

**POOL HOUSE**  
**AT**  
**107 HINEMOA STREET,**  
**BIRKENHEAD 0626**

**GIBSON**  
ARCHITECTS LTD

P:(09)419 6640 M:(027)475 3863  
www.gibsonarchitects.co.nz



DEVELOPMENT CONTROLS  
SITE MANAGEMENT PLAN  
SERVICES PLAN  
EXISTING  
PROPOSED  
SLAB PLAN  
PROPOSED  
WEATHERBOARD DIRECT FIX / ALUMINIUM

sheet title


AERIAL PHOTOGRAPH / INDEX







LEVELS PROVIDED BY:



REGISTERED PROFESSIONAL SURVEYORS,  
LAND DEVELOPMENT PLANNING  
& ENGINEERING

184 Hibiscus Coast Highway  
Orewa  
PO Box 84  
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Hibiscus Coast 0945

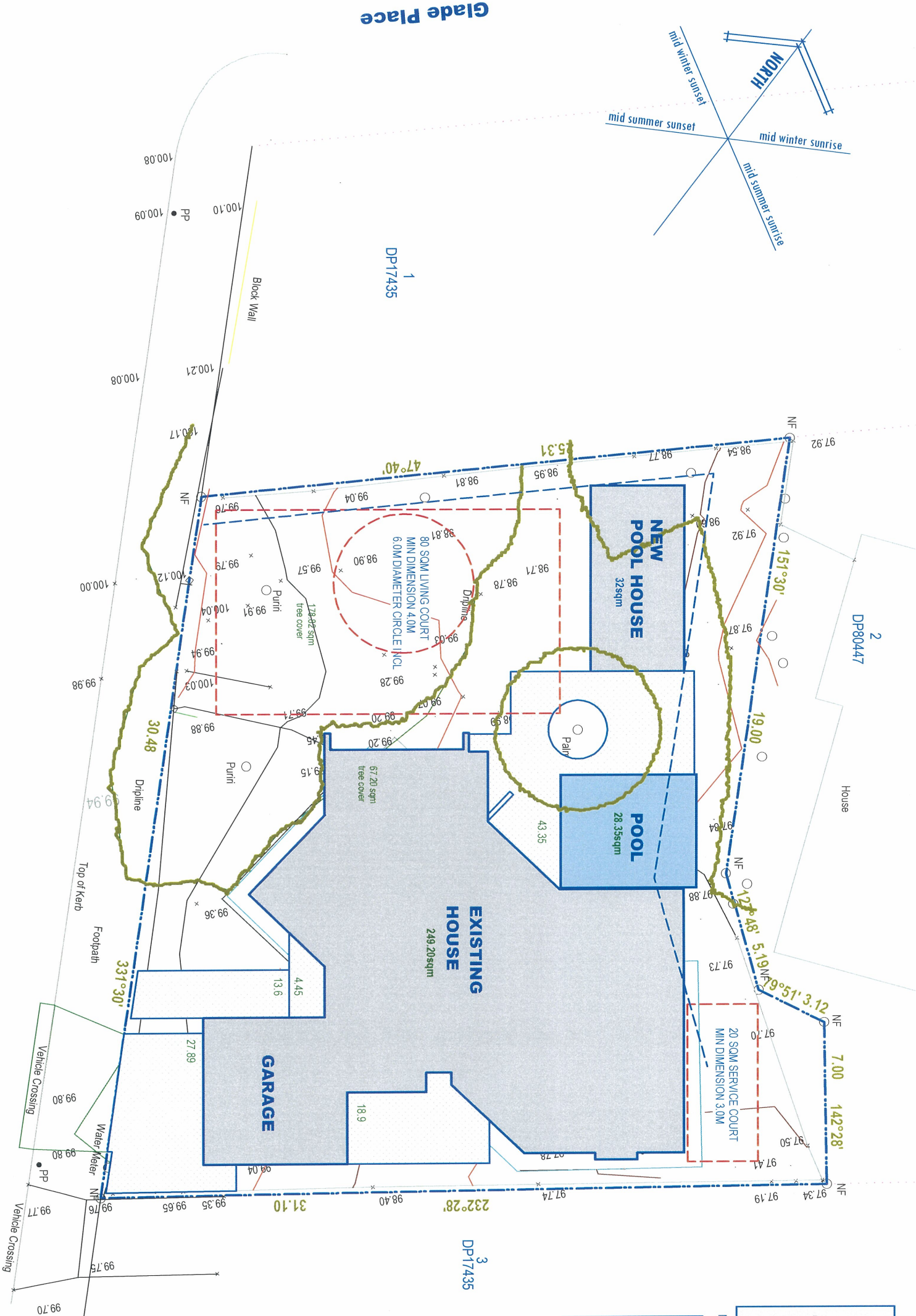
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Note: Levels in terms of an LINZ Datum

COVERAGE NOTES:

BUILDING COVERAGE	281.4 sq.m or	34.1 %	35 %MAX
IMPERMEABLE	136.7 sq.m or	16.6 %	25 %MAX
PERMEABLE	407.2 sq.m or	49.3 %	40 %MIN
NET SITE AREA	825.3 sq.m or	100 %	

IMPERVIOUS AREA CALC - RESIDENTIAL						
	SMA 1	50%	SMF	80%	SITE AREA	
	SMA 2	60%	SMF	70%	SITE SMA 2	
	SMA 3	60%	SMF	60%		
	SMA 4	70%	SMF	100%		
	SMA 5	70%	SMF	0%		
			EXISTING	NEW		TOTAL
ROOF-DWELLING			249.20	0.00		249.20
SWIMMING POOL			28.3	0.00	28.3	
POOL PAVILION			0.00	32.0	32.0	
WOODEN DECKS			13.60	0.00	13.60	
PAVING			43.35	0.00	43.35	
DRIVEWAY / PARKING AREAS			46.79	0.00	46.89	
TOTAL IMPERVIOUS AREA			381.24SQM	32.0SQM	413.24SQM	
ACTUAL % OF 825.3 SITE			46.25%	+3.75%	50%	
SMA ALLOWANCE 60%					<10%	



DEVELOPMENT CONTROL NOTES:

- AUCKLAND COUNCIL

ZONE 3C

RESIDENTIAL ACTIVITY / BUILT HERITAGE

EXTERNAL ALTERATIONS

DENSITY 1 UNIT/ 600 sqm

HEIGHT 8.0M ROLLING / MGL

HIRTB EW 2.5M+45deg

N 2.5M+45deg

S 2.5M+45deg

35%-SEE CALCULATION

40% MIN

25%

PERMEABLE

IMPERMEABLE

FRONT YARD 3.0M OR LINE OF SITE

SIDE YARD 1.2M

REAR YARD 3.0M

LIVING COURT 80 SQ METRES 4M MIN DIMENSION INCL 6.0M CIRCLE

SERVICE COURT 20 SQ M 3M MIN

EARTHWORKS NONE - <300SQM OK

PARKING EXISTING 2 VEHICLES

WIND ZONE V/ HIGH

SEA SPRAY ZONE YES

SMA 2 = 60%

FENCING EXISTING 1200H MAX FRONT & SIDES TO FACADE OF BUILDING

Hinemoa Street

Rugby Road





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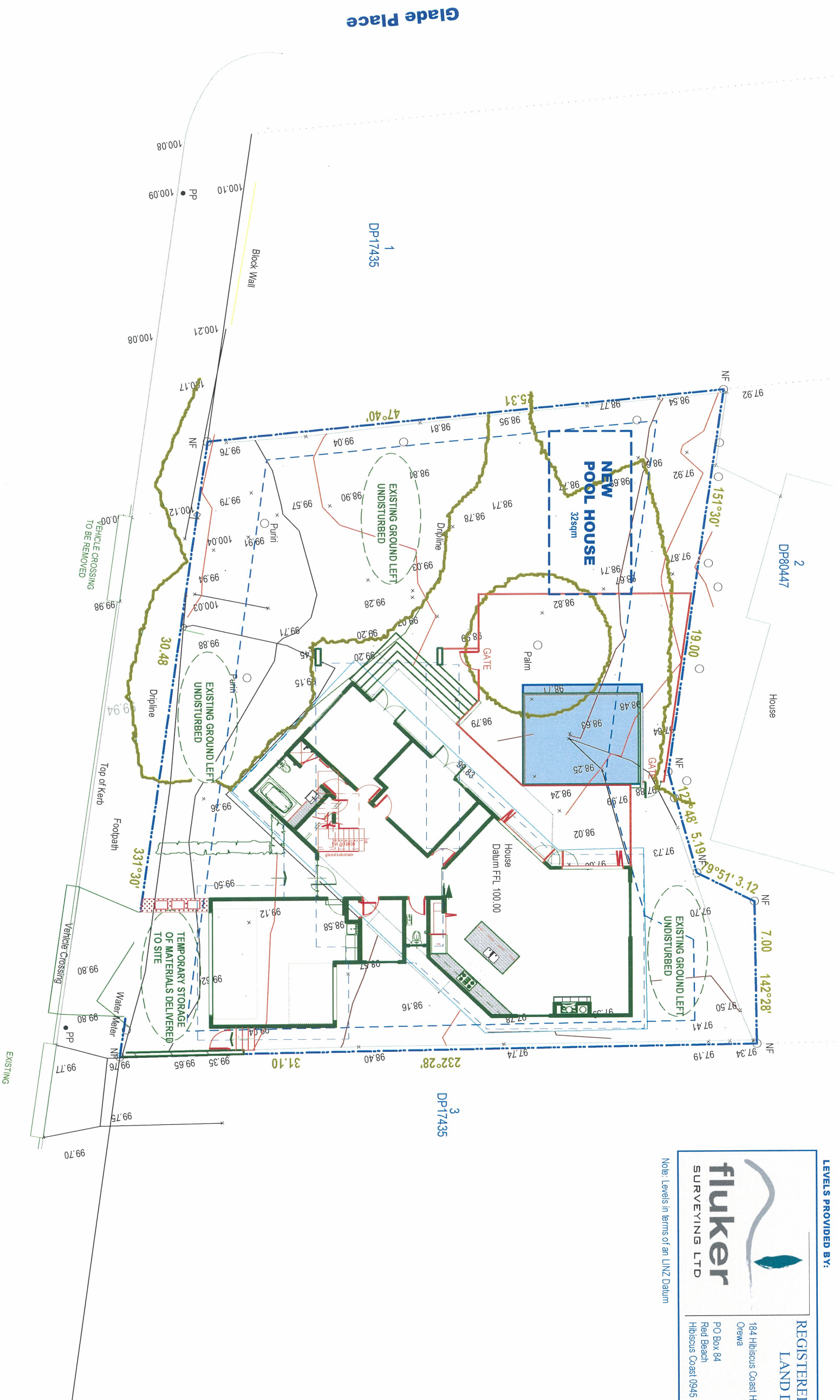
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drawn	scale
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checked	job no.
JG	13-027
job title	
McMEIKEN POOL HOUSE	
107 HINEMOA STREET	
BRKENHEAD 0626	

Sheet title  
SITE PLAN  
DEVELOPMENT CONTROLS

Sheet no  
A1.02





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& ENGINEERING

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revision	date	description
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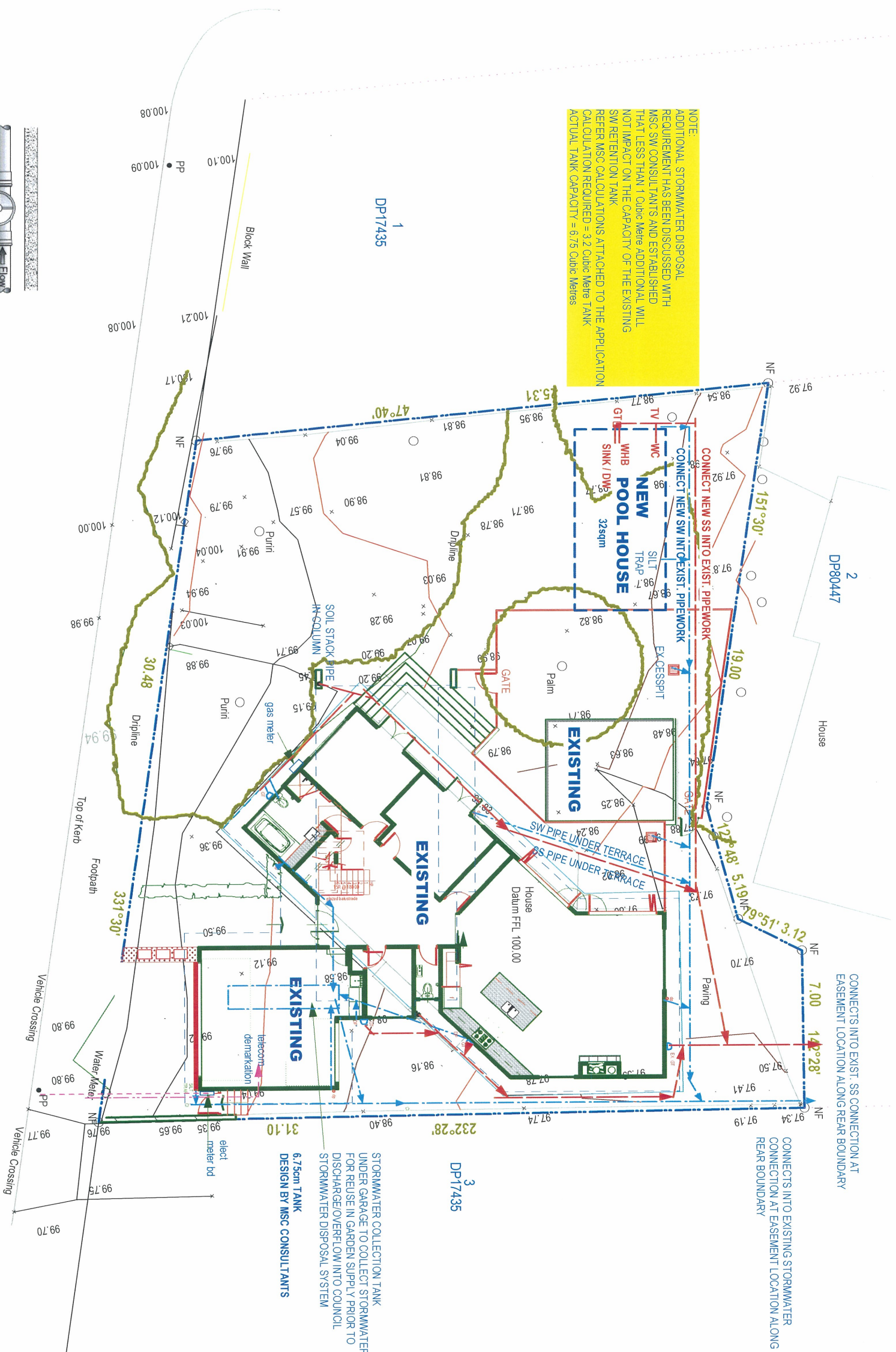
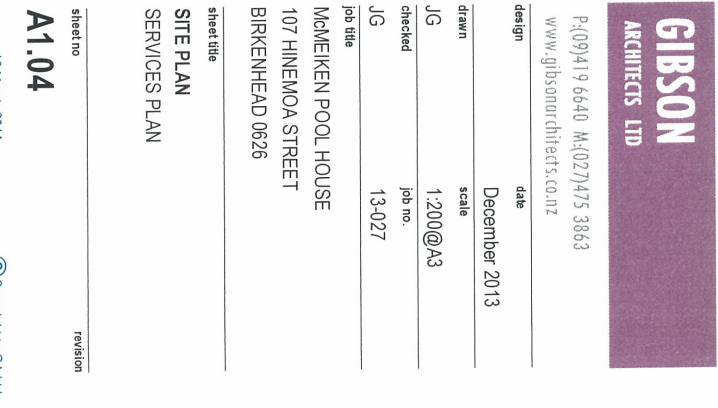
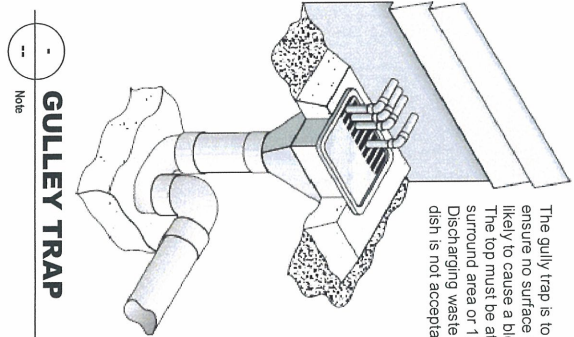
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SITE PLAN  
SITE MANAGEMENT PLAN

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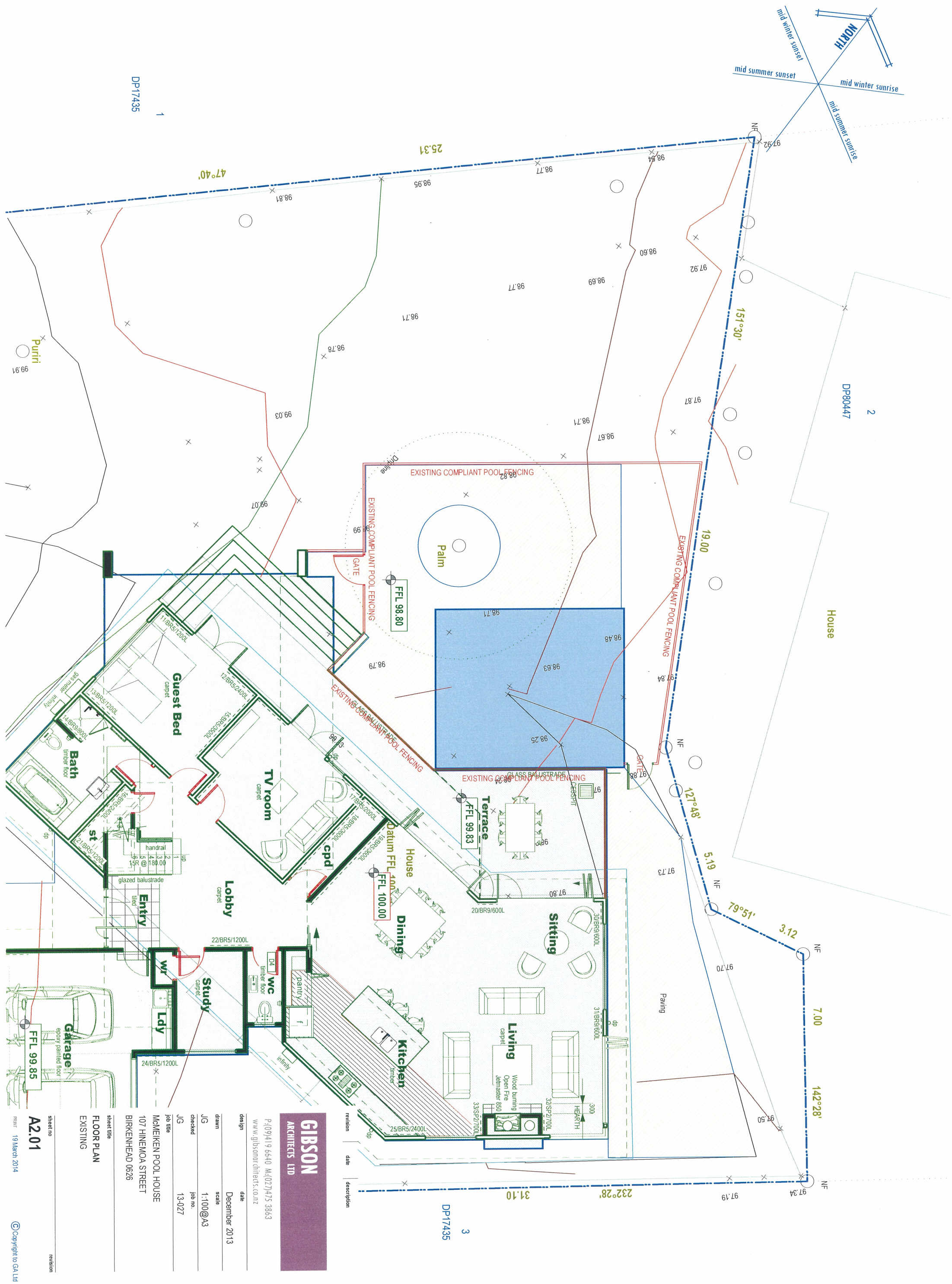
## A1.03





NOTE:  
ADDITIONAL STORMWATER DISPOSAL REQUIREMENT HAS BEEN DISCUSSED WITH MSC SW CONSULTANT'S AND ESTABLISHED THAT LESS THAN 1 Cubic Metre ADDITIONAL WILL NOT IMPACT ON THE CAPACITY OF THE EXISTING SW RETENTION TANK.  
REFER MSC CALCULATIONS ATTACHED TO THE APPLICATION  
CALCULATION REQUIRED = 3.2 Cubic Metre / Tank  
ACTUAL TANK CAPACITY = 6.75 Cubic Metres







- ▽ R1

NURAPLY MEMBRANE 3P-DOUBLE LAYER SYSTEM OVER 21MM CPD (H3) PLYWOOD WITH SUPPORT AT 400CRS BOTH WAYS ON FURRINGS TO ACHIEVE MIN 2 DEG FALL ON (H1/2) TIMBER FRAMING INSULATE ROOF WITH TASMAN ULTRA BATTS
- ▽ SI-PL

VILLA BOARD SOFFIT - STOPPED FLUSH, PAINT FINISH OVER (H1/2) FRAMING ON STAND-OFF BRACKETS PAINTED TO MATCH WALL COLOUR
- ▽ EW-WB.1

WEATHERBOARD (BEVEL-BACK CEDAR CLEAR) DIRECT FIX OVER THERMAKRAFT WATERGATE-PLUS BUILDING WRAP OVER 90X45(H1/2) TIMBER FRAMING-PAINT FINISH
- NOTE:

ALL WALLS TO HAVE TASMAN INSULATION BATTS
- ALL WALLS TO HAVE THERMAKRAFT WATERGATE-PLUS BUILDING WRAP
- ALL OPENINGS TO HAVE THERMAKRAFT ALUBAND WINDOW SEALING SYSTEM
- FLOORS - Refer to Interior Finishes Schedule for finish to floor
- ▽ F1-T

CONCRETE SLAB - (U3) FINISH FOR TILES
- WINDOW JOINERY
- ▽ AL-P

POWDERCOATED ALUMINIUM JOINERY TO MATCH HOUSE, ARCHITRAVE INTERIOR -ENAMEL PAINT FINISH
- REFER ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION
- INTERIOR FINISHES SCHEDULE
- FLOORS
- CONCRETE (U3) SELECTED AGGREGATE GRIND AND POLISH FINISH OVER 50MM EPS INSULATION ON CONC UNDERLAY OVER COMPACTED SAND AND HARDHILL
- WALLS - 90X45 SG8 (H1/2) AT 400CRS
- W2-P
- 10MM AQUALINE GIB BD - LEVEL 4 STOPPED ENAMEL PAINT FINISH
- CEILINGS
- 13MM AQUALINE GIB BD - RONDO BATTENS AT 450 CRS - LEVEL 4 STOPPED ENAMEL PAINT FINISH
- TRIM
- DOORS TO BE PAINT FINISH SOLID CORE DOORS MIN 3 HINGES (SCP) IN 20MM FJ PINE JAMBLINERS FOR ARCHITRAVE FINISH 1980MM HEIGHT
- BACKSET HARDWARE / HEIGHT TO MATCH HOUSE
- ▽ T-SK.1

SKIRTING - FJ PINE - PAINT FINISH
- ▽ T-CR.1

SQUARE STOPPED CORNICE
- REFER ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION

EXTERIOR FINISHES SCHEDULE

ROOF

- ▽ R1

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INTERIOR FINISHES SCHEDULE

FLOORS

- ▽ R1

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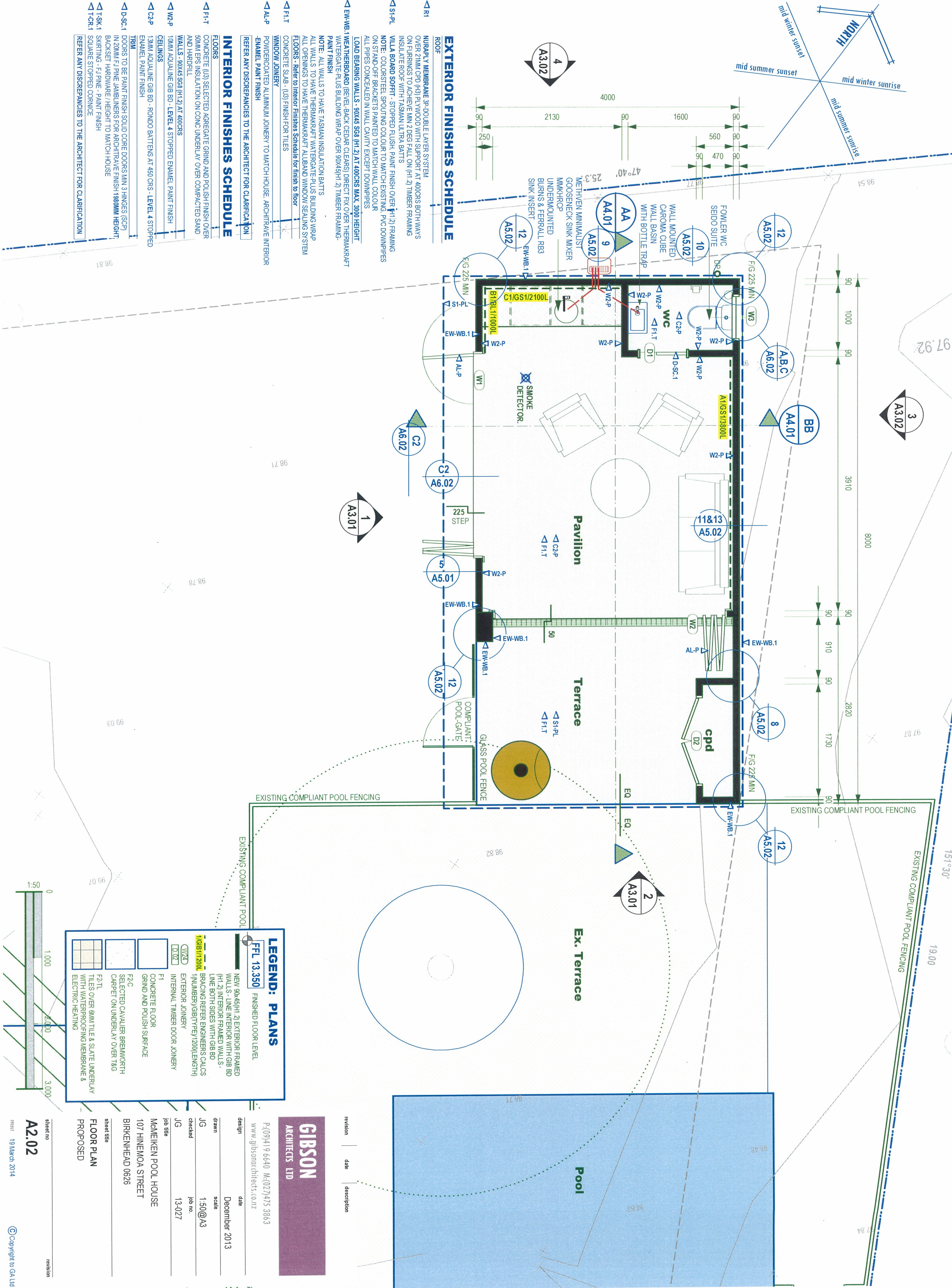
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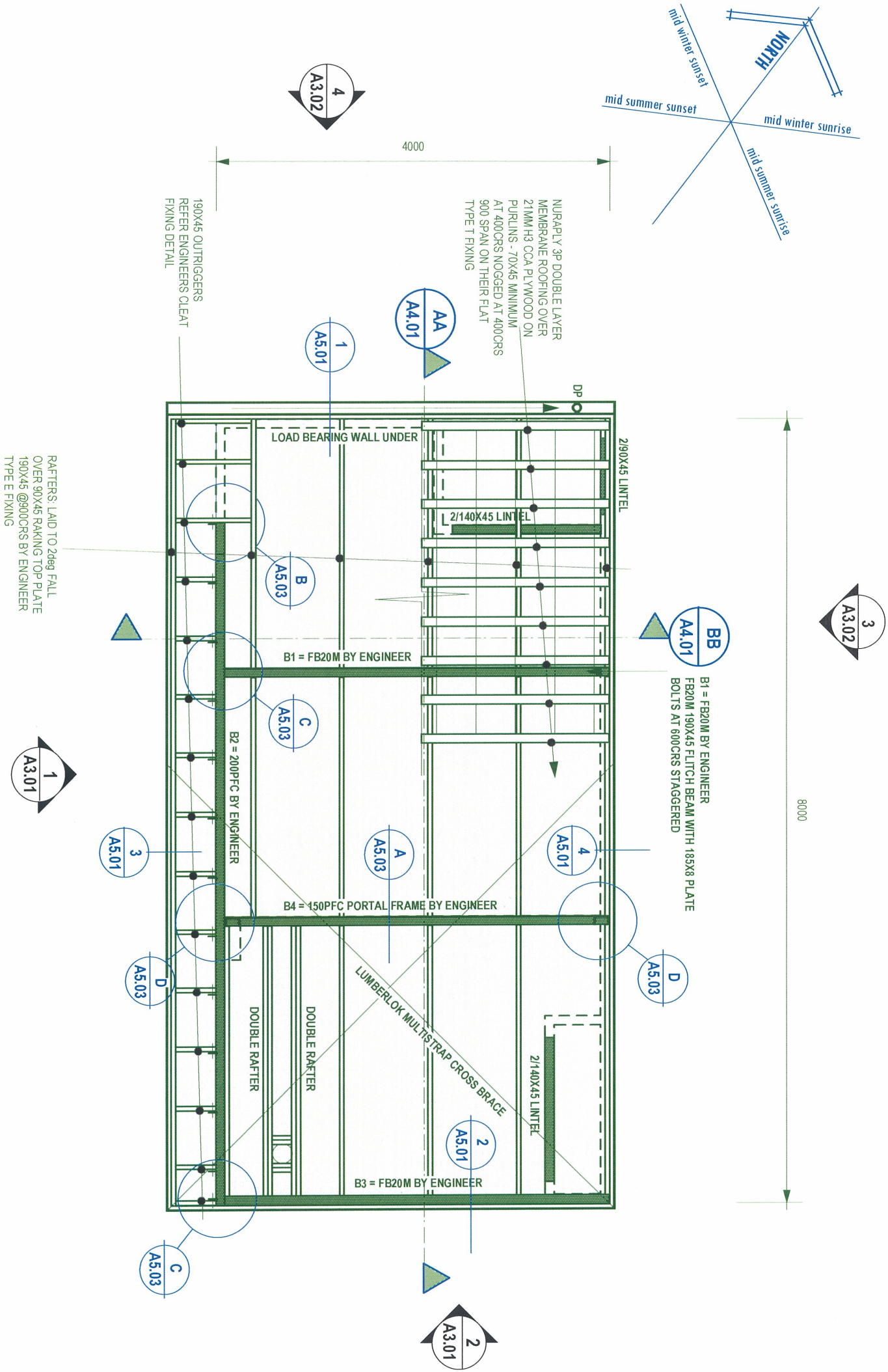
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FLOOR PLAN  
PROPOSED

sheet no  
A2.02  
revision  
19 March 2014  
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REFER NZS3604:2011  
TIMBER SIZES SHOWN MUST BE VSQ3 / MSQ3 QUALITY MINIMUM  
WIND ZONE: VHIGH  
SEA SPRAY ZONE: YES - 304 ST. STEEL FIXINGS-REFER NZS3604:1999- TABLE 4.1  
LUMBERLOK ROOF PLANE BRACE:  
1 ROOF PLANE BRACE PER 50SQM ROOF AREA CONFIRM ON SITE  
5/90X3 15 NAILS EACH-END 1130X3 15 NAIL AT MEMBER CROSSING  
ONLY WHEN PURLIN DEPTH ABOVE TRUSS-RAFTER IS 50MM OR LESS CAN THE  
STRIP BRACE BE INSTALLED OVER TOP OF PURLINS  
TABLE 10.10 - FIXING TYPE PURLIN TO RAFTER: = 124MM CAPACITY  
TYPE S - 0.8KN FIXING TYPE = 290X3 15 GUN NAILS  
TYPE T - 2.4KN FIXING TYPE = 1/10G SELF DRILLING SCREW 60MM LONG  
TYPE U - 5.5KN FIXING TYPE = 1/14G SELF DRILLING TYPE 17 SCREW, 100MM LONG  
TABLE 10.15 - FIXING TYPE FOR RAFTER/TRUSS-RIODGE: = TYPE E FIXING  
TYPE E = 4.7KN = 290X3 15 SKEWED NAILS +2 WIRE DOGS  
TYPE F = 7.0KN = 2/90X3 15 SKEWED NAILS + STRAP FIXING  
TYPE G = 4.7KN = 1090X3 15 NAILS (6 EACH SIDE)  
TABLE 8.18 - FIXING TOP PLATE TO WALL MEMBERS: = TYPE B FIXING  
TYPE A = 0.7KN CAPACITY = 290X3 15 END NAILS  
TYPE B = 4.7KN CAPACITY = 290X3 15 END NAILS + 2 WIRE DOGS  
LINTEL FIXING  
NZS 3604:2011 CL8.6.1.8  
EACH LINTEL REQUIRED BY TABLE 8.14 TO BE SECURED AGAINST UPLIFT SHALL  
BE FIXED AT EACH END TO A TRIMMING STUD WHICH IN TURN SHALL BE FIXED  
TO THE FLOOR FRAMING. EACH FIXING TO BE AS SHOWN IN FIGURE 8.12 OR AN  
ALTERNATIVE FIXING OF 7.5KN CAPACITY IN TENSION ALONG THE LINE OF THE  
TRIMMING STUD - REFER NZS3604:2011 FIGURE 8.12  
EXTERNAL STEEL: ALL EXTERNAL STEEL TO BE HOT DIPPED GALVANISED

**LEGEND: FRAMING**

FINISHED FLOOR LEVEL  
RL 35.40

21MM PLY FLOORING TO WET AREAS  
OR AS MEMBRANE ROOF SUBSTRATE  
SUPPORTED AT 400CRS

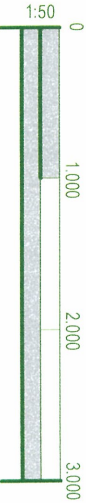
EXISTING GROUND LEVEL  
RL 29.00

NEW GROUND LEVEL  
RL 29.00

TOP OF WALL LEVEL  
TOW 29.00

90x45/112 TIMBER FRAMED  
WALLS UNDER  
FALLS INDICATED BY DIRECTION  
OF ARROW  
AS PER NZS3604:2011 UNLESS  
STATED OTHERWISE BY STRUCT.  
ENGINEER.

LINTEL  
BP/AP  
AP=ANCHOR PILE /BP=BRACED PILE  
AS PER NZS3604:2011  
123X125(H5) SENTON ORDINARY PILE  
POST OR POINT LOAD FROM ABOVE  
DOUBLE STUD & OR PILE UNDER  
DOUBLE JOIST  
RAINWATER HEAD  
AND 80 DIA DOWNPIPE  
RWHT / DP



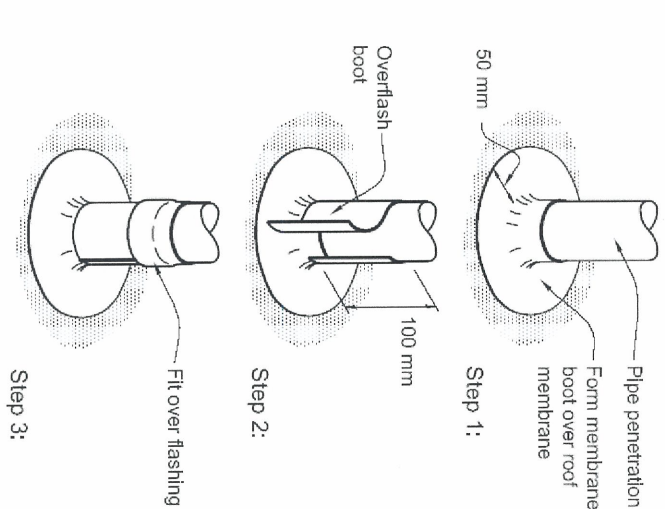
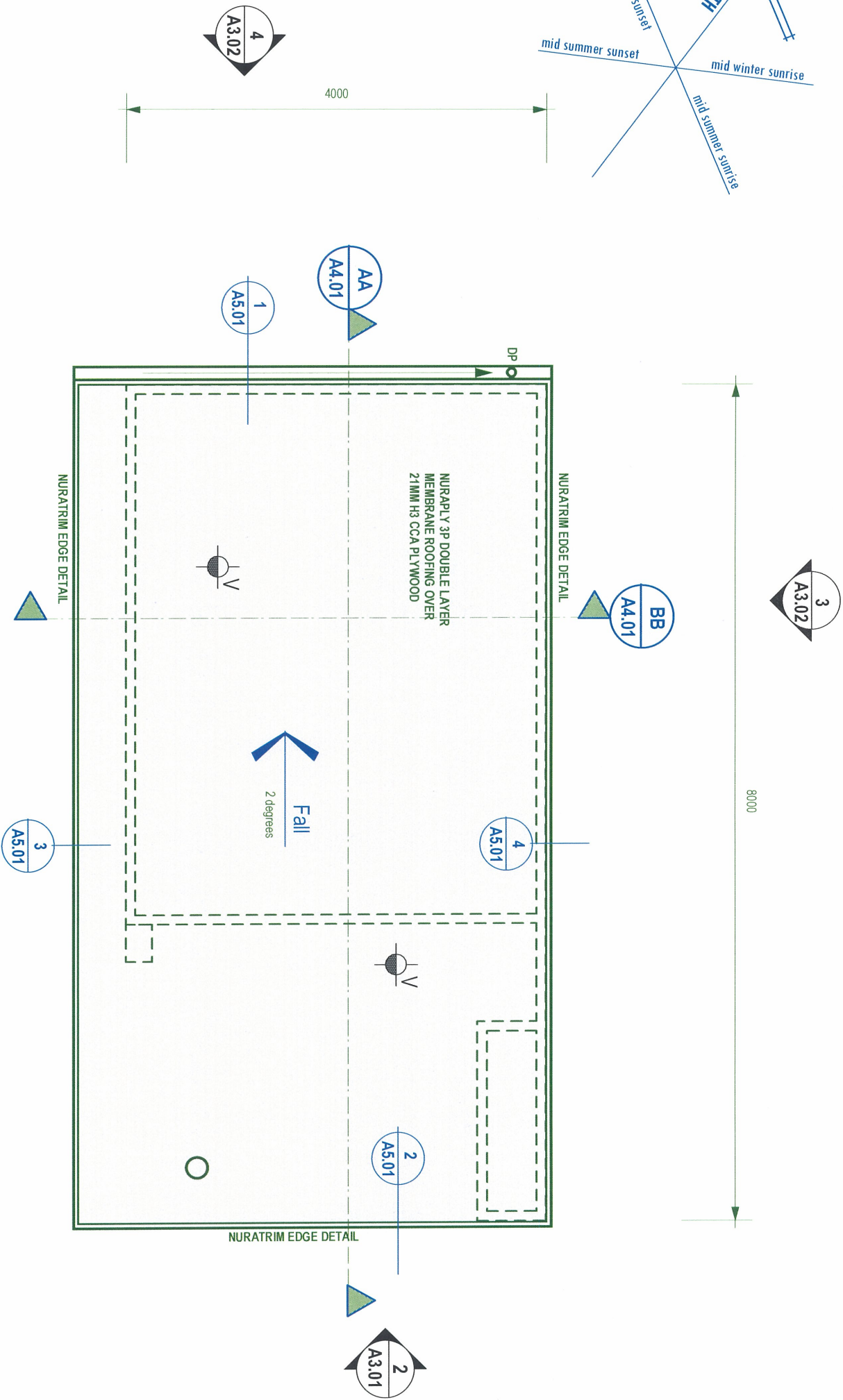
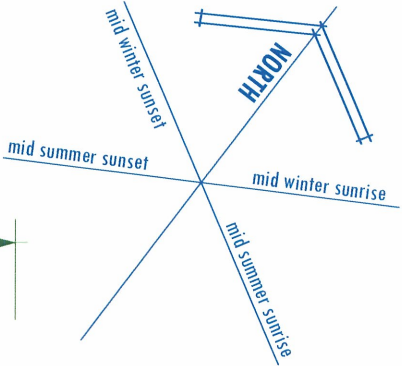
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ROOF FRAMING PLAN





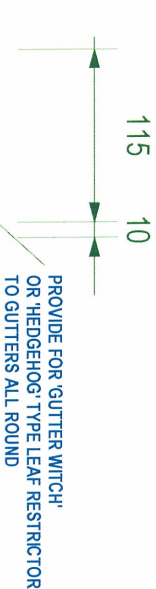
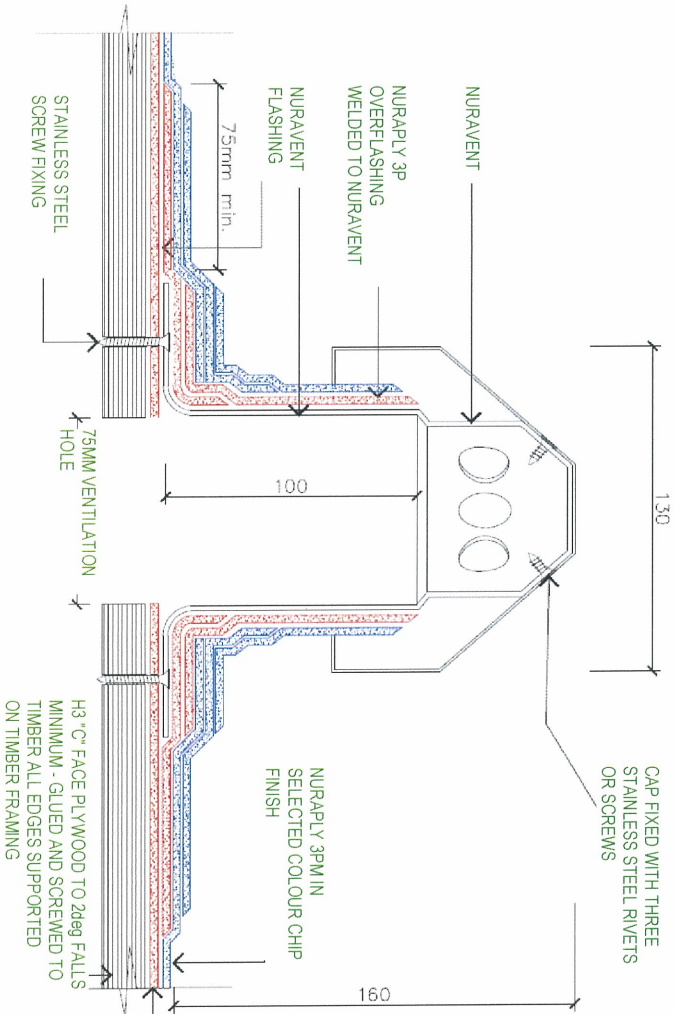
PIPE PENETRATION

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ROOF PLAN	



**LEGEND: ROOF**

----- 90x45H/1.2 EXT TIMBER FRAMED WALLS UNDER

FALL: FALLS INDICATED BY DIRECTION OF ARROW

R1: NURAPLY 3P MEMBRANE ROOFING INCL ALL FLASHINGS TO MAKE WATER-TIGHT IN ACCORD WITH MANUFACTURERS INSTRUCTIONS

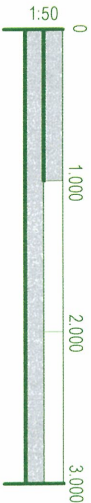
COLORSTEEL GUTTERING AND 80 DIA PAINTED PVC DOWNPIPES ON STAND-OFF BRACKETS

PROPRIETARY ROOF VENT & COWL SUPPLIED BY MEMBRANE ROOFING MANUFACTURER

SOL STACK VENT PIPE

BOOT FLASHING TO NZBC E2

NOTE: PROVIDE SOFFIT VENTS TO ALL SKILLION ROOF AREAS AT 800CRS





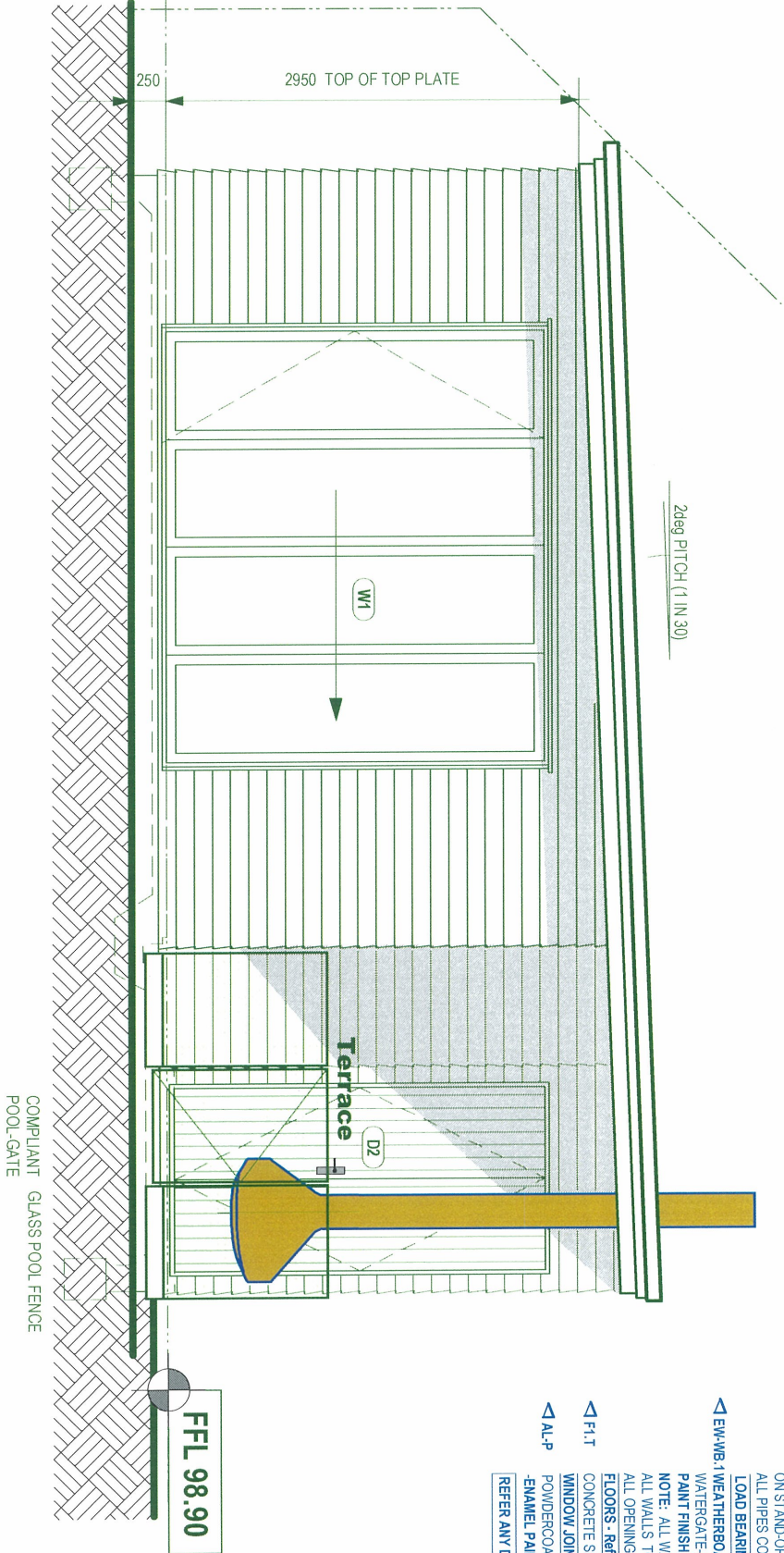
H1 SCHEDULE METHOD

ADDRESS / CLIMATE ZONE	
107 HINEMOA STREET BIRKENHEAD 0626, AUCKLAND CLIMATE ZONE 1- AUCKLAND COUNCIL	
CONSTRUCTION DETAILS	
TYPE:	NON-SOLID
ROOF:	NEW MEMBRANE, 2deg ROOFING OVER FRAMING
WALLS:	NEW WEATHERBOARD DIRECT FIX
FLOOR:	CONCRETE SLAB ON GRADE
GLAZING:	ALUMINIUM FRAMED - POWDERCOATED SINGLE GLAZED LOW-E LAMINATED GLASS
GLAZING RULES	
AREA OF GLAZING <30% OF TOTAL WALL AREA:	
TOTAL GLAZING	18.37 SQM
TOTAL WALL AREA	77.40 SQM
GLAZING/WALL	24.0%
AREA OF E, S, W GLAZING <30% OF TOTAL WALL AREA:	
TOTAL ESW GLAZING	18.37 SQM
TOTAL WALL AREA	64.60 SQM
GLAZING/WALL	28.5%
PRODUCTS AND R-VALUES	
ROOF:	MIN R2.9 (MEMBRANE)
SPECIFIED:	KNAUF EARTHWOOL R3.6 SEGMENTS (115MM)
R-VALUE ACHIEVED (BRANZ GUIDE) = R3.8	
REF:	BRANZ HOUSE INSULATION GUIDE page 61
WALLS:	EXISTING MIN R1.9 (WEATHERBOARD-DIRECT)
SPECIFIED:	KNAUF EARTHWOOL R2.8 SEGMENT (90MM)
R-VALUE ACHIEVED (BRANZ GUIDE) = R2.3	
REF:	BRANZ HOUSE INSULATION GUIDE page 69
FLOOR:	MIN R1.3 CONCRETE ON GRADE (PAVILION)
SPECIFIED:	103MM CONG + 80MM EPS
R-VALUE ACHIEVED = R1.1	
REF:	BRANZ HOUSE INSULATION GUIDE page 119
GLAZING:	MIN R0.26
SPECIFIED:	ALUMINIUM LOW-E 638 COMPFORT PLUS #4 GLASS
R-VALUE ACHIEVED (BRANZ GUIDE) = R0.28	
REF:	METRO GLASS GUIDE page 113
REFER ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION	

RISK MATRIX						
Elevation WEST	Low	Med	High	V. High	Score	Subtotal
wind zone	0	0	1	2	2	2
number of storeys	0	0	1	2	4	0
roof/wall intersection	0	0	1	3	5	0
eaves width	0	1	1	2	5	1
envelope complexity	0	0	1	3	6	0
deck	0	0	2	4	6	0
Total						3

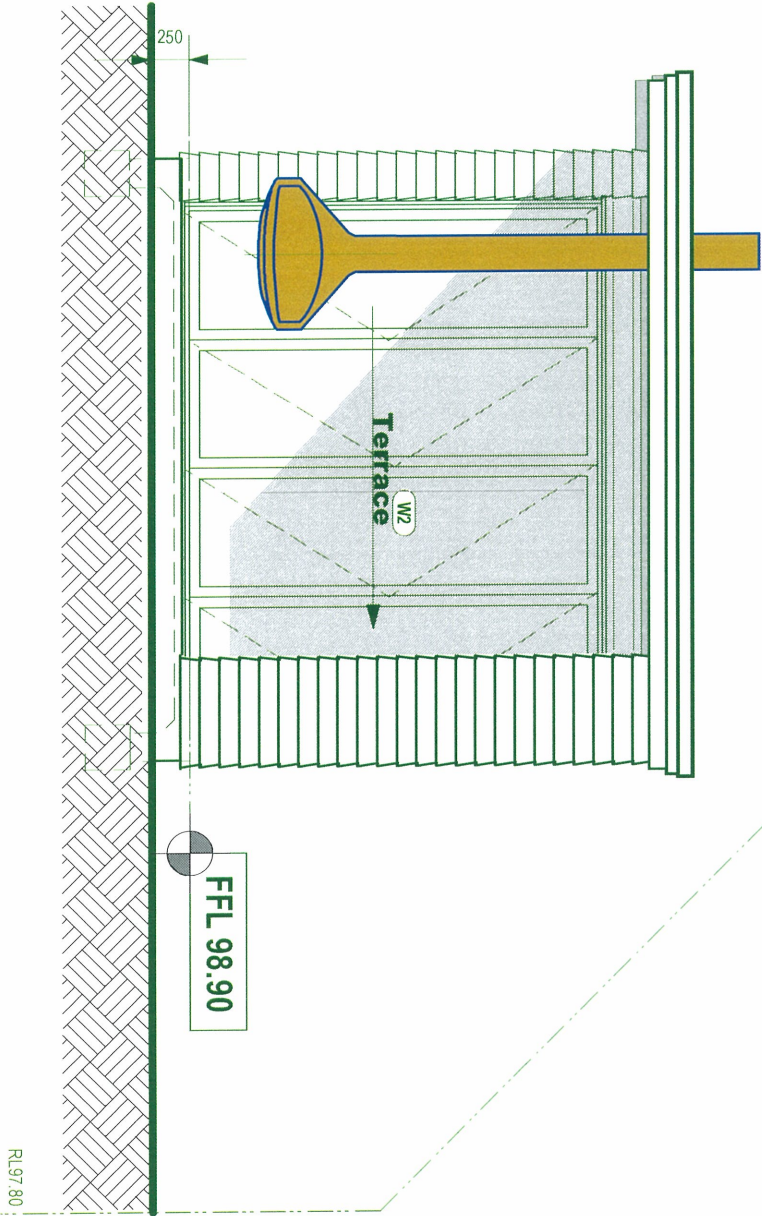
RISK MATRIX						
Elevation SOUTH	Low	Med	High	V. High	Score	Subtotal
wind zone	0	0	1	2	2	2
number of storeys	0	0	1	2	4	0
roof/wall intersection	0	0	1	3	5	0
eaves width	0	1	1	2	5	0
envelope complexity	0	0	1	3	6	0
deck	0	0	2	4	6	0
Total						2

- WALL CLADDINGS
- RISK = 0-6 SUITABLE WALL CLADDINGS DIRECT FIXED TO FRAMING
- a) TIMBER WEATHERBOARDS - ALL TYPES
  - b) FIBRE CEMENT WEATHERBOARDS
  - c) VERTICAL PROFILED METAL-CORRUGATED AND SYMMETRICAL TRAPEZOIDAL ONLY
  - d) FIBRE CEMENT SHEET
  - e) PLYWOOD SHEET
  - f) EIFS
- RISK = 0-6 SUITABLE WALL CLADDINGS OVER 20MM MIN DRAINED CAVITY
- a) MASONRY VENEER
  - b) STUCCO
  - c) HORIZONTAL PROFILED METAL-CORRUGATED AND SYMMETRICAL TRAPEZOIDAL ONLY



- EXTERIOR FINISHES SCHEDULE**
- ROOF
- ▷ R1 NURAPLY MEMBRANE 3P-DOUBLE LAYER SYSTEM OVER 21MM CPD (H3) PLYWOOD WITH SUPPORT AT 400CS BOTH WAYS ON FURRINGS TO ACHIEVE MIN 2 DEG FALL ON (H-2) TIMBER FRAMING INSULATE ROOF WITH TASMAN ULTRA Batts
  - ▷ S+PL VILLA BOARD SOFFIT - STOPPED FLUSH, PAINT FINISH OVER (H-2) FRAMING NOTE: COLORSTEEL SPOUTING COLOUR TO MATCH EXISTING, PVC DOWNPIPES ON STAND-OFF BRACKET'S PAINTED TO MATCH WALL COLOUR ALL PIPES CONCEALED IN WALL CAVITY EXCEPT DOWNPIPES
  - ▷ E+W+B-1 WEATHERBOARD (BEVEL-BACK CEDAR CLEARS) DIRECT FIX OVER THERMAKRAFT WATERGATE-PLUS BUILDING WRAP OVER 90x49(H-2) TIMBER FRAMING-PAINT FINISH
  - ▷ F+L-1 WINDOW JOINERY CONCRETE SLAB - (U3) FINISH FOR TILES
  - ▷ AL-P POWDERCOATED ALUMINIUM JOINERY TO MATCH HOUSE, ARCHITRAVE INTERIOR -ENAMEL PAINT FINISH
- REFER ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION

1 WEST ELEVATION

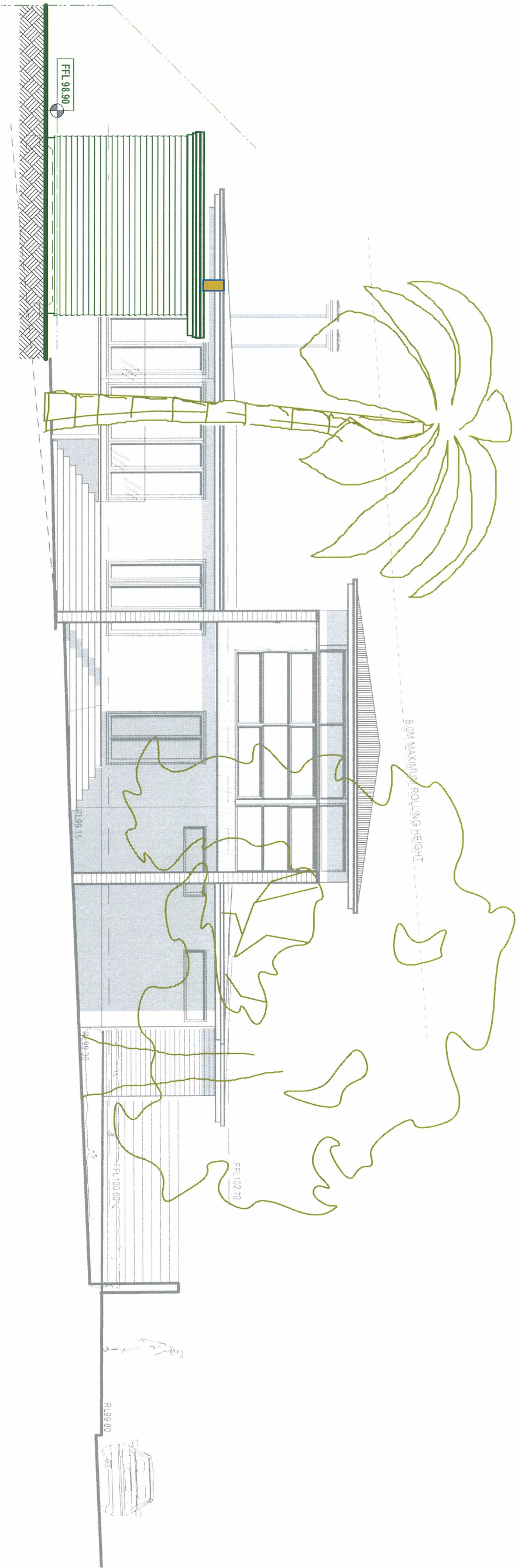


2 SOUTH ELEVATION

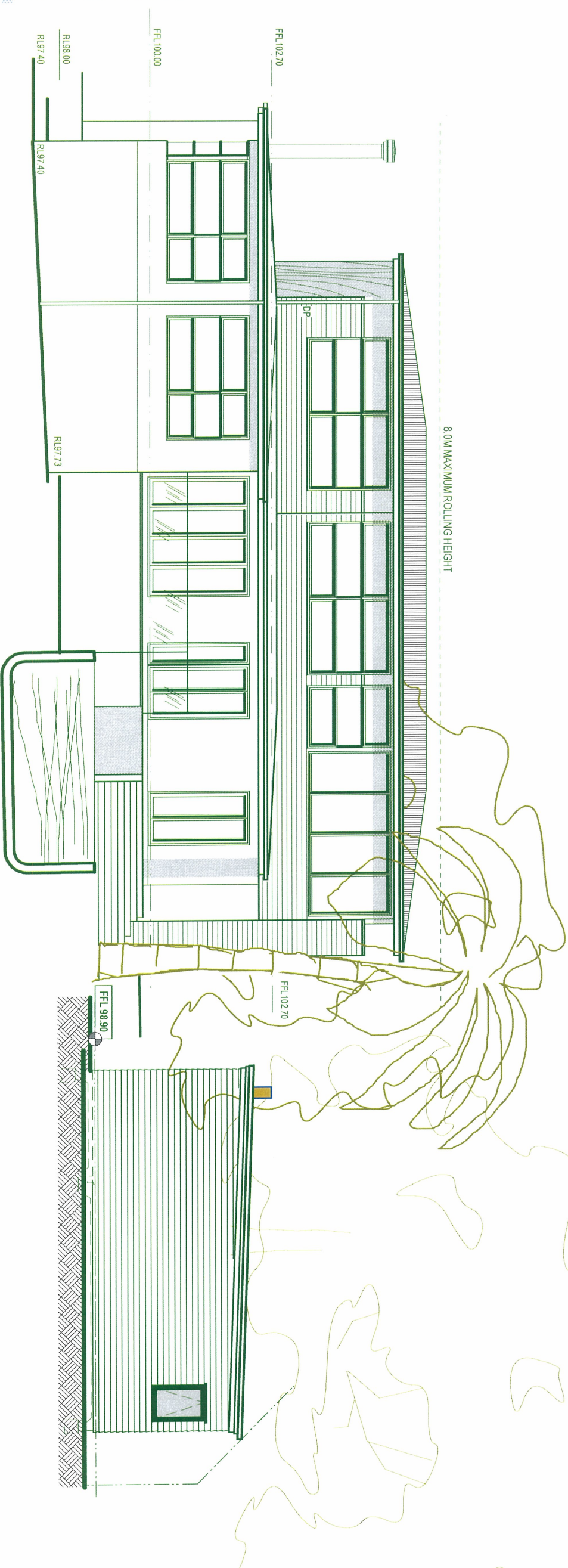








2 NORTH ELEVATION  
A3.01 Note Scale 1:100



3 EAST ELEVATION  
A3.01 Scale 1:100

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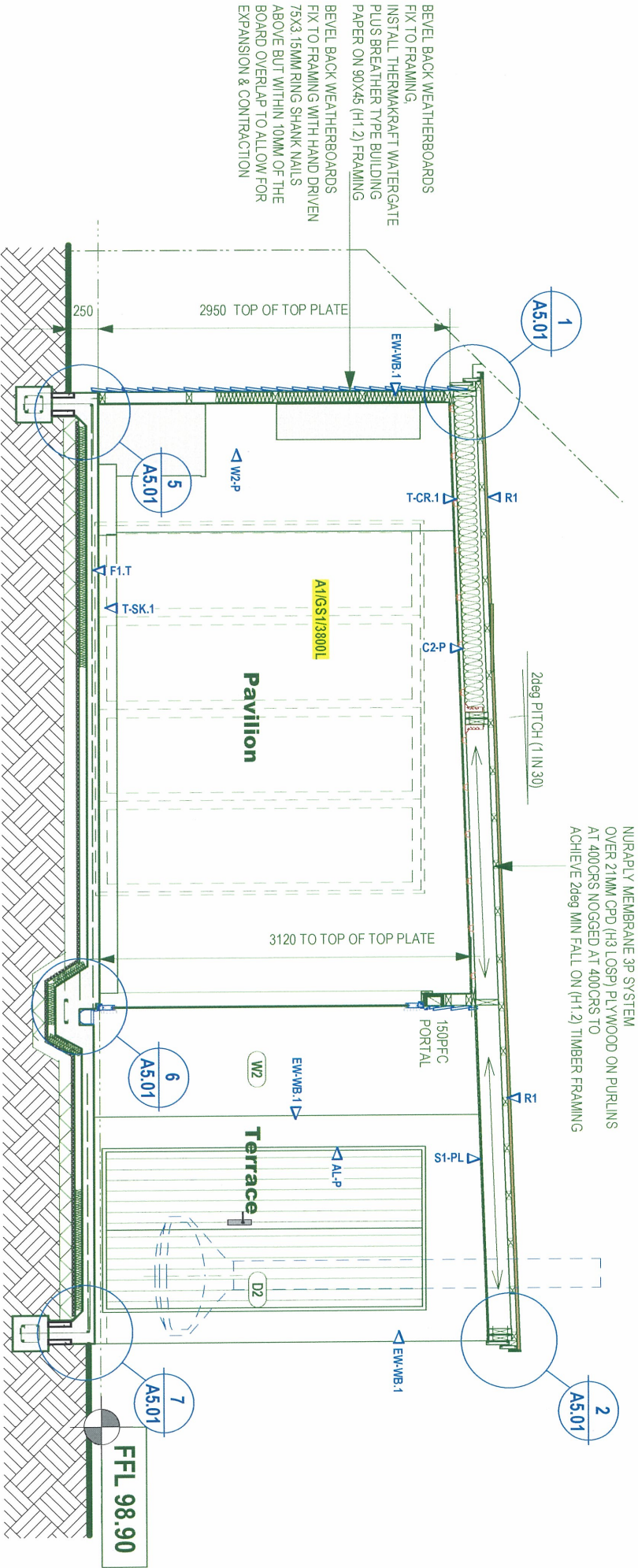
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ELEVATIONS

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## EXTERIOR FINISHES SCHEDULE

### ROOF

▷ R1 NURAPLY MEMBRANE 3P-DOUBLE LAYER SYSTEM  
OVER 21MM CPD (H3) PLYWOOD WITH SUPPORT AT 400CRS BOTH WAYS  
ON PURLINGS TO ACHIEVE MIN 2 DEG FALL ON (H1.2) TIMBER FRAMING

▷ S1+PL INSULATE ROOF WITH TASMAN ULTRA BATTS

VILLA BOARD SOFFIT - STOPPED FLUSH. PAINT FINISH OVER (H1.2) FRAMING  
NOTE: COLORSTEEL SPOUTING COLOUR TO MATCH EXISTING. PVC DOWNPIPES  
ON STAND-OFF BRACKETS PAINTED TO MATCH WALL COLOUR  
ALL PIPES CONCEALED IN WALL CAVITY EXCEPT DOWNPIPES

▷ EW-WB.1 LOAD BEARING WALLS - 90X45 SGB (H1.2) AT 400CRS MAX. 3000 HEIGHT  
WATERGATE-PLUS BUILDING WRAP OVER 90X45(H1.2) TIMBER FRAMING-  
PAINT FINISH

NOTE: ALL WALLS TO HAVE TASMAN INSULATION BATTS

ALL WALLS TO HAVE THERMAKRAFT WATERGATE-PLUS BUILDING WRAP  
ALL OPENINGS TO HAVE THERMAKRAFT ALUBAND WINDOW SEALING SYSTEM

FLOORS - Refer to Interior Finishes Schedule for finish to floor

▷ F1.1 CONCRETE SLAB - (U3) FINISH FOR TILES

WINDOW JOINERY

▷ AL-P POWDERCOATED ALUMINIUM JOINERY TO MATCH HOUSE. ARCHITRAVE INTERIOR  
-ENAMEL PAINT FINISH

REFER ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION

## INTERIOR FINISHES SCHEDULE

### FLOORS

▷ F1+1 CONCRETE (U3) SELECTED AGGREGATE GRIND AND POLISH FINISH OVER  
90MM EPS INSULATION ON CONC UNDERLAY OVER COMPACTED SAND  
AND HARDPILL

WALLS - 90X45 SGB (H1.2) AT 400CRS

▷ W2-P 10MM AQUALINE GIB BD - LEVEL 4 STOPPED ENAMEL PAINT FINISH

### Ceilings

▷ C2-P 13MM AQUALINE GIB BD - RONDO BATTENS AT 450 CRS - LEVEL 4 STOPPED  
ENAMEL PAINT FINISH

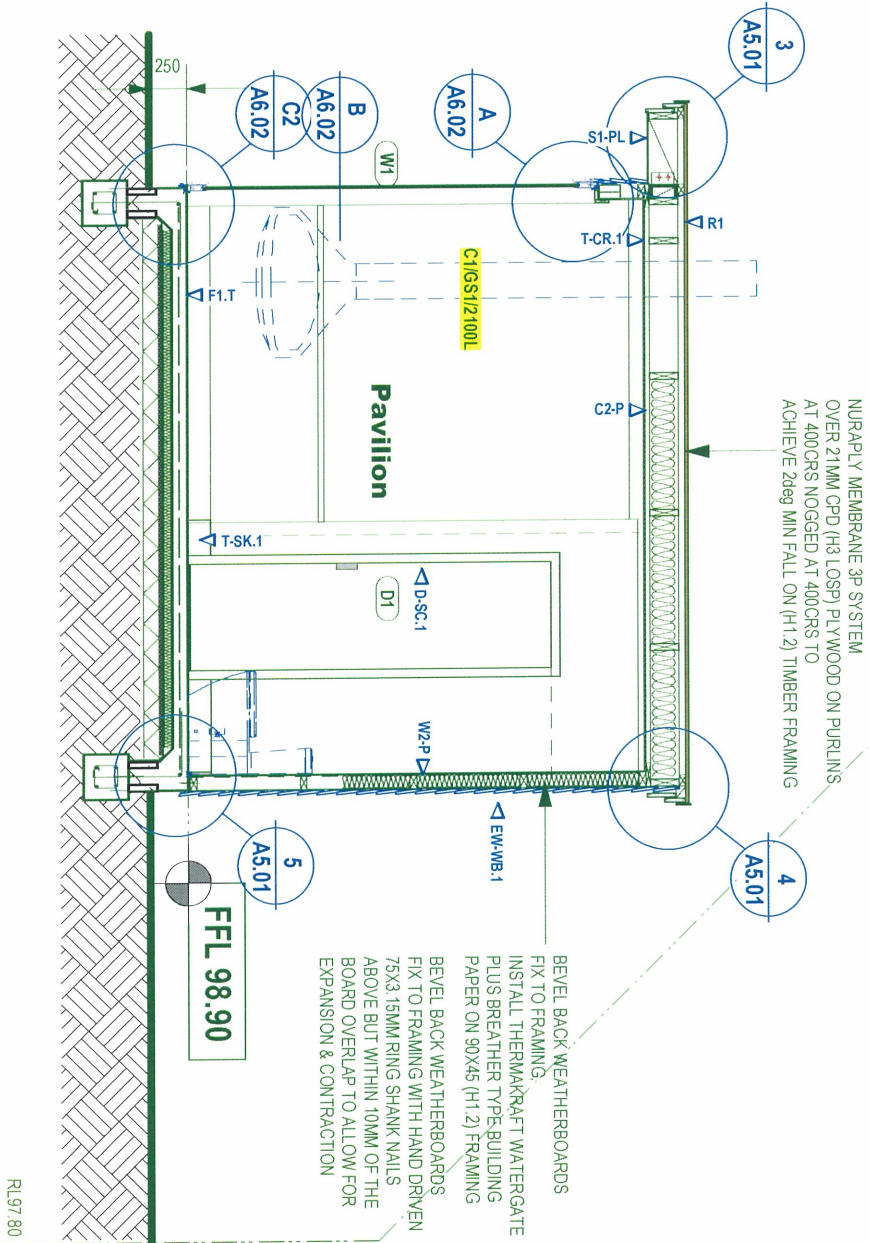
### TRIM

▷ D-SC.1 DOORS TO BE PAINT FINISH SOLID CORE DOORS MIN 3 HINGES (SC2)  
IN 20MM FJ PINE JAMB LINERS FOR ARCHITRAVE FINISH 1500MM HEIGHT  
BACKSET HARDWARE / HEIGHT TO MATCH HOUSE

▷ T-SK.1 SKIRTING - FJ PINE - PAINT FINISH

▷ T-CR.1 SQUARE STOPPED CORNICE

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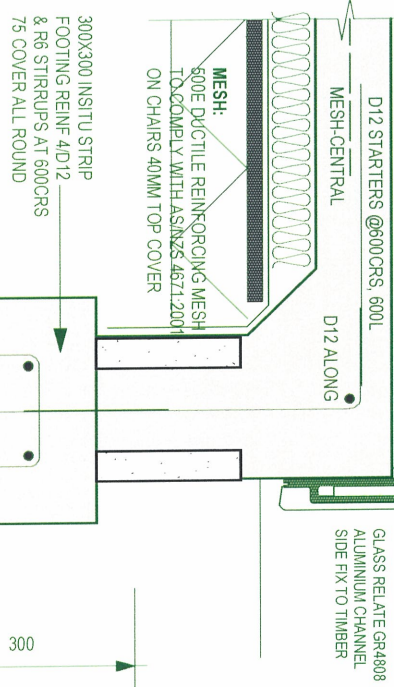
CROSS SECTIONS

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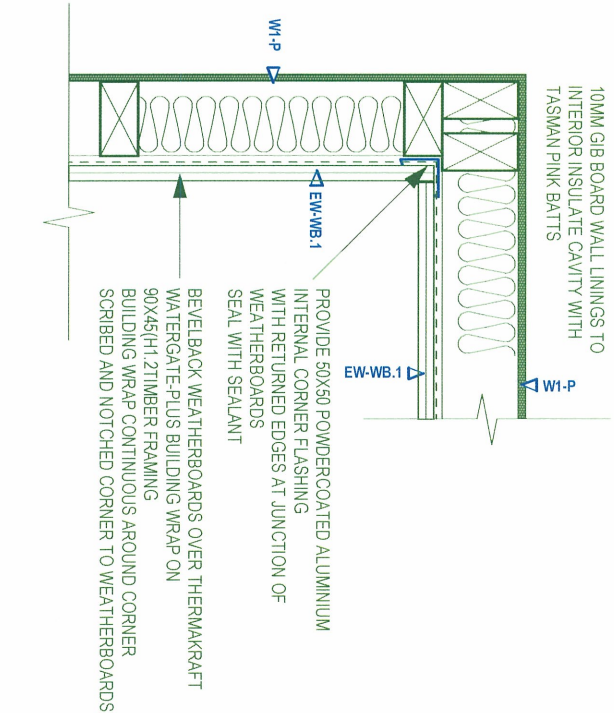
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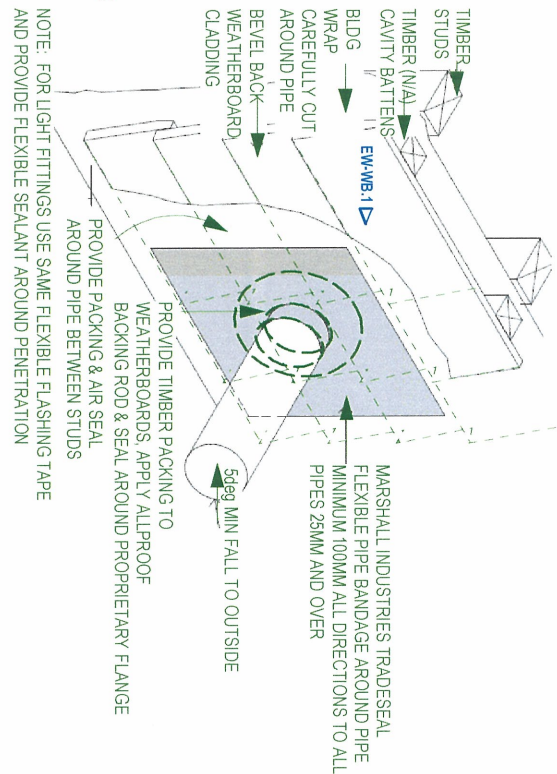


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CONSTRUCTION DETAILS	

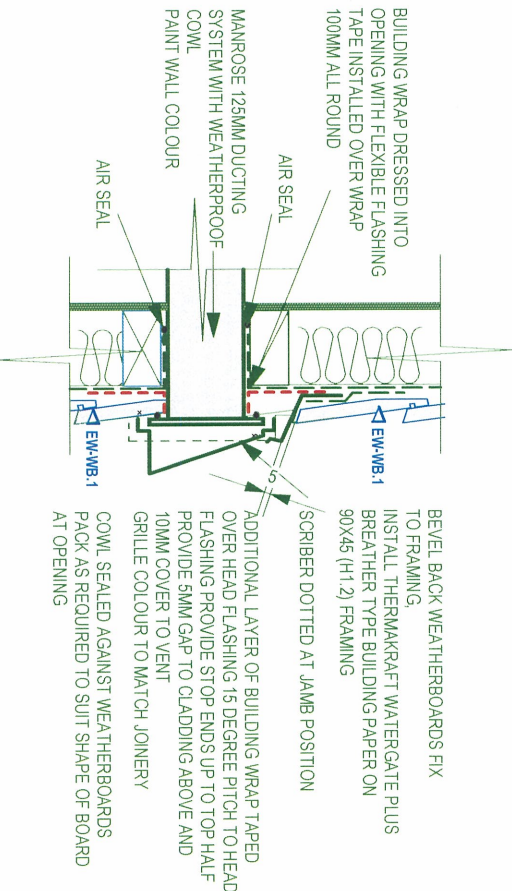




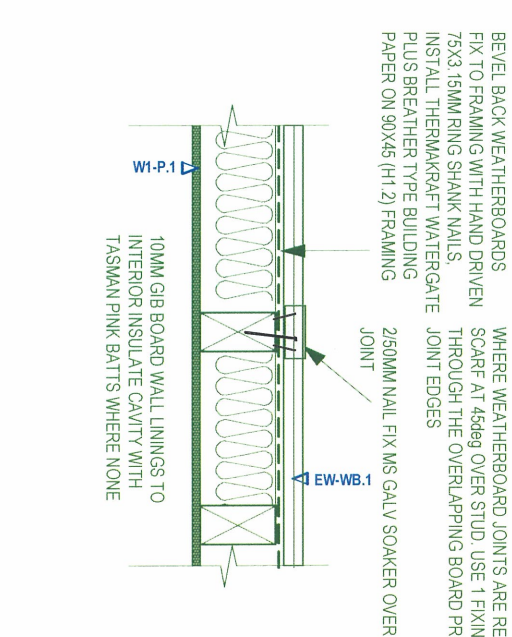
8 INTERNAL CORNER JOINT  
A2.02 No: REFER NZBC E2 FIG 79(a)



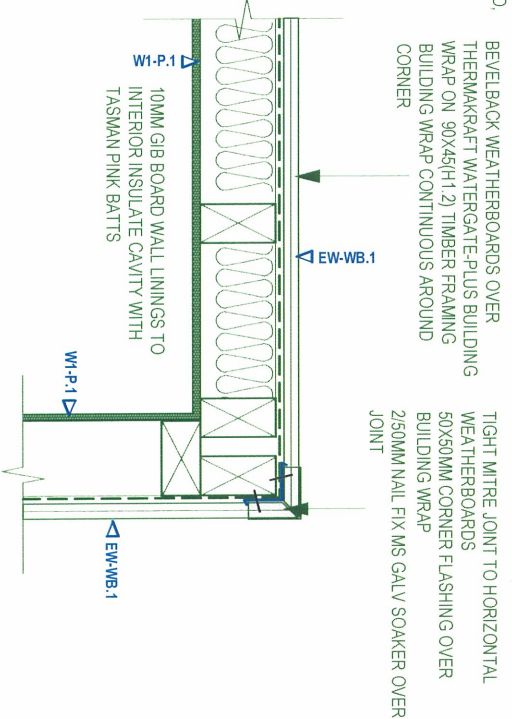
9 PIPE PENETRATION FLASHING  
A2.02 REFER NZBC E2 FIG 88



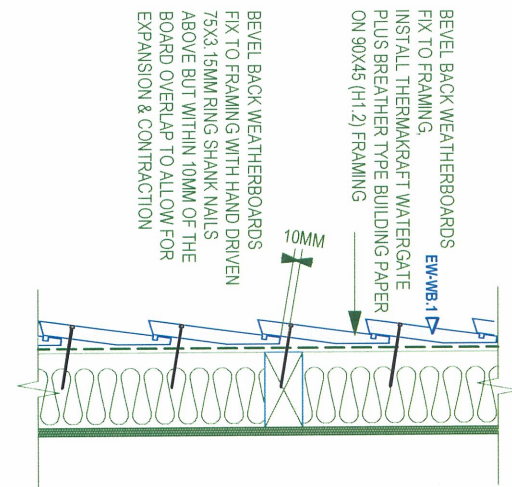
10 VENT GRILLE DETAIL  
A2.02 No:



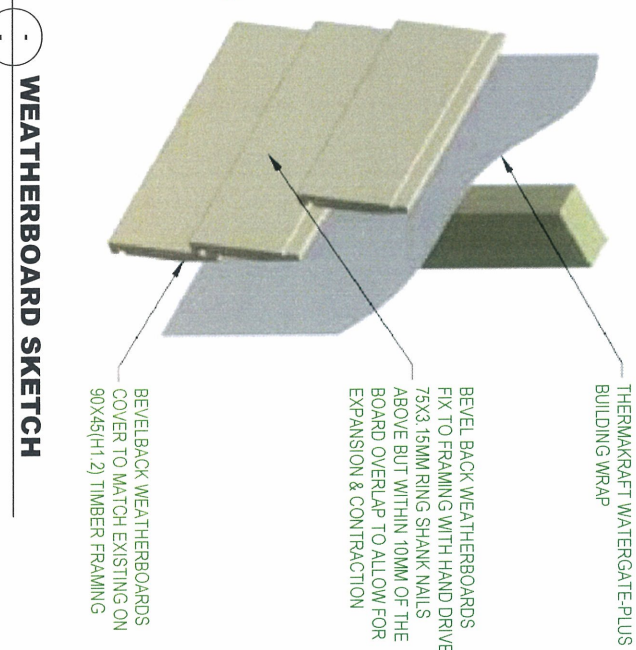
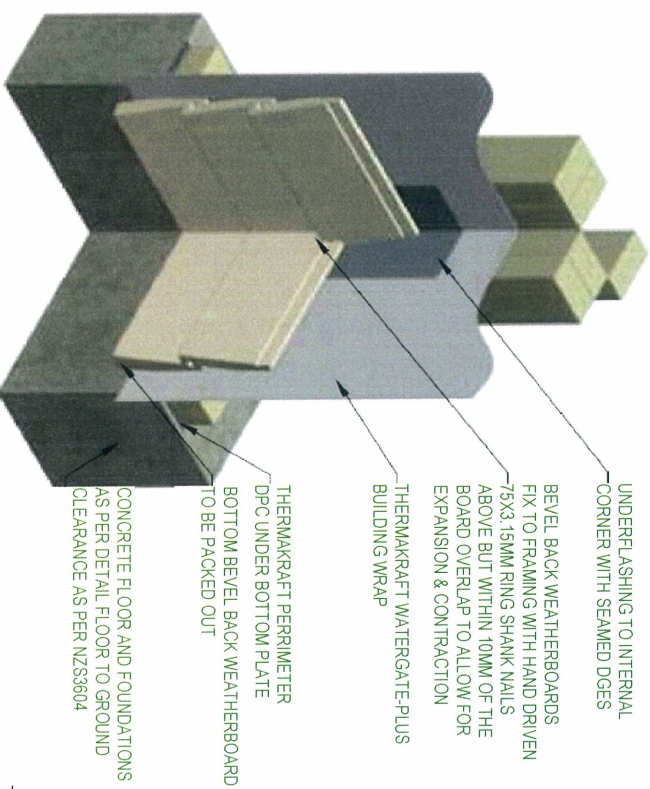
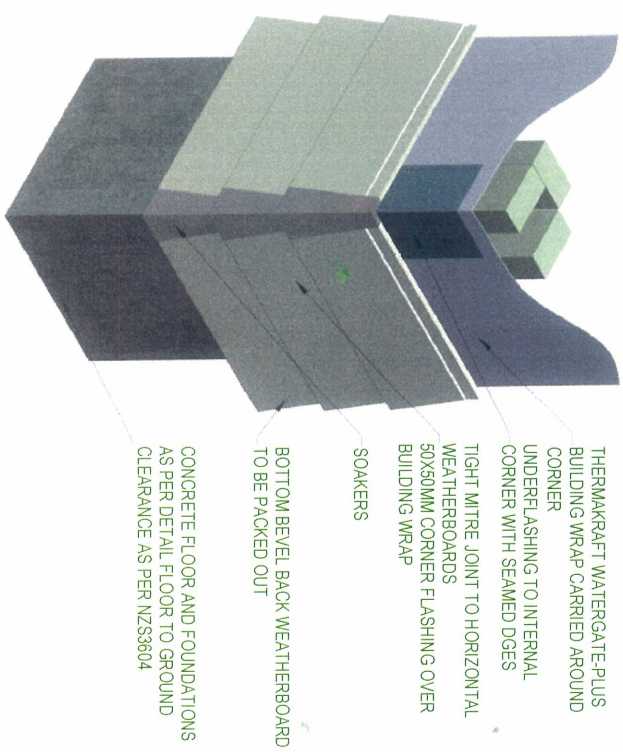
11 SCARF JOINT DETAIL  
A2.02



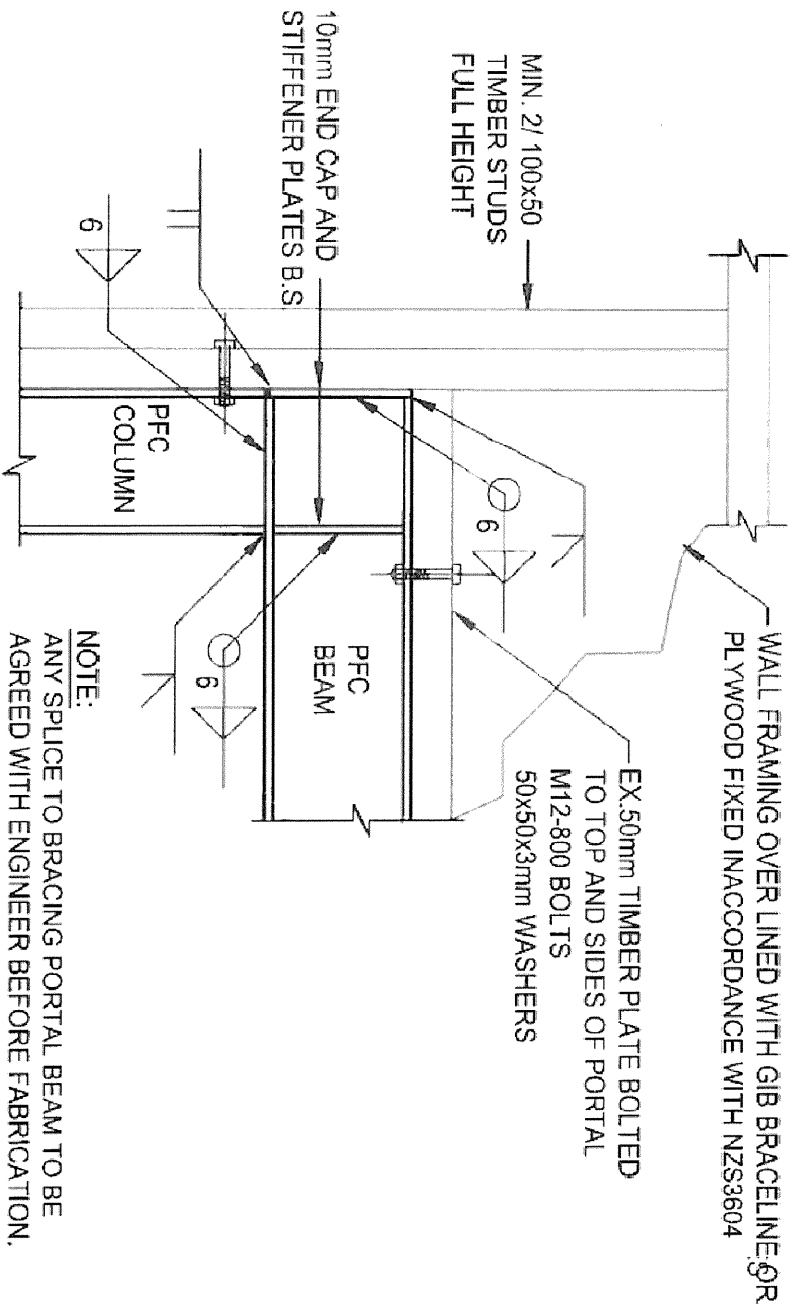
12 WEATHERBOARD FIXING  
A2.02 No: HORIZONTAL FIXING



13 NEW WEATHERBOARD FIXING  
A2.02 No: VERTICAL FIXING



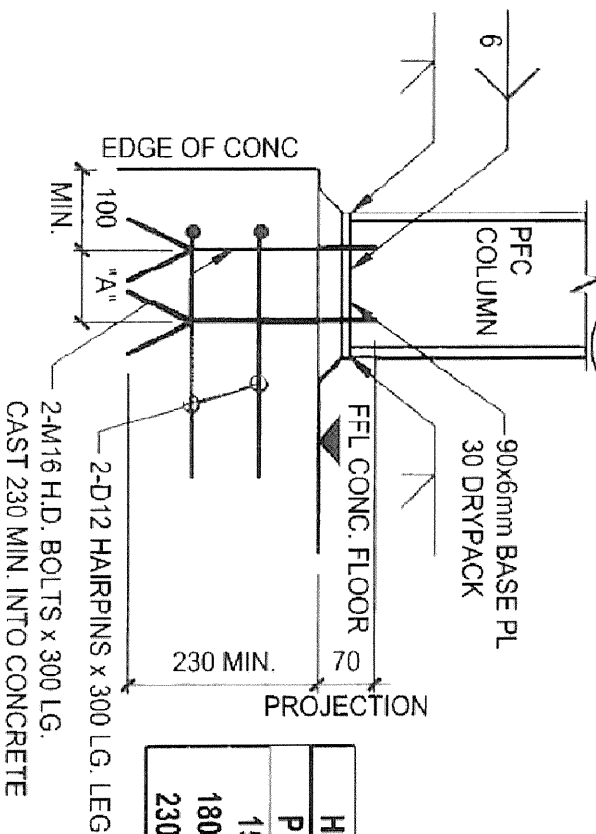




DETAIL 2 PFC KNEE JOINT

1:10

A2.05

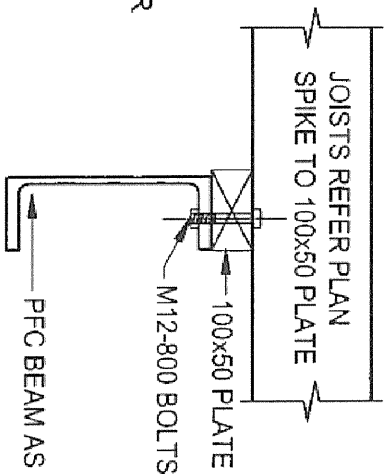


H.D. BOLT SPACING	
PFC	"A" (mm)
150	70
180 / 200	90
230 / 250	140

DETAIL 3 CONCRETE FLOOR BASE PLATE

1:10

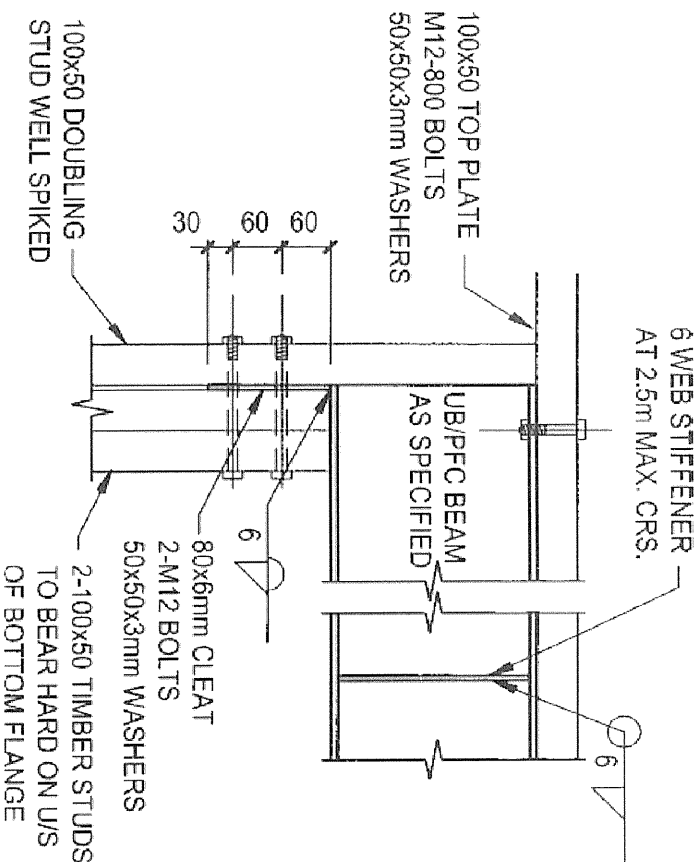
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DETAIL 4

1:10

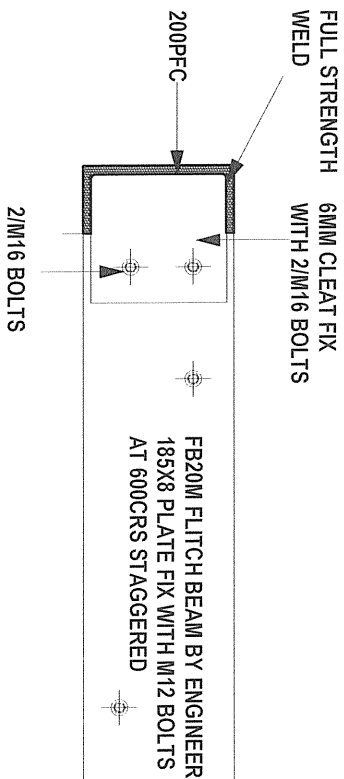
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DETAIL 5

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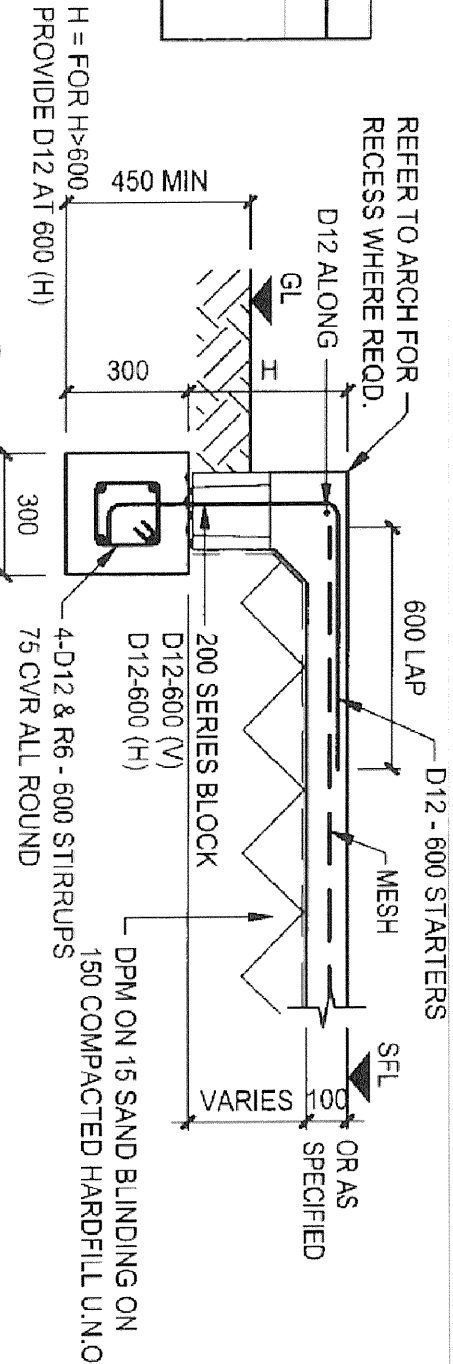
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DETAIL 6

SK 3

Note



DETAIL 7 EDGE DETAIL 300x300

1:20

A2.05



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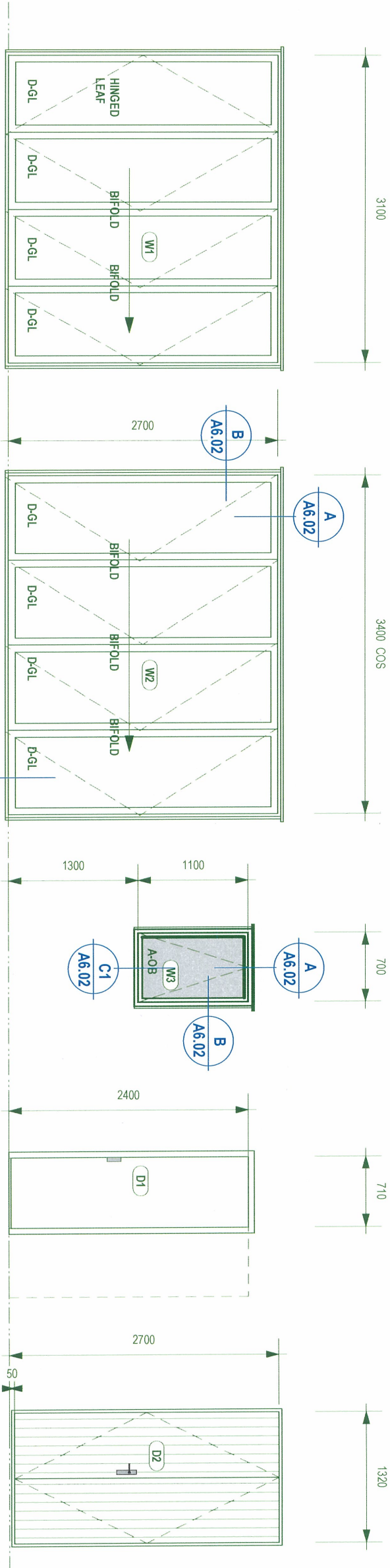


NOTES:

- 1) WINDOW DIMENSIONS ARE GIVEN TO ROUGH OPENING SIZES ONLY - FOR FULL HEIGHT JOINERY ALLOW FOR WATERPROOFING MEMBRANE THICKNESS ALONG SILL AND AT CORNERS WHEN MEASURING. ALL MEASURED ON SITE
- 2) CONFIRM ALL JOINERY DIMENSIONS ON SITE PRIOR TO FABRICATION - IF ANY QUESTIONS - PLEASE ASK
- 3) IT IS THE SUB-CONTRACTORS RESPONSIBILITY THAT ALL GLAZING COMPLY WITH NZBC HT & NZS 4223:1993 & AMENDMENTS
- 4) ALL GLAZING BELOW 0.7m FROM FFL & >1000 FALL TO BE TOUGHENED AND OPENING SASHES TO HAVE RESTRICTOR STAYS FITTED
- 5) JOINERY TO BE: VANTAGE ALUMINIUM 35MM SUITE POWDERCOATED - SILVER PEARL 6.38MM COMFORT PLUS LOW-E LAMINATE GLASS SINGLE GLAZED ARCHITRAVE FINISH TO INTERIOR SCRIBER TO EXTERIOR TO MATCH EXISTING HARDWARE: COLOUR MATCH
- 6) KEY:

- A = AWNING SASH
  - C = CASEMENT SASH
  - F = FIXED GLASS
  - D = DOOR GLASS (TOUGHENED)
  - GL = CLEAR GLASS
- HINGED EDGE ↓





VANTAGE 35MM SUITE - POWDERCOATED ALUMINIUM JOINERY  
3X BIFOLDING DOORS / 1X HINGED DOOR  
PAINT FINISH TIMBER JAMBLINEERS (NO SILL LINER)  
REBATED THRESHOLD IN SLAB  
180PFC LINTEL BY ENGINEER

VANTAGE 35MM SUITE - POWDERCOATED ALUMINIUM JOINERY  
4X BIFOLDING DOORS - SINGLE DIRECTION  
PAINT FINISH TIMBER JAMBLINEERS (NO SILL LINER)  
REBATED THRESHOLD IN SLAB  
150PFC PORTAL FRAME LINTEL BY ENGINEER

LOCKS AT 1500MM HIGH - TO FORM PART OF POOL FENCING

VANTAGE 35MM SUITE POWDERCOATED ALUMINIUM JOINERY  
1X AWNING SASH  
PAINT FINISH TIMBER JAMBLINEERS  
290X45 LINTEL

SOLID CORE CAVITY SLIDER  
CS SLIDING DOOR HARDWARE  
FLUSH DOOR PULL  
PAINT FINISH TIMBER JAMBLINEERS  
2140X45 LINTEL

VANTAGE 35MM SUITE FRAME POWDERCOATED ALUMINIUM JOINERY  
2X DOORS - 18G CEDAR CLEAR PAINT FINISH  
PAINT FINISH TIMBER JAMBLINEERS INTERNAL  
REBATED LEADING EDGE, LOCKING HARDWARE  
290X45 LINTEL

Metroglass Tech PGH-4 and MP 20 self closing gate hinge set installed as per manufacturers installation instructions.

Metroglass Tech PGH-11 self closing gate latch installed as per manufacturers installation instructions.

12mm toughened glass gate.

Metroglass Tech FH100 self closing gate hinge installed as per manufacturers installation instructions.

POOL FENCE / GATE

NZBC E2  
9.1.5 BUILDING WRAP TO WALL OPENINGS  
PRIOR TO WINDOW OR DOOR INSTALLATION  
A) BUILDING WRAP SHALL BE CUT AND PRESSED INTO ALL SIDES OF OPENINGS AS PER FIG 72 AND B) FLEXIBLE FLASHING TAPE SHALL BE APPLIED TO HEAD AND SILL FRAMING AS SHOWN IN FIG 72  
FLEXIBLE FLASHING TAPE SHALL:  
i) COMPLY WITH PARTS 3.2 AND 4 OF ICBO ACCEPTANCE CRITERIA AC148 AND ii) BE COMPATIBLE WITH THE BUILDING WRAP

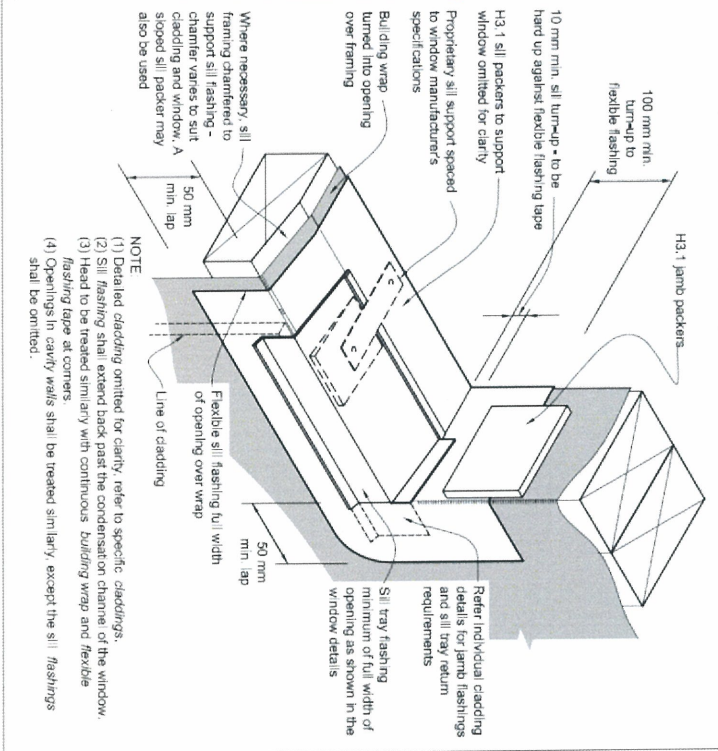
9.1.6 AIR SEALS

WINDOW, DOOR AND OTHER PENETRATION OPENINGS SHALL BE PROVIDED WITH FLEXIBLE AIR SEALS TO MINIMISE THE RISK OF AIR FLOWS CARRYING WATER INTO THE BUILDING WALL. THE AIR SEAL SHALL BE:  
A) PROVIDED BETWEEN THE REVEAL OR FRAME AND THE WRAPPED OPENING (REFER E2 FIG 81)  
B) INSTALLED OVER A CLOSE CELL POLYETHYLENE FOAM (PEF) BACKING ROD AND C) MADE OF: i) SELF-EXPANDING POLYURETHANE FOAM COMPLYING WITH ASTM C1393 OR ii) SEALANT COMPLYING WITH: A TYPE F, CLASS 20LM OR 25LM OF ISO11600 OR B. LOW MODULUS TYPE II CLASS A OF FEDERAL SPECIFICATION TT-S-00230C

9.1.7 BUILDING WRAP

THE BUILDING WRAP SHALL BE IN ACCORDANCE WITH TABLE 23 AND SHALL:  
A) BE RUN HORIZONTALLY  
B) HAVE UPPER SHEETS LAPPED OVER LOWER SHEETS TO ENSURE THAT DIRECTION OF LAPS WILL ALLOW WATER TO SHED TO OUTSIDE OF THE BUILDING WRAP  
C) BE LAPPED NOT LESS THAN 75MM AT HORIZONTAL JOINTS  
D) BE LAPPED NOT LESS THAN 150MM OVER STUDS AT VERTICAL JOINTS AND E) BE ADDED AS A SECOND LAYER OVER HEAD FLASHINGS AS SHOWN IN E2 FIG 71

Figure 72: General window opening  
Paragraphs 9.1.5 and 9.1.10.2, Figures 76, 81-86, 90, 91, 95, 98, 115, 116, 127 and 128



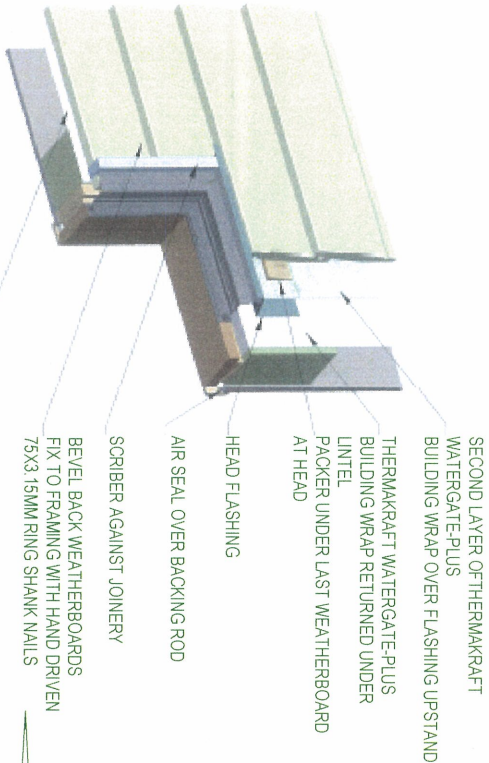
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WINDOW SCHEDULE

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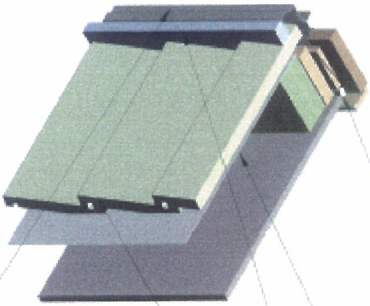


HEAD SKETCH

A

Note

- SECOND LAYER OF THERMAKRAFT WATERGATE-PLUS BUILDING WRAP OVER FLASHING UPSTAND
- THERMAKRAFT WATERGATE-PLUS BUILDING WRAP RETURNED UNDER LINTEL PACKER UNDER LAST WEATHERBOARD AT HEAD
- HEAD FLASHING
- AIR SEAL OVER BACKING ROD
- SCRIBER AGAINST JOINERY
- BEVEL BACK WEATHERBOARDS FIX TO FRAMING WITH HAND DRIVEN 75X3 15MM RING SHANK NAILS
- THERMAKRAFT WATERGATE-PLUS BUILDING WRAP RETURNED AROUND TRIMMING STUD
- AIR SEAL OVER BACKING ROD

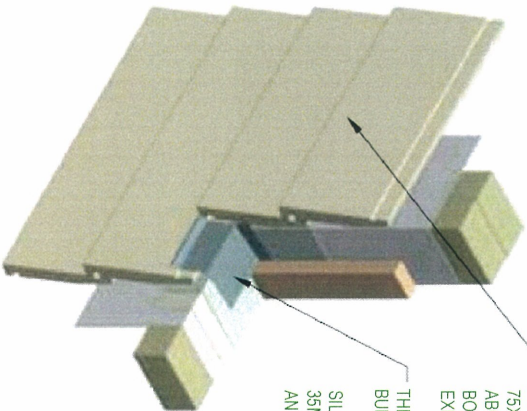


JAMB SKETCH

B

Note

- BEVEL BACK WEATHERBOARDS FIX TO FRAMING WITH HAND DRIVEN 75X3 15MM RING SHANK NAILS ABOVE BUT WITHIN 10MM OF THE BOARD OVERLAP TO ALLOW FOR EXPANSION & CONTRACTION OVER
- SCRIBER AGAINST JOINERY
- THERMAKRAFT WATERGATE-PLUS BUILDING WRAP RETURNED AROUND TRIMMING STUD
- ALUMINIUM WINDOW JOINERY

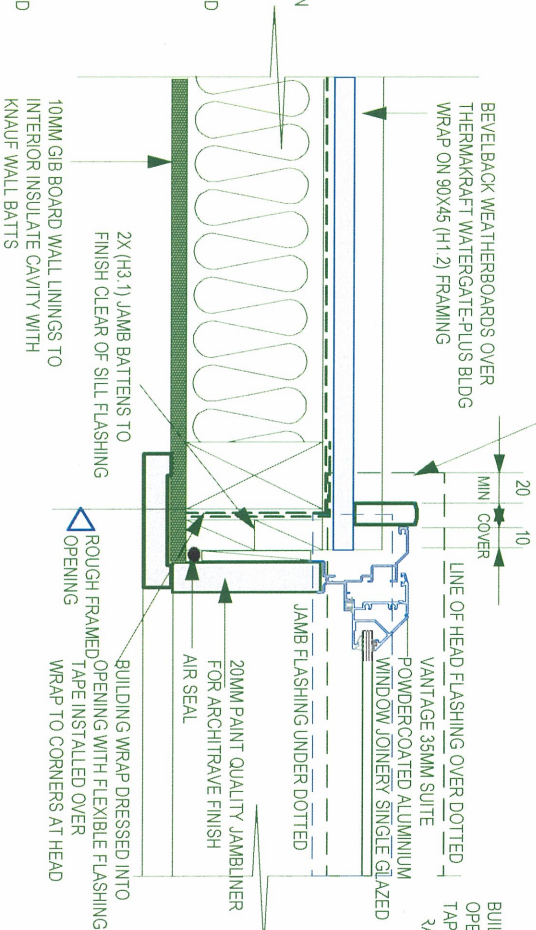


SILL TRAY SKETCH

C

Note

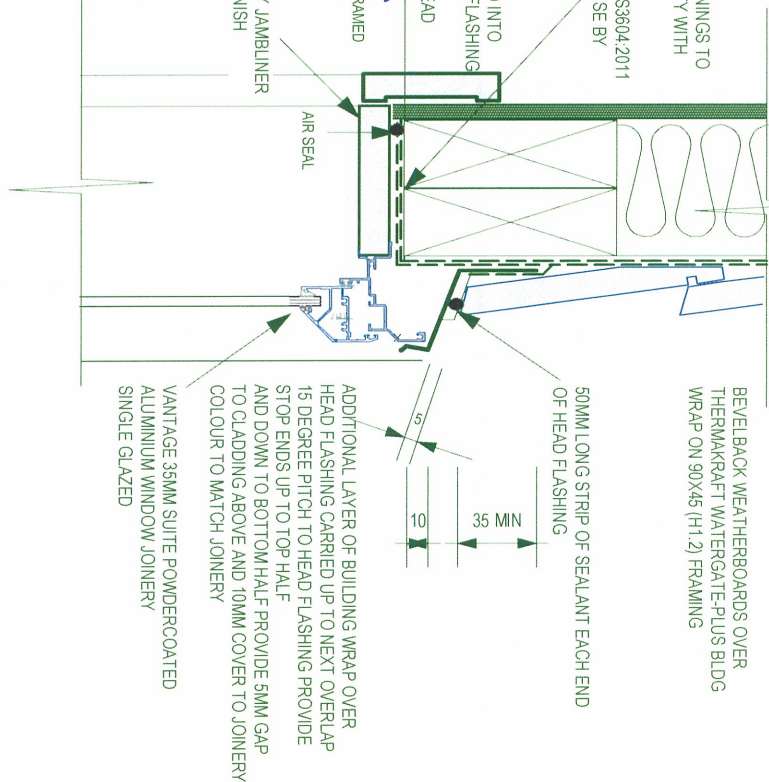
SCRIBERS TO ALL JAMB SITUATIONS SEALED TO WEATHERBOARDS HEAD FLASHING 20MM PAST SCRIBER ADJUST DEPTH TO SUIT WEATHERBD



JAMB - WEATHERBOARD

B

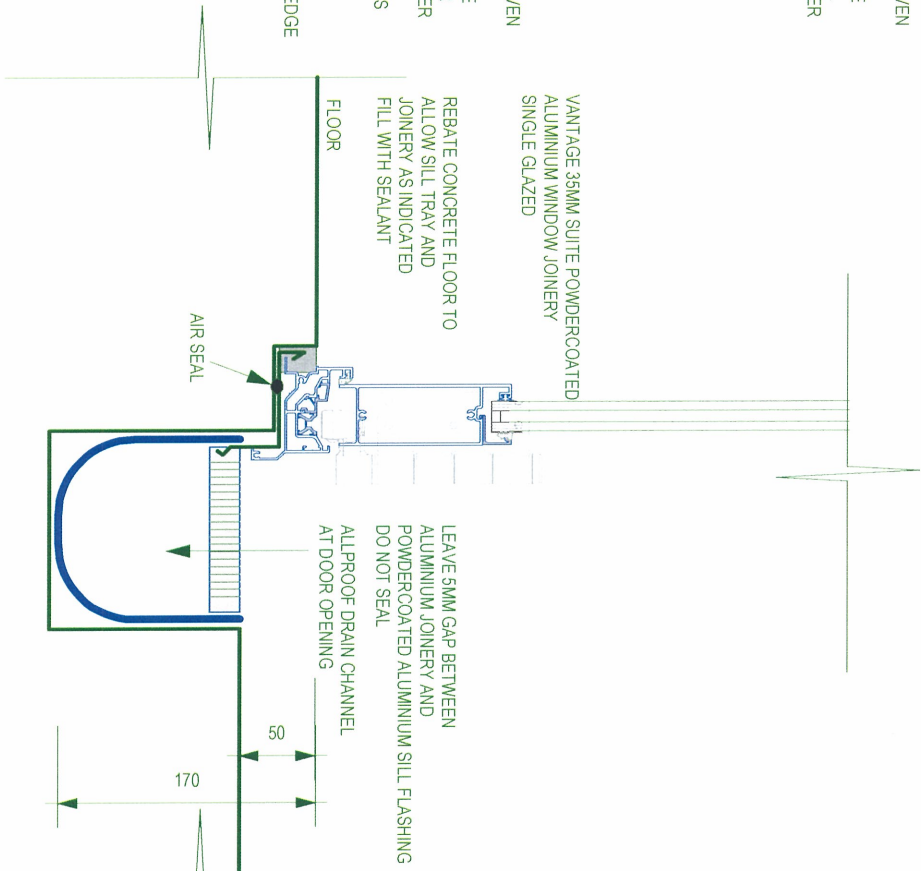
Direct fix



HEAD - WEATHERBOARD

A

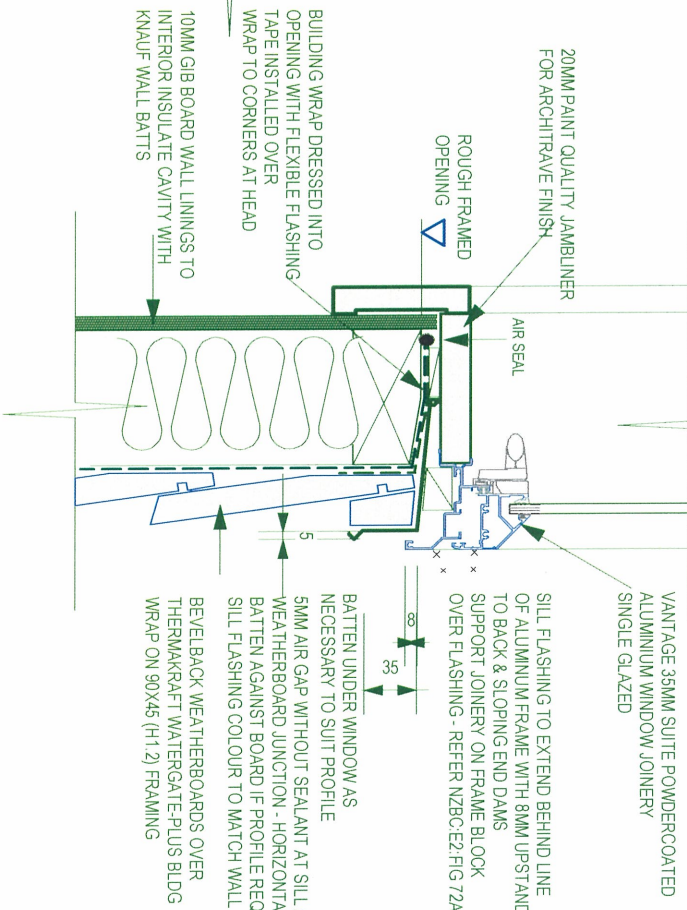
Direct fix



DOOR SILL - WEATHERBOARD

C2

A6.01



SILL - WEATHERBOARD

C1

Direct fix

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WEATHERBOARD DIRECT FIX / ALUMINIUM

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