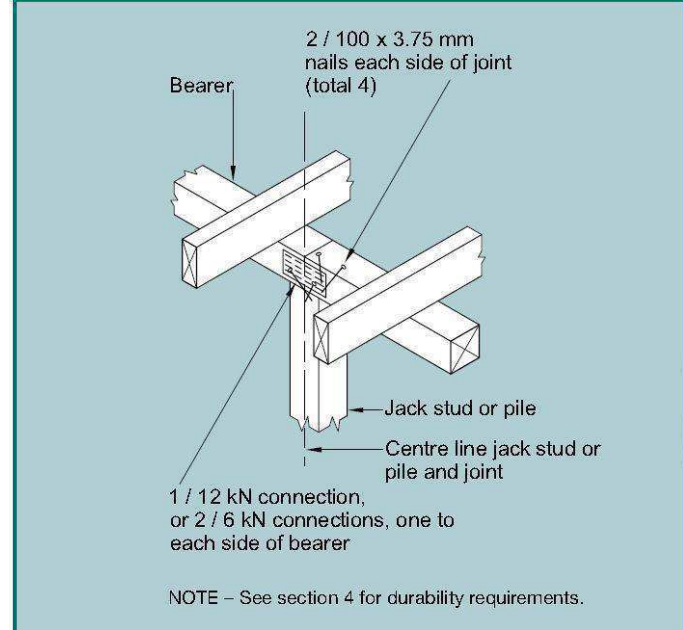


- Notes:**
All piling in accordance with NZS.3604.2011
- ORDINARY PILE FOOTING**
-400sq x 200deep* conc. footing, 100mm pad under pile
- ANCHOR PILES FOOTING** (max 600mm out of the ground)
- 400sq x 900deep* conc. footing, 100mm pad under pile.
- * = Ensure any topsoil is removed and footing is embedded min 100mm into good ground
- 1/ Check & confirm all internal load bearing walls in relation to ground floor plan dimensions & before construction.
 - 2/ All dimensions and levels to be checked & confirmed with ground floor plan prior to pouring of all footings, retaining & foundations.
 - 3/ Confirm layout & fittings of kitchen & bathrooms etc before foundation commences.
 - 4/ Ensure blocking between joists @ 1.8m crs over subfloor lines of support.
 - 5/ Floor joist to have a minimum bearing on their support of 32mm
 - 6/ 140x45 solid blocking between joists at 600mm max crs beneath braced walls or double joists.
 - 7/ 140x45 solid blocking between joists at 1.2m max crs beneath walls offset further than 150mm from joist crs, applicable to joists parallel with wall above and at each side of door openings
 - 8/ Joints in bearers shall be made only over supports but shall not occur where the bearer is fixed directly to an anchor pile or braced pile.
 - 9/ Joints in sheet flooring shall be made over min 90x45 support installed on edge, between joists.
 - 10/ A landing min 900deep shall be provided at the top & bottom of every flight of stairs where the rise of the flight is more than 600mm. Handrails are required to one side of all stairs with 4 or more risers
 - 11/ Stairs to comply with - NZBC D1/AS1: Access routes; main private max 190 rise, min 280 tread.

BOTTOM PLATE TO FLOOR FIXINGS:
External walls & Internal wall bracing elements: 3/90x3.15mm nails @ 600mmcrs
All other Internal walls: 1/90x3.15mm nail @ 600mmcrs.

Note: Builder to ensure that positioning of joists will not conflict with shower and wc waste pipes.

NZS 3602:2003 Protection of Interior Flooring.
110.3.1 Floor coverings in "wet areas" such as laundries, bathrooms, kitchens & toilets shall be set out in E3/AS1. Where maintenance of an impervious coating cannot be assured in wet areas ie: under vanities, baths, showers, sinks etc. plywood or timber flooring that has been treated to a minimum of H3.1 shall be used. Areas in question have been highlighted with cross hatch, exact locations to be confirmed on site



This drawing has been reviewed and approved for the engineering items, as marked by an * and as outlined in the Structural Design Report for the project

CHS ENGINEERS LTD
Job Number: 25304
Date: 24 March 2026
Engineer: Nathan Shand
Signed: *N Shand*

FRAMING FOR BRACING
BRACE ELEMENTS PARALLEL TO JOISTS
Brace walls are to be within 600mm to the nearest pile. Where this dimension is exceeded an additional 140x45 sg8 is to be fixed to the bearer between the two respective piles.

BRACE ELEMENTS PERPENDICULAR TO JOISTS
Brace Walls are to be within 200mm off a bearer lines. Where this dimension is exceeded up to 600mm; double joists are to be located nearest the ends of the bracing element.

Figure 6.19 - Joints in bearers (see 6.12.7.1 and 6.12.7.2)

DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to earthworks. Any discrepancies MUST be clarified with the designer or contractor immediately before commencing works or ordering. All contractors/Authorised parties of the Owner/Builder shall ensure that all works comply with the requirements of the Territorial Authority, NZBC & NZS 3604: 2011. Contractor to have a firm understanding of the NZBC & NZS 3604: 2011. Any work undertaken outside these requirements without the prior written approval of the Designer, Engineer and/or Territorial Authority hereby indemnifies the designer against any claims in respect of the said work. NO construction or site works are to commence until Building Consent becomes unconditional. COPYRIGHT: Any and all drawings commissioned remain the property of Studio 42 Architectural Design Limited, including all copyright and similar rights subsisting in those drawings, and are solely for use as described on the drawings, and may not be used for any other purpose or reproduced in whole or in part without written permission obtained from Studio 42 Architectural Design Limited

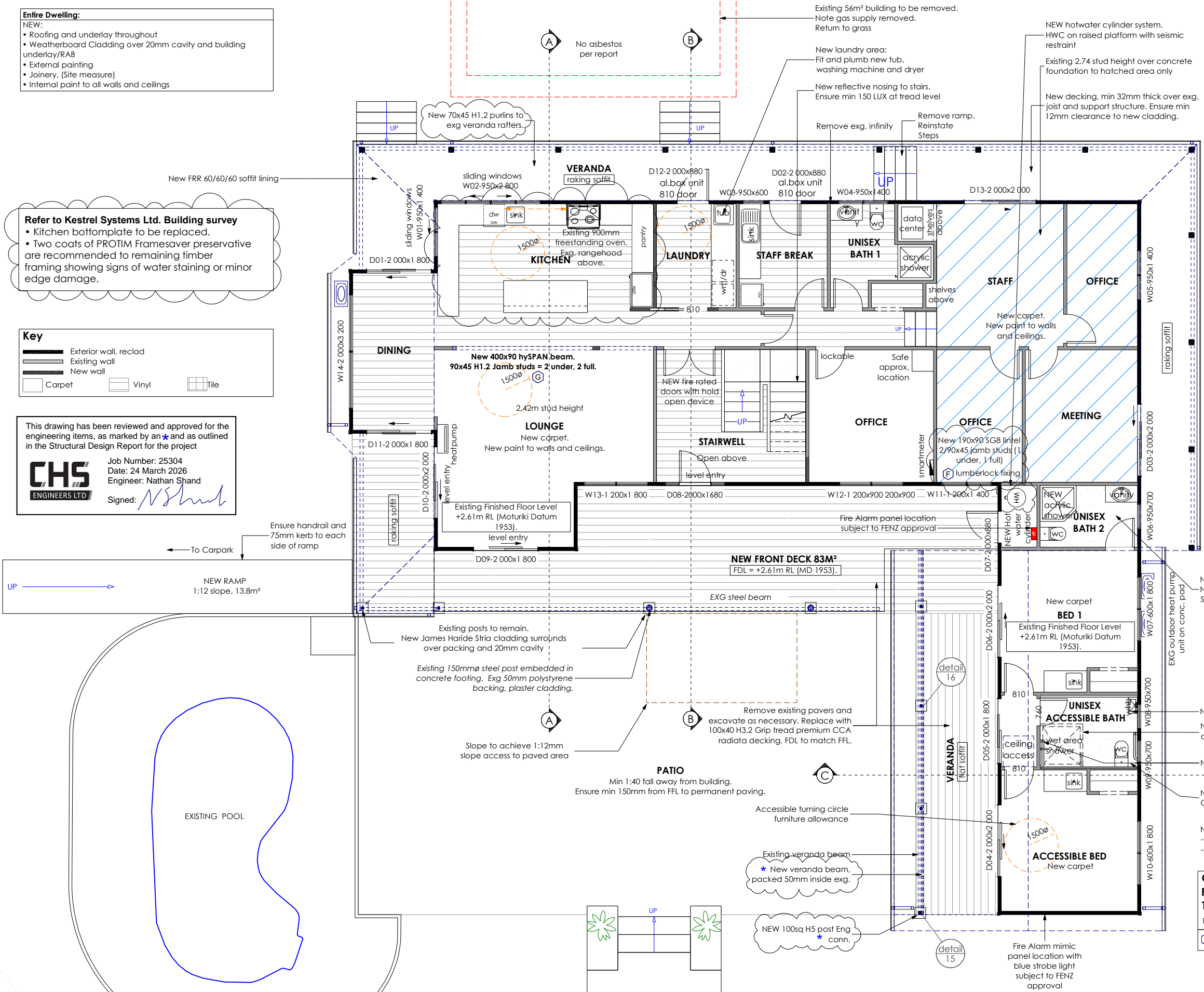
	Pou Oranga Whai Ora Charitable Trust 19a Baird Road Opotiki			
	EQ: 3	Wind: Medium	Design: As-Built Exg.	AMND Date: 24/03/2026
	Exposure: C	Snow: -	Build type: Reno	Scale: 1:100
	Climate: 1	Drawn by: Amy	Job number:	Sheet: 11 of 66

Entire Dwelling:
 NEW:
 • Roofing and underlay throughout
 • Weatherboard Cladding over 20mm cavity and building underlay/RAB
 • External painting
 • Joinery, (Site measure)
 • Internal paint to all walls and ceilings

Refer to Kestrel Systems Ltd. Building survey
 • Kitchen bottomplate to be replaced.
 • Two coats of PROTIM Framesaver preservative are recommended to remaining timber framing showing signs of water staining or minor edge damage.

Key
 — Exterior wall, re clad
 — Existing wall
 — New wall
 □ Carpet □ Vinyl □ Tile

This drawing has been reviewed and approved for the engineering items, as marked by an * and as outlined in the Structural Design Report for the project
 Job Number: 25304
 Date: 24 March 2026
 Engineer: Nathan Shand
 Signed: *N Shand*



Cautionary Notes:
 Always cross reference the foundation plan with the framing plan prior to setting out
 Joinery sizes shown are box sizes & are preliminary only. Site measure and confirm all joinery sizes, reporting to designer any changes, PRIOR to ordering joinery. No liability shall be held by designer for incorrect supply of joinery. Joinery sizes noted on floor plan. Add 15mm to width and height for framing openings.

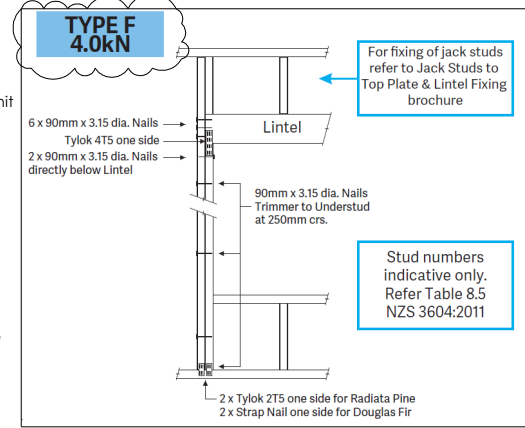
Refer to all written dimensions, DO NOT scale off drawings.
 All dimensions are critical to ensure neat and exact fitting of components & fixtures.
 • Confirm all dimensions especially to bath, showers and vanities prior to placing Gib board or permanently fixing items.
 • Ensure additional nogs are placed for fitment of cabinetry and other components such as wall hung vanities, toilet roll, towel rails and grab rails etc.

Confirm shower tray size before commencing wall framing.
 A landing min 900 deep shall be provided at the top & bottom of every flight of stairs where the rise of the flight is more than 600mm. Handrails are required to one side of all stairs with 4 or more risers - NZBC D1/AS1: Access routes

Construction Notes:
 For GIB control joint detailing refer to the 'GIB Site Guide' as control joints are required at 12m max crs.

Hot water heating:
 Mains pressure 180L HWC with tempering valve & seismic restraint in accordance with NZBC: 2004 section G12.
 Electric hobs with vented r/hood.
 Polybutylene water supply pipes.
 Hot water supply pipes shall be thermally insulated to comply with H1/AS1 5.0
 The delivered hot water temperature at any sanitary fixture used for personal hygiene shall not exceed 50°C

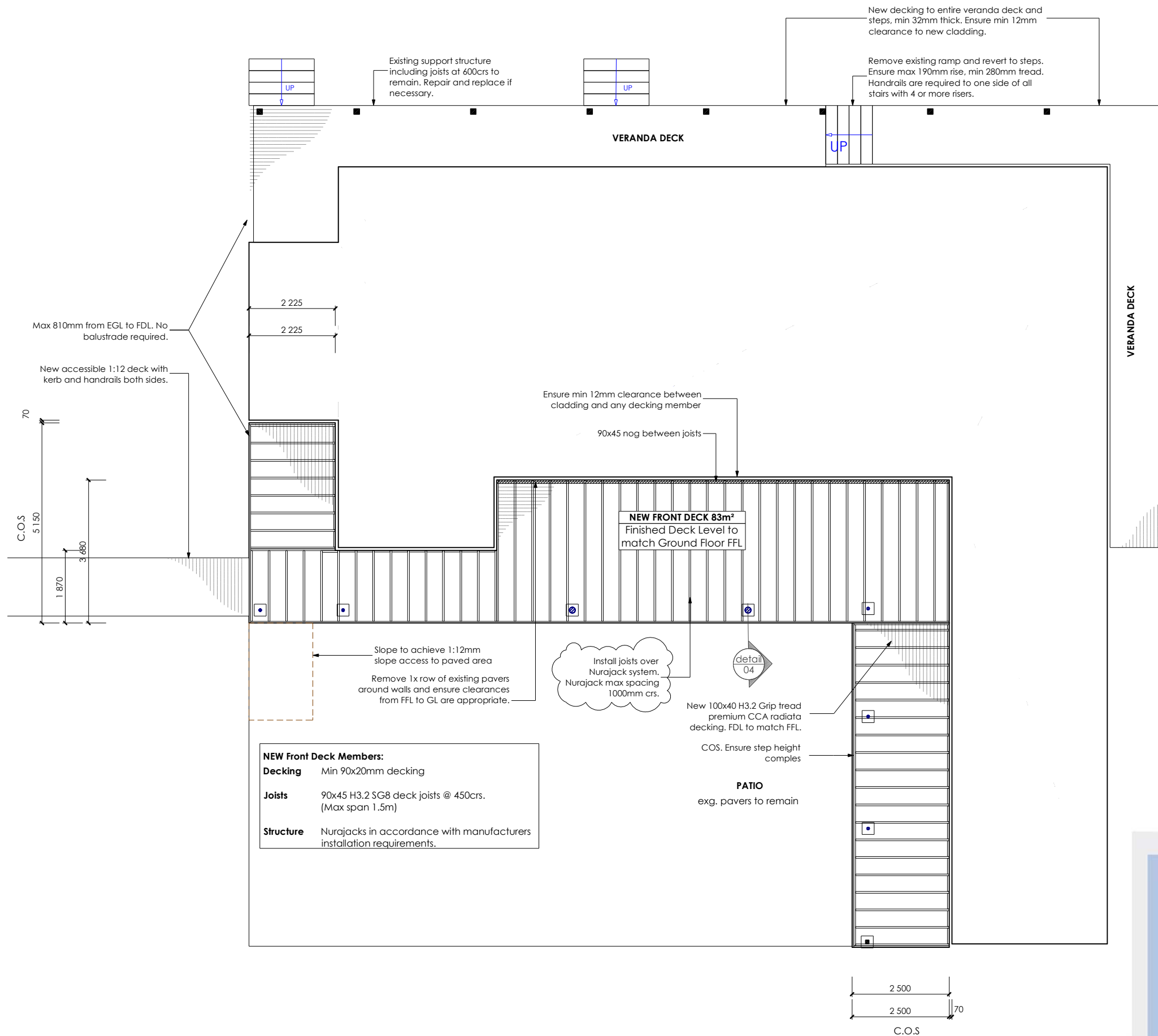
Existing gas bottles and infinity to be removed and made good.
 All heatpumps and associated units are existing and to be reinstated.
 House all externally positioned ducting, conduit and wiring within framing when cladding is removed.



Ground Floor Area = 223.9m² o/frame
First Floor Area = 172.6m² o/frame
Total Floor Area = 396.5m² o/frame
 Internal door height = 1980mm
 (G) = Lumberlock fixing type

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	Pou Oranga Whai Ora Charitable Trust 19a Baird Road Opotiki		NEW GROUND FLOOR PLAN	
	EQ: 3	Wind: Medium	Design: As-Built Exg.	AMND Date: 24/03/2026
	Exposure: C	Snow: -	Build type: Reno	Scale: 1:110
	Climate: 1	Drawn by: Amy	Job number:	Sheet: 14 of 66



Notes:

Construction Notes:

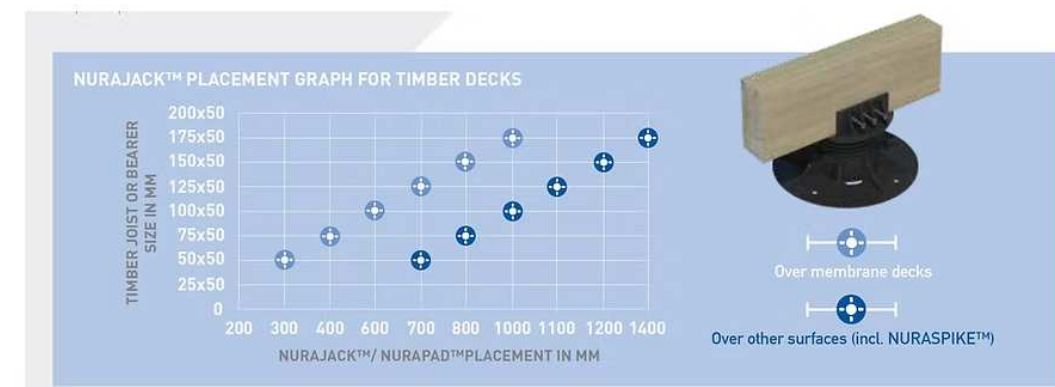
- Finished Deck Level (FDL) set equal to or lower than FFL, freedraining away from building.
- Min 300 long flitch block nailed to side of joist @ joints (min 150 lap each way), joints supported over bearer/stringer. 32mm min bearing on their support.
- 90x20 H3.2 griptred deck boards nailed to joists with 90mm deck nails. Space a 5mm gap between boards if dry, crank boards tight together if wet.
- All dimensions and levels to be checked & confirmed with ground floor plan.
- Floor joist to have a minimum bearing on their support of 32mm
- Joints in bearers shall be made only over supports
- A landing min 900deep shall be provided at the top & bottom of every flight of stairs where the rise of the flight is more than 600mm. Handrails are required to one side of all stairs with 4 or more risers
- Stairs to comply with - NZBC D1/AS1: Access routes; main private max 190 rise, min 280 tread.

Decking

The thickness of the decking shall be not less than:
 a) 32mm to 600mm joists centers; or
 b) 19mm for 450mm joist centers.

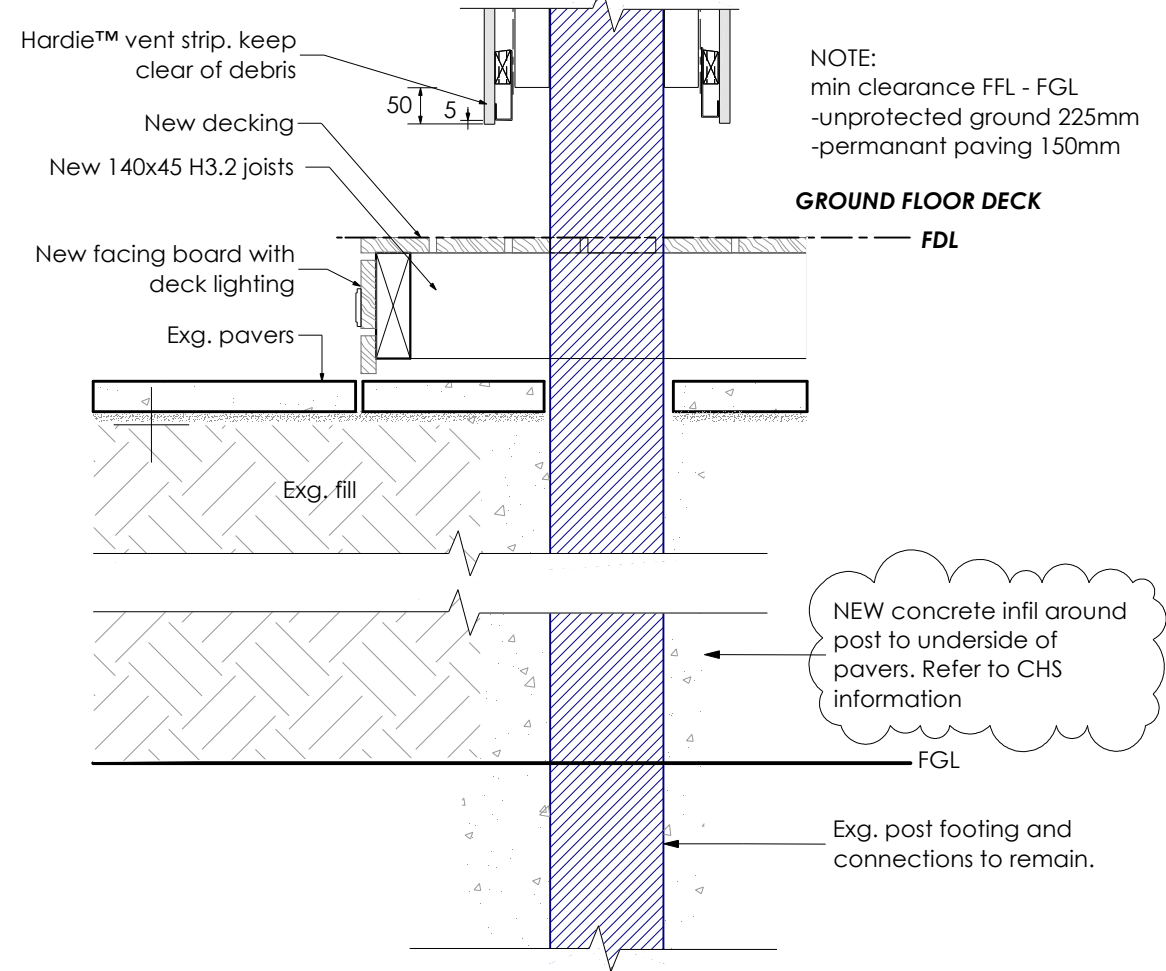
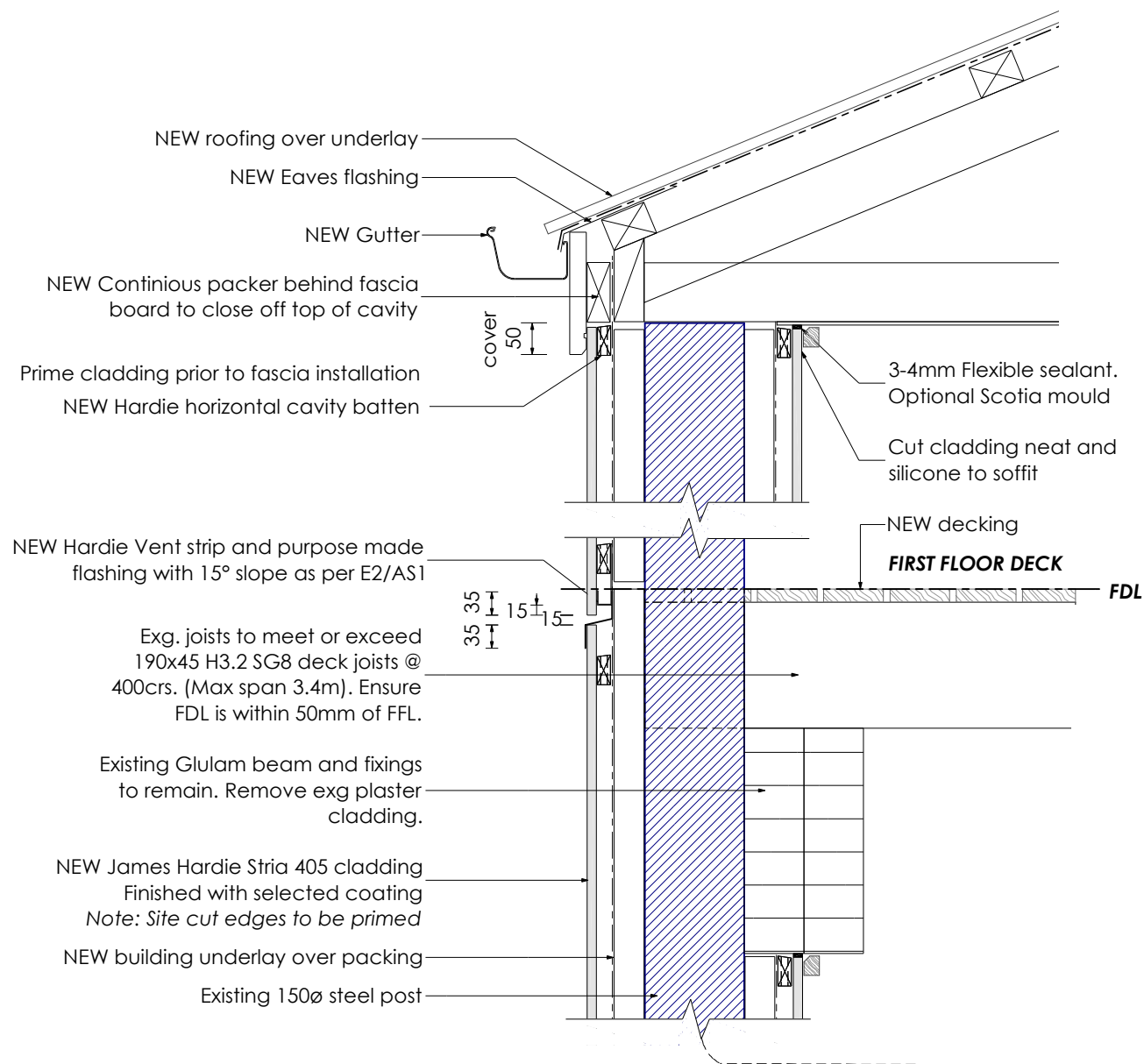
Nurajack System

Nurajacks with joist head. For 90x45 joists, ensure Nurajack spacing is at max 1000mm crs. Nurapads can be used if necessary to achieve clearances.



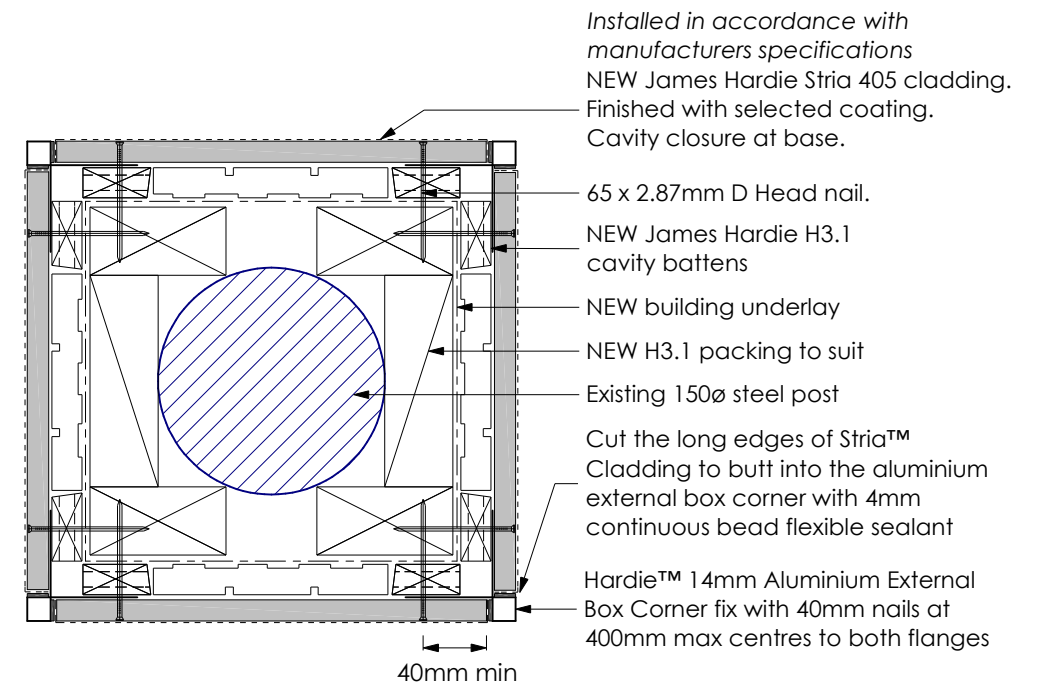
DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to earthworks. Any discrepancies MUST be clarified with the designer or contractor immediately before commencing works or ordering. All contractors/Authorised parties of the Owner/Builder shall ensure that all works comply with the requirements of the Territorial Authority, NZBC & NZS 3604: 2011. Contractor to have a firm understanding of the NZBC & NZS 3604: 2011. Any work undertaken outside these requirements without the prior written approval of the Designer, Engineer and/or Territorial Authority hereby indemnifies the designer against any claims in respect of the said work. NO construction or site works are to commence until Building Consent becomes unconditional. **COPYRIGHT: Any and all drawings commissioned remain the property of Studio 42 Architectural Design Limited, including all copyright and similar rights subsisting in those drawings, and are solely for use as described on the drawings, and may not be used for any other purpose or reproduced in whole or in part without written permission obtained from Studio 42 Architectural Design Limited**

	Pou Oranga Whai Ora Charitable Trust 19a Baird Road Opotiki		DECK GROUND FLOOR		EQ: 3	Wind: Medium	Design: As-Built Exg.	AMND Date: 24/03/2026
			Exposure: C	Snow: -	Build type: Reno	Scale: 1:110		
			Climate: 1	Drawn by: Amy	Job number:	Sheet: 18 of 66		



detail 04 **Post Detail**
 Scale 1:10

Treat base of exg. post to paver level in accordance with CHS Engineering requirements



detail 04A **Stria Post Plan**
 Scale 1:5

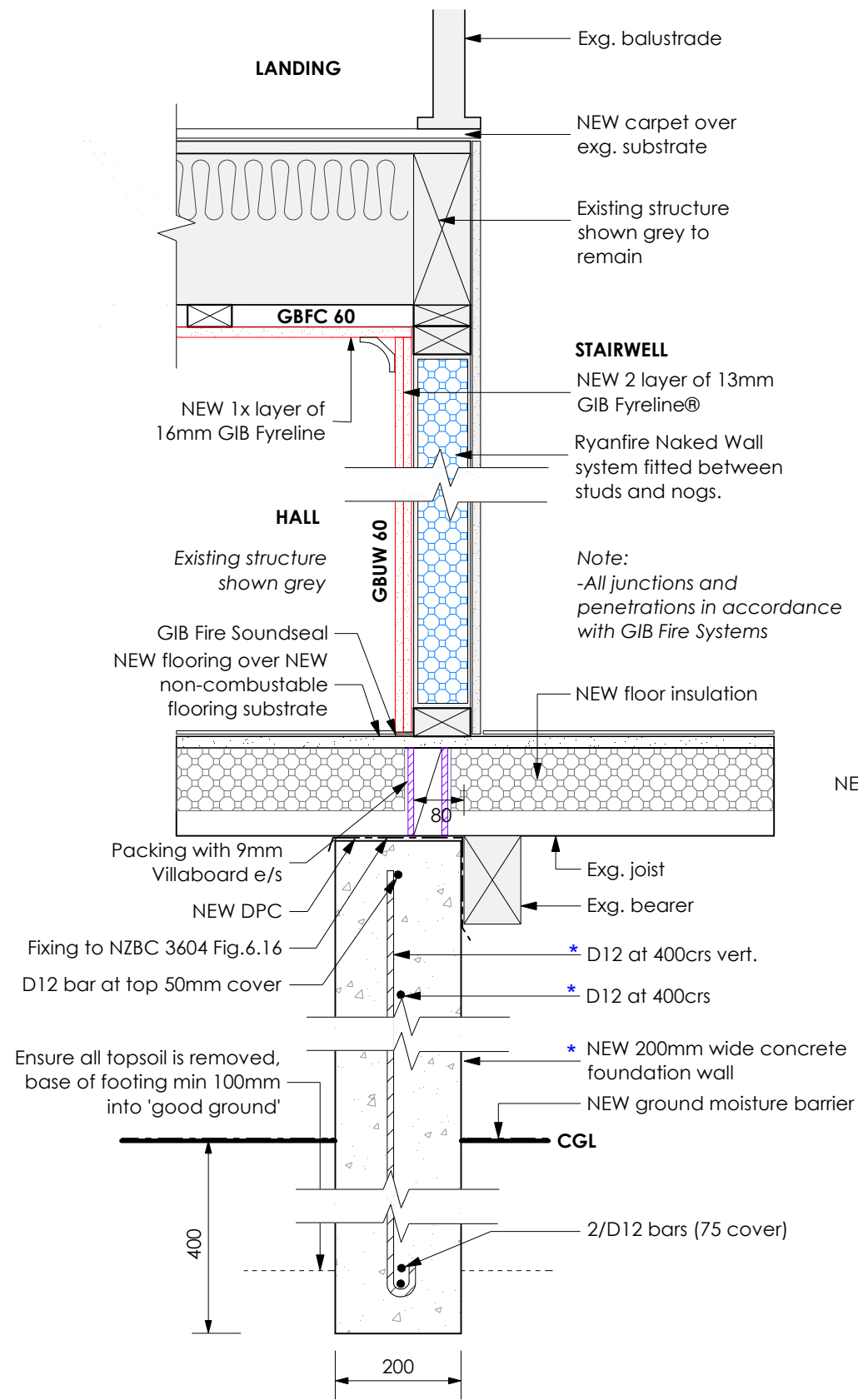
DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to earthworks. Any discrepancies MUST be clarified with the designer or contractor immediately before commencing works or ordering. All contractors/Authorised parties of the Owner/Builder shall ensure that all works comply with the requirements of the Territorial Authority, NZBC & NZS 3604: 2011. Contractor to have a firm understanding of the NZBC & NZS 3604: 2011. Any work undertaken outside these requirements without the prior written approval of the Designer, Engineer and/or Territorial Authority hereby indemnifies the designer against any claims in respect of the said work. NO construction or site works are to commence until Building Consent becomes unconditional. COPYRIGHT: Any and all drawings commissioned remain the property of Studio 42 Architectural Design Limited, including all copyright and similar rights subsisting in those drawings, and are solely for use as described on the drawings, and may not be used for any other purpose or reproduced in whole or in part without written permission obtained from Studio 42 Architectural Design Limited



**Pou Oranga Whai Ora
 Charitable Trust
 19a Baird Road
 Opotiki**

POST DETAILS

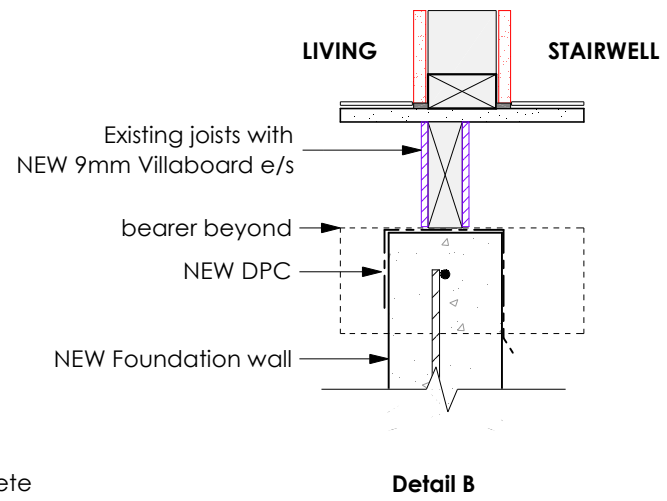
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Exposure: C	Snow: -	Build type: Reno	Scale: 1:10
Climate: 1	Drawn by: Amy	Job number:	Sheet: 41 of 66



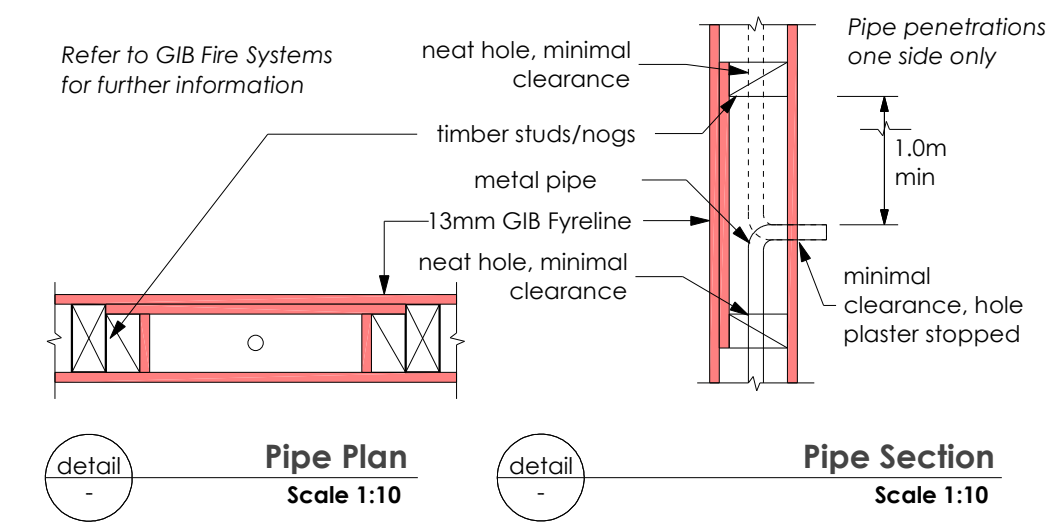
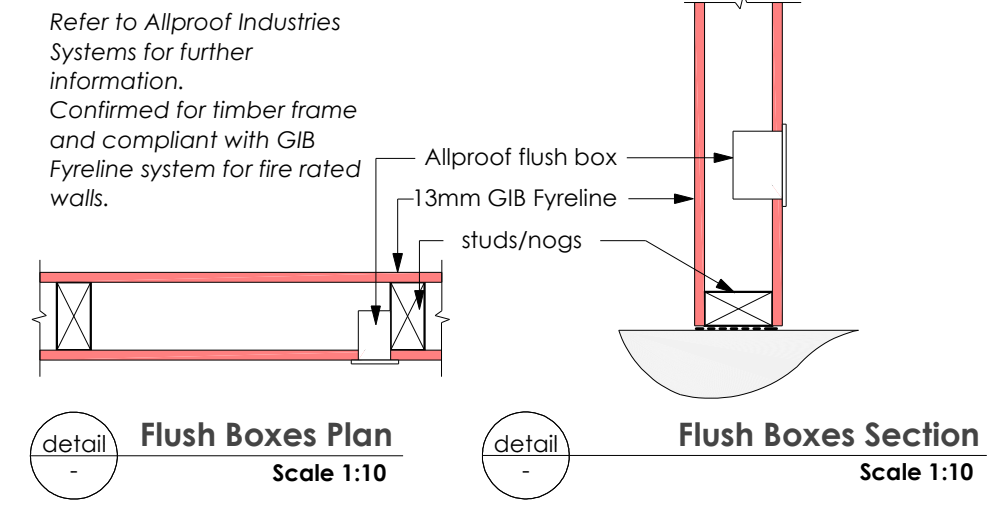
This drawing has been reviewed and approved for the engineering items, as marked by an * and as outlined in the Structural Design Report for the project

CHS
ENGINEERS LTD

Job Number: 25304
Date: 24 March 2026
Engineer: Nathan Shand
Signed: *N Shand*



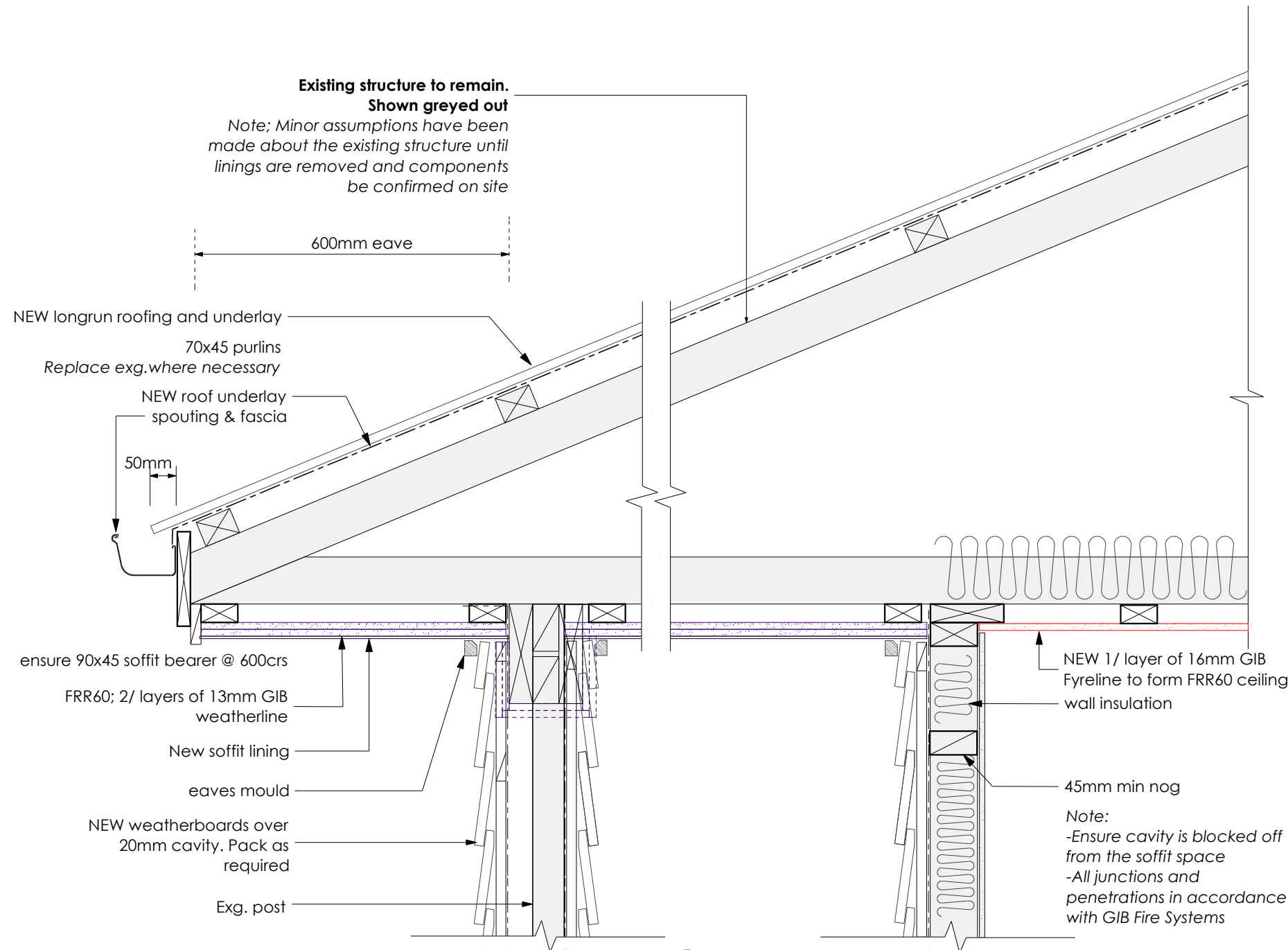
Flushboxes as per Allproof Industries System
Flush box Intumescent Pad as per attached.



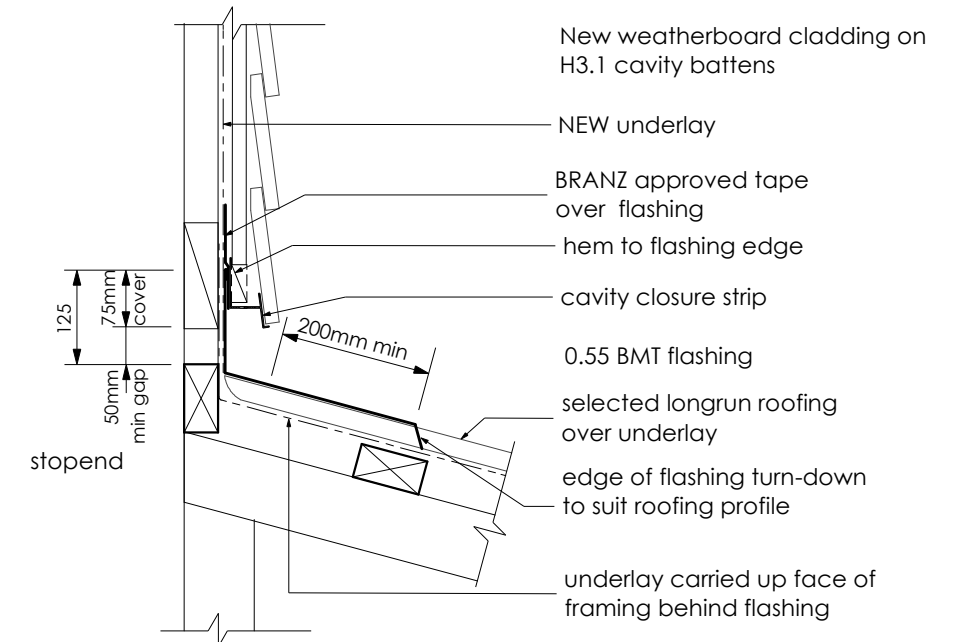
detail 07 **Stairwell Fire Cell** Scale 1:10

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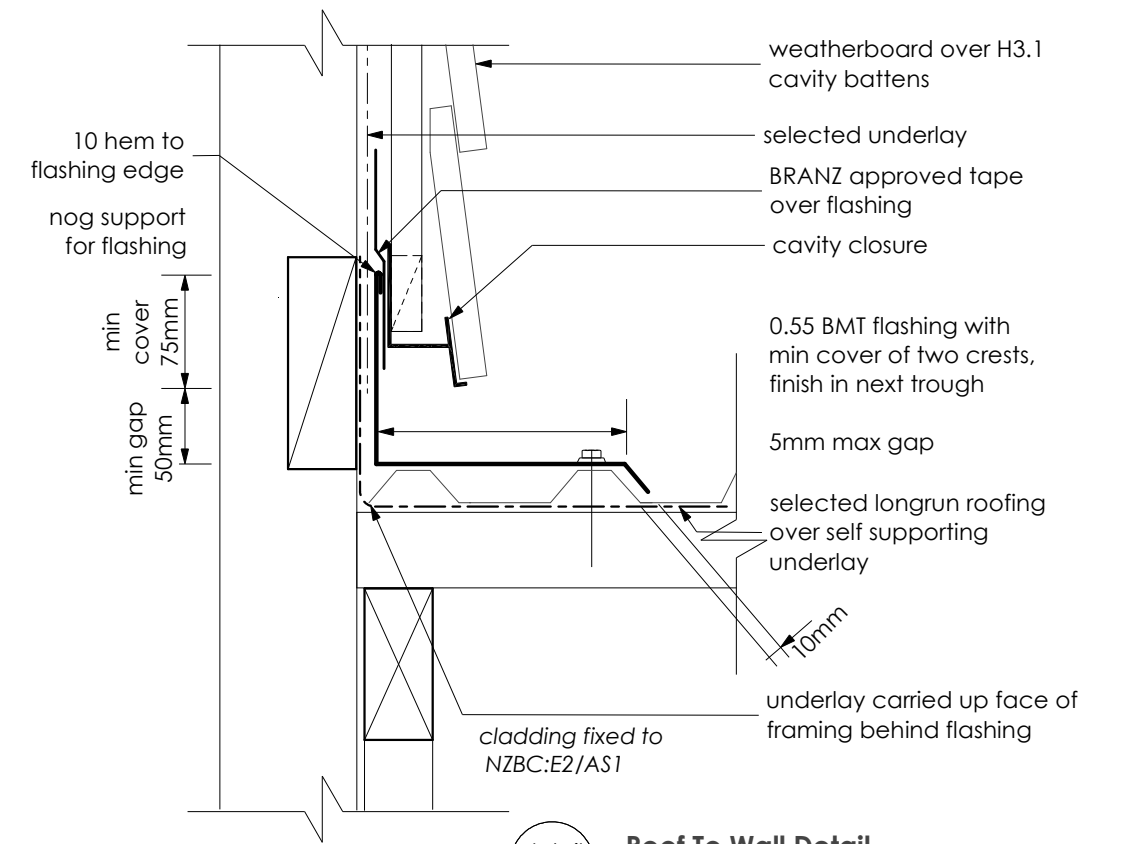
	Pou Oranga Whai Ora Charitable Trust		FIRE DETAILS STAIRWELL		EQ: 3	Wind: Medium	Design: As-Built Exg.	AMND Date: 24/03/2026
	19a Baird Road		Opotiki		Exposure: C	Snow: -	Build type: Reno	Scale: 1:10
					Climate: 1	Drawn by: Amy	Job number:	Sheet: 43 of 66



detail 11 **FRR60 Eave Detail**
Scale 1:10



detail 10 **Typical Roof to Wall Detail**
Scale 1:10
Weatherboard fixed to NZBC:E2/AS1



detail 11 **Roof To Wall Detail**
Scale 1:5

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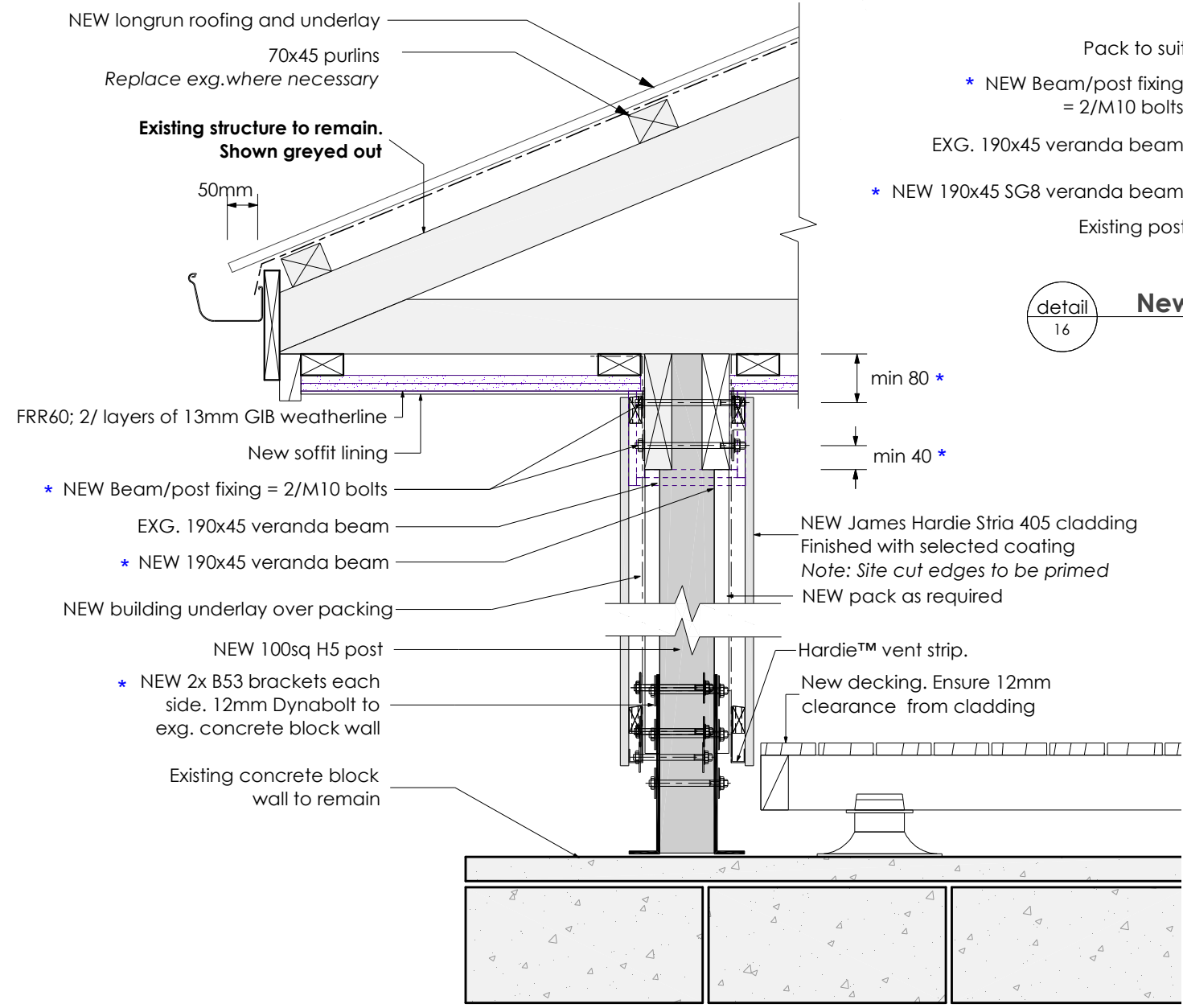


Pou Oranga Whai Ora
Charitable Trust
19a Baird Road
Opotiki

ROOF DETAILS

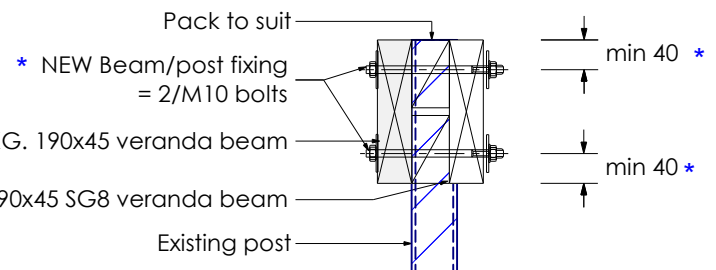
EQ: 3	Wind: Medium	Design: As-Built Exg.	AMND Date: 24/03/2026
Exposure: C	Snow: -	Build type: Reno	Scale: 1:10
Climate: 1	Drawn by: Amy	Job number:	Sheet: 45 of 66

Beam/post:
 Roof uplift = 3.61m²
 P fixing to beam = 2/HDG flat straps
 Alternative fixing capacity 13.7kN



detail 16 **New Beam Detail**
 Scale 1:10

detail 15 **New Post Detail**
 Scale 1:10



This drawing has been reviewed and approved for the engineering items, as marked by an * and as outlined in the Structural Design Report for the project

CHS ENGINEERS LTD
 Job Number: 25304
 Date: 24 March 2026
 Engineer: Nathan Shand
 Signed: *N Shand*

BRACKET
 • B51, B52, B53, B54, B55, B58, B351, B352, B353 and B354

LOAD TABLE


Roof type	Wind zone	Max. Roof Area (m ²)
Light*	Extra high	6
	Very high	7
	High	10
	Medium	12
Heavy*	Low	12
	Extra high	7
	Very high	10
	High	12
	Medium/Low	12

MIN. CONCRETE FOOTING VOLUME TABLE


Roof type	Wind zone	Volume of footing concrete (m ³) for area of roof supported						
		1m ²	2m ²	4m ²	6m ²	8m ²	10m ²	12m ²
Light*	Extra high	0.09	0.16	0.32	0.49	0.61	0.79	1.00
	Very high	0.07	0.13	0.26	0.40	0.50	0.65	0.80
	High	0.05	0.10	0.20	0.30	0.40	0.50	0.60
	Medium	0.03	0.05	0.10	0.15	0.20	0.25	0.30
	Low	0.02	0.03	0.07	0.10	0.15	0.15	0.20
Heavy*	Extra high	0.05	0.09	0.16	0.25	0.32	0.39	0.49
	Very high	0.04	0.07	0.13	0.20	0.26	0.32	0.40
	High	0.03	0.05	0.10	0.15	0.20	0.25	0.30
	Medium/Low	No securement for uplift required						

*Refer to NZS 3604:2011 for specific roof weights.

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**Pou Oranga Whai Ora
 Charitable Trust
 19a Baird Road
 Opotiki**



EQ: **3**

Exposure: **C**

Climate: **1**

Wind: **Medium**

Snow: **-**

Drawn by: **Amy**

Design: **As-Built Exg.**

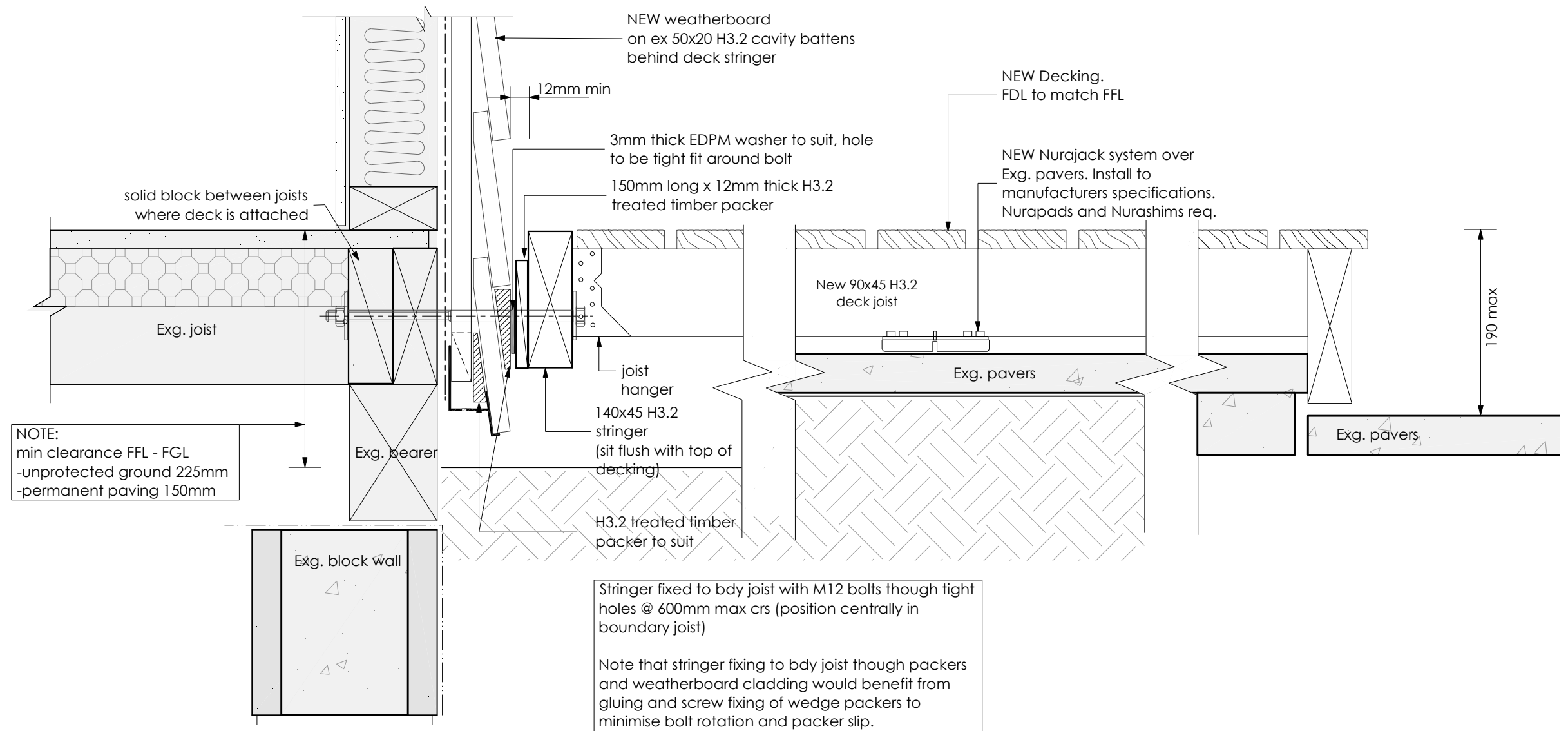
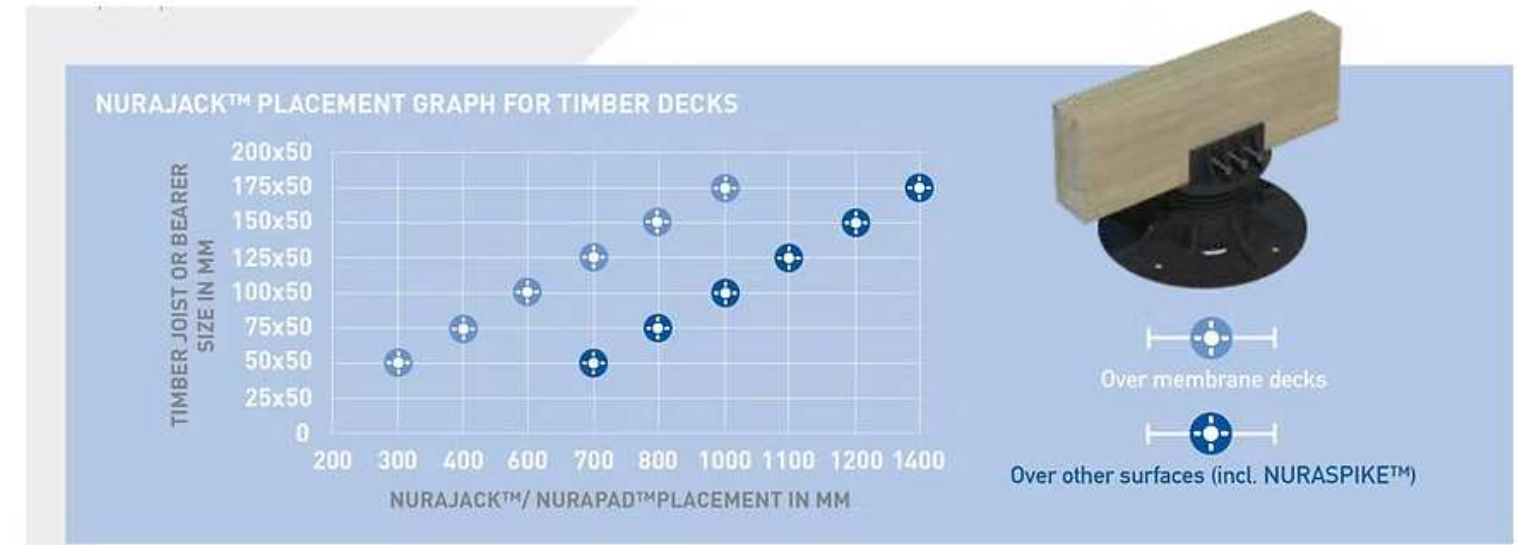
Build type: **Reno**

Job number:

AMND Date: **24/03/2026**

Scale: **1:200**

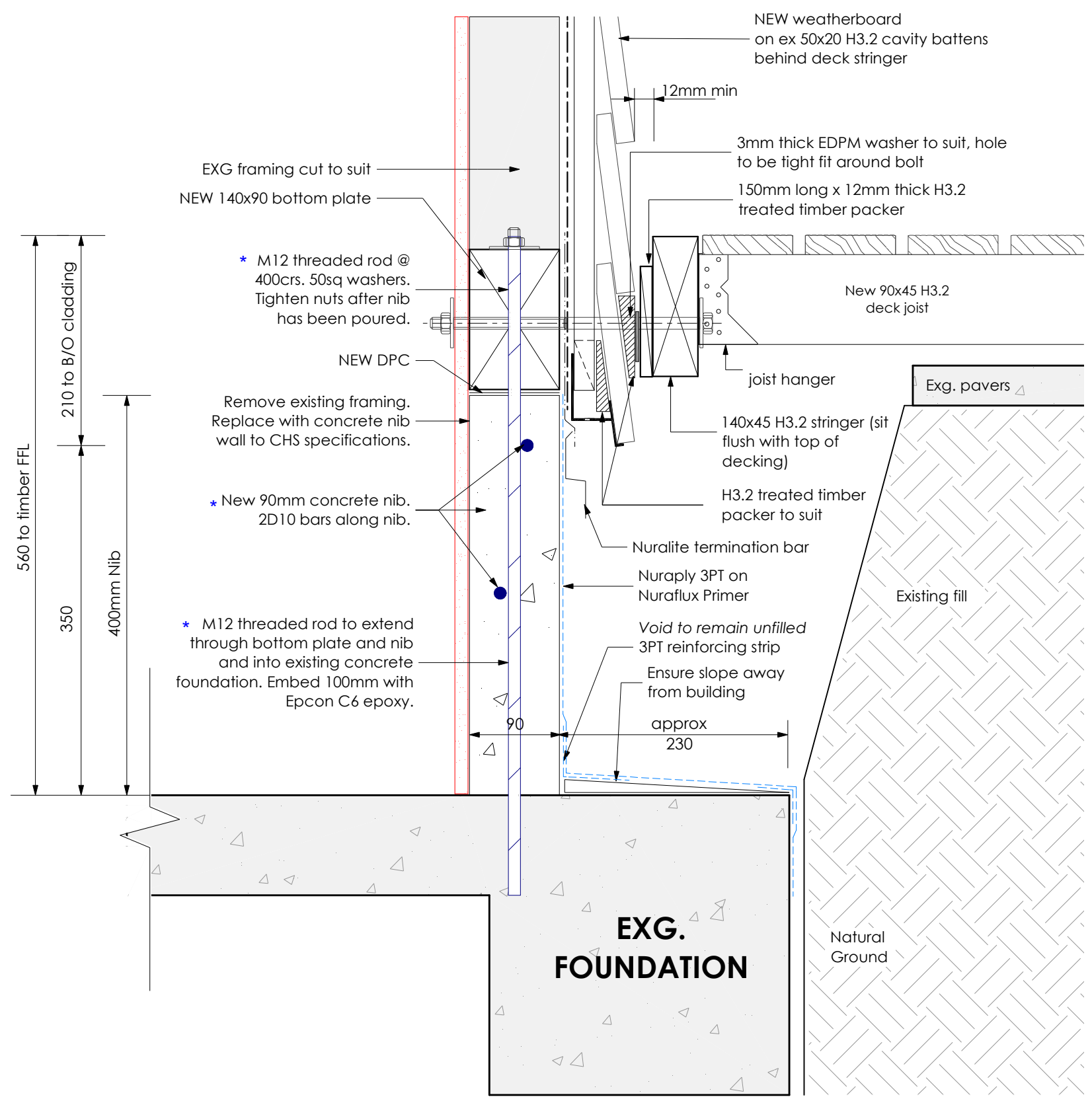
Sheet: **47 of 66**



detail 17 **Stringer Construction**
Scale 1:5

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	Pou Oranga Whai Ora Charitable Trust 19a Baird Road Opotiki				EQ: 3	Wind: Medium	Design: As-Built Exg.	AMND Date: 24/03/2026
	Exposure: C	Snow: -	Build type: Reno	Scale: 1:10				
	Climate: 1	Drawn by: Amy	Job number:	Sheet: 58 of 66				
			Job number:					
			Job number:					



detail 18 **Nib wall**
Scale 1:5

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	Pou Oranga Whai Ora Charitable Trust 19a Baird Road Opotiki		ACCESS DETAILS	
	EQ: 3	Wind: Medium	Design: As-Built Exg.	AMND Date: 24/03/2026
	Exposure: C	Snow: -	Build type: Reno	Scale: 1:10
	Climate: 1	Drawn by: Amy	Job number:	Sheet: 59 of 66