

GENERAL NOTES
Check and verify all dimensions on site prior to commencement of contract, and ensure to immediately notify the designer of any discrepancies or ambiguities in the plans or additional supporting documents.

All works and construction shall comply with all relevant NZ building standards including NZS3604:2011 and all the building code.

Foul water sanitary plumbing and drainage shall comply with G13/ AS1

Stormwater drainage shall comply with NZBC E1/ AS1 and/ or Specific design

Size all drains to comply with the above NZ standards. Lay all drains to required falls.

Levels shown is relative to the MOTURIKI DATUM

SITE FENCING AND HOARDING

Fences and hoardings shall extend atleast 2.0m in height from ground level on the side that is accessible to any public.

An acceptable fence may be constructed with galvanised chainlink netting having a maximum sized grid of 50mm x 50mm, Post spacing shall be a max of 2.5m, and the gap between the bottom of the fence and ground no greater than 100mm.

Any hoardings shall have a continuous cladding in any of the following materials:

- a) Close butted timber with a thickness of at least 19mm minimum.
- b) 6.0mm thick exterior grade plywood on studs spaced at no greater than 1000mm ctrs
- c) Continuous metal cladding constructed with studs and rails spaced to provide strength and rigidity comparable with the hoardings in paragraphs 1.1.3(a) to (c)

F5 CONSTRUCTION AND DEMOLITION

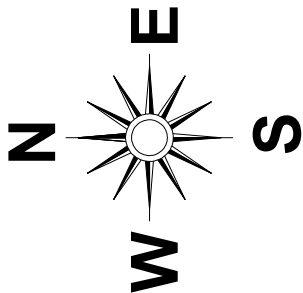
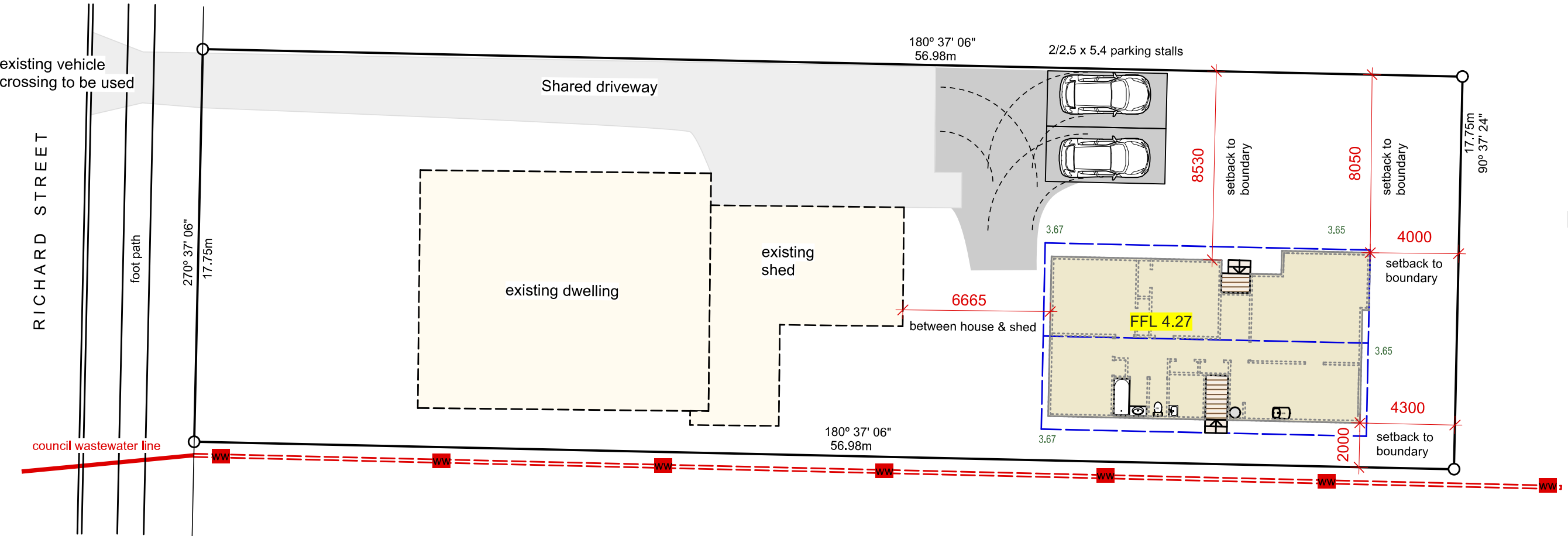
At all work sites, hazard evalution will take account of the following:

- 1. Pedestrian counts adjacent to the site
- 2. Carparking adjacent to the site.
- 3. Location of neighbouring buildings.
- 4. Presence of neighbouring worksites or recreational areas.
- 5. Proximity to schools or early childhood centres.
- 6. Proximity to other houses
- 7. Depth of any water hazards.
- 8. The period of time for which ponded water will be present.
- 9. The accessiblity and visibility of the site

existing vehicle crossing to be used



AERIAL ODC MAPPING
not to scale



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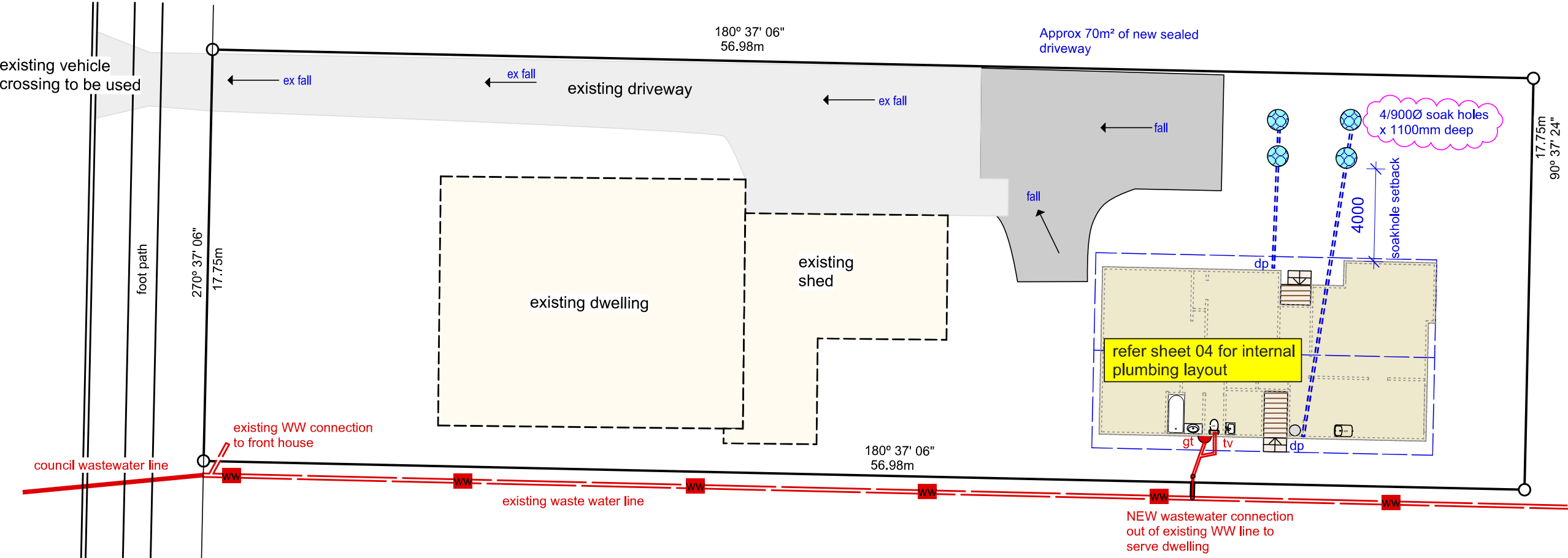
LBP 116894
027 238 0597

PLANNING INFO	
Territory Authority	Opotiki District Council
Zoning Area	Residential

LEGAL DESCRIPTION	
LOT No	2
D.P.S	3037
AREA	1012m ²

BRANZ	
HIGH WIND ZONE	
E,QUAKE ZONE 3	
CORROSION C	

PROJECT	House Resiting at 116 Richard Street			SHEET 01
CLIENT	Graeme Brown			
DRAWING	SITE PLAN			REVISION NOV 2024
SCALE	1:200	DRAWN	JT	DATE OCT 2024



SEDIMENT CONTROL
Sediment and runoff control shall be installed prior to or during the earthworks for the project. the sediment controls shall be installed in accordance with the requirements of the regional council's erosion and sediment control guidelines for small sites

The following sediment and erosion control measures should be regularly checked and maintained as required.

- 1. CLEAN WATER DIVERSIONS
Divert overland flow paths from the site works with a stabilised bund or diversion channel, this will greatly reduce the effort required to prevent erosion and sediment runoff.
- 2. MINIMISE EXPOSED AREA
Expose only as much ground as needed at any one time. Topsoil and revegetate exposed ground as soon as possible.
- 3. COVER STOCK PILES
Excavated materials should be covered when not in use, and stored away from low points and run off channels. Runoff from stock piles needs to be treated by a sediment control measure such as a silt fence
- 4. SILT FENCE
Silt fences are useful for small disturbed areas. For steep slopes use more than 1 silt fence and decrease spacings between fences as the slope increases. A decanting earth bund used in conjunction with silt fences should be used on sites, with high stormwater flows.
- 5. TEMP DOWN PIPES & SURFACE DRAINS
Temporary down pipes should be fitted as soon as the roof is installed, and directed to the clean water system, to further reduce nuisance.
- 6. SITE WASHOUT PIT/ BUND
Concrete washings, paint, water blasting, equipment washing, concrete and tile cutting can be highly alkaline, and contain oxides. Heavy metals or petroleum products which will affect waterways. Care must be taken to contain them, so a washout/ pit bund should be constructed to capture the discharge.
- 7. STABILISED CONSTRUCTION ENTRANCE
A stabilised construction entranceway should be built using crushed rock aggregate before construction vehicles enter the site tp prevent tracking of dirt onto the road, and into the stormwater network. Min 3.0m wide x 100mm
- 8. INSTALL PRIVATE S.W RETICULATION
Install private stormwater reticulation to enable clean stormwater to be discharged to the council stormwater network at the earliest possible stage.
- 9. INSTALL VEHICLE CROSSING CLEAR OF ANY STREET FURNITURE
The vehicle crossing is to be located clear of street furniture and trees. (Failure to comply may result in the asset protection bond not being refunded, and expensive remedial works required

Trenches should be excavated to allow for the specified depth of bedding. The pipe diameter and MIN recommended cover, overlay plus backlift above pipes.
MINIMUM COVER
Road and streets 750mm Driveways 600mm Footpaths 500mm
All stormwater pipes to be 100 dia uPVC
All landscaping works to be constructed by owner Contractor to check and confirm all heights, and dimensions before commencement of works.
AIR ADMITTANCE VALVE (AAV)
Be used strictly in accordance with manufacturers instructions. Not to be used as a main branch, or branch drain vent. These must be vented to external open air
Only be used on a stack vent that is not acting as a drain vent. Be a minimum 100mm above the weir of any trap they serve.
Be installed in an accessible ventilated space

PIPE SIZES AND FALL

Fixtures NOT discharging to gully

Sewerage	100mm Ø	1:60 fall
Stormwater	100mm Ø	1:80 fall

uPVC Downpipes 80mm Ø

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PROJECT	House Resiting at 116 Richard Street			SHEET	
CLIENT	Graeme Brown			02	
DRAWING	SITE DRAINAGE PLAN			REVISION NOV 2024	
SCALE	1:200	DRAWN	JT	DATE	OCT 2024

GENERAL NOTES

All dimensions and underground service locations to be checked prior to commencement of any works

DO NOT SCALE off drawings. Contact designer for clarification.

All construction to comply with NZS3604:2011, local authority by-laws, NZBC and its approved documents. All flashings and weather proofing to comply with NZBC E2/ AS1

Always cross reference the foundation plan with the floor plan prior to setting out.

Site measure and confirm all joinery sizes, inform designer any changes prior to ordering joinery.

All openings at exterior walls to be centered in room or located as dimensioned.

ACCESS ROUTES & FLOOR COVERINGS

adequate slip resistance for walking surfaces as per D1/AS1 table 2 to implement safety from falling

ELECTRICAL

All electrical work & fittings to comply with: NZBC F7/AS1, AS/NZS 3000, AS/NZS 3008, AS 3786 AS/NZS 5000.2: 2006.

VENTILATION

Mechanical ventilation to comply with G4/AS1 section 1.2.5 50L/S - bathrooms 25L/S - kitchen

SMOKE ALARMS

Smoke alarms with hush buttons shall be located within 3.0m of every sleeping space doors in compliance with F7

existing HOUSE MATERIALS

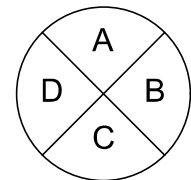
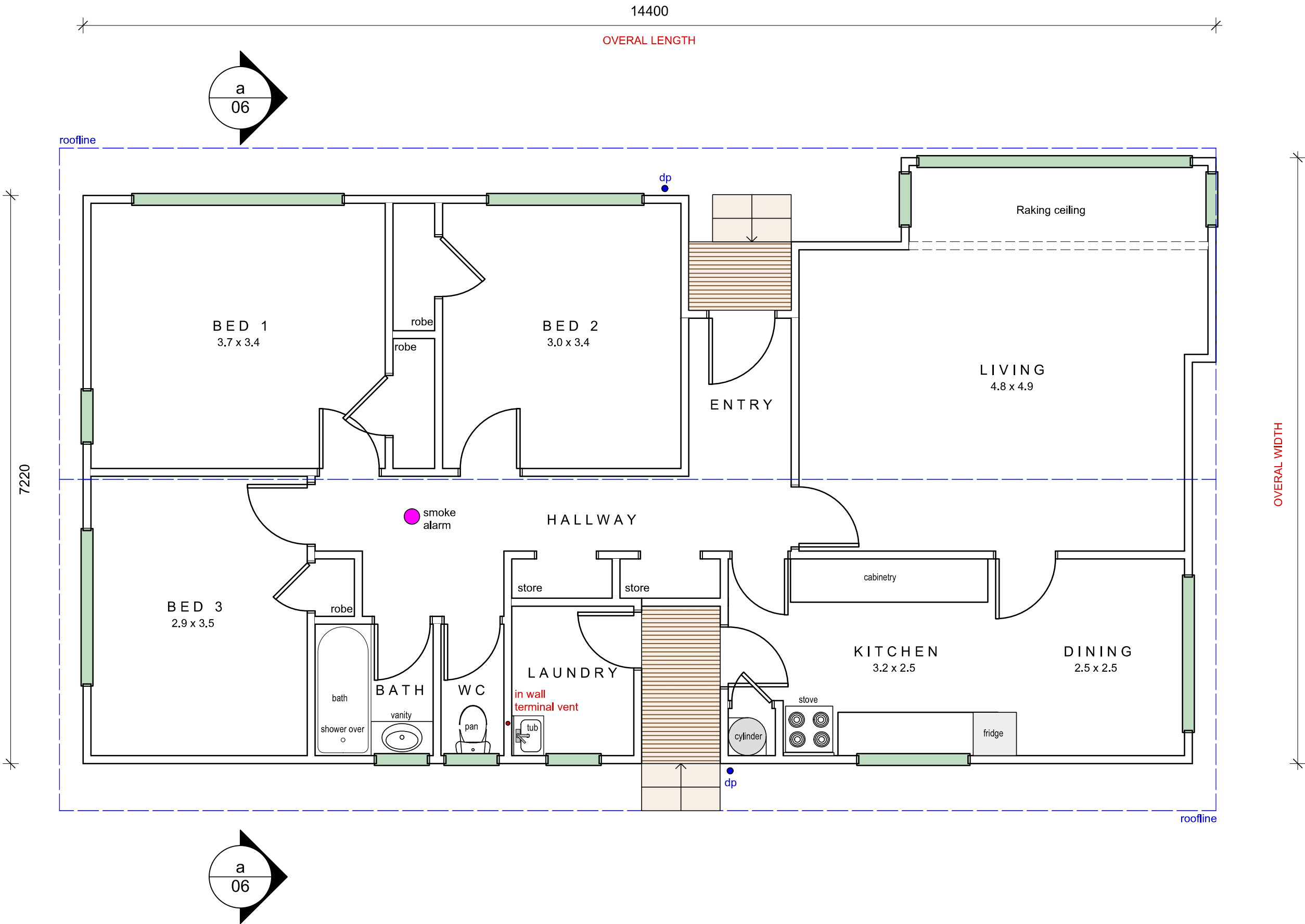
- Decramastic tile roofing
- Timber fascia- PVC spouting
- Hardies or similar weatherboard cladding
- Timber joinery (single glazed)
- Timber subfloor

SCOPE OF WORKS

Reposition house onto a new timber pile foundation as outlined in plans.
All other associated works included in this building consent.

AREAS

House Area: 100m²
Roof Area: 124m²



ELEVATION KEY

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PROJECT	House Resiting at 116 Richard Street			SHEET 03
CLIENT	Graeme Brown			
DRAWING	EXISTING FLOOR PLAN			REVISION
SCALE	1:50	DRAWN	JT	DATE
				OCT 2024

M

N

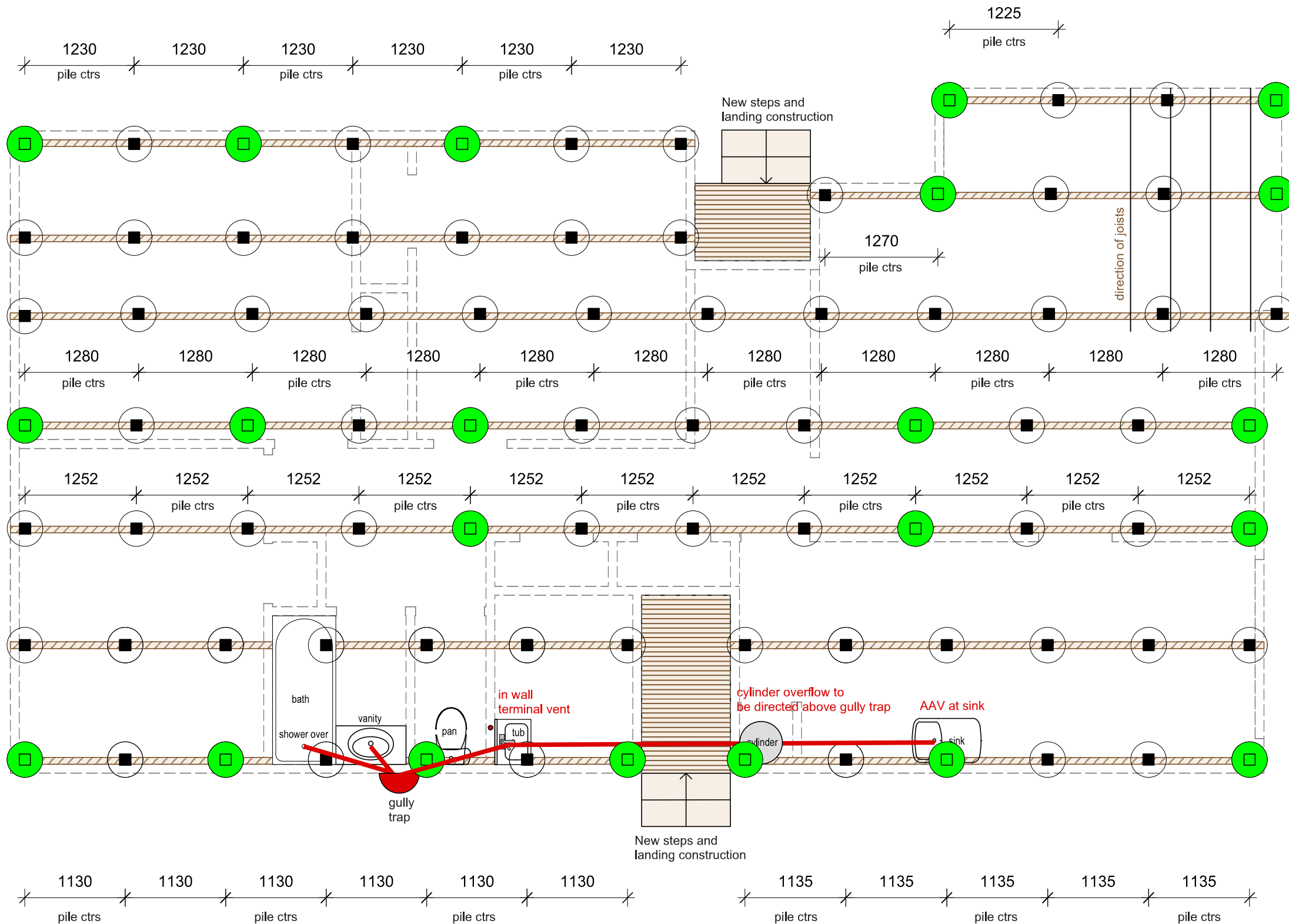
O

P

A

B

C

**FLOOR JOIST NOTES**

This floor joist setout plan is provided for setout purposes only. Engineers documentation to take precedence over all information provided in on this sheet. If there is any discrepancies in plans from engineers documentation contact the designer before proceeding.

DIAGONAL TIMBER BRACE TO PERIMETER

Diagonal Brace: Less than 3.0m = 100mm x 75mm
exceeding 3.0m = 2/100 x 50 H3.2 members.
Top brace shall be connected to braced piles with M12/M16 bolts and 50 x 50 x 3mm washers. The upper end of the brace bolts shall be fixed to the bearer or joist within 200mm from C/L of pile, the lower end of brace bolt shall be fixed within 200-300mm max from cleared ground level. Refer to fig 6.6, 6.7, 6.8 3604:2011

EX FLOORING

20mm existing timber board flooring

EX FLOOR JOISTS

120 x 50 floor joists at 500-600 ctrs

EX BEARERS

100 x 75 bearers

NEW PILES KEY

■ = Ordinary pile 125 x 125 H5 Tana piles at 1.3m ctrs
Pile hole sizes 900mm deep x 400Ø
Concrete filled 400mm, remainder rammed earth

6kn ■ = 6kn Connection. S steel lumberlok connection
Pile hole sizes 900mm deep x 400Ø

**HOUSE FOUNDATION OPTIONS
AS PER GEOTECH REPORT**

Read this section in conjunction with the previous sections of this report.

In summary for a single storey light timber framed residence on a timber floor:

- A conventional shallow bearing foundation system subject to specific engineering design (SED), site parameters are specified herein, is feasible for the site. This may require releveling after a moderate earthquake.
- The raised gardens and fill should be removed from the southeastern corner of the house.
- Foundations should bear at least 0.9m below ground level. Applied bearing pressures should be less than those values specified herein.
- Subfloor bracing pile capacities should be assessed as part of the SED review.

20 MPA CONCRETE STRENGTH**PIPE SIZES AND FALL**

Fixtures discharging to gully trap

Basin	32mm Ø	1:20 fall
Bath	40mm Ø	1:40 fall
Tub	40mm Ø	1:30 fall
Sink	40mm Ø	1:40 fall
Shower	40mm Ø	1:40 fall

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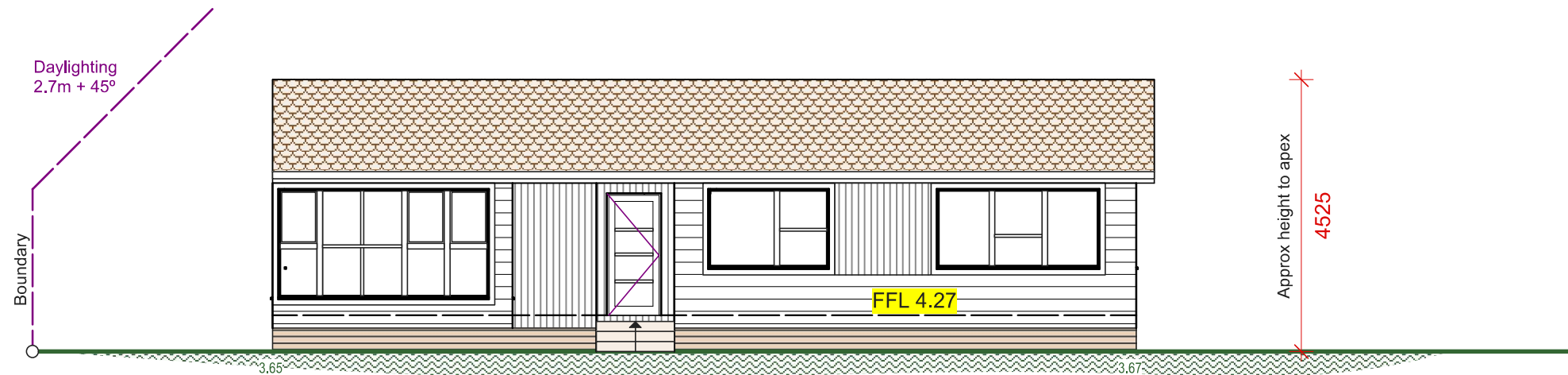
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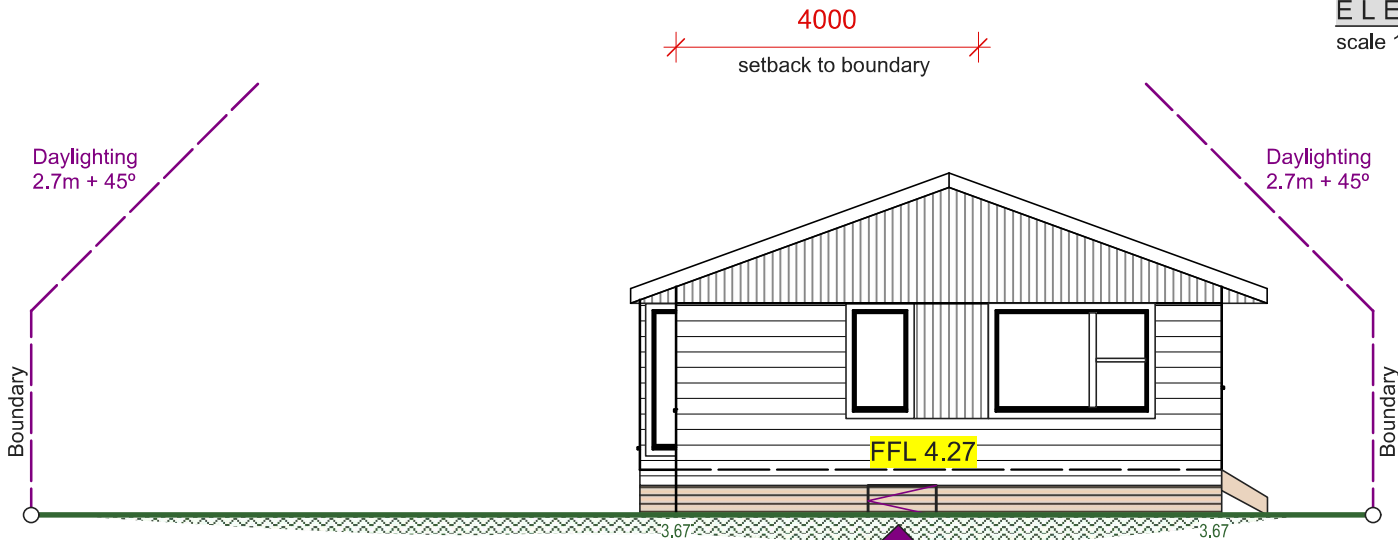
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PROJECT	House Resiting at 116 Richard Street			SHEET 04
CLIENT	Graeme Brown			
DRAWING	PROPOSED FOUNDATION PLAN			REVISION DEC 2024
SCALE	1:50	DRAWN	JT	DATE OCT 2024

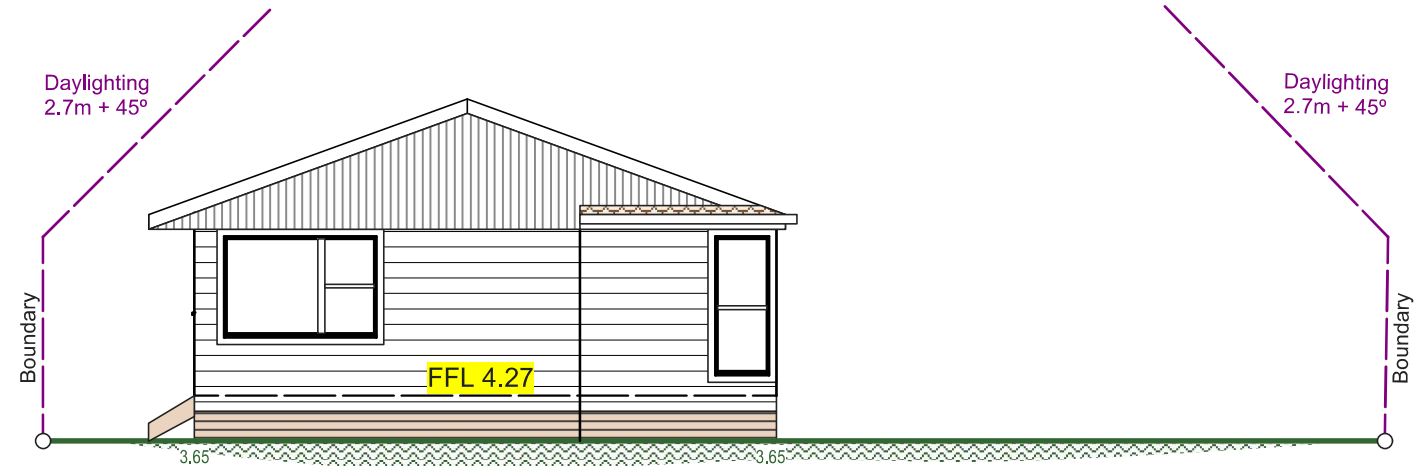
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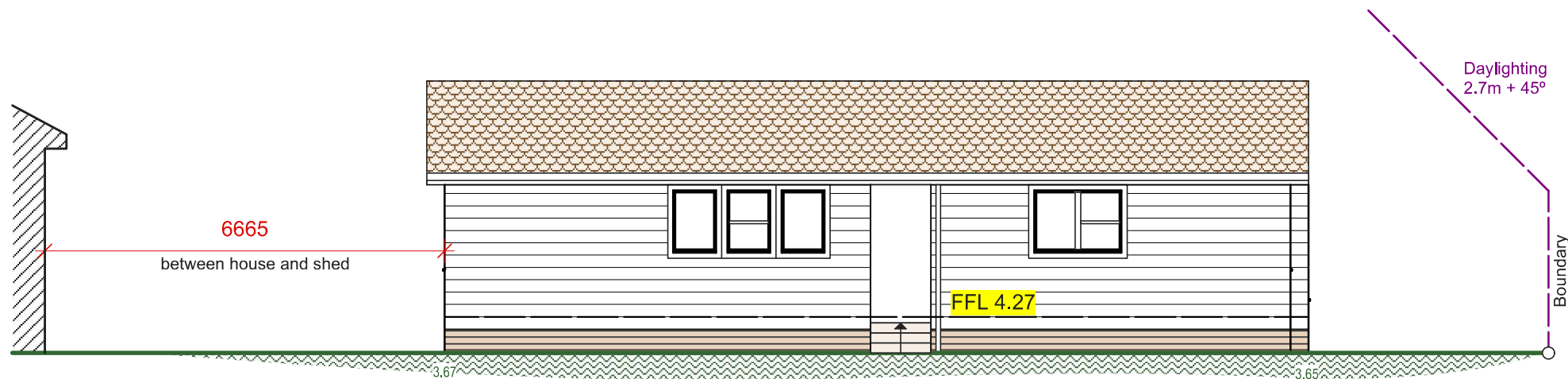
ELEVATION A
scale 1:100



ELEVATION D
scale 1:100



ELEVATION B
scale 1:100



ELEVATION C
scale 1:100

EXISTING MATERIALS

- Decramastic Roofing
- Timber fascia
- uPVC half round gutter
- 80mm uPVC downpipes
- Hardies Weather board cladding.
- Vertical cladding
- Timber Joinery (single Glazed)

NEW MATERIALS

- H5 125 x 125 piles at spacings indicated on foundation plan

FLOOD LEVEL NOTATION

The elevation of the land within the property boundary ranges between 3.0 and 3.6 m RL (New Zealand Vertical Datum (NZVD2016) (3.3 and 3.9 m RL Moturiki Datum 1953).

The stopbank design levels for the Waioeka River Urban Right bank and the Otara Urban Left bank that protect the Opotiki township are 1% Annual Exceedence Probability (100 year) + freeboard of 450mm. The 3.6m floor level however does give additional protection in the event of a stopbank breach or a larger than design flood. (For more information refer to Measure II-1: minimum floor level 3.6m for new buildings in the township in the Waioeka Otara Floodplain Management Strategy).

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PROJECT	House Resiting at 116 Richard Street			SHEET	
CLIENT	Graeme Brown			05	
DRAWING	ELEVATIONS			REVISION	
SCALE	1:100	DRAWN	JT	DATE	OCT 2024

2 x 90mm H.D.G. OR ST. STEEL
NAILS SKEW DRIVEN

4 x 90mm STAINLESS STEEL
NAILS SKEW DRIVEN
2 UP INTO THE BEARER
2 DOWN INTO THE PILE

RETROFIT 6kn CONNECTION

existing decramastic roofing
timber fascia
PVC spouting

Hardies W.B cladding

Timber single glazed
joinery

2 x 90mm Stainless Steel-Skew Nails into Pile

—Bearer

4 x Stainless Steel
Wire Dogs
(2 per side)

—Round Pile

Square Pile

If Square Piles are used, one Wire Dog
—needs to be bent as shown for face
nailing into both Pile and Bearer
4 x Stainless Steel Wire Dogs
(2 per side) connection

ORDINARY PILE CONNECTION

190 x 45mm H3.2 SG8
stringer fixed to boundary
joists with M12 S/S bolt
and 50 x 50 x 3mm S/S washer -

90 x 19mm H3.2
slip resistant
pine decking

190 x 45 H4 stringer—

90 x 90 H5 post
50 x 50 x 3mm S/S
- 2/washer and M12 bolt connection

— Mitek S/S bracket embedded into concrete pad

400 sq x 200mm deep
concrete pad

STEPS DETAIL

scale 1:10

Existing House Construction

BEDROOM

BEDROOM

existing particle board flooring
existing 125 x 50 floor joists @ 500 crs
existing 100 x 75 bearers
New 125 x 125 H5 piles at 1,3m ctrs max
New R2.5 expol or similar underfloor insulation

6kn connection

400

Ordinary pile footing
900mm deep footing depth
400mm concrete
500mm rammed earth remainder

SECTION aa

scale 1:50

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ex 20mm particle board flooring
ex 125 x 50 Floor Joists @ ____
450-500crs.
R2.5 underfloor insulation

Existing 100 x 70 Bearers
6kN connection required –
at every braced pile

New 125 x 125 H5 piles—

Close spaced H3.2 baseboards.
minimum 20mm gap between

NOTE:

For all ordinary piles, fill hole upto 400mm with concrete remainder to be rammed earth

D01

BRACING PILE DETAIL

scale 1:10

PROJECT	House Resiting at 116 Richard Street				SHEET 06
CLIENT	Graeme Brown				
DRAWING	SECTION- DETAILS				REVISION JAN 2025
SCALE	1:50	1:10	DRAWN	JT	DATE OCT 2024

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