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INTERNAL RECONFIGURATION

58 TOHUNGA CRESCENT PARNELL AUCKLAND 1052
Lot 21 DP 9448

Sheet No.	Sheet Name
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A02	PROPOSED SITE PLAN
A03	EXISTING FOUNDATION PLAN
A04	PROPOSED FOUNDATION PLAN
A05	PROPOSED FOUNDATION (FRAMING LAYOUT)
A06	EXISTING LOWER AND UPPER FLOOR PLAN
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D03	DETAILS
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T01	HOT WATER CYLINDER
T02	Gib HANDIBRAC
T03	NAILLING SCHEDULE
T04	LINTEL FIXING

LOCALITY MAP nts

General Notes:
All works to comply with NZ 3604:2011 and all relevant codes of NZBC.
All ceiling heights, stud heights roof pitches and the like shall be checked and confirmed on site by the builder before engaging work with manufacturers of steel & timber components.
All existing timber structure to be checked by builder for durability. Any issues with existing structure to be rectified with consultation of engineer.
All foundation designs are based on assumed "Good Ground". If builder finds not "Good Ground", Engineered Design is required.
All timber must be SG8 min grade.
All covered timber to be H1.2 min grade.l.
All covered structural steel shall be galvanised or as per engineering requirements.
All exposed structural steel shall be hot dip galvanised, or as per structural engineering requirements.
All existing structure to be supported with temporary supports as necessary.
All external wall cladding and roof cladding shall be carried out as per manufacturers specification and recommendation.
All restricted building work must be carried out by a licensed building practitioner or specific trade.
All dimensions are to be checked before commencing work, including site works and construction.
All wet areas- glass to be safety glass as per manufacturer's specification, with Mapegum WPS waterproof membrane.
Internal moisture to comply with NZBC E3/AS1.
External moisture to comply with NZBC E2/AS1.
Provide smoke alarms to comply with NZBC F7/AS1.
No dimensions are to be scaled from this drawing set.
All discrepancies found in this drawing set, or other attached documents must reported to the architectural designer prior to construction. If in doubt ask the architectural designer.

SCOPE OF WORK: The scope of work is for the subfloor alteration of the storage area and repiling of the foundation.

***Exposure Zone:** D

***Wind Zone:** Medium

***Unitary Plan Zone:** Residential - Single House Zone

***Overlays :** Historic Heritage and Special Character Areas

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Drawing Title: COVER PAGE

Project address: **58 TOHUNGA CRESCENT PARNELL AUCKLAND 1052**

Job No.	927
Date	3/20/2023
Client	Kevin Muir
Designer	Slaiman Math
Scale	1:1.1765

Sheet No. **A00**
Rev:

SITE INFORMATION	
Physical Address:	58 TOHUNGA CRESCENT PARNELL AUCKLAND 1052
Legal description of land:	Lot 21 DP 9448
Zone:	Residential - Single House Zone
Site Area:	428m²
Wind Zone:	Medium Wind Zone

Site plan was drawn according to Auckland Council GEOMAPS. The contractor shall check and verify all dimensions, level and angles on site prior to commencing any work.

- **EXISTING BUILDING FOOTPRINT REMAIN THE SAME**
- **STORM WATER REMAIN THE SAME**
- **FFL SHALL BE CONFIRM ON SITE**

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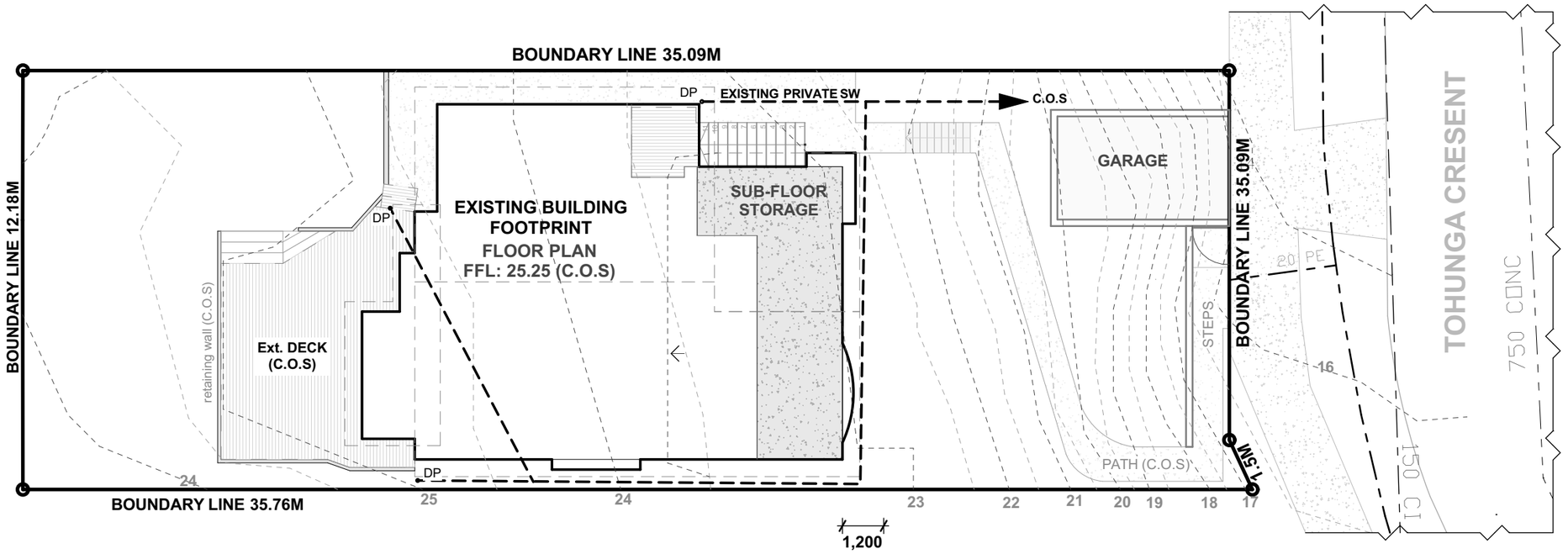

EXISTING SITE PLAN 1:150

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Drawing Title: EXISTING SITE PLAN

Project address: **58 TOHUNGA CRESCENT PARNELL AUCKLAND 1052**

Job No.	927
Date	3/20/2023
Client	Kevin Muir
Designer	Slaiman Math
Scale	1:150

Sheet No. **A01**

Rev:

SITE INFORMATION

Physical Address:	58 TOHUNGA CRESCENT PARNELL AUCKLAND 1052
Legal description of land:	Lot 21 DP 9448
Zone:	Residential - Single House Zone
Site Area:	428m²
Wind Zone:	Medium Wind Zone

Site plan was drawn according to Auckland Council GEOMAPS. The contractor shall check and verify all dimensions, level and angles on site prior to commencing any work.

- **EXISTING BUILDING FOOTPRINT REMAIN THE SAME**
- **STORM WATER ANS WASTE WATER REMAIN THE SAME.**
- **FFL SHALL BE CONFIRM ON SITE**

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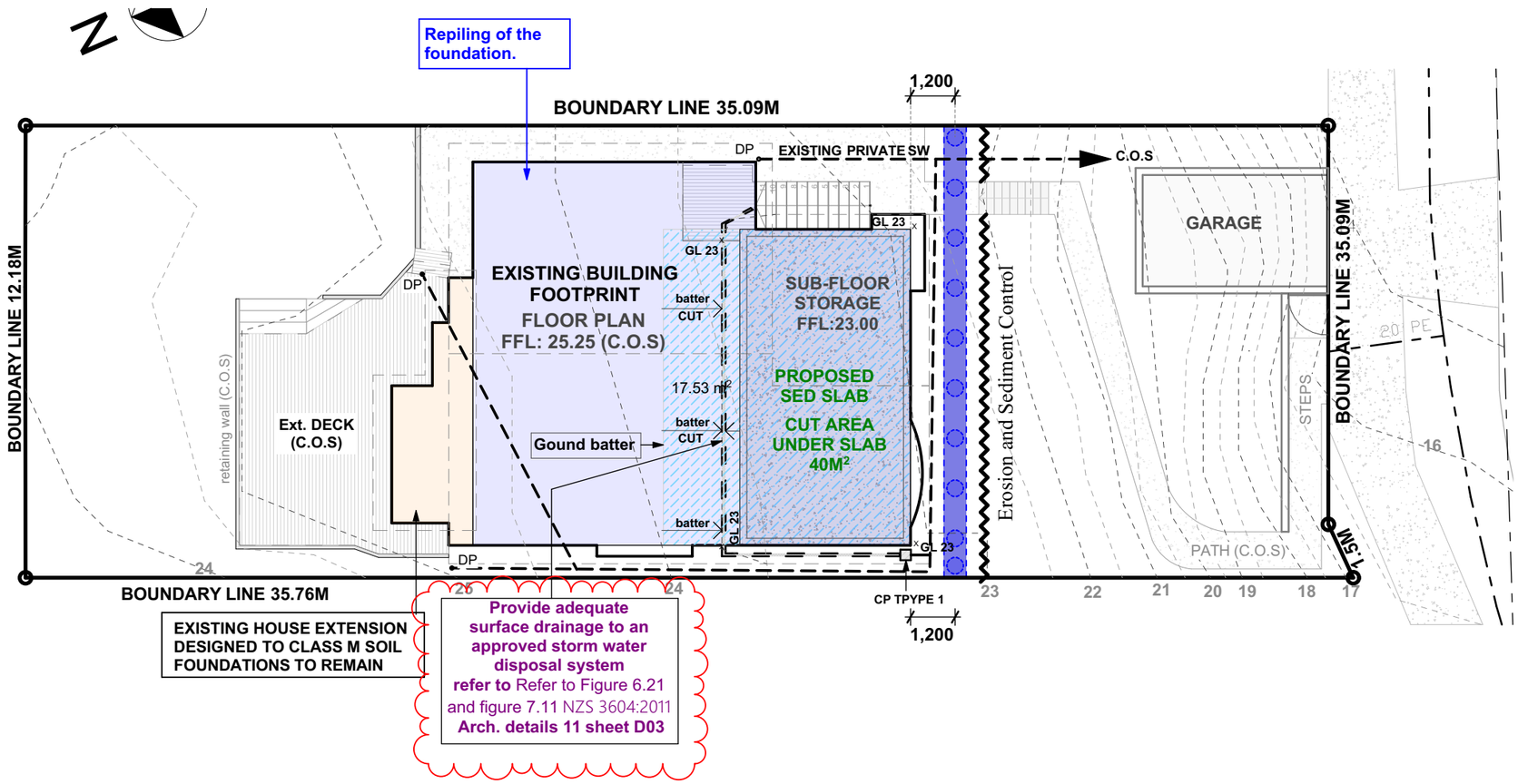
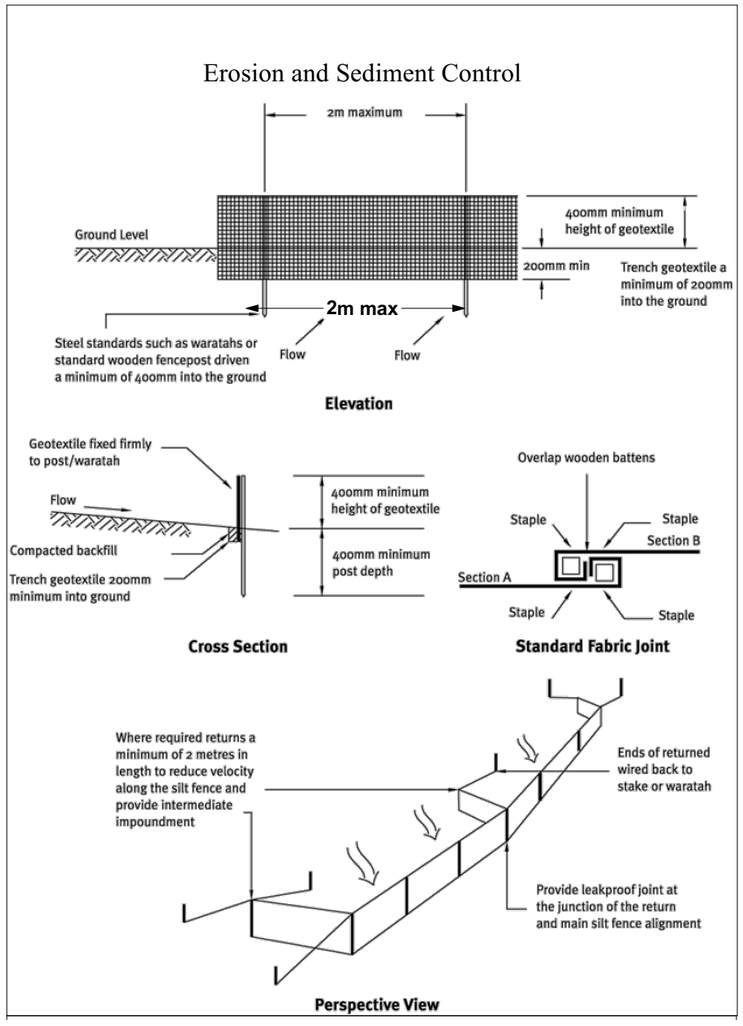
EARTHWORK CALCULATION

KEYS	CUT 1	CUT batter	**TOTAL**	
Cut area	40m²	17m²	57m²	
Average cut height	0.2m	0.3m		
Cut volume	8m³	5.1m³	14.8**m³**	

Maximum cut heights 0.4m



PROPOSED SITE PLAN 1:150



Silt Fence Erosion and Sediment Control

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Drawing Title: PROPOSED SITE PLAN

Project address: **58 TOHUNGA CRESCENT PARNELL AUCKLAND 1052**

Job No.	927
Date	3/20/2023
Client	Kevin Muir
Designer	Slaiman Math
Scale	1:150, 1:1.1714

Sheet No. **A02**

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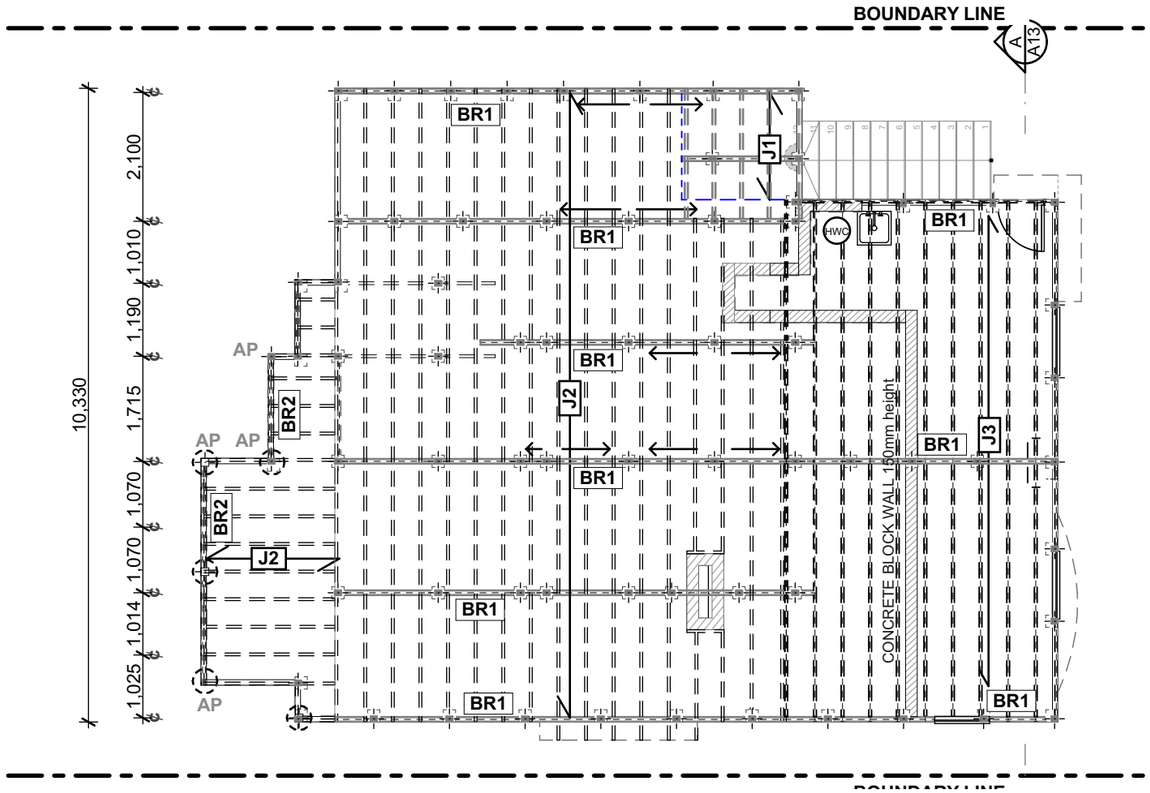
Wind Zone: Medium

Notes:

- J1 Existing 50x100mm floor joists @450mm crs.
- J2 Existing 145x45mm floor joists @450mm crs.
- J3 Existing 220x45mm floor joists @450mm crs.
- BR1 100x75 timber bearers
- BR2 2/140x75 timber bearers
- 100x75 timber pile on 200x200 concrete pad



EXISTING FOUNDATION PLAN 1:100

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Drawing Title:
EXISTING FOUNDATION PLAN

Project address:
58 TOHUNGA CRESCENT PARNELL AUCKLAND 1052

Job No.	927
Date	3/20/2023
Client	Kevin Muir
Designer	Slaiman Math
Scale	1:100

Sheet No. **A03**
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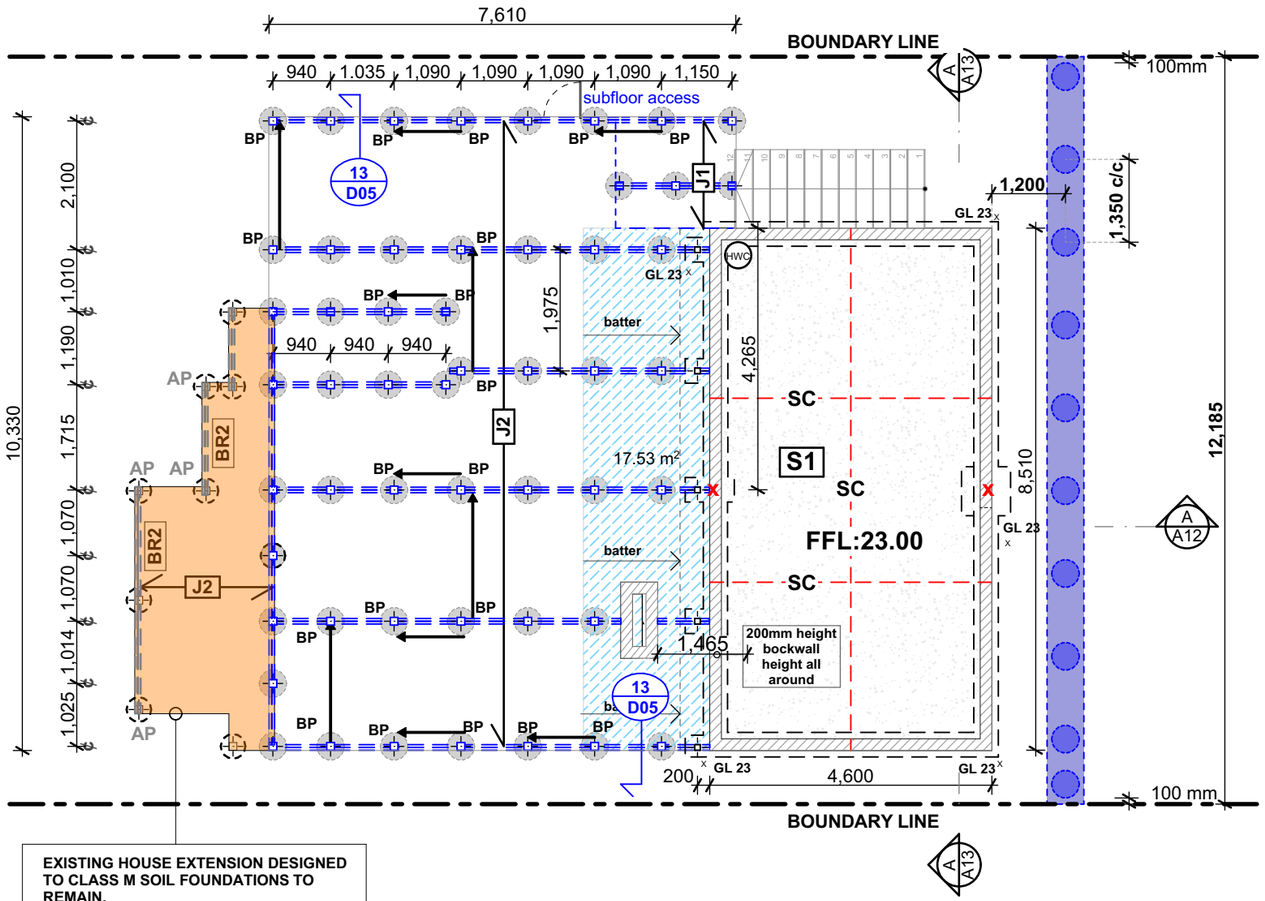

PROPOSED FOUNDATION PLAN 1:100

Wind Zone: Medium

Notes: EXISTING

- J1 Existing 50x100mm floor joists @450mm crs.
- J2 Existing 145x45mm floor joists @450mm crs.
- J3 Existing 220x45mm floor joists @450mm crs.

Notes: PROPOSED

- 2/190x45 SG8 BEARER CONTINOUS SPAN, MAX SPAN = 1.6m IF DIFFERENT, CONTACT STRUCTURAL ENGINEER
- x POINT LOAD FROM ABOVE
- 450 CONCRETE PILE AT 350 c/c 3500mm MIN EMBEDMENT. REFER TO 1/S201 FOR DETAILS
- 125 SED ON 450 CONCRETE PILE, 600mm MIN EMBEDMENT. SPACED AT 1200 C/C MAX REFER TO 1/S200
- BP 125 SED ON 450 CONCRETE PILE, 900mm MIN EMBEDMENT. REFER TO 1/S200
- BRACED PILE STRUT. ARROW HEAD INDICATES TOP END FIXING
- S1 100 THICK, 25 Mpa SLAB ON GRADE, CW SE72 MESH ON DPM (THERMATHENE BLACK 250uM FLOOR DAMP PROOF MEMBRANE) ON 25 SAND BLINDING ON 150GAP40. GEOTECH TO CONFIRM SUBASE TO CBR 5%
- sc **15mm Sawcut post concrete pour**

16.0 CONSTRUCTION METHODOLOGY

1) INSPECTION AND ASSESSMENT:

PRIOR TO ANY RE-PILING WORK, A THOROUGH INSPECTION AND ASSESSMENT OF THE FOUNDATION MUST BE CARRIED OUT TO DETERMINE THE EXTENT OF THE SETTLEMENT AND IDENTIFY ANY UNDERLYING CAUSES.

2) PREPARATION:

THE AREA AROUND THE FOUNDATION MUST BE PREPARED FOR RE-PILING WORK, WHICH MAY INVOLVE CLEARING VEGETATION, REMOVING OBSTRUCTIONS, AND EXCAVATING THE SOIL AROUND THE FOUNDATION TO EXPOSE THE EXISTING PILES

3) INSTALLATION OF NEW PILES:

PROP HOUSE USING TIMBER BLOCKS AND PROPS PROVIDED BY A QUALIFIED CONTRACTOR. PROPPING MUST PROVIDE ADEQUATE SUPPORT AND PREVENT ANY ADDITIONAL DEFLECTION OR DISTORTION TO HOUSE FLOOR PLATE STRUCTURE

ONCE COMPLETE, ASSESS HOUSE FLOOR PLATE AND REPAIR/RESTORE. ENSURE FLOOR LEVELS ARE RESTORED THROUGHOUT GROUND FLOOR PLATE USING JACKS OR SHIMS AS REQUIRED

WHEN COMPLETE, REMOVE SETTLED PILES AND INSTALL NEW PILES AS PER STRUCTURAL DRAWINGS AND PLANS

4) CONNECTION OF PILES:

THE NEW PILES MUST BE CONNECTED TO THE EXISTING FOUNDATION BEAMS AS PER STRUCTURAL DRAWING PLANS AND DETAILS

5) TESTING AND CERTIFICATION:

ONCE THE RE-PILING WORK IS COMPLETE, SURVEY THE NEW FOUNDATION TO ENSURE THAT IT MEETS THE REQUIRED LEVELS. A BUILDING INSPECTOR OR STRUCTURAL ENGINEER MUST CERTIFY THAT THE WORK HAS BEEN CARRIED OUT TO A SATISFACTORY STANDARD AND MEETS ALL RELEVANT BUILDING CODES AND REGULATIONS

6) REPORTING:

A REPORT MUST BE PROVIDED OUTLINING THE WORK THAT HAS BEEN COMPLETED, INCLUDING ANY MEASUREMENTS OR OBSERVATIONS MADE DURING THE PROCESS

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Drawing Title: PROPOSED FOUNDATION PLAN

Project address: **58 TOHUNGA CRESCENT PARNELL AUCKLAND 1052**

Job No.	927
Date	3/20/2023
Client	Kevin Muir
Designer	Slaiman Math
Scale	1:100, 1:1.2106

Sheet No. **A04**

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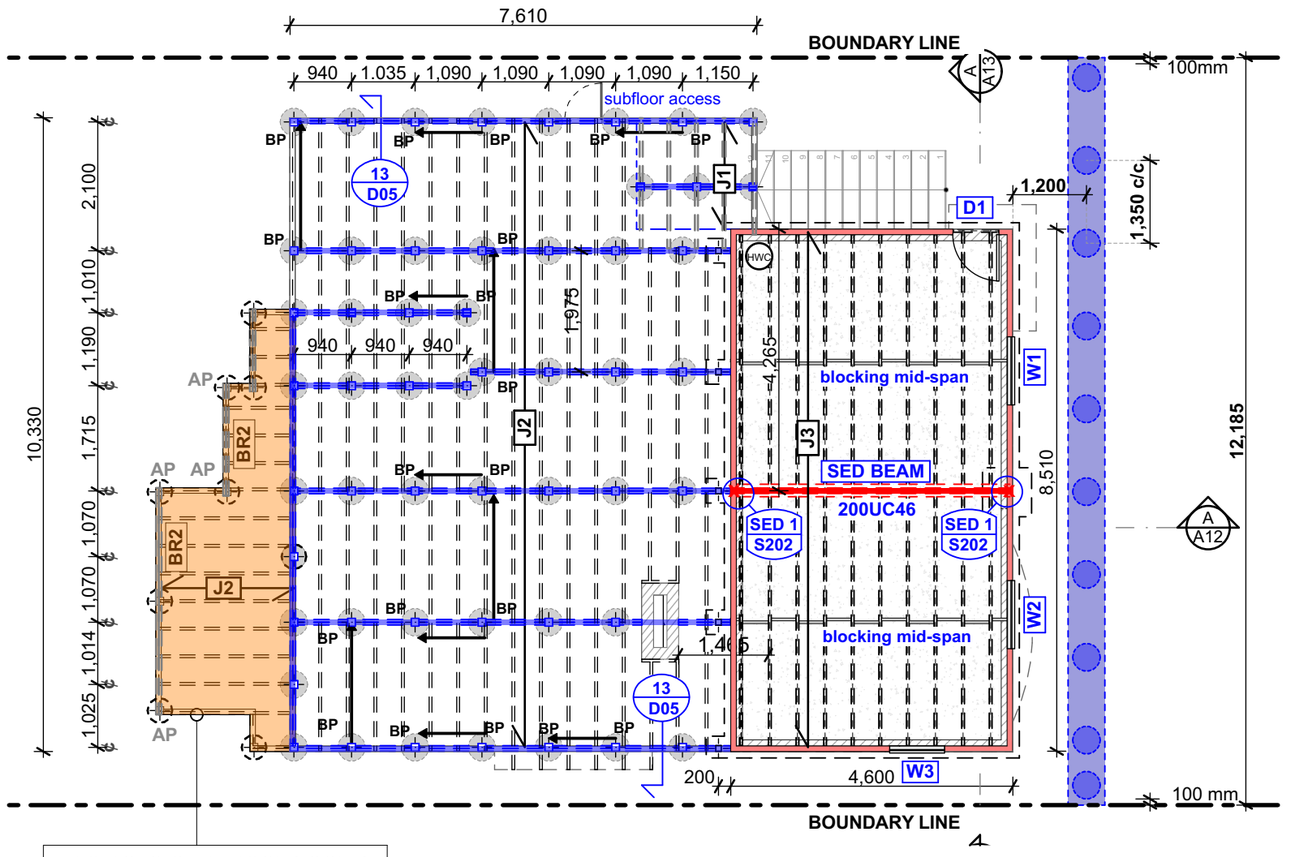
**FOUNDATION DESIGN BY ENGINEER.
PLAN TO READ IN CONJUNCTION WITH THE ENGINEERING DRAWING SET.
FOUNDATION BRACING REFER TO ENGINEERING DRAWING.**

WINDOWS, DOORS AND LINTELS LEGEND:

W1 W:1100 x H:570 reused timber joinery (Head height 1700)
NZ3604-(Lintel = 2/90x45 SG8 (MiTek fixing type F)
W2 W:1100 x H:570 reused timber joinery (Head height 1700)
NZ3604-(Lintel = 2/90x45 SG8 (MiTek fixing type F)
W3 W:900 x H:570 reused timber joinery (Head height 1700)
NZ3604-(Lintel = 2/90x45 SG8 (MiTek fixing type F)
D1 W:810 x H:1800 timber joinery (Head height to the suite)
NZ3604-(Lintel = 2/90x45 SG8 (MiTek fixing type F)

Builder to confirm all existing windows and doors size.



EXISTING HOUSE EXTENSION DESIGNED TO CLASS M SOIL FOUNDATIONS TO REMAIN.

GEOTECH TO INSPECT FOR CONDITION AND RISK OF SETTLEMENT.

PROPOSED FOUNDATION (FRAMING LAYOUT) 1:100

Wind Zone: Medium

Notes: EXISTING

J1 Existing 100x45mm floor joists @400mm crs.
J2 Existing 145x45mm floor joists @450mm crs.
J3 Existing 220x45mm floor joists @450mm crs.

NOTES: PROPOSED

- LOAD BEARING WALL UNDER
- 2/190x45 SG8 BEARER CONTINOUS SPAN, MAX SPAN = 1.6m IF DIFFERENT, CONTACT STRUCTURAL ENGINEER
- SED BEAM (200UC46)
- 450 CONCRETE PILE AT 350 c/c 3500mm MIN EMBREDMENT. REFER TO 1/S201 FOR DETAILS
- 125 SED ON 450 CONCRETE PILE, 600mm MIN EMBEDMENT. SPACED AT 1200 C/C MAX REFER TO 1/S200
- BP 125 SED ON 450 CONCRETE PILE, 900mm MIN EMBEDMENT. REFER TO 1/S200
- BRACED PILE STRUT. ARROW HEAD INDICATES TOP END FIXING
- X STEEL BEAM POINT LOAD. REFER TO SUBFLOOR PLAN

Wall construction:
Proposed stud height refer cross section.

Loadbearing:
- 90x45 H1.2 SG8 grade studs @ 400c/c
- 90x45 H1.2 SG8 grade noggs @ 800c/c
- 10mm plasterboard lining.

Top plate - 90x45 + 140x35 H1.2 SG8 grade ribbon plate fixed with CT 200 to joists.

Bottom plate - M12 anchor bolts set within 150mm of each end of the plate @ max 900crs with 50x50x3mm washers on slab.

Ceiling System: 10mm plasterboard ceiling lining on 70x35mm SG8 H1.2 ceiling battens @450mm crs. max. fixed to underside of existing floor joists. Refer to nailing schedule for fixings.

Window and door: (reusing old doors and windows)
All door and windows to be Timber joinery
head height refer WINDOWS, DOORS, AND LINTELS LEGEND
Glazing:
Glass to comply with nzs4223 part 2 & 3.

Existing joinery windows that reuse joinery need to have all seals checked and replaced where necessary and all mitres will need to be resealed, rubbers and back flashed by the builder to perform for an additional 15-year durability period in accordance with Clause B2.

Hot water supply
install main pressure hot water cylinder in accordance to nzbc g12/as1, 6.11, water heater installation. provide seismic restrains as required, refer detail sheet T01

Insulation in habitable spaces as per nzbc h1:
Sub/mid floor: R1.6 Pink® Batts®

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Drawing Title:
PROPOSED FOUNDATION (FRAMING LAYOUT)

Project address:
58 TOHUNGA CRESCENT PARNELL AUCKLAND 1052

Job No.	927
Date	3/20/2023
Client	Kevin Muir
Designer	Slaiman Math
Scale	1:100

Sheet No. **A05**
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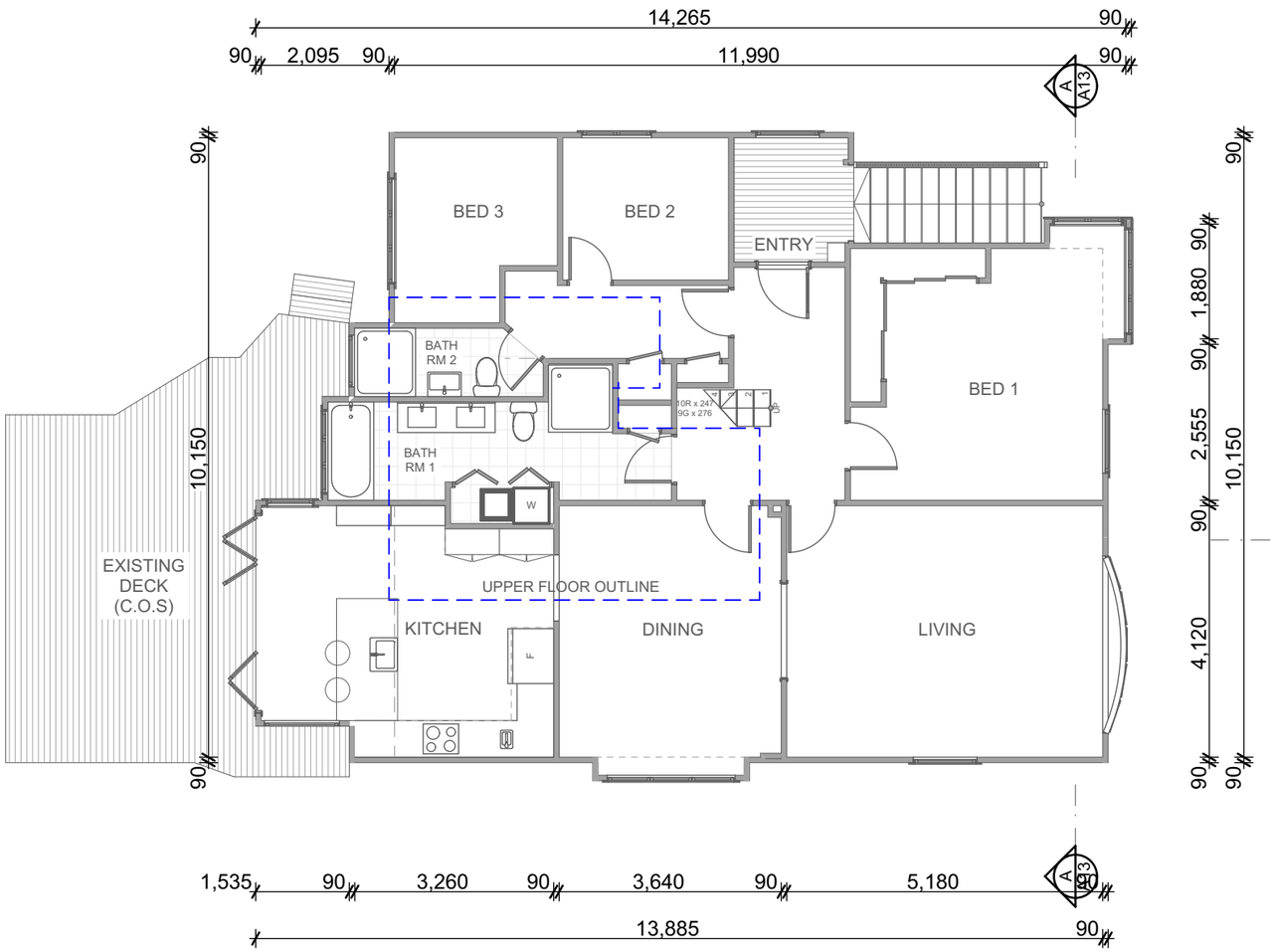
Wind Zone: Medium

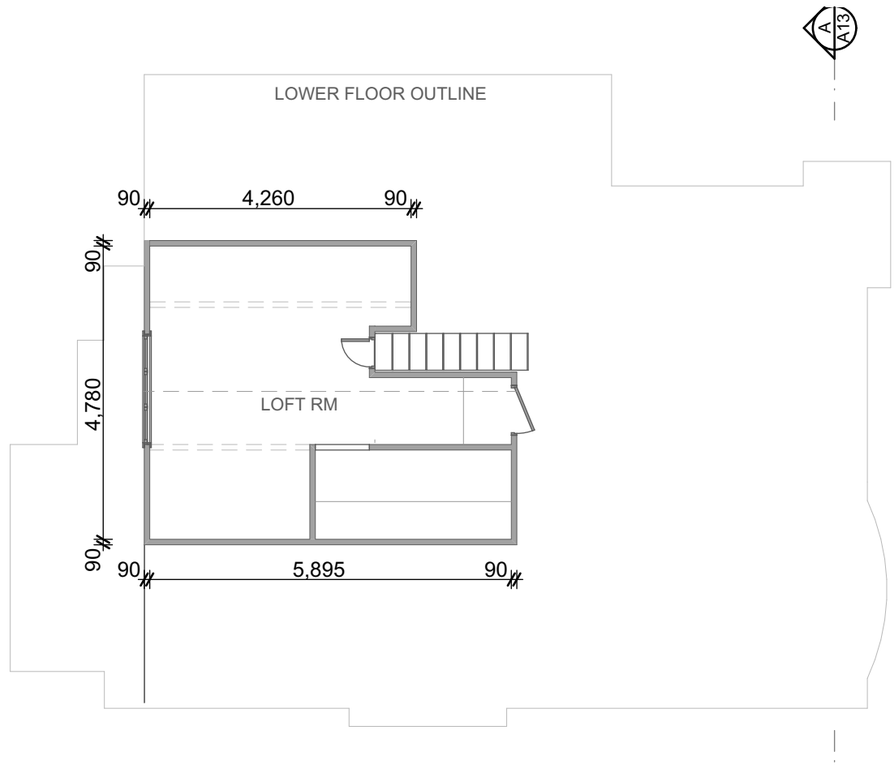
LEGEND:

	- Existing construction wall
SD	- Smoke Detector
WR	- Wardrobe
W	- Washing machine
CB	-Cupboard.
FP	-Fireplace
HWC	-Hot water cylinder
ST	-Storage

THE BUILDING FOOTPRINT AND FLOOR PLAN WILL REMAIN THE SAME AS THE EXISTING ONE. SUBFLOOR REPILING ONLY.



EXISTING LOWER FLOOR PLAN 1:100



EXISTING UPPER FLOOR PLAN 1:100

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Drawing Title:
EXISTING LOWER AND UPPER FLOOR PLAN

Project address:
58 TOHUNGA CRESCENT PARNELL AUCKLAND 1052

Job No.	927
Date	3/20/2023
Client	Kevin Muir
Designer	Slaiman Math
Scale	1:100

Sheet No. **A06**
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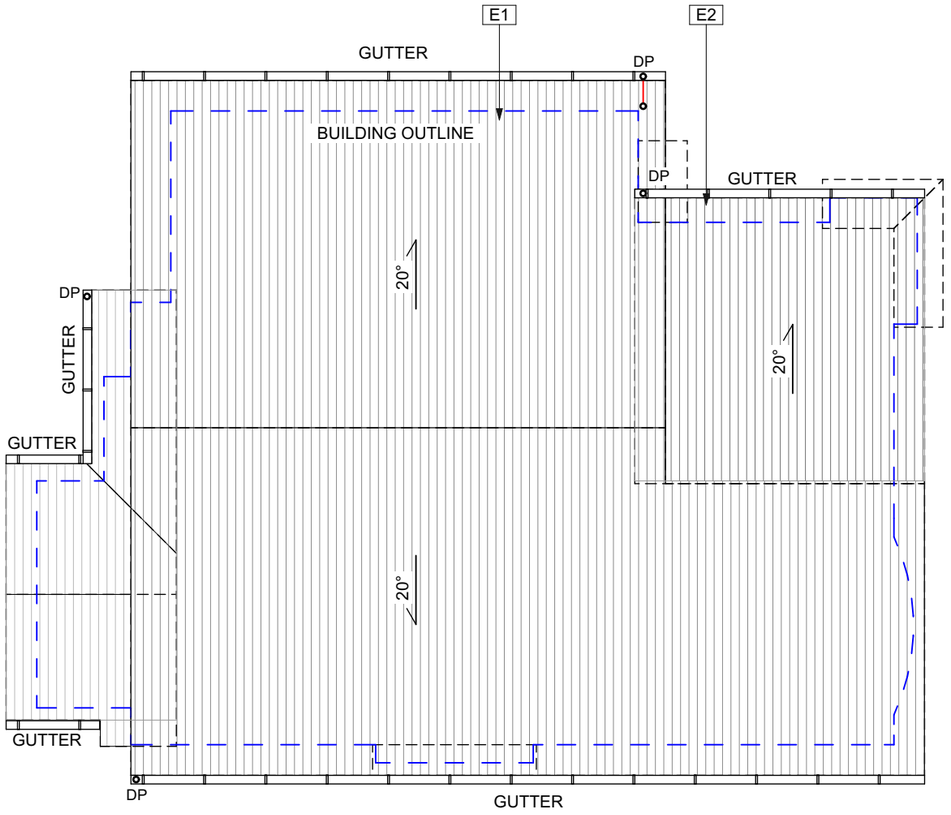
- The building footprint, floor plans, and roof plan will remain the same.
- The subfloor alteration of the storage area and Repiling of the foundation.

Wind Zone: Medium

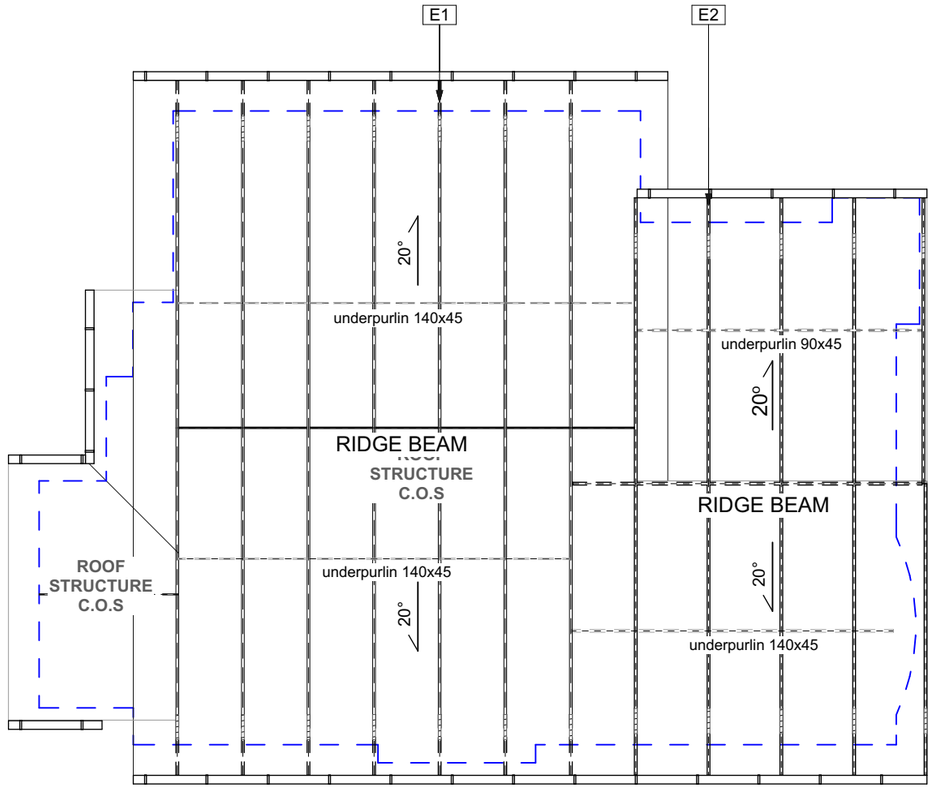
E1 Existing steel roofing on 140x45 rafter on 140x15 underpurlin
-Roof slope 20°
-Ridge beam 140x20

E2 Existing steel roofing on 90x45 rafter
-Roof slope 20°
-Ridge beam 90x45

DP Downpipe



EXISTING ROOF PLAN 1:100



EXISTING ROOF FRAMING PLAN 1:100

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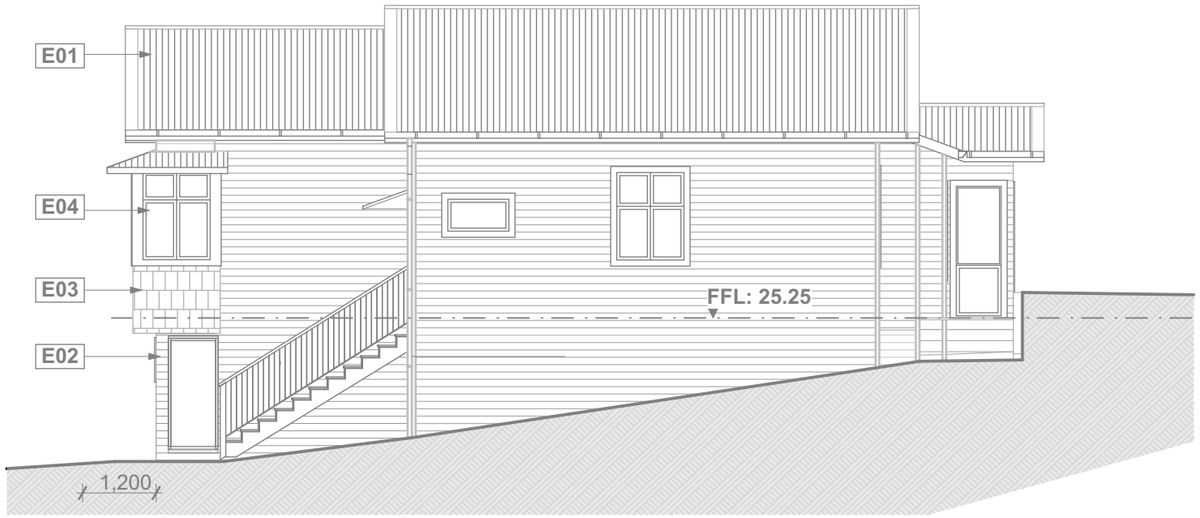
Drawing Title:
EXISITNG ROOF AND ROOF FRAMING PLAN

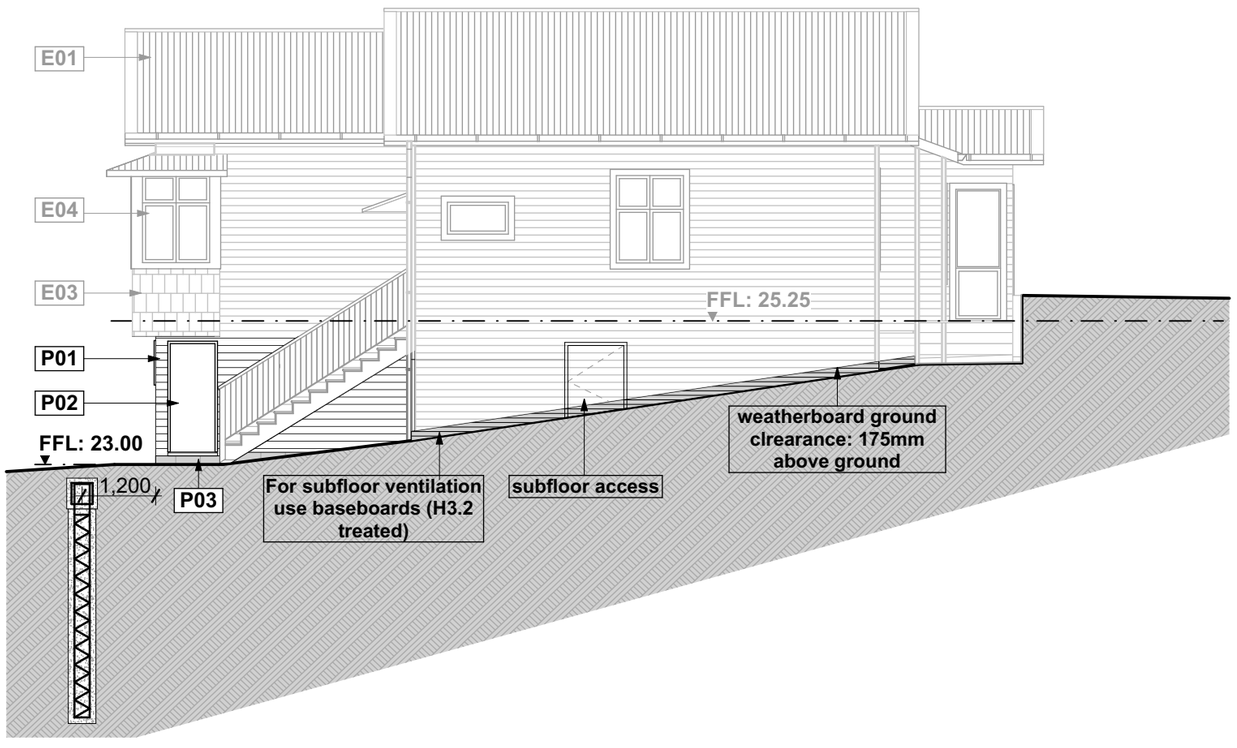
Project address:
58 TOHUNGA CRESCENT PARNELL AUCKLAND 1052

Job No.	927
Date	3/20/2023
Client	Kevin Muir
Designer	Slaiman Math
Scale	1:100

Sheet No. **A07**
Rev:



EXISTING EAST ELEVATION **1:100**



PROPOSED EAST ELEVATION **1:100**

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Risk Matrix
Wall Type: **Standard**

Risk Factor	*Low*	*Med.*	*High*	*Very High*	*Score*
Wind (NZS3604)	0	**0**	1	2	**0**
Storeys	0	**1**	2	4	**1**
R/W Intersection	0	**1**	3	5	**1**
Eaves Width	0	1	2	**5**	**5**
Complexity	**0**	1	3	6	**0**
Deck Design	**0**	2	4	6	**0**
				Total Risk Score: **medium**	**7**

Risk Matrix created by Design Navigator

Existing Notes

E01 Existing corrugated steel roofing

E02 Existing bevelback weatherboard cladding (direct fixed)

E03 Existing timber shingle cladding

E04 Existing timber joinery

P01 **Wall System:** bevelback weatherboard cladding (direct fixed) on Thermakaft Covertek 403 wall underlay and 10mm plasterboard wall lining

P02 **Window and door**: (reusing old doors and windows)
All door and windows to be Timber joinery
head height refer WINDOWS, DOORS, AND LINTELS LEGEND
Glazing:
Glass to comply with nzs4223 part 2 & 3.

Existing joinery windows that reuse joinery need to have all seals checked and replaced where necessary and all mitres will need to be resealed, rubbers and back flashed by the builder to perform for an additional 15-year durability period in accordance with Clause B2.

P03 Block wall above the ground shall be finished with STO clear coat system or Resene X-200 Paint system.

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Drawing Title:
EAST ELEVATION

Project address:
58 TOHUNGA CRESCENT PARNELL AUCKLAND 1052

Job No.	927
Date	3/20/2023
Client	Kevin Muir
Designer	Slaiman Math
Scale	1:100

Sheet No. **A08**
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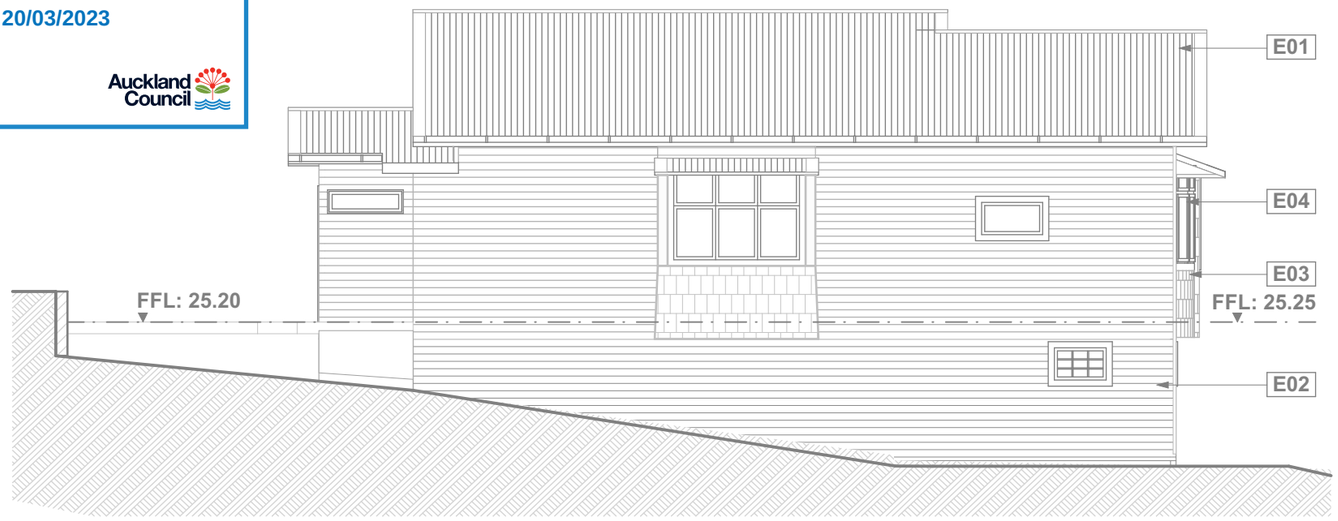
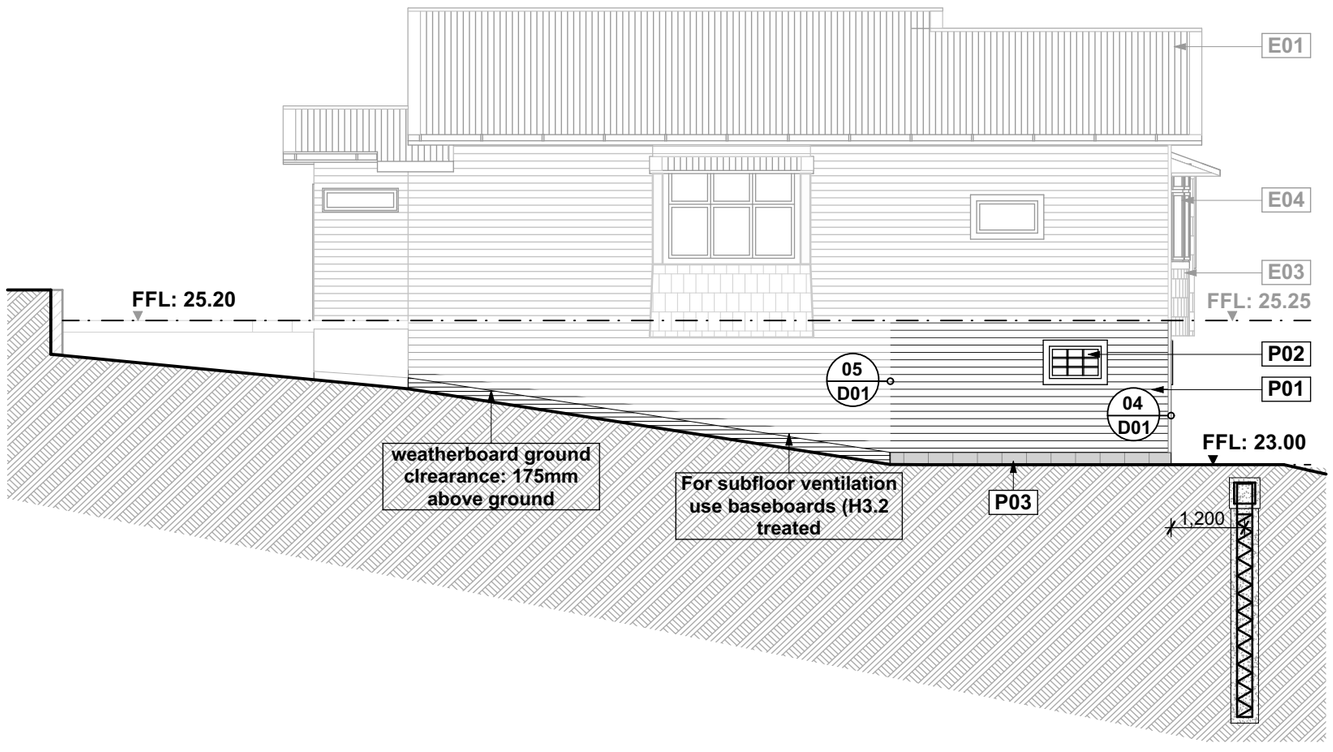


EXISTING WEST ELEVATION **1:100**



WEST ELEVATION **1:100**

Risk Matrix
Wall Type: **Standard**

Risk Factor	*Low*	*Med.*	*High*	*Very High*	*Score*
Wind (NZS3604)	0	**0**	1	2	**0**
Storeys	0	**1**	2	4	**1**
R/W Intersection	0	**1**	3	5	**1**
Eaves Width	0	1	2	**5**	**5**
Complexity	**0**	1	3	6	**0**
Deck Design	**0**	2	4	6	**0**
				Total Risk Score: **medium**	**7**

Risk Matrix created by Design Navigator

Existing Notes

E01 Existing corrugated steel roofing

E02 Existing bevelback weatherboard cladding (direct fixed)

E03 Existing timber shingle cladding

E04 Existing timber joinery

P01 **Wall System:** bevelback weatherboard cladding (direct fixed) on Thermakaft Covertek 403 wall underlay and 10mm plasterboard wall lining

P02 **Window and door**: (reusing old doors and windows)
All door and windows to be Timber joinery
head height refer ***WINDOWS, DOORS, AND LINTELS LEGEND***
Glazing:
Glass to comply with nzs4223 part 2 & 3.

Existing joinery windows that reuse joinery need to have all seals checked and replaced where necessary and all mitres will need to be resealed, rubbers and back flashed by the builder to perform for an additional 15-year durability period in accordance with Clause B2.

P03 Block wall above the ground shall be finished with STO clear coat system or Resene X-200 Paint system.

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Drawing Title:
WEST ELEVATION

Project address:
58 TOHUNGA CRESCENT PARNELL AUCKLAND 1052

Job No.	927
Date	3/20/2023
Client	Kevin Muir
Designer	Slaiman Math
Scale	1:100

Sheet No. **A09**
Rev:

EXISTING SOUTH ELEVATION **1:100**

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Risk Matrix
Wall Type: **Standard**

Risk Factor	*Low*	*Med.*	*High*	*Very High*	*Score*
Wind (NZS3604)	0	**0**	1	2	**0**
Storeys	0	**1**	2	4	**1**
R/W Intersection	0	**1**	3	5	**1**
Eaves Width	0	1	2	**5**	**5**
Complexity	**0**	1	3	6	**0**
Deck Design	**0**	2	4	6	**0**
				Total Risk Score: **medium**	**7**

Risk Matrix created by Design Navigator

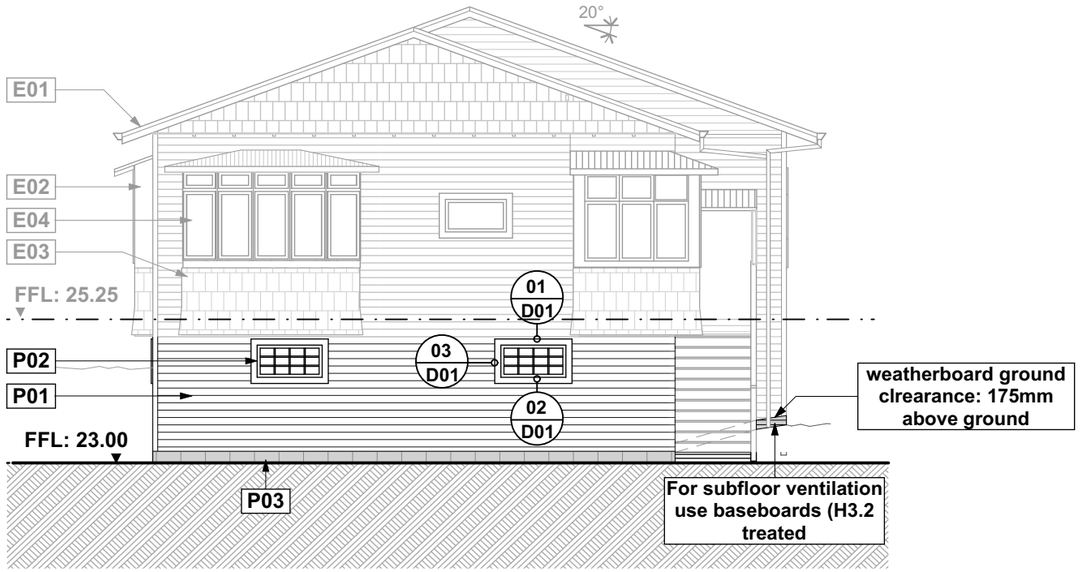
Existing Notes

E01 Existing corrugated steel roofing

E02 Existing bevelback weatherboard cladding (direct fixed)

E03 Existing timber shingle cladding

E04 Existing timber joinery



PROPOSED SOUTH ELEVATION **1:100**

P01 **Wall System:** bevelback weatherboard cladding (direct fixed) on Thermakaft Covertek 403 wall underlay and 10mm plasterboard wall lining

P02 **Window and door**: (reusing old doors and windows)
All door and windows to be Timber joinery
head height refer WINDOWS, DOORS, AND LINTELS LEGEND
Glazing:
Glass to comply with nzs4223 part 2 & 3.

Existing joinery windows that reuse joinery need to have all seals checked and replaced where necessary and all mitres will need to be resealed, rubbers and back flashed by the builder to perform for an additional 15-year durability period in accordance with Clause B2.

P03 Block wall above the ground shall be finished with STO clear coat system or Resene X-200 Paint system.

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Drawing Title:
SOUTH ELEVATION

Project address:
58 TOHUNGA CRESCENT PARNELL AUCKLAND 1052

Job No.	927
Date	3/20/2023
Client	Kevin Muir
Designer	Slaiman Math
Scale	1:100

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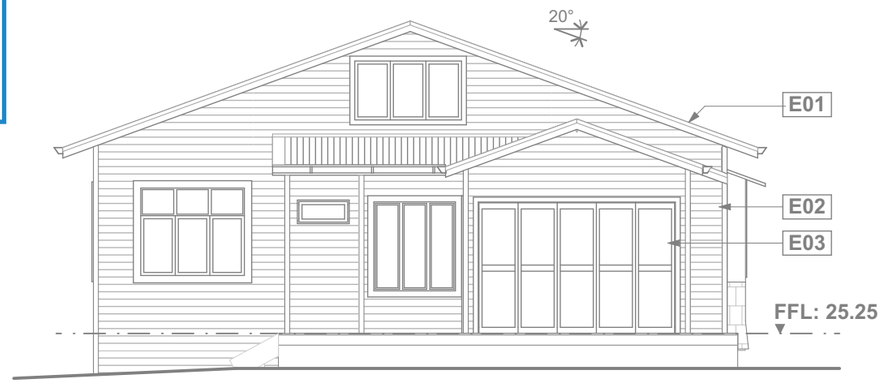
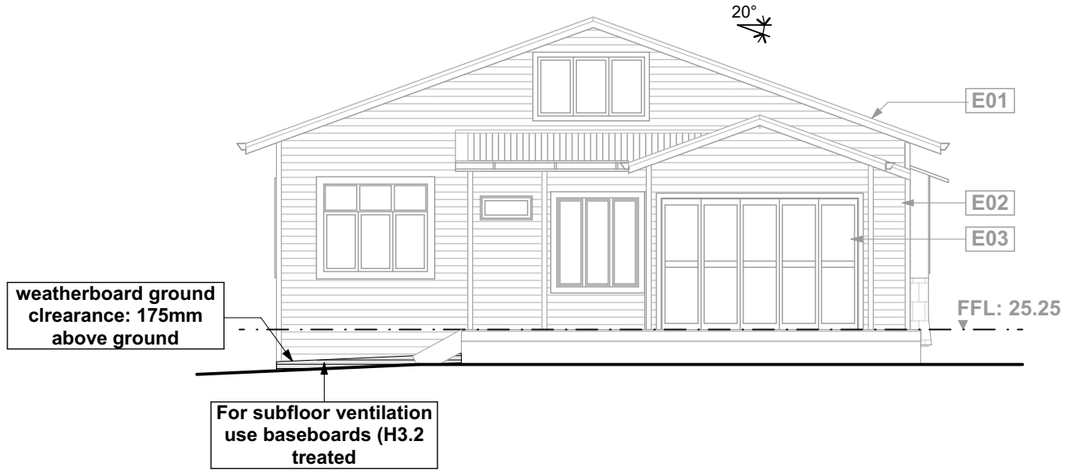


EXISTING NORTH ELEVATION **1:100**



PROPOSED NORTH ELEVATION **1:100**

Risk Matrix
Wall Type: **Standard**

Risk Factor	*Low*	*Med.*	*High*	*Very High*	*Score*
Wind (NZS3604)	0	**0**	1	2	**0**
Storeys	0	**1**	2	4	**1**
R/W Intersection	0	**1**	3	5	**1**
Eaves Width	0	1	2	**5**	**5**
Complexity	**0**	1	3	6	**0**
Deck Design	**0**	2	4	6	**0**
				Total Risk Score: **medium**	**7**

Risk Matrix created by Design Navigator

Existing Notes

E01 Existing corrugated steel roofing

E02 Existing bevelback weatherboard cladding (direct fixed)

E03 Existing timber shingle cladding

E04 Existing timber joinery

P01 **Wall System:** bevelback weatherboard cladding (direct fixed) on Thermakaft Covertek 403 wall underlay and 10mm plasterboard wall lining

P02 **Window and door**: (reusing old doors and windows)
All door and windows to be Timber joinery
head height refer WINDOWS, DOORS, AND LINTELS LEGEND
Glazing:
Glass to comply with nzs4223 part 2 & 3.

Existing joinery windows that reuse joinery need to have all seals checked and replaced where necessary and all mitres will need to be resealed, rubbers and back flashed by the builder to perform for an additional 15-year durability period in accordance with Clause B2.

P03 Block wall above the ground shall be finished with STO clear coat system or Resene X-200 Paint system.

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Drawing Title:
NORTH ELEVATION

Project address:
58 TOHUNGA CRESCENT PARNELL AUCKLAND 1052

Job No.	927	Sheet No.
Date	3/20/2023	**A11**
Client	Kevin Muir	
Designer	Slaiman Math	Rev:
Scale	1:100	

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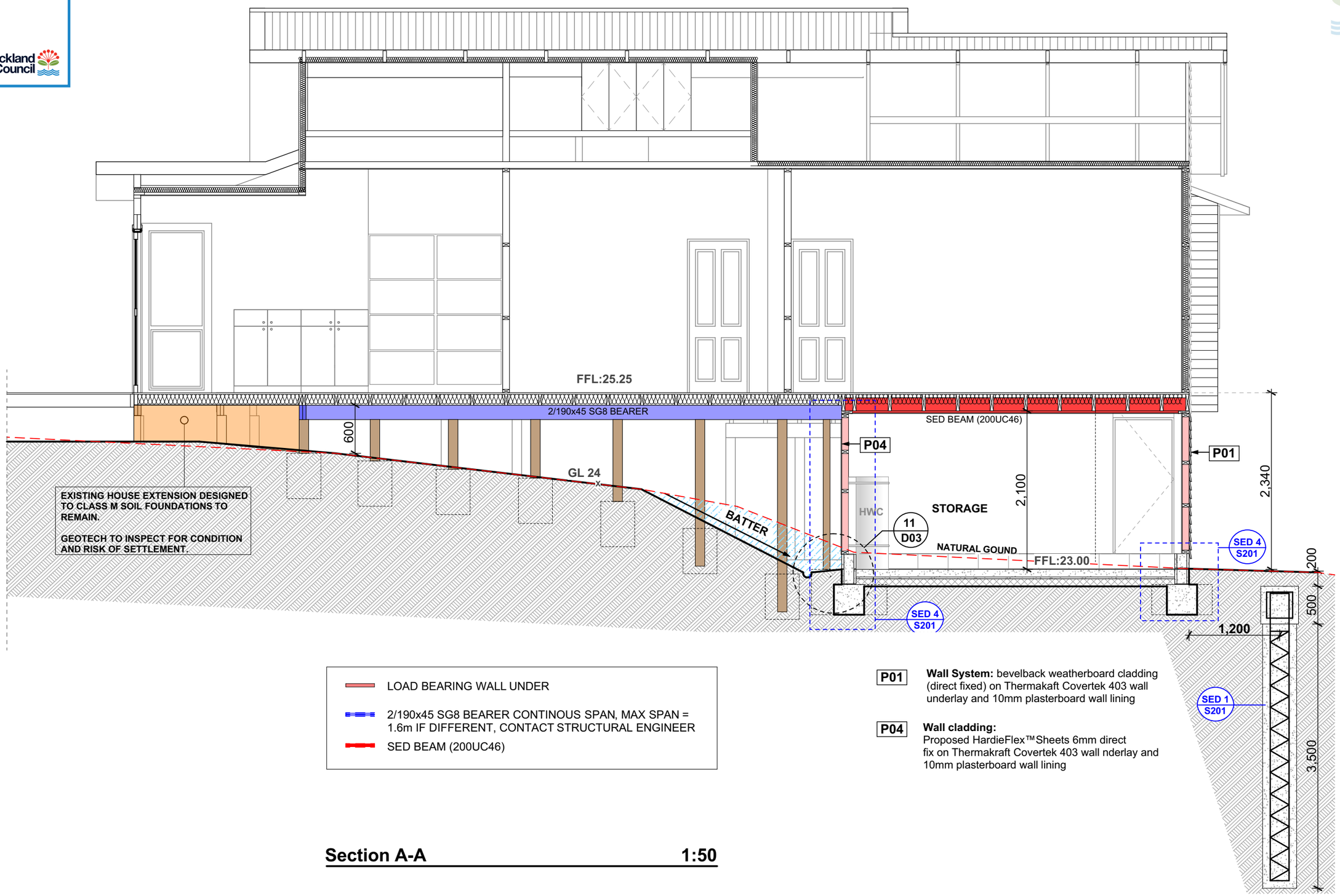

LOAD BEARING WALL UNDER

2/190x45 SG8 BEARER CONTINOUS SPAN, MAX SPAN = 1.6m IF DIFFERENT, CONTACT STRUCTURAL ENGINEER

SED BEAM (200UC46)

P01 **Wall System:** bevelback weatherboard cladding (direct fixed) on Thermakaft Covertek 403 wall underlay and 10mm plasterboard wall lining

P04 **Wall cladding:**
Proposed HardieFlex™Sheets 6mm direct fix on Thermakraft Covertek 403 wall nderlay and 10mm plasterboard wall lining

Section A-A 1:50

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Drawing Title:
SECTION A-A

Project address:
58 TOHUNGA CRESCENT PARNELL AUCKLAND 1052

Job No.	927
Date	3/20/2023
Client	Kevin Muir
Designer	Slaiman Math
Scale	1:50

Sheet No. **A12**

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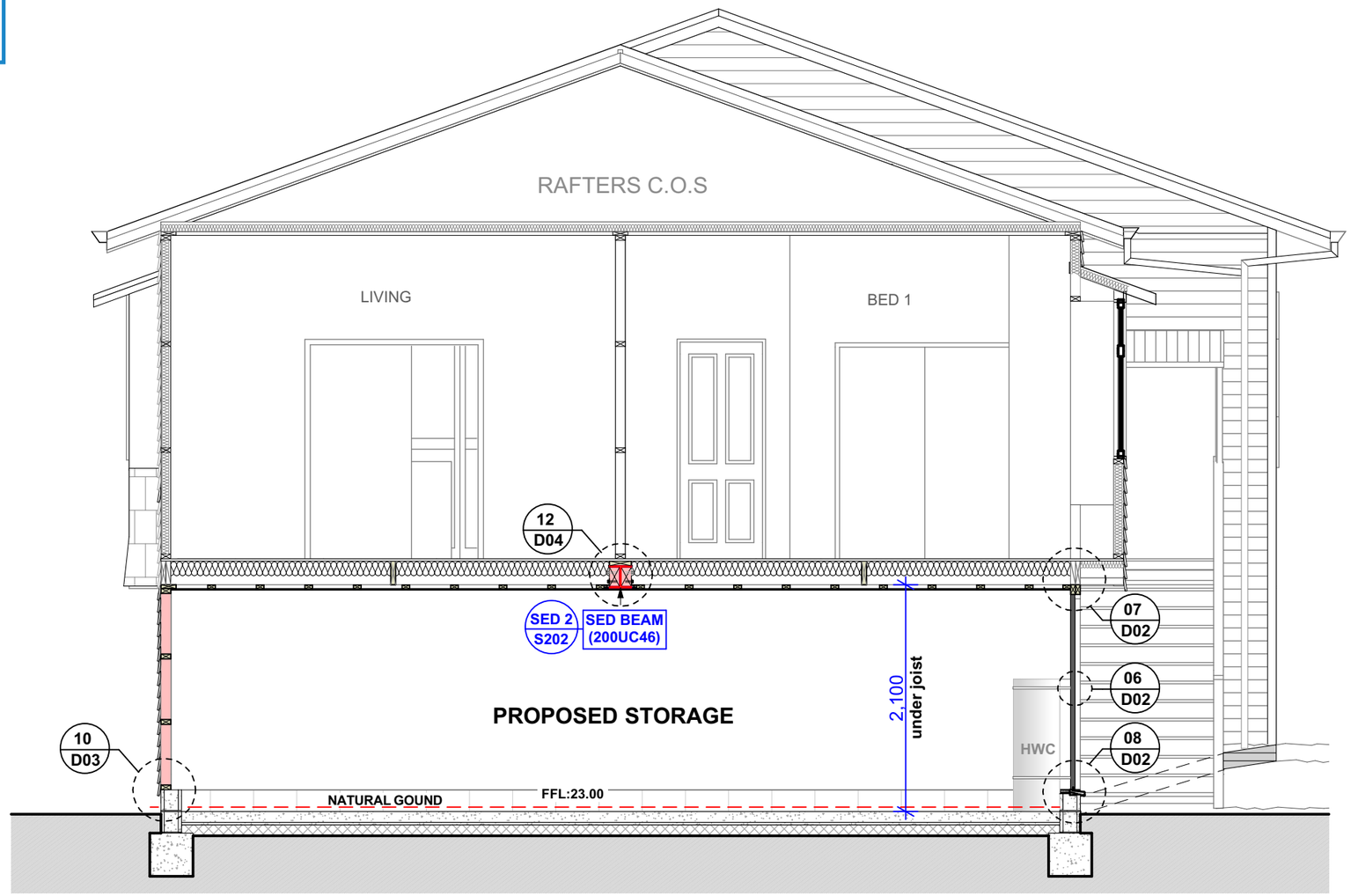

Section B-B 1:50

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Drawing Title:
SECTION B-B

Project address:
58 TOHUNGA CRESCENT PARNELL AUCKLAND 1052

Job No.	927
Date	3/20/2023
Client	Kevin Muir
Designer	Slaiman Math
Scale	1:50

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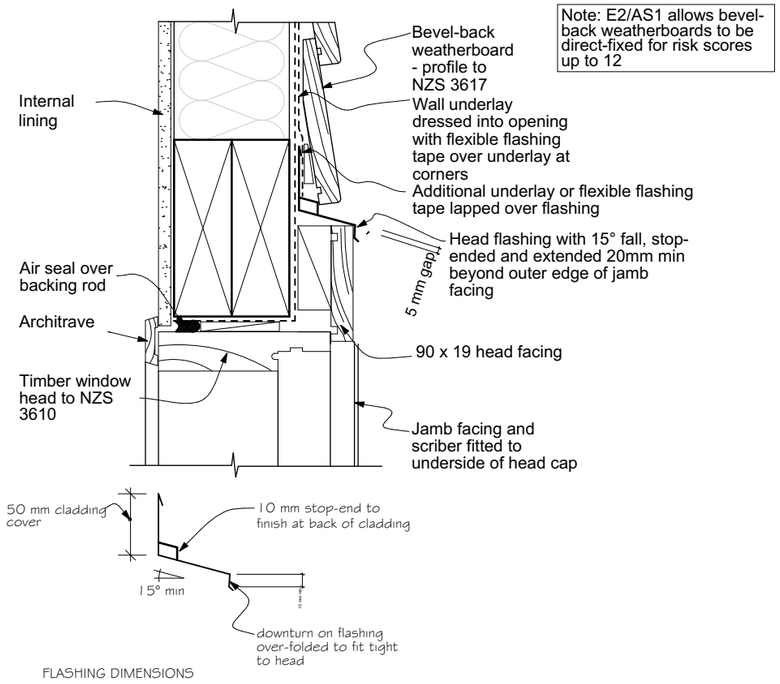
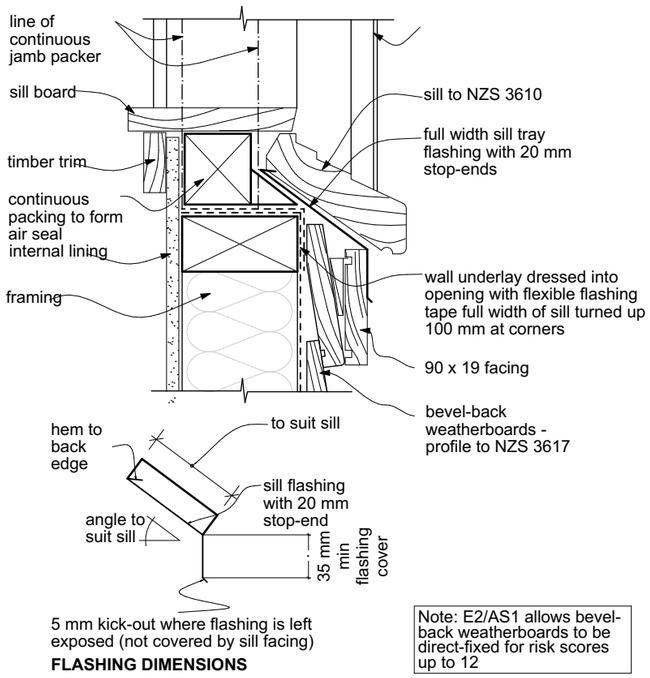
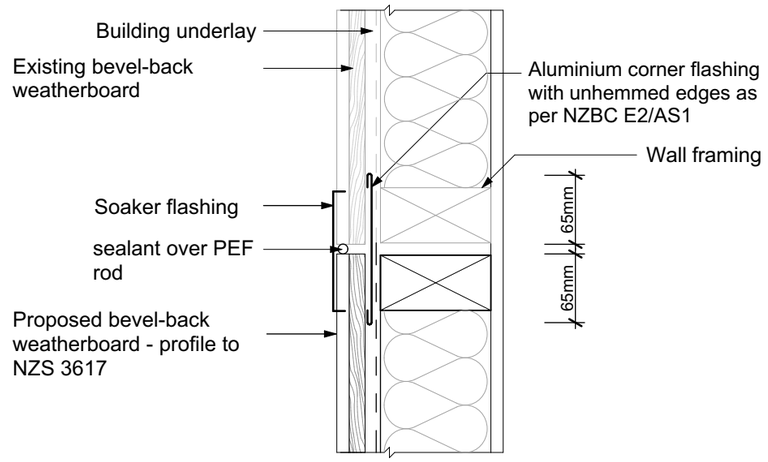


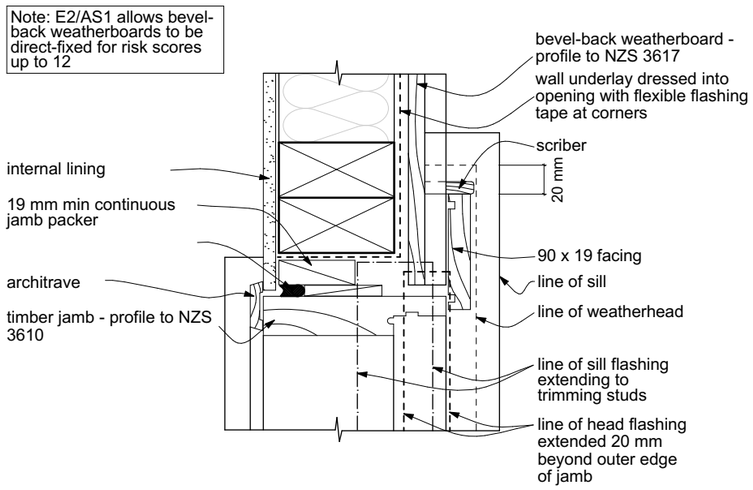
01 **TIMBER WINDOW HEAD** 1:5
A10 Bevelback weatherboard - direct fixed



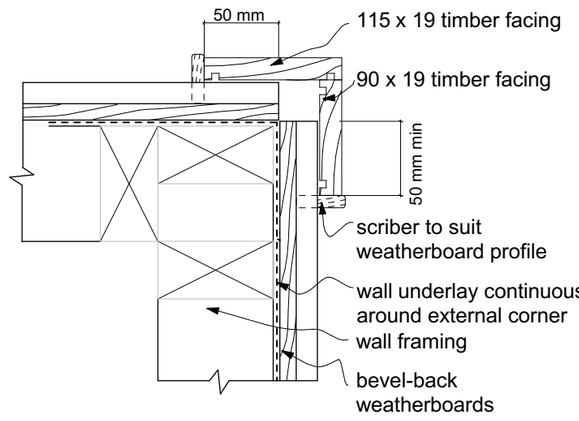
02 **TIMBER WINDOW SILL** 1:5
A10



05 EXISTING AND PROPOSED DETAIL 1:5
A09 BEVEL-BACK



03 **TIMBER WINDOW JAMB** 1:5
A10 Bevelback weatherboard - direct fixed



04 **EXTERNAL CORNER** 1:5
A09 Bevelback weatherboard - direct fixed

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Drawing Title: DETAILS

Project address: **58 TOHUNGA CRESCENT PARNELL AUCKLAND 1052**

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Date	3/20/2023
Client	Kevin Muir
Designer	Slaiman Math
Scale	1:5

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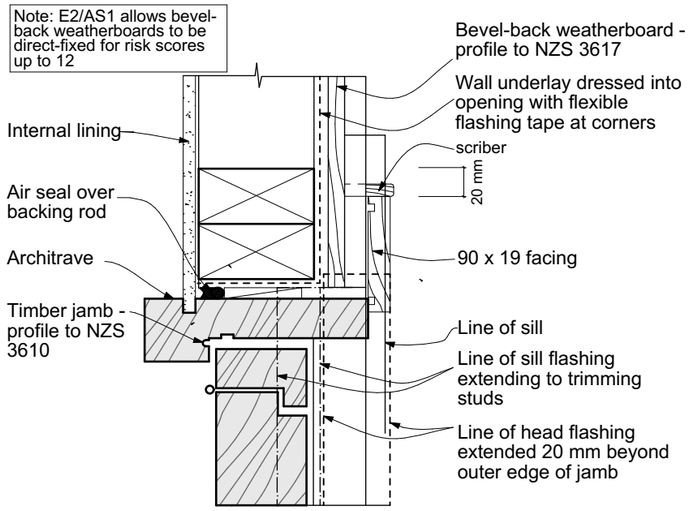
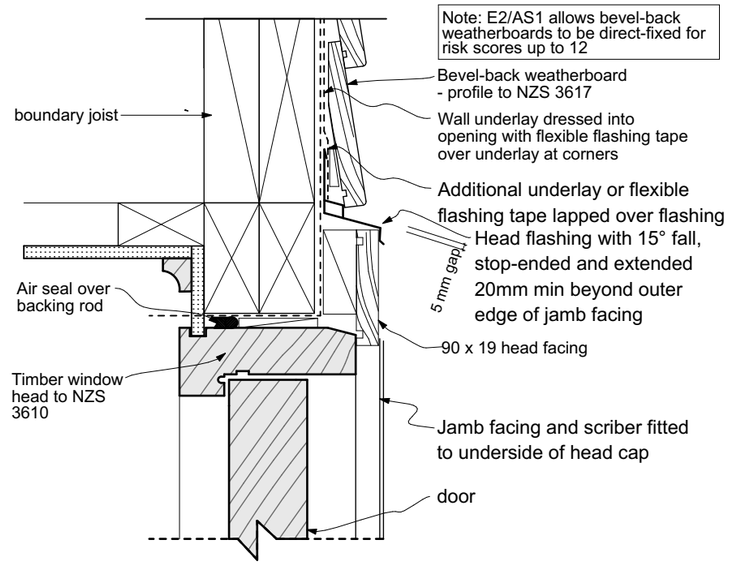
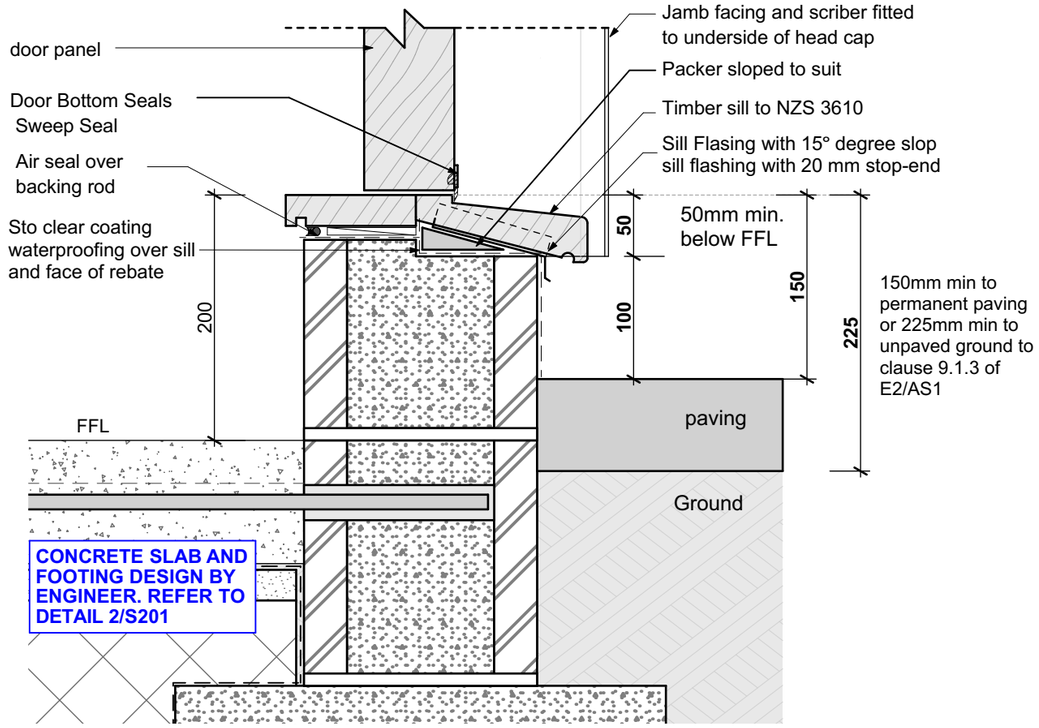


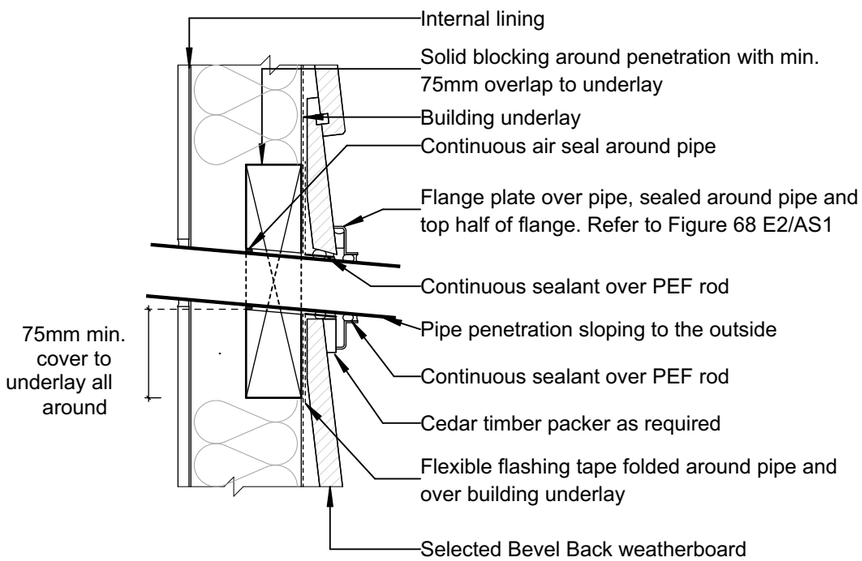
06 **TIMBER DOOR JAMB** 1:5
A13 Bevelback weatherboard - direct fixed



07 **TIMBER DOOR HEAD** 1:5
A13 Bevelback weatherboard - direct fixed



08 **BASE OF WALL, CONCRETE TIMBER DOOR** 1:5
A13



09 **PIPE PENETRATION SECTION** 1:5
A00

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Drawing Title:
DETAILS

Project address:
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Job No.	927
Date	3/20/2023
Client	Kevin Muir
Designer	Slaiman Math
Scale	1:5

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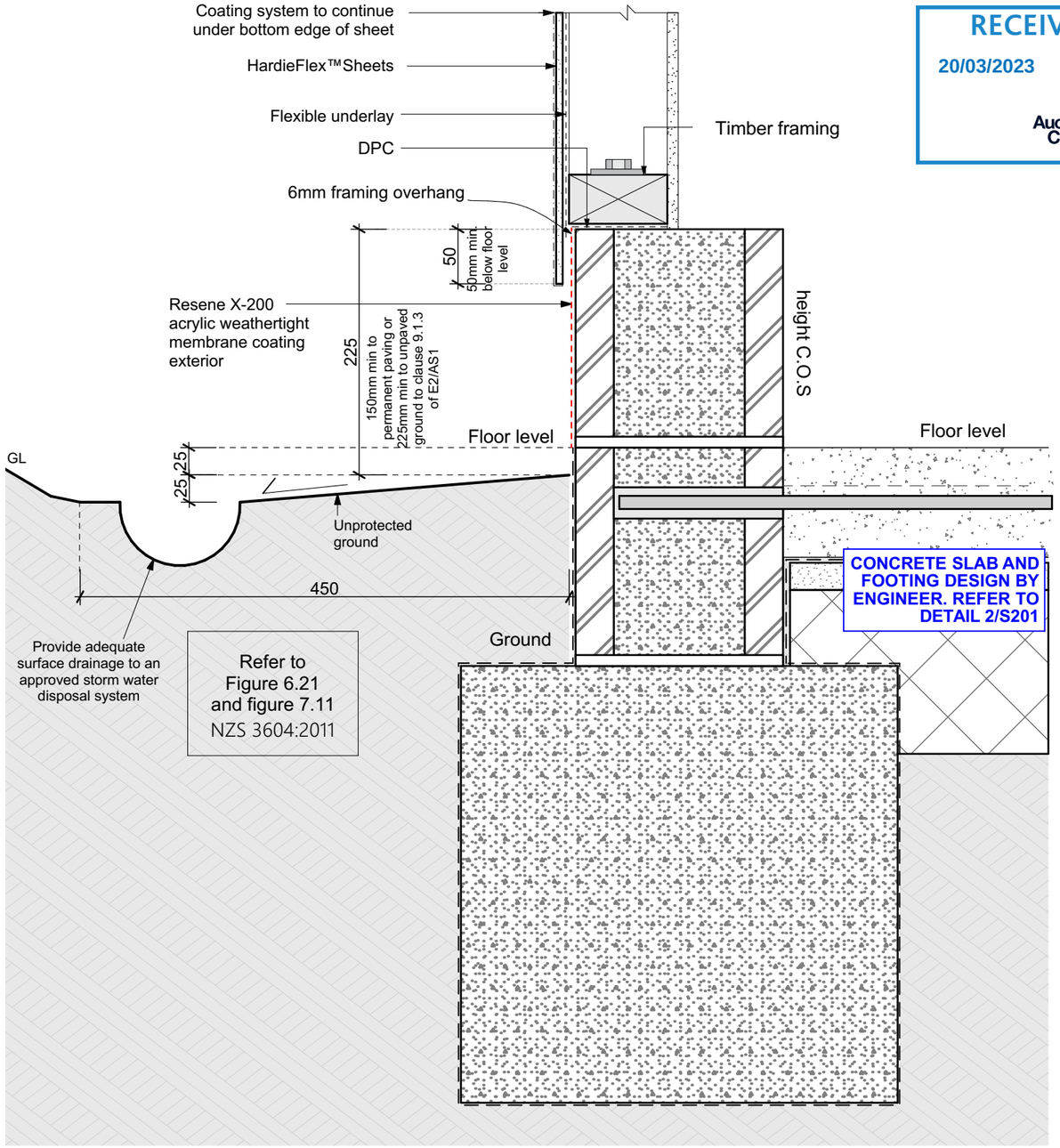
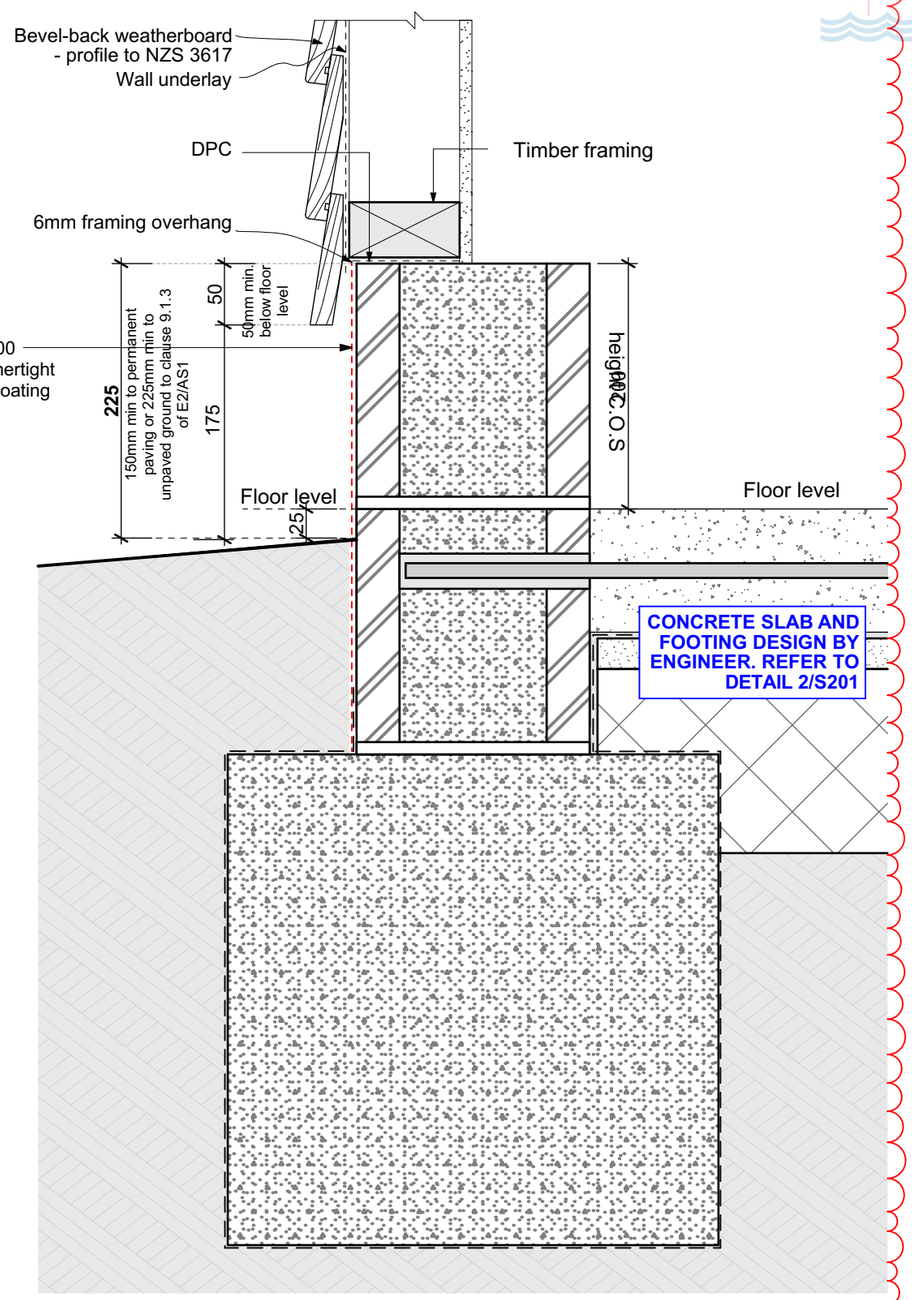


11 **BASE OF WALL, CONCRETE BLOCK OR NIB-WALL**
A12 Hardie Flex Sheet



10 **BASE OF WALL, CONCRETE BLOCK OR NIB-WALL**
A12 / A13 Bevelback weatherboard - direct fixed

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Drawing Title: DETAILS

Project address: **58 TOHUNGA CRESCENT PARNELL AUCKLAND 1052**

Job No.	927
Date	3/20/2023
Client	Kevin Muir
Designer	Slaiman Math
Scale	1:5

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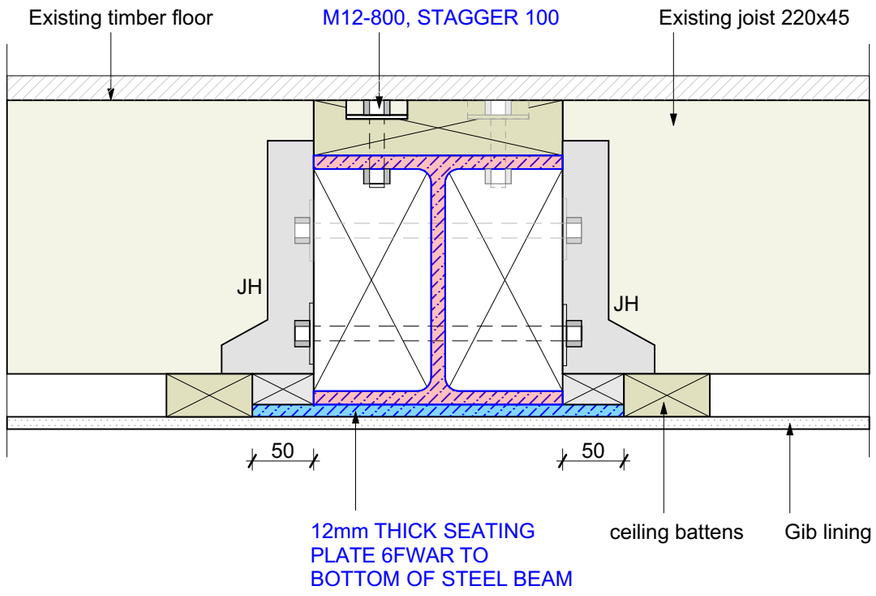

12 **SED BEAM CONNECTION**
A13

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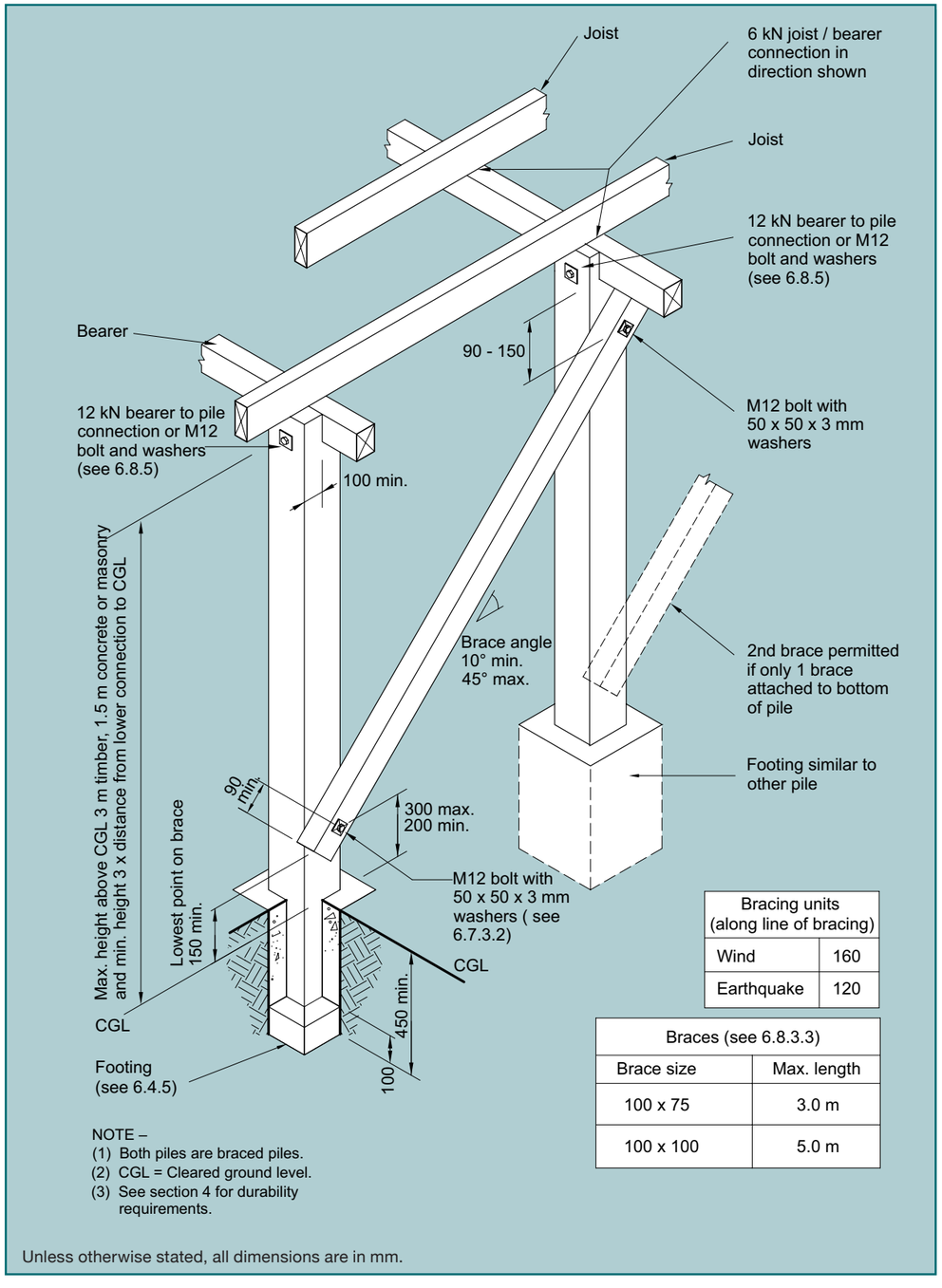

Bracing units (along line of bracing)	
Wind	160
Earthquake	120

Braces (see 6.8.3.3)	
Brace size	Max. length
100 x 75	3.0 m
100 x 100	5.0 m

NOTE –
(1) Both piles are braced piles.
(2) CGL = Cleared ground level.
(3) See section 4 for durability requirements.

Unless otherwise stated, all dimensions are in mm.

Figure 6.6 – Braced pile system – Brace connected to pile (see 6.8)

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Drawing Title:
DETAILS

Project address:
58 TOHUNGA CRESCENT PARNELL AUCKLAND 1052

Job No.	927
Date	3/20/2023
Client	Kevin Muir
Designer	Slaiman Math
Scale	1:5

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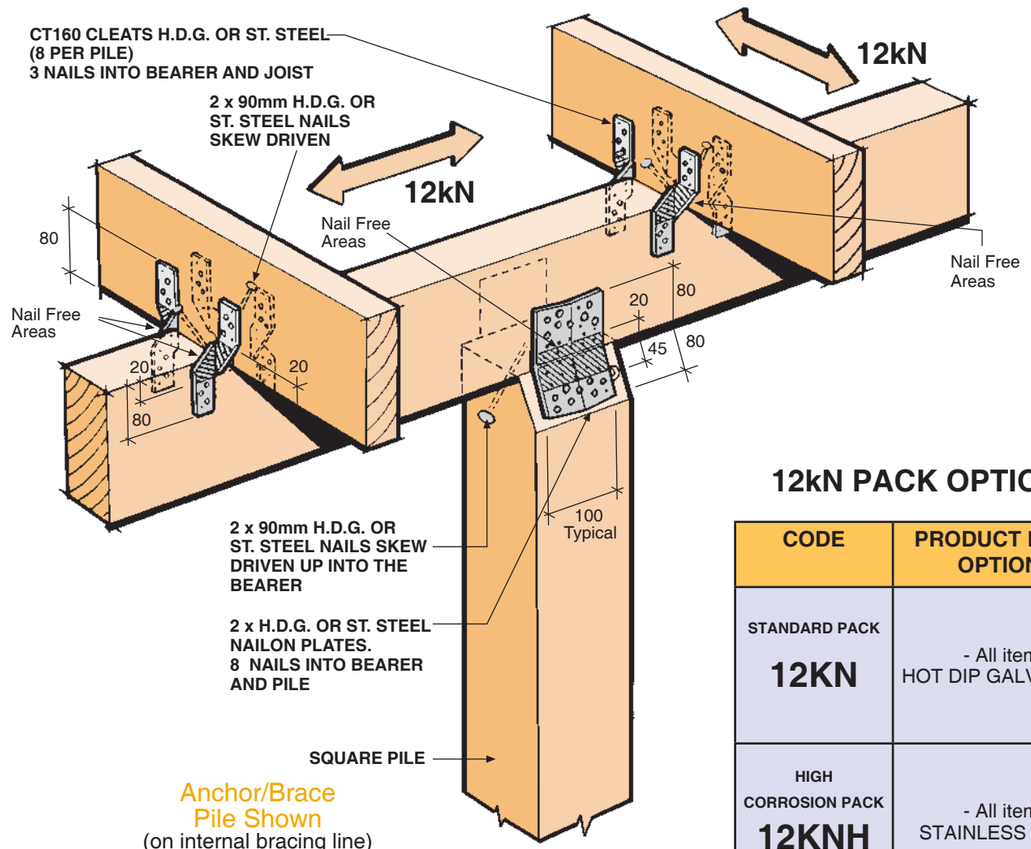
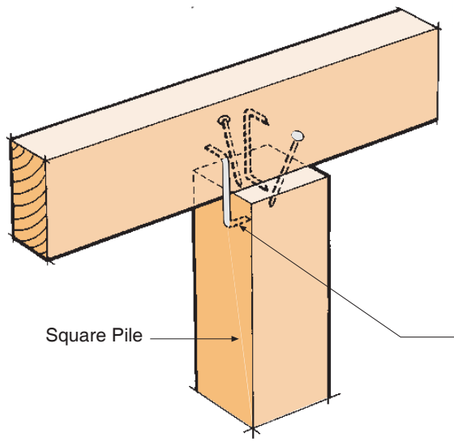
12kN PILE FIXING

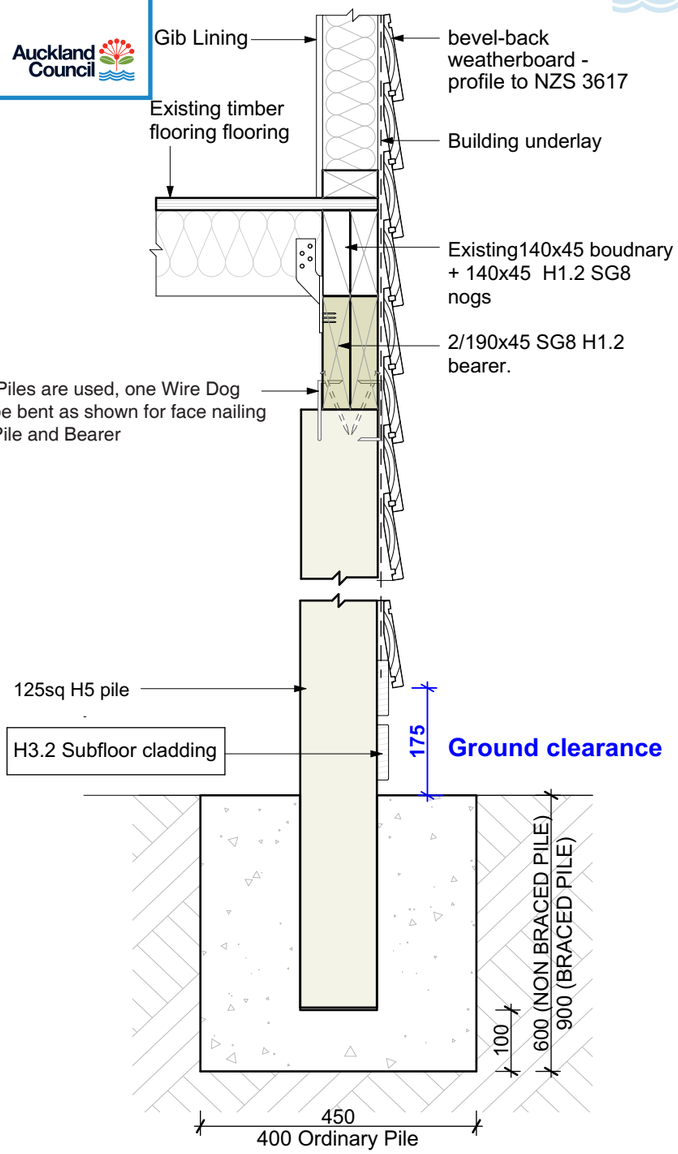
FOR BRACED PILES OR ANCHOR PILES

- ★ 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



Anchor/Brace Pile Shown
(on internal bracing line)





13 EXTERIOR WALL DETAIL 1:10
JOIST/ BEAM/ 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.

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Drawing Title:
DETAILS

Project address:
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Job No.	927
Date	3/20/2023
Client	Kevin Muir
Designer	Slaiman Math
Scale	1:10

Sheet No. **D05**
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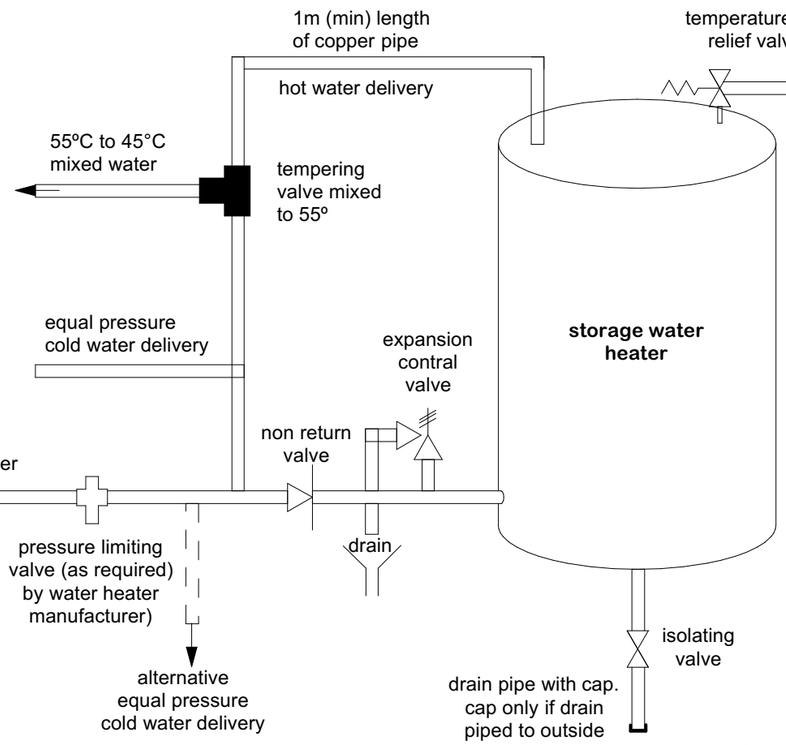
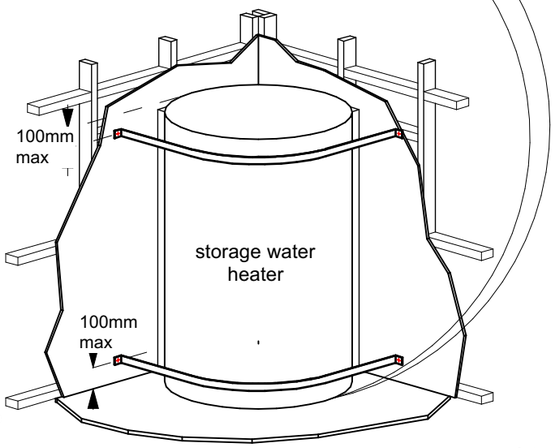
Important
All cylinders have the potential to leak water. To minimise damage to other areas of your home, for cylinders installed indoors, ensure that your cylinder has been installed with a drip tray—the person doing the installation is responsible for this.

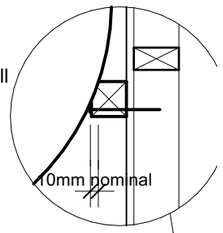
* Refer to the warranty terms and conditions in this guide for more information.

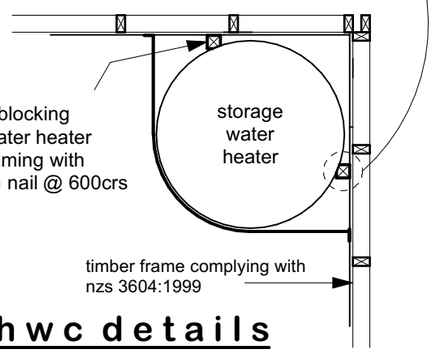


mains pressure hwc system (unvented)
G12/AS1 FIG.8



storage water heater to be restrained with 25x1mm galv steel strap, tensioned when fixed in place. straps to be fixed to wall framing with
-1 no. 8mm coach screw with 30x2mm thick washer, or
-2 no. 20x25mm thick washers.
screws to penetrate timber framing a minimum of 50mm





hwc details

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Job No.	927	Sheet No.	
Date	3/20/2023		**T01**
Client	Kevin Muir		
Designer	Slaiman Math	Rev:	
Scale	1:5		

GIB HANDIBRAC® OVERVIEW

COMPONENTS

GIB HandiBrac® is available in boxes of 10, each containing 5 pairs.

Components per paired pack include:

- 2 x GIB HandiBrac® Brackets
- 10 x Tek Screws
- 2 x BOWMAC® screw bolts included within specific GIB HandiBrac® pack

GIB® BRACING ELEMENTS

The GIB HandiBrac® is a proprietary product that has been tested and is suitable for use with specified GIB EzyBrace® Systems.

FIXING TO TIMBER FRAMED FLOORS

BOWMAC® screw bolt to achieve a characteristic uplift strength of 12kN.

FIXING TO CONCRETE SLABS

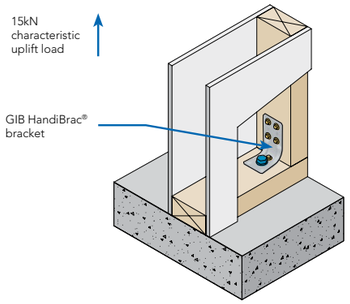
BOWMAC® screw bolt to achieve a characteristic uplift strength of 15kN

BOWMAC® screw bolt to achieve a characteristic uplift strength of 15kN

PANEL HOLD-DOWN DETAILS

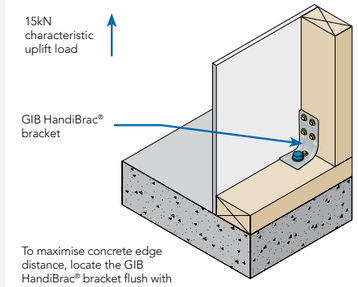
CONCRETE FLOOR – INTERNAL WALL

The bottom plate at both ends of the bracing element is fixed using a BOWMAC® screw bolt. For BOWMAC® screw bolt installation see instructions on next page



CONCRETE FLOOR – EXTERNAL WALL

The bottom plate at both ends of the bracing element is fixed using a BOWMAC® screw bolt. For BOWMAC® screw bolt installation see instructions on next page.



To maximise concrete edge distance, locate the GIB HandiBrac® bracket flush with the inside face of the stud

GIB HANDIBRAC®

TRADEMARKS

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MANUFACTURER

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3.3 ECOPLY® BRACING SPECIFICATION - EPI

Table 10: Singled Sided Structural Plywood Brace

Specification No.	Minimum Wall Length	Lining Requirements	BUs/m Wind	BUs/m Earthquake
EP1_0.4	0.4 m	Ecoply one side	80	95
EP1_0.6	0.6 m	Ecoply one side	95	105
EP1_1.2	1.2 m	Ecoply one side	120	135

Framing

Wall framing must comply with:

- NZBC B1 - Structure: AS1 Clause 3 Timber (NZS 3604)
- NZBC B2 - Durability: AS1 Clause 3.2 Timber (NZS 3602)

Framing dimensions and height are as determined by the NZS 3604 stud and top plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber, such as Laserframe® of SG8 stress grade minimum, is recommended.

Bottom plate fixing

Use GIB Handibrac® hold-down connections at each end of the bracing element. Refer to manufacturer installation instructions supplied with the connectors for correct installation instructions and bolt types to be used for either concrete or timber floors. Within the length of the bracing element, bottom plates are fixed in accordance with the requirements of NZS 3604.

Lining

One layer of 7 mm, 9 mm or 12 mm Ecoply plywood fixed directly to framing or over cavity battens. If part sheets are used, ensure nailing at required centres is carried out around the perimeter of each sheet or part sheet. A 2-3 mm expansion gap should be left between sheets.

Fastening the Ecoply® panels

Fasten with 50 x 2.8 mm hot dipped galvanised or stainless steel flat head nails for direct fix, or 60 x 2.8 mm over cavity battens. Place fasteners no less than 7 mm or 3 fastener diameters from sheet edges. Screws cannot be used. Power driven nails are suitable. Do not overdrive, nails must be full round head.

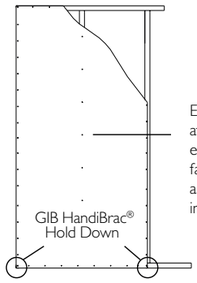
Fasteners for H3.2 CCA treated Ecoply® panels

Where fasteners are in contact with H3.2 CCA treated timber or plywood, fasteners shall be a minimum of hot dip galvanised.

In certain circumstances stainless steel fasteners may be required. Refer to Table 8 of the Ecoply Specification and Installation Guide for these circumstances and further fastener selection advice. Where stainless steel nails are required, annular grooved nails must be used.

Fastening centres

Fasteners are placed at 150 mm centres around the perimeter of each sheet and 300 mm centres to intermediate studs. Where more than one sheet forms the brace element each sheet must be nailed off independently.



Ecoply® fixed with 50 x 2.8 mm nails at 150 mm centres to perimeter of each sheet at no less than 7 mm or 3 fastener diameters from sheet edge and at 300 mm centres to intermediate studs

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Drawing Title:
Gib HANDIBRAC

Project address:
58 TOHUNGA CRESCENT PARNELL AUCKLAND 1052

Job No.	927
Date	3/20/2023
Client	Kevin Muir
Designer	Slaiman Math
Scale	1:5

Sheet No. **T02**
Rev:

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7.6 NAILING SCHEDULE FOR TIMBER FLOOR FRAMING

Table 7.5 lists the size, number and location of nails to be used in floor *framing*. See 2.4.4 for other requirements for nails.

Table 7.5 – Nailing schedule for hand-driven and power-driven nails (see 7.6)

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) **x diameter** (mm) **and type**	**Number/ Location**	**Length** (mm) **x diameter** (mm) **and type**	**Number/ Location**
Floor framing				
Boundary joist to end of each joist	100 x 3.75	2 (end nailed)	90 x 3.15	2 (end nailed)
Curtailed joist not exceeding 3 m long to trimmer	100 x 3.75	3 (end nailed)	90 x 3.15	5 (end nailed)
Curtailed joist to trimmer when half housed	100 x 3.75	2 (end nailed)	90 x 3.15	3 (end nailed)
Flitched joint in joist	100 x 3.75	4 (each end)	90 x 3.15	6 (each end)
Herringbone strutting to joist	60 x 2.8	2 (skewed)	60 x 2.8	2 (skewed)
Joist to plate on foundation walls	100 x 3.75	12 (skewed) per 1.5 m length	90 x 3.15	18 (skewed) per 1.5 m length
Joist to plate or bearer	100 x 3.75	2 (skewed)	90 x 3.15	3 (skewed)
Lapped joint in joist	100 x 3.75	2 (each side)	90 x 3.15	3 (each side)
Solid blocking between joists to plate bearer or stringer	100 x 3.75	4 (skewed)	90 x 3.15	6 (skewed)
Solid blocking to joist	100 x 3.75 or 75 x 3.15	2 (end nailed) 4 (skewed)	90 x 3.15	2 (end nailed)
Flooring				
Sheet decking (not exceeding 21 mm thick): **(a) Supports at sheet edges** **(b) Intermediate supports**	60 x 3.06 ring shanked galv. or 60 x 2.8	150 mm centres 300 mm centres	60 x 2.8 ring shanked galv.	150 mm centres 300 mm centres
Strip flooring not exceeding 75 mm wide to floor joist	2½ x finished thickness	1	–	1
Strip flooring not exceeding 100 mm wide to floor joist	2½ x finished thickness	2	–	2

NOTE –
(1) Nail lengths and diameters are the minimum required.
(2) See 4.4 for required protective coatings for metal fasteners.

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Table 8.19 – Nailing schedule for hand-driven and power-driven nails (see 8.8.6)

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) **x diameter** (mm) **and type**	**Number/ Location**	**Length** (mm) **x diameter** (mm) **and type**	**Number/ Location**
Bottom plate to floor framing at: (a) External walls and internal wall bracing elements (b) Internal walls (may be nailed to floor decking) (c) Trimmer not exceeding 4.2 m long	100 x 3.75 100 x 3.75 100 x 3.75	2 at 600 mm centres 1 at 600 mm centres 4 (end nailed)	90 x 3.15 90 x 3.15 90 x 3.15	3 at 600 mm centres 1 at 600 mm centres 6 (end nailed)
Dwang to stud	75 x 3.15 or 100 x 3.75	2 (skewed) 2 (end nailed)	75 x 3.06 90 x 3.15	2 (skewed) 2 (end nailed)
Fishplate to straightened stud	60 x 2.8	4 each side of cut	60 x 2.8	4 (each side of cut)
Half joint in top plate	75 x 3.15	3	75 x 3.06	4
Lintel to trimming stud	75 x 3.15 or 100 x 3.75	4 (skewed) 2 (end nailed)	90 x 3.15	3 (end nailed)
Ribbon board to stud	100 x 3.75	2	90 x 3.15	3
Sill or header trimmer to trimming stud for: (a) Trimmer not exceeding 2.4 m long (b) Trimmer not exceeding 3.0 m long (c) Trimmers not exceeding 3.6 m long	100 x 3.75 100 x 3.75 100 x 3.75	2 (end nailed) 3 (end nailed) 4 (end nailed)	90 x 3.15 90 x 3.15 90 x 3.15	3 (end nailed) 5 (end nailed) 6 (end nailed)
Solid plaster batten to stud	60 x 2.8 (galv.)	500 mm centres	60 x 2.8 (galv.)	500 mm centres
Stud to plate	75 x 3.15 or 100 x 3.75	4 (skewed) 2 (end nailed)	75 x 3.06 90 x 3.15	4 (skewed) 3 (end nailed)
Top plate 140 mm x 35 mm to 90 mm x 45 mm and top plate to lintel	100 x 3.75	2 at 500 mm centres	90 x 3.15	3 at 500 mm centres
Trimming studs at openings, blocking and studs at wall intersections	100 x 3.75	600 mm centres	90 x 3.15	600 mm centres
Trimming stud to doubled stud immediately under lintel	100 x 3.75	2	90 x 3.15	2
Waling to stud	60 x 2.8	2	60 x 2.8	2

NOTE –
(1) Nail lengths and diameters are the minimum required.
(2) Refer to 4.4 for required protective coatings for metal fasteners.
(3) For studs up to 2.7 in length, 2 / 90 x 3.15 power-driven nails (end nailed) are sufficient.

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Client	Kevin Muir
Designer	Slaiman Math
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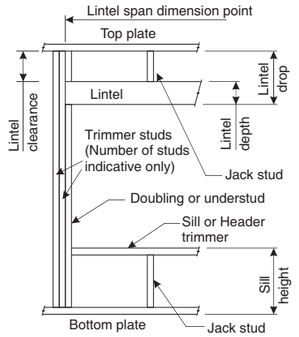
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

NOTE:

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

DEFINITIONS



Lintel Supporting Girder Trusses:

Roof Tributary Area	Light Roof Wind Zone			Heavy Roof Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6 m²	G	G	H	G	G	H
11.6 m²	G	H	H	G	G	H
12.1 m²	G	H	H	G	H	H
15.3 m²	H	H	-	G	H	H
19.1 m²	H	-	-	G	H	-
20.9 m²	H	-	-	H	H	-
21.8 m²	H	-	-	H	-	-
34.3 m²	-	-	-	H	-	-

Notes:
1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2) Assumed girder truss is at mid-span or middle third span of lintel
3) Use similar fixings for both ends of lintel
4) All other cases require specific engineering design

SELECTION CHART FOR LINTEL FIXING

Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
0.7	2.0	E	E	E	E	F	E	E	E	E	E
	3.0	E	E	E	F	F	E	E	E	E	F
	4.0	E	E	F	F	F	E	E	E	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
0.9	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	E	F	F	F	E	E	F	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.4	F	G	H	H	-	E	F	G	H	-
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	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	F	F	G	H	-
	4.0	F	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-

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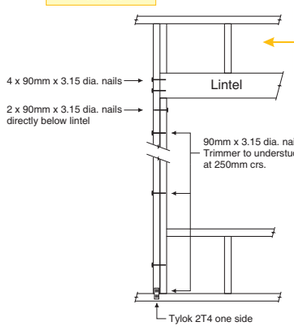
LINTEL FIXING OPTIONS

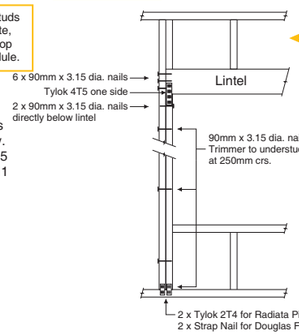
TYPE E 1.4 kN



For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

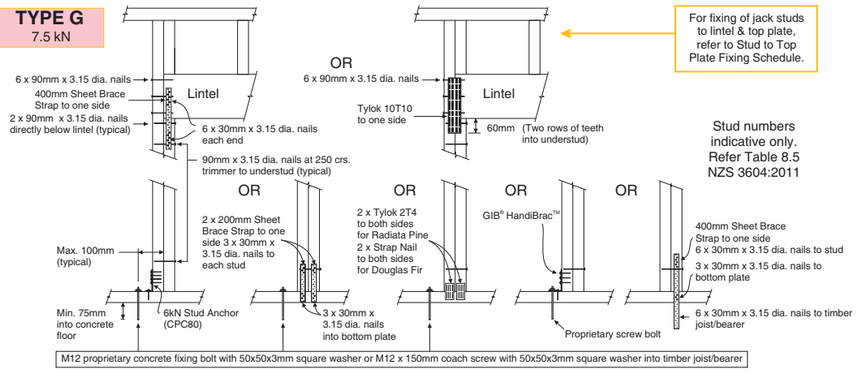
TYPE F 4.0 kN



For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

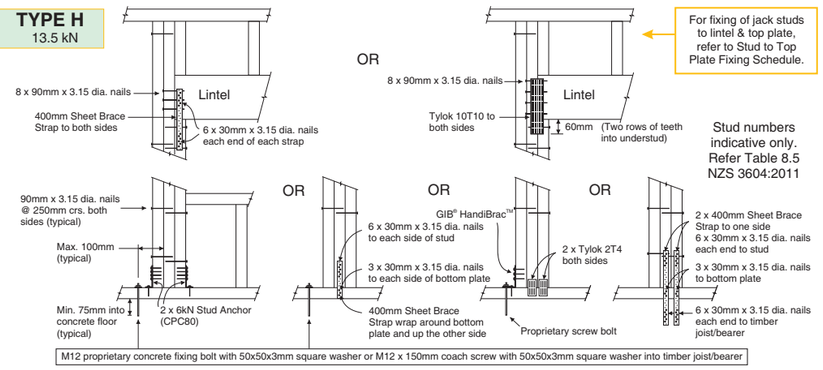
TYPE G 7.5 kN



For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

TYPE H 13.5 kN



For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

FIXING SELECTION CHART

(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)

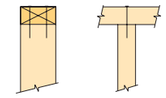
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

Loaded Dimension (m) Stud Centres			Light Roof Wind Zone					Heavy Roof Wind Zone				
300mm	400mm	600mm	L	M	H	VH	EH	L	M	H	VH	EH
3.0	2.3	1.5	A	A	B	B	B	A	A	B	B	B
4.0	3.0	2.0	A	A	B	B	B	A	A	B	B	B
5.0	3.8	2.5	A	B	B	B	B	A	A	B	B	B
6.0	4.5	3.0	A	B	B	B	B	A	A	B	B	B
7.0	5.3	3.5	A	B	B	B	B	A	A	B	B	B
8.0	6.0	4.0	A	B	B	B	B	A	A	B	B	B
9.0	6.8	4.5	B	B	B	B	B	A	A	B	B	B
10.0	7.5	5.0	B	B	B	B	B	A	A	B	B	B
11.0	8.3	5.5	B	B	B	B	B	A	A	B	B	B
12.0	9.0	6.0	B	B	B	B	B	A	A	B	B	B

FIXING OPTIONS

FIXING TYPE A 0.7 kN

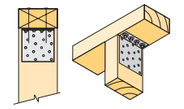
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



FIXING TYPE B 4.7 kN

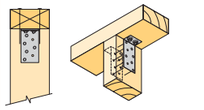
CHOOSE ANY OF THE 3 OPTIONS BELOW

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus LUMBERLOK 6kN Stud Anchor (CPC80)

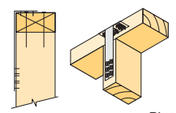
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus 2 x LUMBERLOK CPC40

Recommended for internal wall options to avoid lining issues

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus LUMBERLOK Stud Strap (one face only)

Note:
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

8. WALLS

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Drawing Title: LINTEL FIXING

Project address: **58 TOHUNGA CRESCENT PARNELL AUCKLAND 1052**

Job No.	927
Date	3/20/2023
Client	Kevin Muir
Designer	Slaiman Math
Scale	1:5

Sheet No. **T04**

Rev: