

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



BCPLA

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

Far North District
Council
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Sheet #

1

Drawn By:

PAUL

Date:

18 MAY 05

Scale:

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VIRTUE CRES

BDY 18.56

BDY 18.56

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47 VIRTUE CRES

arc line
design & project management
408.2233

ARC LINE DESIGN GROUP
OF
ECO HOMES LTD
49 Matthews Ave Kaitia
ph (09) 4082233
Fax (09) 4082358

100 DIA SEWER LINE TO MAINS CONECTION

14 530

4 000

3 800

2 000

3 560

Far North District Council
NOTIFIABLE INSPECTIONS
Plumbing & Drainage

EXISTING GARAGE
9.6m X 7.2m

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	

3-11-05
2-6-06

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

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LAND AREA
HOUSE AREA

600m2
111m2

SITE & PLUMBING PLAN

APPROVED PIM/BC 2005/2165

Date 04/07/05

Signed [Signature]

FARNORTH DISTRICT COUNCIL

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

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.

ALL SUBFLOOR & EXPOSED STRUCTURAL FIXINGS TO BE STAINLESS STEEL.

LIVING AREA
111.3 sq m

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

FUTURE
DECK

DN

DINING

KITCHEN

HALL

WH

BED 3

BED 2

BED 1

GT&TV

40 DIA TO GT

BATH

WC

D.P.

65 DIA TO GT

D.P.

FUTURE
DECK

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100 DIA SEWER LINE TO MAINS CONECTION

EXISTING

14 530

EXISTING GARAGE
9.6m X 7.2m

4 000

3 800

2 000

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

3 560

LIVING AREA
111.3 sq m

FUTURE
DECK

DINING

KITCHEN

LAUNDRY

WH

HALL

BATH

WC

BED 3

BED 2

BED 1

FUTURE
DECK

DN

NOTE
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SITE & PLUMBING PLAN

LAND AREA 600m²
HOUSE AREA 111m²

600m²
111m²

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GULLY TRAP.

INSPECTION

SEWER + WASTE PIPE

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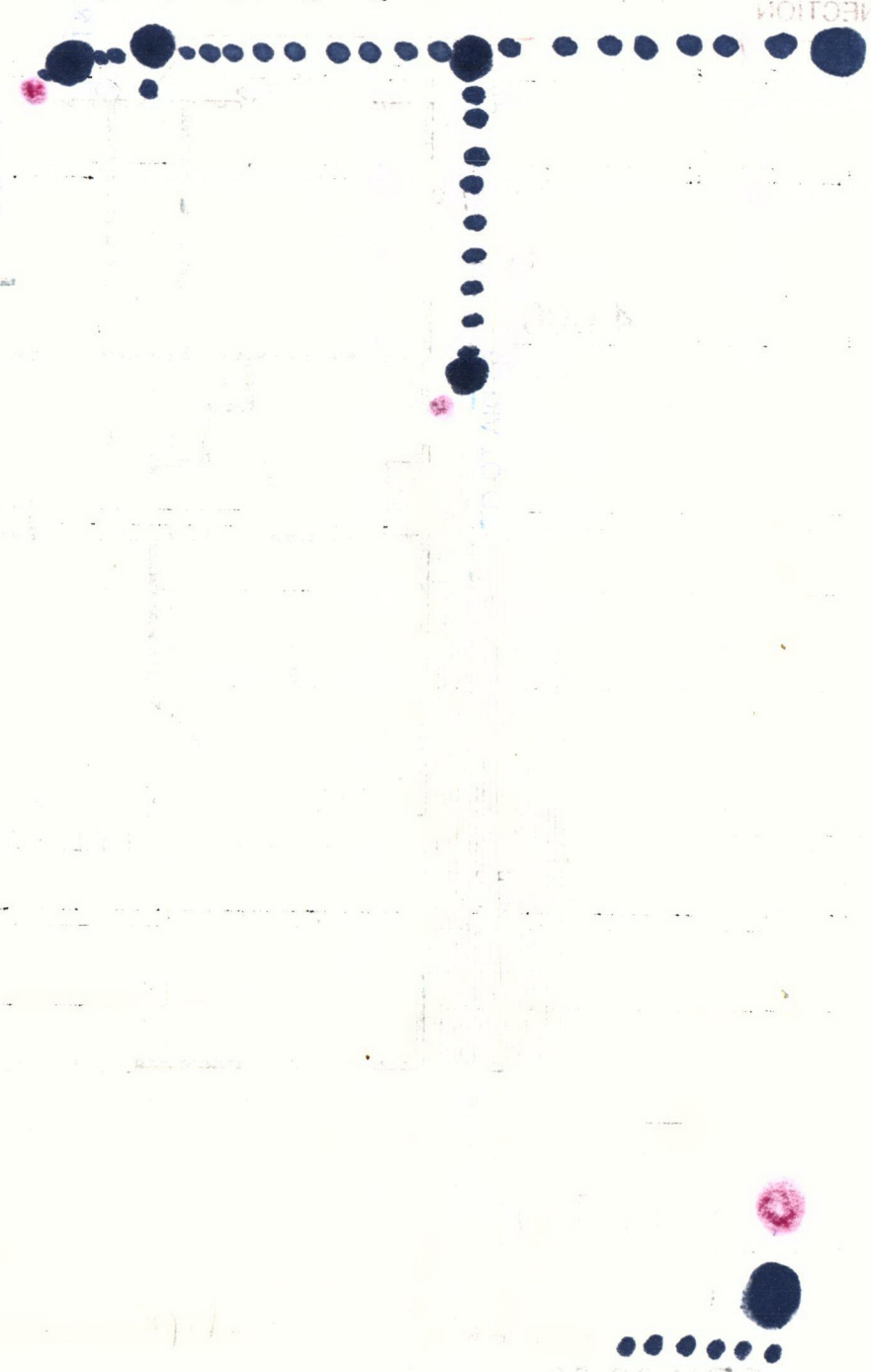
WATER
TANK

WATER
TANK

SCANNED

As Built.
2005-2165

HARTIGON



MAINTENANCE
BUILDING

AIRPORT
BUILDING

SITE & BUILDING PLAN

DESIGN
BY
HARTIGON
ARCHITECTS
P.C.
1000 10TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1000
FAX: 303.733.1001
WWW.HARTIGONARCHITECTS.COM

ALL DIMENSIONS
SHOWN ARE
APPROXIMATE
AND SHOULD
NOT BE USED
FOR CONSTRUCTION
WITHOUT THE
CONSULTATION
OF THE ARCHITECT
OR ENGINEER
OF RECORD

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Sheet # 2

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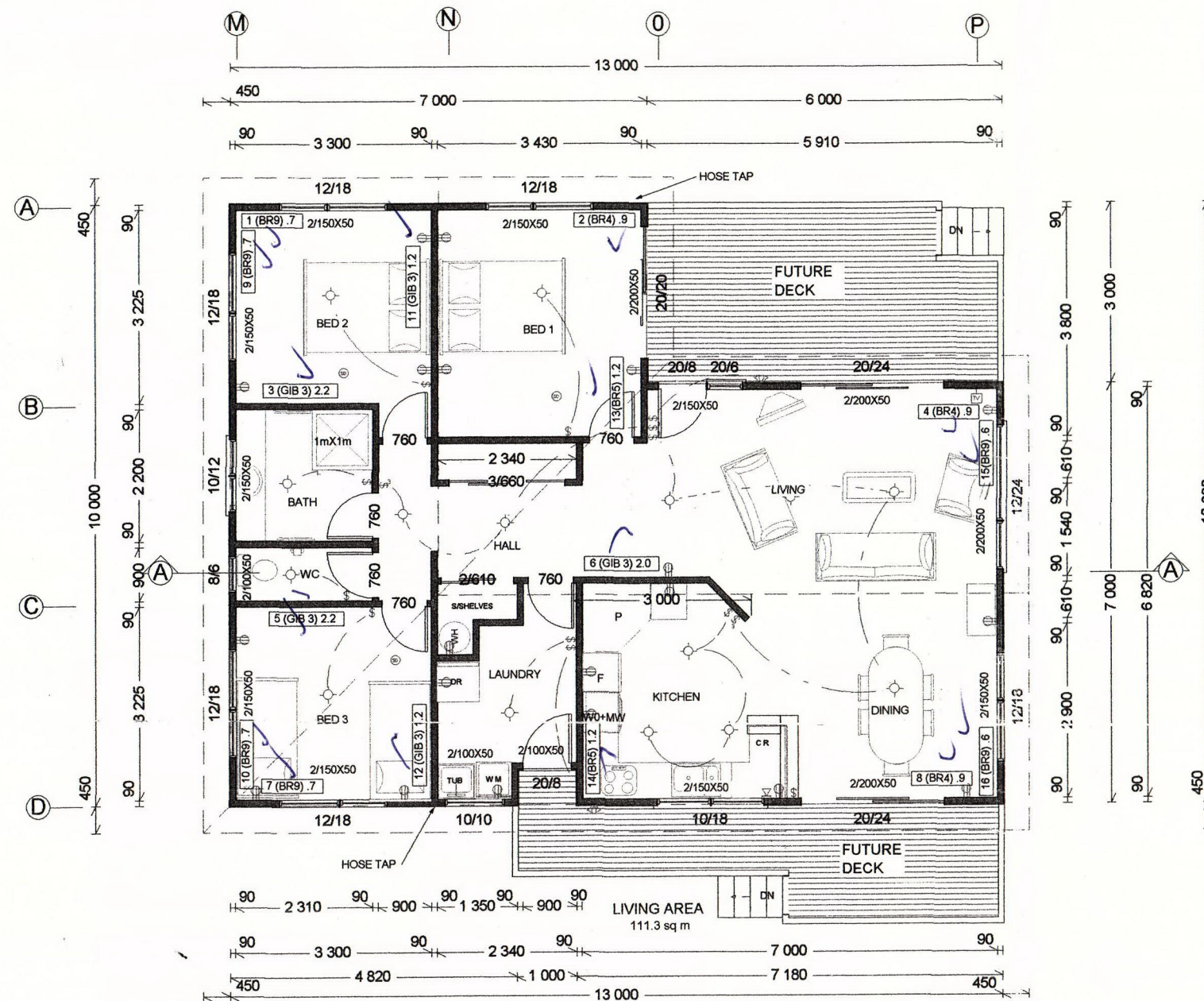
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ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	PANEL BOX
	FLUORESCENT LIGHT FIXTURE
	CEILING LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	EAVE LIGHT FIXTURE
	WALL LIGHT FIXTURE
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	OUTDOOR SWITCH
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE GROUND FAULT INTERRUPTED
	DUPLEX RECEPTACLE W/ WEATHERPROOF
	FLOOR MOUNTED DUPLEX RECEPTACLE
	TELEPHONE JACKS
	TELEVISION JACKS
	DOOR BELL PUSH BUTTON
	THERMOSTAT
	SMOKE DETECTOR
	EXHAUST FAN WITH LIGHT
	DOOR CHIME
	FIRE ALARM PANEL
	COMPUTER POINT



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

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FLOOR & ELEC PLAN

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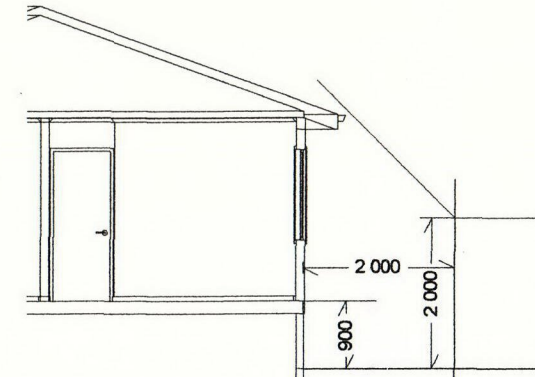
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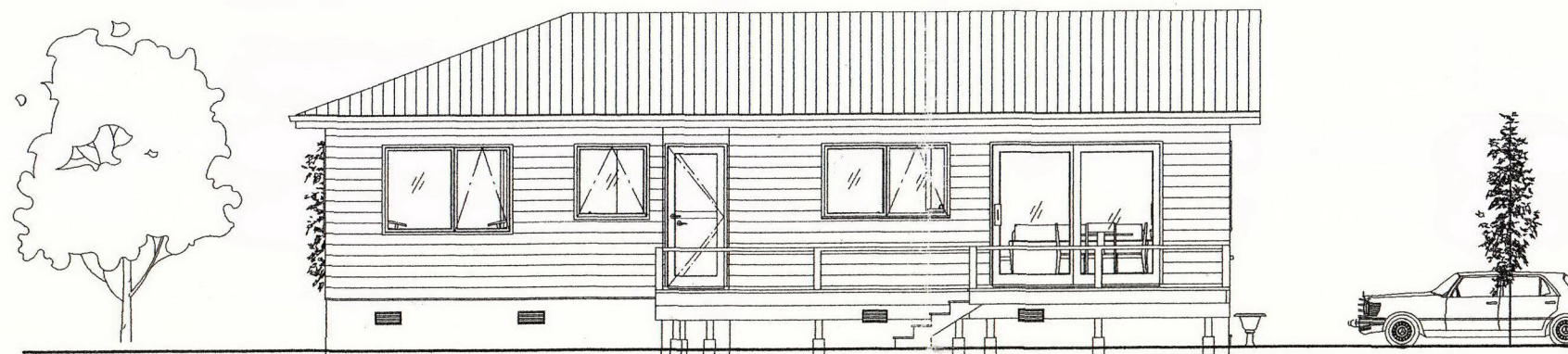
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NORTH ELEVATION



H.T.B.



SOUTH ELEVATION

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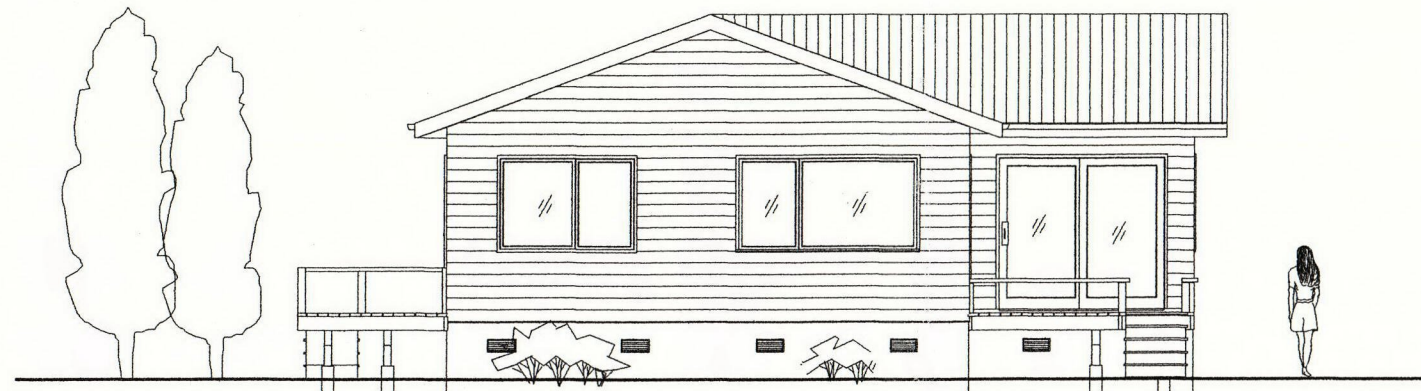
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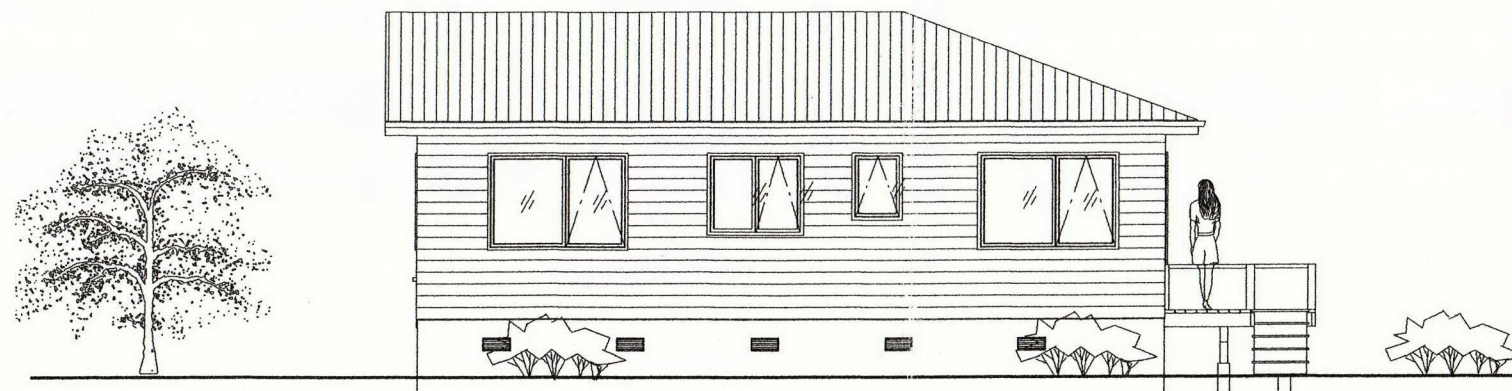
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EAST ELEVATION

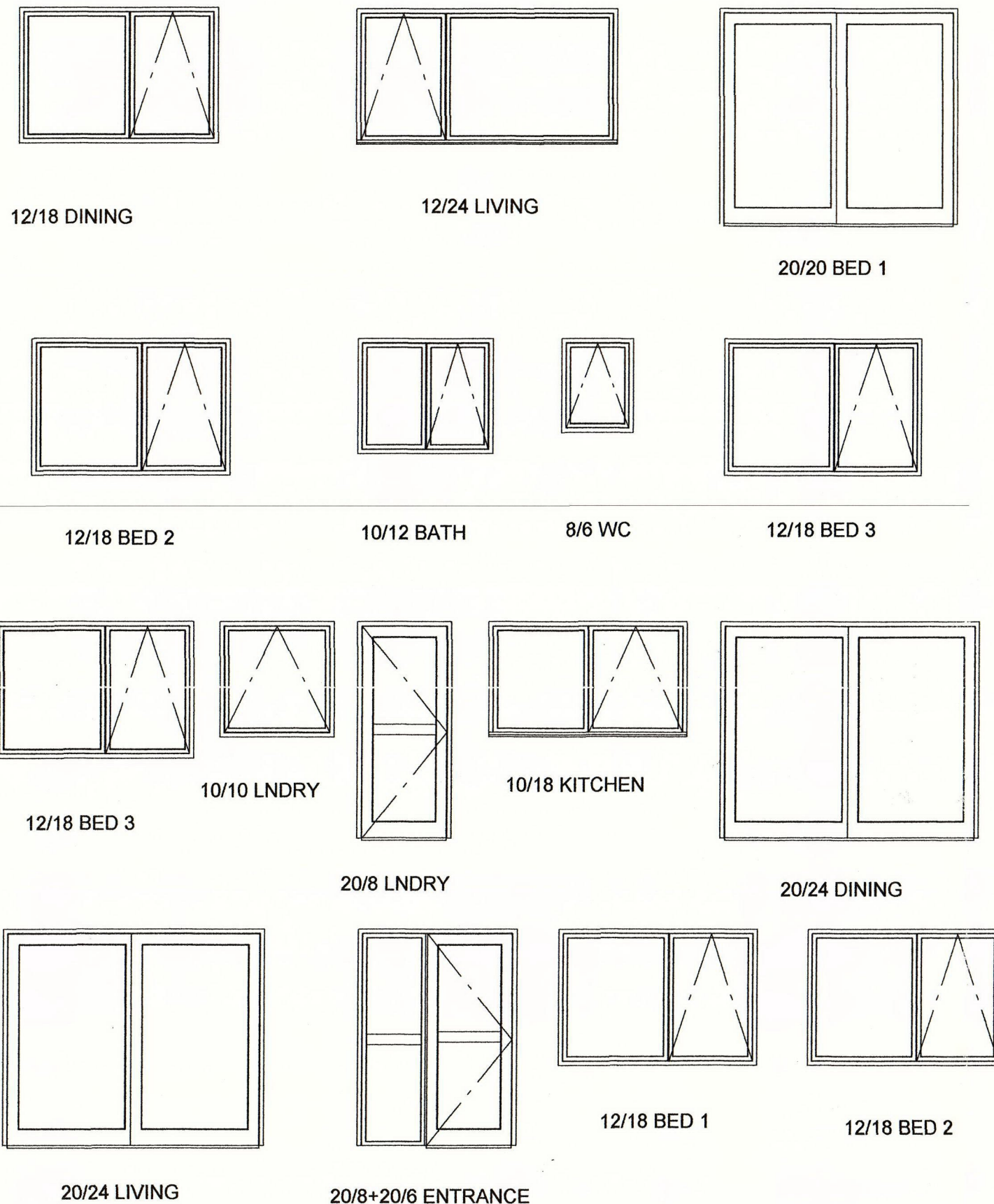


WEST ELEVATION

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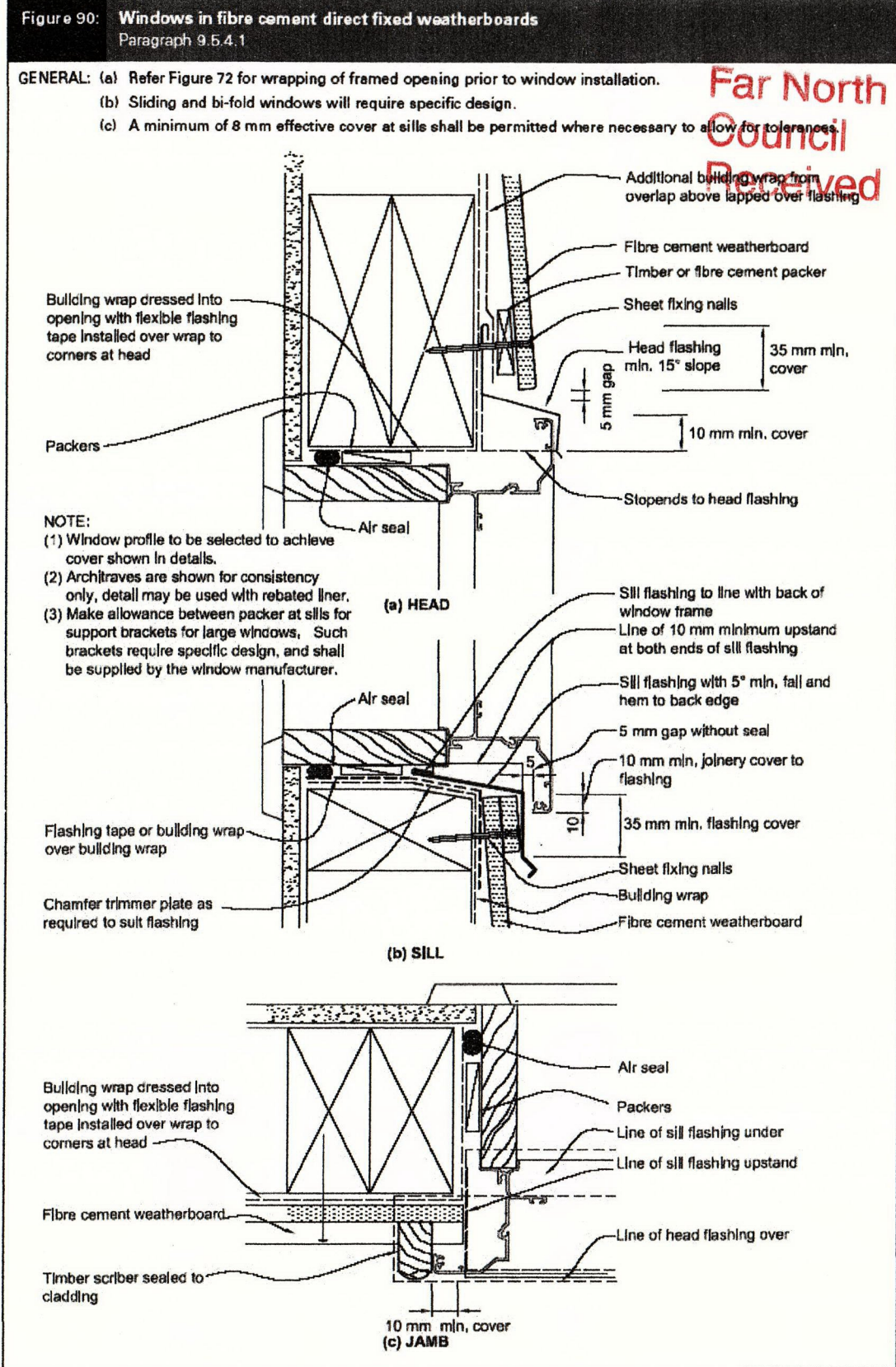
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NOTE
ALL WINDOW SIZES TO BE
CHECKED ON SITE BEFORE
MANUFACTURE.

WINDOW SCHEDULE



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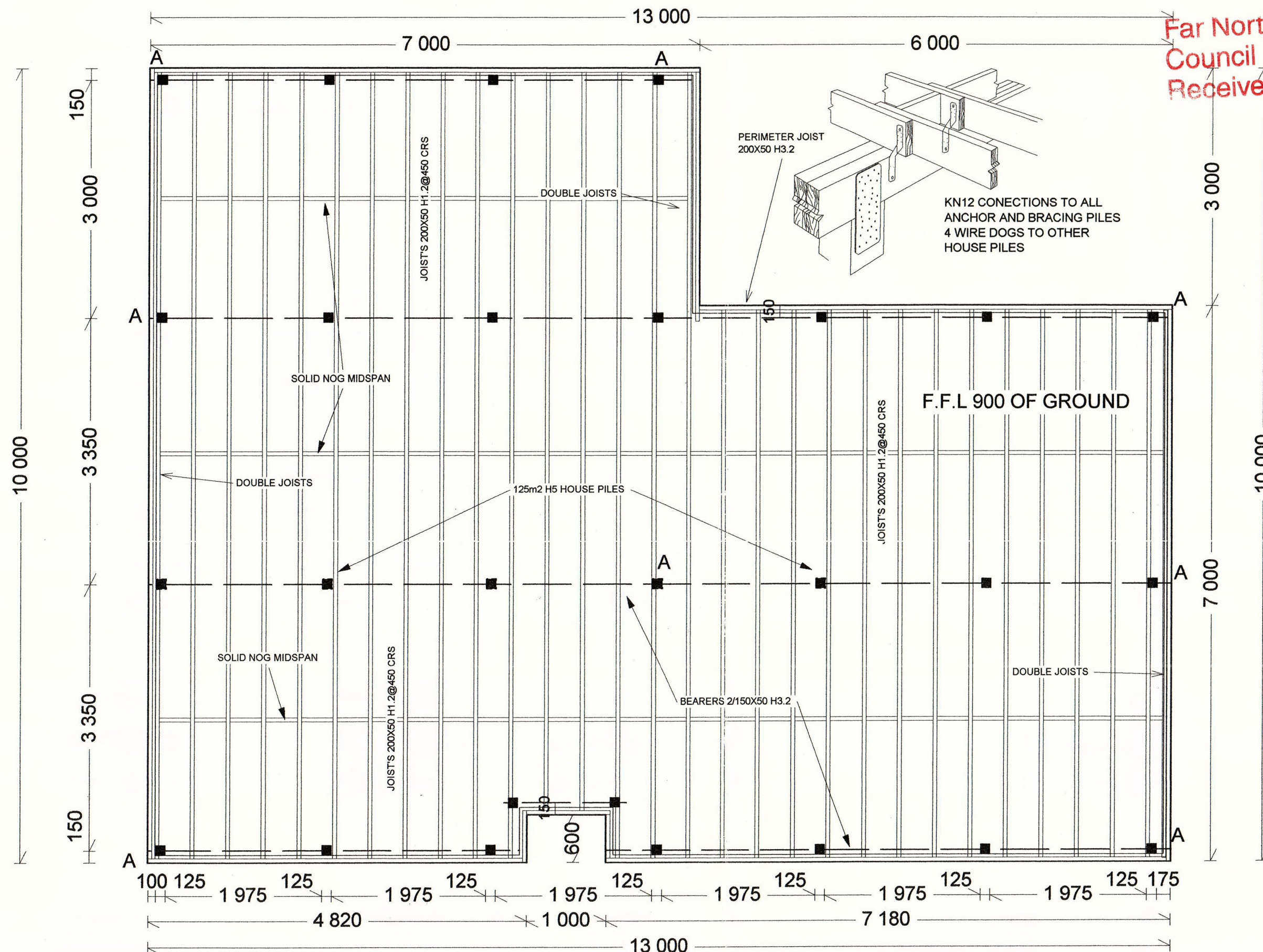
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FOUNDATION PLAN

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

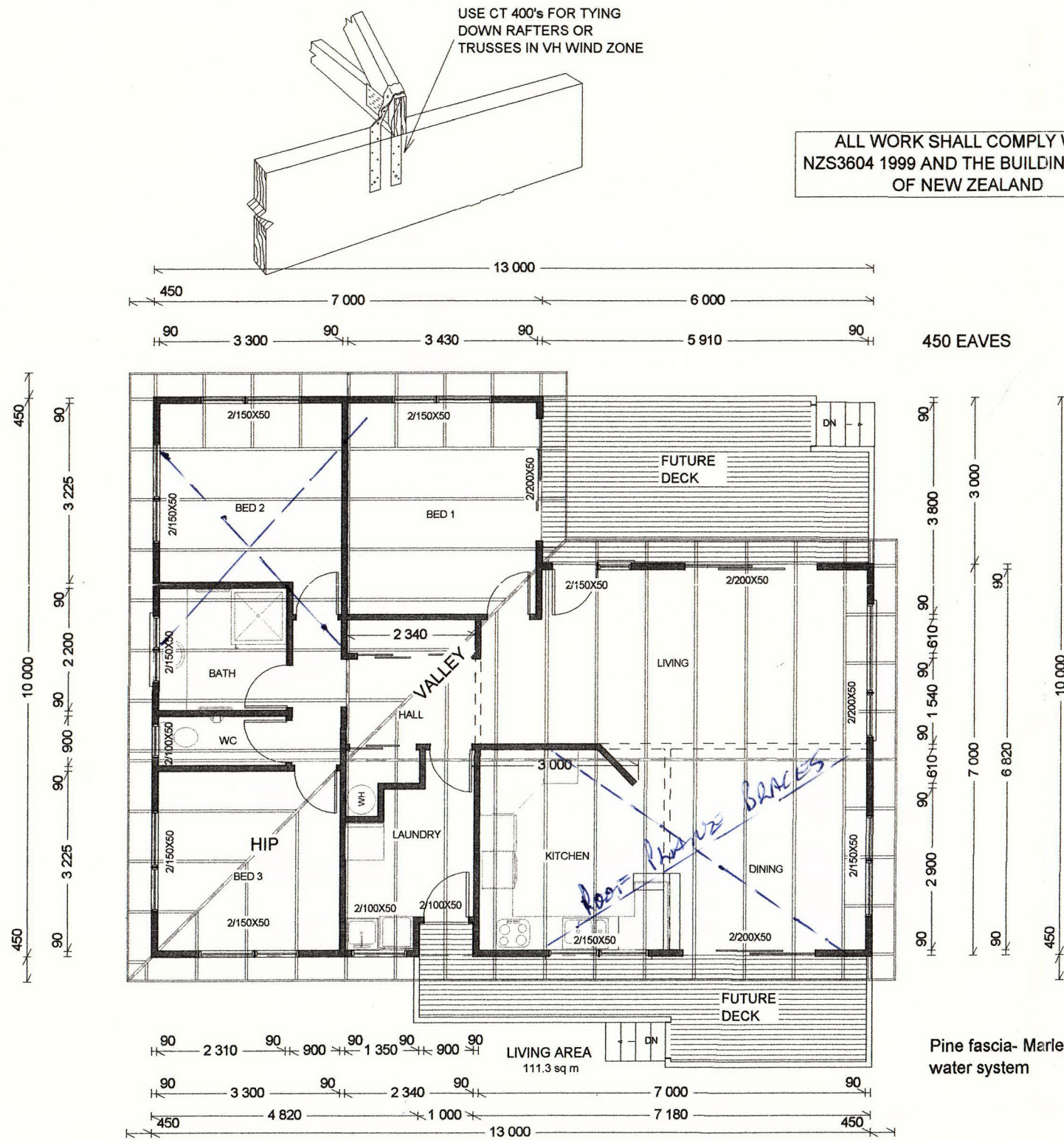
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Purlins - ex 75 x 50 @ 900crs

FIXINGS- purlins

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

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ROOF PLAN

Pine fascia- Marley Rain water system

The diagram illustrates a cross-section of a gutter installation. Key components and dimensions are labeled as follows:

- Building wrap**: The outermost layer on the wall.
- Exterior wall cladding**: The finished wall surface.
- Selectic roofing profile**: The roof material being installed.
- Underlay**: The layer beneath the roofing profile.
- 50 mm min.**: Dimension for the gap between the roofing profile and the wall.
- 100 mm min.**: Dimension for the gap between the underlay and the wall.
- 50 mm min.**: Dimension for the gap between the gutter and the wall.
- Min. gap Min. cover**: Dimension for the gap between the gutter and the wall.
- 75 mm**: Dimension for the gap between the gutter and the wall.
- 35 mm**: Dimension for the gap between the gutter and the wall.
- 110 mm min. total**: Total dimension for the gap between the gutter and the wall.
- Hem to flashing edge**: The edge of the flashing.
- Underlay**: The layer beneath the roofing profile.
- Metal hidden gutter pre-primed**: The gutter itself.

NOTE:
Where gutter finishes wall, stop lower part of selective roofing.

NOTE:
Where gutter finishes within the length of the wall, step lower part of gutter out to 10 mm past the cladding line, while maintaining required clearances, to allow the gutter to feed into the lower eaves gutter.

NOTE: (1) Refer to Table 8 for maximum roof catchment areas for *valley gutters*.
(2) Minimum width of *valley gutter* may reduce to 160 mm, providing roof catchment area is in accordance with Table 8.

The diagram illustrates a cross-section of a valley gutter installation. It shows two roof slopes meeting at a central valley. The gutter is supported by a solid support structure. The roof is covered with profiled roofing, and the valley is lined with underlay. The gutter is wrapped with roofing wrap, which is continuous under the gutter if CCA treated timber is used. The diagram includes the following labels and dimensions:

- Overall valley gutter width 250 mm min.
- Clearance between roofing 100 mm min.
- 50 mm
- 20 mm min.
- Profiled roofing
- Underlay
- Solid support for valley gutter
- Roofing wrap continuous under gutter if CCA treated timber used
- Valley rafter

The image contains two technical drawings, (a) and (b), illustrating roof and wall details for Situation 2.

(a) EAVE: This drawing shows a cross-section of a roof eave. It features a "Purlic" (purline) supporting a "Selected fascia & gutter system". Above the purline is an "Underlay" and then "Profiled metal roofing". A "50 mm min. overhang" is indicated for the roofing. A label points to the "Eave flashing used in Situation 2 as defined in Flashings Table".

(b) ROOF / WALL RIDGE: This drawing shows a cross-section of a roof-to-wall ridge. The roof is supported by a "Purlic" and has "Profiled metal roofing" with a "5 mm gap" between the roofing and the wall. The wall is labeled "Building wall" and has "Cladding". The roof is "Turn down to suit roofing profile". A dimension "X" is shown for the roof slope, and a dimension "Z" is shown for the wall height.

NOTE:

- Situation 2 – Flashings table – refer Table 7.
- X = variable according to wind zone – refer Table
- Z = variable according to wind zone – refer Table

NOTE: X = variable according to wind zone – refer Table

(a) CORRUGATED PROFILE

- Roll top ridge flashing
- Stopend
- Ridge flashing purpose made to match roof pitch
- Screw fixing
- 5 mm gap
- Soft edge dressed over corrugate
- Underlay

(b) TRAPEZOIDAL PROFILE

- Roll top ridge flashing
- Stopend
- Ridge flashing purpose made to match roof pitch
- Screw fixing
- 5 mm gap
- Flashing edge notched to fit over profile
- Underlay

7

PAUL

Date: 18 MAY 05

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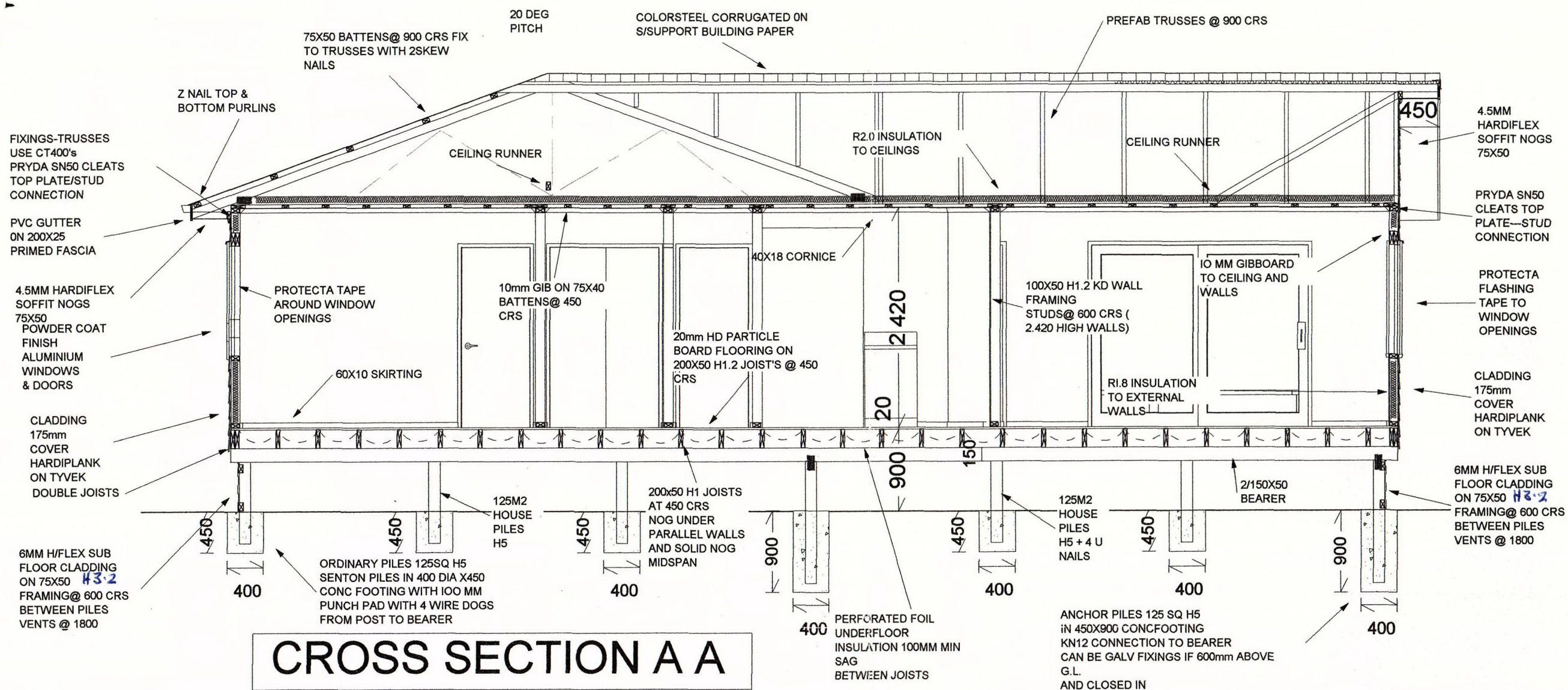


Figure 89: uPVC or aluminium corners in fibre cement weatherboards
Paragraphs 9.5.3.3 and 9.5.3.4

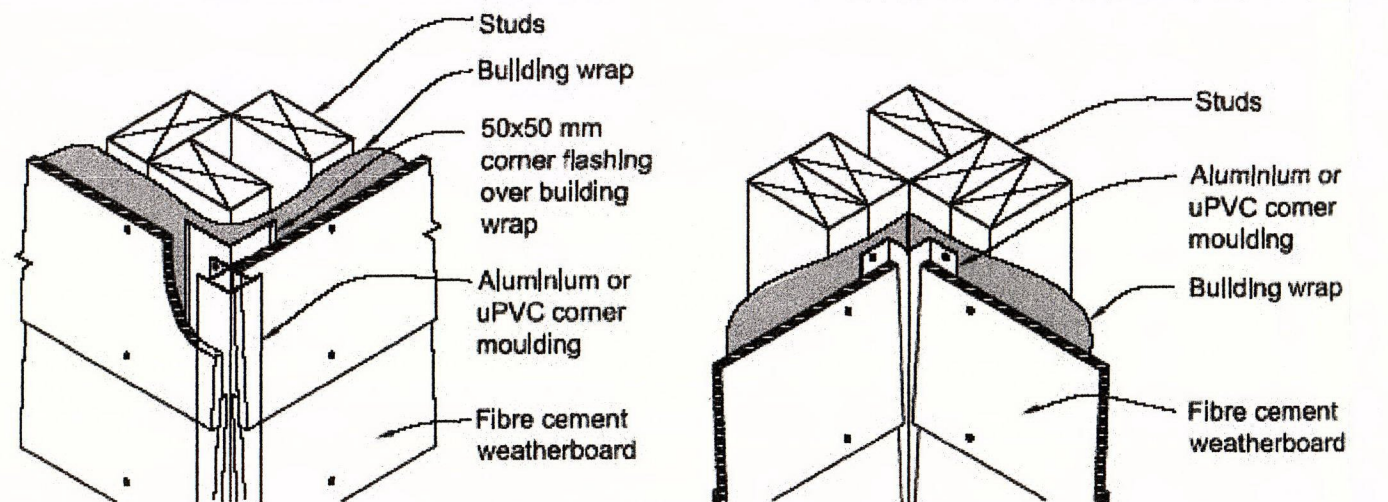
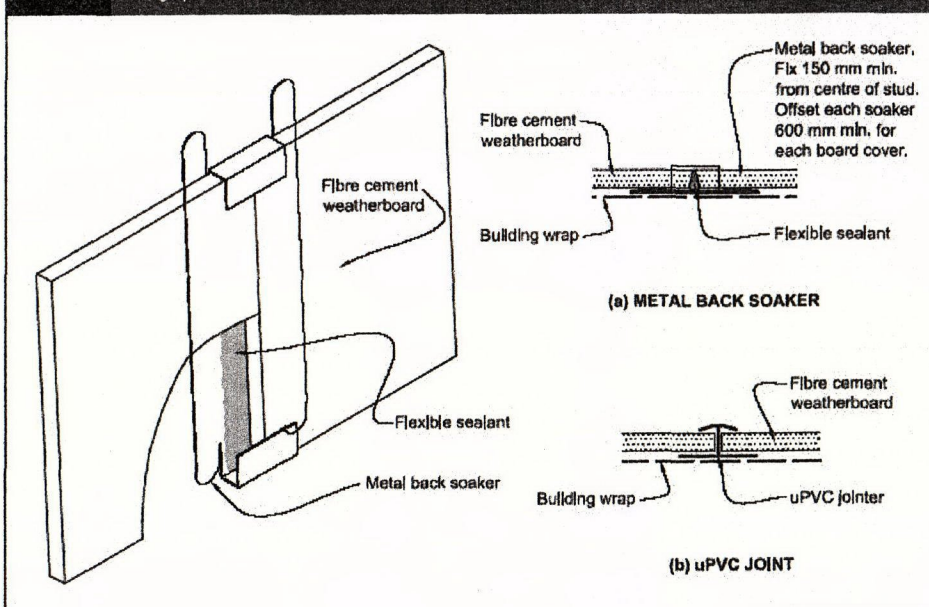


Figure 87: Fibre cement joints in weatherboards
Paragraph 9.5.3.2 c)



FIXING DETAILS

BC 2005-2165

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EXISTING
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14 530

EXISTING GARAGE
9.6m X 7.2m

4 000

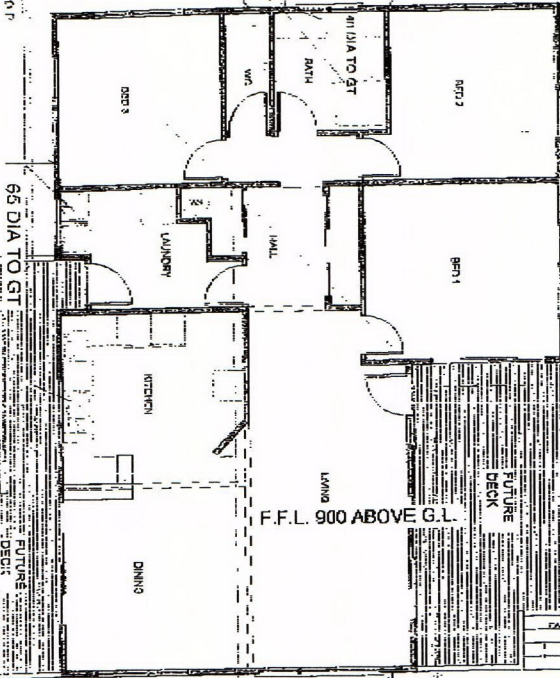
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2 000

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LANDING AREA
11.3 m²



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

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LAND AREA 600m²
HOUSE AREA 111m²

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SITE & PLUMBING PLAN

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