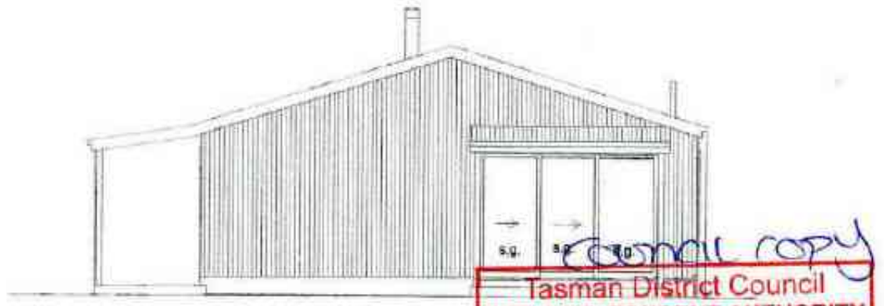
COTTAGE FOR S GIBSON
35 BENSEMANN RD, UPPER MOUTERE

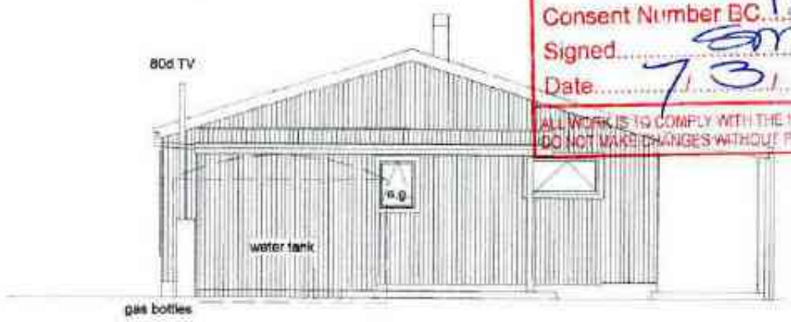
Owner Stuart; 0274809148	04/01/13	SHT 1 OF 3

ELEVATIONS 1:100

Cladding - vertical corrugated colorsteel
Roofing - corrugated colorsteel, 5 rib on carport
Joinery - Aluminium double glazed
Very High Wind Zone

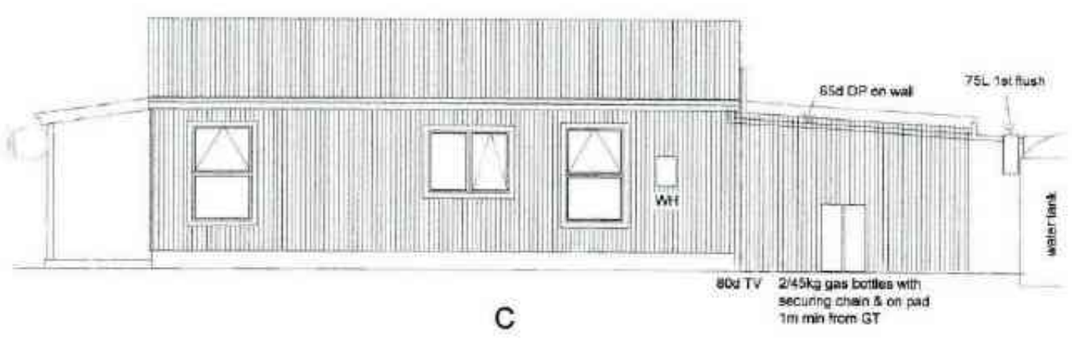


A



B

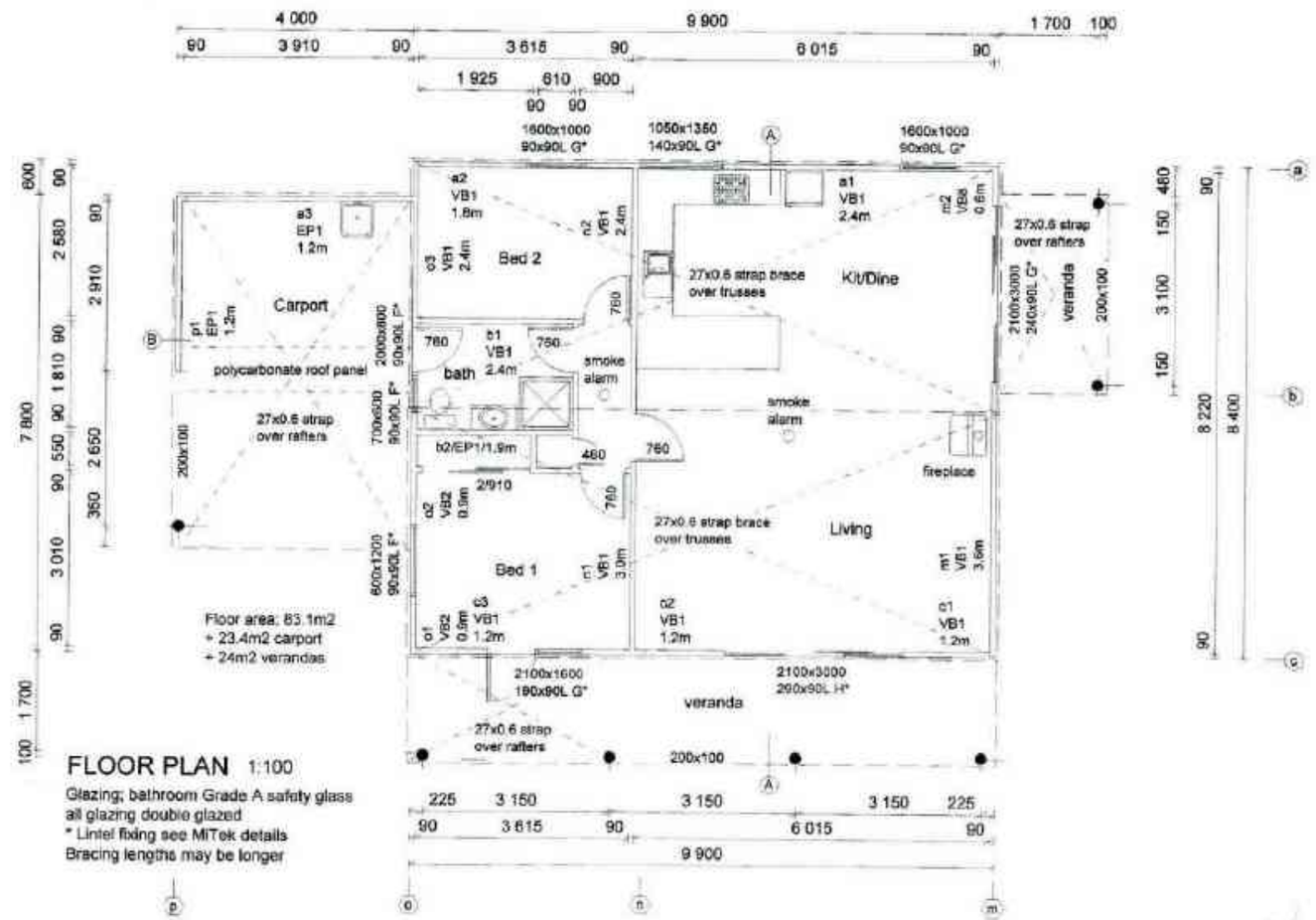
Council copy
Tasman District Council
BUILDING CONSENT AUTHORITY
APPROVED DRAWINGS
Consent Number BC 130058
Signed SM
Date 7/3/13
ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE
DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL



C

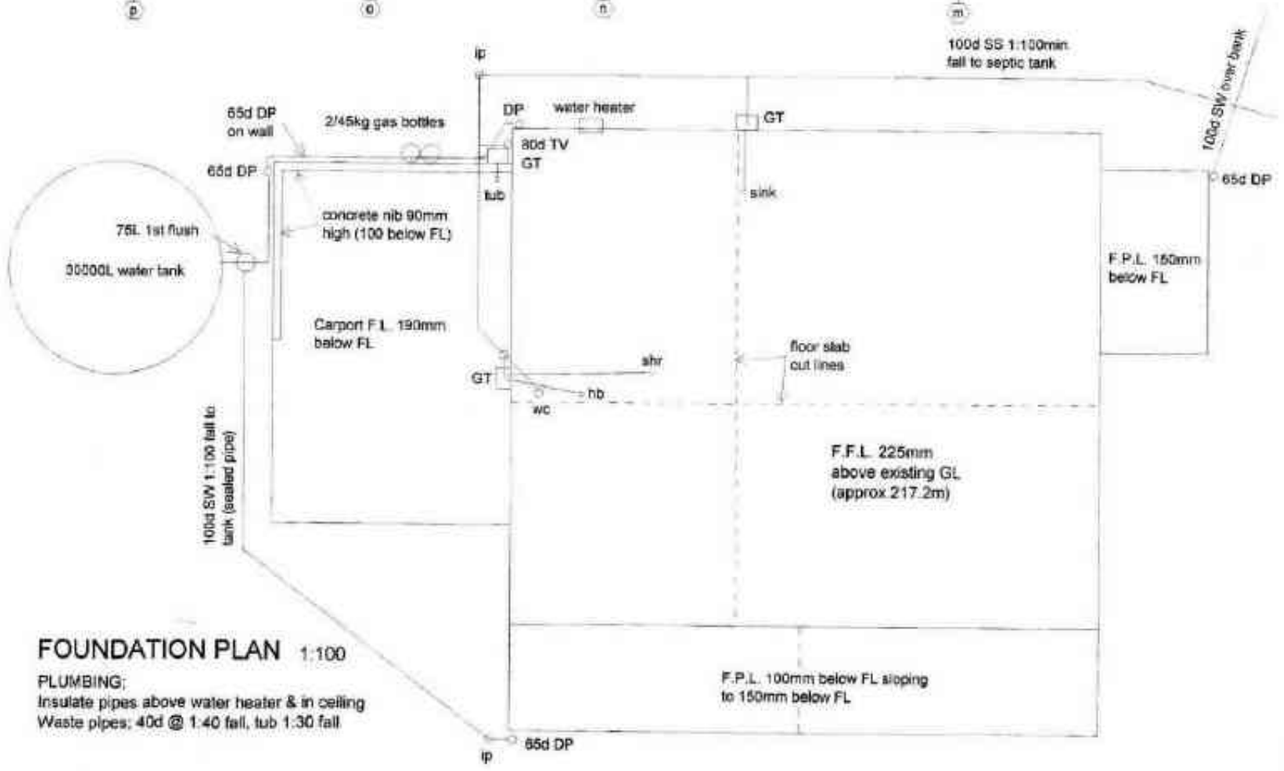


D



FLOOR PLAN 1:100

Glazing; bathroom Grade A safety glass
all glazing double glazed
* Lintel fixing see MiTek details
Bracing lengths may be longer



FOUNDATION PLAN 1:100

PLUMBING;
Insulate pipes above water heater & in ceiling
Waste pipes; 40d @ 1:40 fall, tub 1:30 fall

COTTAGE FOR S GIBSON
35 BENSEMANN RD, UPPER MOUTERE

Owner Stuart: 0274809148	04/01/13	SHT 3 OF 3

colorsteel corrugated roofing on s.s. roof underlay on 75x50H1.2 purlins 900cc

trusses 900cc

17.5d PITCH

colorsteel pitch/change flashing 230 under roof & 200 over roofing. Stopend roofing

colorsteel corrugated roofing on s.s. roof underlay on netting on 75x50H3.1 purlins 800cc

8d PITCH

13mm t & g ceiling on 70x35 battens 600cc. R3.6 ceiling batts

vertical corrugated colorsteel cladding on building wrap to 90x45H1.2 framing 400/600cc. 6mm Villaboard lining, R2.4 batts

140x19H3.1 lining under 140x45H3.1 rafters 700cc, 4/90mm skew nails & 1/multigrip each end to framing/beam

c/s headflashing to 100x20H3.2 facings around doors & windows

200x100H3.2 (or 2/190x45) veranda beam, Bowmac B86 or B38 with M12 s.s. bolts to beam & pole

2452

LIVING ROOM

150sed H5 pole

500E mesh (40mm cover) in 100mm concrete floor slab on vapour barrier, sand & compacted hardfill

20mm rebate for door

100mm concrete paving finish 100mm min below FL & slope to 150mm below FL

D12 in footing (75 above gnd) & top, D10 starters 600cc, 400mm lap with mesh.

250mm

900

450dia

FRAMING: Grade SG8 90x45 studs @ 400cc set out for sheet linings, double sill trimmers

TREATMENT: (minimum)

Wall framing, Trusses & Purlins; H1.2

Carport & veranda framing, rafters & purlins; H3.1; beams; H3.2 Poles; H5

FIXINGS: (Very High Wind Zone)

Purlins to truss/rafter, 1/10g-80mm purlin screw

Truss to plate 2/90nails & 2/CT200

Exterior Top plate to studs 2/90nails & Lumberlok stud tie

Exterior Bottom plate; 12d ~~trubolts~~ Sidbolts with 50x50 washers 900cc

Lintels* see Mitek details

Bracing panels see Villaboard/ECOPLY details

SECTION A
1:25

colorsteel corrugated roofing on s.s. roof underlay on 75x50H1.2 purlins 900cc

colorsteel barge flashing 70 cover to 190x35H3.2 barge board on 90x45H3.1

vertical corrugated colorsteel cladding on building wrap to gable truss

colorsteel apron flashing 110 upstand behind wrap & 200 over roofing. Stopend roofing

6 rib colorsteel roofing on s.s. roof underlay on netting on 75x50H3.1 purlins 750cc

Carport beam fixing to 150sed H5 pole as for veranda, other end 45mm bearing to wall with fixing Type H*

3.5d PITCH

13mm t & g ceiling on 70x35 battens 600cc. R3.6 ceiling batts

joisthanger rafters to 190x45H3.1 stringer, 3/90mm nails to all studs

35/22/35 colorsteel Z flashing behind wrap & over cladding

150x45H3 Hyspan rafters 850cc

2/skew nails & 2/wire dogs rafters to plate

colorsteel gutter on 140x35 H3.2 fascia on 90x45H3.1

cladding hard up to 90x45

BATHROOM

6mm Villaboard linings, R2.4 wall batts

vertical corrugated colorsteel cladding on building wrap to 90x45H1.2 framing 400/800cc

CARPORT

vertical corrugated colorsteel cladding on building wrap to 90x45H3.1 framing 400/800cc

2245mm

vertical corrugated colorsteel cladding on building wrap to 90x45H1.2 framing 400/800cc

7mm H3 ply (bracing)

12d Trubolts 900cc 55mm from slab edge , DPC under plate

cladding to 50mm below FL & 5mm gap to concrete

M12 bolts set 90mm into concrete 900cc, DPC under plate

500E mesh (40mm cover) in 100mm concrete floor slab on vapour barrier, sand & compacted hardfill

D12 in 120 wide x 90 high concrete nib

90

35

FGL

250min & to 'good ground'

D12 in footing (75 above gnd) & top, D10 starters 600cc, 400mm lap with mesh.

D12 in footing (75 above gnd) & top, D10 ties 600cc.

200min

SECTION B-B
1:25

17.5d PITCH

225min

250min & to 'good ground'

250mm

SECTION A
1:25

Tasman District Council
BUILDING CONSENT AUTHORITY
APPROVED
- 7 MAR 2013
BUILDING CONSENT
ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE
DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL

COTTAGE FOR S GIBSON
35 BENSEMANN RD, UPPER MOUTERE

Owner Stuart; 0274809148 | 04/01/13 | SHT 2 OF 3

SITE PLAN
1:250 @ A3

All construction to comply with NZS3604:2011 & relevant codes
Read in conjunction with specification
Very High Wind Zone. EQ Zone 2C. Corrosion Zone C
Drains; Sewer refer to Wastewater Specification
Water supply; roof areas; 60.0m2 65d DP sealed to 100d SW drain
& 42.0m2 & 23.4m2 direct to 75L 1st flush & to 30000L water tank.
Treatment; 20 & 1 micron filters & UV
20mm polythene waterpipe to pump in carport.
F.F.L. 225mm above F.G.L.

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approx 220m contour
existing fence approx
existing fence approx
paper road 20m wide
survey peg
22.1m
top of bank
existing cut face approx 2m high
toe of cut
existing shipping container
overflow to existing channel
ground slope 1:1.3
30000L water tank
bottom of tank
0.5m below FL
ELE B
3m
4.7m
ELE C
top of bank
approx 210m contour
15.9m
CARPORT
PROPOSED HOUSE
5m
top of bank
verandah
verandah
ELE D
existing level area
approx 217m
ELE A
5000L
septic
tank
11.6m
cut
fill
top of bank
fill slope 1:1.5
toe of fill
ground slope 1:2.3
approx 210m contour
cut-off drain
56m2 disposal field 4/15m
driveway to Benseman Road
Lot 1 DP 352842
area; 4.9049 ha
N
for position & construction of waste-water disposal field see Rounce Project Solutions design plans & report