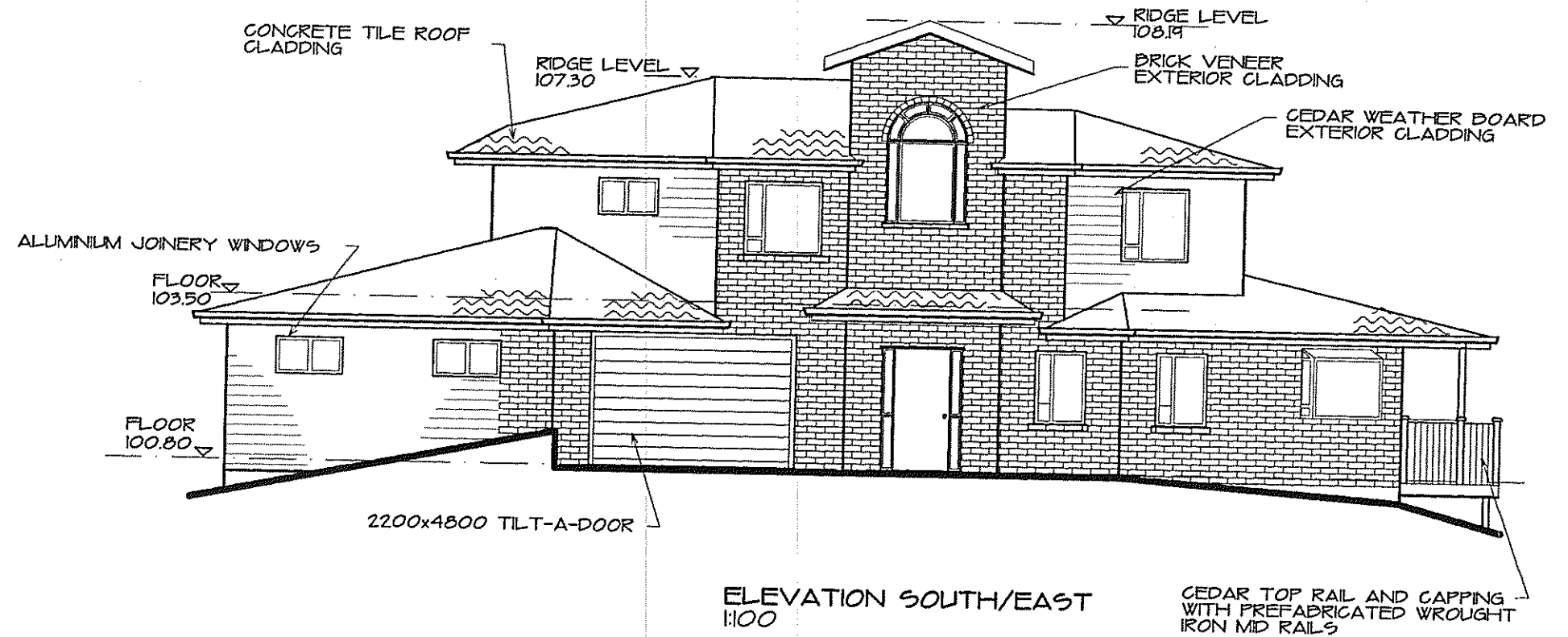


- 9 APR 1997



PLANS AND SPECIFICATIONS MUST BE APPROVED BY THE LOCAL AUTHORITY PRIOR TO COMMENCEMENT OF WORKS. THE BUILDING OFFICERS REQUIRE A MINIMUM OF 24 HOURS NOTICE PRIOR TO THE FOLLOWING INSPECTIONS:

Signed: *MURB*
Date: 2-5-97

PLANNING CHECK	
Reference	B11515
Planner	<i>M</i>
Date	16-4-97

NEW HOUSE FOR MR AND MRS JAKICH
AT 26 BIRKDALE RD, BIRKDALE
DRAWN MARCH 1997

PLANS AND SPECIFICATIONS MUST BE APPROVED BY THE LOCAL AUTHORITY PRIOR TO COMMENCEMENT OF WORKS. THE BUILDING OFFICERS REQUIRE A MINIMUM OF 24 HOURS NOTICE PRIOR TO THE FOLLOWING INSPECTIONS:

- 1 Footing or foundation inspections
- 2 Concrete floor slabs
- 3 Complete masonry and bond beams
- 4 Prelim & postlim inspection building
- 5 Foundation inspection
- 6 Structural

D.R.DESIGN

ARCHITECTURAL DESIGN
& DRAFTING SERVICES

PH 418 0440 P.O.BOX 34477
PH 025 802285 BIRKENHEAD

CRAFTSMAN PLUMBER AND
REGISTERED DRAINLAYER TO
CONFIRM RESPONSIBILITY AT
COUNCIL OFFICE BEFORE
COMMENCING ANY WORK

SITE INFORMATION

- 9 APR 1997

LOT 1
D.P. 19281
SITE AREA-945m2
HOUSE AREA-181m2
SITE COVER- 19%

DRIVE AREA-23m²
SITE EXCAVATION- 30m³

NEW HOUSE FOR MR AND MRS JAKICH
AT 26 BIRKDALE RD, BIRKDALE
DRAWN: MARCH 1997

D.R.DESIGN

DARREN ROBERTS

ARCHITECTURAL DESIGN
& DRAFTING SERVICES

PH 418 0440 P.O.BOX 34477
PH 025 802285 BIRKENHEAD

ALL PLANS AND SPECIFICATIONS MUST BE
ON THE SITE OF THE WORKS DURING
CONSTRUCTION. THE BUILDING CONSENT
DECREES REQUIRE A MINIMUM OF 24 HOURS
NOTICE PRIOR TO THE FOLLOWING
SPECTIONS:

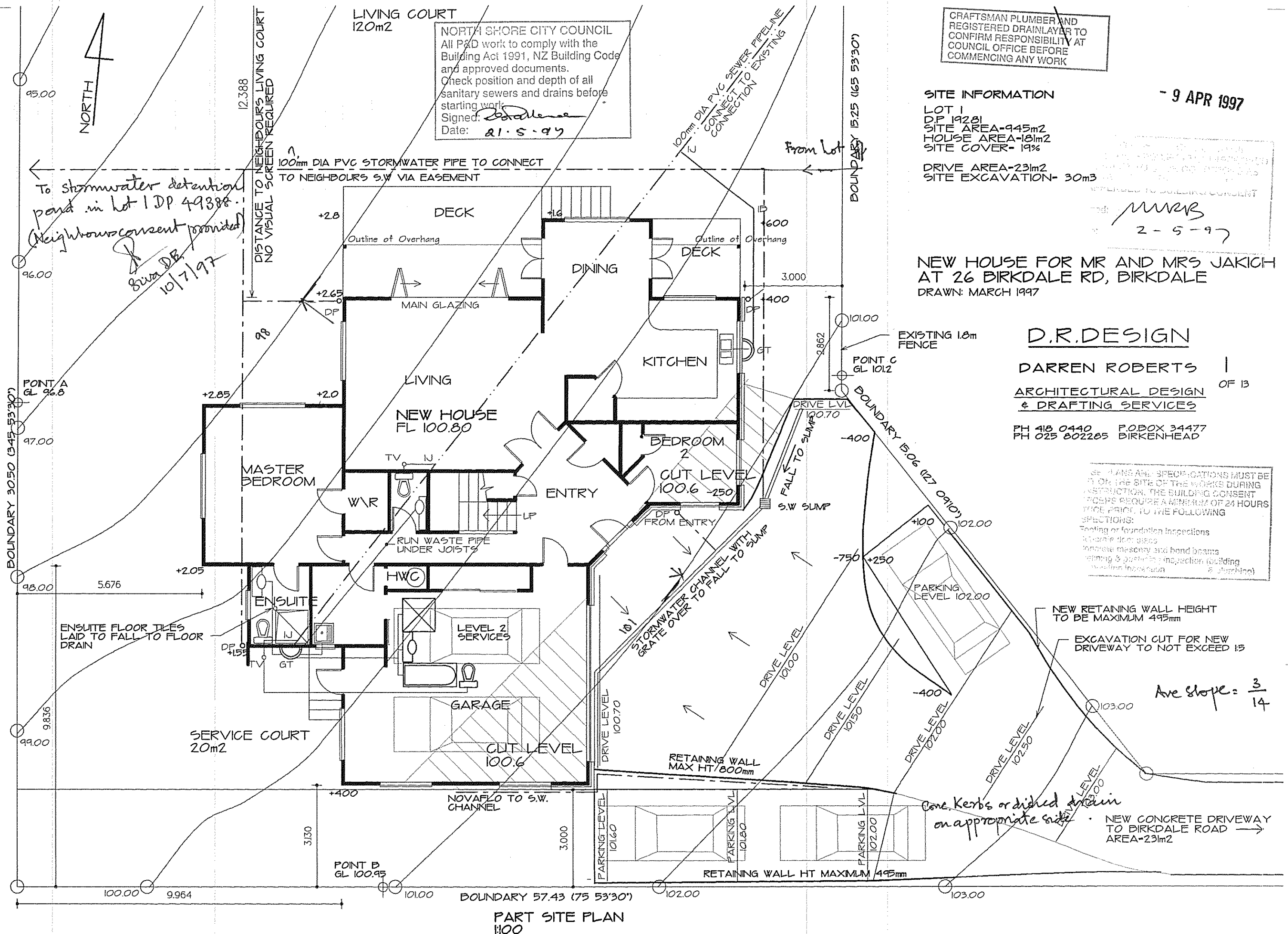
- Footings or foundation inspections
- Concrete floor slabs
- Interior masonry and bond beams
- Roofing & gutter inspection (building
insulation & flashing)

- NEW RETAINING WALL HEIGHT
TO BE MAXIMUM 495mm

— EXCAVATION CUT FOR NEW DRIVEWAY TO NOT EXCEED 1:5

Ave slope: $\frac{3}{14}$

NEW CONCRETE DRIVEWAY
TO BIRKDALE ROAD →
AREA-23/m2



- 9 APR 1997

NORTH SHORE CITY COUNCIL
All P&D work to comply with the
Building Act 1991, NZ Building Code
and approved documents.
Check position and depth of all
sanitary sewers and drains before
starting work.
Signed: *[Signature]*
Date: 21.5.97

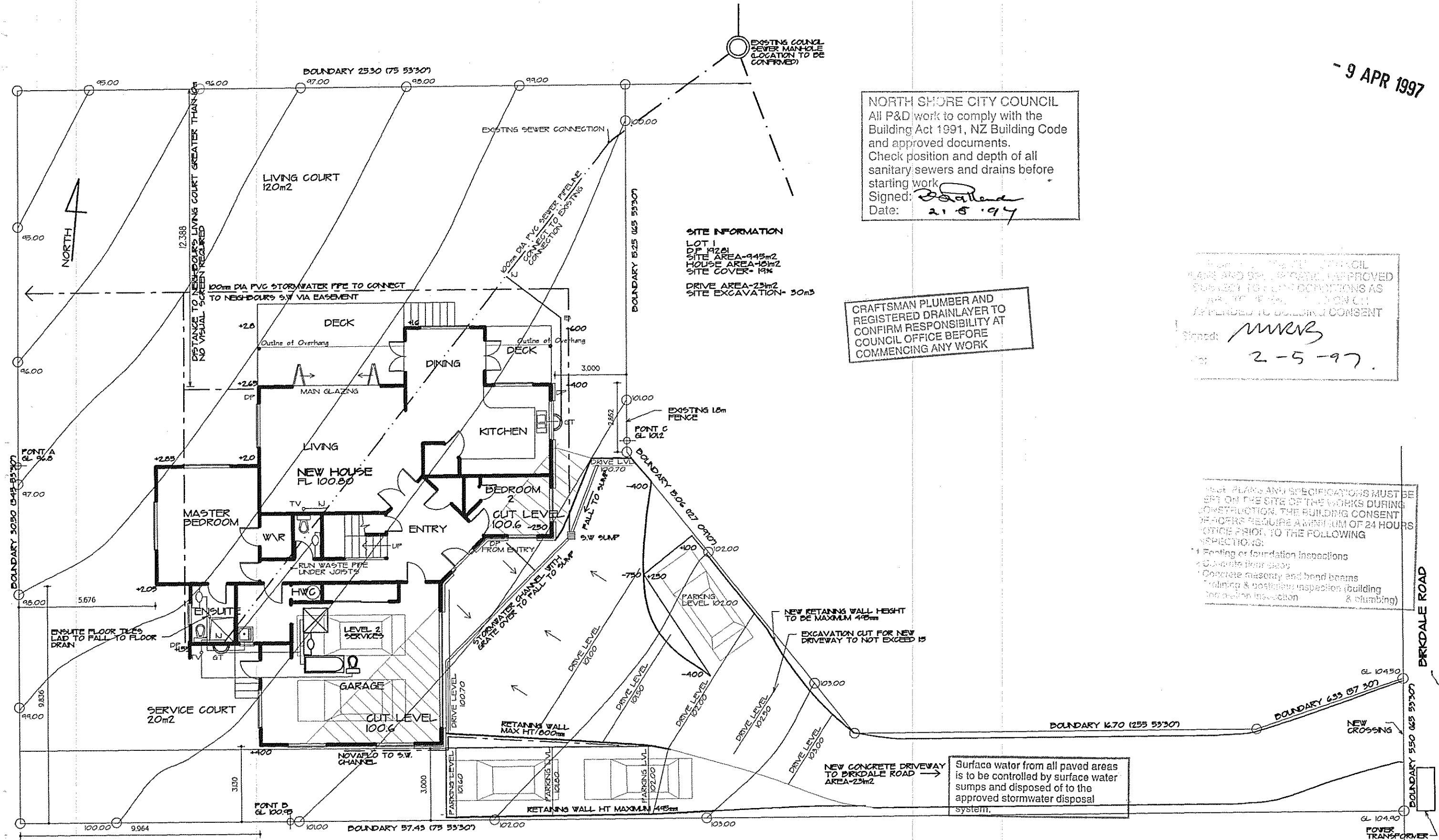
SITE INFORMATION
LOT 1
DP 19281
SITE AREA-945m²
HOUSE AREA-101m²
SITE COVER-19%
DRIVE AREA-23m²
SITE EXCAVATION- 30m³

CRAFTSMAN PLUMBER AND
REGISTERED DRAINLAYER TO
CONFIRM RESPONSIBILITY AT
COUNCIL OFFICE BEFORE
COMMENCING ANY WORK

FOR THE USE OF THE COUNCIL
PLANS AND SPECIFICATIONS APPROVED
SUBJECT TO THE CONDITIONS AS
SET OUT IN THE COUNCIL
APPENDIX TO BUILDING CONSENT
Signed: *[Signature]*
2-5-97

ALL PLANS AND SPECIFICATIONS MUST BE
ON THE SITE OF THE WORKS DURING
CONSTRUCTION. THE BUILDING CONSENT
REQUIRES A MINIMUM OF 24 HOURS
NOTICE PRIOR TO THE FOLLOWING
INSPECTIONS:
1. Footing or foundation inspections
2. Ground floor slabs
3. Complete masonry and bond beams
4. Final inspection (building
& plumbing)

Surface water from all paved areas
is to be controlled by surface water
sumps and disposed of to the
approved stormwater disposal
system.



SITE PLAN
1:150

NEW HOUSE FOR MR AND MRS JAKICH
AT 26 BIRKDALE RD, BIRKDALE
DRAWN: MARCH 1997

D.R.DESIGN
DARREN ROBERTS
ARCHITECTURAL DESIGN
& DRAFTING SERVICES

PH 418 0440 P.O.BOX 34477
PH 025 802285 BIRKENHEAD

We hereby certify that the items we have designed on our calculation sheets and numbered:

PROJECT No. 3302

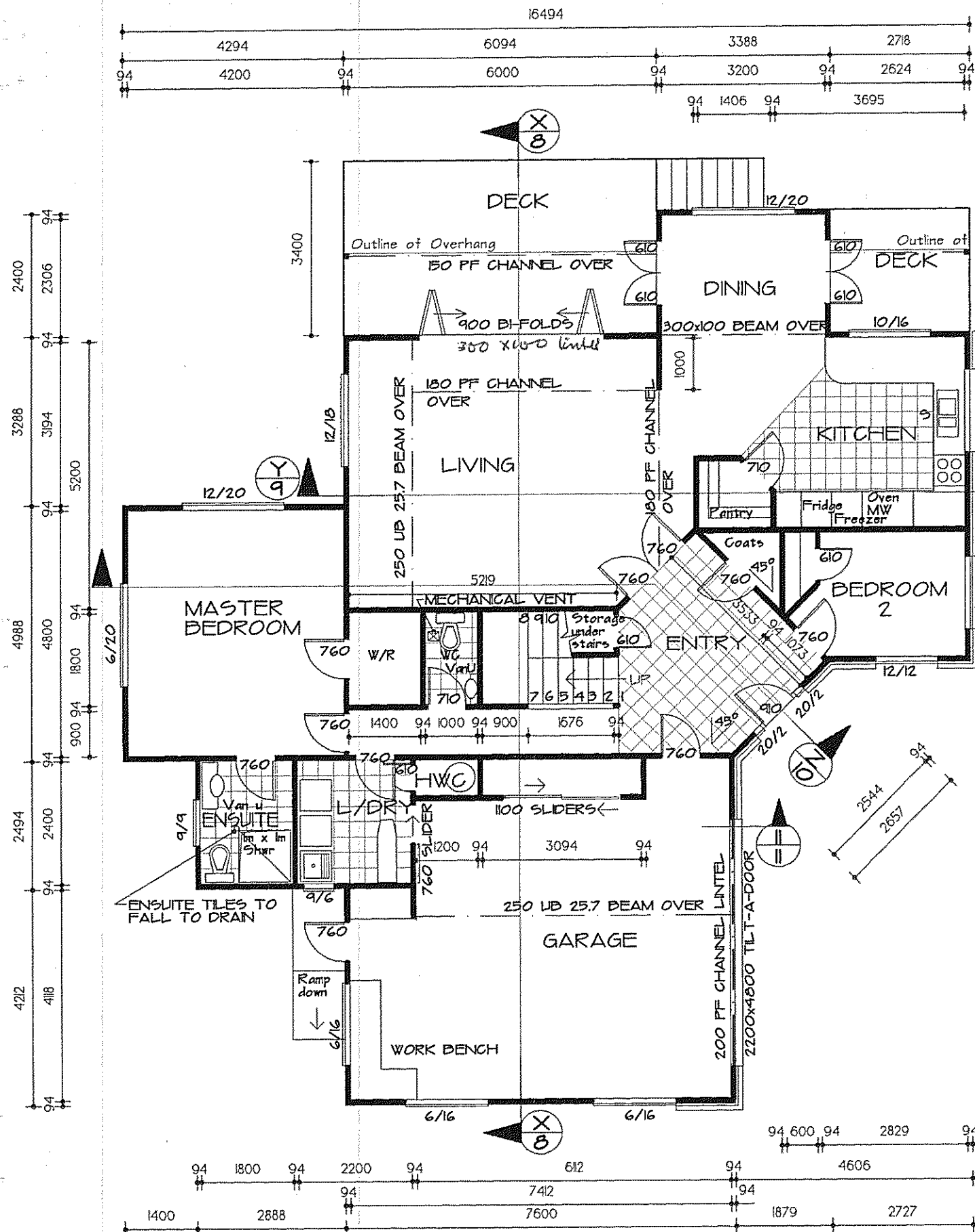
and which are detailed on this drawing, have been correctly shown.

Signed: *[Signature]* (Partner)

Date: 3/4/97
ENGINEERING DESIGN CONSULTANTS
1st Floor, 100 Mokoia Road PO Box 34-281
Birkenhead, Auckland Ph 419 1544 Fax 419 1901

NOTE
ALL DIMENSIONS TO BE CONFIRMED
ON SITE, ANY DISCREPANCIES ARE
TO BE REFERRED TO THE DESIGN
OFFICE.

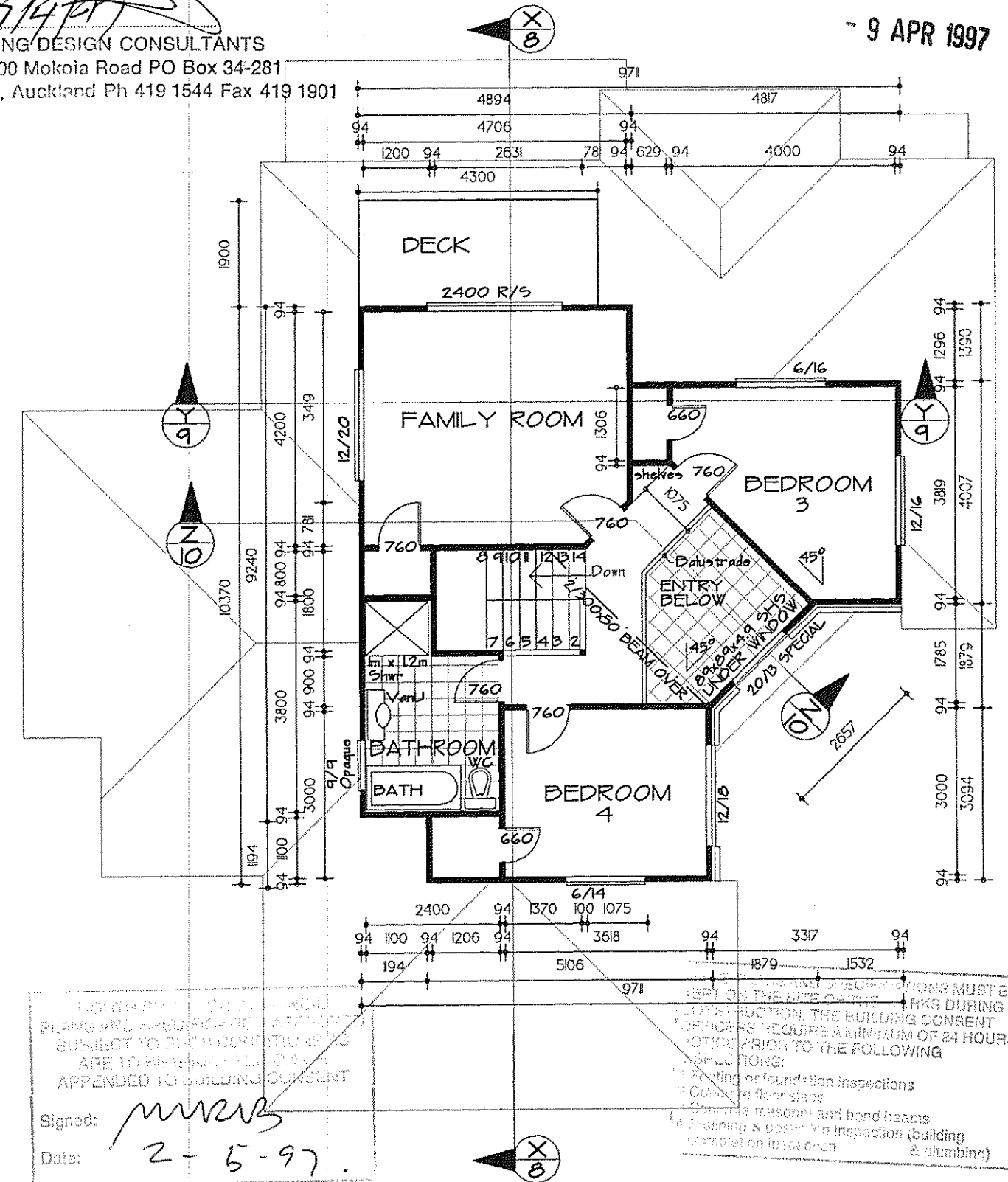
9 APR 1997



GROUND FLOOR
1:100
AREA= 181m² 1946sq ft

FLOOR PLANS
1:100

NEW HOUSE FOR MR AND MRS JAKICH
AT 26 BIRKDALE RD, BIRKDALE
DRAWN MARCH 1997



FIRST FLOOR
1:100
AREA= 77m² 827sq ft
incl STAIRS and ENTRY

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DARREN ROBERTS
ARCHITECTURAL DESIGN
& DRAFTING SERVICES

PH 418 0440 P.O.BOX 34477
PH 025 602285 BIRKENHEAD

3
OF 13

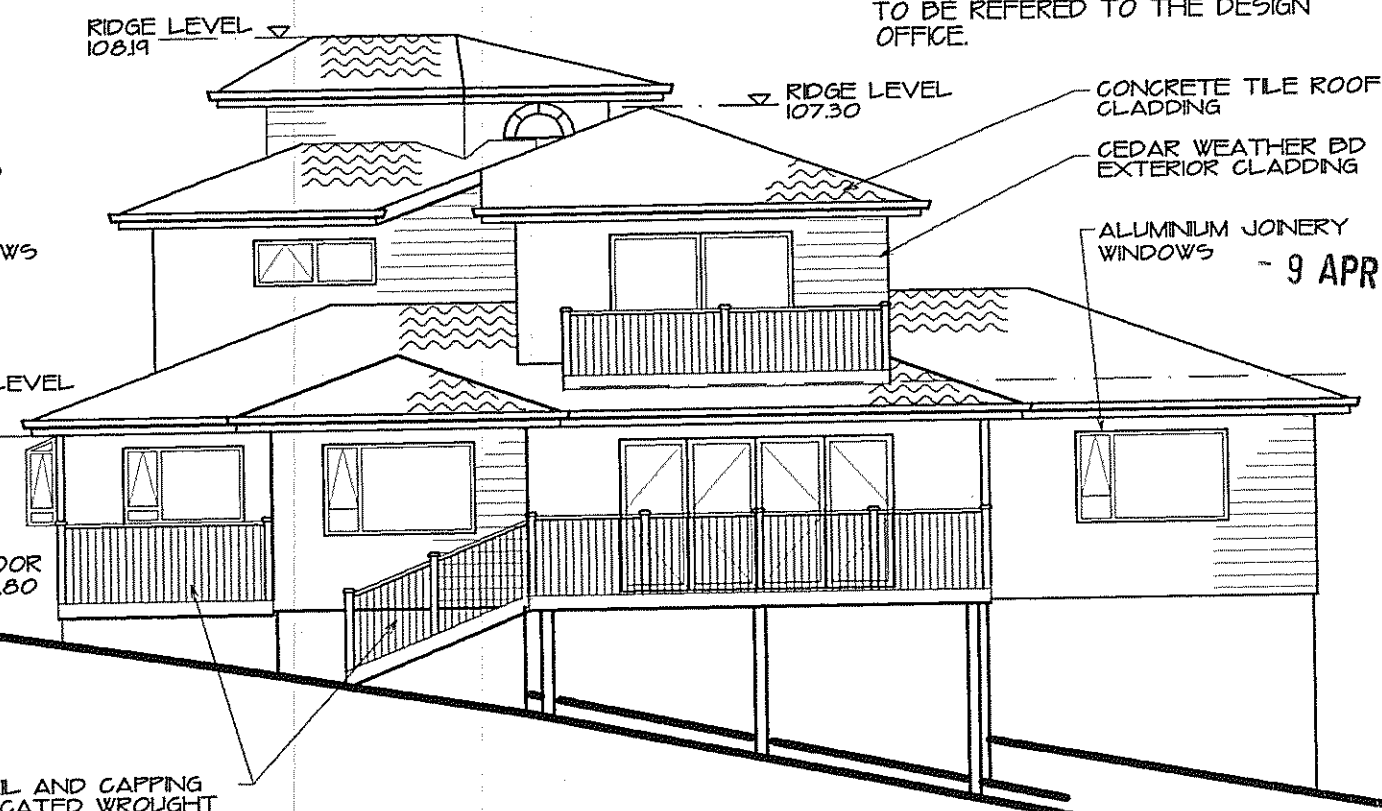
NOTES:
1. ALL DIMENSIONS MUST BE
CHECKED ON THE SITE OF THE
CONSTRUCTION. THE BUILDING
OFFICERS REQUIRE A MINIMUM OF 24 HOURS
NOTICE PRIOR TO THE FOLLOWING
INSPECTIONS:
a) Footing or foundation inspections
b) Concrete floor slabs
c) Masonry and bond beams
d) Final inspection (building
& plumbing)

Signed: *[Signature]*
Date: 2-5-97.

NOTE
ALL DIMENSIONS TO BE CONFIRMED
ON SITE, ANY DISCREPANCIES ARE
TO BE REFERRED TO THE DESIGN
OFFICE.

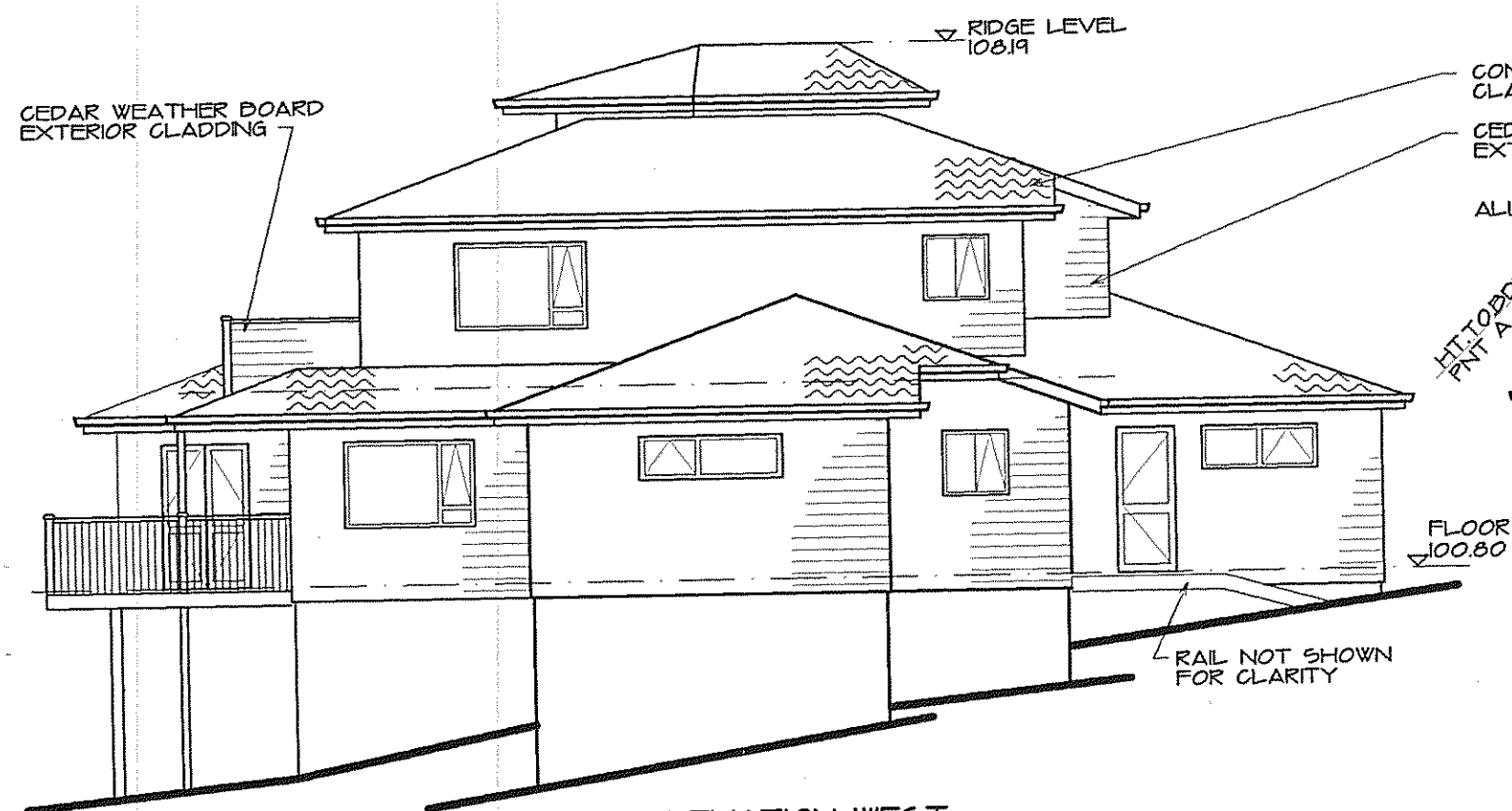


ELEVATION EAST
1:100

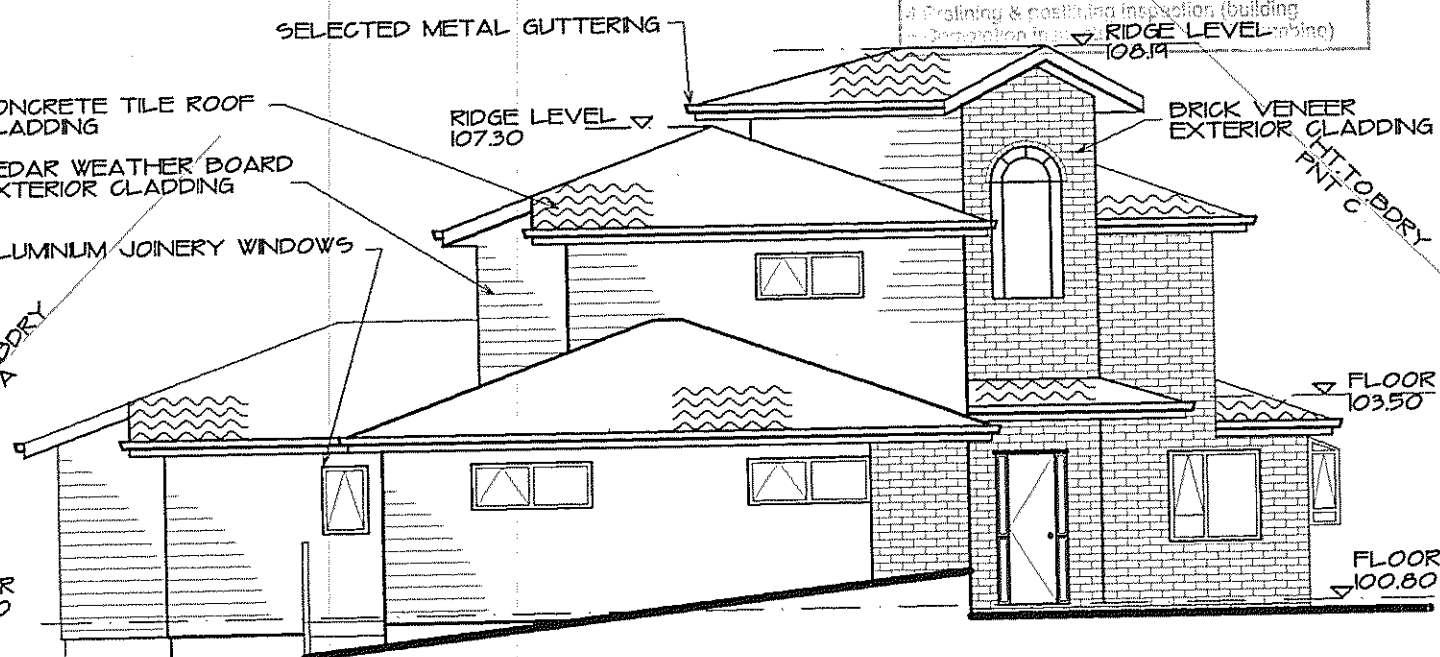


ELEVATION NORTH
1:100

THESE PLANS AND SPECIFICATIONS MUST BE
KEPT ON THE SITE OF THE WORKS DURING
CONSTRUCTION. THE BUILDING CONSENT
OFFICERS REQUIRE A MINIMUM OF 24 HOURS
NOTICE PRIOR TO THE FOLLOWING
INSPECTIONS:
1 Footing or foundation inspections
2 Concrete floor slabs
3 Concrete masonry and hand beams
4 Draining & positioning inspection (building
completion in situ)
RIDGE LEVEL 108.19



ELEVATION WEST
1:100



ELEVATION SOUTH
1:100

APPROVED FOR COUNCIL
PLANNING DEPARTMENT
21 APR 1997
MRS B
2-4-97

D.R.DESIGN

DARREN ROBERTS
ARCHITECTURAL DESIGN
& DRAFTING SERVICES

4
OF 13

NEW HOUSE FOR MR AND MRS JAKICH
AT 26 BIRKDALE RD, BIRKDALE
DRAWN MARCH 1997

PH 418 0440 P.O.BOX 34477
PH 025 802285 BIRKENHEAD

- 9 APR 1997



Ⓒ Anchor piles



Signed: *[Signature]*
Date: 2-5-95

DARREN ROBERTS
ARCHITECTURAL DESIGN
 & DRAFTING SERVICES

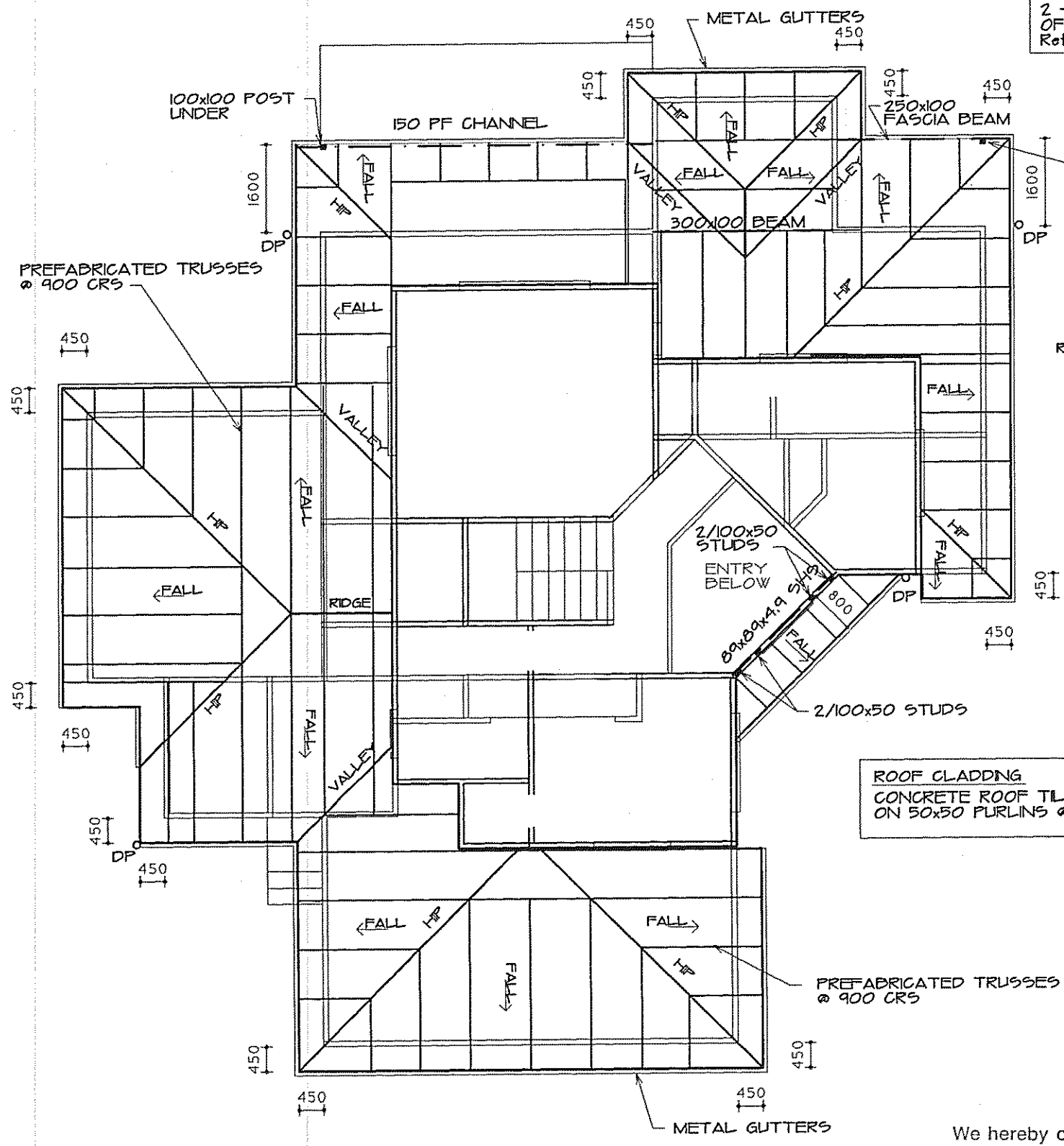
PH 418 0440 P.O.BOX 34477
PH 025 802285 BIRKENHEAD

5
OF 1

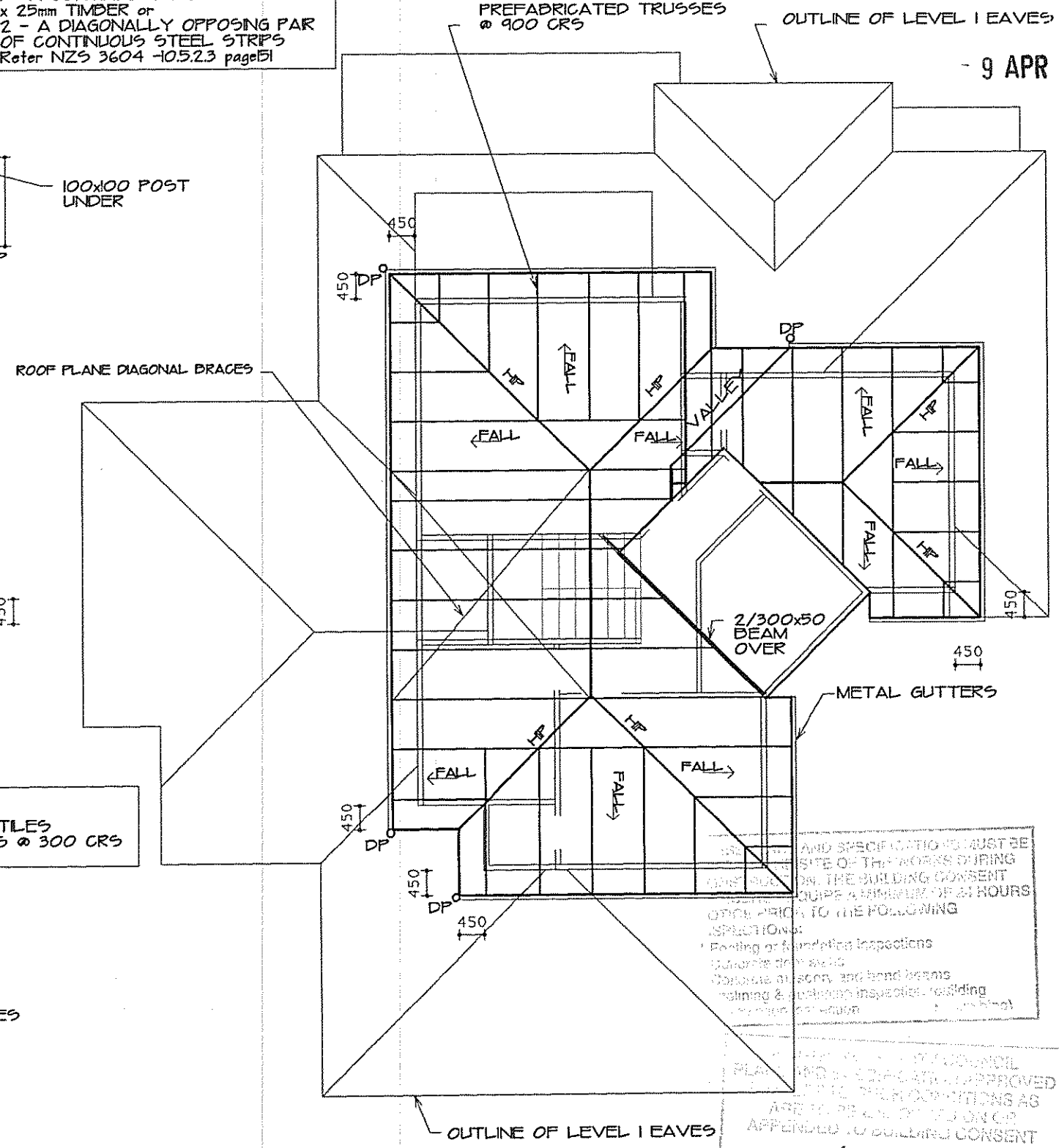
ROOF PLANE DIAGONAL BRACES —
 - RUN AT 45 TO THE RIDGE LINE
 AND FROM THE RIDGE LINE TO
 THE TOP PLATE OF THE
 SUPPORTING WALL.
 BRACING CAN CONSIST OF EITHER:
 1 - A CONTINUOUS LENGTH OF 100mm
 x 25mm TIMBER or
 2 - A DIAGONALLY OPPOSING PAIR
 OF CONTINUOUS STEEL STRIPS
 Refer NZS 3604 -10.5.2.3 page 51

NOTE
 ALL DIMENSIONS TO BE CONFIRMED
 ON SITE, ANY DISCREPANCIES ARE
 TO BE REFERRED TO THE DESIGN
 OFFICE.

- 9 APR 1997



LEVEL 1 ROOF FRAMING PLAN
 1100



LEVEL 2 ROOF FRAMING PLAN
 1100

AND SPECIFICATIONS MUST BE
 SITE OF THE WORKS DURING
 ON THE BUILDING CONSENT
 EQUIP A MINIMUM OF 24 HOURS
 OFFICE PRIOR TO THE FOLLOWING
 INSPECTIONS:
 - Foundation inspections
 - Concrete slab walls
 - Concrete slabs, and beam beams
 - Insulating & waterproof inspection, including
 - Waterproofing

PLANNED BY THE COUNCIL
 AND IS A CONDITIONALLY APPROVED
 DEVELOPMENT. SUCH CONDITIONS AS
 ARE TO BE OBSERVED BY THE OWNER OR
 APPENDED TO BUILDING CONSENT
 Signed: *[Signature]*
 2-4-97.

We hereby certify that the items we have
 designed on our calculation sheets and
 numbered:

PROJECT No. 3302
 and which are detailed on this drawing,
 have been correctly shown
 Signed: *[Signature]* (Partner)

Date: 7/4/97
 ENGINEERING DESIGN CONSULTANTS
 1st Floor, 100 Mokoia Road PO Box 34-281
 Birkenhead, Auckland Ph 419 1544 Fax 419 1901

NEW HOUSE FOR MR AND MRS JAKICH
 AT 26 BIRKDALE RD, BIRKDALE
 DRAWN MARCH 1997

D.R.DESIGN
 DARREN ROBERTS
 ARCHITECTURAL DESIGN
 & DRAFTING SERVICES
 PH 418 0440 P.O.BOX 34477
 PH 025 602285 BIRKENHEAD
 6 OF 13

NOTE
ALL DIMENSIONS TO BE CONFIRMED
ON SITE, ANY DISCREPANCIES ARE
TO BE REFERRED TO THE DESIGN
OFFICE.

- 9 APR 1997

NORTH SHORE CITY COUNCIL
All P&D work to comply with the
Building Act 1991, NZ Building Code
and approved documents.
Check position and depth of all
sanitary sewers and drains before
starting work.
Signed: *[Signature]*
Date: 30.4.97

COUNCIL
APPROVED
AS
PER BUILDING CONSENT
Signed: *[Signature]*
Date: 2-5-97

THESE PLANS AND SPECIFICATIONS MUST BE
KEPT ON THE SITE AT ALL TIMES DURING
CONSTRUCTION. THE BUILDING CONSENT
OFFICERS REQUIRE A MINIMUM OF 24 HOURS
NOTICE PRIOR TO THE FOLLOWING
INSPECTIONS:
1 Footing or foundation inspections
2 Concrete floor slabs
3 Concrete masonry and bond beams
4 Preliminary & post-tensioning inspection (building
& structural) & slabs

CRAFTSMAN PLUMBER AND
REGISTERED DRAINLAYER TO
CONFIRM RESPONSIBILITY AT
COUNCIL OFFICE BEFORE
COMMENCING ANY WORK

D.R.DESIGN

DARREN ROBERTS
ARCHITECTURAL DESIGN
& DRAFTING SERVICES

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PH 025 802285 BIRKENHEAD

7
OF 13

ROOF CLADDING
CONCRETE ROOF TILES
ON 50x50 PURLINS @ 300 CRS

ROOF PLANE DIAGONAL BRACES
- RUN AT 45 TO THE RIDGE LINE
AND FROM THE RIDGE LINE TO
THE TOP PLATE OF THE
SUPPORTING WALL.
BRACING CAN CONSIST OF EITHER:
1 - A CONTINUOUS LENGTH OF 100mm
x 25mm TIMBER or
2 - A DIAGONALLY OPPOSING PAIR
OF CONTINUOUS STEEL STRIPS
Refer NZS 3604 -10.5.2.3 page 51

ENTRY ROOF FRAMING PLAN
1100

NEW HOUSE FOR MR AND MRS JAKICH
AT 26 BIRKDALE RD, BIRKDALE
DRAWN MARCH 1997

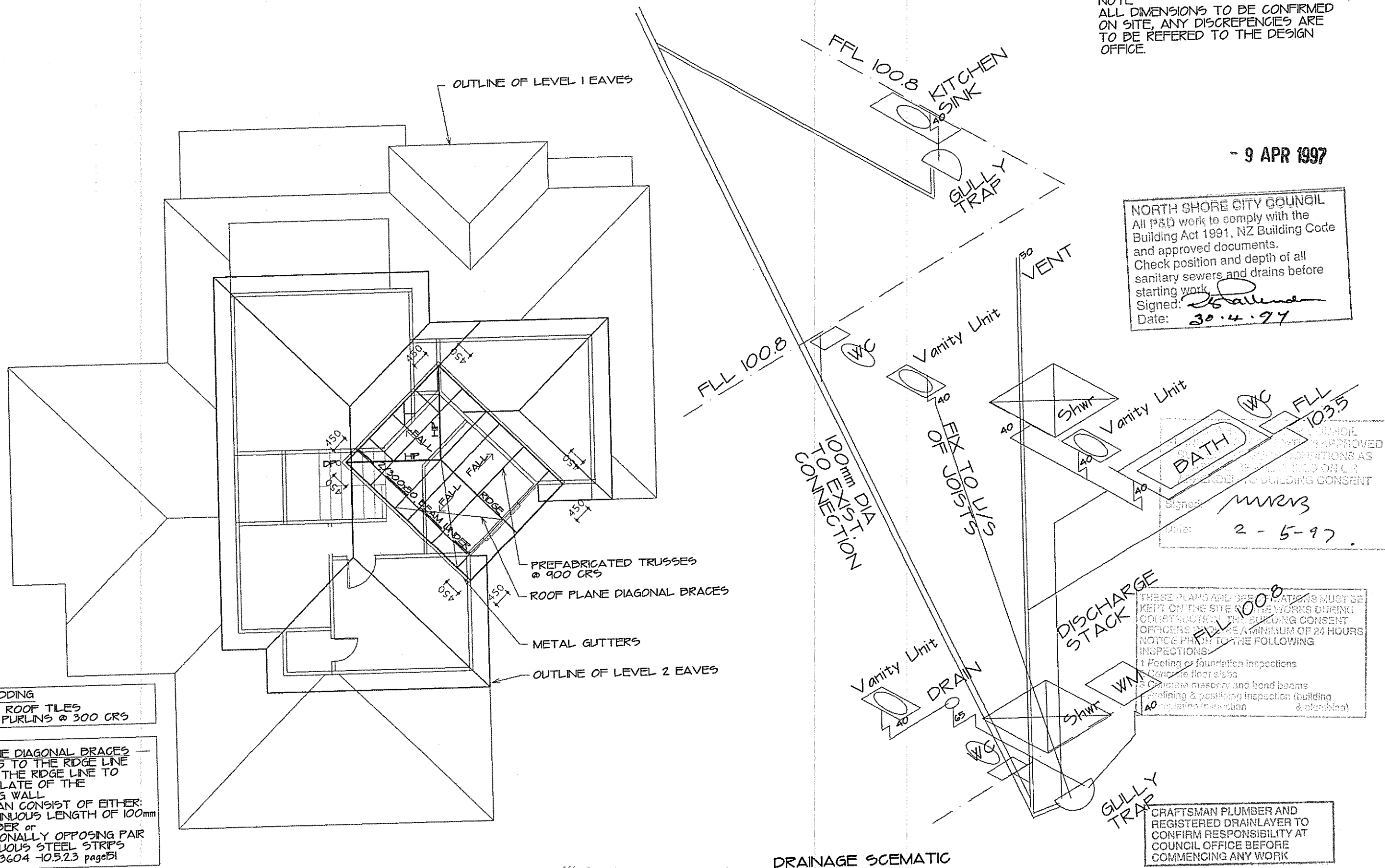
We hereby certify that the items we have
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numbered:

PROJECT No. 3302
and which are detailed on this drawing,
have been correctly shown.

Signed: *[Signature]* (Partner)

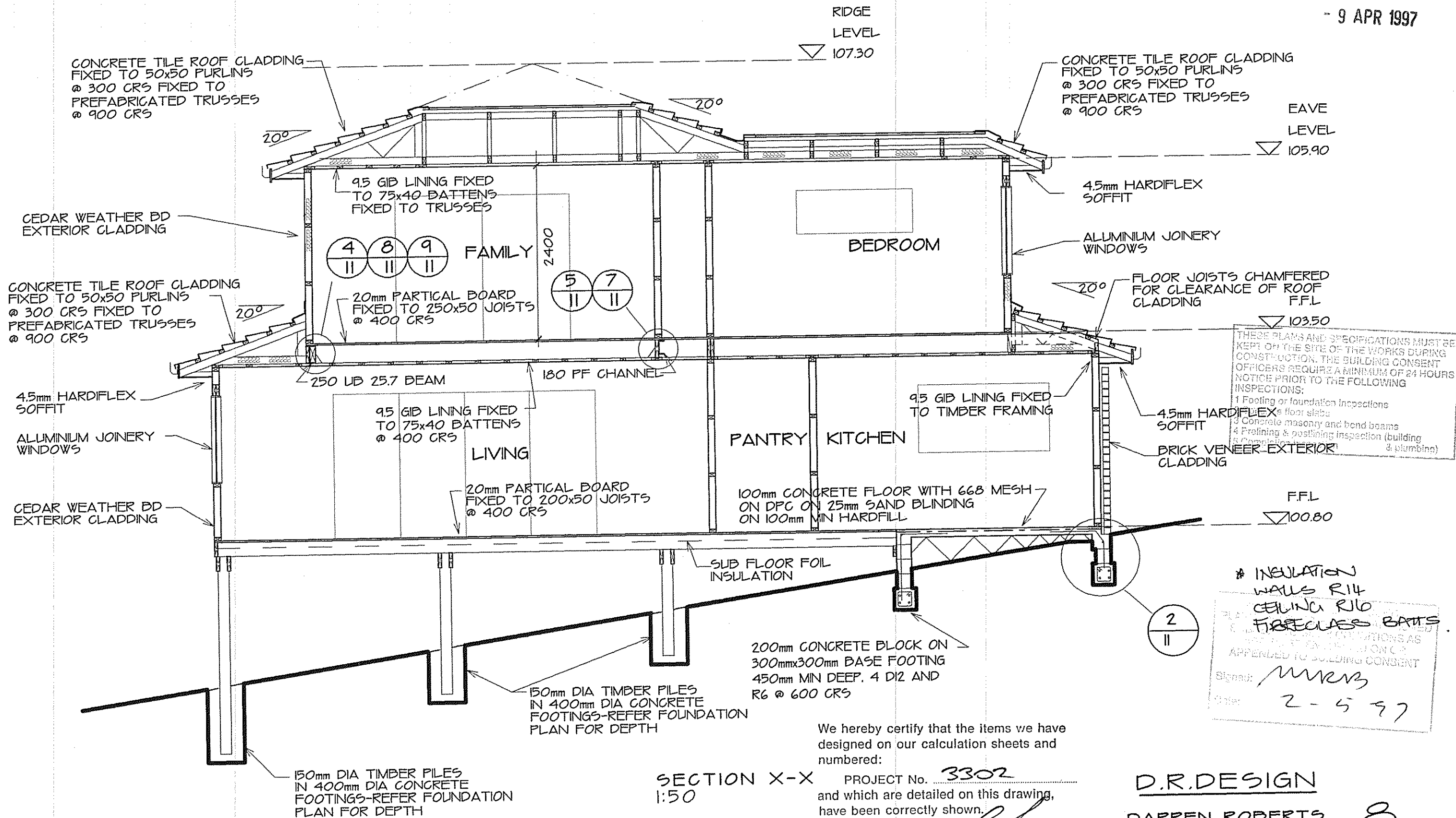
Date: 7/4/97
ENGINEERING DESIGN CONSULTANTS
1st Floor, 100 Mokoia Road PO Box 34-281
Birkenhead, Auckland Ph 419 1544 Fax 419 1901

DRAINAGE SCHEMATIC



- 9 APR 1997

NOTE
ALL DIMENSIONS TO BE CONFIRMED
ON SITE, ANY DISCREPANCIES ARE
TO BE REFERRED TO THE DESIGN
OFFICE



NEW HOUSE FOR MR AND MRS JAKICH
AT 26 BIRKDALE RD, BIRKDALE
DRAWN March 1997

SECTION X-X
1:50

We hereby certify that the items we have
designed on our calculation sheets and
numbered:

PROJECT No. 3302
and which are detailed on this drawing,
have been correctly shown.
Signed: *[Signature]* (Partner)
Date: 7/4/97
ENGINEERING DESIGN CONSULTANTS
1st Floor, 100 Mokoia Road PO Box 34-281
Dunedin, Auckland Ph 419 1544 Fax 419 1901

D.R. DESIGN
DARREN ROBERTS
ARCHITECTURAL DESIGN
& DRAFTING SERVICES

PH 418 0440 P.O. BOX 34477
PH 025 802285 BIRKENHEAD

8
OF 13

Date: 07/04/07
ENGINEERING DESIGN CONSULTANTS
1st Floor, 100 Mokoia Road PO Box 34-281
RIDGE LEVEL
Birkenhead, Auckland Ph 419 1544 Fax 419 1901
10730

ALL WORKING AND SPECIFICATIONS MUST BE KEPT ON THE SITE OF THE WORKS DURING CONSTRUCTION. THE BUILDING CONSENT DOCUMENT REQUIRE A MINIMUM OF 24 HOURS NOTICE PRIOR TO THE FOLLOWING INSPECTIONS:

- 1 Footing or foundation inspections
- 2 Concrete floor slabs
- 3 Concrete masonry and bond beams
- 4 Framing & partition inspection (building)
- 5 Completion inspection
- 6 Plumbing

EAVE
LEVEL
105.90

50mm DEEP x 100mm WIDE
CHANNEL TO FALL TO
DOWNPIPE

— SEE GROUND FLOOR
DECK RAIL

BEAM

F.F.L
7 103.50

50 SQx50 CEDAR
CAPPING
125x50 TOP
RAIL

POWDER COATED SQUARE STEEL
MID-RAILS PREFABRICATED IN STEEL
FRAME

100x25 TIMBER DECKING ON
50x50 JOISTS @ 400 CRS

F.F.L
100.80

SUB FLOOR FOIL
INSULATION

2/200x50 BEARERS
FIX TO PILES WITH
2M12 BOLTS

2/150x50 BEARERS
FIX TO PILES WITH
2M12 BOLTS

CEDAR PANEL

150mm DIA TIMBER PILES
IN 400mm DIA CONCRETE FOOTING
-REFER FOUNDATION PLAN FOR
DEPTH

15

2-5-9-

ARCHITECTURAL DESIGN
& DRAFTING SERVICES

PH 418 0440 P.O.BOX 34477
PH 025 802285 BIRKENHEAD

OF 13

1st Floor, 100 Mokoia Road PO Box 34-281
 Auckland Ph 419 1544 Fax 419 1901

2 Concrete floor slabs
 3 Concrete masonry and bond beams
 4 Framing & partition inspection (building & plumbing)
 5 Completion inspection

9 APR 1997

CONCRETE TILE ROOF CLADDING
 FIXED TO 50x50 PURLINS
 @ 300 CRS FIXED TO
 PREFABRICATED TRUSSES
 @ 900 CRS

TRUSSES BY REGISTERED
 TRUSS MANUFACTURER

SELECTED METAL GUTTERING

CEDAR WEATHER BD
 EXTERIOR CLADDING
 ON BUILDING PAPER

CONCRETE TILE ROOF CLADDING
 FIXED TO 50x50 PURLINS
 @ 300 CRS FIXED TO
 PREFABRICATED TRUSSES
 @ 900 CRS

20mm PARTIAL BOARD
 FIXED TO 250x50 JOISTS
 @ 400 CRS

20mm PARTIAL BOARD
 FIXED TO 250x50 JOISTS
 @ 400 CRS

20mm PARTIAL BOARD
 FIXED TO 200x50 JOISTS
 @ 400 CRS

100x50 TIMBER
 FRAMING @ 1200
 CRS - FIXED TO
 BOUNDARY JOISTS
 WITH 2M12 BOLTS

100x50 framing

180 PF CHANNEL

95 GIB LINING FIXED
 TO 75x40 BATTENS
 FIXED TO TRUSSES

95 GIB LINING
 FIXED TO 250x50 JOISTS
 @ 400 CRS

95 GIB LINING FIXED
 TO 75x40 BATTENS
 @ 400 CRS

95 GIB LINING FIXED
 TO TIMBER FRAMING

50 PF CHANNEL

50 SQx50 CEDAR
 CAPPING

125x50 TOP
 RAIL

45mm HARDIFLEX
 SOFFIT

POWDER COATED SQUARE STEEL
 MID-RAILS PREFABRICATED IN STEEL
 FRAME

100x25 TIMBER DECKING ON
 50x50 JOISTS @ 400 CRS

2/200x50 BEARERS
 FIX TO PILES WITH
 2M12 BOLTS

2/150x50 BEARERS
 FIX TO PILES WITH
 2M12 BOLTS

CEDAR PANEL

150mm DIA TIMBER PILES
 IN 400mm DIA CONCRETE FOOTING
 -REFER FOUNDATION PLAN FOR
 DEPTH

200mm CONCRETE BLOCK ON
 300mmx300mm BASE FOOTING
 450mm MIN DEEP. 4 D12 AND
 R6 @ 600 CRS

200mm CONCRETE BLOCK ON
 300mmx300mm BASE FOOTING
 450mm MIN DEEP. 4 D12 AND
 R6 @ 600 CRS

200mm CONCRETE BLOCK ON
 300mmx300mm BASE FOOTING
 450mm MIN DEEP. 4 D12 AND
 R6 @ 600 CRS

100mm CONCRETE FLOOR WITH 668 MESH
 ON DPC ON 25mm SAND BLINDING
 ON 100mm MIN HARDFILL

250 LB 25.7 BEAM

200mm CONCRETE BLOCK
 RETAINING 600mm MAX
 GARAGE

3 COATS
 FLINT
 -COTE

FREE
 DRAINING
 SCORIA

100mm
 NOVAFLO

400mm LAPS MIN

100x50 TOP RAIL DRESSED
 WITH POLYURETHANE FINISH

50x50 TOP RAIL DRESSED
 WITH POLYURETHANE FINISH

95 GIB LINING FIXED
 TO 75x40 BATTENS
 @ 400 CRS

95 GIB LINING

20mm PARTIAL BOARD
 FIXED TO 250x50 JOISTS
 @ 400 CRS

20mm PARTIAL BOARD
 FIXED TO 250x50 JOISTS
 @ 400 CRS

20mm PARTIAL BOARD
 FIXED TO 200x50 JOISTS
 @ 400 CRS

100x50 TIMBER
 FRAMING @ 1200
 CRS - FIXED TO
 BOUNDARY JOISTS
 WITH 2M12 BOLTS

100x50 framing

180 PF CHANNEL

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 FRAMING @ 1200
 CRS - FIXED TO
 BOUNDARY JOISTS
 WITH 2M12 BOLTS

100x50 framing

180 PF CHANNEL

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20mm PARTIAL BOARD
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 @ 400 CRS

100x50 TIMBER
 FRAMING @ 1200
 CRS - FIXED TO
 BOUNDARY JOISTS
 WITH 2M12 BOLTS

100x50 framing

180 PF CHANNEL

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95 GIB LINING

20mm PARTIAL BOARD
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20mm PARTIAL BOARD
 FIXED TO 200x50 JOISTS
 @ 400 CRS

100x50 TIMBER
 FRAMING @ 1200
 CRS - FIXED TO
 BOUNDARY JOISTS
 WITH 2M12 BOLTS

100x50 framing

180 PF CHANNEL

95 GIB LINING FIXED
 TO 75x40 BATTENS
 @ 400 CRS

95 GIB LINING

20mm PARTIAL BOARD
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 @ 400 CRS

20mm PARTIAL BOARD
 FIXED TO 250x50 JOISTS
 @ 400 CRS

20mm PARTIAL BOARD
 FIXED TO 200x50 JOISTS
 @ 400 CRS

100x50 TIMBER
 FRAMING @ 1200
 CRS - FIXED TO
 BOUNDARY JOISTS
 WITH 2M12 BOLTS

100x50 framing

180 PF CHANNEL

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 TO 75x40 BATTENS
 @ 400 CRS

95 GIB LINING

20mm PARTIAL BOARD
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 @ 400 CRS

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 FIXED TO 250x50 JOISTS
 @ 400 CRS

20mm PARTIAL BOARD
 FIXED TO 200x50 JOISTS
 @ 400 CRS

100x50 TIMBER
 FRAMING @ 1200
 CRS - FIXED TO
 BOUNDARY JOISTS
 WITH 2M12 BOLTS

100x50 framing

180 PF CHANNEL

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 @ 400 CRS

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 FIXED TO 250x50 JOISTS
 @ 400 CRS

20mm PARTIAL BOARD
 FIXED TO 200x50 JOISTS
 @ 400 CRS

100x50 TIMBER
 FRAMING @ 1200
 CRS - FIXED TO
 BOUNDARY JOISTS
 WITH 2M12 BOLTS

100x50 framing

180 PF CHANNEL

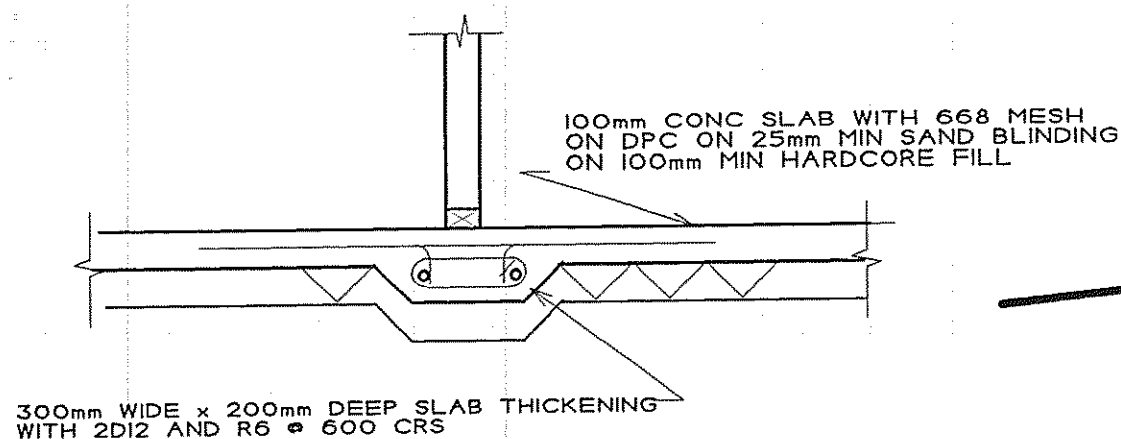
95 GIB LINING FIXED
 TO 75x40 BATTENS
 @ 400 CRS

95 GIB LINING

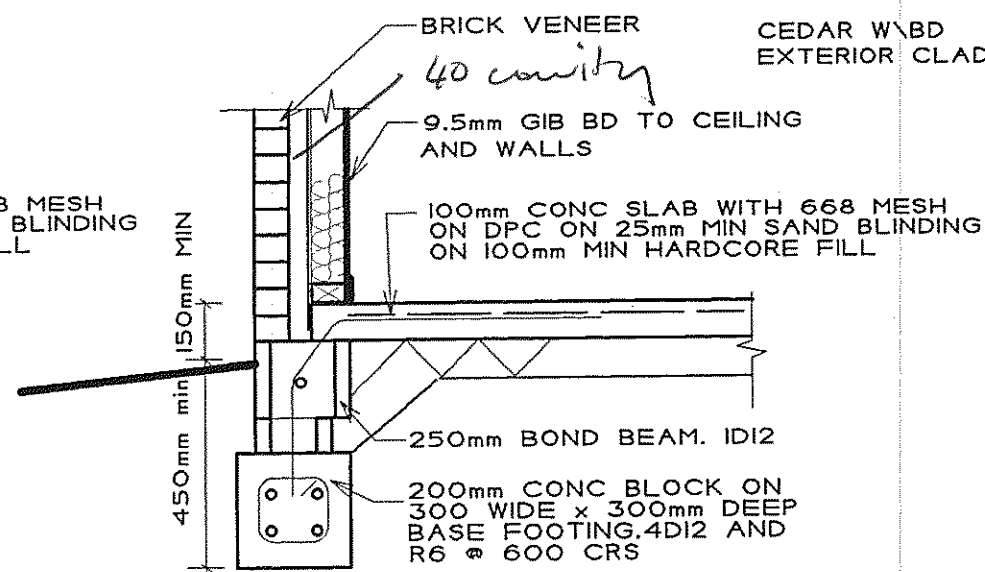
20mm PARTIAL BOARD
 FIXED TO 250x50 JOISTS
 @ 400 CRS

20mm PARTIAL BOARD
 FIXED TO 250x50 JOISTS

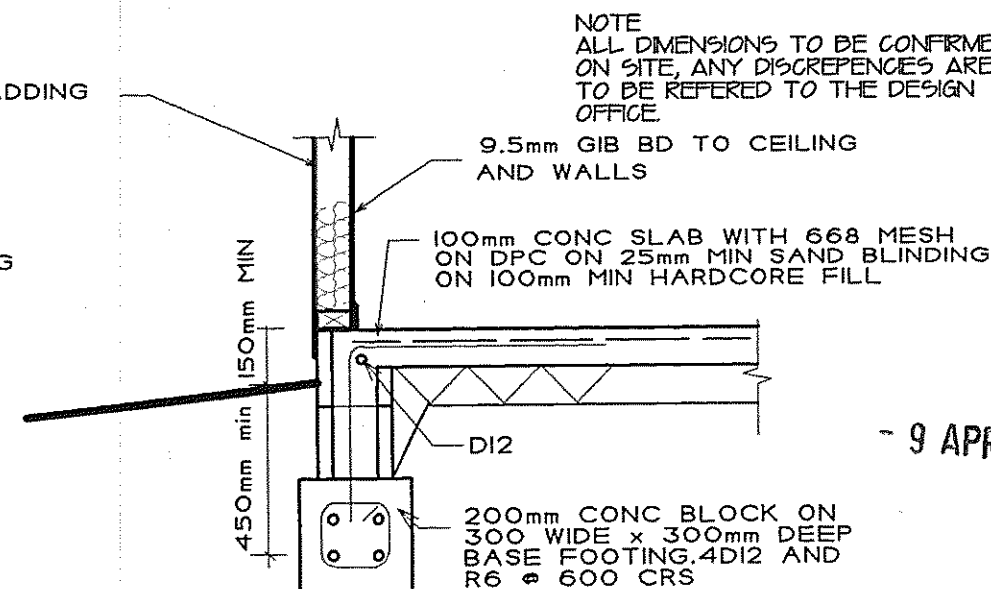
NEW HOUSE FOR MR AND MRS JAKICH
AT 26 BIRKDALE RD, BIRKDALE
DRAWN March 1997



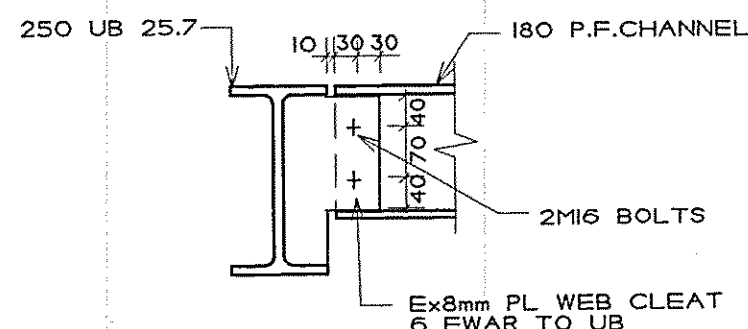
SLAB THICKENING 1
1:20



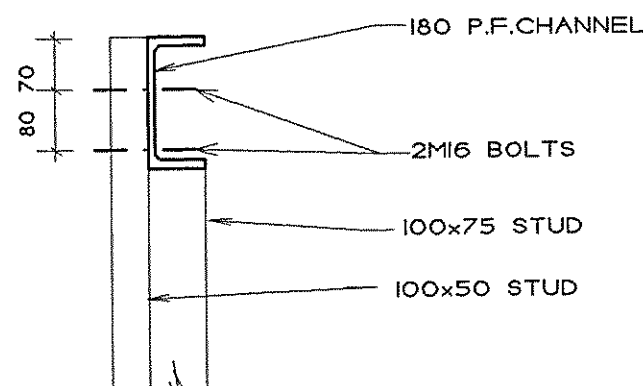
BRICK VENEER
FOOTING DETAIL 2
1:20



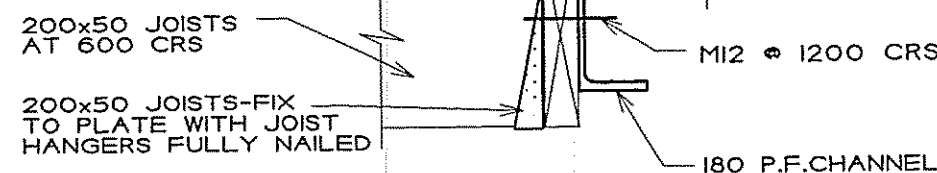
PERIMETER FOOTING DETAIL 3
1:20



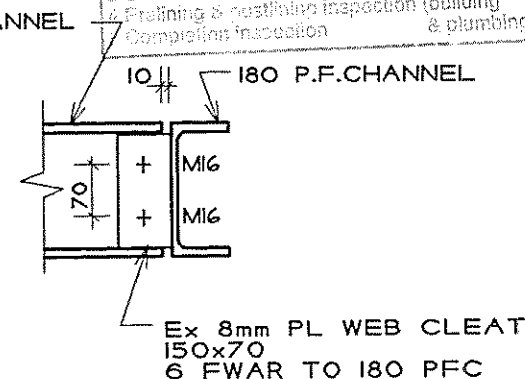
BEAM CONNECTION 4
1:10



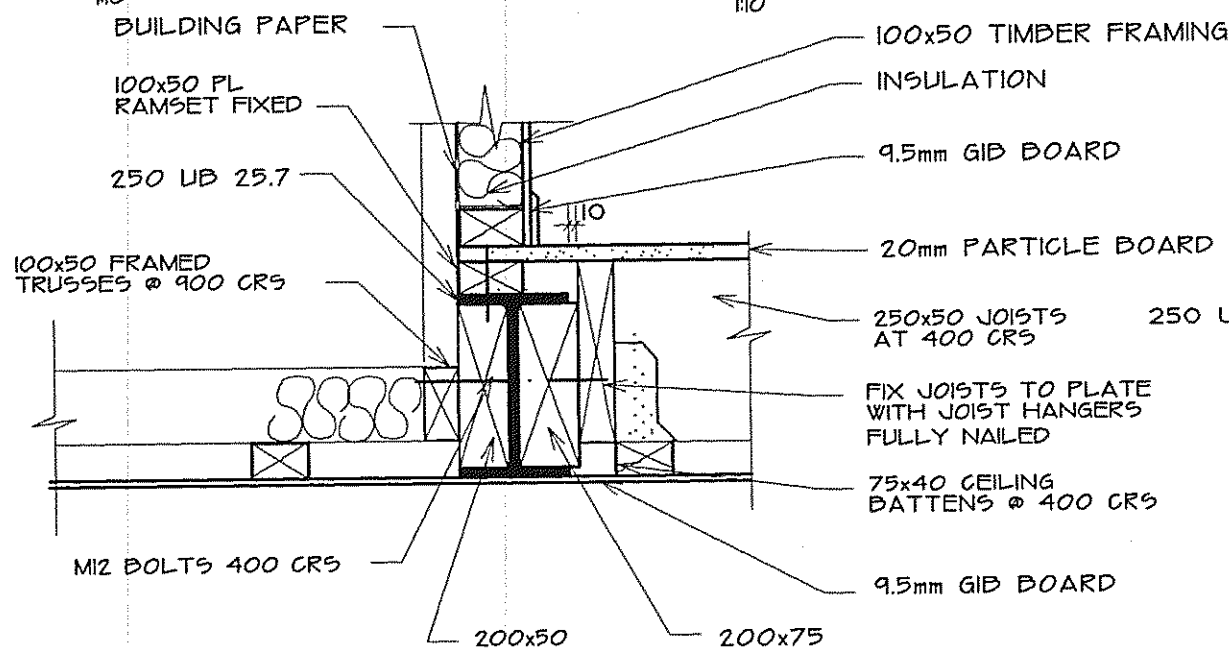
CHANNEL/POST DETAIL 5
1:10



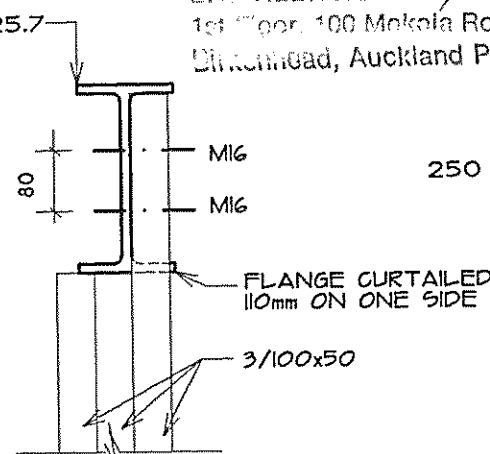
CHANNEL/JOIST DETAIL 6



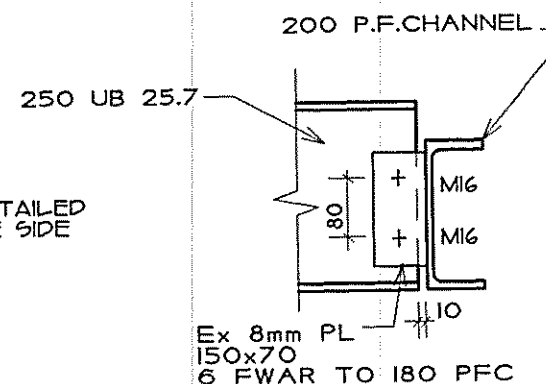
BEAM CONNECTION 7
1:10



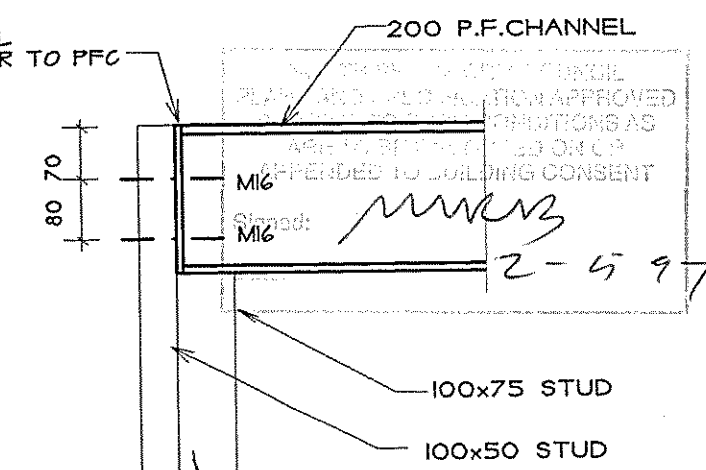
CHANNEL/JOIST DETAIL 8
1:10



BEAM/POST DETAIL 9
1:10



BEAM CONNECTION 10
1:10



CHANNEL/POST DETAIL 11
1:10

NEW HOUSE FOR MR AND MRS JAKICH
AT 26 BIRKDALE RD, BIRKDALE
DRAWN MARCH 1997

We hereby certify that the items we have
designed on our calculation sheets and
numbered:

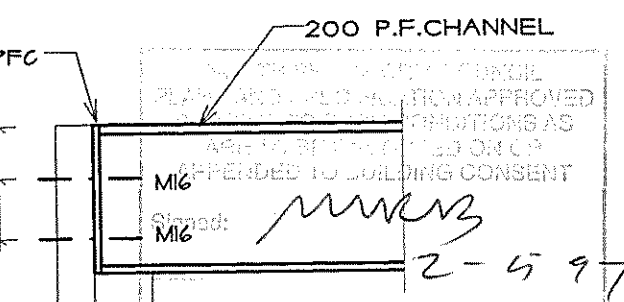
PROJECT No. 3302

and which are detailed on this drawing,
have been correctly shown.

Signed: *[Signature]* (Partner)

Date: *[Signature]*
ENGINEERING DESIGN CONSULTANTS
1st Floor, 100 Mokolai Road PO Box 34-281
Birkenhead, Auckland Ph 419 1544 Fax 419 1901

Ex 6mm END PL
75x200 6FWAR TO PFC

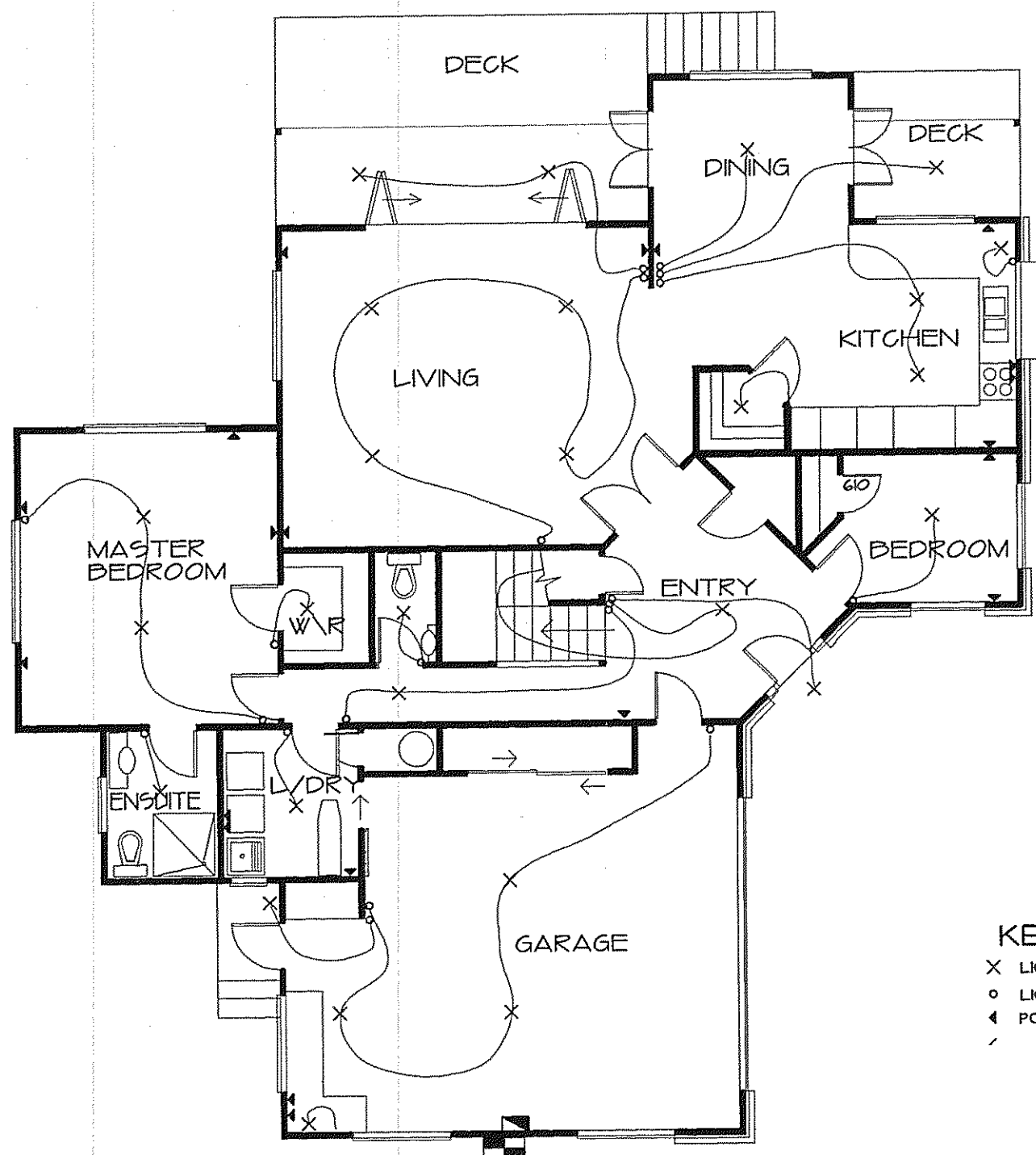


D.R.DESIGN
DARREN ROBERTS
ARCHITECTURAL DESIGN
& DRAFTING SERVICES

PH 418 0440 P.O. BOX 34477
PH 025 732 799 BIRKENHEAD

NOTE
ALL DIMENSIONS TO BE CONFIRMED
ON SITE, ANY DISCREPANCIES ARE
TO BE REFERRED TO THE DESIGN
OFFICE.

9 APR 1997

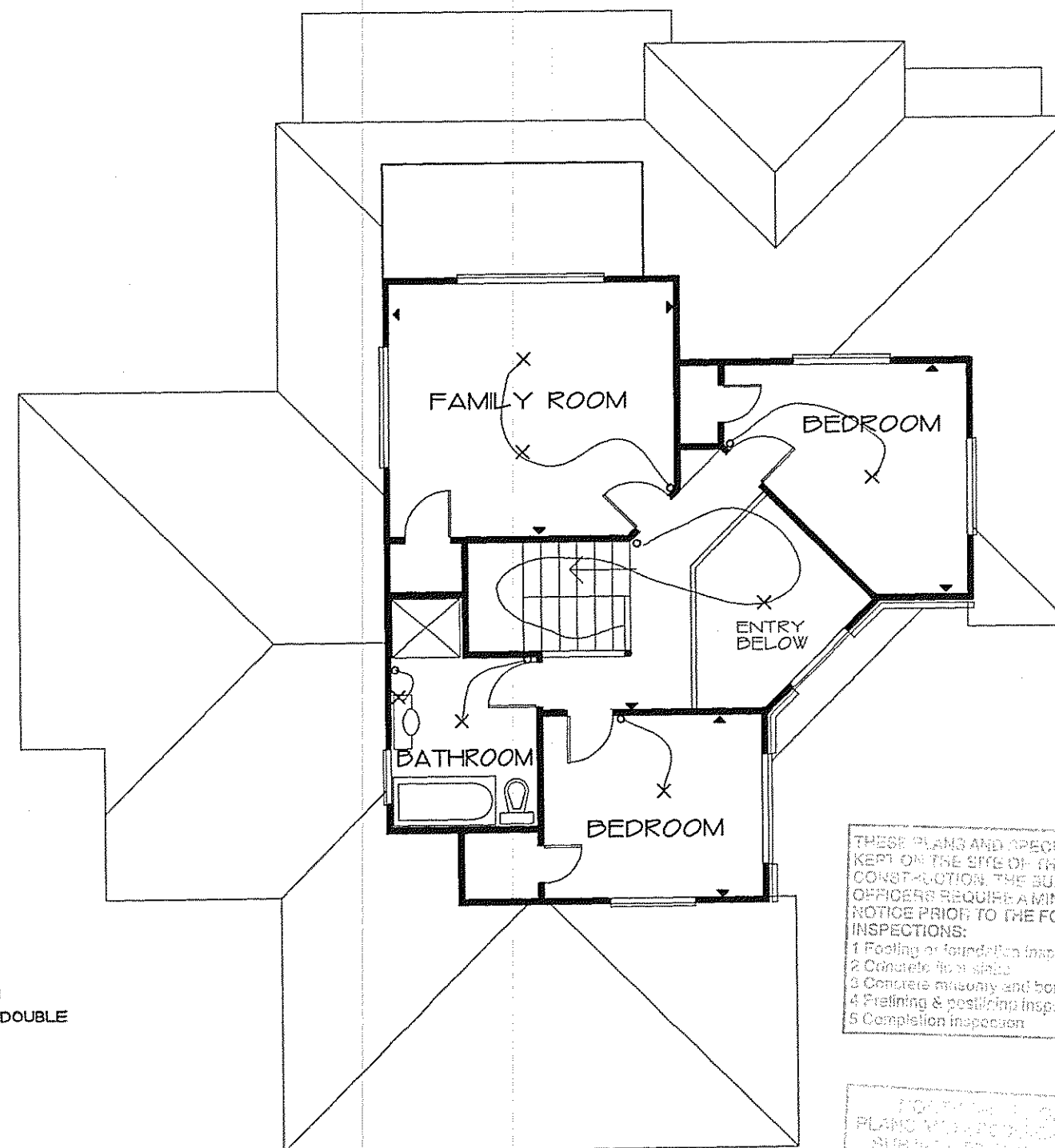


GROUND FLOOR
1:100

KEY

- X LIGHT
- o LIGHT SWITCH
- ◄ POWER POINT-DOUBLE

ELECTRICAL PLANS



FIRST FLOOR
1:100

THESE PLANS AND SPECIFICATIONS MUST BE
KEPT ON THE SITE OF THE WORKS DURING
CONSTRUCTION. THE BUILDING CONSENT
OFFICERS REQUIRE A MINIMUM OF 24 HOURS
NOTICE PRIOR TO THE FOLLOWING
INSPECTIONS:
1 Footing or foundation inspections
2 Concrete form slabs
3 Concrete masonry and bond beams
4 Prefining & pestproofing inspection (building
& plumbing)
5 Completion inspection

FOR THE LOCAL COUNCIL
PLANS MUST BE PRELIMINARILY APPROVED
SUBJECT TO ANY MODIFICATIONS AS
APPROPRIATE. FOR COUNCIL
APPENDIX TO BUILDING CONSENT

Signed: *MRB*

Date: 2-5-97

D.R. DESIGN

DARREN ROBERTS
ARCHITECTURAL DESIGN
& DRAFTING SERVICES

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PH 025 802285 BIRKENHEAD

12
OF 13

NEW HOUSE FOR MR AND MRS JAKICH
AT 26 BIRKDALE RD, BIRKDALE
DRAWN MARCH 1997

"BRACING CALCULATIONS
NZS 3604 1990

CLIENT: JAKICH

ADDRESS:

26 BIRKDALE RD
BIRKDALE

EARTHQUAKE ZONE C WIND ZONE MED
ROOF PITCH 20deg ROOF HT ABV EAVE 2 ROOF TYPE HEAVY
HEIGHT TO APEX 7

BUILDING LENGTH (AVG) 16.5
BUILDING WIDTH (AVG) 17.5
BUILDING AREA 200
EARTHQUAKE BUm2 4
EARTHQUAKE BU'S 800
WIND BU'S ALONG 89
WIND LOAD ALONG 1557.5
WIND BU'S ACROSS 96
WIND LOAD ACROSS 1584

LEVEL ONE ALONG A: 12.20 B: 16.50 C 12.00 D 7.60

Total B.U.s Req	Label	Min B.U.s	No	Type	Rating	Length	B.U.s
1557.5	A	122	1	BR4	91	1.4	127
			2	CP4	97	0.6	58.2
			3	CP4	97	0.6	58.2
	B	165	4	BR4	91	1	91
			5	GIB1	75	2.4	180
			6	GIB1	75	2.4	180
			7	GIB3	65	1.2	78
			8	GIB3	65	2.8	182
	C	120	9	GIB1	55	2	110
			10	GIB3	65	1.2	78
			11	GIB3	65	1.2	78
			12	GIB2	80	3.1	248
	D	76	13	GIB1	55	2	110
TOTALS						1578	

LEVEL 1 ACROSS M: 7.40 N 15.00 O: 17.40 P 6.50

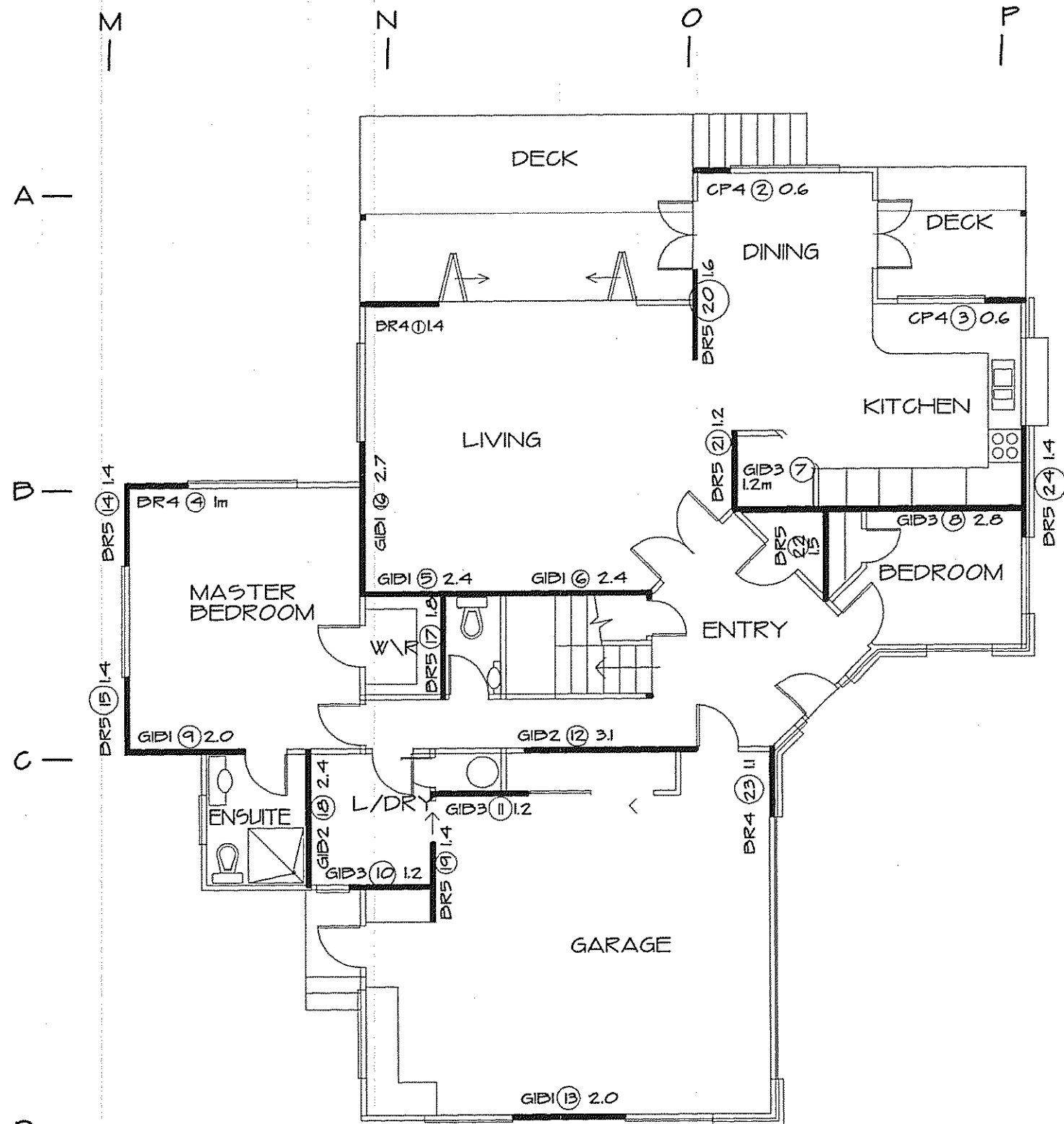
Total B.U.s Req	Label	Min B.U.s	No	Type	Rating	Length	B.U.s
1584	M	74	14	BR5	98	1.4	137.2
			15	BR5	98	1.4	137.2
	N	150	16	GIB1	75	2.7	202.5
			17	BR5	98	1.8	176.4
			18	GIB2	80	2.4	192
			19	BR5	98	1.4	137.2
	O	174	20	BR5	98	1.6	156.8
			21	BR5	98	1.2	117.2
			22	BR5	98	1.5	147
			23	BR4	91	1.1	100.1
	P	65	24	BR5	98	1.4	137.2
	TOTALS						1641

WIND LOAD ACROSS

TOTALS	614.6
--------	-------

NOTE
ALL DIMENSIONS TO BE CONFIRMED
ON SITE, ANY DISCREPANCIES ARE
TO BE REFERRED TO THE DESIGN
OFFICE

- 9 APR 1997



GROUND FLOOR
1:100

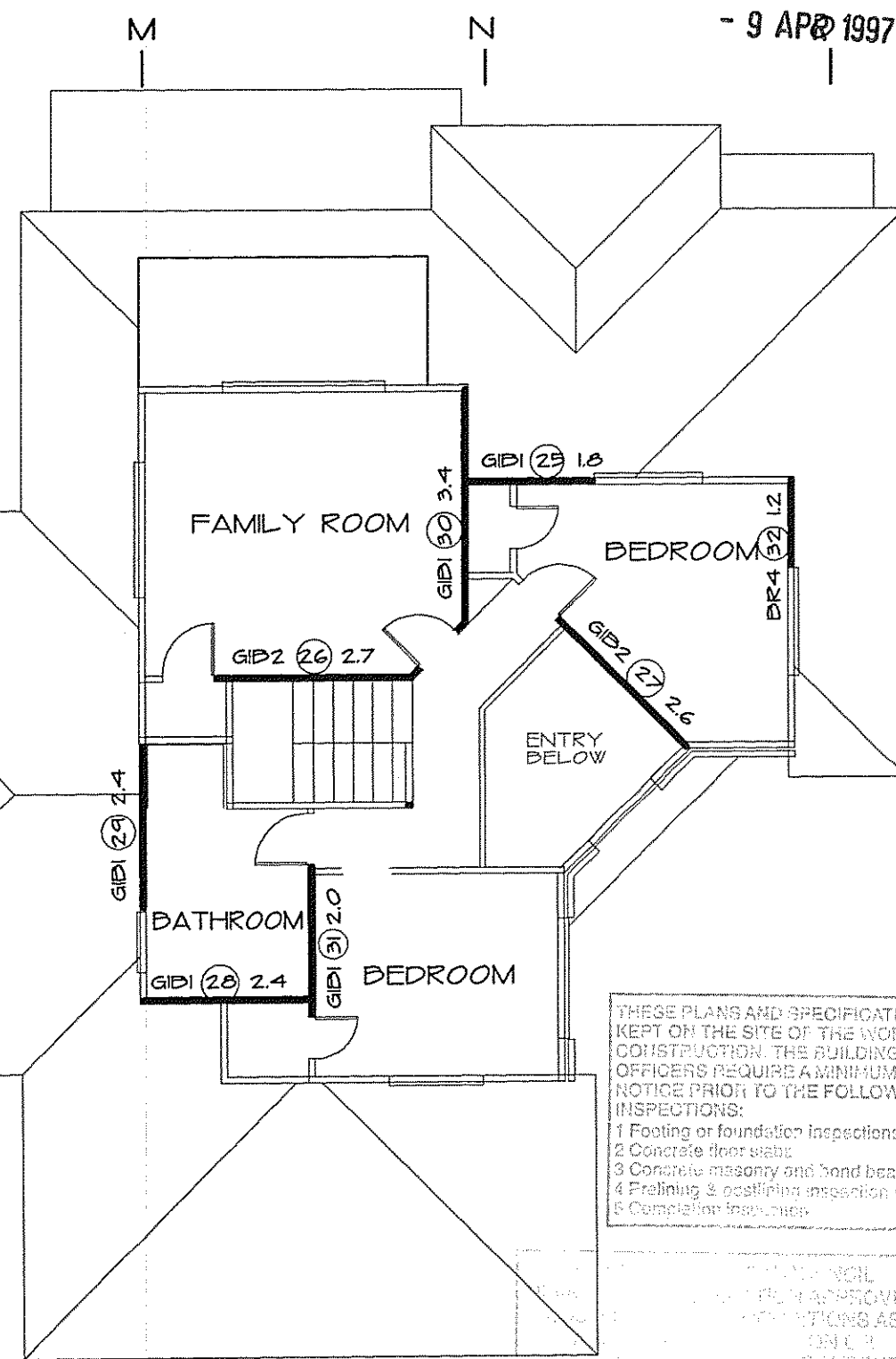
BRACING PLANS

NEW HOUSE FOR MR AND MRS JAKICH
AT 26 BIRKDALE RD, BIRKDALE
DRAWN MARCH 1997

A —

B —

C —



FIRST FLOOR
1:100

THESE PLANS AND SPECIFICATIONS MUST BE
KEPT ON THE SITE OF THE WORKS DURING
CONSTRUCTION. THE BUILDING CONSENT
OFFICERS REQUIRE A MINIMUM OF 24 HOURS
NOTICE PRIOR TO THE FOLLOWING
INSPECTIONS:

- 1 Footing or foundation inspections
- 2 Concrete floor slabs
- 3 Concrete masonry and bond beams
- 4 Preliminary & post-tension inspection (building)
- 5 Completion inspections

Signed:

Date:

2 - 5 - 97

D.R.DESIGN

DARREN ROBERTS

ARCHITECTURAL DESIGN
& DRAFTING SERVICES

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PH 025 802285 BIRKENHEAD

OF 13

The site plan shows the existing house and the proposed deck. The existing house is a large rectangular structure on the right side of the plan. The proposed deck is a smaller rectangular structure attached to the left side of the existing house. The deck is labeled "EXISTING DECK" and "MAIN GLAZING LIVING". The deck is shown with a cross-hatch pattern, indicating it is a proposed structure. The existing house is labeled "EXISTING HOUSE". The plan also shows a "DRIVEWAY" on the right side, with a car icon indicating the direction of travel. Two "DEFINED LIVING COURT" areas are shown, each labeled "100m2". The plan is oriented with North at the top, as indicated by the "N" symbol in the top right corner.

Erased for
Gina

29/9/97 DE

ALL PLANS AND SPECIFICATIONS MUST BE KEPT ON THE SITE OF THE WORKS DURING CONSTRUCTION. THE BUILDING CONSENT OFFICERS REQUIRE A MINIMUM OF 24 HOURS NOTICE PRIOR TO THE FOLLOWING INSPECTIONS:

1. Excav or foundation inspections
2. Concrete floor slabs
3. Concrete masonry and bond beams
4. Framing & raftline inspection (building)
5. Completion inspection (plumbing & plumbing)

PLANNING CHECK

Reference B11515

Planner AR

Date 16-4-97

Note :: Regarding s/w drainage from lots 1 & 2, please refer to details on sheet no. 14

SITE PLAN
SHOWING VISUAL PRIVACY
1:200

NEW HOUSE FOR MR AND MRS JAKICH
AT 26 BIRKDALE RD, BIRKDALE
DRAWN: 8 APRIL 1997

$$\text{Area of D.W.} = 22.6 \times 2.8 + \frac{27.4 \times 11.6}{2}$$

$$= 63.28 + 158.98 = 222.2$$

D.R.DESIGN

DARREN ROBERTS
ARCHITECTURAL DESIGN
& DRAFTING SERVICES

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PH 025 802285 BIRKENHEAD

NORTH SHORE CITY COUNCIL
All P&D work to comply with the
Building Act 1991, NZ Building Code
and approved documents.
Check position and depth of all
sanitary sewers and drains before
starting work.
Signed: 
Date: 30.4.94

cessants shall be provided at suitable locations.

at 1
DP 49388

00 NORTH
Ref
00
Siva DE
10/7/97

DEFEND LIVING COURT
10052

EXISTING HOUSE

DRIVEWAY

EXISTING DECK
MAIN GLAZING LIVING

EXISTING HOUSE

EXISTING COUNCIL
SEWER MAN-HOLE
(LOCATION TO BE
CONFIRMED)

Existing.

CRAFTSMAN PLUMBER AND
REGISTERED DRAINLAYER TO
CONFIRM RESPONSIBILITY AT
COUNCIL OFFICE BEFORE
COMMENCING ANY WORK

SITE INFO: *Refer*
LOT 1
DP 19261
SITE AREA - 45m²
HOUSE AREA - 48m²
SITE COVER - 19%
DRIVE AREA - 23m²
SITE EXCAVATION - 30m³

20
SQUARE
LIVING COURT
120m2
Refer Sheet No 14

Siva 29/7/97

LIVING COURT
120m2

EXISTING SEWER CONNECTION

9/92

NEW 12" DIA. SEWER MAIN
CONNECT TO
CONNECTION EXISTING

EXISTING 1.8m FENCE

BECK

MAN GLAZING

~~LIVING~~

NEW HOUSE
E. ROAD

Gratings

BOUNDARY K.70 1253 33307

NEW
CRUISES

BRIDALE ROAD

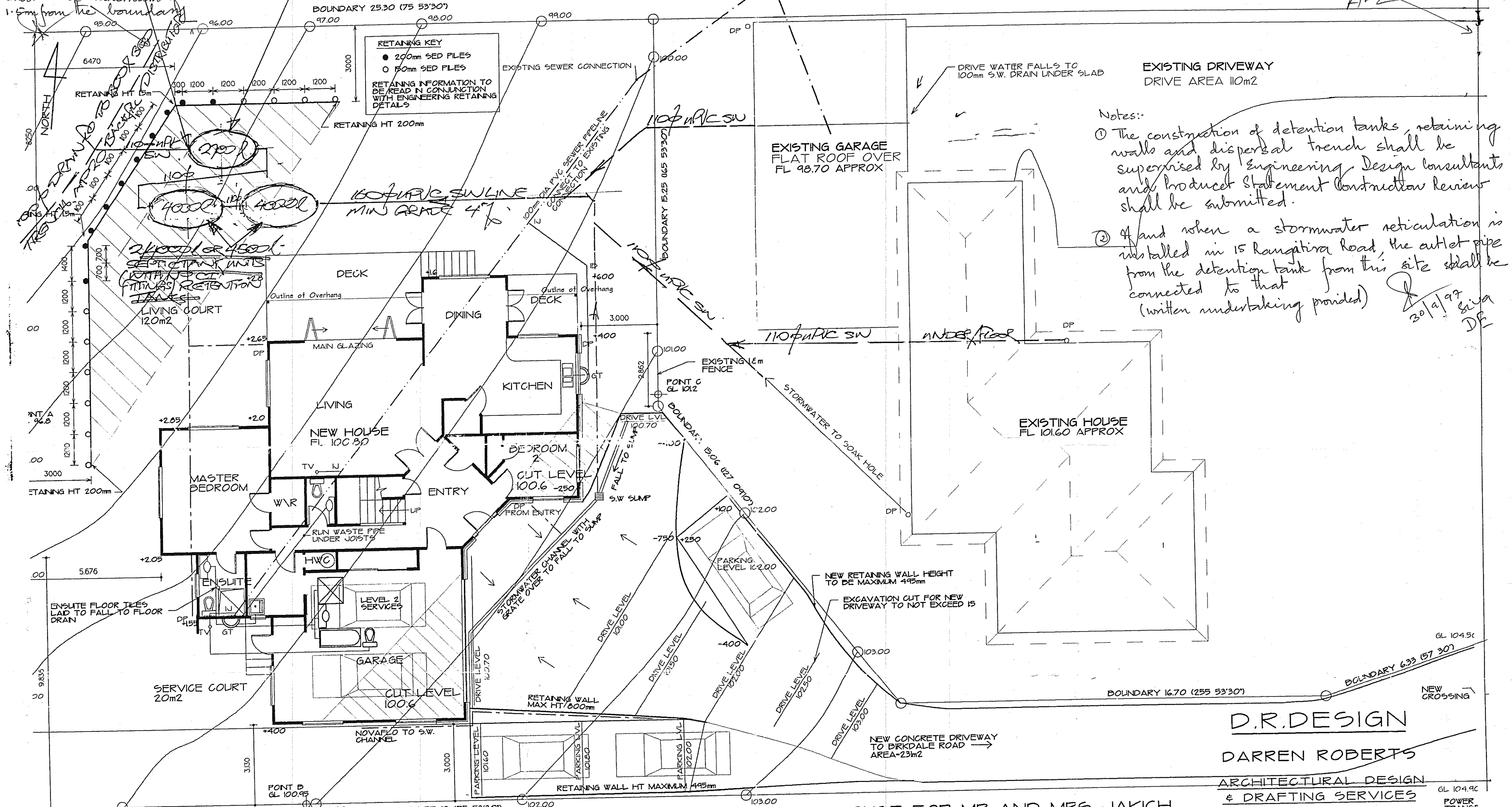
POWER

Street opening notice application shall be made for carrying out any works on road reserve + footpaths.

A-2

37mm Ø ORIFICE
PLATE
Dispersal trench outlet shall be a minimum of 1.5m from the boundary

1/2000 SEPTIC TANK
(WITH NO CI FITTINGS)
RETENTION TANK



SITE INFORMATION
LOT 1
DIP 19281
SITE AREA-945m²
HOUSE AREA-161m²
SITE COVER-19%
DRIVE AREA-23m²

NEW HOUSE FOR MR AND MRS JAKICH
AT 26 BIRKDALE RD, BIRKDALE
DRAWN: MARCH 1997
AMENDED MAY 26 - STORMWATER RETENTION

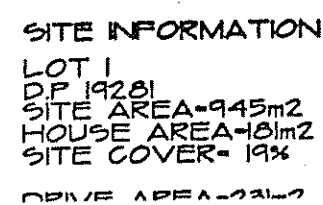
D.R.DESIGN
DARREN ROBERTS
ARCHITECTURAL DESIGN
& DRAFTING SERVICES

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PH 025 802285 BIRKENHEAD

Council Copy

B11515 Sheet No 14

DESIGN DISCHARGE
FROM RETENTION TANKS
= 15 cfs.
EXISTING RUNOFF = 22.9 cfs



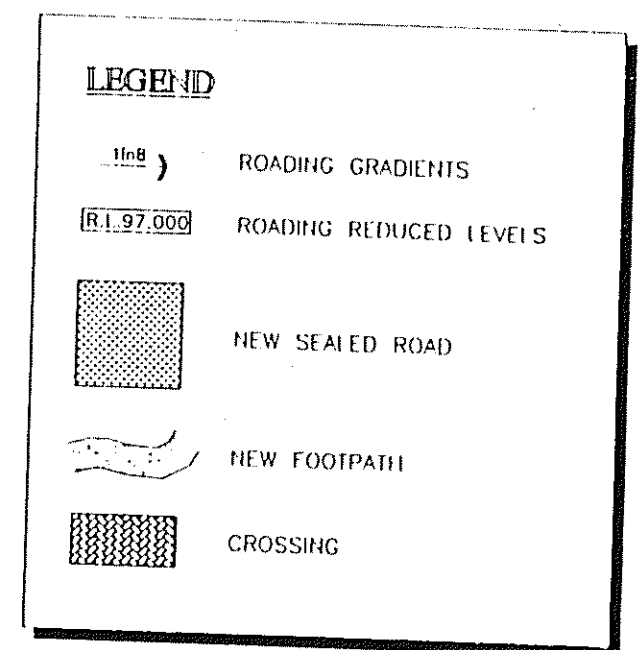
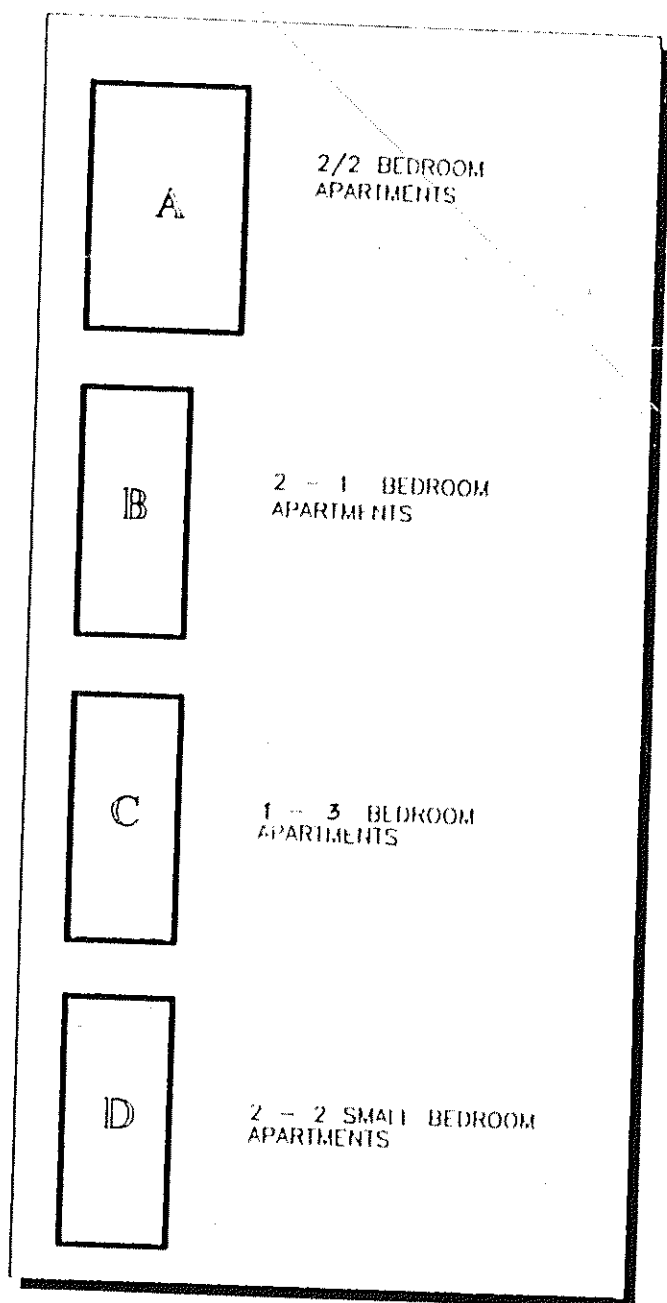
JUNE. Detention tank sizes 2/3600 l

PH 418 0440 P.O.BOX 34477
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GL 104.90
POWER
TRANSF

9/6/97

- NOTES:
1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING SPECIFICATION.
 2. USE FIGURED DIMENSIONS ONLY.
 3. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF THE WORK.
 4. ANY DOUBT, QUESTION OR AMBIGUITY AS TO THE MEANING OF ANY PART OF THE PLANS OR SPECIFICATION SHALL BE REFERRED TO THE ARCHITECT FOR CLARIFICATION.
 5. ALL WORK TO COMPLY WITH NZ BUILDING CODE & LATEST REVISIONS.



SHEET TITLE
SITE PLAN

JOB TITLE
**RANGATIRA SITE DEVELOPMENT
BIRKENHEAD**

REV	DESCRIPTION	DATE

20/06/97 *[Signature]*
20/06/97 *[Signature]*

Foster Architects
B11515
REGISTERED ARCHITECTS

9 High St, Level 5, po box 1144 Auckland, ph (09) 3666831, fax (09) 3779985

DESIGN SCALE 1:500
DRAWN A.M.R. DATE MARCH '97
JOB NO 409 SHEET NO A01

AT: ORIGINAL