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BC
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PS Construction and Demolition Hazards
Where there is a risk of contamination from construction or demolition activities, it is recommended that the specific hazards to be managed are identified and assessed prior to the construction or demolition work. If the potential hazard requires a safety barrier, this barrier must comply with Table 1 of MSDC 154407.

Geotechnical aspects reviewed
and approved - 8/11/2019

Michael O'Brien

O'Brien Geotech Ltd

BUILDING PLATFORM PREPARATION

Site prepared to O'BRIEN GEOTECH - Geotechnical Assessment for Proposed New House
Project R 583 - Rev A dated April 2019.
Listed in part below (to be read in conjunction with the Geotech report)
Cleared platform shall be examined and certified by Geotechnical Engineer, any firm to soft
cohesive soils or very loose granular soils encountered shall be removed.
Light weight purpose fill approved by the Geotechnical Engineer shall be used to suit minimum
floor levels.
performed pipe connected to the stormwater system shall be installed around the perimeter of
the foundation in line with Geotech report.
A 100mm thick hardfill capillary break shall be provided to Geotech specifications.
A 2 layer enhanced damp proof membrane shall be provided to Geotech specifications.

WIND ZONE:
REGION: A
OUTLINE WINDSPEED: Urban Terrain
SITE WINDSPEED: 30m/s
TOPOGRAPHIC CLASS: 1
WIND ZONE: HIGH

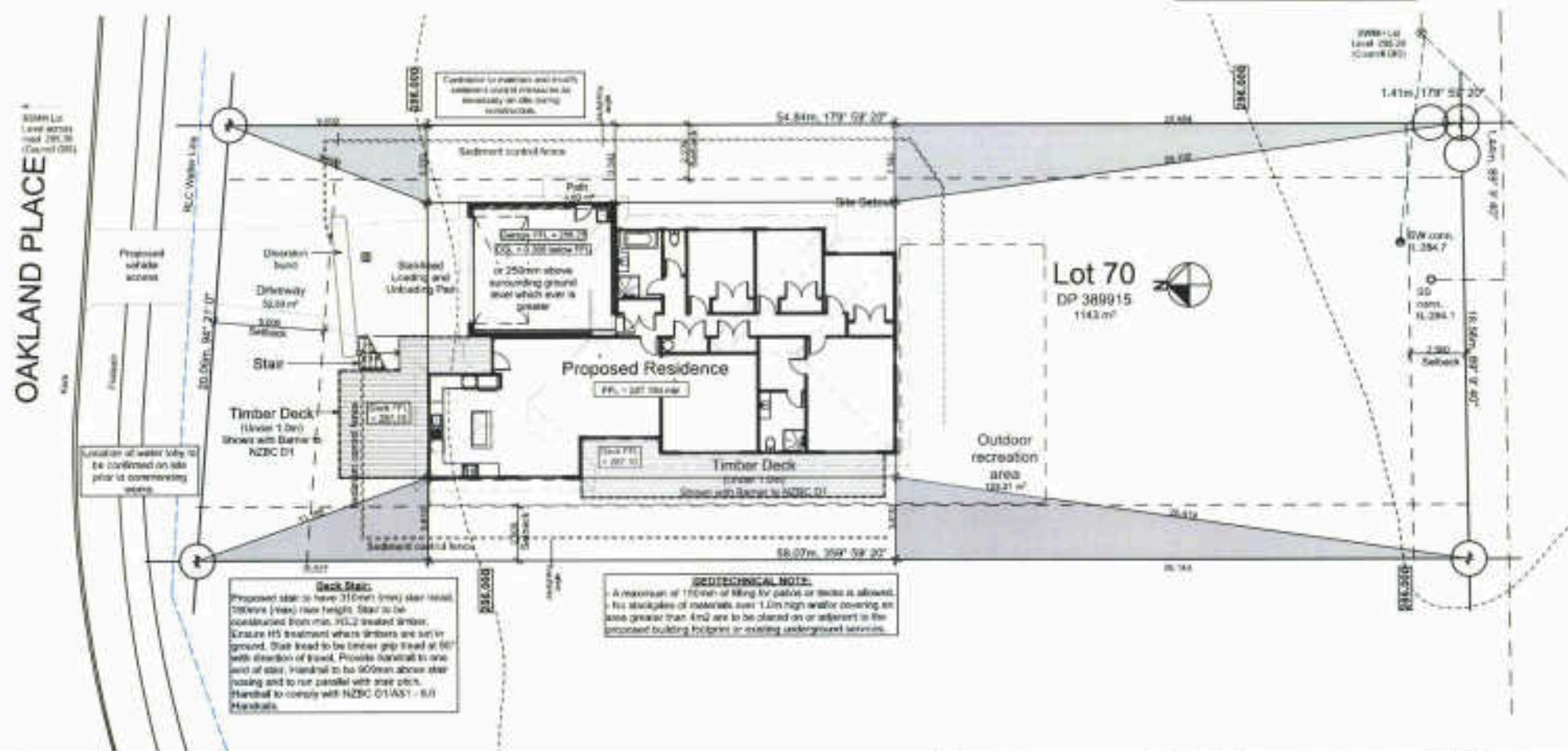
SOIL BEARING CAPACITY:
Site assessed to allow for min. 150kPa soil bearing
capacity within foundation as per NZS 3604 Specific
engineer's design required for sites outside these soil
conditions.

FINISHED GROUND LEVELS:
Finished ground levels adjusting for concrete slab on
ground shall be formed to carry surface water away
from the residence.
Finished Ground Levels should be a minimum distance
below floor levels as indicated under the area details for
the relevant building footprint.
In general allow 150mm to protected ground such as
roofs, above 275mm for unprotected ground.

SLIP RESISTANCE:
Main route to the entrance to house will slip
resistance coefficient of 0.4 as per NZS
3104(1).

SOIL MOVEMENTS:
Soil movements have been determined using the volume
data provided. Volume data for the soil movements is
1.0m within the building platform and is available to
100mm above natural ground. The detailed movement
requirements refer to the Geotech report under
EXHAUSTIVE SOIL INVESTIGATION.

AREA	
SOIL MOVEMENT AREA	291 m²
SLURRY AREA OF THE FOUNDATION	10 m²
DRIVE AREA	51 m²
LANDSCAPE AREA	6 m²
VOLUME	
SOIL MOVEMENT VOLUME	+0 m³



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TOTAL FLOOR AREA	215.71 m²
TOTAL ROOF AREA	265.02 m²
DECK AREA	11.43 m²
ALLOTTABLE SITE COVERAGE	48 %
SITE COVERAGE AREA	218.49 m²
SITE COVERAGE PERCENT	103 %

SITE COVERAGE	
The site coverage of this building is based on the area measured over the foundation line. The covered area is based on the area up to 500mm inside the plot line.	
ZONES	
REGION	Region 1
WIND ZONE	High
SEISMIC ZONE	2
CONSTRUCTION ZONE	2

CONSENT		Site Plan	
Client:	Mark Lam	Scale:	1:200, 1:1
Site Address:	16 Oakland Place, Ngongotaha, Rotorua.	Drawn:	JWD
		Checked:	MD
		Project No:	GB-Ngong-19
		Plot No:	GB14

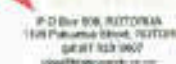
ALL DIMENSIONS TO BE VERIFIED ON SITE



Document Number: RDC-992923
Date Registered: 25/2/2020

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Architectural elevation drawing of the front of a garage. The drawing shows a gabled roof with a 25° pitch. The roof is covered with shingles. The main body of the garage has horizontal siding. On the left is a large double garage door with a decorative panel design. To the right of the door is a small window with a decorative frame. The roofline is labeled with '25° Pitch' and '25° 10'. The garage door is labeled with '1/2" Timber weather boards (from entry construction)'. The roof is labeled with 'Gabled metal shingles'. The window is labeled with 'Double glass aluminum storm' and '1/2" Timber weather boards (from entry construction)'. The bottom of the drawing is labeled with '100' 0" and '100' 10" on the left and right sides respectively. The drawing is oriented horizontally, with the roofline at the top.

Hubert Bann

O'Brien Geotech Ltd





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06-Nov-19

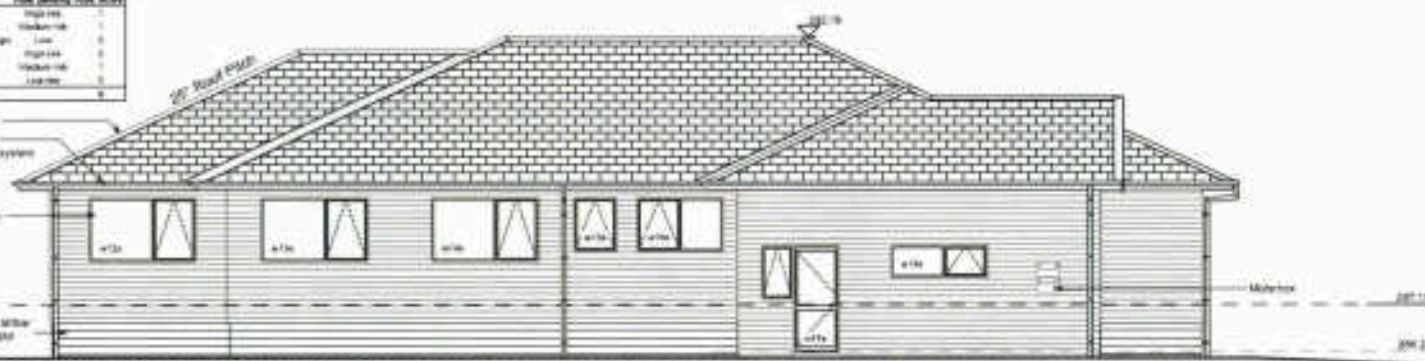
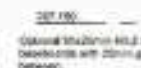
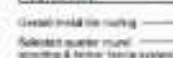
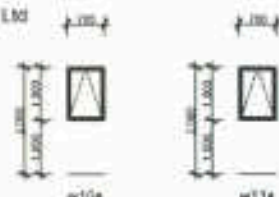
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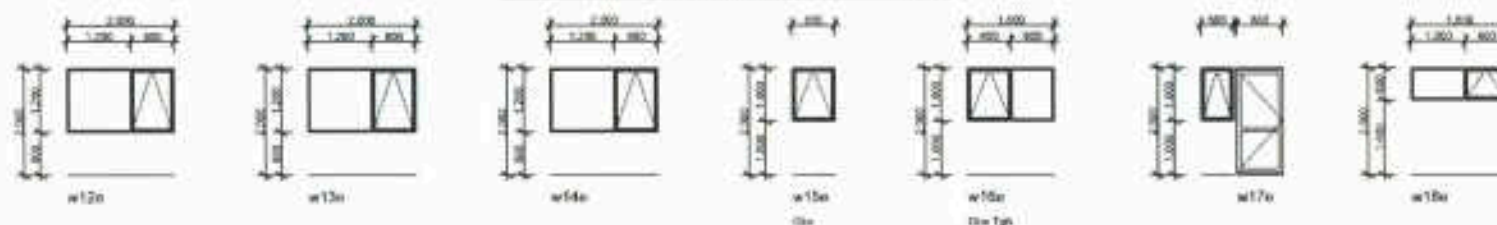


Unlabeled above

O'Brien Geotech Ltd



4 East Elevation 1:100



REC'D 1962
As detailed to comply with 425.5604
425.53451
Passport Photo Fee - \$10.40

WEATHER-RESISTANT CLADDING:
As detailed in plans to comply with NYSCE C2.4.3
Thermal Insulation.

JOINTLY:
All jointly as detailed to comply with NICE C2401,
N20 4211 & WYNSZ Hardware jointly Hardware
Gouise placed into throughout.

GLASSING:
All glazing shall be submitted by the supplier to comply
with N20 4211 for Glazing in fireproof.

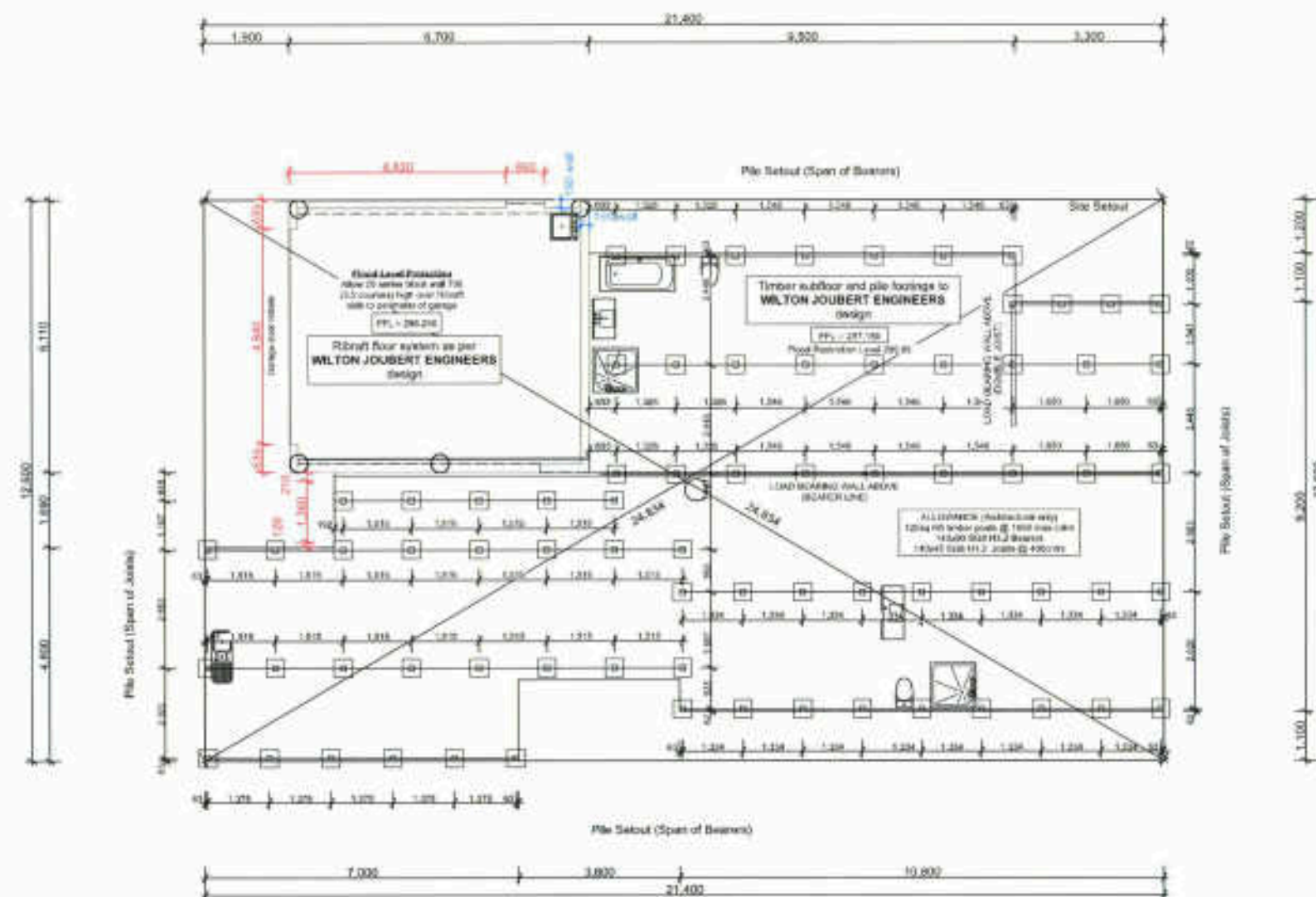
CONSENT

Client Mark Lam Site Address 16 Colford Place, Ngongotaha, Rotorua, <u>LEGAL DESCRIPTION:</u> Lot No. 70 Section 389915

**Gourlay Home -
Mark Lam**

Drawing Title		Elevations	
Scale	1:100	Drawing Number	05
Drawn	JWD		
Checked	MB		
Approved	06-Nov-13	Job No.	GH54

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Geotechnical aspects reviewed and approved - 6/11/2019

Michael O'Brien
O'Brien Geotech Ltd

NOTES:
SAMPLE NOTE: SHOWS PULASKI NOTE 1-10/10/2019. ENGINEERS NOTED ALL SUPERSEDED ANY COMMENTS MADE ON THESE PLANS. PLEASE REFER TO THE WILTON JOUBERT FSI AND DESIGN.

CONCRETE:
One of the following firm concrete products shall be used in this project:

1. CONCRETE RAFTING:
Concrete rafting shall be available in either a 12mm or 16mm grade 4. 12mm nominal aggregate size. This size is currently placed in the floor slabs. The concrete shall be placed in the floor slabs and 100mm thick concrete over the slabs shall be placed over the rafting.

2. RAFTING PUMP:
Concrete pump pump shall be available in either a 12mm or 16mm nominal aggregate size. The selection of aggregate size may be determined after the availability of the available concrete pump or by the concrete pumpers preference.

FLOOR:
Walls shall be placed on ground as per Engineers design. Curb beams and ribs shall be placed with 100mm concrete slabs to provide for the load capacity.

PODS:
Pod systems shall be installed using precast concrete or reinforced concrete. The pods shall be placed on a reinforced concrete floor slab with a grid of reinforced concrete ribs and edge beams when concrete is placed into form. Pods may be cast in situ or precast concrete pods may be used to accommodate services.

REINFORCED:
Reinforcing steel shall be of 1000 Barrels mark in the plan with reinforcing bars in the slab and edge beams. The reinforcing bars shall be welded mesh bars. Reinforcing shall conform to NZS 4371:2011 'Steel Reinforcing Materials'. Specially designed spacers are used to position the polypropylene pins and the 10mm and edge beams reinforcing steel bars in a secure manner until the concrete is placed. The reinforcing steel shall be held in place by mesh chairs. Reinforced concrete shall be placed in the slab and edge beams.

CONSENT	
Client:	Mark Lam
Site Address:	14 Oakland Place, Ngongotaha, Rotorua,
LOCAL DESCRIPTION:	
Lot No:	73 389915
Job Title:	Gourlay Home - Mark Lam
Drawing Title:	Foundation Plan
Scale:	1:100, 1:10
Drawn:	JWD
Checked:	MS
Released:	08-May-19
Drawing Number:	06
Job No:	0264

ALL DIMENSIONS TO BE VERIFIED ON SITE.