

**COUNCIL
COPY**

PLANS APPROVED SUBJECT **PIM/BC**
REQUIREMENTS OF THE BUILDING
ACT 2004 BEING FULLY COMPLIED
WITH **65805**
DATE: **7/9/10** NO. **18** CONSENT NO. **18**
OFFICER: **H Ferguson**

PROJECT INFORMATION MEMORANDUM
ISSUED UNDER SECTION 32 OF THE
BUILDING ACT 2004

DATE: 11/21/80 P.I.M. No: 65005
OFFER: PIM/BC
65005

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2 SEP 2010
B.C. No.

PK350110

KILLYLEAGH DESIGN

NOTES:

1. 100MM PIPES FROM WATER CLOSETS ALL OTHER FOULWATER PIPEWORK TO BE 65MM UNLESS INDICATED OTHERWISE.
2. 80MM DOWNPIPES THROUGHOUT.
- 100MM UPVC STORMWATER 1:60 GRADIENT TO AS/NZS 1260

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LEGAL DESCRIPTION	
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LOT NO	130
DP	392624
AREA	365 SQ. METRES
STREET NO	34

DRAWN MICHAEL	DATE 12/02/2009
AMENDED	26/8/2010

SITE PLAN

JOHN PATTERSON
34 NIKAU STREET
ROTORUA

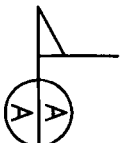
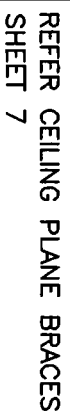
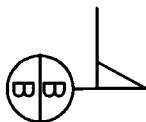
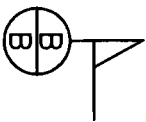
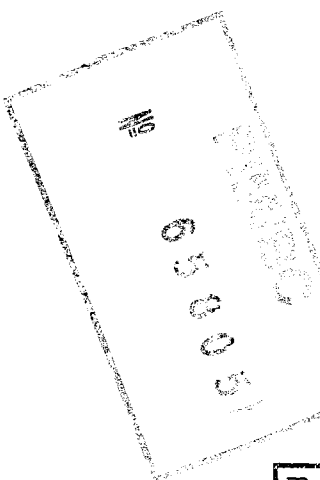
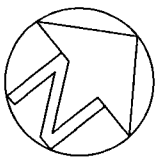
SCALE 1:100 ON A3	SHEET 1 OF 9
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PLATFORM:	296.60
FLOOR:	296.90
% COVERAGE:	34.78%
CUT VOLUME:	104.00M ³ APPROX.

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NOTES

ES

- ## TIMBER GRADING

TIMBER GRADING

ZONES

ZONES

- CORROSION ZONE
-
- EARTHQUAKE ZONE

CORROSION ZONE
EARTHQUAKE ZONE

- ## WINDOW CODES

WINDOW CODES

AREAS

AREAS

- | LEGAL DESCRIPTION | |
|-------------------|--|
| | |

LEGAL DESCRIPTION	

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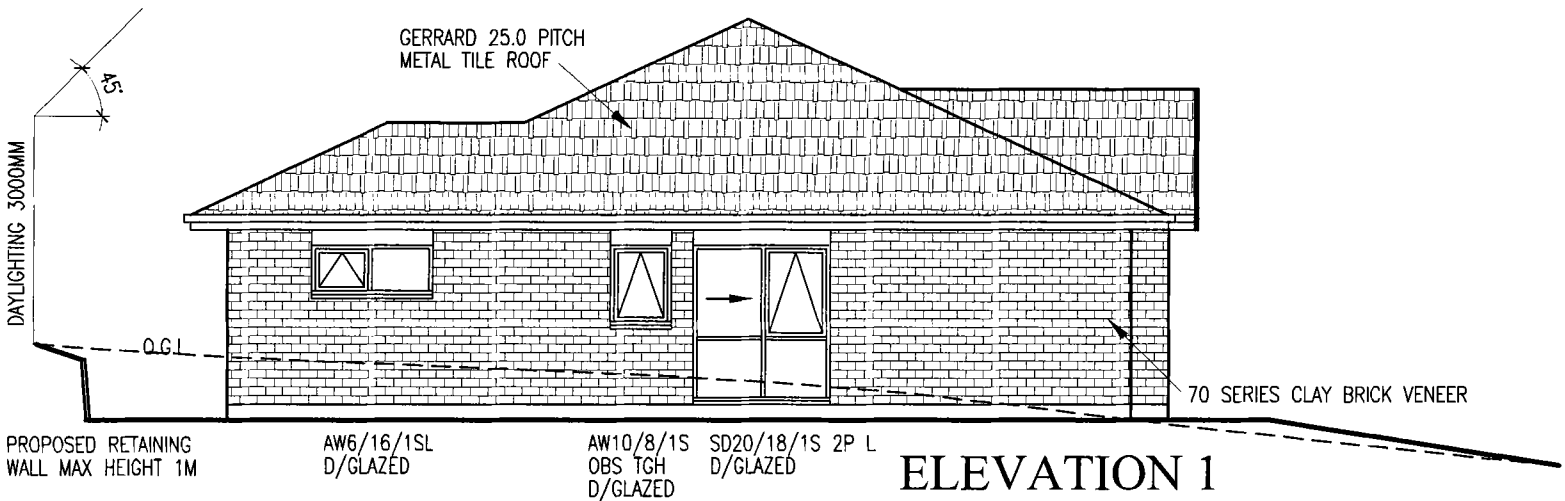
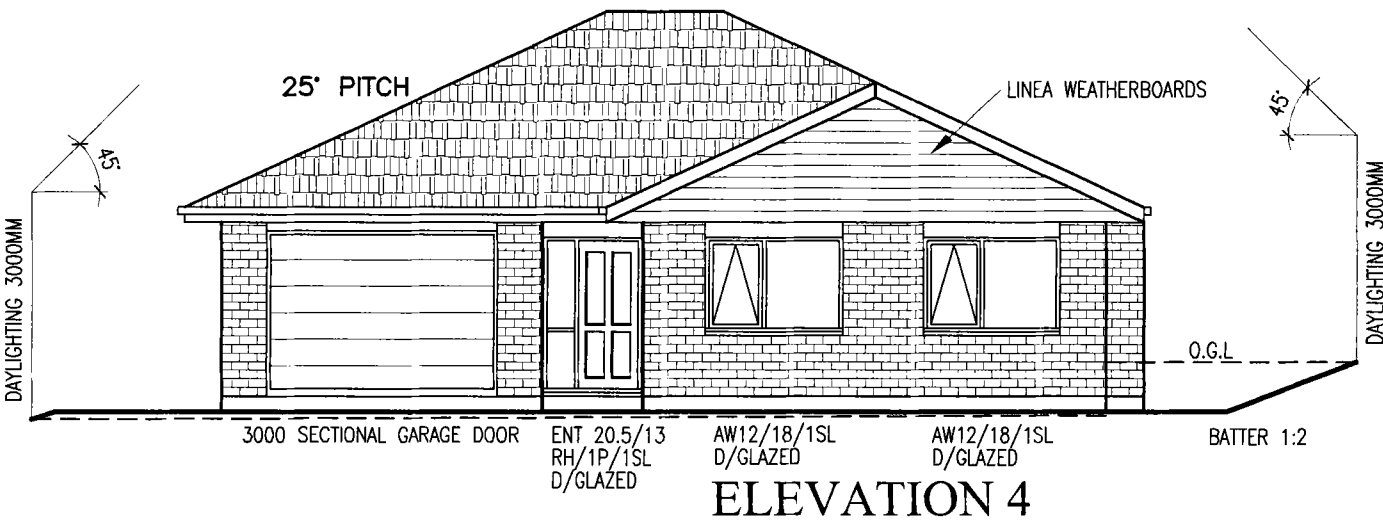
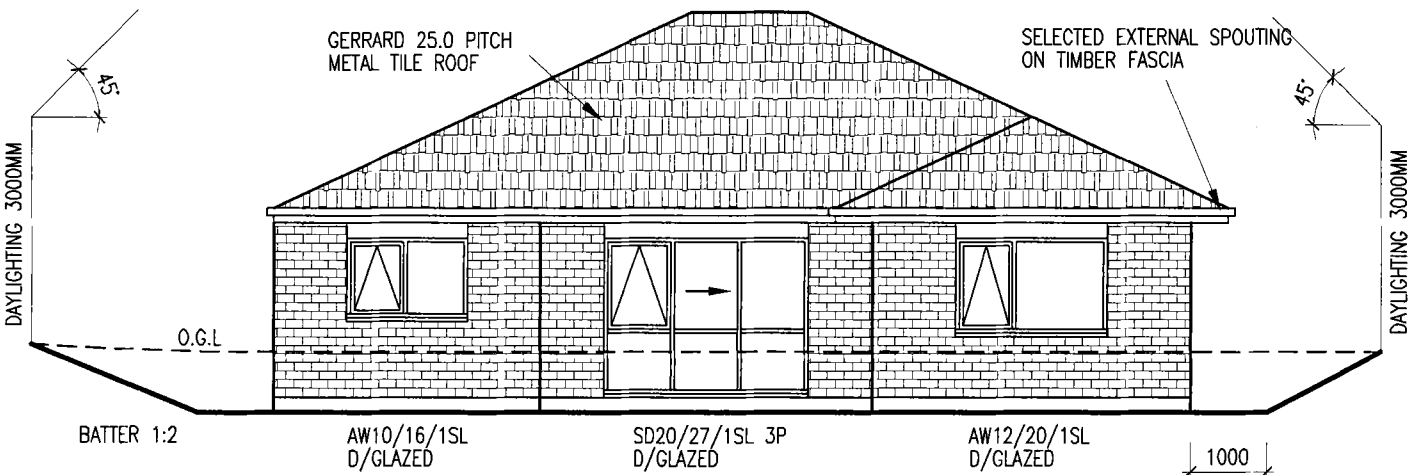
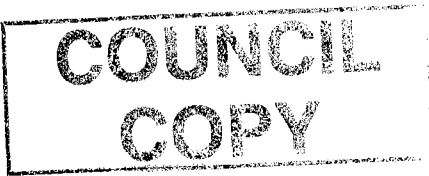
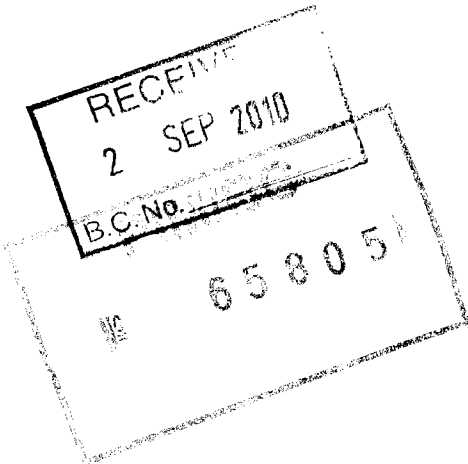
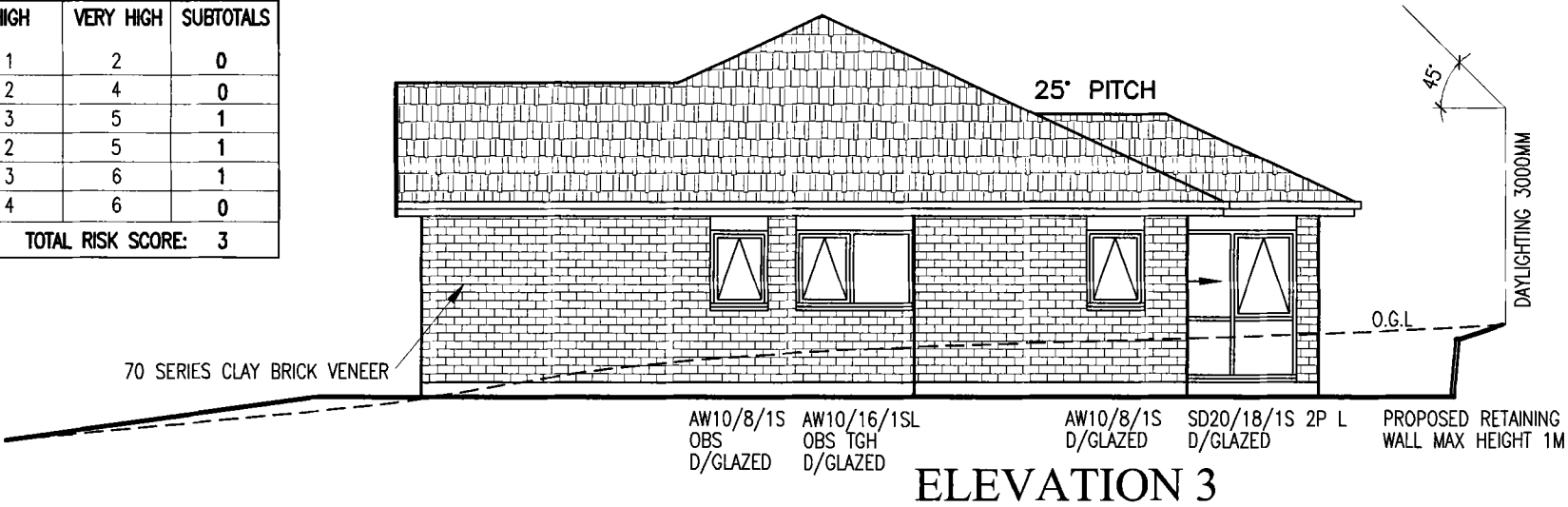
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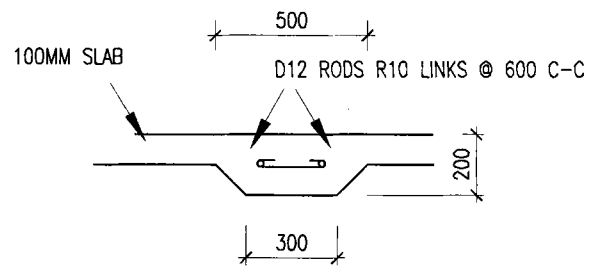
JOHN PATTERSON

SCALE 1:100 ON A3	SHEET 2 OF 9
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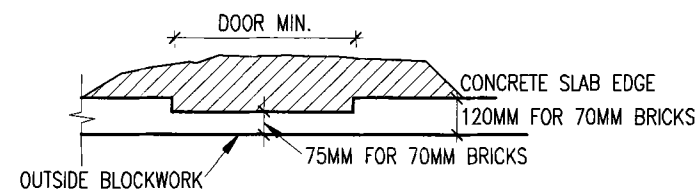
RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH	SUBTOTALS
WIND ZONE (PER NZS 3604)	0	0	1	2	0
NUMBER OF STOREYS	0	1	2	4	0
ROOF/WALL INTERSECTION DESIGN	0	1	3	5	1
EAVES WIDTH	0	1	2	5	1
ENVELOPE COMPLEXITY	0	1	3	6	1
DECK DESIGN	0	2	4	6	0
TOTAL RISK SCORE:					3



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ELEVATIONS	
JOHN PATTERSON 34 NIKAU STREET ROTORUA	
SCALE 1:100 ON A3	SHEET 3 OF 9

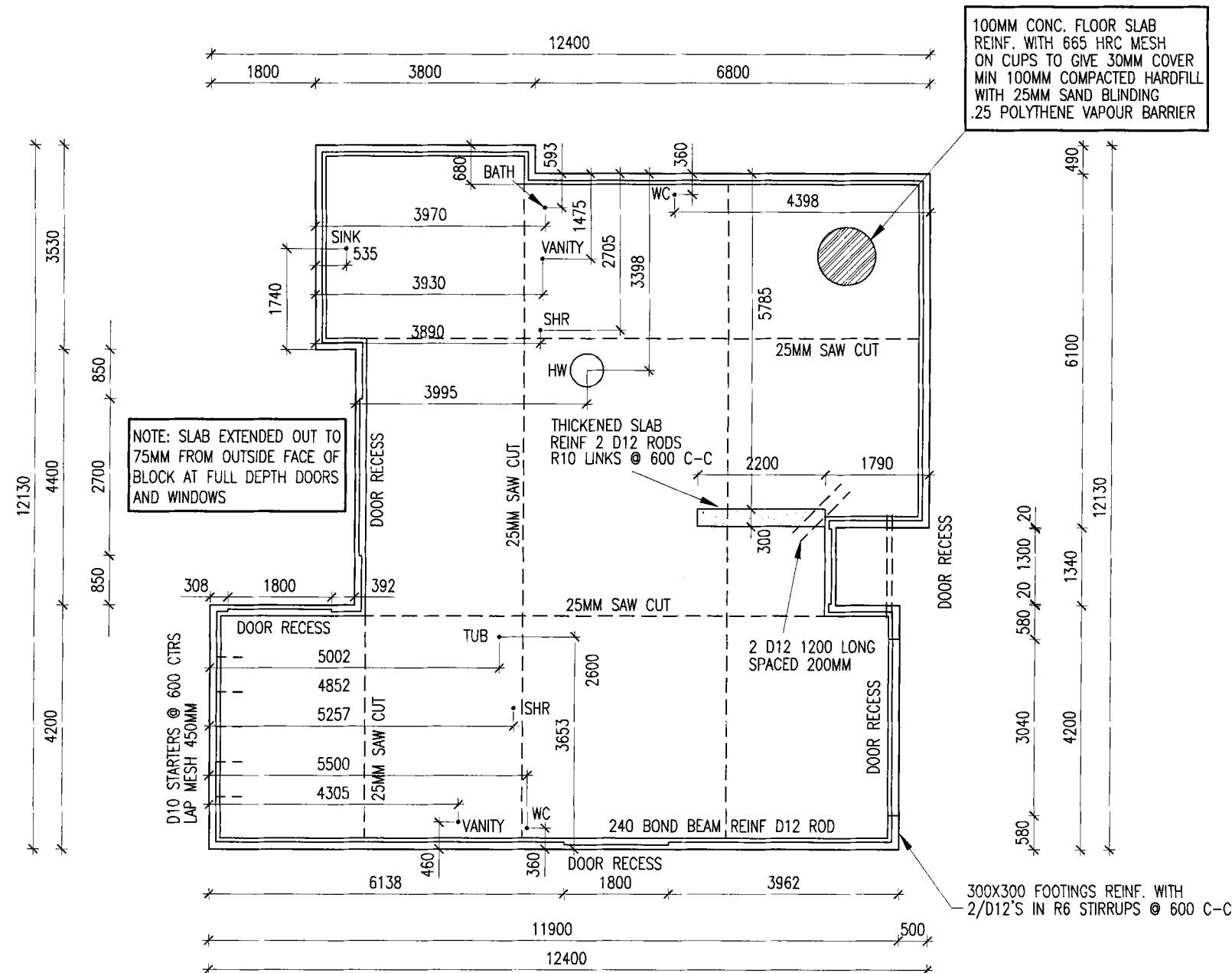
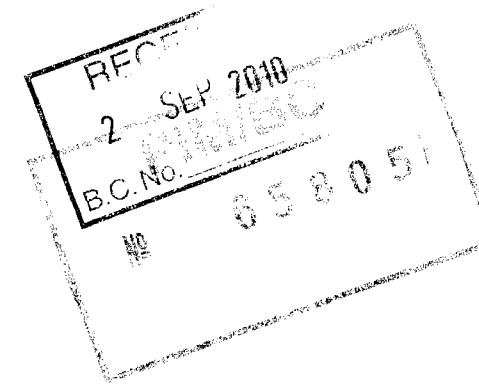


THICKENED SLAB DETAIL

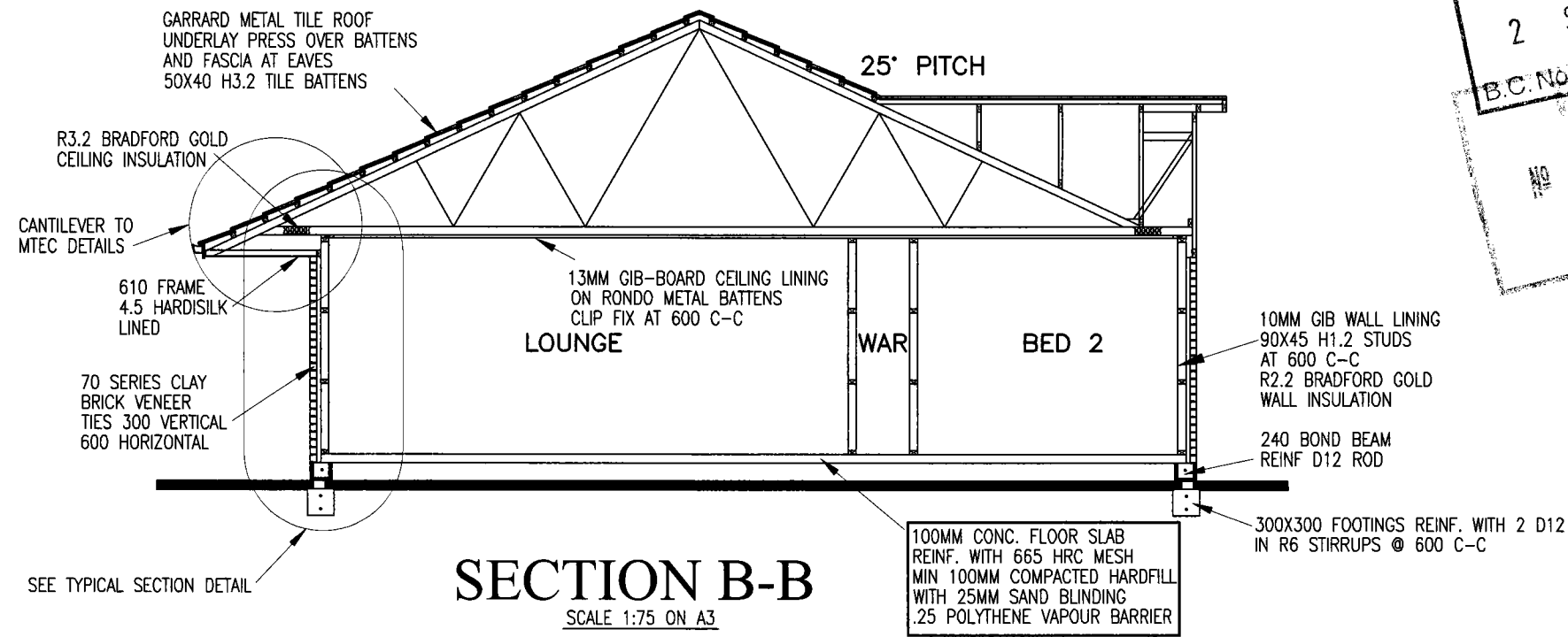


FULL DEPTH WINDOW
DOOR PROJECTION

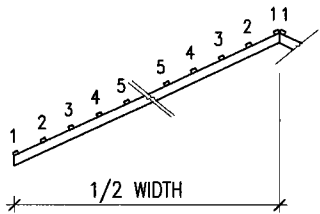
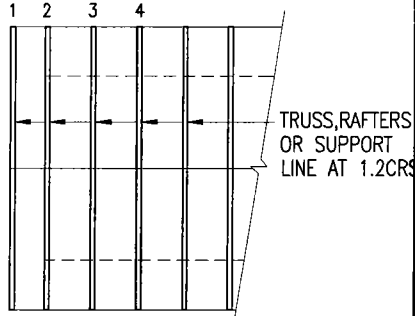
SCALE 1:25 ON A3

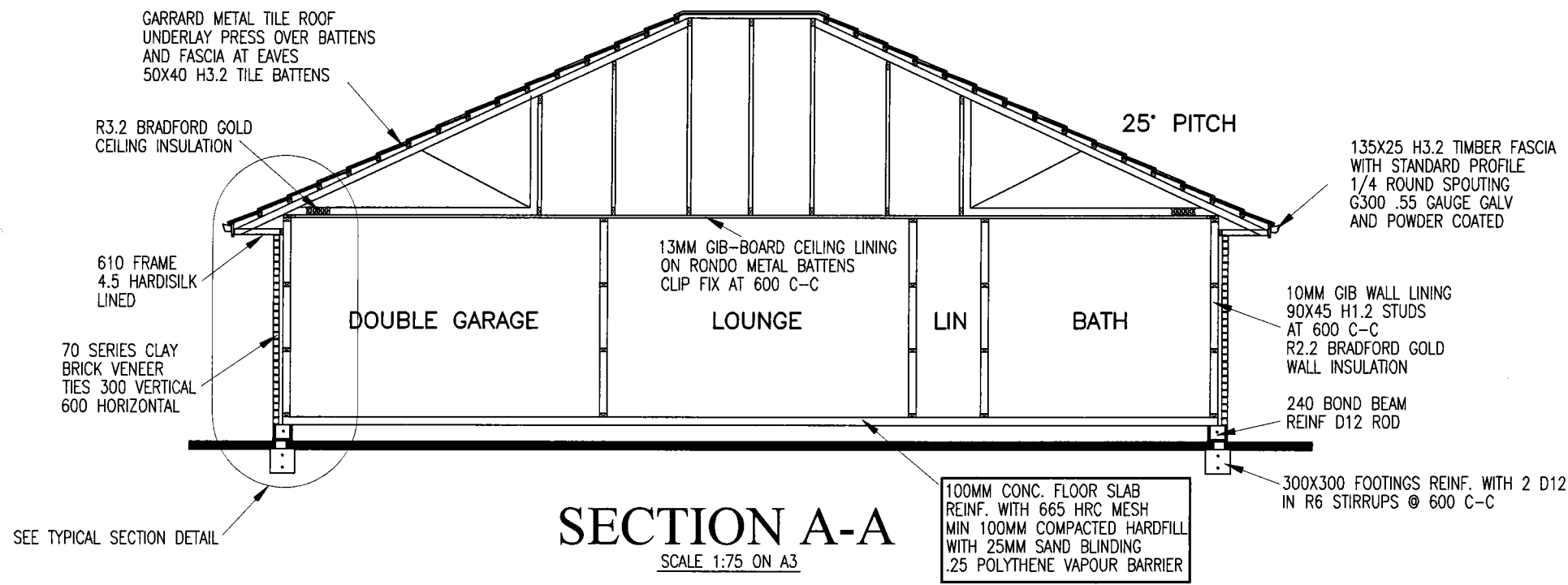


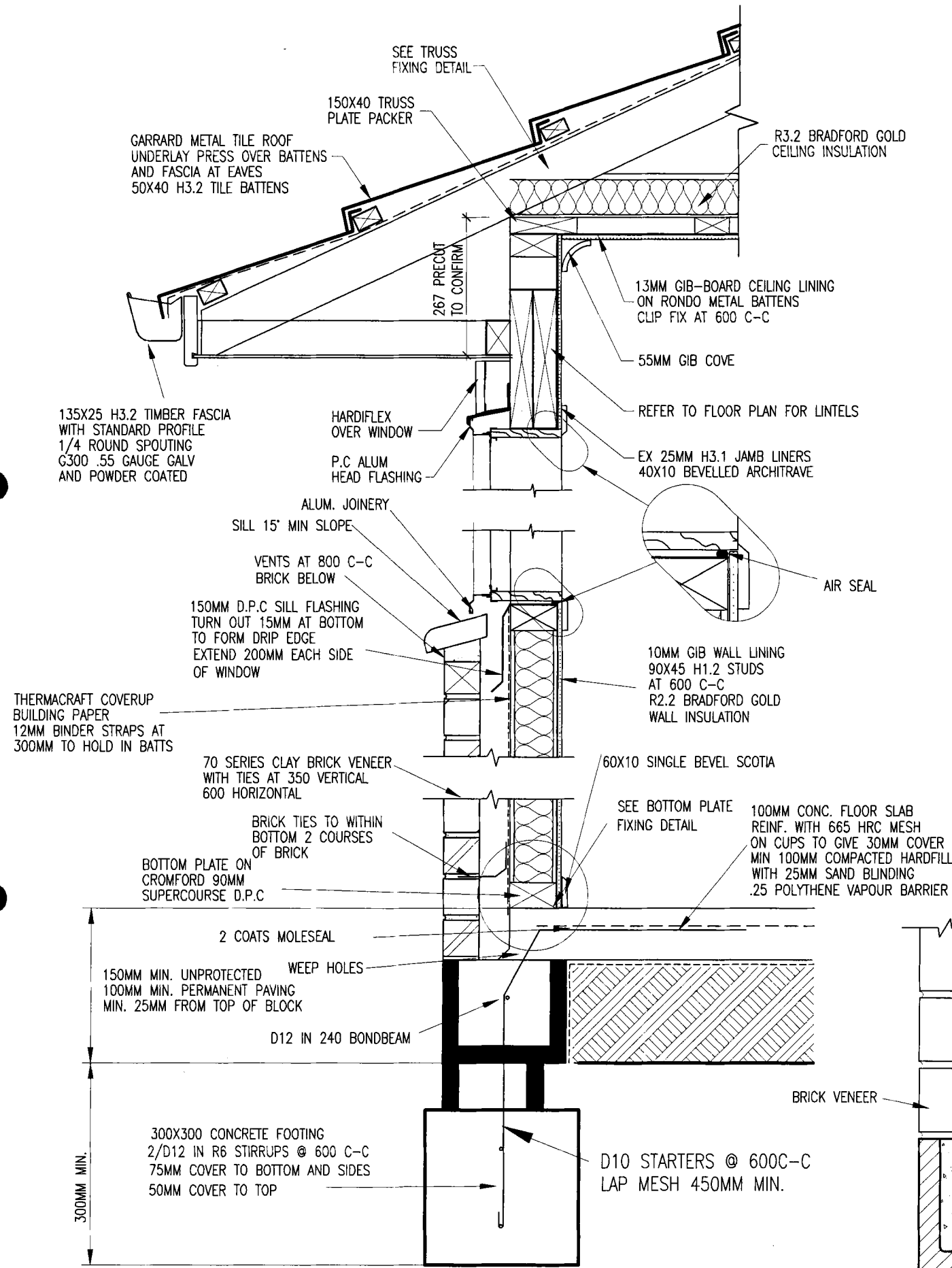
KILLYLEAGH DESIGN	
NOTES	
1. ALL FOUNDATIONS SHALL BEAR INTO FIRM UNDISTURBED SUBSOILS WITH MIN. BEARING CAPACITY OF 100 KPA. NOTIFY ENGINEER IF SOFT SUB SOILS ARE ENCOUNTERED.	
2. CONCRETE STRENGTH SHALL BE 20 MPA AT 28 DAYS. SOLID FILL ALL BLOCKWORK REINF. CORES AND BOND BEAMS 20MPA 10MM AGGREGATE GROUT.	
3. LAP ALL REINFORCING 40 BAR DIAMETERS AT ALL INTERSECTIONS AND WHEREVER ELSE NECESSARY.	
4. ALL BLOCKWORK SHALL COMPLY WITH THE REQUIREMENTS OF N.Z.S. 4210:1989 MASONRY CONSTRUCTION, MATERIALS AND WORKMANSHIP.	
5. BECAUSE OF THE POSSIBILITY OF CRACKS DEVELOPING IN CONCRETE FLOOR DURING CURING PROCESS KILLYLEAGH DESIGN LTD CANNOT GUARANTEE AGAINST TILES CRACKING.	
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FOUNDATION	
JOHN PATTERSON	
34 NIKAU STREET	
ROTORUA	
SCALE 1:100 ON A3	SHEET 4 OF 9



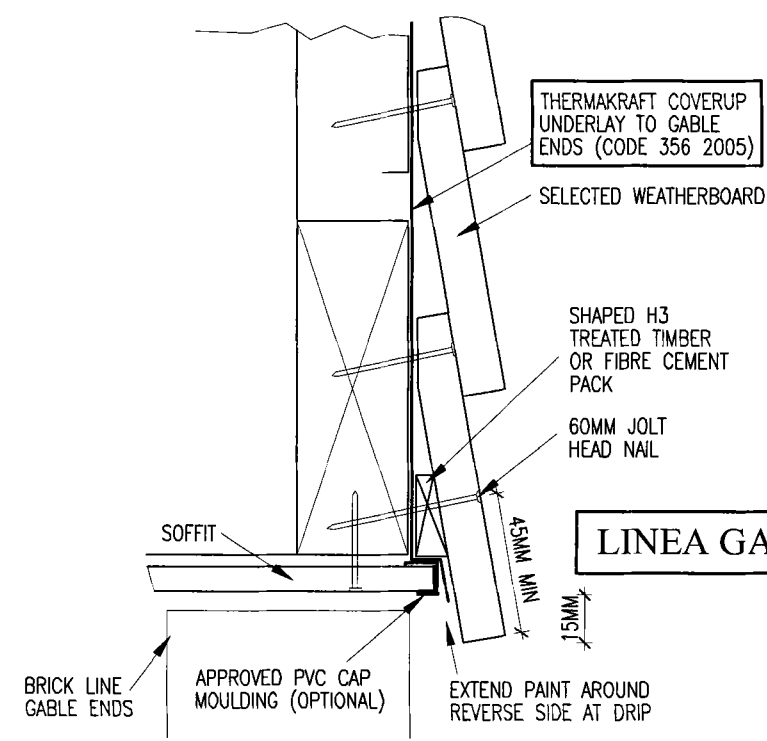
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BATTEN FIXING	
NOTES:	
FIXING DEFINITIONS	
NAIL	90 X 3.15 POWER DRIVEN 100 X 3.75 HAND DRIVEN
SCREW	80X10 GAUGE LUMBERLOK PURLIN SCREW (BLUE SCREW)
WIREDOG	LEFT OR RIGHT LUMBERLOCK WIREDOG
BATTEN FIXING - LOW AND MEDIUM WIND	
[B] TYPE FIXING 2 NAILS	
	
BATTEN LAYOUT	
[B] TYPE FIXING 2 NAILS	
[C] TYPE FIXING 3 NAILS OR 1 NAIL + 1 SCREW	
	
BATTENS ON GABLE END	
ON ROOF WIDTH UP TO 12m: USE TYPE B FIXING ON SUPPORT LINE NO.1, TYPE C ON SUPPORT LINES NO.2,3 & 4 AND ALL OTHER SUPPORT LINES AS PER SECTION A,B AND ABOVE	
KILLYLEAGH DESIGN	
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CHECKED	JOB No.
SECTIONS	
JOHN PATTERSON 34 NIKAU STREET ROTORUA	
SCALE SHOWN ON A3	SHEET 5 OF 9

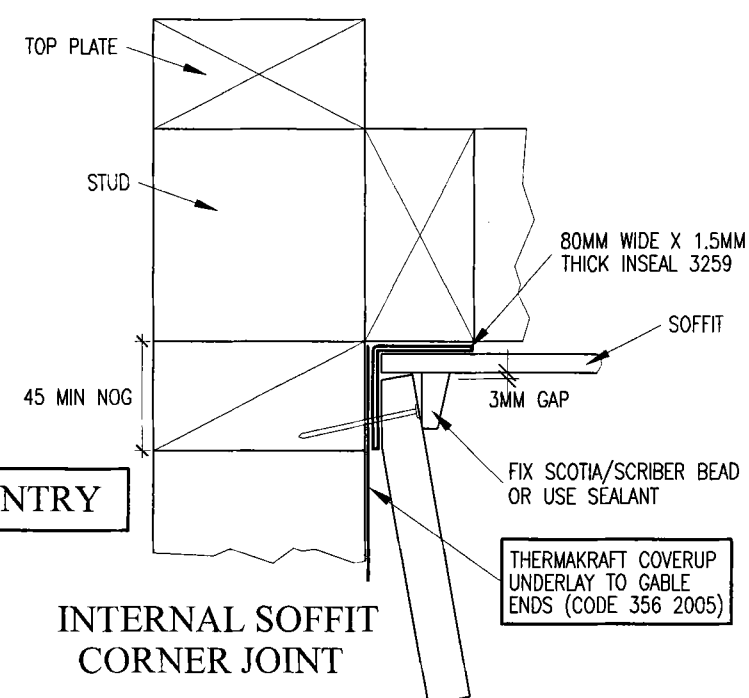




TYPICAL SECTION DETAILS
SCALE 1:10 ON A3



EXTERNAL SOFFIT JOINT

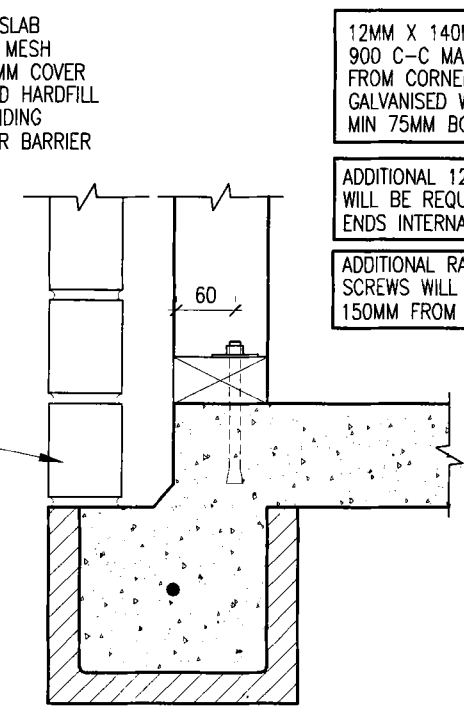


INTERNAL SOFFIT CORNER JOINT

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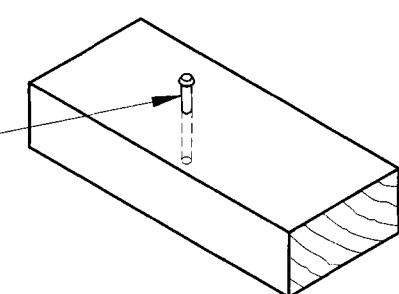
**BOTTOM PLATE FIXING
DETAIL (BRICK VENEER)**

12MM X 140MM TRUBOLTS AT
900 C-C MAX AND MIN 150MM
FROM CORNERS 50 X 50 X 3MM
GALVANISED WASHERS
MIN 75MM BOLT EMBEDMENT

ADDITIONAL 12MM X 140MM TRUBOLTS
WILL BE REQUIRED WITHIN 100MM FROM
ENDS INTERNAL OF GIB BRACE PANELS.

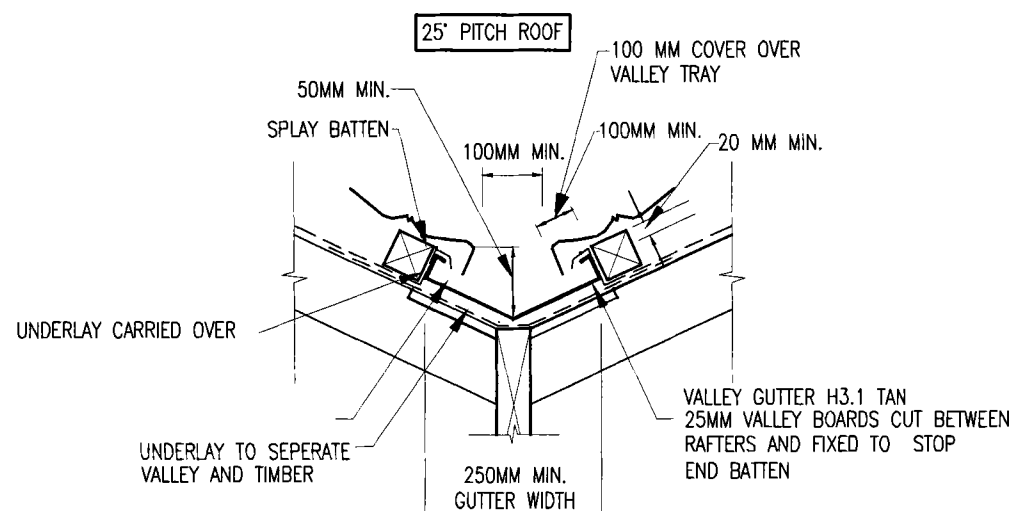
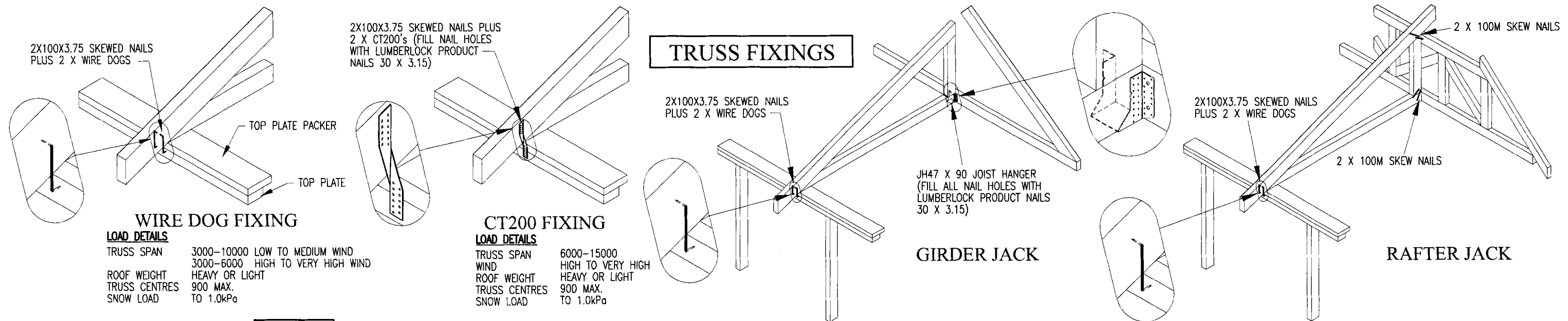
ADDITIONAL RAMSET AS 12150H ANCHOR
SCREWS WILL BE REQUIRED WITHIN
150MM FROM END OF PLY BRACE PANELS.

A 75MM X 4MM DIAMETER NAIL MUST
BE APPLIED MAX 600 C-C
RAMSET HD875 DRIVE PIN
WITH 16MM DIAMETER WASHER
TO RAMSET TECHNICAL REPORT SR125
THROUGH THE BOTTOM PLATE
INTO THE CONCRETE, AT NO LESS
THAN 70MM FROM THE CONCRETE EDGE.
WHEN USING A SHEET WALL BRACING
ELEMENT, A FIXING ANCHOR MUST BE
POSITIONED WITHIN 100MM FOR GIB
FROM THE END OF THAT ELEMENT.
POSITIONED WITHIN 150MM FOR PLY
FROM THE END OF THAT ELEMENT.

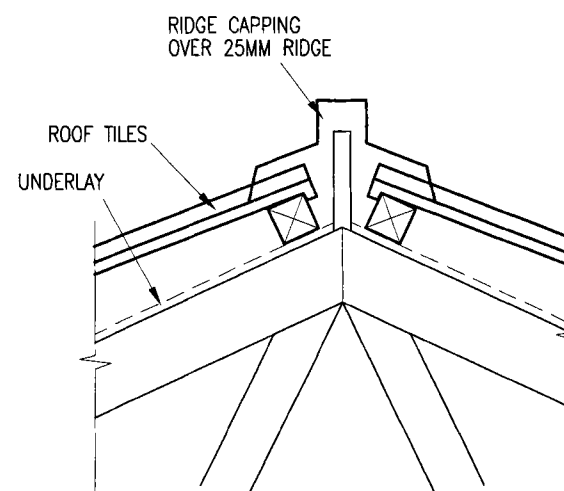


INTERNAL FIXING

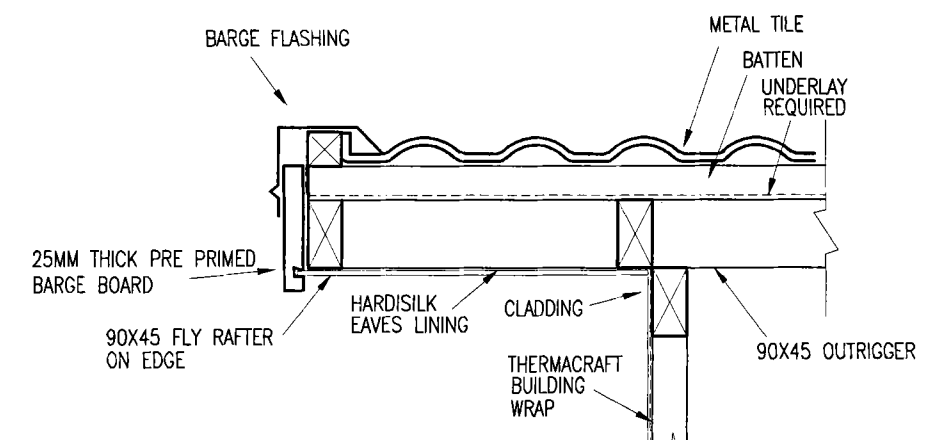
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DETAILS	
JOHN PATTERSON 34 NIKAU STREET ROTORUA	
SCALE SHOWN ON A3	SHEET 5A OF 9



METAL TILE VALLEY DETAIL

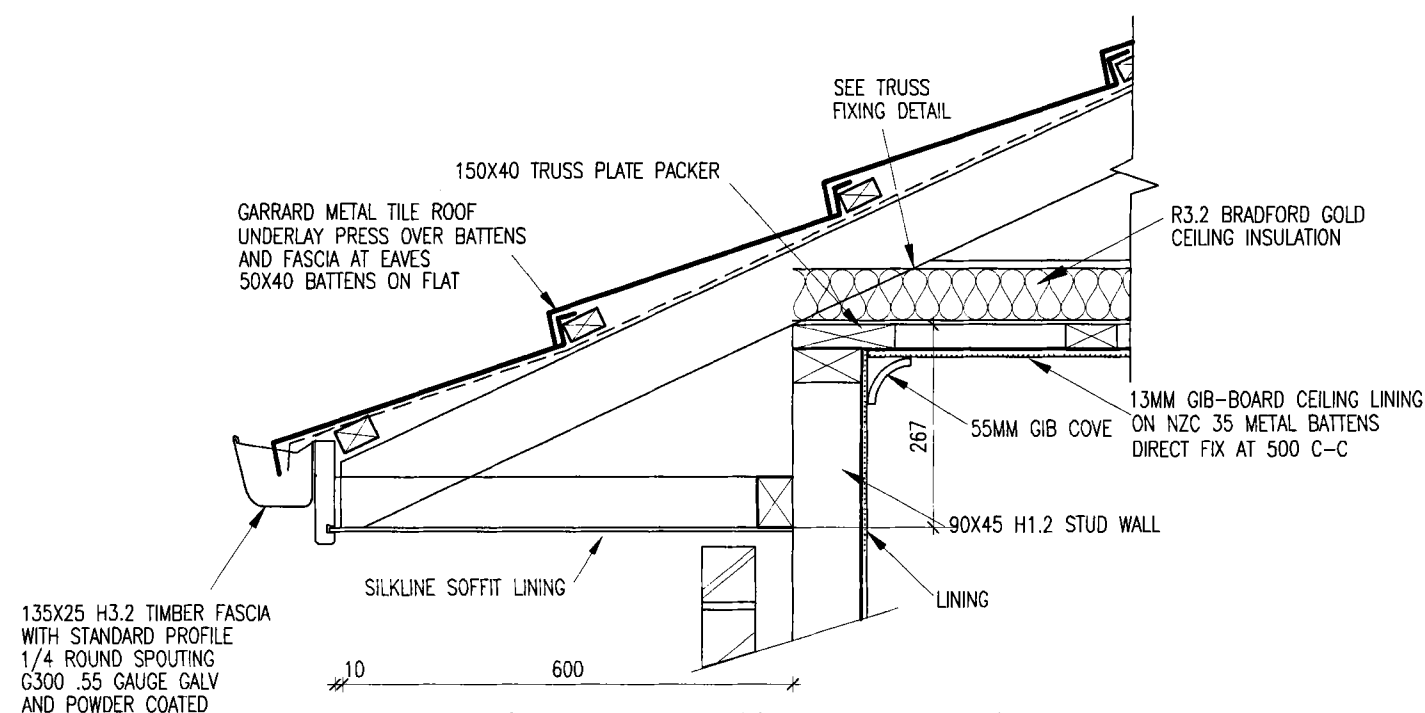


METAL TILE RIDGE DETAIL



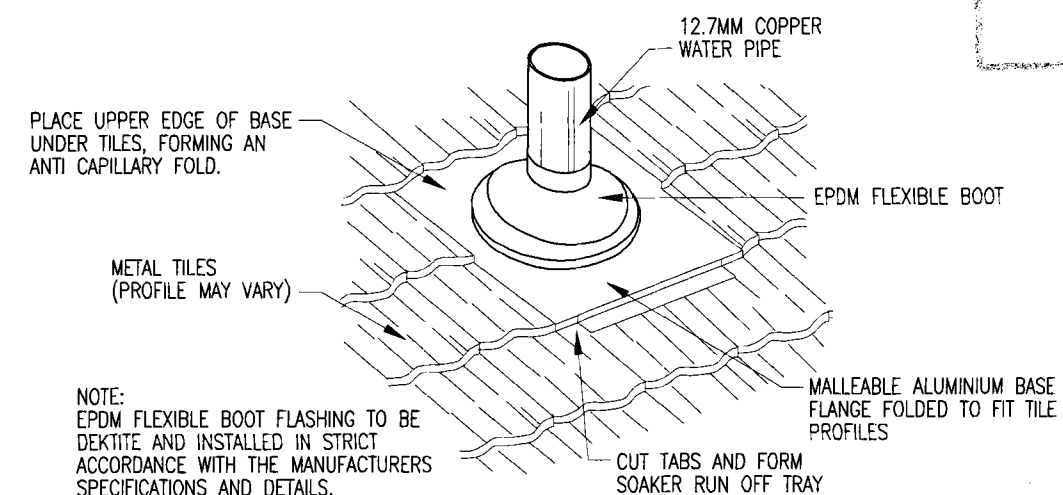
METAL TILE BARGE DETAIL

SCALE 1:10 ON A3

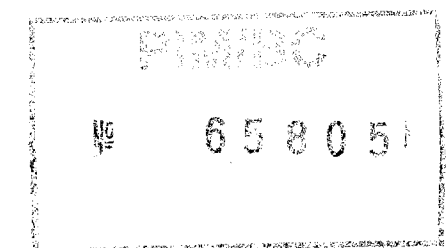
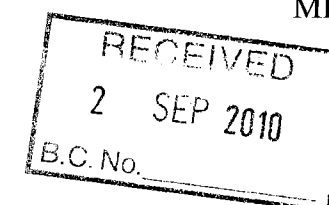


STANDARD 610 SOFFIT DETAIL

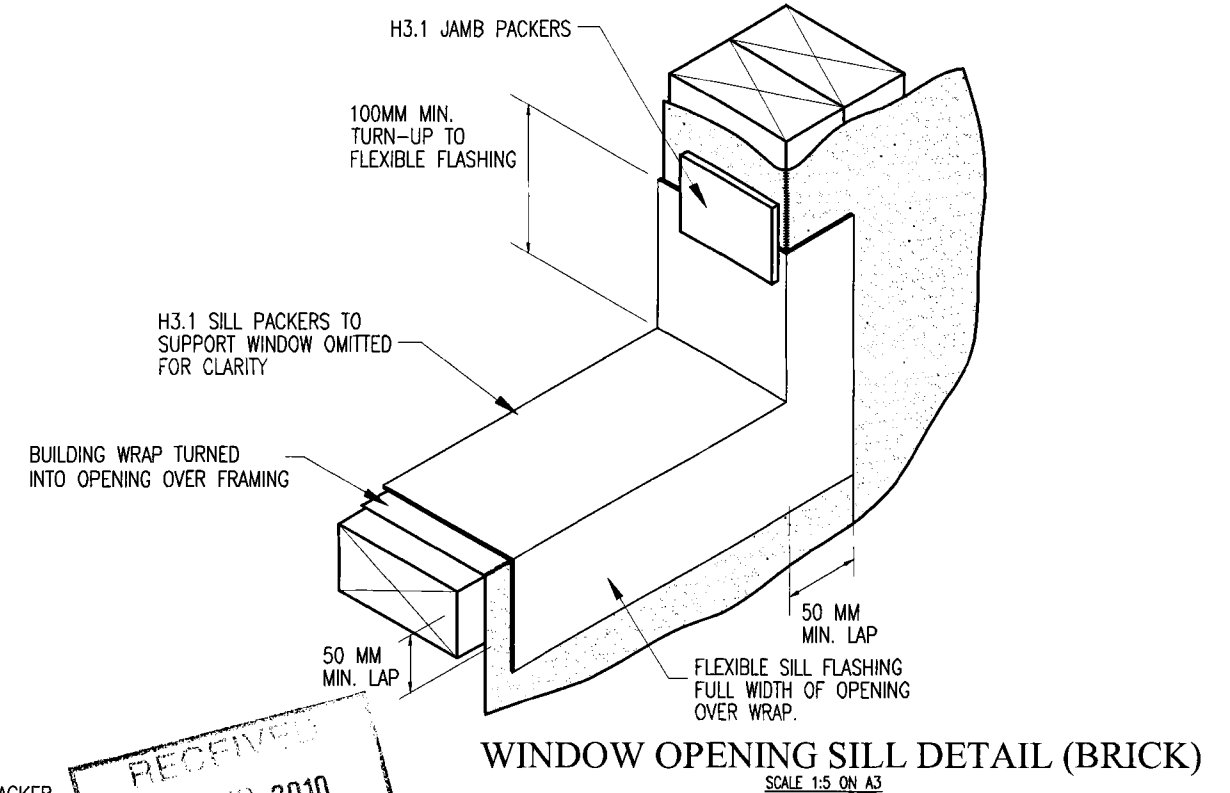
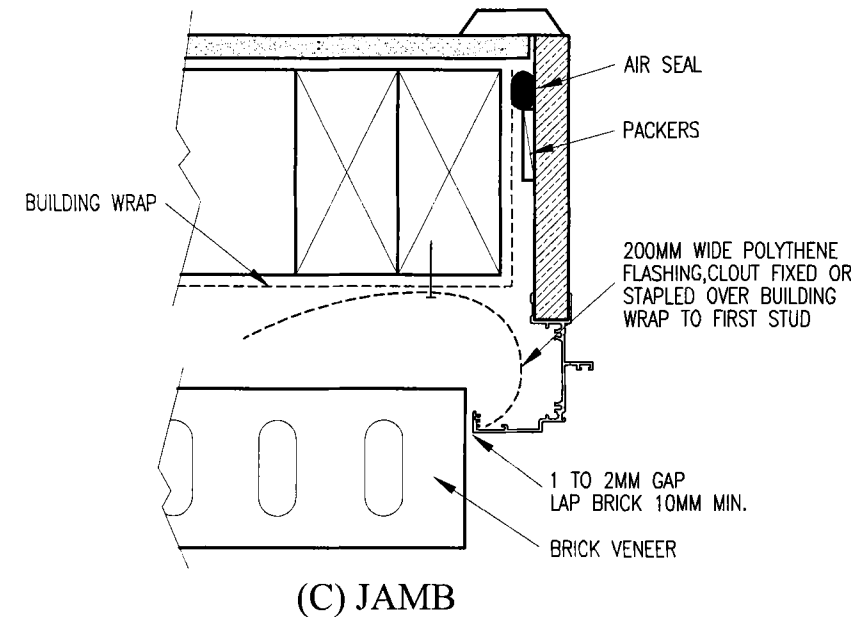
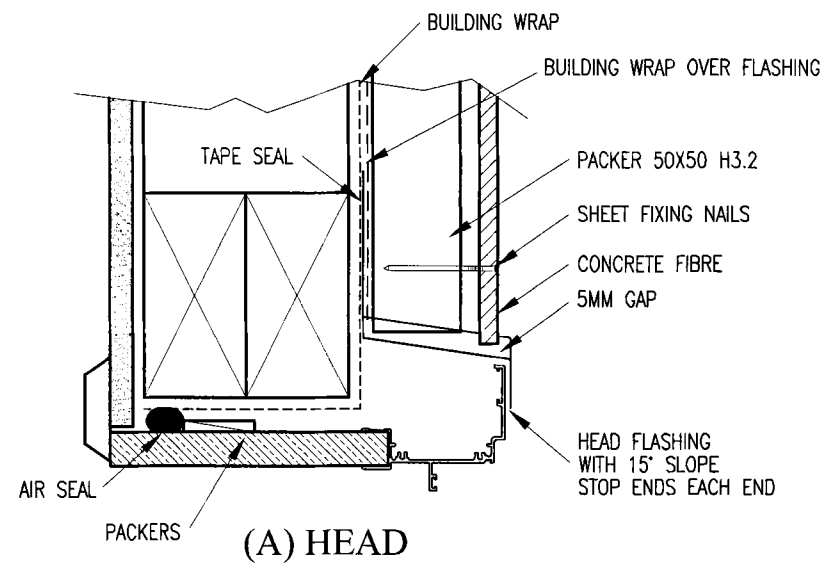
25° PITCH METAL TILE ROOF
SCALE 1:10 ON A3



PIPE PENETRATION FOR METAL TILE

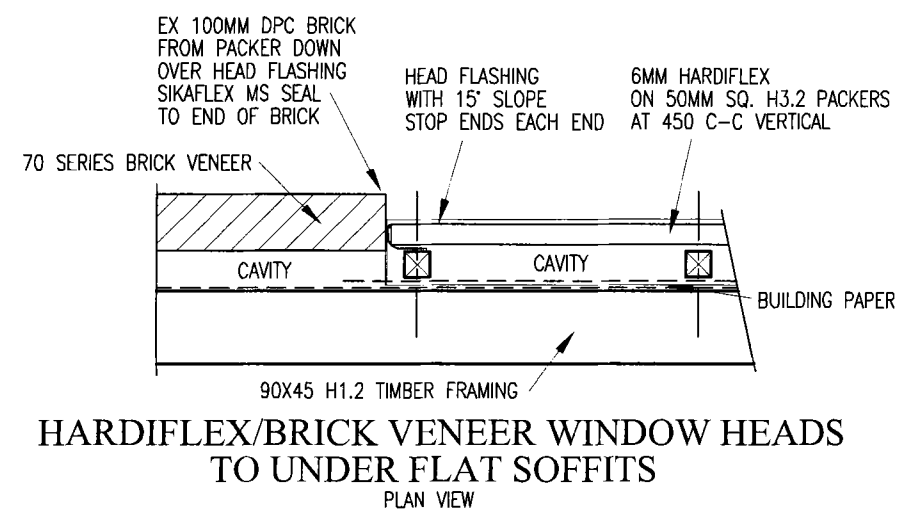
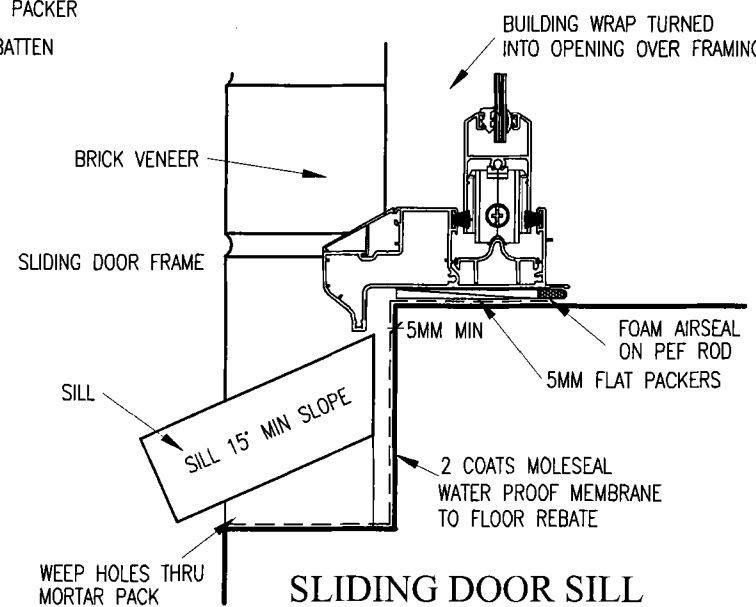
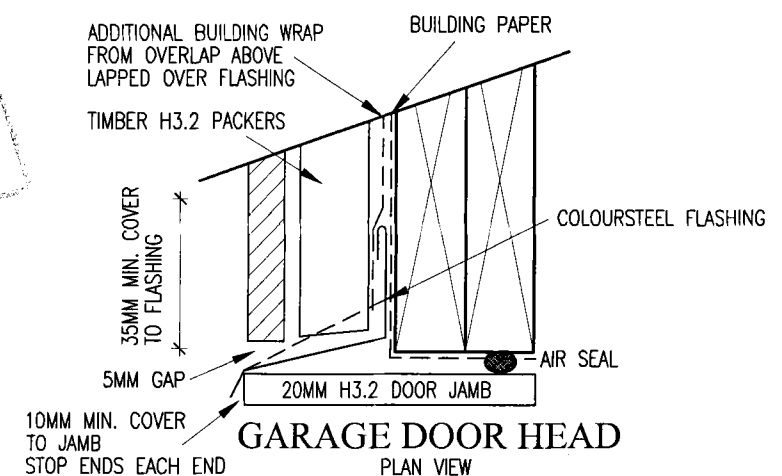
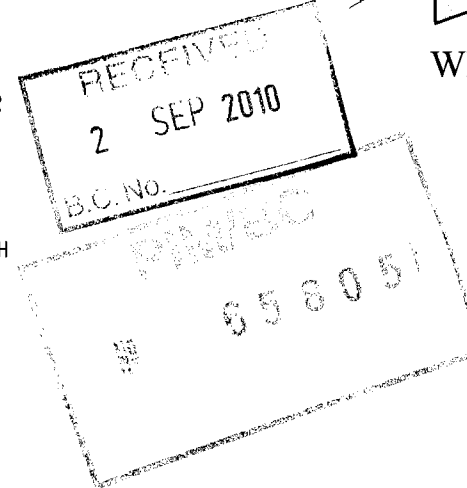
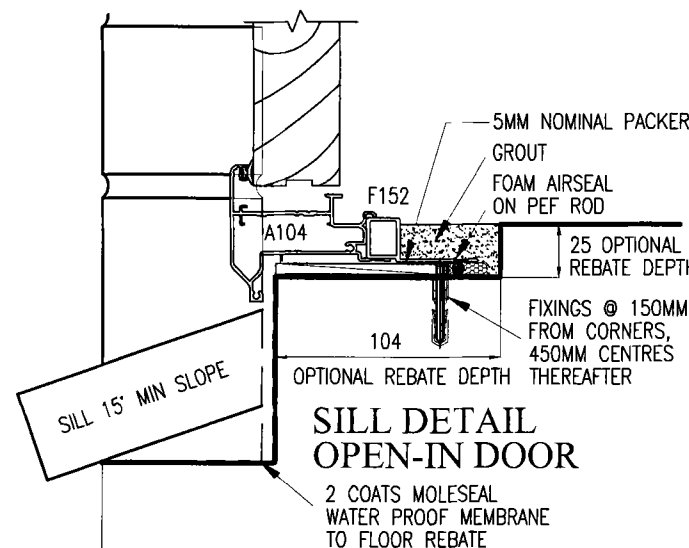
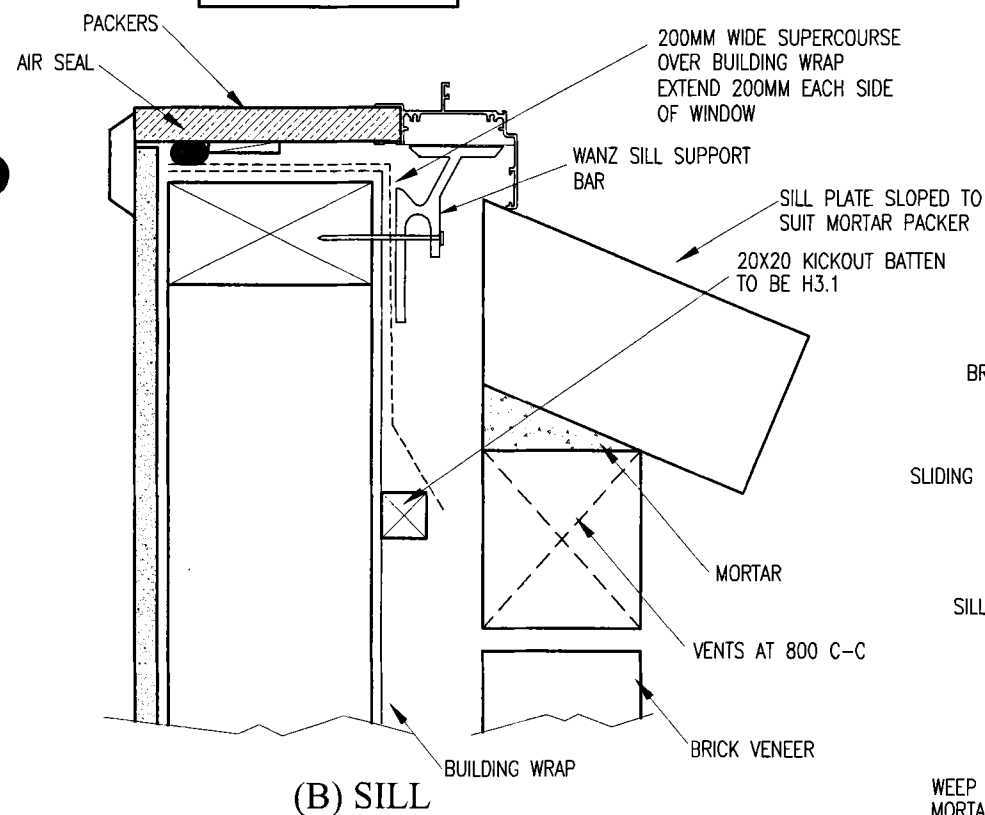


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ROOF DETAILS	
JOHN PATTERSON	
34 NIKAU STREET	
ROTORUA	
SCALE SHOWN ON A3	SHEET 5B OF 9



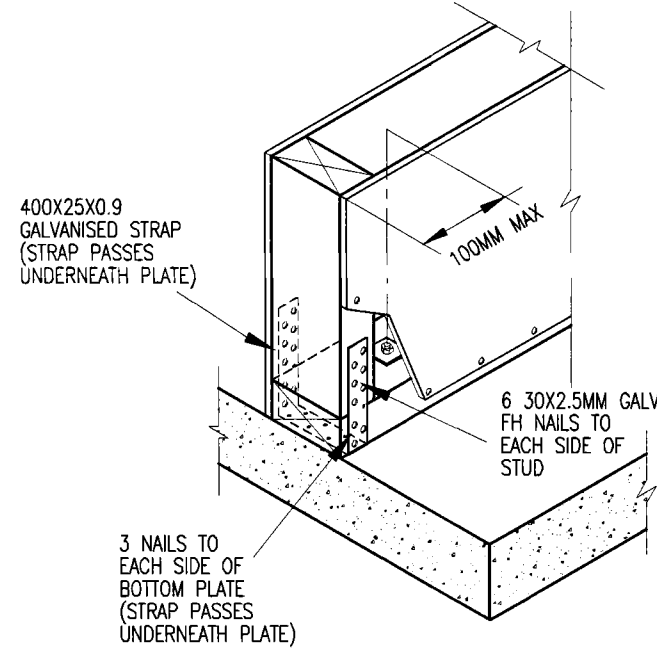
- NOTE:
- (1) WINDOW PROFILE TO BE SELECTED TO ACHIEVE COVER SHOWN IN DETAILS
 - (2) ARCHITRAVES ARE SHOWN FOR CONSISTENCY ONLY, DETAIL MAY BE USED WITH REBATED LINER
 - (3) MAKE ALLOWANCE BETWEEN PACKER AT SILLS FOR SUPPORT BRACKETS FOR LARGE WINDOWS. SUCH BRACKETS REQUIRE SPECIFIC DESIGN, AND SHALL BE SUPPLIED BY THE WINDOW MANUFACTURER
 - (4) WINDOW JAMBS TO BE H3.1 TAN

NOTE JAMB FLASHINGS TO OVERLAP SILL FLASHING



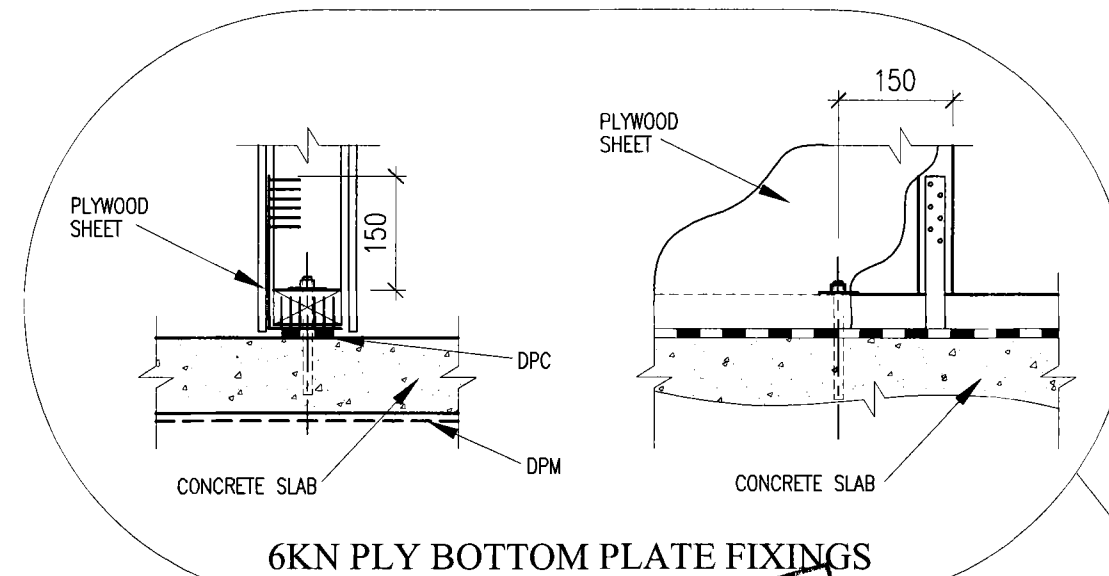
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WINDOW DETAILS	
JOHN PATTERSON 34 NIKAU STREET ROTORUA	
SCALE SHOWN ON A3	SHEET 5C OF 9

CONCRETE FLOOR GIB BOARD BRACE CONNECTIONS



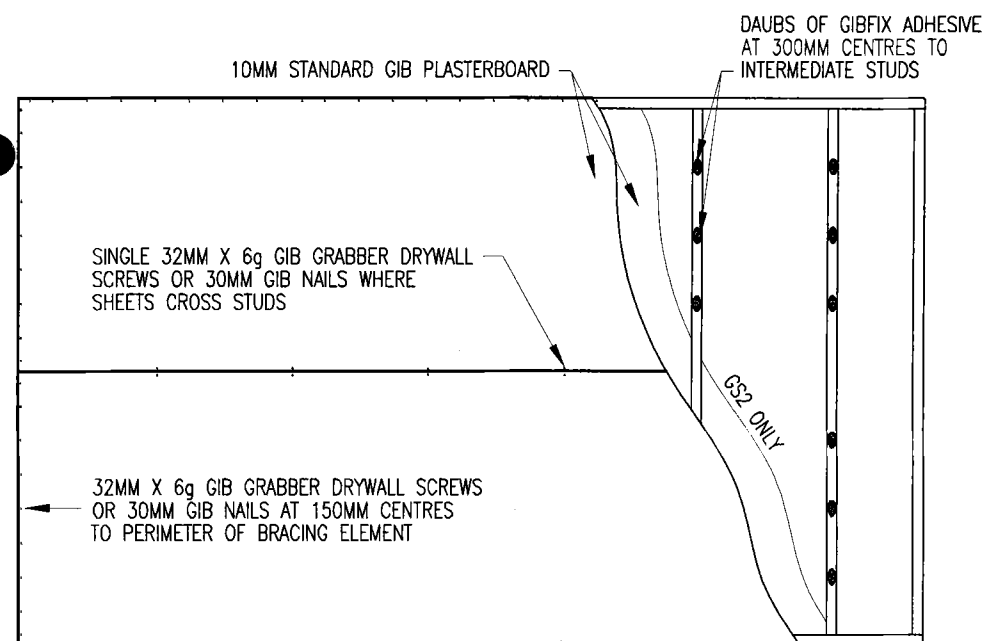
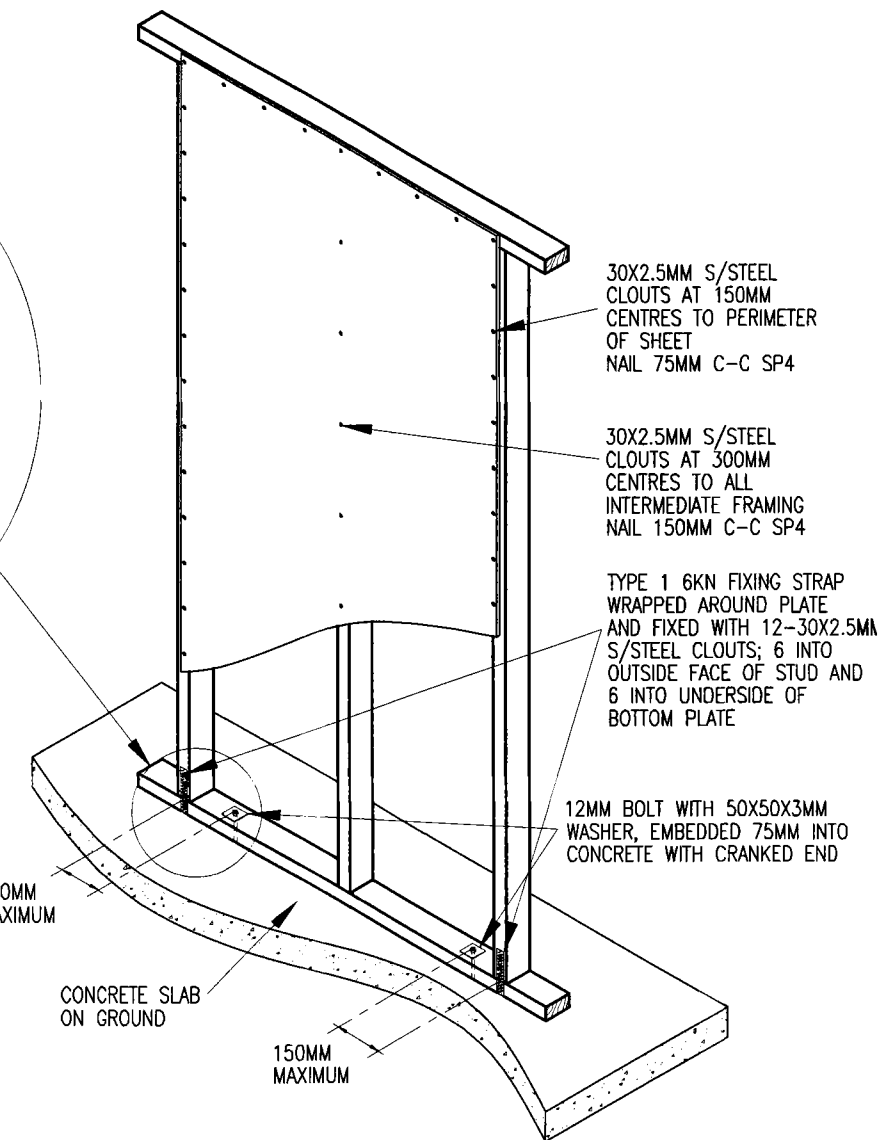
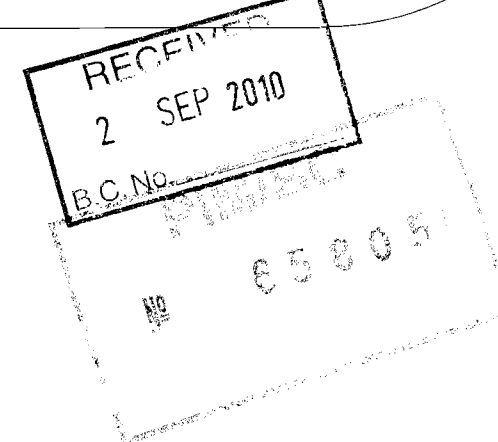
FASTENING THE GIBLARTAR BOARD BRACING ELEMENT TO CONCRETE SLABS

FASTENING OF THE BOTTOM PLATE OF A GIB WALL BRACING ELEMENT TO CONCRETE FLOORS MUST BE IN ACCORDANCE WITH NZS3604 FOR EXTERNAL WALLS, WHICH INCLUDES A 12MM BOLT (COMPLETE WITH A 50X50X3MM SQUARE WASHER) OR A PROPRIETARY FIXING WITH EQUIVALENT PERFORMANCE WITH 100MM FROM BOTH ENDS OF THE WALL BRACING ELEMENTS ON INTERNAL BRACING LINES, THE BOTTOM PLATE OF GIB BRACING ELEMENTS MAY BE FIXED USING 75X3.8MM SHOT FIRED FASTENERS FITTED WITH 16MM DISCS, SPACED AT 150MM AND 300MM FROM THE END STUDS AND THEREAFTER AT 600MM CENTRES.



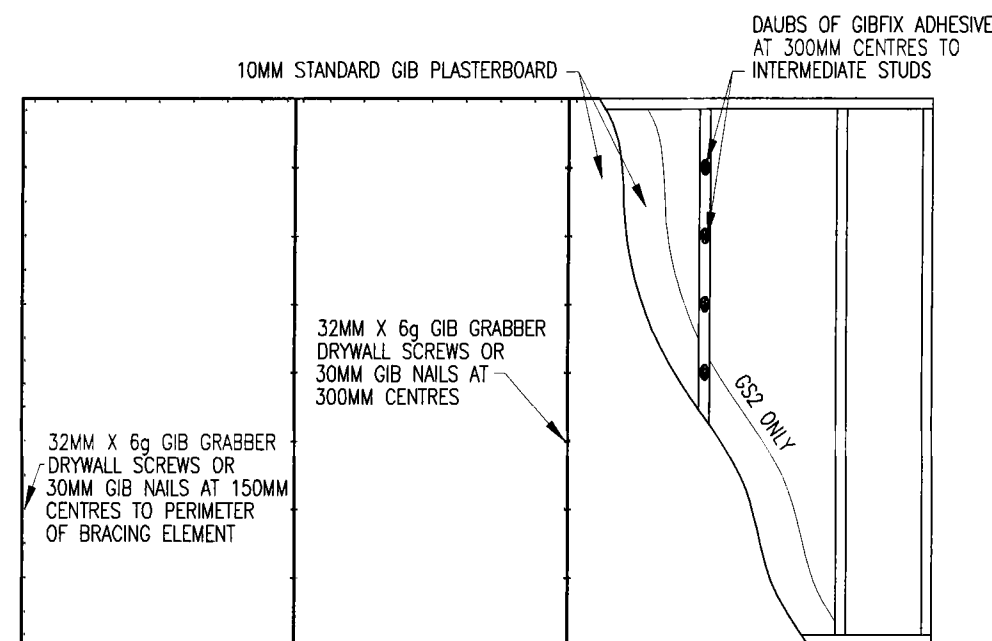
6KN PLY BOTTOM PLATE FIXINGS

COUNCIL
COPY



HORIZONTAL FIXING

GIB GS1 (LINED ONE SIDE)
GIB GS2 (LINED BOTH SIDES)



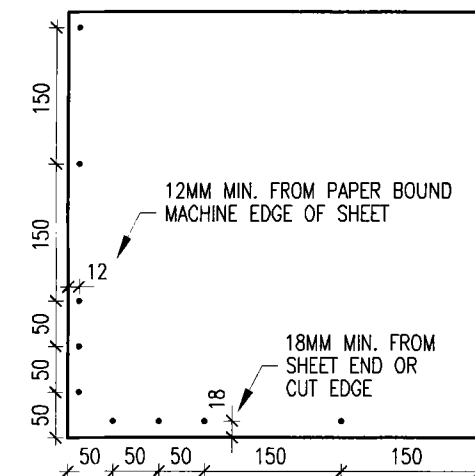
VERTICAL FIXING

GIB GS1 (LINED ONE SIDE)
GIB GS2 (LINED BOTH SIDES)

SP1, SP2 AND SP4 PLY FIXING

PLY BRACE PANELS TO BE H3.2 TAN

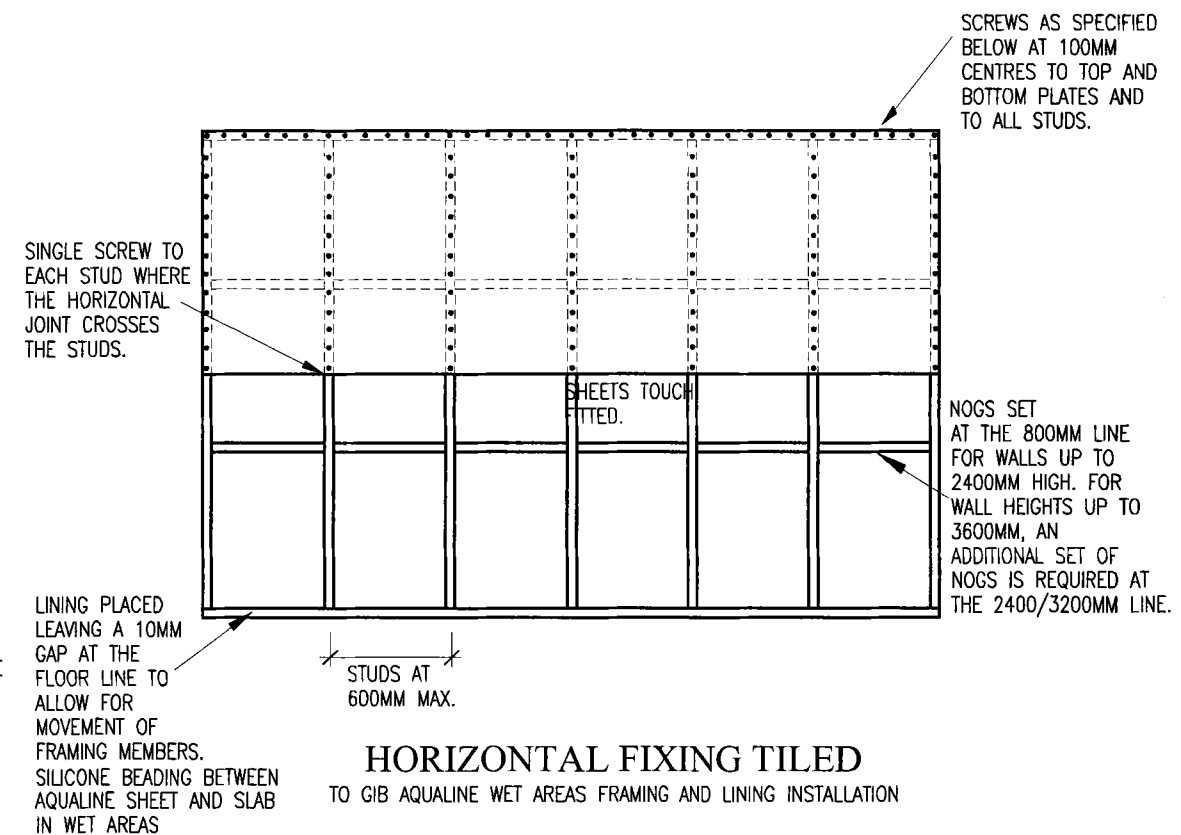
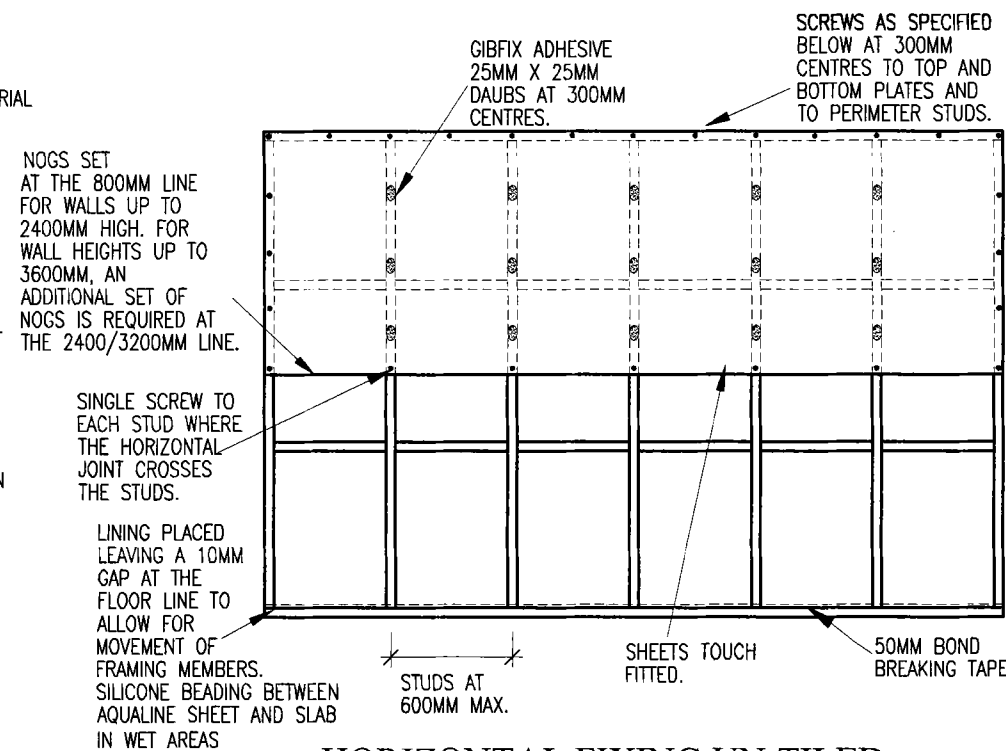
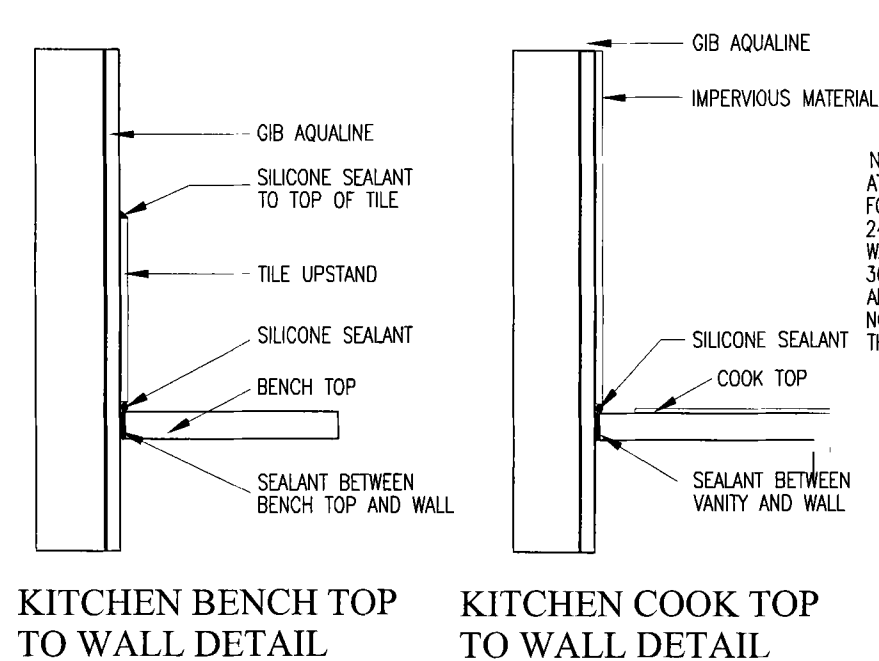
FASTENERS ARE PLACED AT 150MM CENTRES AROUND THE BRACING ELEMENT PERIMETER STARTING AT 50, 100 AND 150MM FROM THE BRACING ELEMENT CORNER. FASTENERS ARE PLACED NO CLOSER THAN 12MM TO A PAPER BOUND MACHINE EDGE OF THE SHEET AND NO CLOSER THAN 18MM TO A SHEET END OR CUT EDGE.



CORNER FASTENING DETAILS

FOR STANDARD GIB BRACING ELEMENT

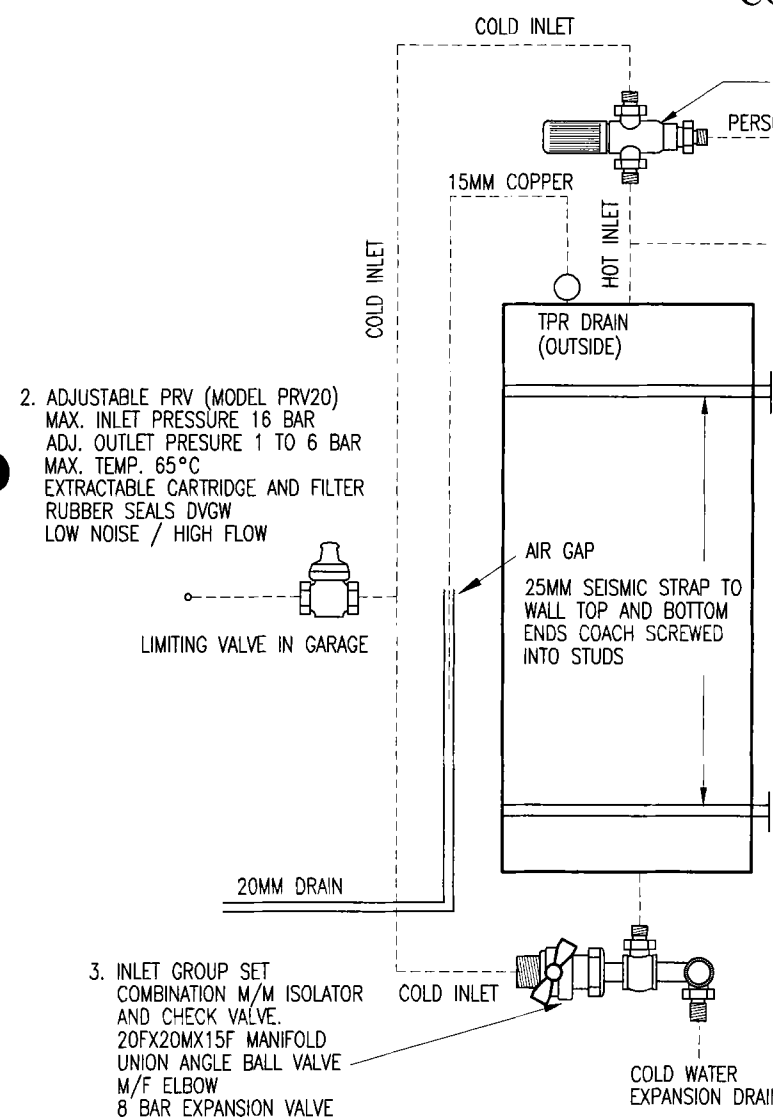
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BRACE DETAILS	
JOHN PATTERSON 34 NIKAU STREET ROTORUA	
SCALE SHOWN ON A3	SHEET 5D OF 9



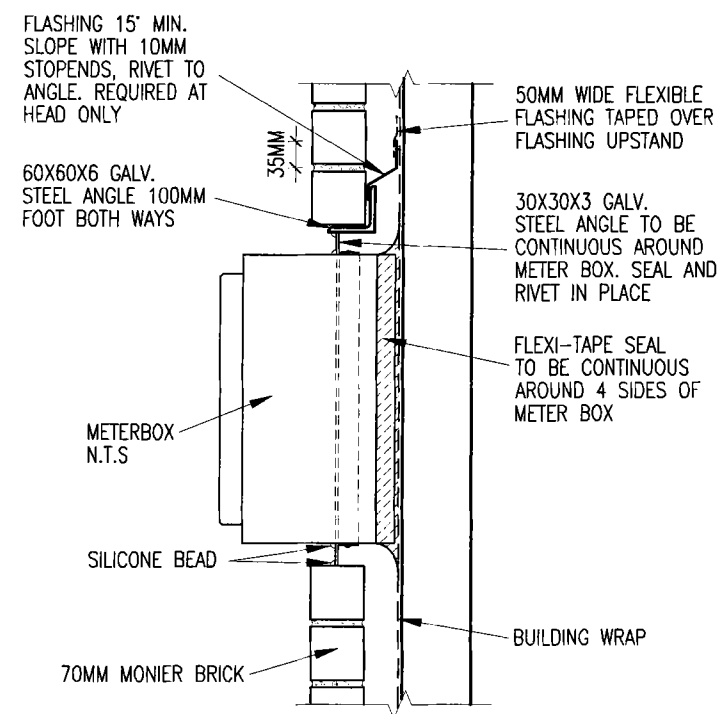
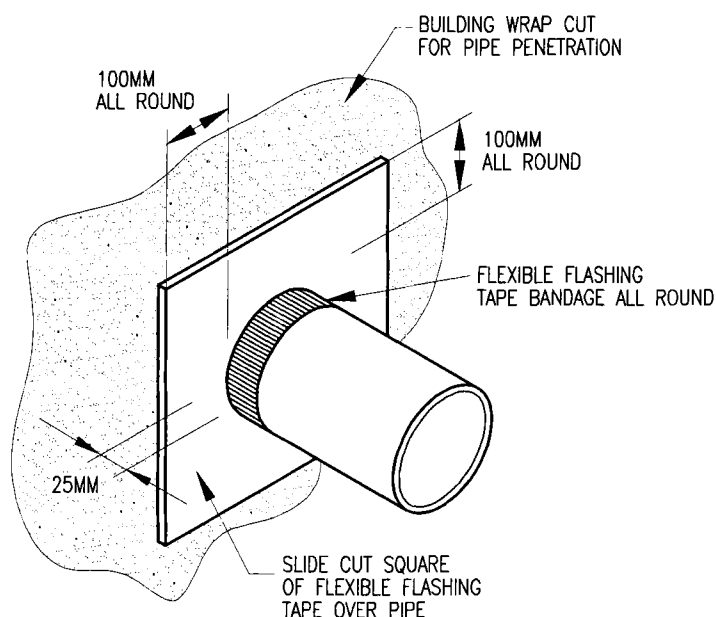
COMBO20U CALEFFI COMBO SET

- G12 WATER SUPPLIES
1. TEMPERING VALVE (MODEL TV20)
MAX. INLET PRESSURE 14 BAR
ADJ. TEMP. RANGE 30-65°C
MAX. TEMP. INPUT 85°C
WRC CERTIFIED
CONFORMS TO BS1415
MAX OUTPUT 55°C MAX FOR PERSONAL HYGIENE

HOT WATER TO KITCHEN SINK AND LAUNDRY TUB ONLY 55°C TO 65°C IS SUITABLE



GIB AQUALINE FIXING DETAILS



NOTE:
BUILDERS TO FIX FLASHING TO THE METERBOX WITH ADHESIVE AT THE APPROPRIATE PLACE TO SUIT THE CLADDING.

KILLYLEAGH DESIGN

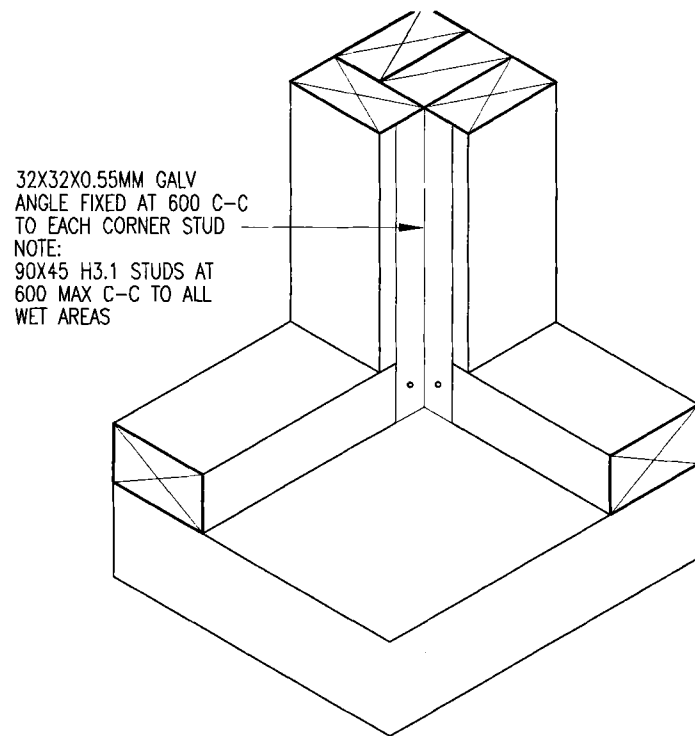
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DRAWN MICHAEL DATE 12/02/2009
CHECKED JOB No.

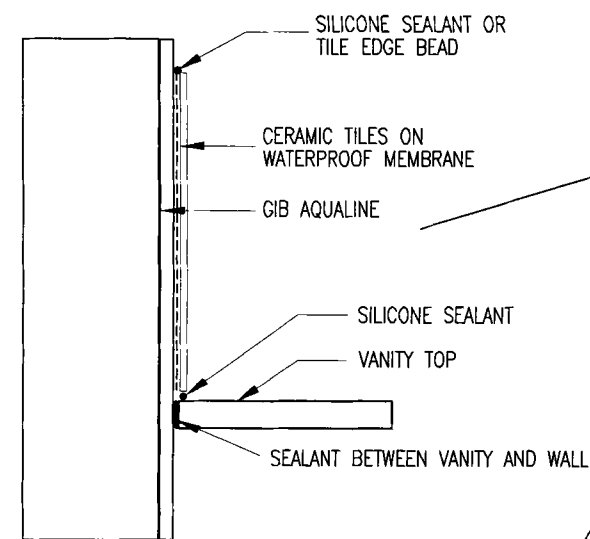
WET AREA DETAILS

JOHN PATTERSON
34 NIKAU STREET
ROTORUA

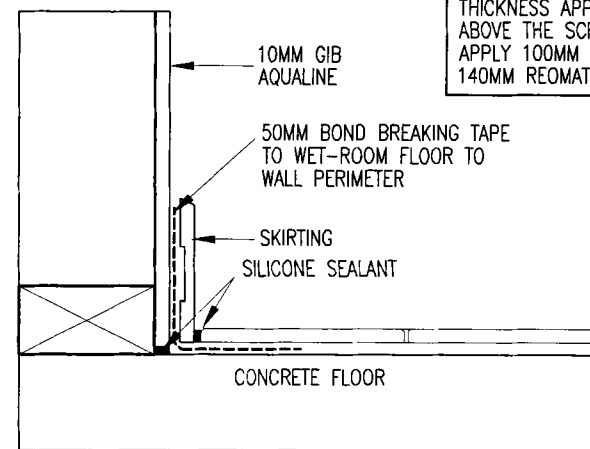
SCALE SHOWN ON A3 SHEET 5E OF 9



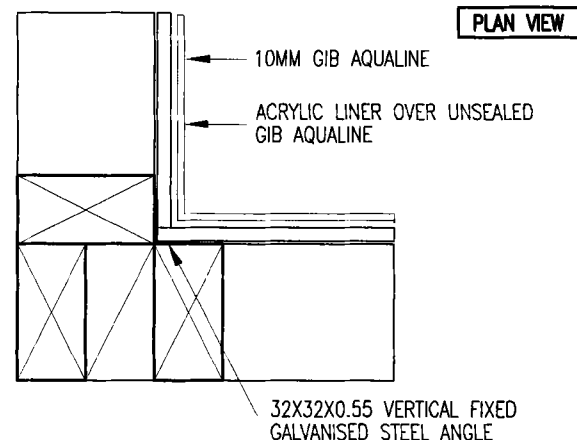
SHOWER CORNER ANGLE DETAIL



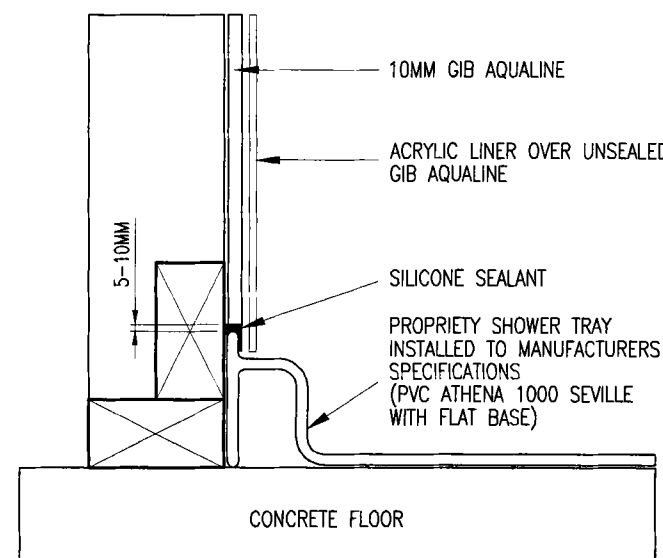
VANITY TOP/WALL DETAIL
SCALE 1:5 A3



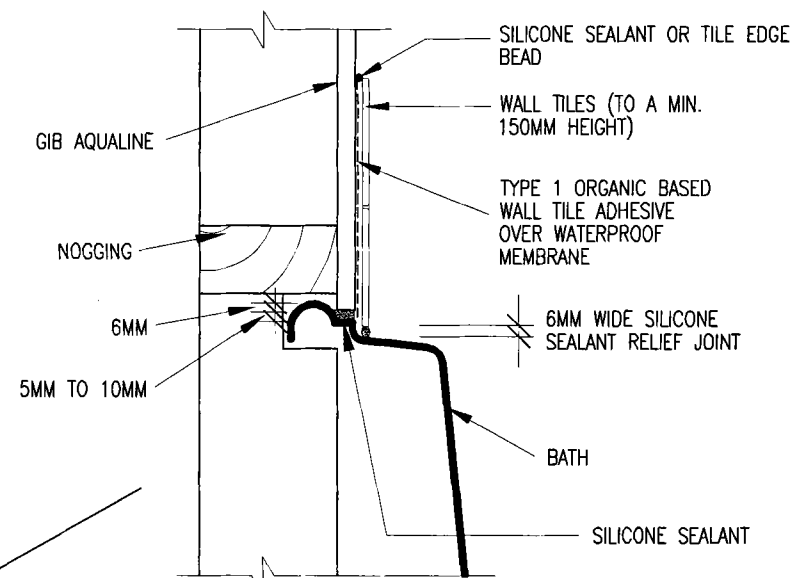
TILED FLOOR TO AQUALINE WALL DETAIL
SCALE 1:5 A3



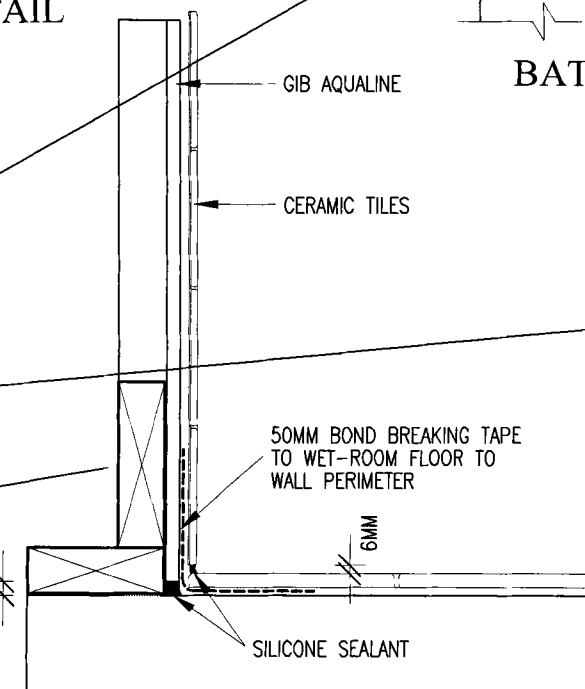
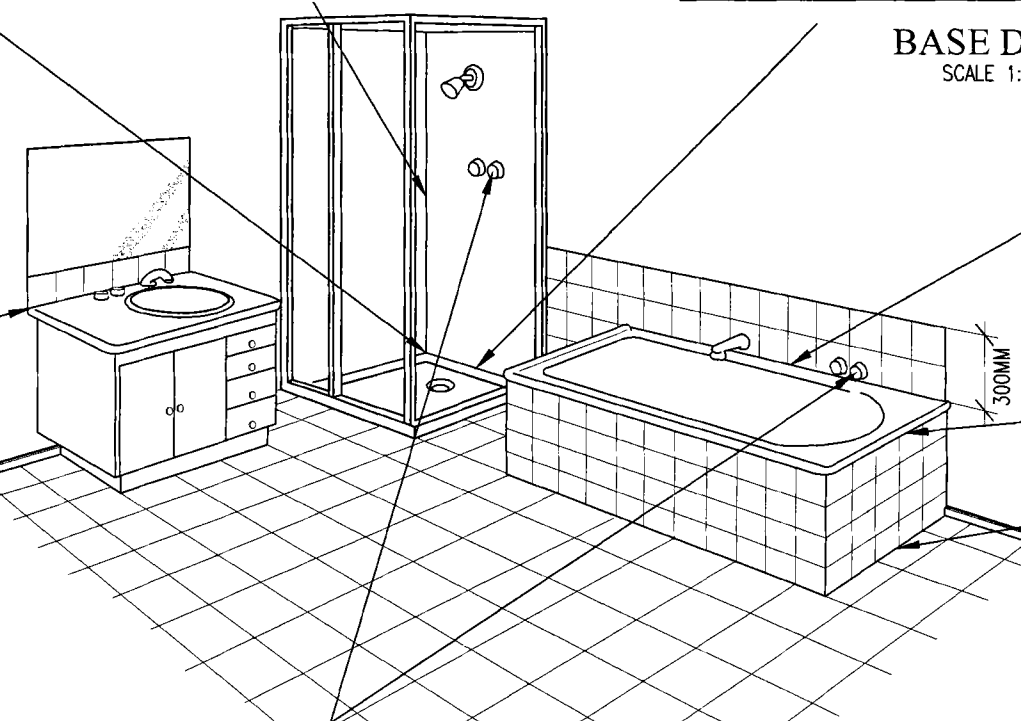
SHOWER INTERNAL CORNER DETAIL
SCALE 1:5 A3



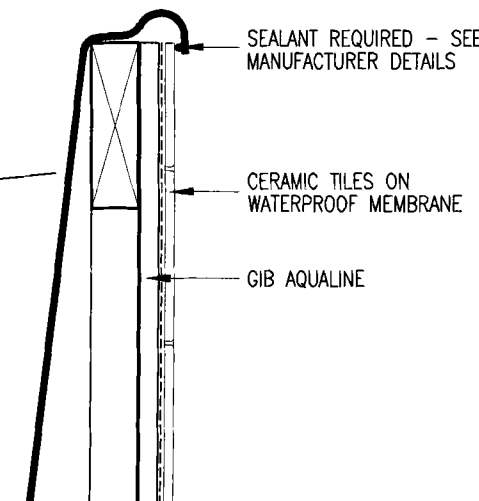
BASE DETAIL
SCALE 1:5 A3



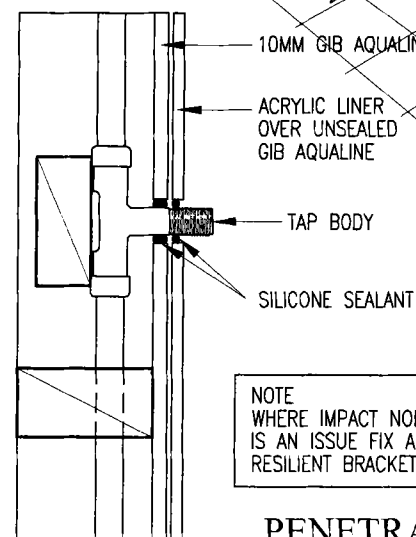
BATH/WALL DETAIL
SCALE 1:5 A3



TILED FLOOR TO TILED WALL DETAIL
SCALE 1:5 A3



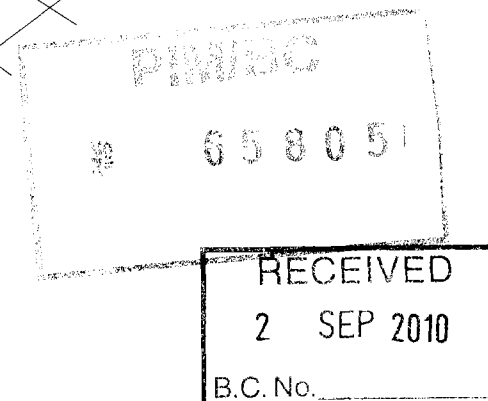
BATH EDGE DETAIL



BATH/SHOWER WALL JUNCTION DETAIL
SCALE 1:5 A3

NOTE
WHERE IMPACT NOISE FROM PIPES
IS AN ISSUE FIX ALL PIPES ON
RESILIENT BRACKETS

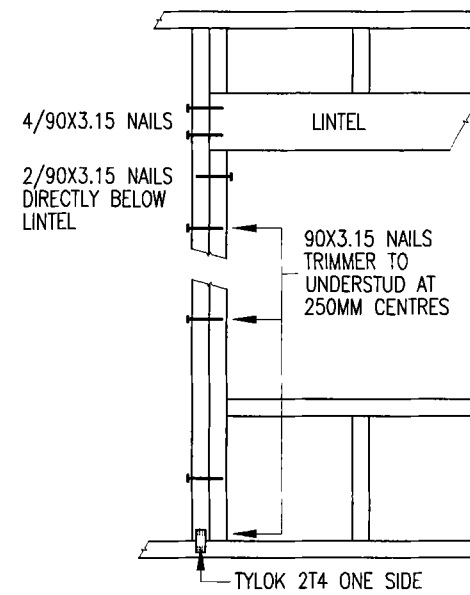
PENETRATION DETAIL



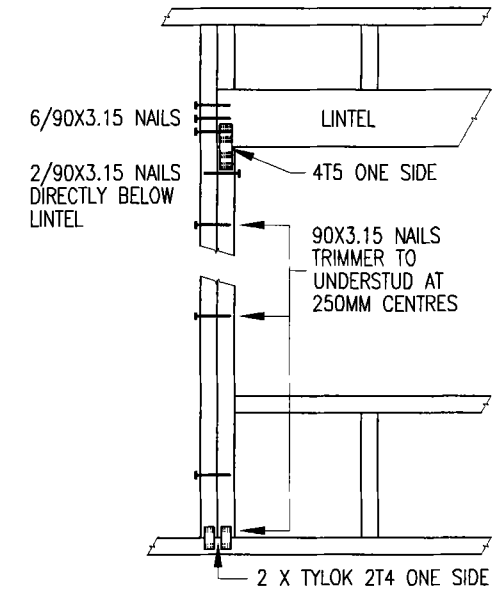
NOTES:
1. 90X45 H3.1 STUDS AT
600 MAX C-C TO ALL
WET AREAS
2. ALL WALL FINISHES TO COMPLY
WITH NZBC 1991 E3 SURFACE
FINISHES

KILLYLEAGH DESIGN	
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WET AREA DETAILS	
JOHN PATTERSON 34 NIKAU STREET ROTORUA	
SCALE SHOWN ON A3	SHEET 5F OF 9

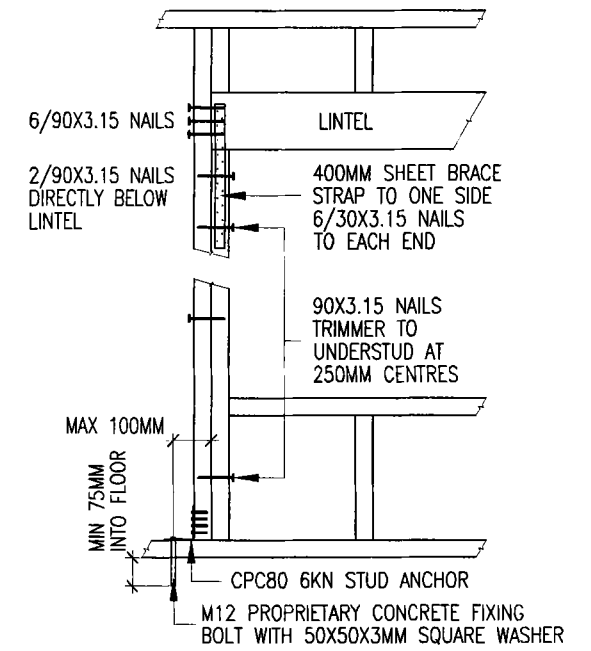
LINTEL FIXINGS



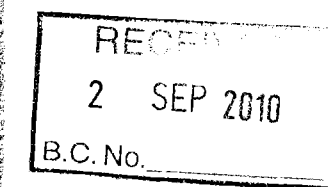
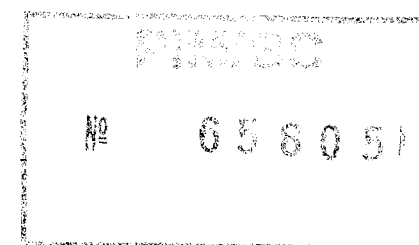
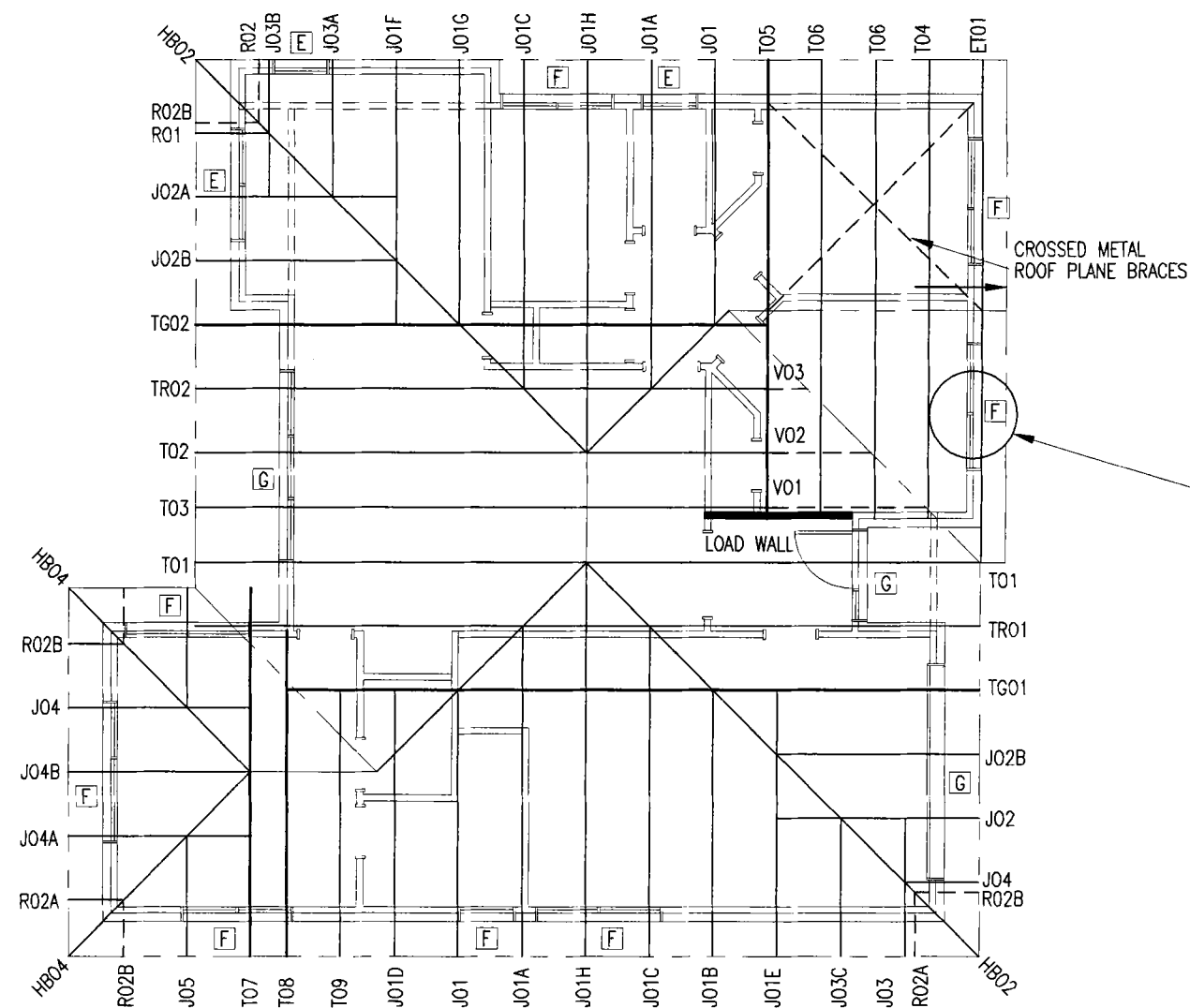
TYPE E (1.4 kN)



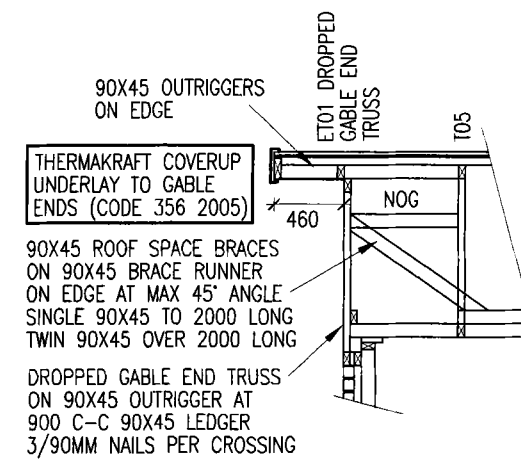
TYPE F (4.0 kN)



TYPE G (7.5 kN)

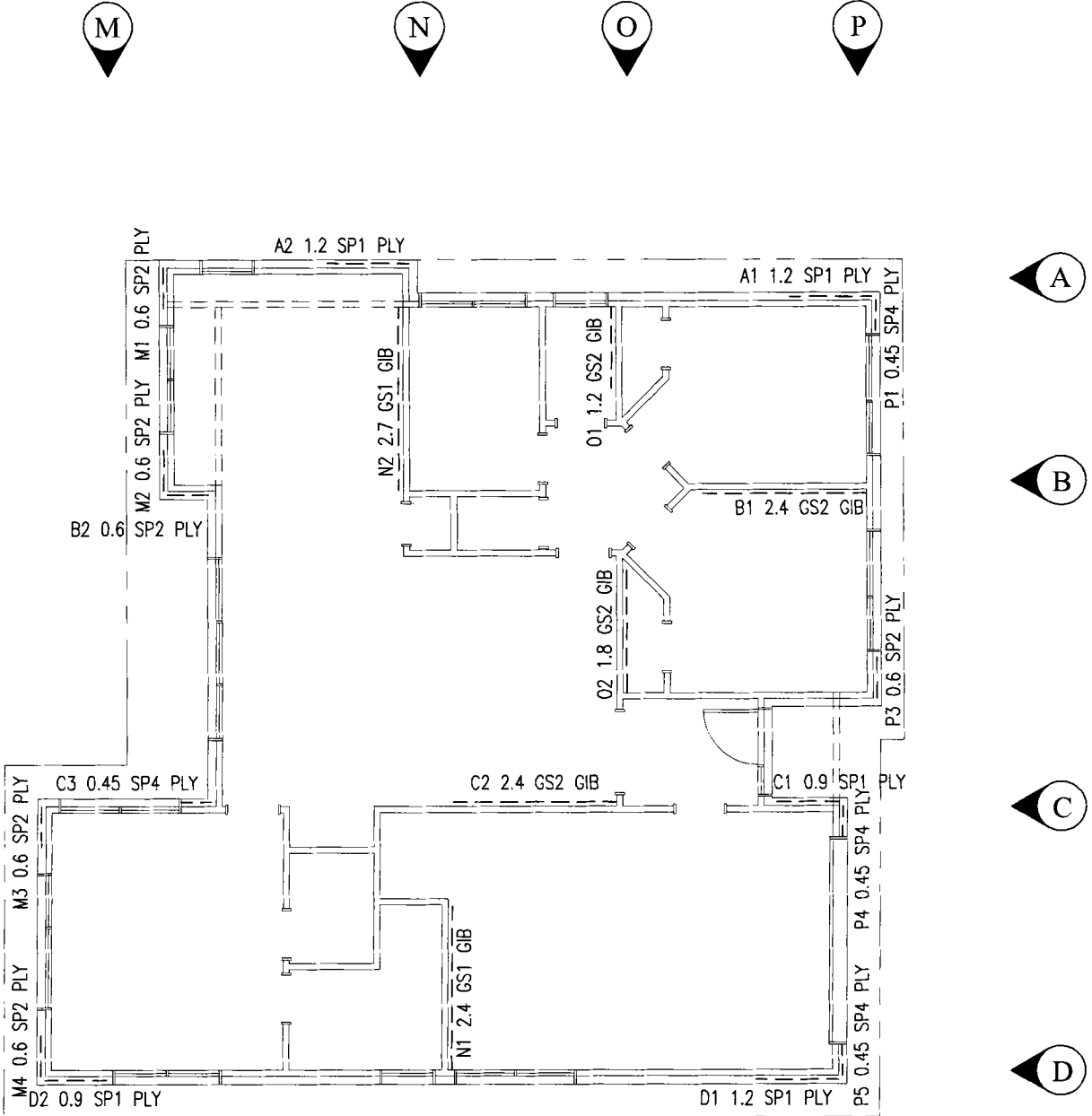
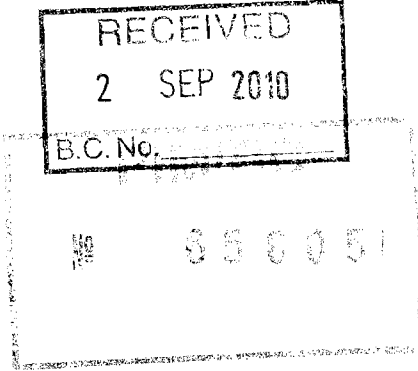


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GABLE END DETAIL
SCALE 1:50 ON A3

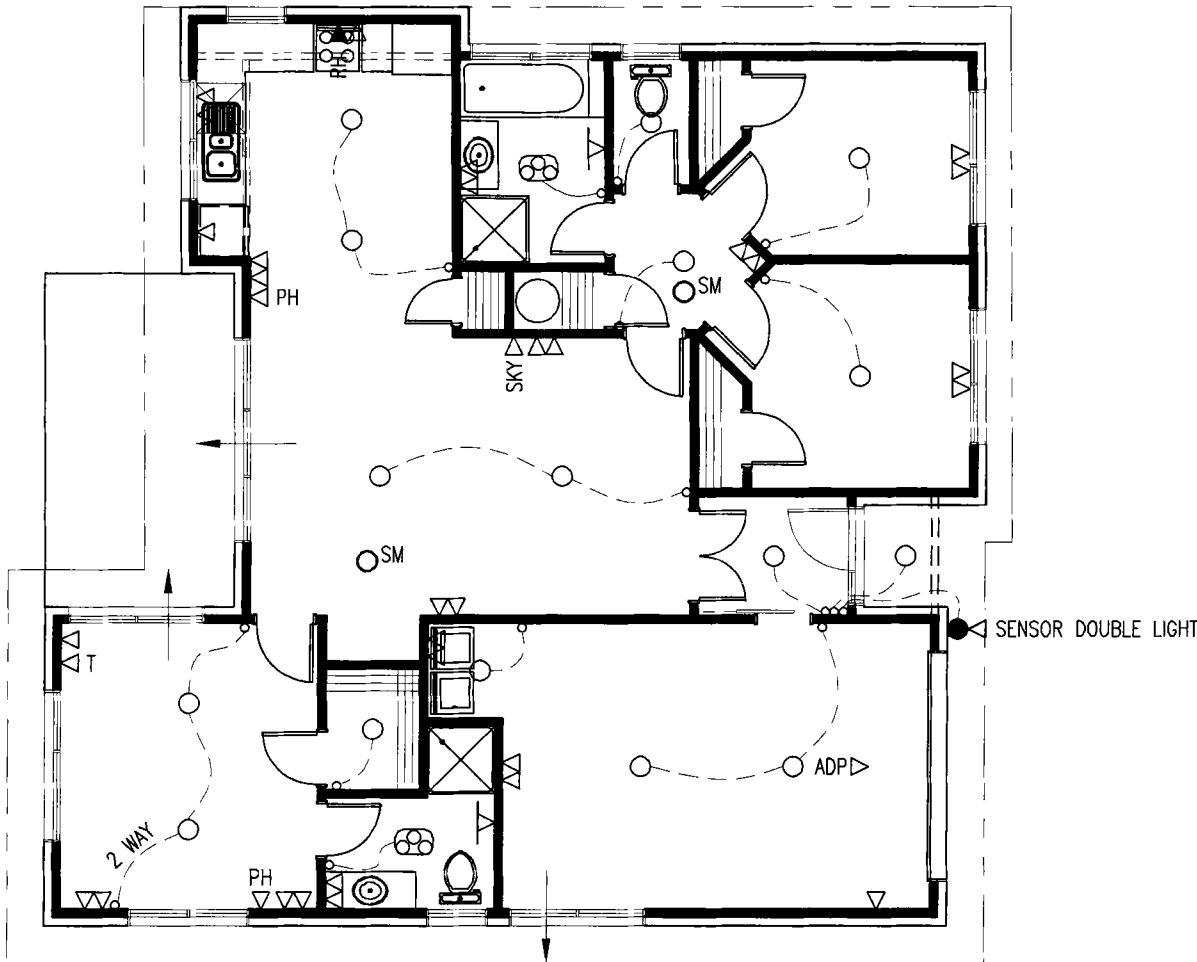
KILLYLEAGH DESIGN	
LINTEL FIXING TYPE TO LUMBER LOCK WALL FIXING CHART	
HIGH WIND ZONE	
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ROOF PLAN	
JOHN PATTERSON 34 NIKAU STREET ROTORUA	
SCALE 1:100 ON A3	SHEET 6 OF 9




KILLYLEAGH DESIGN	
ROOF AREA HOUSE	151.63 SQ METRES
FLOOR AREA HOUSE	125.48 SQ METRES
BUILDING LENGTH	12.40 METRES
TOTAL WIDTH	12.13 METRES
WIND ZONE	MEDIUM
CORROSION ZONE	4
EARTHQUAKE ZONE	A
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BRACING PLAN	
JOHN PATTERSON 34 NIKAU STREET ROTORUA	
SCALE 1:100 ON A3	SHEET 7 OF 9

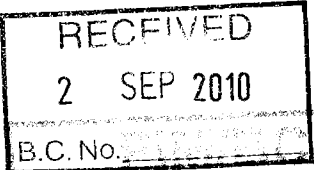
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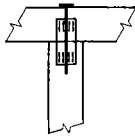
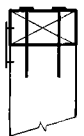
KILLYLEAGH DESIGN		
ELECTRICAL LEGEND		
ALLOW TO CONFIRM POSITION OF FITTINGS ON SITE IN CONSULTATION WITH CLIENT.		
ALLOW FOR HOBBS, OVEN AND HOT WATER CYLINDER WIRING.		
ALLOW FOR TEMPORARY BUILDERS SUPPLY.		
ALLOW FOR CONNECTIONS AND INSPN. FEES.		
○	RECESSED LIGHT	16
◦	LIGHT SWITCH	13
2 WAY	2 WAY LIGHT CIRCUIT	1
	3:1 LIGHT/HEAT FAN DUCTED	
	TO OUTSIDE INCLUDING	
	WATERPROOF SWITCHES	2
▷●	SENSOR DOUBLE LIGHT	1
ADP▷	AUTO DOOR POINT (2 REMOTES)	1
▽▽	DOUBLE POWER POINT	13
▽	SINGLE POWER POINT	4
▽	HEATED TOWEL RAILS	2
SKY▷	SKY CONNECTION	1
T▷	TV POINT	1
PH▷	PHONE JACK	2
RH▷	RANGE HOOD DUCTING/P.P	
	DUCTED TO OUTSIDE	1
SM○	SMOKE ALARM HARD WIRED	2
	MAINS	20M
	METER BOX	1
	DVS SYSTEM	1
	PREWIRE FOR ALARM 3 SENSORS	
	1 KEYPAD,INTERNAL AND EXTERNAL	
	SIREN AND PANIC BUTTON	
●	2 N 1 LIGHT/FAN COMBO	
	DUCTED TO OUTSIDE	0
SPA▷	SPA CONNECTION	0
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ELECTRICAL		
JOHN PATTERSON		
34 NIKAU STREET		
ROTORUA		
SCALE 1:100 ON A3		SHEET 9 OF 9

INSULATION SCHEDULE NON SOLID CONSTRUCTION REQUIRED MINIMUM R VALUES			
LOCATION	CLIMATE ZONE 1	CLIMATE ZONE 2	CLIMATE ZONE 3
ROOF	R2.9	R2.9	R3.3
WALL	R1.9	R1.9	R2.0
FLOOR	R1.3	R1.3	R1.3
VERT GLAZING	0.26	0.26	R0.26
SKYLIGHTS	0.26	0.26	R0.31
ORIENTATION	WINDOW M ²	WALL M ²	% GLAZING
NORTH EAST	6.80	34.10	19.94%
SOUTH EAST	7.00	29.10	24.05%
SOUTH WEST	1.90	34.10	5.57%
NORTH WEST	9.42	29.10	32.37%
TOTAL	25.12	126.40	19.87%
TOTAL E,SE,S,SW,W	8.90	63.20	14.08%
WALL	70MM MONIERBRICK, 90MM FRAMING, 50MM CAVITY STUDS AT 600 C-C 800MM NOG SPACING REQUIRES R1.9 – USE R2.2 (R1.9) BRADFORD GOLD		
ROOF	13MM GIB-BOARD CEILING LINING ON METAL BATTERNS DIRECT FIX AT 600 C-C, METAL TILE ROOF, ON 90MM DEEP RAFTERS AT 900 SPACING REQUIRES R2.9-USE R3.2 (R3.1) BRADFORD GOLD		
FLOOR	FLOOR AREA 125.48 SQ.M FOUNDATION PERIMETER 52.66M AREA/PERIMETER RATIO 2.38 CONCRETE FLOOR R1.5 R VALUE		
WINDOW	DOUBLE GLAZING REQUIRES R0.26		
NOTE: INSULATION SCHEDULE IS OF THE HOUSE MINUS DOUBLE GARAGE. NOTE THAT THE INTERNAL WALL BETWEEN HOUSE AND DOUBLE GARAGE IS INSULATED. REQUIREMENTS MET WITH COMPONENTS SHOWN IN SCHEDULE METHOD,			



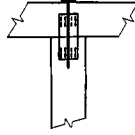
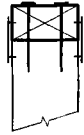
TOP PLATE FIXINGS

FIXING TYPE B (1.7 kN)

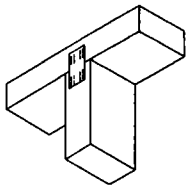


2/90X3.15
PLAIN STEEL
WIRE NAILS
DRIVEN
VERTICALLY
INTO STUD,
PLUS SINGLE
TYLOK 2T4
PLATE.

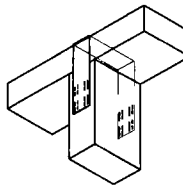
FIXING TYPE C (2.7 kN)



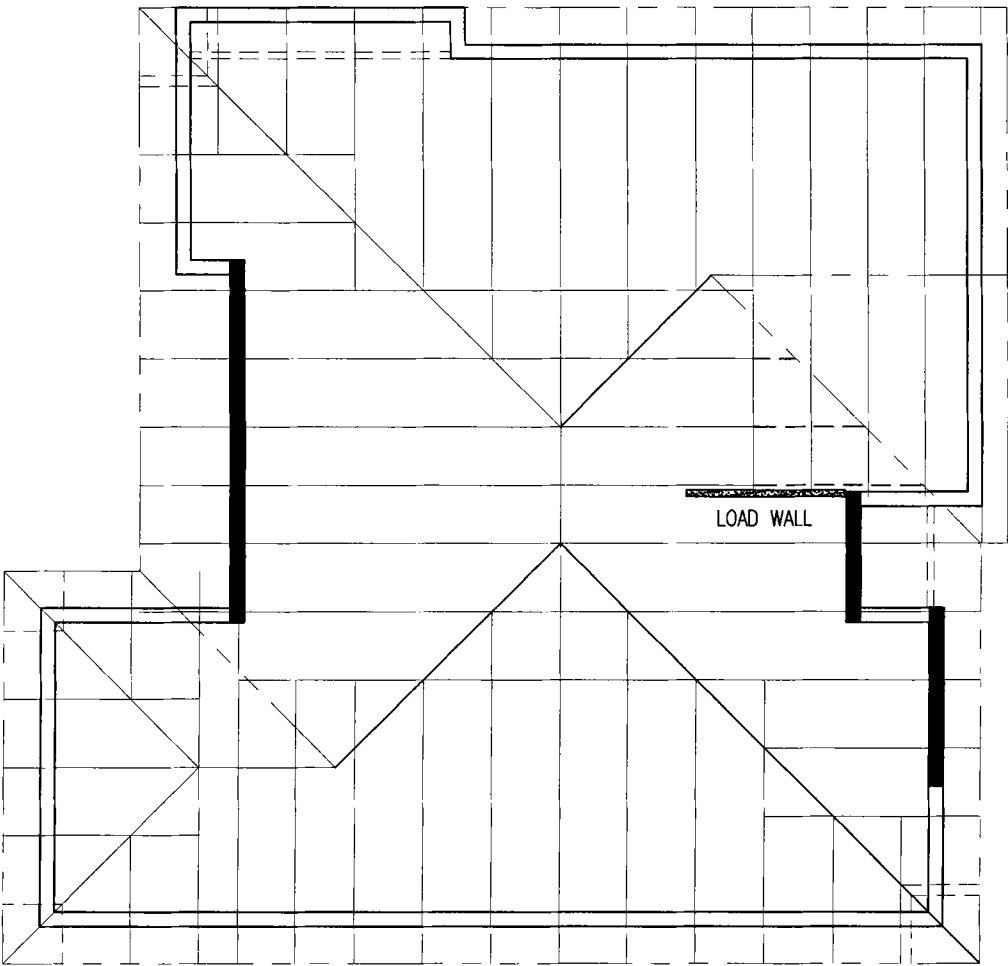
2/90X3.15
PLAIN STEEL
WIRE NAILS
DRIVEN
VERTICALLY
INTO STUD,
PLUS PAIR
TYLOK 2T4
PLATES.



TYLOK 2T4



TYLOK STUD TIE
OR LUMBERLOK
SHEET BRACE STRAP



KILLYLEAGH DESIGN

TOP PLATE FIXINGS TYPE 'C'
TO LUMBERLOK WALL FIXING CHART

FIXING TYPE B

FIXING TYPE C

MEDIUM WIND ZONE

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DRAWN MICHAEL DATE 12/02/2009

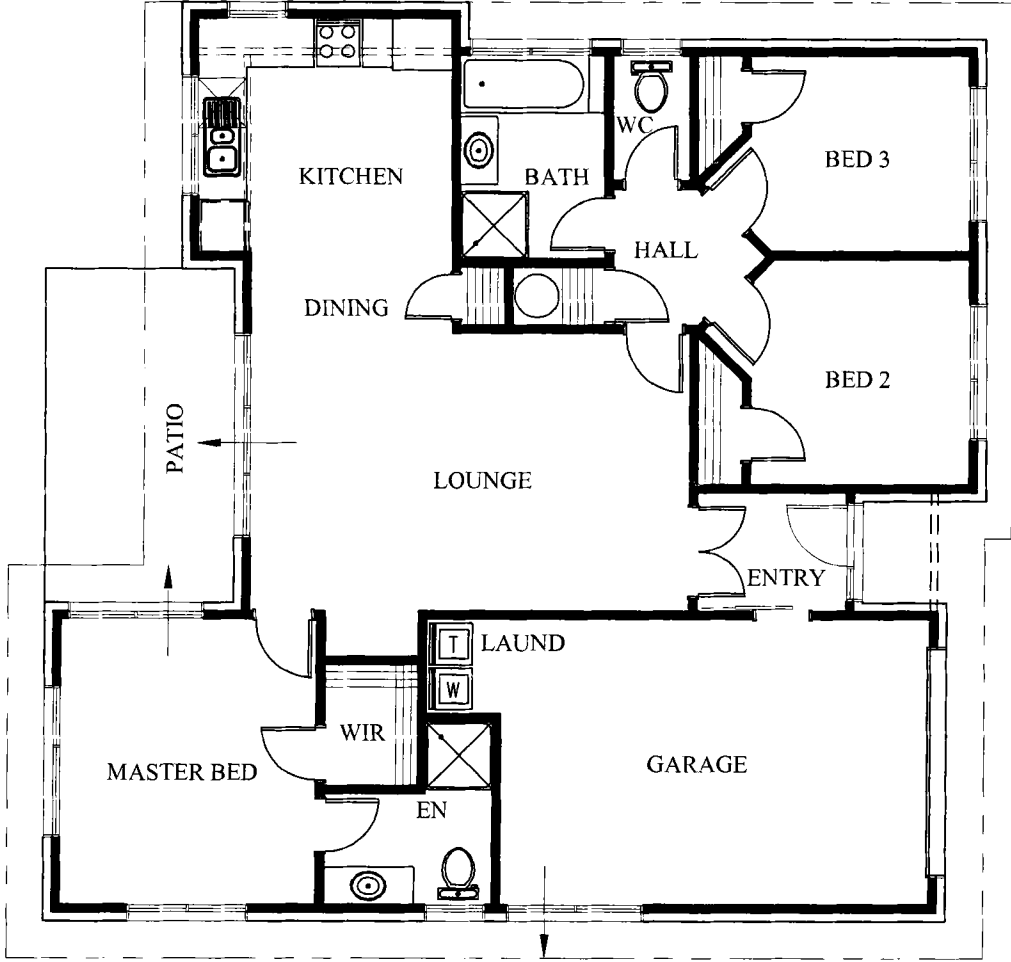
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TOP PLATES

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ROTORUA

SCALE 1:100 ON A3 SHEET 8 OF 9

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KILLYLEAGH DESIGN	
ELECTRICAL LEGEND	
ALLOW TO CONFIRM POSITION OF FITTINGS ON SITE IN CONSULTATION WITH CLIENT.	
ALLOW FOR HOBS, OVEN AND HOT WATER CYLINDER WIRING.	
ALLOW FOR TEMPORARY BUILDERS SUPPLY.	
ALLOW FOR CONNECTIONS AND INSPN. FEES.	
○	RECESSED LIGHT 0
◦	LIGHT SWITCH 0
2 WAY	2 WAY LIGHT CIRCUIT 0
3:1	LIGHT/HEAT FAN DUCTED TO OUTSIDE INCLUDING WATERPROOF SWITCHES 0
⊙	SENSOR DOUBLE LIGHT 0
ADP▷	AUTO DOOR POINT (2 REMOTES) 0
▽	DOUBLE POWER POINT 0
▽	SINGLE POWER POINT 0
▽	HEATED TOWEL RAILS 0
SKY▷	SKY CONNECTION 0
T▷	TV POINT 0
PH▷	PHONE JACK 0
RH▷	RANGE HOOD DUCTING/P.P. DUCTED TO OUTSIDE 0
SM○	SMOKE ALARM HARD WIRED MAINS 0
	METER BOX 0
	DVS SYSTEM 0
	PREWIRE FOR ALARM 3 SENSORS 1 KEYPAD,INTERNAL AND EXTERNAL SIREN AND PANIC BUTTON
●	2 N 1 LIGHT/FAN COMBO DUCTED TO OUTSIDE 0
SPA▷	SPA CONNECTION 0
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ELECTRICAL	
JOHN PATTERSON 34 NIKAU STREET ROTORUA	
SCALE 1:100 ON A3	SHEET 9 OF 9