



the affordable way to a quality home

PROPOSED NEW RESIDENCE FOR:
SMITH & GEDDES TRUST
15 HAMON PLACE
ROTORUA

JOB NUMBER: MRO 12502

FRANCHISE: ROTORUA

SALES PERSON: ANTHONY

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**COUNCIL
COPY**

REVISIONS

WD-A 27 APR 12 ISSUED

PL-B 24 APR 12

- INTERNAL PLAN AMENDMENTS
- FFL REDUCED BY 200mm

PL-A 12 APR 2012

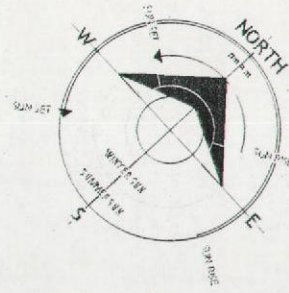
- FORMER BED 3 EXTENDED, FORMER BED 2 CHANGED TO OFFICE
- FULL HEIGHT WINDOW ADDED TO OFFICE
- NEW BED 2 WINDOW CHANGED TO 1800 SLIDER
- FLOOR WASTE TO BATHROOM
- GARAGE ACCESS DOOR CHANGED TO HINGED
- SCULLERY FORMED FROM HALLWAY
- EXTERIOR TAP ADDED
- HWC INCREASED TO 250L
- BEDROOM CUPBOARD DOORS CHANGED TO SLIDERS
- HEATPUMP ADDED

PIM/BC
. . 6 9 3 8 6



Document Number: RDC-286550
Date Registered: 31/7/2012





LOT 7 DP 399109
700m²

WIND ZONE MEDIUM
EARTHQUAKE ZONE 2
CORROSION ZONE B
SNOW LOADING 0.5 kPa

BUILDING FOOTPRINT: 210.66m²
SITE COVERAGE: 30% (45% MAX)

ALL LEVELS ARE IN TERMS OF MOTURIKI DATUM

FIXTURES DISCHARGING TO GULLY TRAPS		
FIXTURES	DISCHARGE PIPE SIZE	GRADE
BATH	400	1:40
BASIN	400	1:40
SHOWER	400	1:40
LAUNDRY TUB + WM	500	1:40
KITCHEN SINK	500	1:40
FIXTURES DISCHARGING TO VENTED DRAIN UNDER SLAB		
FIXTURES	DISCHARGE PIPE SIZE	GRADE
WATER CLOSET	1000	1:60
VENT SIZES		
VENT SIZES	PIPE SIZE	GRADE
TERMINAL VENT	800	N/A
SANITARY DRAINAGE		
PIPE SIZE	GRADE	
SEWERAGE LINES	1000	1:60
STORMWATER DRAINAGE		
PIPE SIZE	GRADE	
STORMWATER LINES	1000	1:60
DOWNSPIPES	800	N/A

PLUMBING AND DRAINAGE TO NZBC G13/AS1. PIPE SIZES, GRADES, AND LAYOUT TO BE CONFIRMED BY A REGISTERED PLUMBER/DRAINLAYER.

DOWNSPIPE CALCULATION

ROOF PLAN AREA = 246.05m²
ASSUME 1 DOWNSPIPE PER 50m²

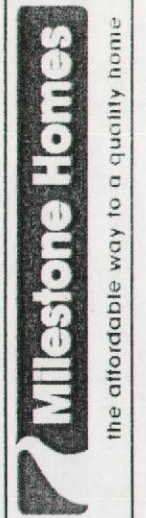
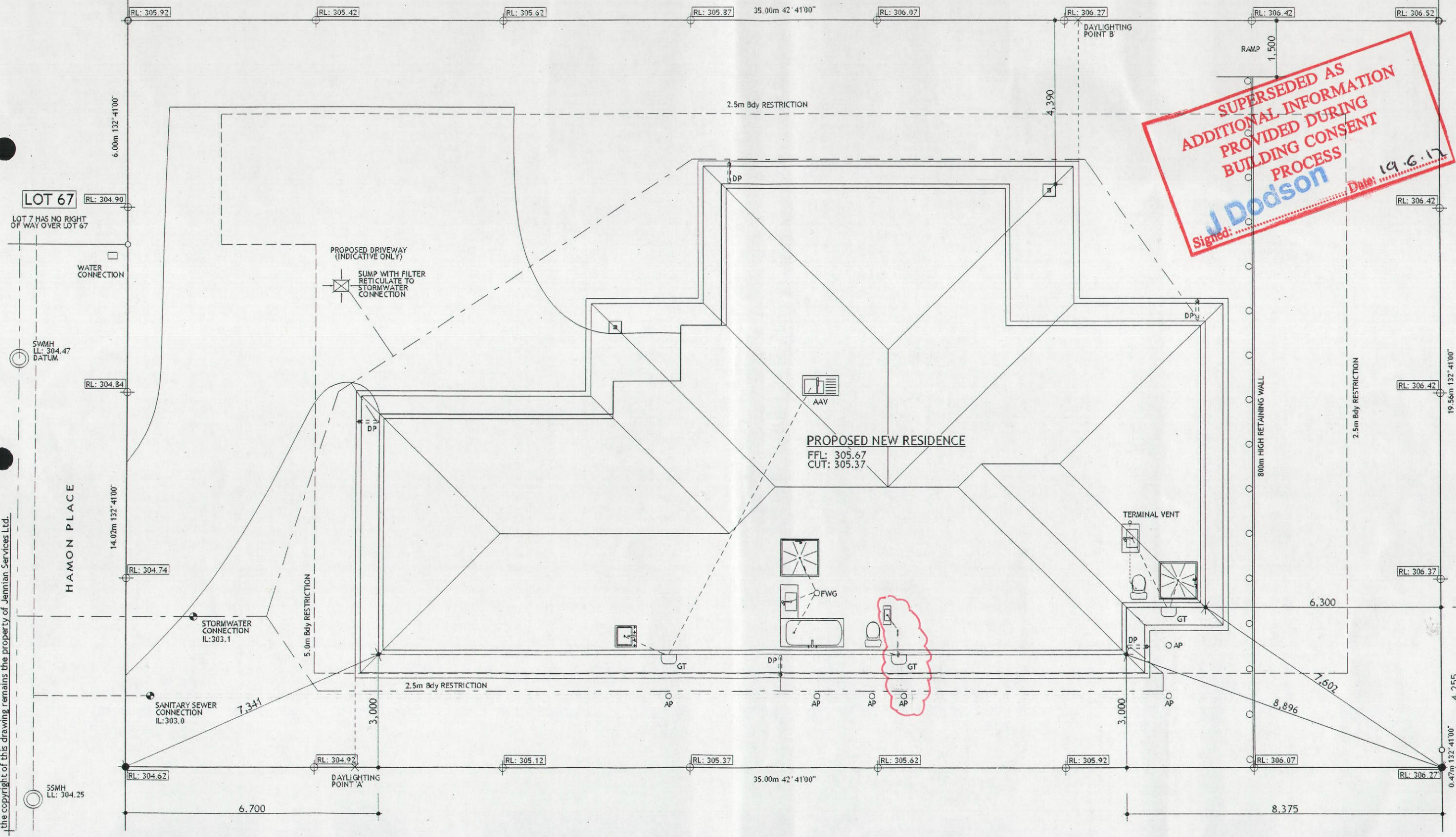
THEN:
MIN. NUMBER OF DOWNSPIPES REQUIRED = ROOF PLAN AREA (m²) / 50
= 246.05 / 50
= 4.9

THEREFORE:
5 DOWNSPIPES WILL SATISFY THE ABOVE EQUATION

RECEIVED
01 JUN 2012
B.C.No.

**SUPERSEDED AS
ADDITIONAL INFORMATION
PROVIDED DURING
BUILDING CONSENT
PROCESS**

J. Dodson
Signed: Date: 19.6.17

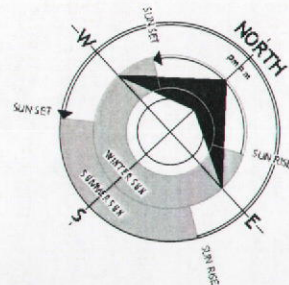


Client: SMITH & GEDDES TRUST
LOT 7 DP 399109
15 HAMON PLACE
ROTORUA

Drawing: SITE & DRAINAGE PLAN
SCALE 1:100 @ A3

Date: 27 APR 2012
Revision: WD-A WORKING DRAWINGS
Job #: MRD 12502
Drawn: S.B.
Checked: O.B.
Amended: S.B.

Sheet: 2 / 18



LOT 7 DP 399109
700m²

WIND ZONE MEDIUM
EARTHQUAKE ZONE 2
CORROSION ZONE B
SNOW LOADING 0.5 kPa
BUILDING FOOTPRINT: 210.66m²
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ALL LEVELS ARE IN TERMS OF MOTURIKI DATUM

FIXTURES DISCHARGING TO GULLY TRAPS			DISCHARGE PIPE SIZE	GRADE
BATH	400	1:40		
BASIN	400	1:40		
SHOWER	400	1:40		
LAUNDRY TUB + WM	500	1:40		
KITCHEN SINK	500	1:40		
FIXTURES DISCHARGING TO VENTED DRAIN UNDER SLAB			DISCHARGE PIPE SIZE	GRADE
WATER CLOSET	1000	1:60		
VENT SIZES	PIPE SIZE	GRADE		
TERMINAL VENT	800	N/A		
SANITARY DRAINAGE	PIPE SIZE	GRADE		
SEWERAGE LINES	1000	1:60		
STORMWATER DRAINAGE			DISCHARGE PIPE SIZE	GRADE
STORMWATER LINES	1000	1:60		
DOWNPIPES	800	N/A		

PLUMBING AND DRAINAGE TO NZBC G13/AS1. PIPE SIZES, GRADES, AND LAYOUT, TO BE CONFIRMED BY A REGISTERED PLUMBER/DRAINLAYER.

DOWNPIPE CALCULATION
ROOF PLAN AREA = 246.05m²
ASSUME 1 DOWNPIPE PER 50m²
THEN:
MIN. NUMBER OF DOWNPIPES REQUIRED = ROOF PLAN AREA (m²) / 50
= 246.05 / 50
= 4.9
THEREFORE:
5 DOWNPIPES WILL SATISFY THE ABOVE EQUATION

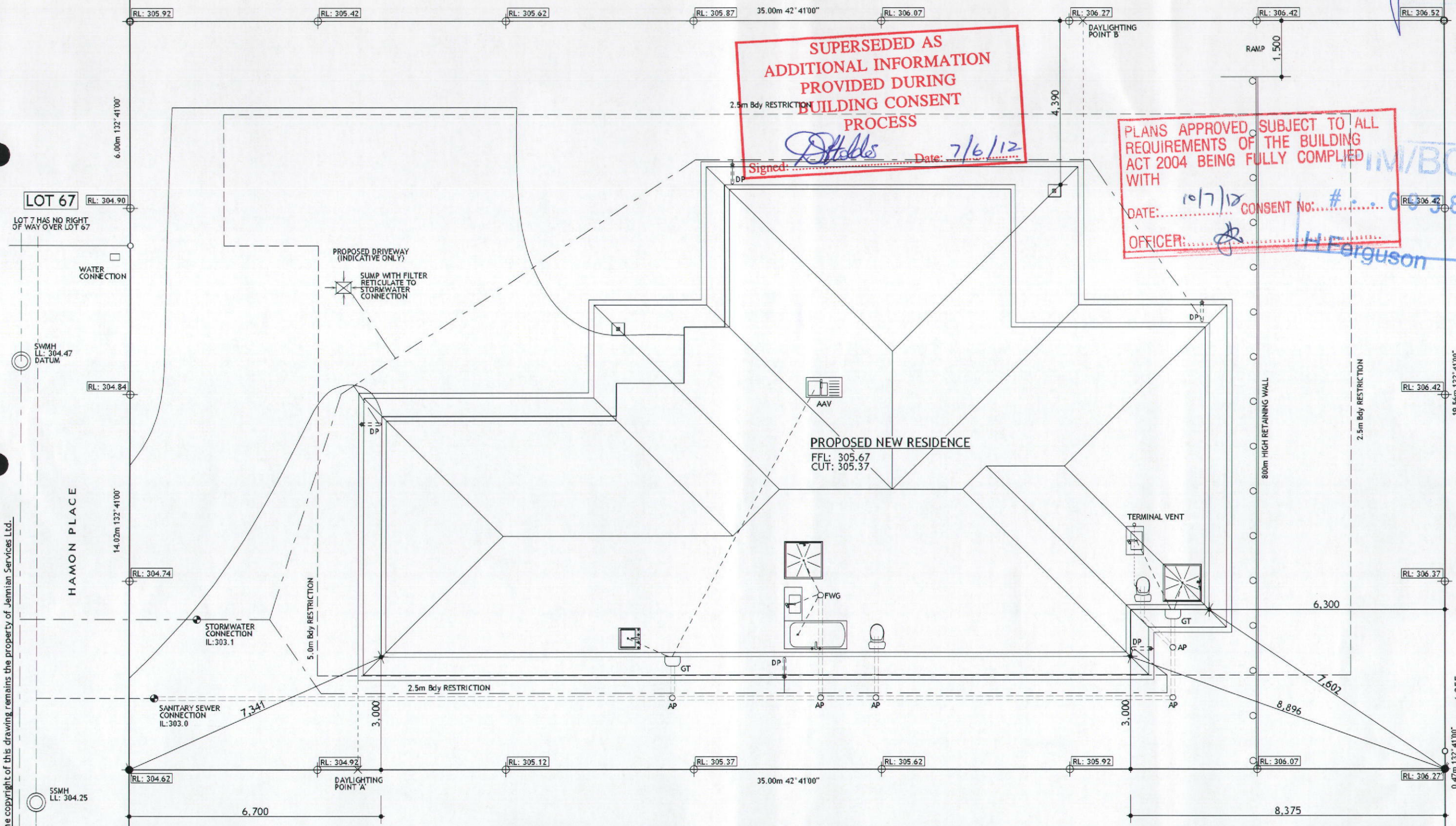
PROJECT INFORMATION MEMORANDUM
ISSUED UNDER SECTION 32 OF THE
BUILDING ACT 2004

DATE: 25.5.12 P.I.M. No: # 693

OFFICER: A Kelly

SUPERSEDED AS
ADDITIONAL INFORMATION
PROVIDED DURING
BUILDING CONSENT
PROCESS
Signed: [Signature] Date: 7/6/12

PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING
ACT 2004 BEING FULLY COMPLIED
WITH
DATE: 10/7/12 CONSENT No: # 69386
OFFICER: [Signature] H Ferguson



Client: SMITH & GEDDES TRUST
LOT 7 DP 399109
15 HAMON PLACE
ROTORUA

Drawing: SITE & DRAINAGE PLAN
SCALE 1:100 @ A3

Date: 27 APR 2012
Revision: V0-A WORKING DRAWINGS
Job #: MRO 12502
Drawn: S.B.
Checked: O.B.
Amended: S.B.

Sheet: 2/18

Milestone Homes
the affordable way to a quality home

TOTAL AREA OVER FRAME	
LIVING AREA:	158.93m ²
GARAGE AREA:	39.55m ²
TOTAL AREA:	198.48m ²
ROOF PLAN AREA:	246.05m ²
AREA OVER BRICK:	204.09m ²

EXTERIOR FRAMING
STUDS UP TO 2.4m - AT 600cs
(SINGLE OR TOP STOREY)

INTERIOR FRAMING
STUDS UP TO 2.4m - AT 600cs
(SINGLE OR TOP STOREY)

NOTES
BUILDING CONTRACTOR TO CHECK ALL
DIMENSIONS BEFORE COMMENCING CONSTRUCTION

ALL GLAZING TO COMPLY WITH NZS 4223
INCLUDING SAFETY GLASS TO SHOWER DOORS

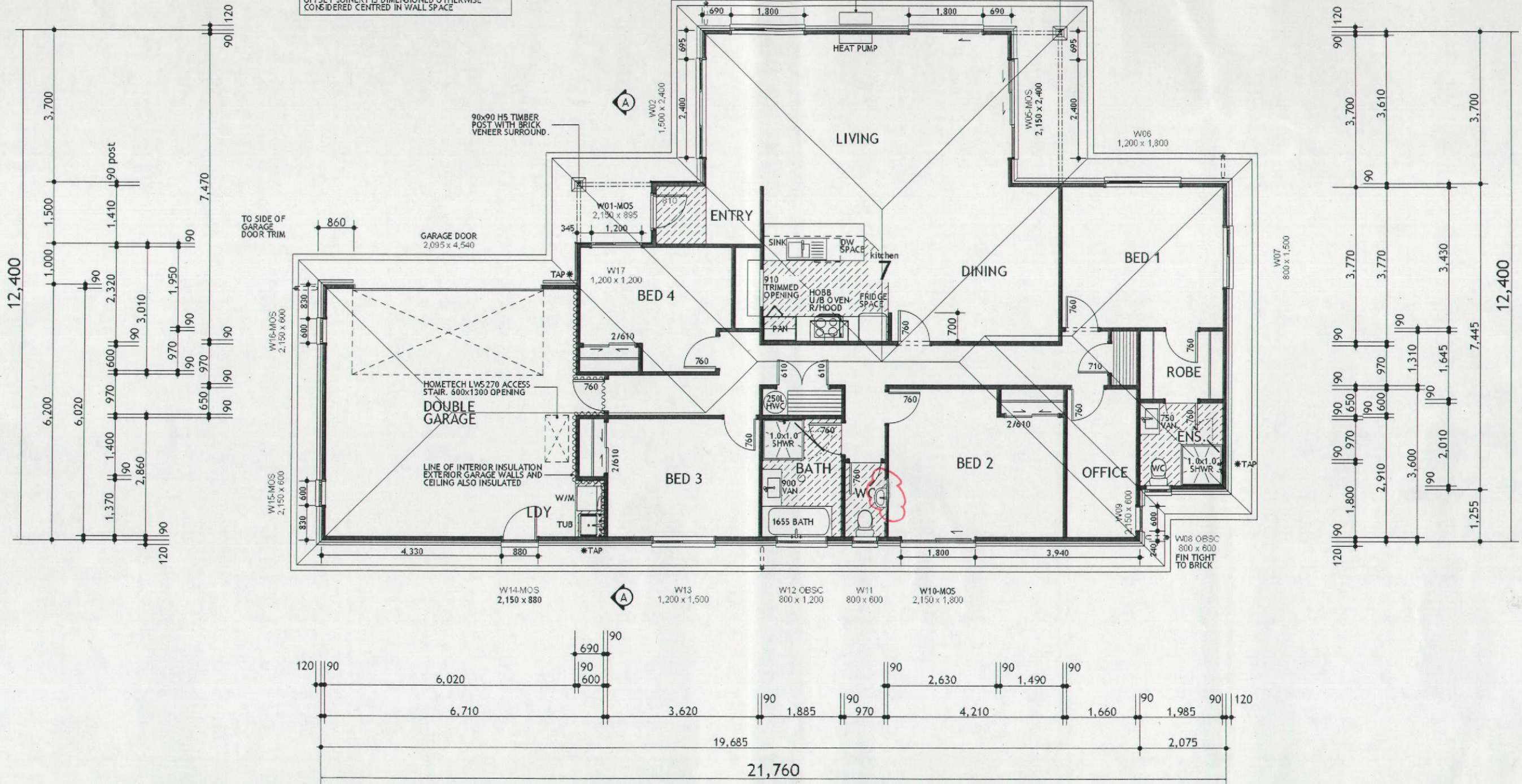
DOUBLE GLAZING TO ALL EXTERIOR JOINERY.

INSULATION TO WHOLE HOUSE.

OFFSET JOINERY IS DIMENSIONED OTHERWISE
CONSIDERED CENTRED IN WALL SPACE

RECEIVED
01 JUN 2012
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69386



Milestone Homes
the affordable way to a quality home

Client: SMITH & GEDDES TRUST
LOT 7 DP 399109
15 HAMON PLACE
ROTORUA

Drawing: FLOOR PLAN
PARENT PLAN: MURRAYSTONE 47
SCALE 1:100 @ A3

Date: 27 APR 2012
Revision: MRO 12502
Job #: S.B.
Drawn: S.B.
Checked: O.B.
Amended: S.B.

Sheet: 3/18

TOTAL AREA OVER FRAME	
LIVING AREA:	156.93m ²
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ROOF PLAN AREA:	246.05m ²
AREA OVER BRICK:	204.09m ²

EXTERIOR FRAMING
STUDS UP TO 2.4m - AT 600c/s
(SINGLE OR TOP STOREY)

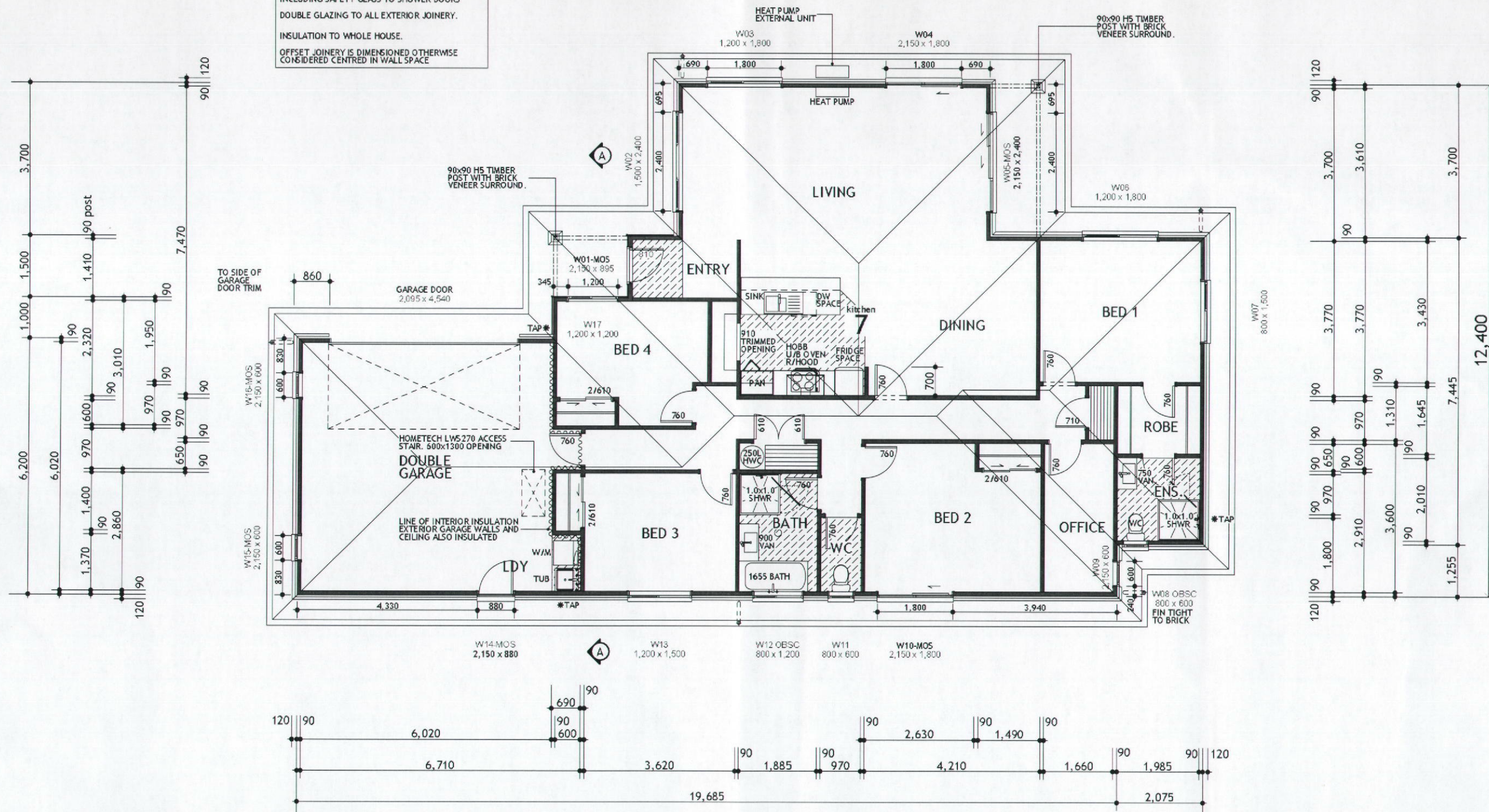
INTERIOR FRAMING
STUDS UP TO 2.4m - AT 600c/s
(SINGLE OR TOP STOREY)

NOTES
BUILDING CONTRACTOR TO CHECK ALL
DIMENSIONS BEFORE COMMENCING CONSTRUCTION
ALL GLAZING TO COMPLY WITH NZS 4223
INCLUDING SAFETY GLASS TO SHOWER DOORS
DOUBLE GLAZING TO ALL EXTERIOR JOINERY.
INSULATION TO WHOLE HOUSE.
OFFSET JOINERY IS DIMENSIONED OTHERWISE
CONSIDERED CENTRED IN WALL SPACE

**SUPERSEDED AS
ADDITIONAL INFORMATION
PROVIDED DURING
BUILDING CONSENT
PROCESS**

Signed: *Stella* Date: 7/6/12

- - 6 - 386



Client: SMITH & GEDDES TRUST
LOT 7 DP 399109
15 HAMON PLACE
ROTORUA

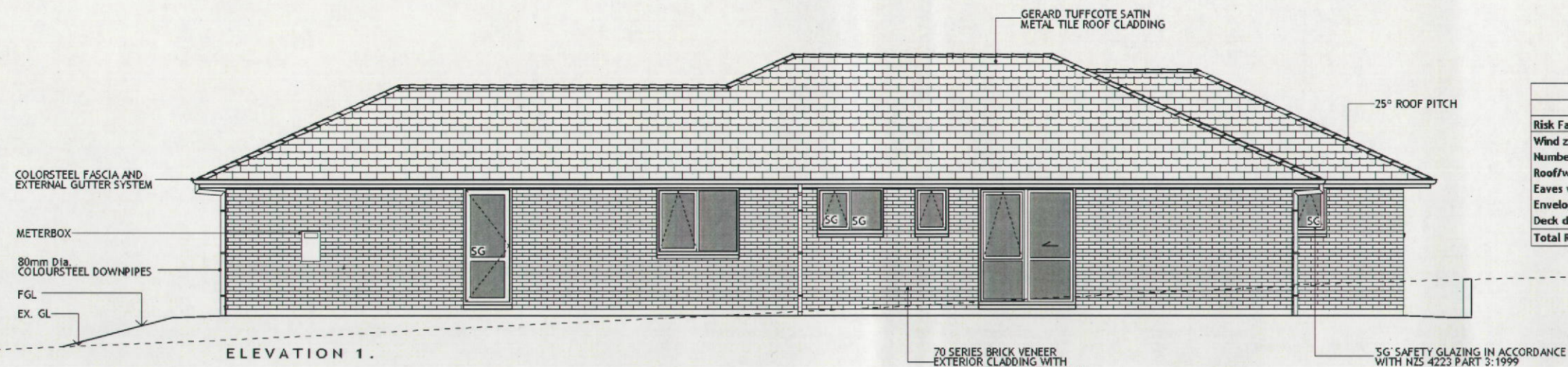
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Parent Plan: MURRAYSTONE 47
Scale: 1:100 @ A3



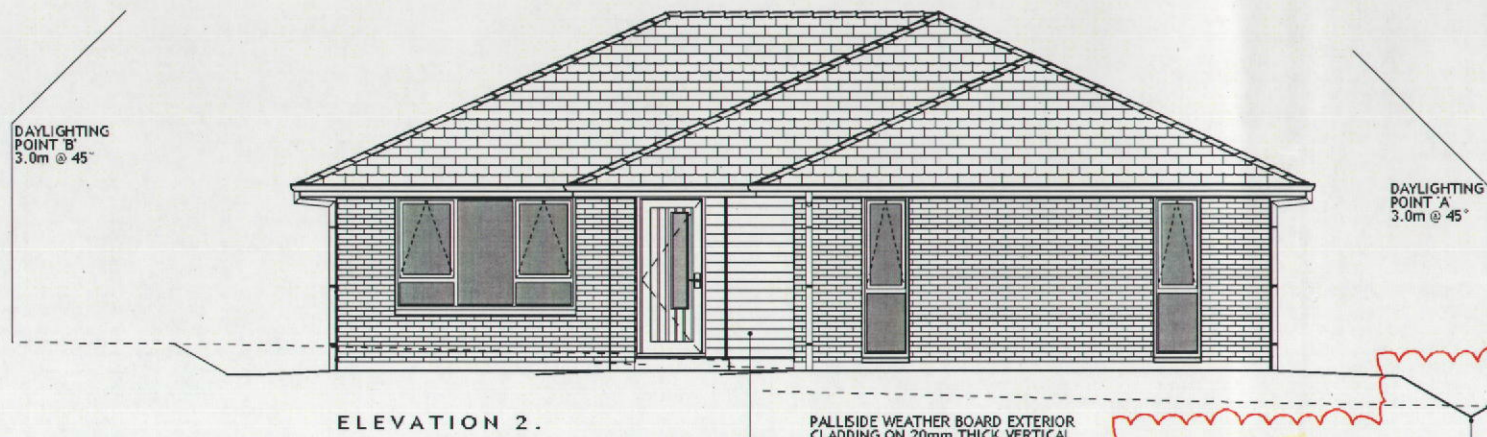
Date: 27 APR 2012
Revision: WD-A WORKING DRAWINGS
Job #: MRO 12502
Drawn: S.B.
Checked: O.B.
Amended: S.B.

Sheet: 3/18

Milestone Homes
the affordable way to a quality home

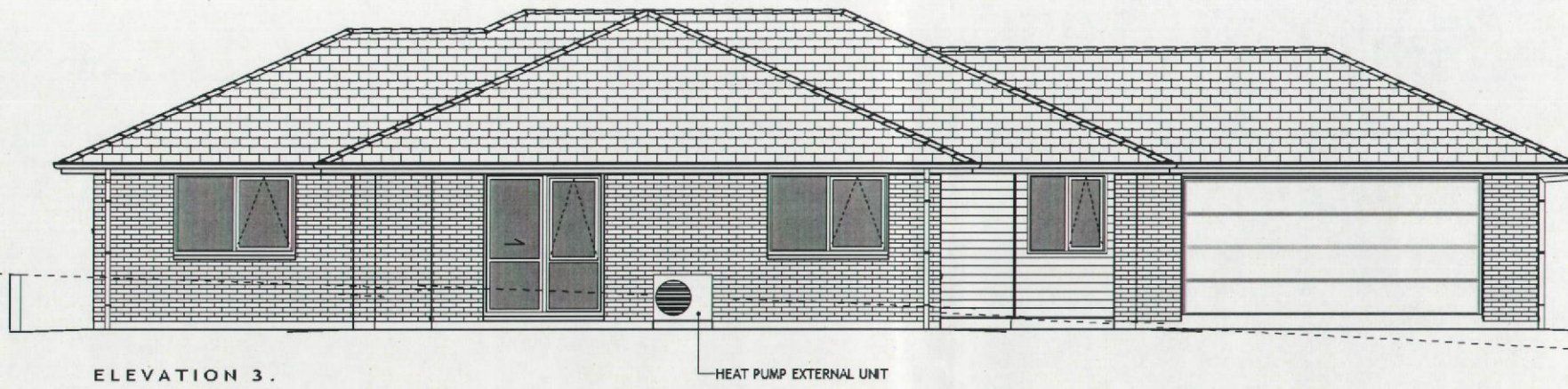


BUILDING ENVELOPE RISK MATRIX		
ELEVATION 1		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		1

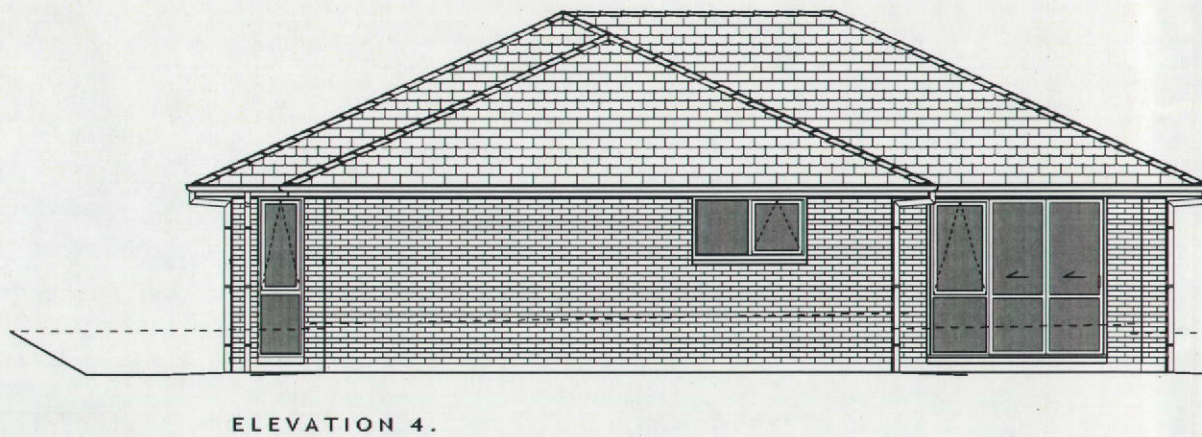


BUILDING ENVELOPE RISK MATRIX		
ELEVATION 2		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		2

FORMED SWALE 150mm MIN. DEEP,
30° MAX. SLOPE TO SIDES
EXTENDING TO ROAD BOUNDARY



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 3		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		2



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



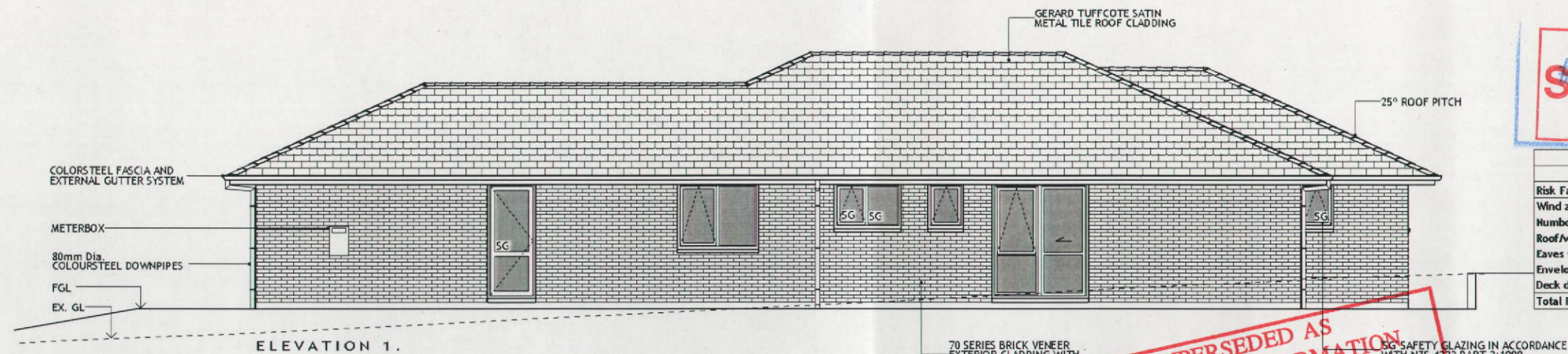
Client: SMITH & GEDDES TRUST
LOT 7 DP 399109
15 HAMON PLACE
ROTORUA

Drawing: ELEVATIONS
SCALE 1:100 @ A3



Date: 15 JUN 2012
Revision: WD-C WORKING DRAWINGS
Job #: M80 12502
Drawn: S.B.
Checked: O.B.
Amended: R.C.

Sheet: 4/18.



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

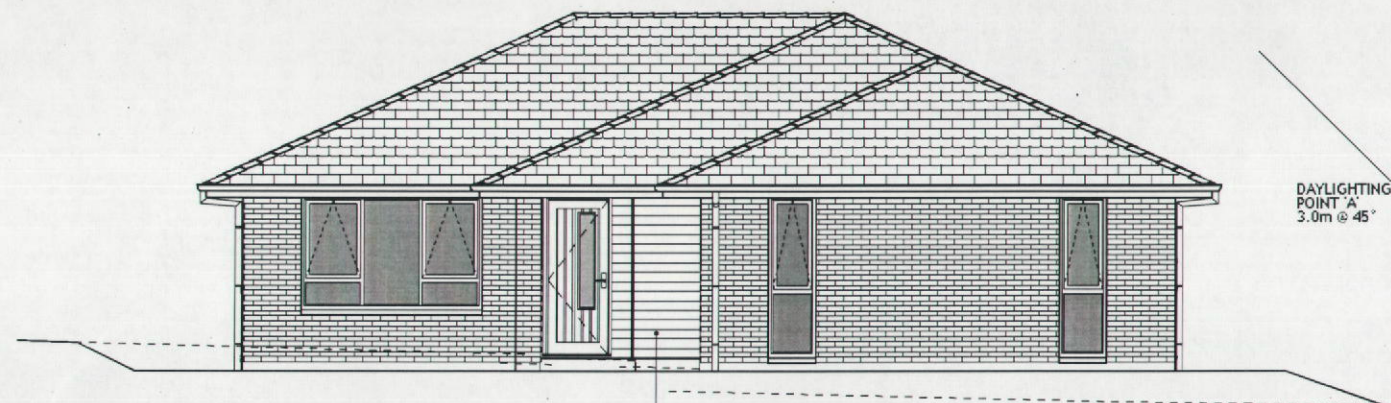
RAFT

**SUPERSEDED AS
ADDITIONAL INFORMATION
PROVIDED DURING
BUILDING CONSENT
PROCESS**

J Dodson

Signed: Date: 19.6.17

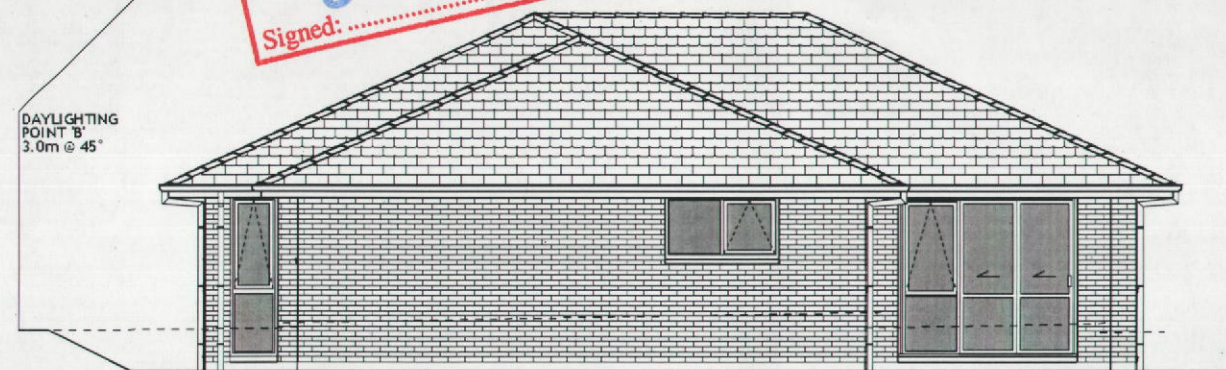
5G SAFETY GLA
WITH NZS 4223



ELEVATION 2.

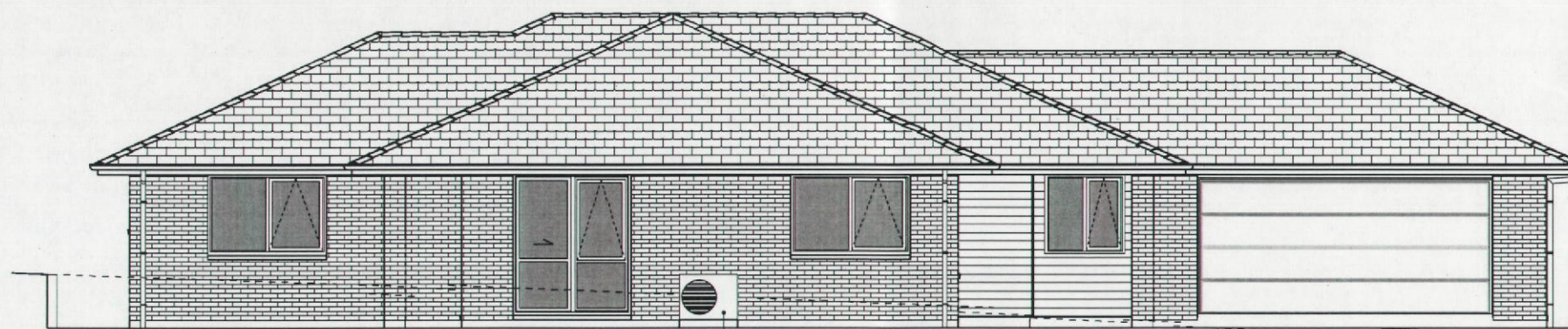
PALLISIDE WEATHER BOARD EXTERIOR
CLADDING ON 20mm THICK VERTICAL
H3.1 TIMBER BATTENS WITH
DANBAND OVER THERMAKRAFT
COVERUP BUILDING WRAP

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



ELEVATION 4.

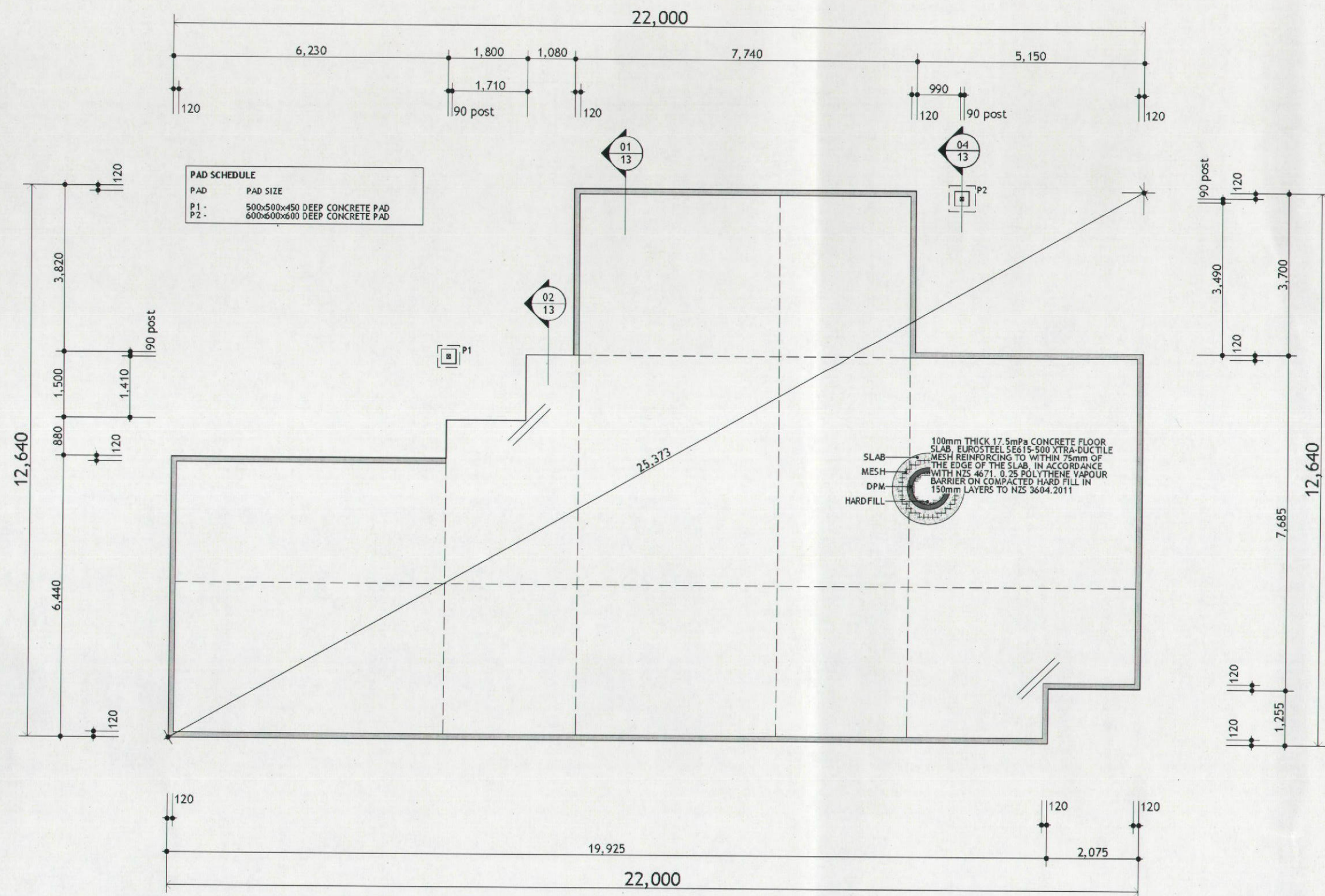
BUILDING ENVELOPE RISK MATRIX		
ELEVATION 4		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		1



ELEVATION 3.

HEAT PUMP EXTERNAL UNIT

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 3		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		2



PIM/BC
. . 6 9 3 8 6

NOTES

2/D 10 BARS 1.2m LONG
ACROSS INTERNAL CORNERS

SHRINKAGE CONTROL JOINTS.
SAW CUT 5x25mm DEEP

120mm REBATE
FOR BRICK VENEER

INTERNAL LOAD BEARING WALLS IN SINGLE STOREY BUILDINGS SUPPORTING A ROOF ONLY DO NOT REQUIRE A SLAB THICKENING REFER TO CLAUSE 7.5.11.1 OF NZS 3604:2011 OR UNLESS ROOF LOAD EXCEEDS 10kN AS STATED BY PRE-CUT MANUFACTURER
MITEK INTERNAL LOAD BEARING WALLS 12/2006

SHRINKAGE CONTROL JOINTS SHALL BE POSITIONED TO COINCIDE WITH MAJOR CHANGES OF PLAN

SUPPLEMENTARY SLAB REINFORCING, 2/D10 BARS
1.2m LONG ACROSS INTERNAL CORNERS, EXCEPT
ACROSS SHRINKAGE CONTROL JOINTS

SUPPLEMENTARY SHRINKAGE CONTROL JOINTS SHALL BE USED SUCH THAT BAY SIZES DO NOT EXCEED 6.0m FOR SLABS WHERE THERE IS EXPOSED CONCRETE

BAY DIMENSIONS FORMED BY EITHER CONSTRUCTION OR SHRINKAGE CONTROL JOINTS SHALL BE LIMITED TO A MAXIMUM RATIO OF LENGTH : WIDTH OF 2:1

SHRINKAGE CONTROL JOINTS INDICATED ON PLAN ARE INDICATIVE ONLY AND MUST BE CONFIRMED BY AN EXPERIENCED CONCRETE CUTTING CONTRACTOR REFER TO CLAUSE 7.5.8.6.4 OF NZS 3604:2011

Client: SMITH & GEDDES TRUST
LOT 7 DP 399109
15 HAMON PLACE
ROTORUA

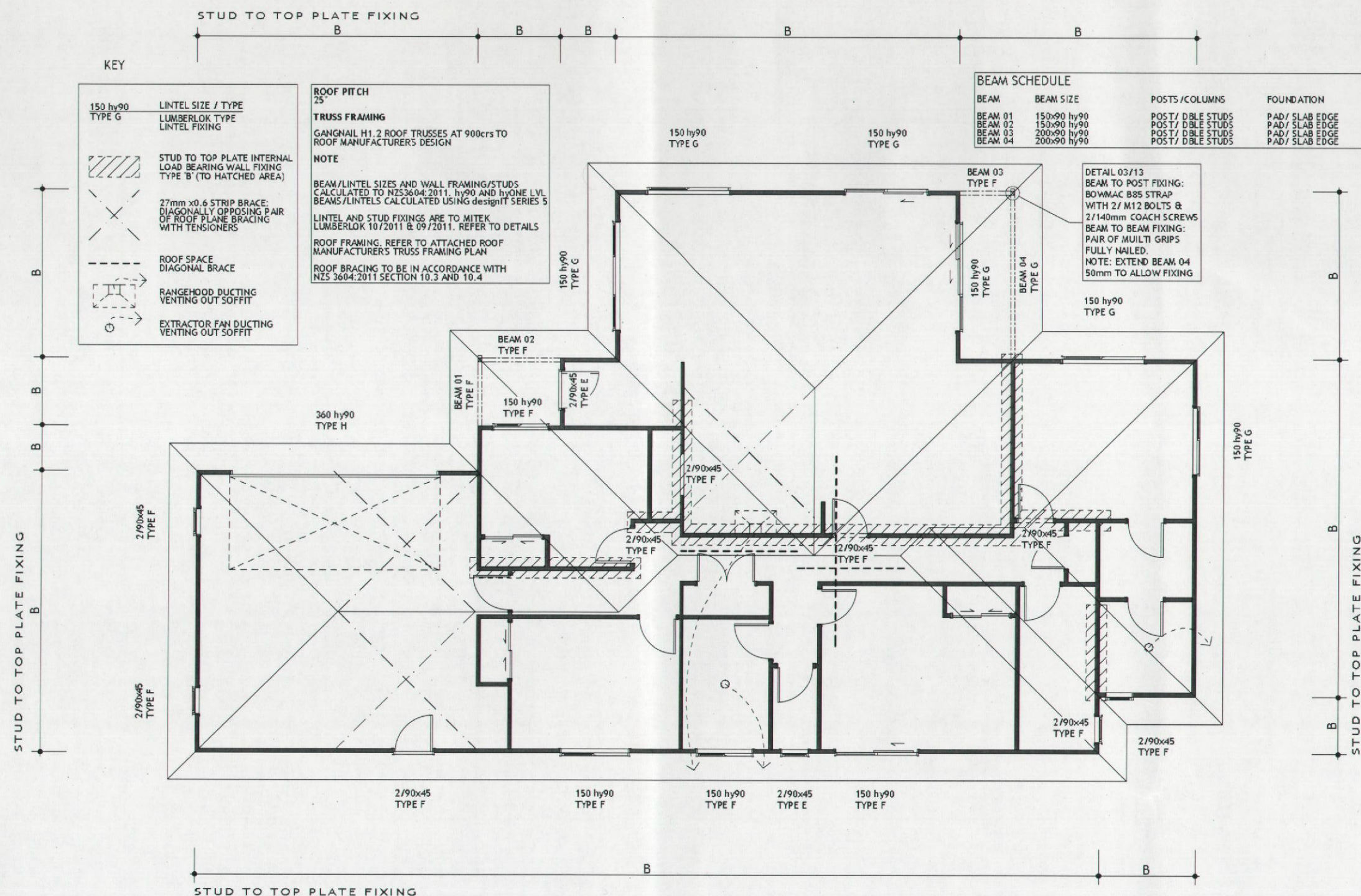
Drawing:
FOUNDATION PLAN
SCALE 1:100 @ A3

Date: 27 APR 2012
Revision: WD-A WORKING DRAWINGS
Job #: MRO 12502
Drawn: S.B.
Checked: O.B.
Amended: S.B.

Sheet

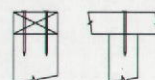
5/18

PIM/BC
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LUMBERLOK STUD TO TOP PLATE FIXING TYPES

TYPE A
0.7kN

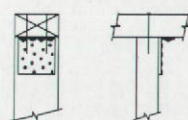


2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

TYPE B
4.7kN

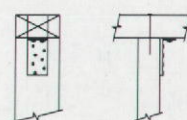
CHOOSE ANY OF THE 3 OPTIONS

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



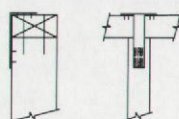
Plus LUMBERLOK 6kN Stud Anchor (CPC80)

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus 2 x LUMBERLOK CPC40

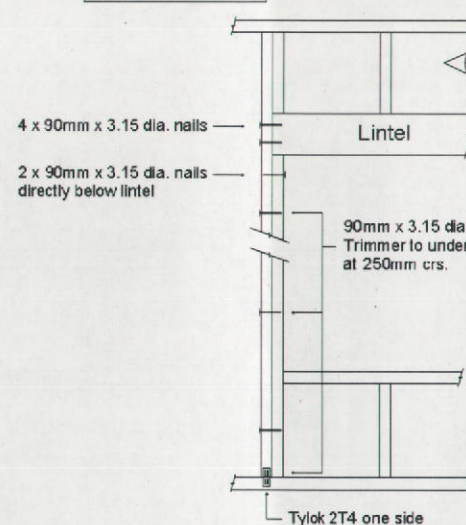
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus LUMBERLOK Stud Strap (ONE FACE ONLY)

LUMBERLOK LINTEL FIXING TYPES

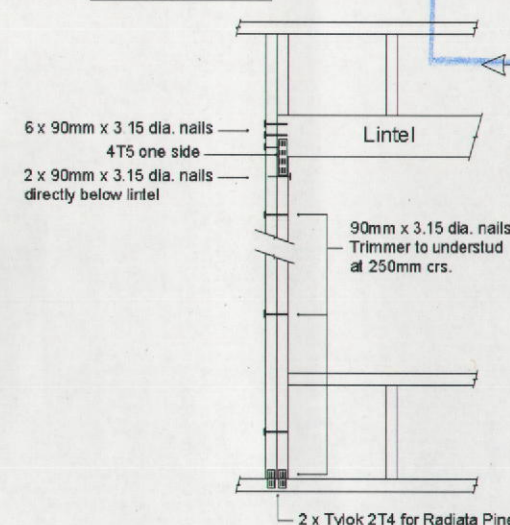
TYPE E
1.4kN



For fixing of jack studs to lintel & top plate, refer to "Stud to Top Plate Fixing Schedule".

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

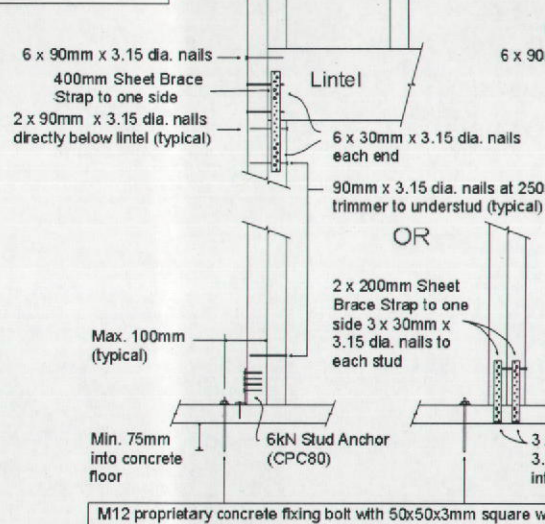
TYPE F
4.0kN



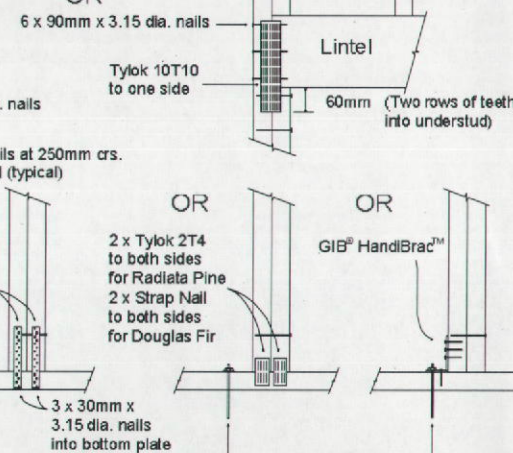
For fixing of jack studs to lintel & top plate, refer to "Stud to Top Plate Fixing Schedule".

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

TYPE G
7.5kN

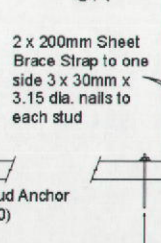


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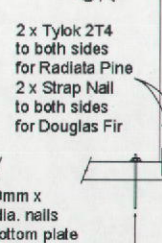


Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

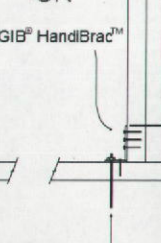
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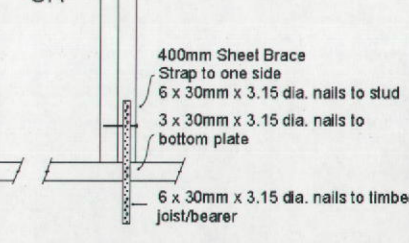
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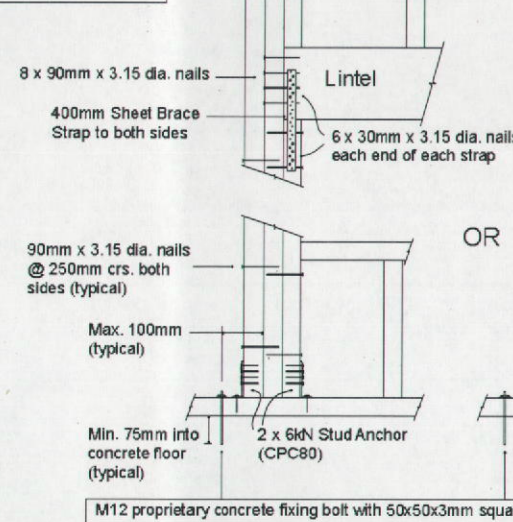
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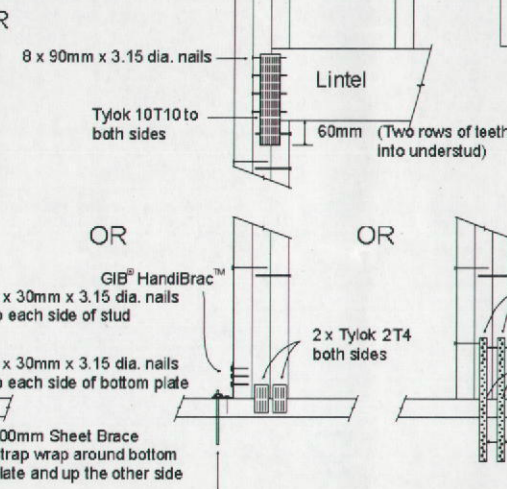
OR



TYPE H
13.5kN



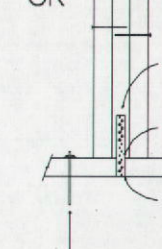
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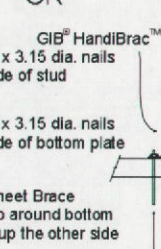
For fixing of jack studs to lintel & top plate, refer to "Stud to Top Plate Fixing Schedule".

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

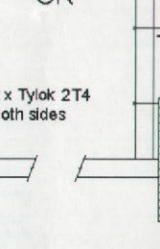
OR



OR



OR



Roof Bracing Options

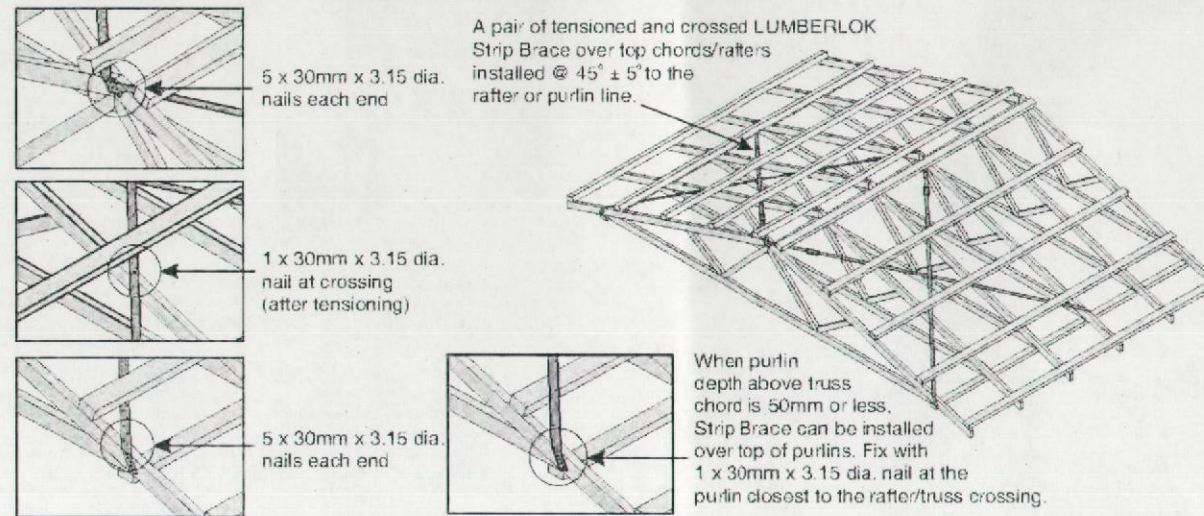
i) ROOF PLANE BRACE

Each roof plane brace can be:

- A hip or valley rafter running continuously from ridge to the top plate in accordance with NZS 3604:2011 Clauses 10.2.1.3.2 or 10.2.1.3.3

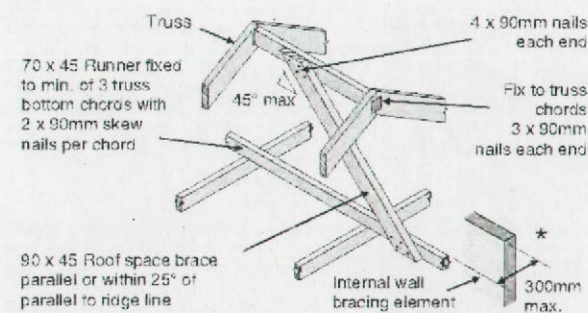
OR

- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.

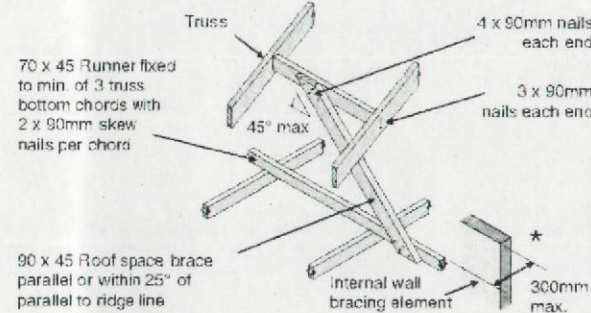


ii) ROOF SPACE BRACE

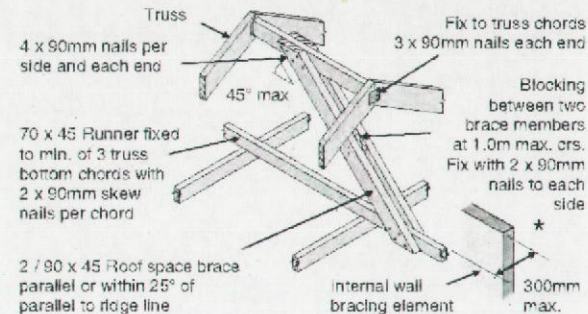
(A) Less than 2m long



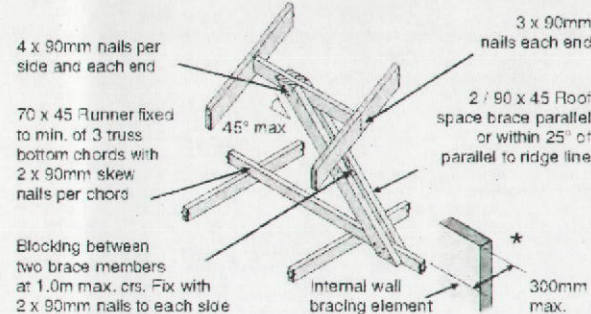
(C) Not directly under the ridge - less than 2m long



(B) More than 2m long (Max. 4.8m)



(D) Not directly under the ridge - more than 2m long



* Not required when a ceiling diaphragm complying with Clause 13.5 of NZS 3604:2011 is used.

