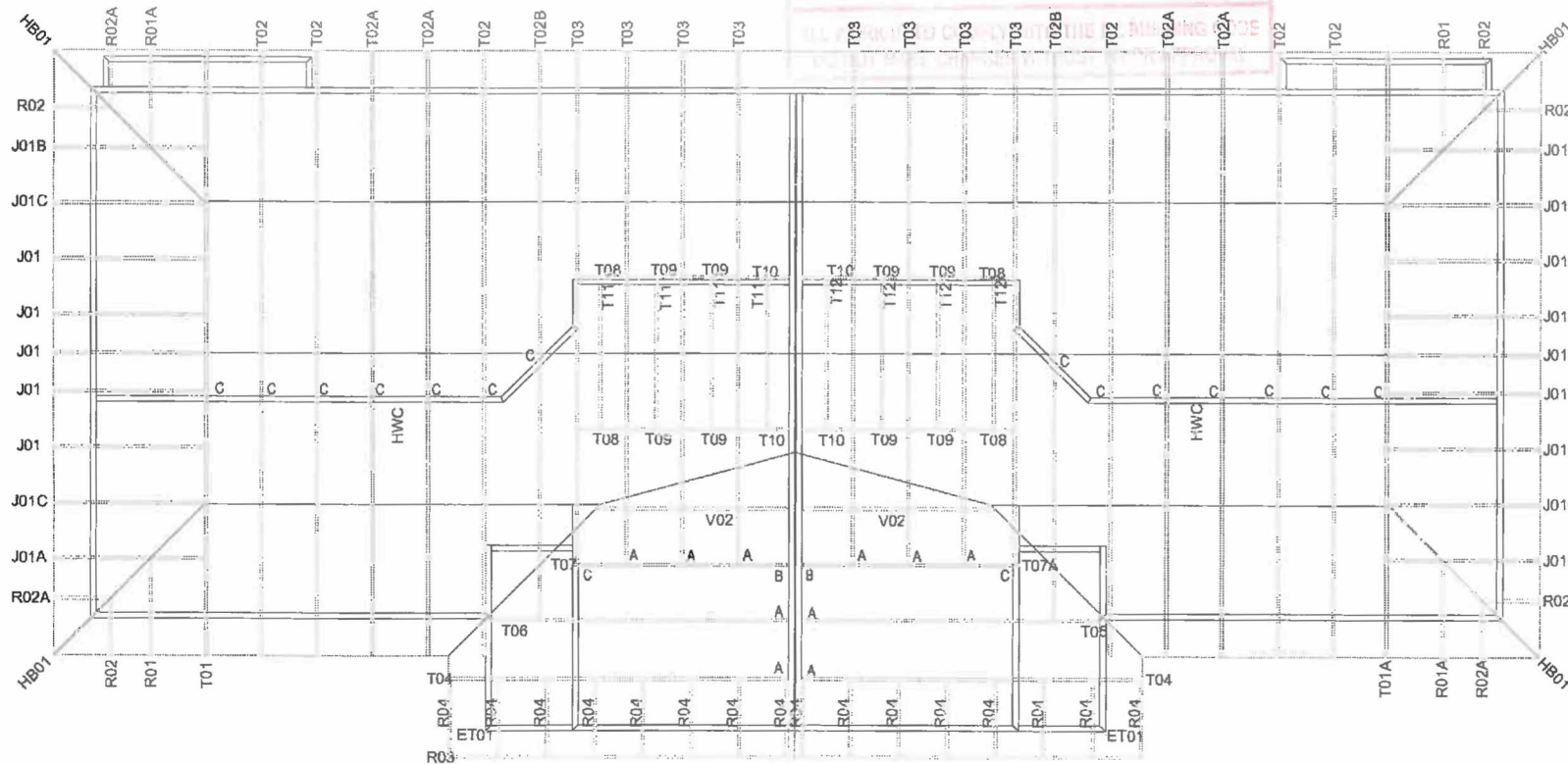


BUILDING CONSENT LAYOUT

Tasman District Council
 BUILDING CONSENT AUTHORITY
 APPROVED
 02 NOV 2012
 BUILDING CONSENT



CARTERS

MANUFACTURING

National Office
 East Tamaki, Auckland
 (09) 272 7253

JOB No **FE0006**

Client: R.J.Ker Contractors LTD
 Job Name: Type 2 Dutch Gable
 Address: Brown Acres
 53 Parker St
 Motueka

Pitch: 15.0° / 45.0° Bell
 Roof Material: Metal Tiles
 Soffit Overhang: 600mm
 Wind Area: High
 Snow Load(factored): 0.400kPa

Trusses and rafters at 900mm max centres unless stated otherwise.

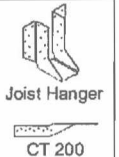
This layout is to be read in conjunction with the Architectural plans.

DRAWN BY Louis Nel

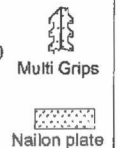
DATE 21 Sep,2010 | PAGE 1 of 2

FIXINGS

A = 47x90 JH
B = 47x120 JH
D = 47x190 JH
E = 95x165 JH



C = CT200 (pair)
M = Multigrips (pair)
N = Nailon Plate
Q = 9kN Pack
P = 16kN Pack



All other truss fixings must have two wire dogs unless indicated as above



NOTE

Please contact your local CARTERS Manufacturing Branch for any queries regarding this layout or if any on site remedial work is required.

No modifications to Roof Trusses or Wall Frames are to be undertaken without first obtaining written authority from CARTERS Manufacturing.



See Page 2 for dimensions & intel statement

Tel: 01



NOTIFICATION OF POINT LOADS TO INTERNAL WALLS
IN EXCESS OF 10kN
Ref. Internal load-bearing on concrete floor slabs 03/2006 MiTek NZ Ltd

BUILDING CONSENT LAYOUT

CARTERS

MANUFACTURING

National Office
East Tamaki, Auckland
(09) 272 7253

JOB No **F20006**

Client: R.J.Ker Contractors LTD
Job Name: Type 2 Dutch Gable
Address: Brown Acres
53 Parker St
Motueka

Pitch: 15.0° / 45.0°
Roof Material: Metal Tiles
Soffit Overhang: 600mm
Wind Area: High
Snow Load(factored): 0.400kPa

Trusses and rafters at 900mm max centres unless stated otherwise.

This layout is to be read in conjunction with the Architectural plans.

DRAWN BY Louis Nel

DATE 21 Sep,2010 PAGE 2 of 2

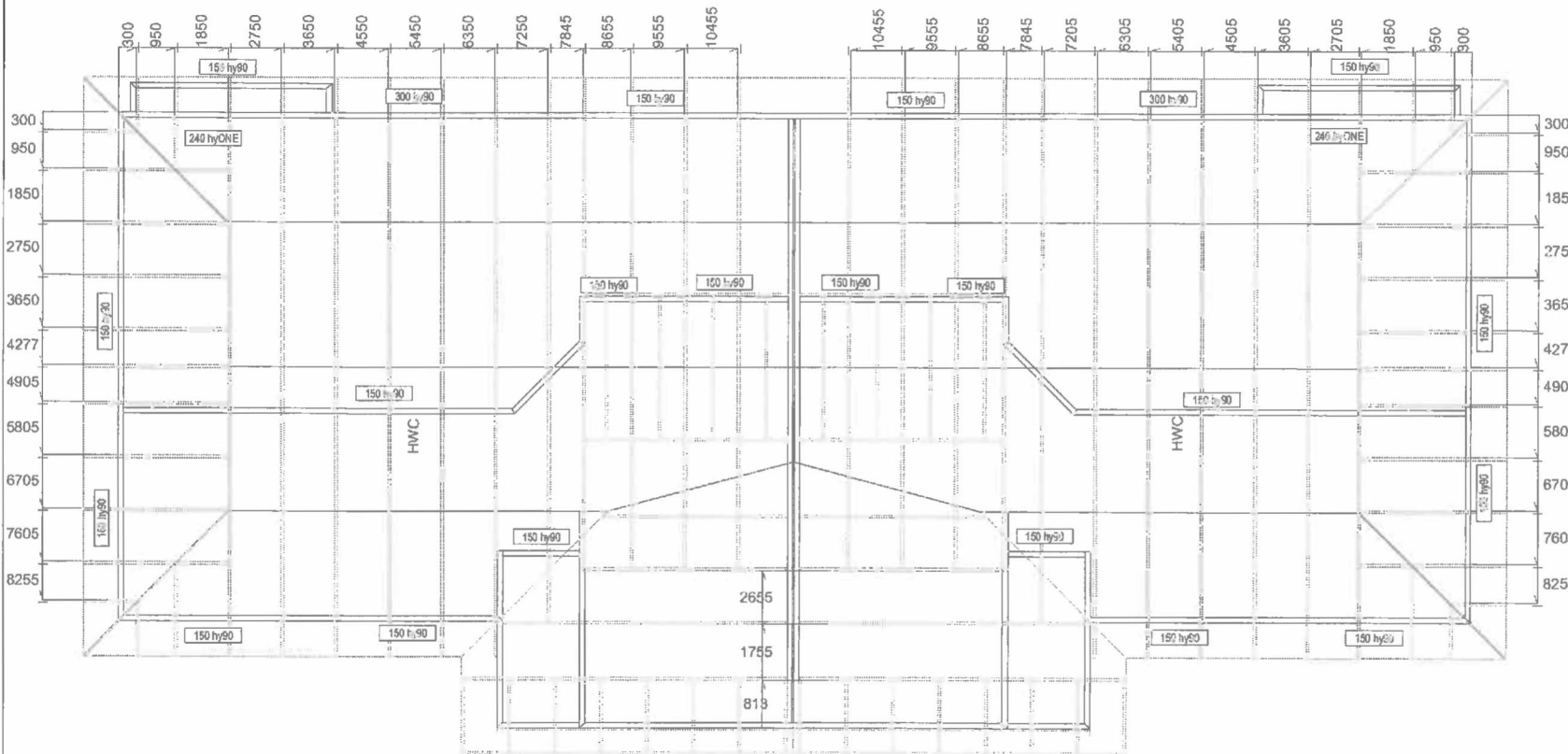
These lintels have been sized using one of the following :

The GANGLAM 04/2008 and FLITCH BEAM 12/2007 selection manuals from MiTek NZ Ltd.

hy90 and hyONE lintels have been sized using designIT v4 NZ software (Incl. sub versions) or selection manuals, hy90 Edition 1, and hyONE April 2008, as provided by CHH Woodproducts.

Unless otherwise stated the timber grade for all lintels is MSG8. Lintels not shown are to be selected as per NZS3604 1999.

All walls shown on this layout are considered to be load bearing.



See Page 1 for
Truss Layout and
Fixings



20/20 Engineering 4.6.4.17

Correspondence from : **AUCKLAND**
40 Neales Road, East Tamaki 2013
PO Box 58-014, Botany 2163
Phone: 09 274 7109
Fax: 09 274 7100

CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03 348 8691
Fax: 03 348 0314

www.mitek.nz

Printed: 13:13:31 21 Sep 2010

PRODUCER STATEMENT for MiTek 20/20™ TRUSS DESIGN - Version 4.6

DESIGNED BY: MiTek New Zealand Ltd
PREPARED BY: National Office
RESPECT OF: GANG-NAIL Truss Designs

This producer statement covers the MiTek 20/20™ truss design and the structural performance of the GANG-NAIL truss design for the job reference **FE0006** and may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek 20/20™ truss design program has been developed by MiTek New Zealand Ltd for the design of GANG-NAIL® timber roof, floor and attic trusses in New Zealand. The truss designs computed by MiTek 20/20™ are prepared using sound and widely accepted engineering principles, and in accordance with compliance documents of the New Zealand Building Code and Verification Method B1/VM1; and internationally accepted standard ANSI/TPI 1 - 2002 as an alternative solution to satisfy the requirements of Clause B1 of the New Zealand Building Code.

On behalf of MiTek New Zealand Ltd, and subject to:

- i) All proprietary products meeting their performance specification requirements
- ii) The provision of adequate roof bracing and overall building stability
- iii) Correct selection and placement of GANG-NAIL connector plates
- iv) Correct input of Truss Design Data as shown in the Fabricator Design Statement for this job
- v) The design being undertaken by the accredited fabricator under the terms of the software licence

I believe on reasonable grounds that the trusses, if constructed in accordance with the MiTek 20/20™ truss design and shop drawings, will comply with the relevant provisions of the New Zealand Building Code.

MiTek New Zealand Ltd holds a current policy of Professional Indemnity Insurance no less than \$500,000.

On behalf of MiTek New Zealand Ltd,

Date: July 2010

In Ling Ng, BE (Hons), CPEng, IntPE, MIPENZ (ID: 146585)
TECHNICAL SERVICES MANAGER, MiTek New Zealand Ltd

Job: FE0006

Client: R.J.Ker Contractors LTD
Phone:Site: Type 2 Dutch Gable
Brown Acres
53 Parker St
MotuekaDescription:
Building Consent No.:
MITek 20/20™ Engineering LtdPhone:
Printed: 13:33:21 Sep 2010**MITEK FABRICATOR DESIGN STATEMENT**

This statement is issued by MiTek accredited fabricator **National Office**, being licensed to use the MITek 20/20™ software, to the client listed above and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

MITek 20/20™ TRUSS DESIGN DATA

The MITek 20/20™ computer design for this job is based on the following design parameters entered into the program. The Fabricator shall ensure that these job details are current and relevant to the project for the design of the GANG-NAIL trusses.

Job Details**Roof Truss**

Timber Group: MSG45STD

Roof

Material: Metal Tiles
Dead Load: 0.210 kPa
Restraints: 400 mm centres
Live Load: Q_r = 0.250 kPa
Q_c = 1.100 kN

Importance Level : 2

Pitch: 15.000 deg

Ceiling

Material: Standard
Dead Load: 0.200 kPa
Restraints: 450 mm centres
Live Load: Q_c = 1.400 kN

Occupancy Live Load

Distributed: Q_{uf} = 0.500 kPa
Concentrated: Q_{cf} = 1.400 kN

Attic Room Ceiling

Material: Gib Board 12mm
Dead Load: 0.200 kPa
Restraints: 600 mm centres

Design Working Life : 50 years

Nominal Overhang: 600 mm

Wind

Area: High (44.0 m/s)
Pressure Coeff: C_{pe} = varies; C_{pi} = -0.30, 0.20

Snow

Location: Nelson (N3) at 220 m
Open Ground Load: 0.300 kPa
Basic Roof Load: 0.400 kPa

Attic Floor

Material: 20mm Particle Board
Dead Load: 0.200 kPa
Restraints: Continuous

Attic Wall

Material: Gib Board
Dead Load: 0.300 kPa
Restraints: Continuous

The timber for these GANG-NAIL trusses shall be treated to the requirements of NZS 3602:2003 and shall be graded to the requirements of NZS 3603:1993. Unless otherwise noted, this design assumes that the steel fixings and timber connectors proposed are located in a "closed environment", as defined by NZS3604:1999 Section 4.

GANG-NAIL Truss List

Legend: * = detail only, ? = input only, ✕ = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required
WB = windbeam required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
ET01	2	5000	15.000	900 WB	T02A	4	8600	15.000	900 LB	T07	1	3485	15.000	900
J01	10	1850	15.000	900	T02B	2	8600	15.000	900 LB	T07A	1	3485	15.000	900
J01A	2	1850	15.000	900	T03	8	7700	15.000	900	V02	2	3085	15.000	900
J01B	2	1850	15.000	900	T04	2	4885	15.000	900					
J01C	4	1850	15.000	900	T04A	4	4885	15.000	900					
T01	1	8600	15.000	900 LB WB	T04B	2	3485	15.000	900					
T01A	1	8600	15.000	900 LB WB	T05	1	4885	15.000	900					
T02	6	8600	15.000	900 LB	T06	1	4885	15.000	900					

Total quantity : 56

The computer design input has been carried out by:

Name of Computer Operator: Louis Nel

Qualifications and Title: Truss Detailer

Signed:

CARTERS
A Division of Carter Holt Harvey

Dated: Tuesday, 21 September 2010

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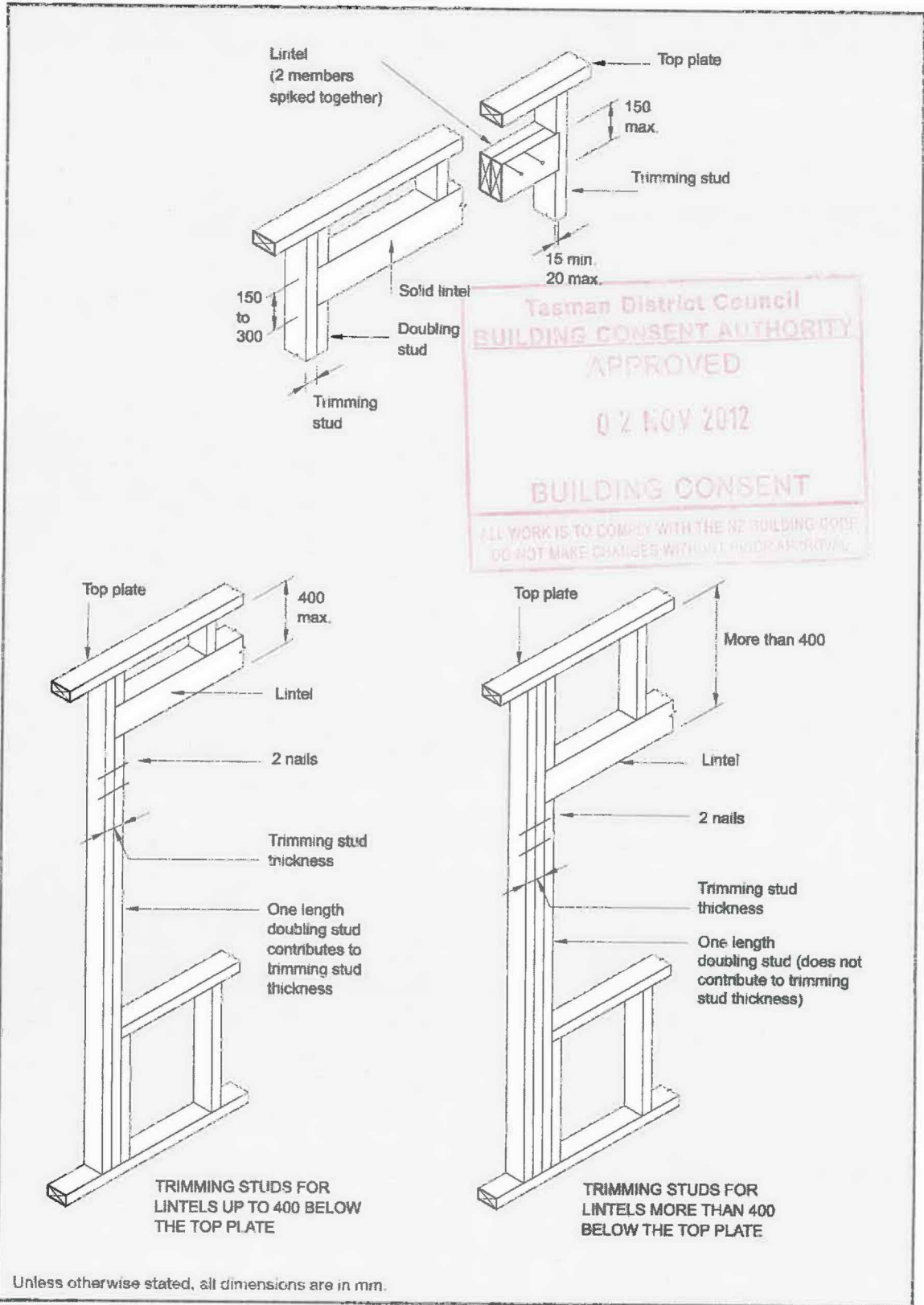


Figure 8.5 – Trimming studs and lintels (see 8.5.2.1)

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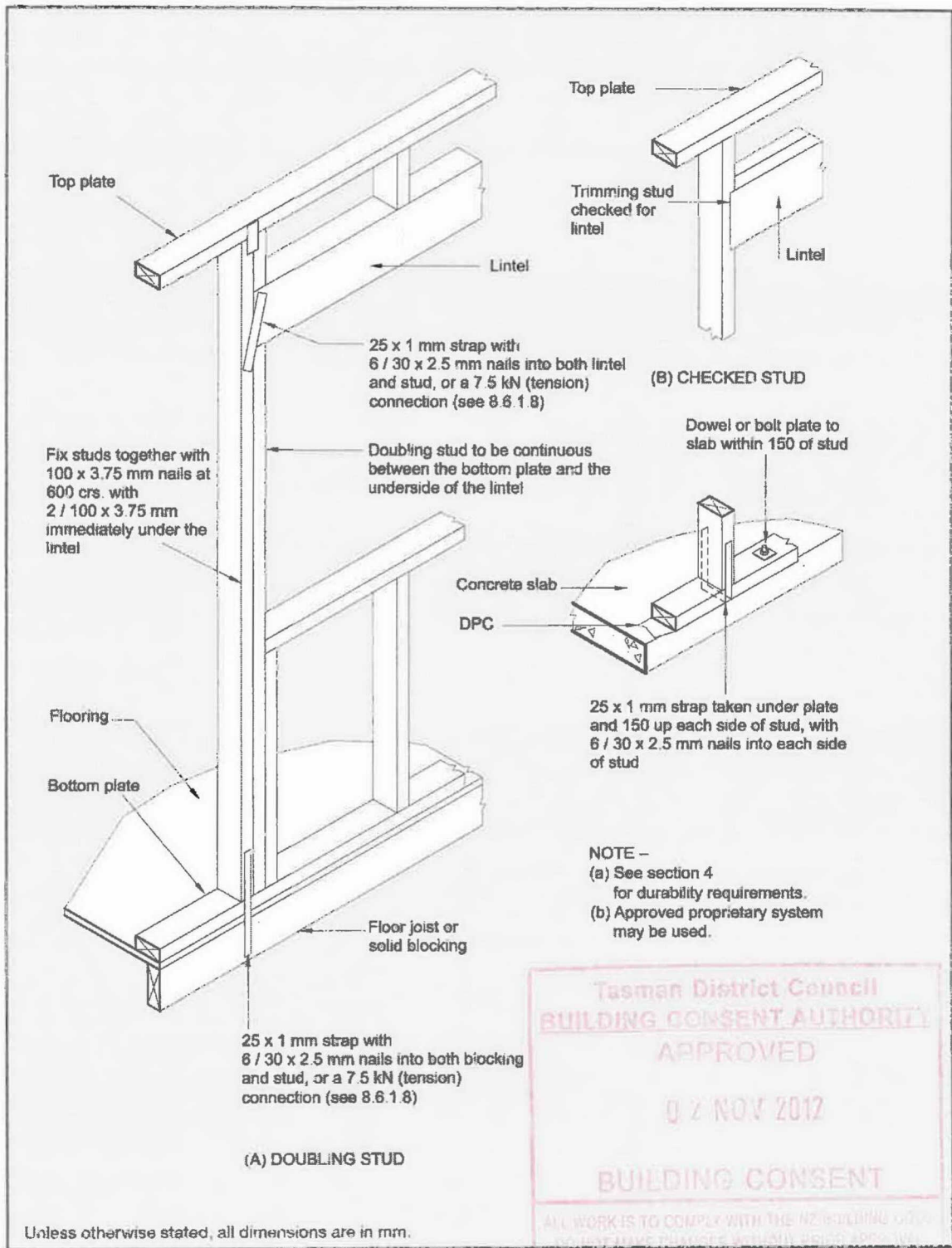
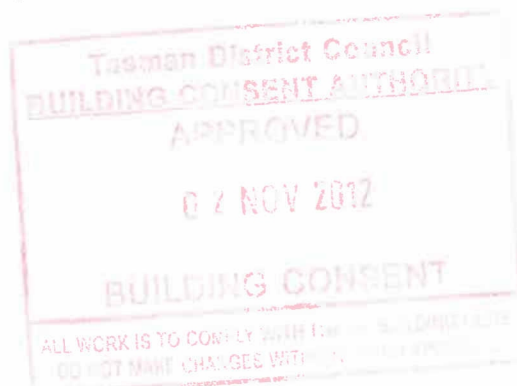


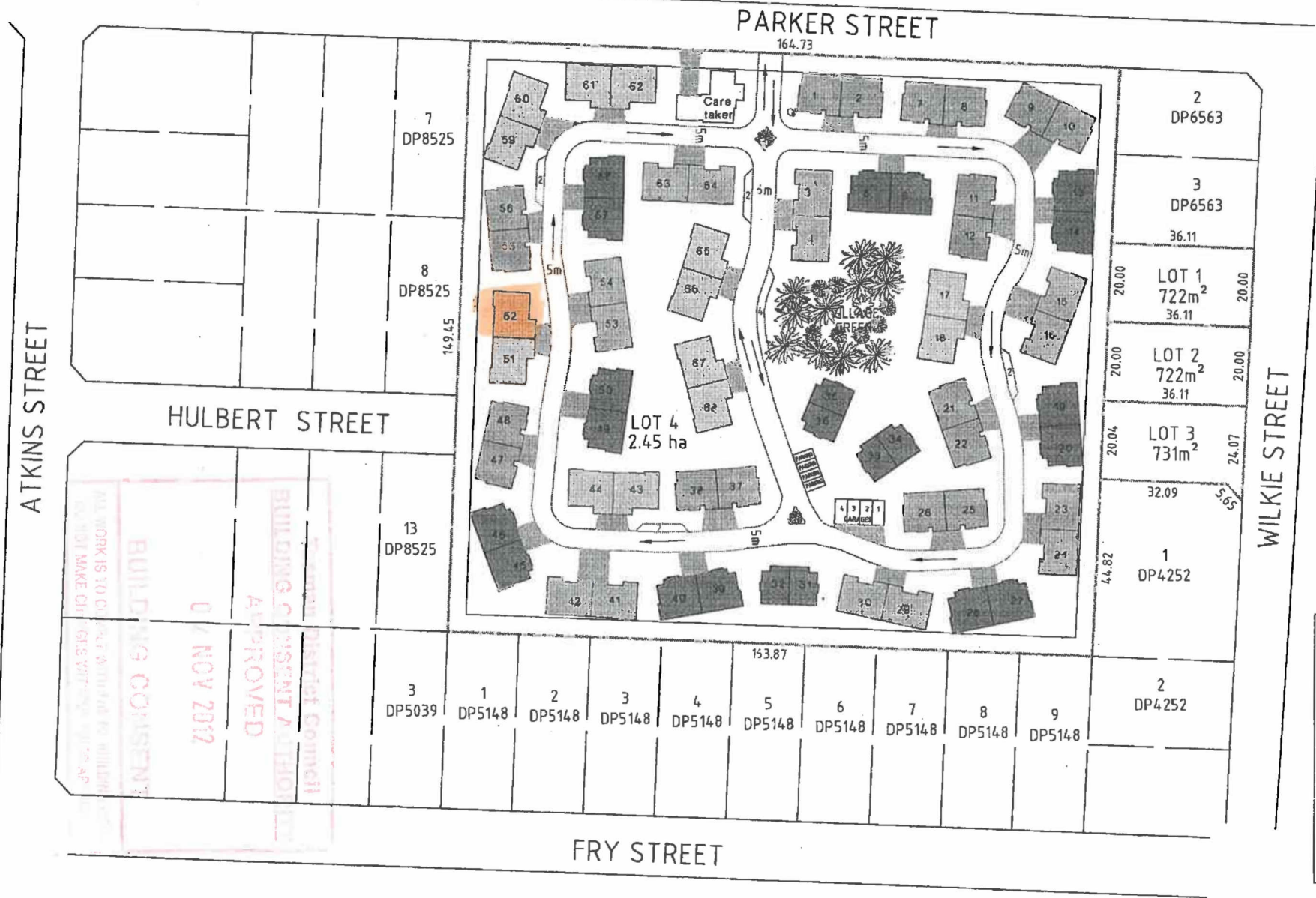
Figure 8.12 – Lintel fixing to prevent uplift (see 8.6.1.8 and table 8.14 (a) and (b))

**SCHEDULE OF MATERIALS
BROWN ACRES
MOTUEKA**

Foundation and Floor:	20MPA Concrete
Exterior:	Roof: Gerard Tuff Coat Colour steel tiles Spouting: Gerard Klass external fascia Cladding: Austral 70 series Clay brick and Linea weatherboard Joinery: Powder coated aluminum Front Door: Aluminum with glass panels Windows: Double glazed
Interior:	Walls: Gibraltar board paint finish Ceilings: Gibraltar board paint finish Internal Doors: Plain MDF paint finish Flooring: 100% wool carpet and cushion vinyl in service areas Electrical: Downlights in all areas Television and telephone cabling Heating: 2.4 kw wall mounted fan heater HWC: Coopers 135ltr Mains pressure
Kitchen:	Range: Fisher & Paykel 610mm white free standing electric range Optional Extra: Fisher & Paykel electric cook top & wall oven Optional Extra: Robinhood Rangehood ducted thru soffit Fridge: 240ltr white fridge/freezer Units: Formica laminated bench, melteca/melamine doors Sink: Stainless steel sink and drainboard
Bathroom:	Shower: Englefield White Corner 900mm x 900mm Unit with glass door and return Vanity: Englefield Sapphire 900mm (white) single bowl – 3 drawer with 2 doors Heated Towel Rail 900mm x 900mm mirror Tapware: Methven Strata Chrome single lever mixers WC: Vencia Close coupled toilet suite
Laundry:	Laundry Tub: Robinhood ST3100 Supertub (white)
Garage:	Sectional Door with automatic door opener

NOTE - Items may be substituted depending on availability





ALL WORK IS TO BE COMPLETED WITHIN THE TIME FRAME SET OUT IN THE AP
 BUILDING CONSENT
 07 NOV 2012
 APPROVED
 District Council

KEY

PROPOSED CARPARK

UNIT TYPE SCHEDULE

- UNIT 1 = 14
- UNIT 2 = 14
- UNIT 3 = 6
- UNIT 4 = 18
- UNIT 5 = 16
- MANAGER = 1

TOTAL = 69
SITE AREA = 2.45 ha

PRELIMINARY

05	20.03.08	NO BUILD ZONE AMENDED, CAR PARKS ADDED	NH	
03	1/2/08	CENTRE ROAD AMENDED	JB	
02		UNITS AMENDED	JB	
1		FOR INFORMATION	JB	
No.	Date	Revision Details	By	Ver. / App.

Cornell Wagner

Cornell Wagner Limited
Rimua Road (PO Box 38)
Punapuna, New Zealand

Telephone: +64 4 296 1260
Facsimile: +64 4 296 1888
Email: enquiries@cornellwagner.com

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Client:

BROWN ACRE VILLAGE LTD

Project:

PARKER STREET MOTUEKA

Drawn	Signed	Date
JB		7/2/08
Designed	Signed	Date
JB		7/2/08
Verified	Signed	Date
IRR		7/2/08
Approved	Signed	Date
NB		7/2/08

Drawing Title

PROPOSED VILLAGE LAYOUT

CW Project No.	32747-001
Scale	1:1000 @A3
Drawing No.	C01
Rev.	05