

29.06.2022

General

All construction is to be in accordance with this specification, the technical standards associated with that work, the manufacturer's literature, and generally accepted good trade practices.

Construction of the work shall be carried out by competent, experienced tradesmen.

Excavated material is to be removed from site unless otherwise noted. The contractor is to verify all details and dimensions on site prior to commencing any work.

Do not scale from drawings.

All standards referred to in this specification are assumed to be the most recent issue of the standard including amendments. This should be read in conjunction with structural engineers drawings.

Datum, existing floor level to be used to set levels

Owners reasonability to maintain, good ground clearances & maintenance. FFL 225mm min ground clearance to natural ground or 150mm min to permanent material

Concrete

- C1. All concrete work shall comply with NZS 3109:2003, CONCRETE CONSTRUCTION.
- C2. Concrete production must comply with NZS 4210:2001
- C3. Construction of buildings under consideration complying with NZS 3604, NZS 4229, NZS 3104 and NZS 3109:2033
- C4. All concrete shall be high grade with a compressive strength of not less than 20MPa at 28 days.

Timber Durability

(Refer to standard NZS 3602:2003)

- T1. All timbers to be SG8 kiln dried unless specified
- T2. Timber treatment: H3.2 treated (L.O.S.P. treatment is not acceptable, accept plywood).
- T3. Timber treatment of ACQ or CuAz preservatives all fixings to be Stainless Steel type 304
- T4. Fixing through H3.2 treated timber to be Stainless Steel
- T5. Treated timber cut faces to be treated with Holdfast Metalex wood protector or similar product

Roofing

Roof to be installed to NZBC E2/AS1:2011 NZ Metal Roof and Wall Cladding Code of Practice 0.4 Colorsteel Endura corrugated iron longrun Foam strips to fit the sheet profile Ecofoam

Gutters

Metal profile Colorsteel continuous gutter on metal profile fascia boards 80mm Ø PVC downpipes

Drainage

Onsite Soak Pit

Soffit Linings

4.50mm thk fibre cement linings with PVC jointers sealed and painted white

Exterior Cladding

Colorsteel Endura placed vertically, direct fixed.

HERMAN Pacific HP 56 Cedar Horizontal Shiplap weatherboard over drained Cavibats Installed to manufactures specifications

Interior Cladding

Bedrooms and Living areas 12mm plywood directly fixed to studs on wall with 5mm negative detail between 2400 x 1200 sheets

Bathrooms 100mm grooved 12mm plywood vanished on ceilings. Hardies tile board covered in wall tiles

Insulation

- L1. R2.6 Ceiling EARTHWOOL
- L2. R3.2 (140mm wall) EARTHWOOL
- L3. R1.85 Pod Floor

Powdercoated Aluminum windows & doors All double glazed units Manufactures to supply all flashings as required in High wind zone.

Glazing

Mirrors & Shower doors in bathrooms Grade 'A' Safety glass Toughened in accordance with NZS 4223.3:2016

General Structural Fixings Notes

Note: All Timbers to be VSG8, Unless noted otherwise NZS 3602:2003.

Bottom plate to timber floor

- 1. External walls & internal wall bracing elements
Hand Driven nails - 2 /100 x 3.75 @ 600mm crs or Power Driven nails - 3 /90 x 3.15 @ 600mm crs
- 2. Internal walls (may be nailed to floor decking)
Hand Driven nails - 1 /100 x 3.75 @ 600mm crs Power Driven nails - 1 /90 x 3.15 @ 600mm crs
- 3. Trimmer not exceeding 2.4m long
Hand Driven nails - 4 /100 x 3.75 end nailed or Power driven nails - 6 /90 x 3.15 end nailed

Stud to plate

- 4. 4 /75 x 3.15 (skewed) or 2 /100 x 3.75 (end nailed) (Refer Table 8.19 - Nailing Schedule in NZS 3604:2011).

Top plate

- 5. Type B - 2 /90 x 3.15 end nails + 2 wire dogs ALT 4.7kN (Refer to Table 8.18 - Fixing of top plate of wall to supporting members in NZS 3604:2011 for standard nailing).

Purlins

- 6. Type T - 1 /10g self-drilling screw, 80mm long fixing ALT 2.4kN (Refer Table 10.10 - Fixing Purlins on their flat in NZS 3604:2011)

Load Bearing Walls

- 7. 2.45m high, 140 x 45 @ 600mm crs. (Refer table 8.2 - Studs in laddering walls - SG8 NZS 3604:2011)

None Bearing Walls

- 8. 2.45m high, 90 x 45 @ 600mm crs. (Refer table 8.4 - Studs in non-loadbearing walls - SG8 NZS 3604:2011)

REFER TO ATTACHED SMARTSPEC FOR SPECIFICATIONS

Note:
All dimensions to be checked on site prior to ordering materials, by the main Building Contractor

THESE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE ENGINEERING SPECIFICATIONS AS NOTED AND WITH SPECIFICATION PROVIDED SEPARATELY

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
Notes



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REV	DATE	AMENDMENT

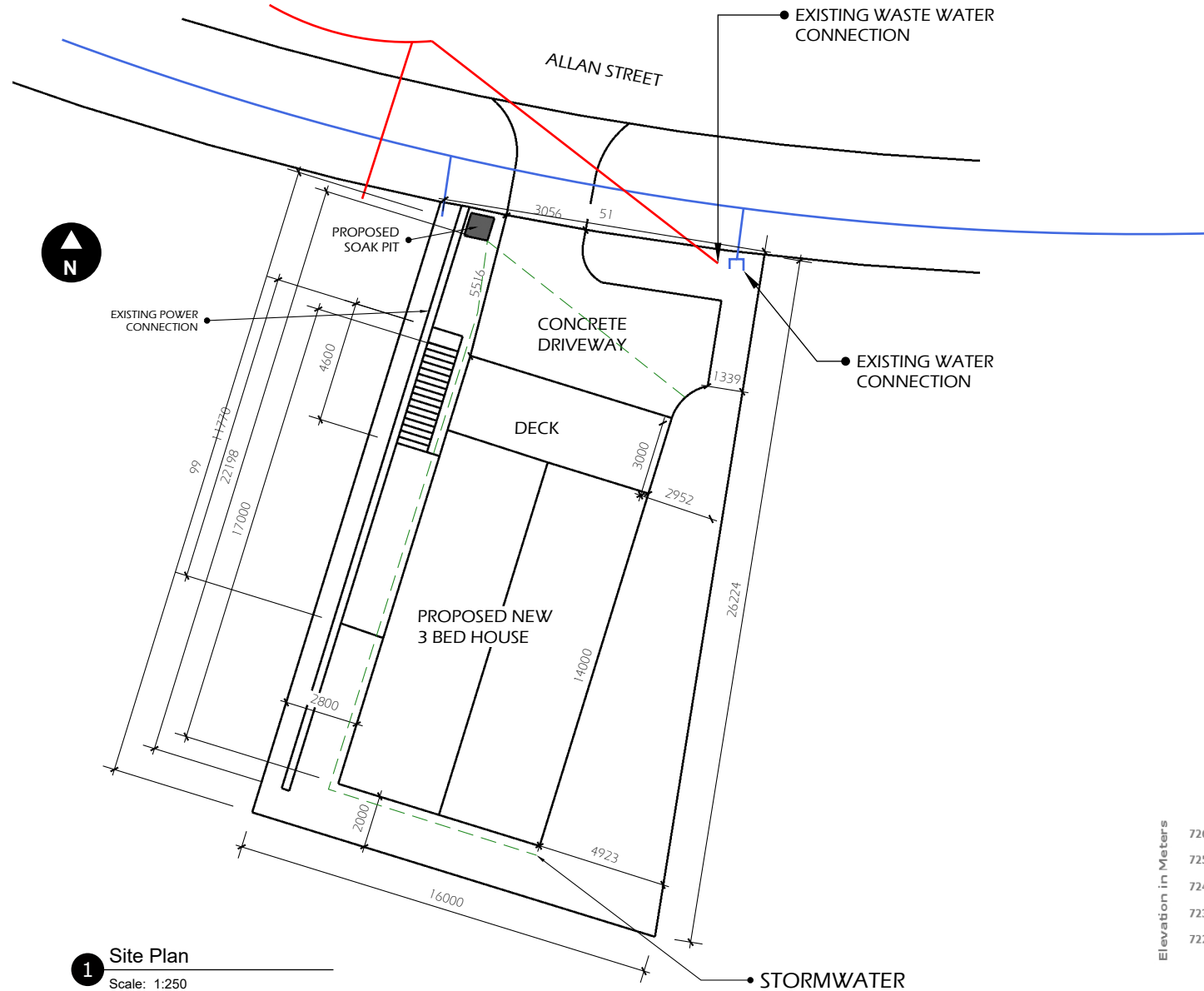
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SCALE	

14 Allan Street, Lake Tekapo Lot 1 DP 489462

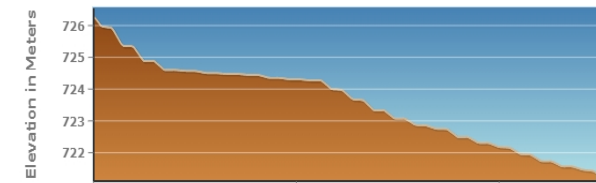
Wind Zone : H
 Earthquake Zone : 2
 Exposure Zone : B
 Snow Zone : N4

Site Area 352m²
 Hard surface cover 194.37m²
 Site Coverage 55.21%

Site requirement max height 5m



1 Location



2 Elevation Profile

1 Site Plan
 Scale: 1:250

29.06.2022

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
 Title Page

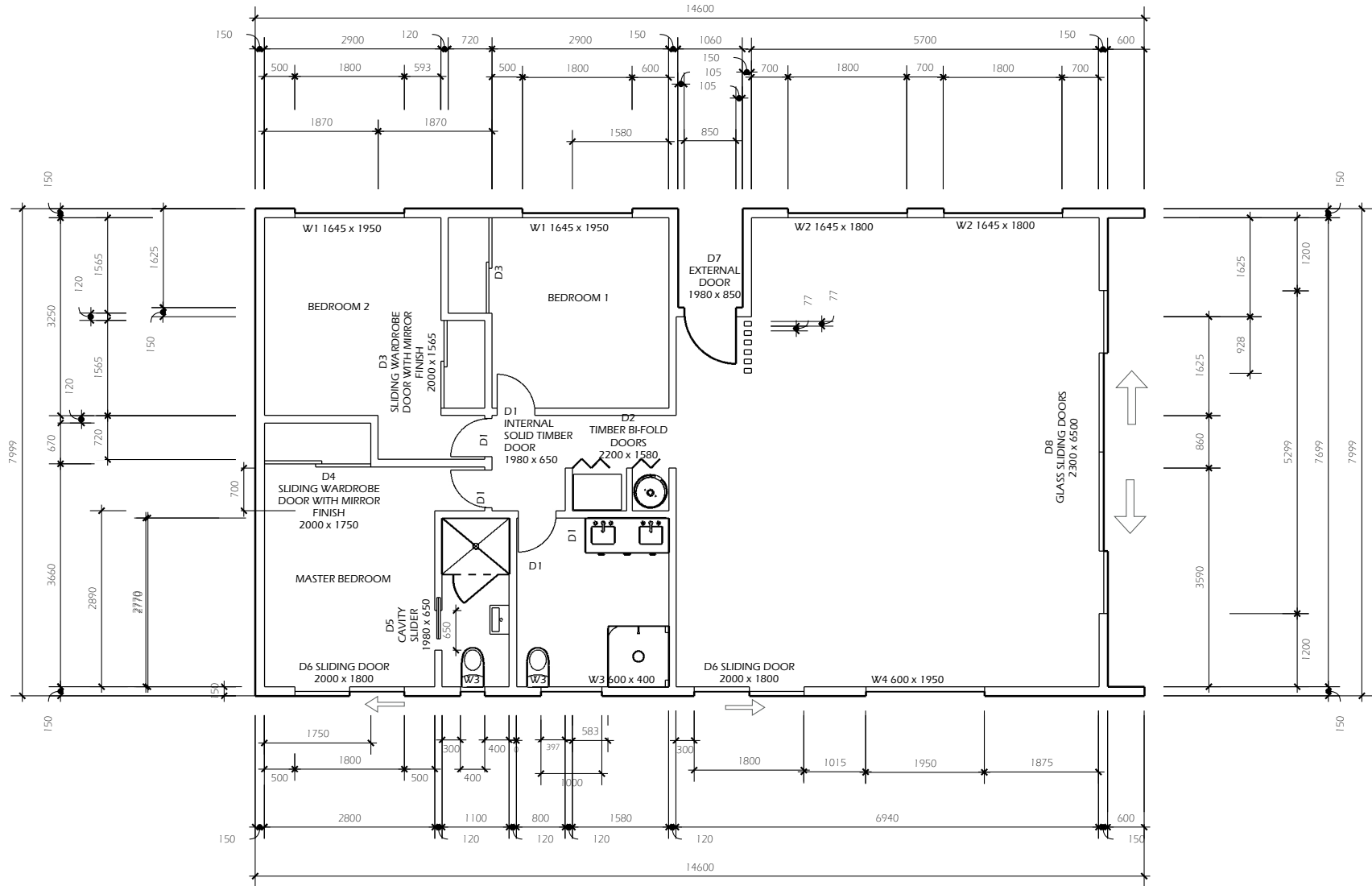


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	01
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2 Floor Plan
Scale: 1:100

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BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
Floor Plan
House

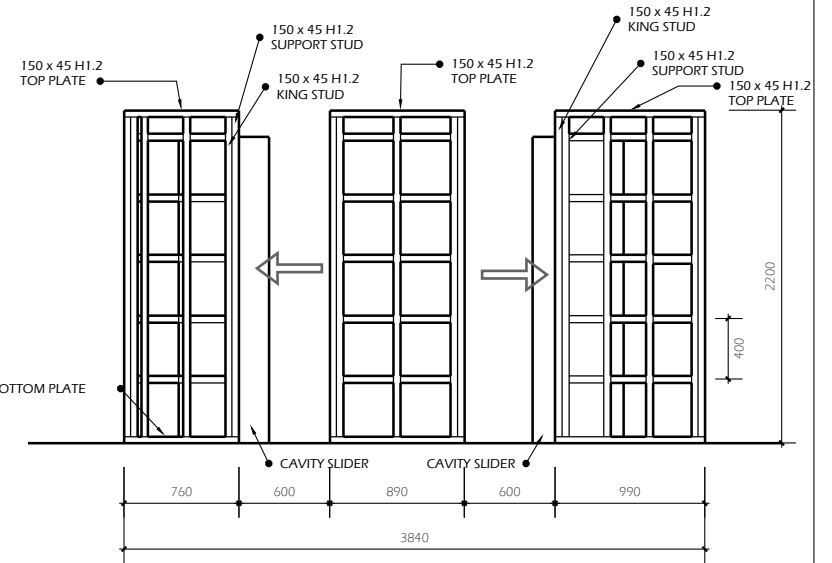
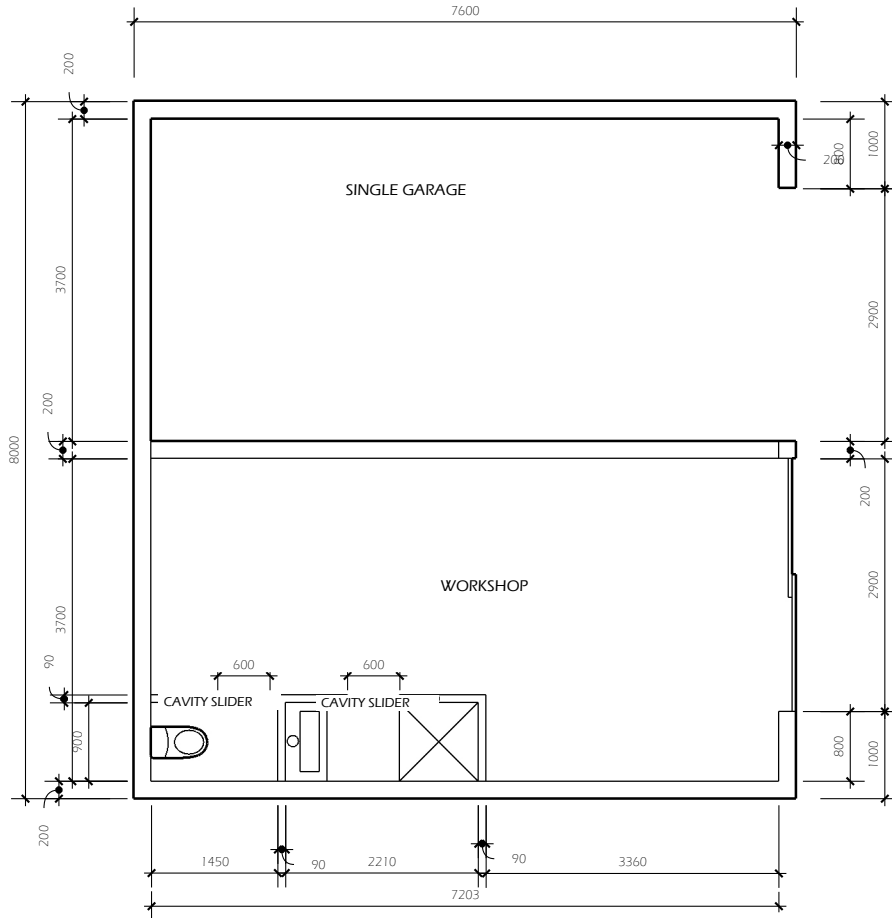


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REV	DRAWING NO
	02
SCALE AS NOTED	

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3 Floor Plan - Garage and Workshop
Scale: 1:80

4 FRAMING LINE 3 WORKSHOP
Scale: 1:50

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BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
Floor Plan
Garage and
Workshop

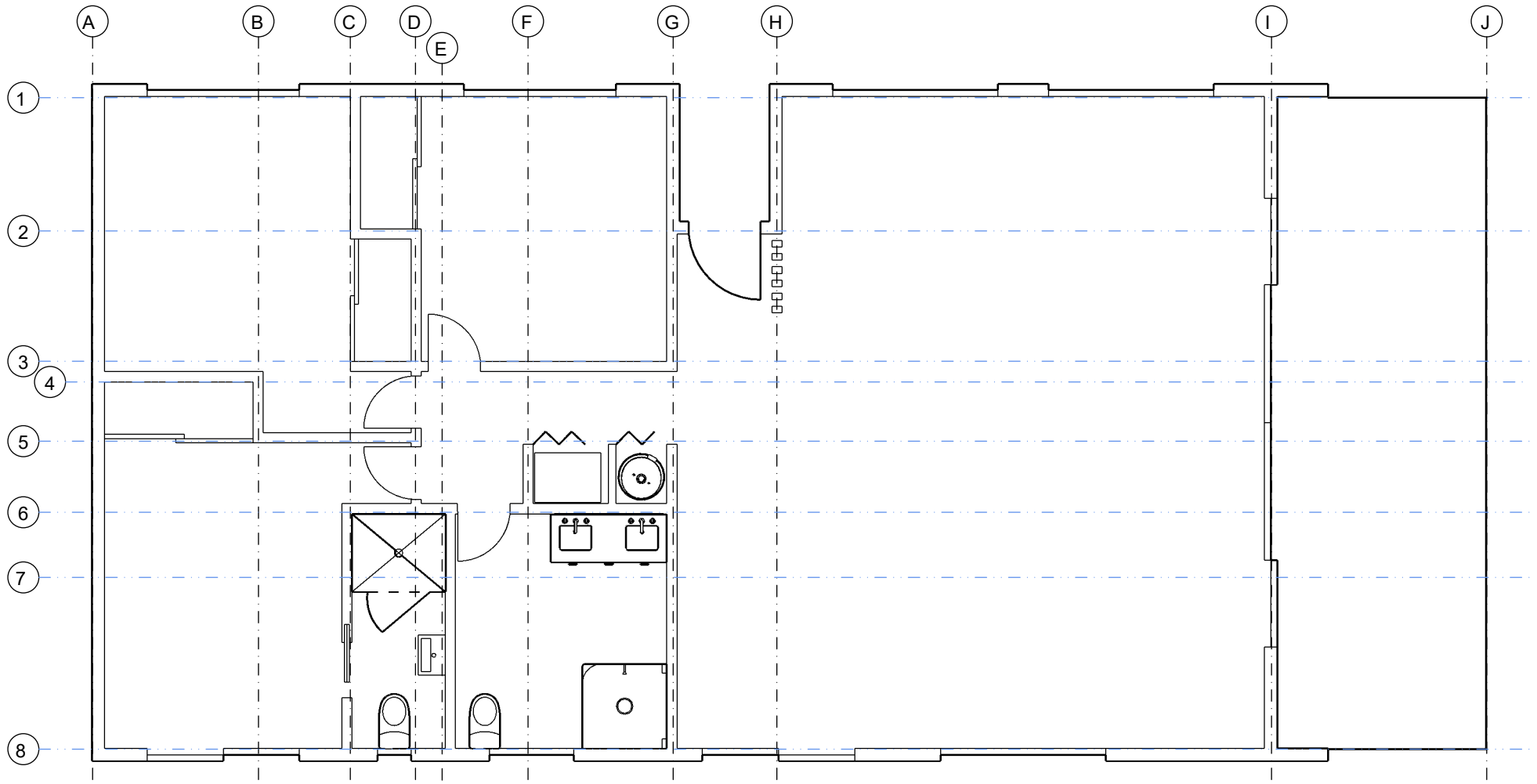


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	03
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5 HOUSE LAYOUT
Scale: 1:70

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14A Allan Street
Lake Tekapo

SHEET TITLE:
Floor Plan
Garage and
Workshop

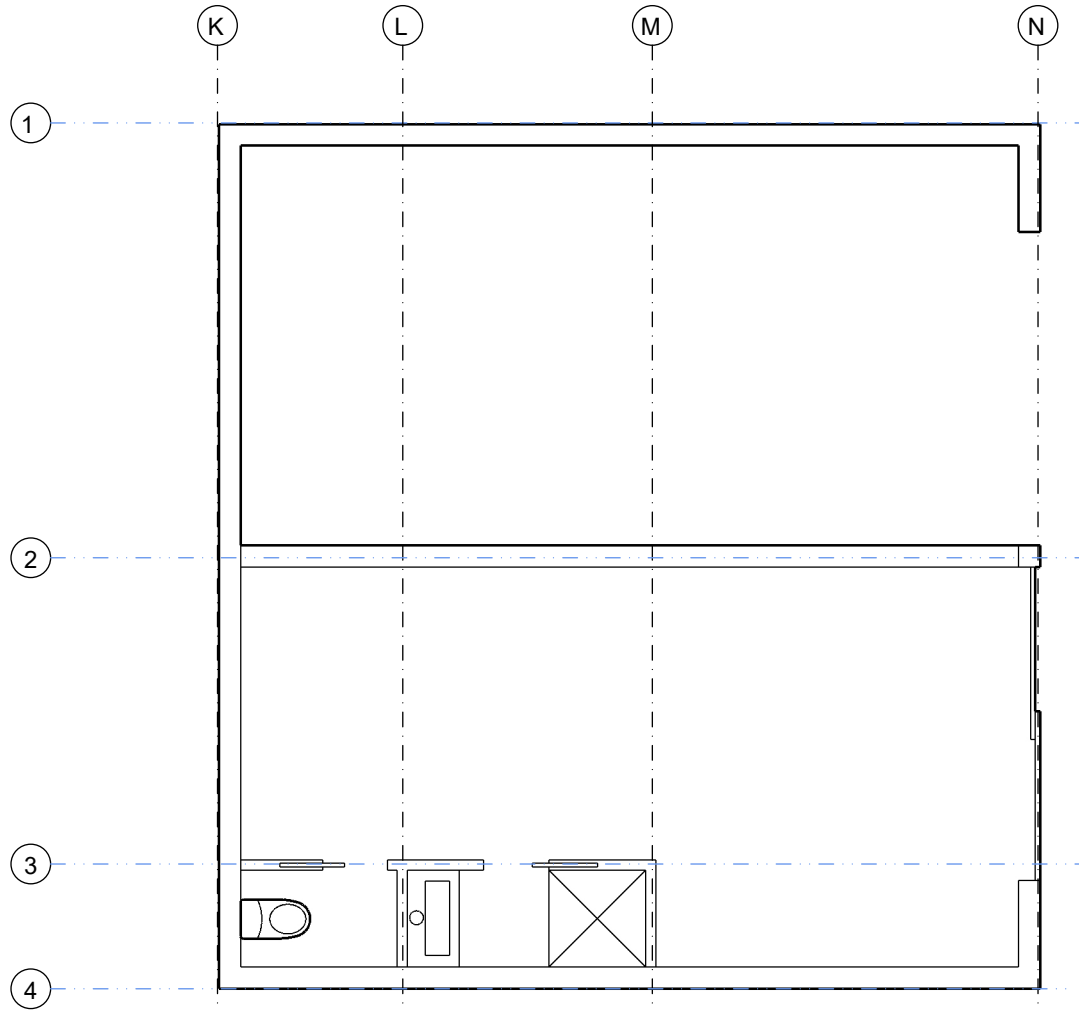


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6 GARAGE/WORKSHOP LAYOUT
Scale: 1:70

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
Garage and
Workshop Layout

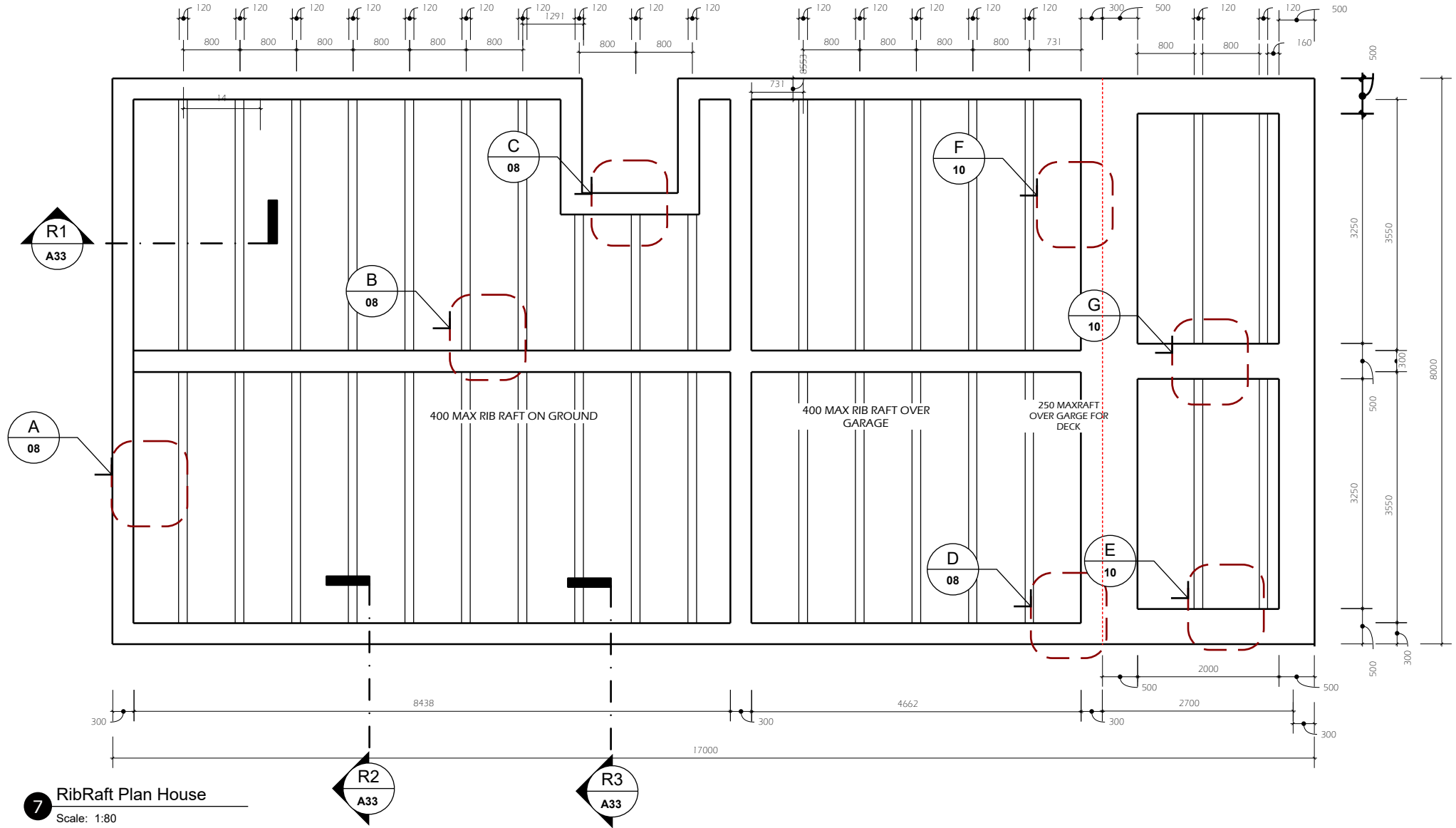


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SHEET TITLE:
 Floor Plan
 Garage and
 Workshop

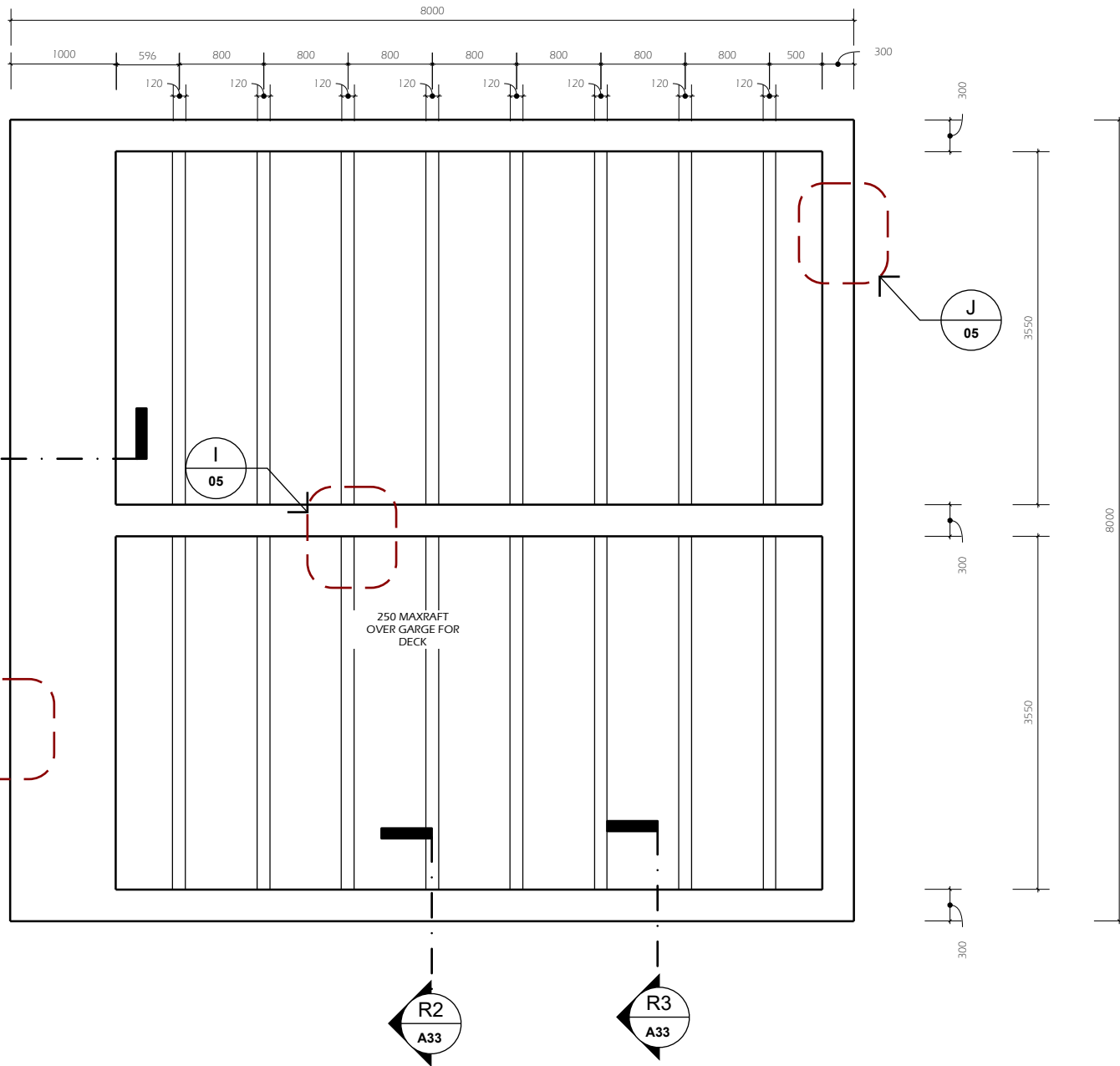


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8 RibRaft Plan Garage and Workshop
 Scale: 1:100

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14A Allan Street
Lake Tekapo

SHEET TITLE:
 Floor Plan
 Garage and
 Workshop

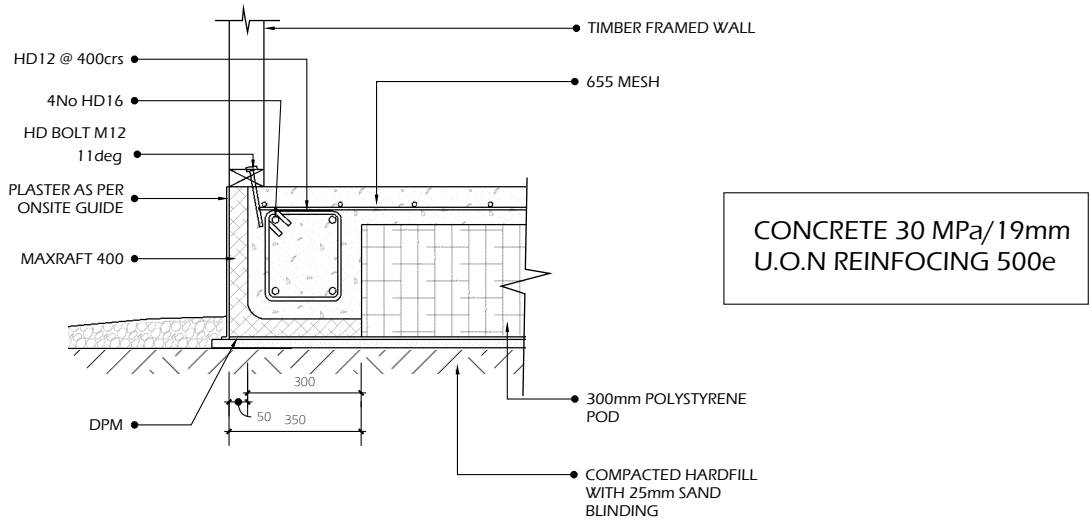


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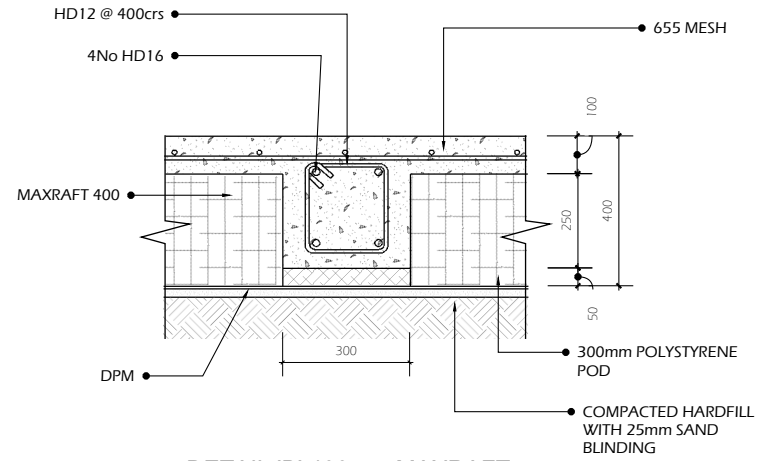
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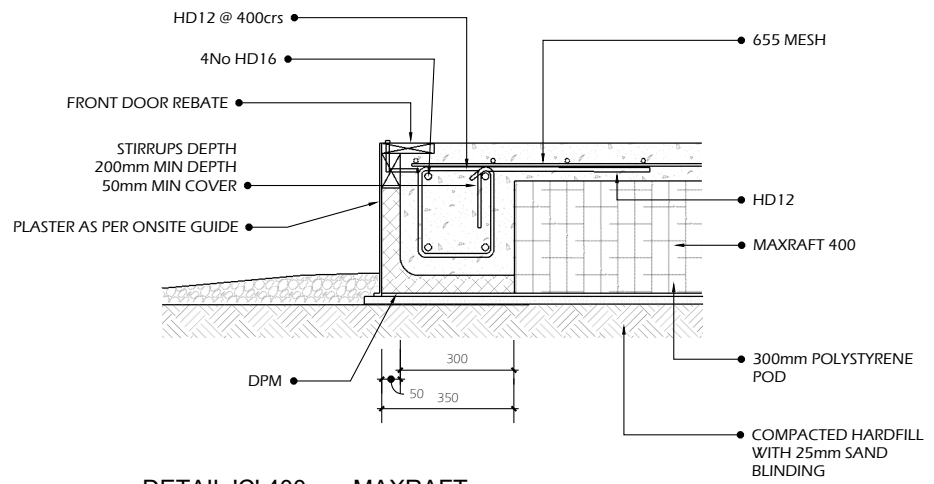


CONCRETE 30 MPa/19mm
U.O.N REINFORCING 500e

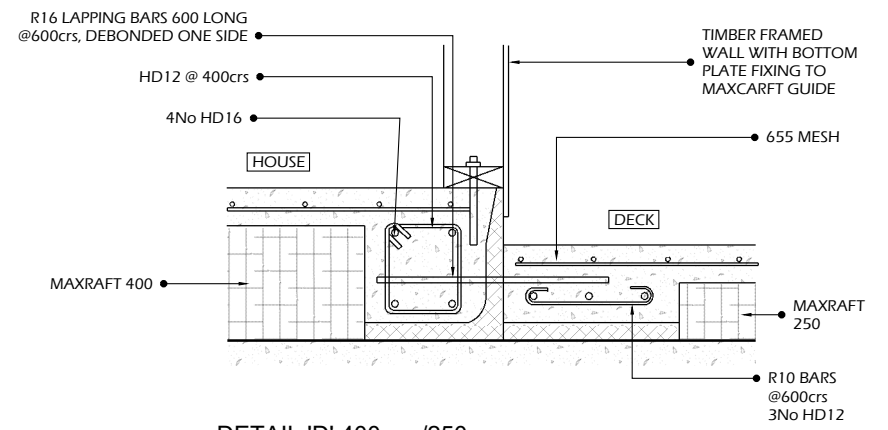
A DETAIL 'A' 400mm MAXRAFT
EDGE
06 Scale: 1:20



B DETAIL 'B' 400mm MAXRAFT
INTERNAL FOOTING DETAIL
06 Scale: 1:20



C DETAIL 'C' 400mm MAXRAFT
REBATE
06 Scale: 1:20



D DETAIL 'D' 400mm/250mm
MAXRAFT THERMAL BREAK
06 Scale: 1:20

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Lake Tekapo

SHEET TITLE:
DETAIL 'A', DETAIL 'B'
DETAIL 'C', DETAIL 'D'

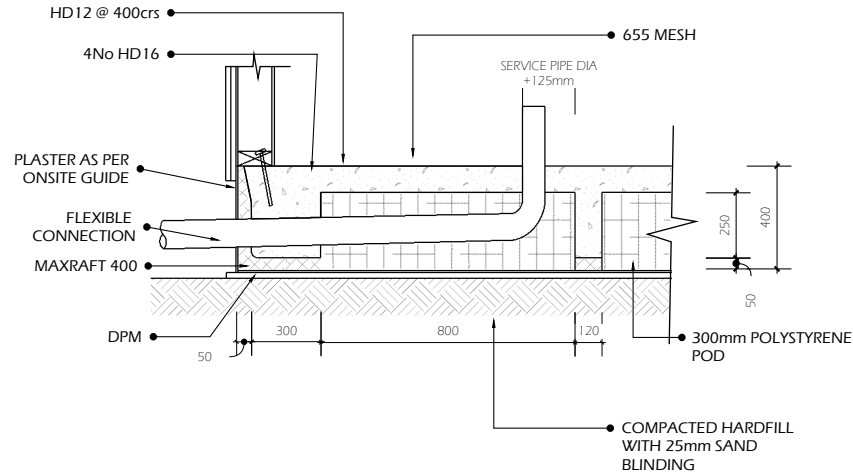


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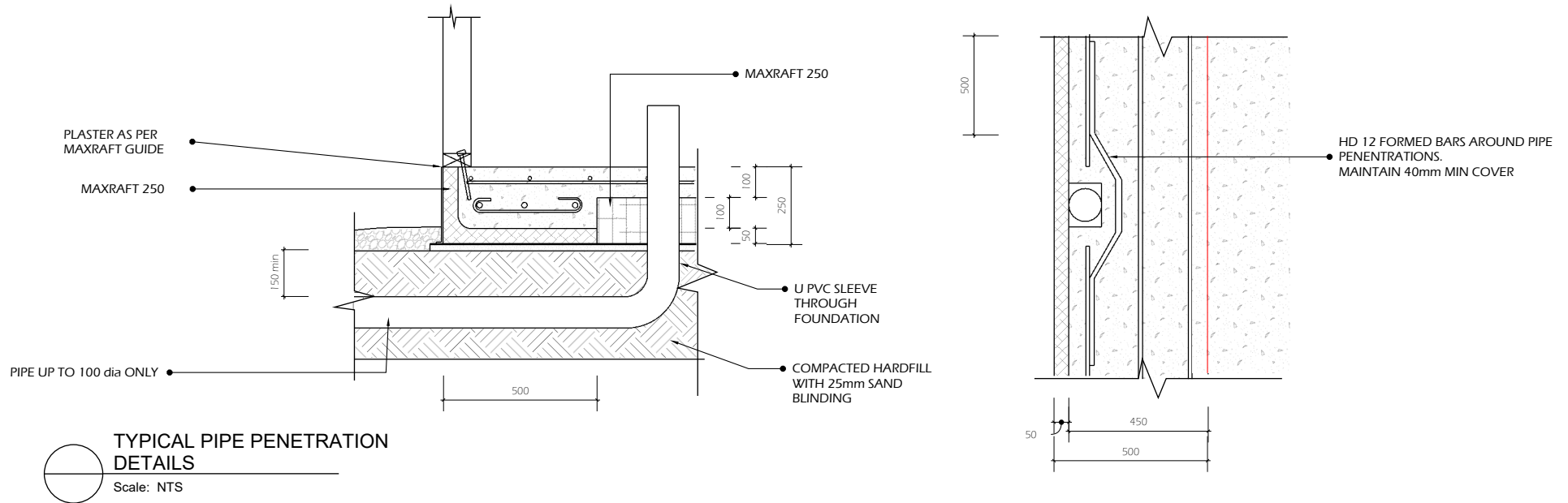
REV	DATE	AMENDMENT

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08
SCALE AS NOTED

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**TYPICAL PIPE PENETRATION
DETAIL MAXRAFT 400**
Scale: NTS



**TYPICAL PIPE PENETRATION
DETAILS**
Scale: NTS

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
PIPE PENETRATIONS

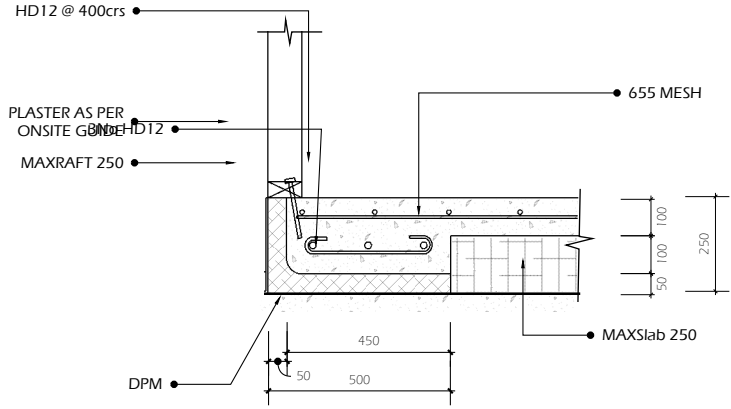


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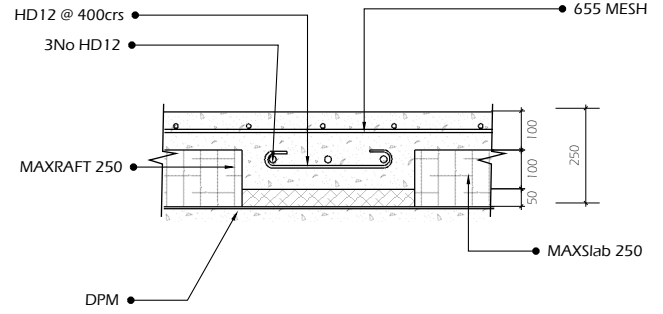
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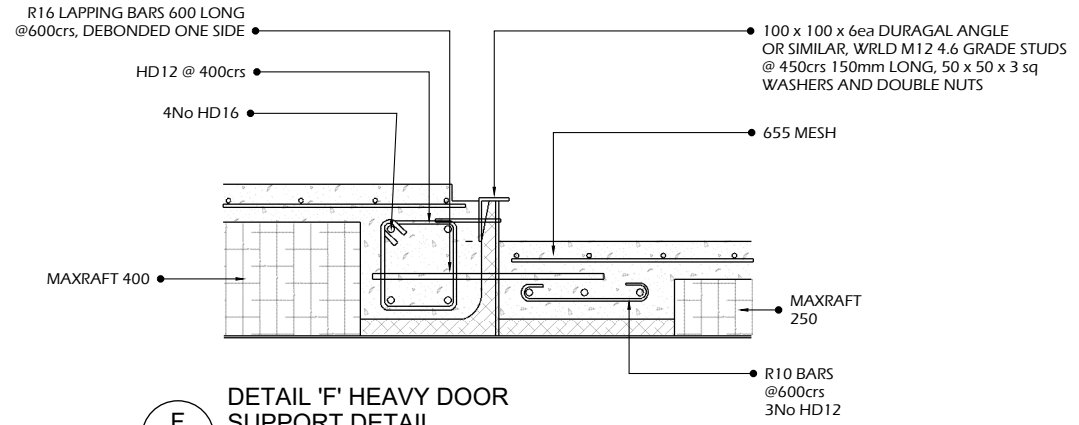


E
06
DETAIL 'E' 250mm MAXRAFT
EDGE
Scale: 1:20

CONCRETE 30 MPa/19mm
U.O.N REINFORCING 500e



G
06
DETAIL 'G' 250mm INTERNAL
FOOTING DETAIL
Scale: 1:20



F
06
DETAIL 'F' HEAVY DOOR
SUPPORT DETAIL
Scale: 1:20

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
DETAIL "E"
DETAIL "F"
DETAIL "G"

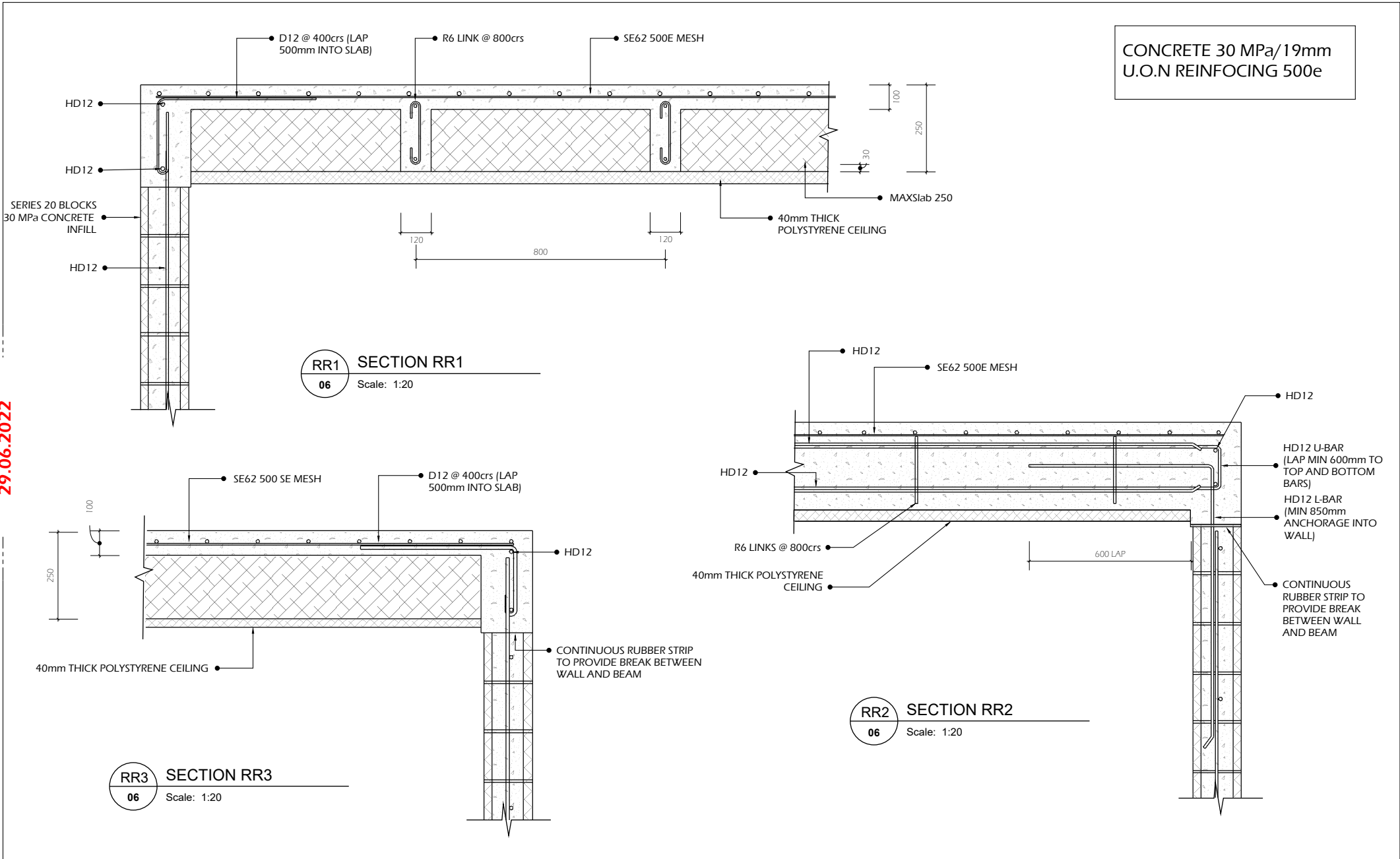


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BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
SECTION RR1
SECTION RR2
SECTION RR3

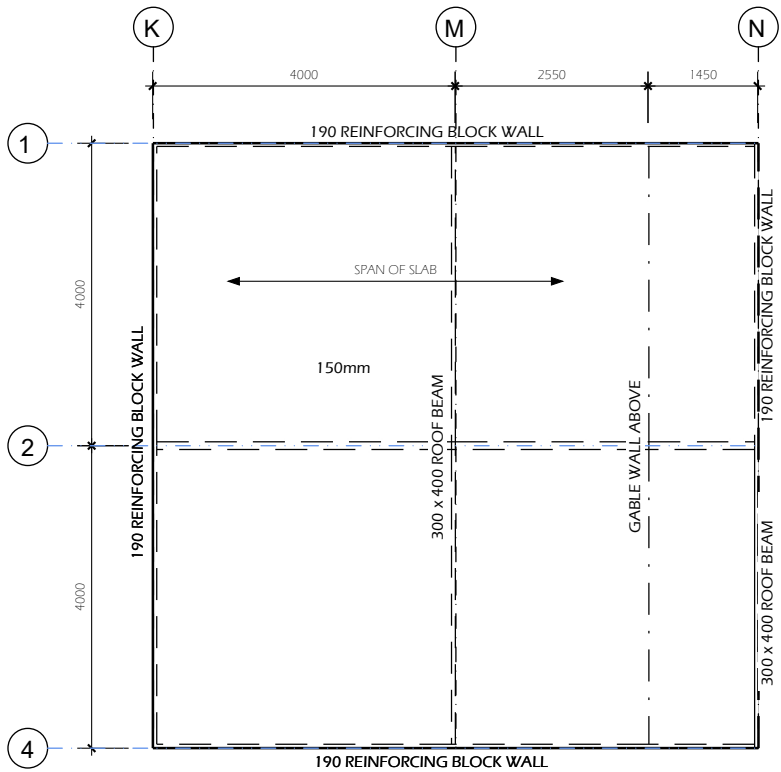


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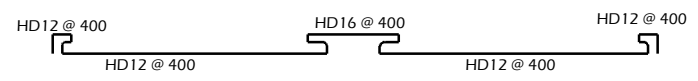
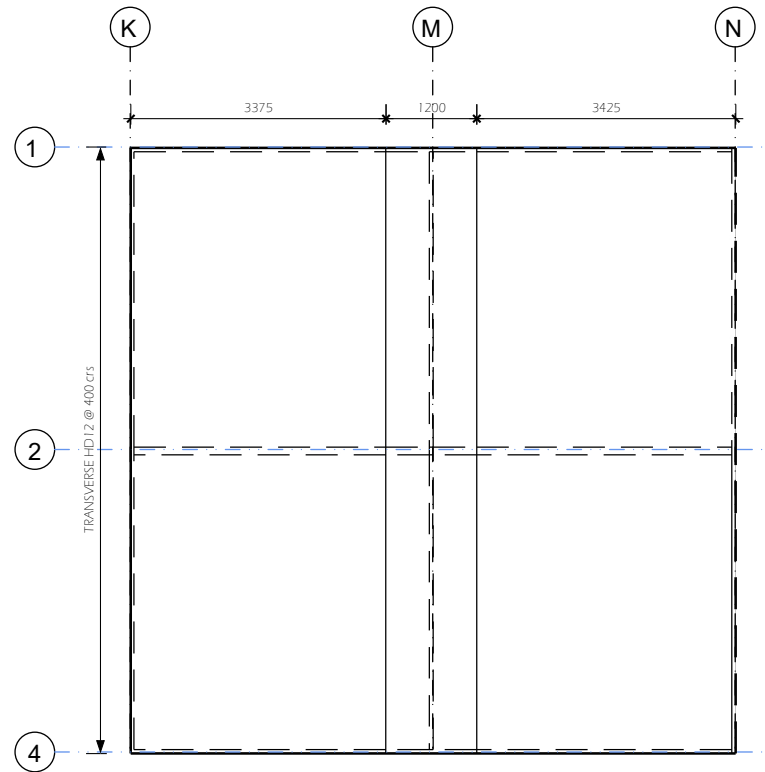
REV	DATE	AMENDMENT

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	11
SCALE AS NOTED	

29.06.2022



FLOOR SLAB 30 MPa/19mm
REINFORCING 500e



9 GARAGE/WORKSHOP FLOOR SLAB
Scale: 1:100

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
Garage and Workshop
Floor slab



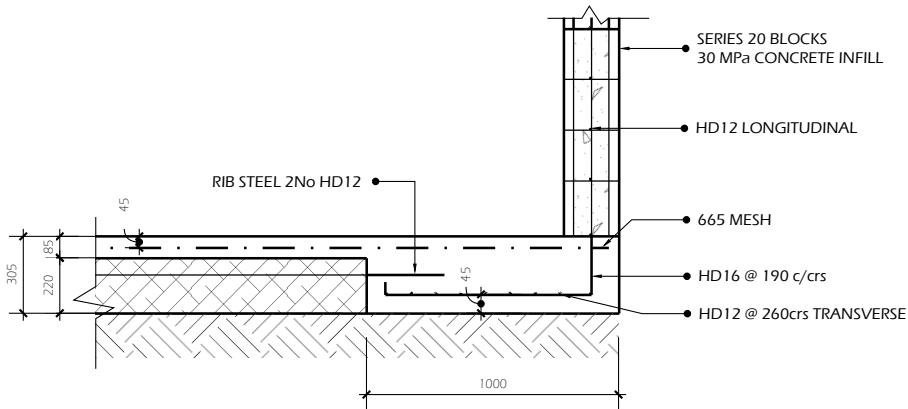
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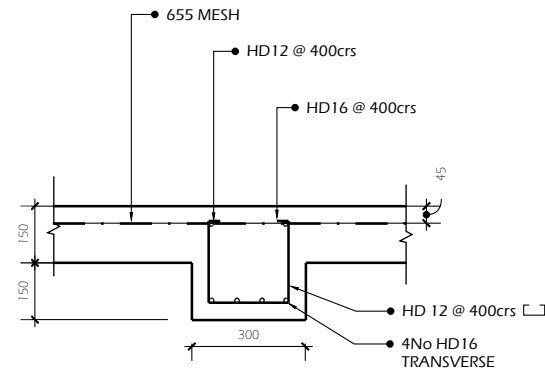
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CONCRETE 30 MPa/19mm
U.O.N REINFORCING 500e



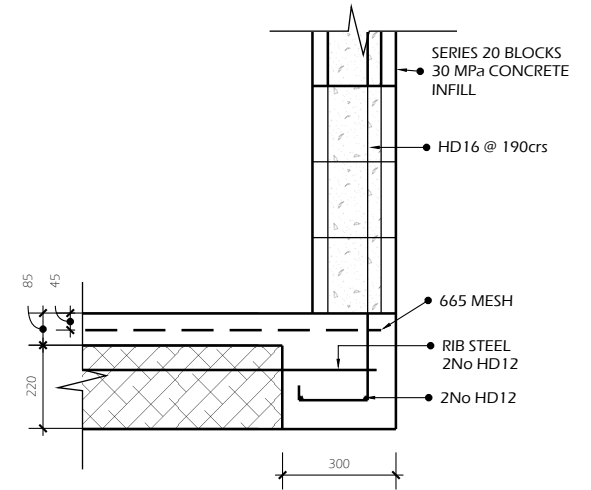
10 FOUNDATION DETAIL LINE K DETAIL H

Scale: 1:30



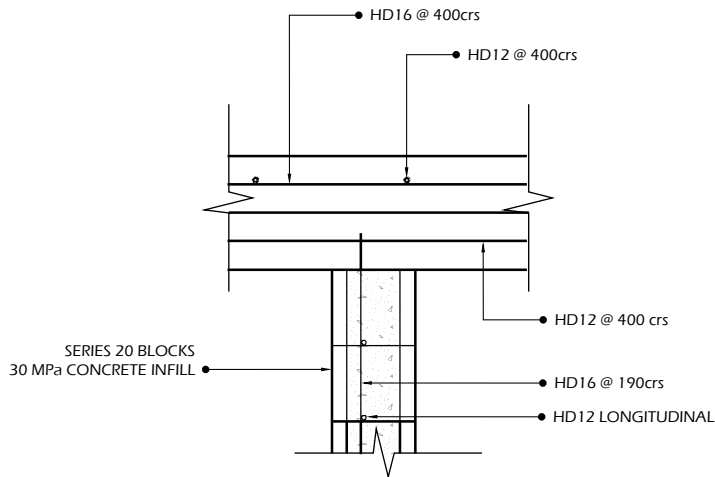
11 FLOOR SLAB TRANSVERSE BEAMS

Scale: 1:20



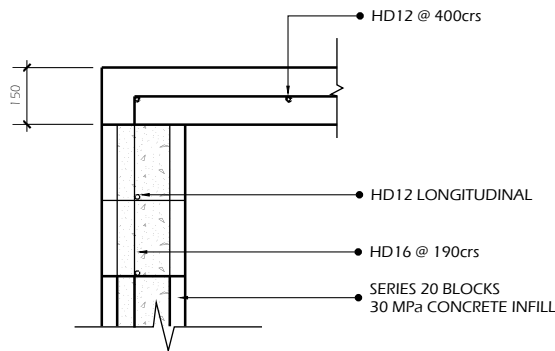
WALL FOUNDATION LINES 1 AND 4
DETAIL J

12 Scale: 1:20



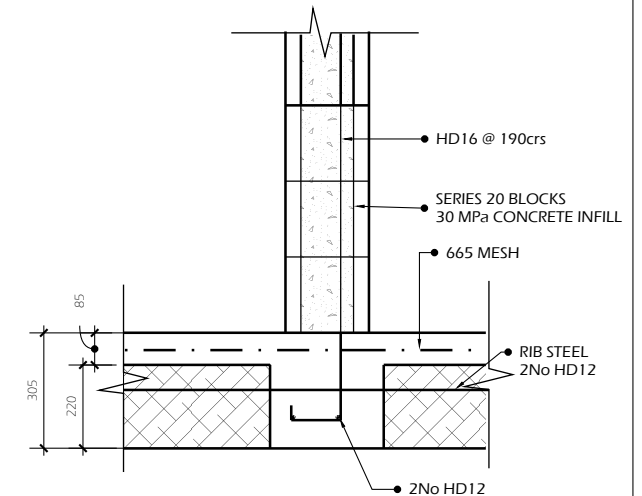
13 TYPICAL DETAIL TOP LINE 2

Scale: 1:20



14 TYPICAL DETAIL TOP LINE 1, 4

Scale: 1:20



WALL FOUNDATION LINE 2
DETAIL "I"

15 Scale: 1:20

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BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

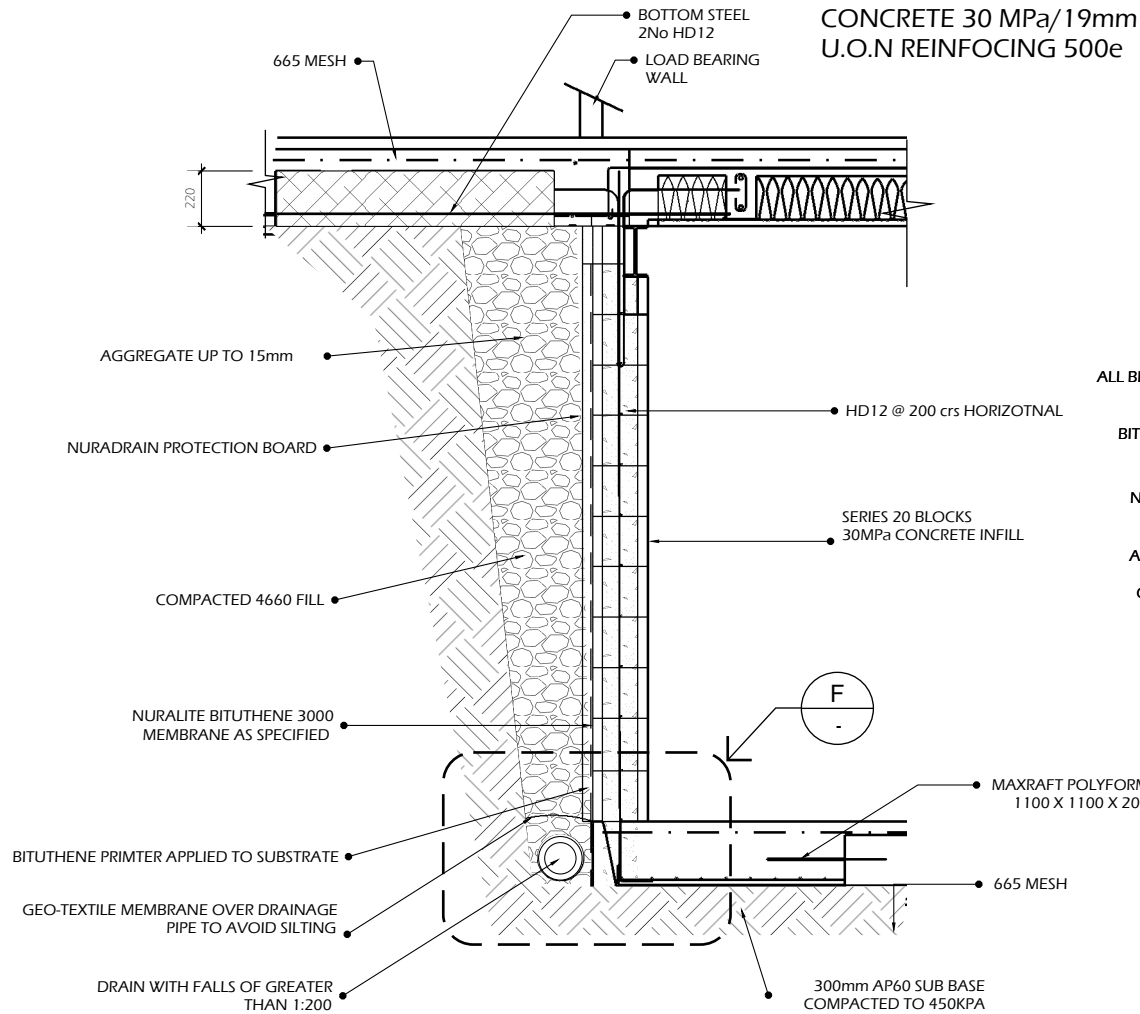
SHEET TITLE:
Foundation Details



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				SCALE AS NOTED

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Note:

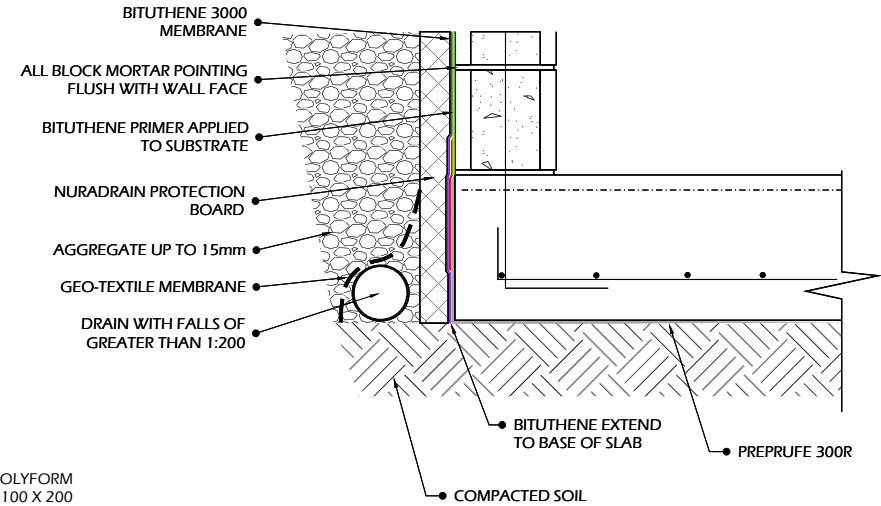
All sharp edges/corners to be arised.

Preparations

All surfaces must be smooth, clean, and dry. Loose material and sharp protrusions should be removed mechanically. All areas receiving torch applied membrane should be primed with Bituthene Primer. Allow to dry completely. The newly applied primer should be protected from contamination.

Angles and Corners

These should be reinforced with a 300mm wide piece of Bituthene 3000 (Reinforcing Strip) equidistant across the previously primed area. Internal and external corners should be waterproofed with Bituthene 3000 Membrane.



F TANKING AROUND BASEMENT FOOTING
Scale: NTS

16 TYPICAL SIDE WALL DETAIL

Scale: 1:20

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

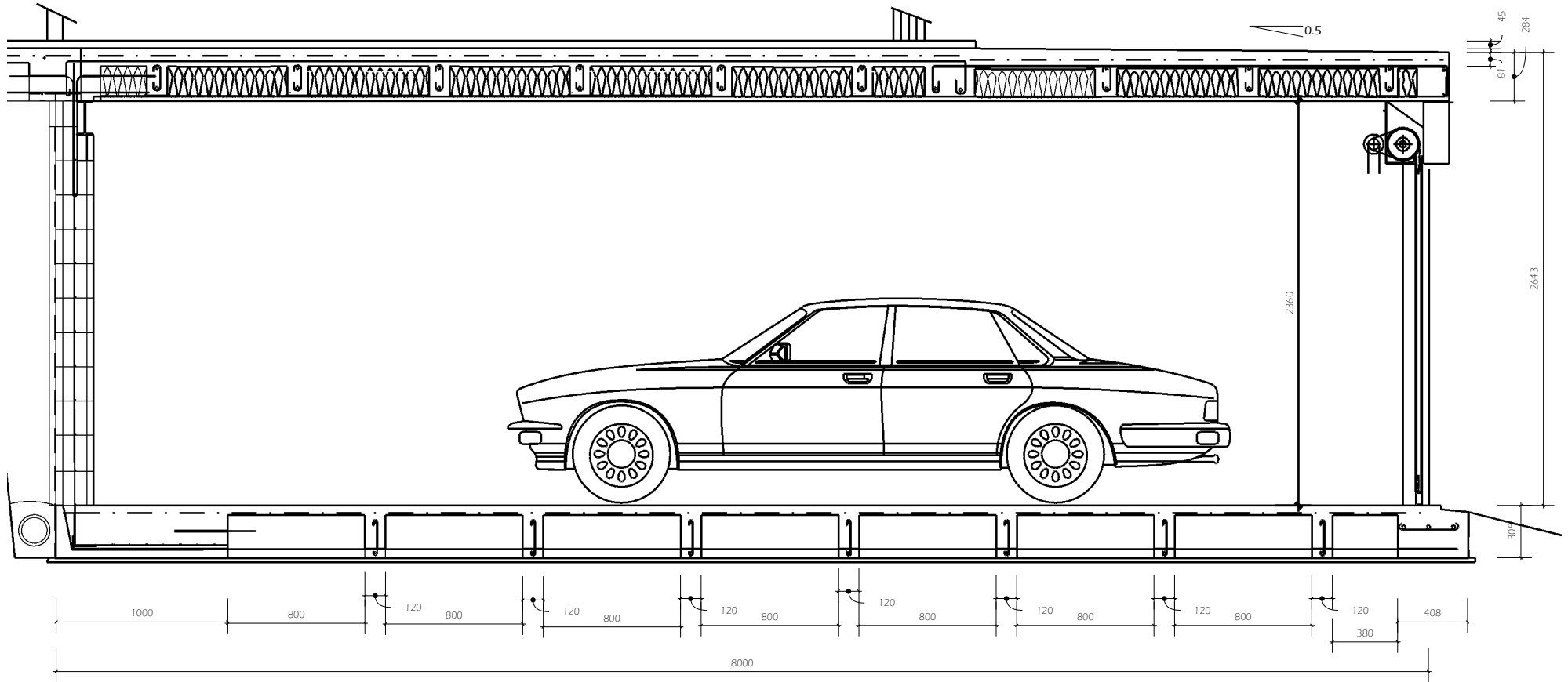
SHEET TITLE:
REINFORCING WALLS



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JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
 GARAGE

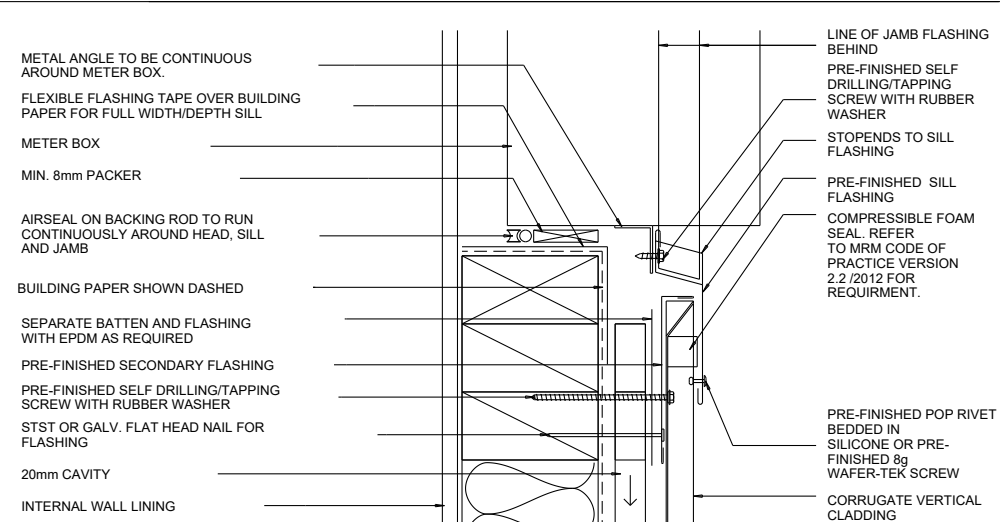
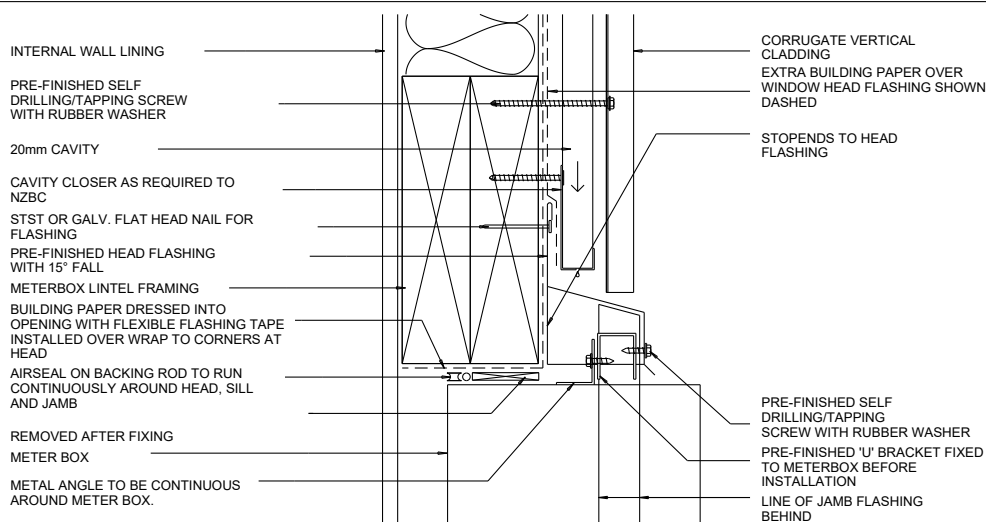


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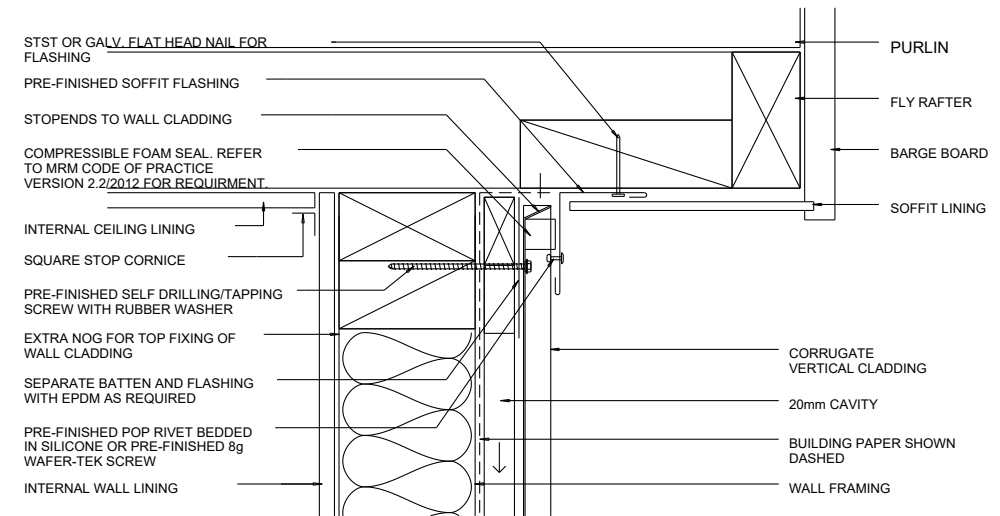
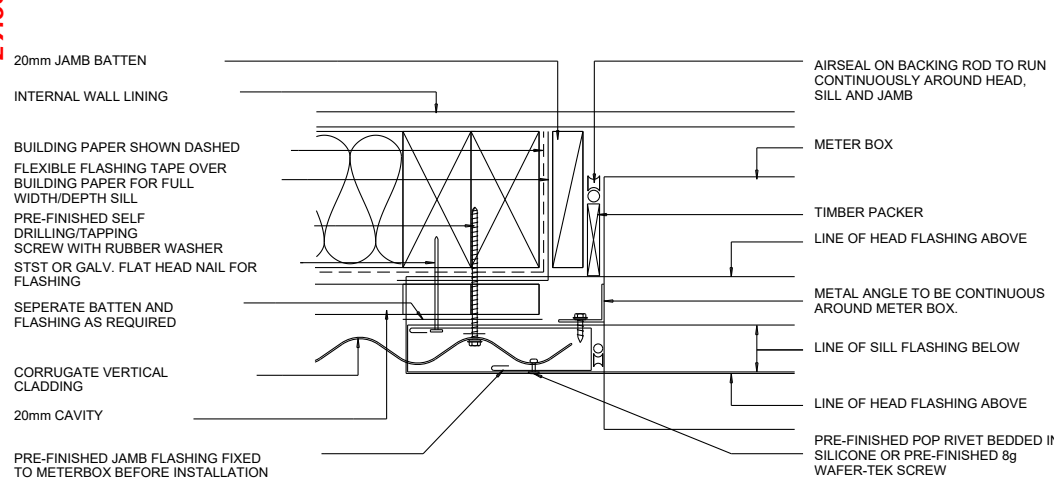


METER BOX HEAD - CORRUGATED WALL CLADDING

17 Scale: NTS

METER BOX SILL - CORRUGATED WALL CLADDING

18 Scale: NTS



METER BOX HEAD - CORRUGATED WALL CLADDING

19 Scale: NTS

SOFFIT - CORRUGATED WALL CLADDING

20 Scale: NTS

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

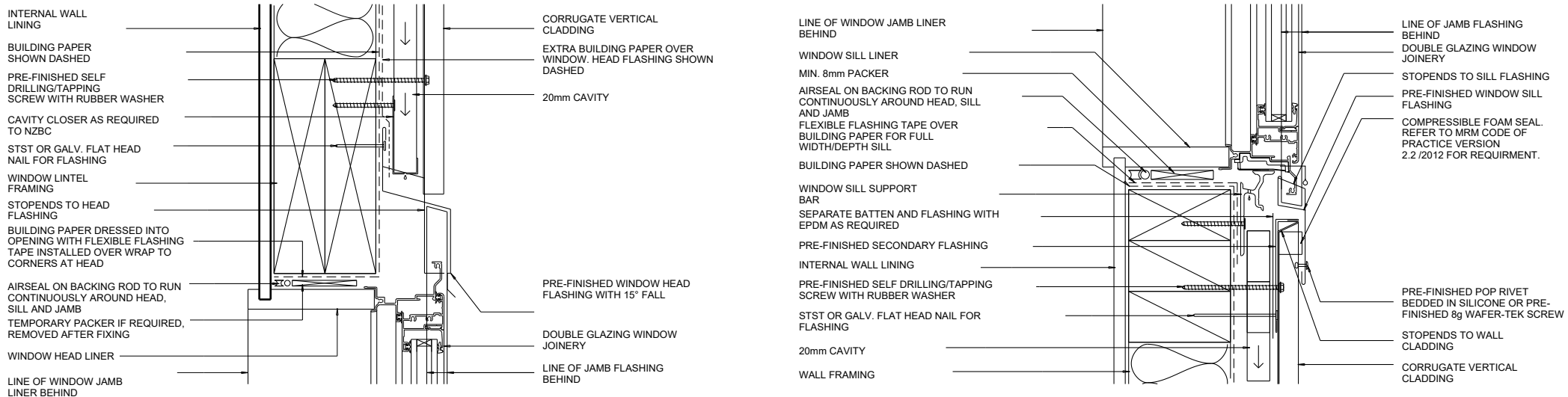
SHEET TITLE:
CORRUGATED CONSTRUCTION
DETAILS



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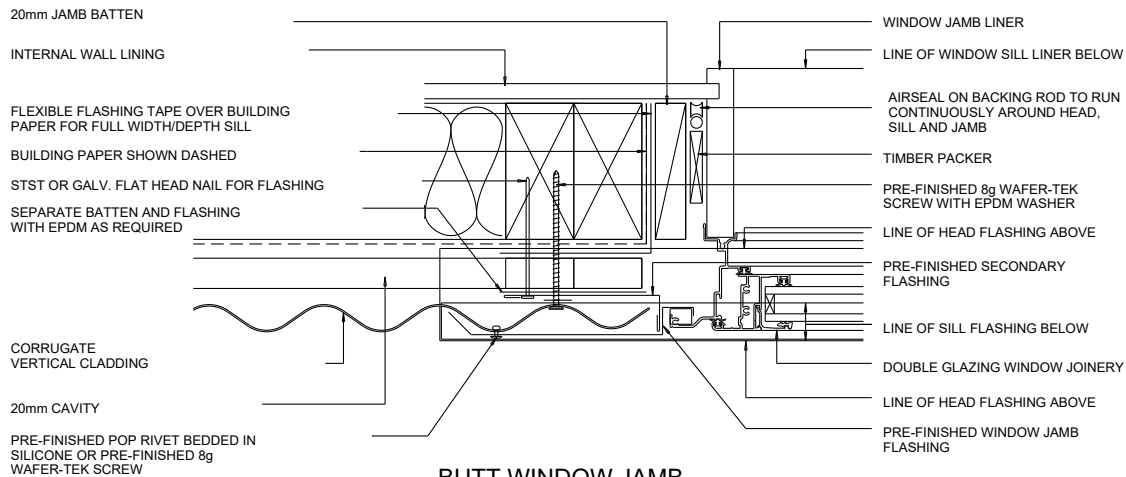


25 BUTT WINDOW HEAD - CORRUGATED WALL CLADDING

Scale: NTS

26 BUTT WINDOW SILL - CORRUGATED WALL CLADDING

Scale: NTS



27 BUTT WINDOW JAMB - CORRUGATED WALL CLADDING

Scale: NTS

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BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

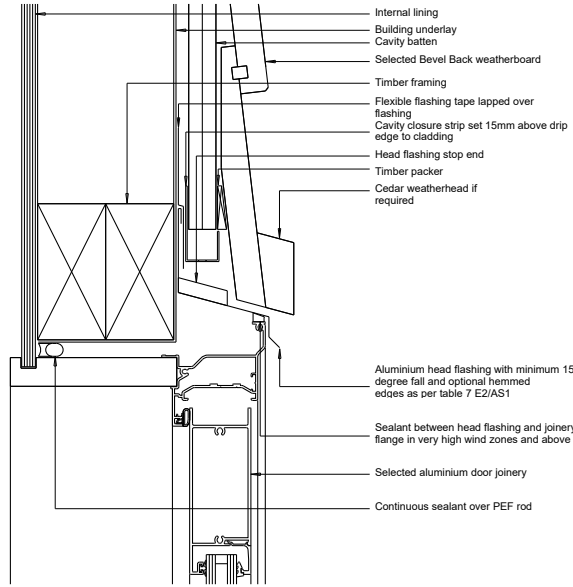
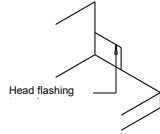
SHEET TITLE:
CORRUGATE WALL
CONSTRUCTION
DETAIL



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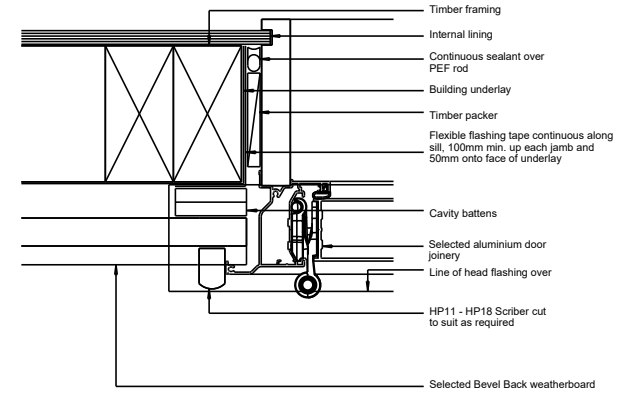
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			SCALE AS NOTED	

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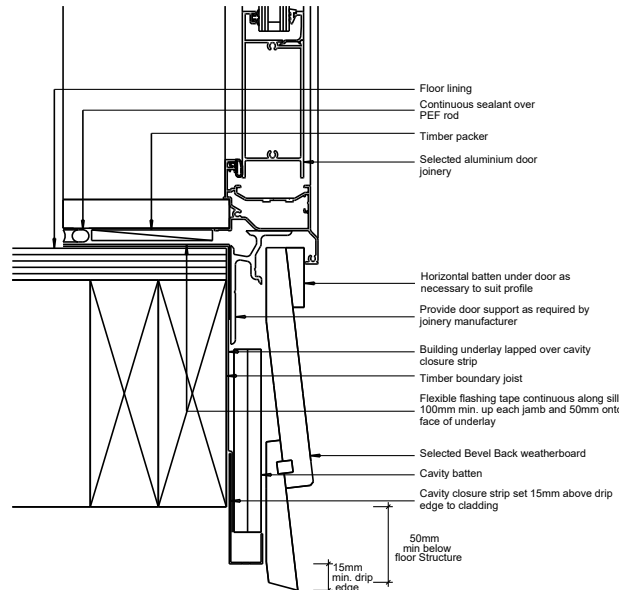
28 DOOR HEAD DETAIL
Scale: NTS

- Internal lining
- Building underlay
- Cavity batten
- Selected Bevel Back weatherboard
- Timber framing
- Flexible flashing tape lapped over flashing
- Cavity closure strip set 15mm above drip edge to cladding
- Head flashing stop end
- Timber packer
- Cedar weatherhead if required
- Aluminium head flashing with minimum 15 degree fall and optional hemmed edges as per table 7 E2/AS1
- Sealant between head flashing and joinery flange in very high wind zones and above
- Selected aluminium door joinery
- Continuous sealant over PEF rod



29 DOOR JAMB DETAIL
Scale: NTS

- Timber framing
- Internal lining
- Continuous sealant over PEF rod
- Building underlay
- Timber packer
- Flexible flashing tape continuous along sill, 100mm min. up each jamb and 50mm onto face of underlay
- Cavity batten
- Selected aluminium door joinery
- Line of head flashing over
- HP11 - HP18 Scriber cut to suit as required
- Selected Bevel Back weatherboard



30 DOOR SILL DETAIL
Scale: NTS

- Floor lining
- Continuous sealant over PEF rod
- Timber packer
- Selected aluminium door joinery
- Horizontal batten under door as necessary to suit profile
- Provide door support as required by joinery manufacturer
- Building underlay lapped over cavity closure strip
- Timber boundary joist
- Flexible flashing tape continuous along sill, 100mm min. up each jamb and 50mm onto face of underlay
- Selected Bevel Back weatherboard
- Cavity batten
- Cavity closure strip set 15mm above drip edge to cladding
- 50mm min below floor Structure
- 15mm min. drip edge

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
BEVEL BACK DETAIL
WINDOW

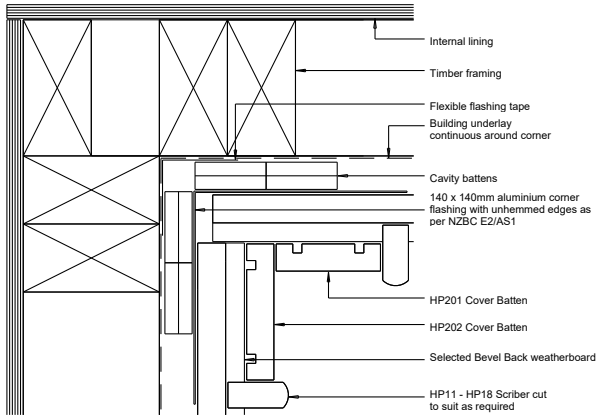


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REV	DATE	AMENDMENT

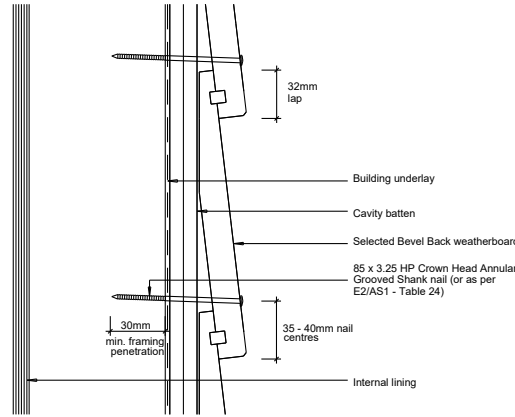
REV	DRAWING NO
	19
SCALE AS NOTED	

29.06.2022



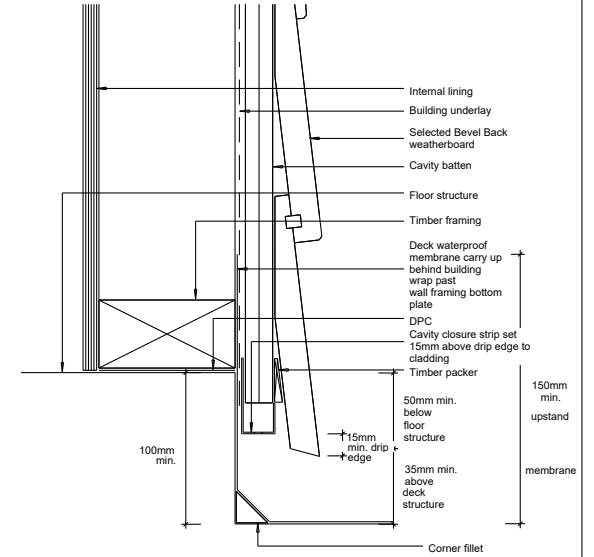
31 INTERNAL CORNER BOXED

Scale: NTS



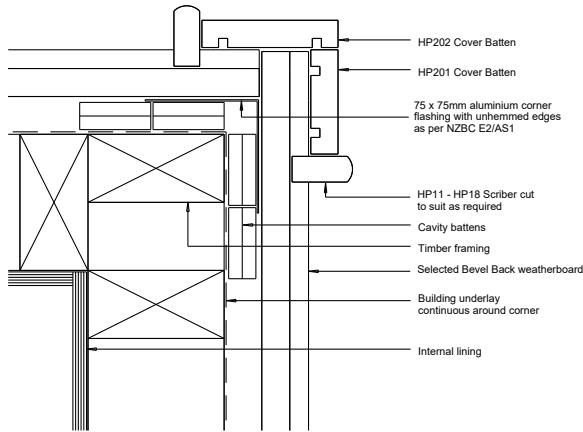
32 GENERAL DETAIL CAVITY FIX

Scale: NTS



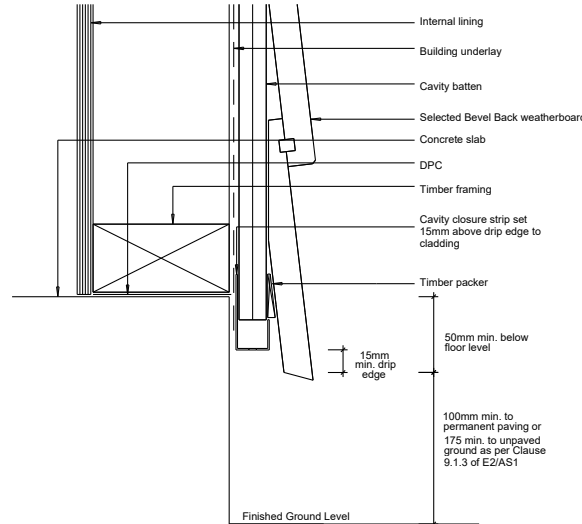
33 CAVITY AT ENCLOSED DECK

Scale: NTS



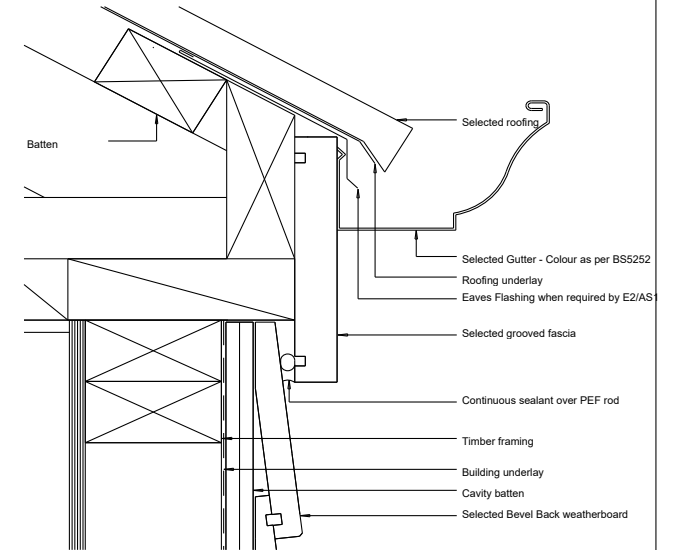
34 EXTERNAL CORNER BOXED

Scale: NTS



35 BASE OF WALL

Scale: NTS



36 EAVES DETAIL, NO OVERHANG

Scale: NTS

JOB TITLE:
BL and SJ Rae Family Trust
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Lake Tekapo

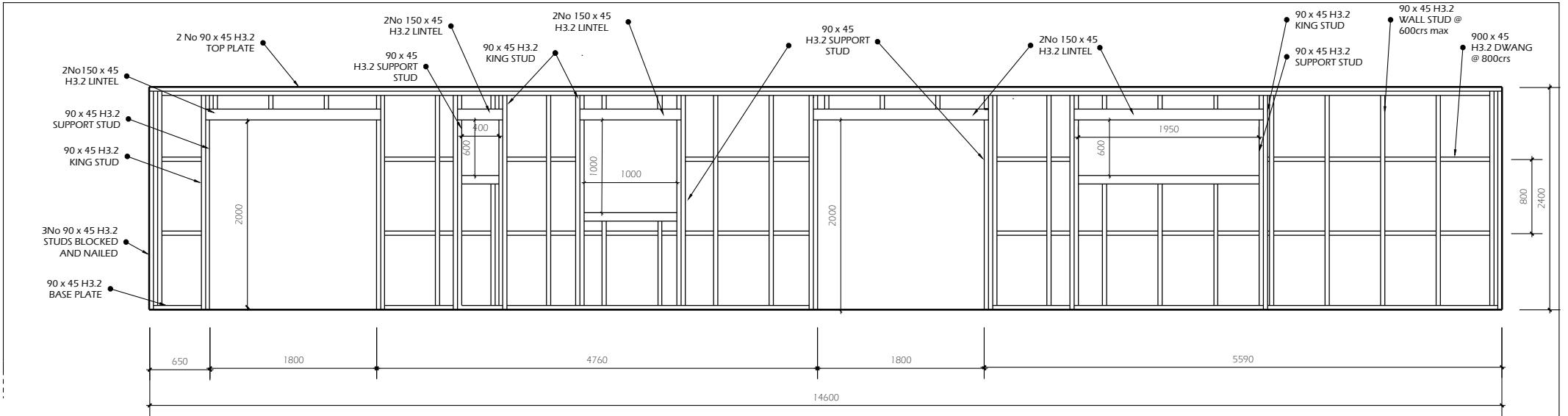
SHEET TITLE:
BEVEL BACK CONSTRUCTION
DETAIL



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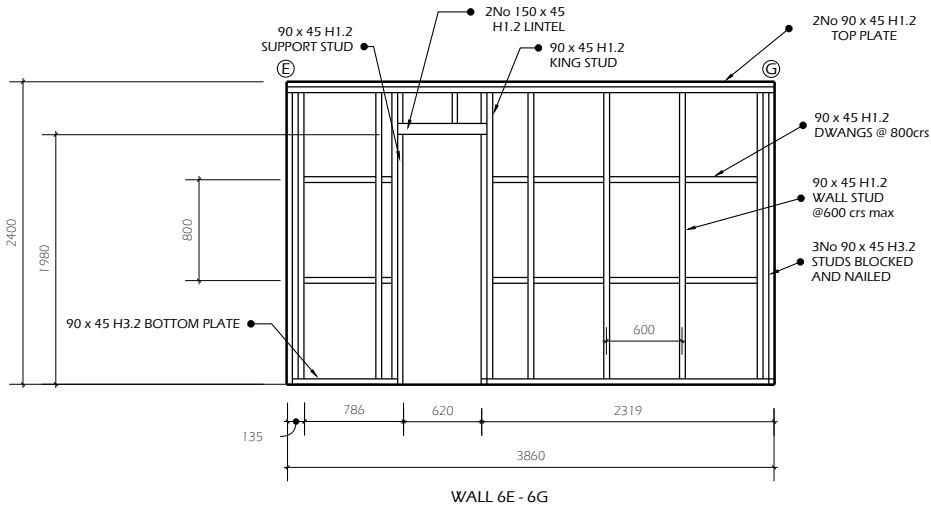
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29.06.2022



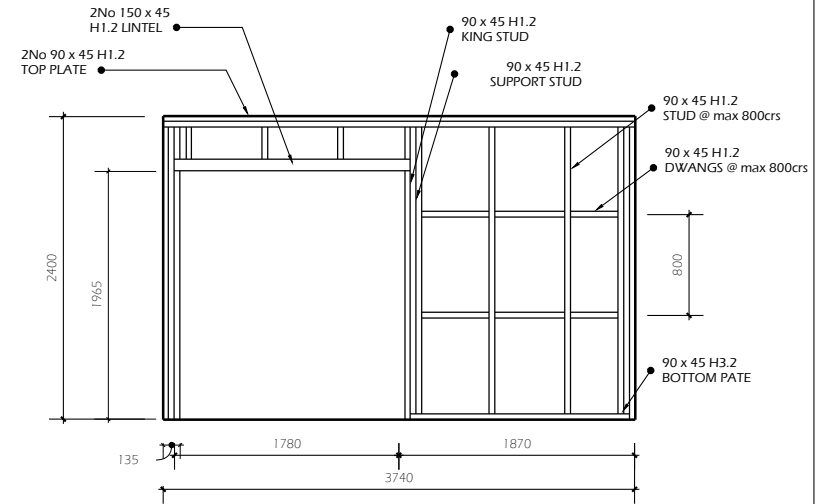
37 FRAMING LINE 8

Scale: 1:60



38 FRAMING LINE 6

Scale: 1:60



39 FRAMING LINE 5 AND 4 OPPOSITE

Scale: 1:60

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
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SHEET TITLE:
FRAMING LINE 8 - 4

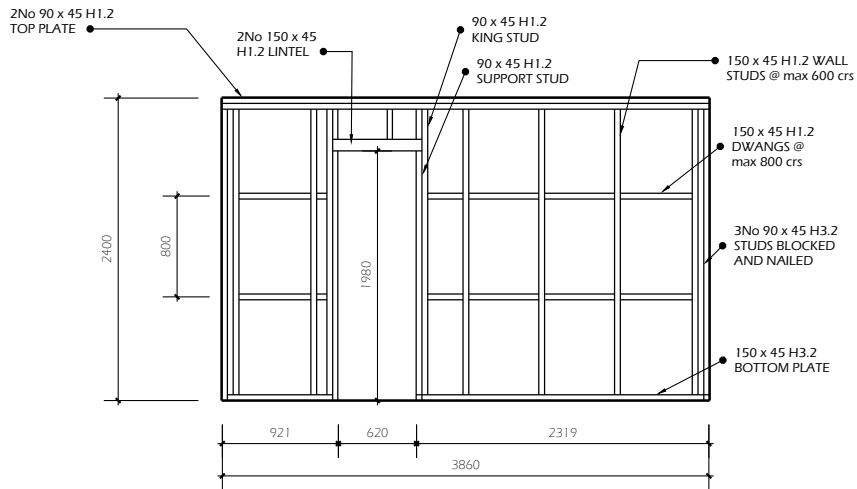


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REV	DATE	AMENDMENT

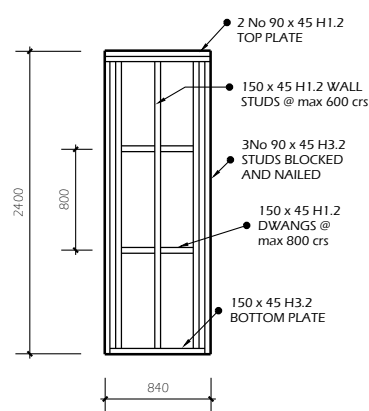
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40 FRAMING LINE 3

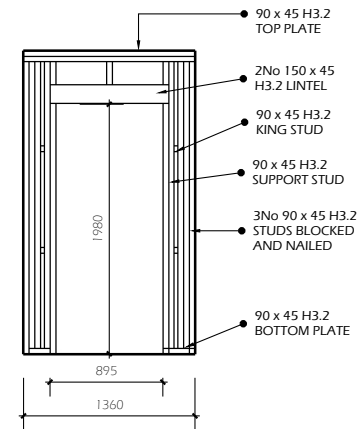
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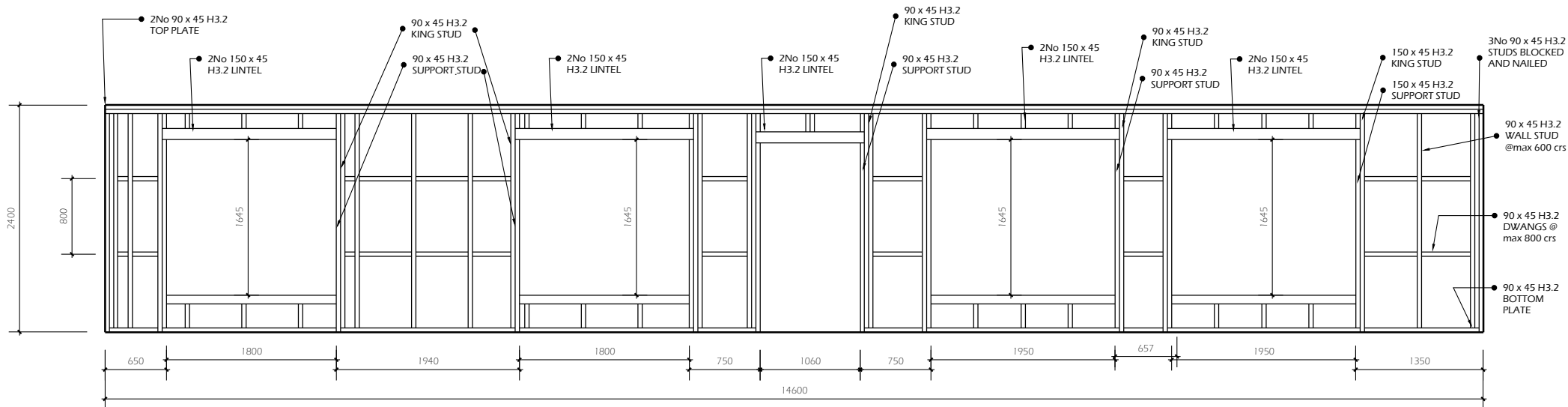
WALL 2C - D

41 FRAMING LINE 2

Scale: 1:60



WALL 2G - H



42 FRAMING LINE 1

Scale: 1:60

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
FRAMING LINE 3 - 1

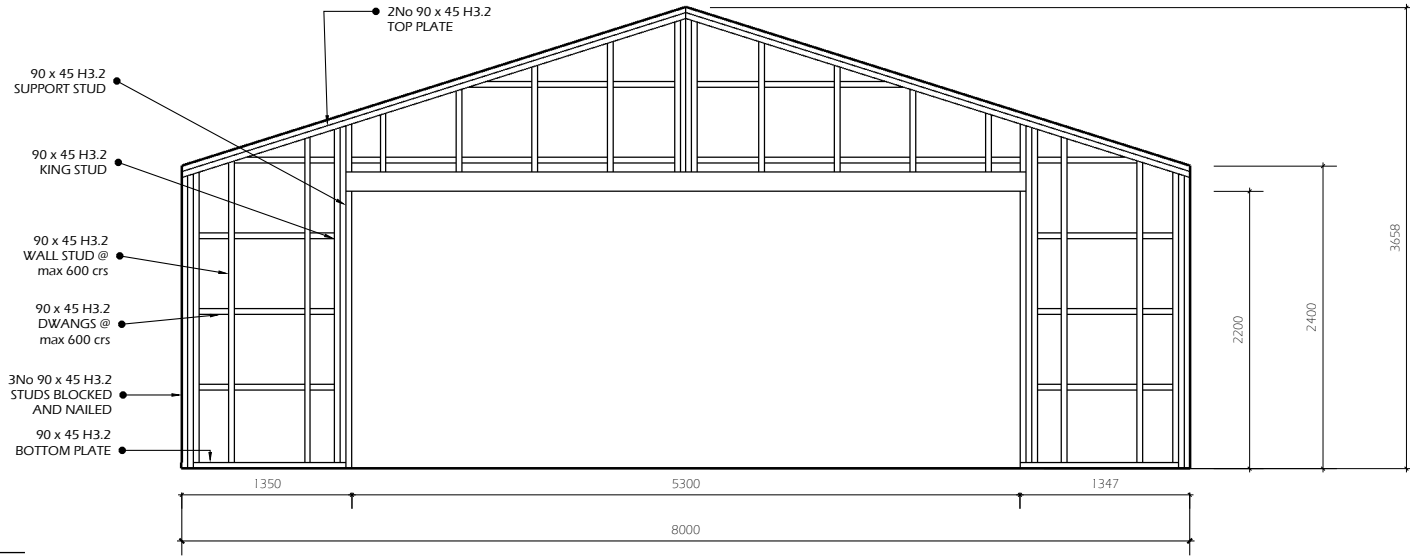


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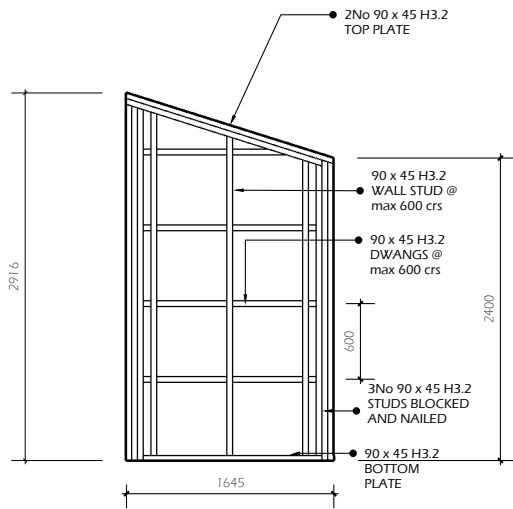
REV	DATE	AMENDMENT

REV	DRAWING NO
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SCALE AS NOTED	

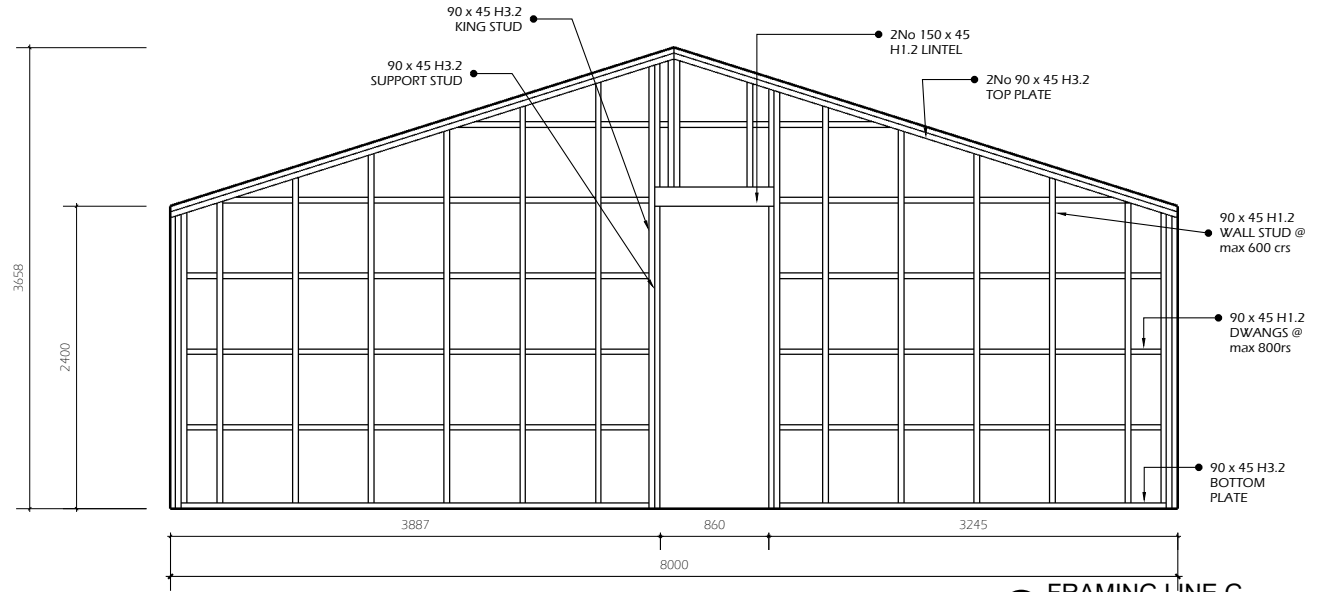
29.06.2022



43 FRAMING LINE I
Scale: 1:60



44 FRAMING LINE H
Scale: 1:60



45 FRAMING LINE G
Scale: 1:60

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
FRAMING LINE G-I

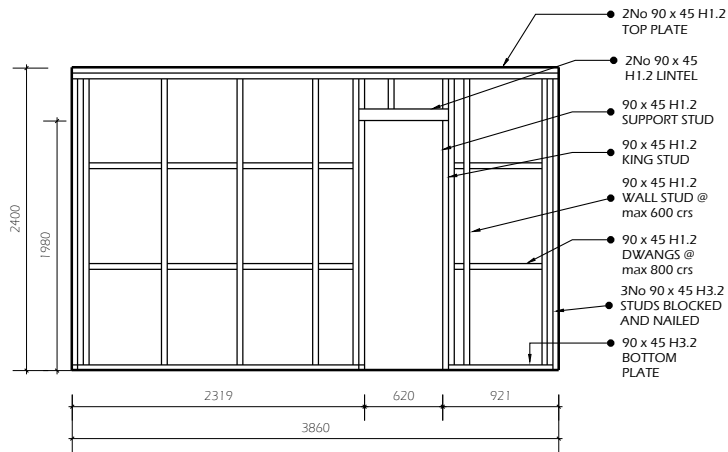


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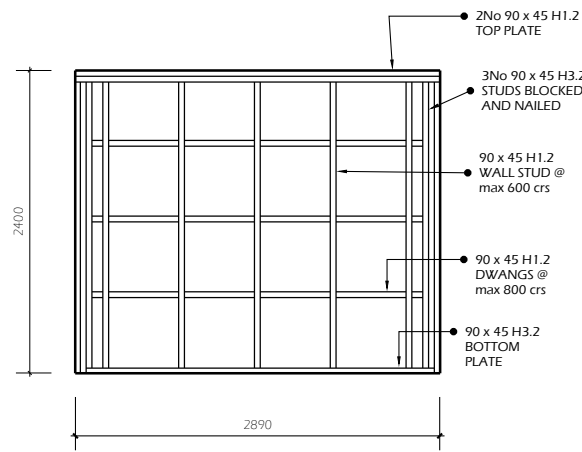
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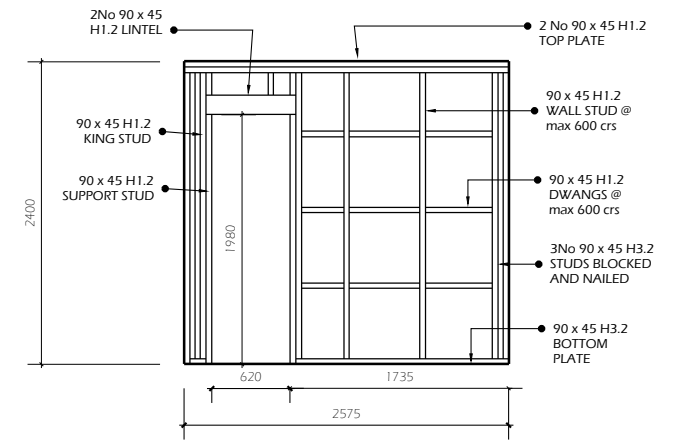
46 FRAMING LINE F

Scale: 1:60



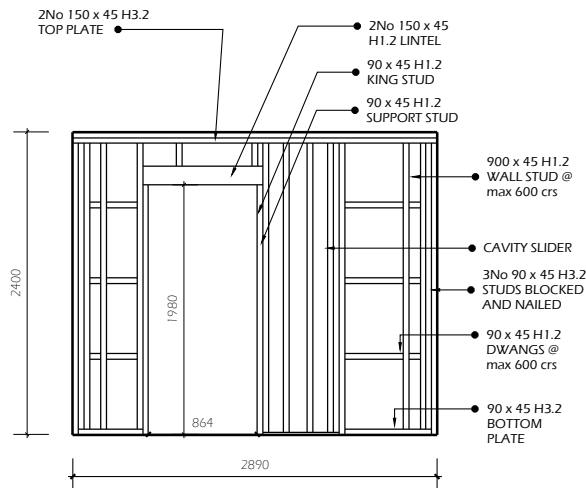
47 FRAMING LINE E

Scale: 1:60



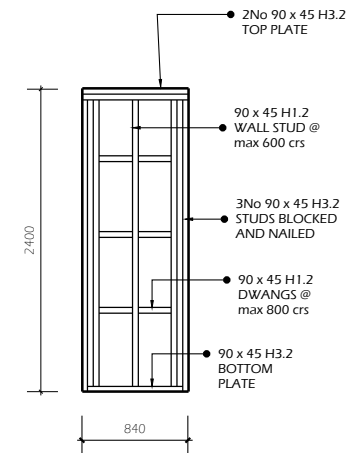
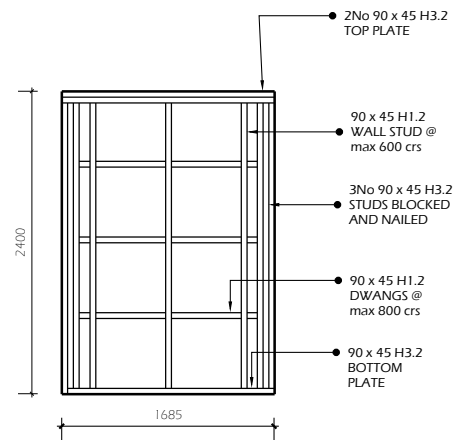
48 FRAMING LINE D

Scale: 1:60



49 FRAMING LINE C

Scale: 1:60



50 FRAMING LINE B

Scale: 1:60

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

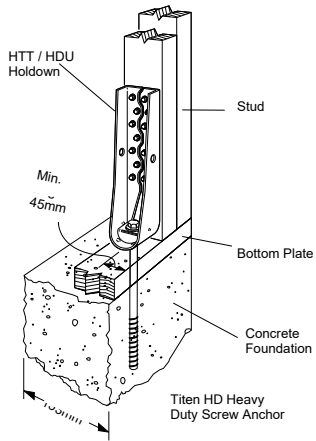
SHEET TITLE:
FRAMING LINE B-F



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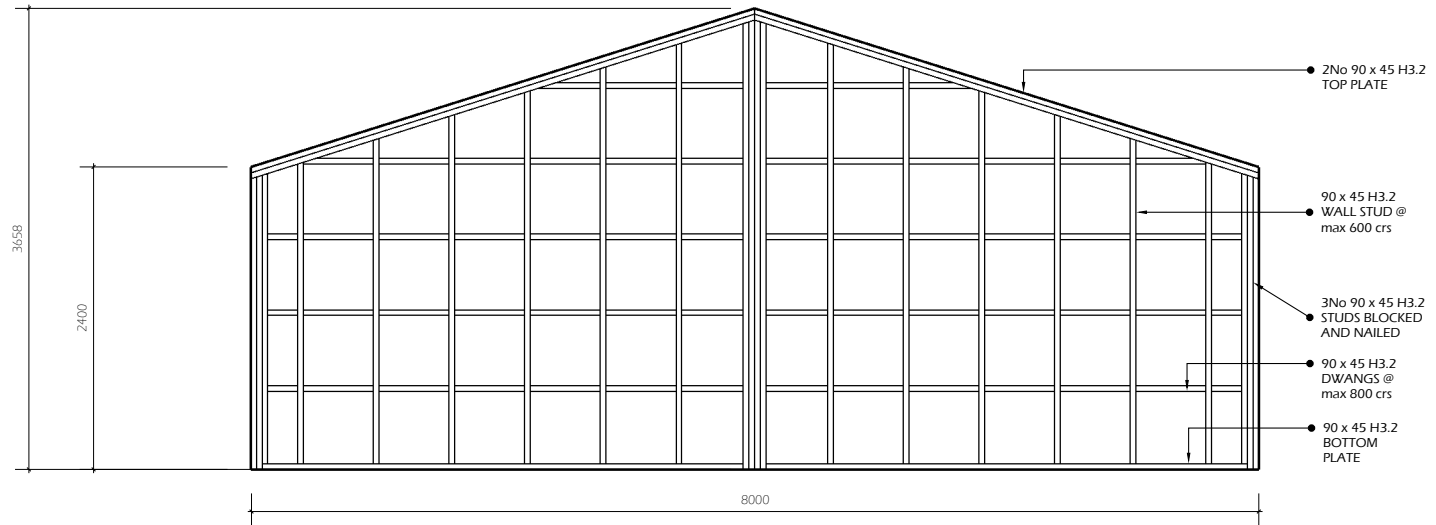
REV	DATE	AMENDMENT	REV	DRAWING NO
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				SCALE AS NOTED

29.06.2022



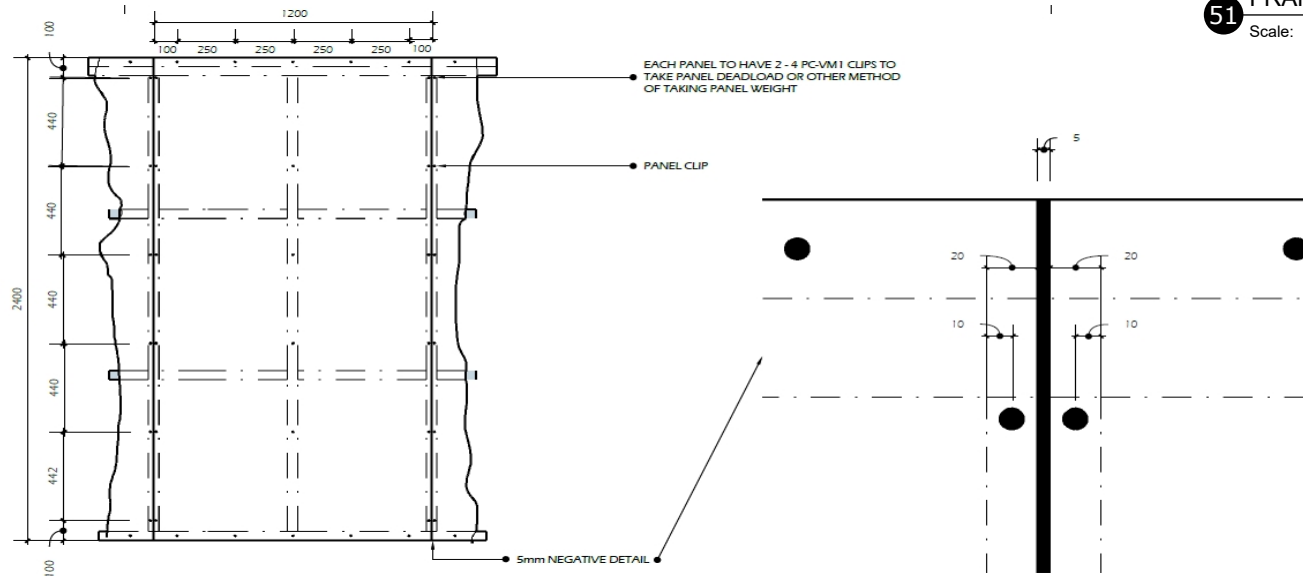
78 BOTTOM PLATE FIXING

Scale: NTS



51 FRAMING LINE A

Scale: 1:50



52 PANEL INSTALLATION

Scale: 1:50

JOB TITLE:
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14A Allan Street
Lake Tekapo

SHEET TITLE:
 FRAMING LINE A

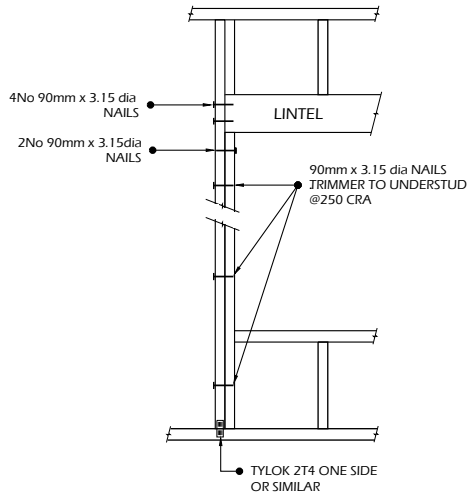


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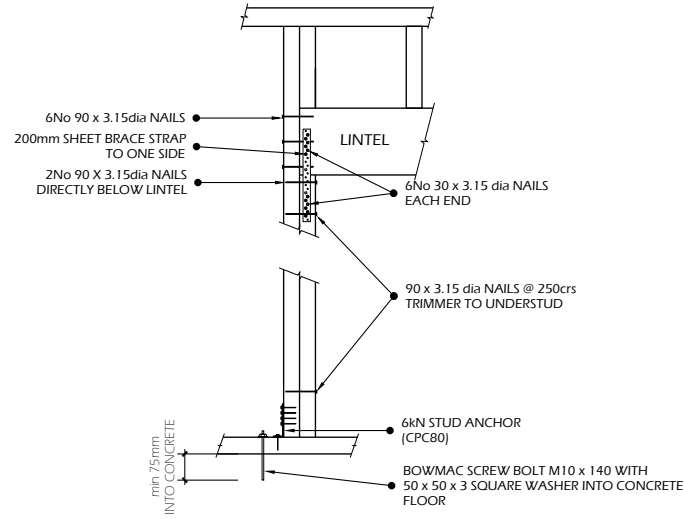
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REV	DRAWING NO
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SCALE AS NOTED	

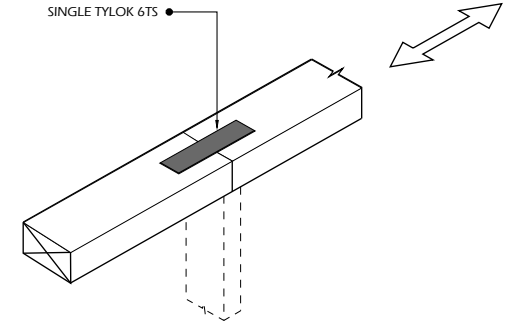
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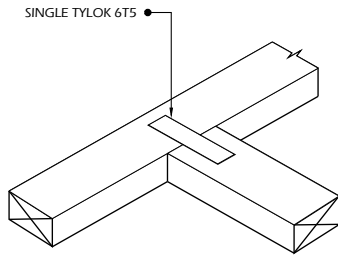
53 WINDOW LINTEL FIXING
Scale: NTS



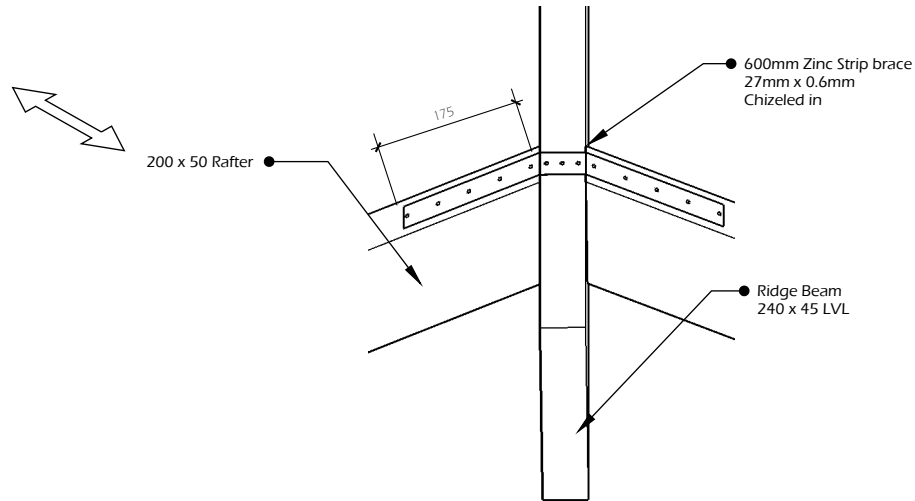
54 DOOR LINTEL FIXING
Scale: NTS



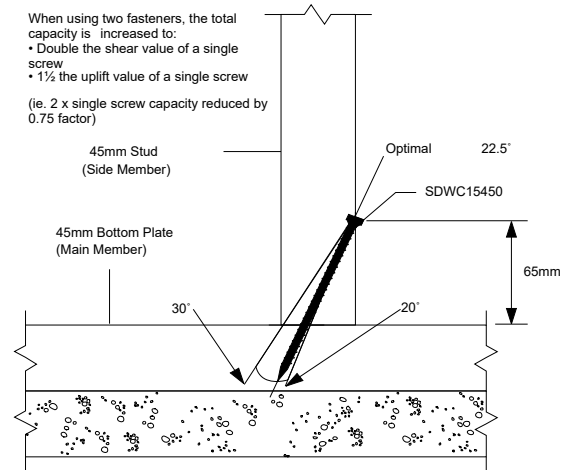
55 TOP PLATE JOINT OVER STUD
Scale: NTS



56 TOP PLATE JOINT
Scale: NTS



57 RIDGE BEAM CONNECTION
Scale: NTS



77 STUD TO BOTTOM PLATE
Scale: NTS

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
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SHEET TITLE:
CONSTRUCTION DETAILS



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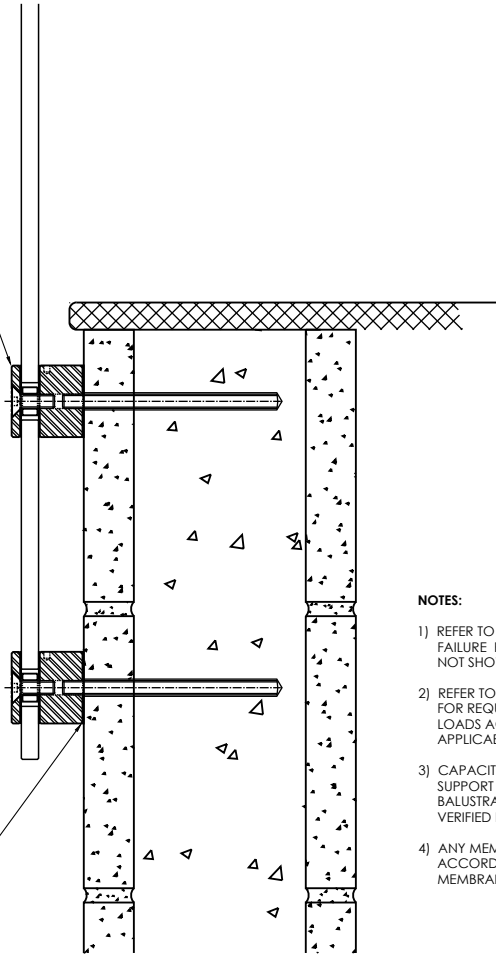
REV	DATE	AMENDMENT

REV	DRAWING NO
	26
SCALE AS NOTED	

29.06.2022

METRO PERFORMANCE
GLASS DOUBLE DISC MB50
HARDWARE SYSTEM OR SIMILAR

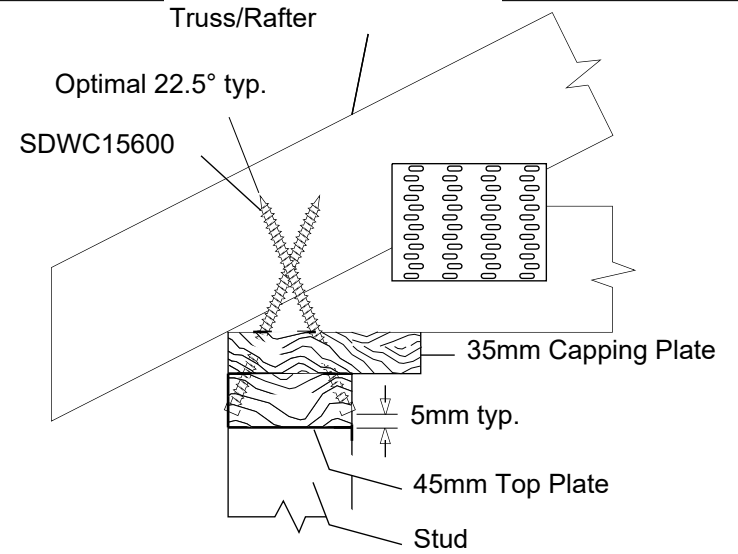
WASHER BETWEEN BOSS
AND SUBSTRATE



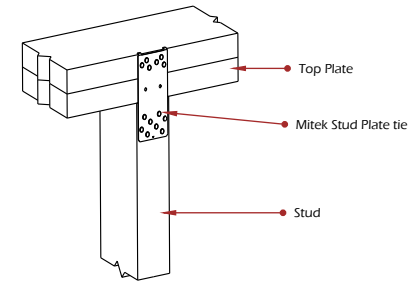
58 FRONT FIX BALUSTRADE
Scale: NTS

NOTES:

- 1) REFER TO DESIGN TABLES AND ELEVATIONS FOR BARRIER POST FAILURE REQUIREMENTS. INTERLINKING RAIL / CLIPS NOT SHOWN FOR CLARITY.
- 2) REFER TO DOUBLE DISC MB50 BALUSTRADE SYSTEM DESIGN TABLE FOR REQUIRED GLASS THICKNESS, FIXING SPACINGS AND FIXING LOADS ACCORDING TO AS/NZS 1170.1:2002 FOR THE APPLICABLE OCCUPANCY.
- 3) CAPACITY OF STRUCTURE IS TO BE OF SUFFICIENT STRENGTH TO SUPPORT LOADS M* & T* SPECIFIED ON THE DOUBLE DISC MB50 BALUSTRADE SYSTEM DESIGN TABLE. STRUCTURE CAPACITY TO BE VERIFIED BY BUILDING ENGINEER PRIOR TO FIXING BALUSTRADE.
- 4) ANY MEMBRANE PENETRATION MUST BE COMPLETED IN ACCORDANCE WITH WRITTEN INSTRUCTIONS OF MEMBRANE MANUFACTURER.



59 TRUSS/RAFTER FIXING
Scale: NTS



60 STUD TO TOP PLATE DETAIL
Scale: NTS

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
CONSTRUCTION DETAILS



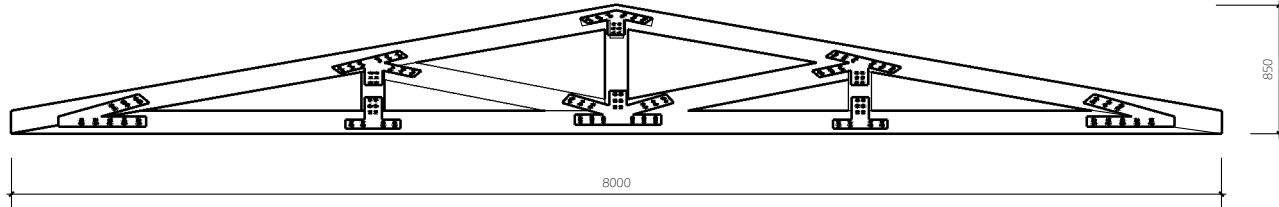
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REV	DRAWING NO
	27
SCALE AS NOTED	

29.06.2022

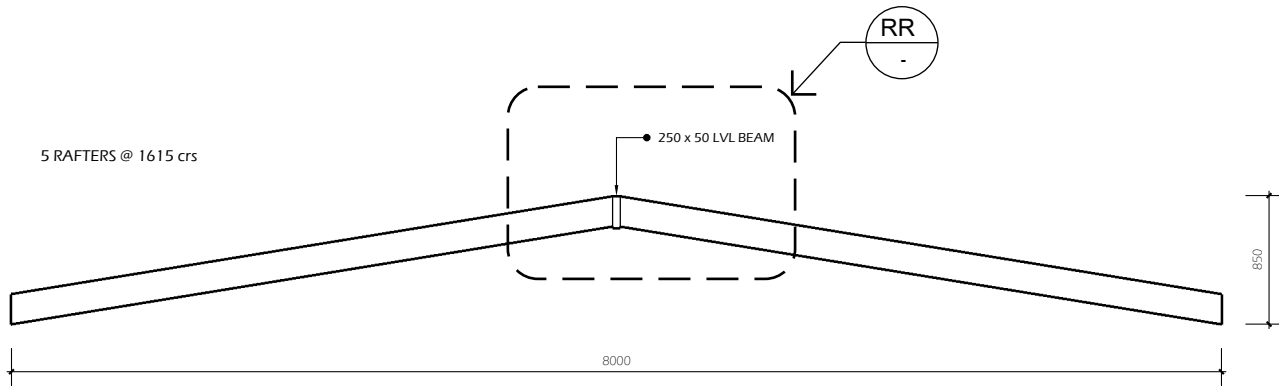
19 TRUSSES @ 397crs



150 x 50 RADIATA VSG8

- BOOMS/CHORDS - 40 @ 4.089
- 20 @ 8.000
- VERTICALS - 40 @ 125
- 20 @ 550
- DIAGONALS - 40 @ 2074

5 RAFTERS @ 1615 crs



200 x 50 LVL

- RAFTERS - 32 @ 4.089

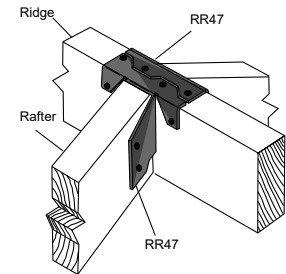
61 TRUSSES AND RAFTER DETAIL

Scale: NTS

- PURLINS:
- 75 x 50 VSG8 - 22 @ 7.580
 - 150 x 50 VSG8 - 18 @ 7.060
 - 150 x 75 VSG8 - 4 @ 7.060
- INSERTS TO EAVES BEAM:
- 75 x 50 VSG8 - 32 @ 0.6
- DOOR BEAMS
- 150 x 75 VSG8 - 3 @ 2000
- FRONT DOOR LINTEL
- 300 x 150 VSG8 - 1 @ 8000

SUMMARY

- 150 x 50 RADIATA VSG8 :- 72 @ 4.00, 20 @ 8.000, 18 @ 7.060
- 75 x 50 RADIATA VSG8 :- 28 @ 7.58, 4 @ 6.0
- 150 x 50 RADIATA VSG8 :- 2 @ 6.00
- 150 x 75 RADIATA VSG8 :- 4 @ 7.00
- 300 x 150 RADIATA VSG8:- 1 @ 8.00



RR RIDGE RAFTER CONNECTION
- NTS

JOB TITLE:
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SHEET TITLE:
TRUSSES AND RAFTERS

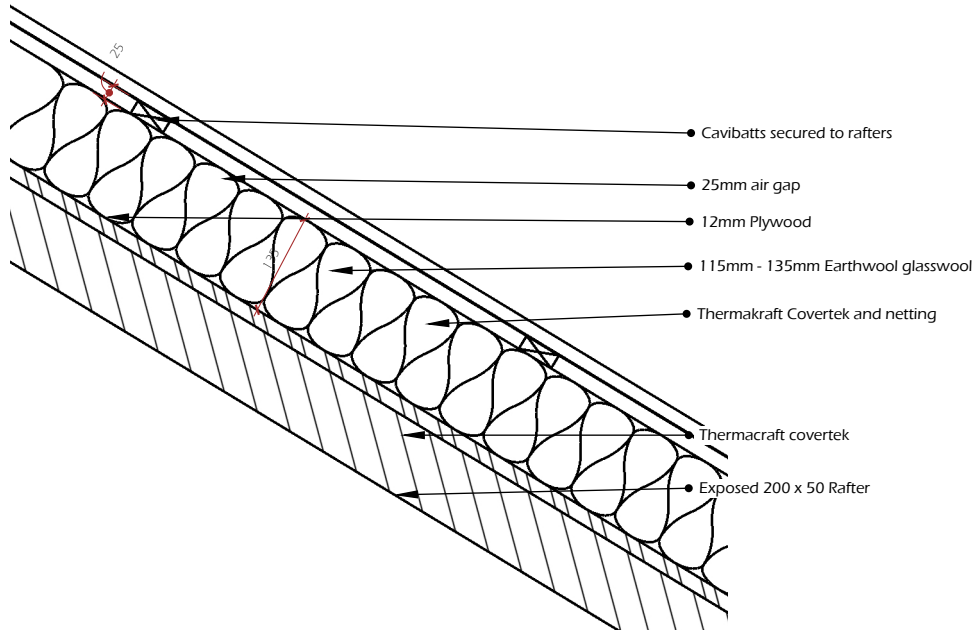


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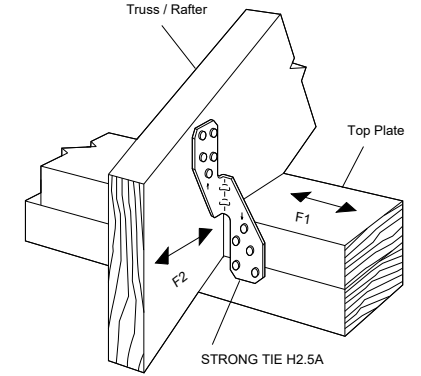
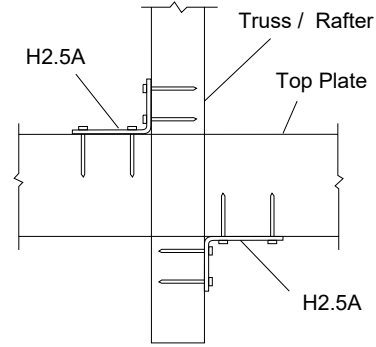
REV	DATE	AMENDMENT

REV	DRAWING NO
	28
SCALE AS NOTED	

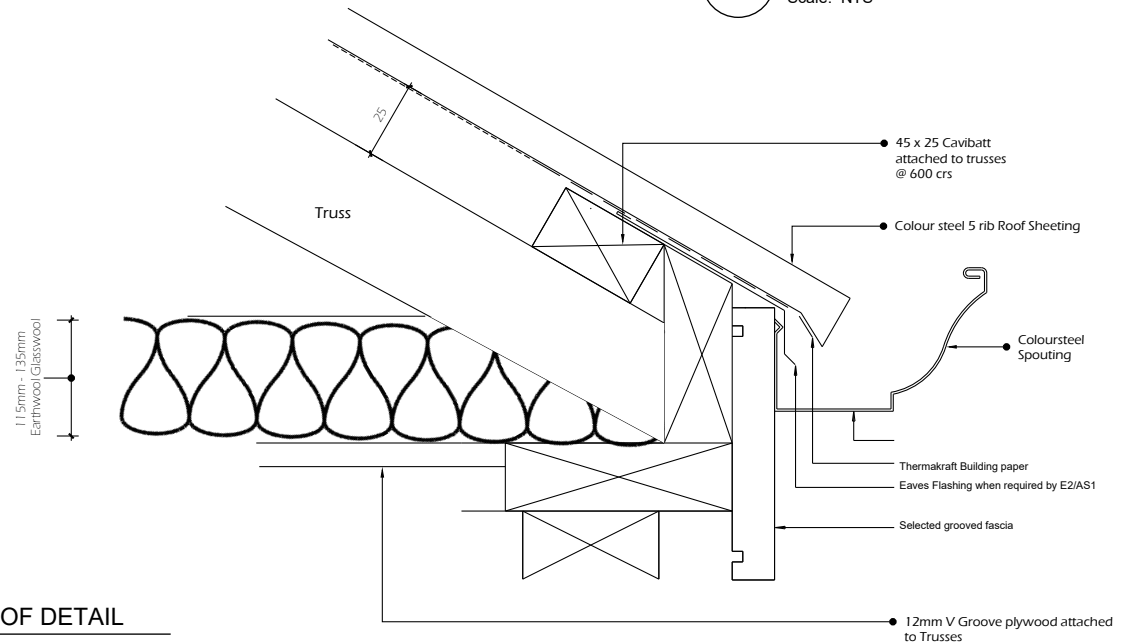
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63 G - H ROOF DETAIL
Scale: NTS



TRUSS TO TOP PLATE TIE DOWN
Scale: NTS



64 A - G ROOF DETAIL
Scale: NTS

JOB TITLE:
BL and SJ Rae Family Trust
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SHEET TITLE:
TRUSSES AND RAFTERS

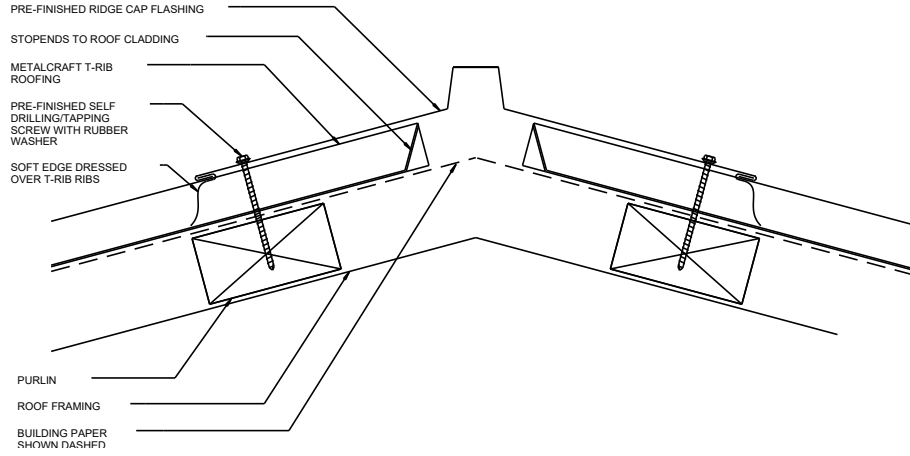


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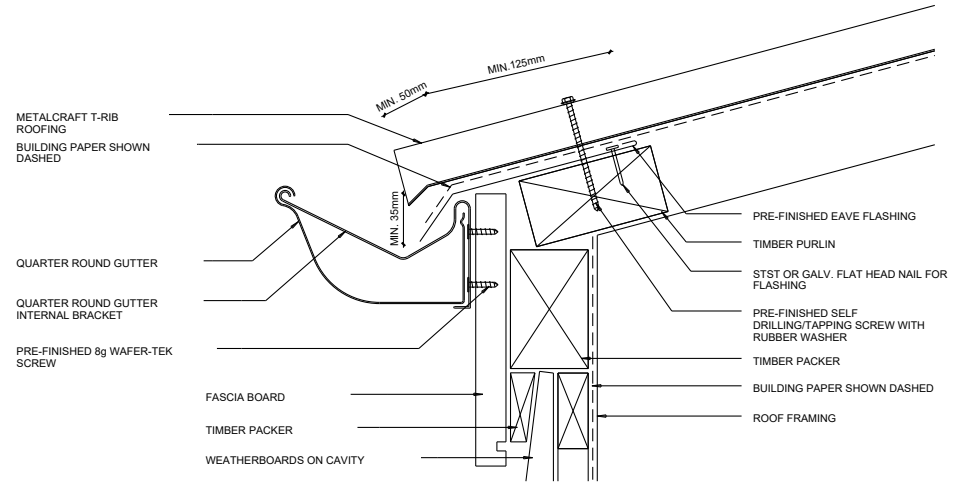
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SCALE AS NOTED	

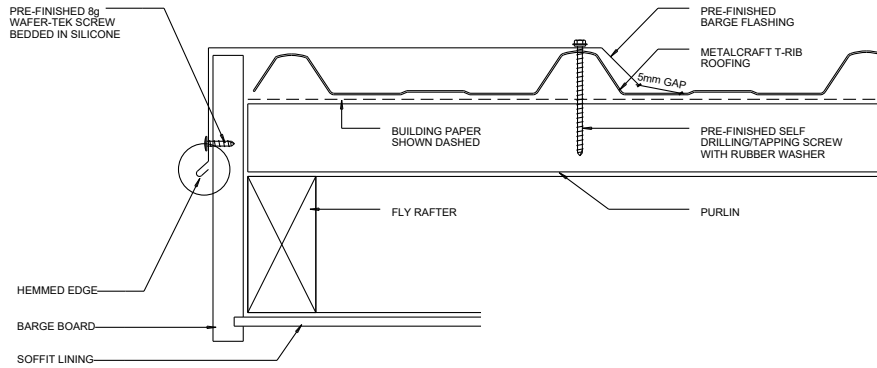
29.06.2022



65 APEX FLASHING
Scale: NTS



66 EAVES FLASHING
Scale: NTS



67 BARGE FLASHING
Scale: NTS

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
Roof Flashings

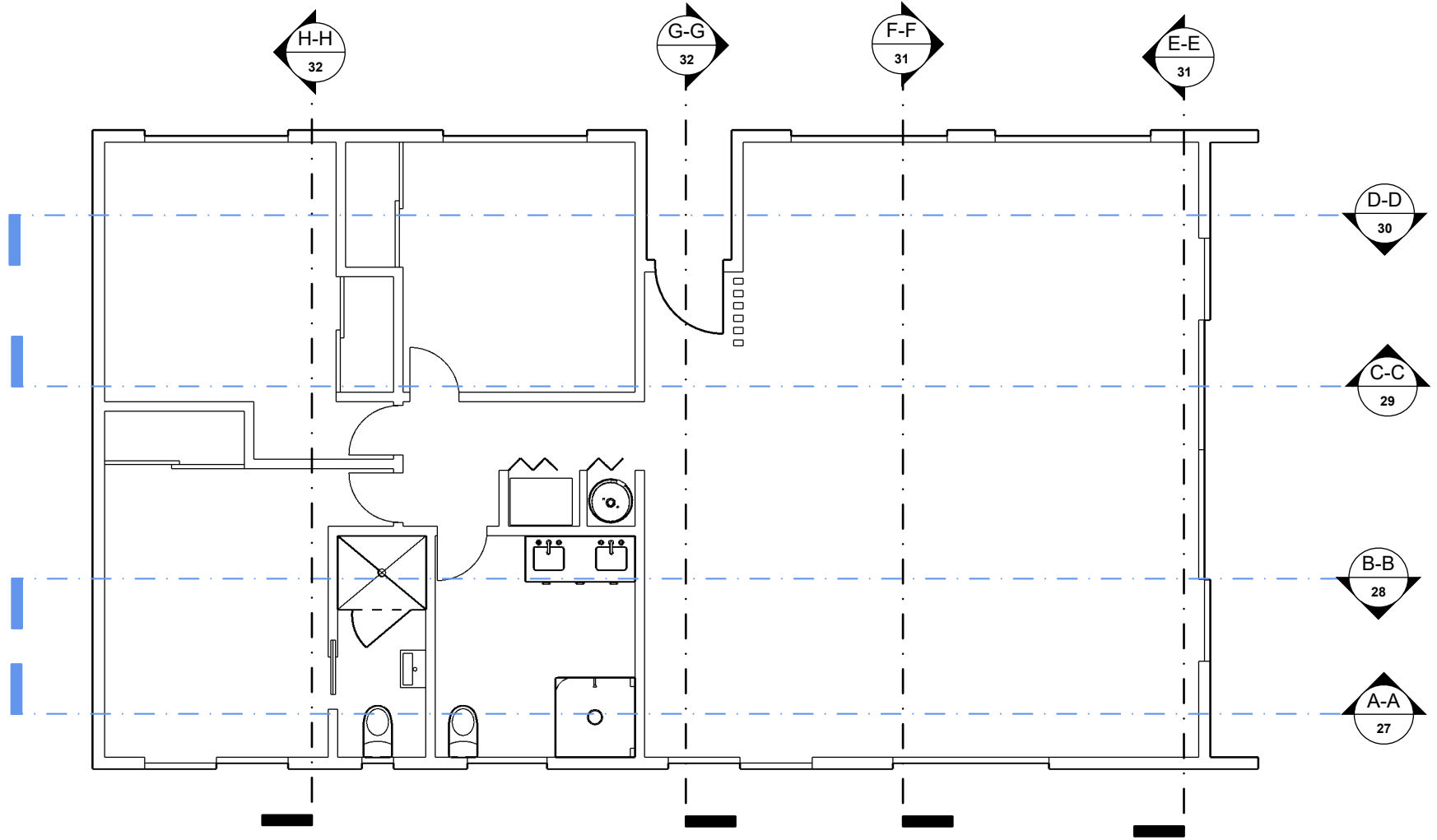


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REV	DATE	AMENDMENT

REV	DRAWING NO
	31
SCALE AS NOTED	

29.06.2022



JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
 Cross Section Guide

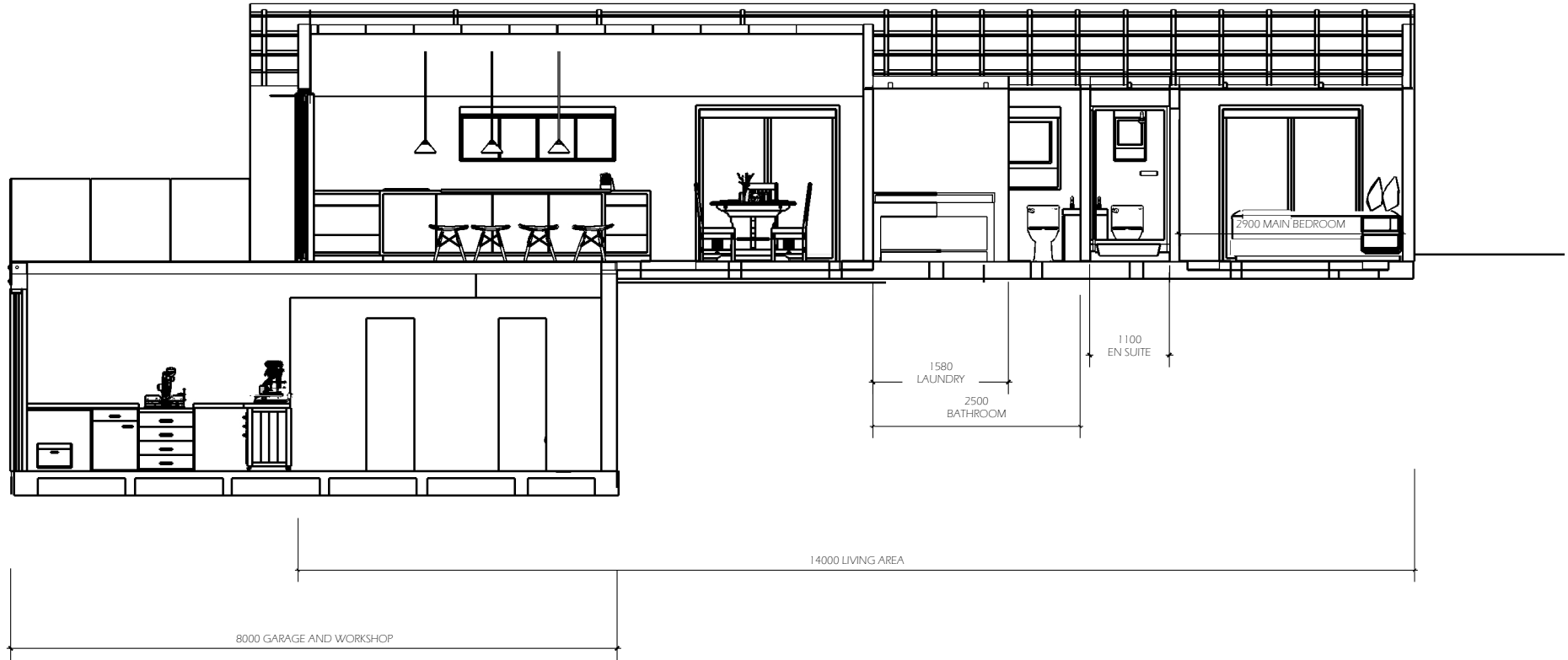


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REV	DATE	AMENDMENT

REV	DRAWING NO
	32
SCALE AS NOTED	

29.06.2022



B-B CROSS SECTION B-B
 26 Scale: 1:80

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
 Cross Section B-B

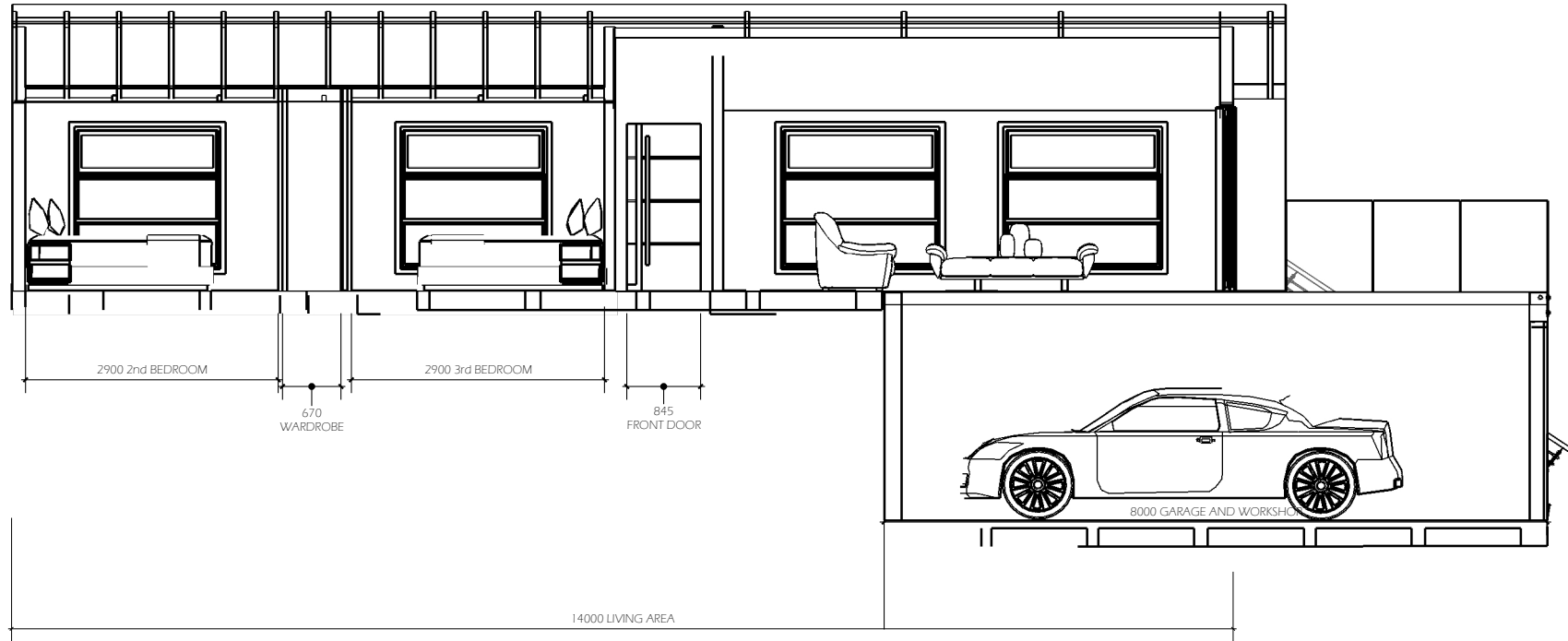


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REV	DRAWING NO
	34
SCALE AS NOTED	

29.06.2022



C-C CROSS SECTION C-C
 26 Scale: 1:80

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
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SHEET TITLE:
 Cross Section C-C

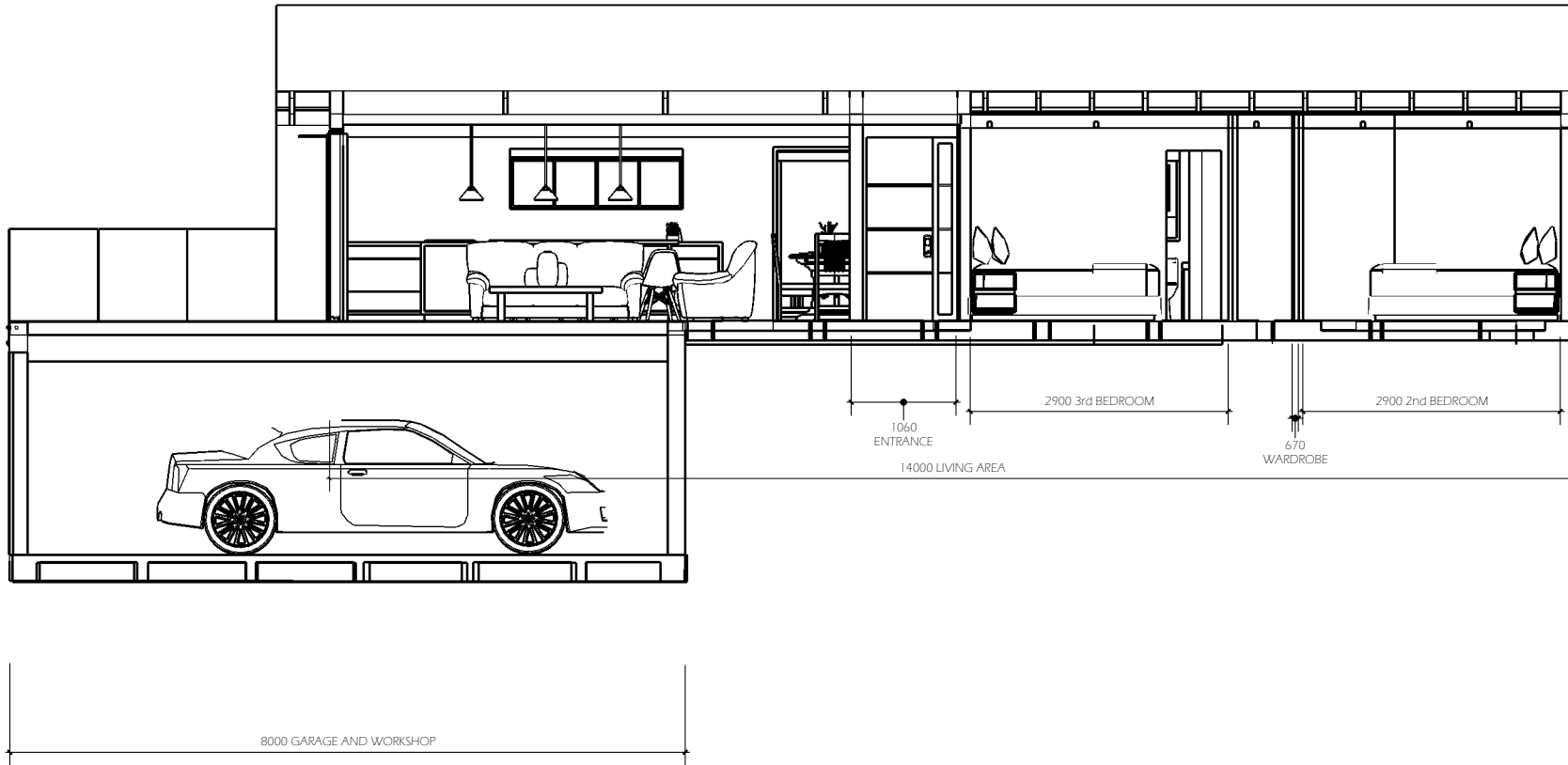


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REV	DRAWING NO
	35
SCALE AS NOTED	

29.06.2022



D-D CROSS SECTION D-D
 26 Scale: 1:80

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
 Cross Section D-D

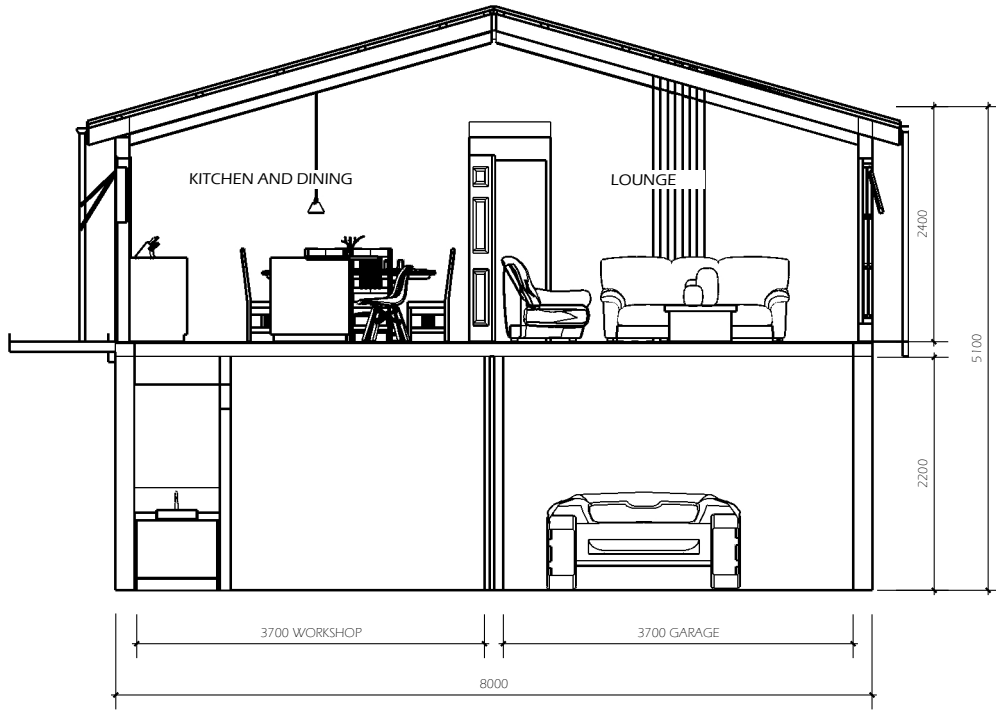


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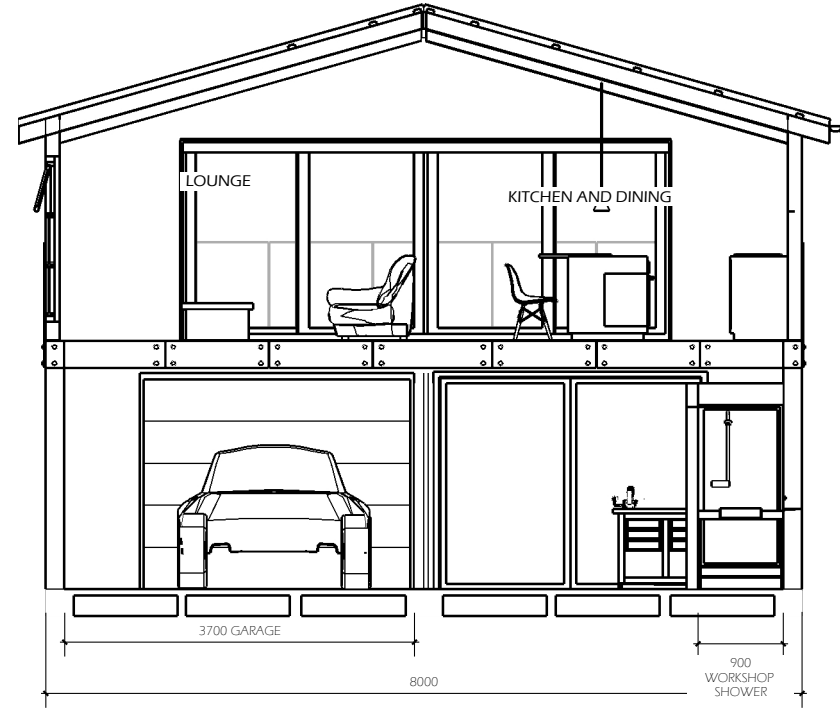
REV	DATE	AMENDMENT

REV	DRAWING NO
	36
SCALE AS NOTED	

29.06.2022



G-G CROSS SECTION G-G
26 Scale: 1:80



H-H CROSS SECTION H-H
26 Scale: 1:80

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
Cross Section G-G
Cross Section H-H



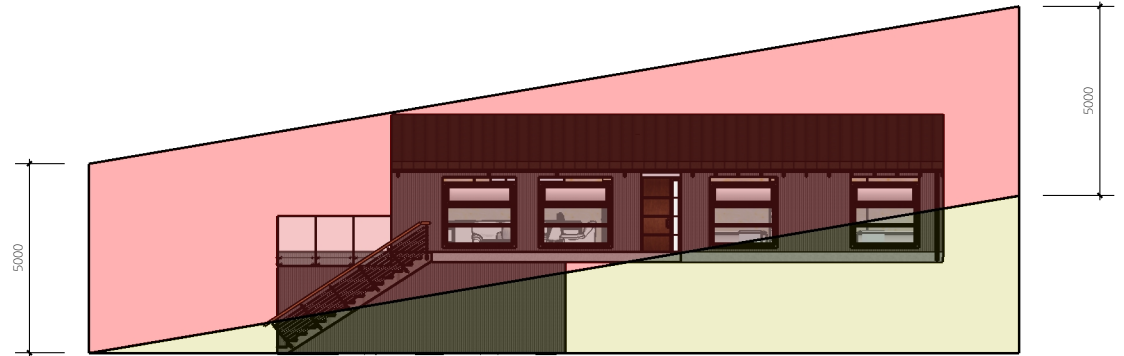
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mobile : 0220142307

REV	DATE	AMENDMENT	REV	DRAWING NO
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			SCALE AS NOTED	

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69 NORTH ELEVATION
Scale: 1:100



70 WEST ELEVATION
Scale: 1:100



JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
NORTH AND WEST
ELEVATIONS

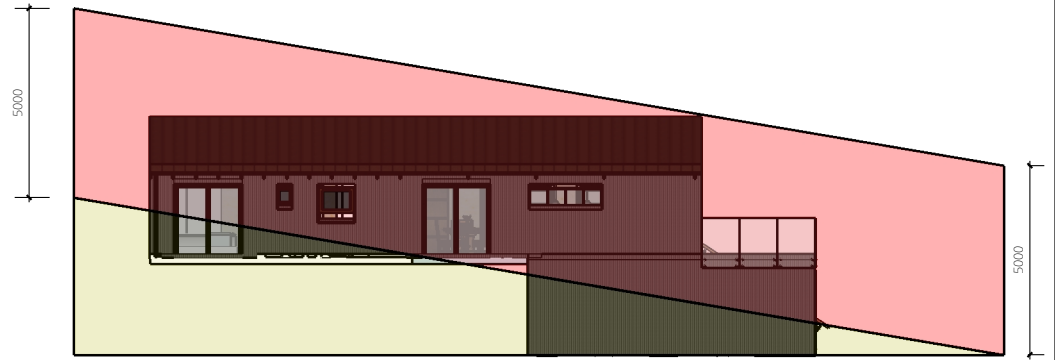
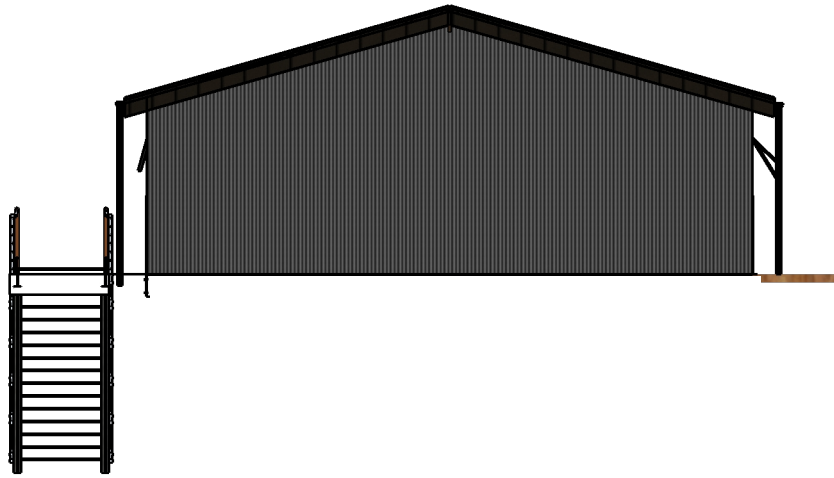


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SCALE AS NOTED	

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72 EAST ELEVATION
Scale: 1:100

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
SOUTH AND EAST
ELEVATIONS

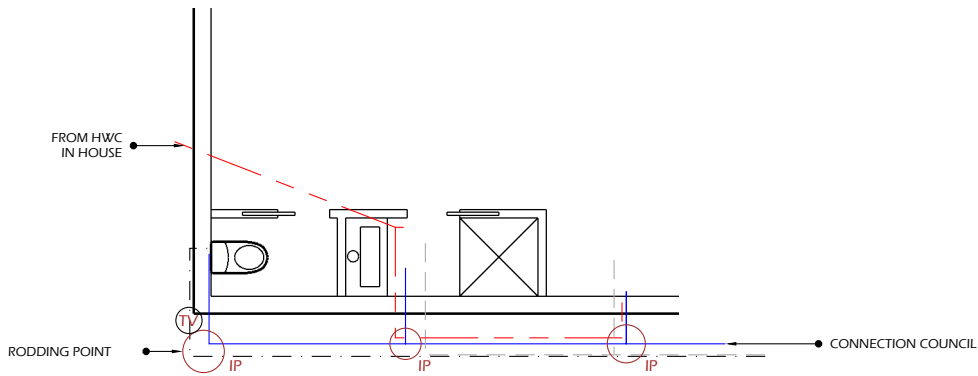
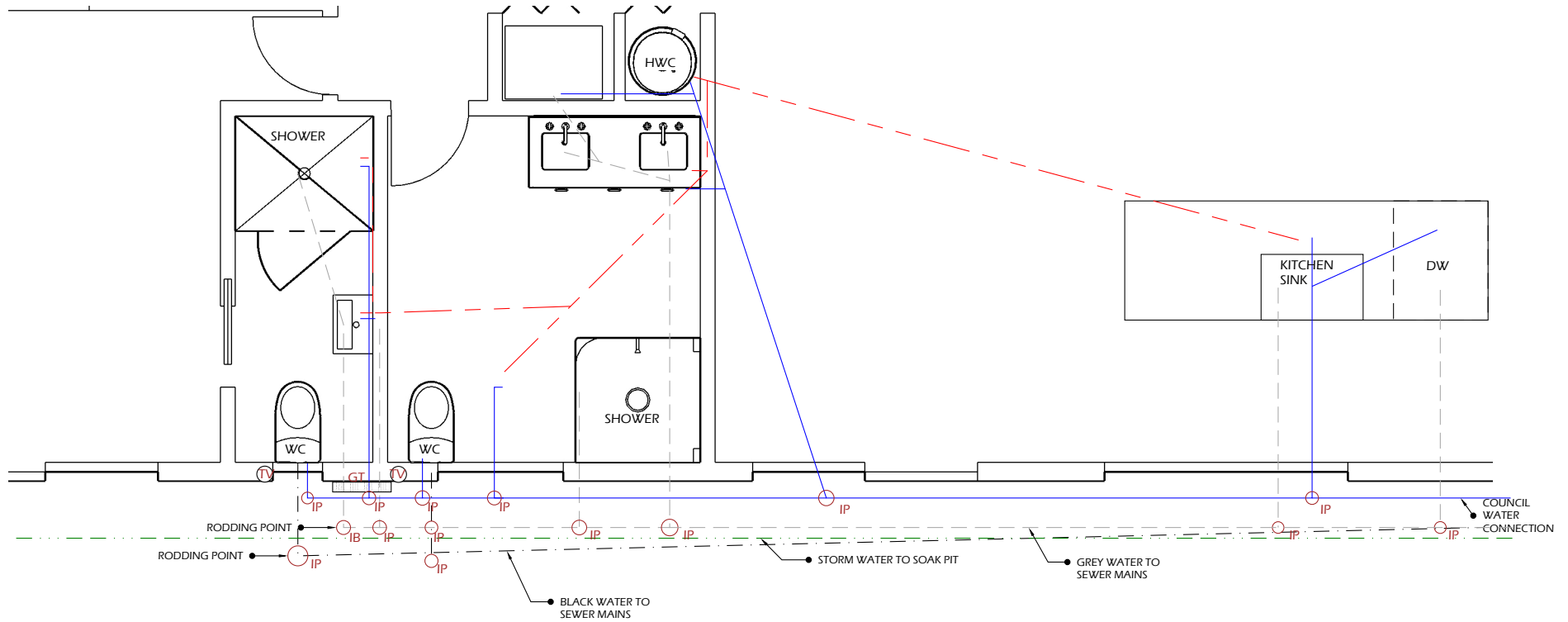


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SCALE AS NOTED	

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All "above ground" waste water to comply with AS/NZS 3500.2.
 All "below ground" drainage to comply with AS/NZS3500.2

- IP - INSPECTION POINT
- IB - INSPECTION BEND
- WC WATER CLOSET
- DW DISH WASHER
- HWC HOT WATER CYLINDER

- Sink : 40Ø @ 1:40 grad
- Shower : 40Ø @ 1:40 grad
- WC : 100Ø @ 1:60 grad
- DW : 40Ø @ 1:40 grad
- Vanity : 40Ø @ 1:40 grad

JOB TITLE:
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 14A Allan Street
 Lake Tekapo

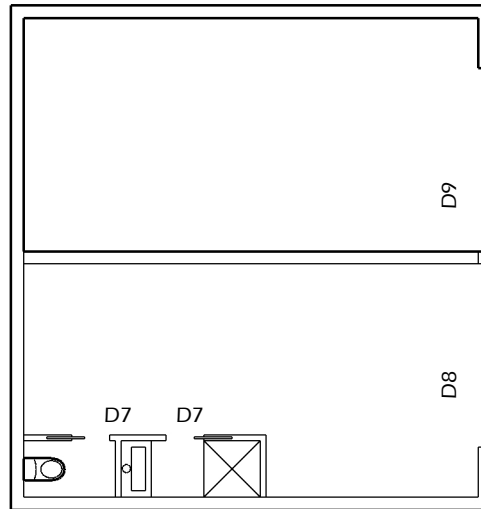
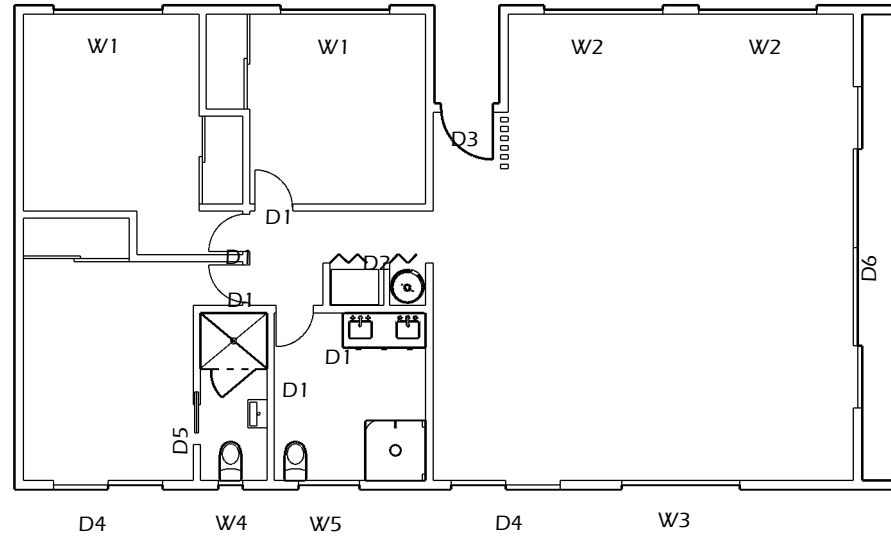
SHEET TITLE:
 PLUMBING SCHEMATIC



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				SCALE AS NOTED

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JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
 Window and Door Schedule

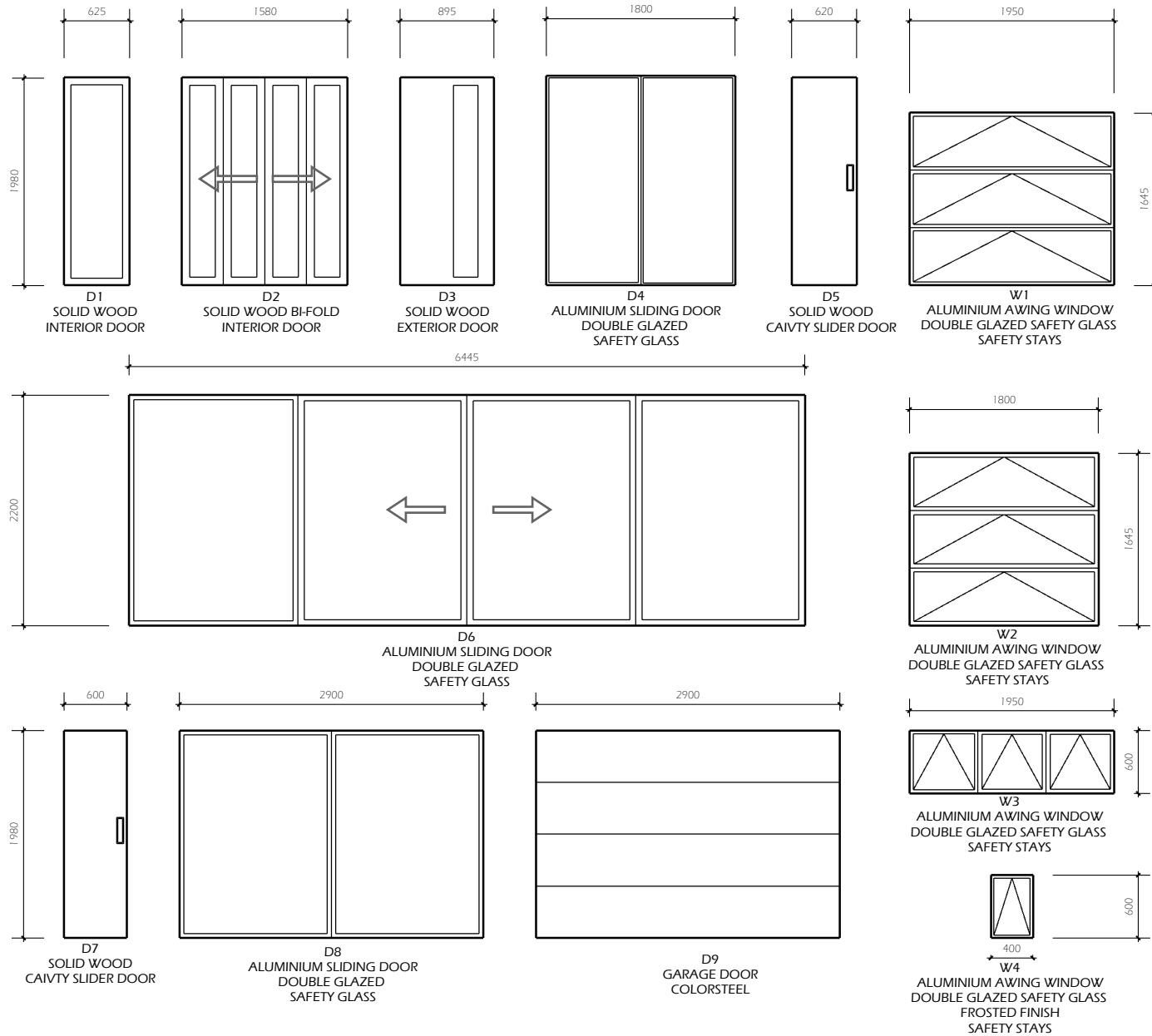


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SCALE AS NOTED	

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JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
Window and Door Schedule

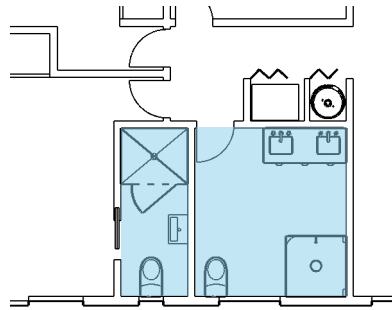


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REV	DATE	AMENDMENT

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	44
SCALE AS NOTED	

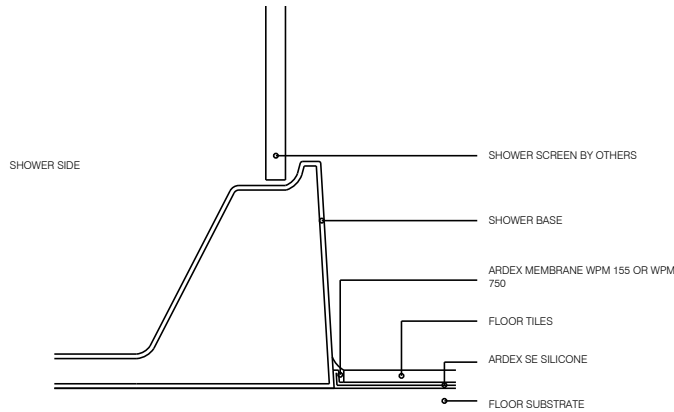
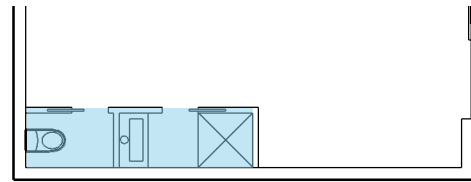
29.06.2022



73 AREAS TO BE WATERPROOFED

Scale: NTS

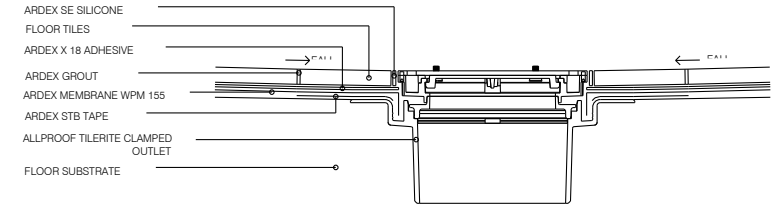
BATHROOM WALLS TO HAVE HARDIES TILE BOARD FITTED AND THEN 600 X 300 WALL TILES APPLIED



75 SHOWER FLOOR JUNCTION

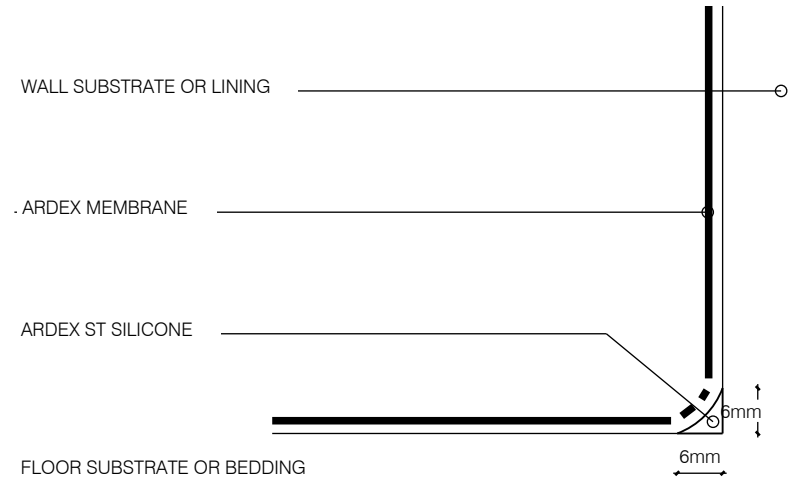
Scale: NTS

NOTE:
FLANGE PREPARED USING PLUMBERS CEMENT



74 CLAMP WASTE

Scale: NTS



76 BOND BREAKER

Scale: NTS

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
Waterproofing

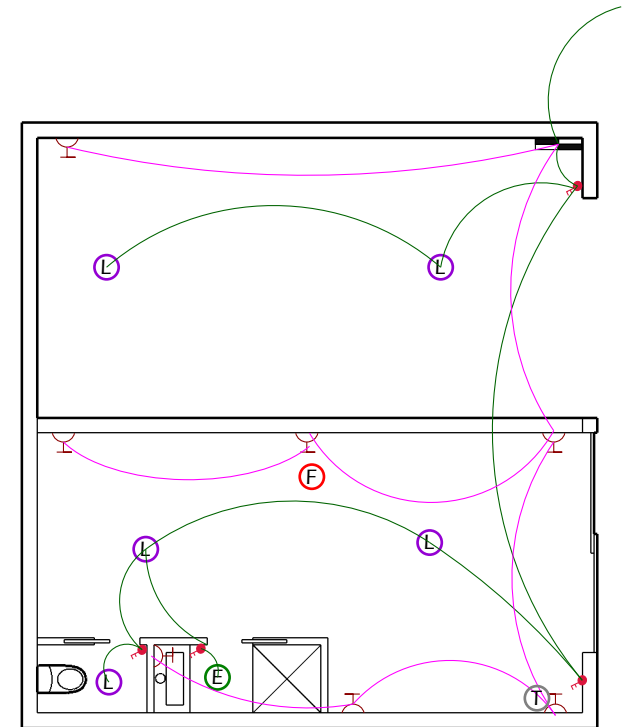
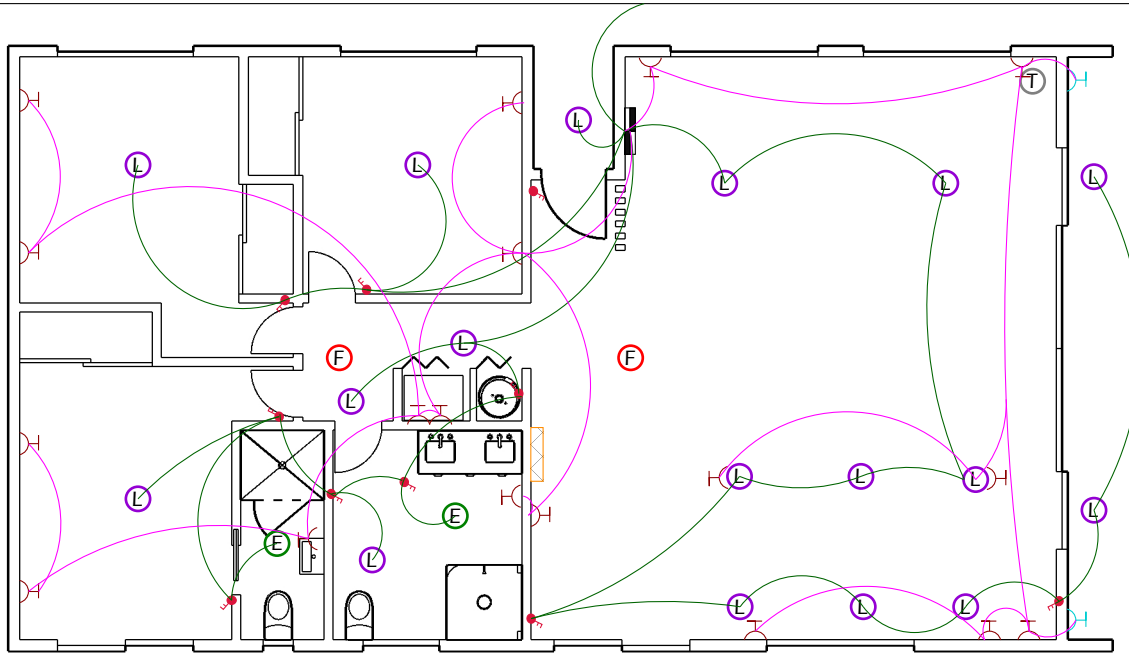


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REV	DATE	AMENDMENT

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SCALE AS NOTED	

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- Ⓛ Light (combination of down lights CA135 and center lights)
- ⓕ Battery operated photoelectric Smoke Alarms
- ⓔ Bathroom Ventilation Heat Fan Light
- Ⓣ TV Point with Power
- Ⓜ Outlet with Data
- Ⓜ Exterior Waterproof Outlet
- Light Switch
- Switchboard
- PKA71 High Wall Heat Pump with Wi-Fi

Electrical Layout to be confirmed by owners and project electrician

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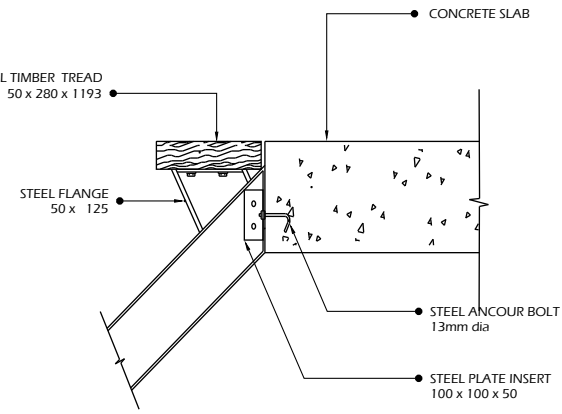
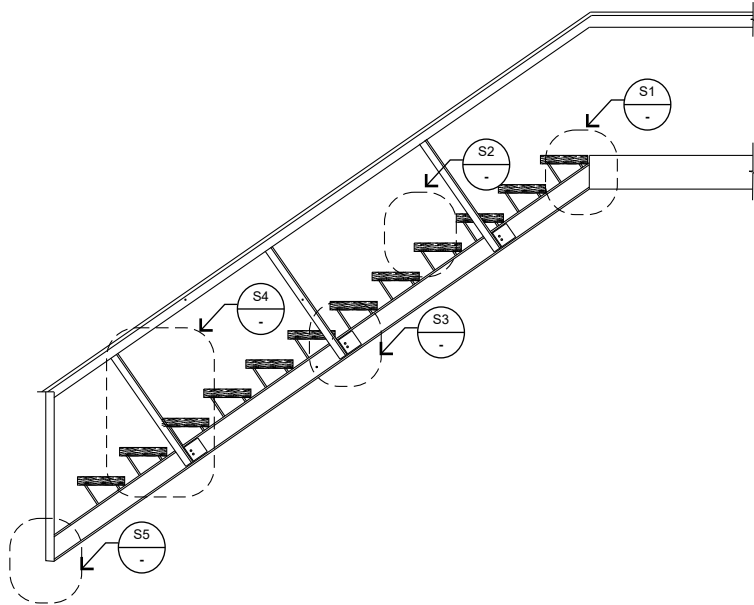
SHEET TITLE:
 Electrical



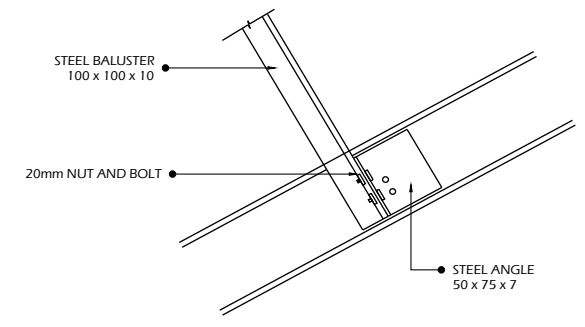
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				SCALE AS NOTED

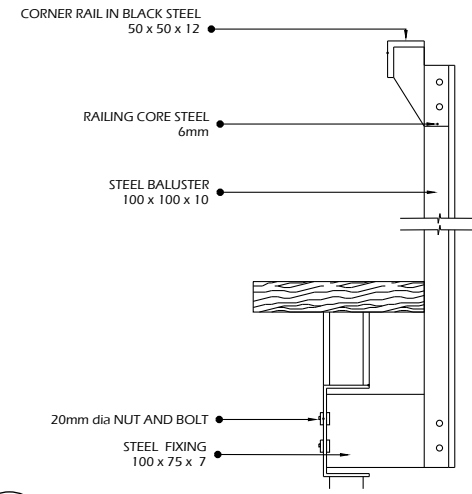
29.06.2022



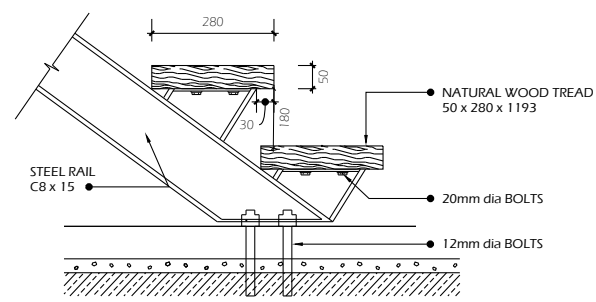
S1 STAIR DETAIL 1
Scale: NTS



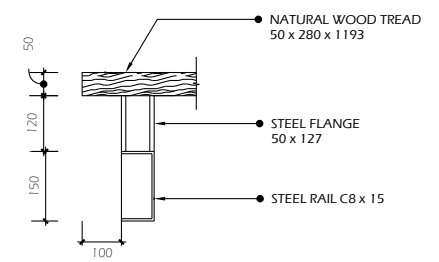
S3 STAIR DETAIL 3
Scale: NTS



S4 STAIR DETAIL 4
Scale: NTS



S5 STAIR DETAIL 5
Scale: NTS



S2 STAIR DETAIL 2
Scale: NTS

JOB TITLE:
BL and SJ Rae Family Trust
14A Allan Street
Lake Tekapo

SHEET TITLE:
External Stairs

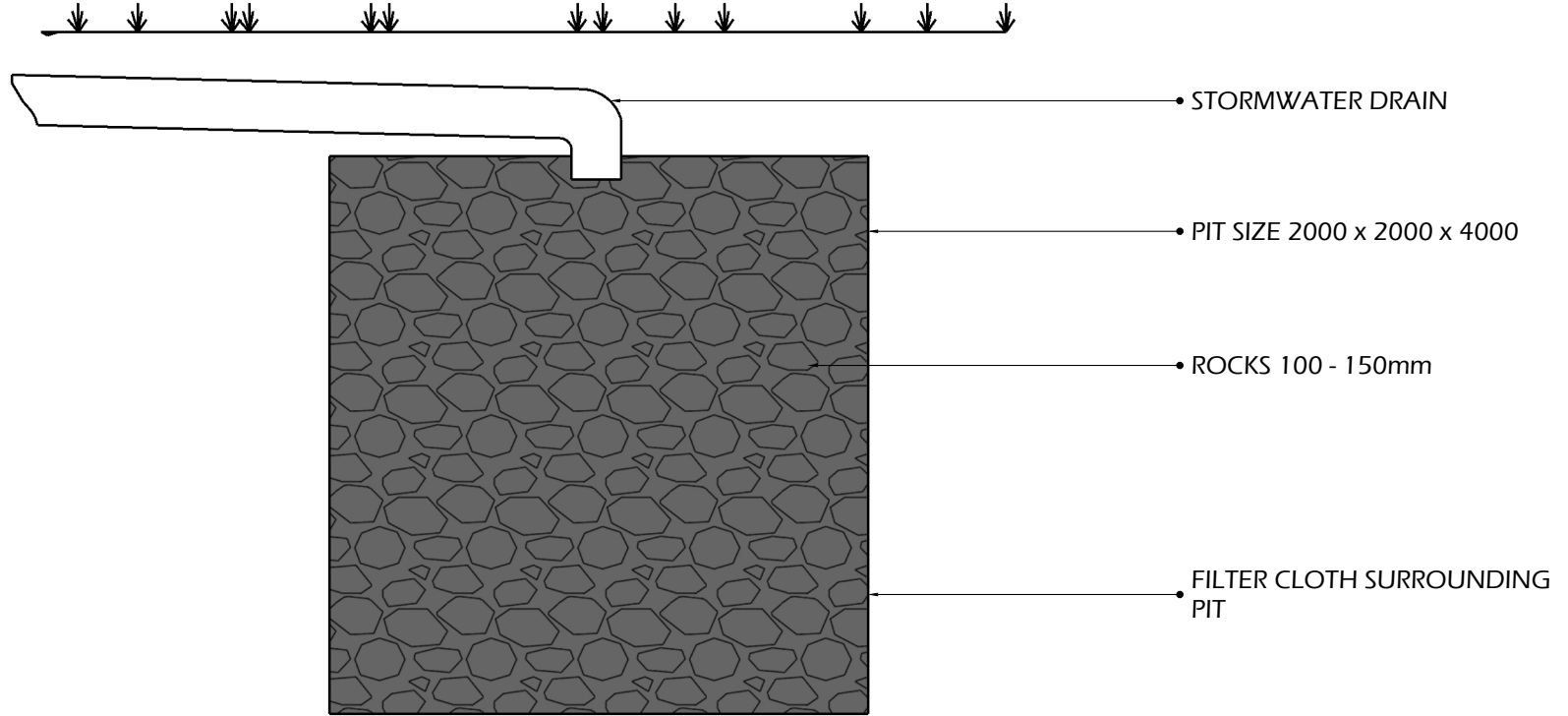


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JOB TITLE:
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SHEET TITLE:
Soak Pit



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	48
SCALE AS NOTED	