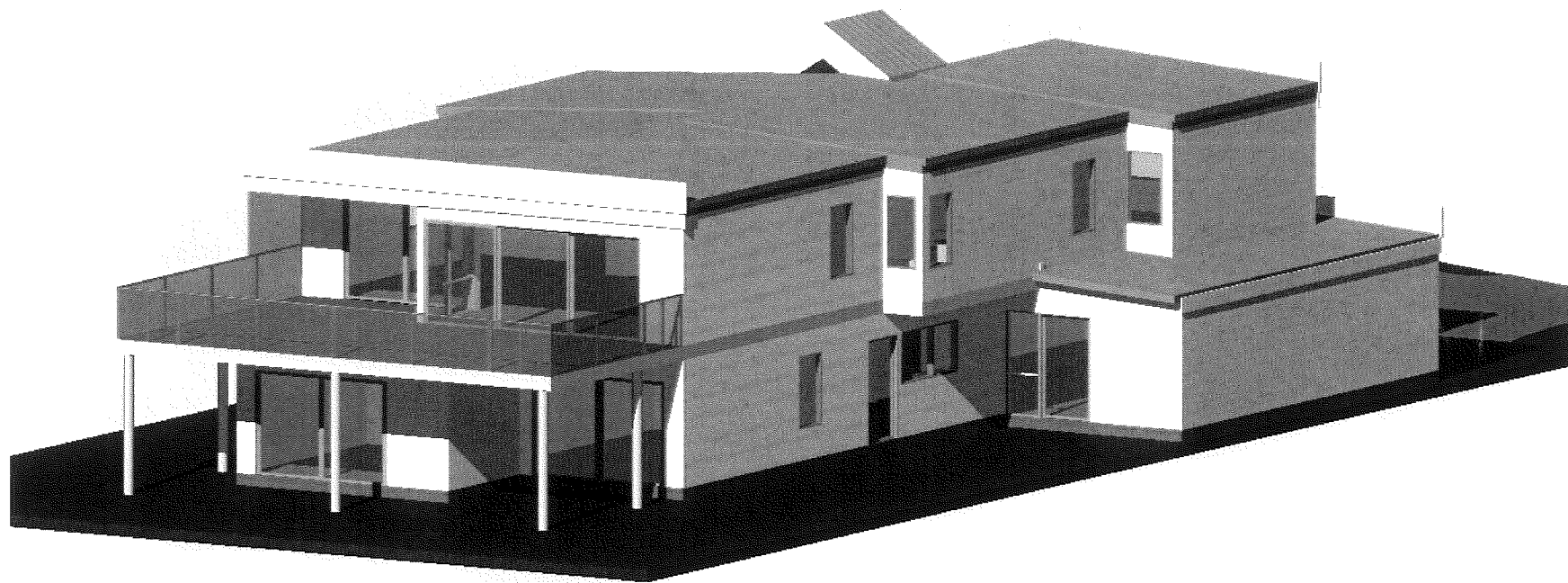


# RE-CLAD FOR D & C. WARD

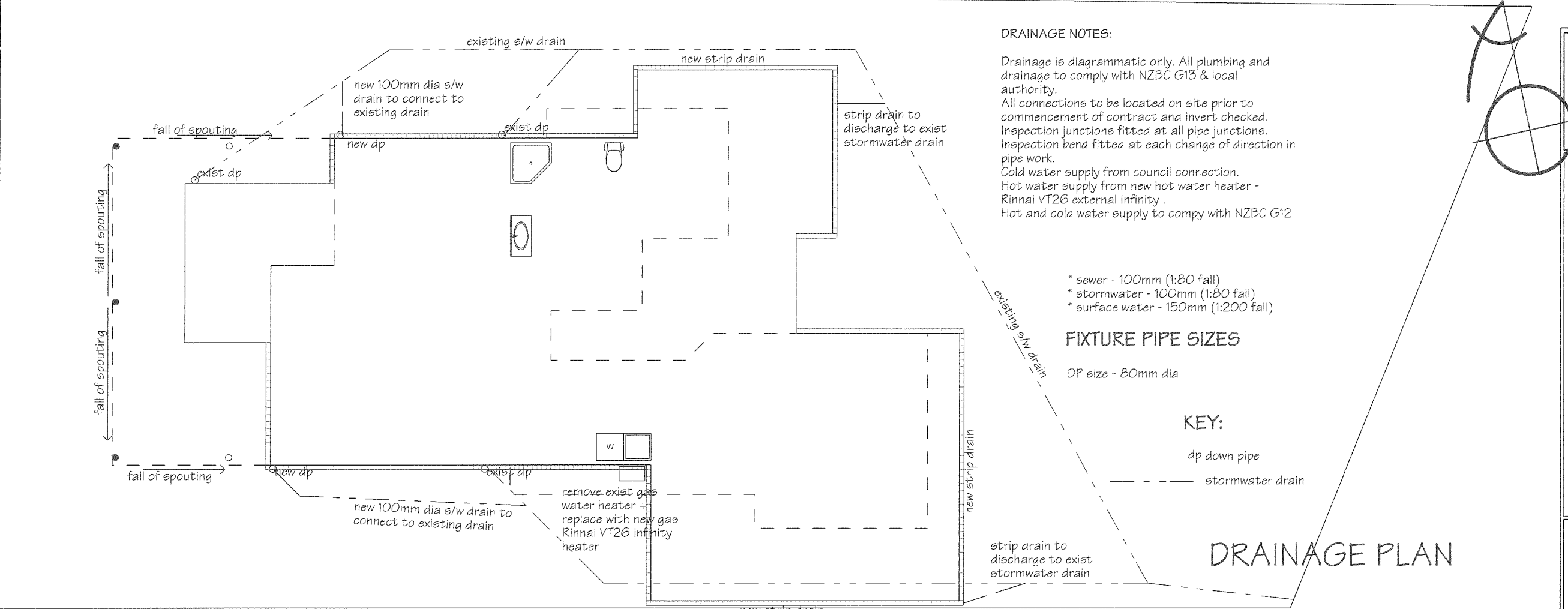
108A LAKE ROAD, HAMILTON



## CONTENTS

<u>DRAWING TITLE</u>	<u>SHEET NO.</u>
SITE PLAN	01
DRAINAGE & GRD FLOOR PLAN	02
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ELEVATIONS	05
FRAMING PLANS	06
CROSS SECTIONS	07
HARDIES DETAILS	08
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HARDIES DETAILS	13
NURAJACK DETAILS	14
DETAILS	15
WINDOW SCHEDULE	16





**DRAINAGE NOTES:**

Drainage is diagrammatic only. All plumbing and drainage to comply with NZBC G13 & local authority.

All connections to be located on site prior to commencement of contract and invert checked. Inspection junctions fitted at all pipe junctions. Inspection bend fitted at each change of direction in pipe work.

Cold water supply from council connection.

Hot water supply from new hot water heater - Rinnai VT26 external infinity .

Hot and cold water supply to comply with NZBC G12

- \* sewer - 100mm (1:80 fall)
- \* stormwater - 100mm (1:80 fall)
- \* surface water - 150mm (1:200 fall)

**FIXTURE PIPE SIZES**

DP size - 80mm dia

**KEY:**

- dp down pipe
- stormwater drain

**DRAINAGE PLAN**

# Concepts Architectural Design

DESIGNING WITH STYLE

**NOTES:**

1. Check and verify all dimensions on site prior to commencement of contract, and ensure to immediately notify the designer of any discrepancies or ambiguities in the contract documents.
2. All works and construction shall comply with all relevant standards including NZS 3604:2011 and the Building Code.
3. Typical window and door head heights to be 2000mm unless otherwise indicated.
4. Glazing and windows shall comply with NZS 4211 and 4223
5. Foul water sanitary plumbing and drainage shall comply with NZBC G13/A51 and A52
6. Stormwater drainage shall comply with NZBC E1/A51
7. Size all drains to comply with the above. Lay all drains to required falls.
8. DP's & Gutters: Downpipes to be PVC 80mm dia

**CLIENT:**

**RE-CLAD FOR D & C. WARD**

108A LAKE RD, HAMILTON

**SHEET: FLOOR PLANS**

**SCALE: 1:100**

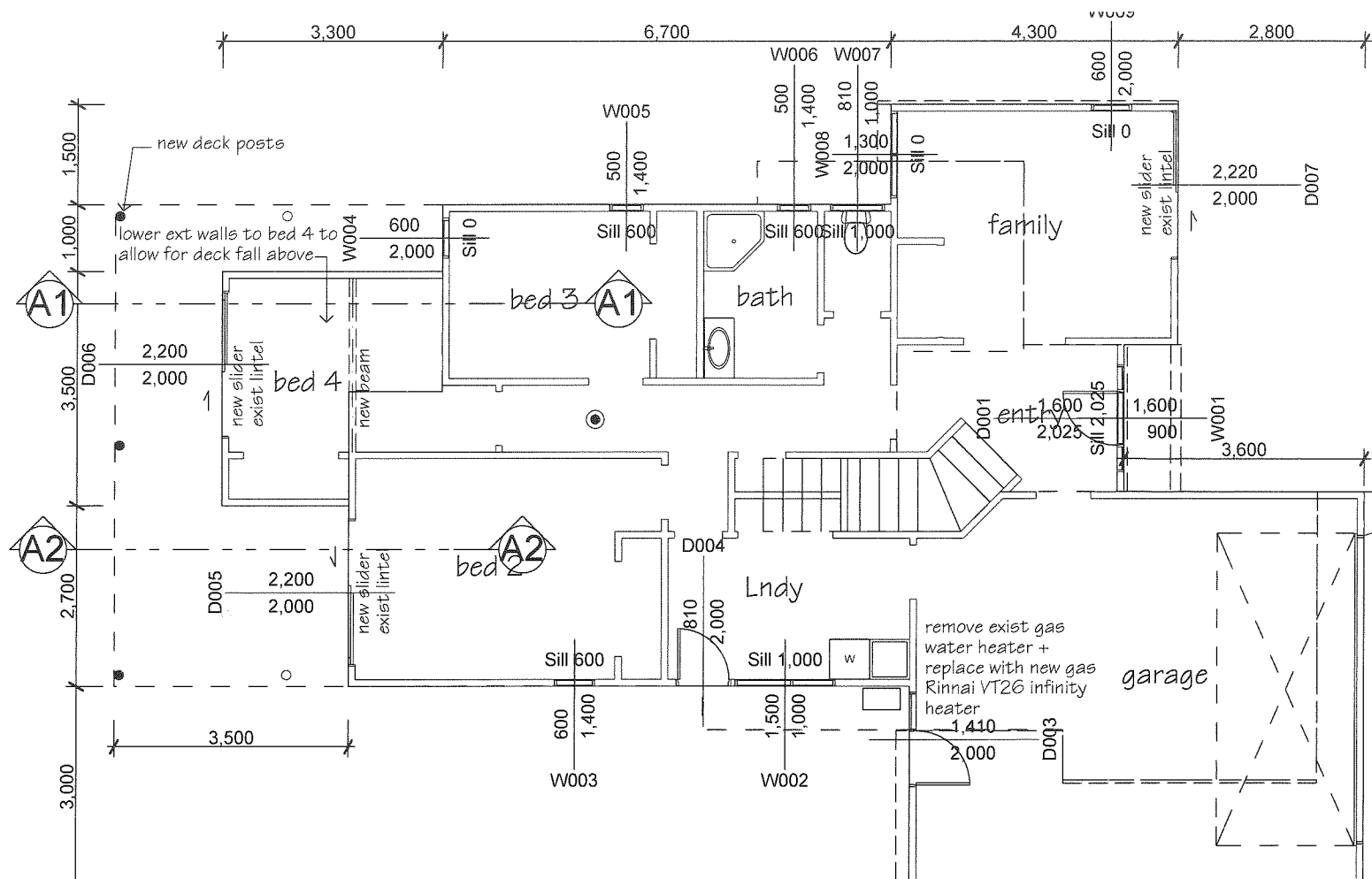
**DRAWN BY: V.P**

**REVISIONS:**

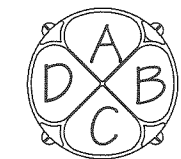
**JOB NUMBER: 0765**

**DATE: AUG 2017**

**PAGE:**



**ELEVATION KEY**



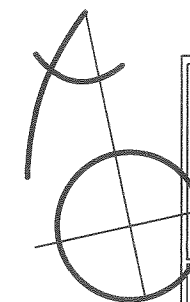
**FLOOR AREA:**

Existing Grd Floor	127.74m <sup>2</sup>
Exist First Floor	96.24m <sup>2</sup>
<b>Total</b>	<b>223.98m<sup>2</sup></b>
upper floor deck	29.10m <sup>2</sup>

**KEY:**

- Smoke Detector
- Replace all existing aluminium joinery with new double glazed al. joinery, replace architraves and skirtings.
- 3 x coats of frame saver timber treatment painted in-situ to remaining framing. Bottom plate to be H3.2 for all remediated framing areas

**GROUND FLOOR PLAN**



# Concepts Architectural Design

DESIGNING WITH STYLE

## NOTES:

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2. All works and construction shall comply with all relevant standards including NZS 3604:2011 and the Building Code.
3. Typical window and door head heights to be 2000mm unless otherwise indicated.
4. Glazing and windows shall comply with NZS 4211 and 4223
5. Foul water sanitary plumbing and drainage shall comply with NZBC G13/AS1 and AS2
6. Stormwater drainage shall comply with NZBC E1/AS1
7. Size all drains to comply with the above. Lay all drains to required falls.
8. DP's & Gutters: Downpipes to be PVC 80mm dia

## CLIENT:

**RE-CLAD FOR  
D & C. WARD**

108A LAKE RD, HAMILTON

SHEET: **FLOOR PLAN**

SCALE: **1:100**

DRAWN BY: **V.P**

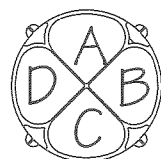
## REVISIONS:

JOB NUMBER: **0765**

DATE: **AUG 2017**

PAGE

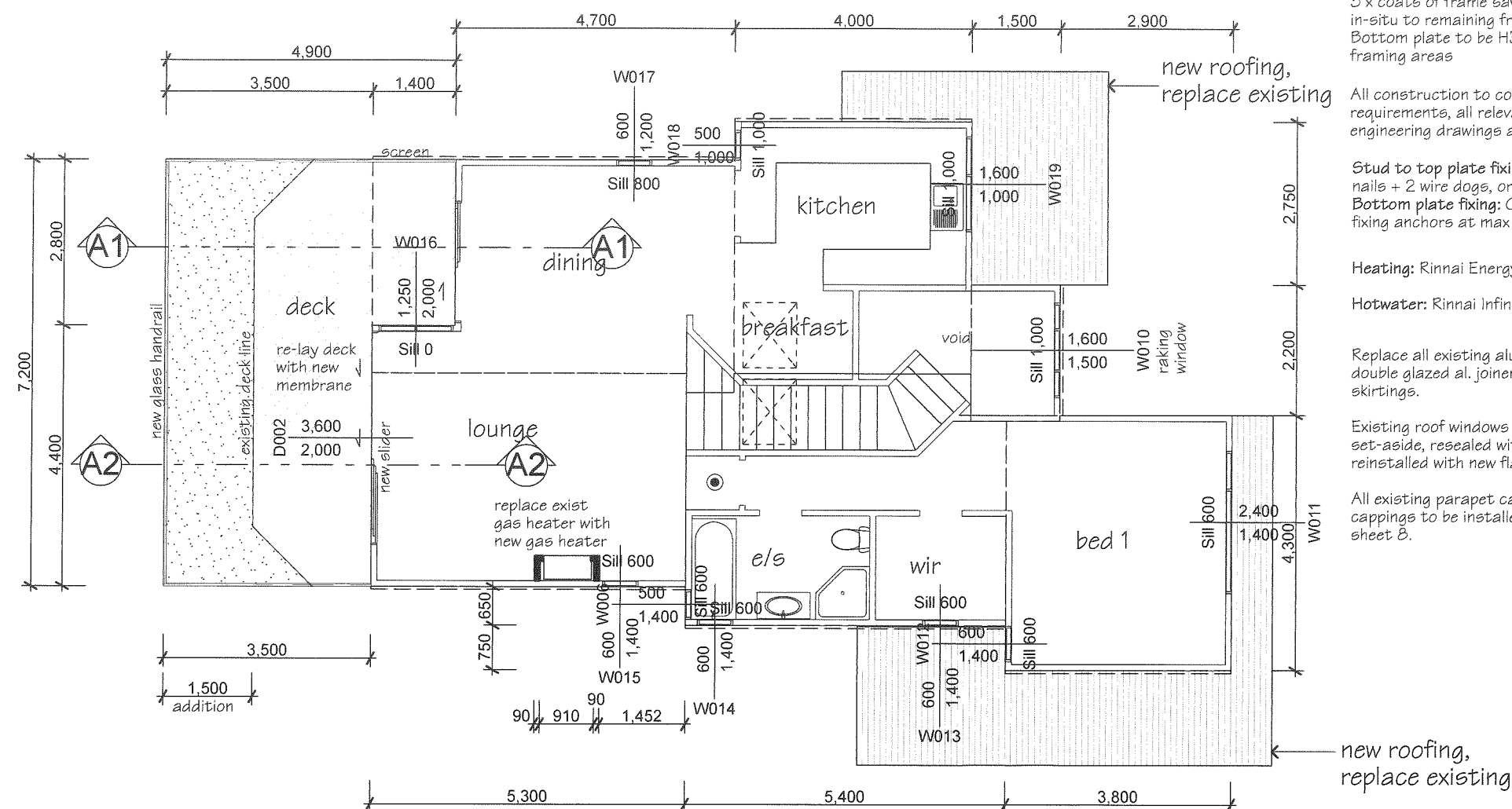
## ELEVATION KEY



## FLOOR AREA:

Existing Grd Floor	127.74m <sup>2</sup>
Exist First Floor	96.24m <sup>2</sup>
Total	223.98m <sup>2</sup>
upper floor deck	29.10m <sup>2</sup>

KEY: ● Smoke Detector



## FIRST FLOOR PLAN

deck area = 29.10m<sup>2</sup>

deck addition = 11.80m<sup>2</sup>

## NOTES:

Any existing decayed timber framing discovered during re-cladding is to be removed and replaced.

Thermakraft Watergate Plus building wrap is to be installed after the removal of existing cladding and building wrap.

Timber framing to be 90 x 45mm H1.2 SGB with studs @ 600mm crs (2.4m high) and rows of nogging @ approx 800mm crs max spacing as per NZS3604:2011 section 8 table B.2

3 x coats of frame saver timber treatment painted in-situ to remaining framing.  
Bottom plate to be H3.2 for all remediated framing areas

All construction to comply with NZS 3604:2011 requirements, all relevant building codes and engineering drawings and design

Stud to top plate fixing: Type B - 2/90 x 3.15 end nails + 2 wire dogs, or alternative fixing of 4.7kN  
Bottom plate fixing: Galv Lumberlok bottom plate fixing anchors at max spacing of 900mm

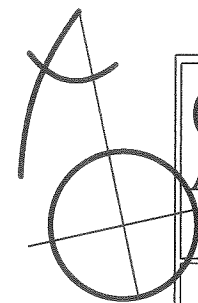
Heating: Rinnai Energysaver 559FT Gas heater

Hotwater: Rinnai Infinity VT26 gas water heater

Replace all existing aluminium joinery with new double glazed al. joinery, replace architraves and skirtings.

Existing roof windows over stairwell to be removed, set-aside, resealed with new rubbers, and reinstalled with new flashings.

All existing parapet capping to be removed and new cappings to be installed with slopes as per detail, sheet 8.



# Concepts Architectural Design

DESIGNING WITH STYLE

## NOTES:

1. Check and verify all dimensions on site prior to commencement of contract, and ensure to immediately notify the designer of any discrepancies or ambiguities in the contract documents.
2. All works and construction shall comply with all relevant standards including NZS 3604:2011 and the Building Code.
3. Typical window and door head heights to be 2000mm unless otherwise indicated.
4. Glazing and windows shall comply with NZS 4211 and 4225
5. Foul water sanitary plumbing and drainage shall comply with NZBC G13/AS1 and AS2
6. Stormwater drainage shall comply with NZBC E1/AS1
7. Size all drains to comply with the above. Lay all drains to required falls.
8. DP's & Gutters: Downpipes to be PVC 80mm dia

## CLIENT:

RE-CLAD FOR  
D & C. WARD

108A LAKE RD, HAMILTON

SHEET: ELEVATIONS

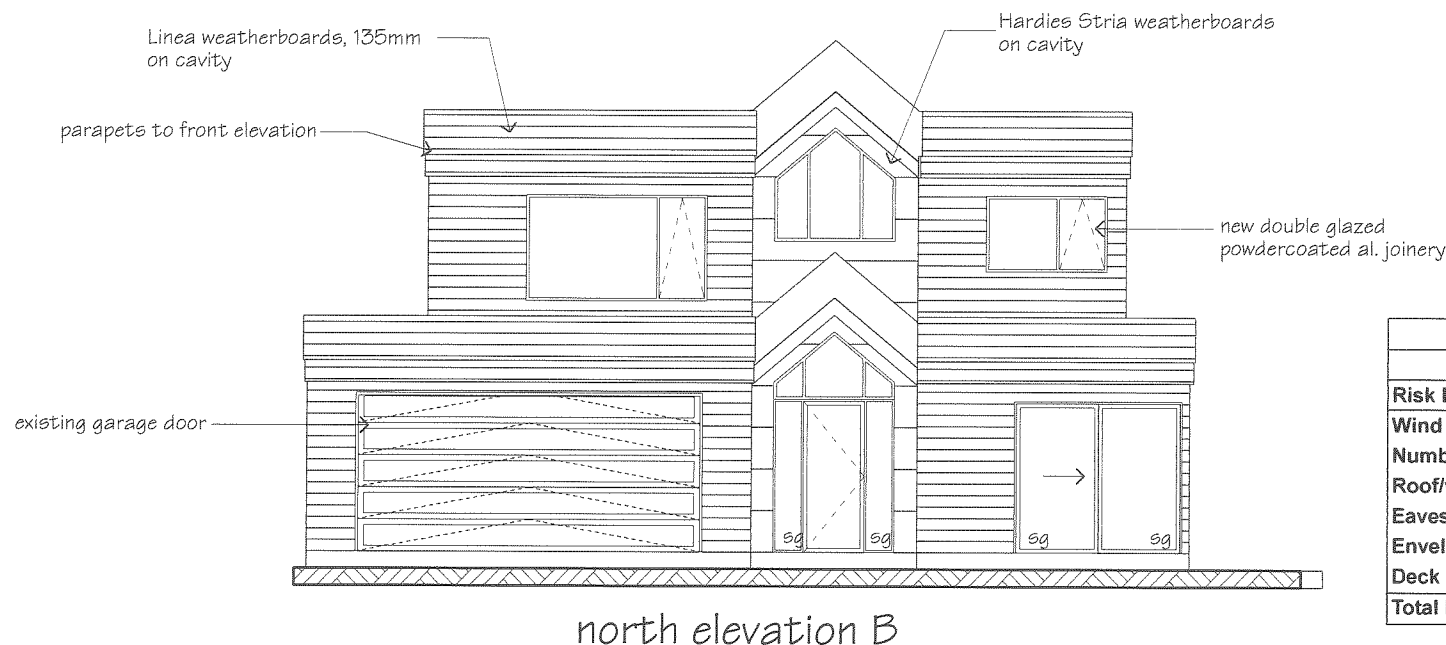
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DRAWN BY: V.P

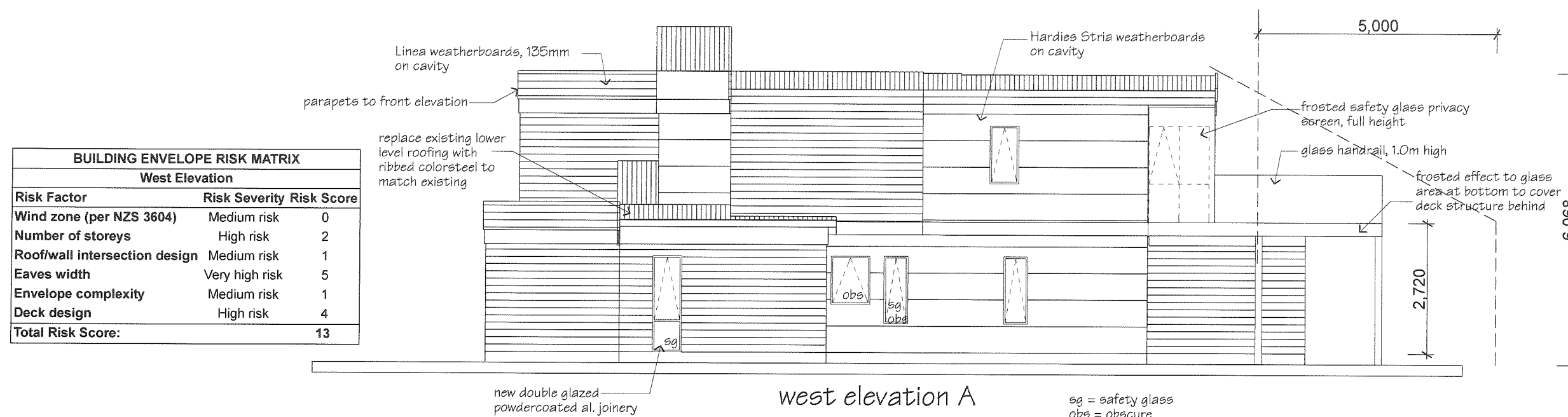
## REVISIONS:

JOB NUMBER: 0765

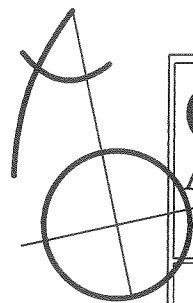
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BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	High risk	2
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	High risk	4
Total Risk Score:		15



BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	High risk	4
Total Risk Score:		13



# Concepts Architectural Design

DESIGNING WITH STYLE

## NOTES:

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3. Typical window and door head heights to be 2000mm unless otherwise indicated.
4. Glazing and windows shall comply with NZS 4211 and 4223
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6. Stormwater drainage shall comply with NZBC E1/AS1
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8. DP's & Gutters: Downpipes to be PVC 80mm dia

## CLIENT:

RE-CLAD FOR  
D & C. WARD

108A LAKE RD, HAMILTON

## SHEET:

ELEVATIONS

## SCALE:

1:100

## DRAWN BY:

V.P

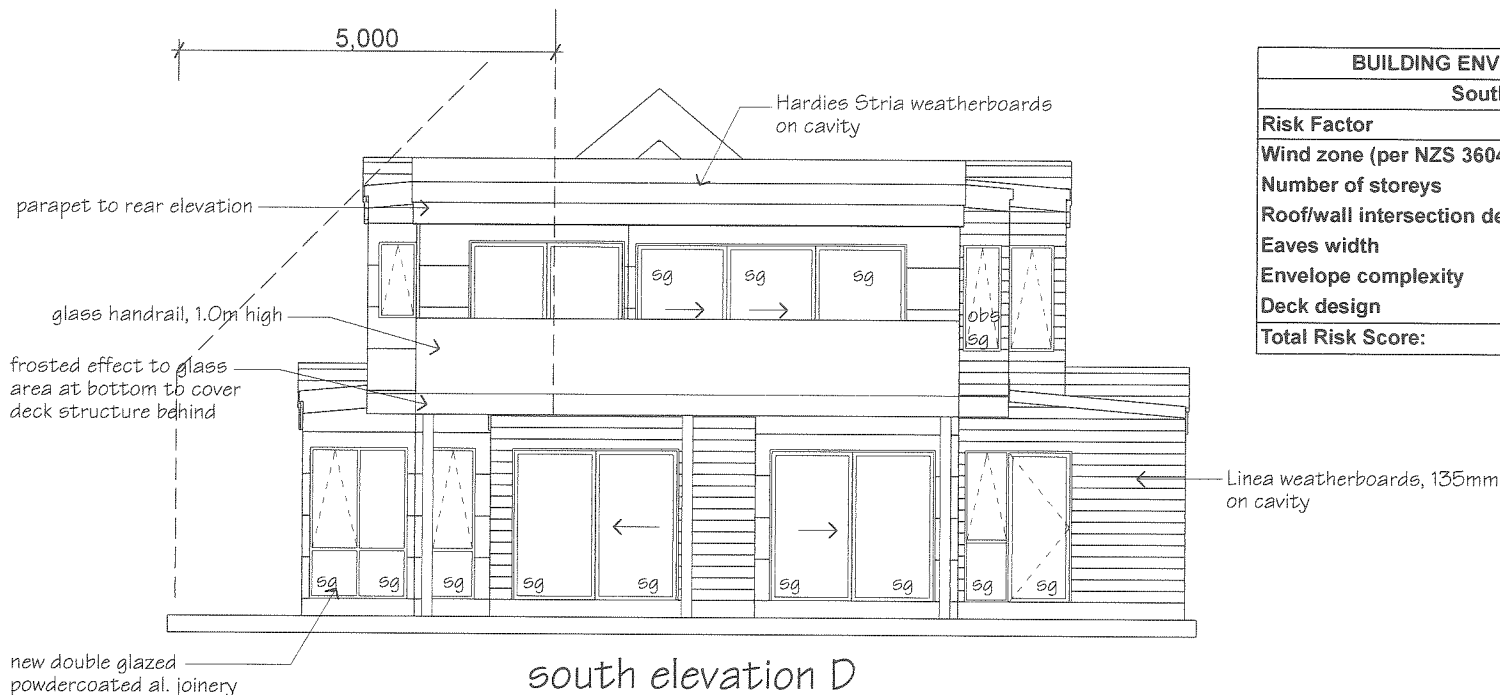
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## JOB NUMBER:

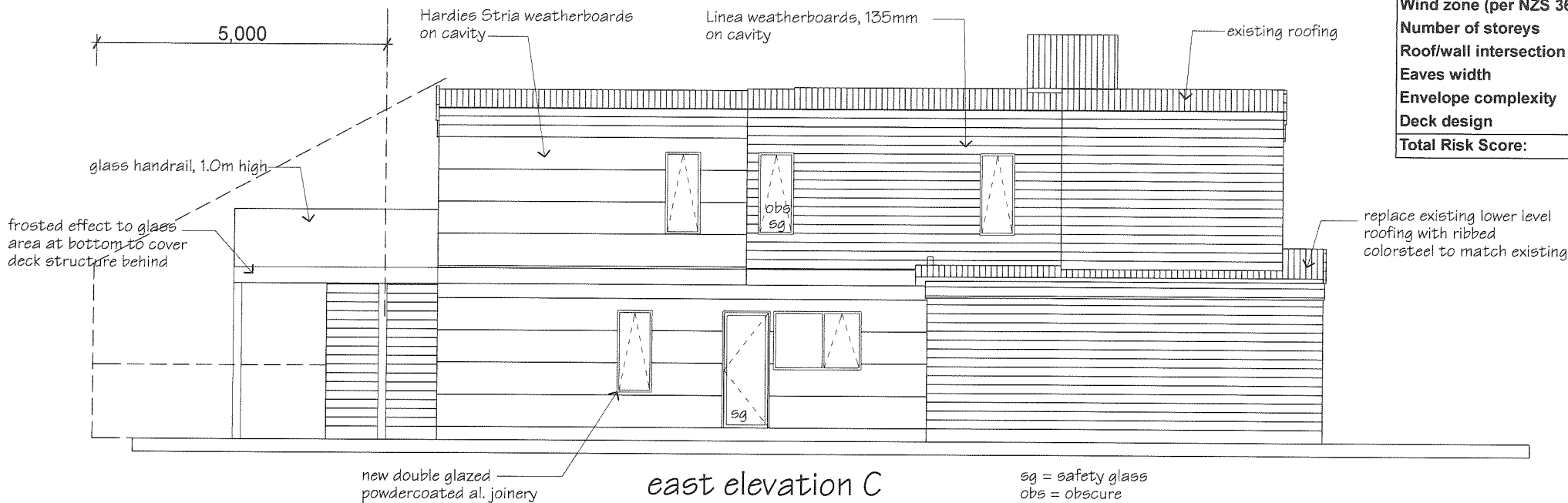
0765

## DATE:

AUG 2017

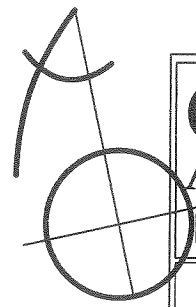


BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	High risk	2
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	High risk	4
Total Risk Score:		15



BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	High risk	4
Total Risk Score:		13

sg = safety glass  
obs = obscure



# Concepts Architectural Design

DESIGNING WITH STYLE

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  8. DP's & Gutters: Downpipes to be PVC 80mm dia

CLIENT:

**RE-CLAD FOR  
D & C. WARD**

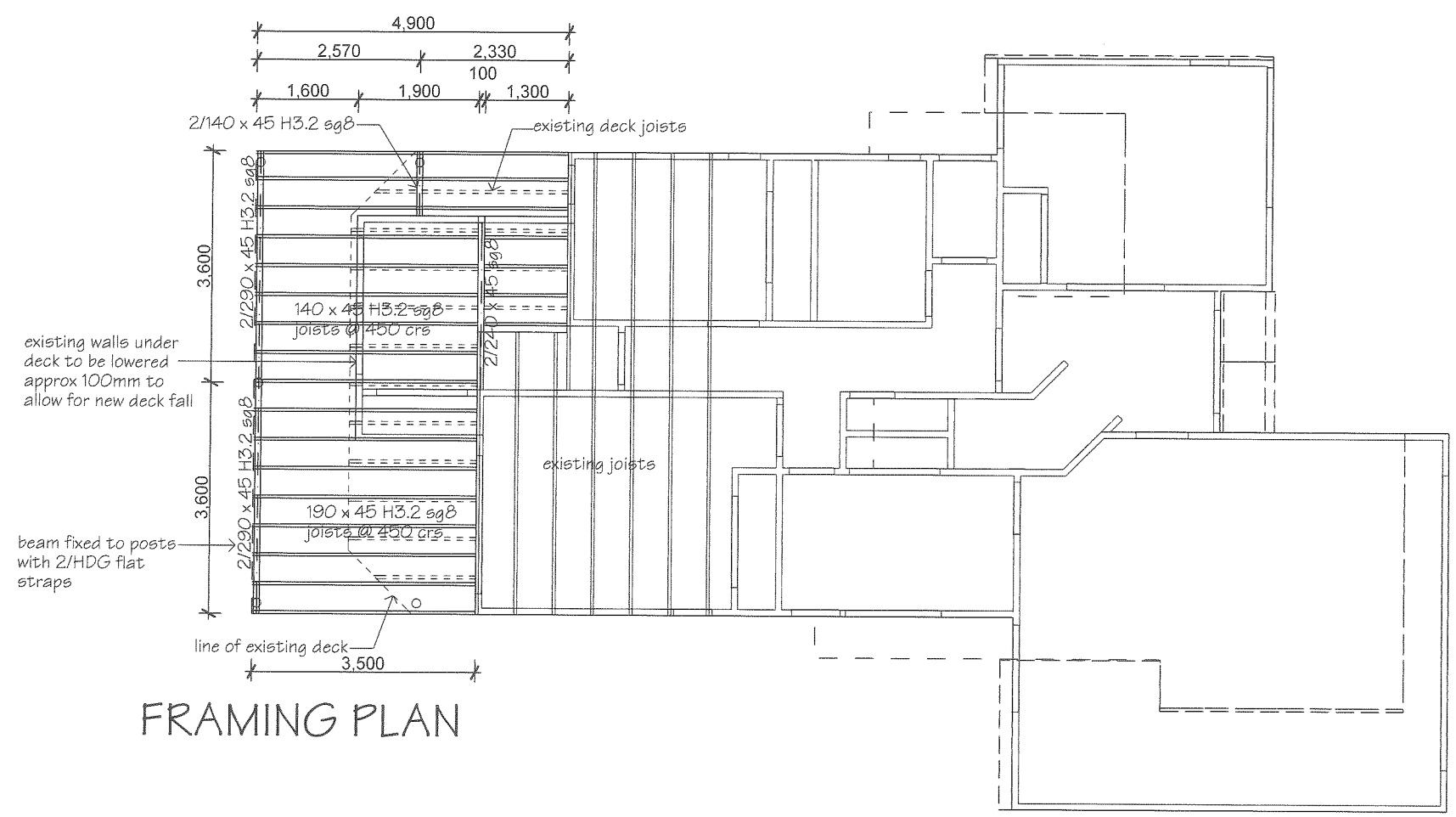
108A LAKE RD, HAMILTON

SHEET: **FRAMING PLANS**

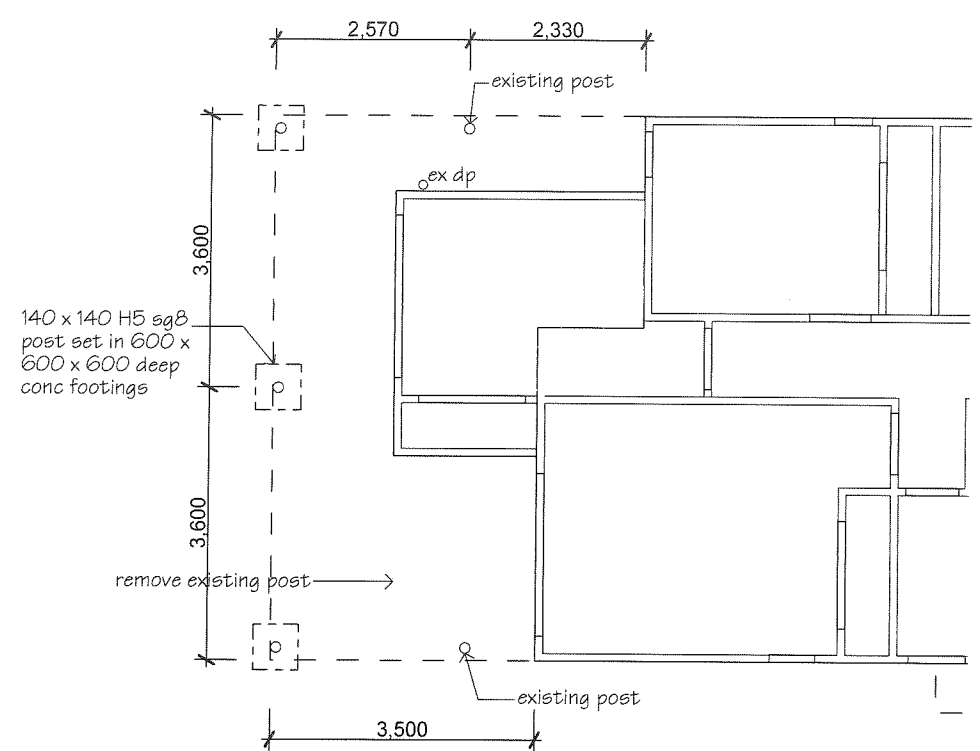
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DRAWN BY: **V.P**

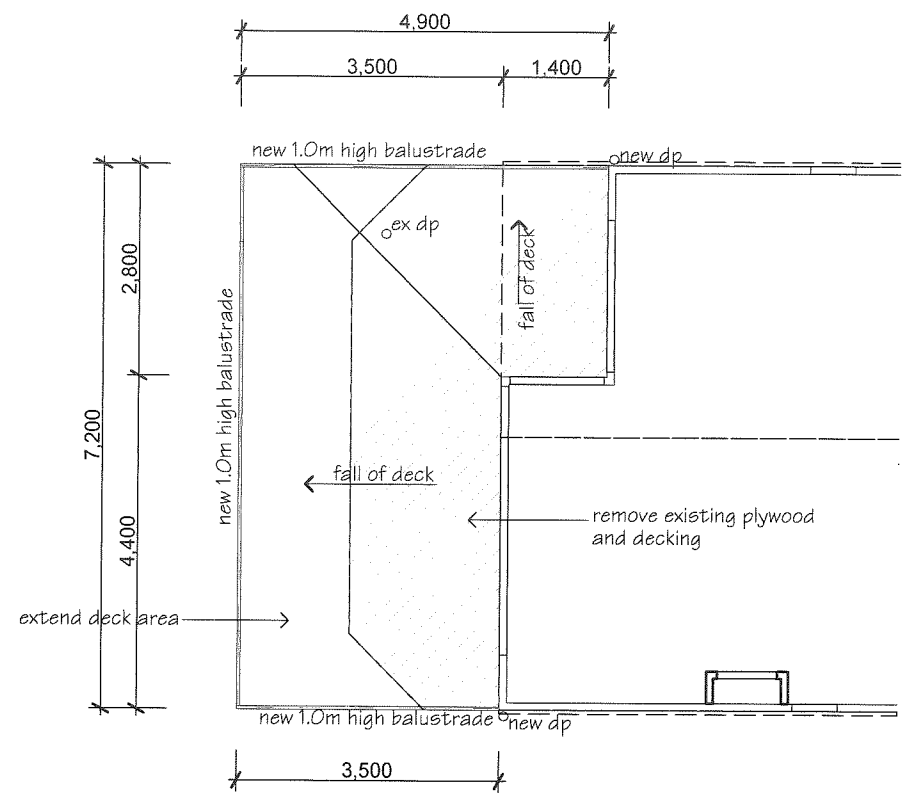
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JOB NUMBER:	0765
DATE:	AUG 2017



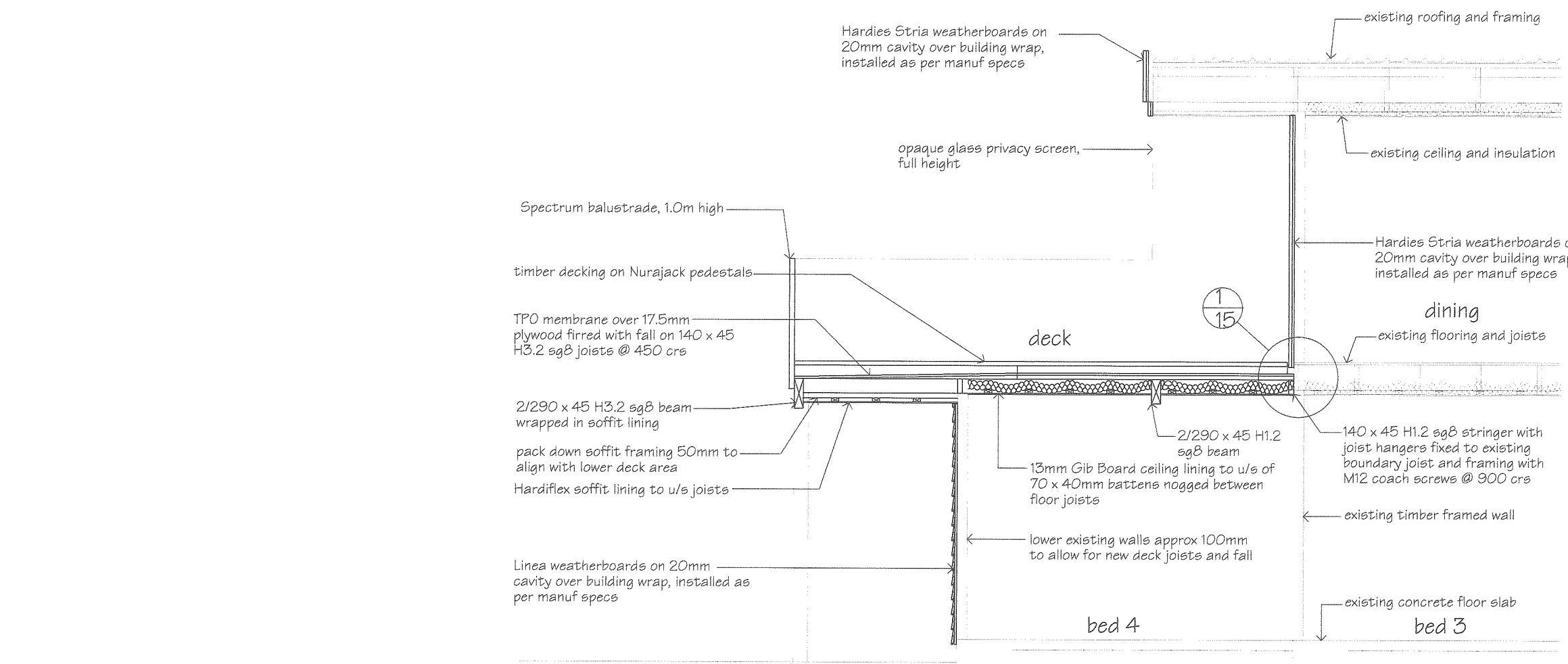
FRAMING PLAN



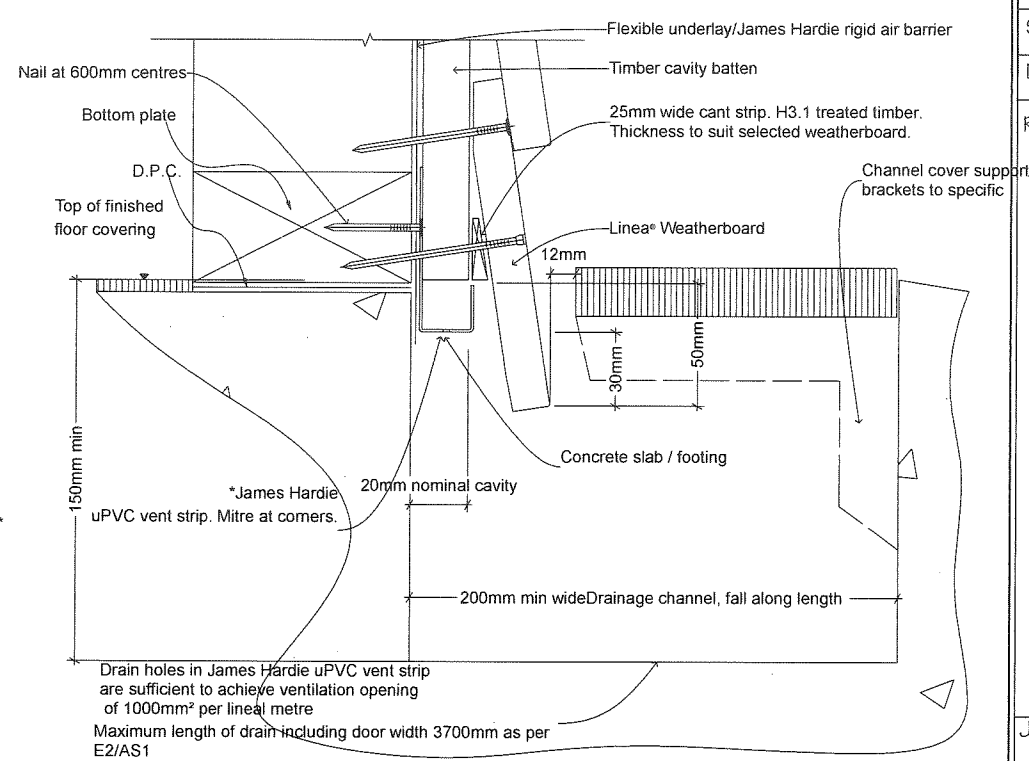
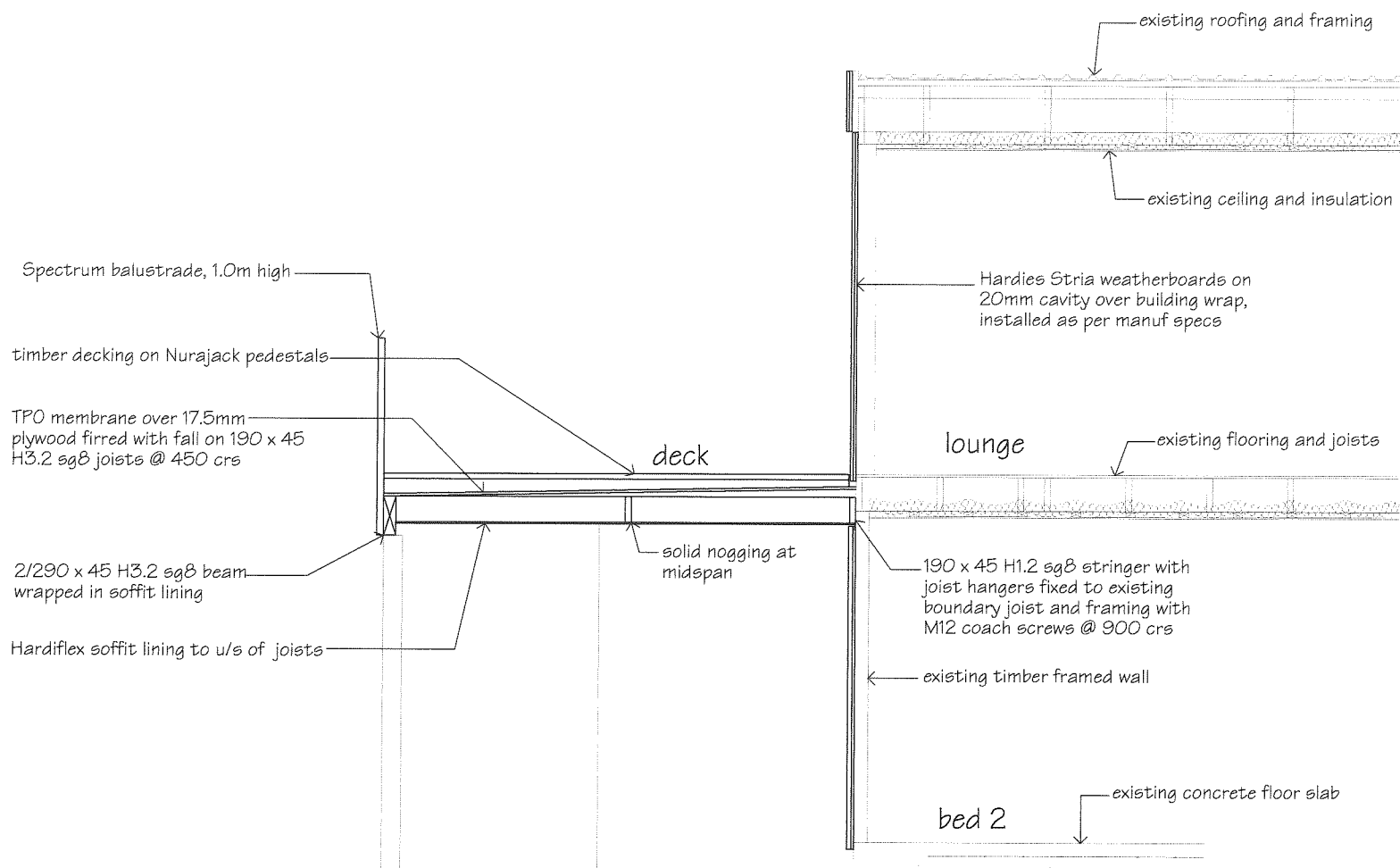
FOUNDATION PLAN



DECK PLAN

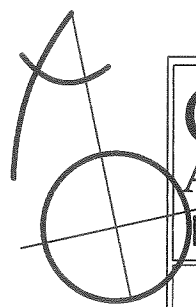


cross section 1



CAVITY FOUNDATION WITH LEVEL THRESHOLD DRAIN

Note:  
Linea Weatherboard in threshold must be backsealed min 100mm.  
Clearance of channel debris must be maintained to ensure continuous



# Concepts Architectural Design

DESIGNING WITH STYLE

- NOTES:
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  7. Size all drains to comply with the above. Lay all drains to required falls.
  8. DP's & Gutters: Downpipes to be PVC 80mm dia

CLIENT:

## RE-CLAD FOR D & C. WARD

108A LAKE RD, HAMILTON

SHEET: CROSS SECTIONS

SCALE: 1:50

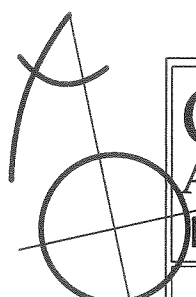
DRAWN BY: V.P

REVISIONS:

JOB NUMBER: 0765

DATE: AUG 2017





# Concepts Architectural Design

DESIGNING WITH STYLE

- NOTES:
1. Check and verify all dimensions on site prior to commencement of contract, and ensure to immediately notify the designer of any discrepancies or ambiguities in the contract documents.
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CLIENT:

## RE-CLAD FOR D & C. WARD

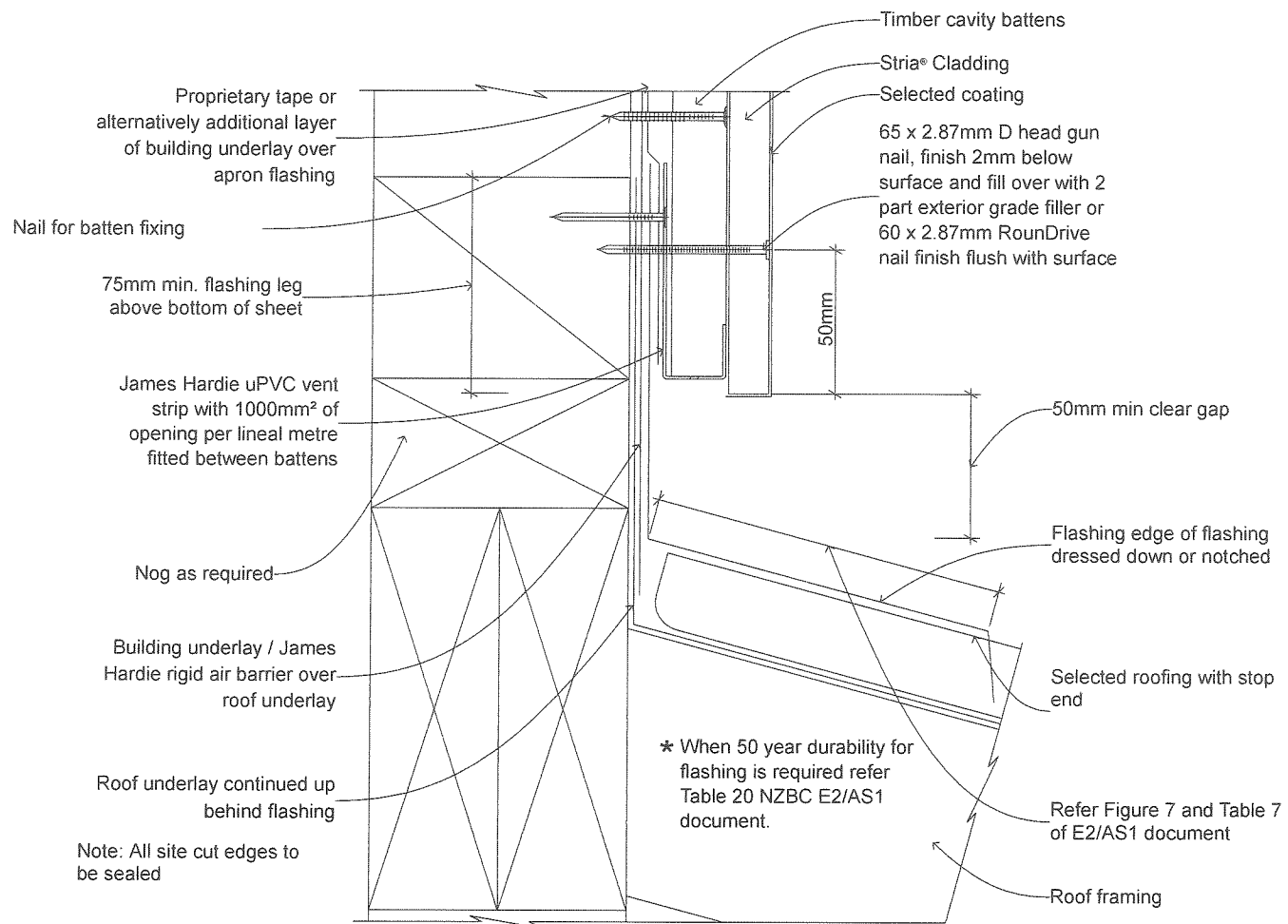
108A LAKE RD, HAMILTON

SHEET: CLADDING DETAILS

SCALE: N.T.S

DRAWN BY: V.P

REVISIONS:	
JOB NUMBER:	0765
DATE:	AUG 2017
PAGE	



Apron Flashing Detail

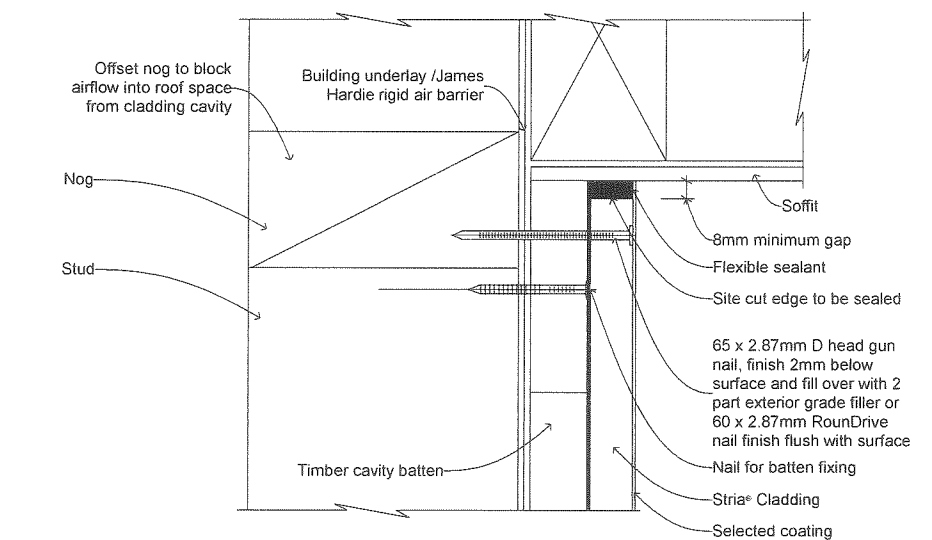
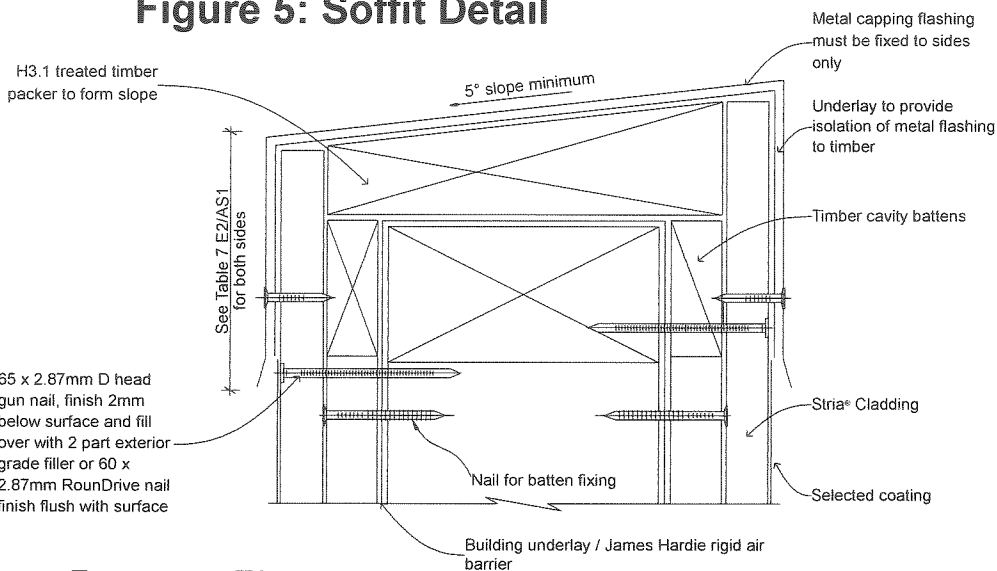
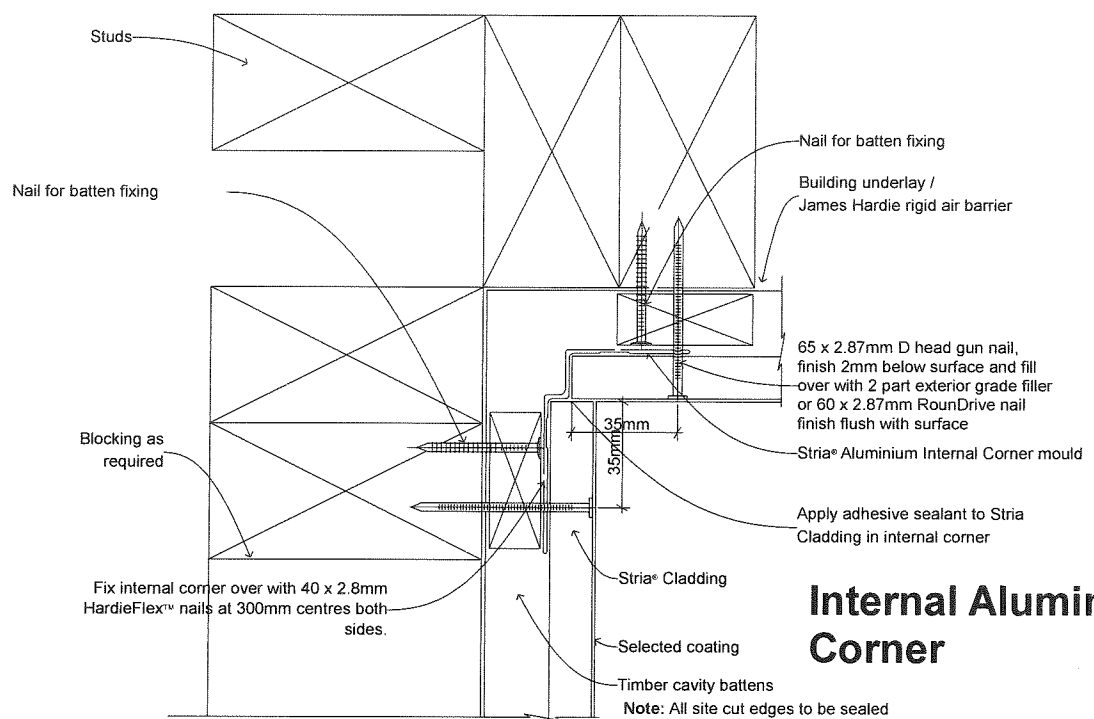


Figure 5: Soffit Detail



Parapet Flashing



Internal Aluminium Corner

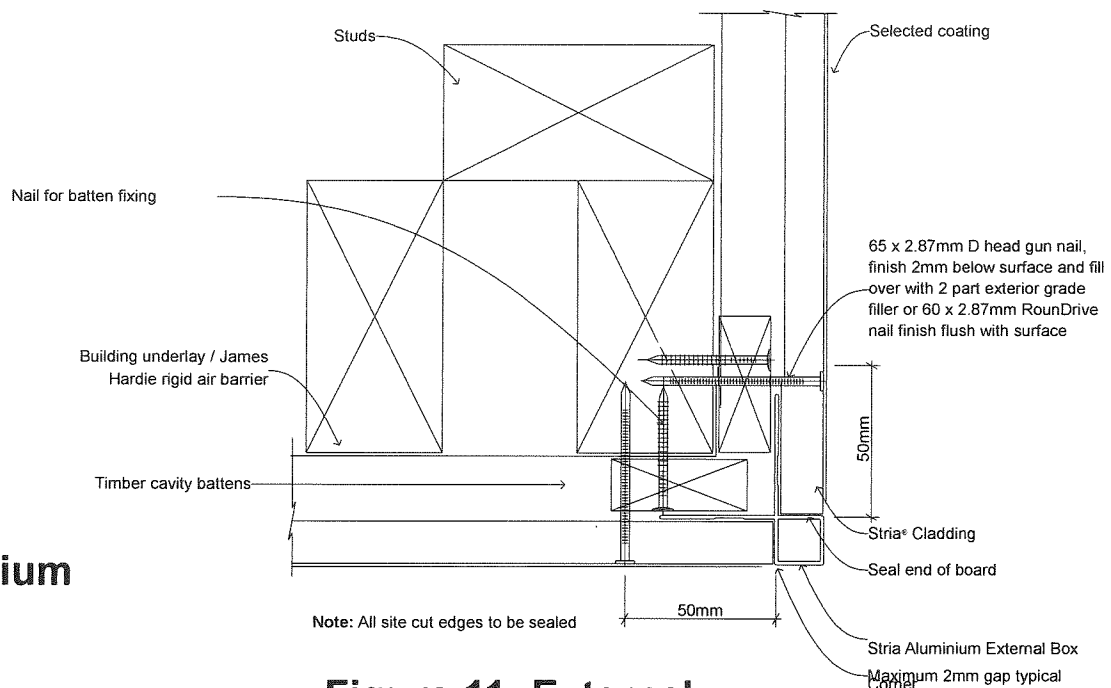
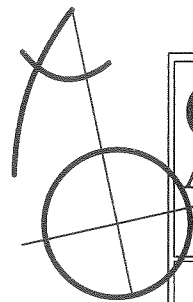


Figure 11: External Aluminium Box Corner



# Concepts Architectural Design

DESIGNING WITH STYLE

## NOTES:

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7. Size all drains to comply with the above. Lay all drains to required falls.
8. DP's & Gutters: Downpipes to be PVC 80mm dia

## CLIENT:

RE-CLAD FOR  
D & C. WARD

108A LAKE RD, HAMILTON

SHEET: CLADDING DETAILS

SCALE: N.T.S

DRAWN BY: V.P

## REVISIONS:

JOB NUMBER: 0765

DATE: AUG 2017

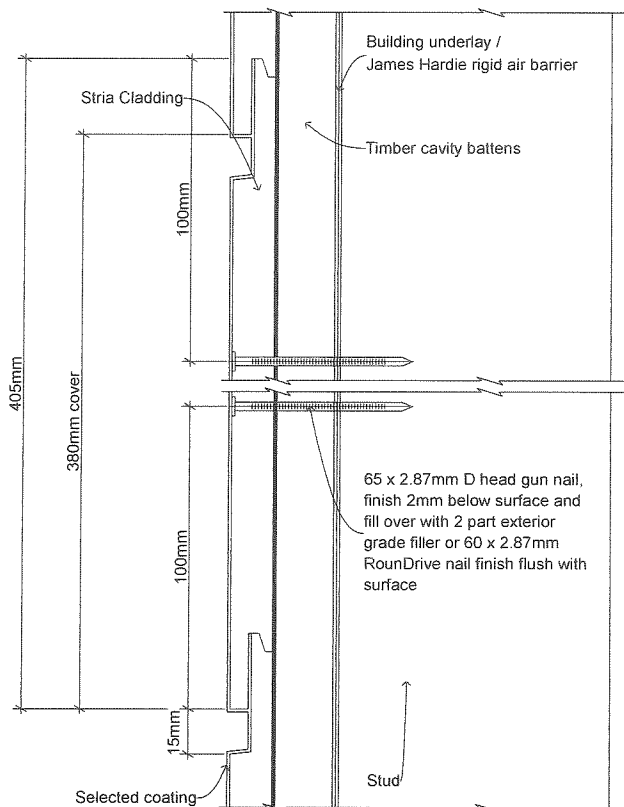
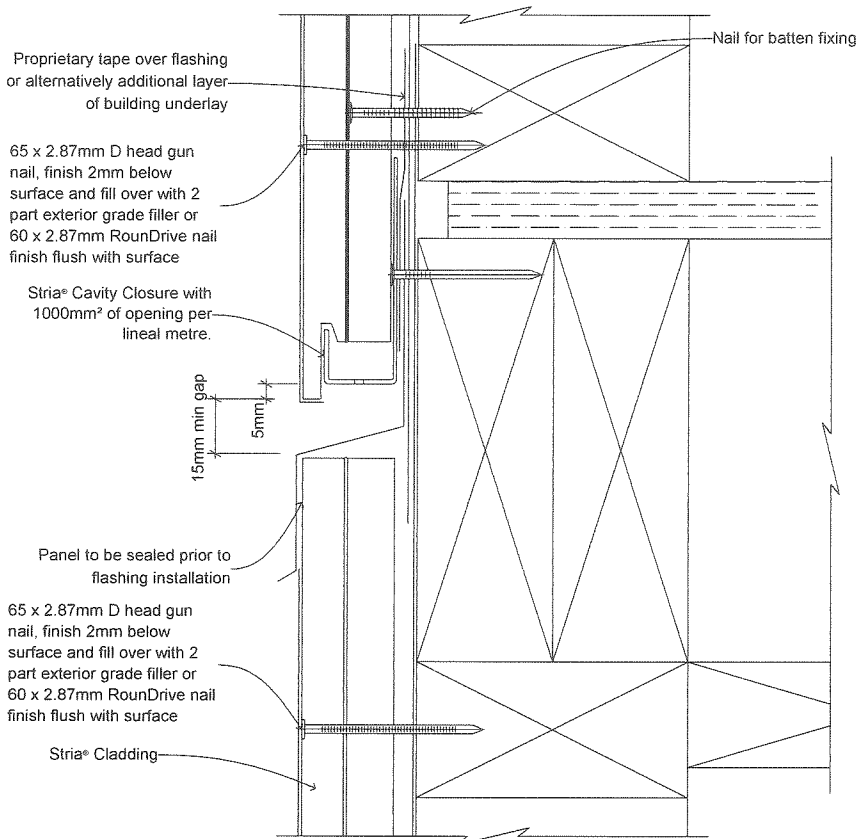


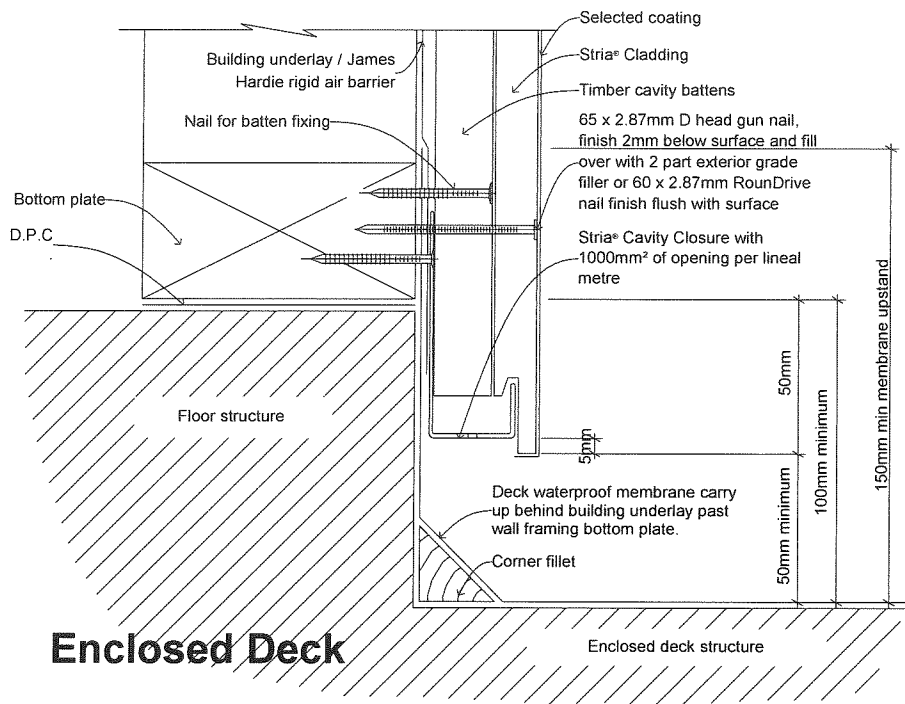
Figure 10: Fixing Detail



- STEP 1
- Check architects plans for the type of flashing to be used.
- STEP 2
- Check fixing centres and edge distances.
  - If top fixings are to be hidden by the Z flashing they will need to be fixed and sealed before the Z flashing is installed.
- STEP 3
- When 50 year durability is required refer Table 20 E2/AS1.
- STEP 4
- The flashing to be placed in the centre of the floor joists. Do not fix timber cavity battens or cladding into floor joists.

Note: This detail is required to limit cavities to a maximum of 2 stories or 7 metres. Refer to E2/AS1 clause 9.1.9.4

## Drained Flashing Joint at Floor Level



## Enclosed Deck

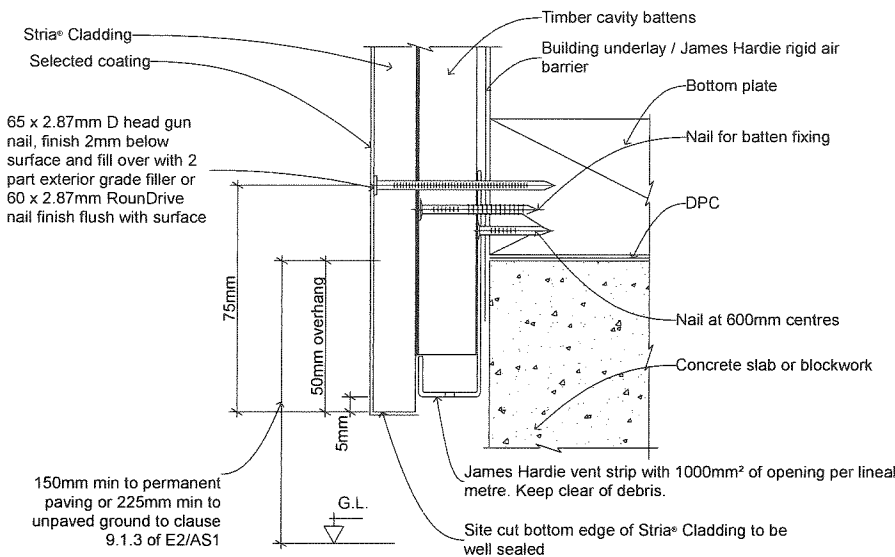
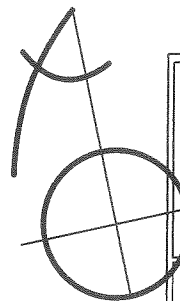


Figure 4: Foundation Detail Option 2



# Concepts Architectural Design

DESIGNING WITH STYLE

## NOTES:

1. Check and verify all dimensions on site prior to commencement of contract, and ensure to immediately notify the designer of any discrepancies or ambiguities in the contract documents.
2. All works and construction shall comply with all relevant standards including NZS 3604:2011 and the Building Code.
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6. Stormwater drainage shall comply with NZBC E1/AS1
7. Size all drains to comply with the above. Lay all drains to required falls.
8. DP's & Gutters: Downpipes to be PVC 80mm dia

CLIENT:

RE-CLAD FOR  
D & C. WARD

108A LAKE RD, HAMILTON

SHEET: CLADDING DETAILS

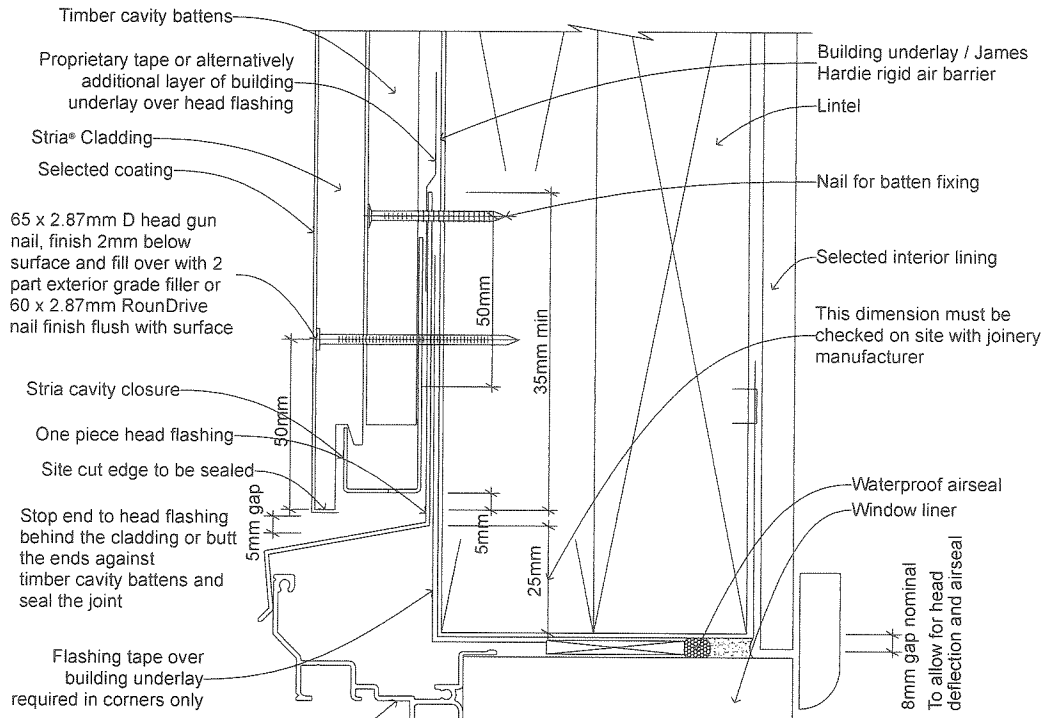
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DRAWN BY: V.P

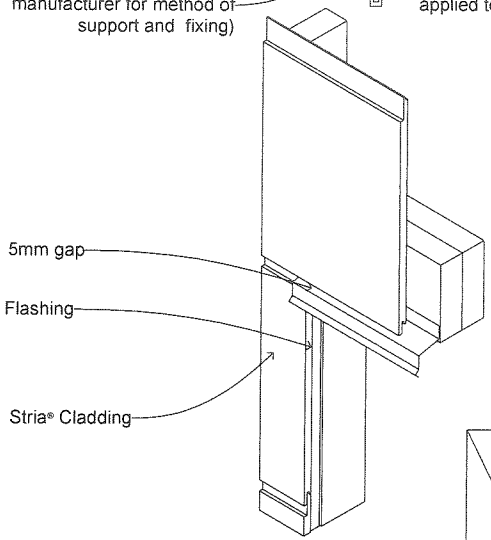
REVISIONS:

JOB NUMBER: 0765

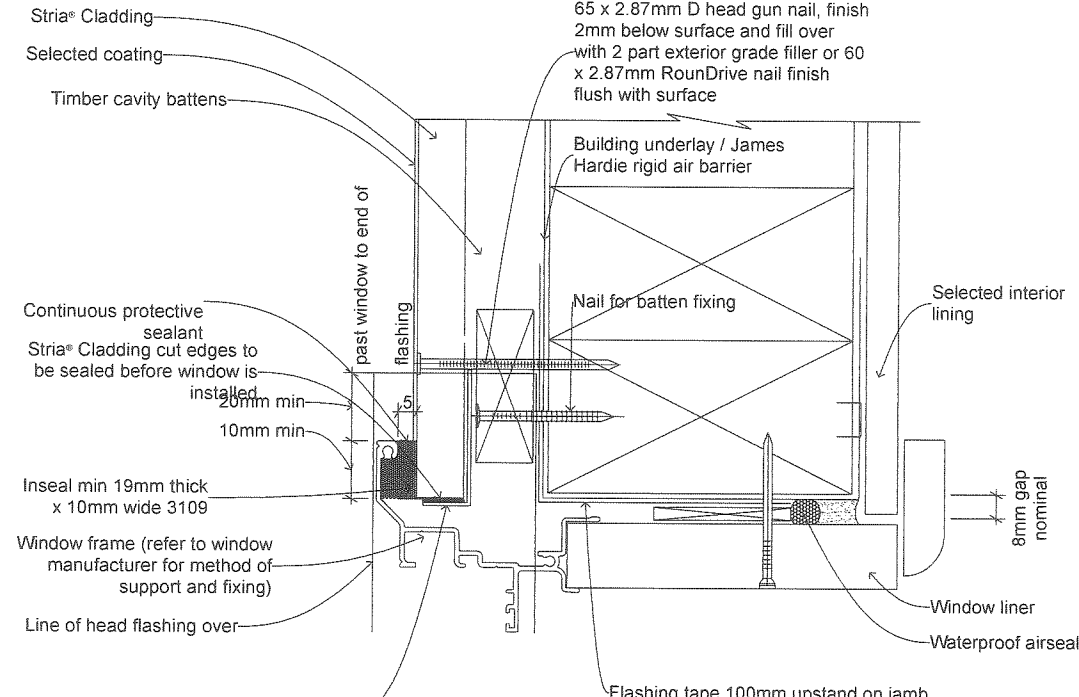
DATE: AUG 2017



## Window Head

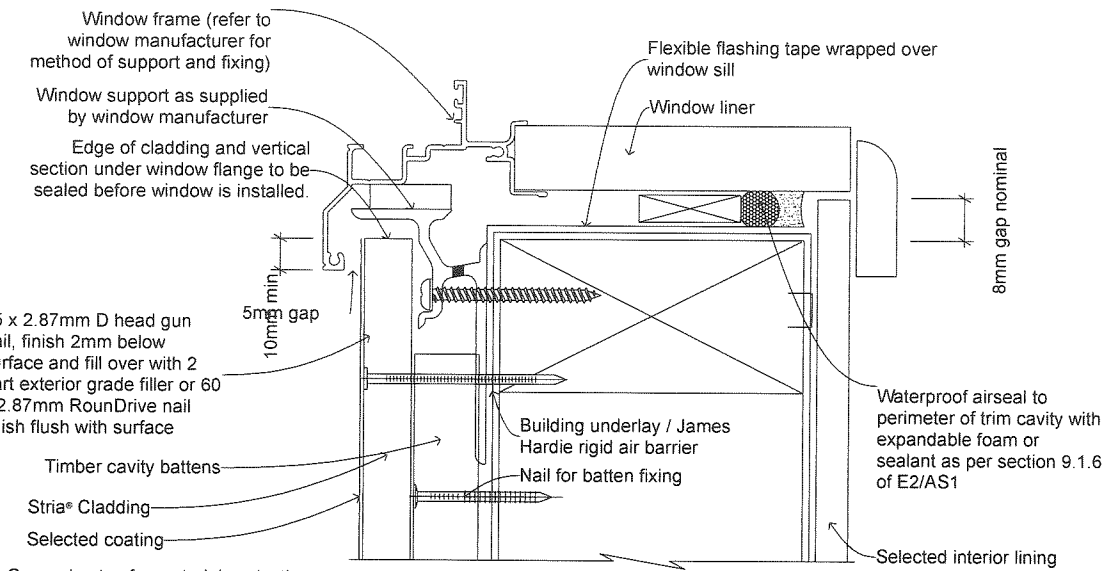


## Window Jamb



Note: When James Hardie rigid air barriers are used flashing tape to be applied to the entire window opening

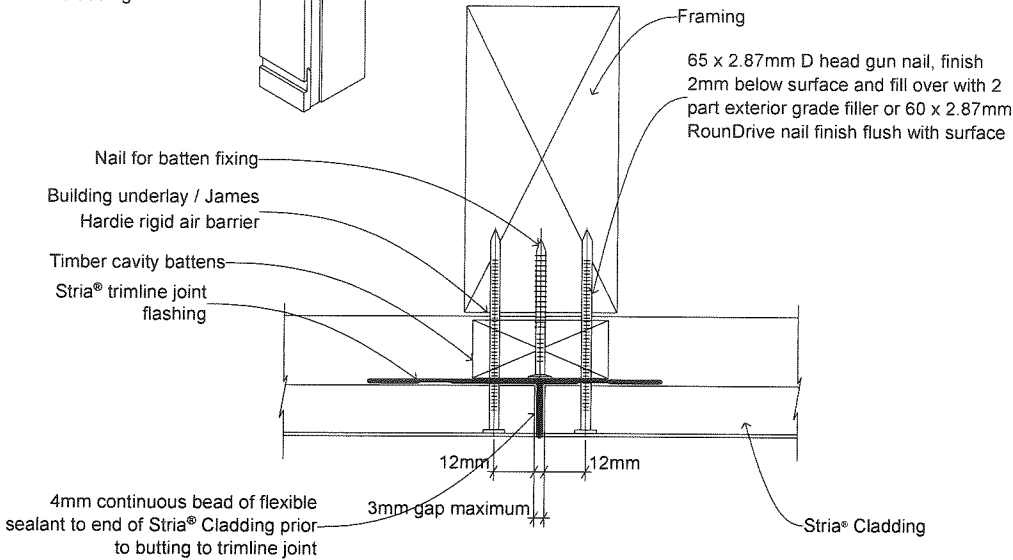
Note: When James Hardie rigid air barriers are used flashing tape to be applied to the entire window opening



## General notes for materials selection

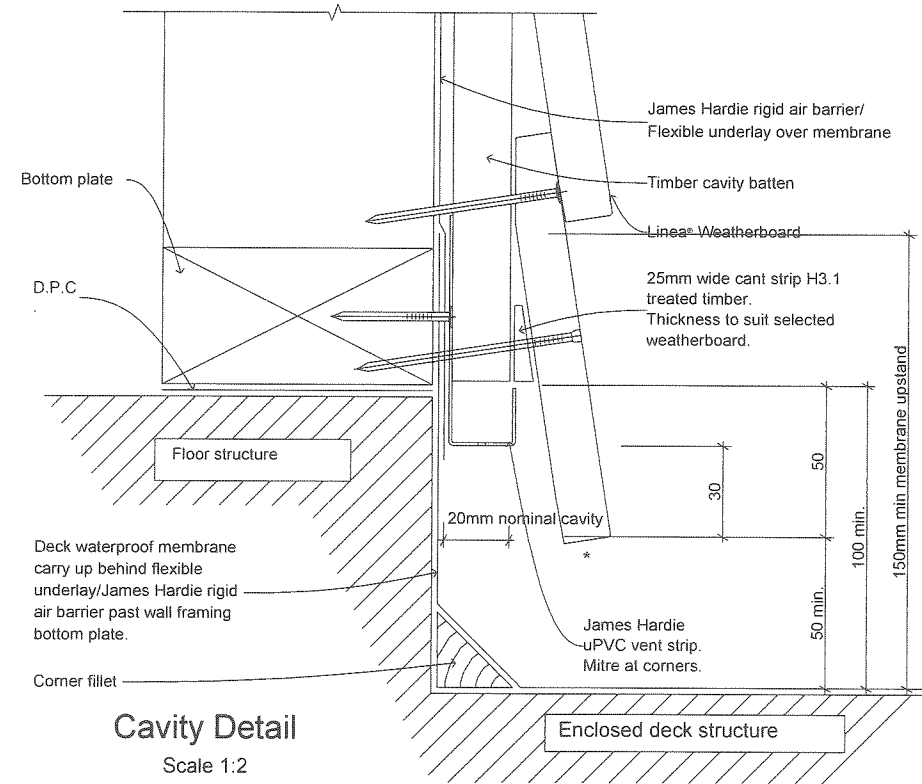
1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC E2/AS1.
2. Building underlay must comply with acceptable solution E2/AS1 and NZS 3604.
3. Flashing tape must have proven compatibility with the selected building underlay and other materials with which it comes into contact as per Table 21 of E2/AS1.
4. When James Hardie rigid air barriers are used flashing tape to be applied to the entire opening. Refer to the manufacturer or supplier for technical information for these materials.

## Window Sill



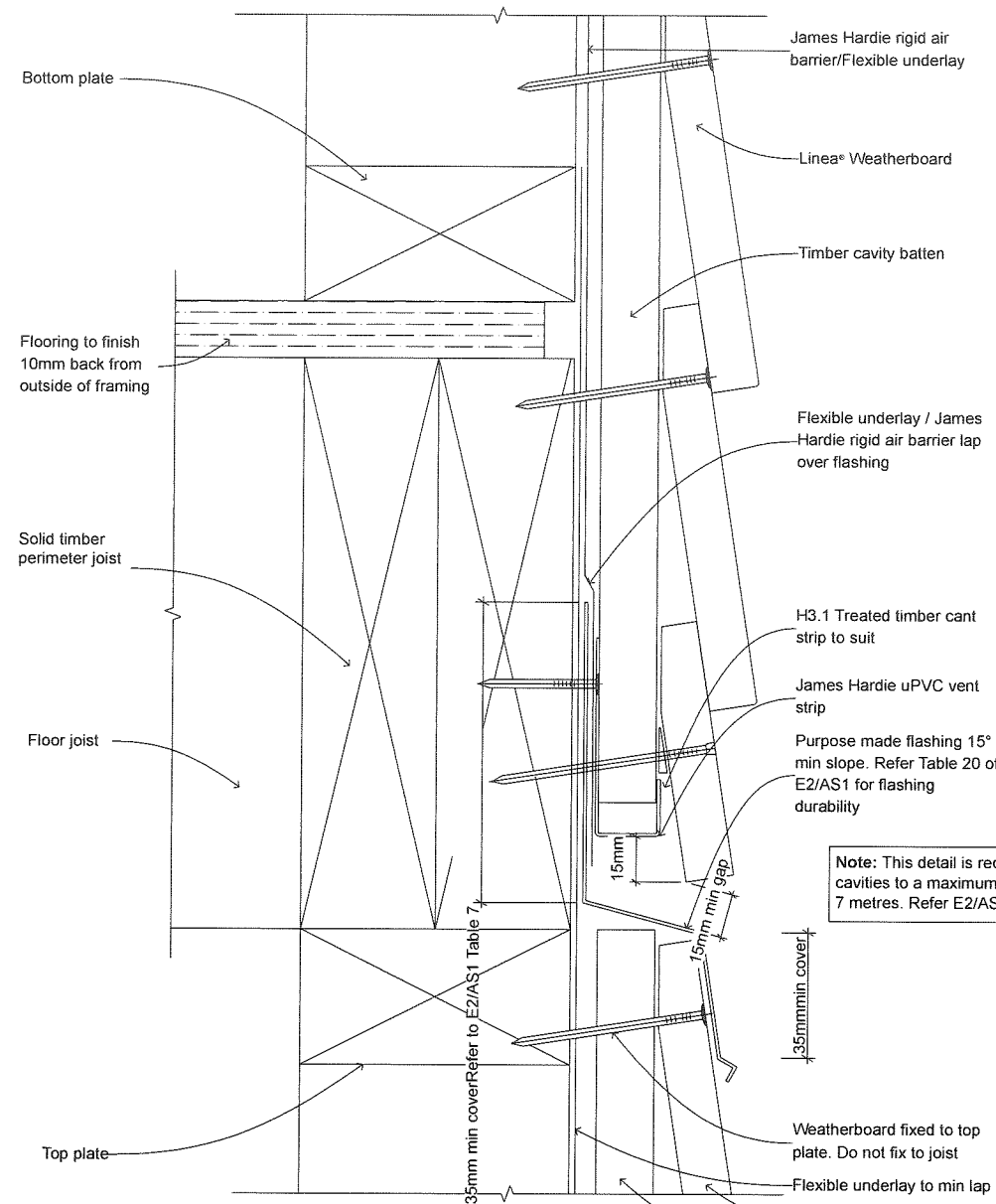
## Vertical Jointing Option

Note: All site cut edges to be sealed

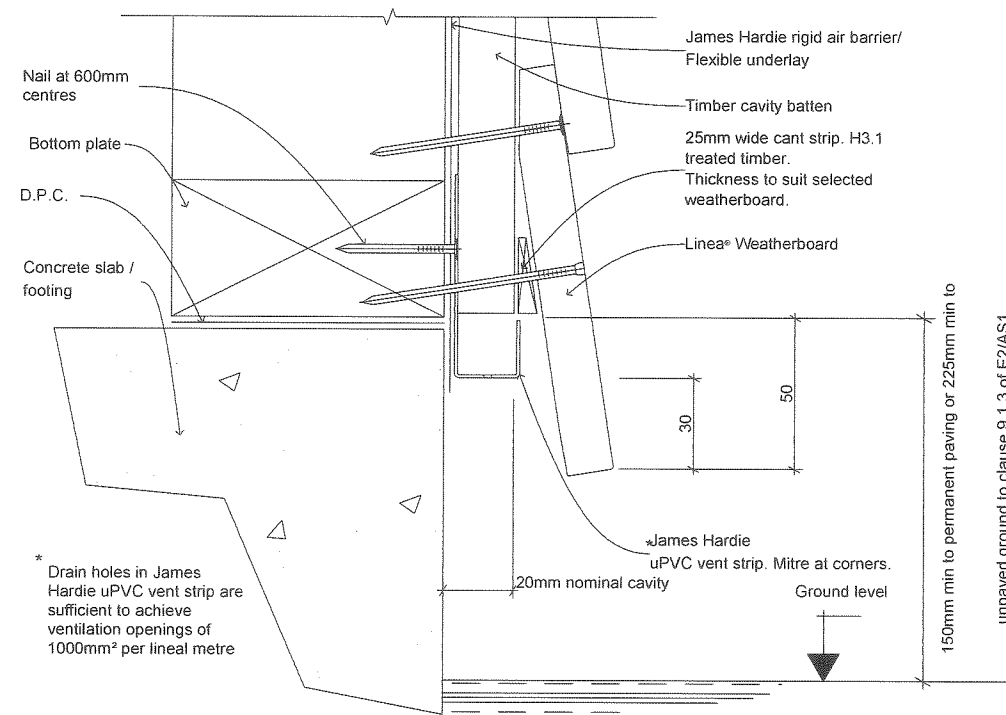


\* Drain holes in James Hardie uPVC vent strip are sufficient to achieve ventilation openings of 1000mm<sup>2</sup> per lineal metre

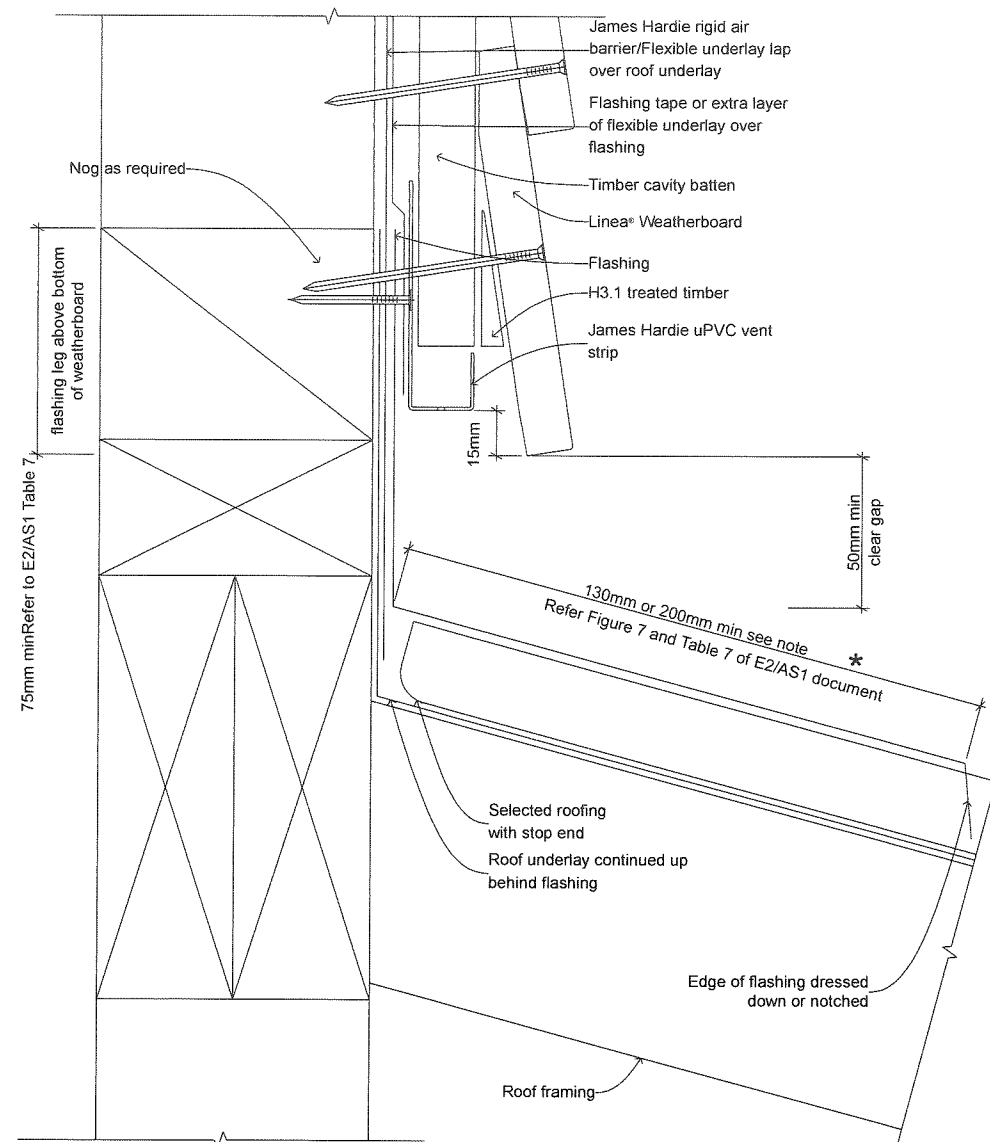
## DIRECT FIXED AND TIMBER CAVITY AT ENCLOSED DECK



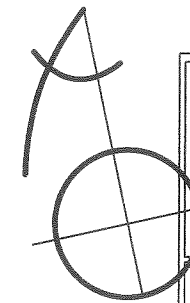
Note: This detail is required to limit cavities to a maximum of 2 stories or 7 metres. Refer E2/AS1 clause 9.1.9.4.



## TIMBER CAVITY FOUNDATION



\* When 50 year durability for flashing is required refer Table 20 of E2/AS1 of NZBC.



# Concepts Architectural Design

DESIGNING WITH STYLE

### NOTES:

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2. All works and construction shall comply with all relevant standards including NZS 3604:2011 and the Building Code.
3. Typical window and door head heights to be 2000mm unless otherwise indicated.
4. Glazing and windows shall comply with NZS 4211 and 4223
5. Foul water sanitary plumbing and drainage shall comply with NZBC G13/AS1 and AS2
6. Stormwater drainage shall comply with NZBC E1/AS1
7. Size all drains to comply with the above. Lay all drains to required falls.
8. DP's & Gutters: Downpipes to be PVC 80mm dia

### CLIENT:

**RE-CLAD FOR  
D & C. WARD**

108A LAKE RD, HAMILTON

SHEET: CLADDING DETAILS

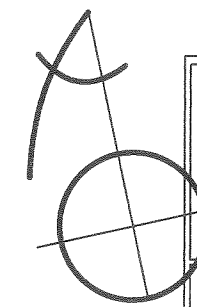
SCALE: N.T.S

DRAWN BY: V.P

### REVISIONS:

JOB NUMBER: 0765

DATE: AUG 2017



NOTES:

1. Check and verify all dimensions on site prior to commencement of contract, and ensure to immediately notify the designer of any discrepancies or ambiguities in the contract documents.
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7. Size all drains to comply with the above. Lay all drains to required falls.
8. DP's & Gutters: Downpipes to be PVC 80mm dia

CLIENT:

RE-CLAD FOR  
D & C. WARD

108A LAKE RD, HAMILTON

SHEET: CLADDING DETAILS

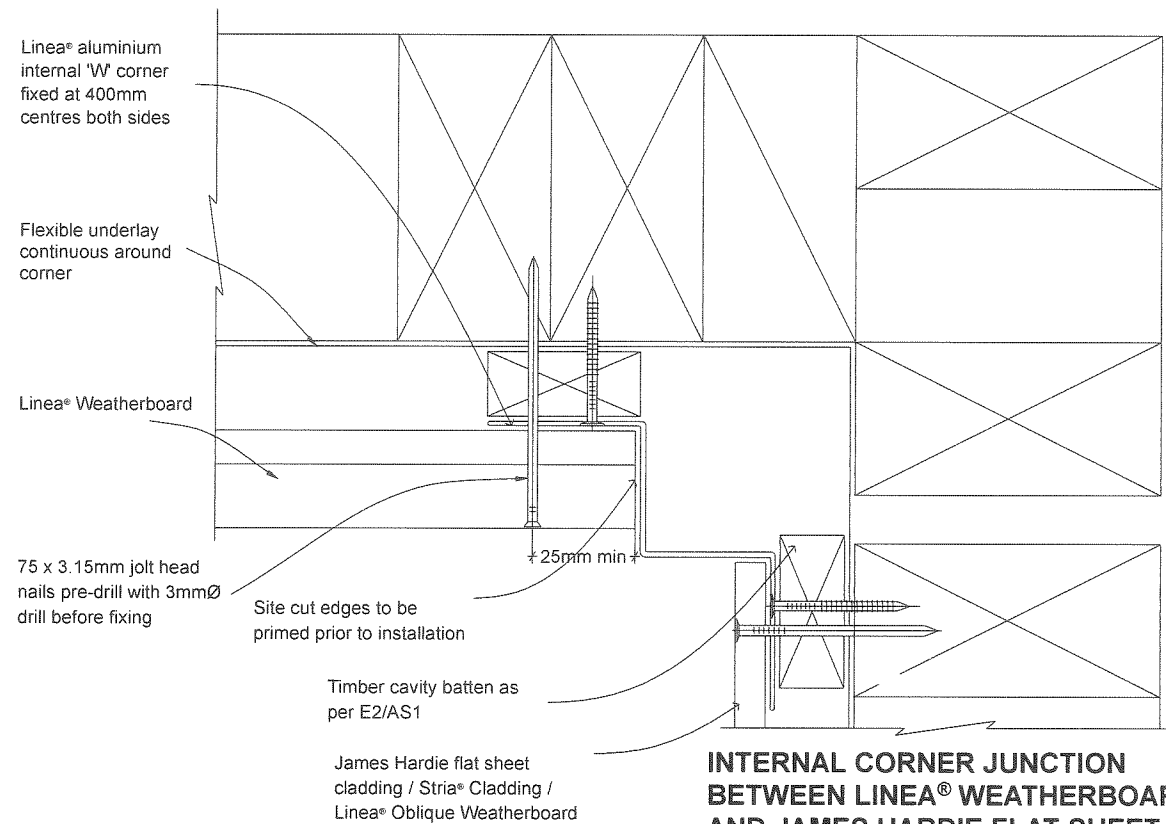
SCALE: N.T.S

DRAWN BY: V.P

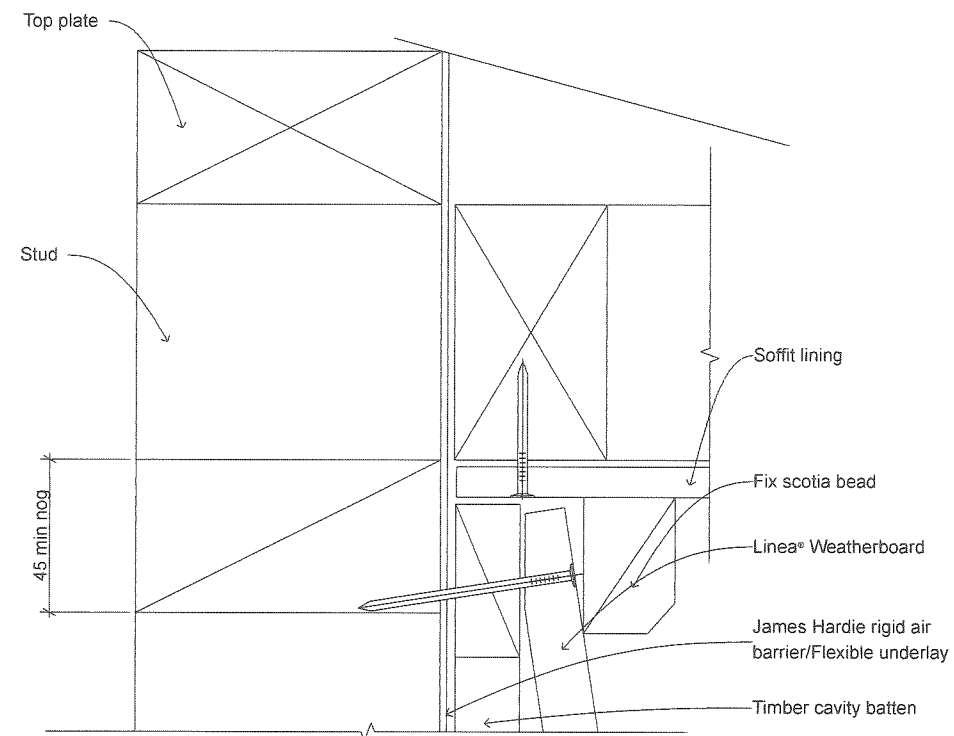
REVISIONS:

JOB NUMBER: 0765

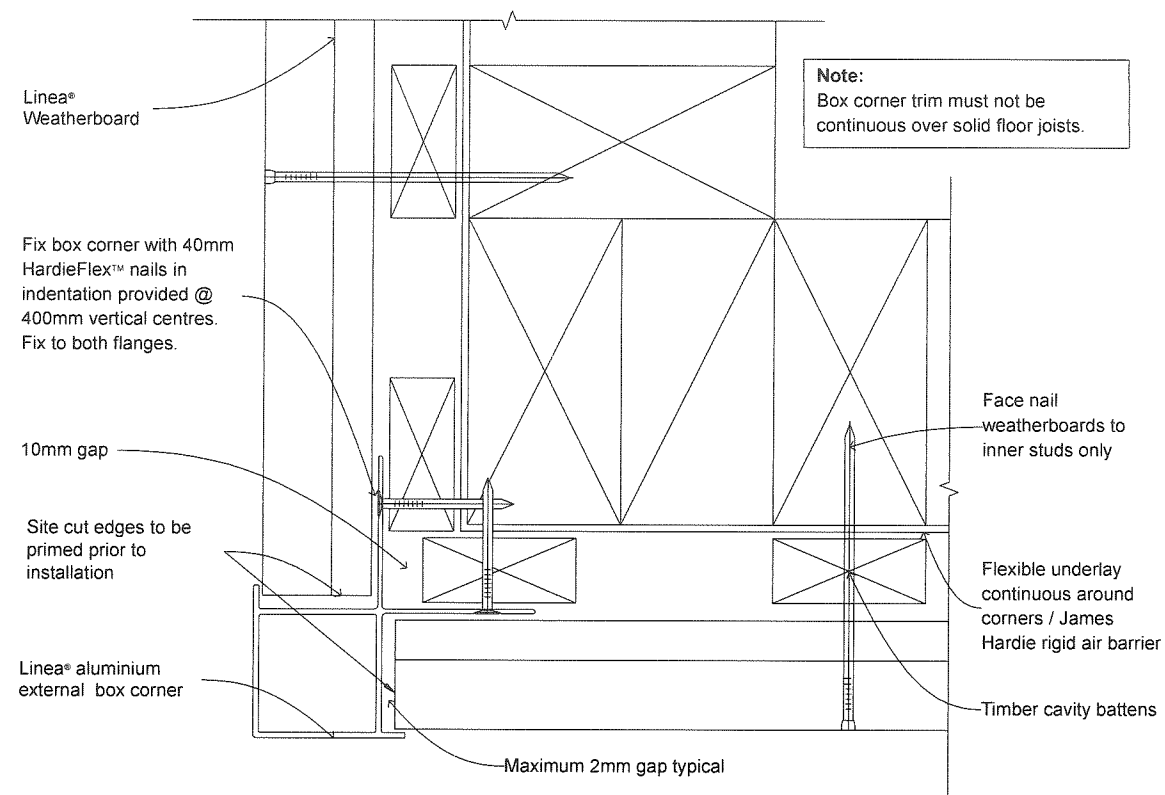
DATE: AUG 2017



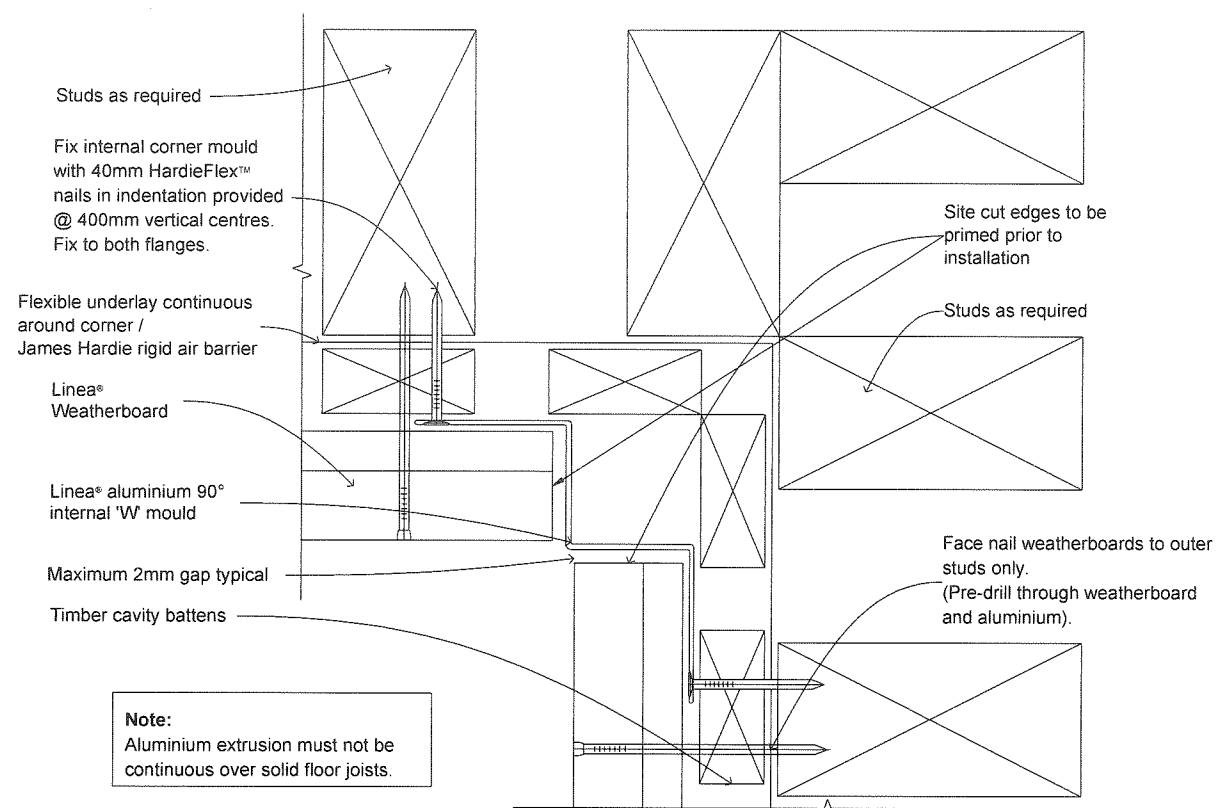
INTERNAL CORNER JUNCTION  
BETWEEN LINEA® WEATHERBOARD  
AND JAMES HARDIE FLAT SHEET  
CLADDING



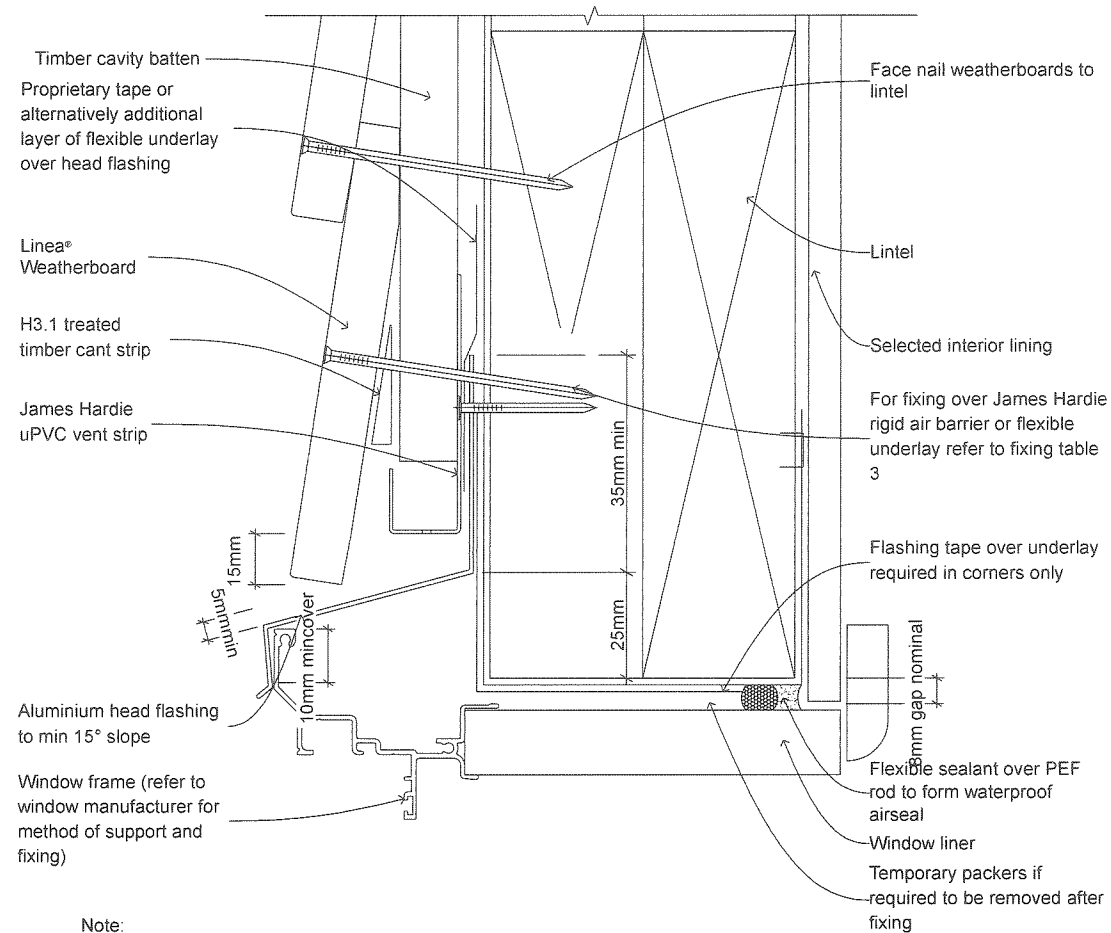
TIMBER CAVITY SOFFIT JUNCTION



TIMBER CAVITY ALUMINIUM BOX CORNER

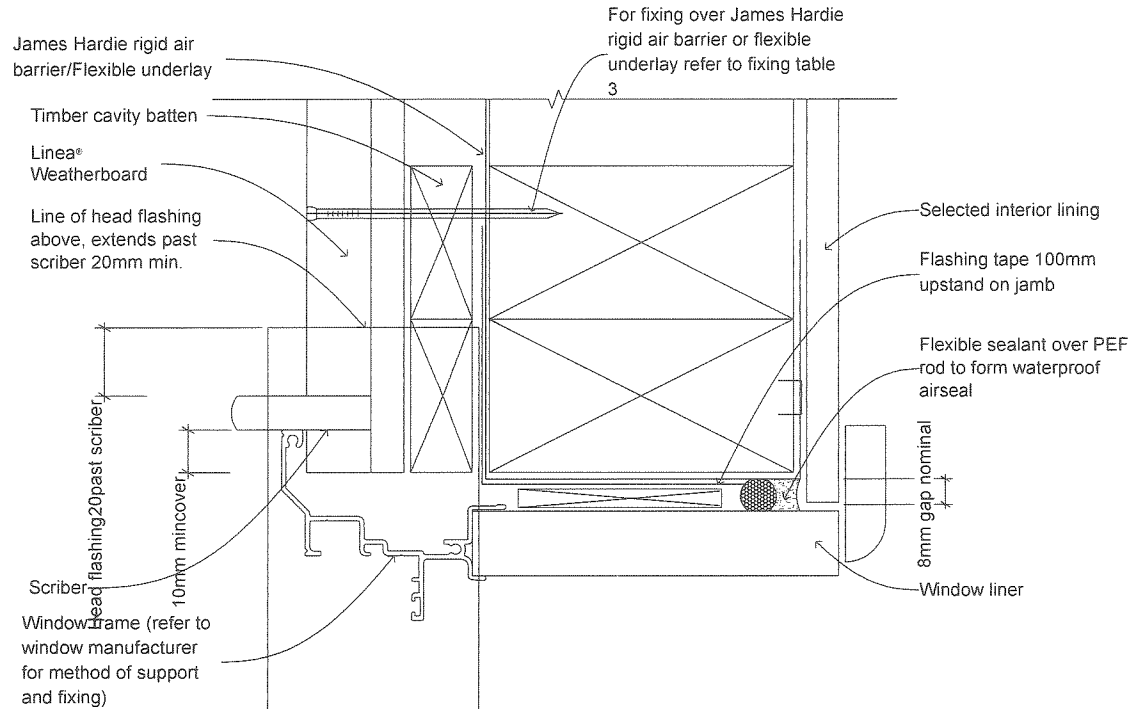


TIMBER CAVITY INTERNAL 90° ALUMINIUM 'W' MOULD CORNER



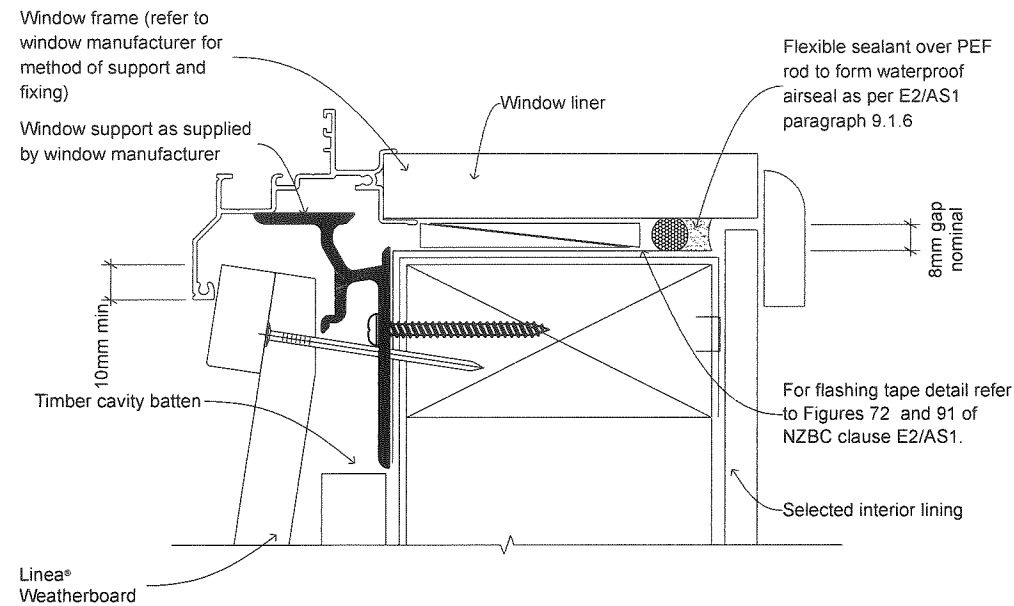
- Note:
- When James Hardie rigid air barrier is used flashing tape to be applied to the entire window opening.
  - Sealant must be installed between head flashing and flashing and trim in VH and EH wind zones and SED projects.
  - Alternatively, the head flashings can be formed with stop ends as per E2/AS1

## TIMBER CAVITY WINDOW AND DOOR HEAD WITHOUT FACINGS



- Note:
- When James Hardie rigid air barrier is used flashing tape to be applied to the entire window opening.

## TIMBER CAVITY WINDOW AND DOOR JAMB WITHOUT FACINGS



- General notes for materials selection
- Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.
  - Flexible underlay must comply with acceptable solution E2/AS1.
  - Flashing tape must have proven compatibility with the selected flexible underlay / James Hardies rigid air barrier and other materials with which it comes into contact.
  - Sill support bars must comply with EM6, E2/VM1 and B2/AS1
- Refer to the manufacturer or supplier for technical information for these materials.

## TIMBER CAVITY WINDOW AND DOOR SILL WITHOUT FACINGS

# Concepts Architectural Design

DESIGNING WITH STYLE

### NOTES:

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### CLIENT:

RE-CLAD FOR  
D & C. WARD

108A LAKE RD, HAMILTON

SHEET: CLADDING DETAILS

SCALE: N.T.S

DRAWN BY: V.P

### REVISIONS:

JOB NUMBER: 0765

DATE: AUG 2017

**Table 14:** Steel trapezoidal profiled roofing – 0.4 mm BMT and profile height 27 mm minimum(1), and minimum 5-rib profiles  
Maximum spans and fixing patterns. Refer to Paragraph 8.4.6

Purlin spacings (metres)		Wind zones		
End span	Intermediate span	Low and Medium	High and Very High	Extra High
0.4	0.6	T2	T2	T1
0.6	0.9	T2	T1	T1
0.8	1.2	T2	T1	T1
1.2	1.8	SED	SED	SED

**NOTE:** T1 fixing pattern is – Fix every crest...

T2 fixing pattern is – Hit 1, miss 1...

SED Specific Engineering Design

(1) For profile heights and pan widths outside this range, refer to supplier's literature for fixing patterns and spans



# Concepts Architectural Design

DESIGNING WITH STYLE

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CLIENT:

**RE-CLAD FOR  
D & C. WARD**

108A LAKE RD, HAMILTON

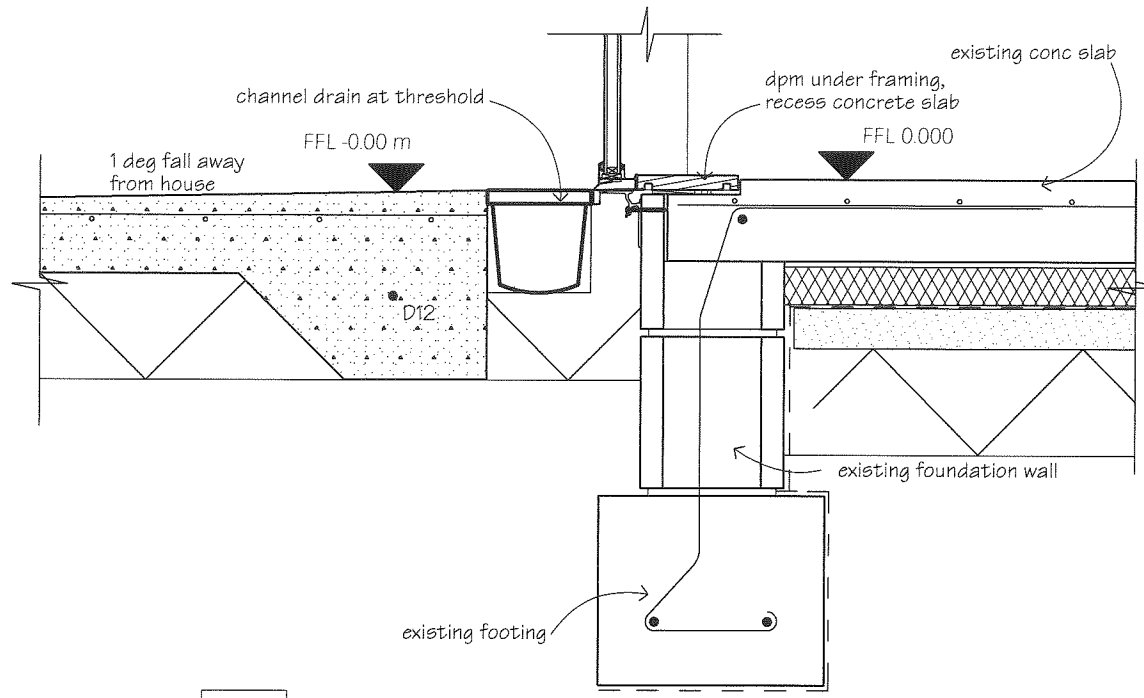
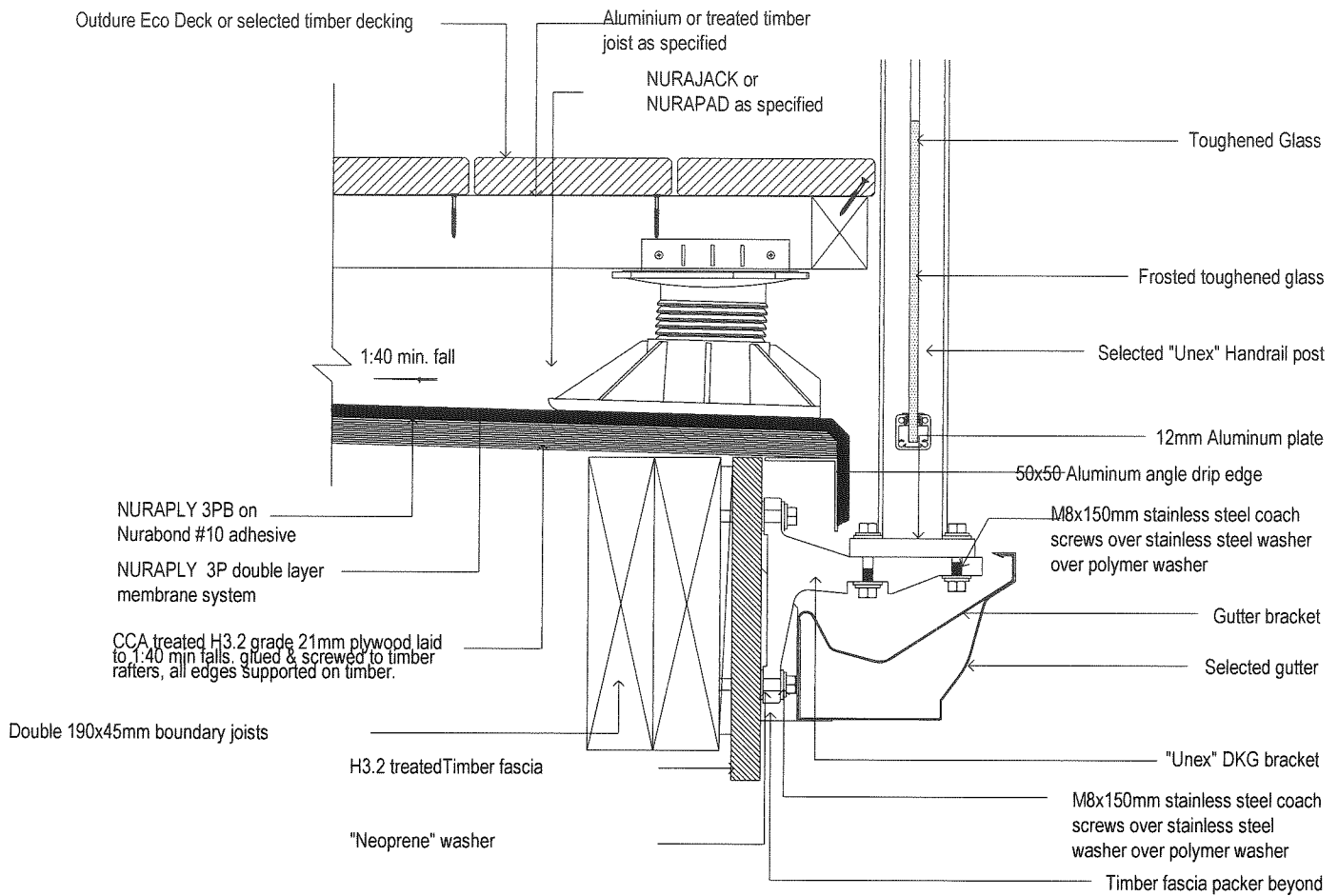
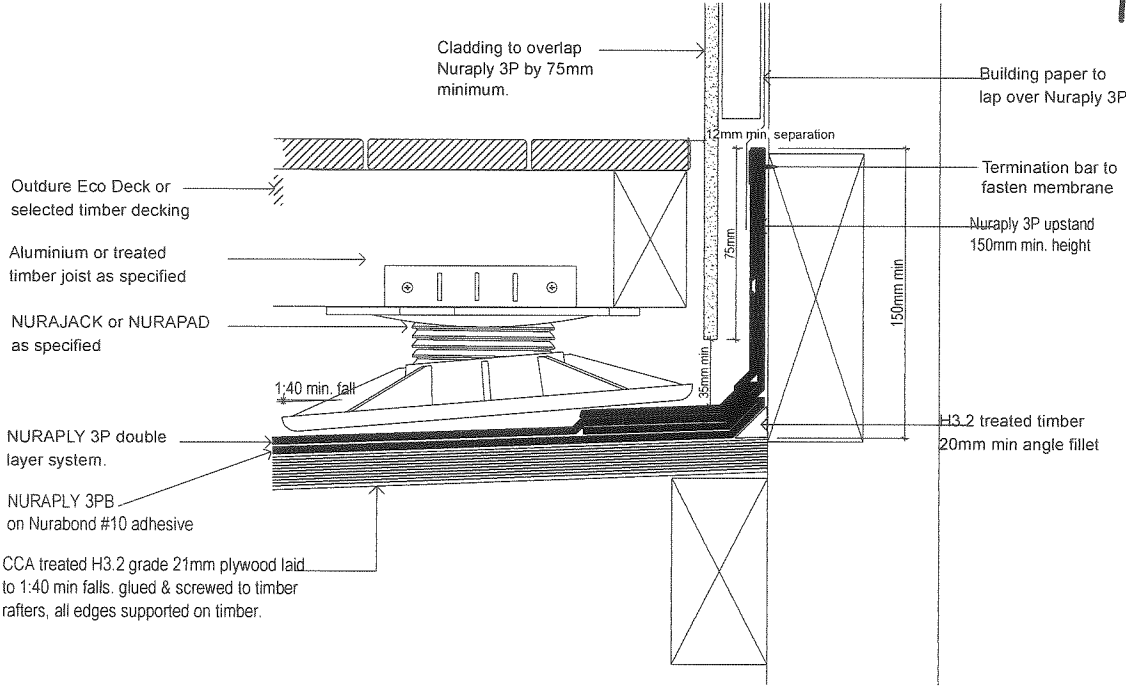
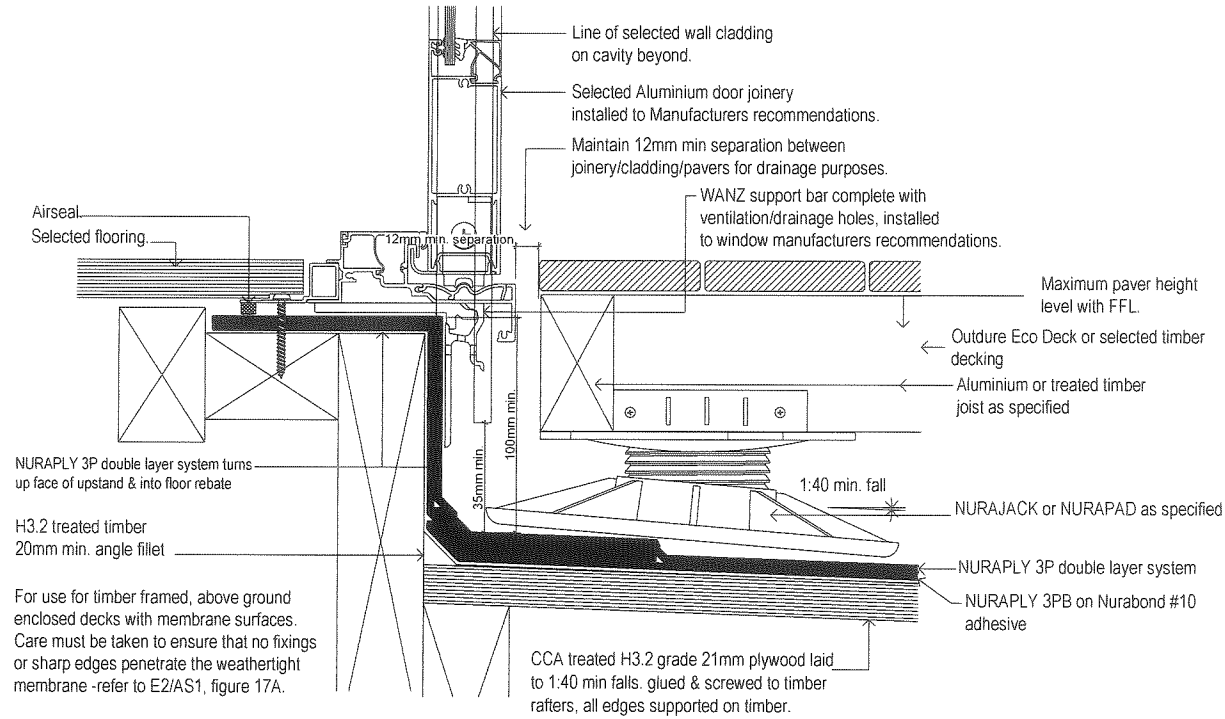
SHEET: **DECK DETAILS**

SCALE: **N.T.S**

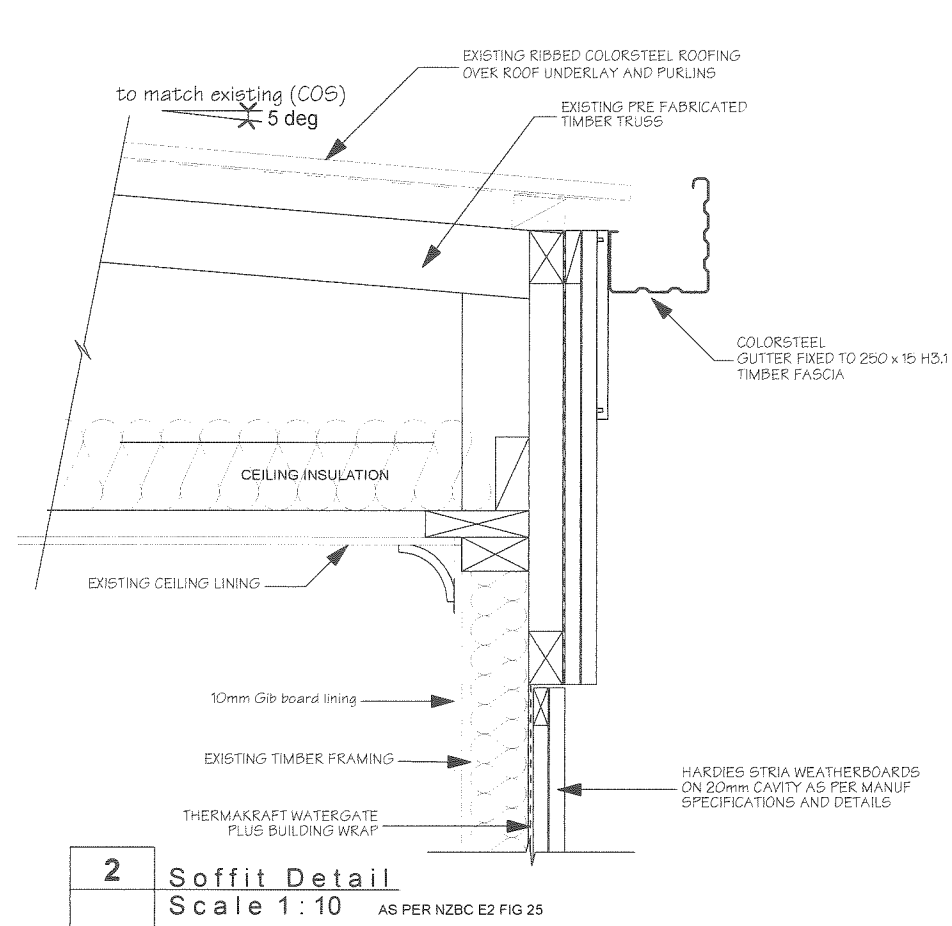
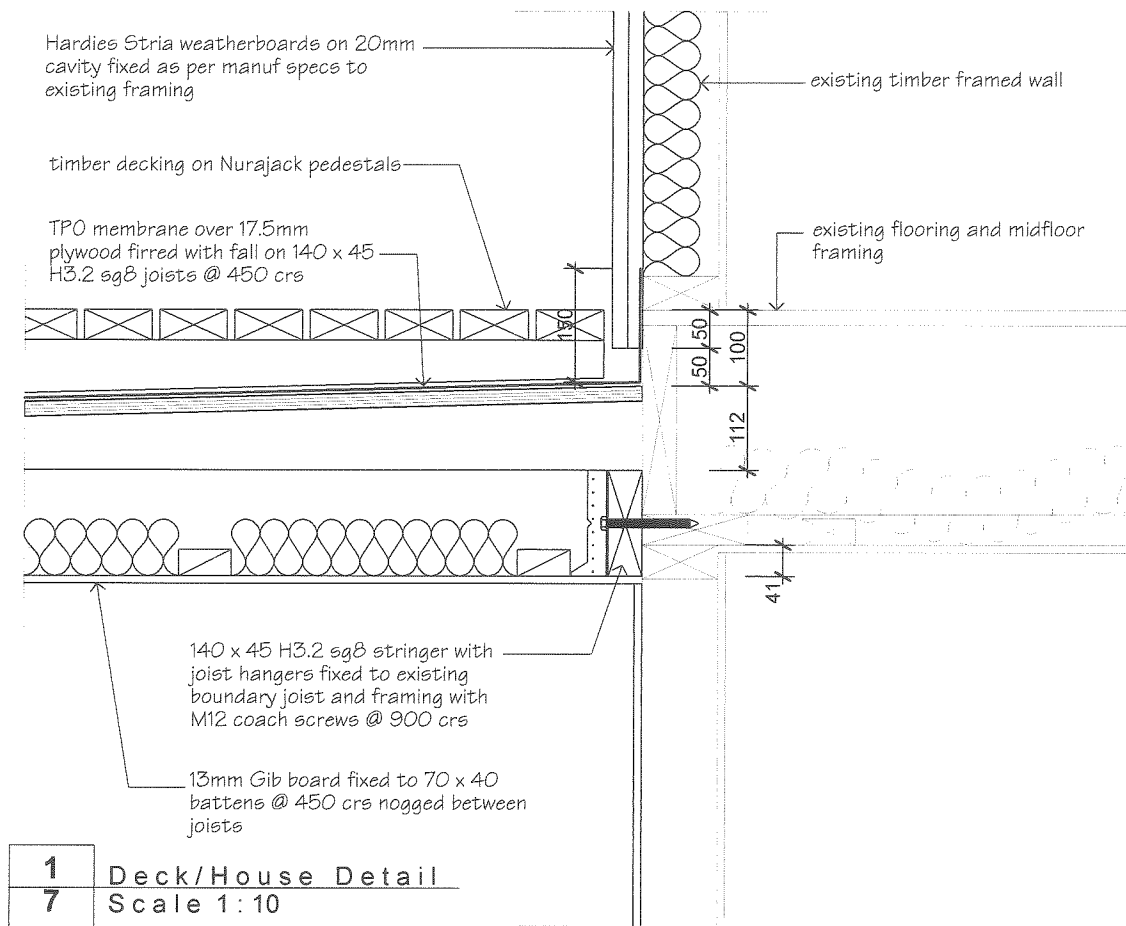
DRAWN BY: **V.P**

REVISIONS:

JOB NUMBER:	<b>0765</b>
DATE:	<b>AUG 2017</b>



Terrace/House Detail  
Scale 1:10

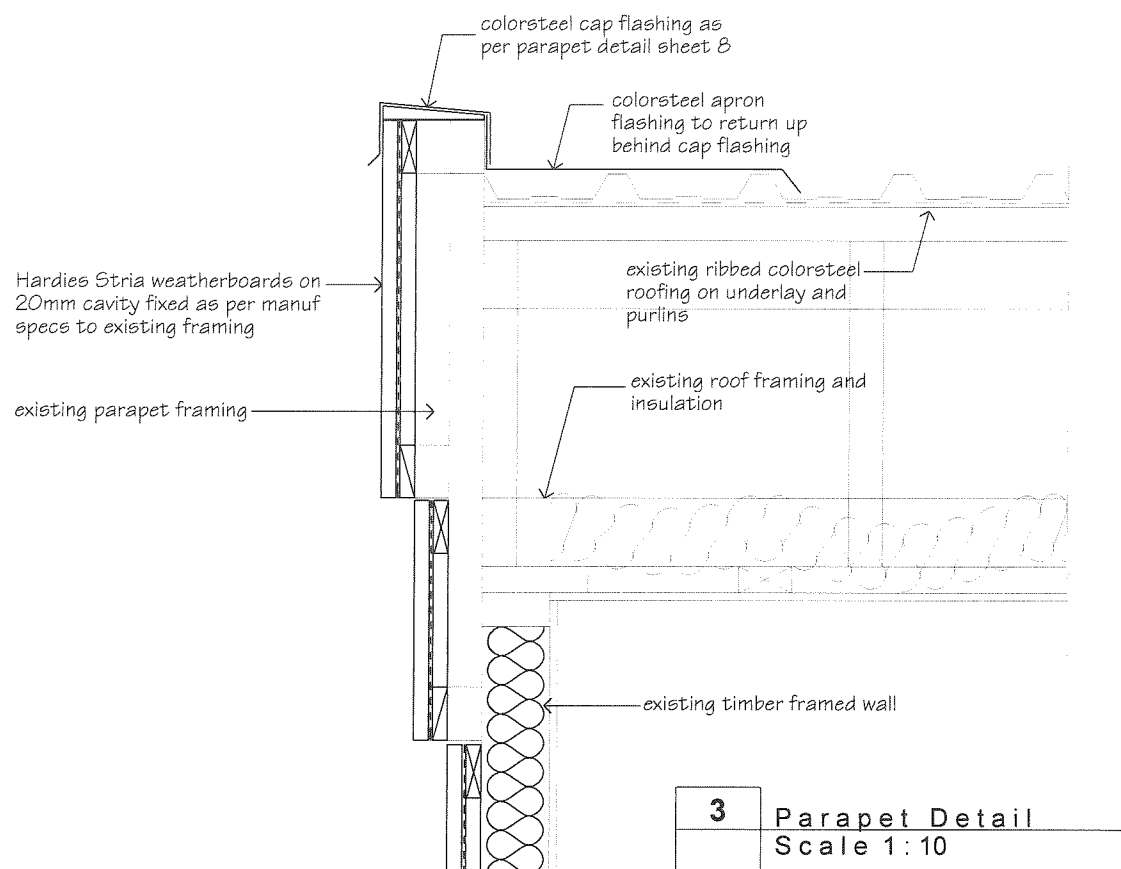
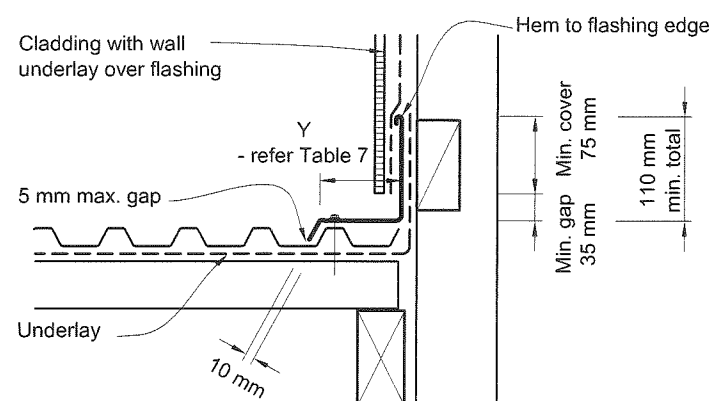
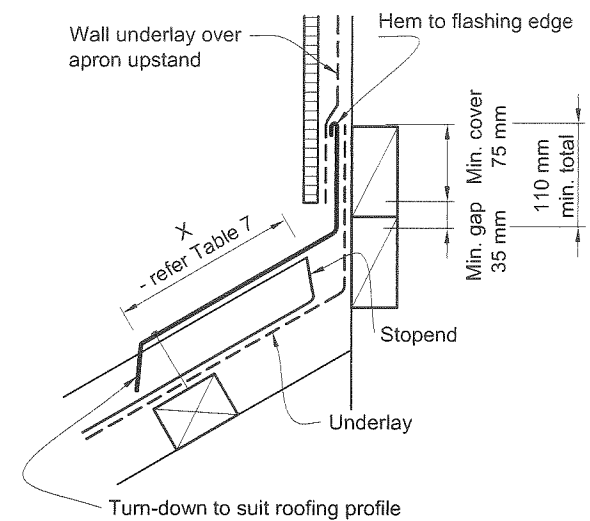
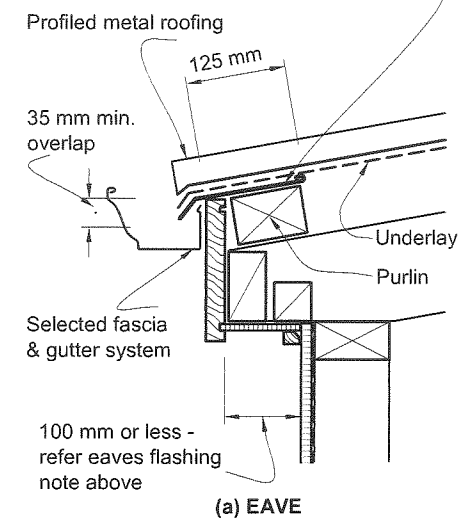


NOTE: X = variable according to wind zone – refer Table 7.

**Figure 45: Eaves and roof/wall ridge for profiled metal**  
Paragraphs 4.5, 8.4.11, 8.4.12, Table 7

Eave flashing required where all of the following conditions are met:

- Roof slope less than or equal to 10°, and
- soffit width less than or equal to 100 mm, and
- wind zones are Very High or Extra High



# Concepts Architectural Design

DESIGNING WITH STYLE

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CLIENT:

**RE-CLAD FOR  
D & C. WARD**

108A LAKE RD, HAMILTON

SHEET: **DETAILS**

SCALE: **1:10**

DRAWN BY: **V.P**

REVISIONS:

JOB NUMBER: **0765**

DATE: **AUG 2017**

PAGE



# Concepts Architectural Design

DESIGNING WITH STYLE

## NOTES:

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CLIENT:

RE-CLAD FOR  
D & C. WARD

108A LAKE RD, HAMILTON

SHEET: WINDOW SCHEDULE

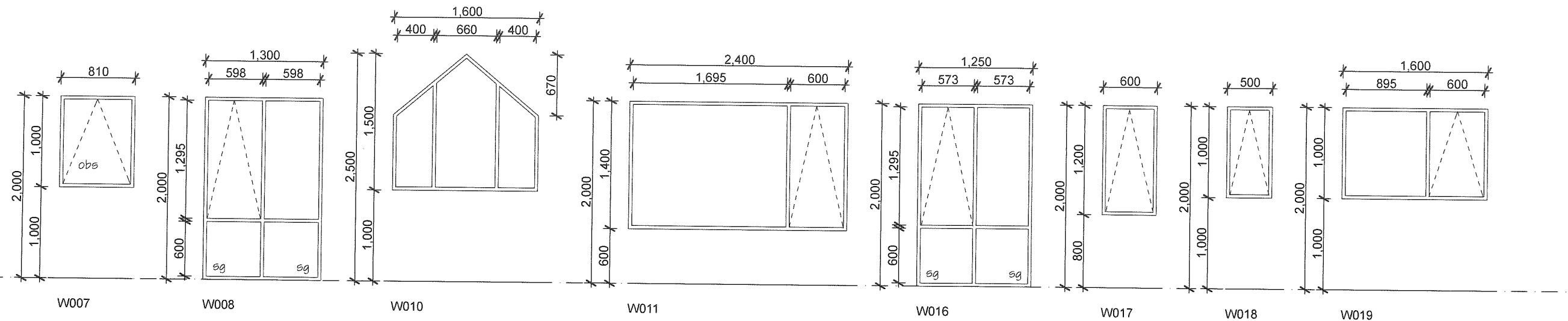
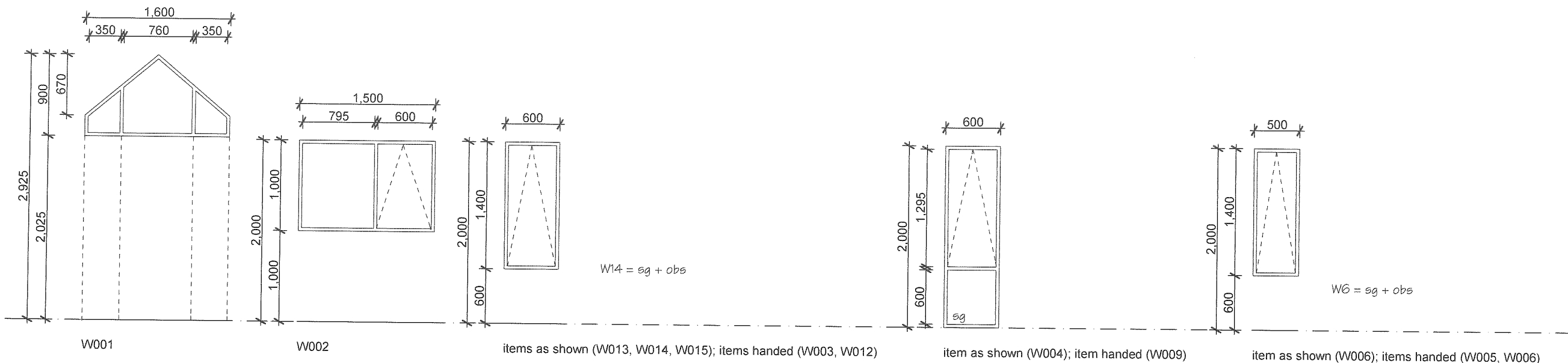
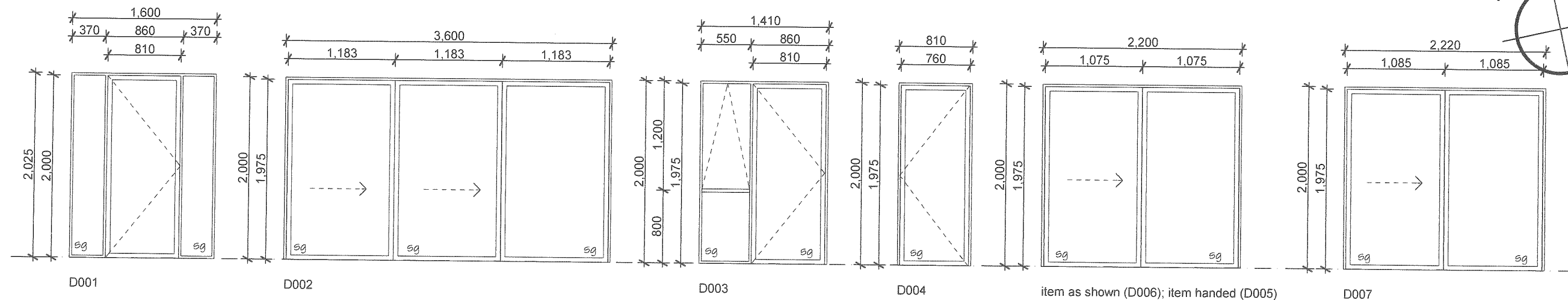
SCALE: 1:50

DRAWN BY: V.P.

REVISIONS:

JOB NUMBER: 0765

DATE: AUG 2017



## Window Schedule Notes:

Check measure all openings on-site prior to fabrication.  
All aluminium joinery to be double glazed except for garage.  
Aluminium joinery to be powdercoated standard colour unless noted otherwise.  
Obscured glazes indicated on schedule by - obs.  
Safety glass indicated on schedule by - sg.  
Angle = Steel angle for veneer support  
Lintels have been sized in accordance with NZS 3604:2011 table 8.9 for SGB timber.  
Steel angles for veneer support have been sized in accordance with Table 18E, NZBC E2/AS1

Fixing of lintels to comply with NZS 3604:2011 figure 8.12 and clause 8.6.1.8 of 7.5kN capacity for as per Mitek Lumberlok specifications in addendum to specs.  
Precut to check point loads in conjunction with roof framing layout, and upsize lintels accordingly.  
All glazing to comply with NZS 4223: Code of Practice for Glazing in Buildings, Table 3. D1- Human Impact Safety Requirements for Typical Examples of Fully Framed Glazed Doors and Sliding Panels.  
WANZ support bar to all aluminium joinery.  
All lintel fixing type F for details refer to Mitek System.

Lintel fixings for spans under 3.4m - 25 x 1mm strap with 6/30 x 2.5mm nails into both lintel and stud, or a 7.5kN (tension) connection (lintel to studs)