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

BCPLA

HEIGHT .T.B. TAKEN HERE
CAN BE SEEN ON PAGE 3

Far North District Council Received

BDY 32.33

- EXISTING
100 DIA SEWER LINE TO MAINS CONECTION

BDY 18.56
VIRTURE CRES

14 530

4 000

3 800

2 000

3 560

BDY 18.56

EXISTING GARAGE
9.6m X 7.2m

GT&TV

T2

DP

BED 3

WC

BATH

40 DIA TO GT

BED 2

WH

LAUNDRY

HALL

BED 1

65 DIA TO GT

LIVING AREA
111.3 sq m

KITCHEN

DN

LIVING

FUTURE DECK

DINING

F.F.L. 900 ABOVE G.L.

Far North District Council
NOTIFIABLE INSPECTIONS
Plumbing & Drainage

Pre-pour under slab P & D		
Pre-line Plumbing in walls		3.11.05
Sewer & Stormwater drainage prior to back-filling trench		7.6.06
Septic Tank effluent disposal Trench		
Other		

Far North District Council
NOTIFIABLE INSPECTIONS

Site Inspection	✓	
Footing/Foundation	✓	
Slab		
Bond beam	✓	
Sub-floor	✓	3.8.05
Framing		
Exposed Rafter Strapping	✓	3.11.05
Pre-line	✓	28.12.05
Sheet Bracing	✓	2.10.06
Other (specify)		
Final Inspection		

APPROVED PIM/BC 2005/2165
Date 04/07/05
Signed
FARNORTH DISTRICT COUNCIL

NOTE
ALL STORMWATER TO
CONECT TO EXISTING TANK

ALL PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZ 3500 'THE NATIONAL PLUMBING & DRAINAGE CODE'. WASTE TREATMENT SYSTEM TO COMPLY WITH ENGINEERS DESIGN.

ALL SUBFLOOR & EXPOSED STRUCTUAL FIXINGS TO BE STAINLESS STEEL.

All stormwater from roof, driveways & watertank overflow to be disposed of to Council requirements

BDY 32.33

LAND AREA	600m2
HOUSE AREA	111m2

BUILDER -OWNER TO CHECK ALL LEVELS & DIMENSIONS. LIABILITY WILL NOT BE ACCEPTED BY DESIGNERS FOR ANY MATERIALS & LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL.

SITE & PLUMBING PLAN

ALL WORK SHALL COMPLY WITH NZS3604 1999 AND THE BUILDING CODE OF NEW ZEALAND

Sheet # 1

Drawn By: PAUL

Date: 18 MAY 05

Scale: 1:100

HARTIGAN
47 VIRTUE CRES

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OF
ECO HOMES LTD
49 Matthews Ave Kaitaia
ph (09) 4082233
Fax (09) 4082358

HEIGHT .T.B. TAKEN HERE
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BDY 32.33

100 DIA SEWER LINE TO MAINS CONECTION

EXISTING

WATER TANK

WATER TANK

14 530

EXISTING GARAGE
9.6m X 7.2m

4 000

2 000

3 800

3 560

BDY 18.56
VIRTURE CRES

BDY 18.56

60 DIA TO GT

40 DIA TO GT

GT&T

DP

BED 3
WC
BATH
BED 2
WH
LAUNDRY
HALL
BED 1
KITCHEN
LIVING AREA
111.3 sq m
LIVING
DINING
FUTURE DECK
FUTURE DECK
DN

F.F.L. 900 ABOVE G.L.

NOTE
ALL STORMWATER TO
CONECT TO EXISTING TANK

N

GULLY TRAP.
INSPECTION
SEWER + WASTE PIPE

BDY 32.33

LAND AREA 600m2
HOUSE AREA 111m2

ALL PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZ 3500 'THE NATIONAL PLUMBING & DRAINAGE CODE'. WASTE TREATMENT SYSTEM TO COMPLY WITH ENGINEERS DESIGN.

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SITE & PLUMBING PLAN

ALL WORK SHALL COMPLY WITH NZS3604 1999 AND THE BUILDING CODE OF NEW ZEALAND

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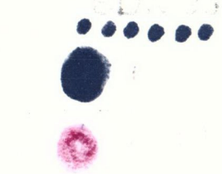

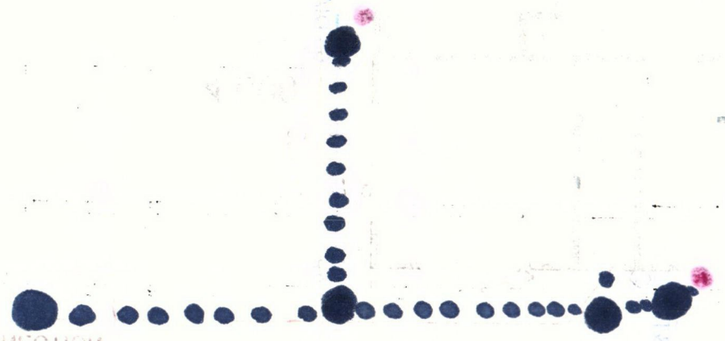

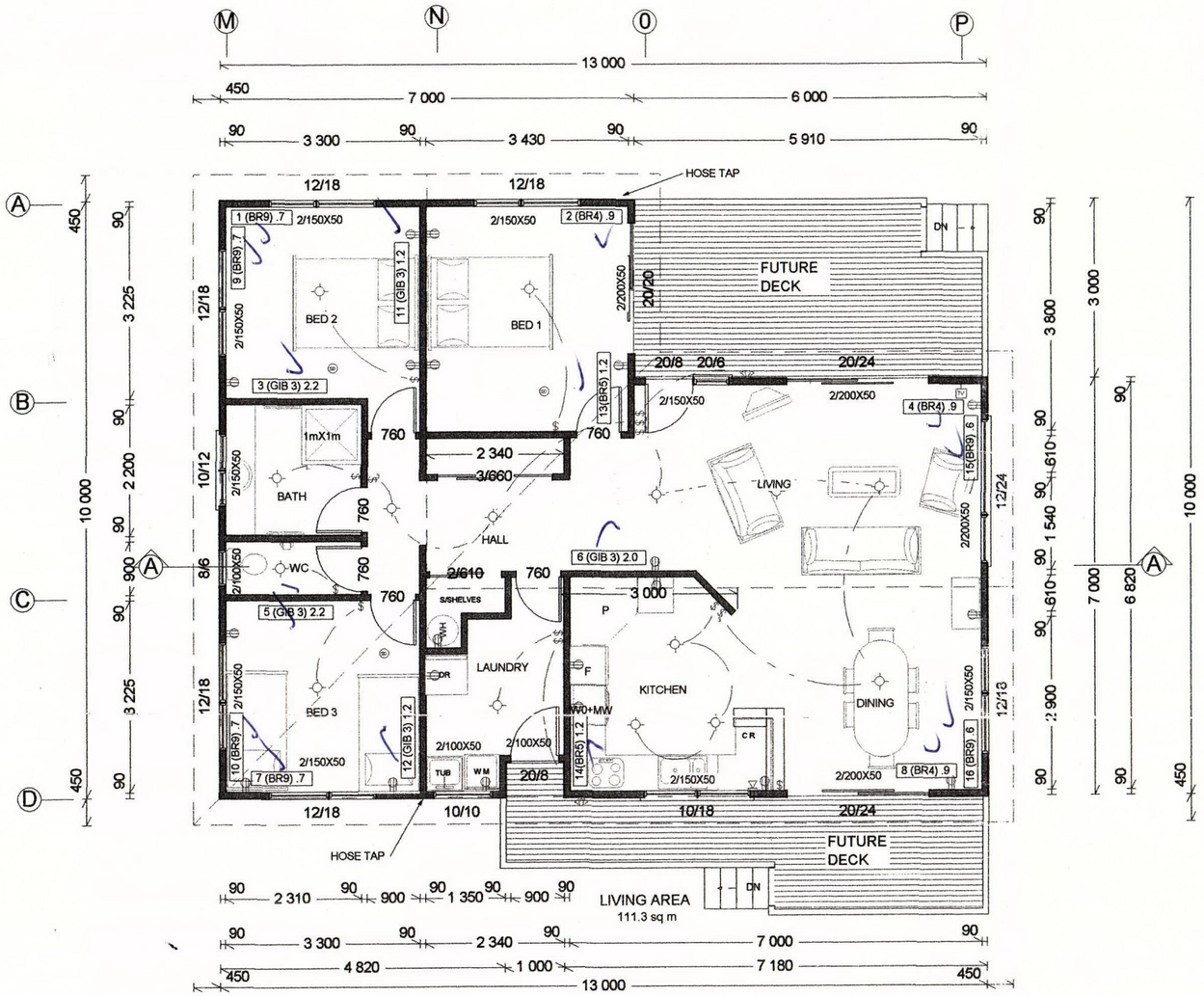

GIB1A	10mm GIBBOARD ONE SIDE METAL STRAP BRACE OTHER SIDE	1.8m TO 2.4m
GIB2A	10mm GIBBOARD ONE SIDE METAL STRAP BRACE OTHER SIDE	OVER 2.4m
GIB 3	10mm GIBBOARD BOTH SIDES	1.2m MIN
BR4	GIB BRACELINE ONE SIDE 6KN CONNECTORS AT BOTTOM	.9m MIN
BR5	GIB BRACELINE ONE SIDE 6KN CONNECTORS AT BOTTOM	1.2m MIN
BR6	GIB BRACELINE TWO SIDES 6KN CONNECTORS AT BOTTOM	1.2m MIN
BR9	GIB BRACELINE ONE SIDE 6KN CONNECTORS AT BOTTOM	0.6m MIN
SPI	7mm PLYWOOD 6KN CONECTORS AT BOTTOM	0.9m MIN
SP2	7mm PLYWOOD 6 KN CONECTORS AT BOTTOM	0.6m MIN
SPST1	7mm PLYWOOD HOLD DOWN CONECTORS N/A	1.2m MIN

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	PANEL BOX
	FLUORESCENT LIGHT FIXTURE
	CEILING LIGHT FIXTURE
R	RECESSED LIGHT FIXTURE
	EAVE LIGHT FIXTURE
	WALL LIGHT FIXTURE
	SINGLE POLE SWITCH
3	THREE WAY SWITCH
4	FOUR WAY SWITCH
D	DIMMER SWITCH
OD	OUTDOOR SWITCH
	DUPLEX RECEPTACLE
GFI	DUPLEX RECEPTACLE GROUND FAULT INTERUPTED
WP	DUPLEX RECEPTACLE W/ WEATHERPROOF COVER
	FLOOR MOUNTED DUPLEX RECEPTACLE
	TELEPHONE JACKS
TV	TELEVISION JACKS
	DOOR BELL PUSH BUTTON
T	THERMOSTAT
SD	SMOKE DETECTOR
	EXHAUST FAN WITH LIGHT
DC	DOOR CHIME
F A	FIRE ALARM PANEL
C	COMPUTER POINT

BUILDER -OWNER TO CHECK ALL LEVELS & DIMENSIONS. LIABILITY WILL NOT BE ACCEPTED BY DESIGNERS FOR ANY MATERIALS & LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL.

FLOOR & ELEC PLAN

ALL WORK SHALL COMPLY WITH NZS3604 1999 AND THE BUILDING CODE OF NEW ZEALAND

Sheet # 2

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Date: 18 MAY 05

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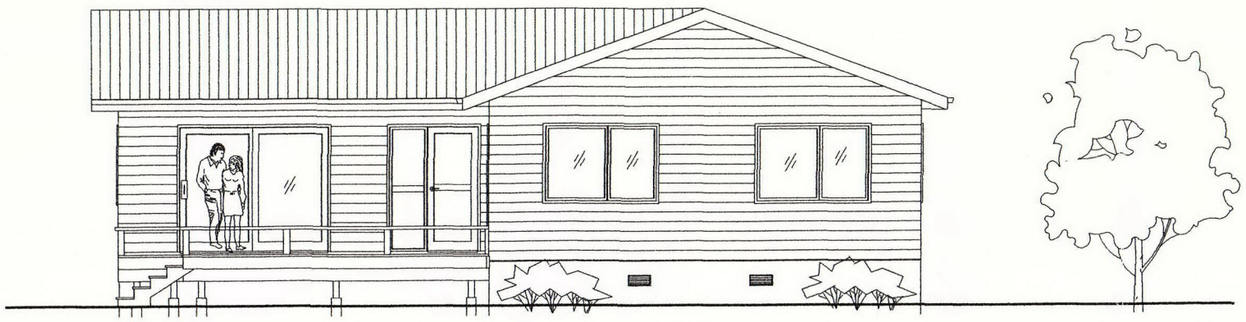
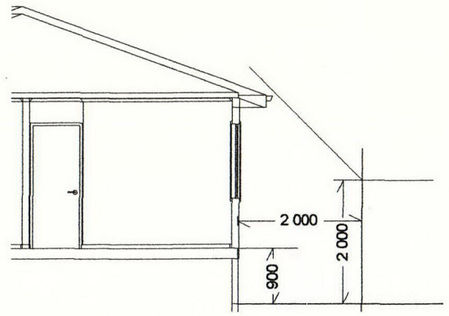


NORTH ELEVATION



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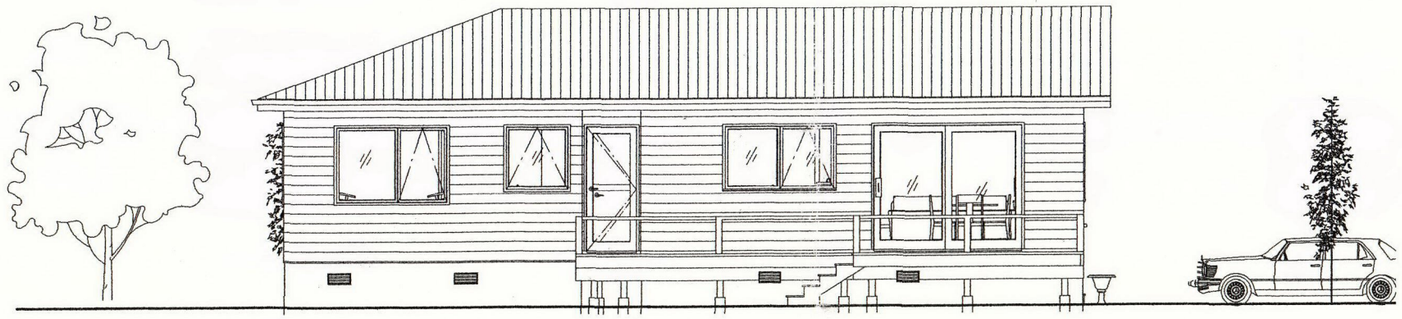

SOUTH ELEVATION

Sheet # 3

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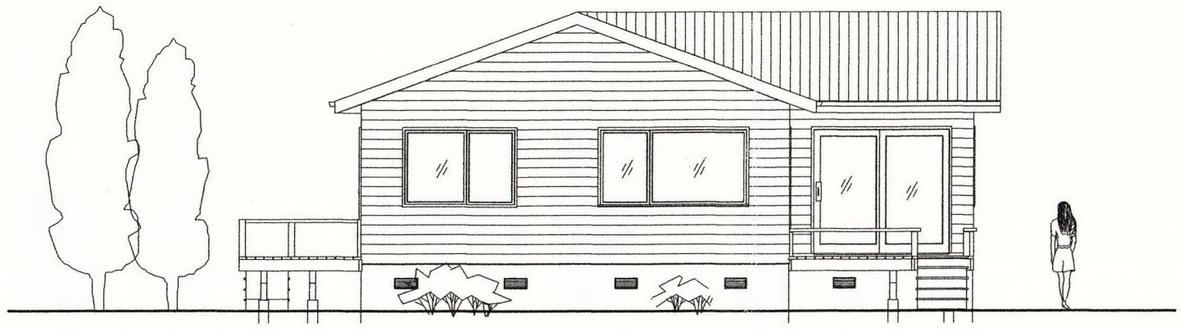
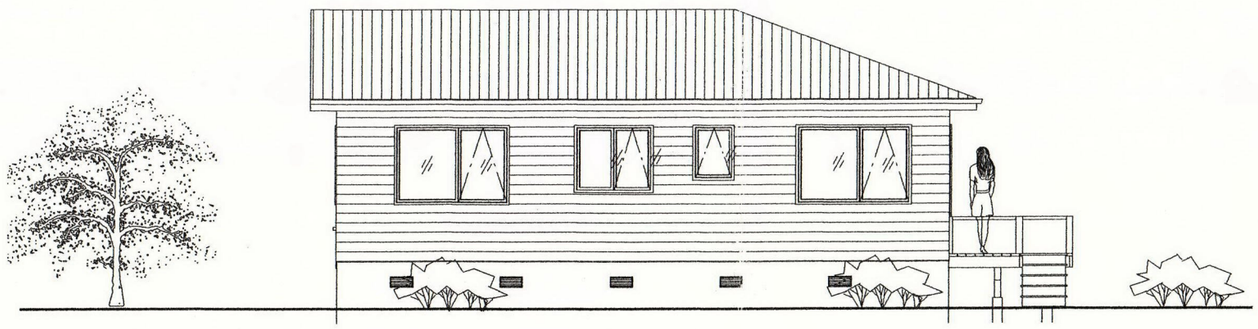


EAST ELEVATION



WEST ELEVATION

Sheet # 4

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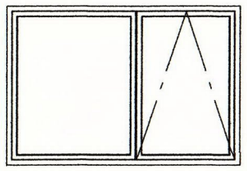
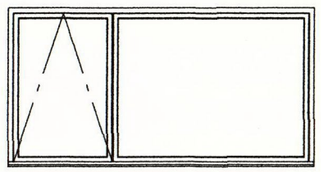
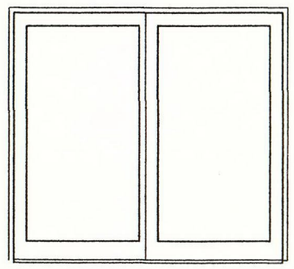


12/18 DINING



12/24 LIVING



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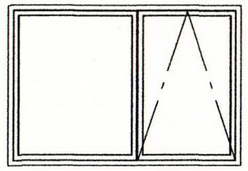
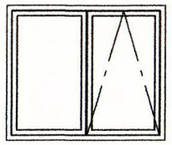
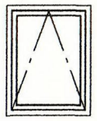


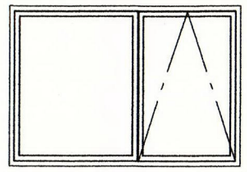
12/18 BED 2



10/12 BATH



8/6 WC



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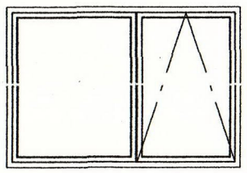
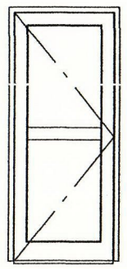


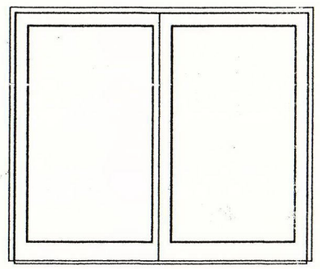
12/18 BED 3

10/10 LNDRY

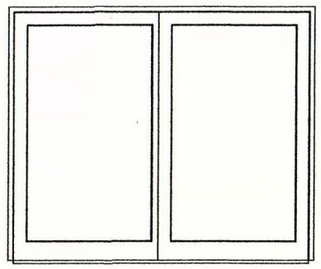


20/8 LNDRY

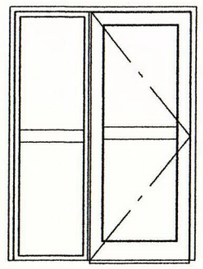
10/18 KITCHEN



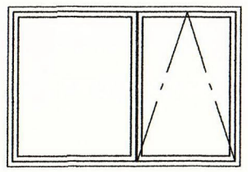
20/24 DINING



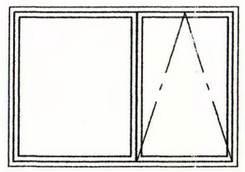
20/24 LIVING



20/8+20/6 ENTRANCE



12/18 BED 1



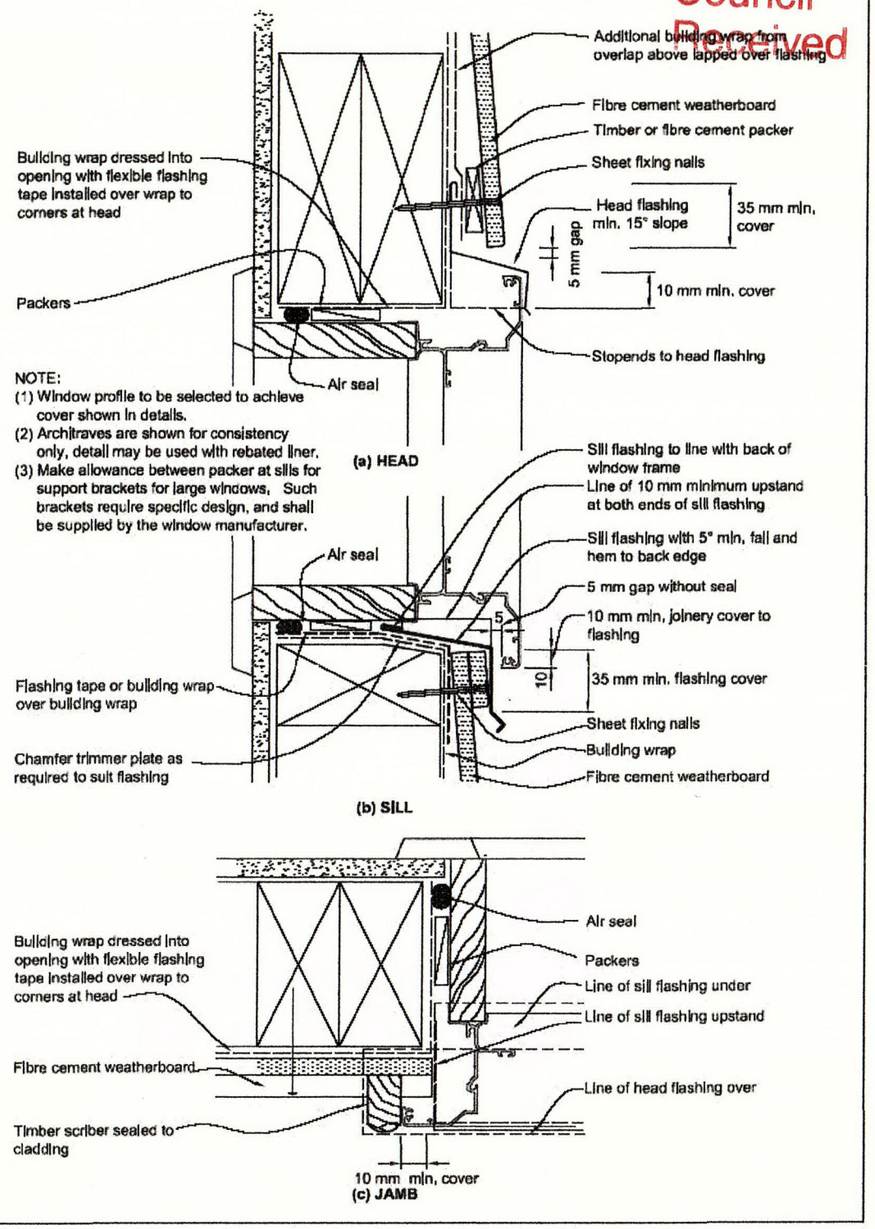
12/18 BED 2

NOTE
ALL WINDOW SIZES TO BE CHECKED ON SITE BEFORE MANUFACTURE.

WINDOW SCHEDULE

Figure 90: Windows in fibre cement direct fixed weatherboards
Paragraph 9.5.4.1

GENERAL: (a) Refer Figure 72 for wrapping of framed opening prior to window installation.
(b) Sliding and bi-fold windows will require specific design.
(c) A minimum of 8 mm effective cover at sills shall be permitted where necessary to allow for tolerances.



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.

Sheet # 5

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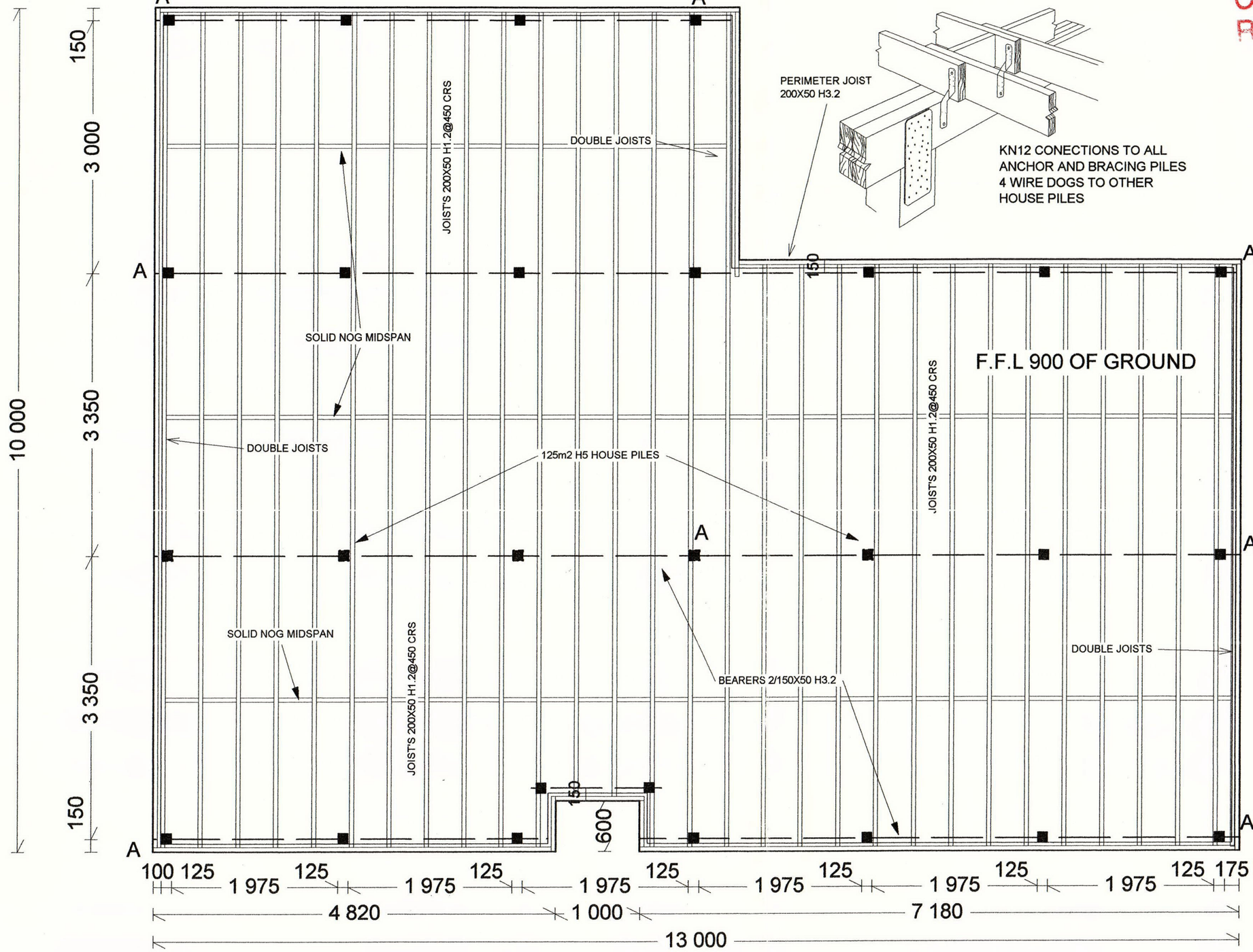
7 000 | 6 000



BUILDER -OWNER TO CHECK ALL LEVELS & DIMENSIONS. LIABILITY WILL NOT BE ACCEPTED BY DESIGNERS FOR ANY MATERIALS & LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL.

FOUNDATION PLAN

Anchor Piles (Marked A) 125sq Senton piles in 400 dia x 900 deep conc encased footings min 100mm punch pad. 12kN S/S connectors

ALL WORK SHALL COMPLY WITH NZS3604 1999 AND THE BUILDING CODE OF NEW ZEALAND

Sheet # 6

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TIMBER TRUSSES@ 900 CRS TO GANGNAIL DESIGN LAYOUT

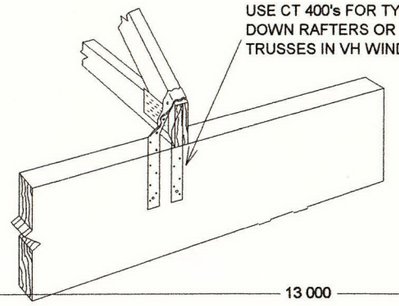
FIXINGS- Truss

TYPE F - 2/100X3.75 SKEWED NAILS + U STRAP OF 27MM X 1.2MM 10/30 X 3.15 NAILS AT EACH END

Purlins - ex 75 x 50 @ 900crs

FIXINGS- purlins

Type B- 2/100 x 3.75mm skewed nails + 1 wire dog.



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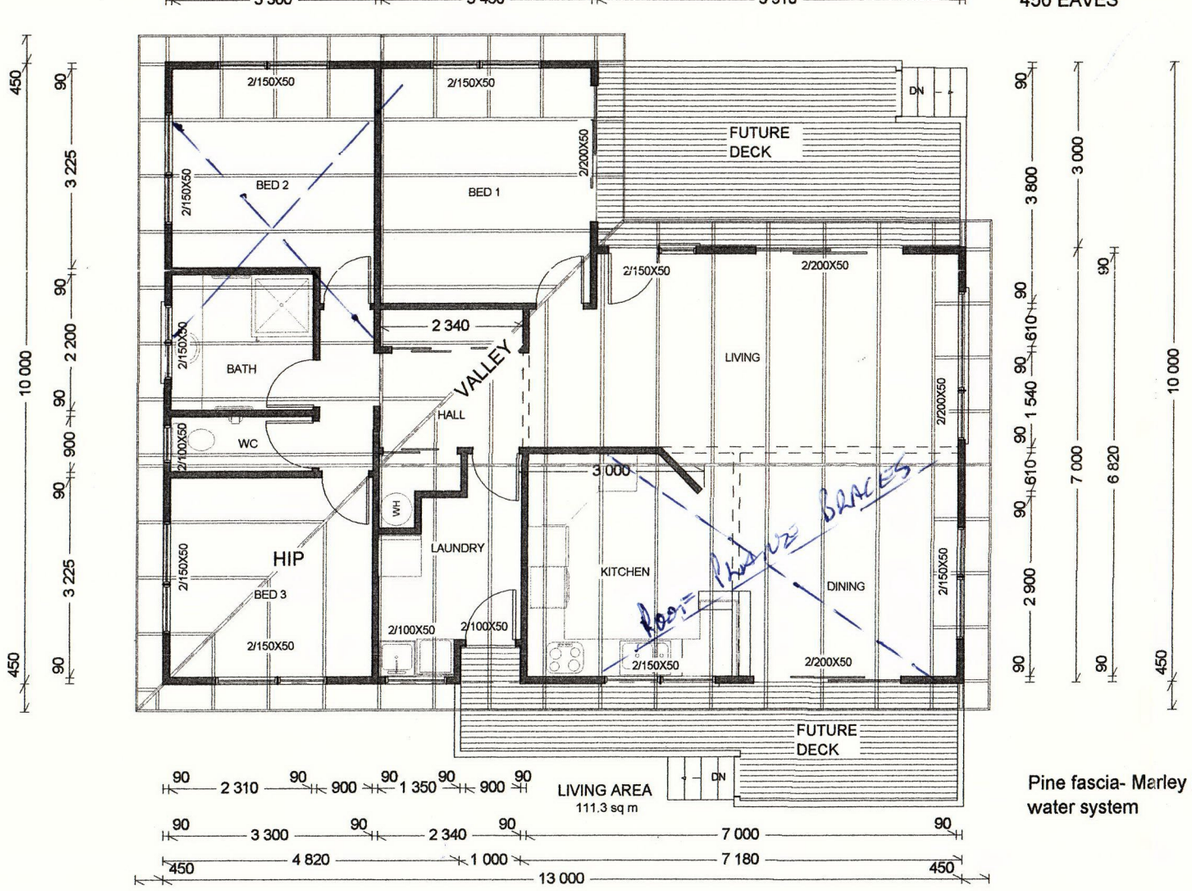

Pine fascia- Marley Rain water system

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ROOF PLAN

Figure 50: Hidden gutter for profiled metal
Paragraph 8.4.16.1

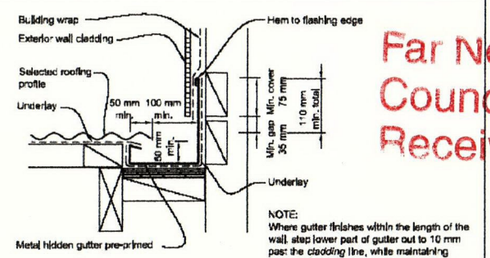


Figure 51: Valley gutters for profiled metal
Paragraph 8.4.16.2

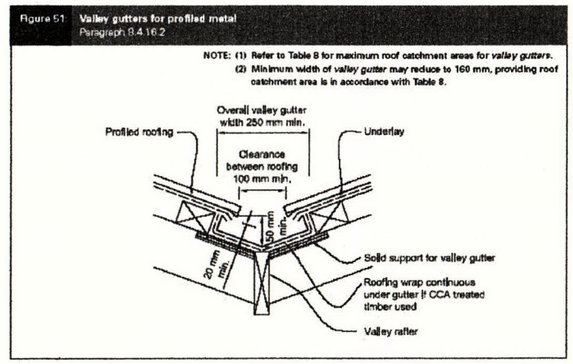


Figure 45: Eaves and roof/wall ridge for profiled metal
Paragraph 8.4.12 c)

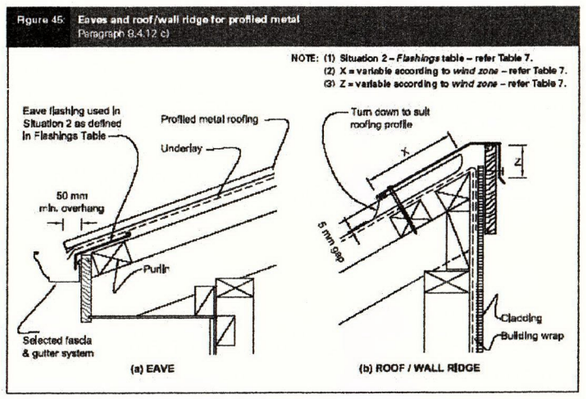
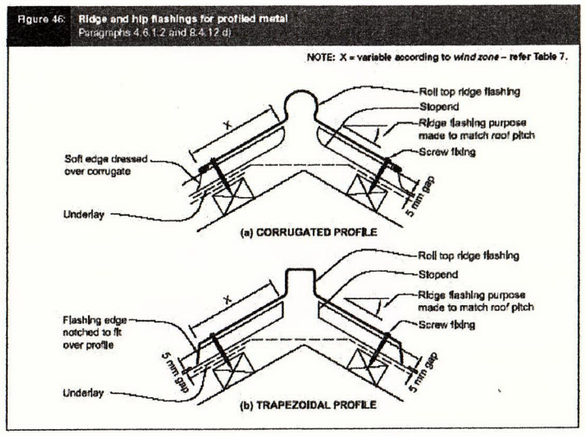


Figure 46: Ridge and hip flashings for profiled metal
Paragraphs 4.6.1.2 and 8.4.12 d)



Sheet # 7

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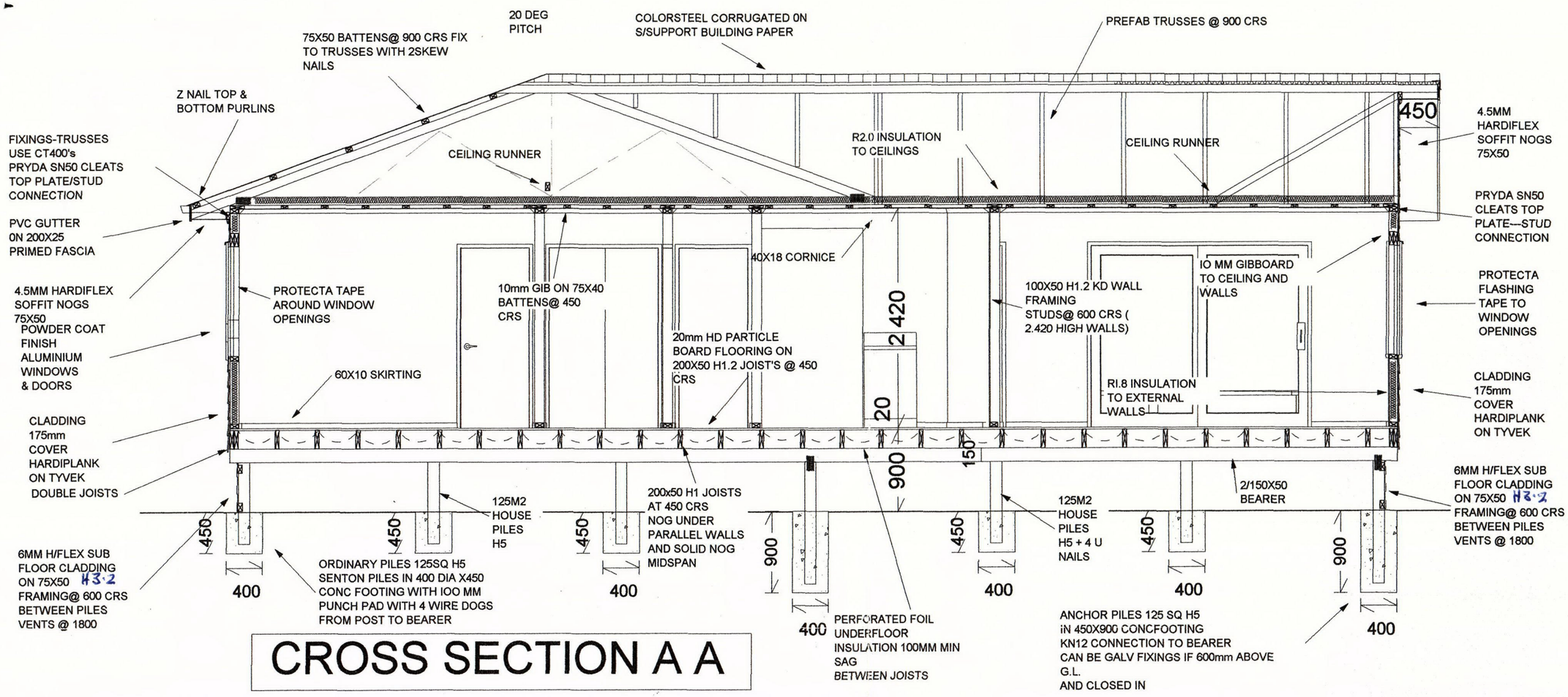


CROSS SECTION A A

Figure 89: uPVC or aluminium corners in fibre cement weatherboards
Paragraphs 9.5.3.3 and 9.5.3.4

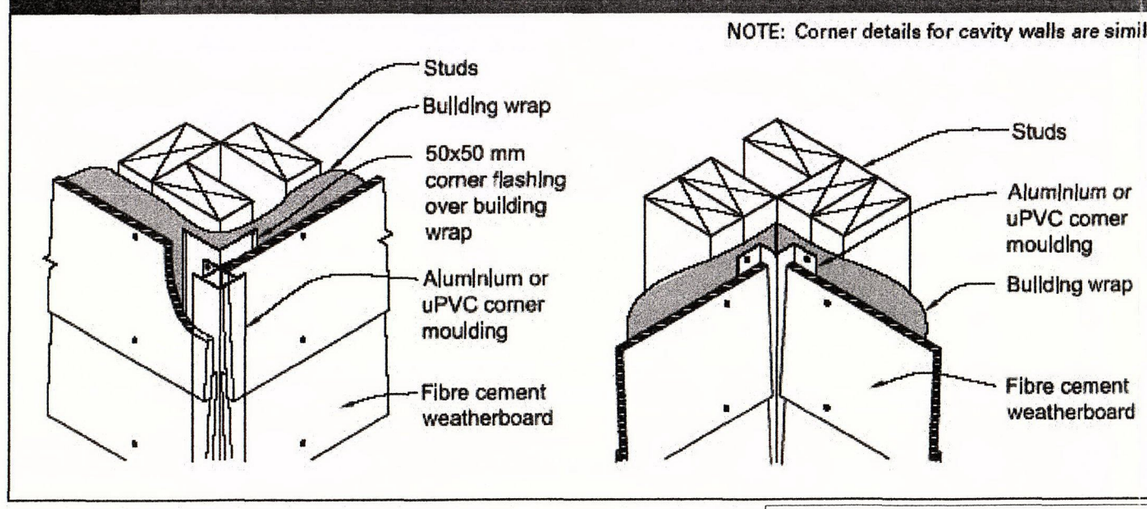
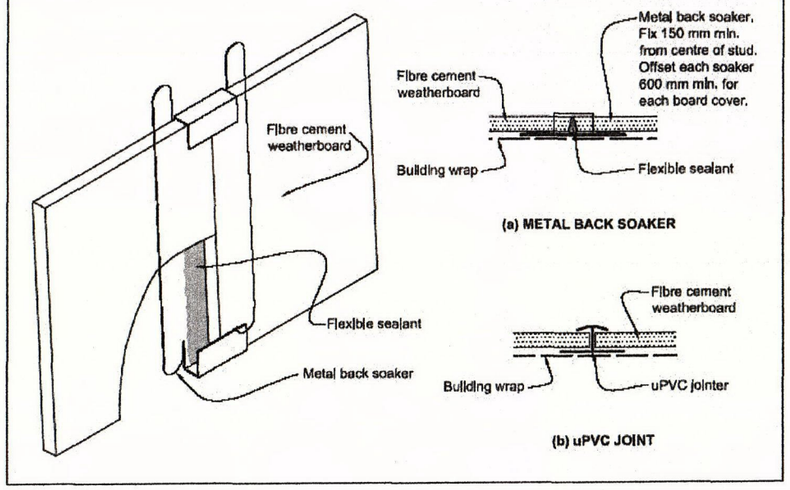


Figure 87: Fibre cement joints in weatherboards
Paragraph 9.5.3.2 c)



FIXING DETAILS

Sheet # 8

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EXISTING GARAGE
9.6m X 7.2m

65 DIA TO GT

BDY 18.56

VIRTURE CRES

BDY 18.56

F.F.L. 900 ABOVE G.L.

NOTE
ALL STORMWATER TO
CONECT TO EXISTING TANK

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BDY 32.33

LAND AREA 600m2
HOUSE AREA 111m2

ALL PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZ 3500 'THE NATIONAL PLUMBING & DRAINAGE CODE'. WASTE TREATMENT SYSTEM TO COMPLY WITH ENGINEERS DESIGN.

BUILDER -OWNER TO CHECK ALL LEVELS & DIMENSIONS. LIABILITY WILL NOT BE ACCEPTED BY DESIGNERS FOR ANY MATERIALS & LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL.

SITE & PLUMBING PLAN

ALL WORK SHALL COMPLY WITH NZS3604 1999 AND THE BUILDING CODE OF NEW ZEALAND

Sheet # 1

Drawn By: PAUL

Date: 18 MAY 05

Scale: 1:100

HARTIGAN
47 VIRTUE CRES

arcline design surveyors management
408.2233

ARCLINE DESIGN GROUP
OF
ECO HOMES LTD
49 Matthews Ave Kaitaia
ph (09) 4082333
Fax (09) 4082338