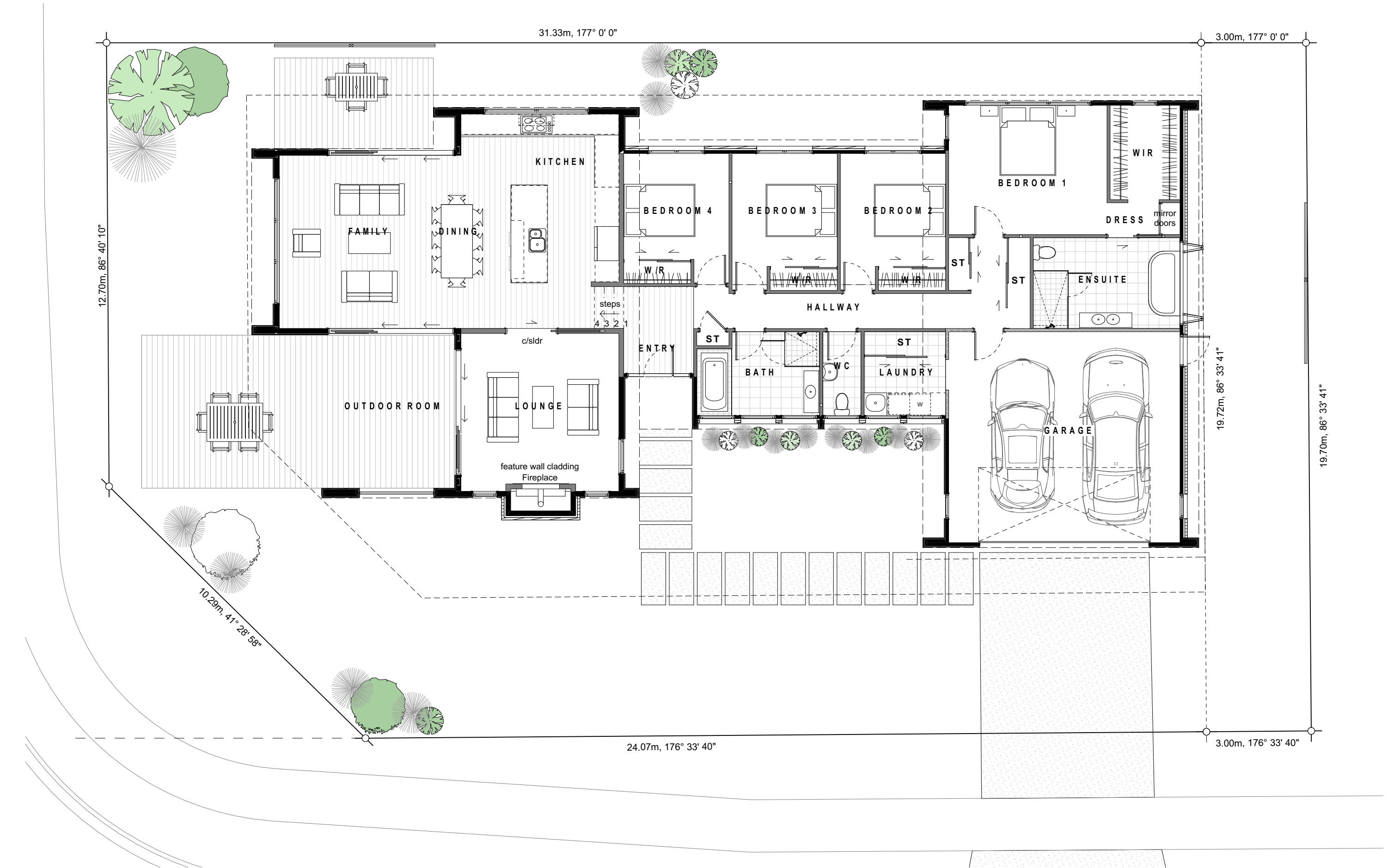




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Vogue Homes Ltd : t/a Signature Homes
Corner 16th Ave & Fraser Street
P.O.Box 2617, Tauranga 3140
Phone: +64 7 578 1000 Fax: +64 7 578 1100
www.signaturehomes.co.nz
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PROPOSED RESIDENCE

at : Lot 28 STAGE 1B , HARBOUR RIDGE ,
351 Omokoroa Road, Omokoroa
Lot : 28 / D.P. Number : 58259
for : SH Omokoroa Showhome

Presentation Plan

Scale @ A3 1:100

Designer: AJO / JMAC Ltd.

Date of Issue: 19/11/18

REV	DATE	AMENDMENT	Project No : 18017	
00	19/11/2018	Building Consent Issue	DWG No : A01	REV No : 00

FOUNDATION STRUCTURE

F01	SED FOUNDATION SYSTEM								
	<table><tr><th>PRODUCT</th><th>CONCRETE</th><th>MESH</th><th>THICKNESS</th></tr><tr><td>Kirk Roberts SED Thickened Edge slab system</td><td>25MPa</td><td>Grade 500E SE62 2.27kg/m2</td><td>100mm 300mm total</td></tr></table> FOUNDATIONS Read in conjunction with Kirk Roberts Consulting Engineers Ltd structural engineering drawings. Read foundation plan in conjunction with framing plans for consistency. Verify all foundation & rebate dimensions against framing plan & full drawing set. Report any discrepancies immediately to the lead contractor/architectural designer before proceeding with any construction. Check all service penetrations have been allowed for before pouring slab.	PRODUCT	CONCRETE	MESH	THICKNESS	Kirk Roberts SED Thickened Edge slab system	25MPa	Grade 500E SE62 2.27kg/m2	100mm 300mm total
PRODUCT	CONCRETE	MESH	THICKNESS						
Kirk Roberts SED Thickened Edge slab system	25MPa	Grade 500E SE62 2.27kg/m2	100mm 300mm total						

F02	MASONRY FOUNDATION SYSTEM								
	<table><tr><th>PRODUCT</th><th>CONCRETE</th><th>PRODUCT</th><th>REINFORCING</th></tr><tr><td>Kirk Roberts SED #1820763</td><td>25MPa</td><td>Firth 20 series Masonry Block</td><td>Kirk Roberts SED</td></tr></table> Read in conjunction with Kirk Roberts Consulting Engineers Ltd structural engineering drawings. Read foundation plan in conjunction with framing plans for consistency.	PRODUCT	CONCRETE	PRODUCT	REINFORCING	Kirk Roberts SED #1820763	25MPa	Firth 20 series Masonry Block	Kirk Roberts SED
PRODUCT	CONCRETE	PRODUCT	REINFORCING						
Kirk Roberts SED #1820763	25MPa	Firth 20 series Masonry Block	Kirk Roberts SED						

STRUCTURE - STEEL

SS01	PFC STEEL PORTAL
	STRUCTURAL STEEL Selected PFC Steel Portal / Beam. Read in conjunction with Kirk Roberts Consulting Engineers Structural Engineering Drawings (SED) #1820763.

SS02	BRICK VENEER SHELF ANGLE
	HDG brick lintel with allocated end seating as per NZBC E2/AS1 9.2.9 100mm for spans up to & including 2m, 200mm for spans over 2m. Size and coatings as per tables 18C, D & E NZBC E2/AS1

EXTERNAL WALLS

EW01	EXTERNAL WALL SYSTEM 1 VERTICAL CEDAR ON TIMBER FRAMED WALL								
	<table><tr><th>PRODUCT</th><th>FINISH</th><th>COLOUR</th><th>FIXING</th></tr><tr><td>Hempac® HP55 vertical cedar weatherboards on 20mm cavity</td><td>Drydens® Wood Oil - 2 coats</td><td>TBC Provide samples</td><td>S.Steel annular grooved - rose head</td></tr></table> Herman Pacific® HP55 'Vertline' vertical shiplap 'Quarter Sawn' western red cedar weatherboards fixed over 20x45mm H3.1 'Vertibat V1' timber cavity battens/nogs horizontally at 480crs max. Cavity base closure to comply with NZBC E2/AS1. The cladding system is to be installed in strict accordance with the manufacturers details & specifications. (BRANZ appraisal #650.)	PRODUCT	FINISH	COLOUR	FIXING	Hempac® HP55 vertical cedar weatherboards on 20mm cavity	Drydens® Wood Oil - 2 coats	TBC Provide samples	S.Steel annular grooved - rose head
PRODUCT	FINISH	COLOUR	FIXING						
Hempac® HP55 vertical cedar weatherboards on 20mm cavity	Drydens® Wood Oil - 2 coats	TBC Provide samples	S.Steel annular grooved - rose head						

EW02	EXTERNAL WALL SYSTEM 2 BRICK VENEER CLADDING								
	<table><tr><th>PRODUCT</th><th>COLOUR</th><th>WALL TIES</th><th>SIZE</th></tr><tr><td>nzbrick Vintage Range® Brick Veneer - Running bond</td><td>Autumn Blend or similar TBC Twill Interior</td><td>s.s to table 18B,C,D E2/AS1</td><td>230W x 76H x 70D</td></tr></table> Brick Veneer - NZ Brick Distributors NZ Brick Distributors™ 70 series clay brick veneer cladding (running bond) over 50mm drained cavity. Provide stainless/galvanised flashings, brick ties and open perpend in strict accordance with Section 9.2 NZBC E2/AS1. The cladding system is to be installed in strict accordance with the manufacturers details & specifications. Read in conjunction with NZ Brick Distributors™ installation manual in specification appendix.	PRODUCT	COLOUR	WALL TIES	SIZE	nzbrick Vintage Range® Brick Veneer - Running bond	Autumn Blend or similar TBC Twill Interior	s.s to table 18B,C,D E2/AS1	230W x 76H x 70D
PRODUCT	COLOUR	WALL TIES	SIZE						
nzbrick Vintage Range® Brick Veneer - Running bond	Autumn Blend or similar TBC Twill Interior	s.s to table 18B,C,D E2/AS1	230W x 76H x 70D						

EW03	PRE CLADDING UNDERLAY								
	<table><tr><th>PRODUCT</th><th>FLASH TAPE</th><th>WEATH TAPE</th><th>FIXING</th></tr><tr><td>Thermakraft Cover-Up® 'breather type' BRANZ Appraisal No. 356</td><td>Protecto® tape system BRANZ Appraisal No. 444</td><td>Protecto® tape system BRANZ Appraisal No. 444</td><td>6mm – 8mm s.steel staples @ 300mm crs</td></tr></table> COLOURSTEEL FLASHING ALUMINIUM JOINERY Powdercoated aluminium flashing to mullions between Aluminium joinery units.	PRODUCT	FLASH TAPE	WEATH TAPE	FIXING	Thermakraft Cover-Up® 'breather type' BRANZ Appraisal No. 356	Protecto® tape system BRANZ Appraisal No. 444	Protecto® tape system BRANZ Appraisal No. 444	6mm – 8mm s.steel staples @ 300mm crs
PRODUCT	FLASH TAPE	WEATH TAPE	FIXING						
Thermakraft Cover-Up® 'breather type' BRANZ Appraisal No. 356	Protecto® tape system BRANZ Appraisal No. 444	Protecto® tape system BRANZ Appraisal No. 444	6mm – 8mm s.steel staples @ 300mm crs						

J01	EXTERNAL WINDOW JOINERY SYSTEM								
	<table><tr><th>PRODUCT</th><th>MATERIAL</th><th>COLOUR</th><th>GLAZING</th></tr><tr><td>First® Residential/Metro Suite.</td><td>Powdercoated Aluminium</td><td>TBC by Twill Interiors</td><td>Double Glazed to NZS 4223</td></tr></table> ALUMINIUM JOINERY Powdercoated aluminium double glazed joinery typical. (Single glazed to non-insulated areas.)	PRODUCT	MATERIAL	COLOUR	GLAZING	First® Residential/Metro Suite.	Powdercoated Aluminium	TBC by Twill Interiors	Double Glazed to NZS 4223
PRODUCT	MATERIAL	COLOUR	GLAZING						
First® Residential/Metro Suite.	Powdercoated Aluminium	TBC by Twill Interiors	Double Glazed to NZS 4223						

J02	INTERIOR DOORS								
	<table><tr><th>PRODUCT</th><th>MATERIAL</th><th>FINISH</th><th>HARDWARE</th></tr><tr><td>Internal Doors 2.2m high</td><td>MDF hollow core typical</td><td>Premium skin or V-Groove panel - confirm with client</td><td>Stainless Steel. Schlage Alba</td></tr></table>	PRODUCT	MATERIAL	FINISH	HARDWARE	Internal Doors 2.2m high	MDF hollow core typical	Premium skin or V-Groove panel - confirm with client	Stainless Steel. Schlage Alba
PRODUCT	MATERIAL	FINISH	HARDWARE						
Internal Doors 2.2m high	MDF hollow core typical	Premium skin or V-Groove panel - confirm with client	Stainless Steel. Schlage Alba						

J03	INTERIOR DOORS								
	<table><tr><th>PRODUCT</th><th>MATERIAL</th><th>FINISH</th><th>HARDWARE</th></tr><tr><td>INEO® Smooth 2.4m high</td><td>Anodised alum frame Melamine infill panels</td><td>Confirm with Client</td><td>Confirm with Client</td></tr></table>	PRODUCT	MATERIAL	FINISH	HARDWARE	INEO® Smooth 2.4m high	Anodised alum frame Melamine infill panels	Confirm with Client	Confirm with Client
PRODUCT	MATERIAL	FINISH	HARDWARE						
INEO® Smooth 2.4m high	Anodised alum frame Melamine infill panels	Confirm with Client	Confirm with Client						

J04	GARAGE DOOR								
	<table><tr><th>PRODUCT</th><th>MATERIAL</th><th>COLOUR</th><th>STYLE</th></tr><tr><td>Sectional automatic garage door with 2 remote openers</td><td>powdercoated aluminium</td><td>Confirm with Client</td><td>Flatline, Fineline, Press panel or flat woodgrain TBC</td></tr></table> GARAGE DOOR - Non Insulated Selected powdercoated aluminium/treated timber sectional/panel lift automatic/manual lift/roller garage door with 2 remote openers.	PRODUCT	MATERIAL	COLOUR	STYLE	Sectional automatic garage door with 2 remote openers	powdercoated aluminium	Confirm with Client	Flatline, Fineline, Press panel or flat woodgrain TBC
PRODUCT	MATERIAL	COLOUR	STYLE						
Sectional automatic garage door with 2 remote openers	powdercoated aluminium	Confirm with Client	Flatline, Fineline, Press panel or flat woodgrain TBC						

ROOFING

R01	ROOF CLADDING								
	<table><tr><th>PRODUCT</th><th>FINISH</th><th>COLOUR</th><th>PROFILE</th></tr><tr><td>Selected profiled longrun metal</td><td>Colorsteel® 'Endura' finish</td><td>Confirm with Client</td><td>0.4BMT 5 Rib Profile</td></tr></table> Longrun Roofing Reference should be made to the NZBC E2/AS1:2011 and the New Zealand Metal Roof and Wall Cladding Code of Practice. Flashing - Hips, ridges, valleys and barges shall be made weathertight by using flashings and seals in accordance with NZBC E2/AS1. Materials for flashings, gutters & fixings shall be in accordance with NZBC E2/AS1 & be selected from Table 20 to minimise corrosion, & be compatible with mortar & bedding in accordance with Table 21 & 22.	PRODUCT	FINISH	COLOUR	PROFILE	Selected profiled longrun metal	Colorsteel® 'Endura' finish	Confirm with Client	0.4BMT 5 Rib Profile
PRODUCT	FINISH	COLOUR	PROFILE						
Selected profiled longrun metal	Colorsteel® 'Endura' finish	Confirm with Client	0.4BMT 5 Rib Profile						

R02	PRE CLADDING - ROOF UNDERLAY								
	<table><tr><th>PRODUCT</th><th>FLASH TAPE</th><th>WEATH TAPE</th><th>FIXING</th></tr><tr><td>Thermakraft® 'Covertex 407' synthetic self support. BRANZ Appraisal 904</td><td>Thermakraft General Purpose Tape - White</td><td>Thermakraft General Purpose Tape - White</td><td>6mm – 8mm s.steel staples @ 300mm crs</td></tr></table>	PRODUCT	FLASH TAPE	WEATH TAPE	FIXING	Thermakraft® 'Covertex 407' synthetic self support. BRANZ Appraisal 904	Thermakraft General Purpose Tape - White	Thermakraft General Purpose Tape - White	6mm – 8mm s.steel staples @ 300mm crs
PRODUCT	FLASH TAPE	WEATH TAPE	FIXING						
Thermakraft® 'Covertex 407' synthetic self support. BRANZ Appraisal 904	Thermakraft General Purpose Tape - White	Thermakraft General Purpose Tape - White	6mm – 8mm s.steel staples @ 300mm crs						

R03	ROOF STRUCTURE - TRUSSES								
	<table><tr><th>PRODUCT</th><th>MATERIAL</th><th>FIXINGS</th><th>Bracing</th></tr><tr><td>3/5 degree prefabricated trusses @ 900crs</td><td>SG8 H1.2 Radiata</td><td>Refer to Truss manufacturers design</td><td>Lumberlock® cross strap brace</td></tr></table>	PRODUCT	MATERIAL	FIXINGS	Bracing	3/5 degree prefabricated trusses @ 900crs	SG8 H1.2 Radiata	Refer to Truss manufacturers design	Lumberlock® cross strap brace
PRODUCT	MATERIAL	FIXINGS	Bracing						
3/5 degree prefabricated trusses @ 900crs	SG8 H1.2 Radiata	Refer to Truss manufacturers design	Lumberlock® cross strap brace						

R04	ROOF STRUCTURE - RAFTERS								
	<table><tr><th>PRODUCT</th><th>SIZE</th><th>FIXINGS</th><th>BRACING</th></tr><tr><td>SG8 H1.2 Radiata</td><td>290x45 @ 600crs</td><td>Type E (4.7kN) to NZS3604:2011</td><td>Lumberlock® cross strap brace</td></tr></table>	PRODUCT	SIZE	FIXINGS	BRACING	SG8 H1.2 Radiata	290x45 @ 600crs	Type E (4.7kN) to NZS3604:2011	Lumberlock® cross strap brace
PRODUCT	SIZE	FIXINGS	BRACING						
SG8 H1.2 Radiata	290x45 @ 600crs	Type E (4.7kN) to NZS3604:2011	Lumberlock® cross strap brace						

R05	PURLINS								
	<table><tr><th>PRODUCT</th><th>CRS</th><th>LOCATION</th><th>FIXING</th></tr><tr><td>70x45mm SG8 H1.2 on flat</td><td>900mm crs and 800mm end support</td><td>All roofs</td><td>Lumberlok Type T (2.4kN)</td></tr></table>	PRODUCT	CRS	LOCATION	FIXING	70x45mm SG8 H1.2 on flat	900mm crs and 800mm end support	All roofs	Lumberlok Type T (2.4kN)
PRODUCT	CRS	LOCATION	FIXING						
70x45mm SG8 H1.2 on flat	900mm crs and 800mm end support	All roofs	Lumberlok Type T (2.4kN)						

R05	ROOF BRACING								
	<table><tr><th>PRODUCT</th><th>QUANTITY</th><th>LOCATION</th><th>FIXING</th></tr><tr><td>Mitek® Lumberlok cross strap brace</td><td>Light roof 1 per 50m²</td><td>refer to roof framing plan</td><td>Refer manufacturers documentation.</td></tr></table>	PRODUCT	QUANTITY	LOCATION	FIXING	Mitek® Lumberlok cross strap brace	Light roof 1 per 50m²	refer to roof framing plan	Refer manufacturers documentation.
PRODUCT	QUANTITY	LOCATION	FIXING						
Mitek® Lumberlok cross strap brace	Light roof 1 per 50m²	refer to roof framing plan	Refer manufacturers documentation.						

R06	FASCIA SYSTEM 1								
	<table><tr><th>PRODUCT</th><th>SIZE</th><th>MATERIAL</th><th>FIXING</th></tr><tr><td>Hempac® CP1246 cedar fascia</td><td>280x28mm</td><td>Cedar</td><td>to manufacturers specifications</td></tr></table>	PRODUCT	SIZE	MATERIAL	FIXING	Hempac® CP1246 cedar fascia	280x28mm	Cedar	to manufacturers specifications
PRODUCT	SIZE	MATERIAL	FIXING						
Hempac® CP1246 cedar fascia	280x28mm	Cedar	to manufacturers specifications						

R07	FASCIA SYSTEM 2								
	<table><tr><th>PRODUCT</th><th>SIZE</th><th>MATERIAL</th><th>FIXING</th></tr><tr><td>Powder Coated Aluminium</td><td>150mm</td><td>Colorsteel® 'Endura'</td><td>screw fixed to manufacturers specifications</td></tr></table>	PRODUCT	SIZE	MATERIAL	FIXING	Powder Coated Aluminium	150mm	Colorsteel® 'Endura'	screw fixed to manufacturers specifications
PRODUCT	SIZE	MATERIAL	FIXING						
Powder Coated Aluminium	150mm	Colorsteel® 'Endura'	screw fixed to manufacturers specifications						

INTERNAL WALL LININGS

GIB® linings
Handle, store, install, fix and maintain GIB products in accordance with latest Winstone GIB fixing site guide. These instructions must be followed if GIB systems are to achieve their claimed performance levels. Ensure compatibility of jointing compounds, adhesives, fasteners and other drywall products. Control joints spaced @ 9m centres along unbroken wall runs and 9m in each direction in ceilings.

IW01

INTERNAL WALL LININGS - DRY AREAS

PRODUCT	MATERIAL	LOCATION	FIXING
GIB® Standard	10mm Gypsum plasterboard	Int walls not in wet areas & GS1 brace	GIB® 'Grabber' screws to manufacturers specifications

IW02

INTERNAL WALL LININGS - WET AREAS

PRODUCT	MATERIAL	LOCATION	FIXING
GIB® Aqualine	10mm Gypsum plasterboard	Int walls in wet areas - note use Villaboard for tiled walls	GIB® 'Grabber' screws to manufacturers specifications

IW03

SKIRTING BOARDS

PRODUCT	MATERIAL	FINISH	FIXING
Skirting Boards	90x10mm single bevel clears grade pine	Resene® paint finish - Colour - TBC	brad nails

IW04

ARCHITRAVES

PRODUCT	MATERIAL	FINISH	FIXING
Architraves	60x10mm single bevel clears grade pine	Resene® paint finish - Colour - TBC	brad nails

CEILINGS AND SOFFITS

C01

INTERNAL CEILING LININGS - DRY AREAS

PRODUCT	MATERIAL	LOCATION	FIXING
GIB® Standard	13mm Gypsum plasterboard	Int ceilings not in wet areas	GIB® 'Grabber' screws to manufacturers specifications

C02

INTERNAL CEILING LININGS - WET AREAS

PRODUCT	MATERIAL	LOCATION	FIXING
GIB® Aqualine	13mm Gypsum plasterboard	Int ceilings in wet areas	GIB® 'Grabber' screws to manufacturers specifications

C03

CEILING BATTENS

PRODUCT	MATERIAL	LOCATION	FIXING
GIB® 'Rondo' 316	35mm deep steel ceiling battens	Internal ceilings - refer plans	direct fix to u/side trusses/rafters @ 600mm crs

C04

COVING TYP. (SQUARE STOP TO BATHROOMS & RAKED)

PRODUCT	MATERIAL	FINISH	FIXING
GIB® Cove	Classic 75mm	Resene® paint finish - Colour - TBC	Refer site guide for GIB® adhesive

C05

SOFFIT LINING - TYP.

PRODUCT	MATERIAL	JOINTING	FIXING
James Hardie® 'HardieFlex'	4.5mm thick composite sheet	uPVC	screw fixed to manufacturers specifications

C06

SOFFIT LINING - FEATURE

PRODUCT	MATERIAL	JOINTING	FIXING
James Hardie® Stria	405x14mm composite sheet	4200mm long - no jointing req'd	fixed to manufacturers specifications

GENERAL

G01

INTERNAL GAS FIREPLACE

PRODUCT	LOCATION	FLUE	INSTALL
Escea DS1150	Built -in to manufacturers specs	proprietary flue kit penetration	Approved installers
GAS FIREPLACE Install gas fireplace/woodburner with matching flue kit installed strictly to manufacturers installation instructions by approved installers only. Refer to specification appendix.			

G02

CHIMNEY COWL

PRODUCT	MATERIAL	FIXING	COLOUR
LouvreTec® Chimney Cowl	Powder coated Aluminium	To manufacturers Specificaitons	Match to Alum. Joinery

G03

EXTERIOR SUN LOUVRE

PRODUCT	MATERIAL	FIXING	COLOUR
Cedar louvre Sun Screens attached to 6mm vert. plates	Powder coated Aluminium frame. Cedar louvres	SED	Match to Cedar cladding

G04

HOT WATER SYSTEM

PRODUCT	CAPACITY	SUPPLY	INSTALL
Coopers 'Solar Ready'	250L	Mains pressure	Approved installers

G05

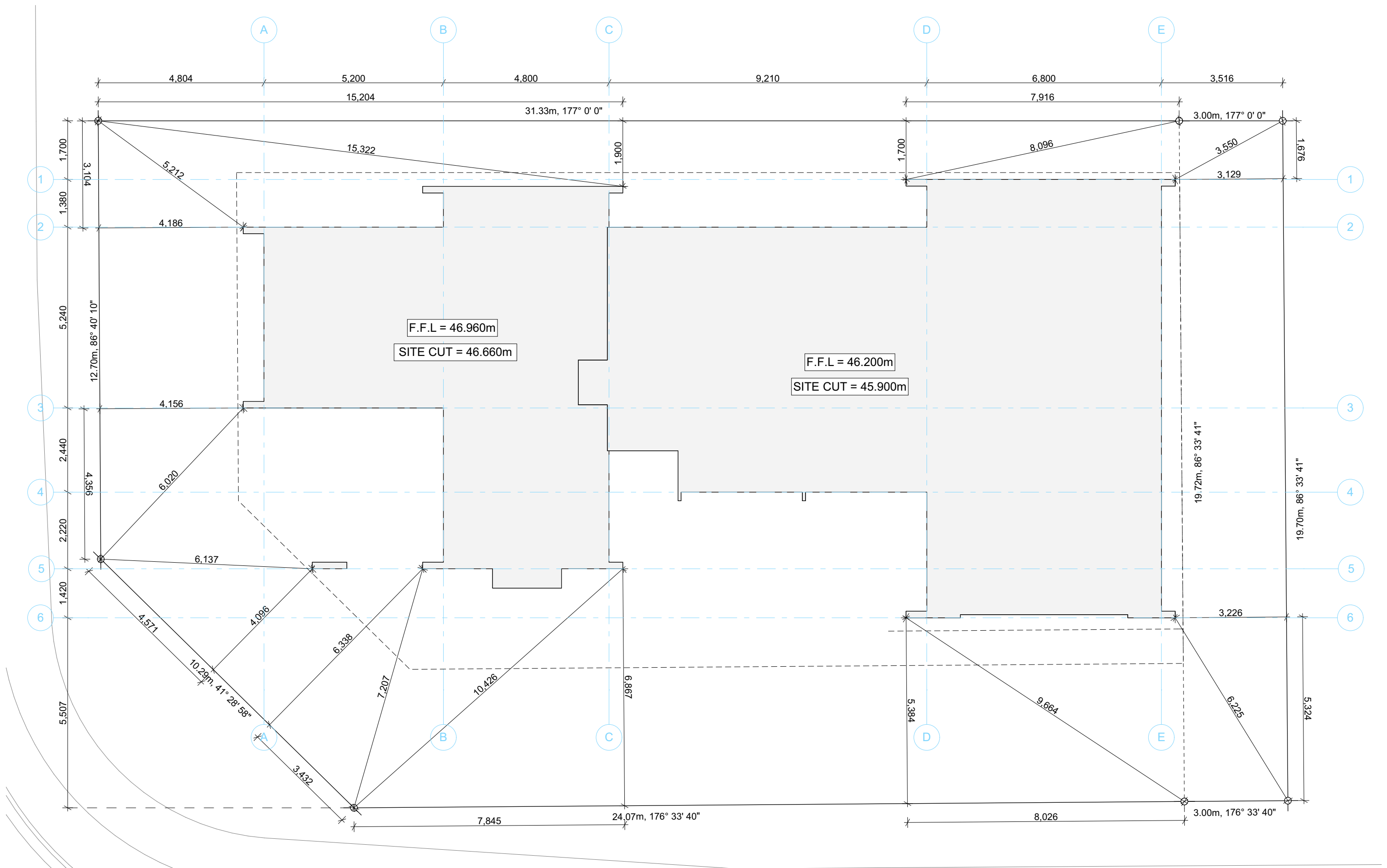
KITCHEN

Mastercraft Kitchens design. Project # 19670

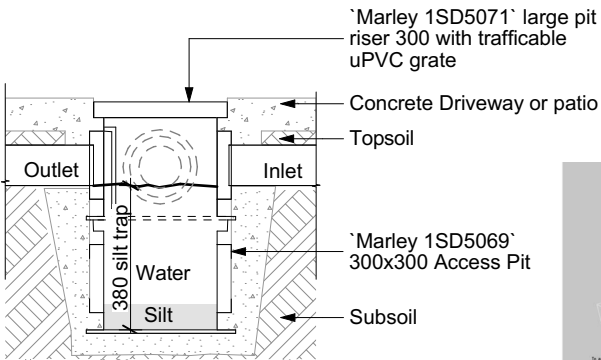
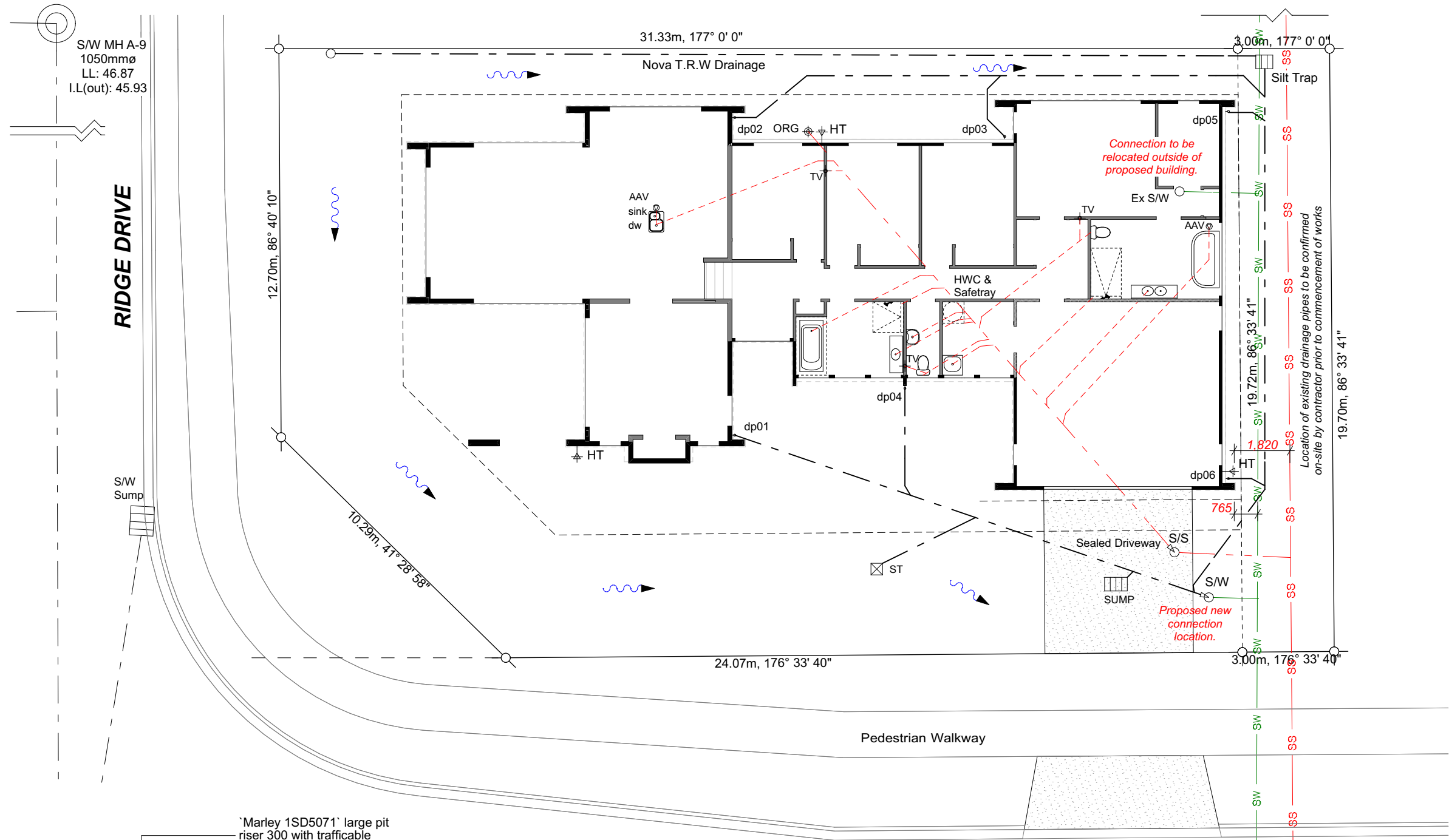
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	Vogue Homes Ltd : t/a Signature Homes Corner 16th Ave & Fraser Street P.O.Box 2617, Tauranga 3140 Phone: +64 7 578 1000 Fax: +64 7 578 1100 www.signaturehomes.co.nz Copyright: Signature Homes Limited 2009	PROPOSED RESIDENCE at : Lot 28 STAGE 1B , HARBOUR RIDGE , 351 Omokoroa Road, Omokoroa Lot : 28 / D.P. Number : 58259 for : SH Omokoroa Showhome	Concise Specification #2	REV	DATE	AMENDMENT	Project No : 18017	
				00	19/11/2018	Building Consent Issue	DWG No : A03	REV No : 00
Scale @ A3 1:5			Designer: AJO / JMAC Ltd.	Date of Issue: 19/11/18				

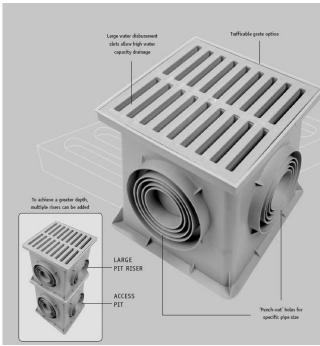
SITE & PLANNING	STRUCTURE	DURABILITY	FIXINGS	MATERIALS
SITE INFORMATION Lot: 28 DP: 58259 Site Nett Area: 654m² Local Authority: Western Bay Of Plenty Planning Zone: Suburban Residential Wind Zone: VERY HIGH EQ zone: Zone 1 Exposure zone: Zone D Climate zone: Zone 2 Rainfall intensity: 126mm/Hr Snow load: NO PLANNING ZONE SUMMARY - WBOPDC RES. Minimum yard requirements: - Front yard: 4.0m - Garage 5.0m - Side & Rear yards:1.5m Recession planes: - HIRB: 2.0m ht @ 45° all yards Height: Note: Contractor to assess site prior to earthworths and construction commencing. If building height in relation to boundary (HIRB) recession plane and/or setback restriction compliance is in doubt a Registered Surveyor should be consulted. SITE COVERAGE CALCULATION - WBOP RES. Building Coverage (max 45%) sites more than 500m² Building footprint = 243.2m² Nett Site Area = 654.5m² (footprint/site area) x 100 (243/654.5) x 100 = 37.1% SITE PREPERATION Before building is erected on site, all rubbish, noxious matter and organic matter shall be removed from the area to be covered by the building. Building platform must be excavated to good ground before hardfill is introduced. Ensure finished ground has an even fall away from building. SITE SETOUT & EXCAVATION Prior to setting out ALWAYS cross reference the foundation plan with the floor plan. Refer to the truss manufacturers producer statement for additional load bearing requirements. In the case of any discrepancies, contact the designer immediately. All cuts and finished floor levels to be checked and confirmed on site before excavation. Any fill to be dry & compacted in accordance with NZS3604:201. Site setout dimensions to be measured from foundation perimeter to boundary. Contractor to confirm all boundary peg locations and peg out building perimeter on site prior to commencement of works to ensure house position is correct. GROUND BEARING CAPACITY It is the responsibility of the lead contractor/consulting engineer to confirm that the foundation conditions comply with all of the "good ground" conditions of NZS3604:2011 or the outcomes of any specific engineering recommendations for adequate ground bearing. FLOOR LEVEL CHECK All levels in terms of Moturiki Datum. Site setout & FFL's are then to be confirmed by a registered surveyor before proceeding to construction. SERVICES CHECK Contractor to check and confirm all service locations, invert levels and pipe falls prior to commencement of construction. SEDIMENT CONTROL - WBOPDC Sediment and erosion control measures shall be the responsibility of the Main contractor and should be regularly checked and maintained as required. Sediment and runoff control shall be designed and installed by the licenced building practitioner prior to or during the earthworks for the project. The sediment controls shall be installed in accordance with the requirements of Western Bay of Plenty District Plan and Small Site Erosion and Sediment Control Guidelines - Appendix 4P: Erosion and Sediment Control Measures. Refer to Specification appendix. Areas to be excavated are shown dashed. Establish finished levels on site.	FOUNDATIONS Read in conjunction with Kirk Roberts Consulting Engineers Ltd structural engineering drawings. Verify all foundation & rebate dimensions against framing plan & full drawing set. Report any discrepancies immediately to the lead contractor/architectural designer before proceeding with any construction. Check all service penetrations have been allowed for before pouring slab. B1 STRUCTURE STUD SIZES/SPACINGS - VERY HIGH WIND Compliant for loaded wall dimension up to 6m. LOAD-BEARING WALLS: SINGLE Studs to comply NZS3604:2011 Table 8.2(a) Up to 2.4m height - 90x45 @ 400crs. Up to 2.7m height - 90x45 @ 300crs. Up to 3.0m height - 2/90x45 @ 600crs Up to 3.6m height - 140x45 @ 400crs Up to 4.2m height - 2/140x45 @ 400crs Up to 4.8m height - 2/140x45 @ 300crs NON LOAD-BEARING WALLS - ALL Studs to comply NZS3604:2011 Table 8.4 Up to 2.4m height - 90x45 @ 400crs. Up to 3.0m height - 90x70 @ 400crs. Up to 3.6m height - 140x45 @ 400crs WALL CLADDINGS Wall claddings are to be only approved BRANZ appraised or Codemark Certified or designed by Engineer (SED). Strictly no substitutions are allowed unless approved in writing by the Architectural designer. ROOF STRUCTURE Refer to the truss manufactures producer statements for changes or additional load bearing requirements to support roof loads. The truss manufacturers producer statements is to take precedence. Truss manufacturer to inform designer of any further load bearing/slab thickengs or any increase to lintel sizes that may be required to support roof loads. Roof Ventilation - Skillion Roof Ensure 25mm air gap between the underside of roof underlay and ceiling insulation. Provide adequate provisions			



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	Vogue Homes Ltd : t/a Signature Homes Corner 16th Ave & Fraser Street P.O.Box 2617, Tauranga 3140 Phone: +64 7 578 1000 Fax: +64 7 578 1100 www.signaturehomes.co.nz Copyright: Signature Homes Limited 2009	PROPOSED RESIDENCE at : Lot 28 STAGE 1B , HARBOUR RIDGE , 351 Omokoroa Road, Omokoroa Lot : 28 / D.P. Number : 58259 for : SH Omokoroa Showhome	Site Setout Plan	REV	DATE	AMENDMENT	Project No : 18017				
				00	19/11/2018	Building Consent Issue	DWG No :	REV No :			
							A06	00			
		Scale @ A3 1:100	Designer: AJO / JMAC Ltd.	Date of Issue: 19/11/18							



Type 1 Sump Detail
Scale 1:20



Marley PVC Silt Traps c/w Trafficable PVC Grate

uPVC Silt Traps are manufactured for use in domestic applications and are only suitable for Class B loadings - Light Traffic (cars) to 125kN. They are suitable for use in residential driveways

Type 1 Sump Verification Method: TCC Development Engineers.
Permeable surface area serviced 120m²
Impermeable surface area serviced 30m²

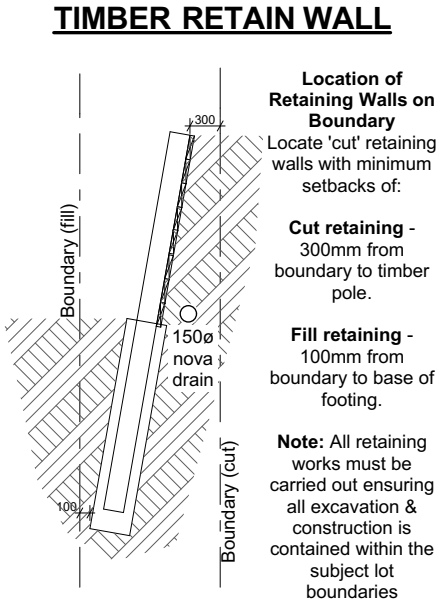


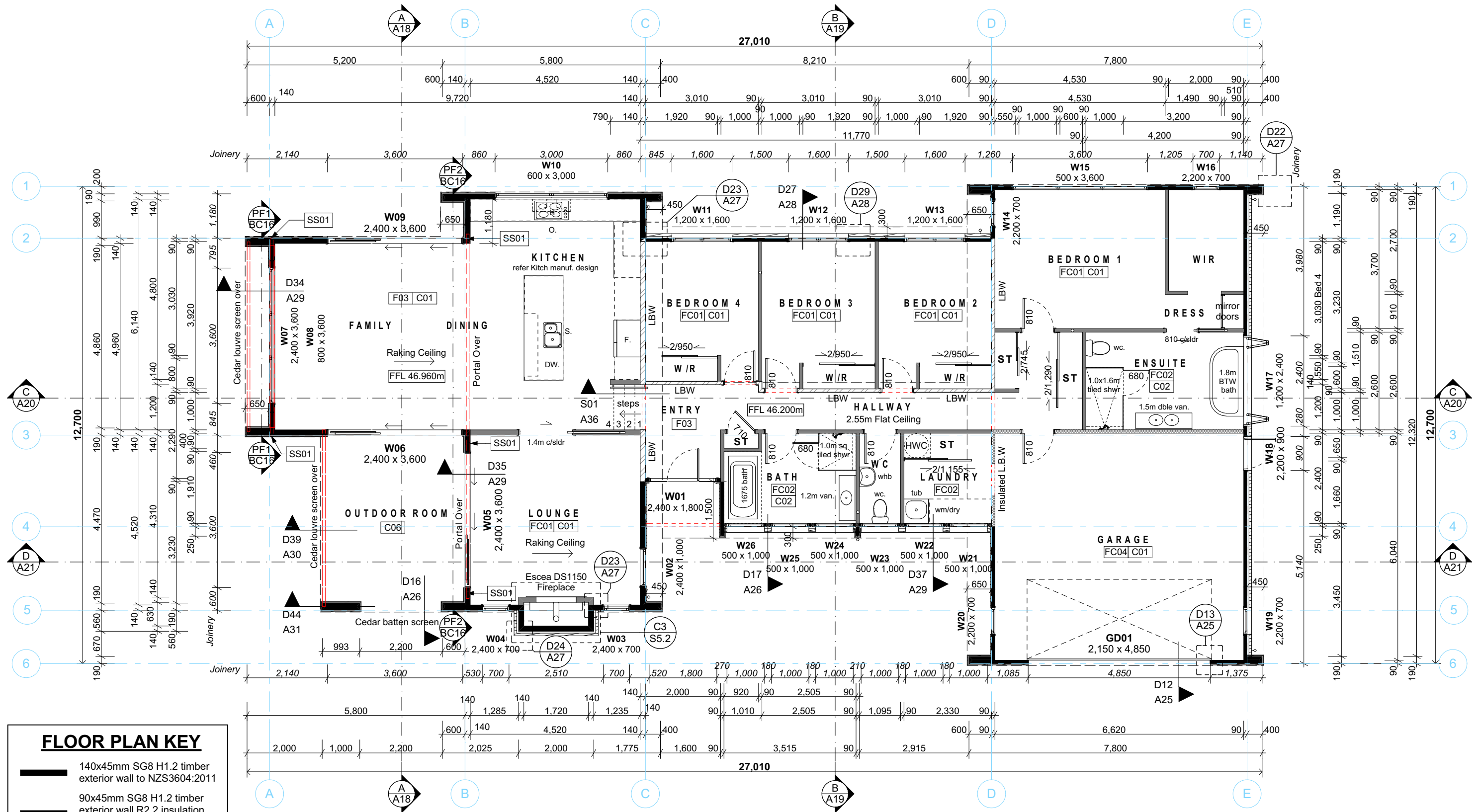
Silt Trap Detail
Scale 1:20

Strata PVC Silt Traps c/w PVC Grate

uPVC Silt Traps are manufactured for use in domestic applications and are only suitable for Class A loadings - Foot traffic or light loadings (15kN). They are suitable for use in court yards, walk ways and unpaved permeable areas.

Type 1 Sump Verification Method: TCC Development Engineers.
Permeable surface area serviced 120m²





FLOOR PLAN KEY

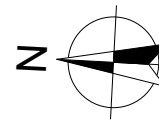
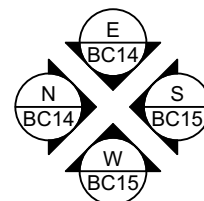
- 140x45mm SG8 H1.2 timber exterior wall to NZS3604:2011
- 90x45mm SG8 H1.2 timber exterior wall R2.2 insulation (except garage)
- 90x45mm SG8 H1.2 timber interior wall
- 90x45mm SG8 H1.2 timber interior wall with R2.2 insulation
- SG8 H1.2 timber interior Load Bearing Wall

GROUND FLOOR AREA O/CLADDING: 243.2m²

SITE INFORMATION

Lot: 28 DP: 58259 Site Nett Area: 654.5m²
 Local Authority: Western Bay Of Plenty
 Planning Zone: Suburban Residential
 Wind Zone: VERY HIGH EQ zone: Zone 1
 Exposure zone: Zone D Climate zone: Zone 2
 Rainfall intensity: 126mm/hr Snow load: NO

**Note: Site measure all openings.
 Preliminary dimensions only. Joinery
 supplier to confirm all sizes and joinery
 types with client before construction.**



PROPOSED RESIDENCE

at : Lot 28 STAGE 1B , HARBOUR RIDGE ,
 351 Omokoroa Road, Omokoroa
 Lot : 28 / D.P. Number : 58259
 for : SH Omokoroa Showhome

Floor Plan - Dims

Scale @ A3 1:100

Designer: AJO / JMAC Ltd.

Date of Issue: 19/11/18

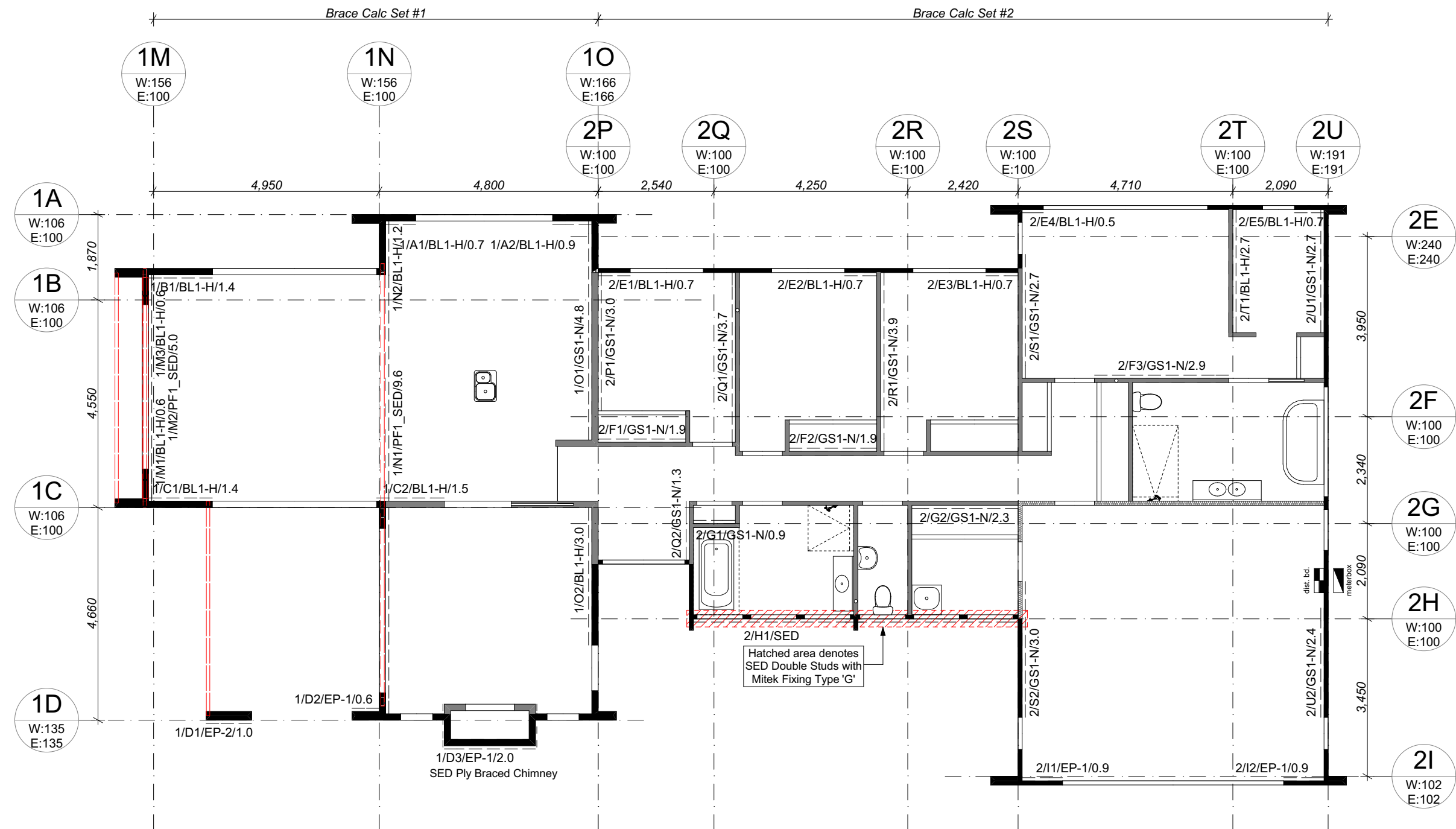
REV	DATE	AMENDMENT
00	19/11/2018	Building Consent Issue

Project No : **18017**

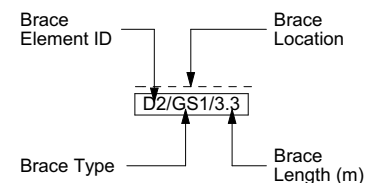
DWG No : **A10**

REV No : **00**

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BRACING KEY



BRACING GENERAL

Plasterboard systems

No penetrations are permitted within 90 mm of the perimeter of any bracing element. Where light switches are near a braced panel edge, a block will need to be fixed to the stud to provide the edge separation and fixing for a flush box. For penetrations in the body of the sheet, one supplier allows small penetrations (90 x 90 mm maximum) anywhere else within the bracing element. Another allows up to 125 mm diameter penetrations as long as they are more than 300 mm from the edge of the bracing element. Use GIB® Braceline for BL1/BLP brace elements. Use GIB® Superline for braced elements in wet areas or where acoustic ratings are to be achieved.

Plywood systems

Small openings (such as power outlets) of 90 x 90 mm or less may be located no closer than 90 mm to the edge of the braced element. Wastepipe outlets of up to 150 mm diameter may be located no closer than 150 mm to the edge of the braced element. Refer to Architectural specification of bracing calculations and element installation requirements.

Option 1

Prefabricated frames - Check-in bracing

Where wall frames are pre-fabricated EP braces are supplied from the manufacturer checked-in flush with timber wall framing in accordance with BRANZ Guideline November 2007 recommendations.

Option 2

On-Site Face Fixed Bracing - Pack wall cavity

EP Braces to be face fixed to framing. **Do not check in.** Pack out entire face of affected wall 7mm to allow for EP brace element. Maintain 20mm cavity at all times.

Option 3

On-Site Face Fixed Bracing - Ripped Battens

EP Braces to be face fixed to framing. **Do not check in.** Rip 20mm cavity battens to 13mm cavity reduction below 20mm (10mm minimum) is allowable under BRANZ appraisal for localised locations (bracing element up to 2.4m wide). Refer to Spec Appendix. In accordance with BRANZ recommendations:
-the reduction in cavity depth does not increase the risk of water bridging the cavity.
-the cavity is still to be vented at a rate of 1000 mm²/lm of wall minimum
-the flexible wall underlay must cover the bracing panel

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PROPOSED RESIDENCE

at : Lot 28 STAGE 1B , HARBOUR RIDGE ,
351 Omokoroa Road, Omokoroa
Lot : 28 / D.P. Number : 58259
for : SH Omokoroa Showhome

Bracing Plan

Scale @ A3 1:100

Designer: AJO / JMAC Ltd.

Date of Issue: 19/11/18

REV	DATE	AMENDMENT
00	19/11/2018	Building Consent Issue

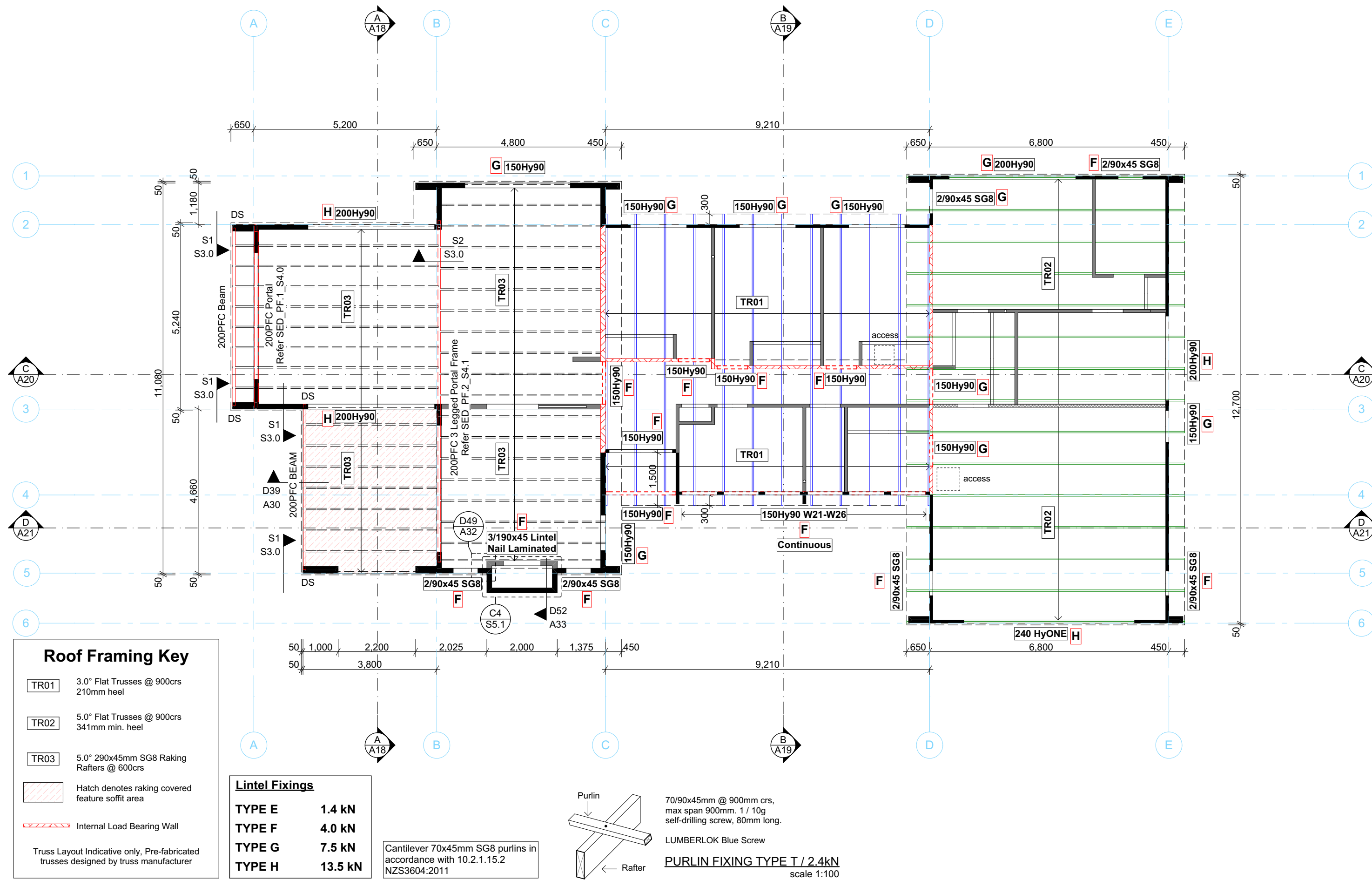
Project No : **18017**

DWG No : **A11**

REV No : **00**

BRACING CALCULATIONS				TABLE: 1	ALONG										ACROSS													
Location of Storey	Single	Floor Load	2kPa	Roof Weight <i>Light</i> Cladding Weights: - Subfloor <i>Concrete Floor</i> - Wall Cladding <i>Medium</i> Building Length (BL) 11.6 m Building Width (BW) 10.0 m Room in Roof Space 0 Wind Zone <i>Very High</i> Soil Class <i>E - Very Soft</i> W along 84.5 BUs/m W across 84.5 BUs/m W along x BW 845.0 BUs W across x BL 983.6 BUs EQ 3.0 BUs/m2 EQ x GPA 244.8 BUs Calculations are based on NZS3604:2011	Bracing Line		Bracing Elements Provided					Wind		Earthquake		Bracing Line		Bracing Elements Provided					Wind		Earthquake			
Floor Height to Apex	6.0 m	Roof Weight			Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BU's Achieved	Rating BUs/m	BU's Achieved	Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BU's Achieved	Rating BUs/m	BU's Achieved
Roof Height Above Eaves	2.0 m	Cladding Weights:			1A	106	100	A1	BL1-H	0.7	0.0	2.9	90	49.2	100	54.6	1M	156	100	M1	BL1-H	0.6	0.0	3.0	90	46.4	100	51.6
Roof Pitch	0 - 25 °	- Subfloor	Concrete Floor					A2	BL1-H	0.9	0.0	2.9	90	64.1	100	71.2				M2		5.1	0.0	3.0		78.0		78.0
Roof Style	Monopitch	- Wall Cladding	Medium		1B	106	100	B1	BL1-H	1.4	0.0	2.9	125	144.8	105	121.7				M3	BL1-H	0.6	0.0	3.0	90	42.8	100	47.6
Building Length (BL)	11.6 m	Building Width (BW)	10.0 m		1C	106	100	C1	BL1-H	1.4	0.0	2.9	125	144.8	105	121.7	1N	156	100	N1		6.0	0.0	3.0		200.0		200.0
Room in Roof Space	0	Wind Zone	Very High					C2	BL1-H	1.5	0.0	2.9	125	153.6	105	129.0				N2	BL1-H	1.2	0.0	2.9	90	89.4	100	99.3
Soil Class	E - Very Soft	W along	84.5 BUs/m		1D	135	135	D1		1.0	0.0	3.6	105	70.0	115	76.7	1O	166	166	O1	GS1-N	4.8	0.0	2.9	70	278.1	60	238.3
Gross Plan Area (GPA)	81.6 m2	W across	84.5 BUs/m					D2	EP1	0.6	0.0	3.6	95	38.0	105	42.0				O2	BL1-H	3.0	0.0	2.9	125	311.9	105	262.0
Earthquake Zone	1	W along x BW	845.0 BUs					D3	EP1_1.2	2.0	0.0	2.9	120	198.6	135	223.4												
EQ	3.0 BUs/m2	W across x BL	983.6 BUs		Totals Achieved:				W		863.1		E		840.3		Totals Achieved:				W		1,046.6		E		976.8	
EQ x GPA	244.8 BUs				Totals Required:				W		845.0		E		244.8		Totals Required:				W		983.6		E		244.8	

BRACING CALCULATIONS				TABLE: 2	ALONG										ACROSS											
Location of Storey	Single	Floor Load	2kPa	Roof Weight <i>Light</i> Cladding Weights: - Subfloor <i>Concrete Floor</i> - Wall Cladding <i>Medium</i> Building Length (BL) 16.0 m Building Width (BW) 12.7 m Room in Roof Space 0 Wind Zone <i>Very High</i> Soil Class <i>E - Very Soft</i> W along 71.5 BUs/m W across 65.0 BUs/m W along x BW 908.1 BUs W across x BL 1,040.7 BUs EQ 3.0 BUs/m2 EQ x GPA 464.1 BUs Calculations are based on NZS3604:2011	Bracing Line		Bracing Elements Provided					Wind		Earthquake		Bracing Line		Bracing Elements Provided					Wind		Earthquake	
Floor Height to Apex	5.0 m	Roof Weight			Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BU's Achieved	Rating BUs/m	BU's Achieved	Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace			



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PROPOSED RESIDENCE

at : Lot 28 STAGE 1B , HARBOUR RIDGE ,
351 Omokoroa Road, Omokoroa
Lot : 28 / D.P. Number : 58259
for : SH Omokoroa Showhome

Roof Framing Plan

Scale @ A3 1:100

Designer: AJO / JMAC Ltd.

Date of Issue: 19/11/18

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00	19/11/2018	Building Consent Issue

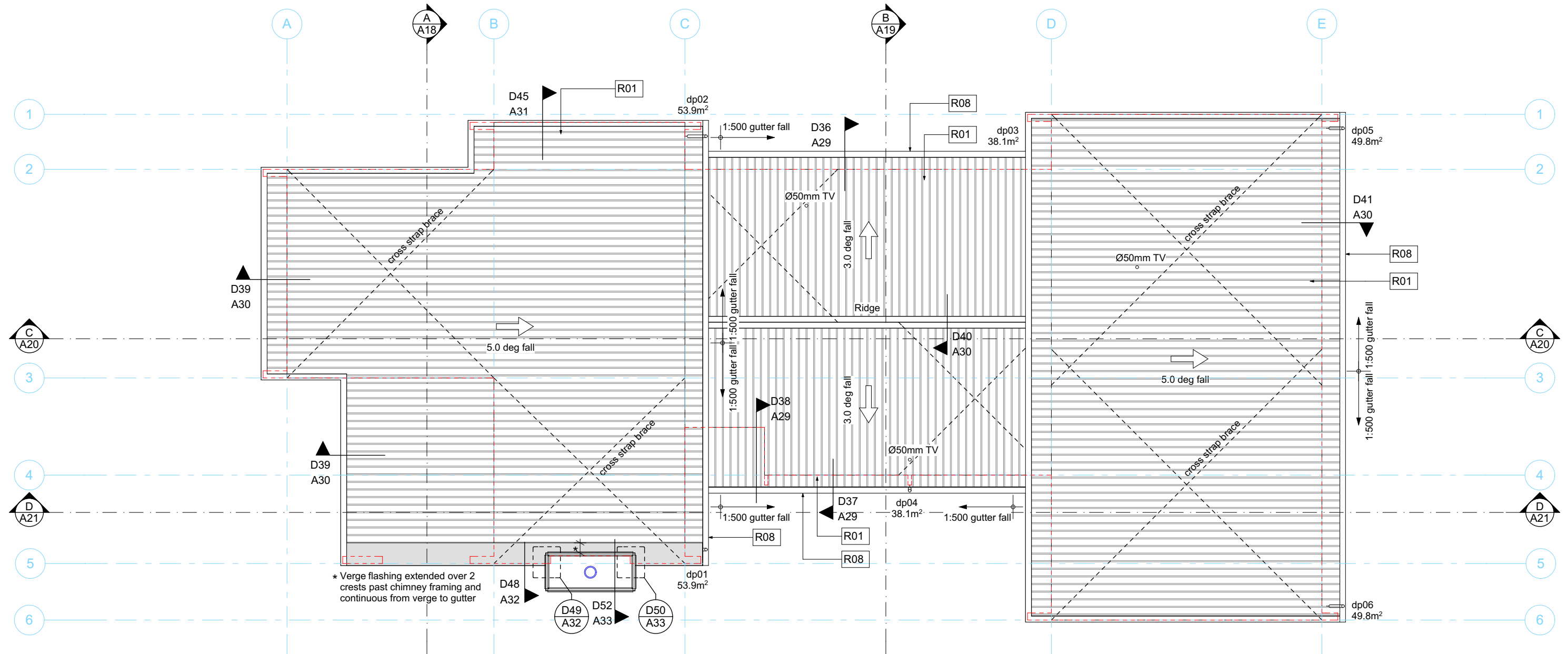
Project No : **18017**

DWG No :

REV No :

A13

00



ROOF PLAN KEY

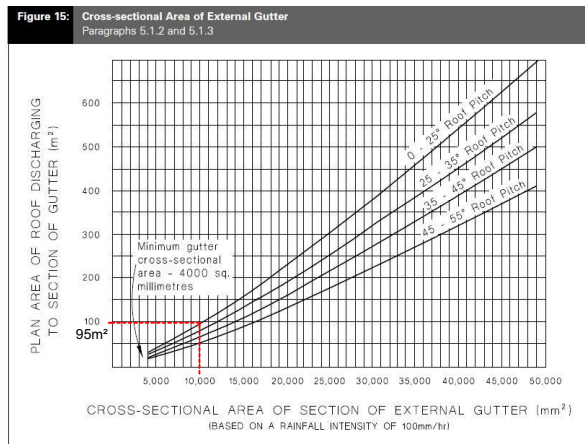
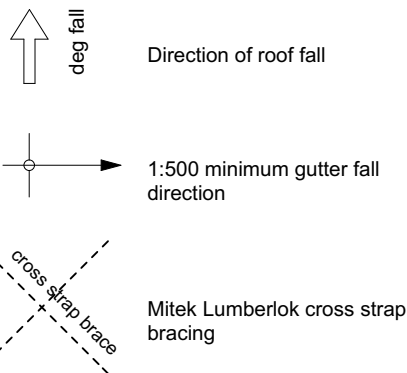


Table 5: Downpipe Sizes for Given Roof Pitch and Area
Paragraph 4.2.1

Downpipe size (mm) (minimum internal sizes)	0-25°	25-35°	35-45°	45-55°
63 mm diameter	60	50	40	35
74 mm diameter	85	70	60	50
100 mm diameter	155	130	110	90
150 mm diameter	350	290	250	200
65 x 50 rectangular	60	50	40	35
100 x 50 rectangular	100	80	70	60
75 x 75 rectangular	110	90	80	65
100 x 75 rectangular	150	120	105	90

Plan area of roof served by the downpipe (m²)

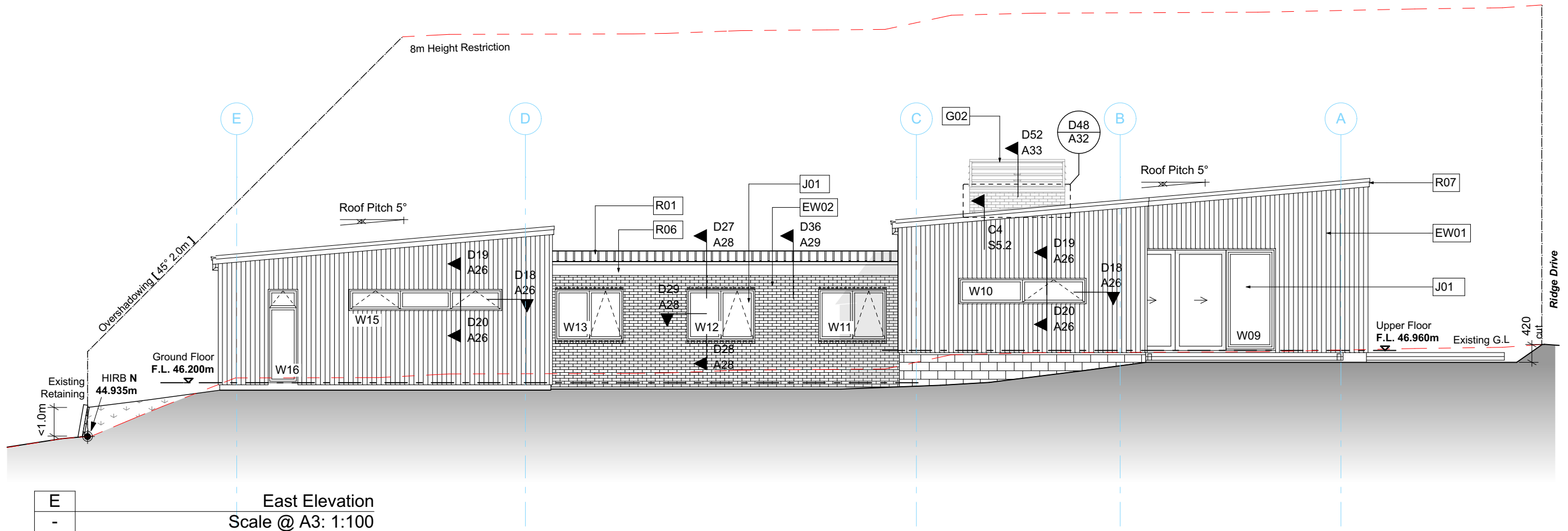
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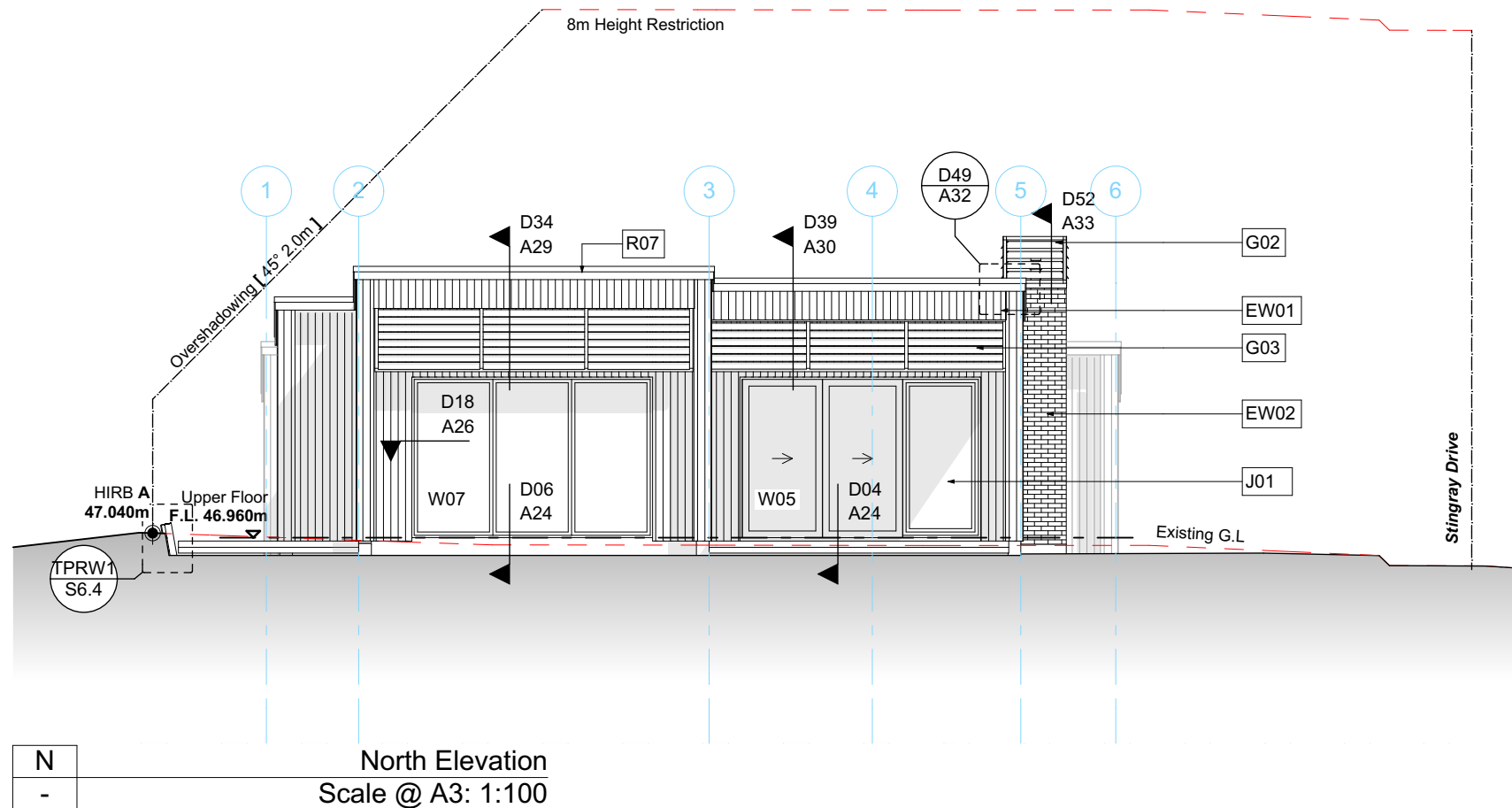
PROPOSED RESIDENCE

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Masonry Veneer Lintel Size as per NZBC Table 18E	
Refer Calculations on Sheet BC31	
Durability subject to table 18b E2/AS1	
W11	60x60x6L HDG Lintel
W12	60x60x6L HDG Lintel
W13	60x60x6L HDG Lintel
CHIMNEY	100x75x6L S/S Lintel (SED - C4/S5.2)

BUILDING ENVELOPE RISK MATRIX East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Medium risk	1
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		10



BUILDING ENVELOPE RISK MATRIX North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Medium risk	1
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low	0
Deck design	Low risk	0
Total Risk Score:		4

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at : Lot 28 STAGE 1B , HARBOUR RIDGE ,
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Lot : 28 / D.P. Number : 58259
for : SH Omokoroa Showhome

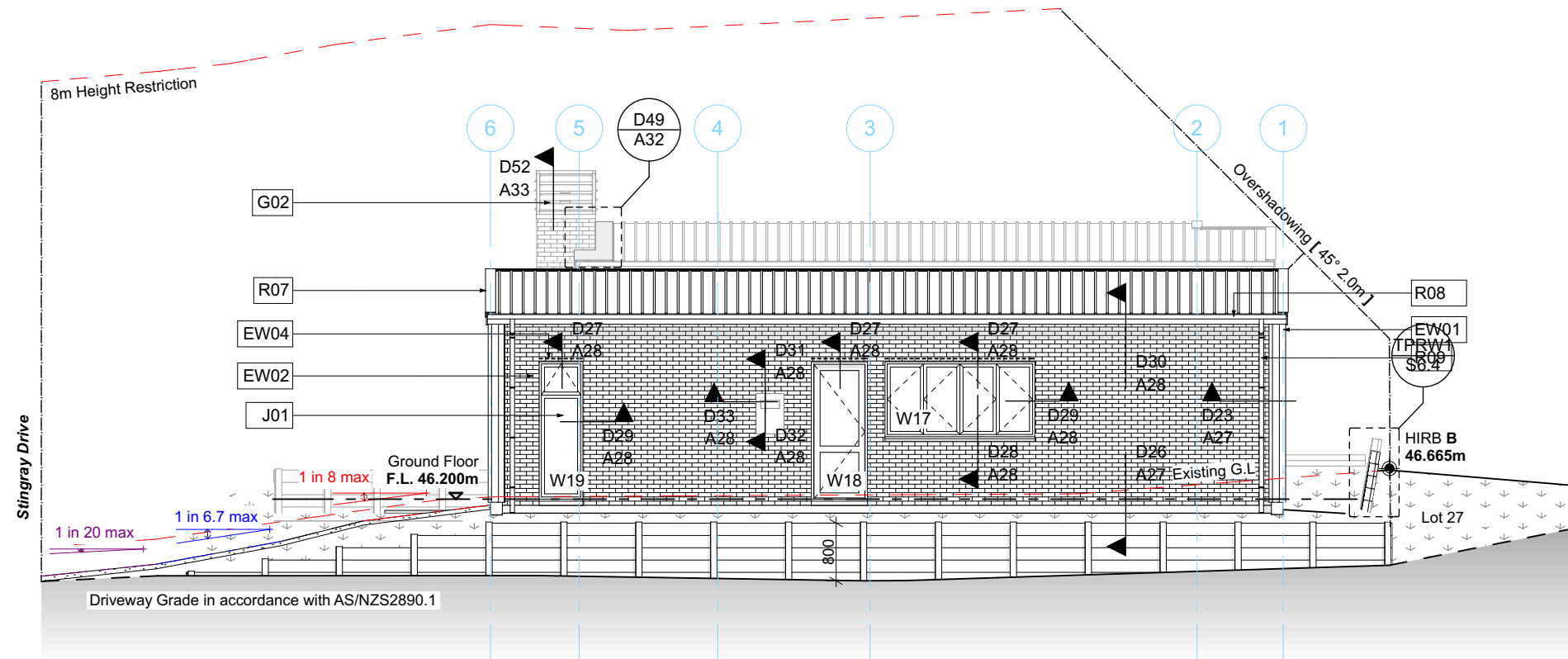
Elevations 1

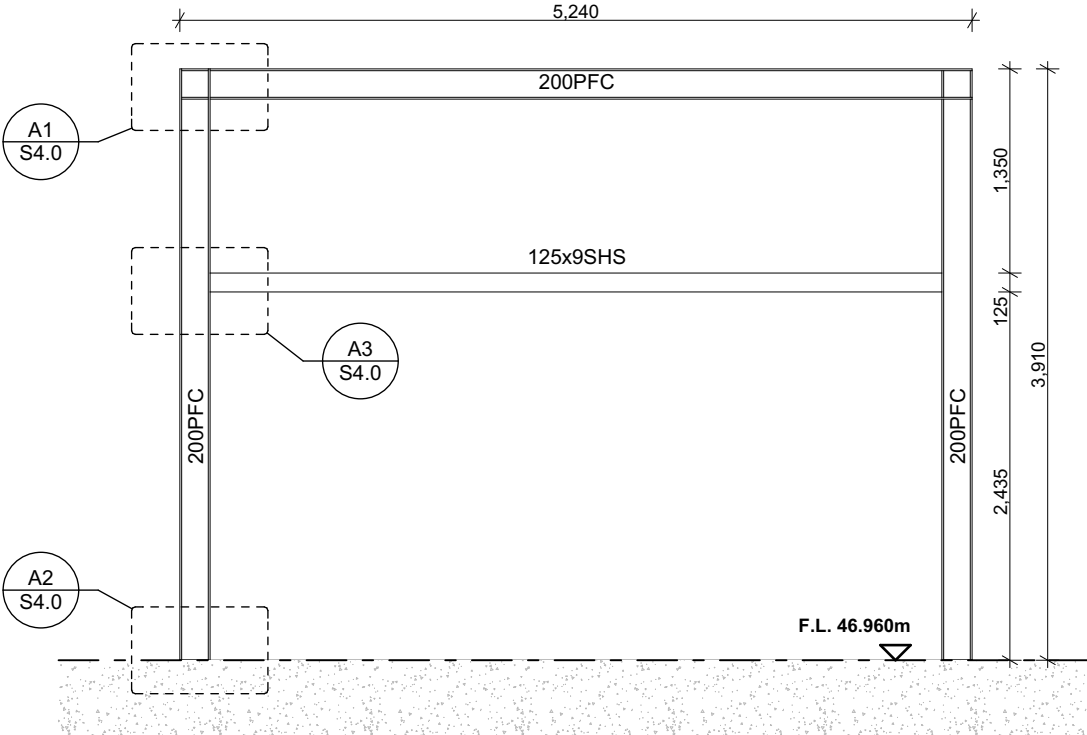
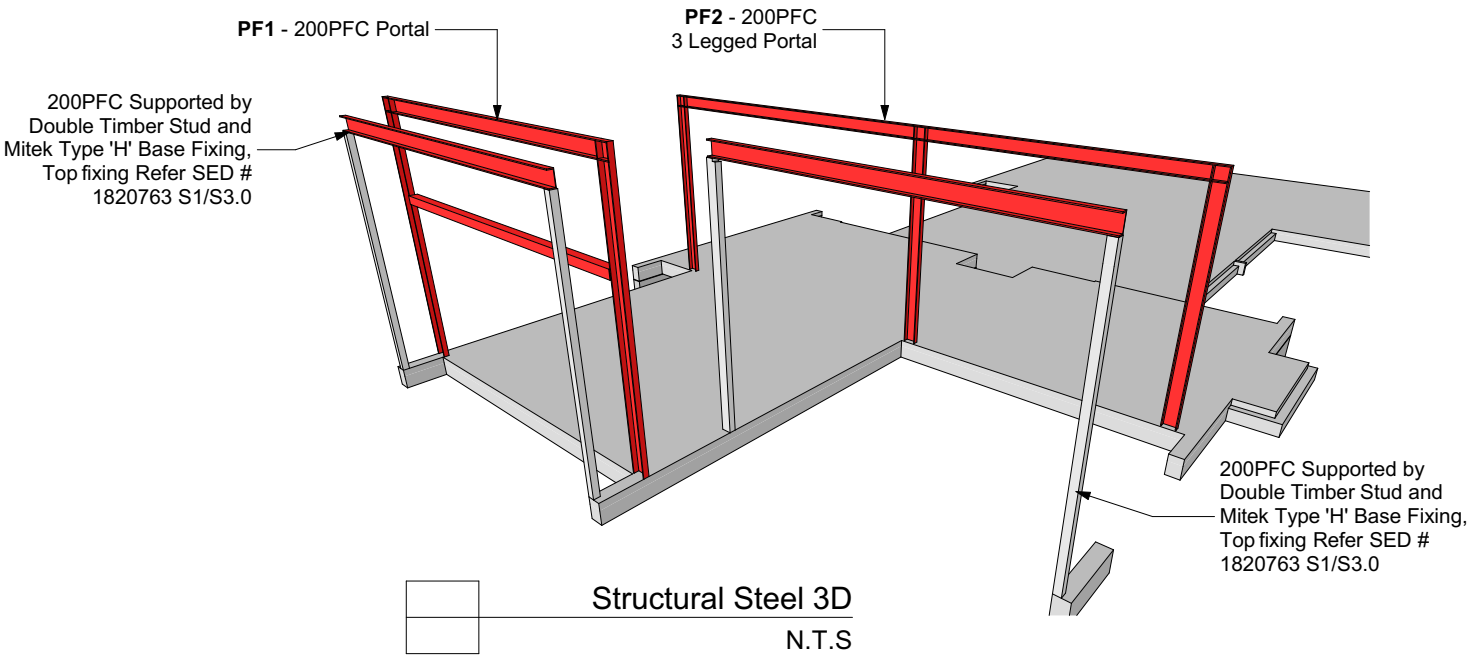
Scale @ A3 1:100

Designer: AJO / JMAC Ltd.

Date of Issue: 19/11/18

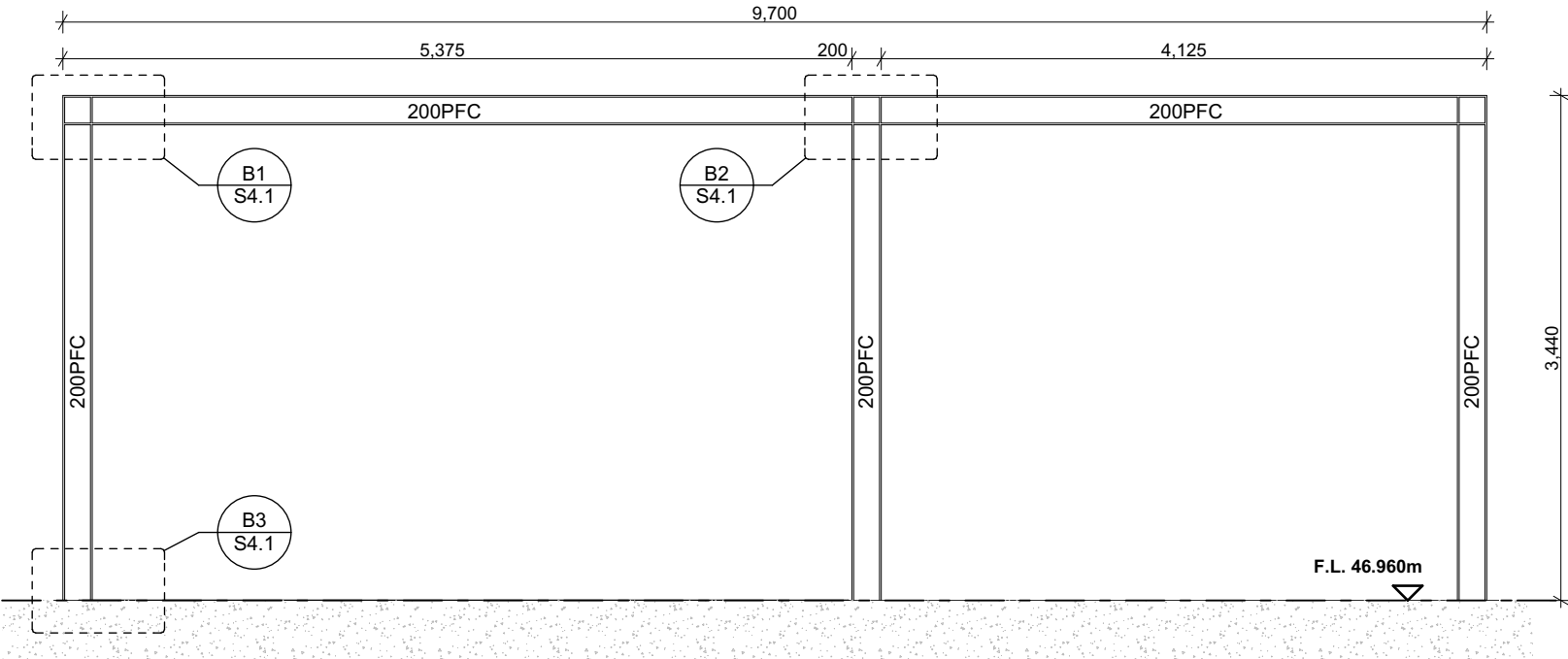
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Steel Elevation PF1
Scale @ A3: 1:50

Read in conjunction with Kirk Roberts
SED #1820763 S4.0 - PF1



Steel Elevation PF2
Scale @ A3: 1:50

Read in conjunction with Kirk Roberts
SED #1820763 S4.1 - PF2

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PROPOSED RESIDENCE

at : Lot 28 STAGE 1B , HARBOUR RIDGE ,
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for : SH Omokoroa Showhome

Structural Steel 3D & Elevations

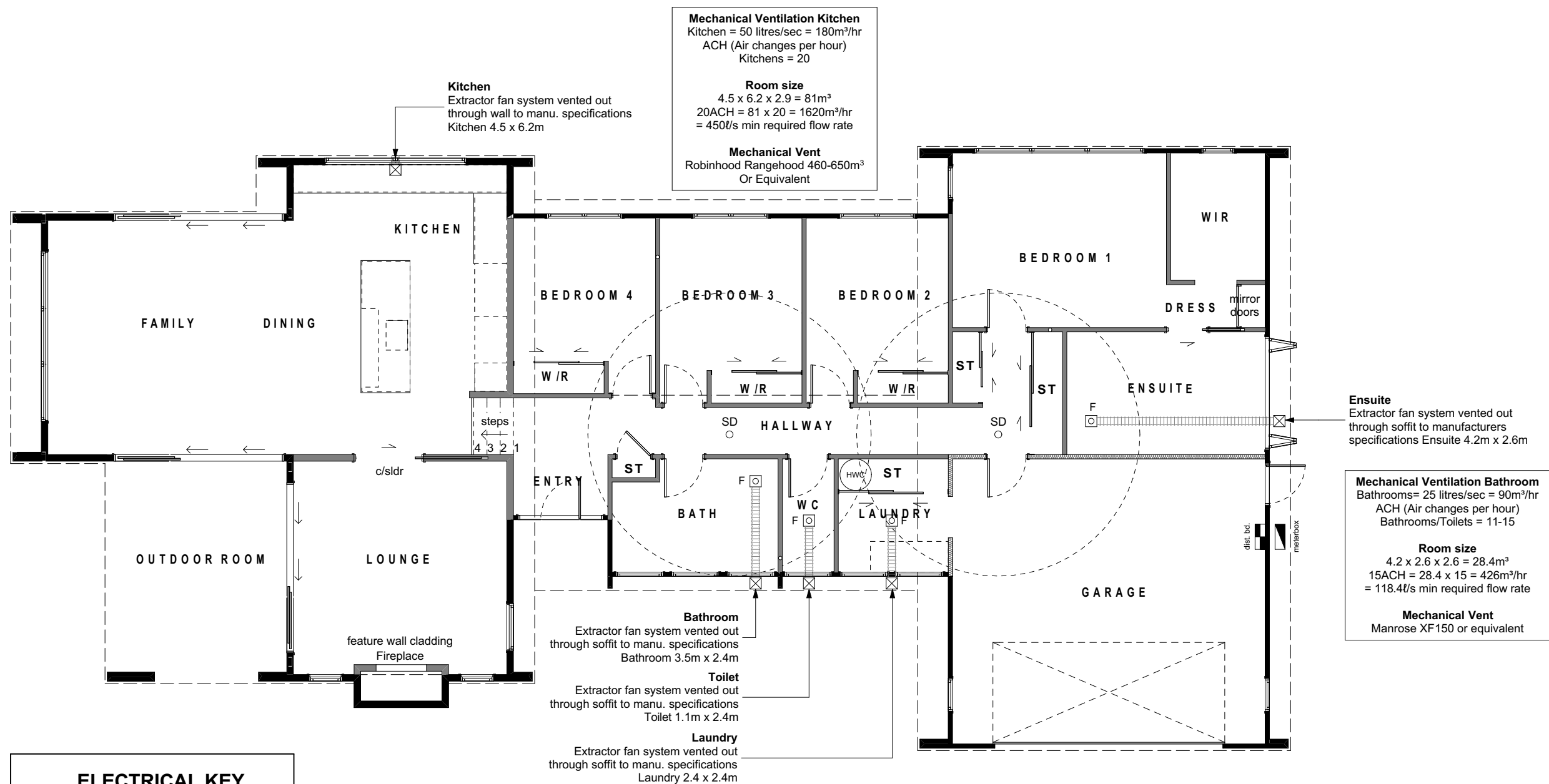
Scale @ A3 1:100, 1:50 Designer: AJO / JMAC Ltd. Date of Issue: 19/11/18

REV	DATE	AMENDMENT
00	19/11/2018	Building Consent Issue

Project No : **18017**

DWG No : REV No :

A17 00



ELECTRICAL KEY

- SD
○ Smoke Detector - Battery operated
- F
□ Extractor fan - Manrose XFLP150 / 125 - Refer to Calcs
- meterbox
Electrical meterbox
- dist. bd.
Distribution Board
- HWC
○ 250 litre Coopers Stainless Steel mains pressure hot water cylinder

Electrical Plan
scale @ A3: 1:100

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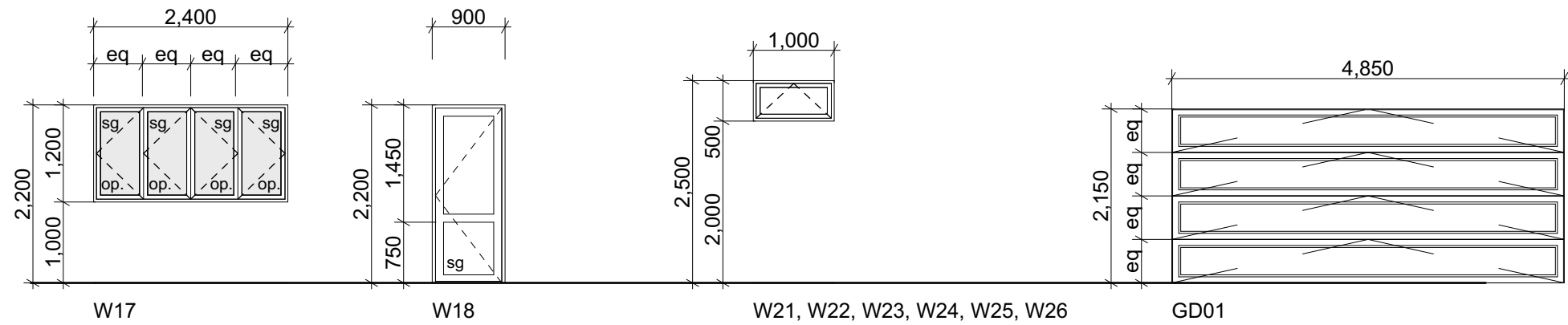
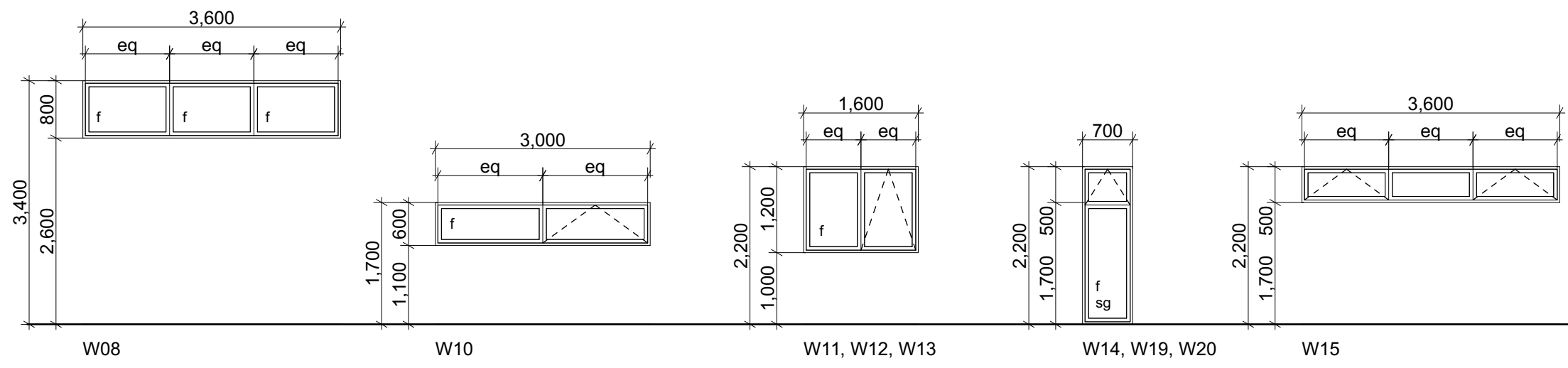
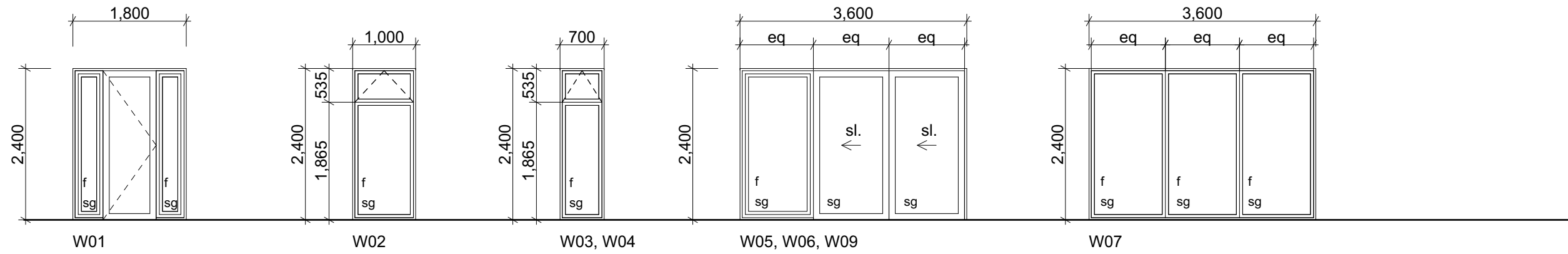
PROPOSED RESIDENCE

at : Lot 28 STAGE 1B , HARBOUR RIDGE ,
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Lot : 28 / D.P. Number : 58259
for : SH Omokoroa Showhome

Electrical Plan

Scale @ A3 1:100

Designer: AJO / JMAC Ltd

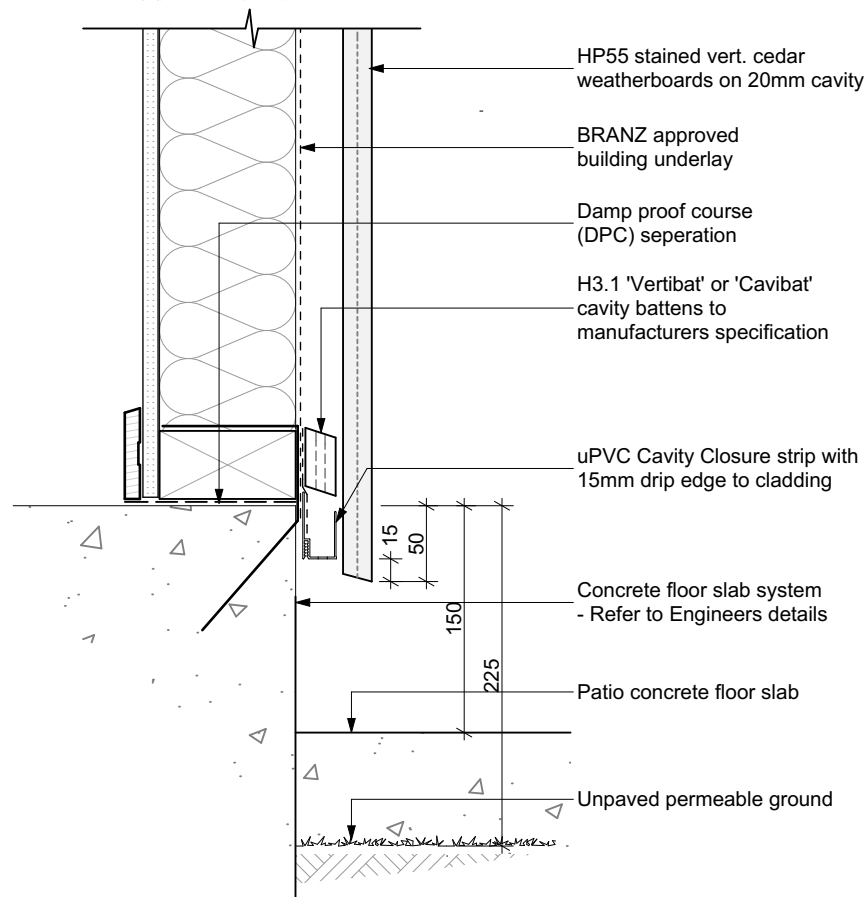


JOINERY KEY

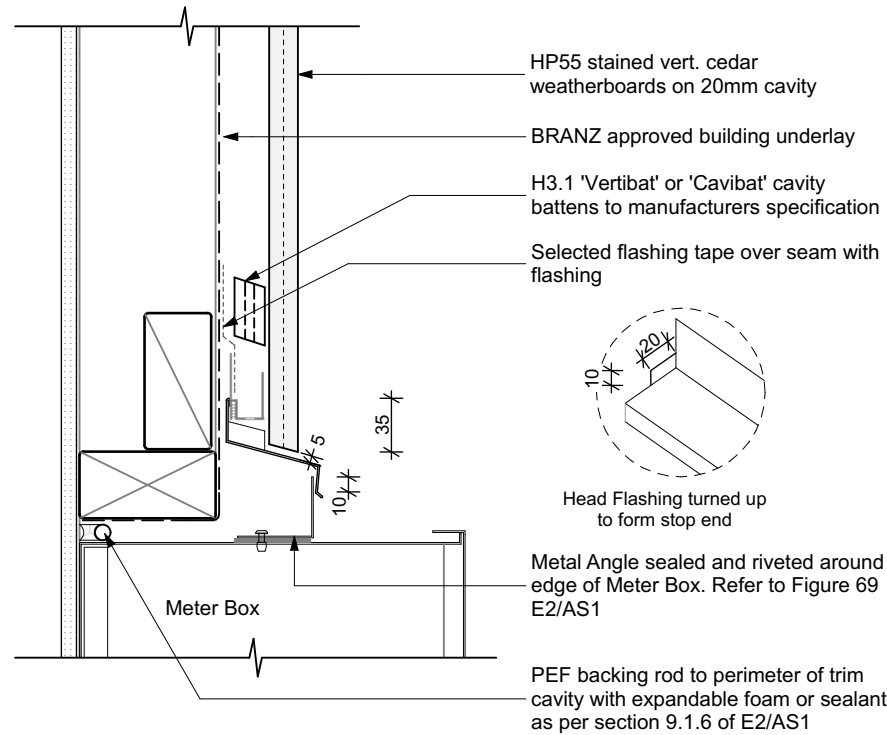
f Fixed glazing
 sg Safety Glass to NZS4223
 ss Safety Stays to NZBC F4/AS1

Awning opening
 Door opening
 op. Opalescent laminated glazing
 sl. Sliding Door

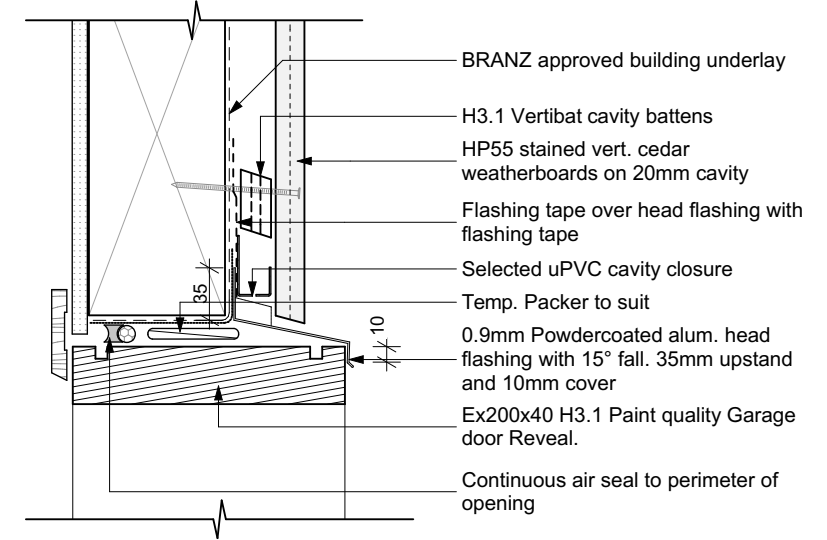
Note: Site measure all openings. Preliminary dimensions only. Joinery supplier to confirm all sizes and joinery types with client before construction.



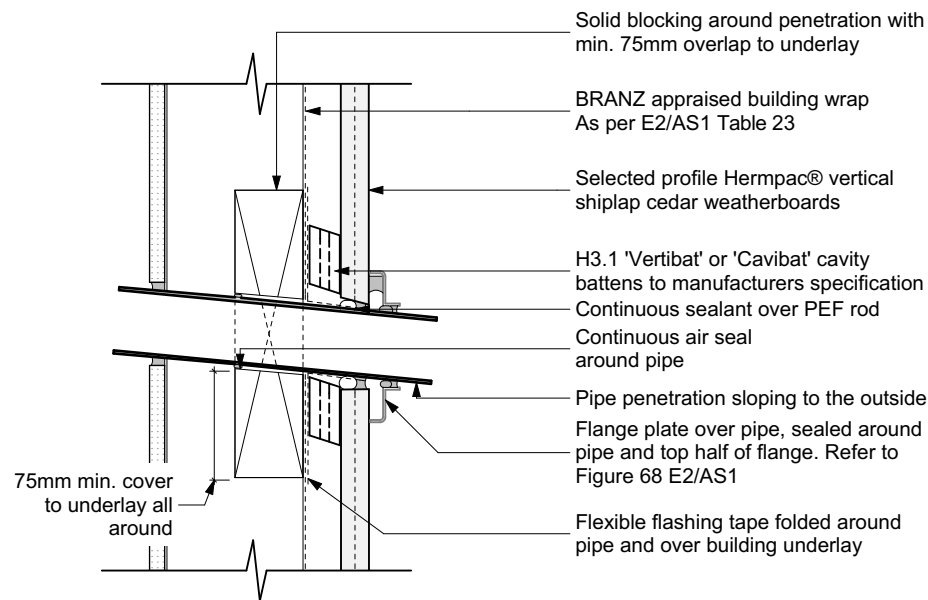
D08 HP55 Vertical Cedar Threshold
Scale @ A3: 1:5



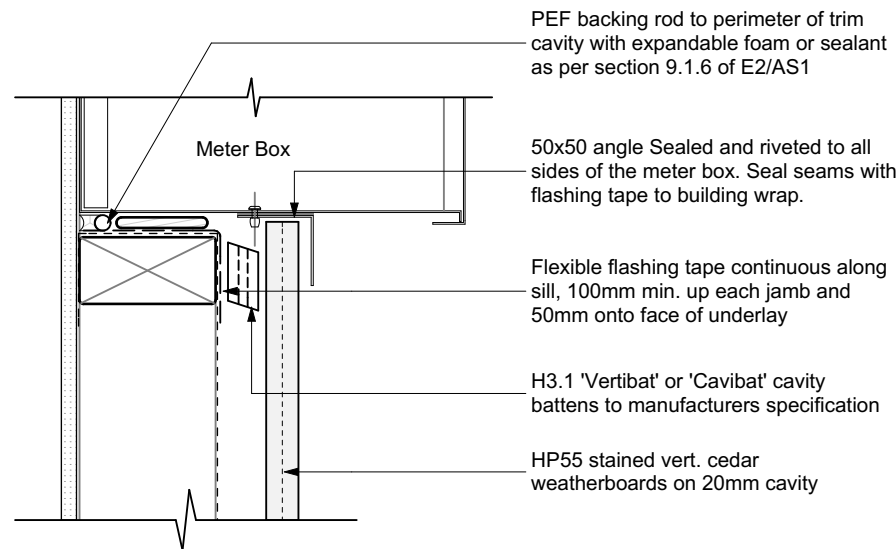
D10 HP55 Vertical Cedar Meterbox Head Detail
Scale @ A3: 1:5



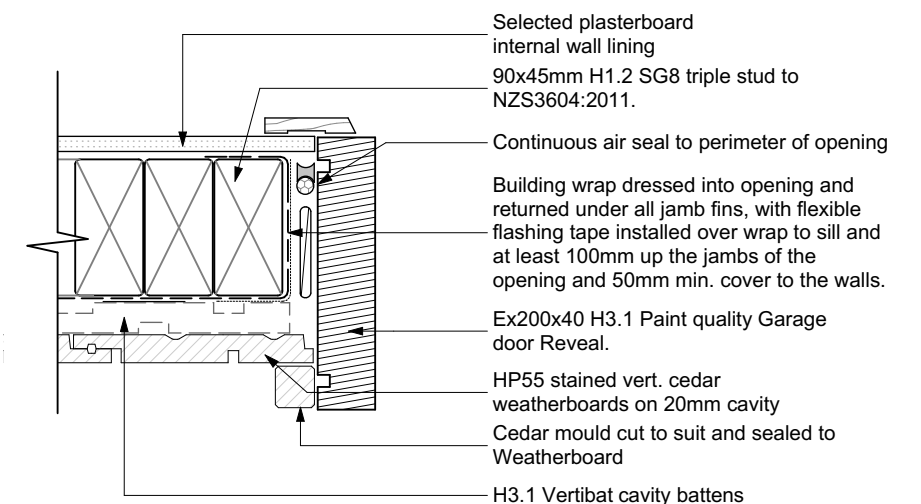
D12 HP55 Vertical Cedar Garage Head Detail
Scale @ A3: 1:5



D09 HP55 Vertical Cedar Penetration Detail
Scale @ A3: 1:5

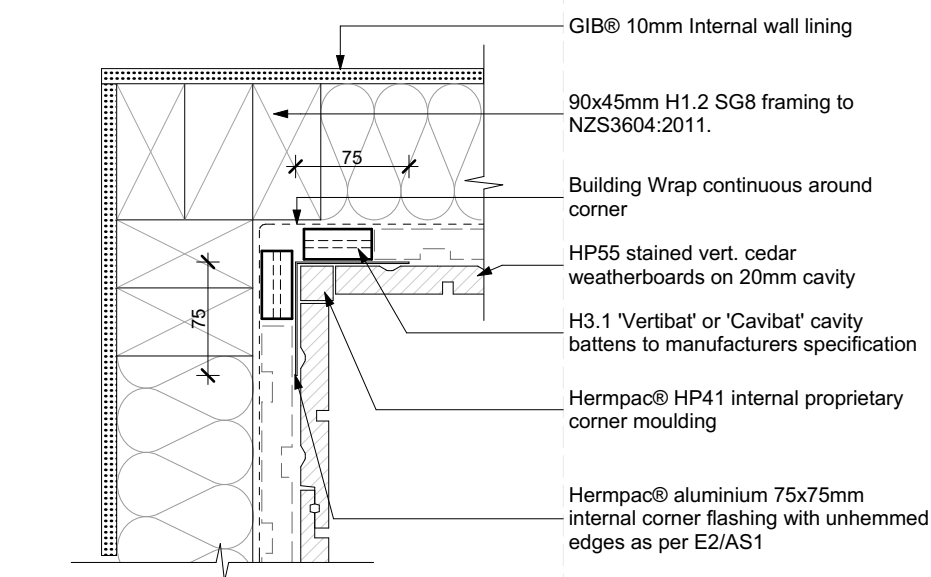


D11 HP55 Vertical Cedar Meterbox Sill & Jamb Detail
Scale @ A3: 1:5

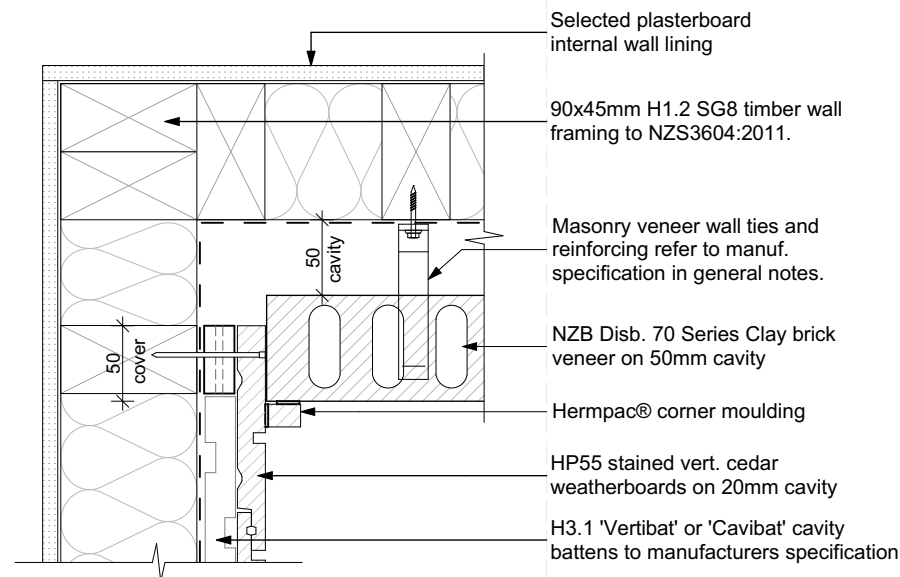


D13 HP55 Vertical Cedar Garage Jamb Detail
Scale @ A3: 1:5

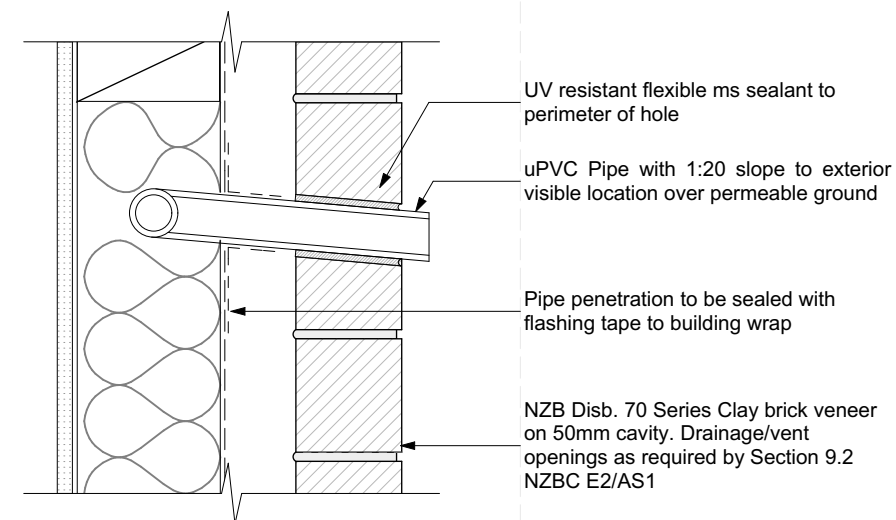
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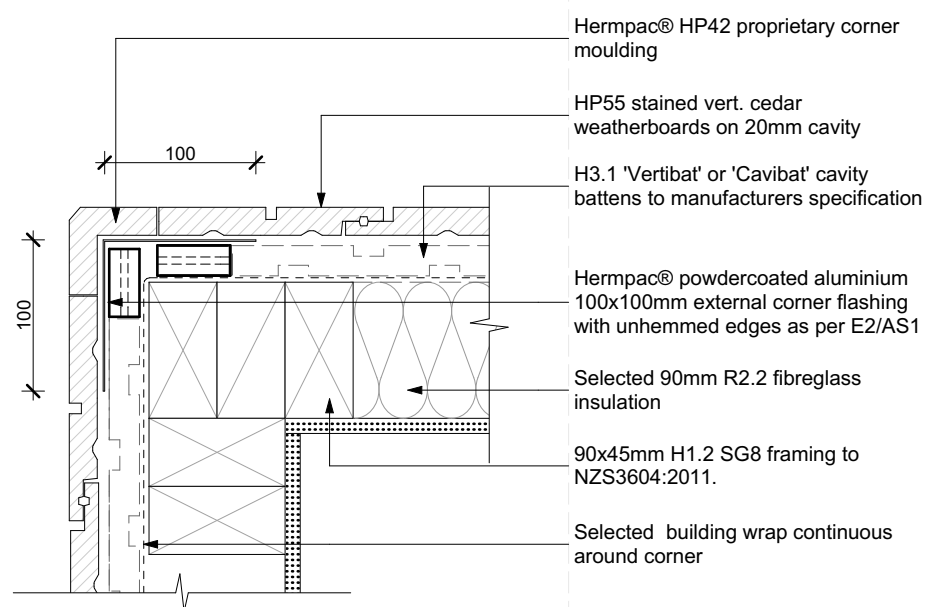
D21 HP55 Vertical Cedar Internal Cnr Detail
Scale @ A3: 1:5



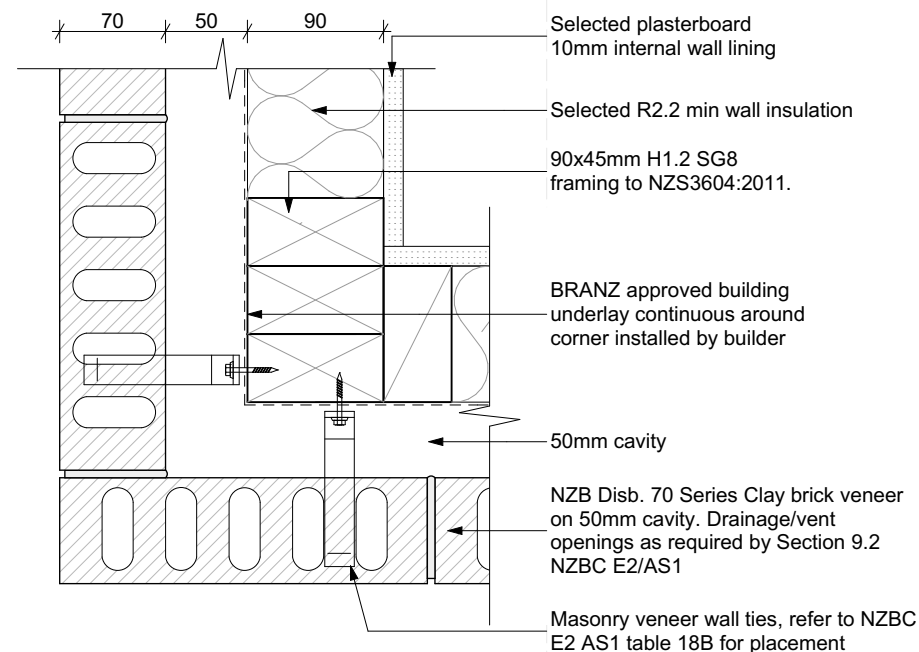
D23 Clay Brick Veneer to Vertical Cedar Junction Detail
Scale @ A3: 1:5



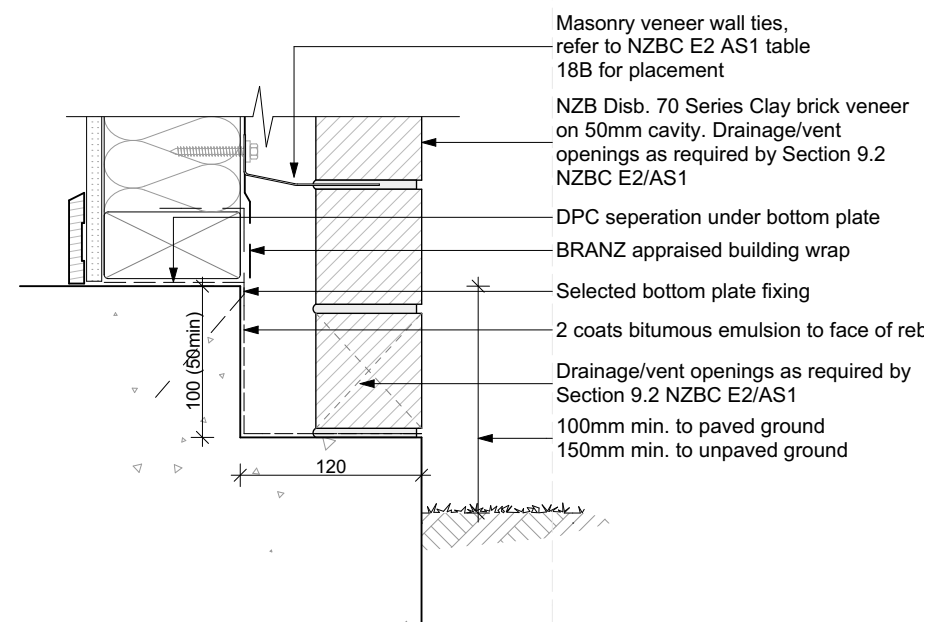
D25 Clay Brick Veneer Pipe Penetration Detail
Scale @ A3: 1:5



D22 HP55 Vertical Cedar External Cnr Detail
Scale @ A3: 1:5

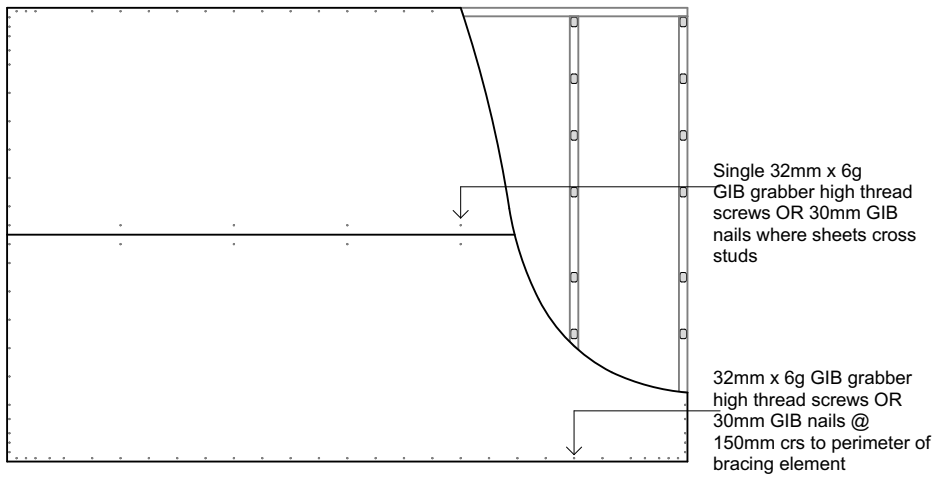


D24 Clay Brick Veneer External Cnr Detail
Scale @ A3: 1:5



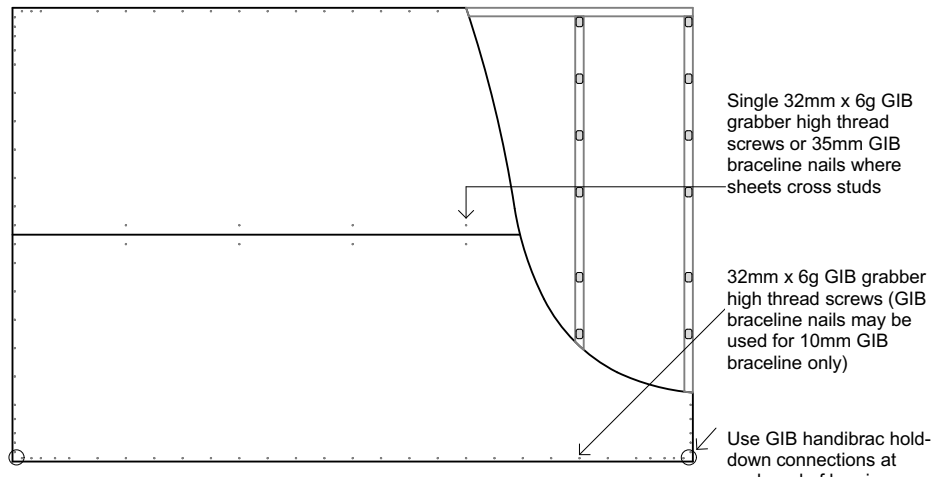
D26 Clay Brick Veneer Thresold Detail
Scale @ A3: 1:5

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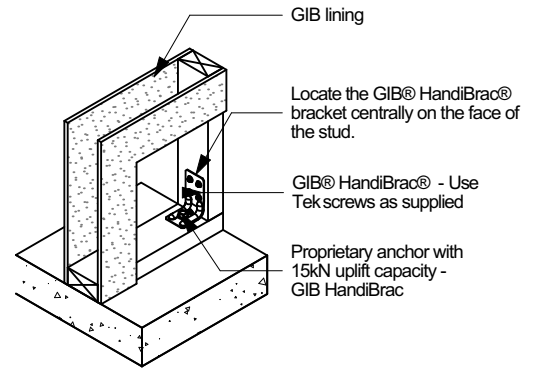
Horizontal Fixing / GS1-N & GS2-N

scale 1:20

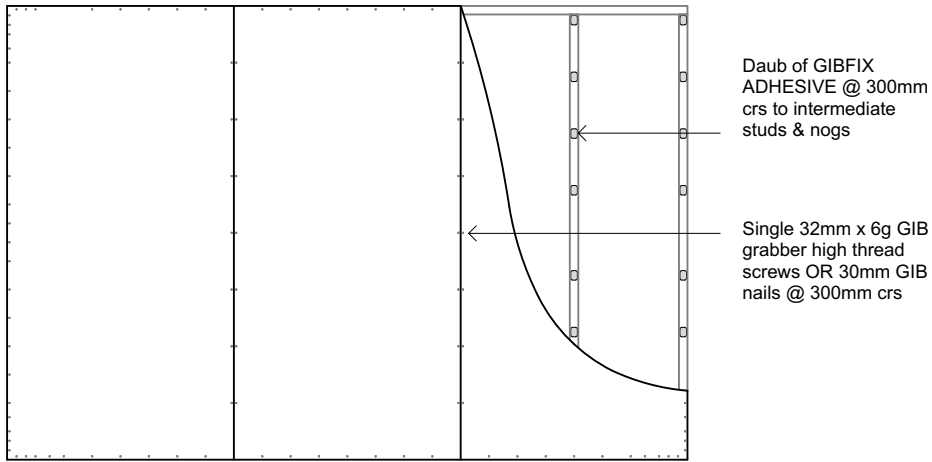


Horizontal Fixing / BL1-H

scale 1:20

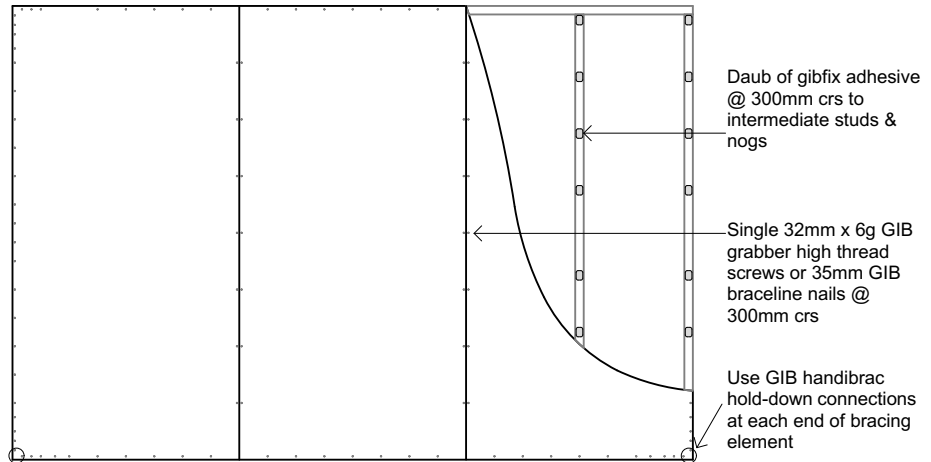


GIB Handibrac® Conc Floor/Int Wall



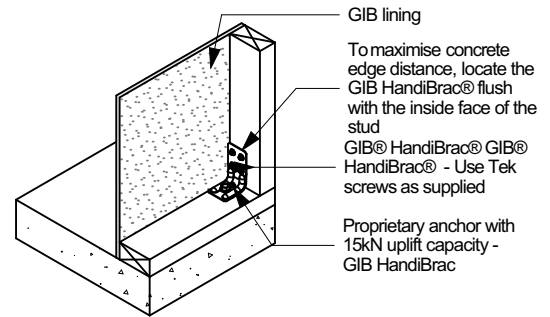
Vertical Fixing / GS1-N & GS2-N

scale 1:20



Vertical Fixing / BL1-H

scale 1:20



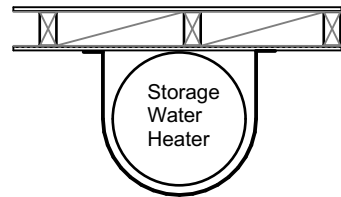
GIB Handibrac® Conc Floor/Ext Wall

Storage water heaters to be restrained with 25x1mm galvanised still straps tensioned when fixed in place. Straps to be fixed to wall framing with:

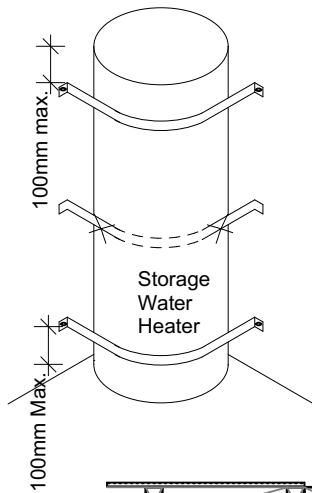
- 1-8mm coach screw with 30x2mm thick washer, or
- 2- 20x2.5mm thick washers and screws to penetrate timber framing 50mm min.

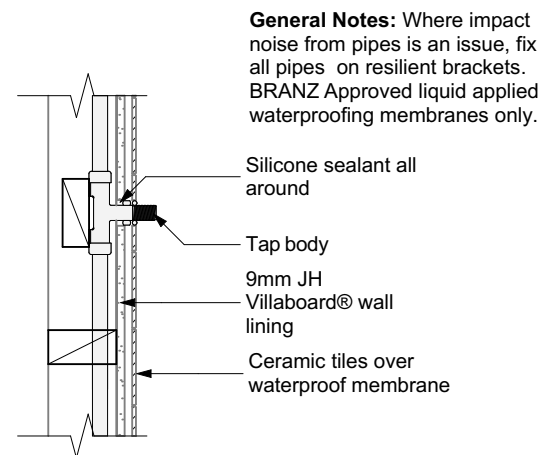
Extra centre strap for water heaters exceeding 200 litres

Light timber frame wall complying with NZS 3604:2011

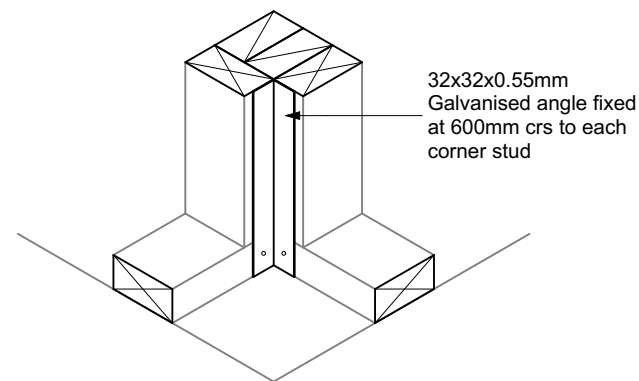


Cylinder connections as per G12 AS1

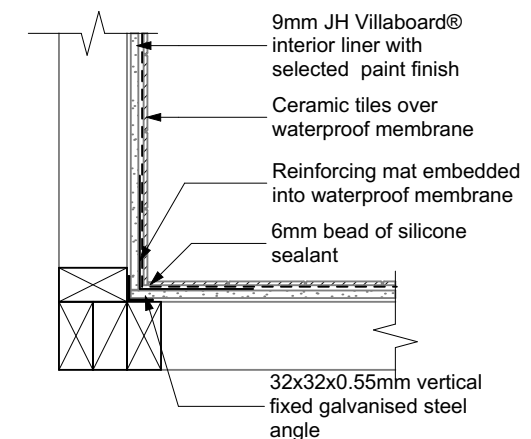




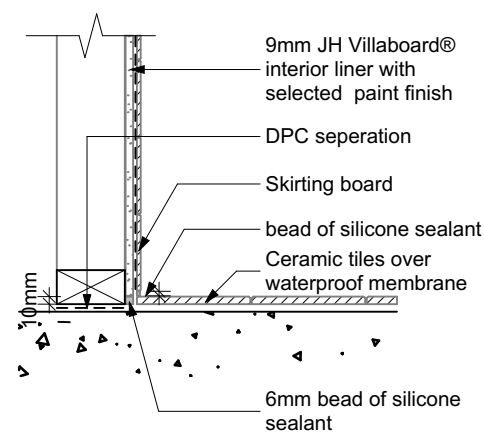
Tiled Wall Penetration Detail
scale 1:10



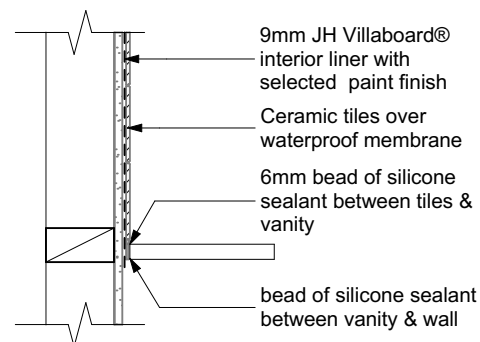
Tiled Shower Corner 3D Detail
scale NTS



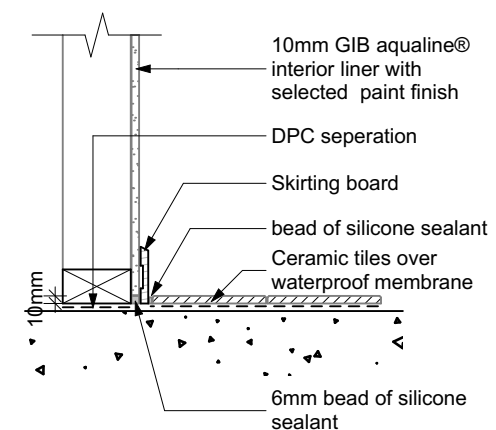
Tiled Shower Corner Detail
scale 1:10



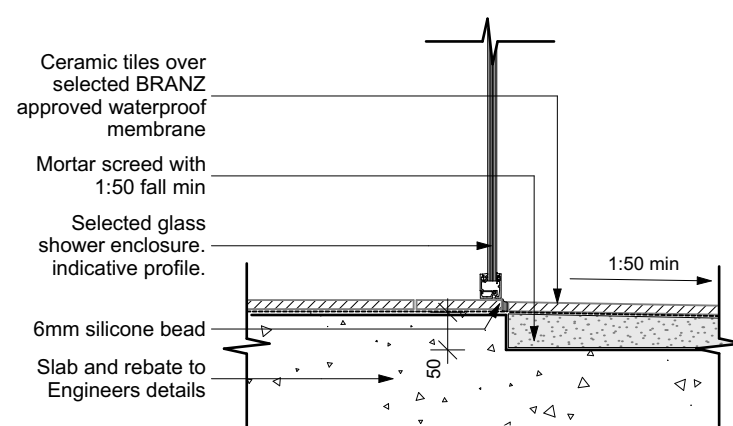
Tiled Wall to Tiled Floor Detail
scale 1:10



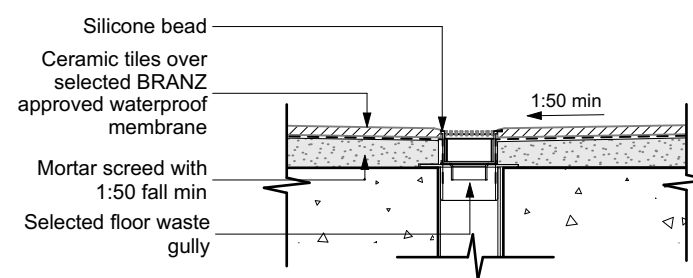
Vanity to Tiled Wall Detail
scale 1:10



GIB® Wall to Tiled Floor Detail
scale 1:10



Tiled Shower Rebate Detail
scale 1:10



Typical Floor Waste Detail
scale 1:10

