

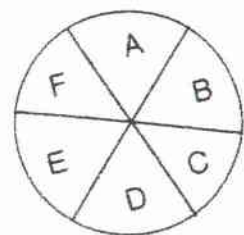
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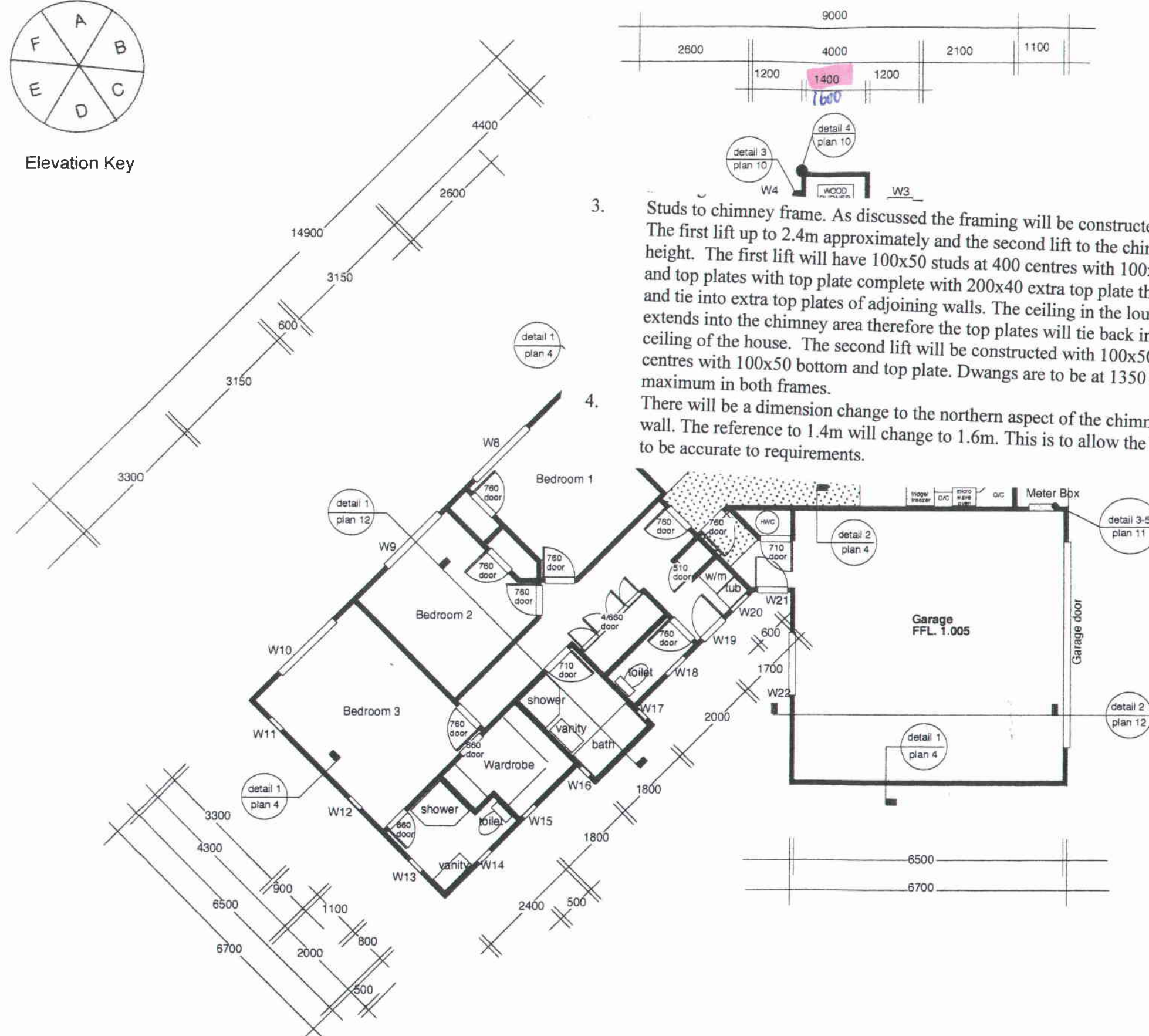
TRIM Record Number

Waimakariri District Council
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, clause 3.
Signed *[Signature]* 28.3.08

HOMES DIRECT P.O.Box 43 OXFORD 0274 375 275	Client: BUILDBEST CONSTRUCTION LIMITED		Drawing: SITE PLAN		Drawn: MDM	Sheet: 1
	Builder: BUILDBEST CONSTRUCTION LIMITED		Scales: nts		Date: 15 feb 08	
			Area:		Designer: MDM	Of: 14



Elevation Key



3. Studs to chimney frame. As discussed the framing will be constructed in two lifts. The first lift up to 2.4m approximately and the second lift to the chimney cap height. The first lift will have 100x50 studs at 400 centres with 100x50 bottom and top plates with top plate complete with 200x40 extra top plate that will return and tie into extra top plates of adjoining walls. The ceiling in the lounge area extends into the chimney area therefore the top plates will tie back into the main ceiling of the house. The second lift will be constructed with 100x50 studs at 400 centres with 100x50 bottom and top plate. Dwangs are to be at 1350 centres maximum in both frames.
4. There will be a dimension change to the northern aspect of the chimney exterior wall. The reference to 1.4m will change to 1.6m. This is to allow the GS1a brace to be accurate to requirements.

ENDORSEMENTS MADE ON ANY
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49 and the Building Regulations 1992,
clause 3.

Signed  28/3/08

HOMES DIRECT
P.O.Box 43
OXFORD
0274 375 275

Client:
BUILDBEST CONSTRUCTION LIMITED

Builder:
BUILDBEST CONSTRUCTION LIMITED

Drawing:
FLOOR PLAN

Scales:
1:100

Area:
170m²

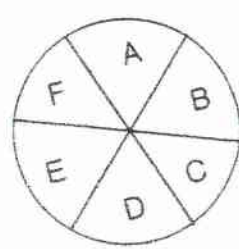
Drawn:
MDM

Date:
15 feb 08

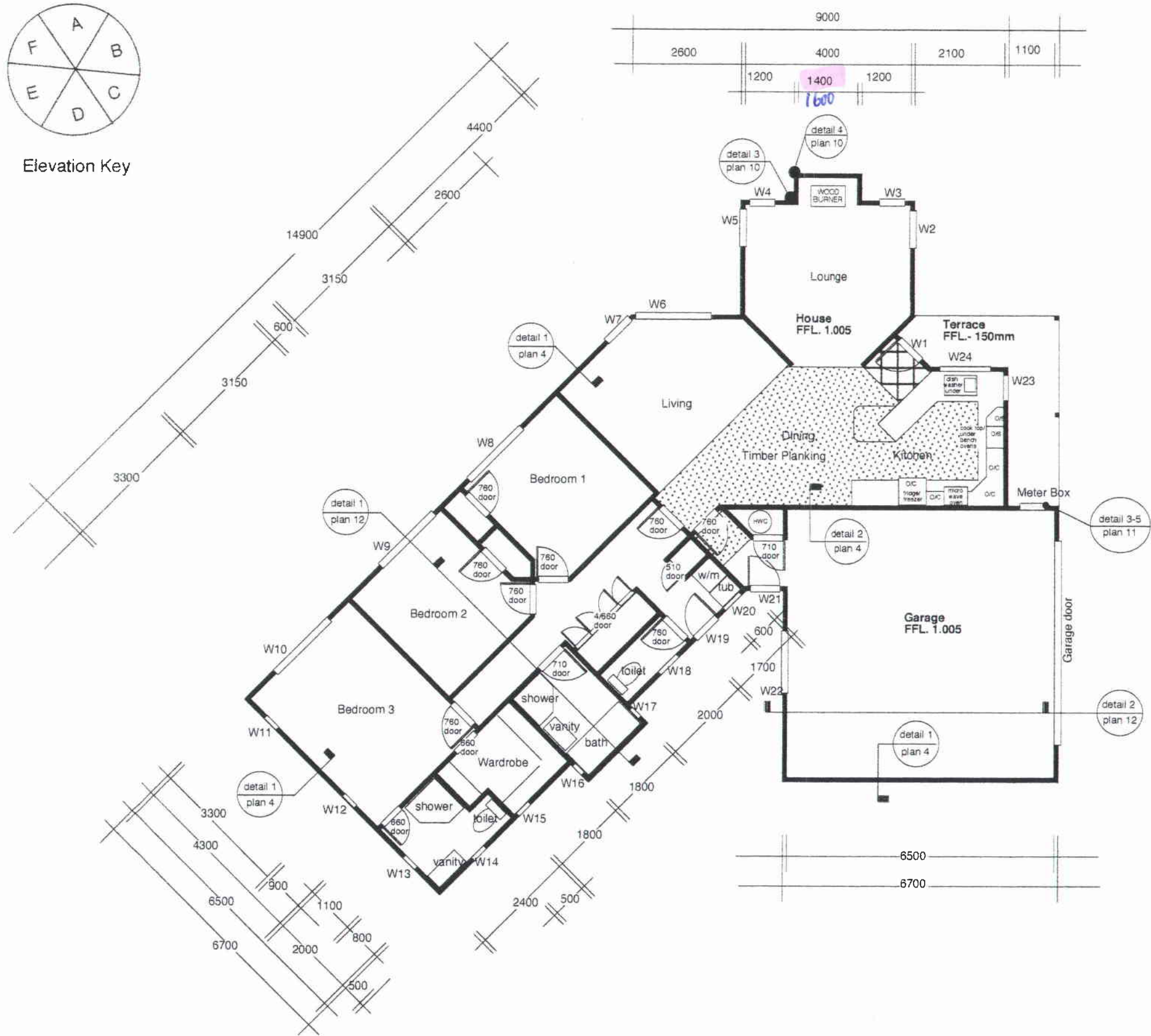
Designer:
MDM

Sheet:
2

Of:
14



Elevation Key



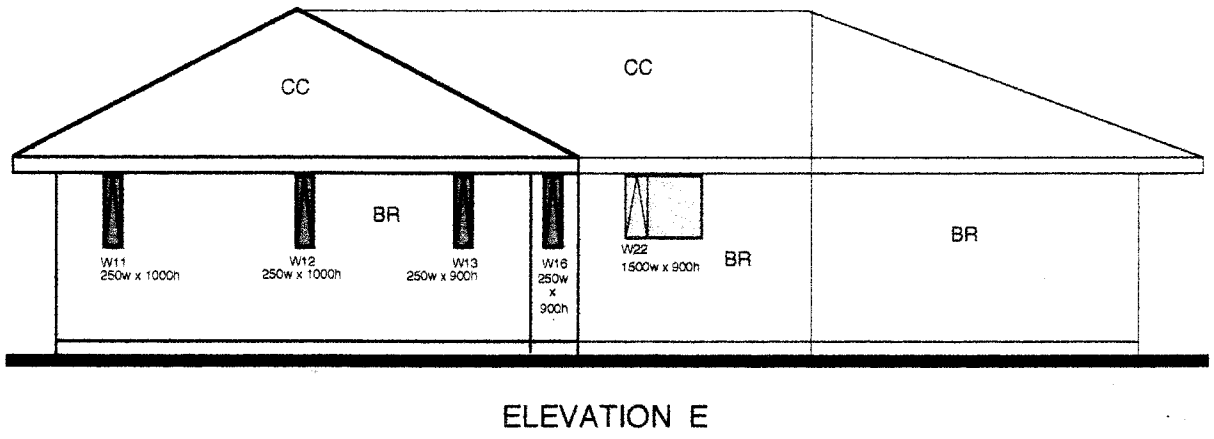
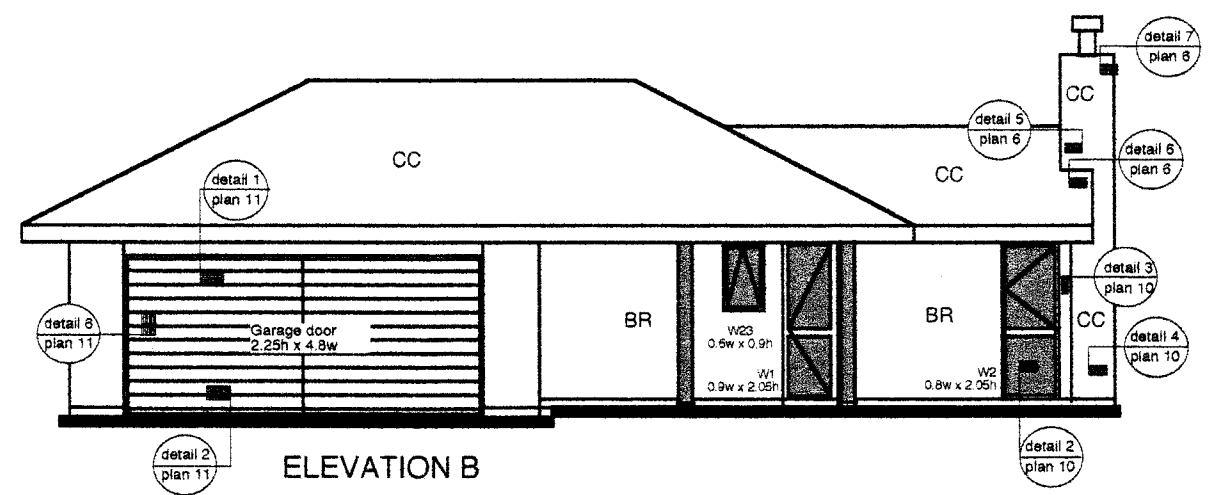
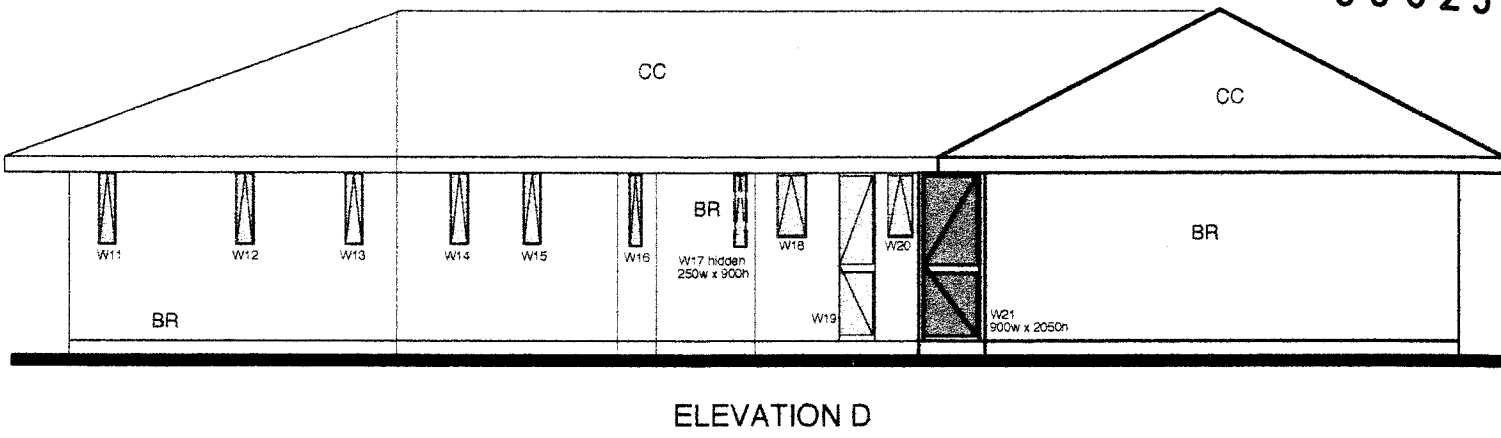
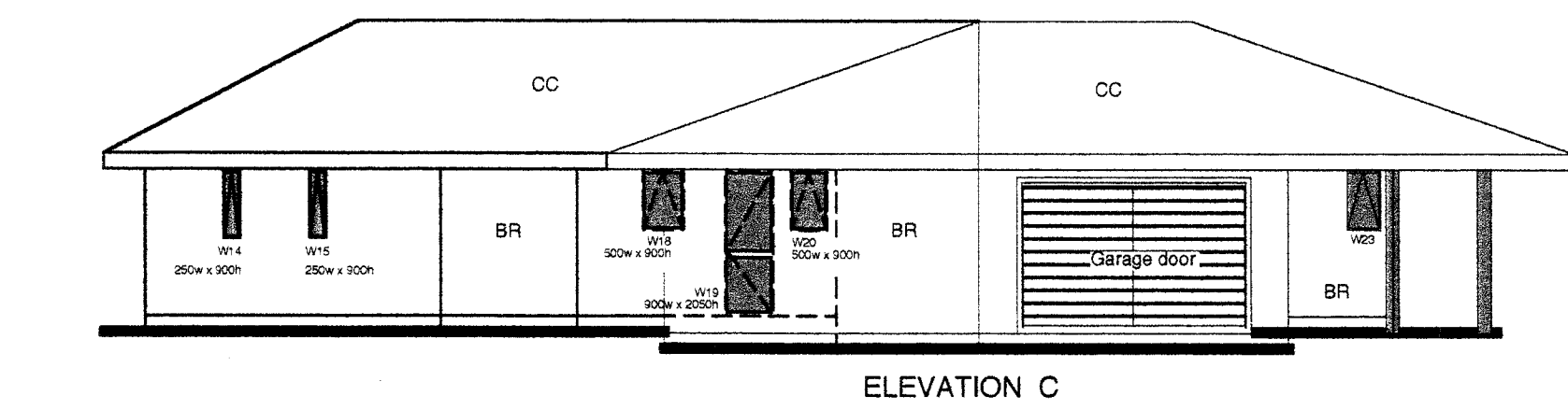
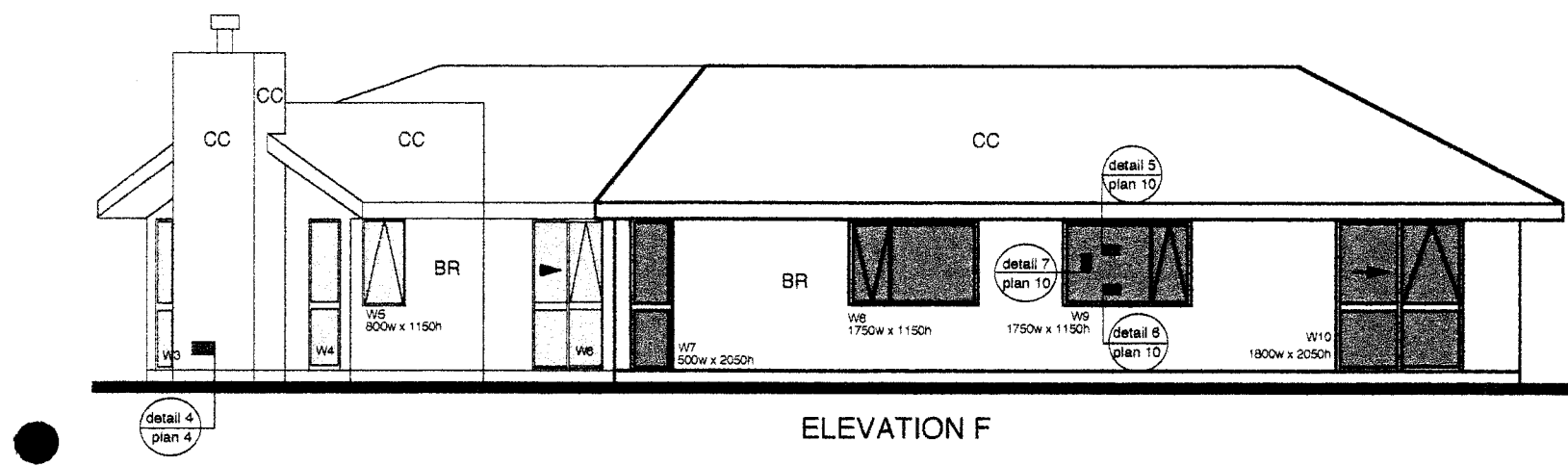
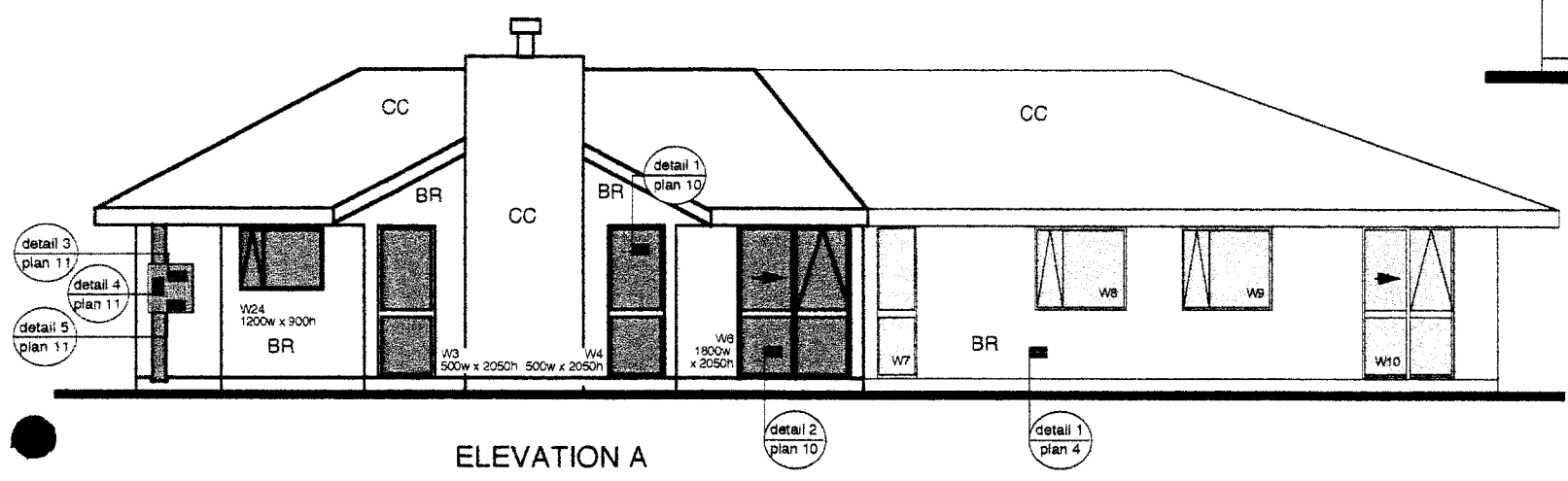
SEE PRE-ROOF

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HOMES DIRECT P.O.Box 43 OXFORD 0274 375 275	Client:	BUILDBEST CONSTRUCTION LIMITED	Drawing:		FLOOR PLAN	Drawn:	MDM	Sheet:	2
	Builder:	BUILDBEST CONSTRUCTION LIMITED	Scales:	1:100	Area:	170m2	Date:		
							15 feb 08	Of:	14
						Designer:	MDM		

CC=Colour Corrigate
BR= Brick



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HOMES DIRECT P.O.Box 43 OXFORD 0274 375 275	Client: BUILDBEST CONSTRUCTION LIMITED		Drawing: ELEVATIONS		Drawn: MDM	Sheet: 3
	Builder: BUILDBEST CONSTRUCTION LIMITED		Scales: 1:100	Area:	Date: 15 feb 08 Designer: MDM	

The floor plan shows a house and an attached garage. The house has a main living area with a fireplace, a kitchen area, and a bathroom. The garage is attached to the side of the house. The plan includes various dimensions, such as overall widths of 9975 and 6350, and overall depths of 2400 and 6250. It also shows individual room dimensions and wall thicknesses. Details are indicated by circles with dots, labeled 'Detail 1', 'Detail 2', 'Detail 3', and 'Detail 4'. Shrinkage control joints are marked with dashed lines. A note specifies 'Supplementary reinforcing bars @ D10 1.2m long' for a specific wall section.

Technical drawing showing a cross-section of a wall and floor junction. The wall is constructed with R2.2 Batt insulation, 70 series clay brick external veneer over 50mm cavity over building paper, and H1.2 100x50 timber framing. The floor is made of 600x300mm square concrete slabs with 150mm concrete floor and 28 days concrete floor underlay over 150mm. The drawing includes labels for Wall lining, H1.2 100x50 timber framing, bolts @ 1200 centres max 60x3mm square galvanised washer, 70 series clay brick external veneer over 50mm cavity over building paper, D10 starters @ 600 centres 500mm into slab, and 3/D12 Rod. Dimensions include 100mm, 150mm, 100mm min, 150mm min, 300mm, and FFL (Finished Floor Level) and GL (Ground Level).

Detail 1. typical foundation
(scale 1:20)

R2.2 Batt Insulation

H1.2 100x50 timber framing

Wall lining.

100 thick 20mPa & 28 days concrete floor over 25mu polythene underlay over 150mm 20/40 tailings.

M12 holding down bolts @ 1200 centres max complete with 50x50x3mm square galvanised washer.

100mm

100mm

150mm

300mm

D10 Stittips Rods at 600 centres with 75mm bottom cover.

2/D12 Rod

Waimakariri District

Detail 2. step in garage floor
(scale 1:20)

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49 and the Building Regulations 1992,
clause 3.

Signed [Signature] 28, 3, 08

H1.2 100x50 timber framing

R2.2 Batt Insulation

70 series clay brick external veneer over 50mm cavity over building paper

M12 holding down bolts @ 1200 centres max complete with 50x50x3mm square galvanised washer.

100 thick 20mPa & 28 days concrete floor over 25mu polythene underlay over 150mm 20/40 tailings.

Terrace, 1:40 fall away from door

G/L

D10 starters @ 600 centres 500mm into house slab

250mm

2/D12 Rod

150mm

300mm

100mm

150mm

3/D12 Rod

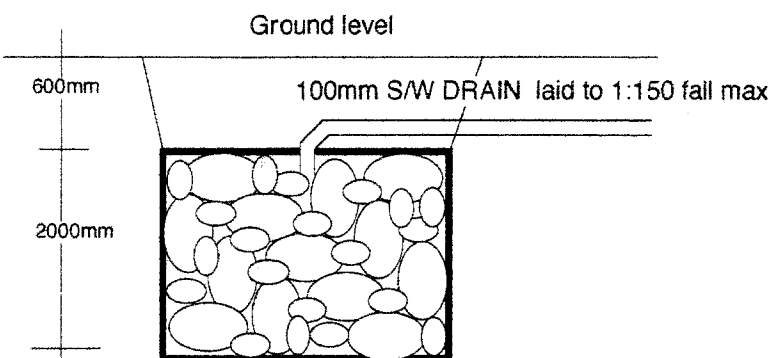
Detail 3. terrace foundation
(scale 1:20)

ABBREVIATIONS

IO = Inspection Opening
 CETS = Cleaning Eye to Surface
 DP = Down Pipe
 GT = Gully Trap
 TV = Terminal vent

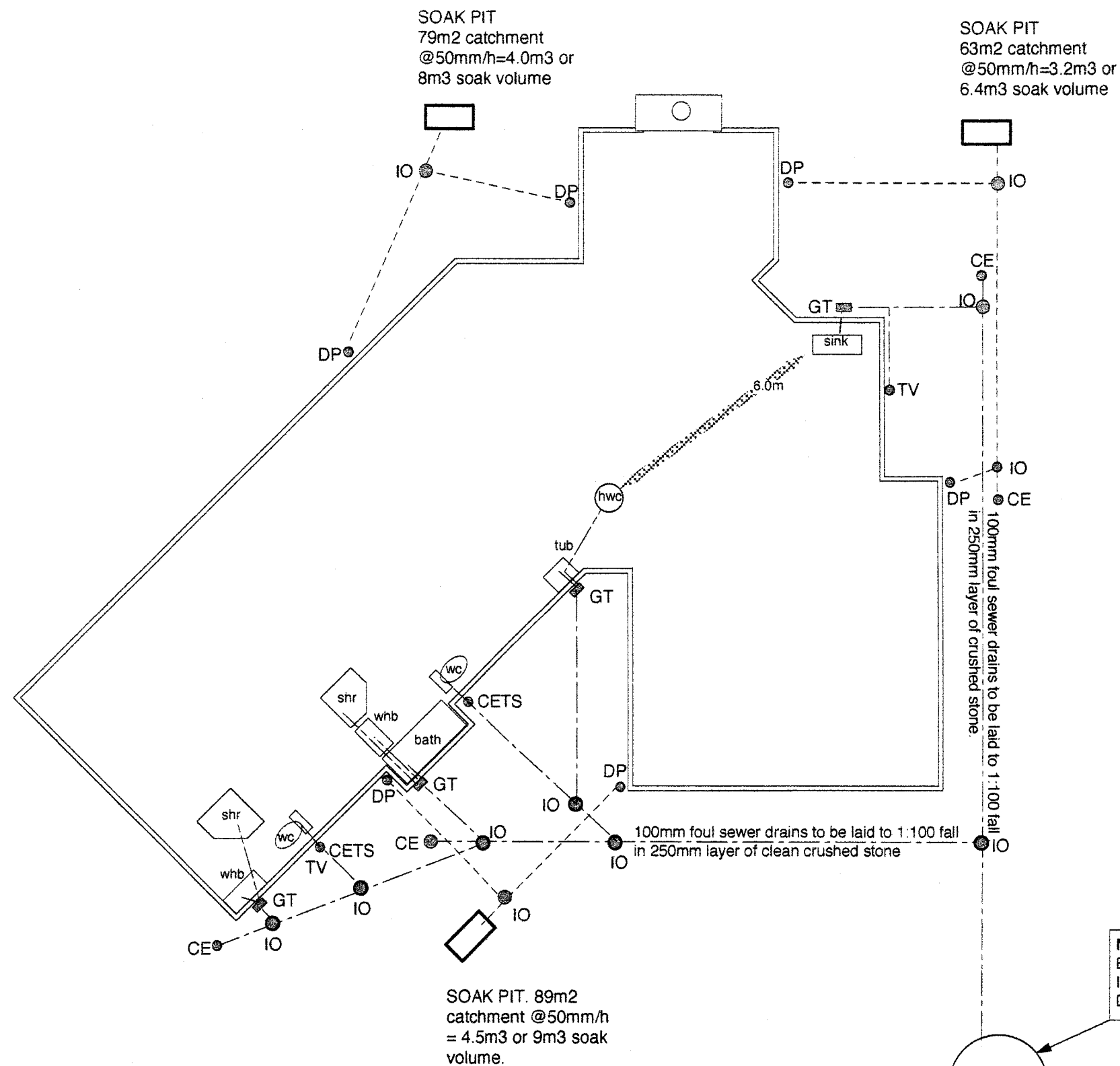
Wastes:

Showers; 50mm PVC laid 1:40
 Tub; 50mm PVC laid 1:40
 Sink; 50mm PVC laid 1:40
 Bath; 50mm PVC laid 1:40
 Vanities; 40mm PVC laid 1:40
 HWC; 25mm copper laid 1:40



Soak Hole pit size to suit ground soakage and give adequate storage to avoid overflow. Excavated ground to be lined with filter cloth and filled with 100-150mm boulders to 600mm of ground level.

SOAK HOLE DETAIL



DRAINAGE PLAN

NOTE: SEPTIC TANK AND EFFLUENT FIELD TO BE INSTALLED POST HOUSE DRAIN INSTALLATION.

SEPTIC TANK

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HOMES DIRECT
 P.O.Box 43
 OXFORD
 0274 375 275

Client:
 BUILDBEST CONSTRUCTION LIMITED

Builder:
 BUILDBEST CONSTRUCTION LIMITED

Drawing:
DRAINAGE PLAN

Scales:
 1:100

Area:

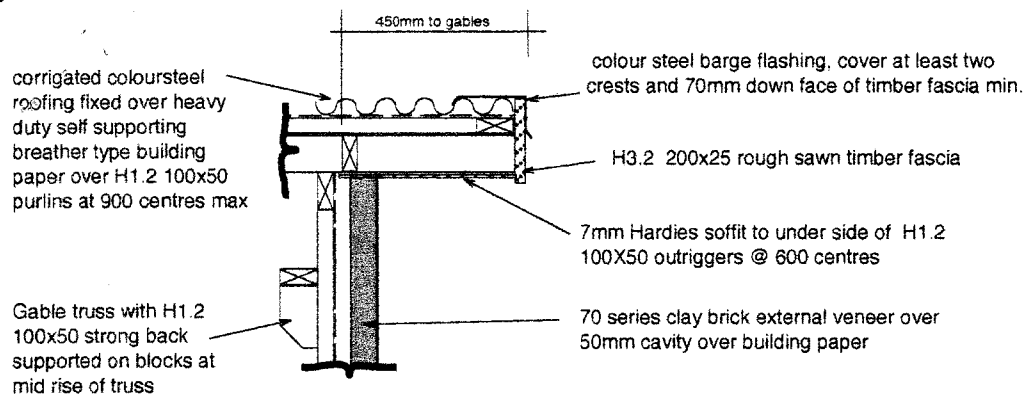
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 MDM

Date:
 REVISED 17 March 08

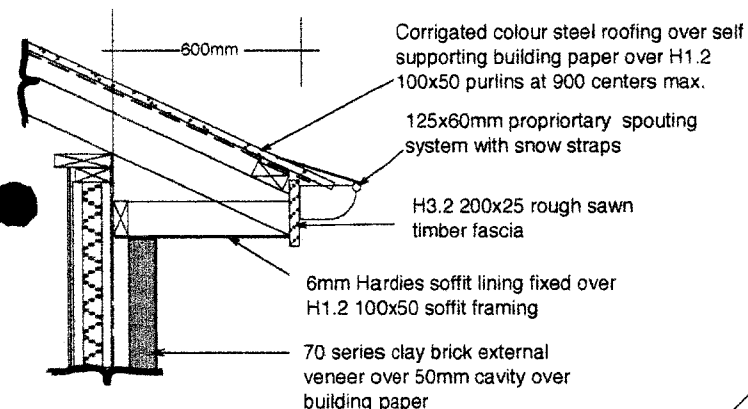
Designer:
 MDM

Sheet:
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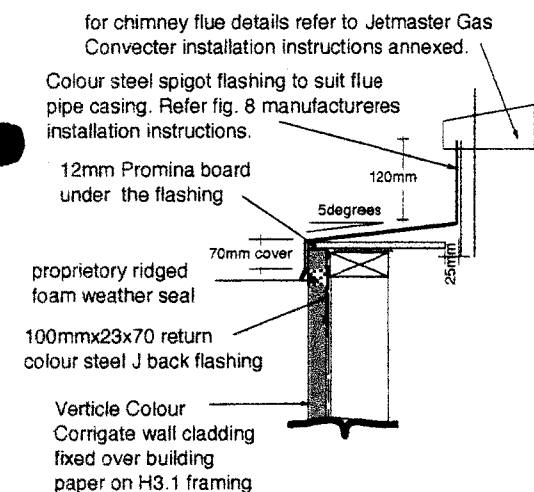
Of:
14



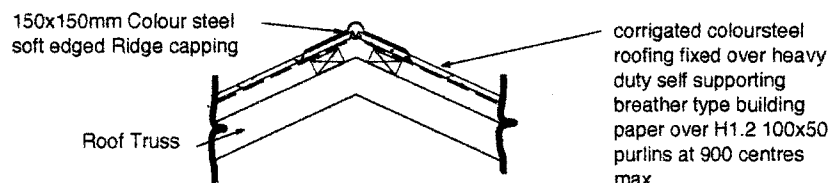
Detail 4. Eave.
(scale 1:20)



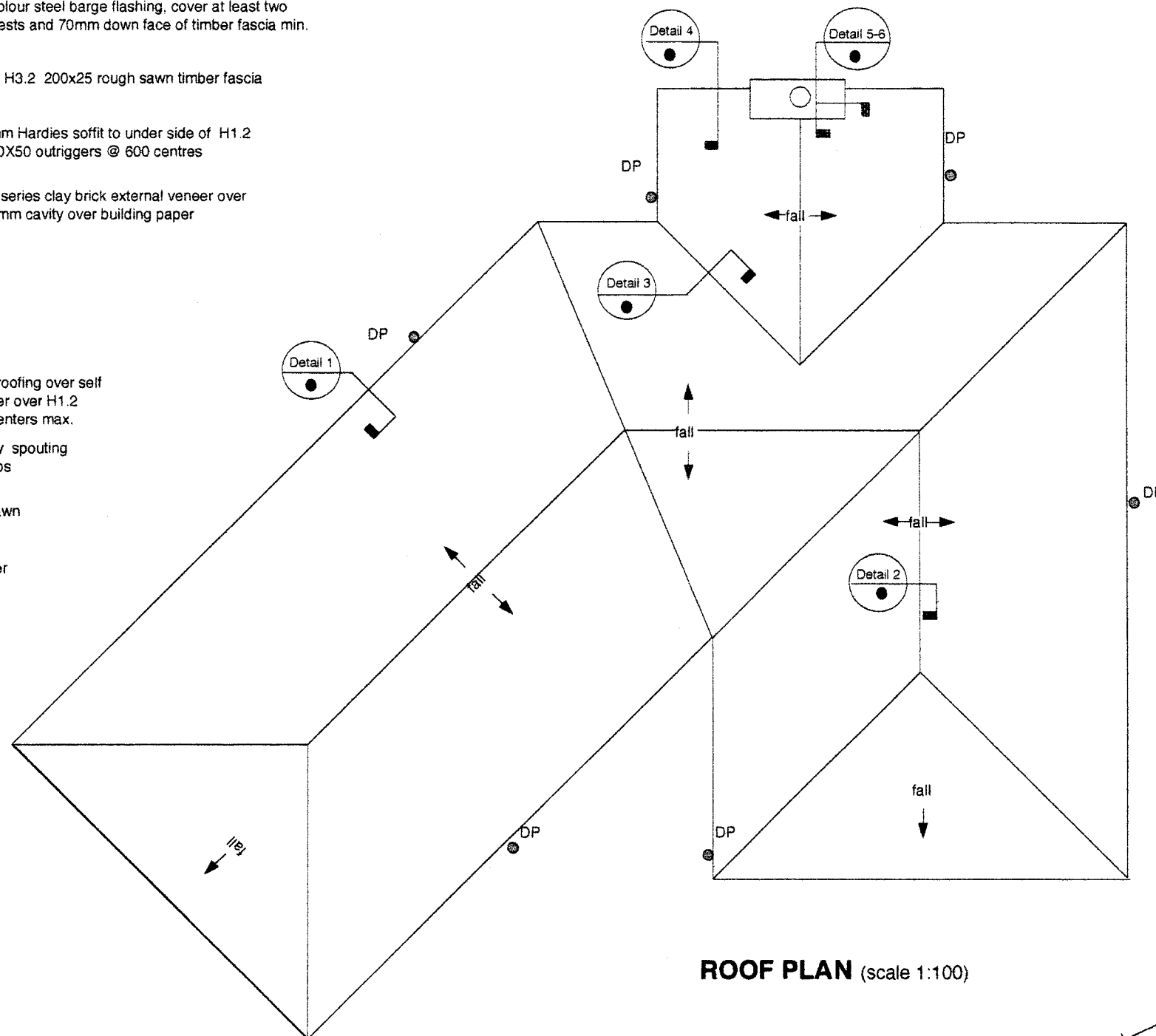
Detail 1. Soffit.
(scale 1:20)



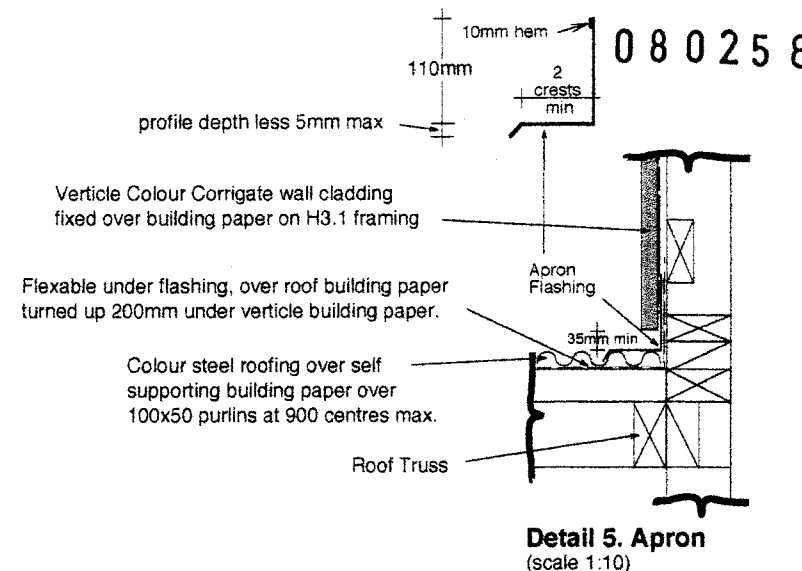
Detail 7. Chimney Cap
(scale 1:10)



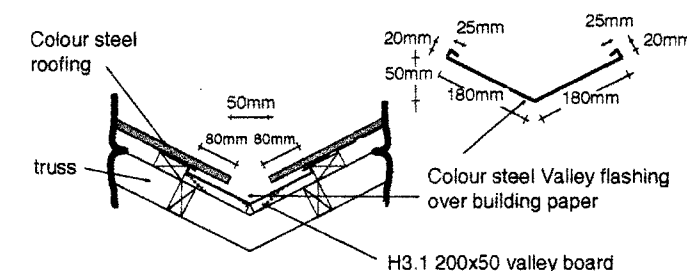
Detail 2. Appex
(scale 1:20)



ROOF PLAN (scale 1:100)



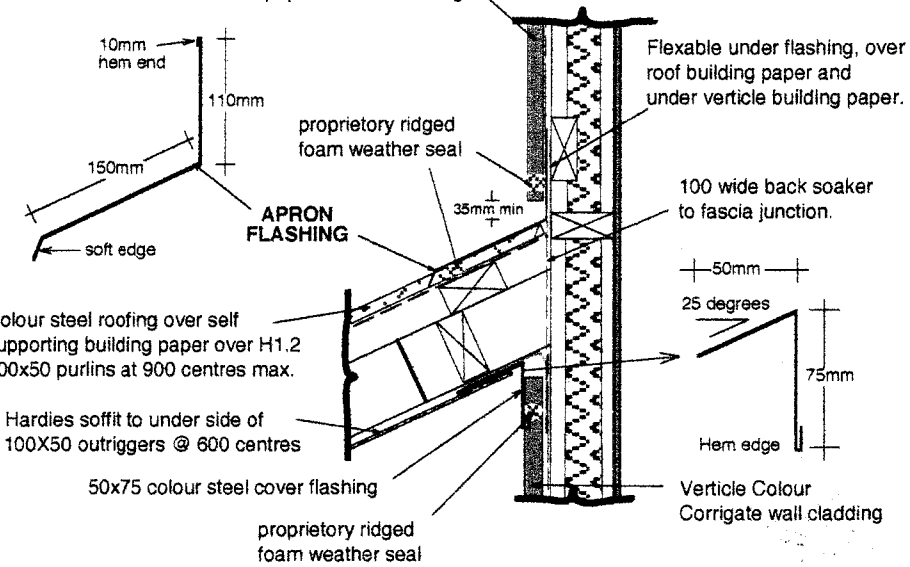
Detail 5. Apron
(scale 1:10)



Detail 3. Valley
(scale 1:20)

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clause 3.

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Verticle Colour Corrigate wall cladding fixed over building paper on H3.1 framing



Detail 6. Apron.
(scale 1:10)

HOMES DIRECT
P.O.Box 43
Oxford, North Canterbury.
0274 375 275

Client: BUILDBEST CONSTRUCTION LIMITED

Builder: BUILDBEST CONSTRUCTION LIMITED

Drawing: **ROOF PLAN**

Scales: 1:100 & 1:20 & 1:10

Area:

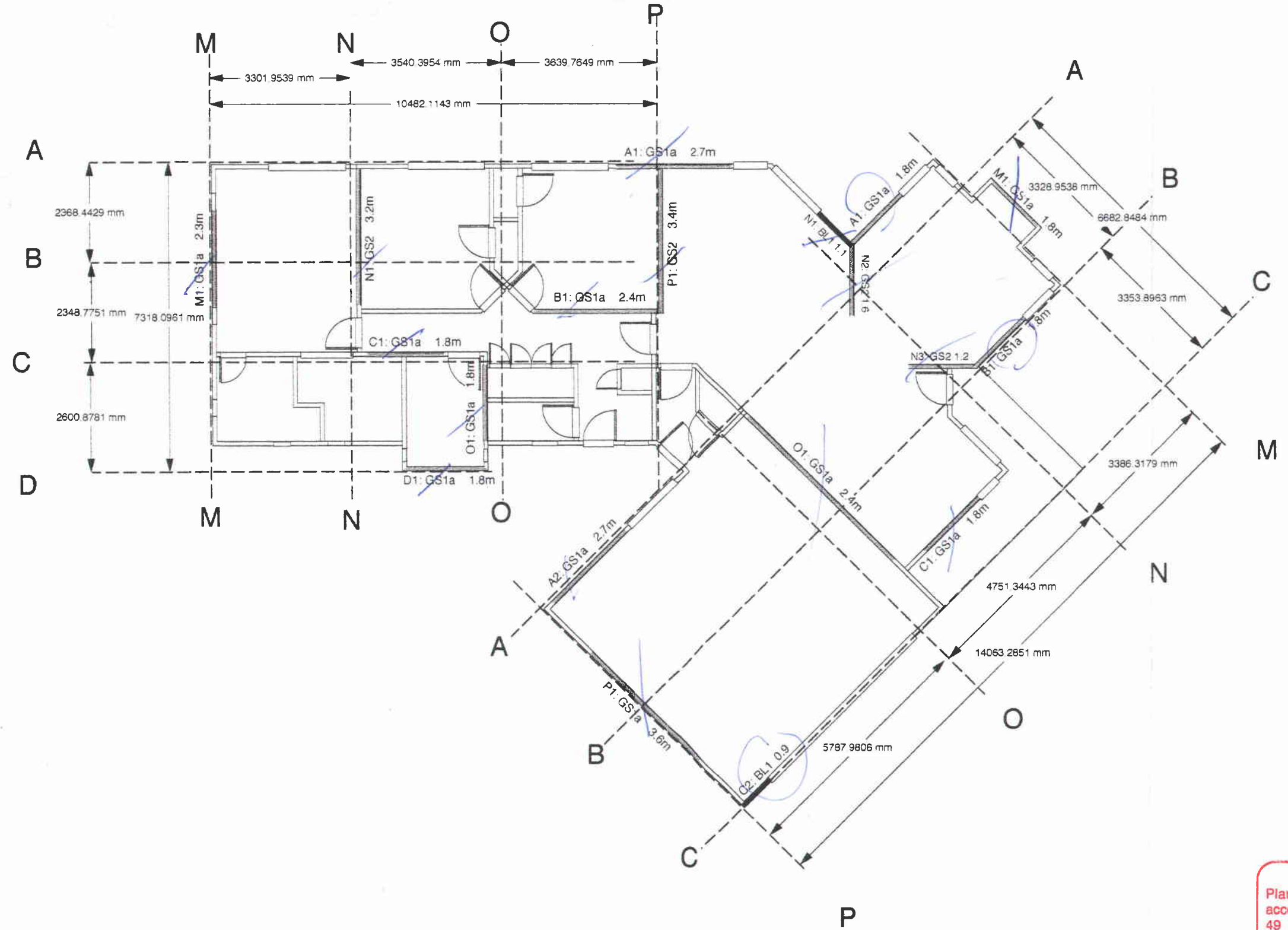
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Date: 15 feb 08

Designer MDM

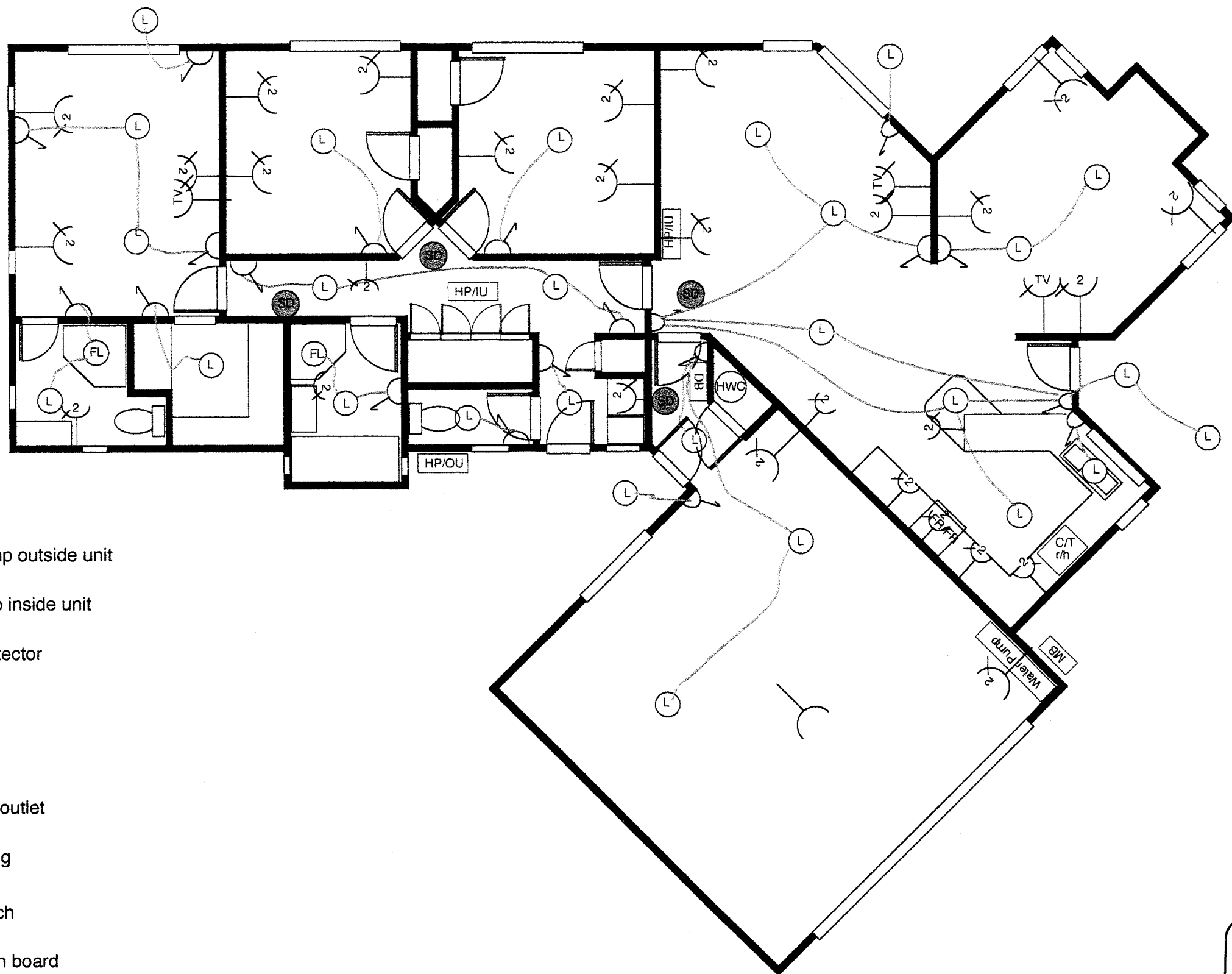
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Of: **14**



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49 and the Building Regulations 1992,
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HOMES DIRECT P.O.Box 43 OXFORD 0274 375 275	Client: BUILDBEST CONSTRUCTION LIMITED		Drawing: BRACING PLAN		Drawn: MDM	Sheet: 7 Of: 14
	Builder: BUILDBEST CONSTRUCTION LIMITED		Scales: 1:100	Area: 172m2	Date: Revised 17 March 2008	
					Designer: MDM	



HP/OU = heat pump outside unit

HP/IU = heatpump inside unit

SD = smoke detector

FL = fan/light

L = light

TV = television outlet

2 = double plug

⌋ = light switch

DB = distribution board

MB = meter box

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HOMES DIRECT
P.O.Box 43
OXFORD
0274 375 275

Client: BUILDBEST CONSTRUCTION LIMITED

Builder: BUILDBEST CONSTRUCTION LIMITED

Drawing: ELECTRICAL PLAN

Scales: NTS

Area:

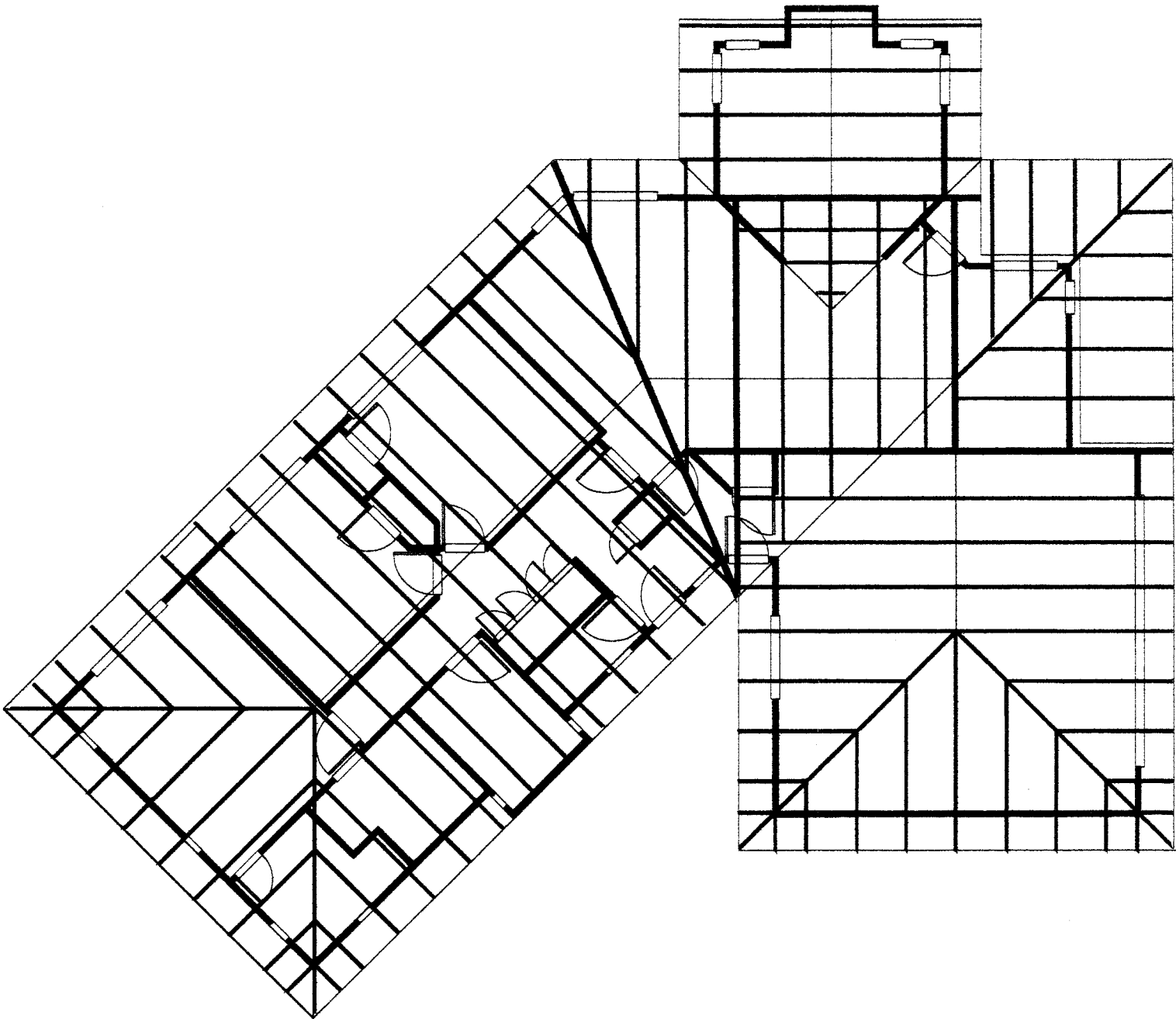
Drawn: MDM


Date: 15 feb 08

Designer: MDM

Sheet: 8

Of: 14



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Refer to truss manufactures
information for specific details on
truss system, truss spacing and
truss fixings.

HOMES DIRECT
P.O.Box 43
OXFORD
0274 375 275

Client: BUILDBEST CONSTRUCTION LIMITED
Builder: BUILDBEST CONSTRUCTION LIMITED

Drawing: TRUSS PLAN

Scales: 1:100

Area:

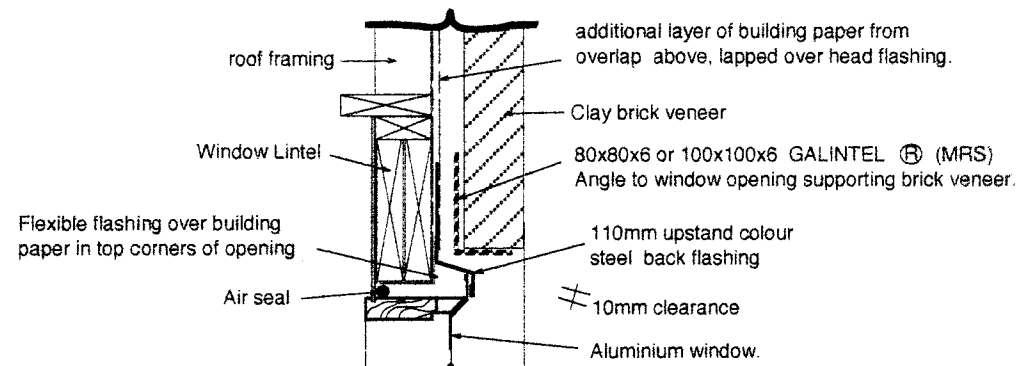
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Date: 15 feb 08

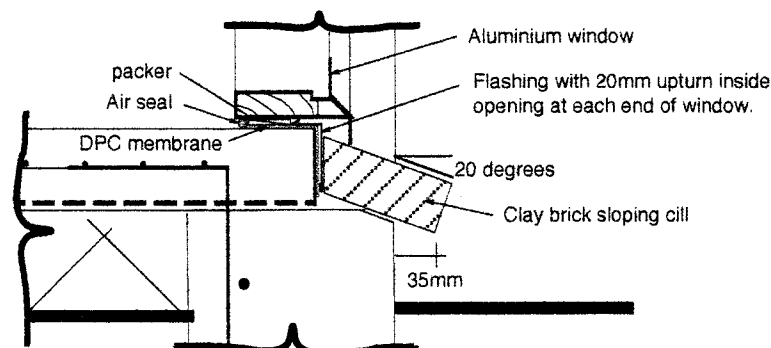
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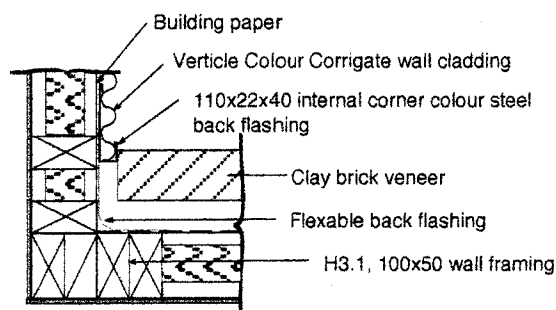
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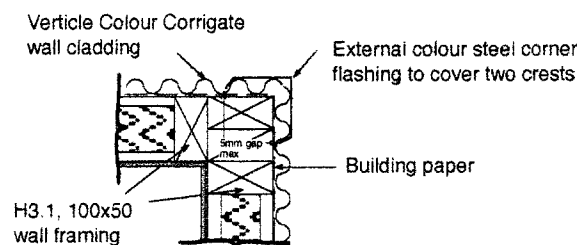
Detail 1. Window Head
(scale 1:10)



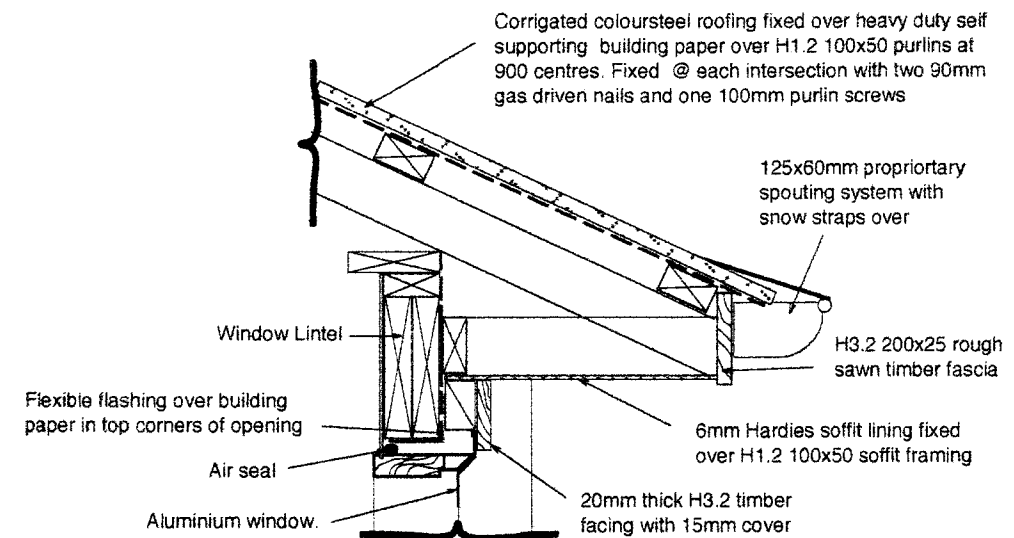
Detail 2. Window Cill
(scale 1:10)



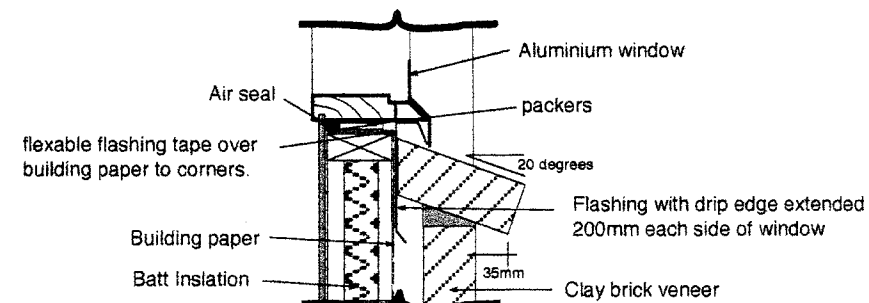
Detail 3. Internal Corner @ Chimney
(scale 1:10)



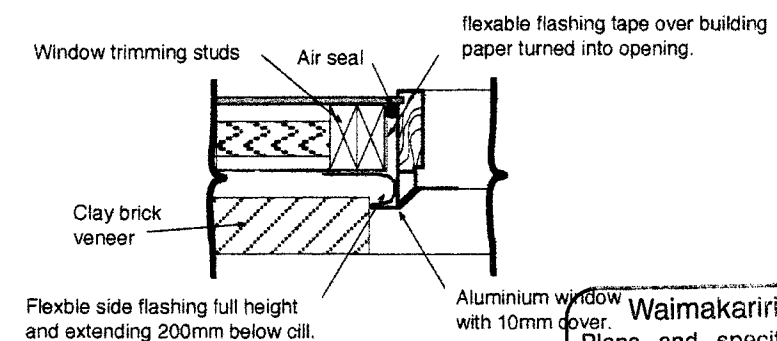
Detail 4. External Corner @ Chimney
(scale 1:10)



Detail 5. Window Head
(scale 1:10)



Detail 6. Window Cill
(scale 1:10)



Detail 7. Window Side
(scale 1:10)

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clause 3.
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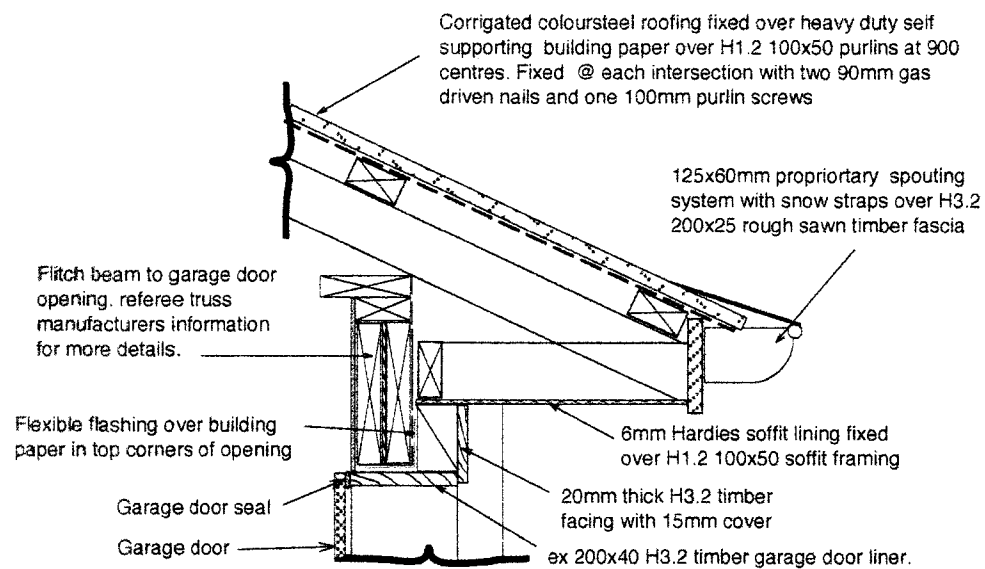
HOMES DIRECT
P.O.Box 43
OXFORD
0274 375 275

Client: BUILDBEST CONSTRUCTION LIMITED
Builder: BUILDBEST CONSTRUCTION LIMITED

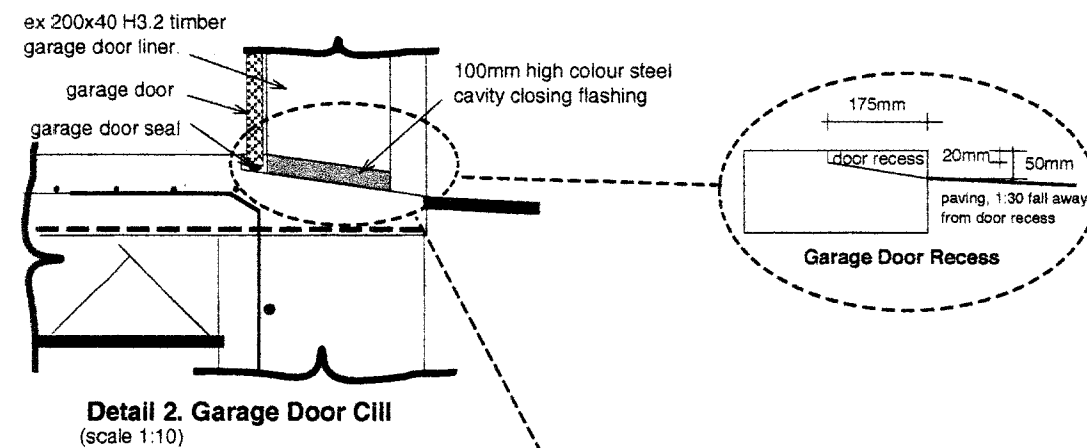
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Scales: 1:10
Area:

Drawn: MDM
Date: 15 feb 08
Designer: MDM

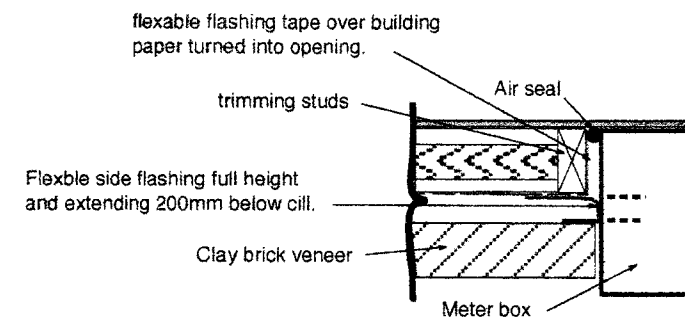
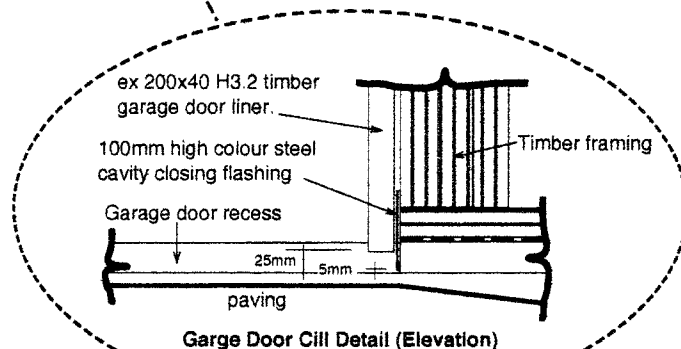
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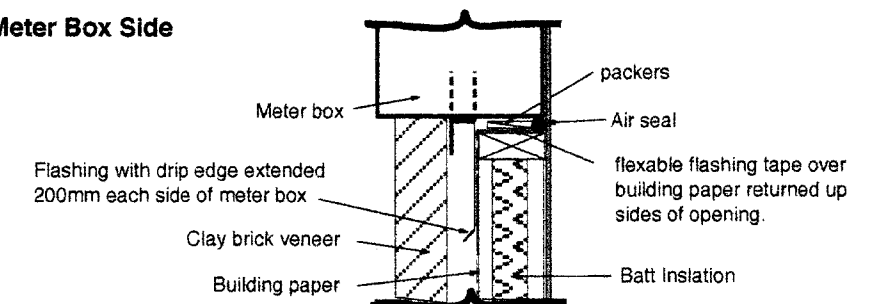
Detail 1. Window Head
(scale 1:10)



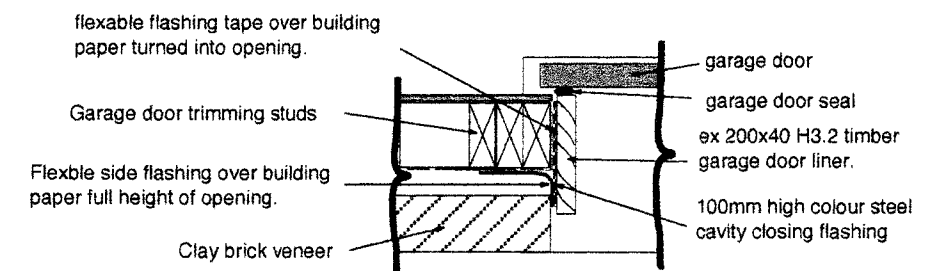
Detail 2. Garage Door Cill
(scale 1:10)



Detail 4. Meter Box Side
(scale 1:10)



Detail 5. Meter Box Cill
(scale 1:10)



Detail 6. (Plan View) Garage Door Side
(scale 1:10)

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Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, clause 3.
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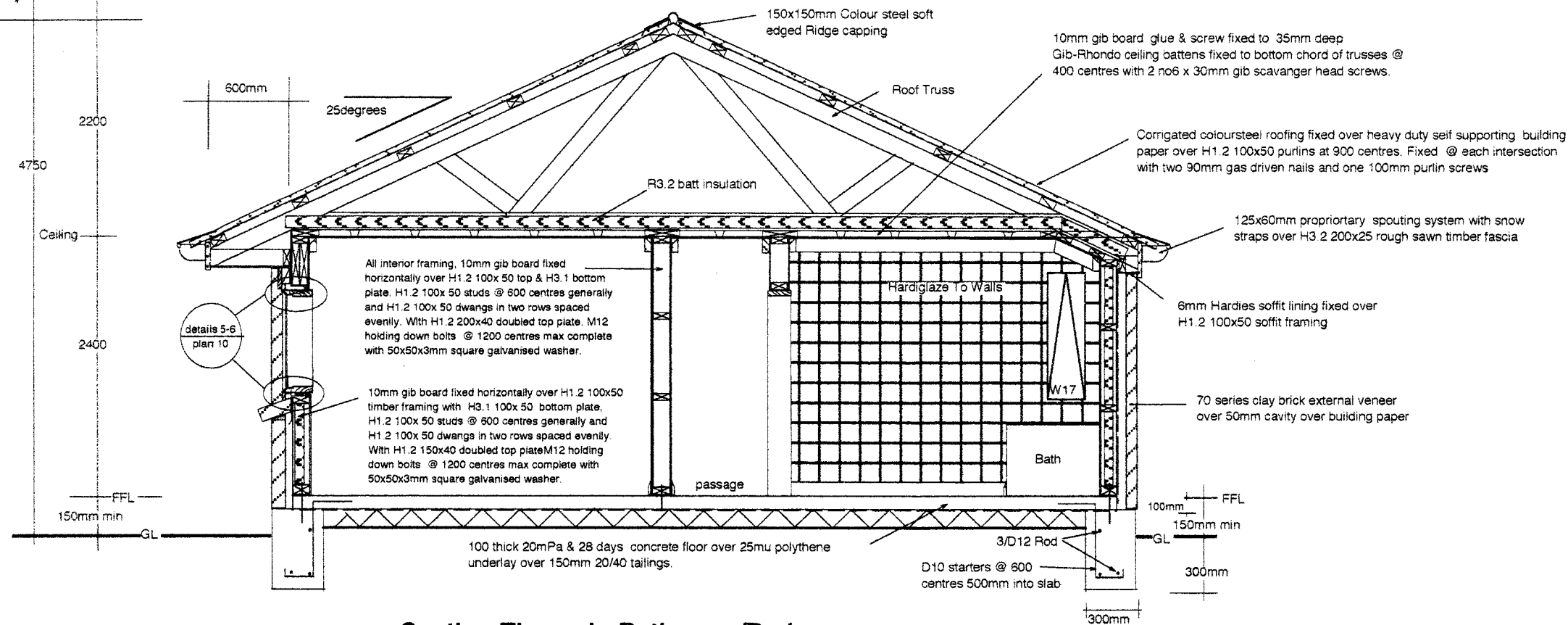
HOMES DIRECT
P.O.Box 43
OXFORD
0274 375 275

Client: BUILDBEST CONSTRUCTION LIMITED
Builder: BUILDBEST CONSTRUCTION LIMITED

Drawing: CROSS SECTION DETAILS
Scales: 1:10
Area:

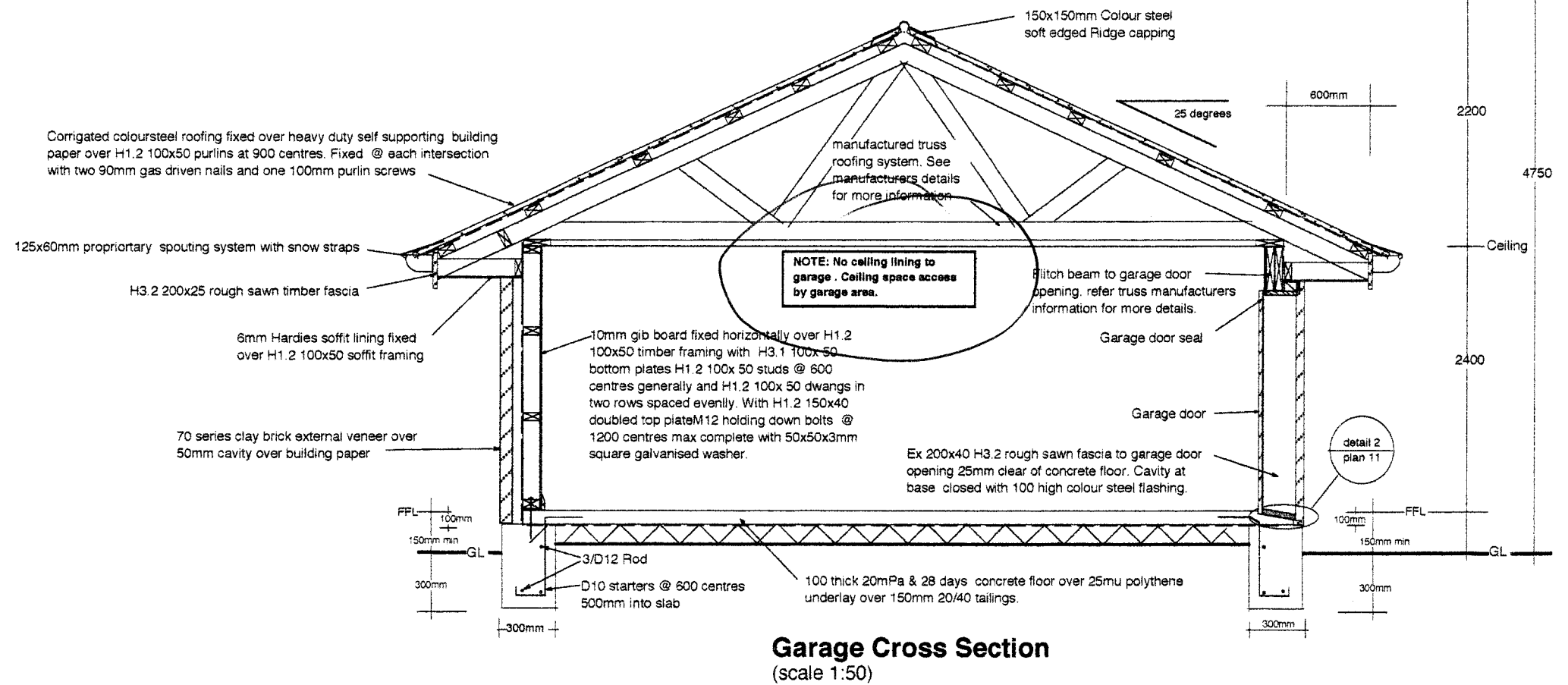
Drawn: MDM
Date: 15 feb 08
Designer: MDM

Sheet: 11
Of: 14



Section Through Bathroom/Bedroom
(scale 1:50)

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Garage Cross Section
(scale 1:50)

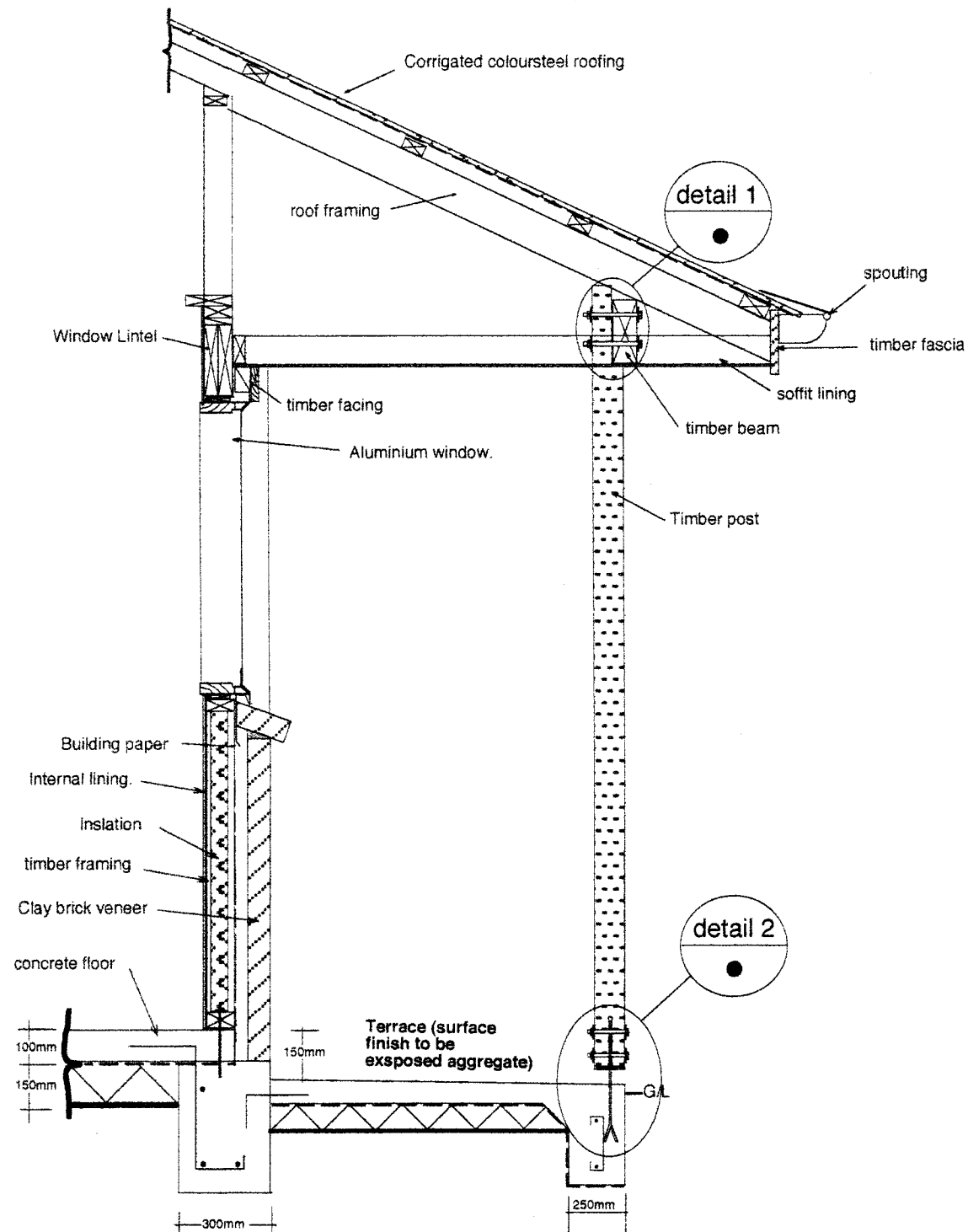
HOMES DIRECT
P.O.Box 43
OXFORD
0274 375 275

Client: BUILDBEST CONSTRUCTION LIMITED
Builder: BUILDBEST CONSTRUCTION LIMITED

Drawing: **Cross Sections**
Scales: 1:50
Area:

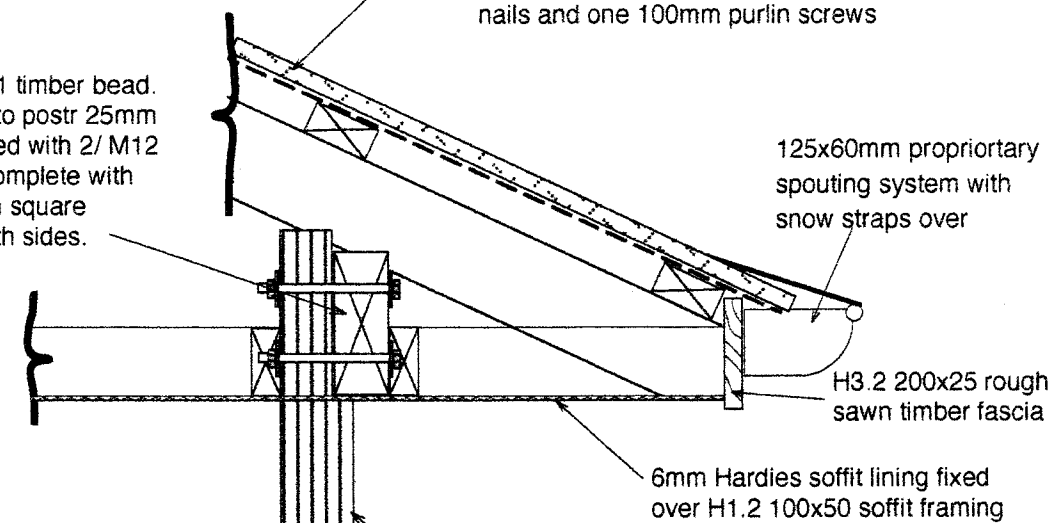
Drawn: MDM
Date: Revised 17 March 08
Designer: MDM

Sheet: 12
Of: 14



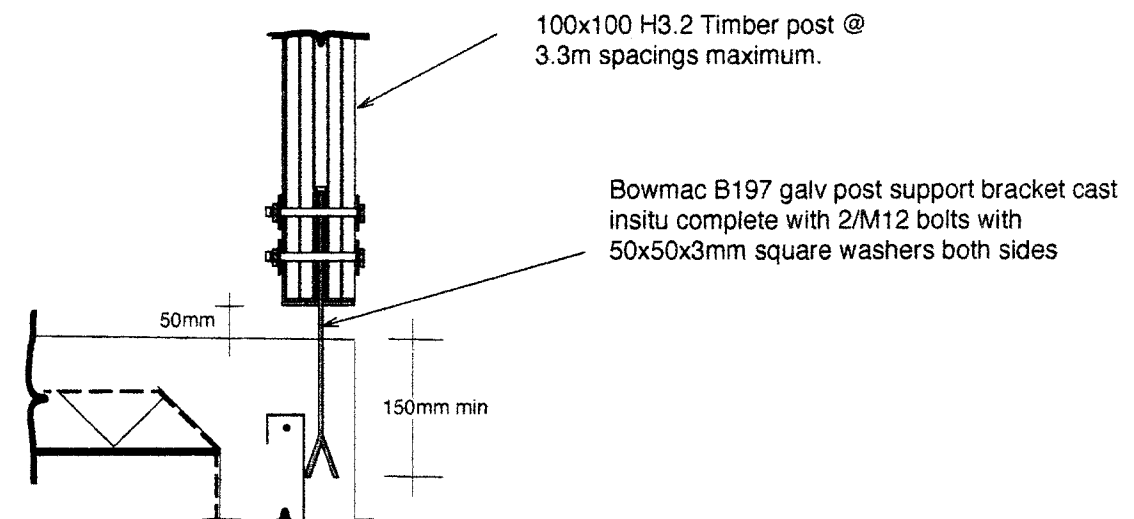
Detail 3. terrace foundation
(scale 1:20)

200x75 H3.1 timber beam.
recessed into post 25mm
max. Secured with 2/ M12
galv bolts complete with
50x50x3mm square
washers both sides.



Detail 1
(scale 1:10)

100x100 H3.2 Timber post @
3.3m spacings maximum.
Recessed 25mm max for beam
seating.



Detail 2
(scale 1:10)

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49 and the Building Regulations 1992,
clause 3.
Signed *[Signature]* 22.3.08

HOMES DIRECT
P.O.Box 43
OXFORD
0274 375 275

Client: BUILDBEST CONSTRUCTION LIMITED
Builder: BUILDBEST CONSTRUCTION LIMITED

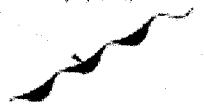
Drawing: Terrace cross section.
Scales: 1:20 & 1:10
Area:

Drawn: MDM
Date: Revised 17 March 08
Designer: MDM

Sheet: 13
Of: 14

Figure 40: Profiled metal stopends
Paragraph 8.4.13, Figure 7

Turn up formed using
purpose specific tool



(a) CORRUGATED PROFILE



Figure 72: General window opening
Paragraphs 9.1.5 and 9.1.10.2, Figures 76, 81-85, 90, 91, 95, 99, 115, 116, 127 and 128

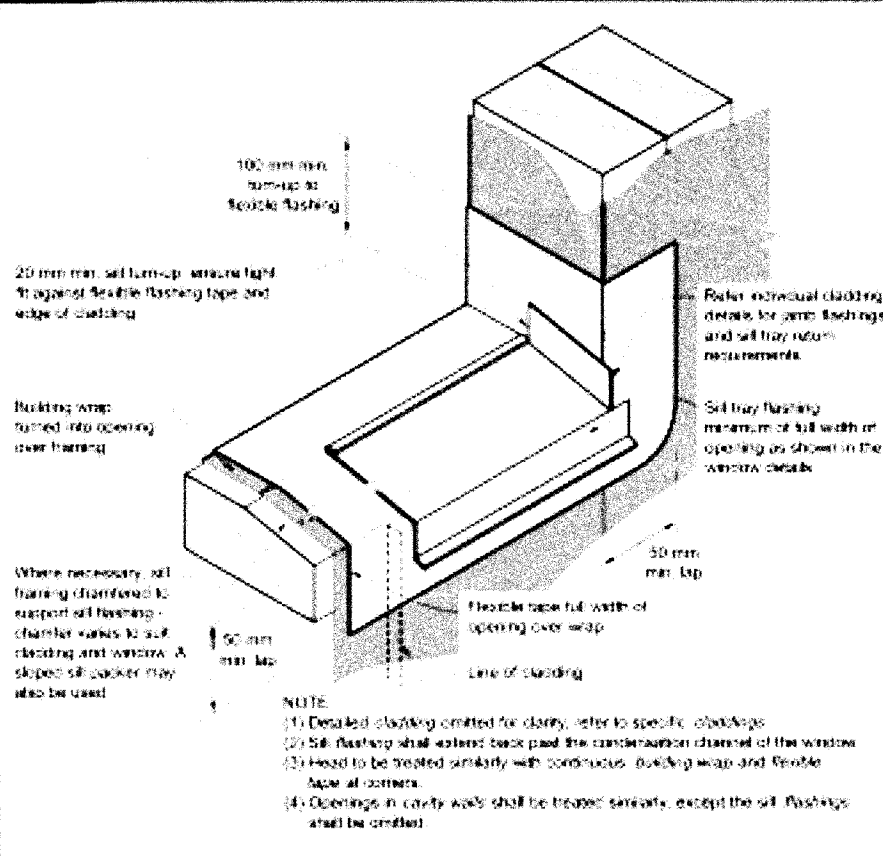
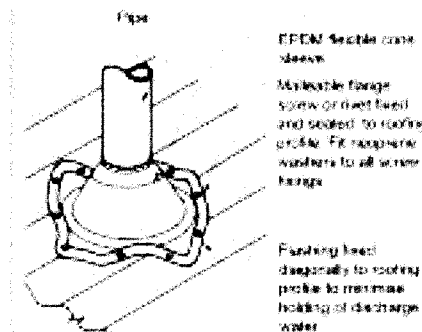


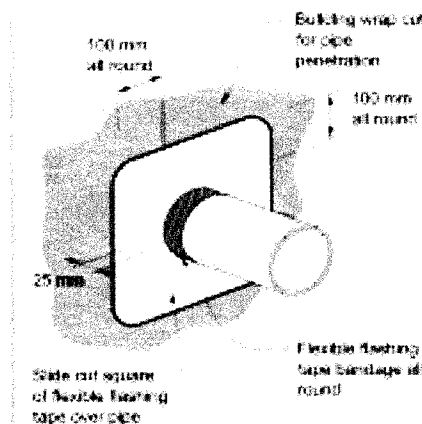
Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17 a), 9.6.8.5 and 9.6.9.6



NOTE:

- (1) Max. roof pitch for this flashing 45° minimum pitch 10°
- (2) For pipes up to 60 mm diameter

Figure 68: General pipe penetration
Paragraph 9.1.9.3, Figure 126



Signed *[Signature]* 28/3/08

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accordance with the Building Act 2004, clause
49 and the Building Regulations 1992
clause 3.

HOMES DIRECT
P.O. Box 43
OXFORD
0274 375 275

Client: BUILDBEST CONSTRUCTION LIMITED

Builder: BUILDBEST CONSTRUCTION LIMITED

Drawing: Miscellaneous details

Scales: NTS

Area:

Drawn: MMD

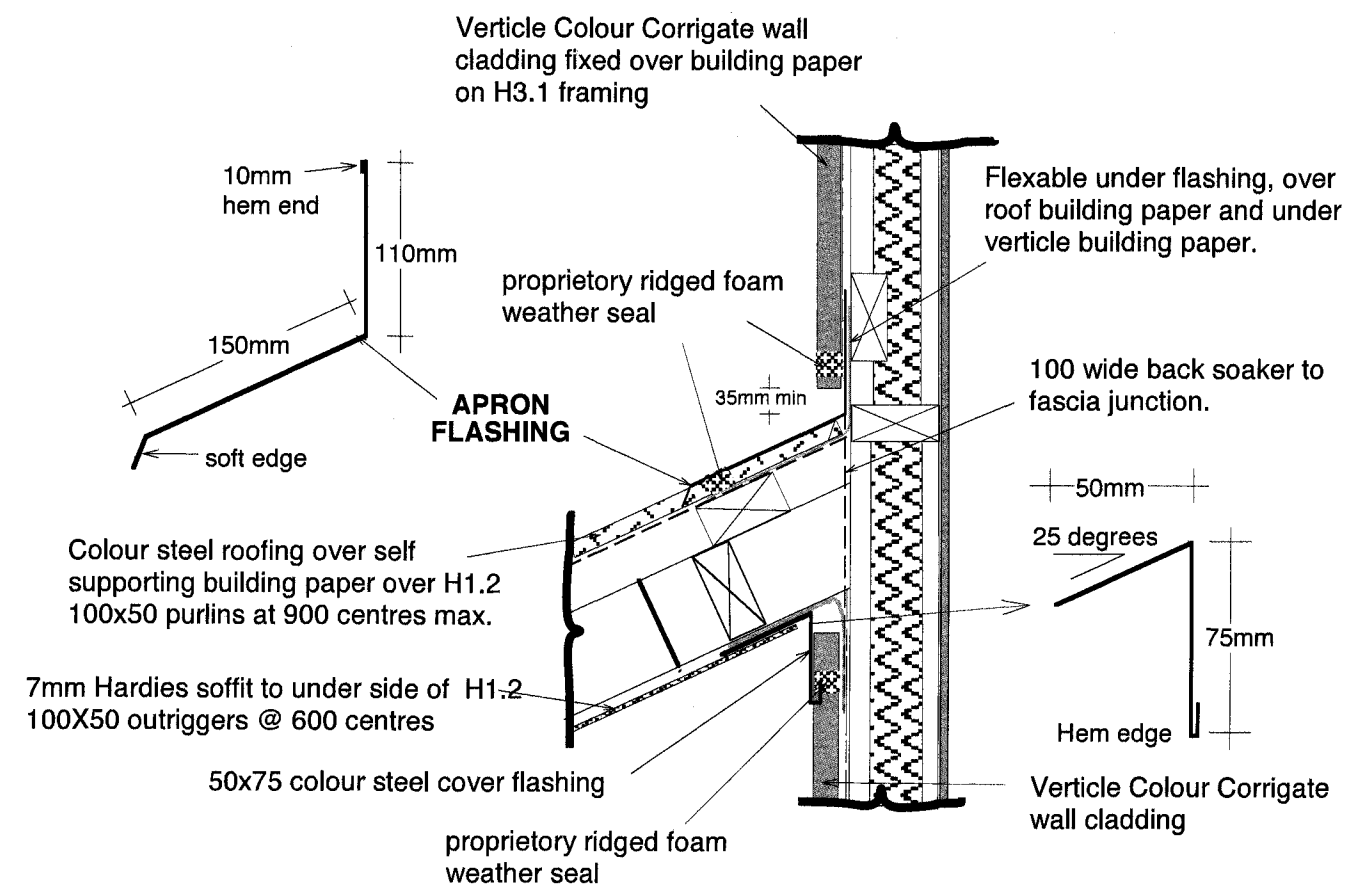
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Designer: MMD

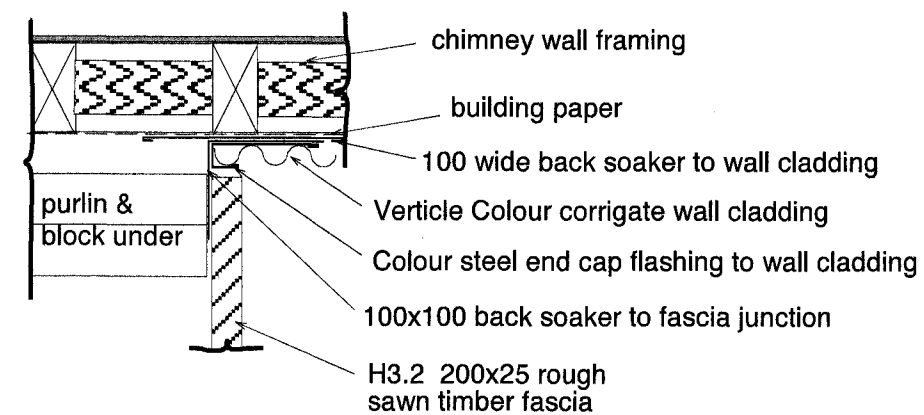
Sheet: 14

Of: 14

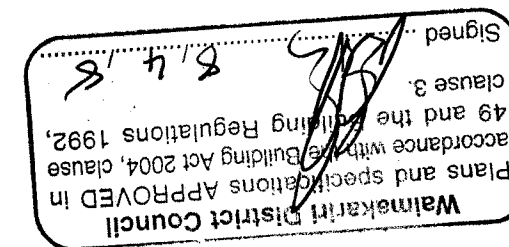
080258



Detail 6. Apron.
(scale 1:10)



Extra Detail. Plan view Fascia junction
(scale 1:10)



HOMES DIRECT
P.O.Box 43
OXFORD
0274 375 275

Client:
BUILDBEST CONSTRUCTION LIMITED

Builder:
BUILDBEST CONSTRUCTION LIMITED

Drawing:
ADDITIONAL DETAILS

Scales:
1:10

Area:

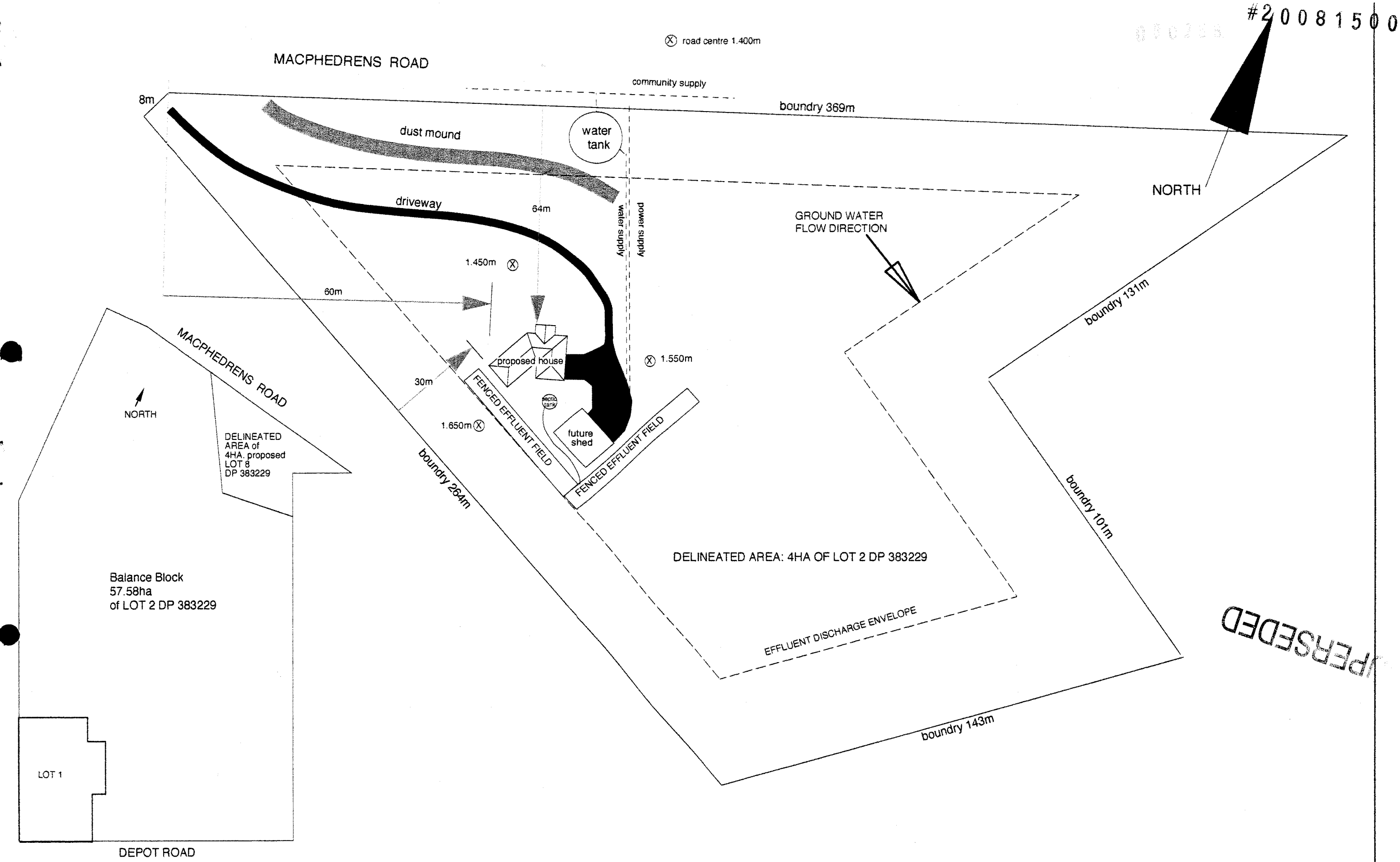
Drawn: MDM

Date: 4 march 08

Designer: MDM

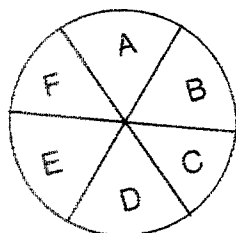
Sheet: 15

Of:



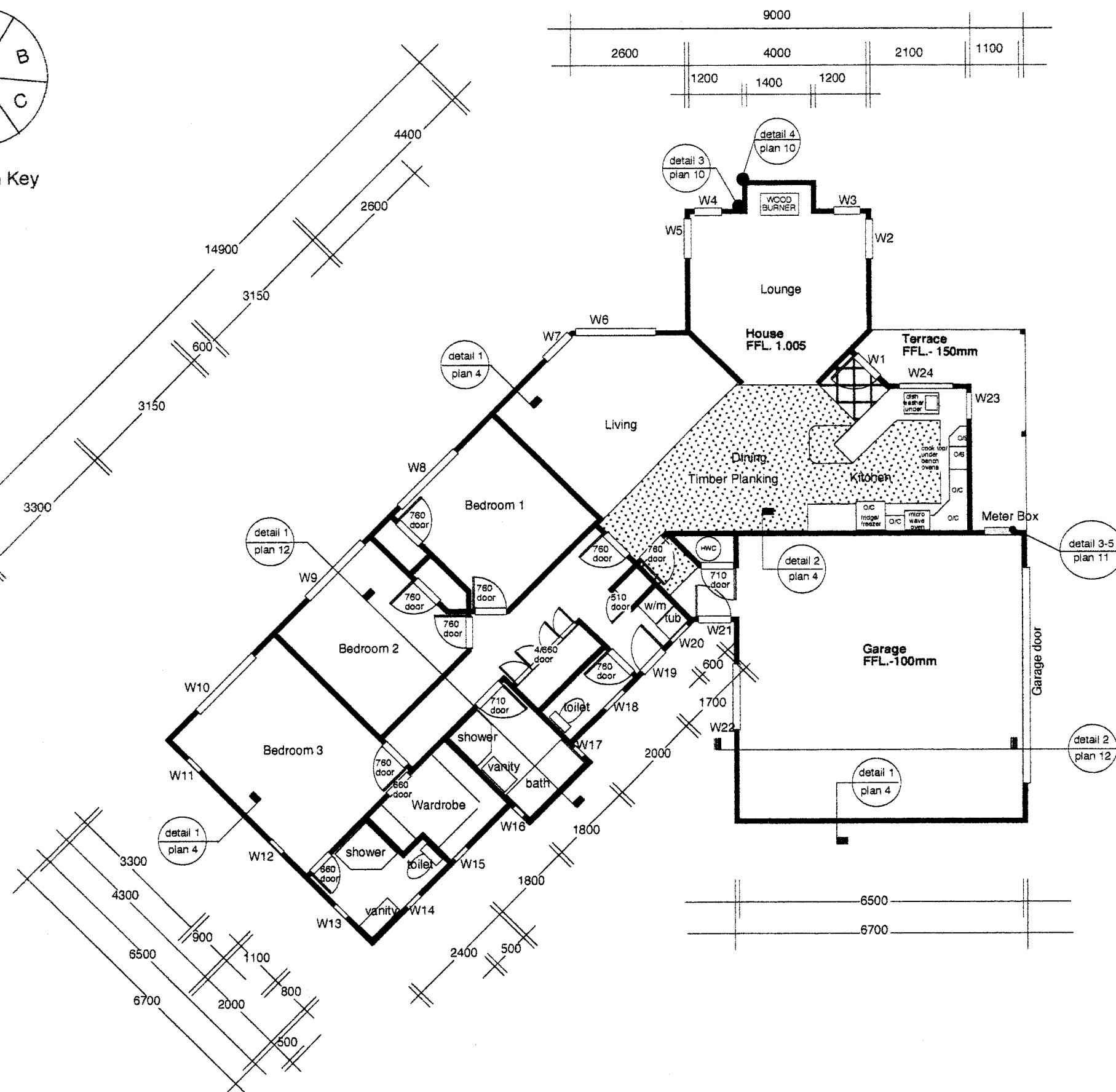
PERSEDED

<div>HOMES DIRECT P.O.Box 43 OXFORD 0274 375 275</div>	Client:	BUILDBEST CONSTRUCTION LIMITED	Drawing: SITE PLAN		Drawn: MDM	Sheet: 1
	Builder:	BUILDBEST CONSTRUCTION LIMITED	Scales: nts	Area:	Date: 15 feb 08	
					Designer: MDM	Of: 14



Elevation Key

#200815000



SUPERSEDED

ENDORSEMENTS MADE ON ANY
SINGLE PAGE APPLY EQUALLY
TO THE ENTIRE PROJECT.

HOMES DIRECT
P.O.Box 43
OXFORD
0274 375 275

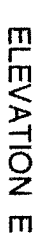
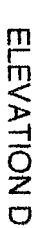
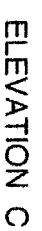
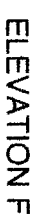
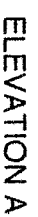
Client: BUILDBEST CONSTRUCTION LIMITED
Builder: BUILDBEST CONSTRUCTION LIMITED

Drawing: FLOOR PLAN

Scales: 1:100 Area: 170m²

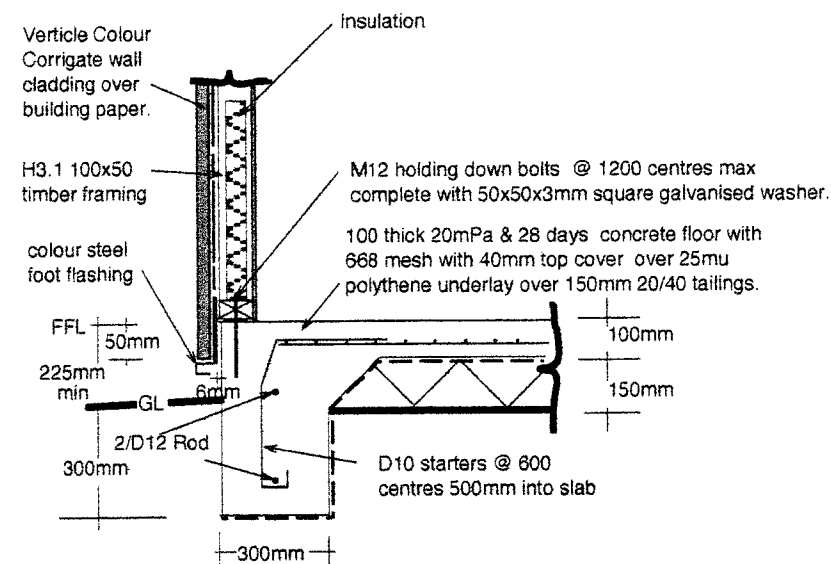
Drawn: MDM
Date: 15 feb 08
Designer: MDM

Sheet: 2
Of: 14

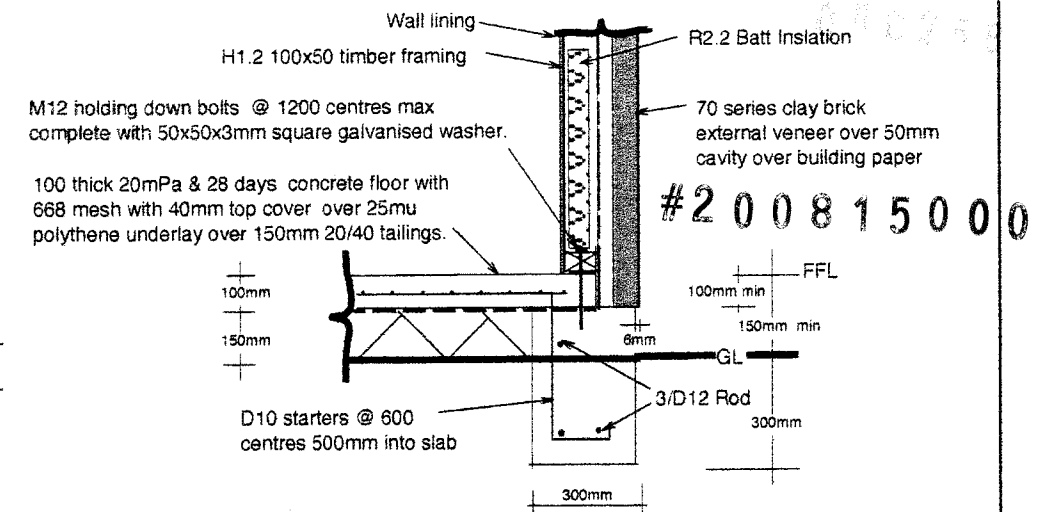


SUPERSEDED

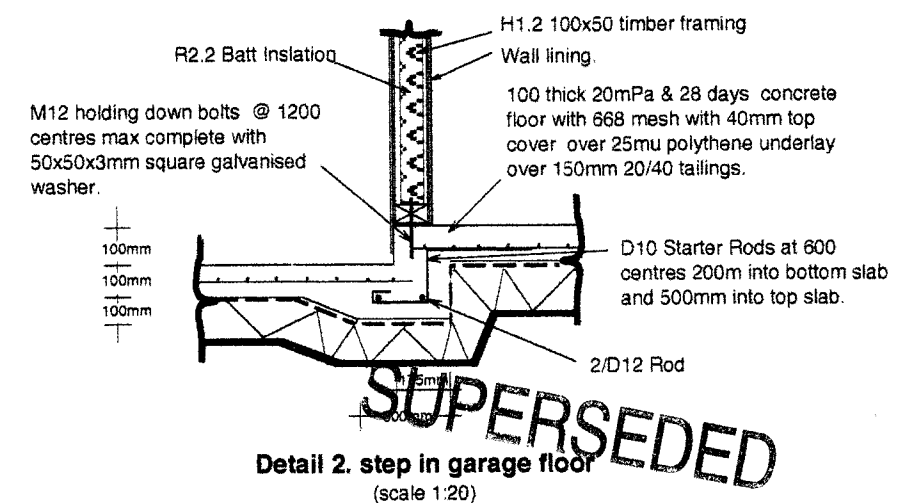
14



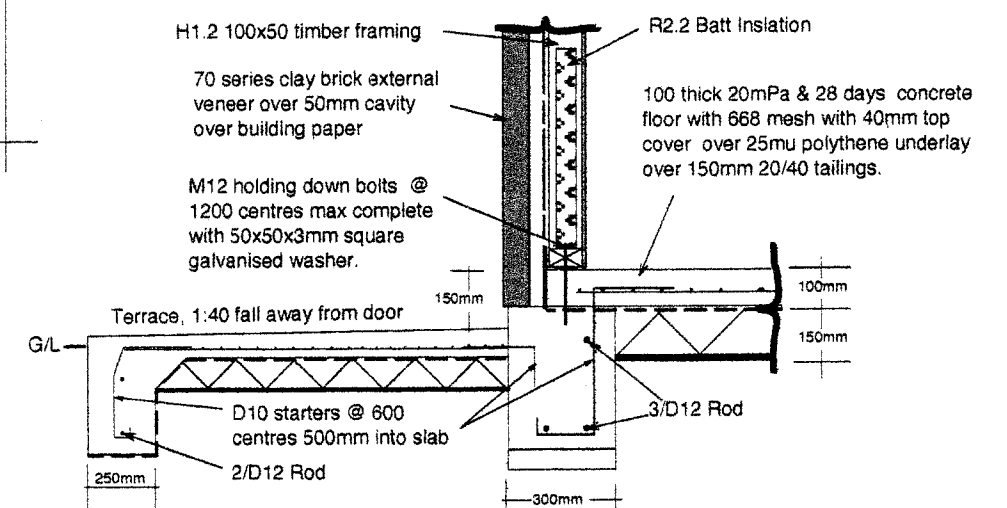
Detail 4. chimney foundation
(scale 1:20)



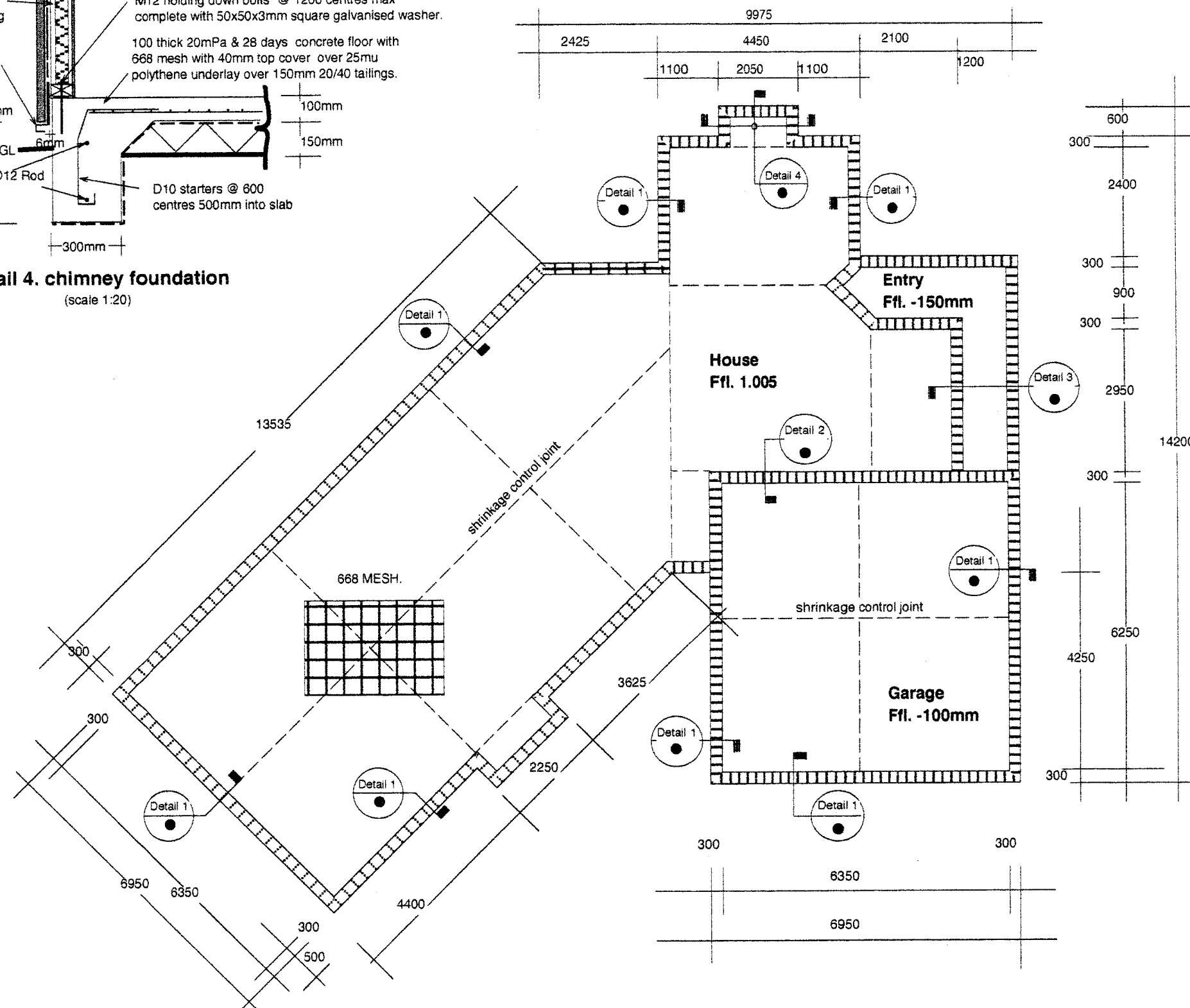
Detail 1. typical foundation
(scale 1:20)



Detail 2. step in garage floor
(scale 1:20)



Detail 3. terrace foundation
(scale 1:20)



HOMES DIRECT
P.O.Box 43
OXFORD
0274 375 275

Client: BUILDBEST CONSTRUCTION LIMITED
Builder: BUILDBEST CONSTRUCTION LIMITED

Drawing: FOUNDATION PLAN

Scales: 1:100 & 1:20 Area: 170m2

Drawn: MDM
Date: 15 feb 08
Designer: MDM

Sheet: 4
Of: 14

ABBREVIATIONS

IO = Inspection Opening
CETS = Cleaning Eye to Surface
DP = Down Pipe
GT = Gulley Trap
TV = Terminal vent

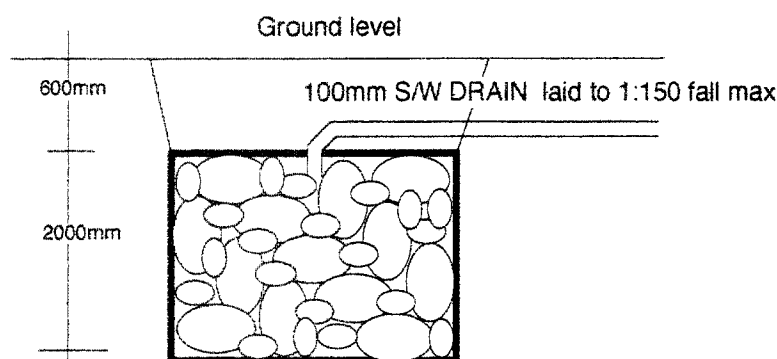
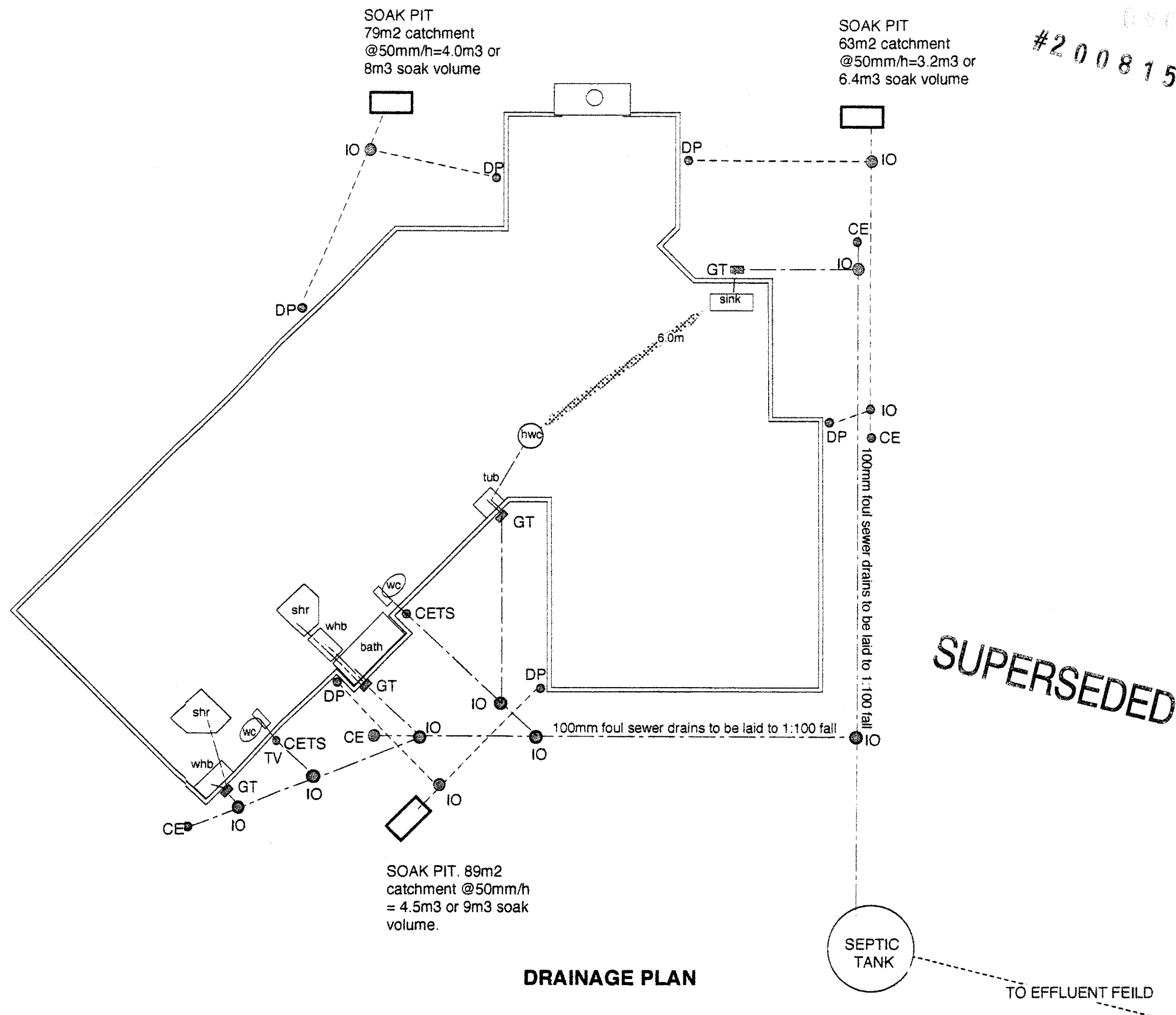
Wastes:

Showers; 50mm PVC laid 1:40
Tub; 50mm PVC laid 1:40
Sink; 50mm PVC laid 1:40
Bath; 50mm PVC laid 1:40
Vainities; 40mm PVC laid 1:40
HWC; 25mm copper laid 1:40

SOAK PIT
79m2 catchment
@50mm/h=4.0m3 or
8m3 soak volume

SOAK PIT
63m2 catchment
@50mm/h=3.2m3 or
6.4m3 soak volume

#200815000



Soak Hole pit size to suit ground soakage and give adequate storage to avoid overflow. Excavated ground to be lined with filter cloth and filled with 100-150mm boulders to 600mm of ground level.

SOAK HOLE DETAIL

DRAINAGE PLAN

HOMES DIRECT
P.O.Box 43
OXFORD
0274 375 275

Client:
BUILDBEST CONSTRUCTION LIMITED

Builder:
BUILDBEST CONSTRUCTION LIMITED

Drawing:
DRAINAGE PLAN

Scales: 1:100

Area:

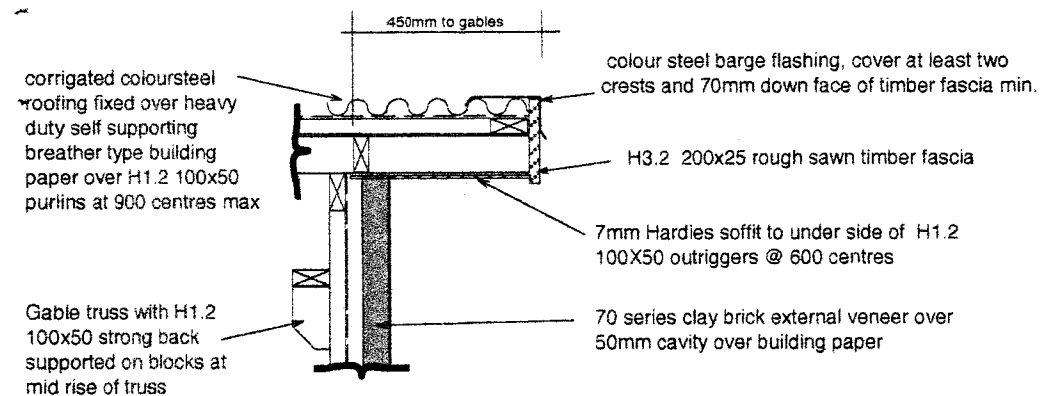
Drawn: MDM

Date: 15 feb 08

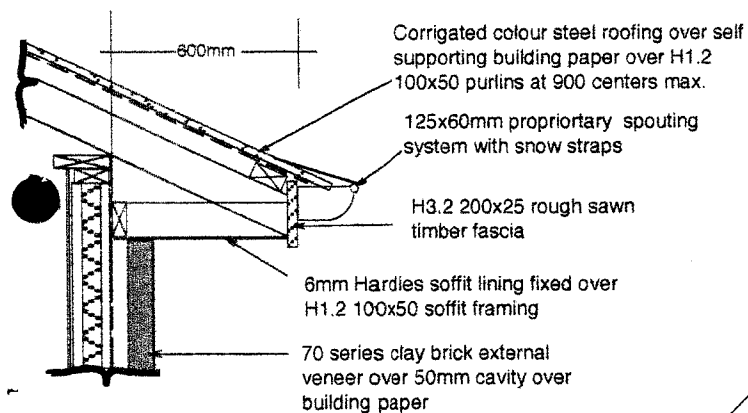
Designer: MDM

Sheet: 5

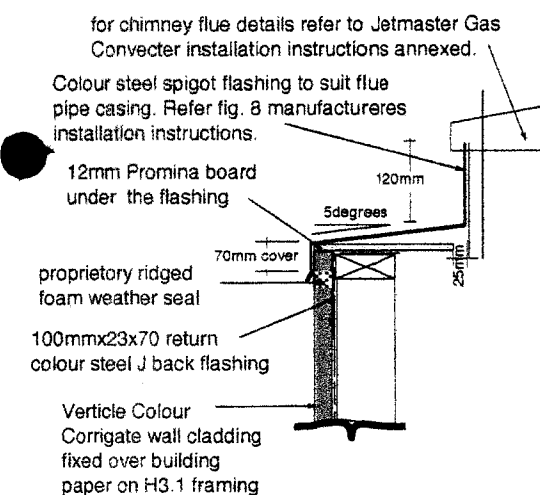
Of: 14



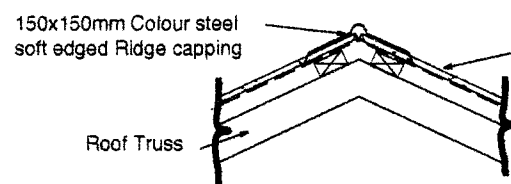
Detail 4. Eave.
(scale 1:20)



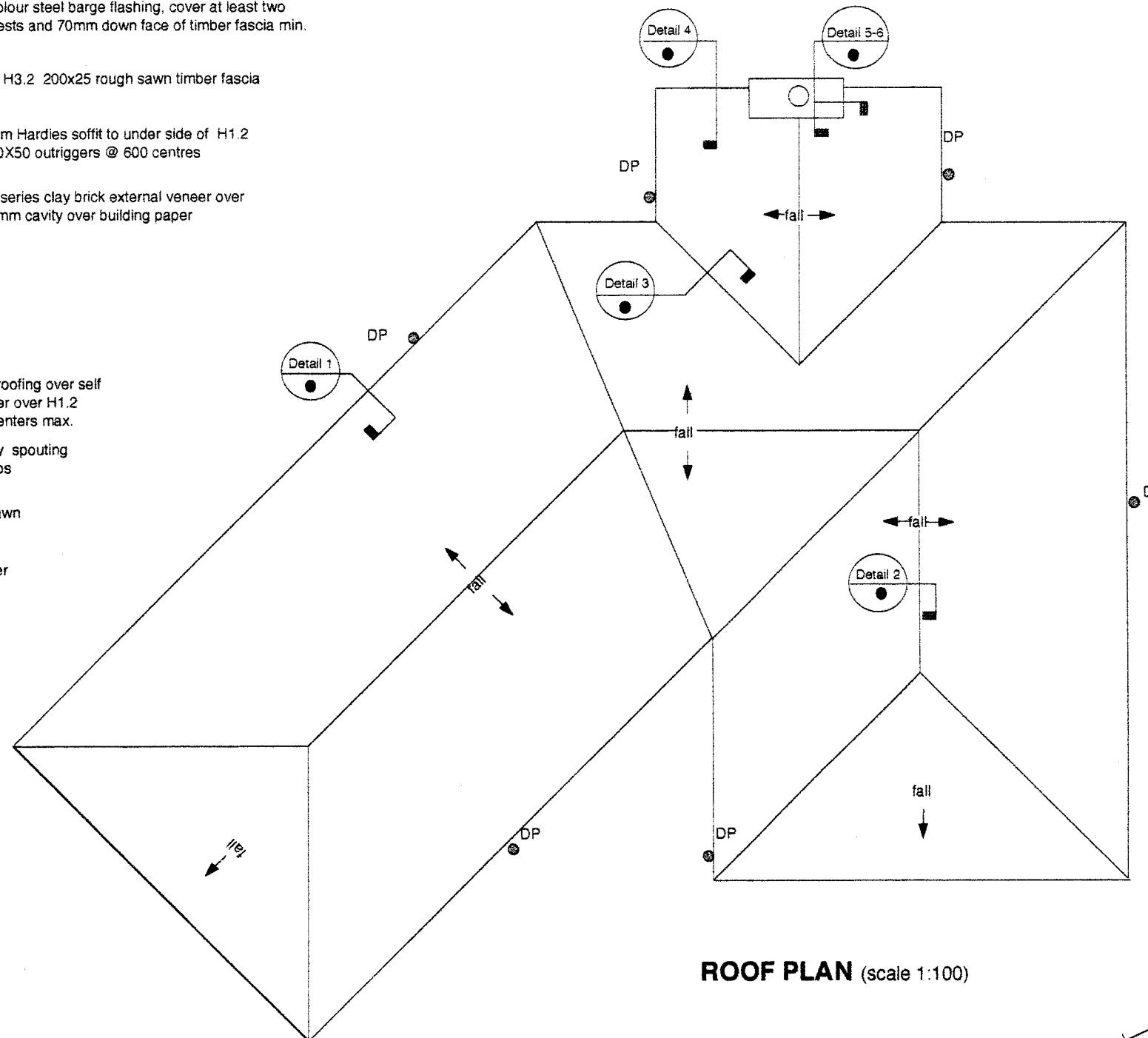
Detail 1. Soffit.
(scale 1:20)



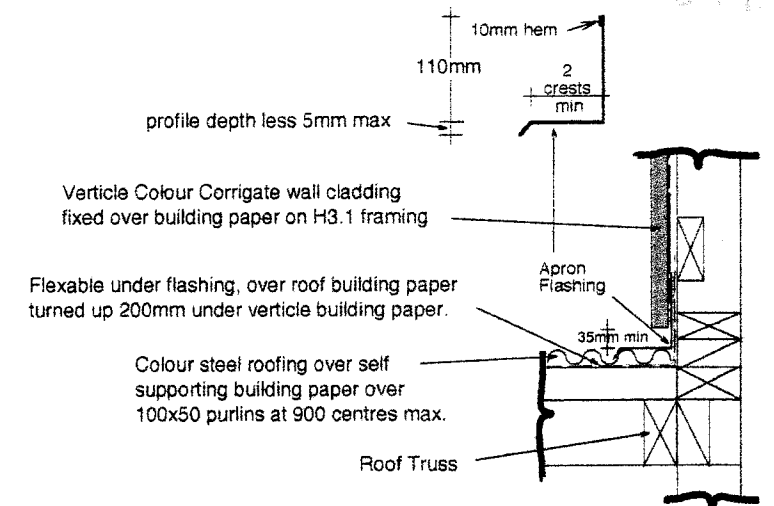
Detail 7. Chimney Cap
(scale 1:10)



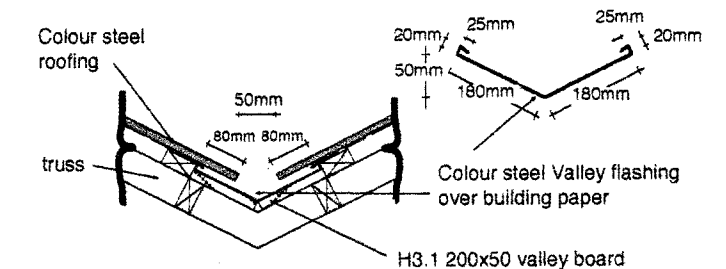
Detail 2. Apex
(scale 1:20)



ROOF PLAN (scale 1:100)

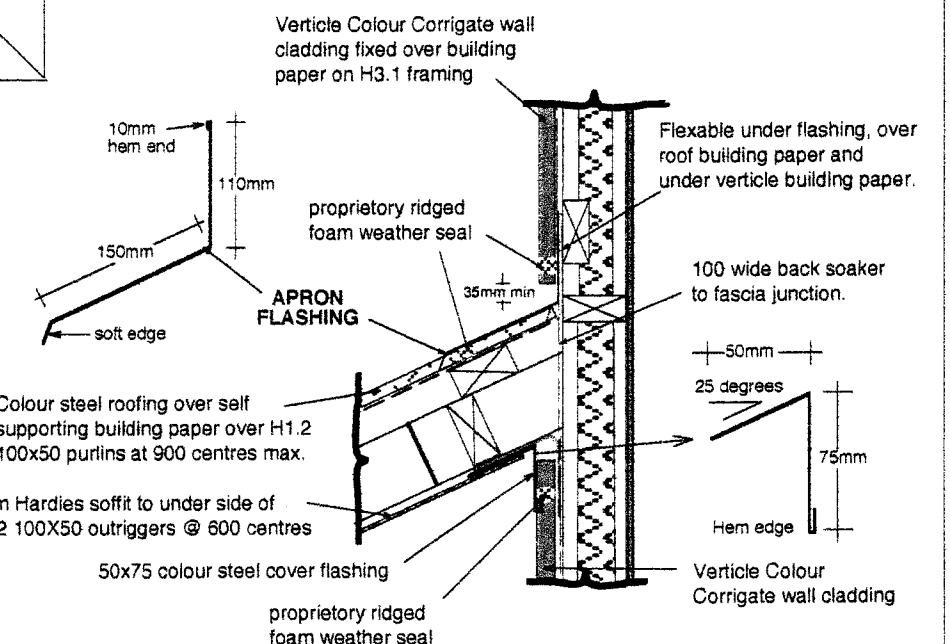


Detail 5. Apron
(scale 1:10)



Detail 3. Valley
(scale 1:20)

SUPERSEDED



Detail 6. Apron.
(scale 1:10)

HOMES DIRECT
P.O.Box 43
Oxford, North Canterbury.
0274 375 275

Client: BUILDBEST CONSTRUCTION LIMITED

Builder: BUILDBEST CONSTRUCTION LIMITED

Drawing: **ROOF PLAN**

Scales: 1:100 & 1:20 & 1:10

Area:

Drawn: MDM

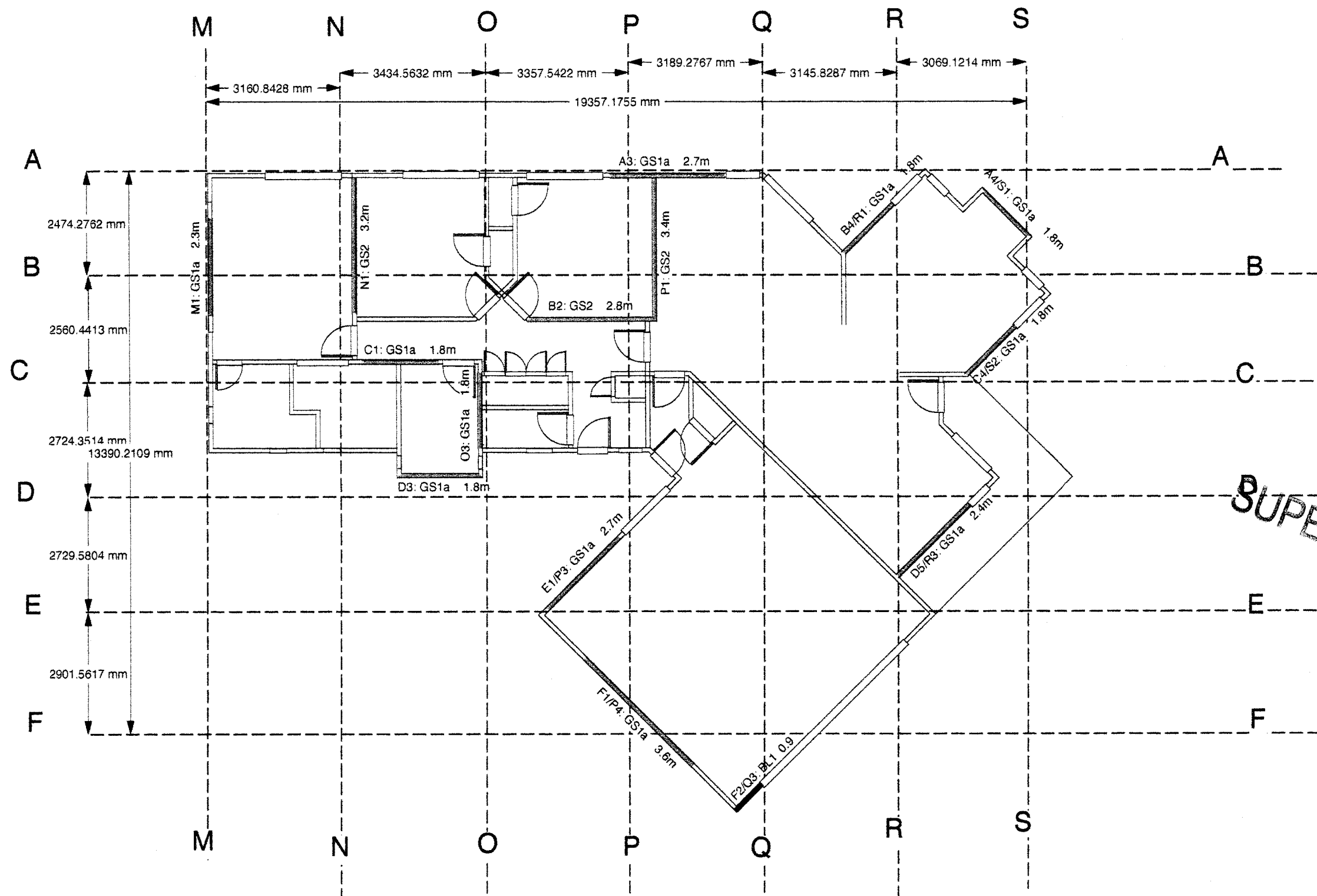
Date: 15 feb 08

Designer: MDM

Sheet: **6**

Of: **14**

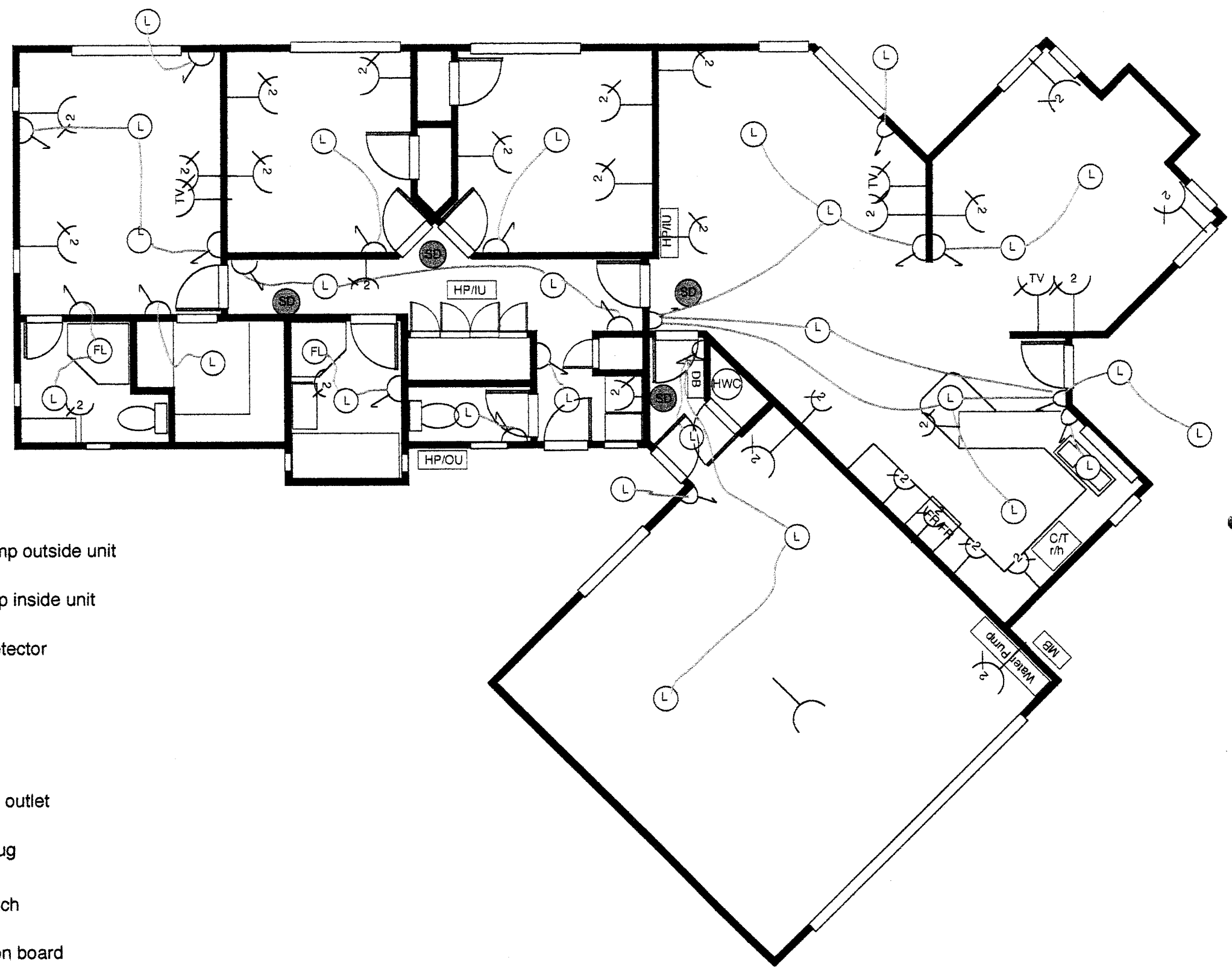
0274 375 275



SUPERSEDED

<div>HOMES DIRECT P.O.Box 43 OXFORD 0274 375 275</div>	Client:	BUILDBEST CONSTRUCTION LIMITED		Drawing:		BRACING PLAN		Drawn:	MDM	Sheet: 7
								Date:	12 FEB 2008	
		Builder:	BUILDBEST CONSTRUCTION LIMITED		Scales:	1:100	Area:	170m2	Designer:	MDM

000250



SUPERSEDED

- HP/OU = heat pump outside unit
- HP/IU = heatpump inside unit
- SD = smoke detector
- FL = fan/light
- L =light
- = television outlet
- = double plug
- = light switch
- DB = distribution board
- MB = meter box

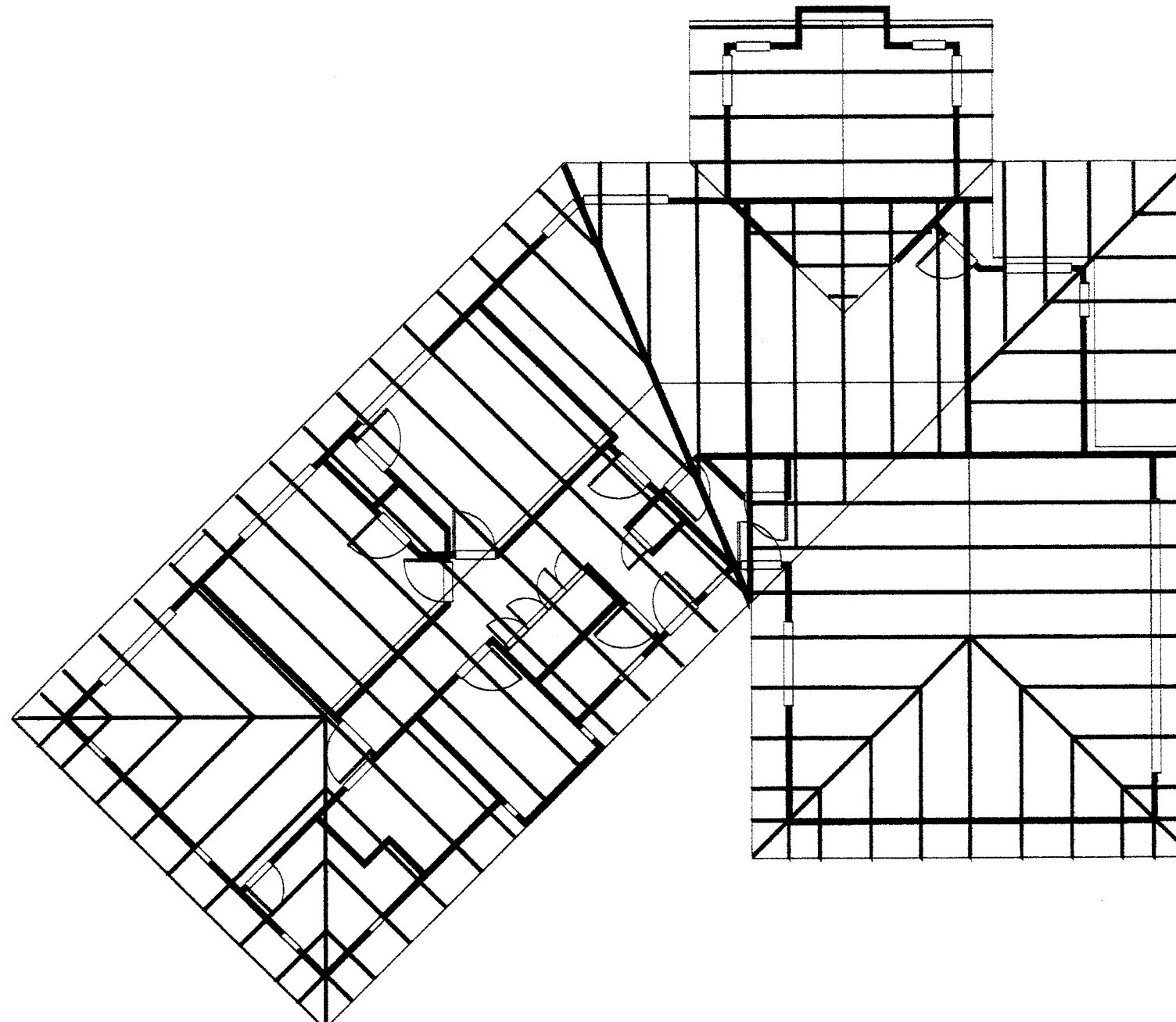
HOMES DIRECT
P.O.Box 43
OXFORD
0274 375 275

Client: BUILDBEST CONSTRUCTION LIMITED
Builder: BUILDBEST CONSTRUCTION LIMITED

Drawing: ELECTRICAL PLAN
Scales: NTS
Area:

Drawn: MDM
Date: 15 feb 08
Designer: MDM

Sheet: 8
Of: 14



SUPERSEDED

Refer to truss manufactures
information for specific details on
truss system, truss spacing and
truss fixings.

HOMES DIRECT
P.O.Box 43
OXFORD
0274 375 275

Client: BUILDBEST CONSTRUCTION LIMITED
Builder: BUILDBEST CONSTRUCTION LIMITED

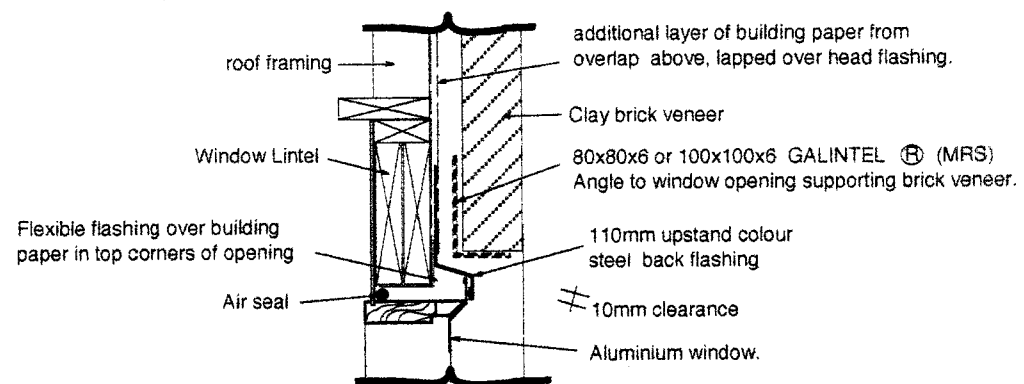
Drawing: TRUSS PLAN

Scales: 1:100
Area:

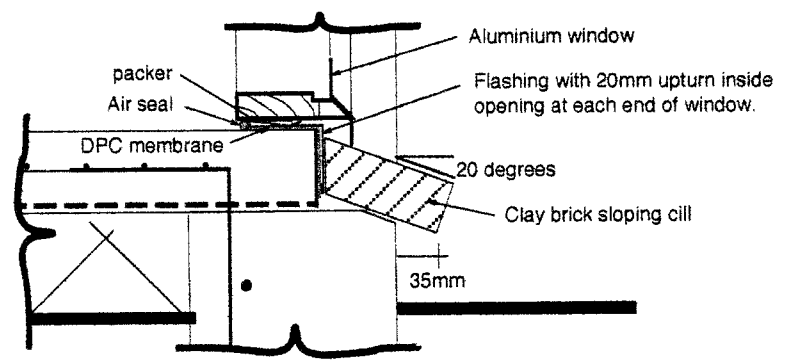
Drawn: MDM
Date: 15 feb 08
Designer: MDM

Sheet: 9
Of: 14

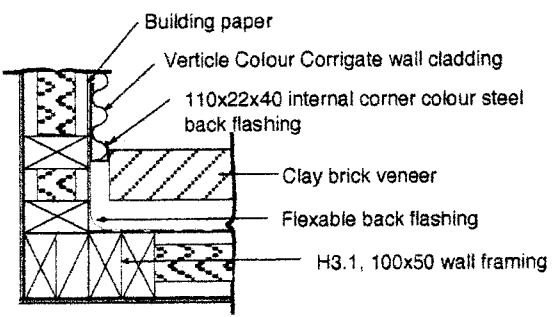
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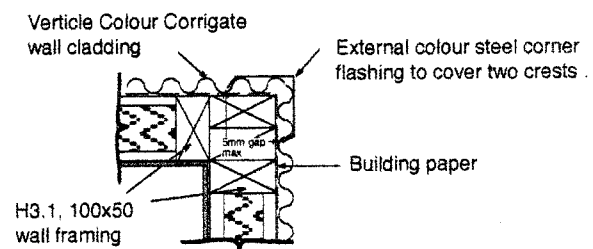
Detail 1. Window Head
(scale 1:10)



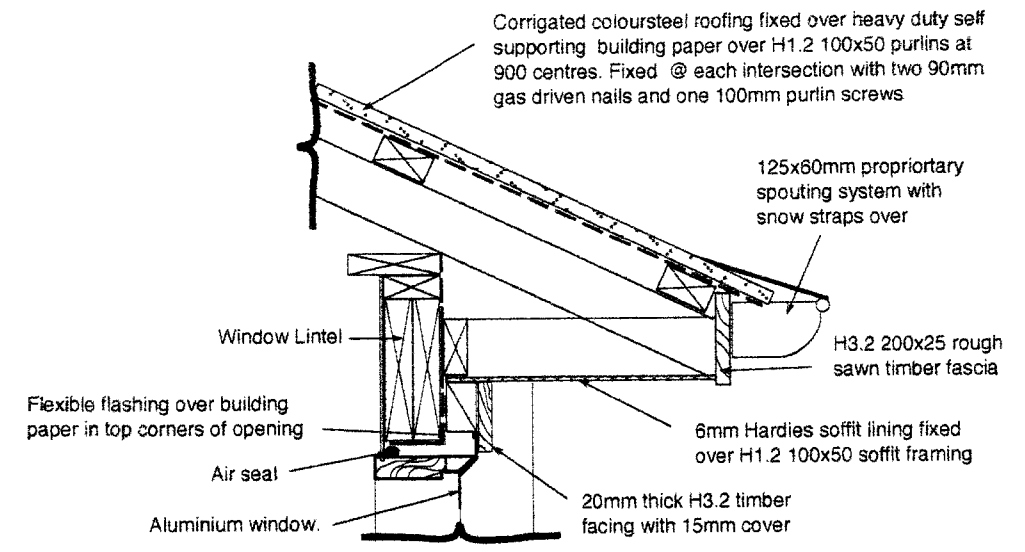
Detail 2. Window Cill
(scale 1:10)



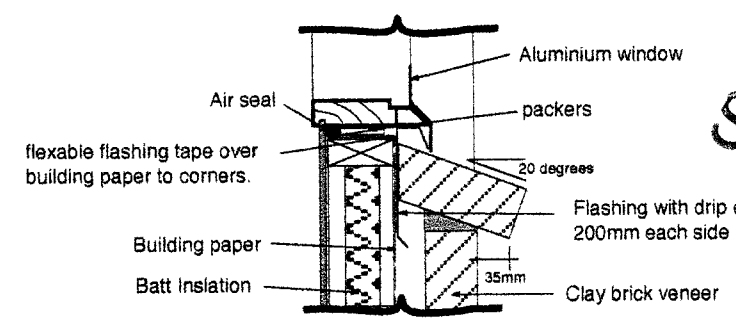
Detail 3. Internal Corner @ Chimney
(scale 1:10)



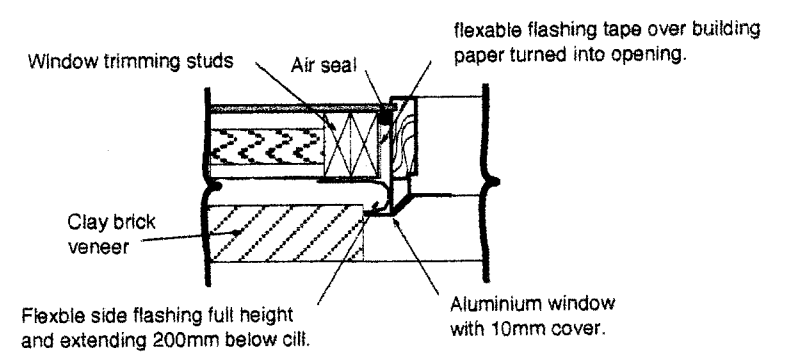
Detail 4. External Corner @ Chimney
(scale 1:10)



Detail 5. Window Head
(scale 1:10)



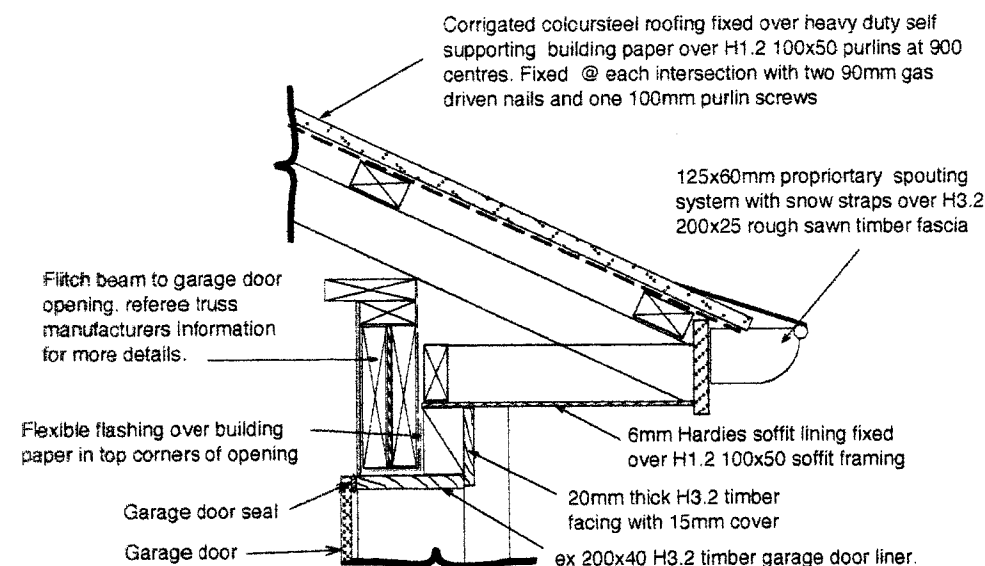
Detail 6. Window Cill
(scale 1:10)



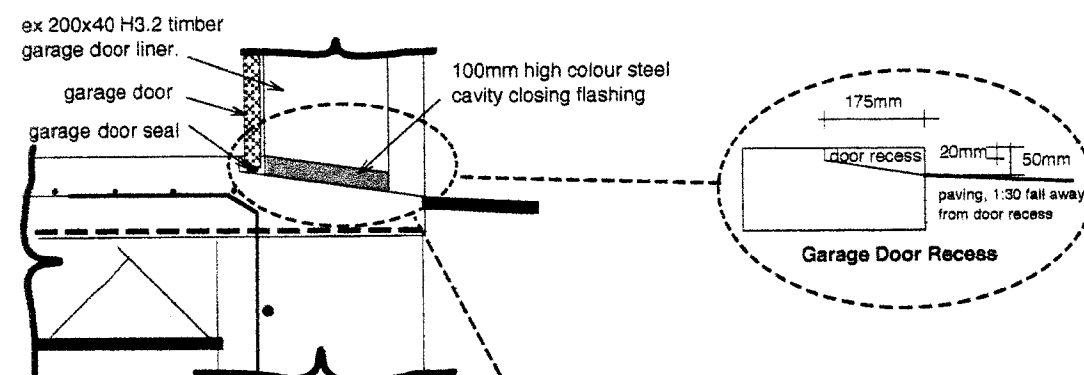
Detail 7. Window Side
(scale 1:10)

SUPERSEDED

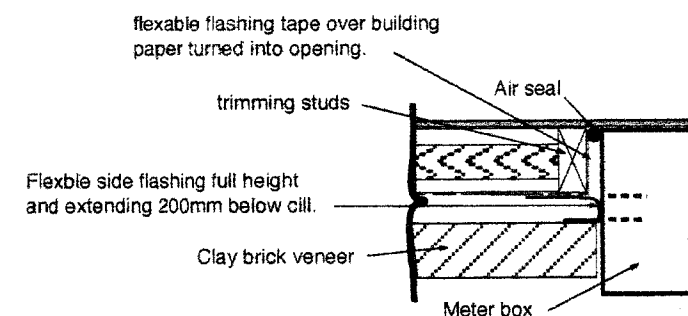
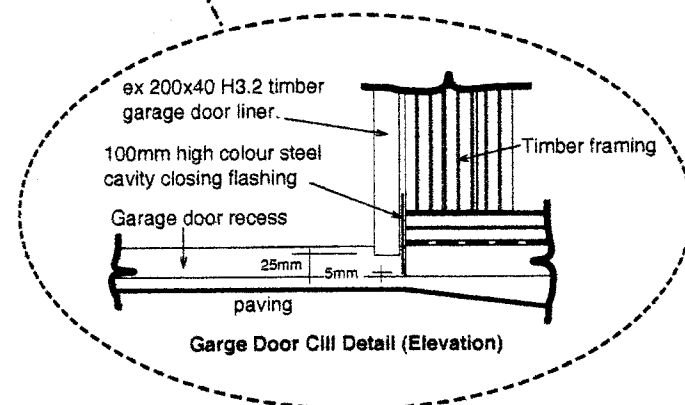
<div>HOMES DIRECT P.O.Box 43 OXFORD 0274 375 275</div>	Client:	BUILDBEST CONSTRUCTION LIMITED	Drawing: CROSS SECTION DETAILS		Drawn: MDM	Sheet: 10
	Builder:	BUILDBEST CONSTRUCTION LIMITED	Scales: 1:10	Area:	Date: 15 feb 08	
					Designer: MDM	Of: 14



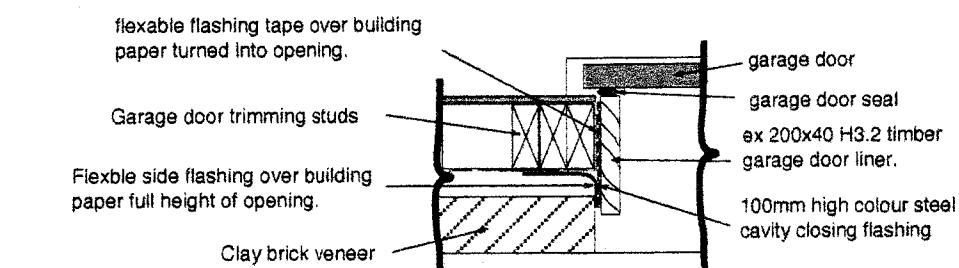
Detail 1. Window Head
(scale 1:10)



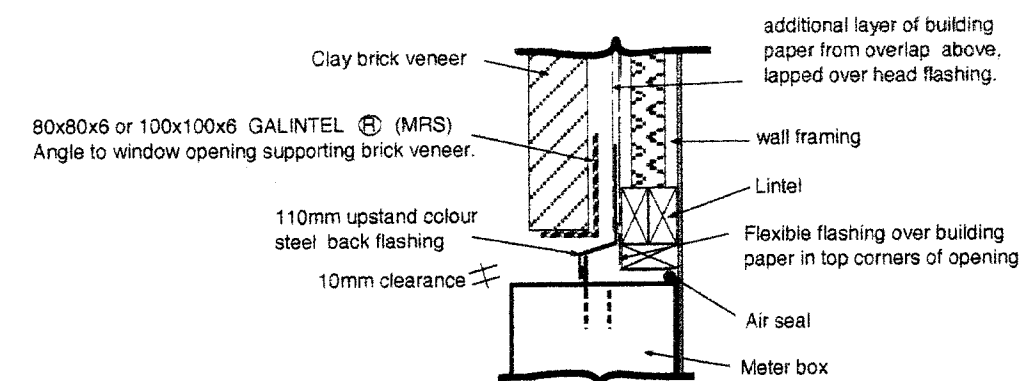
Detail 2. Garage Door Cill
(scale 1:10)



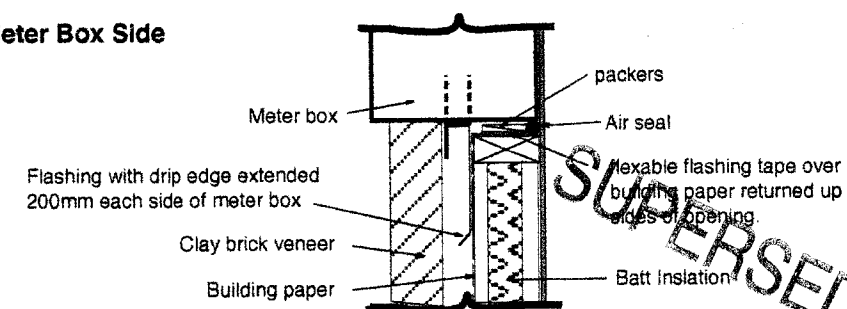
Detail 4. Meter Box Side
(scale 1:10)



Detail 6. (Plan View) Garage Door Side
(scale 1:10)



Detail 3. Meter Box Head
(scale 1:10)



Detail 5. Meter Box Cill
(scale 1:10)

HOMES DIRECT
P.O.Box 43
OXFORD
0274 375 275

Client: BUILDBEST CONSTRUCTION LIMITED

Builder: BUILDBEST CONSTRUCTION LIMITED

Drawing: CROSS SECTION DETAILS

Scales: 1:10

Area:

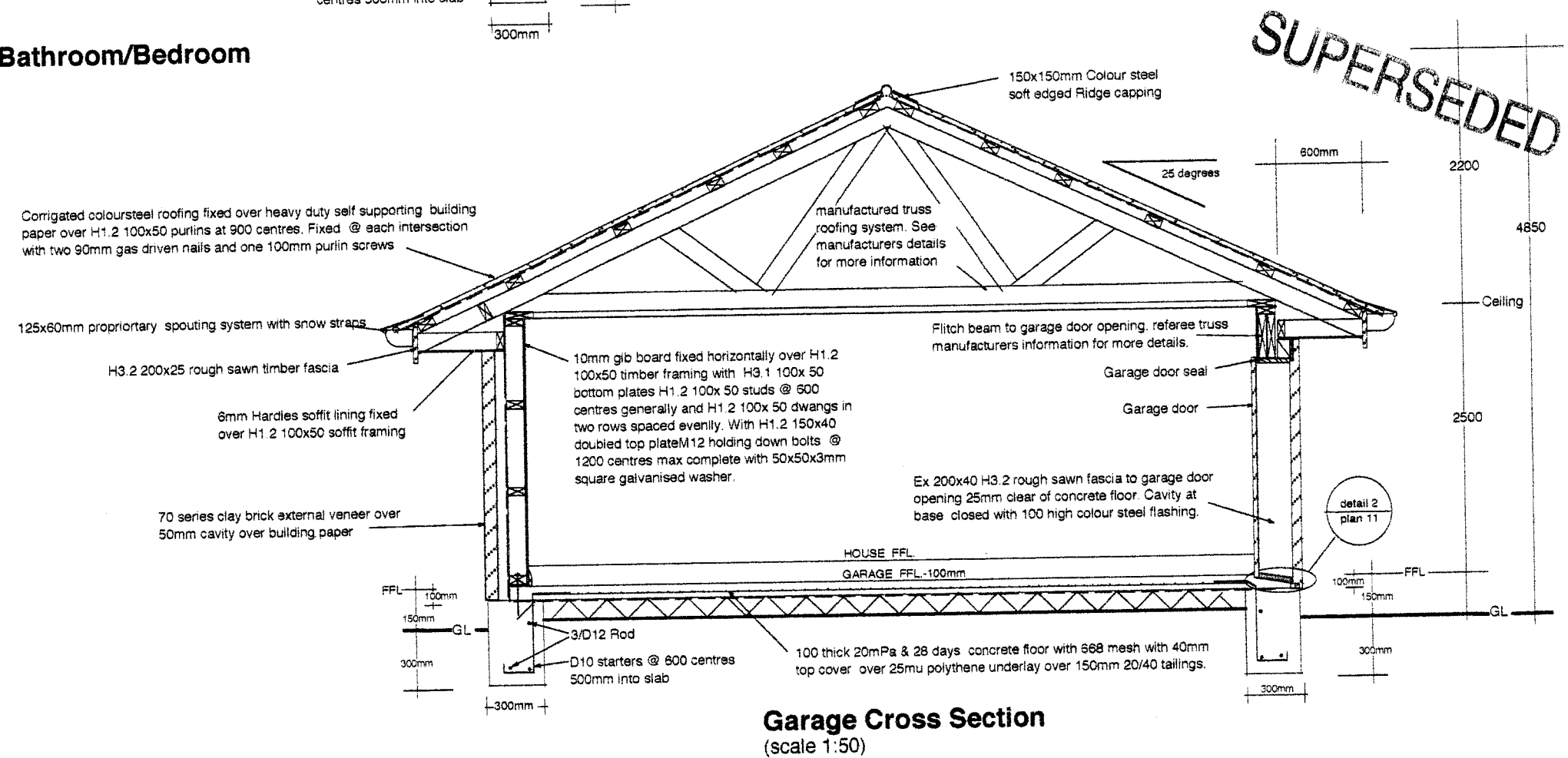
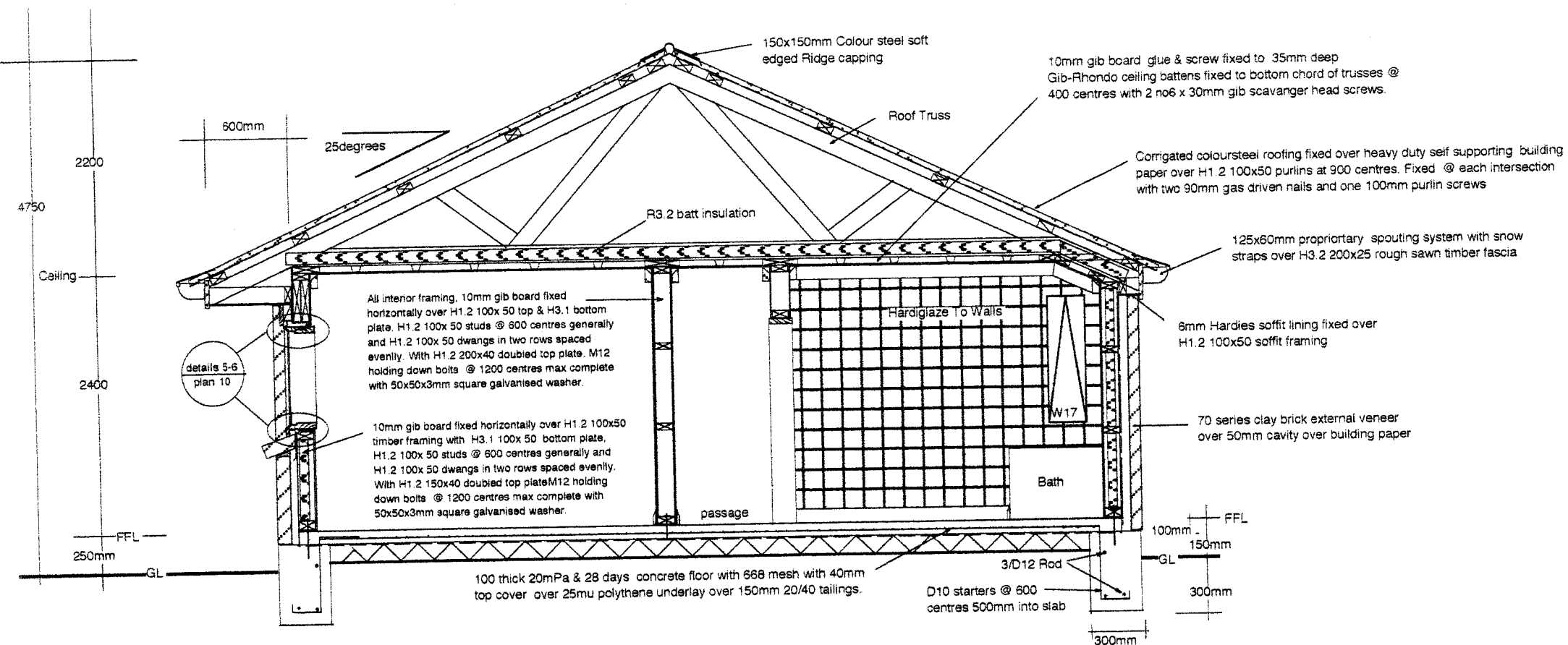
Drawn: MDM

Date: 15 feb 08

Designer: MDM

Sheet: 11

Of: 14



HOMES DIRECT
P.O.Box 43
OXFORD
0274 375 275

Client: **BUILDBEST CONSTRUCTION LIMITED**

Builder: **BUILDBEST CONSTRUCTION LIMITED**

Builder: **BUILDBEST CONSTRUCTION LIMITED**

Drawing: **Cross Sections**

Scales: 1:50

Area:

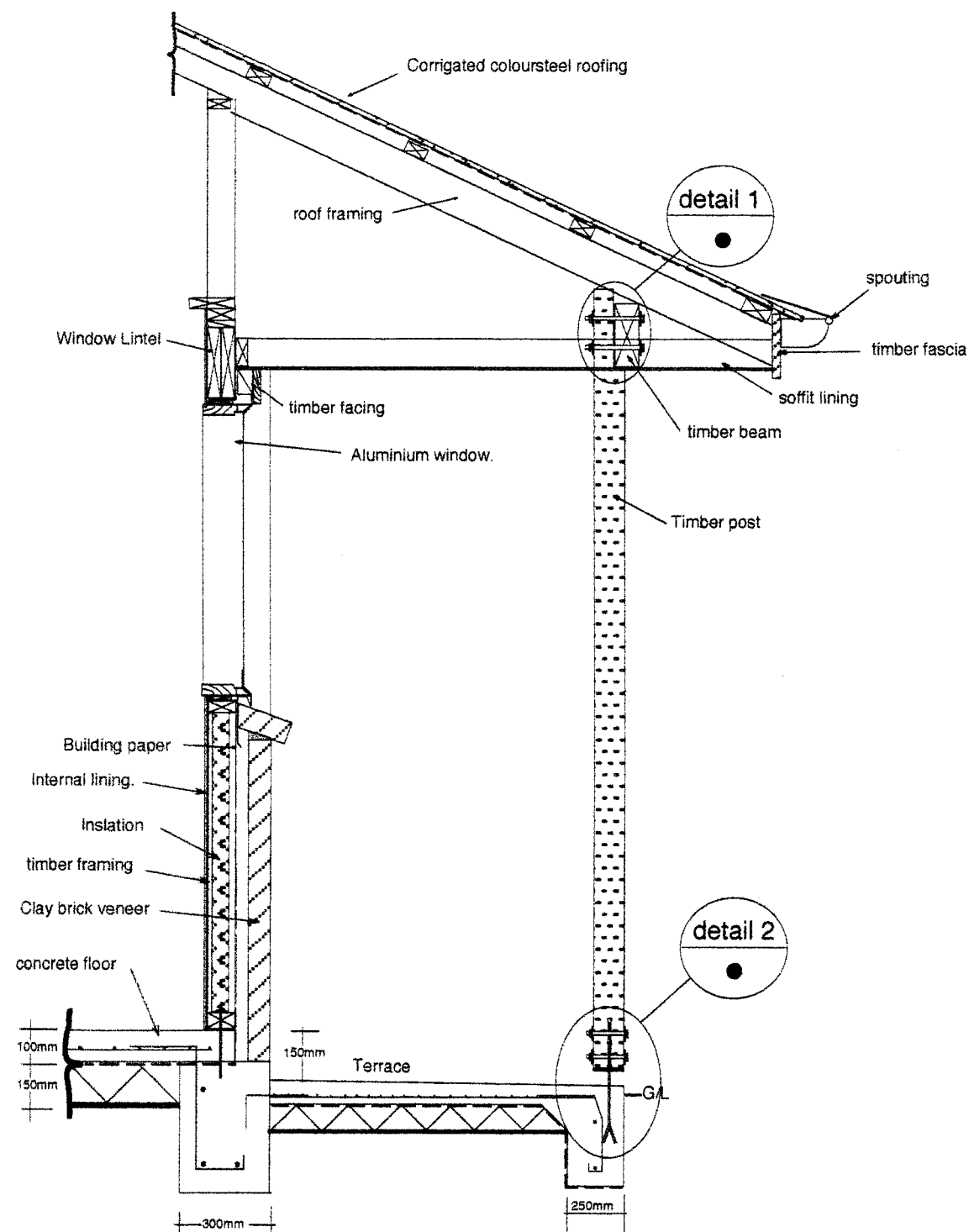
Drawn: MDM

Date: 15 feb 08

Designer: MDM

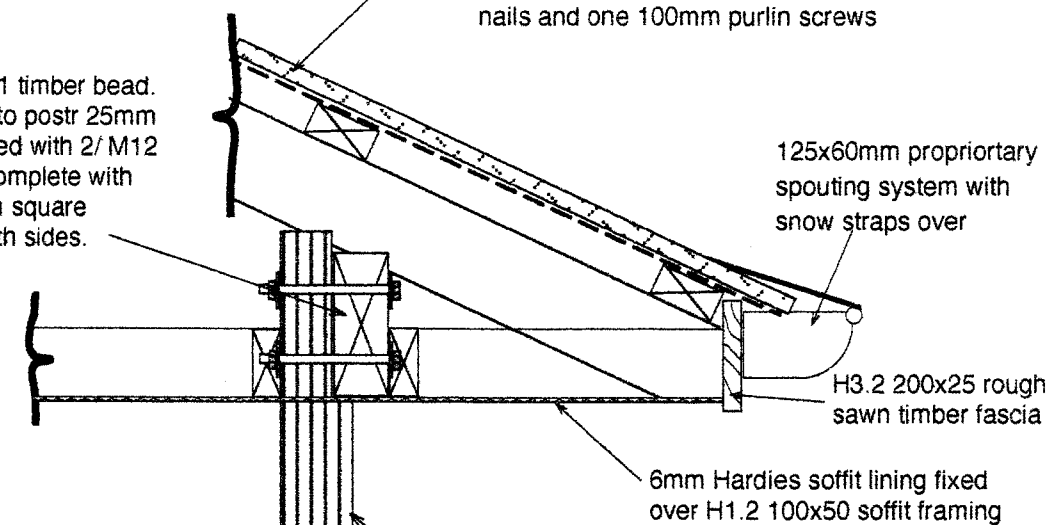
Sheet: 12
Of: 14

Of: 14



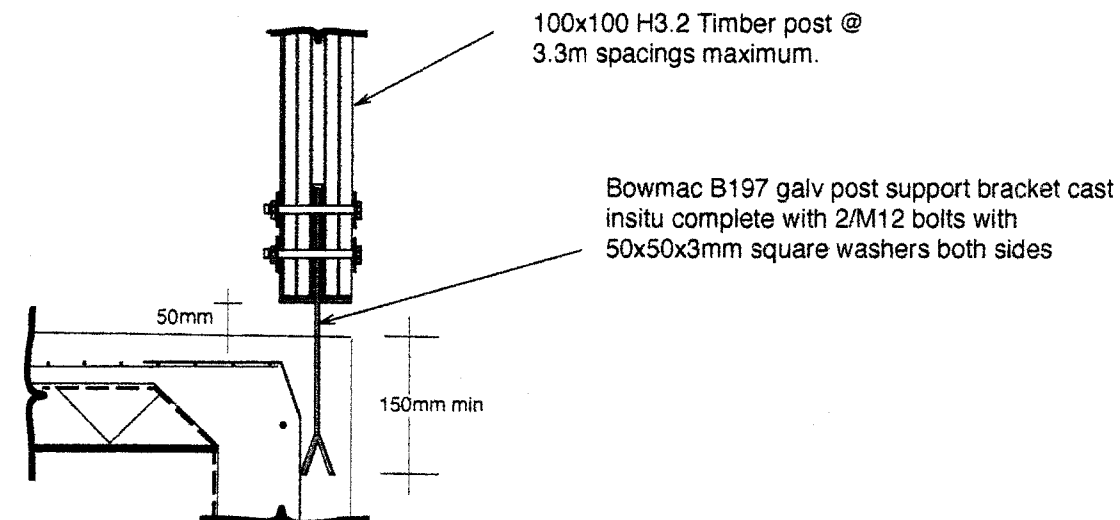
Detail 3. terrace foundation
(scale 1:20)

200x75 H3.1 timber beam.
recessed into post 25mm
max. Secured with 2/ M12
galv bolts complete with
50x50x3mm square
washers both sides.



Detail 1
(scale 1:10)

100x100 H3.2 Timber post @
3.3m spacings maximum.
Recessed 25mm max for beam
seating.



Detail 2
(scale 1:10)

SUPERSEDED

HOMES DIRECT
P.O.Box 43
OXFORD
0274 375 275

Client: BUILDBEST CONSTRUCTION LIMITED
Builder: BUILDBEST CONSTRUCTION LIMITED

Drawing: Terrace cross section.
Scales: 1:20 & 1:10
Area:

Drawn: MDM
Date: 15 feb 08
Designer: MDM

Sheet: 13
Of: 14