

Brown Acre Villas

Parker St
Motueka

R J KER CONTRACTORS LTD
PO Box 155
PARAPARAUMU
Ph 04 298-4227
Fax 04 298-4429

Villa 15

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Tasman District Council
BUILDING CONSENT AUTHORITY
APPROVED DRAWINGS
Consent Number BC. 100795
Signed *[Signature]*
Date 16.7.10
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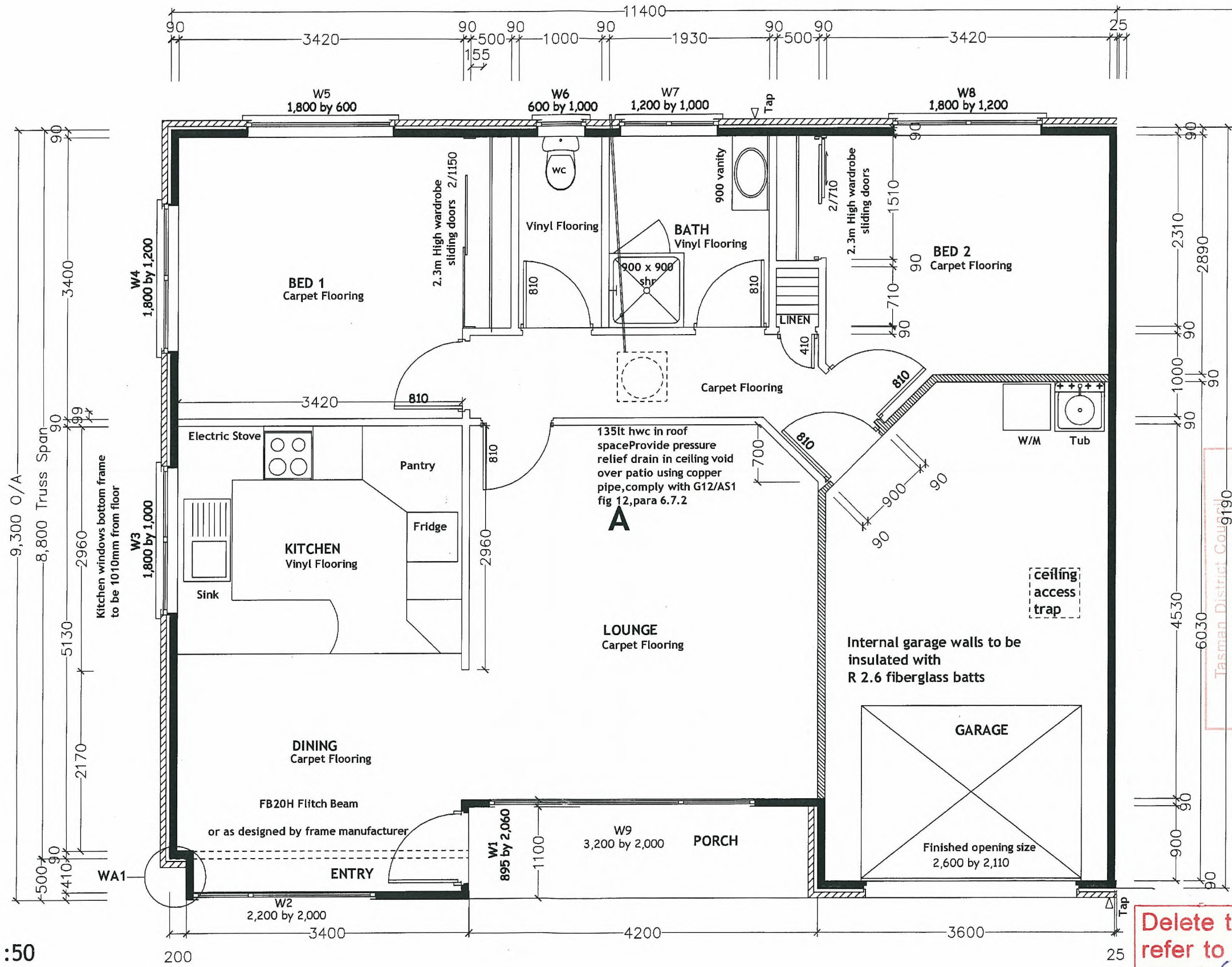
NOTE:
WALL FRAMING TO BE H1.2
Interior framing to be CF
FLOOR PLATES TO BE H 3.1
ROOF FRAMING TO BE CF

NOTE: DIMENSIONS ARE THE
SAME FOR VILLA A & B

NOTE: ALL FRAMING
DIMESIONED AS 90mm

NOTE: DIMENSIONING DOES
NOT INCLUDE 110mm FOR
70 SERIES BRICK VENEER

Lintels: All lintels are to NZS 3604
(2006) for single storey MSG8 timber.
up to 1.0m span 90x45/2
up to 1.5m span 140x45/2
up to 2.1m span 190x45/2
up to 2.7m span 240x45/2
up to 3.2m span 290x45/2



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dated 6/9/10

FLOOR PLAN 1a 1:50
1a Floor Area 103.7 m²

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SCALE:	

Type 1
1

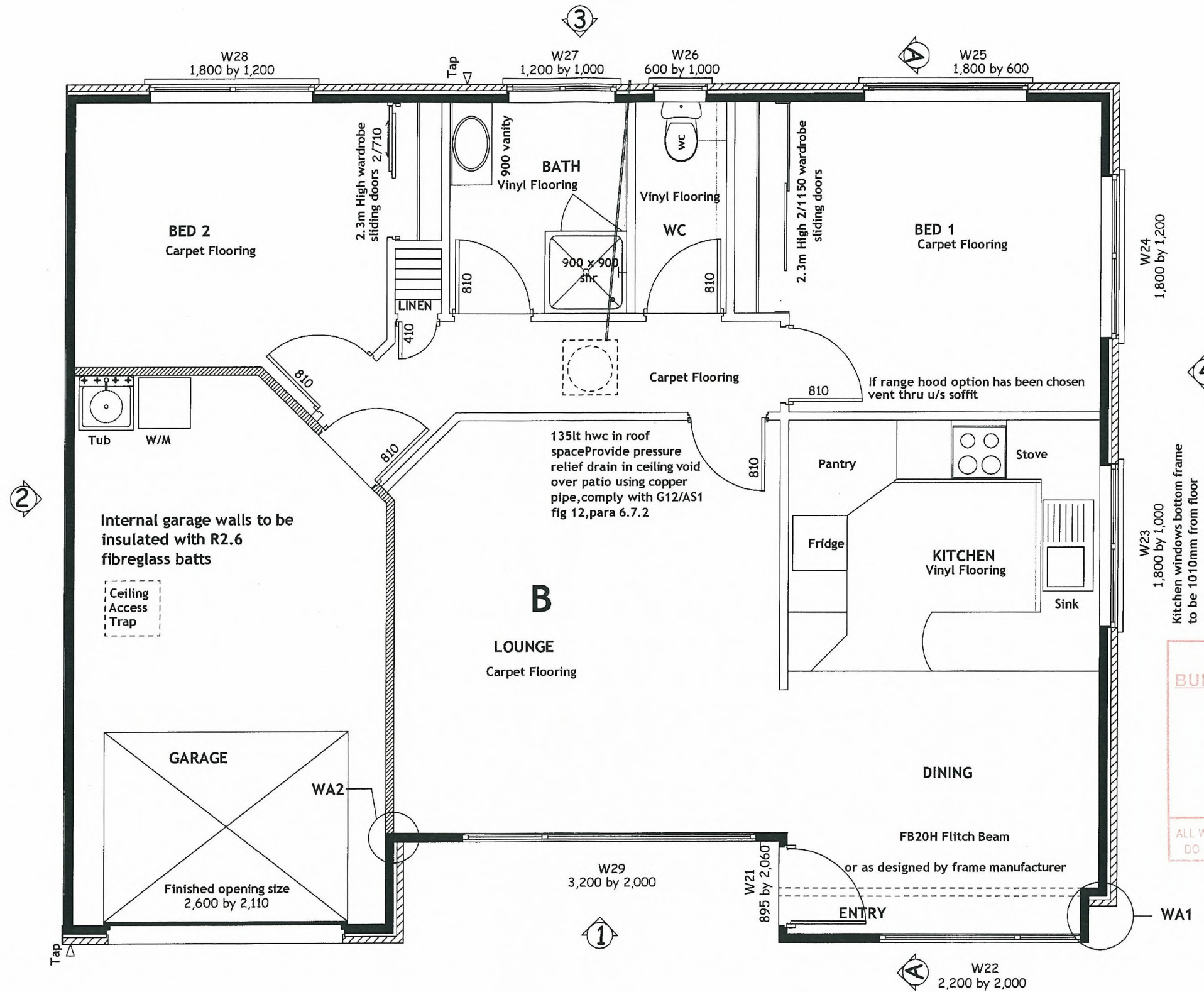
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up to 2.7m span 240x45/2
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FLOOR PLAN 1b 1:50
1b Floor Area 103.7 m

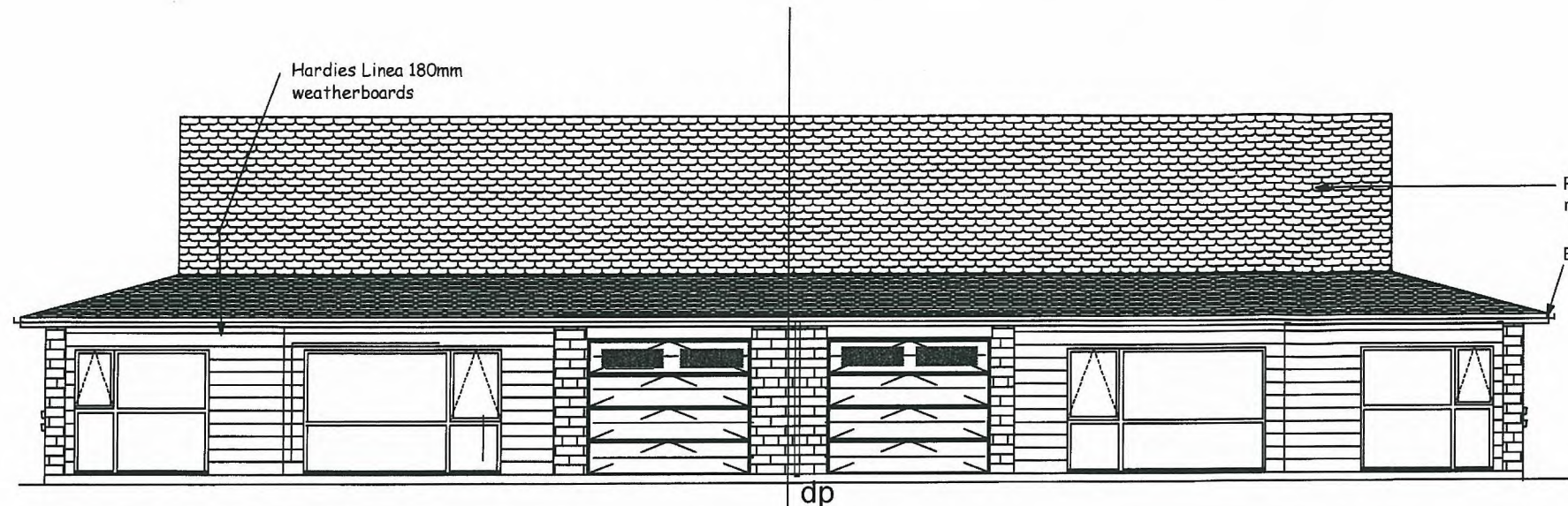
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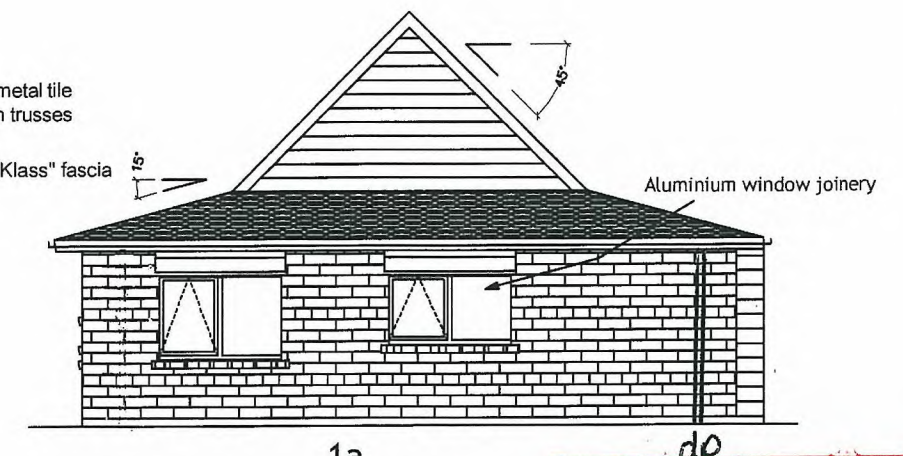
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Type 1
2



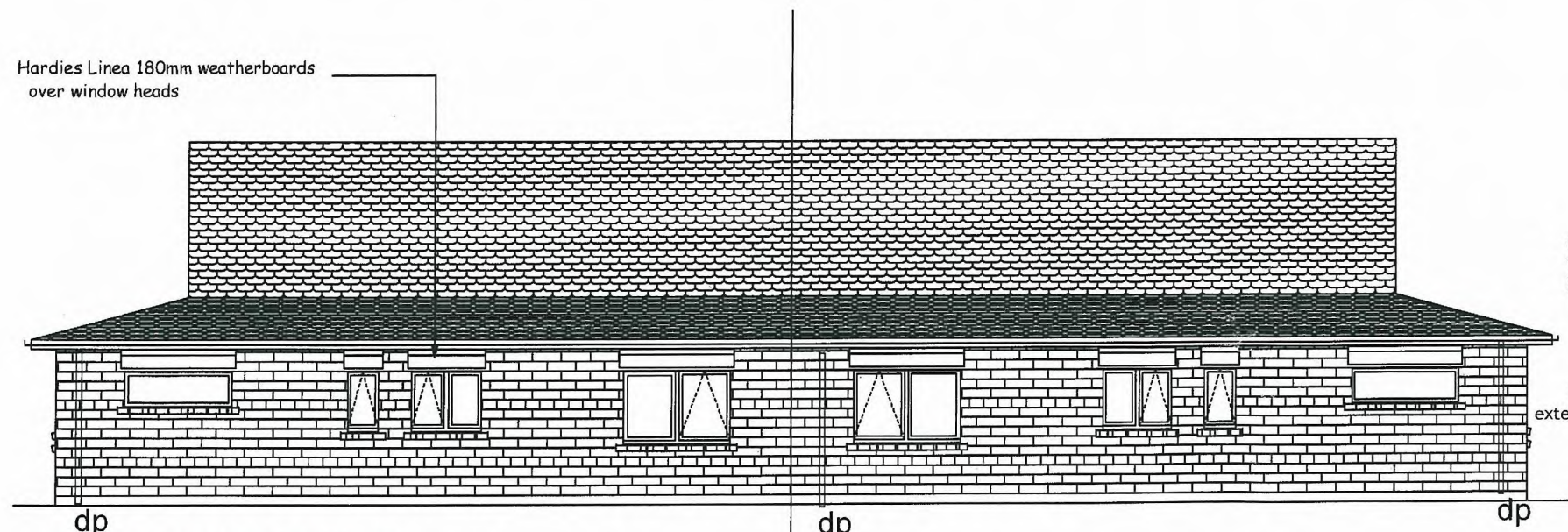
ELEVATION 1
(gable option) 1:100



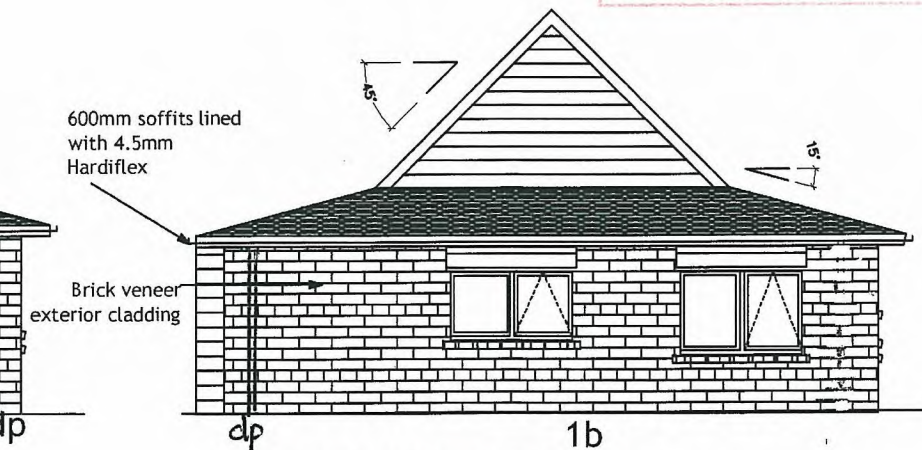
ELEVATION 2
(gable option) 1:100

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ELEVATION 3
(gable option) 1:100



ELEVATION 4
(gable option) 1:100

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Type 1
3a

300 x 300 concrete footing
2/D12 bars

20 series block with 1/D12 bar

D/10 starters @ 600 ctrs

2/D10 1200mm long
Supplementary reinforcing steel
to internal corners.

100mm thick concrete slab
reinforced with 665 mesh
reinforcing on 0.25mm
polythene on compacted fill to
NZS 3604 (1999)

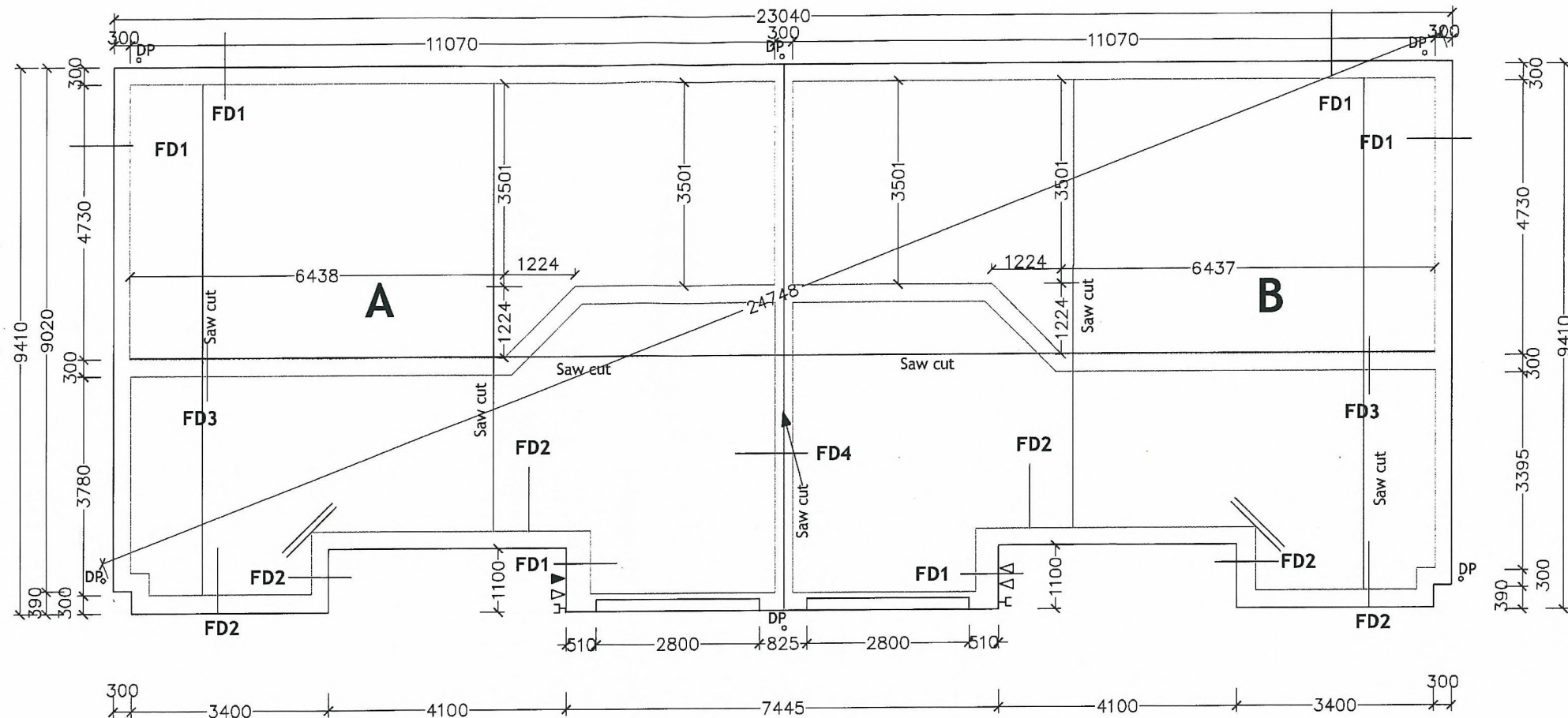
▲ WATER ENTRY

△ TELEPHONE ENTRY
(40mm CAVITY)

⊢ POWER ENTRY

— DENOTES SHRINKAGE
CONTROL JOINTS

/// DENOTES 2/D10
SUPPLEMENTARY
REINFORCING STEEL

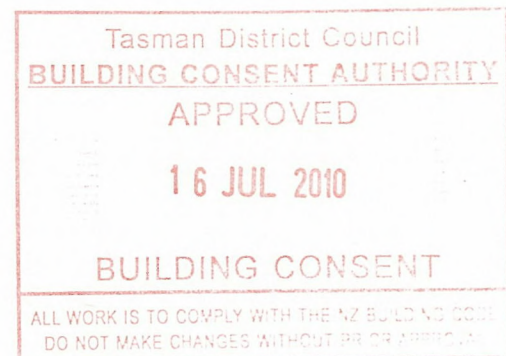


FOUNDATION PLAN 1:100

2800

2650

Note:
Garage door Rebate

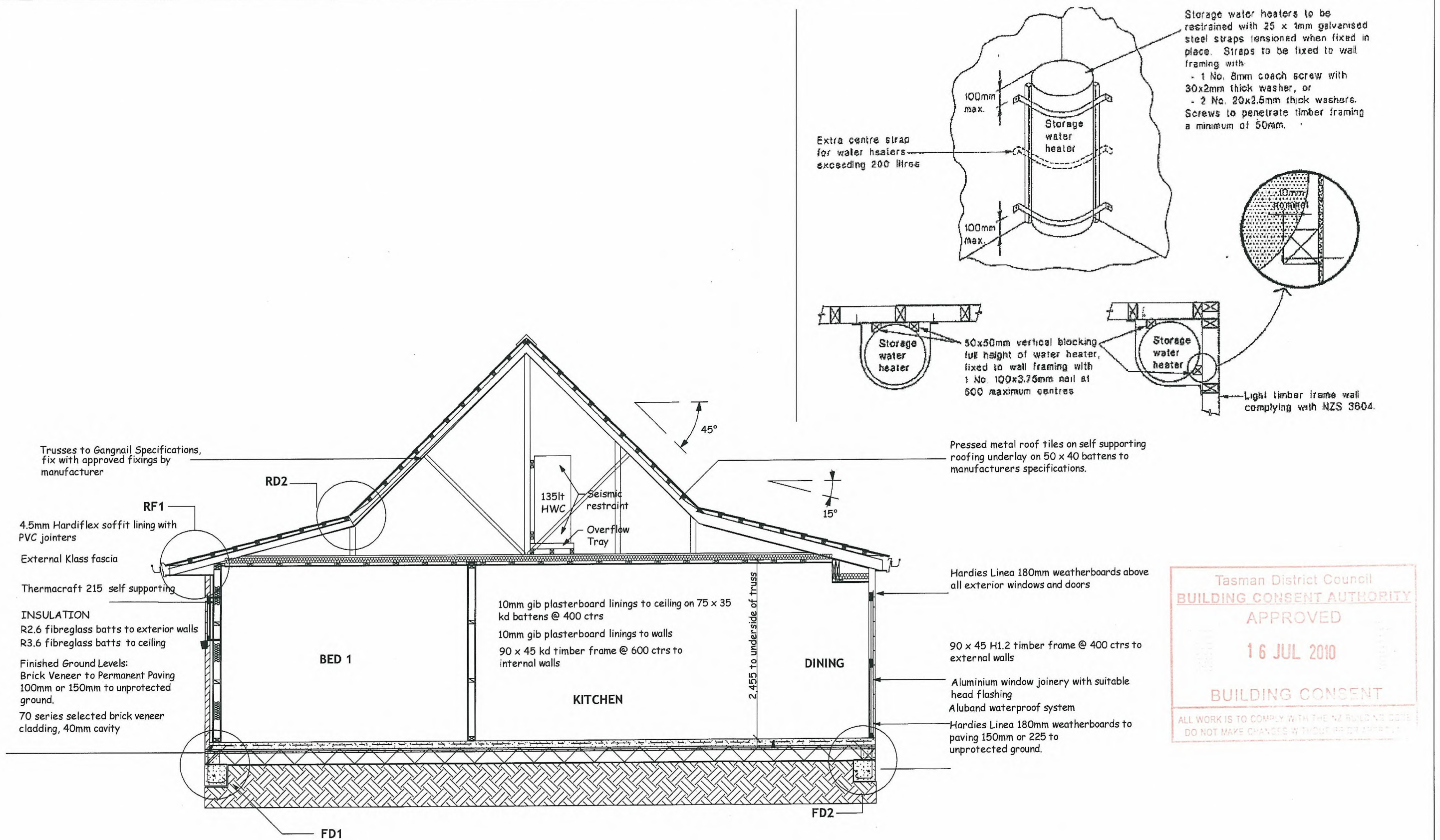


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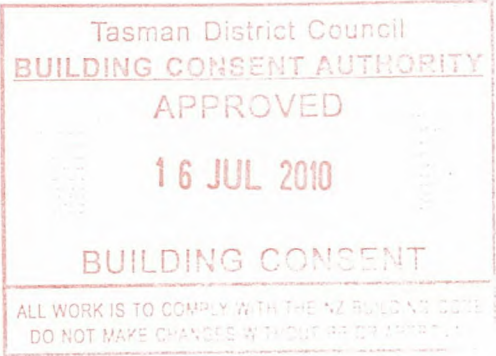
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Type 1
4



SECTION A-A 1:50



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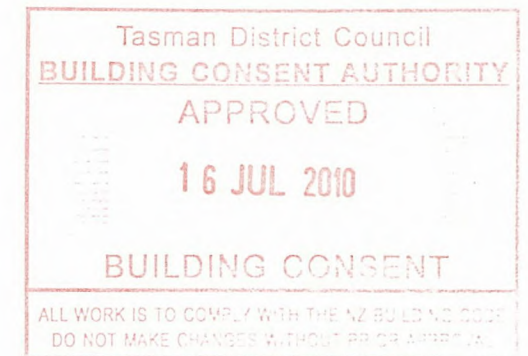
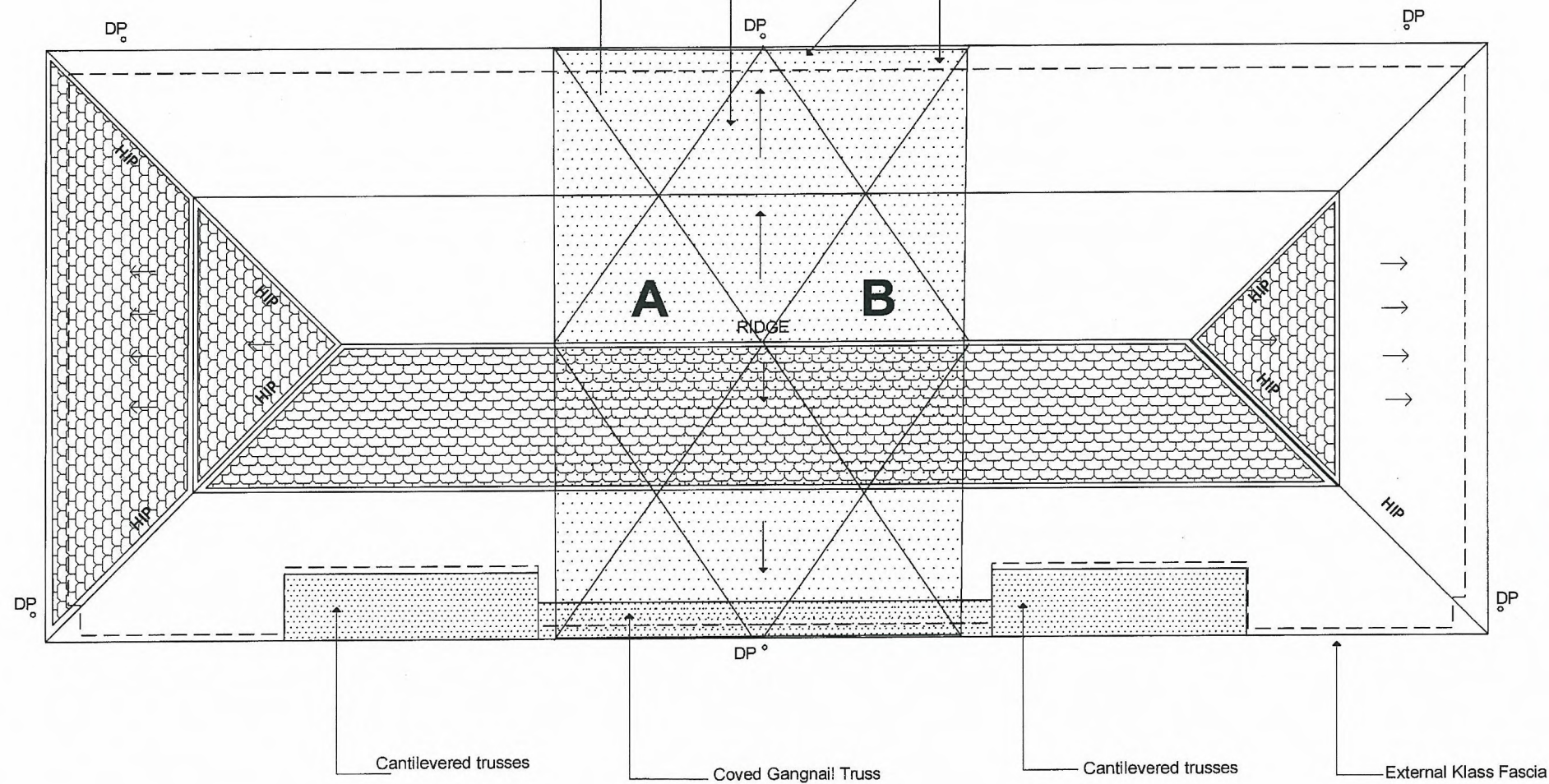
Type 1
5

Trusses to Gangnail design and specification fix with approved fixings by manufacturer.

Pressed metal roof tiles on self supporting roofing underlay on 50 x 40 battens to manufacturers specifications.

Roof plane brace
35 mm Strap Bracing with tensioners

Attic Trusses in area over garage



ROOF PLAN 1:100

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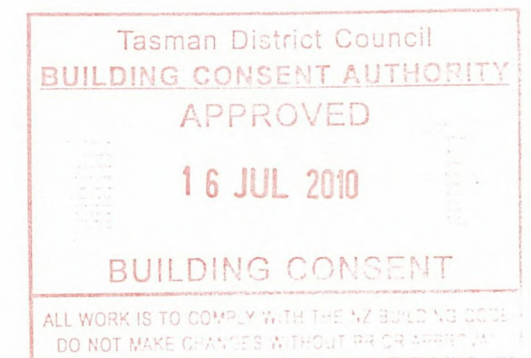
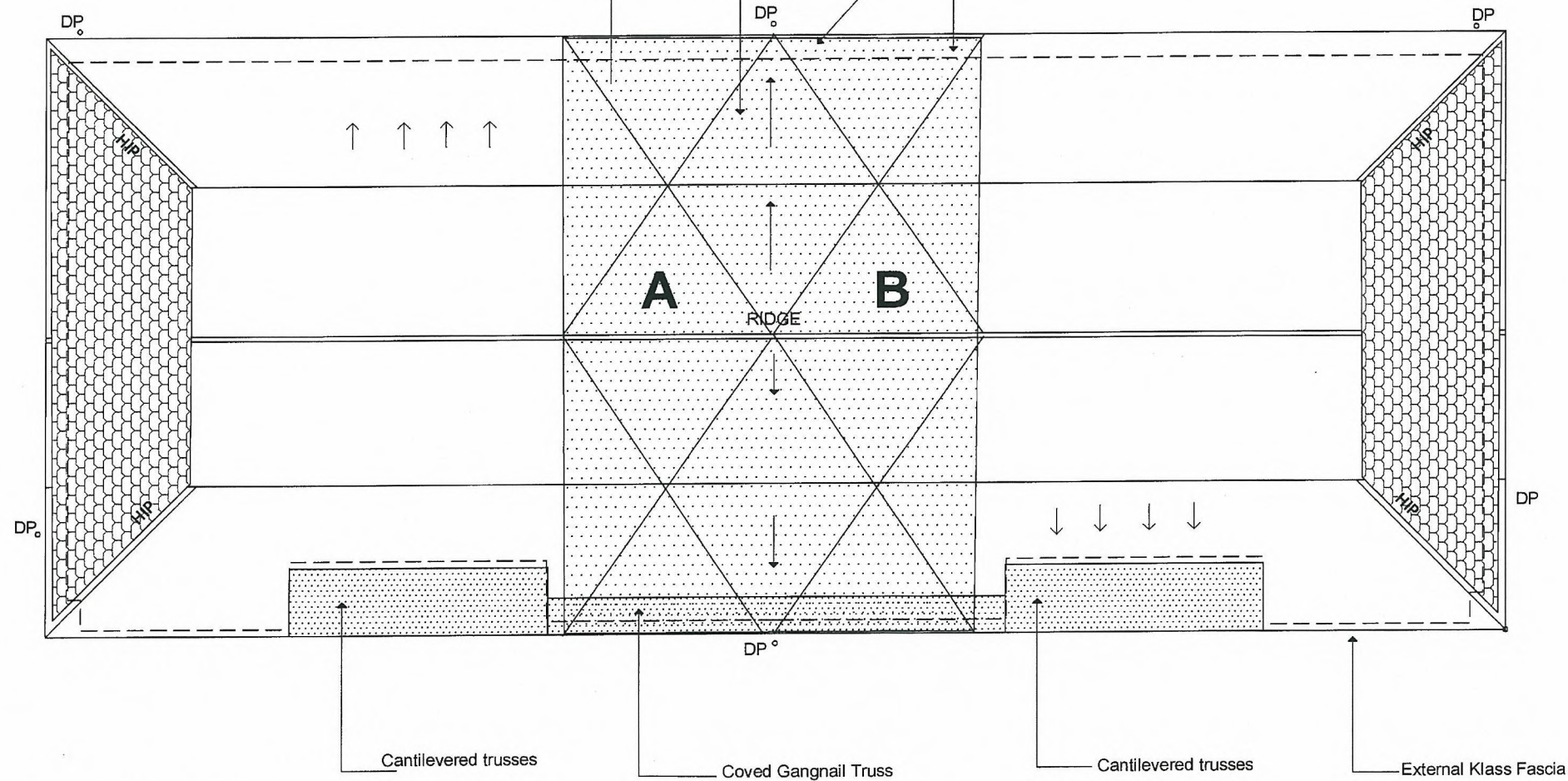
Type 1
6

Trusses to Gangnail design and specification fix with approved fixings by manufacturer.

Pressed metal roof tiles on self supporting roofing underlay on 50 x 40 battens to manufacturers specifications.

Roof plane brace
35 mm Strap Bracing with tensioners

Attic Trusses in area over garage



ROOF PLAN (GABLE OPTION)

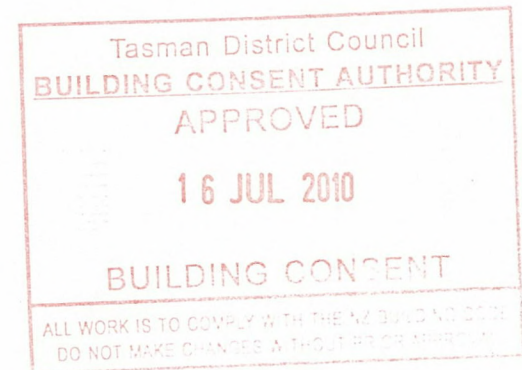
1:100

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Type 1
6a

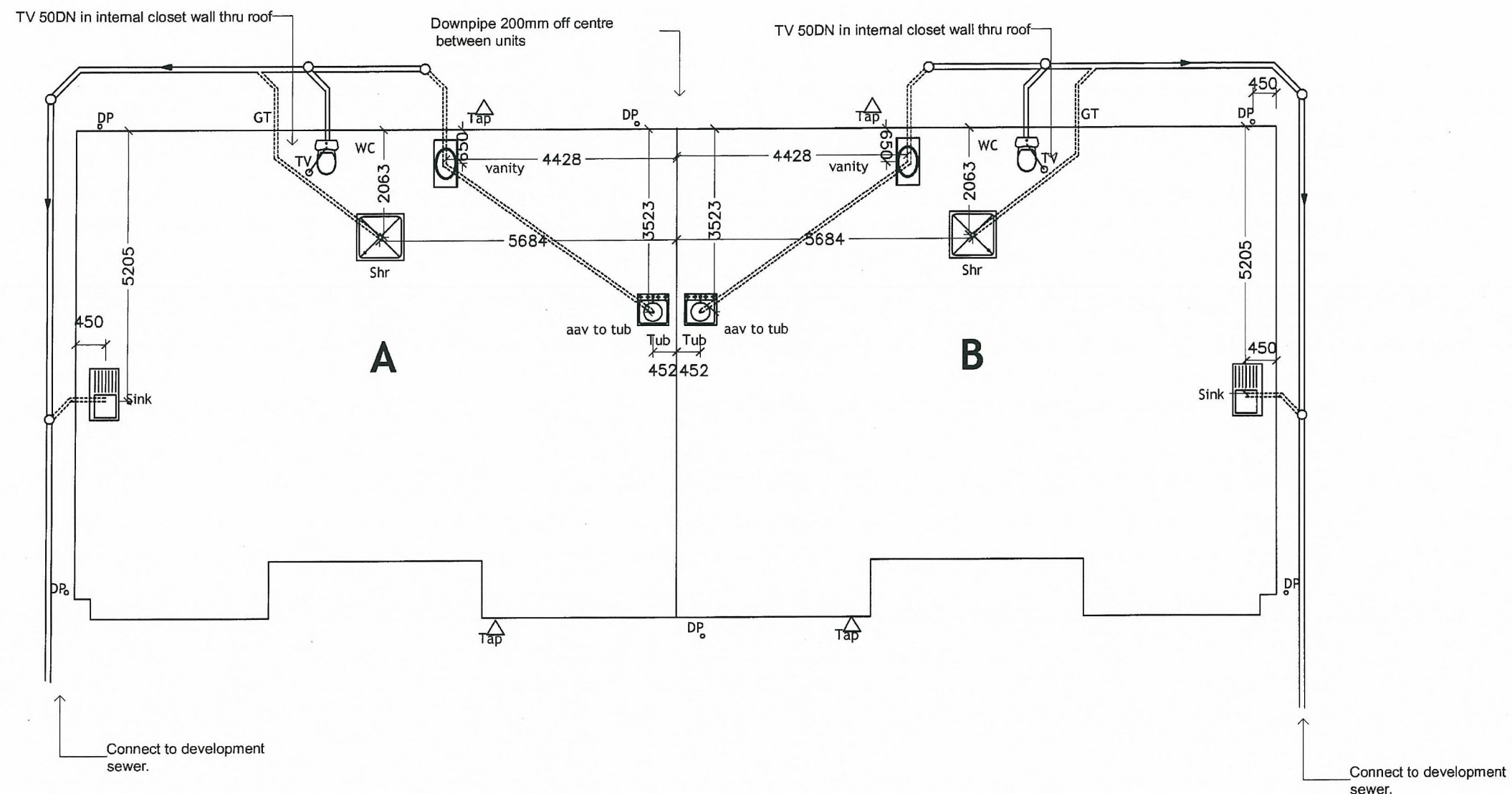


DISCHARGE PIPE & TRAP SIZES	
FIXTURE	PIPE & GRADE
VANITIES, SHR, SINK & BATH	40mm @ 1:40
TUB	65mm @ 1:40
WC	100mm @ 1:100
TV	50DN
PRESLAB PIPES	
	GRADE
100mm	1:100
65mm	1:40

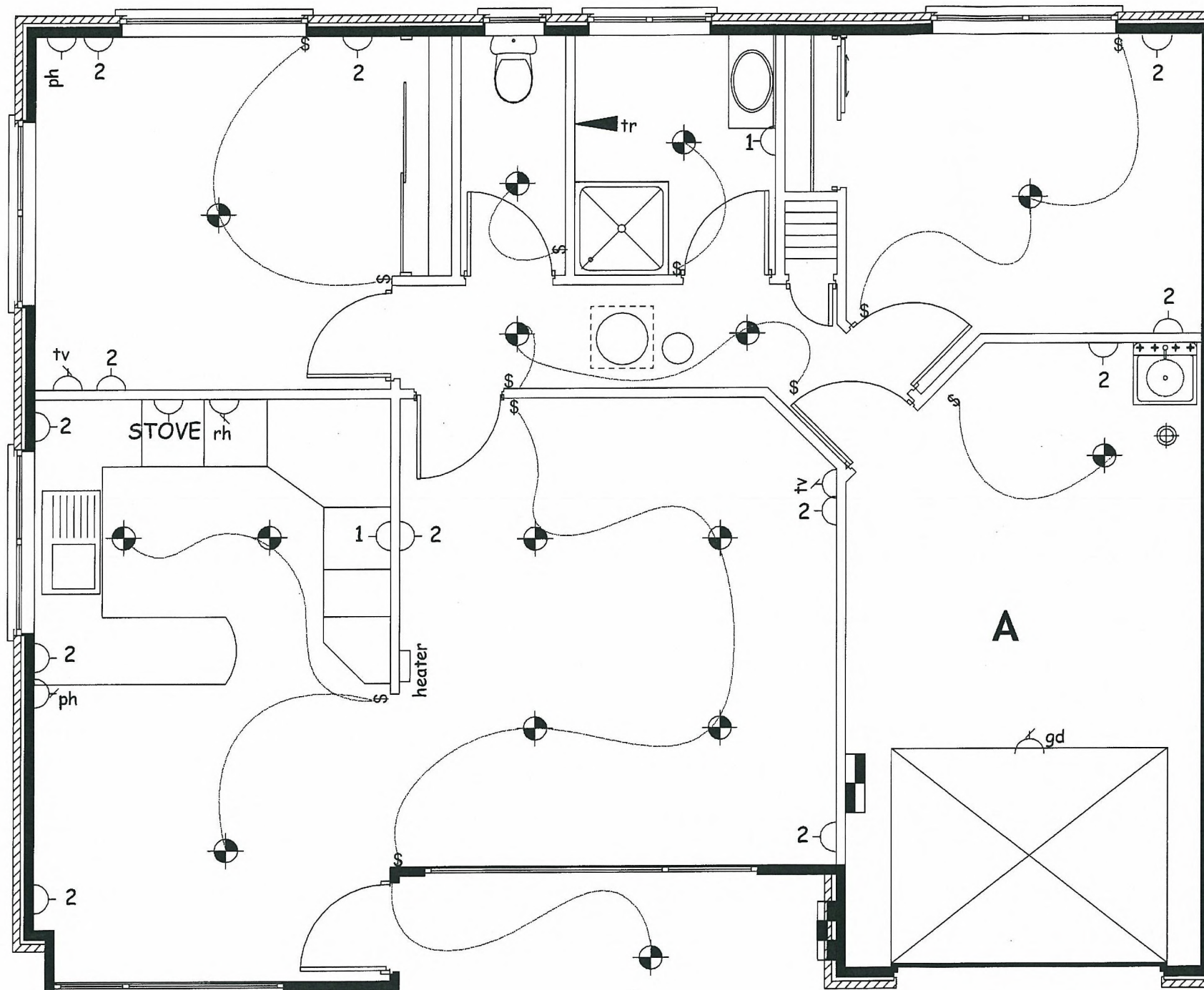
• 80mm OD DOWNPIPE
 All plumbing is to be in accordance with
 AS/NZS 3500.2:2003

HWC

Allow for water supply to run through shut off valve and cold water expansion valve to HWC. HWC to have pressure release valve and be seismically restrained and on a safe tray as per AS/NZS 3500.4:2003.



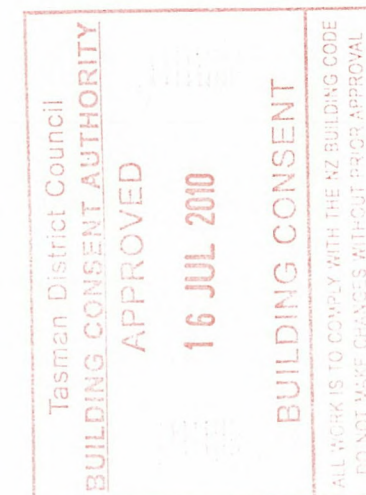
PLUMBING PLAN 1:100



electrical layout type 1a 1.50

Electrical Key

- Recessed Downlight
- Adjustable Eyeball
- Heated Towel Rail
- Double Power Point
- Auto door opener
- Rangehood
- Television Aerial Point
- Telephone point
- Mechanical Ventilator
- Meter Board
- Distribution Board
- Switch
- Smoke Alarm



Light switches 1200mm from floor

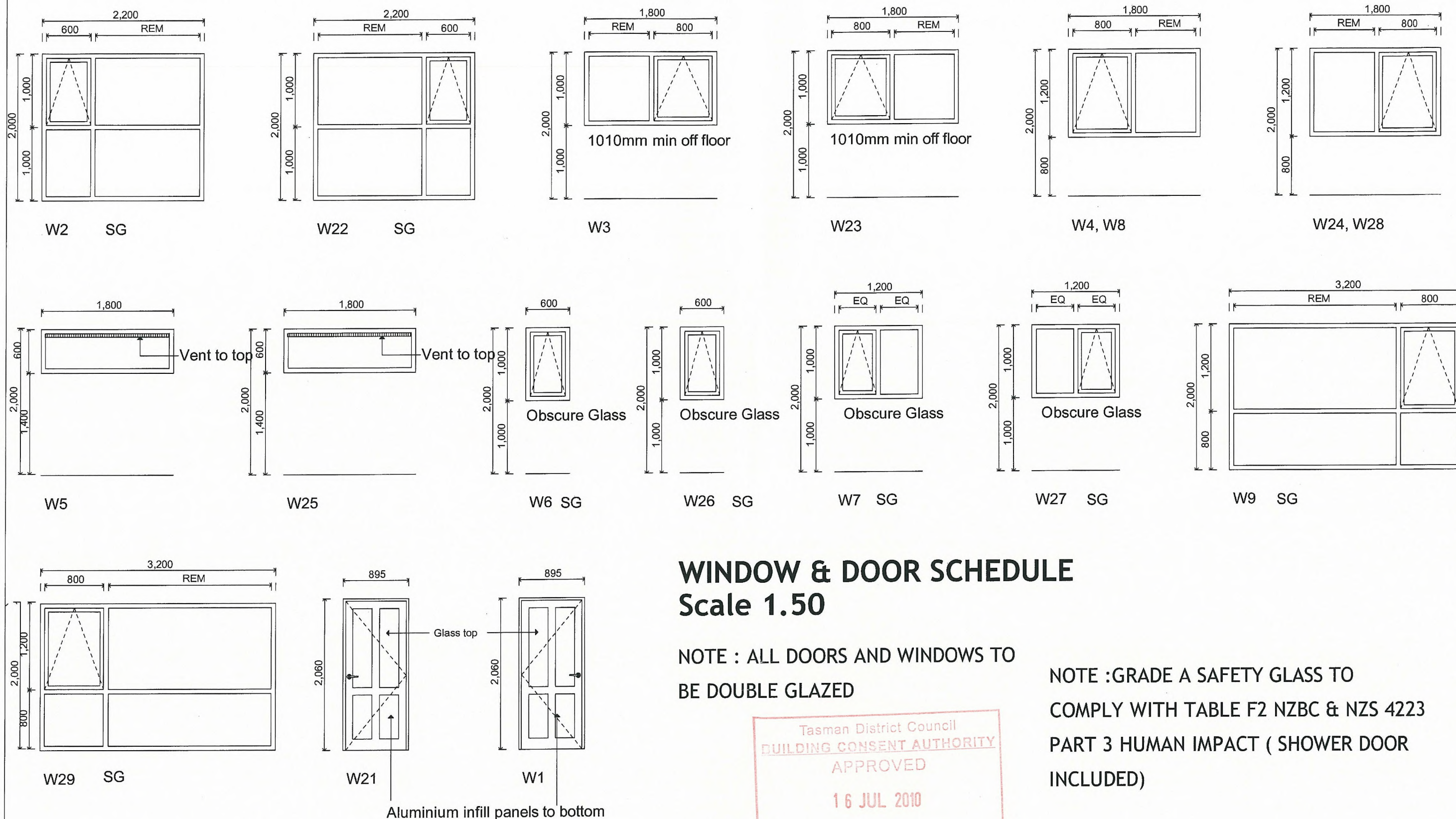
Hot point & TV jacks 450mm from floor

Fridge hot point 1650mm from floor

Range Hood hot point 2100mm from floor @ 200mm from centre of stove

Meter board positioned below top dwang

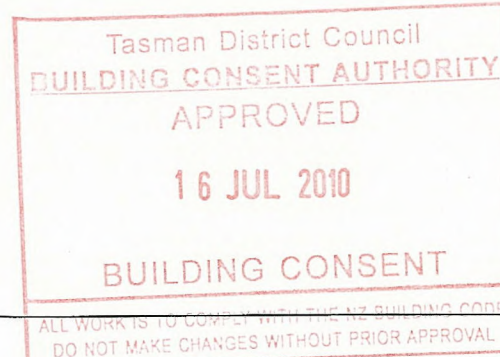
Heated towel rail hot point to be 1350mm from floor



WINDOW & DOOR SCHEDULE Scale 1.50

NOTE : ALL DOORS AND WINDOWS TO
BE DOUBLE GLAZED

NOTE : GRADE A SAFETY GLASS TO
COMPLY WITH TABLE F2 NZBC & NZS 4223
PART 3 HUMAN IMPACT (SHOWER DOOR
INCLUDED)



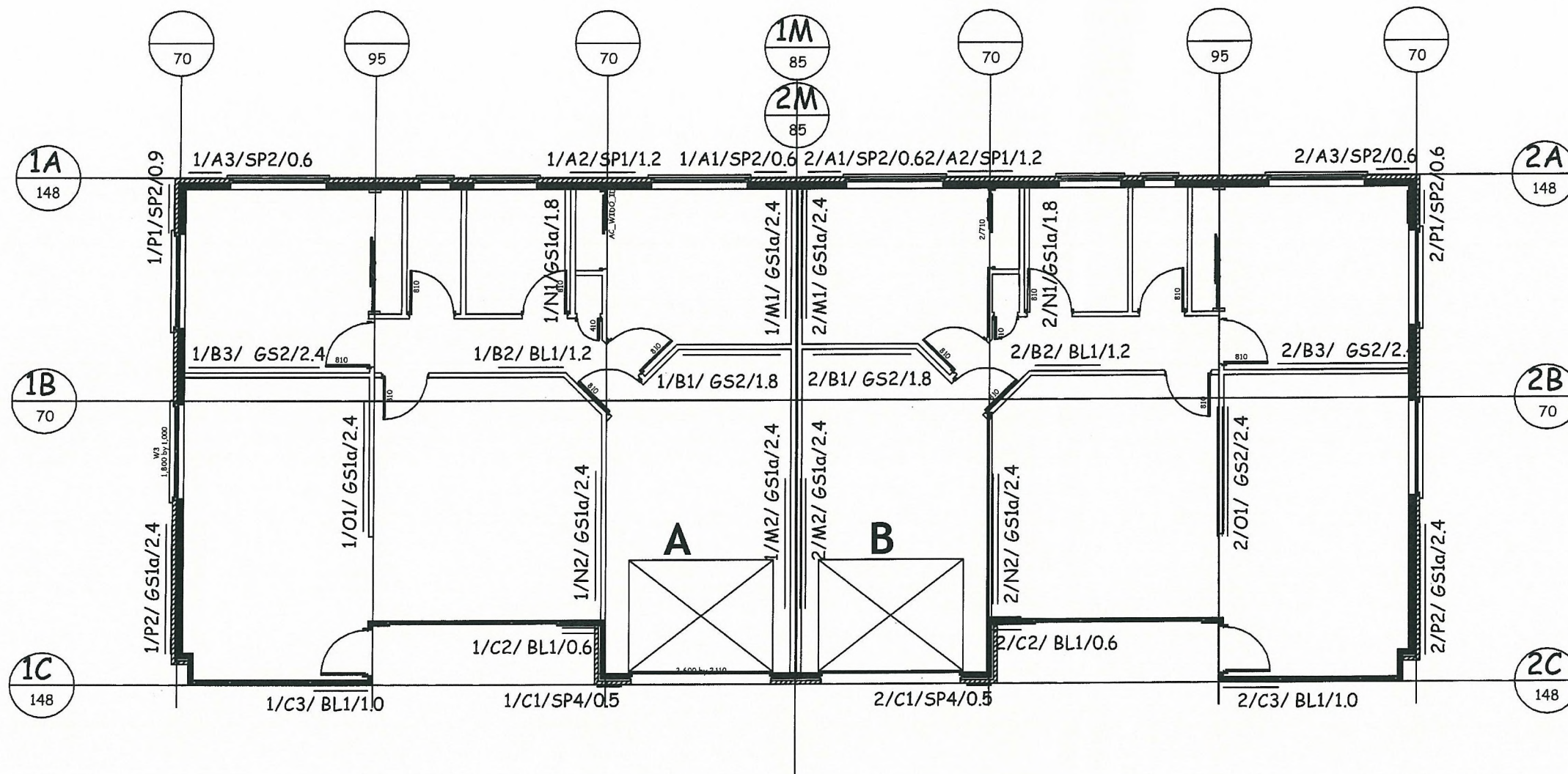
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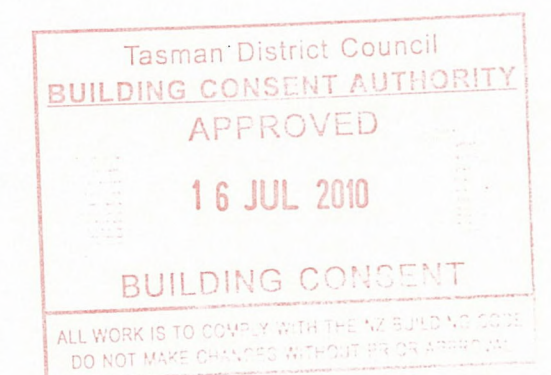
Type 1

10



REFER TO THE BRACING SCHEDULE THE GIB BRACING HANDBOOK & THE ECOPLY BRACE HANDBOOK FOR DETAIL OF BRACING ELEMENTS.

BRACING PLAN 1:100



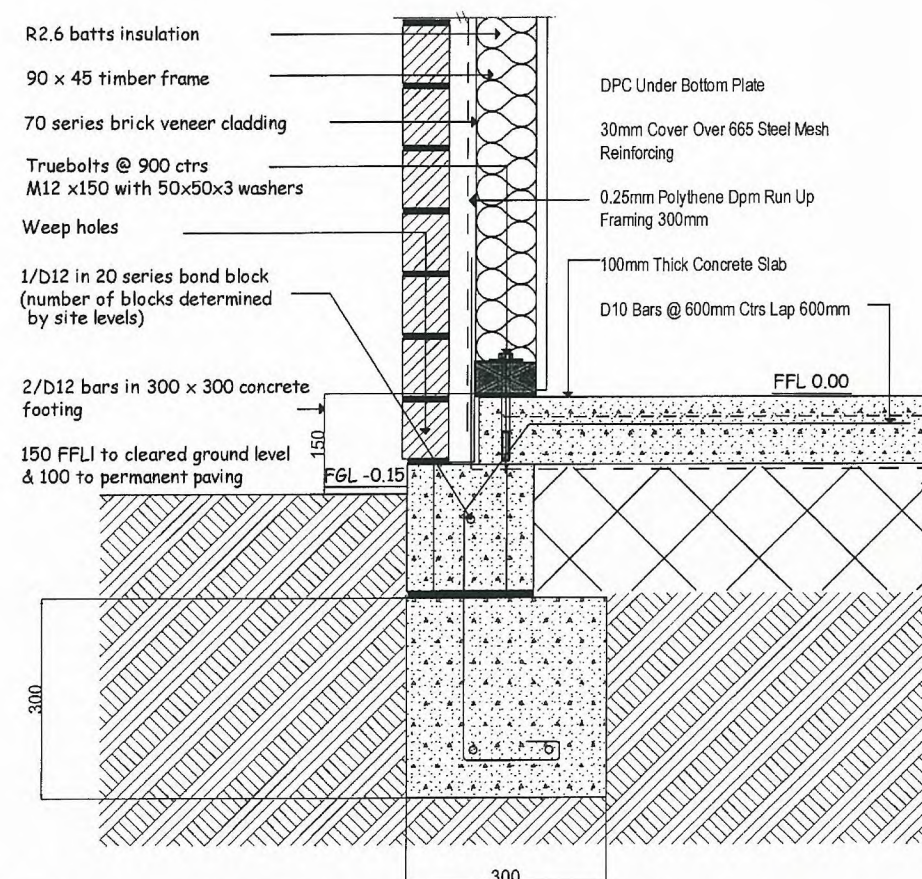
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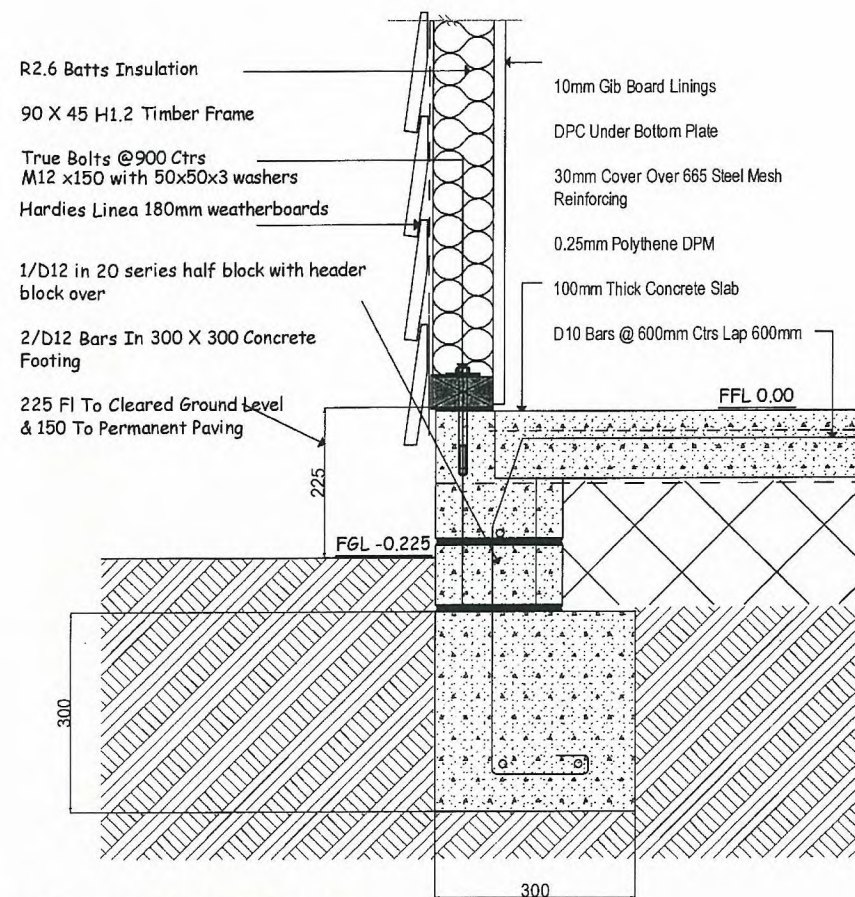
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Type 1

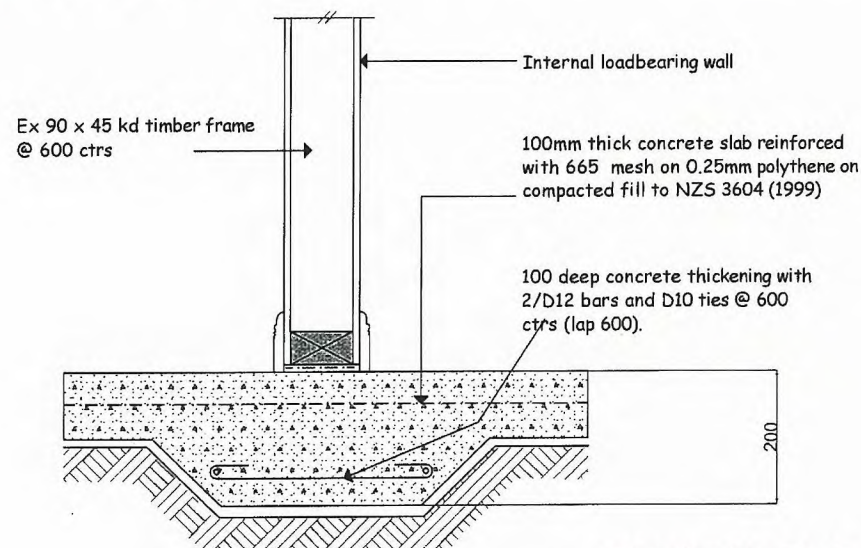
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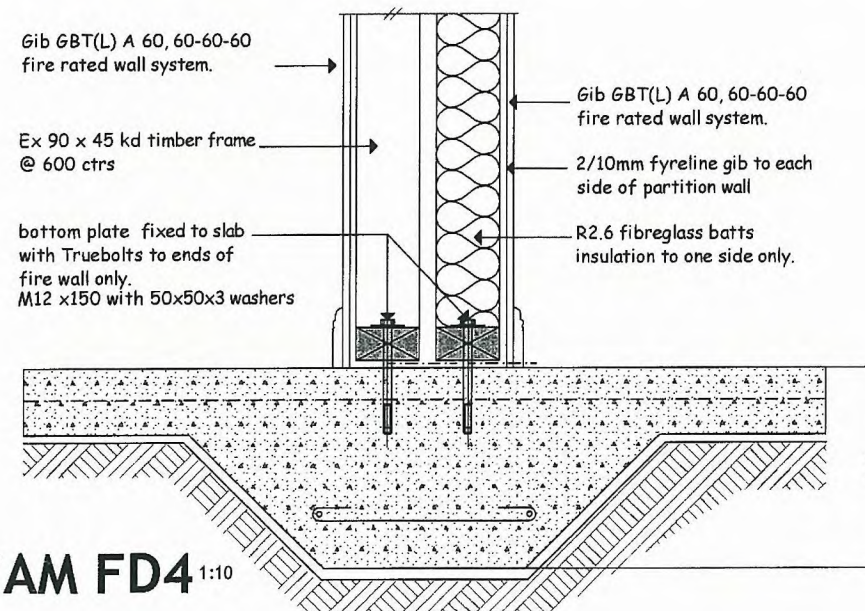
FOOTING FD1 1:10 Complies with BRANZ Masonry Veneer Good Practice



FOOTING FD2 1:10

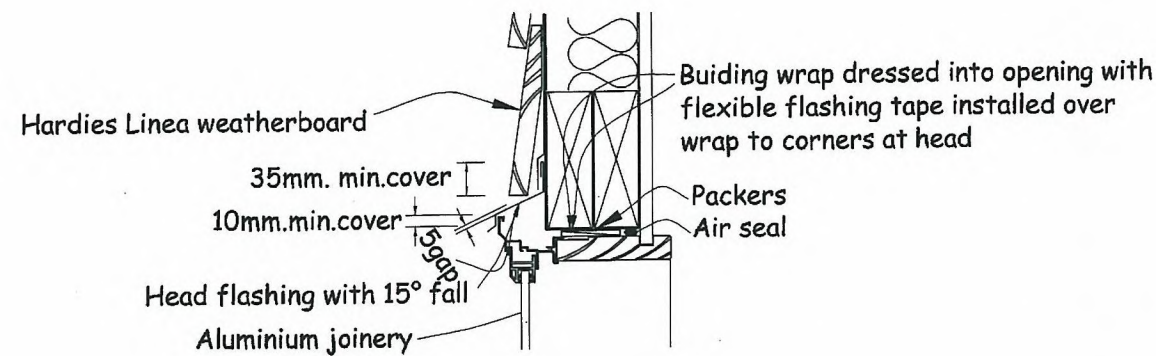


GROUND BEAM FD3 1:10

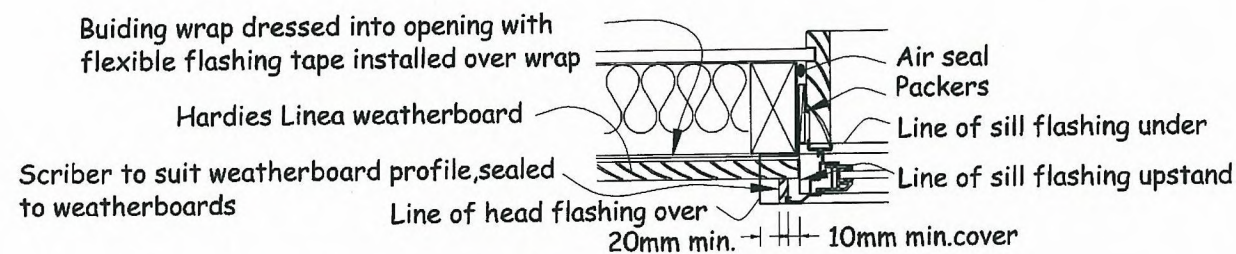


GROUND BEAM FD4 1:10

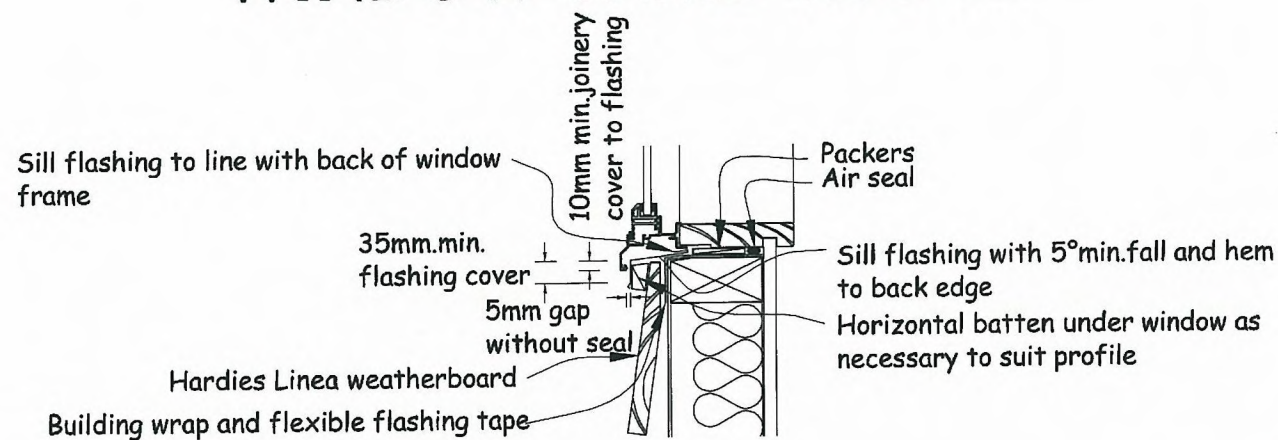




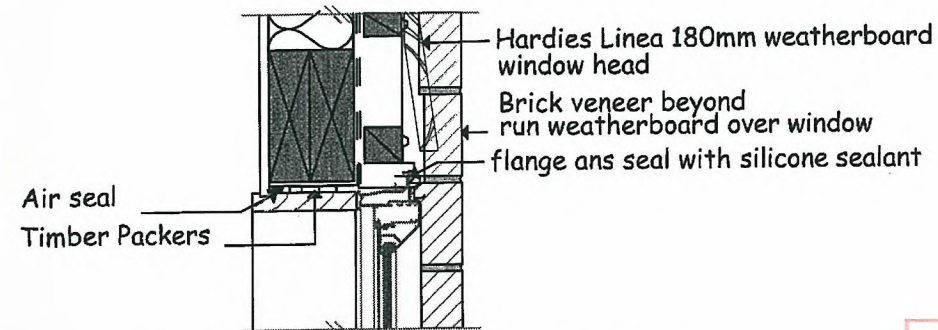
WINDOW HEAD W/B N.T.S.



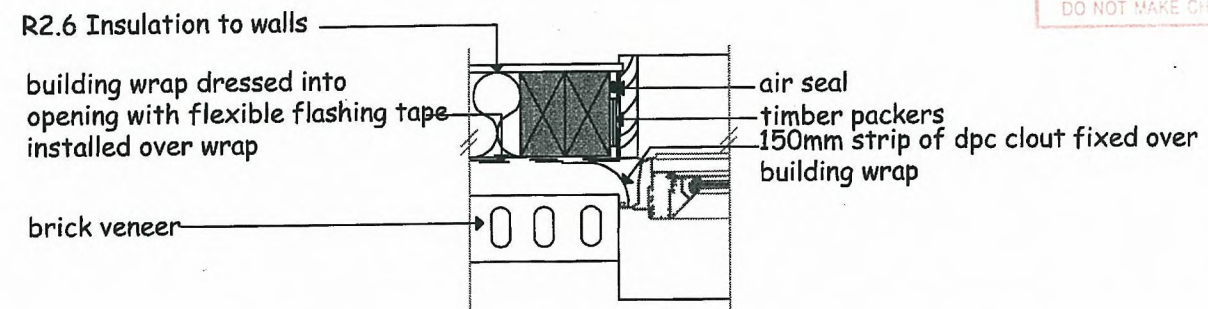
WINDOW JAMB W/B N.T.S.



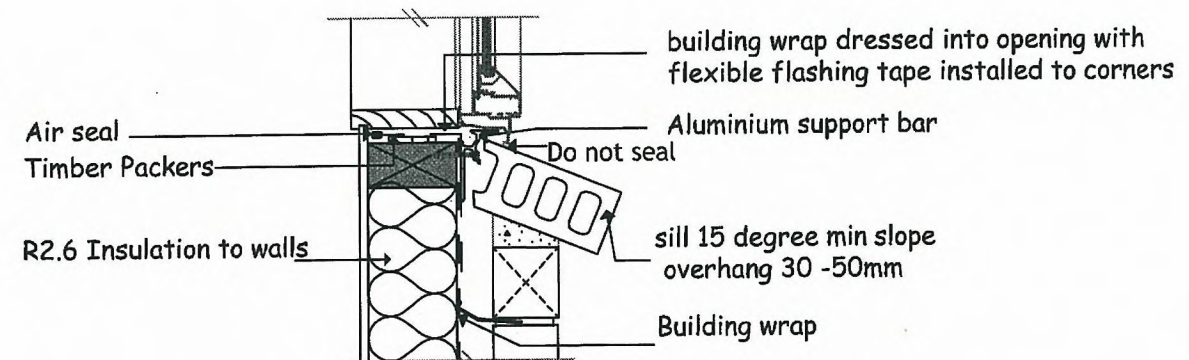
WINDOW SILL W/B N.T.S.



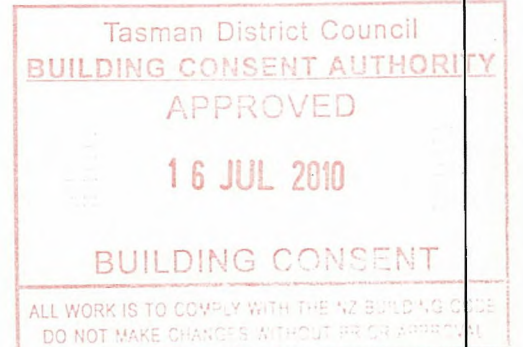
WINDOW HEAD BRICK N.T.S.

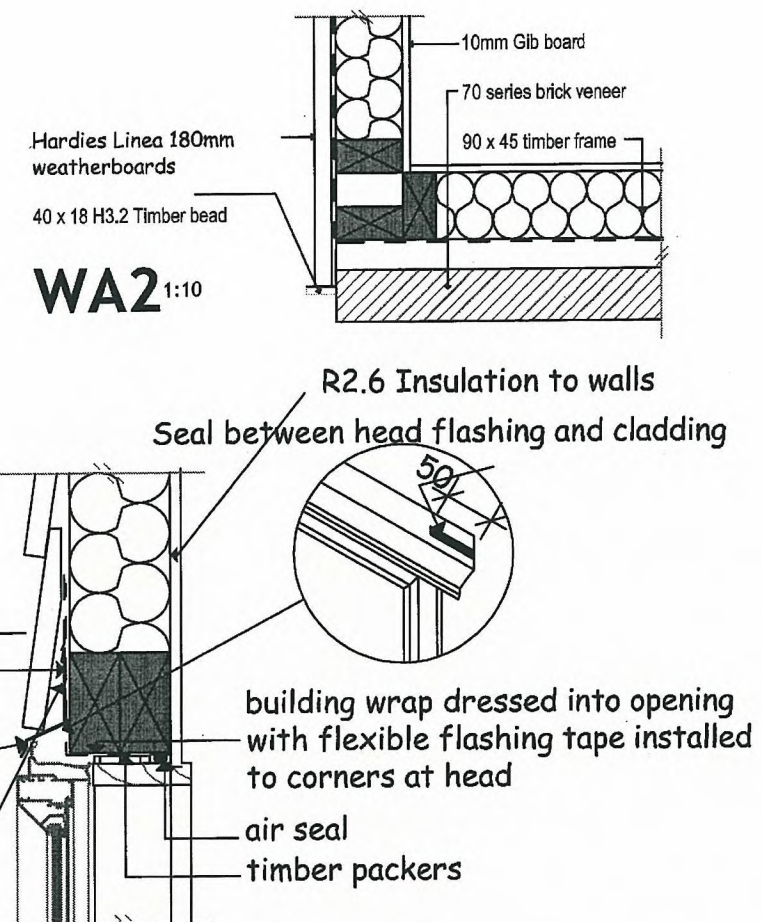
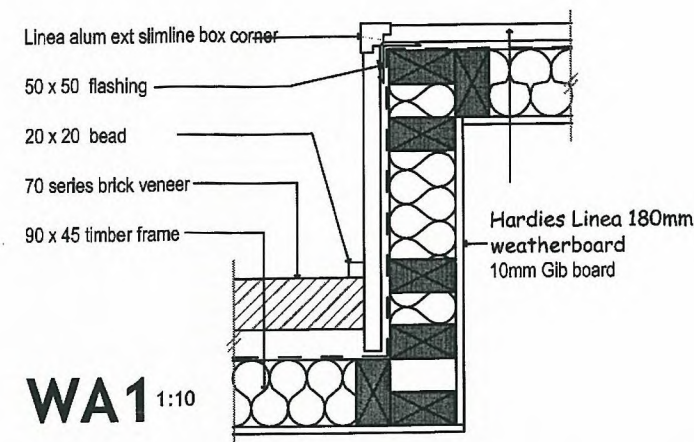
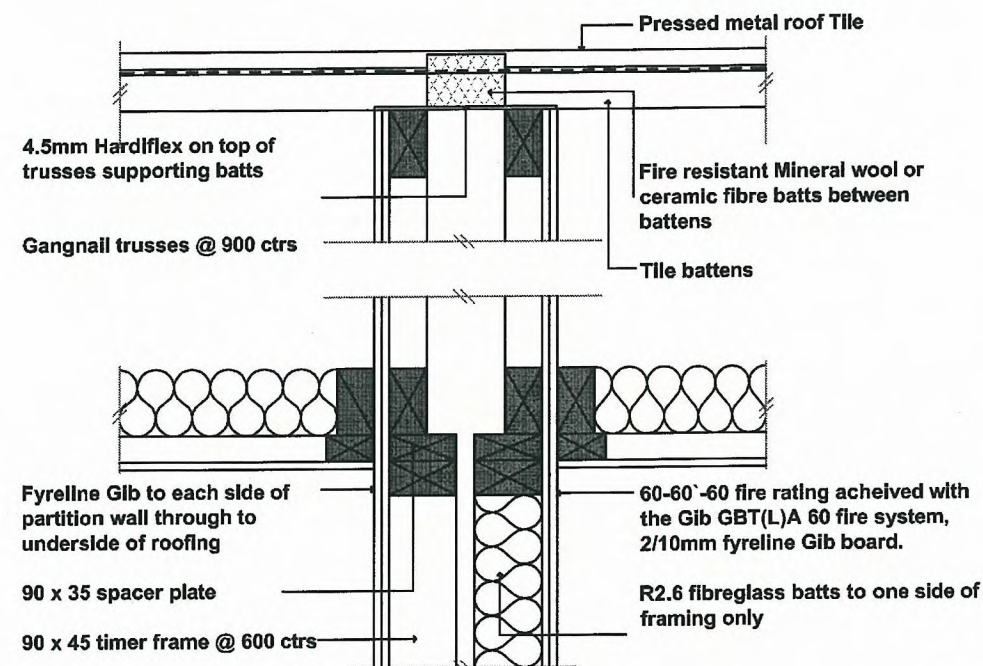
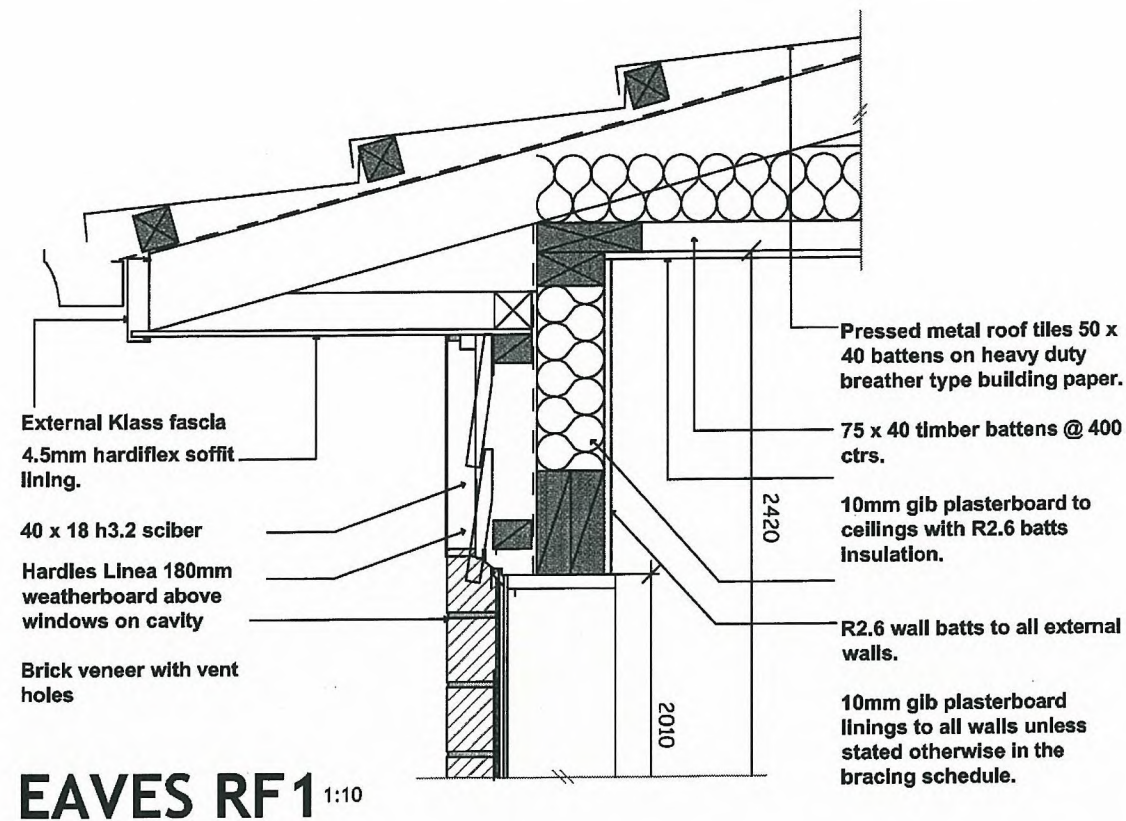


WINDOW JAMB BRICK N.T.S.



WINDOW SILL BRICK N.T.S.

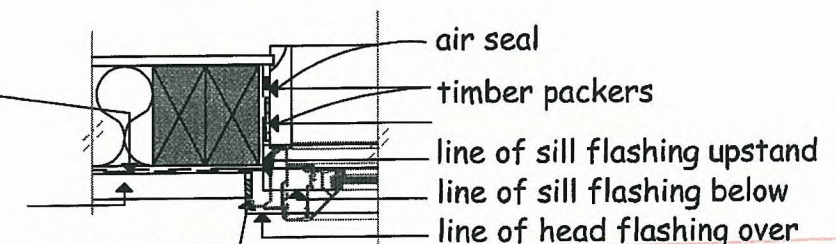




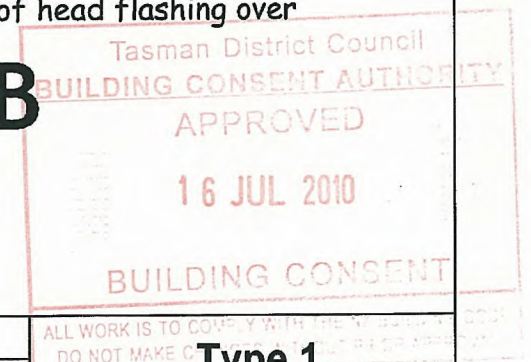
DOOR HEAD W/B

building wrap dressed into opening with flexible flashing tape installed over wrap

linea weatherboard cladding
rustic plug behind window flange



DOOR JAMB W/B

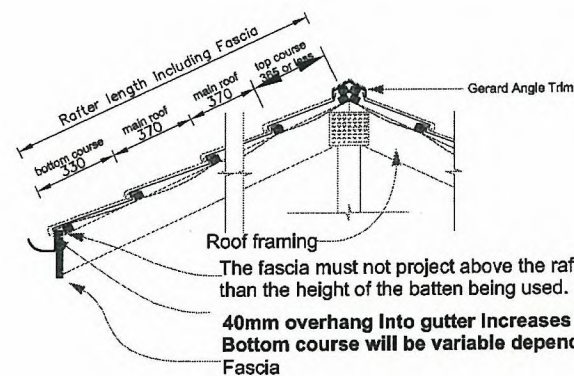


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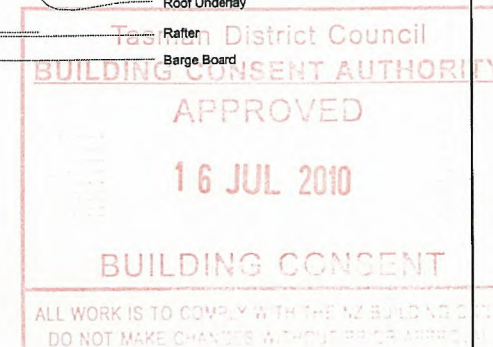
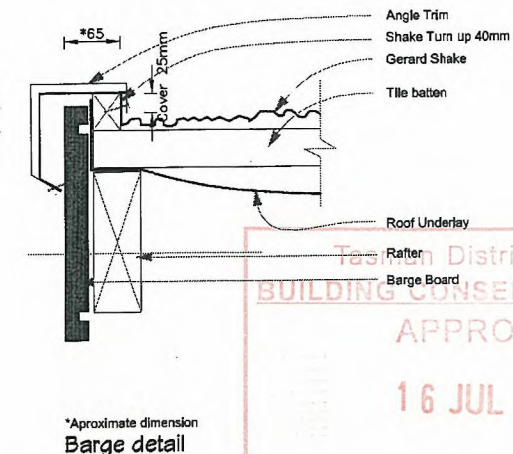
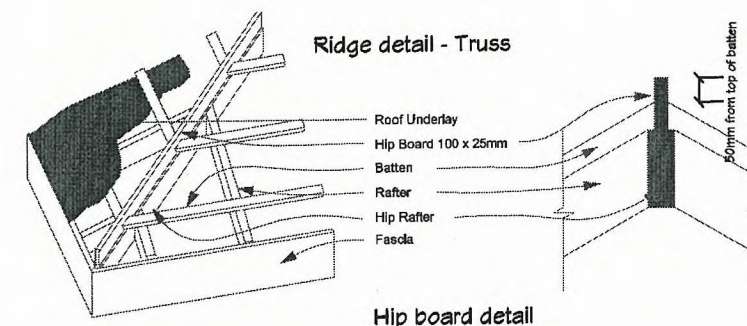
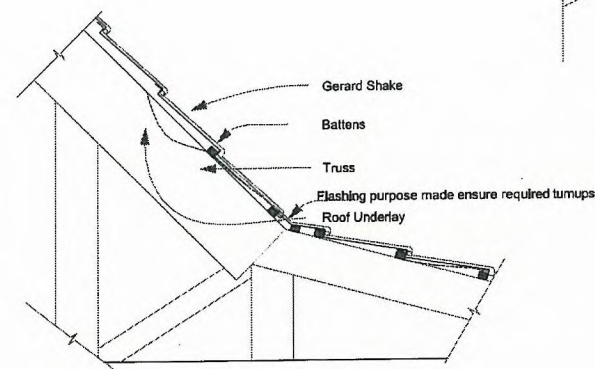
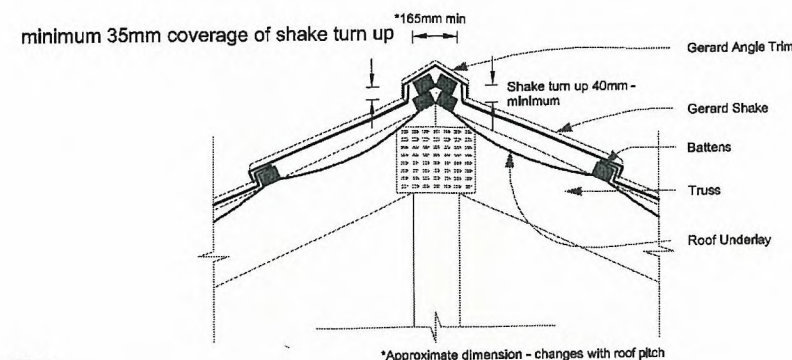
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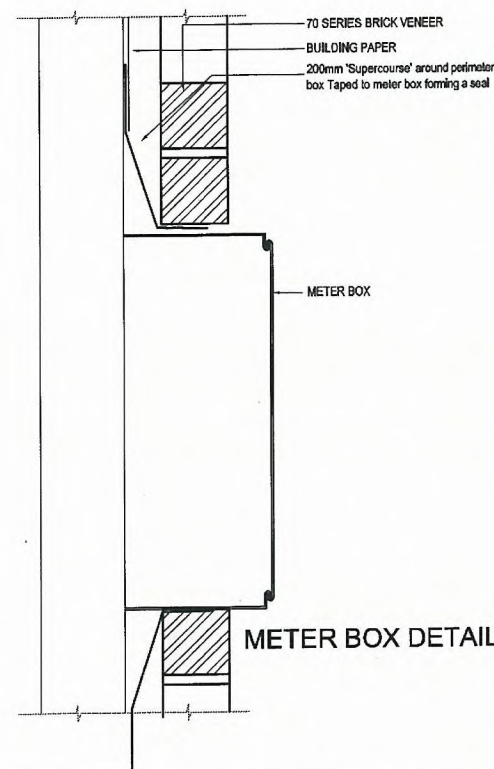
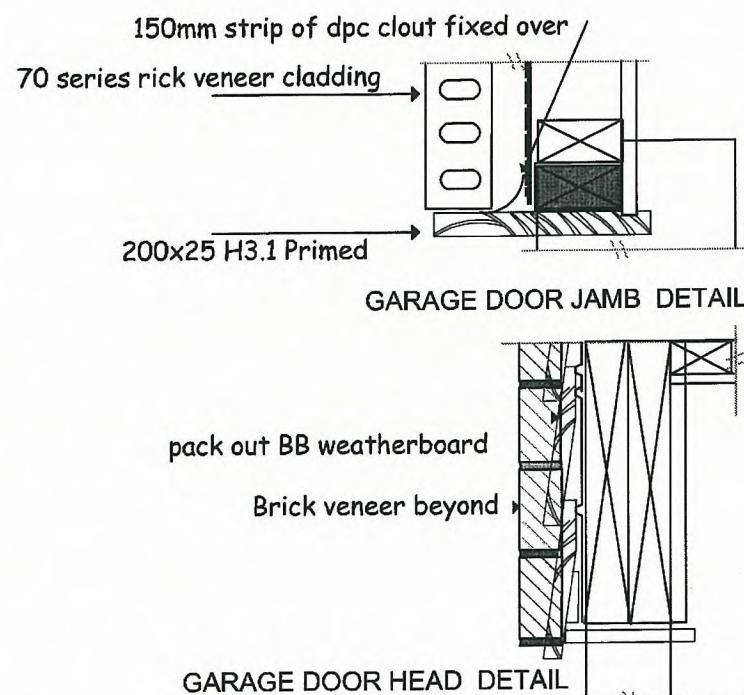
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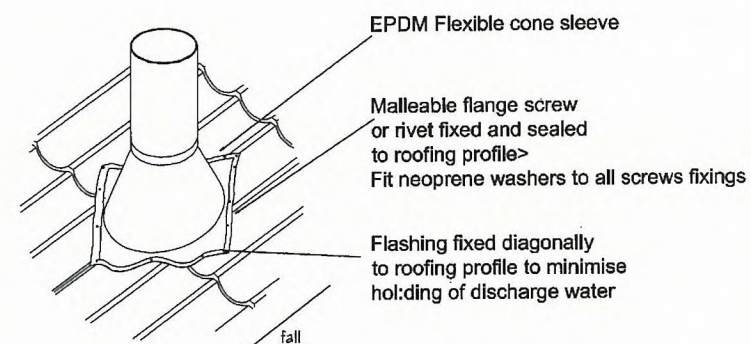
Batten spacing - Ridge or Hip



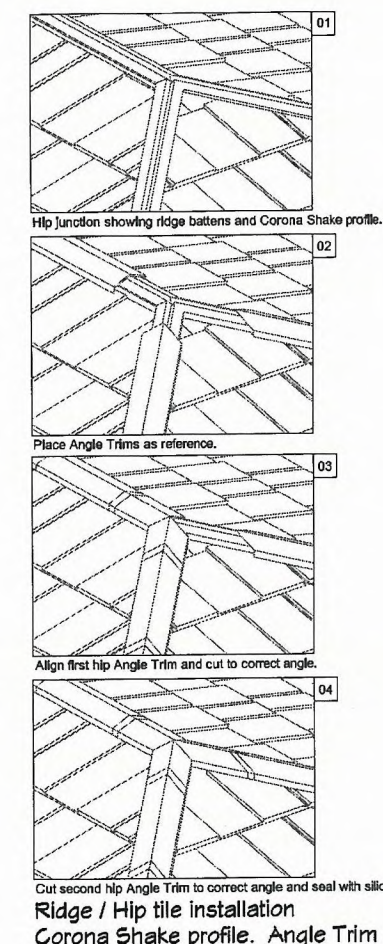
Notes:
Gerard Pressed Metal Roof Tiles
Angle trim
Trussed roof
Very High Wind Zone (max.)
Thermacraft 215 self supporting fire retardant building wrap



FLASHING FOR SMALL PIPES



NOTE:
1 max roof pitch for this flashing 45° minimum pitch 10°
2 For pipes up to 60mm diameter



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Type 1

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E2/AS1 : Building Envelope Risk Matrix.

Project Details.

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Street/No. _____
Lot/DP/No. _____
City/Town/District. Motueka

Definition of Risk [table 1 from E2/AS1]

Factor	Risk	Detail
A Wind Zone	LOW	LOW wind zone as described by NZS 3604
	MEDIUM	MEDIUM wind zone as described by NZS 3604
	HIGH	HIGH wind zone as described by NZS 3604
	V.HIGH	VERY HIGH wind zone as described by NZS 3604
B No. of storeys	LOW	One storey
	MEDIUM	Two storeys in part
	HIGH	Two storeys
	V.HIGH	More than two storeys
C Roof / Wall Intersection Design.	LOW	Roof / wall intersection - Fully protected. [eg. hip / gable roof with eaves.]
	MEDIUM	Roof / wall intersection - Partly exposed. [eg. hip / gable roof with NO eaves.]
	HIGH	Roof / wall intersection - Fully exposed. [eg. Parapets or eaves greater than 90° vertical with soffit linings.]
	V.HIGH	Roof elements finished within the boundaries formed by exterior walls [eg. lower ends of aprons, chimneys etc.]
D Eaves width (1.)	LOW	Greater than 600mm at first floor level.
	MEDIUM	450 - 600mm at first floor level, or 600mm at second floor level
	HIGH	100-450mm at first floor level, or 450-600mm at second floor level
	V.HIGH	0 - 100mm at first floor level, or 100-450mm at second floor level or 450 - 600mm at third floor level
E Envelope Complexity	LOW	Simple rectangular, L, T, or boomerang shape with single cladding type
	MEDIUM	Complex angular or curved shape [eg. Y or arrow head] with single cladding type.
	HIGH	More complex angular or curved shape [eg. Y or arrow head] with multiple cladding type.
	V.HIGH	As for high risk, but with junctions not covered in C or F on this Table [eg. box windows, pergola's, multi storey re - entrant shapes etc.]
F Deck design.	LOW	None or timber slat deck or porch at ground level
	MEDIUM	Fully covered in plan by roof, or timber slat deck attached at first or second floor level.
	HIGH	Enclosed deck exposed in plan or cantilevered at first floor level
	V.HIGH	Enclosed deck exposed in plan or cantilevered at second floor level or above.

NOTES
1. Eaves width measured from external face of the wall cladding to outer edge of overhang including gutters and fascias
2. Balustrades and parapets count as 0 mm eaves.

Risk Severity by Face

East Elevation								
RISK FACTOR	LOW	Score	MED	Score	HIGH	Score	V.HIGH	Score
Wind Zone as NZS 3604	0		0		1		2	
No. of storeys	0	✓	1		2		4	
Roof / Wall Intersection	0	✓	1		3		5	
Eaves width.	0		1		2	✓	5	
Envelope Complexity	0	✓	1		3		6	
Deck design.	0	✓	2		4		6	
Total Risk Score for this Elevation								3

North Elevation								
RISK FACTOR	LOW	Score	MED	Score	HIGH	Score	V.HIGH	Score
Wind Zone as NZS 3604	0		0		1	✓	2	
No. of storeys	0	✓	1		2		4	
Roof / Wall Intersection	0	✓	1		3		5	
Eaves width.	0		1		2	✓	5	
Envelope Complexity	0	✓	1		3		6	
Deck design.	0	✓	2		4		6	
Total Risk Score for this Elevation								3

West Elevation								
RISK FACTOR	LOW	Score	MED	Score	HIGH	Score	V.HIGH	Score
Wind Zone as NZS 3604	0		0		1	✓	2	
No. of storeys	0	✓	1		2		4	
Roof / Wall Intersection	0	✓	1		3		5	
Eaves width.	0		1		2	✓	5	
Envelope Complexity	0	✓	1		3		6	
Deck design.	0	✓	2		4		6	
Total Risk Score for this Elevation								3

South Elevation Lower								
RISK FACTOR	LOW	Score	MED	Score	HIGH	Score	V.HIGH	Score
Wind Zone as NZS 3604	0		0		1	✓	2	
No. of storeys	0	✓	1		2		4	
Roof / Wall Intersection	0	✓	1		3		5	
Eaves width.	0		1		2	✓	5	
Envelope Complexity	0	✓	1		3		6	
Deck design.	0	✓	2		4		6	
Total Risk Score for this Elevation								3

Tasman District Council
BUILDING CONSENT AUTHORITY
APPROVED
16 JUL 2010
BUILDING CONSENT
ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE
DO NOT MAKE CHANGES WITHOUT AN AGREEMENT

Selected Cladding Resulting from Risk Assessment

	Risk score from tables above.	Cladding Selected from table 3 [from tables on page 30 E2/AS1]	TICK SELECTED OPTION	
			DIRECT FIXED	DRAINED CAVITY
North Elevation.	3	Brick Veneer Linea weather boards	✓	✓
South Elevation.	3	Brick Veneer Linea weather boards	✓	✓
East Elevation.	3	Brick Veneer Linea weather boards	✓	✓
West Elevation.	3	Brick Veneer Linea weather boards	✓	✓

PO Box 155
Paraparaumu
P (04) 2984227
F (04) 2984429
Copyright R J Ker Contractors Ltd

R J KER CONTRACTORS LTD

DATE: May 2010
DESIGNED:
DRAWN:
CAD REF:
SCALE:

Type 1
16



- 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 requires a road opening notice and traffic management plan to the approval of the Tasman District Council. It shall be the contractors 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)

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A	27/05/10	Updated for consent vari
NO	AMENDMENT	DATE

STAIG & SMITH™

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PO Box 913 Nelson
Ph: 03 548 4422
Fax: 03 548 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 Odinet
Approved: S Odinet
Issue Date: 7 May 2010

Job Title

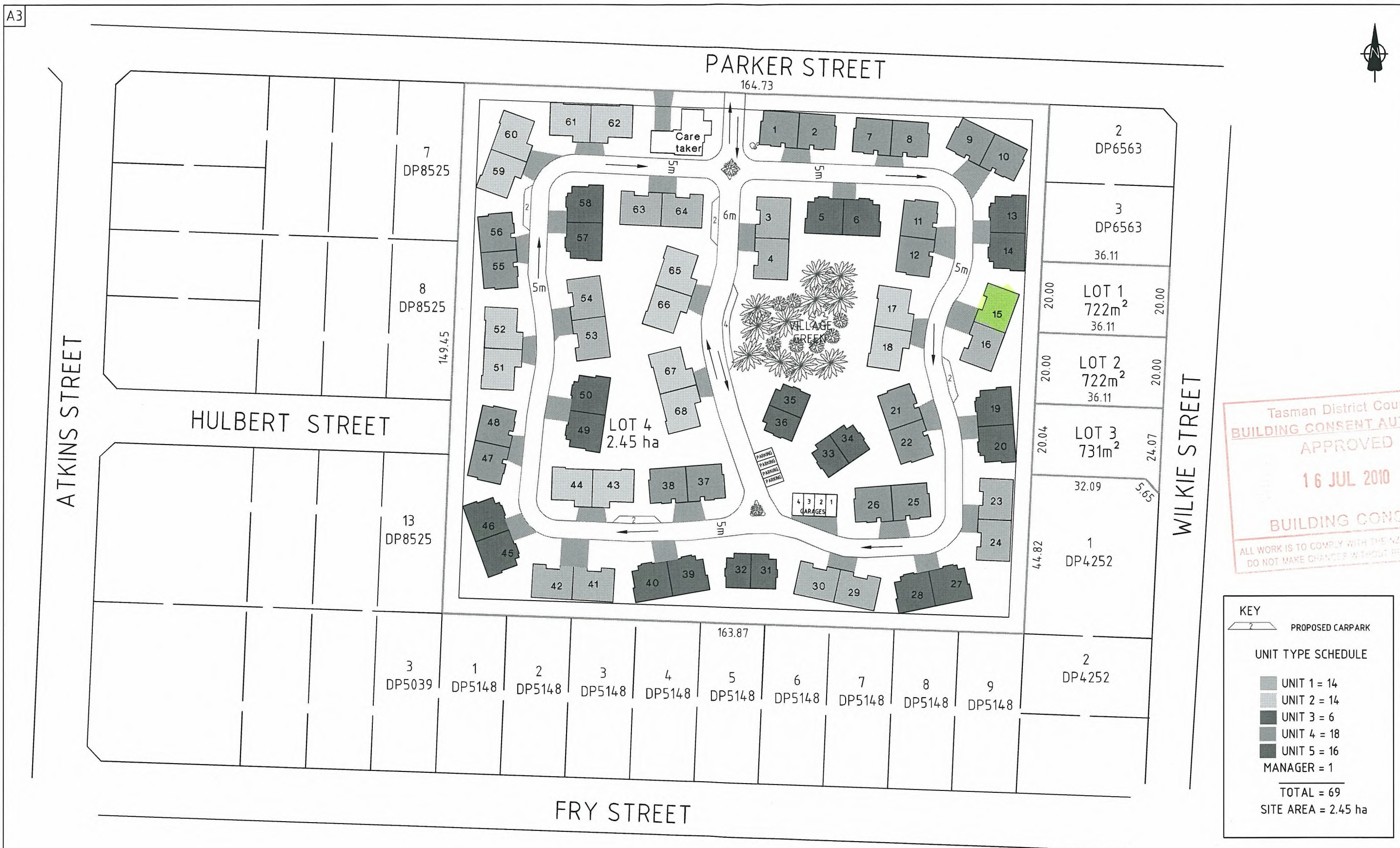
R J Ker Contracting Ltd
Brown Acre Village Stage II
Parker Street, Motueka

Drawing Title

Finished Floor Level Plan

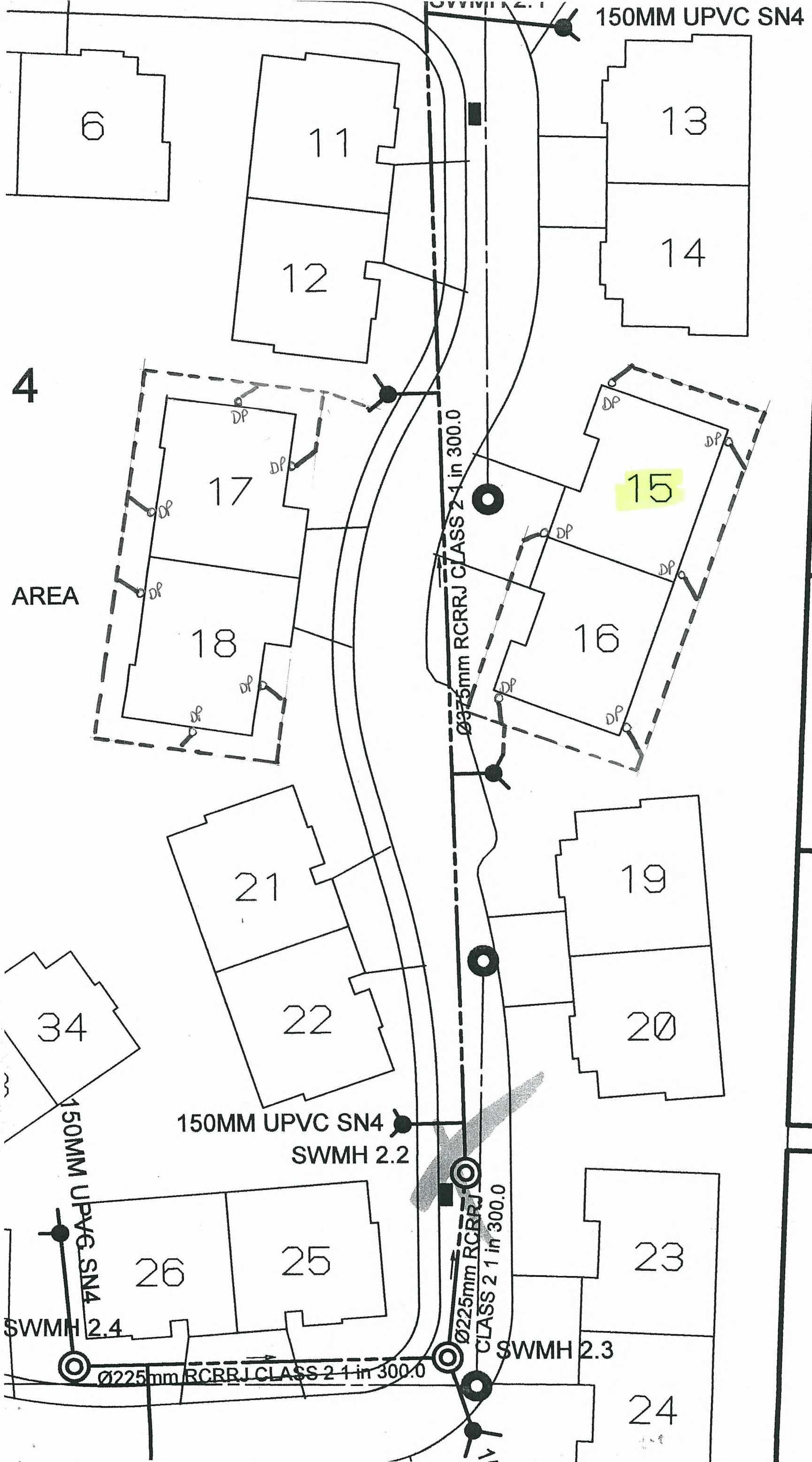
Scale: 1:300 at A1	Issue: 1 - Office use
Job No: 10789	Rev. A
	Sheet 1 of 1

ORIGINAL SIZE A1 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200



PRELIMINARY

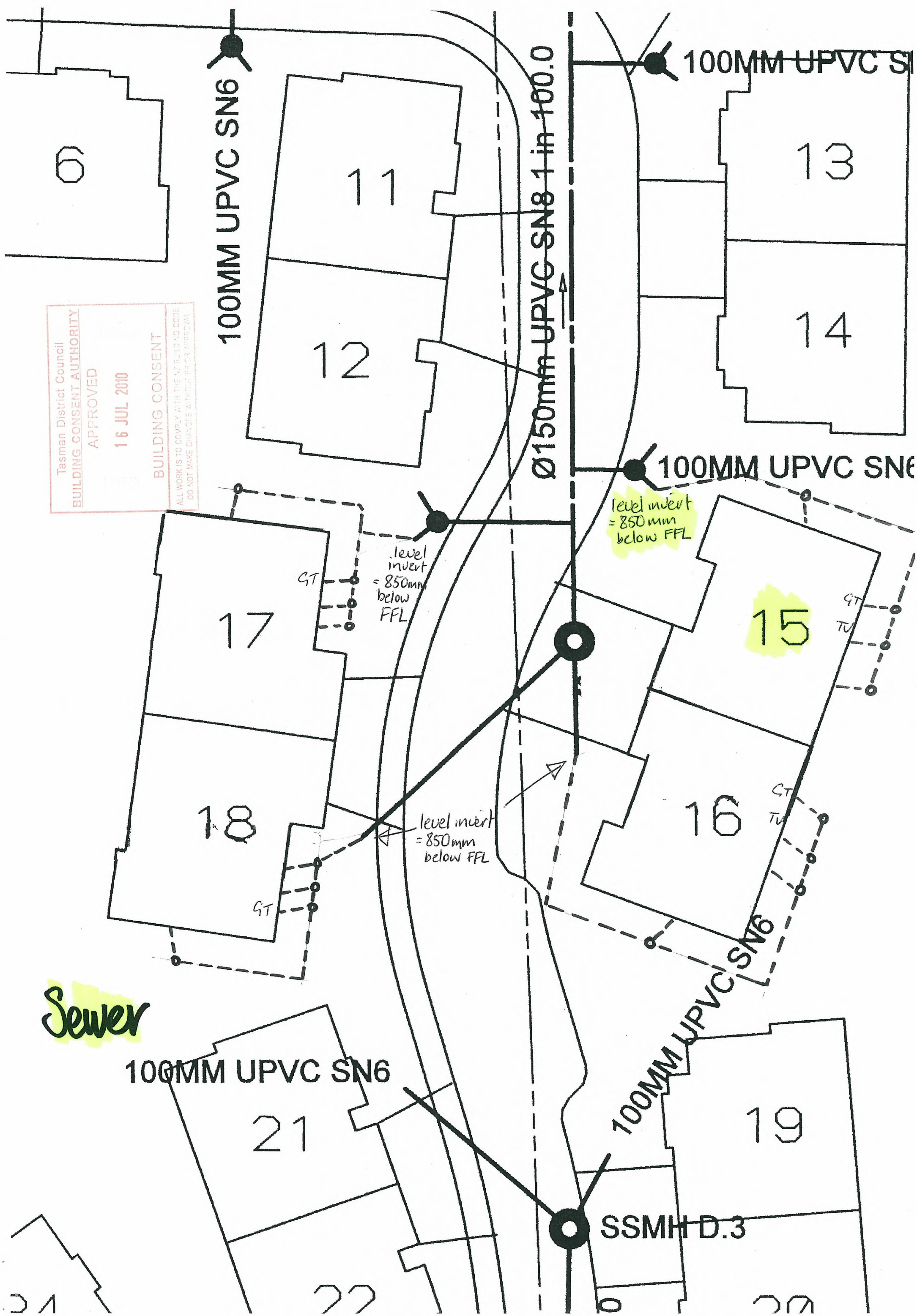
[illegible]



Tasman District Council
BUILDING CONSENT AUTHORITY
APPROVED
16 JUL 2010
BUILDING CONSENT
ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE
DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL

Stormwater

Tasman District Council
BUILDING CONSENT AUTHORITY
APPROVED
16 JUL 2010
BUILDING CONSENT
ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE
DO NOT MAKE CHANGES WITHOUT BR OR APPROVAL



CARTERS
MANUFACTURING
Commerce St
Whangarei
Ph (09) 430 7716
Fax (09) 430 7720

Pitch:	45/15
Roof Material:	Metal tile
Soffit Overhang:	590
Wind Area:	Medium
Ceiling:	10mm Gib
B/chord restraints:	400crs
Drawn by:	Barry Armiger
Date:	16/03/10

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

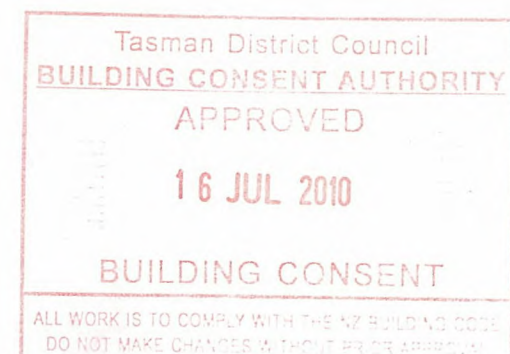
BUILDING CONSENT INFORMATION

As Built roof truss layouts, truss fixing details, point load notification, and a Producer Statement for the design of the roof trusses will be provided to the Local Authority at the time of manufacture.

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

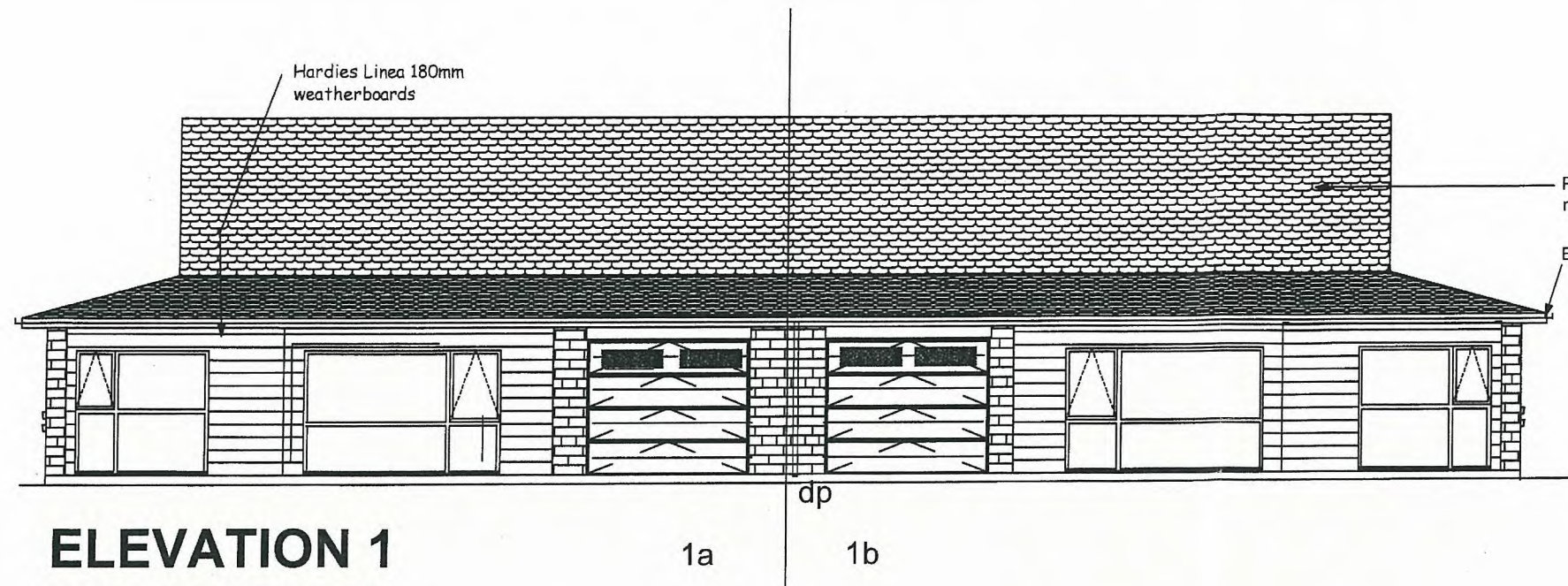
This layout and associated design statements are valid only if the job is manufactured by CARTERS.

Truss to Top Plate - 2 wire dogs
Truss to Truss - Joist Hanger
or alternatively as specified by
CARTERS on the Final Layout

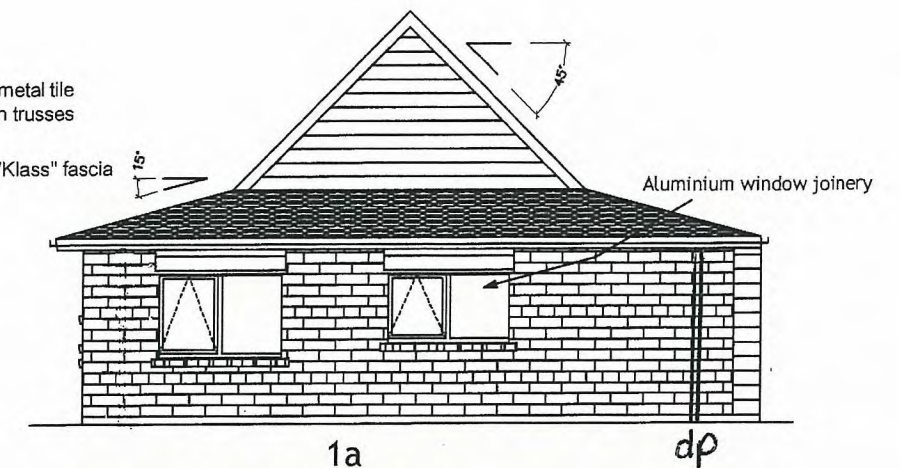


Technical drawing of a roof plan, showing a symmetrical structure with a central gabled section and side wings. The drawing includes a grid with dimensions (600, 900, 777) and labels A, B, and C. A central area is filled with a hatched pattern. A circular feature is visible on the right side.

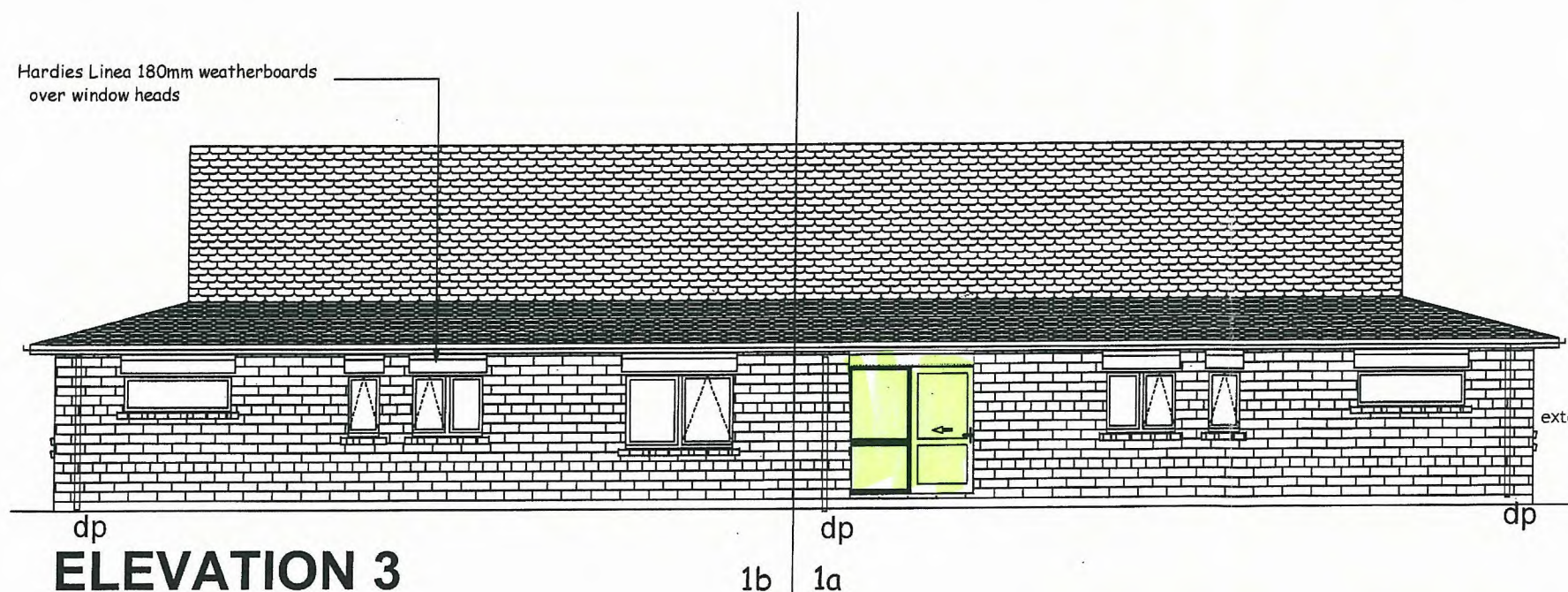
AMENDED



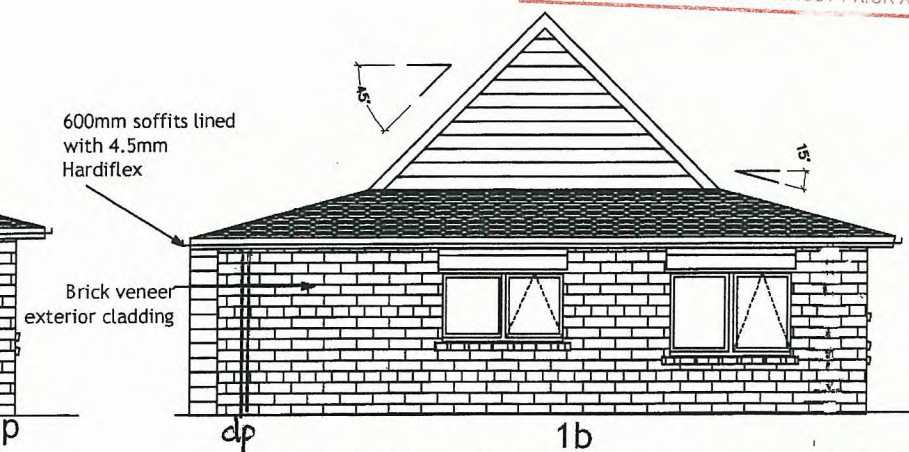
ELEVATION 1
(gable option) 1:100



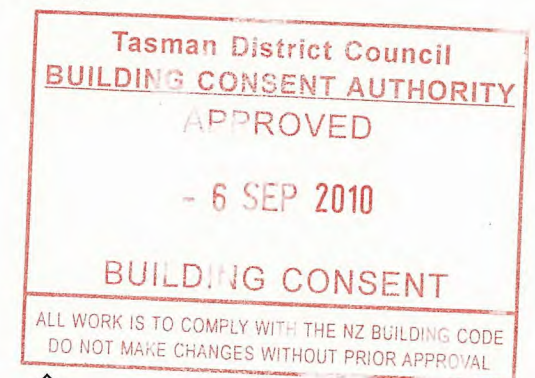
ELEVATION 2
(gable option) 1:100



ELEVATION 3
(gable option) 1:100



ELEVATION 4
(gable option) 1:100



AMENDED

Ulla 15
Amended