

© THE DESIGN AND DRAWINGS SHOWN ON THIS SHEET, ARE NOT TO BE REPRODUCED WITHOUT THE WRITTEN AUTHORITY OF, AND COPYRIGHT SHALL REMAIN VESTED TO ARCHITECTURAL DRAUGHTING SOLUTIONS

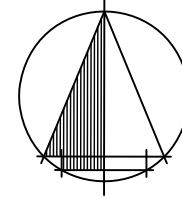
LEGAL DESCRIPTION

LOT 4
LT 514707
AREA ??Ha

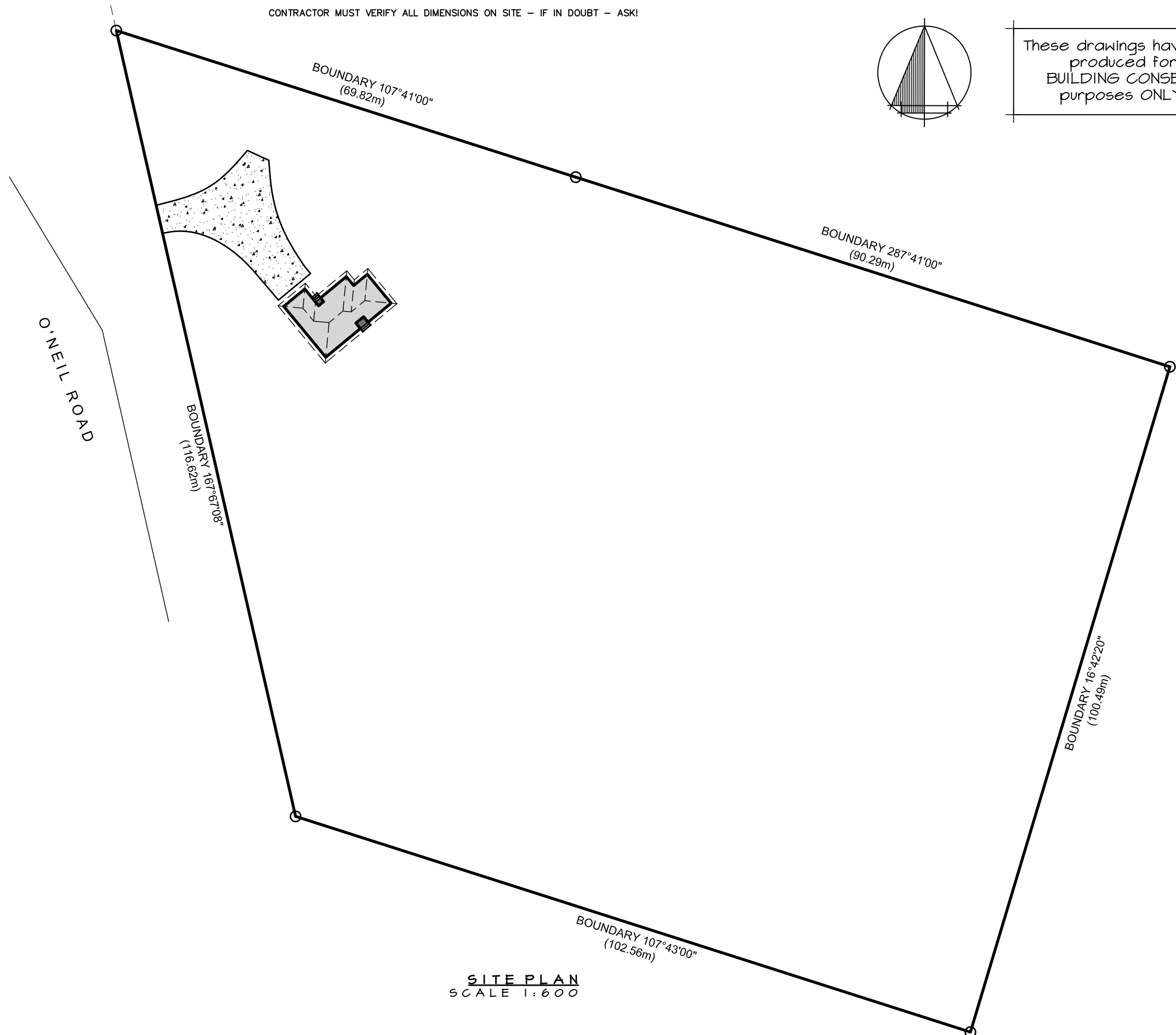
PROJECT DESCRIPTION

RELOCATE SECONDHAND RESIDENCE ONTO SITE,
INCLUDING FOUNDATIONS & NEW ON-SITE
EFFLUENT DISPOSAL SYSTEM

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE – IF IN DOUBT – ASK!



These drawings have been
produced for
BUILDING CONSENT
purposes ONLY



SITE PLAN
SCALE 1:600

RELOCATE SECONDHAND RESIDENCE
TO 21 ONEIL ROAD, KAUKAPAKAPA
FOR LIAM CLAYTON

DESIGNED		DATE	
DRAWN	CJM	09/17	PRELIMINARY
CHECKED	CJM	09/17	
APPROVED			
REF:			
			AMENDMENTS

CONTRACT No	17-080
DWG No	WD-01
SCALE	NTD @ A3

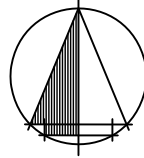


PH: 09 412 8749 FAX: 09 412 8751
P O Box 120, Kumeu, New Zealand

**ARCHITECTURAL
DRAUGHTING
SOLUTIONS LTD**

EMAIL: CHRIS@ADSLTD.CO.NZ

© THE DESIGN AND DRAWINGS SHOWN ON THIS SHEET, ARE NOT TO BE REPRODUCED WITHOUT THE WRITTEN AUTHORITY OF, AND COPYRIGHT SHALL REMAIN VESTED TO ARCHITECTURAL DRAUGHTING SOLUTIONS



CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE – IF IN DOUBT – ASK!

These drawings have been produced for BUILDING CONSENT purposes ONLY

LEGAL DESCRIPTION

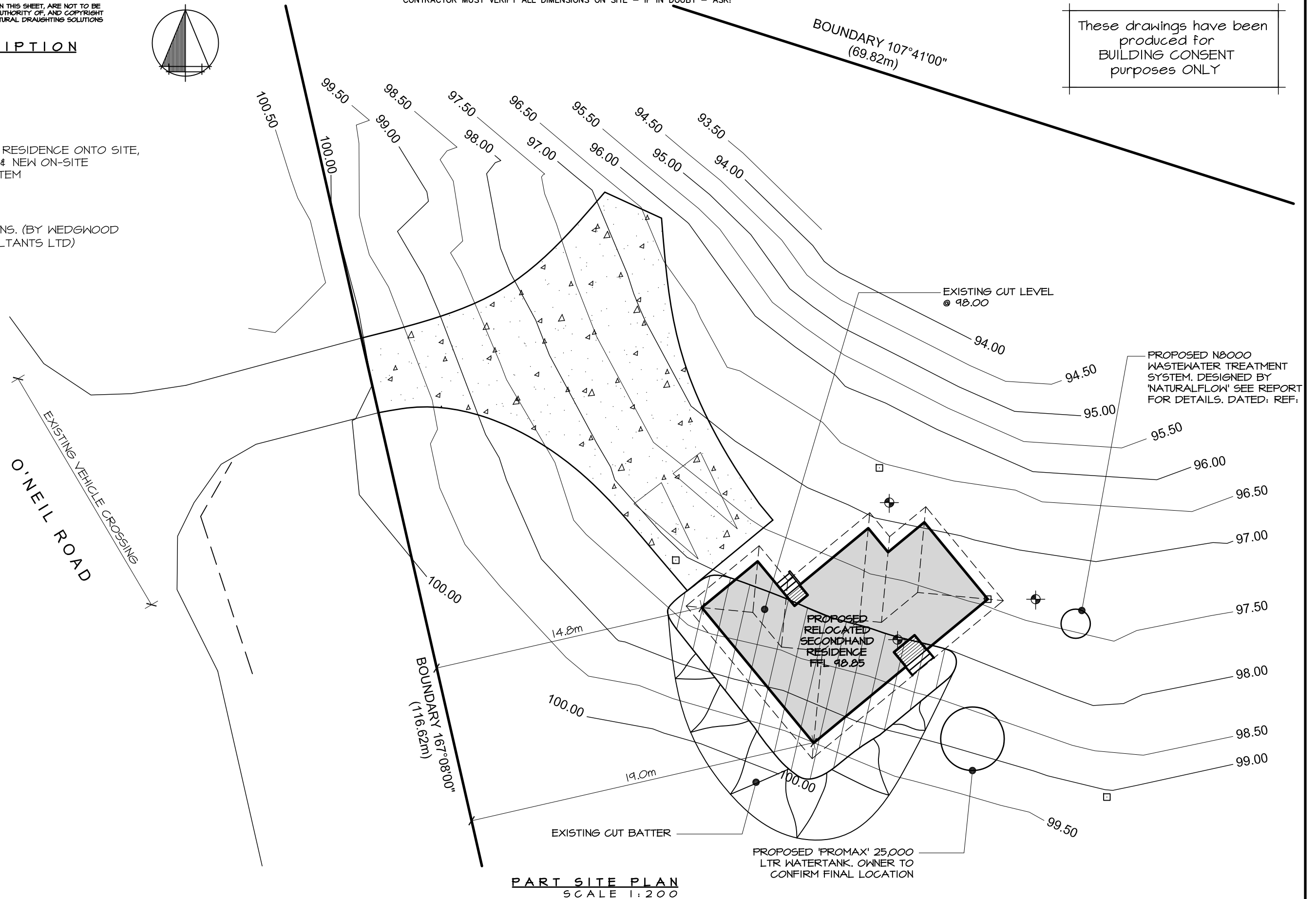
LOT 4
LT 514707
AREA ??Ha

PROJECT DESCRIPTION

RELOCATE SECONDHAND RESIDENCE ONTO SITE,
INCLUDING FOUNDATIONS & NEW ON-SITE
EFFLUENT DISPOSAL SYSTEM

KEY

⊕ BOREHOLE LOCATIONS. (BY WEDGWOOD
ENGINEERING CONSULTANTS LTD)



PART SITE PLAN
SCALE 1:200

RELOCATE SECONDHAND RESIDENCE
TO 21 ONEIL ROAD, KAUKAPAKAPA
FOR LIAM CLAYTON

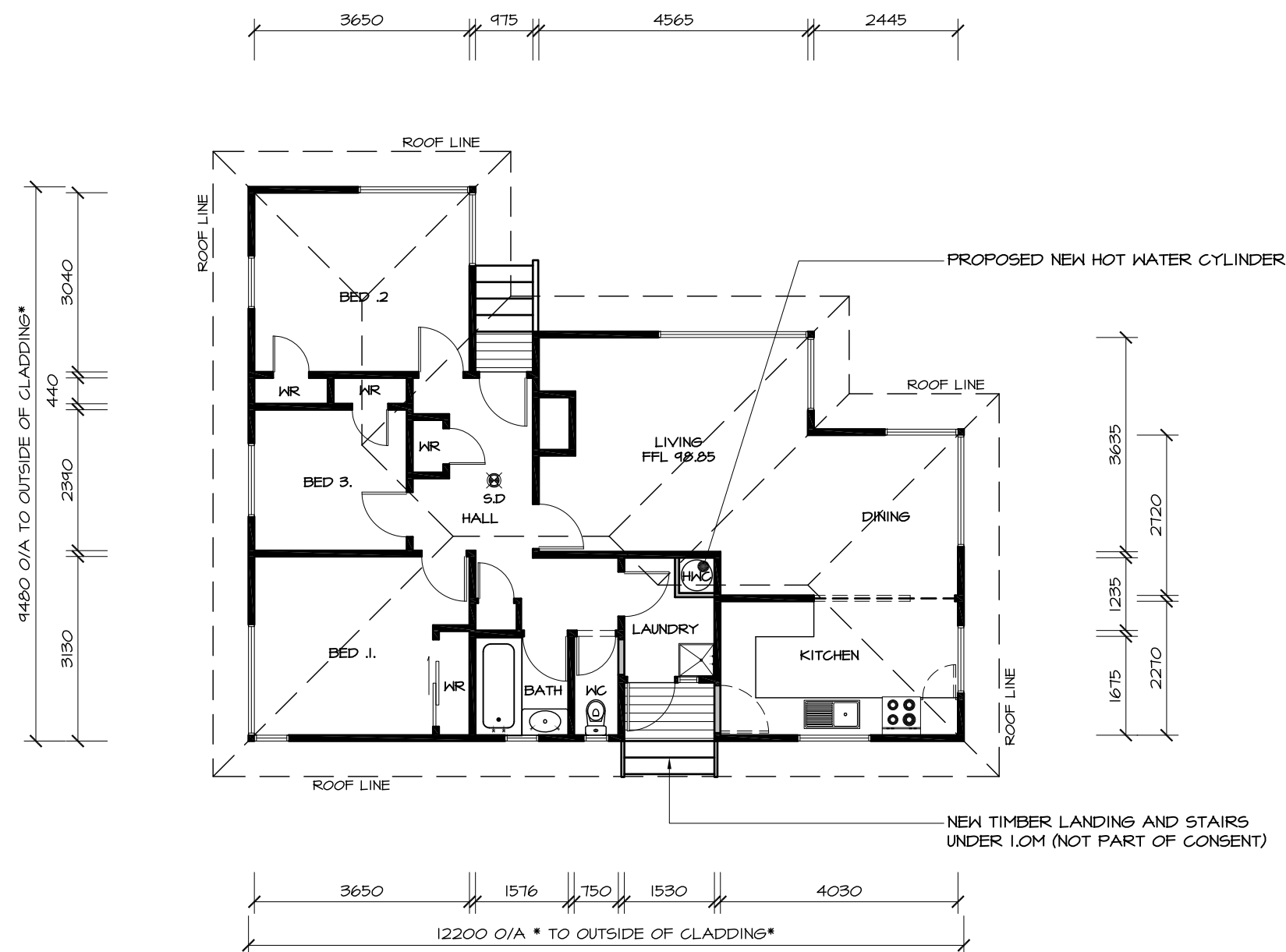
DESIGNED	DATE	
DRAWN	CJM	09/17
CHECKED	CJM	09/17
APPROVED		
REF:		
AMENDMENTS		

CONTRACT No	17-080
DWG No	WD-02
SCALE	NTD @ A3

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE – IF IN DOUBT – ASK!

These drawings have been
produced for
BUILDING CONSENT
purposes ONLY

-  - EXISTING TIMBER FRAMED WALLS
-  - NEW 90 x 45 S68 H1.2 TIMBER FRAMED WALLS
-  - TIMBER FRAMED WALLS TO BE REMOVED
-  - NEW SMOKE DETECTOR POSITIONED TO SATISFY NZBC REQUIREMENTS
S.D. *THESE ARE ONLY A GUIDE. ADDITIONAL SMOKE DETECTORS MAY BE INSTALLED



EXISTING FLOOR PLAN
SCALE 1:100

TOTAL FLOOR AREA
90.25m²

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE – IF IN DOUBT – ASK!

These drawings have been
produced for
BUILDING CONSENT
purposes ONLY

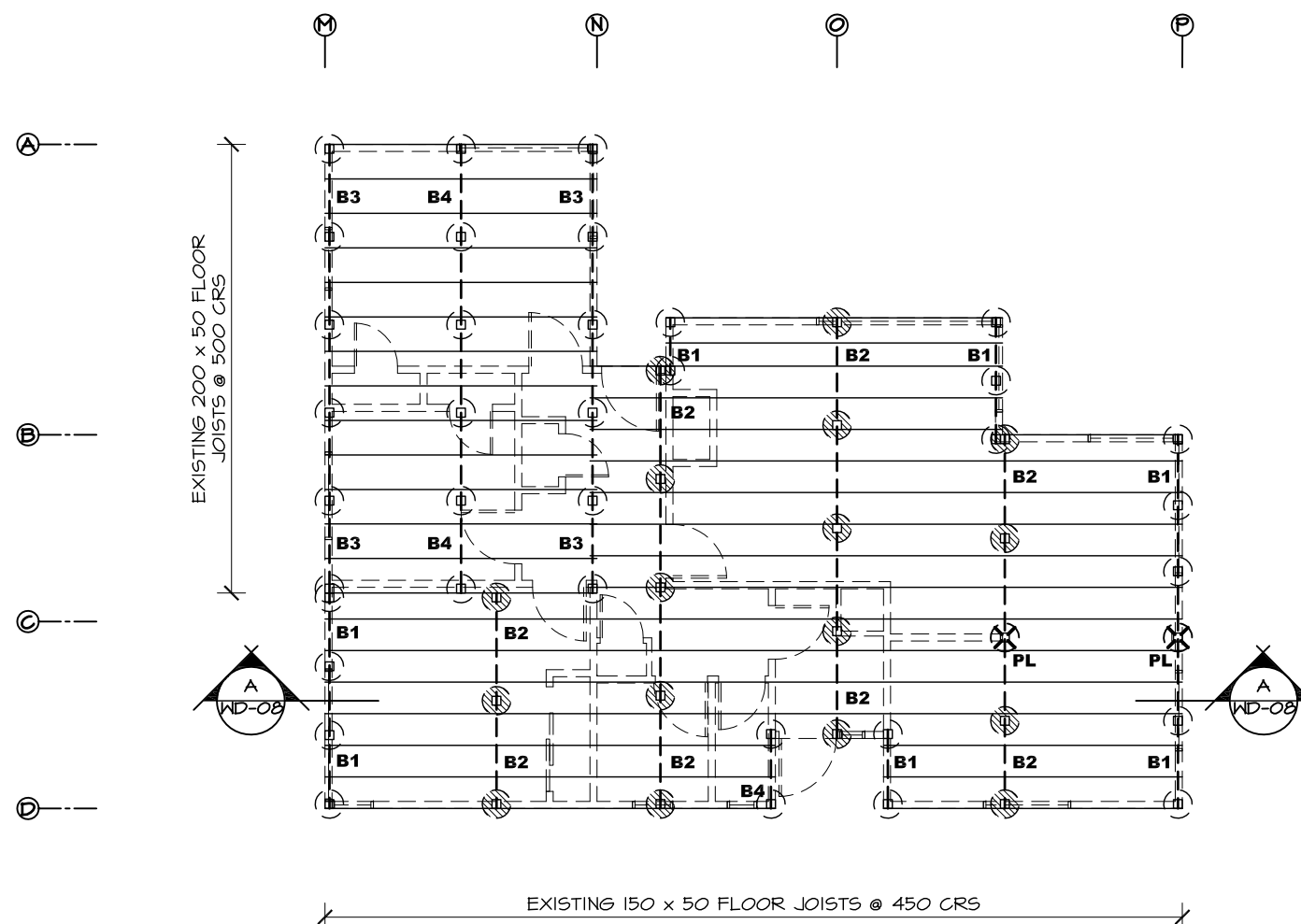
- B1 - EXISTING 100 x 75 TIMBER BEARER ON EDGE + NEW 90 x 45 SGB HI.2 ALONGSIDE - WELL SPIKED
- B2 - REMOVE EXISTING 100 x 75 TIMBER BEARER REPLACE WITH NEW 2/140 x 45 SGB HI.2 TIMBER BEARERS
- B3 - REMOVE EXISTING 100 x 75 TIMBER BEARER REPLACE WITH NEW 2/90 x 45 SGB HI.2 TIMBER BEARERS
- B4 - NEW 2/90 x 45 SGB HI.2 TIMBER BEARERS

-  'SUB-FLOOR PILES' - HOUSE
NEW 125x125 SQ. SENTON PILES IN
*350Φ x ??mm DEEP IN FIRM
NATURAL GROUND. @ 1.3m CRS MAX.
*400Φ FOR ANCHOR PILES
-  'SUB-FLOOR PILES' - HOUSE
NEW 125x125 SQ. SENTON PILES IN
350Φ x ??mm DEEP IN FIRM
NATURAL GROUND. @ 1.65m CRS MAX.
-  'SUB-FLOOR PILES' - POINT LOAD
NEW 125x125 SQ. SENTON PILES IN
*350Φ x ??mm DEEP IN FIRM
NATURAL GROUND PLACE DIRECTLY
UNDER POINT-LOAD FROM BEAM ABOVE.
- A**  'ANCHOR PILES'
NEW 125x125 SQ. SENTON PILES IN
400Φ x ??mm DEEP IN FIRM
NATURAL GROUND.
- B**  'NEW BRACED PILES' - HOUSE
NEW 125x125 SQ. SENTON PILES IN
400Φ x ??mm DEEP IN FIRM
NATURAL GROUND.

←

BRACES	
BRACE SIZE	MAX LENGTH
100 x 75	3.0m
100 x 100	5.0m

- IF PILE HEIGHT WILL NOT EXCEED 600mm FROM GROUND LEVEL TO UNDERSIDE OF BEARER, ENSURE TO DRILL 900mm DEEP FOR ANCHOR PILE.
- PILES ARE TO BE PLACED DIRECTLY UNDER A BEARER JOINT REGARDLESS OF THE SPECIFIED PILE SPACING



SUB-FLOOR PLAN
SCALE 1:100

SUB-FLOOR STEEL FIXINGS
ENSURE THAT ALL STEEL FIXINGS AND FASTENINGS ARE STAINLESS STEEL WHERE WITHIN 600mm FROM GROUND LEVEL OR GALVANIZED WHERE ABOVE 600mm UNLESS IN A SEA SPRAY ZONE. REFER TO NZS 3604, TABLE 4.1

NOTE:
ANY LOADBEARING WALLS WHERE BOTTOM
PLATE IS TO BE SUPPORTED (EG. NOT OVER
FLOOR JOISTS) TO HAVE 350 Φ x 600mm
DEEP

DESIGNED		DATE			CONTRACT No	17-080
DRAWN	PT	09/17			DWG No	WD-04
CHECKED	CJM	09/17				
APPROVED	CJM					
			PRELIMINARY		SCALE	NTD @ A3
REF:						
			AMENDMENTS			