

DOEL ROAD

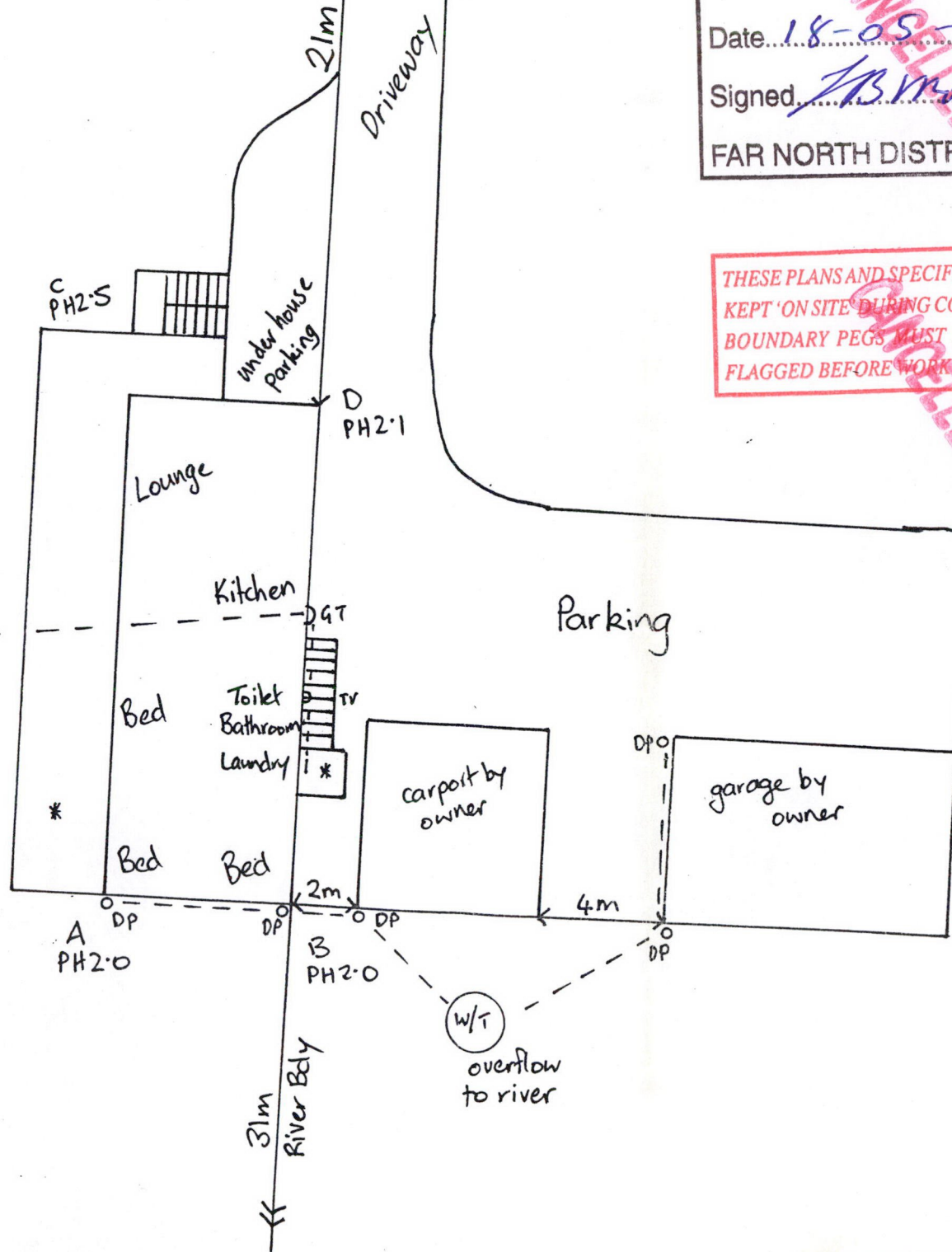


APPROVED PIM/BC 2007 311
 Date 18-05-07
 Signed [Signature]
 FAR NORTH DISTRICT COUNCIL

THESE PLANS AND SPECIFICATIONS MUST BE KEPT 'ON SITE' DURING CONSTRUCTION. ALL BOUNDARY PEGS MUST BE LOCATED AND FLAGGED BEFORE WORK IS COMMENCED.

proposed dwelling
 NOT TO SCALE

TIROHANGA RIVER



* Decks & steps by owner

Lot 1
 DP 168576
 2972m²

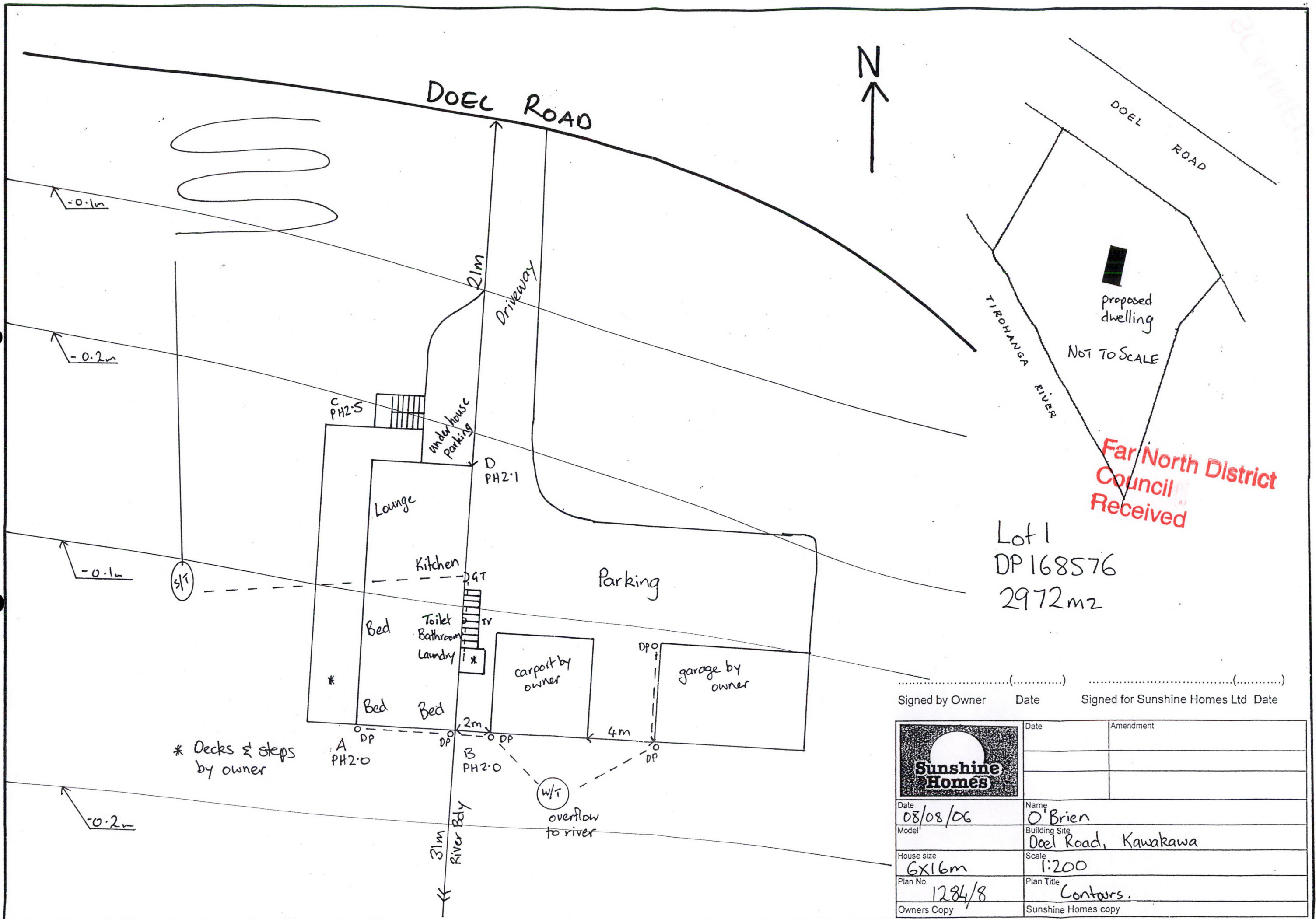
BUILDER TO CHECK LOCATIONS, LEVELS, DEPTHS ETC. OF ALL INGROUND SERVICES PRIOR TO COMMENCEMENT.

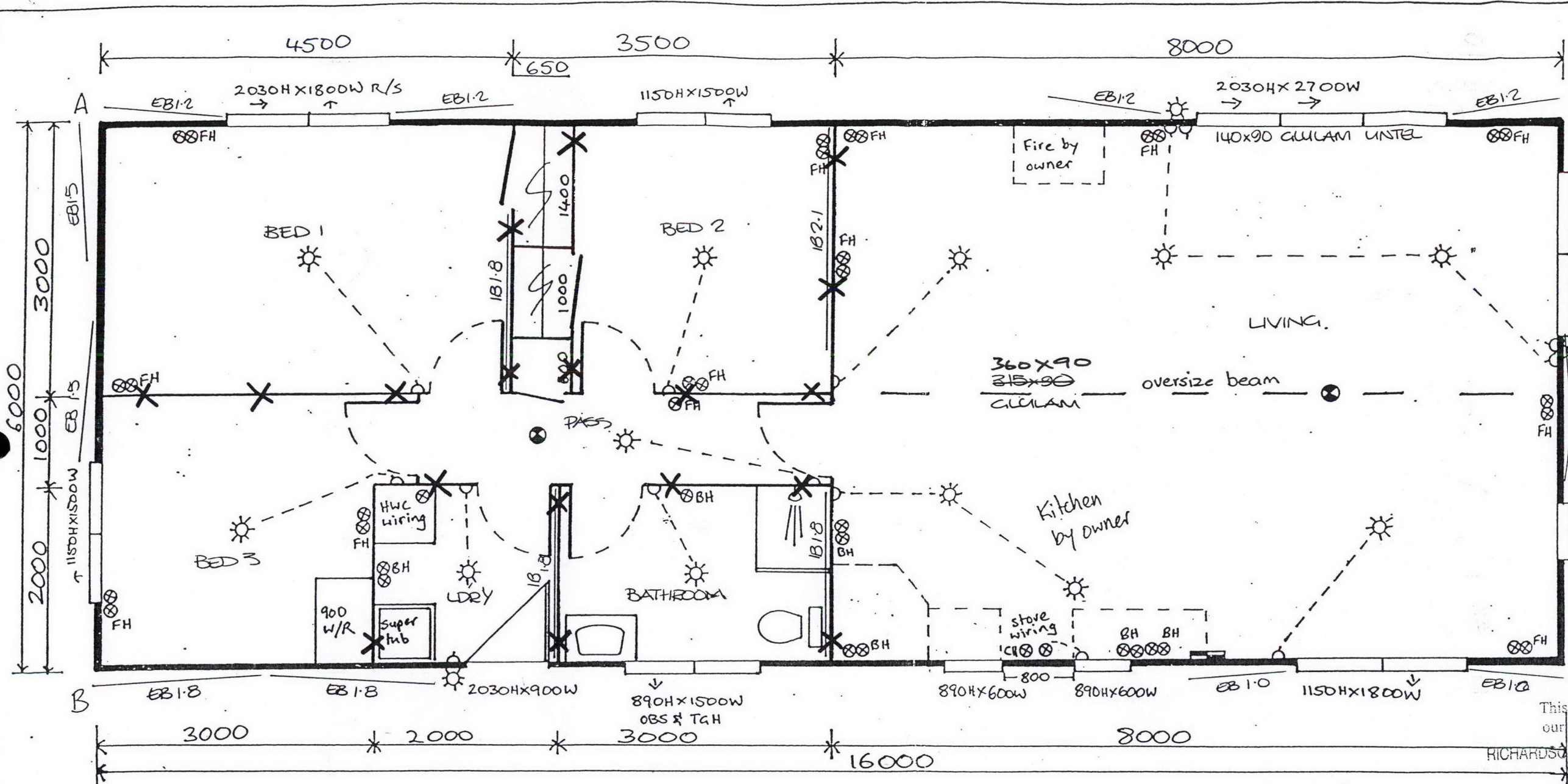
INSPECTION REQUIRED OF ALL WATER SUPPLY & SOIL/WASTE DISPOSAL PIPES PRIOR TO COVERAGE WITH CONCRETE.

Far North District Council
 Received

Signed by Owner Date Signed for Sunshine Homes Ltd Date

	Date	Amendment
Date	Name	
08/08/06	O'Brien	
Model	Building Site	
	Doel Road, Kawakawa	
House size	Scale	
6x16m	1:200	
Plan No.	Plan Title	
1284/7	Site locale plan	
Owners Copy	Sunshine Homes copy	





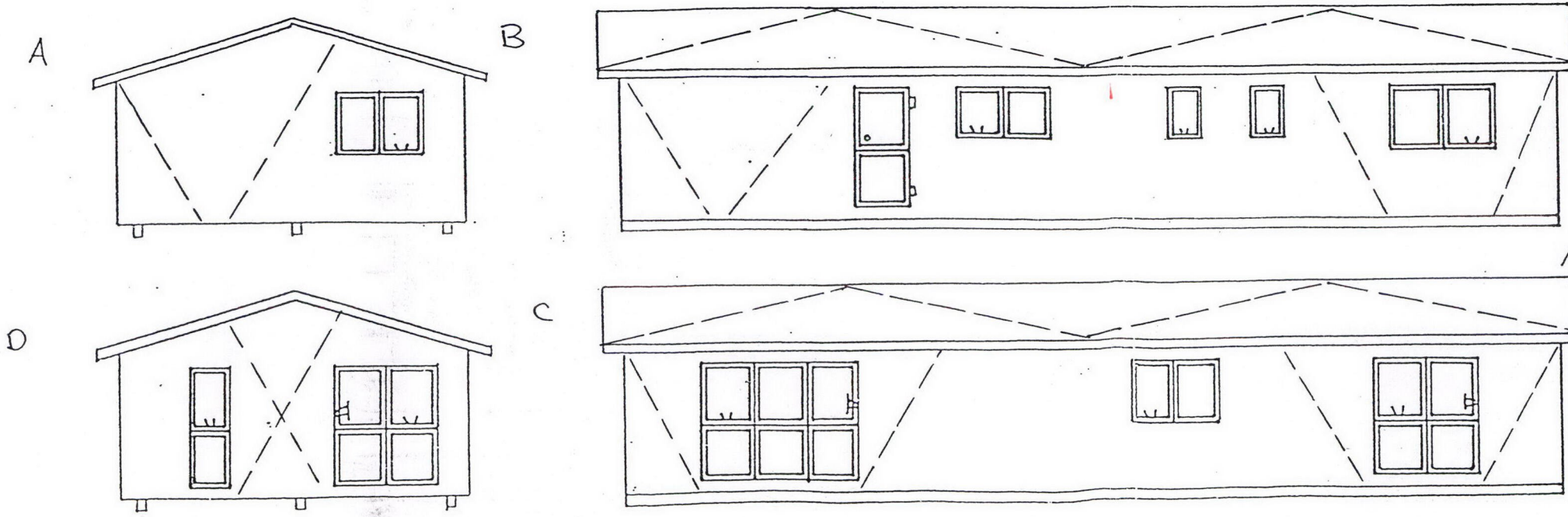
EB	Exterior wall bracing (m) (see eng calc)	
IB	Interior wall bracing (m) (see eng calc)	
EQC	Exposed Wall Length	End Wind
	10	6
Exposed Wall Length	590	270
By Req'd	2/11/8	2/100/87
EB	3/102	127
IB		133
Total By	669	420

- KEY**
- Spouting outlet
 - Ext. Light
 - Light
 - Light Switch
 - Power Point
 - Fuse Board
 - Roof Braces
 - Tie Rods
 - Ext Wall Braces
 - Int Wall Braces
 - Smoke Alarm
 - Pump Plug

This drawing is in accordance with our calculations where applicable.

RICHARDSON STEVENS CONSULTANTS (1996) LTD
CONSULTING ENGINEERS
2 Seaview Road, Whangarei
per *[Signature]* 2/8/6
Chartered Professional Engineer

District

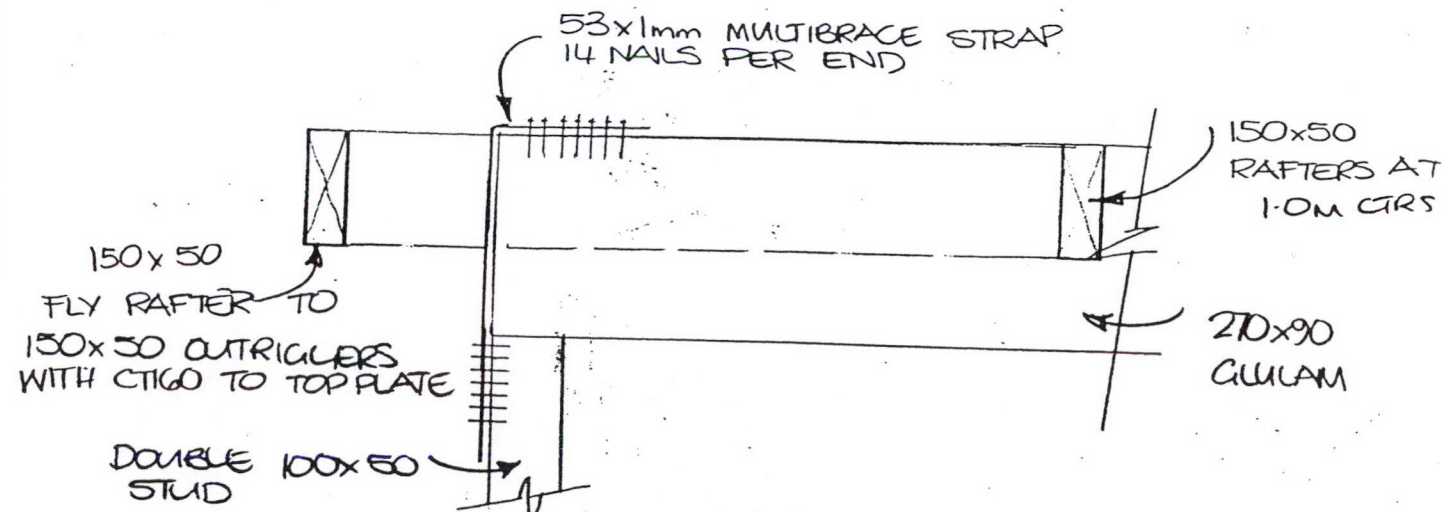


Signed by Owner *[Signature]* Date *26/07/06*

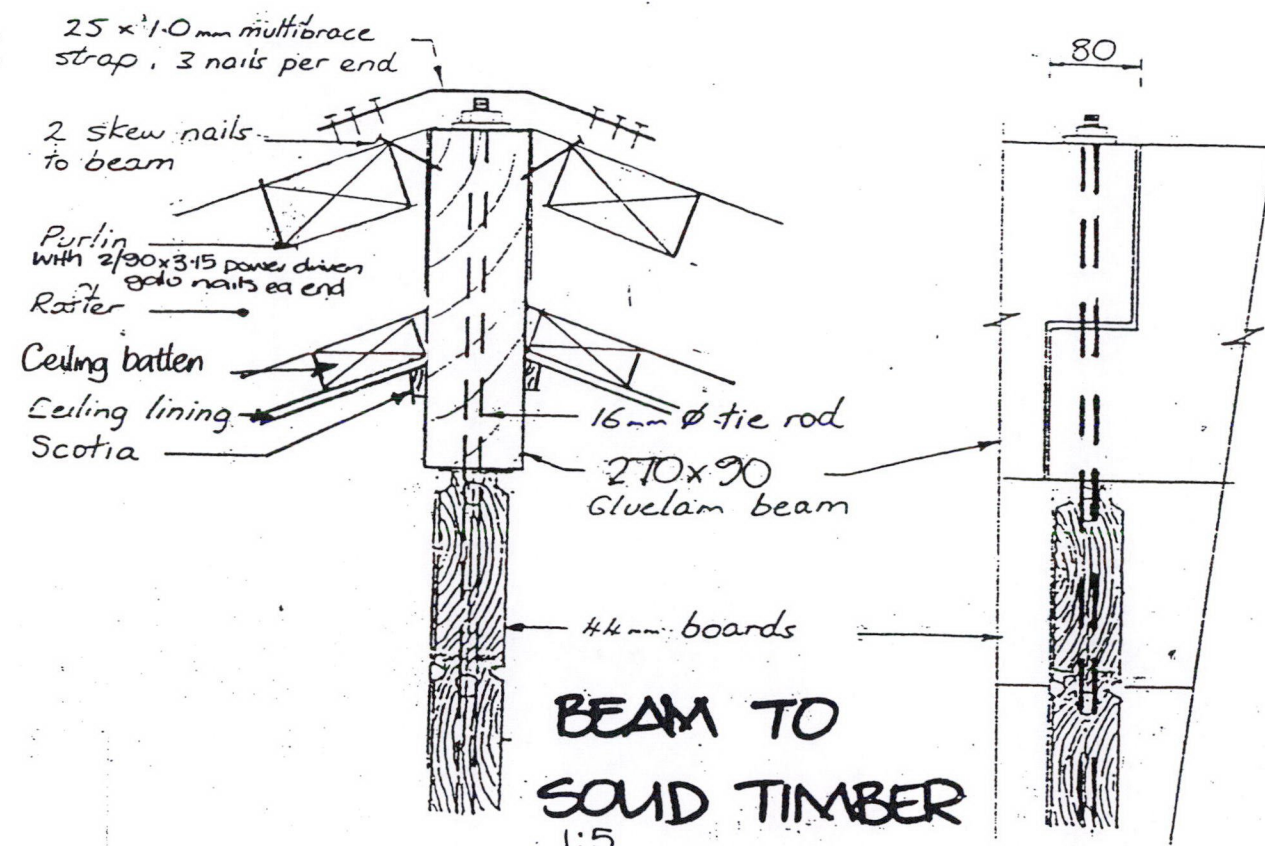
Signed for Sunshine Homes Ltd Date *26/07/06*

	Date	Amendment
Date	Name	
27/06/06	O'Brien	
Model	Building Site	
	Doel Road, Kawakawa	
House size	Scale	
6x16m	1:50 1:100	
Plan No.	Plan Title	
1284/3	Floor plan Elevations	
Owners Copy	Sunshine Homes copy	

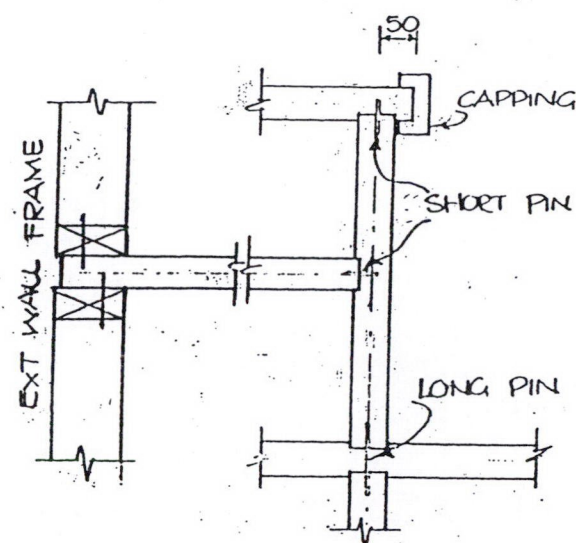
	Date	
Plan Title	Name	
DETAIL	O'BRIEN	
SHEET	KAWAKAWA	
Scale	House Size	
	6x16	
Plan No.	01:08:2005	Owners Copy Constr. Copy Other
1284/4		Sunshine Copy



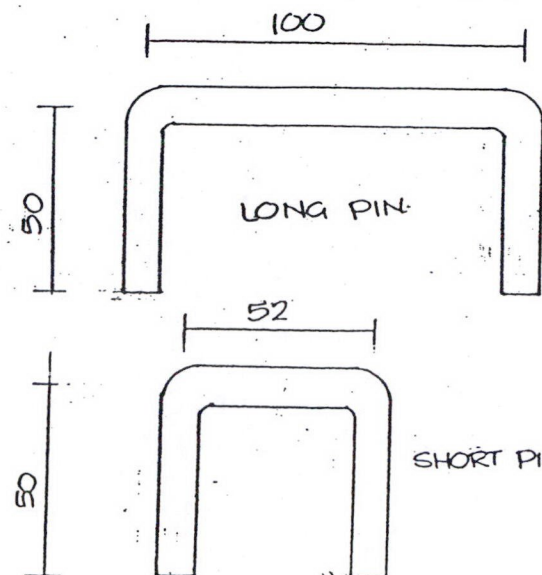
BEAM TO GABLE FRAME
1:10



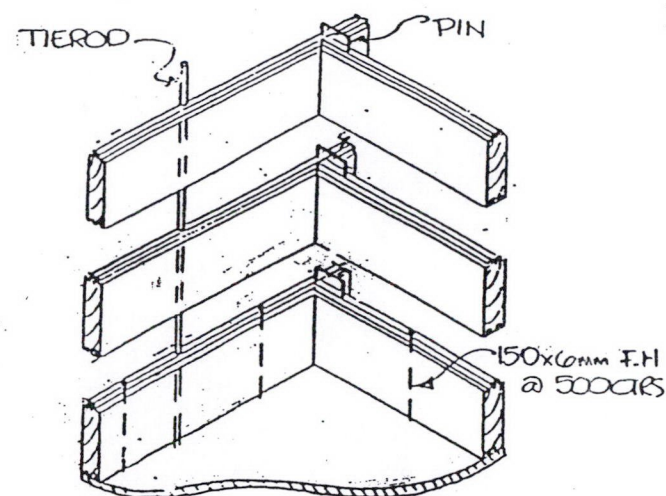
**BEAM TO
SOLID TIMBER**
1:5



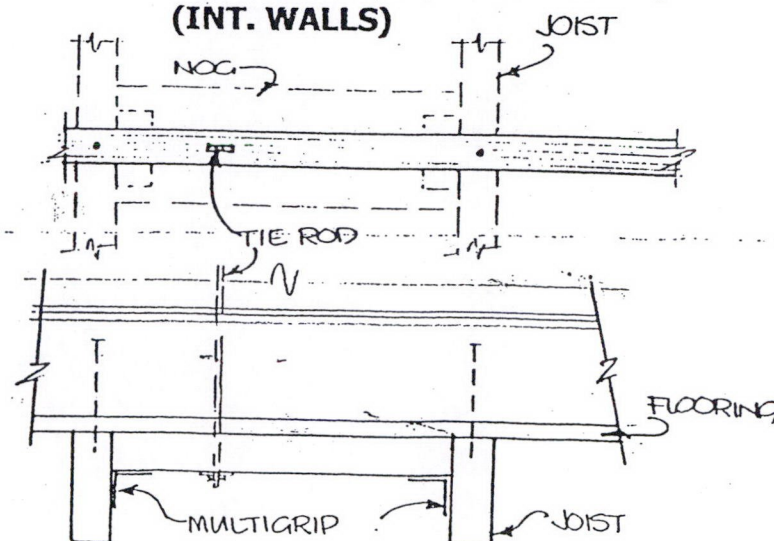
WALL CONNECTIONS 1:20



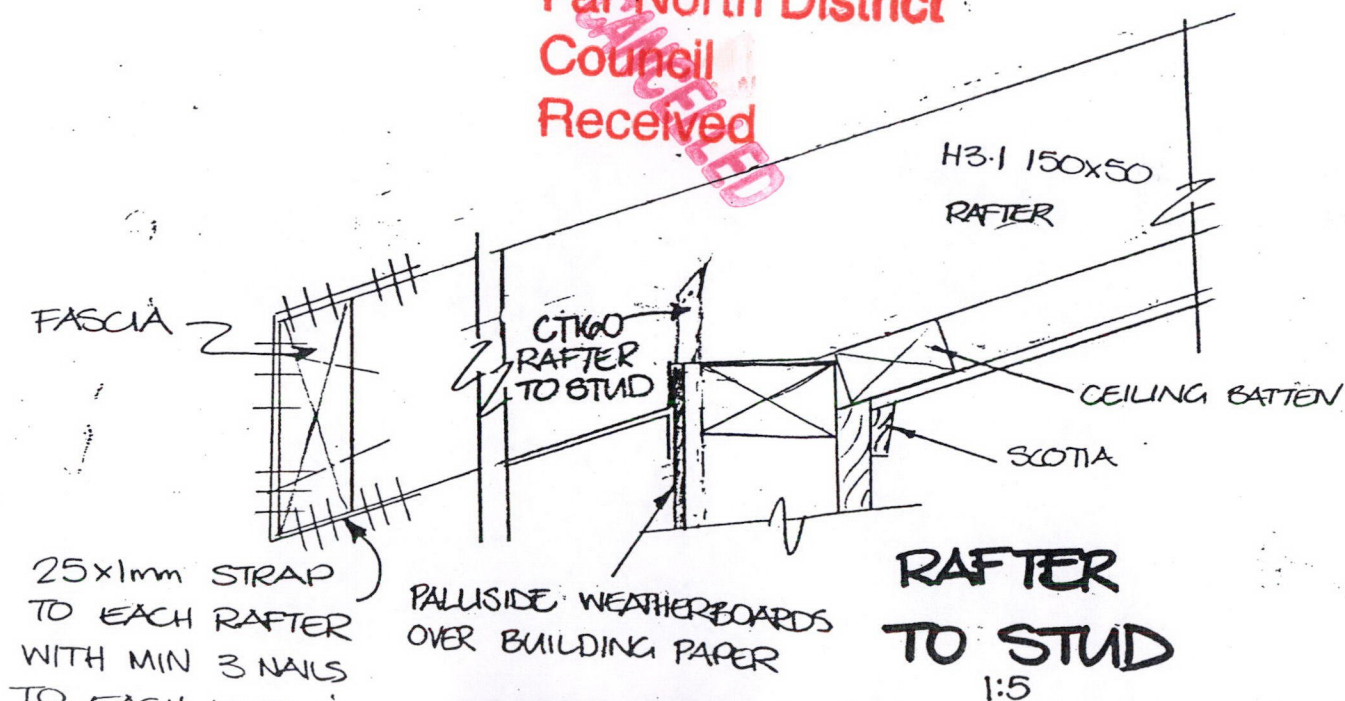
'U' PIN DETAIL



**EXPANDED WALL FRAME
TIE DOWN DETAILS NTS
(INT. WALLS)**



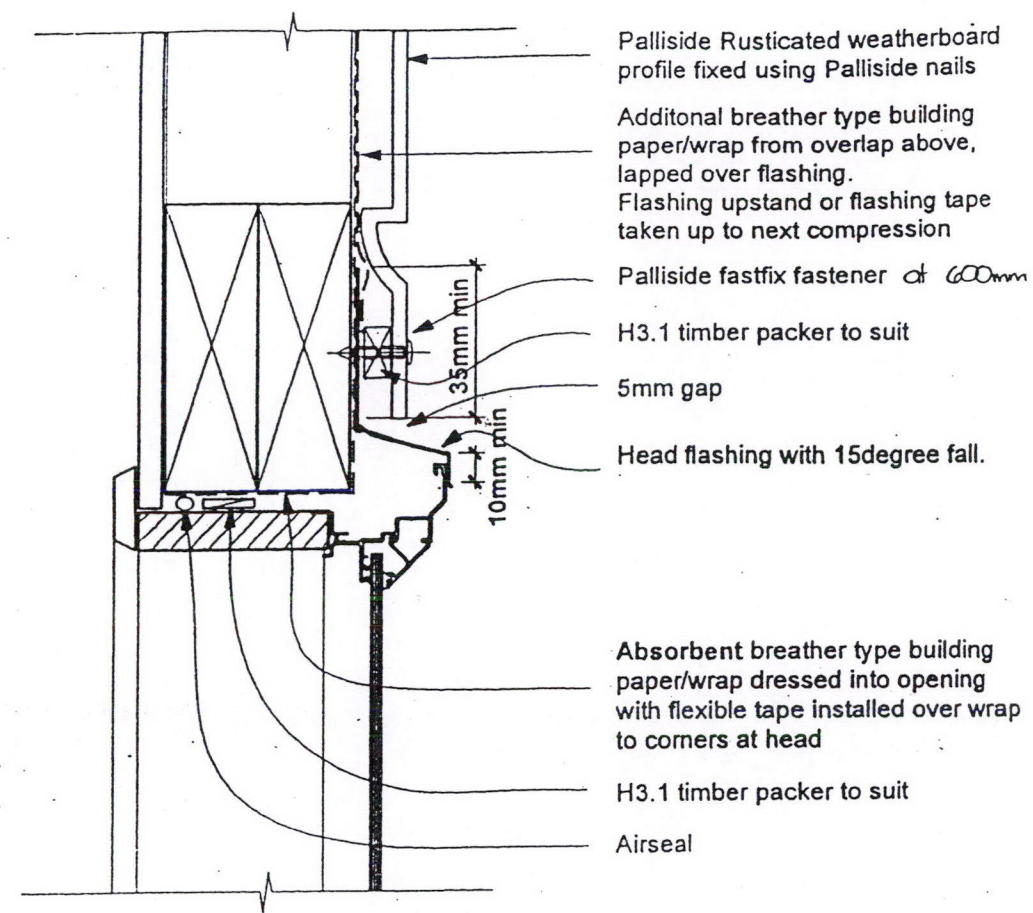
**TIE ROD NOGS
INTERIOR WALLS/FLOOR** 1:20



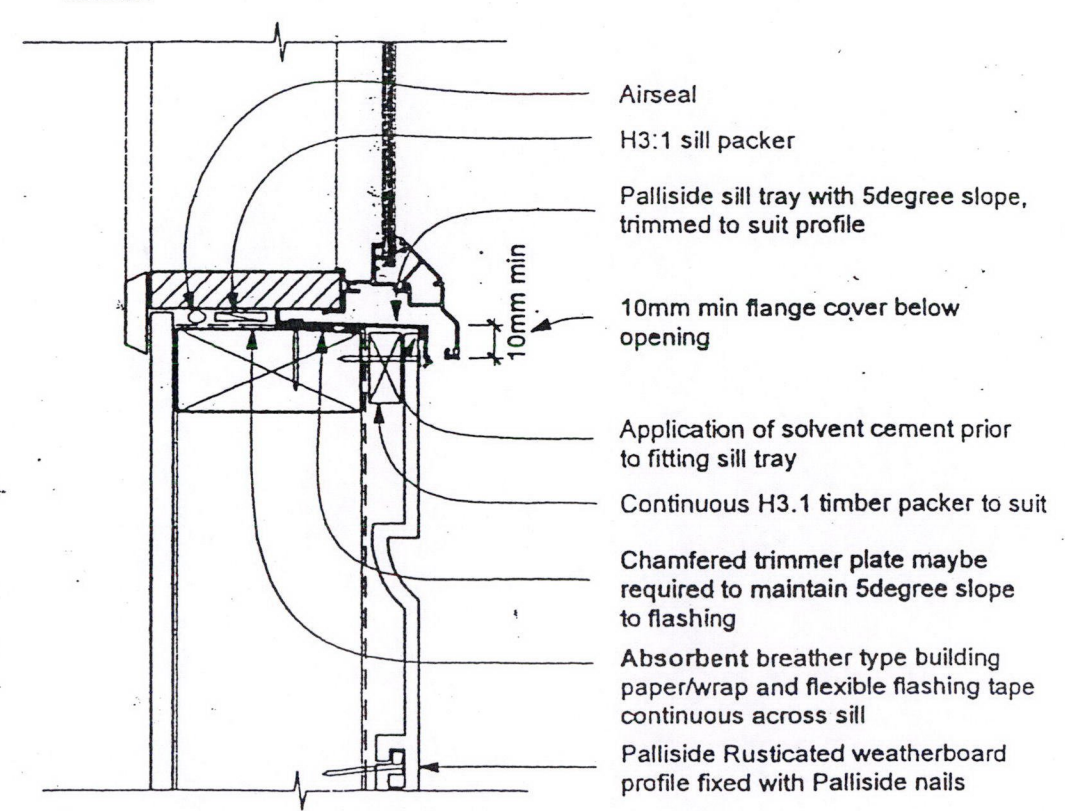
**RAFTER
TO STUD**
1:5

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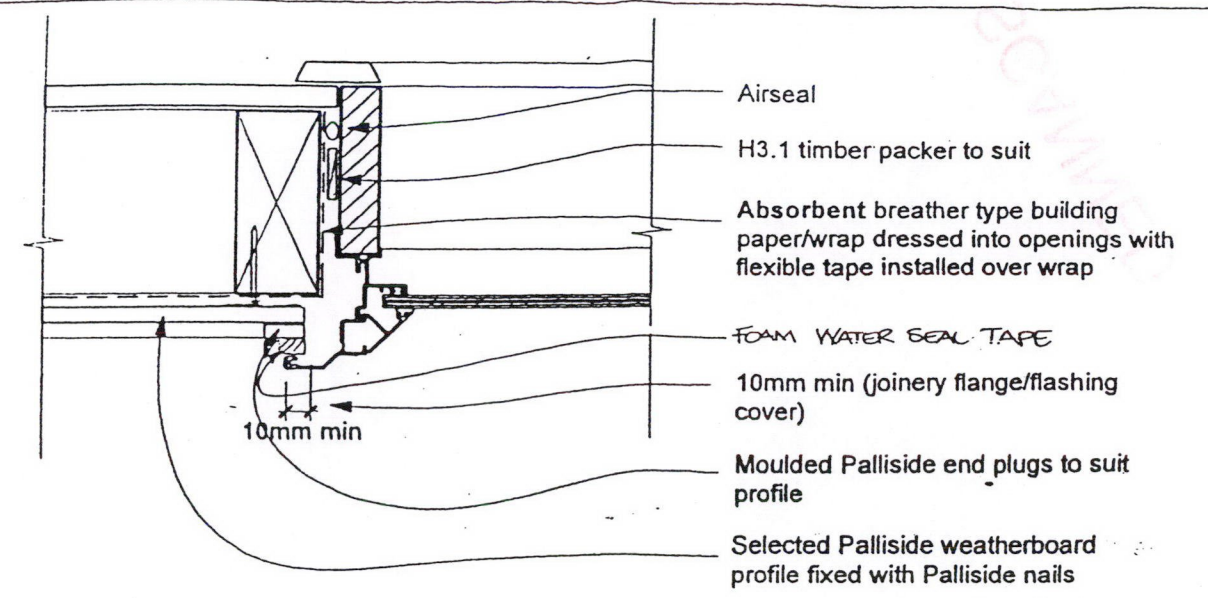
	Date	
	Name	O'BRIEN
	Plan Title	CONNECTION
	DETAILS	KAWAKAWA
Scale	AS SHOWN	House Size
	1284/5	4/8/06
	Owners Copy	Sunshine Copy
	Const. Copy	Other



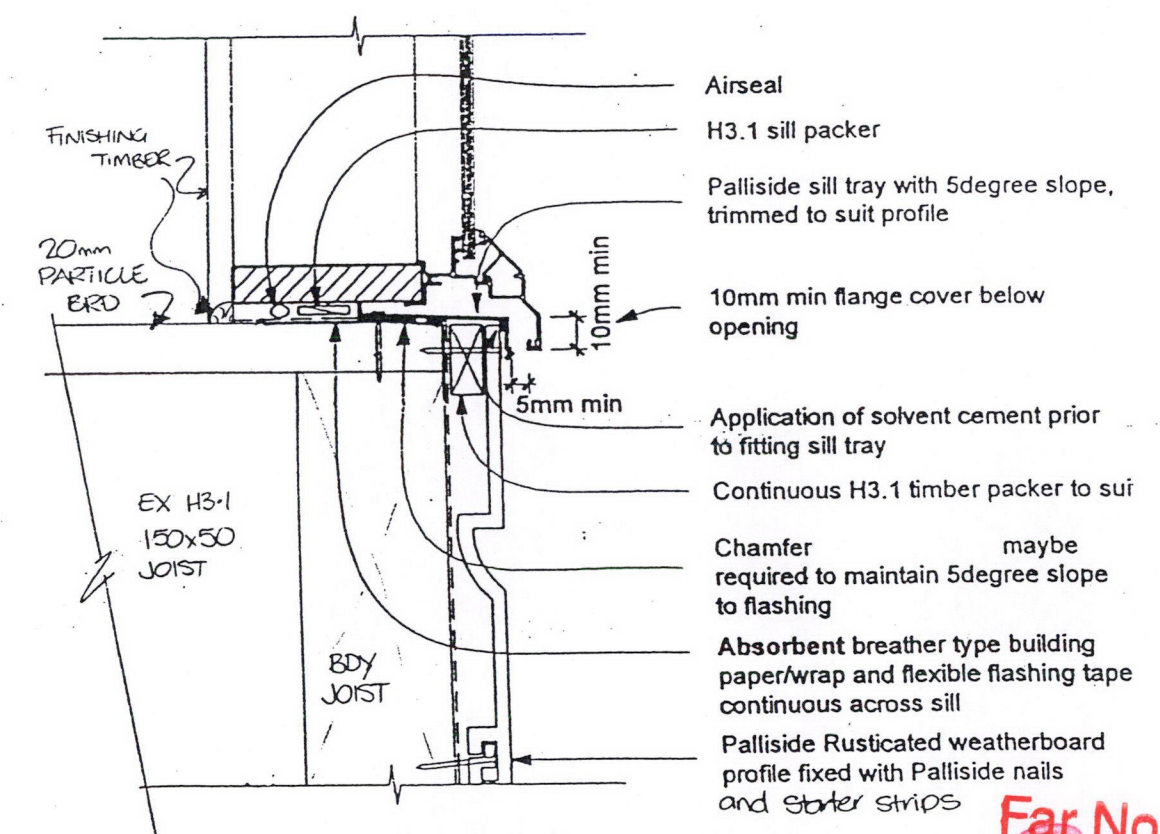
DF01 Window Head
Pallside Rusticated profile



DF02 Window Sill
Pallside Rusticated profile



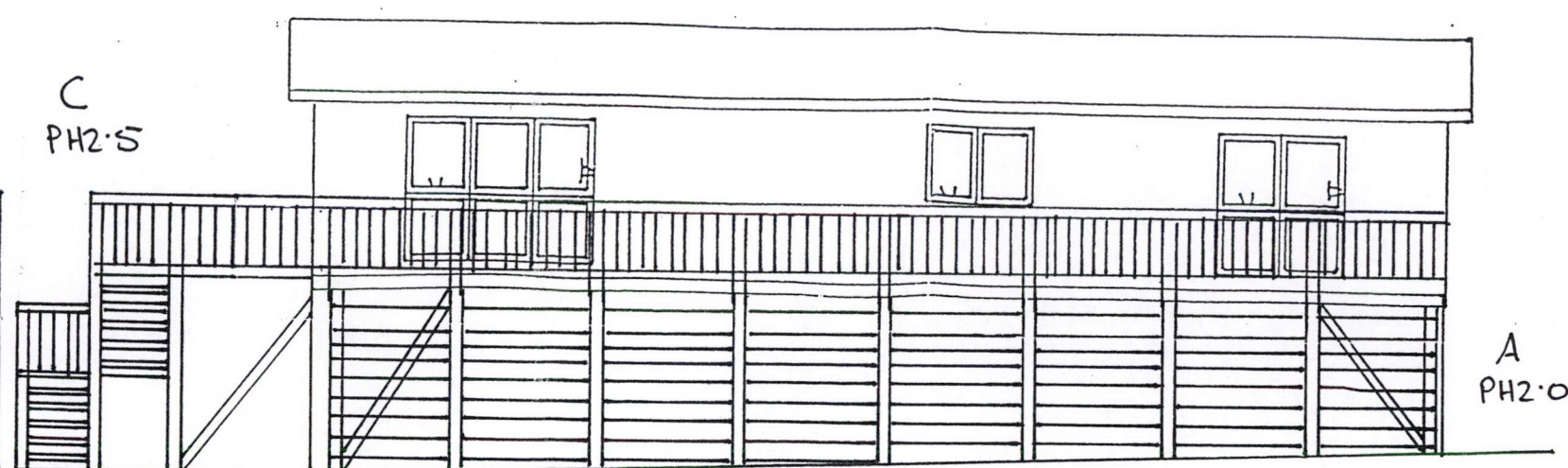
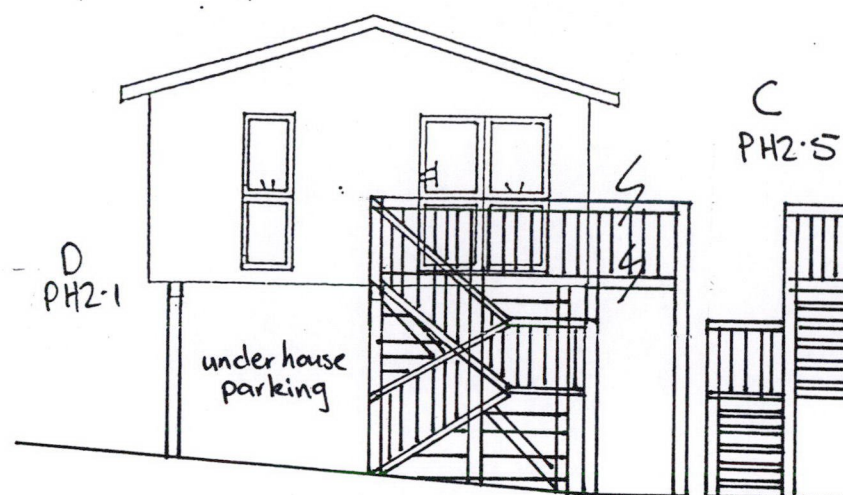
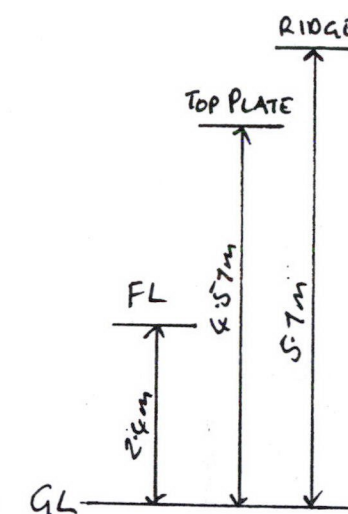
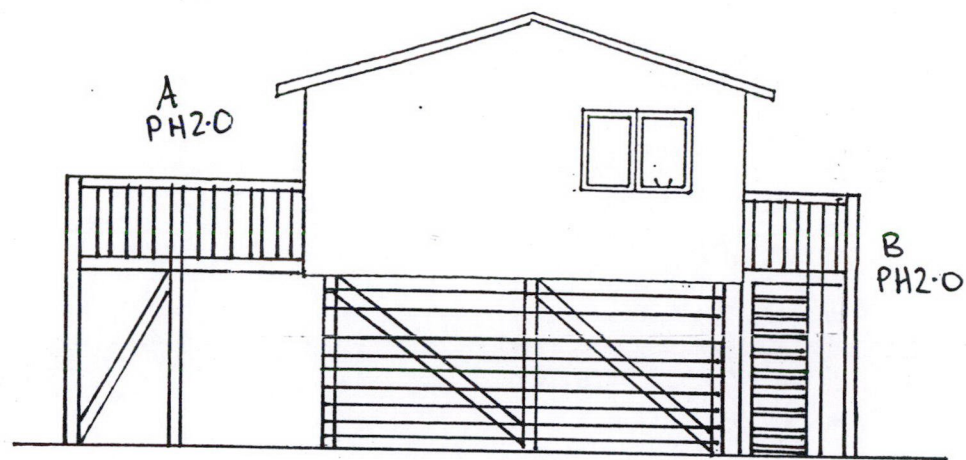
DF03 Window Jamb



RANCH SLIDER
OR DOOR SILL DETAIL
Pallside Rusticated profile

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	Date	
	Plan Title	Name
		O'BRIEN
		KAWAKAWA
Scale	House Size	6x16
1284/6	4/8/06	
	Owners Copy	Sunshine Copy
	Constr. Copy	Other

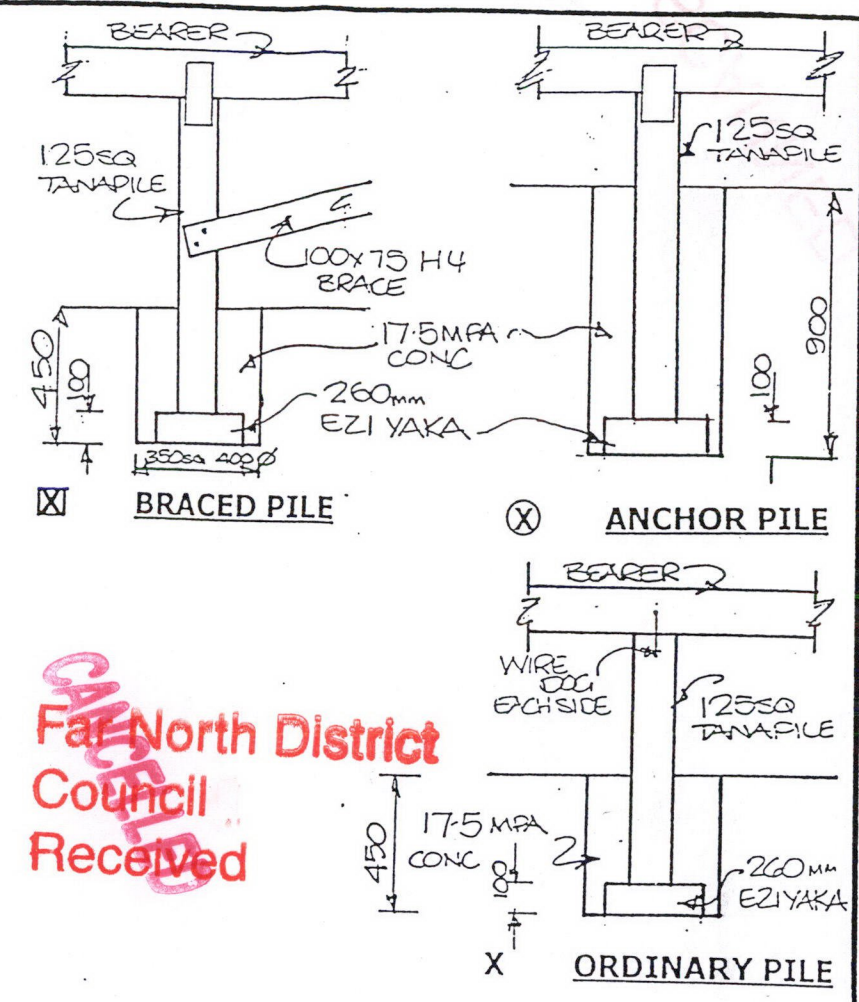
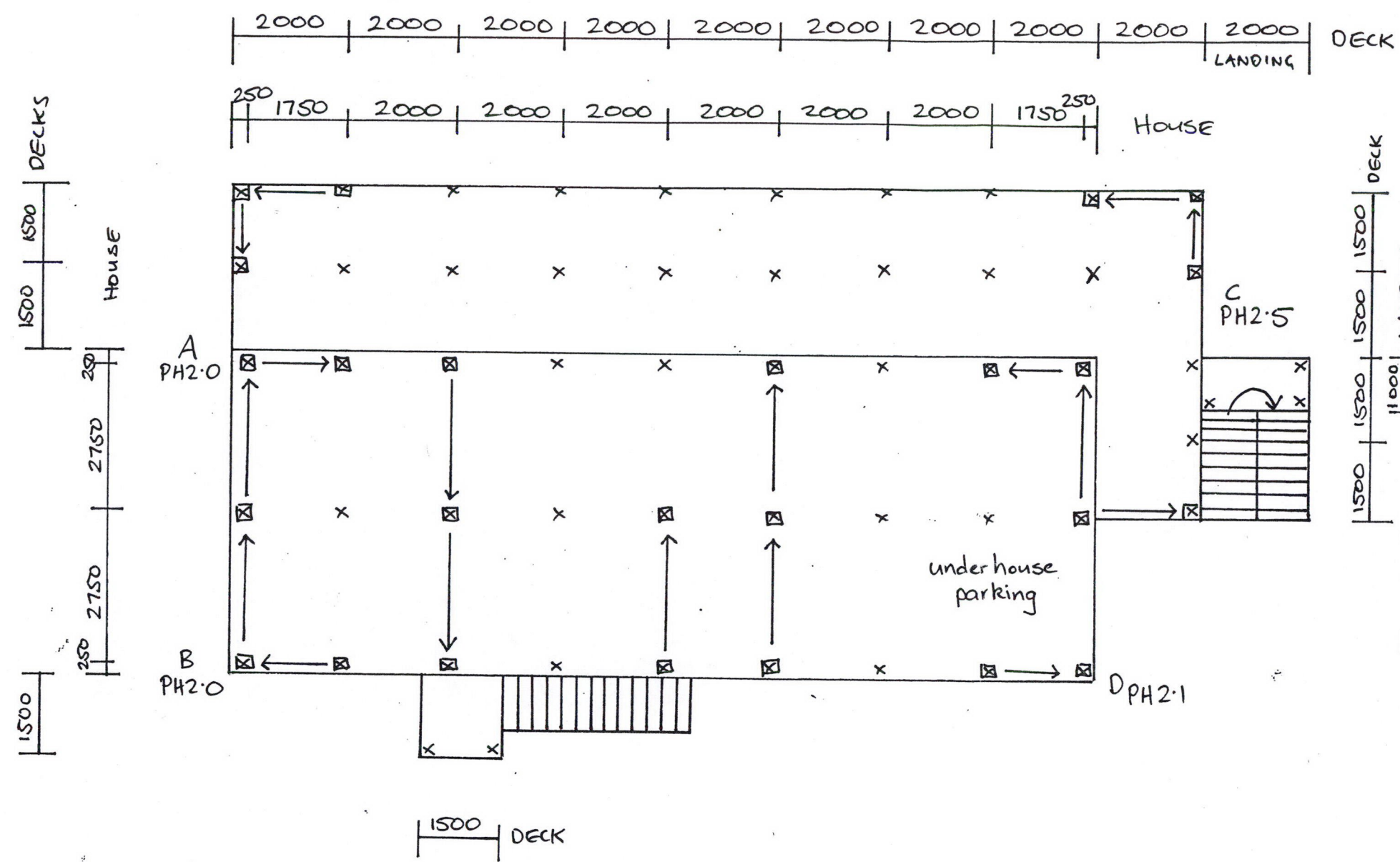


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Decks & steps by owner
Baseboards by owner

Signed by Owner Date Signed for Sunshine Homes Ltd Date

	Date	Amendment
Date 08/08/06	Name O'Brien	
Model	Building Site Doel Road Kawakawa	
House size 6x16m	Scale 1:100	
Plan No. 1284/9	Plan Title Elevations	
Owners Copy	Sunshine Homes copy	



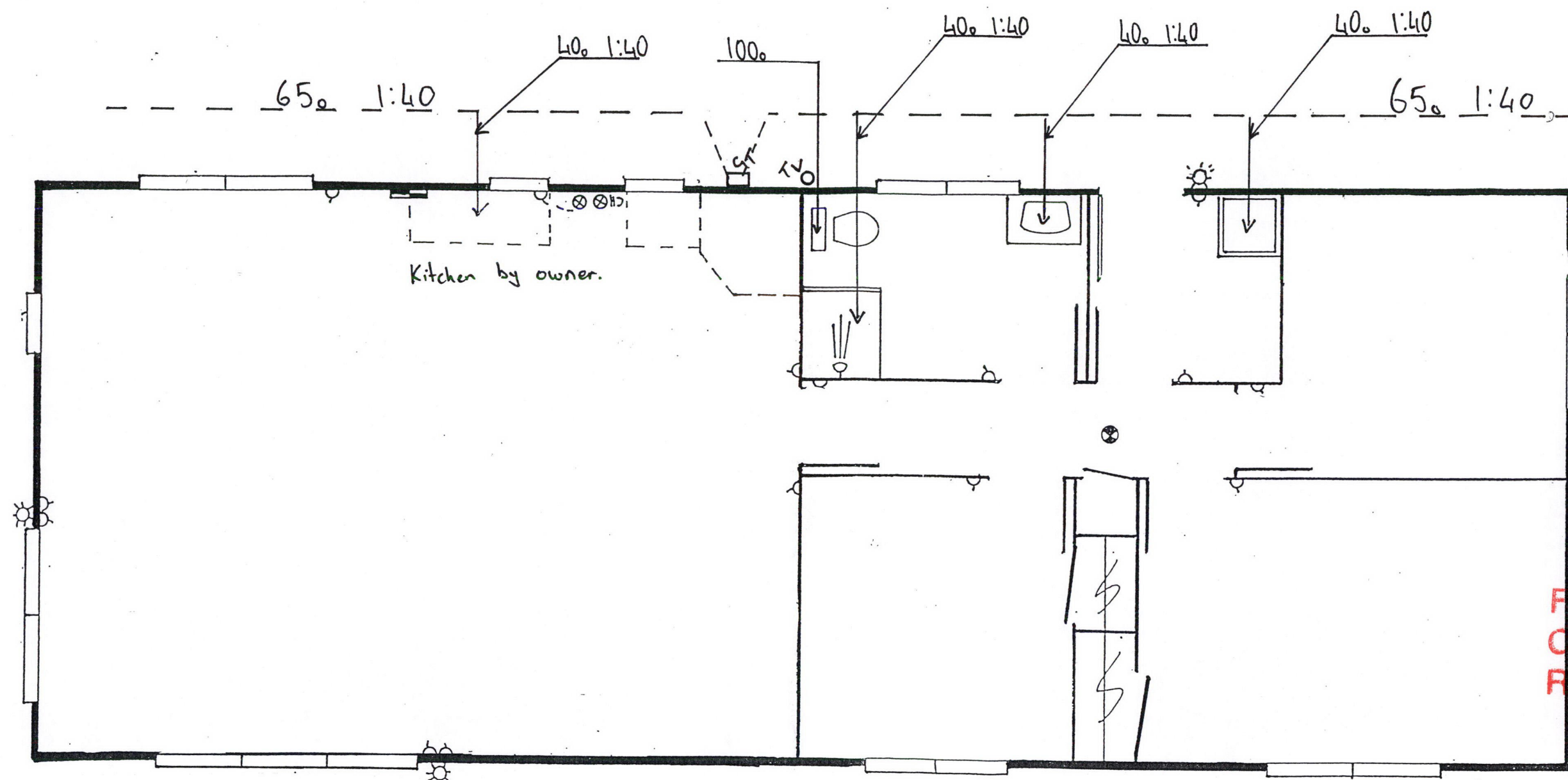
- ⊗ **ANCHOR PILE**
125 x 125mm H5 tanapile on 100mm x 260mm Eziyaka in 350mm square or 400mm dia x 900mm deep mass concrete footing, 2 nailplates per pile with 18 clouts per plate, 12kn stainless steel connectors, joist/bearer, bearer/pile.
- ⊗ **BRACED PILE**
125 x 125mm H5 tanapile on 100mm x 260mm Eziyaka in 350mm square or 400mm dia x 450mm deep mass conc footing, with 12kn stainless steel connectors, joist/bearer, bearer/pile. 100 x 75mm brace up to 3.0m long, 100 x 100mm brace over 3.0m long, with 2/M12 x 220mm eng bolts each end.
- ⊗ **ORDINARY PILE**
125 x 125mm H5 tanapile on 100mm x 260mm Eziyaka in 350mm square or 400mm dia x 450mm deep mass conc footing, with 2/wire dogs and 2/100mm skew nails bearer/pile.

Note:

- All pile fixing to be stainless steel
- Pile spacing to be 2.0m max
- On sloping ground where a designated anchor pile would project more than 600mm above ground level, substitute a braced pile

	Date	
Plan Title	Name	
Pile Layout	O'Brien	
	Doel Rd, Kawakawa	
Scale	House Size	
1:100	6x16m	
Plan No.		
1284/10		
Owners Copy	Sunshine Copy	
Constr. Copy	Other	

RECEIVED

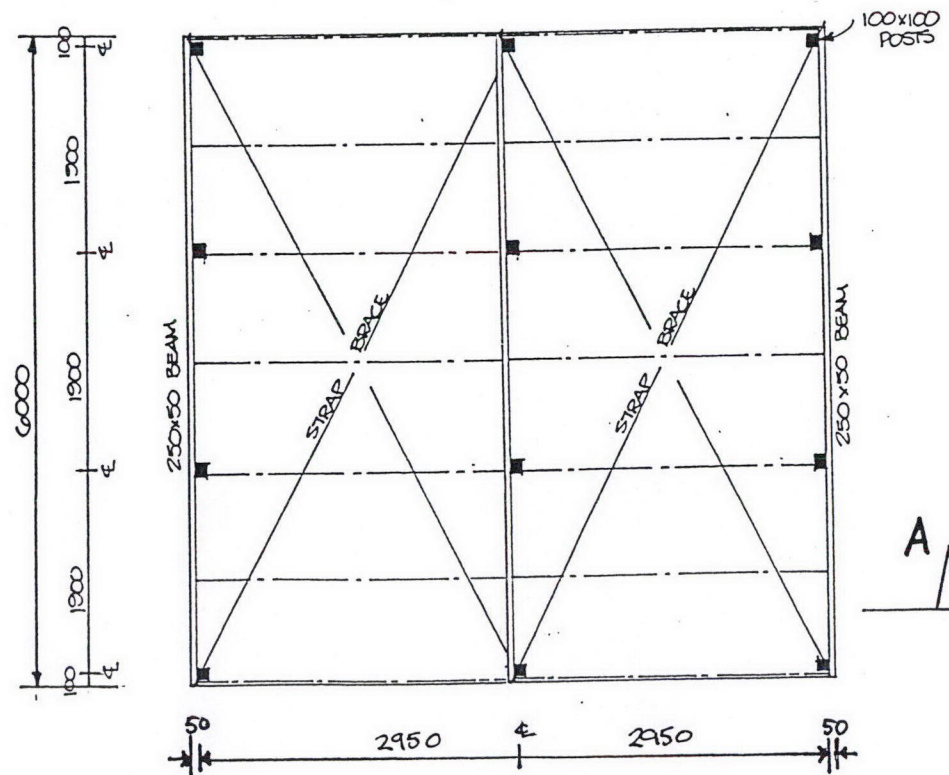


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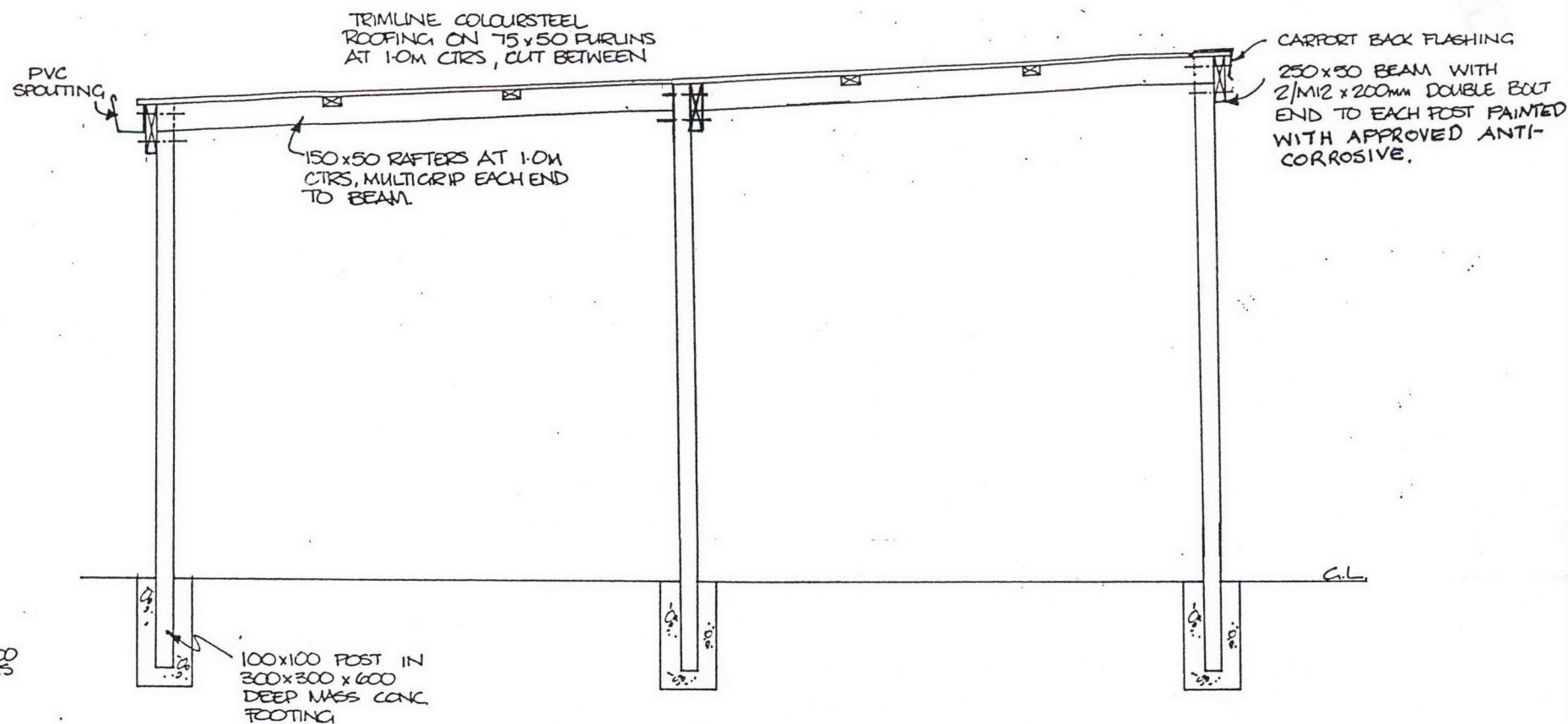
.....(.....)
Signed by Owner Date Signed for Sunshine Homes Ltd Date

	Date	Amendment
Date	Name	
27-7-06.	KS + KW O'Brien	
Model	Building Site	
	Doel Road Kawakawa.	
House size	Scale	
6x16m		
Plan No.	Plan Title	
1284/11	Plumbing	
Owners Copy	Sunshine Homes copy	

* NOTE: ROOF STRAP BRACE
TO HAVE 10 CLOUTS EACH
END & 3 PER RAFTER
CROSSED



PLAN
1:50 @ A2



CROSS SECTION
1:25 @ A2

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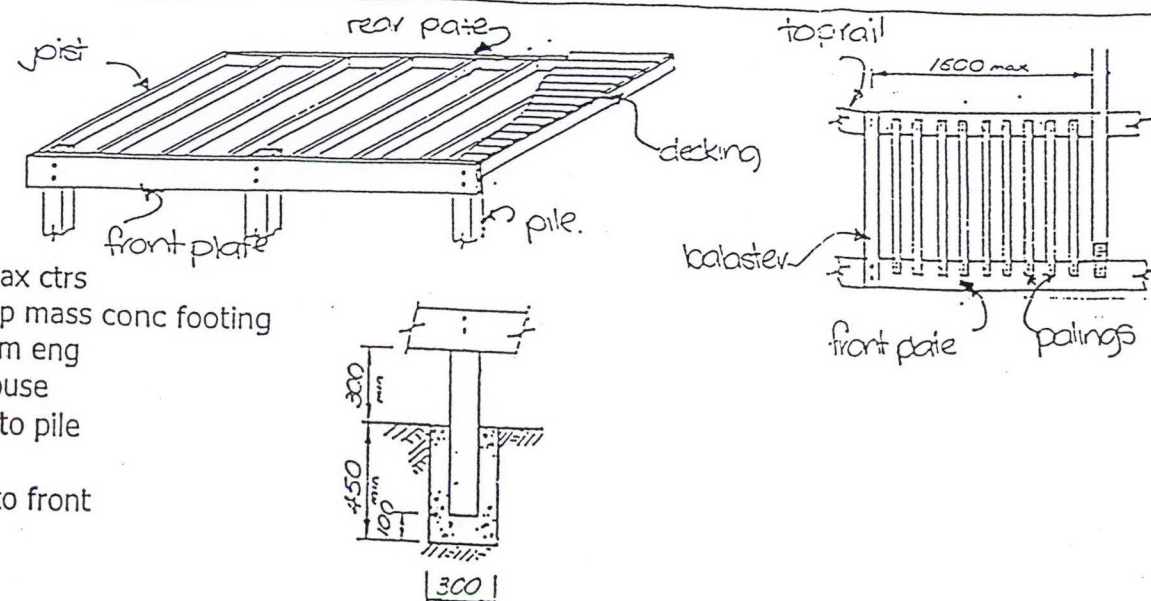
.....(.....)(.....)
Signed by Owner Date Signed for Sunshine Homes Ltd Date

	Date	Amendment
Date 09/08/06	Name O'Brien	
Model	Building Site Doel Road, Kawakawa	
House size 6x16m	Scale As shown	
Plan No. 1284/12	Plan Title Double Carport	
Owners Copy	Sunshine Homes copy	

DECK

WIDTH	FRONT PLATE	JOIST
1000	200 X 50	100 X 50
1500	200 X 50	100 X 50
2000	250 X 50	150 X 50
2500	250 X 50	150 X 50

- Pile:** 125 x 125 H5 pile @ 2m max ctrs in 300 x 300 x 450mm deep mass conc footing
- Rear Plate:** 100 x 50 with M12 x 125mm eng bolts @ 1000mm ctrs to house
- Front Plate:** 2/M12 x 200mm eng bolts to pile
- Joists:** 450mm ctrs, 1 x multigrip to front And rear plates
- Decking:** 100 x 40 smooth tan pine



HANDRAIL (Required for decks with deck floor level over 1.0m to finished ground level)

Balusters: 100 x 100mm @ 1.6m ctrs max, with 2/M12 x 180mm eng bolts to front plate

Top Rail: 150 x 50mm with 3/100mm nails per connection

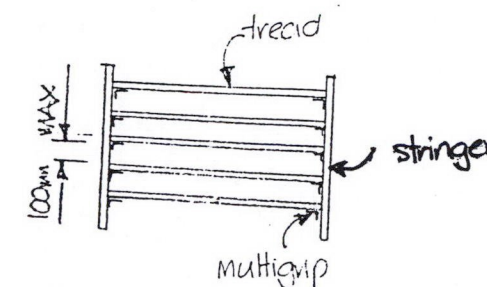
Vertical Palings: 50 x 50mm @ 150mm ctrs max, with 2/75mm skew nails top and bottom

STEPS (Approx stringer slope 35°, ie 2/3, rise 175mm max)

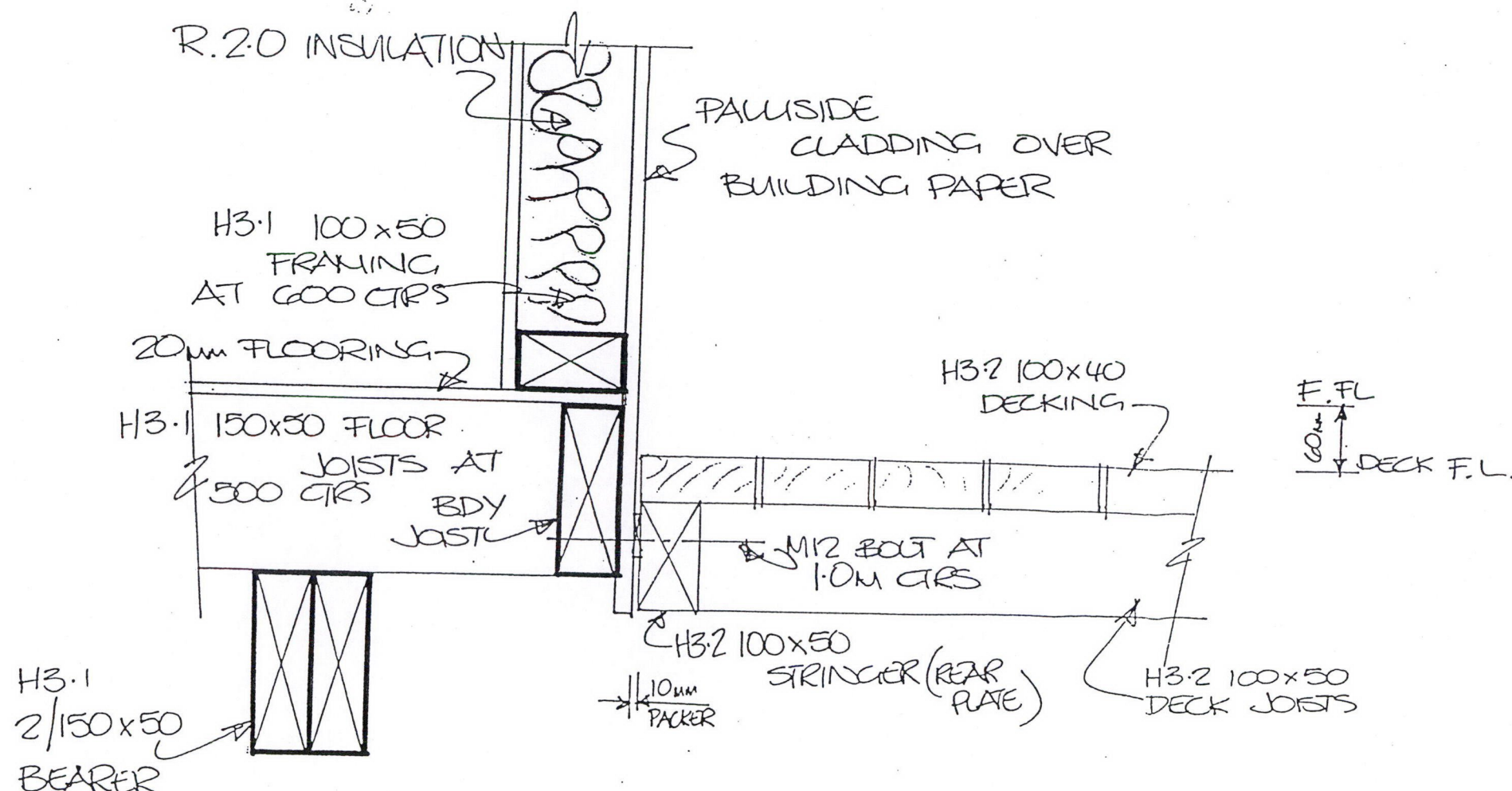
Stringers: 250 x 50mm, with 2/100mm skew nails and multigrip to deck plate/joist, (position bottom of stringer on temp support blocks prior to path/paving laid)

Treads: 280 x 45mm (or 2/150 x 50mm) with 2/multigrips each end (or router tread into stringer)

Pile: 125 x 125mm as for deck, at mid span if stringer span exceeds 3m



DECK CONNECTION 1:10



NOTE:

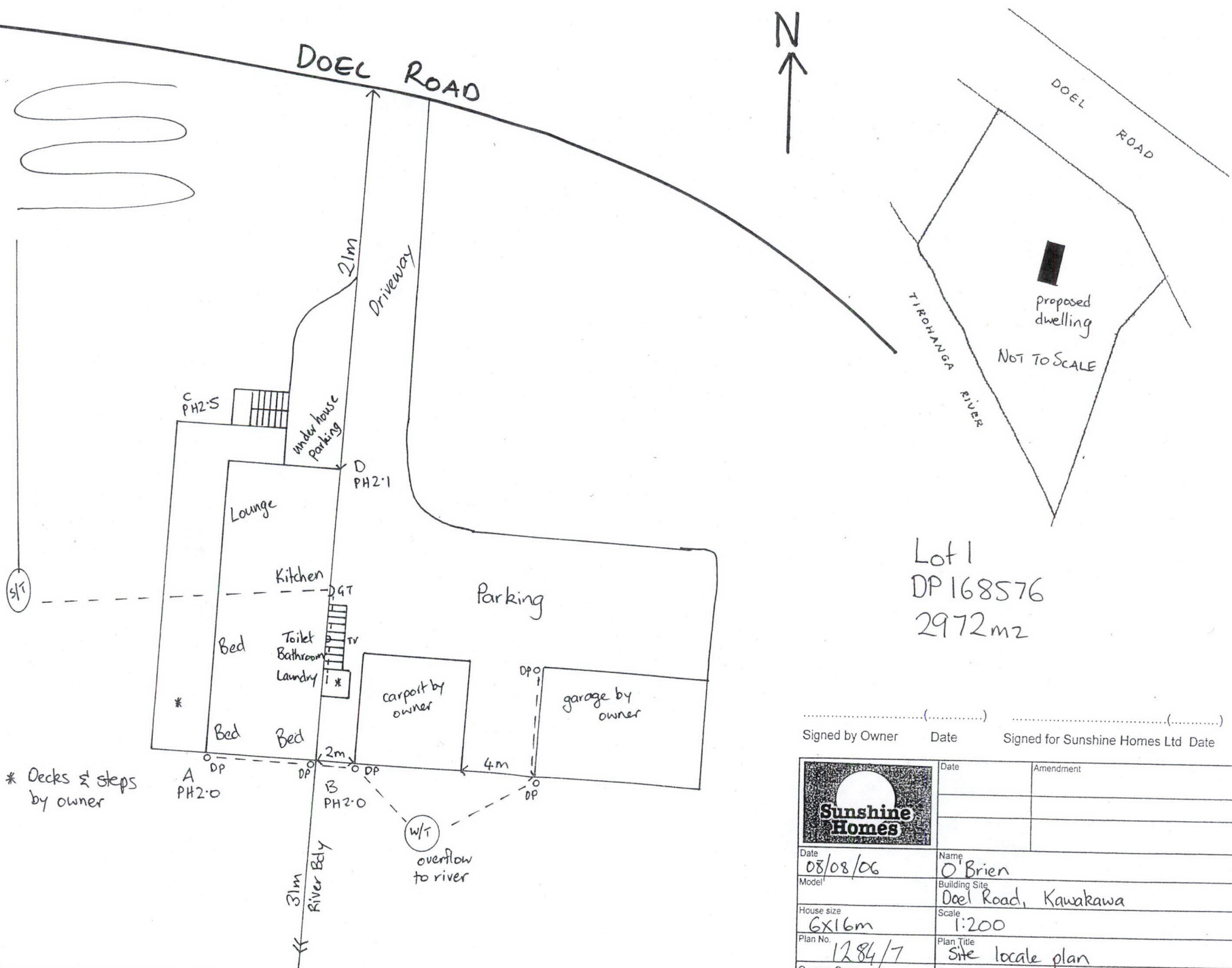
- All timber to be H3, MG. (unless stated alt grade or treatment)
- All bolts to have 50 x 50 x 3mm washers each end
- All bolts, multigrips, nail plates and joist hangers to be stainless steel (unless marked *)

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	Date	
	Name	O'Brien
	Address	Doel Rd, Kawakawa
	House Size	16m
Plan Title	Deck detail	
Scale		
Plan No.	1284/13.	
Owners Copy	Sunshine Copy	

SCANNED
11-13-2007

Received
Council
Fairfield District



Signed by Owner _____ Date _____ Signed for Sunshine Homes Ltd Date _____

	Date	Amendment
	08/08/06	
	Model	Building Site
	House size	Scale
Plan No.	Plan Title	
Owners Copy	Sunshine Homes copy	

Name: O'Brien
Building Site: Doel Road, Kawakawa
House size: 6x16m
Scale: 1:200
Plan Title: Site locale plan

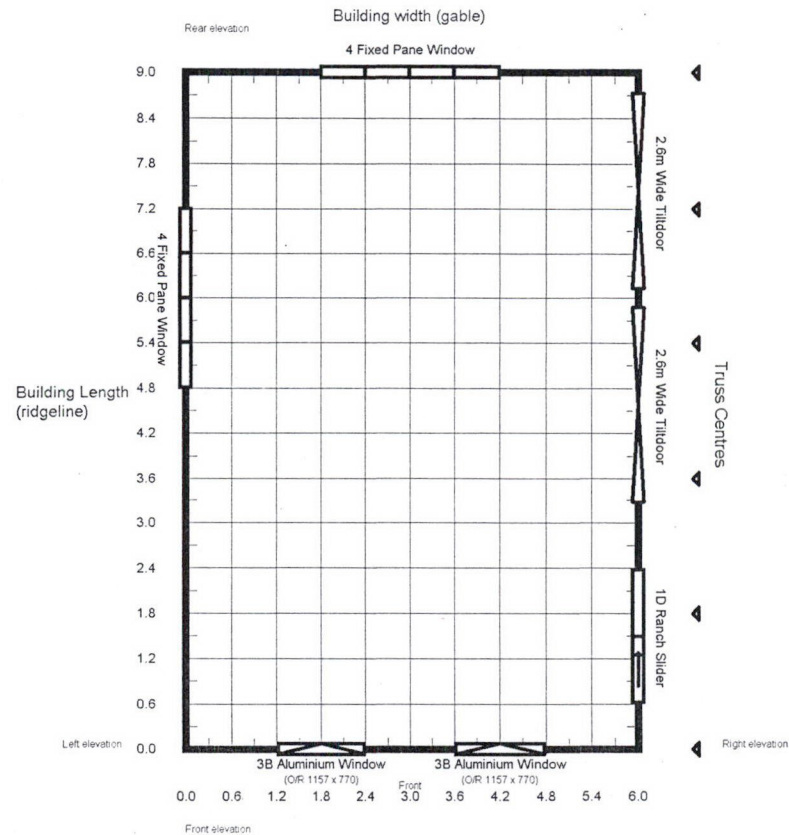
Versatile Buildings 600 Series Floor Plan

Customer: Mrs. K O'Brain

Site Address: Kawakawa

Reference: mc-333

Contact: Mike Clapshaw, Keri Keri, Far North, (09) 4079861



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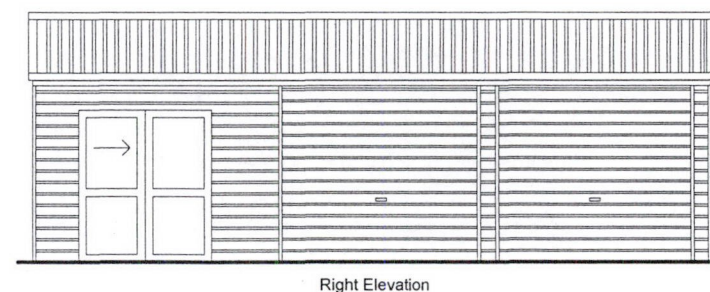
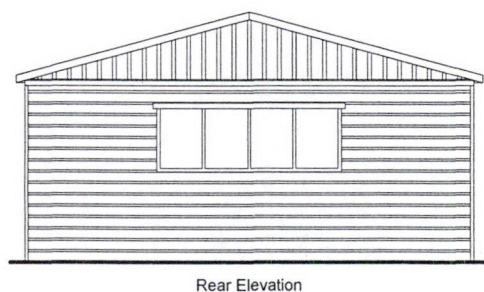
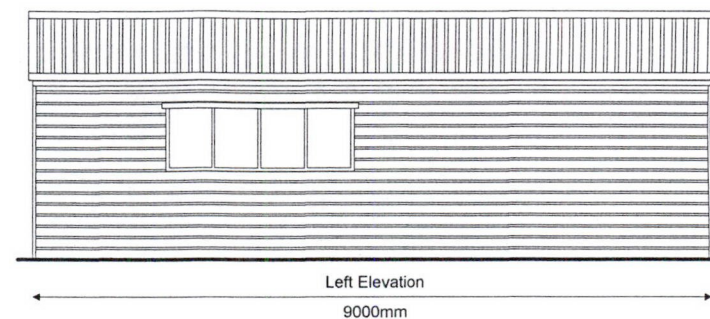
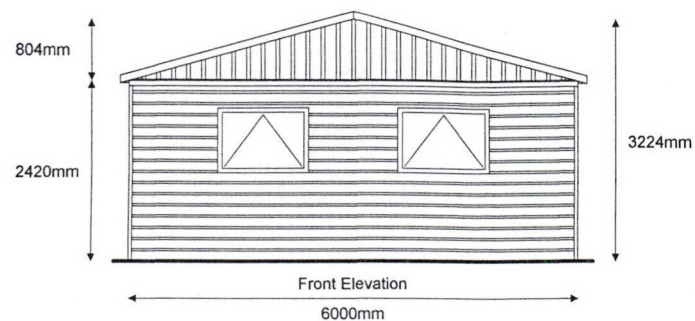
Versatile Buildings 600 Series Elevations

Customer: Mrs. K O'Brain

Site Address: Kawakawa

Reference: mc-333

Contact: Mike Clapshaw, Keri Keri, Far North, (09) 4079861



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Versatile Buildings 600 Series Specifications

Customer: Mrs. K O'Brain

Site Address: Kawakawa

Reference: mc-333

Contact: Mike Clapshaw, Keri Keri, Far North, (09) 4079861

Model:	Versatile 600 Series
Size & Stud Height:	9.0m long x 6.0m wide, with 2.4m stud height
Floor Type:	Concrete floor
Roof Details:	15 degree pitch. Thickness: 0.35mm
Trusses:	90mm x 35mm kiln dried, stress graded timber as per floor plan
Wall Framing:	H1.2 treated 90mm x 35mm kiln dried, stress graded timber
Wind Zone:	low high wind zone
Cladding Type:	Superclad 'hidden-nail' profile
Gable Cladding:	Board & Batten profile
Gable Soffit:	None
Downpipes Location:	As per Instruction

Notes:

GENERAL: Construction to comply with Mitek Producer Statement, VB 2000 and in all other respects NZS 3604:1999 and the NZ Building Code.

FOUNDATIONS: Concrete floor shall be 17.5Mpa, 100mm thick. Footing as detailed

WALL FRAMING: All timber shall be machine stress graded, gauged and treated to minimum TPA Specification H1.2 for habitable buildings or C.F, MGP 10 framing for garages. Studs shall be 90 x 35mm at 600mm crs and housed into 90 x 35mm plates. Lay Supercoarse DPC under all plates. Refer Producer Statement VB 2000, Sheet 4 for timber grade options and specification. Fix proprietary nail plates and hardware in accordance with Producer Statement VB 2000, Sheets 4 and 5.

ROOF FRAMING: Purlins shall be 90 x 45mm on edge at 1500mm crs fixed to Gangnail 15 degree roof trusses. Fix purlins and ridge braces as detailed in Producer Statement VB 2000, Sheet 13. See Gangnail truss details and specification on Sheets 14 and 15. For raking ceiling (skillion roof) refer VB 2000, Sheet 13.

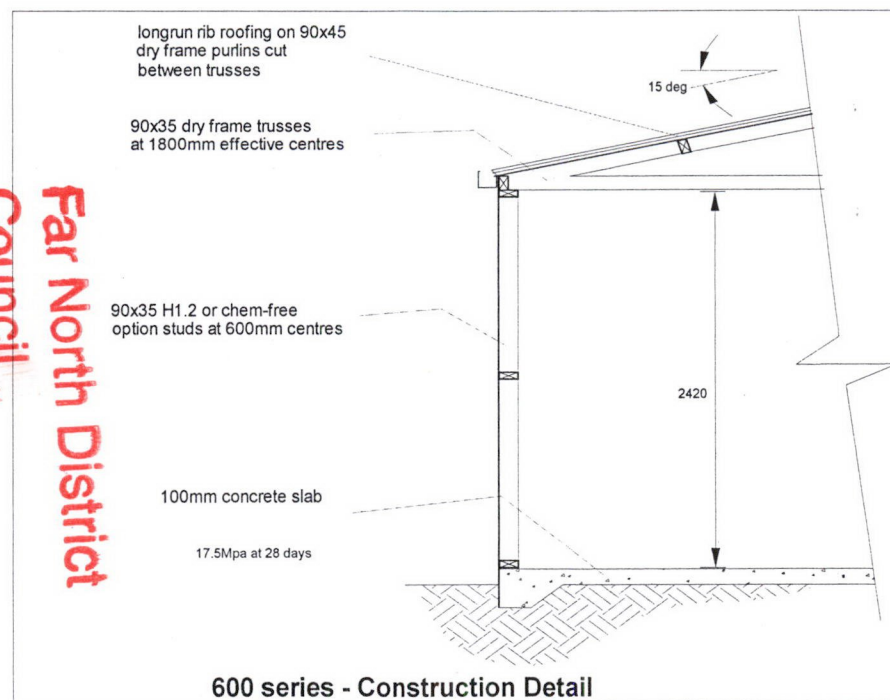
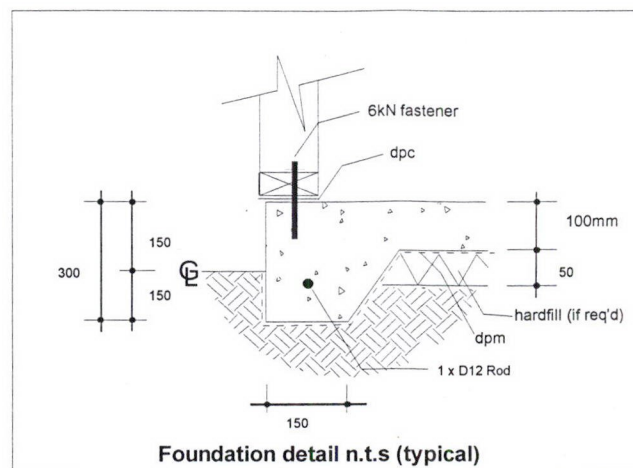
SIDE ENTRY OPENING LINTELS: LVL beam sizes and spans are specified in VB 2000, sheet 4. Fixing details are shown on Sheet 9 of VB 2000.

ROOFING: Shall be Versatile 6 rib longrun metal roofing fixed with 75mm spiral shank weatherseal roof nails, over bituminous type building paper supported by ultra-violet fast lashing.

WALL CLADDING: Fix with galvanised clouts as specified in VB 2000 sheet 6.

ROOF BRACING: For all buildings fix Lumberlok roof plane strap bracing in accordance with VB 2000 Producer Statement, Sheet 7. For 2.7 & 3.0m stud buildings refer VB 2000, Sheet 8.

WALL BRACING: Fix bracing in accordance with VB 2000, Sheet 6. Bracing panel locations and fixing refer to "Wall Bracing: 600 Series, Feb 04 Ver1.4." For 2.7 & 3.0m stud buildings refer VB 2000, Sheet 8.



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Far North District

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Doel Road

Boundary

1.5m min. Distance
to boundary with
irrigation line

240m of 17mm dia. lateral with pressure compensating
drippers spaced at 1m intervals.
Laterals spaced at 1m.
Irrigation line placed in and around
landscaping at owners discretion

A minimum of 30% reserve area
is available on the property

Driveway

Proposed
Residence

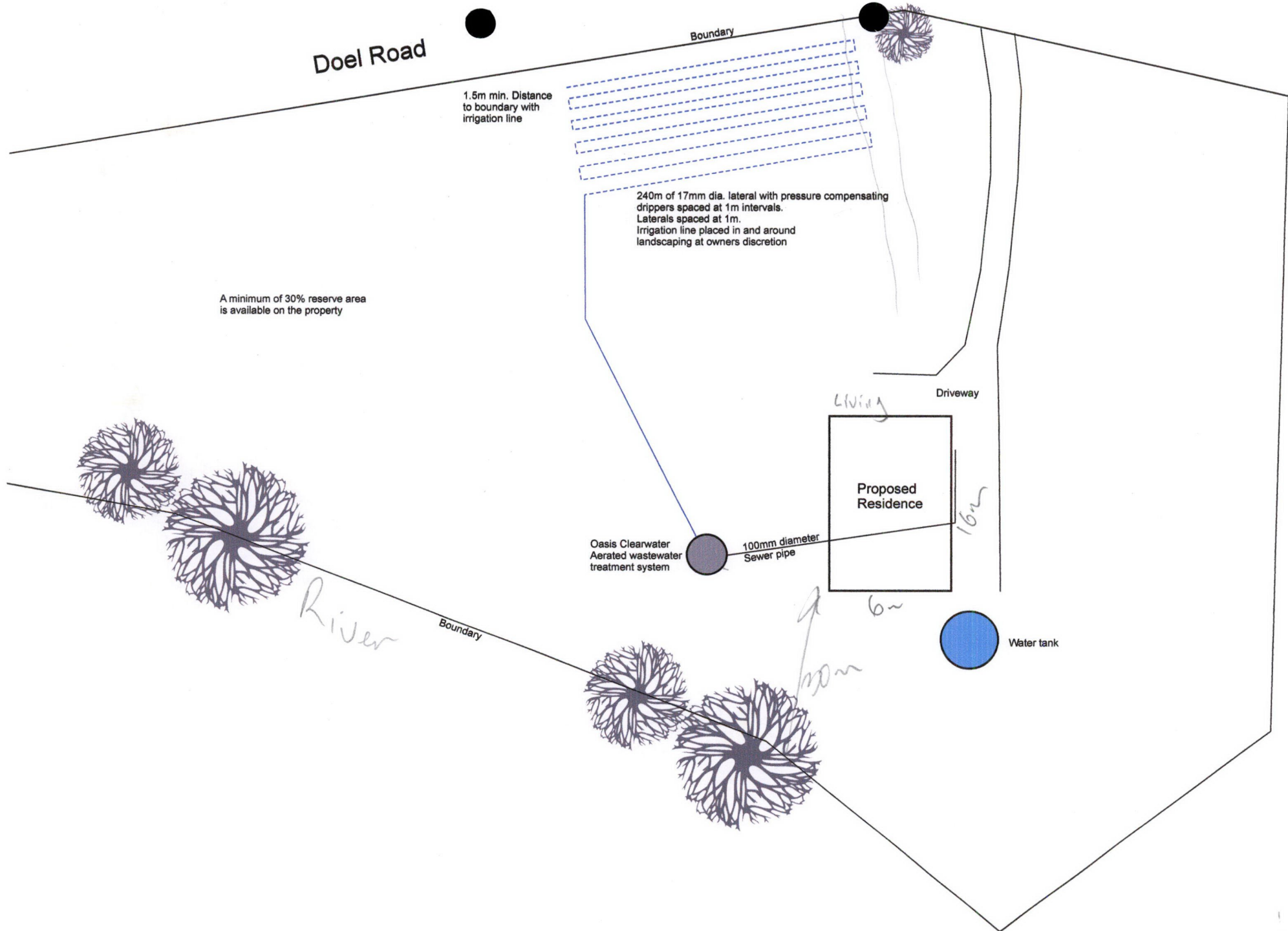
Oasis Clearwater
Aerated wastewater
treatment system

100mm diameter
Sewer pipe

Water tank

River

Boundary





Kevin Katherine O'Brien LI DP160576, Doel Rd, Taumarere

Flood Risk; Aerial view

Scale 1: 3,333

(D2)

06/76/3 of 2

T. Gumpston
21/12/06