

Doubtless Bay Plumbing and Drain laying Ltd T/A

81-55-28
387 94

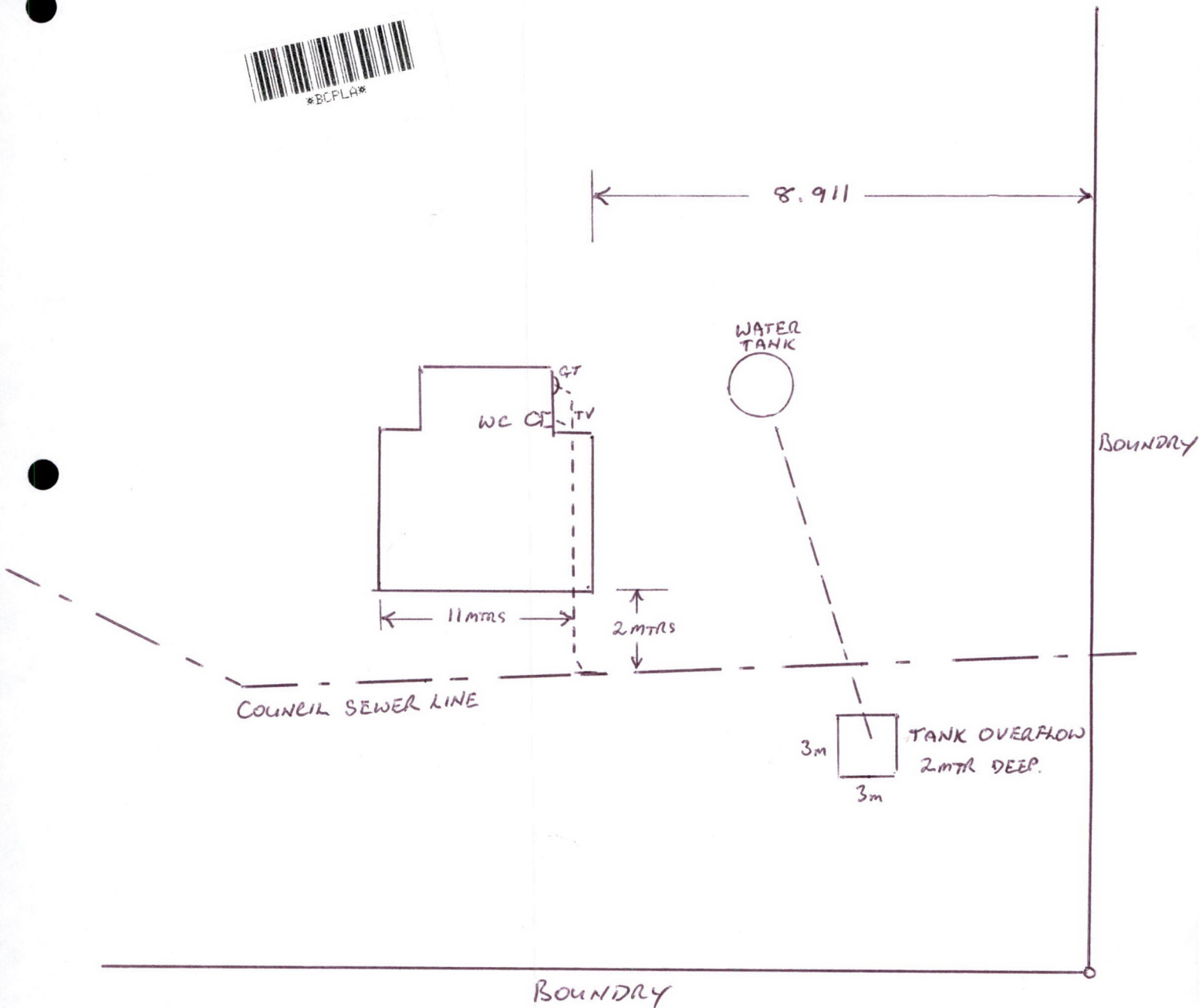
Vernon's Plumbing

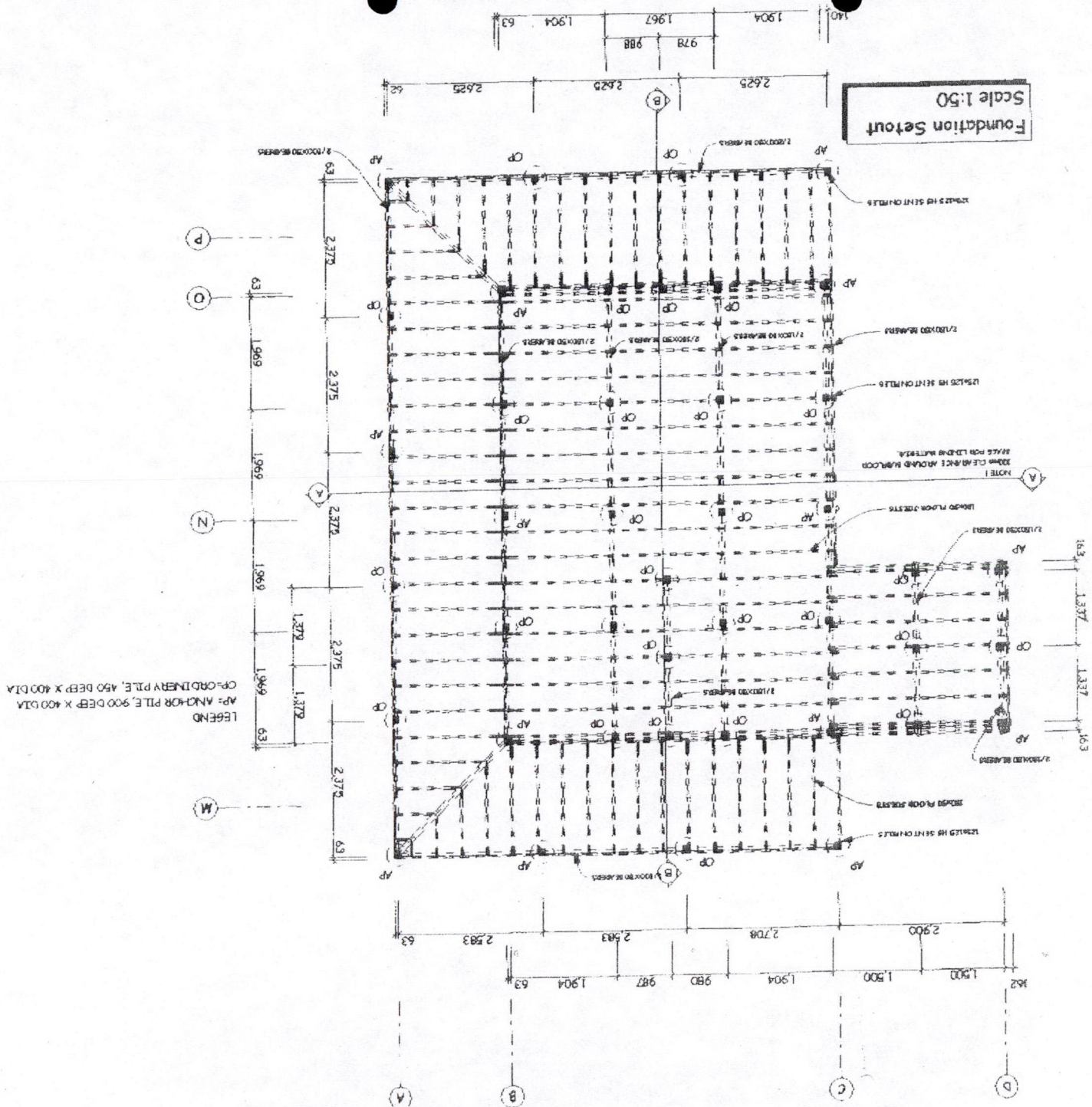
99 Cable Bay Block Rd
Coopers Beach, Mangonui 0557
Ph: 09 406 1733 Fax: 09 406 1131
E-mail: vernonsplumbing@xtra.co.nz

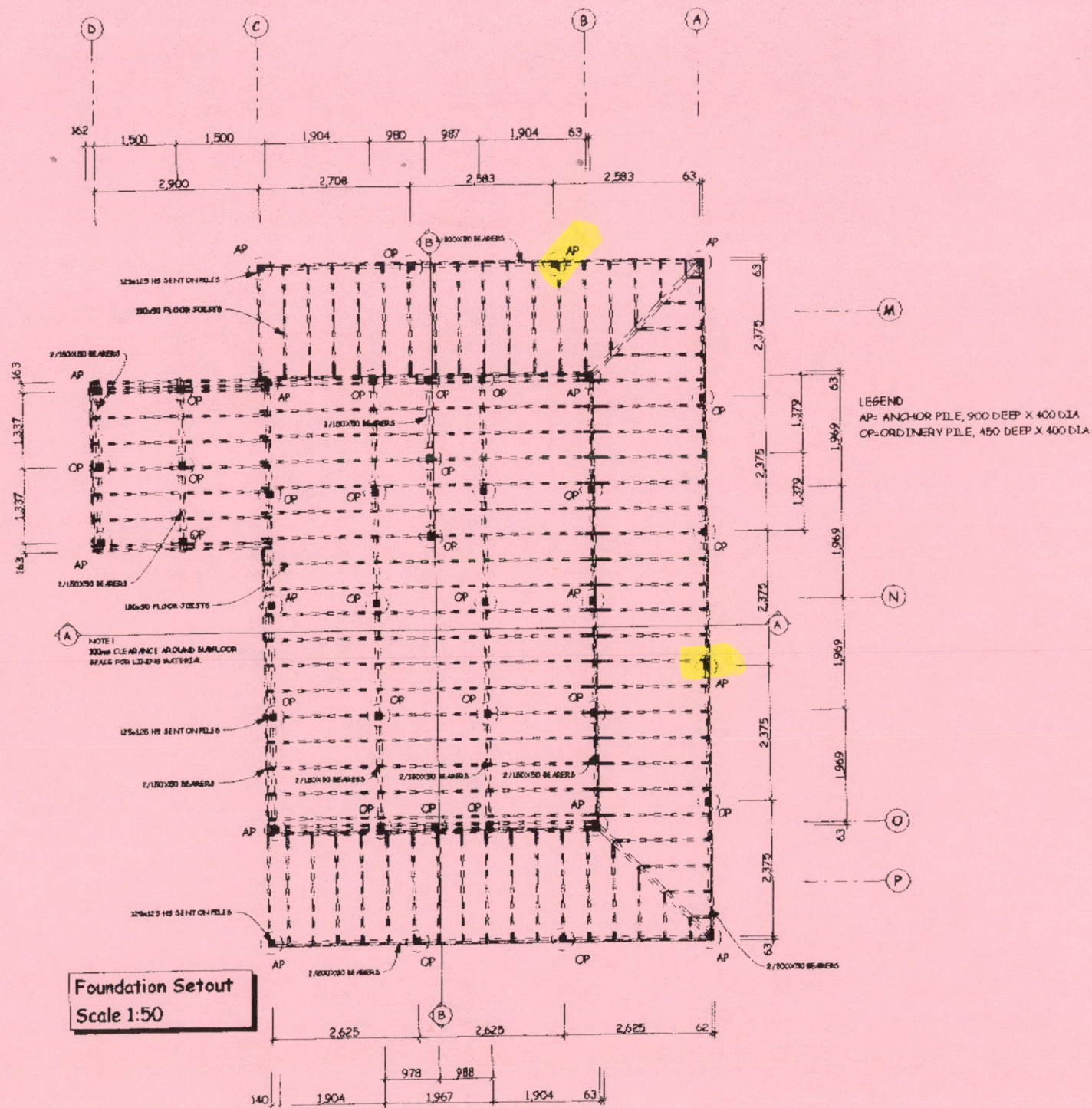
13 OCT 2006

AS LAID DRAINAGE PLAN

JOHN RULE 2013 TOKERAU BEACH RD.







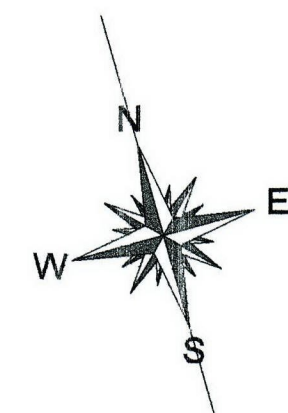
TOKERAU BEACH ROAD

Legal Description:
Lot 1
DP 152546
Area 1232 m.sq.
Floor Area (inc. Garage) = 120 m.sq.
Therefore site coverage = 10%

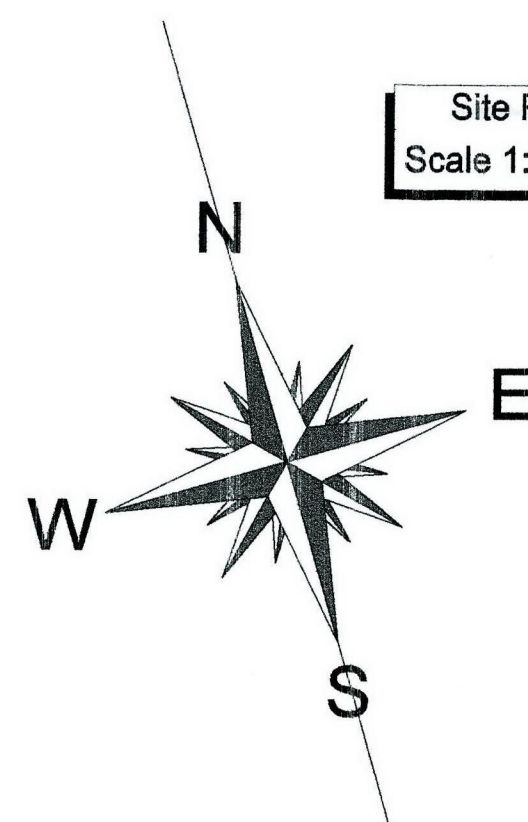
WASTE & SOIL PIPE SIZES:
WHB = 40mm dia.
BATH = 40mm dia.
SHR = 40mm dia.
TUB = 40mm dia.
SINK = 65mm dia.
D/W = 40mm dia.
WC = 80mm dia.
FWG = 65mm dia.

PLUMBING NOTES:
1. All plumbing works must be inspected BEFORE the work is covered.
2. Seismic restraint & temperature control valve to be fitted to HWC.

DRAINAGE NOTES:
1. Upon completion of the drainage system,
2. Drainlayer to provide an AS-BUILT drainage plan.



Site Plan
Scale 1:200



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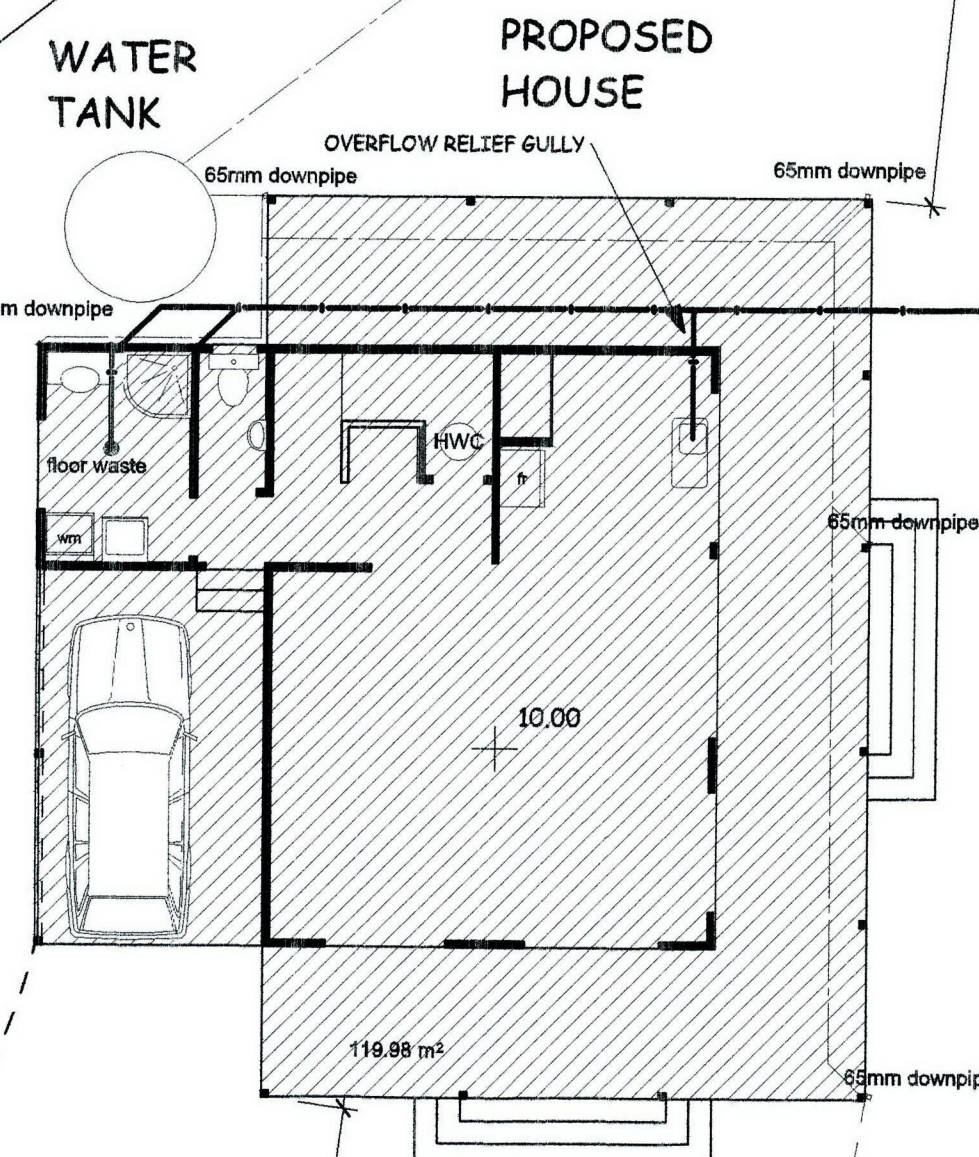
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Site Plan
Scale 1:100

UNSEALED DRIVE



All stormwater from roof, driveways & watertank overflow to be disposed in accordance with Council requirements

BUILDER TO CHECK LOCATIONS, LEVELS, DEPTHS ETC. OF ALL INGROUND SERVICES PRIOR TO COMMENCEMENT.

These plans and specifications must be kept 'on site' during construction. All boundary pegs must be located and flagged before work is commenced.

Far North District Council NOTIFIABLE INSPECTIONS Plumbing & Drainage	
Pre-pour under slab P & D	✓
Pre-line Plumbing in walls	✓
Sewer & Stormwater drainage prior to back-filling trench	✓
Septic Tank effluent disposal trench	✓
Other	

Far North District Council NOTIFIABLE INSPECTIONS	
Site Inspection	✓
Footings/Foundation	✓
Slab	✓
Bond beam	✓
Sub-floor	✓
Framing	✓
Exposed Rafter Strapping	✓
Pre-line	✓
Sheet Bracing	✓
Other (specify)	
Final Inspection	

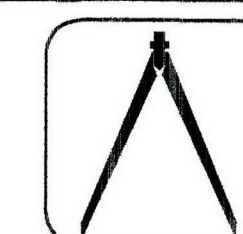
NOTE 1 Contractor to verify all dimensions, ground levels on site before starting work and shall notify Architectural Design Ltd of any discrepancies.
2 These plans are to be read together with all relevant engineering details.
3 Do not scale off drawing

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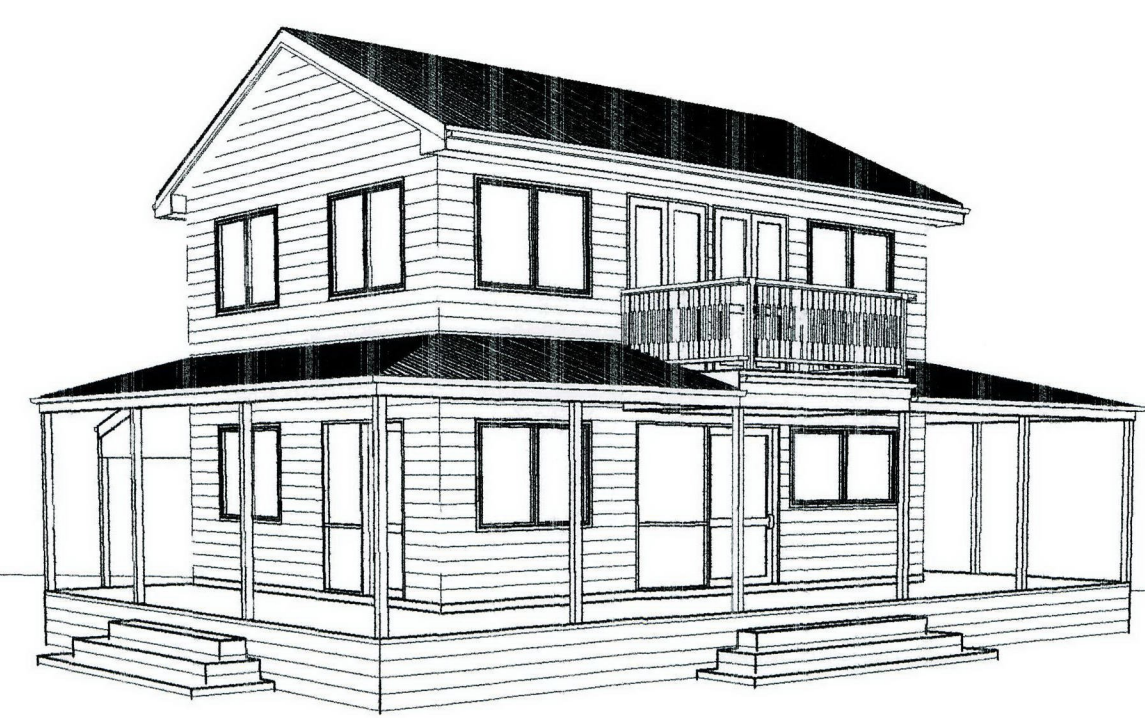
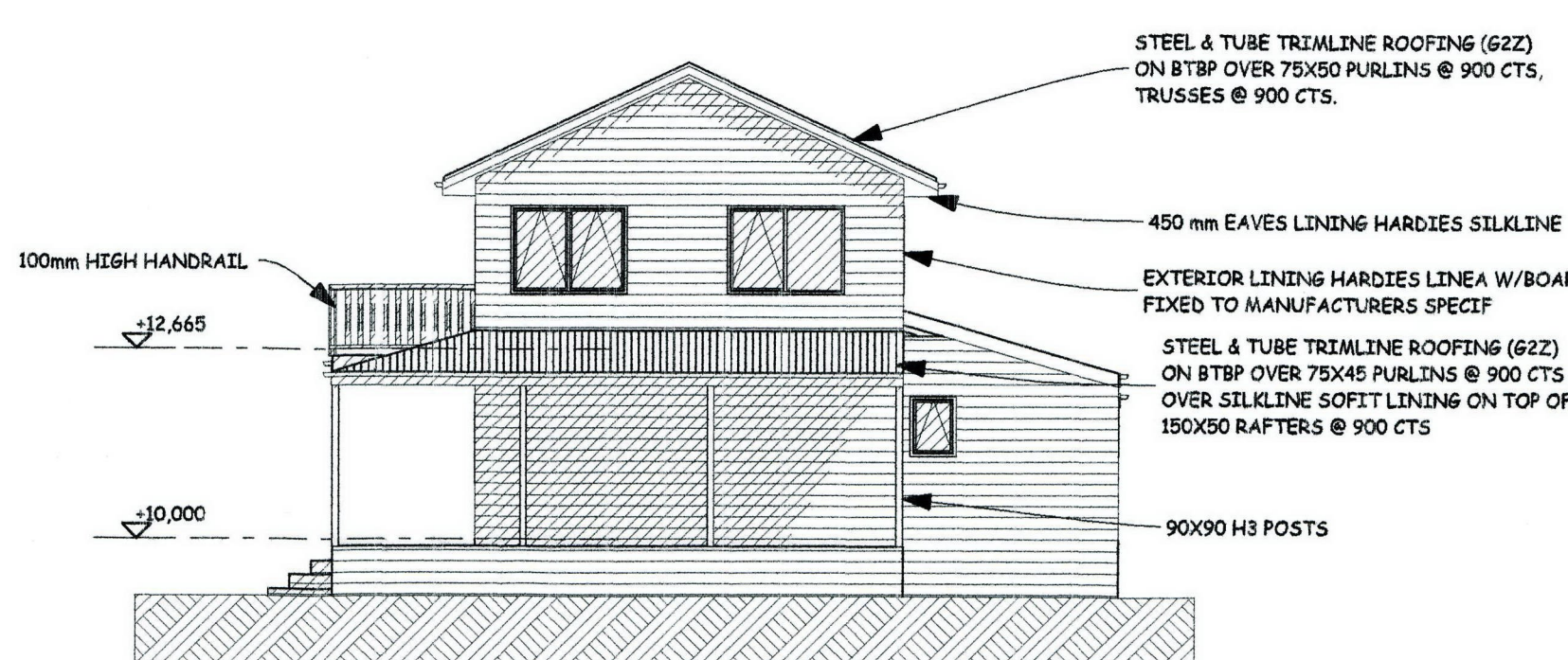
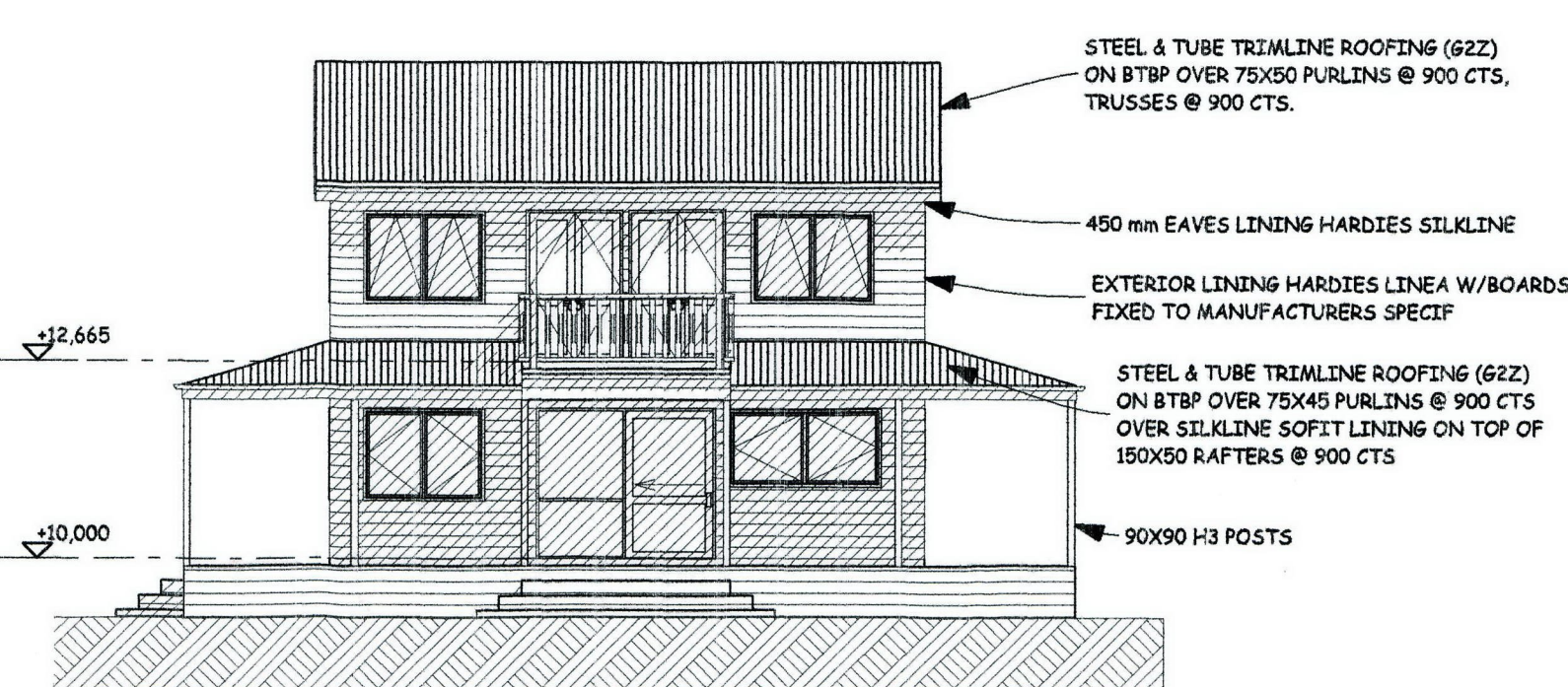
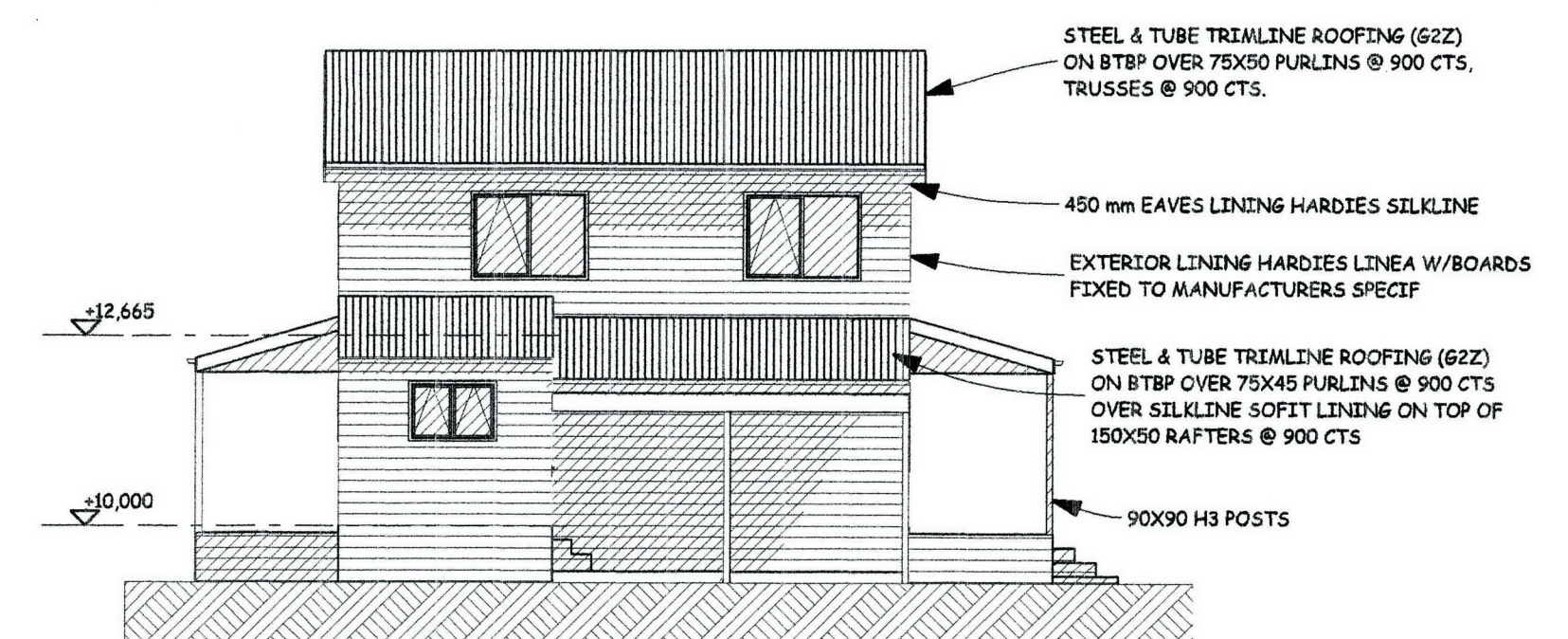
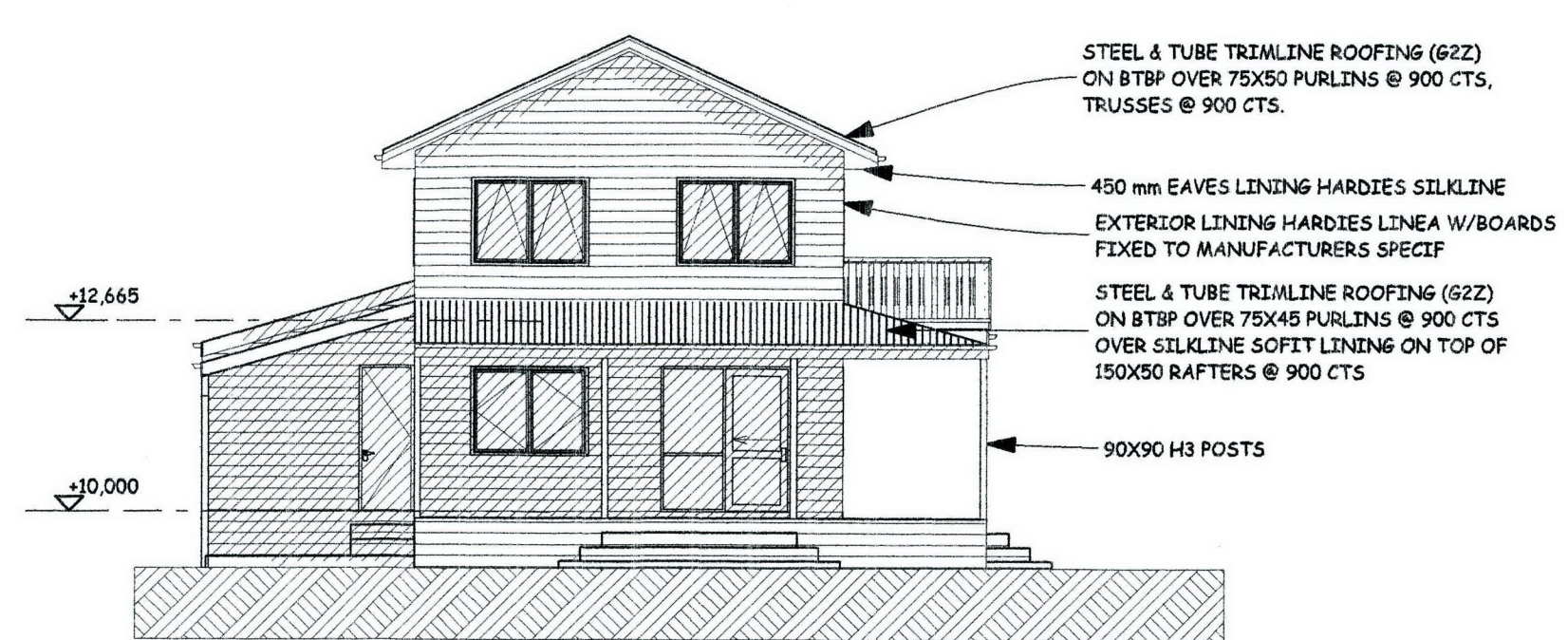
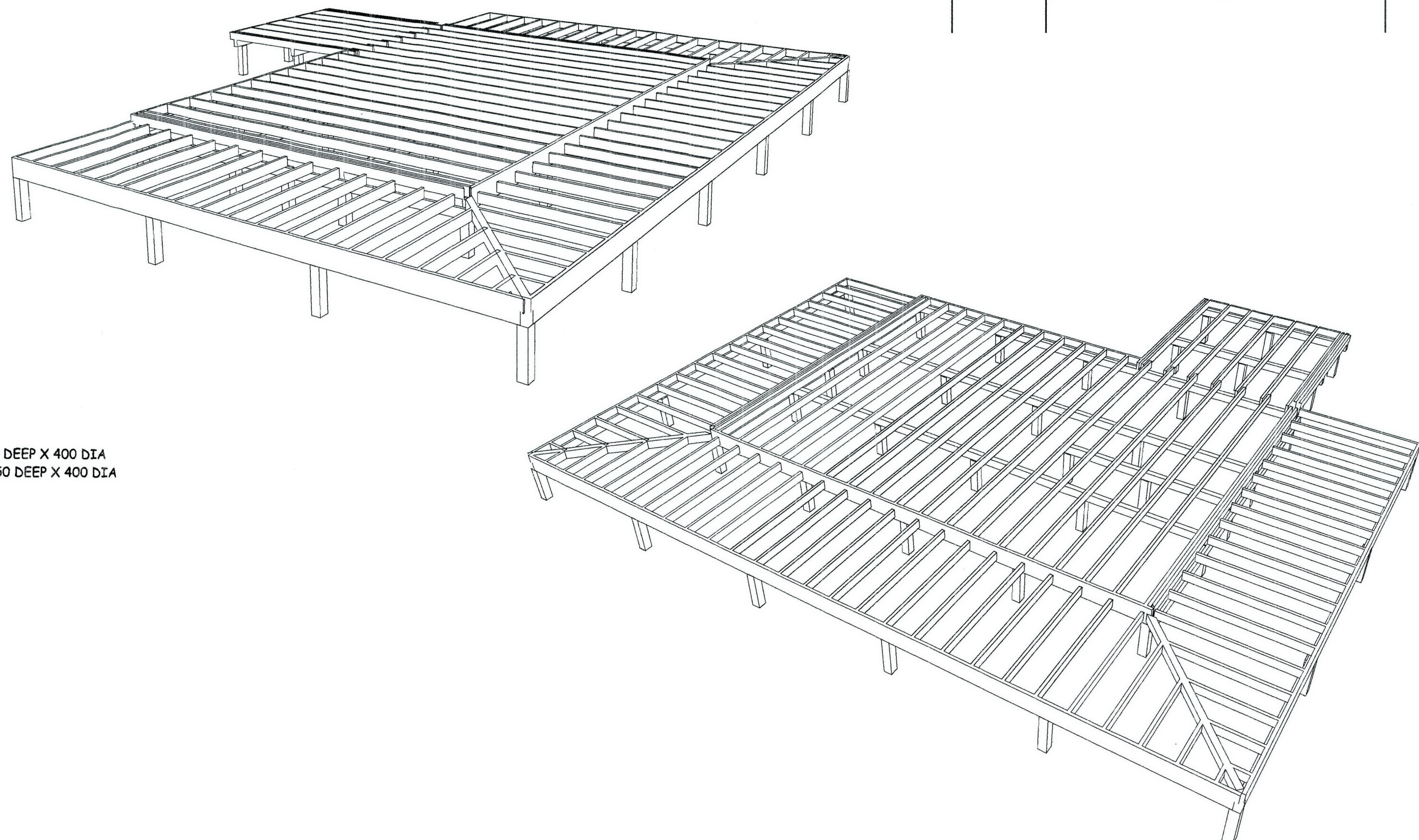
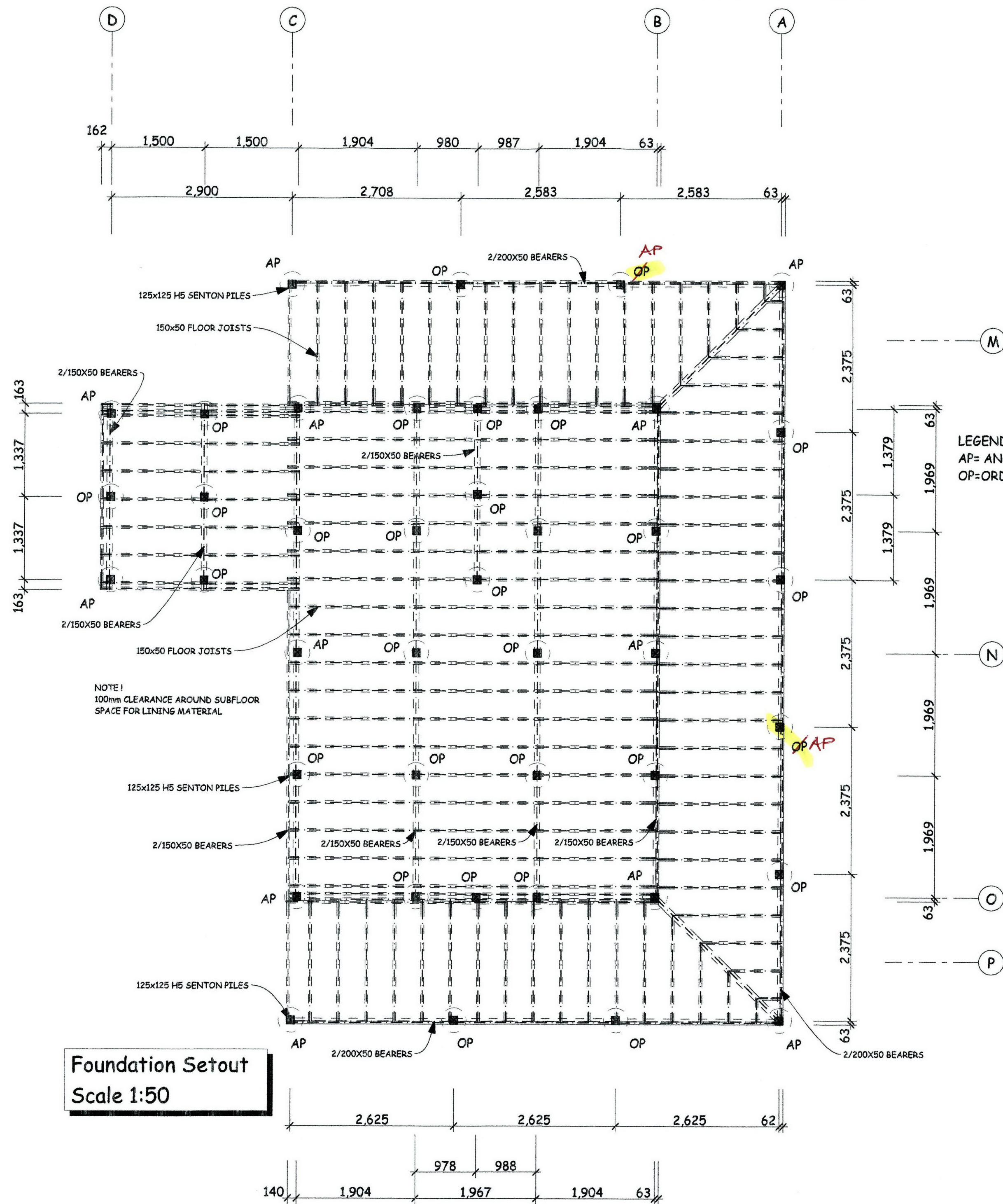
CLIENT :
MR & MRS J.RULE

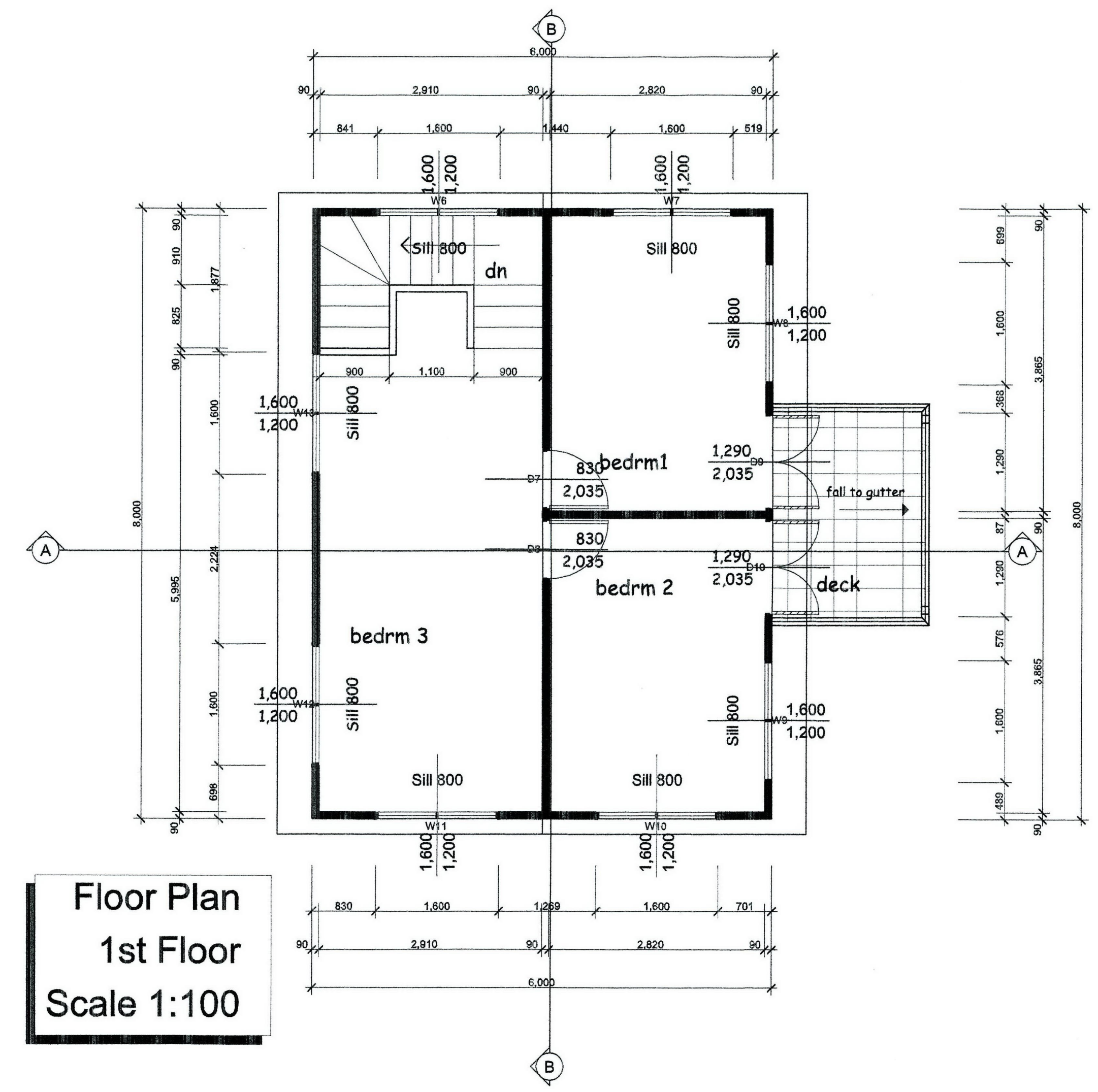
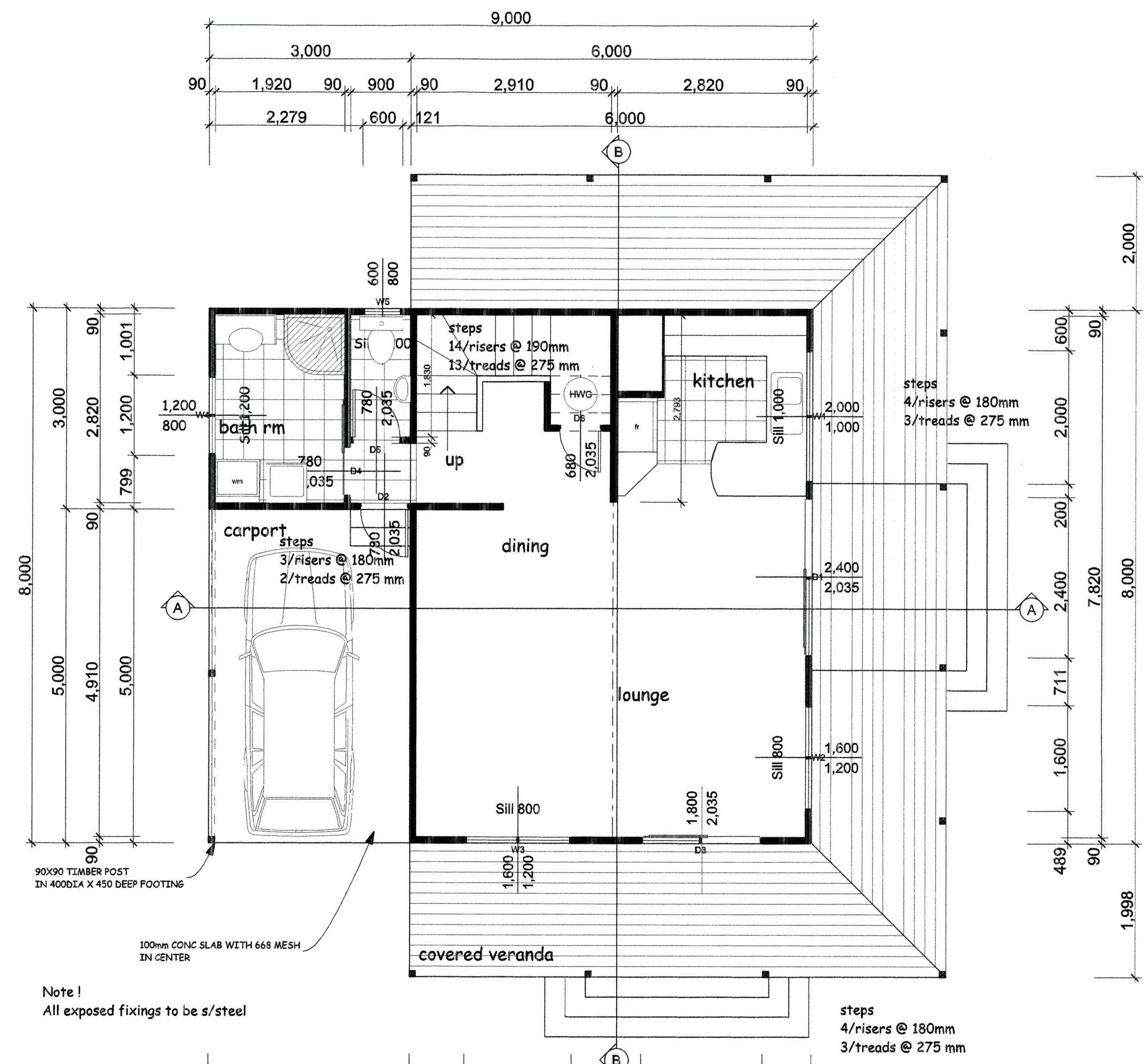
PROJECT :
PROPOSED BEACH HOUSE
AT 120B TOKERAU BEACH ROAD

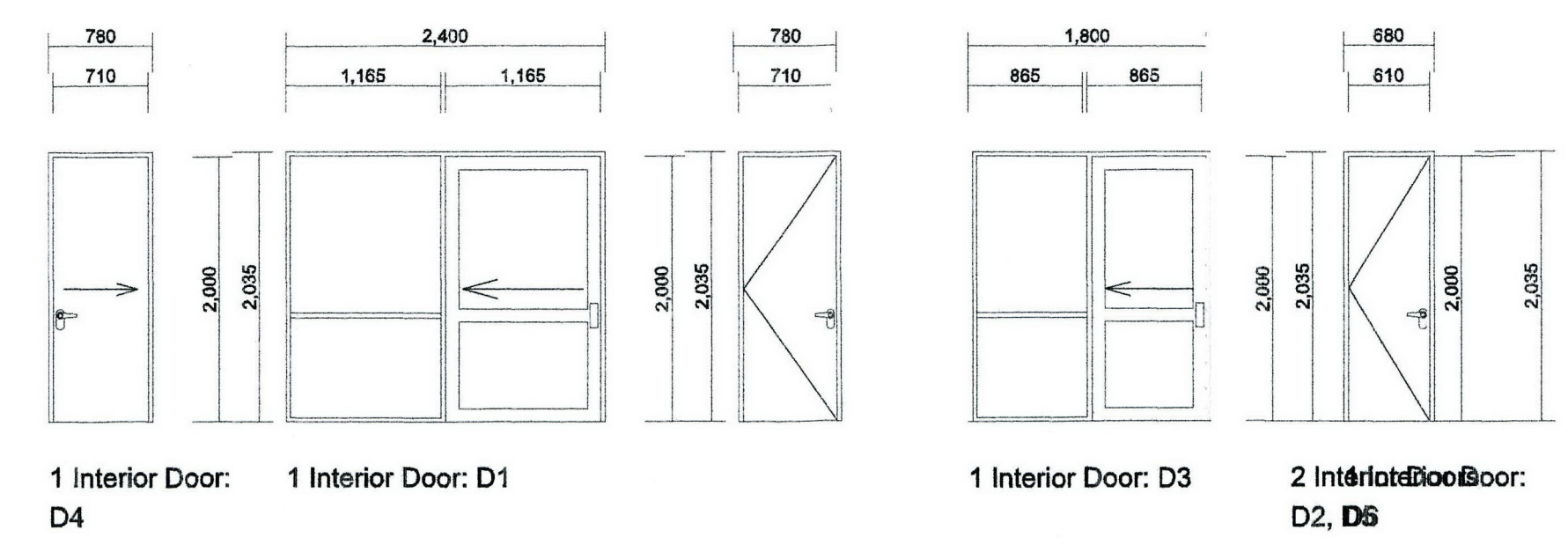
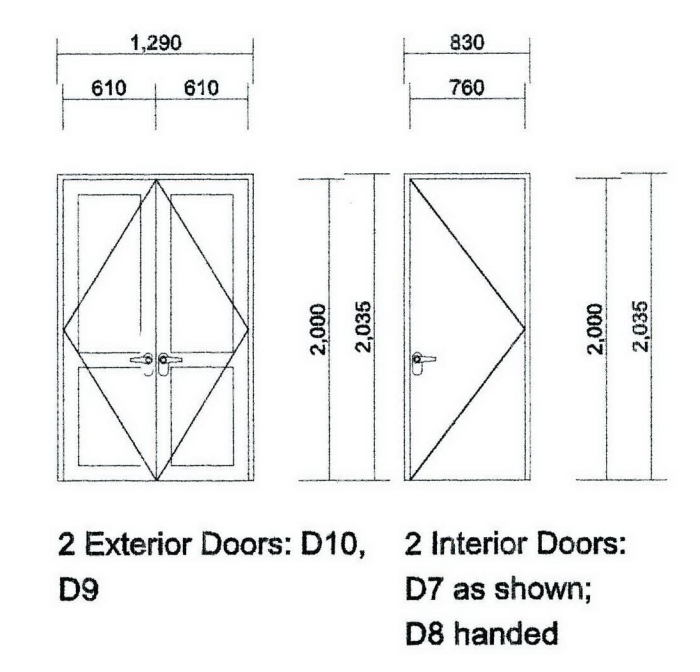
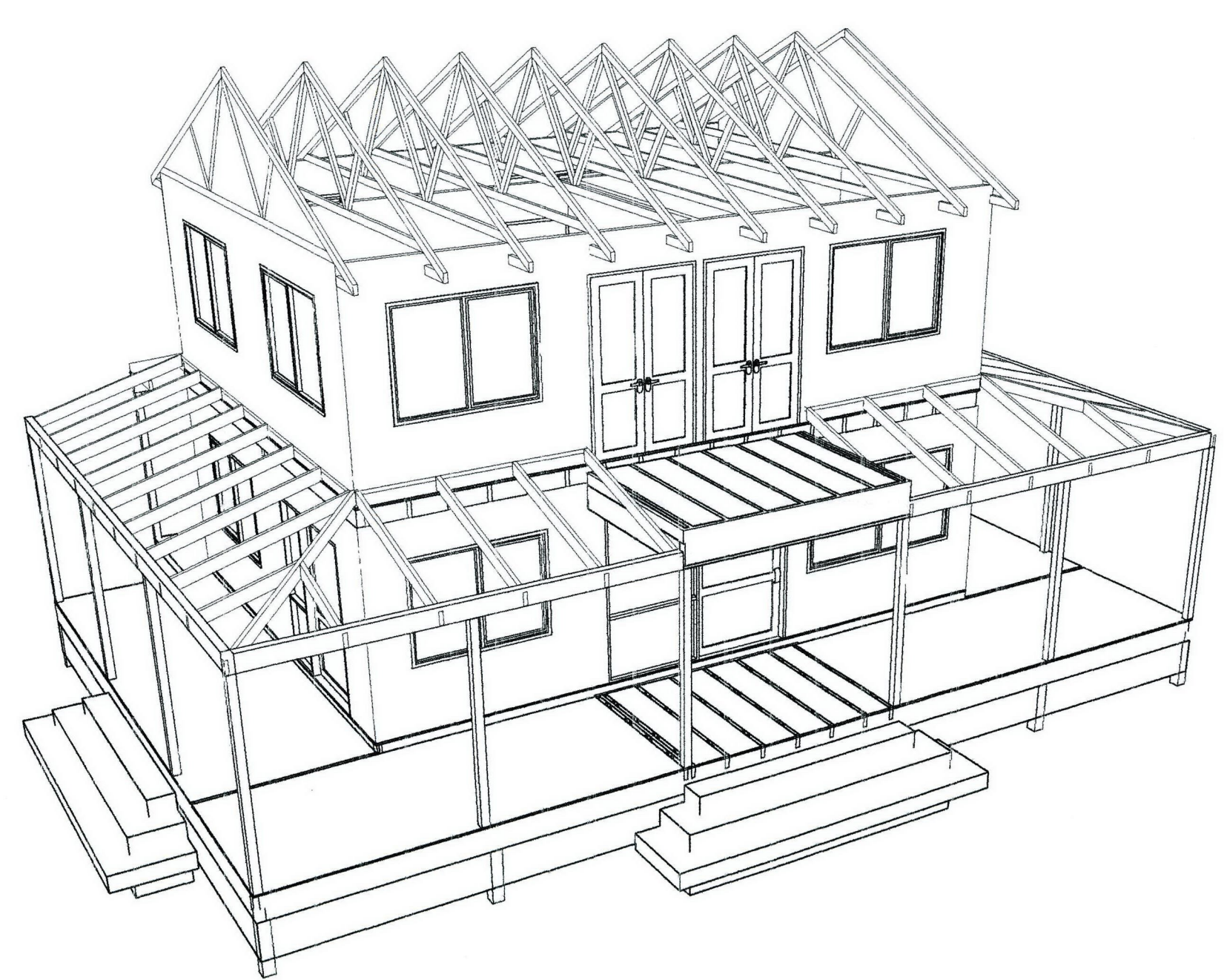
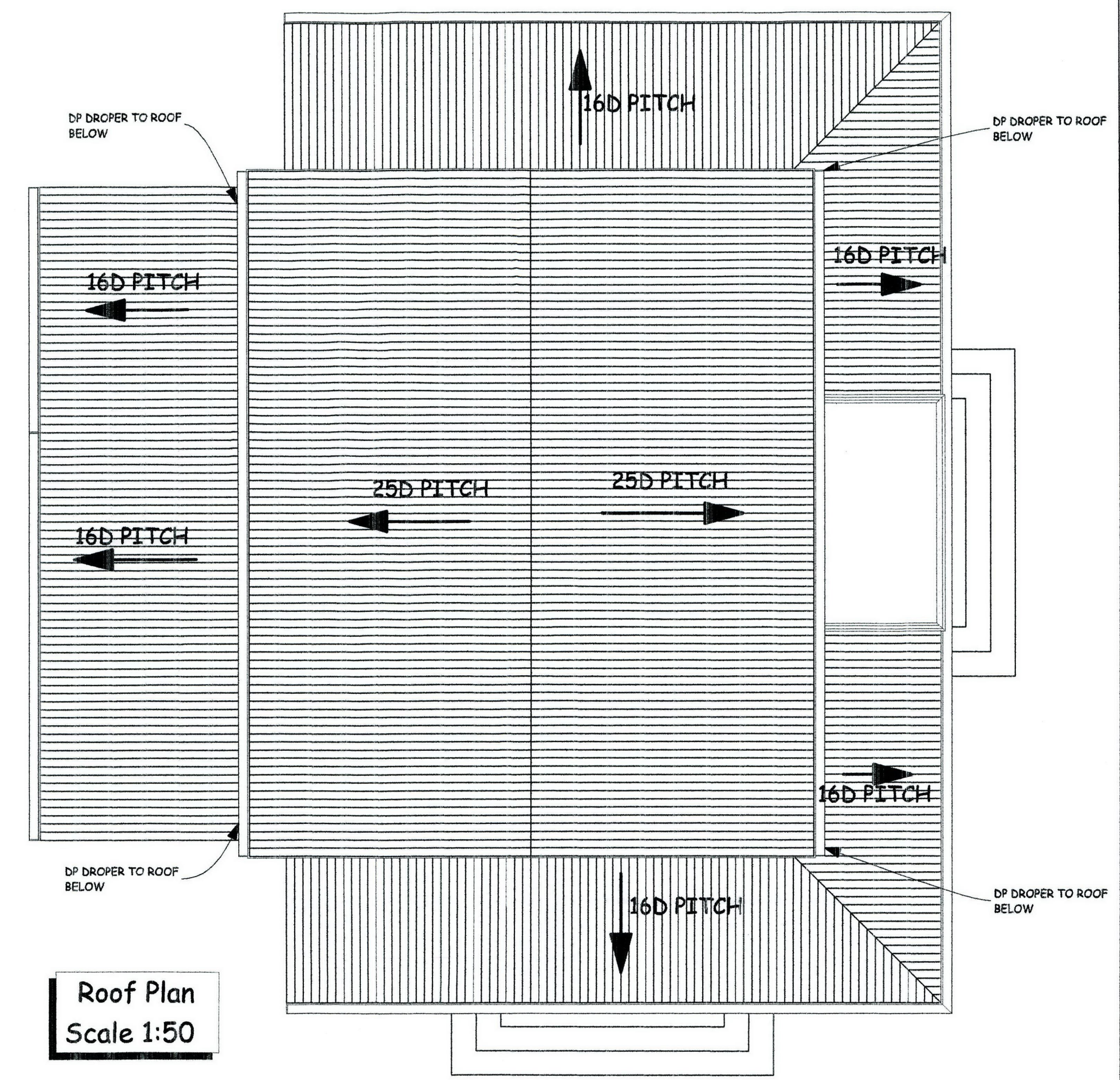
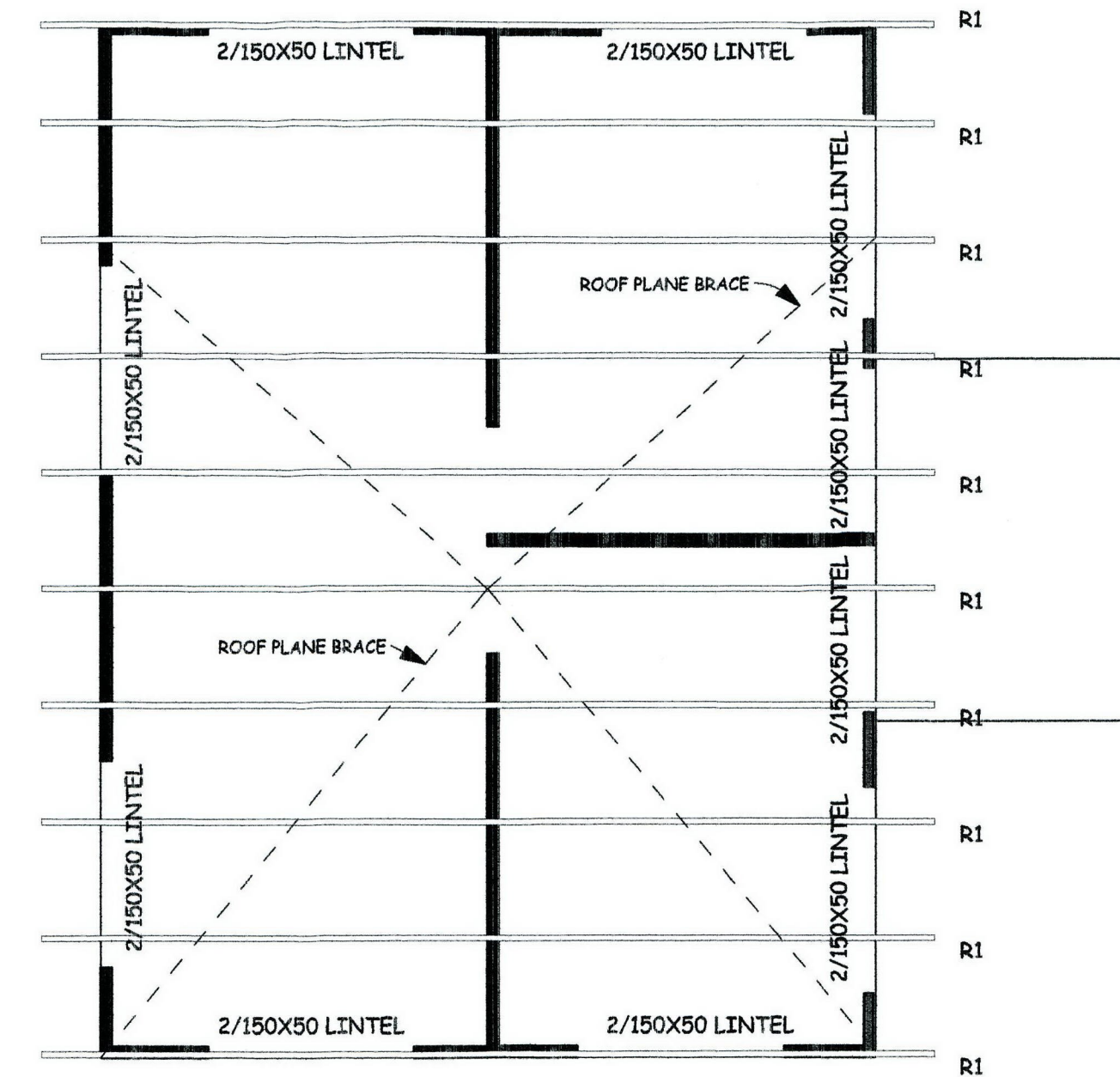
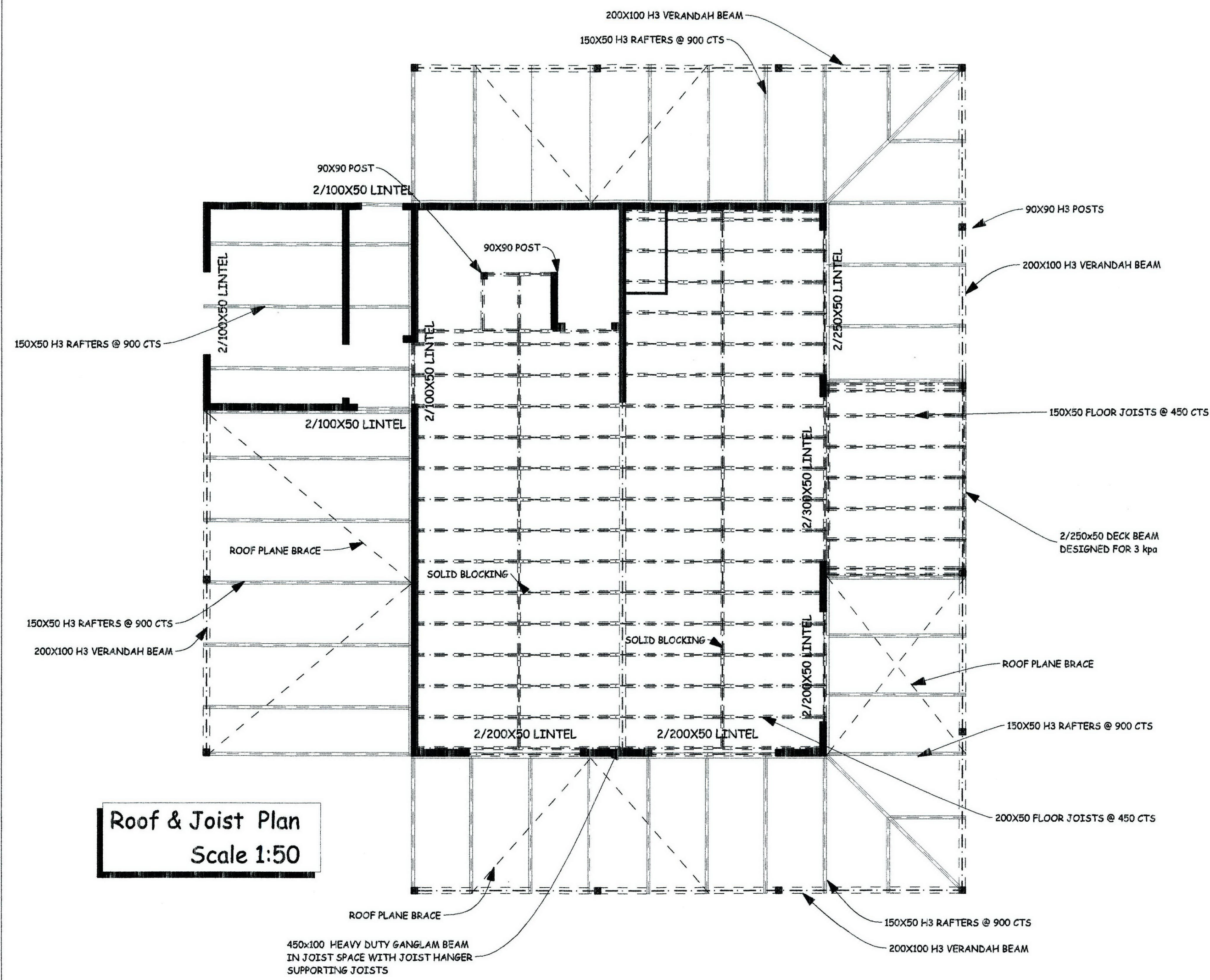
DRAWING : SITE PLAN			
DESIGN	BP	DATE	28/5/02
DRAWN	BP	SCALE	SHOWN



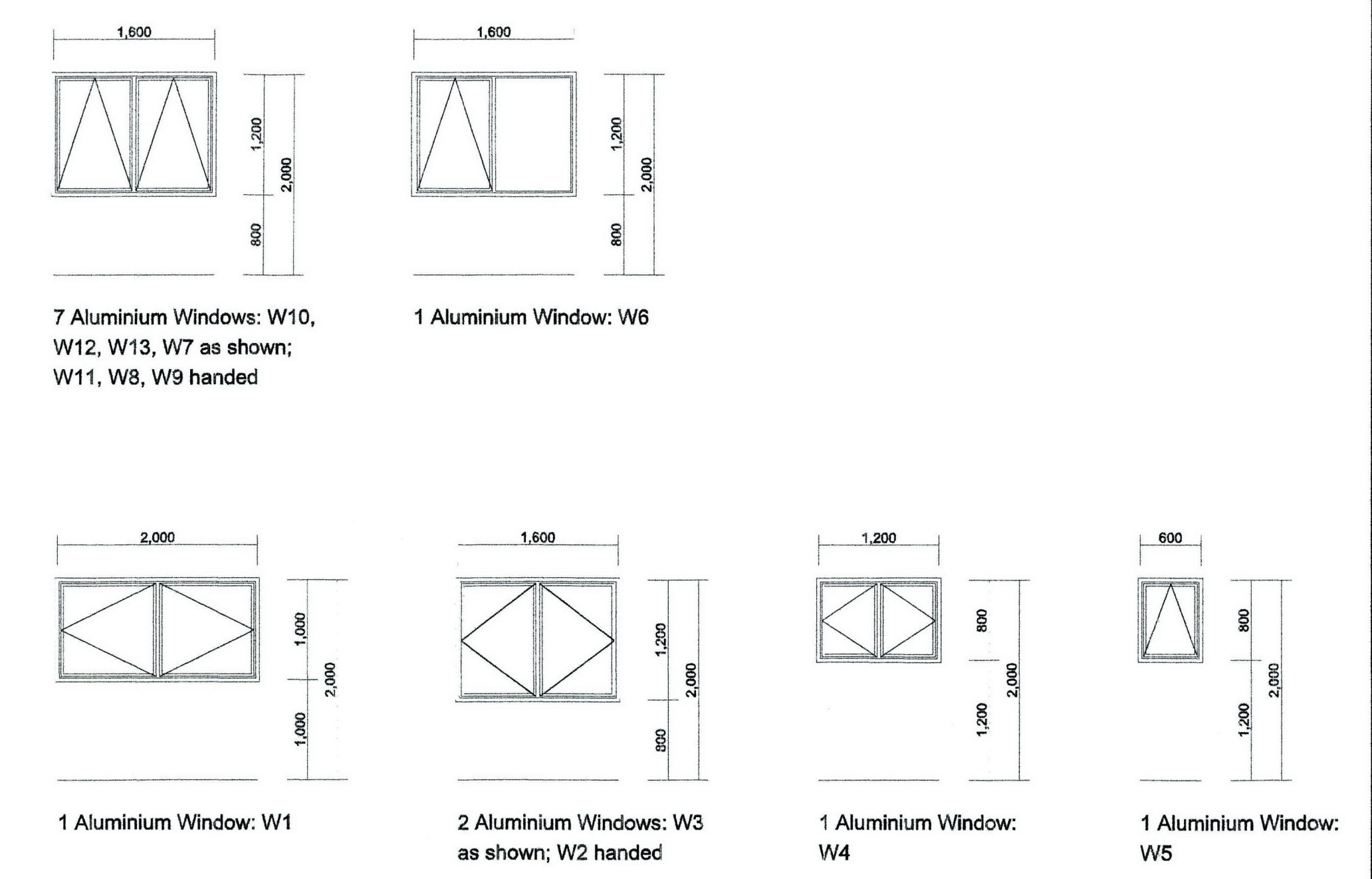
ARCHITECTURAL
DESIGN LIMITED
PHONE/FAX 817 8154 MOBILE 025 353-177



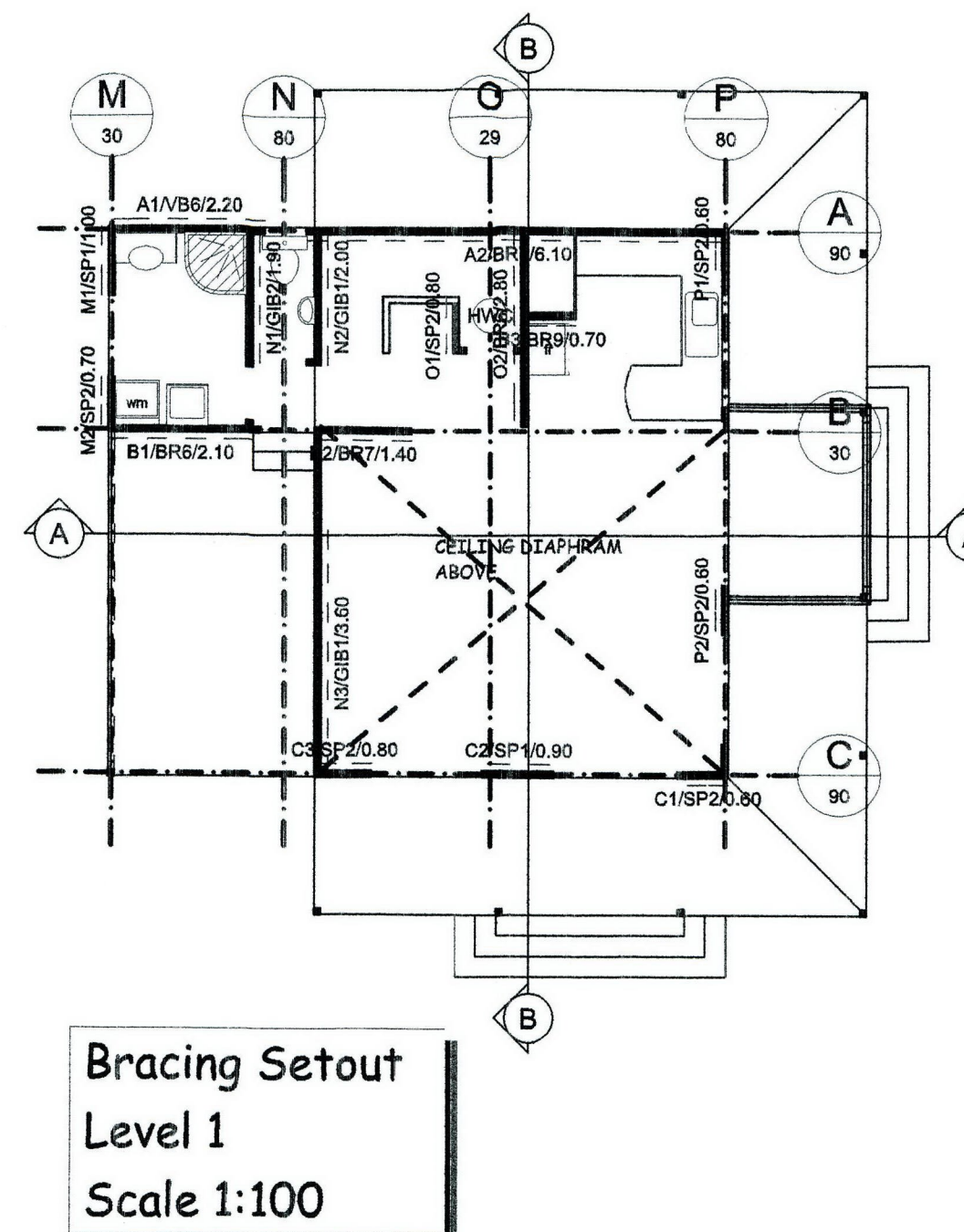




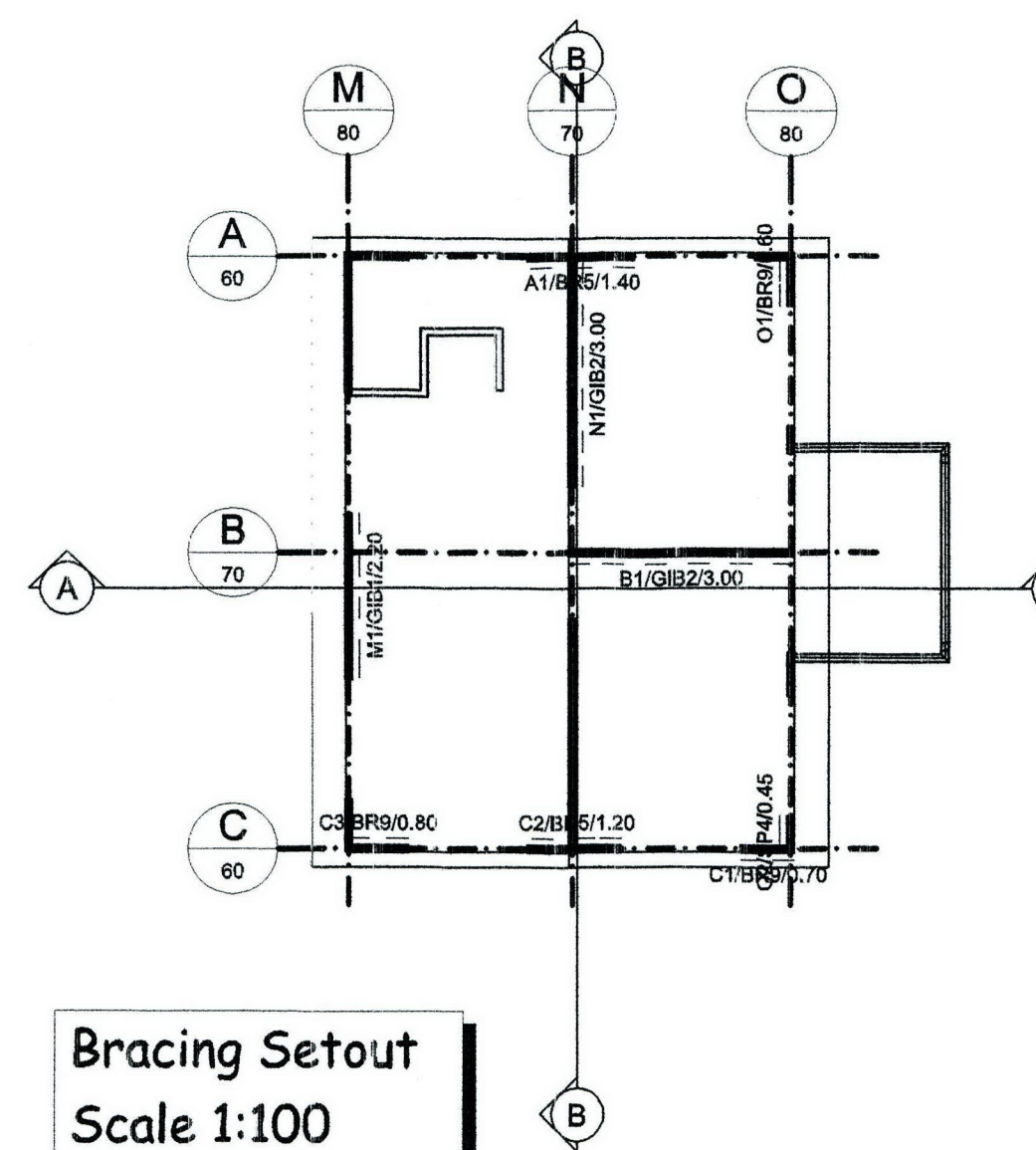
DOOR SCHEDULES 1.50



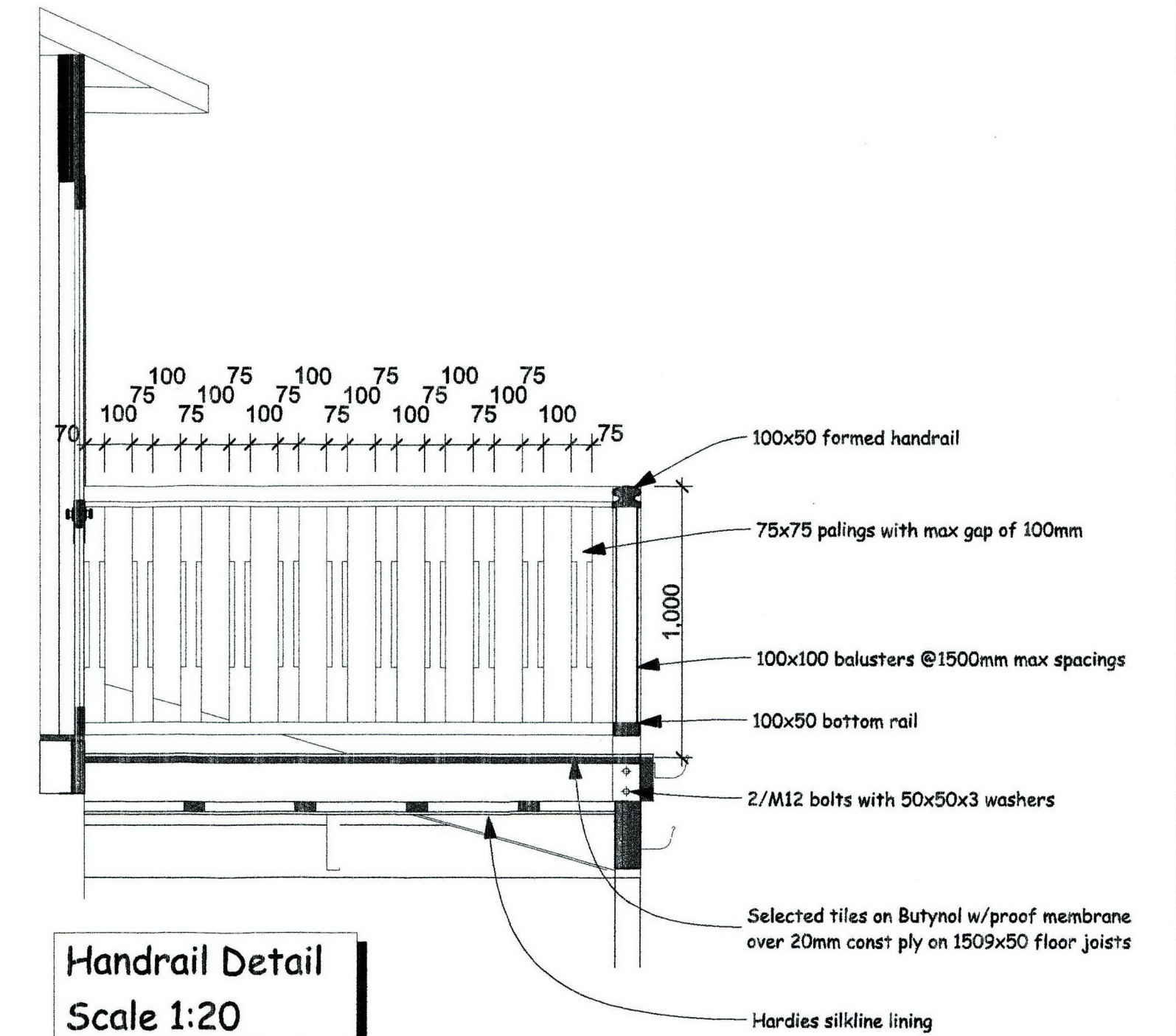
WINDIW SCHEDULE 1.50



BRACING CALCULATIONS										
Building Height to Apex		8.0 m		Location of Storey		Lower of Two				
Roof Height Above Eaves		2.0 m		Floor Load		2kPa				
Stud Height		2.4 m		Roof Weight		Light				
Roof Pitch		0 - 25 °		Cladding Weights:						
Hip Roof				- Subfloor		Light				
Building Length (BL)		8.0 m		- Lower Floor		Medium				
Building Width (BW)		9.0 m		- Upper Floor		Medium				
Wind Zone		Very High		Room in Roof Space		No				
W along		215 BU/m		Gross Plan Area (GPA)		120.0 m ²				
W across		202 BU/m		Earthquake Zone		C				
W along x BW		1,835.0 EUe		EQ		8.8 BU/m ²				
W across x BW		1,616.0 EUe		EQ x GPA		1,032.0 BU/m ²				
ALONG										
Bracing Line		Bracing Elements Provided				Wind		Earthquake		
Line Label	Min Brs Required	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BU/m	Brace Achieved	Rating BU/m	Brace Achieved
A	90	A1	Other	2.2	0.0	2.4	120	284.0	105	231.0
B	30	B1	BR6	6.1	0.0	2.4	145	884.5	145	884.5
		B2	BR6	2.1	0.0	2.4	150	315.0	110	231.0
		B3	BR7	1.4	0.0	2.4	145	203.0	145	203.0
C	90	C1	SP2	0.6	0.0	2.4	85	51.0	85	51.0
		C2	SP1	0.9	0.0	2.4	100	90.0	100	90.0
		C3	SP2	0.8	0.0	2.4	85	68.0	85	68.0
Totals Achieved							W	1,952.5	E	1,825.0
Totals Required							W	1,935.0	E	1,032.0
ACROSS										
Bracing Line		Bracing Elements Provided				Wind		Earthquake		
Line Label	Min Brs Required	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BU/m	Brace Achieved	Rating BU/m	Brace Achieved
M	30	M1	SP1	1.0	0.0	2.2	100	111.6	100	111.6
N	80	M2	SP2	0.7	0.0	2.2	85	66.4	85	66.4
		N1	GB12	1.9	0.0	2.4	75	142.5	80	114.0
		N2	GB1	2.0	0.0	2.4	135	270.0	135	270.0
O	28	N3	GB1	3.6	0.0	2.4	135	486.0	135	486.0
		O1	SP2	0.8	0.0	2.4	85	68.0	85	68.0
P	80	O2	BR6	2.8	0.0	2.4	150	420.0	110	308.0
		P1	SP2	0.6	0.0	2.4	85	51.0	85	51.0
P	80	P2	SP2	0.6	0.0	2.4	85	51.0	85	51.0
		Totals Achieved							W	1,631.4
Totals Required							W	1,616.0	E	1,032.0



BRACING CALCULATIONS											
Building Height to Apex		8.0 m		Location of Storey		Upper of Two					
Roof Height Above Eaves		2.0 m		Floor Load		2kPa					
Stud Height		2.0 m		Roof Weight		12kPa					
Roof Pitch		0 - 25 °		Cladding Weights:							
Hip Roof		No		Sub-floor		Light					
Building Length (BL)		6.0 m		Lower Floor		Medium					
Building Width (BW)		8.0 m		Upper Floor		Medium					
Wind Zone		Very High		Room in Roof Space		No					
W along		81 BU/m		Gross Plan Area (GPA)		42.0 m ²					
W across		69 BU/m		Earthquake Zone							
W along x BW		648.0 BU/m		EQ		4.2 BU/m ²					
W across x EL		474.0 BU/m		EQ x GPA		176.4 BU					
ALONG											
Bracing Line		Bracing Elements Provided						Wind		Earthquake	
Line Label	Min BUs	Brace Type	Brace No.	Type	Brace Length	Brace Angle	Brace Height	Ratng BUs/m	BUs Achieved	Ratng BUs/m	BUs Achieved
A	60	A1	BR6		1.4	0.0	2.4	115	167.0	85	119.0
B	70	B1	GB2		3.0	0.0	2.4	80	240.0	70	210.0
C	60	C1	BR9		0.7	0.0	2.4	110	170.0	85	66.5
		C2	BR5		1.2	0.0	2.4	115	38.8	85	102.2
		C3	BR9		0.8	0.0	2.4	110	88.0	85	76.0
Totals Achieved								W	704.0	E	573.5
Totals Required								W	548.0	E	776.4
ACROSS											
Bracing Line		Bracing Elements Provided						Wind		Earthquake	
Line Label	Min BUs	Brace Type	Brace No.	Type	Brace Length	Brace Angle	Brace Height	Ratng BUs/m	BUs Achieved	Ratng BUs/m	BUs Achieved
M	80	M1	GB1		2.2	0.0	2.4	55	121.0	50	110.0
N	70	N1	GB2		3.0	0.0	2.4	80	240.0	70	210.0
O	80	O1	BR9		0.6	0.0	2.4	110	66.0	85	57.0
		O2	SP4		0.5	0.0	2.4	70	31.5	85	38.3
Totals Achieved								W	458.5	E	415.3
Totals Required								W	414.0	E	776.4

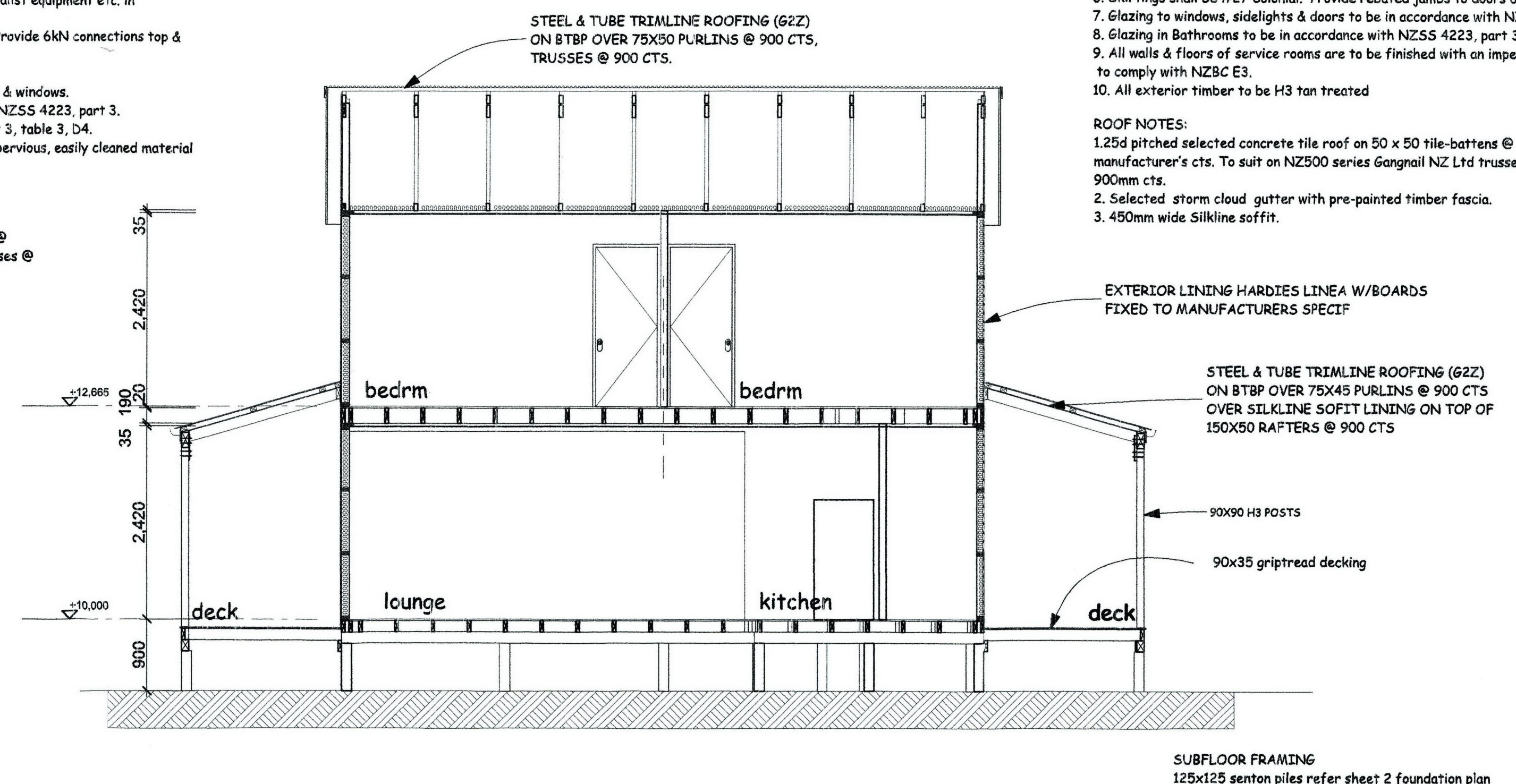
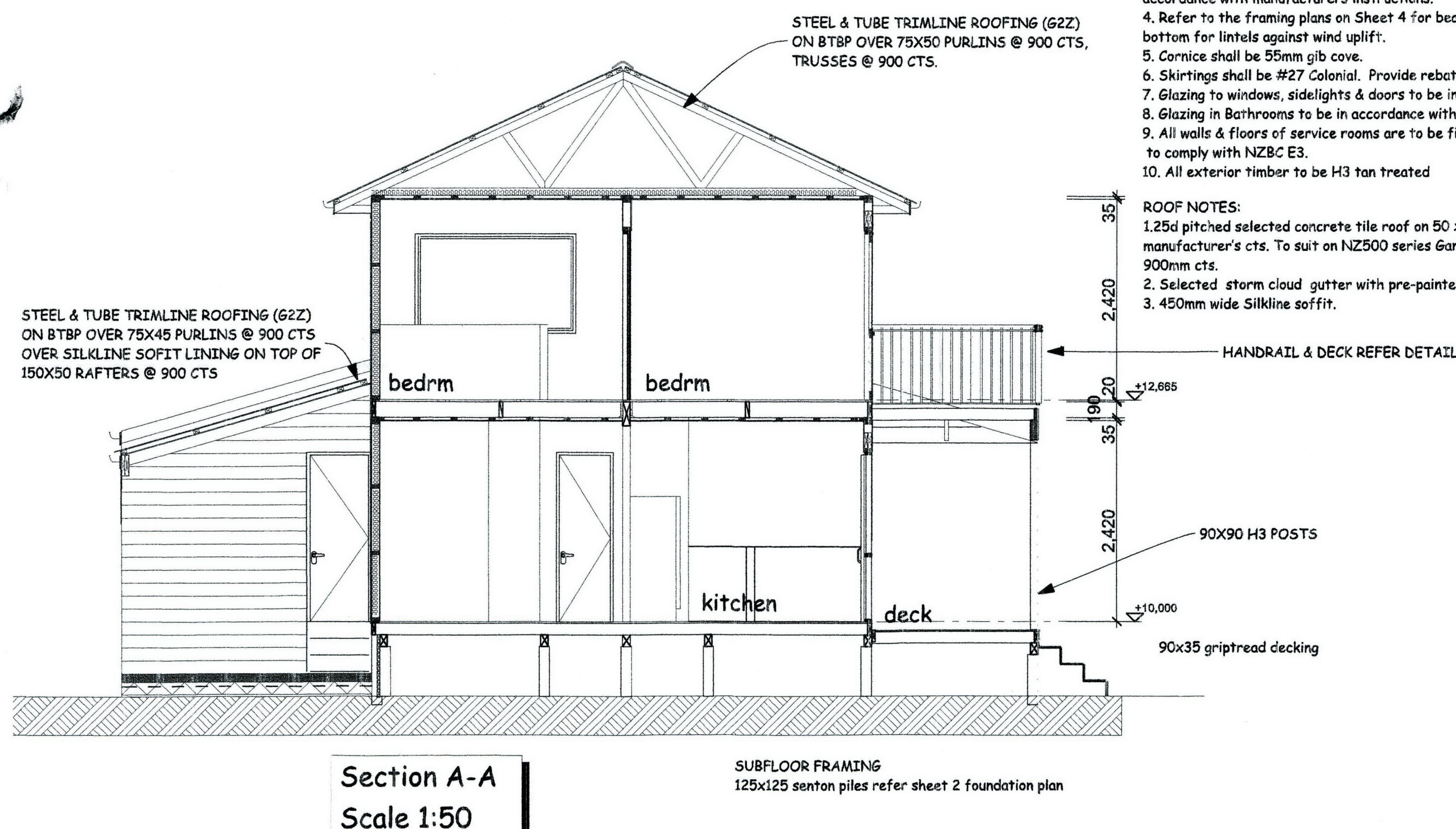


GENERAL NOTES:

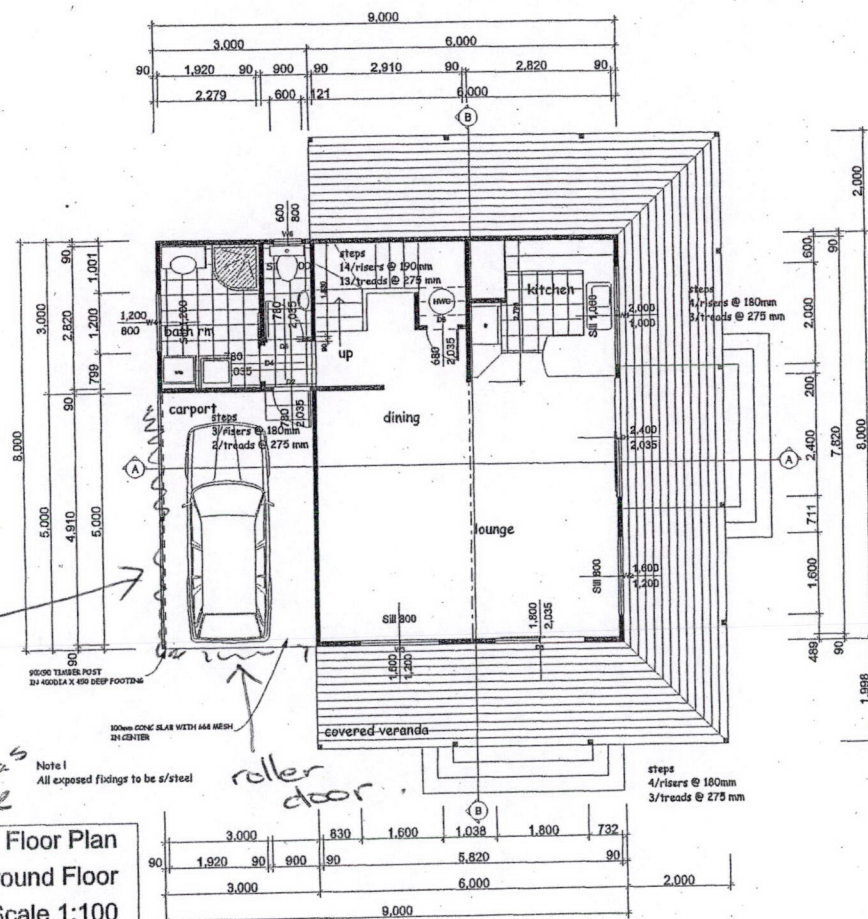
1. Read this drawing together with the bracing plan & details.
2. All wall framing shall be 90 x 45mm studs @ 600mm cts. Except in Bathrooms & Kitchen where studs are to @ 400mm cts. Where Winstones Aqualine is to be tiled. Ceiling strapping shall be 70 x 35mm battens @ 450mm cts.
3. Fix all bracing, linings, roofing, fixtures, joinery, fittings & specialist equipment etc. in accordance with manufacturers instructions.
4. Refer to the framing plans on Sheet 4 for beam & lintel sizes. Provide 6KN connections top & bottom for lintels against wind uplift.
5. Cornice shall be 55mm gib cove.
6. Skirting shall be #27 Colonial. Provide rebated jambs to doors & windows.
7. Glazing to windows, sidelights & doors to be in accordance with NZSS 4223, part 3.
8. Glazing in Bathrooms to be in accordance with NZSS 4223, part 3, table 3, D4.
9. All walls & floors of service rooms are to be finished with an impervious, easily cleaned material to comply with NZBC E3.
10. All exterior timber to be H3 tan treated

ROOF NOTES:

- 1.25d pitched selected concrete tile roof on 50 x 50 tile-battens @ manufacturer's cts. To suit on NZ500 series Gangnali NZ Ltd trusses @ 900mm cts.
2. Selected storm cloud gutter with pre-painted timber fascia.
3. 450mm wide Silskine soffit.



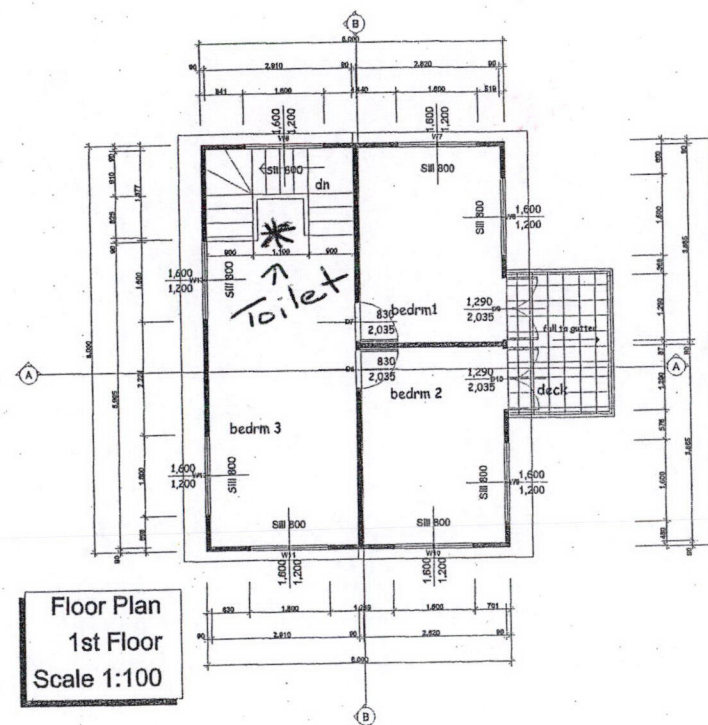
closing
in
with
ply as
same as
house



APPROVED PLAN

PLANNER. *[Signature]*

RC...2030102 Date...4/9/02



Floor Plan
1st Floor
Scale 1:100

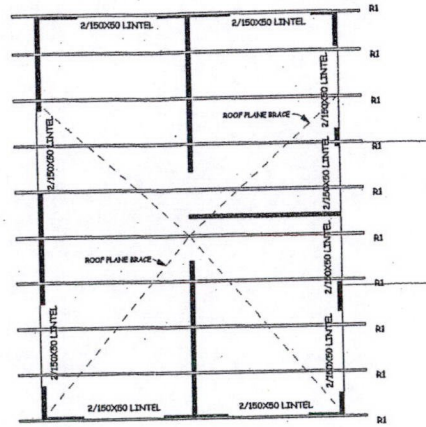
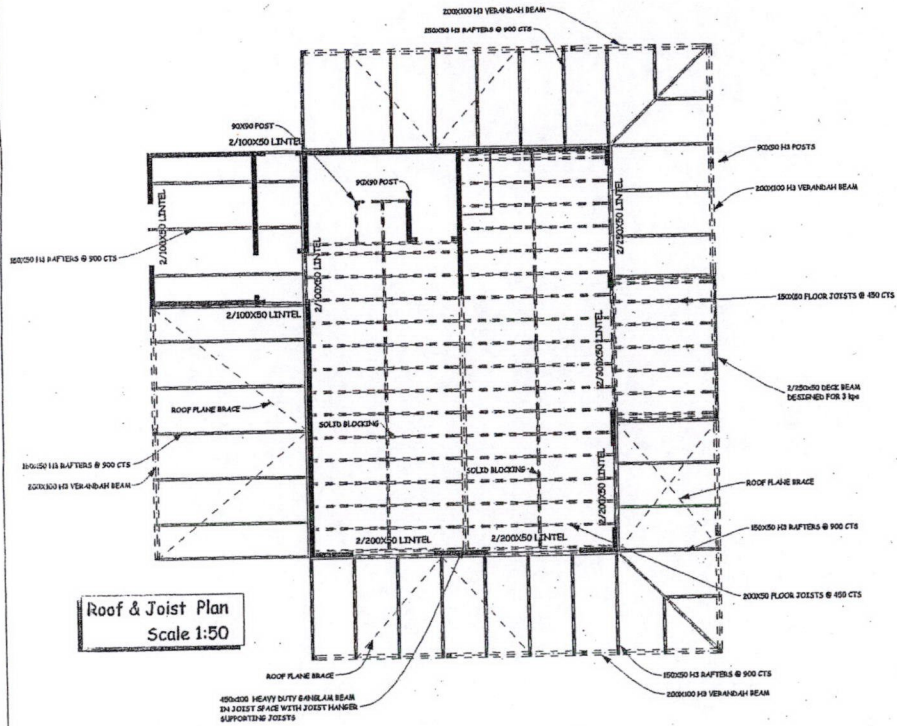
Amended Plan.

Date.

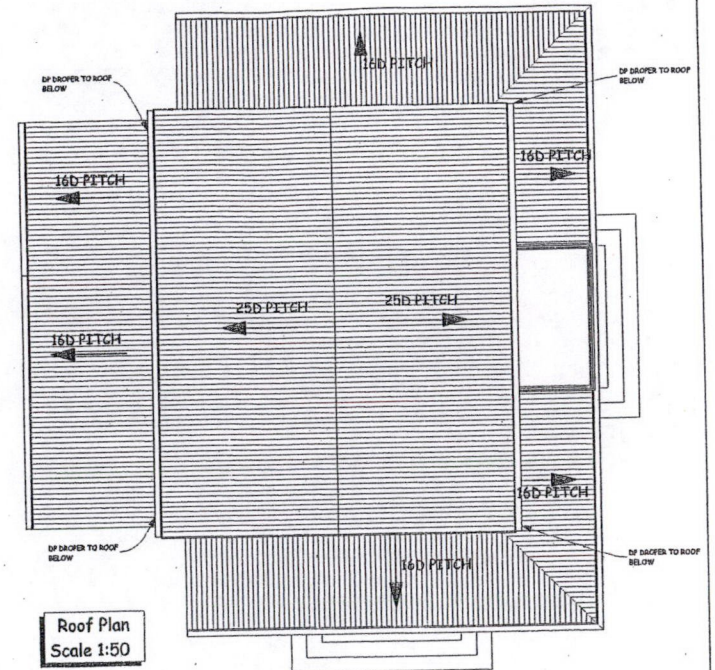
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Signature.....

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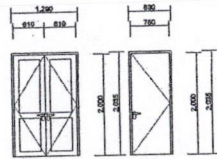
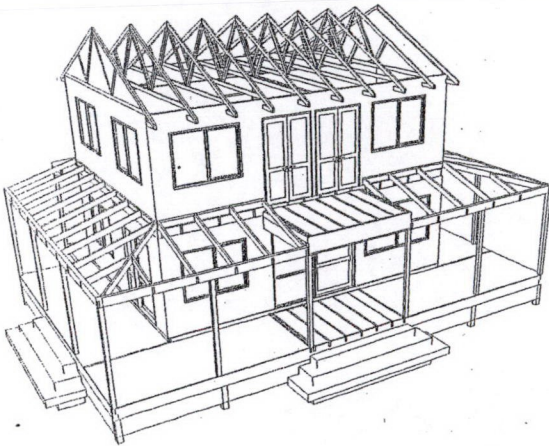
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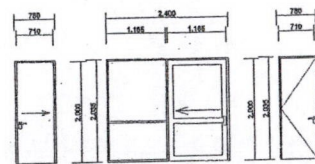
Roof Plan
Scale 1:50



Roof Plan
Scale 1:50



2 Exterior Doors: D10, D9
2 Interior Doors: D7 as shown; D8 handed



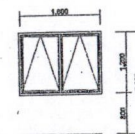
1 Interior Door: D4

DOOR SCHEDULES 1.50

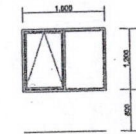
APPROVED PLAN

PLANNER.....*[Signature]*

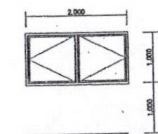
RC...2050102 Date...4/9/02



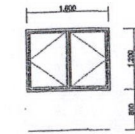
7. Aluminium Windows: W10, W12, W13, W7 as shown; W11, W8, W9 handed



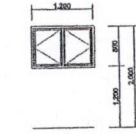
1 Aluminium Window: W6



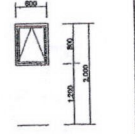
1 Aluminium Window: W1



2 Aluminium Windows: W3
as shown; W2 handed



1 Aluminium Window:
W4



1 Aluminum Window:
W5

WINDIW SCHEDULE 1.50

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CLIENT :

PROJECT :

PROPOSED BEACH HOUSE

DRAWING 1

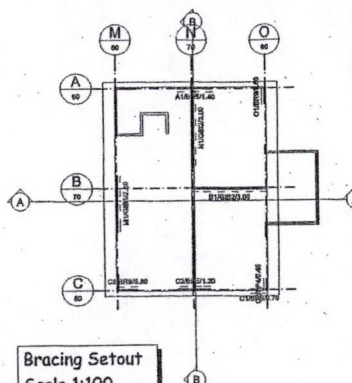
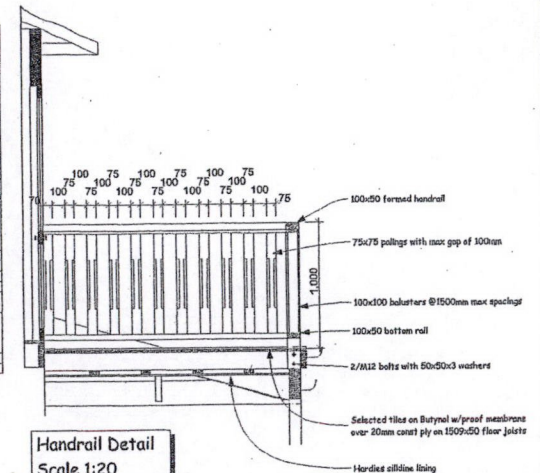
ROOF PLANS & SCHEDULES



ARCHITECTURAL
DESIGN LIMITED

SHEET

04

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RC 2030102 Date 4/9/0

- SHEET 05

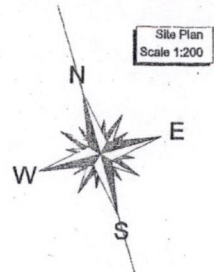
APPROVED PLAN
PLANNER *[Signature]*
RC.2030102 Date: **4/9/02**

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 Therefore site coverage = 10%

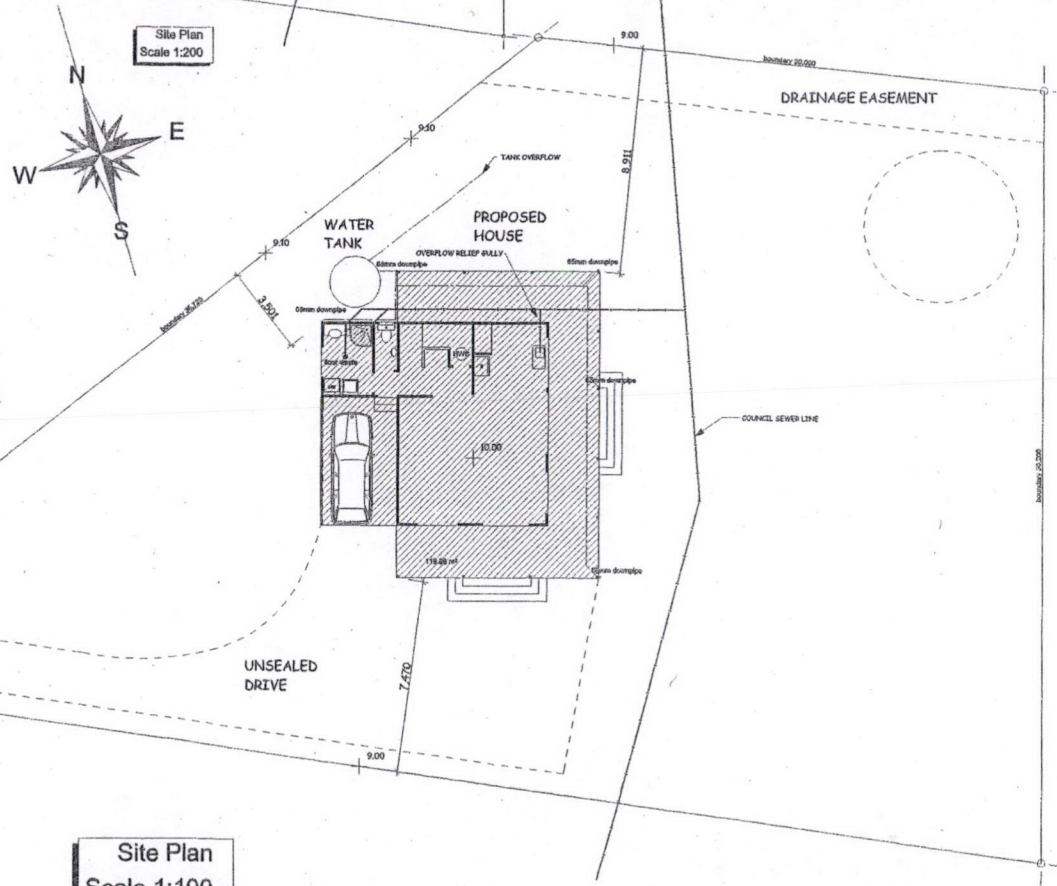
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Site Plan
Scale 1:200



Site Plan
Scale 1:100

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CLIENT :

MR & MRS J.RULE

PROJECT :

PROPOSED BEACH HOUSE
AT 120B TOKERAU BEACH ROAD

DRAWING :

SITE PLAN

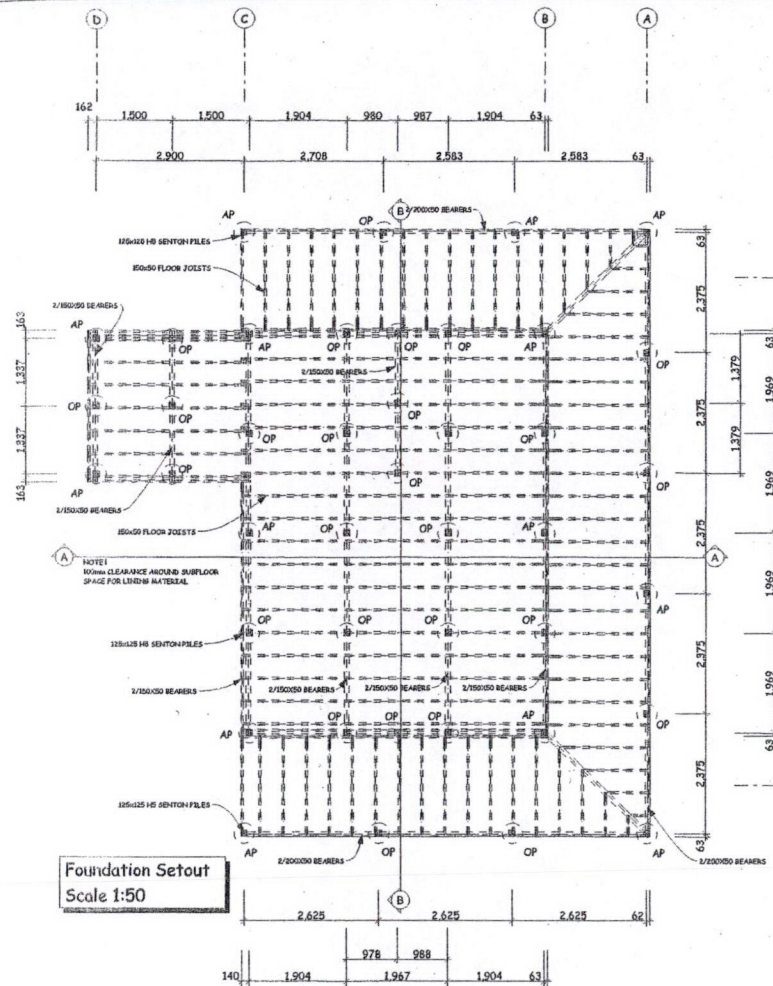
DATE: 28/10/02



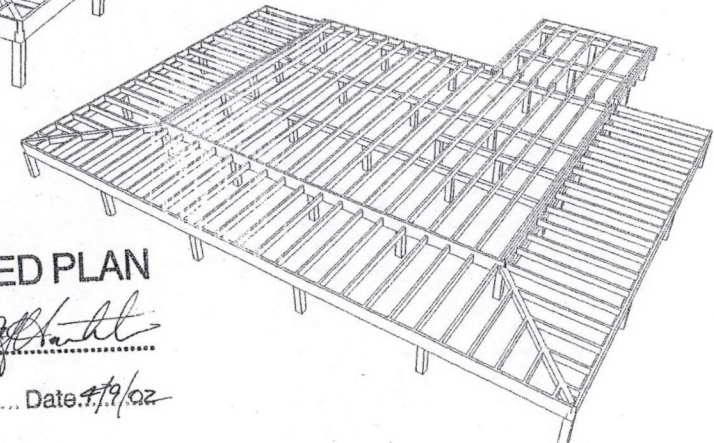
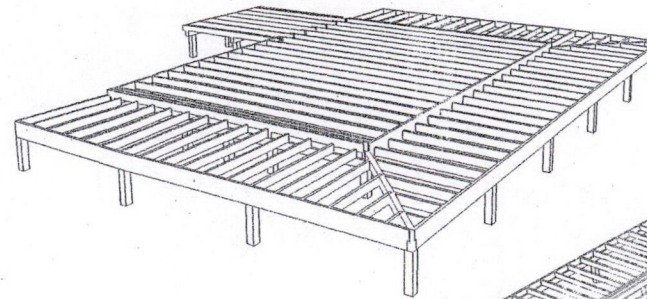
**ARCHITECTURAL
 DESIGN LIMITED**

SHEET

01



Foundation Setout
Scale 1:50



APPROVED PLAN

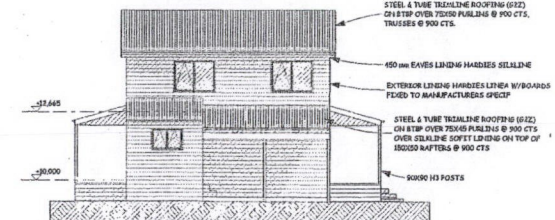
PLANNER *[Signature]*

RC 2030102 Date 4/9/02

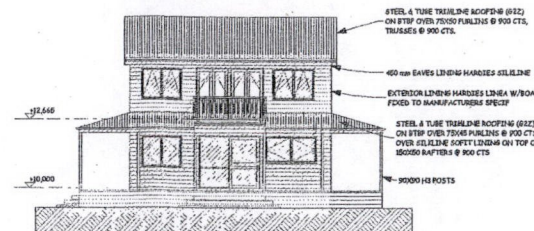
LEGEND
AP: ANCHOR PILE, 900 DEEP X 400 DIA
OP: ORDINARY PILE, 450 DEEP X 400 DIA



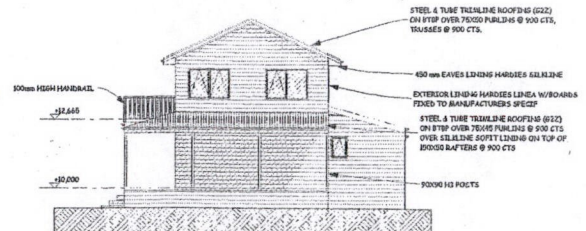
South Elevation
Scale 1:100



West Elevation
Scale 1:100



East Elevation
Scale 1:100



North Elevation
Scale 1:100

NOTE 1: Contractor to verify all dimensions, ground levels on site before starting work and advise Architectural Design Ltd of any discrepancies.
2: These plans are to be read together with all

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CLIENT:

MR & MRS J. RULE

PROJECT:

PROPOSED BEACH HOUSE
AT 120B TOKERAU BEACH ROAD

DRAWING:

FOUNDATION PLAN, ELEVATIONS

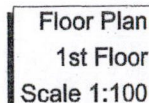
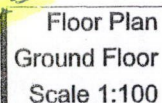


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SHEET

02

Amended Plan
Date 12/9/03
Signature [Signature]
ABA 20021024
VR



closing
in
with
ply
same
house

Note 1
All exposed fixings to be s/steel

roller door

NOTE 1 Contractor to verify all dimensions, ground levels on site before starting work and shall notify Architectural Design Ltd of any discrepancies.

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CLIENT :

MR & MRS J.RULE

PROJECT :

PROPOSED BEACH HOUSE
AT 120B TOKERAU BEACH ROAD

DRAWING

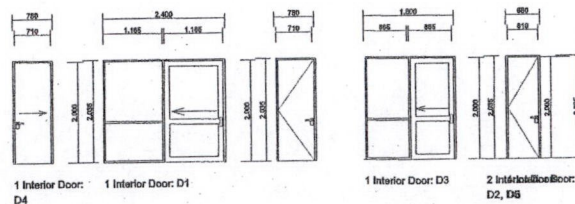
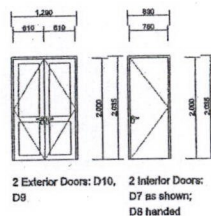
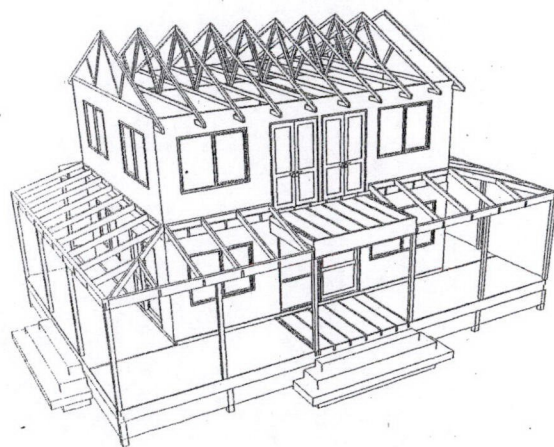
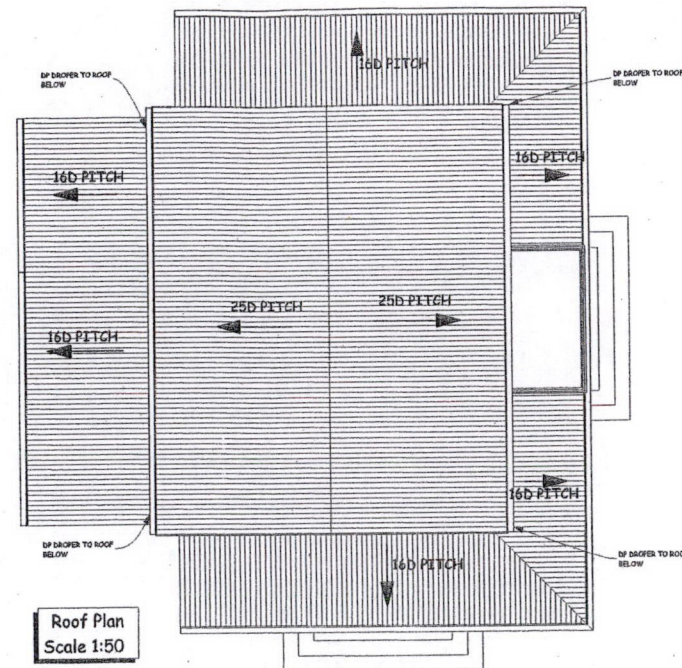
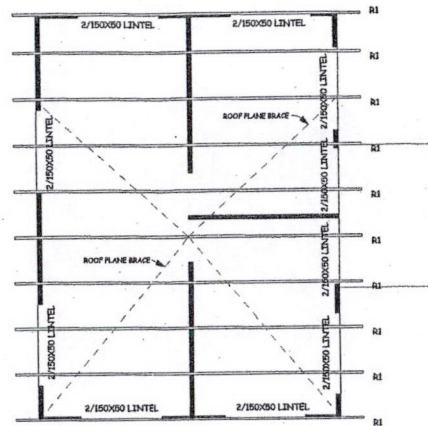
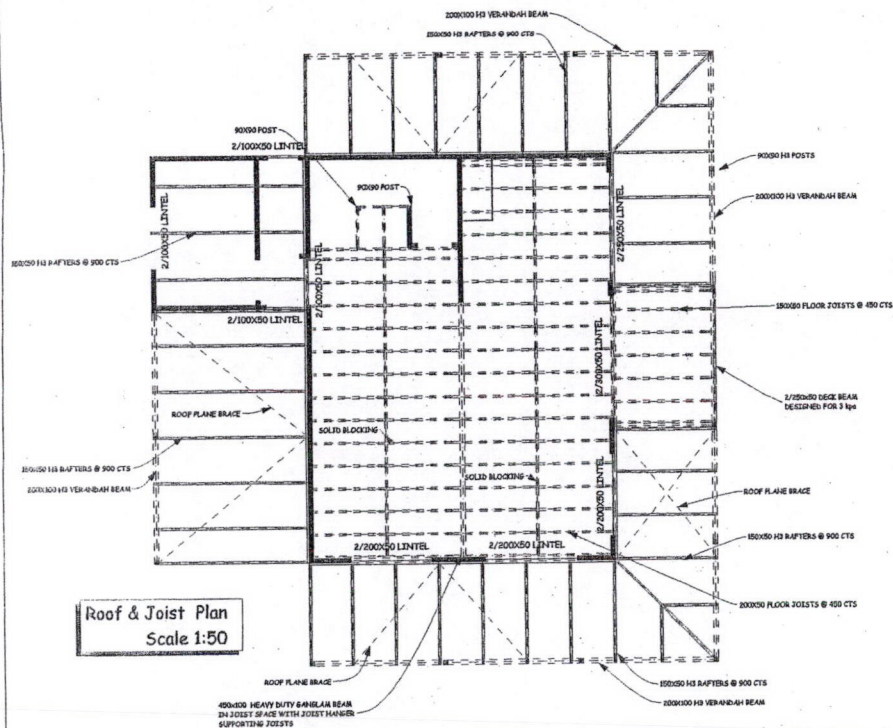
FLOOR PLANS

DESIGN	RP	DATE	28/5/02
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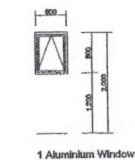
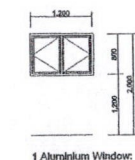
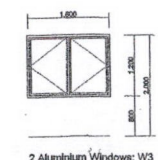
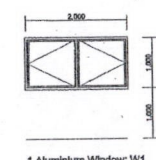
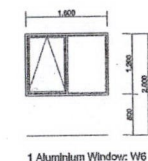
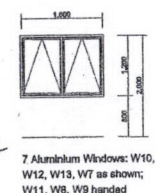
SHEET

03



DOOR SCHEDULES 1:50

APPROVED PLAN
 PLANNER: *[Signature]*
 RC...2050102 Date: 4/9/02



WINDOW SCHEDULE 1:50

NOTE 1 Contractor to verify all dimensions, ground levels on site before starting work and shall notify Architectural Design Ltd of any discrepancies.
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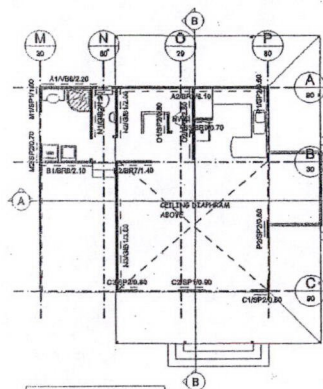
CLIENT: MR & MRS J.RULE

PROJECT: PROPOSED BEACH HOUSE
 AT 120B TOKERAU BEACH ROAD

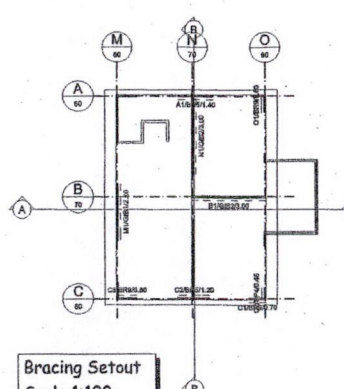
DRAWING: 1			
ROOF PLANS & SCHEDULES			
DESIGN	BP	DATE	28/5/02
DRAWN	BP	SCALE	SHOWN



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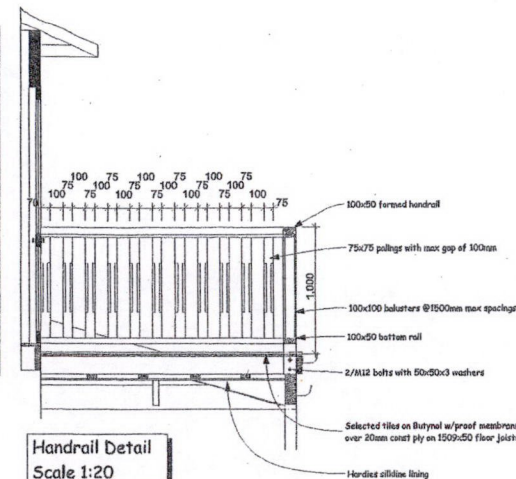


Bracing Setout
Level 1
Scale 1:100

[illegible]

Bracing Setout
Scale 1:100

[CALCULATING CAPACITIES]											
Building Height to Apex			8.9 m			Location of chimney			Upper of		
Roof Height Above Eaves			2.4 m			Roof Pitch			Pitch		
Main Inletage			0.25 m			Roof Weight			Roof Weight		
Wind Floor			0.25 m			Cladding Weight			Cladding Weight		
Roof Pitch			- 30°			- 30°			- 30°		
Building Length (m)			0.0 m			- 0.0 m			- 0.0 m		
Building Width (m)			8.9 m			- 0.0 m			- 0.0 m		
Wind Angle			0°			0°			0°		
Wind			61 Btu/h			Roof to Roof Space			Roof to Roof Space		
Wind			61 Btu/h			Roof to Roof Space			Roof to Roof Space		
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Wind			61 Btu/h			Roof to Roof Space			Roof to Roof Space		
Wind											



Handrail Detail
Scale 1:20

APPROVED PLAN

PLANNER.....*[Signature]*

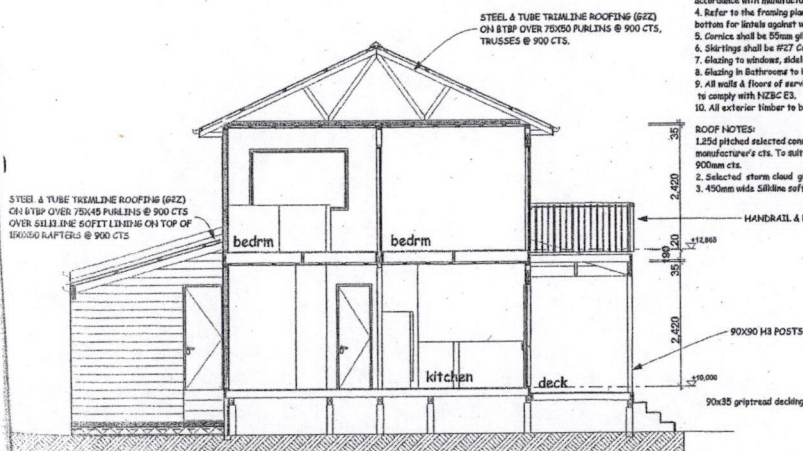
AC 2030102 Date 4/9/02

GENERAL NOTES:

- GENERAL NOTES:**
1. Read *Weld* drawing together with the bracing plan & details.
 2. All wall framing shall be 90 x 45mm stud @ 600mm c/c. Except in Bathrooms & Kitchen where studs are to @ 400mm c/c. Where Wharfedale Aquadine is to be fitted. Ceiling strapping shall be 70 x 35mm battens @ 450mm c/c.
 3. Fixing: bracing, blocking, roofing, fixtures, joinery, fittings & specialist equipment etc. in accordance with manufacturers instructions.
 4. Refer to the framing plans on Sheet 4 for beam & lintel sizes. Provide 60x60 connections top & bottom for lintels against wall splay.
 5. Cornices shall be 50mm gyp c/c.
 6. Sliding shall be 1977 Colson. Provide related jumbo to doors & windows.
 7. Glazing to windows, sashlights & doors to be in accordance with HG25 4223, p3.
 8. Glazing in Bathrooms to be in accordance with HG25 4223, p3, 2, 4.
 9. All walls & Doors of service rooms are to be finished with an impervious, easily cleaned material in comply with HSE 639.
 10. All slip-skip timber to be H3 treated

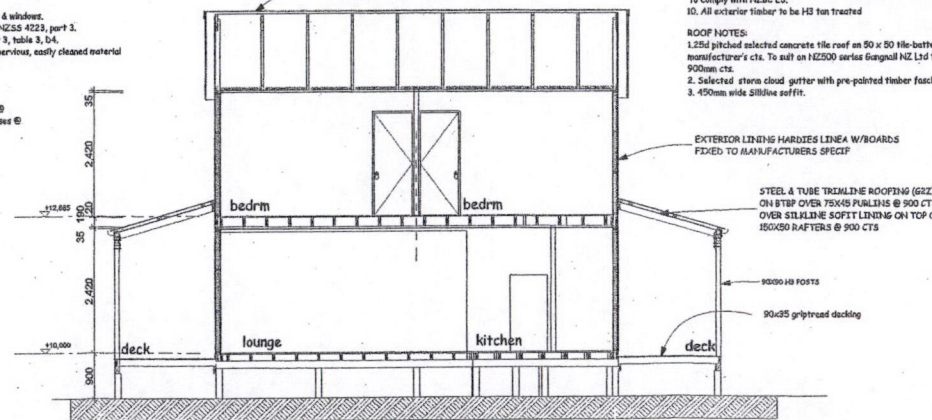
STEEL & TUBE TRIALINE ROOFING (GZZ)
ON BTBP OVER 75X50 PURLINS @ 900 CTS.
TRUSSES @ 900 CTS.

STEEL & TUBE TRIMLINE ROOFING (62Z)
ON BTBP OVER 75X50 PURLINS @ 900 CTS
TRUSSES @ 900 CTS.



Section A-A
Scale 1:50

SUBFLOOR FRAMING
125x125 section piers refer sheet 2 foundation plan



Section B-B
Scale 1:50

SUBFLOOR FRAMING
125x125 senton piles refer sheet 2 foundation plan

APPROVED PLAN
 PLANNER: *[Signature]*
 RC.2030102 Date: 4/9/02

Legal Description:
 Lot 1
 DP 152546
 Area 1232 m.sq.
 Floor Area (inc. Garage) = 120 m.sq.
 Therefore site coverage = 10%.

WASTE & SOIL PIPE SIZES:
 WHB = 40mm dia.
 BATH = 40mm dia.
 SHR = 40mm dia.
 TUB = 40mm dia.
 SINK = 65mm dia.
 D/W = 40mm dia.
 WC = 80mm dia.
 FWG = 65mm dia.

PLUMBING NOTES:
 1. All plumbing work must be inspected BEFORE the work is covered.
 2. Seismic restraint & temperature control valve to be fitted to HWC.

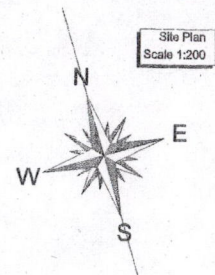
DRAINAGE NOTES:
 1. Upon completion of the drainage system.
 2. Drainlayer to provide an AS-BUILT drainage plan.

Legal Description:
 Lot 1
 DP 152546
 Area 1232 m.sq.
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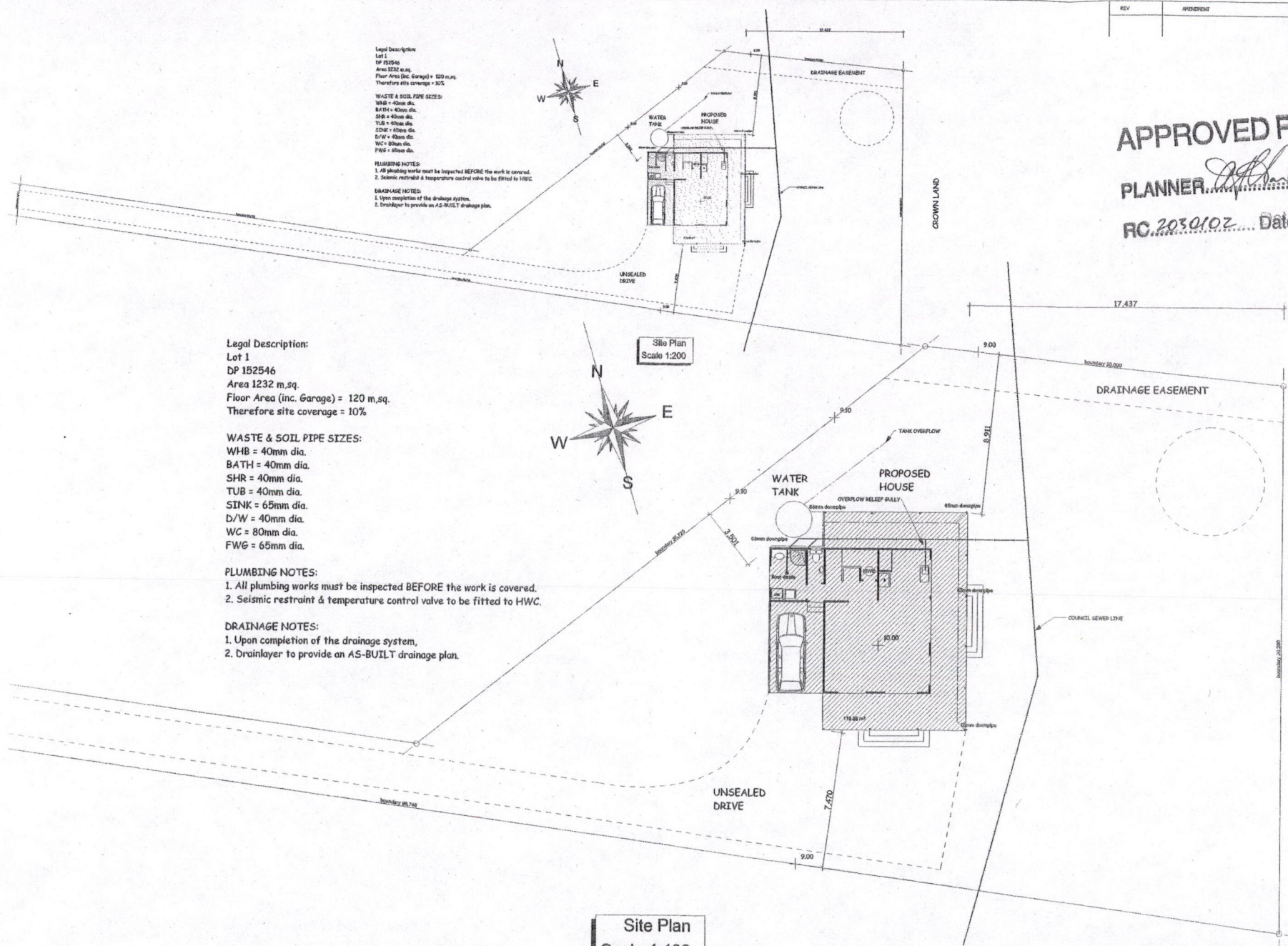
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DRAINAGE NOTES:
 1. Upon completion of the drainage system,
 2. Drainlayer to provide an AS-BUILT drainage plan.



Site Plan
 Scale 1:200

Site Plan
 Scale 1:100



NOTE 1: Check all dimensions, ground levels on site before starting work and shall comply with the Design Ltd of any discrepancies.
 2: These plans are to be read together with all relevant engineering details.
 3: Do not scale off drawing

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CLIENT:
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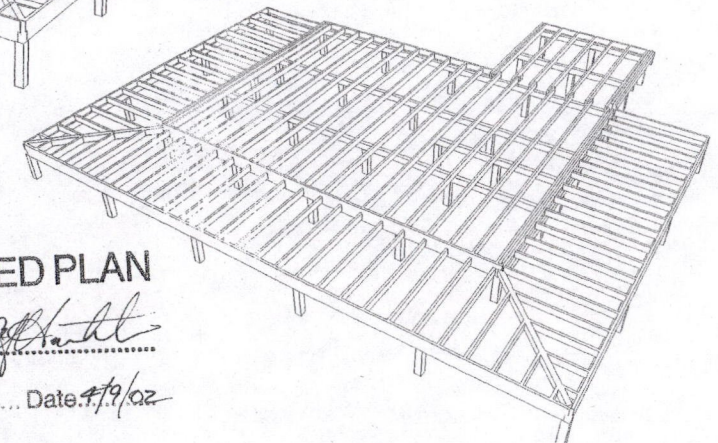
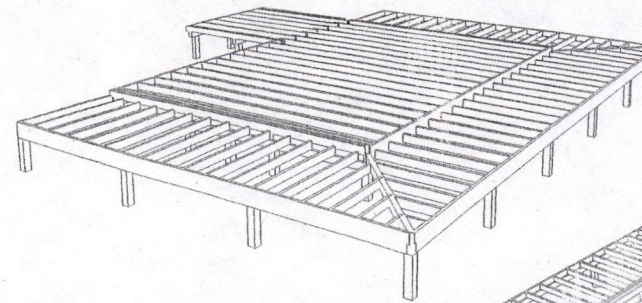
PROJECT:
 PROPOSED BEACH HOUSE
 AT 120B TOKERAU BEACH ROAD

DRAWING 1			
SITE PLAN			
DESIGN	BP	DATE	28/5/02
DRAWN	RP	SCALE	SHOWN



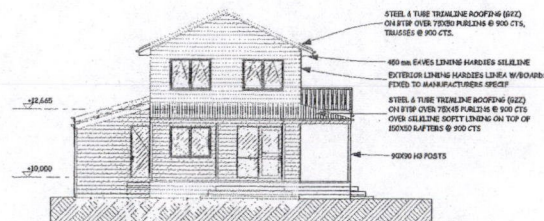
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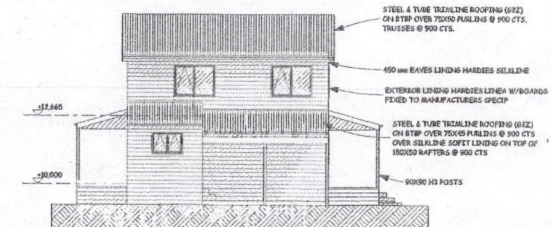


PLANNER.....

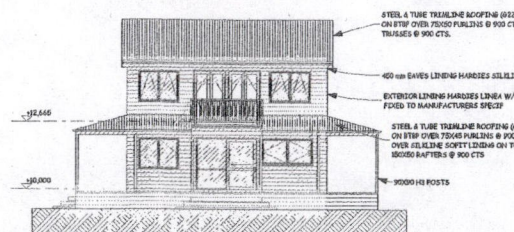
RC. 2030102 Date 4/9/02



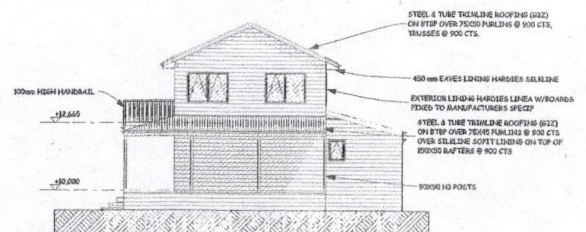
South Elevation
Scale 1:100



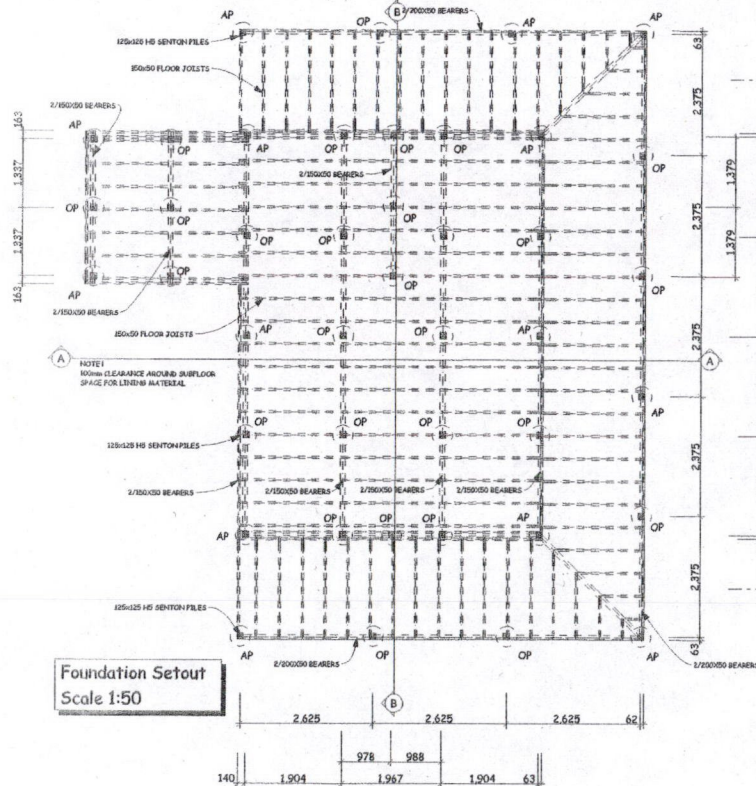
West Elevation
Scale 1:100



East Elevation
Scale 1:100



North Elevation
Scale 1:100



Foundation Setout
Scale 1:50



NOTE 1 Contractor to verify all dimensions, ground levels on site before starting work and shall notify Architectural Design Ltd of any discrepancies.

2 These plans are to be read together with all relevant engineering details.

3 Do not scale off drawing

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CLIENT :

MR & MRS J. RULE

PROJECT 11

PROPOSED BEACH HOUSE
AT 120B TOKERAU BEACH ROAD

109

FOUNDATION PLAN, ELEVATIONS

DESIGN	BP	DATE	28/5/02
DRAWN	BP	SCALE	SHOWN



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DESIGN LIMITED**
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INDEX

02

JOB NO	206
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