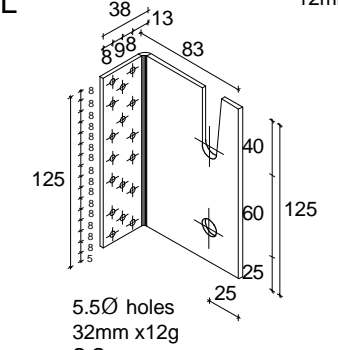
13 EAVES DETAIL
Scale 1:5



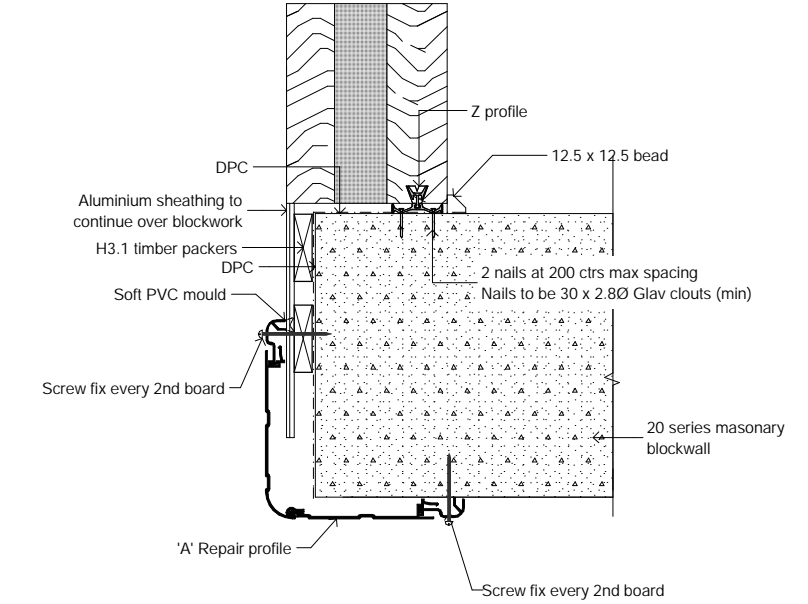
14 BARGE DETAIL
Scale 1:5



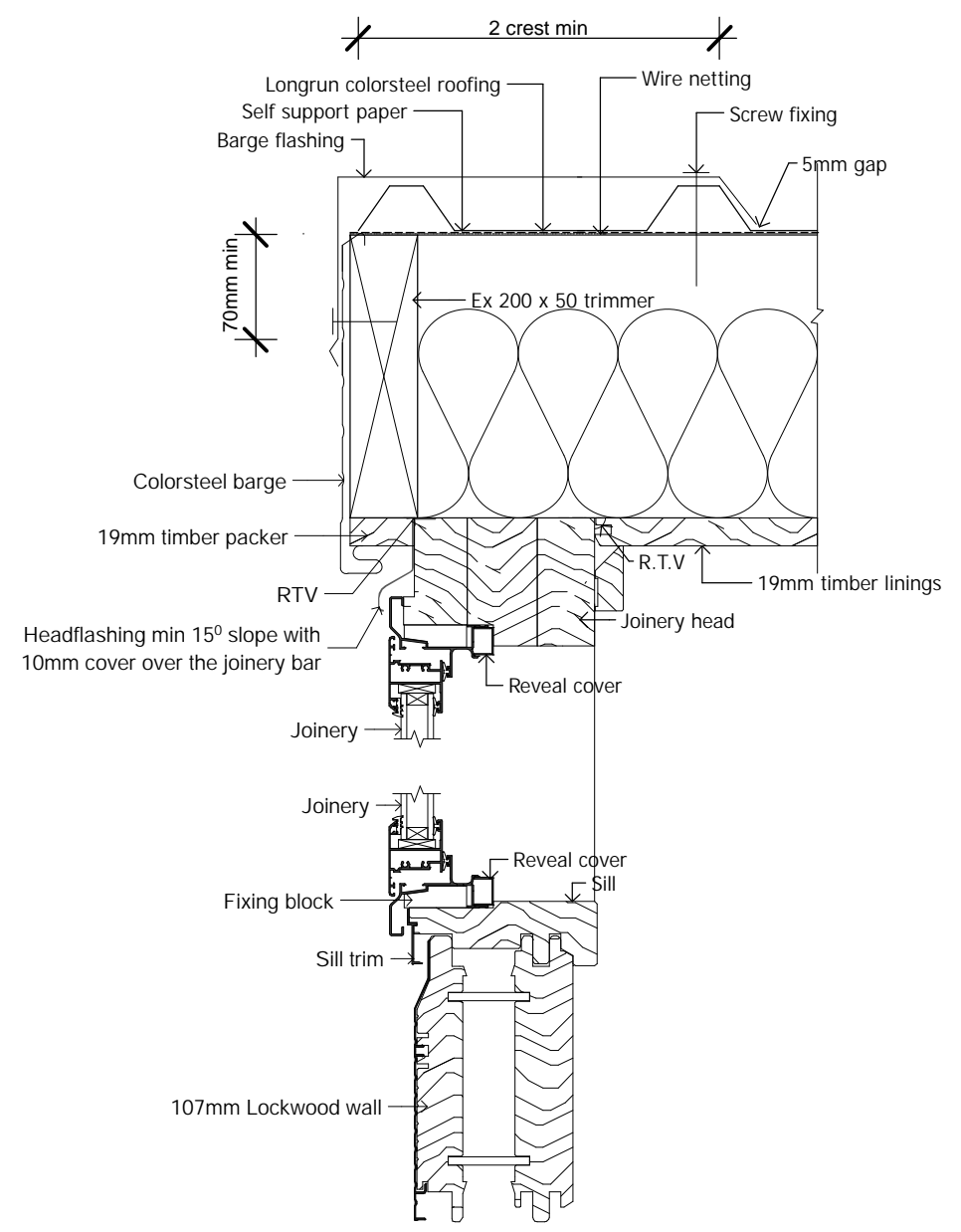
FIXING DETAIL



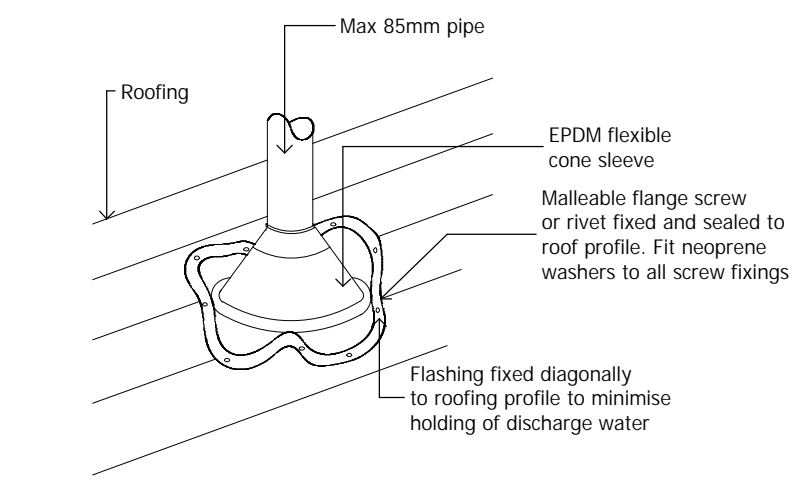
Lockwood J-18 Brkt



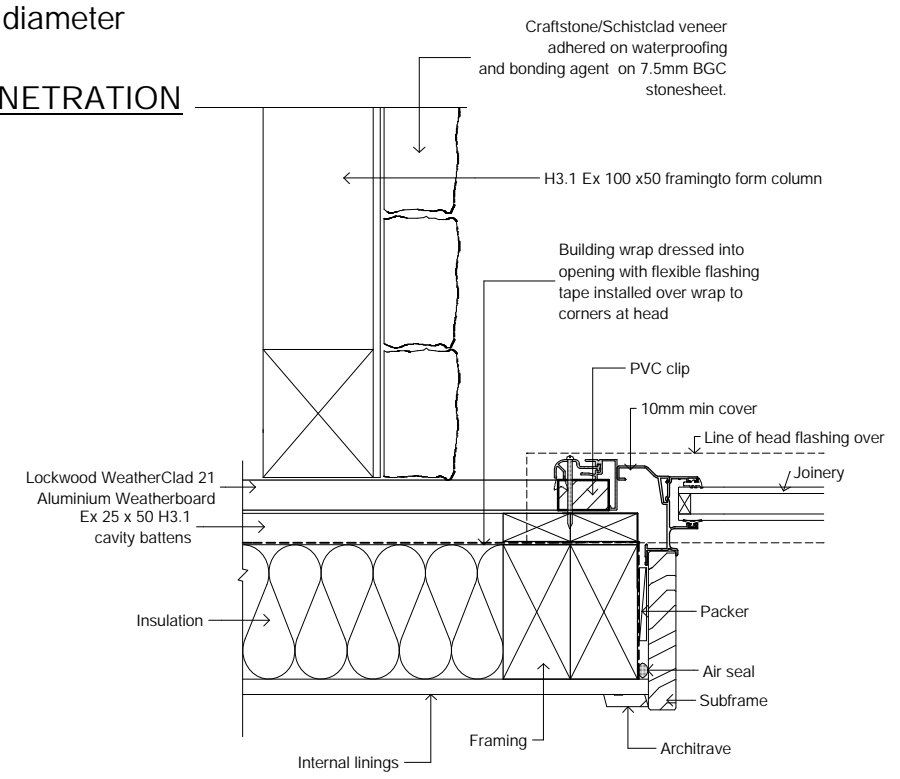
17 EXTERNAL CORNER DETAIL
Scale 1:5



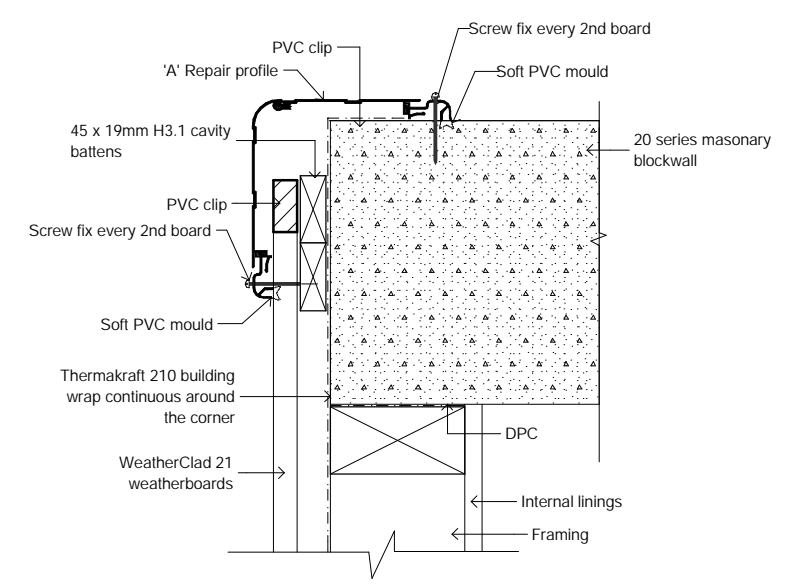
GABLE WINDOW DETAIL
Scale 1:5



For pipe penetrations up to 85mm diameter
FLASHING DETAIL FOR ROOF PENETRATION



15 JAMB DETAIL
Scale 1:5



16 EXTERNAL CORNER DETAIL
Scale 1:5

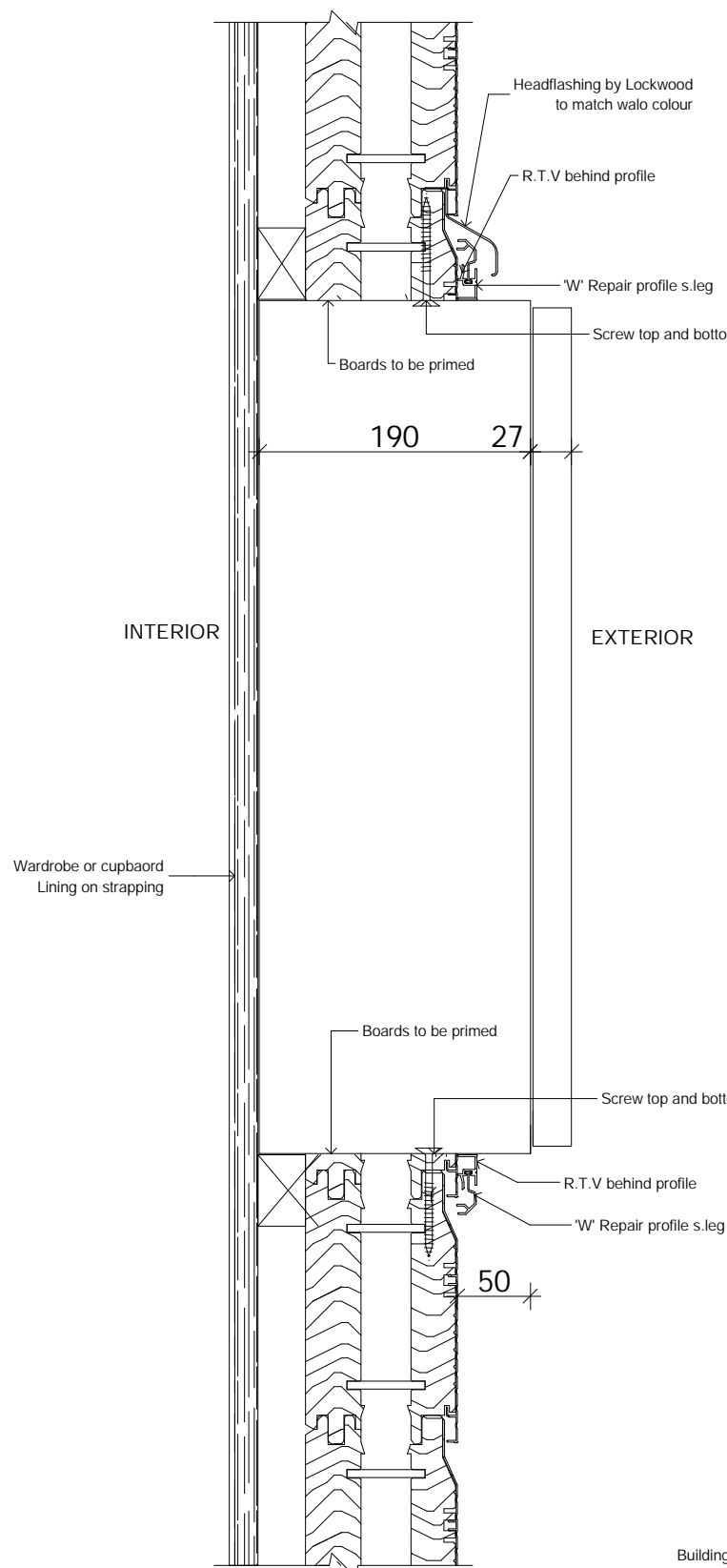
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Floor Area:	242.76 m2	Sheet:
Scenario:	WeatherClad 21 to Basement	5/6

Drawing Type: Roof & Wall Details

Territory Authority: Taupo
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18
04 **INTERNAL CORNER DETAIL**
Scale 1:5

19
04 **EXTERNAL CORNER DETAIL**
Scale 1:5

20
04 **EXTERNAL CORNER DETAIL**
Scale 1:5

21
04 **EXTERNAL CORNER DETAIL**
Scale 1:5

22
04 **INTERNAL CORNER DETAIL**
Scale 1:5

23
04 **CONNECTION DETAIL**
Scale 1:5

METER BOX DETAIL
Scale 1:5

HEAD DETAIL
Scale 1:5

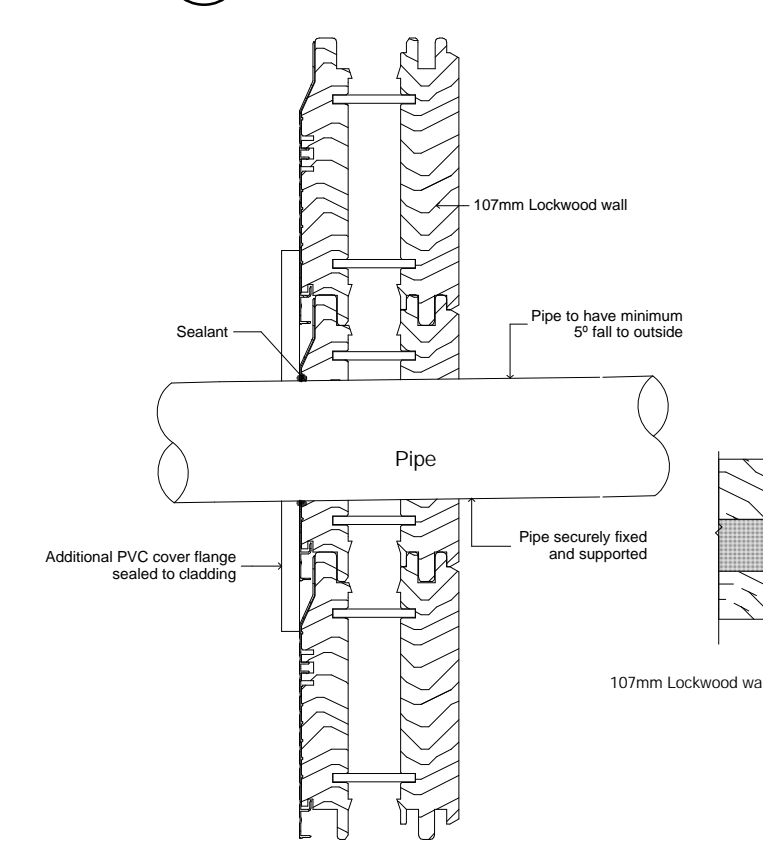
SILL DETAIL
Scale 1:5

JAMB DETAIL
Scale 1:5

RECESSED SILL DETAIL
Scale 1:5

STIFFENER TO FLOOR CONNECTION
Scale 1:5

CONNECTION DETAIL
Scale 1:5



HEAD DETAIL
Scale 1:5

JAMB DETAIL
Scale 1:5

SILL DETAIL
Scale 1:5

SILL DETAIL
Scale 1:5

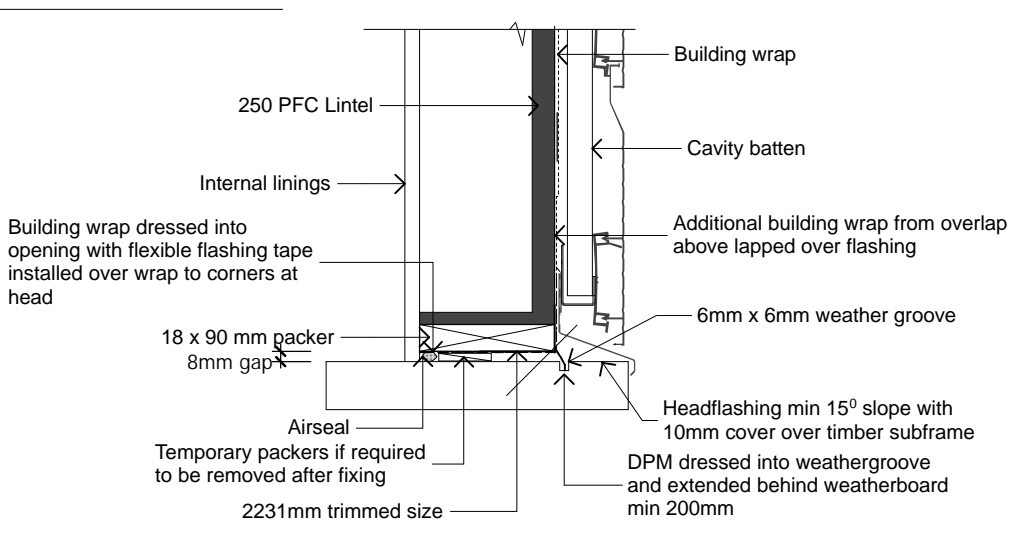
FULL HEIGHT JOINERY SILL DETAIL
Scale 1:5

PIPE PENETRATION DETAIL
Scale 1:5

24
04 **INTERNAL CORNER DETAIL**
Scale 1:5

25
04 **CORNER DETAIL**
Scale 1:5

26
04 **INTERNAL CORNER DETAIL**
Scale 1:5



GARAGE DOOR HEAD DETAIL
Scale 1:5

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Floor Area:	242.76 m2	Sheet:
Scenario:	WeatherClad 21 to Basement	6/6
Drawing Type:	Wall Details	
Territory Authority:	Taupo	
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