

Lot 28, Harbour Ridge Omokoroa

Proposed Residence for

SH Omokoroa Showhome

Lot 28 STAGE 1B , HARBOUR RIDGE , Omokoroa Job No: 18017





REFERENCED DOCUMENTATION

NZBC Acceptable Solutions & NZS3604:2011. Mitek Structural Fixings On-Site Guide 2012 AS3500.2 Plumbing & Drainage

SPECIFICATIONS & APPENDIX

Accompanying specifications to these drawings. Read Architectural drawings in conjunction with specifications and appendix. STRUCTURAL ENGINEERING Kirk Roberts Consulting Engineers Project No. 1820763 Date: 12/11/2018

Accompanying structural engineering drawings, reports and producer statements.
Read Architectural drawings in conjunction with structural engineers documentation.

TRUSS LAYOUT Tauranga Frame & Truss

Drawing No. 277387C1 (spec appendix)
Accompanying preliminary truss layout/mitek
structural fixings and producer statement to
these drawings. Read Architectural drawings in
conjunction with truss layout in specification
appendix.

GEOTECHNICAL REPORT Terrane Geotechnical Solutions. Harbour Ridge Developments Ltd. Project No. 4209.St1B.GCR Date: 19 July 2018

Accompanying geotechnical engineering reports and producer statements. Read Architectural drawings in conjunction with geotechnical engineers documentation.

These drawings and designs remain the propertry of SIGNATURE HOMES Ltd



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 , Omokoroa

Lot: 28 / D.P. Number: 58259 for: SH Omokoroa Showhome

C -> / - ×	Sheet
Cover	Sneer

Designer: AJO / JMAC Ltd. Date of Issue: 19/11/18

REV	DATE	AMENDMENT	Project No : 1	8017	
00	19/11/2018	Building Consent Issue	Project No .	10017	
			DWG No :	REV No:	
			21101101	1127 110 1	
			A 00	00	
			A00	00	

A3 BUILDING CONSENT

Rev

00

00

00

00

00

00

00

00

00

00

00

Date

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018

19/11/2018 19/11/2018

Layout Name

General Notes #1

General Notes #2

Site Setout Plan

Site Plan

Services Plan

Bracing Plan

Roof Plan

Elevations 1

Elevations 2

Foundation Plan

Floor Plan - Dims

Bracing Calculations

Structural Steel 3D & E...

Cross Section A-A

Cross Section B-B

Cross Section C-C

Cross Section D-D

Joinery Schedule

Construction Details 1

Construction Details 2

Construction Details 3

Construction Details 4

Construction Details 5

Construction Details 6

Construction Details 7

Construction Details 8

Construction Details 9

Construction Details 10

Bracing Details

Stair Details

Fixing Details

Plumbing Details

Electrical Plan

Roof Framing Plan

Concise Specification #1

Concise Specification #2

Cover Sheet
Presentation Plan

A00

A04

A05

A06

A07 A08

A09

A10

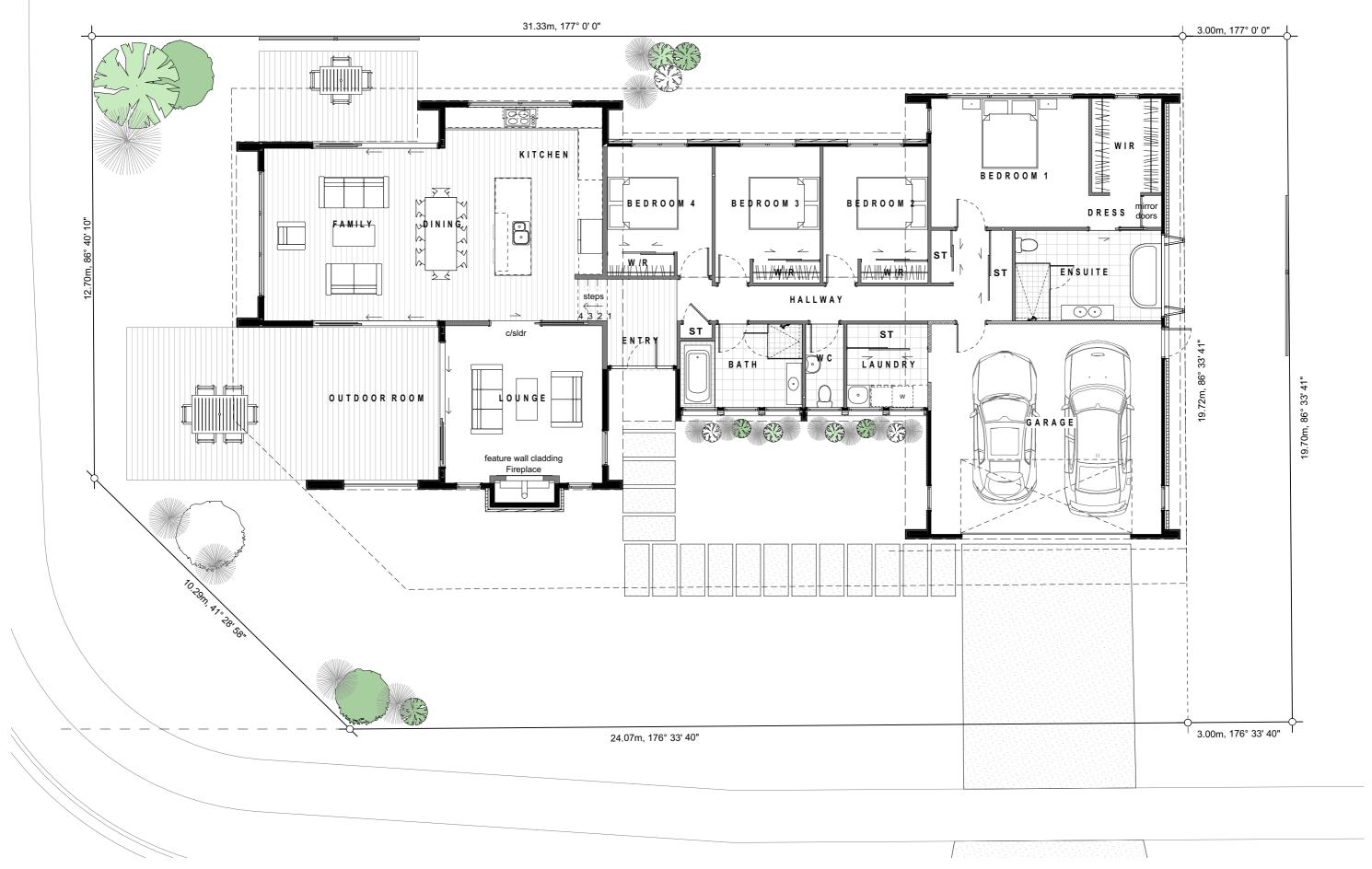
A15

A19

A22

A27

A28



These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.



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

Presentation Plan

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

FOUNDATION STRUCTURE

F01 SED FOUNDATION SYSTEM

PRODUCT	CONCRETE	MESH	THICKNESS
Kirk Roberts S Thickened Ed slab system	lge 25MPa	Grade 500E SE62 2.27kg/m2	100mm 300mm total

FOUNDATIONS

Read in conjunction with Kirk Roberts Consulting Engineers Ltd structural engineering drawings. Read foundation plan in conjunction with framing plans for consistancy. 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.

MASONRY FOUNDATION SYSTEM

PRODUCT	CONCRETE	PRODUCT	REINFORCING
Kirk Roberts SED #1820763	25MPa	Firth 20 series Masonry Block	Kirk Roberts SED

Read in conjunction with Kirk Roberts Consulting Engineers Ltd structural engineering drawings. Read foundation plan in conjunction with framing plans for consistancy.

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

EXTERNAL WALL SYSTEM 1 EW01 **VERTICAL CEDAR ON TIMBER FRAMED WALL**

PRODUCT	FINISH	COLOUR	FIXING
Hempac® HP55			
vertical cedar	Drydens® Wood	TBC	S.Steel annular
weatherboards on	Oil - 2 coats	Provide samples	grooved - rose
20mm cavity		·	head

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.)

EW02 **EXTERNAL WALL SYSTEM 2 BRICK VENEER CLADDING**

PRODUCT	COLOUR	WALL TIES	SIZE
nzbrick Vintage	Autumn Blend	s.s to table	
Range® Brick	or similar TBC	18B,C,D	230W x 76H x
Veneer - Running	Twill Interior	E2/AS1	70D
bond			

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 perpends 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.

PRE CLADDING UNDERLAY EW03

PRODUCT	FLASH TAPE	WEATH TAPE	FIXING
Thermakraft	Protecto® tape	Protecto® tape	
Cover-Up®	system	system	6mm – 8mm
'breather type'	BRANZ Appraisal	BRANZ Appraisal	s.steel staples @
BRANZ Appraisal	No. 444	No. 444	300mm crs
No. 356			

COLOURSTEEL FLASHING EW04

ALUMINIUM JOINERY

Powdercoated aluminium flashing to mullions between Aluminium joinery units.

JOINERY

EXTERNAL WINDOW JOINERY SYSTEM J01

PRODUCT	MATERIAL	COLOUR	GLAZING
First® Residential/Metro Suite.	Powdercoated Aluminium	TBC by Twill Interiors	Double Glazed to NZS 4223
ALUMINIUM JOINERY			

Powdercoated aluminium double glazed joinery typical. (Single glazed to non-insulated areas.)

J02 INTERIOR DOORS

PRODUCT	MATERIAL	FINISH	HARDWARE
		Premium skin or	
Internal Doors	MDF hollow core	V-Groove panel -	Stainless Steel.
2.2m high	typical	confirm with client	Schlage Alba
	"		

J03 INTERIOR DOORS

PRODUCT	MATERIAL	FINISH	HARDWARE
INEO® Smooth	Anodised alum		
2.4m high	frame Melamine	Confirm with	Confirm with
	infill panels	Client	Client

J04 **GARAGE DOOR**

PRODUCT	MATERIAL	COLOUR	STYLE
Sectional			Flatline, Fineline,
automatic garage door with 2 remote openers	powdercoated aluminium	Confirm with Client	Press panel or flat woodgrain TBC

GARAGE DOOR - Non Insulated

Selected powdercoated aluminium/treated timber sectional/panel lift automatic/manual lift/roller garage door with 2 remote openers.

ROOFING

R01 ROOF CLADDING

PRODUCT	FINISH	COLOUR	PROFILE
Selected profiled longrun metal	Colorsteel®	Confirm with	0.4BMT
	'Endura' finish	Client	5 Rib Profile

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.

R02 PRE CLADDING - ROOF UNDERLAY

PRODUCT	FLASH TAPE	WEATH TAPE	FIXING
Thermakraft®			
'Covertek 407'	Thermakraft	Thermakraft	6mm – 8mm
synthetic self	General Purpose	General Purpose	s.steel staples @
support. BRANZ	Tape - White	Tape - White	300mm crs
Appraisal 904		-	

ROOF STRUCTURE - TRUSSES

PRODUCT	MATERIAL	FIXINGS	Bracing
3/5 degree			
prefabricated	SG8 H1.2 Radiata	Refer to Truss	Lumberlock®
trusses @ 900crs		manufacurers	cross strap brace
		design	

R04 **ROOF STRUCTURE - RAFTERS**

PRODUCT	SIZE	FIXINGS	BRACING
SG8 H1.2 Radiata	290x45 @ 600crs	Type E (4.7kN) to NZS3604:2011	

R05 PURLINS

R03

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

PRODUCT	QUANTITY	LOCATION	FIXING
Mitek® Lumberlok cross strap brace	5	refer to roof framing plan	Refer manufacturers documentation.

FASCIA SYSTEM 1 R06

PRODUCT	SIZE	MATERIAL	FIXING
Hempac®			
CP1246 cedar	280x28mm	Cedar	to manufacturers
fascia			specifications
lacola			opcomoduo

R07 **FASCIA SYSTEM 2**

PRODUCT	SIZE	MATERIAL	FIXING
Powder Coated Aluminium	150mm	Colorsteel® 'Endura'	screw fixed to manufacturers specifications

SPOUTING R08

PRODUCT	MATERIAL	FINISH	FIXING
Selected Box spoutng 10,000mm ²	Powder Coated Aluminium	Colorsteel® 'Endura'	proprietary brackets

DOWNPIPES

PRODUCT	MATERIAL	FINISH	FIXING
Selected Colorsteel Downpipes	Ø80mm steel	Colorsteel® 'Endura'	proprietary brackets

INSULATION

101 WALL INSULATION - KNAUF® EARTHWOOL

PRODUCT	MATERIAL	LOCATION	R VALUE
		All external	R2.2
Knauf®	90mm/140mm	walls including	BRANZ Appraised
'Earthwool'	fibreglass	garage	No. 648

CEILING INSULATION - KNAUF® EARTHWOOL

Scale @ A3 1:5

PRODUCT	MATERIAL	LOCATION	R VALUE
Knauf®	155mm thick	Trussed roof -	R3.3
'Earthwool' ceiling	430x1160mm	ceiling	BRANZ Appraised
segments	segments	insulation	No. 648
		•	•

SKILLION INSULATION - KNAUF® EARTHWOOL

PRODUCT	MATERIAL	LOCATION	R VALUE
Knauf® 'Earthwool' skillion	105mm thick 430x1160mm segments	Skillion roof	R3.2 BRANZ Appraised
		1	I NO /9/

104

INSULATION - RIGID

PRODUCT	MATERIAL	LOCATION	R VALUE
			R1.48
EXPOL-XI® rigid	40mm rigid EPS	Masonry Wall	BRANZ
insulation	foam board	-	Appraised No.
			256

FLOOR COVERINGS

FC01 CARPET/UNDERLAY

PRODUCT	MATERIAL	LOCATION	COLOUR
Selected stretch-	solution dyed		
in carpet with	nylon or pure	refer to floor	confirm with client
underlay	wool TBC	plans	

FC02 FLOOR TILES - WET AREAS

PRODUCT	FIXING	LOCATION	COLOUR
Selected ceramic floor tiles	adhesive/grout	refer to floor plans	confirm with clie

TIMBER OVERLAY FC03

PRODUCT	FIXING	LOCATION	COLOUR
	FIXING	LUCATION	COLOUR
Engineered			
Timber planking	refer to	refer to floor	confirm with clier
flooring system	manufacturer	plans	

FC04 **GARAGE CARPET**

PRODUCT	FIXING	LOCATION	COLOUR
Marine carpet over float finish	refer to	garage	confirm with clier
concrete	manufacturer	garago	

FLOORING NON-SLIP REQUIREMENTS

All floor coverings are to meet or exceed the anti-slip requirements of NZBC D1/AS1 Table 2.

WATERPROOFING

INTERNAL WATERPROOFING SYSTEM WP01

Internal Waterproofing Membrane - Signature Homes Davco® K10 Plus Interior water proofing membranes. Work to be carried out by a certified applicator. A producer statement of work is to be provided upon completion **BRANZ Appraisal No. 609**

WP02 DAMP PROOF COURSE (DPC)

	COMPLIANCE
Concrete/	
 Timber seperation	NZS3604:2011
Hi-Impact lythene Film	Concrete/ Hi-Impact Timber

WP03 DAMP PROOF MEMBRANE (DPM)

PRODUCT	MATERIAL	APPLICATION	COMPLIANCE
Thermakraft® 'Thermathene'	Black 250um Polythene	Continuous under slab	NZS3604:2011

MASONRY RETAINING WALL WATERPROOF MEMBRANE WP04

PRODUCT	MATERIAL	APPLICATION	COMPLIANCE
Sika Blackseal® Plus NZ	Bitumen based liquid below ground waterproofing membrane	Continuous to back face masonry retaining walls	E2/AS1 - Table 23 BRANZ No. 770

These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.



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

PROPOSED RESIDENCE

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

Concise Specificat	tion #1

Designer: AJO / JMAC Ltd. Date of Issue: 19/11/18

	REV	DATE	AMENDMENT	Project No :	8017
	00	19/11/2018	Building Consent Issue	Fioject No .	10011
				DWG No :	REV No:
_				A02	00
3				7.02	
_					

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

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

IW02

INTERNAL WALL LININGS - WET AREAS

_	Int walls in wet	GIB® 'Grabber'
mm Gypsum lasterboard	areas - note use Villaboard for tiled walls	screws to manufacturers specifications

7700 C	W03	SKIRTING	BOARD
--------	-----	----------	-------

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

IW04 **ARCHITRAVES**

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

CEILINGS AND SOFFITS

C01 INTERNAL CEILING LININGS - DRY AREAS

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

INTERNAL CEILING LININGS - WET AREAS

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

CEILING BATTENS

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

C04

COVING TYP. (SQUARE STOP TO BATHROOMS & RAKED)

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

JOHN EMMO I EXTENDE					
PRODUCT	MATERIAL	JOINTING	FIXING		
James Hardie® Stria	405x14mm composite sheet	4200mm long - no jointing req'd			

GENERAL

G01 INTERNAL GAS FIREPLACE

PRODUCT	LOCATION	FLUE	INSTALL
Escea DS1150	Built -in to manufacturers specs	proprietary flue kit penetration	

GAS FIREPLACE

Install gas fireplace/woodburner with matching flue kit installed strictly to manufacturers installation instructions by approved installers only. Refer to specification appendix.

CHIMNEY COWL

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

G03

EXTERIOR SUN LOUVRE

PRODUCT	MATERIAL	FIXING	COLOUR
Cedar louvre Sun Screens attached to 6mm vert. plates		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

These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.



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 : 1	80	
00	19/11/2018	Building Consent Issue	Project No .	ου	
			DWG No :	RE	
				_	
			A03	(
			1		

				REV	DATE	AMENDMENT	Proiect No: 1	8017
^ :	O :C' 4:	40	[00	19/11/2018	Building Consent Issue	Project No .	0017
Concis	se Specificati	on #2					DWG No :	REV No:
	•] 5.1.6.1.6.	11271101
							V V 2	00
Scale @ A3 1:5	Designer: AJO / JMAC Ltd.	Date of Issue: 10	9/11/18				A03	00
00010 @ 710 1.0	Designer. AUD / SIVIAO Eta.	Dute of issue.	5, 1 1, 10				1	1

SITE & PLANNING

SITE INFORMATION

Lot: 28 DP: 58259 Site Nett Area: 654m² Western Bay Of Plenty Suburban Residential Local Authority: Planning Zone: Wind Zone: VERY HIGH EQ zone: 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

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 descrepancies, 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 cement 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

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

diment 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

STRUCTURE

FOUNDATIONS

Zone 1

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

uds 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 of 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 for passive ventilation in accordance with E3/AS1. It is critical to maintain a 25mm air gap between the u/side of roof underlay and ceiling insulation

DURABILITY

DURABILITY:

Exposure D (as defined by NZS3604:2011)

Environment definitions (NZS3604:2011 4.5.2)

"Closed" - dry internal locations, not subject to airborne salt or rain wetting. "Sheltered" - onen to airborne salts, but not rain washed. Shall be

that above a 45° line drawn from the lower edge of a projecting weathertight structure such as a floor, roof or deck. "Exposed" - open to airborne salts and rain wetting. Shall be that below 45° line drawn from the lower edge of a projecting weathertight structure such as a floor, roof or deck.

Protection required for steel fixings and fastenings excluding nails and screws (NZS3604:2011 table 4.1)

<u>In "closed" environments & roof spaces</u>
Nail plates - Continuously coated galvanised steel.Wire dogs & bolts - Hot-dipped galvanised steel.All other structural fixings -Mild steel (uncoated, non-galvanised

In "sheltered & "exposed" environments

Protection required for steel items such as nails and screws used for framing and cladding (NZS3604:2011 table 4.3)

Cladding that acts as bracing (50 year durability)
Type 316 Stainless steel, silicon bronze, galvanised steel

Non-structural cladding (15 years durability): Type 316 Stainless steel or Galvanised steel - refer to cladding

Framing in "closed" area including roof spaces: Mild steel or galvanised steel if in contact with timber treated with

copper based preservatives (H3.2 or higher)

Framing in "Sheltered" areas: Galvanised steel or Type 304 Stainless steel

Framing in "exposed" areas: Type 304 Stainless steel

Bottom Plate Durability

NZS3604:2011 Table 4.1 classes bottom plates in a "closed (dry. internal location), not subjected to airborne salts or rain weting therefore the durability requirements can be meet anywhere in New Zealand with a zinc passivated fastener

FIXINGS

FIXINGS

All fixings to comply with the durability requirements of NZS3604:2011 Section 4.4 and NZBC B2 Durability.

EXTERNAL BOTTOM PLATE FIXING

LUMBERLOK cast in bottom plate anchors

Framing shall be fixed to floor slab using proprietary Lumberlok Bottom Plate fasteners within 150mm of each end of the plate and be spaced at a max. of 900mm centres, or 600mm centres when used on slab edges.

To maximise concrete edge distance, locate non-expanding fasteners as close as practically possible to inside face of bottom plate. The cladding cover below bottom plate will conceal the insitu concrete slab edge.

INTERNAL BOTTOM PLATE FIXING (LB/BRACED)

GIB® Handibrac

The GIB HandiBrac® is a proprietary product that has been tested and is suitable for use with specified GIB EzyBrace® Systems. When fixing to timber floors use BOWMAC® screw bolt to achieve a characteristic uplift strength of 12kN. When fixing to concrete floors use BOWMAC® screw bolt to achieve a characteristic uplift strength of 15kN

INTERNAL BOTTOM PLATE FIXING (NON-LB)

RAMSET Drive Pins

Framing shall be fixed to floor slab using Ramset HD875 Drive Pin and washer at 600mm stud centres max. Where proprietary bracing systems are used, fix using bolts as per Ramset bottom plate fixing solutions table 2013.

TRUSS/RAFTER FIXING

Fixing for roof truss at its supports shall be given by the truss fabricator but not less than that required in NZS3604:2011 Table 10 14 and 10 15

STUD TO TOP PLATE FIXING

LUMBERLOK Type 'B' 4.7kN Options:

2x90mm x 3.15 dua plain steel wire nails driven vertially into stud plus LUMBERLOK 6kN Stud Anchor (CPC80)

2x90mm x 3.15 dua plain steel wire nails driven vertially into stud plus 2 x LUMBERLOK CPC40

2x90mm x 3.15 dua plain steel wire nails driven vertially into stud plus LUMBERLOK Stud Strap (one face only)

PURI IN FIXING- NZS3604 Table 10 10

Type 'T' purlin fixing - 1/10g self drilling screw (80mm long blue

MATERIALS

TIMBER

All timber framing to comply with the requirements of NZS3604:2011 Timber Framed Buildings. All structural timber framing to be H1.2 SG8 unless otherwise specified. Provide appropriate BRANZ appraised DPC seperation between all timber and concrete junctions/plate connections. All products and materials to be installed strictly as per manufacturers specifications and instructions in the supporting documentation.

LINTELS/RAFTERS/BEAMS

Refer to the roof framing plan for sizes, spacings & fixing types. All lintels to be confirmed by truss/frame supplier upon finalising truss layout. All Lintels/Rafters/Beams have been sized using either/all of the following:

NZS3604:2011 Timber Framed Buildings Table 8.9 SG8 Lintels All Wind Zones

Table 10.1 SG8 Rafters All Wind Zones

Flitch Beam Catalogue

The Ganglam 04/2008 and flitch beam 12/2007 selection manuals from Mitek NZ Ltd. Use connection/fixing types as specified in the manual

CHH Design IT® hySPAN®, hyJOIST®, hy90® and hyONE® lintels have been sized using DesignIT V6.1.0 NZ software (incl. sub versions) Installation of all CHH® products as provided by CHH Woodproducts NZ Ltd Installation Guides current at time of printing.

STEEL

Steelwork (Zone D):

All steelwork in exposure Zone D to be a min. of 600g/m² hotdipped galvanized + duplex coating to AS/NZS 2699.3. Refer to the Resene Architectural Coatings specification for any paint systems to be specified in addition to this clause.

CONCRETE

MINIMUM specified concrete stength at 28 days shall be (NZS3604:2011 4.5.2). Refer to Engineers specifications where applicable. 25mPa minimum for reinforced concrete exposed to weather in Zone D

POLYSTYRENE

Where polystyrene is used under concrete slabs on ground or as protection boards, a minimum of 'Grade S' expanded polystyrene (EPS) (with a nominal density of 16 kg per cubic metre) is to be used. The polystyrene should be laid over the top/against a polythene underlay or damp-proof membrane

DAMP PROOF MEMBRANE

The DPM shall comply with NZS3604:2011 Section 7. Provide DPM seperation between all concrete & timber elements.

- Be either a single unprotected layer of polythene not less than 0.25mm thick; or a multilayer laminate, in which one or more layers of polythene having an aggregate thickness of not less than 0.1mm thick incorporated with layers of ther materials that provide adequate protection to the polythene.
- 2. Have heat sealed joints not less than 50mm wide, or lap joints not less than 150mm wide, sealed with pressure-sensitive plastic tape not less than 50mm wide
- 3. Be protected from damage
- 4. Have penetrations by services reinforced and other objects sealed by taping or by applying a wet-applied DPM material

18017

REV No.

00

Project No:

DWG No

A04

These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.



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

Scale @ A3 1:5

	00	19/11/2018	Building Consent Issue	
eneral Notes #1				
Designer: AJO / JMAC Ltd. Date of Issue: 19/11/18				
Designer. No / Givi to Eta Date of Issue. 13/11/10				1

REV DATE AMENDMENT

E1 STORMWATER DRAINAGE

All stormwater drainage shall comply with the requirements of NZBC E1/AS1 and the site specific drainage requirements outlined in the associated Geotechnical/Drainage Report.

Drainlayer to check and inspect falls of all drainage comply and work within scope of existing service connections before constructio

SW DRAINAGE - SITE CONNECTION TO T/A

Stormwater pipes to be Ø100mm uPVC @ 1:60 min. fall to T.A. site SW connection. Trenches should be excavated to allow adequate depth of bedding, the pipe diameter and the minimum recomended cover

SW DRAINAGE - RETAINING WALLS

Subsoil drainage pipes to be 080/110mm 'Novaflo' uPVC perforated drainage coils @ 1:60 min. fall.

SW DRAINAGE MAINTENANCE

Filter screens to be placed at all pipe intakes.

Access for maintenance should be annually inspected and if necessary cleaned of any silt or debris which may have built up inside pit.

E2/AS1 EXTERNAL MOISTURE

E2 EXTERNAL MOISTURE

The building is to be constructed so as to meet the minimum requirements of NZBC E2/AS1.

Cladding systems shall meet the requirements of NZBC E2.2 to E2.3.7 and must be either certified codemark or BRANZ appraised. No subsitutions are allowed except under written approval of the designer Installation of wall and roof coverings are to be by qualified, approved installers in strict accordance with the manufacturers supporting documentation

MAINTENANCE

Maintenance shall be carried out as necessary to achieve the required durability of all materials, components and junctions. Refer to specific manufactures literature for recommended maintenance check schedules and procedures that may differ from these general recommendations: Regular maintenance should include:

- Washing exterior surfaces.
- Inspecting surfaces and junctions
- Repair or replacement of items, in order topreserve the weathertightness of the building.

Note: it is important that high pressure water is not directed at sensitive junctions such as window surrounds and other flashing. Great care must be taken to avoid water being driven past anti-capillary gaps and flashings into wall cavities

SPOUTINGS

To be inspected and cleaned out every month to avoid the build up of foreign matter blocking the gutter sytem

ROOF COVERINGS & FLASHINGS

To be inspected every three months. If any sign of deterioration is visible the system may require repair or replacement. A suitably qualified contractor should complete this work without delay to ensure prevention of water entering the building envelope.

Care should be taken to avoid post installation damage to the cladding when accessing the roof. Additional support is required around roof mounted units such as air conditioners to avoid roof distortion

Water splash areas:

Areas subject to intermittent splash of water around sanitary fittings and appliances such as baths, vanities, laundry tubs, sinks etc. These areas are required to have ampervious, easily cleaned surface. Sheet linings must be finished with vinvl coated wallpaper or 1/coat GIB Sealer + 2/coats gloss or semi gloss enamel or acrylic enamel paint.

Shower enclosures:

Area subject to more frequent, larger quantities of water, and include shower enclosures and shower over bath areas. The NZBC E3/AS1 requires these areas to be impervious, and specifically excludes any paint and wallpaper finishes. Where ceramic tile or stone finishes are applied. E3/AS1 requires that they "shall be laid on a continuous impervious substrate or

F2-5 SAFETY

F2 HAZARDOUS BUILDING MATERIALS

Where/if any hazardous building materials are identified, before or during construction, (such as glass or asbestos) best safe practice should be adhered to in accordance with

NZBC F2/AS1 GLAZING

All glazing in accordance with NZS 4223 & the 2008 amendments. Double glazing to all windows and door joinery excluding garage All glazing clear float except for obsure glass to bathrooms & toilets. Joinery manufacturer to confirm location of safety glass as required by standards.

F4 SAFETY FROM FALLING

Restrictions on opening windows. In Building Code Acceptable Solution F4/AS1 Section 2 places restrictions on opening windows where the possible height of a fall from an open window is more than 1000 mm. The requirements vary with window width, the sill height of the opening sash and whether the building is likely to be frequented by children under 6. The fall height is measured from the inside floor level adjacent to the window. If a fixed window seat is provided, the sill height is measured from the seat. These are the requirements in buildings likely to be frequented by children

For a window with an opening width of less than 1000 mm, either: a) the lower edge of the opening shall be at least 760 mm above

- b) a restrictor is fitted to limit the maximum opening so that a 100 mm diameter sphere cannot pass through it, or
- o) a 760 mm high barrier of solid construction or with vertical members its full height is installed to protect the opening. For a window with an opening width of more than 1000 mm,
- a) the lower edge of the opening shall meet the barrier height
- a) the lower edge of the opening shall need the barner neight above floor level requirements of F4/AS1 Table 1, or b) a barrier of the same height complying with F4/AS1 paragraph 1.2.1 is installed to protect the opening

F5 CONSTRUCTION/DEMO HAZARDS

Whilst conducting demolition & construction all work is to follow best safe practice in accordance with NZBC F5/AS1.

Temporary Fencing

Provide safety fencing to construction site in accordance with the requirements of NZBC F5.3.3

Before commencing work on the site, the Contractor shall prepare and submit to the contract administrator a health and safety plan. Comply with the Health and Safety at Work Act 2015 (HSWA) and with all relevant Health and Safety at Work Regulations 2016, and with all relevant WorkSafe New Zealand (WorkSafe) Approved Codes of Practice and WorkSafe Information and Guidance, particularly those for construction and building maintenance. Comply with the relevant provisions of the New Zealand Building Code, in particular Clause F5.

F7/AS1 WARNING SYSTEMS

Provide early warning systems in compliance with NZBC F7/AS1

F2-5 SAFETY

Type 1 - Domestic smoke alarm system

Battery operated photoelectric smoke alarm to be provided Smoke alarms shall be located as follows:

- a) In multi-storey units, there shall be at least one smoke alarm on each level within the household unit
- b) On levels containing the sleeping spaces,the smoke alarms shall be located either: i) In every sleeping space, or ii) Within 3.0m of every sleeping space door. In this case, the smoke alarms must be audible to sleeping occupants on the other side of the closed doors.
- c) In all cases, so that the sound pressure level complies with that specified in NZS 4514.

Smoke alarms also need to be located so that an alarm is given before the escape route from any bedroom becomes blocked by smoke. This includes those parts of escape routes on other floors Smoke alarms shall be installed on or near the ceiling. The placement shall be in accordance with NZS 4514

G1-G7 & G10/11 SERVICES

SERVICES CHECK

Contractor to check and confirm all service locations, invert levels and pipe falls prior to commencement of construction

G1 PERSONAL HYGIENE

Sanitary fixtures are to be provided in accordance with the requirements of G1/AS1.

G2 LAUNDERING

Laundry fixtures are to be provided in accordance with the requirements of G2/AS1.

G3 FOOD PREP/CONT PREVENTION

Kitchen surfaces are to comply with the requirements of G3/AS1

G4 VENTILATION

rassive natural ventilation has been provided in accordance with the requirements of G4/AS1.

MECHANICAL VENTILATION

Ceiling, wall or duct mount exhaust fans for ventilation to NZBC G4/AS1, and compliant with AS/NZS 3350.1

G5 INTERIOR ENVIRONMENT

Habitable spaces have been passively designed in accordance with the requirements of G5/AS1 using H1 compliant insulation & double glazed joinery to provide an adequate controlled temperature to the interior environment

G7 NATURAL LIGHT

Natural light (windows) has been provided in accordance with the requirements of G7/AS1.

G10 PIPED SERVICES & G11 GAS AS AN ENERGY SOURCE

Registered Plumber/Gasfitter to ensure all work

including pipe sizes, materials, restraints, lagging, pipework insulation & protection in compliance with NZBC G10/AS1 & G11/AS1 & AS/NZS 5601.1 & 5601.2. Registered Plumber/Gasfitter to provide 'As-Built' plan and Energy Works Certificate upon completion

MAINS GAS SUPPLY (RETICULATED)

Connect Fireplace to reticulated mains gas supply via an approved regulator/meter.Locate local supply connection- contact gas supplier.

G8 ARTIFICIAL LIGHTING

All artificial lighting shall comply with the requirements of G8/AS1. Provide suitable and compliant lighting to D1 Acces routes and common areas. Lighting Designer/ Electrician to supply the compliant 'As-Built' lighting layout for code compliance certificate. Except for external private stairways, switches for stairway lighting shall be able to be activated at:

- a) The top of the stairway,
- b) The bottom of the stairway, and
- c) Any intermediate landings having access to, or from any floor.

Non IC rated lighting cannot be installed under any circumstance. The following rated downlights are acceptable for use, The symbol shall be permanently marked on the back of the fitting, be clearly visible, at least 20 mm high and clearly legible.

Type CA 135, closed abutted, recessed luminaire where fixed, building insulating material that can safely be exposed continuously to temperatures up

to 150°C must not cover but may closely abut the sides of the luminaire.

CA80

Type CA 80, closed abutted, recessed luminaire where fixed, building insulating material that can safely be exposed continuously to temperatures up to 90°C must not cover but may closely abut the

Type IC recessed luminaire where building insulation that can safely be exposed continuously to temperatures up to 90°C may abut and cover the luminaire

Type IC-F recessed luminaire where building insulation that can safely be exposed continuously to 90°C may abut or cover the

It is the electricians responsibility to check the insulation manufacturer's instructions to ensure their product is safe wher installed alongside fittings approved to the classifications above.

G9 SERVICES

G9 - ELECTRICAL

Electrical Basics

All electrical work shall comply with the requirements of G9/AS1 and the Electrical (Safety) regulations 2010, AS/NZS 3000, AS/NZS 3008.1.2. Registered Electrician to ensure all electrical work in compliance and provide 'As-Built' plans for construction compliance certificate.

Electrical Supply

Connect to existing 240V site electrical connection

Heated Towel Rails

Fixed heated towel warmers. Heat supply from underfloor heating system - Client to confirm.

Light switches

Selected wall switch height, finish & locations to be confirmed by Owner.

Power Outlets

Double power outlet, interior - height, finish and locations to be confirmed by Owner

TV Outlets

Scale @ A3 1:5

TV/SKY outlet - height, finish and locations to be confirmed by Owner.

Telephone Outlet

Telephone Jack - height, finish and locations to be confirmed by

Garage door openers

Selected garage door and opening motor to be confirmed before ordering. Ensure head heights and opening clearances are met. 2 x opening remotes per door.

G12 HOT & COLD WATER SUPPLY

All plumbing/drainage work to be carried out by suitably qualified person(s) with all work to comply with the requirements of NZBC

Minimum requirements
To comply with both H1 & G12, a minimum Ø15mm pipe at 12m max developed pipe length from the hot water system to the kitchen sink meets the requirements of the acceptable solutions As an alternative solution considered to meet H1/G12 requirements, an increase of up to 50% length (total 18m) can be approved, provided the pipe is insulated over it's full length with preformed closed cell foam with 13mm wall thickness.

Hot Water Supply

Provide hot water supply pinework insulation & sizes in strict accordance with NZS: 4305 and H1/AS1 requirements.

Cold Water Supply

The potable water supply pipe sizes & minimum flow rates shall comply with NZBC G12/AS1 Table 4 for mains pressure. Kembla KemPex Crimp Ø20mm PE-Xa is a robust and reliable piping system rated for normal operation at 1000kPa and 70°C, resulting in a service life of 50+ years, however the maximum operating temperature is 95°C. The KemPex Crimp system complies with Australian Standards AS2537 and AS2492 and is certified by SAI Global (licence numbers WMK25717 and WMK25757)

Site Connection

Protect and maintain existing potable water supply toby, meter, lines and outlets during construction. Registered Plumber/Gasfitter to ensure all work in compliance with NZBC G12 and provide 'As-Built' plans for construction compliance

G13 SERVICES

SANITARY SEWER - G13

COMPLIANCE METHOD: NZBC G13/AS3 (ASNZS3500.2)

Plumbing & Drainage to comply to NZBC G13 and to be carried out by NZ qualified plumbing tradesperson. Confirm positions of available services, cabling etc on site prior to excavation. All waste pipes to be PVC. All sizes, gradients, venting & discharges to be verified by suitably qualified tradesperson. Confirm kitchen & bathroom layout, shower tray & vanity sizes

before commencing wall framing. Nog for support as necessary. All products and materials to be installed strictly as per manufacturers specifications and instructions. Nogs are to be adequately notched to prevent contact with pipes. Install selected showers to Bathroom/Ensuite in accordance with NZBC E3/AS1 Fig. 4b and the manufacturers specifications.

Provide three (3) exterior hose taps - location as per plans. Contractor to provide an as-built layout to Council.
Unless otherwise directed, all plumbing fixtures & fittings to be centered to spaces provided

Ensure shower base/surround is guaranteed watertight

D1/AS1 ACCESS

Wet Area Floor surfaces:

Slip resistant to wet area floors shall have a mean coefficient of friction μ of not less than 0.4 when tested in accordance with AS/NZS3661.1Ongoing maintenance of wet areas is also important to maximise the life of the wet area.

Main Access Route - Slip Resistance

All main access routes to comply with slip resistance for walking surfaces NZBC D1/AS1 - Table 2

18017

REV No.

00

Project No:

DWG No

A05

Main Access Route - Lighting

REV DATE AMENDMENT

All lighting in main access routes to comply with minimum requirements of NZBC G8.

These drawings and designs remain the propertry of SIGNATURE HOMES Ltd



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

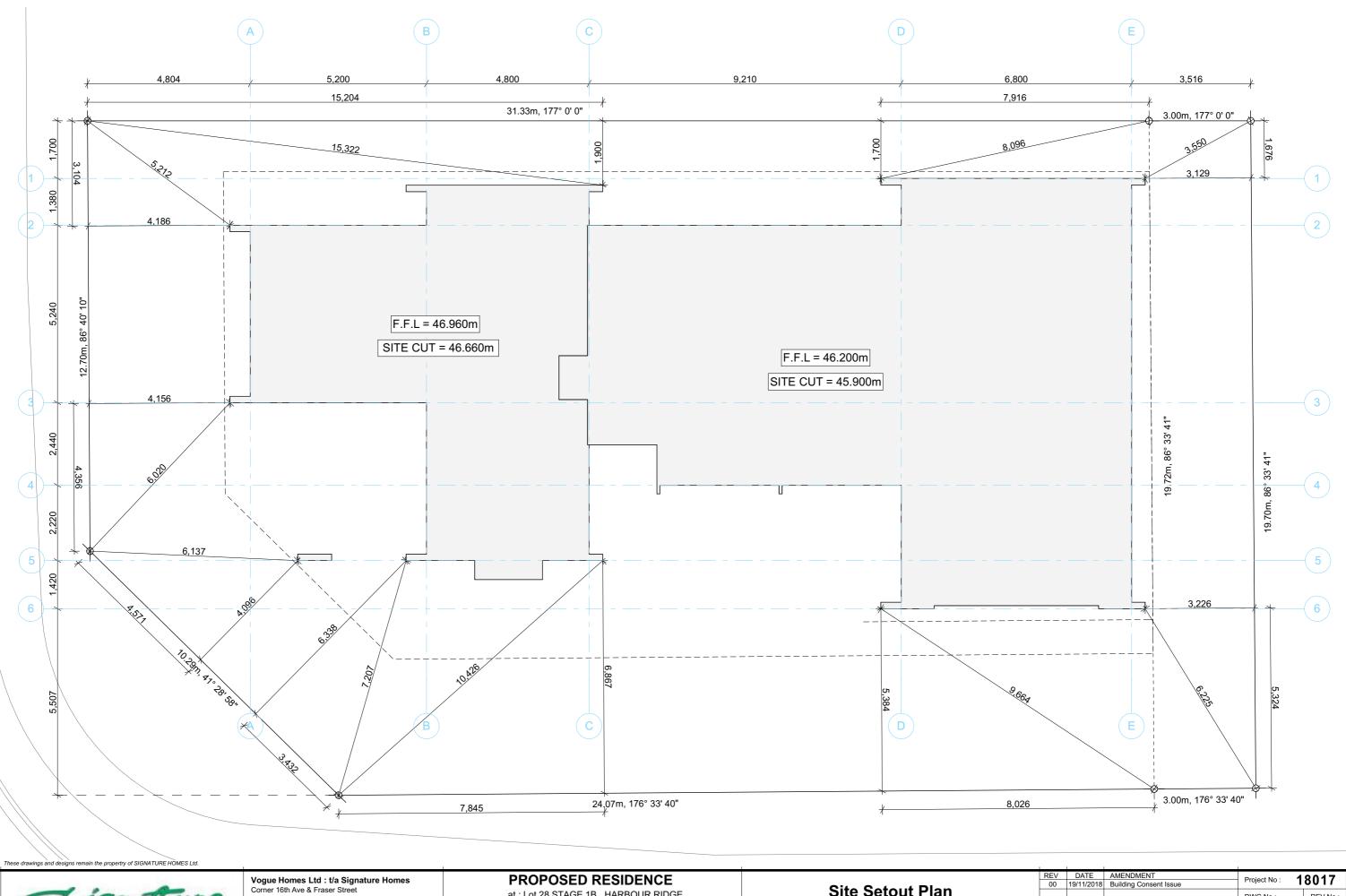
PROPOSED RESIDENCE

at: Lot 28 STAGE 1B. HARBOUR RIDGE. 351 Omokoroa Road, Omokoroa

Lot: 28 / D.P. Number: 58259 for: SH Omokoroa Showhome

General Notes #2

Building Consent Iss Designer: AJO / JMAC Ltd. Date of Issue: 19/11/18



Synature HOHES ENLISED

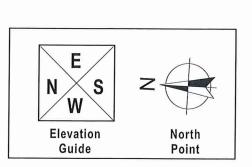
Vogue Homes Ltd: t/a Signature Homes
Corner 16th Ave & Fraser Street
P.O. Box 2617, Tauranga 3140
Phone: +64 7 578 1000 Fax: +64 7 578 1100
www.signaturehomes.co.nz
Copyright: Signature Homes Limited 2009

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

for : SH Omokoroa Showhome

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

EV	DATE	AMENDMENT	Project No :	8017
00	19/11/2018	Building Consent Issue	Project No .	10017
			DWG No :	REV No:
			A06	00
			AUO	UU





Local Authority: Western Bay Of Plenty Planning Zone: Suburban Residential

VERY HIGH EQ zone: Zone 1 Exposure zone: Zone D Rainfall intensity:126mm/hr Climate zone: Zone 2 Snow load: NO

	Legal Description: Lot 28 DP 58259
	Address:
ı	Lot 28 STAGE 1B HARBOUR RIDGE
	351 Omokoroa Road Omokoroa
	Site Area: 654 5m²

WESTERN BAYOF DI ENTY COUNCIL DI ANNINC CONTROL

WESTERN BAY OF PLENTY COUNCIL PLANNING CONTROLS:					
Zone: Residential	Control	Result			
Site Coverage - Lot 28	Maximum 45% of Nett site area	37.1%			
Building Height	Maximum 8m height restriction	Complies			
Yard Setbacks (to roof structure)	Side Yard: 1.5m Rear Yard: 1.5m Front Yard: 4.0m Front Yard - Direct Garage: 5.0m	Complies Complies Complies Complies			
Overshadowing	North, South, East, West: 2.0m @ 45 Degrees	Complies Complies			
Car Parking	2 on-site	Complies			

WIND ZONE MATRIX							
Wind Factor	Value						
Wind Region	Fig 5.1 (A or W)	A					
Lee Zone	Fig 5.1 (Y or N)	N					
Ground Roughness	5.2.3 Urban/Open	Urban					
Site Exposure	5.2.4 Sheltered/Exposed	Sheltered					
Topographic Class	5.2.5 (T1-T4)	T2					
BRANZ Map	Very High	VH					
Wind Zone:	Table 5.4	Very High					

summit transition driveway length & minimum 2m height as required Garage FL 1 in 8 max sag transition 1 in 4 or 5 max minimum 2m 1 in 6.7 max 1 in 20 max Road Driveway in compliance with crossing length & AS/NZS 2890.1 Clause 2.5.3 & 2.6 height as required Lot 27 * HIRB A 47.040m HIRB B TPRW1 46.665m Pro-Rata Pro-Rata 47.125m 44.995m 31.33m, 177° 0' 0" 3.00m, 177° 0' 0' FGL 46.735 Fall FGL 45.975 Proposed SED T.P.R.W_1 Proposed SED T.P.R.W_1 CUT CUT ~~~> 1.5m yard setback line FGL 45.975 HIRB N CUT 44.935m Pro-Rata grass PROPOSED NEW RESIDENCE +46.985m +46.875m +46.845m +46.845m +46.325m +46.285m +46.285m CUT * FGL 46.735 Lot 29 Lot ! 28 DP: 58259 U.F.L = 46.960m46.550m ₽ Site Area: 654.5m2 SITE CUT = 46.660m Site Coverage: 37.1% ¥ 2,600 Dwelling Area: 243.2m² G.F.L = 46.200m 44.680m SITE CUT = 45.900m On-site vehicle parking FGL 45.975 CUT HIRB M CUT +46.265m +46.235m Pro-Rata +46.975m +46.845m FGL 46.735 5.0m yard setback line $+46.795m^{T}$ 4.0m yard setback line Sealed Driveway 26.1 m² grass grass 44,930m/ 44.535m 45.455m 45.83m 46.655m 3.00m, 176° 33' 40 24.07m, 176° 33' 40" 9.2 m² DESIGN ENGINEER Pedestrian Walkway The structural elements designated * on this drawing have been designed by Proposed Vehicle Crossing in accordance with T/A standards KIRK ROBERTS Kerb & Channel STINGRAY DRIVE

Job No. __#1820763

Date 16/11/2018 Signed

hese drawings and designs remain the propertry of SIGNATURE HOMES Ltd.



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

Datum

S/W MH A-9

1050mmø

LL: 46.87

I.L(out): 45.93

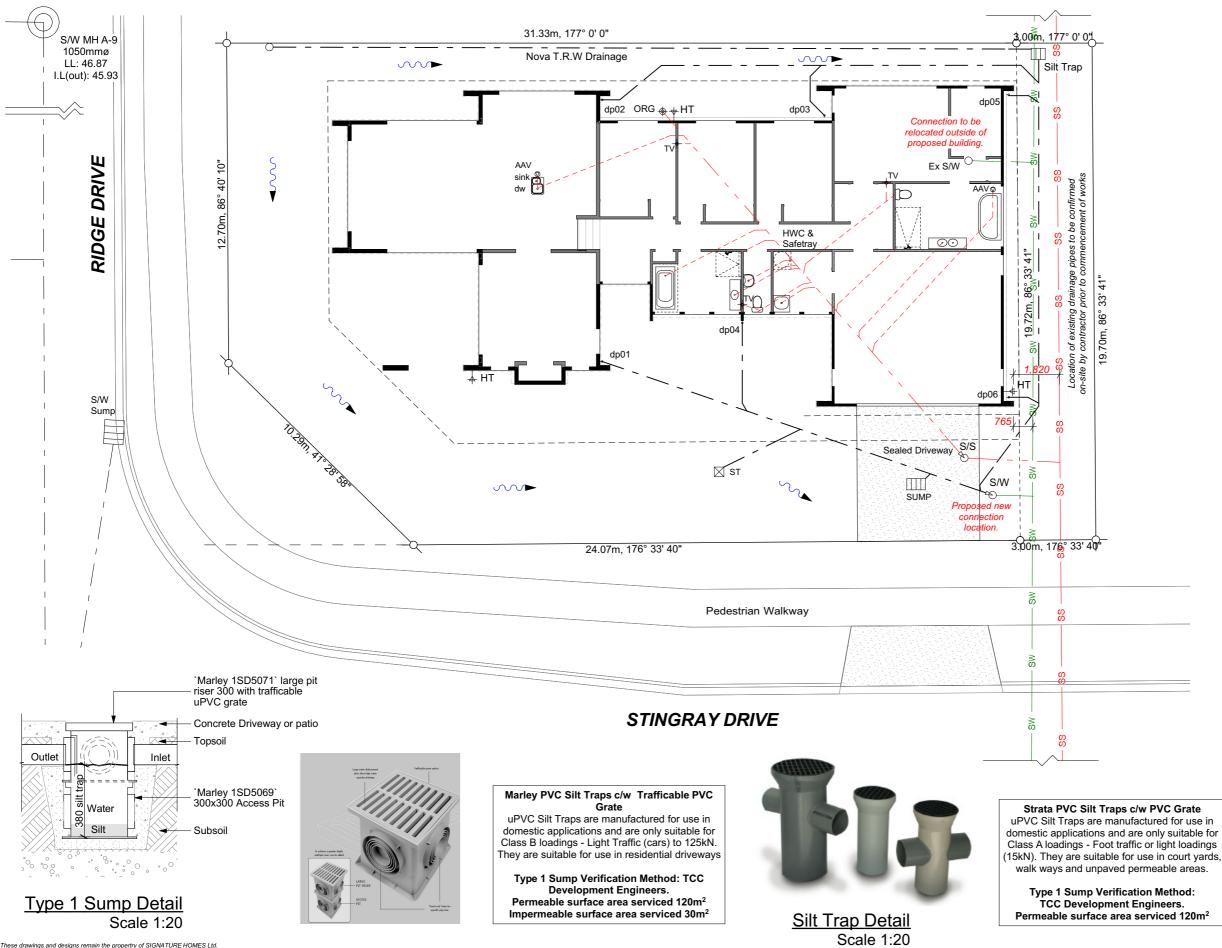
DRIVE

RIDGE

PROPOSED RESIDENCE

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

	Cita Diam	REV 00	DATE 13/11/2018	AMENDMENT Building Consent Issue	Project No:	18017	
	Site Plan				DWG No :	REV No:	ľ
Scale @ A3 1:150	Designer: AJO / JMAC Ltd Date of Issue: 13/11/18				A07	00	



SW SERVICES KEY

To T/A Stormwater connection Ø100 uPVC @ 1:60

→ HT hose tap

O DP

Marley Access Pit 300x300 ⊠ st sump/silt trap with uPVC

pedestrian grate

Marley Access Pit 550 □ SUMP sump/silt trap with uPVC

trafficable grate

G13/AS3 KEY

To T/A sanitary sewer connection

Ø100 uPVC @ 1:60

Ø50mm Terminal Vent

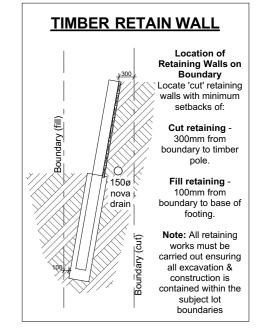
Overflow Relief Gully

☐ AP Access Point

Air Admittance Valve

Hose tap

Abbrev.	Fixture	Min pipe size /gradient
shw	shower	Ø65 @ 1:40
bth	bath	Ø65 @ 1:40
tub	laundry tub	Ø65 @ 1:40
sink	sink	Ø65 @ 1:40
dw	dishwasher	Ø65 @ 1:40
vanity	vanity single double	Ø65 @ 1:40
basin	basin	Ø65 @ 1:40
HWC	hot water cylinder	Ø65 @ 1:40
WC	water closet	Ø100 @ 1:40



18017

REV No

00

Project No :

80A

DWG No:

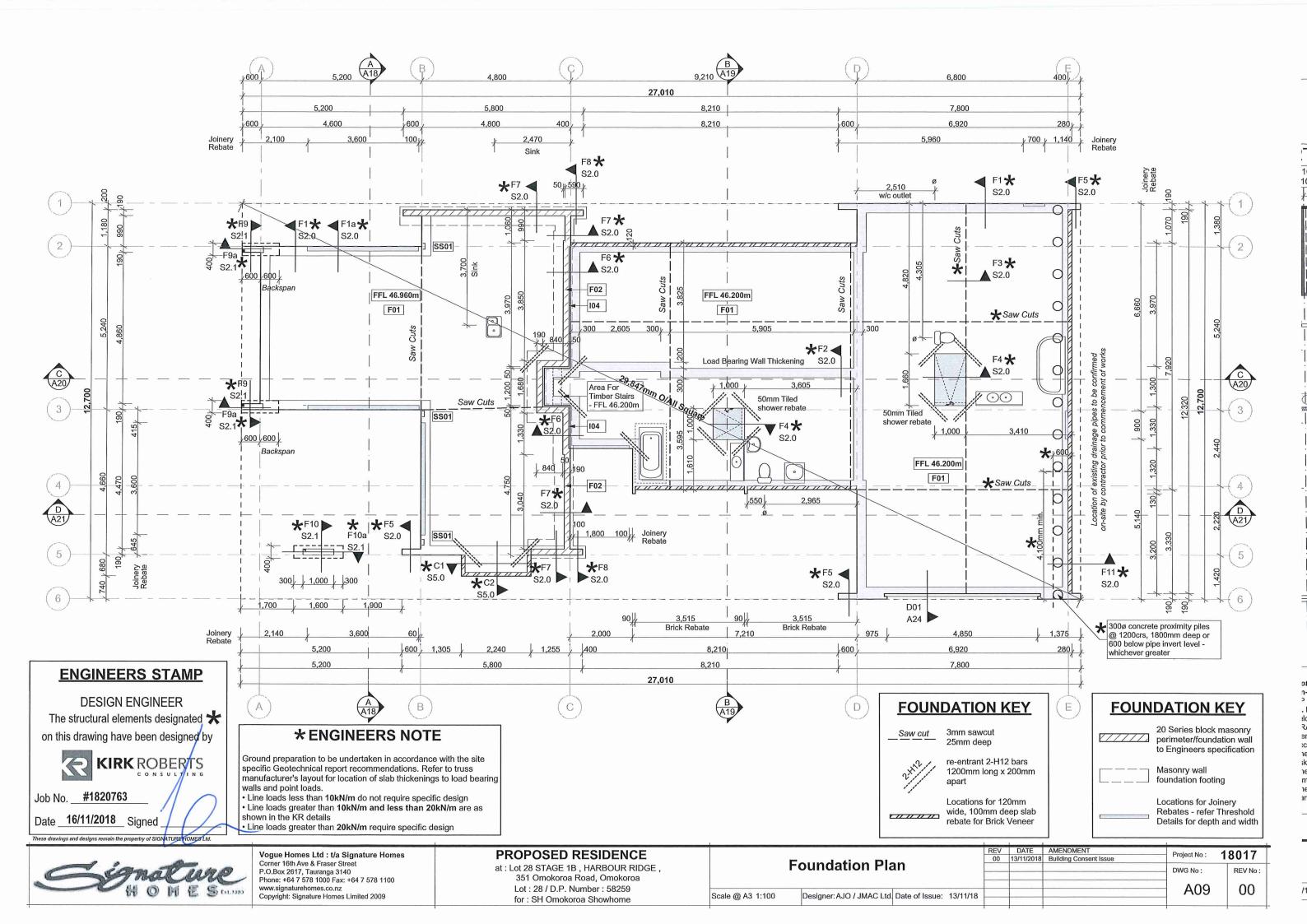


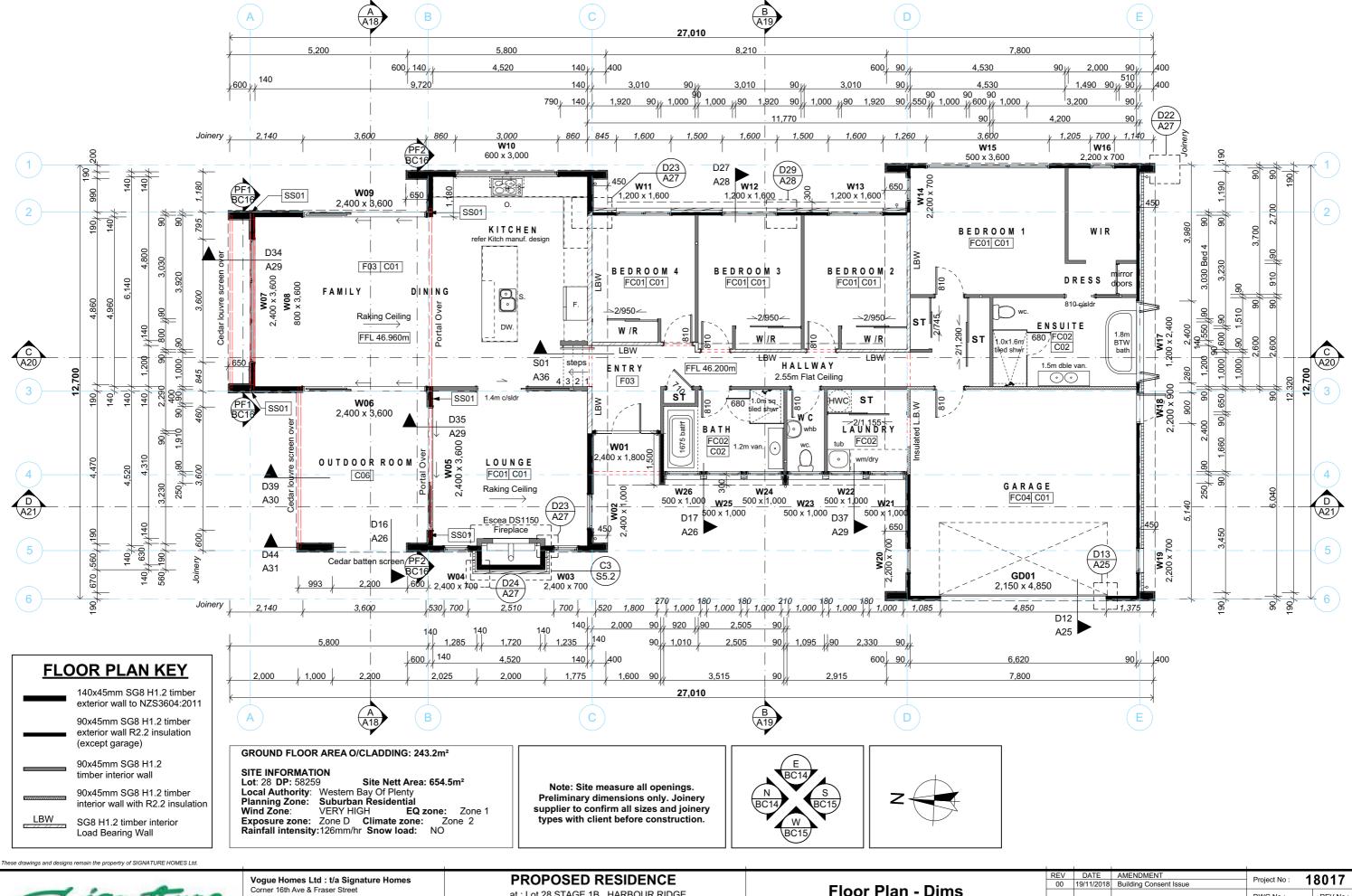
Vogue Homes Ltd: t/a Signature Homes Corner 16th Ave & Fraser Street P.O.Box 2617, Tauranga 3140 Phone: +64 7 578 1000 Fax: +64 7 578 1100 www.signaturehomes.co.nz Copyright: Signature Homes Limited 2009

PROPOSED RESIDENCE

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

	REV	DATE	AMENDMENT
Osmilsos Disa	00	19/11/2018	Building Consent Issue
Services Plan			
Scale @ A3 1:150 Designer: AJO / JMAC Ltd. Date of Issue: 19/11/18			
Double to 1.100 Double 1.100 / Divino Ltd Date of 133de. 13/11/10			





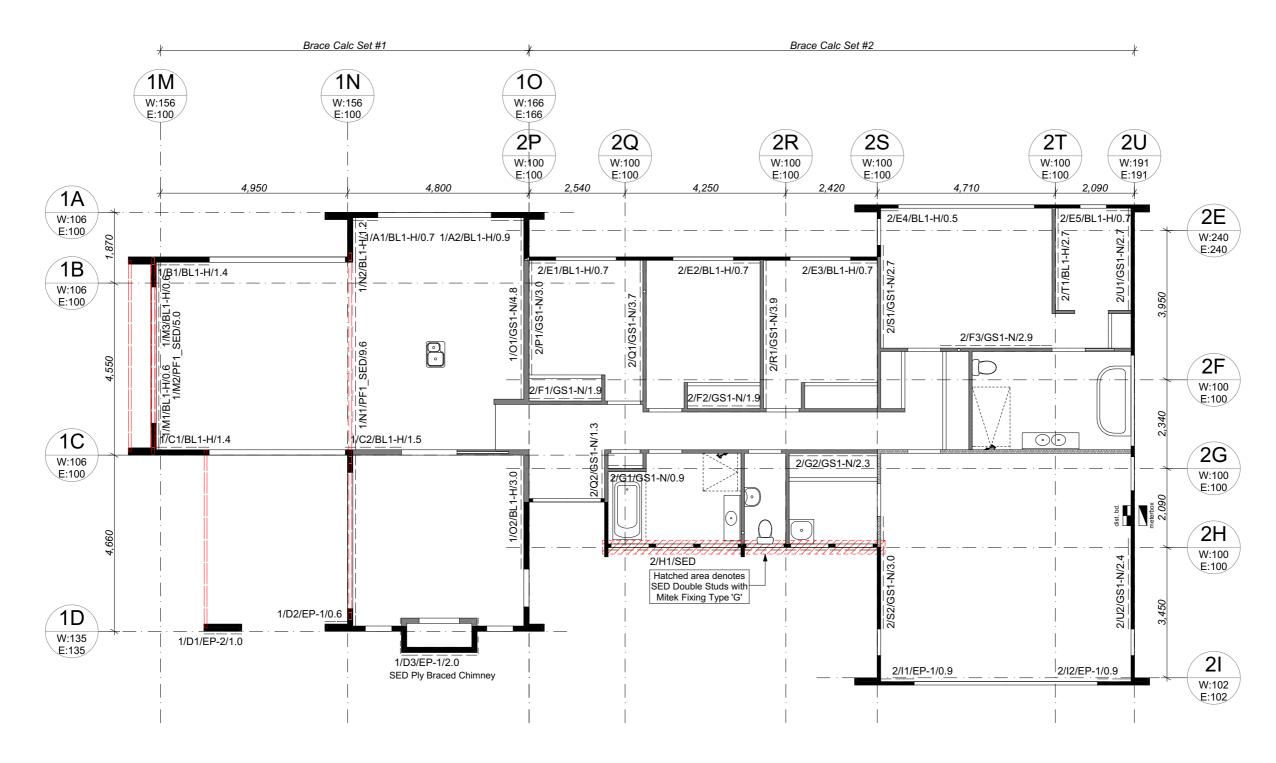
Signature

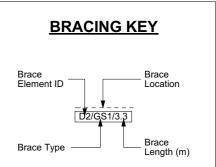
Vogue Homes Ltd: 1/a Signature Homes
Corner 16th Ave & Fraser Street
P.O.Box 2617, Tauranga 3140
Phone: +64 7 578 1000 Fax: +64 7 578 1100
www.signaturehomes.co.nz
Copyright: Signature Homes Limited 2009

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

Scale @ A3

				REV	DATE	AMENDMENT	Proiect No :	18017
	Di Di-			00	19/11/2018	Building Consent Issue	Fioject No .	10017
FI	oor Plan - Dir	ns					DWG No :	REV No:
							A 1 O	α
1:100	Designer: AJO / JMAC Ltd.	Date of Issue:	19/11/18				A10	00
1.100	Designer://de//divi//te/Etd.	Date of 133uc.	13/11/10					





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.

ption 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

These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.



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

for: SH Omokoroa Showhome

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

Scale @ A3 1:100

	REV	DATE	AMENDMENT	Proiect No :	8017
Dunaina Dian	00	19/11/2018	Building Consent Issue	Project No .	10017
Bracing Plan				DWG No :	REV No :
•					
				A11	00
Designer: AJO / JMAC Ltd. Date of Issue: 19/11/18				AII	00
Designer. 700 7 01017 to Eta. Date of 133ac. 13/11/10					

BRACING CALCULA	ATIONS		TABLE: 1	ALONG	3											ACROS	s										
Location of Storey	Single	Floor Load	2kPa	Bracing	J Line		Bracing	Elements	Provided			Wind		Earthqu	ake	Bracing	Line		Bracing	Elements	Provided			Wind		Earthqu	ıake
Floor Height to Apex	6.0 m	Roof Weight	Light	Line	Min BUs	Min BUs	Brace	Brace	Brace	Brace	Brace	Rating	BUs	Rating	BUs	Line	Min BUs	Min BUs	Brace	Brace	Brace	Brace	Brace	Rating	BUs	Rating	BUs
Roof Height Above E	aves 2.0 m	Cladding Weights:		Label	W	Е	No.	Type	Length	Angle	Height	BUs/m	Achieved	BUs/m	Achieved	Label	W	E	No.	Туре	Length	Angle	Height	BUs/m	Achieved	BUs/m	Achieved
Roof Pitch	0 - 25 °	- Subfloor	Concrete Floor	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 Style	Monopitch	- Wall Cladding	Medium				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
Building Length (BL)	11.6 m	Building Width (BW)) 10.0 m	1B	106	100	B1	BL1-H	1.4	0.0	2.9	125	144.8	105	121.7				МЗ	BL1-H	0.6	0.0	3.0	90	42.8	100	47.6
Room in Roof Space	. 0	Wind Zone	Very High	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
Soil Class	E - Very Soft	W along	84.5 BUs/m				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
Gross Plan Area (GP	PA) 81.6 m2	W across	84.5 BUs/m	1D	135	135	D1		1.0	0.0	3.6	105	70.0	115	76.7	10	166	166	01	GS1-N	4.8	0.0	2.9	70	278.1	60	238.3
Earthquake Zone	1	W along x BW	845.0 BUs				D2	EP1	0.6	0.0	3.6	95	38.0	105	42.0				02	BL1-H	3.0	0.0	2.9	125	311.9	105	262.0
EQ	3.0 BUs/m2	W across x BL	983.6 BUs				D3	EP1_1.2	2.0	0.0	2.9	120	198.6	135	223.4												
EQ x GPA	244.8 BUs								T	otals Ac	hieved:	W	863.1	E	840.3				•		Т	otals Ac	hieved:	W	1,046.6	Е	976.8
Calculations are base	ed on NZS3604	:2011							T	otals Re	quired:	W	845.0	E	244.8						Т	otals Re	equired:	W	983.6	E	244.8

BRACING CALCULATIO	NS		TABLE: 2	ALONG	3											ACROS	S										
Location of Storey	Single	Floor Load	2kPa	Bracing	Line		Bracing	Elements	Provided	l		Wind		Earthqu	ıake	Bracing	Line		Bracing	Elements	Provided	t		Wind		Earthqu	ake
Floor Height to Apex	5.0 m	Roof Weight	Light	Line	Min BUs	Min BUs	Brace	Brace	Brace	Brace	Brace	Rating	BUs	Rating	BUs	Line	Min BUs	Min BUs	Brace	Brace	Brace	Brace	Brace	Rating	BUs	Rating	BUs
Roof Height Above Eaves	2.0 m	Cladding Weights:		Label	W	Е	No.	Туре	Length	Angle	Height	BUs/m	Achieved	BUs/m	Achieved	Label	W	E	No.	Туре	Length	Angle	Height	BUs/m	Achieved	BUs/m	Achieved
Roof Pitch	0 - 25 °	- Subfloor	Concrete Floor	2E	240	240	E1	BL1-H	0.7	0.0	2.6	90	58.3	100	64.8	2P	100	100	P1	GS1-N	3.0	0.0	2.6	70	195.0	60	167.2
Roof Style	Gable	- Wall Cladding	Medium				E2	BL1-H	0.7	0.0	2.6	90	58.3	100	64.8	2Q	100	100	Q1	GS1-N	3.7	0.0	2.6	70	239.4	60	205.2
Building Length (BL)	16.0 m	Building Width (BW	V) 12.7 m				E3	BL1-H	0.7	0.0	2.6	90	58.3	100	64.8				Q2	GS1-N	1.3	0.0	2.6	70	83.0	60	71.2
Room in Roof Space	0	Wind Zone	Very High				E4	BL1-H	0.5	0.0	2.6	90	38.5	100	42.8	2R	100	100	R1	GS1-N	3.9	0.0	2.6	70	252.3	60	216.3
Soil Class E -	Very Soft	W along	71.5 BUs/m				E5	BL1-H	0.7	0.0	2.6	90	53.8	100	59.8	2S	100	100	S1	GS1-N	2.7	0.0	2.6	70	175.1	60	150.1
Gross Plan Area (GPA)	154.7 m2	W across	65.0 BUs/m	2F	100	100	F1	GS1-N	1.9	0.0	2.6	70	123.6	60	105.9				S2	GS1-N	3.0	0.0	2.6	70	191.8	60	164.4
Earthquake Zone	1	W along x BW	908.1 BUs				F2	GS1-N	1.9	0.0	2.6	70	123.6	60	105.9	2T	100	100	T1	BL1-H	2.7	0.0	2.6	125	310.3	105	260.7
EQ 3.0	BUs/m2	W across x BL	1,040.7 BUs				F3	GS1-N	2.9	0.0	2.6	70	189.6	60	162.5	2U	191	191	U1	GS1-N	2.7	0.0	2.6	70	173.8	60	149.0
EQ x GPA 4	64.1 BUs			2G	100	100	G1	GS1-N	0.9	0.0	2.6	50	42.3	55	46.5				U2	GS1-N	2.4	0.0	2.6	70	154.5	60	132.4
Calculations are based or	NZS3604	·2011					G2	GS1-N	2.3	0.0	2.6	70	150.0	60	128.5												
Calculations are bacoa of		.2011		2H	100	100	H1	SED D/S	1.0	0.0	2.6		107.0		107.0												
				21	102	102	11	EP1	0.9	0.0	2.6	95	77.3	105	85.4												
							12	EP1	0.9	0.0	2.6	95	77.3	105	85.4												
									1	otals A	hieved:	W	1,157.9	E	1,124.3						1	Totals A	hieved:	W	1,775.4	E	1,516.4
									1	otals Re	equired:	W	908.1	E	464.1						1	Totals R	equired:	W	1,040.7	Е	464.1

These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.



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

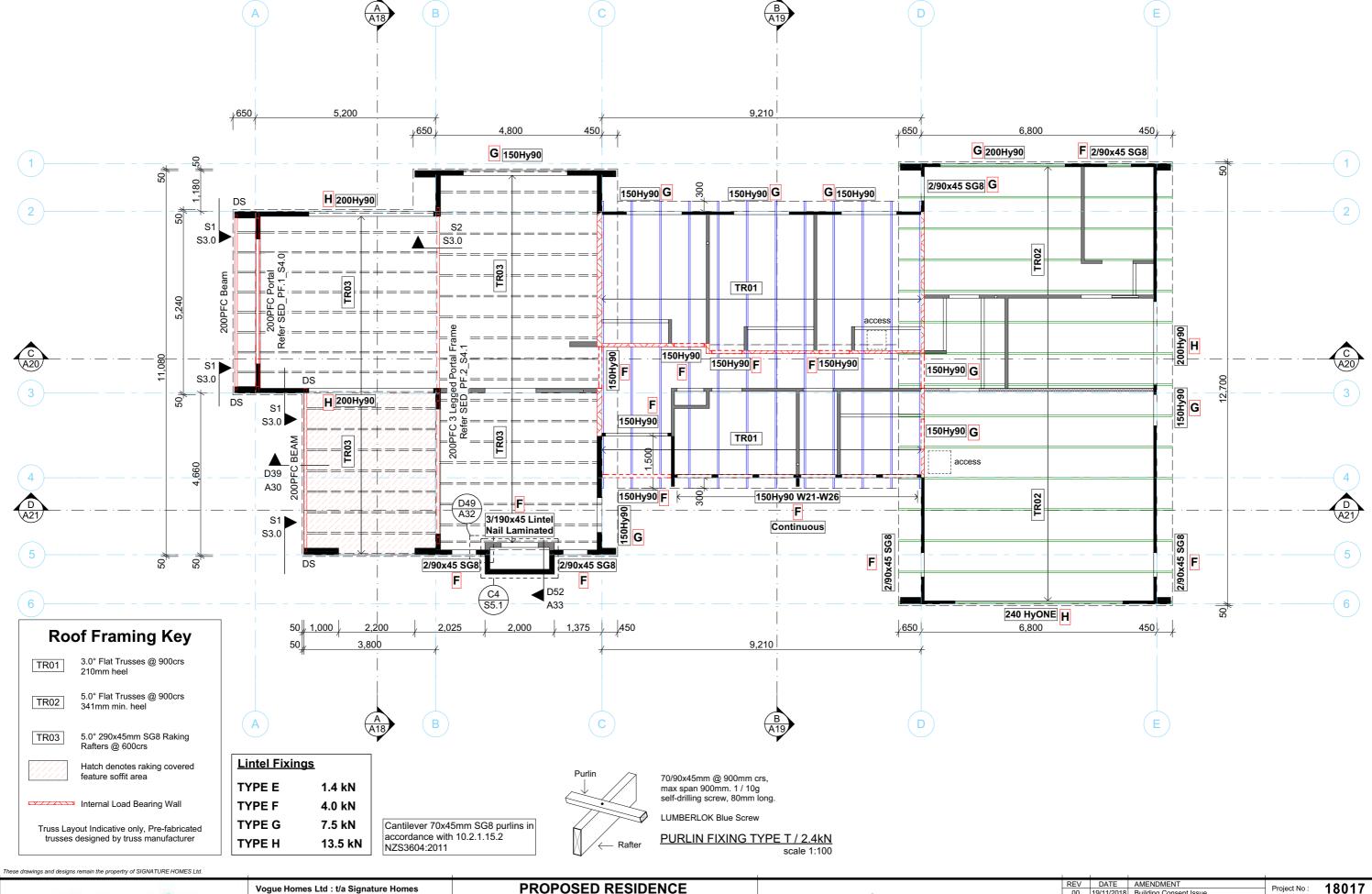
at : Lot 28 STAGE 1B , HARBOUR RIDGE , 351 Omokoroa Road, Omokoroa Lot : 28 / D.P. Number : 58259 for : SH Omokoroa Showhome

Bracing	Calculations	

Designer: AJO / JMAC Ltd. Date of Issue: 19/11/18

Scale @ A3 1:100

Project No : 18	AMENDMENT	DATE	REV
Projectivo. IO	Building Consent Issue	19/11/2018	00
DWG No :			
5.10.10.			
A12			
AIZ			

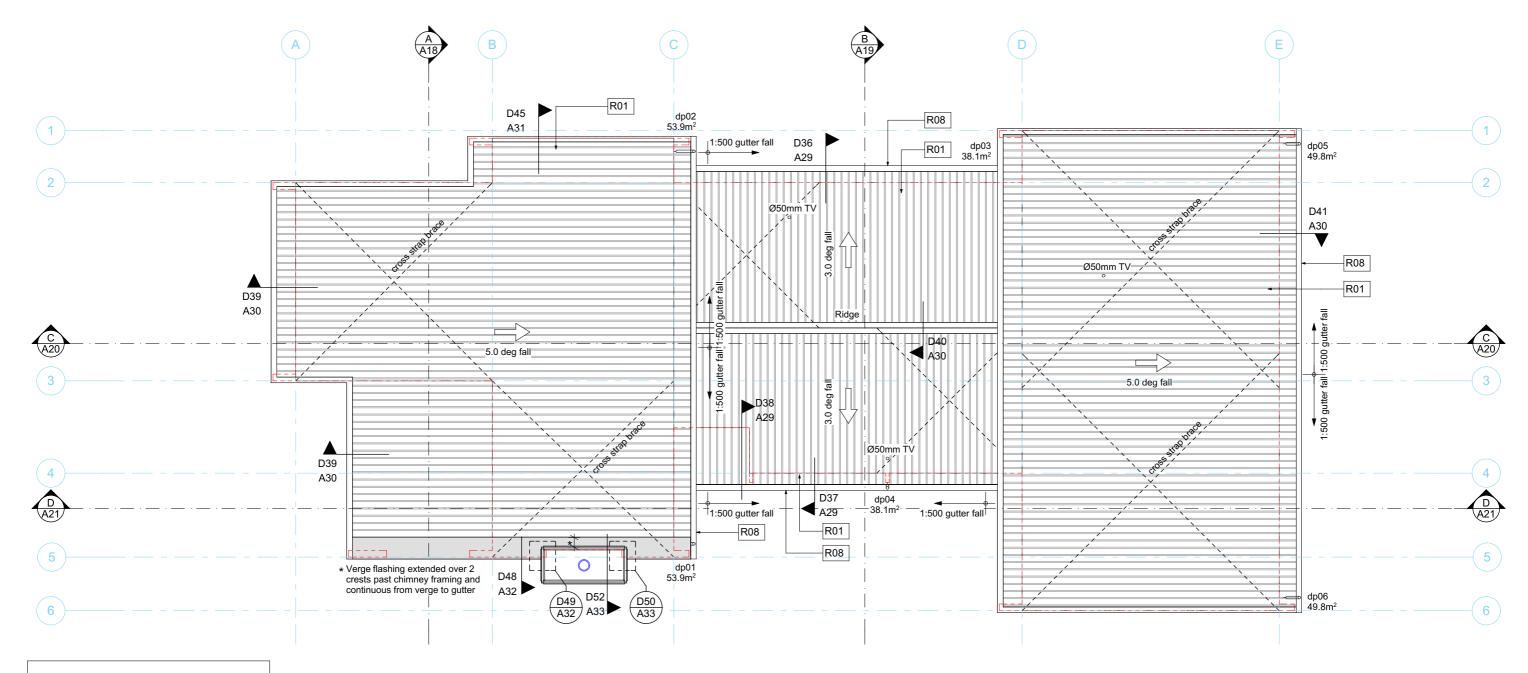


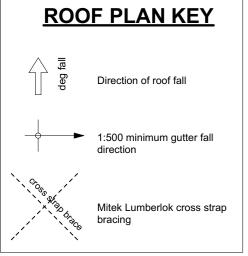
Vogue Homes Ltd: t/a Signature Homes Corner 16th Ave & Fraser Street P.O.Box 2617, Tauranga 3140 Phone: +64 7 578 1000 Fax: +64 7 578 1100 www.signaturehomes.co.nz Copyright: Signature Homes Limited 2009

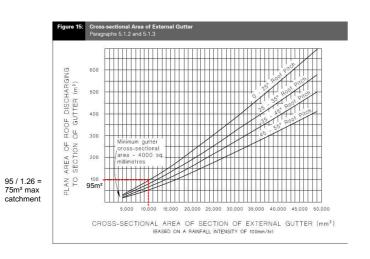
at: Lot 28 STAGE 1B, HARBOUR RIDGE,

351 Omokoroa Road, Omokoroa Lot: 28 / D.P. Number: 58259 for: SH Omokoroa Showhome

D (E : D)	REV 00	DATE 19/11/2018	AMENDMENT Building Consent Issue	Project No :	8017	
Roof Framing Plan				DWG No :	REV No :	
				A13	00	
cale @ A3 1:100 Designer: AJO / JMAC Ltd. Date of Issue: 19/11/18				AIS	00	
						_







Downpipe size (mm)		Roof	nitah	
(minimum internal sizes)	0-25°	25-35°	35-45°	45-55
		Plan area of roof serv	ed by the downpipe	(m²)
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

These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.



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

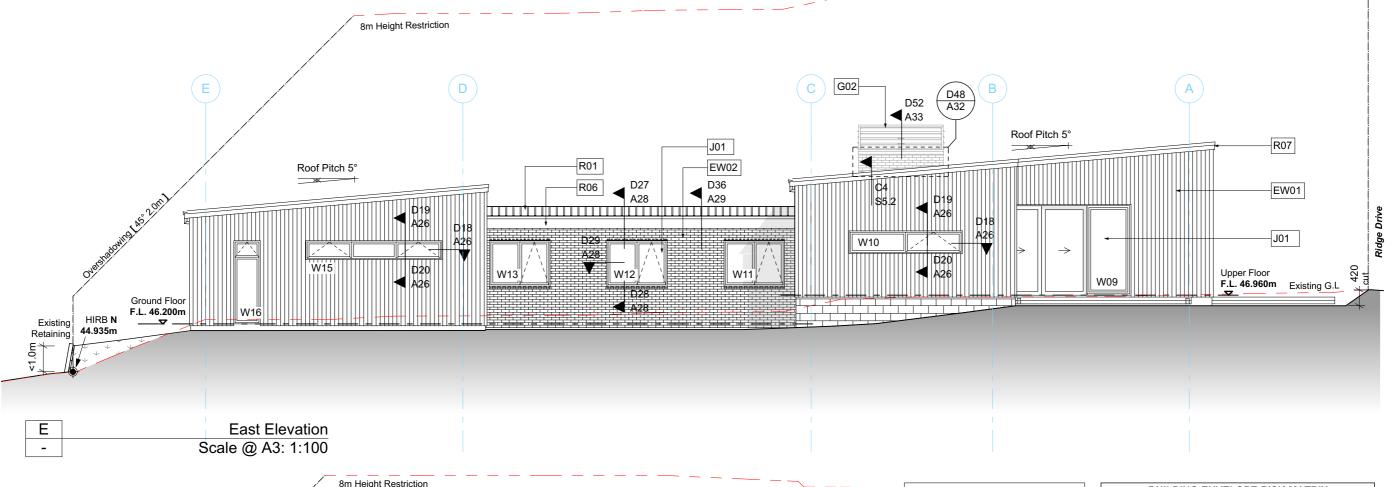
for : SH Omokoroa Showhome

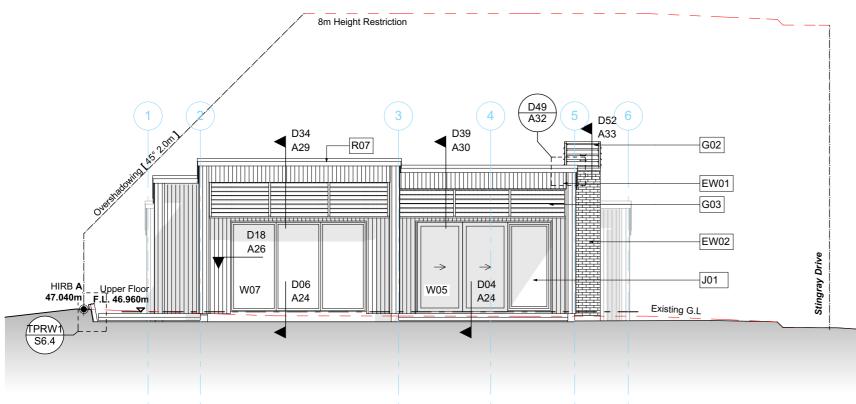
Do of Dion	00	19/11/2018	Building Consent Issue	Project No :
Roof Plan				DWG No :
				A14
Scale @ A3 1:100 Designer: AJO / JMAC Ltd Date of Issue: 19/11/18				1

18017

REV No :

00





Masonry Veneer Lintel Size as per NZBC Table 18E

Refer Calculations on Sheet BC31 Durability subject to table 18b E2/AS1

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 Elev	ation							
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				

Ν North Elevation Scale @ A3: 1:100 These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.



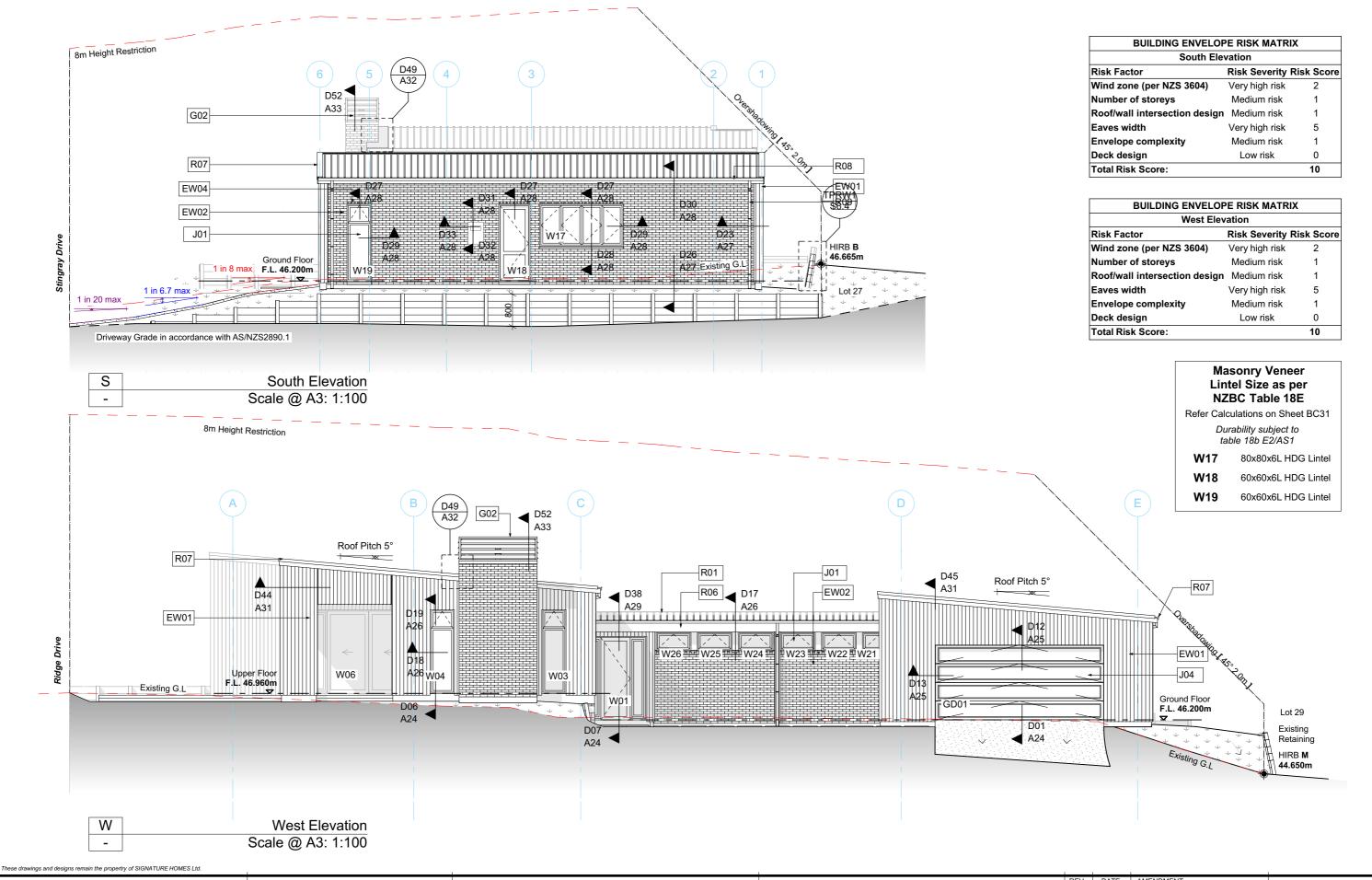
Vogue Homes Ltd : t/a Signature Homes Corner 16th Ave & Fraser Street P.O.Box 2617, Tauranga 3140 Phone: +64 7 578 1000 Fax: +64 7 578 1100 www.signaturehomes.co.nz Copyright: Signature Homes Limited 2009

PROPOSED RESIDENCE at: Lot 28 STAGE 1B, HARBOUR RIDGE,

351 Omokoroa Road, Omokoroa Lot: 28 / D.P. Number: 58259 for: SH Omokoroa Showhome

Scale @ A3 1:100

Elevations 1	REV 00	DATE 19/11/2018	AMENDMENT Building Consent Issue	Project No :	18017
				DWG No :	REV No :
L				A15	00
Designer: AJO / JMAC Ltd. Date of Issue: 19/11/18					

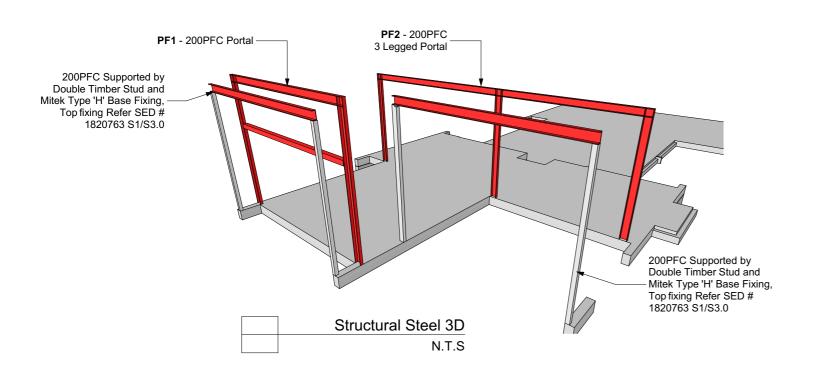


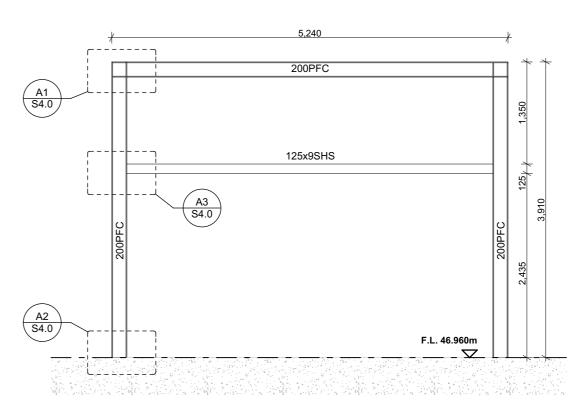
Synature

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

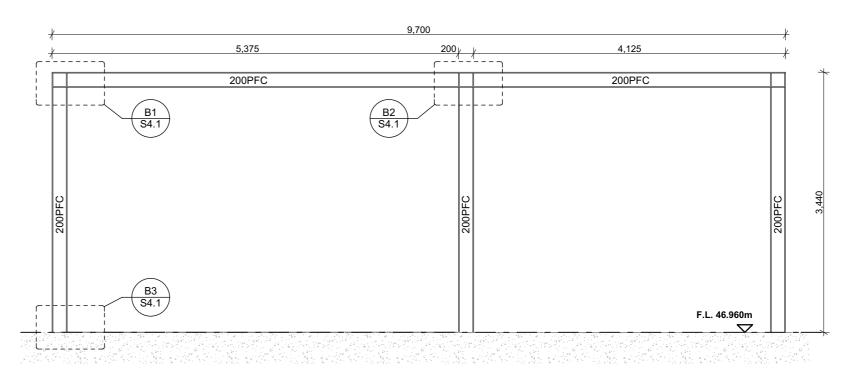
Elevations 2

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





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

These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.

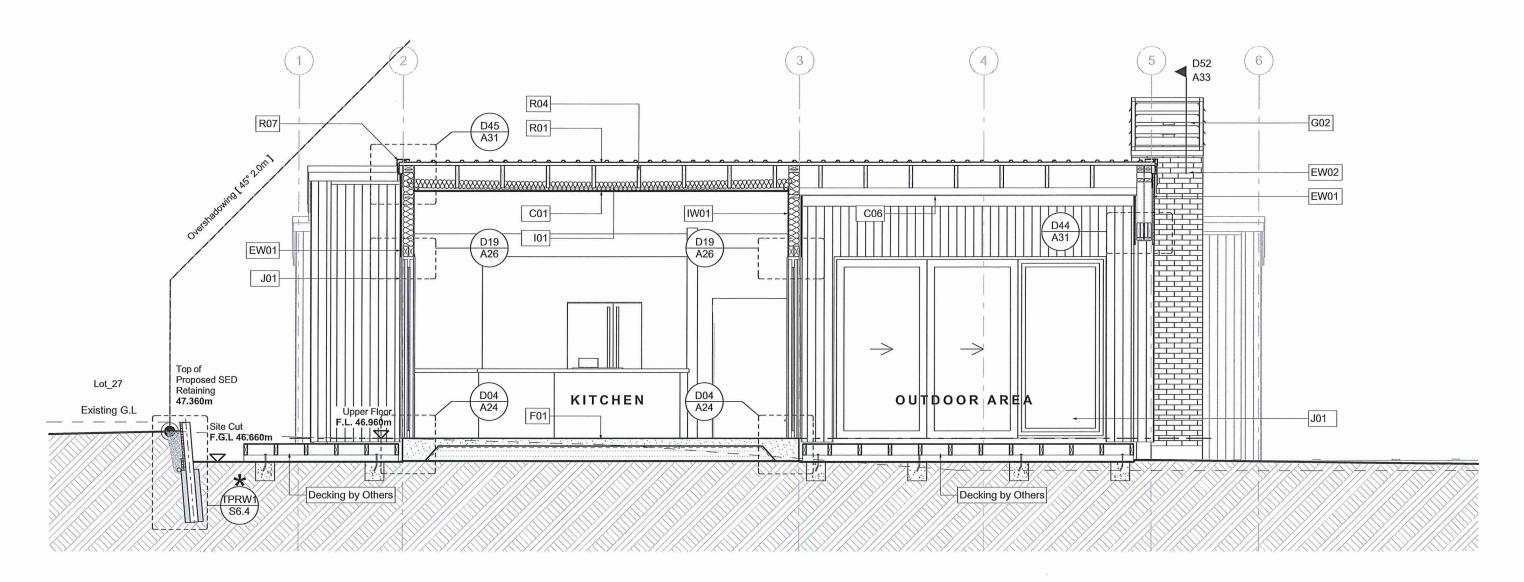


Vogue Homes Ltd : t/a Signature Homes Corner 16th Ave & Fraser Street P.O.Box 2617, Tauranga 3140 Phone: +64 7 578 1000 Fax: +64 7 578 1100 www.signaturehomes.co.nz Copyright: Signature Homes Limited 2009

PROPOSED RESIDENCE at: Lot 28 STAGE 1B, HARBOUR RIDGE,

351 Omokoroa Road, Omokoroa Lot: 28 / D.P. Number: 58259 for: SH Omokoroa Showhome

				4			_
			DATE	AMENDMENT	Proiect No : 1	8017	•
	Ctrustural Ctast 2D 9 Elevations	00	19/11/2018	Building Consent Issue	Project No .	10017	
	Structural Steel 3D & Elevations				DWG No :	REV No :	
					5		
					A 4 7	α	
	Scale @ A3 1:100, 1:50 Designer: AJO / JMAC Ltd. Date of Issue: 19/11/18				A17	00	
	Designer. AD 7 11100, 1.30 Designer. ADO 7 3111AO Eta. Date of 135de. 13/11/10						



Α _

Section A-A scale @ A3: 1:50

Read in conjunction with Kirk Roberts SED #1820763

DESIGN ENGINEER

The structural elements designated 🗶 on this drawing have been designed by



Job No. #1820763

Date ___16/11/2018__ Signed

These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.



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

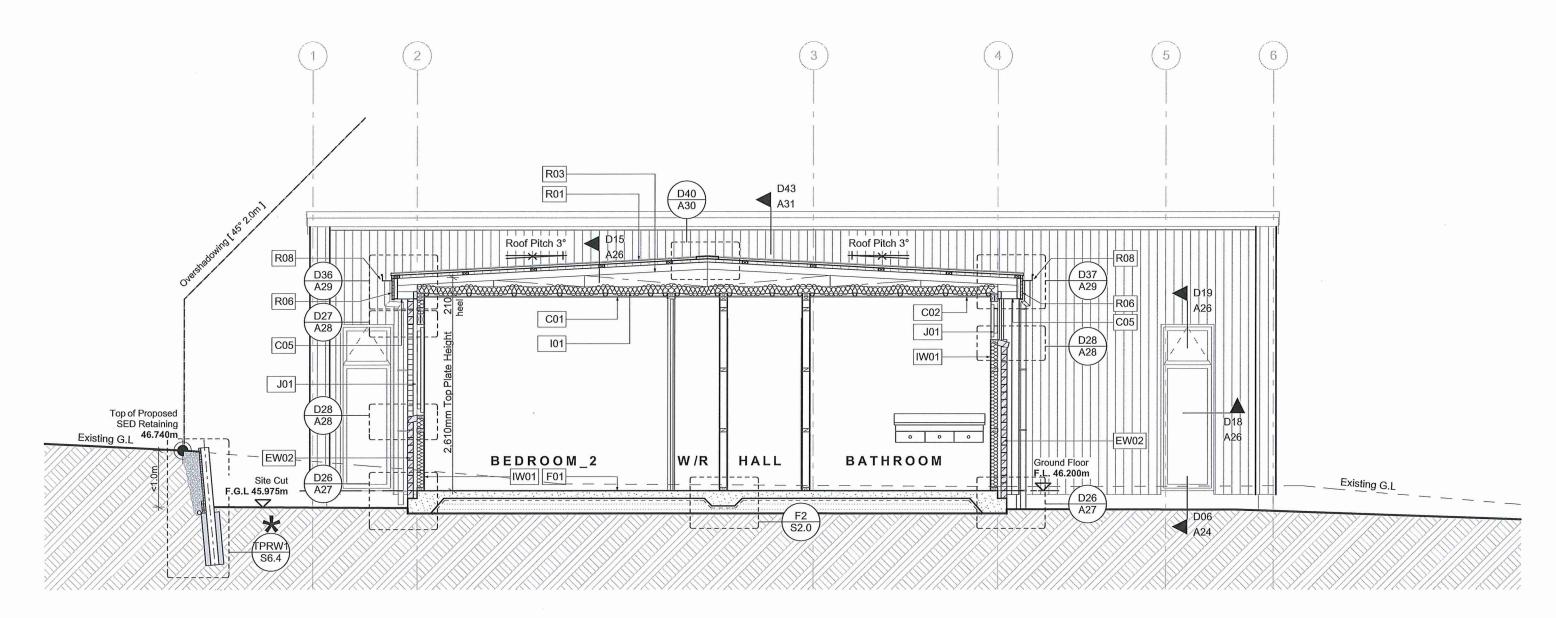
PROPOSED RESIDENCE

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

Cross	Section	Δ-4
01033	Occuon	

Scale @ A3 1:50

ross Section A-A		DATE 13/11/2018	AMENDMENT Building Consent Issue	Project No :	18017
				DWG No :	REV No:
Designer: AJO / JMAC Ltd Date of Issue: 13/11/18				A18	00



Section B-B scale @ A3: 1:50

Read in conjunction with Kirk Roberts SED #1820763

DESIGN ENGINEER

The structural elements designated * on this drawing have been designed by



Job No. **#1820763**

Date ___16/11/2018__ Signed

These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.



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

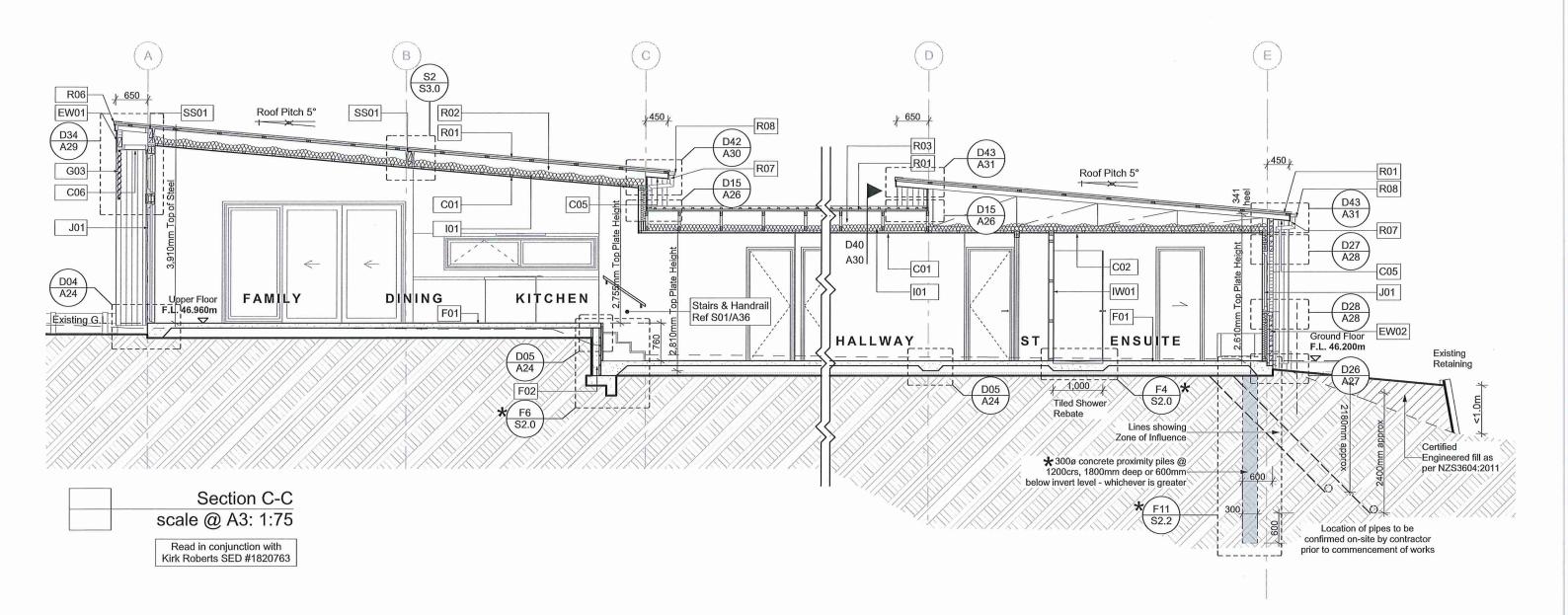
PROPOSED RESIDENCE

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

Cross	Section	B-B
-------	---------	-----

Designer: AJO / JMAC Ltd. Date of Issue: 13/11/18

REV	DATE	AMENDMENT	Project No :	18017
00	13/11/2018	Building Consent Issue	Project No .	10017
			DWG No:	REV No:
			A19	00



DESIGN ENGINEER

The structural elements designated * on this drawing have been designed by



Job No. #1820763

Date ____16/11/2018__ Signed*



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

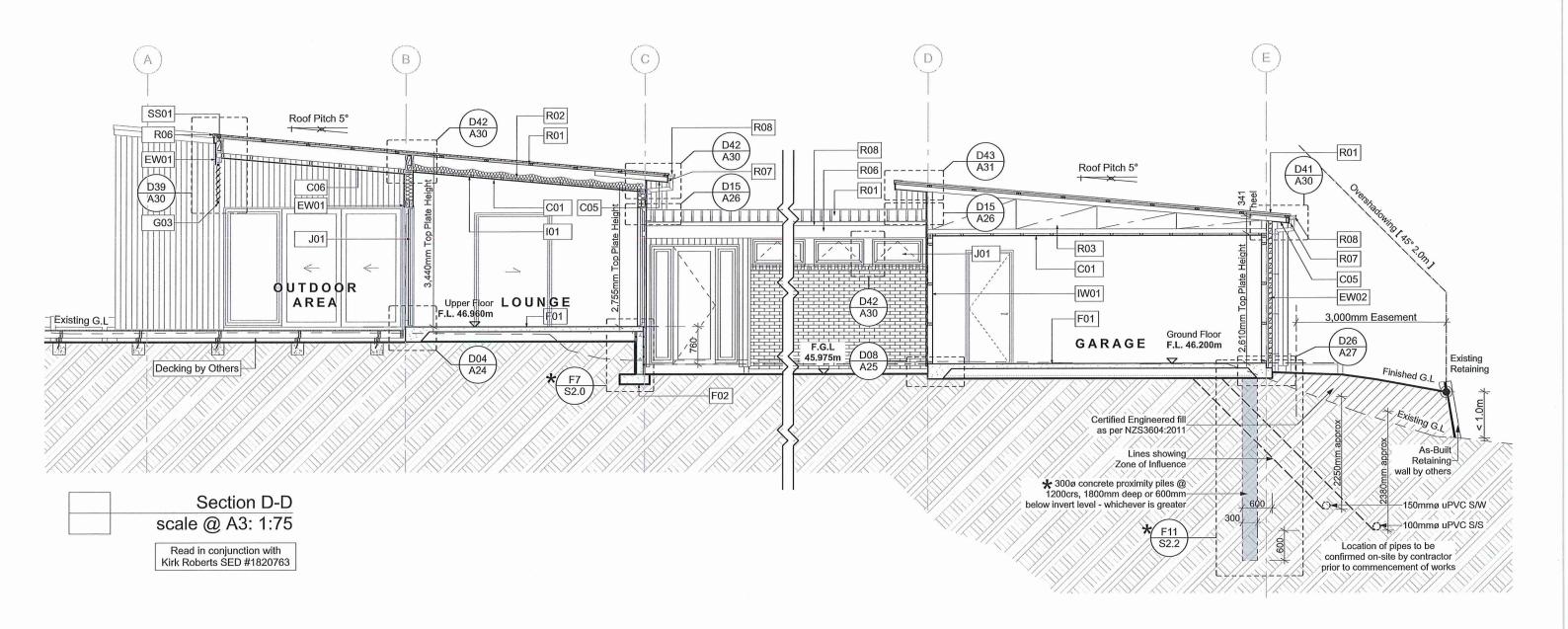
at: Lot 28 STAGE 1B, HARBOUR RIDGE, 351 Omokoroa Road, Omokoroa Lot: 28 / D.P. Number: 58259 for: SH Omokoroa Showhome

Cross Section C-C	
--------------------------	--

Scale @ A3 1:75

REV DATE AMENDMENT
00 13/11/2018 Building Consent Issue Designer: AJO / JMAC Ltd. Date of Issue: 13/11/18

Project No: 18017 DWG No: REV No: A20 00



DESIGN ENGINEER

The structural elements designated *
on this drawing have been designed by



18017

REV No:

00

Job No. #1820763

Date __16/11/2018 __ Signed

These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.

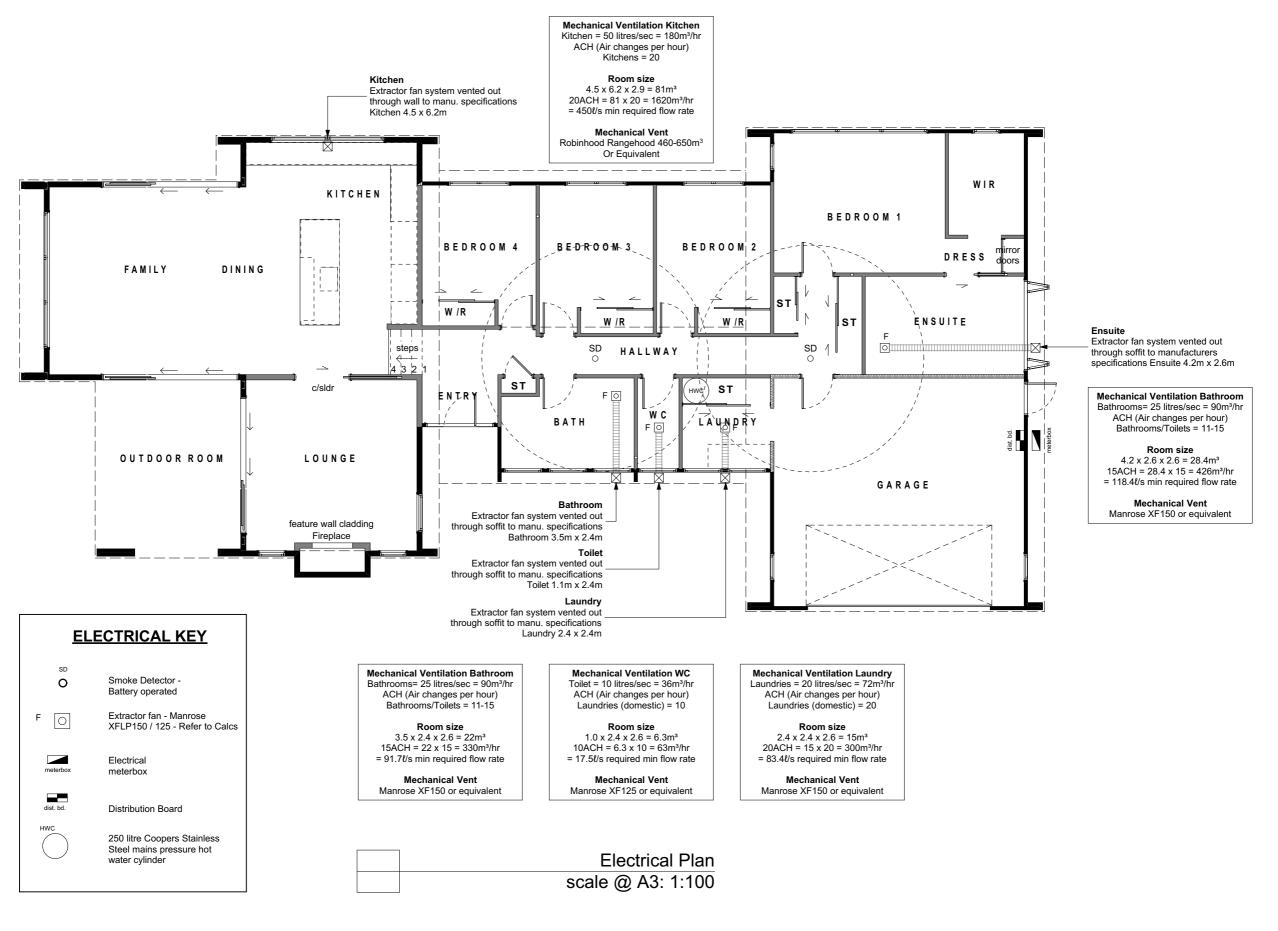


Vogue Homes Ltd: t/a Signature Homes Corner 16th Ave & Fraser Street P.O.Box 2617, Tauranga 3140 Phone: +64 7 578 1000 Fax: +64 7 578 1100 www.signaturehomes.co.nz Copyright: Signature Homes Limited 2009

PROPOSED RESIDENCE

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

Cross Section D-D							
Scale @ A3 1:75	Designer: AJO / JMAC Ltd	Date of Issue:	13/11/18				



These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.

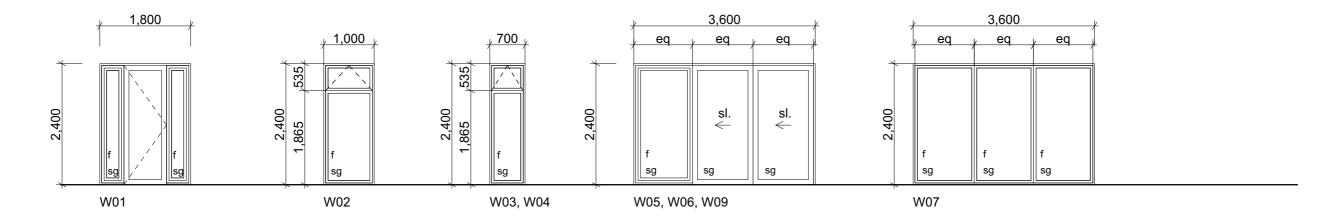


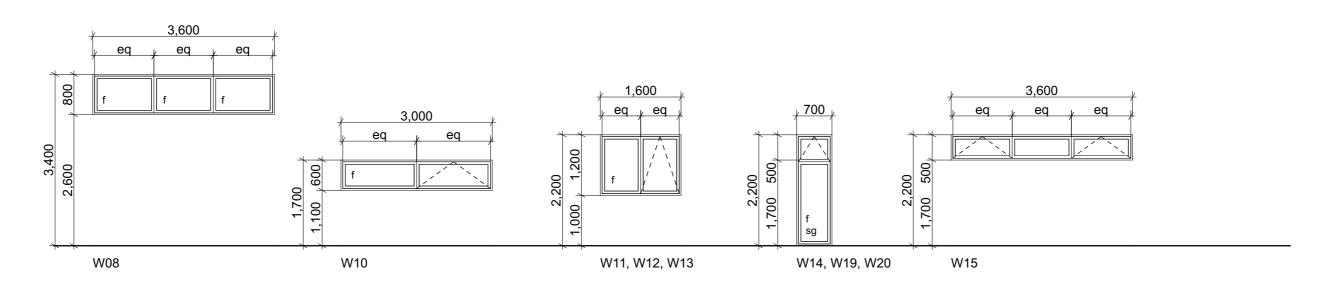
Vogue Homes Ltd: t/a Signature Homes Corner 16th Ave & Fraser Street P.O.Box 2617, Tauranga 3140 Phone: +64 7 578 1000 Fax: +64 7 578 1100 www.signaturehomes.co.nz Copyright: Signature Homes Limited 2009

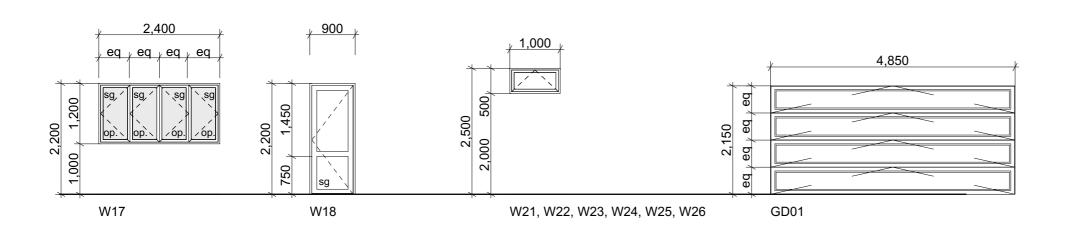
PROPOSED RESIDENCE

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

Electrical Disc		REV 00	DATE 19/11/2018	AMENDMENT Building Consent Issue	Project No :	18017
Elec	ctrical Plan			-	DWG No :	REV No:
					A22	00
Scale @ A3 1:100 Design	ner: AJO / JMAC Ltd. Date of Issue: 19/11/18					







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.

These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.



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

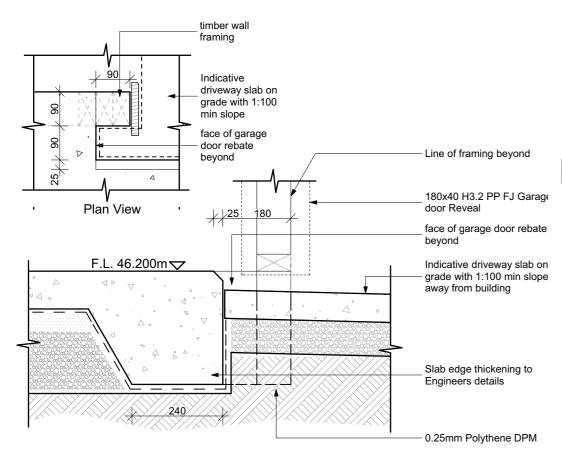
PROPOSED RESIDENCE at: Lot 28 STAGE 1B, HARBOUR RIDGE 351 Omokoroa Road, Omokoroa Lot: 28 / D.P. Number: 58259

for : SH Omokoroa Showhome

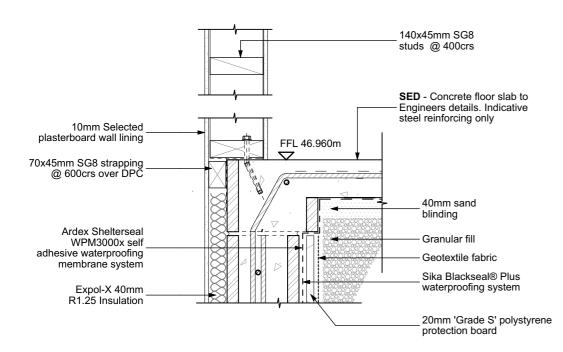
GΕ	,		

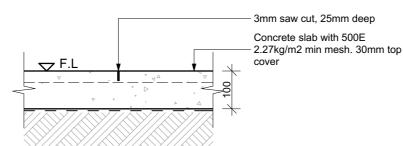
lainam, Cabadula							
Joinery Schedule							
	•			H			
Scale @ A3 1:75	Designer: AJO / JMAC Ltd.	Date of Issue:	19/11/18	L			

EV	DATE	AMENDMENT	Project No : 1	18017	
00	19/11/2018	Building Consent Issue	Project No .		
			DWG No :	REV No :	
			51101101		
			A 0.0	00	
			A23	00	







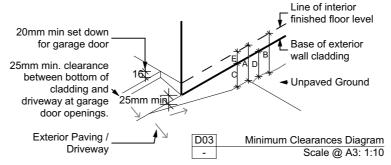


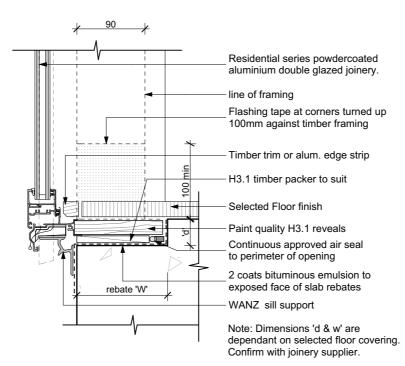
D02 Concrete Slab Sawcut Detail Scale @ A3: 1:10

	Minimum Clearances	Mas Ven		Other Claddings				
	(mm)	Α	В	Α	В	С	D	E
	Concrete Slab	100	175	50				
	Timber Floor (refer note 1)						175	50 (2)

1). Refer to NZS3604 for requirements.

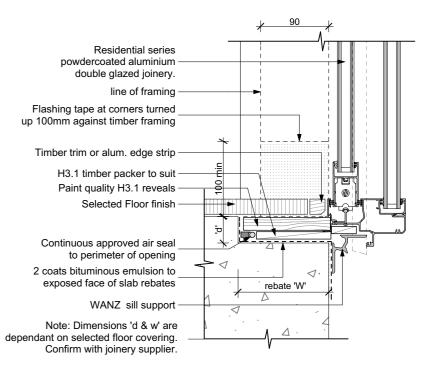
2). Cladding to extend minimum 50mm below bearer or lowest part of timber floor framing



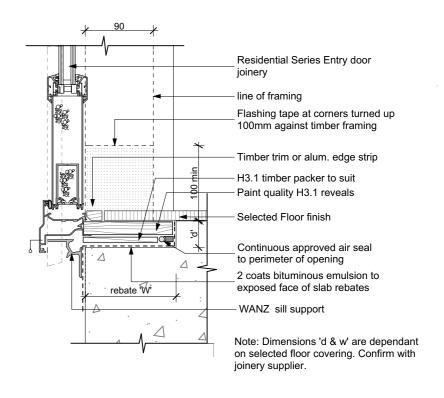


Joinery Window Rebate Threshold Detail

Scale @ A3: 1:5



Joinery Slider Rebate Threshold Detail Scale @ A3: 1:5



18017

A24

REV No

00

D05 Interior Strapping with Expol Detail Scale @ A3: 1:10 These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.

D06

Entry Door Rebate Threshold Detail D07 Scale @ A3: 1:5

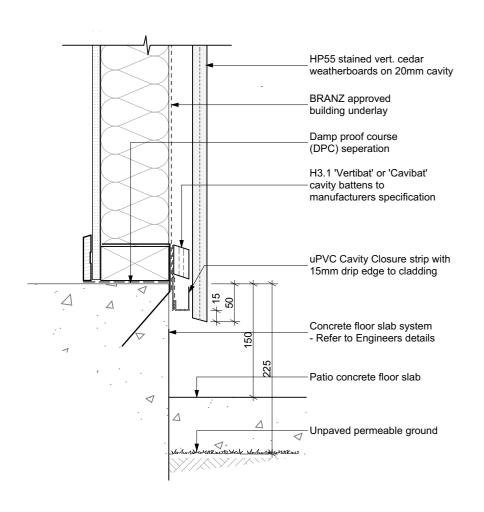


Vogue Homes Ltd : t/a Signature Homes Corner 16th Ave & Fraser Street P.O.Box 2617, Tauranga 3140 Phone: +64 7 578 1000 Fax: +64 7 578 1100 www.signaturehomes.co.nz Copyright: Signature Homes Limited 2009

PROPOSED RESIDENCE

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

	REV 00	DATE 19/11/2018	AMENDMENT Building Consent Issue	Project No :
Construction Details 1				DWG No :
				A24
Scale @ A3 1:10, 1:5 Designer: AJO / JMAC Ltd. Date of Issue: 19/11/18				, , , , ,



HP55 stained vert. cedar weatherboards on 20mm cavity

BRANZ approved building underlay

H3.1 'Vertibat' or 'Cavibat' cavity battens to manufacturers specification

Selected flashing tape over seam with flashing

Head Flashing turned up to form stop end

Metal Angle sealed and riveted around edge of Meter Box. Refer to Figure 69 E2/AS1

PEF backing rod to perimeter of trim cavity with expandable foam or sealant

as per section 9.1.6 of E2/AS1

BRANZ approved building underlay

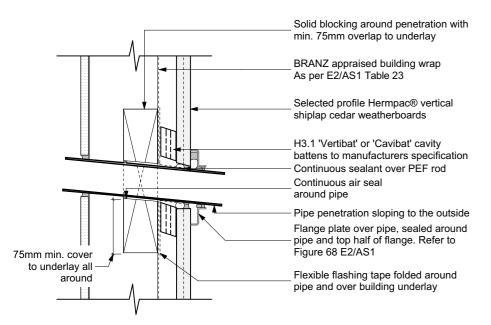
H3.1 Vertibat cavity battens
HP55 stained vert. cedar
weatherboards on 20mm cavity
Flashing tape over head flashing with
flashing tape
Selected uPVC cavity closure
Temp. Packer to suit
0.9mm Powdercoated alum. head
flashing with 15° fall. 35mm upstand
and 10mm cover
Ex200x40 H3.1 Paint quality Garage
door Reveal.

Continuous air seal to perimeter of
opening

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



PEF backing rod to perimeter of trim cavity with expandable foam or sealant as per section 9.1.6 of E2/AS1

50x50 angle Sealed and riveted to all sides of the meter box. Seal seams with flashing tape to building wrap.

Flexible flashing tape continuous along sill, 100mm min. up each jamb and 50mm onto face of underlay

H3.1 'Vertibat' or 'Cavibat' cavity battens to manufacturers specification

HP55 stained vert. cedar weatherboards on 20mm cavity

Selected plasterboard internal wall lining 90x45mm H1.2 SG8 triple stud to NZS3604:2011.

Continuous air seal to perimeter of opening Building wrap dressed into opening and returned under all jamb fins, with flexible flashing tape installed over wrap to sill and at least 100mm up the jambs of the opening and 50mm min. cover to the walls.

Ex200x40 H3.1 Paint quality Garage door Reveal.

HP55 stained vert. cedar weatherboards on 20mm cavity
Cedar mould cut to suit and sealed to Weatherboard

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

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

These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.



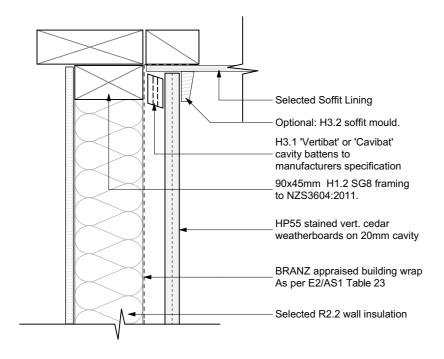
Vogue Homes Ltd: t/a Signature Homes Corner 16th Ave & Fraser Street P.O.Box 2617, Tauranga 3140 Phone: +64 7 578 1000 Fax: +64 7 578 1100 www.signaturehomes.co.nz Copyright: Signature Homes Limited 2009 PROPOSED RESIDENCE at: Lot 28 STAGE 1B, HARBOUR RIDGE, 351 Omokoroa Road, Omokoroa Lot: 28 / D.P. Number: 58259

for: SH Omokoroa Showhome

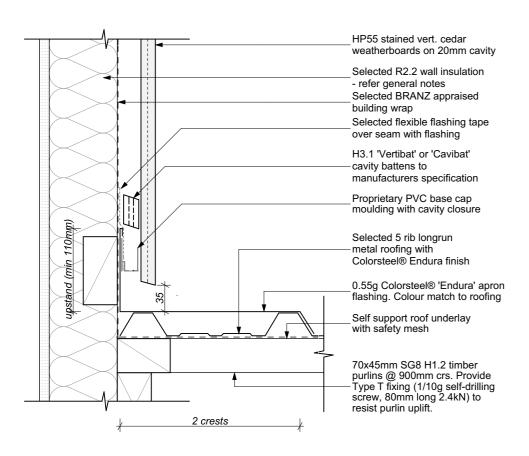
Construction Details 2									
	Scale @ A3 1:5	Designer: AJO / JMAC Ltd.	Date of Issue:	19/11/18					

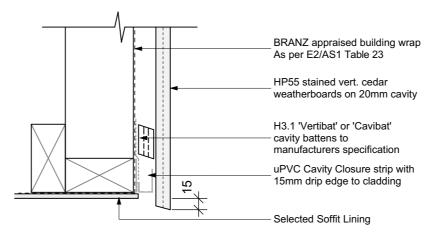
	IXL V	DAIL	AMENDMENT	Project No: 1	18017	
	00	19/11/2018	Building Consent Issue	FIUJECTINO.		
				DWG No :	REV No :	
				A25	00	
8				HZ3	UU	
٠						

- H3.1 Vertibat cavity battens

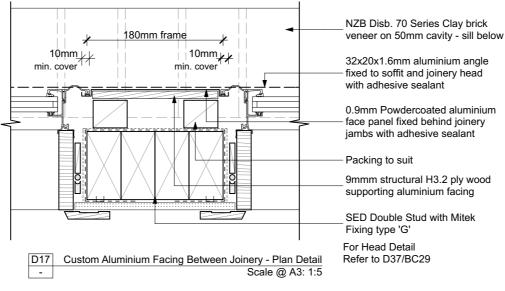


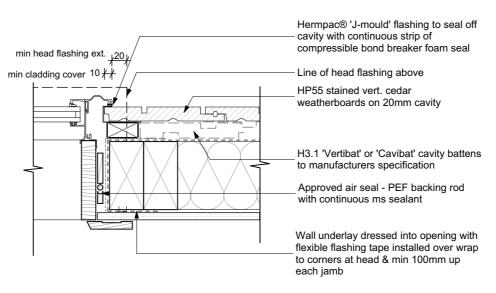
HP55 Vertical Cedar to Soffit Detail Scale @ A3: 1:5





HP55 Vertical Cedar Over Soffit Detail Scale @ A3: 1:5

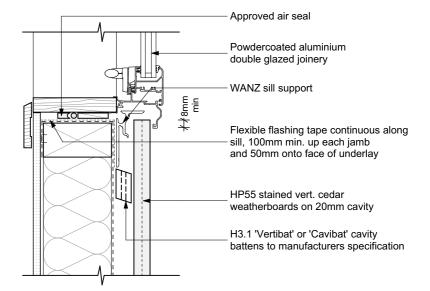




D18 HP55 Vertical Cedar Joinery Jamb Detail Scale @ A3: 1:5

Head Flashing turned up to form stop end HP55 stained vert. cedar weatherboards on 20mm cavity Selected building underlay H3.1 'Vertibat' or 'Cavibat' cavity battens to manufacturers specification Selected flashing tape over seam with flashing uPVC Cavity Closure strip with 15mm drip edge to cladding Sealant for Very High wind zone as per NZBC.E2/AS1 Fig_71c Provide flashing/DPC in accordance with section 9.2.4 (1) NZBC E2/AS1 Figure 73C. Extend 200mm each side of opening Approved air seal with temp. packer for removal Powdercoated aluminium double glazed joinery

HP55 Vertical Cedar Joinery Head Detail Scale @ A3: 1:5



HP55 Vertical Cedar Joinery Sill Detail Scale @ A3: 1:5

HP55 Vertical Cedar to Parallel Roof Apron Detail Scale @ A3: 1:5

These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.

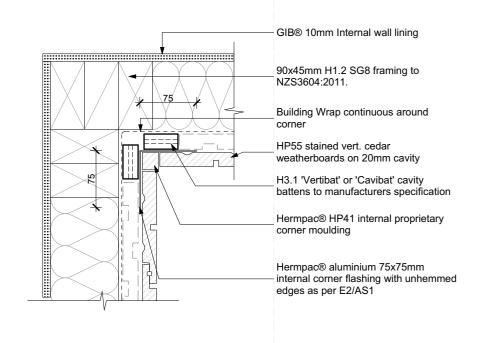
Vogue Homes Ltd : t/a Signature Homes Corner 16th Ave & Fraser Street P.O.Box 2617, Tauranga 3140 Phone: +64 7 578 1000 Fax: +64 7 578 1100 www.signaturehomes.co.nz Copyright: Signature Homes Limited 2009

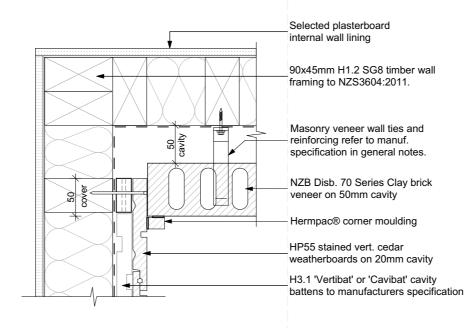
PROPOSED RESIDENCE

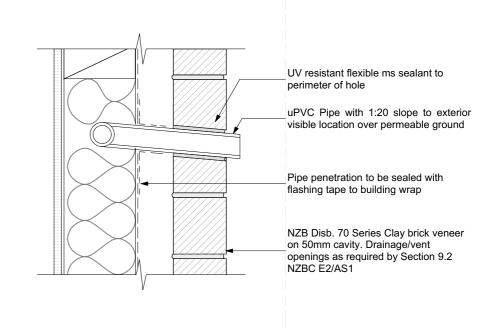
at: Lot 28 STAGE 1B, HARBOUR RIDGE, 351 Omokoroa Road, Omokoroa Lot: 28 / D.P. Number: 58259 for: SH Omokoroa Showhome

		REV	DATE	Α			
	•	00	19/11/2018	В			
Construction Details 3							
	Scale @ A3 1:5	Designer: AJO / JMAC Ltd.	Date of Issue:	19/11/18			
	100aic (a) 110 110	posignor. / too / tivi/ to Eta.	Date of 133de.	13/11/10			

tian Dataila 0		DATE	AMENDMENT	Proiect No : 1	8017
		19/11/2018	Building Consent Issue	Project No .	10017
tion Details 3				DWG No :	REV No:
				A 26	0
AJO / JMAC Ltd. Date of Issue: 19/11/1	R L			A26	00
100 / 011/10 Eta. Date 01 133de. 13/11/10					



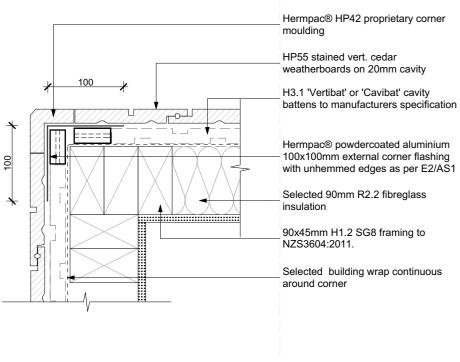


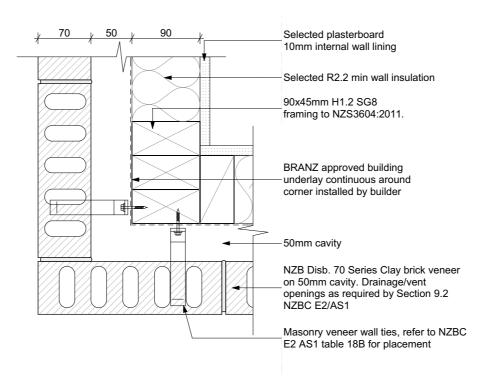


D21	HP55 Vertical Cedar Internal Cnr Detail
-	Scale @ A3: 1:5



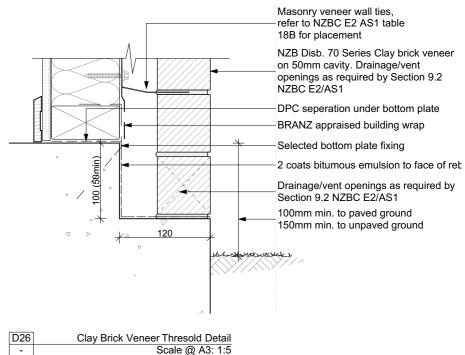
D25 Clay Brick Veneer Pipe Penetration Detail
- Scale @ A3: 1:5





Scale @ A3: 1:5

Scale @ A3 1:5



- Scale @ A3: 1:5

HP55 Vertical Cedar External Cnr Detail

These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.

	V
	C
COM TUNE	P
	P
# O M E S Est. 1983	W C
00 00 E 3 mm	C

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

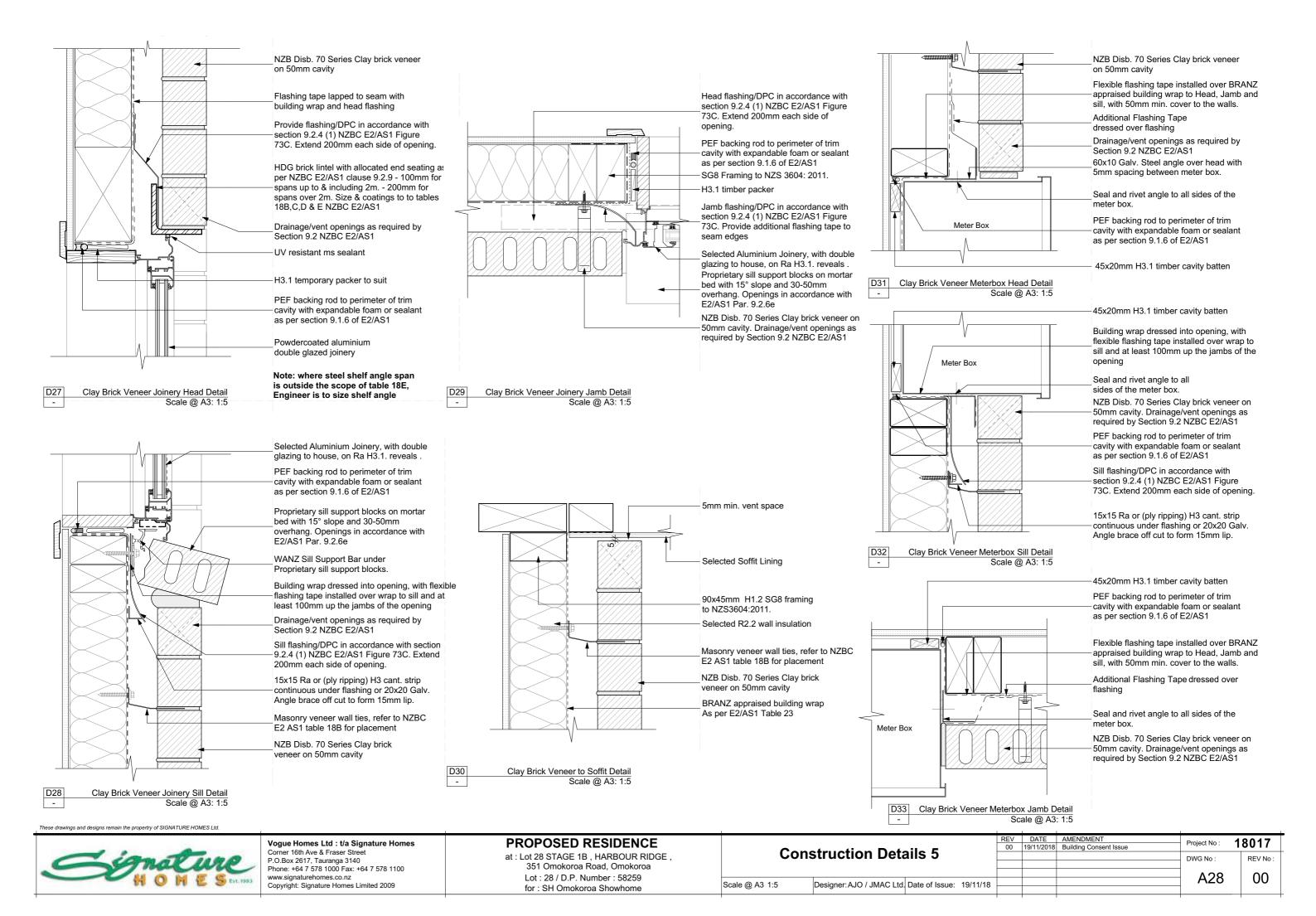
at: Lot 28 STAGE 1B, HARBOUR RIDGE, 351 Omokoroa Road, Omokoroa Lot: 28 / D.P. Number: 58259 for: SH Omokoroa Showhome

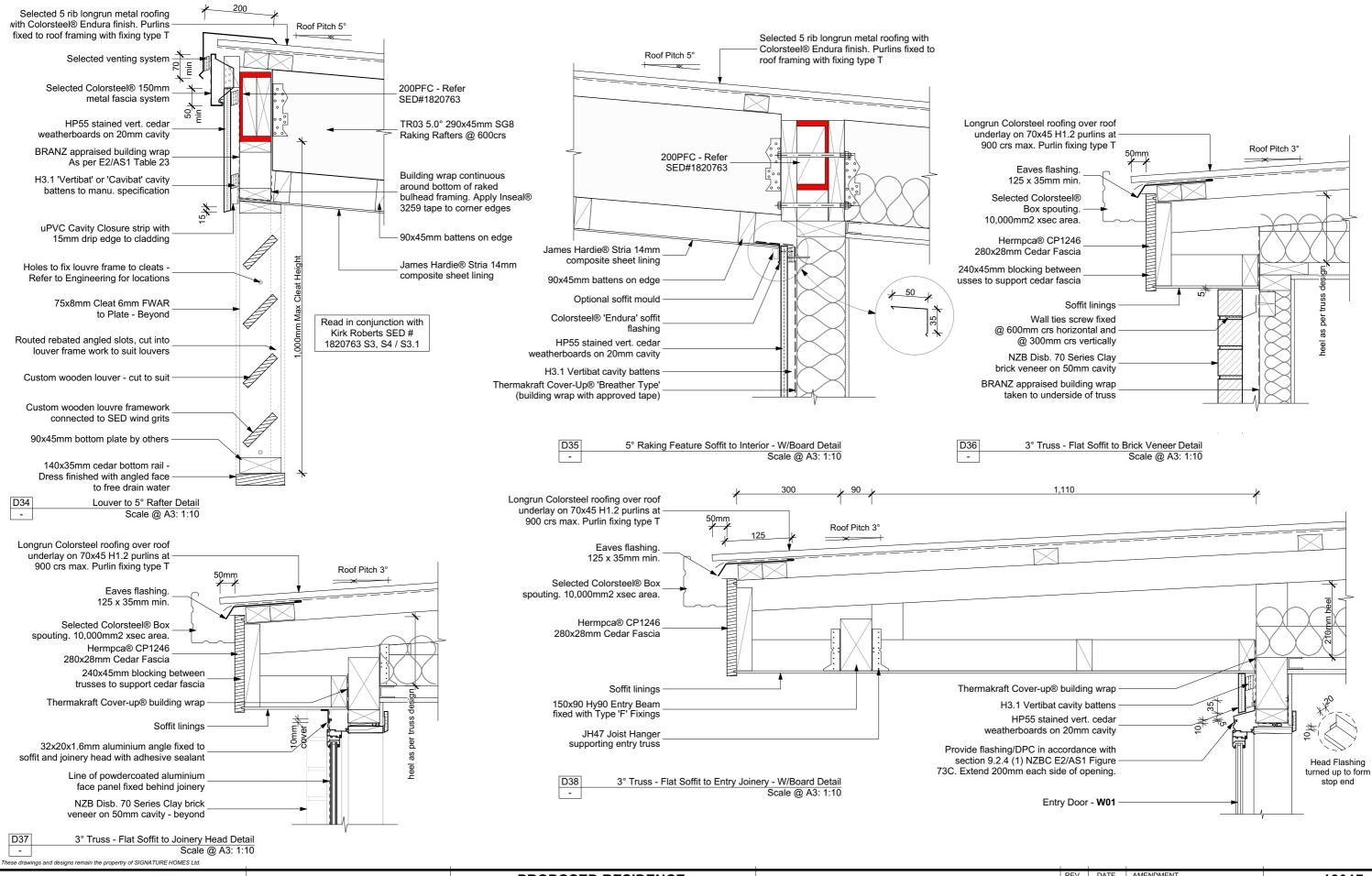
Clay Brick Veneer External Cnr Detail

Construction Details 4

Designer: AJO / JMAC Ltd. Date of Issue: 19/11/18

_						
	REV	DATE	AMENDMENT	Project No : 1	8017	
	00	19/11/2018	Building Consent Issue	Project No .	0017	
				DWG No :	REV No :	
				51101101		
				Δ27	00	
				HZ1	00	





Synature HOHE S ENL 1983

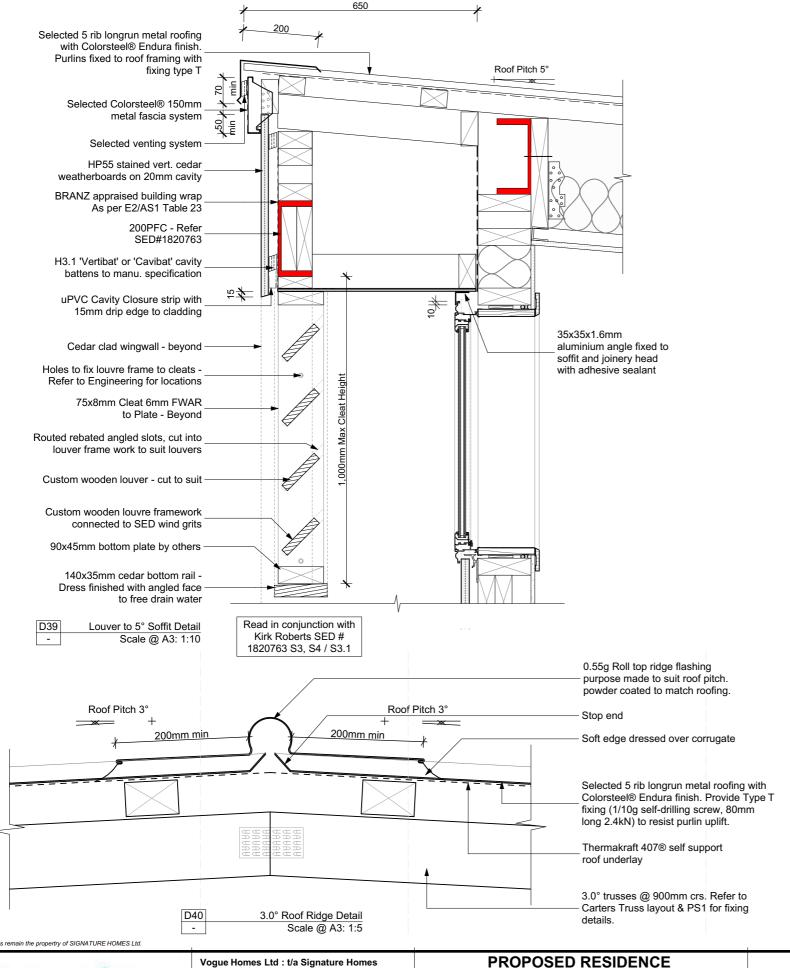
Vogue Homes Ltd: t/a Signature Homes
Corner 16th Ave & Fraser Street
P.O.Box 2617, Tauranga 3140
Phone: +64 7 578 1000 Fax: +64 7 578 1100
www.signaturehomes.co.nz
Copyright: Signature Homes Limited 2009

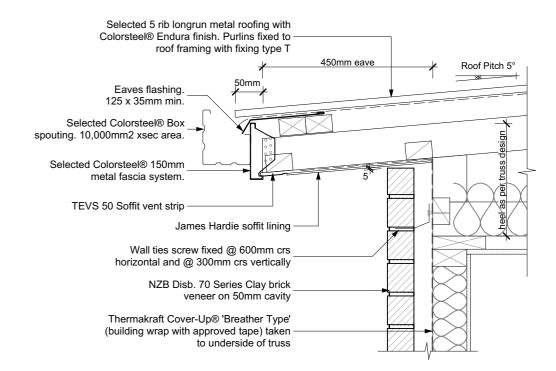
PROPOSED RESIDENCE at: Lot 28 STAGE 1B, HARBOUR RIDGE, 351 Omokoroa Road, Omokoroa Lot: 28 / D.P. Number: 58259

for: SH Omokoroa Showhome

Construction Details 6

Scale @ A3 1:10 Designer: AJO / JMAC Ltd. Date of Issue: 19/11/18





5° Raking Eave Truss - Brick Veneer Detail

Scale @ A3: 1:10

290x45mm rafters (refer roof framing type/spacing) 90x45mm SG8 H1.2 outrigger rafter extensions flitched to form overhang Roof Pitch 5° 450mm eave Eaves flashing 125 x 35mm min. Selected Colorsteel® Box spouting. 10,000mm2 xsec area. Selected Colorsteel® 150mm metal fascia system. TEVS 50 Soffit vent strip James Hardie soffit lining 65x2.8mm RounDrive ring shank nails for batten fixing 20mm cavity HP55 stained vert. cedar weatherboards on 20mm cavity H3.1 Vertibat cavity battens Thermakraft Cover-Up® 'Breather Type' (building wrap with approved tape)

5° Raking Eave Rafter - W/Board Detail Scale @ A3: 1:10

These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.



Vogue Homes Ltd : t/a Signature Homes Corner 16th Ave & Fraser Street P.O.Box 2617, Tauranga 3140

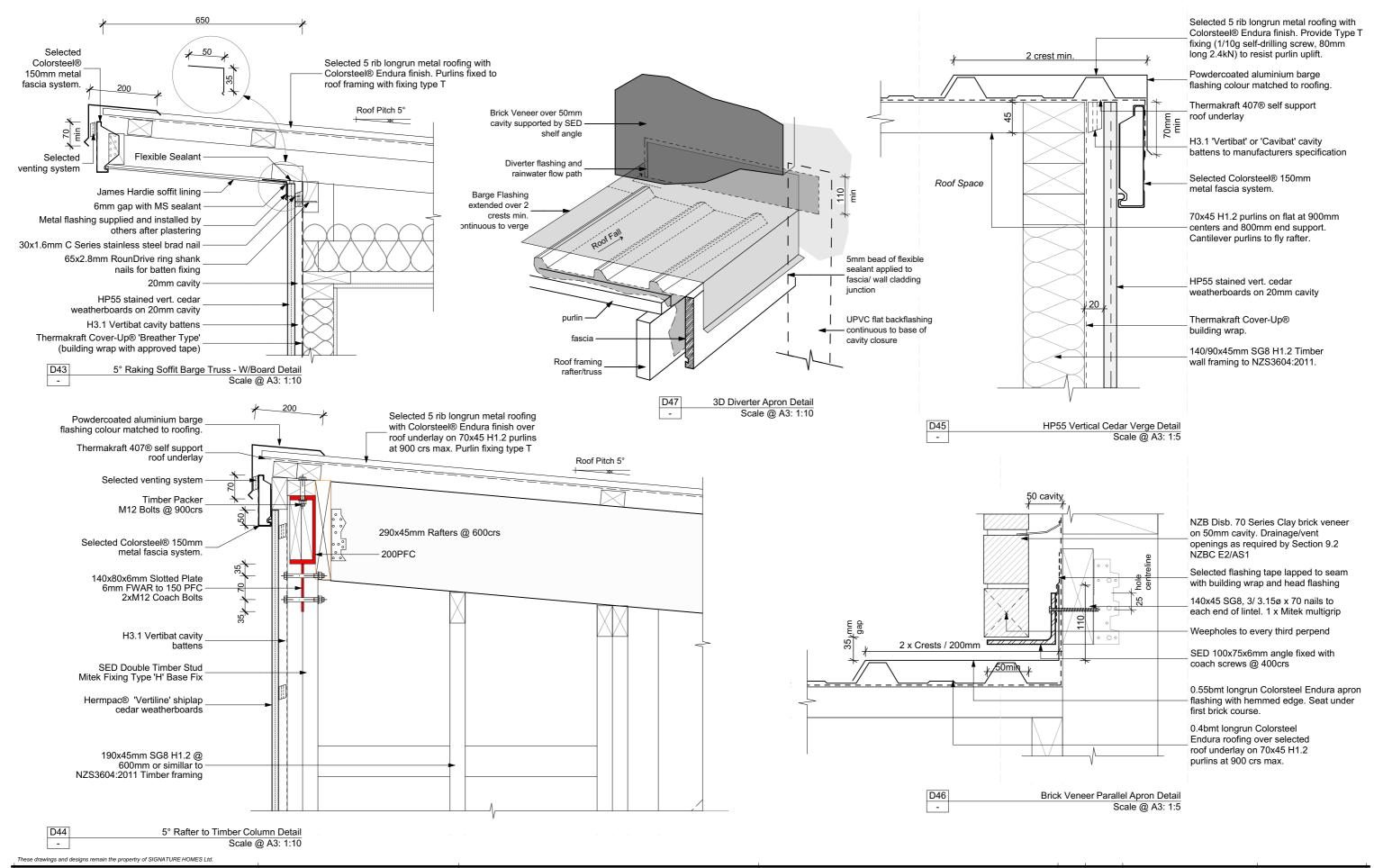
Phone: +64 7 578 1000 Fax: +64 7 578 1100 www.signaturehomes.co.nz Copyright: Signature Homes Limited 2009

at: Lot 28 STAGE 1B, HARBOUR RIDGE,

Scale @ A3 1:1

351 Omokoroa Road, Omokoroa Lot: 28 / D.P. Number: 58259 for: SH Omokoroa Showhome

								_
Construction Details 7		REV	DATE	AMENDMENT	Proiect No : 1	8017	Ī	
		00	19/11/2018	Building Consent Issue	Project No .	10017		
					DWG No :	REV No:	Ī	
						2	11271101	
						A 2 O	α	
:10, 1:5 Designer: AJO / JMAC Ltd. Date of Issu	Date of Issue: 19/11/18				A30	UU		
	Designer. / too / tivi/ to Eta.	id. Date of issue. 19/11/10						



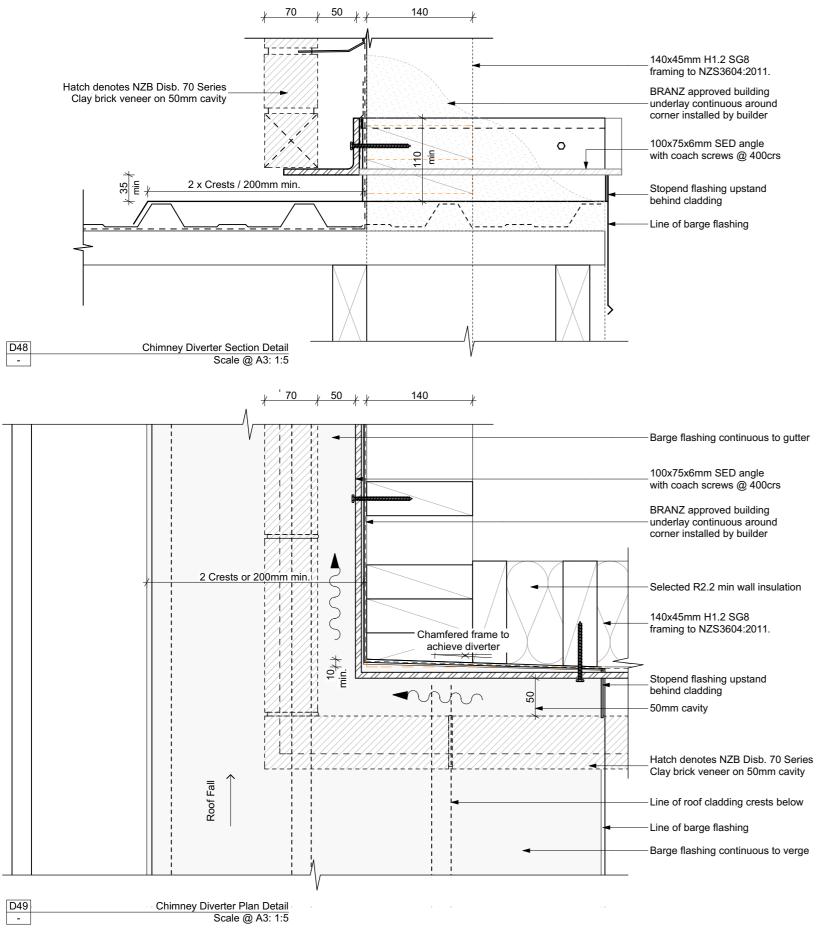
Synature HOME S ESL. 1983

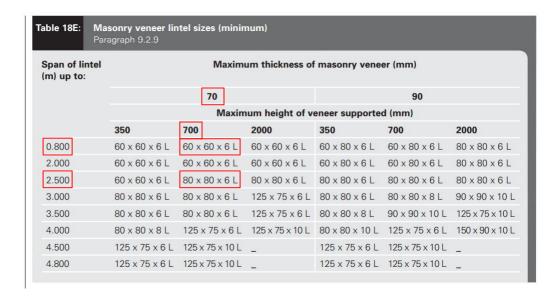
Vogue Homes Ltd: t/a Signature Homes Corner 16th Ave & Fraser Street P.O.Box 2617, Tauranga 3140 Phone: +64 7 578 1000 Fax: +64 7 578 1100 www.signaturehomes.co.nz Copyright: Signature Homes Limited 2009 PROPOSED RESIDENCE at: Lot 28 STAGE 1B, HARBOUR RIDGE, 351 Omokoroa Road, Omokoroa Lot: 28 / D.P. Number: 58259

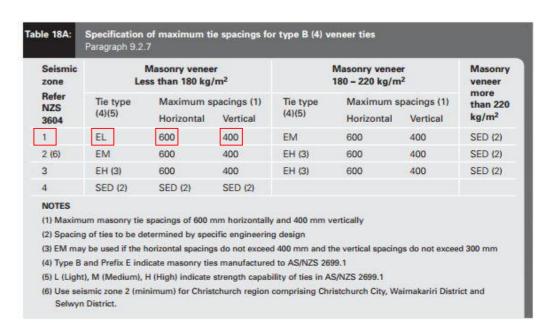
for: SH Omokoroa Showhome

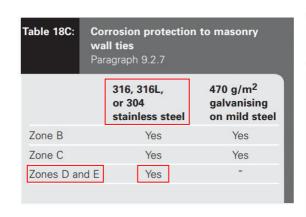
Con	struction Details 8	00	
			l
Scale @ A3 1:10, 1:5	Designer: AJO / JMAC Ltd. Date of Issue: 19/11/18		
Octaic to 1.10, 1.0	Designer. 100 / Sivi to Ltd. Date of Issue. 19/11/10		ĺ

REV	DATE	AMENDMENT	Project No : 1	8017
00	19/11/2018	Building Consent Issue	Fiojectivo.	00 I <i>I</i>
			DWG No :	REV No:
			A 2 4	00
			A31	00









	Paragraph 9.2.9, 316 or 316L or 304(2) stainless steel or	600 g/m ² galvanising on mild steel(1) or	
	600 g/m ² galvanising on mild steel plus duplex coating(1)	300 g/m ² galvanising on mild steel plus Duplex coating	
Zone B	Yes	Yes	
Zone C	Yes	Yes	
Zone D	Yes		
To AS/NZS 2699.3 304 stainless steel will exhibit greater le of surface rusting than 316 stainless steespecially where not exposed to rain was			

These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.



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

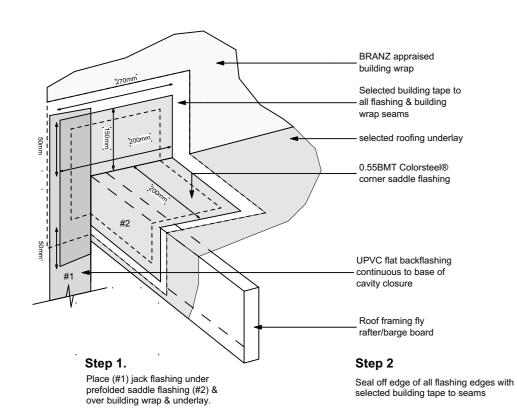
Construction Details 9

REV DATE AMENDMENT
00 19/11/2018 Building Consent Iss Project No: DWG No: Designer: AJO / JMAC Ltd. Date of Issue: 19/11/18

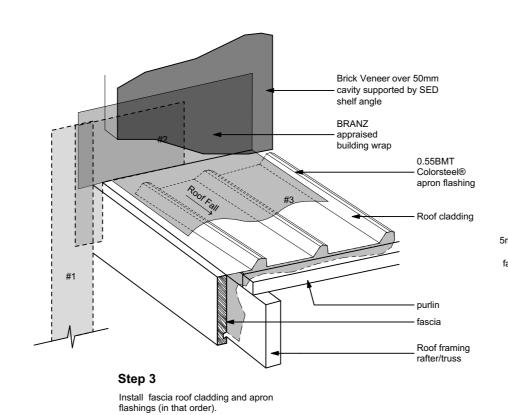
REV No 00

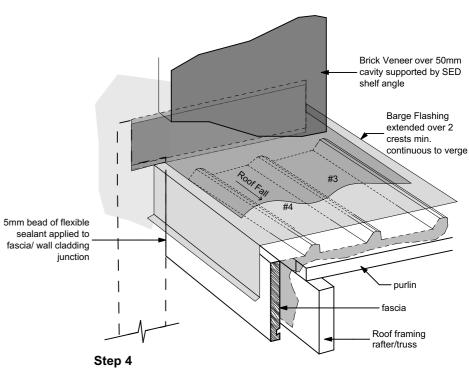
A32

18017



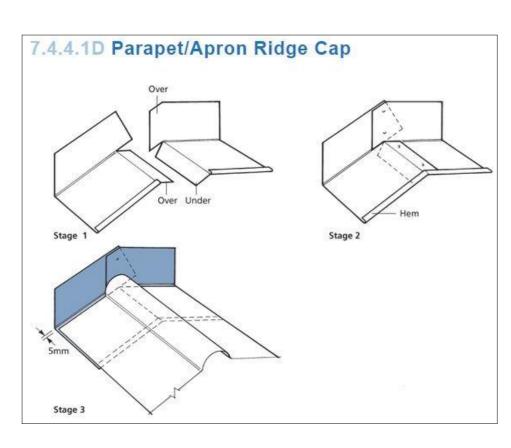
3D Transverse Apron Detail Scale @ A3: 1:10

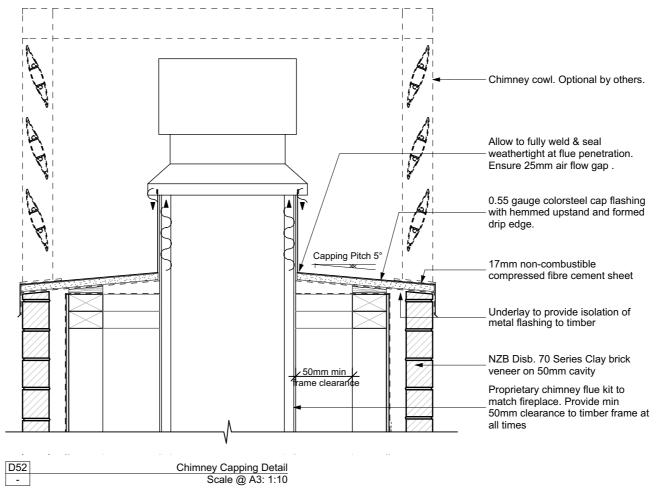




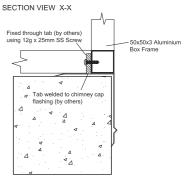
Install (#4) Barge flashing over fascia.

CHIMNEY COWL MOUNTING OPTION 1 / END FIXED BLADES





SECTION VIEW X-X TAB FIXED



D53 Louvretec® Chimney Louvre Detail - NTS

These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.

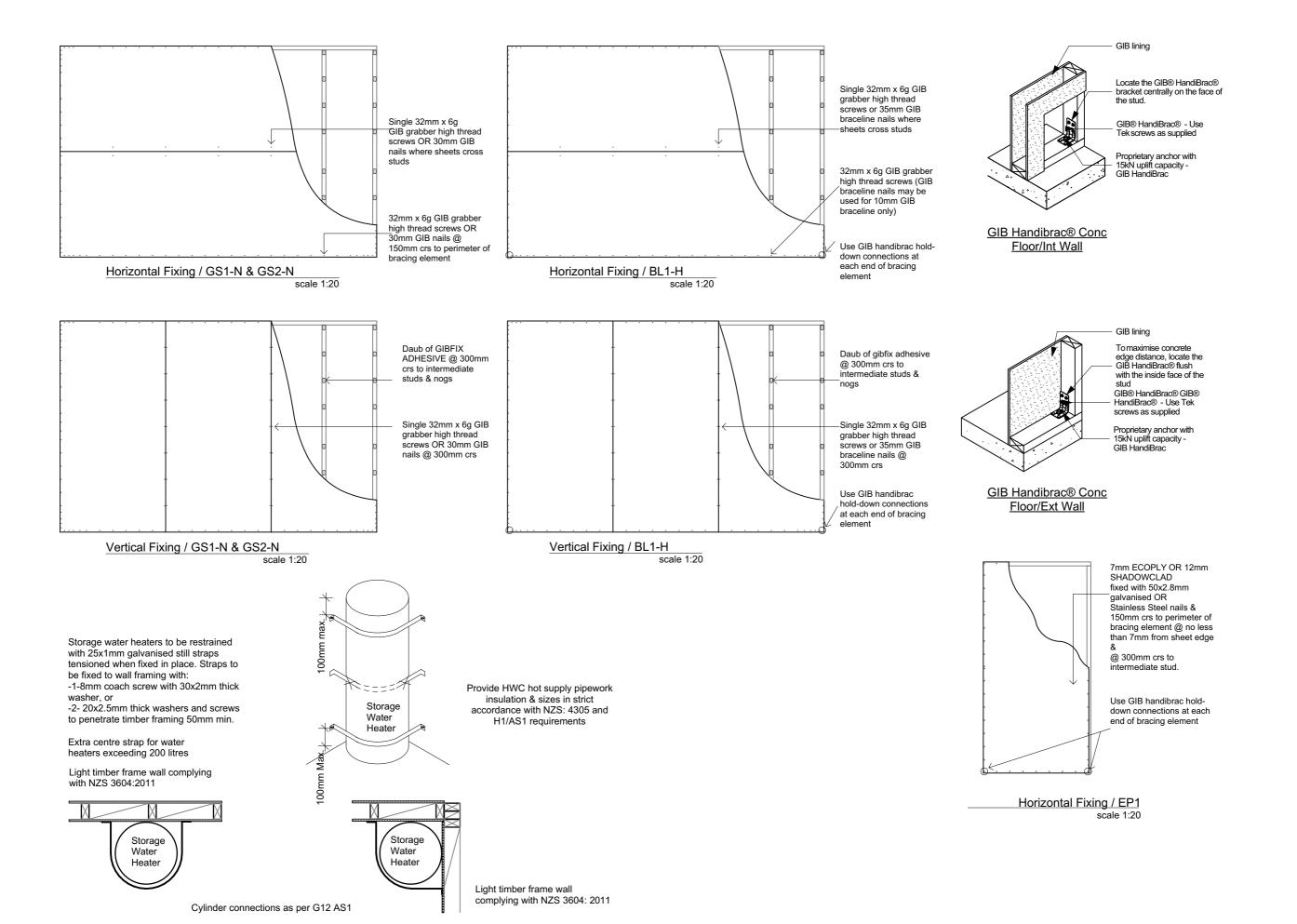


Vogue Homes Ltd : t/a Signature Homes Corner 16th Ave & Fraser Street P.O.Box 2617, Tauranga 3140 Phone: +64 7 578 1000 Fax: +64 7 578 1100 www.signaturehomes.co.nz Copyright: Signature Homes Limited 2009

PROPOSED RESIDENCE

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

0		!!- 40		REV 00	DATE 19/11/2018	AMENDMENT Building Consent Issue	Project No :	8017
Cons	truction Deta	IIS 10					DWG No :	REV No:
Scale @ A3 1:10	Designer: AJO / JMAC Ltd.	Date of Issue:	19/11/18				A33	00



	V
	С
COM A V 1100	Р
- Indicate	C P P
# O M & S Est. 1983	w C
IN O IN E 3 CHISSO	C

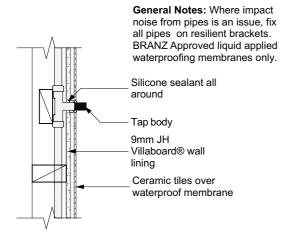
Vogue Homes Ltd : t/a Signature Homes Corner 16th Ave & Fraser Street P.O.Box 2617, Tauranga 3140 Phone: +64 7 578 1000 Fax: +64 7 578 1100 www.signaturehomes.co.nz Copyright: Signature Homes Limited 2009

PROPOSED RESIDENCE

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

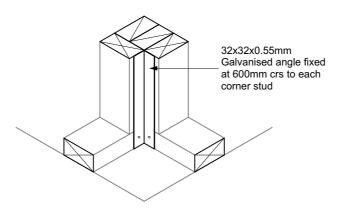
	Bracing Detail	S	
Scale @ A3 1:20	Designer: AJO / JMAC Ltd.	Date of Issue:	19/11/18

REV	DATE	AMENDMENT	Project No :	18017
00	19/11/2018	Building Consent Issue	Trojectivo.	10017
			DWG No :	REV No:
			A34	00
			A34	00



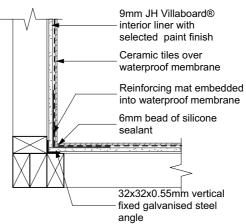
Tiled Wall Penetration Detail

scale 1:10



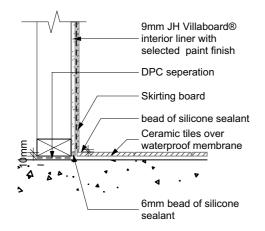
Tiled Shower Corner 3D Detail

scale NTS



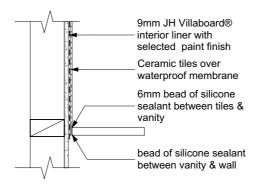
Tiled Shower Corner Detail

scale 1:10



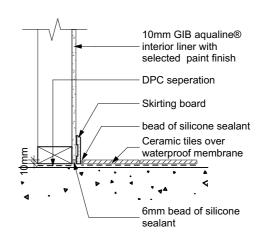
Tiled Wall to Tiled Floor Detail

scale 1:10



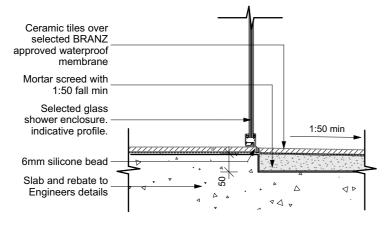
Vanity to Tiled Wall Detail

scale 1:10



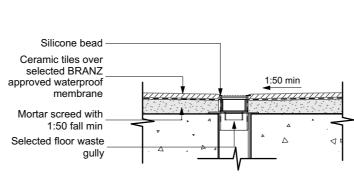
GIB® Wall to Tiled Floor Detail

scale 1:10



Tiled Shower Rebate Detail

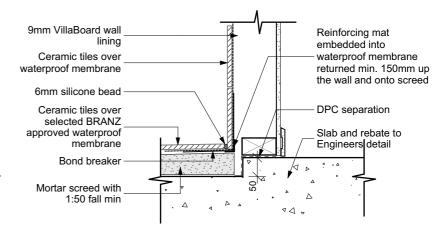
scale 1:10



PROPOSED RESIDENCE

Typical Floor Waste Detail

scale 1:10



Tiled Shower Rebate to Wall detail

scale 1:10

18017

REV No

00

These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.

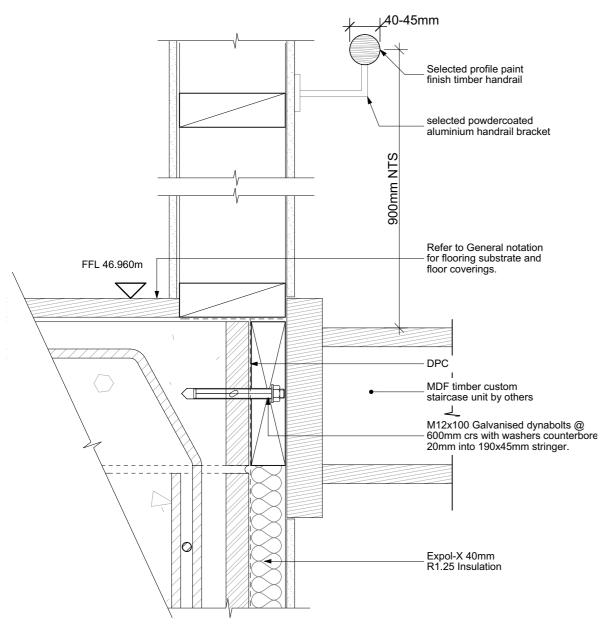


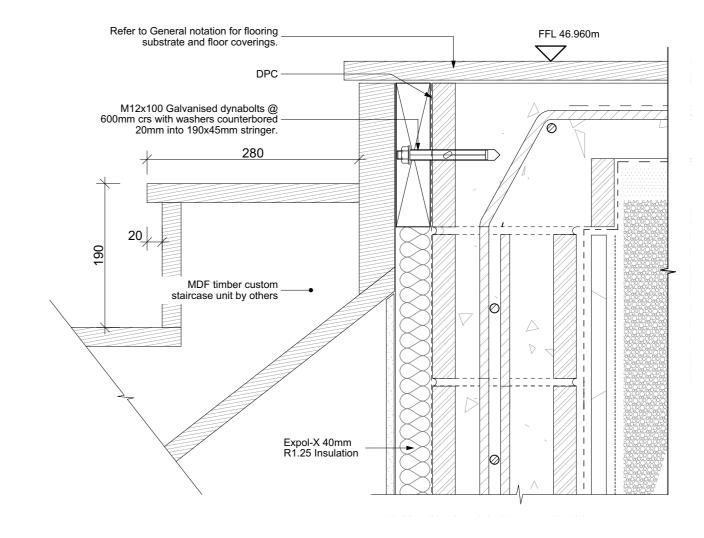
Vogue Homes Ltd : t/a Signature Homes Corner 16th Ave & Fraser Street P.O.Box 2617, Tauranga 3140

at: Lot 28 STAGE 1B, HARBOUR RIDGE, 351 Omokoroa Road, Omokoroa Phone: +64 7 578 1000 Fax: +64 7 578 1100 www.signaturehomes.co.nz Copyright: Signature Homes Limited 2009 Lot: 28 / D.P. Number: 58259 for: SH Omokoroa Showhome

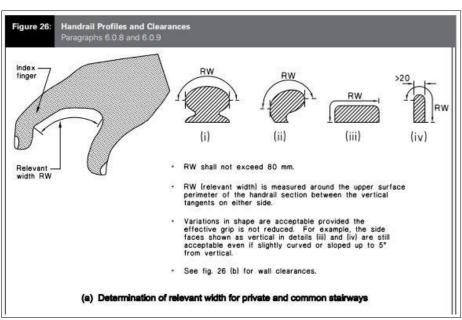
Scale @ A3 1:10	

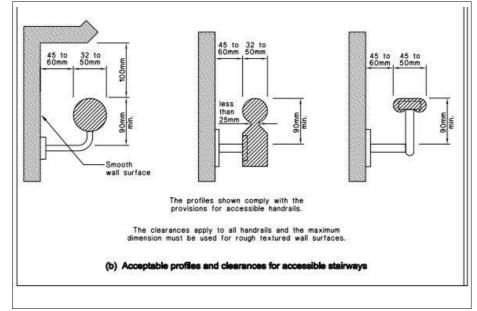
ь.			REV 00	DATE 19/11/2018	AMENDMENT Building Consent Issue	Project No :
ы	umbing Deta	IIS				DWG No :
						A35
	Designer: A.IO / .IMAC Ltd	Date of Issue: 19/11/18				

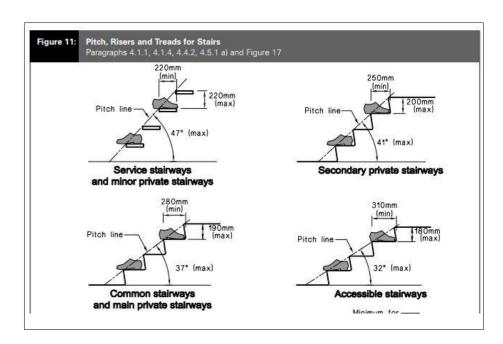




S01 Stair Details scale @ A3: 1:5







These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.

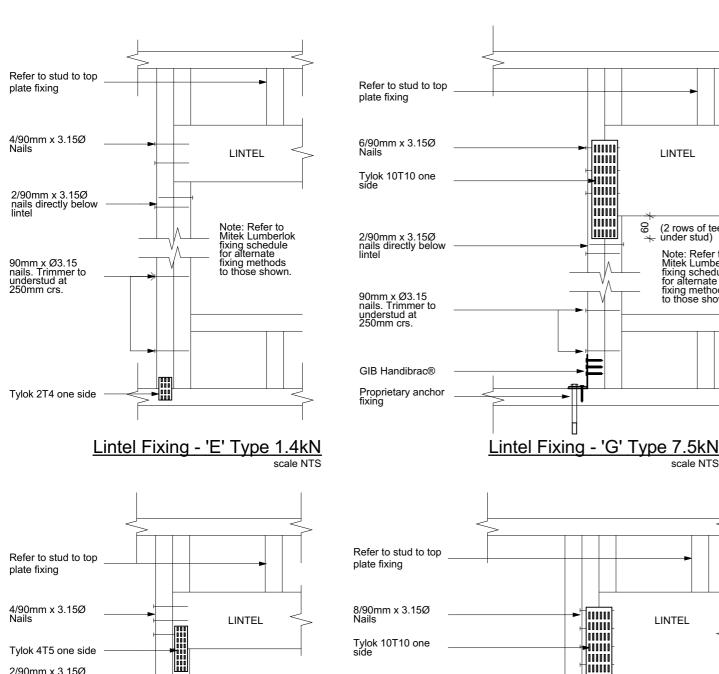


Vogue Homes Ltd : t/a Signature Homes Corner 16th Ave & Fraser Street P.O.Box 2617, Tauranga 3140 Phone: +64 7 578 1000 Fax: +64 7 578 1100 www.signaturehomes.co.nz Copyright: Signature Homes Limited 2009

PROPOSED RESIDENCE

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

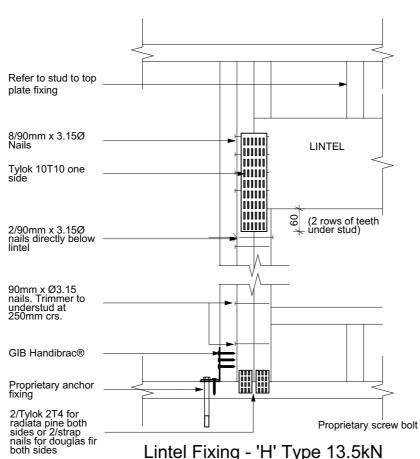
Stair Details 00 19/11/2010 Building Consentissue	Project No : 18017
Stair Details	Project No. 10017
Otali Otalio Digitalio Dig	DWG No : REV No :
A26 00	A26 00
cale @ A3 1:5 Designer: AJO / JMAC Ltd. Date of Issue: 19/11/18	A30 00
Designor. No 7 blance Eta Date of 1850e. 1971/10	

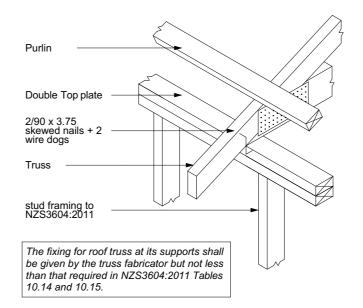


Note: Refer to Mitek Lumberlok fixing schedule for alternate

fixing methods to those shown

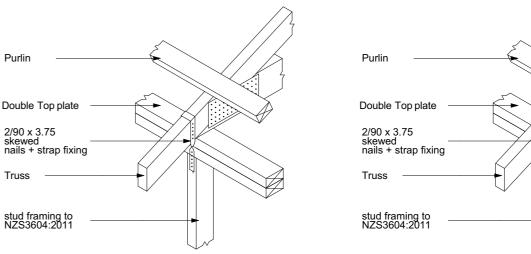
Lintel Fixing - 'F' Type 4.0kN





Truss to Top Plate Fixing - E Type 4.7kN

Rafter to Top Plate Fixing - E Type 4.7kN



Purlin

Double Top plate

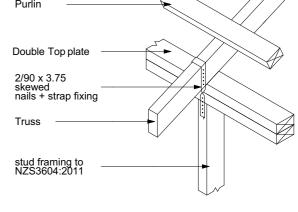
skewed nails + 2

stud framing to NZS3604:2011

2/90 x 3.75

wire dogs

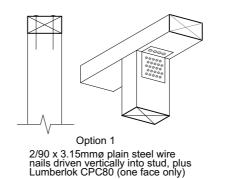
Truss



The fixing for roof truss at its supports shall be given by the truss fabricator but not less than that required in NZS3604:2011 Tables 10.14 and 10.15.

Truss to Top Plate Fixing - F Type 7.0kN

Rafter to Top Plate Fixing - F Type 7.0kN



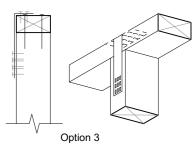
Scale @ A3 1:10

The fixing for roof truss at its supports shall

be given by the truss fabricator but not less

than that required in NZS3604:2011 Tables

Option 2



2/90 x 3.15mmø plain steel wire nails driven vertically into stud, plus Lumberlok 2x CPC40(both stud faces)

2/90 x 3.15mmø plain steel wire nails driven vertically into stud, plus lumberlok stud strap (one face only)

Stud to Top Plate Fixing Type B / 4.7kN scale 1:10



These drawings and designs remain the propertry of SIGNATURE HOMES Ltd.

2/90mm x 3.15Ø

90mm x Ø3.15 nails. Trimmer to

understud at 250mm crs.

2/tylok 2T4 for Radiata pine, 2/strap nails for Douglas fir

nails directly below

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,

LINTEL

(2 rows of teeth under stud)

Note: Refer to Mitek Lumberlok fixing schedule for alternate fixing methods

Purlin

2/90 x 3.75

10.14 and 10.15.

skewed

Truss

351 Omokoroa Road, Omokoroa Lot: 28 / D.P. Number: 58259 for: SH Omokoroa Showhome

	REV	DATE	AMENDMEN
Elister Datalla	00	19/11/2018	Building Cons
Fixing Details			
Designer: AJO / JMAC Ltd. Date of Issue: 19/11/18			
Designer. No Follow Co. 13711/10			

REV	DATE	AMENDMENT	Project No :	18017
00	19/11/2018	Building Consent Issue	Floject No .	10017
			DWG No :	REV No:
			A37	00
			_ A31	00
				00