

PROPOSED L & S REICHARDT DWELLING

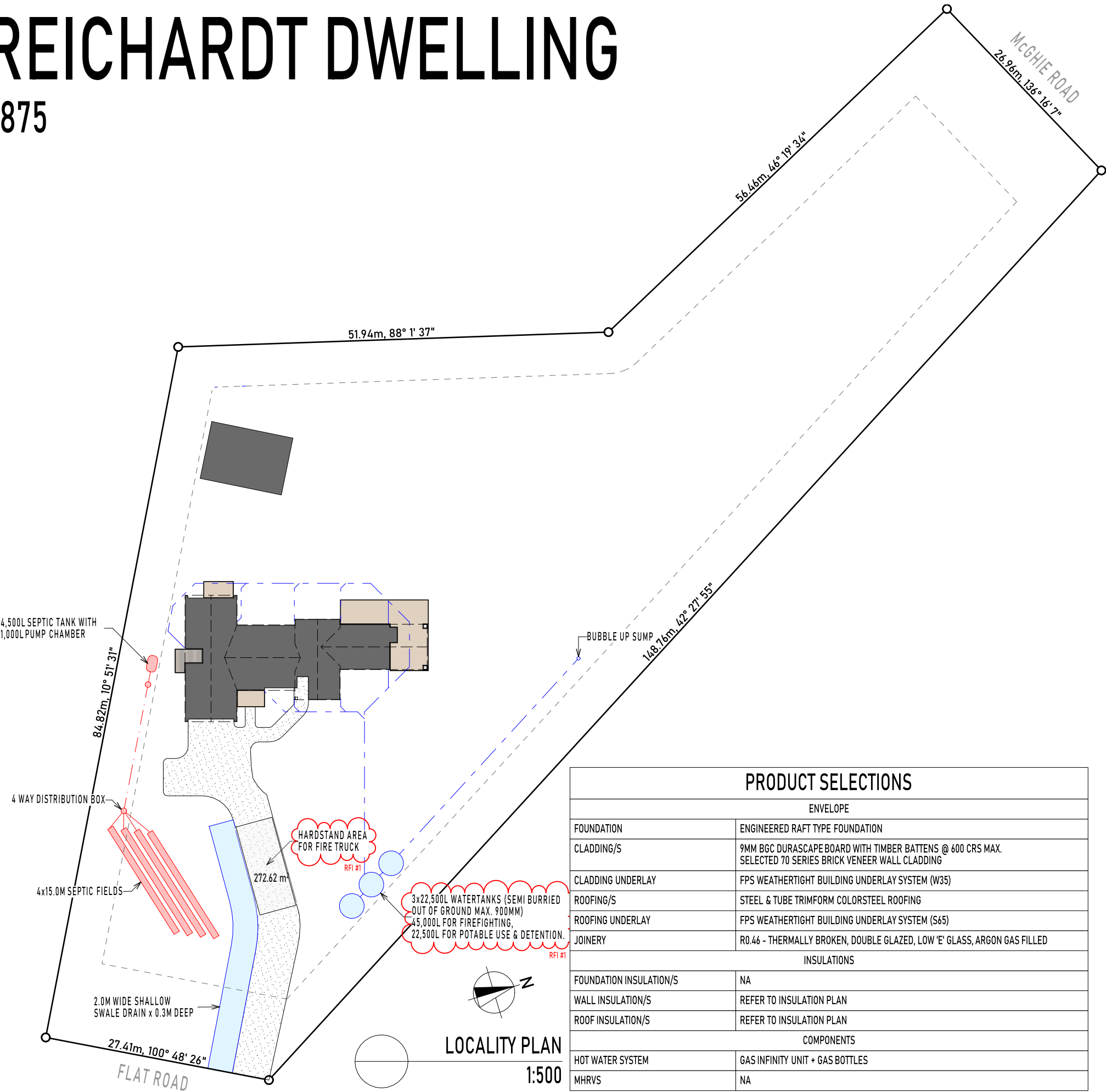
126 FLAT ROAD, RD5, TE AWAMUTU 3875

REFERENCE NV25072
DATE OF ISSUE: 13/11/2025
KG SIGN OFF

SHEET LAYOUT NAME

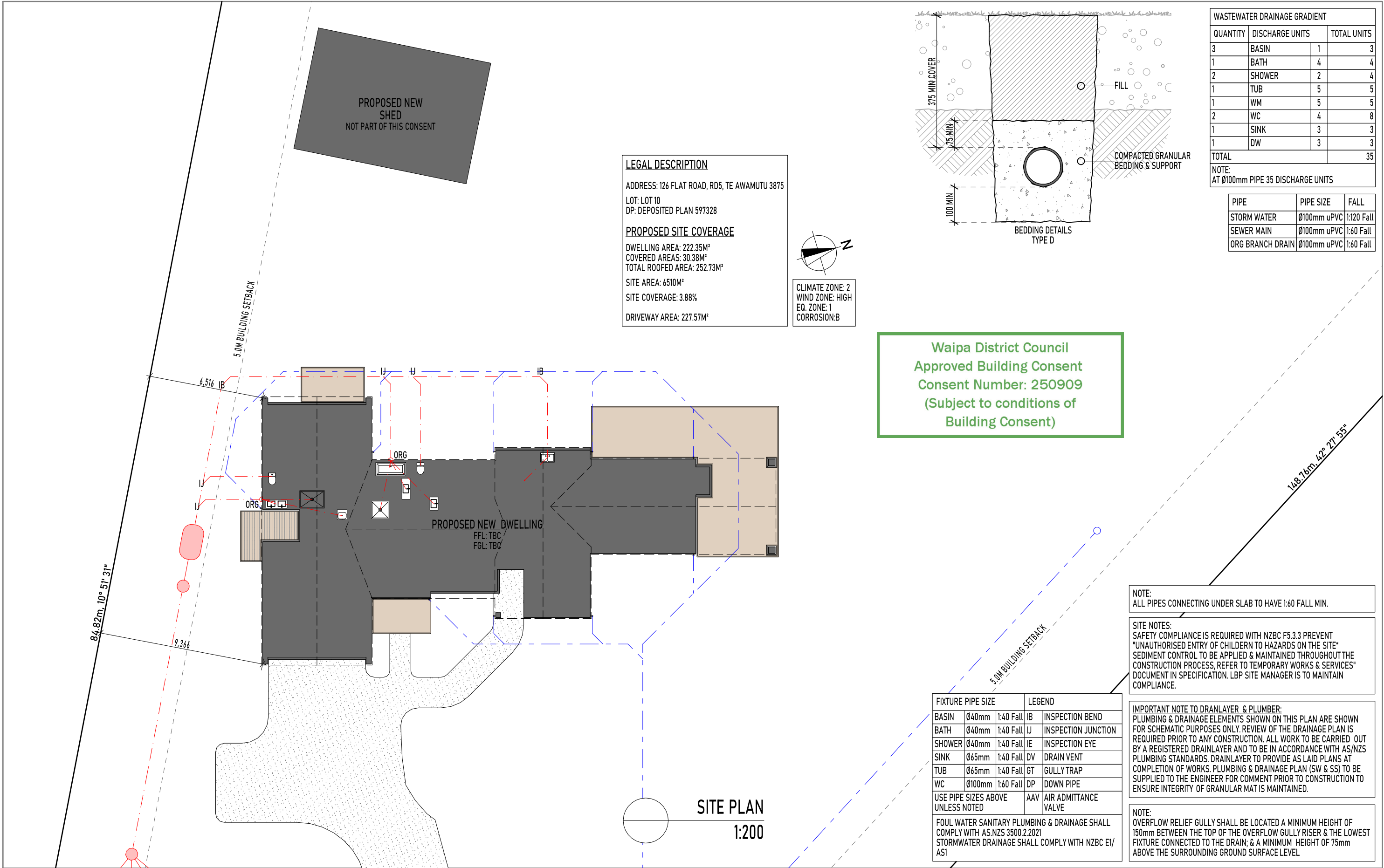
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Waipa District Council
Approved Building Consent
Consent Number: 250909
(Subject to conditions of
Building Consent)



PRODUCT SELECTIONS

ENVELOPE	
FOUNDATION	ENGINEERED RAFT TYPE FOUNDATION
CLADDING/S	9MM BGC DURASCAPE BOARD WITH TIMBER BATTENS @ 600 CRS MAX. SELECTED 70 SERIES BRICK VENEER WALL CLADDING
CLADDING UNDERLAY	FPS WEATHERTIGHT BUILDING UNDERLAY SYSTEM (W35)
ROOFING/S	STEEL & TUBE TRIMFORM COLORSTEEL ROOFING
ROOFING UNDERLAY	FPS WEATHERTIGHT BUILDING UNDERLAY SYSTEM (S65)
JOINERY	R0.46 - THERMALLY BROKEN, DOUBLE GLAZED, LOW 'E' GLASS, ARGON GAS FILLED
INSULATIONS	
FOUNDATION INSULATION/S	NA
WALL INSULATION/S	REFER TO INSULATION PLAN
ROOF INSULATION/S	REFER TO INSULATION PLAN
COMPONENTS	
HOT WATER SYSTEM	GAS INFINITY UNIT + GAS BOTTLES
MHRVS	NA



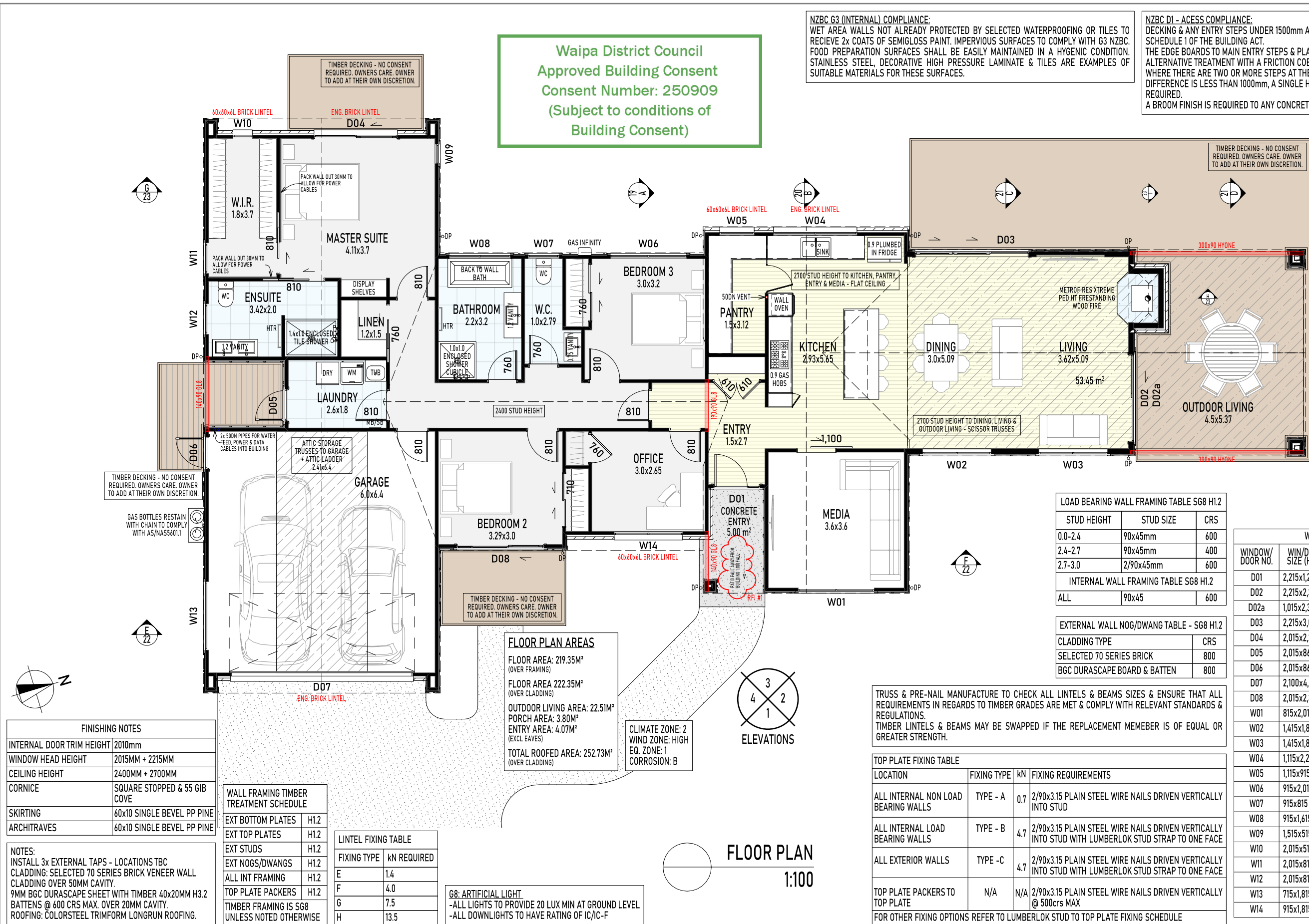
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NZBC G3 (INTERNAL) COMPLIANCE:
WET AREA WALLS NOT ALREADY PROTECTED BY SELECTED WATERPROOFING OR TILES TO RECEIVE 2x COATS OF SEMIGLOSS PAINT. IMPERVIOUS SURFACES TO COMPLY WITH G3 NZBC. FOOD PREPARATION SURFACES SHALL BE EASILY MAINTAINED IN A HYGENIC CONDITION. STAINLESS STEEL, DECORATIVE HIGH PRESSURE LAMINATE & TILES ARE EXAMPLES OF SUITABLE MATERIALS FOR THESE SURFACES.

NZBC D1 - ACCESS COMPLIANCE:
DECKING & ANY ENTRY STEPS UNDER 1500mm ABOVE FGL MAY BE CONSTRUCTED TO SCHEDULE 1 OF THE BUILDING ACT. THE EDGE BOARDS TO MAIN ENTRY STEPS & PLATFORMS TO HAVE GRIP TREAD UP OR AN ALTERNATIVE TREATMENT WITH A FRICTION COEFFICIENT OF 0.4 OR GREATER. WHERE THERE ARE TWO OR MORE STEPS AT THE MAIN ENTRY & THE TOTAL HEIGHT DIFFERENCE IS LESS THAN 1000mm, A SINGLE HANDRAIL IS RECOMMENDED BUT NOT REQUIRED. A BROOM FINISH IS REQUIRED TO ANY CONCRETE WITHIN 2000mm OF THE MAIN ENTRY.

FLOOR COVERINGS

	FLOORING XTRA LAMINATE - QUICK - STEP IMPRESSIVE
	SELECTED TILED FLOOR COVERING WITH SIKU UNDERTILE WATERPROOFING
	FLOORING XTRA RESIDE LOCALE EAST STREET & 10MM FOAM UNDERLAY



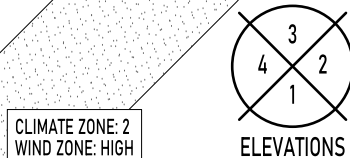
FINISHING NOTES	
INTERNAL DOOR TRIM HEIGHT	2010mm
WINDOW HEAD HEIGHT	2015MM + 2215MM
CEILING HEIGHT	2400MM + 2700MM
CORNICE	SQUARE STOPPED & 55 GIB COVE
SKIRTING	60x10 SINGLE BEVEL PP PINE
ARCHITRAVES	60x10 SINGLE BEVEL PP PINE

NOTES:
INSTALL 3x EXTERNAL TAPS - LOCATIONS TBC
CLADDING: SELECTED 70 SERIES BRICK VENEER WALL CLADDING OVER 50MM CAVITY.
9MM BGC DURASCAPE SHEET WITH TIMBER 40x20MM H3.2 BATTENS @ 600 CRS MAX. OVER 20MM CAVITY.
ROOFING: COLORSTEEL TRIMFORM LONGRUN ROOFING.

WALL FRAMING TIMBER TREATMENT SCHEDULE	
EXT BOTTOM PLATES	H1.2
EXT TOP PLATES	H1.2
EXT STUDS	H1.2
EXT NOGS/DWANGS	H1.2
ALL INT FRAMING	H1.2
TOP PLATE PACKERS	H1.2
TIMBER FRAMING IS S68 UNLESS NOTED OTHERWISE	

LINTEL FIXING TABLE	
FIXING TYPE	KN REQUIRED
E	1.4
F	4.0
G	7.5
H	13.5

G8: ARTIFICIAL LIGHT
-ALL LIGHTS TO PROVIDE 20 LUX MIN AT GROUND LEVEL
-ALL DOWNLIGHTS TO HAVE RATING OF IC/IC-F



FLOOR PLAN
1:100

LOAD BEARING WALL FRAMING TABLE S68 H1.2		
STUD HEIGHT	STUD SIZE	CRS
0.0-2.4	90x45mm	600
2.4-2.7	90x45mm	400
2.7-3.0	2/90x45mm	600
INTERNAL WALL FRAMING TABLE S68 H1.2		
ALL	90x45	600

EXTERNAL WALL NOG/DWANG TABLE - S68 H1.2	
CLADDING TYPE	CRS
SELECTED 70 SERIES BRICK	800
BGC DURASCAPE BOARD & BATTEN	800

TRUSS & PRE-NAIL MANUFACTURE TO CHECK ALL LINTELS & BEAMS SIZES & ENSURE THAT ALL REQUIREMENTS IN REGARDS TO TIMBER GRADES ARE MET & COMPLY WITH RELEVANT STANDARDS & REGULATIONS. TIMBER LINTELS & BEAMS MAY BE SWAPPED IF THE REPLACEMENT MEMBER IS OF EQUAL OR GREATER STRENGTH.

TOP PLATE FIXING TABLE			
LOCATION	FIXING TYPE	KN	FIXING REQUIREMENTS
ALL INTERNAL NON LOAD BEARING WALLS	TYPE - A	0.7	2/90x3.15 PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD
ALL INTERNAL LOAD BEARING WALLS	TYPE - B	4.7	2/90x3.15 PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD WITH LUMBERLOK STUD STRAP TO ONE FACE
ALL EXTERIOR WALLS	TYPE - C	4.7	2/90x3.15 PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD WITH LUMBERLOK STUD STRAP TO ONE FACE
TOP PLATE PACKERS TO TOP PLATE	N/A	N/A	2/90x3.15 PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY @ 500crs MAX
FOR OTHER FIXING OPTIONS REFER TO LUMBERLOK STUD TO TOP PLATE FIXING SCHEDULE			

WINDOW & DOOR SCHEDULE				
WINDOW/DOOR NO.	WIN/DOOR SIZE (HxW)	WIN/DOOR AREA	LINTEL SIZE	FIXING TYPE
D01	2,215x1,230	2.72	140x90 GL8	E
D02	2,215x2,315	5.13	190x90 GL8	F
D02a	1,015x2,315	2.35	190x90 GL8	F
D03	2,215x3,015	6.68	240x90 GL8	G
D04	2,015x2,215	4.46	240x90 HYONE	SED
D05	2,015x860	1.73	140x90 GL8	F
D06	2,015x860	1.73	140x90 GL8	F
D07	2,100x4,850	10.19	250 PFC	SED
D08	2,015x2,315	4.66	190x90 GL8	G
W01	815x2,015	1.64	190x90 GL8	E
W02	1,415x1,815	2.57	140x90 GL8	F
W03	1,415x1,815	2.57	140x90 GL8	F
W04	1,115x2,215	2.47	240x90 HYONE	SED
W05	1,115x915	1.02	140x90 GL8	F
W06	915x2,015	1.84	190x90 GL8	G
W07	915x815	0.75	140x90 GL8	F
W08	915x1,615	1.48	140x90 GL8	G
W09	1,515x515	0.78	140x90 GL8	F
W10	2,015x515	1.04	140x90 GL8	G
W11	2,015x815	1.64	140x90 GL8	F
W12	2,015x815	1.64	140x90 GL8	F
W13	715x1,815	1.30	140x90 GL8	F
W14	915x1,815	1.66	190x90 GL8	G



JASON KRAAYVANGER
PH: 07 871 5452
EMAIL: INFO@NEWVISIONARCHITECTURE.CO.NZ
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PROPOSED L & S REICHARDT DWELLING
126 FLAT ROAD, RD5, TE AWAMUTU 3875

CONTRACTOR TO ADHERE TO ALL BUILDING CODES AND STANDARDS INCLUDING LOCAL AUTHORITY REGULATIONS & BYLAWS. THESE PLANS MUST BE READ IN ACCORDANCE WITH THE SPECIFICATIONS. CONTRACTOR IS FULLY RESPONSIBLE FOR WATERPROOFING OF THE BUILDING. ANY EXTRA DETAILS REQUIRED TO BE ASKED FOR IN WRITING. CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ON SITE ALL DIMENSIONS PRIOR TO MANUFACTURE. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.

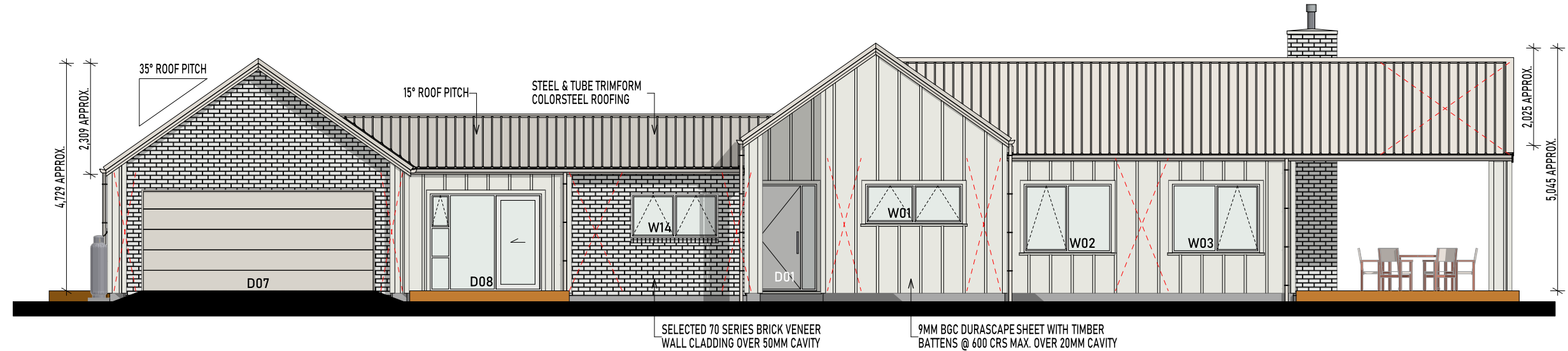
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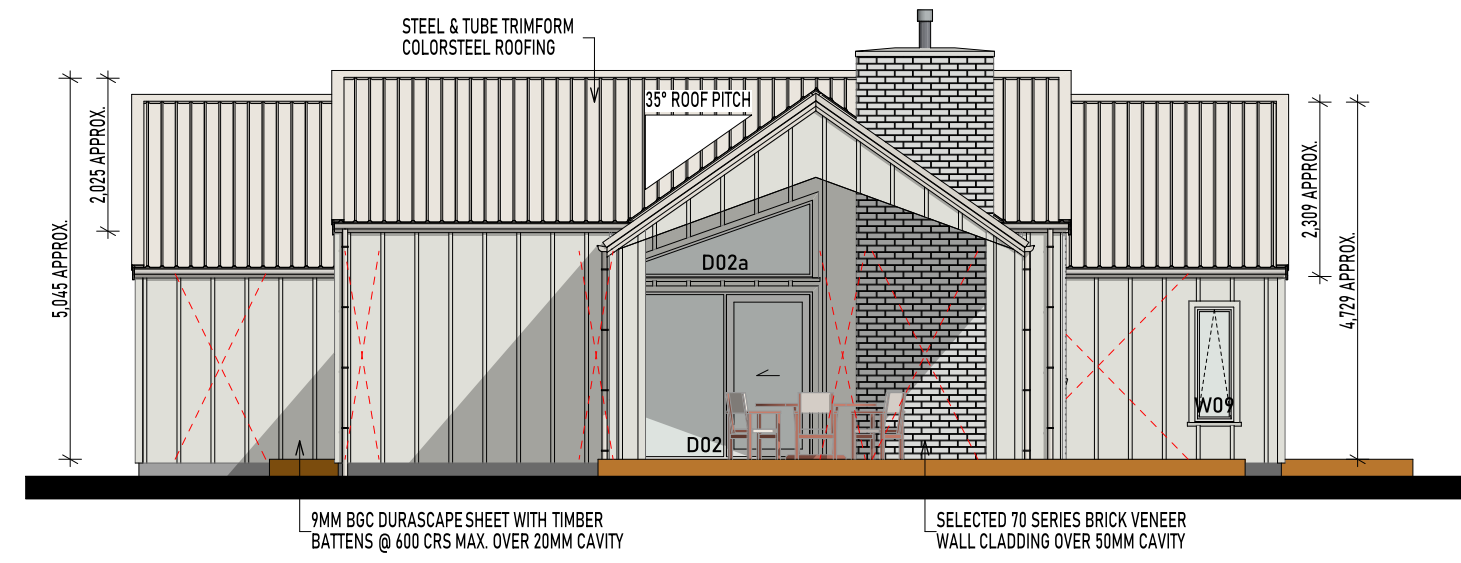
PRINT DATE: 13/11/2025

REVISED: NOT REVISED

SHEET: 3 OF 31 A3 SHEETS



ELEVATION 1
1:100



ELEVATION 2
1:100

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BUILDING ENVELOPE RISK MATRIX					
ELEVATION 1 & 2					
	LOW	MED	HIGH	VERY HIGH	
WIND ZONE	0	0	1	2	1
NO. STOREY	0	1	2	4	0
ROOF / WALL INT. DESIGN	0	1	3	5	5
EAVE WIDTH	0	1	2	5	5
ENVELOPE COMPLEXITY	0	1	3	6	1
DECK DESIGN	0	2	4	6	0
TOTAL	12				
BGC DURASCAPE SHEET WITH 40x20MM TIMBER BATTENS @ 600 CRS MAX. OVER 20MM CAVITY. SELECTED 70 SERIES BRICK VENEER WALL CLADDING OVER 50MM CAVITY.					

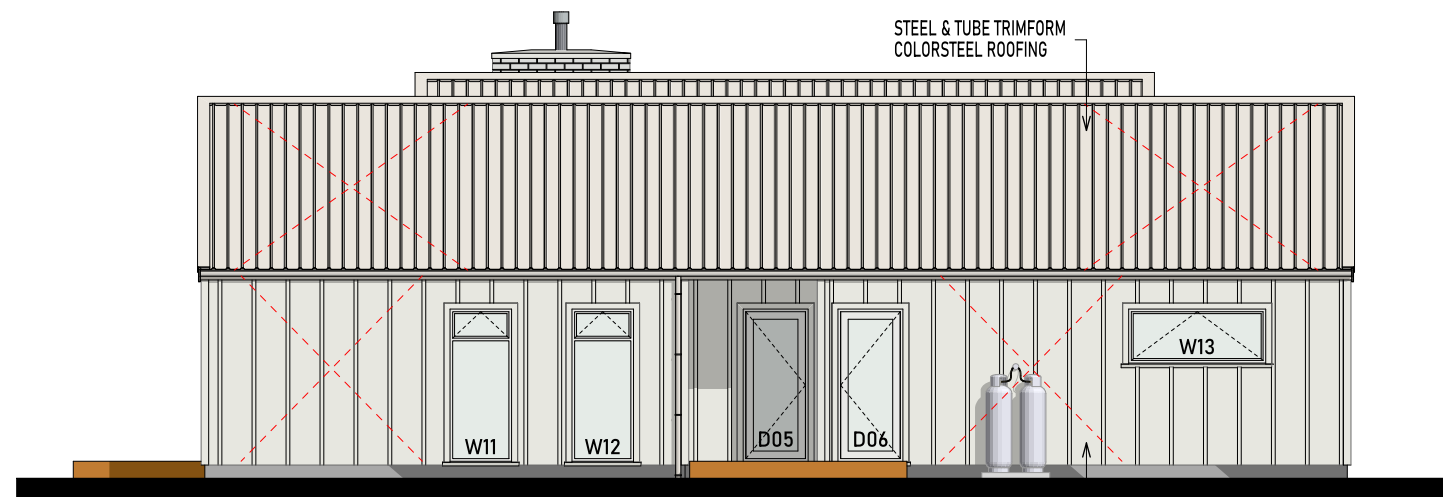
DASHED LINE REPRESENT BRACING ELEMENTS - REFER TO:
SHEET 09 FOR WALL BRACING
SHEET 18 FOR ROOF BRACING



SELECTED 70 SERIES BRICK VENEER
WALL CLADDING OVER 50MM CAVITY

9MM BGC DURASCAPE SHEET WITH TIMBER
BATTENS @ 600 CRS MAX. OVER 20MM CAVITY

ELEVATION 3
1:100



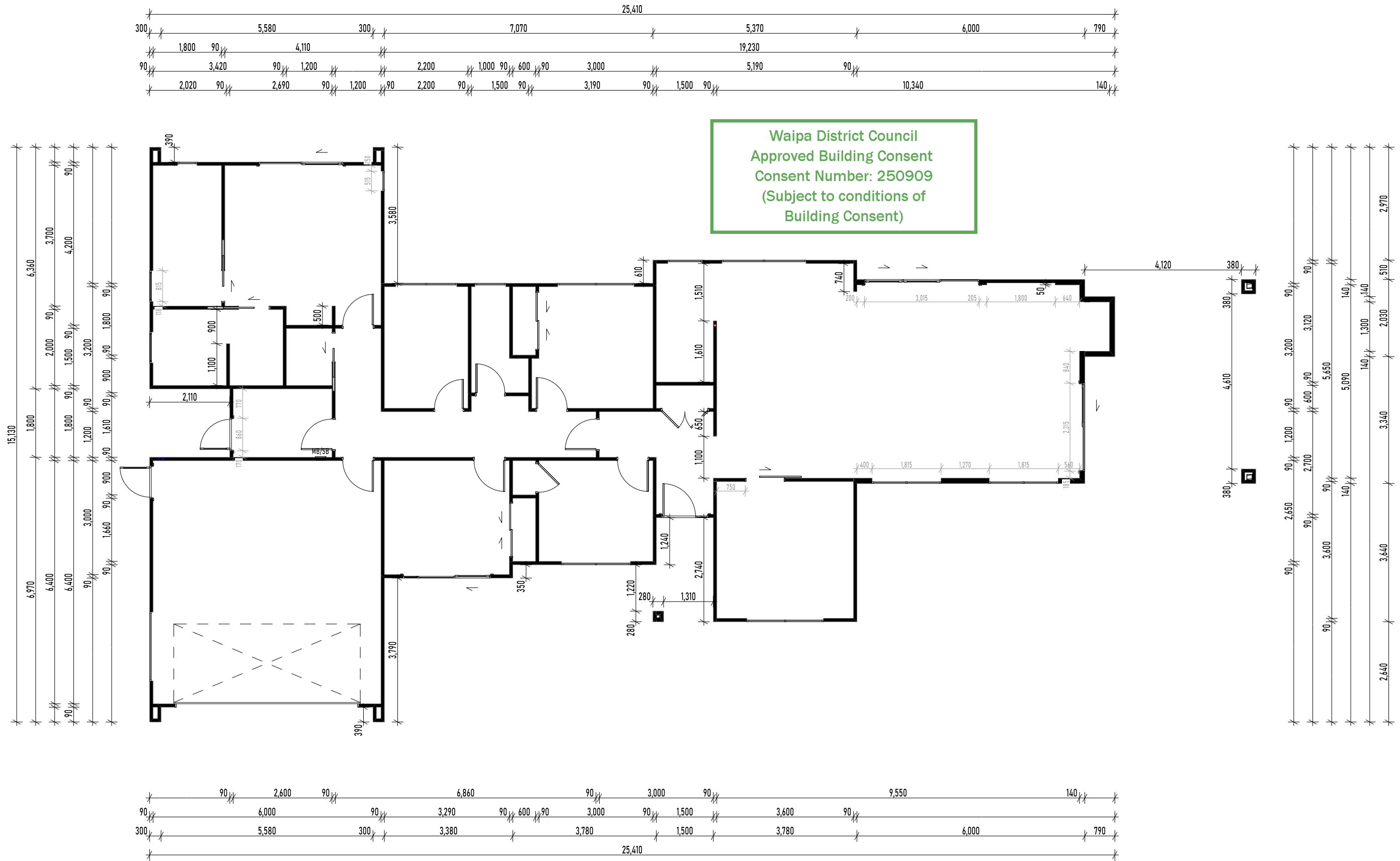
9MM BGC DURASCAPE SHEET WITH TIMBER
BATTENS @ 600 CRS MAX. OVER 20MM CAVITY

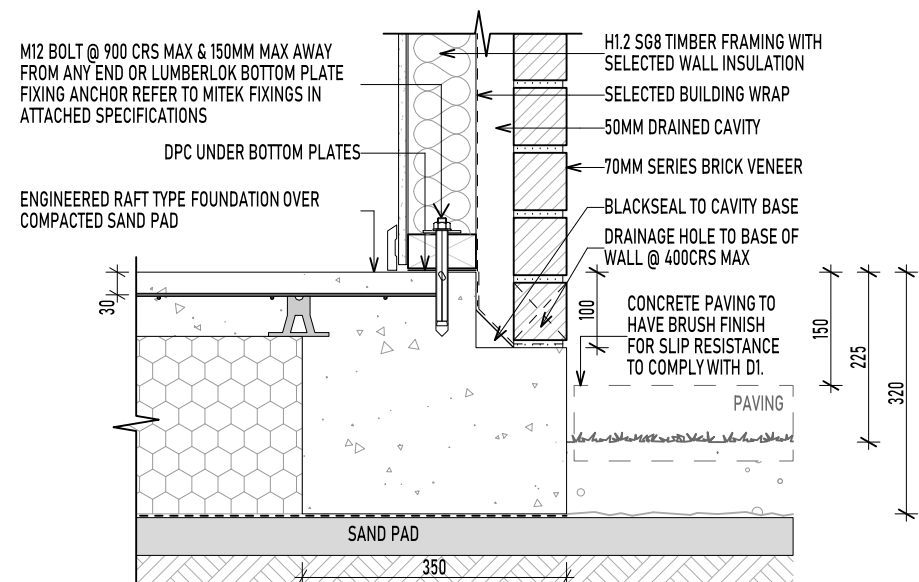
ELEVATION 4
1:100

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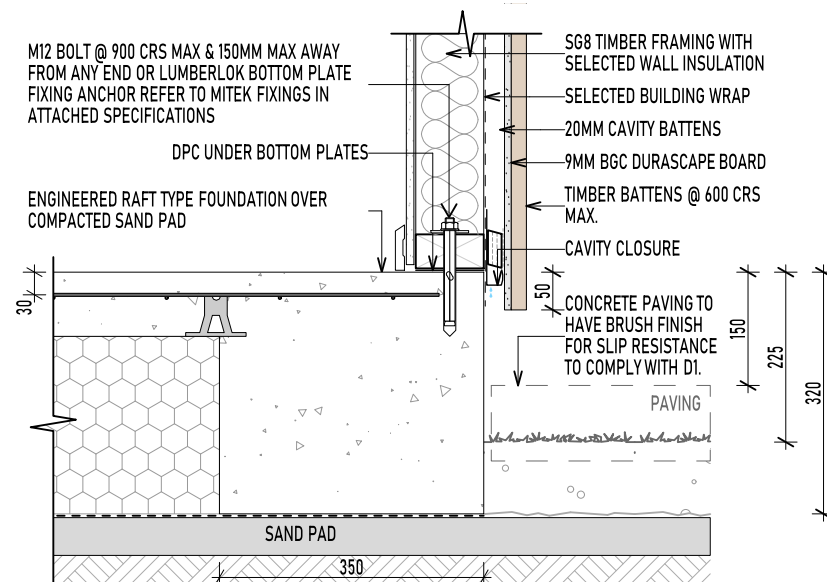
BUILDING ENVELOPE RISK MATRIX					
ELEVATION 3 & 4					
	LOW	MED	HIGH	VERY HIGH	
WIND ZONE	0	0	1	2	1
NO. STOREY	0	1	2	4	0
ROOF / WALL INT. DESIGN	0	1	3	5	5
EAVE WIDTH	0	1	2	5	5
ENVELOPE COMPLEXITY	0	1	3	6	1
DECK DESIGN	0	2	4	6	0
TOTAL	12				
BGC DURASCAPE SHEET WITH 40x20MM TIMBER BATTENS @ 600 CRS MAX. OVER 20MM CAVITY. SELECTED 70 SERIES BRICK VENEER WALL CLADDING OVER 50MM CAVITY.					

DASHED LINE REPRESENT BRACING ELEMENTS - REFER TO:
SHEET 09 FOR WALL BRACING
SHEET 18 FOR ROOF BRACING

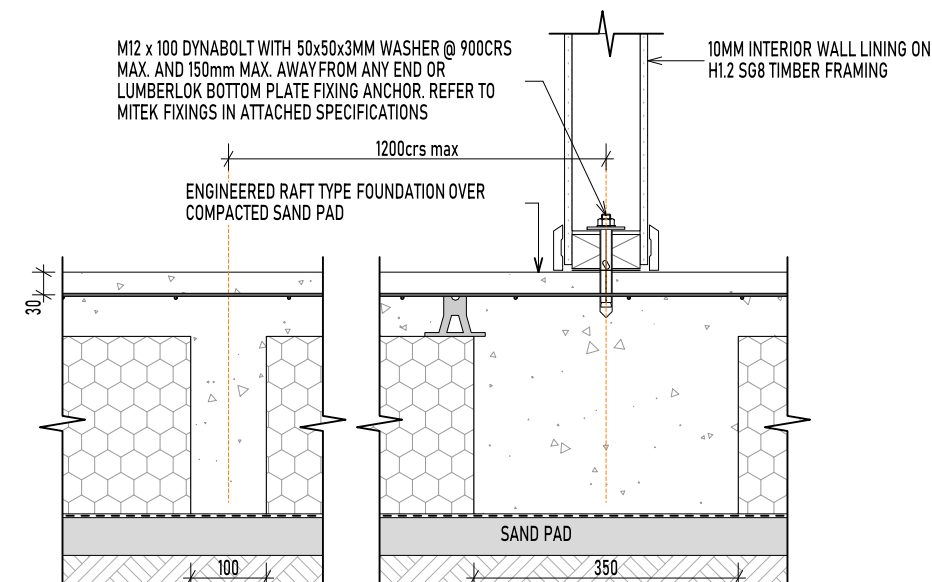




F1
07
FOUNDATION DETAIL
1:10

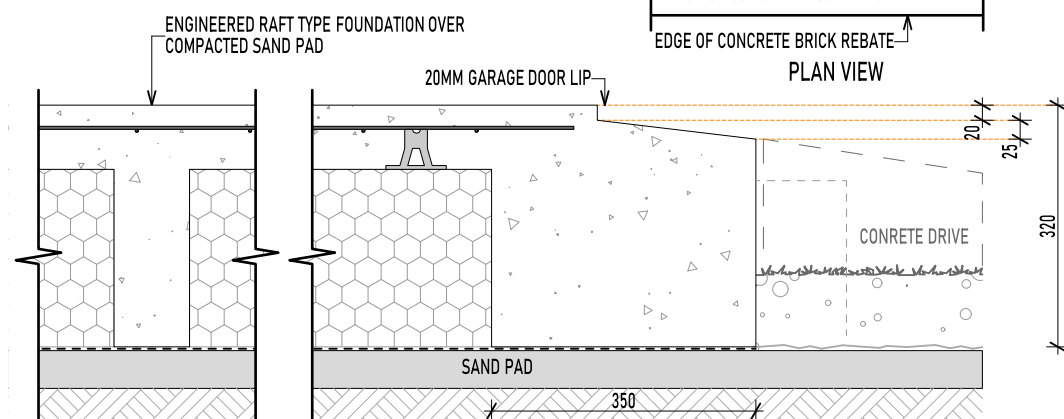
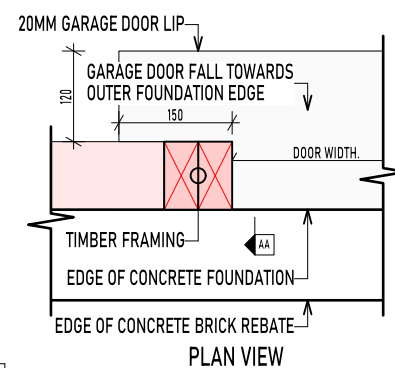


F2
07
FOUNDATION DETAIL
1:10

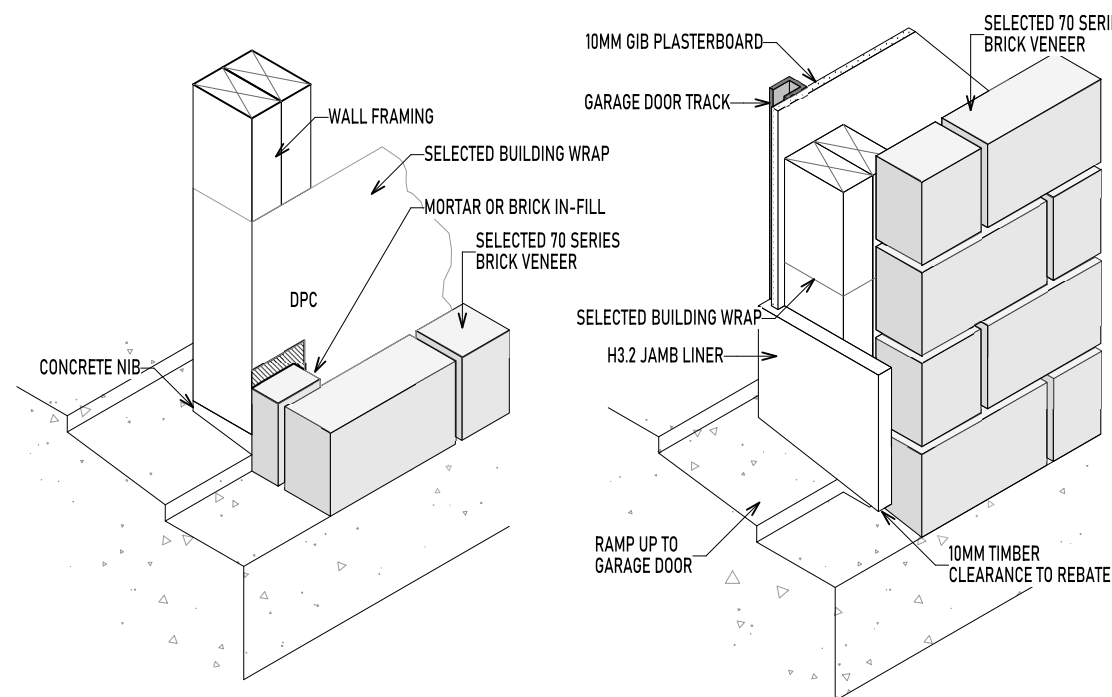


F3
07
FOUNDATION DETAIL
1:10

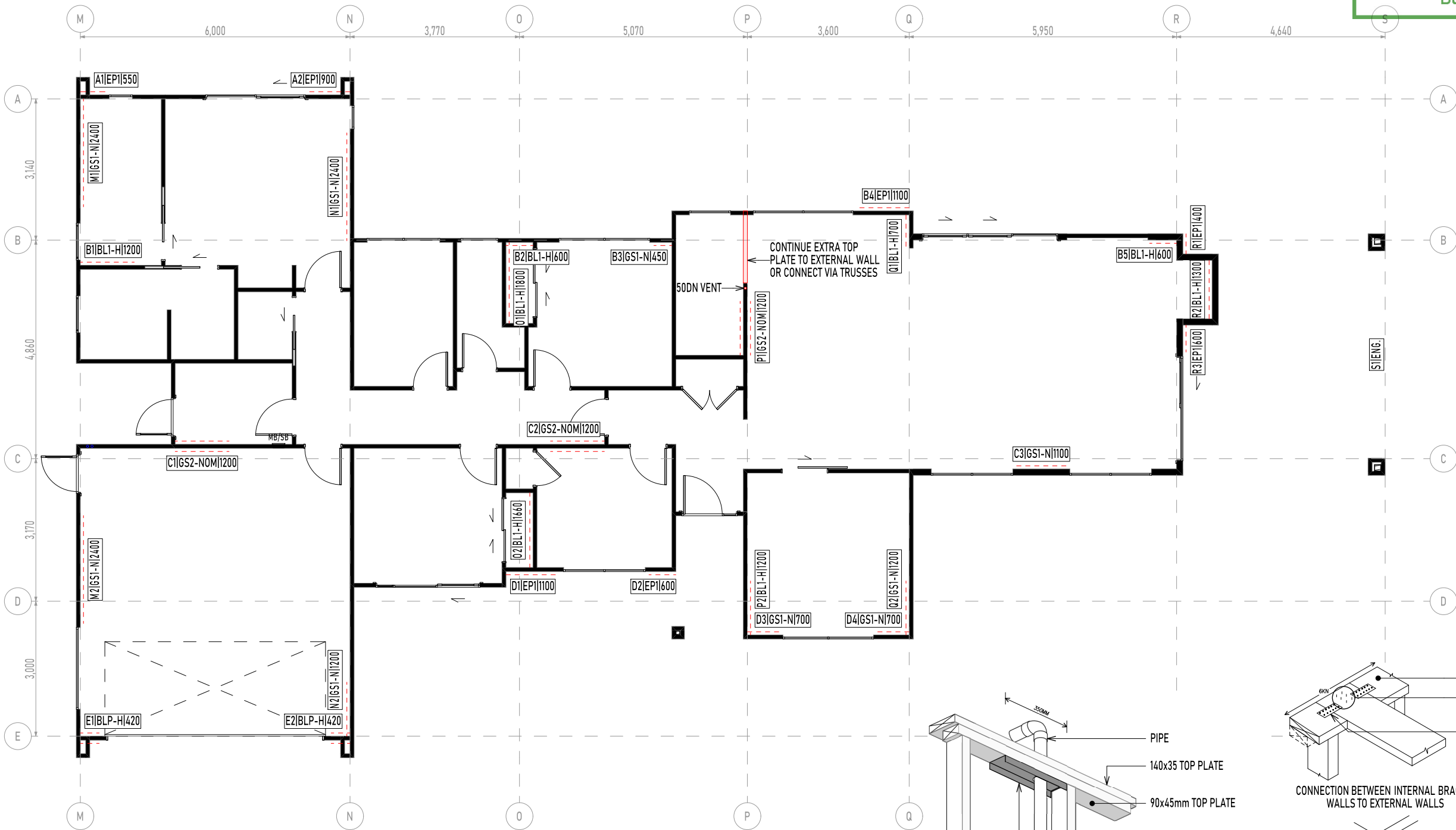
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F4
07
FOUNDATION DETAIL
1:10



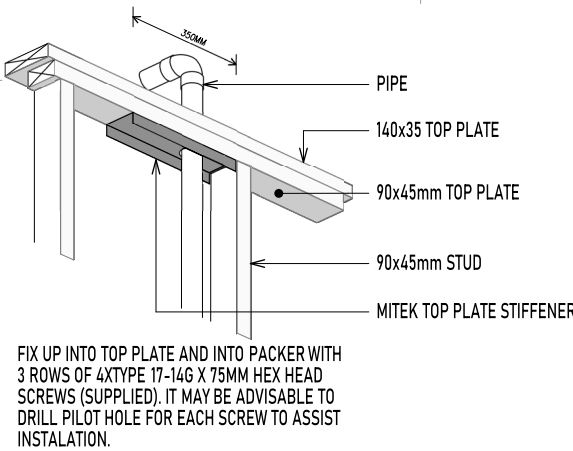
F4
07
FOUNDATION DETAIL
1:10



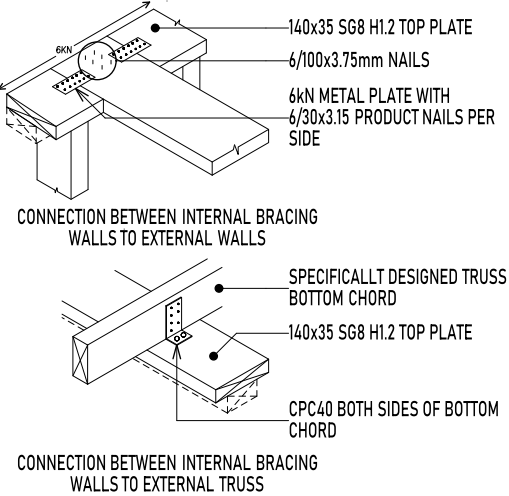
BRACING	
BLD LENGTH	29,220MM
BLD WIDTH	15,250MM
BLD AREA	219.35M²
HEIGHT _{FGL-APEX}	5,044MM
HEIGHT _{EAVE-APEX}	2,624MM
WIND ZONE	HIGH
EQ ZONE	1

NOTE:
- ALL BRACING ELEMENTS SHOWN ARE MINIMUM LENGTH ONLY.
- BRACING INSTALLERS ARE TO NOTIFY NEW VISION ARCHITECTURE IF ANY BRACING ELEMENTS REQUIRE CHANGES.
- CHECK ALL WALL LENGTHS PRIOR TO CUTTING BRACING MATERIAL.
- REFER TO SUPPORTING DOCUMENTS FOR BRACING CALCULATIONS.

BRACING PLAN
1:100

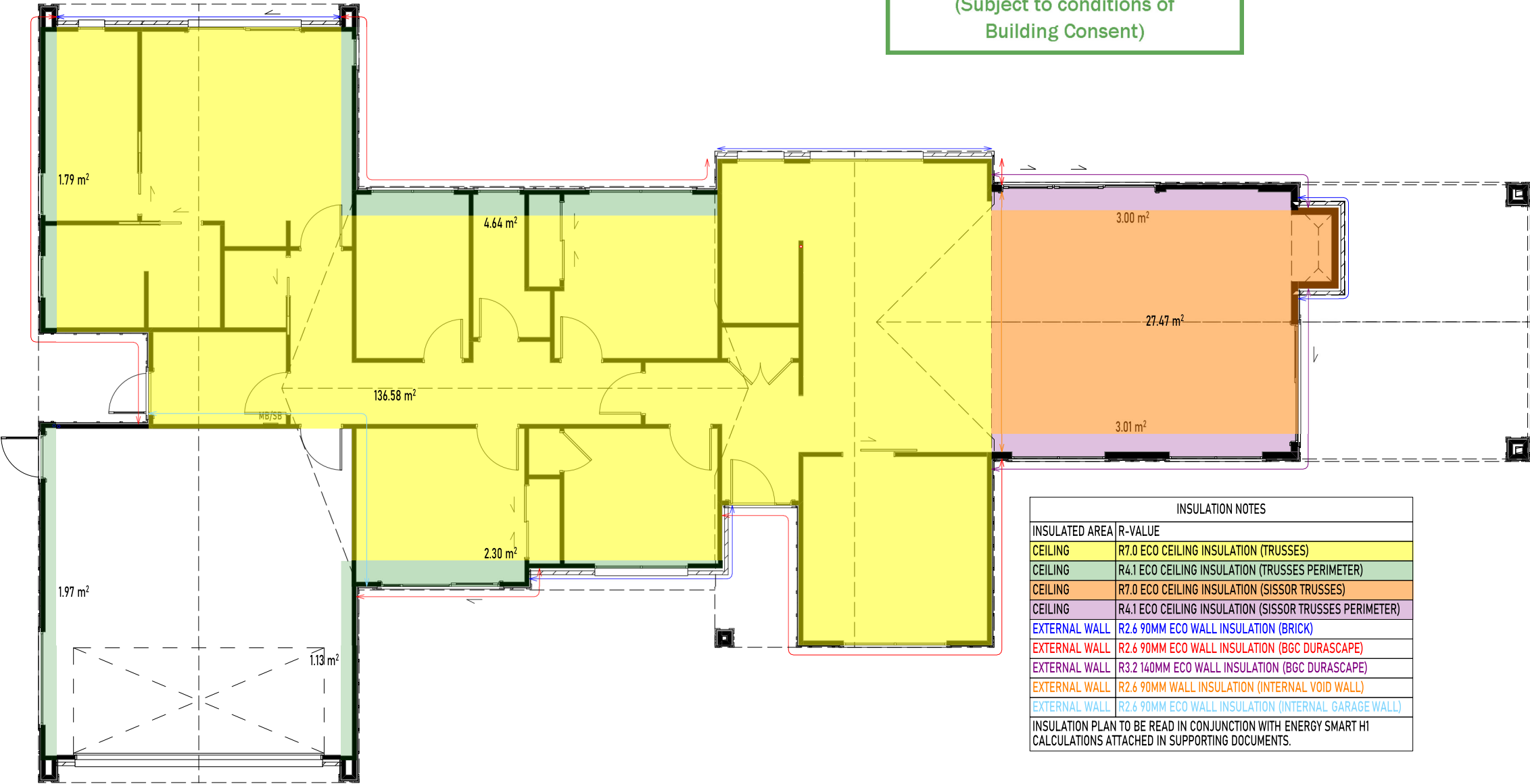


TOP PLATE STIFFENER
1:10



WALL BRACING
1:10

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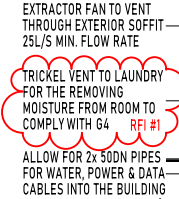










INSULATION NOTES	
INSULATED AREA	R-VALUE
CEILING	R7.0 ECO CEILING INSULATION (TRUSSES)
CEILING	R4.1 ECO CEILING INSULATION (TRUSSES PERIMETER)
CEILING	R7.0 ECO CEILING INSULATION (SISSOR TRUSSES)
CEILING	R4.1 ECO CEILING INSULATION (SISSOR TRUSSES PERIMETER)
EXTERNAL WALL	R2.6 90MM ECO WALL INSULATION (BRICK)
EXTERNAL WALL	R2.6 90MM ECO WALL INSULATION (BGC DURASCAPE)
EXTERNAL WALL	R3.2 140MM ECO WALL INSULATION (BGC DURASCAPE)
EXTERNAL WALL	R2.6 90MM WALL INSULATION (INTERNAL VOID WALL)
EXTERNAL WALL	R2.6 90MM ECO WALL INSULATION (INTERNAL GARAGE WALL)
INSULATION PLAN TO BE READ IN CONJUNCTION WITH ENERGY SMART H1 CALCULATIONS ATTACHED IN SUPPORTING DOCUMENTS.	

INSULATION PLAN
1:100

PRINT THIS PLAN IN COLOR

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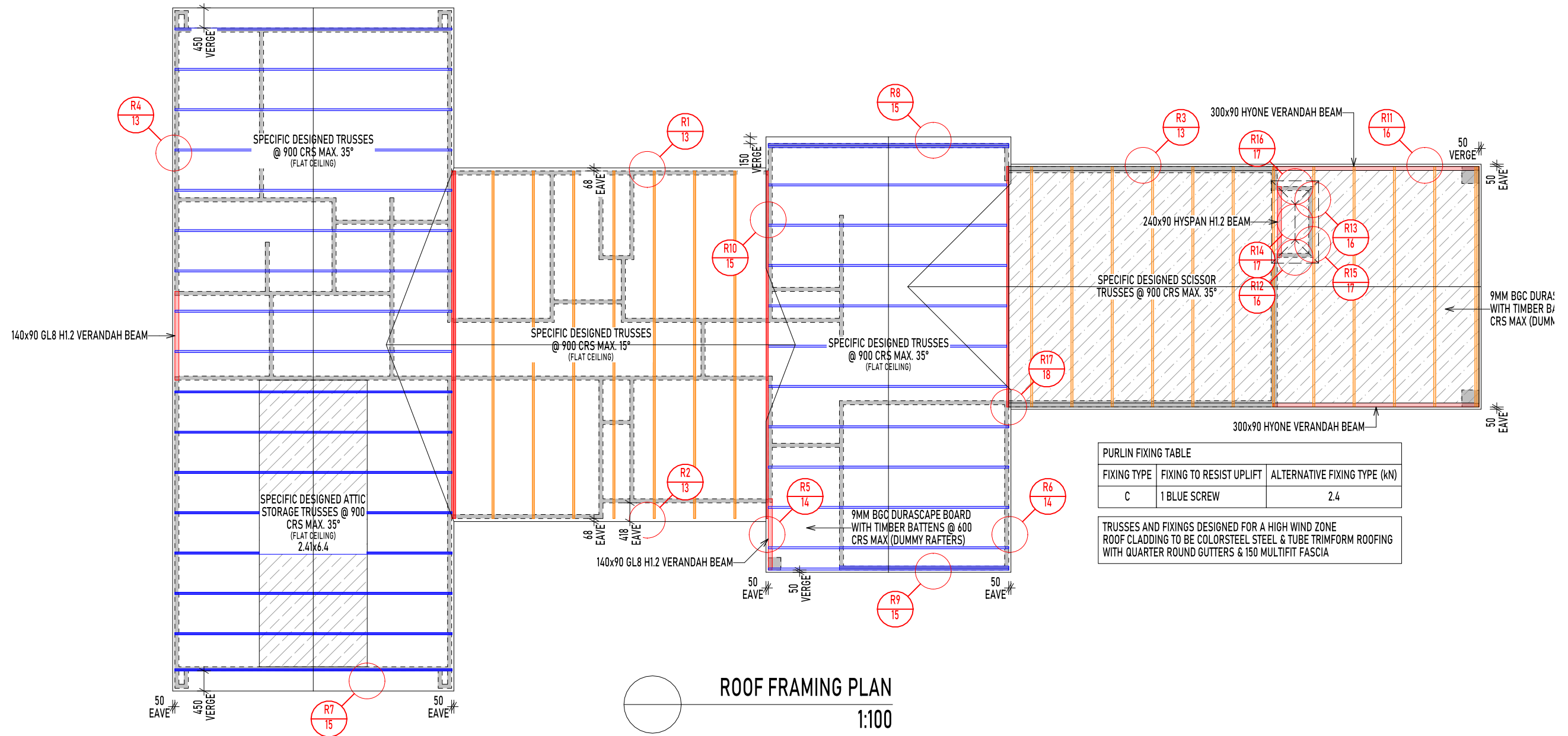
LEGEND	
	SINGLE SWITCH
	DOUBLE SWITCH
	TRIPLE SWITCH
	RECESSED LED INDOOR LIGHT
	OUTDOOR LED LIGHT
	OUTDOOR SPOT LIGHT & SENSOR
	SOCKET DENOMINATION
	DATA / TV

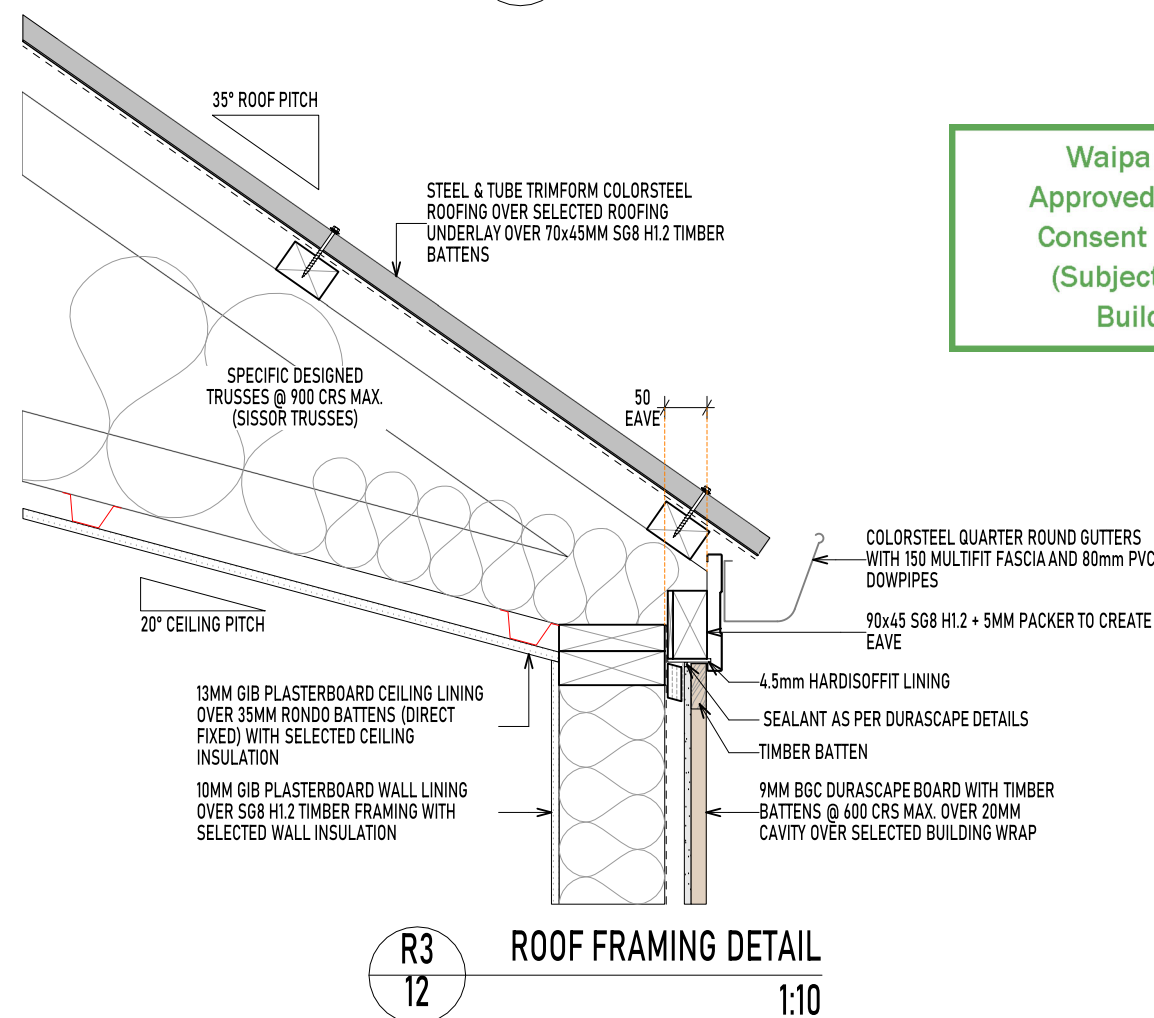
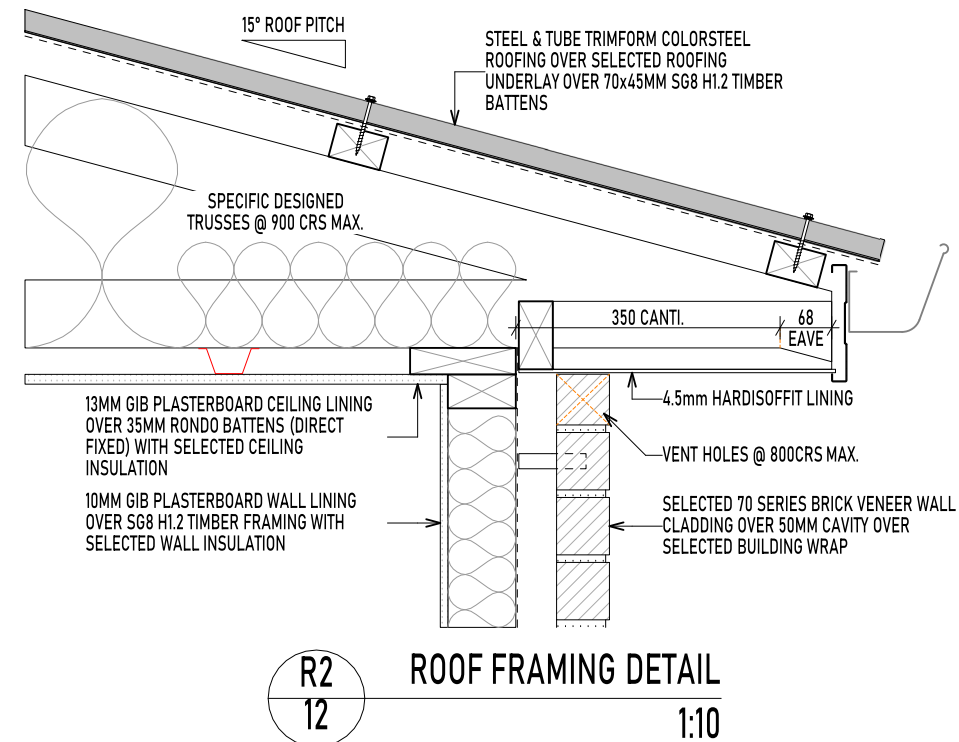
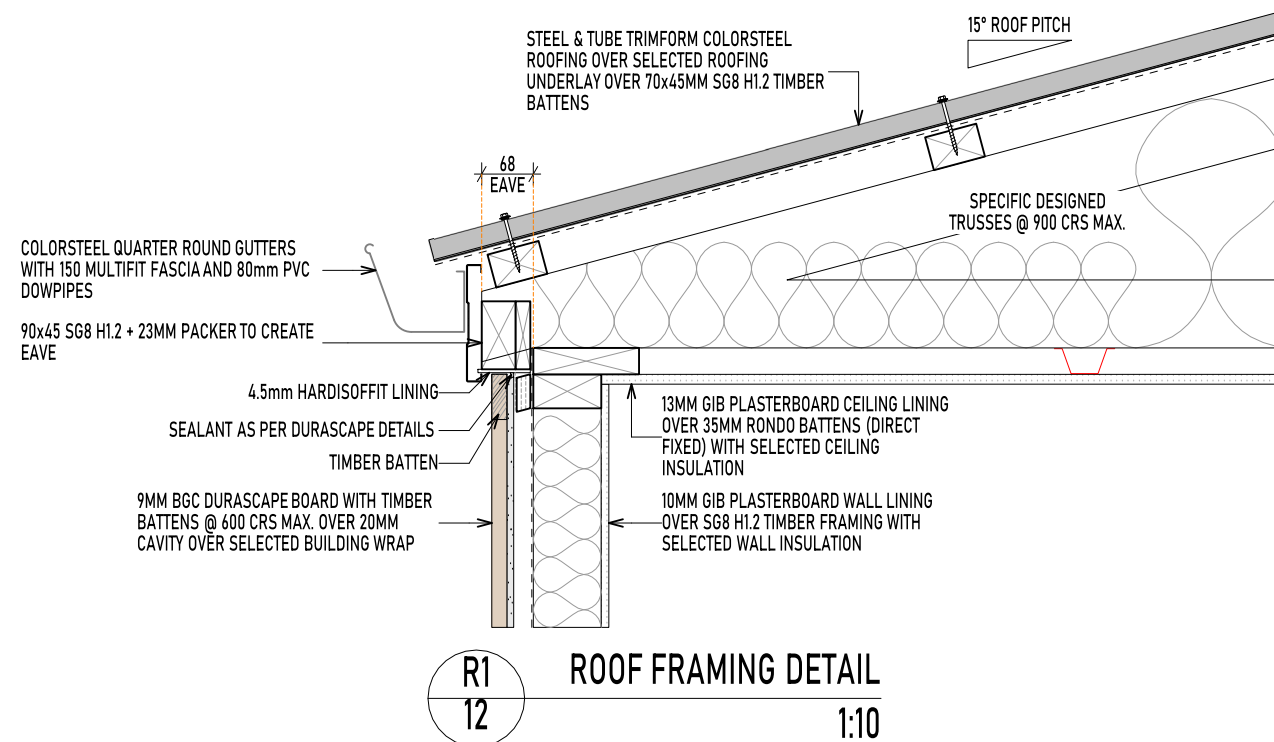
INTERCONNECTED SMOKE ALARM LEGEND	
(S)	SMOKE SENSITIVE
(H)	HEAT SENSITIVE
NO MORE THAN 5m FROM ANY WALL & NO MORE THAN 500mm FROM RAKING APEXES	

ELECTRICAL LAYOUT TO BE CONFIRMED
BETWEEN CLIENT & ELECTRICAL
CONTRACTOR ON SITE.
NEW VISION ARCHITECTURE LTD ACCEPTS
NO RESPONSIBILITY FOR DEVIATING FROM
THIS PLAN.

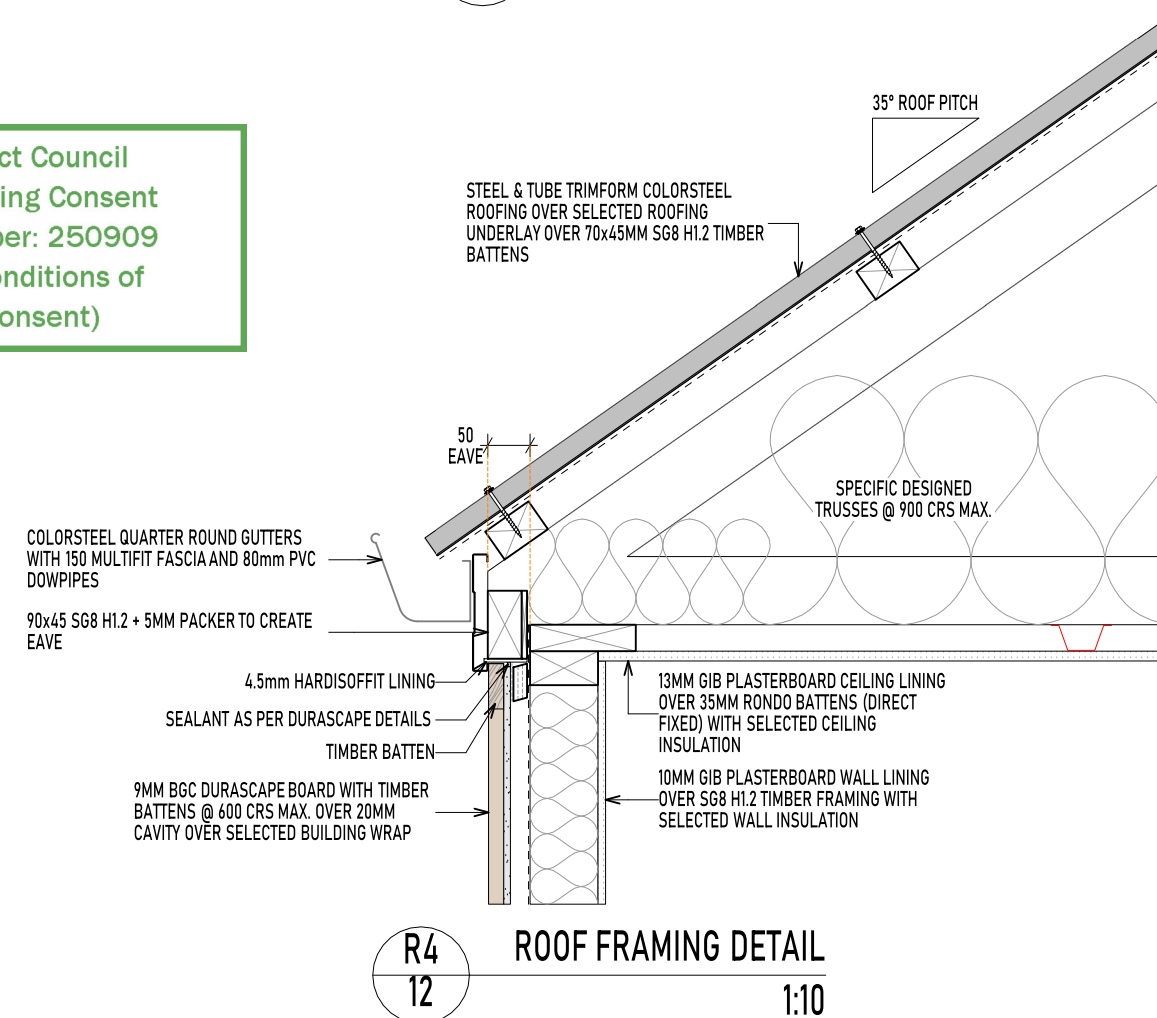
 ELECTRICAL PLAN
1:100

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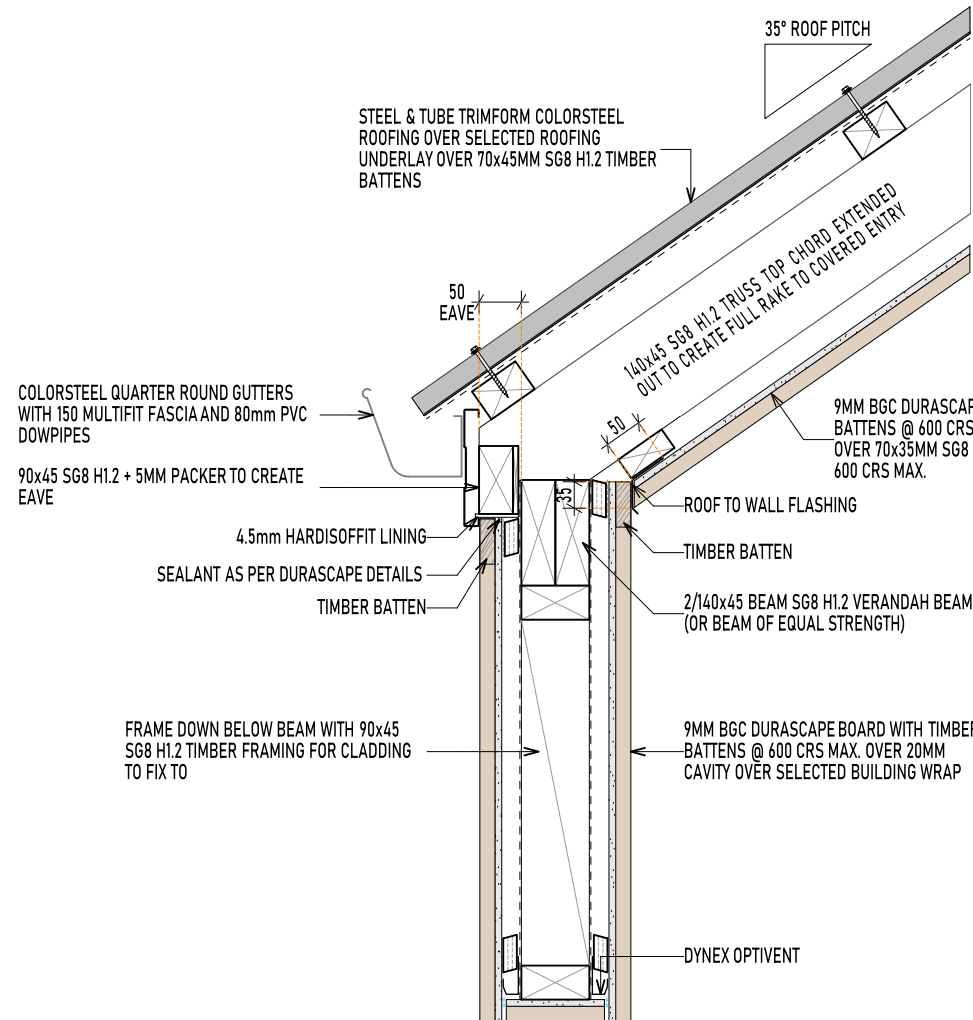




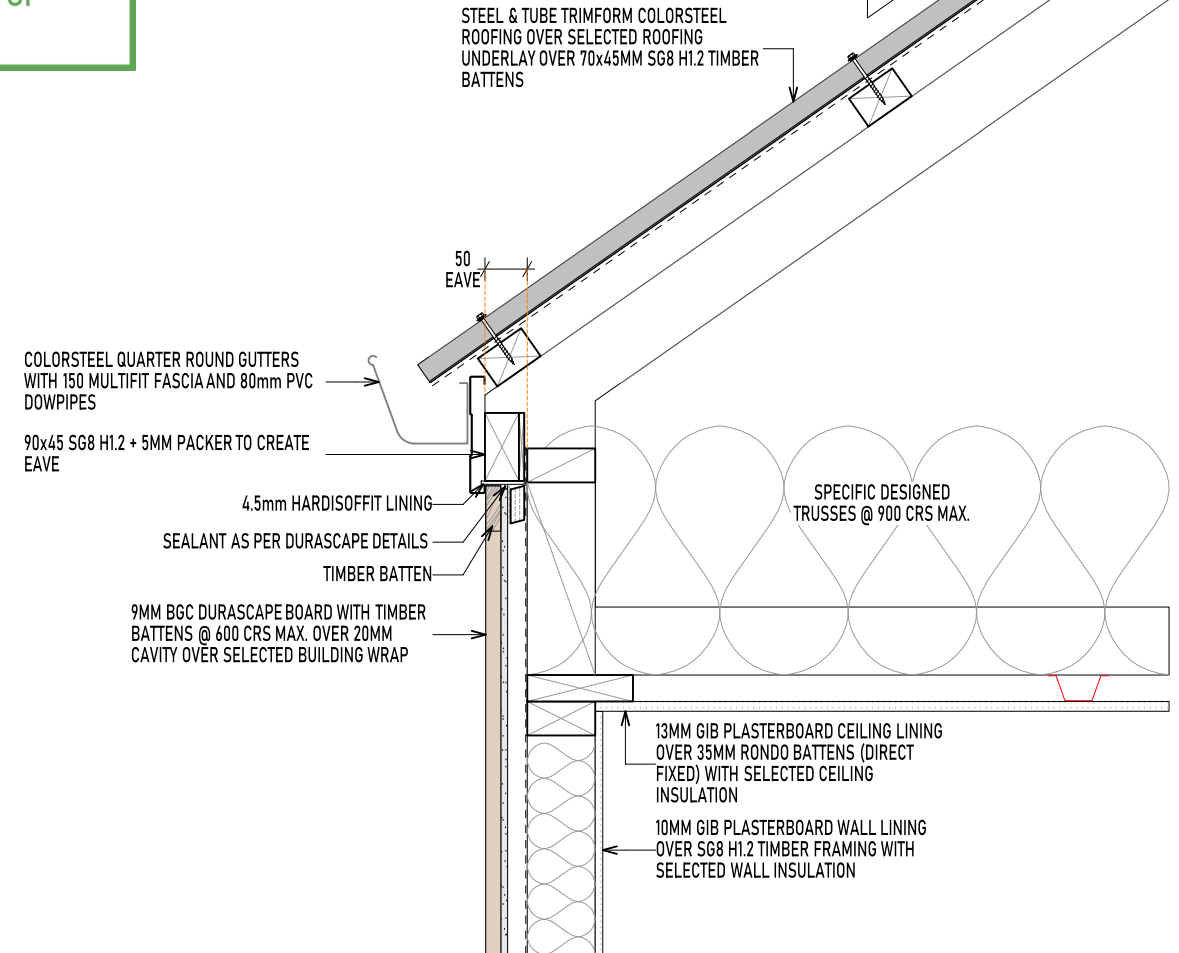
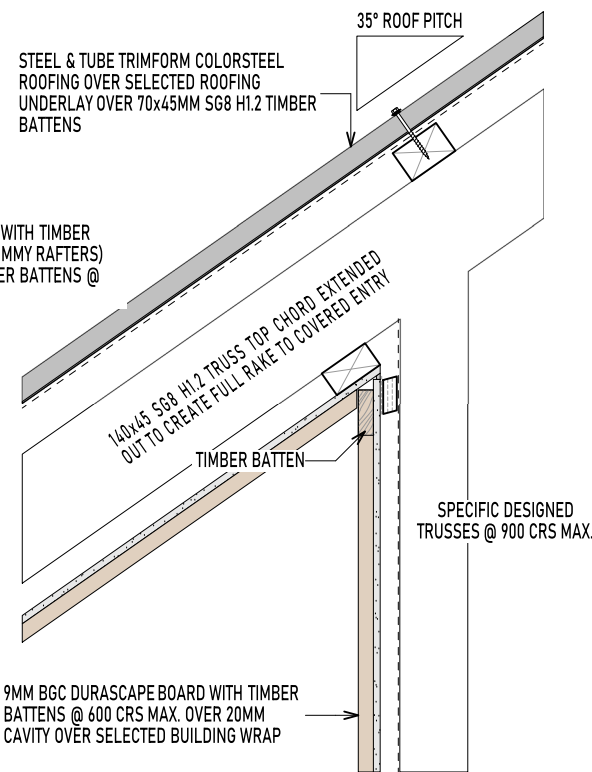
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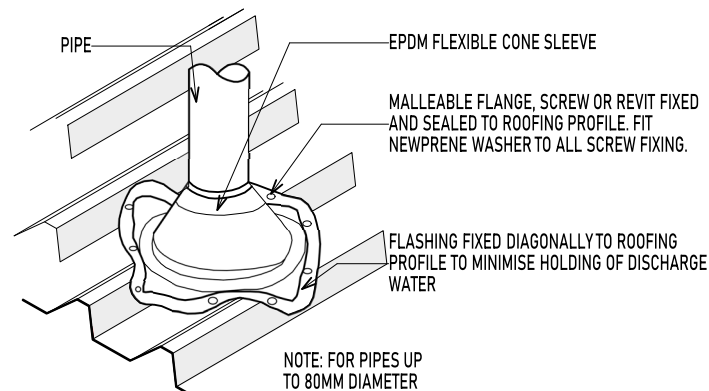
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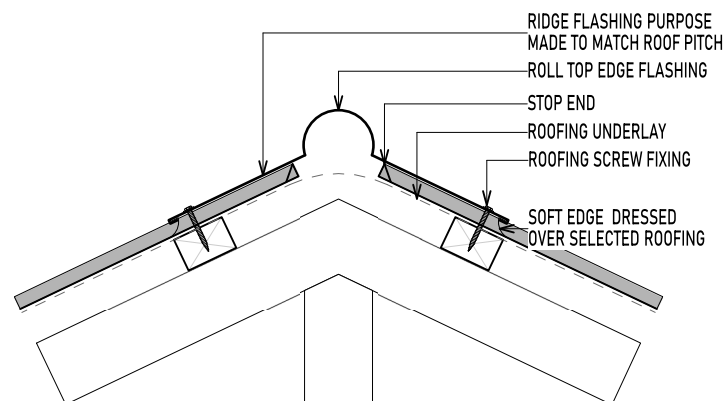
R5
12
ROOF FRAMING DETAIL
1:10



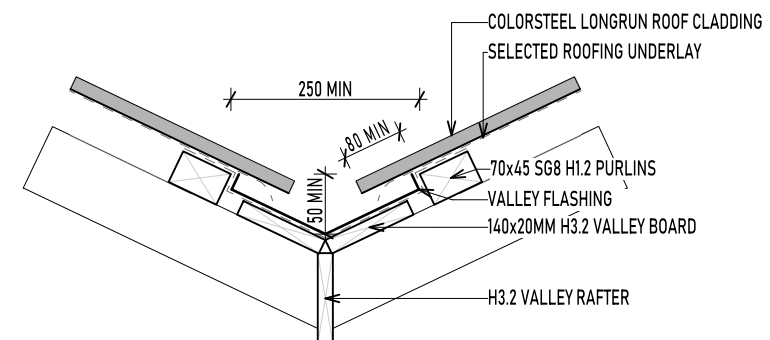
R6
12
ROOF FRAMING DETAIL
1:10



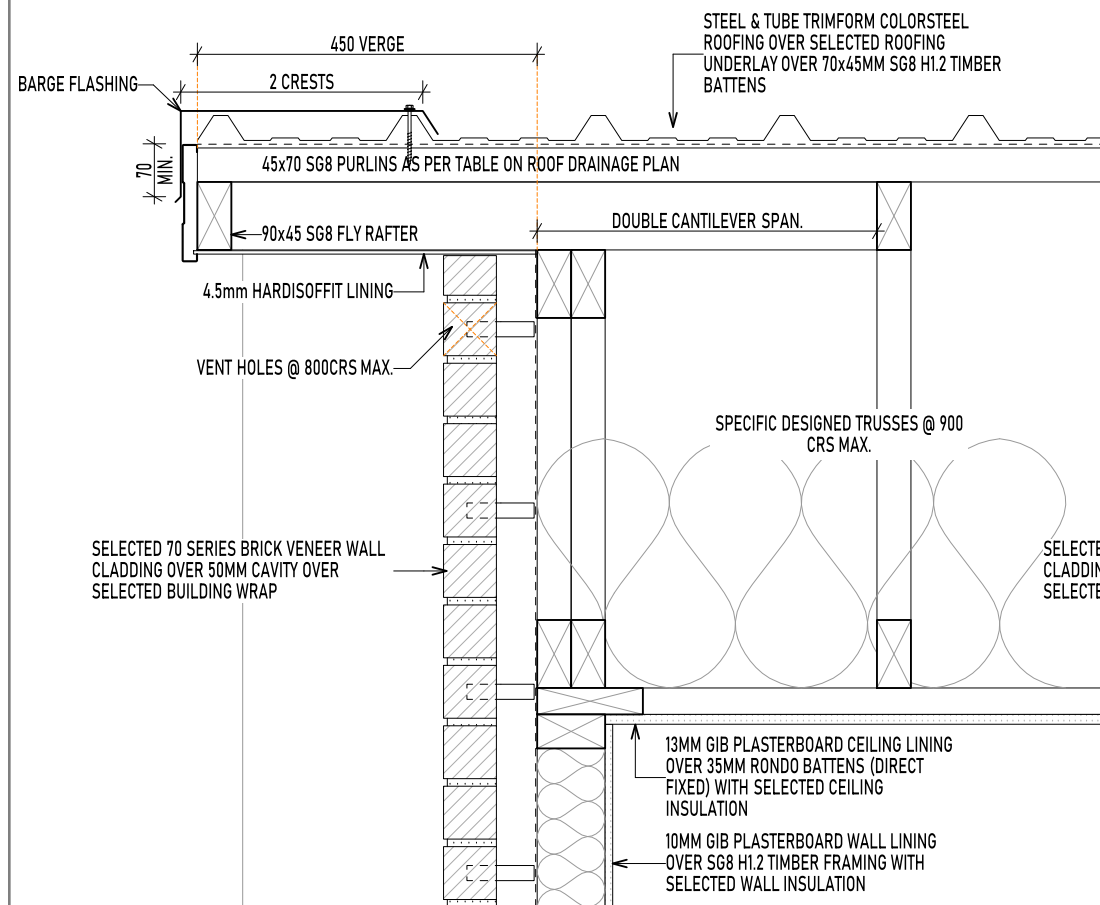
TYPICAL PIPE PENETRATION
1:10



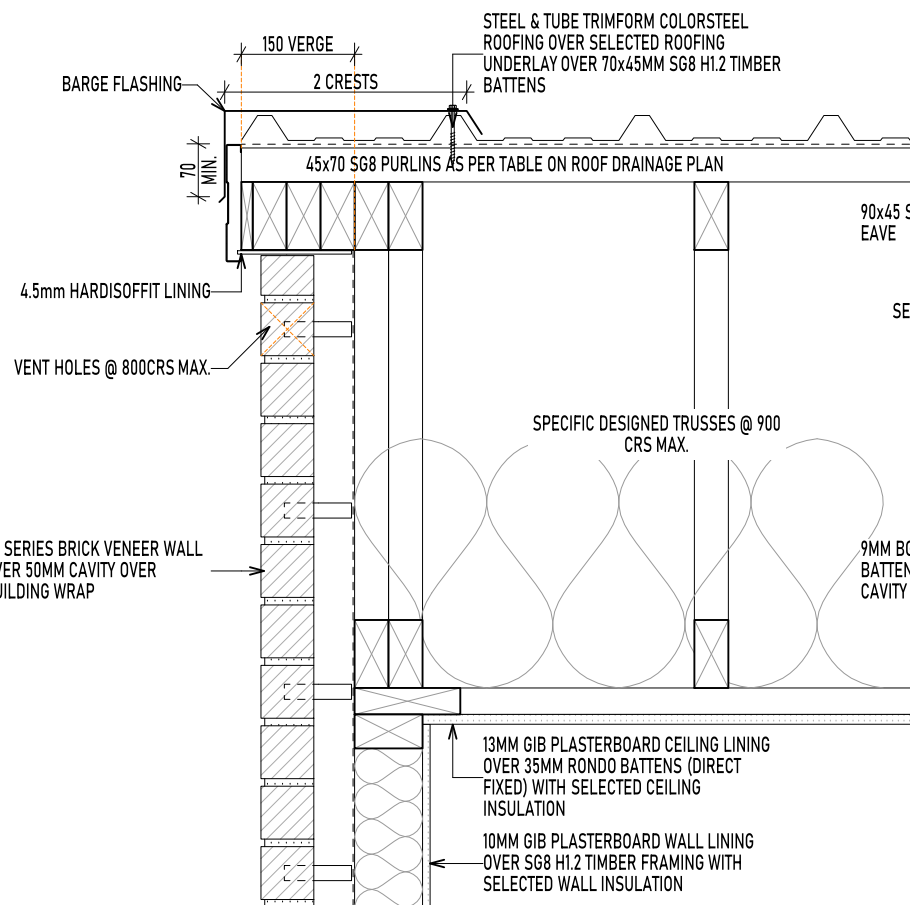
TYPICAL RIDGE DETAIL
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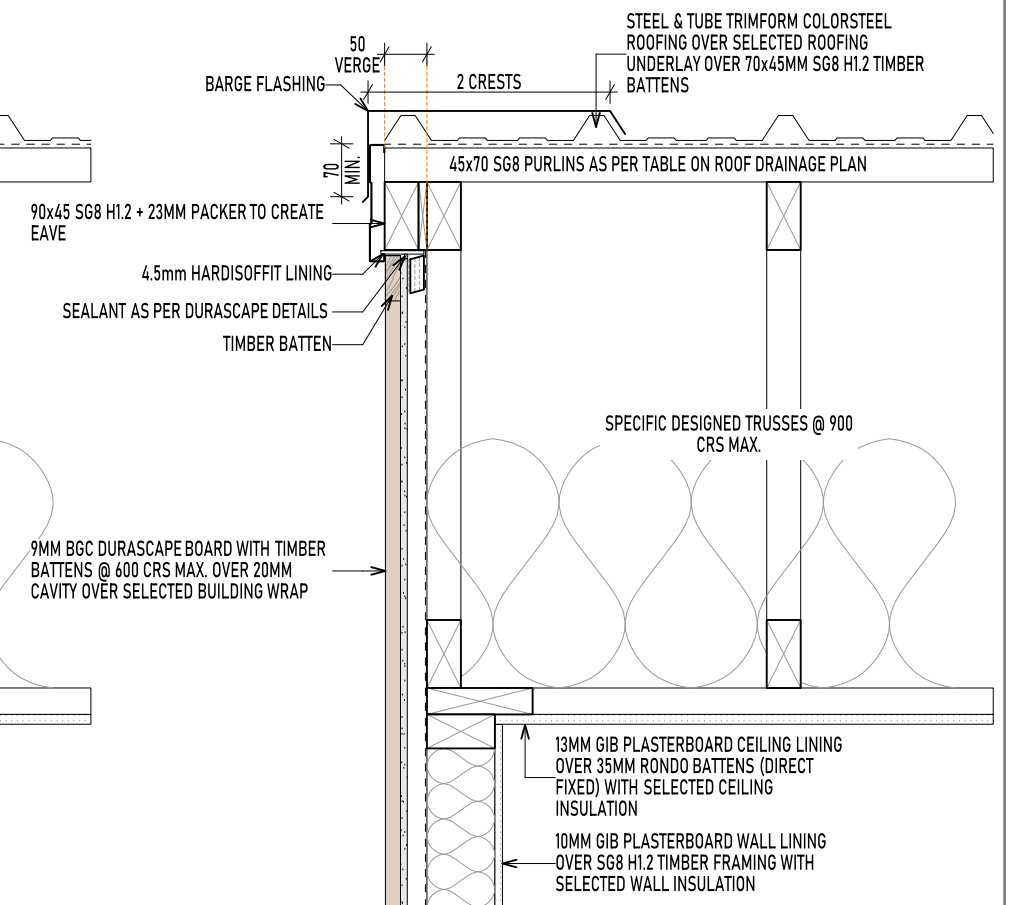
TYPICAL VALLEY DETAIL
1:10



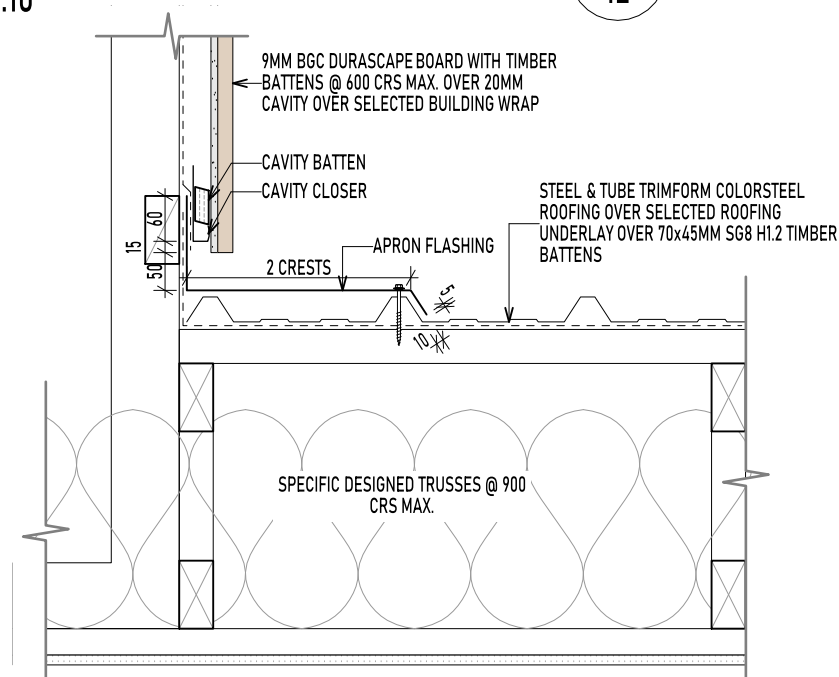
R7
12
ROOF FRAMING DETAIL
1:10



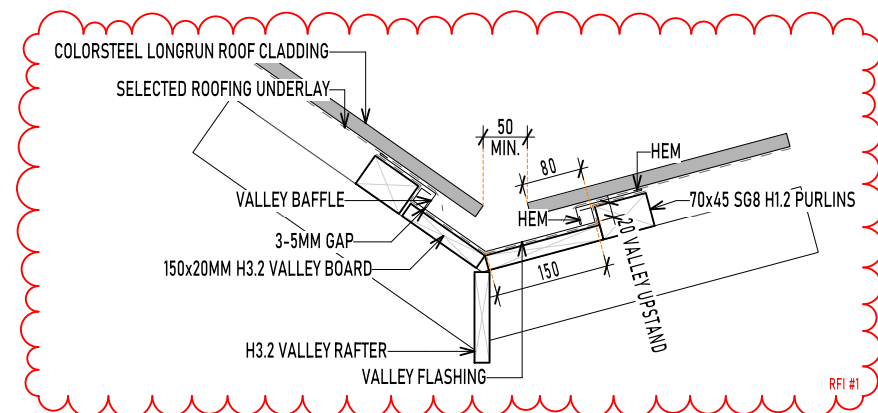
R8
12
ROOF FRAMING DETAIL
1:10



R9
12
ROOF FRAMING DETAIL
1:10

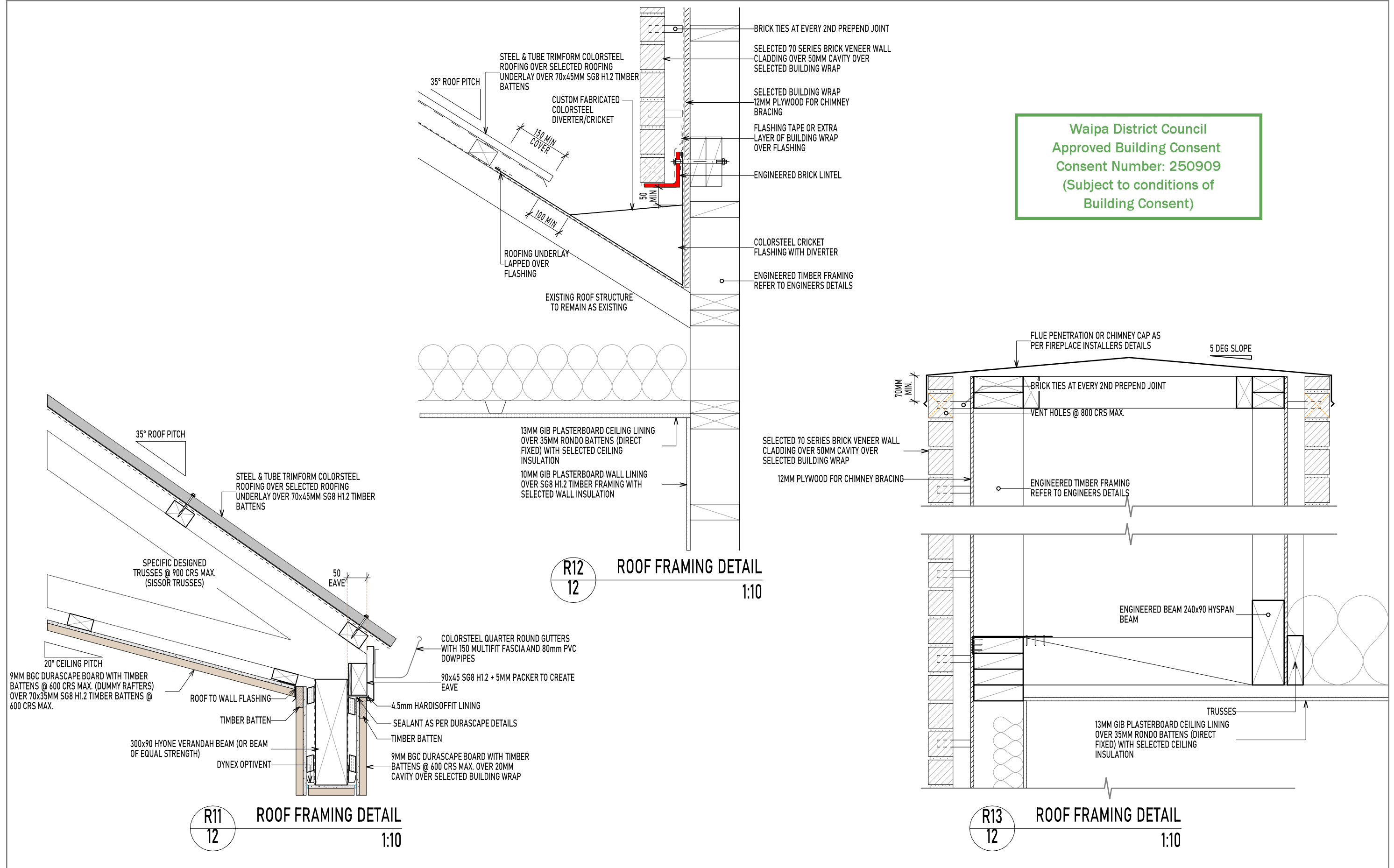


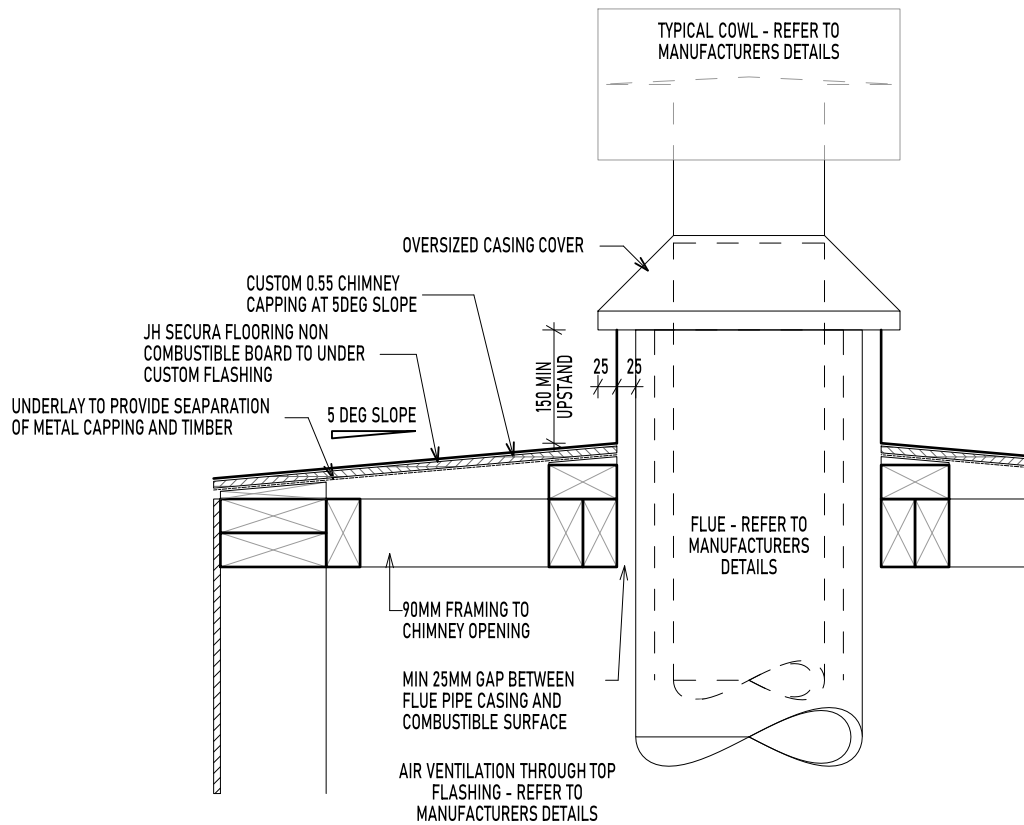
R10
12
ROOF FRAMING DETAIL
1:10



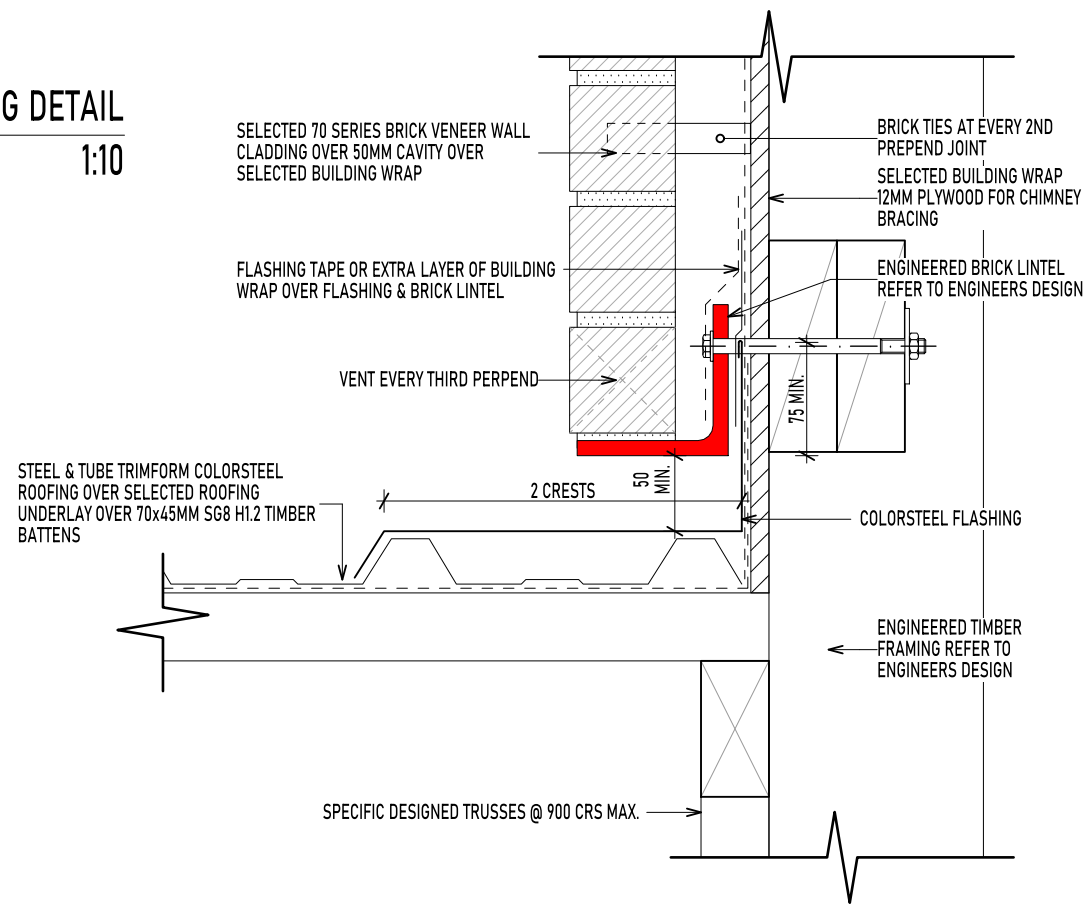
VALLEY DETAIL
1:10

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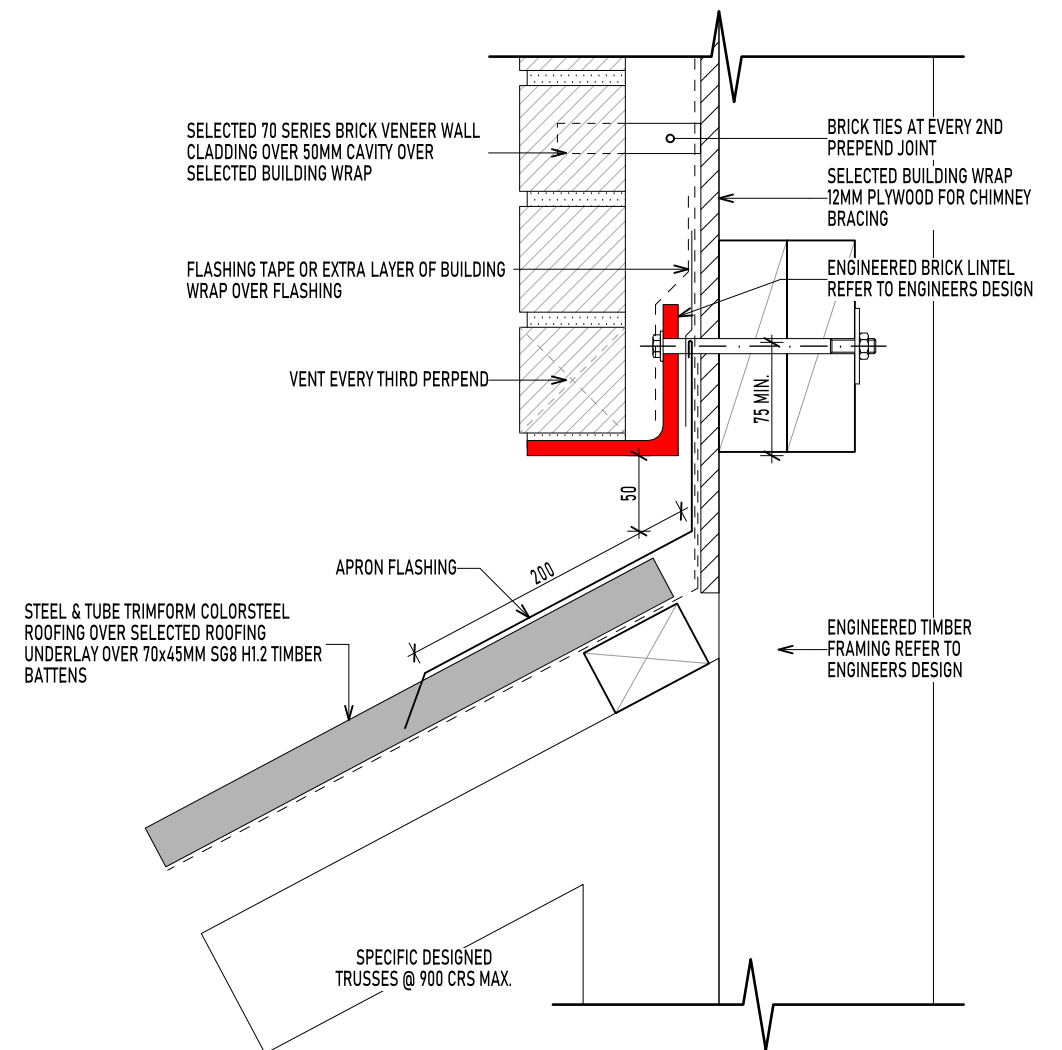


R14
12
ROOF FRAMING DETAIL
1:10



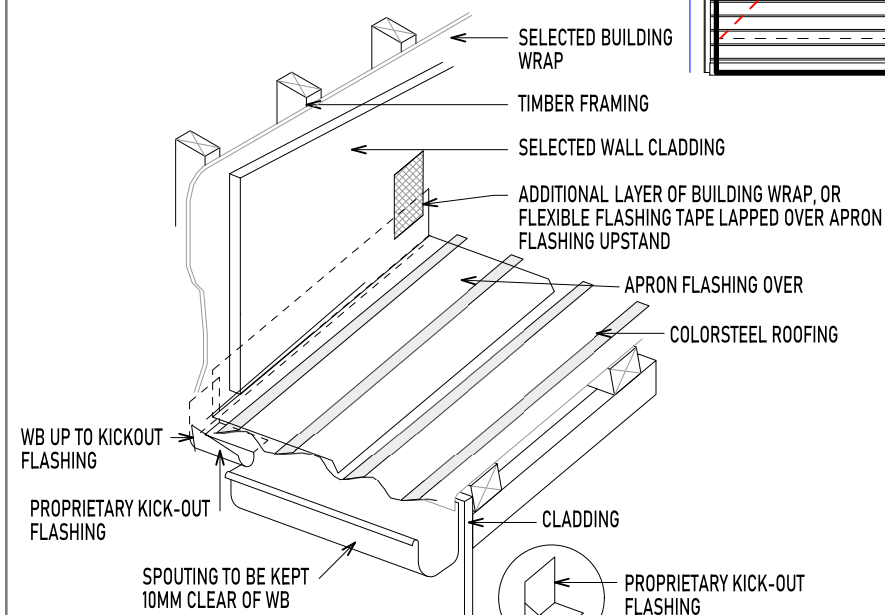
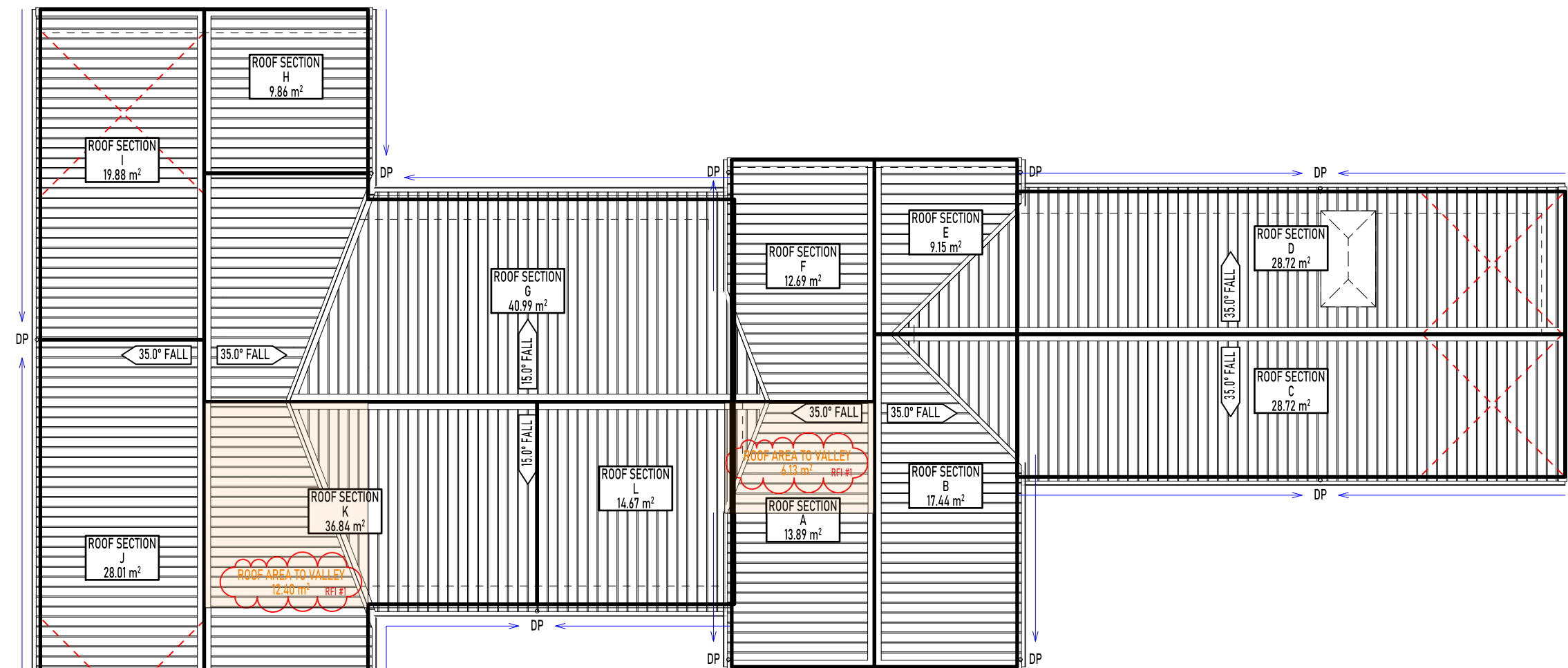
R15
12
ROOF FRAMING DETAIL
1:5

Waipa District Council
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R16
12
ROOF FRAMING DETAIL
1:5

Waipa District Council
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NOTE:
PROVIDE TRANSITION TRAY AT WALL JUNCTION IN
ACCORDANCE WITH NZBC ACCEPTABLE SOLUTION E2/AS1

R17
12
ROOF FRAMING DETAIL
1:10

E2/AS1 - 0.40MM BMT COLORSTEEL TRAPEZOIDAL ROOFING		
PURLIN SPACINGS (METERS)		WIND ZONES
END SPAN	INTERMEDIATE SPAN	HIGH & VERY HIGH
0.6	0.9	T1
T1: FIXING PATTERN IS - HIT HIT EVERY CREST...		
OTHER ROOF FIXING METHODS ARE ACCEPTABLE SO LONG AS THEY ARE A RECOGNISED ALTERNATIVE TO THE NZBC E2/AS1 MINIMUM & ARE EXECUTED & SIGNED OFF BY A QUALIFIED LBP HOLDER		

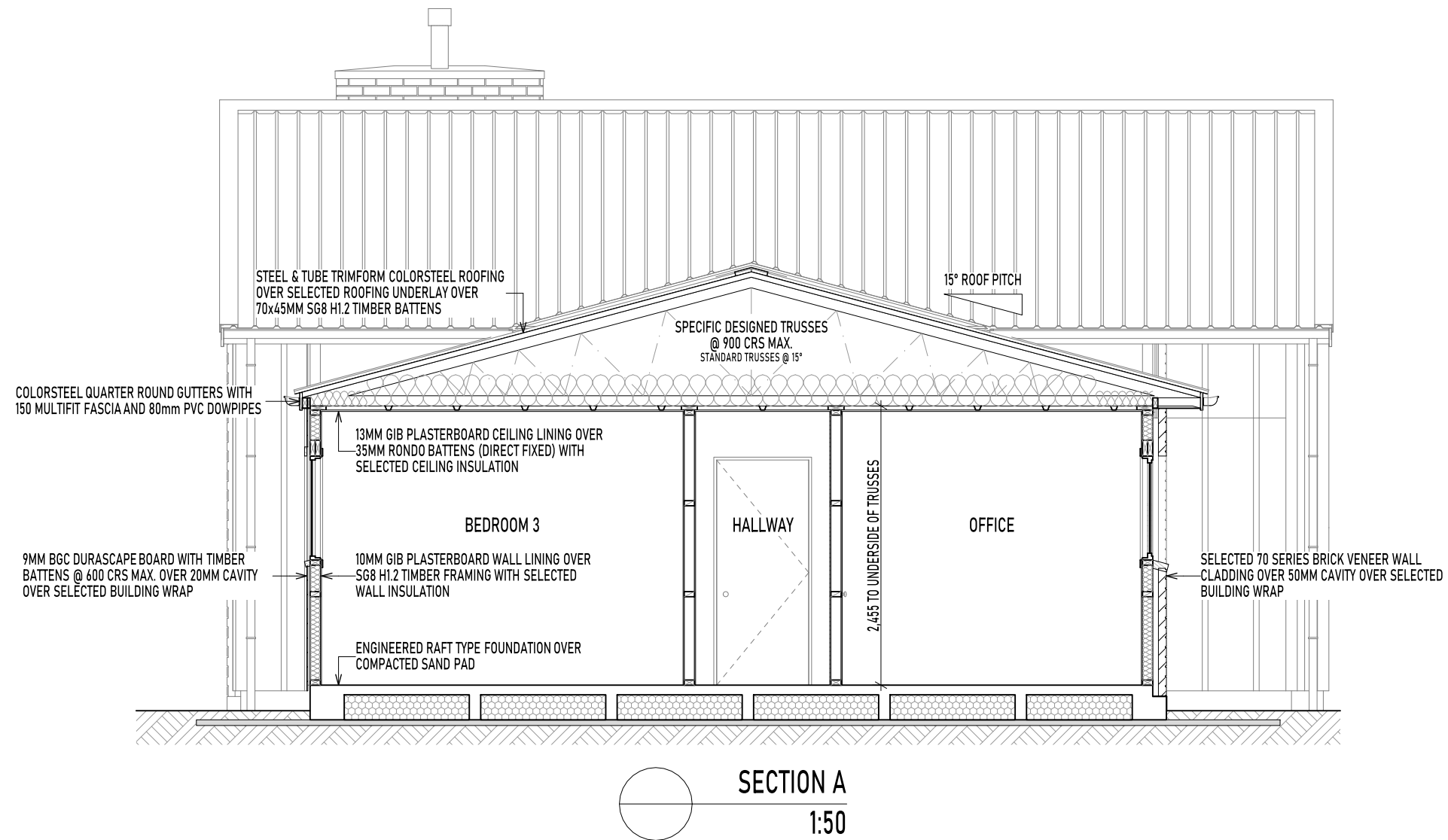
←	DIRECTION OF GUTTER GRADIENT (1:500 FALL= 1mm EVERY 2m)
✕	LUMBERLOK STRIP BRACING SYSTEM FITTED IN ACCORDANCE WITH LUMBERLOK STRUCTURAL FIXINGS GUIDE 2012

PURLIN FIXING TABLE		
FIXING TYPE	FIXING TO RESIST UPLIFT	ALTERNATIVE FIXING TYPE (kN)
C	1 BLUE SCREW	2.4

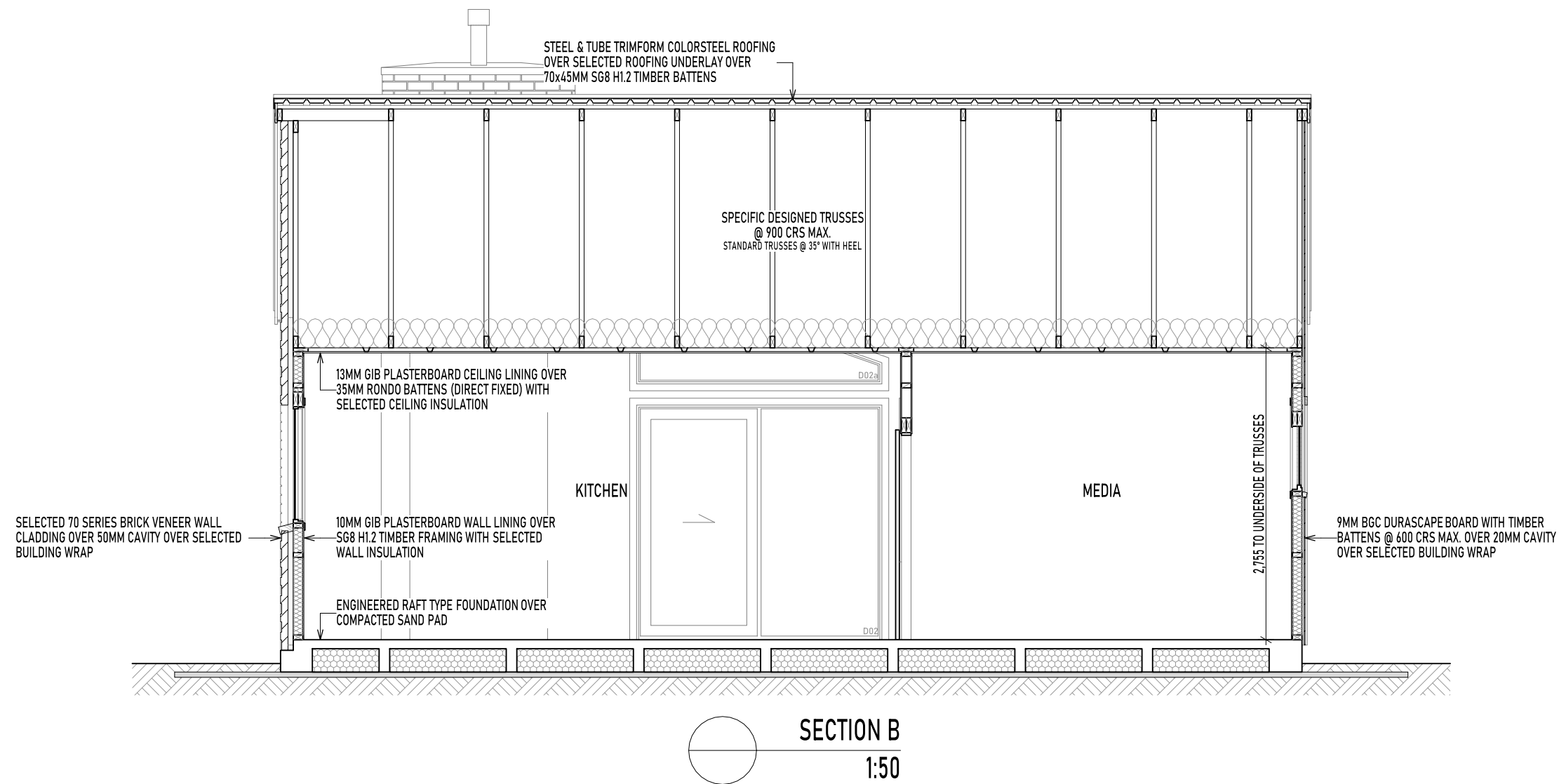
ROOF SECTION	SECTION AREA (m²)	SECTION ANGLE	GUTTER SECTION AREA (mm²)	MAX ROOF AREA\ TO GUTTER (m²)	MAX ROOF AREA PER DP (m²)	NO. OF DP'S REQUIRED
A	13.89	35°	6815	50	70	1/80mm
B	17.44	35°	6815	50	70	1/80mm
C	28.72	35°	6815	50	70	1/80mm
D	28.72	35°	6815	50	70	1/80mm
E	9.15	35°	6815	50	70	1/80mm
F	12.69	35°	6815	50	70	1/80mm
G	40.99	15°	6815	50	70	1/80mm
H	9.86	35°	6815	50	70	1/80mm
I	19.88	35°	6815	50	70	1/80mm
J	28.01	35°	6815	50	70	1/80mm
K	37.58	15°	6815	50	70	1/80mm
L	13.93	15°	6815	50	70	1/80mm
TOTAL	260.86			BASED ON QUARTER ROUND GUTTER		

ROOF DRAINAGE PLAN
1:100

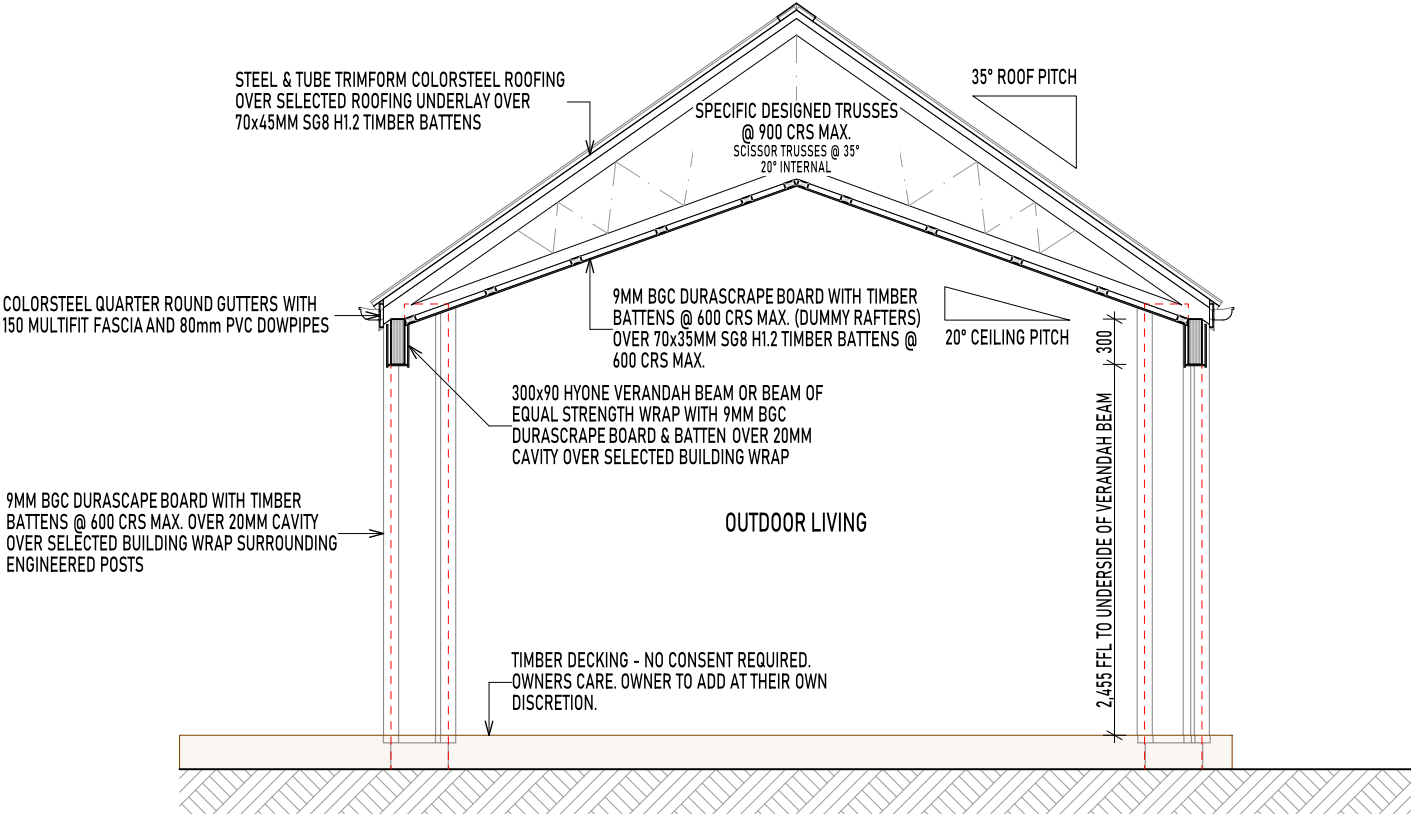
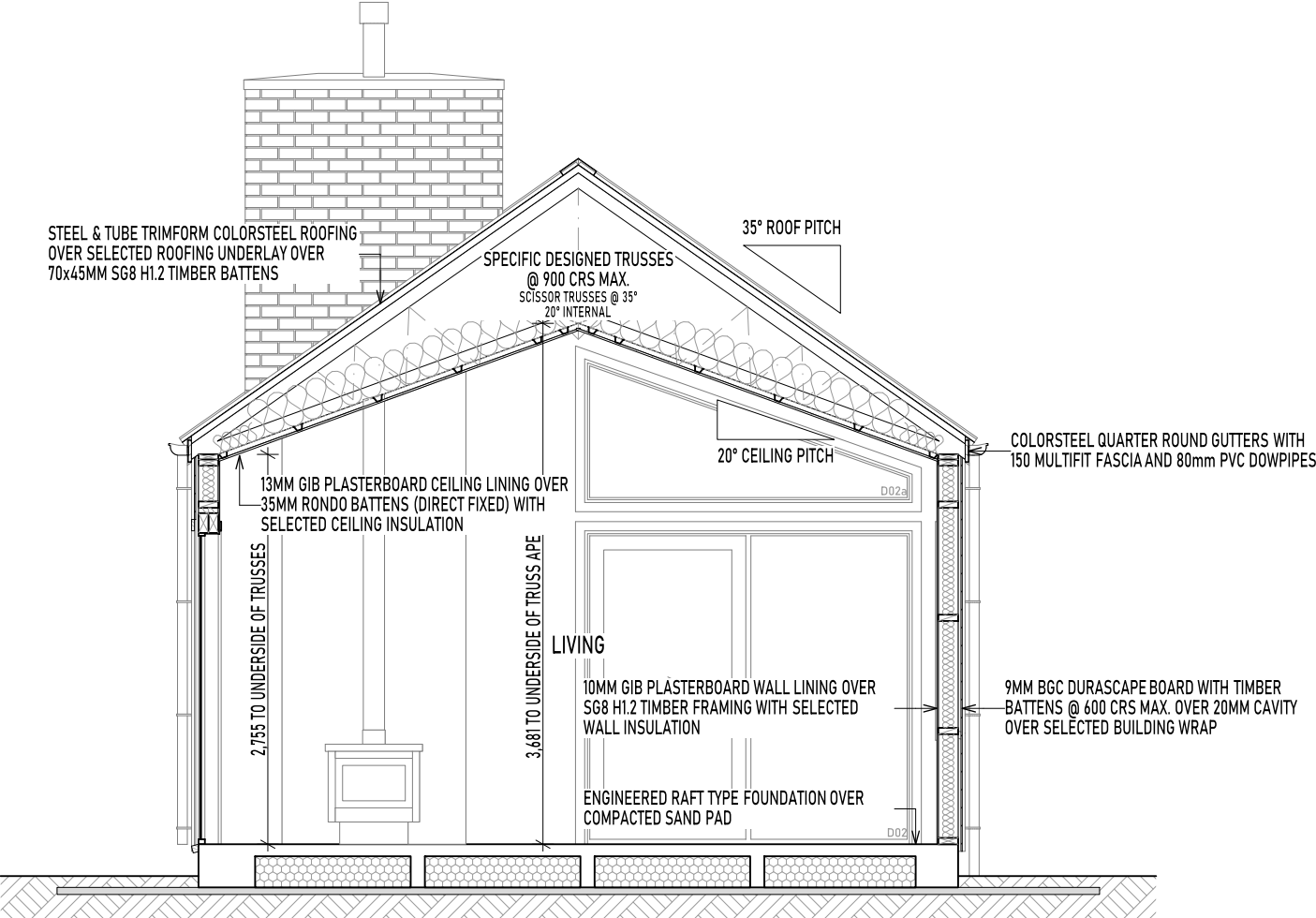
Waipa District Council
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Building Consent)

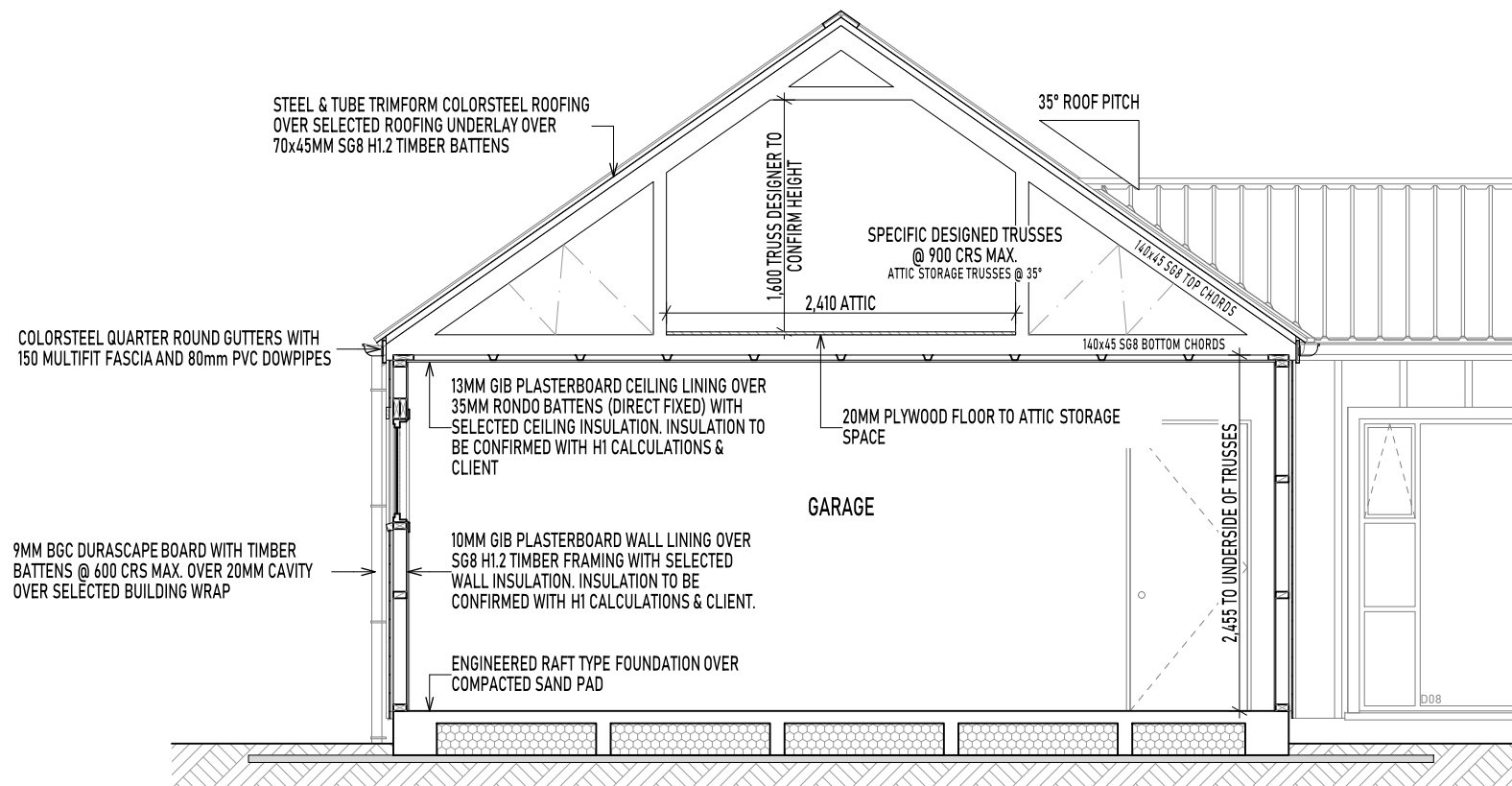


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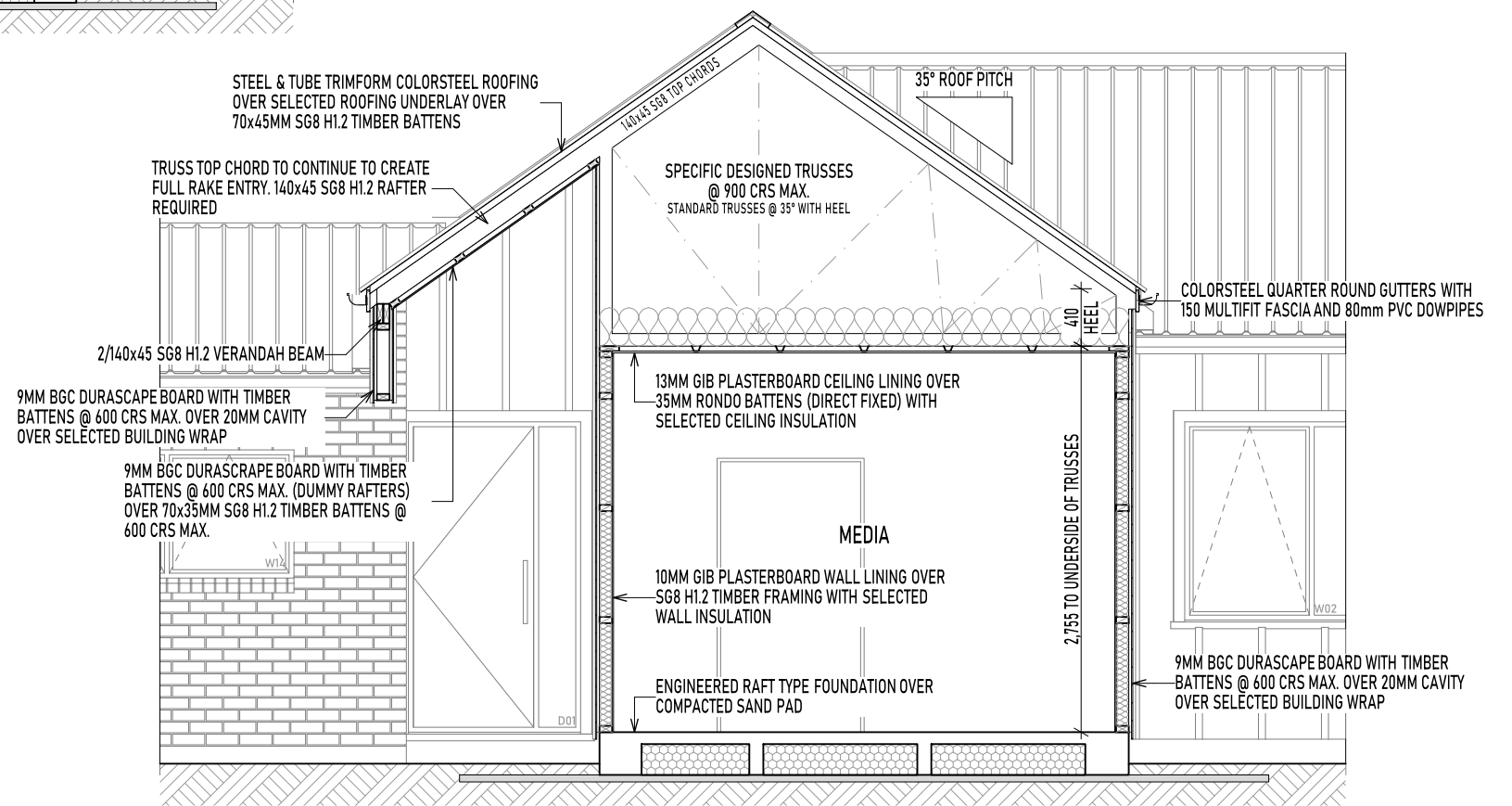
Waipa District Council
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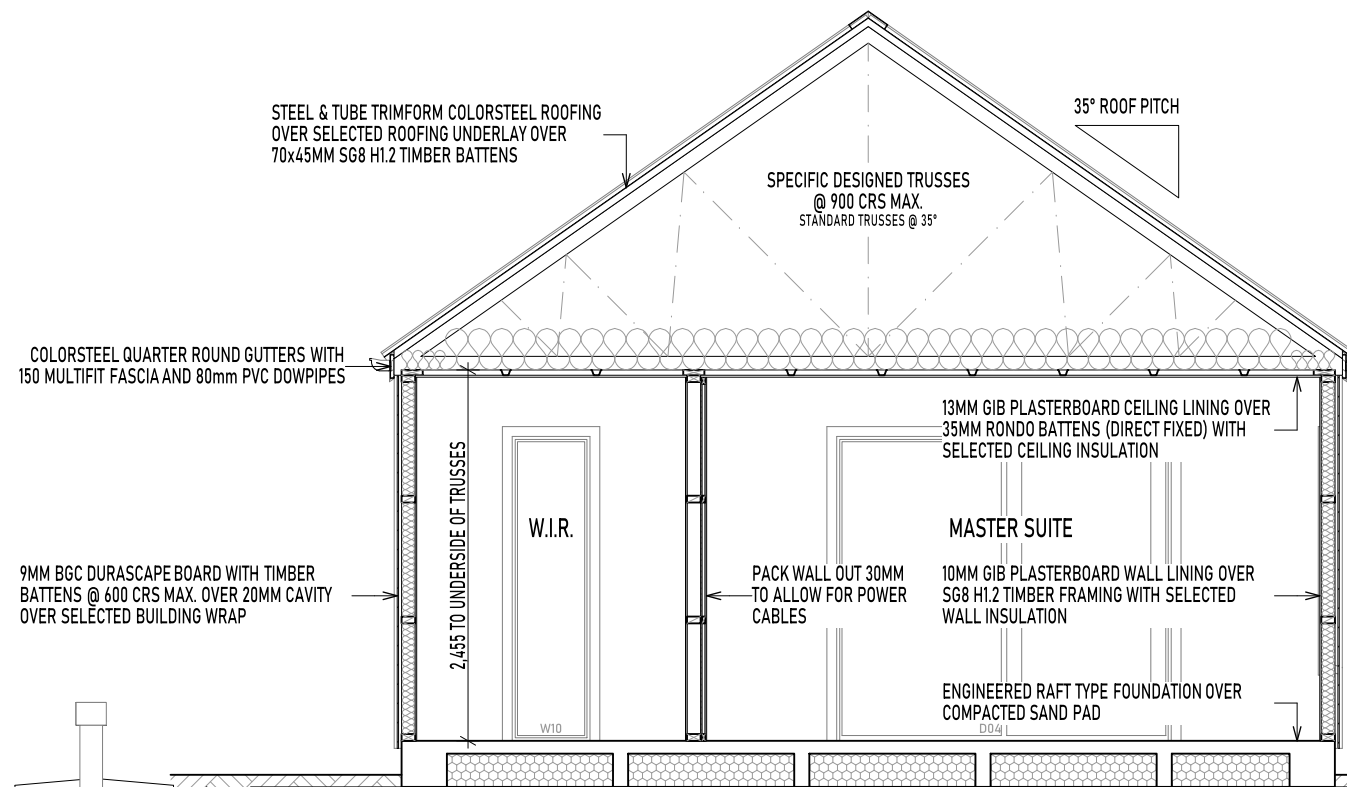


SECTION E
1:50

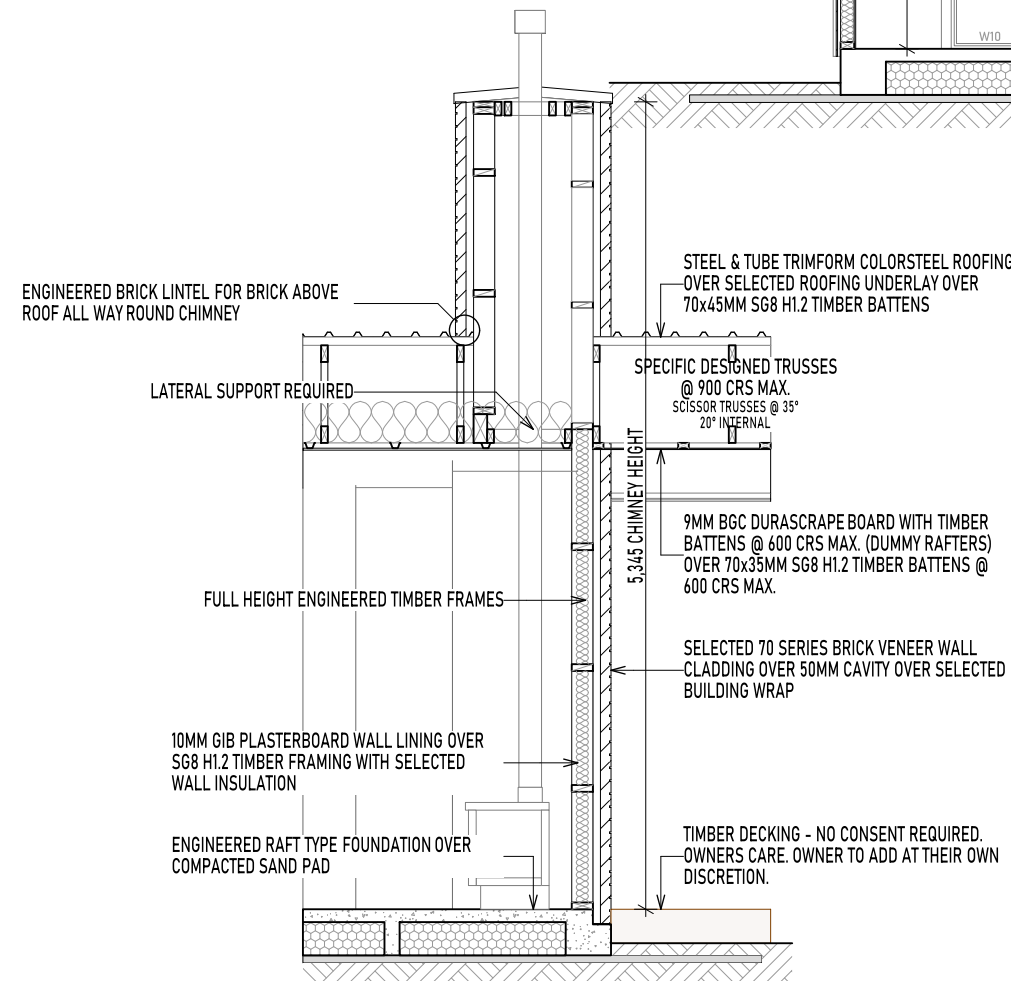
Waipa District Council
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SECTION F
1:50



Waipa District Council
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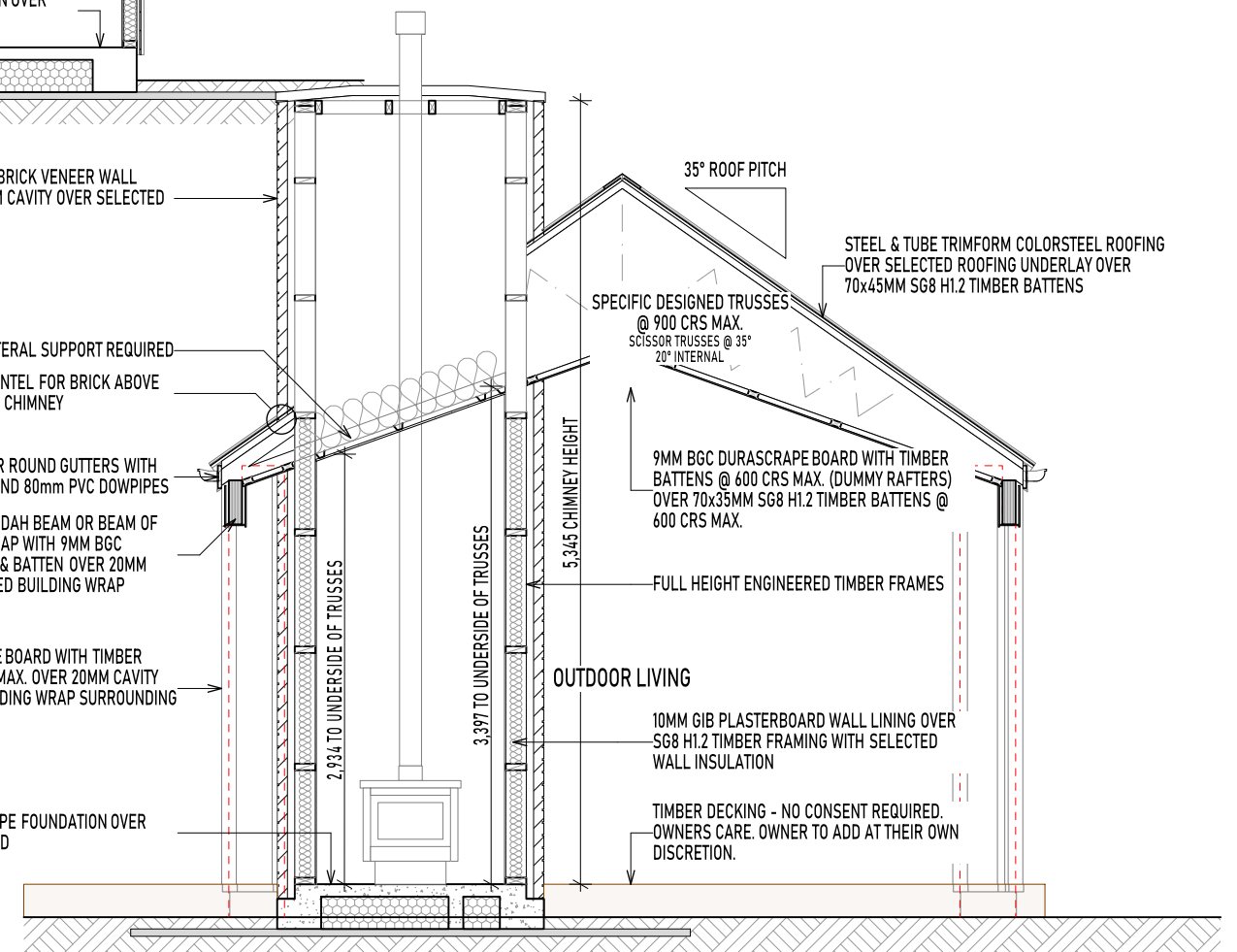
SELECTED 70 SERIES BRICK VENEER WALL
CLADDING OVER 50MM CAVITY OVER SELECTED
BUILDING WRAP

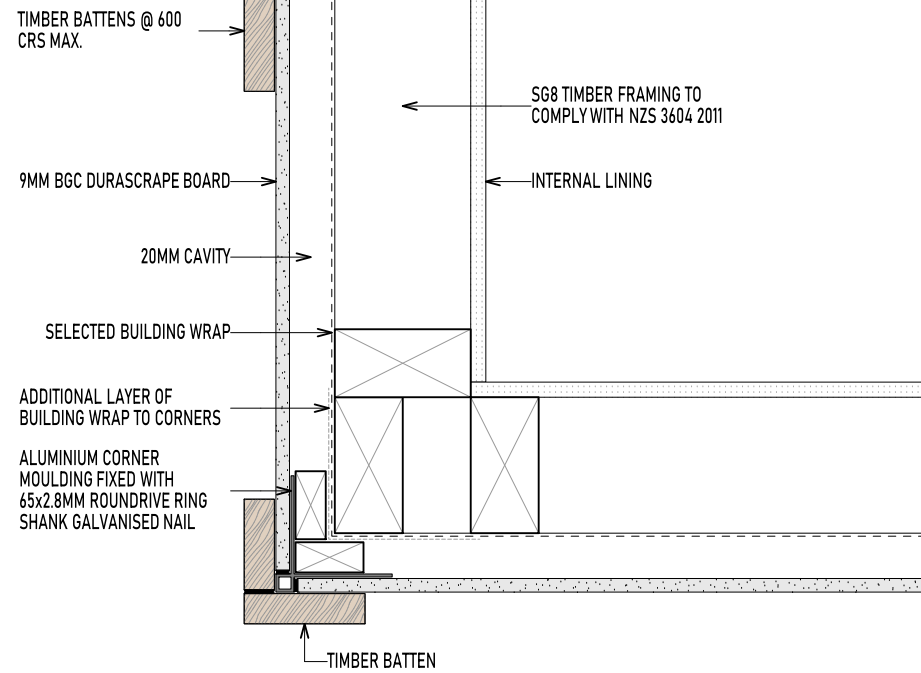
LATERAL SUPPORT REQUIRED
ENGINEERED BRICK LINTEL FOR BRICK ABOVE
ROOF ALL WAY ROUND CHIMNEY

COLORSTEEL QUARTER ROUND GUTTERS WITH
150 MULTIFIT FASCIA AND 80mm PVC DOWPIPES
300x90 HYONE VERANDAH BEAM OR BEAM OF
EQUAL STRENGTH WRAP WITH 9MM BGC
DURASCRAPE BOARD & BATTEN OVER 20MM
CAVITY OVER SELECTED BUILDING WRAP

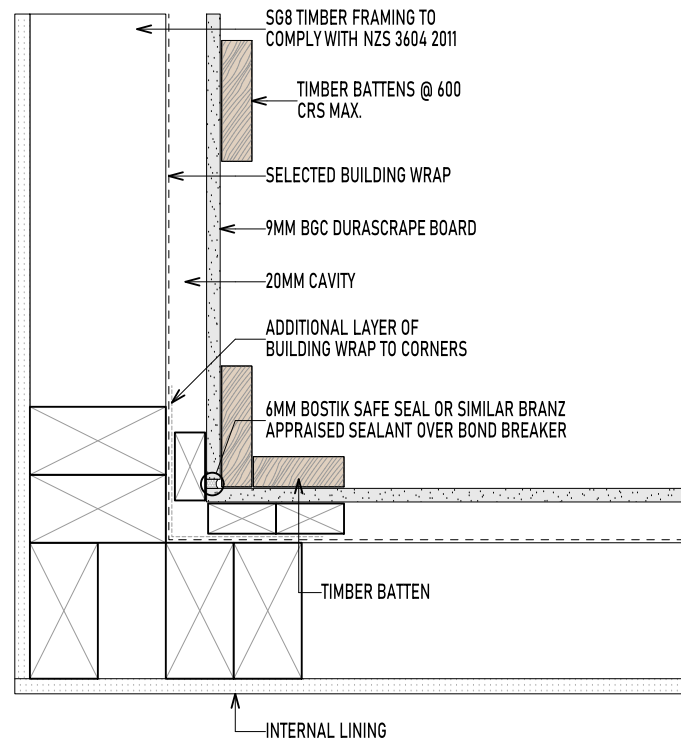
9MM BGC DURASCRAPE BOARD WITH TIMBER
BATTENS @ 600 CRS MAX. OVER 20MM CAVITY
OVER SELECTED BUILDING WRAP SURROUNDING
ENGINEERED POSTS

ENGINEERED RAFT TYPE FOUNDATION OVER
COMPACTED SAND PAD



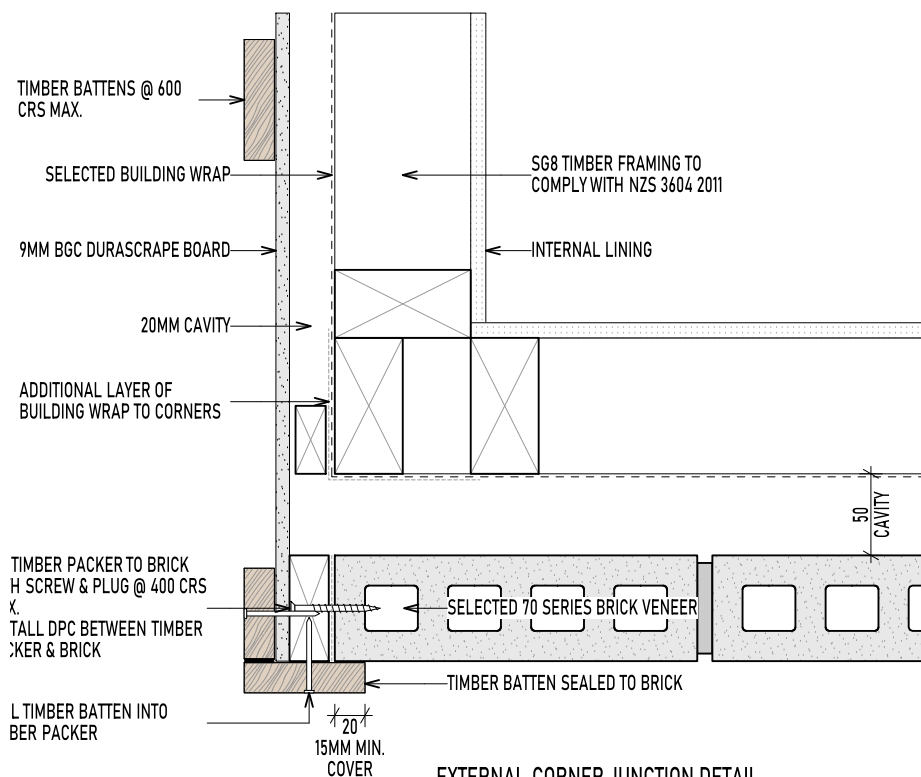


EXTERNAL CORNER JUNCTION DETAIL
1:5

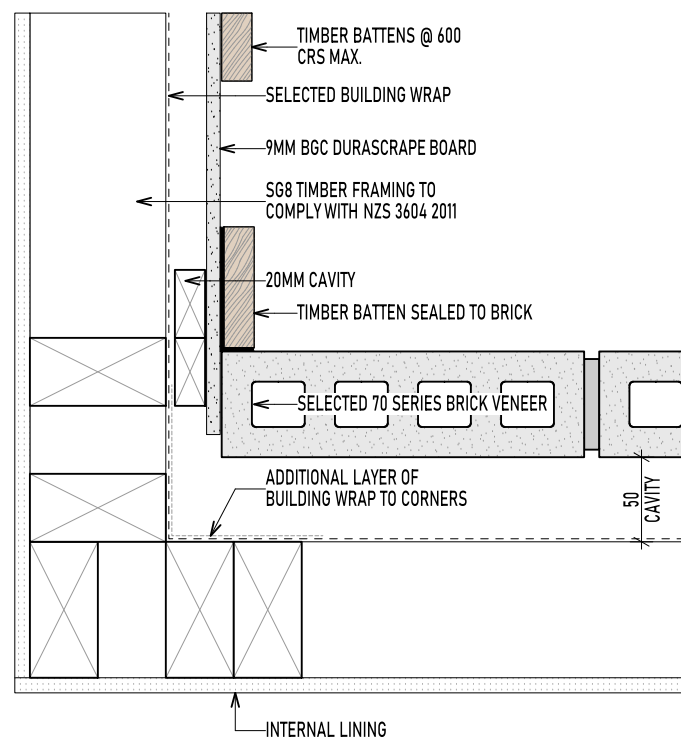


INTERNAL CORNER JUNCTION DETAIL
1:5

CLADDING JUNCTION DETAILS 1:5

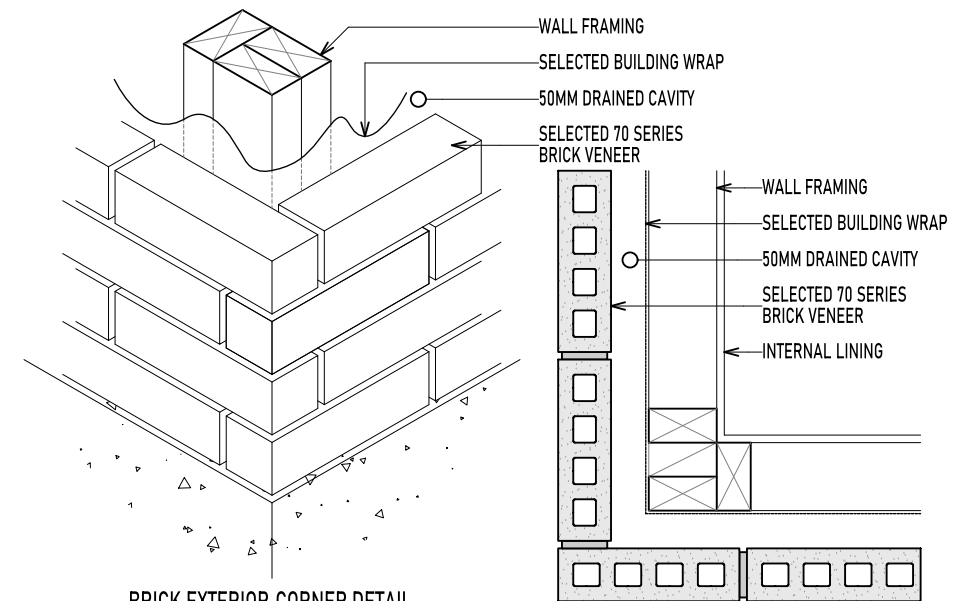


EXTERNAL CORNER JUNCTION DETAIL
1:5



INTERNAL CORNER JUNCTION DETAIL
1:5

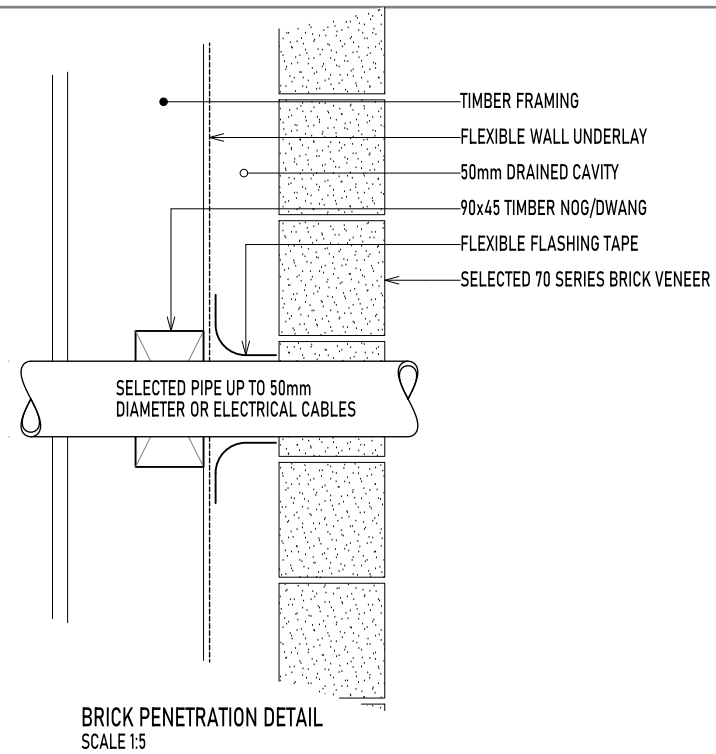
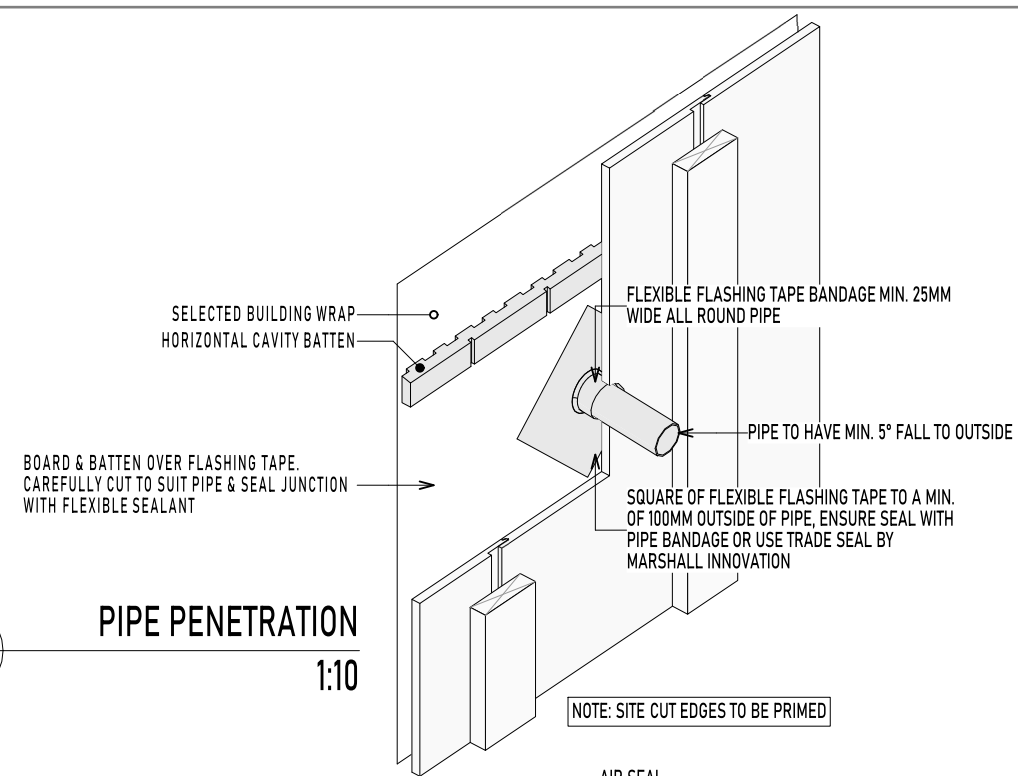
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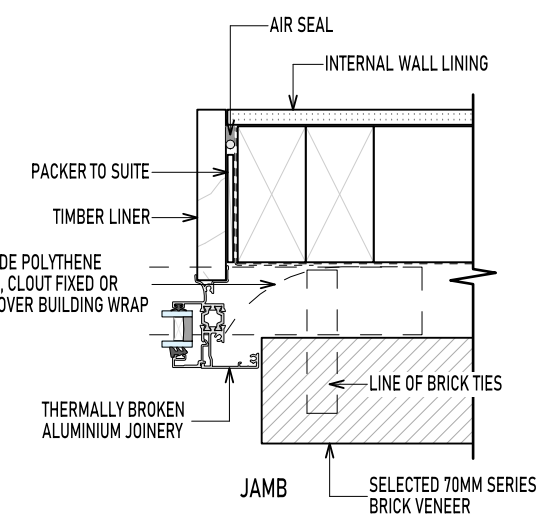
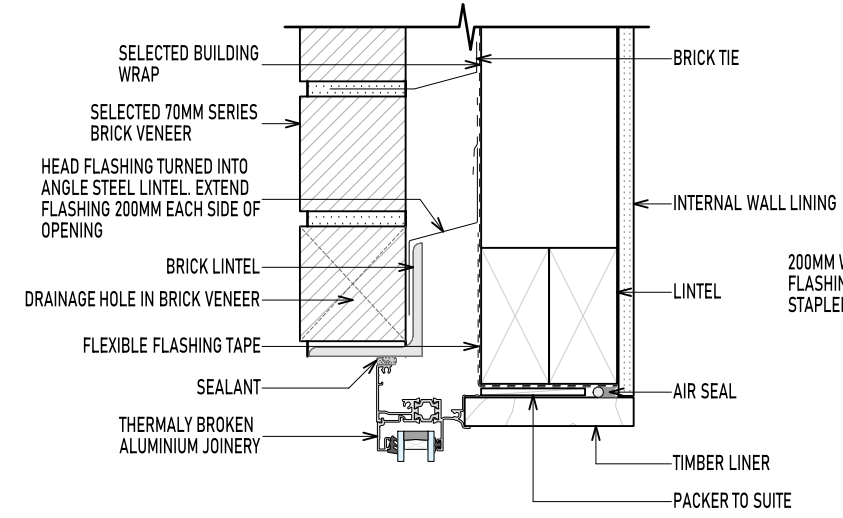
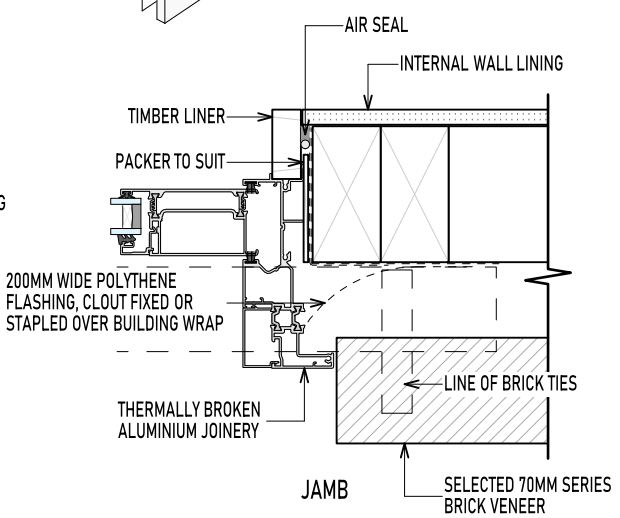
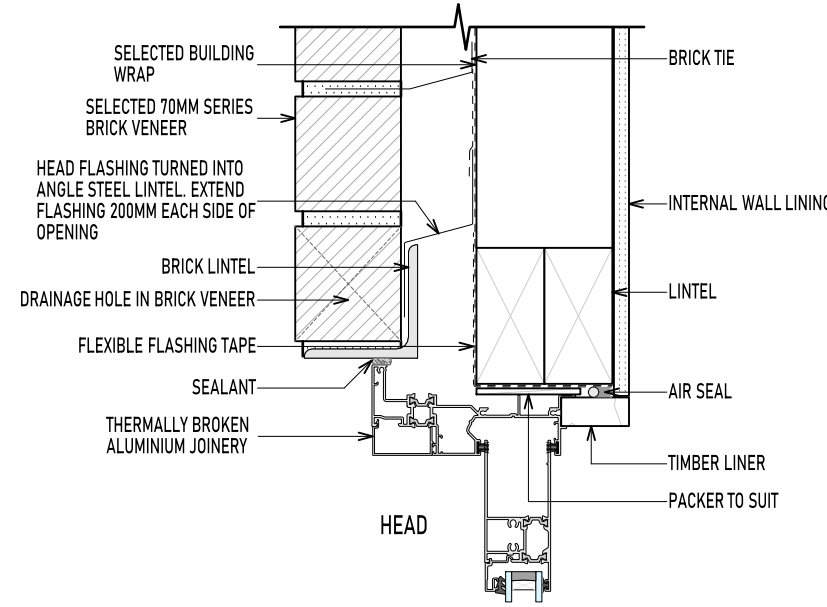
BRICK EXTERIOR CORNER DETAIL
SCALE 1:10

BRICK EXTERIOR CORNER DETAIL
SCALE 1:10

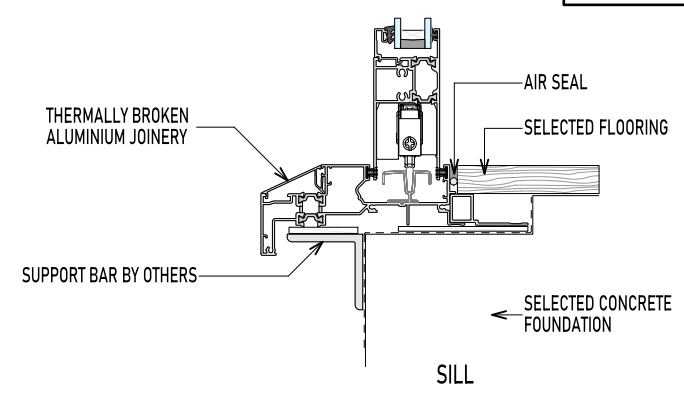
BRICK TIES:
LENGTH
50mm CAVITY WITH 70 SERIES BRICK REQUIRES 85mm BRICK TIES MINIMUM
TREATMENT
CORROSION ZONE 'B' REQUIRES GALVANISED AS A MINIMUM
SPACING
THE BOTTOM BRICK TIE, WHEN THE REBATE IS SEALED WITH A LIQUID APPLIED DAMP-PROOF COURSE, MUST BE WITHIN 300mm OR TWO COURSES (WHICHEVER IS SMALLER) OF THE BASE OF THE VENEER. BRICK TIES ARE TO BE FIXED TO STUDS ONLY WITH A MAXIMUM OF 600mm CENTRES HORIZONTALLY AND A MAXIMUM OF 400mm VERTICALLY. TIES SHOULD ALSO BE POSITIONED WITHIN 200mm HORIZONTALLY OF OPENINGS.



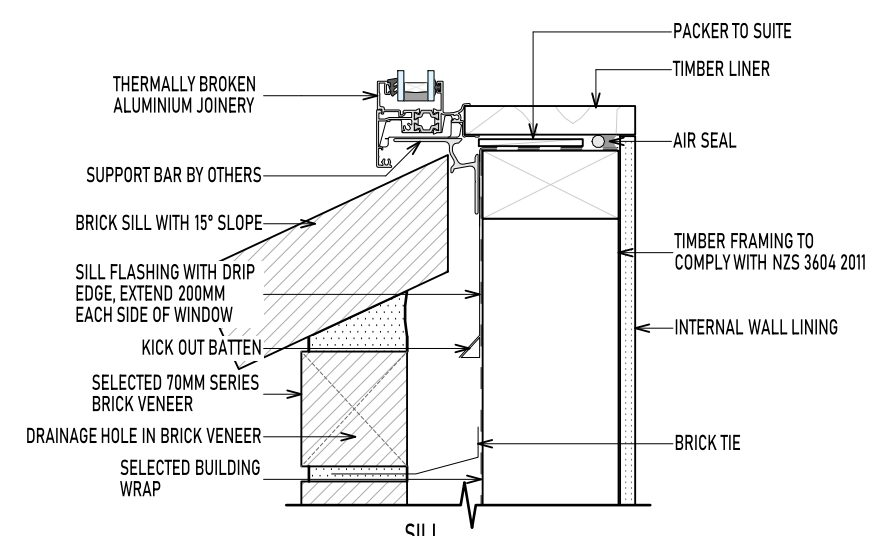
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BRICK THERMALLY BROKEN WINDOW DETAILS

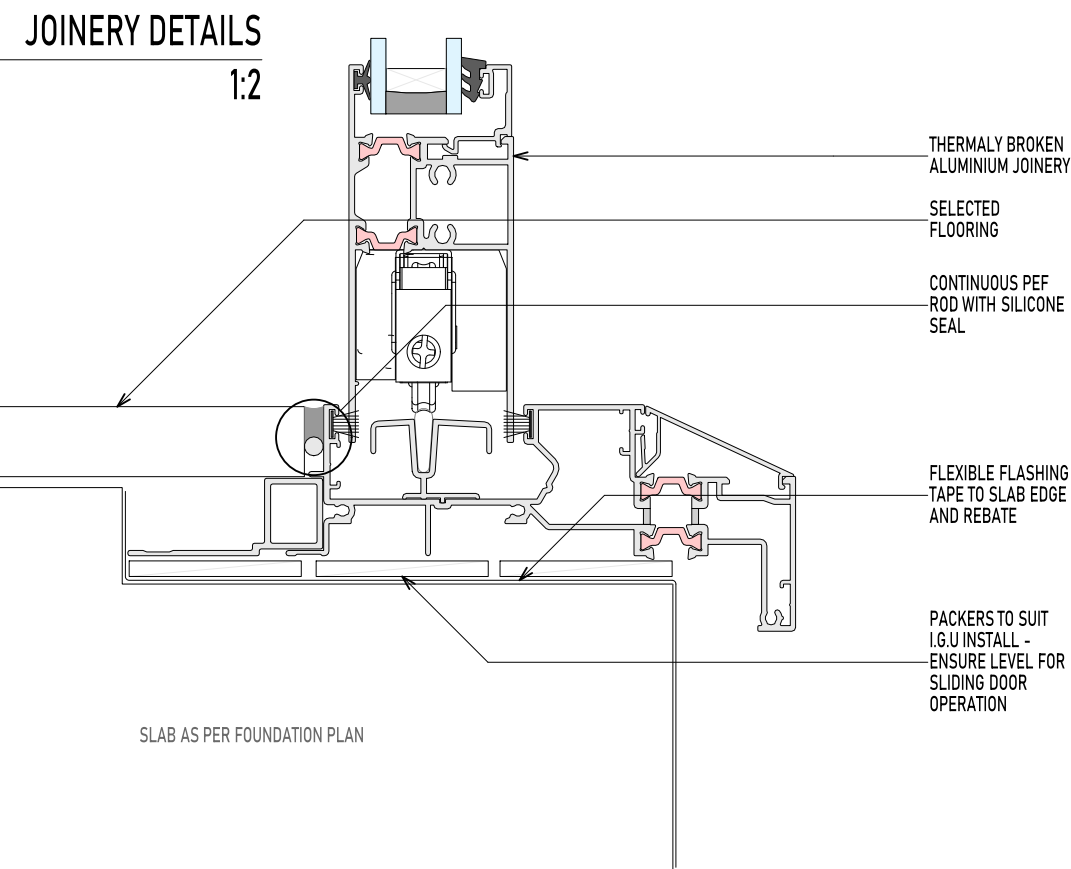
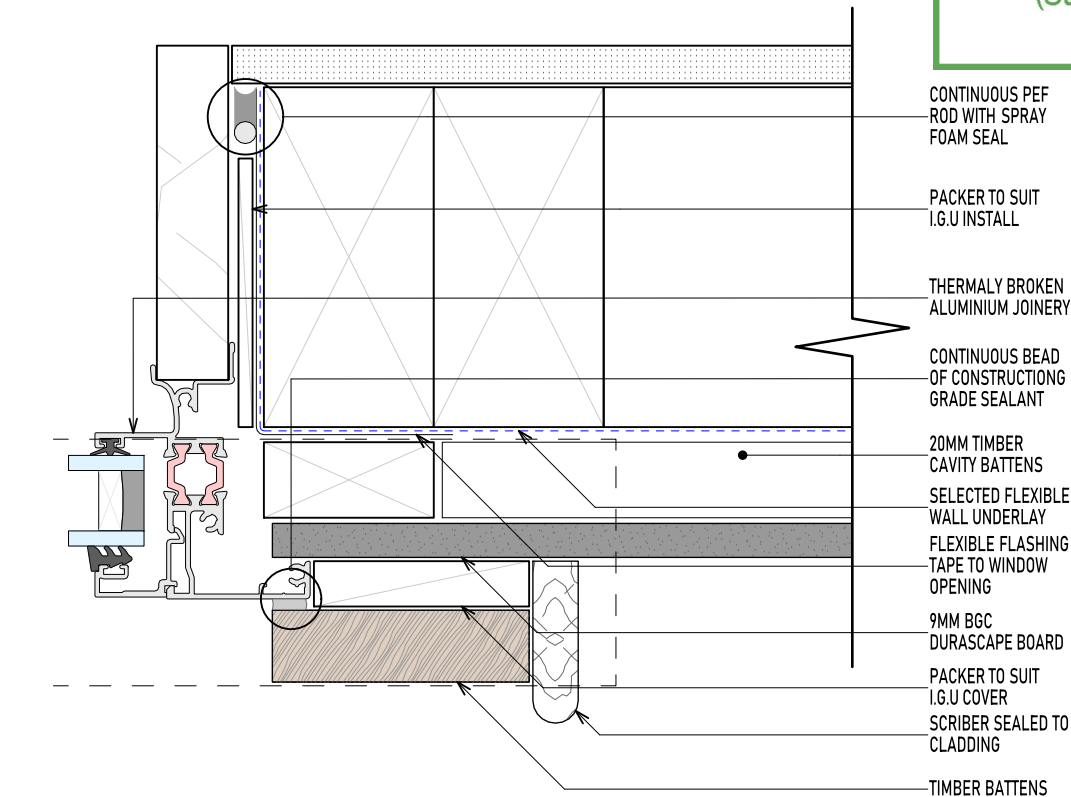
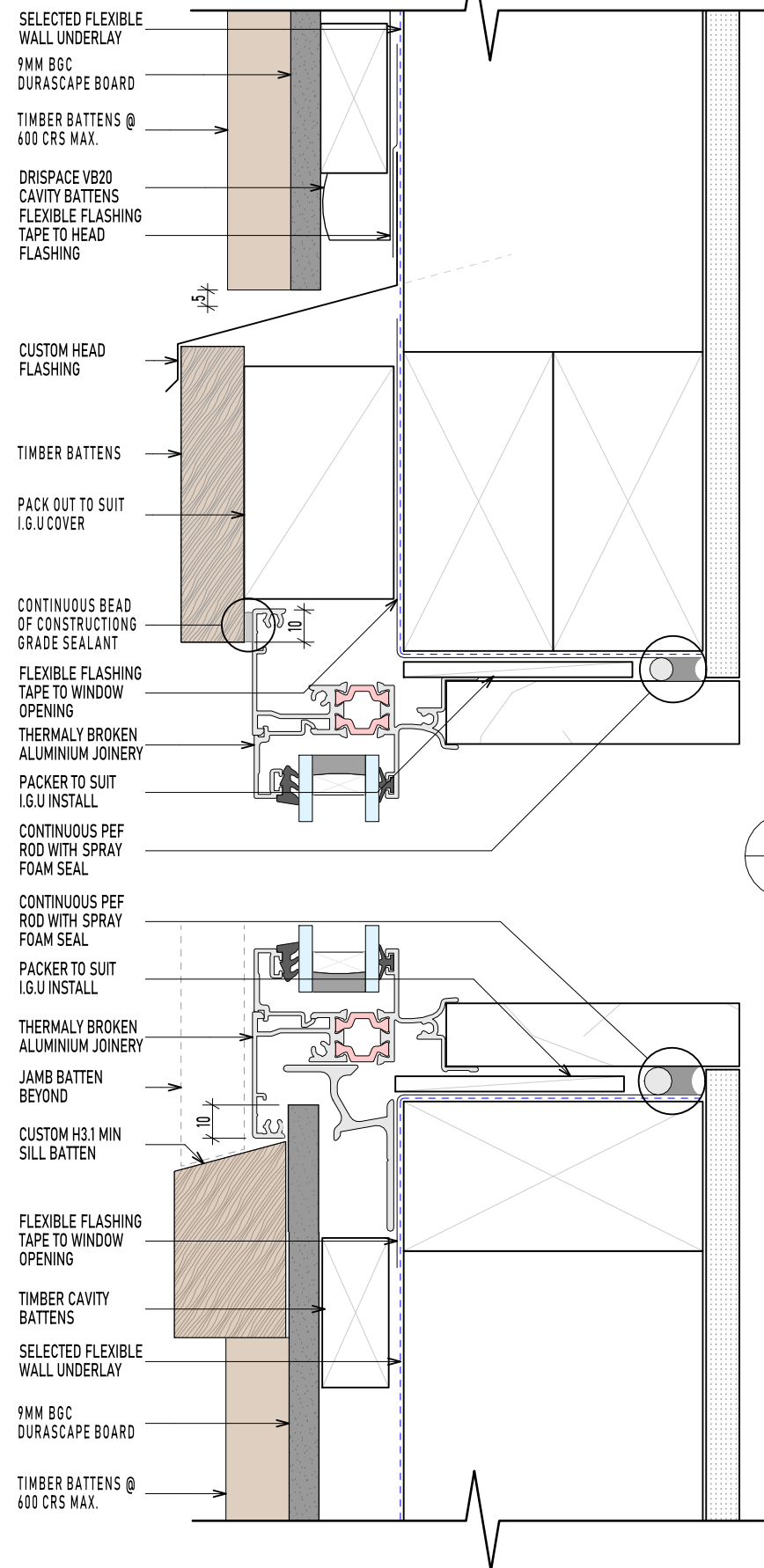


BRICK THERMALLY BROKEN SLIDING DOOR DETAILS



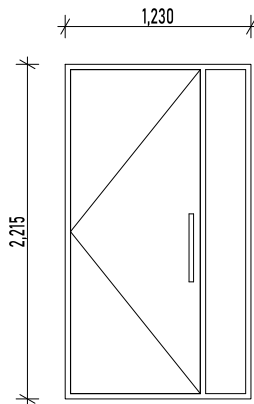
JOINERY DETAILS 1:5

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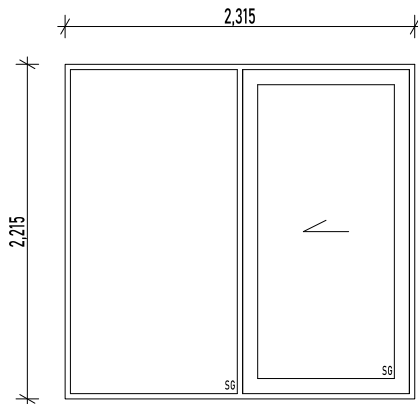
JOINERY DETAILS
1:2

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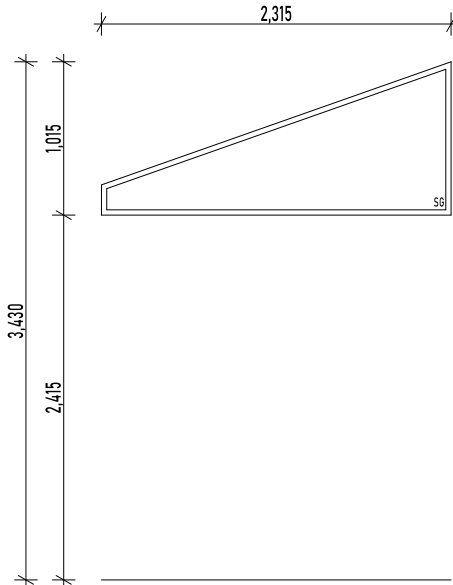
D01

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: INSULATED ALUMINUM ENTRY
DOOR
PLASMA PLA00 DOOR WITH
CORFU PULL HARDWARE
WALL
THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY



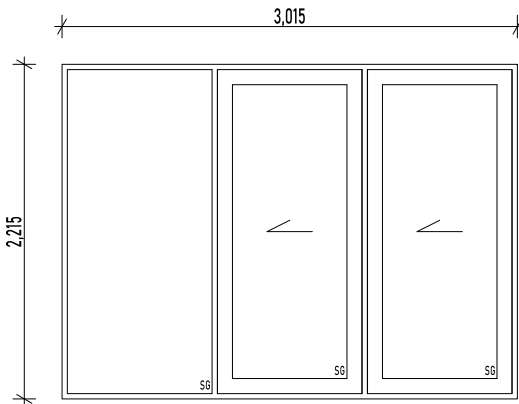
D02

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: REBATED SILL
SAFETY GLASS
WALL
THICKNESS: 10mm LININGS + 140mm +
20mm CAVITY + 10mm PLY BRACE



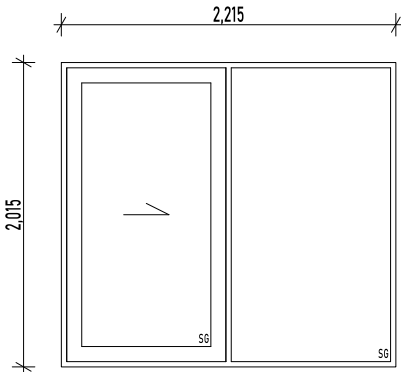
D02a

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: SAFETY GLASS
WALL
THICKNESS: 10mm LININGS + 140mm +
20mm CAVITY + 10mm PLY BRACE



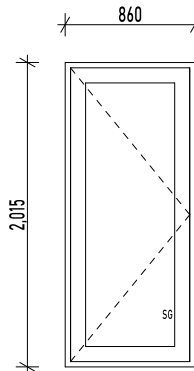
D03

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: REBATED SILL
SAFETY GLASS
WALL
THICKNESS: 10mm LININGS + 140mm +
20mm CAVITY



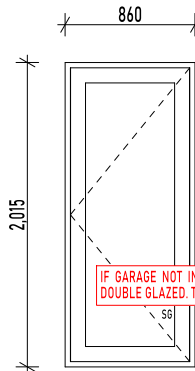
D04

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: REBATED SILL
SAFETY GLASS
WALL
THICKNESS: 10mm LININGS + 90mm +
50mm CAVITY



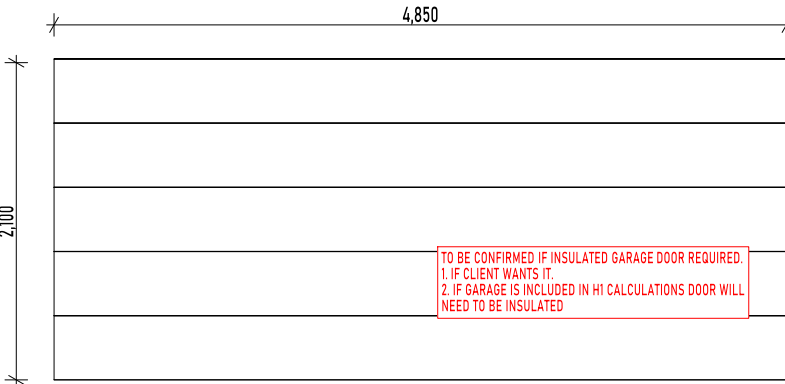
D05

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: REBATED SILL
SAFETY GLASS
WALL
THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY



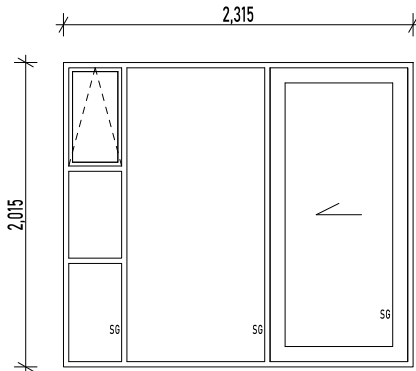
D06

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: REBATED SILL
SAFETY GLASS
WALL
THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY



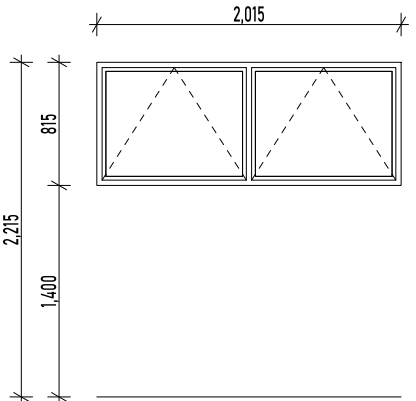
D07

LINER TYPE: 18mm P/P PINE
NOTES: INSULATED GARAGE DOOR
REBATED SILL
WALL
THICKNESS: 10mm LININGS + 90mm +
50mm CAVITY



D08

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: REBATED SILL
SAFETY GLASS
WALL
THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY



W01

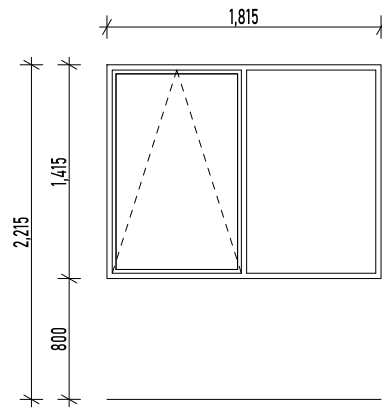
GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
WALL
THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY

DOOR & WINDOW SCHEDULE

1:50

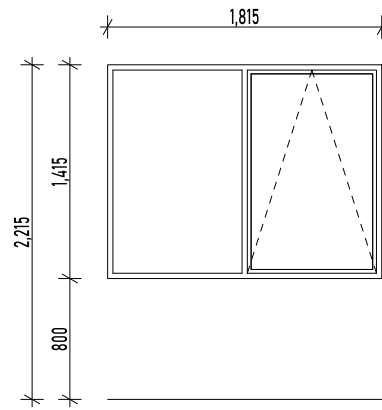
NOTES:
ALL DIMENSIONS ARE INDICATIVE OF TRIM SIZE ONLY
CHECK ALL DOOR & WINDOW SIZES ON SIZE PRIOR TO MANUFACTURING
DO NOT MANUFACTURE JOINERY FROM THIS SCHEDULE
ALL GLAZING TO MEET THE REQUIREMENTS OF NZS:4223/2016

ALL REBATES DEPTHS TO BE CONFIRMED WITH
JOINERY COMPANY & FLOOR COVERING TYPE
BEFORE CONCRETE PAD IS POURED



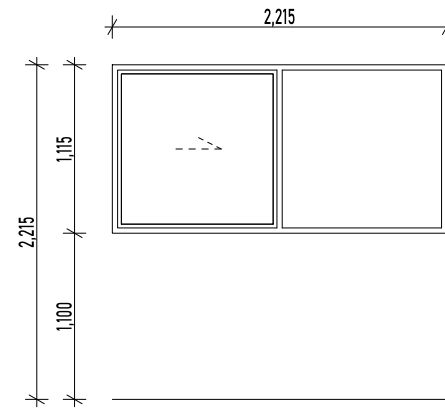
W02

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
WALL
THICKNESS: 10mm LININGS + 140mm +
20mm CAVITY



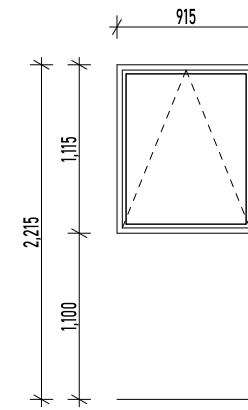
W03

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
WALL
THICKNESS: 10mm LININGS + 140mm +
20mm CAVITY



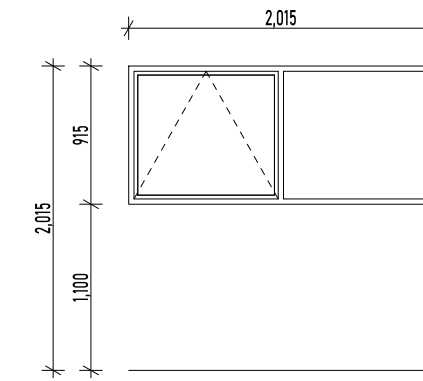
W04

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
WALL
THICKNESS: 10mm LININGS + 90mm +
50mm CAVITY



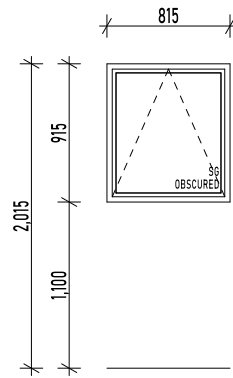
W05

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
WALL
THICKNESS: 10mm LININGS + 90mm +
50mm CAVITY



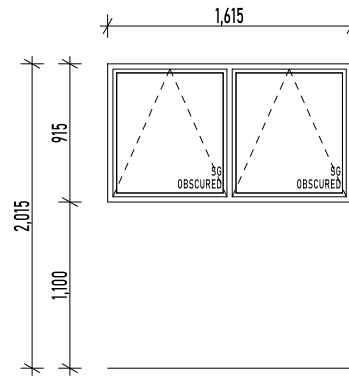
W06

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
WALL
THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY



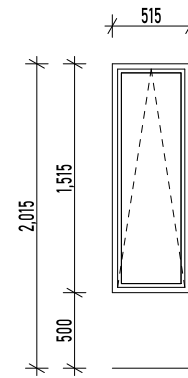
W07

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: 100mm SAFETY LATCH
OBSURED GLAZING
SAFETY GLASS
WALL
THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY



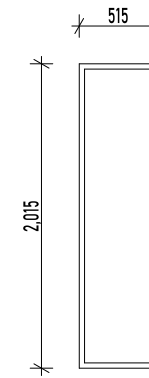
W08

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: 100mm SAFETY LATCH
OBSURED GLAZING
SAFETY GLASS
WALL
THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY



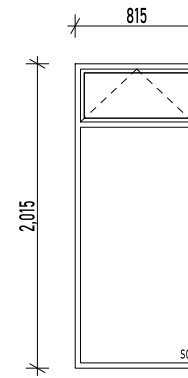
W09

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
WALL
THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY



W10

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
WALL
THICKNESS: 10mm LININGS + 90mm +
50mm CAVITY



W11

GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED
JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN
LINER TYPE: 18mm P/P PINE
NOTES: SAFETY GLASS
WALL
THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY

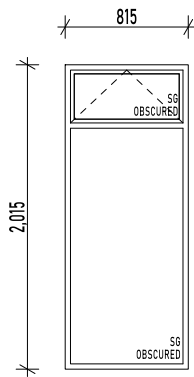
Waipa District Council
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DOOR & WINDOW SCHEDULE

1:50

NOTES:
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CHECK ALL DOOR & WINDOW SIZES ON SIZE PRIOR TO MANUFACTURING
DO NOT MANUFACTURE JOINERY FROM THIS SCHEDULE
ALL GLAZING TO MEET THE REQUIREMENTS OF NZS:4223/2016

ALL REBATES DEPTHS TO BE CONFIRMED WITH
JOINERY COMPANY & FLOOR COVERING TYPE
BEFORE CONCRETE PAD IS POURED



W12

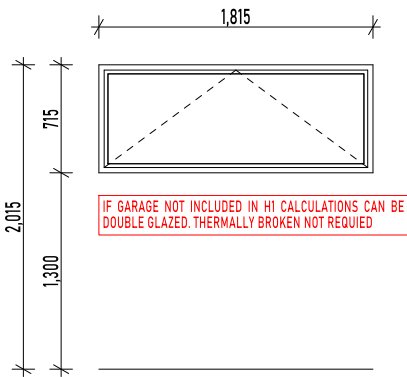
GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED

JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN

LINER TYPE: 18mm P/P PINE

NOTES: 100mm SAFETY LATCH
OBSCURED GLAZING
SAFETY GLASS

WALL THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY



W13

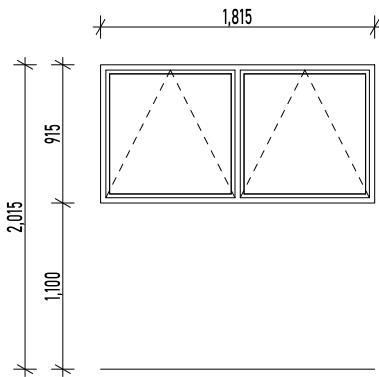
GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED

JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN

LINER TYPE: 18mm P/P PINE

NOTES: 100mm SAFETY LATCH

WALL THICKNESS: 10mm LININGS + 90mm +
20mm CAVITY



W14

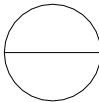
GLAZING TYPE: ARGON GAS FILLED
DOUBLE GLAZED
LOW E COATED

JOINERY TYPE: RESIDENTIAL THERMALLY
BROKEN

LINER TYPE: 18mm P/P PINE

WALL THICKNESS: 10mm LININGS + 90mm +
50mm CAVITY

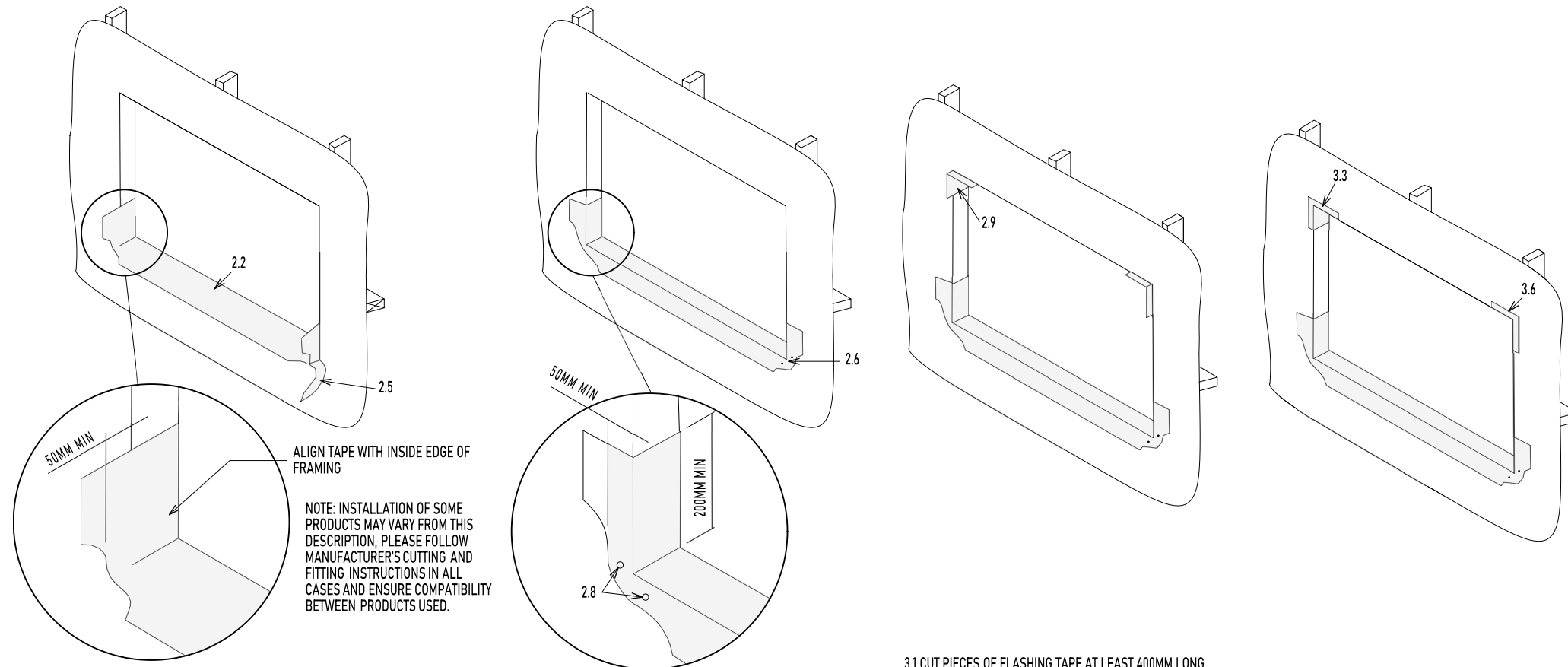
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DOOR & WINDOW SCHEDULE
1:50

NOTES:
ALL DIMENSIONS ARE INDICATIVE OF TRIM SIZE ONLY
CHECK ALL DOOR & WINDOW SIZES ON SIZE PRIOR TO MANUFACTURING
DO NOT MANUFACTURE JOINERY FROM THIS SCHEDULE
ALL GLAZING TO MEET THE REQUIREMENTS OF NZS:4223/2016

ALL REBATES DEPTHS TO BE CONFIRMED WITH
JOINERY COMPANY & FLOOR COVERING TYPE
BEFORE CONCRETE PAD IS POURED



2.1 CUT SILL FLASHING TAPE AT LEAST 400MM LONGER THAN THE OPENING WIDTH, TO ENSURE BARE FRAMING IS COVERED.

2.2 REMOVE FIRST PIECE OF RELEASE PAPER, ALIGN THE BACK EDGE OF SILL FLASHING TAPE WITH INSIDE EDGE OF SILL.

NOTE: DO NOT WRAP SILL FLASHING TAPE ONTO THE INTERIOR SURFACE OF THE FRAMING WHERE IT MAY INTERFERE WITH THE WALL LINING.

2.3 FRONT EDGE OF THE SILL FLASHING TAPE SHOULD PROJECT OUT FROM THE FRONT OF WALL FRAMING FOR EASE OF INSTALLATION ADHERE INTO OPENING ACROSS SILL AND UP EACH JAMB (MIN. 200MM) TO COVER BARE FRAMING.

2.4 TRIM CORNERS OF SILL FLASHING TAPE SO THAT THE FRONT EDGE EXTENDS TO APPROXIMATELY 50MM OUT FROM FRONT OF WALL FRAMING TO ENABLE TAPE TO BE FOLDED AROUND EASILY.

2.5 REMOVE SECOND RELEASE PAPER.

2.6 FAN SILL FLASHING TAPE AT BOTTOM CORNERS ONTO FACE OF HOUSE WRAP REMOVING ANY WRINKLES.

2.7 FIRMLY PRESS SILL FLASHING TAPE ONTO ALL SURFACE TO ENSURE FULL ADHESION.

2.8 SECURE EDGES OF BOTTOM CORNERS WITH CLOUTS OR SIMILAR THROUGH THE FLASHING TAPE INTO FRAMING.

3.1 CUT PIECES OF FLASHING TAPE AT LEAST 400MM LONG.

3.2 REMOVE RELEASE PAPER, AND ALIGN THE BACK OF THE FLASHING TAPE WITH THE INSIDE EDGE OF FRAMING AND THE FRONT EDGE PROJECTING A MINIMUM OF 50MM OUT FROM THE FRONT OF WALL FRAMING. ADHERE INTO OPENING ACROSS THE HEAD AND DOWN EACH JAMB A MINIMUM OF 200MM IN EACH DIRECTION.

NOTE: DO NOT WRAP SILL FLASHING TAPE ONTO INTERIOR SURFACE OF THE FRAMING WHERE IT MAY INTERFERE WITH THE WALL LINING.

3.3 FAN FLASHING TAPE AT TOP CORNERS ONTO FACE OF 'HOUSE WRAP'

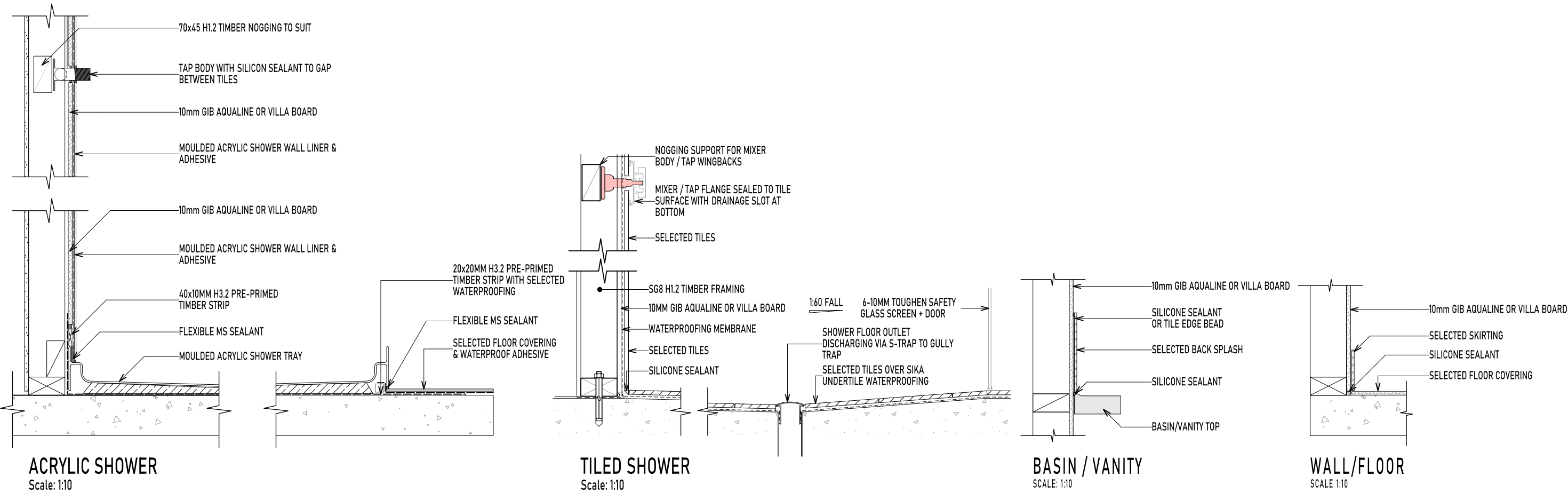
3.4 FIRMLY PRESS SILL FLASHING TAPE ONTO ALL SURFACES TO ENSURE FULL ADHESION REMOVE ANY WRINKLES.

3.5 TRIM EXCESS TAPE FROM INSIDE, FLUSH WITH FACE OF FRAMING. CARE MUST BE TAKEN NOT TO CUT HOUSE WRAP.

3.6 SECURE EDGES OF BOTTOM CORNERS WITH CLOUTS OR SIMILAR THROUGH THE FLASHING TAPE INTO THE FRAMING.

FLEXIBLE FLASHING TAPE DETAIL
1:5

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BATHROOM DETAILS
1:10

GENERAL NOTES:

- 1. Read structural drawings with all other Contract drawings and the specification. Notify any discrepancy and obtain written instruction before proceeding. The Architects drawings are to be used for setout and all levels and dimensions not shown on these drawings.
- 2. All figured dimensions to be taken in preference to scaled dimensions, all levels are in metres and dimensions in millimetres.
- 3. Any discrepancies between this drawing and other information is to be brought to the attention of the Engineer prior to the commencement of works on site.
- 4. The Main Contractor shall be responsible for the setting out and accuracy of all dimensions.
- 5. The Contractor is to ensure the stability and structural integrity of any existing property at all times during works and is to be responsible for all propping and shoring as required.
- 6. The Contractor can obtain approval of an alternative to any proprietary product noted in the drawings or specifications.

STEEL REINFORCEMENT:

- 1. Reinforcement bars shall be Grade 500E (MA) in accordance with AS/NZS 4671 except ties. Ties to be grade 300E.

CONCRETE:

- 1. All materials and workmanship shall be in accordance with NZS 3109 subject to relevant sections of the specifications.
 - 2. Concrete to be 25MPa unless noted otherwise.
 - 3. Proper curing of concrete must take place immediately after finishing the concrete. One of the following methods of curing is recommended:
 - Ponding or continuous sprinkling of water.
 - Placing a wet covering or plastic membrane over the slab.
 - The use of liquid membrane curing compounds. However if these are used, they must be compatible with any subsequent applied surfacing.
- The curing period should be at least 7 days.

WAFFLE RAFT NOTES:

- 1. Remove topsoil and replace it with compacted backfill to create a level compacted surface. Raft slab to sit on top of compacted surface.
- 2. Refer to Architects Drawings for all set out dimensions, recesses, load bearing walls and service positions. DO NOT SCALE FROM THIS DRAWING:
- 3. 4 x 600mm HD12 bars to be placed around any pipe penetrations in the raft slab. All penetrations are to avoid slab thickenings and ribs. Ribs may be moved up to 50mm to avoid pipe locations. Refer back to EDA if penetrations are affected by main foundation steel (HD12 or HD16) locations.
- 4. This specific raft floor has been designed in accordance with the Geotech report recommendations.
- 5. FGL is finished ground level after the removal of any existing topsoil.
 - internal slab thickening as per approved truss manufacturer's design.
 - all levels to be checked on site prior to commencing construction.
- 6. Minimum cover for reinforcing:
 - against ground - 75mm
 - against formwork and DPM - 50mm
 - top cover to mesh - 30mm
- 7. SAWCUTS
 - No Sawcuts are allowed unless specified

FOUNDATION SUBGRADE PREPARATION:

The foundation subgrade shall be as per the soils investigation report prepared by HD Geo.


Remove topsoil and provide compacted sandpad to required height.

Test piling consisting of driving at least 2 piles (each building envelope) at positions beneath the proposed footing lines will be required prior to construction to confirm exact pile length. Test piles to be at least 6m long.

SCHEDULE OF ENGINEERS INSPECTIONS:

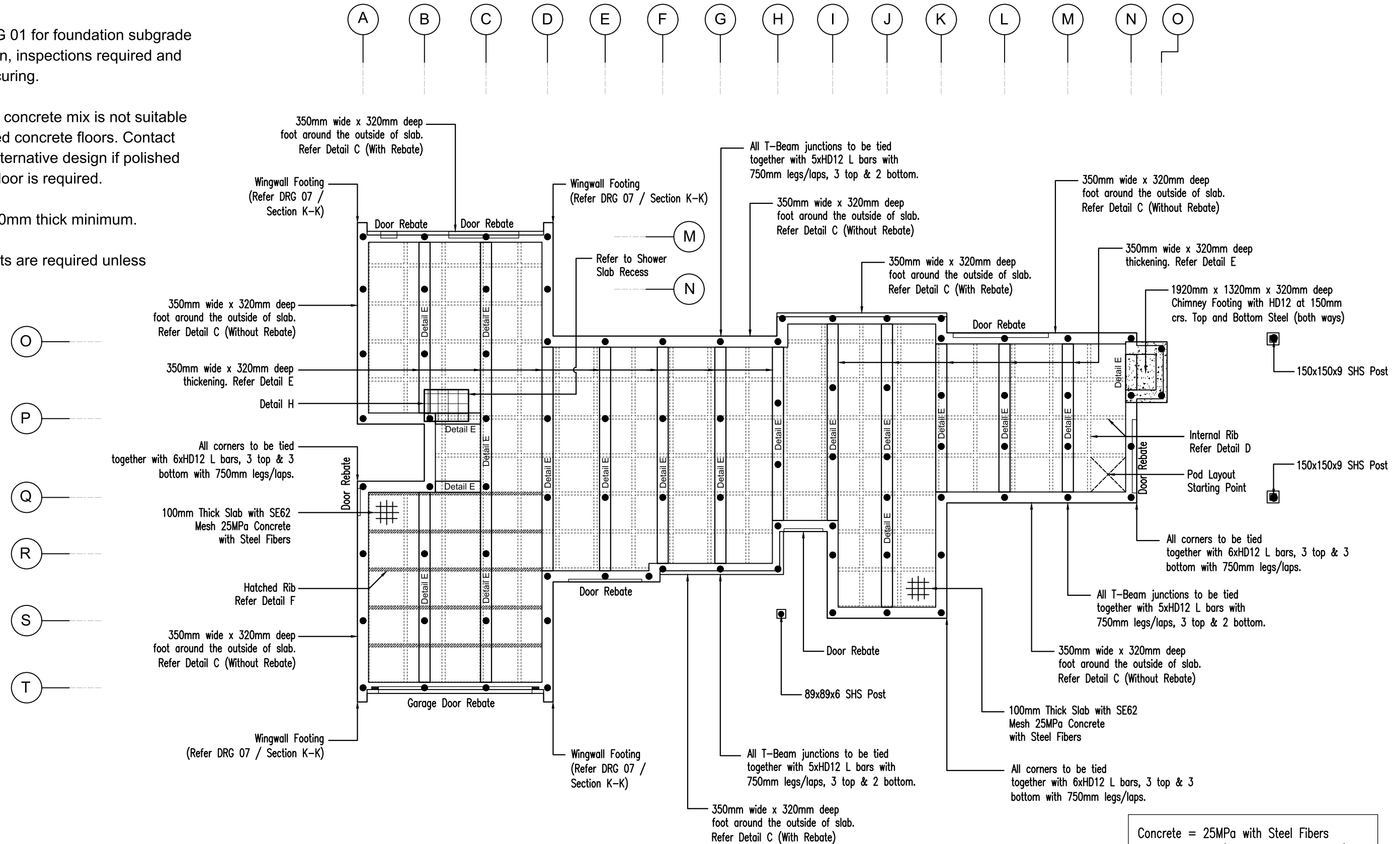
- 1. Inspection of test piles during pile driving.
 - 2. Inspection of foundation steel reinforcement prior to concrete pour.
- A PS4 (Construction Review) will be issued by EDA once the above inspections have been completed. The Contractor shall be responsible for informing EDA when the items are ready for inspection.
- Inform EDA 48 hours in advance of any inspections.

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 <p>CONSULTING ENGINEERS ENGINEERING DESIGN ASSESSMENT</p> <p>1 Iwi Road, Hamilton, 3200 Ph: 021 237 0012 email: eda@outlook.co.nz</p>	Verify all dimensions on site before commencing work. Refer to figured dimensions. Refer all discrepancies to the drawing office. If any problems arise during the construction of these members, EDA shall be notified and or consulted.	Revision	Amendment	Rev. Date	Scale NTS	Designed DN	Drawn DN	Approved Date 13.11.2025
Project Proposed L & S Dwelling 126 Flat Road, RD5, Kihikihi, 3875 Kingston Homes	Drawing Title General Notes				Job Number WDC-25175		Drawing Number 01	
							Revision -	

NOTES:

1. Refer DRG 01 for foundation subgrade preparation, inspections required and concrete curing.
2. Steel fiber concrete mix is not suitable for polished concrete floors. Contact EDA for alternative design if polished concrete floor is required.
3. Slab is 100mm thick minimum.
4. No Sawcuts are required unless specified.



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Project
Proposed L & S Dwelling 126 Flat Road, RD5, Kihikihi, 3875 Kingston Homes

Revision	Amendment	Rev. Date	Scale 1:120	Designed DN	Drawn DN	Approved Date 04.10.2025
Drawing Title Piled Waffle Raft and Deck Layout (House)			Job Number WDC-25175		Drawing Number 02 Revision -	

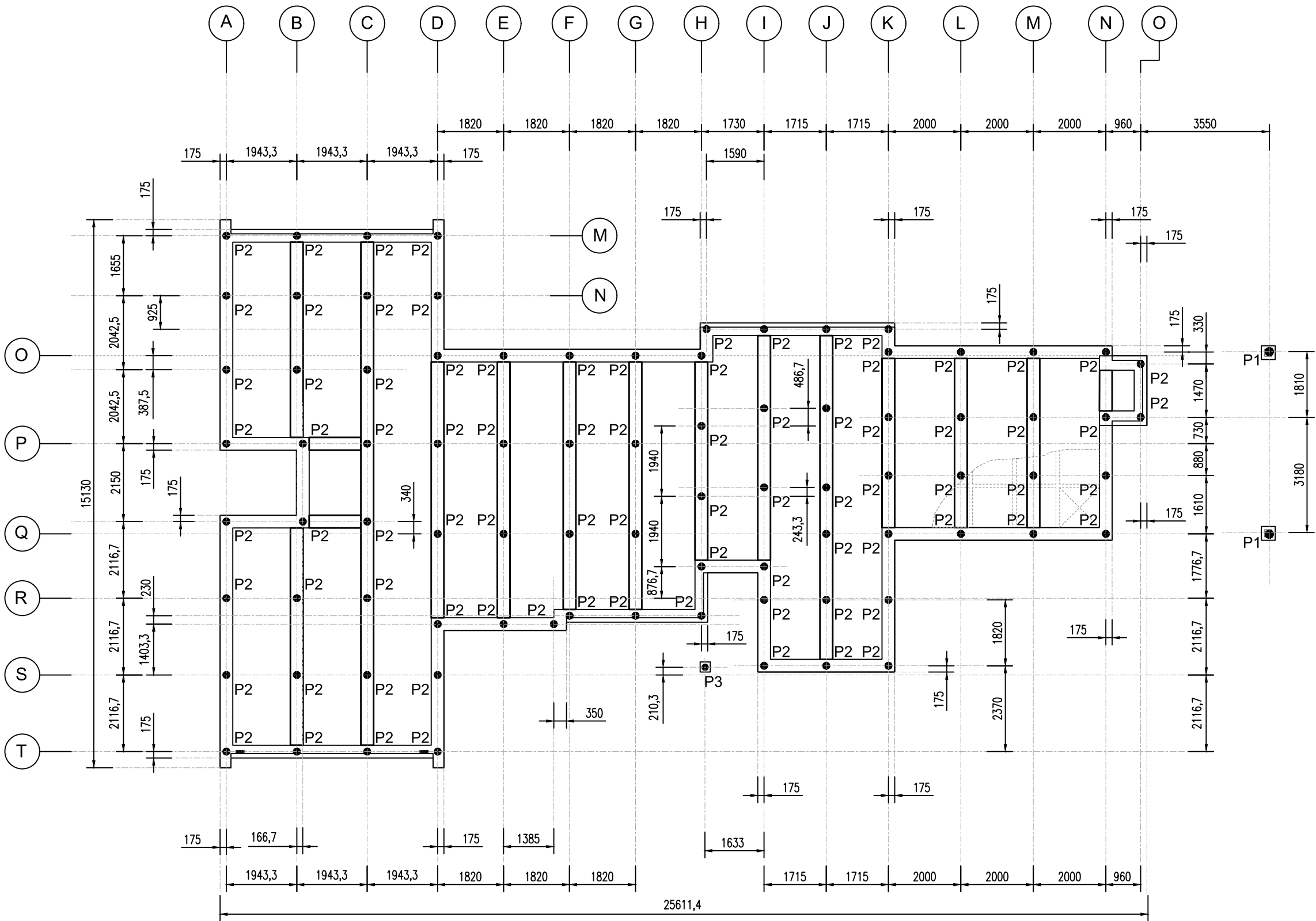
NOTES:

1. Refer DRG 01 for foundation subgrade preparation, inspections required and concrete curing.
2. Steel fiber concrete mix is not suitable for polished concrete floors. Contact EDA for alternative design if polished concrete floor is required
3. All Piles to be H5 SED timber piles driven to set. Piles to achieve the specified set as per Pile schedule / table with 500kg hammer with 1.0m drop. Test Piles are required to confirm exact pile length for pricing.

PILE SCHEDULE			
Pile ID	Pole Size	Pile Set, mm	Minimum Depth, mm
P1	225 SED	50	4000mm / TBC
P2	200 SED	15	4000mm / TBC
P3	175 SED	100	4000mm / TBC

* 500kg Hammer and 1.0m Drop

4. All Piles centered along beams.
5. External beams are 350mm wide (Detail C) and internal beams are 350mm wide (Detail E)
6. Dimensions are taken pile center to center.
7. Deck Bearers shall be 2/240x45 H3.2 SG8.
8. Deck Joists shall be 240x45 H3.2 SG8 at 450mm crs.
9. Piles (P1) to have pile-bearer connection as per DRG 07 and 08.
10. Timber Post to Pile connection as per DRG 07 and 08.
11. Piles (P2) to have 6kN pile-bearer connection as per DRG 06.



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Concrete = 25MPa with Steel Fibers
Dosage = 10kg/m3 of Dramix 4D 80/60BG



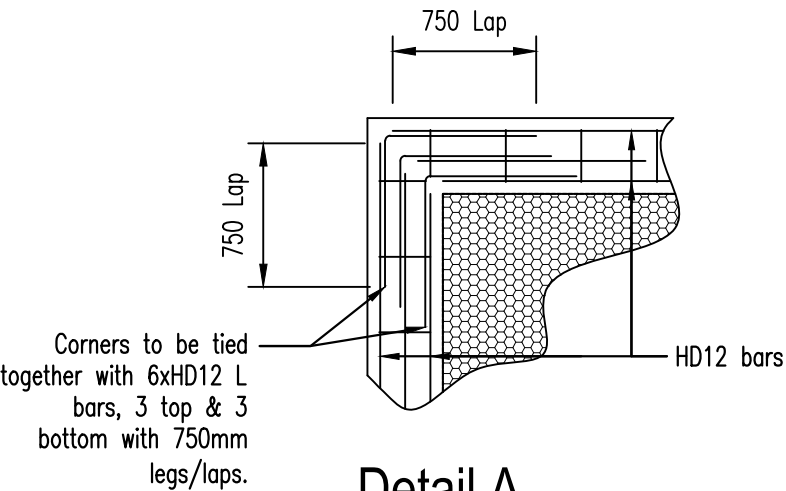
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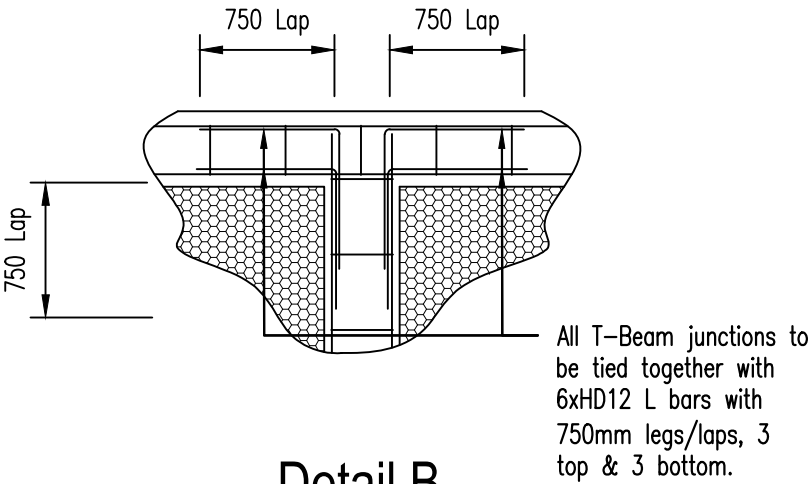
Project
Proposed L & S Dwelling
126 Flat Road, RD5, Kihikihi, 3875
Kingston Homes

Revision	Amendment	Rev. Date	Scale	Designed	Drawn	Approved Date
			1:120	DN	DN	04.10.2025
Drawing Title			Job Number		Drawing Number	
Pile Layout (House)			WDC-25175		03	
					Revision	
					-	

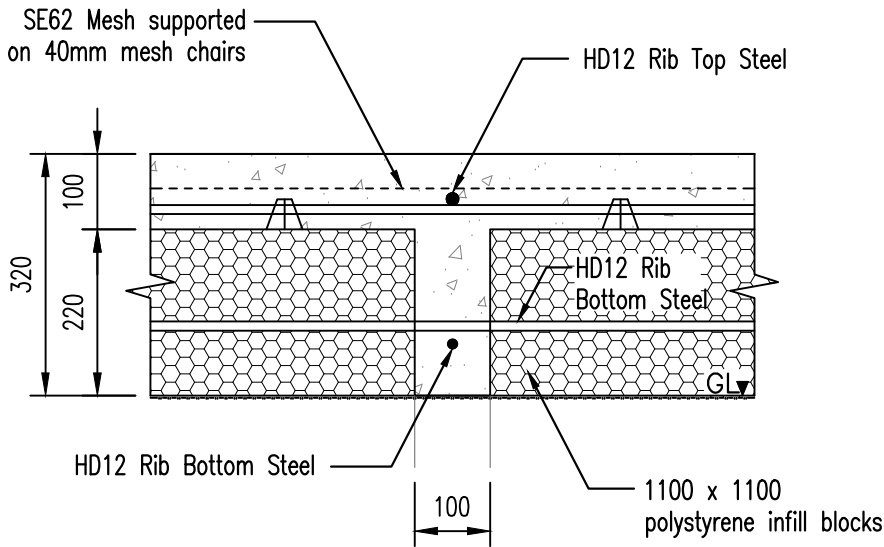
NOTE: For all floor plan dimensions, rebate locations & plumbing locations refer to architects drawings



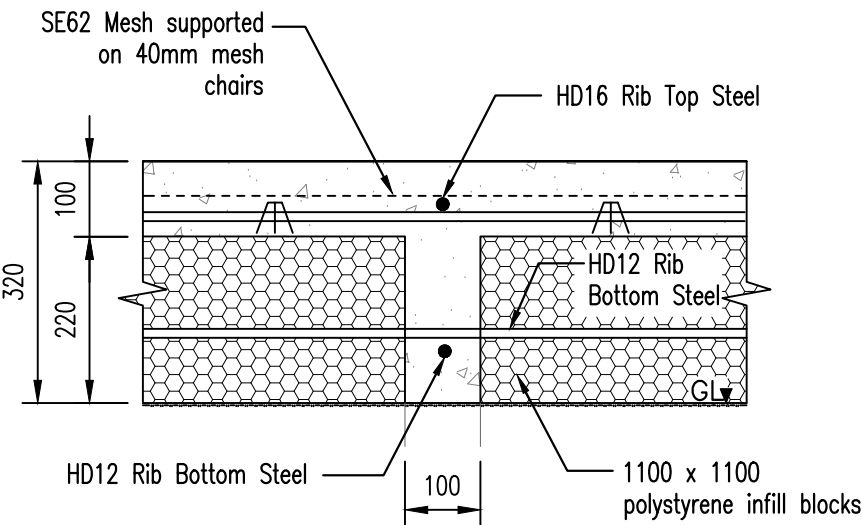
Detail A



Detail B

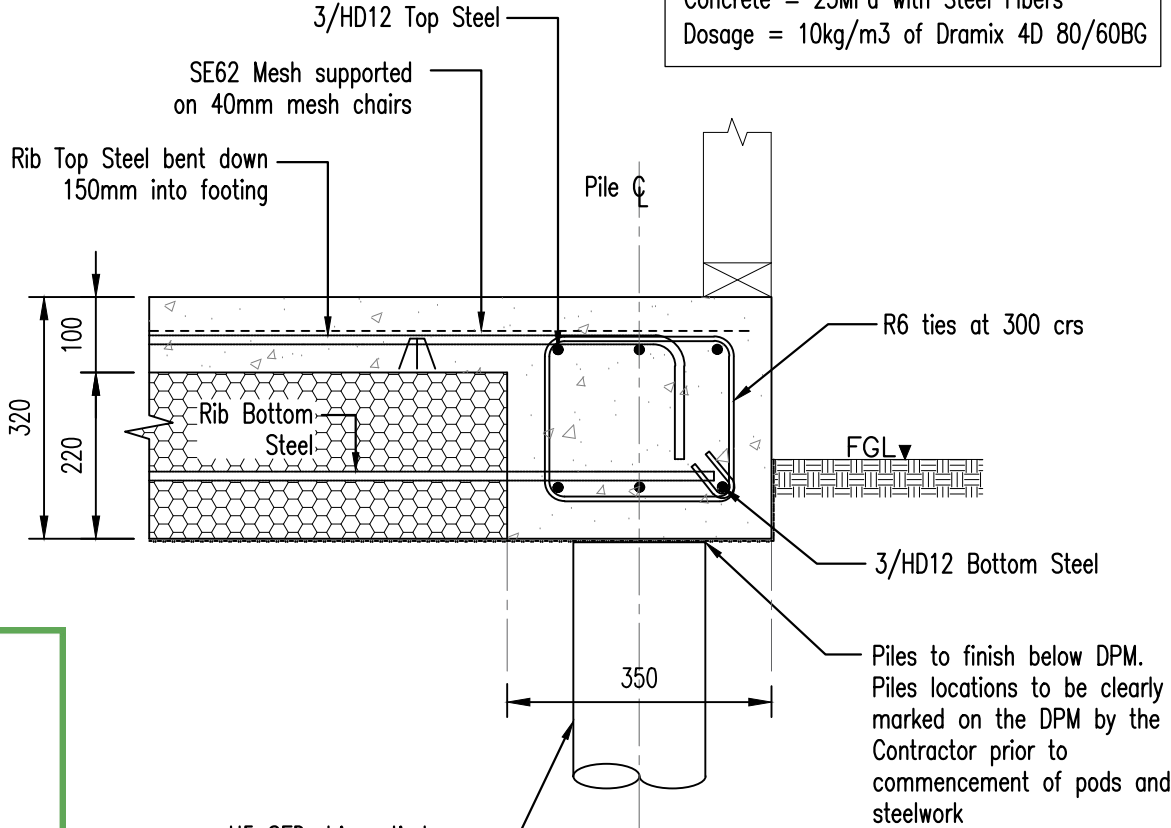


Detail D
Internal Rib

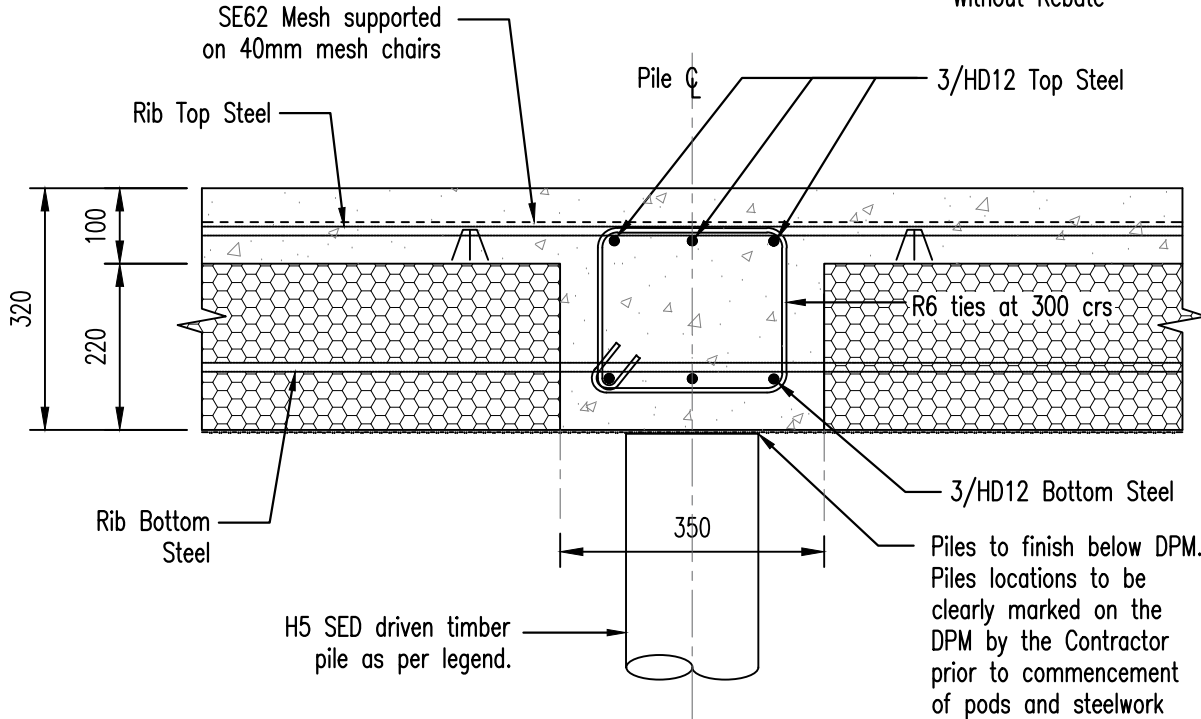


Typical Hatched Rib (Detail F)

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Detail C
Without Rebate



Detail E
Internal Beam



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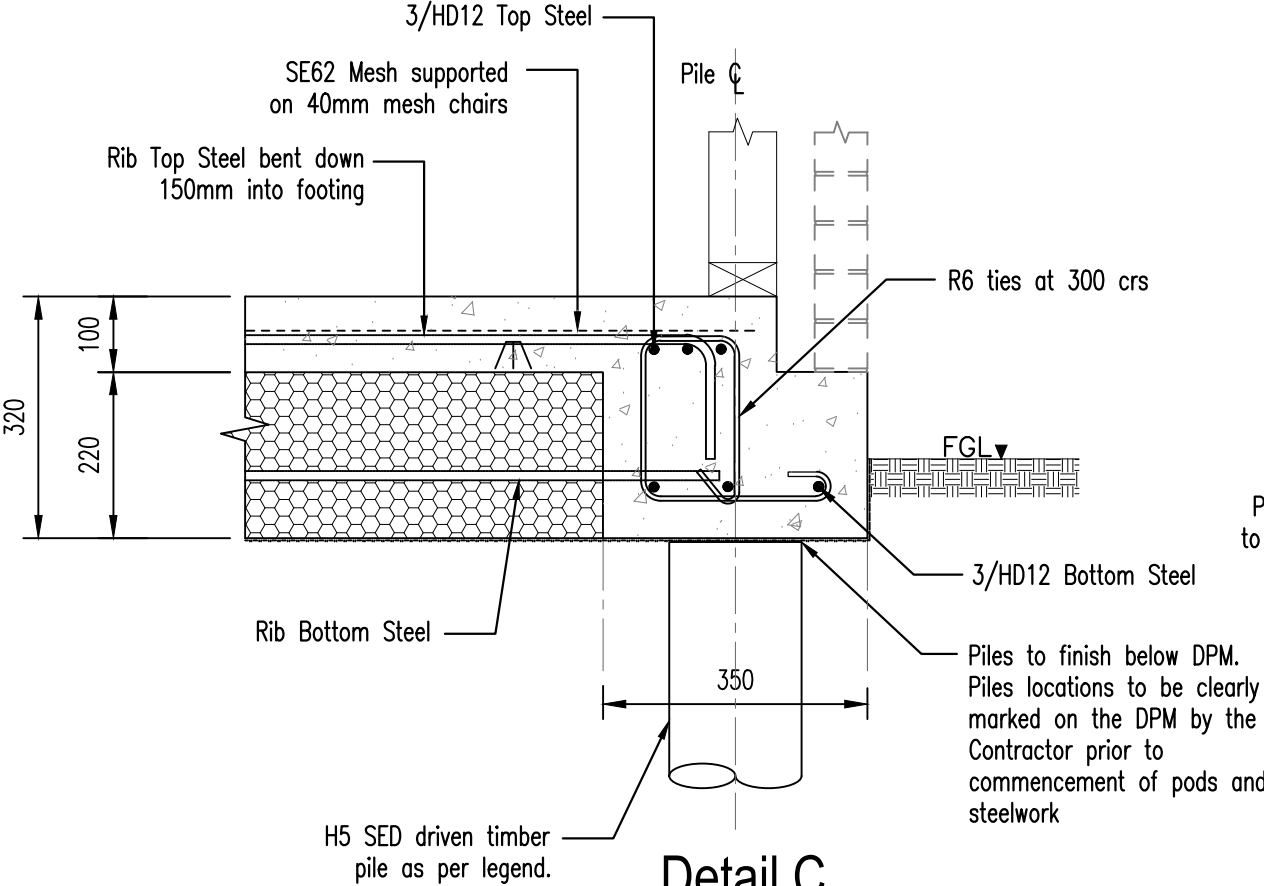
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Project
Proposed L & S Dwelling
126 Flat Road, RD5, Kihikihi, 3875
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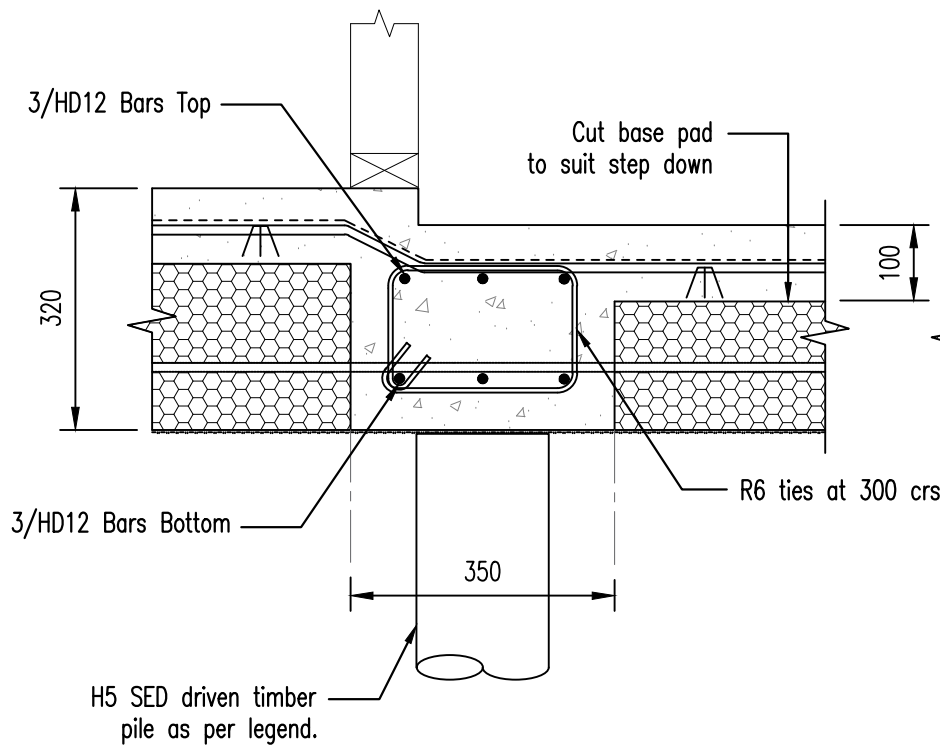
Revision	Amendment	Rev. Date	Scale	Designed	Drawn	Approved Date
			1:10	DN	DN	04.10.2025
Drawing Title			Job Number		Drawing Number	
Piled Waffle Raft Details - 1			WDC-25175		04	
					Revision	
					-	

NOTE: For all floor plan dimensions, rebate locations & plumbing locations refer to architects drawings

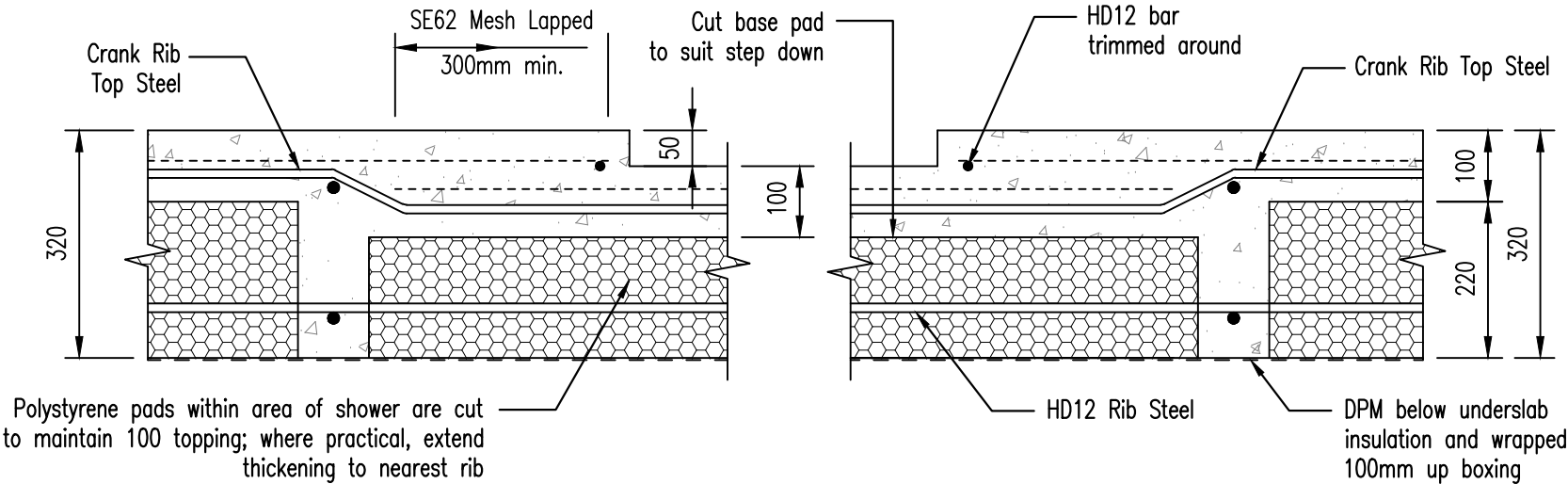
Concrete = 25MPa with Steel Fibers
Dosage = 10kg/m3 of Dramix 4D 80/60BG



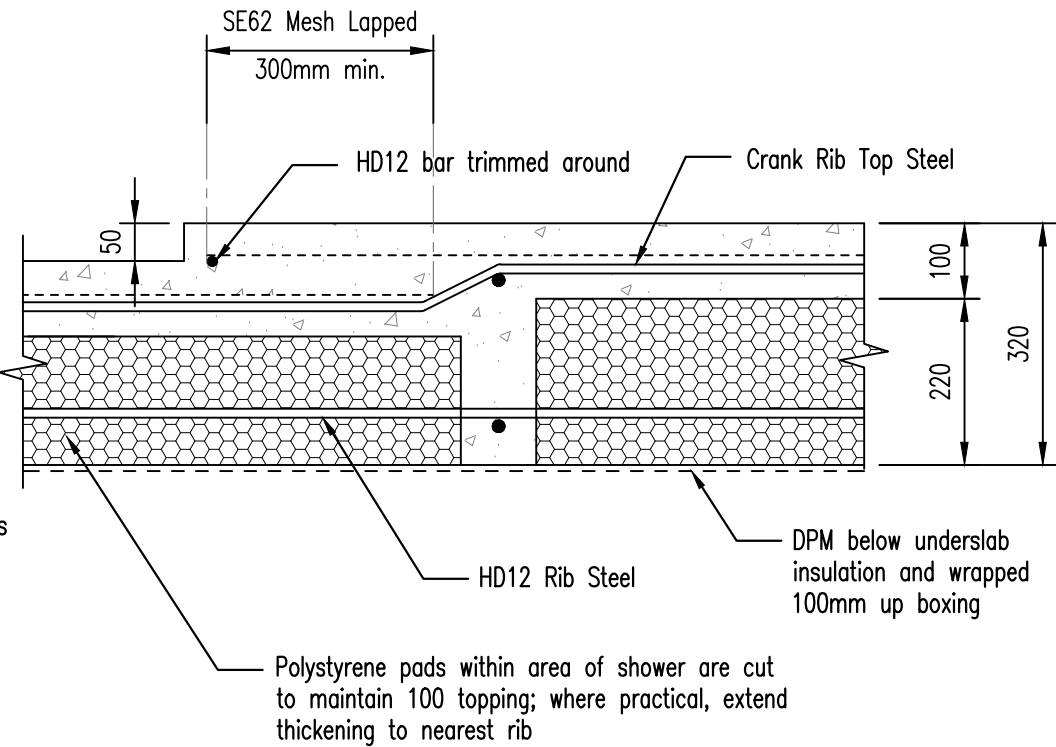
Detail C
With Rebate



Tiled Area Rebate at Internal Beam- Detail H



Typical Tiled Area Rebate Detail



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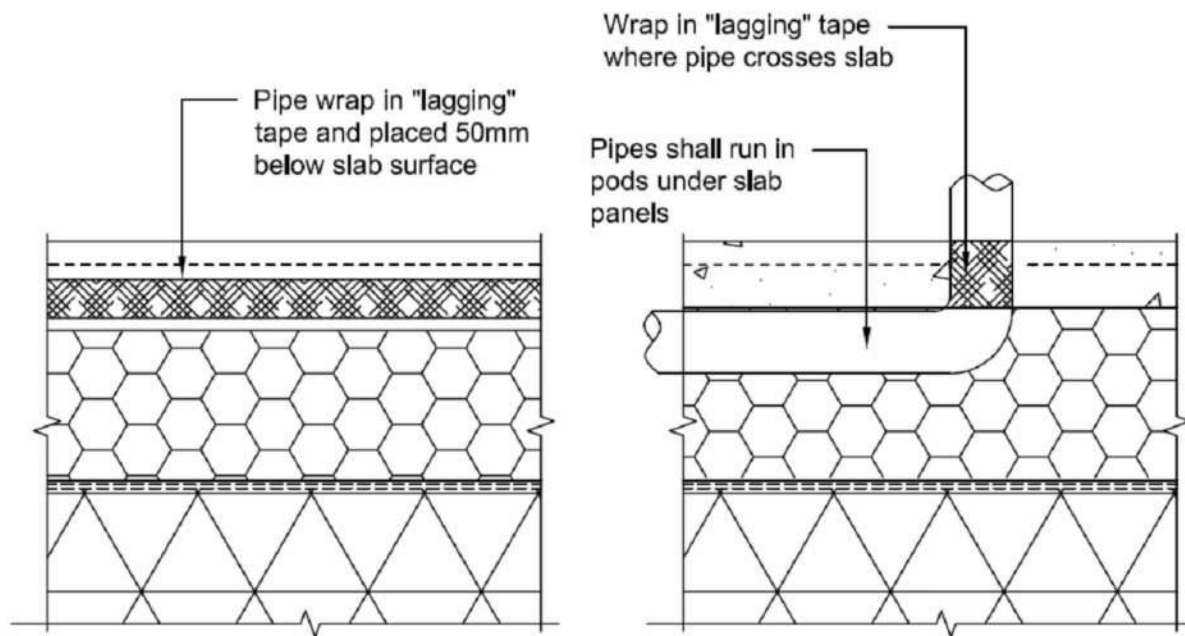


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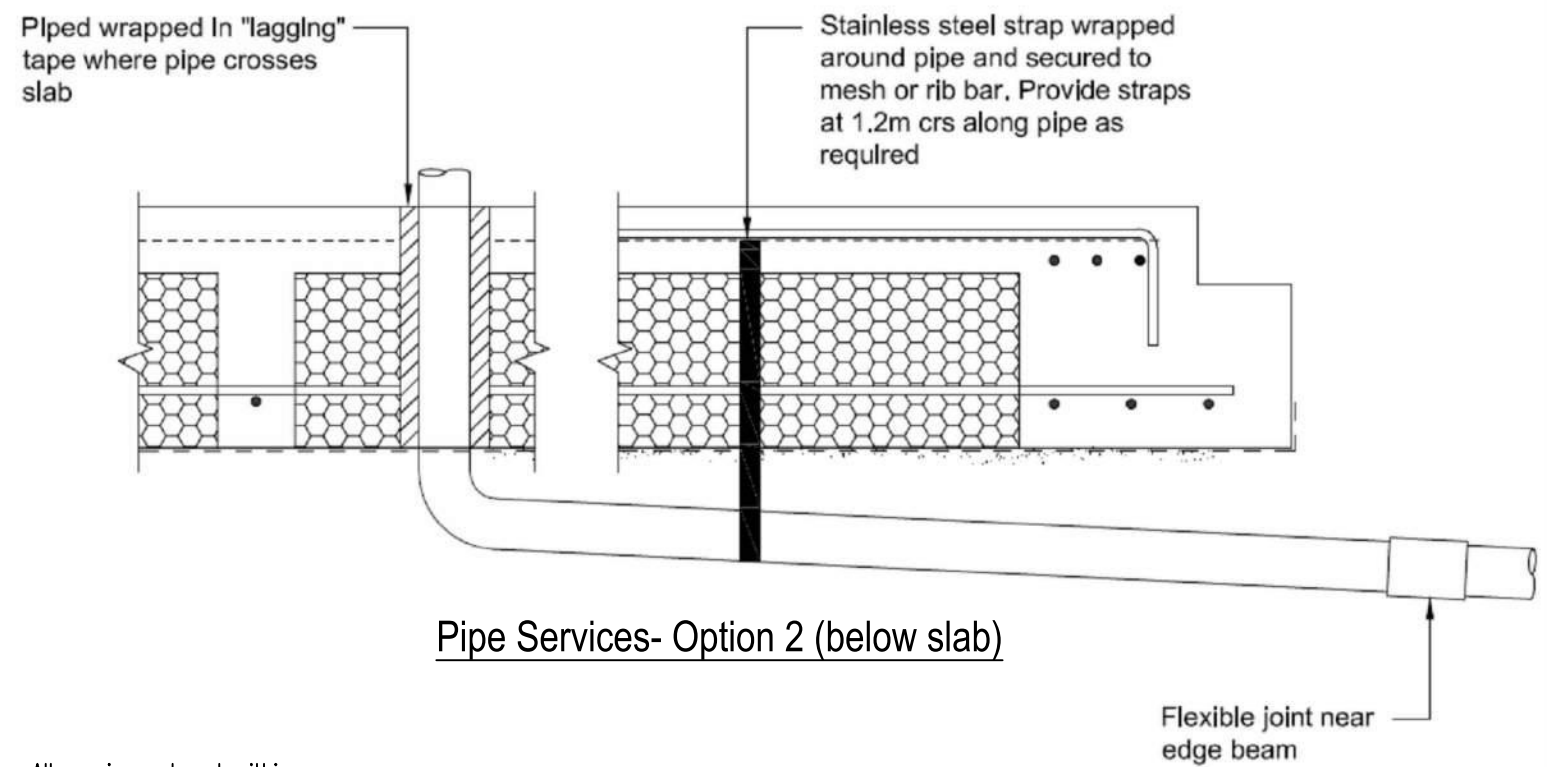
Verify all dimensions on site before commencing work. Refer to figured dimensions. Refer all discrepancies to the drawing office. If any problems arise during the construction of these members, EDA shall be notified and or consulted.

Project
Proposed L & S Dwelling
126 Flat Road, RD5, Kihikihi, 3875
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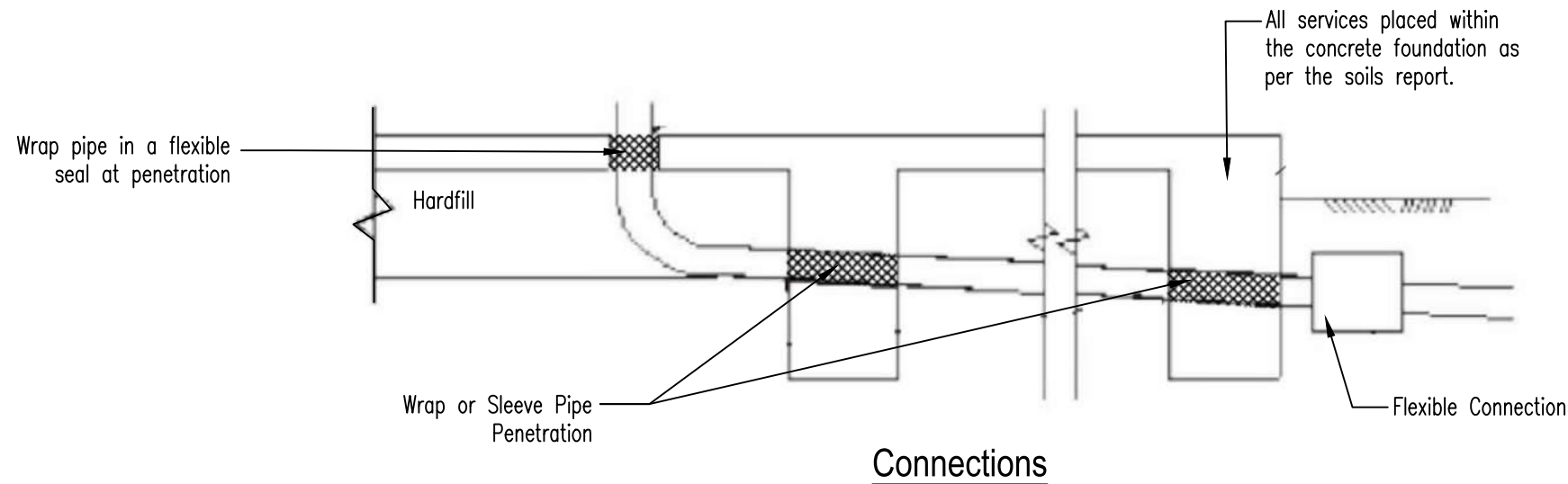
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			1:10	DN	DN	04.10.2025
Drawing Title			Job Number		Drawing Number	
Piled Waffle Raft Details - 2			WDC-25175		05	
					Revision	
					-	



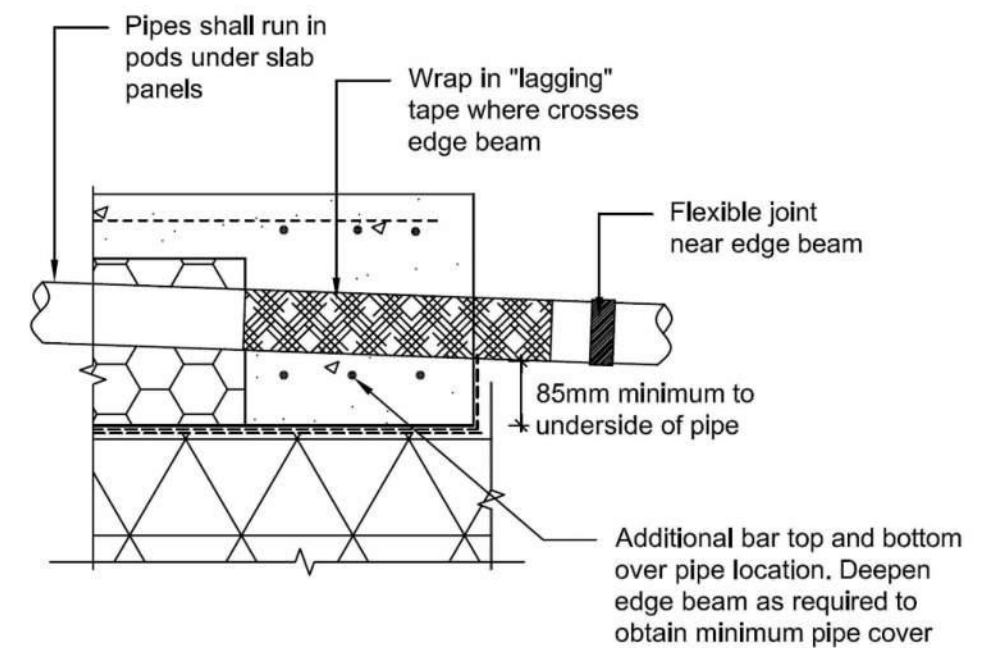
Pipe Run Through Slab/
Slab Services Penetration Detail



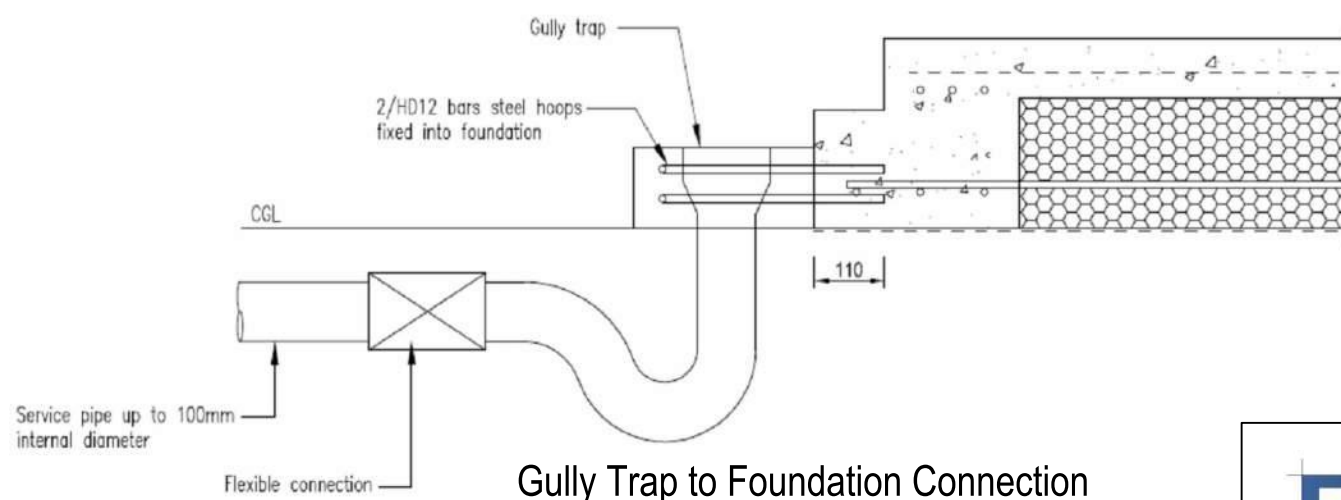
Pipe Services- Option 2 (below slab)



Connections



Foundation Beam Services
Penetration Detail



Gully Trap to Foundation Connection

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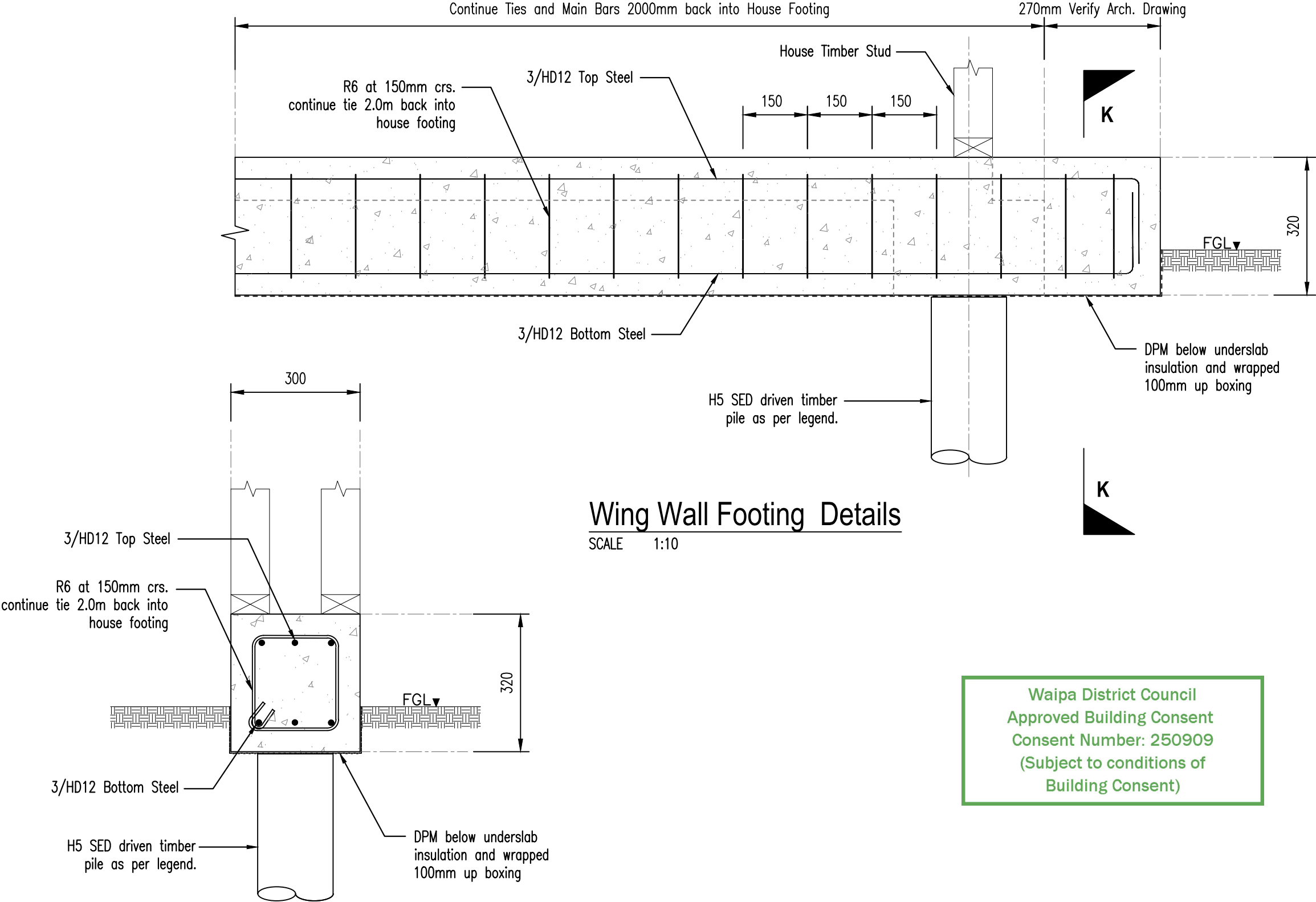
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Project
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126 Flat Road, RD5, Kihikihi, 3875
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Revision	Amendment	Rev. Date	Scale	Designed	Drawn	Approved Date
			1:10	DN	DN	04.10.2025
Drawing Title			Job Number		Drawing Number	
Pipe Penetration Details			WDC-25175		06	
					Revision	
					-	

NOTE: For all floor plan dimensions, rebate locations & plumbing locations refer to architects drawings

Concrete = 25MPa with Steel Fibers
Dosage = 10kg/m3 of Dramix 4D 80/60BG



Wing Wall Footing Details

SCALE 1:10

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Section K-K

SCALE 1:10



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Proposed L & S Dwelling
126 Flat Road, RD5, Kihikihi, 3875
Kingston Homes

Revision	Amendment	Rev. Date

Scale	Designed	Drawn	Approved Date
1:10	DN	DN	04.10.2025

Drawing Title	Job Number	Drawing Number
Wing Wall Footing Details	WDC-25175	07
		Revision
		-

LEGEND:

Bracing Post (BP1) - 150x150x9 SHS
Wind Bracing 112 BU (per Post) ; Earthquake Bracing 60 BU (per Post)

Non-Bracing Post - 89x89x6 SHS

Lintel Beams :

- LB1 - 250PFC ; Expected Deflection 5.28mm
- LB2 - 240x90 HyOne ; Expected Deflection 2.29mm
- LB3 - 240x90 HyOne ; Expected Deflection 2.27mm

Schedule of Inspections

- Engineers Inspections:
- 1. Inspection of Foundation (done by EDA)
 - 2. Inspection of SED Beams and Fixings (done by EDA)
 - 3. Inspection of SED Post and Fixings (done by EDA)
 - 4. Inspection of Chimney Framing and Fixings (done by EDA)

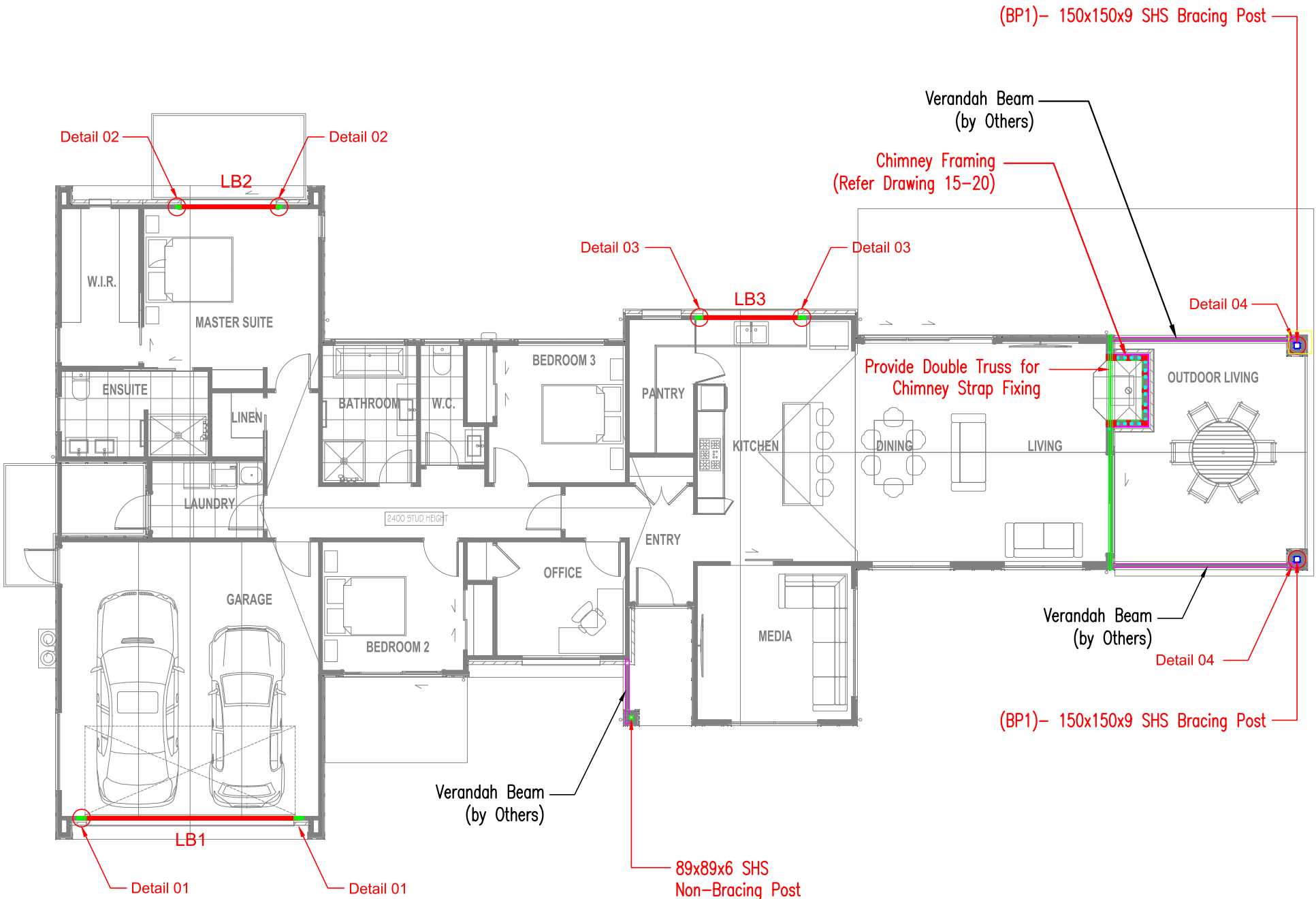
A PS4 (Construction Review) will be issued by EDA once the above inspections have been completed.


The Contractor shall be responsible for informing EDA when the items are ready for inspection.

Inform EDA 48 hours in advance of any inspections.

STRUCTURAL STEEL:

- 1. All structural steelwork, fabrication, and erection shall comply with NZS 3404:2009 Steel Structures Standard and AS/NZS 5131:2016 Structural steelwork-Fabrication and erection. The steel fabricator erector shall co-operate with all other trades and shall also supply the main Contractor with accurate details and templates for the fixing of all holding down bolts and other fixings.
- 2. Structural steelwork shall be the following grades, unless noted otherwise (uno):
 - Flats, plates: 300 MPa,
 - Open Sections (UB, PFC, etc): 300 MPa,
 - Hollow Sections (RHS, SHS, CHS): 350/450 MPa
- 3. All bolts shall be Grade 8.8, unless noted otherwise. Threads are not permitted in the shear planes of Grade 8.8 bolts, uno
- 4. All structural steel welding shall comply with AS/NZS1554 class S.P. All weld to be 6mm minimum continuous fillet weld, unless noted otherwise.
- 5. All hollow section to be capped and seal welded all around to details.



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	Project Proposed L & S Dwelling 126 Flat Road, RD5, Kihikihi, 3875 Kingston Homes	Drawing Title Post and Lintel Beam Layout			Job Number WDC-25175		Drawing Number 08	
					Revision -			




Elevation 1

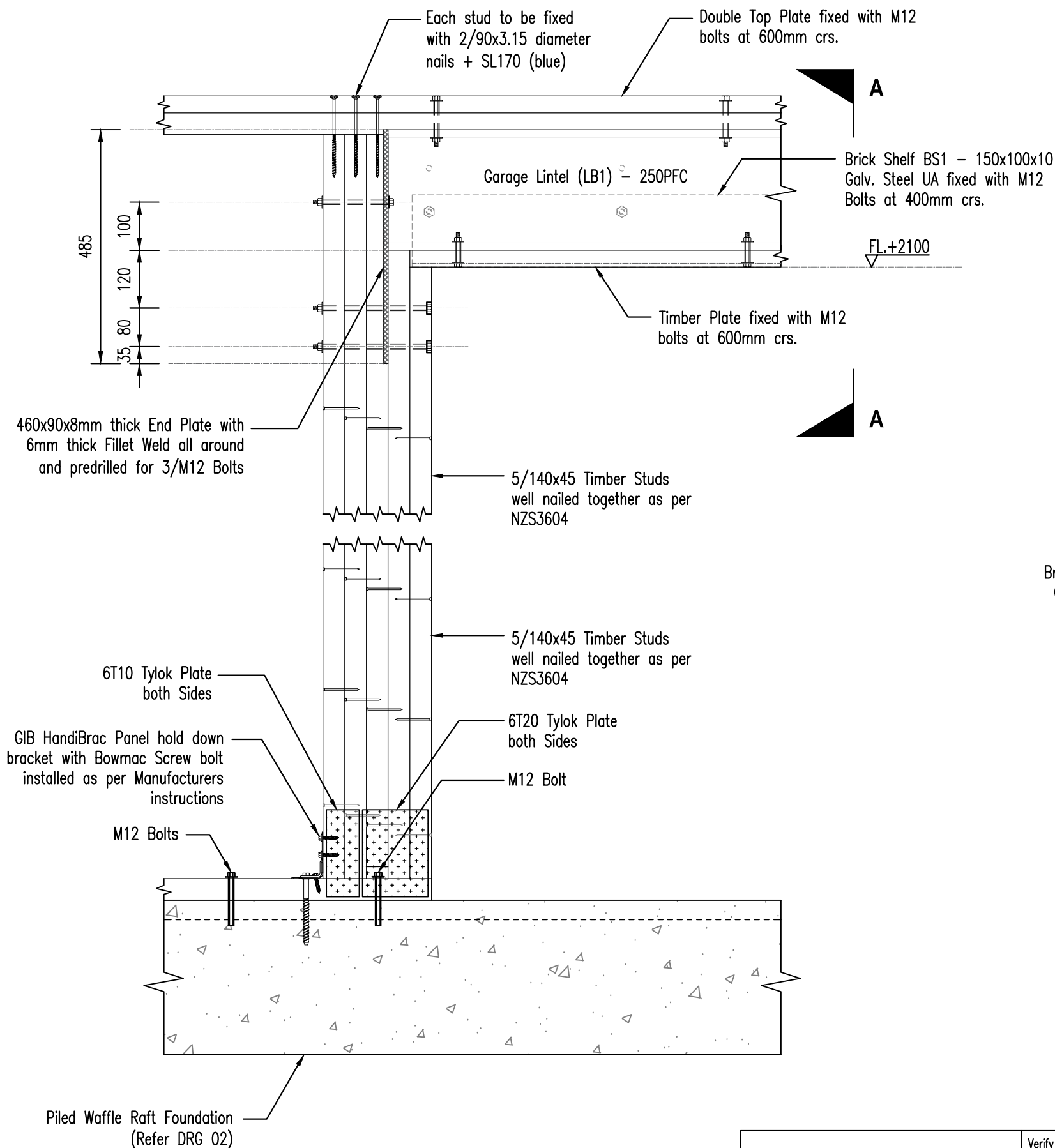


Elevation 3

Beam Mark	Size	Deflection	Brick Shelf	Remarks
LB1	250PFC	5.28mm	BS1– 150x100x10 Galv. UA	Refer Detail 01 / DRG 10
LB2	240x90 HyOne	2.29mm	BS2– 100x100x10 Galv. EA	Refer Detail 02 / DRG 11
LB3	240x90 HyOne	2.27mm	BS3– 100x100x10 Galv. EA	Refer Detail 03 / DRG 11

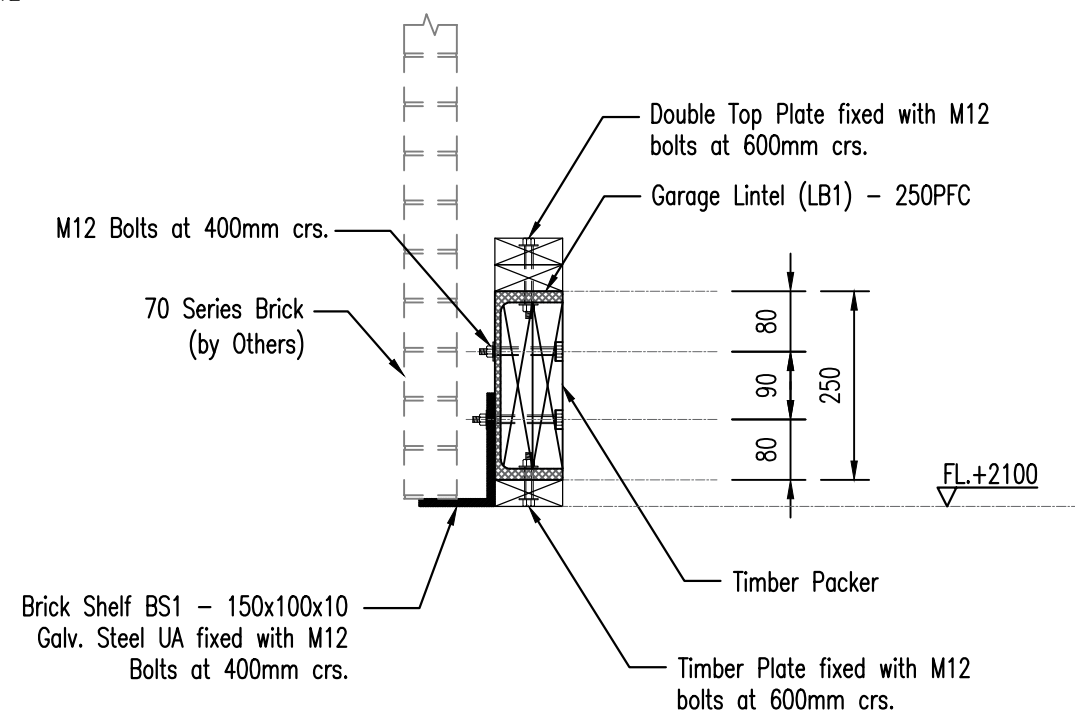
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Project Proposed L & S Dwelling 126 Flat Road, RD5, Kihikihi, 3875 Kingston Homes	Drawing Title Brick Lintel Beam Elevation			Job Number WDC-25175		Drawing Number 09		
						Revision -		



Garage Lintel (LB1) - Detail 01

SCALE 1:10



Section A-A

SCALE 1:10

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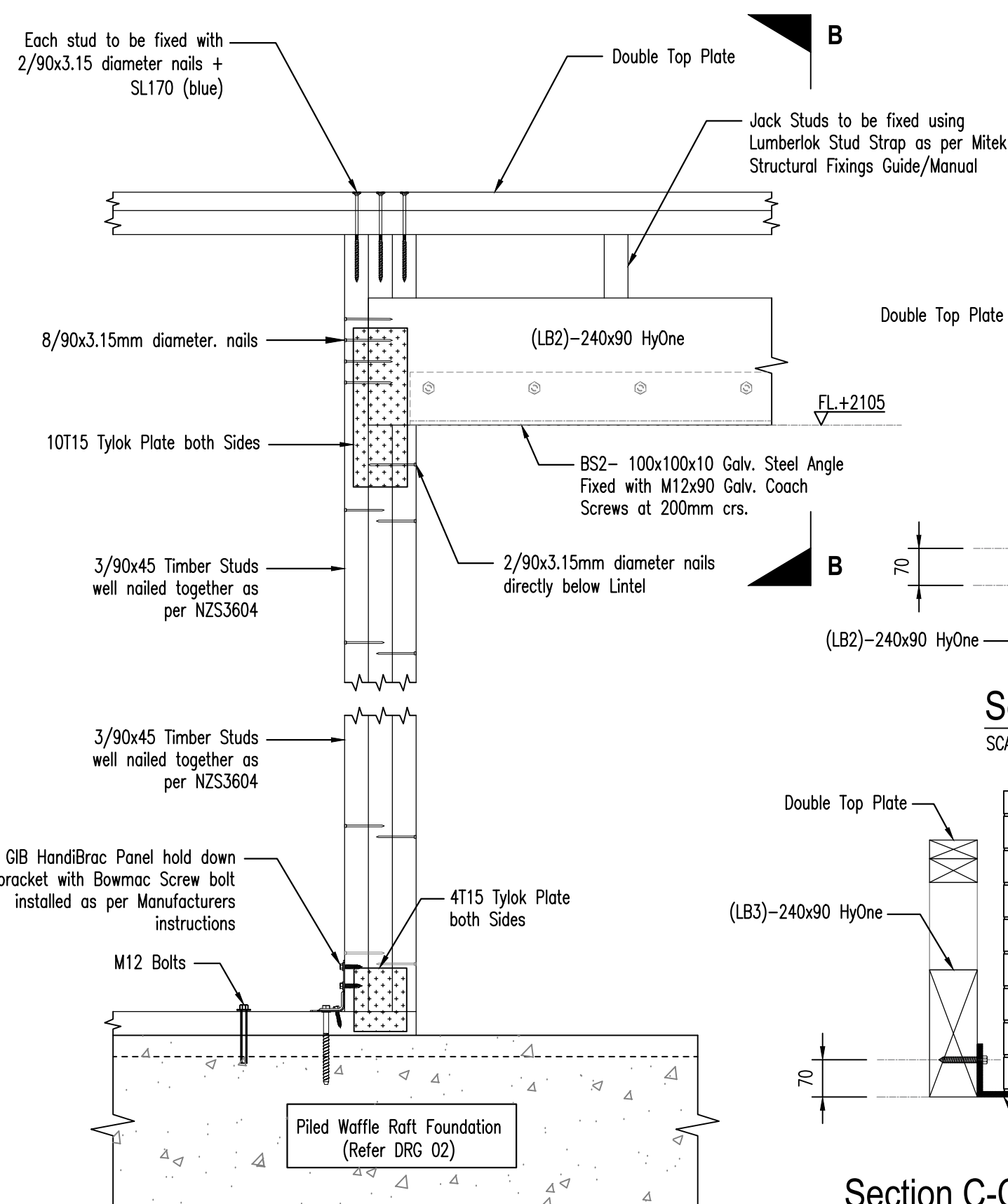


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126 Flat Road, RD5, Kihikihi, 3875
Kingston Homes

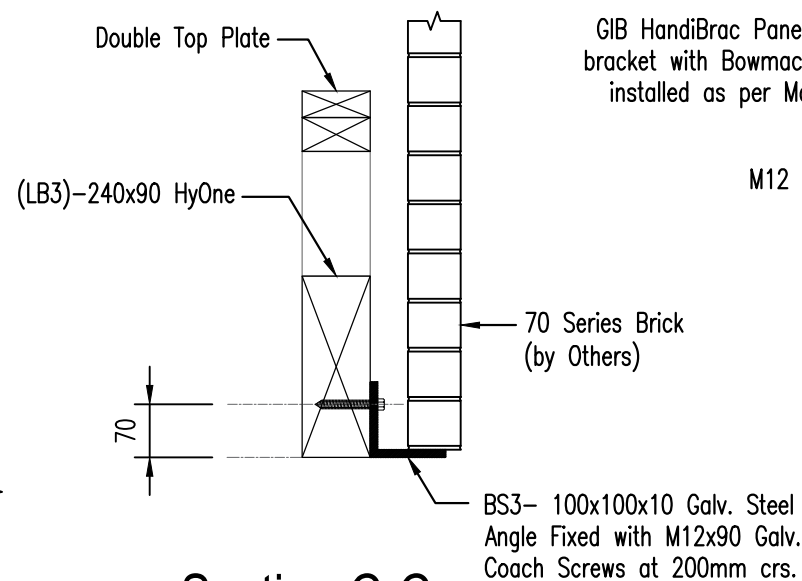
Revision	Amendment	Rev. Date	Scale	Designed	Drawn	Approved Date
			1:10	DN	DN	04.10.2025
Drawing Title			Job Number		Drawing Number	
Lintel Beam Details - 1 (LB1)			WDC-25175		10	
					Revision	
					-	



Lintel Beam (LB2) - Detail 02

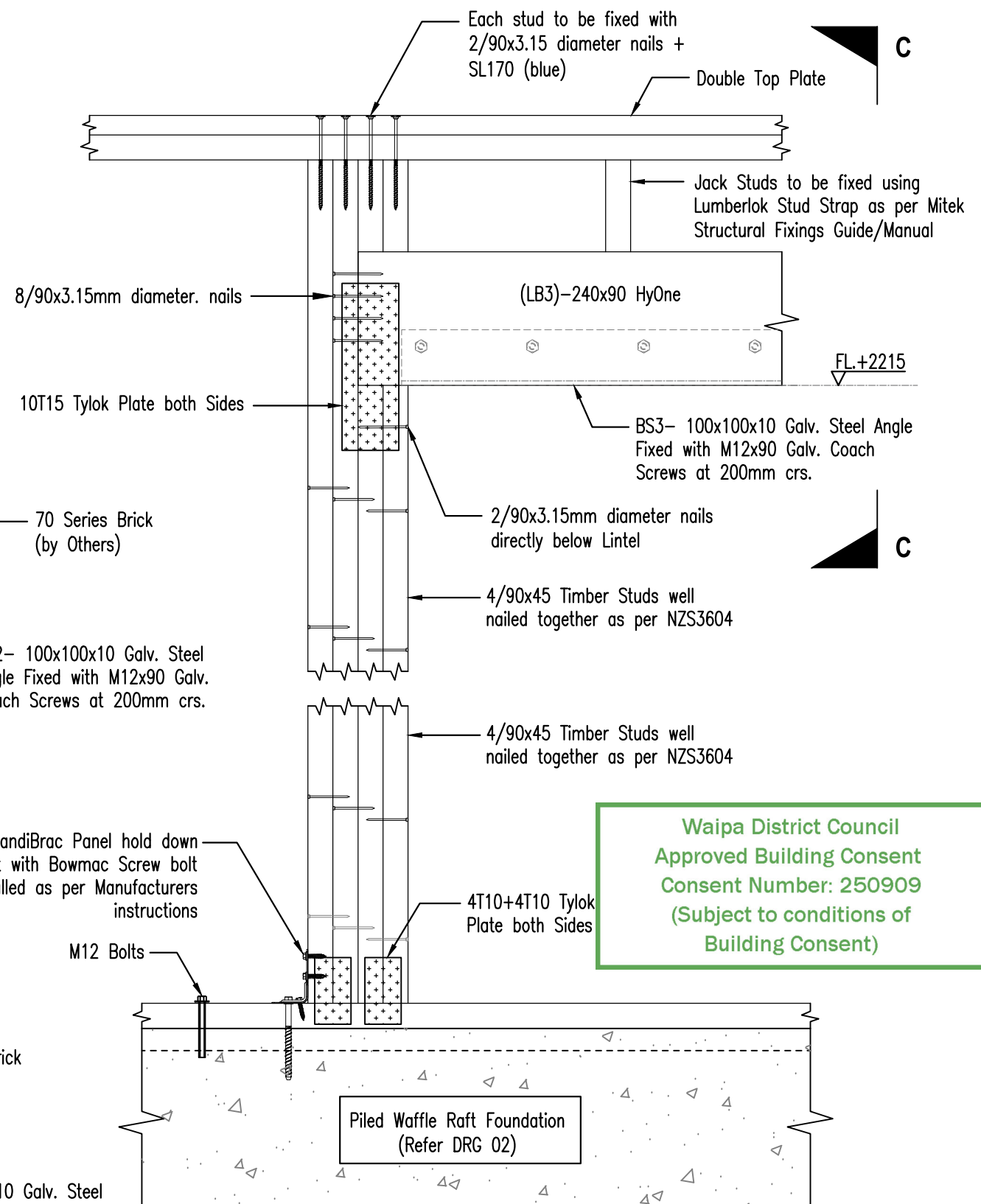
SCALE 1:10

Section B-B
SCALE 1:10



Section C-C

SCALE 1:10



Lintel Beam (LB3) - Detail 03

SCALE 1:10

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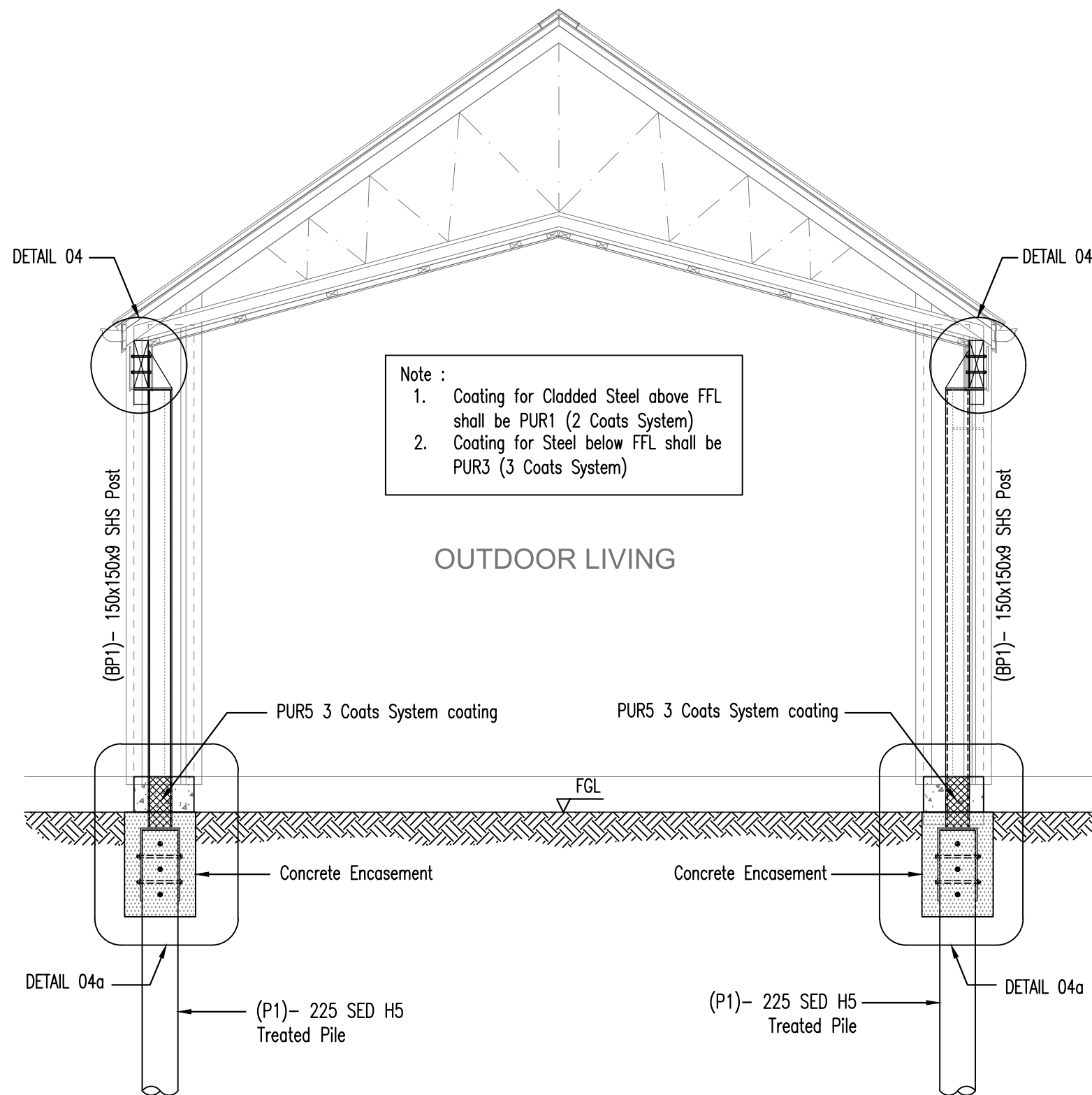


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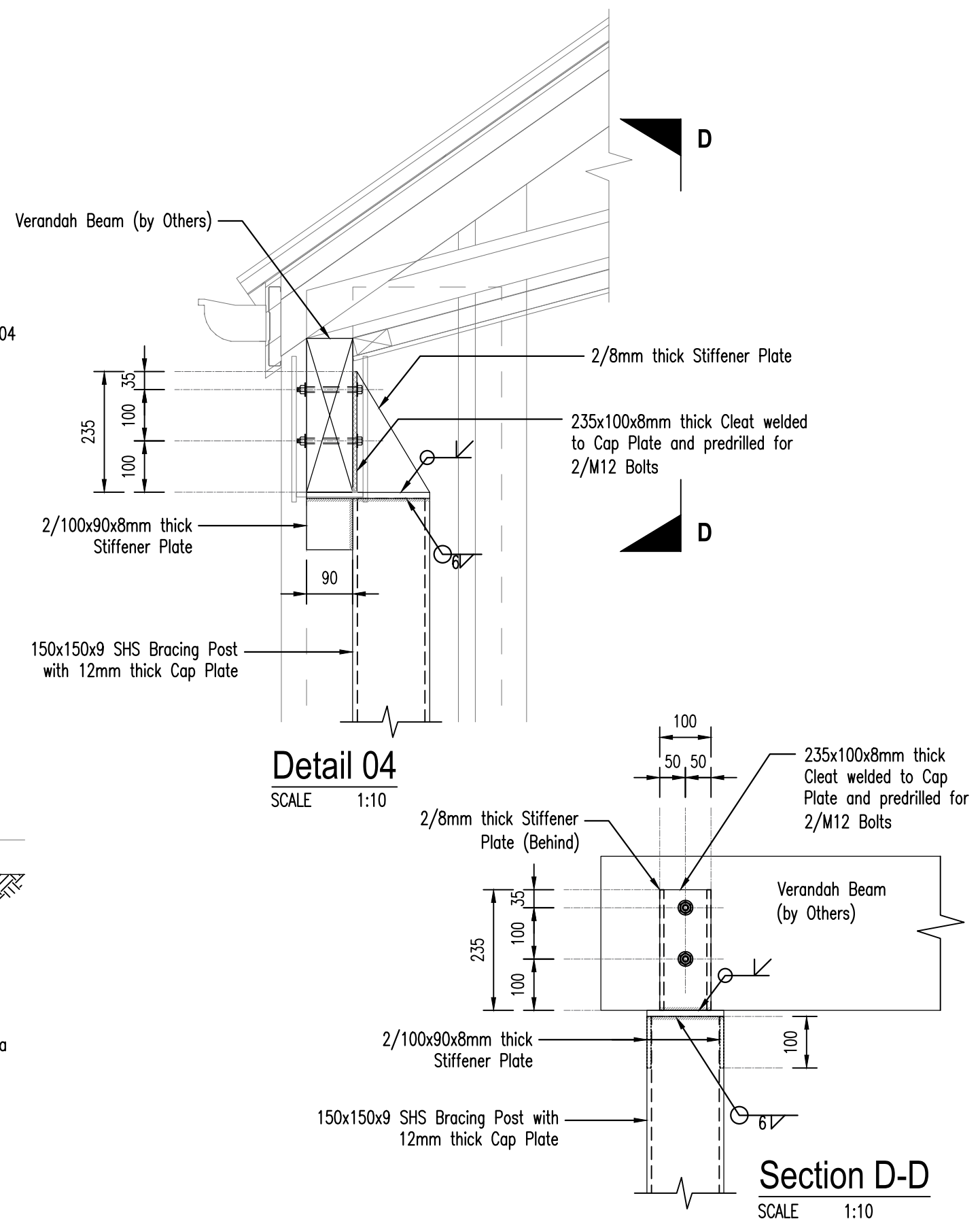
Verify all dimensions on site before commencing work. Refer to figured dimensions. Refer all discrepancies to the drawing office. If any problems arise during the construction of these members, EDA shall be notified and or consulted.

Project
Proposed L & S Dwelling
126 Flat Road, RD5, Kihikihi, 3875
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Revision	Amendment	Rev. Date	Scale	Designed	Drawn	Approved Date
			1:10	DN	DN	04.10.2025
Drawing Title			Job Number		Drawing Number	
Lintel Beam Details - 2 (LB2 / LB3)			WDC-25175		11	
					Revision	
					-	



Bracing Posts (BP1) Details
SCALE 1:30



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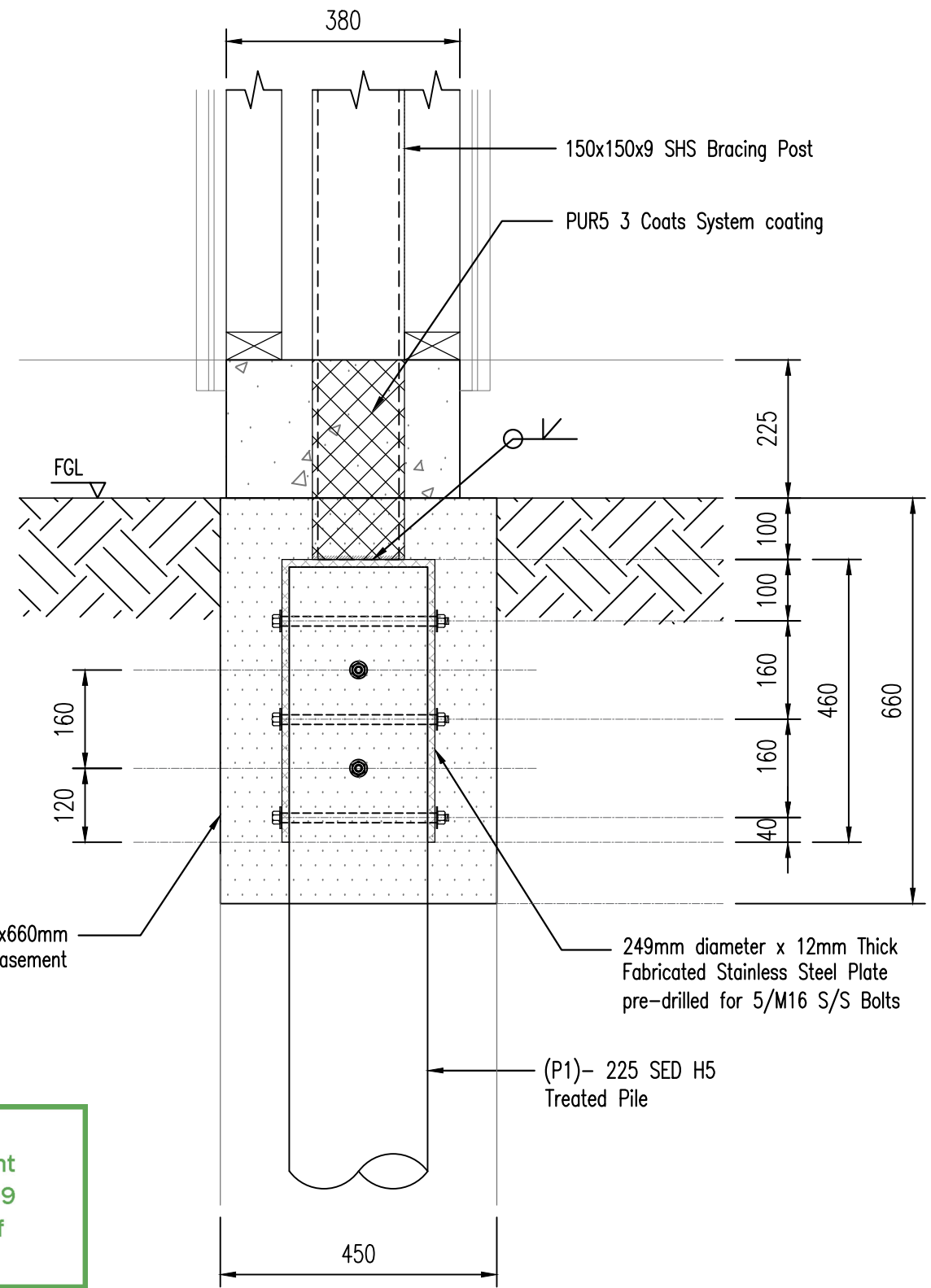
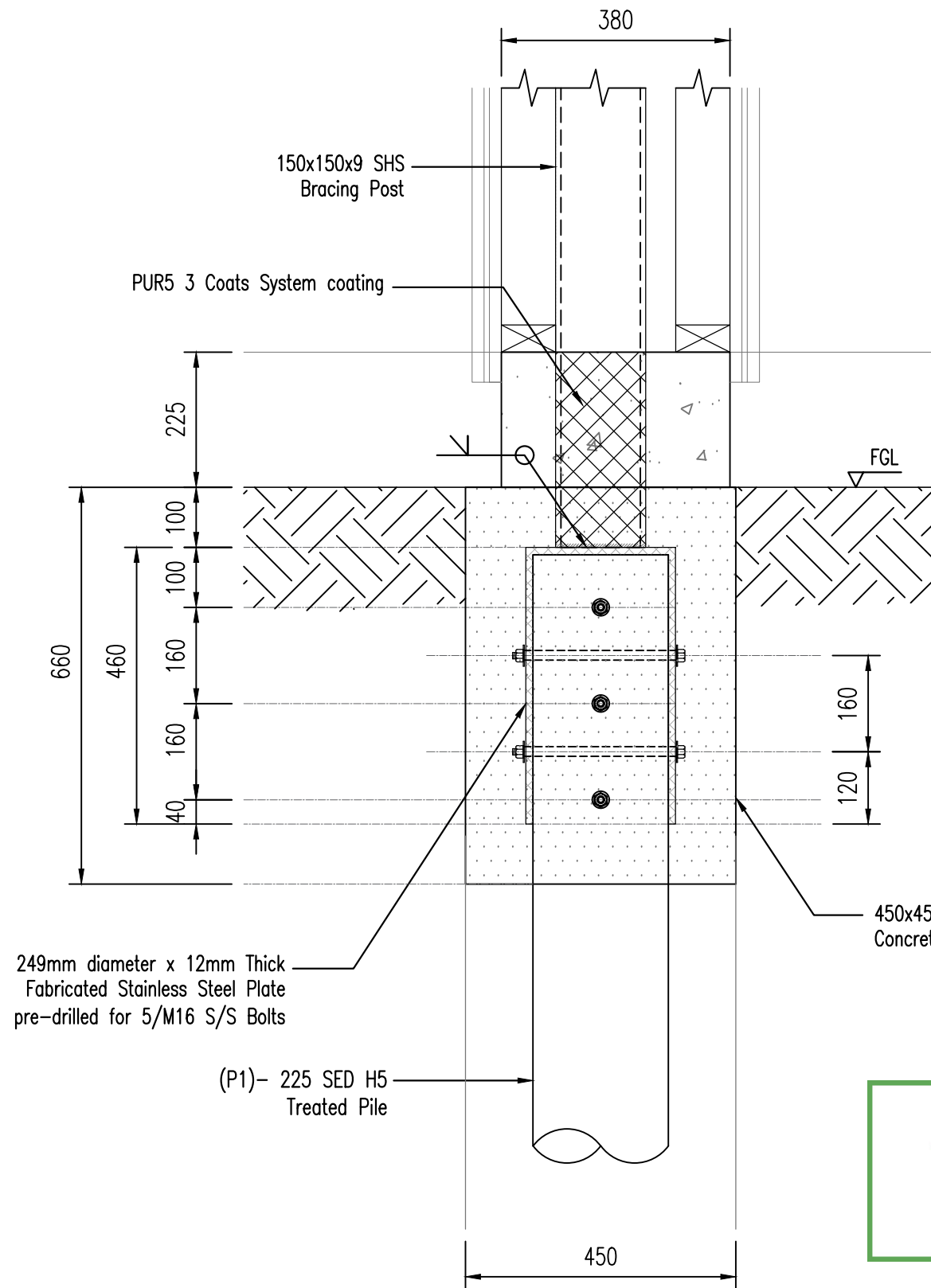


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Proposed L & S Dwelling
126 Flat Road, RD5, Kihikihi, 3875
Kingston Homes

Revision	Amendment	Rev. Date	Scale	Designed	Drawn	Approved Date
			1:10	DN	DN	04.10.2025
Drawing Title			Job Number		Drawing Number	
Bracing Post (BP1) Details - 1			WDC-25175		12	
					Revision	
					-	



Section E-E
SCALE 1:10

- Note :
1. Coating for Cladded Steel above FFL shall be PUR1 (2 Coats System)
 2. Coating for Steel below FFL shall be PUR3 (3 Coats System)

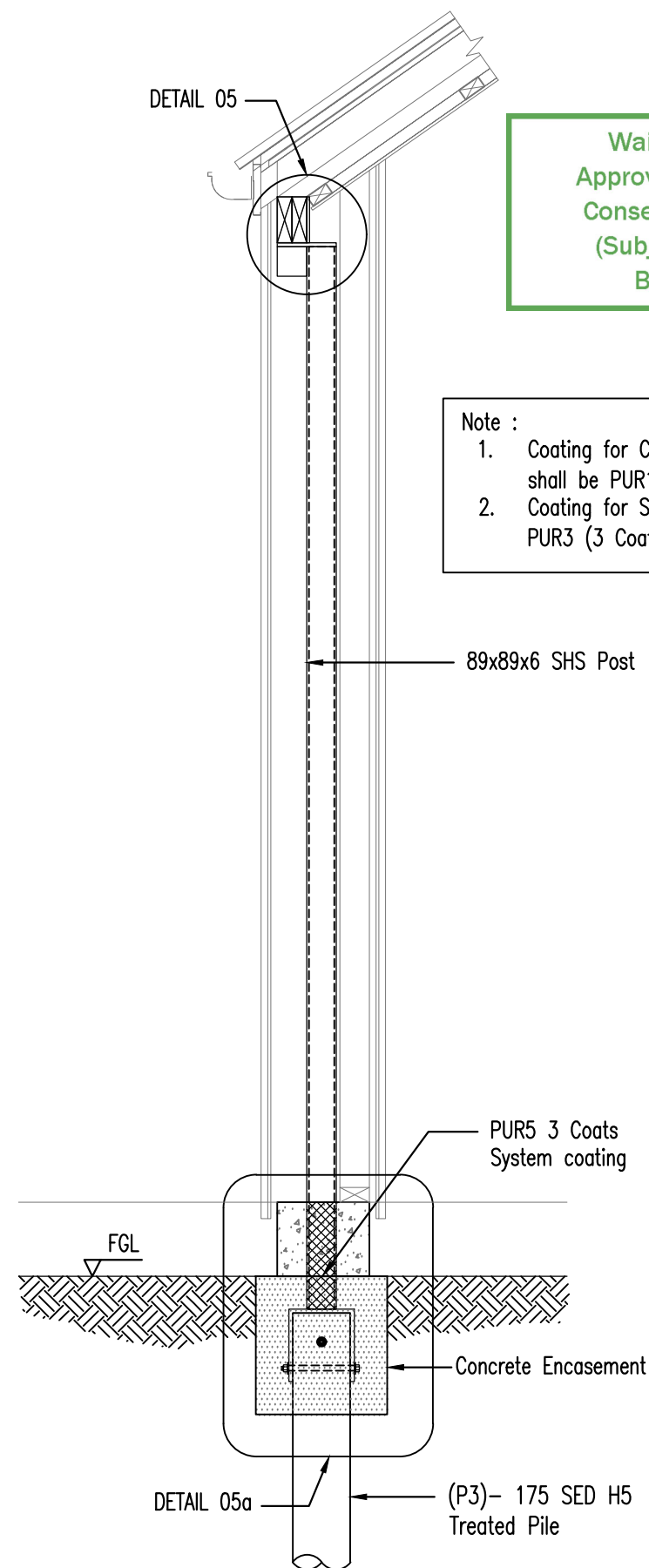
Detail 04a
SCALE 1:10

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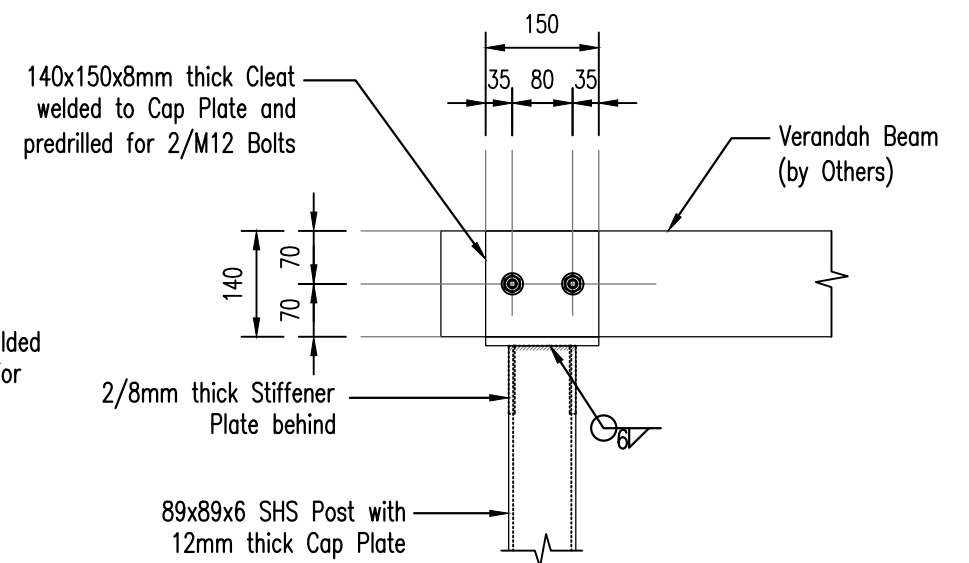
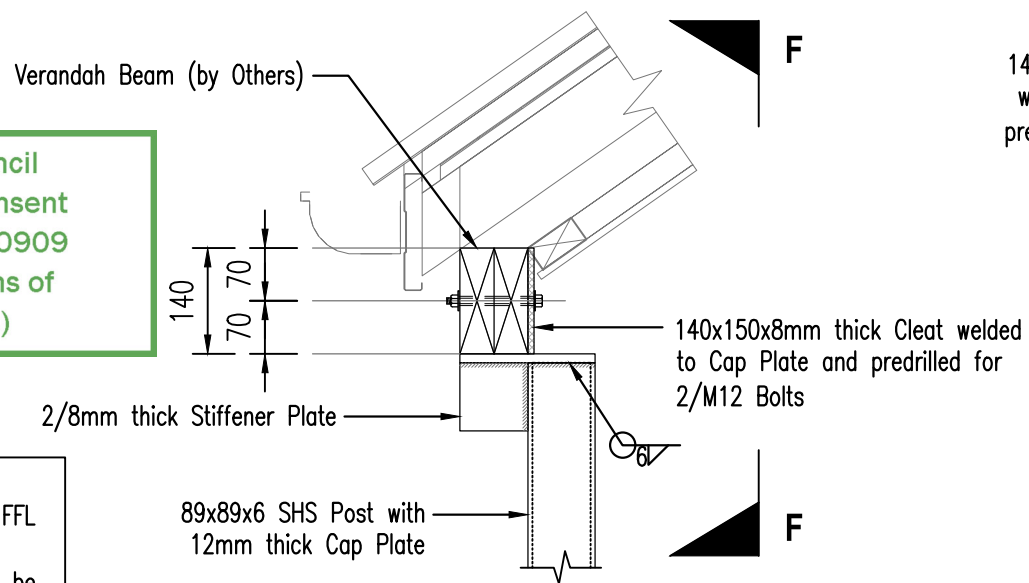
1 Iwi Road, Hamilton, 3200
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email: eda@outlook.co.nz

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						1:10	DN	DN	04.10.2025
Project			Drawing Title			Job Number		Drawing Number	
Proposed L & S Dwelling 126 Flat Road, RD5, Kihikihi, 3875 Kingston Homes			Bracing Post (BP1) Details - 2			WDC-25175		13	
								Revision	
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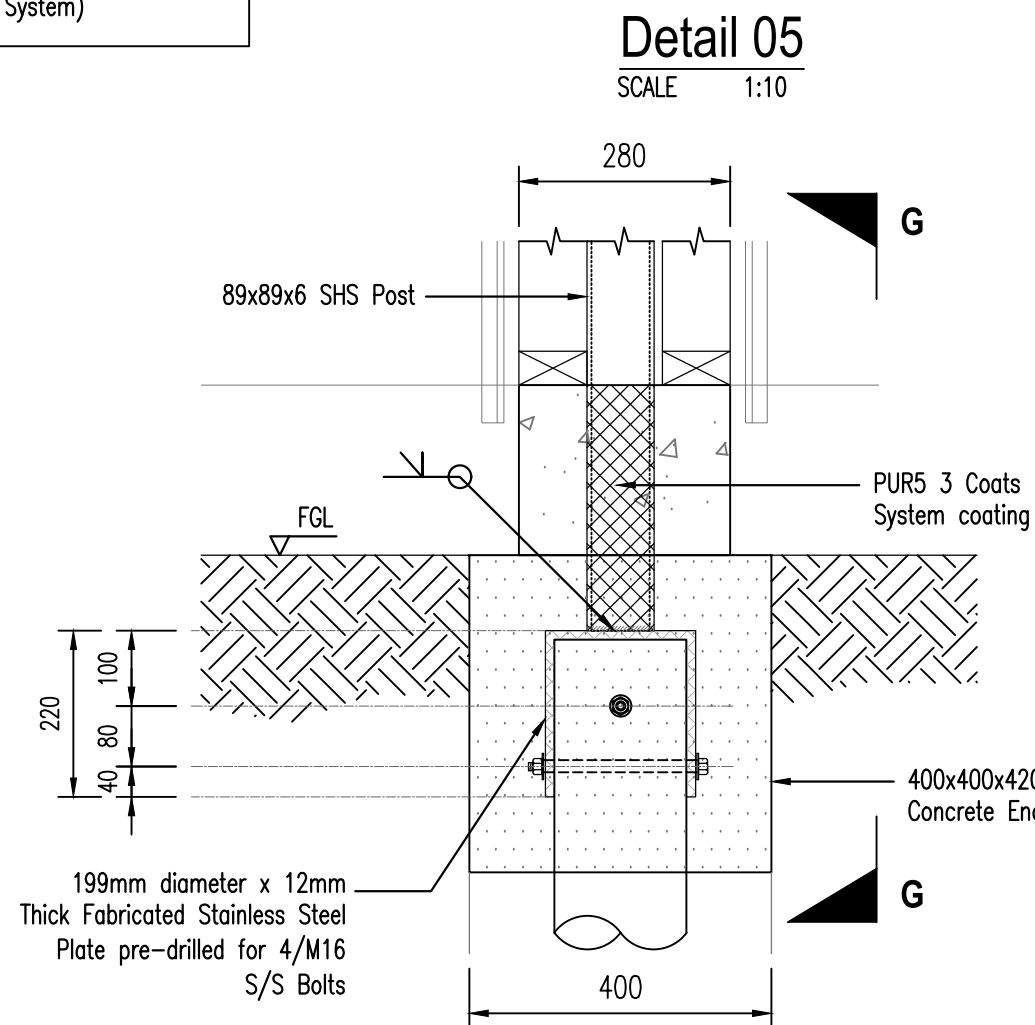


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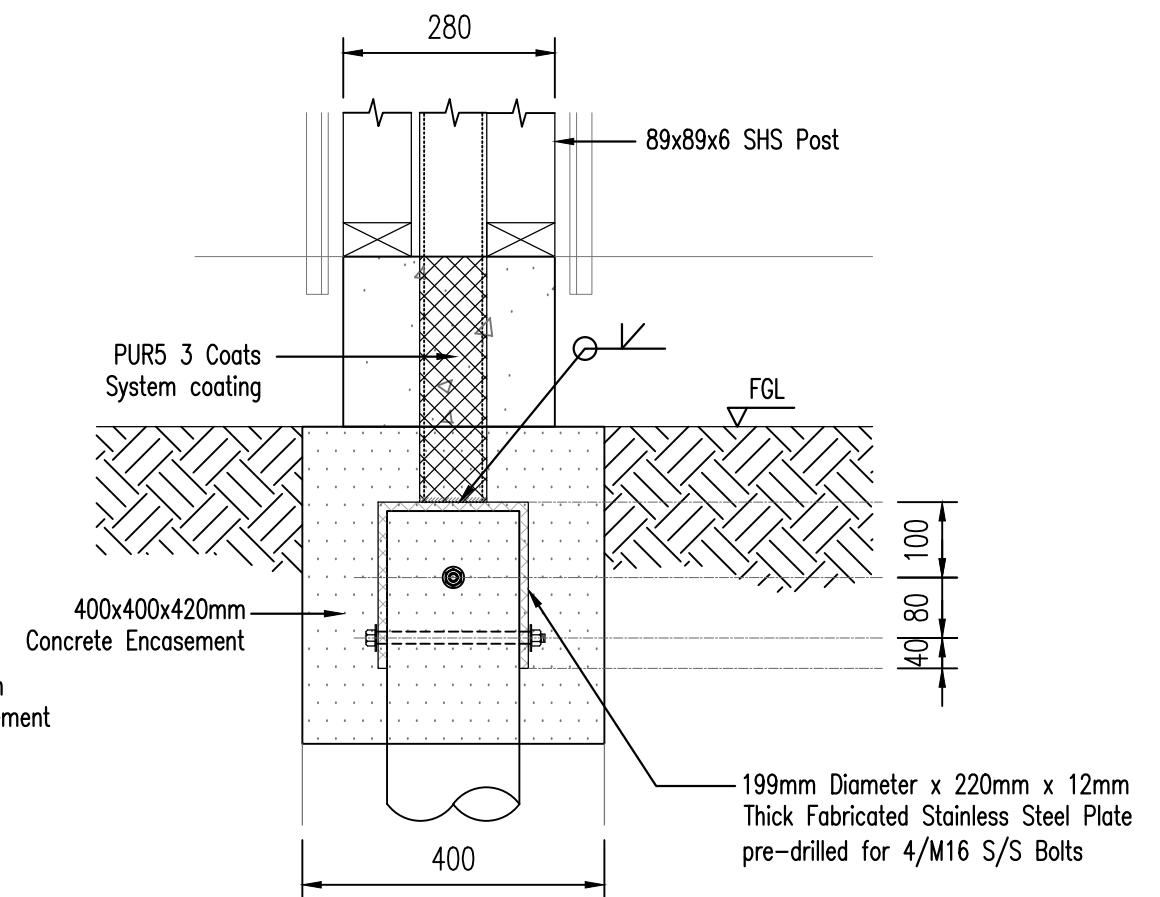
- Note :
1. Coating for Cladded Steel above FFL shall be PUR1 (2 Coats System)
 2. Coating for Steel below FFL shall be PUR3 (3 Coats System)



Section F-F
SCALE 1:10



Detail 05a
SCALE 1:10



Section G-G
SCALE 1:10

Steel Post Details (Entry Porch)

SCALE 1:50

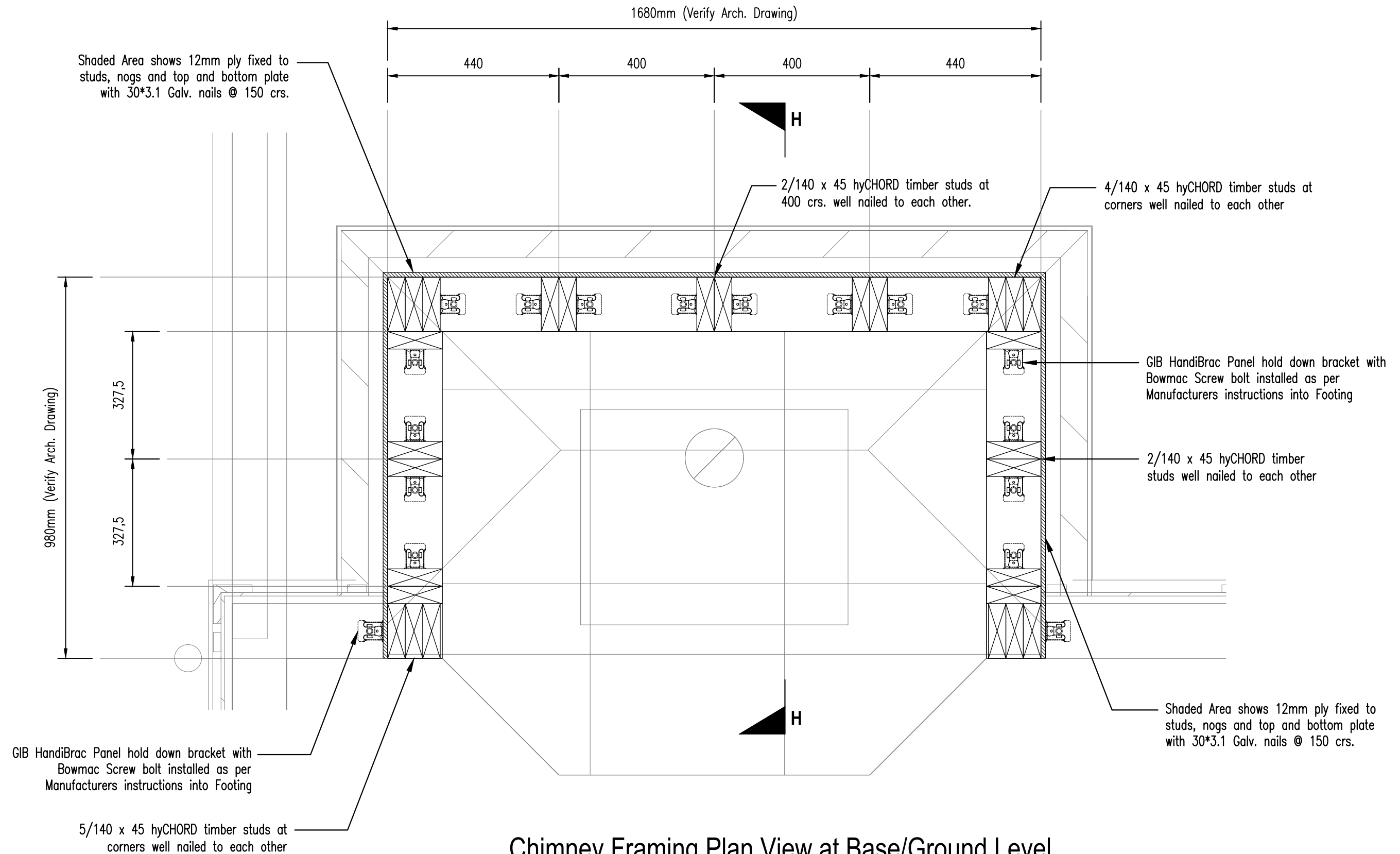


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Proposed L & S Dwelling
126 Flat Road, RD5, Kihikihi, 3875
Kingston Homes

Revision	Amendment	Rev. Date	Scale	Designed	Drawn	Approved Date
			1:10	DN	DN	04.10.2025
Drawing Title			Job Number		Drawing Number	
Steel Post Details (Entry Porch)			WDC-25175		14	
					Revision	
					-	



Chimney Framing Plan View at Base/Ground Level

SCALE 1:10

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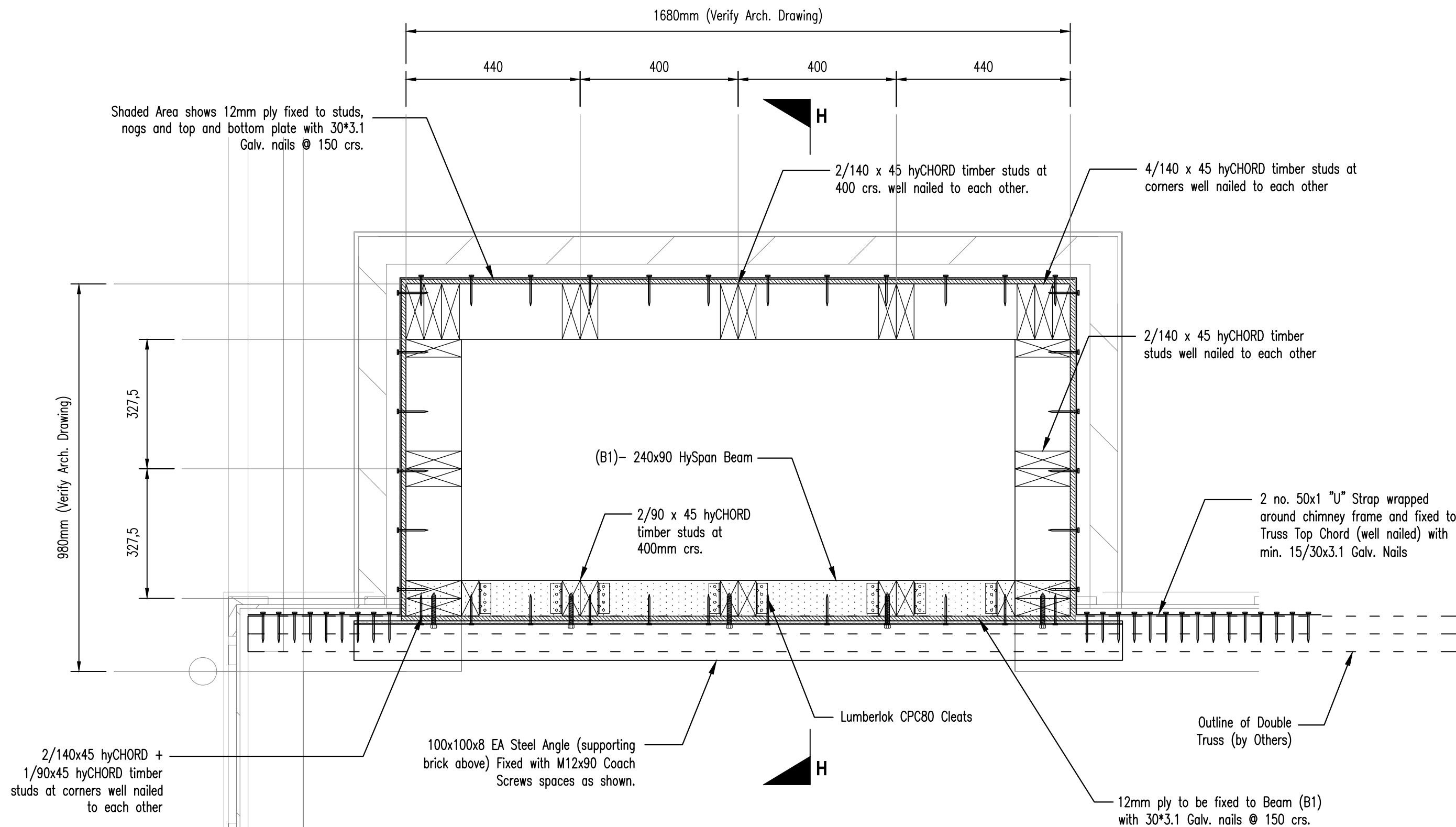


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Proposed L & S Dwelling
126 Flat Road, RD5, Kihikihi, 3875
Kingston Homes

Revision	Amendment	Rev. Date	Scale	Designed	Drawn	Approved Date
			1:10	DN	DN	04.10.2025
Drawing Title			Job Number		Drawing Number	
Chimney Framing Details - 1			WDC-25175		15	
					Revision	
					-	



Chimney Framing Plan View at Roof Level

SCALE 1:10

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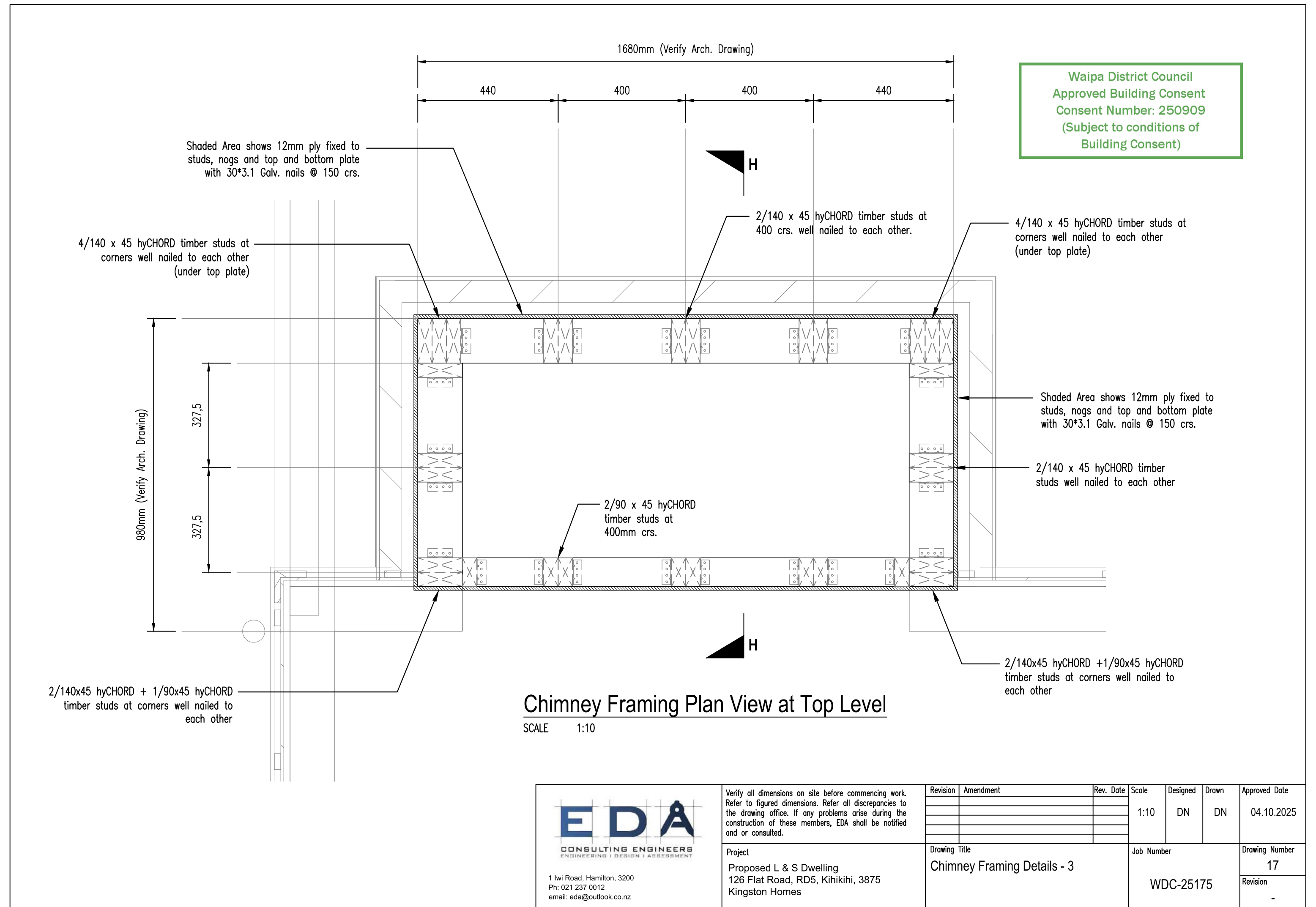


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Project
Proposed L & S Dwelling
126 Flat Road, RD5, Kihikihi, 3875
Kingston Homes

Revision	Amendment	Rev. Date	Scale	Designed	Drawn	Approved Date
			1:10	DN	DN	04.10.2025
Drawing Title			Job Number		Drawing Number	
Chimney Framing Details - 2			WDC-25175		16	
					Revision	
					-	



Chimney Framing Plan View at Top Level

SCALE 1:10

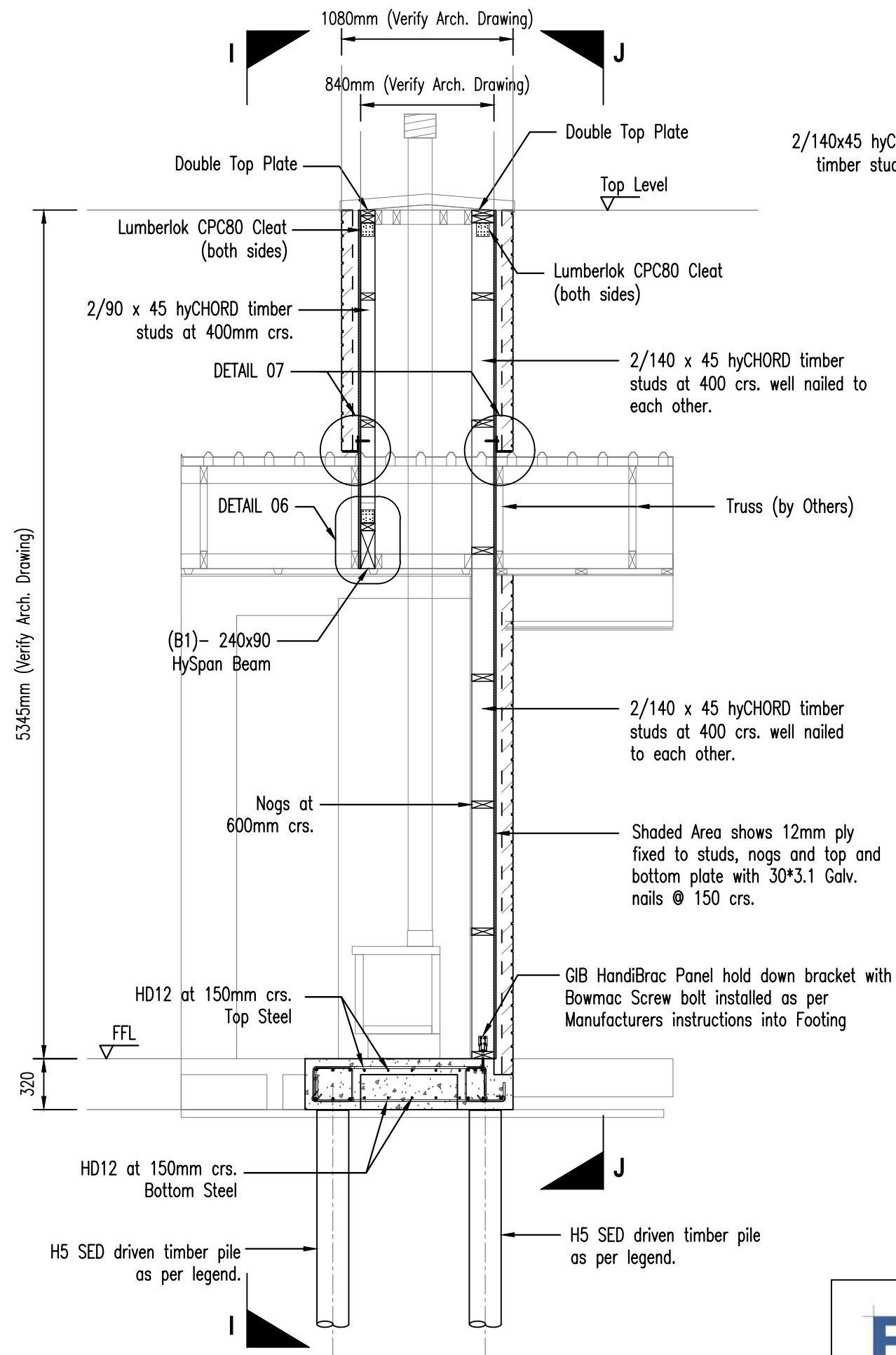


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Project
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126 Flat Road, RD5, Kihikihi, 3875
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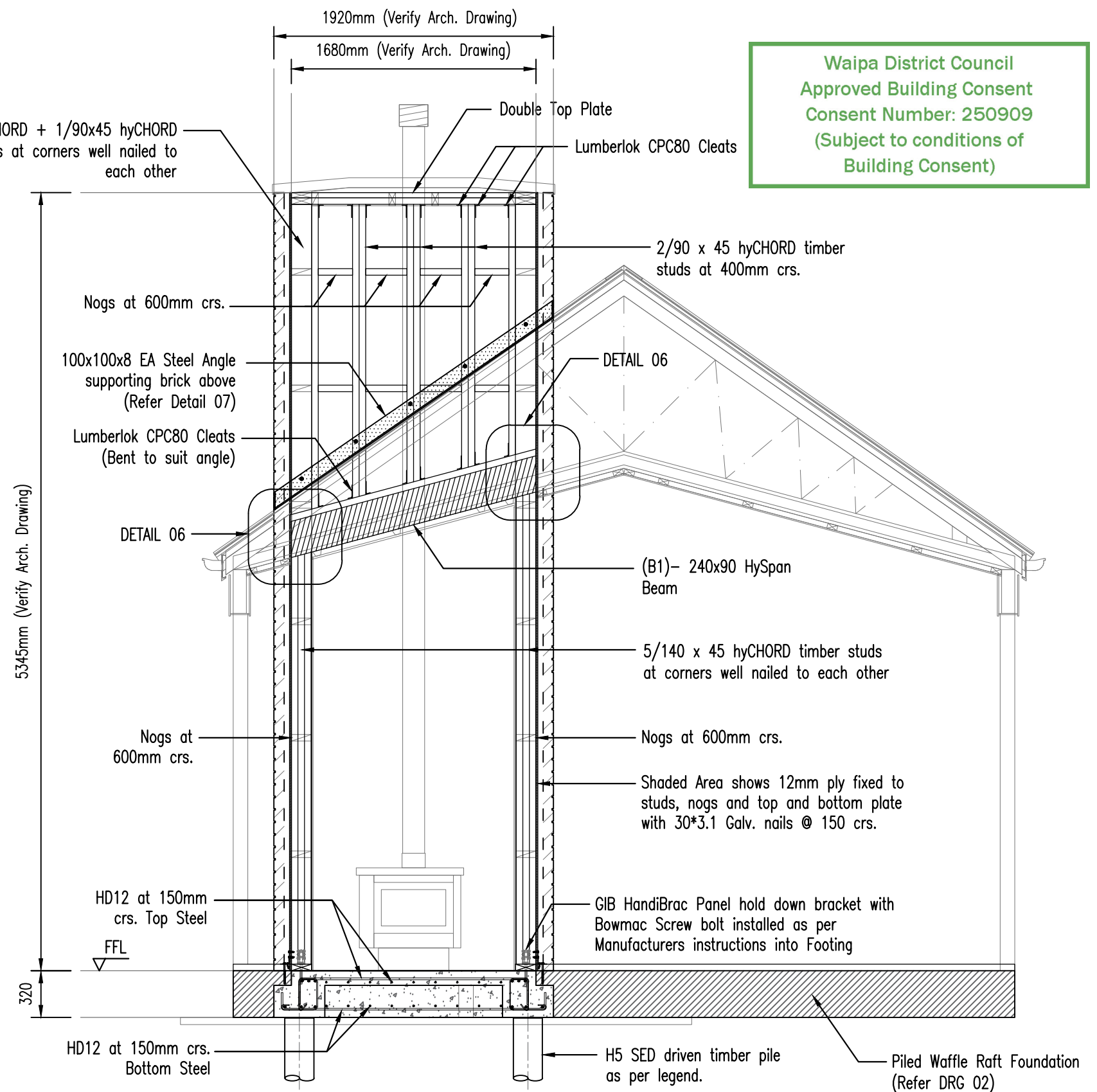
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			1:10	DN	DN	04.10.2025
Drawing Title			Job Number		Drawing Number	
Chimney Framing Details - 3			WDC-25175		17	
					Revision	
					-	



Chimney Framing Elevation / Section H-H

SCALE 1:30

2/140x45 hyCHORD + 1/90x45 hyCHORD
timber studs at corners well nailed to
each other



Chimney Framing Elevation / Section I-I

SCALE 1:30

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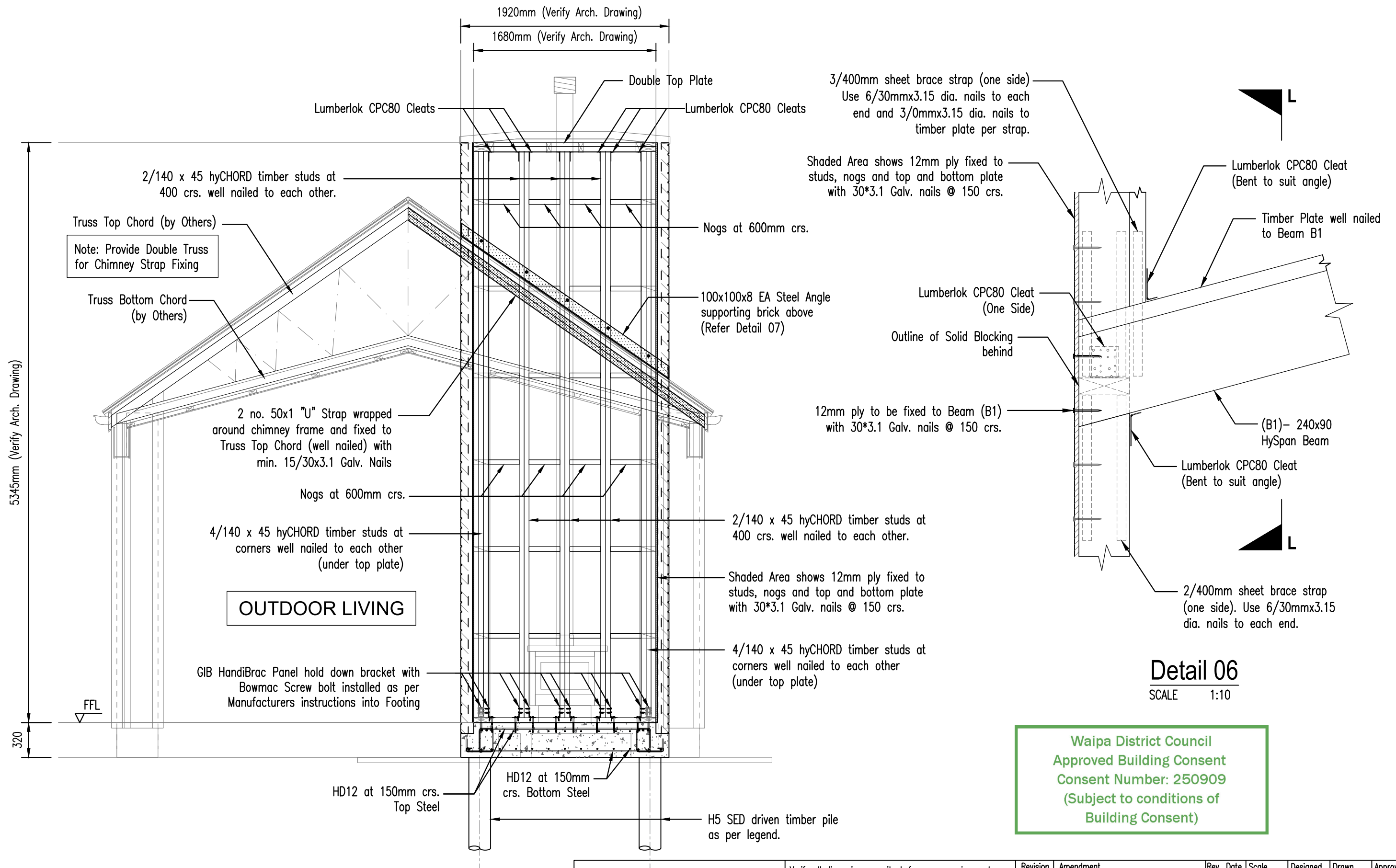


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Project
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Revision	Amendment	Rev. Date	Scale	Designed	Drawn	Approved Date
			1:10	DN	DN	15.10.2025
Drawing Title			Job Number		Drawing Number	
Chimney Framing Details - 4			WDC-25175		18	
					Revision	
					-	



Chimney Framing Elevation / Section J-J
SCALE 1:30



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Project
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Revision	Amendment	Rev. Date	Scale	Designed	Drawn	Approved Date
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Drawing Title			Job Number		Drawing Number	
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					Revision	
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Revision	Amendment	Rev. Date	Scale	Designed	Drawn	Approved Date
Drawing Title			Job Number			Drawing Number
Chimney Framing Details - 5			WDC-25175			20
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