SDC - Approved Building Consent Document - BC260549 - Pg 1 of 29 - 30/03/2026 - ben.dallimore

Approved building consent documents

Please note: A copy of the stamped approved documents must be available on site for all inspections.

Inspection bookings

For building inspections and enquiries phone ContactUs on: 03 347 2800.

For current inspection timeframes see Selwyn District Council - Building.

Note: where restricted building work is involved, you must provide the relevant LBP numbers for the work to be inspected at the time of booking the inspections.

Please ensure all work for inspection is ready the day before.
Incomplete work requiring re-inspection will incur an additional inspection fee.

Sheet Index			Sheet Index		
Layout ID	Revision	Layout Name	Layout ID	Revision	Layout Name
A.00	R1	COVER PAGE	A.11	A1	DETAILS
A.01	A1	SITE PLAN	A.12	A1	DETAILS
A.02	A1	FLOOR PLAN	A.13	A1	DETAILS
A.03	A1	ELEVATIONS	A.14	A1	DETAILS
A.04	A1	WINDOW & DOOR SCHEDULE	A.15	A1	DETAILS
A.05	A1	CROSS SECTIONS	A.16	A1	DETAILS
A.06	A1	FOUNDATION PLAN	A.17	A1	DETAILS
A.07	A1	DRAINAGE PLAN	A.18	A1	DETAILS
A.08	A1	BRACING PLAN	A.19	R1	DETAILS
A.09	R1	ROOF PLAN	A.20	A1	DETAILS
A.10	A1	DETAILS	A.21	A1	LANDSCAPING PLAN



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KAREN VAN DER MESPEL
ARCHITECTURAL DRAFTING
+61 433 467 730 | karenvandermespel@gmail.com

LOT 61
ARBOR GREEN

115 SOLIHULL DRIVE
ROLLESTON

FOR I. SHEPHARD HOMES LTD

N

ISSUE: R1

FILE № : 25025
DATE : 24/03/2026

COVER PAGE

A.00

SCALE :

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SITE BENCHMARK (NTS)
MA 68
FLUSH IN KERB
CORNER SPRINGER LANE & LOT 729
RL 39.923 NZVD 2016

ERECT TEMPORARY CONSTRUCTION FENCING, 2m HIGH CHAINLINK OR SIMILAR, ALONG THE ROAD BOUNDARIES FOR THE DURATION OF THE WORK, TO COMPLY WITH NZBC F5/AS1. EXISTING FENCING TO BE MAINTAINED TO ALL OTHER BOUNDARIES.

WHERE REQUIRED INSTALL HOARDINGS OR A SILT SOCK TO THE ROAD BOUNDARIES TO ENSURE SURFACE WATER RUN-OFF FROM THE SITE DOES NOT FLOW ONTO A PUBLIC FOOTWAY.

SITE ACCESS TO BE STABILISED BEFORE COMMENCING CONSTRUCTION. INSTALL A 4m WIDE COMPACTED METAL ENTRANCEWAY WITH AGGREGATE TO A MINIMUM DEPTH OF 150mm. ENSURE THE FOOTPATH REMAINS CLEAR AT ALL TIMES.

Planning Approved

12/03/2026 tiffany.cavanaugh

LEGAL DESCRIPTION
LOT 61
DP 624732

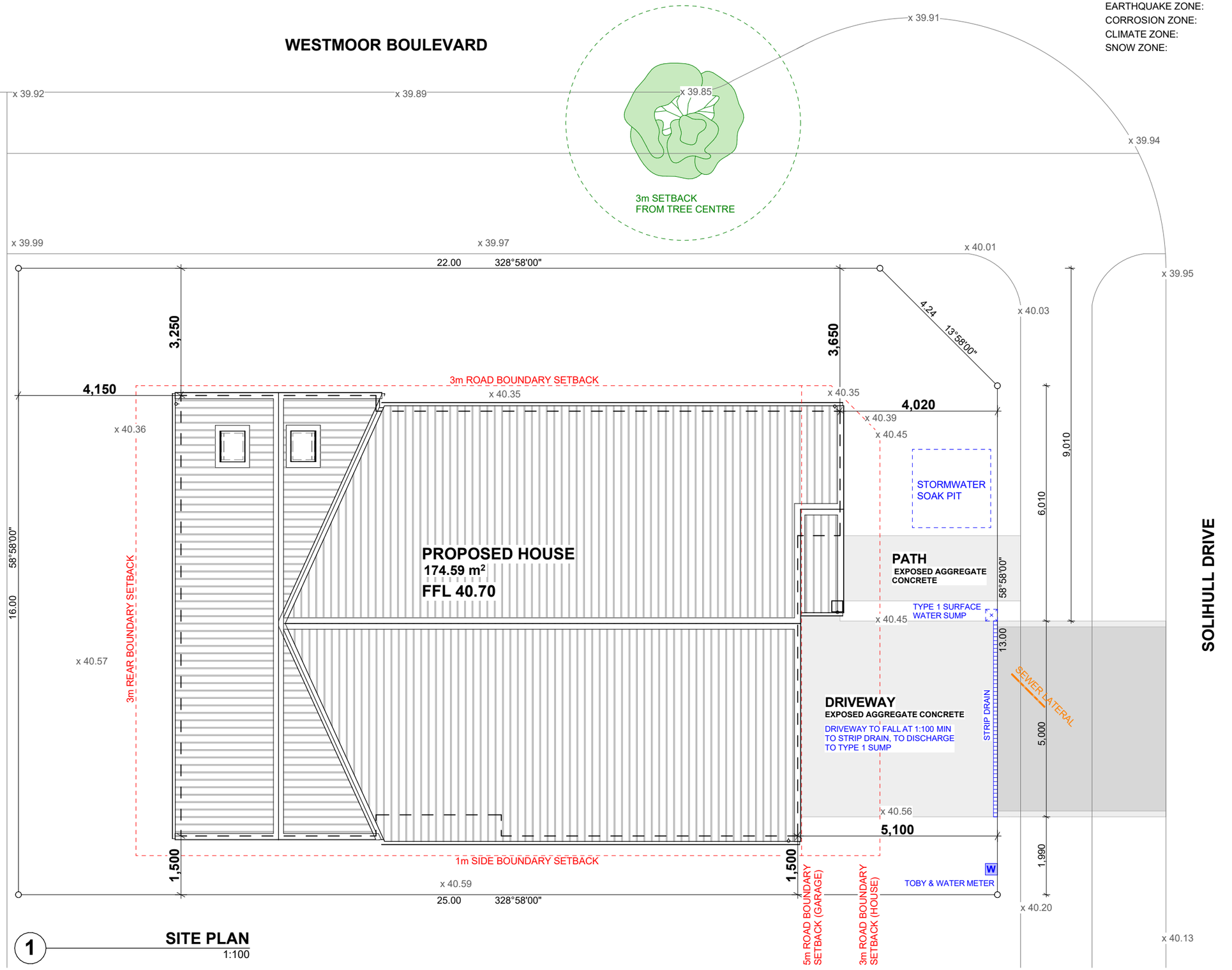
SITE AREA: 395m²

BUILDING COVERAGE AREA (OVER ROOF): 187.5m²

BUILDING COVERAGE: 47.5%

SITE DESIGN PARAMETERS:

WIND ZONE:	**HIGH**
EARTHQUAKE ZONE:	**2**
CORROSION ZONE:	**C**
CLIMATE ZONE:	**5**
SNOW ZONE:	**N4**



1 **SITE PLAN**
1:100

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+61 433 467 730 | karenvandermespel@gmail.com

LOT 61
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HOMES LTD

ISSUE: **A1**

FILE № : 25025
DATE : 26/02/2026

SITE PLAN

A.01

SCALE : 1:100

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SITE BENCHMARK (NTS)
MA 68
FLUSH IN KERB
CORNER SPRINGER LANE & LOT 729
RL 39.923 NZVD 2016

ERECT TEMPORARY CONSTRUCTION FENCING, 2m HIGH CHAINLINK OR SIMILAR, ALONG THE ROAD BOUNDARIES FOR THE DURATION OF THE WORK, TO COMPLY WITH NZBC F5/AS1. EXISTING FENCING TO BE MAINTAINED TO ALL OTHER BOUNDARIES.

WHERE REQUIRED INSTALL HOARDINGS OR A SILT SOCK TO THE ROAD BOUNDARIES TO ENSURE SURFACE WATER RUN-OFF FROM THE SITE DOES NOT FLOW ONTO A PUBLIC FOOTWAY.

SITE ACCESS TO BE STABILISED BEFORE COMMENCING CONSTRUCTION. INSTALL A 4m WIDE COMPACTED METAL ENTRANCEWAY WITH AGGREGATE TO A MINIMUM DEPTH OF 150mm. ENSURE THE FOOTPATH REMAINS CLEAR AT ALL TIMES.

LEGAL DESCRIPTION
LOT 61
DP 624732

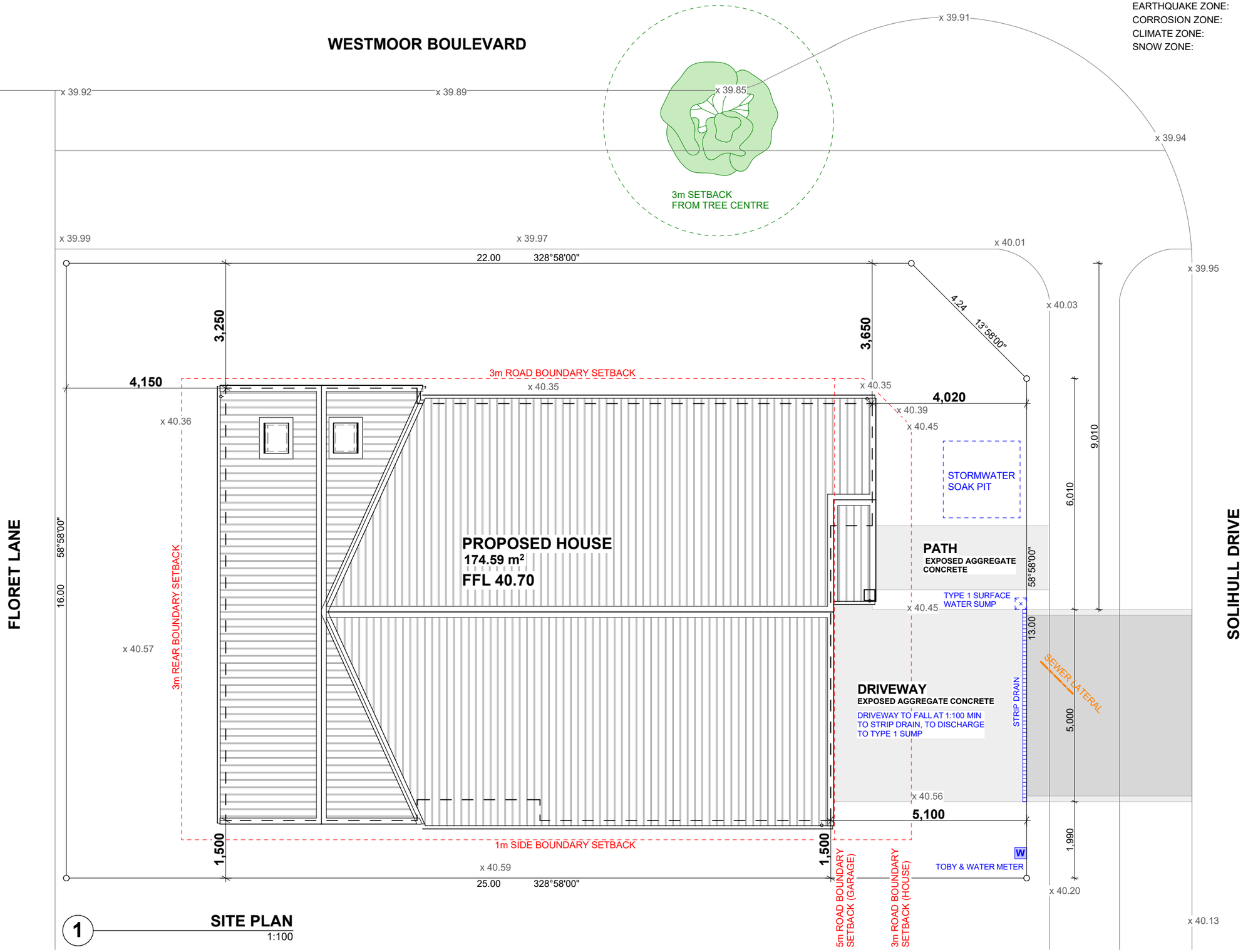
SITE AREA: 395m²

BUILDING COVERAGE AREA (OVER ROOF): 187.5m²

BUILDING COVERAGE: 47.5%

SITE DESIGN PARAMETERS:

WIND ZONE:	**HIGH**
EARTHQUAKE ZONE:	**2**
CORROSION ZONE:	**C**
CLIMATE ZONE:	**5**
SNOW ZONE:	**N4**



1 **SITE PLAN**
1:100

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+61 433 467 730 | karenvandermespel@gmail.com

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FILE № : 25025
DATE : 26/02/2026

SITE PLAN

A.01

SCALE : 1:100

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NOTES:

2 COAT WATERBOURNE ENAMEL PAINT FINISH TO WET AREAS. RESENE SPACECOTE LOW SHEEN KITCHEN & BATHROOM OR SIMILAR.

SHEET VINYL FLOORING TO KITCHEN, ENSUITE & BATHROOM. SEAL UNDERSIDE OF SKIRTING BEFORE FIXING.

STEEL TROWEL FINISH CONCRETE FLOOR TO LAUNDRY IN GARAGE, SEALED AT EDGES WHERE WATERSPLASH MAY OCCUR.

GRADE A SAFETY GLAZING TO SHOWER SCREENS AND DOORS.

HOT WATER CYLINDER TO BE 250L MAINS PRESSURE.

HOT AND COLD WATER TO BE RUN IN POLYBUTYLENE PIPEWORK.

DOWNLIGHTS TO BE LED, IC OR IC-F RATED.

ELECTRIC LIGHTING TO PROVIDE 20 LUX MIN ILLUMINANCE PER M^2 OF FLOOR AREA AT FLOOR LEVEL AS PER TABLE 1, G8/AS1.

RANGEHOOD OVER COOKTOP TO HAVE 50L/S MIN FLOW RATE & BE DUCTED TO SOFFIT OUTLET.

FV MECHANICAL EXTRACT WITH 25L/S MIN FLOW RATE. DUCTED TO SOFFIT OUTLET.

SD INTERCONNECTED HARD WIRED SMOKE ALARMS TO COMPLY WITH **NZS 4514:2021**, UL217, CAN/ULC S531, BS EN 14604, ISO 12239, AS 3786.

SMOKE ALARMS MUST HAVE A HUSH BUTTON & TEST BUTTON.
SMOKE ALARMS ARE NOT TO BE INSTALLED IN DEAD AIR SPACES, WITHIN 300mm OF LIGHT FITTING, WITHIN 400mm OF AIR SUPPLY OPENING OR CEILING FAN BLADES. NOT TO BE IN, NEXT TO OR DIRECTLY ABOVE HEATERS, AC VENTS, OR OPENING WINDOWS.



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ISSUE: **A1**

FILE Nº : 25025
DATE : 26/02/2026

FLOOR PLAN

A.02

SCALE : 1:100

1 **FLOOR PLAN**
1:100

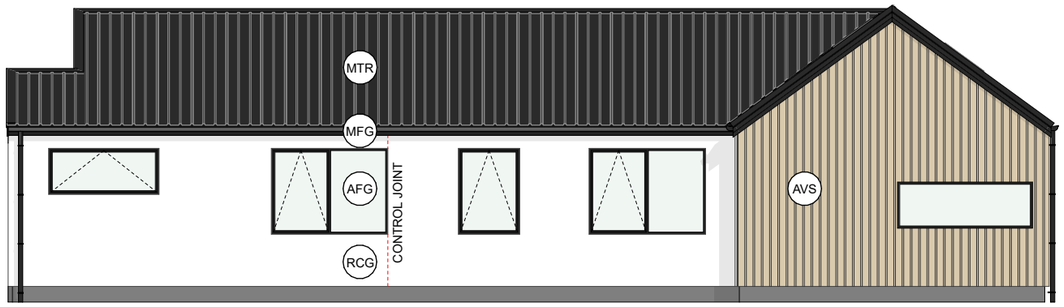
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KEY:	
MTR	METALCRAFT T-RIB ROOFING 0.40 BMT COLORSTEEL MAXAM PITCH: 36°, 18°
MFG	METALCRAFT 185 FASCIA AND QUAD GUTTER 80Ø DOWNPIPES 0.55 BMT COLORSTEEL MAXAM
RCG	RESENE CONSTRUCTION SYSTEMS GRAPHEX INSULATED FACADE SYSTEM 50mm GRAPHEX EPS PANEL WITH ACRYLIC RENDER FINISH
AVS	ABODO VULCAN VERTICAL SHIPLAP TIMBER CLADDING
AFG	POWDERCOATED THERMALLY BROKEN ALUMINIUM FRAMED WINDOWS & DOORS WITH LOW E GLASS & ARGON GAS
VFS	VELUX FS M02 780x780mm DOUBLE GLAZED FIXED SKYLIGHTS

RISK MATRIX - ELEVATIONS BASED ON WORST INSTANCE		
WIND ZONE	HIGH	1
NUMBER OF STOREYS	LOW	0
ROOF / WALL INTERSECTS	LOW	0
EAVES WIDTH	V. HIGH	5
ENVELOPE COMPLEXITY	MED	1
DECK DESIGN	LOW	0
TOTAL RISK SCORE:		**7**



1 NORTH ELEVATION
1:100



STREET FACING GLAZING: 8.2m² = 20%

2 EAST ELEVATION
1:100



STREET FACING GLAZING: 3.4m² = 26%

3 SOUTH ELEVATION
1:100



4 WEST ELEVATION
1:100

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ELEVATIONS

A.03

SCALE : 1:100

ALUMINIUM DOORS & WINDOWS:
ALL ALUMINIUM JOINERY TO COMPLY WITH NZS 4211:2008. POWDER COATED FINISH TO ALUMINIUM DOOR & WINDOW FRAMES. COLOUR TO BE CONFIRMED BY CLIENT PRIOR TO FABRICATION.

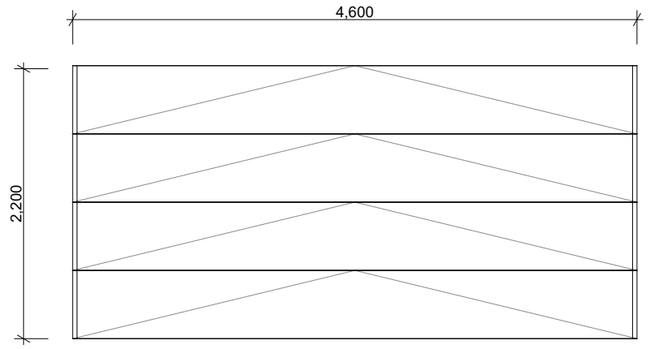
ALL GLAZING TO COMPLY WITH NZS 4223:2016. PANES WITH '**SG**' INDICATED TO BE ALLOWED AS GRADE A SAFETY GLASS.

WINDOWS TO ACHIEVE **R0.50** MIN THERMALLY BROKEN ALUMINIUM FRAME, THERMALLY IMPROVED SPACER, LOW E_4 GLASS & ARGON GAS

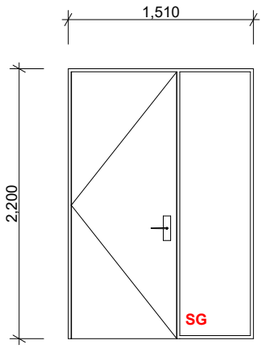
WHERE REQUIRED ALUMINIUM HEAD FLASHINGS TO BE PROVIDED BY THE WINDOW SUPPLIER, COLOUR MATCHED TO JOINERY.

SUPPORT BRACKETS ARE GENERALLY REQUIRED FOR THE FULL LENGTH OF FULL HEIGHT DOORS & WINDOWS, AND IN 300mm LENGTHS BELOW WINDOWS OTHERWISE. WHERE SUPPORT BRACKETS ARE REQUIRED THE WINDOW SUPPLIER SHALL ALLOW FOR THESE AND SUPPLY READY FOR INSTALLATION.

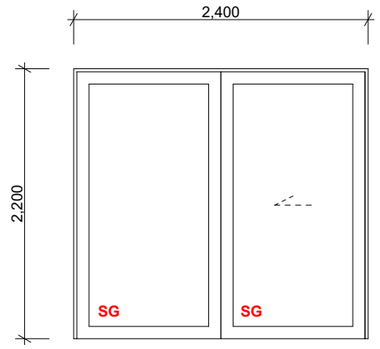
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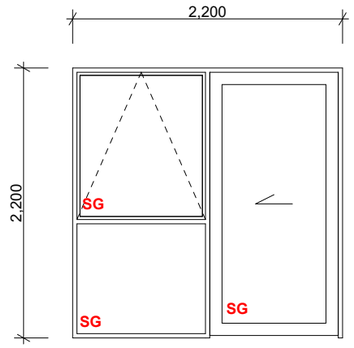
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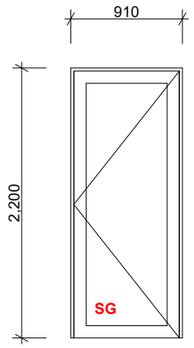
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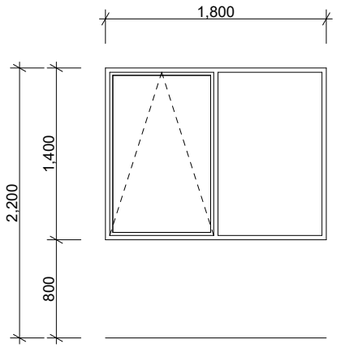
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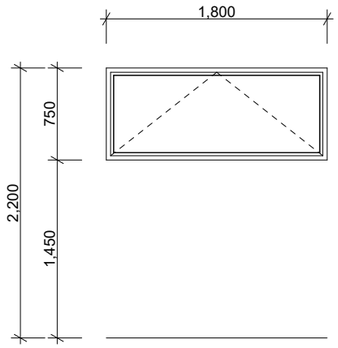
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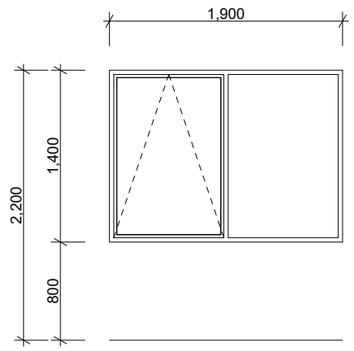
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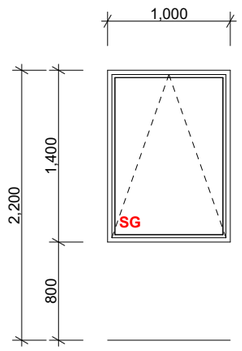
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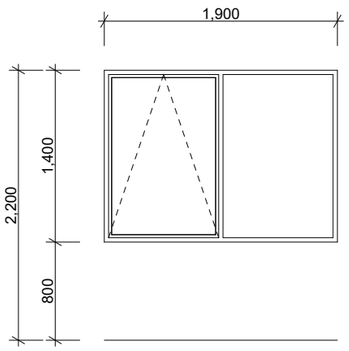
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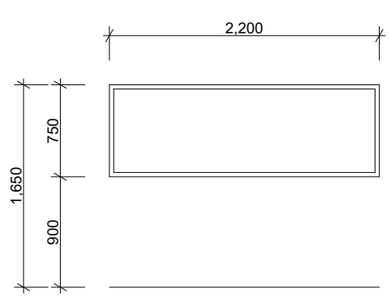
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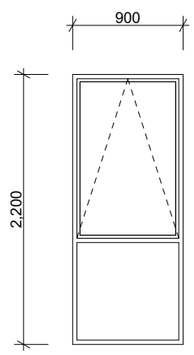
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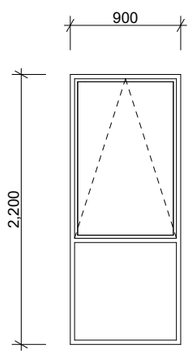
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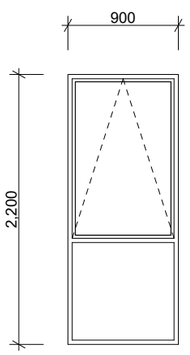
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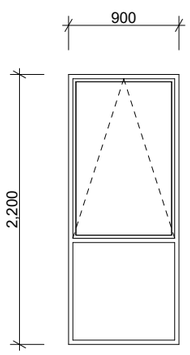
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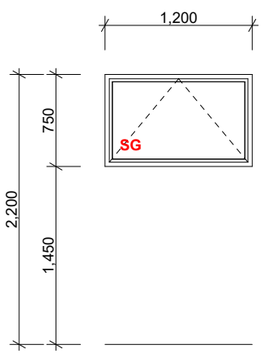
W08



W09



W10



W11

1 WINDOW & DOOR SCHEDULE
1:50

KAREN VAN DER MESPEL
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ISSUE: **A1**

FILE № : 25025
DATE : 26/02/2026

WINDOW & DOOR SCHEDULE

A.04

SCALE : 1:50

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ALL STRUCTURAL TIMBER TO BE SG8 MIN

TIMBER TREATMENT:

ALL ENCLOSED FRAMING TO BE TREATED TO **H1.2 MIN**
VALLEY BOARDS, WINDOW REVEALS AND CAVITY BATTENS TO BE **H3.1 MIN**

WALL FRAMING:

EXTERNAL& LOAD BEARING
WALLS: 90x45 STUDS @ 600mm CRS, DWANGS @ 800mm CRS
DWANGS @ 480mm CRS FOR ABODO SHIPLAP CLADDING
INTERNAL WALLS: 90x45 STUDS @ 600mm CRS,
DWANGS @ 800mm CRS
ALLOW TO DWANG FOR ALL FIXTURES & FITTINGS

BOTTOM PLATE FIXING:
M12 x 140mm DYNABOLTS @ 600mm MAX CRS

TOP PLATE FIXING:
LOWMAC STUD-LOK SL
SINGLE STUD LOK (SL170) PLUS 4/90x3.15mm DIA NAILS

H1 COMPLIANCE:

CALCULATION METHOD
REFER TO ATTACHED CALCULATION SHEET

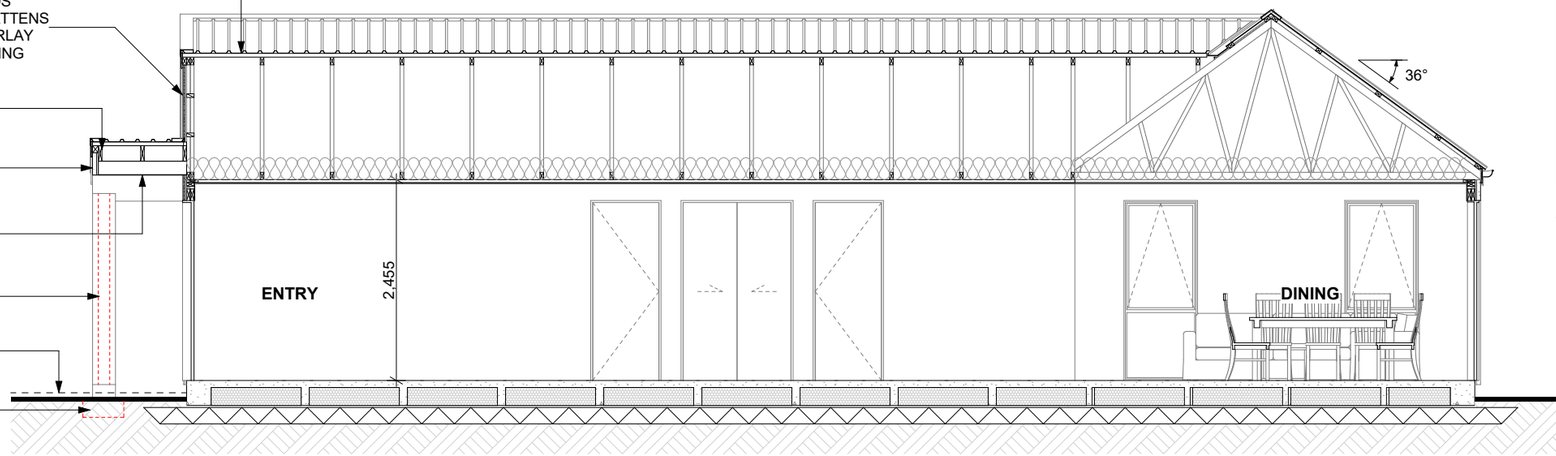
ROOF: **R7.0** FIBREGLASS BATTS - MAIN ROOF (TOTAL ELEMENT R VALUE: R7.2)
R4.5 FIBREGLASS BATTS - ROOF PERIMETER (TOTAL ELEMENT R VALUE: R3.9)

WALLS: 90mm WALLS **R2.8** FIBREGLASS BATTS (GRAPHEX WALL ELEMENT R VALUE: R3.0)
(ABODO WALL ELEMENT R VALUE: R2.2)
(GARAGE INTERNAL WALL ELEMENT R VALUE: R2.3)

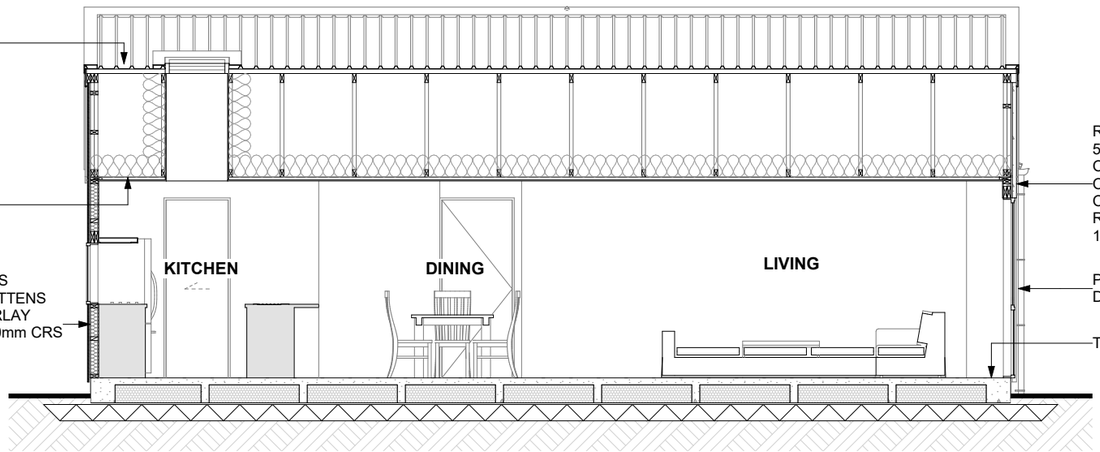
FLOOR: RIBRAFT FLOOR (TOTAL ELEMENT R VALUE: R1.2)

WINDOWS: **R0.5** THERMALLY BROKEN ALUMINIUM, THERMALLY IMPROVED SPACER, LOW E_4 & ARGON

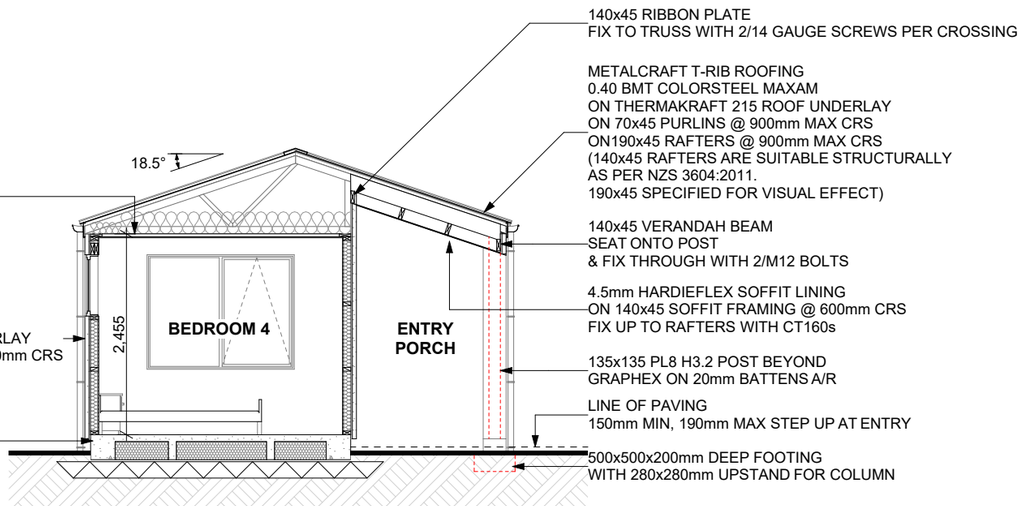
SKYLIGHTS: **R0.38**



1 SECTION A - A
1:75



2 SECTION B - B
1:75



3 SECTION C - C
1:75

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CROSS SECTIONS

A.05

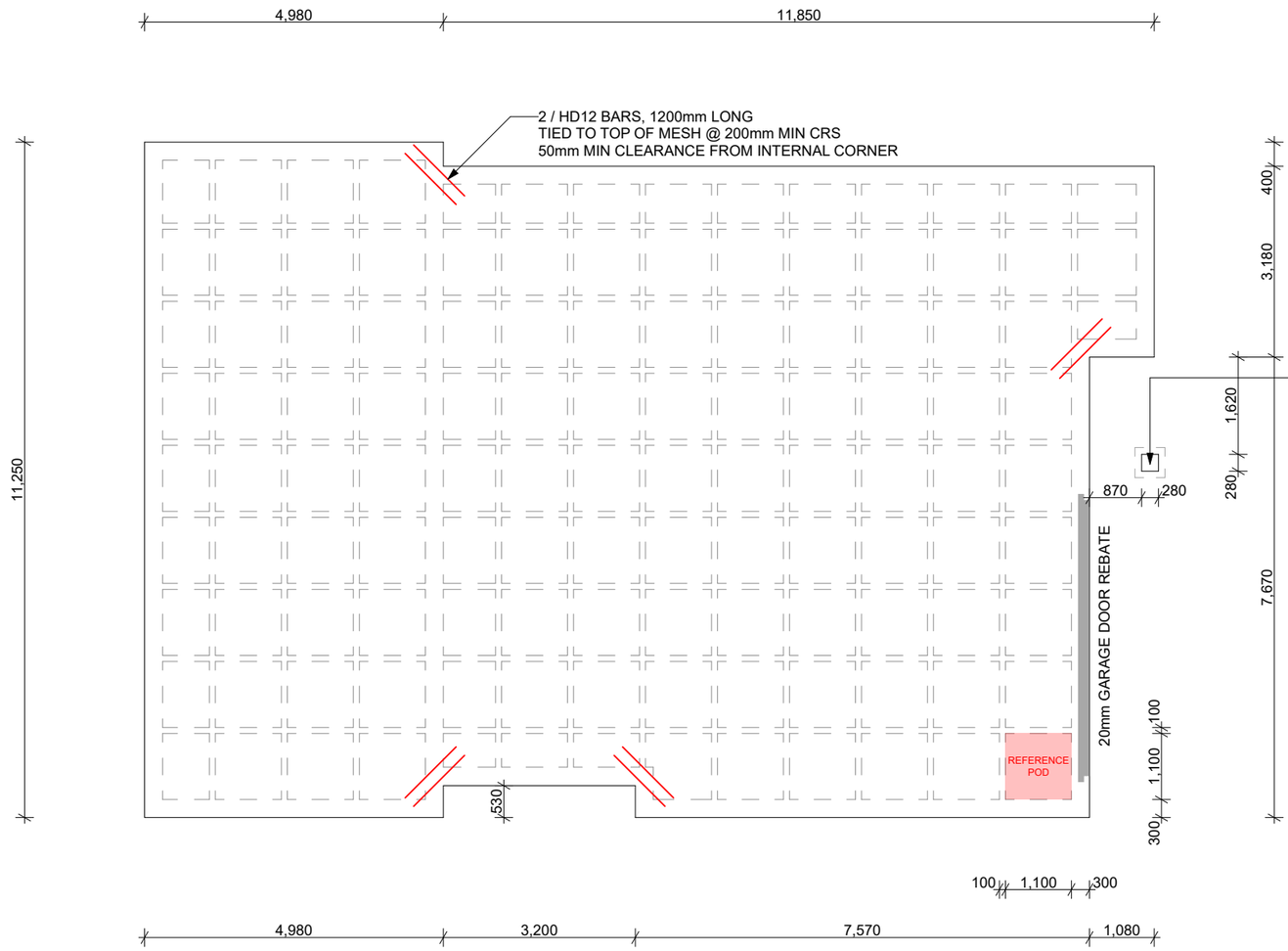
SCALE : 1:75

TC1 RIBRAFT FLOOR SYSTEM TO COMPLY WITH THE RIBRAFT TECHNICAL MANUAL

85mm CONCRETE FLOOR SLAB
REINFORCED WITH SE62 MESH
OVER 220mm DEEP POLYSTYRENE PODS
RAFTMIX CONCRETE:
20MPa 100mm SLUMP MIX

OVER DPM
ON 20mm SAND BLINDING
ON AP40 HARDFILL, COMPACTED IN 150mm MAX LAYERS

SHRINKAGE CONTROL JOINTS:
SAW CUTS HAVE NO STRUCTURAL IMPLICATIONS AND ARE TO BE PLACED AT THE DISCRETION OF THE FOUNDATION CONTRACTOR.



1 FOUNDATION PLAN
1:100

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DATE : 26/02/2026

FOUNDATION PLAN

A.06

SCALE : 1:100

ALL uPVC WASTES, TRAPS & VENTS TO COMPLY WITH NZBC G13/AS1

WASTE PIPES:

VANITY	40Ø	1:40 MIN FALL
SINK/DW	50Ø	1:40 MIN FALL
SHOWER	40Ø	1:40 MIN FALL
BATH	40Ø	1:40 MIN FALL
TUB	50Ø	1:40 MIN FALL
WC	80Ø	1:60 MIN FALL

KEY:

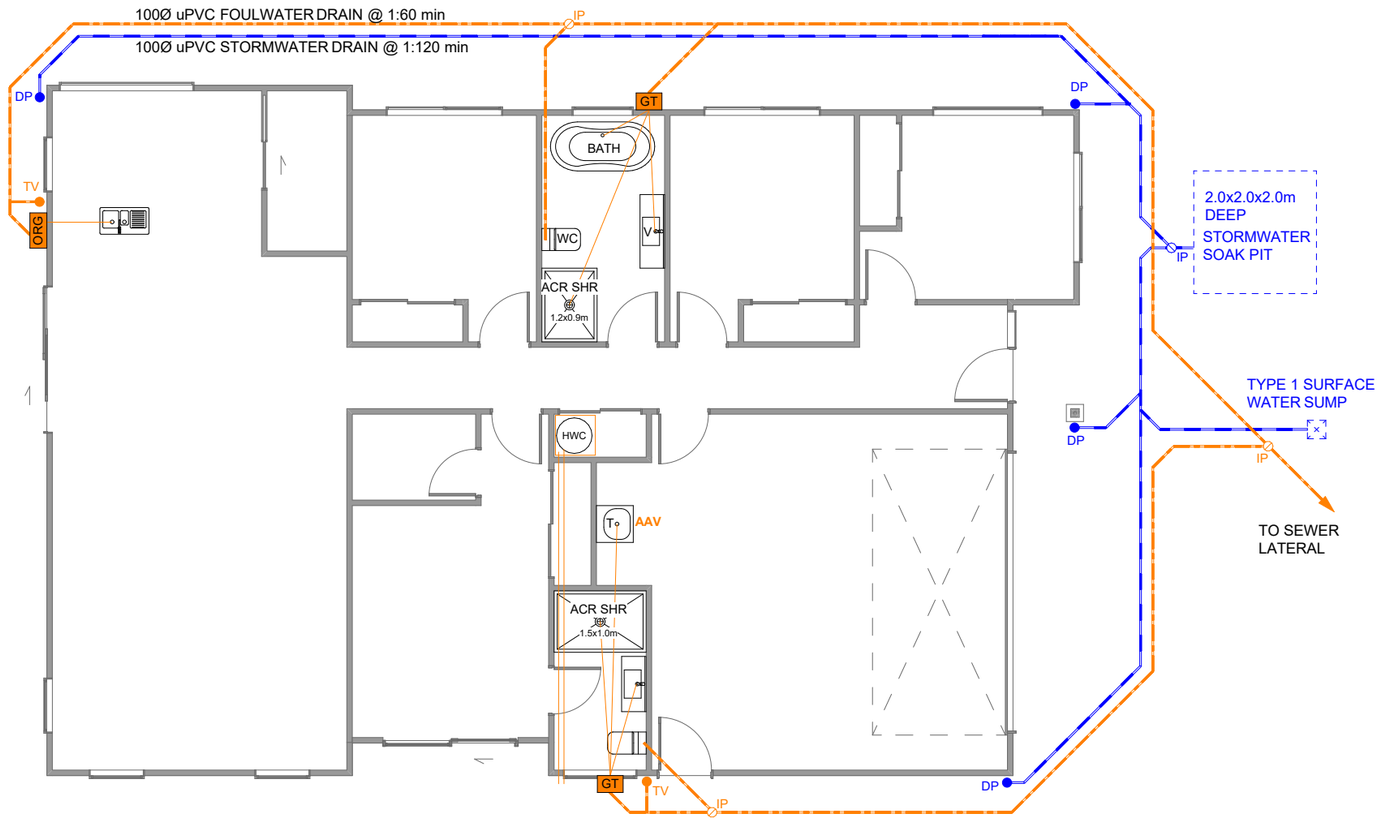
TV	80Ø MAIN DRAIN VENT EXTEND UP THROUGH ROOF
GT	GULLY TRAP
ORG	OVERFLOW RELIEF GULLY INSTALL IN A VISIBLE LOCATION 150mm MIN BELOW LOWEST FITTING
DP	80Ø COLORSTEEL DOWNPIPE
IP	ACCESS POINT TO NZBC G13/AS2

HWC TO BE INSTALLED ON A DRAINED SAFE TRAY AS PER G12/AS1 5.2.3
SAFE TRAY DRAIN TO BE 40Ø uPVC PIPE TO DISCHARGE TO A VISIBLE LOCATION
VERMIN PROOF FLAP AT SAFE TRAY DRAIN OUTLET
HWC RELIEF DRAIN TO BE 20Ø COPPER PIPE TO DISCHARGE TO A VISIBLE & SAFE LOCATION

SOAK PIT CALCULATIONS:

NOTE SOAKAGE RATE OF '0' USED DUE TO PERCOLATION TEST BEING UNAVAILABLE

Rc = 10CIA
C= 0.9 (run off coefficient)
I = 17.6 (rainfall intensity mm/hr - 1HR 10YR API RCP 8.5)
A= 0.0188 (area in Ha)
10x0.9x17.6x0.0188=2.91
Vsoak = Asp x sr/1000
Asp = 4 (base area of soak pit in m^2)
Sr = 0 (soakage rate in mm/hr)
4x0=0/1000=0
Vstor = Rc - Vsoak
2.91-0=2.91
Rock filled hole therefore 0.38 factor
0.916/0.38 =**7.84m^3 min volume**
2.0x2.0mx2.0m deep soak pit



1 DRAINAGE PLAN
1:100

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KAREN VAN DER MESPEL
ARCHITECTURAL DRAFTING
+61 433 467 730 | karenvandermespel@gmail.com

LOT 61
ARBOR GREEN

115 SOLIHULL DRIVE
ROLLESTON

FOR I. SHEPHARD HOMES LTD

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ISSUE: **A1**

FILE № : 25025
DATE : 26/02/2026

DRAINAGE PLAN

A.07

SCALE : 1:100

BRACING:
BRACING TO COMPLY WITH NZS 3604:2011

BRACING TO BE FIXED AS PER DETAILS IN **GIB EZYBRACE SYSTEMS** (AUGUST 2016)

BRACE TYPES:

GS1-N GIB STANDARD ONE SIDE

BL1-H GIB BRACELINE ONE SIDE,
WITH GIB HANDIBRAC HOLD DOWNS

TIE — WALLS ON THIS LINE TO BE CONNECTED TO THE PERIMETER WALLS AT TOP PLATE LEVEL, EITHER DIRECTLY OR THROUGH FRAMING MEMBERS IN LINE WITH THE TOP OF THE WALL AS PER NZS3604: 2011 8.7.3.4 (6kN OR 12kN CONNECTION CAPACITY)

TOP PLATE CONNECTIONS:
THE TOP PLATE OF A WALL THAT CONTAINS ONE OR MORE WALL BRACING ELEMENTS SHALL BE JOINED WITH 6kN CONNECTIONS.

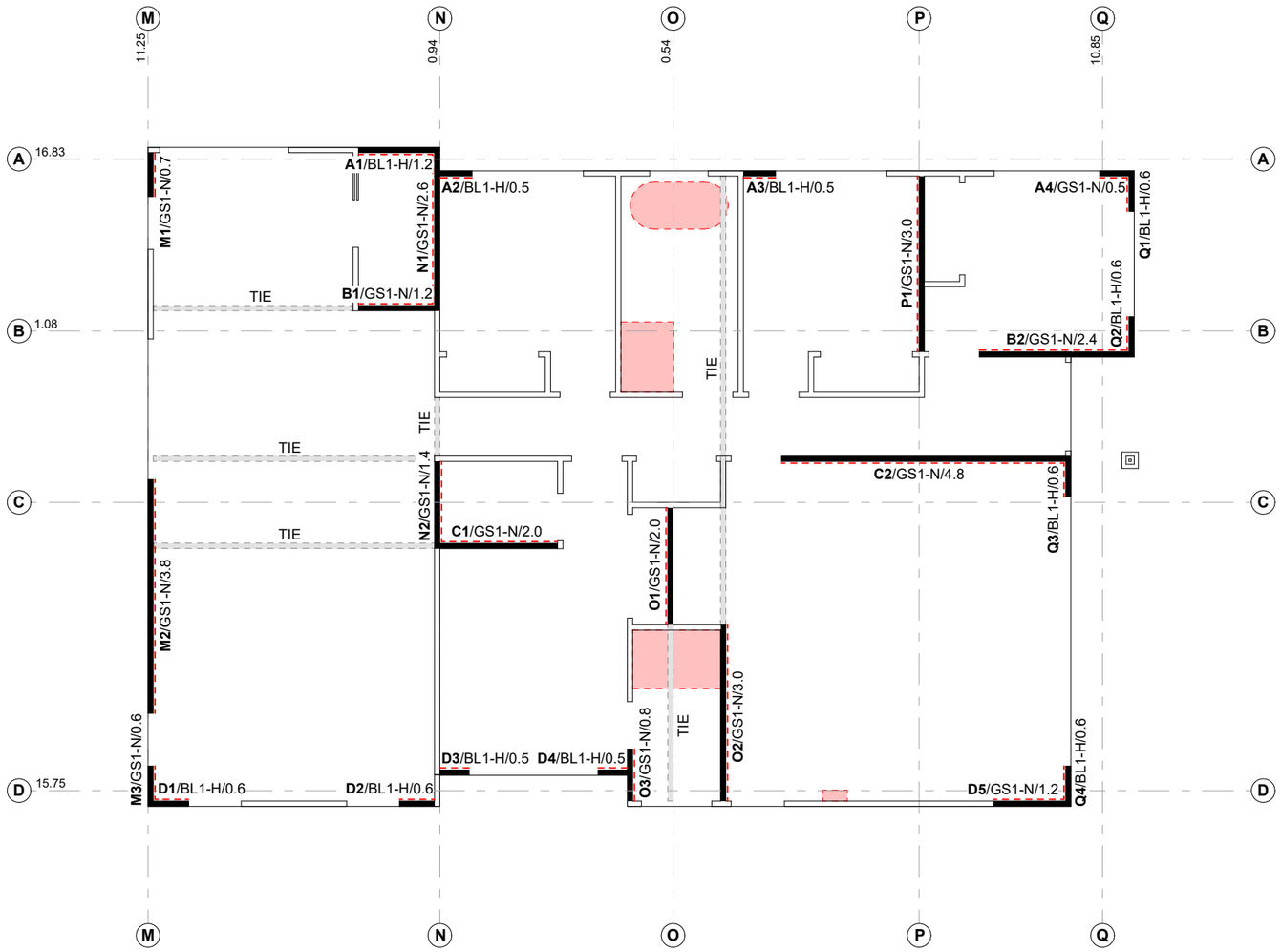
TOP PLATE CONNECTIONS - INTERNAL TO EXTERNAL WALLS FOR WALLS WITH LESS THAN 125BU's TOTAL:
ELEMENTS SHALL BE JOINED TO ONE EXTERNAL WALL WITH A 6kN CONNECTION.

TOP PLATE CONNECTIONS - INTERNAL TO EXTERNAL WALLS FOR WALLS WITH MORE THAN 125BU's BUT LESS THAN 250BU's TOTAL:
ELEMENTS SHALL BE JOINED TO TWO EXTERNAL WALL WITH 6kN CONNECTIONS

TOP PLATE CONNECTIONS - INTERNAL WALL TO EXTERNAL WALLS FOR WALLS WITH MORE THAN 250BU's TOTAL:
ELEMENTS SHALL BE JOINED TO TWO EXTERNAL WALLS WITH 12kN CONNECTIONS

6kN TOP PLATE CONNECTION = 1 No. 25x0.9mm GALVANISED MS STRAP WITH SIX 30x2.5mm GALVANISED NAILS ON EACH END OR A LUMBERLOK 'PLATELOK' OR APPROVED SIMILAR.

12kN TOP PLATE CONNECTION = 2 No. 25x0.9mm GALVANISED MS STRAPS WITH SIX 30x2.5mm GALVANISED NAILS ON EACH END.



1 BRACING PLAN
1:100

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+61 433 467 730 | karenvandermespel@gmail.com

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FILE № : 25025
DATE : 26/02/2026

BRACING PLAN

A.08

SCALE : 1:100

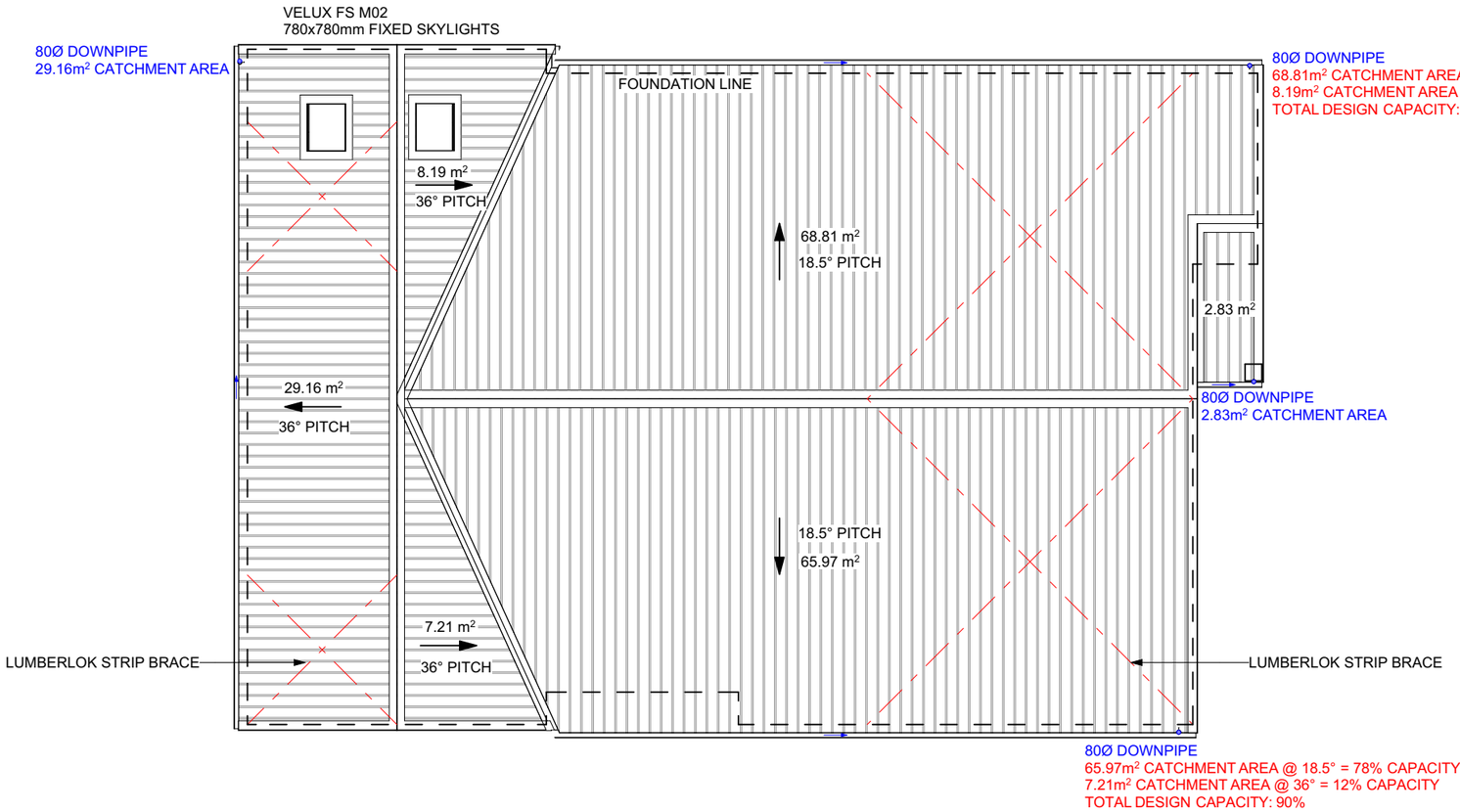
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ROOF:

METALCRAFT T-RIB ROOFING
0.40 BMT COLORSTEEL MAXAM

PITCH: 36°, 18.5°

METALCRAFT QUADLINE GUTTER
(4,514mm²) & 185mm FASCIA
80Ø COLORSTEEL DOWNPIPES FROM
85m² MAX ROOF AREA (18.5° ROOFS) OR
60m² MAX ROOF AREA (36° ROOFS) AS
PER TABLE 5 E1/AS1
ALL 0.55 BMT COLORSTEEL MAXAM



1 **ROOF PLAN**
1:100

KAREN VAN DER MESPEL
ARCHITECTURAL DRAFTING
+61 433 467 730 | karenvandermespel@gmail.com

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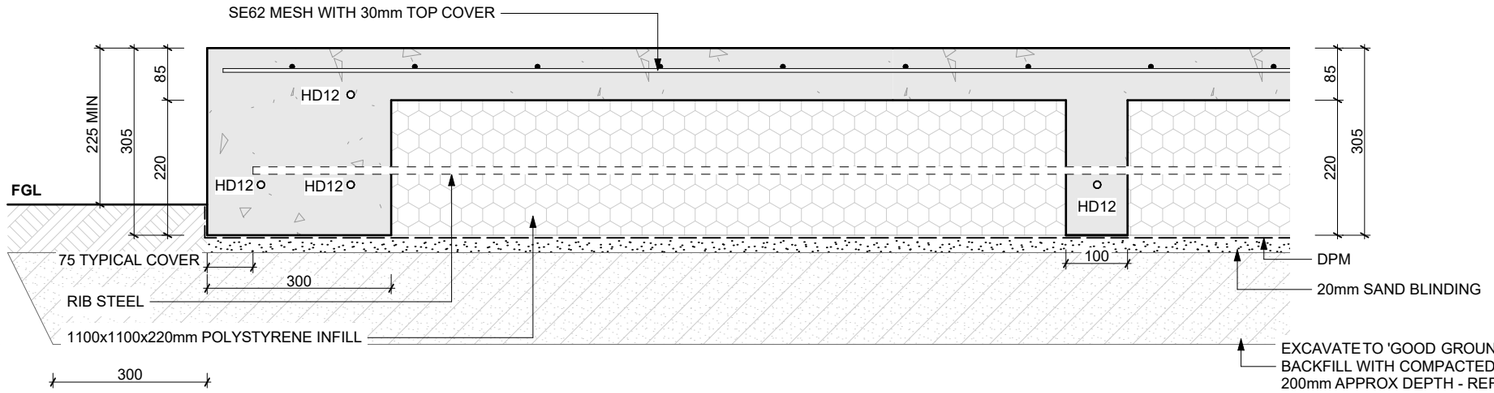
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ROOF PLAN

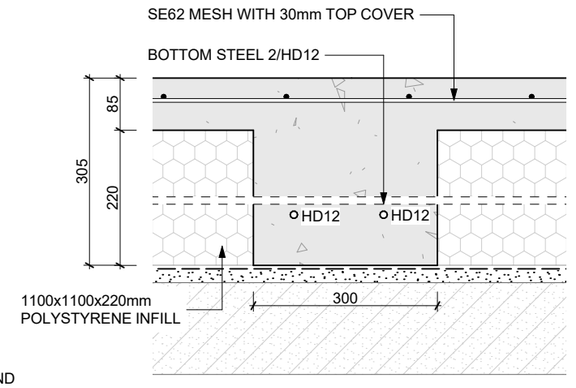
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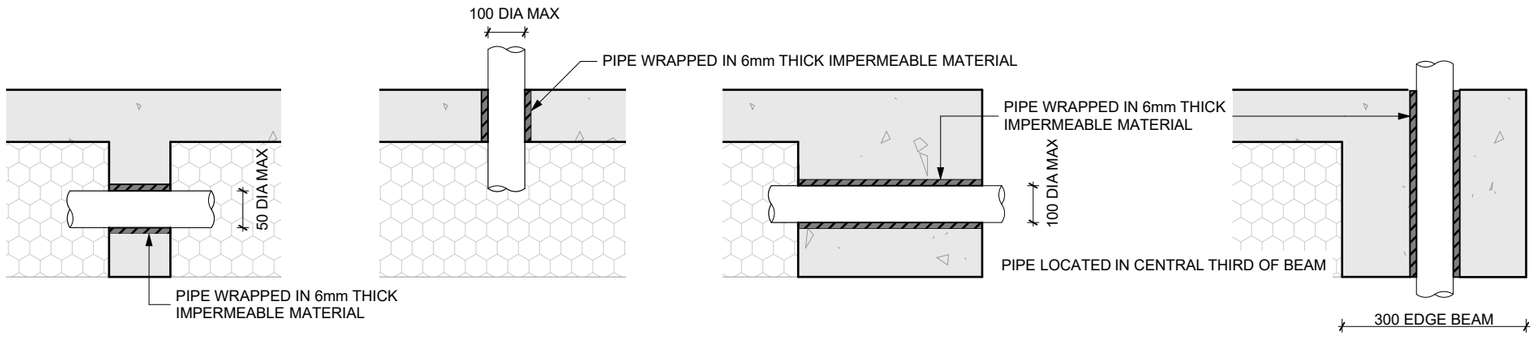
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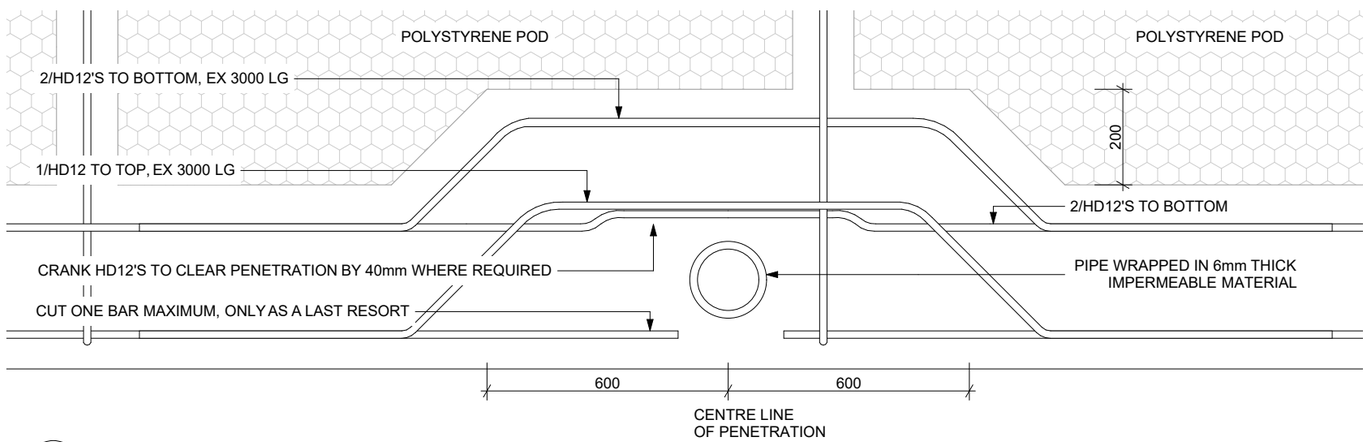
1 TYPICAL FOUNDATION - EDGE BEAM & INTERNAL RIB
SCALE 1:10



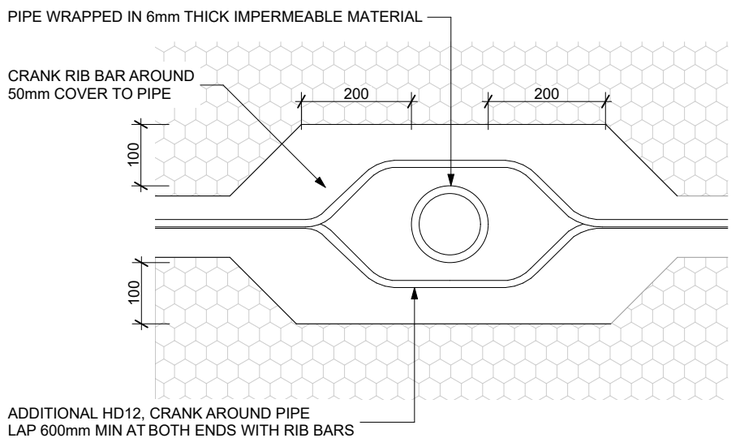
2 300mm RIB UNDER INTERNAL LOAD BEARING WALLS
SCALE 1:10



3 PIPE PENETRATIONS THROUGH FOUNDATION
SCALE 1:10



4 EDGE BEAM THICKENING FOR PIPE PENETRATION
SCALE 1:10



5 RIB THICKENING FOR PIPE PENETRATION
SCALE 1:10

KAREN VAN DER MESPEL
ARCHITECTURAL DRAFTING
+61 433 467 730 | karenvandermespel@gmail.com

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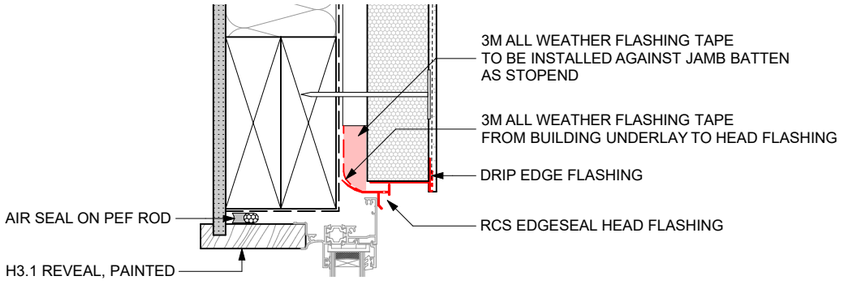
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DATE : 26/02/2026

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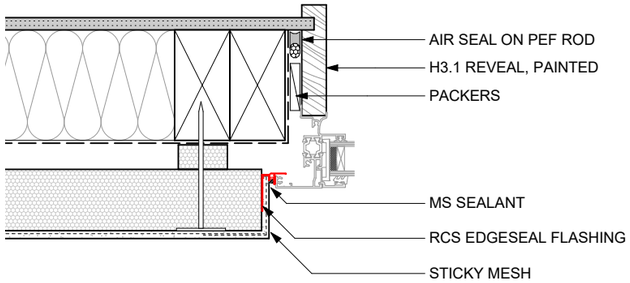
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SCALE : 1:10

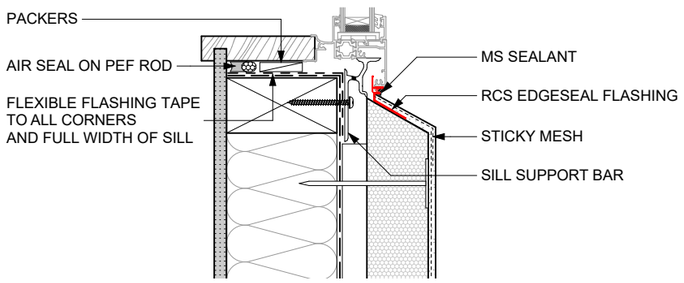
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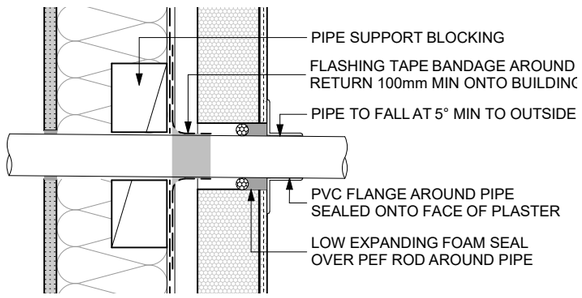
6 GRAPHEX WINDOW HEAD
SCALE 1:5



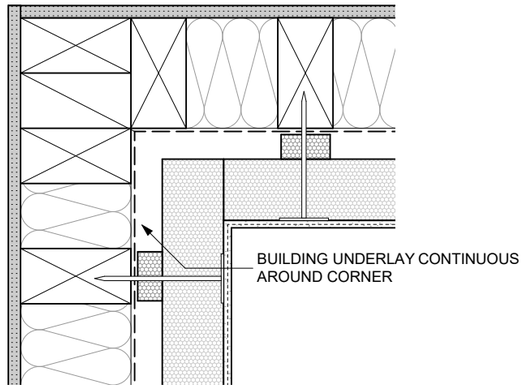
7 GRAPHEX WINDOW JAMB
SCALE 1:5



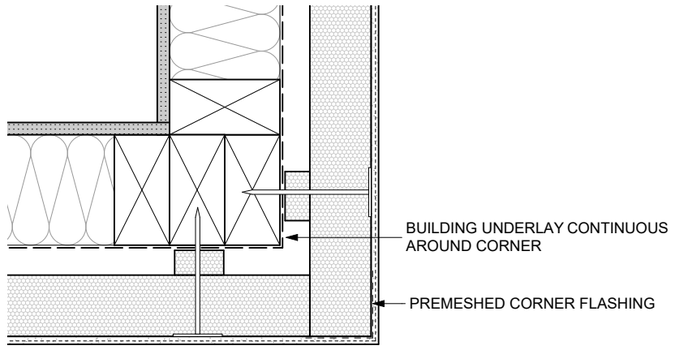
8 GRAPHEX WINDOW SILL
SCALE 1:5



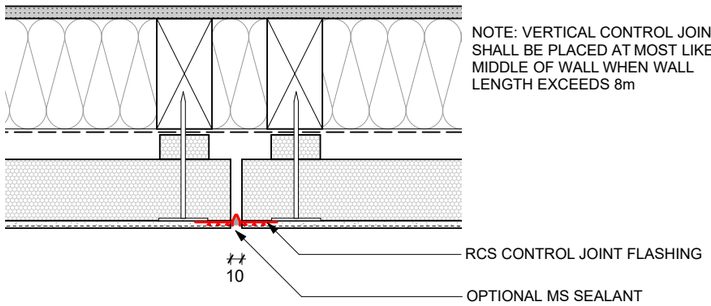
9 PIPE THROUGH WALL
SCALE 1:5



10 GRAPHEX INTERNAL CORNER
SCALE 1:5



11 GRAPHEX EXTERNAL CORNER
SCALE 1:5



12 GRAPHEX VERTICAL CONTROL JOINT
SCALE 1:5

KAREN VAN DER MESPEL
ARCHITECTURAL DRAFTING
+61 433 467 730 | karenvandermespel@gmail.com

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ARBOR GREEN

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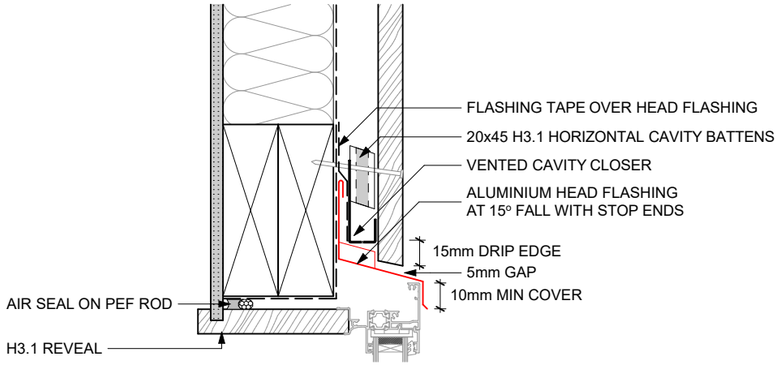
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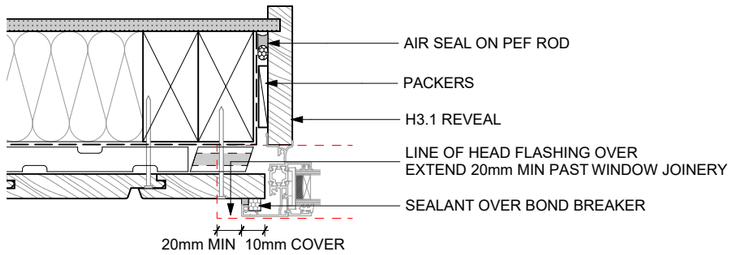
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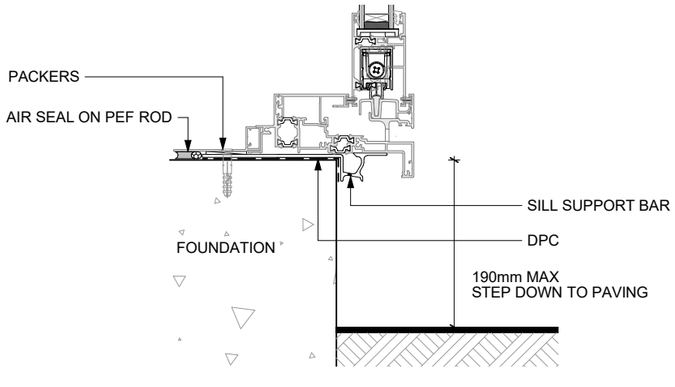


13 ABODO WINDOW HEAD
SCALE 1:5

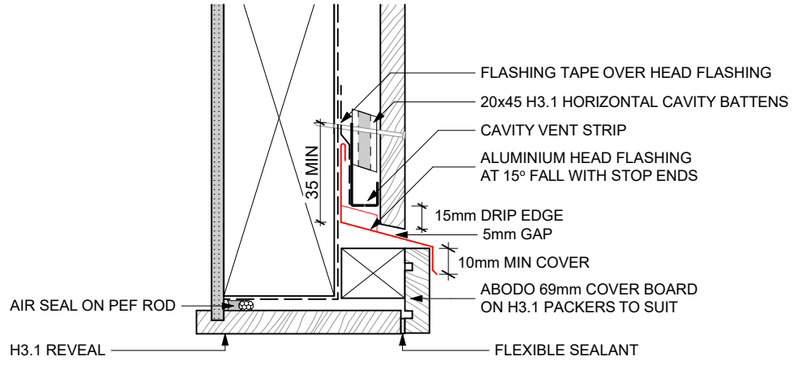


14 ABODO WINDOW JAMB
SCALE 1:5

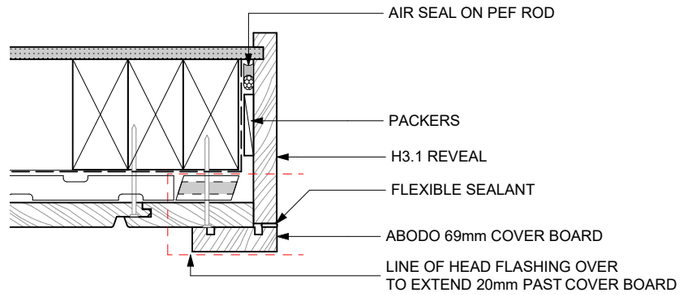
15 ABODO WINDOW SILL
SCALE 1:5



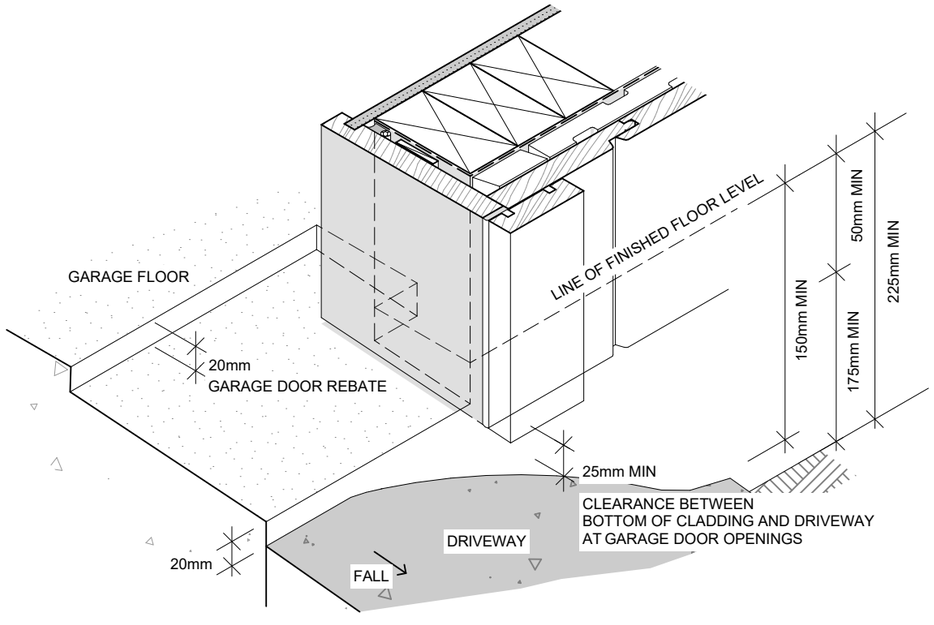
16 DOOR SILL
SCALE 1:5



17 GARAGE DOOR HEAD
SCALE 1:5



18 GARAGE DOOR JAMB
SCALE 1:5



19 GARAGE DOOR REBATE & CLADDING CLEARANCES
SCALE 1:5

KAREN VAN DER MESPEL
ARCHITECTURAL DRAFTING
+61 433 467 730 | karenvandermespel@gmail.com

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ARBOR GREEN

115 SOLIHULL DRIVE
ROLLESTON

FOR I. SHEPHARD HOMES LTD

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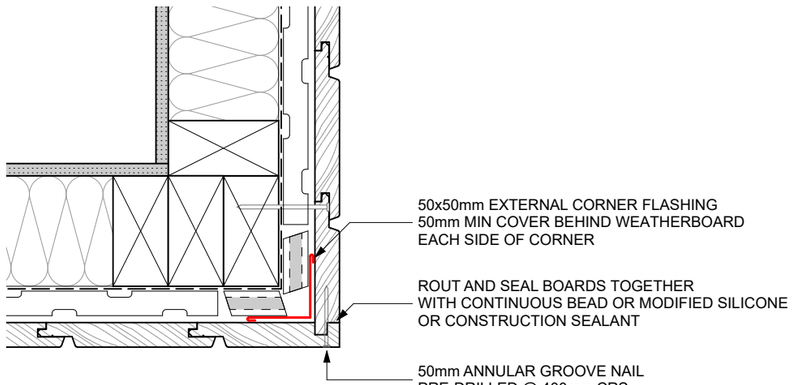
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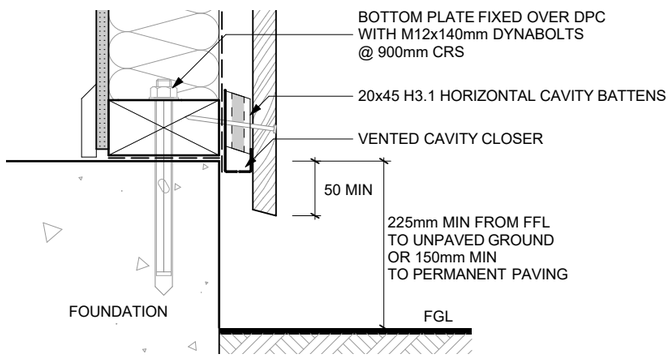
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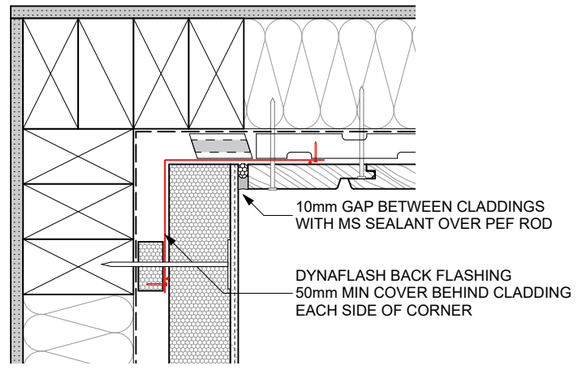
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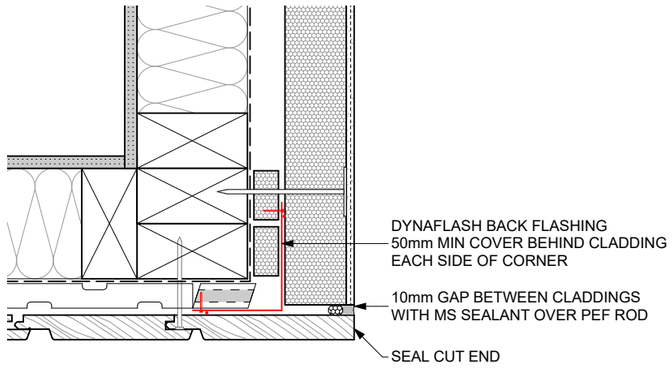
20 ABODO EXTERNAL CORNER
SCALE 1:5



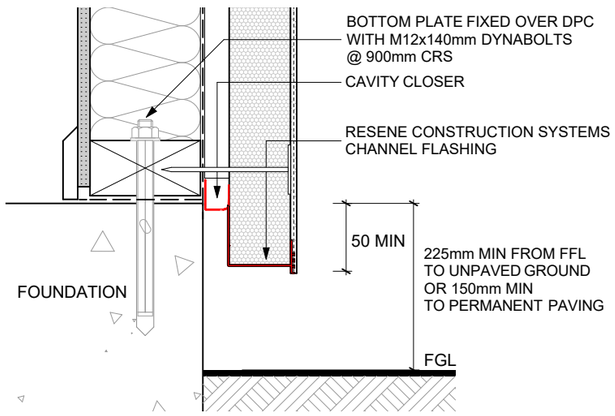
21 ABODO CLADDING BASE
SCALE 1:5



22 GRAPHEX - ABODO INTERNAL CORNER JUNCTION
SCALE 1:5



23 GRAPHEX - ABODO EXTERNAL CORNER JUNCTION
SCALE 1:5



24 GRAPHEX CLADDING BASE
SCALE 1:5

KAREN VAN DER MESPEL
ARCHITECTURAL DRAFTING
+61 433 467 730 | karenvandermespel@gmail.com

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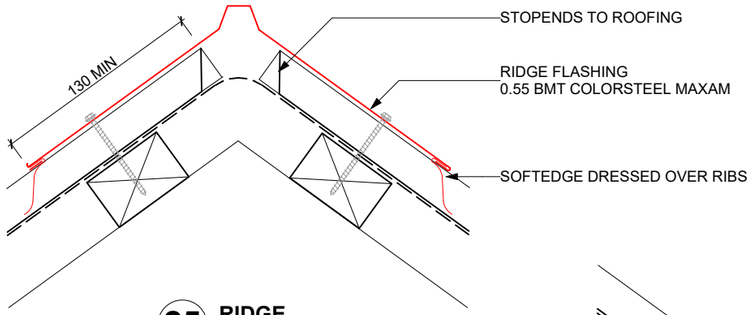
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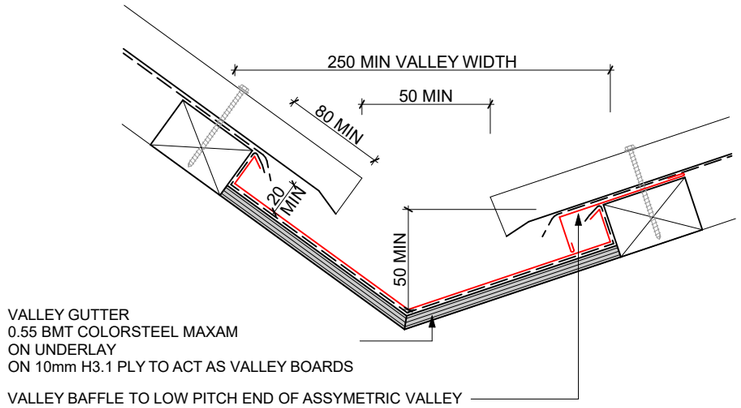
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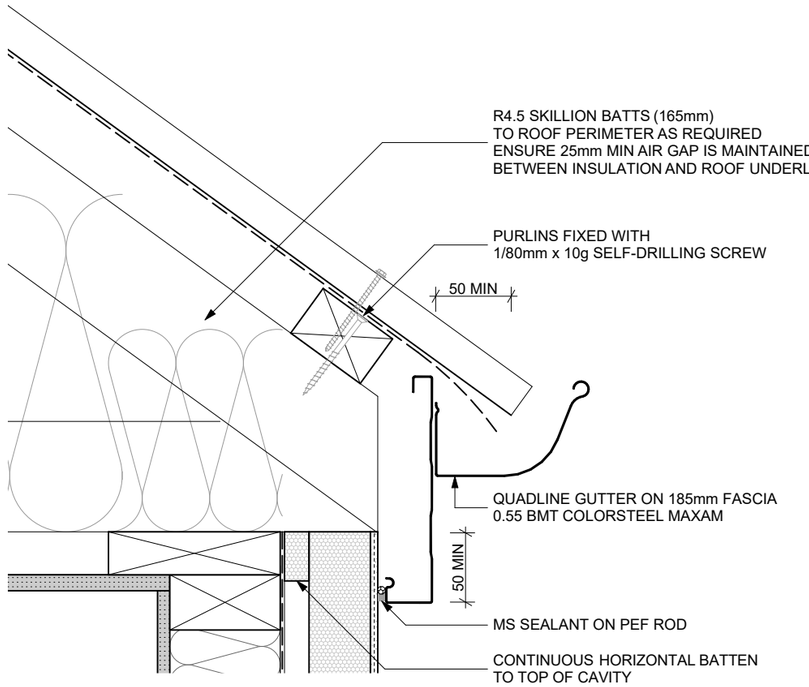
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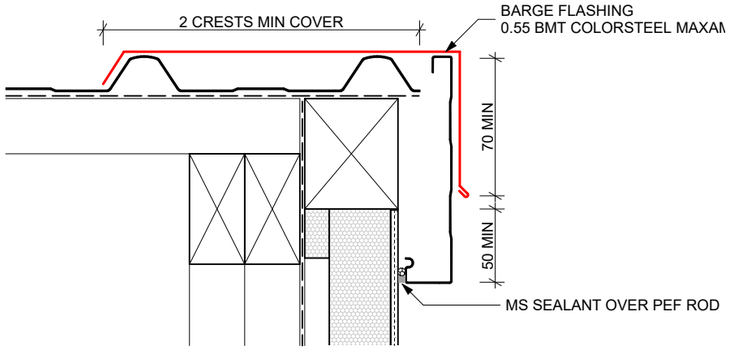
25 RIDGE
SCALE 1:5



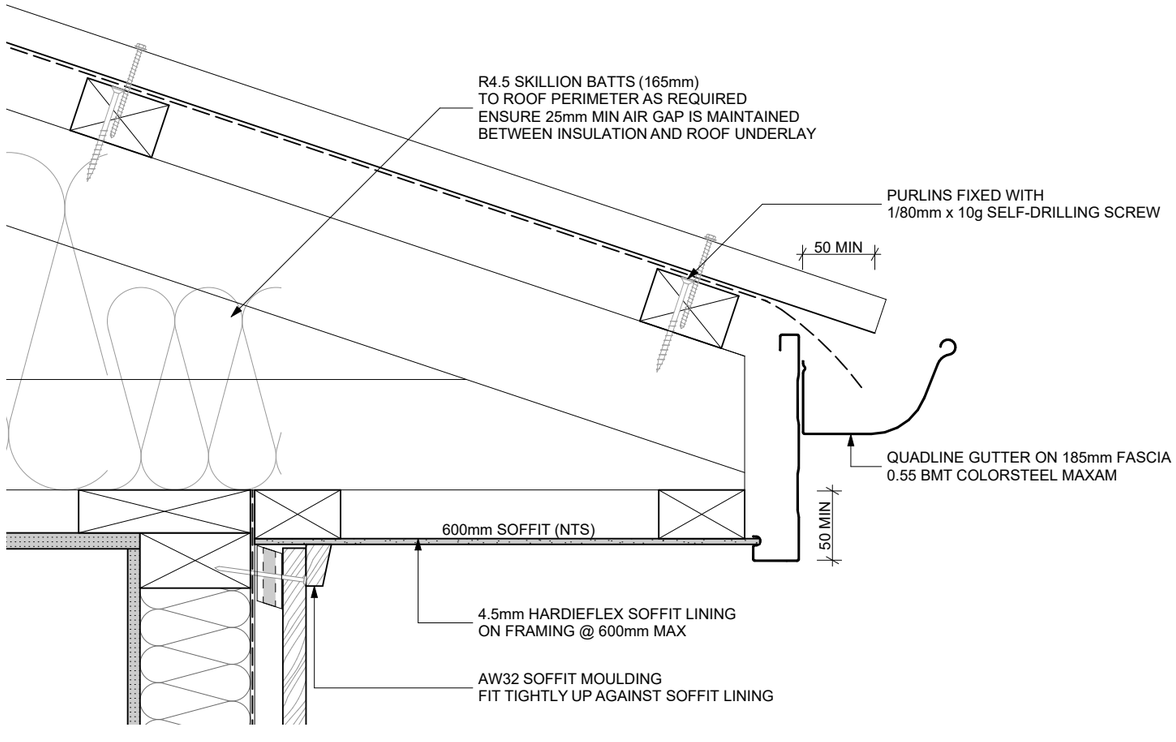
26 ASSYMETRIC VALLEY
SCALE 1:5



27 TYPICAL EAVE DETAIL
SCALE 1:5



28 GRAPHEX AT BARGE
SCALE 1:5



29 EAVE WITH SOFFIT OVERHANG
SCALE 1:5

KAREN VAN DER MESPEL
ARCHITECTURAL DRAFTING
+61 433 467 730 | karenvandermespel@gmail.com

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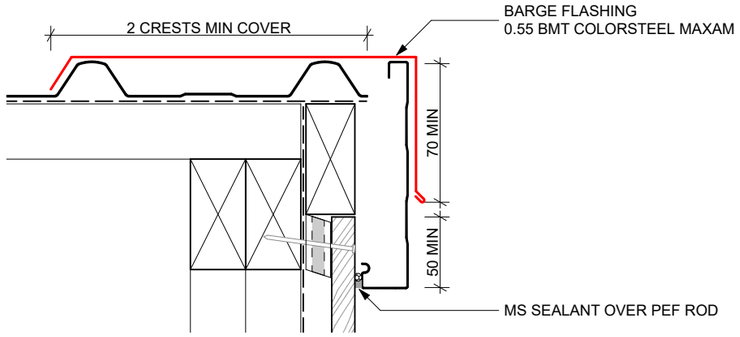
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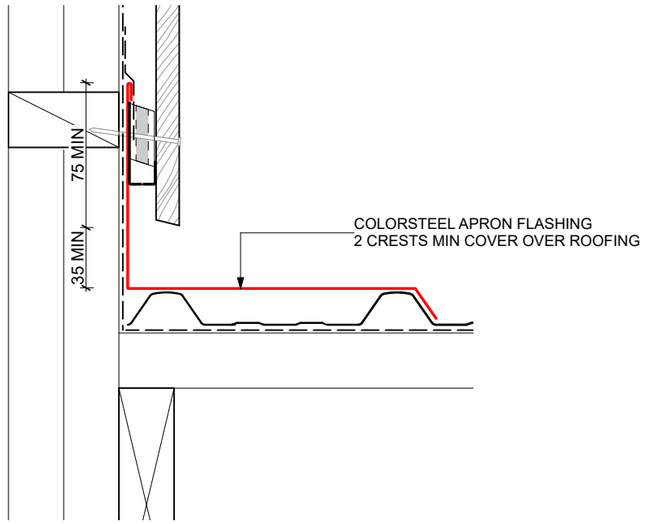
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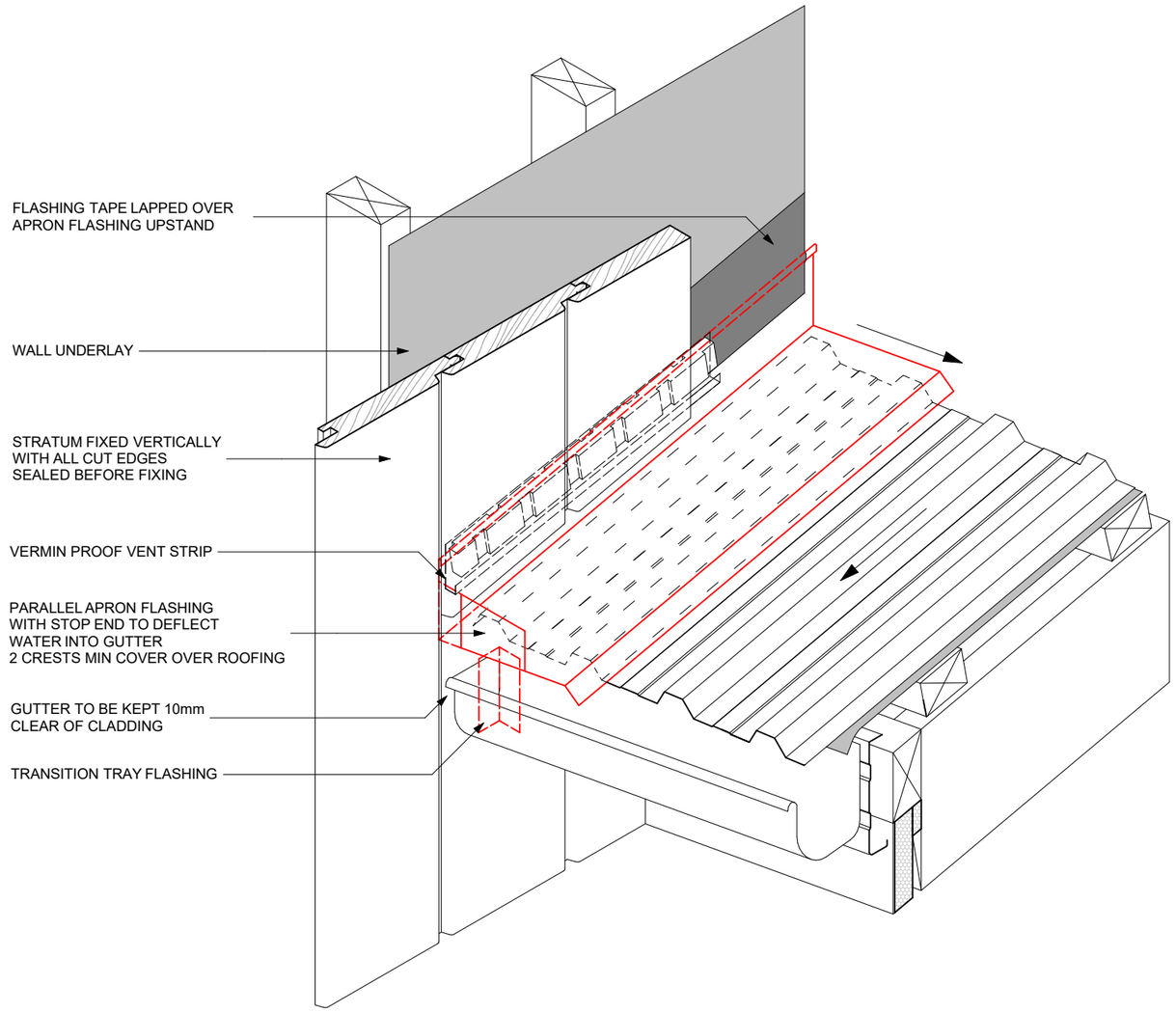
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30 ABODO AT BARGE
SCALE 1:5



31 PARALLEL APRON FLASHING
SCALE 1:5



32 GUTTER - WALL

KAREN VAN DER MESPEL
ARCHITECTURAL DRAFTING
+61 433 467 730 | karenvandermespel@gmail.com

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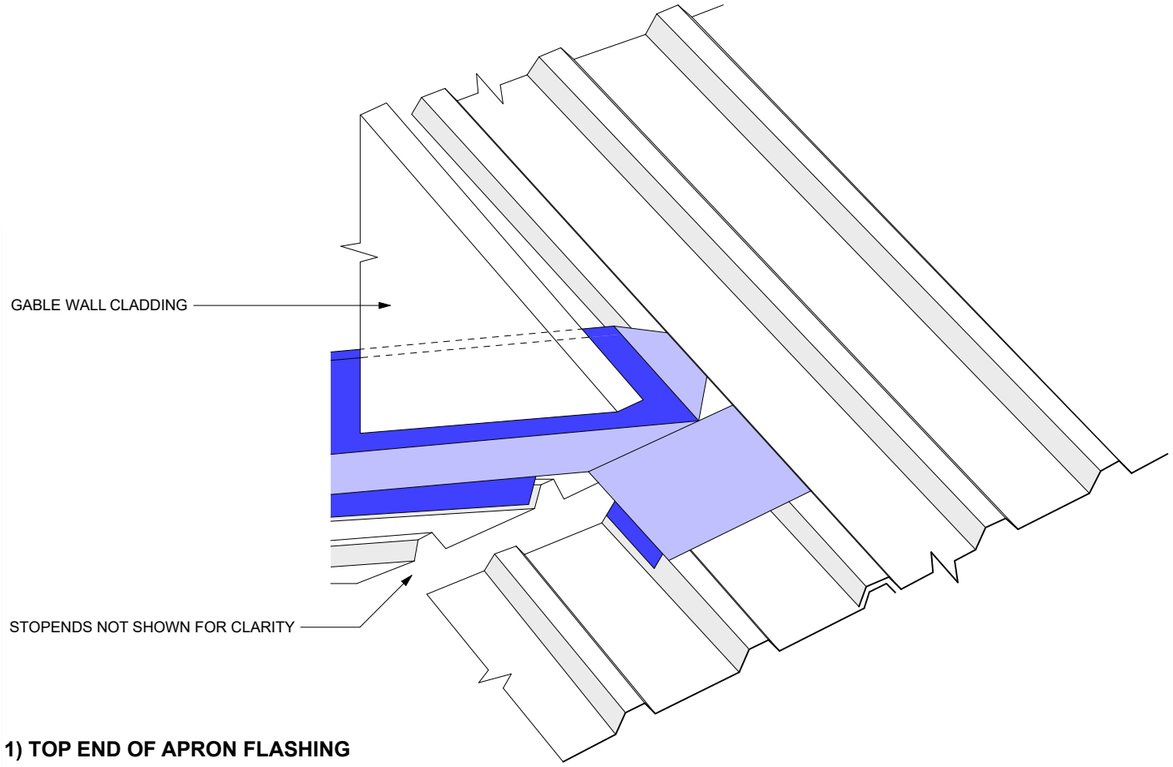
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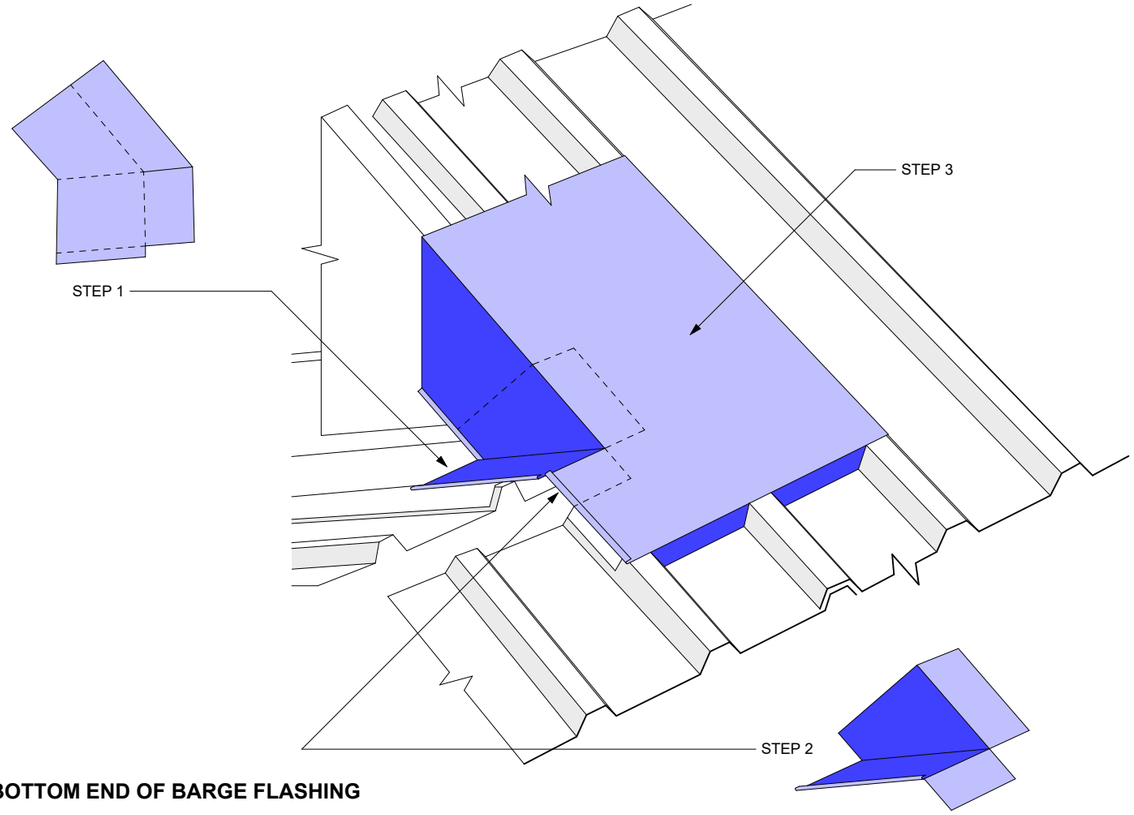
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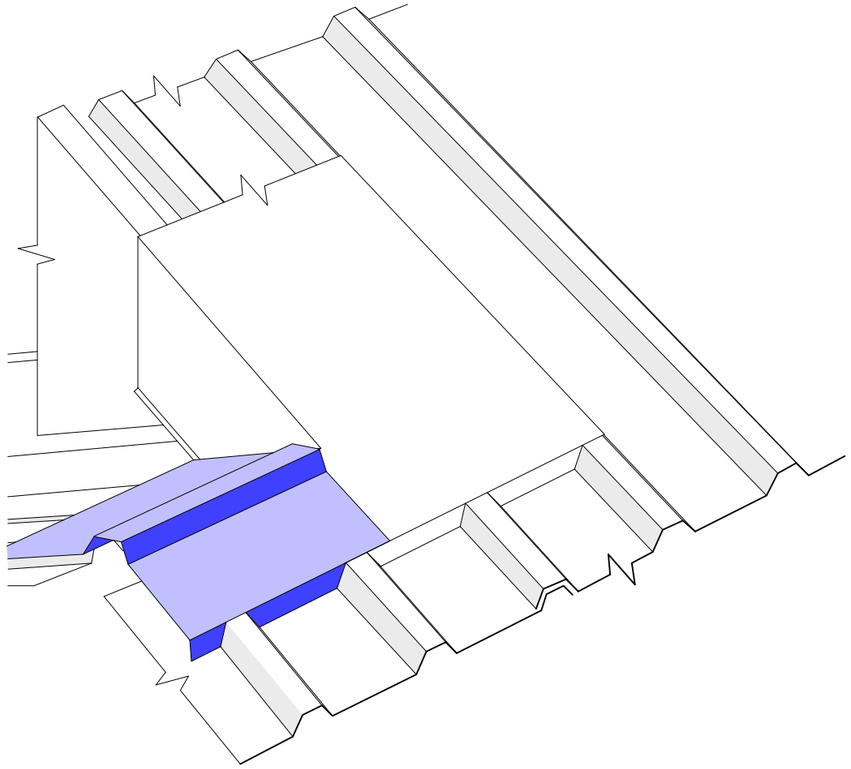
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1) TOP END OF APRON FLASHING



2) BOTTOM END OF BARGE FLASHING



3) LOWER RIDGE FLASHING OVER

33 **RIDGE TO BARGE FLASHING**
REFERENCED FROM NZMRM COP 8.5.2.1

KAREN VAN DER MESPEL
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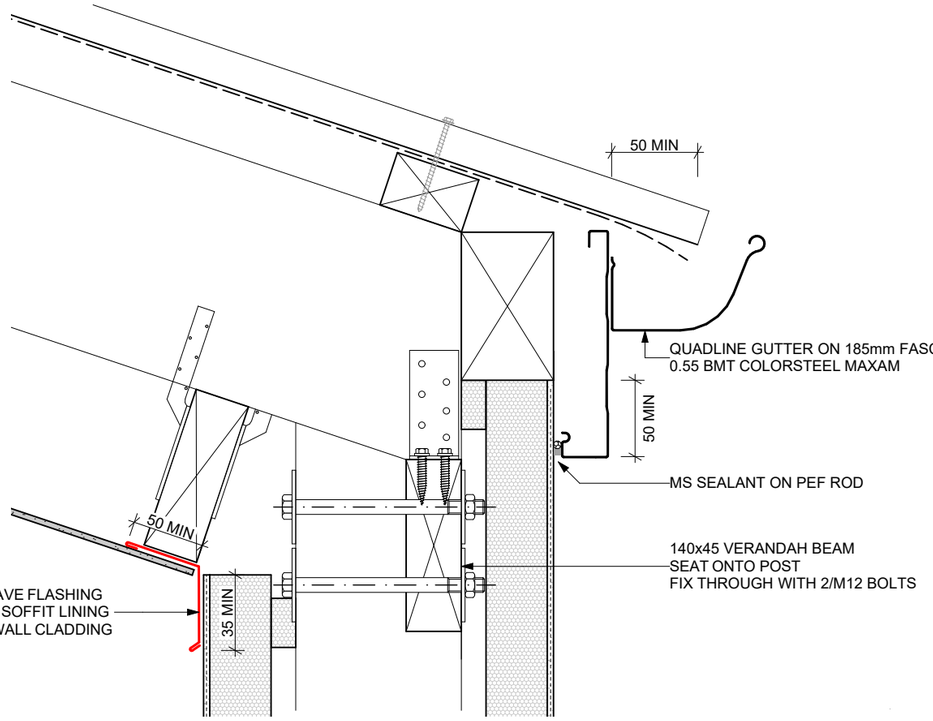
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DATE : 26/02/2026

DETAILS

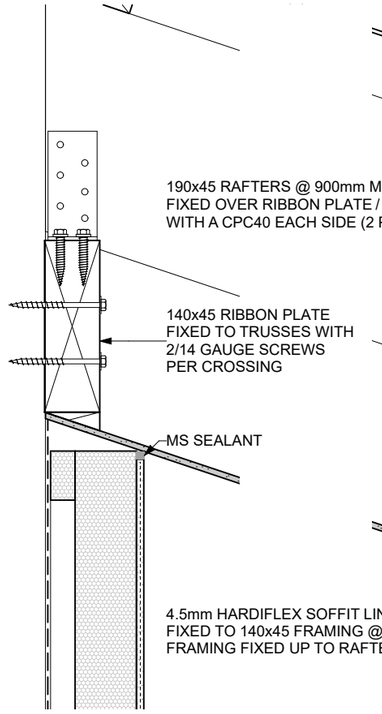
A.16

SCALE : 1:5

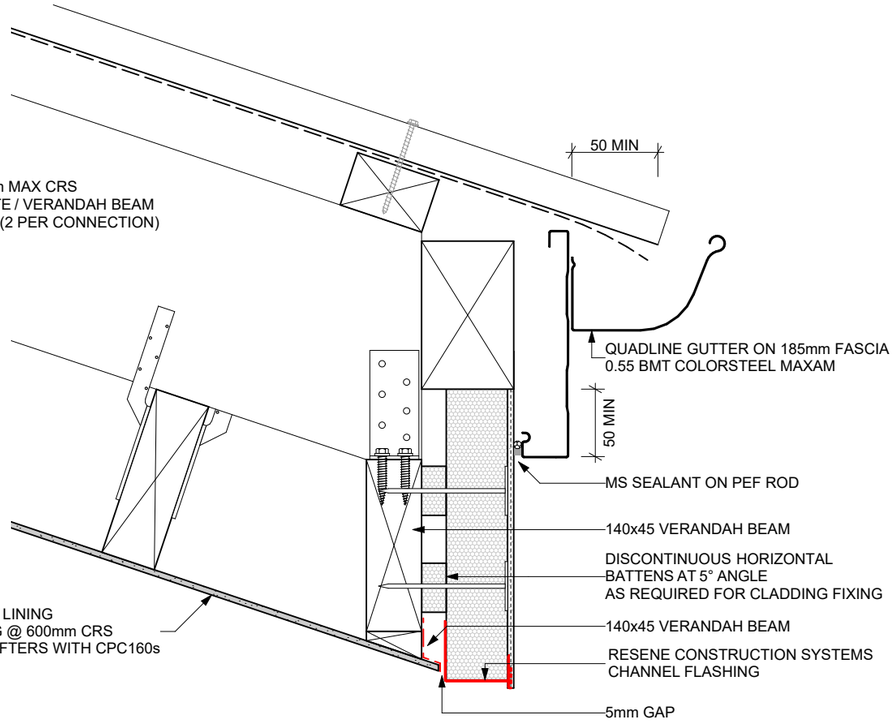
SDC - Approved Building Consent Document - BC260549 - Pg 20 of 41 - 30/03/2026 - ben.dallimore



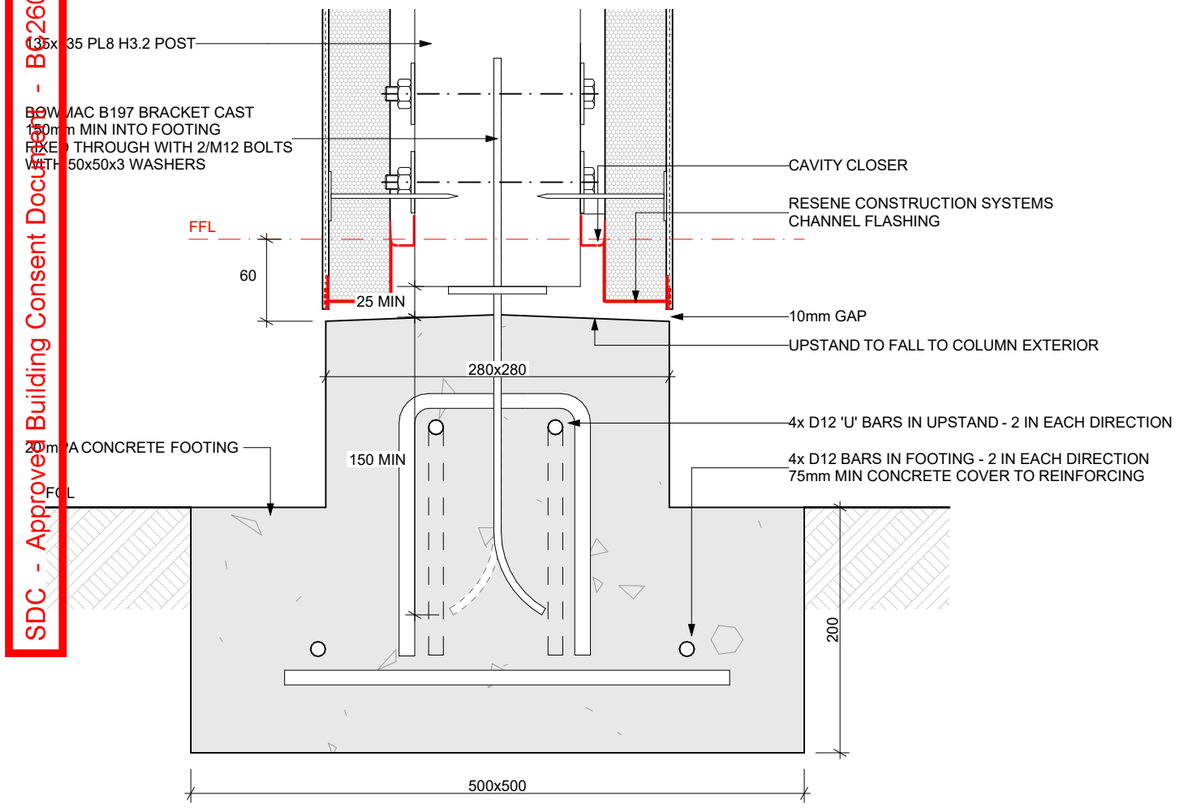
34 **ENTRY PORCH ROOF - COLUMN**
SCALE 1:5



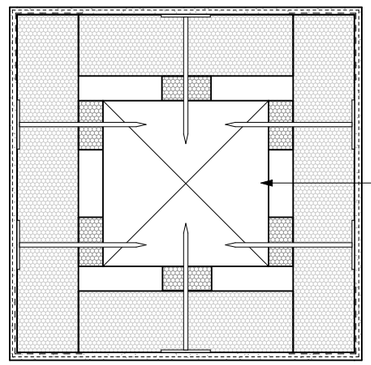
36 **ENTRY PORCH ROOF - WALL**
SCALE 1:5



37 **ENTRY PORCH EAVE**
SCALE 1:5



35 **ENTRY PORCH COLUMN BASE**
SCALE 1:5



38 **ENTRY PORCH COLUMN SECTION**
SCALE 1:5

KAREN VAN DER MESPEL
ARCHITECTURAL DRAFTING
+61 433 467 730 | karenvandermespel@gmail.com

LOT 61
ARBOR GREEN

115 SOLIHULL DRIVE
ROLLESTON

FOR I. SHEPHARD HOMES LTD

N

ISSUE: **A1**

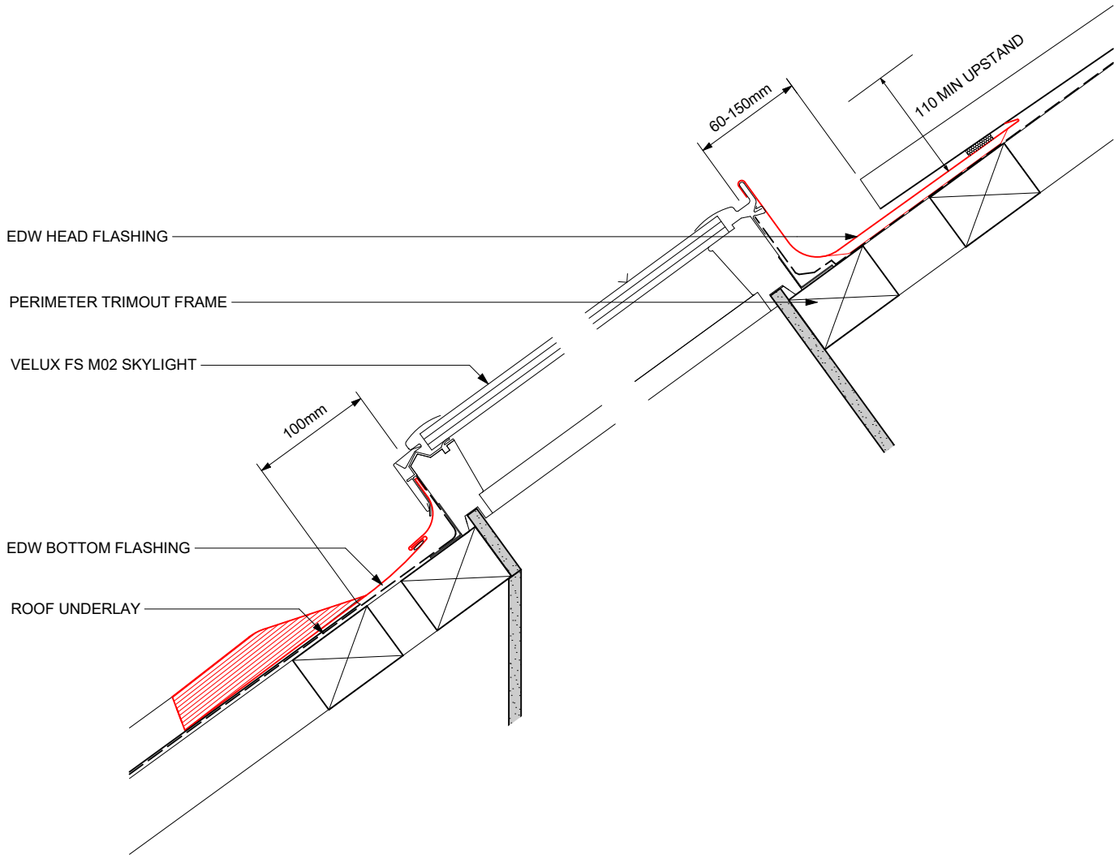
FILE № : 25025
DATE : 26/02/2026

DETAILS

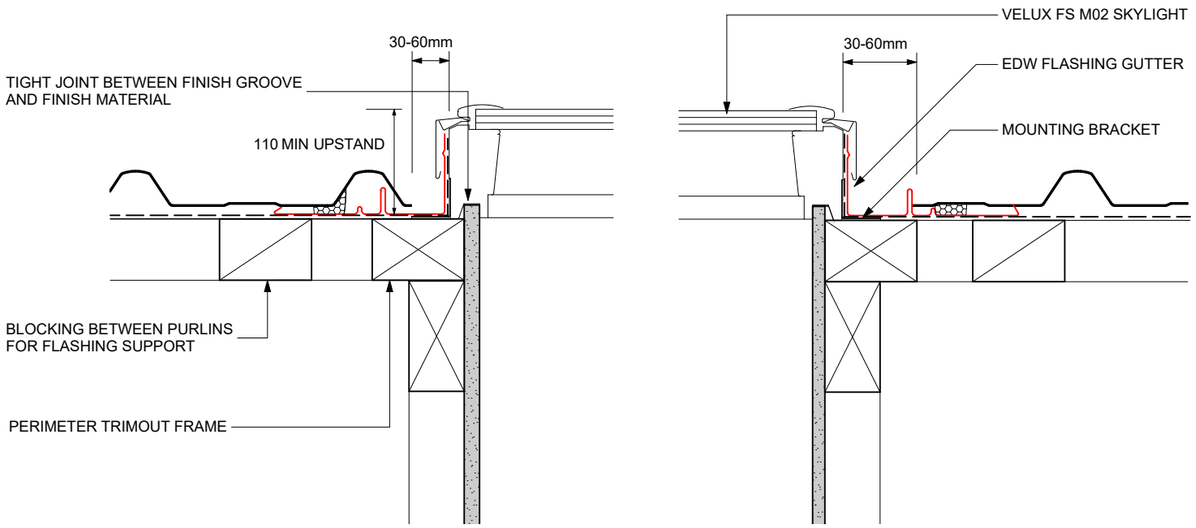
A.17

SCALE : 1:5

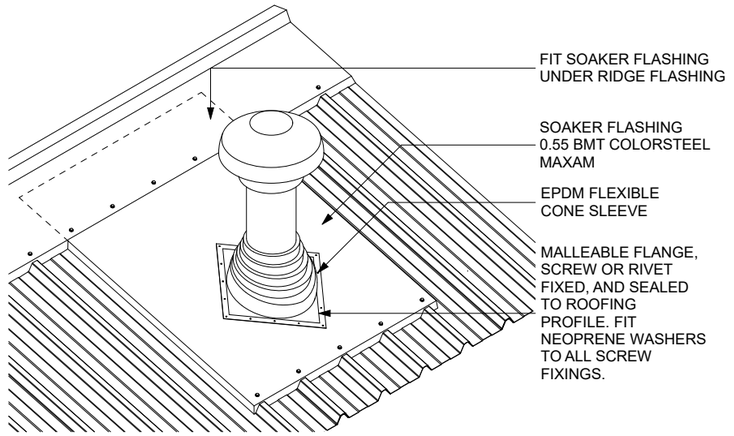
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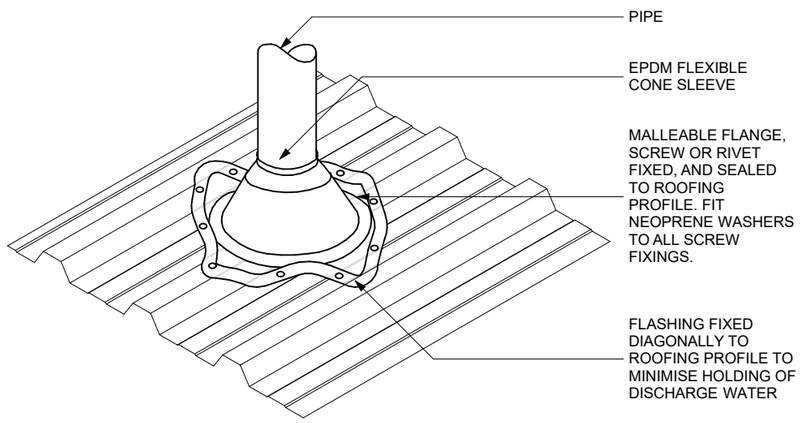
39 SKYLIGHT HEAD & BASE
SCALE 1:5



40 SKYLIGHT JAMB
SCALE 1:5



41 EXTRACT FAN THROUGH ROOF
DUCT THROUGH EAVES WHERE POSSIBLE



42 PIPE THROUGH ROOF
FOR PIPES UP TO 85mm DIAMETER

KAREN VAN DER MESPEL
ARCHITECTURAL DRAFTING
+61 433 467 730 | karenvandermespel@gmail.com

LOT 61
ARBOR GREEN

115 SOLIHULL DRIVE
ROLLESTON

FOR I. SHEPHARD HOMES LTD

N

ISSUE: **A1**

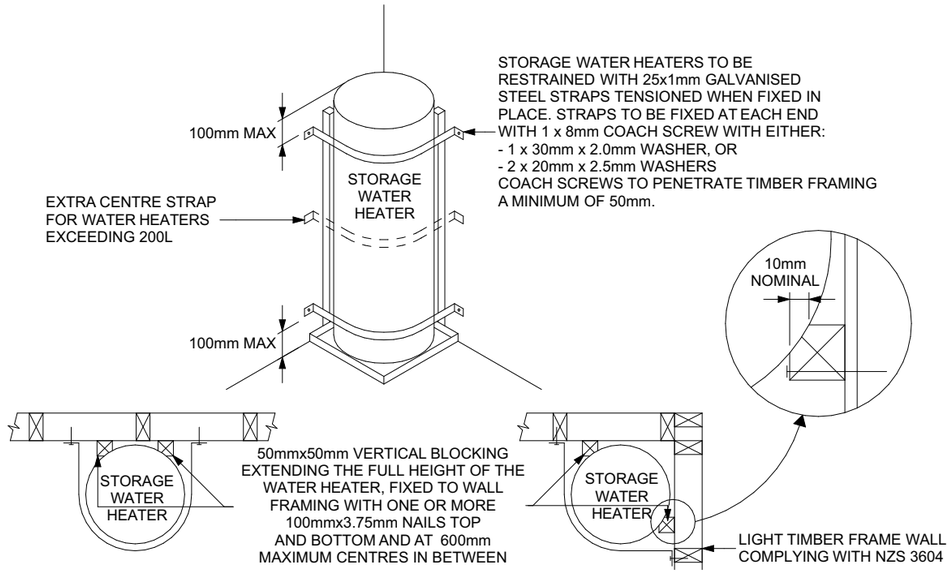
FILE № : 25025
DATE : 26/02/2026

DETAILS

A.18

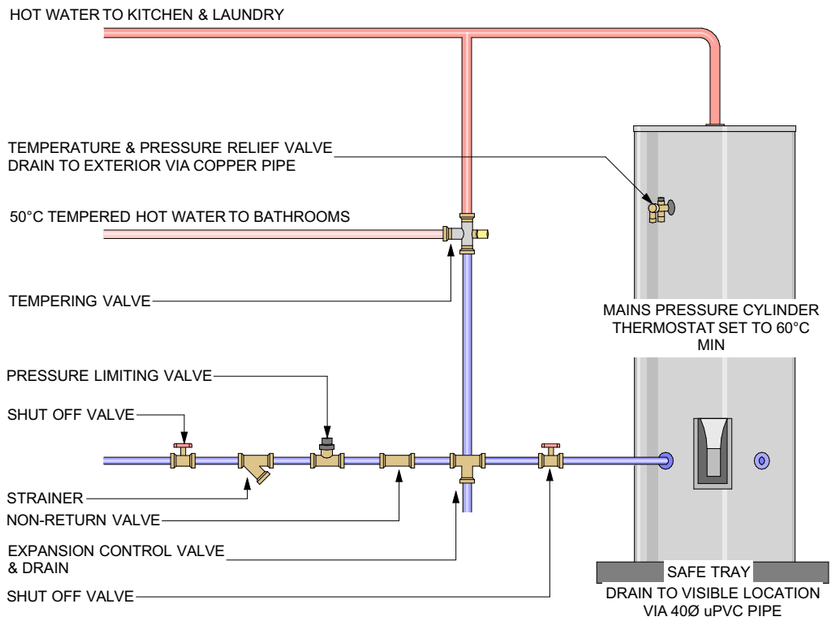
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SDC - Approved Building Consent Document - BC260549 - Pg 22 of 29 - 30/03/2026 - ben.dallimore

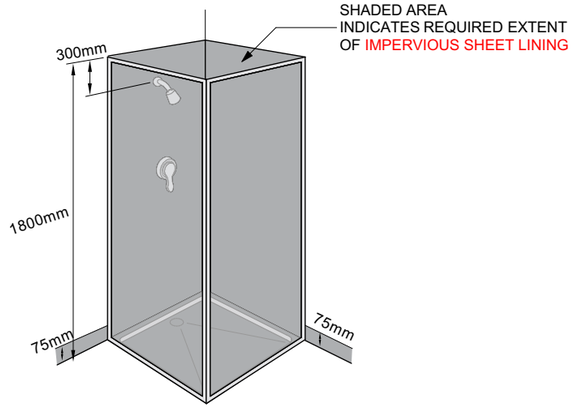


NOTES:
1. AN ADDITIONAL CENTRE STRAP IS RQUIRED WHERE A STORAGE WATER HEATER IS LOCATED MORE THAN 12m ABOVE FINISHED GROUND LEVEL.
2. ADDITIONAL TIMBER FRAMING MAY BE REQUIRED IN RETROFIT SITUATIONS TO ENSURE ADEQUATE STRAP FIXING IS AVAILABLE.
3. STRAPS SHALL NOT BE INSTALLED WHERE THEY CLASH WITH WATER HEATER INLETS, OUTLETS OR CONTROLS.
4. WHERE THE 100mm MAXIMUM STRAP DISTANCE FROM THE TOP OR BOTTOM OF THE STORAGE WATER HEATER CANNOT BE ACHIEVED, STRAPS MAY BE PLACED WITHIN THE TOP AND BOTTOM 25% WITH ONE ADDITIONAL STRAP PLACED CENTRALLY FOR WATER HEATERS <200 LITRES, AND TWO ADDITIONAL EVENLY SPACED STRAPS FOR WATER HEATERS 200-360 LITRES.
5. A MAXIMUM TOTAL OF FOUR STRAPS ARE REQUIRED WHEN COMPLYING WITH BOTH NOTE 1 AND NOTE 4.

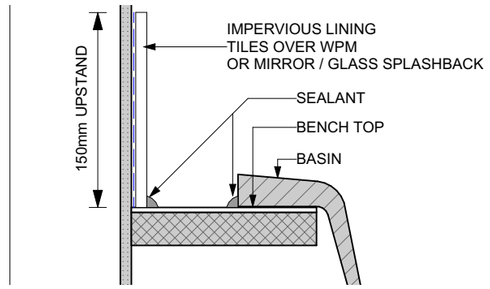
43 HWC SEISMIC RESTRAINT



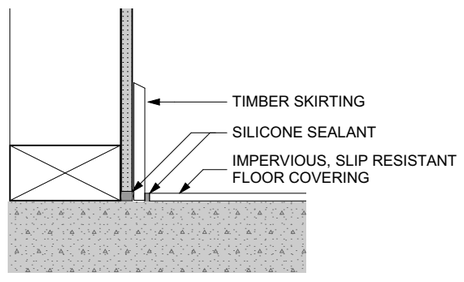
44 HWC SCHEMATIC



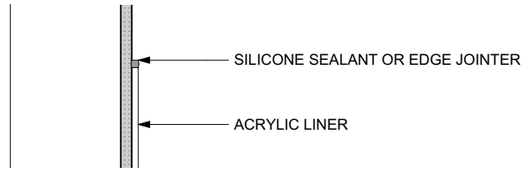
45 EXTENT OF WATERPROOFING REQUIRED
ENCLOSED SHOWER



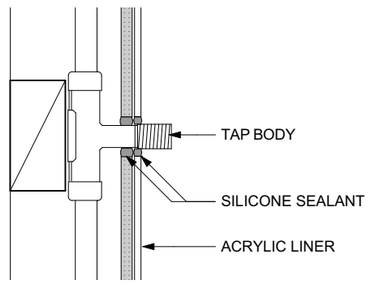
46 BENCHTOP (SINK OR VANITY) - WALL
SCALE 1:5



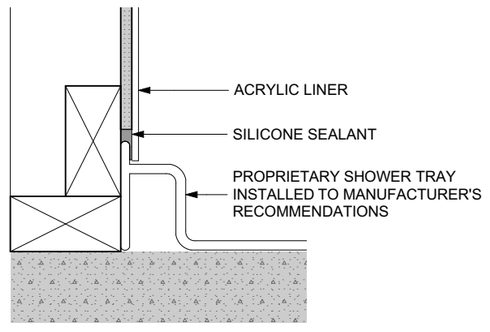
47 WET AREA FLOOR - WALL
SCALE 1:5



48 SHOWER LINER - WALL
SCALE 1:5



49 SHOWER MIXER THROUGH WALL
SCALE 1:5



50 SHOWER BASE - WALL
SCALE 1:5

KAREN VAN DER MESPEL
ARCHITECTURAL DRAFTING
+61 433 467 730 | karenvandermespel@gmail.com

LOT 61
ARBOR GREEN

115 SOLIHULL DRIVE
ROLLESTON

FOR I. SHEPHARD HOMES LTD

N

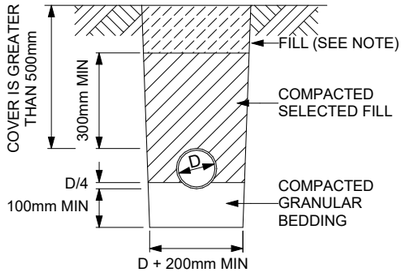
ISSUE: R1

FILE № : 25025
DATE : 24/03/2026

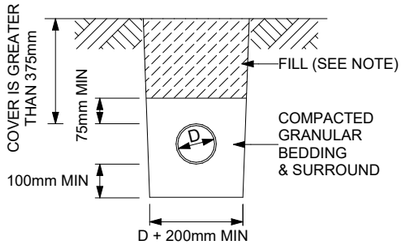
DETAILS

A.19

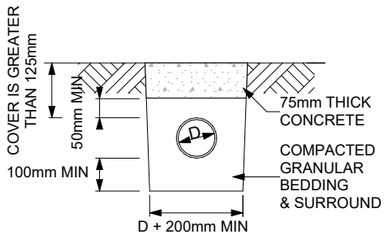
SCALE : 1:5



COVER GREATER THAN 500mm



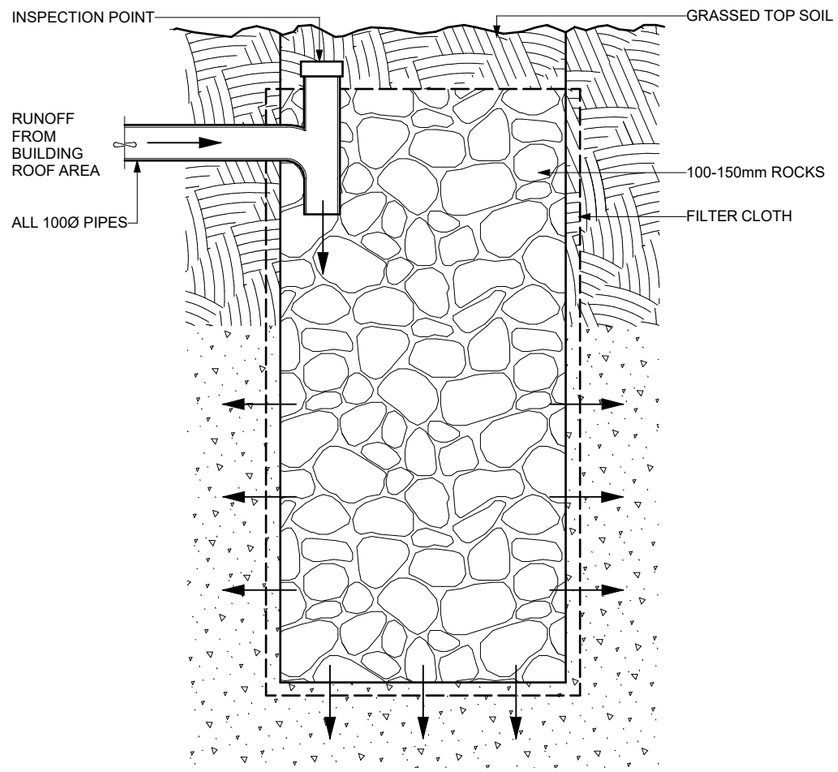
COVER GREATER THAN 375mm



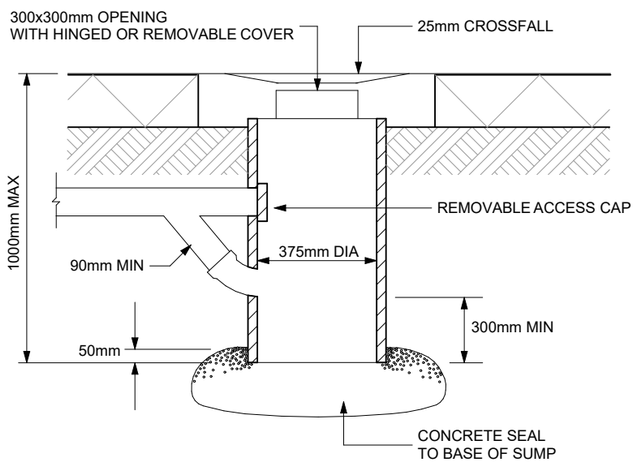
COVER BETWEEN 125mm AND 375mm

NOTE:
FILL SHALL BE:
- ORDINARY FILL WHERE DRAINS ARE LOCATED BELOW GARDENS & OPEN COUNTRY
- COMPACTED SELECTED FILL WHERE DRAINS ARE LOCATED BELOW RESIDENTIAL DRIVEWAYS AND SIMILAR AREAS SUBJECT TO LIGHT TRAFFIC

51 BEDDING & BACKFILLING OF DRAINS



52 SOAK PIT DETAIL



53 TYPE 1 SURFACE WATER SUMP

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KAREN VAN DER MESPEL
ARCHITECTURAL DRAFTING
+61 433 467 730 | karenvandermespel@gmail.com

LOT 61
ARBOR GREEN

115 SOLIHULL DRIVE
ROLLESTON

FOR I. SHEPHARD HOMES LTD

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ISSUE: **A1**

FILE № : 25025
DATE : 26/02/2026

DETAILS

A.20

SCALE : 1:5

SDC - Approved Building Consent Document - BC260549 - Pg 24 of 29 - 30/03/2026 - ben.dallimore



1 **LANDSCAPING PLAN**
1:100

KAREN VAN DER MESPEL
ARCHITECTURAL DRAFTING
+61 433 467 730 | karenvandermespel@gmail.com

LOT 61
ARBOR GREEN

115 SOLIHULL DRIVE
ROLLESTON

FOR I. SHEPHARD
HOMES LTD

N

ISSUE: **A1**

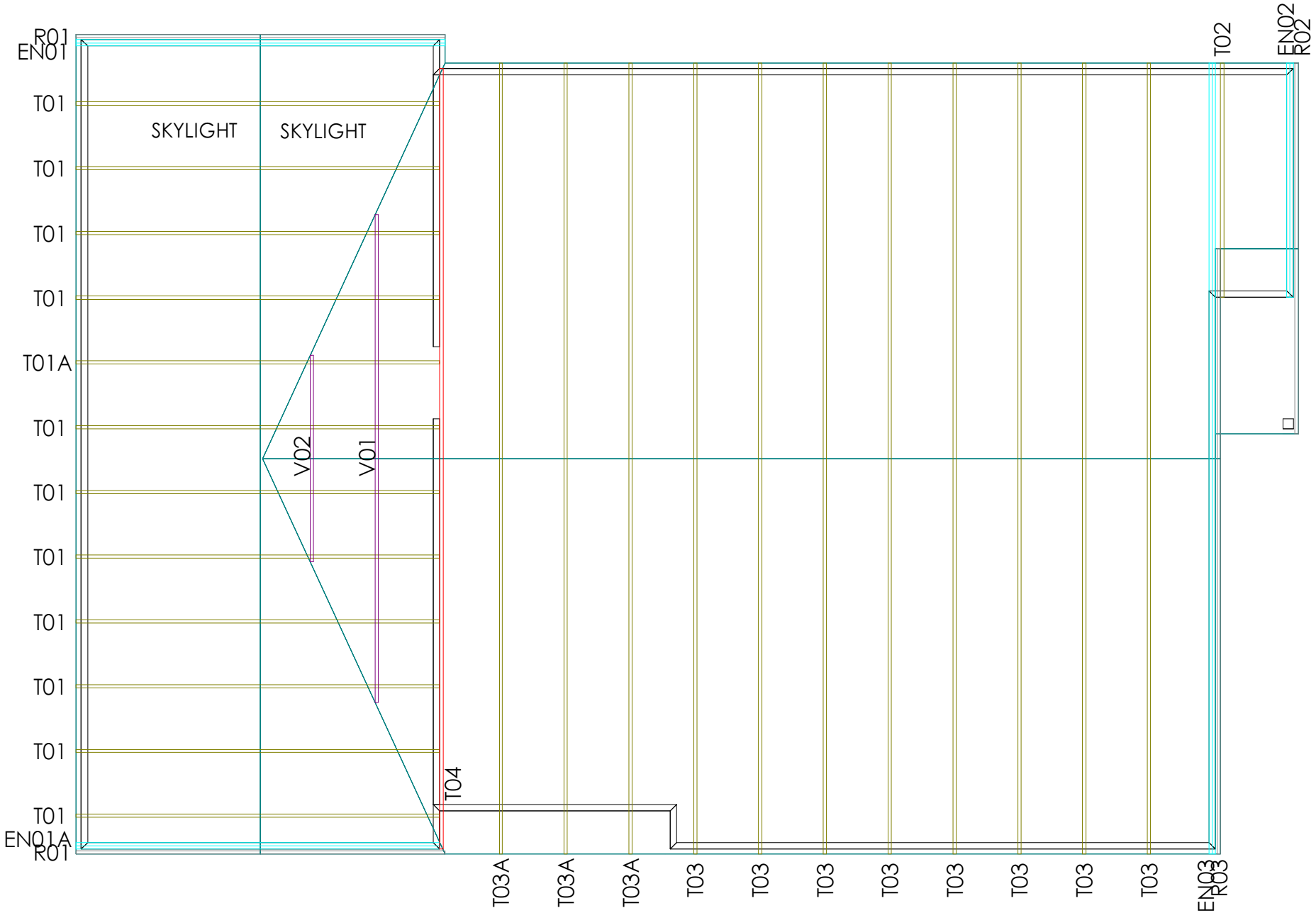
FILE № : 25025
DATE : 26/02/2026

LANDSCAPING PLAN

A.21

SCALE : 1:100

SDC - Approved Building Consent Document - BC260549 - Pg 25 of 29 - 30/03/2026 - ben.dallimore



Akarana timbers
Ph: 03 3477 818

Site Address :
Lot 61 Arbor Green
115 Solihull Drive
Rolleston

Sheet Title :
Buildable Design
Buildable Layouts

Date : 5 Feb,2026 | Drawn : Standard
Scale : 1: 100 | System : MiTek 20/20

Job Details:

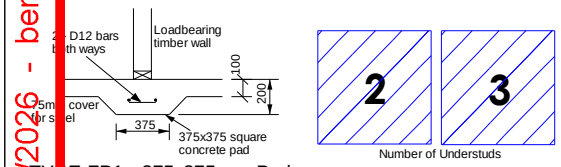
Roof Pitch	: 18.5 / 36 deg	Truss Centres	: 900mm
Roof Material	: Galv Iron .5mm	Roof Live Load	: 0.250kPa
Ceiling Material	: Gib Board 13mm	Floor Live Load	:
Wind Zone	: High	Wind Speed	: 44m/s
Roof Snow Load	: 0.523kPa	Overhang	: 70mm

PrimeCad v4.7.346

MiTek™

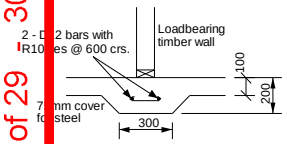
Job Title : 2600037
Sheet : 1
Revision Number :

Slab Thickening Details

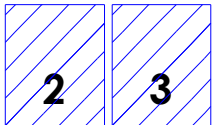


TYPE FP1 - 375x375mm Pad

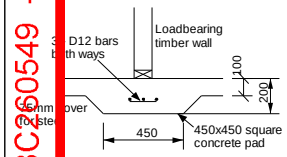
Number of Understuds



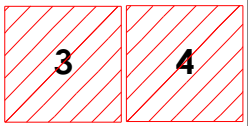
TYPE FS1 - 300mm Strip footing



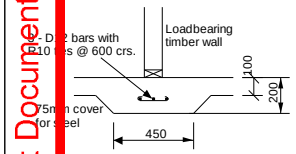
Number of Understuds



TYPE FP2 - 450x450mm Pad



Number of Understuds



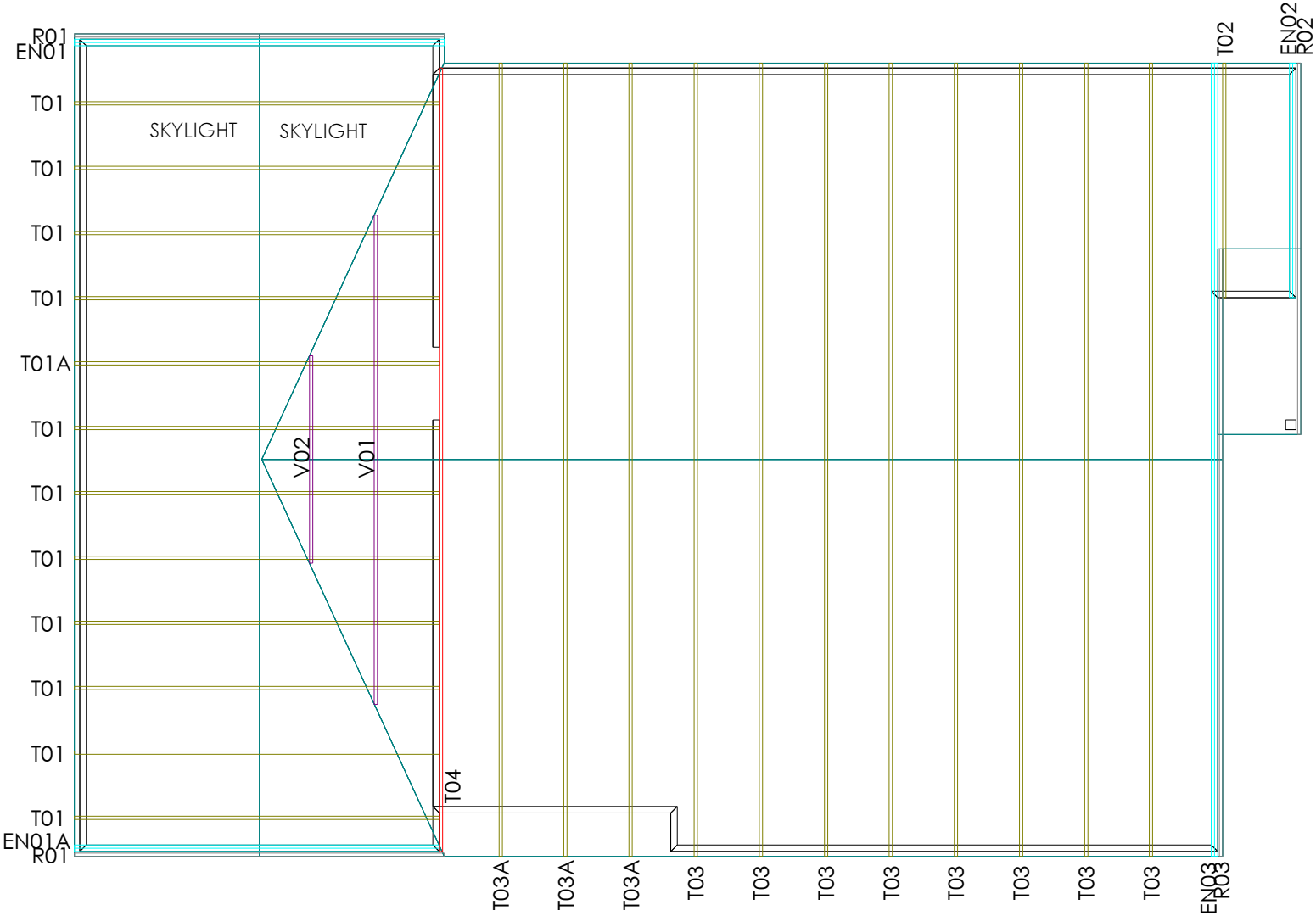
TYPE FS2 - 450mm Strip footing



Number of Understuds

NOTES:

The numbers found within the hatched area are the number of studs required below each truss.
Refer to:
CLARG-NAIL Internal Load Bearing on Concrete Floor Slabs brochure 10/2011



NO SLAB THICKENING REQUIRED

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Akarana timbers
Ph: 03 3477 818

Site Address :
Lot 61 Arbor Green
115 Solihull Drive
Rolleston

Sheet Title :
Buildable Design
Slab Thickening/Dimensions

Date : 5 Feb,2026 | Drawn : Standard
Scale : 1: 100 | System : MiTek 20/20

Job Details:

Roof Pitch	: 18.50deg	Truss Centres	: 900mm
Roof Material	: Galv Iron .5mm	Roof Live Load	: 0.250kPa
Ceiling Material	: Gib Board 13mm	Floor Live Load	:
Wind Zone	: High	Wind Speed	: 44m/s
Roof Snow Load	: 0.523kPa	Overhang	: 70mm

PrimeCad v4.7.346

MiTek

Job Title : 2600037
Sheet : 2
Revision Number :

SDC - Approved Building Consent Document - BC260549 - Pg 27 of 29 - 30/03/2026 - ben.dallimore

Lintel Fixing Details

TYPE E 1.4kN

TYPE F 4.0kN

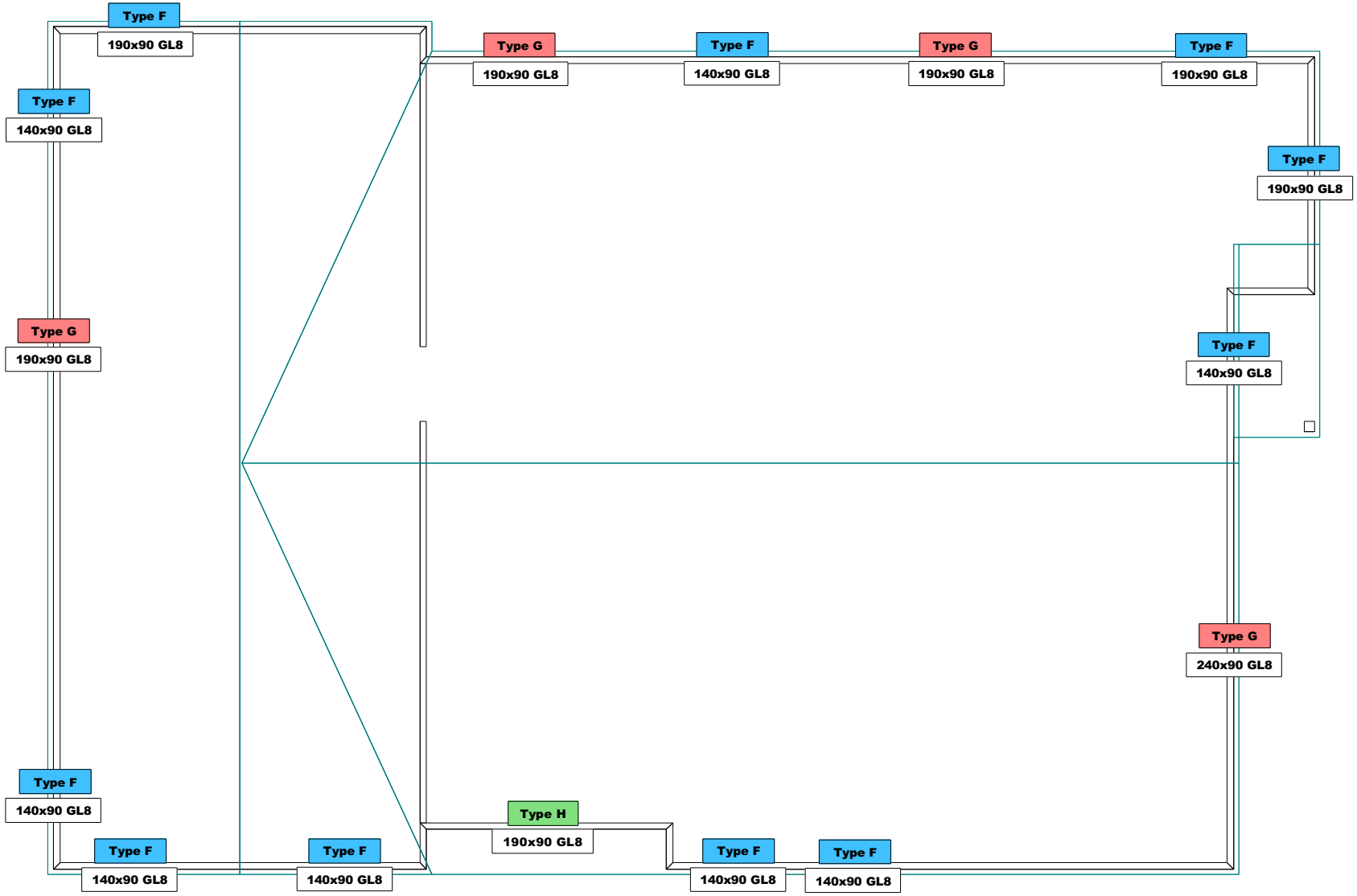
TYPE G 7.5kN

TYPE H 13.5kN

L1 = 140x90 GL8

L2 = 190x90 GL8

4.6m Garage Door = 240x90 GL8



NOTES:

Refer to:
Lintel Fixing Schedule 10/2011
pages 68 & 69, Structrual Fixings
On-site Guide for Buildng Code
Compliance 2012 Edition

(Alternative to NZS 3604:2011
Table 8.14 & Figure 8.12)

Akarana timbers
Ph: 03 3477 818

Site Address :
Lot 61 Arbor Green
115 Solihull Drive
Rolleston

Sheet Title :
Buildable Design
Framing Dimensions

Date : 5 Feb,2026 | Drawn : Standard
Scale : 1: 100 | System : MiTek 20/20

Job Details:

Roof Pitch	: 18.50deg	Truss Centres	: 900mm
Roof Material	: Galv Iron .5mm	Roof Live Load	: 0.250kPa
Ceiling Material	: Gib Board 13mm	Floor Live Load	:
Wind Zone	: High	Wind Speed	: 44m/s
Roof Snow Load	: 0.523kPa	Overhang	: 70mm

PrimeCad v4.7.346

MiTek

Job Title : 2600037
Sheet : 3
Revision Number :

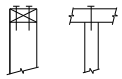
SDC - Approved Building Consent Document - BC260549 - Pg 28 of 29 - 30/03/2026 - ben.dallimore

Stud to top plate fixing details

Type A is minimum fixing required unless specified otherwise

FIXING TYPE A
0.7kN

2/3.0x3.33 plain steel wire nails driven vertically into stud.

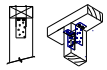


FIXING TYPE B
4.7kN

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

AND

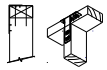
Plus 2x LUMBERLOK CPC40



Recommended for internal wall options to avoid lining issues.

OR

Plus LUMBERLOK Stud Strap (One face only)



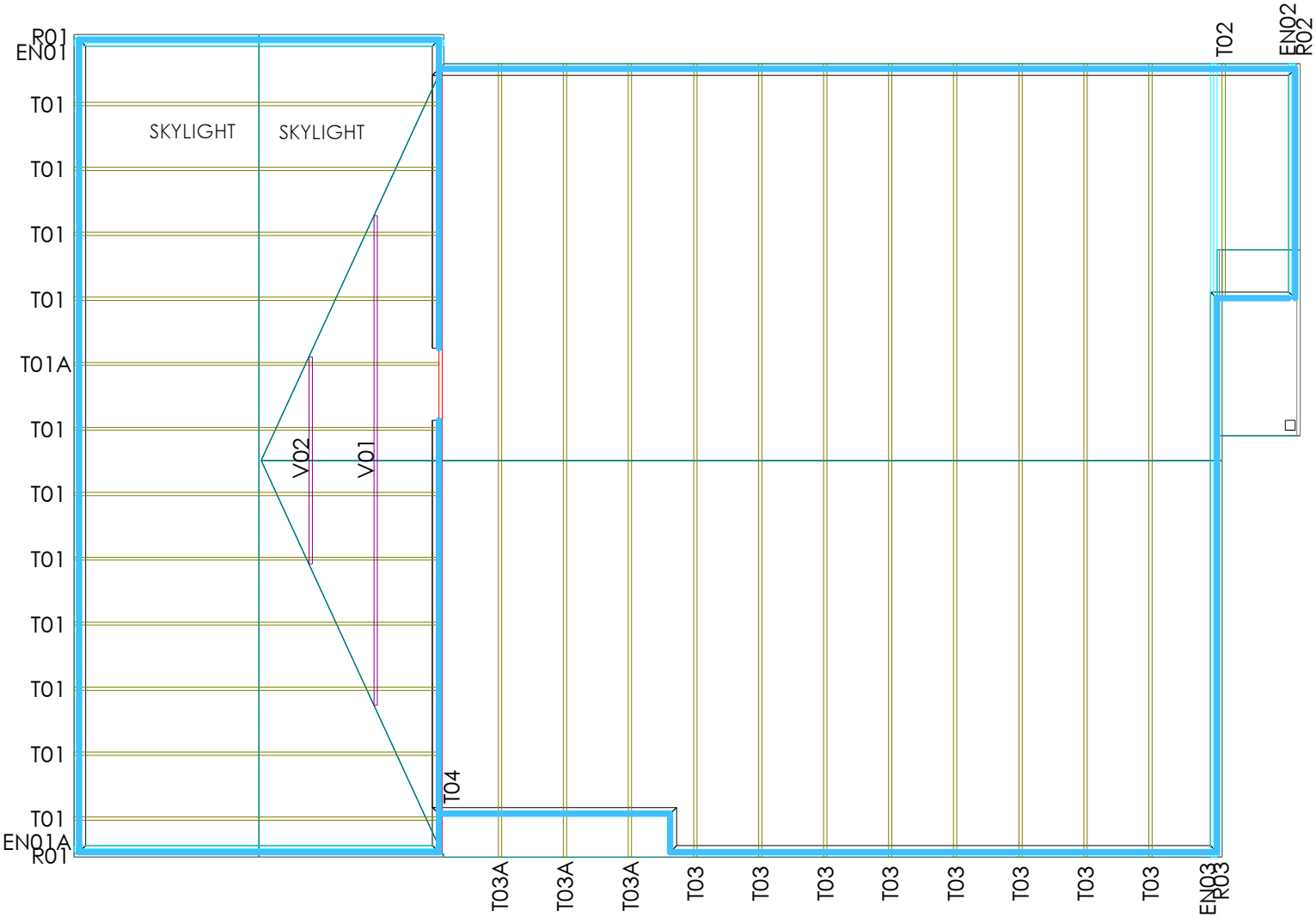
Lintel Fixing Details

TYPE E 1.4kN	TYPE F 4.0kN
TYPE G 7.5kN	TYPE H 13.5kN

NOTES:

Refer to:
LUMBERLOK Wall Fixing Chart - Stud to Top Plate Fixing Schedule 09/2011

(Alternative to NZS3604:2011 Table 8.18)



Akarana timbers
Ph: 03 3477 818

Site Address :
Lot 61 Arbor Green
115 Solihull Drive
Rolleston

Sheet Title :
Buildable Design
Top Plate/Lintel Fixings

Date : 5 Feb,2026 | Drawn : Standard
Scale : 1: 100 | System : MiTek 20/20

Job Details:

Roof Pitch	: 18.50deg	Truss Centres	: 900mm
Roof Material	: Galv Iron .5mm	Roof Live Load	: 0.250kPa
Ceiling Material	: Gib Board 13mm	Floor Live Load	:
Wind Zone	: High	Wind Speed	: 44m/s
Roof Snow Load	: 0.523kPa	Overhang	: 70mm

PrimeCad v4.7.346

MiTek

Job Title : 2600037
Sheet : 4
Revision Number :

SDC - Approved Building Consent Document - BC260549 - Pg 29 of 29 - 30/03/2026 - ben dallimore

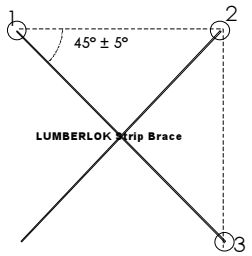
Truss Fixings

A - LUMBERLOK JH47x90 Joist Hanger
B - LUMBERLOK JH47x120 Joist Hanger
D - LUMBERLOK JH47x190 Joist Hanger
E - LUMBERLOK JH95x165 Joist Hanger
C - Pair of LUMBERLOK CT200 Ceiling Ties
M - Pair of LUMBERLOK Multi Grips
NP - LUMBERLOK Nailon Plate
N - LUMBERLOK N21 Diagonal Cleat
P - LUMBERLOK TTP 16kN Truss to Top Plate set
Q - LUMBERLOK TTP 9kN Truss to Top Plate set

Roof Bracing

Refer to:
LUMBERLOK Roof Bracing Specifications brochure 08/2006 for end fixing details.

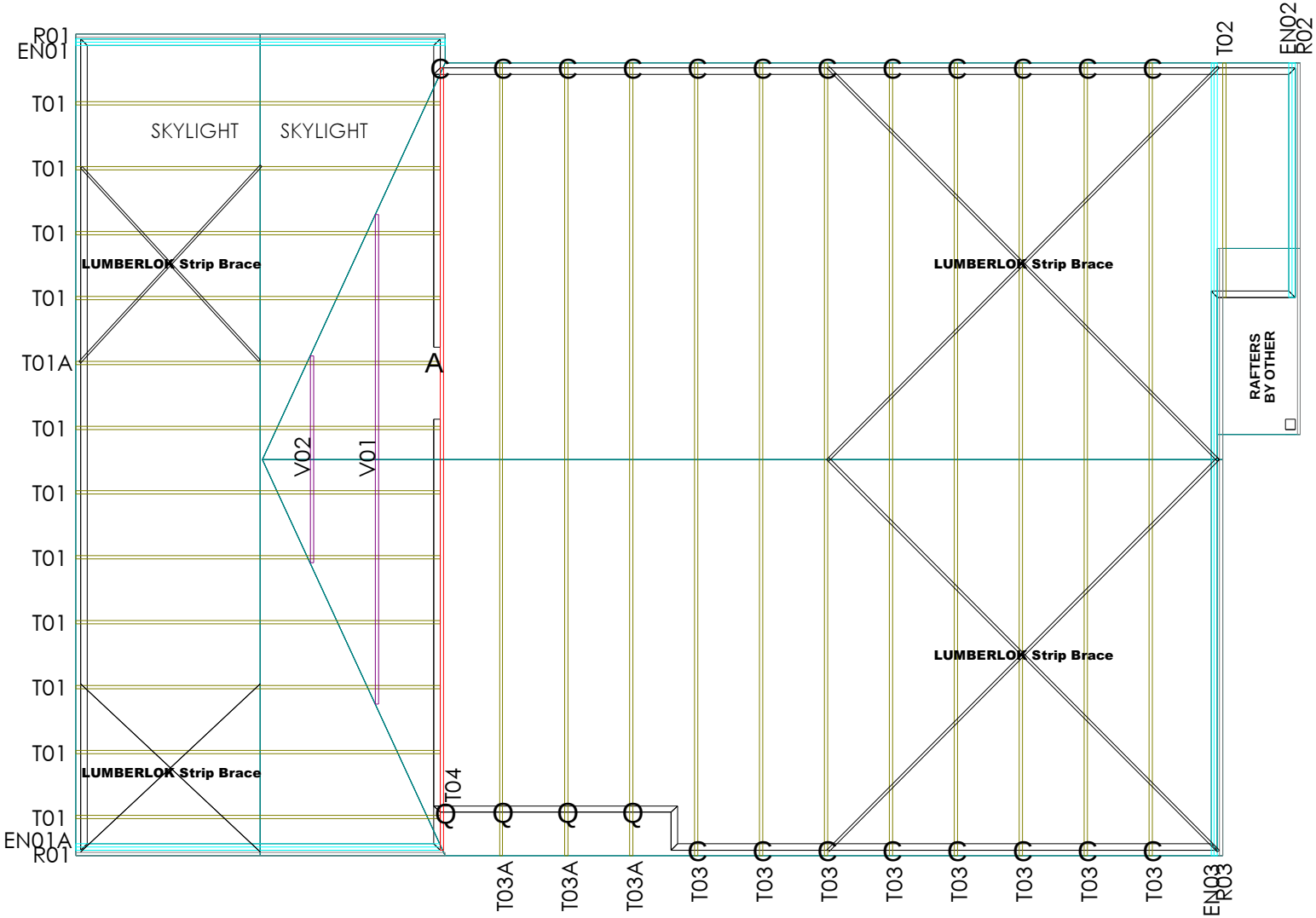
The brace must be located such that it forms an angle of 45°± 5°to the wall



NOTES:

All other areas must have at the minimum 2/ 90x3.15mm skew nails + 2 wire dogs for truss to top plate connections.

Refer to:
LUMBERLOK Timber Connectors Characteristic Spacings Data brochure 03/4



Akarana timbers
Ph: 03 3477 818

Site Address :
Lot 61 Arbor Green
115 Solihull Drive
Rolleston

Sheet Title :
Buildable Design
Truss Fixings & Roof Bracing

Date : 5 Feb,2026 | Drawn : Standard
Scale : 1: 100 | System : MiTek 20/20

Job Details:

Roof Pitch	: 18.5 / 36 deg	Truss Centres	: 900mm
Roof Material	: Galv Iron .5mm	Roof Live Load	: 0.250kPa
Ceiling Material	: Gib Board 13mm	Floor Live Load	:
Wind Zone	: High	Wind Speed	: 44m/s
Roof Snow Load	: 0.523kPa	Overhang	: 70mm

PrimeCad v4.7.346

MiTek

Job Title : 2600037
Sheet : 5
Revision Number :