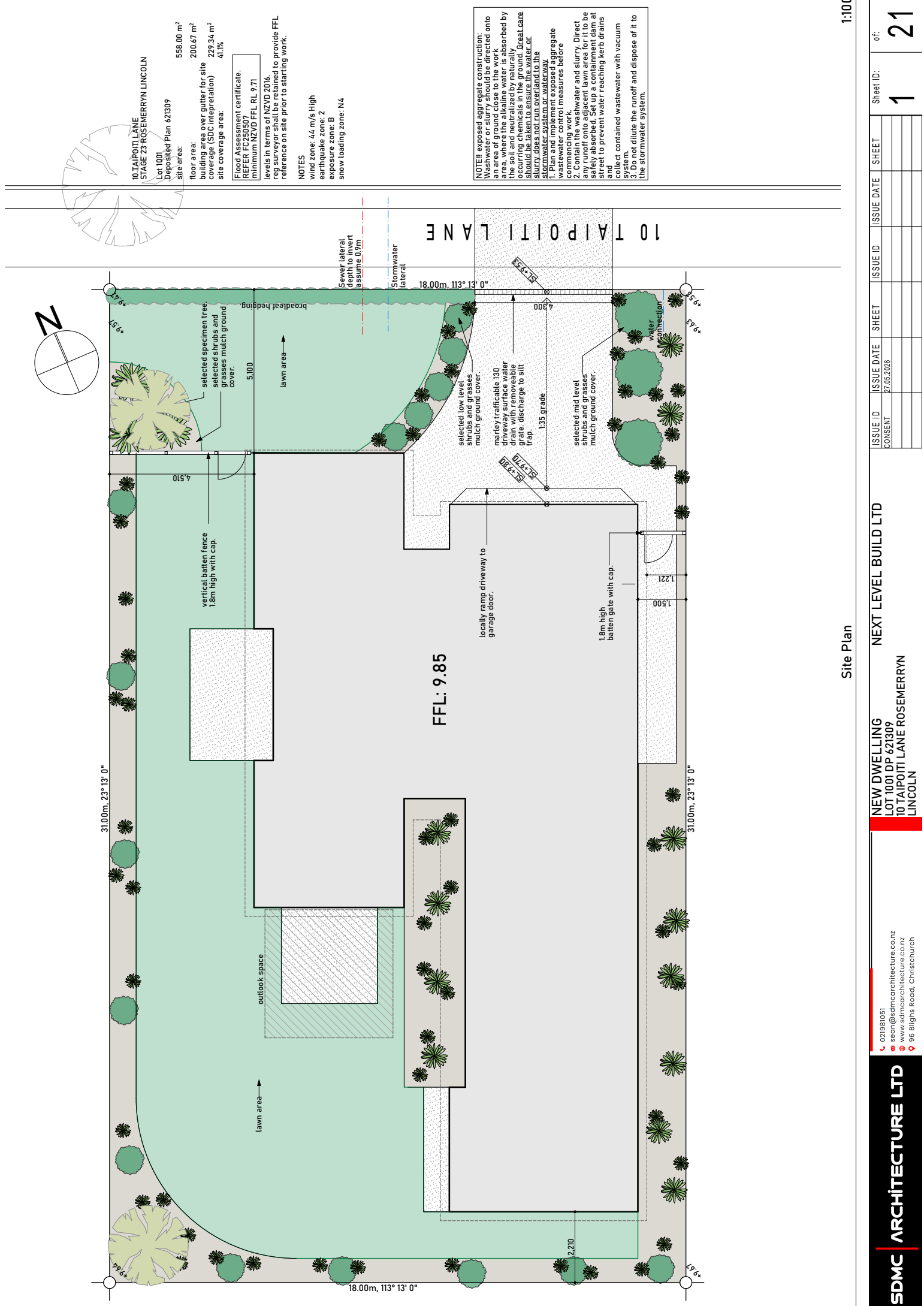




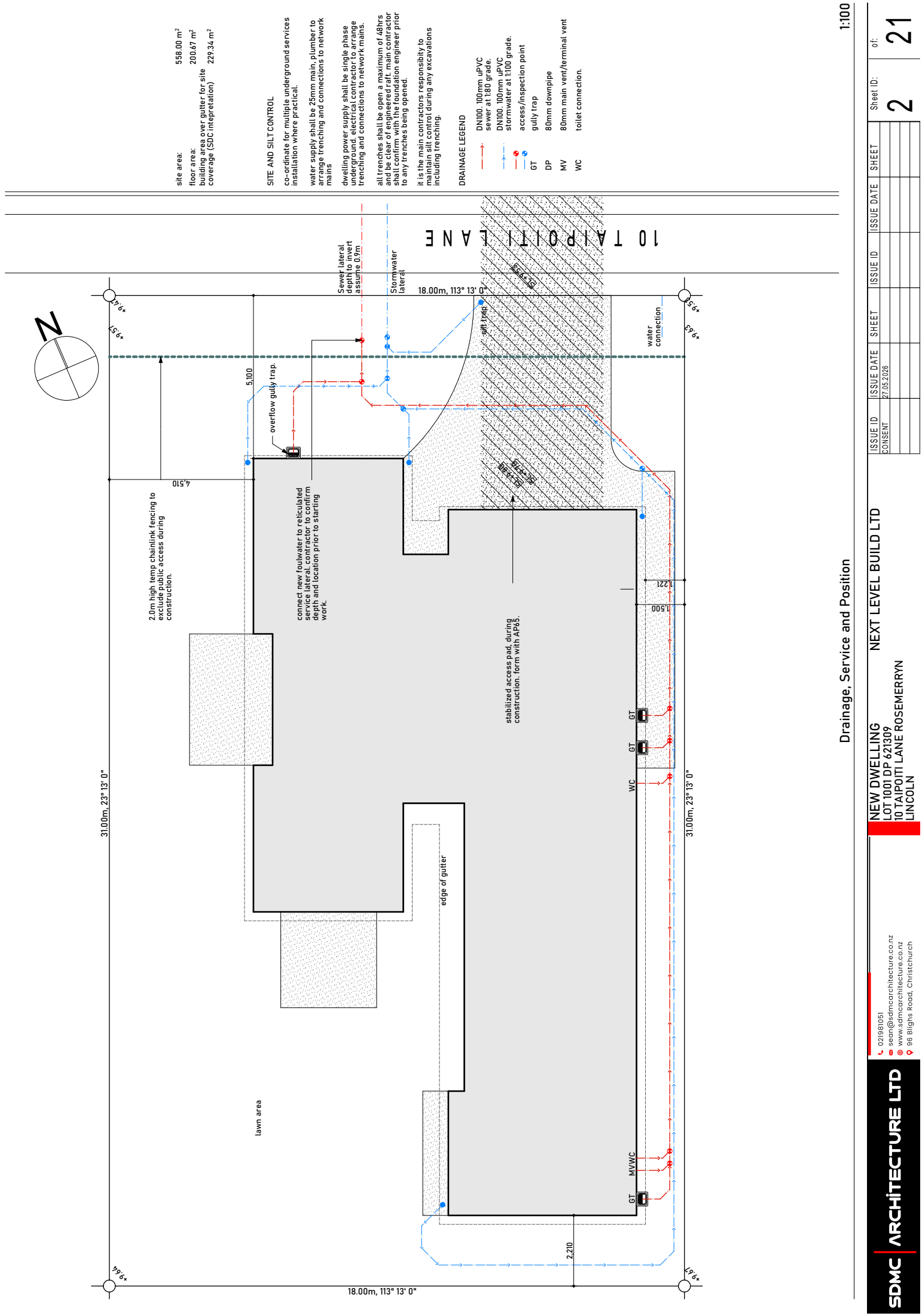
10 TAIPOTI LANE
STAGE 23 ROSEMERRY LINCOLN
Lot 1001
Deposited Plan 621309

floor area: 558.00 m²
building area over gutter for site coverage (SDC interpretation): 200.67 m²
site coverage area: 229.34 m²
41.1%

Flood Assessment certificate:
REFER FC250507
minimum NZVD FFL RL 9.71
levels in terms of NZVD 2016.
reg surveyor shall be retained to provide FFL reference on site prior to starting work.

NOTES
wind zone: 44 m/s High
earthquake zone: 2
exposure zone: B
snow loading zone: N4

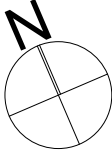
NOTE: exposed aggregate construction:
Washwater or slurry should be directed onto an area of ground close to the work area, where the alkaline water is absorbed by the soil and neutralized by naturally occurring chemicals in the ground. Great care should be taken to ensure that the washwater or slurry does not run overland to the stormwater system or waterway.
1. Plan and implement exposed aggregate wastewater control measures before commencing work.
2. Contain all washwater and slurry. Direct it to a containment area for it to be safely absorbed. Set up a containment dam at street to prevent water reaching kerb drains and collect contained wastewater with vacuum system. Do not dilute the runoff and dispose of it to the stormwater system.



site area: 558.00 m²
floor area: 200.67 m²
building area over gutter for site coverage (SDC interpretation) 229.34 m²

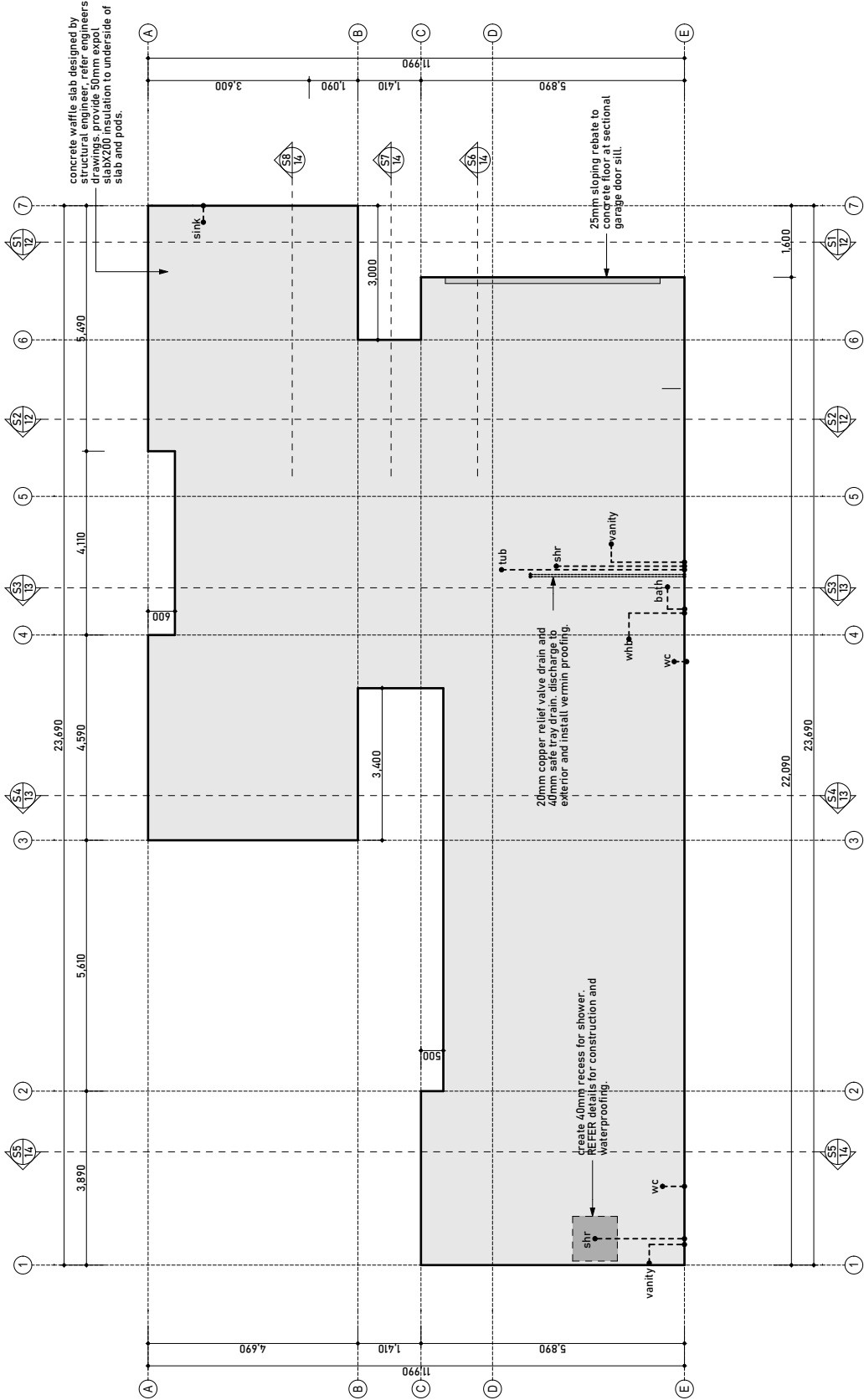
SITE AND SILT CONTROL
co-ordinate for multiple underground services installation where practical.
water supply shall be 25mm main, plumber to arrange trenching and connections to network mains
dwelling power supply shall be single phase underground, electrical contractor to arrange trenching and connections to network mains.
all trenches shall be open a maximum of 48hrs and be clear of engineered raft. main contractor shall confirm with the foundation engineer prior to any trenches being opened.
it is the main contractors responsibility to maintain silt control during any excavations including trenching.

DRAINAGE LEGEND
DN100, 100mm uPVC sewer at 180 grade.
DN100, 100mm uPVC stormwater at 1100 grade.
GT access/inspection point gully trap
DP 80mm downpipe
MV 80mm main vent/terminal vent
WC toilet connection.



FOUNDATION AND SLAB NOTES

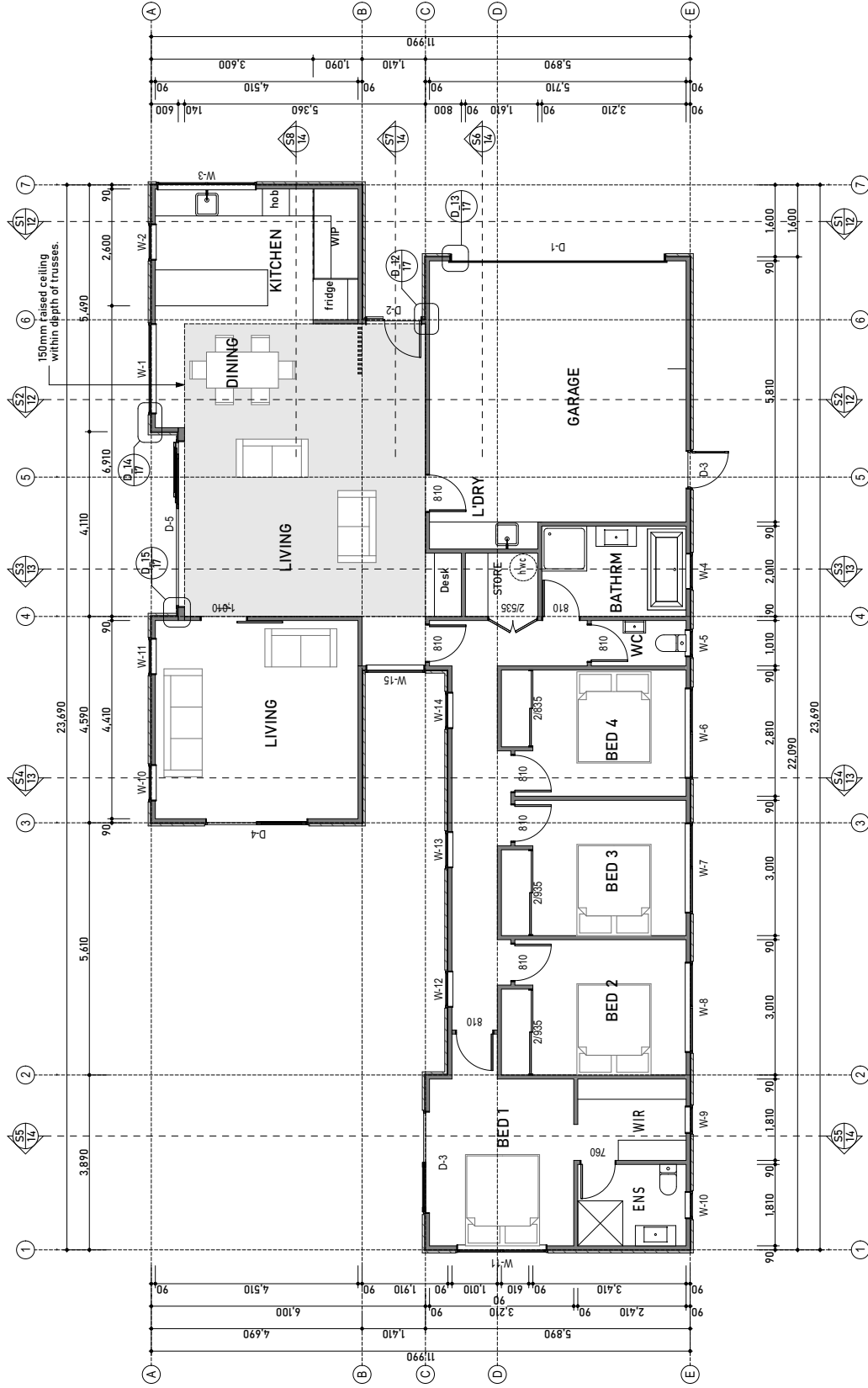
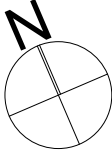
- main contractor to co-ordinate all inspections and ensure all certificates are provided to BCA in accordance with inspection schedule and conditions of consent.
- services shown in slab shall be: typically all wastes minimum 50mm dia and set to fall 1:40min grade.
- TUB waste shall be 40mm or 50mm and fall at 1:30min grade.
- WC waste shall be 100mm dia and fall 1:60min grade.
- SP stacks shall be 100mm dia at 1:60min grade
- all wastes and other services in slab must be sleeved to provide for movement with flexible connections.
- note position of relief gully trap on underground services plan, ensure overflow point is set below shower waste in accordance with NZBC.
- ensure that excavated footings are adequately founded and are adequately braced and shored by a digger fitted with a smooth edge bucket. The base should be tidily trimmed by hand.
- A suitably qualified person should be retained to verify that adequate founding depth has been achieved.
- foundation setout shall be in conjunction with dimensions located on dimensioned floor plan, which provide overall dimensions and rebate positions.
- positions of wastes are provisional and shall be confirmed by plumber following reference drawings.
- water supply shall have accessible isolation valve at inlet point.
- any waste which has a combined length of 3.5m or more shall have an air admittance valve installed at fixture trap.



Slab Layout Plan

1:100

ISSUE ID	ISSUE DATE	SHEET	ISSUE ID	ISSUE DATE	SHEET
CONS	27.05.2026				



FLOOR LAYOUT NOTES

GENERAL NOTES

main contractor to refer to shop drawings for details of all structural and joinery. co-ordinate sub trades to same.

INTERIOR DOORS

interior hinged doors shall be flush panel hollow core veneer in grooved reveals for paint finish, 2000mm high leaf, generally supply and install in accordance with manufacturer's specification for door hardware selections.

GARAGE DOOR

provide 25mm recess at sill and allow for sectional door complete with auto openers and remotes. refer manufacturers specification.

CUPBOARD SHELVING

Storage cupboard: REFER shop drawings Wardrobes: REFER shop drawings

PLUMBING NOTES

REFER also specifications all plumbing supply pipes to be 20mm dia except supplies to bath, sinks and tubs which shall be 15mm dia. in accordance with table 4 NZBC G12 ASI.

insulate with lagging all hot water pipes and outlet valves exiting HWC in accordance with NZS4305.

all cold supply pipes, fittings and valves to be within building thermal envelope or lagged to protect from freezing.

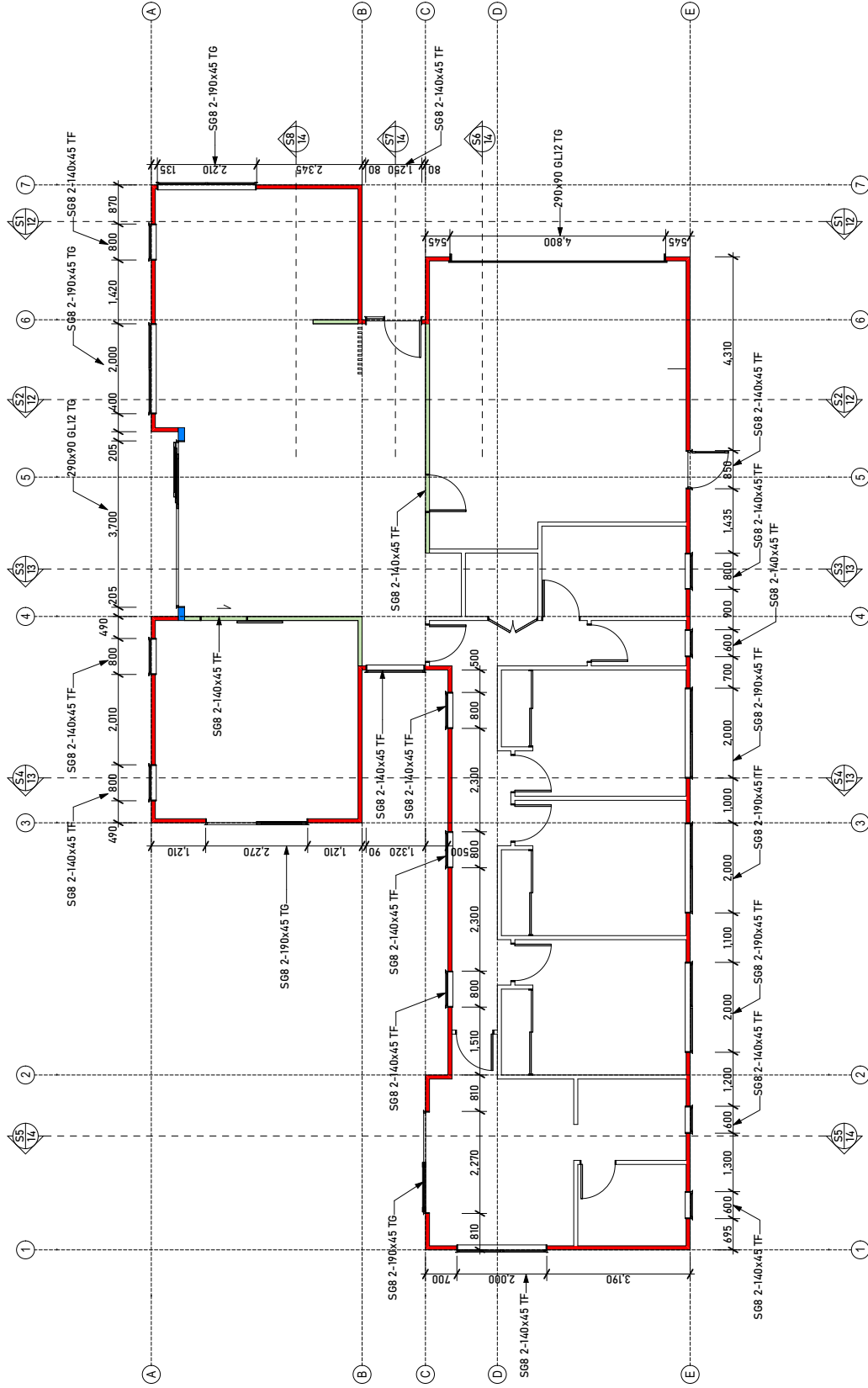
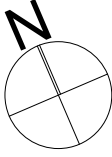
the delivered hot water temperature at any sanitary fixture shall be 50deg via temperature reducing mixing valve, installed in accordance with fig 8 G10/ASI.

BACKFLOW PREVENTION - HOSE TAPS

Approved backflow prevention device (hose tap vacuum breakers) shall be installed to all external hose taps to prevent backflow and cross-contamination of the potable water supply. in accordance with NZBC G12. the device shall have a breakaway set screw to prevent removal after installation.

Dimensioned Floor Plan

1:100



FRAMING NOTES

All framing shall be H12 SG8 grade unless otherwise noted.

All bottom plates shall be 45mm thick and width to match studs.

All top plates shall be 45mm thick with 35mm ceiling plates. Where no ceiling plate is required use 2-45mm plates.

Typically interior dwangs 90x45 at 800crs vertically.

Typically exterior dwangs 90x45 at 800crs vertically, except shiplap cladding areas which shall be 480crs.

EXTERIOR STUD KEY

90x45 studs at 600crs
140x45 studs at 600crs

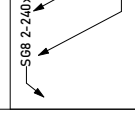
INTERIOR STUD KEY

90x45 studs at 600crs
- Loadbearing

90x45 studs at 600crs
- Non-loadbearing

LINTEL AND FIXING NOTES

ITE Linet Hold Down
Mitek type E14KN connection.
ITF Linet Hold Down
Mitek type F4JKN connection.
TGT Linet Hold Down
Mitek type G7.5KN connection.
TH Linet Hold Down
Mitek type H13.5KN connection.



Framing Plan

1:100

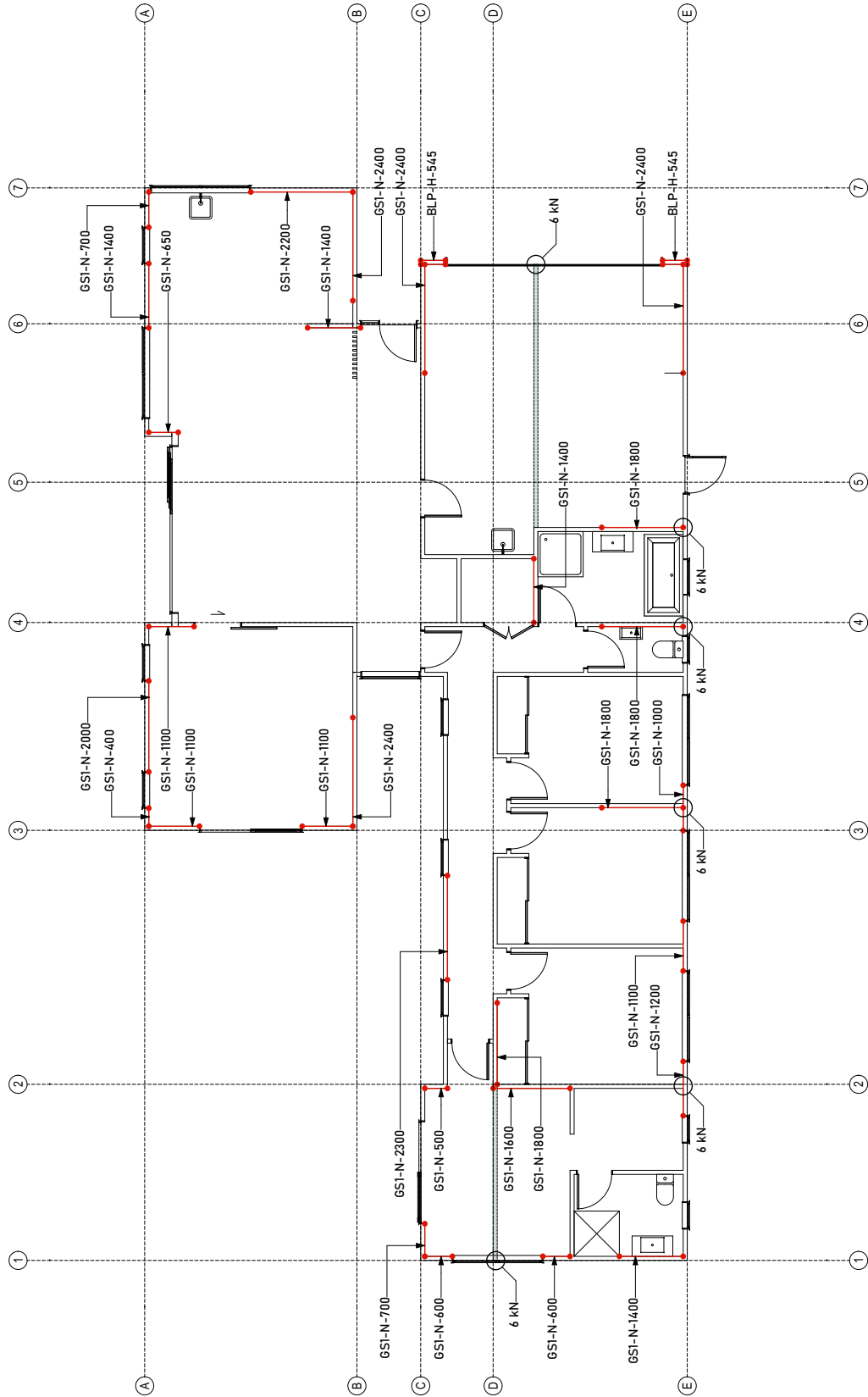
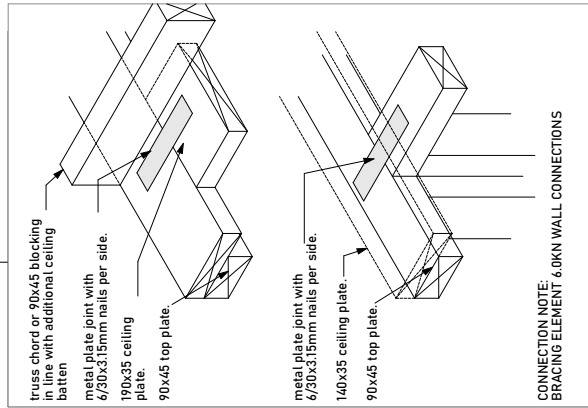
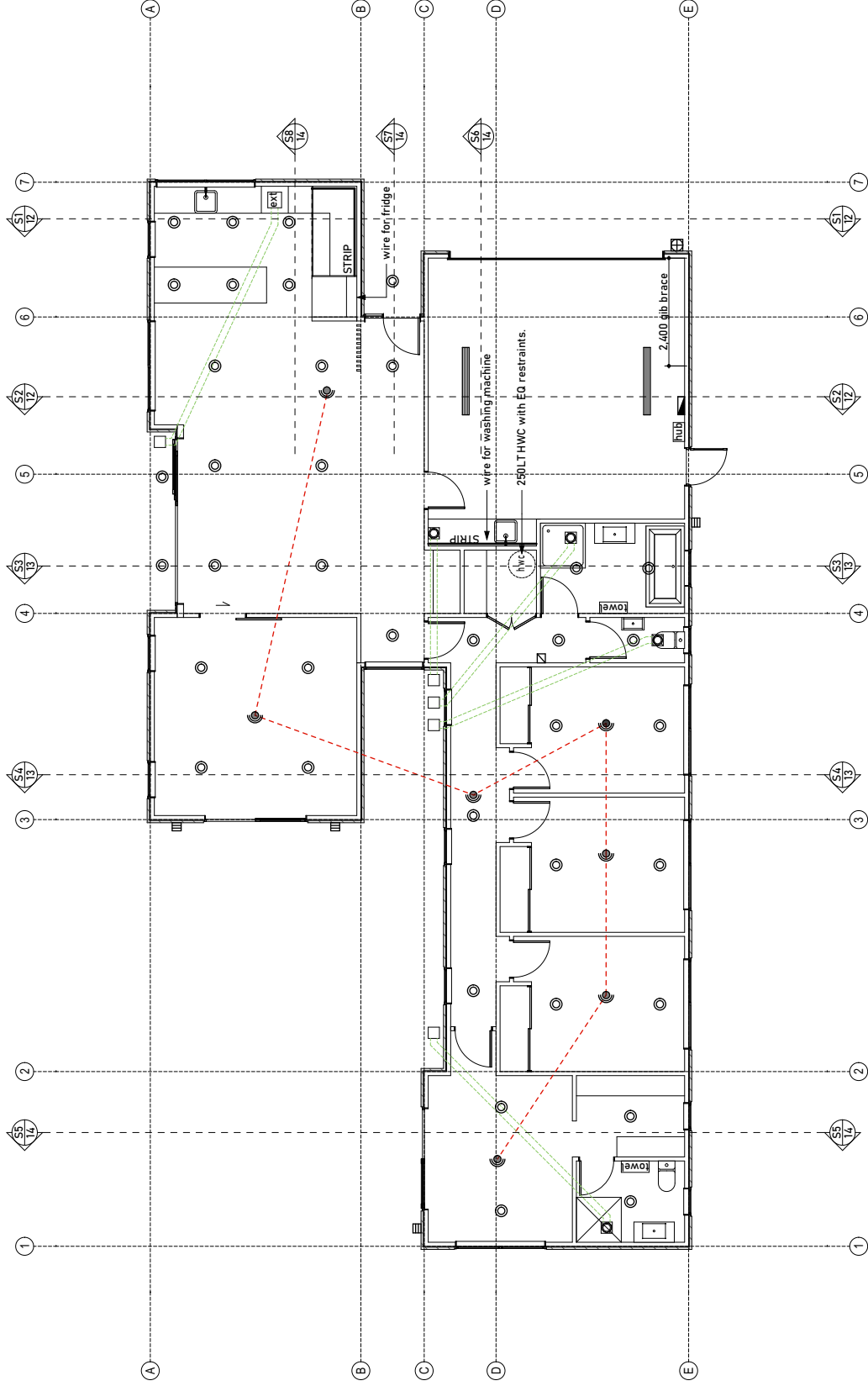
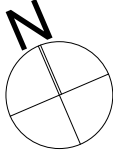


Diagram of EP1-N-650 element with labels: length of element, hold down requirement, element type.



CONNECTION NOTE:
BRACING ELEMENT 6.0KN WALL CONNECTIONS

1:100



ELECTRICAL LEGEND	
	internal main board and meter
	LED low level wall light on sensor circuit.
	cube LED exterior wall light
	LED light strip 24V 28W/M in alloy channel with diffuser.
	wireless interlinked smoke alarms with 10yr battery life minimum.
	150mm manrose XELP150S extract fan with exterior grille and ducting, supplied and installed, including ducting by contract electrician.
	twin 1500mm LED batten
	recessed IC-F rated LED downlight
	LED exterior floodlight
	central patch panel with fibre
	600mm towel rail, concealed connection, supply and install by electrician.
	powerpak hood extract installed by joiner, ducting by electrician.

smoke alarms, additional notes.

min clearance from walls (200mm)

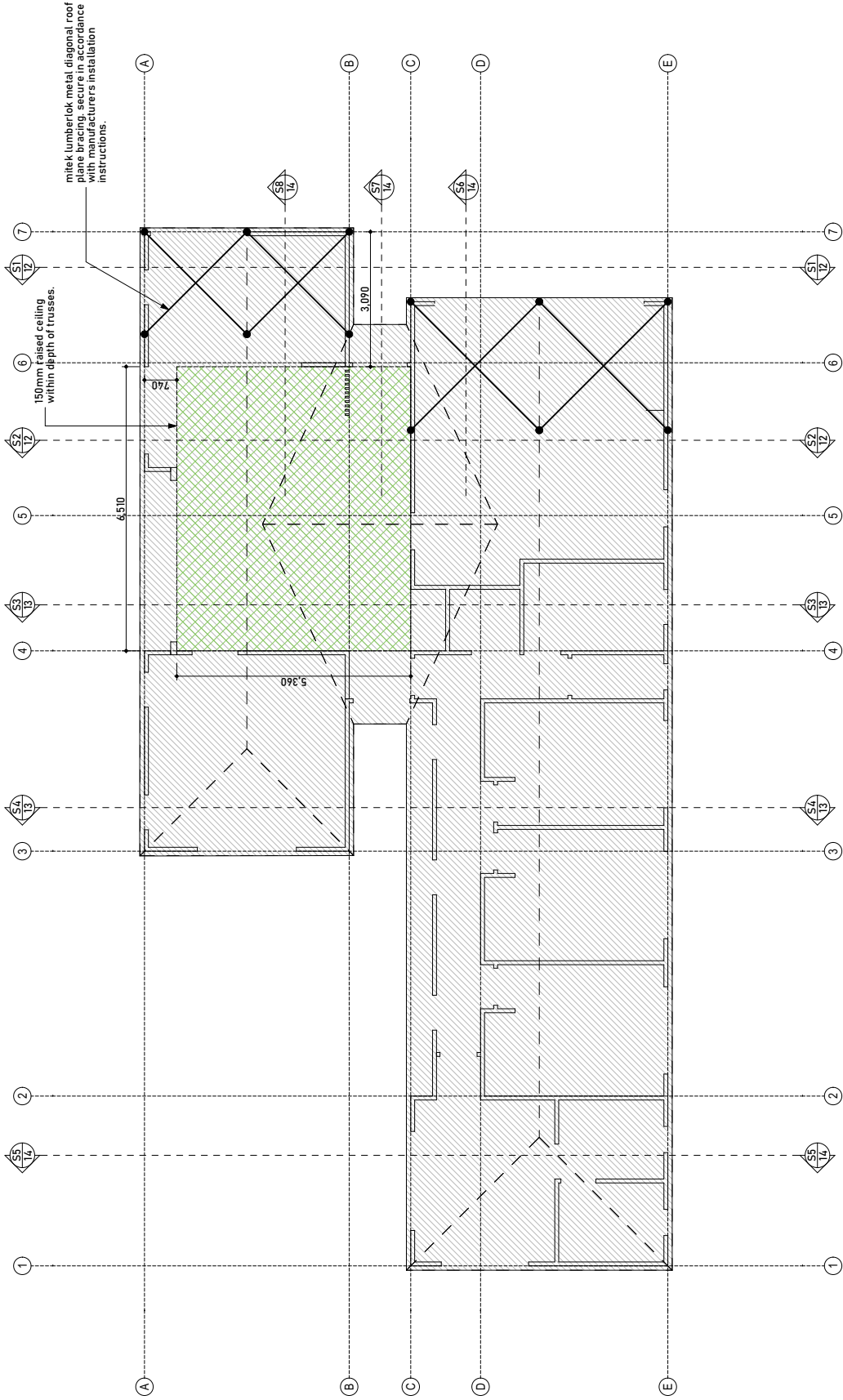
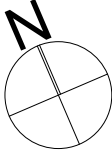
alarms ceiling mounted, positioned as indicated. position within 10m of each other and 300mm clear of light fittings. refer NZS 4514:2021

notes:

contract electrician to obtain and REFER to a competent person for confirmation of appliance wiring, lighting and power points positions in kitchen, pantry and laundry. provide convenient switched power connections for washing machine and fridge.

Electrical Plan

1:100



ROOF FRAMING



standard trusses at 900cs, design by fabricator.



150mm raised ceiling within depth of trusses.

PURLIN FIXINGS

all purlins fixed to trusses with 1-80mm blue screw at each intersection with the exception of cantilevered purlins forming verges beyond 300mm. REFER mitek verge construction details in this instance

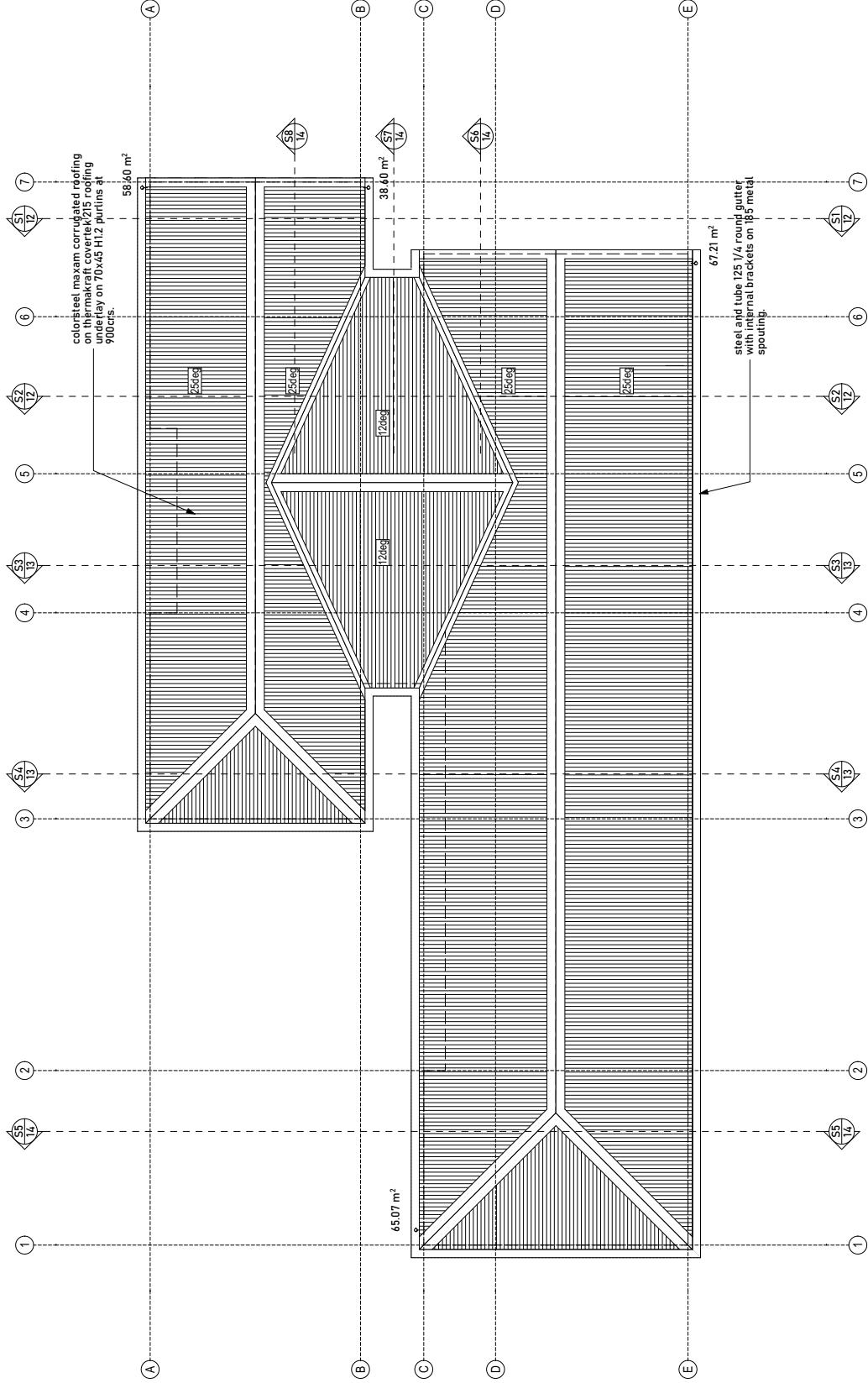
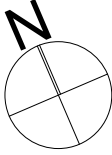
PURLIN POSITION AND SPAN NOTES

Position purlins so 0.4mm BMT roofing spans maximum 900mm at intermediate spans. Close up end purlins to reduce end spans to 400mm maximum.

Roof Framing Plan

1:100

ISSUE ID	ISSUE DATE	SHEET	ISSUE DATE	SHEET
CONSENT	27.05.2026			

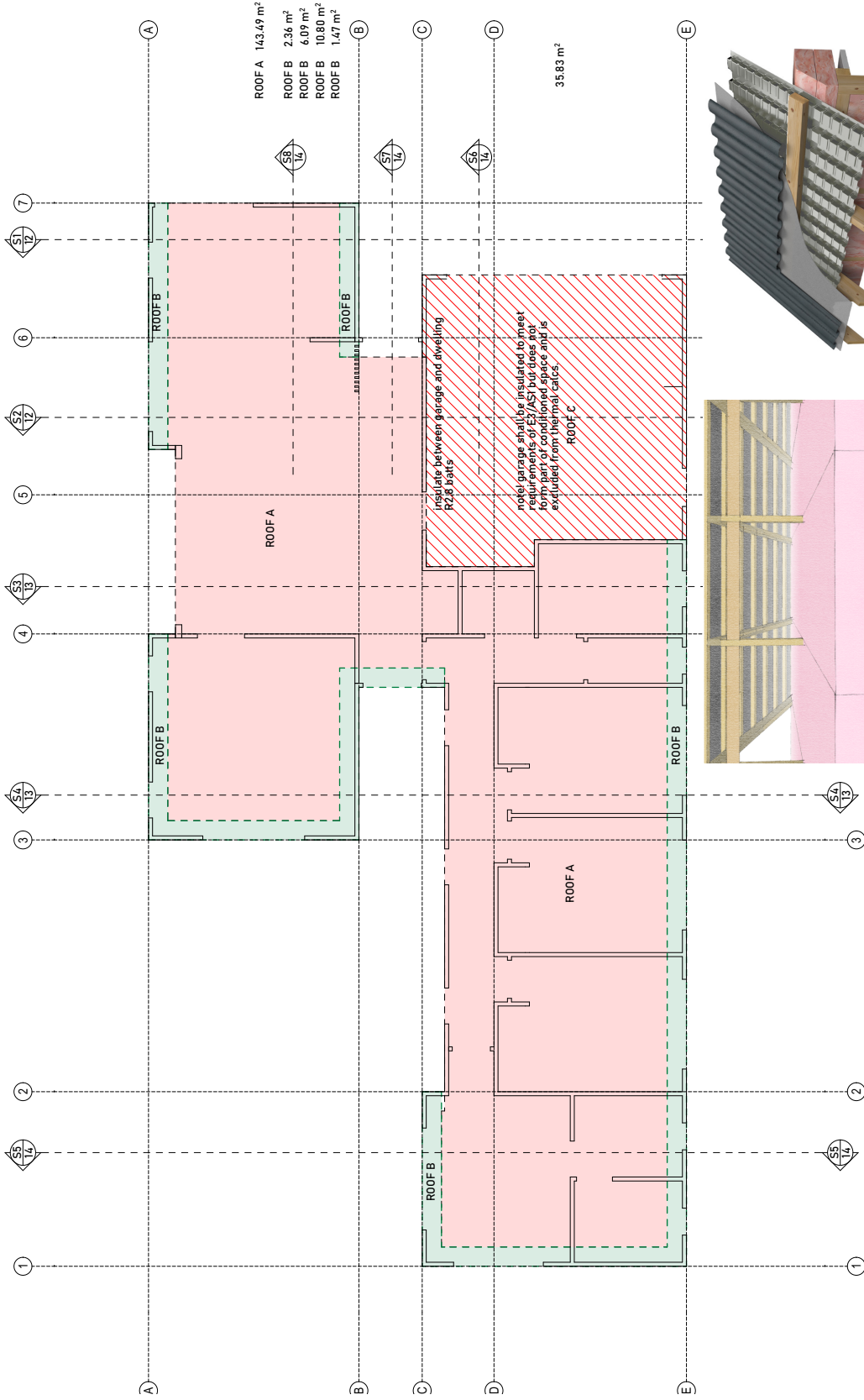
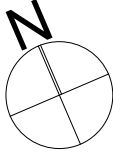


ROOF CLADDING NOTES:	all fixings shall be in accordance with NZ building code of practice and color matched to roofing.
	any ridge or flashing exceeding 6.0m in length shall have a correctly formed expansion/contraction joint to allow for movement. refer NZ roofing COP for instructions.
PURLIN FIXING SCHEDULE:	70x45 H12 purlins fixed with 1-80mm blue screw at each truss/rafter intersection.
	Purlin position and roofing span notes: Position purlins so 0.4mm BMT roofing spans maximum 900mm at intermediate spans. Raise up end purlins to reduce end spans to 600mm maximum.
	area of roof served by 80mm diameter downpipe, basis NZBC E1/AS1: at 25deg: 80mm diameter serves 70m² roof area.
	Gutter capacity: steel and tube 125 quarter round: 6440mm² cross sectional area.
	determine roof area capacity of 6440mm² gutter: Basis fig 5 and table A E1/AS1 At 100 mm/hr, the gutter serves 55 m² of roof area At 48 mm/hr, the ratio of the intensities (I) is: 100 mm/hr / 40 mm/hr I =2.08 area of roof serves at 48mm/hr: 55m²x1= 114.4m²

Roof Cladding Plan

1:100

ISSUE ID	ISSUE DATE	SHEET	ISSUE DATE	ISSUE ID	ISSUE DATE	SHEET
CONSENT	27.05.2026					



INSULATION NOTES

Tasman insulations pink batts typically specified, installed in accordance with manufacturers specifications and instructions.

ensure batts stay minimum 25mm clear of roofing underlays.

Roof insulation installed tightly between framing where applicable, leave no gaps. restrain vertical insulation pads in roof space with blue packing tape strapping, stapled to framing.

ROOF A

install 330mm R8.0 batts between over truss chords.

ROOF B

install 330mm R8.0 batts between over truss chords.
install roll panel vent at eaves to maintain 25mm air space where compression of batts is required

ROOF C

layer 1. install 210mm R5.0 batts between truss chords

SLAB INSULATION

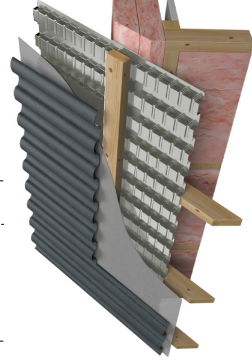
60mm H grade EPS insulation below concrete slab.

WALL INSULATION

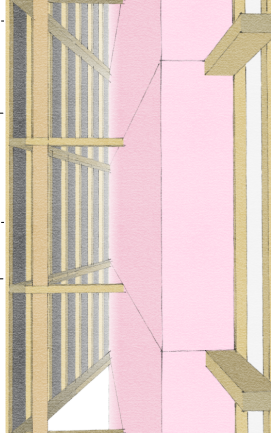
layer 1. install 90mm R2.8 batts to all exterior 90mm framing

layer 1. install 140mm R4.3 batts to all exterior 140mm framing

layer 1. install 90mm R2.8 batts to wall between dwelling and garage



Drisspace G502CL - Roll Panel Vent at compressed eaves.

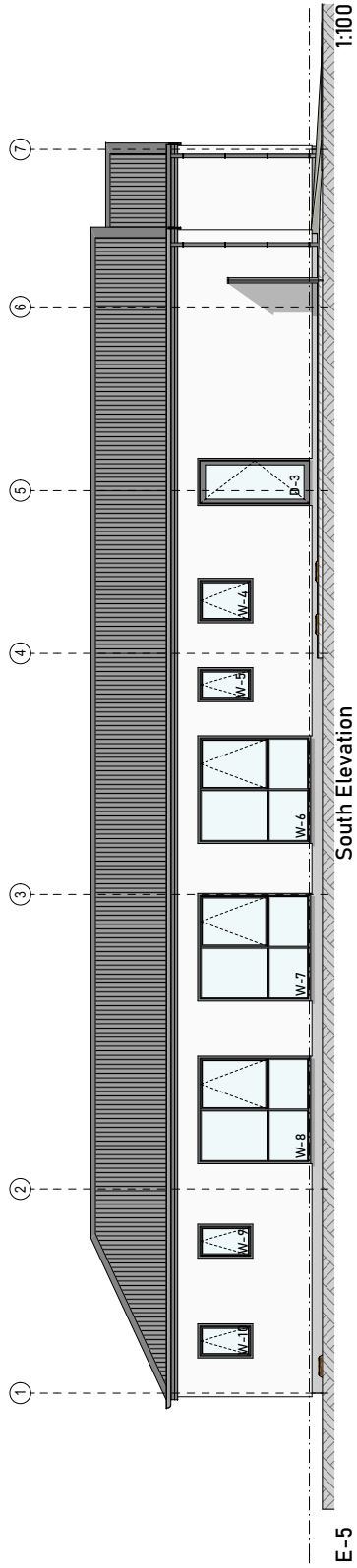
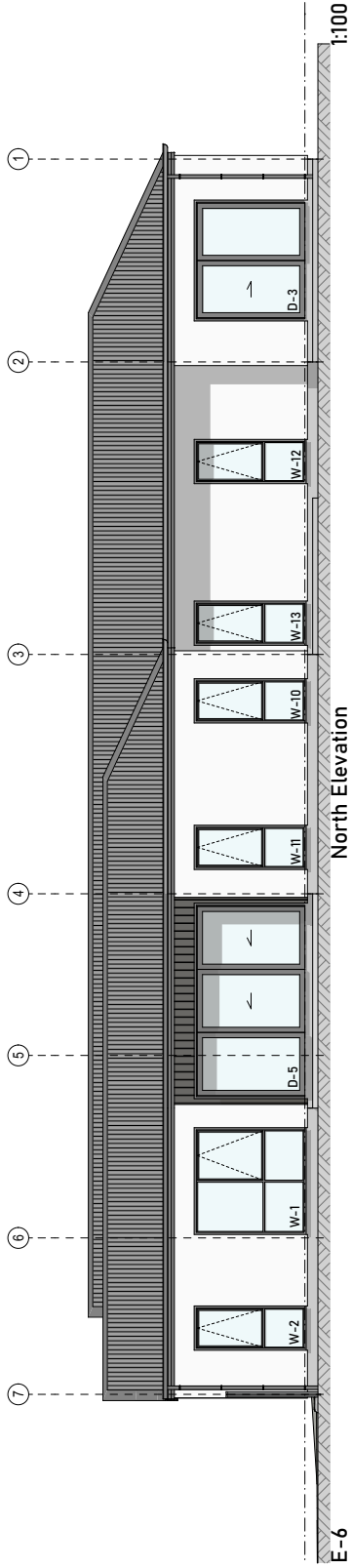
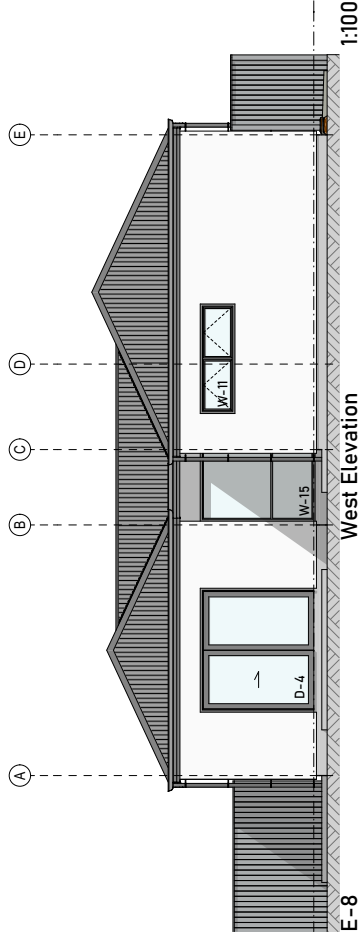
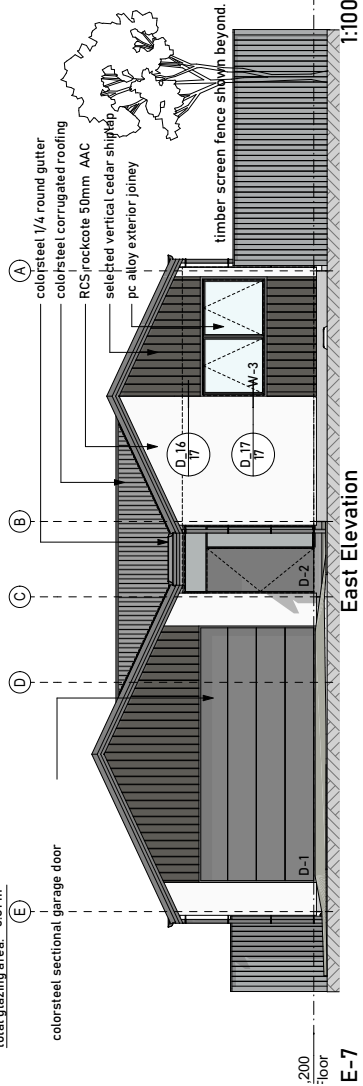


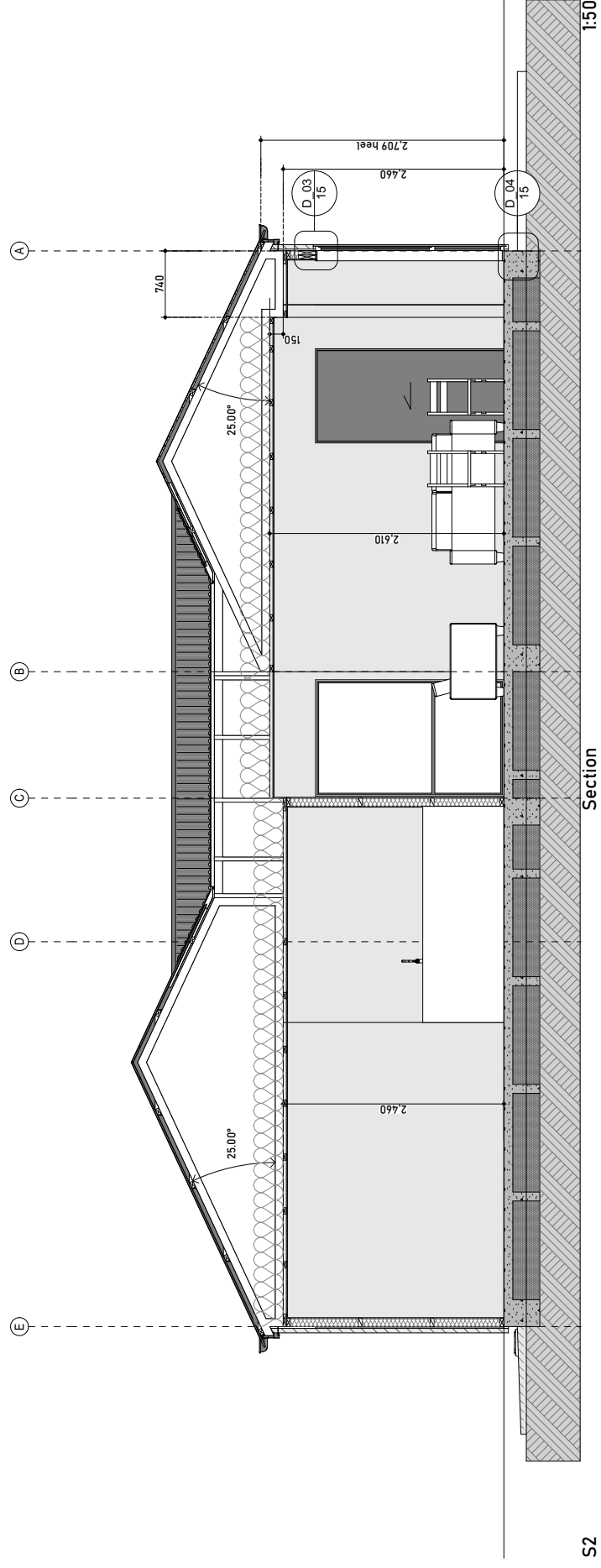
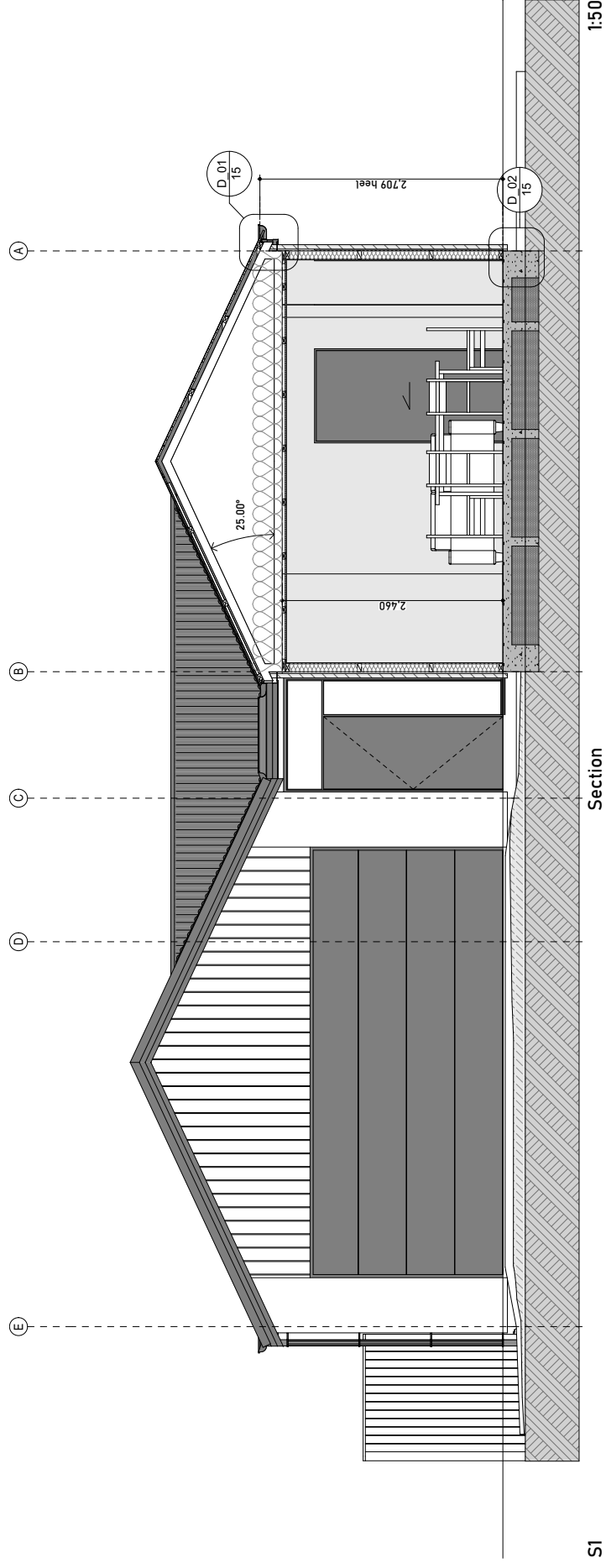
Coverage of the bottom chord can be achieved by notching the insulation Refer construction calculator, Design Navigator New Zealand (Type A Roof)

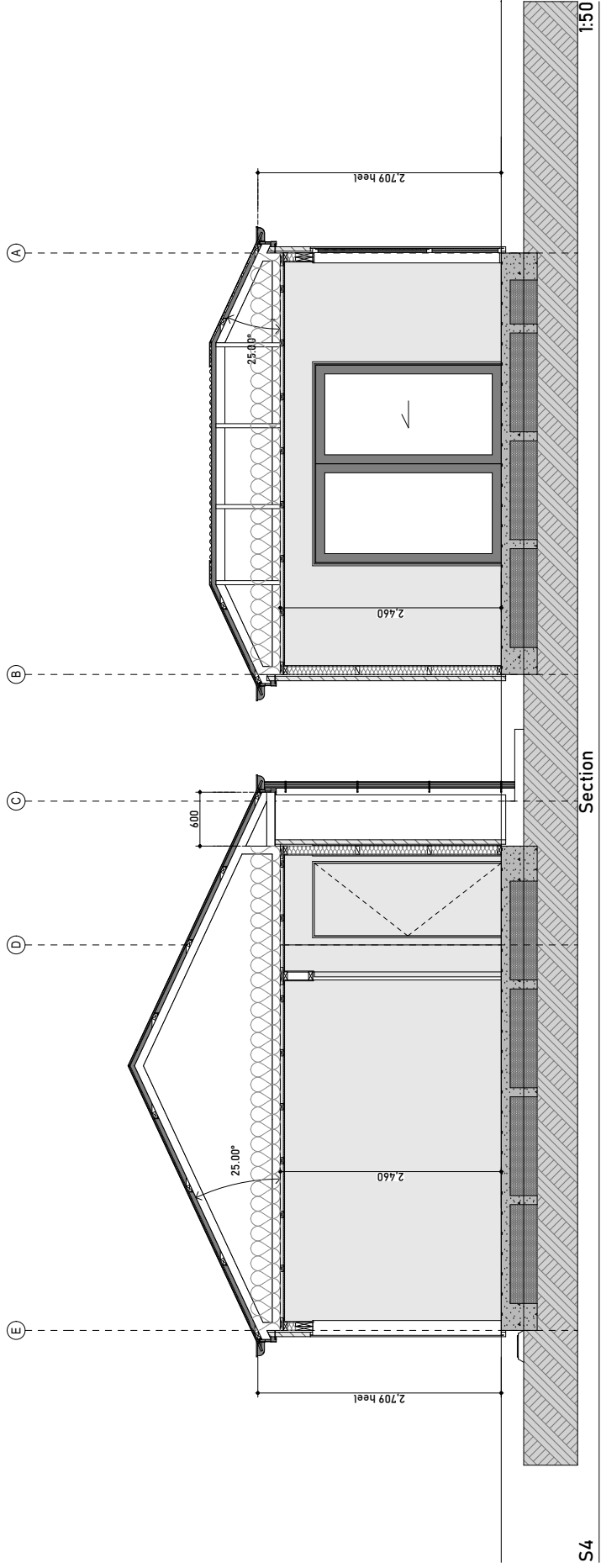
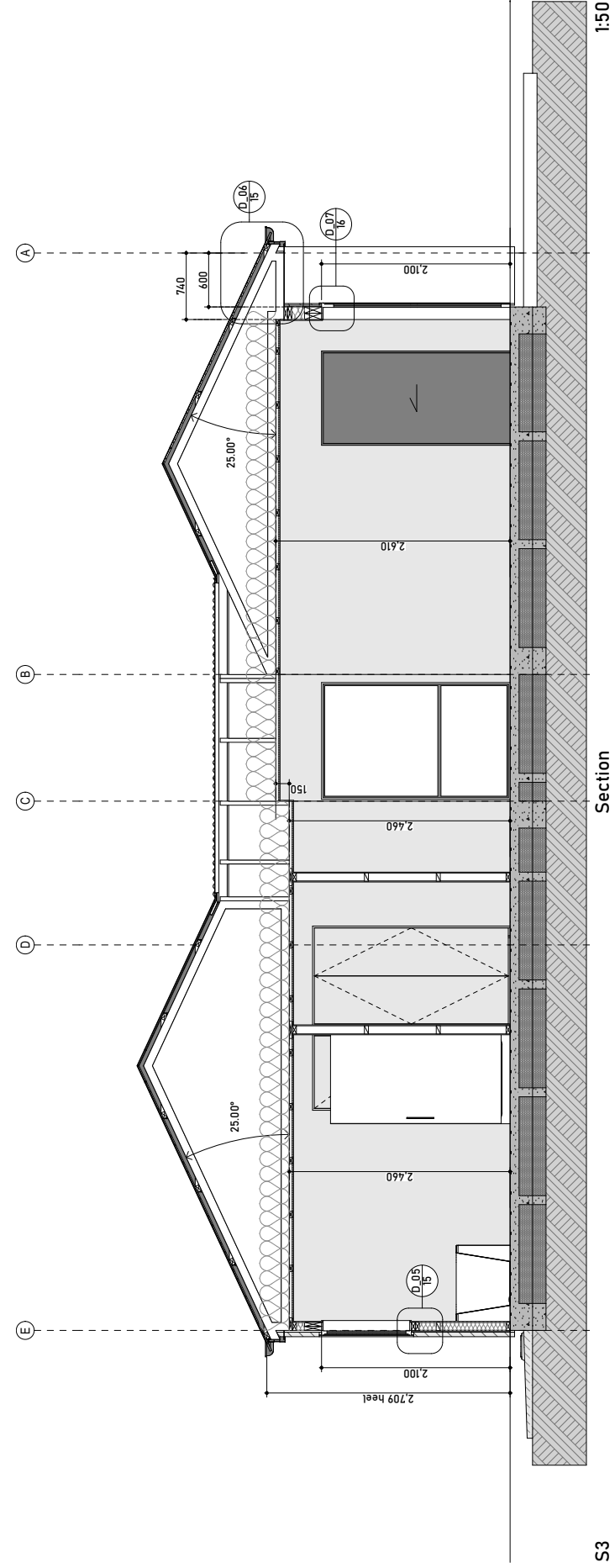
Layout

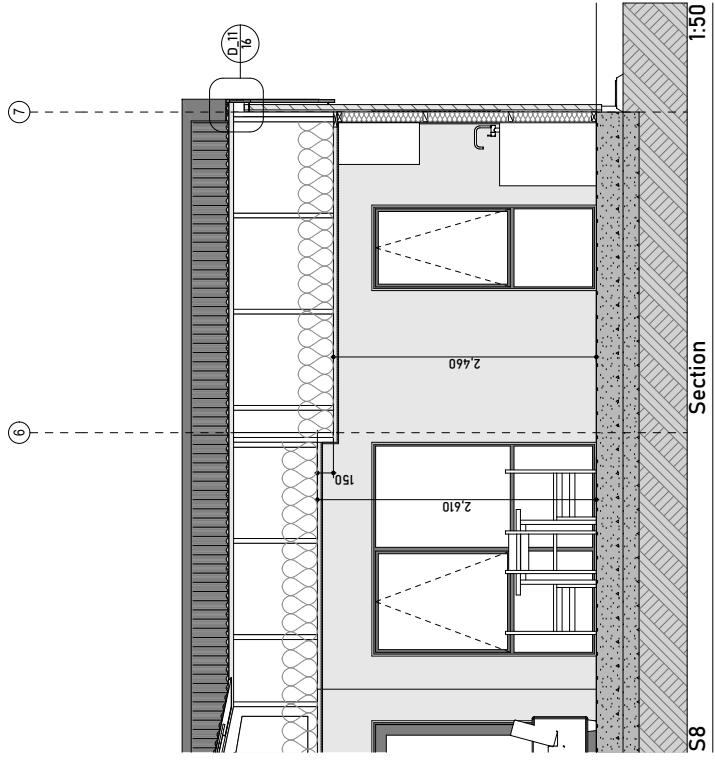
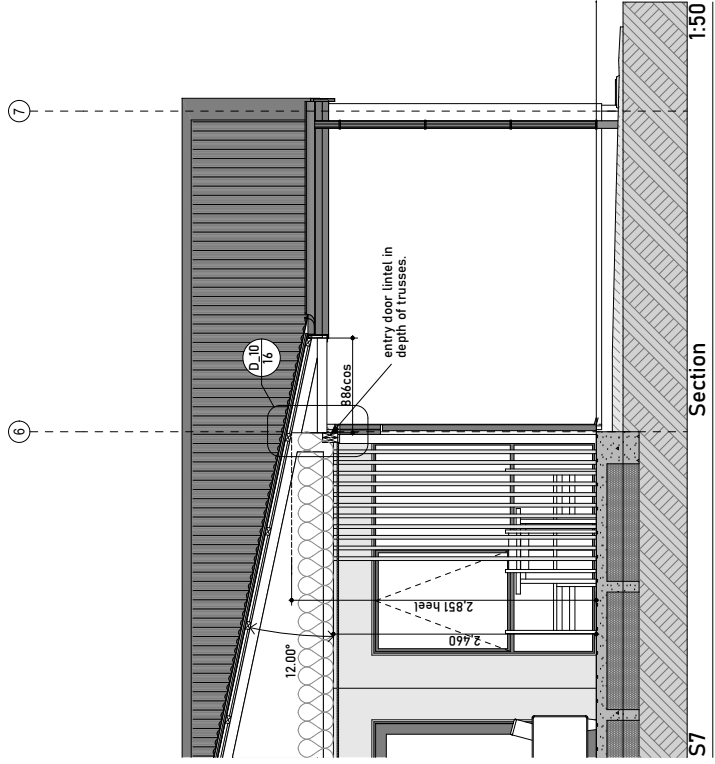
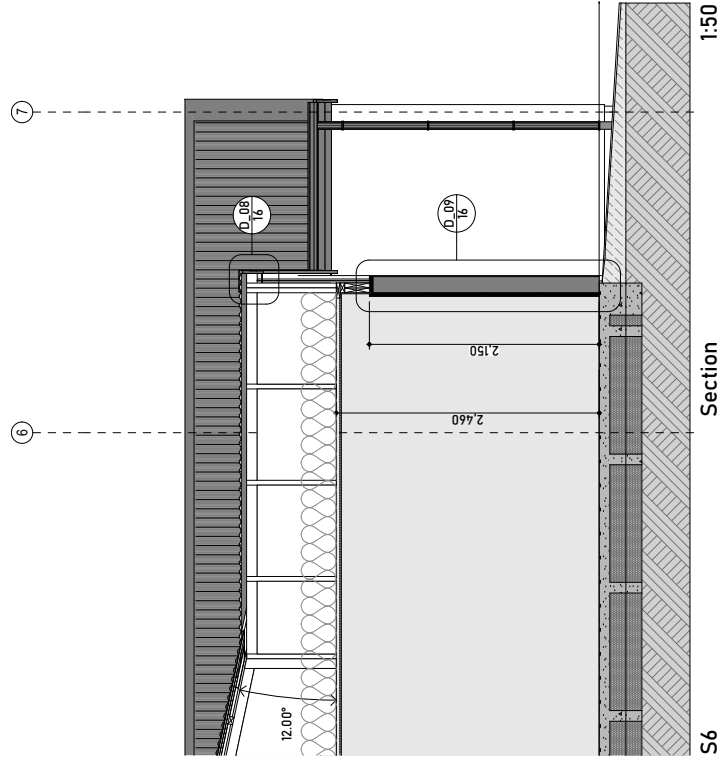
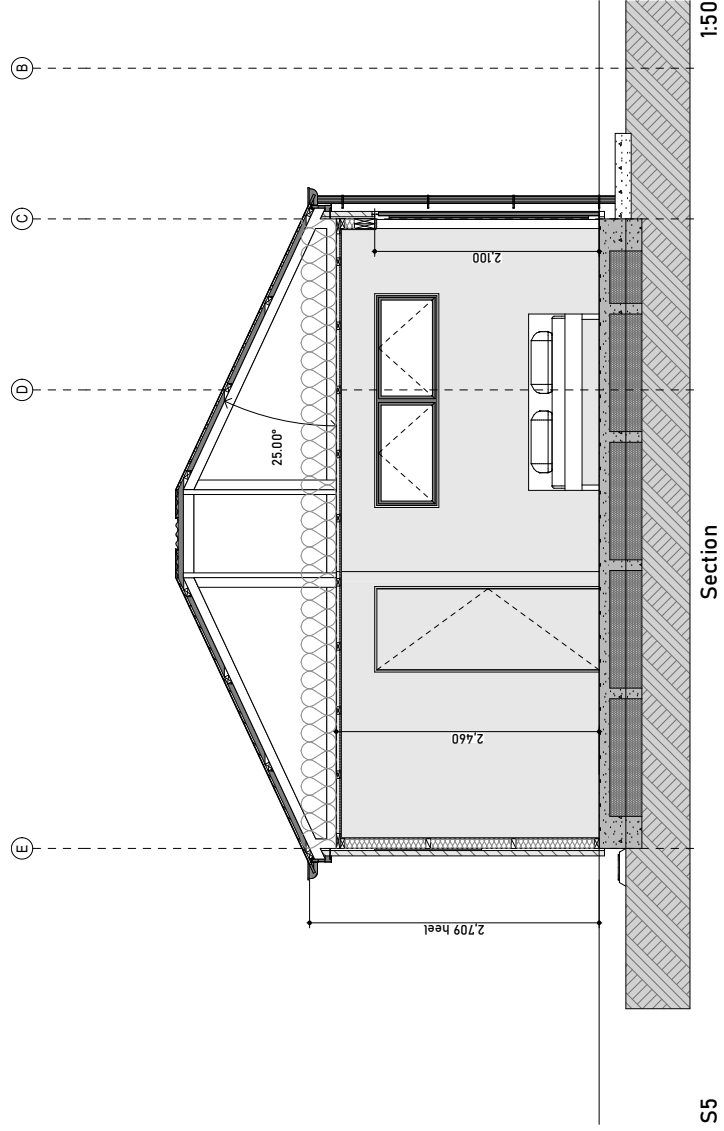
Insulation

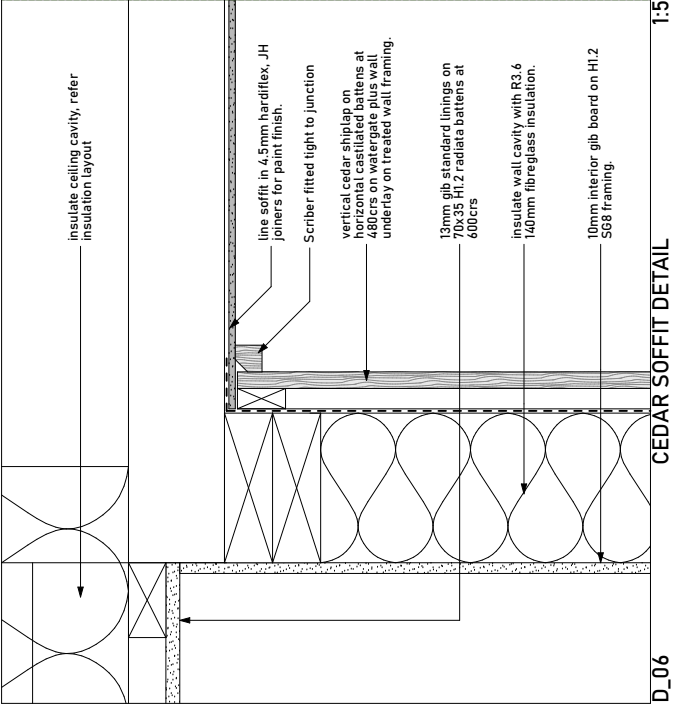
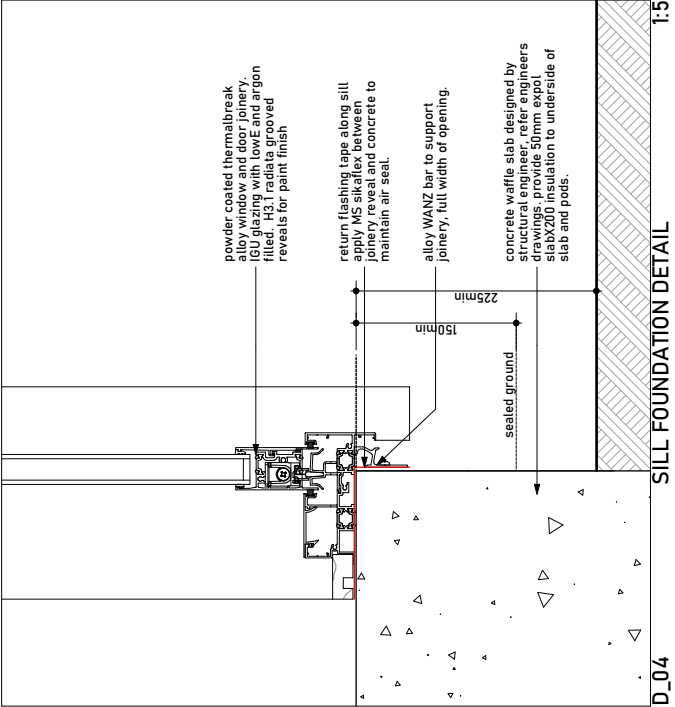
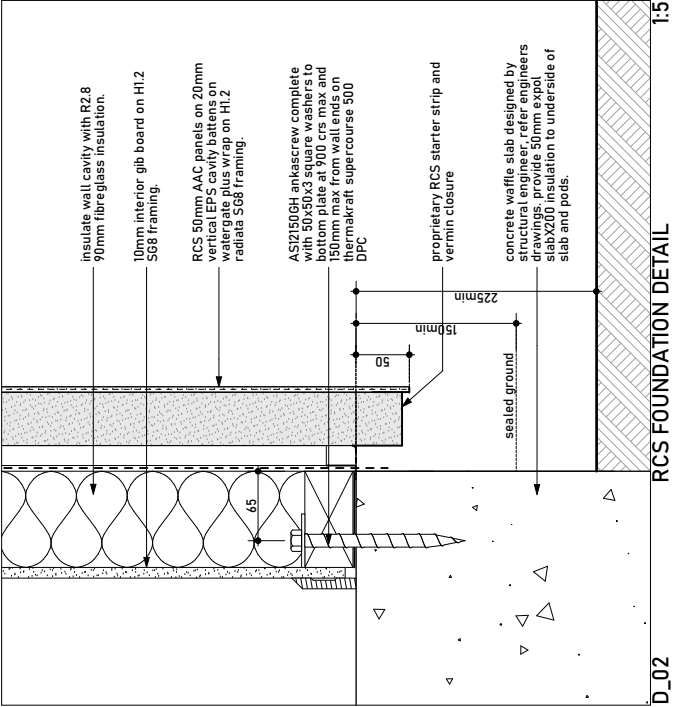
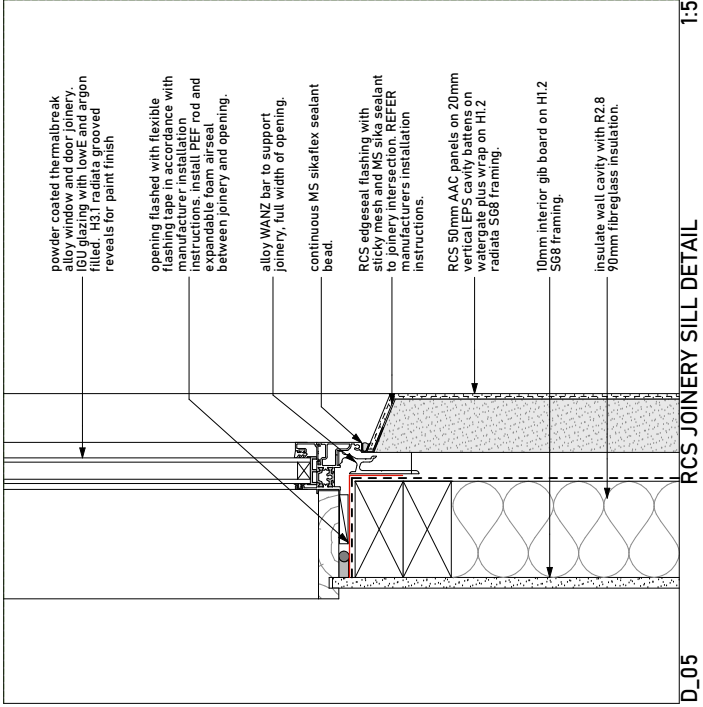
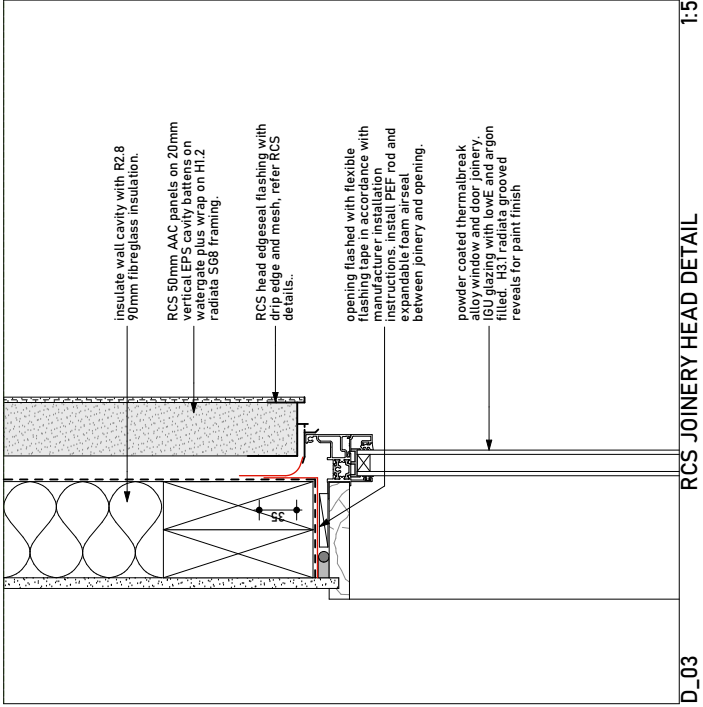
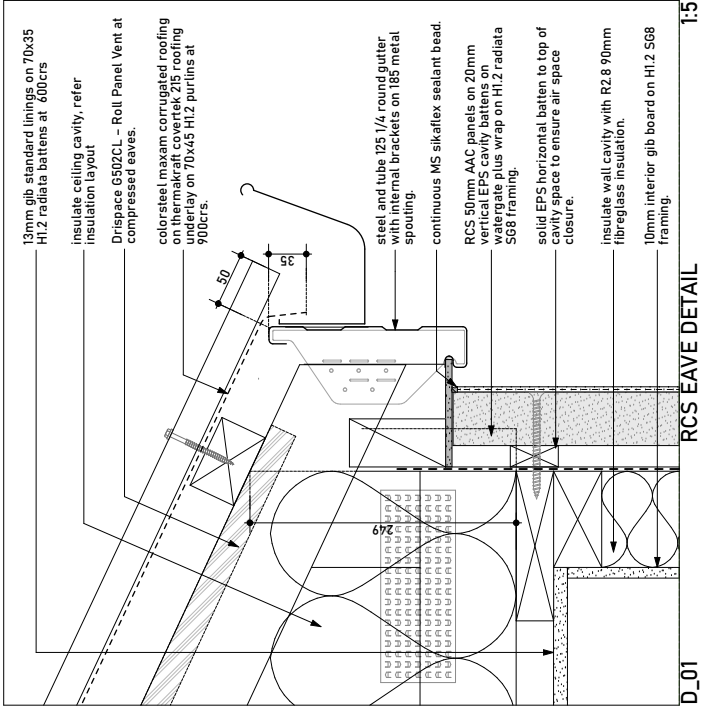
total facade area: 14,99 m²
20% minimum: 2,94 m²
1,36 m²
2,45 m²
total glazing area: 3,81 m²

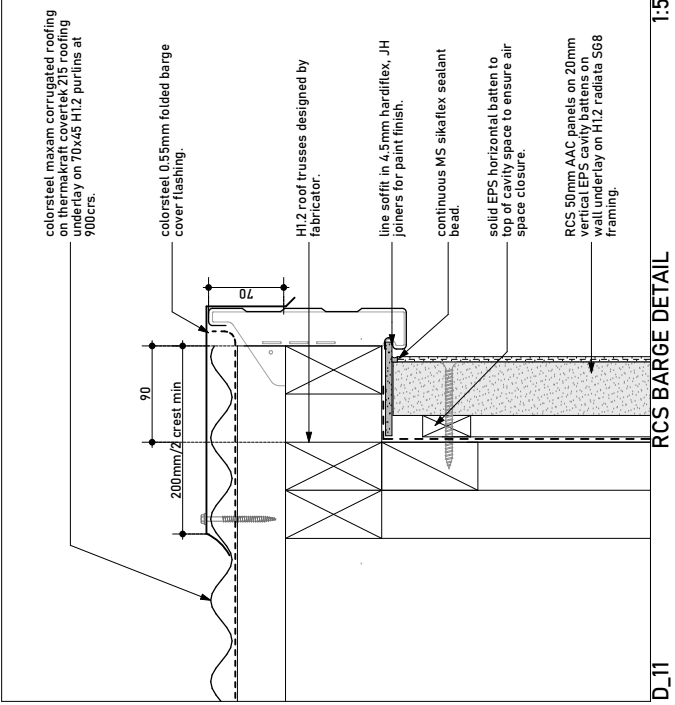
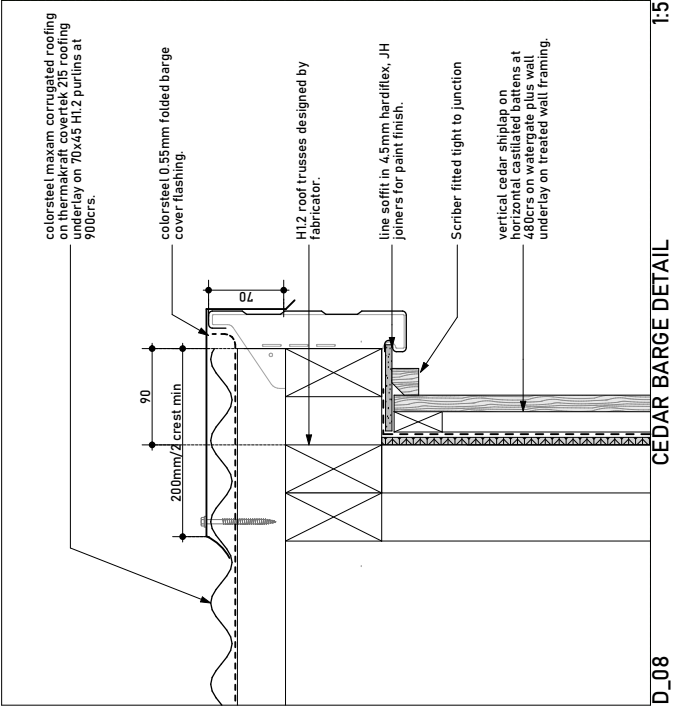
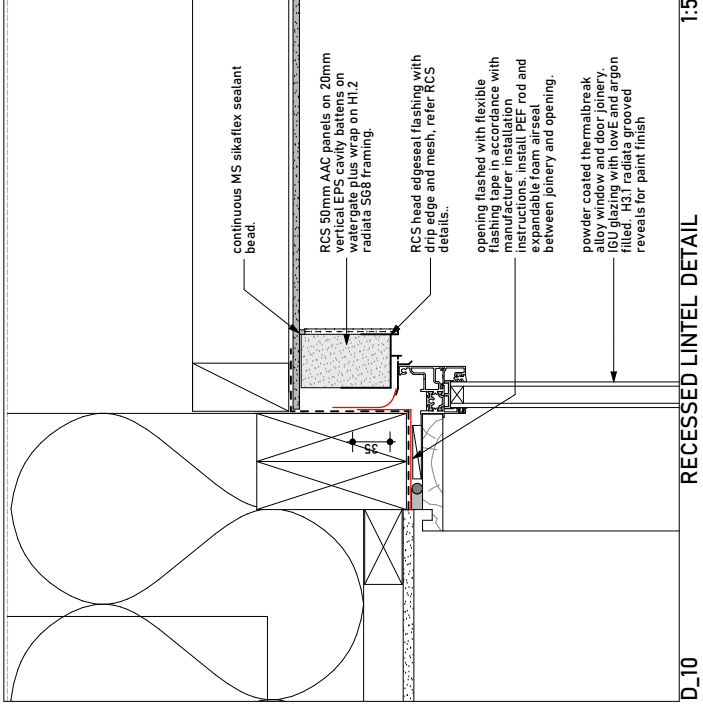
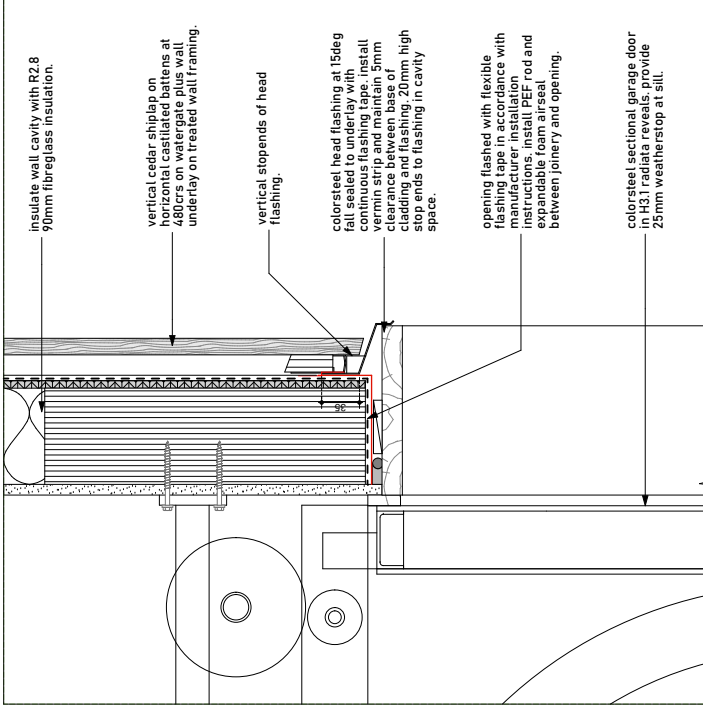
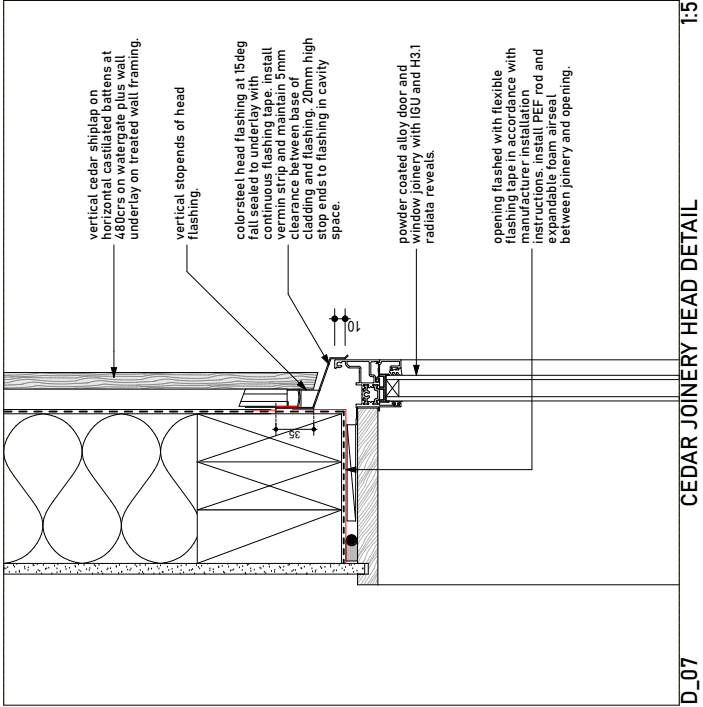


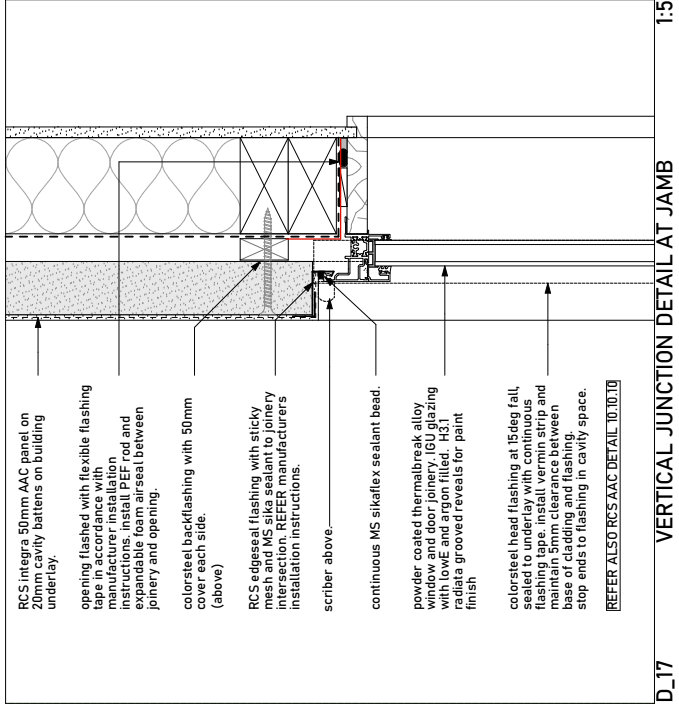
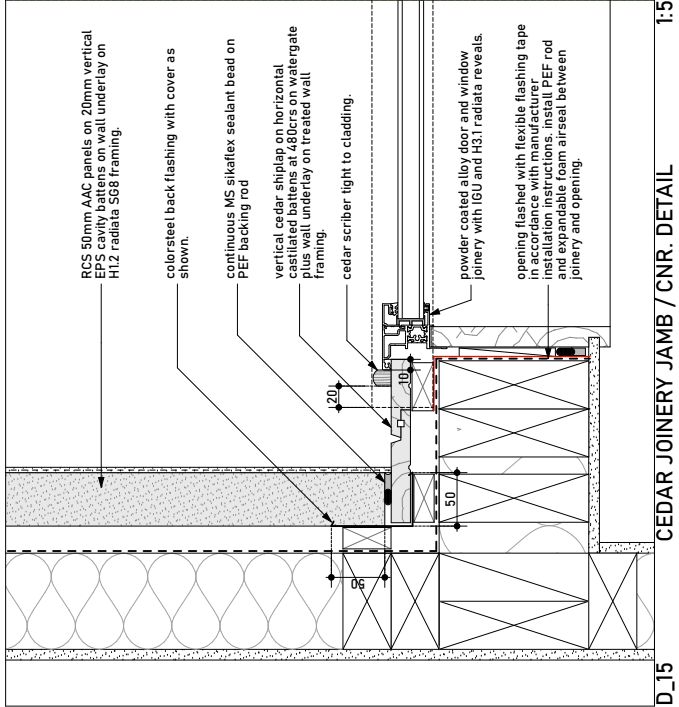
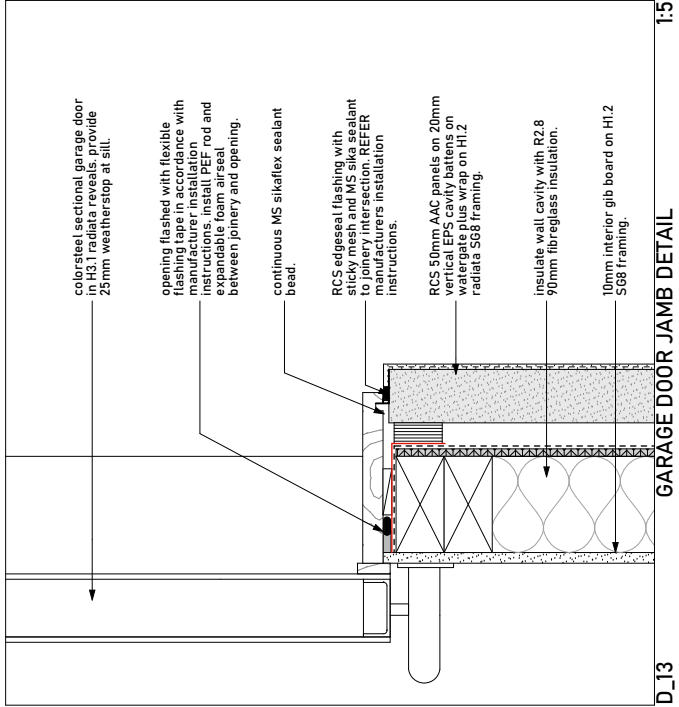
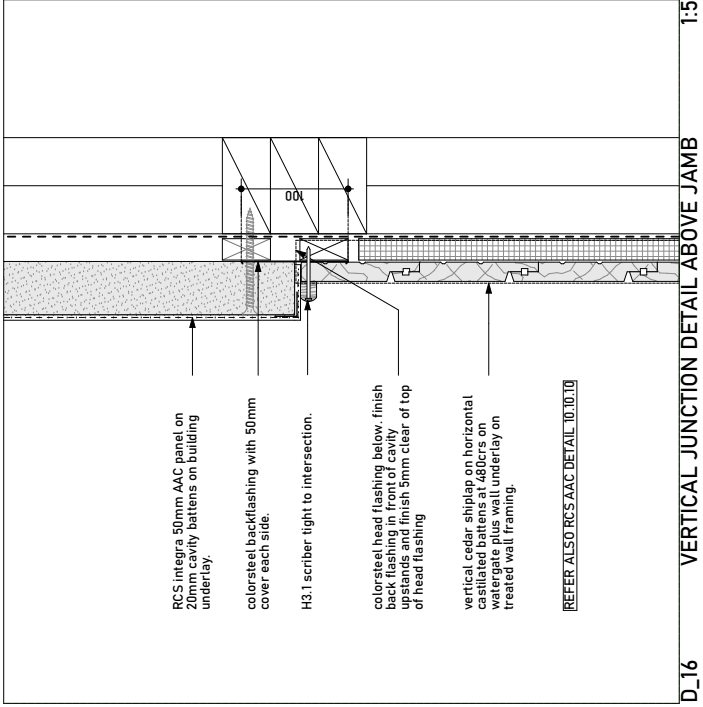
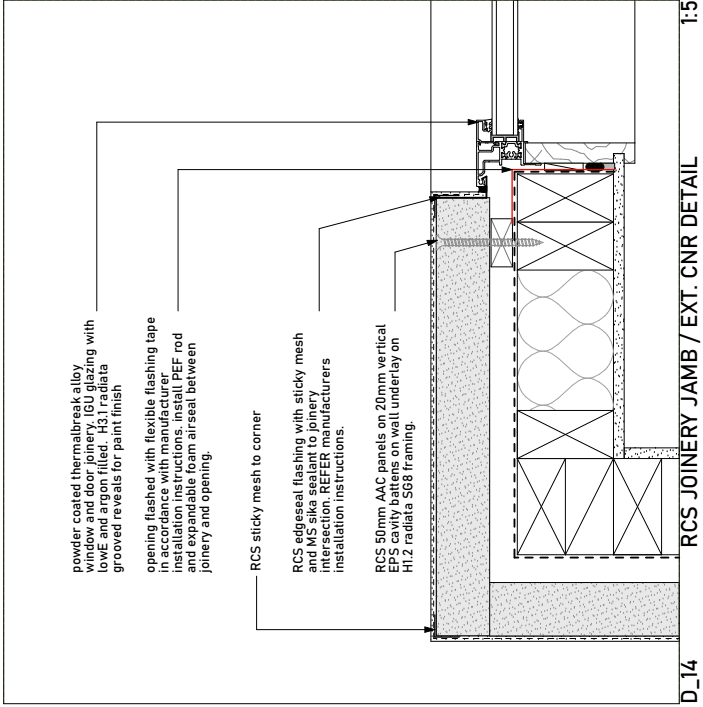
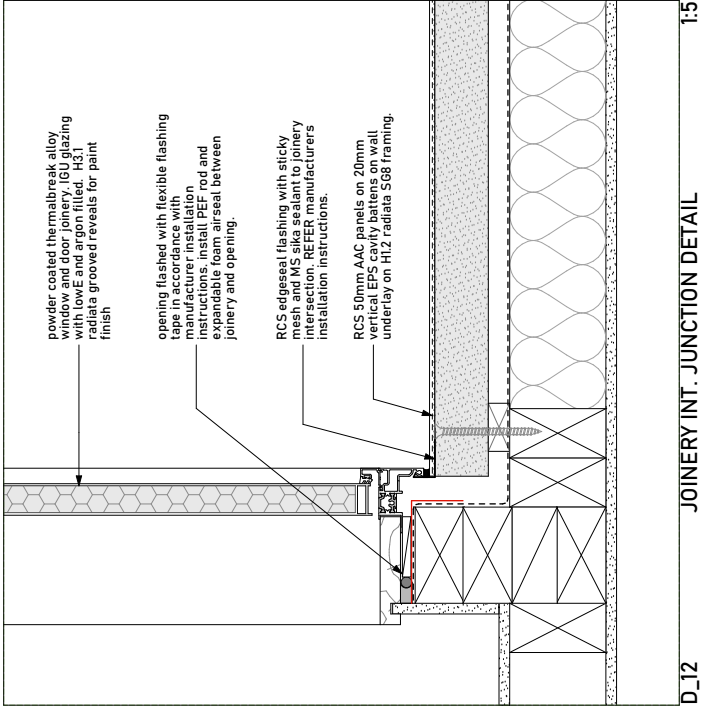


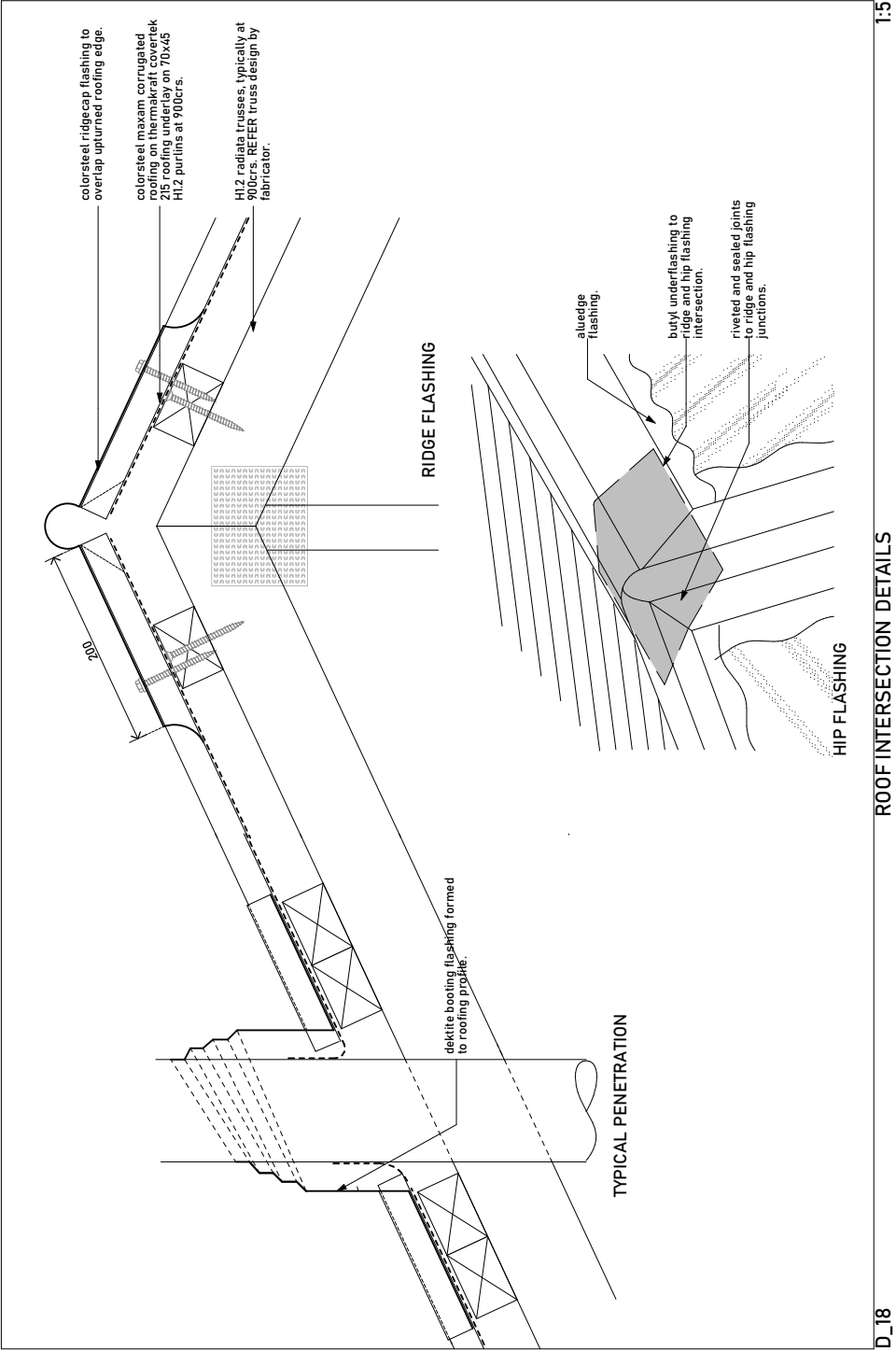




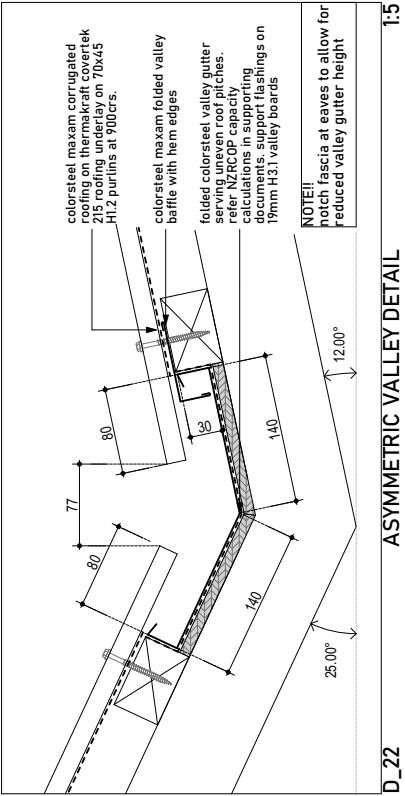




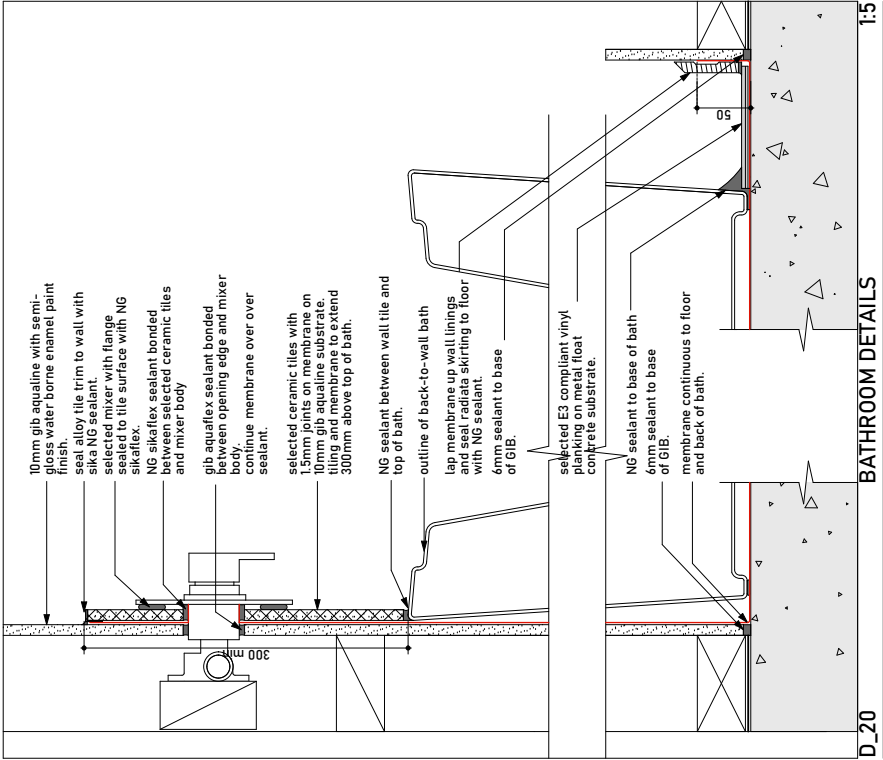
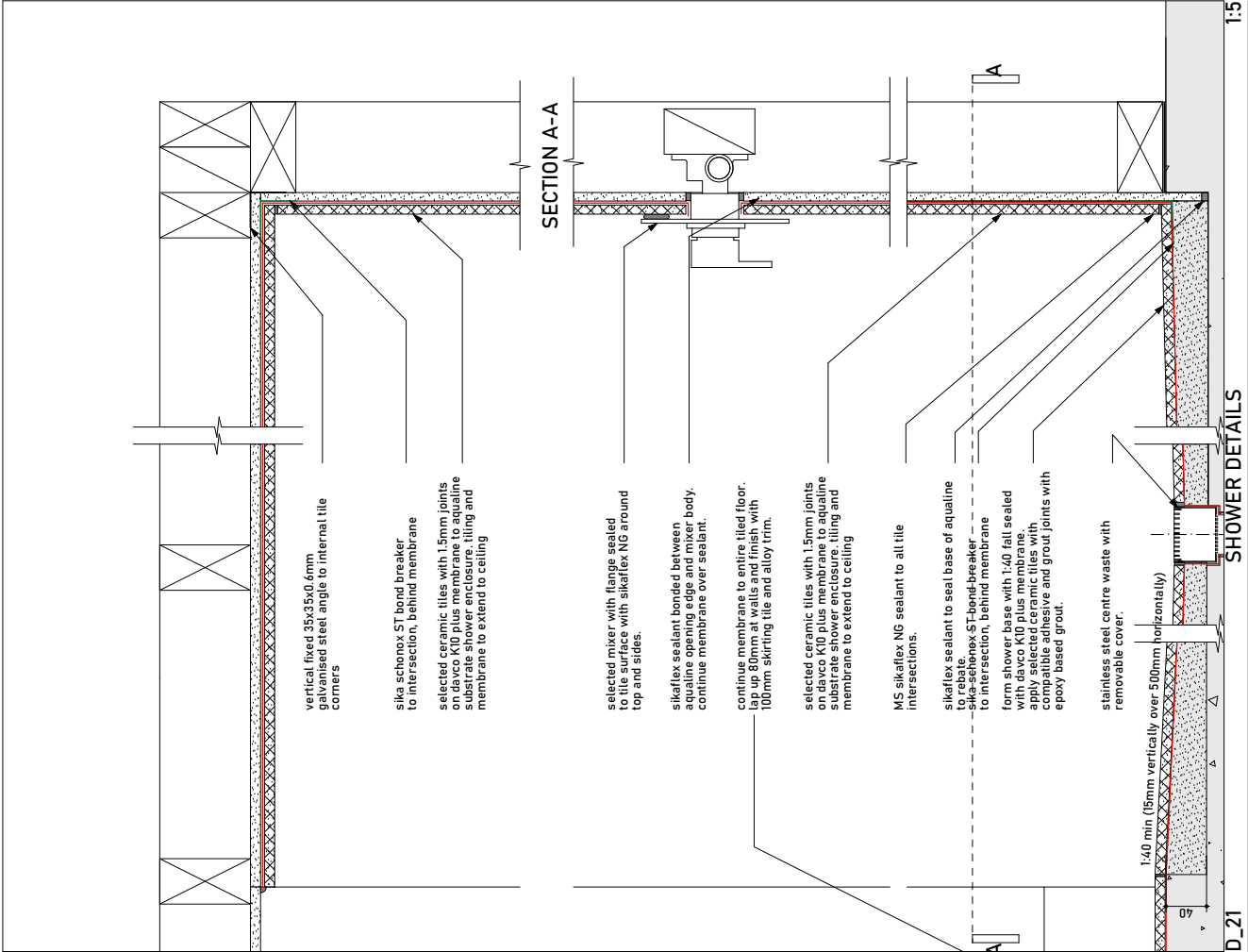


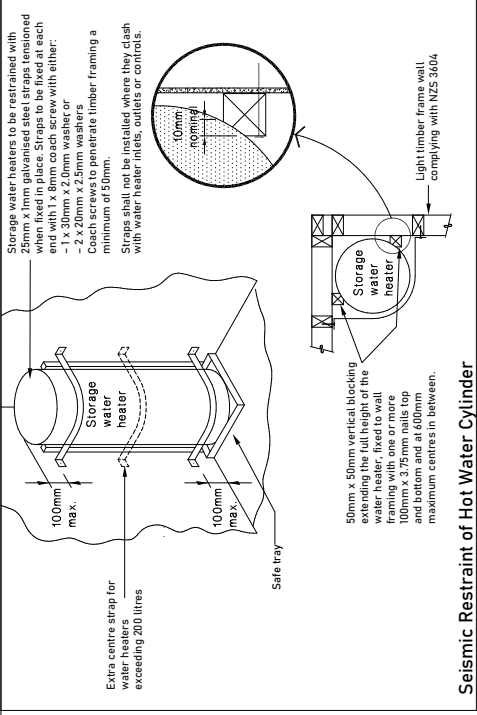


D_18 ROOF INTERSECTION DETAILS 1:5

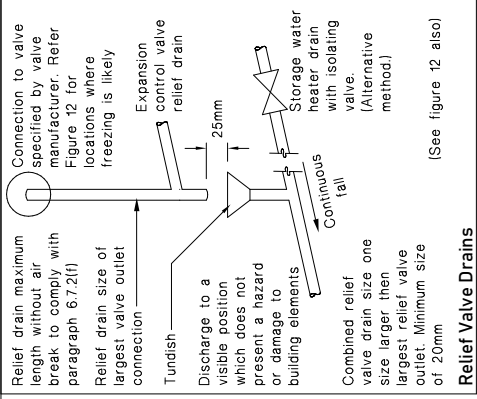


D_22 ASYMMETRIC VALLEY DETAIL 1:5

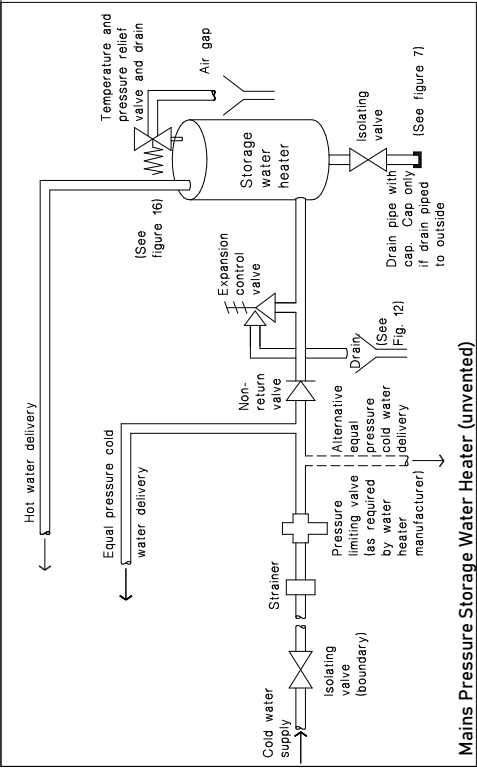




Seismic Restraint of Hot Water Cylinder



Relief Valve Drains



Mains Pressure Storage Water Heater (unvented)

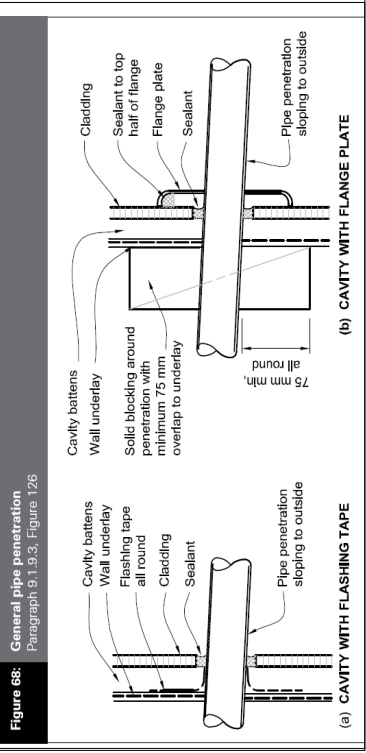
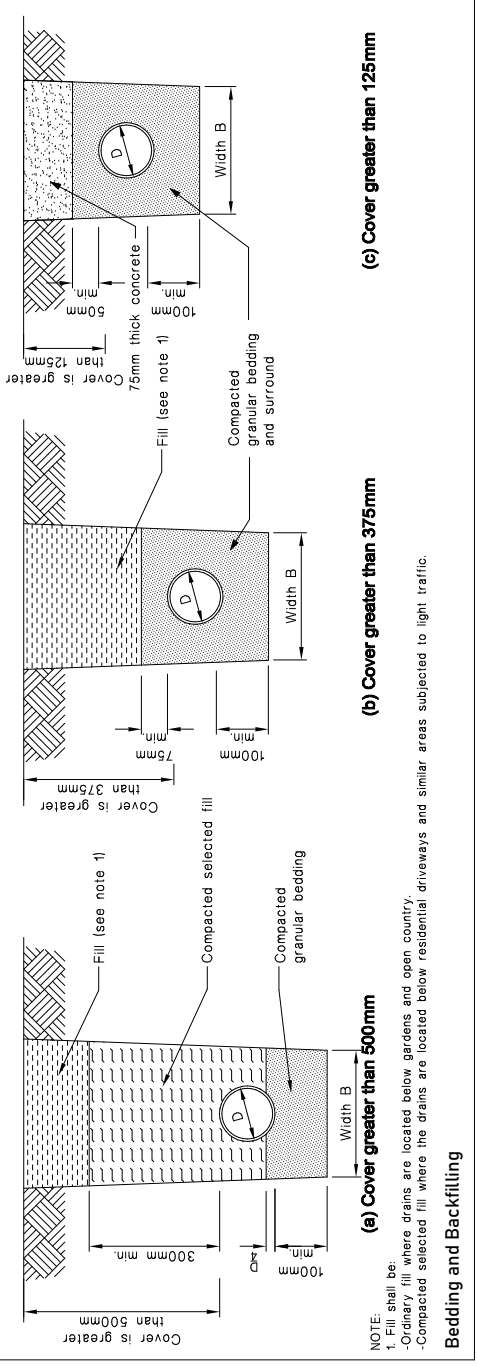
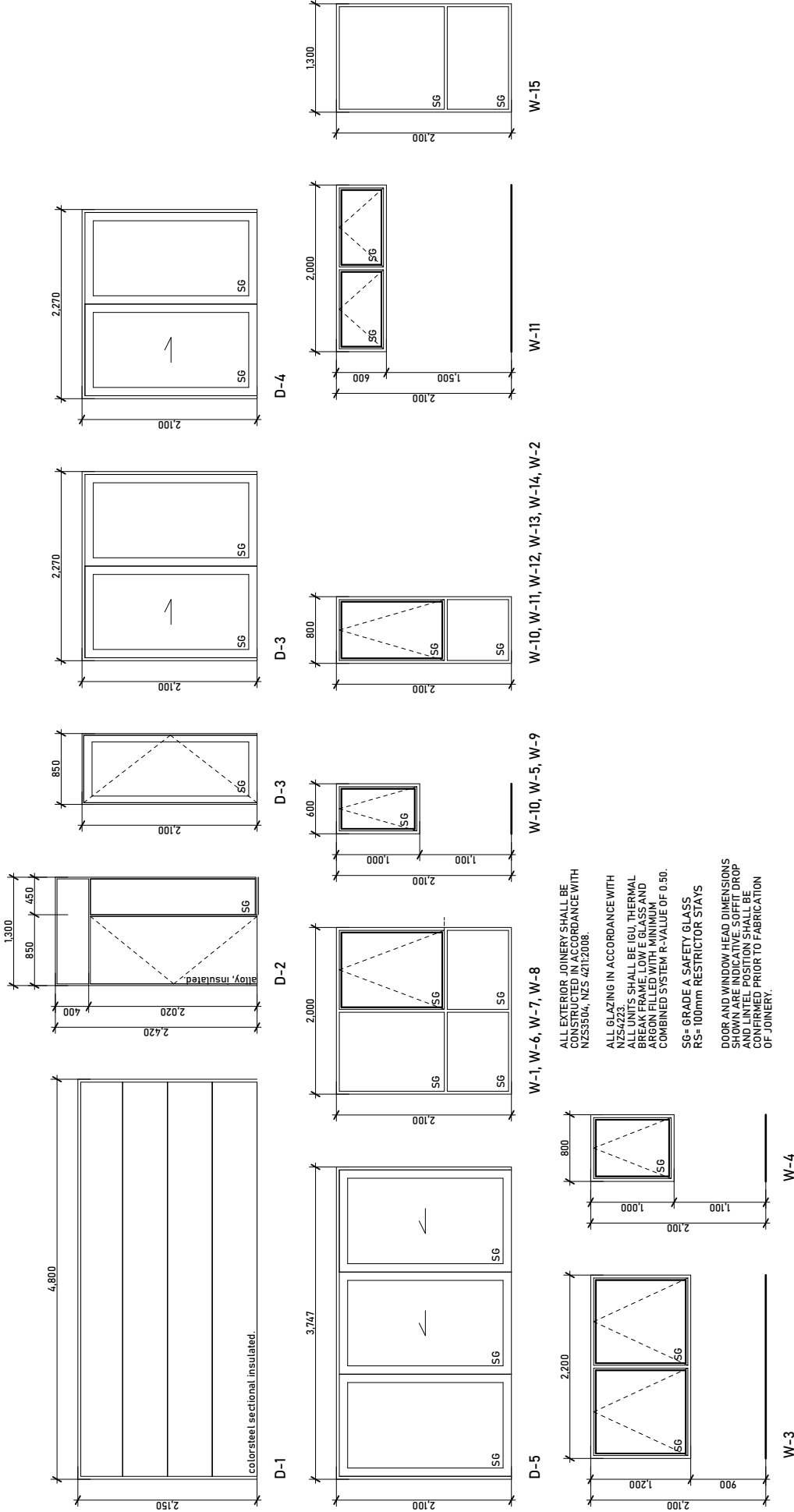


Figure 68: General pipe penetration Paragraph 9.1.9.3, Figure 126



ALL EXTERIOR JOINERY SHALL BE CONSTRUCTED IN ACCORDANCE WITH NZS3604, NZS 4211:2006.

NZS4723.

ALL UNITS SHALL BE IGU, THERMAL BREAK FRAME, LOW E GLASS AND ARGON FILLED WITH MINIMUM COMBINED SYSTEM R-VALUE OF 0.90.

SG= GRADE A SAFETY GLASS RS= 100mm RESTRICTOR STAYS

DOOR AND WINDOW HEAD DIMENSIONS SHOWN ARE INDICATIVE. THE DROP AND IN REVISION SHALL BE CONFIRMED PRIOR TO FABRICATION OF JOINERY.

Door & Window Schedule

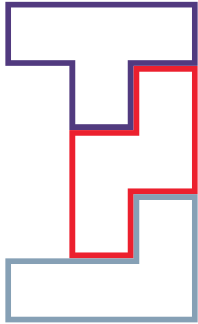
1:50

ISSUE ID	ISSUE DATE	SHEET	ISSUE ID	ISSUE DATE	SHEET
CONSENT	27.05.2026				



Drawing & Issue Register

Sheet #	Sheet Name	Issue	Issue Date
0002	Standard Details	1	08.05.26
1001	Foundation Plan	1	08.05.26
1010	Foundation Details	1	08.05.26
1011	Foundation Details	1	08.05.26
SPEC	Structural Specification	A	08.05.26



New Residence
10 Taipoiti Lane
Structural Drawings

Standard Details

To be followed unless shown otherwise on drawings. The drawings and standard details read in conjunction, shall have preference over the specification if any inconsistency occurs.

Concrete Cover

Foundations - 75mm cover to ground, 50mm cover to DPM or formwork
Where the cover is not shown on the drawings, refer to the following standards:
NZS 3101 "Concrete Structures Standard"
NZS 3109 "Concrete Construction"

Bar Supports

Reinforcing Bar Supports have not been shown on the drawings. The contractor shall supply Bar Supports as required to ensure all bars are adequately supported and secured against displacement at centers sufficient to ensure that the reinforcing does not move more than 10mm during construction.

Laps

Where rods are shown in long lengths, they may, in general be lapped anywhere providing that laps are full lap lengths as indicated elsewhere on this sheet or on drawings. Laps in adjacent bars must be staggered at least 60x dia of bar. Where rods are detailed and laps shown, these must not be varied or extra laps introduced without the permission of the Consulting Engineer. Where rods are offset the slope of the crank shall not exceed 1 in 12. At laps an extra tie (not normally shown on drawings) must be placed at each end of the cranks. See diagram.

Epoxied Anchors

Where epoxied anchors are specified, Hilti HIT-RE 500 V4 or approved equivalent is to be used, ensure anchors are installed to manufacturers specifications, unless noted otherwise

Notes for Shop Drawing Detailer

These drawings are intended to be read in conjunction with the 3D Revit file.
Electronic drawing files are available on request.

Notes for Contractor

The contractor shall verify all dimensions on site and compare with architectural drawings before commencing work or making shop drawings. The contractor must not pour concrete before the reinforcing has been inspected in place by the Consulting Engineer who shall be given 24 hours notice of pouring. For nibs and other architectural features the architectural drawings are to have preference over structural drawings but structural sizes and correct covers are to be maintained everywhere. Holes through structural members are to be in positions acceptable to the Consulting Engineer. Sizes of foundation beams and columns in ground are shown for pouring against boxing. If concrete is poured against natural ground, sizes of members are increased by 25 on each face. On boundaries, all work below ground, except postholes, should be boxed. Posthole footings are to be poured against undisturbed natural ground.

Lap Length

Unless otherwise noted on the drawings the following minimum lap lengths shall apply:

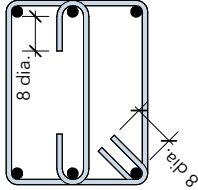
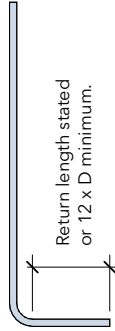
BAR DIA	CONCRETE		
	D	H	500MPa
10mm	400	600	
12mm	500	800	
16mm	600	1000	
20mm	800	1300	
25mm	1000	1600	
32mm	1300	2000	

Symbols & Abbreviations

e.s. = each side, e.w. = each way, e.f. = each face, e.e. = each end
N.T.S. = not to scale
R = Plain round bars, Grade 300
D = Deformed bars, Grade 300
H = Deformed bars, Grade 500
HR = Plain round bars, Grade 500
RB = Reid bars

Standard Returns

All normal ties & stirrups to have 8 dia. returns.



Structural

Scale at A3 - 1 : 10

Designed - STE

Reference

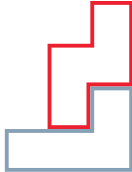
Drawn - MBS

Discipline

Checked -

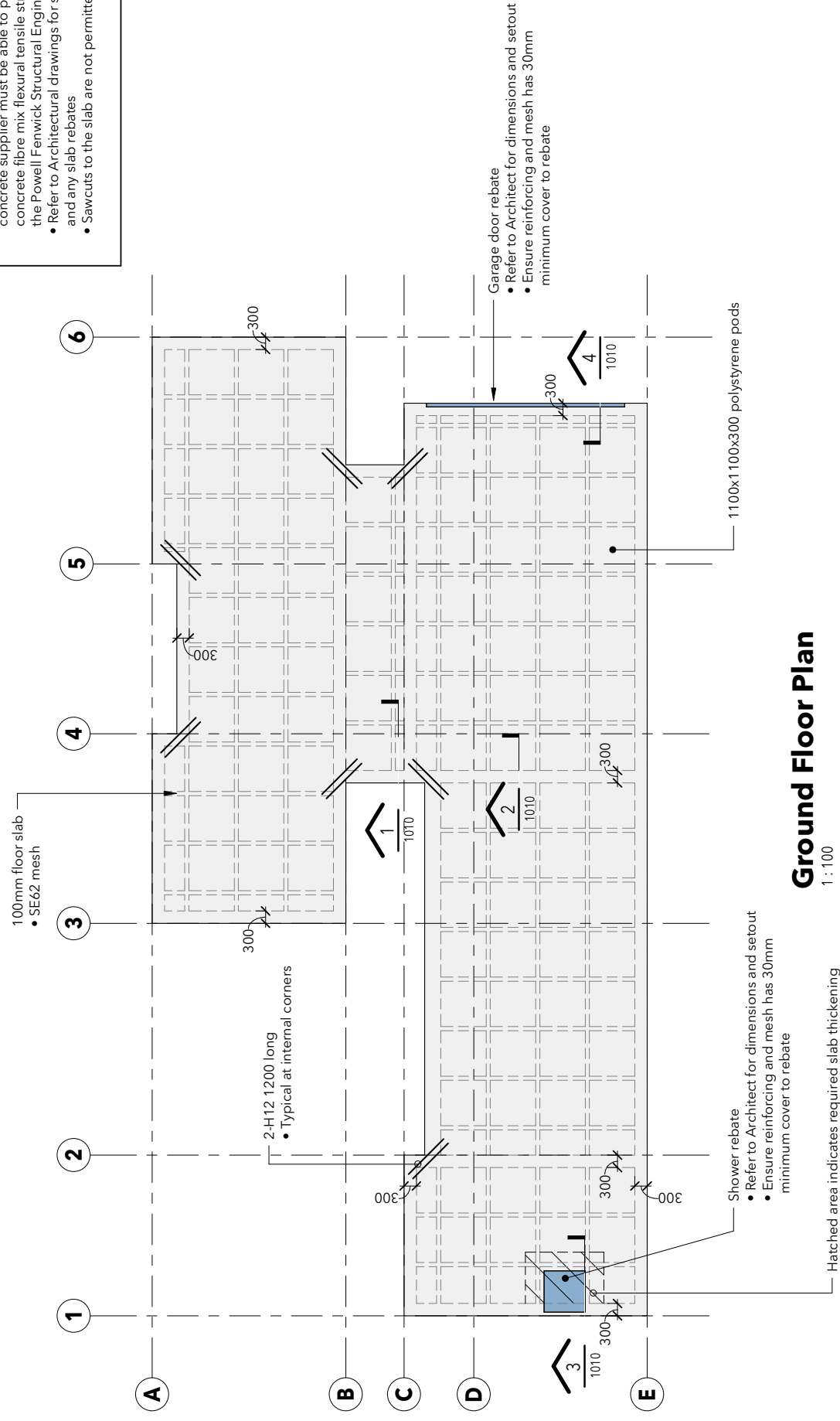
Sheet

Issue



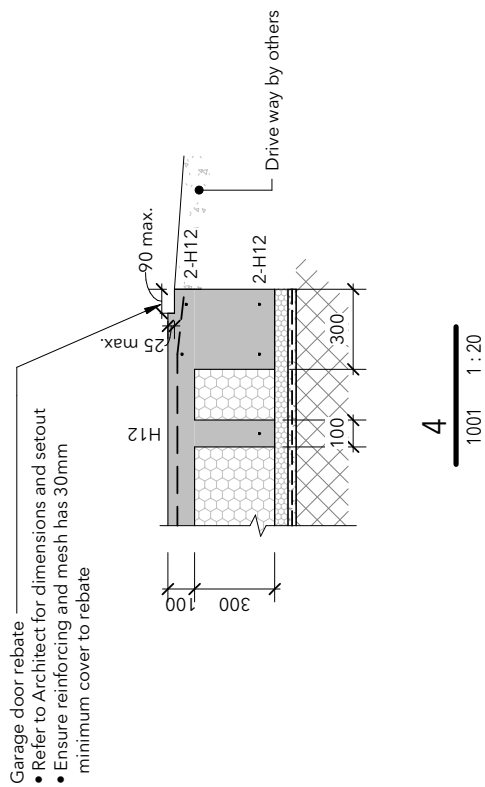
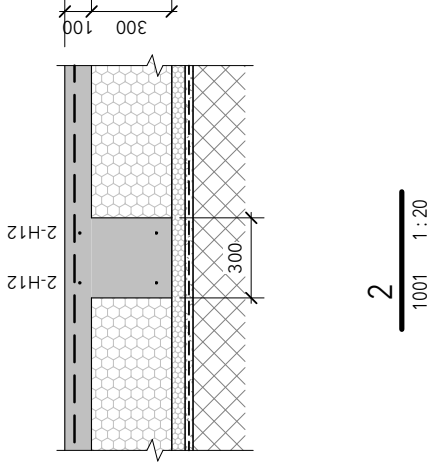
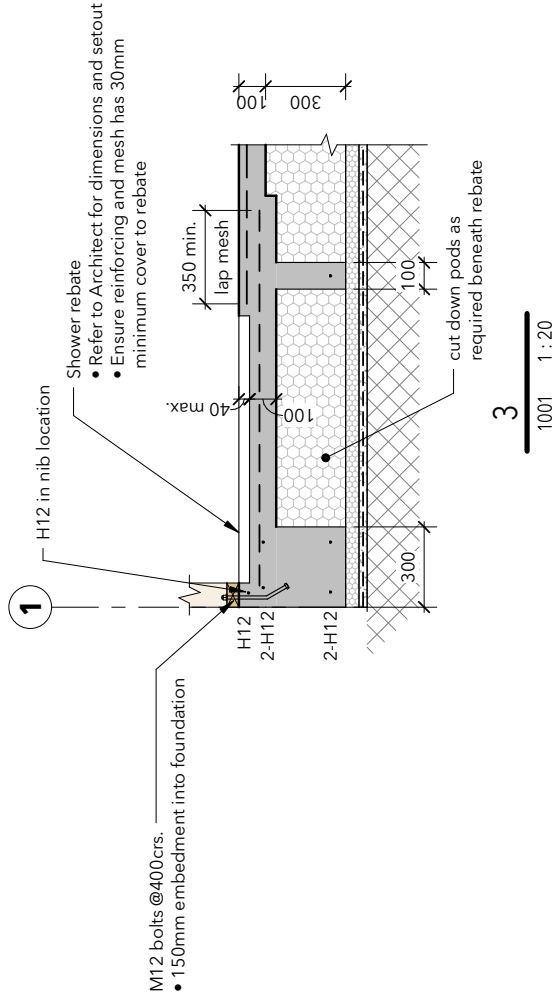
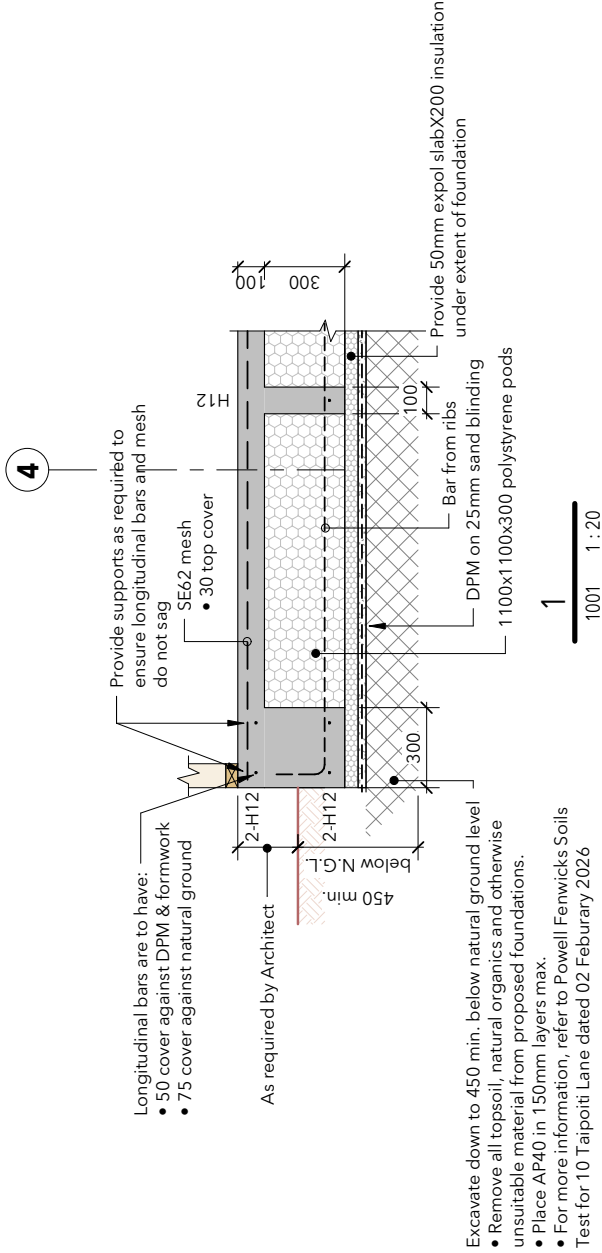
CONCRETE SLAB NOTES

- 25MPa steel fibre reinforced concrete mix as per c5.a6, 1 of NZS 3101 :2006 characteristic residual flexural tensile strength as $f_{tk,r} > 1.0$ MPa. The mix is to be provided by an approved concrete supplier. The concrete supplier must be able to provide their concrete fibre mix flexural tensile strength test data to the Powell Fenwick Structural Engineer on request.
- Refer to Architectural drawings for setout dimensions and any slab rebates
- Sawcuts to the slab are not permitted



Ground Floor Plan

1:100



Structural

Scale at A3 - 1:20

Designed - STE

Reference

Drawn - MBS

Discipline

Checked -

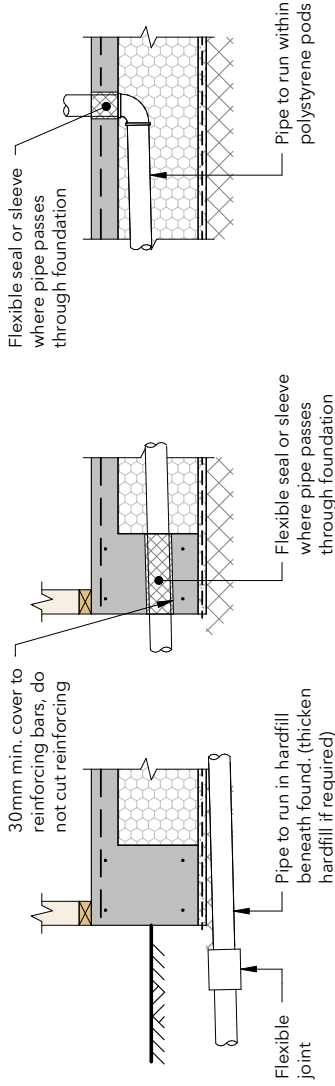
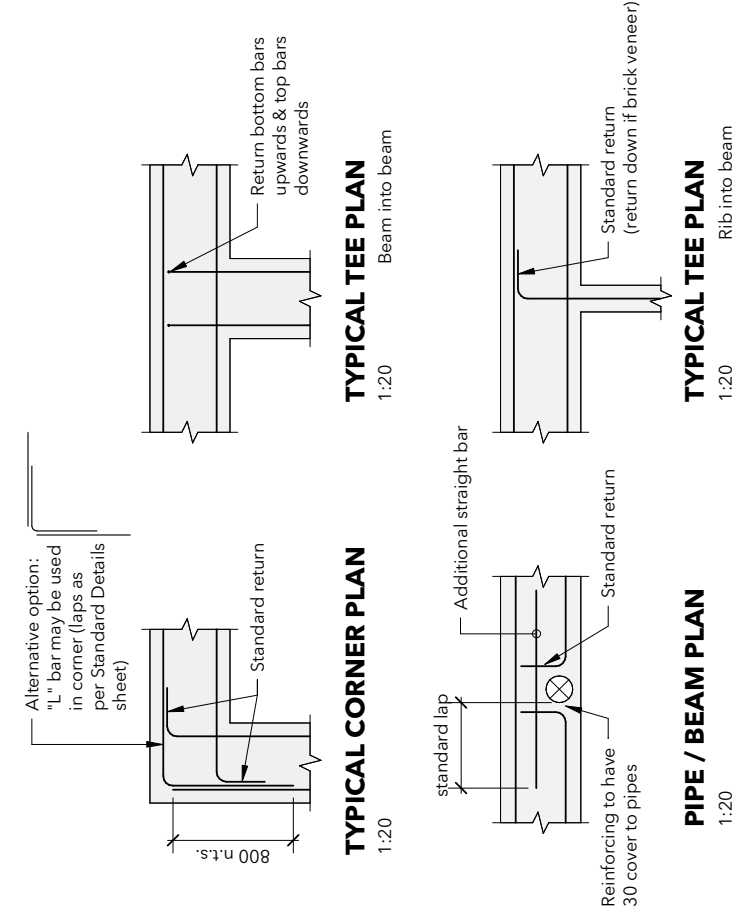
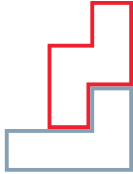
Sheet

Issue

New Residence

10 Taipoti Lane

Foundation Details



BEAM PENETRATION

SLAB PENETRATION

SERVICES NOTES:

- Pipes to run in plane of polystyrene pods to falls complying with G13/AS1 of the New Zealand Building Code.
- Pipes shall exit at perimeter foundation beam as detailed on this drawing. For 100mmØ pipes, the cover to the top of the pipe at the point at which it penetrates the slab shall be greater than or equal to 100mm (80mm for 65mmØ or smaller pipes).
- Pipes shall have a minimum of 30mm cover to all reinforcing. Do not tie pipes to reinforcing
- Refer to the Ministry of Business, Innovation & Employment (MBIE) Guidance (Part A, 5.7: Services) for further details.

Structural

Scale at A3 - 1:20

Designed - STE

Drawn - MBS

Checked -

Reference

Discipline

Sheet

Issue