BC211057 Tasman District Council - Approved Plans 791 Neudorf Road, Tasman NEUDORF ROAD **Project Number** Legal: Wind Zone: EQ Zone: Exposure Zone: Site Area: Site Coverage: Existing vehicle crossing Roof run off stormwater to be directed to NOTES swale below cehicle crossing, as allowed for under Easement 10665773.4 Existing gravel driveway Wastewater Disposal Wastewater disposal to be in accordance with Silt fence to provide sediment report titled 'Design Report for On-Site control from proposed earth Wastewarer Disposal - EK & RF Reader, 791 works Neudorf Road, Neudorf' dated 25 November **Tasman District Council Existing building** 2017 **BUILDING CONSENT AUTHORITY** platform at 208.0m APPROVED BUILDING 30'000L water tank Existing storage shed to be 23'000L potable supply - trickle fed from **CONSENT DOCUMENTATION** relocated Dovedale rural water supply. 7'000L permanent storage for domestic sprinkler system installed in accordance with ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE Building footprint shown dashed DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL NZS 4517. Sprinker supply flow rate to be between 60 - 190 L/minute Tank to be fit with a coupling suitable for a NZ Fire Service portable pump. Water to pass through UV filter prior **Tasman District Council** to outlet at tap where used for oral hygeine or drinking purposes **BUILDING CONSENT AUTHORITY** BOUNDARY **PRODUCER STATEMENTS** BOUNDARY AND INSPECTION REPORTS ARE REQUIRED FOR THIS DATUM **PROJECT Tasman District Council** Existing storage shed to be -12000 **BUILDING CONSENT AUTHORITY** removed **Erosion and sediment** control required

30/09/2021

PROJECT INFORMATION

**New Dwelling** 

L & R Reader

Lot 2 DP 505095 TDC Rural 2 Planning Zone:

Very High

С 8912 m<sup>2</sup> 130 m<sup>2</sup>

- 1. All work to be undertaken in accordance with the NZ Building Code & Relevant Standards
- 2. Smoke detectors to be located within 3000mm of every bedroom door.
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- 4. Paint finish in wet areas to be pigmented paint for ease of wipe down
- 5. Insulation to be Earthwool glasswool insulation - R3.2 to all external walls & R4.1 to all
- 6. All work undertaken to be in accordance with Resource Consent number PB170004

NORTH

### Revisions

Tasman District Council
BUILDING CONSENT AUTHORITY

**RECEIVED** 

28/09/21

C 02.09.21 Revised for RFI01

B 08.08.21 North Point added A 05.08.21 Consent Issue

**Drawing Title** 

### Site Plan

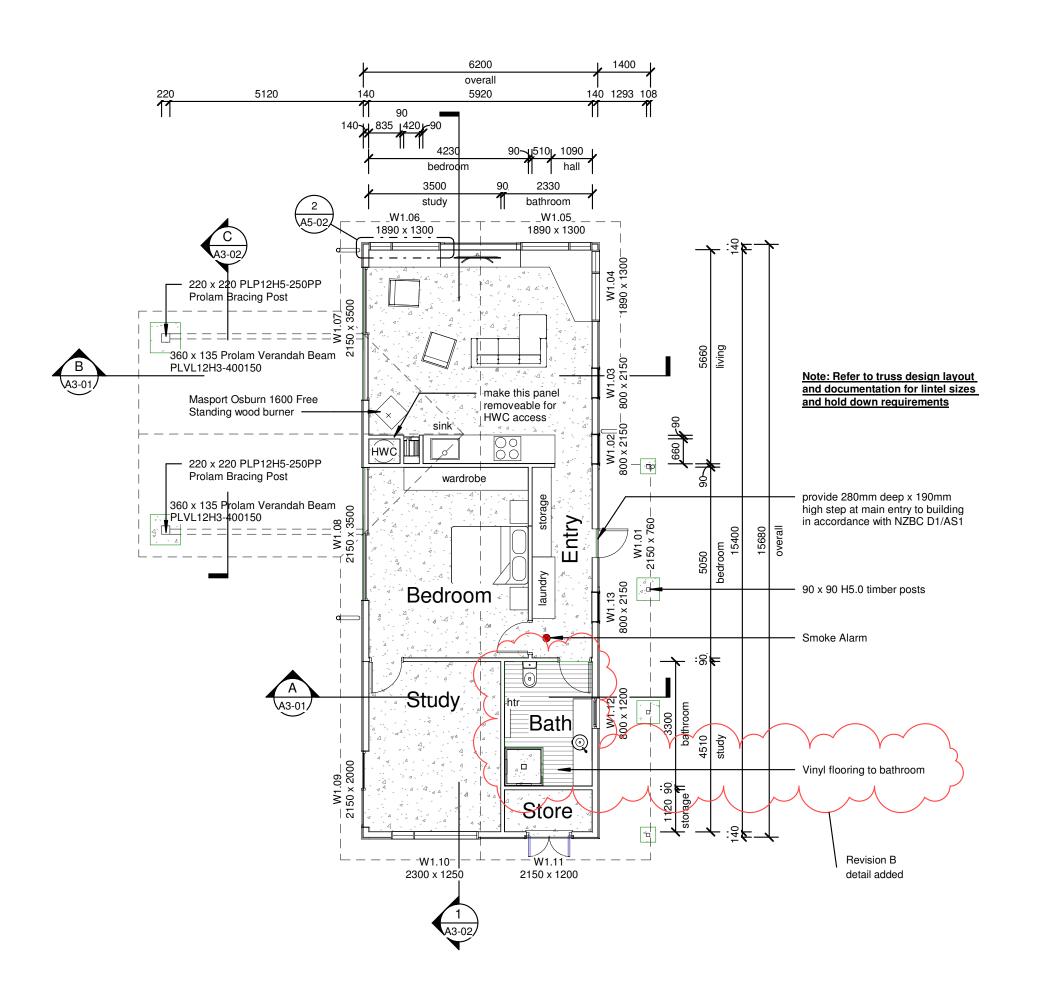
Drawing No.

A1-01

Drawing Scale at A3 As indicated



### Tasman District Council - Approved Plans



### 30/09/2021

### PROJECT INFORMATION

New Dwelling

791 Neudorf Road, Tasman

L & R Reader

Project Number P3-01

### NOTES

- 1. All work to be undertaken in accordance with the NZ Building Code & Relevant Standards
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### Revisions

Tasman District Council
BUILDING CONSENT AUTHORITY

**RECEIVED** 

Date: 28/09/21

B 02.09.21 Revised for RFI01 A 05.08.21 Consent Issue

**Drawing Title** 

### Floor Plan

Drawing No.

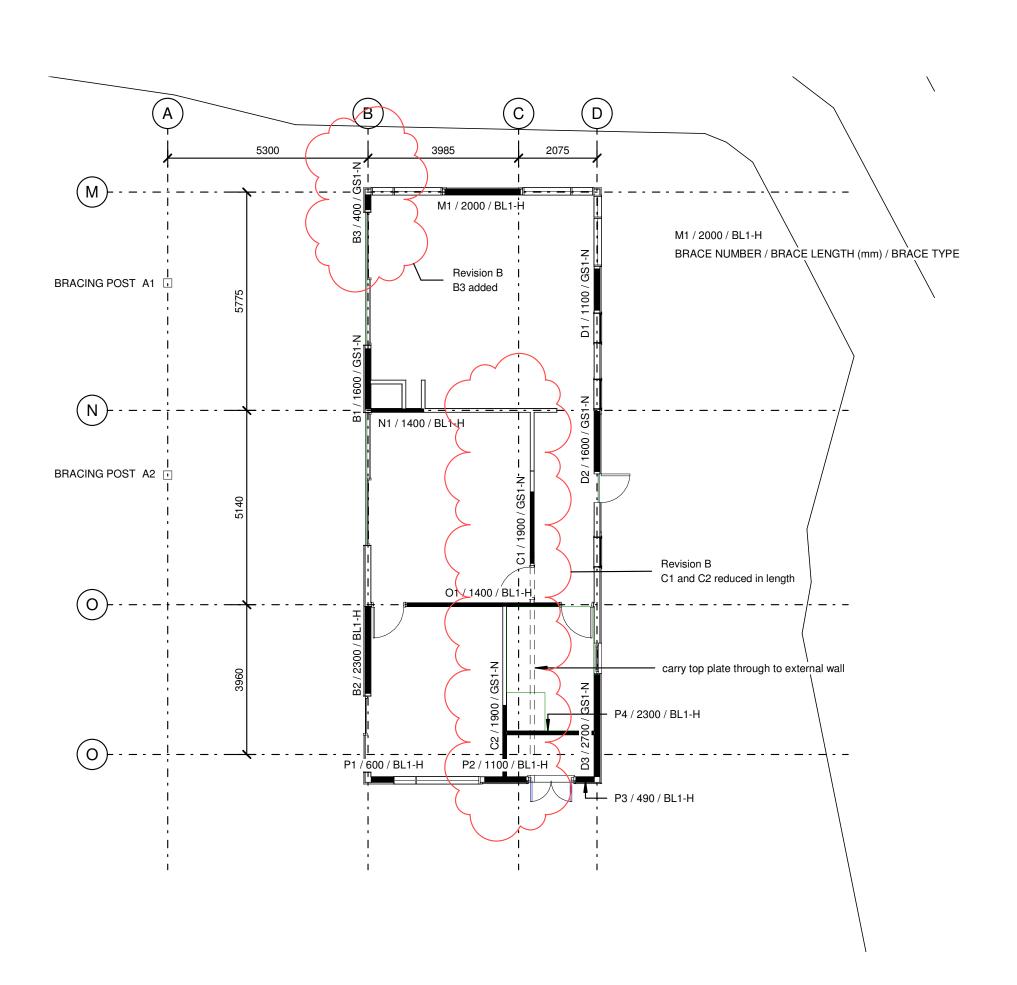
A2-01

Drawing Scale at A3 1:100



E: redwoodbuildingservicesltd@gmail.com

Tasman District Council - Approved Plans



### 30/09/2021

### PROJECT INFORMATION

New Dwelling

791 Neudorf Road, Tasman

L & R Reader

Project Number P3-01

### NOTES

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### Revisions

Tasman District Council
BUILDING CONSENT AUTHORITY

RECEIVED

Date: 28/09/21

B 02.09.21 Revised for RFI01 A 05.08.21 Consent Issue

**Drawing Title** 

# **Bracing Plan**

Drawing No.

A2-02

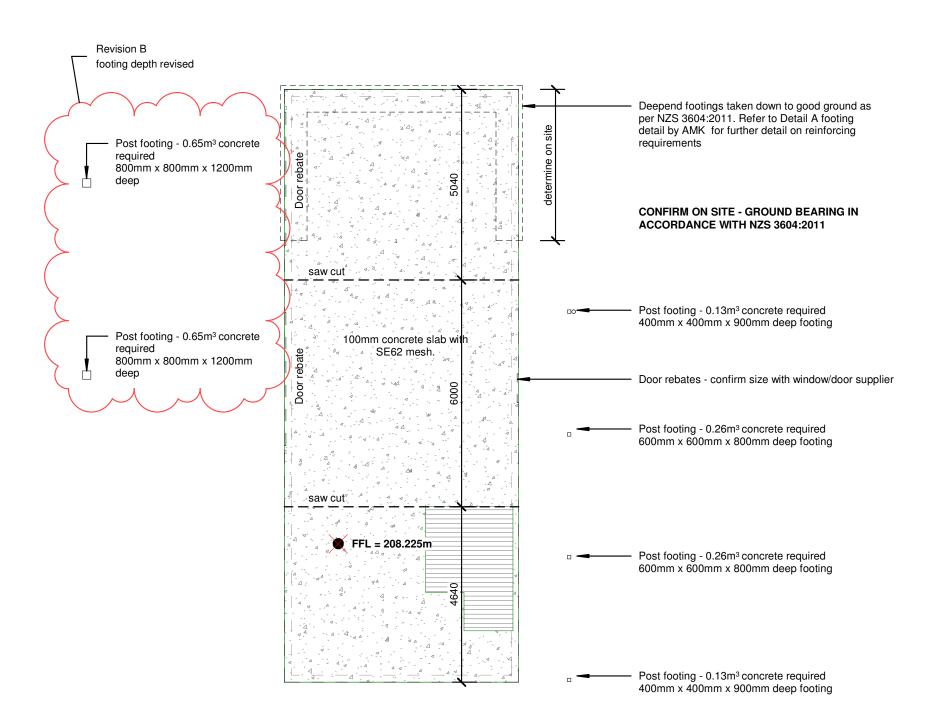
Drawing Scale at A3 1:100



Services Ltc

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Tasman District Council - Approved Plans



### 30/09/2021

### PROJECT INFORMATION

New Dwelling

791 Neudorf Road, Tasman

L & R Reader

Project Number P3-01

### NOTES

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### Revisions

Tasman District Council
BUILDING CONSENT AUTHORITY

**RECEIVED** 

Date: 28/09/21

B 02.09.21 Revised for RFI01 A 05.08.21 Consent Issue

**Drawing Title** 

### **Foundation Plan**

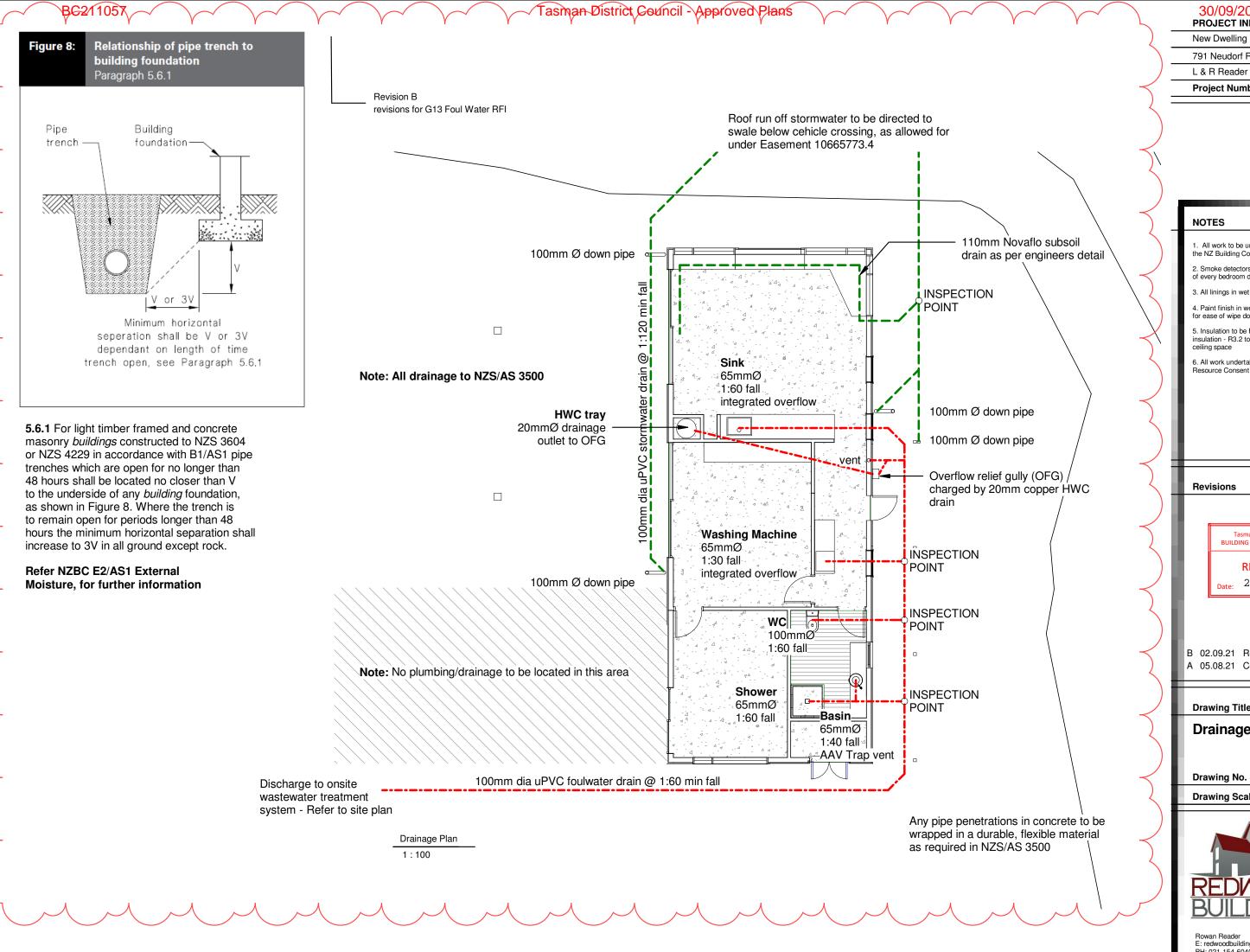
Drawing No.

A2-03

Drawing Scale at A3 1:100



E: redwoodbuildingservicesltd@gmail.com



30/09/2021

**PROJECT INFORMATION** 

**New Dwelling** 

791 Neudorf Road, Tasman

**Project Number** 

NOTES

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Revisions

Tasman District Council
BUILDING CONSENT AUTHORITY

**RECEIVED** 

28/09/21

B 02.09.21 Revised for RFI01 A 05.08.21 Consent Issue

**Drawing Title** 

**Drainage Plan** 

Drawing No.

A2-04

Drawing Scale at A3 As indicated



BC211057 Tasman District Council - Approved Plans **Flashing for small pipes**Paragraphs 8.3.10, 8.4.17, 9.6.8.5
and 9.6.9.6 Figure 51: Valley gutters for profiled metal Paragraphs 4.3, 4.5, 8.1.6.2 and 8.4.16 L & R Reader NOTE: (1) Refer to Table 8 for maximum roof catchment areas for valley gutters. EPDM flexible (2) Minimum width of valley gutter may reduce to 160 mm, providing roof catchment cone sleeve area is in accordance with Table 8. In this case, cover of roof cladding over gutter shall be reduced to 60 mm to provide a clearance gap of 40 mm. Malleable flange, screw or rivet fixed, and sealed Overall valley gutter to roofing profile. width 250 mm min. (2) Fit neoprene washers to all Profiled roofing screw fixings Clearance Underlay between roofing 80 mm min. Flashing fixed 50 mm min. diagonally to NOTES roofing profile to minimise holding of discharge (1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs (2) For pipes up to 85 mm diameter. Solid support for valley gutter 0.55mm BMT Five Rib roofing over roofing for ease of wipe down underlay over 70 x 45 timber purlins @ 900mm crs. Fix purlins with type T - 1/10g - Roofing wrap continuous Refer NZBC E2/AS1 External Self drilling screw, 80mm long. Alternative under gutter if copper based Moisture, for further information fixing capacity 2.4kN treatments are used FLASHING FOR SMALL PIPES Valley rafter 1:10 BARGE BARGE Refer NZBC E2/AS1 External Moisture, for further information 100mm Ø down pipe **VALLEY GUTTER** Lumberlok strip roof braces 1:10 **GUTTER** ∠Roof discharge **Soaker flashing for pipe penetrations** Paragraph 8.4.17 Revisions area = 24m<sup>2</sup> 25.00 Roof discharge area = 38m<sup>2</sup>NOTE: (1) Suitable for pipes from 86 mm to 500 mm diameter. (2) Suitable only for roof pitches of 10° or more. 0 Soaker flashing to be fully 100mm Ø down pipe supported by roofing under RIDGE refer Figure 21 100mm Ø down pipe BARGE Lines of roof penetration 25.00° to underside of **GUTTER** ry dae flaehing **Drawing Title** Separate roofing **Roof Plan** 25.00° 25.00° 100mm Ø down pipe sheet over EPDM flexible boot flashing screw fixed and sealed to Drawing No. metal soaker flashing. Fit Neoprene washers Roof discharge Roof discharge 125mm box gutters under screws area = 59m<sup>2</sup> area = 47m<sup>2</sup> Refer NZBC E2/AS1 External Moisture, for further information 125mm box gutters Lumberlok strip roof braces

SOAKER FLASHING FOR PIPE PENETRATION

1:10

0.55mm BMT colorsteel flashings

Roof Plan 1:100

BARGE

BARGE

### 30/09/2021

### **PROJECT INFORMATION**

**New Dwelling** 

791 Neudorf Road, Tasman

**Project Number** 

- 1. All work to be undertaken in accordance with the NZ Building Code & Relevant Standards
- 2. Smoke detectors to be located within 3000mm of every bedroom door.
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- 5. Insulation to be Earthwool glasswool insulation - R3.2 to all external walls & R4.1 to all ceiling space
- 6. All work undertaken to be in accordance with Resource Consent number PB170004

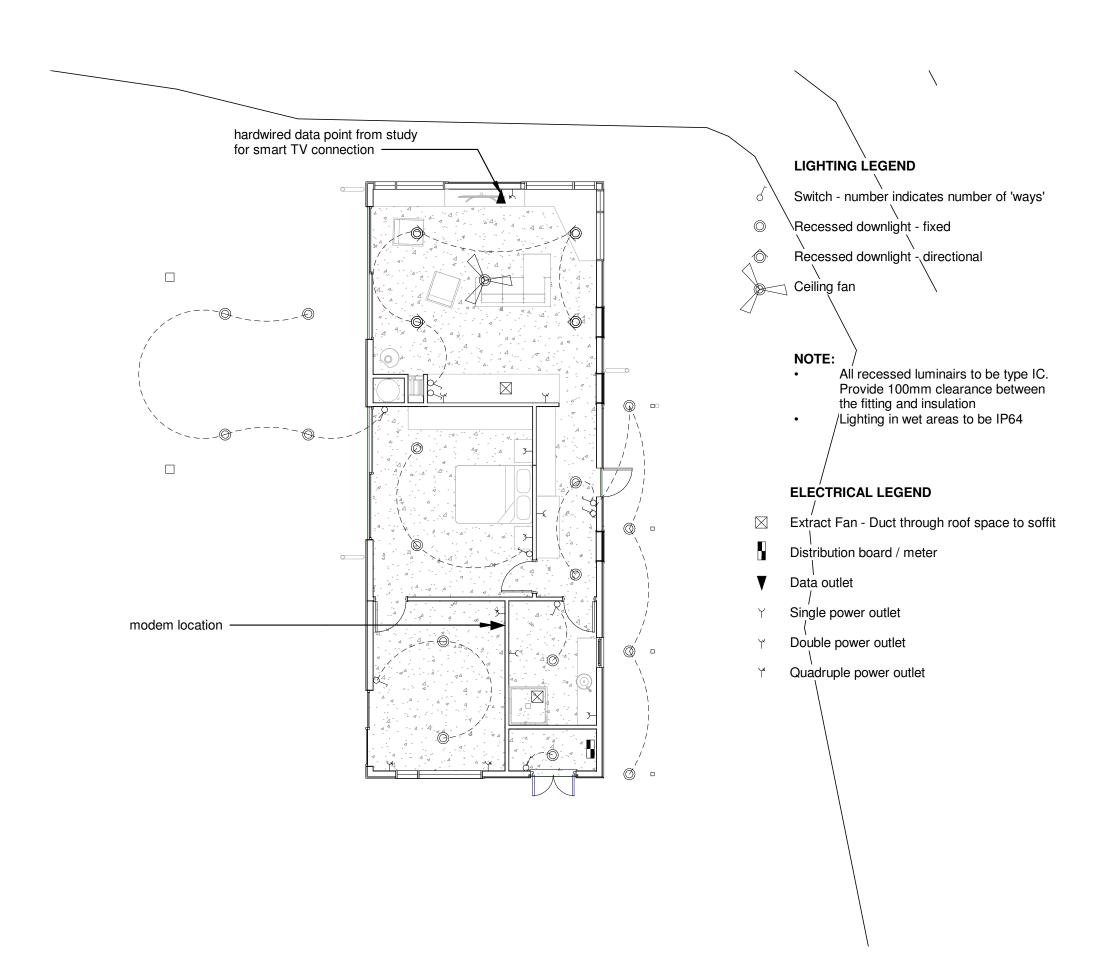
A 05.08.21 Consent Issue

A2-05

Drawing Scale at A3 As indicated



BC211057 Tasman District Council - Approved Plans



### 30/09/2021

### PROJECT INFORMATION

New Dwelling

791 Neudorf Road, Tasman

L & R Reader

Project Number P3-01

### NOTES

- 1. All work to be undertaken in accordance with the NZ Building Code & Relevant Standards
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### Revisions

**Drawing Title** 

# Lighting & Electrical Plan

Drawing No.

A2-06

Drawing Scale at A3 1:100



Services Ltc

Rowan Reader E: redwoodbuildingservicesltd@gmail.com PH: 021-154-6040 BC211057 Tasman District Council - Approved Plans 0.55mm BMT Five Rib roofing over roofing underlay over 70 x 45 timber purlins @ 900mm crs. Fix purlins with type T - 1/ 10g Self drilling screw, 80mm long. Alternative fixing capacity 2.4kN 90mm deep timber trusses @ 900mm crs, refer to truss design for fixing requirements & hold downs. 300mm heel height 1/190 x 35mm & 1/140 x 45mm external top plates throughout 1/ 140 x 35mm & 1/ 90 x 34mm internal top plates throughout 1293 NOTES Top plate to stud fixing type B, 2/90 x 3.15 end nails + 2 wire dogs, alternative fixing capacity of 4.7kN External wall framing 140 x 45 studs @ 600mm crs up to 3000mm high 140 x 45 studs @ 400mm crs up to 3600mm high 70 x 45 nogs @ 480mm crs on edge against outer line & one 140 x 45 @ 1350 or as required for GIB fixing for ease of wipe down 190 x 45 SG8 verandah beam. Fix to posts with 2/M12 bolts. Alternative fixing capacity of min. 5.6kN. 90 x 90 H5.0 timber posts in concrete footing 100mm concrete slab with 100mm polystrene insulation to 1200mm around perimeter of slab FFL = 208.225m CONFIRM ON SITE - GROUND BEARING IN **ACCORDANCE WITH NZS 3604:2011** SECTION A 0.55mm BMT Five Rib roofing over roofing underlay over 70 x 45 timber purlins @ 900mm crs. Fix purlins with type T - 1/10g Self drilling screw, 80mm long. Alternative fixing capacity R4.1 Earthwool roof insulation throughout 90mm deep timber scissor trusses @ 900mm crs, subject to truss design. 300mm heel height 90mm deep timber scissor trusses @ 900mm 6mm Villaboard to all soffits other than crs, fixing requirements & hold downs subject over main deck to truss design R3.6 Earthwool wall insulation throughout Double glazed aluminium external window and door joinery to comply with NZS 4223.3:2016 A5-01 100mm concrete slab with 100mm polystrene insulation to 1200mm around perimeter of slab FFL = 208.225m

CONFIRM ON SITE - GROUND BEARING IN

ACCORDANCE WITH NZS 3604:2011

SECTION B

1200

### 30/09/2021

### **PROJECT INFORMATION**

New Dwelling

791 Neudorf Road, Tasman

L & R Reader

Project Number P3-01

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### Revisions

A 05.08.21 Consent Issue

**Drawing Title** 

### **Sections**

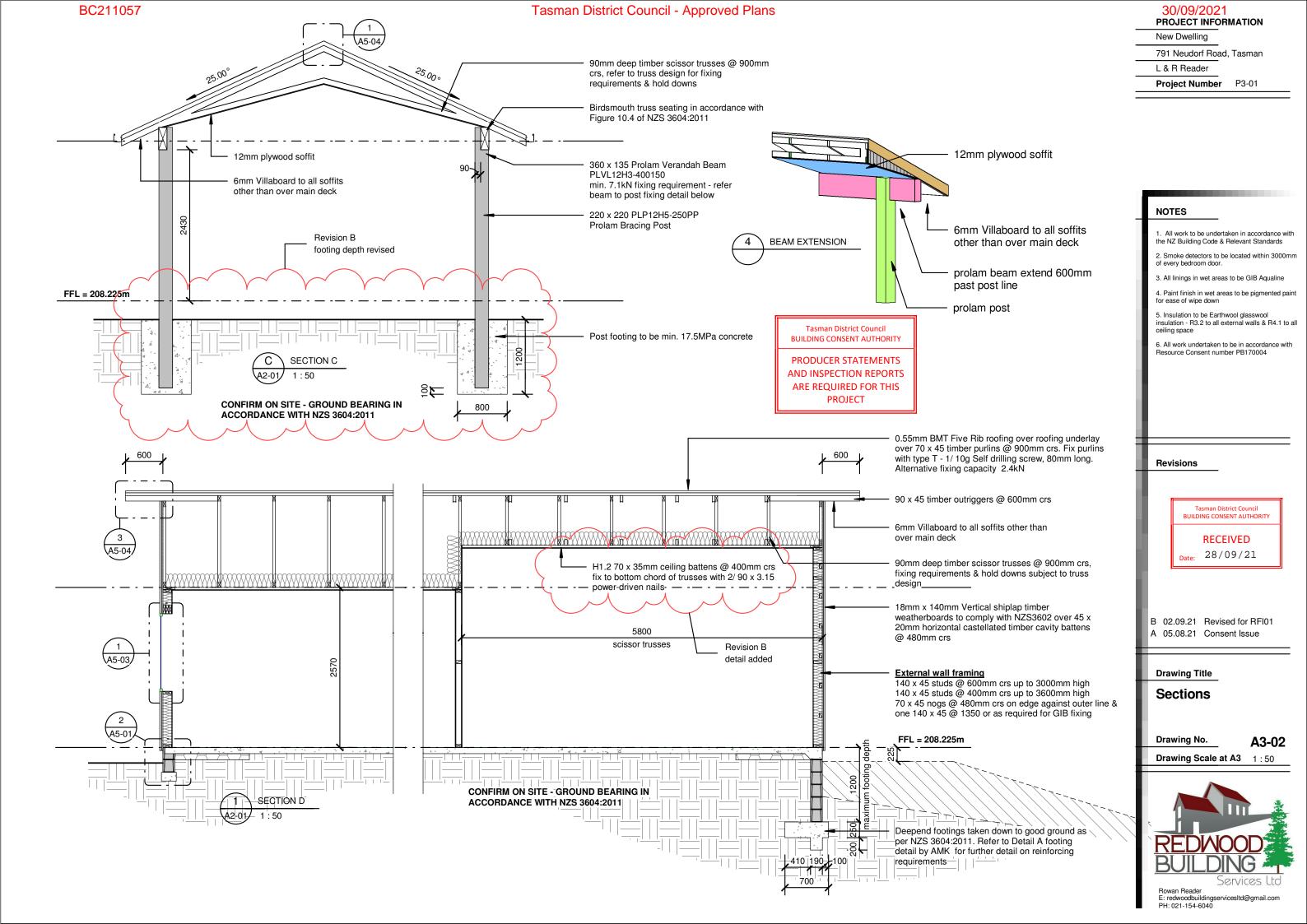
Drawing No.

Drawing Scale at A3 1:50



A3-01

F: redwoodbuildingservicesltd@gmail.com PH: 021-154-6040



BC211057 Tasman District Council - Approved Plans 0.55mm BMT Five Rib roofing over roofing underlay 125mm box gutters 220 x 220 PLP12H5-250PP Prolam Bracing Post W1.06 1890 x 1300 1890 x 1300 NORTH ELEVATION 600 1290 1290 600 1:100 Double glazed aluminium external window and door joinery to comply with NZS 4223.3:2016 sg \ 19 x 180mm Horizontal bevel back timber sg sg weatherboards to comply with NZS3602 W1.04 W1.12 W1.01 W1.02 W1.03 1890 x 1300 **EAST ELEVATION** 800 x 1200 2150 x 760 800 x 2150 800 x 2150 1290 600 1:100 18mm x 140mm Vertical shiplap timber weatherboards to comply with NZS3602 W1.10 2300 x 1250 2150 x 1200 SOUTH ELEVATION 1:100 0.55mm BMT colorsteel flashings 0.55mm BMT Five Rib roofing over roofing underlay

W1.09

2150 x 2000

sg

sg

W1.08

2150 x 3500

sg

WEST ELEVATION

W1.07

2150 x 3500

### 30/09/2021

### PROJECT INFORMATION

New Dwelling

791 Neudorf Road, Tasman

L & R Reader

Project Number P3-01

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### **GLAZING KEY**

- sg = Grade A safety glass f = Fixed Glass
- o = Obscure glass

### Revisions

A 05.08.21 Consent Issue

**Drawing Title** 

### **Elevations**

Drawing No.

Double glazed aluminium external window and door joinery to comply with NZS 4223.3:2016

19 x 180mm Horizontal bevel back timber

weatherboards to comply with NZS3602

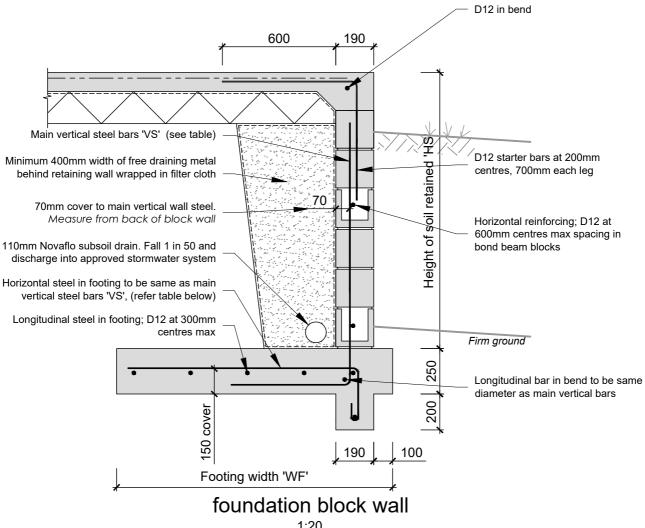
A4-01

Drawing Scale at A3 1:100



F: redwoodbuildingservicesltd@gmail.com PH: 021-154-6040

### STRUCTURAL DETAILS FOR L & R READER AT 791 NEUDORF ROAD, TASMAN



Notes:

20 series running bond block wall. All cells filled. Minimum concrete strength (at 28 days) to be 20MPa for footing, and 20MPa for block wall grout with cavex additive. **Provide shrinkage control joints in accordance with NZS 4229:2013.** 

The entire area to receive fill shall be stripped of all topsoil. Where natural ground slope exceeds 10 degrees the soil surface shall be benched before placing and compacting any fill. Fill shall not include any topsoil, and shall be adequately compacted by a vibrating roller in layers not exceeding 150mm loose depth. Note that unless the placement of fill is controlled by a chartered professional engineer the fill can not be approved by the engineer.

HS Height of Soil (mm)	VS Vertical Steel	WF Footing Width (mm)
1200	D12-400	700
1000 or less	D12-600	600

Tasman District Council
BUILDING CONSENT AUTHORITY

PRODUCER STATEMENTS
AND INSPECTION REPORTS
ARE REQUIRED FOR THIS
PROJECT

	Wall Design Notes:			
	Angle of internal friction	30	deg	
	Weight of soil	19	kN/m	
	Surcharge	2.5	kPa	
	Max angle of backfill	0	deg	
_				-



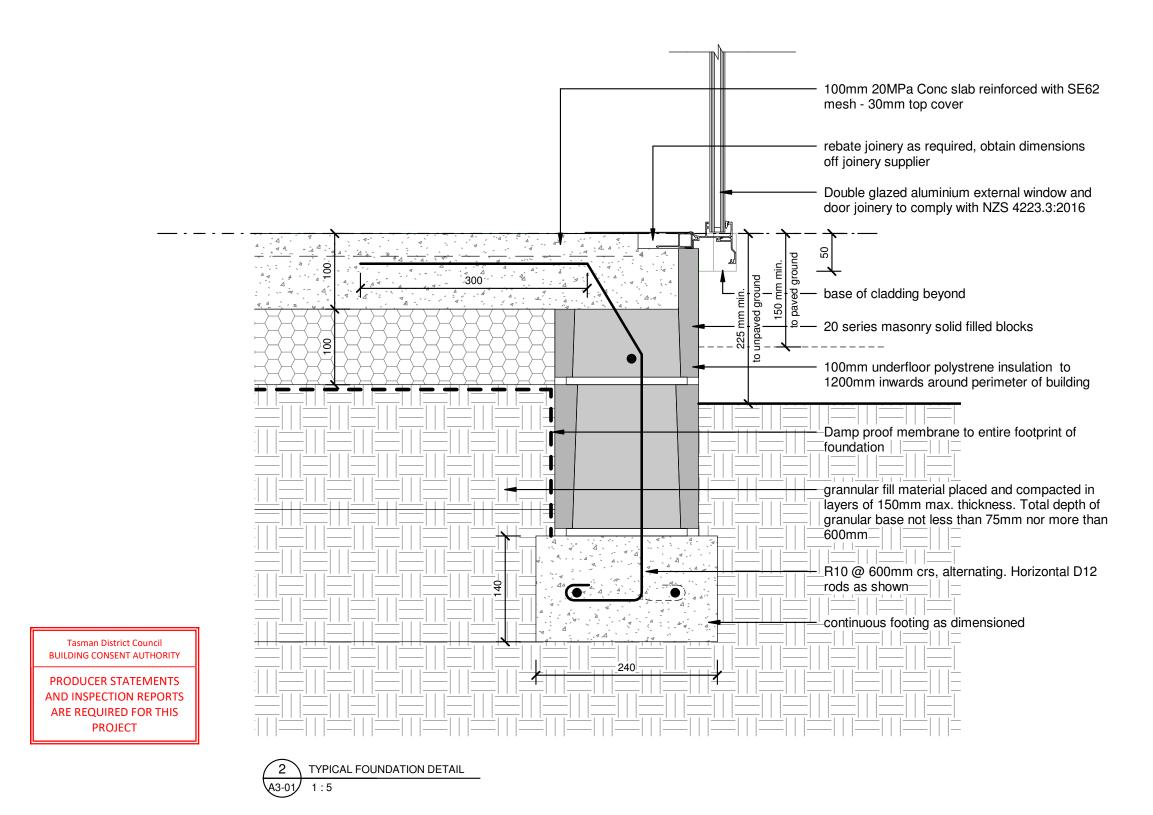
P. 03 546 4565 Date: **18.06.21** 

F. 03 546 8575 File: 791NeudorfRd, Tasman-Reader.dwg

E. admin@amk.co.nz File#: **20014** 12 Paru Paru Road Page: **1** PO Box 7036, Nelson 7042 Drawn: **T T** 



Tasman District Council - Approved Plans



30/09/2021

### PROJECT INFORMATION

New Dwelling

791 Neudorf Road, Tasman

L & R Reader

Project Number P3-01

### NOTES

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### Revisions

A 05.08.21 Consent Issue

**Drawing Title** 

### **Details**

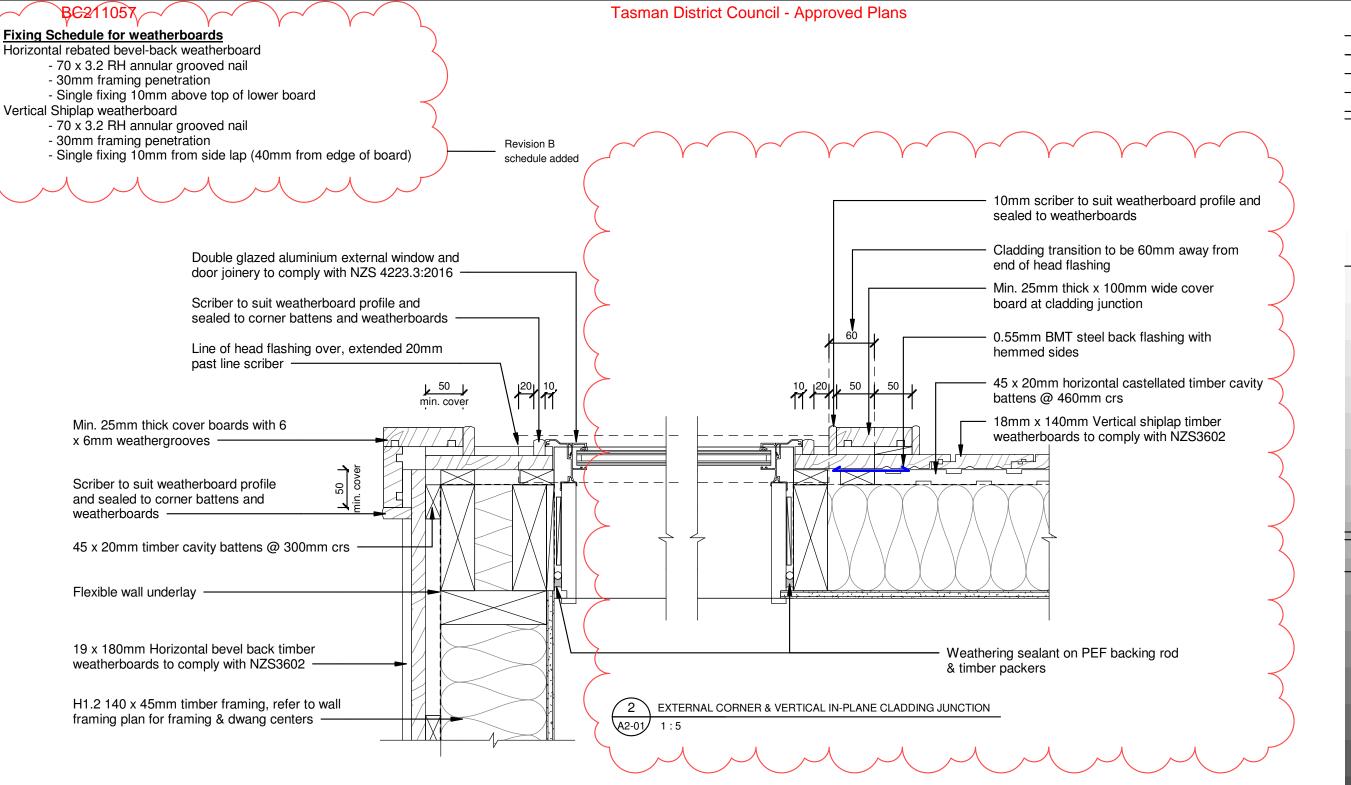
Drawing No.

A5-01

Drawing Scale at A3 1:5



F: redwoodbuildingservicesltd@gmail.com PH: 021-154-6040



### 30/09/2021

### PROJECT INFORMATION

New Dwelling

791 Neudorf Road, Tasman

L & R Reader

**Project Number** 

### **NOTES**

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### Revisions

Tasman District Council BUILDING CONSENT AUTHORITY

**RECEIVED** 

Date: 30/09/21

B 02.09.21 Revised for RFI01 A 05.08.21 Consent Issue

**Drawing Title** 

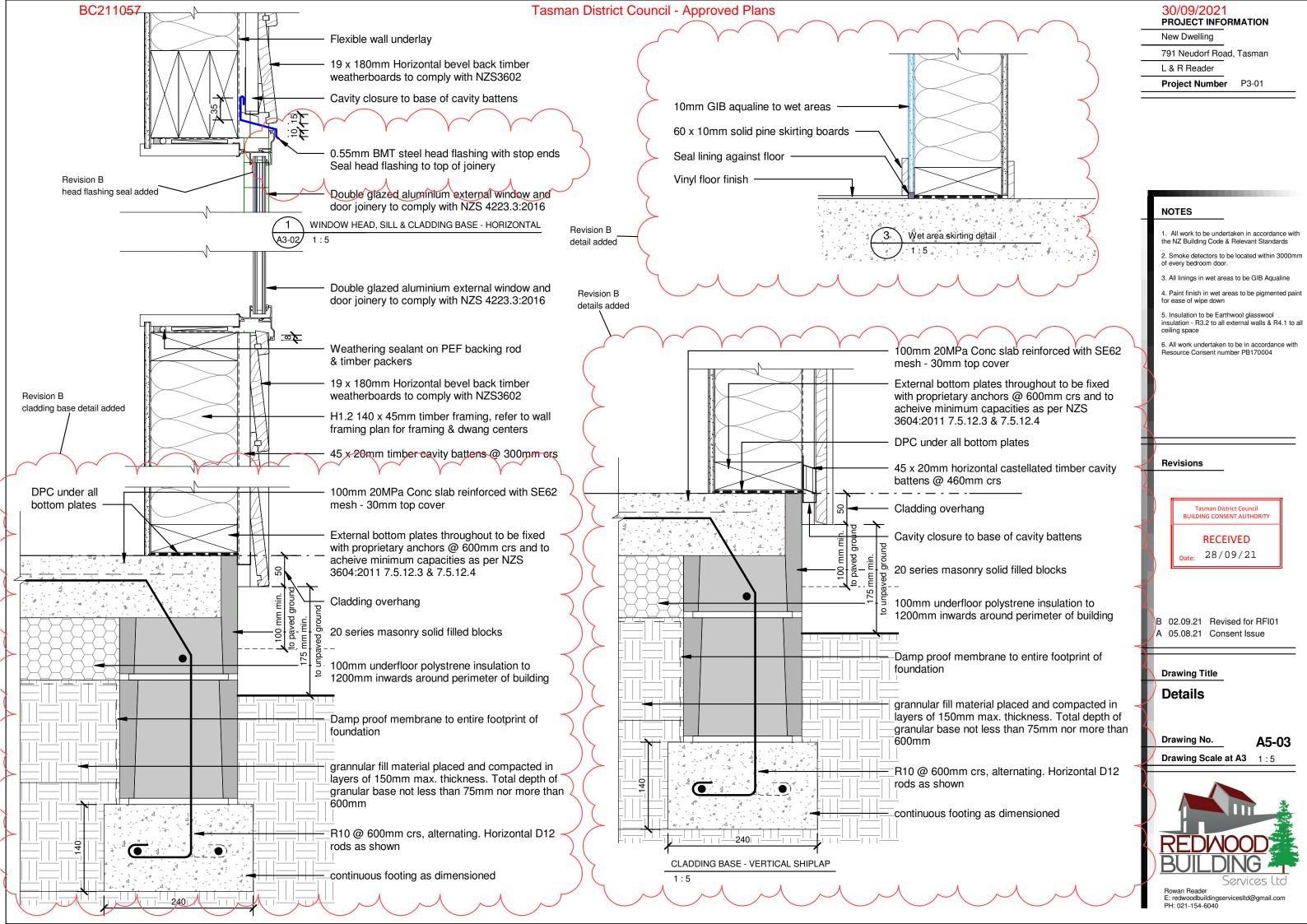
### **Details**

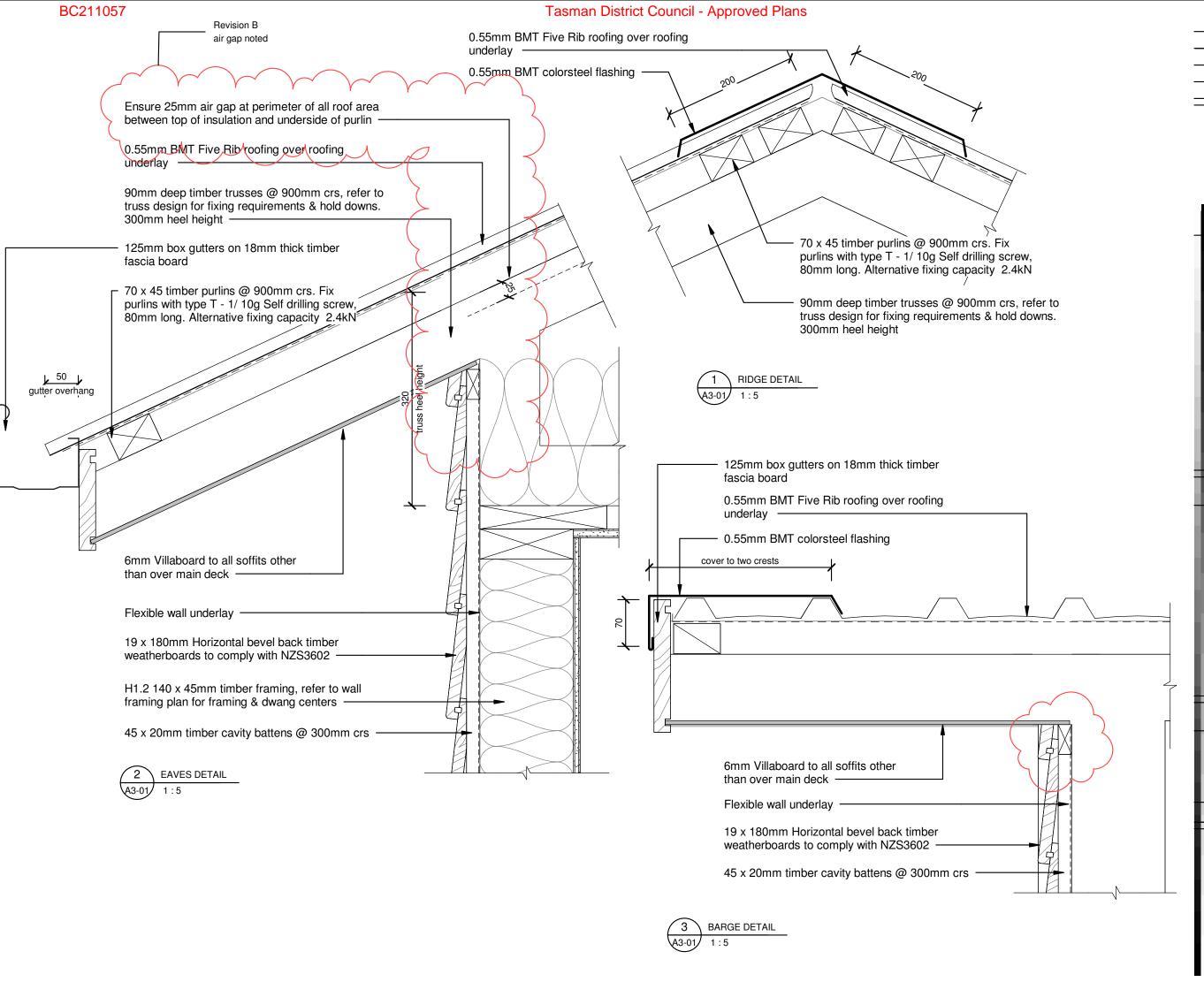
Drawing No.

A5-02

Drawing Scale at A3







30/09/2021

PROJECT INFORMATION

New Dwelling

791 Neudorf Road, Tasman

L & R Reader Project Number P3-01

**NOTES** 

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Revisions

Tasman District Council
BUILDING CONSENT AUTHORITY

**RECEIVED** 28/09/21

B 02.09.21 Revised for RFI01 A 05.08.21 Consent Issue

**Drawing Title** 

**Details** 

Drawing No.

A5-04

Drawing Scale at A3



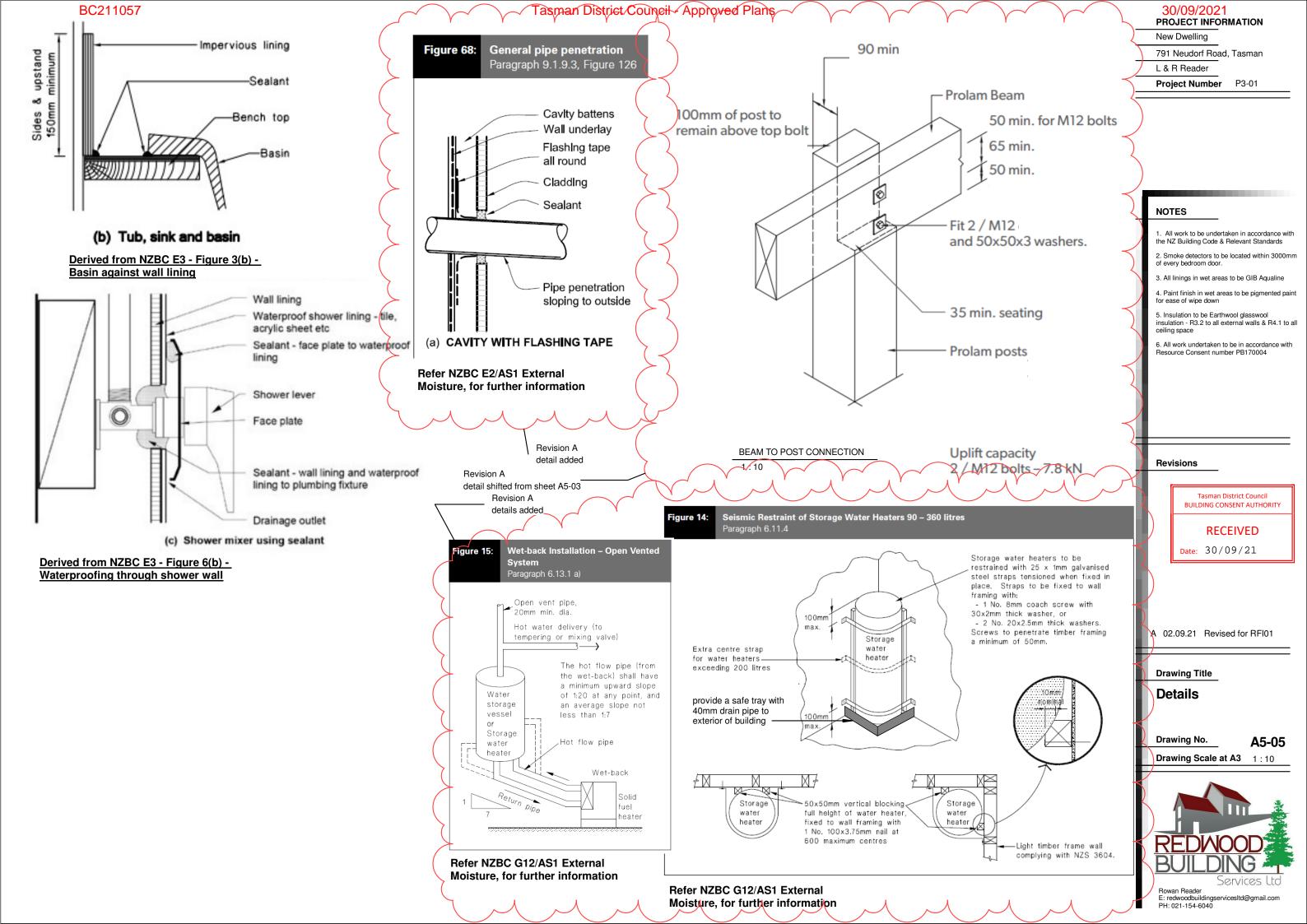


Figure 7: Open Vented Storage Water Heater System – Pressure Reducing Valve
Paragraphs 5.4.3, 6.1.2, 6.2.1 b), 6.8.2 d)

Vent pipe termination outside building

Roof

Storage water

heater

Alternative drain detail

Isolating

Drain pipe with cap.

valve

Drain pipe with cap.

Cap only if drain piped to outside

Isolating

valve

Vent

plpe

Standing water level

Highest

figure 16)

Storage water heater

outlet

Nonreturn

valve

Alternative equal pressure cold water delivery

Hot water delivery

Equal pressure cold

water delivery

Pressure

reducing

Standing water level no greater than maximum head rating of water heater.

Strainer

Refer NZBC G12/AS1 External Moisture,

(See figure 16) ←

Cold water

Isolating

(boundary)

valve

for further information

supply

## 30/09/2021

### PROJECT INFORMATION

New Dwelling

791 Neudorf Road, Tasman

L & R Reader

Project Number P3-01

### NOTES

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### Revisions

Tasman District Council
BUILDING CONSENT AUTHORITY

RECEIVED

Date: 30/09/21

A 02.09.21 Revised for RFI01

**Drawing Title** 

### **Details**

Drawing No.

A5-06

Drawing Scale at A3



Services Ltd

Rowan Reader E: redwoodbuildingservicesltd@gmail.com PH: 021-154-6040