

BUILDING CONSENT DRAWINGS FOR
SUBFLOOR RENOVATION
AT 4 SEASCAPE LANE, LOT 2 DP 75456, COOPERS BEACH

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4	SUBFLOOR (AS BUILT)	20/06/2022	ISSUE FOR BC	-
5	SECTION (AS BUILT)	20/06/2022	ISSUE FOR BC	-
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GENERAL NOTES:

1. AS BUILT DRAWINGS ARE BASED ON SITE MEASUREMENTS BY VISION CONSULTING ENGINEERS. AS SUCH THE ACTUAL DIMENSIONS AND AS-BUILT CONDITIONS MAY DIFFER FROM THOSE INFERRED FROM THE VISUAL INSPECTION AND MEASUREMENTS OF THE EXISTING BUILDING.
2. THESE DRAWINGS ARE NOT TO BE SCALED.
3. ALL WORKS ARE TO COMPLY WITH FNDC CONSENT CONDITIONS.
4. CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR FABRICATION.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT CODES OF PRACTICE EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION AND/OR DRAWINGS.
6. ALL DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER FOR DECISIONS BEFORE PROCEEDING WITH THE WORK.
7. UNLESS SHOWN OTHERWISE ALL WORK IS TO BE IN ACCORDANCE WITH NZS 3604:2011
8. DIMENSIONS SHOWN ARE IN MILLIMETRES.

SUBFLOOR

1. ENCASING CONCRETE TO BE 20MPa. THE ENCASING CONCRETE IS TO EXTEND TO 50mm ABOVE SURROUNDING GROUND LEVEL SO THAT WATER DOES NOT POND AROUND THE POLES.
2. THE POLES ARE TO BE PLACED CENTRAL WITHIN THE HOLE SO THAT THERE IS AN EQUAL AMOUNT OF CONCRETE ALL AROUND THE PERIMETER OF THE POLE THROUGHOUT THE WHOLE DEPTH.
3. CONCRETE TO BE WELL VIBRATED TO ENSURE THAT THE GAP BETWEEN THE POLE AND THE HOLE IS COMPLETELY FILLED WITH CONCRETE.
4. TIMBER TREATMENT TO BE H5 FOR PILES AND BRACES IF BURIED, AND H3.2 FOR BEARERS AND NON-BURIED BRACES .
5. NO SERVICE TRENCHES ETC TO BE WITHIN A DISTANCE EQUIVALENT TO DEPTH OF THE HOLE, IN FRONT OF THE BASE OF THE POLES UNLESS SPECIFICALLY APPROVED BY THE ENGINEER.
6. POLES TO BE PLACED WITH THE "LARGE" END INTO THE GROUND.
7. EXPOSURE ZONE D - ALL EXPOSED AND SHELTERED HARDWARE IS TO BE GRADE 304 STAINLESS STEEL.
8. WHERE NEW PILE POSITIONS CLASH WITH EXISTING PILES AND THE EXISTING PILE NEEDS TO BE REMOVED, THE PILE REMOVAL SHALL CAUSE MINIMUM DISRUPTION TO THE ADJACENT GROUND SUCH THAT THE NEW PILE IS FOUNDED IN GOOD GROUND. ANY DISTURBED GROUND SHALL BE REMOVED AND REINSTATED WITH CONCRETE AS PART OF THE NEW PILE.
9. ENSURE THAT ALL FLOOR JOISTS ARE NAILED TO THE BEARERS IN ACCORDANCE WITH NZS 3604:2011 TABLE 7.5.

INSPECTIONS REQUIRED:

WITH RESPECT TO SITE INSPECTION OF FOUNDATIONS DURING CONSTRUCTION, PILES SHALL BE INSPECTED BY GEOTECHNICAL ENGINEER ONCE EXCAVATED. GEOTECHNICAL ENGINEER TO CONFIRM GROUND CONDITIONS, PILE DEPTH AND DIAMETER AND POLE DIAMETER.



CLIENT
KAINGA ORA C/-SPENCERS

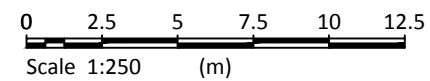
PROJECT
SUBFLOOR RENOVATION
4 SEASCAPE LANE, LOT 2 DP 75456
COOPERS BEACH

DRAWING TITLE
COVER PAGE AND DRAWING NOTES

SURVEY			ISSUE FOR BC		MW	20/06/2022	SCALE	NTS
DESIGN	LP	20/06/2022					SHEET	1 OF 11
DRAWN	LP	20/06/2022					PROJECT	14968
CHECKED	MW	20/06/2022					THIS ARTWORK IS THE COPY RIGHT MATERIAL OF VCE®	REV -
APPROVED	MW	20/06/2022	No	REVISION	BY	DATE		

FOR BC

SCALE (A3) 1:250



1. THIS DRAWING IS BASED ON SITE MEASUREMENTS BY VISION CONSULTING ENGINEERS. AS SUCH THE ACTUAL DIMENSIONS AND AS-BUILT CONDITIONS MAY DIFFER FROM THOSE INFERRED FROM THE VISUAL INSPECTION AND MEASUREMENTS OF THE EXISTING BUILDING.
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7. UNLESS SHOWN OTHERWISE ALL WORK IS TO BE IN ACCORDANCE WITH NZS 3604:2011
8. DIMENSIONS SHOWN ARE IN MILLIMETRES.
9. LINZ 2014-16 AERIAL IMAGE
10. 1m LIDAR CONTOURS (INDICATIVE ONLY) FROM NRC 2018



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SUBFLOOR RENOVATION
4 SEASCAPE LANE, LOT 2 DP 75456
COOPERS BEACH

SITE PLAN

SURVEY			ISSUE FOR BC	DJS	20/06/2022	SCALE	1:250
DESIGN	LP	20/06/2022				SHEET	2 OF 11
DRAWN	LP	20/06/2022				PROJECT	14968
CHECKED	DJS	20/06/2022				THIS ARTWORK IS THE COPY RIGHT MATERIAL OF VCE®	REV -
APPROVED	DJS	20/06/2022	No	REVISION	RY	DATE	



SCALE A3 NTS

Existing Roof Area: 125m²
New roof Area: 0m²
New impervious areas: 0m²
Fill/Cut: 0m³

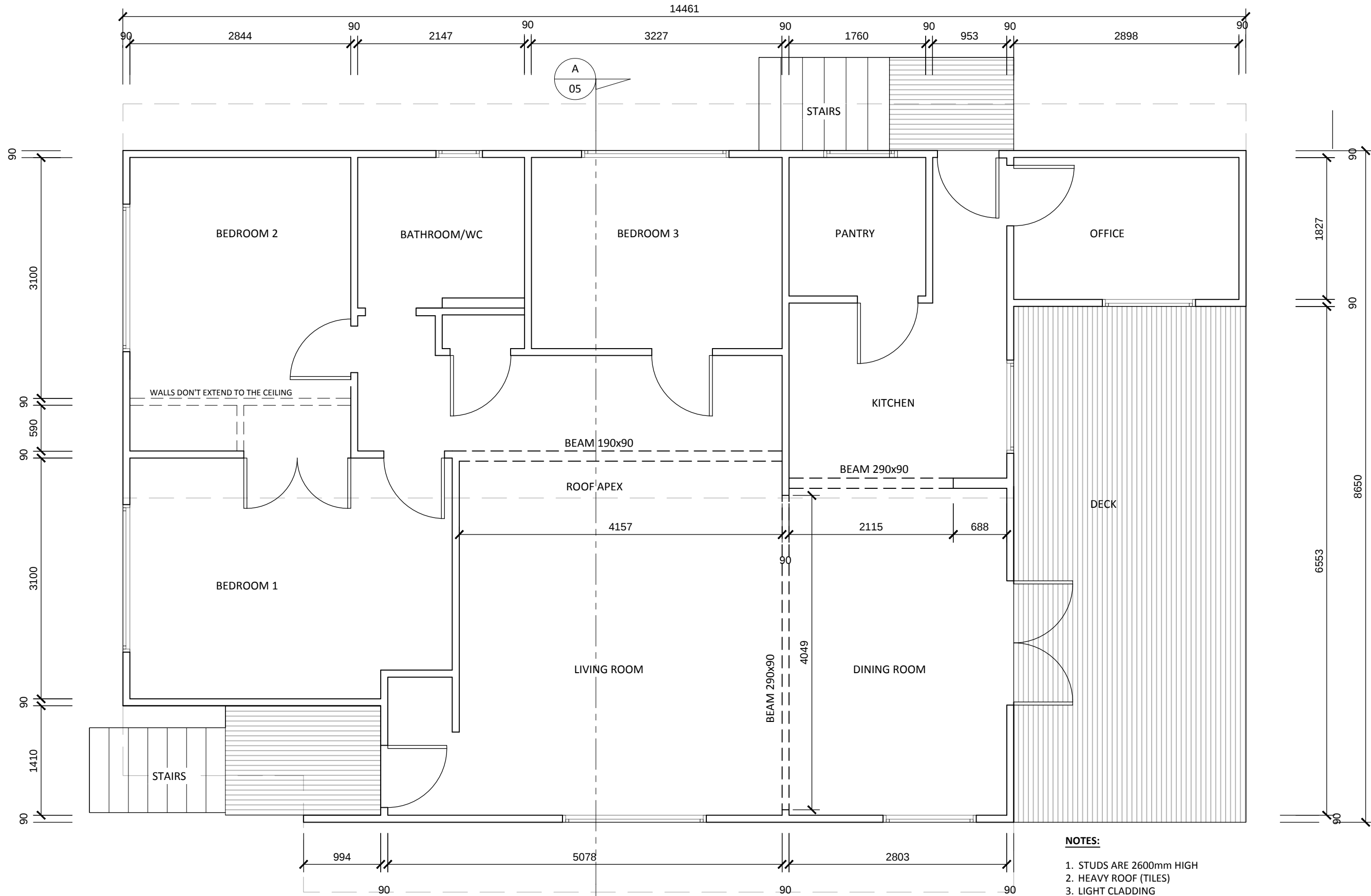
LEGEND

SITE BOUNDARY	
ADJOINING BOUNDARY	
WASTEWATER PIPE (FNDC)	

FOR BC

FLOORPLAN
(AS BUILT)

SCALE (A3) 1:50

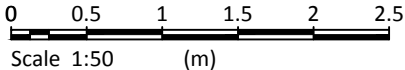


NOTES:

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- 8. DIMENSIONS SHOWN ARE IN MILLIMETRES.

NOTES:

- 1. STUDS ARE 2600mm HIGH
- 2. HEAVY ROOF (TILES)
- 3. LIGHT CLADDING
- 4. ROOF PITCH 32°

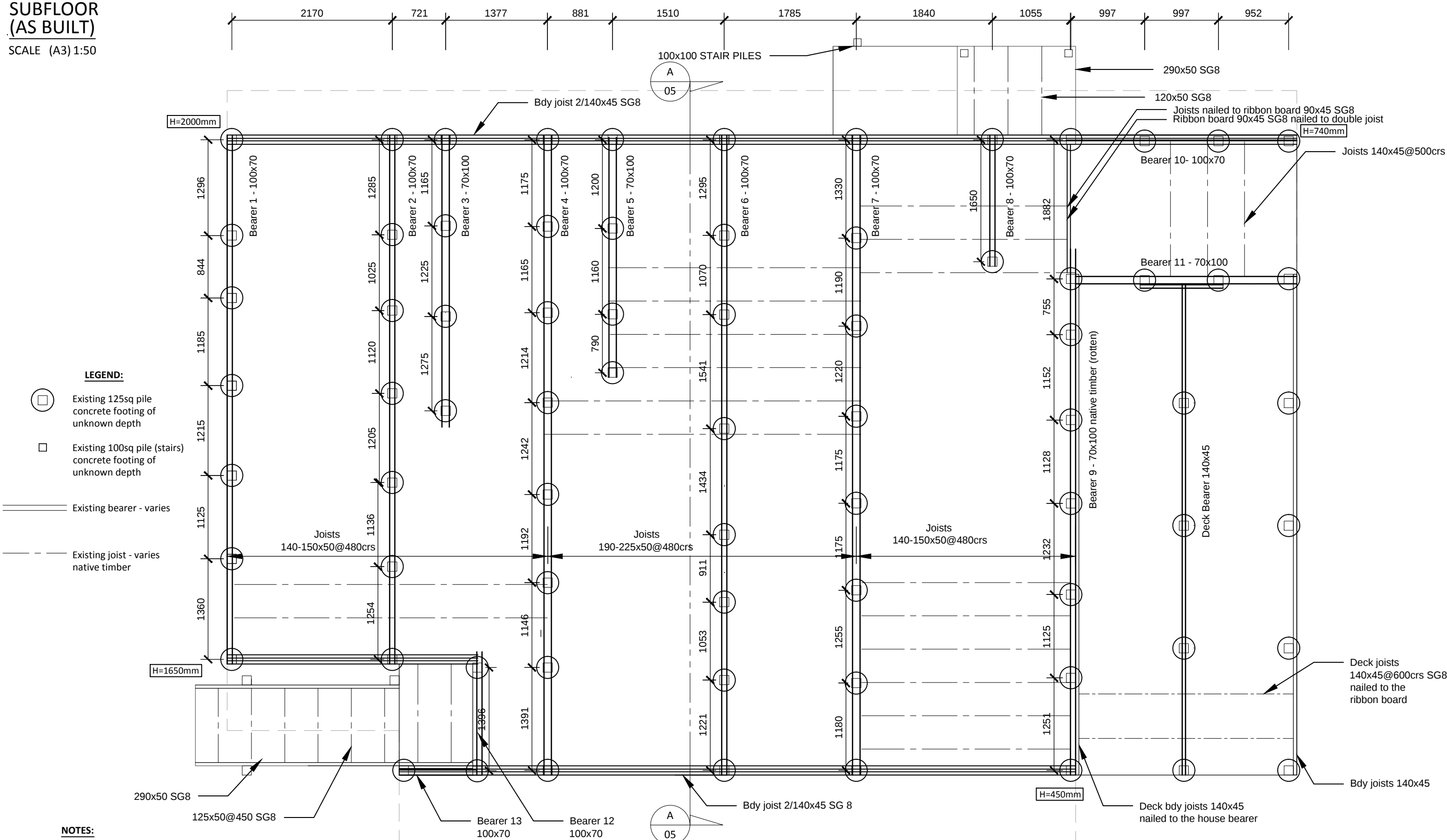


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PROJECT
SUBFLOOR RENOVATION
4 SEASCAPE LANE, LOT 2 DP 75456
COOPERS BEACH

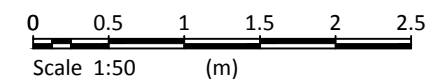
DRAWING TITLE
EXISTING FLOORPLAN (AS BUILT)

SURVEY			ISSUED FOR BC	DJS	20/06/2022	SCALE	1:50
DESIGN	LP	20/06/2022				SHEET	3 OF 11
DRAWN	LP	20/06/2022				PROJECT	14968
CHECKED	DJS	20/06/2022				THIS ARTWORK IS THE COPY RIGHT MATERIAL OF VCE	REV -
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CLIENT

KAINGA ORA C/-SPENCERS

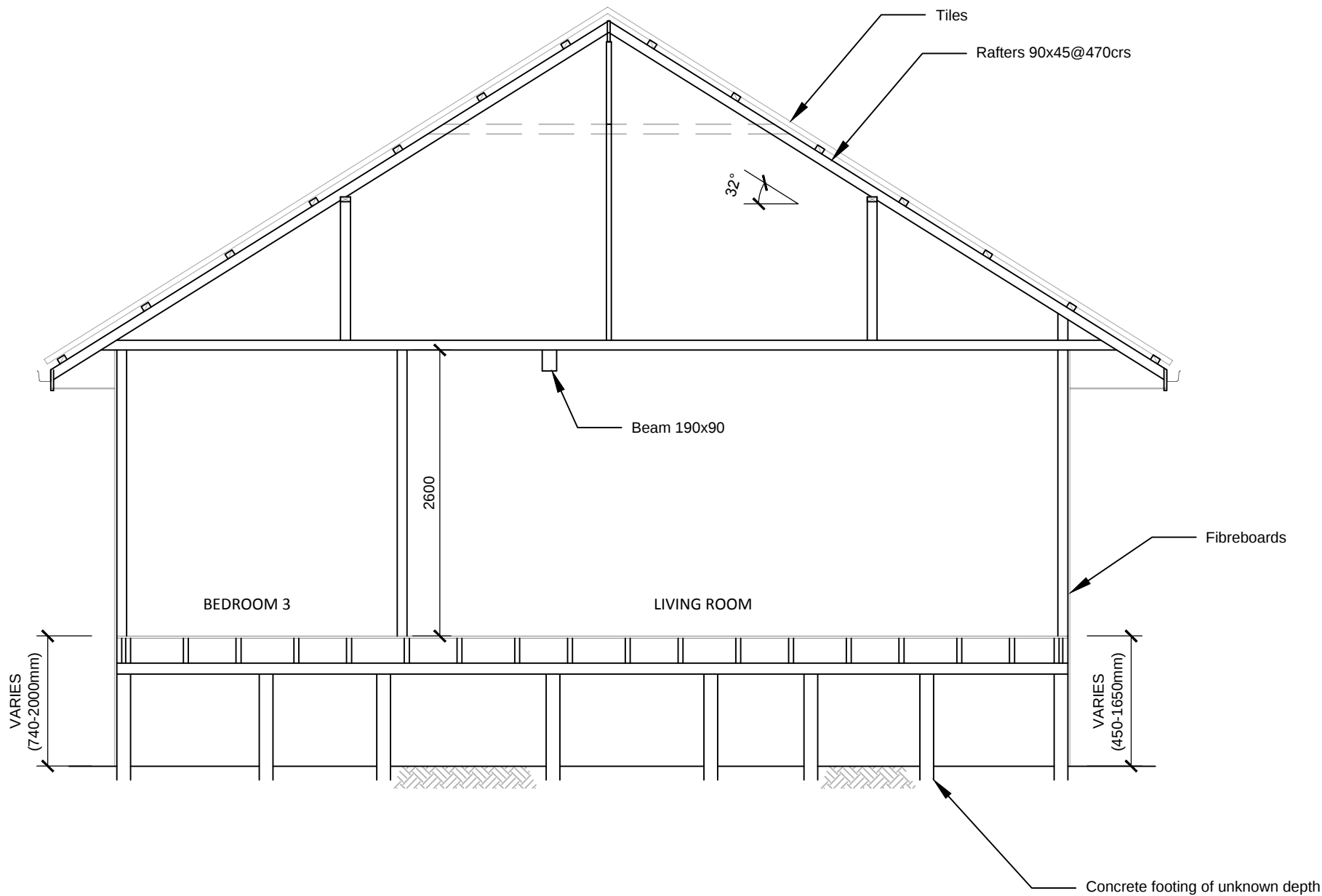
PROJECT

SUBFLOOR RENOVATION
4 SEASCAPE LANE, LOT 2 DP 75456
COOPERS BEACH

DRAWING TITLE

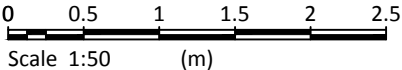
EXISTING SUBFLOOR (AS BUILT)

SURVEY			ISSUED FOR BC	DJS	20/06/2022	SCALE	1:50
DESIGN	LP	20/06/2022				SHEET	4 OF 11
DRAWN	LP	20/06/2022				PROJECT	14968
CHECKED	DJS	20/06/2022				THIS ARTWORK IS THE COPY RIGHT MATERIAL OF VCE	REV -
APPROVED	DJS	20/06/2022	NO	REVISION	BY	DATE	



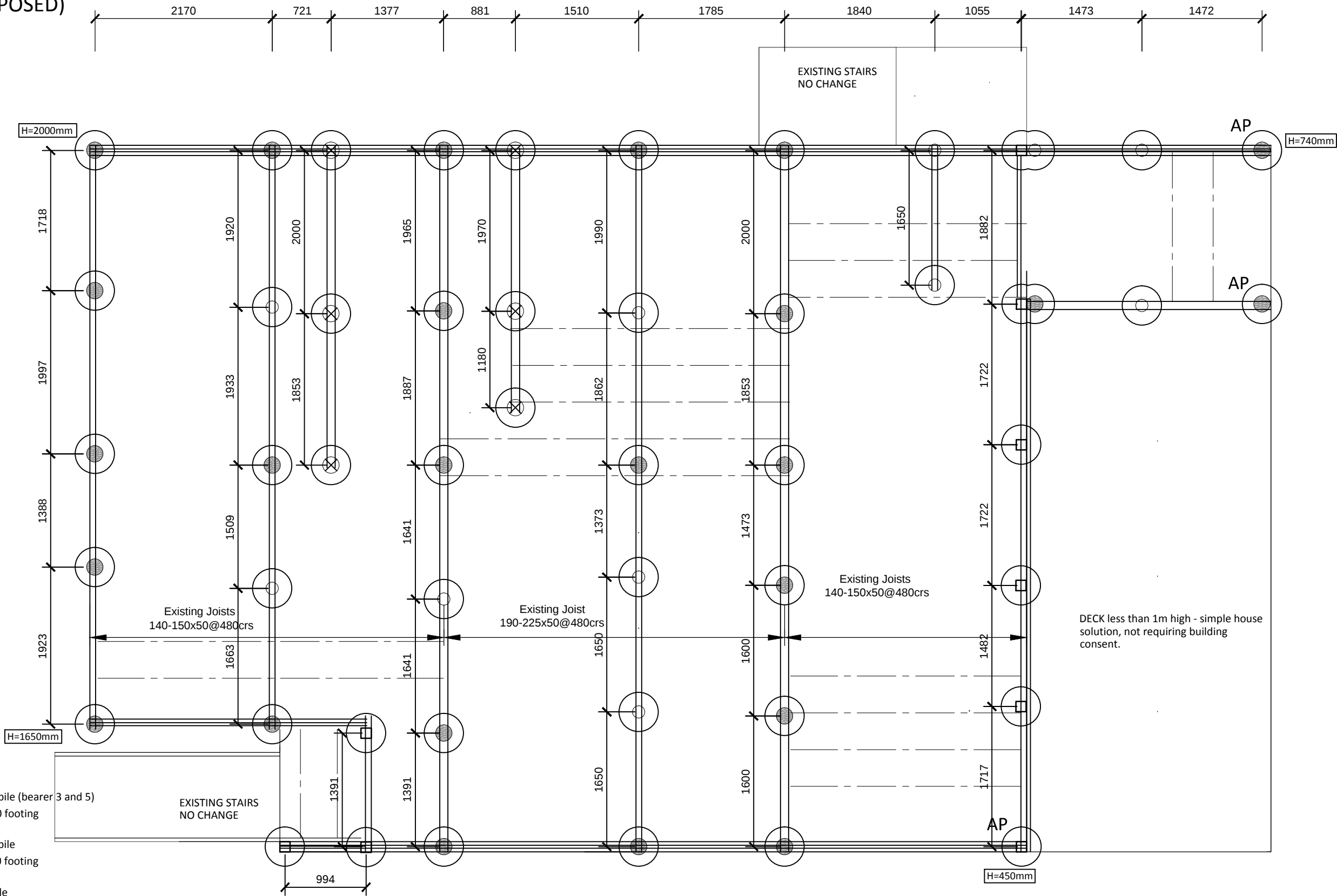
- NOTES:**
1. STUDS ARE 2600mm HIGH
 2. HEAVY ROOF (TILES)
 3. LIGHT CLADDING
 4. ROOF PITCH 32°

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SUBFLOOR (PROPOSED)
PILE LAYOUT

SCALE (A3) 1:50

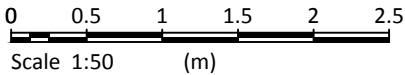


LEGEND:

- Proposed ordinary pile (bearer 3 and 5)
200 SED H5 in Ø480 footing
- Proposed ordinary pile
150 SED H5 in Ø480 footing
- Proposed braced pile
200 SED H5 in Ø480 footing
- Proposed anchor pile
200 SED H5 in Ø480 footing
- Proposed ordinary and braced pile
125sq H5 in Ø480 footing
- Proposed anchor pile
125sq H5 in Ø480 footing

NOTES:

1. REFER SHEET 1 FOR NOTES.
2. REFER SHEET 7, 8 AND 9 FOR THE BEARERS, BRACING AND DETAILS
3. REFER GEOTECHNICAL REPORT J14968, DATED 19/11/2021 FOR FOUNDATION REQUIREMENTS
4. EXPOSURE ZONE D - ALL EXPOSED AND SHELTERED HARDWARE IS TO BE GRADE 304 STAINLESS STEEL.
5. WHERE NEW PILE POSITIONS CLASH WITH EXISTING PILES AND THE EXISTING PILE NEEDS TO BE REMOVED, THE PILE REMOVAL SHALL CAUSE MINIMUM DISRUPTION TO THE ADJACENT GROUND SUCH THAT THE NEW PILE IS FOUNDED IN GOOD GROUND. ANY DISTURBED GROUND SHALL BE REMOVED AND REINSTATED WITH CONCRETE AS PART OF THE NEW PILE.
6. ENSURE THAT ALL FLOOR JOISTS ARE NAILED TO THE BEARERS IN ACCORDANCE WITH NZS 3604:2011 TABLE 7.5
7. ALL PILE FOOTINGS TO EXTEND MIN 1m BELOW THE FGL AND MIN 0.6m INTO NATURAL VERY STIFF CLAY



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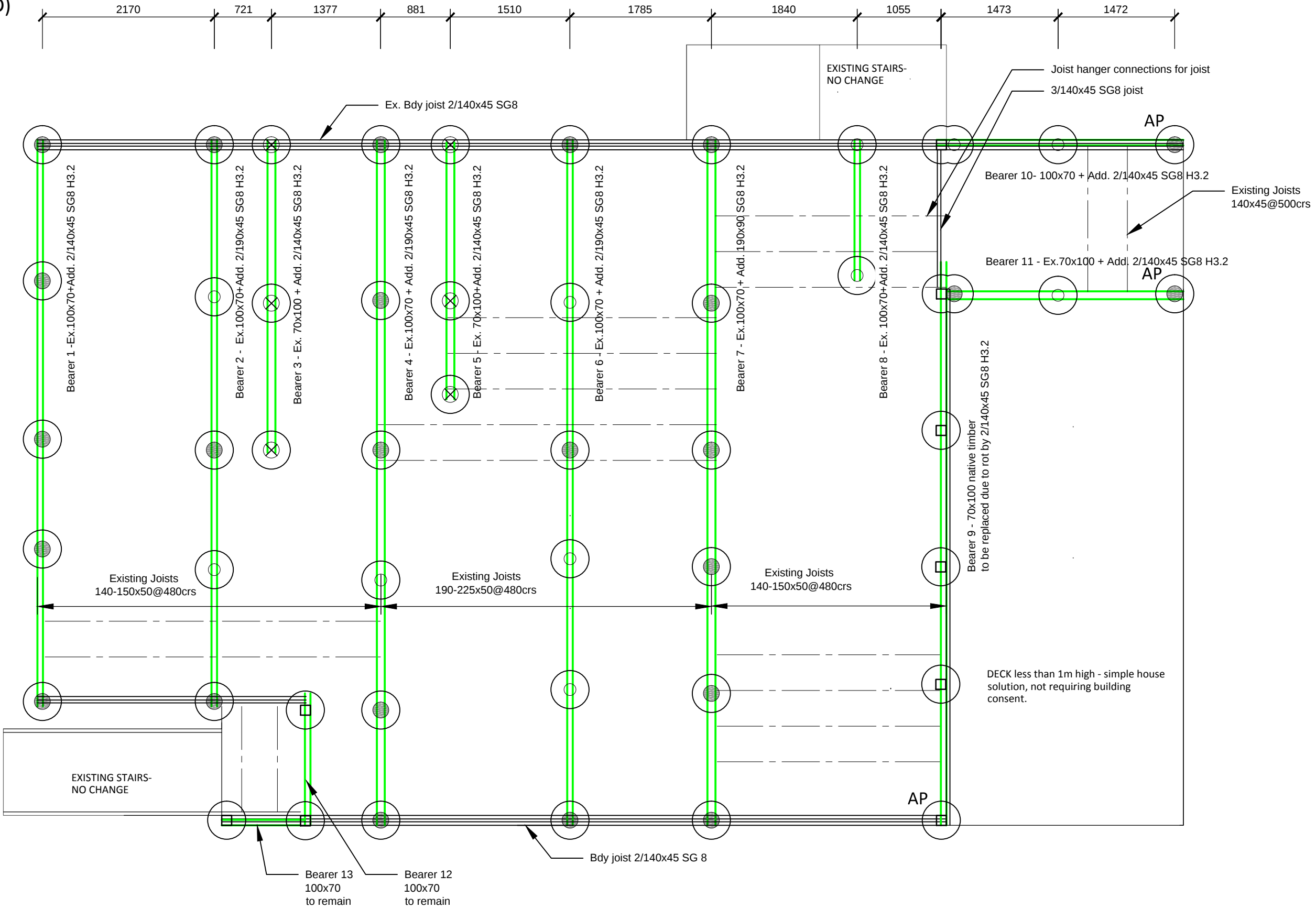
PROJECT
SUBFLOOR RENOVATION
4 SEASCAPE LANE, LOT 2 DP 75456
COOPERS BEACH

DRAWING TITLE
SUBFLOOR (PROPOSED) - PILE
LAYOUT

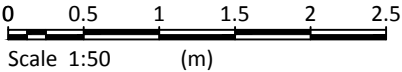
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DESIGN	LP	20/06/2022				SHEET	6 OF 11
DRAWN	LP	20/06/2022				PROJECT	14968
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SUBFLOOR (PROPOSED)
BEARER LAYOUT

SCALE (A3) 1:50



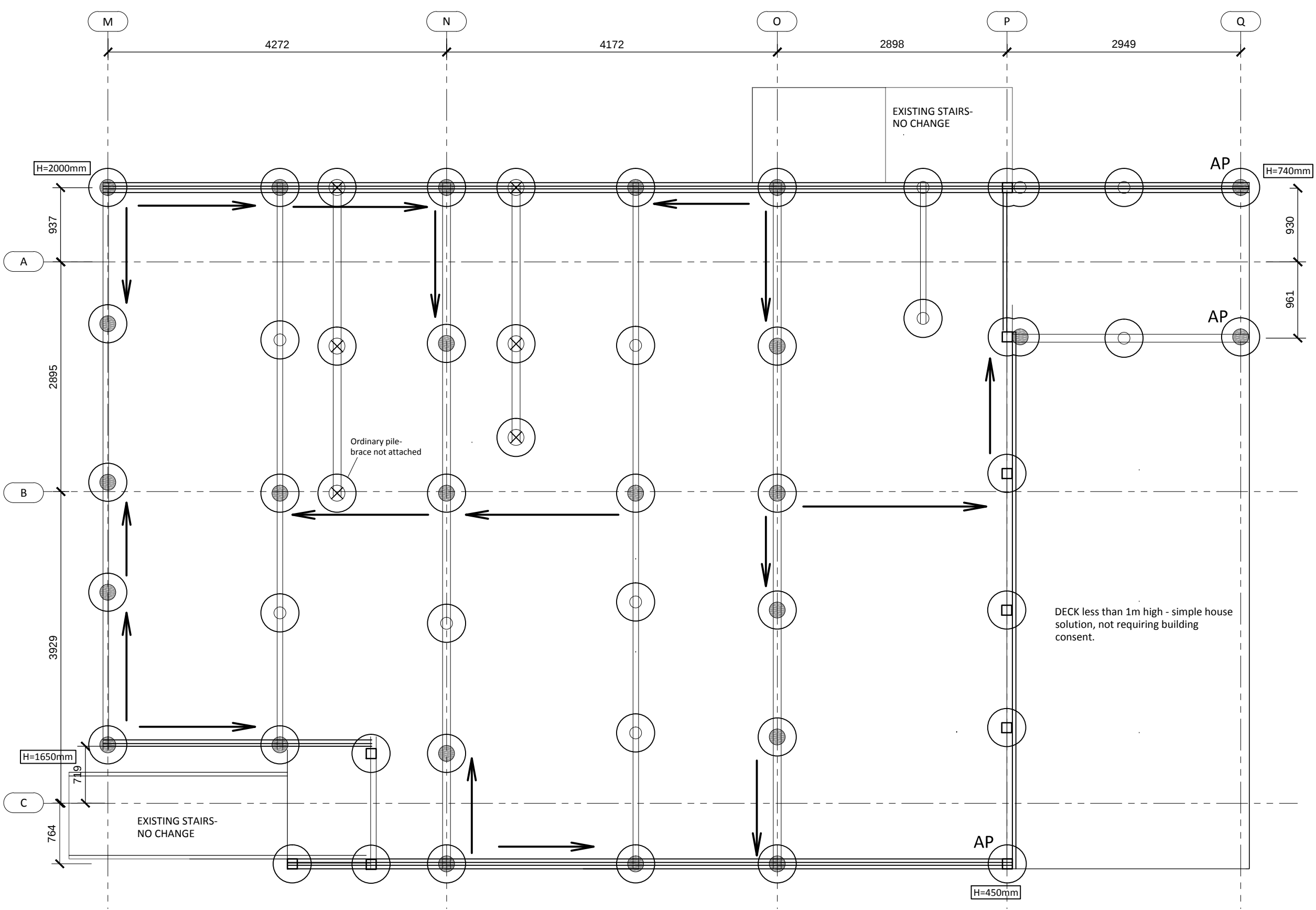
- NOTES:
- 1. REFER SHEET 1 FOR NOTES.
 - 2. EXPOSURE ZONE D - ALL EXPOSED AND SHELTERED HARDWARE IS TO BE GRADE 304 STAINLESS STEEL.
 - 3. ALL BEARERS SHALL BE JOINED OVER PILES WHERE REQUIRED USING 2/6kN STRAPS (BEARER SPLICE)



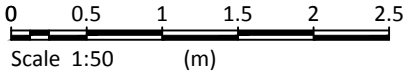
SUBFLOOR (PROPOSED)
BRACING PLAN

SCALE (A3) 1:50

FNDC - Approved Project Information Memorandum Document - EBC-2022-1658 - 01/07/22 - Pg 8 of 11 - ER



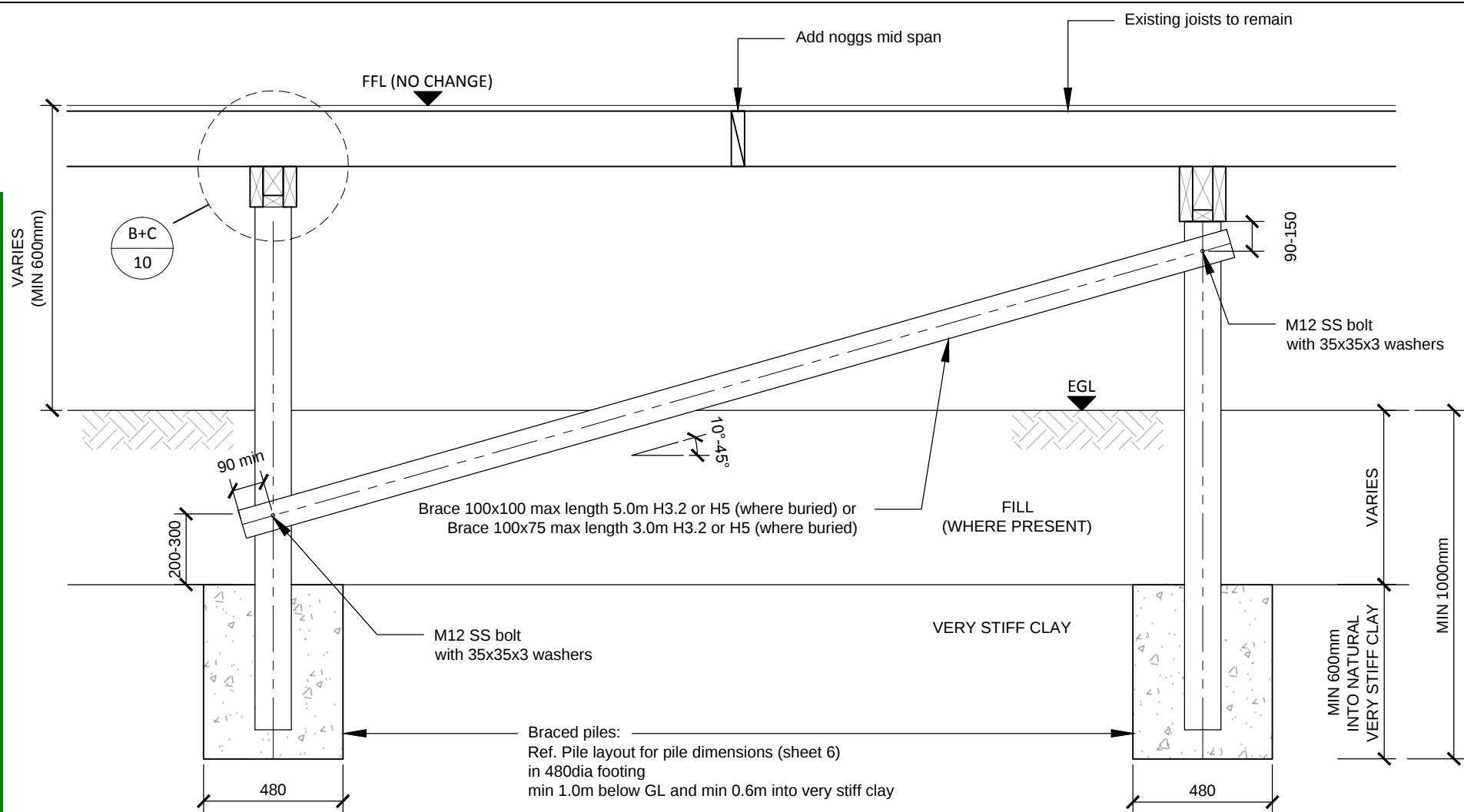
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LEGEND:

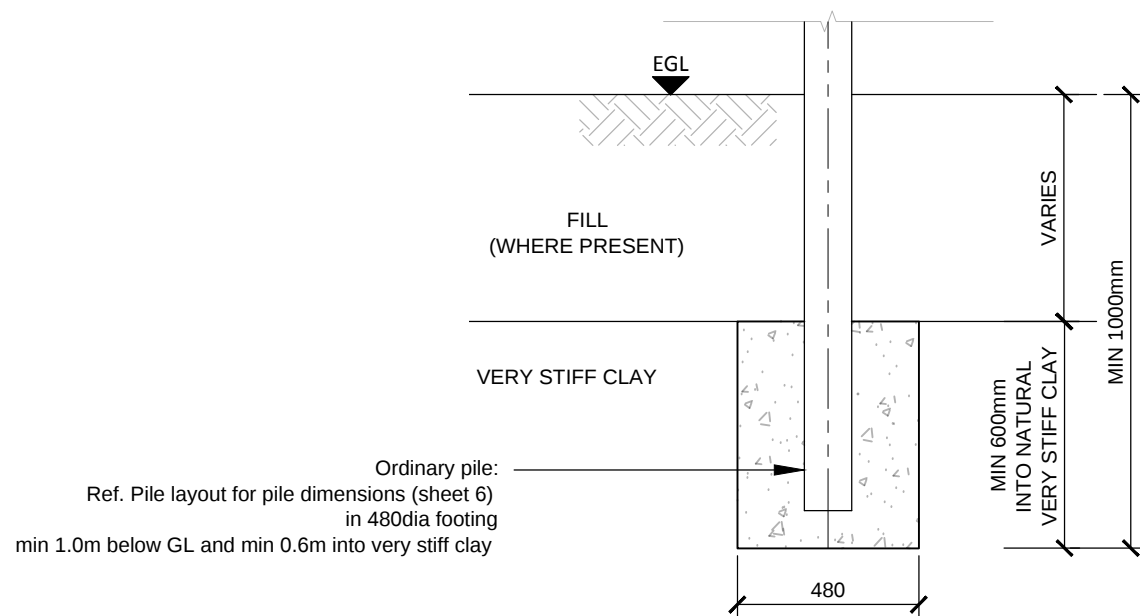
up
NZS3604:2011 Brace:
100x75 H5 (when buried) or 3.2 timber max=3.0m
100x10 H5 (when buried) or 3.2timber max=5.0m

CLIENT KAINGA ORA C/-SPENCERS	PROJECT SUBFLOOR RENOVATION 4 SEASCAPE LANE, LOT 2 DP 75456 COOPERS BEACH	DRAWING TITLE BRACING PLAN (PROPOSED)	SURVEY			ISSUED FOR BC	MW	20/06/2022	SCALE	1:50
			DESIGN	LP	20/06/2022				SHEET	8 OF 11
			DRAWN	LP	20/06/2022				PROJECT	14968
			CHECKED	MW	20/06/2022				THIS ARTWORK IS THE COPY RIGHT MATERIAL OF VCE®	REV -
			APPROVED	MW	20/06/2022	No	REVISION	BY		



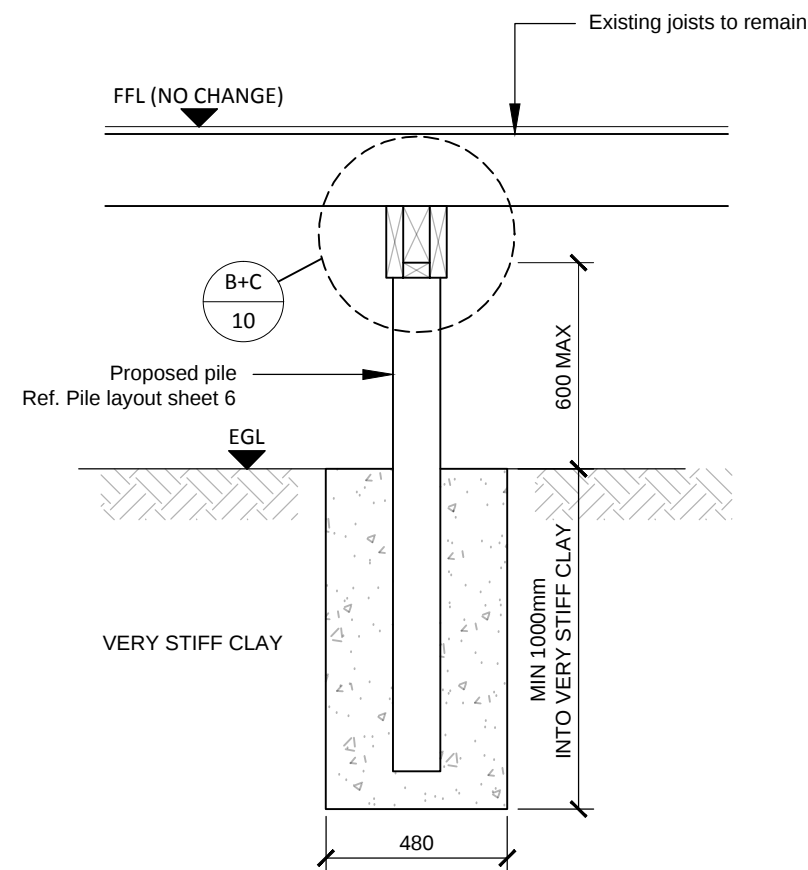
BRACED PILES (TYPICAL DETAIL)
SECTION

SCALE (A3) 1:20



ORDINARY PILE FOOTINGS
TYPICAL DETAILS

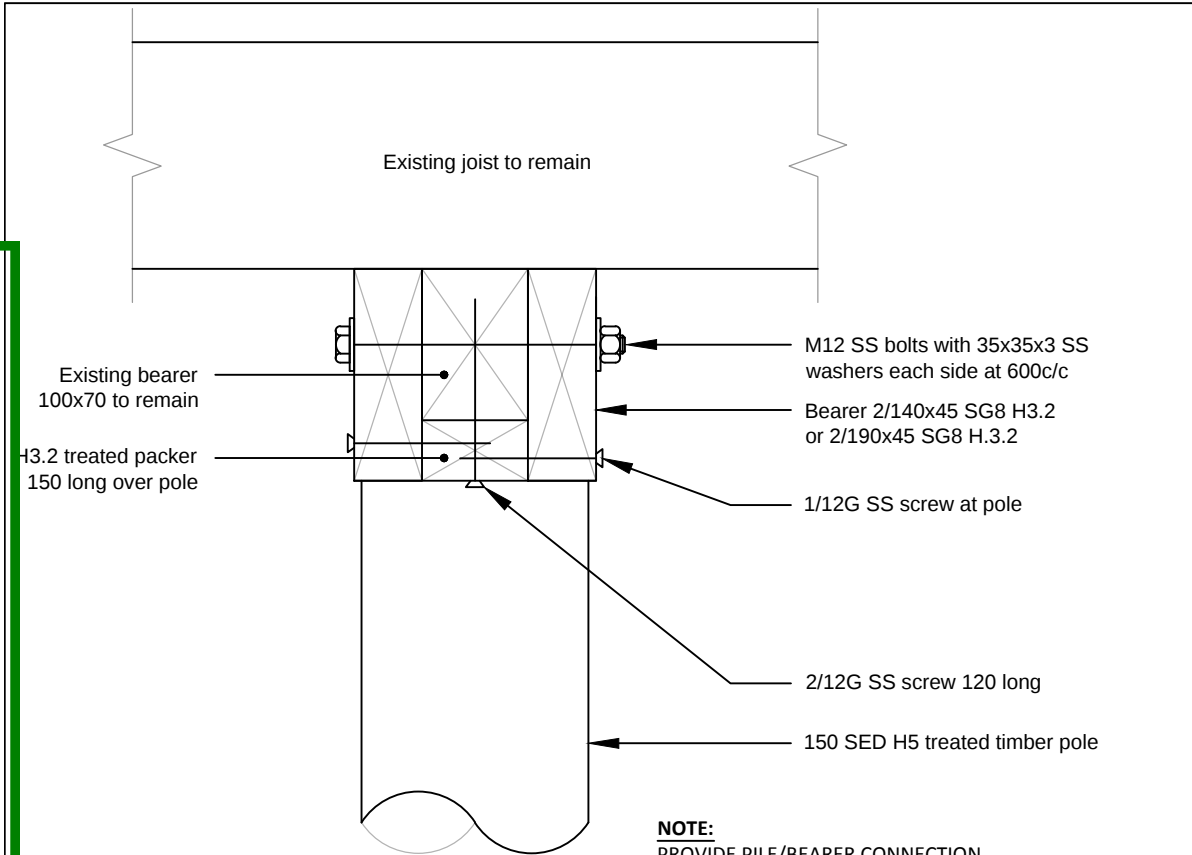
SCALE (A3) 1:20



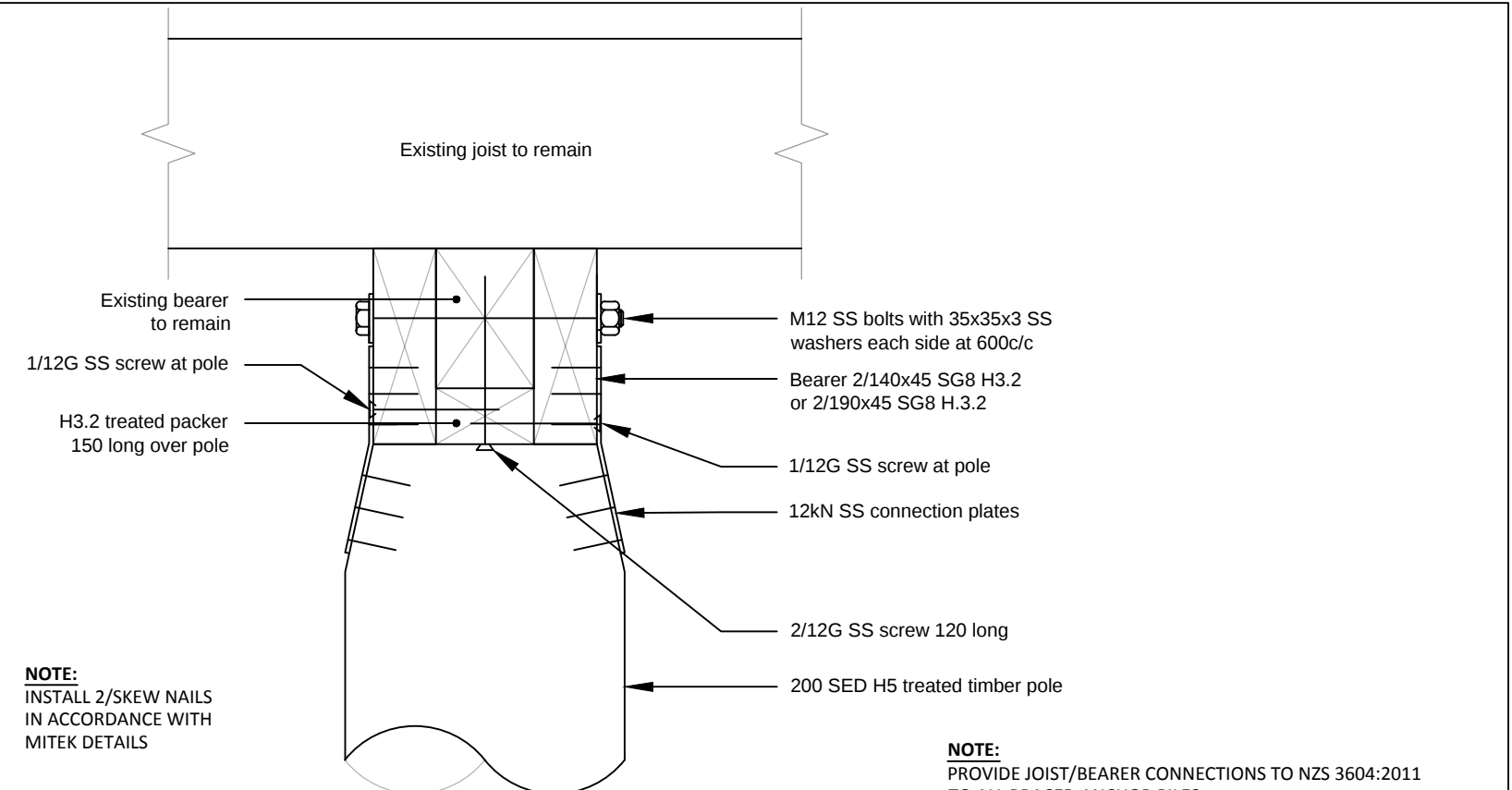
ANCHOR PILE FOOTINGS
TYPICAL DETAILS

SCALE (A3) 1:20

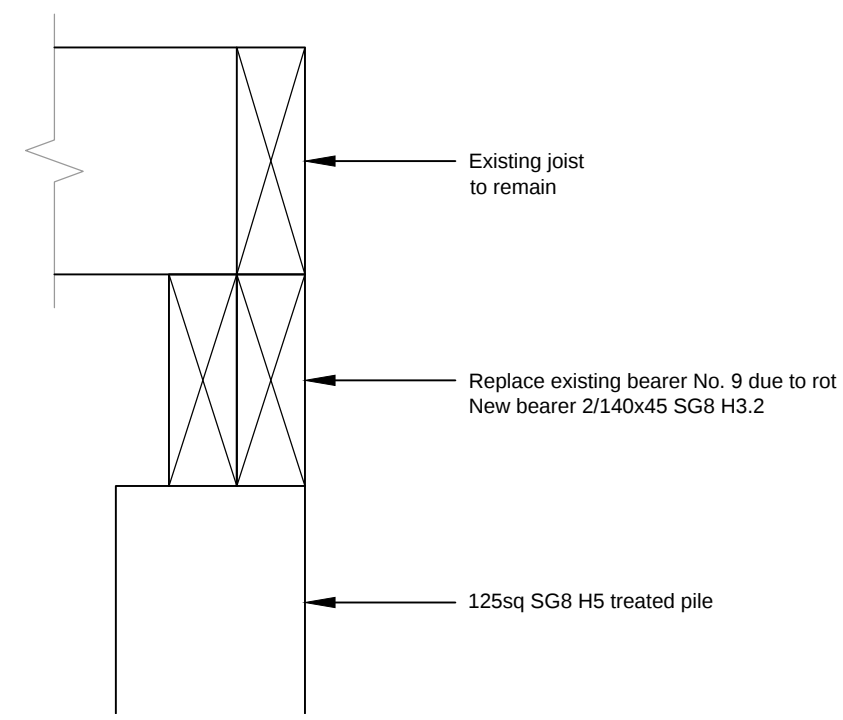
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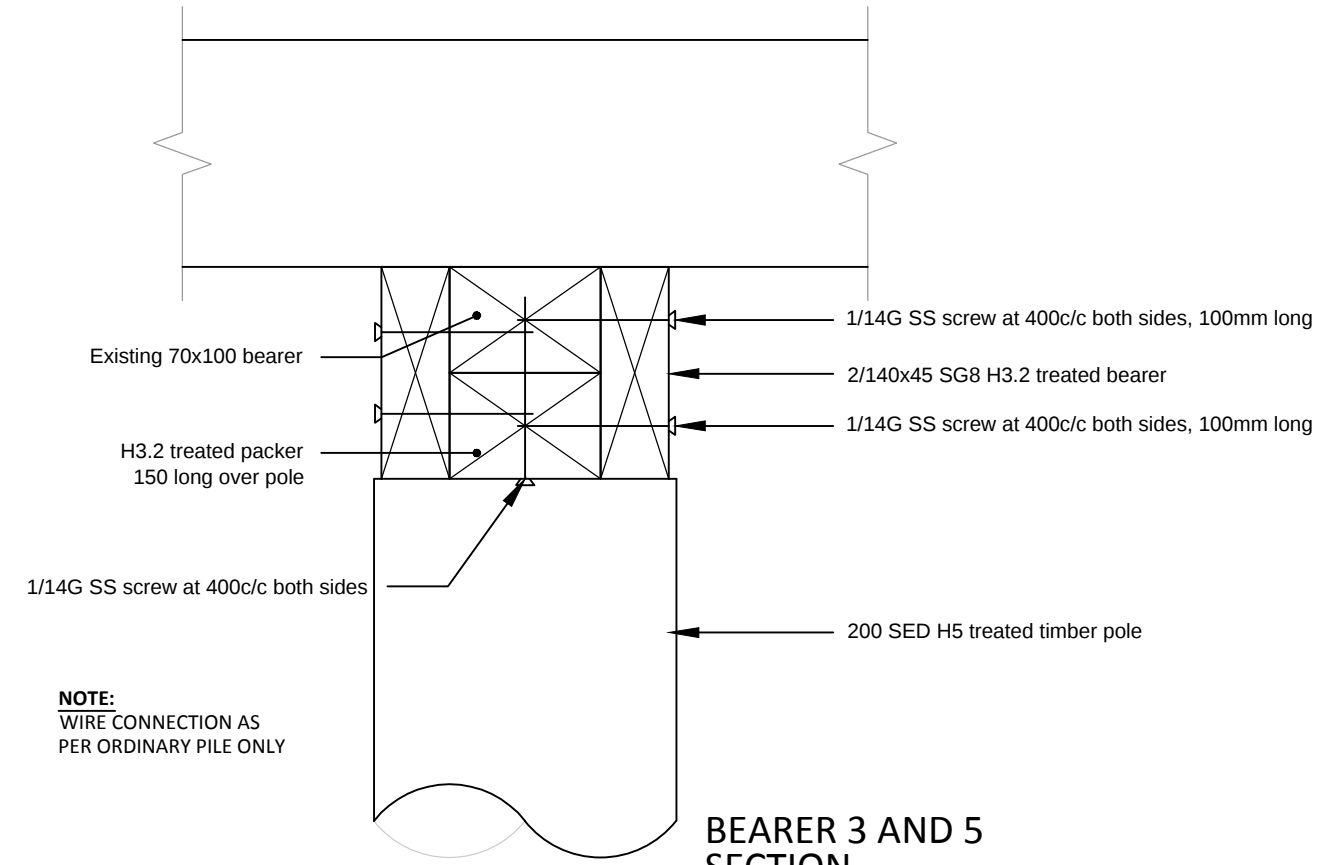
ORDINARY PILE
TYPICAL DETAIL
SCALE (A3) 1:5



ANCHOR AND BRACED PILE
TYPICAL DETAIL
SCALE (A3) 1:5

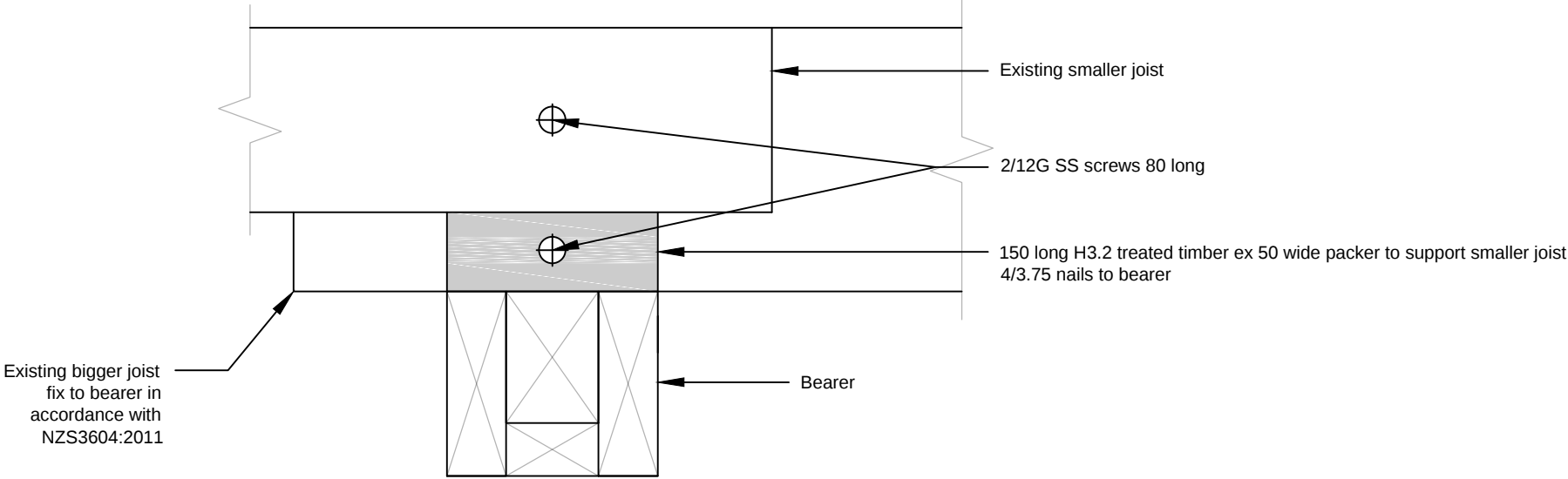


BEARER 9
SECTION
SCALE (A3) 1:5

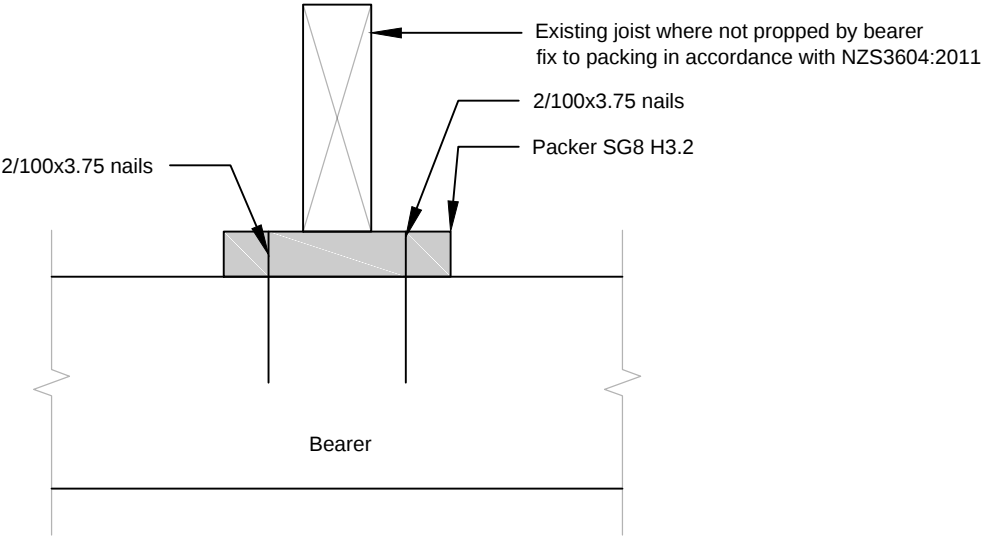


BEARER 3 AND 5
SECTION
SCALE (A3) 1:5

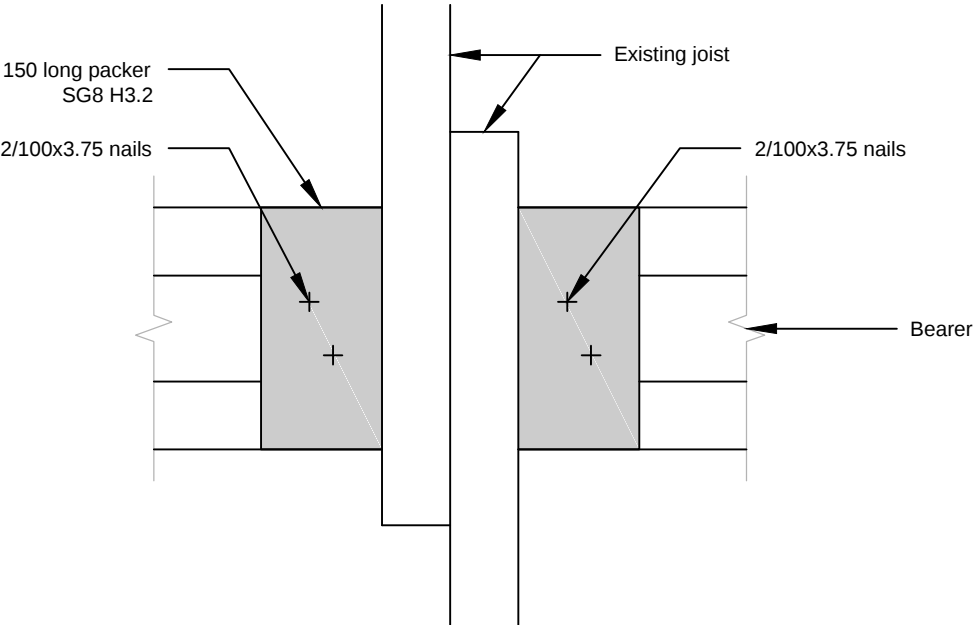
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JOIST PACKING DETAIL AT CHANGE IN JOIST SIZE
SECTION
SCALE (A3) 1:5



JOIST PACKING DETAIL
SECTION
SCALE (A3) 1:5



JOIST PACKING DETAIL
PLAN VIEW
SCALE (A3) 1:5

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