

Figure 23: HardieGlaze Lining to covered vinyl floor detail

Sealant notes:

1. Cut edges must be site sealed with Dulux Primercryl, Dulux Acraprime 501/1 or similar before sealant is applied.
2. Silicone seal the joint. For full application instructions refer to the sealant manufacturer. Suitable sealants are listed in Table 5.
3. The silicone joint is suitable only for radiused-edge sheets — HardieGlaze Tile and Premium Lining. Do not touch silicone with a bare finger.



Brown Acre Villas

PARKER STREET MOTUEKA

Plan 2

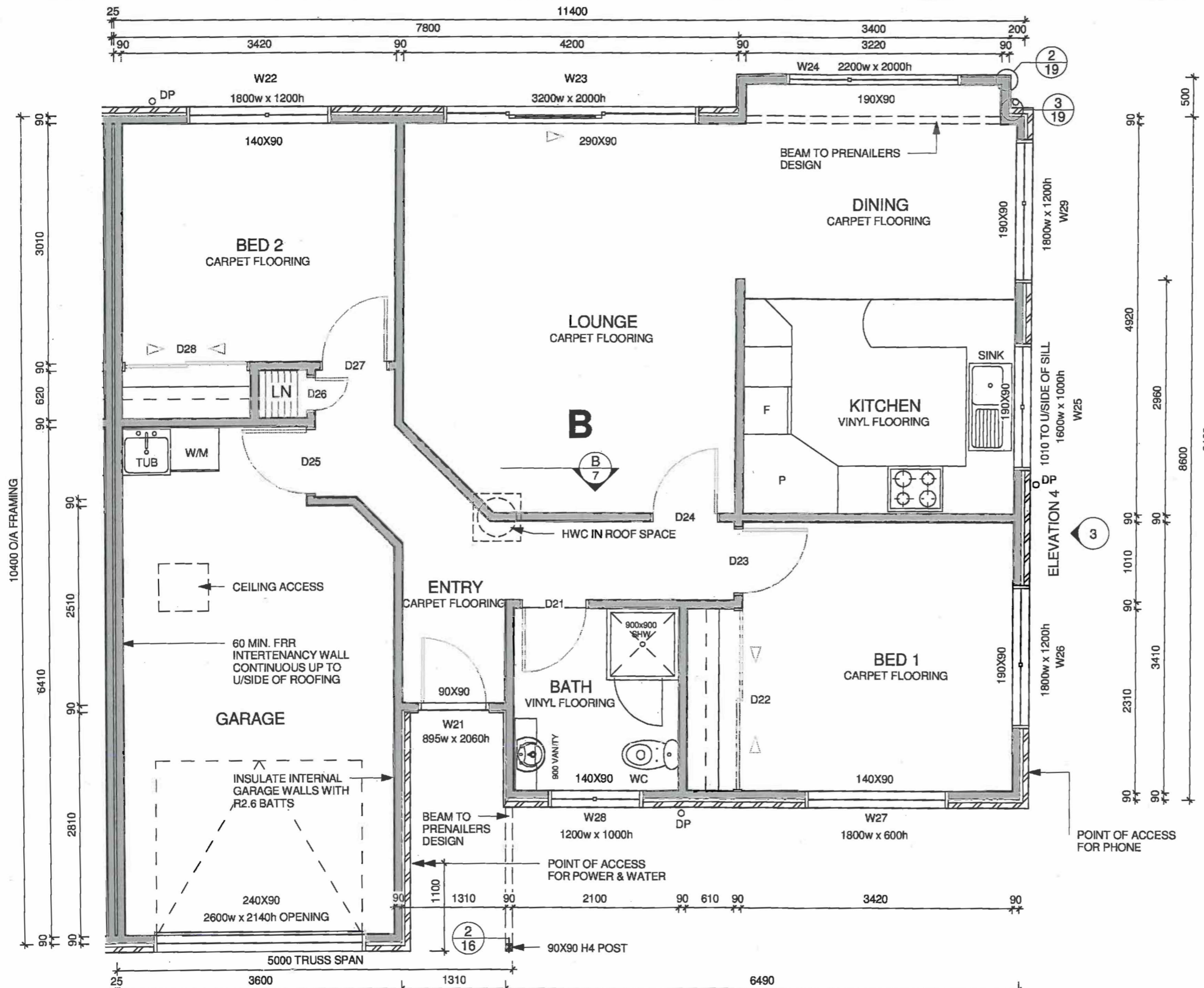
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Consent Number BC.121096
Signed *[Signature]*
Date 21.11.2012
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PO Box 155
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Villa – 52

<u>Index</u>	<u>Page</u>
Floor Plan 2a	1
Floor Plan 2b	2
Elevations	3
Foundation Plan	5
Section A	6
Section B	7
Roof Plan	8
Plumbing Plan	10
Electrical Plan	11
Exterior Joinery Schedule	12
Door Schedule	13
Bracing Plan	14
Footing	15
Ground Beam	16
Details	17, 18, 19, 20, 21, 22

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- CONSTRUCTION NOTES**
- 10mm GIB CEILINGS ON 70x35 H1.2 TIMBER BATTENS
 - 10mm GIB WALL LININGS (10mm AQUALINE TO BATHROOMS)
 - 55mm GIBCOVE SCOTIA DETAIL THROUGHOUT (PAINT FINISH)
 - 60mm BEVEL EDGE MDF SKIRTINGS THROUGHOUT (PAINT FINISH)
 - INSTALL ELECTRIC HWC IN CEILING SPACE TO MANUF SPEC WITH SEISMIC RESTRAINTS
 - ALL FLOOR FINISHES TO COMPLY WITH NZBC D1 FOR SLIP RESISTANCE
 - 60 MINUTE FRR WALL TO BE 2 NO. 10mm GIB FYRELINE EACH SIDE & R2.6 BATTS INSULATION TO 1 SIDE IN ACCORDANCE WITH WINSTONES SPEC FOR SYSTEM GBT(L)A
 - ANY PENETRATIONS IN FRR WALL TO BE STOPPED IN ACCORDANCE WITH WINSTONES SPEC FOR "PENETRATIONS IN GIB FIRE RATED SYSTEMS"
 - FORM CONCRETE DRIVEWAY UP TO VILLA GARAGE ENTRANCE

- WALL FRAMING NOTES**
- ALL FRAMING TO BE KILN DRIED 90x45 H1.2 GRADE SG8 UNLESS NOTED OTHERWISE
 - INTERIOR WALL FRAMING TO BE H1.2 90x45 AT 600 crs
 - WINDOW OPENINGS IN BRICK VENEER TO BE 20mm LARGER THAN WINDOW SIZES (10mm TOLERANCE EACH SIDE)
 - WINDOW OPENINGS IN DIRECT FIXED WEATHERBOARD CLADDING TO BE 60mm LARGER THAN WINDOW SIZES (20mm PACKERS + 10mm TOLERANCE EACH SIDE)
 - EXTERIOR WALL FRAMING WITH WEATHERBOARD CLADDING TO O/HANG FOUNDATION BY 6mm
 - LINTEL FIXINGS TO PREVENT UPLIFT TO BE AS PER NZS 3604 FIGURE 8.12 SECTION 8-25

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FLOOR PLAN 2b BA52
 FLOOR AREA = 109 m²

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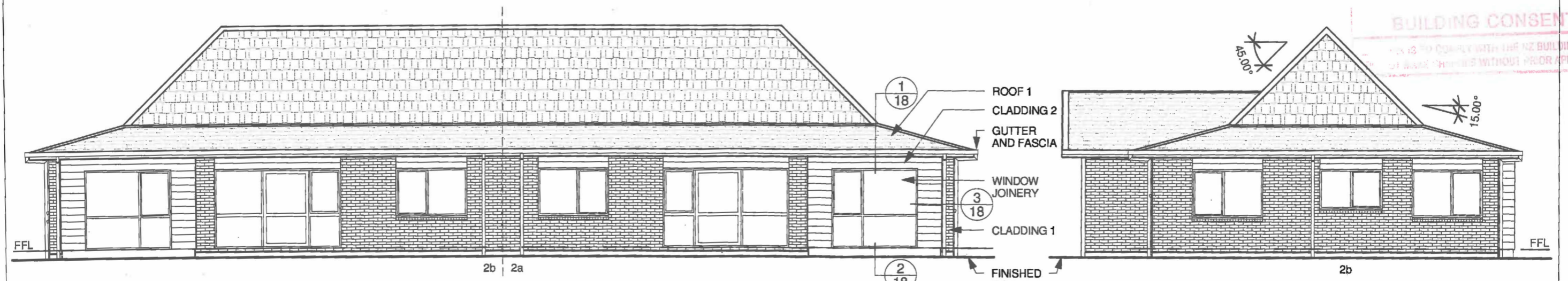
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Type 2

- SELECTED PRODUCTS**
- CLADDING 1 - 70mm BRICK VENEER ON 40mm MIN. CAVITY ON TEKTON BUILDING WRAP ON FRAMING
 - CLADDING 2 - 180mm LINEA BEVELBACK WEATHERBOARDS ON TEKTON BUILDING WRAP ON FRAMING
 - ROOF 1 - PRESSED METAL TILES ON BATTENS TO MANUF. SPEC ON THERMAKRAFT 215 UNDERLAY ON FRAMING
 - SOFFITS - 4.5mm HARDIFLEX - PAINTED TO COMPLY WITH NZBC DURABILITY REQ'S
 - FASCIA - KLASS EXTERNAL FASCIA SYSTEM
 - GUTTERS - KLASS EXTERNAL BOX GUTTER SYSTEM
 - DOWNPIPES - 80mmØ PVC
 - WINDOW JOINERY - POWDERCOAT ALUMINIUM DOUBLE GLAZED WINDOWS
 - WINDOW FLASHING TAPE - THERMAKRAFT ALUBAND SYSTEM



ELEVATION 1

ELEVATION 2



ELEVATION 3

ELEVATION 4

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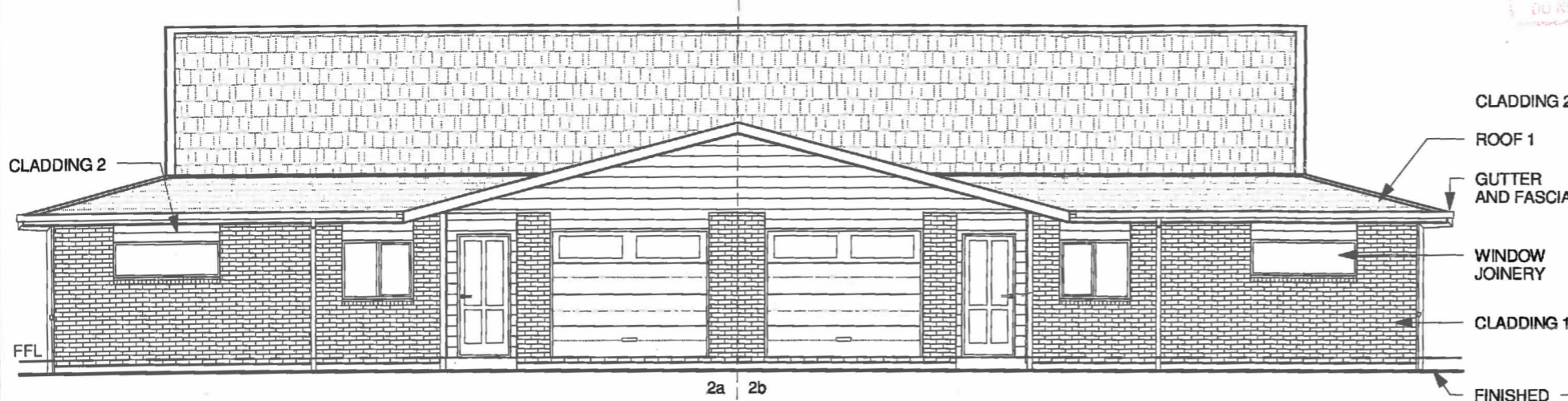
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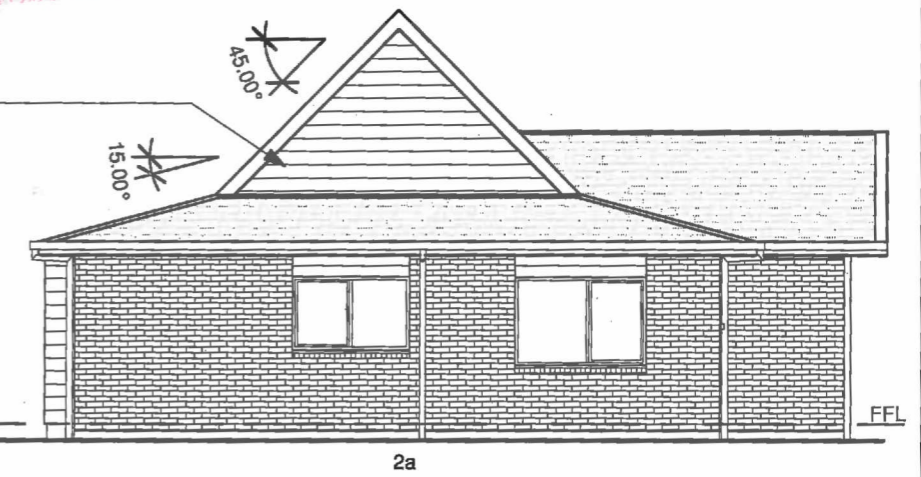
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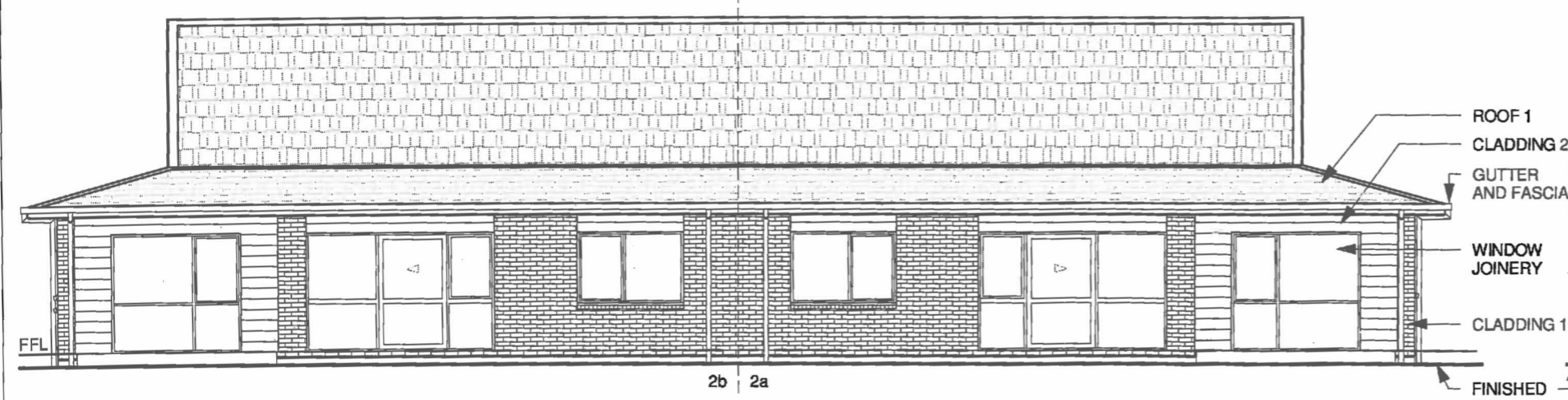
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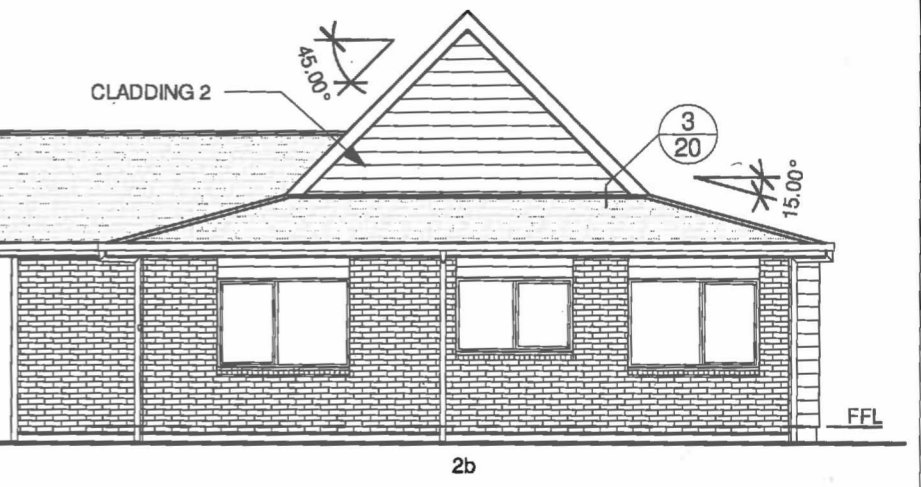
ELEVATION 1 - GABLE OPTION



ELEVATION 2 - GABLE OPTION



ELEVATION 3 - GABLE OPTION



ELEVATION 4 - GABLE OPTION

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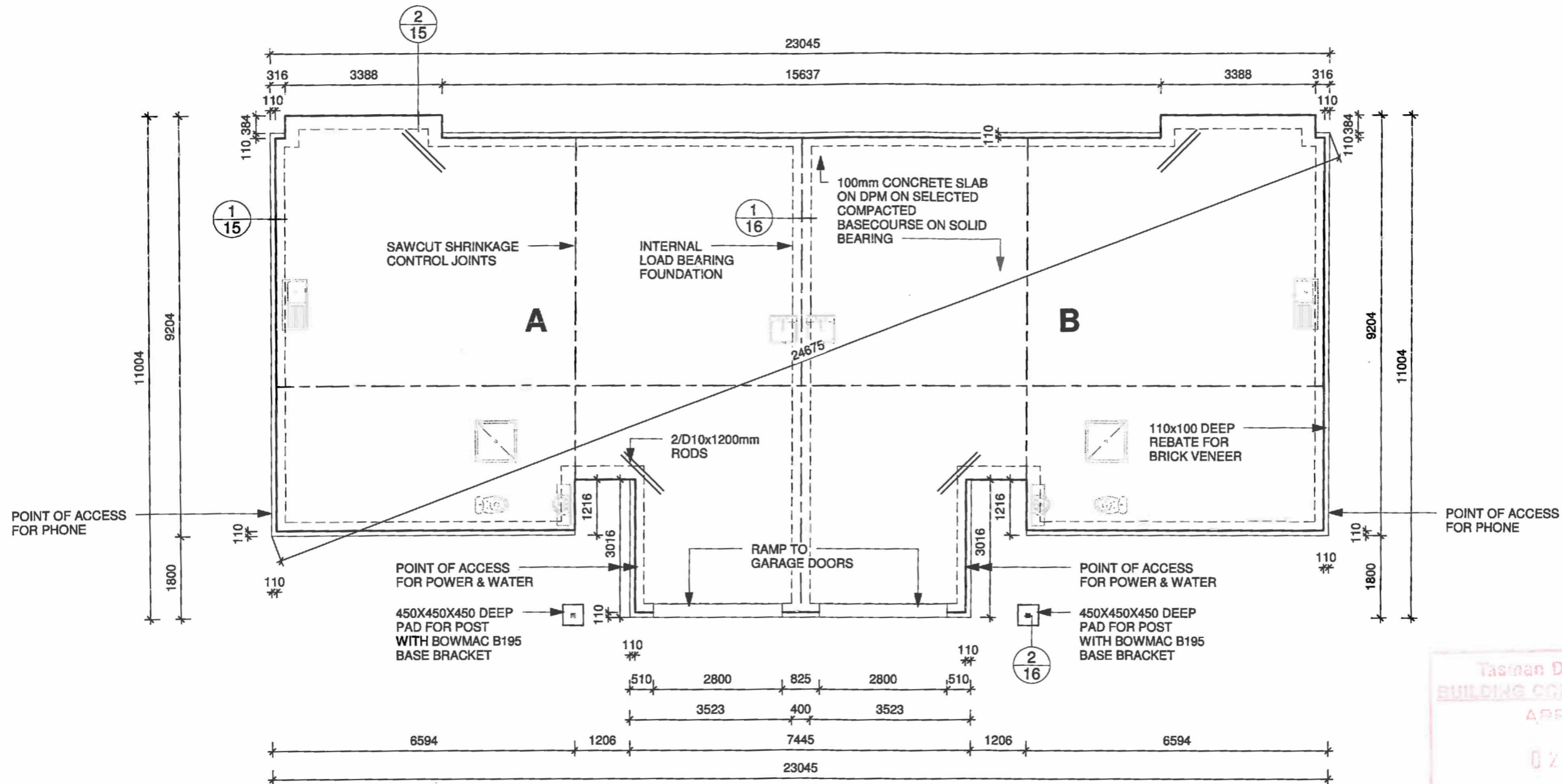
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- FOUNDATION NOTES**
- ALL CONCRETE TO BE 20MPa UNLESS SPECIFIED OTHERWISE BY ENGINEER
 - EXTERIOR WALL FRAMING WITH WBD CLADDING TO O/HANG FOUNDATION BY 6mm
 - OVERHANG BRICK VENEER 10mm PAST FOUNDATION TO PROVIDE 50mm CAVITY



FOUNDATION PLAN



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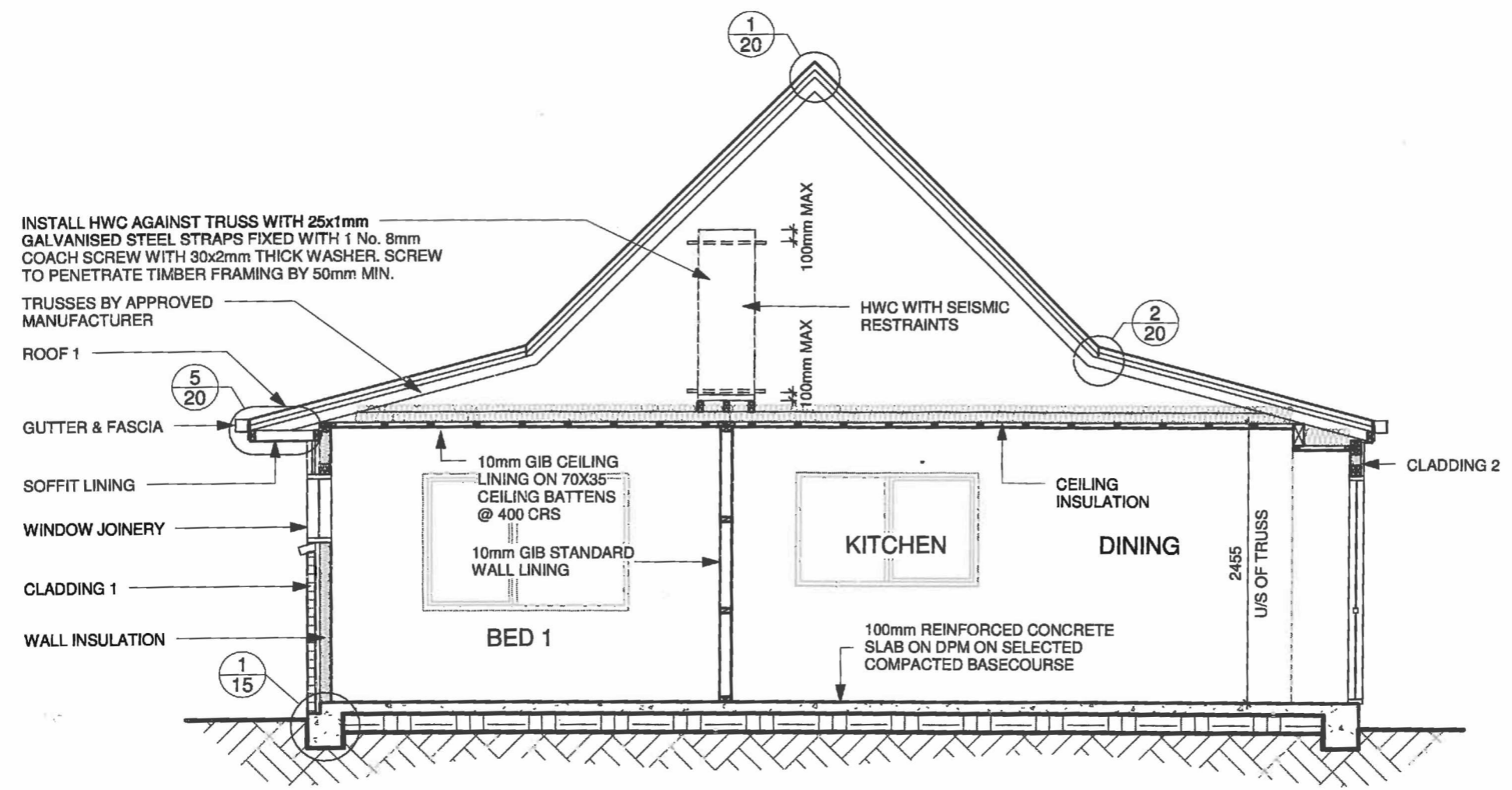
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Sheet 5
Type 2

- INSULATION "R" VALUES**
- COMPLY WITH NZBC H1 AS1 & NZS 4218
 - REFER TO SPEC FOR INSULATION TYPES
 - REFER TO H1 CALCULATION SHEET
- EXTERIOR WALLS = R2.6 BATTS
 GARAGE INTERIOR WALLS = R2.6 BATTS
 CEILINGS = R3.6 BATTS

- SELECTED PRODUCTS**
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INSTALL HWC AGAINST TRUSS WITH 25x1mm GALVANISED STEEL STRAPS FIXED WITH 1 No. 8mm COACH SCREW WITH 30x2mm THICK WASHER. SCREW TO PENETRATE TIMBER FRAMING BY 50mm MIN.

TRUSSES BY APPROVED MANUFACTURER

ROOF 1

GUTTER & FASCIA

SOFFIT LINING

WINDOW JOINERY

CLADDING 1

WALL INSULATION

SECTION A

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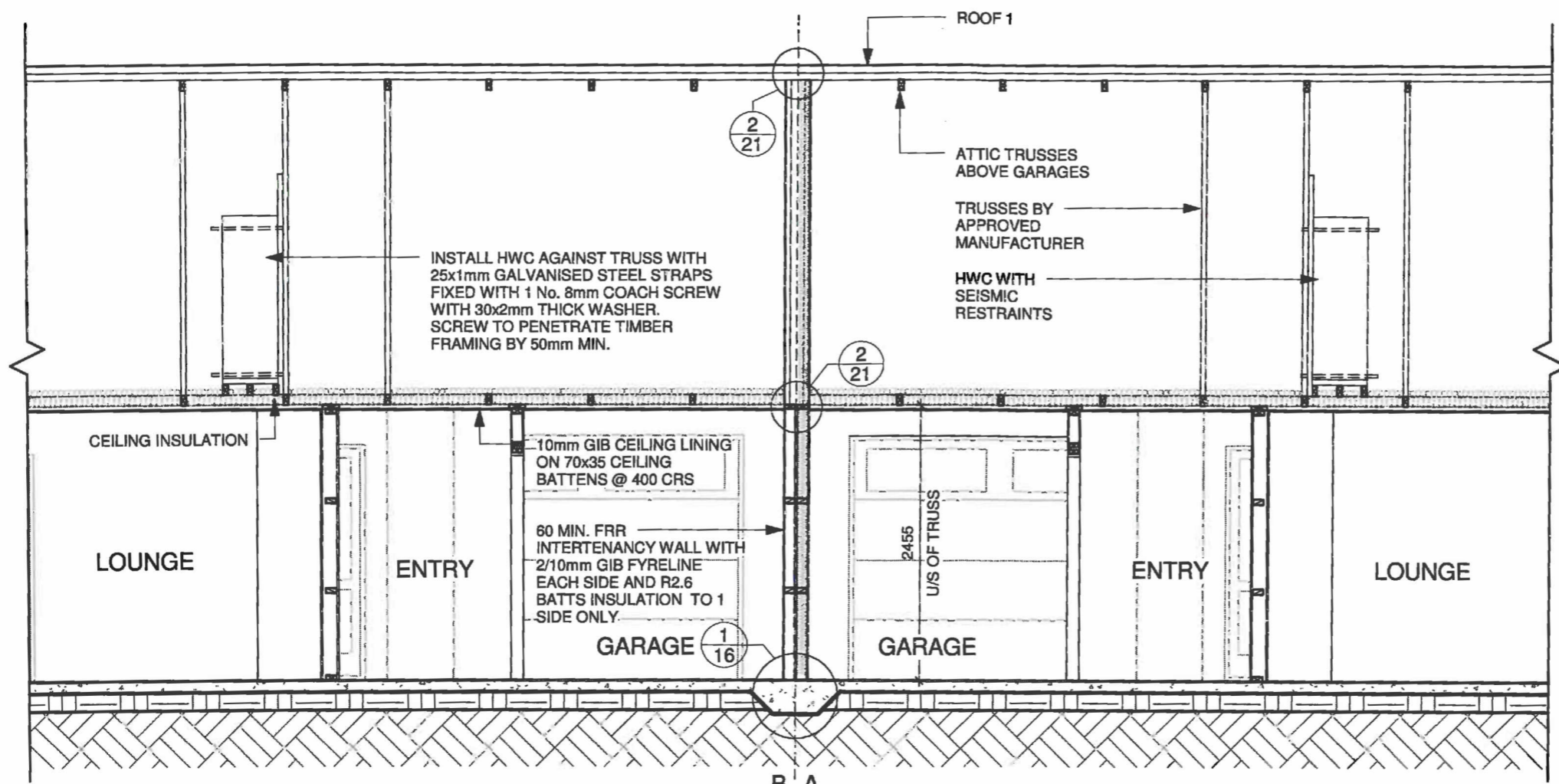
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Sheet 6
Type 2



B A
SECTION B

INSULATION "R" VALUES
 • COMPLY WITH NZBC H1 AS1 & NZS 4218
 • REFER TO SPEC FOR INSULATION TYPES
 • REFER TO H1 CALCULATION SHEET

EXTERIOR WALLS = R2.6 BATTs
 GARAGE INTERIOR WALLS = R2.6 BATTs
 CEILINGS = R3.6 BATTs

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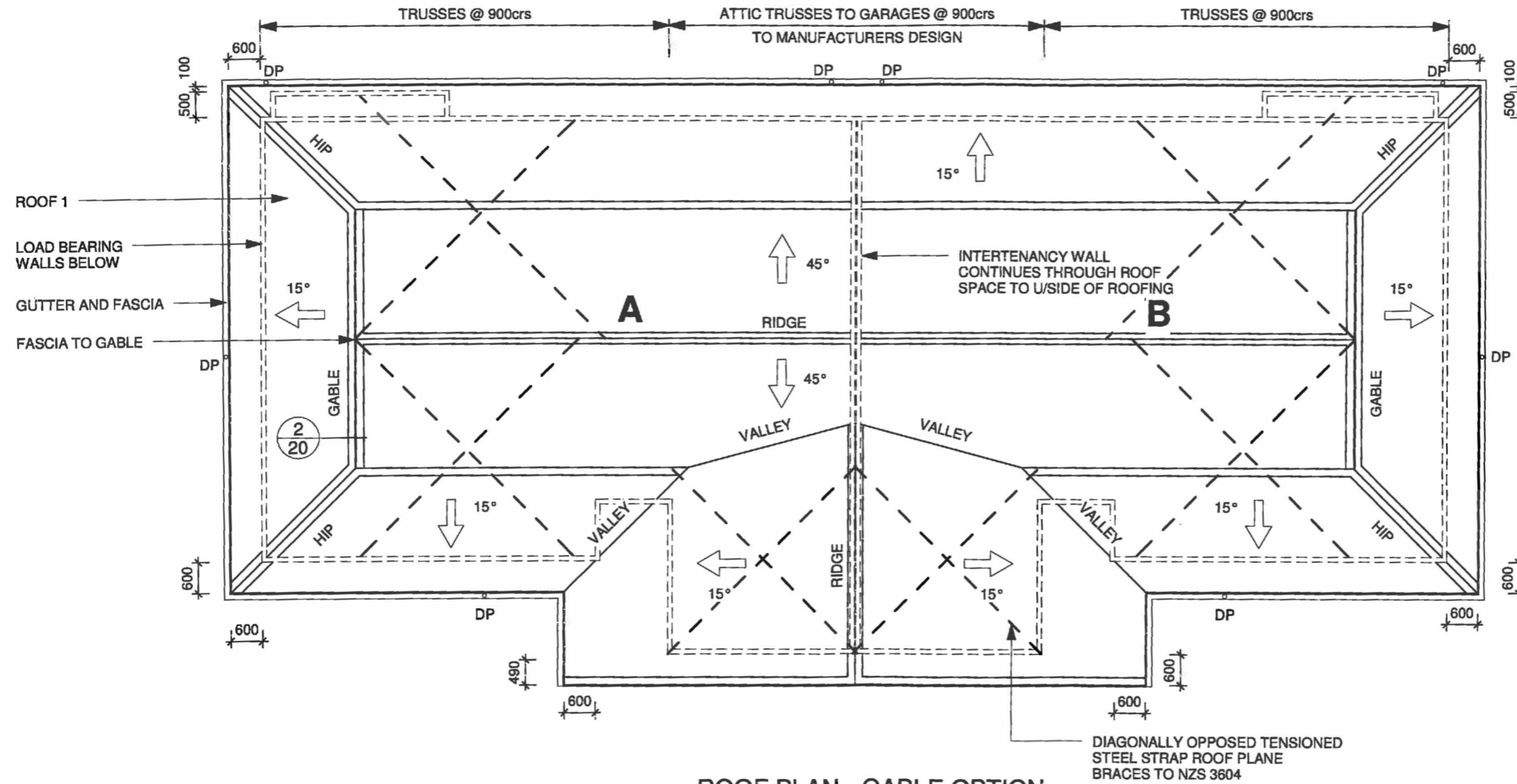
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ROOF PLAN - GABLE OPTION

- ROOF NOTES**
- REFER ALSO TO DETAILS FOR FLASHING DIMENSIONS
 - ALL ROOF FRAMING TO BE H1.2 GRADE SG8 MINIMUM UNLESS NOTED OTHERWISE
 - TRUSS / TOP PLATE CONNECTION AS SPECIFIED BY TRUSS MANUFACTURER
 - TILE BATTENS TO BE 50x40 H1.2 GRADE SG6 @ 400crs. 900 MAX SPAN
 - TILE BATTENS HOLD DOWN FIXINGS TO BE 2/100 x 3.75 SKEWED NAILS

DOWNPIPE AND GUTTER CALCULATIONS
 ALL DOWNPIPES 80mmØ
 FROM NZBC E1/AS1 TABLE 5:
 80mmØ DOWNPIPE SERVES 60m² ROOF AREA WHERE ROOF PITCH IS BETWEEN 35 & 45°

BOX GUTTER CROSS SECTIONAL AREA = 6050mm²
 CROSS SECTIONAL AREA OF 6050mm² SERVES 36m² FOR ROOF PITCH BETWEEN 35 & 45°
 45m² FOR ROOF PITCH BETWEEN 0 & 25°

ROOF CATCHMENT AREA = 255.7 m²

45° ROOF PITCH = 93.4m²
 No. OF DOWNPIPES REQUIRED = 3

15° ROOF PITCH = 162.36m²
 No. OF DOWNPIPES REQUIRED = 4

TOTAL No. OF DOWNPIPES REQUIRED = 7
 No. OF DOWNPIPES PROVIDED = 8

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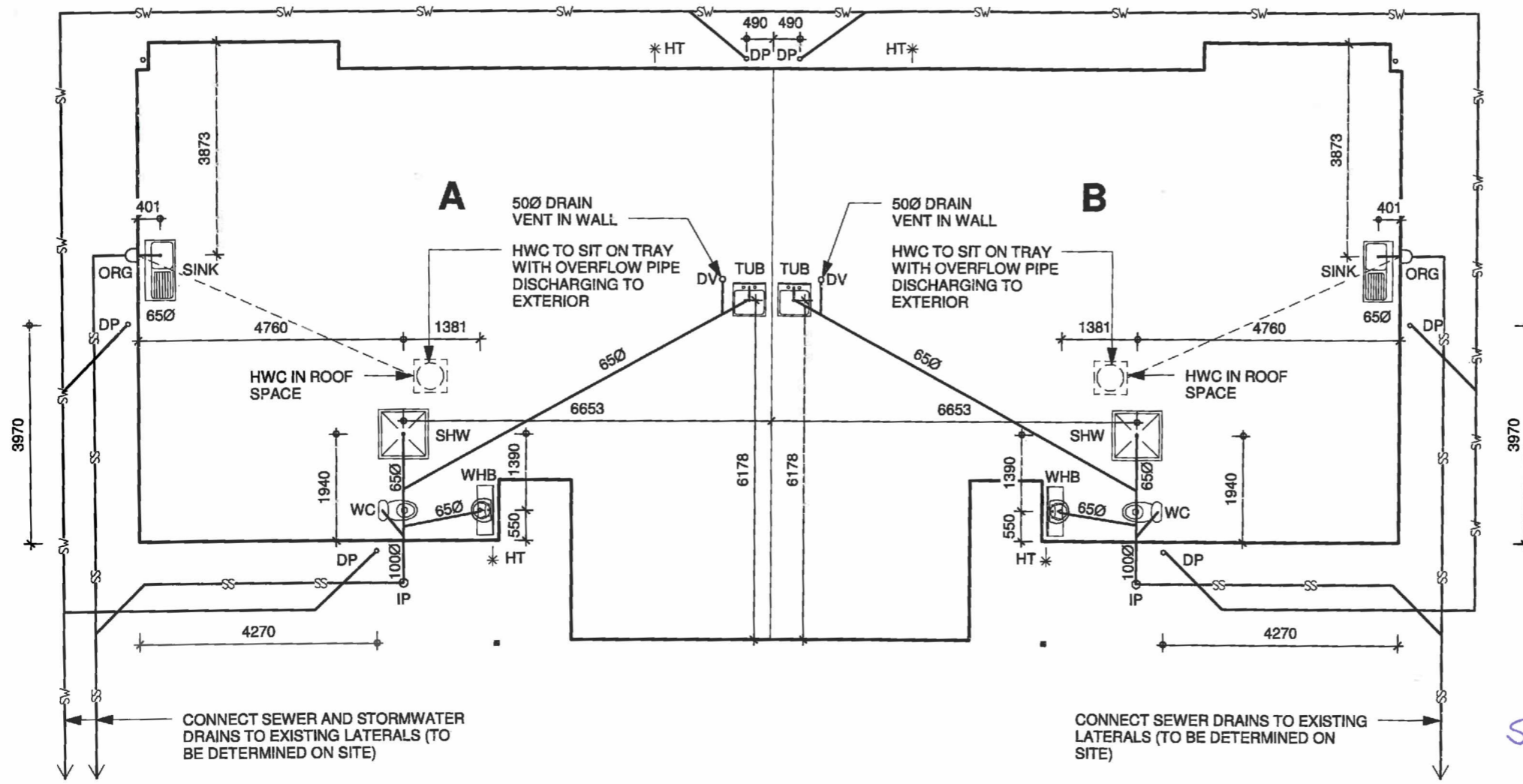
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- PLUMBING & DRAINAGE NOTES:**
- THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH BRANZ PLUMBING AND DRAINAGE GUIDE SECTION D AS/NZS 3500 PART 2 FOR GROUND FLOOR SYSTEMS, SINGLE STACK RESIDENTIAL SYSTEMS AND SECTION F DRAINAGE REQUIREMENTS
 - CONFIRM POSITION OF LATERALS & MAINS ON SITE
 - ALLOW FOR WATER SUPPLY TO RUN THROUGH SHUT OFF VALVE & COLD WATER EXPANSION VALVE TO HOT WATER CYLINDERS.
 - PROVIDE SEISMIC RESTRAINTS TO HOT WATER CYLINDERS
 - HOT WATER CYLINDERS TO HAVE A PRESSURE RELEASE VALVE & TO BE ON A SAFE TRAY AS PER AS/NZ 3500.4: 2003



DRAINAGE PLAN

PLUMBING KEY

- BATH = BATH
 BG = BATHROOM GROUP
 DW = DISHWASHER
 SHW = SHOWER
 SINK = SINK
 TUB = LAUNDRY TUB
 WC = TOILET
 WHB = WASH HAND BASIN
 WM = WASHING MACHINE
- DP = DOWNPIPE
 DV = DRAIN VENT 50Ø
 HT = HOSE TAP
 HWC = HOT WATER CYLINDER
 ORG = OVERFLOW RELIEF GULLY

MAXIMUM NUMBER FIXTURE UNITS FOR VENTED 100Ø DRAIN LAID 1 IN 100 = 165 = REFER TO TABLE 4.3 AS/NZS 3500.5:2000 FOR OTHER GRADIENTS.

PIPE GRADIENTS
 MINIMUM GRADES FOR DRAINS & DISCHARGE PIPES:

- 65Ø & LESS = 1 IN 40
 80Ø & 100Ø = 1 IN 400 *80*

GRAPHIC KEY

- SS— SANITARY SEWER
 —SW— STORMWATER

Villa 52

Sewer lateral Invert

= 1.2 m

Stormwater lateral Invert

= 0.9 m

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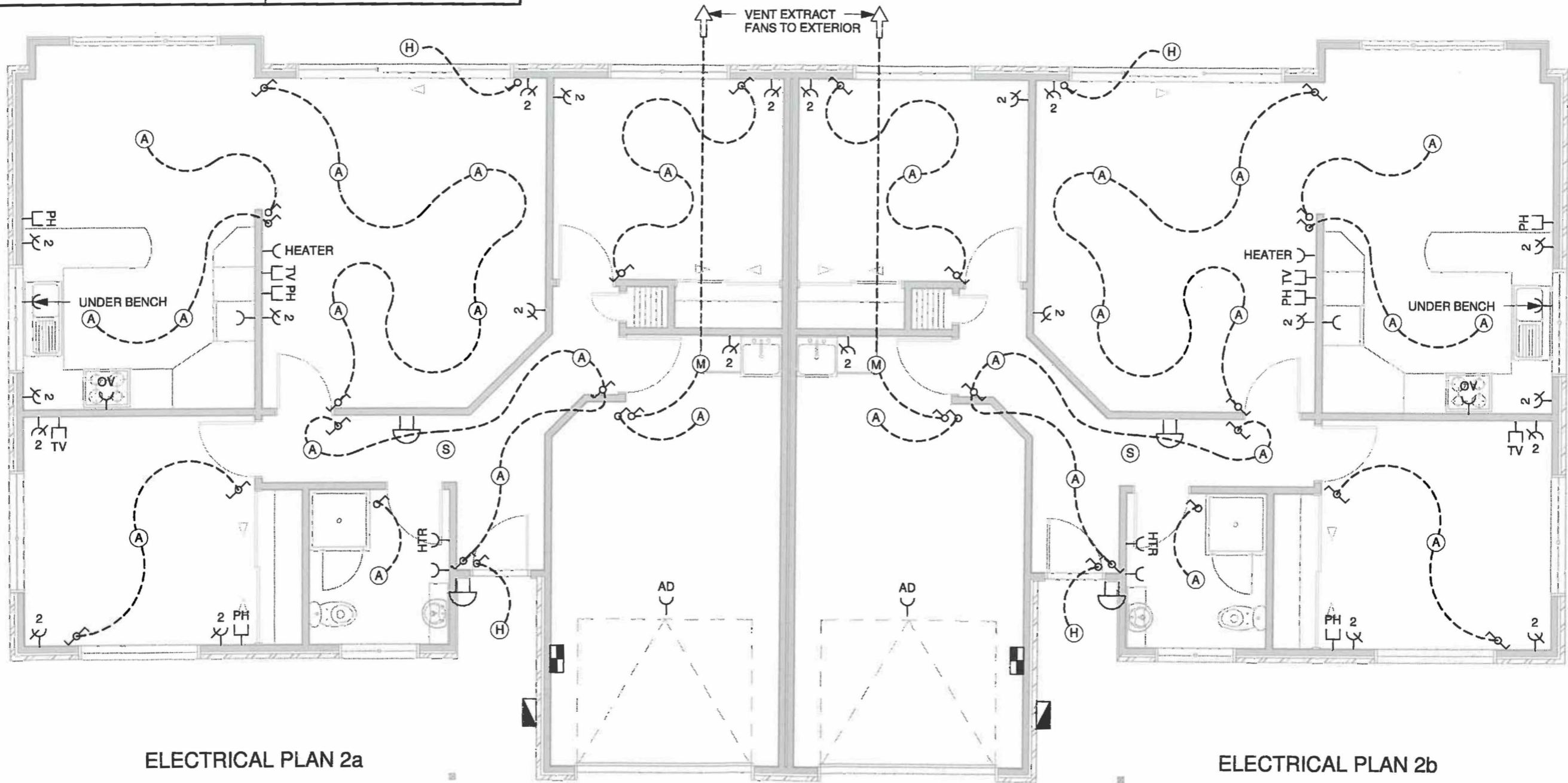
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ELECTRICAL LEGEND			
(A)	GA RATED RECESSED DOWNLIGHT	⏏	ONE WAY LIGHT SWITCH
(H)	EXTERIOR SOFFIT MOUNTED LIGHT	⏏	MULTIPLE LIGHT SWITCH
(K)	BATTEN HOLDER	D	DIMMER SWITCH
(L)	DOOR SWITCH OPERATED LIGHT	⏏	POWER POINT (2 = DOUBLE)
(M)	EXTRACT FAN - VENTED TO EXTERIOR	AD	AUTO GARAGE DOOR OPENER
(S)	BATTERY OPERATED SMOKE DETECTOR	HTR	HEATED TOWEL RAIL
⏏	MAIN SWITCHBOARD	OV	ELECTRIC STOVE
⏏	DISTRIBUTION BOARD	PH	PHONE OUTLET
⏏	METER PANEL	TV	TV AERIAL OUTLET
		⏏	BATTERY OPERATED DOOR BELL WITH BUTTON AT FRONT DOOR

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- ELECTRICAL NOTES:**
- LIGHT SWITCHES TO BE 1200mm FROM FLOOR LEVEL
 - HOT POINTS AND TV JACKS TO BE 450mm FROM FLOOR LEVEL
 - FRIDGE HOT POINT TO BE 1650mm FROM FLOOR LEVEL
 - RANGE HOOD HOT POINT TO BE 2100 FROM FLOOR LEVEL AT 200mm FROM CENTRE OF STOVE
 - HEATED TOWEL RAIL HOT POINT TO BE 350mm FROM FLOOR LEVEL
 - METER BOARD POSITIONED BELOW TOP DWANG
 - EXTRACT FANS TO BE DISCHARGED THROUGH SOFFIT

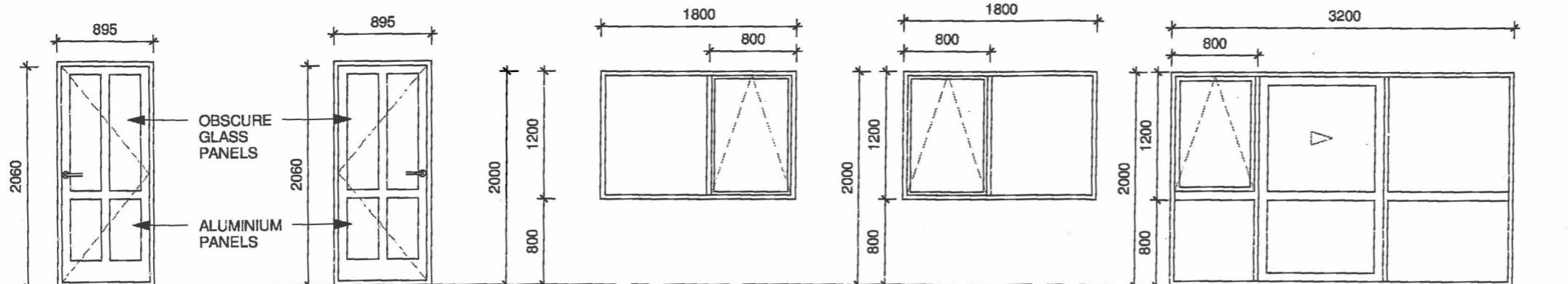


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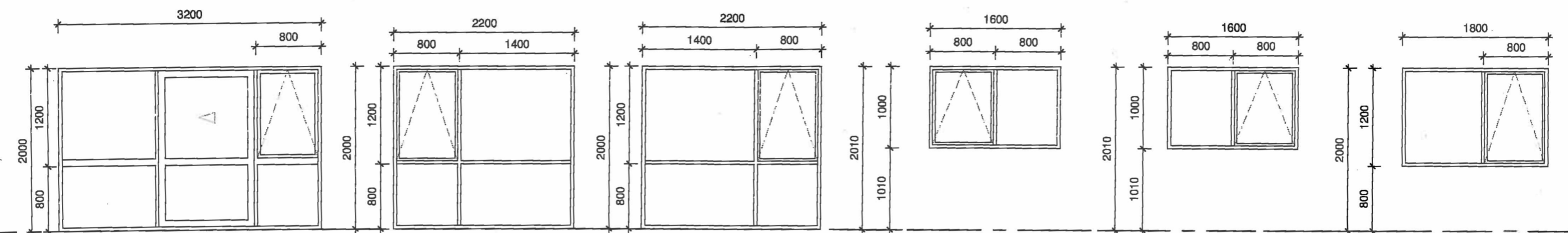
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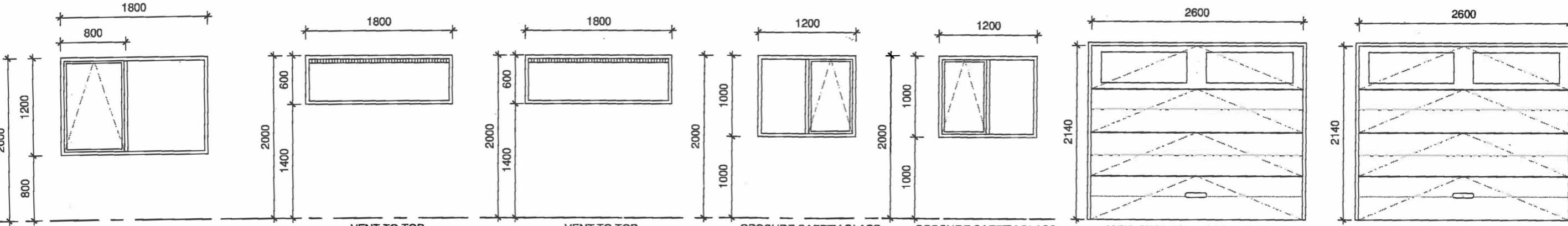


W1 W21 W2 W22 W3

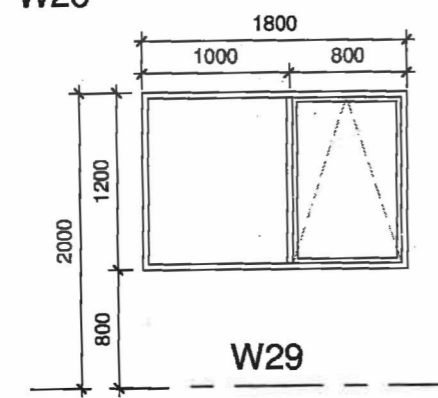
- ALUMINIUM WINDOWS & DOORS:**
- JOINERY SHOWN AS VIEWED FROM EXTERIOR
 - GLAZING TO NZS 4223 PART 3 HUMAN IMPACT. MANUFACTURER TO CONFIRM WINDOWS REQUIRED TO BE SAFETY GLASS
 - ALUMINIUM JOINER TO CHECK OPENING SIZES ON SITE BEFORE MANUFACTURE
 - WINDOW MANUFACTURER TO SUPPLY ALL FLASHINGS AND WAZ WIS COMPONENTS
 - REFER ALSO TO WINDOW DETAILS
 - ALL WINDOWS TO BE DOUBLE GLAZED UNLESS NOTED OTHERWISE
 - ALL JAMB LINERS TO BE 19mm FINGERJOINTED PINE, PAINT FINISH
 - ALL WINDOW & DOOR OPENINGS IN EXTERIOR WALLS TO HAVE A WINDOW FLASHING TAPE SYSTEM INSTALLED
 - SHOWER DOOR TO BE SAFETY GLASS



W23 W4 W24 W5 W25 W6



W26 VENT TO TOP W7 VENT TO TOP W27 OBSCURE SAFETY GLASS W8 OBSCURE SAFETY GLASS W28 AUTO SECTIONAL GARAGE DOOR WITH GLASS HIGH LITES GARAGE DOOR A AUTO SECTIONAL GARAGE DOOR WITH GLASS HIGH LITES GARAGE DOOR B



W29

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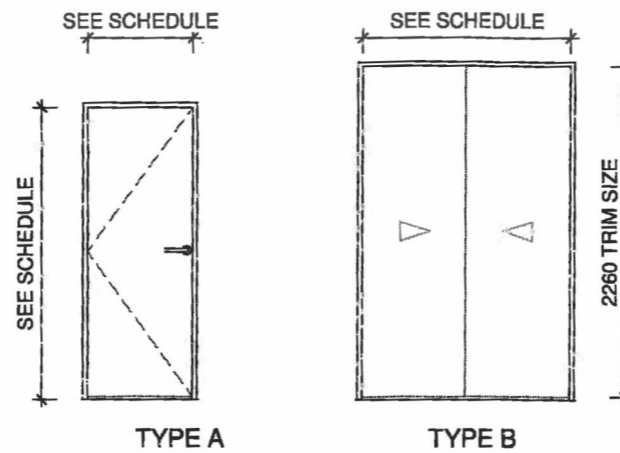
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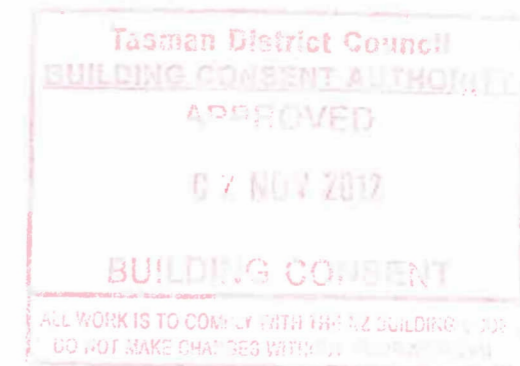
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INTERIOR DOOR NOTES
 • REFER TO FLOOR PLANS FOR DOOR SWING DIRECTION

INTERIOR DOOR SCHEDULE						
MARK	TYPE	SIZE	OPERATION	FRAME MATERIAL	PANEL MATERIAL	COMMENTS
D1	A	810w x 1980h	Hinged Swinging	Timber	Hollow Core	
D2	B	2/1150w x 2260h	Sliding	Timber	MDF	HOMEPLUS WR SLIDERS
D3	A	810w x 1980h	Hinged Swinging	Timber	Hollow Core	
D4	A	810w x 1980h	Hinged Swinging	Timber	Hollow Core	
D5	A	810w x 1980h	Hinged Swinging	Timber	Hollow Core	
D6	A	410w x 1980h	Hinged Swinging	Timber	Hollow Core	
D7	A	810w x 1980h	Hinged Swinging	Timber	Hollow Core	
D8	B	2/760w x 2260h	Sliding	Timber	MDF	HOMEPLUS WR SLIDERS
D21	A	810w x 1980h	Hinged Swinging	Timber	Hollow Core	
D22	B	2/1150w x 2260h	Sliding	Timber	MDF	HOMEPLUS WR SLIDERS
D23	A	810w x 1980h	Hinged Swinging	Timber	Hollow Core	
D24	A	810w x 1980h	Hinged Swinging	Timber	Hollow Core	
D25	A	810w x 1980h	Hinged Swinging	Timber	Hollow Core	
D26	A	410w x 1980h	Hinged Swinging	Timber	Hollow Core	
D27	A	810w x 1980h	Hinged Swinging	Timber	Hollow Core	
D28	B	2/760w x 2260h	Sliding	Timber	MDF	HOMEPLUS WR SLIDERS



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DATE:	05-09-12	Rev	Date	Description
LOCATION:	Parker Street, Motueka			
STAGE:	Building Consent			
DRAWN:				
SCALE:	1:50			
NOTE:	Do Not Scale Drawing			

Sheet 13
Type 2

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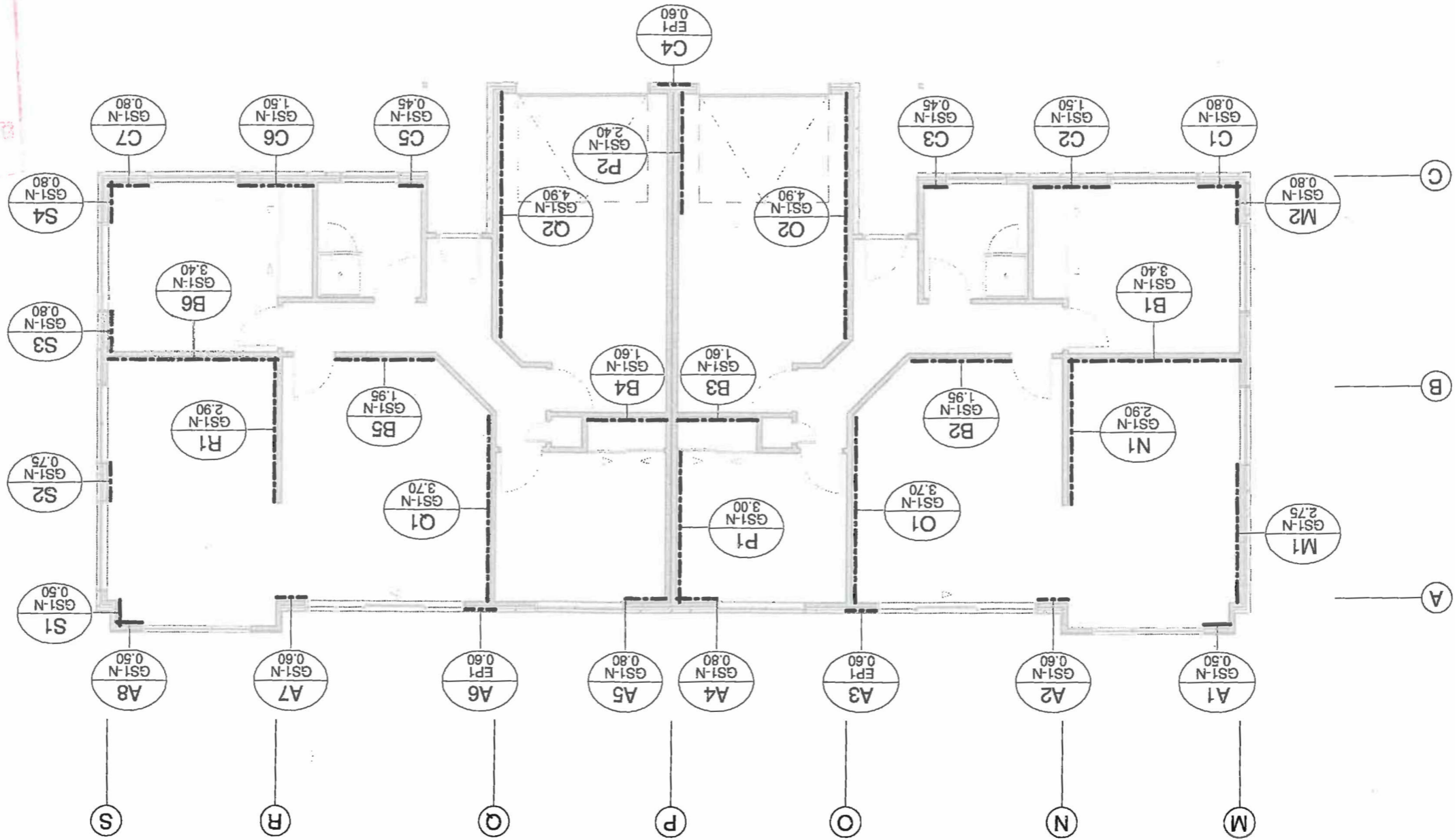
DATE:	03-12-12	LOCATION:	Parker Street, Motueka
STAGE:	Building Consent	DRAWN:	
SCALE:	1:100	NOTE:	Do Not Scale Drawing
Rev	Date	Description	

AMENDED

Tasman District Council
 BUILDING CONSENT AUTHORITY
 APPROVED
 18 DEC 2012
 BUILDING CONSENT

ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE
 DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL

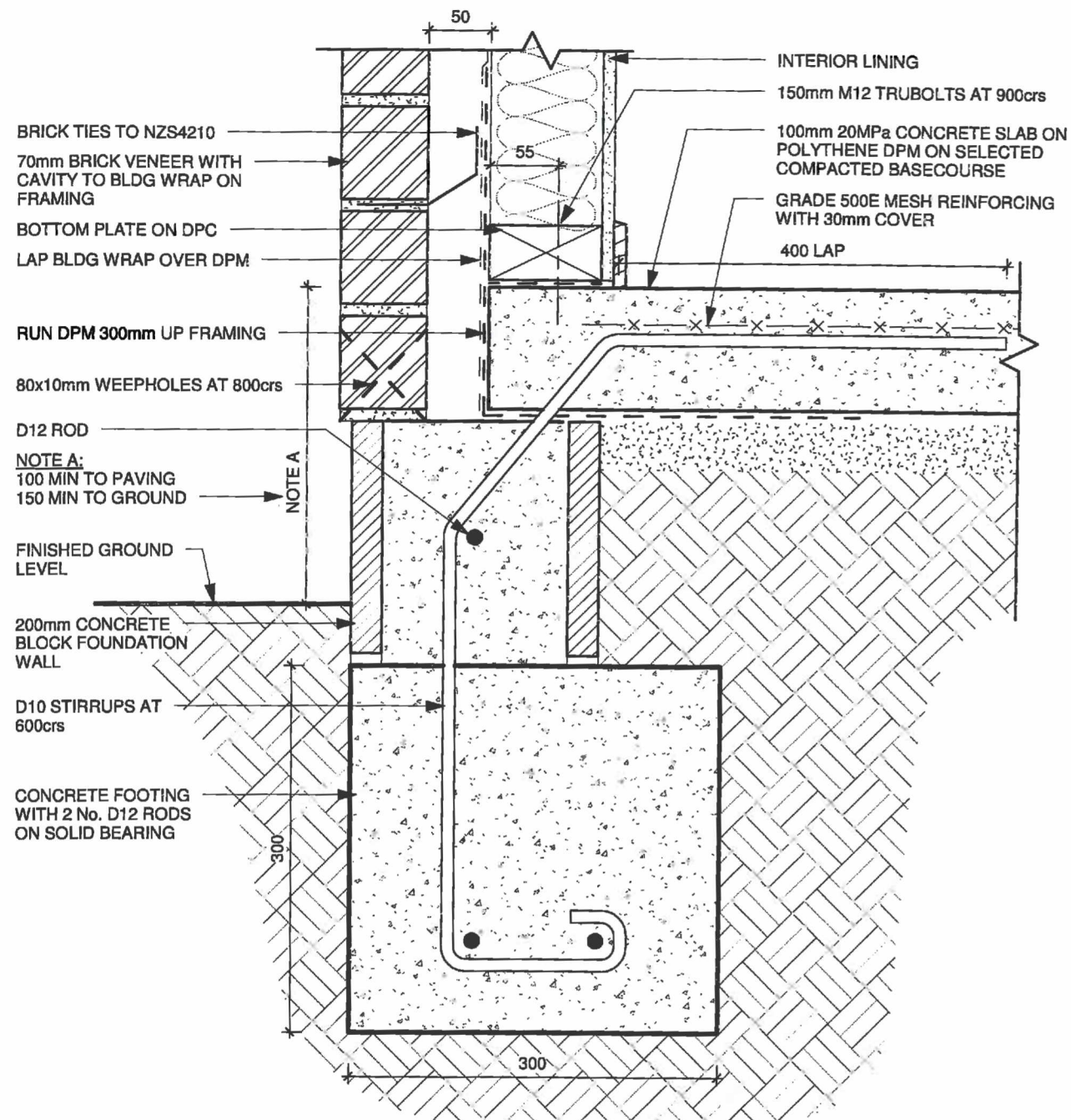
BRACING PLAN



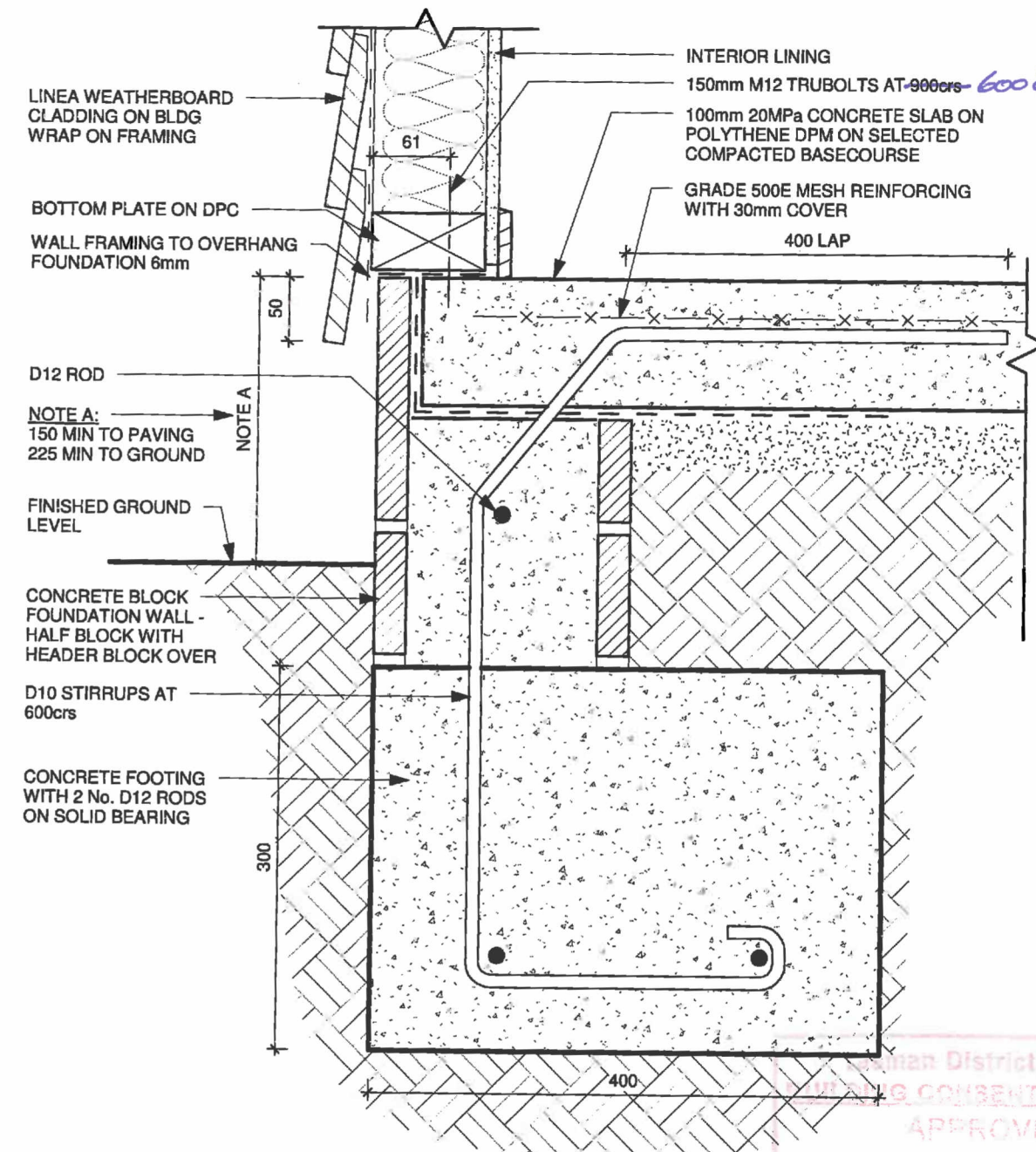
Refer Bracing Calculations for fire wall/bracing fixings

BRACING NOTES
 • ALL BRACING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS FOR WINSTONES GIB BRACING SYSTEMS

GENERAL NOTES
 * CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS



1 FOOTING - BRICK VENEER
1:5



2 FOOTING - WBD WALL
1:5

Man District Council
 BUILDING CONSENT AUTHORITY
 APPROVED
 07 NOV 2012
 BUILDING CONSENT
 ALL WORK IS TO COMPLY WITH THE BUILDING ACT 2004
 DO NOT MAKE CHANGES WITHOUT THE AUTHORITY OF THE COUNCIL

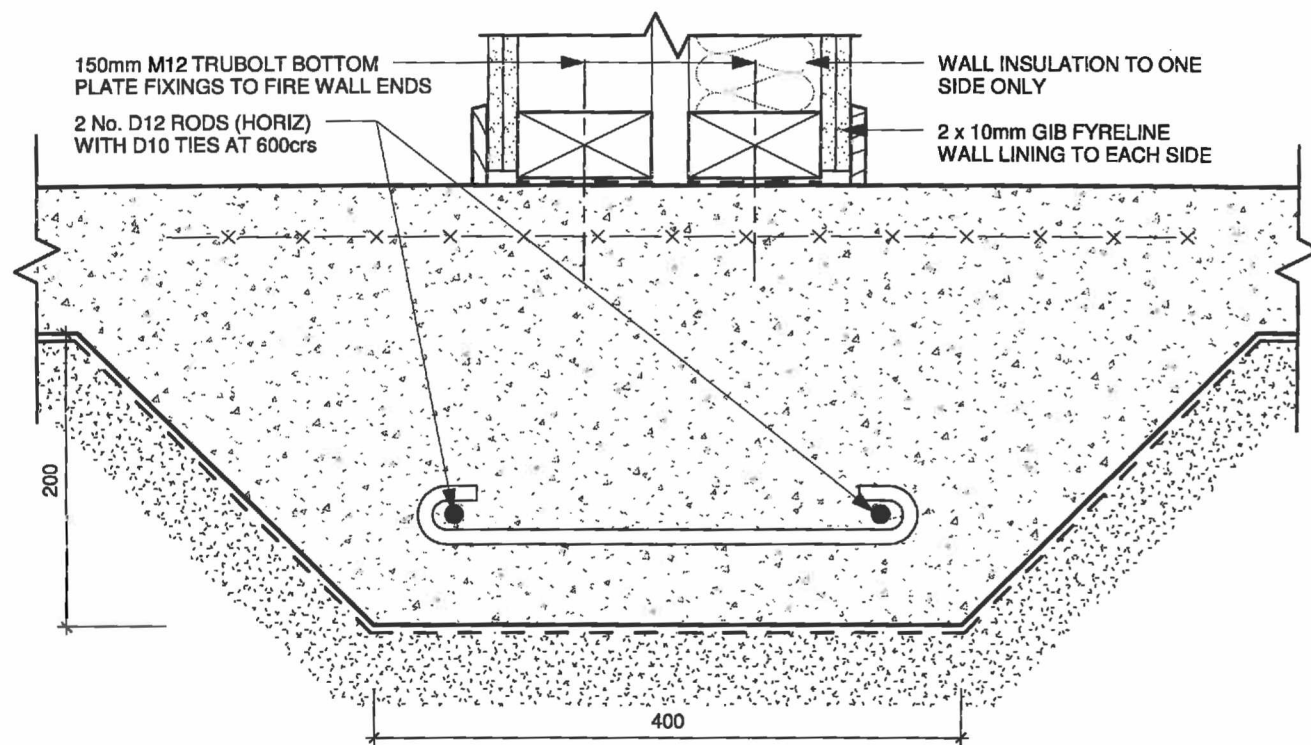
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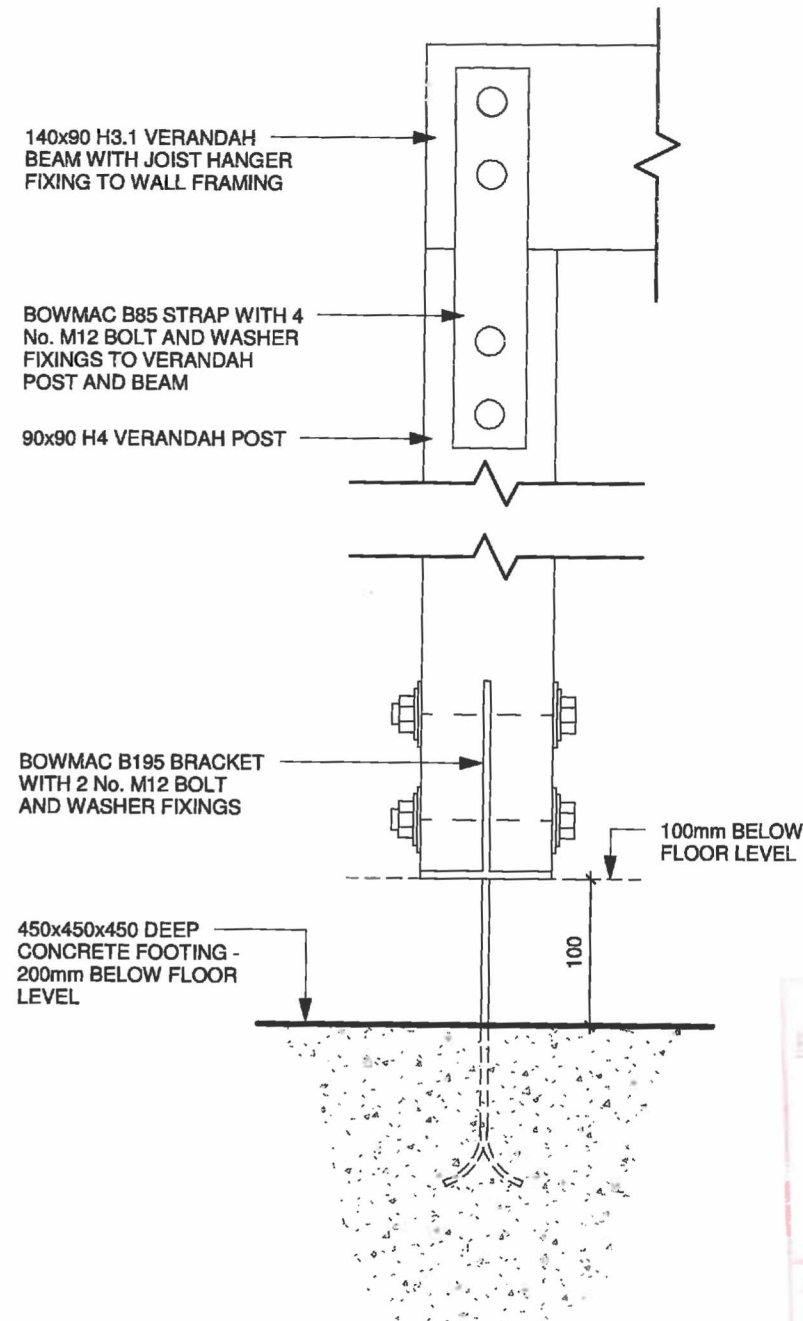
DATE:	05-09-12	Rev	Date	Description
LOCATION:	Parker Street, Motueka			
STAGE:	Building Consent			
DRAWN:				
SCALE:	As indicated			
NOTE:	Do Not Scale Drawing			

Sheet 15
Type 2

GENERAL NOTES
 • CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS



1 PARTITION WALL FOUNDATION
1:5



2 VERANDAH POST / BEAM CONNECTION
1:5

Tasman District Council
 BUILDING CONSENT AUTHORITY
 APPROVED
 02 NOV 2012
 BUILDING CONSENT
 ALL WORK IS TO COMPLY WITH THE BUILDING CODE
 DO NOT MAKE CHANGES WITHOUT APPROVAL

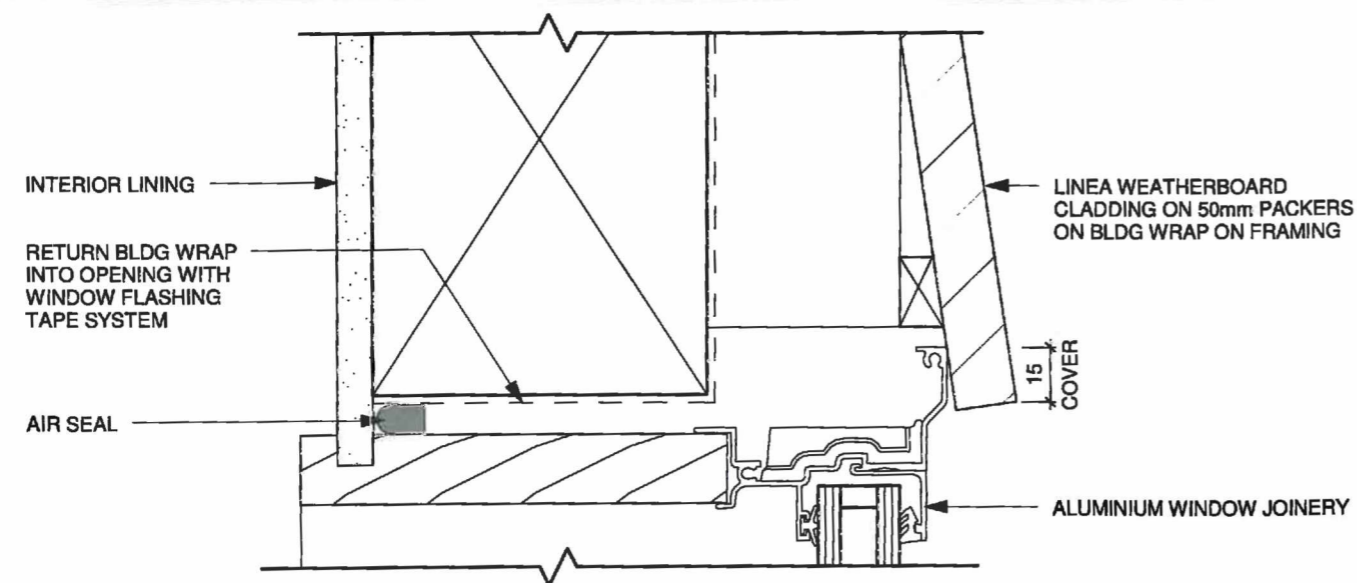
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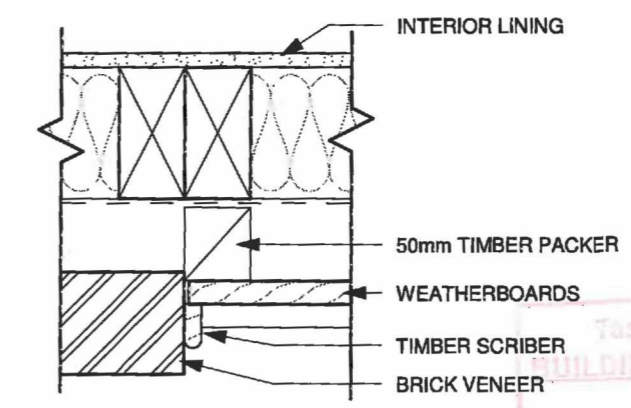
DATE:	05-09-12	Rev	Date	Description
LOCATION:	Parker Street, Motueka			
STAGE:	Building Consent			
DRAWN:				
SCALE:	As indicated			
NOTE:	Do Not Scale Drawing			

Sheet 16
Type 2

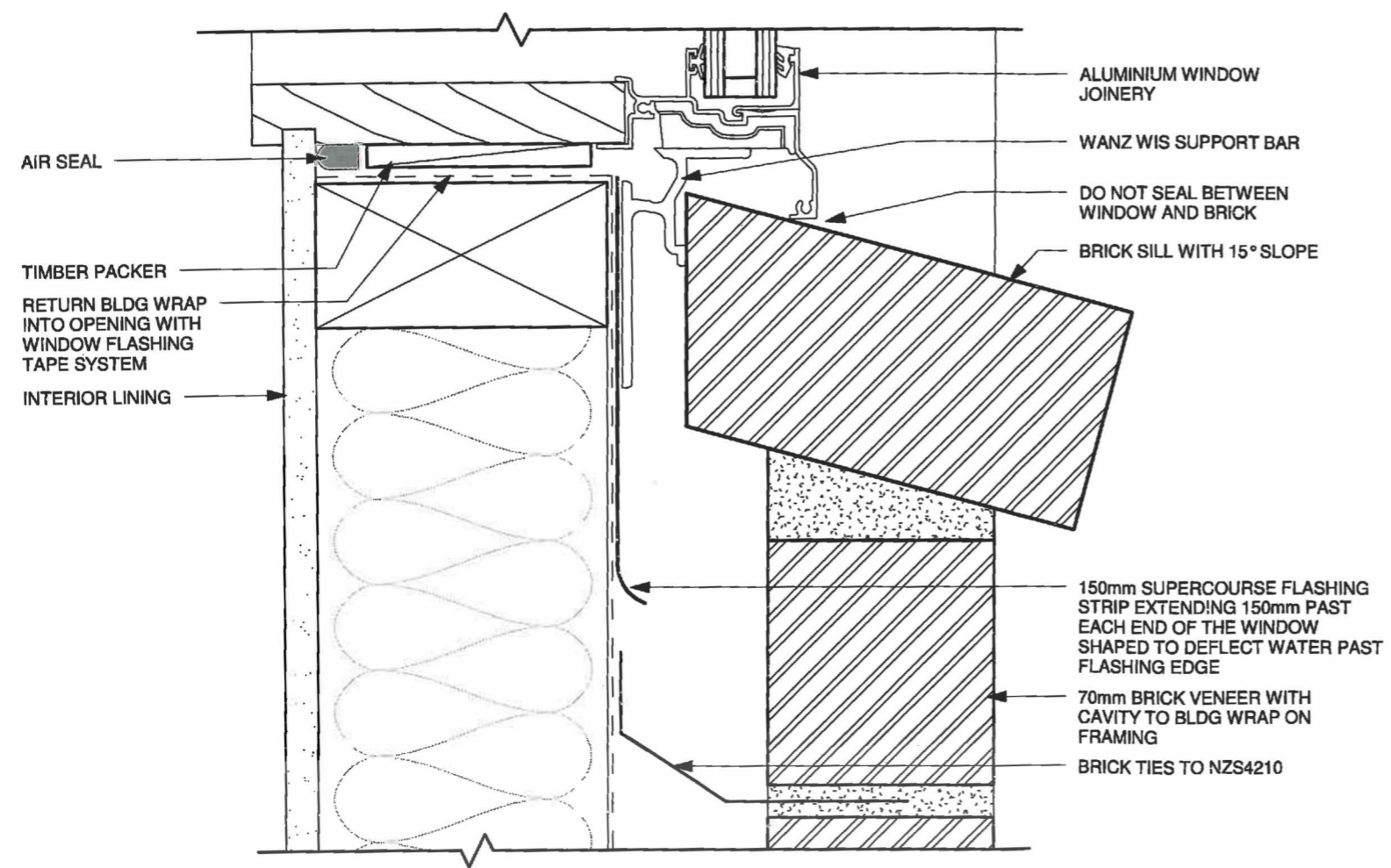
GENERAL NOTES
 • CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS



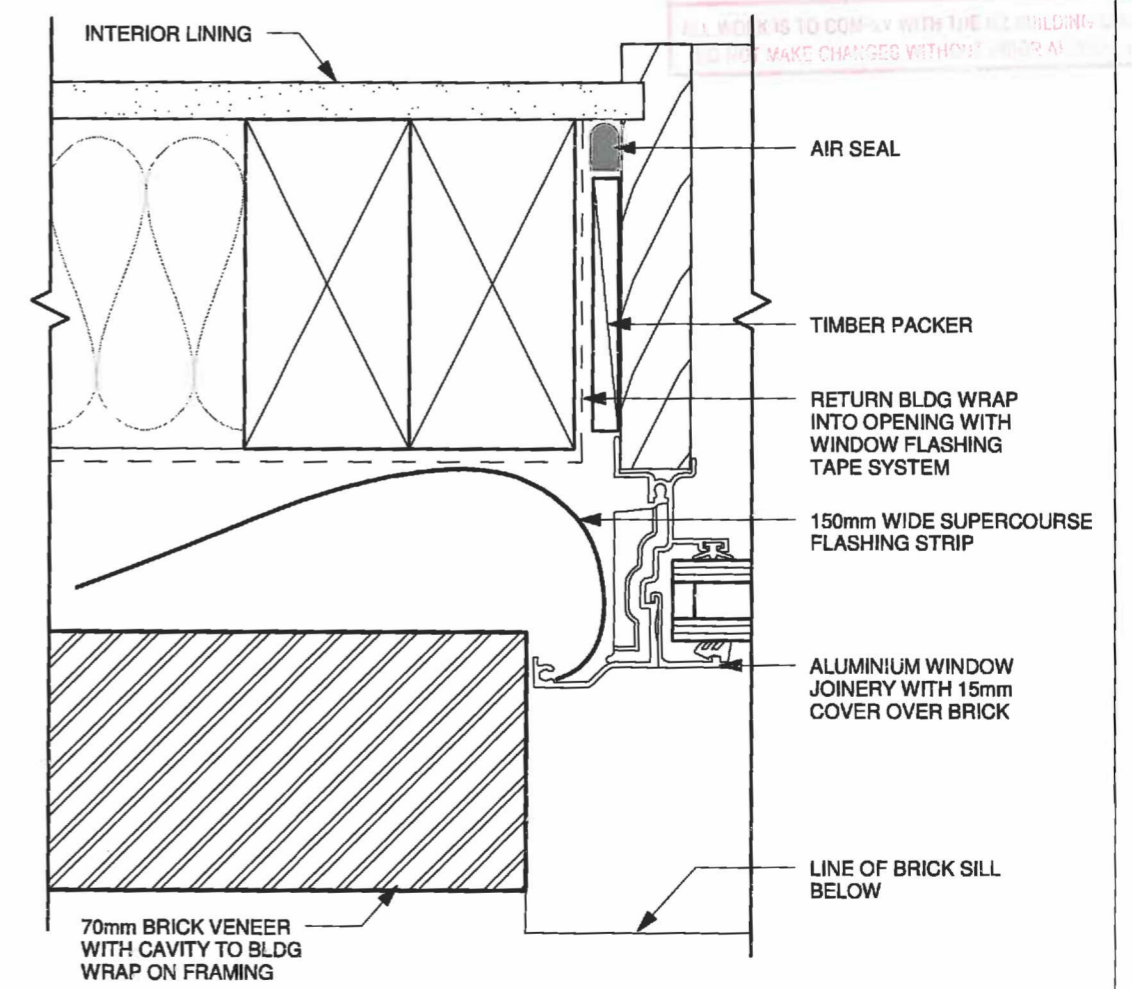
1 BRICK WINDOW HEAD
1:2



3 BRICK / WBD JUNCTION
1:5



2 BRICK WINDOW SILL
1:2



4 BRICK WINDOW JAMB
1:2

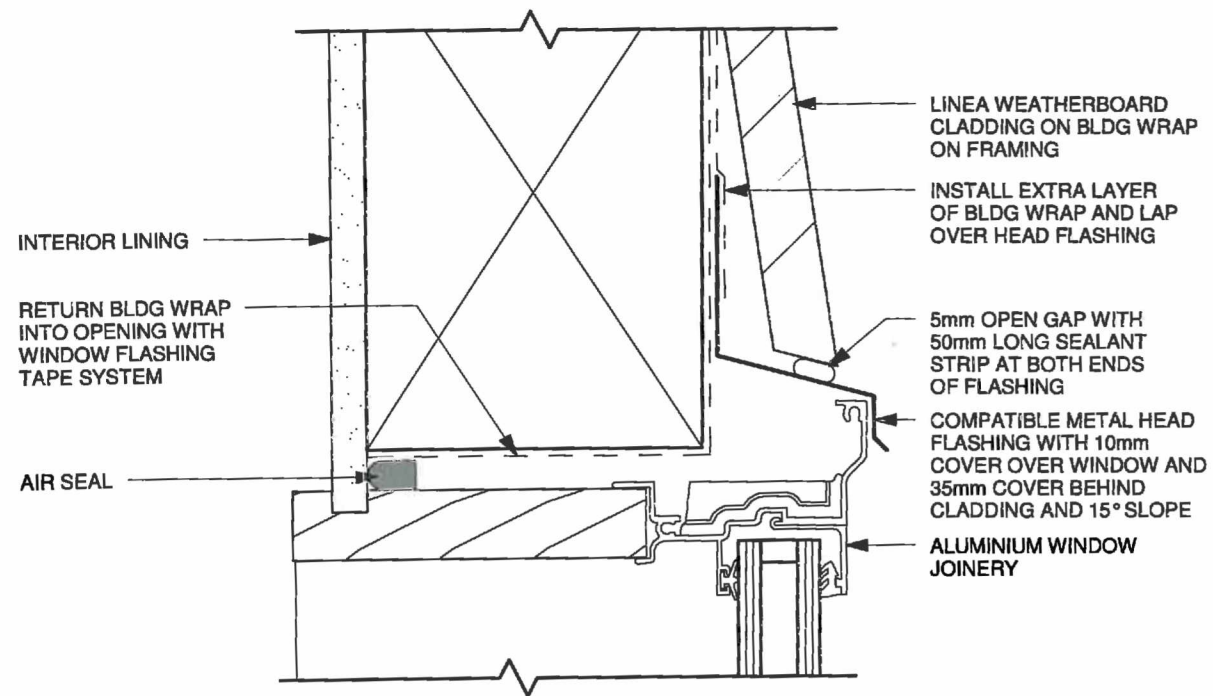
Tasman District Council
 BUILDING CONSENT AUTHORITY
 APPROVED
 02 NOV 2012
 BUILDING CONSENT
 ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE
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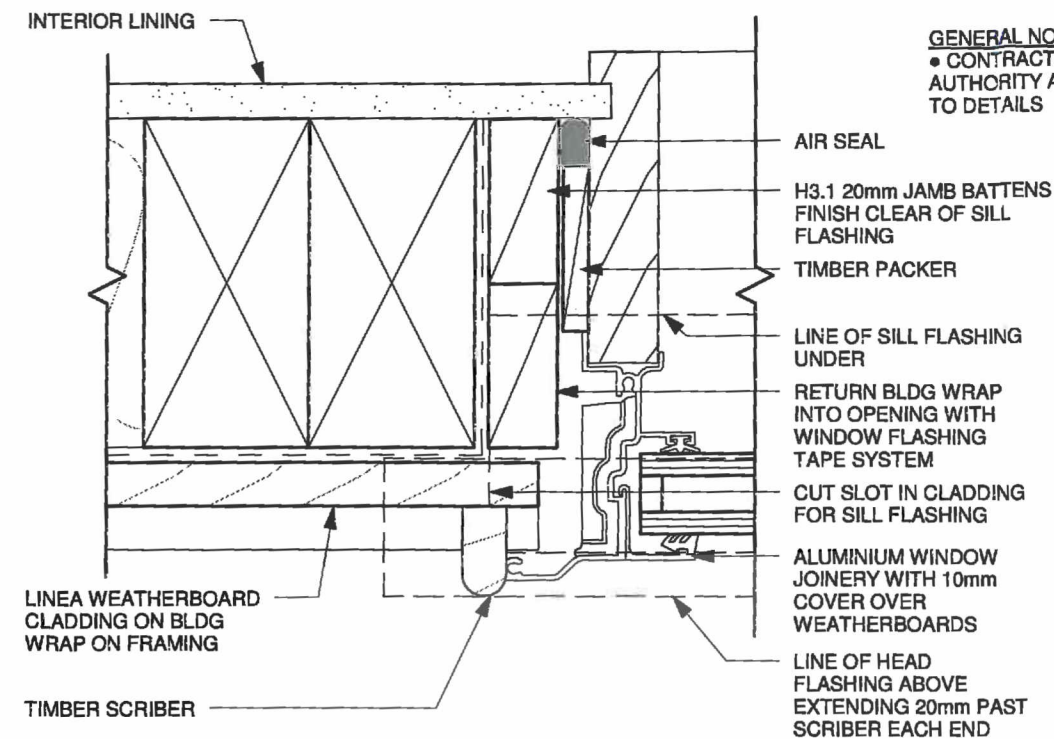
R J KER CONTRACTORS LTD

DATE:	05-09-12	Rev	Date	Description
LOCATION:	Parker Street, Motueka			
STAGE:	Building Consent			
DRAWN:				
SCALE:	As indicated			
NOTE:	Do Not Scale Drawing			

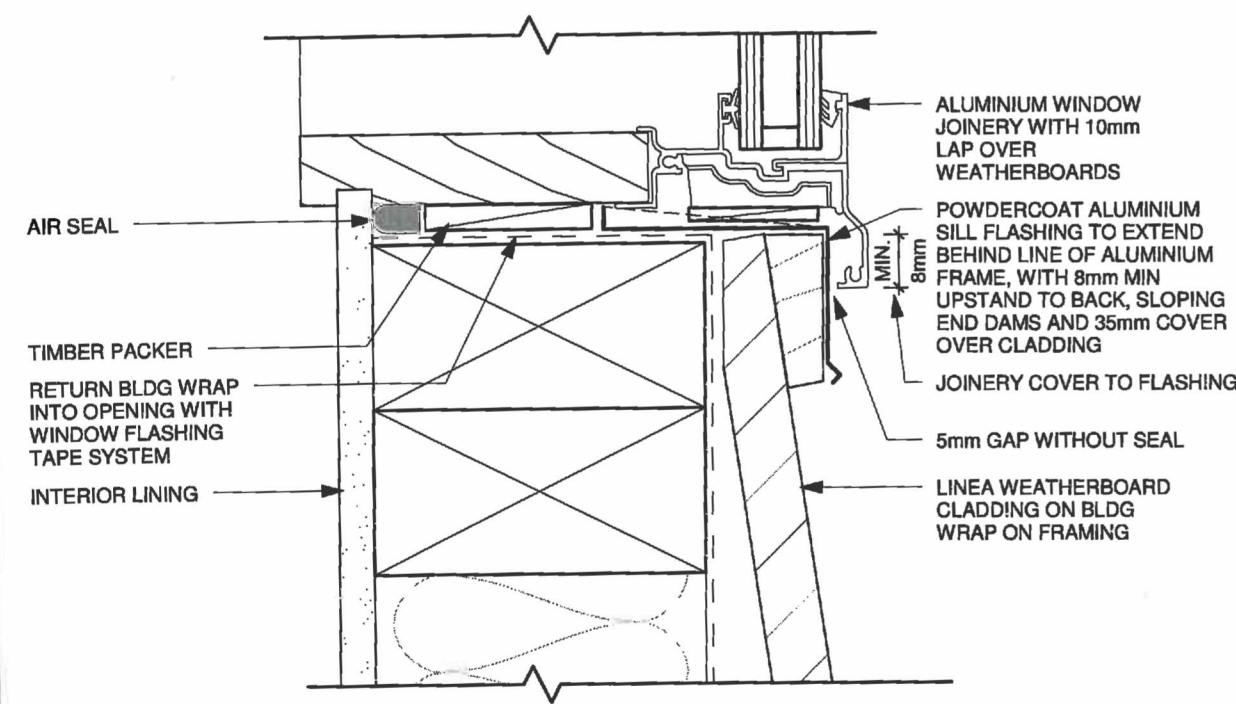
Sheet 17
Type 2



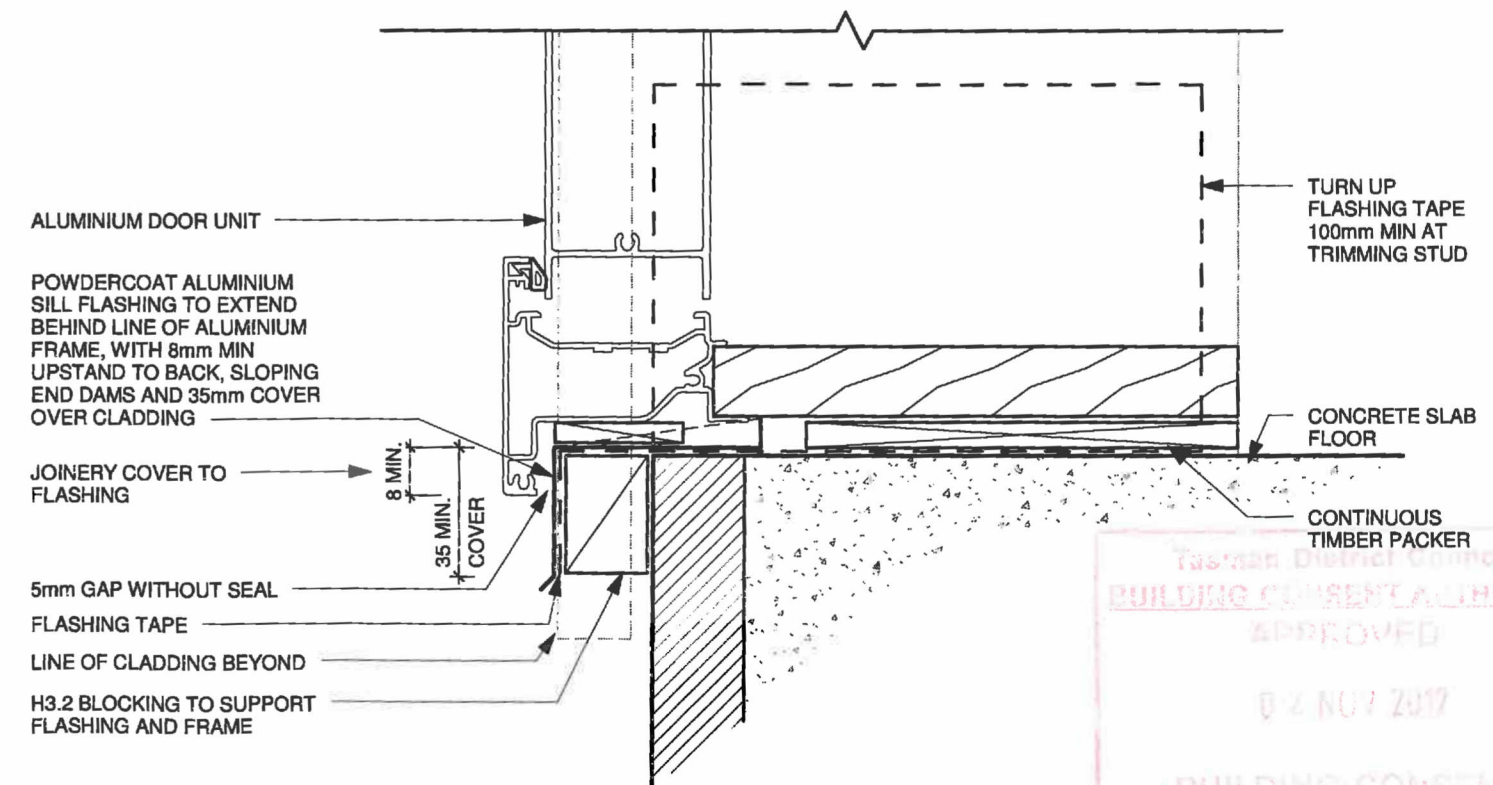
1 WBD WINDOW HEAD - DIRECT
1:2



3 WBD WINDOW JAMB - DIRECT
1:2

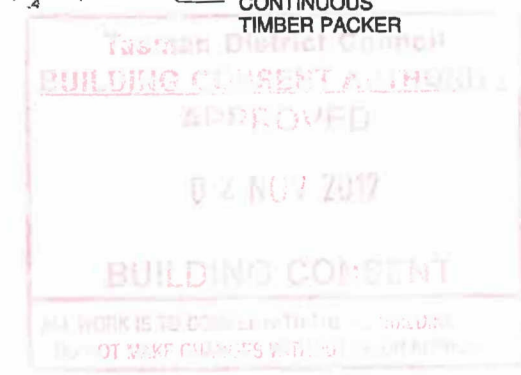


2 WBD WINDOW SILL - DIRECT
1:2



4 WBD DOOR SILL
1:2

GENERAL NOTES
 • CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS



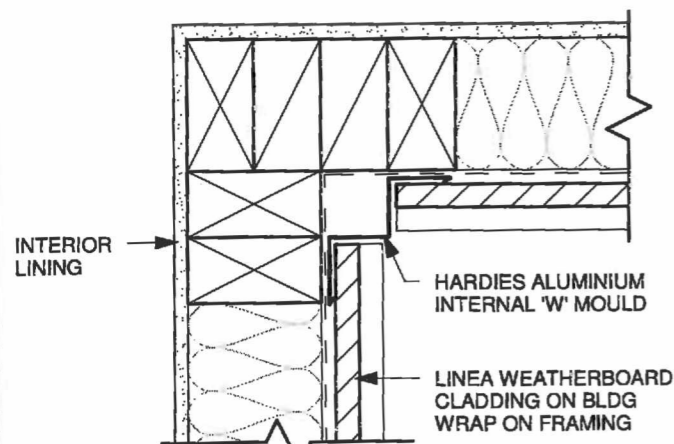
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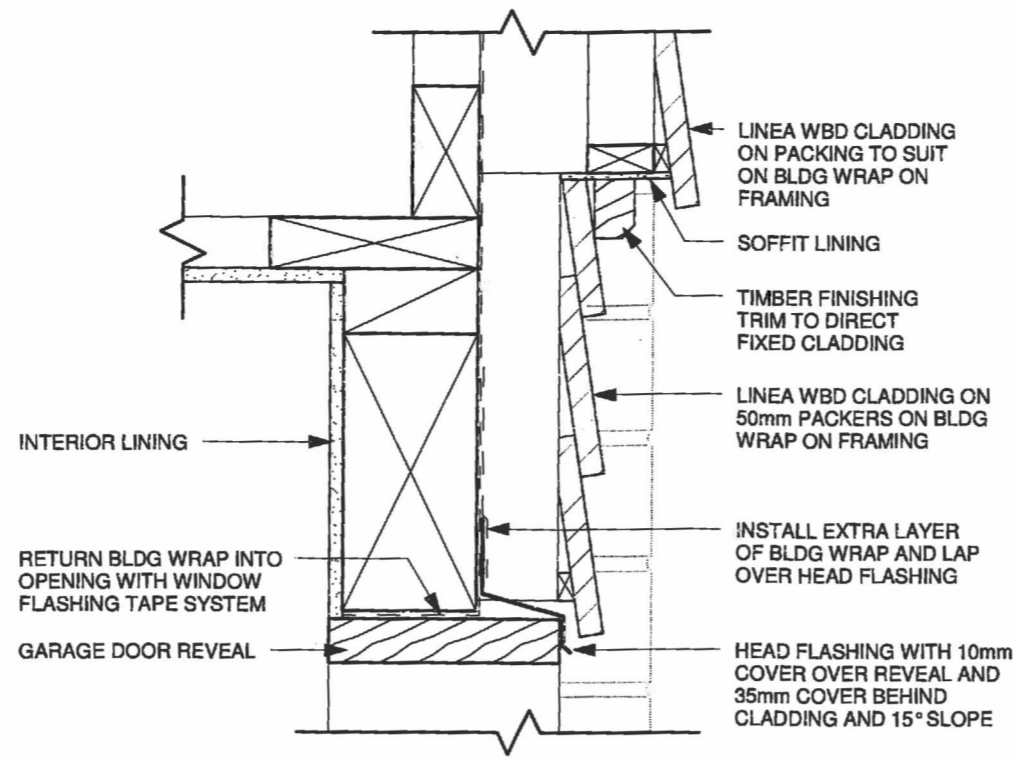
DATE:	05-09-12	Rev	Date	Description
LOCATION:	Parker Street, Motueka			
STAGE:	Building Consent			
DRAWN:				
SCALE:	As indicated			
NOTE:	Do Not Scale Drawing			

Sheet 18
Type 2

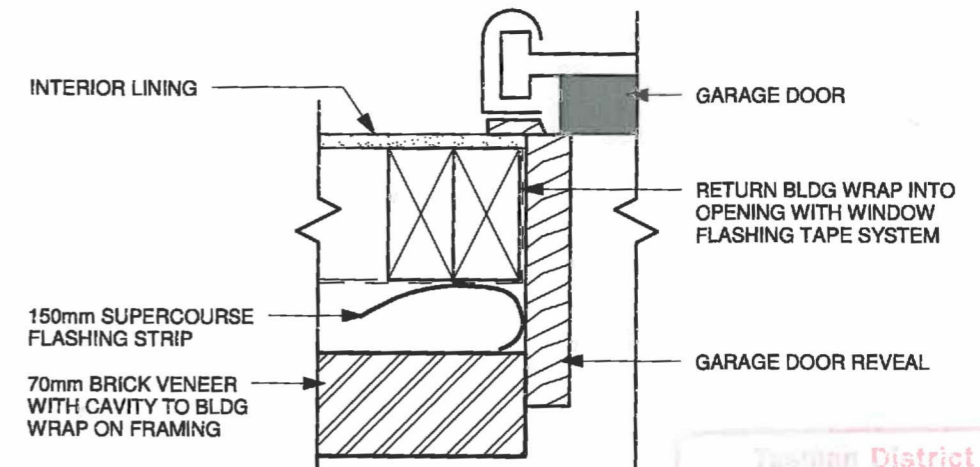
GENERAL NOTES
 • CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS



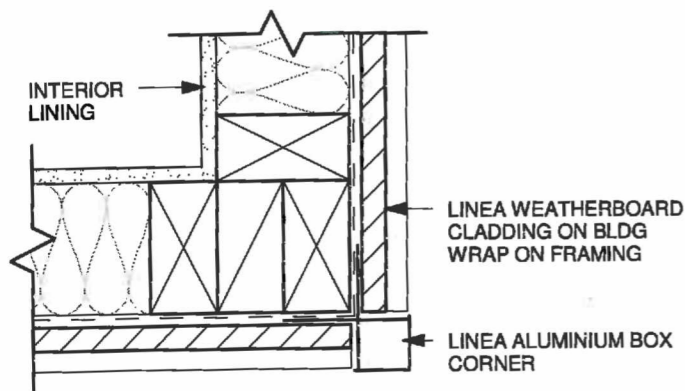
1 WBD INTERIOR CORNER
1:5



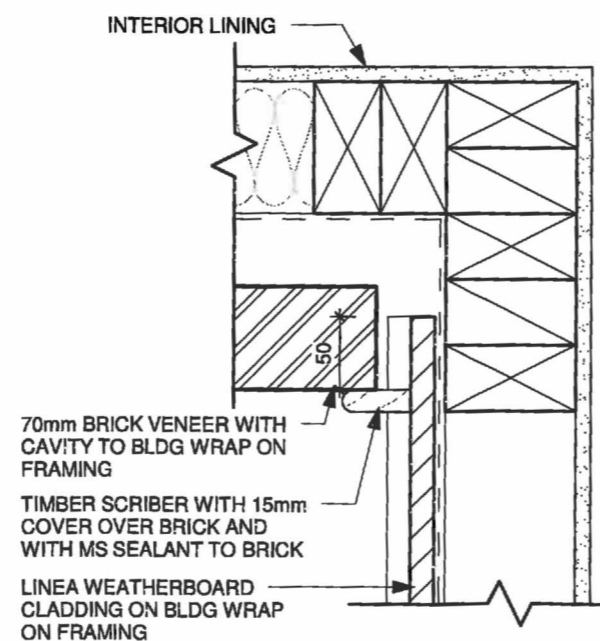
4 BRICK GARAGE HEAD - GABLE
1:5



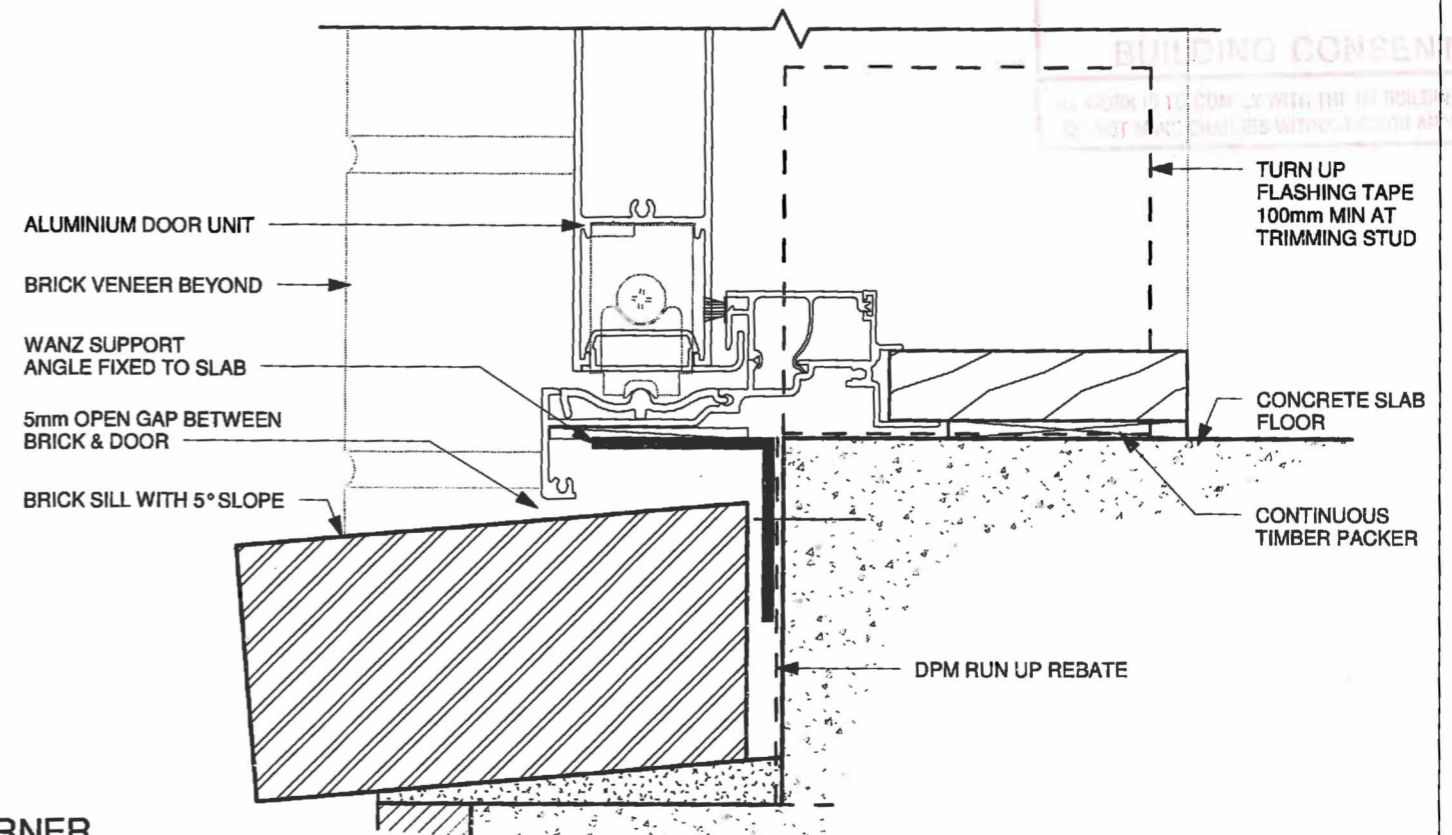
5 BRICK GARAGE JAMB
1:5



2 WBD EXTERIOR CORNER
1:5



3 BRICK / WBD INT. CORNER
1:5



6 BRICK DOOR SILL - SLIDER
1:2

Tasman District Council
 BUILDING CONSENT AUTHORITY
 APPROVED
 02 NOV 2017

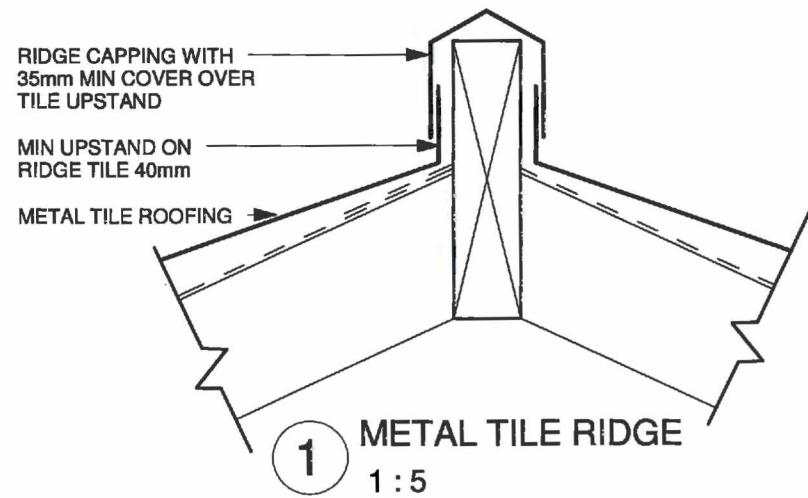
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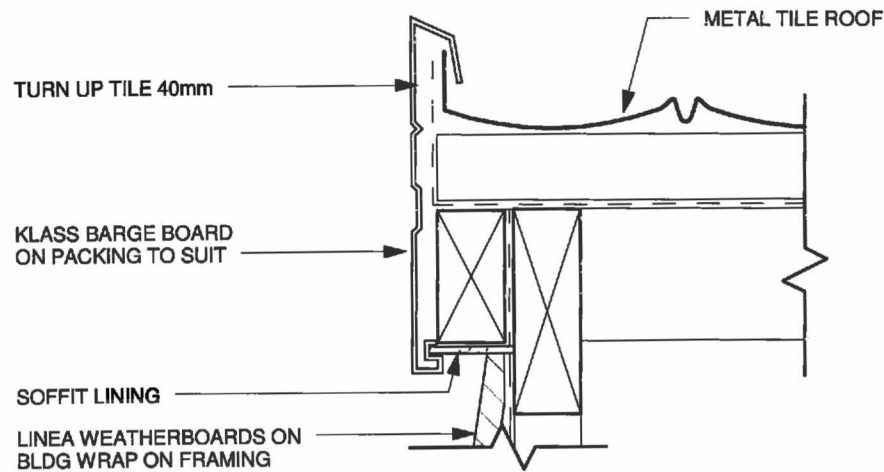
DATE:	05-09-12	Rev	Date	Description
LOCATION:	Parker Street, Motueka			
STAGE:	Building Consent			
DRAWN:				
SCALE:	As indicated			
NOTE:	Do Not Scale Drawing			

Sheet 19
Type 2

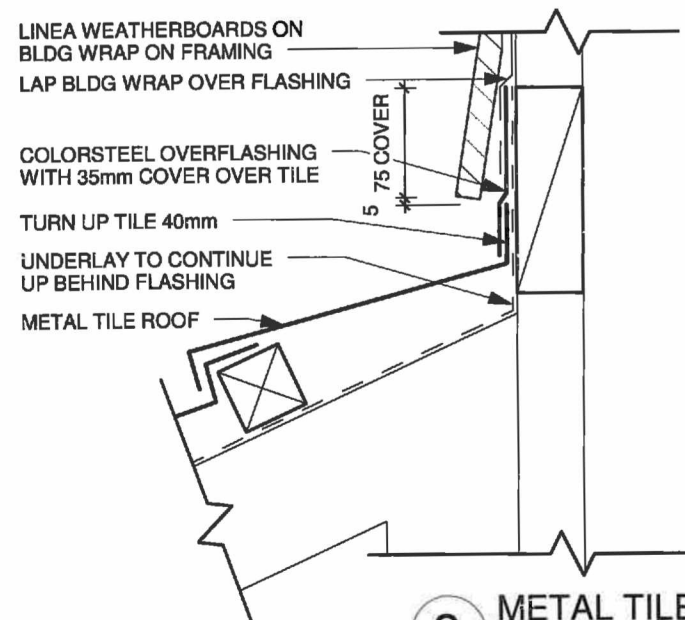
GENERAL NOTES
 • CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS



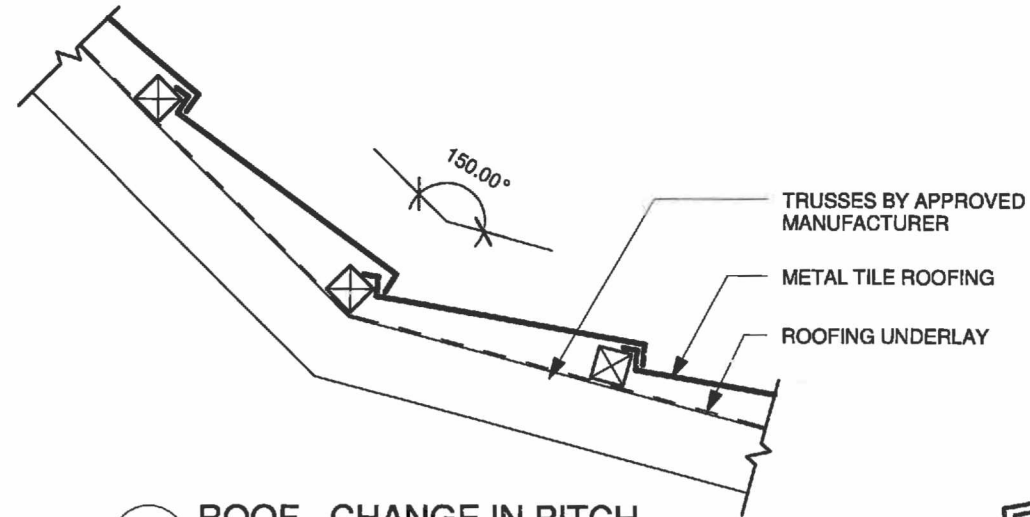
1 METAL TILE RIDGE
1:5



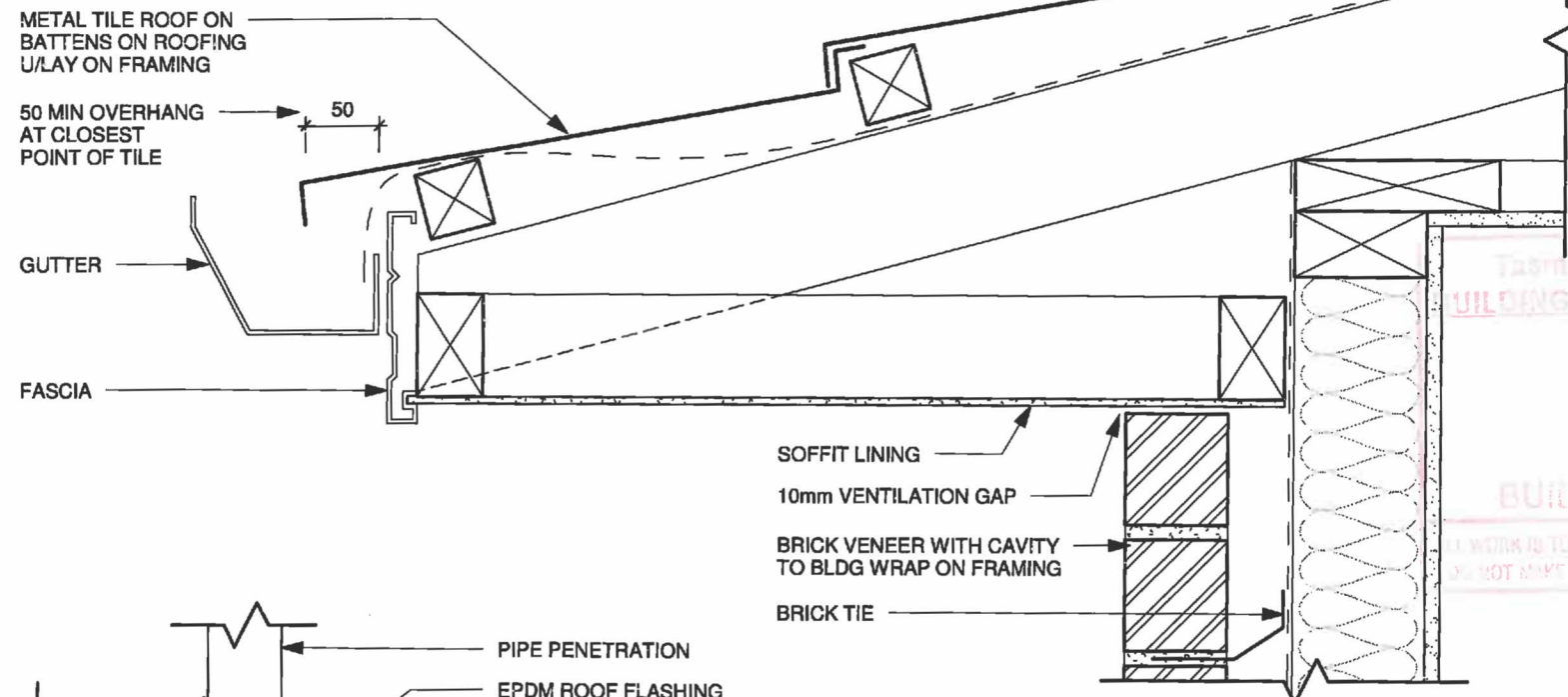
2 METAL TILE BARGE
1:5



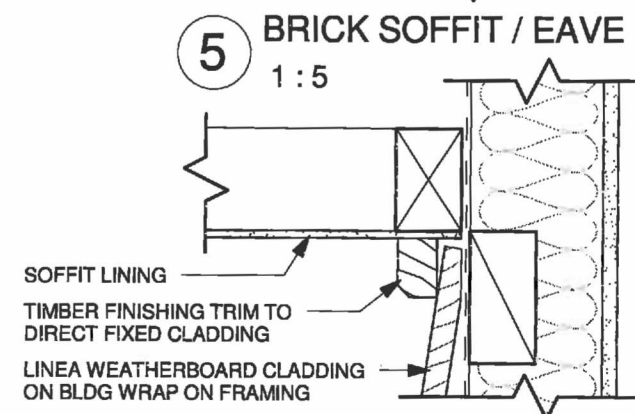
3 METAL TILE APRON
1:5



4 ROOF - CHANGE IN PITCH
1:10



6 ROOF PENETRATION
1:5



5 BRICK SOFFIT / EAVE
1:5

7 WBD / SOFFIT JUNCTION
1:5

Tasman District Council
 BUILDING CONSENT AUTHORITY
 APPROVED
 02/NOV/2012
 BUILDING CONSENT
 WORK IS TO COMPLY WITH THE NZ BUILDING ACT
 DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL

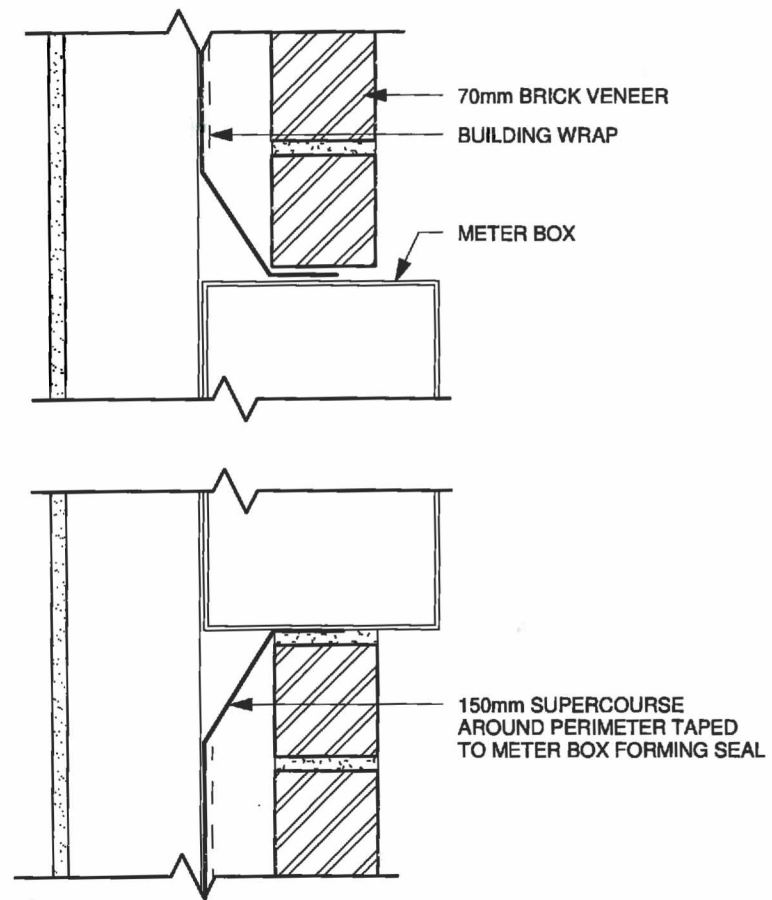
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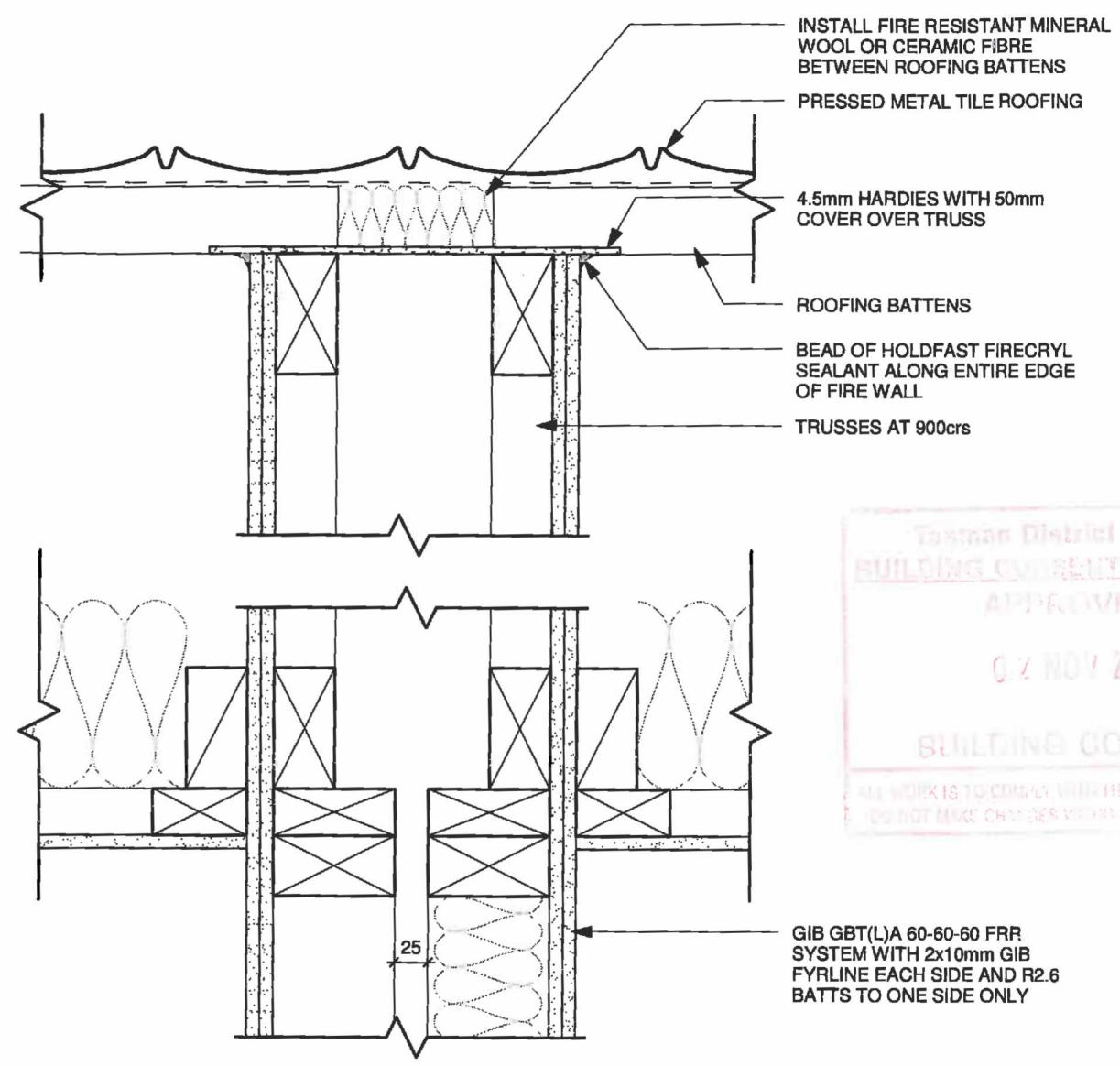
DATE:	05-09-12	Rev	Date	Description
LOCATION:	Parker Street, Motueka			
STAGE:	Building Consent			
DRAWN:				
SCALE:	As indicated			
NOTE:	Do Not Scale Drawing			

Sheet 20
Type 2

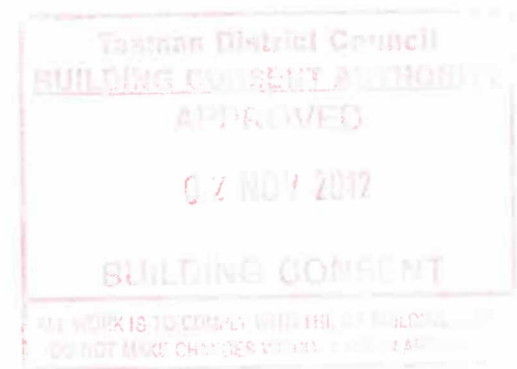
GENERAL NOTES
 • CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS



1 METER BOX DETAIL
 1:5



2 PARTITION WALL / CEILING DETAIL
 1:5



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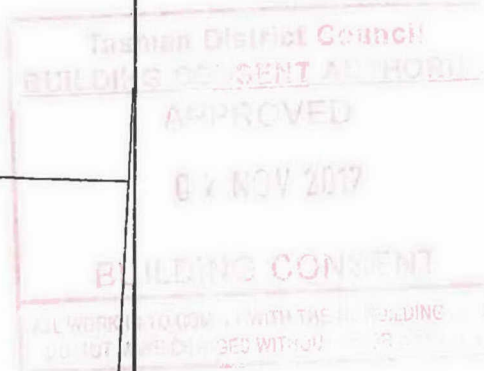
R J KER CONTRACTORS LTD

DATE:	05-09-12	Rev	Date	Description
LOCATION:	Parker Street, Motueka			
STAGE:	Building Consent			
DRAWN:				
SCALE:	As indicated			
NOTE:	Do Not Scale Drawing			

Sheet21
Type 2






- Notes
- (1) Verify all dimensions on site.
 - (2) Do not scale from drawing.
 - (3) Contractor to locate all existing services prior to start of construction. Contractor also responsible to protect throughout construction.
 - (4) All works undertaken in existing legal roads require a road opening notice and traffic management plan to the approval of the Tasman District Council. It shall be the contractor's sole responsibility to obtain all consents and arrange for all traffic management plans.
 - (5) All works to be in accordance with Tasman District Council Engineering Standards 2008.
 - (6) Levels in terms of Nelson Vertical Datum 1955 (a TDC approved datum)
Origin of levels SS 14 SO 6236 RL 6.62m
(Cnr Wilkie & Parker Streets)



ORIGINAL SIZE A1

DO NOT SCALE

A 27/05/10		Updated for consent vari
NO AMENDMENT		DATE
 STAIG & SMITH™ 81 Selwyn Place PO Box 913 Nelson Ph: 03 648 4422 Fax: 03 648 4427 e-mail: enquiries@staigsmith.co.nz SURVEYING-PLANNING-ENGINEERING-RESOURCE MANAGEMENT		
 TDC Tasman District Council ASSET MANAGEMENT ENGINEERING		TDC PLAN No.
ENGINEERING MANAGER	DATE	RM Number
 Design: AJM Drawn: AJM Checked: S Odnot Approved: S Odnot Issue Date: 7 May 2010		
Job Title R J Ker Contracting Ltd Brown Acre Village Stage II Parker Street, Motueka		
Drawing Title Finished Floor Level Plan		
Scale: 1:300 at A1	Issue: 1 - Office use Rev. A	
Job No: 10789	Sheet 1 of 1	