

**NOTE:**

1. All beams, lintels, roof framing and foundations in accordance with NZ3604 unless designed by engineer.
2. All architraves, skirting etc. to owners specification.
3. Check on site all dimensions and setout.
4. Regular maintenance of the house cladding and roof system is expected of the owner. This includes:
  - a) Washing exterior surfaces. (Washing by rain removes most accumulated atmospheric contaminants), but sheltered areas, such as walls directly below eaves, are protected from direct effects of rain and require regular manual washing.
  - b) Inspecting surfaces and junctions. (Some heavily featured surfaces will not be as effectively washed by heavy rain as smoother surfaces, so will require more regular manual washing. However, it is important that high pressure water is not directed at sensitive junctions such as window surrounds and other flashings). Great care must be taken to avoid water being driven past anti-capillary gaps and flashings into the wall cavity).
  - c) Repair or replacement of items when necessary, in order to preserve the watertightness of the building.
  - d) Sykimin proof all cavities.
  - e) All construction to E2/AS1
  - f) All construction will be done in stages as determined by the contractor and owners. This is to allow for the owners to continue living in the house during all work. If required by council the contractor will provide a construction and timeline plan.

Selected heat pump, wall mounted to living room. Ducting to external unit to be via ceiling cavity in hallway to unit on east side of house.  
Also floor mounted heat pump to lower floor between bathroom and WC. Ducting under existing vanity to external unit.

Existing rafters to be removed and replaced and formed to new eaves of decking.

Handrail and balustrade structure and railing to AS 1882 and safety from falling to AS F4/A3. 12mm galvanneal symbols with 50mm square washers for fixing to concrete path.  
Remove part of existing concrete pad to allow for piles and footing.

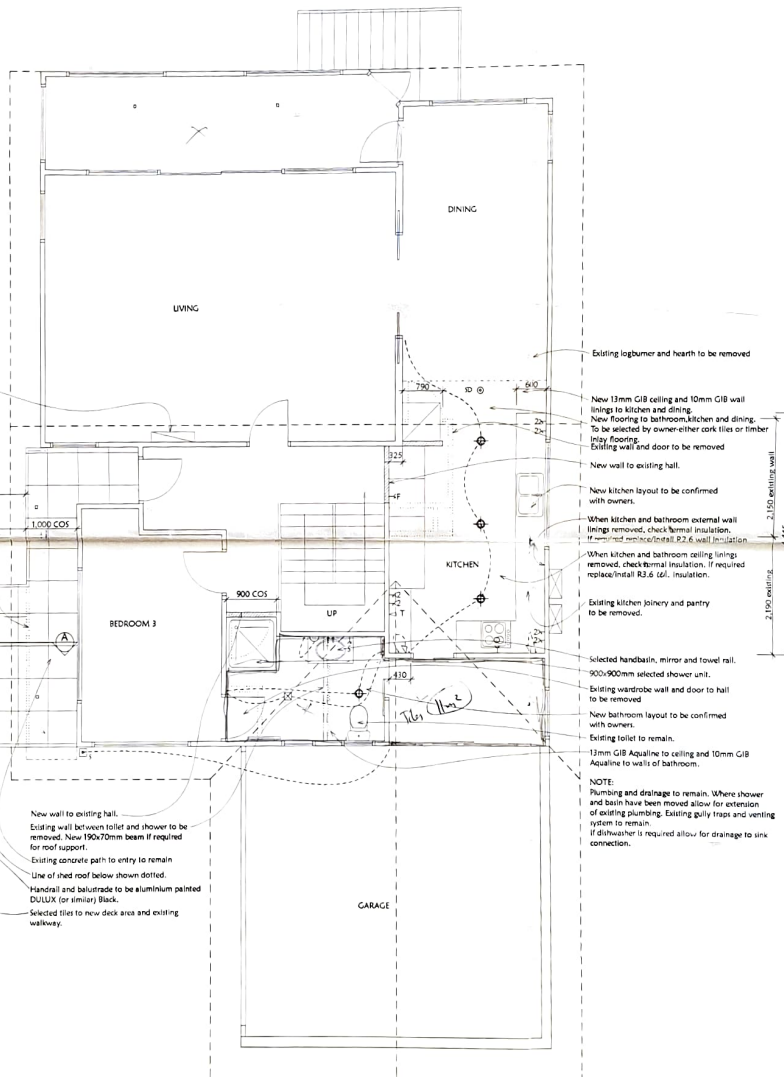
Existing edge of concrete area.

**LEGEND**

- |   |                        |   |                              |
|---|------------------------|---|------------------------------|
| ➤ | Switched socket outlet | ⊗ | Smoke Detector               |
| ➤ | 2 Double               | ⊠ | Sensor                       |
| ➤ | Wire in appliance      | ⊕ | Selected downlight           |
| ➤ | S-Shaver               | ⊕ | Selected extract and light   |
| ➤ | Fridge                 | ⊕ | Mirror mounted light         |
| ➤ | OC-Over                | ⊕ | Localised spot/wall lighting |
| ➤ | Light switch           | ⊕ | Check height with owner.     |
| ➤ | Telephone Jack point   |   |                              |
| ➤ | Switching line         |   |                              |

**NOTE:**

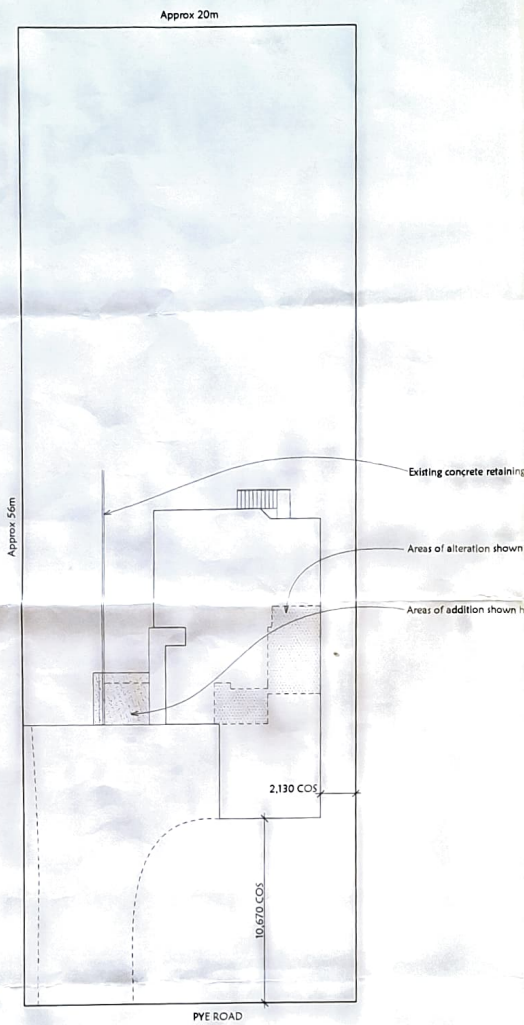
1. All power points to be 300mm above FFL or above desk/workbench/ kitchen bench height (800mm from FFL min).
2. All lighting, power points etc selection and placement to be confirmed with client on site. Electrical plan to be used as a general guide ONLY, as existing lighting and power supply may be adequate to certain areas where new lighting and power supply shown.
3. All light fittings to be placed centered and symmetrical.



*Pat & Margaret Low  
12 Pop Rd  
FR 6938464*

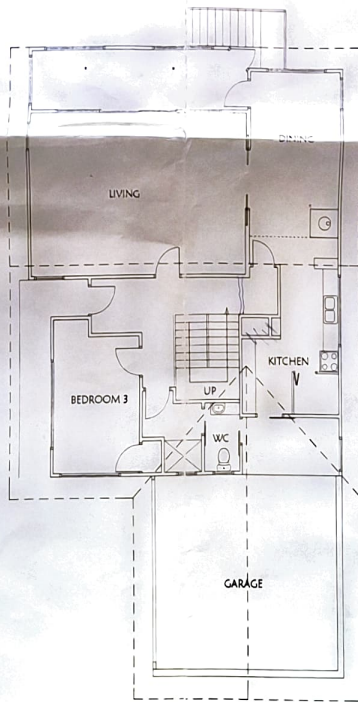
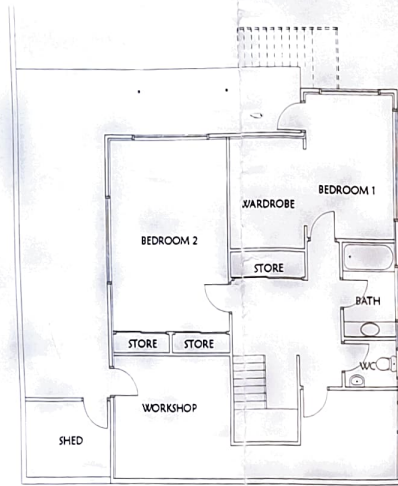
Floor Plan 1 : 50

 <b>JESS PATERSON</b> ARCHITECTURE	
27 North Terrace Rd, Geraldine Ph 03 693 8022 Fax 03 693 8028 email: jesspaterson@xtra.co.nz	
Comments	
Job Title LOW ALTERATION 12 Pop Rd GERALDINE	
Client P & M Low	
Drawing Title SITE PLAN FLOOR PLAN	
Drawing Status	
Drawn by Jess Paterson	Date October 06
Scale As Shown	Job No. 06012
Drawing Number 2 of 3	Status Revision



Site Plan

1 : 200



Existing Floor Plan

1 : 100



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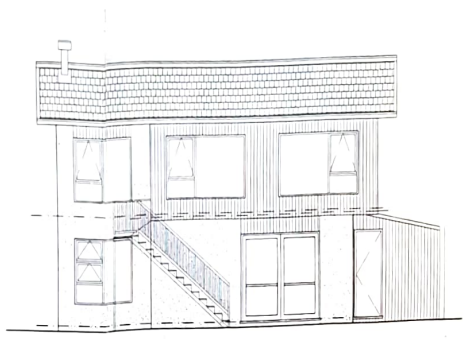
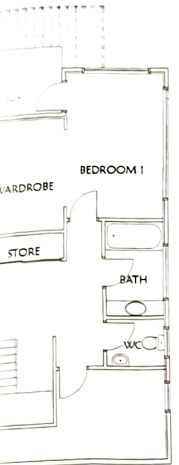


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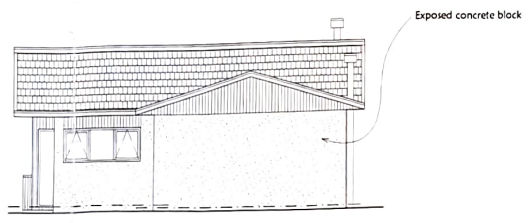
Dark brown timber weatherbo



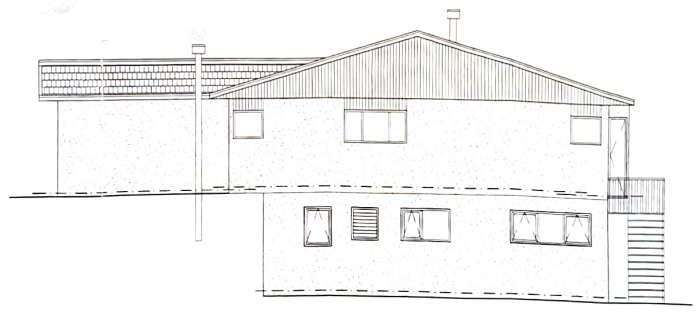
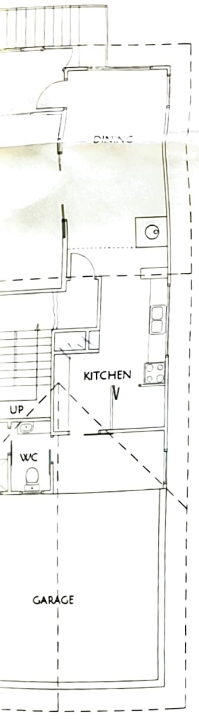
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Existing North Elevation 1 : 100

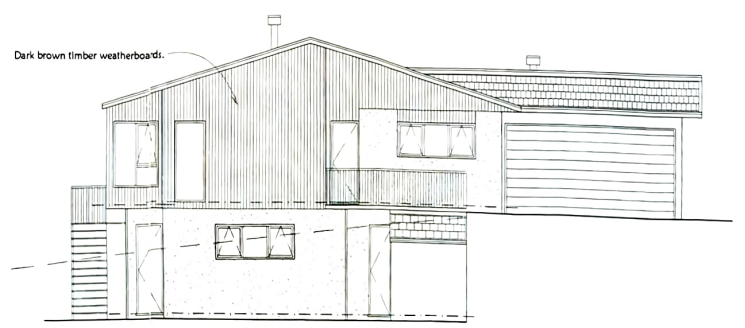


Existing South Elevation 1 : 100

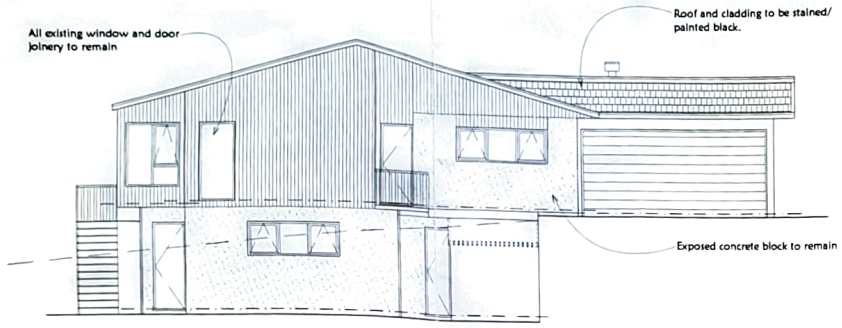


Existing East Elevation 1 : 100

1 : 100

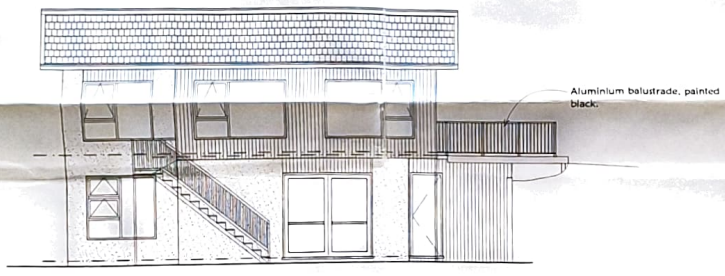


Existing West Elevation 1 : 100



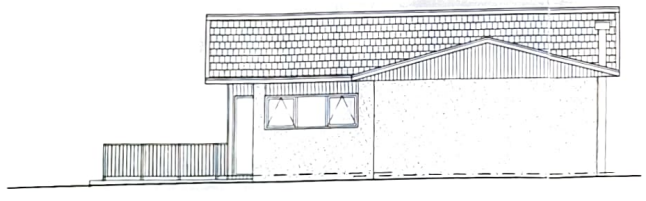
**West Elevation**

**1 : 100**



**North Elevation**

**1 : 100**



**South Elevation**

**1 : 100**