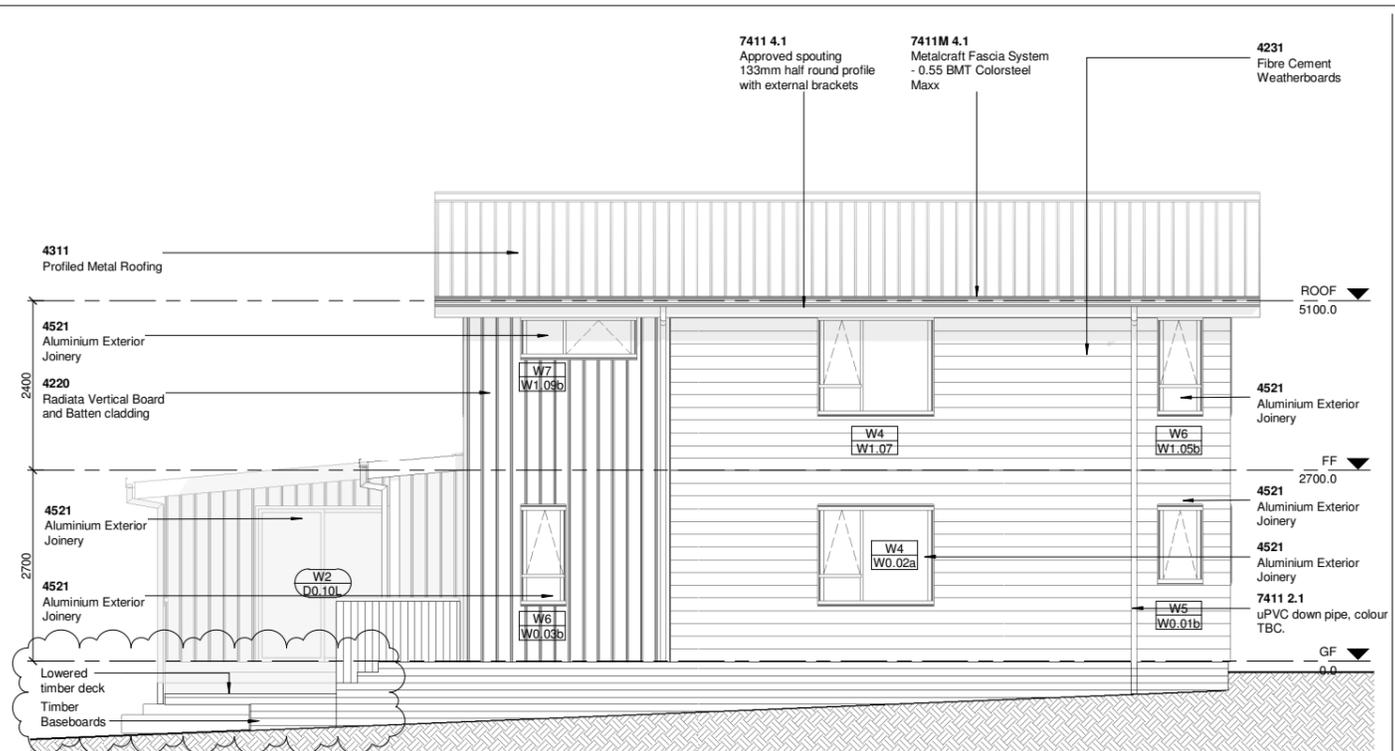


**1 ELEVATION A**  
A-2000 SCALE 1 : 50

**SOUTH**

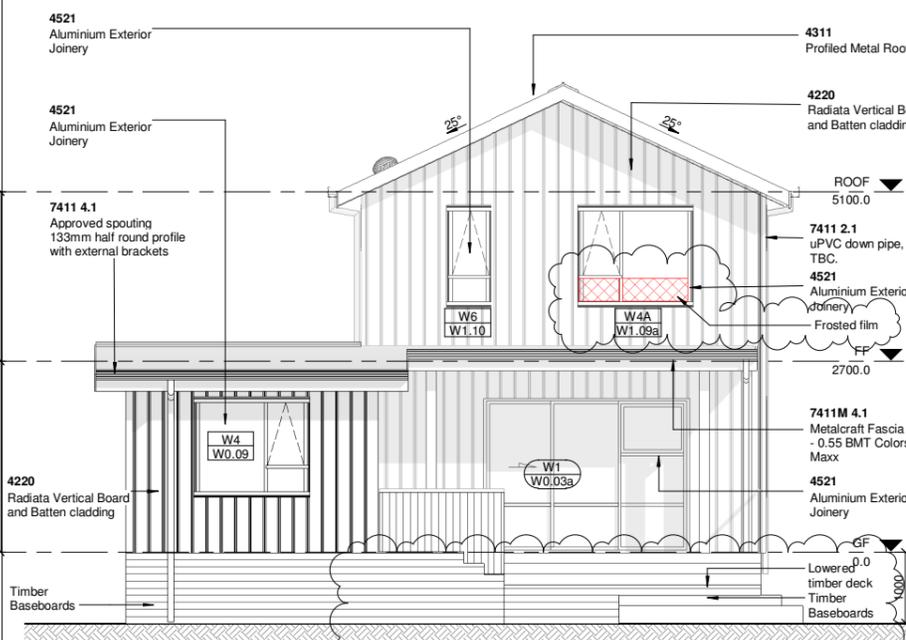
RISK FACTOR	RISK FACTOR	RISK SCORE
WIND ZONE	MEDIUM	0
NO. OF STOREYS	HIGH	2
ROOF/WALL JUNCTION	LOW	0
EAVE WIDTH	HIGH	2
ENVELOPE COMPLEXITY	MEDIUM	1
DECKS	LOW	0
<b>TOTAL</b>		<b>5</b>



**2 ELEVATION B**  
A-2000 SCALE 1 : 50

**WEST**

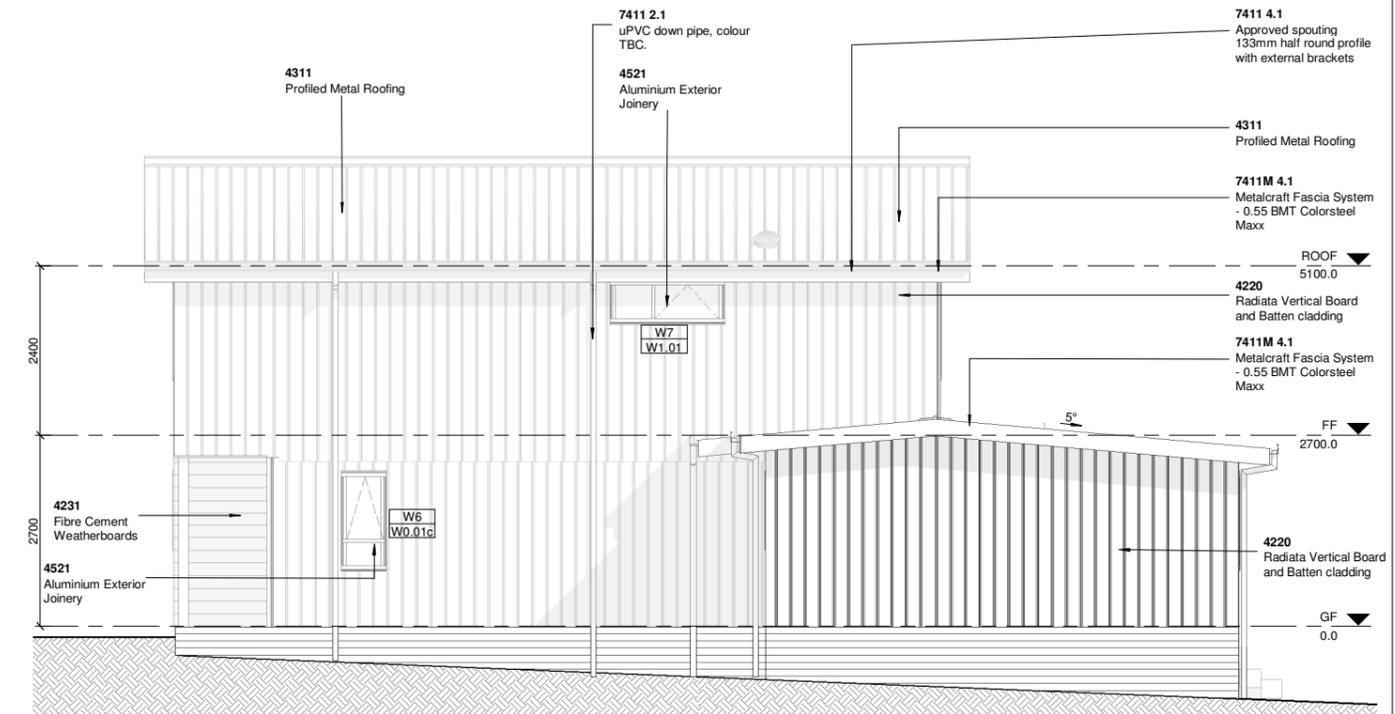
RISK FACTOR	RISK FACTOR	RISK SCORE
WIND ZONE	MEDIUM	0
NO. OF STOREYS	HIGH	2
ROOF/WALL JUNCTION	LOW	0
EAVE WIDTH	HIGH	2
ENVELOPE COMPLEXITY	MEDIUM	1
DECKS	LOW	0
<b>TOTAL</b>		<b>5</b>



**3 ELEVATION C**  
A-2000 SCALE 1 : 50

**NORTH**

RISK FACTOR	RISK FACTOR	RISK SCORE
WIND ZONE	MEDIUM	0
NO. OF STOREYS	HIGH	2
ROOF/WALL JUNCTION	LOW	0
EAVE WIDTH	HIGH	2
ENVELOPE COMPLEXITY	MEDIUM	1
DECKS	LOW	0
<b>TOTAL</b>		<b>5</b>



**4 ELEVATION D**  
A-2000 SCALE 1 : 50

**EAST**

RISK FACTOR	RISK FACTOR	RISK SCORE
WIND ZONE	MEDIUM	0
NO. OF STOREYS	HIGH	2
ROOF/WALL JUNCTION	LOW	0
EAVE WIDTH	HIGH	2
ENVELOPE COMPLEXITY	MEDIUM	1
DECKS	LOW	0
<b>TOTAL</b>		<b>5</b>

**NOTES:**

REVISION	AMENDMENT	APP	DATE
P A	TENDER		5.07.2019
P B	LOWERED DECK		24.07.2020
P C	WINDOW W4A FROSTED FILM	INT	20.10.2020

**DETAILED DESIGN**



Wellington Office  
PO Box 12 003  
Wellington 6144  
New Zealand  
+64 4 471 7000

SCALE	ORIGINAL SIZE
1 : 50 @ A1	A1

DRAWN	DESIGNED	APPROVED
BW	CSC	BS

DRAWING VERIFIED	DESIGN VERIFIED	APPROVED DATE
SM		5.07.2019

PROJECT  
**HOUSING NEW ZEALAND CORPORATION  
REGIONAL HOUSING PROGRAMME**

**35 KAITAWA CRESCENT, PARAPARAMU**  
TITLE  
**ELEVATIONS**

OPUS PROJECT NO.	SUITABILITY
N-H0060.03	

PROJ-ORIG-VOL-LVL-TYPE	SHEET NO.	REVISION
N-H0060-OIC-00-GF-DR	A-2040	RC

**ARCHITECTURE**

**NOTES:**

**WINDOW NOTES:**

- ALL MEASUREMENTS ARE TO BE CONFIRMED ON SITE
- WINDOWS ARE VIEWED FROM THE OUTSIDE LOOKING IN.
- SCHEDULE TO READ IN CONJUNCTION WITH ELEVATIONS AND FLOOR PLAN
- ALL EXTERNAL GLAZING FRAMES ARE TO BE GJAMES 265 SERIES OR EQUIVALENT, UNLESS NOTED OTHERWISE. POWDER-COATED FINISH, COLOUR TO SCHEDULE.
- ALL EXTERNAL GLAZING TO HAVE DRAINED SILLS.
- ALL INTERNAL GLAZING TO BE CLEAR UNLESS NOTED OTHERWISE
- ALL OPERABLE SASHES ARE TO HAVE SUPPLIED AND INSTALLED KEY OPERATED LOCKS, KEYS ALIKE.
- AWNING SASHES ARE TO HAVE CHAIN WINDER MECHANISM, THE COLOUR AND FINISH IS TO MATCH WINDOW FRAMES, ALL WINDER HANDLES TO BE METAL.
- ALL WINDOWS ARE TO HAVE PAINTED TIMBER REVEALS, UNLESS NOTED OTHERWISE
- ALL GLAZING TO COMPLY WITH AS 1288
- ALL OBSCURE GLAZING TO BE 'SATINLITE' CLEAR
- ALL WINDOWS ARE TO HAVE A FOLDED COLORBOND WINDOW HEAD FLASHING INSTALLED, IN SELECTED COLOUR.
- WINDOW CONTRACTOR IS TO ALLOW FOR WINDOW LEVELLING.

**WINDOW NOTES:**

**GENERAL**

Contractor is to use these drawings as the basis for the works and allow for window swings, handing etc. to provide and install items of hardware not specified, shown or listed, but required for the completion and proper finish of the works.

A4601 - External Opening Schedule must be read in conjunction with all other architect's drawings, details, and specifications. Any discrepancies shall be referred to the architect prior to proceeding with the works.

Contractor to provide shop drawings prepared by joinery manufacturer for designer's review.

Windows are shown as being viewed from the outside. Dimensions are rough opening sizes & openings **must be confirmed on site before fabrication.**

Manufacturer and installer guarantees are to be provided for the supply and installation of all windows and doors.

Warranty of minimum 10 years for complete window and door installation including cost of replacement materials and installation, with insurance-backed guarantee for all components.

All windows and doors, including glazing, **MUST** be protected during construction.

**ALUMINIUM JOINERY**

Details have been based on Fairview's residential joinery suite and sliding door systems. Details will need to be adapted if alternative system chosen.

Installation to be to manufacturer's written specification and recommendations.

10mm tolerance gap required around heads and reveals of all windows and doors.

All exterior windows and doors to be powdercoated (minimum of 60 microns).

All extruded/pressed sills to be powdercoated (minimum 120 microns). Closed ends to be factory welded, NO site welding / NO site cutting / NO site drilling.

Double draught seals are required around all operable elements and must be continuous. All seals must be suitable for the selected window/door.

Continuous air seal required around window - refer to details and specification.

Depth of flexible MS sealant to be half the width of seal and applied in a single application in accordance with the manufacturer's recommendations to provide a watertight seal of 600Pa.

**GLAZING**

Generally glazing is IGU with 4mm glass, 12mm air space, low-e pane and argon gas fill. Units weighted & sized for application in accordance with NZS 4223.

Safety glazing, when required, to be heat soaked toughened safety glass to the thickness required by NZS 4223.

Generally safety glazing required for fully framed panels greater than 500x1000mm and within 500mm of the floor, or for side panels greater than 500x1000mm, or within 500mm of the floor or in shower/bathrooms.

Safety glazing required for any door (except vision panel) or an internal partition.

Restrictors stays to be provided to all openings noted.

**ARCHITRAVES/LININGS**

All exterior joinery to have 20mm grooved timber linings

All interior doors to have 30mm grooved jambs.

REVISION	AMENDMENT	APP	DATE
P A	TENDER		5.07.2019
P B	WINDOW W4A FROSTED FILM	INT	20.10.2020

**DETAILED DESIGN**



Wellington Office  
 PO Box 12 003  
 Wellington 6144  
 New Zealand  
 +64 4 471 7000

SCALE As indicated @ A1 ORIGINAL SIZE **A1**

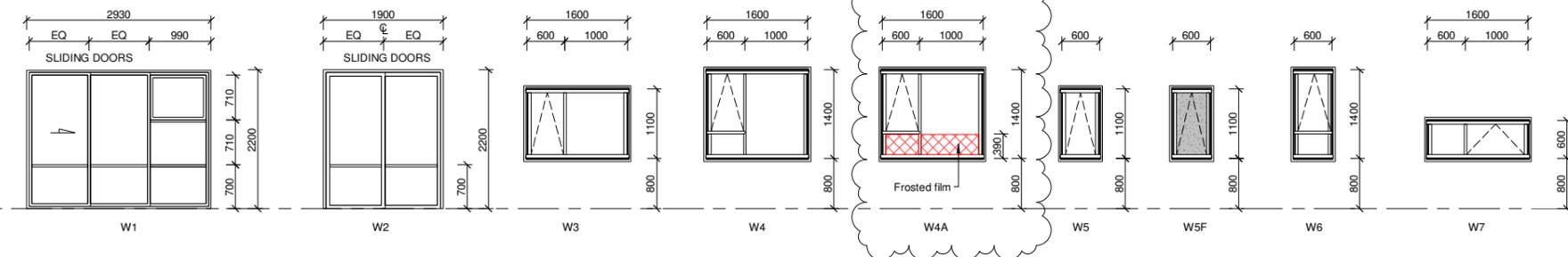
DRAWN	DESIGNED	APPROVED
BW	CSC	BS
DRAWING VERIFIED	DESIGN VERIFIED	APPROVED DATE
SM		5.07.2019

PROJECT  
**HOUSING NEW ZEALAND CORPORATION  
 REGIONAL HOUSING PROGRAMME**

**35 KAITAWA CRESCENT, PARAPARAMU**  
 TITLE  
**WINDOW AND DOOR SCHEDULE**

OPUS PROJECT NO.	SUITABILITY	
N-H0060.03		
PROJ-ORIG-VOL-LVLT-TYPE	SHEET NO.	REVISION
N-H0060-OIC-00-XX-DR	A-7000	RB

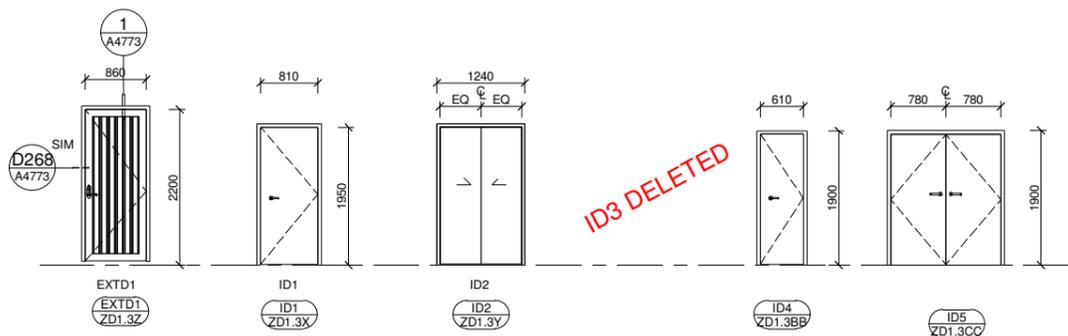
**ARCHITECTURE**



**1 WINDOW ELEVATIONS**  
SCALE 1 : 50

NO.	TYPE	LEVEL	ROOM	DIMENSIONS				HEAD HEIGHT	CONSTRUCTION	Keynote
				OPENING		FRAME				
				HEIGHT	WIDTH	HEIGHT	WIDTH			
W0.01a	W3	GF	KITCHEN	1100.0	1600.0	1100.0	1600.0	2200.0	IGU	4521
W0.01b	W5	GF	KITCHEN	1100.0	600.0	1100.0	600.0	2200.0	IGU	4521
W0.01c	W6	GF	KITCHEN	1400.0	600.0	1400.0	600.0	2200.0	IGU	4521
W0.02a	W4	GF	DINING	1400.0	1600.0	1400.0	1600.0	2200.0	IGU	4521
W0.03b	W6	GF	LIVING	1400.0	600.0	1400.0	600.0	2200.0	IGU	4521
W0.08	W5F	GF	ACC TOILET	1100.0	600.0	1100.0	600.0	2200.0	IGU FROSTED	4521
W0.09	W4	GF	ACC BEDROOM	1400.0	1600.0	1400.0	1600.0	2200.0	IGU	4521
W1.01	W7	FF	HALL	600.0	1600.0	600.0	1600.0	2200.0	IGU	4521
W1.04	W4	GF	HALL	1400.0	1600.0	1400.0	1600.0	2200.0	IGU	4521
W1.05a	W4	FF	BED 1	1400.0	1600.0	1400.0	1600.0	2200.0	IGU	4521
W1.05b	W6	FF	BED 1	1400.0	600.0	1400.0	600.0	2200.0	IGU	4521
W1.07	W4	FF	BED 2	1400.0	1600.0	1400.0	1600.0	2200.0	IGU	4521
W1.09a	W4A	FF	BED 3	1400.0	1600.0	1400.0	1600.0	2200.0	IGU FROSTED BOTTOM	4521
W1.09b	W7	FF	BED 3	600.0	1600.0	600.0	1600.0	2200.0	IGU	4521
W1.10	W6	FF	BATHROOM	1400.0	600.0	1400.0	600.0	2200.0	IGU	4521

NOTE: FOR W1 (W0.03a) & W2(D0.10L) REFER TO DOOR SCHEDULE BELOW



**2 DOOR ELEVATIONS**  
SCALE 1 : 50

NO.	DOOR TYPE	LEVEL	ROOM	DIMENSIONS		
				OPENING	PANEL	THICKNESS
				HEIGHT	WIDTH	
D0.01	EXTD1	GF	KITCHEN	2200.0	960.0	40.0
D0.02b	ID5	GF	LAUNDRY	1900.0	1660.0	38.0
D0.02c	ID4	GF	HWC/STG 2	1900.0	710.0	38.0
D0.03a	ID1	GF	HALL	2000.0	910.0	38.0
D0.07	EXTD1	GF	HALL	2200.0	960.0	40.0
D0.08	ID1	GF	ACC TOILET	2000.0	910.0	38.0
D0.09	ID1	GF	ACC BEDROOM	2000.0	910.0	38.0
D0.10	ID6	GF	WDB 4	2000.0	1320.0	38.0
D0.10L	W2	GF	ACC BEDROOM	2200.0	1900.0	40.0
D1.03	ID6	FF	HALL	2000.0	1320.0	38.0
D1.04	ID6	FF	BED 1	2000.0	1320.0	38.0
D1.05	ID1	FF	BED 1	2000.0	910.0	38.0
D1.06	ID6	FF	BED 2	2000.0	1320.0	38.0
D1.07	ID1	FF	BED 2	2000.0	910.0	38.0
D1.08	ID6	FF	BED 3	2000.0	1320.0	38.0
D1.09	ID1	FF	HALL	2000.0	910.0	38.0
D1.10	ID1	FF	BATHROOM	2000.0	910.0	38.0
W0.03a	W1	GF	LIVING	2200.0	2930.0	40.0