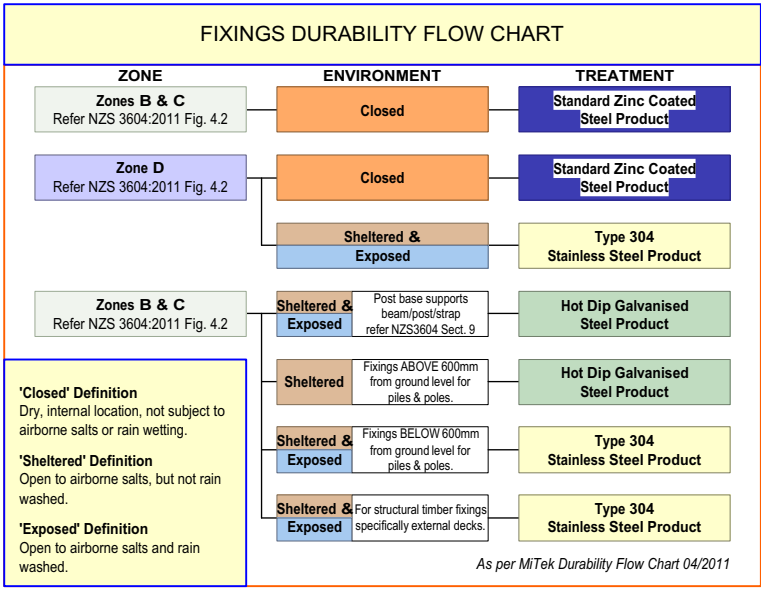


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'Closed' Definition
 Dry, internal location, not subject to airborne salts or rain wetting.

'Sheltered' Definition
 Open to airborne salts, but not rain washed.

'Exposed' Definition
 Open to airborne salts and rain washed.

NOTES :

ALL DIMENSIONS SHOWN ON DRAWINGS, COUNCIL (PUBLIC) DRAIN POSITIONS AND INVERTS SHALL BE CONFIRMED BY CONTRACTOR **PRIOR** TO ANY WORKS COMMENCING. NOTIFY ALBERT VAN VLIET ARCHITECTURAL DESIGN SHOULD DIMENSIONS OR POSITIONS VARY TO THAT SHOWN **IMMEDIATELY!**

IF GROUND CONDITIONS ARE QUESTIONABLE AND ARE NOT IN ACCORDANCE WITH NZBC OR NZS 3604:2011 REQUIREMENTS STOP WORK AND CONTACT DESIGNER **IMMEDIATELY.**

SHOULD THERE BE ANY AMBIGUITY ON THE DRAWINGS AND/OR ACCOMPANYING DOCUMENTATION, OR THE MEANING(S) IS (ARE) UNCLEAR OR IF THERE IS APPARENT CONFLICTING INFORMATION SHOWN, **IMMEDIATELY** NOTIFY ALBERT VAN VLIET ARCHITECTURAL DESIGN BEFORE COMMENCING THE WORK.

ROOF TRUSS AND BRACING IS INDICATIVE ONLY AND SHALL BE DESIGNED AND DETAILED BY APPROVED GANGNAIL TRUSS MANUFACTURER IN ACCORDANCE WITH GANG-NAIL NZ LIMITED NZ500 AND NZS 3604:2011

FOR WIND BRACING AND TYPE REFER TO ADJOINING SPECIFICATIONS

LINTELS TO BE 24% MAX MOISTURE CONTENT. TIMBER SIZES AS PER NZS 3604:2011

KITCHEN JOINERY MANUFACTURER SHALL TAKE "ON SITE" MEASUREMENTS PRIOR TO FABRICATION.

FOR KITCHEN LAYOUT AND JOINERY REFER TO KITCHEN MANUFACTURERS DOCUMENTS.

ALL GLASS TO BE AS PER NZS 4223 (PART 3 IN PARTICULAR)

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NZBC HANDBOOK AND APPROVED DOCUMENTS, NZS 3604:2011 AND LOCAL TERRITORIAL AUTHORITY REQUIREMENTS.

WINDOW MANUFACTURERS SHALL CHECK 'ON SITE' ALL WINDOW OPENING SIZES PRIOR TO FABRICATION.

ALL PLUMBING AND DRAINAGE WORK SHALL BE IN ACCORDANCE WITH NZBC REQUIREMENTS AND APPROVED DOCUMENTS.

ALL DOWNLIGHTS TO BE CA RATED

SMOKE ALARM

AN AUTOMATIC SMOKE DETECTION AND ALARM SYSTEM IS REQUIRED IN EACH SLEEPING ROOM OR WITHIN 3.0M OF EACH SLEEPING ROOM DOOR AND BE ABLE TO BE HEARD FROM THE OTHERSIDE OF THE CLOSED DOOR, ONLY WHERE ONE IS NOT REQUIRED BY TABLE 4.1 OF C/AS1. REFER APPROVED DOCUMENT F7 NZBC. SMOKE ALARMS SHALL BE LISTED OR APPROVED BY A RECOGNIZED AUTHORITY AS COMPLYING WITH LEAST ONE (1) OF: UL 217, ULC S531, AS 3786, BS 5446 PART 1.

SMOKE ALARMS ARE TO BE HARDWIRED INTO THE MAINS.

ALARMS ARE TO BE INTERLINKED

FLOOR PLAN NOTES timber floor

- BOTTOM PLATES TO EXTERNAL WALLS & INTERNAL WALL BRACING TO BE FIXED WITH 2/100X3.75mm HAND DRIVEN NAILS AT 600CRS OR 3/90X3.15MM POWER DRIVEN NAILS AT 600CRS AS PER NZS 3604:2011 TABLE 8.19.
- BOTTOM PLATES TO INTERNAL WALLS TO BE FIXED WITH 1/100X3.75mm HAND DRIVEN NAIL AT 600CRS OR 1/90X3.15MM POWER DRIVEN NAIL AT 600CRS AS PER NZS 3604:2011 TABLE 8.19.
- NO POWER POINTS ARE TO BE LOCATED WITHIN 90mm OF THE EDGE OF A BRACE SHEET. IF UNAVOIDABLE FRAME AROUND POWER POINT TO ENABLE BRACE FIXING.

RETROFITTING for HIGH WIND

THIS RESIDENCE WAS FORMERLY LOCATED 2/4 HALLEY PLACE, Mt ROSKILL WIND ZONE : MEDIUM (BRANZ)

- FIXINGS AS PER STUDY REPORT No. 187(2008) Retrofitting of Houses to Resist Extreme Wind Events G.J. Beattie**
- ROOFING TO PURLIN CONNECTION:** IT IS STRONGLY RECOMMENDED THAT THE ROOFING IS SCREWED TO THE PURLINS
- PURLIN TO TRUSS CHORD CONNECTION:** ADD 1 WIRE DOG TO EACH PURLIN AND RAFTER CONNECTION.
- TRUSS TO TOP PLATE CONNECTION:** ADD 1 CUMBERLICK CPC40 L PLATE TO THE RAFTER WHERE IT CROSSES THE PLATE. FIX FOUR 30 x 3 - 650 NAILS TO THE RAFTER. FIX TWO TYPE 17 14G x 50 MM HEX HEAD GALVANISED SCREWS

NEED RETROFITTING FOR HIGH WIND ZONE 2 REQUIRED

TIMBER TREATMENT REQUIREMENTS SPECIFICATIONS

FLOORS		
ENCLOSED SUB FLOOR JOISTS	H 1.2	KILN DRIED
EXPOSED SUB FLOOR JOISTS	H 3.2	WET
MID FLOOR JOISTS	H 1.2	KILN DRIED
BOUNDARY JOISTS	H 1.2	KILN DRIED
WET AREAS	H 1.2	KILN DRIED
PILES	H 5	WET
BEARERS	H 1.2	KILN DRIED
WET AREA FLOORING	H 3.2	PLYWOOD

WALLS		
EXTERIOR WALLS	H 1.2	KILN DRIED
INTERIOR WALLS	H 1.2	KILN DRIED
WET AREA WALLS	H 1.2	KILN DRIED

ROOFS		
TRUSSES FRAMING	H 1.2	KILN DRIED
SKILLION ROOF	H 1.2	KILN DRIED
FLAT ROOF (10° OR LESS)	H 1.2	KILN DRIED
VALLEYS	H 1.2	KILN DRIED

DECKS		
EXPOSED DECKING	H 3.2	WET
EXPOSED JOISTS	H 3.2	WET
EXPOSED BEARERS	H 3.2	WET
ENCLOSED JOISTS	H 3.1	KILN DRIED
ENCLOSED BEARERS	H 3.1	KILN DRIED

LANDSCAPING		
PERGOLA FRAMING	H 3.2	WET
PERGOLA POSTS	H 5	WET
FENCE PALINGS, BATTENS & RAILS	H 3.2	WET
FENCE POSTS	H 4	WET
RETAINING POLES	H 5	WET
RETAINING RAILS	H 4	WET

STUD SIZING

: SINGLE OR UPPER STOREY
 : MEDIUM WIND - HEAVY ROOF

For Exterior Load Bearing Walls	
MAX STUD LENGTH (mm)	STUD SIZE AND SPACING
2400	90x45 (SG8) @ 600crs
2700	90x45 (SG8) @ 400crs
3000	2/90x45 (SG8) @ 600crs
3600	2/90x45 (SG8) @ 300crs or 140x45 (SG8) @ 600crs

For Exterior Non Load Bearing Walls	
2700	90x45 (SG8) @ 400crs
3000	2/90x45 (SG8) @ 600crs
3600	2/90x45 (SG8) @ 400crs

For Internal Load Bearing Walls	
3000	90x45 (SG8) @ 600crs

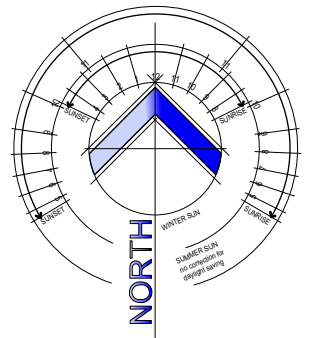
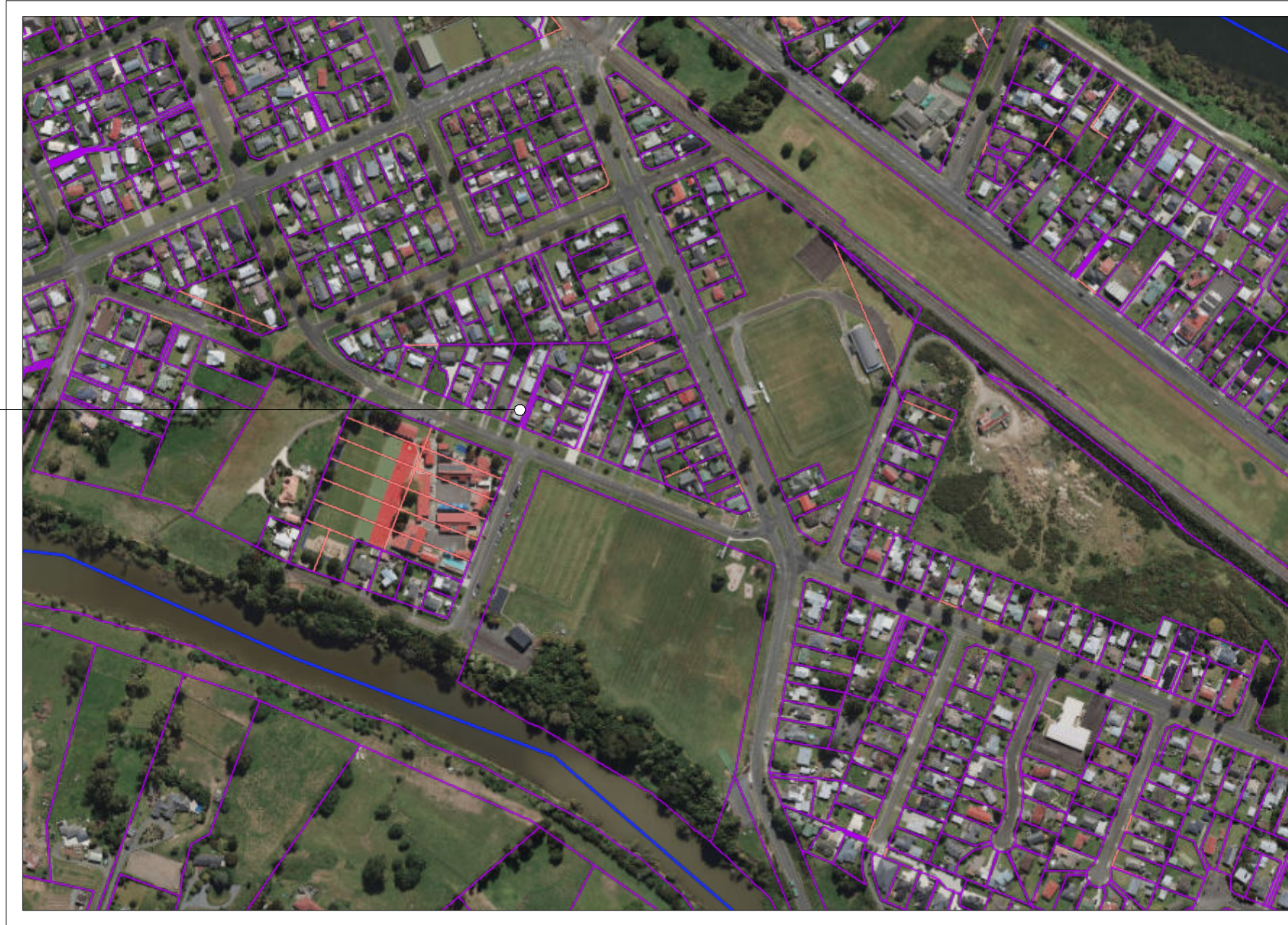
For Internal Non Load Bearing Walls	
3000	90x45 (SG8) @ 600crs

Top Plates	
90x45 (SG8) TOP PLATE plus 140x35 (SG8) CEILING PLATE or 2/90x45 (SG8) PLATES	


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SITE INFORMATION	
LOT:	13
DP:	6825
SITE AREA:	645m ²
PLANNING ZONE:	VILLAGE
CLIMATE ZONE:	2 [BRANZ]
EARTHQUAKE ZONE:	1 [BRANZ]
EXPOSURE ZONE:	B [BRANZ]
LEE ZONE:	NO [BRANZ]
RAINFALL RANGE:	80-90 [BRANZ]
WIND REGION:	A [BRANZ]
WIND ZONE:	MEDIUM [BRANZ]

13C HAVELOCK ROAD



 SITE PLAN
 A3 @ 1:5000

 SITE PLAN
 A3 @ 1:5000
 LOT : 13
 DP : 6825
 AREA : 1193m²
 IDENTIFER : SA/34D325

All construction shall be in accordance with N.Z.B.C. hand book and approved documents, NZS 3604:2011 and local territorial authority requirements
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Job: PROPOSED RELOCATED DWELLING FOR MALONE HARRIS
 13C HAVELOCK ROAD
 NGARUAWAHIA

Rev	Date	Amendment
A	09.02.24	Issue To Haines
B	18.06.24	ISSUE FOR CLIENT APPROVAL
0	01.07.24	ISSUE FOR BUILDING CONSENT
1	18.07.24	SITE RELABELLED TO 13C

Scale(s): 1 : 5000 Drawn: Albert Date: 02 / 24 Rev.: 1

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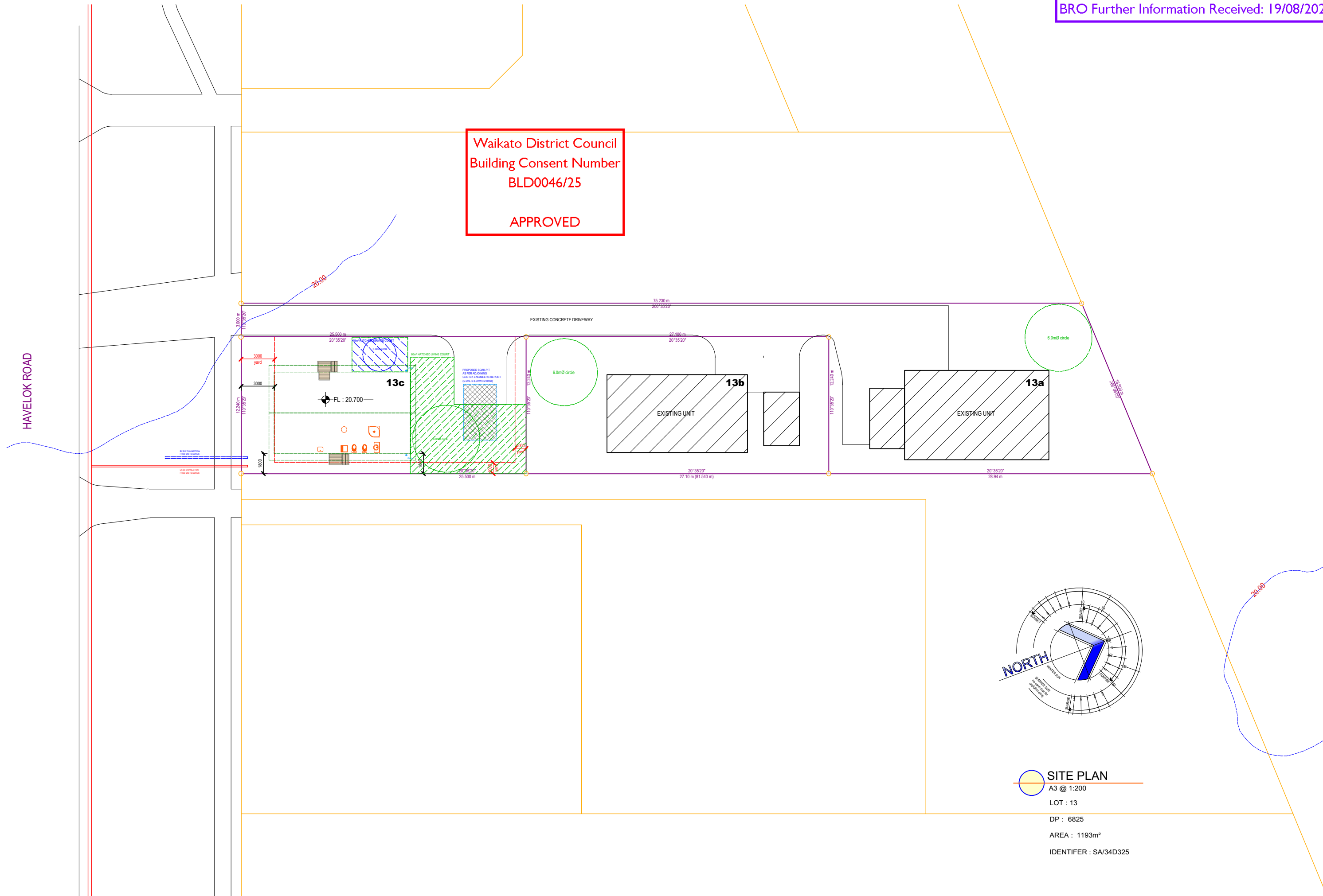

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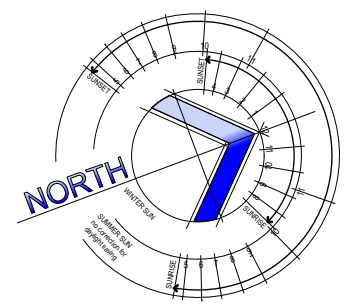
Job No: 2492
 Sheet No: 1.01

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HAVELOCK ROAD



SITE PLAN
 A3 @ 1:200
 LOT : 13
 DP : 6825
 AREA : 1193m²
 IDENTIFER : SA/34D325

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Job: **PROPOSED RELOCATED DWELLING FOR MALONE HARRIS 13C HAVELOCK ROAD NGARUAWAHIA**

Sheet: **Site Plan**
 Scale(s): 1 : 200
 Drawn: Albert
 Date: 02 / 24
 Rev.: 1




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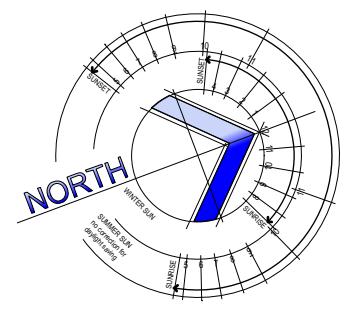
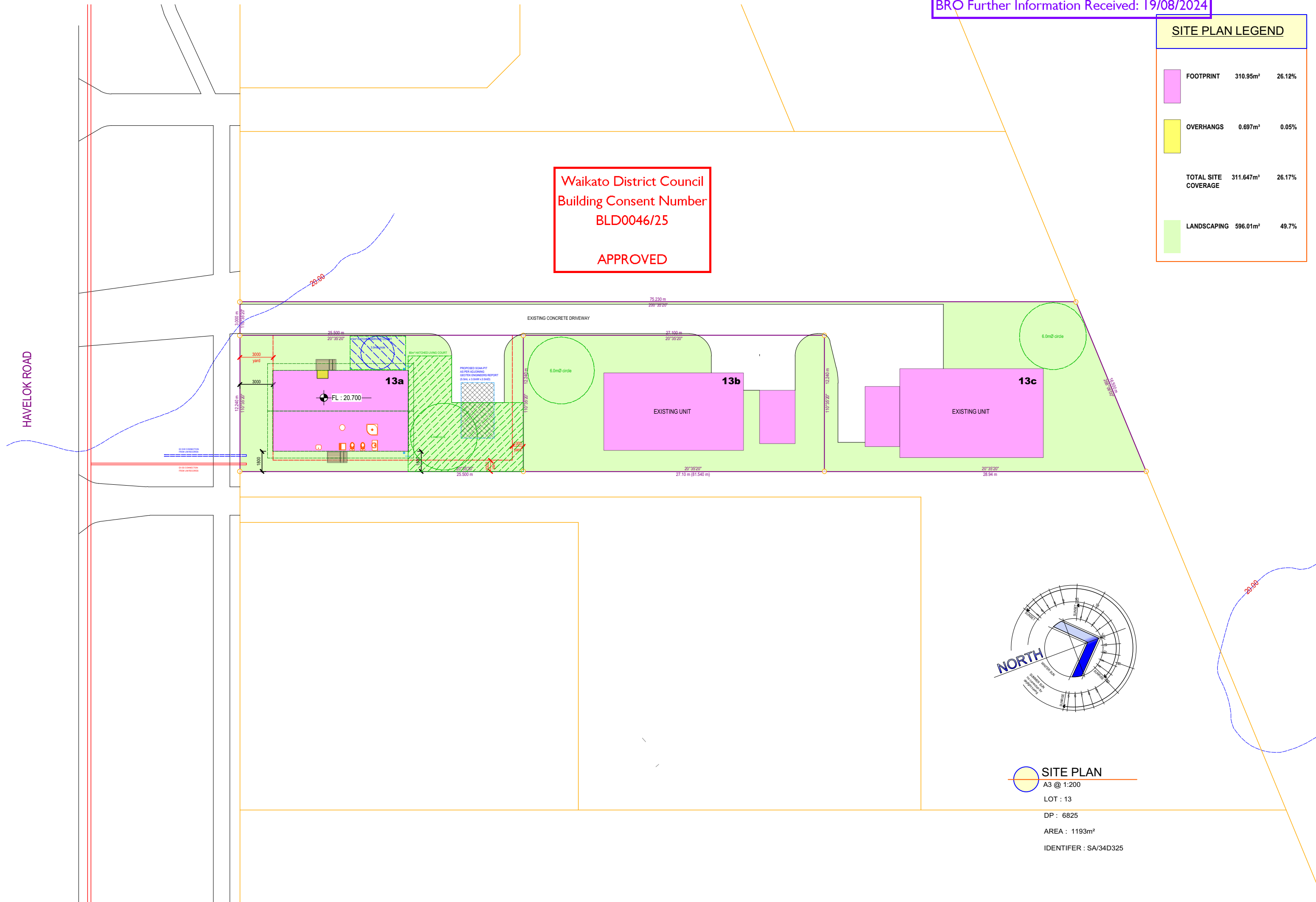
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Job No: **2492**
 Sheet No: **1.02**

SITE PLAN LEGEND		
	FOOTPRINT	310.95m ² 26.12%
	OVERHANGS	0.697m ² 0.05%
	TOTAL SITE COVERAGE	311.647m ² 26.17%
	LANDSCAPING	596.01m ² 49.7%

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SITE PLAN
 A3 @ 1:200
 LOT : 13
 DP : 6825
 AREA : 1193m²
 IDENTIFER : SA/34D325

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Job: **PROPOSED RELOCATED DWELLING FOR MALONE HARRIS 13C HAVELOCK ROAD NGARUAWAHIA**

Sheet: **Site Plan**
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 Date: 02 / 24
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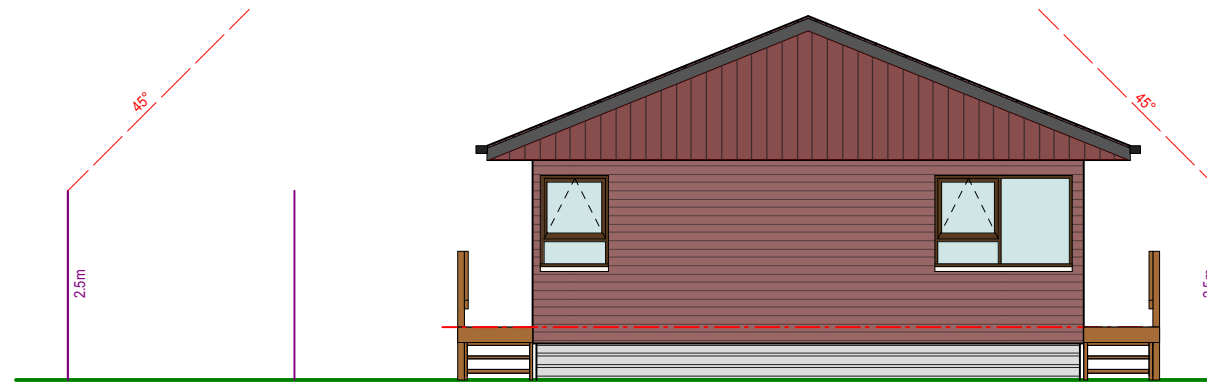
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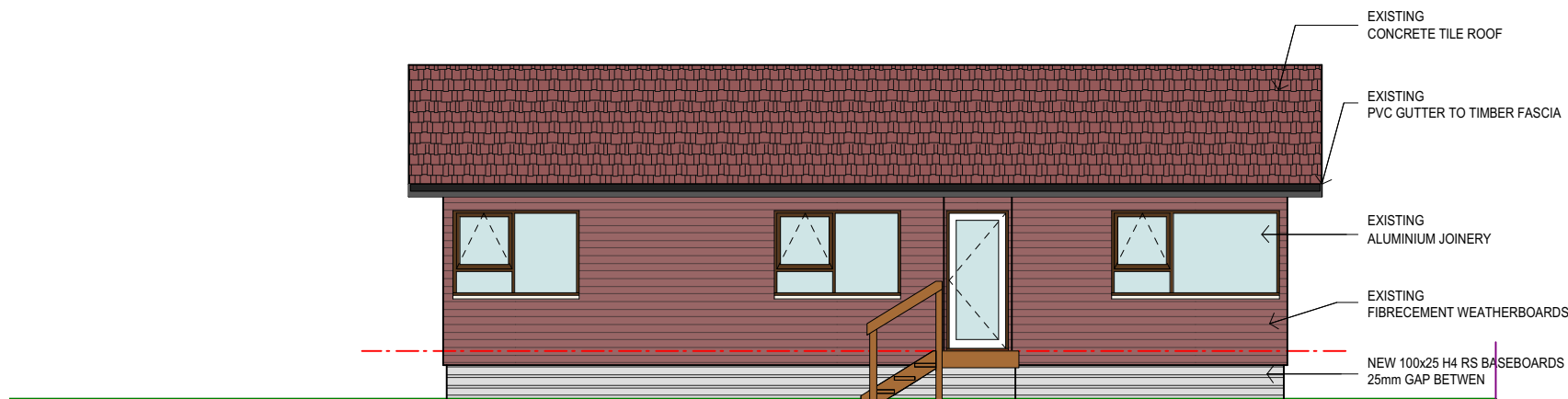

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ELEVATION 1
 A3 @ 1:100



ELEVATION 2
 A3 @ 1:100

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Job: **PROPOSED RELOCATED DWELLING FOR MALONE HARRIS 13C HAVELOCK ROAD NGARUAWAHIA**

Sheet: **Elevations**
 Scale(s): 1 : 100
 Drawn: **Albert**
 Date: 02 / 24
 Rev.: 1

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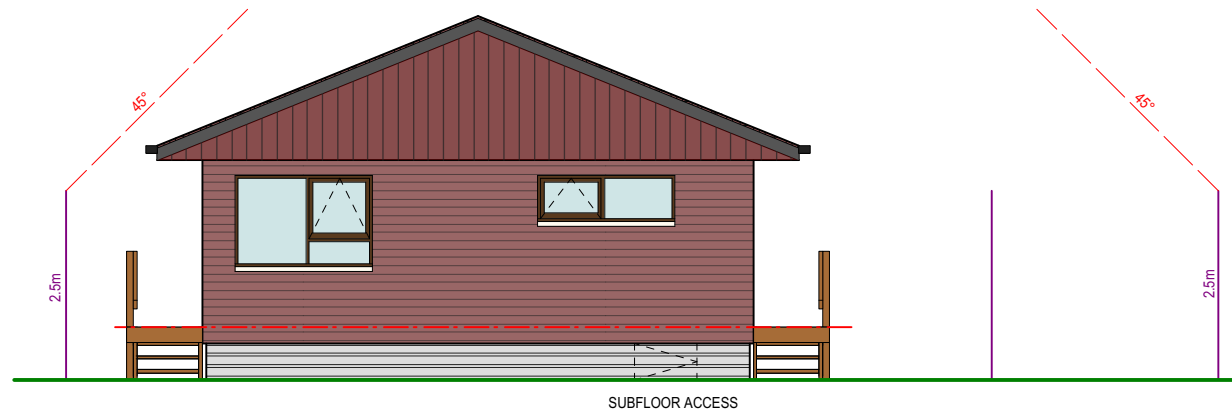
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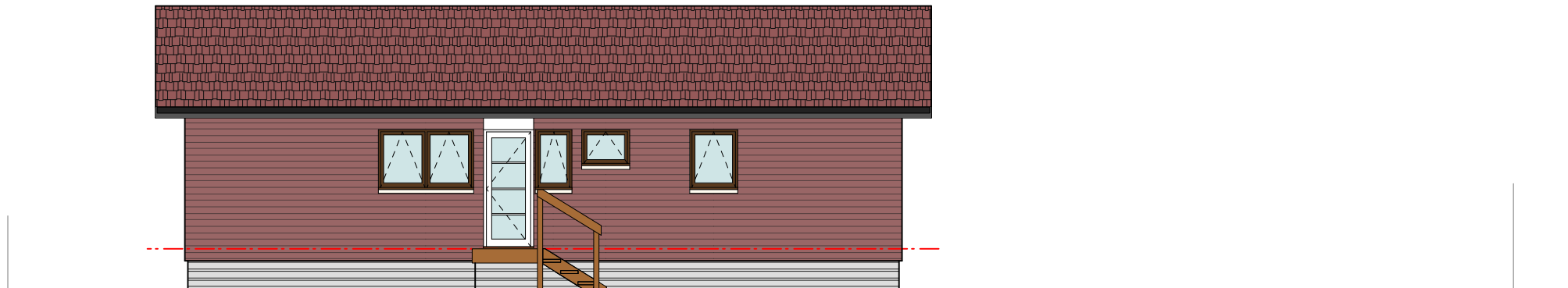
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Job No: **2492**
 Sheet No: **2.01**

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ELEVATION 3
 A3 @ 1:100



ELEVATION 4
 A3 @ 1:100

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Job: **PROPOSED RELOCATED DWELLING FOR MALONE HARRIS 13C HAVELOCK ROAD NGARUAWAHIA**

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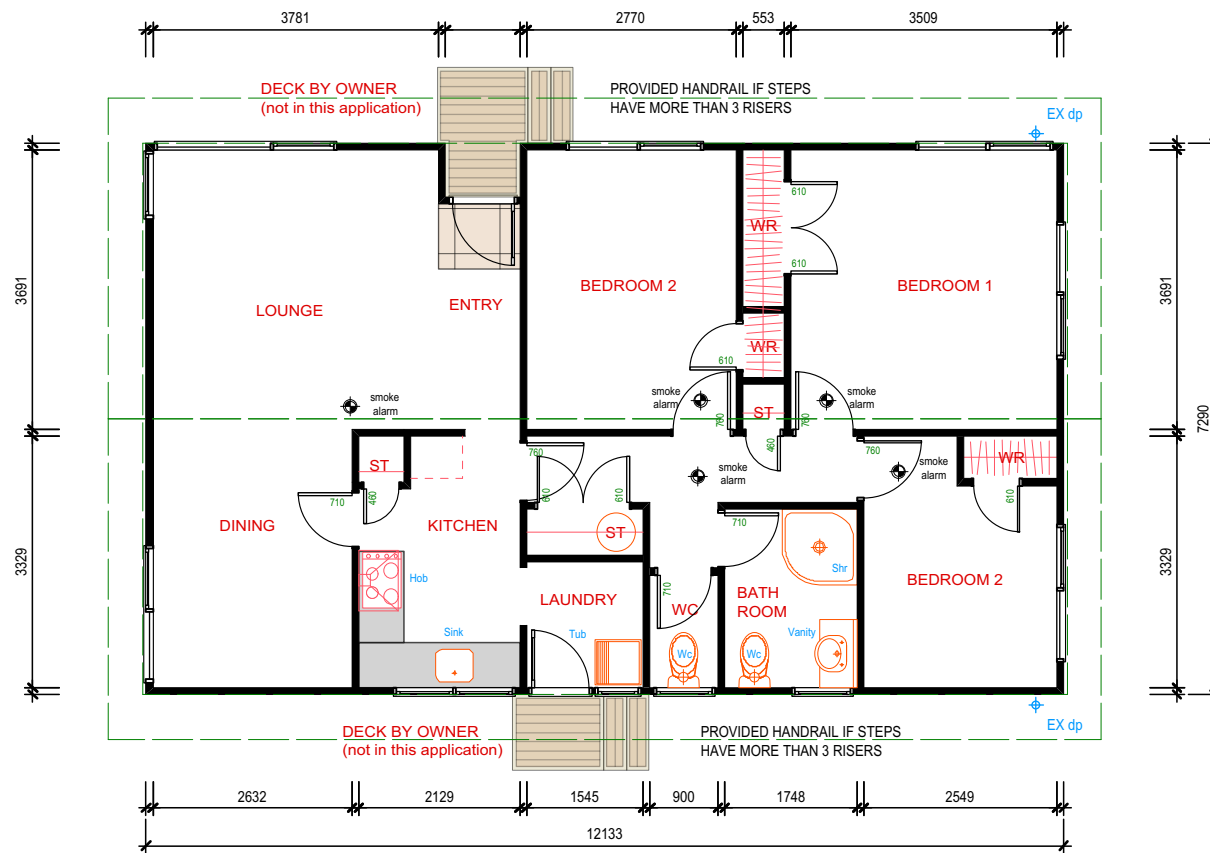
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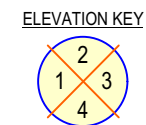
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Job No: **2492**
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FLOOR PLAN - EXISTING
 A3 @ 1:100 FLOOR AREA EXISTING : 87.8m² approx



NOTE : ALL DIMENSIONS ARE APPROXIMATE

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Job: **PROPOSED RELOCATED DWELLING FOR MALONE HARRIS**
13C HAVELOCK ROAD
NGARUAWAHIA

Sheet: **Floor Plan**
 Scale(s): 1:100
 Drawn: **Albert**
 Date: **02 / 24**
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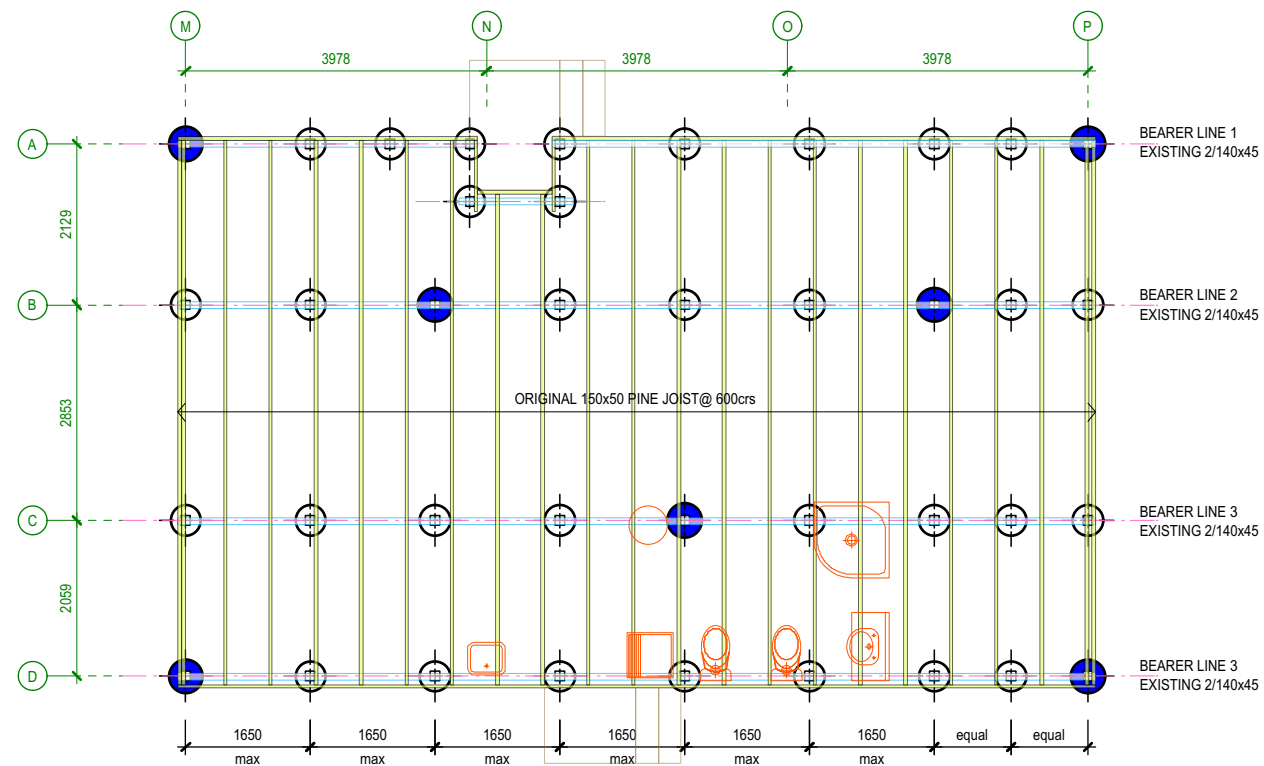
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Job No. **2492**
 Sheet No. **3.01**

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HOUSE SUBFLOOR FRAMING:
 ALL EXISTING BEARERS ARE 2/140x45 GENERALLY
 ALL EXISTING PILES ARE AT 1650 crs max ALONG BEARERS
 ALL NEW PILES ARE TO BE AT 1650 crs max ALONG BEARERS
 UNLESS STATED OTHERWISE

FOUNDATION PLAN
 A3 @ 1:100

SUBFLOOR LEGEND

- Ordinary Pile : 125sq H5 TAN PILES SET IN 450Ø x 600 deep CONCRETE FOOTING SET 600 INTO GOOD GROUND
- Anchor Pile : 125sq H5 TAN PILES SET IN 450Ø x 900deep CONCRETE FOOTING SET 900 INTO GOOD GROUND. 12kN PILE TO BEARER FIXING
- Braced Pile : 125sq H5 TAN PILES SET IN 450Ø x 600 deep CONCRETE FOOTING SET 600 INTO GOOD GROUND. 12kN PILE TO BEARER FIXING
- SUBFLOOR BRACE ARROWHEAD DENOTED TOP OF BRACE

CONCRETE STRENGTH : 17.5mPa

SUBFLOOR BRACE SIZE
 (IN ACCORDANCE WITH NZS 3604:2011)
 LENGTH NOT EXCEEDING 3.0m : 100x75
 LENGTH NOT EXCEEDING 4.5m : 2/100x50 NAILED TOGETHER
 LENGTH NOT EXCEEDING 5.0m : 100x100

PILE CONNECTIONS
 BEARER TO PILE CONNECTION AS PER NZS 3604:2011
 ORDINARY PILE : 1 WIRE DOG EACH SIDE + 2/100x3.75Ø GALV. SKEWED NAILS.
 BRACED PILE : 12kN CONNECTION
 ANCHOR PILE : 12kN CONNECTION
 ALL FIXINGS WITHIN 600mm OF GROUND TO BE TYPE 304 STAINLESS STEEL

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Job: **PROPOSED RELOCATED DWELLING FOR MALONE HARRIS 13C HAVELOCK ROAD NGARUAWAHIA**

Sheet: **Foundation Plan**
 Scale(s): 1:100
 Drawn: Albert
 Date: 02 / 24
 Rev.: 1

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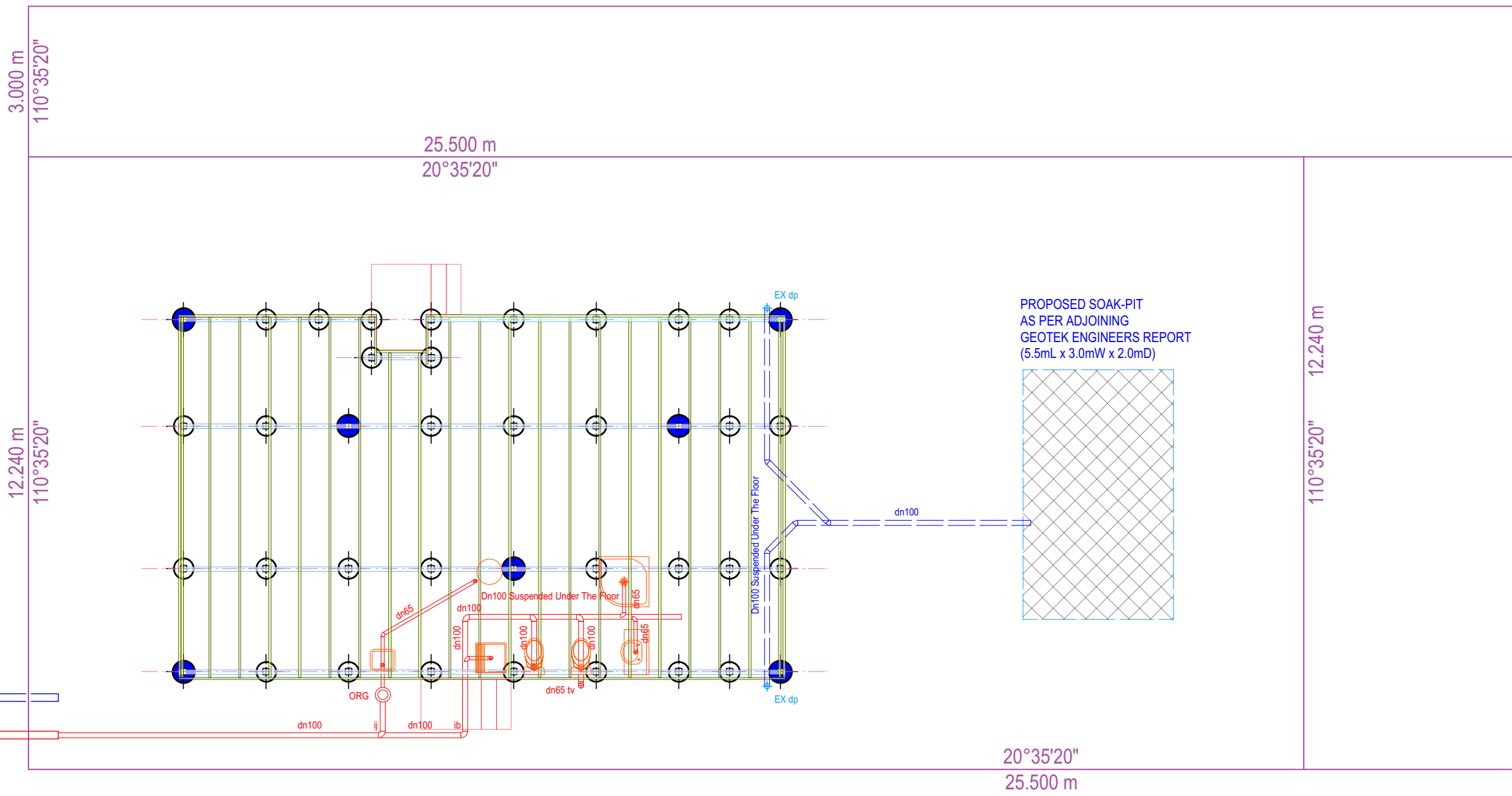
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Job No: **2492**
 Sheet No: **3.02**

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DRAINAGE PLAN
 A3 @ 1:100

DRAINAGE - SS	DRAINAGE GRADIENTS	DRAINAGE - SW	DRAINAGE GRADIENTS (NZBC E1/AS1 : 3.4.1)
DRAINLAYER TO CONFIRM PLUMBING/ DRAINAGE ROUTES BEFORE POURING CONCRETE SLAB. SYSTEM : AS/NZS 3500.2 (2011)	40Ø pipes to have: 1 in 40 fall 65Ø pipes to have: 1 in 40 fall 80Ø pipes to have: 1 in 60 fall 100Ø pipes to have: 1 in 60 fall	DRAIN INTERNAL DIAMETER	85Ø pipes to have: 1 in 90 fall 100Ø pipes to have: 1 in 120 fall 150Ø pipes to have: 1 in 200 fall 225Ø pipes to have: 1 in 350 fall

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Job: **PROPOSED RELOCATED DWELLING FOR MALONE HARRIS
 13C HAVELOCK ROAD
 NGARUAWAHIA**

Sheet: **Drainage Plan**
 Scale(s): 1:100
 Drawn: **Albert**
 Date: **02 / 24**
 Rev.: 1

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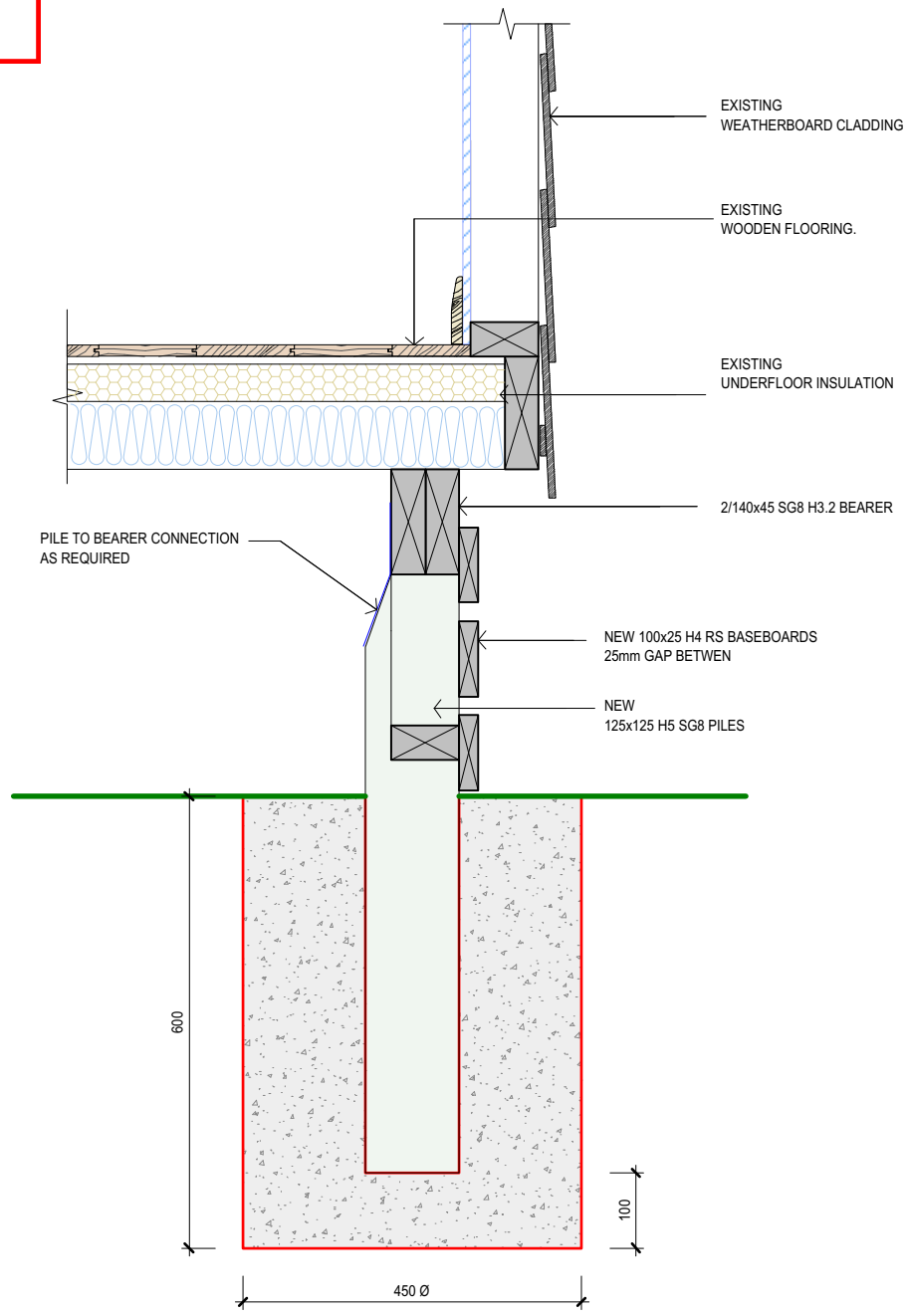
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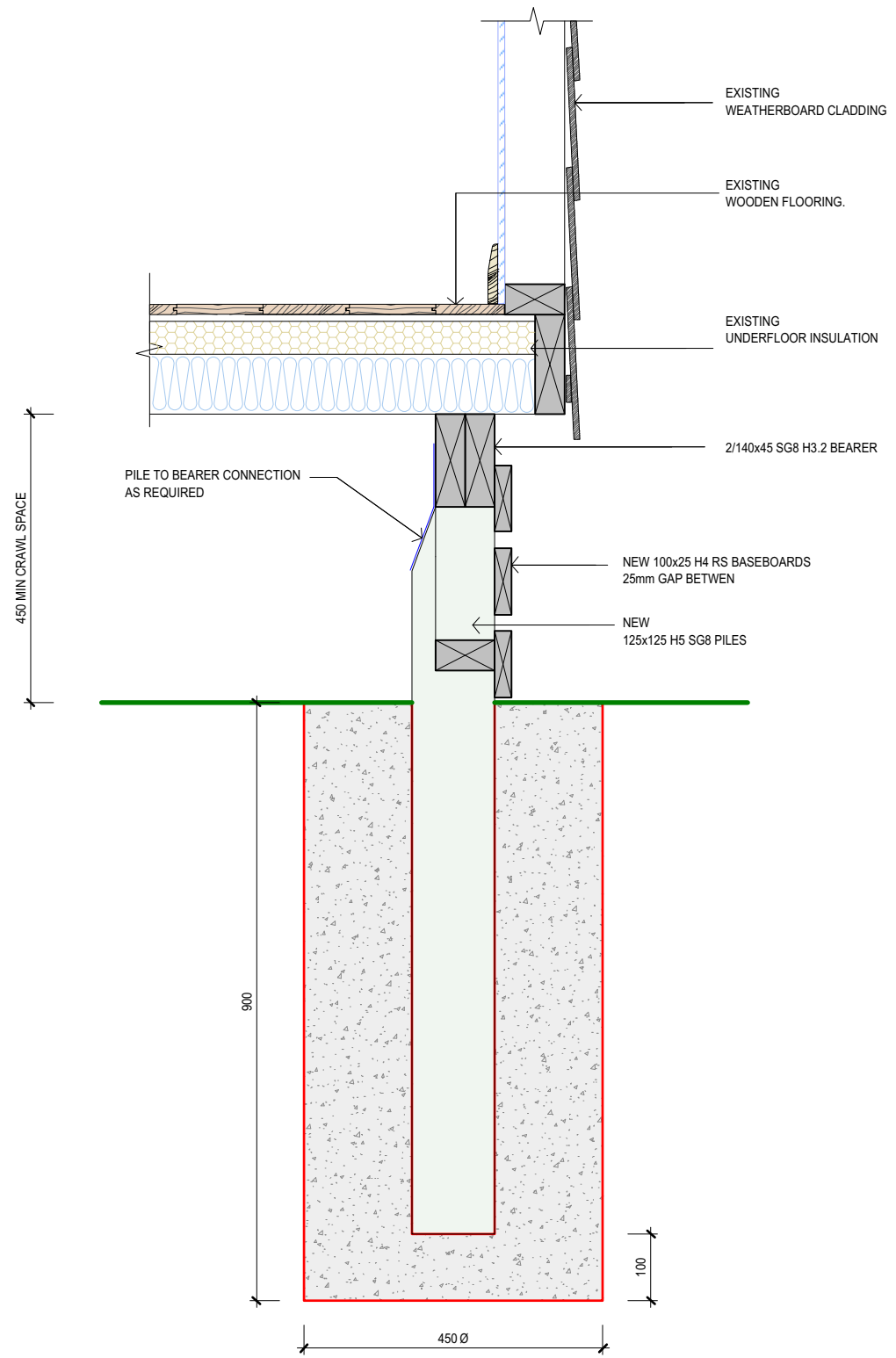
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Job No: **2492**
 Sheet No: **3.03**

Waikato District Council
 Building Consent Number
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f1 PILE DETAIL - ORDINARY PILE
 3.02 A3 @ 1 : 10



f2 PILE DETAIL - ANCHOR PILE
 3.02 A3 @ 1 : 10

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Job: **PROPOSED RELOCATED DWELLING FOR MALONE HARRIS 13C HAVELOCK ROAD NGARUAWAHIA**

Sheet: **Foundation Details**
 Scale(s): 1 : 10
 Drawn: Albert
 Date: 02 / 24
 Rev.: 1

Rev	Date	Amendment
A	09.02.24	Issue To Haines
B	18.06.24	ISSUE FOR CLIENT APPROVAL
0	01.07.24	ISSUE FOR BUILDING CONSENT
1	18.07.24	SITE RELABELLED TO 13C

Aljo Enterprises Ltd Trading As
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 ADDITIONS | ALTERATIONS

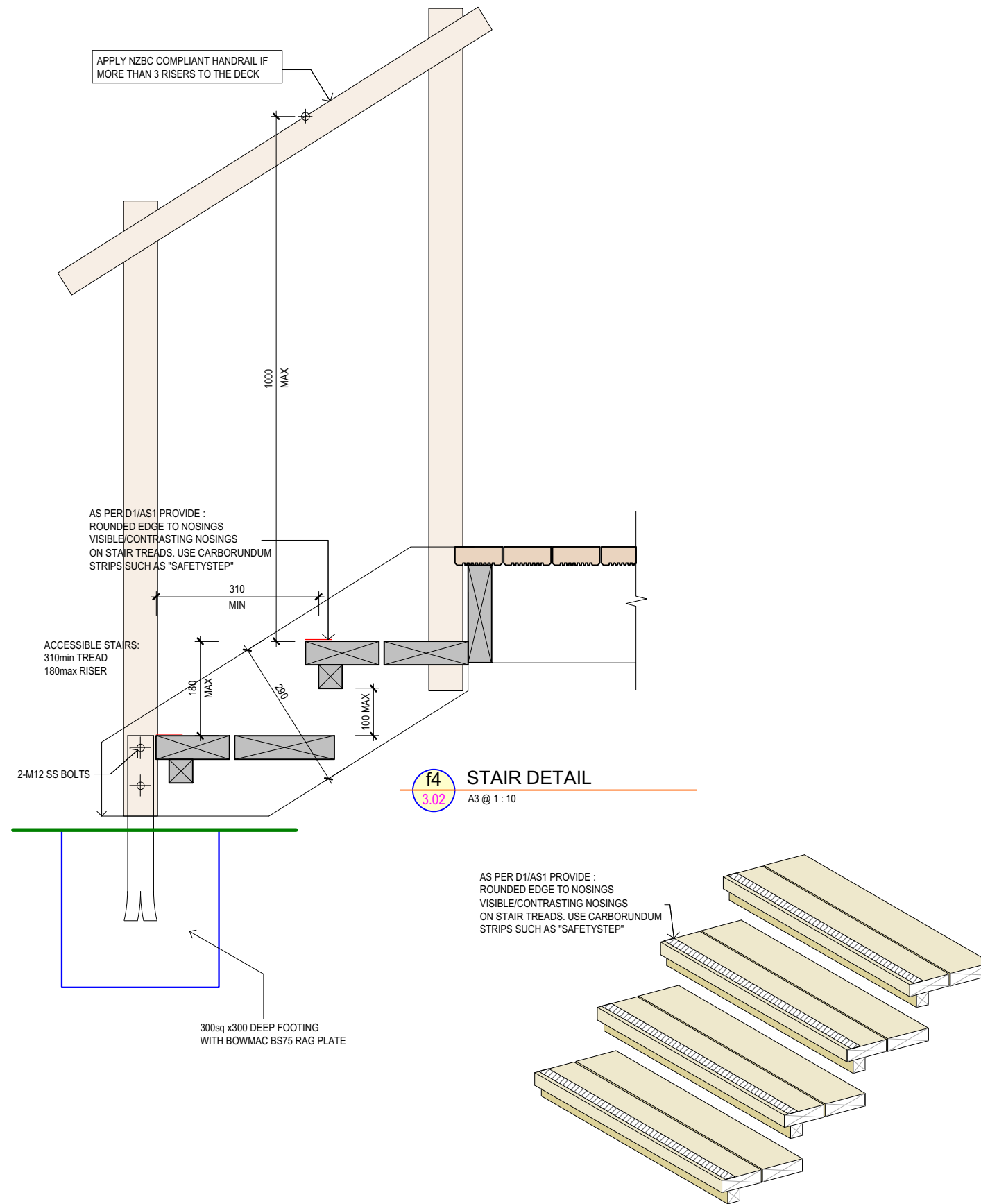
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Job No. **2492**
 Sheet No. **4.01**

We use Licensed Building Practitioners-always check the LBP register to ensure your building practitioner is currently licenced

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Job: PROPOSED RELOCATED DWELLING FOR MALONE HARRIS
 13C HAVELOCK ROAD
 NGARUAWAHIA

Sheet: Foundation Details

Scale(s): 1 : 10 Drawn: Albert Date: 02 / 24 Rev.: 1

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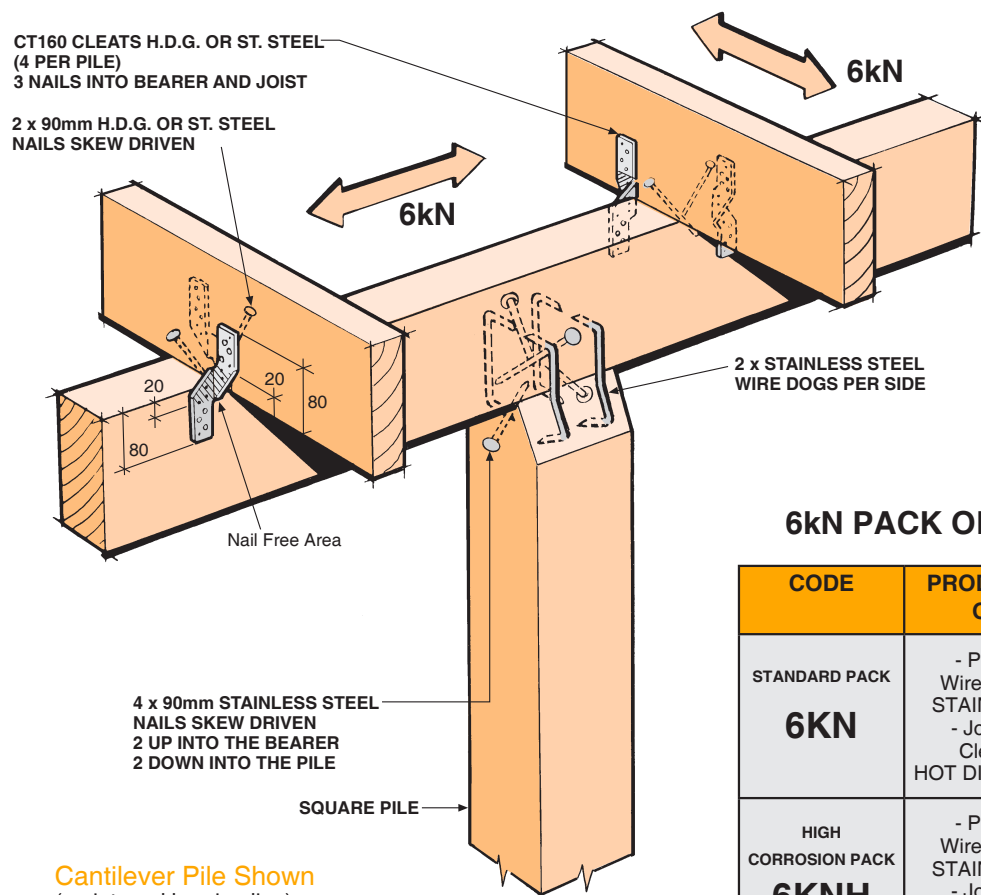
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Job No: 2492
 Sheet No: 4.02

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6kN PILE FIXING FOR CANTILEVER PILES

- ★ The 6kN Pile Fixing must be installed in accordance with this brochure
- ★ Auckland University Tested. Test Ref. 4613
- ★ All subfloor construction must be in accordance with NZS 3604:2011
- ★ NZS 3604 requires lines of lateral support to floor joists within 300mm of bearer or bracing lines, refer to Clause 7.1.2
- ★ Joists deeper than 150mm require solid nogging over cantilever pile



6kN PACK OPTIONS

CODE	PRODUCT FINISH OPTIONS
STANDARD PACK 6KN	- Pile to Bearer Wire Dogs & Nails STAINLESS STEEL - Joist to Bearer Cleats & Nails HOT DIP GALVANISED
HIGH CORROSION PACK 6KNH	- Pile to Bearer Wire Dogs & Nails STAINLESS STEEL - Joist to Bearer Cleats & Nails STAINLESS STEEL

★ See Over For Corrosion Table.



SCAN FOR INSTALLATION VIDEO

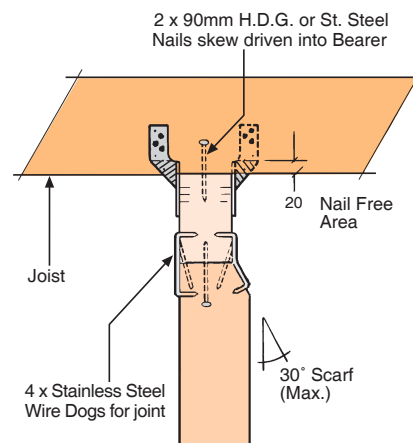
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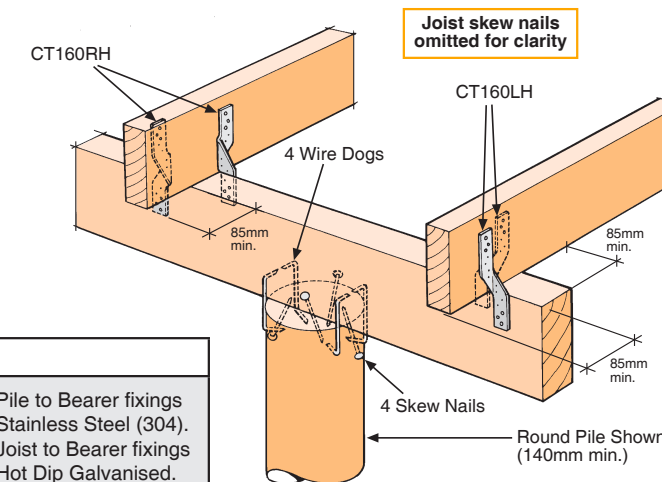
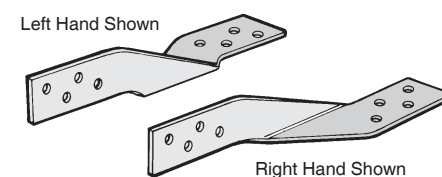
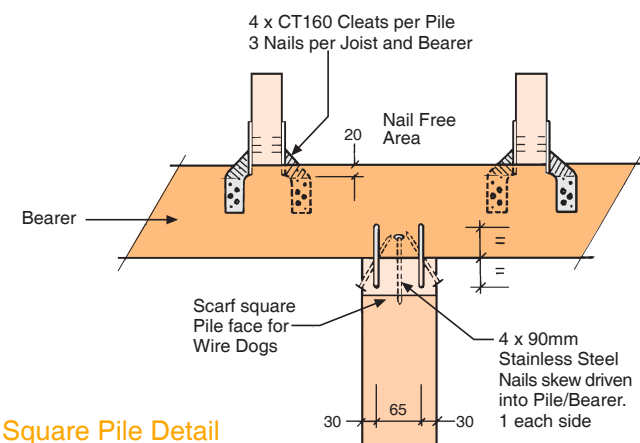
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Square Pile Detail



CORROSION HAZARD USE TABLE

Standard Pack (6KN) - Zones B & C - If Joist to Bearer Fixings ABOVE 600mm from Ground level	Pile to Bearer fixings Stainless Steel (304). Joist to Bearer fixings Hot Dip Galvanised.
High Corrosion Pack (6KNH) - Zone D - All Fixings BELOW 600mm from Ground level	All items Stainless Steel (304).

6kN Joint Fixing Schedule

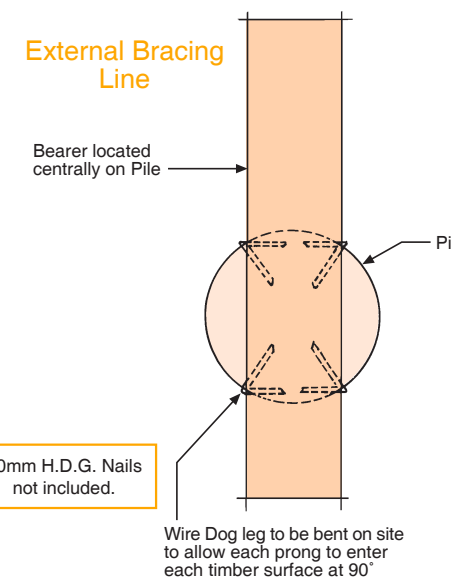
PILE TO BEARER	- Wire Dog Staples (4 per joint) Stainless Steel - 4 x 90mm Skew Nails (1 per face) Stainless Steel
JOIST TO BEARER	- CT160 Cleats (4 per pile) 160mm long - 3 Nails per Cleat into Joist - 3 Nails per Cleat into Bearer - 2 Skew Nails 90mm (1 per side)
NAILS	- 24 x 45mm x 3.55 dia. Spiral Nails (for Joist to Bearer fixings) - 4 x 90mm x 4 dia. St. Steel Nails (6KN Pack only) - 8 x 90mm x 4 dia. St. Steel Nails (6KNH Pack only)

6kN Pile Set Contents

Each set represents 1 x 6kN Pile Fixing (packed 10 sets per carton)
4 x Wire Dog Staples Stainless Steel
4 x CT160 Cleats
24 x 45mm x 3.55 dia. Spiral Nails
90mm St. Steel Nails to suit 4 - 6KN pack
8 - 6KNH pack

Refer front page for Product Finish Options

90mm H.D.G. Nails not included.



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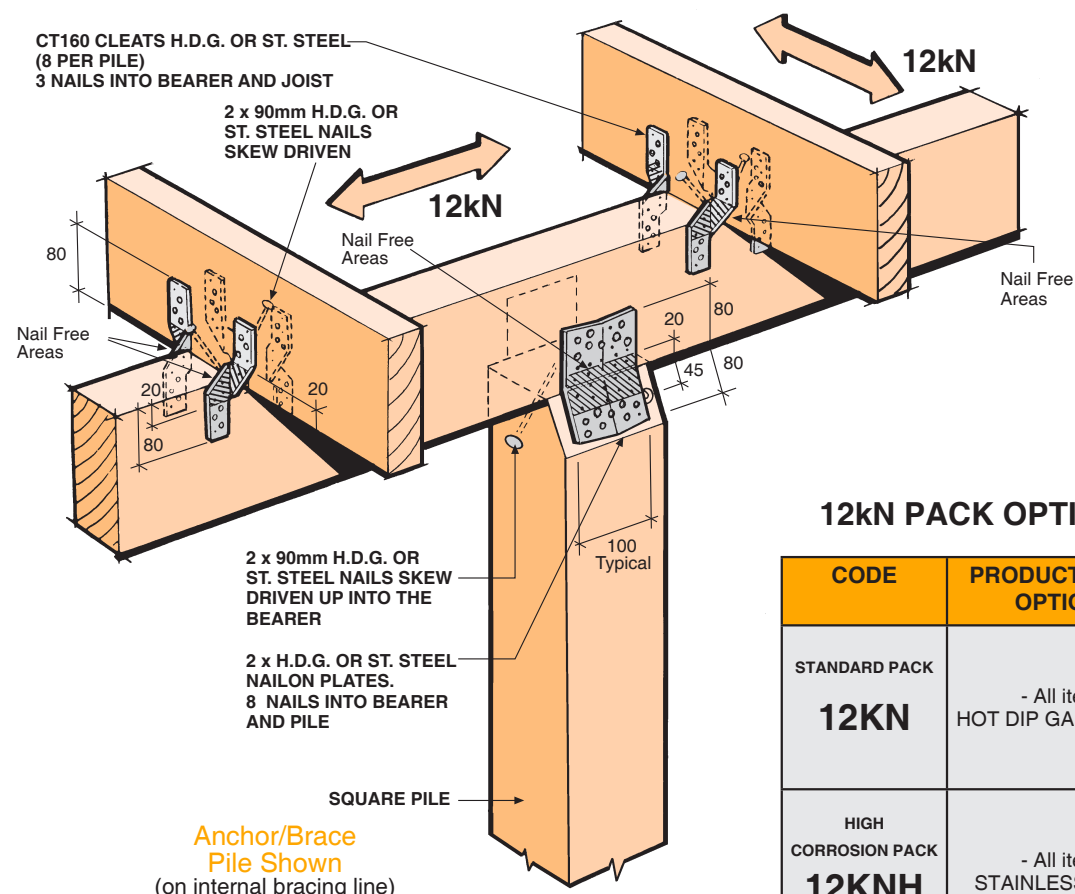
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12kN PILE FIXING FOR BRACED PILES OR ANCHOR PILES

- ★ The 12kN Pile Fixing must be installed in accordance with this brochure
- ★ Auckland University Tested. Test Ref. 4613
- ★ All subfloor construction must be in accordance with NZS 3604:2011
- ★ NZS 3604 requires lines of lateral support to floor joists within 300mm of bearer or bracing lines, refer to Clause 7.1.2
- ★ Joists deeper than 150mm require solid nogging over braced or anchor pile



12kN PACK OPTIONS

CODE	PRODUCT FINISH OPTIONS
STANDARD PACK 12KN	- All items HOT DIP GALVANISED
HIGH CORROSION PACK 12KNH	- All items STAINLESS STEEL

★ See Over For Corrosion Table.



SCAN FOR
INSTALLATION
VIDEO

<https://vimeo.com/117350344>

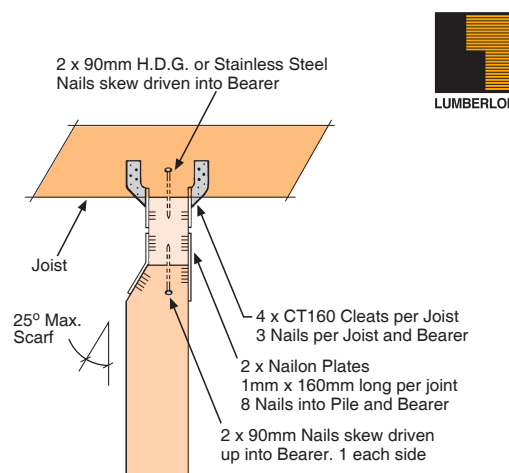
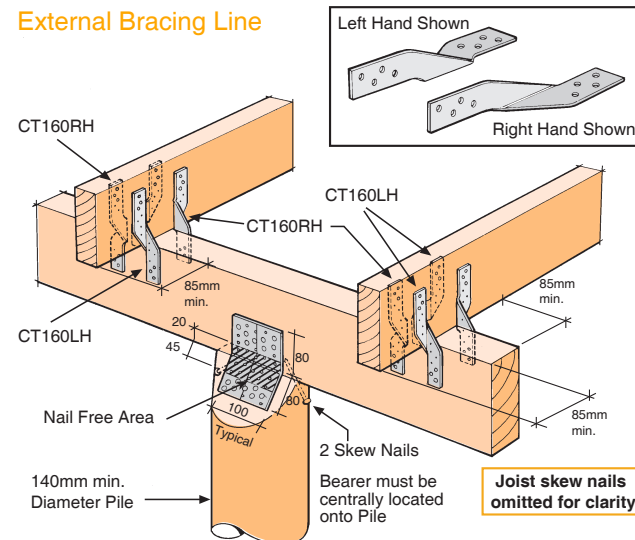
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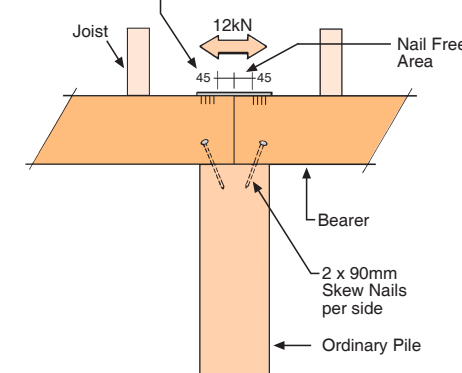
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External Bracing Line



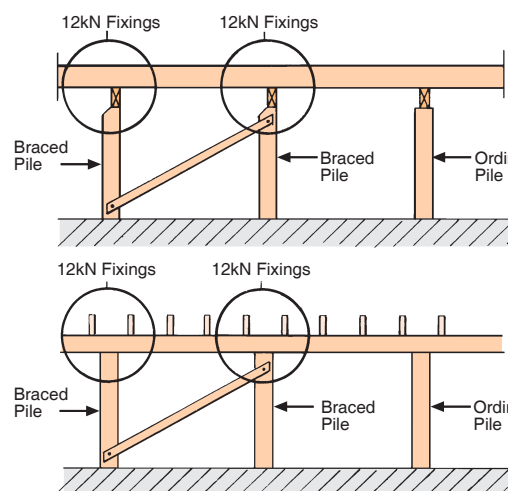
Square Pile

Nailon Plate 1mm x 160mm long (ex 12kN Pack) 8 Nails per end. No Nails within 18mm of timber edge



CORROSION HAZARD USE TABLE

Standard Pack (12KN) - Zones B & C - All Fixings ABOVE 600mm from Ground level	All items Hot Dip Galvanised.
High Corrosion Pack (12KNH) - Zone D - All Fixings BELOW 600mm from Ground level	All items Stainless Steel (304).



12kN Joint Fixing Schedule

- PILE TO BEARER**
- Nailon Plate (2 per joint) 1mm x 100mm (Typical) x 160mm long
 - 8 Nails per Plate into Pile
 - 8 Nails per Plate into Bearer
 - 2 Skew Nails 90mm (1 per face)
- JOIST TO BEARER**
- CT160 Cleats (4 per Joist) 160mm long
 - 3 Nails per Cleat into Joist
 - 3 Nails per Cleat into Bearer
 - 2 Skew Nails 90mm (1 per side)
- NAILS**
- 80 x 45mm x 3.55 dia. Spiral Nails
 - 6 x 90mm x 4 dia. St. Steel Nails (12KNH Pack only)

12kN Pile Set Contents

- Each set represents 1 x 12kN Pile Fixing (packed 4 sets per carton)
- 2 x Nailon Plates 160mm long
 - 8 x CT160 Cleats
 - 80 x 45mm x 3.55 dia. Spiral Nails
 - 90mm x 4 dia. St. Steel Angular Groove 6 - 12KNH Pack

Refer front page for Product Finish Options

90mm H.D.G. Nails not included.



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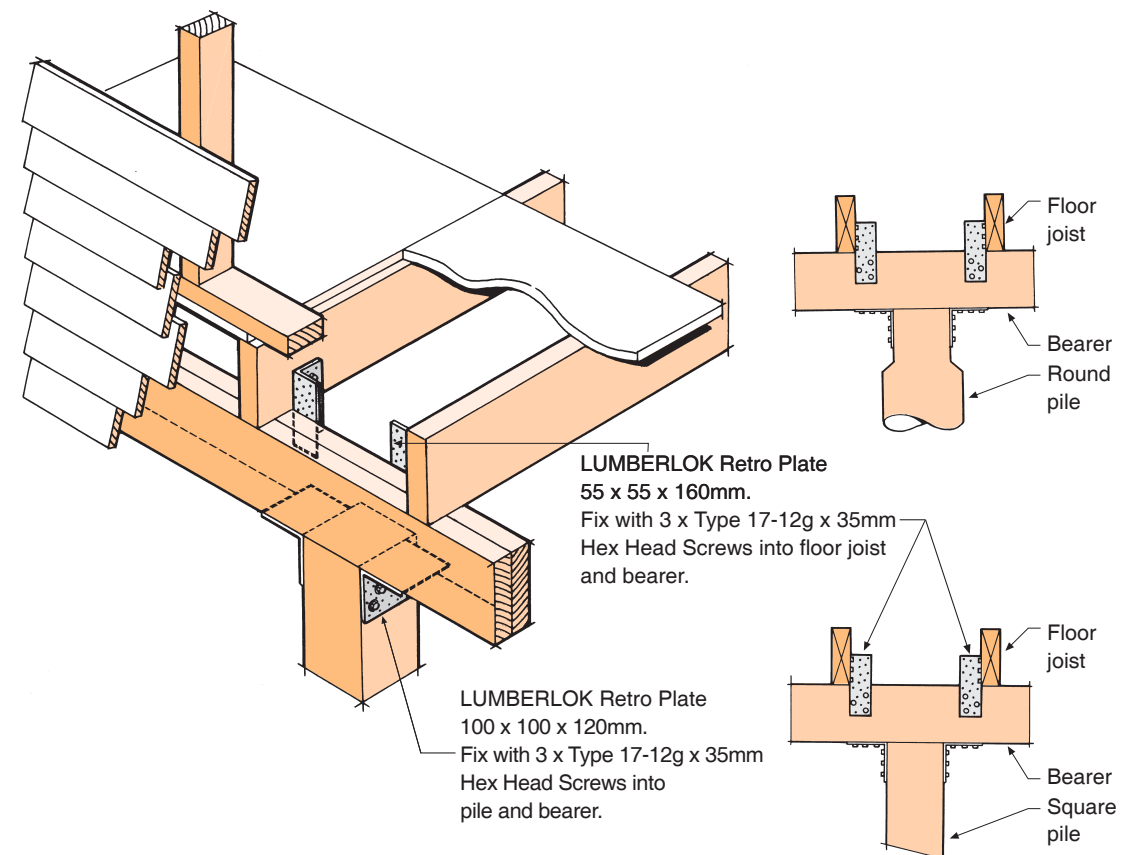
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10/2011

12kN RETRO SUBFLOOR FIXING

- ★ Fixing to be used when the outside face of the bearer is not accessible e.g. fixing relocatable houses to piles.
- ★ Hot Dip Galvanised or Stainless Steel options available for required corrosive zone.



Code: 12KNRF
Material: 0.91mm G300 Z275 (Hot Dip Galvanised Steel)

Code: 12KNRFH
Material: 0.9mm Stainless Steel 304-2B

Packed: 8 x Retro Plate 55 x 55 x 160mm
8 x Retro Plate 100 x 100 x 120mm
100 x Type 17-12g x 35mm Hex Head Screws



SCAN FOR
INSTALLATION
VIDEO

<https://vimeo.com/117351501>

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