

NEW HOME FOR CHRIS & SANDRA RUSSELL

33 BILLY WAY WEST PLAINS

Legend

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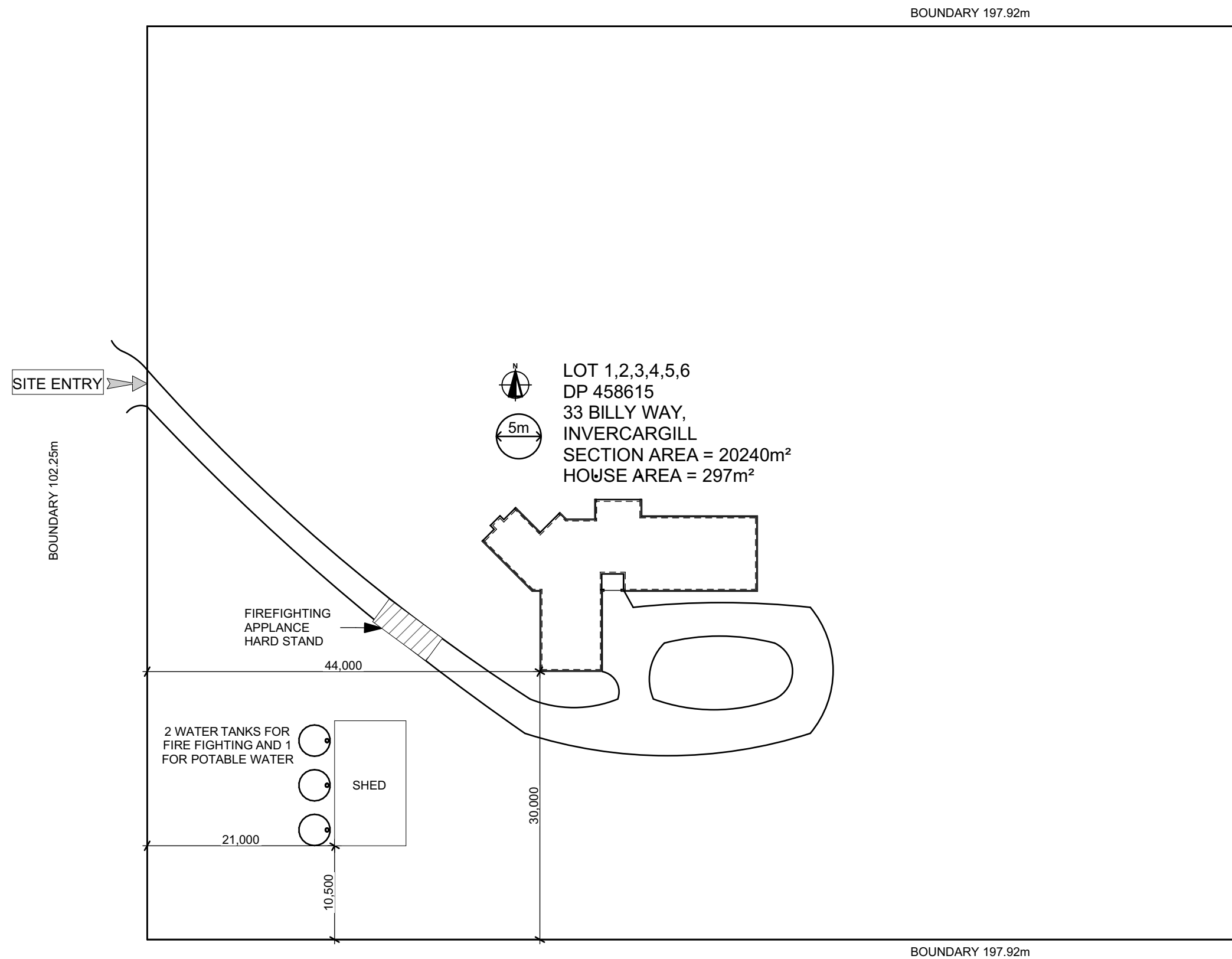
ISSUE - FEBRUARY 2022



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REV.	DATE	ISSUE	CHRIS AND SANDRA RUSSELL 33 BILLYWAY INVERCARGILL			SITE PLAN		WP		4/03/2022	2
								WP			
								WP			
						PRELIMINARY		22/006		1:500	27

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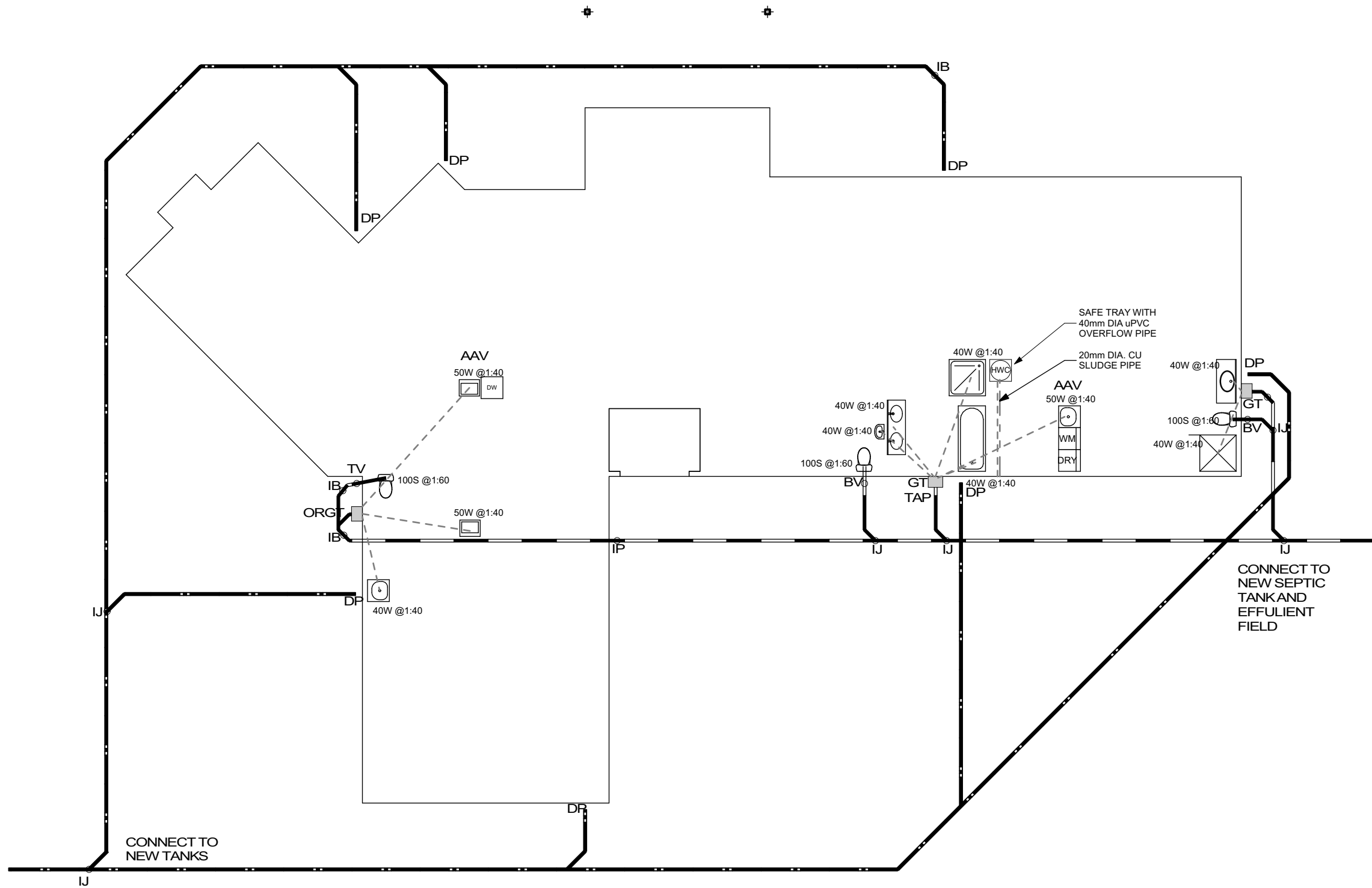
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DRAINAGE LEGEND

- DENOTES 100 dia. STORM WATER PIPE @ 1:120 min. GRADE
- DENOTES 100 dia. SOIL SEWER PIPE @ 1:100 min. GRADE
- IJ INSPECTION JUNCTION
- IB INSPECTION BEND
- AAV AIR ADMITTANCE VALVE
- IP INSPECTION POINT
- BT BOUNDARY TRAP
- GT GULLY TRAP
- ORGT OVERFLOW RELIEF GULLY TRAP
- TV TERMINAL VENT (80mm Dia.)
- BV BACK VENT (40mm Dia.)
- WM WASHING MACHINE
- DP DOWN PIPE (80mm Dia. uPVC) SEALED INTO STORM WATER PIPE
- T TUB
- DW DISH WASHER
- TAP BRASS TAPS

PIPES UNDER SLAB TO COMPLY WITH NZBC G13/AS2 CLAUSE 5.8

PLEASE NOTE: THIS LAYOUT IS SCHEMATIC ONLY.

ALL DRAINAGE SHALL COMPLY WITH NZBC G13.

VERIFY ALL DIMENSIONS AND LEVELS ON SITE. PROVIDE 400 COVER TO INVERT AT HEADS OF ALL DRAINS. CONFIRM WITH OWNER FOR LOCATION OF OUTSIDE TAPS.

CONTRACTOR TO SUPPLY AS BUILT PLANS ON COMPLETION OF WORKS.

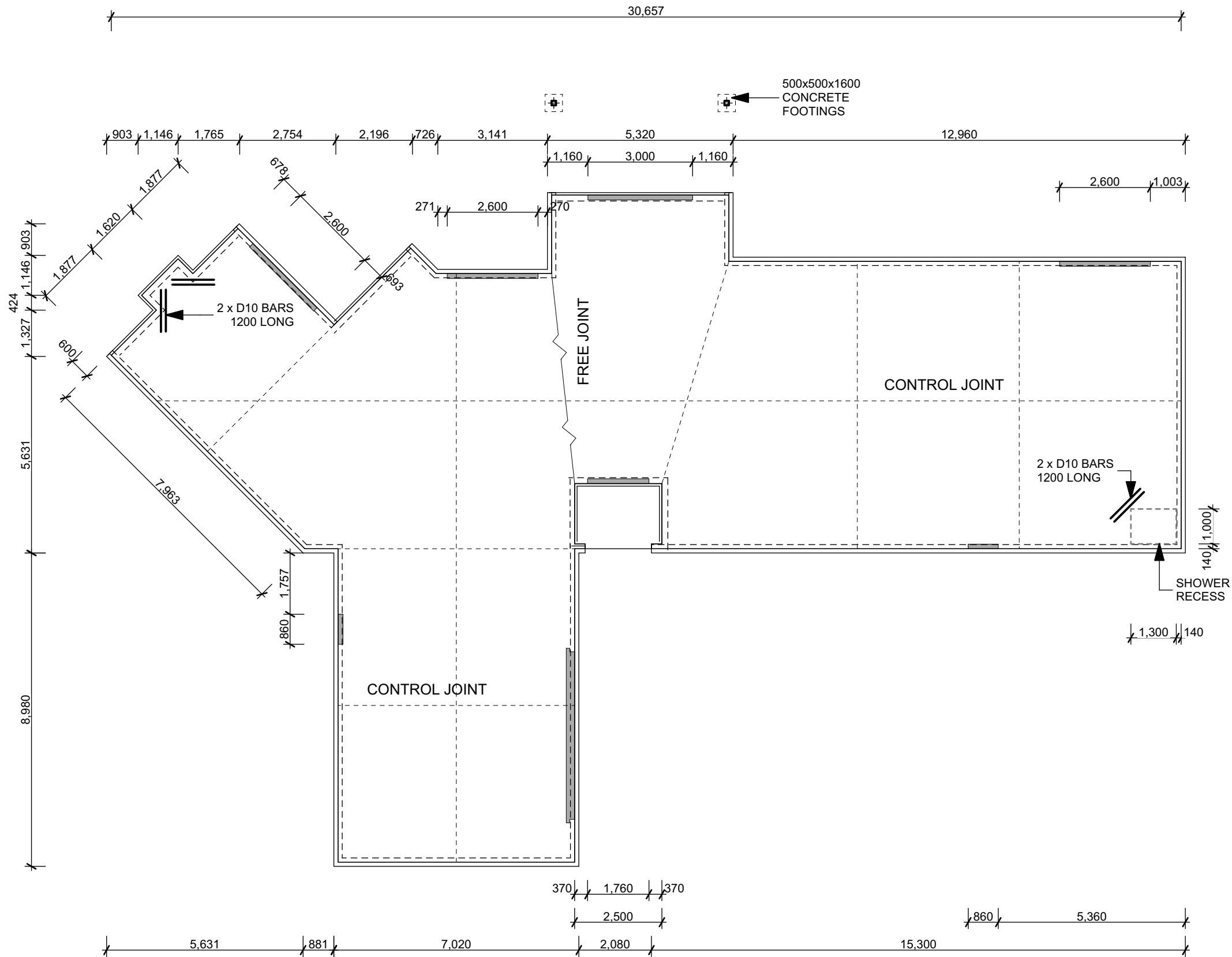
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DRAINAGE PLAN

1:125

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							WP		
							WP	SCALE:	SET OF
						DRAWING USAGE		1:125	27
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NOTES:

FOUNDATIONS:
20MPA STRENGTH CONCRETE AT 28 DAYS WITH 2 x D12 LONGITUDINAL BOTTOM BARS AND 1 x D12 TOP BAR WITH D10 STARTERS AT 600 CRS EXTENDING 400 INTO SLAB (MIN. COVER 75 mm)

SLAB CONSTRUCTION:
100mm THICK SLAB, 20MPA STRENGTH CONCRETE AT 28 DAYS WITH 500E MESH (MIN. TOP COVER 35mm)
OVER 250 MICRON POLYTHENE VAPOUR BARRIER DPM
OVER 13 - 20mm COMPACTED STONE MIN. 150 THICK.

PROVIDE 120 WIDE x 100 DEEP RECESS TO SLAB TO TAKE VILLA VENEER.
PROVIDE A 70 WIDE x 100 DEEP RECESS TO SLAB TO TAKE PLASTER SYSTEM

DIMENSIONS ARE TO EDGE OF FOUNDATION

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33 BILLYWAY
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DRAWING TITLE

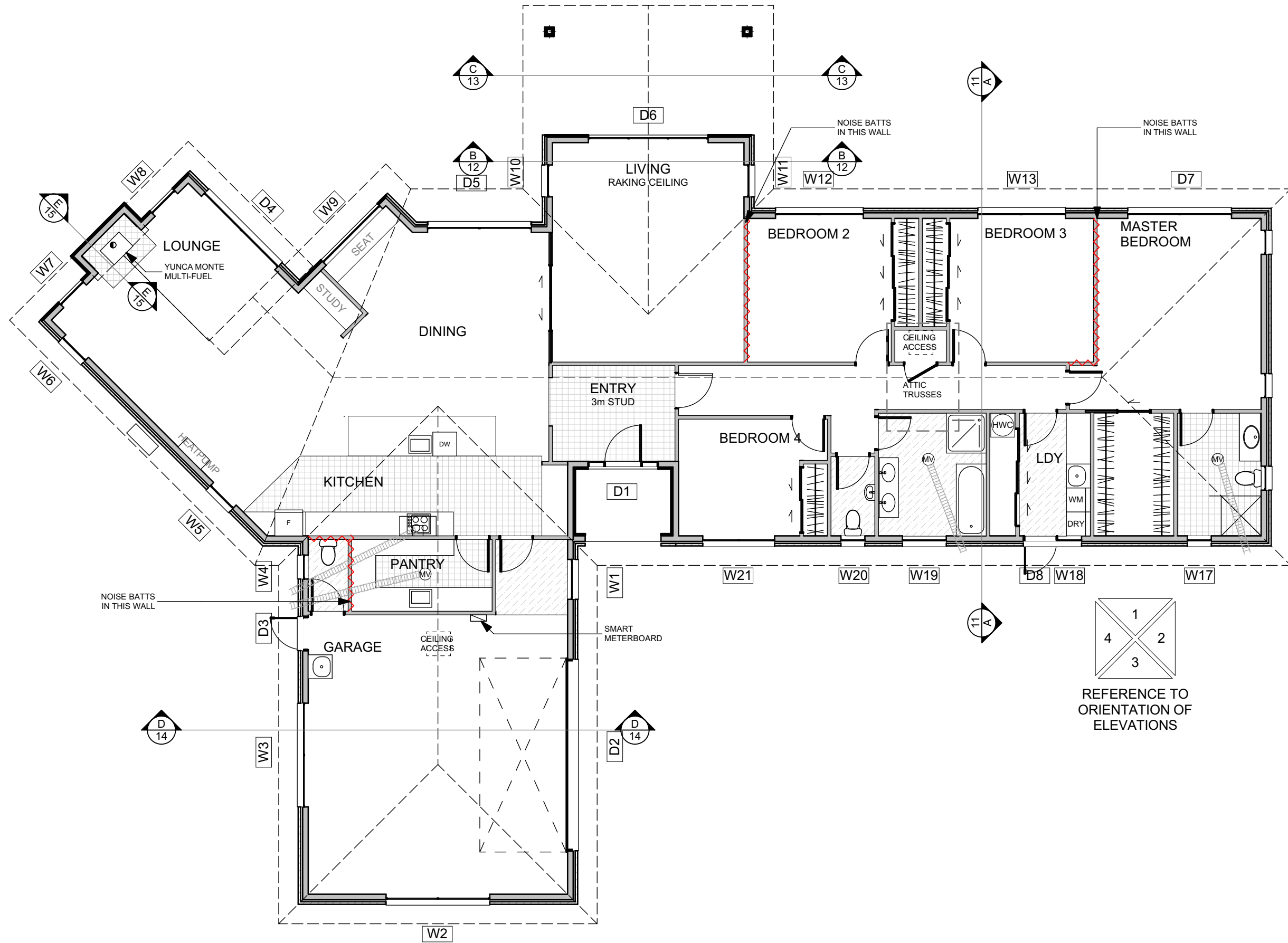
FOUNDATION
PLAN

DRAWING USAGE

PRELIMINARY

DESIGN	WP	DATE	4/03/2022	DWG NO	4
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NOTES:

1. REFER RELIGIOUSLY TO NZS 3604 (2011) FOR ALL ASSEMBLY AND CONSTRUCTION DETAILS NOT INDICATED ON THESE DRAWINGS.
2. REFER ALSO TO SPECIFICATION FOR STANDARD OF WORKMANSHIP & MATERIALS REQUIRED, AS WELL AS ANY ATTACHED OR LOOSE SHEETS FOR ADDITIONAL INFORMATION.
3. VERIFY ALL DIMENSIONS AND LEVELS ON SITE.

ALL DIMENSIONS TO FRAMING LINES ARE NOMINAL ONLY, REFER TO SITE PLAN SHEET 01 FOR DIMENSIONS TO OVER-ALL SET OUT.

ALUMINIUM JOINERY - DOUBLE GLAZED GENERALLY - SEE DOOR & WINDOW SCHEDULE.
25mm H3.1 TIMBER REVEALS TO TAKE ARCHITRAVES.

NOTE:
ALL WINDOWS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NZS 4211 TO SUIT LOCATION. ALL GLAZING SHALL BE TO NZS 4223 pt.3 2016
REFER TO DOOR & WINDOW SCHEDULE FOR DIMENSIONS.

Ⓢ - SMOKE ALARM, TO COMPLY WITH NZBC F7

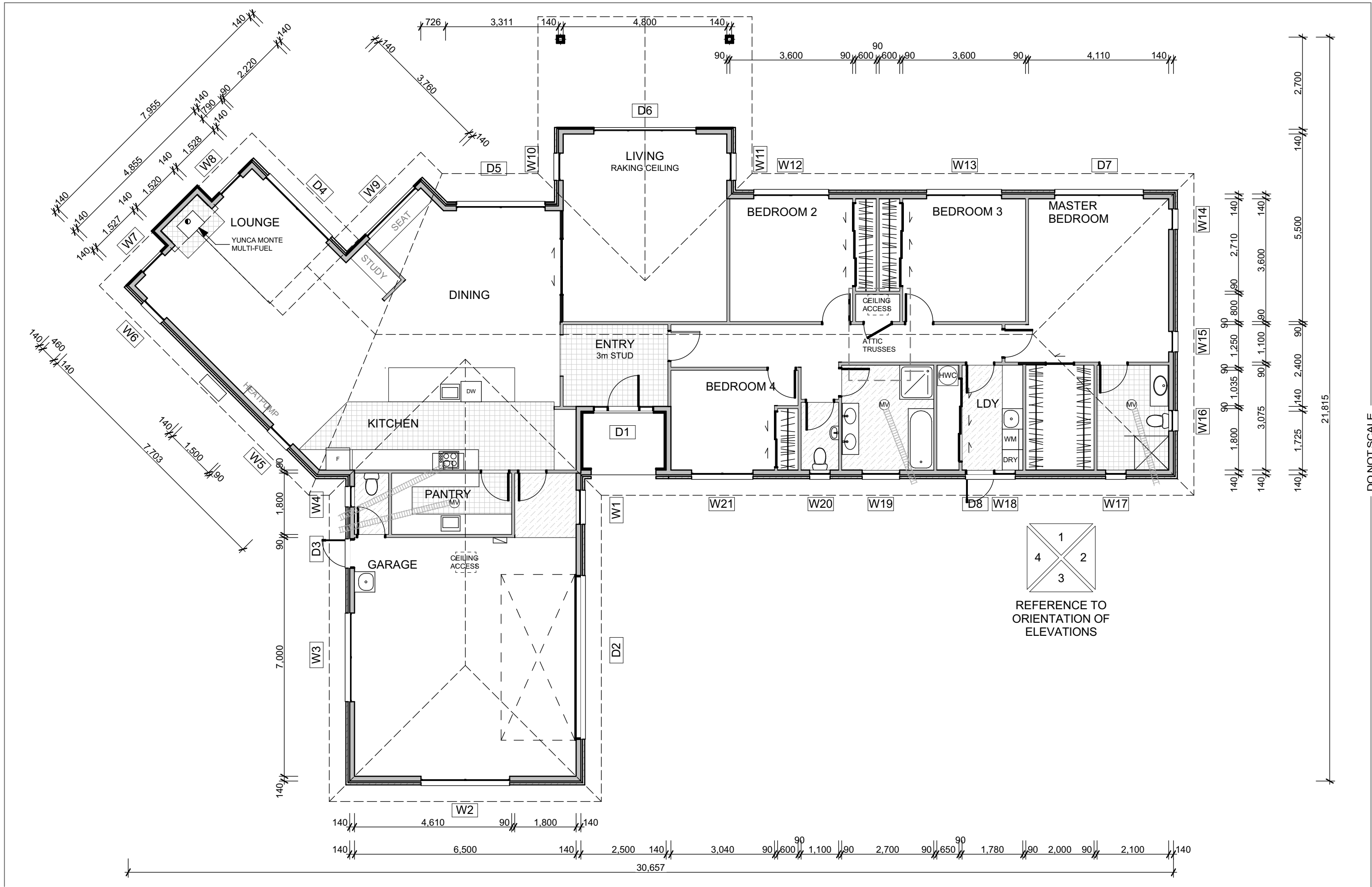
GROUND FLOOR AREA = 297m²

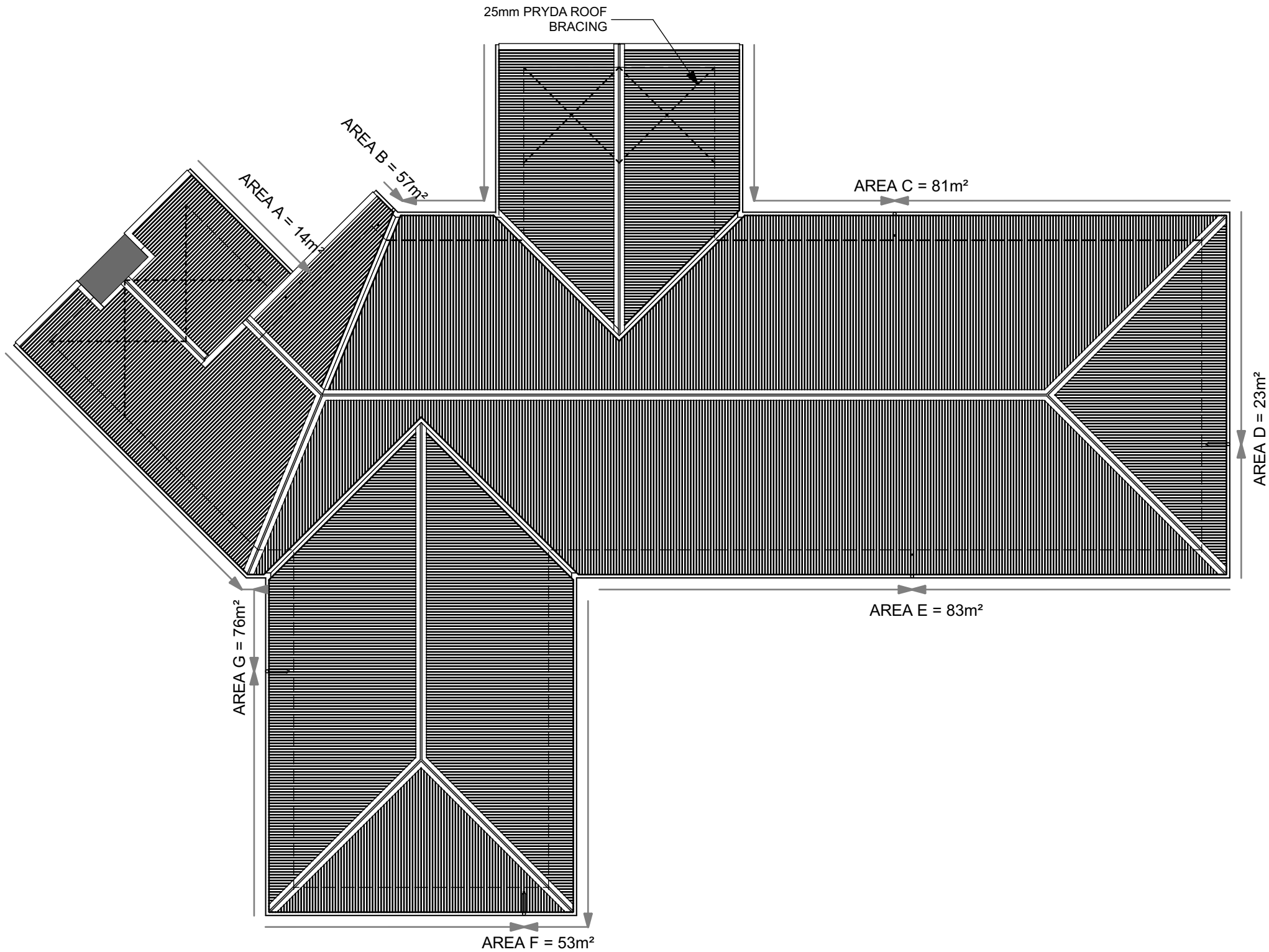
- VINYL
- TILES
- MECHANICAL VENT

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GENERAL NOTES

- ROOF PITCH:
- 25 DEGREES
- ROOF AREA:
- 387m²
- ROOF CLADDING:
- 0.40mm GAUGE PREFINISHED COLOUR COATED STEEL CORRUGATE, OVER SELF SUPPORTING ROOFING UNDERLAY, 70 x 45 PURLINS AT 900crs TO TRUSS SYSTEM SUPPLIED BY MANUFACTURER.
- SPOUTING:
- CONTINUOUS SPOUTING 125Ø QUAD WITH INTERNAL BRACKETS @ 700crs.
- EAVE WIDTH:
- 600mm
- FASCIA:
- PALTEC COLOURCOTE OR SIMILAR
- DOWN PIPES:
- 80Ø uPVC CONNECTED TO STORM WATER SYSTEM
- MINIMUM FALL TO SPOUTING TO BE 1:500
- ALL ROOFING, ROOF ACCESSORIES, MATERIALS AND WORKMANSHIP TO COMPLY WITH NZBC E2 AND AS/NZS 2179
- CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE
- DO NOT SCALE

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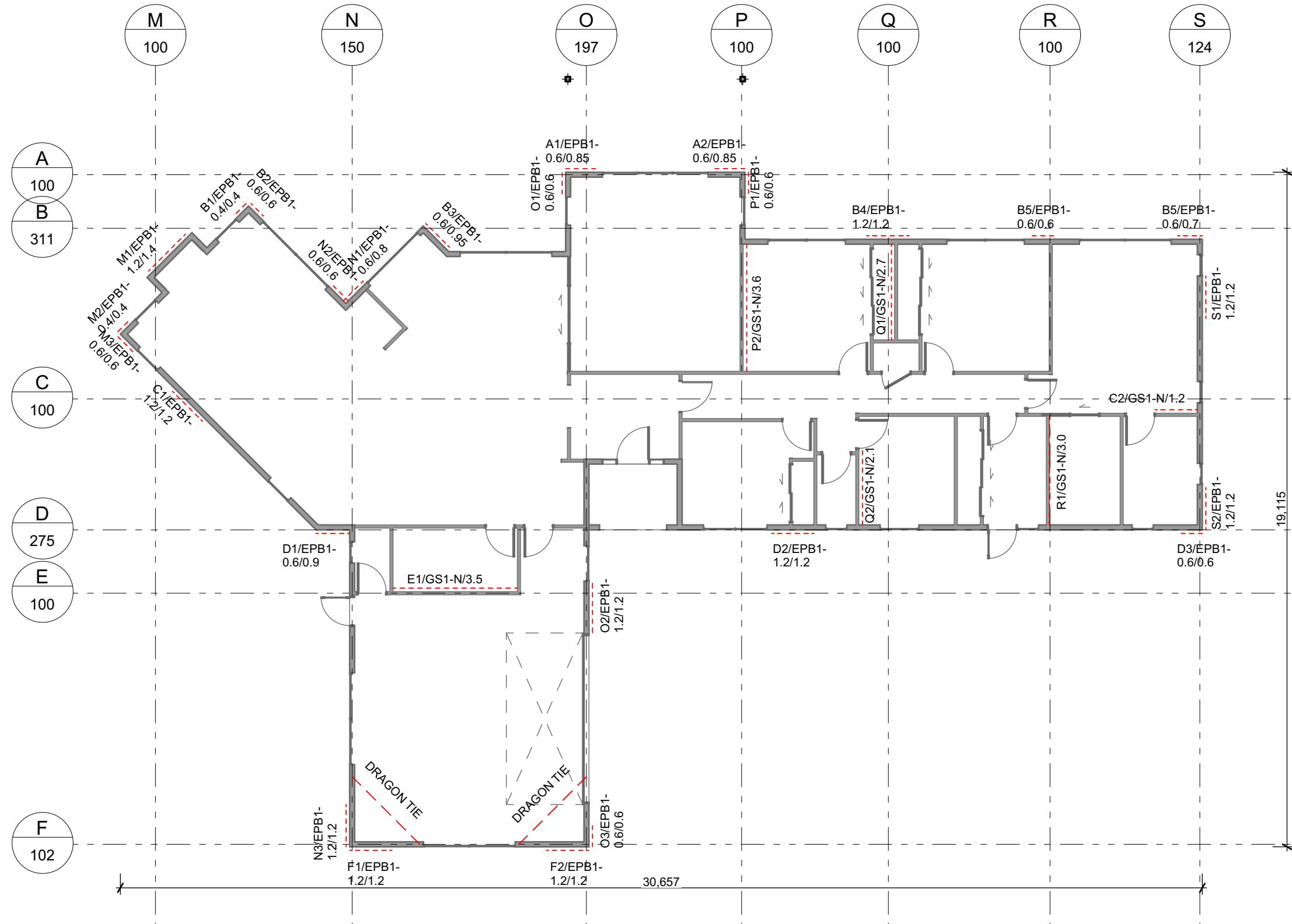
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ROOF PLAN

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DESIGN WP	DATE 4/03/2022	DWG NO 7
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BRACE NUMBER
BRACE ELEMENT
BRACE LENGTH

M1/GS1-N/0.4

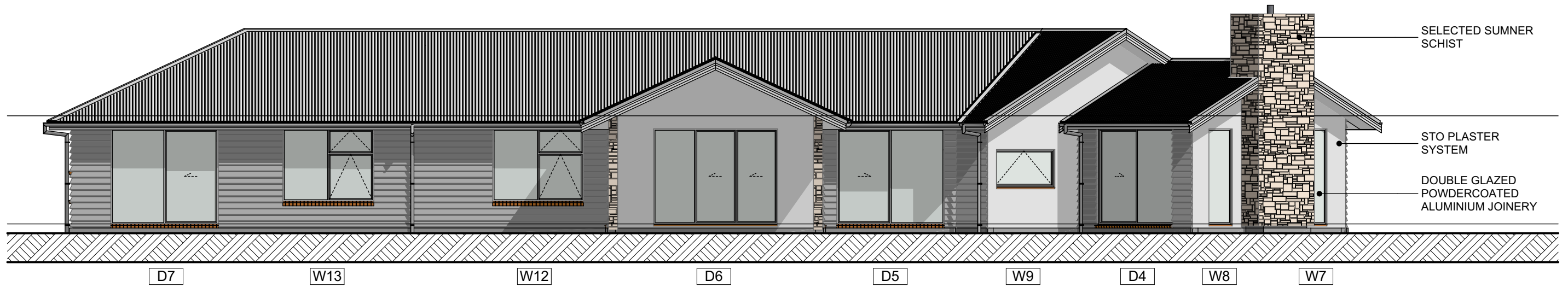
WALL BRACING NOTES:

FOR COMBINED BRACING ELEMENTS UP TO 125BU USE A 6kN FIXING TO ONE EXTERNAL WALL.

FOR COMBINED BRACING ELEMENTS OVER 125BU AND UP TO 250BU USE A 6kN FIXING TO TWO EXTERNAL WALLS.

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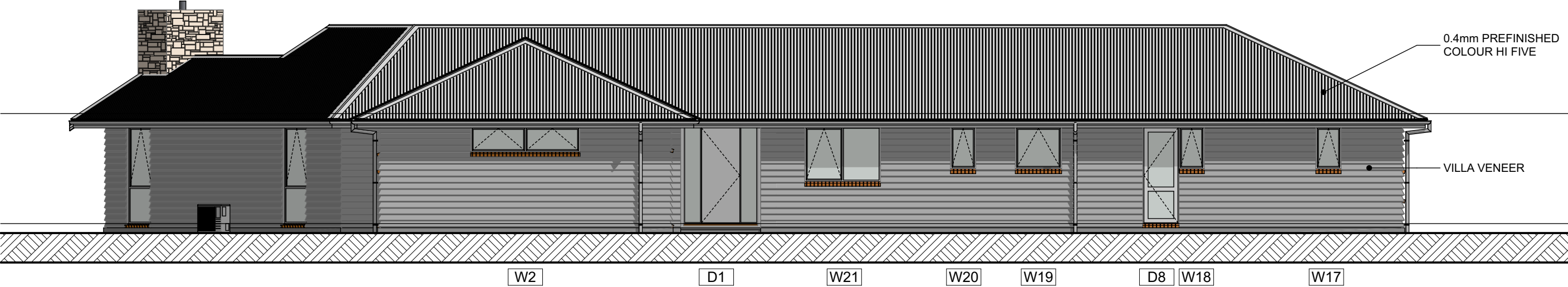


E-01 NORTH ELEVATION 1:100



E-02 EAST ELEVATION 1:100

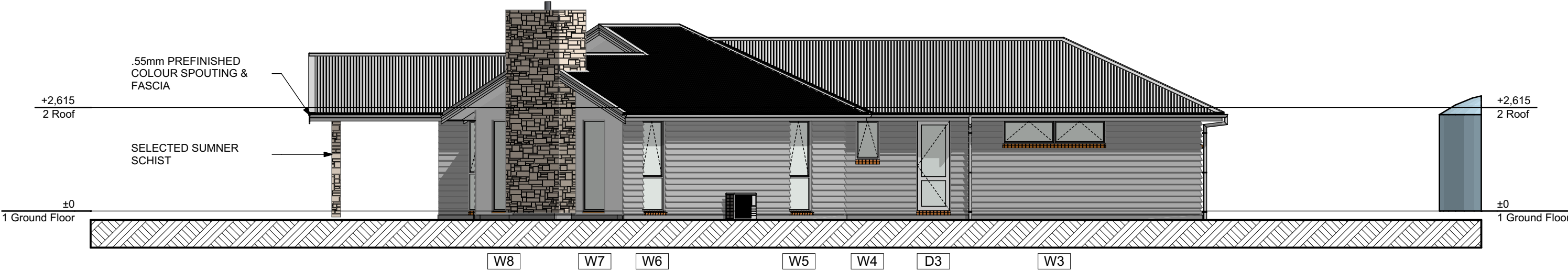
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E-03

SOUTH ELEVATION

1:100



E-04

WEST ELEVATION

1:100

DO NOT SCALE

WIND ZONE - HIGH
EARTHQUAKE ZONE - 1
EXPOSURE ZONE - C
SNOW ZONE - N5
REFER TO TABLE 4.1
NZS3604:2011

REFER ALSO TO ASSEMBLY
DETAILS

NOTE: TIMBER CLADDING & LINING
REFER TO BRANZ BULLETINS:
No. 373 SPECIFYING TIMBER
No. 380 TIMBER INTERNAL LININGS
No. 361 WEATHER GROOVES
No. 343 MOISTURE IN TIMBER
AND BRANZ PUBLICATION "GOOD TIMBER CLADDING
PRACTICE"

ENSURE ALL TIMBER USED COMPLIES WITH NZS: 3602
SPECIFYING TIMBER & WOOD BASED PRODUCTS FOR
USE IN BUILDINGS, AND NZS: 3631 NZ TIMBER GRADING
RULES.

PAYPARTICULAR ATTENTION TO THE TYPE (I.e.
SAPWOOD VERSUS HARDWOOD) GRADING & SAWING
METHOD (I.e. QUARTER - SAWN VERSUS FLAT - SAWN),
USE QUARTER SAWN BOARDS ON WALLS EXPOSED TO
THE WORST SUN EXPOSURE AND FLAT - SAWN BOARDS
ON WALLS WITH LEAST SUN EXPOSURE. ALL CLADDING
BOARDS SHOULD BE SAWN FROM STRAIGHT GRAINED
LOGS.

PURLIN FIXINGS:
ALL PURLINS TO BE FIXED FOR UPLIFT LOADS TO RAFTERS OR RAKING PLATES
IN ACCORDANCE WITH NZS 3604 (2011) CLAUSES: 10.2.1.16.2 and Table 10.10
DEPENDING UPON SITUATION AND WIND LOAD.

2.4kN CONNECTION: FIXING 1 / 10g SELF-DRILLING SCREW, 80mm LONG.

TRUSS FIXINGS:
TRUSSES TO BE FIXED FOR UPLIFT LOADS TO TOP PLATES IN ACCORDANCE
WITH NZS 3604 (2011) CLAUSE: 10.2.2.6 ANCHORAGE & TABLE 10.14 & 10.15

FIXING TYPE E: 2 / 90 x 315 SKEW NAILS PLUS 2 WIRE DOGS. (OR 4.7kN CONNECTION)
FIXING TYPE F: 2 / 90 x 3.75 SKEW NAILS STRAP FIXING (OR 7.0kN CONNECTION)
SEE FIGURE 10.6 NZS3604 2011.

TOP PLATE FIXINGS:
ALL TOP PLATES TO BE FIXED FOR UPLIFT LOADS TO STUDS IN ACCORDANCE
WITH NZS 3604 (2011) CLAUSES: 8.7.6 & TABLE 8.18 DEPENDING UPON WIND LOAD.

THIS PROJECT: FIXING TYPE B: 2 / 90 x 3.15 END NAILS PLUS 2 WIRE DOGS.
(OR 4.7kN CONNECTION)

LINTEL / TRIMMING STUD UPLIFT LOAD FIXINGS:
WHERE LINTELS SIZES ARE SHOWN WITH A 'U' SUFFIX FOR UPLIFT, FIX THE LINTELS
AND TRIMMING STUDS WITH A 7.5kN TENSION CONNECTION
IN ACCORDANCE WITH NZS 3604 (2011)
CLAUSES: 8.6.1.7 & 8.6.1.8 & FIGURE 8.12

GENERAL NOTES

FOUNDATIONS:
CONCRETE FOOTING 240WIDE WITH 2 x D12 LONGITUDINAL BOTTOM BARS AND 1 x D12
TOP BAR WITH D10 STARTERS AT 600 CRS EXTENDING 400 INTO SLAB (MIN. COVER 75
mm)

SLAB CONSTRUCTION:
100mm MIN CONCRETE FLOOR SLAB, REINFORCED WITH 500E MESH, 35 MIN COVER,
OVER 250 MICRON POLYTHENE VAPOUR BARRIER, OVER 150mm MIN. COMPACTED
APPROVED HARDFILL.
PROVIDE SHRINKAGE CONTROL SAW CUTS TO SLAB AS PER NZS3604, SECTION 7.
FLOORS: CLAUSE: 7.5.8.6

EXTERIOR CLADDING:
VILLA VENEER STO PLASTER SYSTEM AND SUMER STONE

WALL FRAMING & INTERIOR LINING
10mm GIB. LININGS ON 140 x 45 and 90 x 45 SG8 (16-18% MC) @ 600 c/c, DWANGS @ 800 c/c.
BOTTOM PLATE, ON MALTHOID DPC, WITH M12 TRUBOLT FIXINGS @ 900crs 150 FROM
WALL ENDS, (NOTE BRACING PANELS REQUIRE ADDITIONAL FIXINGS).

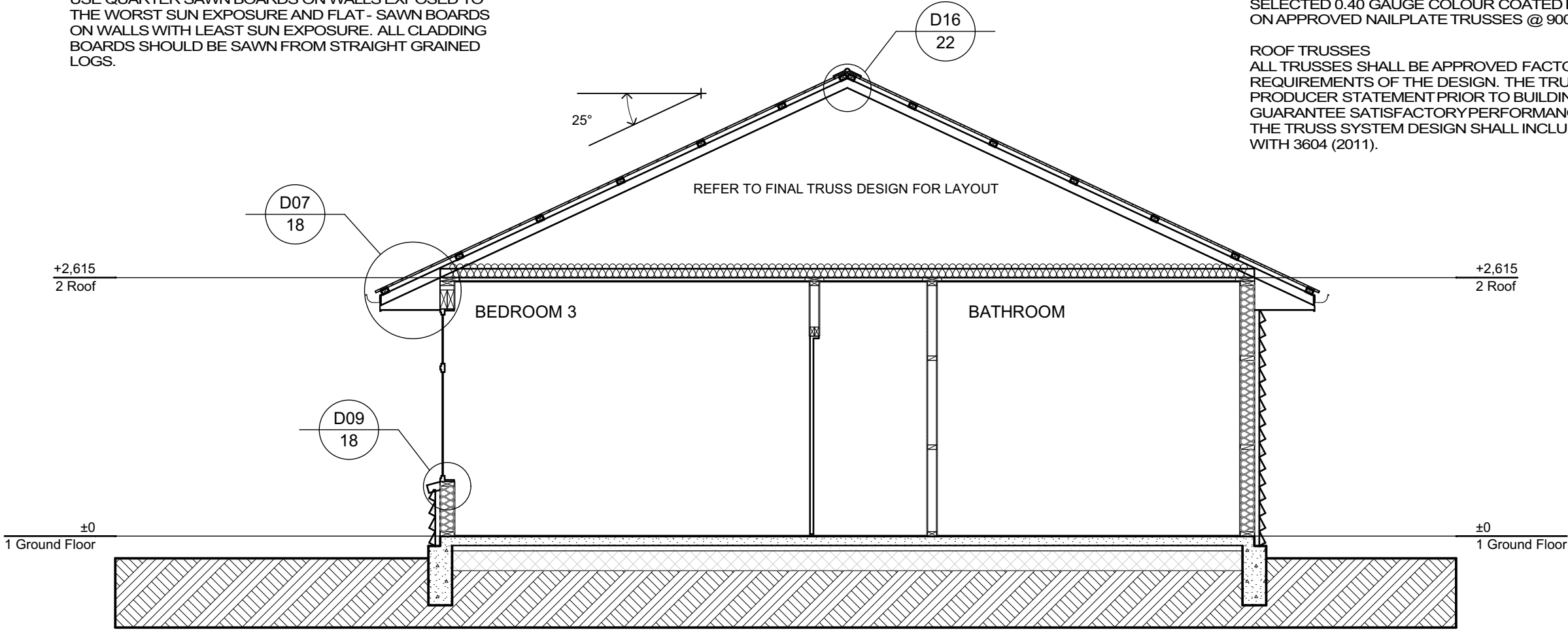
CEILINGS
13mm GIB BOARD LINING TO 70x35mm TIMBER CEILING BATTENS TO TRUSS

WALL / CEILING INSULATION
HOUSE - R5.0 FIBREGLASS BATTS TO CEILINGS, R3.6 FIBREGLASS BATTS TO ALL
EXTERIOR WALLS
GARAGE - NO INSULATION

FASCIA AND GUTTERS
125 QUAD SPOUTING WITH INTERNAL BRACKETS AND SNOW STRAPS ON PALTEC FASCIA.

ROOF CLADDING:
SELECTED 0.40 GAUGE COLOUR COATED PROFILE METAL ROOFING ON 70 x 45 PURLINS
ON APPROVED NAILPLATE TRUSSES @ 900c/c MAX.

ROOF TRUSSES
ALL TRUSSES SHALL BE APPROVED FACTORY BUILT AND SHALL SATISFY THE
REQUIREMENTS OF THE DESIGN. THE TRUSS MANUFACTURER SHALL ISSUE A
PRODUCER STATEMENT PRIOR TO BUILDING CONSENT APPROVAL, WHICH SHALL
GUARANTEE SATISFACTORY PERFORMANCE WITHIN THE PARAMETERS OF THIS DESIGN.
THE TRUSS SYSTEM DESIGN SHALL INCLUDE ROOF SPACE BRACING IN ACCORDANCE
WITH 3604 (2011).



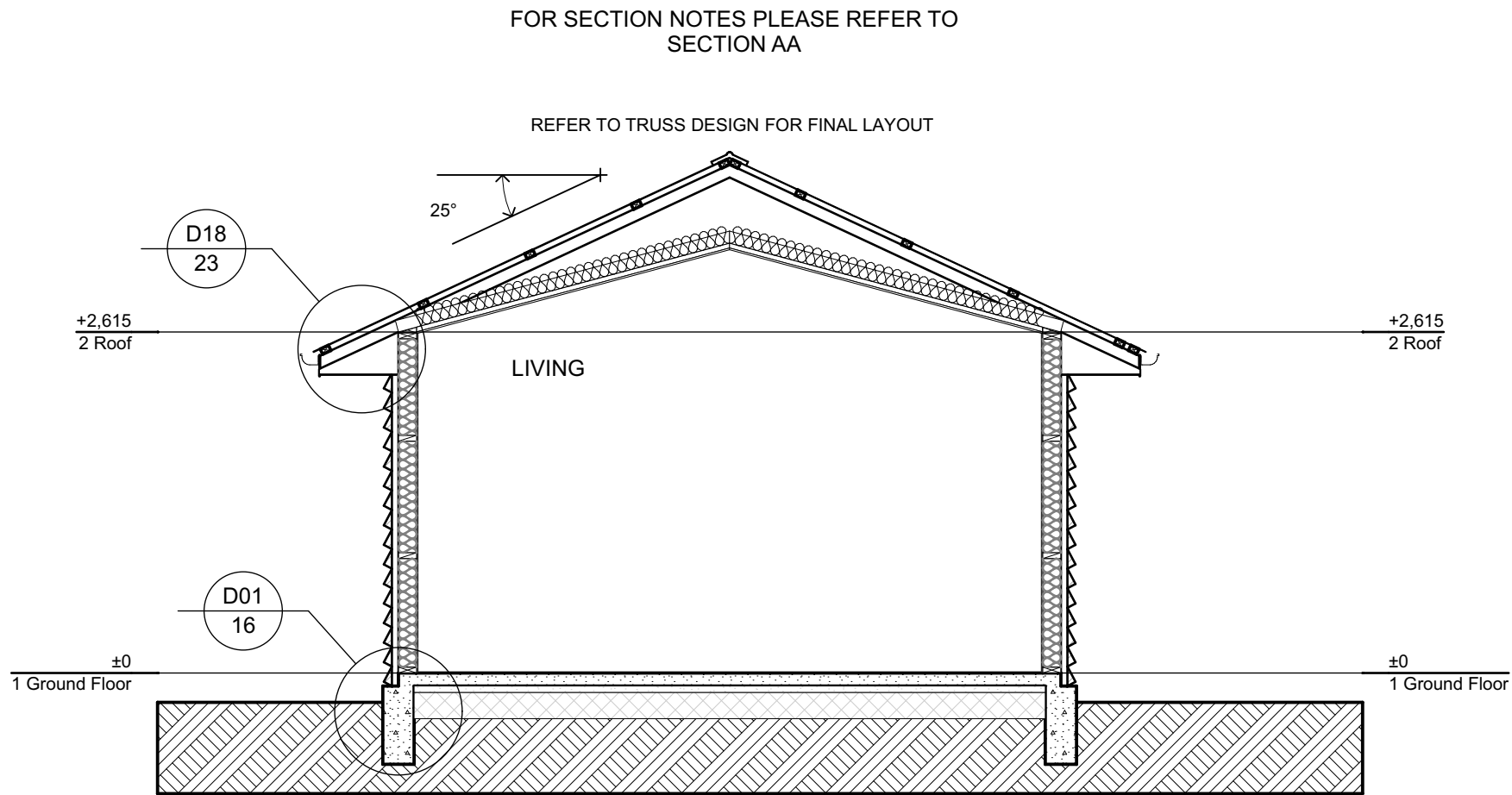
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SECTION AA

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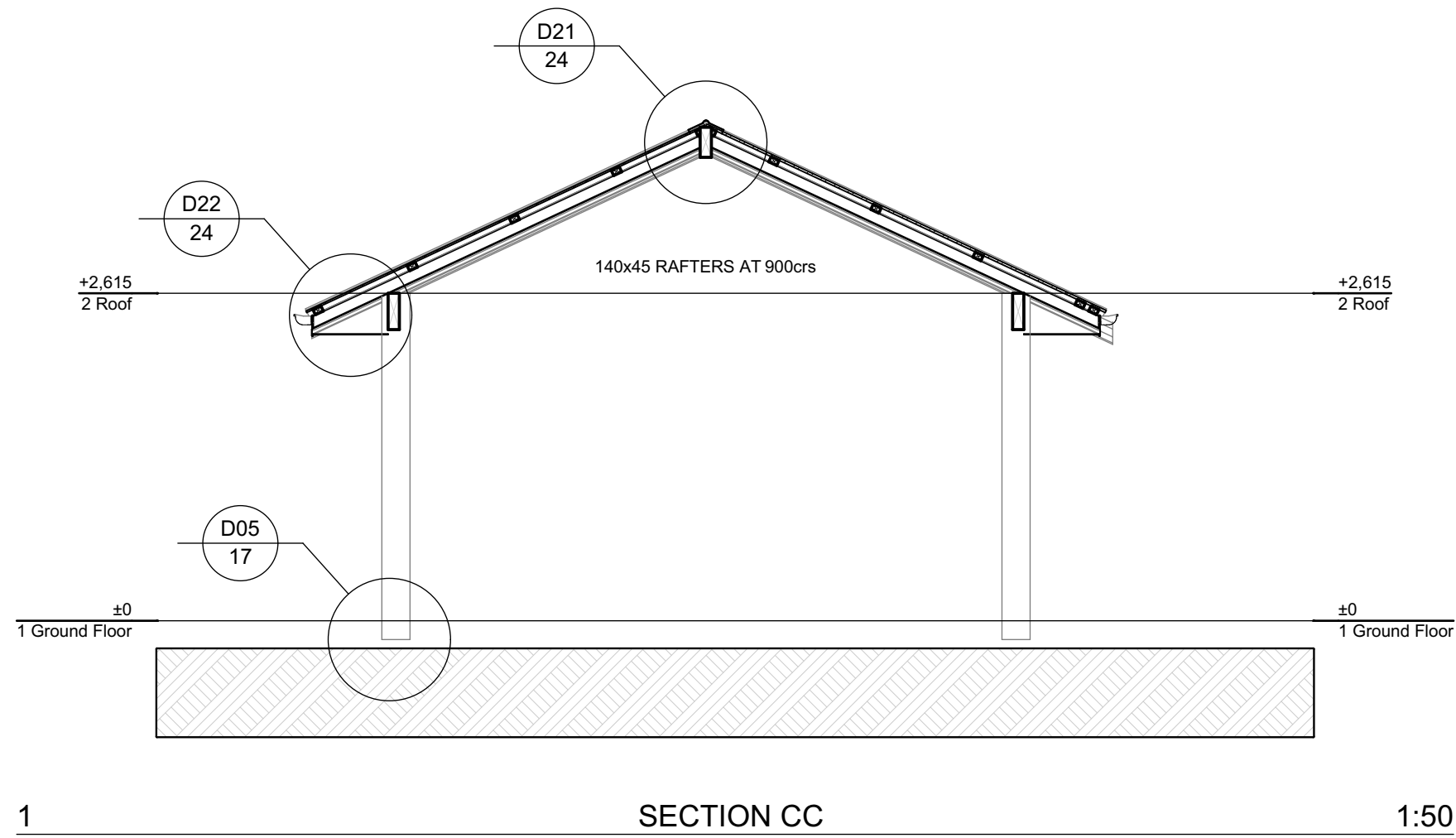
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SECTION BB

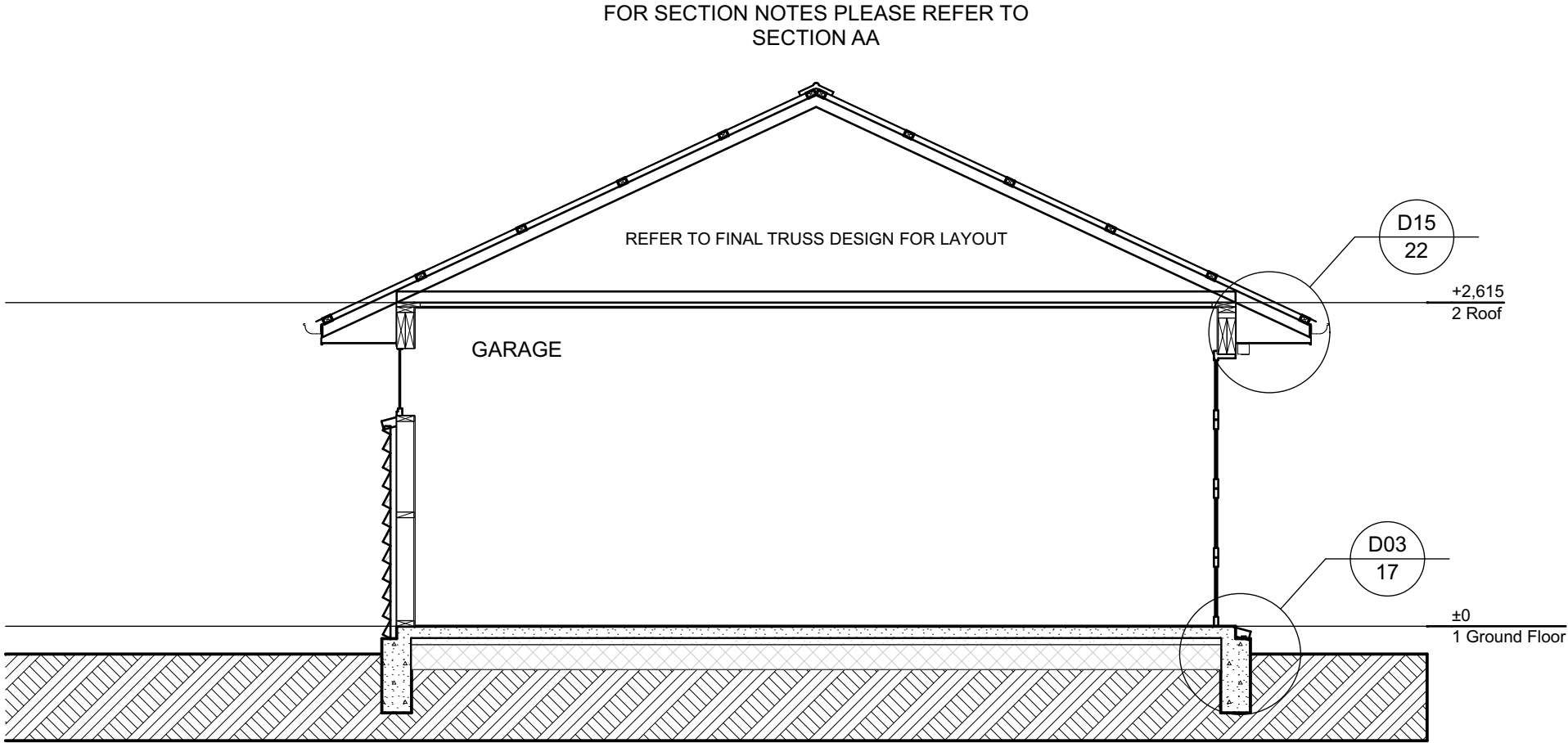
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D

SECTION DD

1:50

DO NOT SCALE

VILLA VENEER TO 50mm CAVITY TO ECOPLY BARRIER ON 140x45mm SG8 H1.2 TIMBER FRAME. PROVIDE WEEP HOLES AT BOTTOM COURSE AT 800crsMAX

140 x 45mm BOTTOM PLATE, ON MALTHOID DPC, M12 TRUBOLT FIXINGS @ 900crs & 150 MAX FROM CORNERS. (NOTE BRACING PANELS REQUIRE ADDITIONAL FIXINGS).

10mm GIB ON 140 x 45 SG8 H1.2 TIMBER FRAMING AT 600 crs, DWANGS AT 800 crs MAX. R2.6 FIBREGLASS BATTS

100mm SLAB WITH 500E MESH (MIN TOP COVER 35mm) ON ON 60mm POLYSTYRENE (1.2m FROM THE EDGE OF THE FOUNDATION) ON 250 MICRON POLYTHENE DPM ON 13-20mm COMPACTED HARDFILL 150mm THICK MIN.

REINFORCING IN FOOTINGS SHALL BE D12 RODS WITH R10 STARTERS AT 600crs CONCRETE COVER TO REINFORCING SHALL BE MINIMUM OF 75mm AGAINST GROUND AND 50mm AGAINST FORM WORK

TO GOOD GROUND 200mm MINIMUM

D-01

FOUNDATION

1:10

STO PASTER ON AERATED CONCRETE PANEL TO 20mm CAVITY TO ECOPLY BARRIER ON 140 x 45mm SG8 H1.2 TIMBER FRAME.

140 x 45mm BOTTOM PLATE, ON MALTHOID DPC, M12 TRUBOLT FIXINGS @ 900crs & 150 MAX FROM CORNERS. (NOTE BRACING PANELS REQUIRE ADDITIONAL FIXINGS).

CLOSE CAVITY WITH PVC CAVITY CLOSER

10mm GIB ON 140 x 45 SG8 H1.2 TIMBER FRAMING AT 600 crs, DWANGS AT 800 crs MAX. R4.0 FIBREGLASS BATTS

100mm SLAB WITH 500E MESH (MIN TOP COVER 35mm) ON ON 60mm POLYSTYRENE (1.2m FROM THE EDGE OF THE FOUNDATION) ON 250 MICRON POLYTHENE DPM ON 13-20mm COMPACTED HARDFILL 150mm THICK MIN.

REINFORCING IN FOOTINGS SHALL BE D12 RODS WITH R10 STARTERS AT 600crs CONCRETE COVER TO REINFORCING SHALL BE MINIMUM OF 75mm AGAINST GROUND AND 50mm AGAINST FORM WORK

TO GOOD GROUND 200mm MINIMUM

D-02

FOUNDATION

1:10

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DRAWING TITLE

FOUNDATION
DETAILS

DRAWING USAGE

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DESIGN

WP

DRAWN

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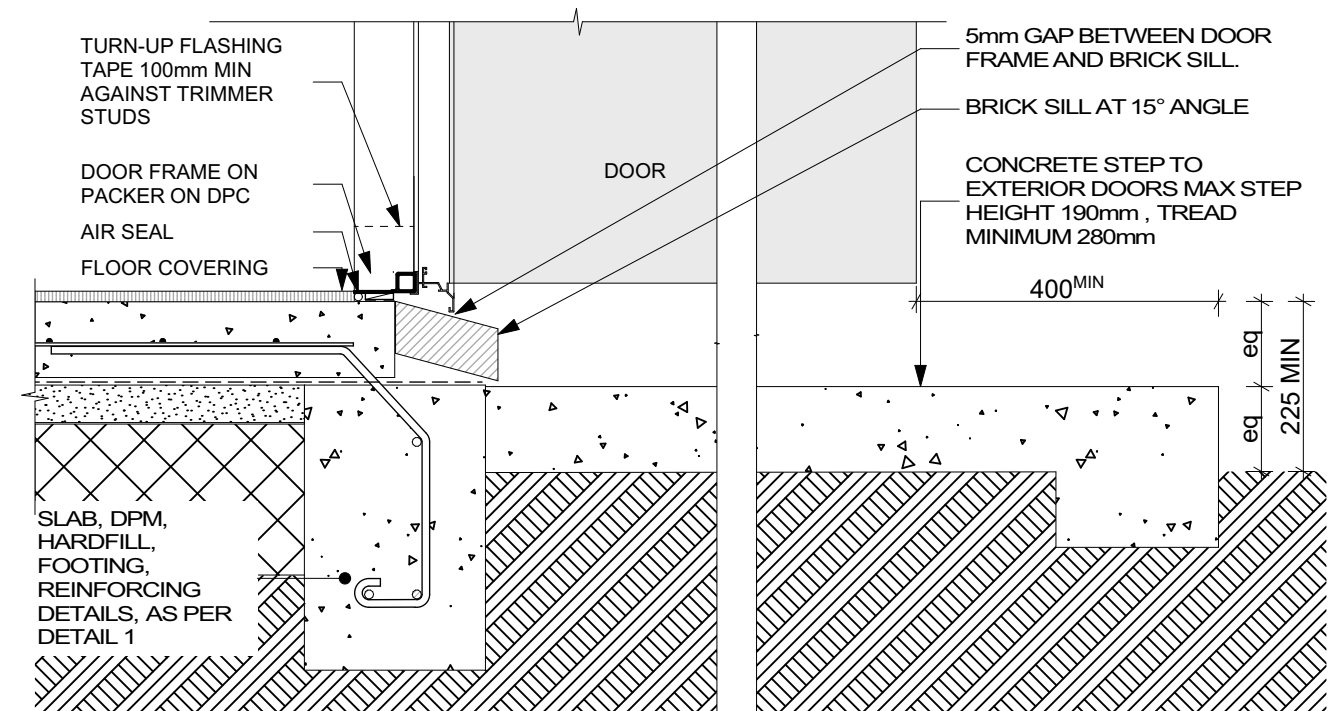
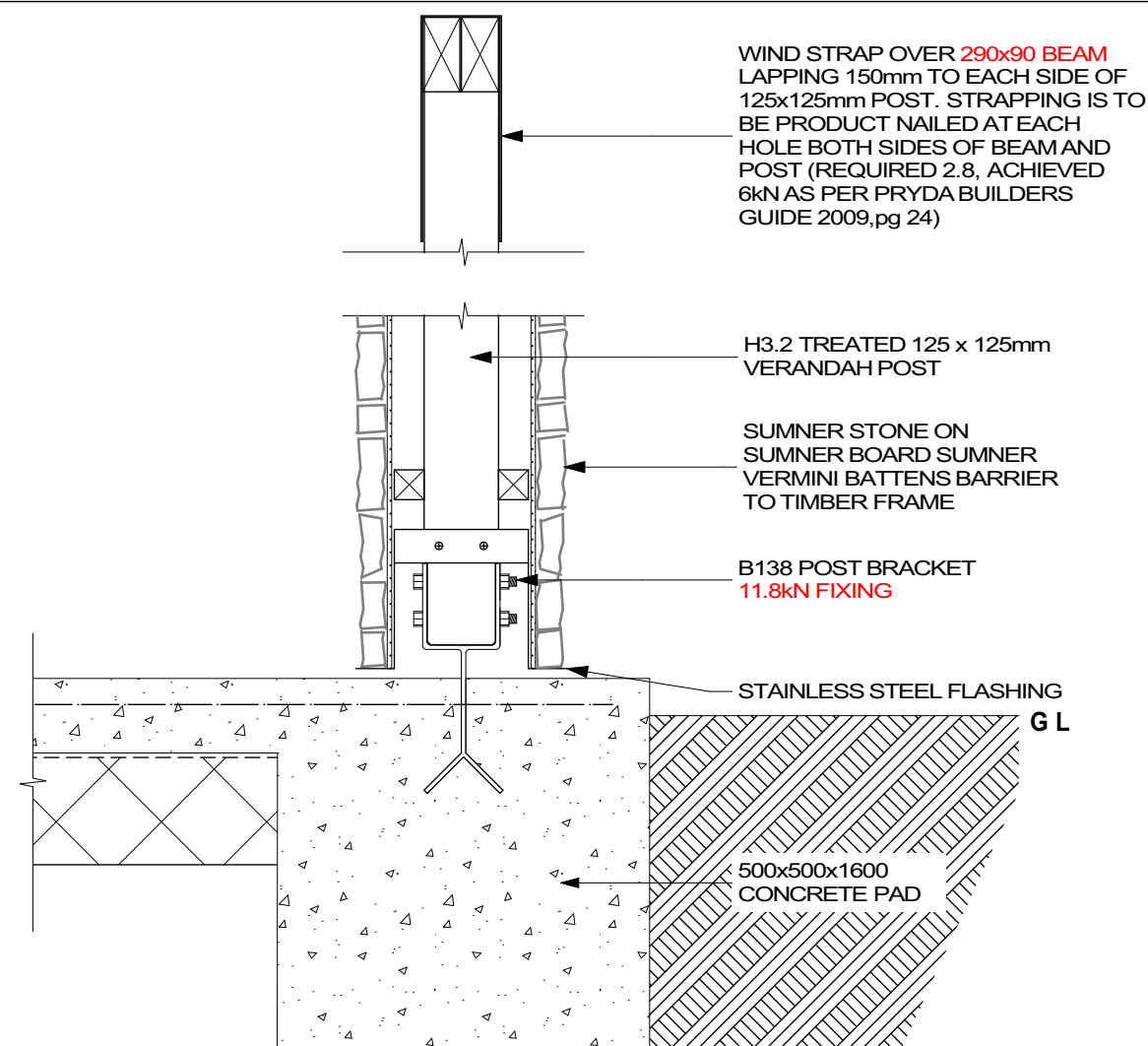
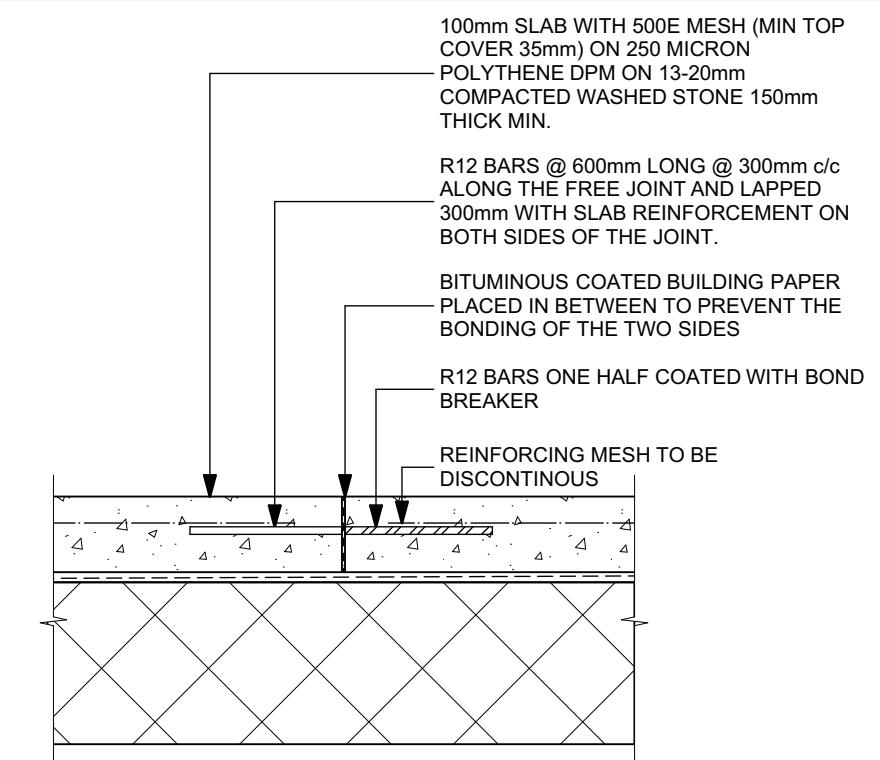
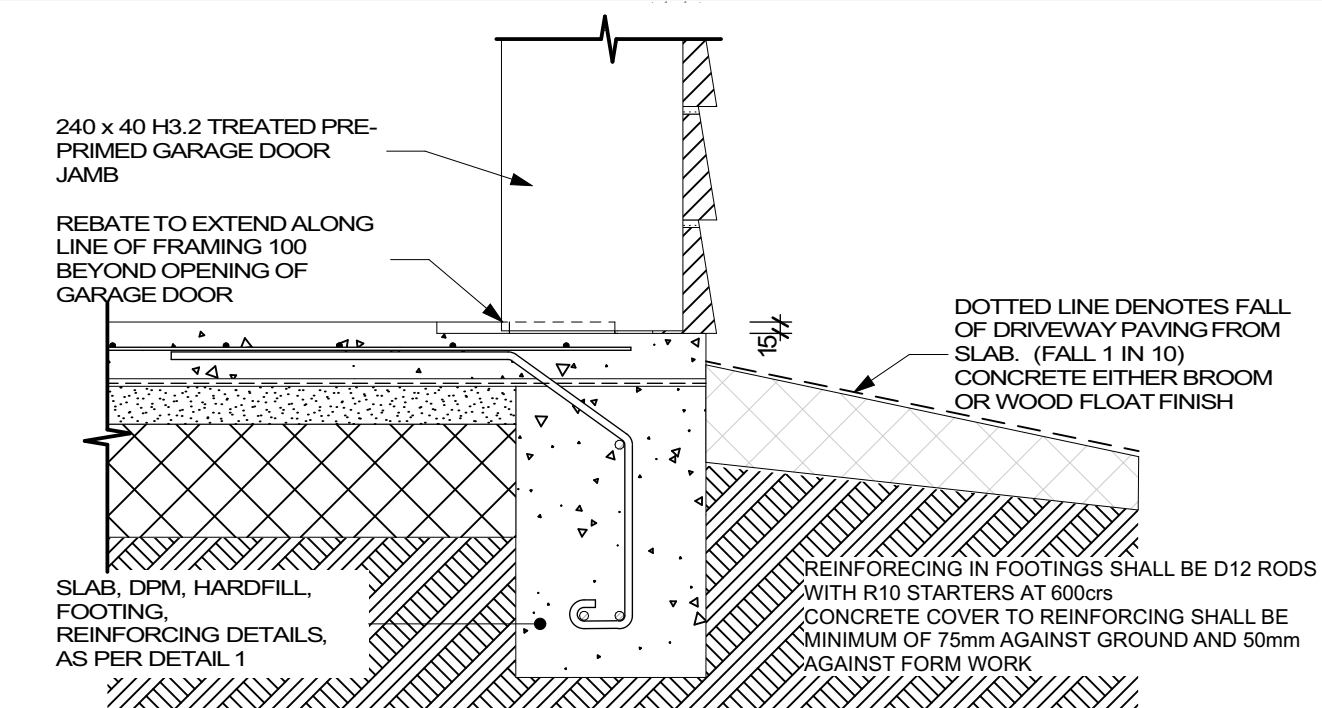
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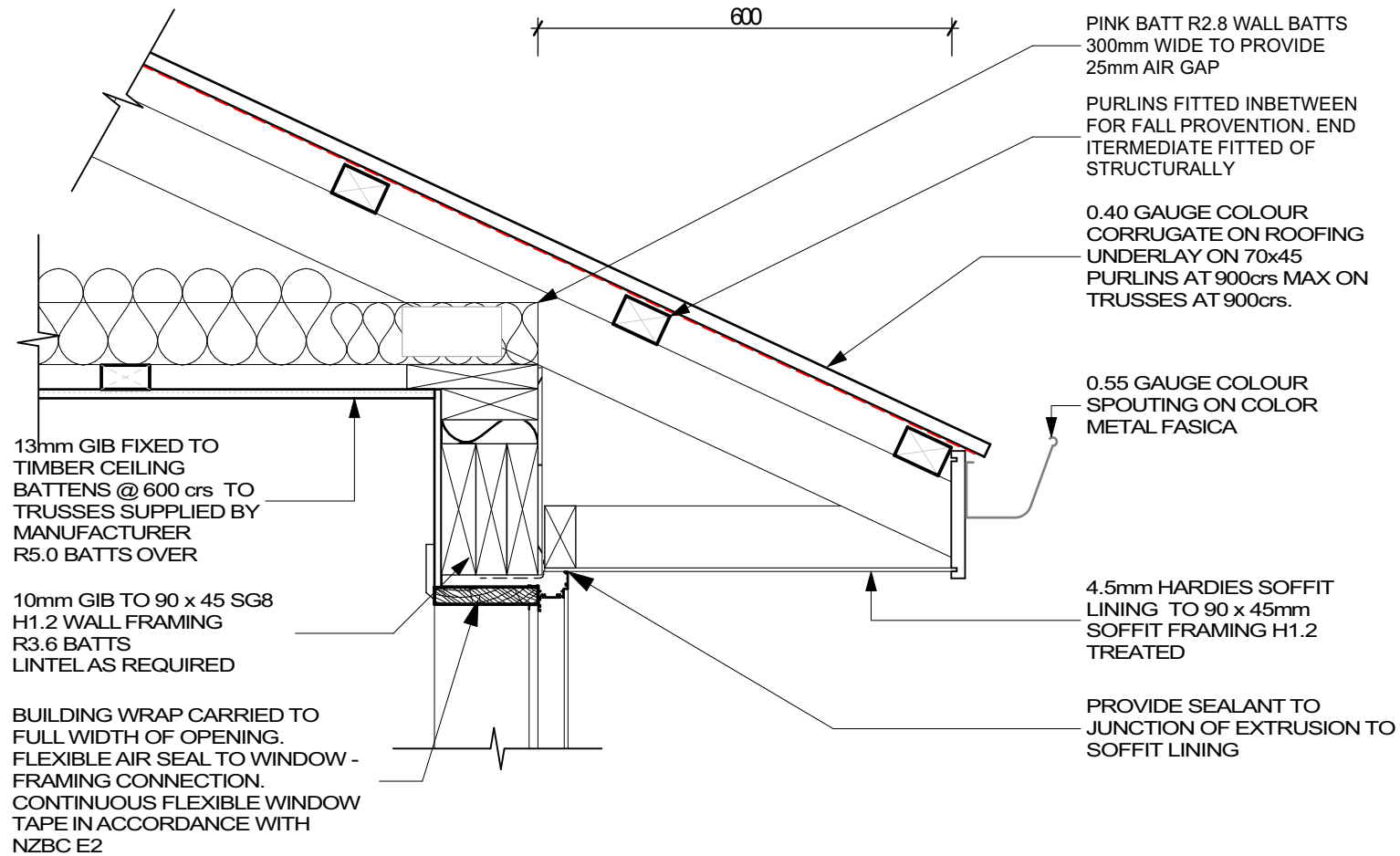
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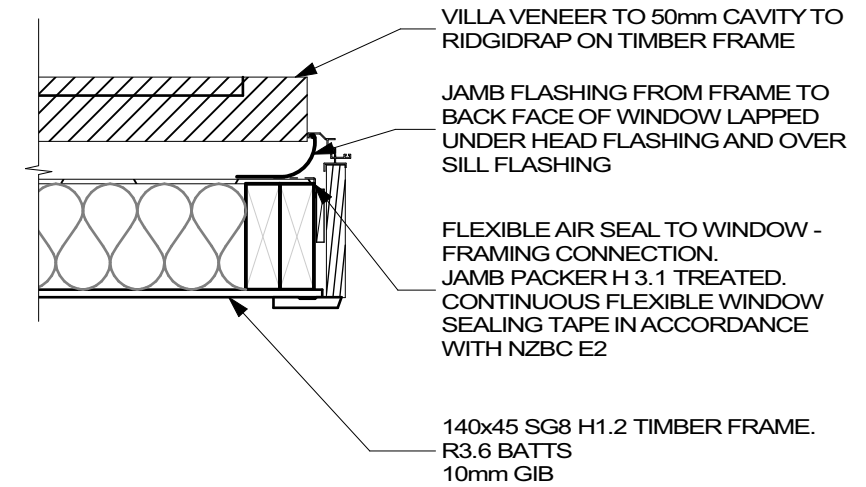
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D-07

WINDOW HEAD EAVE

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D-08

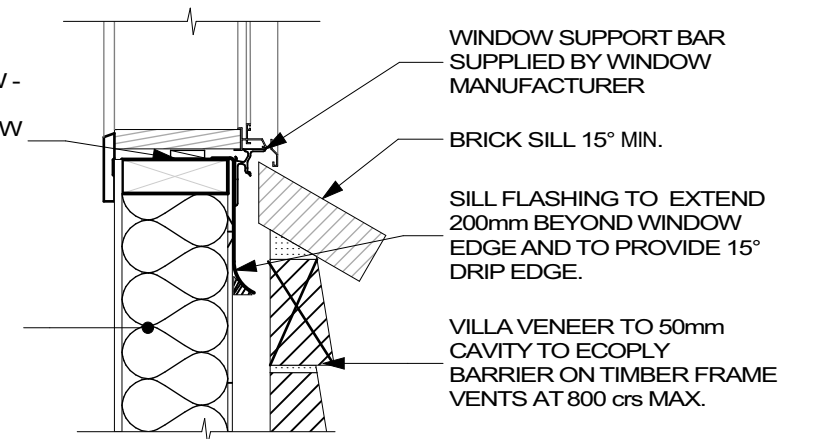
WINDOW JAMB

1:10

FLEXIBLE AIR SEAL TO WINDOW - FRAMING CONNECTION. CONTINUOUS FLEXIBLE WINDOW TAPE IN ACCORDANCE WITH NZBC E2

JAMB PACKER H 3.1 TREATED.

140 x 45 mm SG8 H1.2 TIMBER FRAME. R3.6 BATTS 10mm GIB



D-09

WINDOW SILL

1:10

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DRAWING TITLE
WINDOW DETAILS
DRAWING USAGE
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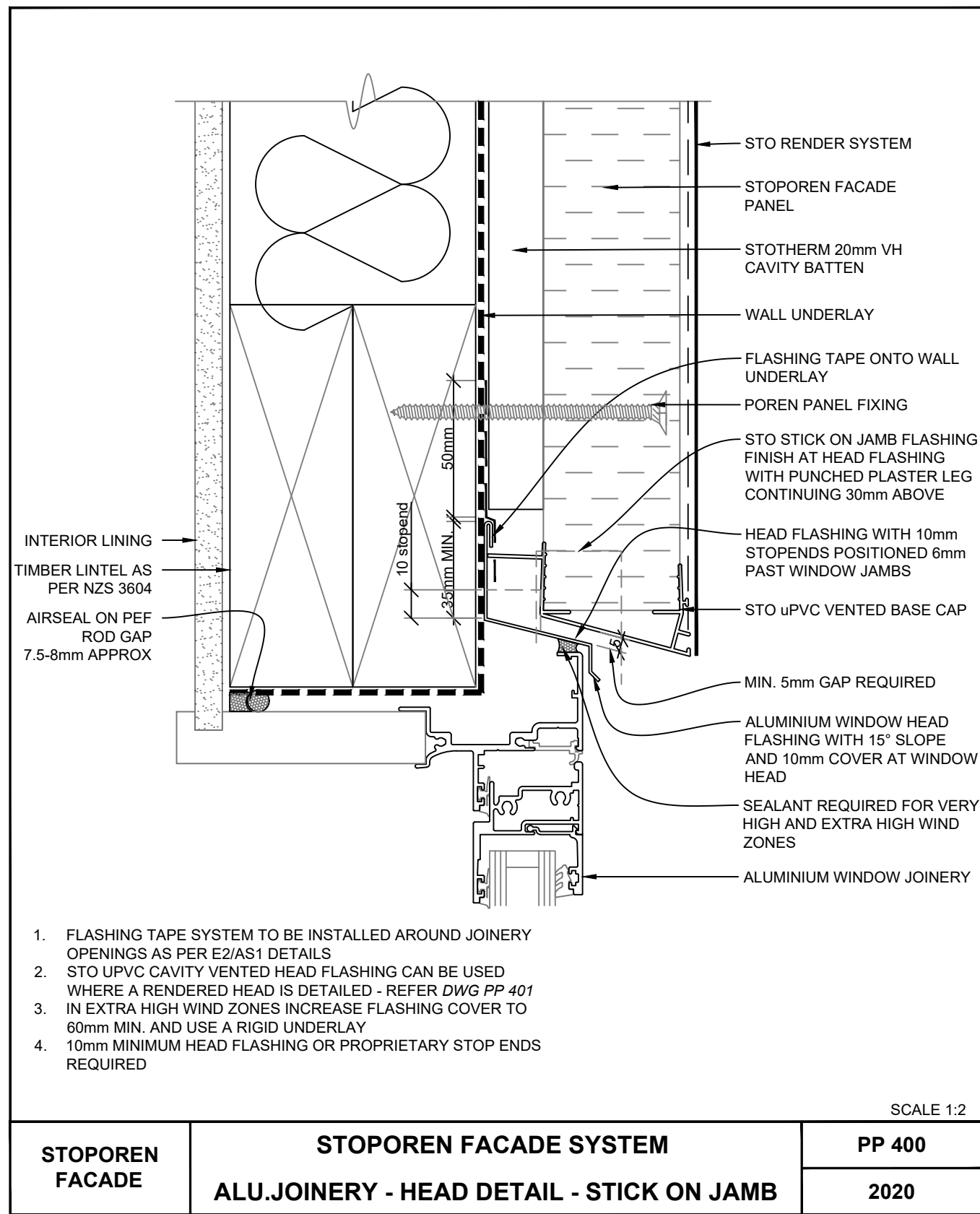
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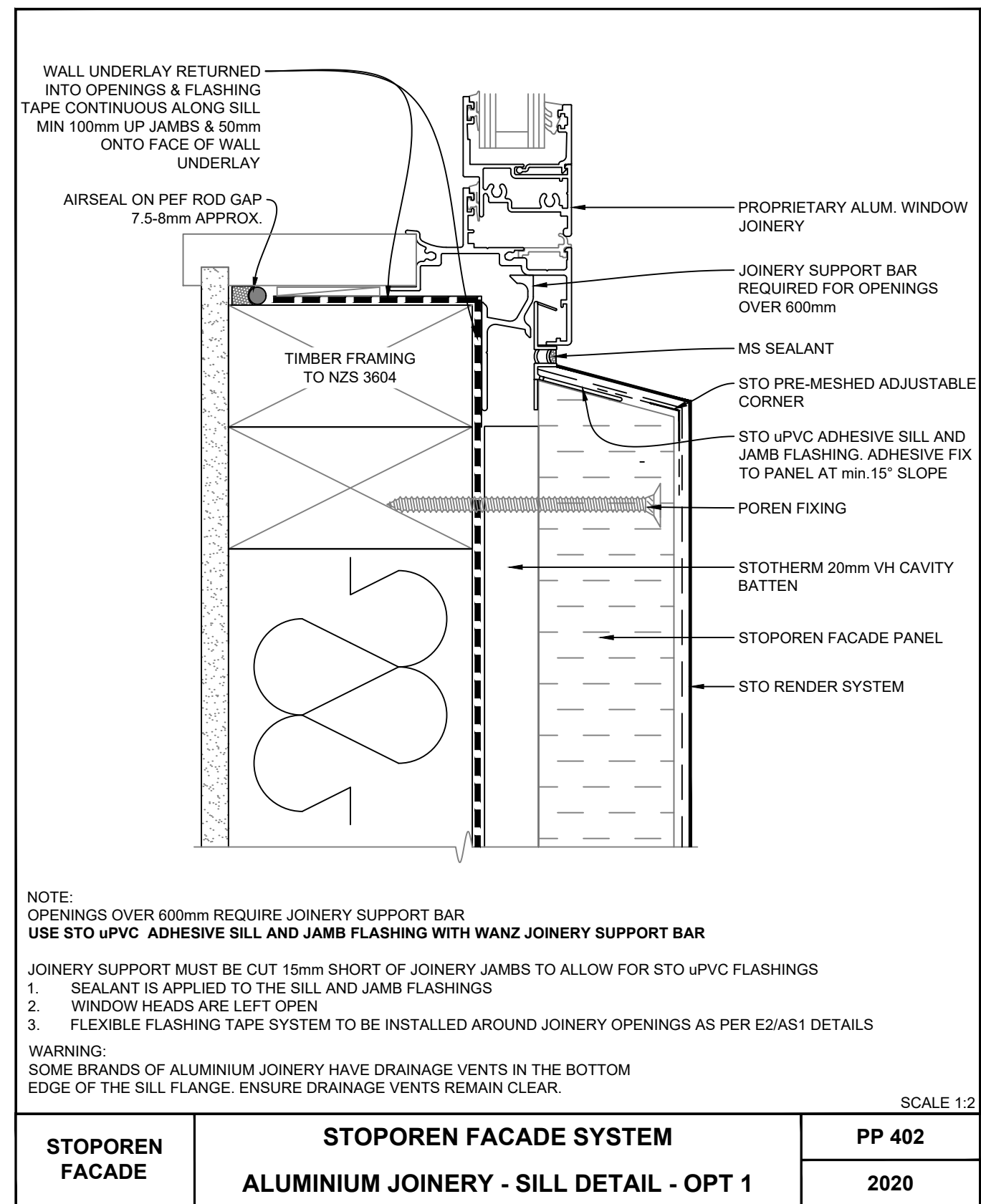
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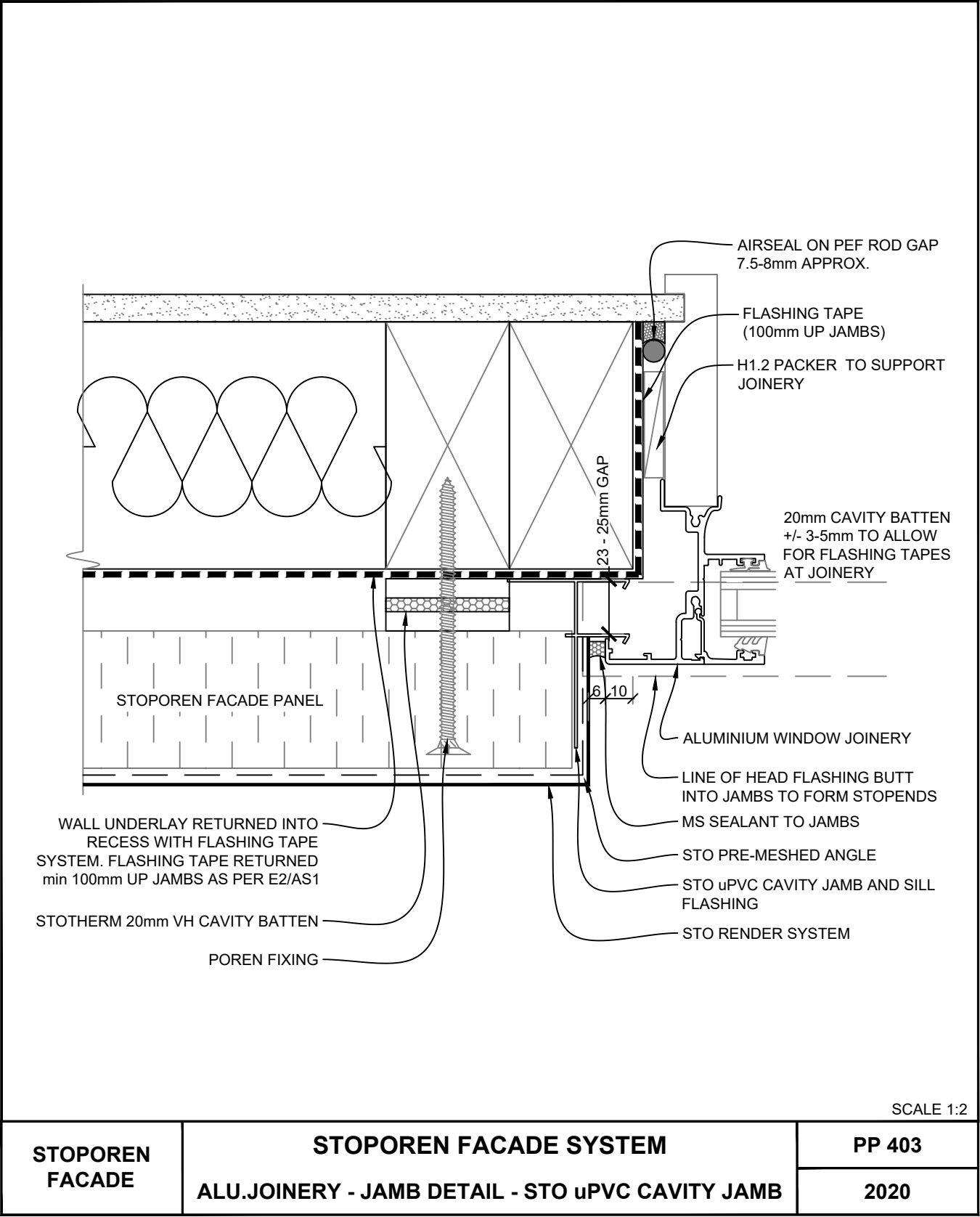
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D-10 STO WINDOW HEAD 1:10



D-11 STO WINDOW SILL 1:10

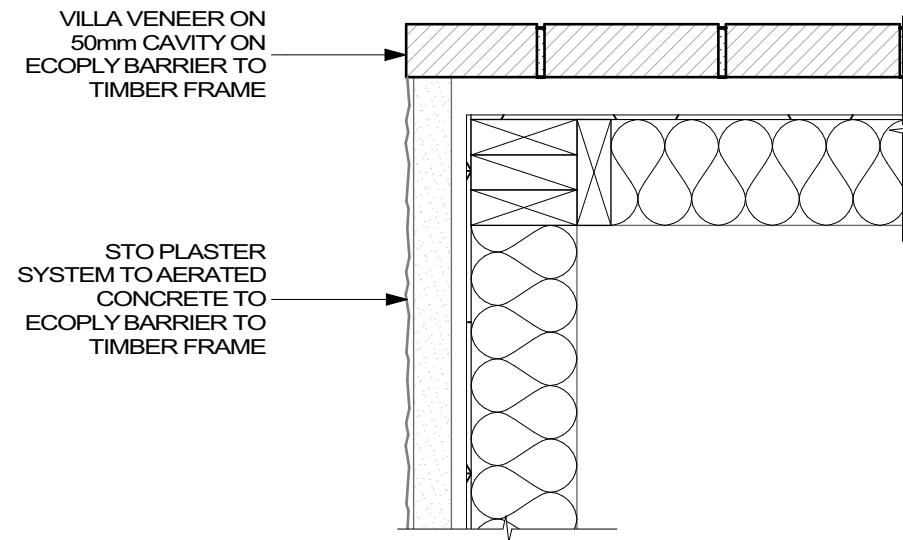


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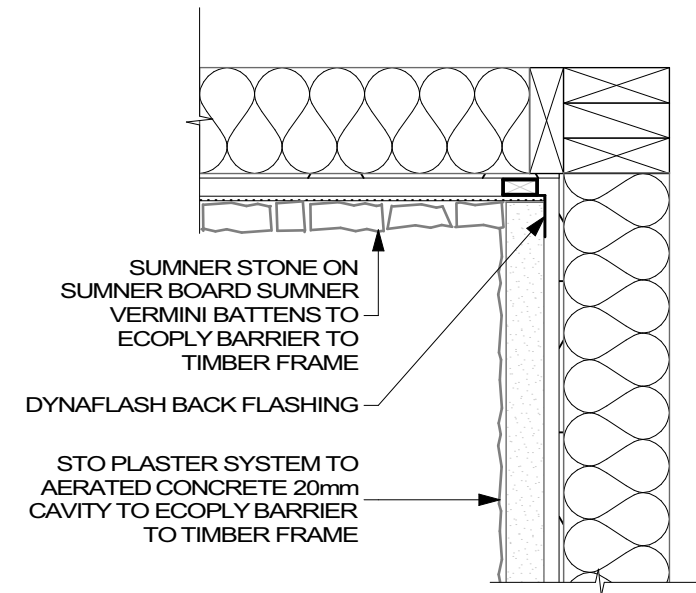
STO WINDOW JAMB

1:2

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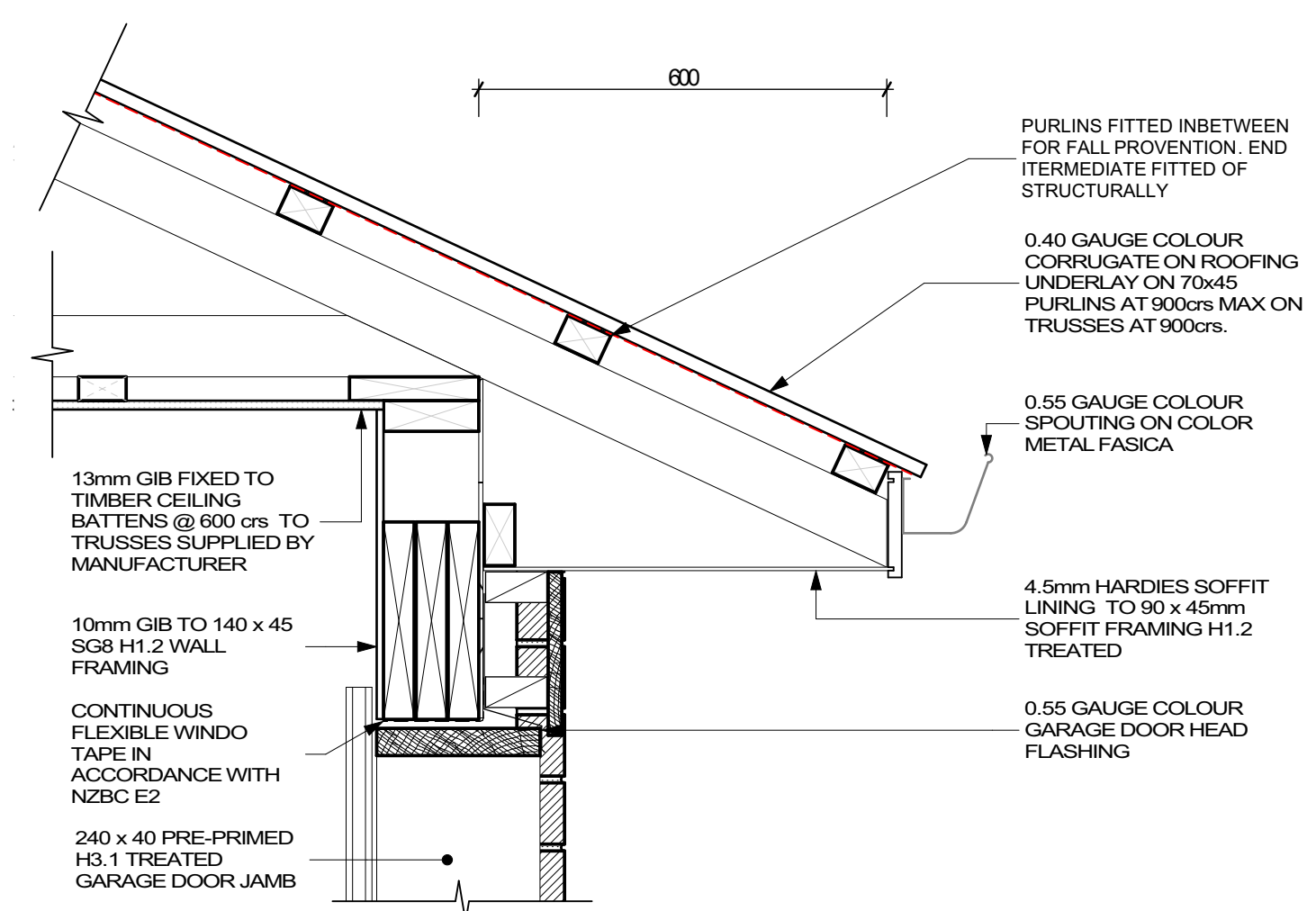


D-13 EXTERNAL CORNER DETAIL 1:10

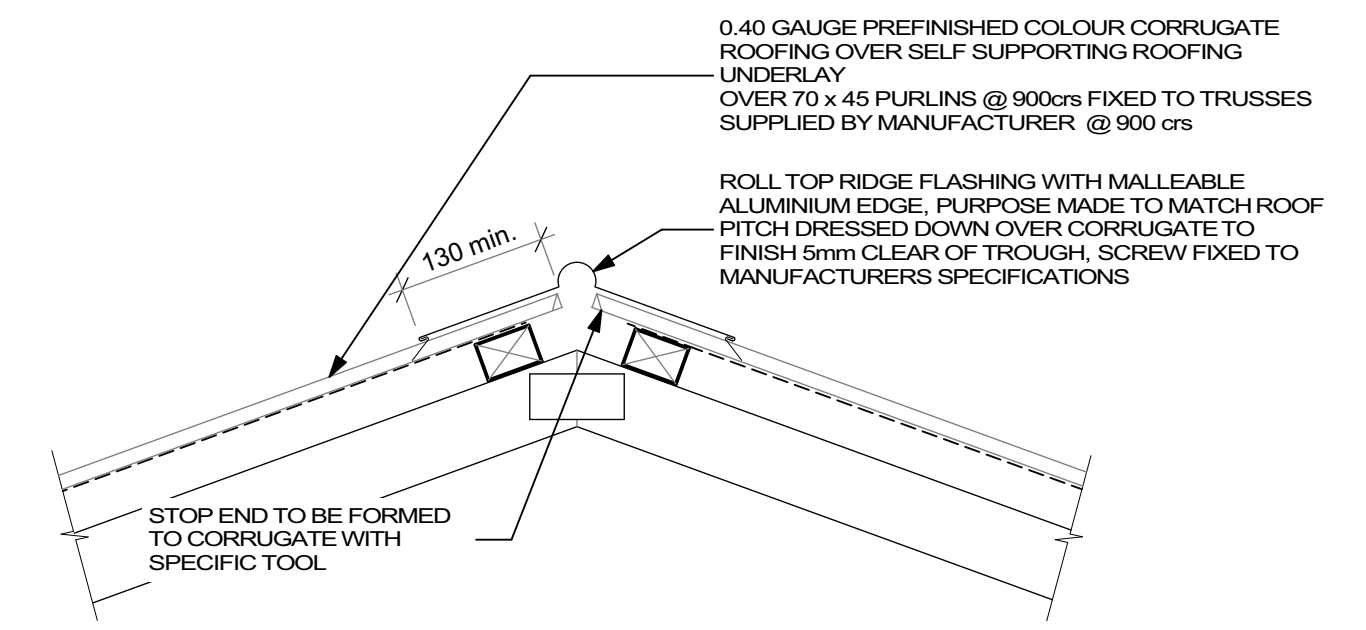


D-14 SUMNER STONE INTERNAL CORNER 1:10

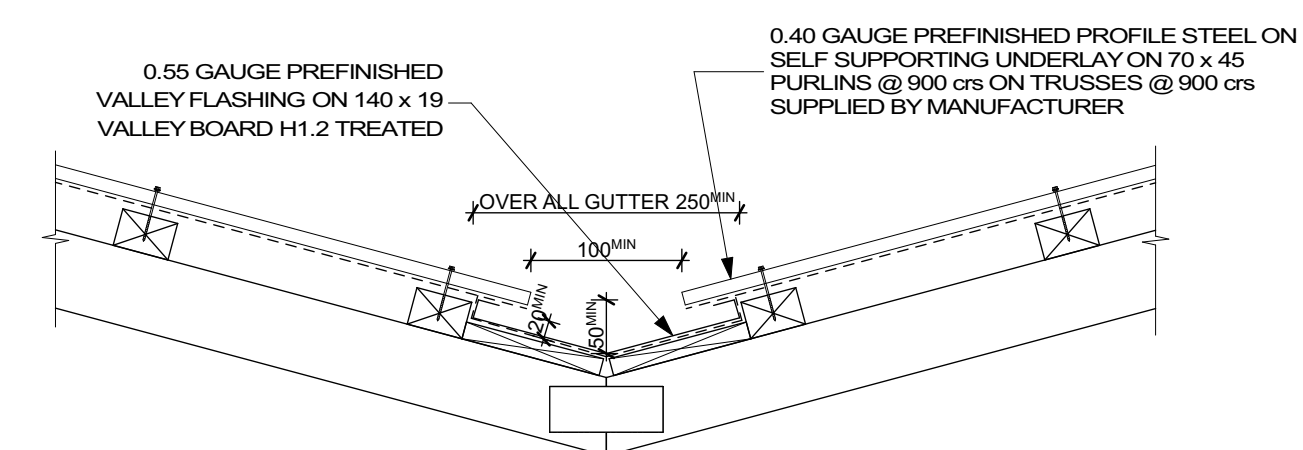
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D-15 GARAGE DOOR HEAD 1:10

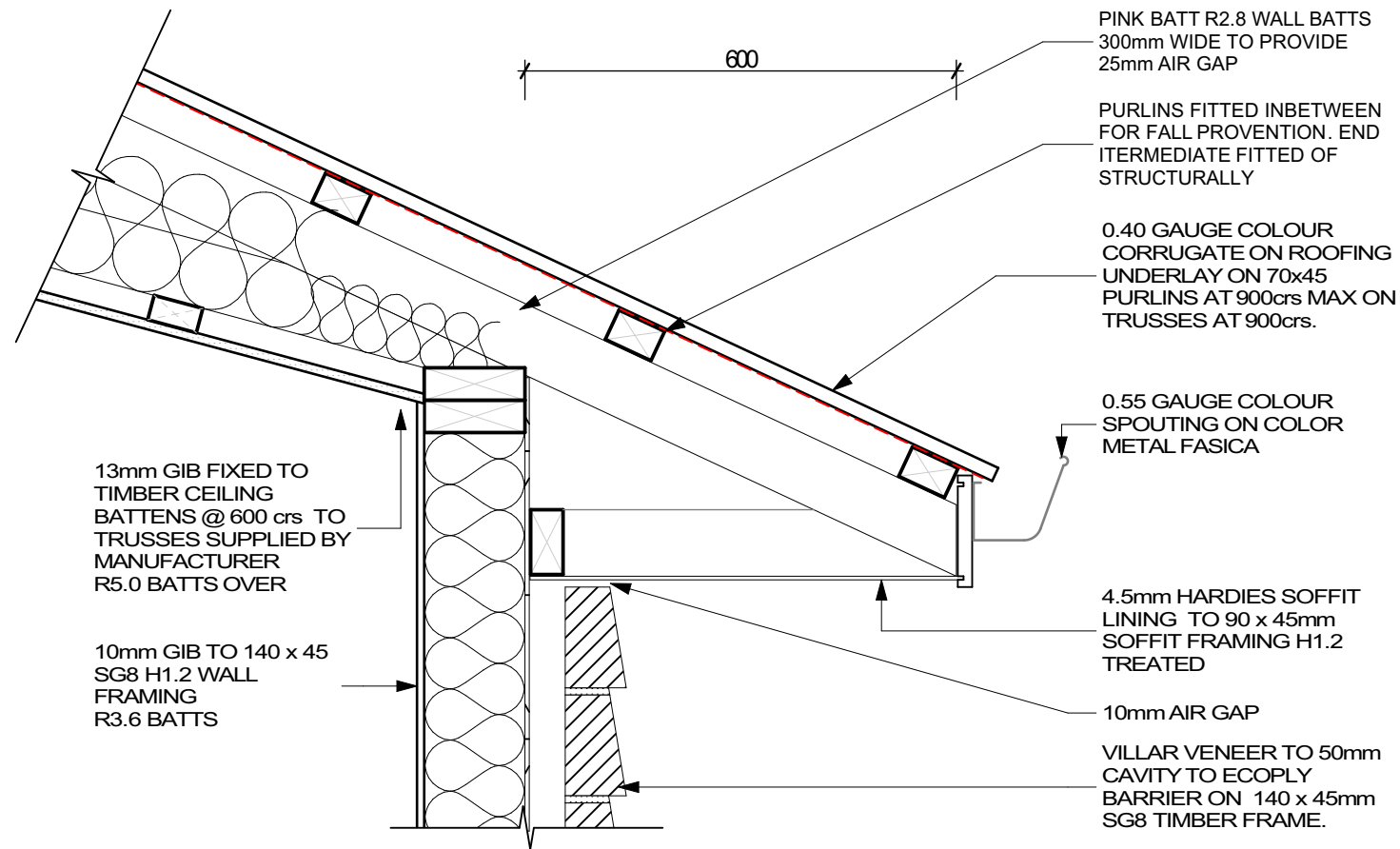


D-16 RIDGE 1:10

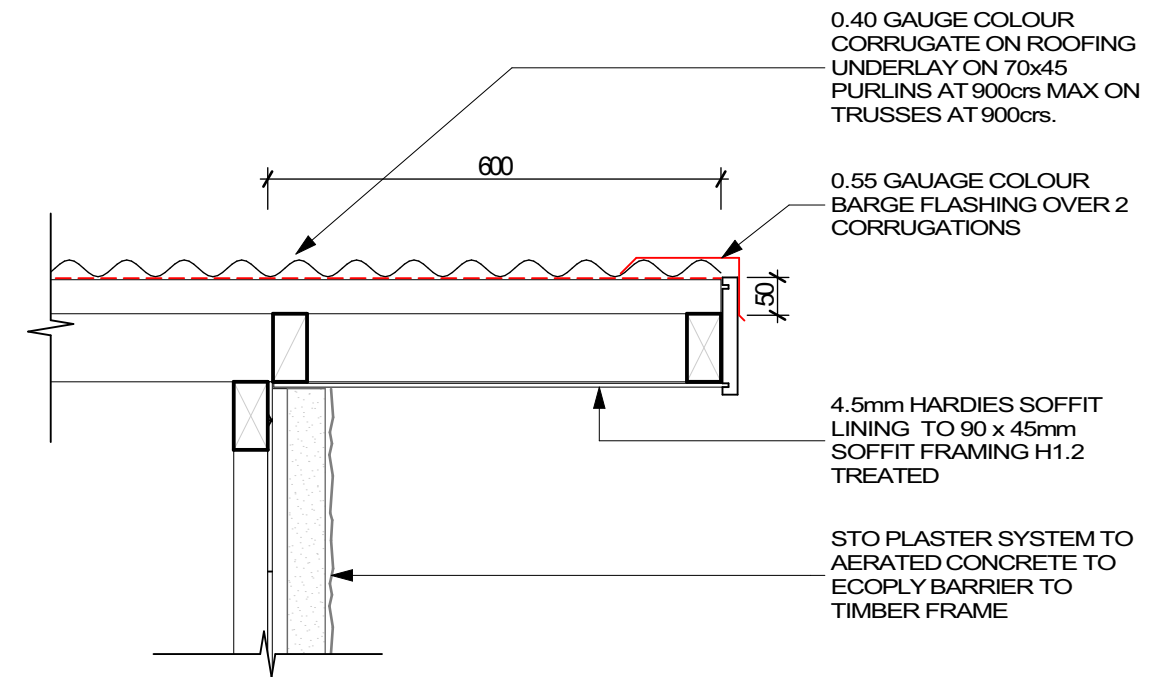


D-17 VALLEY 1:10

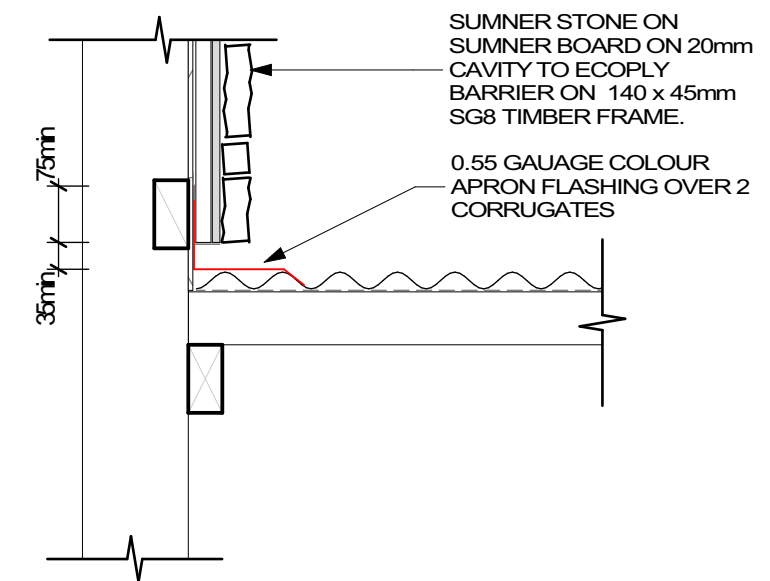
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D-18 STANDARD EAVE 1:10



D-19 STANDARD BARGE 1:10

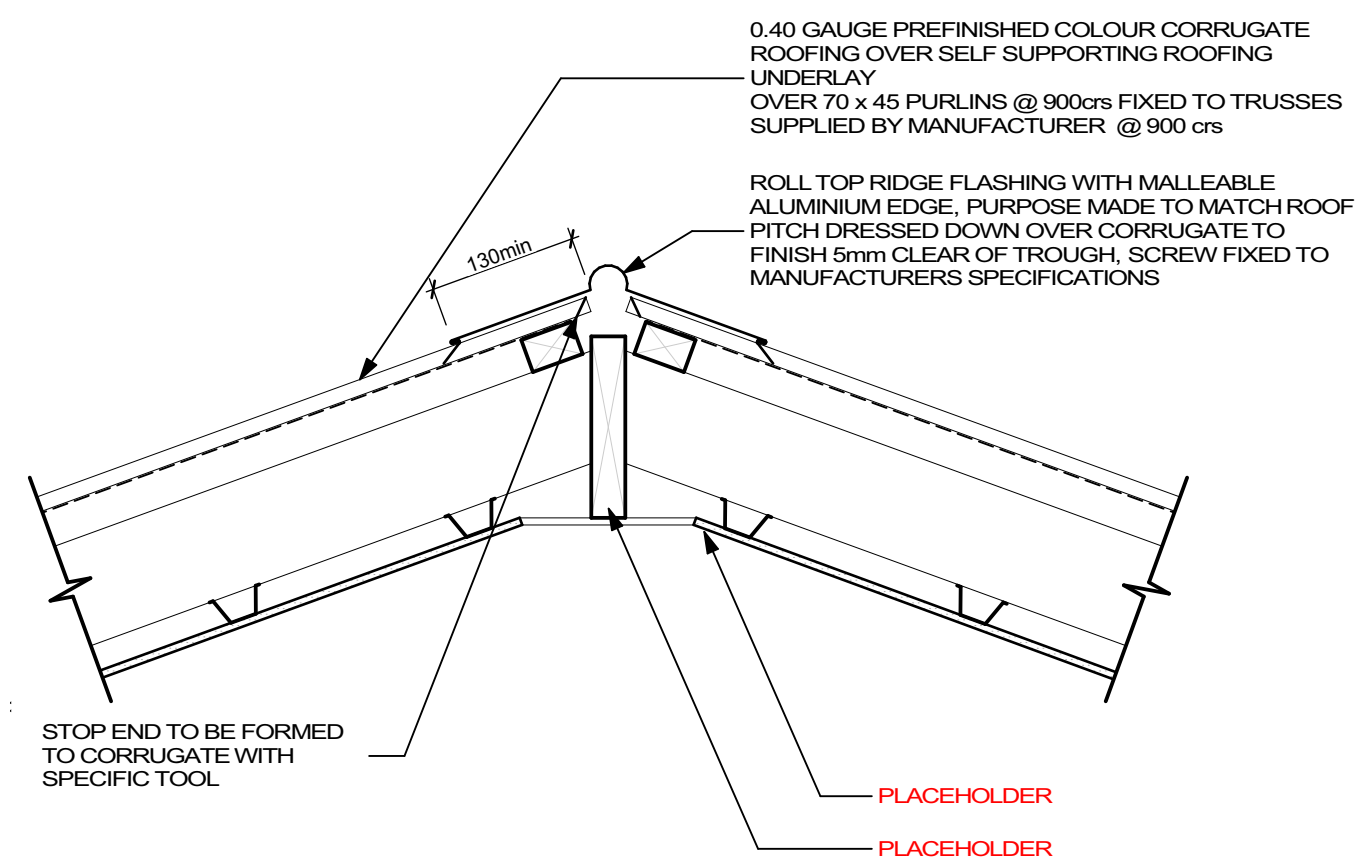


D-20 APRON 1:10

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						DRAWN	WP		
						CHECK	WP		
						DRAWING USAGE	CODE	SCALE:	SET OF
						PRELIMINARY	22/006	1:10	27

All dimensions, levels and site conditions to be checked and verified by Contractor prior to commencing any works. Drawings to be read in conjunction with specifications and Engineers calculations. All aspects of construction to comply with NZBC and Approved Documents, NZS 3604:2011, Building regulations and all other applicable standards.



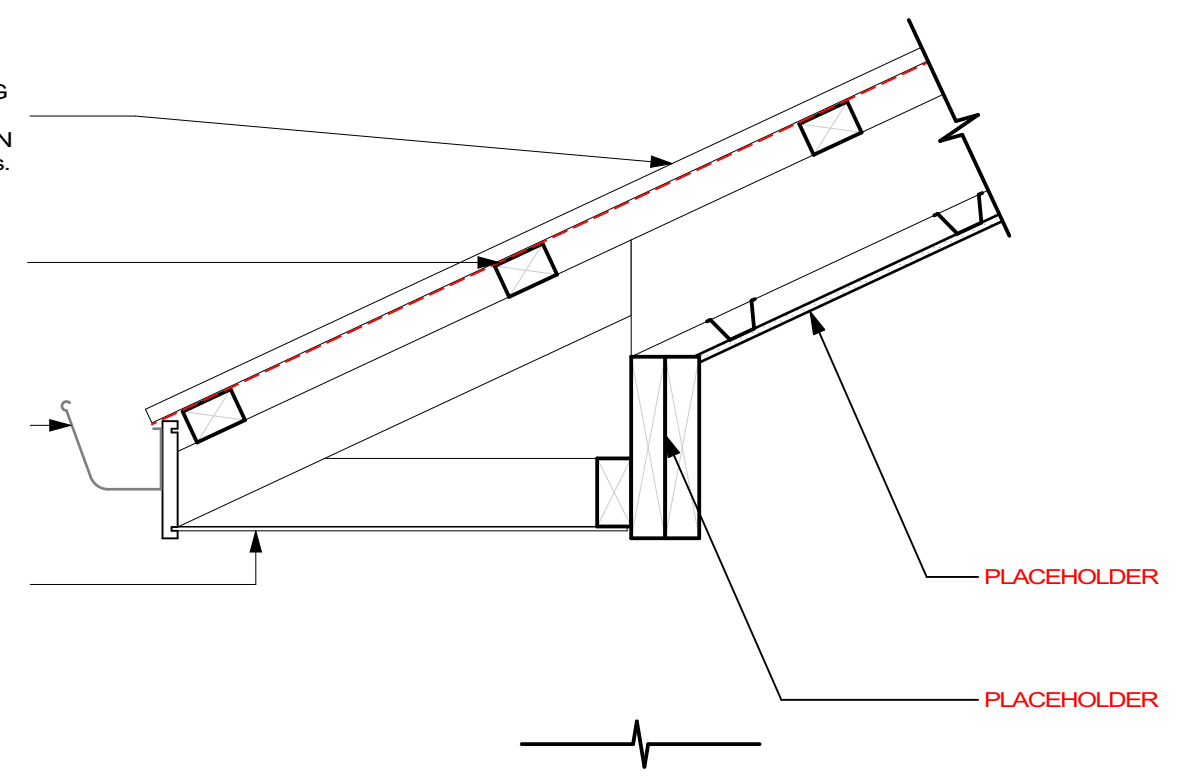
D-21 RIDGE 1:10

0.40 GAUGE COLOUR CORRUGATE ON ROOFING UNDERLAY ON 70x45 PURLINS AT 900cra MAX ON 140x45 RAFTERS AT 900cra.

PURLINS FITTED INBETWEEN FOR FALL PROVENTION. END ITERMEDIATE FITTED OF STRUCTURALLY

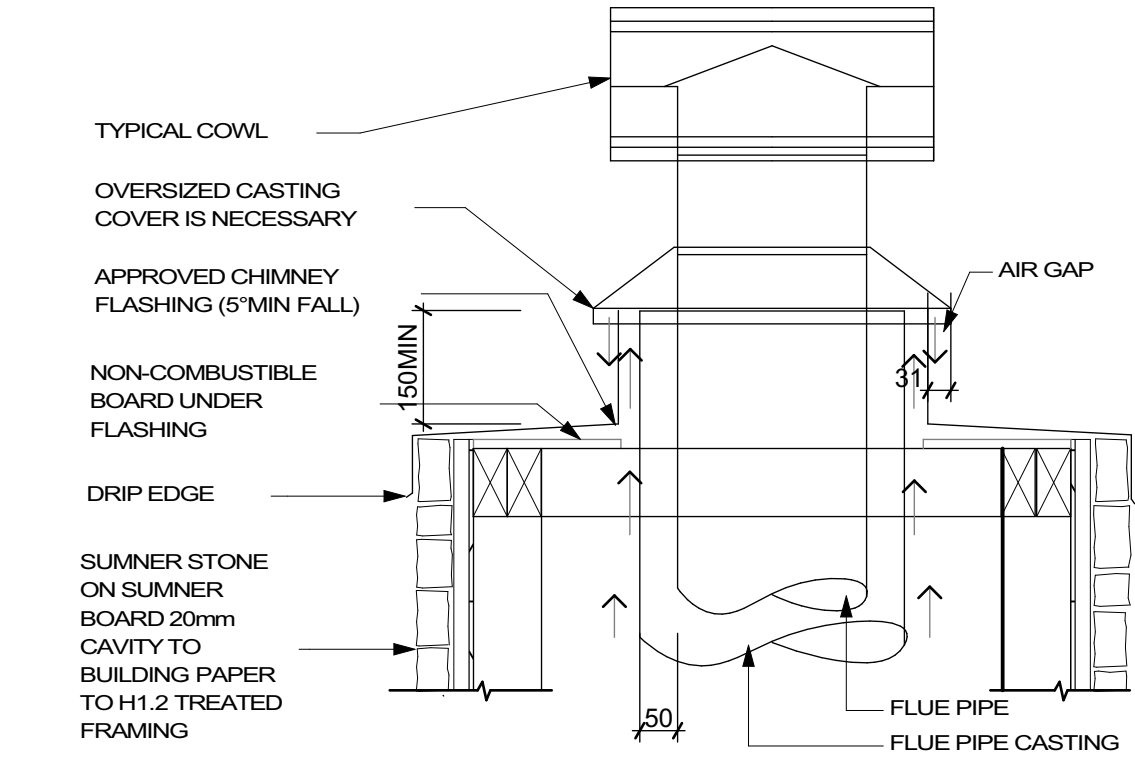
0.55 GAUGE COLOUR SPOUTING ON COLOR METAL FASICA

4.5mm HARDIES SOFFIT LINING TO 90 x 45mm SOFFIT FRAMING H1.2 TREATED

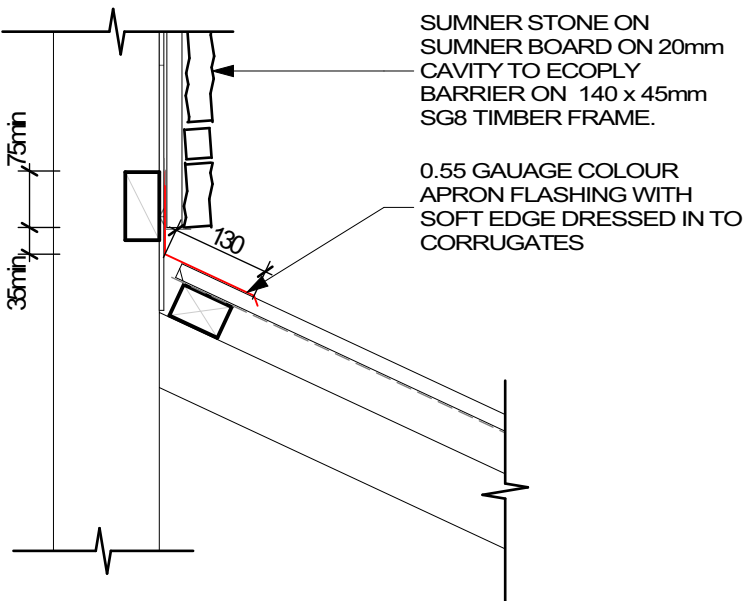


D-22 EAVE 1:10

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D-23 CHIMNEY COWL 1:10



D-24 APRON 1:10

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Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4

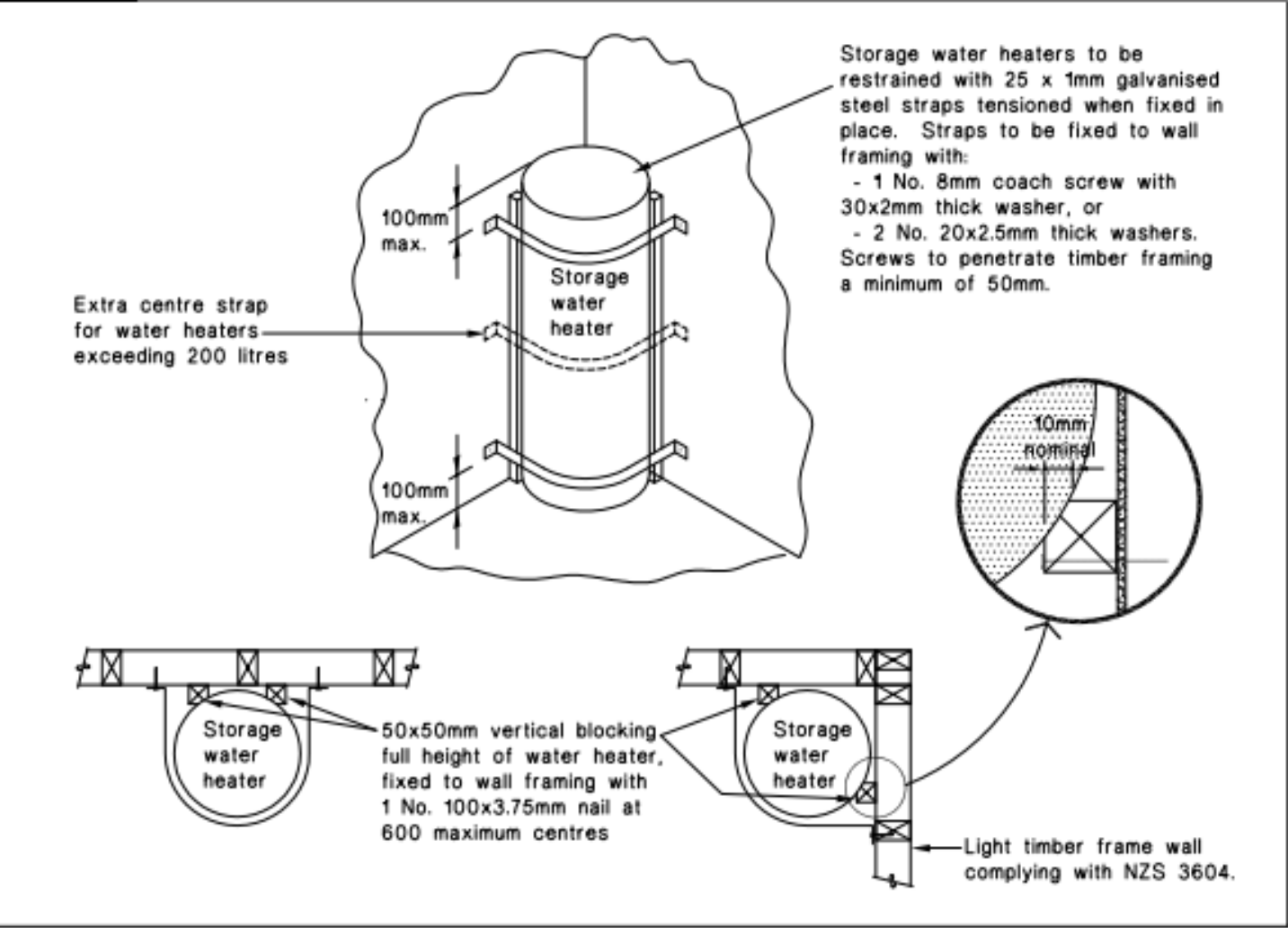
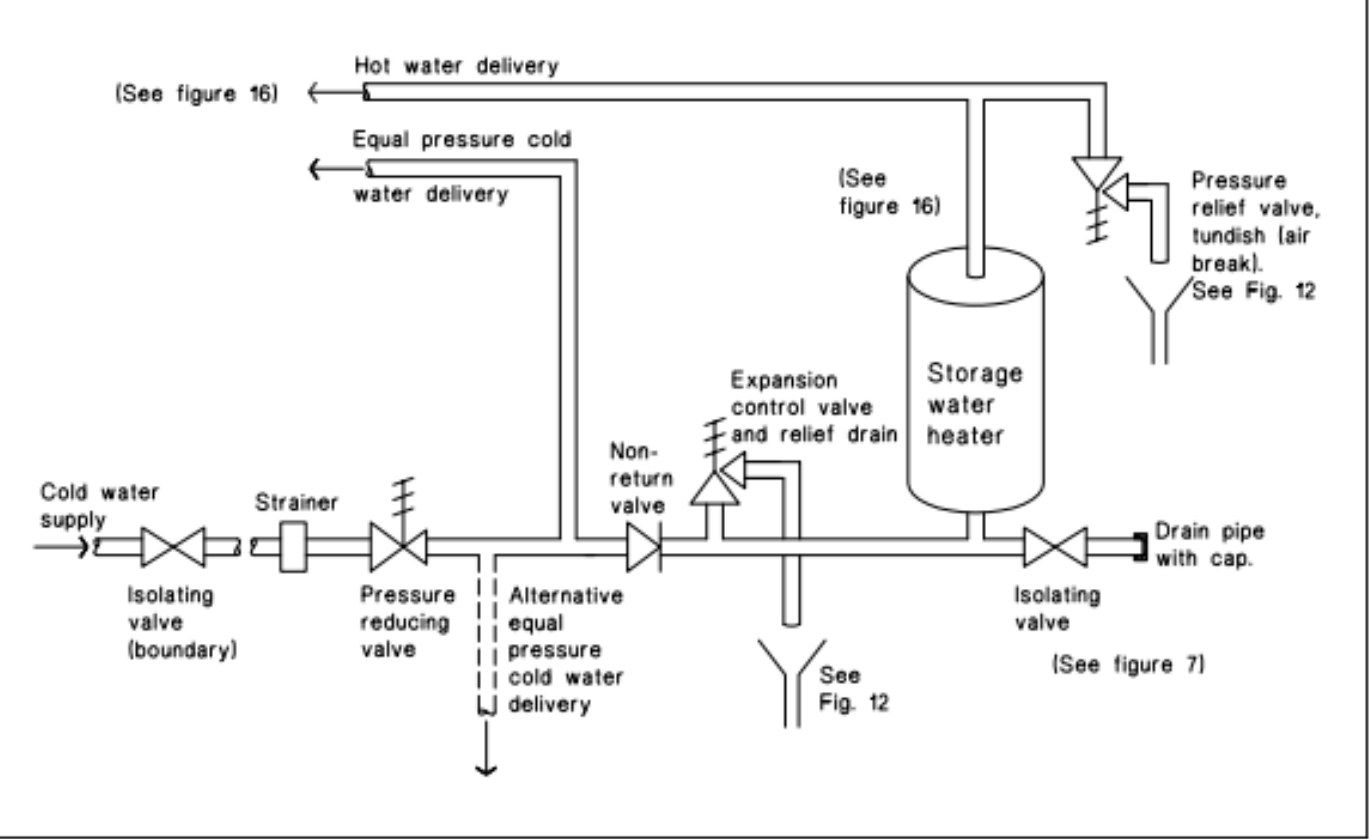


Figure 10: Low Pressure Valve – Vented Storage Water Heater System – Pressure Relief Valve
Paragraphs 6.1.2 and 6.2.1 b)



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DRAWING TITLE
**WATER HEATER
DETAILS**
DRAWING USAGE
PRELIMINARY

DESIGN
WP
DRAWN
WP
CHECK
WP
CODE
22/006

DATE
4/03/2022
SCALE:

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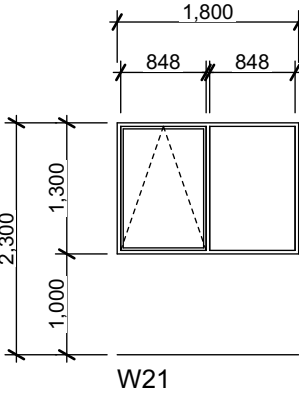
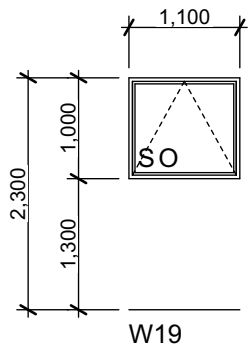
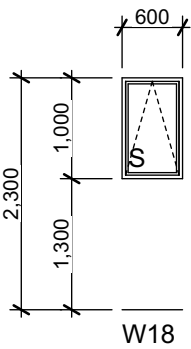
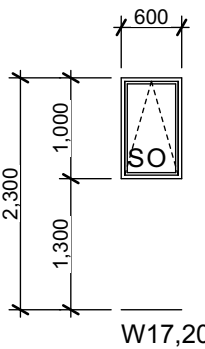
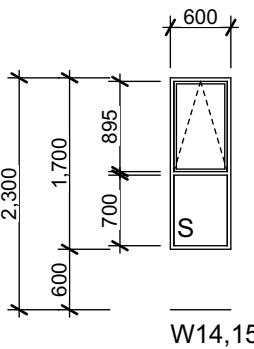
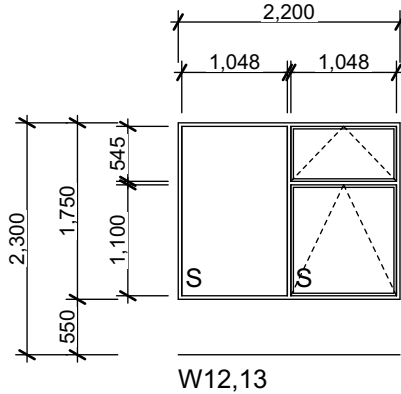
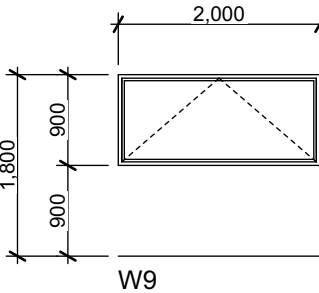
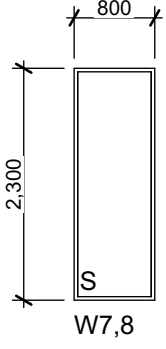
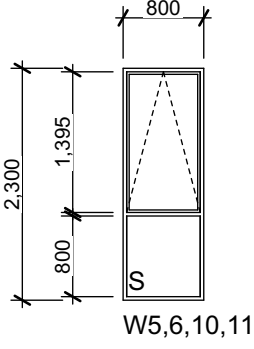
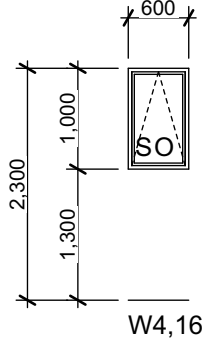
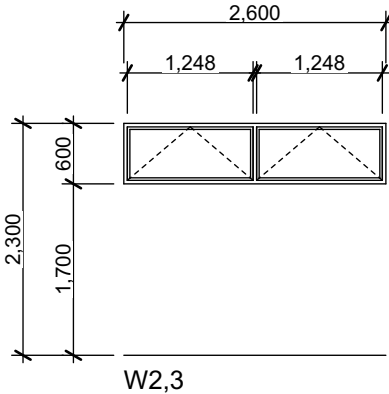
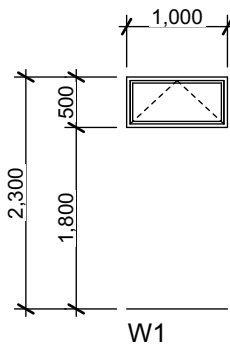
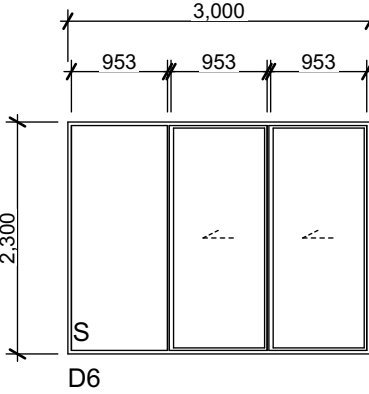
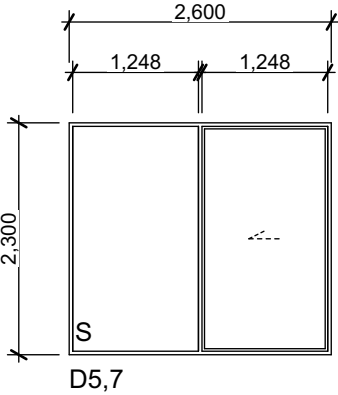
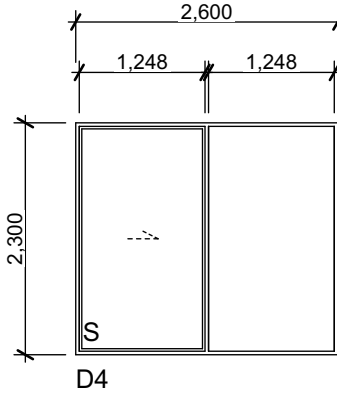
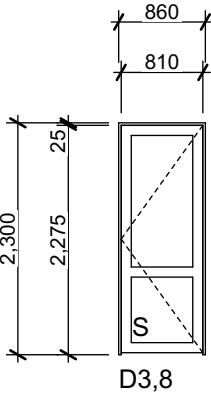
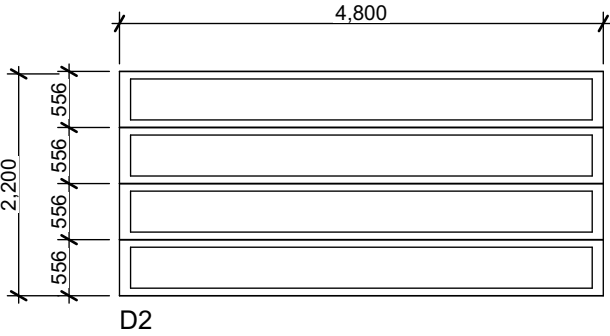
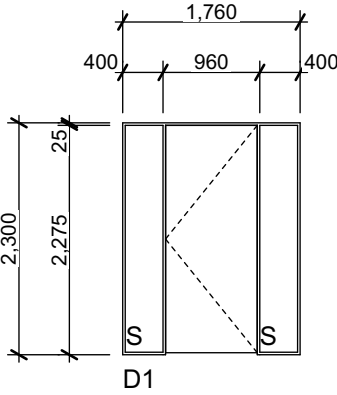
Note:

ALL ALUMINIUM JOINERY TO BE POWDERCOATED DOUBLE GLAZED.
WINDOW REVEALS - 25mm H3.1 TREATED, TO TAKE ARCHITRAVES.
ENTRANCE DOOR D1 - CLASSIC COLLECTION ALUMINIUM PANEL DOOR, 80mm FACE FLUSH ALUMINIUM EXTRUSION
INTERNAL DOORS - HOLLOW CORE FLUSH PANEL, PAINT QUALITY
DOOR REVEALS - 25mm REVEALS TO TAKE ARCHITRAVES.
HARDWARE TO BE CONFIRMED BY OWNER.

ALL WINDOWS AND DOORS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NZS 4211 TO SUIT LOCATION.
ALL GLAZING SHALL COMPLY WITH NZS 4223 pt.3 2016

O - DENOTES OBSCURE GLAZING
S - DENOTES SAFETY GLASS

CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO COMMENCING WORK
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