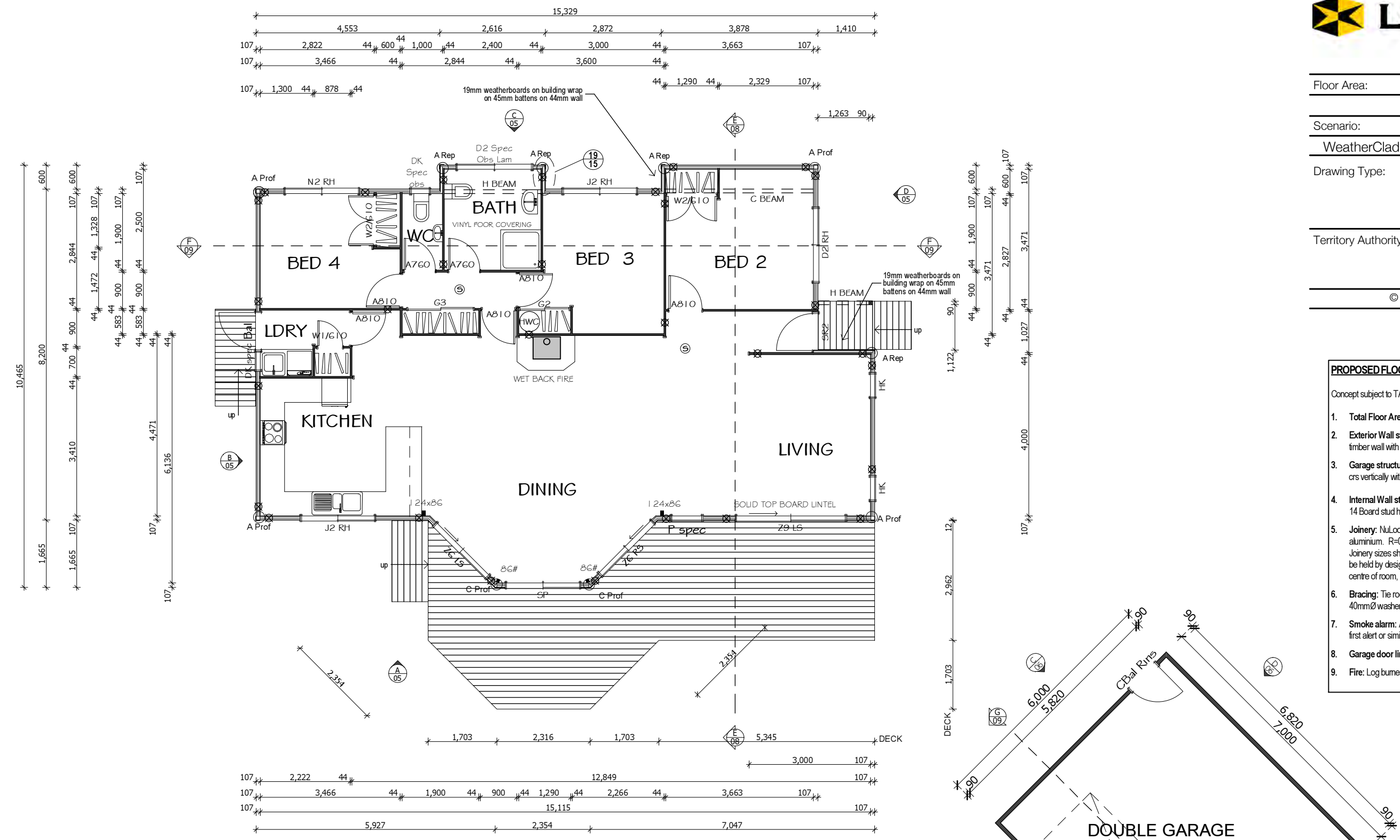
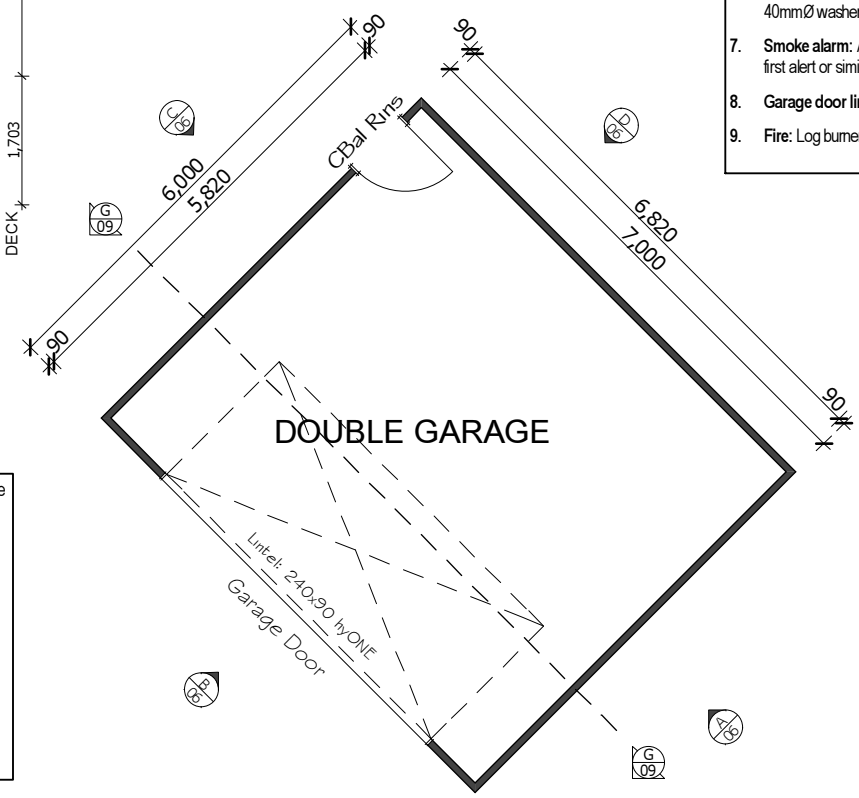


Floor Area:	130.66 m2	Sheet:	
Scenario:			1/4
WeatherClad 21 to detached Garage			

Drawing Type:	<b>Floor Plan</b>
Territory Authority:	<b>Kaipara District</b>
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- PROPOSED FLOOR PLAN CONSTRUCTION NOTES**
- Concept subject to TA rules and regulations. All dimensions to be confirmed on site
- Total Floor Area:** 130.66m<sup>2</sup> (Including Cladding)
  - Exterior Wall structure:** 107mm Insulated Lockwood timber wall board & 44mm solid timber wall with 45mm battens @ 600crs, building wrap & 19mm weatherboards
  - Garage structure:** 90x45 timber framing SG 8 H1.2 @ 600crs noggged @ 800mmm crs vertically with Lockwood 19mm Aluminium weatherboard,
  - Internal Wall structure:** 44mm Solid Lockwood timber walls, 172mm board height at 14 Board stud height (2418)
  - Joinery:** NuLook Joinery, supplied by Joinery Direct, Double glazed powder coated aluminium. R=0.26. Single glazed to garage only R=0.15. 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.
  - Bracing:** Tie rods, 10mmØ Hot dip galv, used in wall panels marked throughout. 40mmØ washer to end of each rod, fixing as per engineers structural report.
  - Smoke alarm:** Approved smoke detectors required within 3.0m of any sleeping area, first alert or similar (3m radius shown)
  - Garage door lintel:** 240x90 HyONE Lintel
  - Fire:** Log burner with Wetback. Type to be confirmed



**CAUTIONARY NOTES:**  
 All construction to comply with NZBC B1/W1, 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 structural fixings in exposed or sheltered positions shall be type 304 Stainless Steel  
 All drawings to be read in conjunction with Lockwood Production drawings.  
 Glazing to comply with NZS 4223.3 Where labelled, sg = Safety glass see elevations obs= Obscure  
 All plumbing fittings are indicative only to match basic spec, final selection is by builder/owner. E.g. taps, shower tray profiles, vanity sizes etc. Builder to ensure subfloor is designed to take load of chosen bath tub

If any discrepancies are found in these drawings then the contractor must contact Lockwood before proceeding with any further works.  
 Proprietary products as per G2 specifications supplied by Lockwood. All other items supplied by contractor  
 Lockwood construction is an alternative solution in terms of the New Zealand Building code. All Details including those not shown in these plans have been verified in the "Lockwood detail manual" and/or "Lockwood Designers condensed handbook, July 2005"  
 Bracing Tie rods shown only, add extra tie rods as required for hold down construction. 10mmØ Hot dip galv, used in wall panels marked throughout. 40mmØ washer to end of each rod. Bracing & Lintels - Refer engineers report and drawings for specifications  
 Solid 107mm top board used to all top boards of walls, excluding gable walls, to enable better nail fixing for sarking.

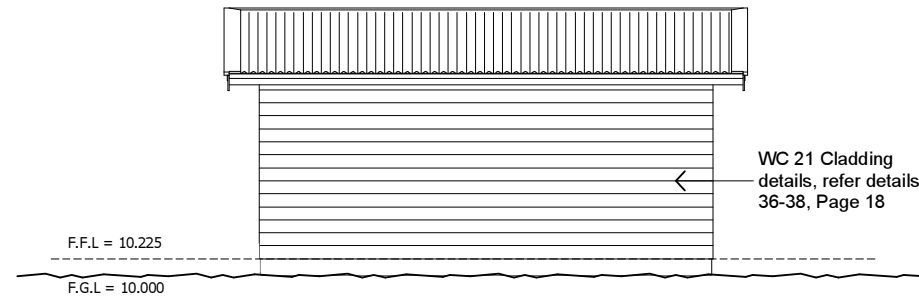
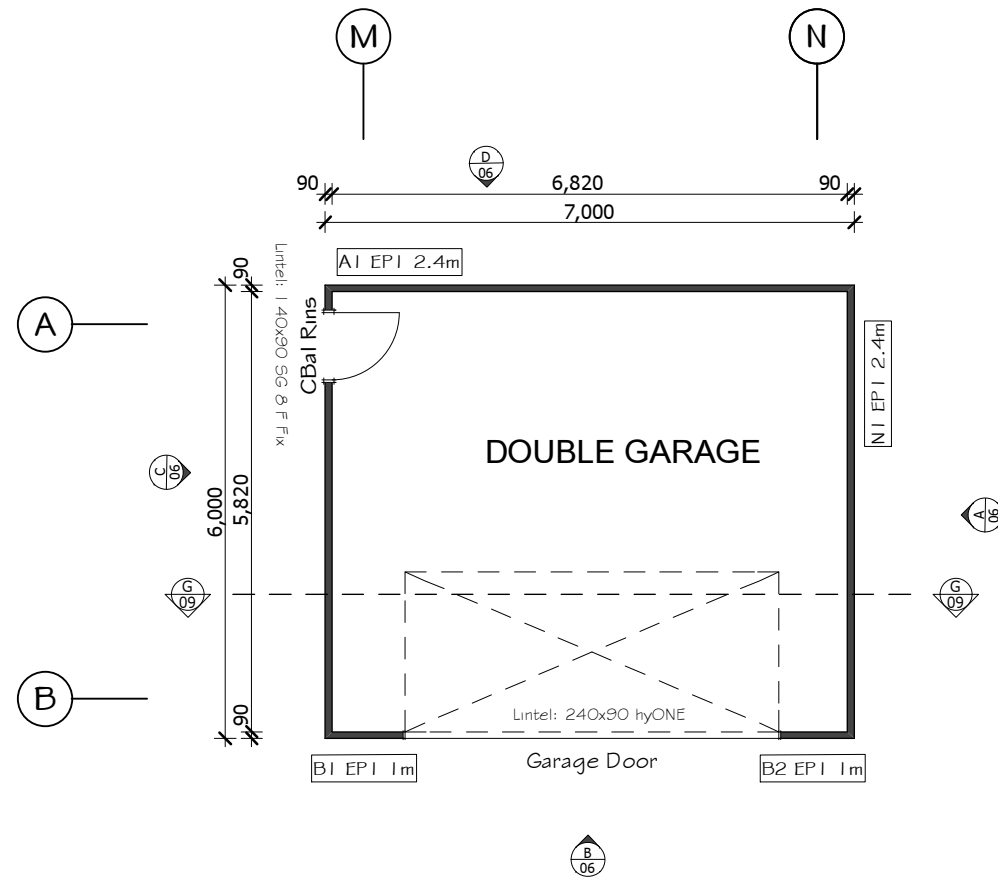
H3.1 Exterior Posts 86# and beams All end cuts rebates for fixing, bolt holes etc, shall be liberally coated in "enseal green" or equivalent concentrated preservative, prior to fixing brackets and bolts  
 Lockwood wind kit required & joinery specified to High wind zone  
 Walls higher than 13 boards 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

Floor Area:	130.66 m2	Sheet:
Scenario:	WeatherClad 21 to detached Garage	2/4

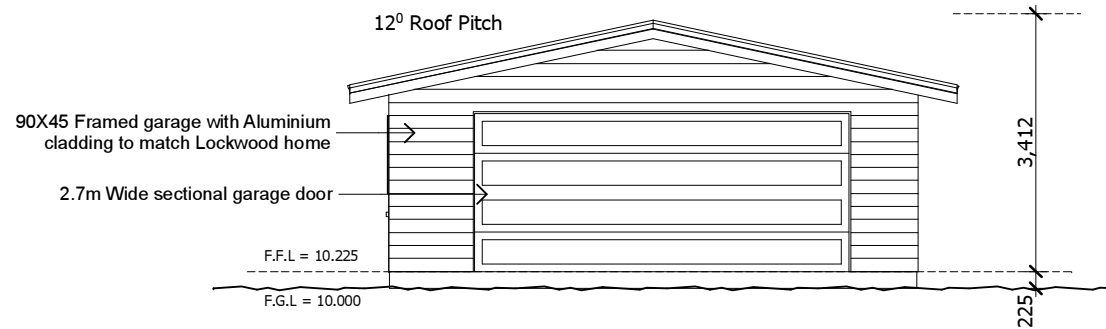
Drawing Type:  
**Garage: Floor Plan & Elevations**

Territory Authority:  
**Kaipara District**

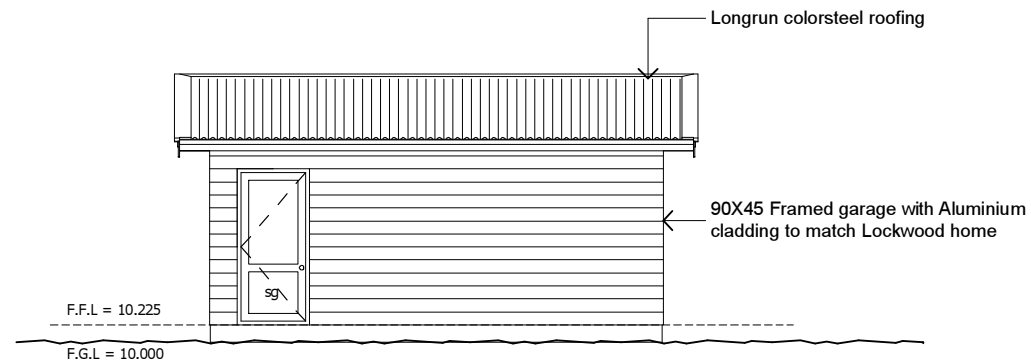
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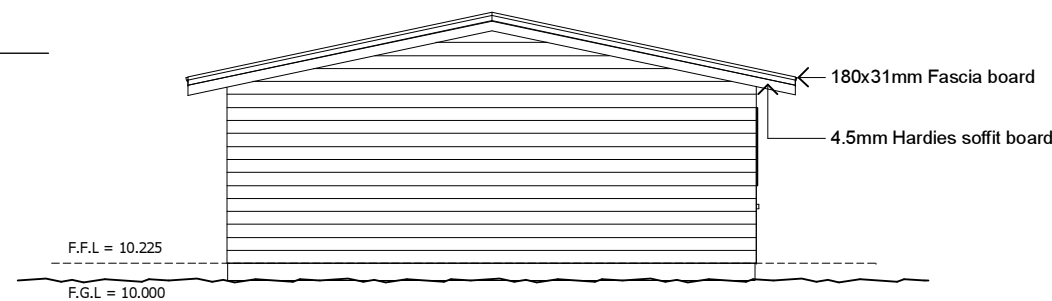
**ELEVATION A**  
GARAGE PROPOSED



**ELEVATION B**  
GARAGE PROPOSED



**ELEVATION C**  
GARAGE PROPOSED



**ELEVATION D**  
GARAGE PROPOSED

- NOTES :-**
1. Building contractor to assess site to ensure daylighting and Building restrictions are complied with. No liability for encroachment shall be held by designer if site is not surveyed by a registered surveyor prior to commencement of foundations
  2. Risk Matrix calculation shown is for highest possible allowance for elevation shown

Floor Area:	130.66 m2	Sheet:
Scenario:	WeatherClad 21 to detached Garage	3/4

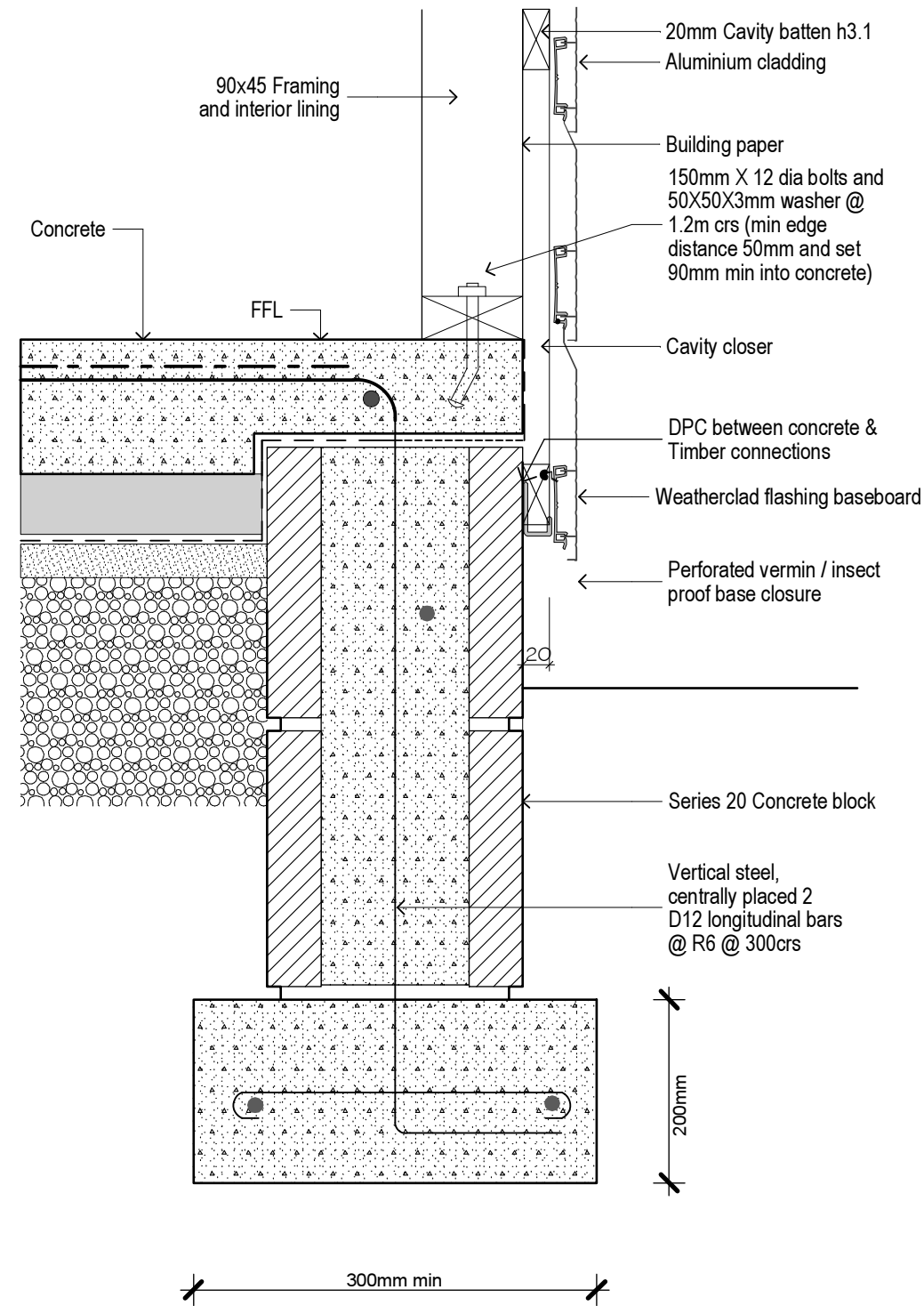
Drawing Type:

**Foundation Detail**

Territory Authority:

**Kaipara District**

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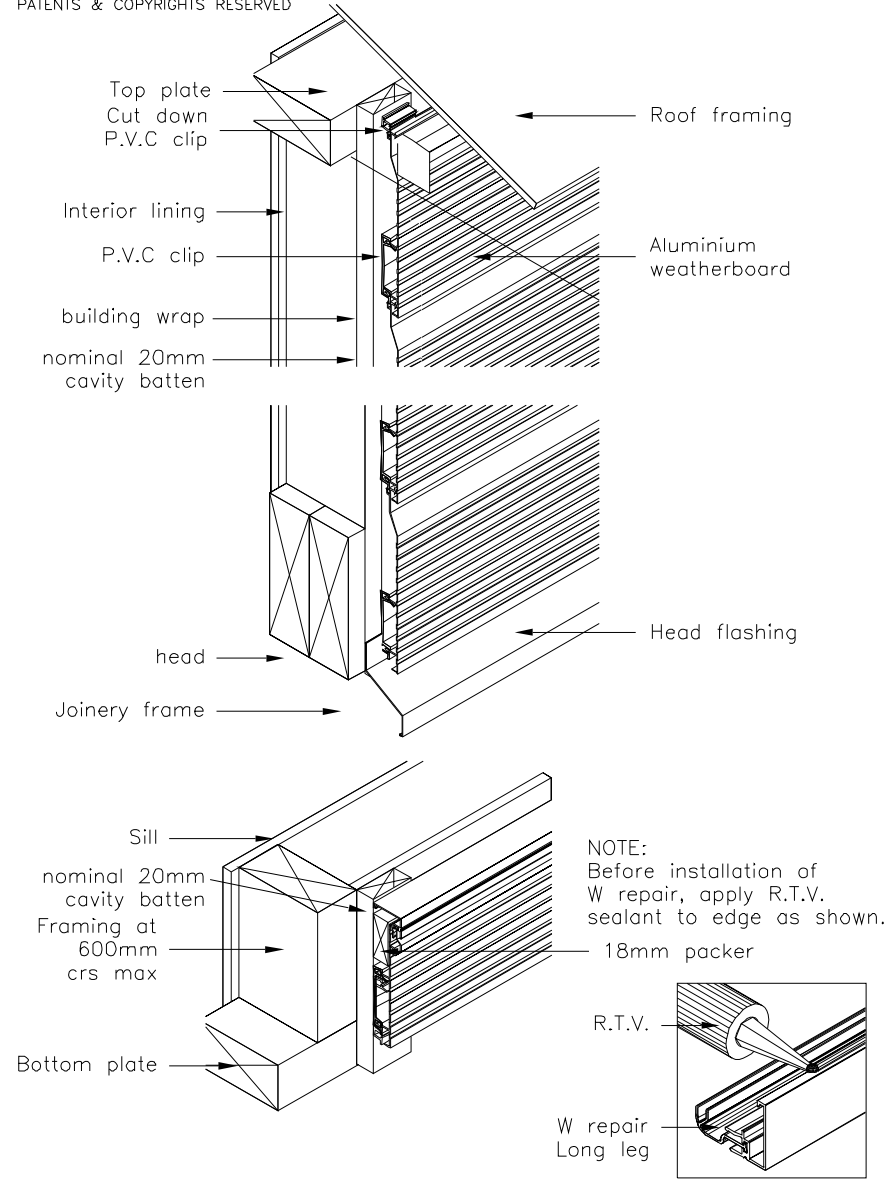
**30  
07** **CONCRETE FOUNDATION  
CONVENTIONAL WALL**

Floor Area:	130.66 m2	Sheet:
Scenario:	WeatherClad 21 to detached Garage	4/4

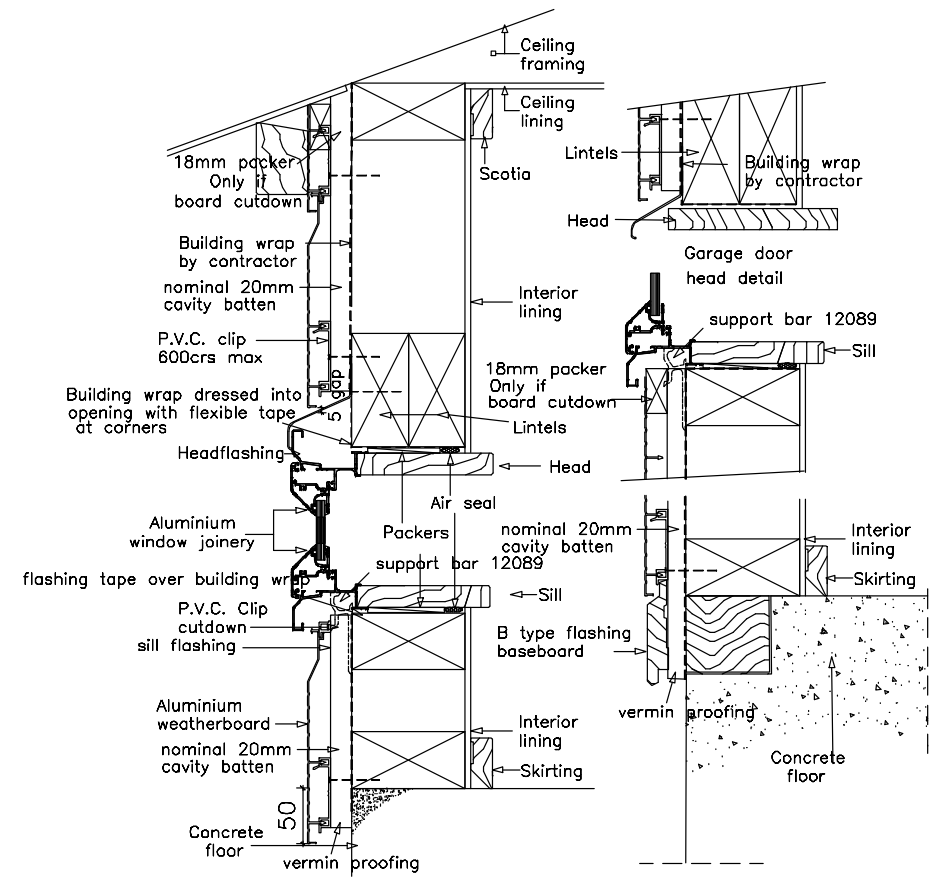
Drawing Type:  
**WeatherClad 21 Details**

Territory Authority:	<b>Kaipara District</b>
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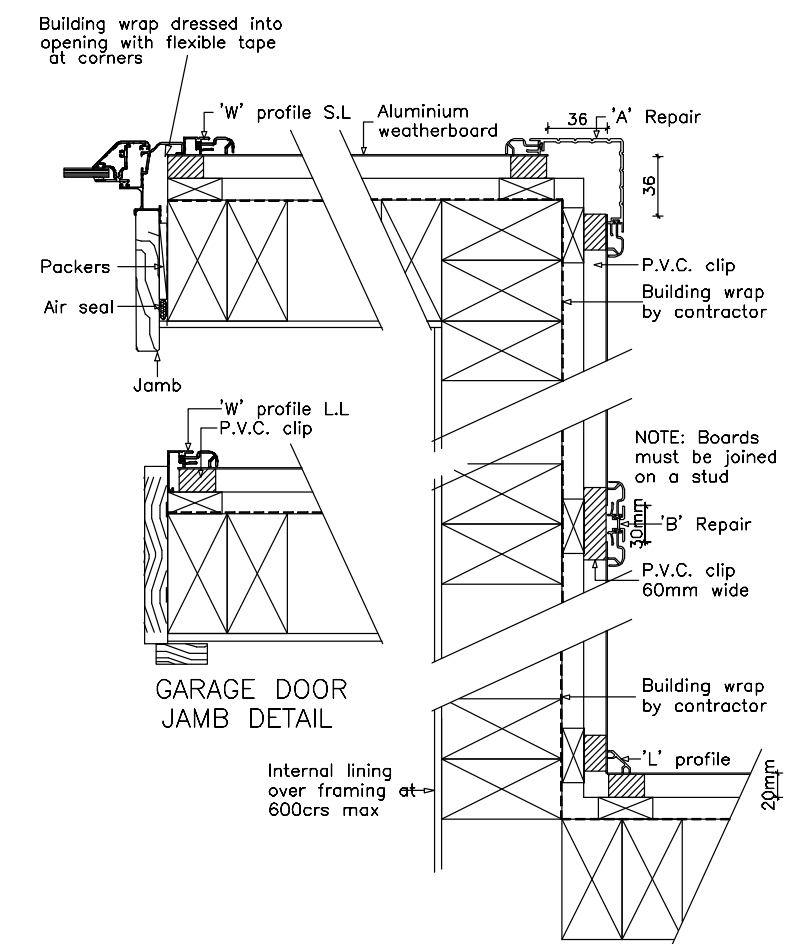
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<b>36</b> <b>00</b>	Weatherclad-21		REVISIONS	Drawn Oliver	SHEET R-1
			Date 26/02/02		
			Scale 1:4		
			APPROVED		



<b>37</b> <b>00</b>	Weatherclad-21		REVISIONS	Drawn Oliver	SHEET R-2
			Date 26/02/02		
			Scale 1:3		
			APPROVED		



<b>38</b> <b>00</b>	Weatherclad-21		REVISIONS	Drawn Oliver	SHEET R-3
			Date 26/02/02		
			Scale 1:4		
			APPROVED		