



# PROPOSED HOUSE

FOR: LR 7 L SMITH  
4 WALNUT DRIVE  
MOTUEKA, NELSON  
LOT 37  
D.P 416740

## DRAWING SCHEDULE

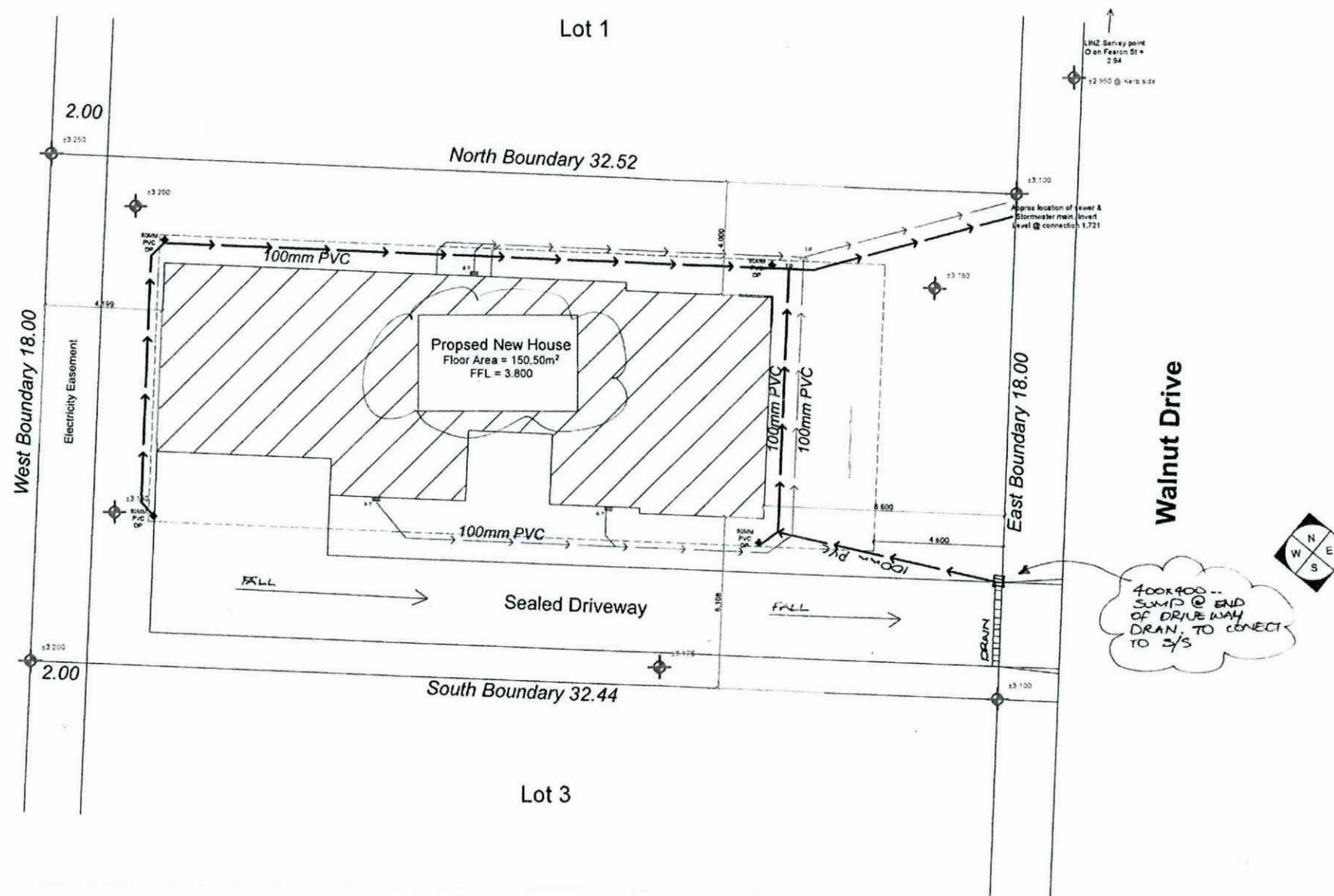
SHEET No.	TITLE:
No. 1	TITLE
No. 2	SITE PLAN
No. 3	FOUNDATION PLAN
No. 4	FLOOR PLAN
No. 5	ROOF PLAN
No. 6-13	BRACING PLAN
No. 14	SECTIONS
No. 15-16	ELEVATIONS
No. 17-25	DETAILS
ATTACHED DOC'S	SPECIFICATIONS ENGINEERS DETAILS H1 COMPLIANCE BEAM CALC'S



**TOTAL**  
DESIGN BUILD

387 HIGH STREET  
MOTUEKA, NELSON  
(03) 528 5060  
021 866 741  
[aaron@totaldesignandbuild.co.nz](mailto:aaron@totaldesignandbuild.co.nz)  
LBP No. BP111520

Lot 1 DP 4165516



Site Plan 1:200  
Lot 37 D.P 416740

AMENDMENT No. 4 BUILDING CONSENT

Company Title

**TOTAL**  
DESIGN • BUILD

387 High Street  
Motueka  
Nelson (NZ)  
7120



Job Title	
-----------	--

4 Walnut Drive

4 Walnut Drive  
Motueka, 7120  
Tasman / Nelson

Drawing Name

## Site Plan

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Drawing Scale

1:200

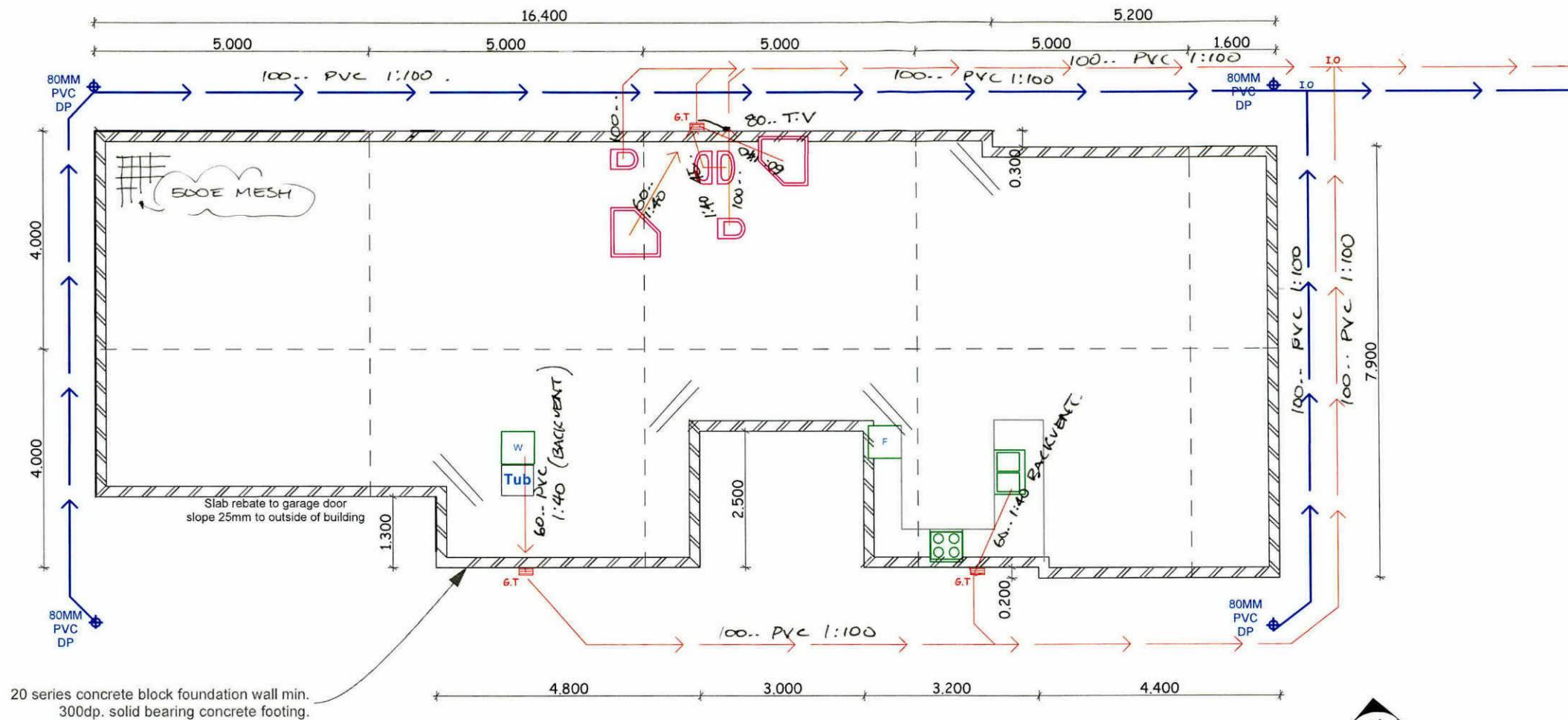
Layout ID

**Status**

Revision

Page 2





#### NOTES:

- 1: H.W.C COOPER DRAIN PIPE (MIN. 20mm) TO FINISH OVER EXTERNAL GULLY TRAP (G.T)
- 2: H.W. TO SEISMICALLY RESTRAINED AND HAVE A TEMPERING VALVE TO HOT WATER LINE BEFORE SERVICES COMPLYING WITH NZBC.
- 3: INSTALL CEILING FANS/RANGEHOOD, VENTED TO EXTERIOR THROUGH SOFFIT. MECHANICAL VENTILATION TO COMPLY WITH NZBC SEC. E2,E3 & G4
- 4: TERMINAL VENT (T.V) TO BE 80mm DIA. VERT. UP THE OUT SIDE OF BUILDING

#### SLAB:

100mm REINFORCED CONCRETE SLAB REINFORCED WITH HRC MESH, 0.25 PERMATHENE D.P.C ON 50mm SAND BLINDING & 150mm MIN. WELL COMPACTED HARDFILL. SAW CUTS AS INDICATED ON PLAN = S.C

= SUPPLEMENTRY REINFORCING BARS 2/D12 @ 1.2m LONG

FRAMING TO OVERHANG 6mm OVER SLAB EDGE FULLY DIMENSIONED SLAB SET-OUT PLAN TO PROVIDED BY PRECUT FABRICATOR. ALL FOUNDATIONS SHALL BE TAKEN TO 'GOOD GROUND' TO GIVE ADEQUATE SOLID BEARING AS PER NZS 3604:2011 AND AMMENDMENT

## Foundation & Plumbing Plan

= AMENDMET No. 13.

Company Title

387 High Street  
Motueka  
Nelson (NZ)  
7120

Job Title

4 Walnut Drive

4 Walnut Drive  
Motueka, 7120  
Tasman / Nelson

Drawing Name

Foundation/Plumbing Plan

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Status Revision

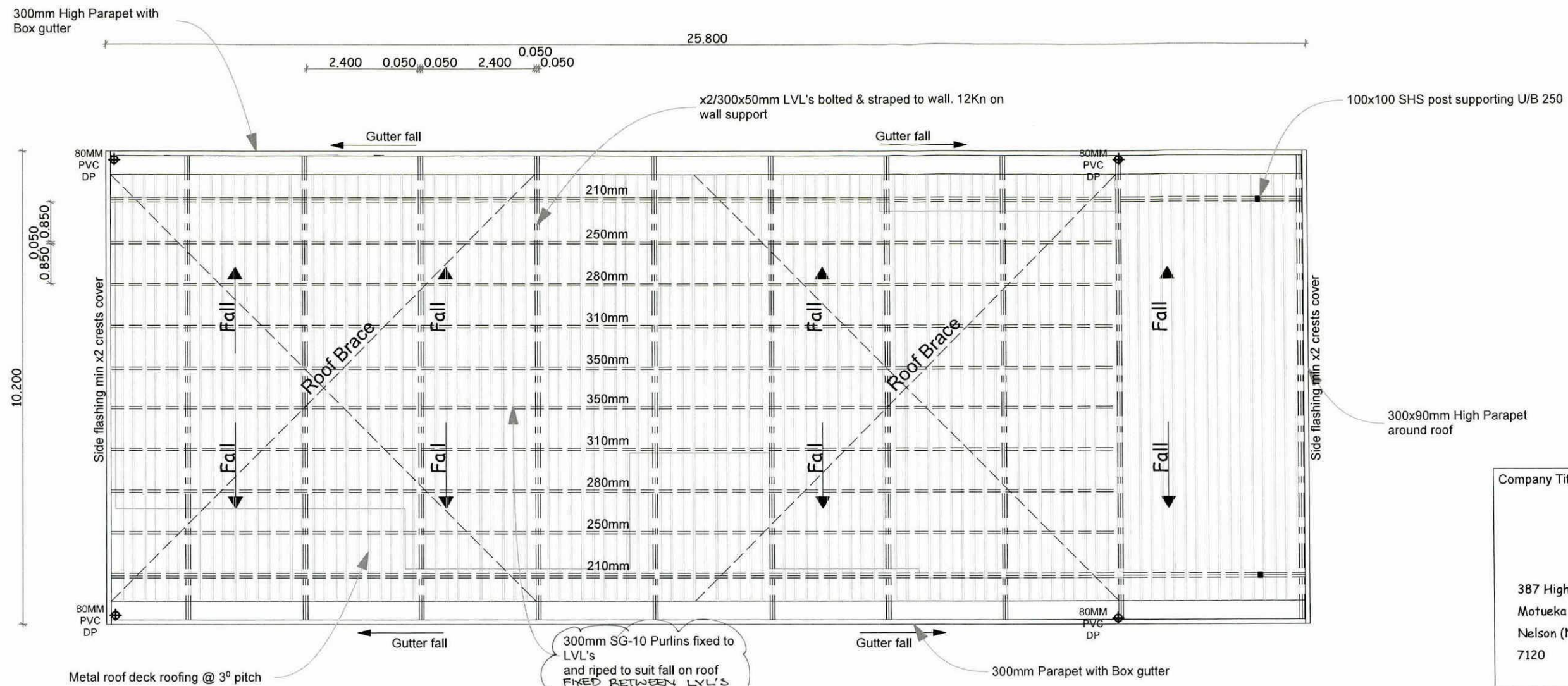
Tasman District Council  
BUILDING CONSENT AUTHORITY  
APPROVED  
31 JUL 2013  
BUILDING CONSENT  
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**NOTE:**

- 1: NEW ROOF TO BE ROOFDECK LONGRUN COLOURSTEEL IRON
2. ALL FLASHINGS AND FIXINGS TO E2/AS1
3. ROOF PITCH 3° TO BE CONFIRMED BY BUILDER
4. SELF SUPPORTING BUILDING PAPER UNDER ROOFING IRON

**Roof Plan Scale 1:100**

Company Title

387 High Street  
Motueka  
Nelson (NZ)  
7120

Job Title

**4 Walnut Drive**

4 Walnut Drive  
Motueka, 7120  
Tasman / Nelson

Drawing Name

**Roof Plan**

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Drawing Scale

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**Page 5**

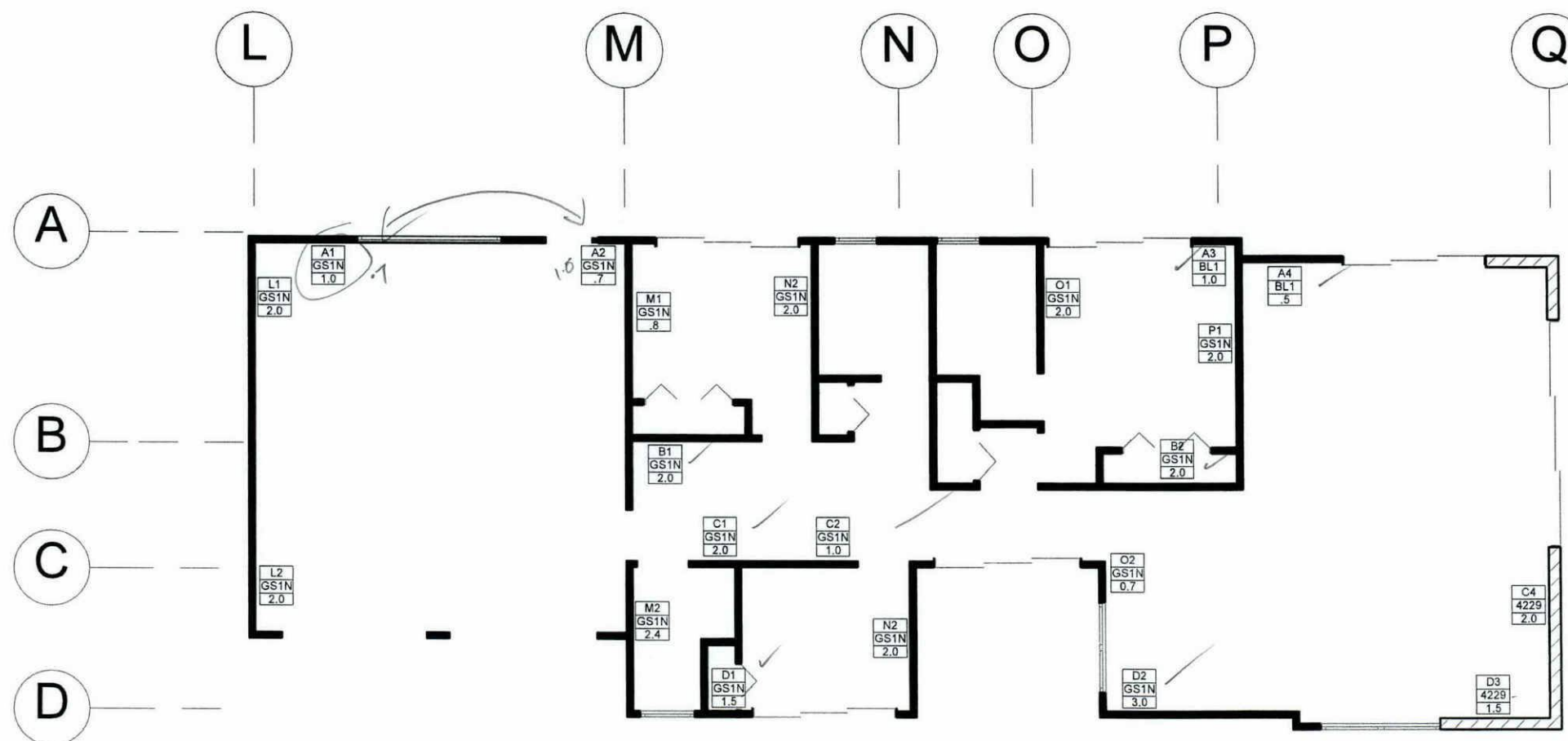
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Tasman District Council  
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**APPROVED**  
**31 JUL 2013**  
**BUILDING CONSENT**

= AMENDMENT No 7 of 5

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Bracing Plan Scale 1:100

Note:  
Gib Aqualine to wet areas.

A1	= bracing Element No.
GS1N	= Bracing Type
1.2	= Length Element (M) L



Company Title

387 High Street  
Motueka  
Nelson (NZ)  
7120

Job Title

4 Walnut Drive

4 Walnut Drive  
Motueka, 7120  
Tasman / Nelson

Drawing Name

Bracing Plan

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Drawing Scale

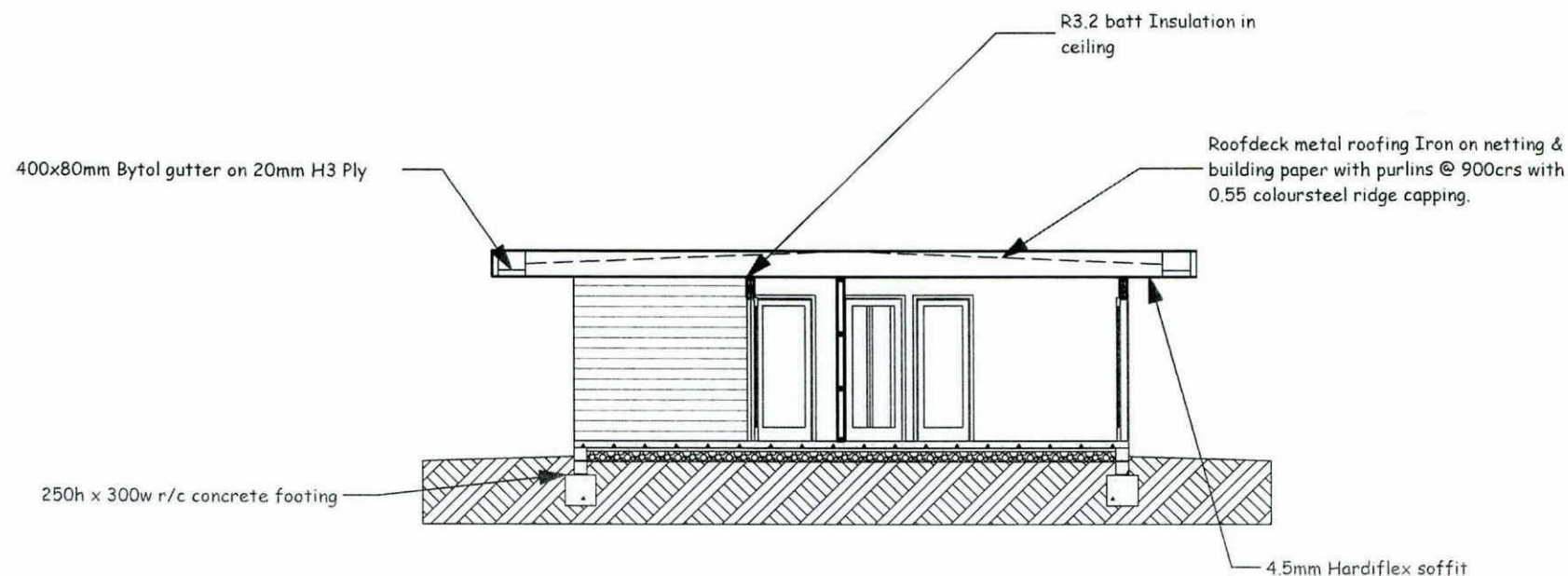
Layout ID

Status

Revision

Page 6





Section 01

### WALLS:

STUCCO PLASTER EXTERNAL LINING ON EPS SYSTEM ON BUILDING WRAP ON MSG-8 90x45mm K.D (H1.2) FRAMING WITH STUDS @600 CRS AND DWANGS @ 800 CRS MAX TO SUIT LININGS AND FITTINGS

R2.6 BINKBATTS INSULATION, 10mm GIBBOARD WALL LININGS. GIB AQUALINE TO BATHROOM AND ENSUITE.

### ROOF FRAMING FIXINGS:

**FIXING PURLINS TO TRUSS**  
x 1 BLUE SCREW TO FOR EACH PULIN/BATTEN FIXING (FIXING TYPE C 2.4KN) OF LUMBERLOK CHART. SEE ATTACHED

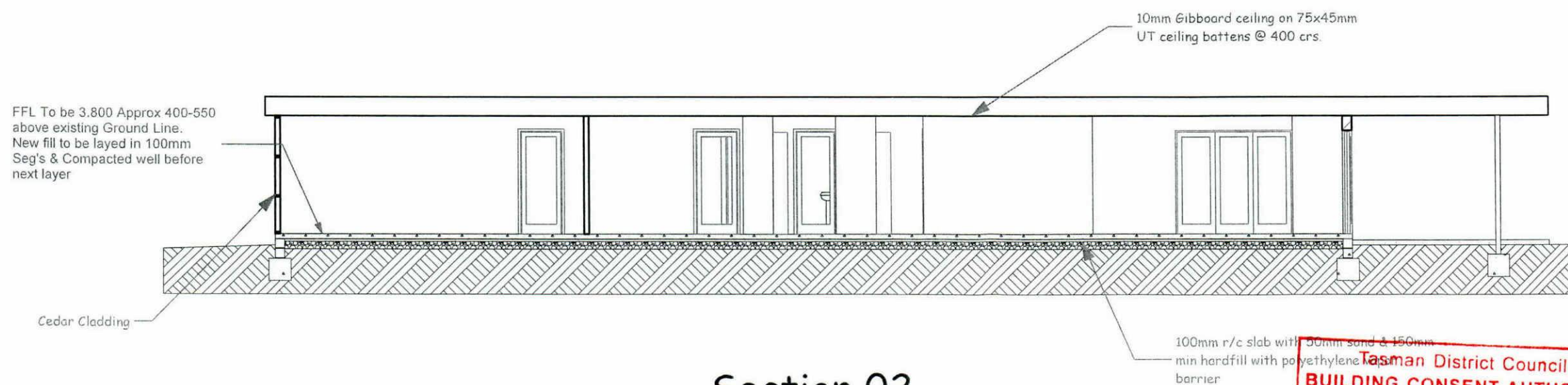
**FIXING TRUSS TO SUPPORTS**  
2/100x3.75mm SKEWED NAILS PLUS x2 WIRE DOGS

**FIXING TOP PLATE TO SUPPORT MEMBERS @ 600 CRS**  
2/100x3.75mm SKEWED NAILS PLUS x1 WIRE DOG  
NOTE: THESE ARE ONLY MIN. FIXINGS

### ROOF:

LONGRUN 5 RIB METAL ROOFING IRON ON BITUMAC SELF SUPPORTING ROOF UNDERLAY ON 90x45mm R/S U/T PURLINS @ 900 CRS MAX ON PRENAILED K.D.P.R (H1.2) TIMBER TRUSSES @ 900 CRS MAX. [TRUSS MANUFACTURE TO SUPPLY TRUSS DESIGN AND LAYOUT]

R3.6 110mm BINKBATTS INSULATION, TIMBER (H1.2) CEILING BATTENS @ 400 CRS MAX 10mm STANDARD GIBBORAD CEILING LININGS. GIB AQUALINE TO BATHROOM AND ENSUITE.



Section 02

Company Title

387 High Street  
Motueka  
Nelson (NZ)  
7120

Job Title

4 Walnut Drive

4 Walnut Drive  
Motueka, 7120  
Tasman / Nelson

Drawing Name

Sections

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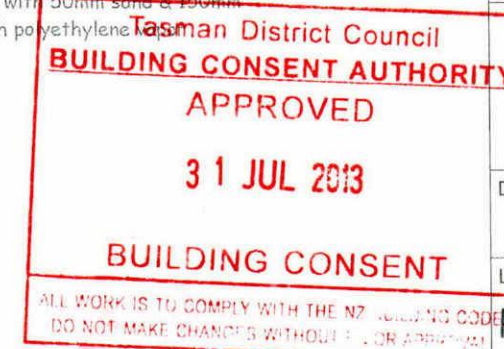
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Drawing Scale

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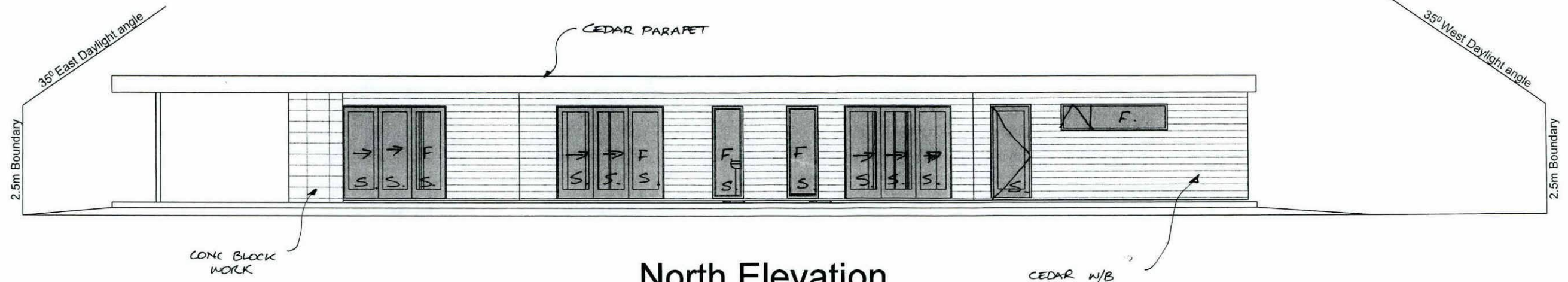
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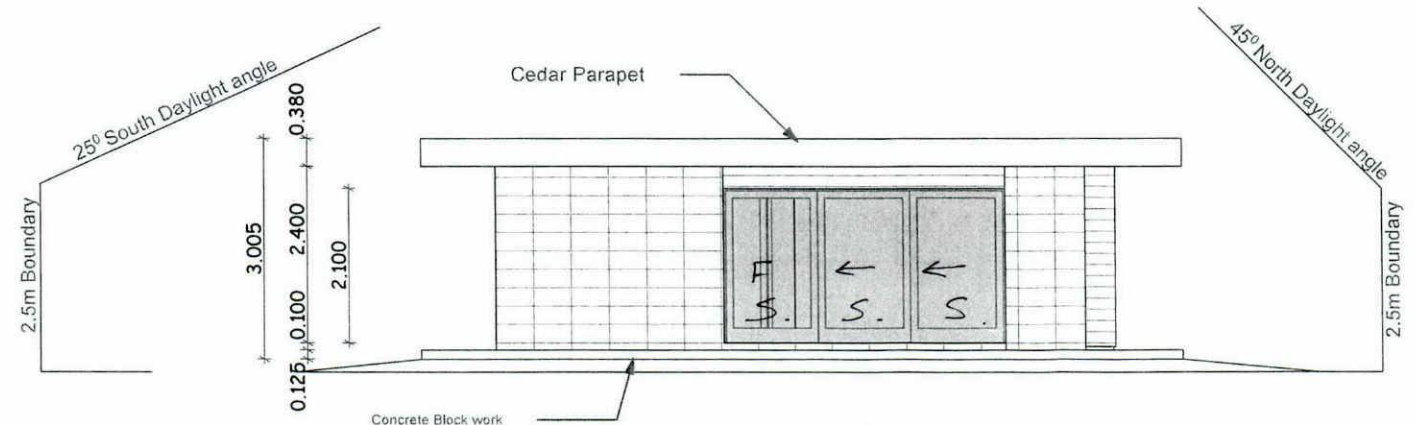


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North Elevation



East Elevation

All Glazing to be safety glass

Company Title

387 High Street  
Motueka  
Nelson (NZ)  
7120

Job Title

4 Walnut Drive

4 Walnut Drive  
Motueka, 7120  
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Drawing Name

Elevations

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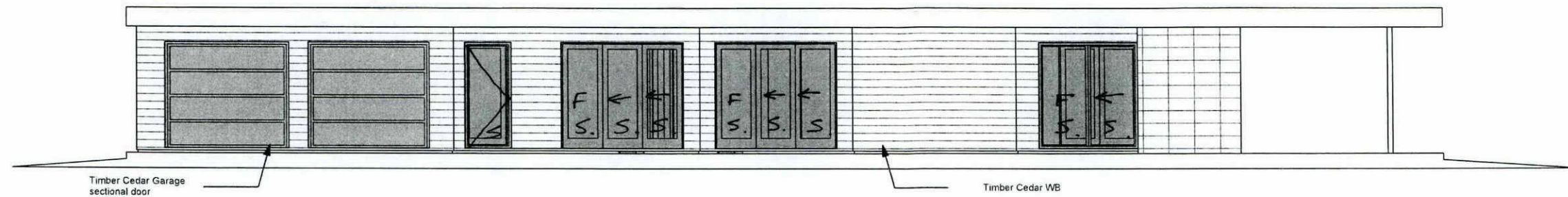
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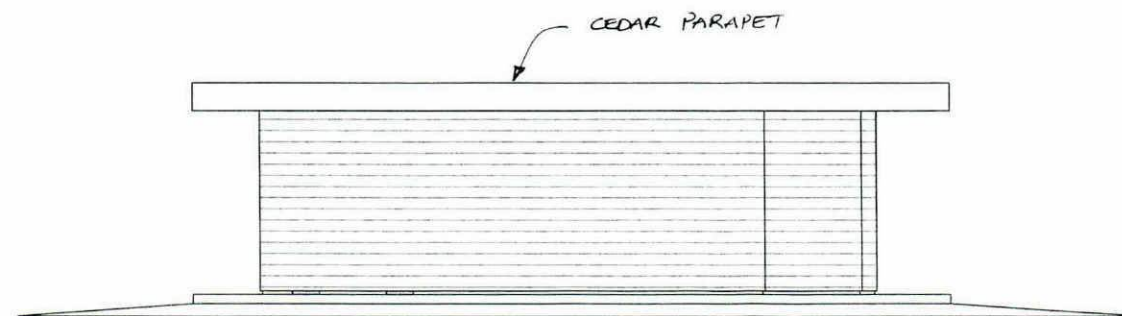
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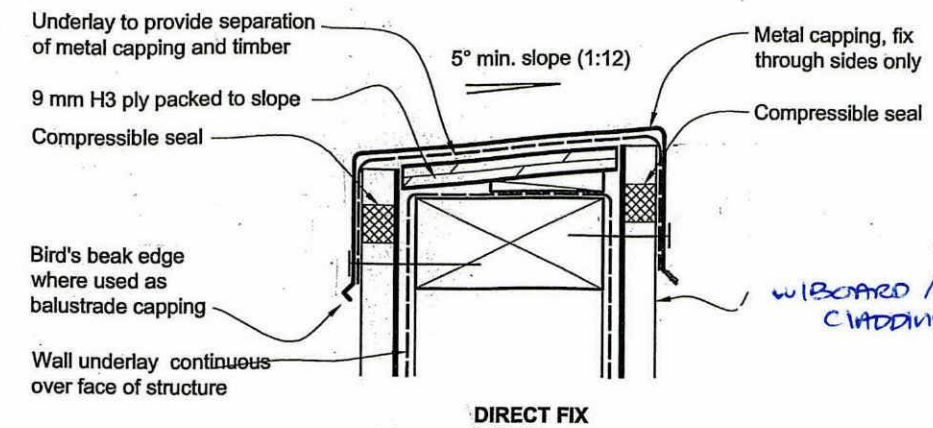
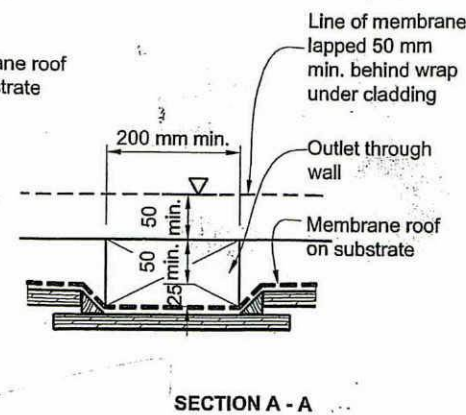
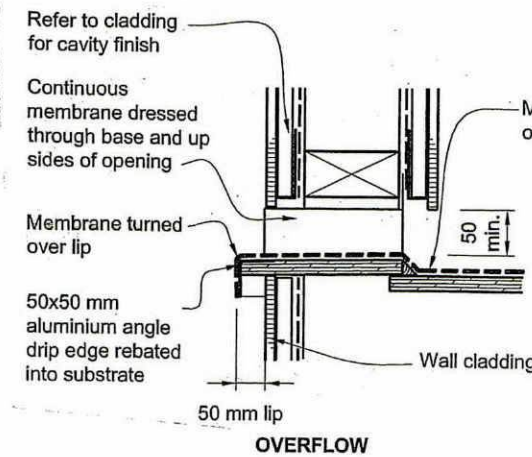
South Elevation



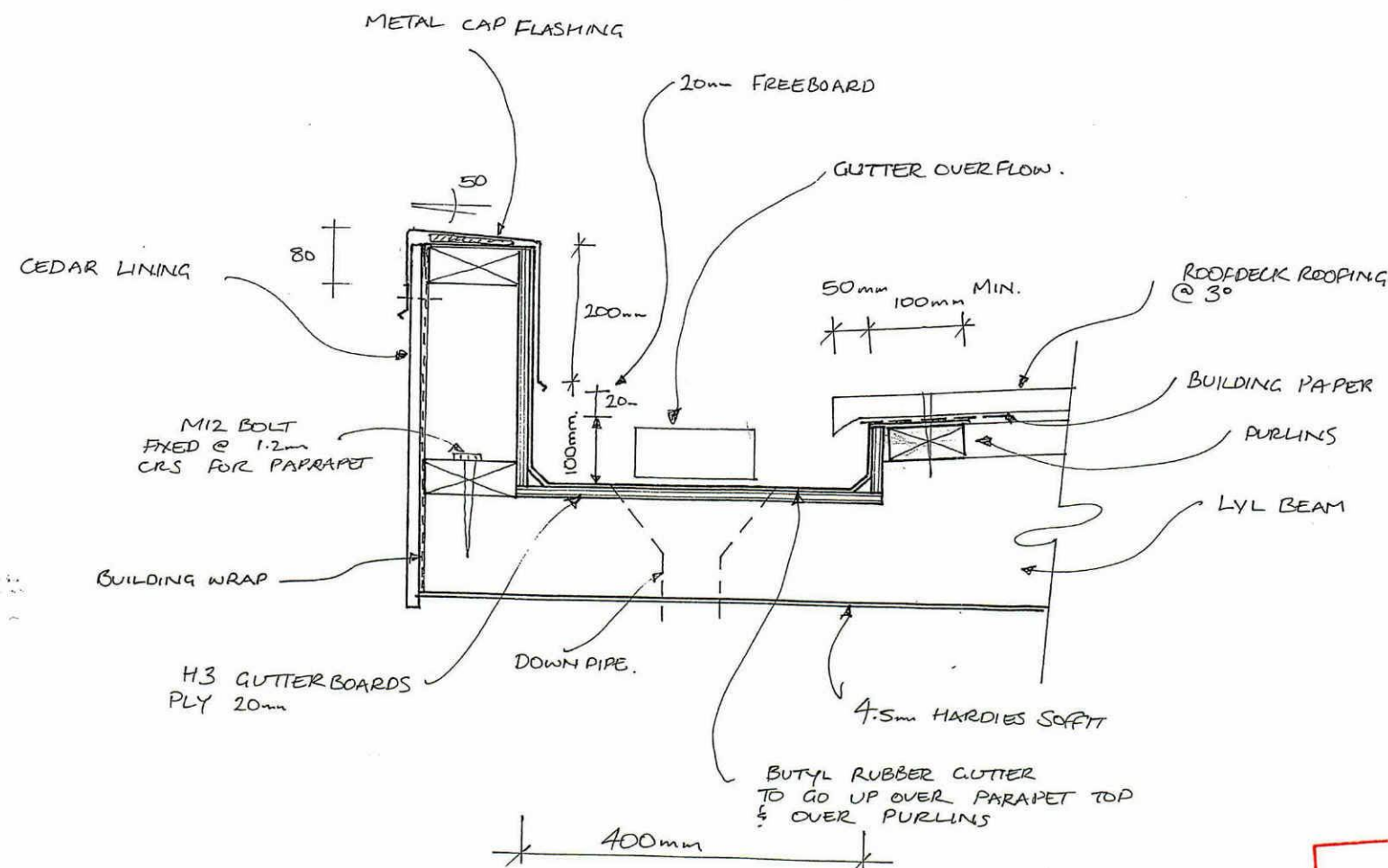
West Elevation



Company Title		
387 High Street Motueka Nelson (NZ) 7120		
Job Title	4 Walnut Drive	
	4 Walnut Drive Motueka, 7120 Tasman / Nelson	
Drawing Name	Elevations	
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Drawing Scale	-----	
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WIRBOARD / CEDAR CLADDING



BOX GUTTER DETAIL 1.75.

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Company Title  
**TOTAL**  
DESIGN BUILD  
387 High Street  
Motueka  
Nelson (NZ)  
7120

Job Title  
Tasman/Motueka  
Nelson (NZ)  
7120

Drawing Name  
**Details**  
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Drawn by  
Aaron Gearry  
Date  
Checked by  
Aaron Gearry  
Date

Drawing Scale  
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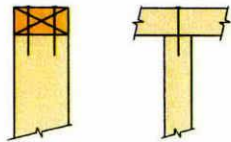
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Page 17  
LBP Number



## FIXING OPTIONS

### FIXING TYPE A 0.7 kN

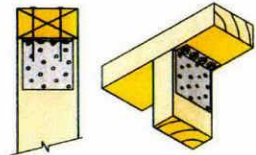
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



### FIXING TYPE B 4.7 kN

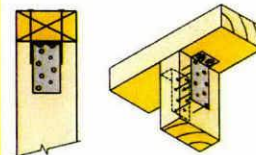
CHOOSE ANY OF THE 3 OPTIONS BELOW

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus LUMBERLOK 6kN Stud Anchor (CPC80)

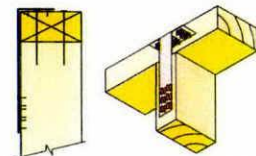
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus 2 x LUMBERLOK CPC40

Recommended for internal wall options to avoid lining issues

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



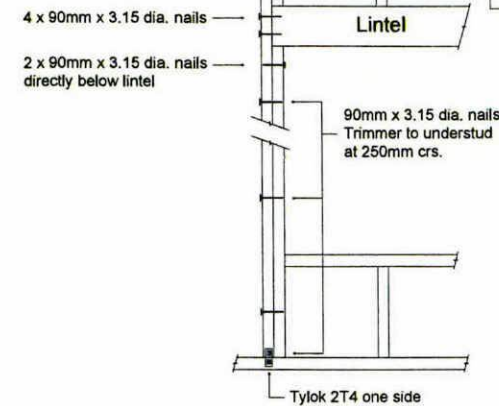
Plus LUMBERLOK Stud Strap (one face only)

#### Note:

To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

Alternative top plate connection. Table 8.18 NZS 3604:2011

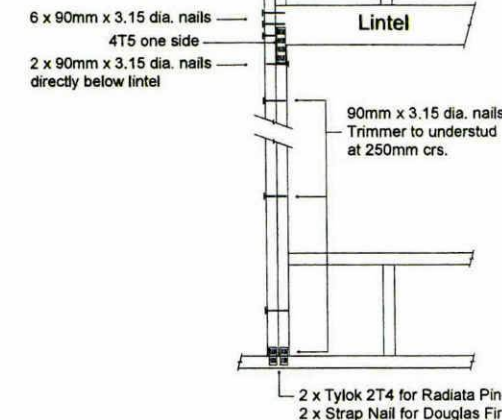
### TYPE E 1.4kN



For fixing of jack studs to lintel & top plate, refer to "Stud to Top Plate Fixing Schedule".

Stud numbers indicative only. Refer Table 8.5 NZS 3604:1999

### TYPE F 4.0kN

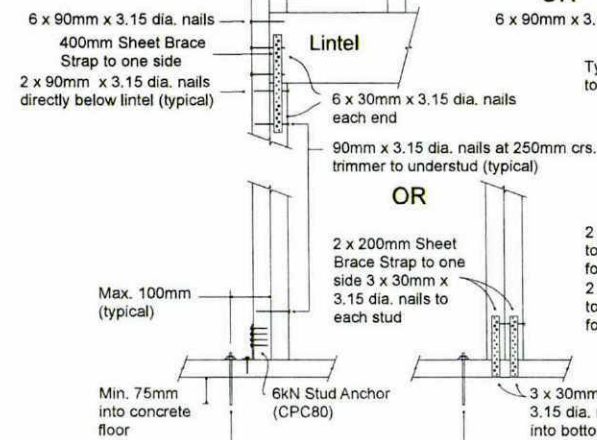


For fixing of jack studs to lintel & top plate, refer to "Stud to Top Plate Fixing Schedule".

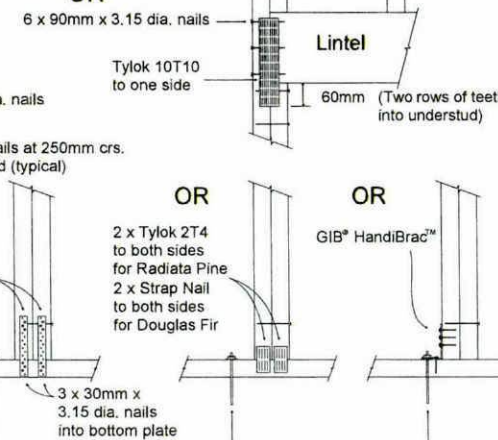
Stud numbers indicative only. Refer Table 8.5 NZS 3604:1999

### DESCRIPTION LUMBERLOK LINTEL FIXING TYPE E - 1.4kN

#### TYPE G 7.5kN



OR



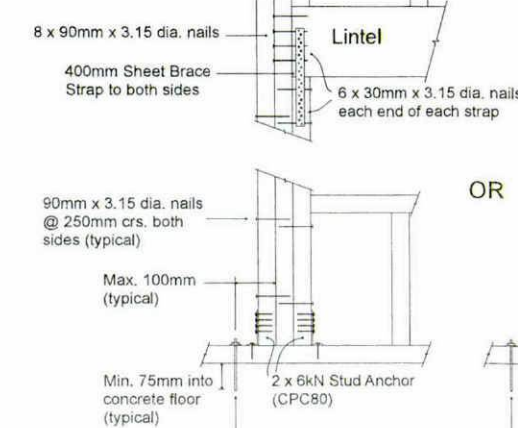
### DESCRIPTION LUMBERLOK LINTEL FIXING TYPE F - 4.0kN

For fixing of jack studs to lintel & top plate, refer to "Stud to Top Plate Fixing Schedule".

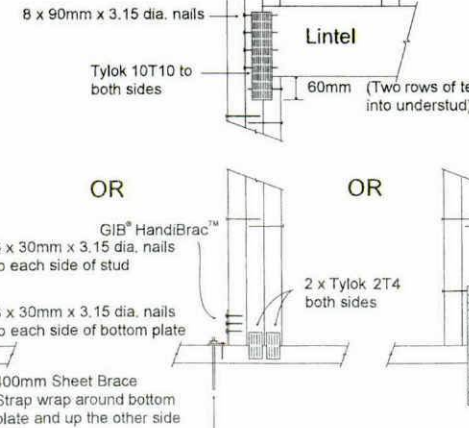
Stud numbers indicative only. Refer Table 8.5 NZS 3604:1999

### DESCRIPTION LUMBERLOK LINTEL FIXING TYPE G - 7.5kN

#### TYPE H 13.5kN



OR



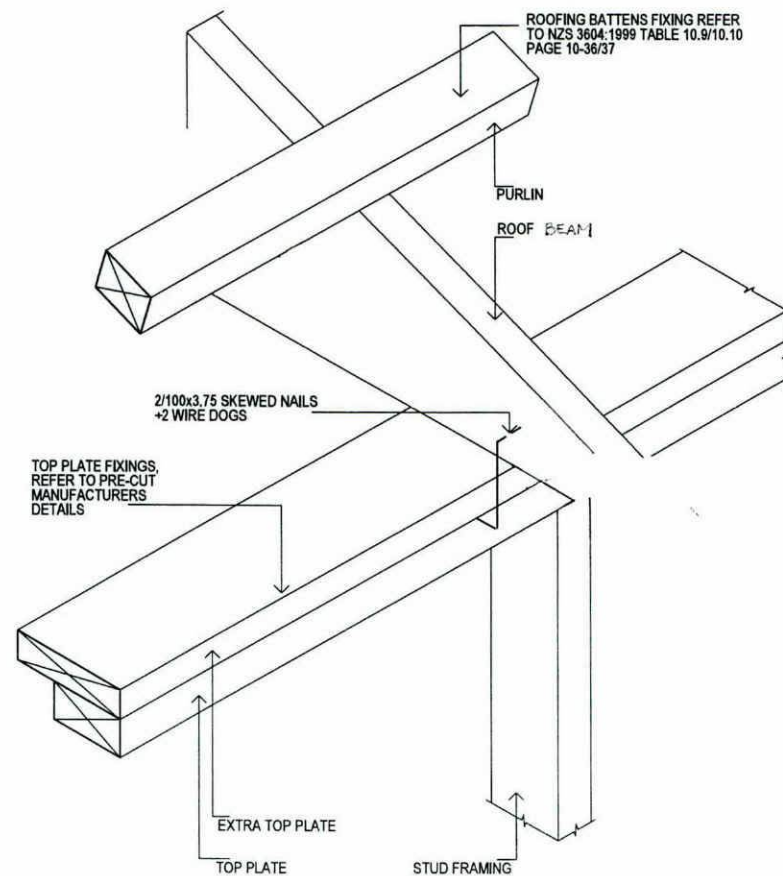
For fixing of jack studs to lintel & top plate, refer to "Stud to Top Plate Fixing Schedule".

Stud numbers indicative only. Refer Table 8.5 NZS 3604:1999

### LUMBERLOK LINTEL FIXING TYPE H - 13.5kN







**TRUSS FIXING**

**PURLINS ON THEIR FLAT IN ALL WIND ZONES**  
REF: NZS 3604:2011 TABLE, A10.10

PURLIN/ BATTEN SIZE	MAXIMUM SPAN	MAXIMUM SPACING AND FIXING LOADS IN ALL WIND ZONES									
		LOW		MEDIUM		HIGH		VERY HIGH		EXTRA HIGH	
		SPACING	FIXING CAPACITY	SPACING	FIXING CAPACITY	SPACING	FIXING CAPACITY	SPACING	FIXING CAPACITY	SPACING	FIXING CAPACITY
(mm x mm)	(mm)	(mm)	(kN)	(mm)	(kN)	(mm)	(kN)	(mm)	(kN)	(mm)	(kN)
70x45	900	900	S	900	T	900	T	900	T	900	U

**PURLIN/BATTENS FIXINGS**  
REF: NZS 3604:2011 TABLE, 10.10

FIXING DESCRIPTION	FIXING CAPACITY (kN)
S 2/90 x 3.15 POWER DRIVEN NAIL	0.8
T 1/10g Self drilling screw, 80mm long	2.4
U 1/14g Self drilling screw, 100 mm long	5.5

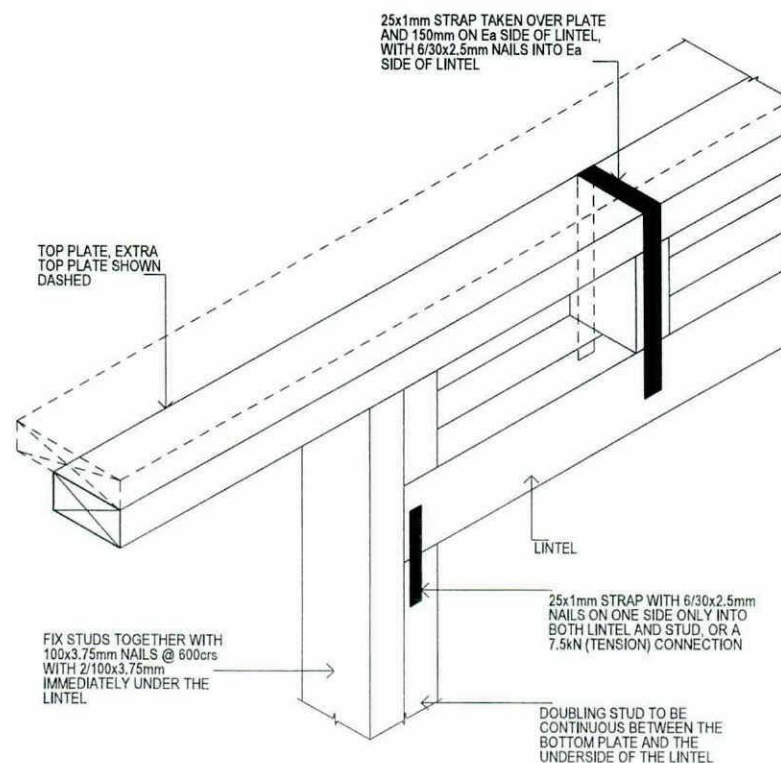
NOTE:  
IF SCREW FIXED, SCREWS SHALL BE  
SUFFICIENTLY LONG AS TO PENETRATE  
THE ROOF FRAMING BY 50mm MIN.

**TRUSS TO TOP PLATE FIXING**  
REF: NZS 3604:2011 TABLE, 10.14

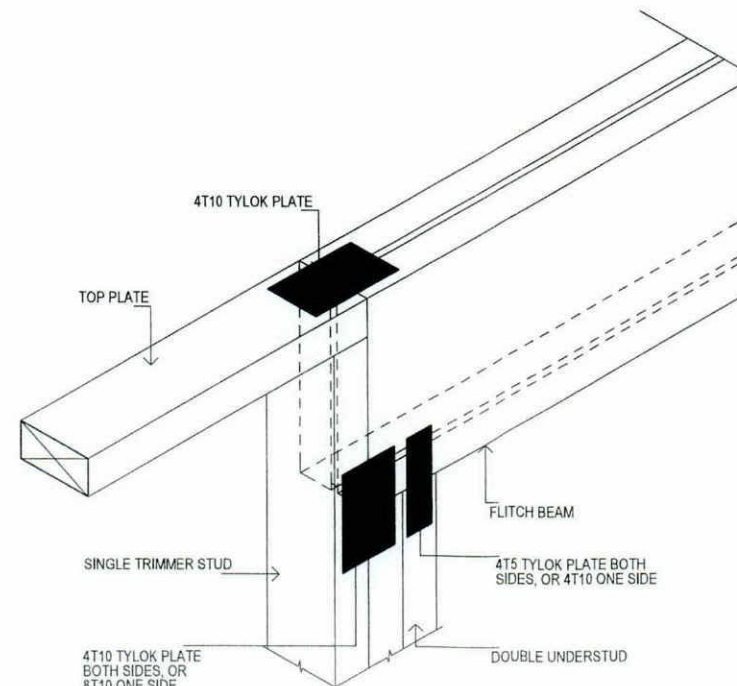
TRUSS SPACING	FIXING TYPE							
	LIGHT ROOFS				HEAVY ROOFS			
	900				900			
WIND ZONE	L	M	H	VH	L	M	H	VH
LOADED DIMENSION OF SUPPORT (M)								
3.0	F	F	F	F	F	F	F	F
3.5	F	F	F	F	F	F	F	F
4.0	F	F	F	F	F	F	F	F
4.5	F	F	F	F	SED	F	F	F
5.0	F	F	F	F	SED	F	F	F
5.5	F	F	F	F	SED	F	F	F
6.0	F	F	F	SED	SED	F	F	F

**TRUSS TO TOP PLATE FIXING TYPES**  
REF: NZS 3604:1999 TABLE, 10.13 PG 10-44

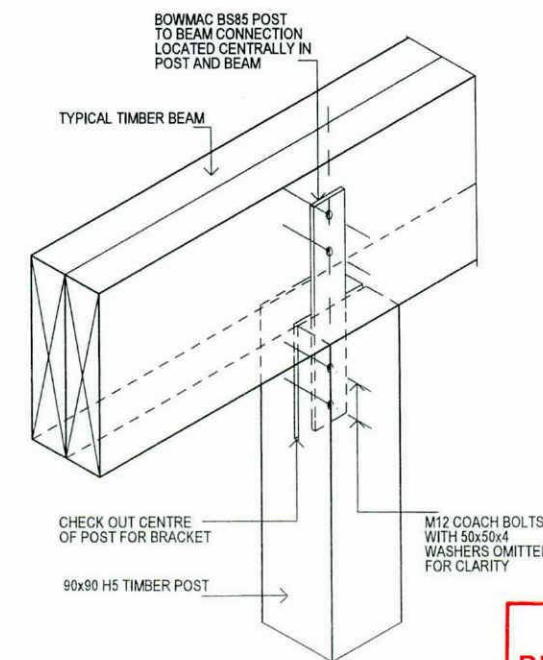
FIXING TYPE	FIXING TO RESIST UPLIFT	ALTERNATIVE FIXING CAPACITY (kN)
E	2/90x3.15 SKEW NAILS AND 2 WIRE DOGS	4.7
F	2/90x3.15 SKEW NAILS + STRAP FIXING (see fig 10.6, 3604:2011)	7



**LINTEL FIXING**



**FLITCH BEAM  
LINTEL FIXING**



**BOWMAC POST TO BEAM  
CONNECTION**

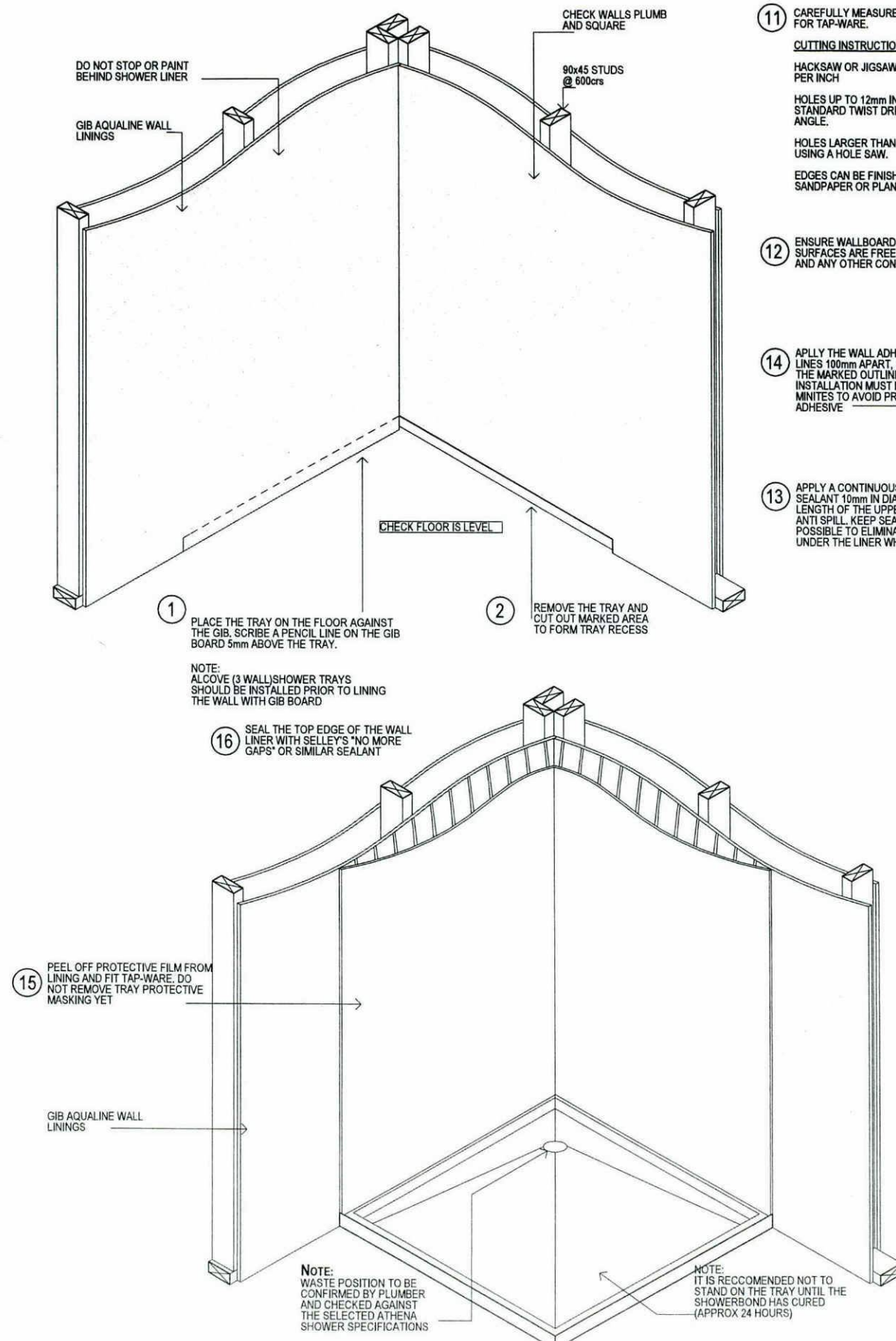
TOTAL DESIGN & BUILD

Tasman District Council  
**BUILDING CONSENT AUTHORITY**  
**APPROVED**  
**31 JUL 2013** Lintel Fixings

**BUILDING CONSENT**

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11. CAREFULLY MEASURE AND CUT OUT THE WALL LINER FOR TAP-WARE.
- CUTTING INSTRUCTIONS:**
- HACKSAW OR JIGSAW WITH A MINIMUM OF 18 TEETH PER INCH
- HOLES UP TO 12mm IN DIAMETER CAN BE DRILLED WITH STANDARD TWIST DRILL WITH A REDUCED CUTTING ANGLE.
- HOLES LARGER THAN 12mm IN DIAMETER CAN BE CUT USING A HOLE SAW.
- EDGES CAN BE FINISHED WITH MEDIUM GRIT SANDPAPER OR PLANED WITH A HAND PLAN

12. ENSURE WALLBOARD AND LINING SURFACES ARE FREE FROM DIRT, DUST AND ANY OTHER CONTAMINANTS

14. APPLY THE WALL ADHESIVE IN VERTICAL LINES 100mm APART, STAYING 10mm IN FROM THE MARKED OUTLINE OF THE WALL LINER. INSTALLATION MUST BE COMPLETE WITHIN 15 MINUTES TO AVOID PREMATURE CURING OF ADHESIVE

13. APPLY A CONTINUOUS BEAD OF SILICONE SEALANT 10mm IN DIAMETER ALONG THE LENGTH OF THE UPPER INSIDE EDGE OF THE ANTI SPILL. KEEP SEALANT AS HIGH AS POSSIBLE TO ELIMINATE SQUEEZING OUT UNDER THE LINER WHEN FITTED

5. PLACE THE TRAY ON THE FLOOR AGAINST THE BOTTOM PLATE OF THE FRAMING, RECESSED INTO THE GIB. ENSURE THE TRAY IS LEVEL IN ALL DIRECTIONS
- IMPORTANT: UNDER NO CIRCUMSTANCES SHOULD 'PACKERS' BE PLACED UNDER THE TRAY. THE UNDERSIDE OF THE TRAY SHOULD BE FULLY SUPPORTED
- FOR TRAYS IN 3 WALL SURROUND, FIT TRAY THEN WALL LININGS

3. HOLE CUT OUT FOR WASTE MUST NOT EXCEED 170mm SQUARE CONCRETE FLOORS MUST BE BACKFILLED AROUND THE WASTE AREA OR WHERE ANY ADDITIONAL CUTS IN THE CONCRETE HAVE BEEN MADE

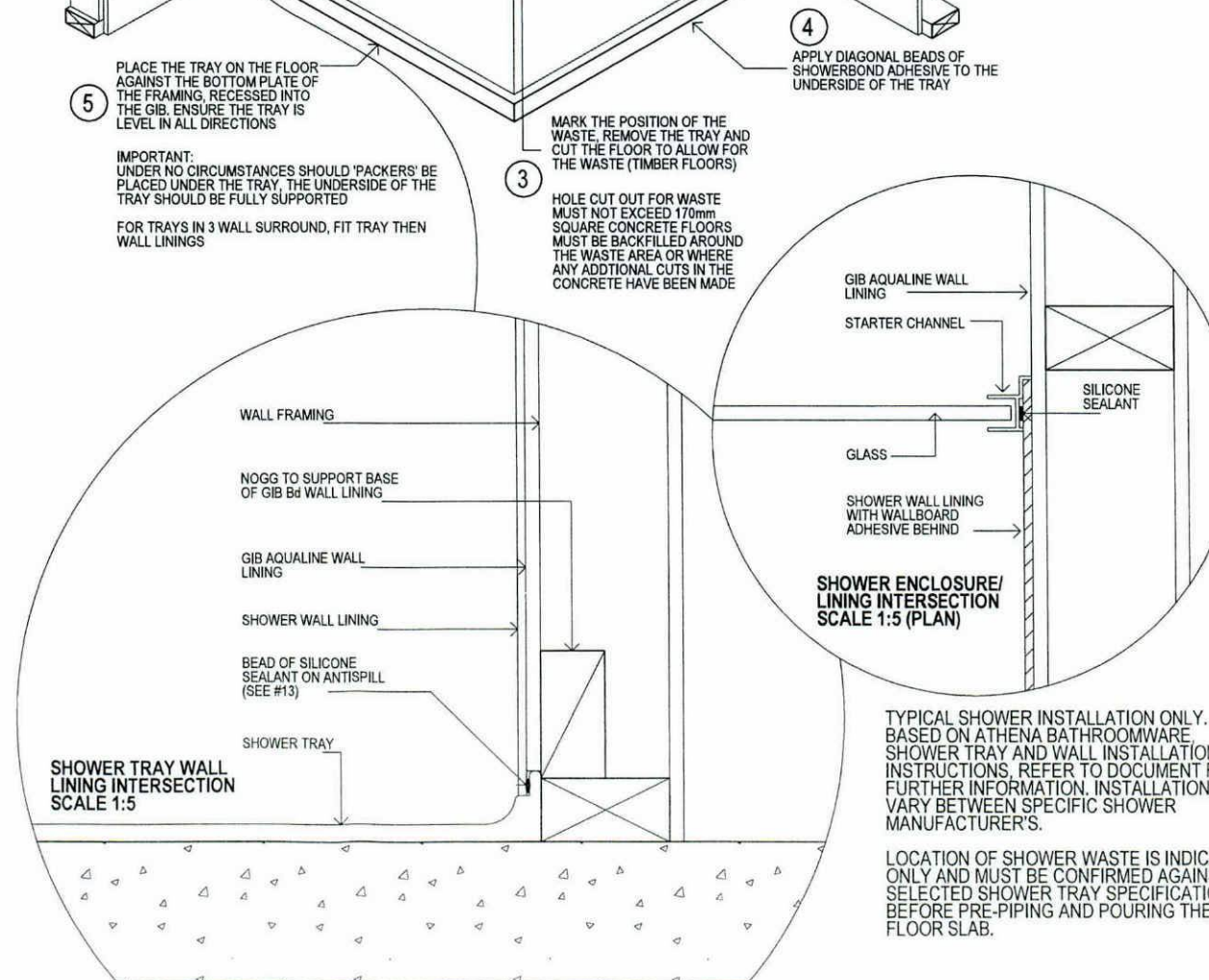
10. SCRIBE A LINE AROUND THE PERIMETER OF THE WALL LINING

9. TRIAL FIT THE WALL LINING BY OFFERING IT INTO THE REAR CORNER OF THE TRAY. WHEN CORRECTLY FITTED THE VERTICAL EDGE OF THE LINER WILL BE SITTING 3-10mm INSIDE THE EDGE OF THE TRAY. THE LINER SHOULD SIT SQUARE AND FLAT TO THE TRAY SURFACE

8. BEFORE INSTALLATION OF SHOWER WALL LINING ENSURE THAT THE SHOWER TRAY IS UNDamAGED AND HAS BEEN INSTALLED IN ACCORDANCE WITH ATHENA TRAY INSTALLATION INSTRUCTIONS
- DO NOT GIB STOP OR PAINT THE AREA BEHIND THE WALL LINER PRIOR TO INSTALLATION
- ENSURE THAT PLUMBING OUTLETS ARE SITUATED AS NOT TO OBSTRUCT THE DOOR WHEN OPENED.

7. INSTALL THE LOWER BODY SECTION OF THE EASY CLEAN WASTE. (IF THERE IS NO ACCESS TO THE PIPEWORK AFTER THE TRAY HAS BEEN INSTALLED (CONCRETE FLOOR) THE WASTE MUST BE INSTALLED TO THE PIPEWORK FIRST AND THE TRAY MOUNTED OVER THE TOP

6. THE TRAY IS SUPPLIED WITH A CLEAR PLASTIC FILM TO PREVENT SURFACE DAMAGE. REMOVE THE FILM FROM THE ANTI SPILL (RAISED UP AROUND THE REAR EDGES OF THE TRAY) AND WASTE AREAS ONLY LEAVING THE FILM INTACT ON THE REMAINDER OF THE TRAY. THIS WILL PROTECT THE SURFACE OF THE TRAY UNTIL INSTALLATION IS COMPLETE



TYPICAL SHOWER INSTALLATION ONLY. BASED ON ATHENA BATHROOMWARE. SHOWER TRAY AND WALL INSTALLATION INSTRUCTIONS. REFER TO DOCUMENT FOR FURTHER INFORMATION. INSTALLATION MAY VARY BETWEEN SPECIFIC SHOWER MANUFACTURERS.

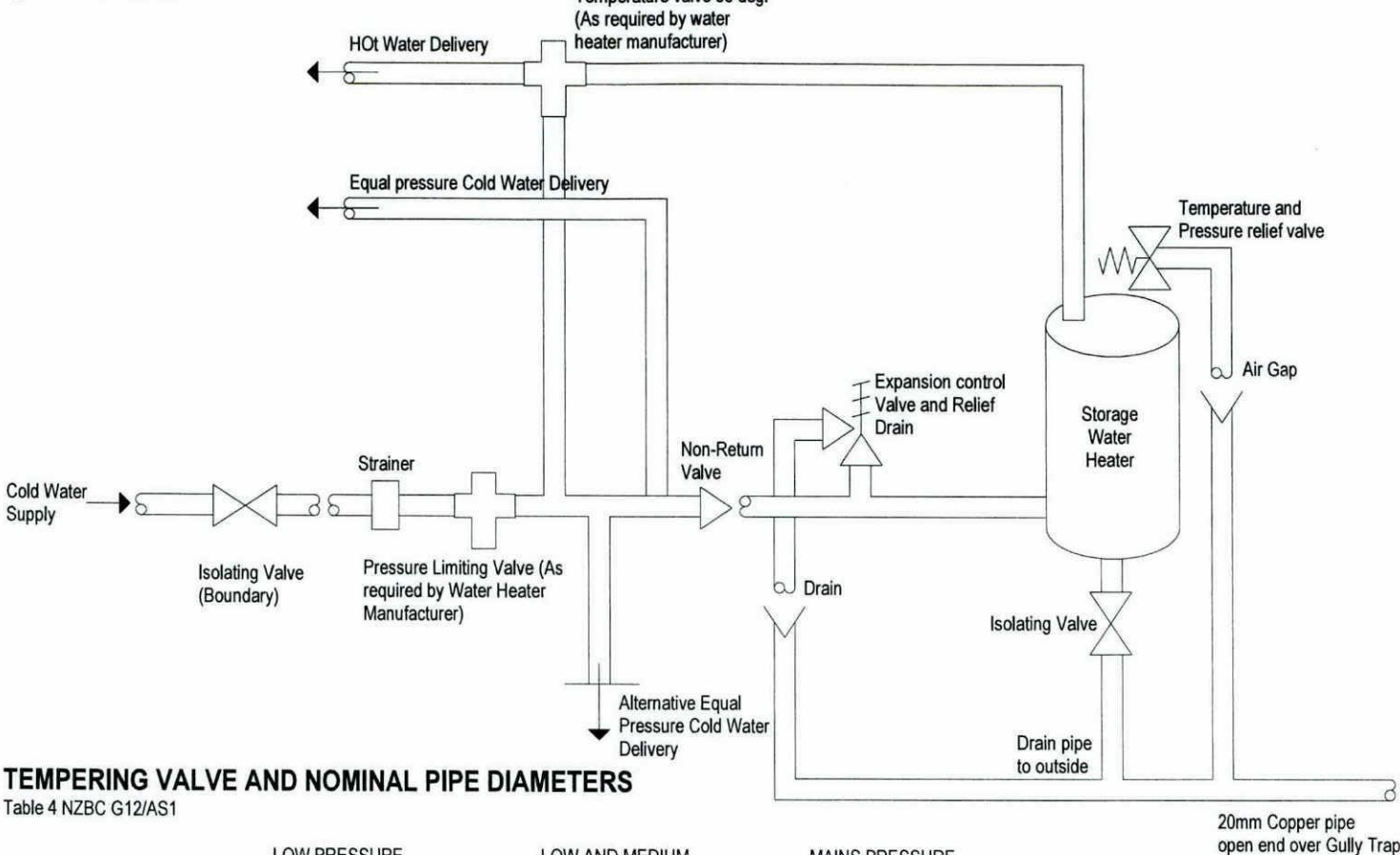
LOCATION OF SHOWER WASTE IS INDICATIVE ONLY AND MUST BE CONFIRMED AGAINST SELECTED SHOWER TRAY SPECIFICATIONS BEFORE PRE-PIPING AND POURING THE FLOOR SLAB.



Shower Details 1:10



MAINS PRESSURE STORAGE WATER HEATER SYSTEM (UNVENTED)  
Figure 8 NZBC G12/AS1

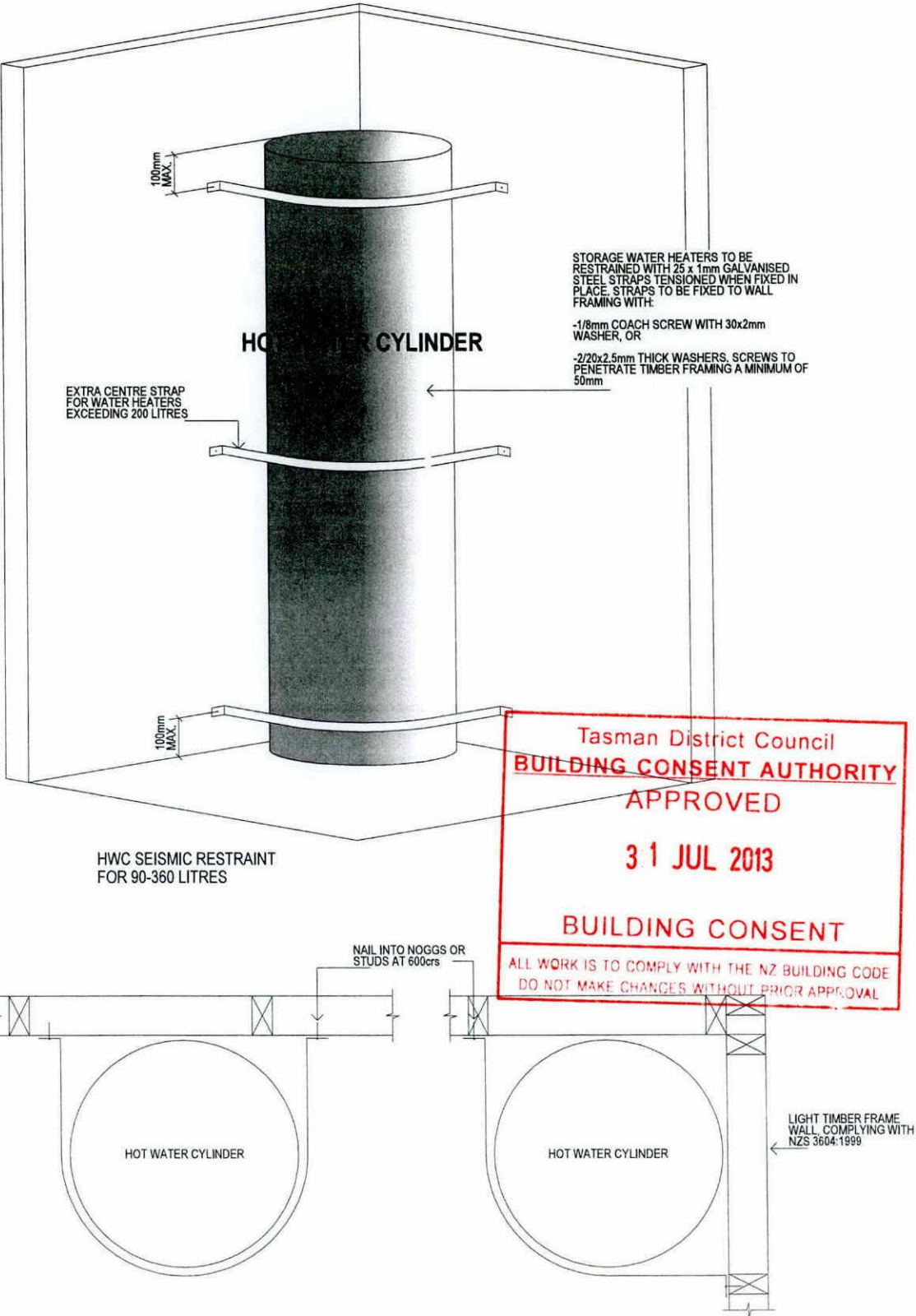


TEMPERING VALVE AND NOMINAL PIPE DIAMETERS

Table 4 NZBC G12/AS1

	LOW PRESSURE (I.E. HEADER TANK SUPPLY OR LOW PRESSURE)	LOW AND MEDIUM PRESSURE UNVENTED (VALVE VENTED) AND OPEN VENTED	MAINS PRESSURE
PRESSURE OF WATER AT TEMPERING VALVE (KpA)	20 - 30	30 - 120	Over 300
Meters head (m)	2 - 3m	>3 - 12	Over 300
Minimum Tempering valve size	25mm	20mm	15mm
Pipes to Tempering Valve	25mm (See note 3)	20mm	20mm (15mm Optional) (See note 1)
Pipes to shower	20mm	20mm (See note 4)	20mm (See note 5) (15mm optional) (See note 1)
Pipes to Sink/Laundry (See note 2)	20mm	20mm	15mm
Pipes to Bath (See note 2)	20mm	20mm	15mm
Pipes to Basin (See note 2)	15mm	15mm	10mm

- NOTES:
1. If supplied by seperate pipe from Stoage Water Heater to single outlet
  2. This table is based on maximum pipe lengths of 20metres
  3. 2.0m maximum length from Water Heater Outlet to tempering valve
  4. 15mm if dedicated line to shower
  5. 10mm if dedicated line to shower



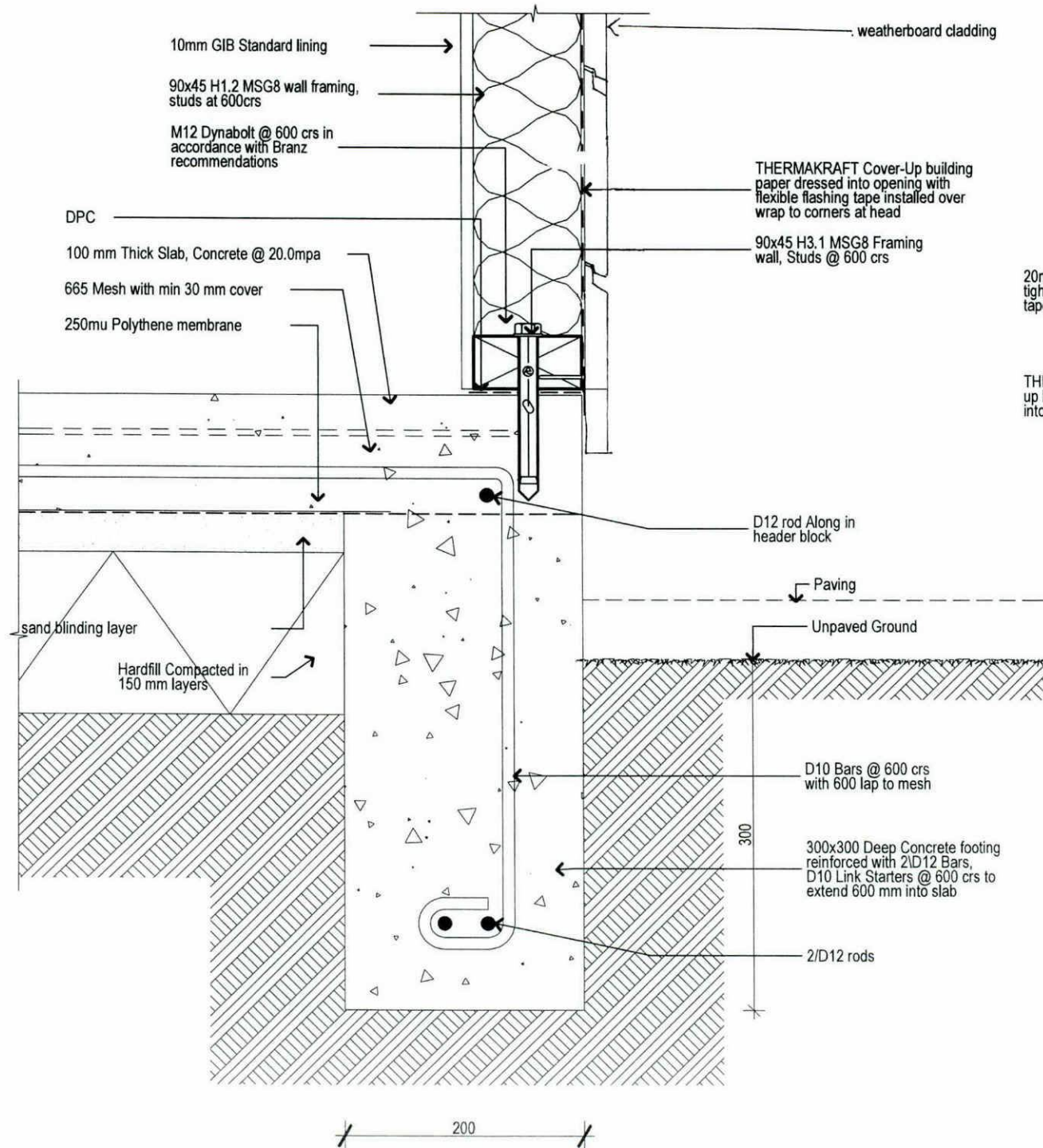
PLACEMENT OPTION 1

PLACEMENT OPTION 2

TOTAL DESIGN & BUILD

HWC Details 1:100

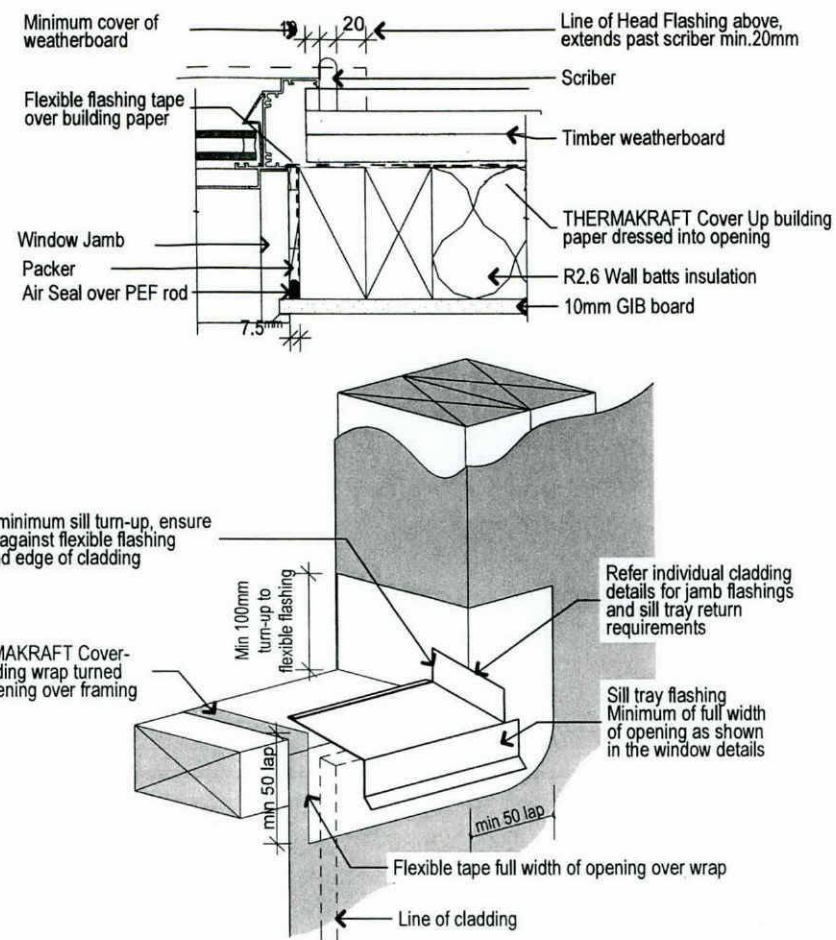




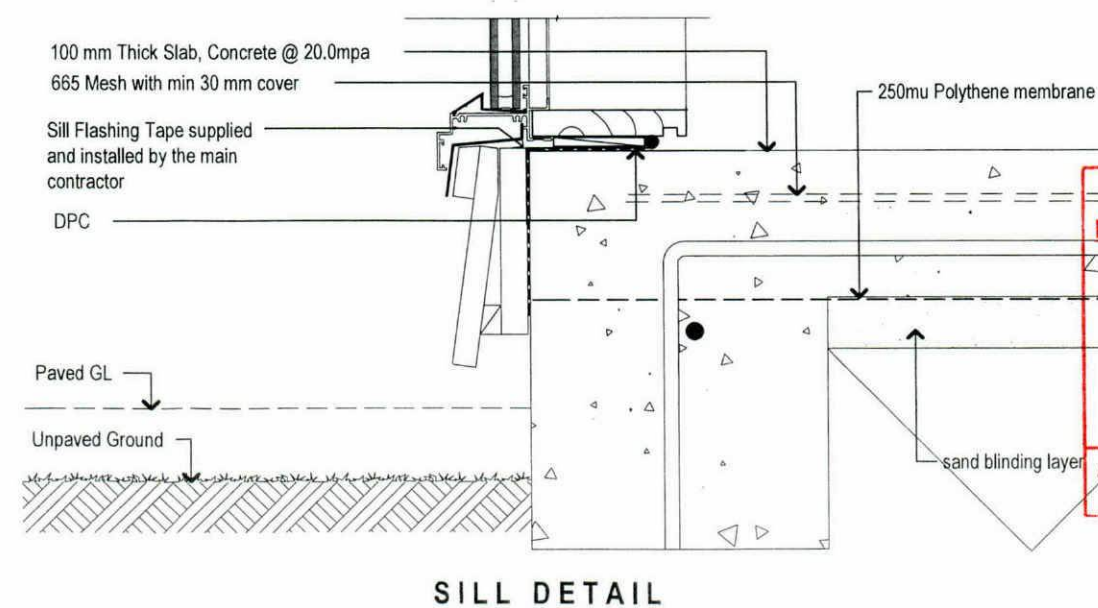
Timber weatherboard / Foundation Detail

1:5

2



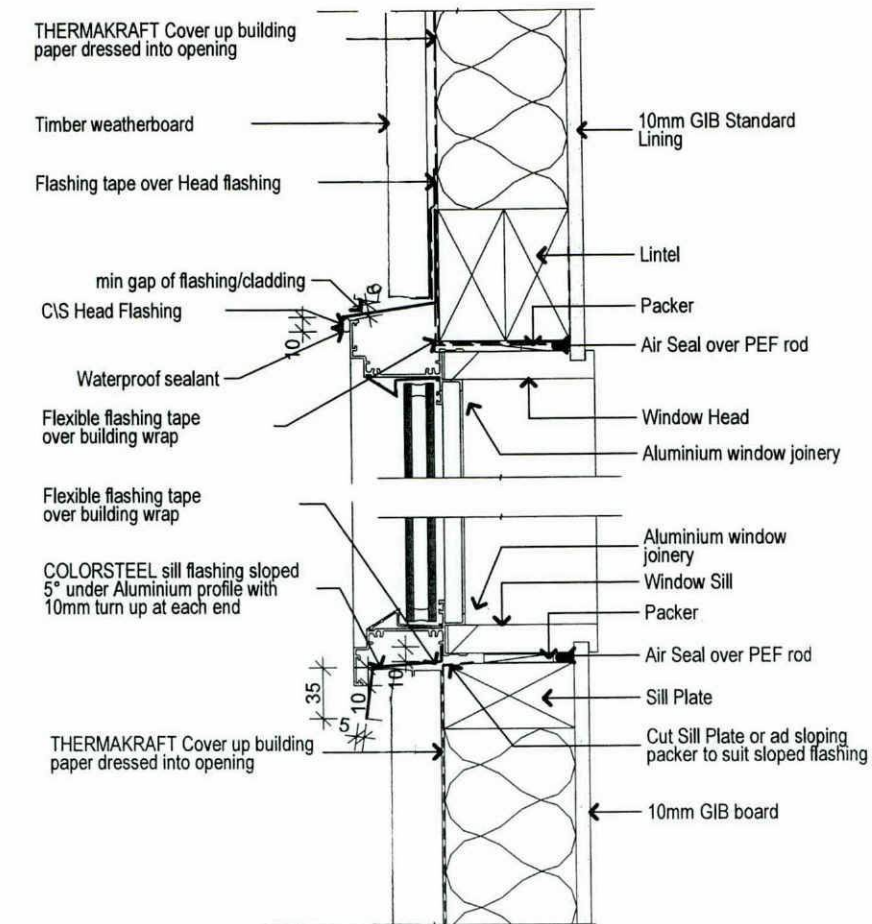
WINDOW SILL FLASHING DETAIL



SILL DETAIL

Timber weatherboard window details

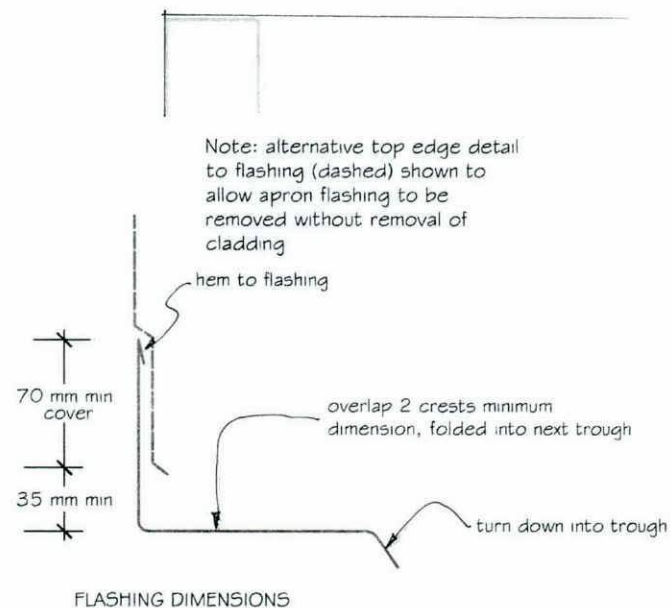
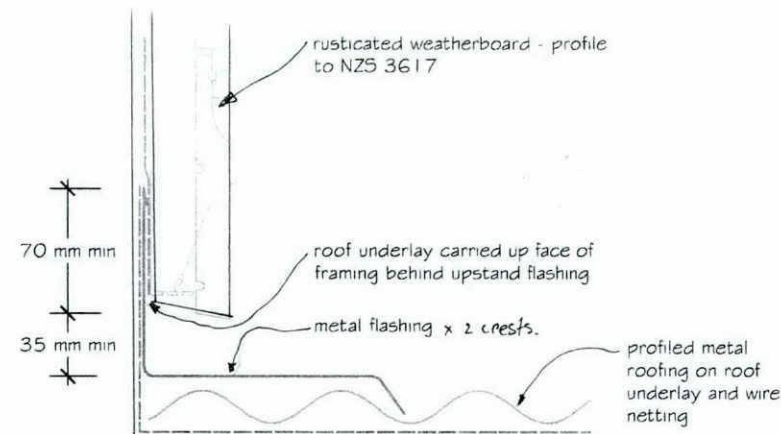
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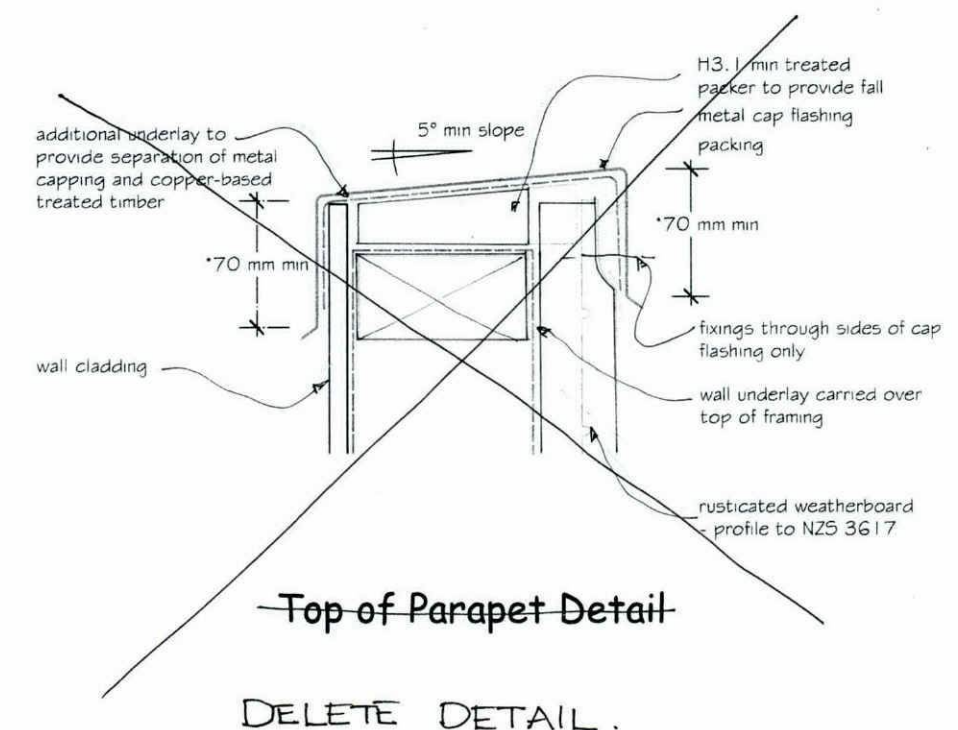
TOTAL DESIGN & BUILD

Details 1:5





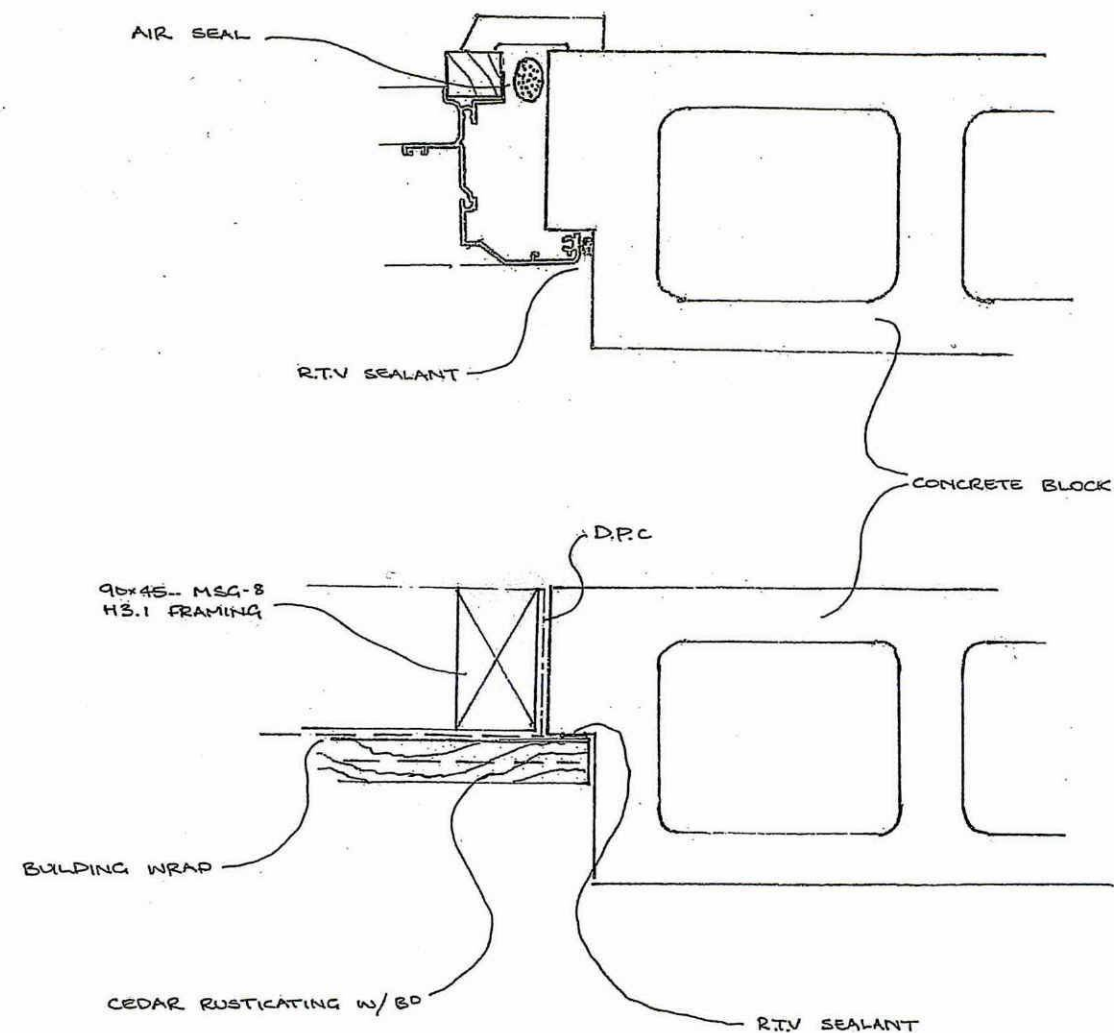
Wall to Roof Flashing Detail



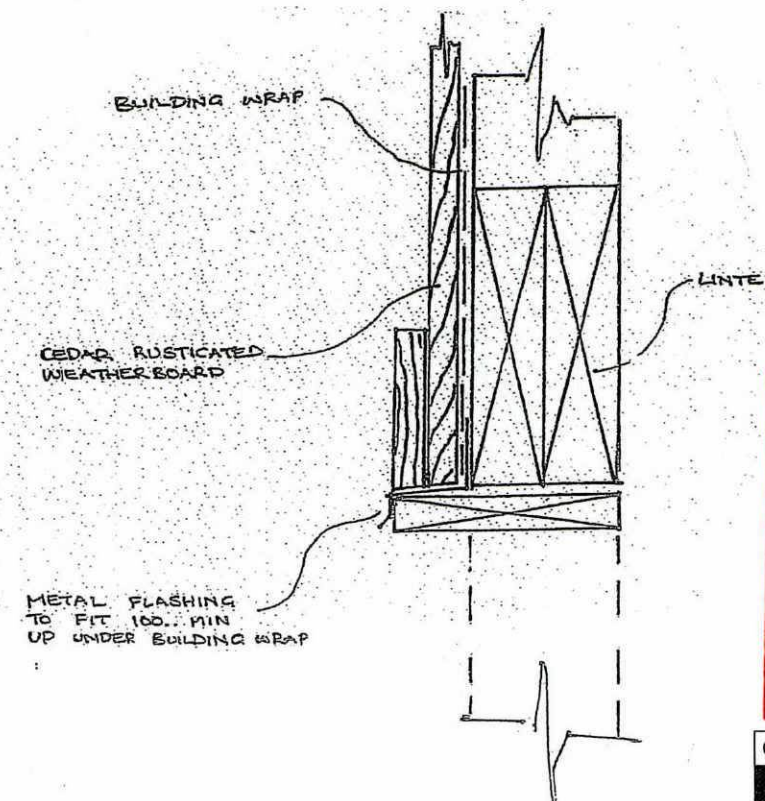
Tasman District Council  
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 APPROVED  
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 ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE  
 DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL

<p>Company Title</p> <p><b>TOTAL</b></p> <p>387 High Street          Motueka          Nelson (NZ)          7120</p> <p> </p>	<p>Job Title</p>	<p>Drawing Name</p> <p><b>Details</b></p>	<p><b>CONFIDENTIAL.</b>          COPYRIGHT, All TOTAL DESIGN AND BUILD Ltd. Designs, Plans and Drawings are subject Copyright.          Any attempted or actual infringement by using, reproducing, or copying of some or wholly or in part without prior written permission will result in court proceedings.</p> <p>ALL CONSTRUCTION TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS.          NZBIA, NZ CODE/APPROVED DOCUMENTS AND MEANS OF COMPLIANCE INC. NZS 3604</p> <p>ALL DIMENSIONS AND LEVELS TO BE CHECKED BY CONTRACTOR BEFORE COMMENCEMENT OF WORK.          CONTRACTOR TO REPORT ANY DISCREPANCY</p>	<p>Drawing Scale</p> <p>-----</p> <p>Layout ID      Status      Revision</p> <p>Page <b>23</b></p>
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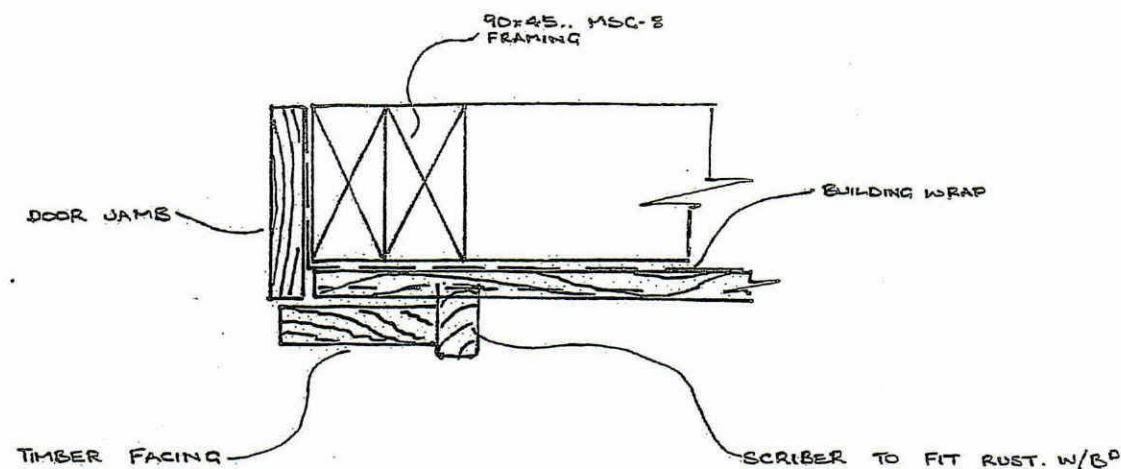




BLOCK WALL W/ DETAILS



GARAGE DOOR HEAD



GARAGE DOOR DETAIL

Tasman District Council  
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 7120



Job Title

**4 Walnut Drive**

4 Walnut Drive  
 Motueka, 7120  
 Tasman / Nelson

Drawing Name

**Details**

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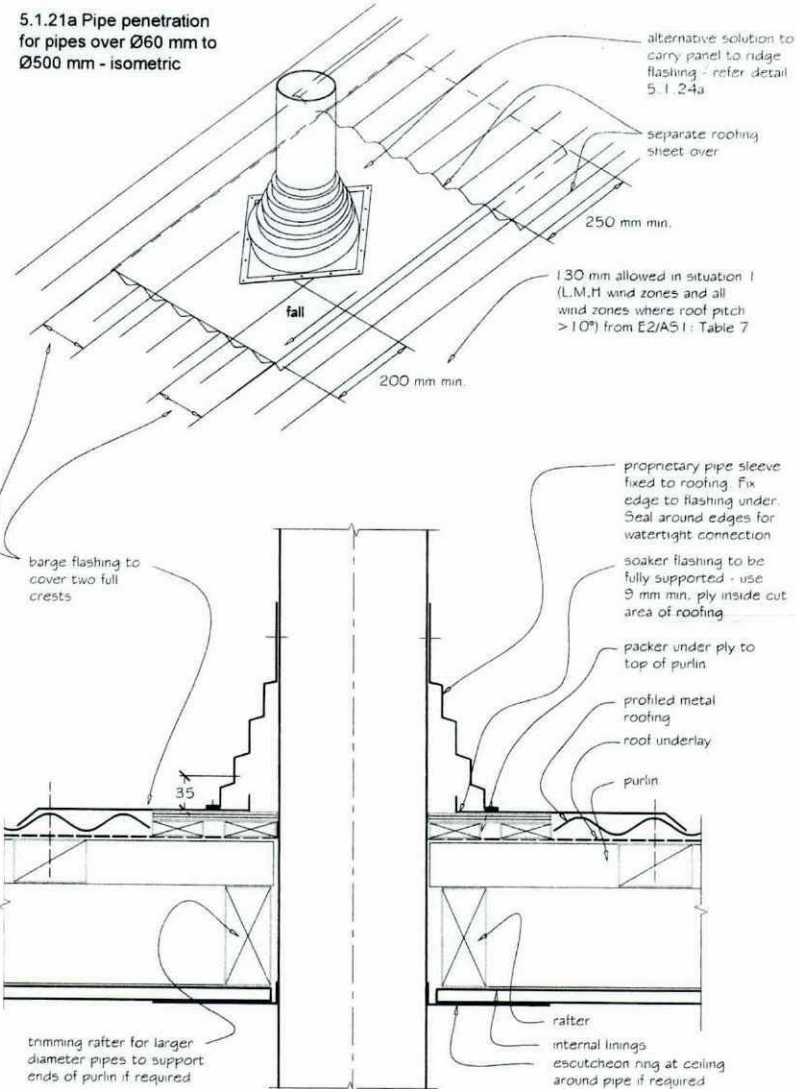
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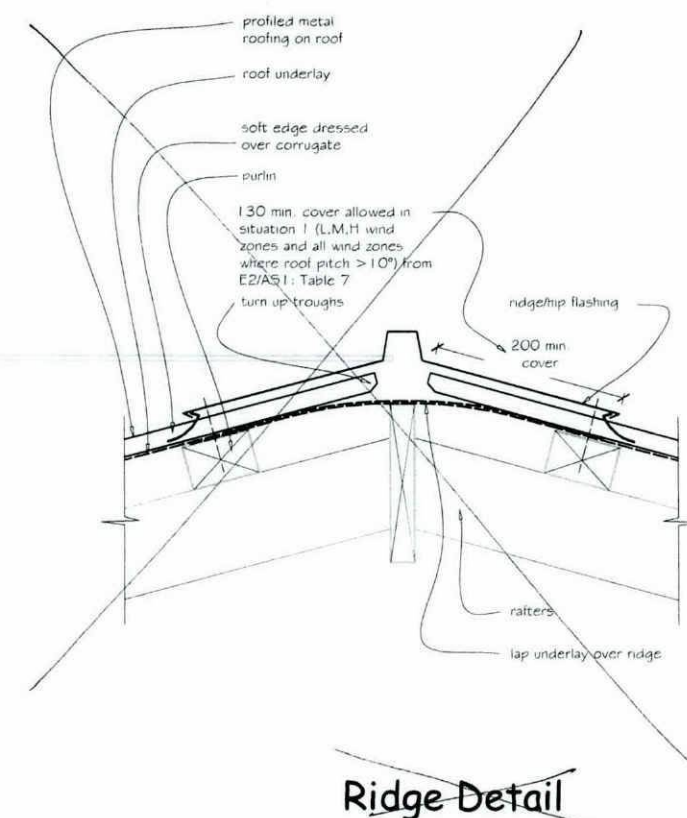
Revision

Page





Pipe Penetration Detail

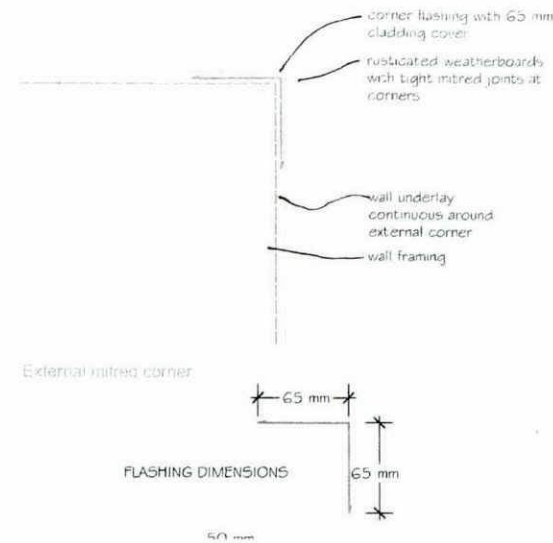


Ridge Detail  
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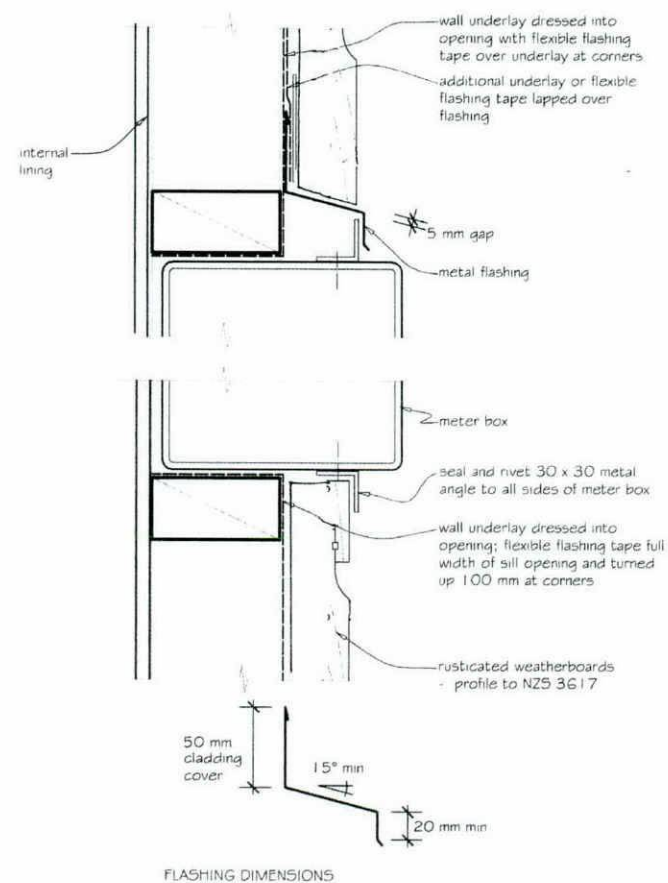


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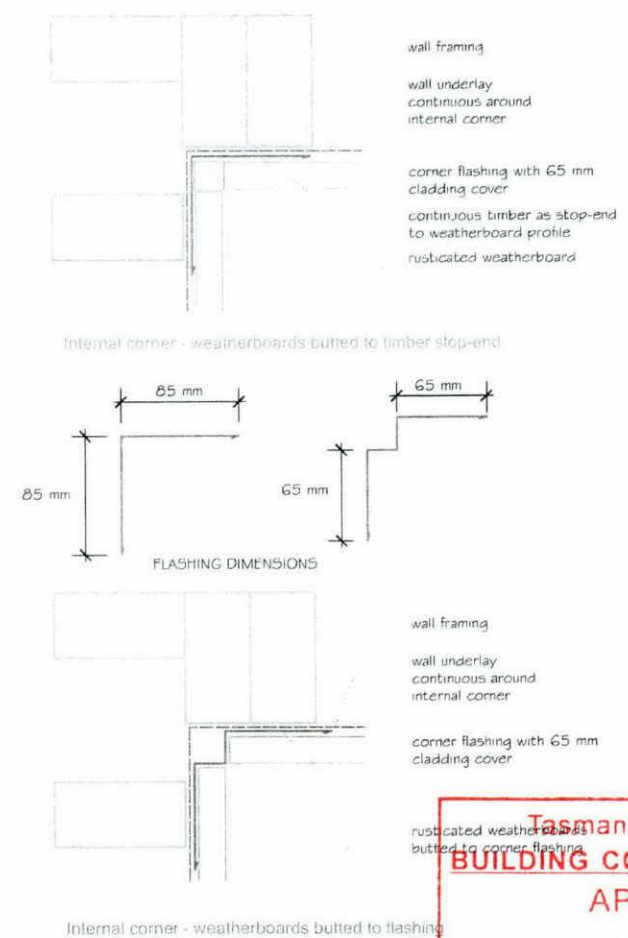




External W/B Detail



Meter Box Detail



Internal W/B Detail



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