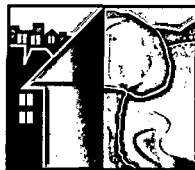


Enhancing the quality of the environment



ENVIRONMENTAL SERVICES

WANGANUI DISTRICT COUNCIL
WANGANUI DISTRICT COUNCIL

APPLICATION

02 OCT 2003

for P.I.M/Building Consent

This application is for a: (tick the appropriate box)

- Project Information Memorandum - PIM (preliminary application for a Building Consent)
- Building Consent
- Alteration to Approved Plan

BC# 3/1546

(A) Owner

Name: DEBRA M'EWEN
Mailing Address: 28 CARLTON AVE
Phone: 34 87565 Fax:

(B) Designer

Name: VERSATILE BUILDINGS WANG (2003) LTD
Mailing Address: P.O. Box 7230
Phone: 34 33466 Fax: 34 33489

(C) Builder

Name: AS ABOVE
Mailing Address:
Phone: Fax:

(D) Craftsman Plumber

(E) Registered Drainlayer

OWNER

CONTACT PERSON i.e. A B C D E (Circle one)

Project

Description of PROJECT and USE: CRAFTSMAN

Project Location

Street Address/Rural No: 28 CARLTON AVE

Durable Life of Project (i.e. 5, 15, 50+ years)

Value of Project Work

(include all labour & materials)

\$ 11,000-00 (Incl. GST)

Consent Fees to be paid by? B

Code Compliance Certificate to be sent to? A

FLOOR AREA OF PROJECT

New Residential Dwellings or
New Commercial Only m²

LEGAL DESCRIPTION

WDC Property No.
Valuation Roll No.
Lot(s) DP 34322
Section Block
Survey District

Signed by (on behalf of) the applicant

Signature: [Signature]

Owner, builder, plumber, designer, agent
(circle one)

Date: 01 / 10 / 03

FEES APPLICABLE (office use only)

Building Consent Application	\$
Building Consent Issue	\$
P.I.M	\$
Non-notified Appl. Fee	\$
Prepaid Crossing	\$
Prepaid Sewer Connection	\$
Prepaid Water Connection	\$
Stormwater Connection	\$
BIA Levy	\$
Additional Charges	\$
Total Fees (Incl. G.S.T)	\$

PTO

The information will be included in a Public Register of Consents issued which is available for public perusal under the Privacy Act 1993, section 54. This may result in receipt by the 'Owner' of trade advertising.

Project Details

The project involves the following

(tick each applicable box, if any, and attach two(2) copies of any relevant information)

- (1) Location in relation to legal boundaries and external dimensions of new, relocated or altered buildings
- (2) New provisions to be made for vehicular access and on-site parking, ie. a new crossing
- (3) Provisions to be made in building over or adjacent to any road or public place, ie. hoardings, signs
- (4) New provisions to be made for disposing of stormwater and wastewater
- (5) Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains
- (6) New connections to public utilities, ie. new drainage or water connections
- (7) Provisions to be made for any demolition work ie. the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities and suppression of noise
- (8) Any cultural heritage significance of the building or building site, including whether it is on a marae

Project Documents (provided with this application)

- Plans and specifications
- (22) Producer Statements (ie. truss design, design review) - specify:
- (23) Other Documents - specify:

Inspections

- (26) By Wanganui District Council
- (27) Other - specify (ie. Design Engineer):

For office use only							
Unit	Checks				Inspections	Approved	
	Initials	Date	Initials	Date		No.	Initials
Administration	<i>AK</i>	6/10/03					
Planning						<i>AKB</i>	8/10/03
Fire Design							
Building	<i>CS</i>	9/10				<i>PA</i>	21/10/03
Drainage							
Water							
Structural							
Plumbing/Drainage						<i>CS</i>	9/10
Roading							
Health							
Dangerous Goods							

Approved for issue of PIM/Building Consent

District Building Controller: *[Signature]* Date: **24 OCT 2003**

**FILE NOTE:
ASSESSMENT OF BUILDING CONSENT**

Applicants Name	Versatile Buildings
Activity/Use	Garage.
Date BC#	#3/1546
Address	28 Carlton Ave.
Subject	Residential Activities in Residential zones

THIS NOTE RECORDS THE INITIAL ASSESSMENT MADE OF THE CONSENT APPLICATION. IT ASSESSES WHETHER THE APPLICATION INCLUDES ALL OF THE INFORMATION REQUIRED TO PROCESS THE RESOURCE CONSENT FURTHER.

Zone:	Residential	
Road Classification:	Local Road	
Site Area:		1140 m ² .
Site Coverage:	40%	≈ 30%.
Maximum Height:	10 metres	3m ✓
Structures (Height Recession Plane):	Front Boundary	Complies with height recession plane area
	Side Boundary	
	Side Boundary	
	Rear Boundary	
	(plus exemptions)	
Multi Unit Development (detached):	Height recession plane applies from a notational boundary	
Accessory Building	Garage or accessory building located in front of principal building	N/A
Conjoined multi unit developments and residential care facilities	D = L = 3H/10 i. Site amenity 30m ² ii. Upper story units iii. Storage space	

Wanganui District Council

Building a better community with the people of the Wanganui District



101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz

TOTAL INSPECTION TIME REPORT

Building Consent Number BC3/1546

Total Estimated Inspection Time	105
Total Actual Inspection Time	0
Inspection Time Difference	105
At BC Issue Time to be charged.	
At Completion Positive amount = time to be credited	
Negative amount = time to be charged	

Signed for and on behalf of the Wanganui District Council

60 mins.

VERSATILE WANGANUI 2003 LTD
P.O. BOX 7230
Wanganui

RECEIVED
WANGANUI DISTRICT COUNCIL

15 OCT 2003

PH (06) 3433466
FAX (06) 3433489
MOBILE (0274) 792 726
wdj.concrete@xtra.co.nz

13/10/2003

FAX/MEMO

Wanganui District Council
P.O. Box 637
Wanganui

Re: BC3/1546 Building Consent

Dear Sir or Madam

Further to your letter dated 9th October 2003 we respond as follows,

1. The additional space at the back of the garage is to be used as a storage area and is not being used as a work-shop or sleep-out.

Yours Faithfully



Bruce Temperton
ESTIMATOR
025 2386877

28 Carlton Ave

BUILDING/// GARAGES, FARM BUILDINGS, FENCES, HOMES, HOME MAINTENANCE, ALTERATIONS.
CONCRETE /// BOX & POUR, DRIVEWAYS, FLOORS, MOWING STRIPS, PATHS, ETC
DECORATIVE CONCRETE /// COULERD, STAMPED, EXPOSED AGGREGATE.

NO JOB TOO SMALL / OBLIGATION FREE QUOTES

Wanganui District Council

Building a better community with the people of the Wanganui District



101 Guyton Street
P O Box 637, Wanganui
Phone: (06) 349 0001
Fax: (06) 349 0000
Email: wdc@wanganui.govt.nz
Web: www.wanganui.govt.nz

9 October 2003

Versatile Buildings Wanganui (2003) Ltd
P O Box 7230
Wanganui 5031

Dear Sir or Madam:

1st Request for further information on Application.

Project Number: BC3/1546
Project Location: 28 Carlton Ave WANGANUI 5001
Project Description: Construct a new double garage / workshop.

The documentation supplied for the above project has been reviewed and raises the following comments:

- **Please state what the back of the garage is to be used for (sleepout, workshop, etc).
(Graham Wait - Building Control Officer)**

We have placed this application on hold until we receive your advice regarding the above comments, and the issues raised have been resolved. If you have any queries please contact this office and quote Project Number BC3/1546

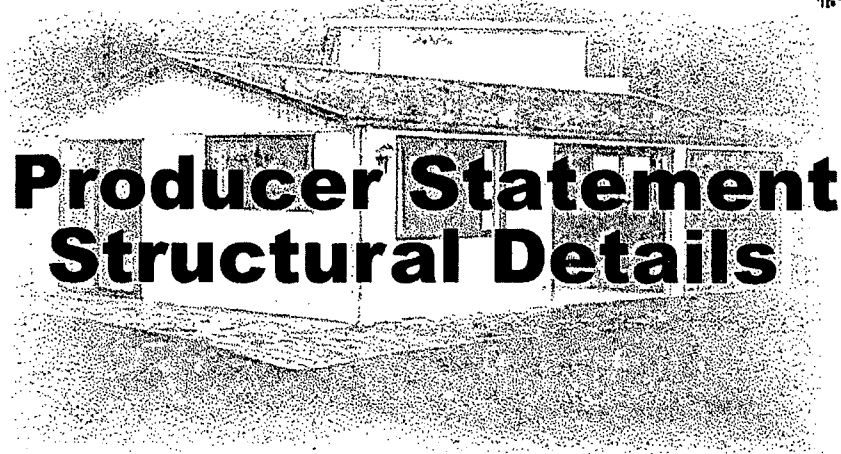
Yours sincerely

Kim Glentworth
Customer Services Officer



Designed by:

MiTek™ **MiTek New Zealand Ltd.**
 PO Box 3887
 Riccarton, CHRISTCHURCH
 www.mitek.nz.co.nz
 HOME OF **GANG-NAIL**® BUILDING SYSTEMS



**Producer Statement
 Structural Details**

Consent No.

3 / 1 5 4 6

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Notes

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BRANZ Note: Copies of Bracing Test Report for wall cladding, Test number STR346, available for inspection from Versatile Buildings Ltd, 112 Waterloo Road, Christchurch.

Building Classification: Buildings designed for Class 4 & 5 Category as defined in NZS4203:1992 Table 2.3.1

Patent: 'Flexi-Brace' subject to Patent Application No: 504428 Mitek New Zealand Ltd
 Steel 'Stud Saver' subject to Registered Patent No's 330803 & 314494.

Index

Index	Cover Page
Page 1	Producer Statement: MiTek NZ Ltd- Design
Page 2	Producer Statement: Versatile Buildings/BHP - Durability
VB2000-3	Detail Index
VB2000-4	Floor slab/bolting & Size Tables/Charts
VB2000-5	Hardware Fixing Details
VB2000-6	1000 Series Wall Bracing Units (1000mm stud centers)
VB2000-7	600 Series Wall Bracing Units (600mm stud centers)
VB2000-8	Roof & Wall Bracing (2.7 & 3.0m stud)
VB2000-9	Fire-Wall Details
VB2000-10	Ply-bracing (Tilt-Door Front and rear opening)
VB2000-11	Partition Wall Bracing
VB2000-12	Internal Lining Details
VB2000-13	Roof Details
VB2000-14	Truss Details-2.4m to 7.8m span
VB2000-15	Truss Details-8.0m to 10.2m span
VB2000-16	Alternative Truss Stiffener Detail
VB2000-17	Roof bracing (600 & 1000 series)
VB2000-18	Garaport / Verandah & Deck details

CONVENTIONS:

"600 Series" refers to buildings with studs at 600mm centers.
 "1000 Series" refers to buildings with studs at 1000mm centers.

VB2000 SERIES

July 2002 Version 1.3



BHP New Zealand Steel



**VERSATILE BUILDINGS LIMITED
PRODUCER STATEMENT – DURABILITY**

The building designs VB2000 have been designed using the external metal cladding on the walls to assist in their structural stability.

To satisfy the requirements of Clause B2: "Durability" of the NZBC 1992 and to ensure the cladding material meets a 50-year durability life the following provisions must apply:

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L 3 / 15 4 6

Range of Product and Use

- Specification: AS1397: 1994
- Coating Type: Zinalume & G2z
- Steel thickness range: 0.35mm – 0.95mm BMT
- Steel grade range: G300 – G550
- Application: Standard Versatile Walls on Class V Building category as per NZS4203: 1992
- Fasteners: Heavy Zinc or Zinc-tin coated clouts to comply with AS3566 Classes 3 & 4.
Aluminium rivets for all BHP Cladding products.

Consent No.

Requirements, Limitations and Exclusions

- Applicable to buildings in Coastal Very Severe, Coastal Severe, Coastal Moderate and Inland Moderate environments as described in BHP New Zealand Steel Environment Categories March 2000.
- Fixing and installation of the cladding must be done exactly in accordance with Versatile Buildings Fixing Guide – VB2000
- Normal and regular maintenance must be carried out on the exterior surface of the cladding and the following guide must be followed to ensure the durability requirements are met.

Regular Maintenance

- **Moderate Marine Environment**
Rain washing only required on exposed sections, sheltered or protected areas require washing every 3 months.
- **Severe and Very Severe Environment**
Rain-washing only required on exposed areas. Sheltered and protected areas require washing down every month and whenever corrosive salts are present.

Extended Maintenance, Painting or Repainting

- **Extended Durability**
Once the metallic coating or the paint system has weathered away, signs of red rust for bare material or signs of the metallic coating for painted material, painting of the entire surface is required to extend the life of the cladding product. Paint manufactures recommendations are to be followed for surface preparation and paint type to be used.
- **Evident Corrosion**
Areas that show signs of white or red rust/corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products and present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the Paint Manufacturer's recommendations is then required.
Particular attention needs to be paid to laps (side, end, flashing etc) where earlier corrosion may start due to moisture and dirt entrapment.
If evident corrosion is not treated quickly rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

References

1. BHP New Zealand Steel
"Environmental Categories" March 2000
2. Versatile Buildings Assembly Instructions for Standard Garages
3. New Zealand Building Code 1992

Brett Waterfield

for Versatile Buildings Ltd
112 Waterloo Road
Christchurch

NEW ZEALAND

Gary Bonniface

for BHP New Zealand Steel
Private Bag 92121
Auckland

NEW ZEALAND

Dated: 1st July 2000



MiTek New Zealand Ltd.

Correspondence from: **CHRISTCHURCH**
20 Kotzikas Place, Sockburn
PO Box 8387, Riccarton
Phone: (03) 348 8691
Fax: (03) 348 0314

AUCKLAND
5 Zelanian Drive, East Tamaki
PO Box 58-014, Greenmount
Phone: (09) 274 7109
Fax: (09) 274 7100

HOME OF GANG-NAIL® BUILDING SYSTEMS

www.mitek.nz.co.nz

PRODUCER STATEMENT - DESIGN MiTek New Zealand Ltd.

VB2000 SERIES JULY 2002 MiTek DESIGN

The building design VB2000 has been compiled using sound and widely accepted engineering principles and in accordance with NZS4203:1992 and NZS3603:1993 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1:Structure of the Building Regulations 1992.

As independent design professionals covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000 I BELIEVE ON REASONABLE GROUNDS that subject to:

1. The verification of all design assumptions detailed in the drawings and
2. All proprietary products meeting the performance specification requirements,

the drawings, specifications and other documents according to which the building is proposed to be constructed, comply with the relevant provisions of the Building Code.

APPROVED

33/11546

Stephen Anthony COLL

E.A. IPENZ, MNZIOB

Consent No.
CONFIDENTIAL

for MiTek New Zealand Ltd
20 Kotzikas Place
CHRISTCHURCH
NEW ZEALAND

Date: 22 July, 2002

detail: Q Sheet 13
RIDGE BRACE DETAIL

detail: P Sheet 13
PURLIN TO TRUSS FIXING

Sheet 17
ROOF BRACING LAYOUT

Sheet 14 & 15
TRUSS DETAILS

detail: J Sheet 10
FRONT & REAR TILT DOOR

detail: E Sheet 4
LINTELS CHART

detail: H Sheet 9
LVL BEAM END CONNECTION

detail: F Sheet 5
TOP PLATE (SIDE) JOIN

detail: G Sheet 9
FIREWALL DETAIL

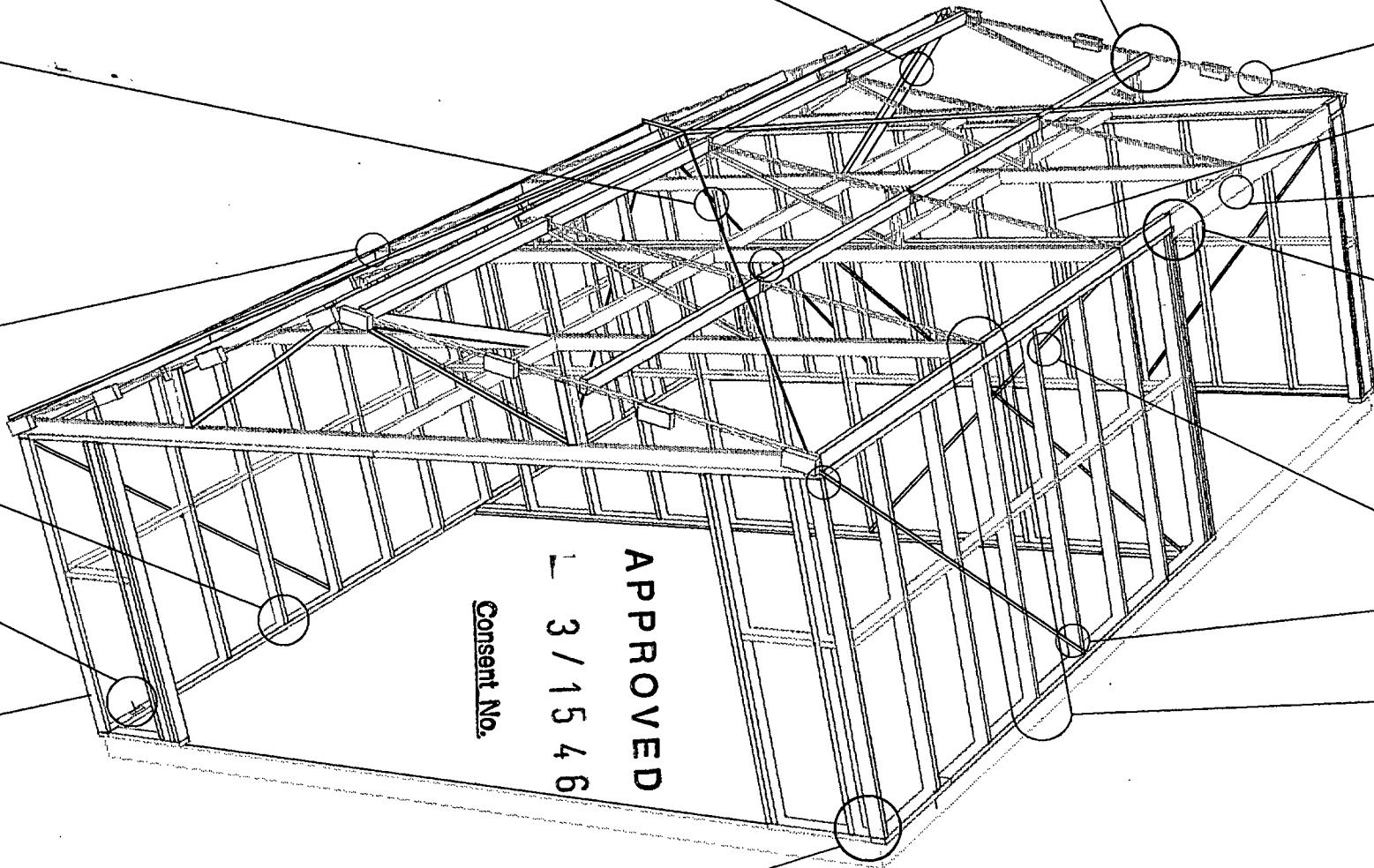
Sheet 11
PARTITION WALL BRACING

detail: A Sheet 4
BOTTOM PLATE FIXING

Sheet 6 & 7
WALL BRACING DETAILS

detail: B Sheet 4
TIMBER GRADE

detail: F Sheet 5
TRUSS/STUD/PLATE CONNECTION



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Consent No.
3 / 15 4 6

detail: F Sheet 5
CORNER FIXINGS



VERSATILE BUILDINGS LTD
Construction Details

DRAWING TITLE:
Detail Index

DESIGN: S.A. Coll
DRAWING: VB2000-3
DRAWN: VB Ltd
DATE: Jul '02

SHEET:
3

OF SHEET:
18

Max. Truss Span or Building Width	
Wind Load Bottom Plate Anchor or M12Ø Bolt	
Low	12000
Medium	10600
High	9600
Very High	8400

NOTE: For fastener spacing @ 900 crs, truss spans building width can be increased by 25%.

TIMBER GRADES:

LOCATION	STUD	2.1 to 3.0m stud	V.High Wind (600 series only)	
			2.1m to 2.7m	3.0m stud
90x35 STUDS (Machine Stress Graded)		MGP10	MGP10	MGP10 @ 300mm CENTRES.
90x35 PLATES (Machine Stress graded)		MGP10	MGP10	MGP10
90x45 PURLINS (Machine Stress Graded)		MGP10	MGP10	MGP10

Detail B Timber grades

SIDE ENTRY: ALUMINIUM JOINERY

2.1m stud height

Opening Width	Bldg Width	Lintel Size
865mm clear span	up to 9.0m	190x45 + 90x45
1165mm clear span	up to 9.0m	190x45 + 90x45
1765mm clear span	up to 9.0m	190x45 + 90x45
2365mm clear span	up to 9.0m	190x45 + 90x45

2.4m-3.0m stud height

Opening Width	Bldg Width	Lintel Size
865mm clear span	up to 9.0m	2x 90x45
1165mm clear span	up to 9.0m	2x 90x45
1765mm clear span	up to 9.0m	2x 140x45
2365mm clear span	up to 9.0m	190x45 + 90x45

SIDE ENTRY: TILT-DOORS

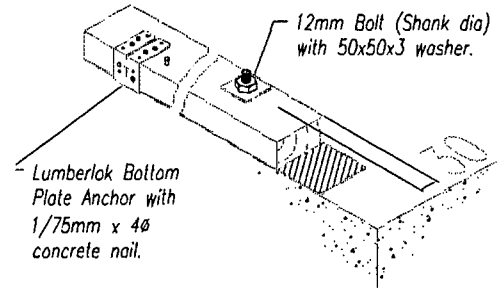
2.7m wide opening

Bldg Width	Low/Med/High	V.High
6.0m	170x45 LVL	2x170x45 LVL
over 6.0m to 9.0m	2x170x45 LVL	2x170x45 LVL

3.0m-4.5m wide opening

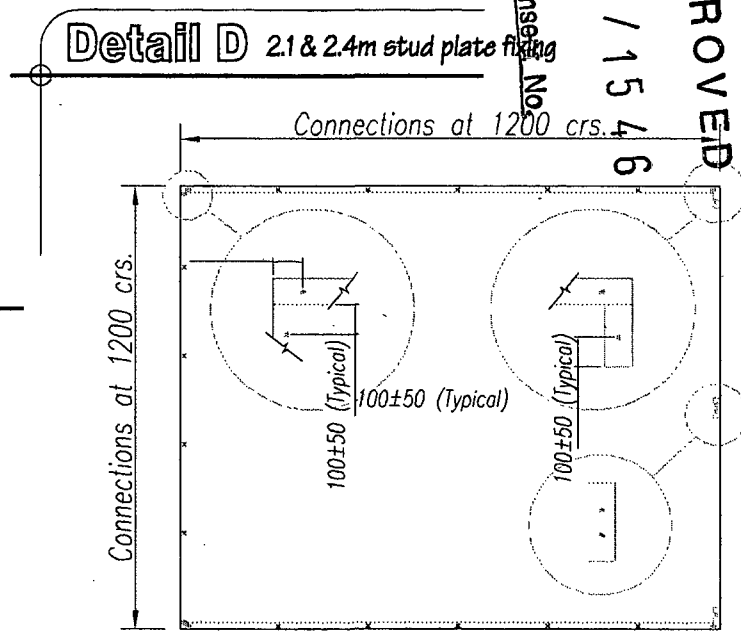
Bldg Width	Low/Med/High	V.High
6.0m	240x45 LVL	2x 240x45 LVL
over 6.0m to 9.0m	2x240x45 LVL	2x 240x45 LVL

DESIGN NOTES: Dead load: 0.20kPa
Live Load: 0.25kPa, Snow Load: 0.50 kPa
Max. long term deflection: (L/300 or 15mm) max.
Wind Load in accordance with NZS 3604:1999



Detail A Bottom plate fixing

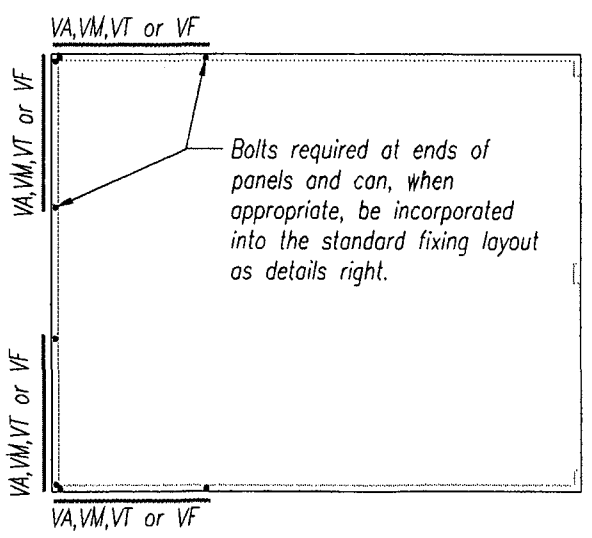
Detail D 2.1 & 2.4m stud plate fixing



NOTE:

- Connections must be applied at all corners and door openings shown and then spaced, as per layout above, between these points.

Detail C 2.7 & 3.0m stud plate fixing



Lintel charts

Detail E

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Construction Details
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DRAWING TITLE:
Floor Slab & Tables

DESIGN: S.A. Coll
DRAWING: VB Ltd
DATE: Jul '02

SHEET:
4

OF SHEET:
18



Detail F Hardware Fixing Locations

2/3.15x75mm skew nails from truss outside face to end of truss stiffener, 4T5 strap nail plate from top of stiffener to top of truss bottom chord.

Lumberlok CT200 with 7/3.15 x 30 nails into truss chord and 4/3.15x 30 nails into stud and top plate & truss chord. 2T4 strap nail plate to inside of stud & plate.

2T4 strap nail plate to each corner (side wall face of stud).

for firewall connection refer to Detail G, Sheet 10

2T4 strap nail plate nailed to each face of stud directly under trusses.

2/3.15x75mm nails from plates to stud (top & bottom).

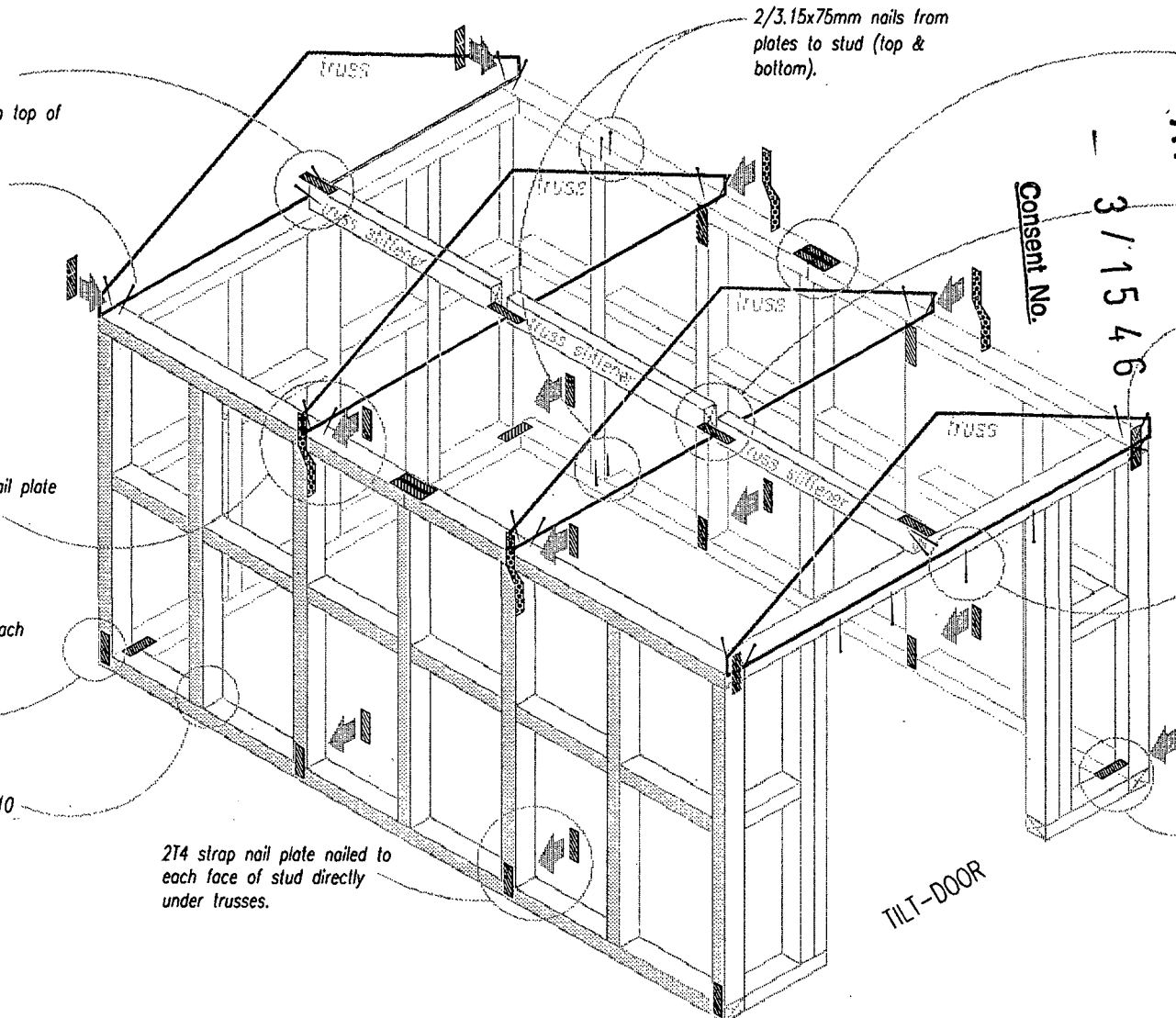
Pair of 4T5 strap nail plates placed centrally over join on upper face of top plate. Required on sidewall top plate only.

4T5 strap nail plate nailed to bottom of truss stiffener

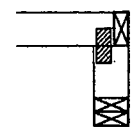
4T5 strap nail plate nailed from bottom chord of truss to stud at every corner.

4/3.15x75mm nails from top plates to truss between tilt-door opening

2T4 strap nail plate to top face of bottom plate at each corner only (Typical).



APPROVED
 Consent No. 3/1546



NOTE:
hardware fixings apply to both 600 & 1000 series buildings.

VERSATILE BUILDINGS
112 WATERLOO ROAD, HOBURN
P.O. BOX 11-013, SOCKBURN
PH: (03) 349-1202 FAX: (03) 349-1286

MiTek New Zealand Ltd.
AUCKLAND: PO Box 48 014, Queenstown
PH: 03 221 7122
DUNEDIN: PO Box 837, Riccarton
PH: 03 224 1488
CHRISTCHURCH: PO Box 107, New Brighton
PH: 03 366 0214
www.mitek.co.nz
HOME OF GANG-WALK BUILDING SYSTEMS

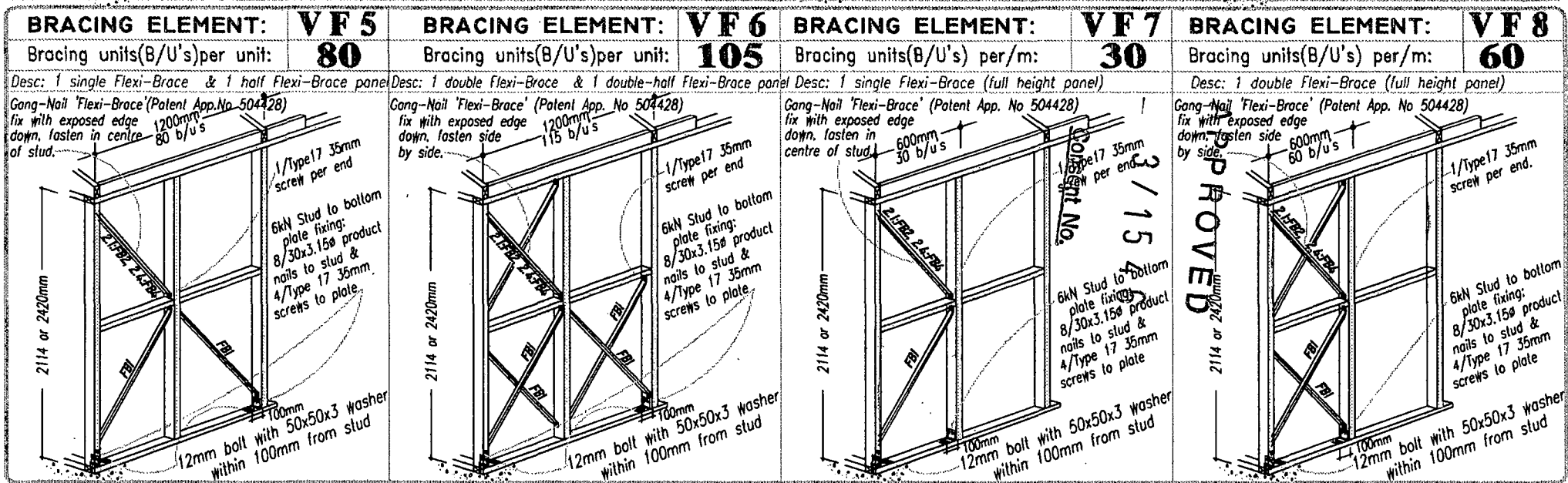
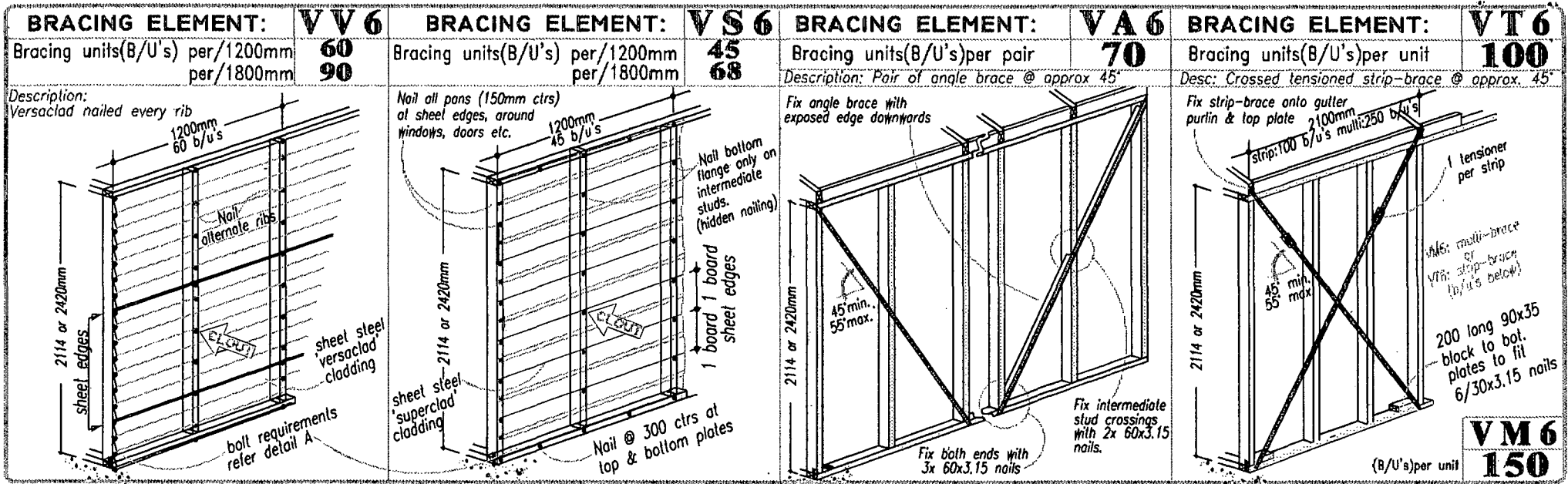
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Construction Details
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DRAWING TITLE:
Hardware Fixing

DESIGN: S.A. Coll
DRAWING: VB2000-5
DRAWN: VB Ltd
DATE: Jul '02

SHEET:
5

OF SHEET:
18



VERSATILE BUILDINGS LTD
Construction Details

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DRAWING TITLE:
600 Series Wall Bracing

DESIGN: S.A. Coll
DRAWING: VB Ltd
DATE: Jul '02

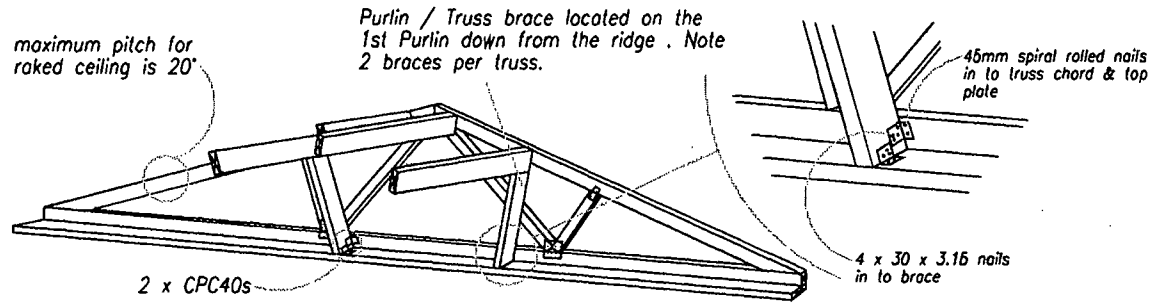
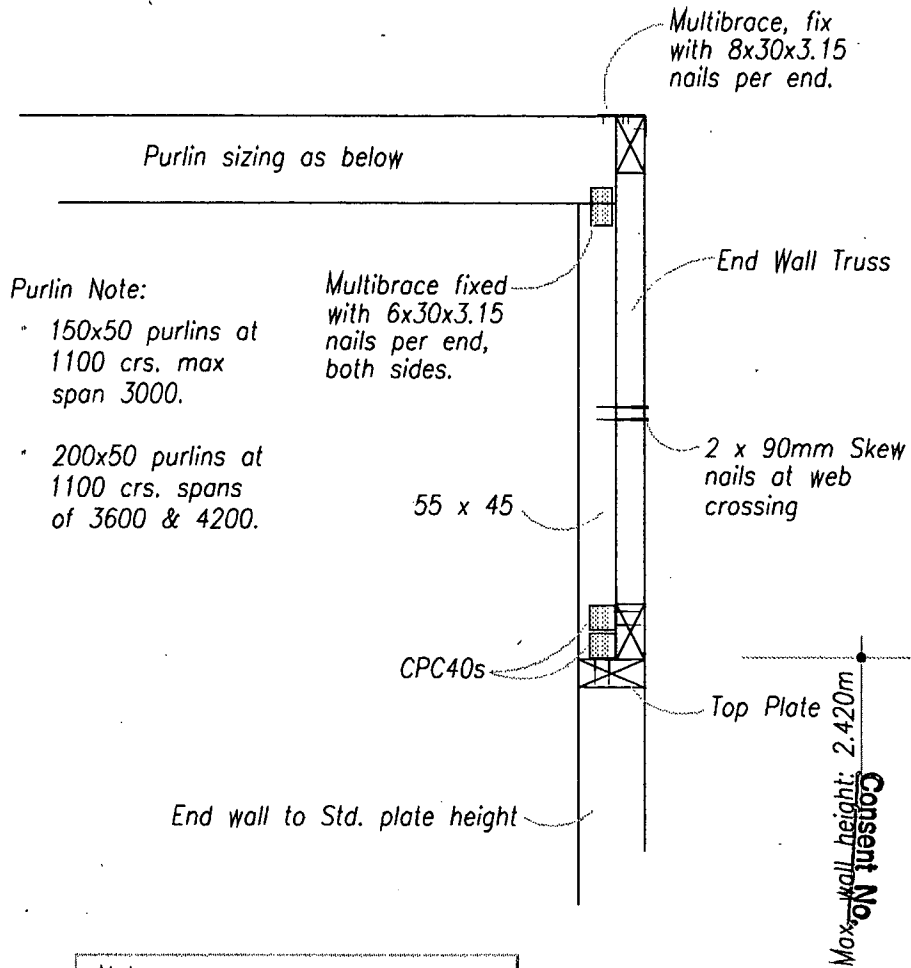
SHEET: **7**

OF SHEET: **18**

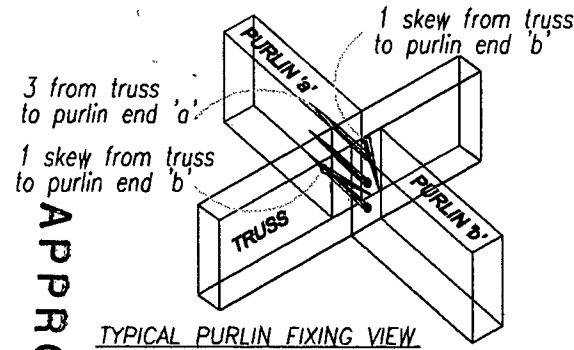
Cross section - raking ceiling end wall

Detail N

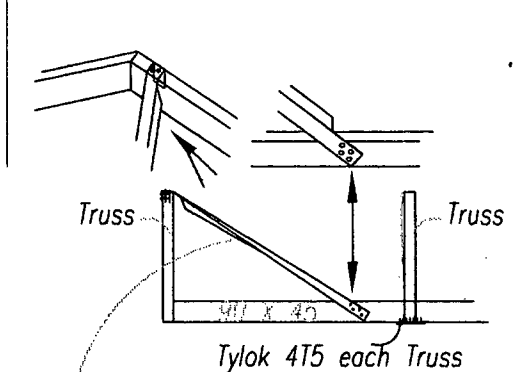
Detail O purlin / truss brace - end wall



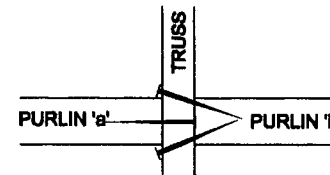
Detail P: Purlin detail



Detail Q: Ridge brace



1500 long Angle brace cropped at each end to allow nailing to truss chord and bottom chord runner. 4x30x3.15 nails each end.



DRAWING TITLE:
Roof details

DESIGN: S.A. Coll
DRAWING: VB Ltd
DATE: Jul '02

SHEET:
13

OF SHEET:
18

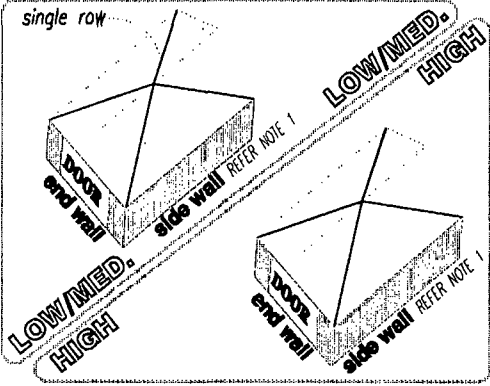
Note:
Design covers the end wall stability at the top plate level via the Purlin brace construction.



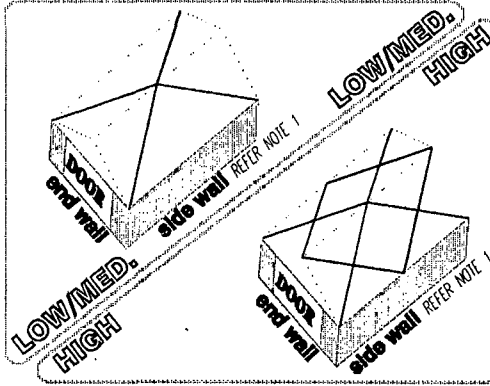
VERSATILE BUILDINGS LTD
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BUILDING LENGTH 2.4m - 6.0m LENGTH 6.6-9.0m LENGTH 9.6-12.0m LENGTH

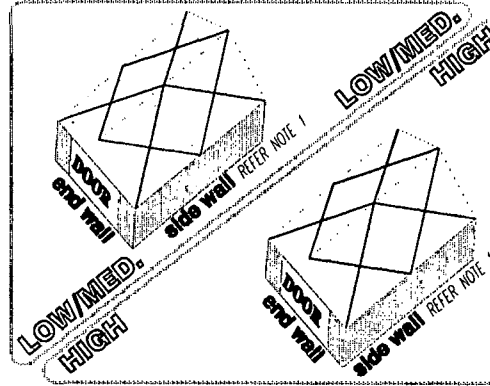
2.4m - 6.0m WIDTH



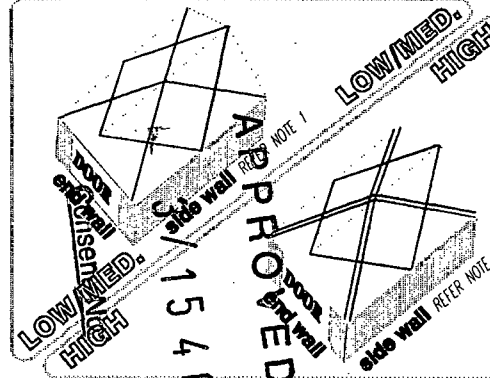
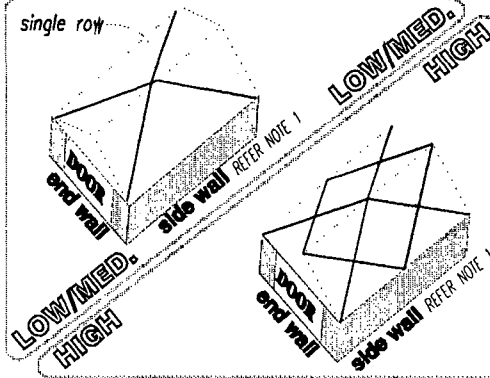
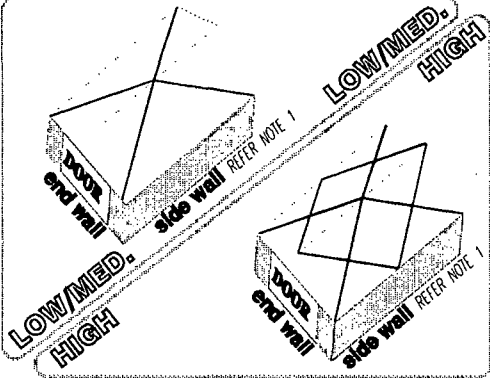
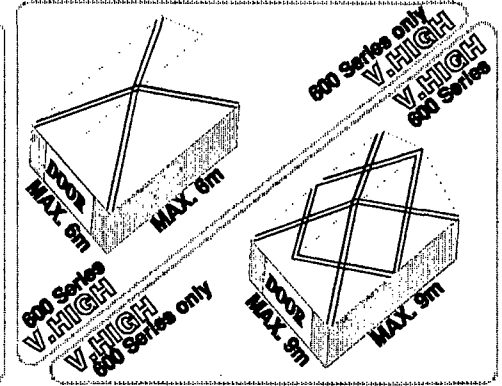
BUILDING WIDTH 6.6m - 9.0m WIDTH



9.6m - 12.0m WIDTH

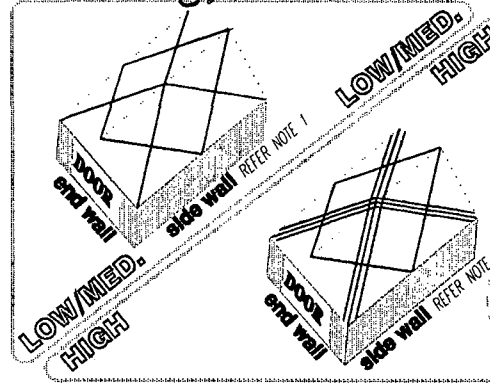
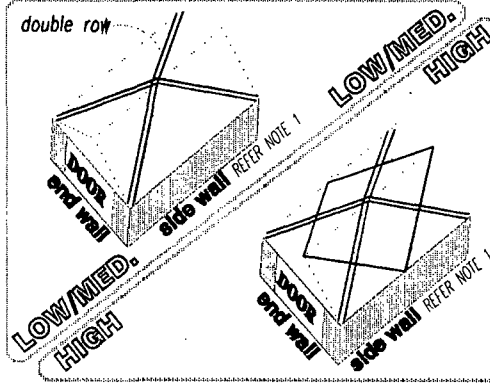
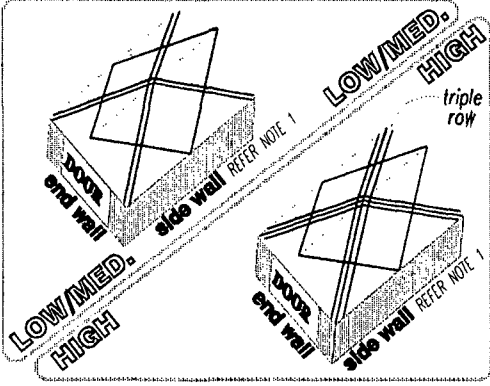
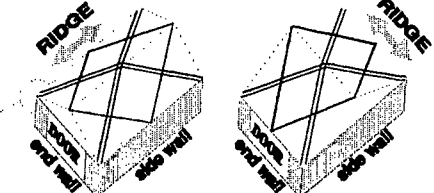


600 Series only VERY HIGH WIND



ROOF BRACING NOTES:

- End Wall /Side Wall ratios over 1:1.5 shall have a double row (corner to corner)
eg: 6m x 9m = Single Row
eg: 6m x 9.6m = Double Row
- End Wall /Side Wall ratios shall not exceed 1:2 in Low/Medium & High Wind zones.
eg: 6m wide(end wall) x 12m deep (side wall) = 1:2
- End Wall /Side Wall ratios shall not exceed 1:1.5 in Very High Wind zones.
eg: 6m wide(end wall) x 9m deep (side wall) = 1:1.5
- Maximum stud height is 2.420m. Refer to sheet 9 for 2.7m & 3.0m stud heights.
- The ridge can run along or across the 'end wall', without effecting roof bracing, refer to diagram below:



- Indicates a single row of Lumberlok Strip Brace tensioned up and laid over the top of purlins. Fix each end with 3x 30x3.150 nails (typical)



VERSATILE BUILDINGS LTD Construction Details

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DRAWING TITLE:
Roof Bracing

DESIGN: S.A. Coll
DRAWING: VB2000-17
DRAWN: VB Ltd
DATE: Jul '02

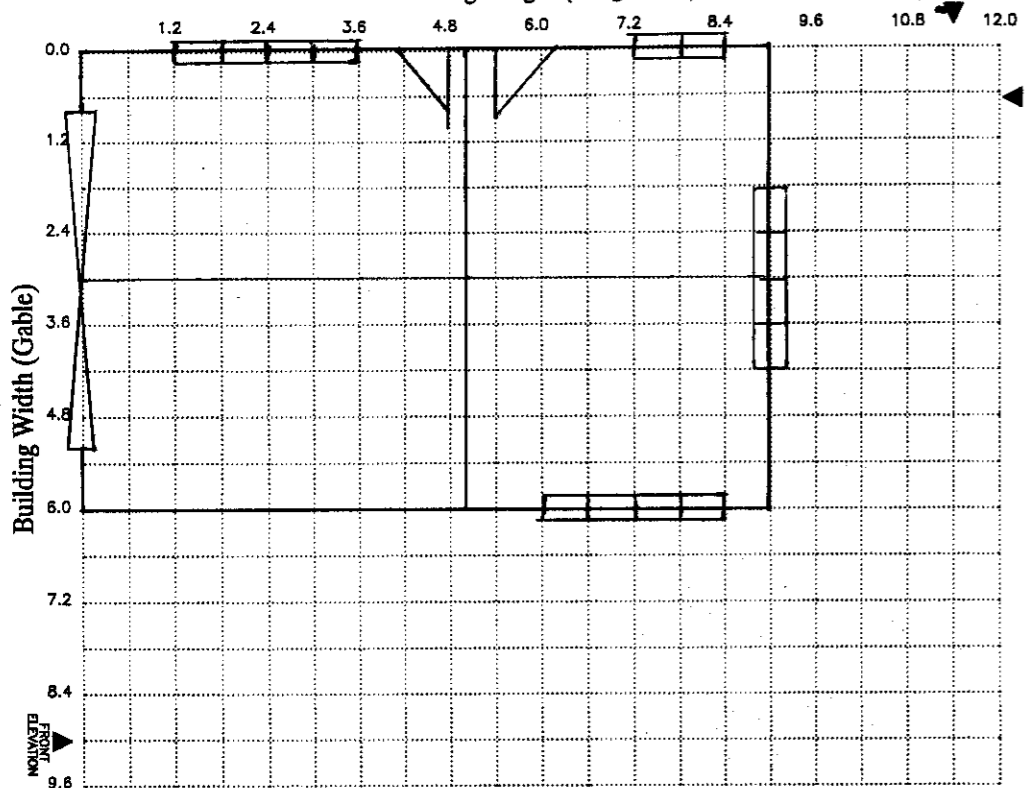
SHEET:
17

OF SHEET:
18

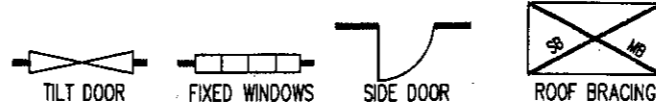
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED

FLOOR PLAN

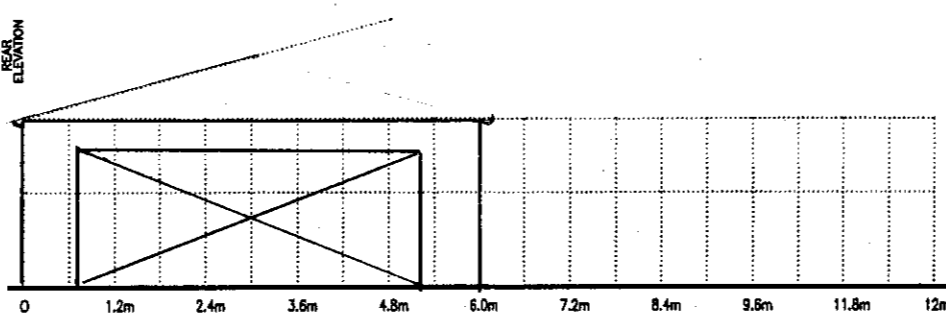
Building Length (Ridge Line)



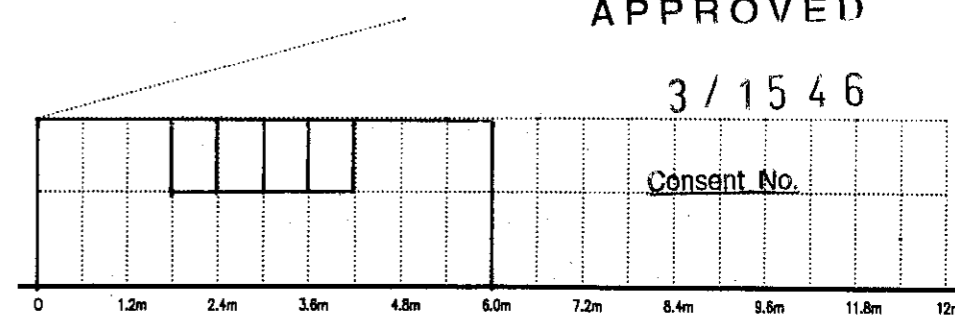
LEGEND Plan



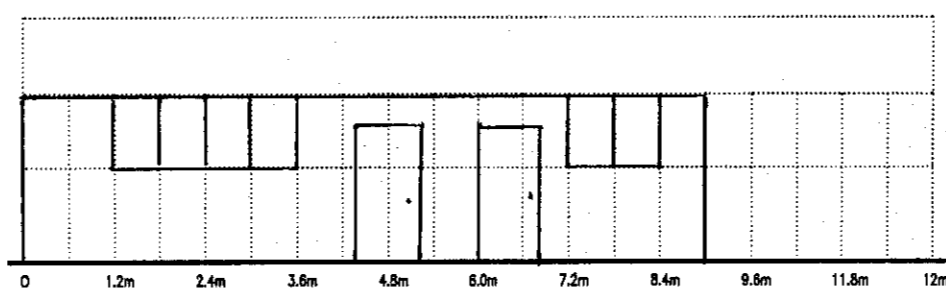
LEGEND Elevation



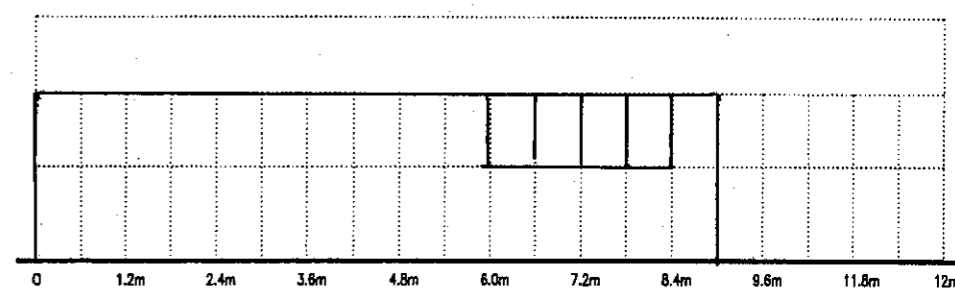
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

APPROVED

3 / 15 46

Consent No.

BUILDING DATA

Length	9.0 m	Width	6.0 m	Area	54 m ²
STUD HEIGHT	2.1m <input checked="" type="checkbox"/> 2.4m <input type="checkbox"/> 2.7m <input type="checkbox"/> 3.0m <input type="checkbox"/>				
CLADDING	Versaclad <input checked="" type="checkbox"/> Superclad <input type="checkbox"/> Other <input type="checkbox"/>				
WIND ZONE	Low <input type="checkbox"/> Med. <input type="checkbox"/> High <input type="checkbox"/> V.High <input checked="" type="checkbox"/>				
FLOOR	Concrete <input checked="" type="checkbox"/> Timber <input type="checkbox"/>				
ROOF PITCH	15° <input checked="" type="checkbox"/> 20° <input type="checkbox"/> 25° <input type="checkbox"/> other <input type="checkbox"/>				

NOTES:

Construction to comply with NZS3604:1999 and the New Zealand Building Code. Refer to Producer Statement VB2000. Copyright: These drawings must not be reproduced without express permission of Versatile Buildings Ltd.

GENERAL

All work to comply with the New Zealand Building Code. This specification and drawings shall be read in conjunction with Versatile Buildings Ltd/Gang-Nail Producer Statement for Design VB2000 Series Durability requirements for wall cladding detailed in Producer Statement-Durability, Producer Statement VB2000, Sheet 2

FOUNDATIONS

Concrete floor shall be 17.5 MPA, 100mm thick. Footing as detailed.

WALL FRAMING

All timber shall be machine gauged and treated to T.P.A.specification H1 or Chemical Free Dry frame. Studs shall be 90x35 dry frame at 600 ctrs and housed into plates with dwangs housed into studs. Lay 'Supercourse' d.p.c. under all plates. Refer Producer Statement VB2000 Sheet 4 for timber grade options and specification. Fix hardware in accordance with Producer Statement VB2000 Sheets 4 & 5.

ROOF FRAMING

Purlins shall be 90mm x 45mm on edge at 1500 max. ctrs fixed to Gang-nail trusses at 1800mm centers. Fix purlins and ridge braces as detailed in Producer Statement VB2000, Sheet 13. Gang-nail Truss specifications detailed in Producer Statement VB2000, Sheets 14 & 15. For raking ceiling (skillion roof) refer VB2000 page 13.

SIDE ENTRY OPENING LINTELS

LVL Beams size/span as per Producer statement VB2000 Sheet 4, Fixing details VB2000 Sheet 9

ROOFING

Shall be Steel longrun rib roofing, fixed with 65/75mm weatherseal spiral shank nails, over building paper on ultraviolet fast lashing.

WALL CLADDING

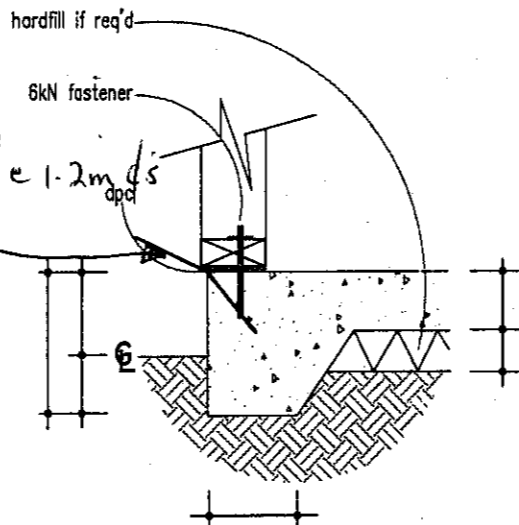
Fix in accordance with Producer Statement Design VB2000, Sheet 7

ROOF BRACING

For all buildings fix Lumberlok roof plane strap bracing in accordance VB2000 Producer Statement, Sheet 16 For 2.7 & 3.0m stud, refer VB2000 Sheet 8

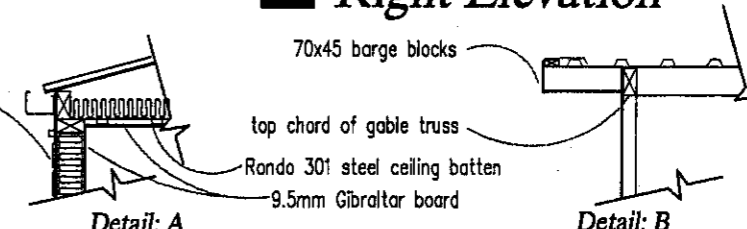
WALL BRACING

Fix Bracing per VB2000 Sheet 7, Bracing Panel locations and fixing refer attached: 'Wall Bracing: 600 Series, Ver 1.1'

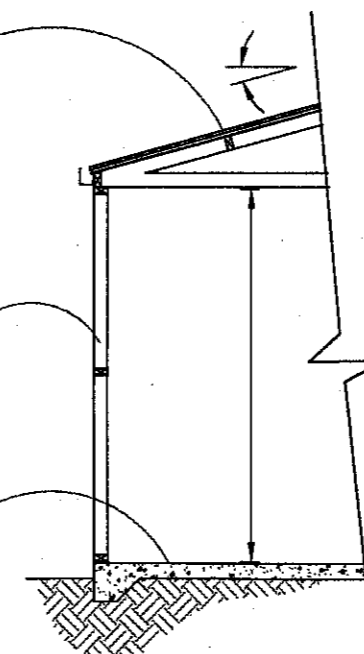


FOUNDATION DETAIL n.t.s. (typical)

steel cladding over building paper over 90x35 dryframe studs @ 600 ctrs over min. R1.8 insulation over 9.5 Gib. board.



longrun rib roofing on building paper on UV treated string on 90x45 purlins @ 1500 ctrs cut between 90x35 gang-nail approved trusses @1800 ctrs



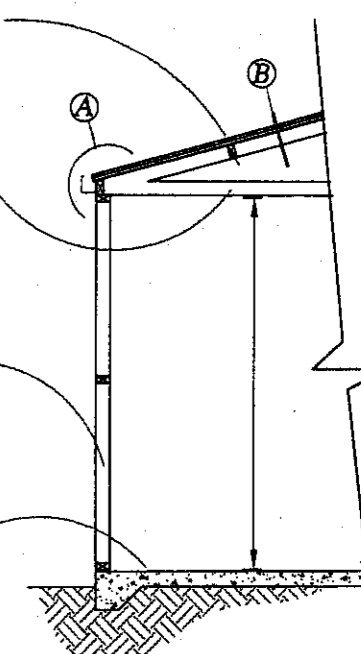
TYPICAL SECTION

longrun rib roofing on building paper on UV treated string on 90x45 purlins @ 1500 max. ctrs cut between 90x35 gang-nail approved trusses @1800 ctrs

9.5mm Gib board over Rondo 301 Steel ceiling battens @ 450mm max. ctrs over over min. R2.0 ceiling insulation

steel cladding over building paper over 90x35 dryframe studs @ 600 ctrs over min. R1.8 insulation over 9.5 Gib. board.

100mm concrete slab 17.5mPa at 28 days



HABITABLE ROOM - LINED

SPECIFICATIONS



HEAD OFFICE:
112 WATERLOO ROAD

PH: (03) 349-2555
FAX: (03) 349-1286

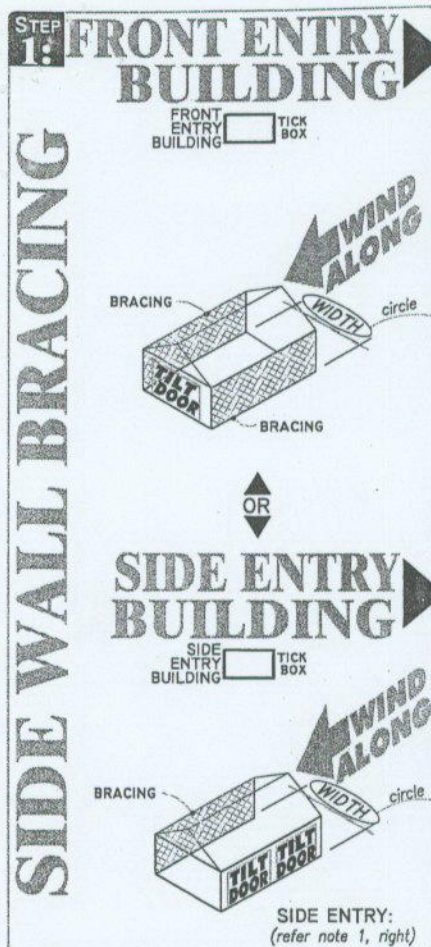
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PROJECT TITLE
*Proposed Garage For:
PEGGA McEWEN 28 CARLTON AVE*

DRAWING TITLE
**Construction Details, 600 Series
VERSATILE BUILDING**

SCALE: 1:100 DATE: July '00
DRAWN: B.O'Connor VG-136A FILE:

SHEET: 1 OF:



STEP 2: BRACING DEMAND FOR WIND DIRECTION. ALONG RIDGE LINE

WALL WIDTH	LOW	MED.	HIGH	V.HIGH
3.0m	35	46	66	85
3.6m	42	55	79	102
4.2m	49	64	93	119
4.8m	56	73	106	136
5.4m	63	83	119	153
6.0m	70	92	132	170
6.6m	77	101	146	187
7.2m	84	110	159	204
7.8m	91	119	172	221
8.4m	98	129	185	238
9.0m	105	138	198	255

WRITE FIGURE HERE: 198

WALL B.U.'S REQ'D: 198

WRITE FIGURE HERE: 199

WALL B.U.'S REQ'D: 199

CIRCLE SELECTED

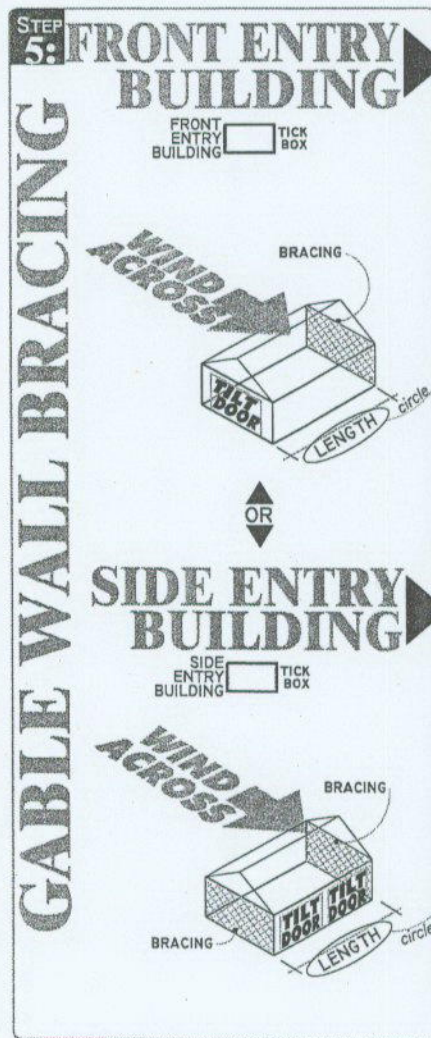
STEP 2a: BRACING DEMAND FOR WIND DIRECTION. ALONG RIDGE LINE

WALL WIDTH	LOW	MED.	HIGH	V.HIGH
3.0m	70	92	132	170
3.6m	84	110	159	204
4.2m	98	129	185	238
4.8m	112	147	212	272
5.4m	126	165	238	306
6.0m	140	184	265	340
6.6m	154	202	291	374
7.2m	168	220	318	408
7.8m	183	239	344	442
8.4m	197	257	370	476
9.0m	211	275	397	510

WRITE FIGURE HERE: 0

WALL B.U.'S REQ'D: 0

CIRCLE SELECTED



STEP 6: BRACING DEMAND FOR WIND DIRECTION. ACROSS RIDGE LINE

WALL LENGTH	LOW	MED.	HIGH	V.HIGH
3.0m	49	65	95	119
3.6m	58	78	113	143
4.2m	68	91	132	166
4.8m	78	104	151	190
5.4m	87	117	170	214
6.0m	97	130	189	238
6.6m	107	143	208	261
7.2m	117	156	227	285
7.8m	126	168	246	309
8.4m	136	181	265	333
9.0m	146	194	284	356
9.6m	156	207	302	380
10.2	165	220	321	404
10.8	175	233	340	428
11.4	185	246	359	451
12.0	194	259	378	475

WRITE FIGURE HERE: 189

WALL B.U.'S REQ'D: 189

CIRCLE SELECTED

STEP 6a: BRACING DEMAND FOR WIND DIRECTION. ACROSS RIDGE LINE

WALL LENGTH	LOW	MED.	HIGH	V.HIGH
3.0m	24	32	47	59
3.6m	29	39	57	71
4.2m	34	45	66	83
4.8m	39	52	76	95
5.4m	44	58	85	107
6.0m	49	65	95	119
6.6m	53	71	104	131
7.2m	58	78	113	143
7.8m	63	84	123	154
8.4m	68	91	132	166
9.0m	73	97	142	178
9.6m	78	104	151	190
10.2	83	110	161	202
10.8	87	117	170	214
11.4	92	123	180	226
12.0	97	130	189	238

WRITE FIGURE HERE: 0

WALL B.U.'S REQ'D: 0

CIRCLE SELECTED

STEP 3a: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VV6-12	60 p/1200 x	1	60
VV6-18	90 p/1800 x		
VS6-12	45 p/1200 x		
VS6-18	68 p/1800 x		

CLADDING ACHIEVED: 60 B.U.'s

BOX: A TOTAL BU'S REQ'D: 198 (from step 2 or 2a)

STEP 3b: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	QUANTITY
VA6	70	
VT6	100	
VF7	30	
VT6 (pair of)	200	
VF5	80	2
VF8	60	
VM6	150	
VF6	105	
VF5 (pair of)	160	
VF8 (pair of)	120	
VF6 (pair of)	210	
VPI (<500mm)	135	
VP2 (<500mm)	170	

HARDWARE ACHIEVED: 160 B.U.'s

TOTAL BU'S ACHIEVED: 220 B.U.'s

STEP 3c: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VV6-12	60 p/1200 x	5	300
VV6-18	90 p/1800 x		
VS6-12	45 p/1200 x		
VS6-18	68 p/1800 x		

CLADDING ACHIEVED: 300 B.U.'s

BOX: B TOTAL BU'S REQ'D: 198 (from step 2 or 2a)

STEP 3d: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	QUANTITY
VA6	70	
VT6	100	
VF7	30	
VT6 (pair of)	200	
VF5	80	
VF8	60	
VM6	150	
VF6	105	
VF5 (pair of)	160	
VF8 (pair of)	120	
VF6 (pair of)	210	
VPI (<500mm)	135	
VP2 (<500mm)	170	

HARDWARE ACHIEVED: B.U.'s

TOTAL BU'S ACHIEVED: 300 B.U.'s

STEP 7a: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VV6-12	60 p/1200 x	2	120
VV6-18	90 p/1800 x		
VS6-12	45 p/1200 x		
VS6-18	68 p/1800 x		

CLADDING ACHIEVED: 120 B.U.'s

BOX: C TOTAL BU'S REQ'D: 189 (from step 6 or 6a)

STEP 7b: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	QUANTITY
VA6	70	
VT6	100	
VF7	30	
VT6 (pair of)	200	
VF5	80	1
VF8	60	
VM6	150	
VF6	105	
VF5 (pair of)	160	
VF8 (pair of)	120	
VF6 (pair of)	210	
VPI (<500mm)	135	
VP2 (<500mm)	170	

HARDWARE ACHIEVED: 80 B.U.'s

TOTAL BU'S ACHIEVED: 200 B.U.'s

STEP 7c: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VV6-12	60 p/1200 x		
VV6-18	90 p/1800 x		
VS6-12	45 p/1200 x		
VS6-18	68 p/1800 x		

CLADDING ACHIEVED: B.U.'s

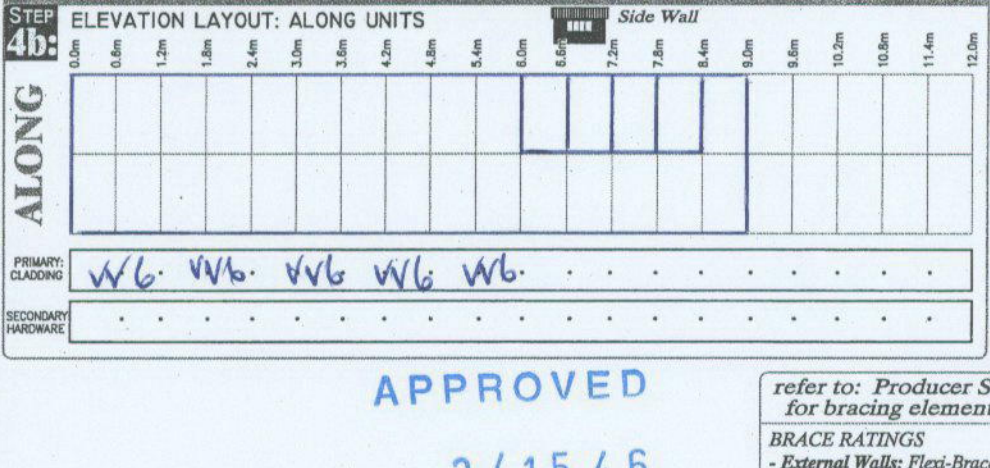
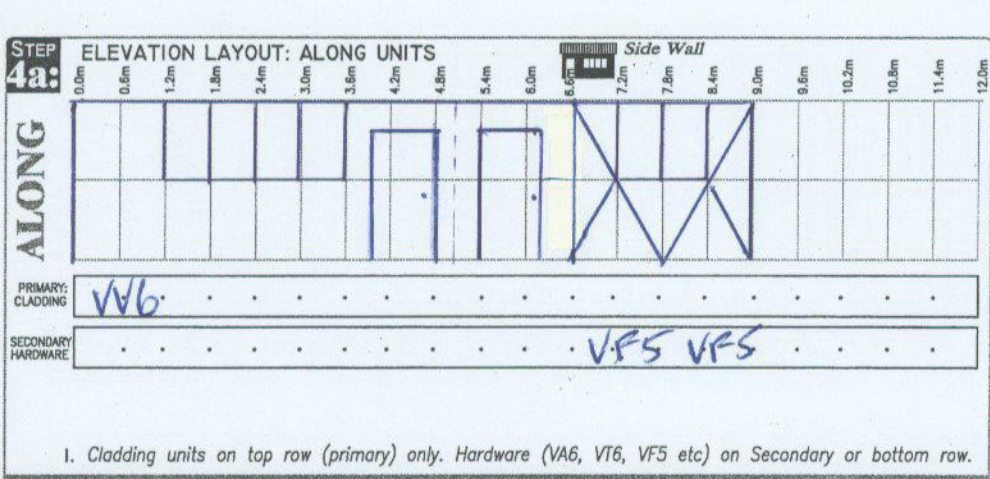
BOX: D TOTAL BU'S REQ'D: from step 6 or 6a

STEP 7d: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	QUANTITY
VA6	70	
VT6	100	
VF7	30	
VT6 (pair of)	200	
VF5	80	
VF8	60	
VM6	150	
VF6	105	
VF5 (pair of)	160	
VF8 (pair of)	120	
VF6 (pair of)	210	
VPI (<500mm)	135	
VP2 (<500mm)	170	

HARDWARE ACHIEVED: B.U.'s

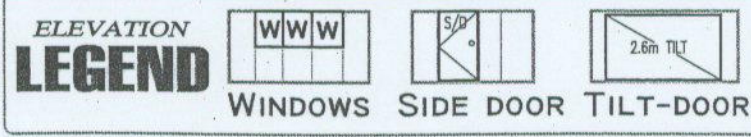
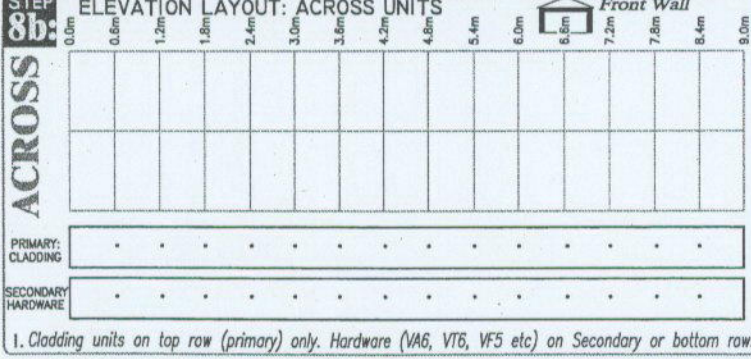
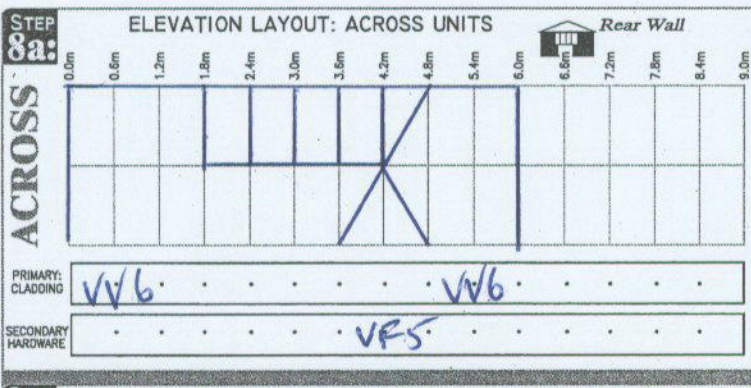
TOTAL BU'S ACHIEVED: B.U.'s



APPROVED

3/15/46

Consent No.



LEGEND

refer to: Producer Statement, VB2000, for bracing element & fixing details.

BRACE RATINGS

- External Walls: Flexi-Brace is the only secondary brace that can be used on its own without the combination of the cladding. In this case reduce the Flexi-Brace ratings to 80%. eg. aVF5 would be rated @ 64 BU's

- Internal Walls:

A. Where internal walls are lined one side with plasterboard and combined with Flexi-Brace use the following values:
VF5 + plasterboard (1200mm) = 139BU's
VF7 + plasterboard (600mm) = 50BU's

B. Where internal walls are lined with sheet material other than plasterboard, ie. customwood or plywood use the secondary brace ratings as quoted only to achieve the total BU's required.

SUPERCLAD BRACING ELEMENT
VS6 1.2 or 1.8 metre wide, full height Superclad bracing panel.

VERSACLAD BRACING ELEMENT
VV6 1.2 or 1.8 metre wide, full height Versaclad bracing panel.

ANGLE BRACE (PAIRED)
VA6 (pair) 1 pair of let-in angle braces

SINGLE FLEXI-BRACE
VF7 1x full height single panel.

SINGLE & 1/2 FLEXI-BRACE
VF5 1x full height single panel, 1 half height single panel.

DOUBLE & 1/2 DBLE FLEXI-BRACE
VF6 1x full height double panel, 1 half height double panel.

DOUBLE FLEXI-BRACE
VF8 1x full height double panel, 1 half height double panel.

PLY BRACE
VPI 1x full height single flexi-brace and plywood, to outside face.

PLY BRACE
VP2 1x full height single flexi-brace and ply to both faces.

CROSSED STRIP BRACE
VT6 crossed strip-brace @ approx. 45°, with tensioner.

CROSSED STRIP BRACE (PAIRED)
VT6 (pair) crossed strip-brace @ approx. 45°, with tensioner. Bottom plate connections must be 600mm+ apart.

CROSSED MULTI-BRACE
VM6 crossed multi-brace @ approx. 45°, with tensioner. Refer sheet 8 for VM6 installation.

APPROVED

L 3/1546



ENVIRONMENTAL SERVICES

WANGANUI DISTRICT COUNCIL

Consent No.

Stormwater Disposal to a soak hole for small buildings

This agreement is to form part of the Building Consent application where the owner/agent chooses to install the stormwater disposal system by means of a soak hole. Due to the variance of ground conditions within the Wanganui District, there is no guarantee that approval will be given for a soak hole installation and other means of disposal may be required.

BUILDER/APPLICANT	OWNER
Name: <u>DEBRA MCFELEN</u>	Name:
Address: <u>28 CARLETON AVE</u>	Address:
PROJECT LOCATION	LEGAL DESCRIPTION (office use)
Address: <u>AS ABOVE</u>	Valuation Roll No:
Building Type: <u>GARAGE</u>	Lot: DP: <u>34322</u>
Floor Area: <u>54</u> m ²	WDC Property No: <u>28 CARLETON AVE</u>
Soil type: <u>SAND</u>	Building Consent No:
Size of Proposed Soak hole: <u>.8</u> m ³	
Empty hole <input checked="" type="checkbox"/> } Tick one	
Rubble filled hole <input type="checkbox"/> }	

Examples of Soak Pit Volume				
	Empty Hole		Rubble Filled Hole	
	Sand and pumice	Loose dune sand	Sand and pumice	Loose dune sand
20m ² single garage	0.2m ³	0.1m ³	0.4m ³	0.2m ³
60m ² 1 bedroom unit	0.8m ³	0.4m ³	2.0m ³	0.9m ³
120m ² 3 bedroom house	2.0m ³	1.0m ³	5.0m ³	2.3m ³

PTO...

Soak Hole Agreement

This agreement is between:

DEBRA M^cEWEN - (the Owner)
(or)

_____ (the Agent)
and

The Wanganui District Council (the Council)

WHEREAS

1. The Owner/Agent has applied for and been granted building consent for the construction of a building.
2. One of the conditions of the consent is that a soak hole is to be constructed within three months of the roof of the structure being fitted.
3. It is intended that if the Owner/Agent does not complete the construction of a suitable soak hole then the Council will install a disposal system on behalf of the above signed and the Council will charge the above signed the reasonable costs in doing so.

NOW THEREFORE IT IS AGREED:

1. That in the event the soak hole is not completed within three months of the roof of the structure being fixed, that the above signed hereby authorises the Council to complete the construction.
2. Also, the above signed agrees to pay the Council the reasonable costs for the construction of a disposal system and such sum shall be recoverable as a debt.

Debra McEwen
Owner/Agent

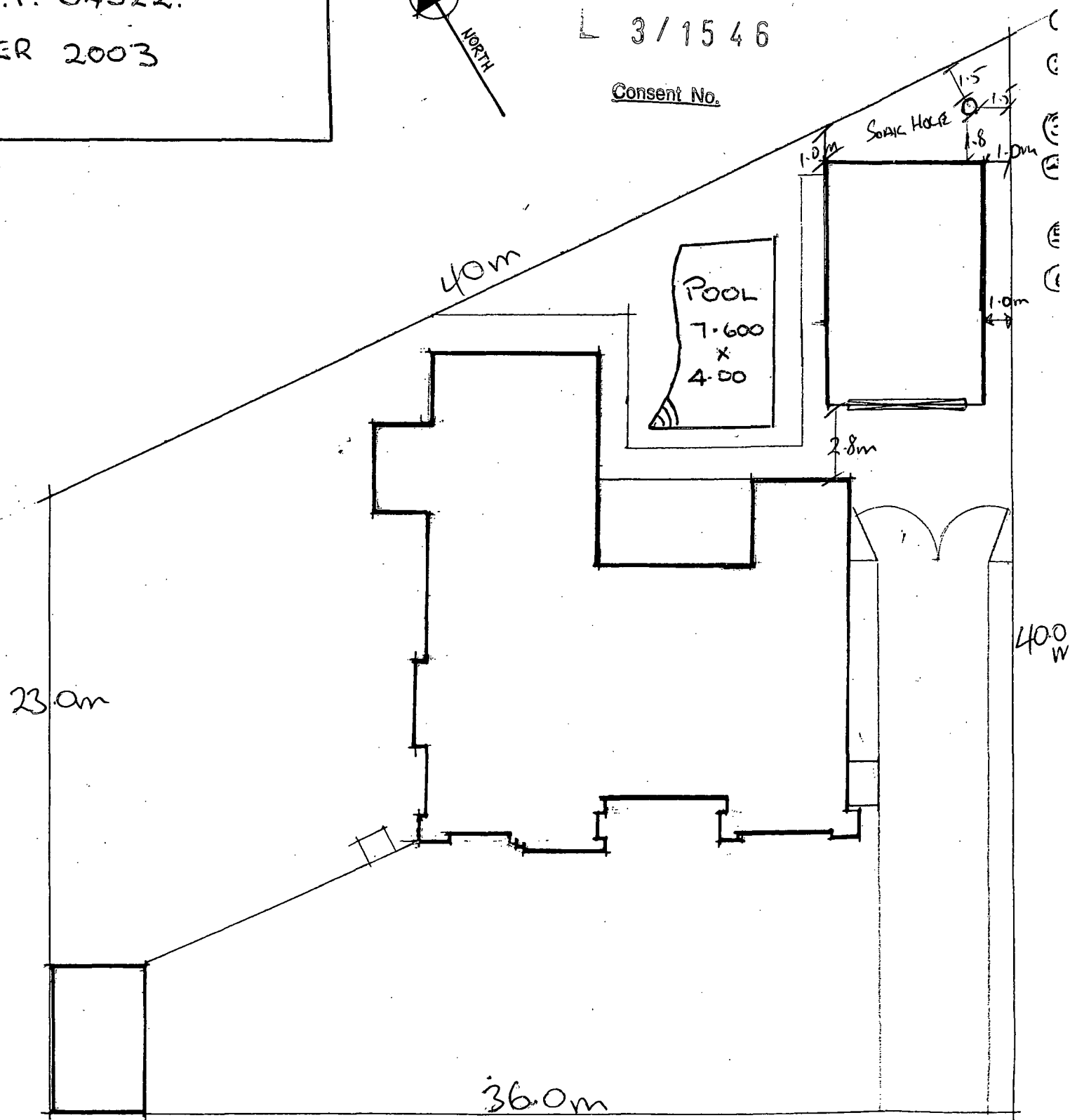
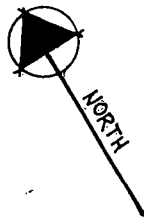
[Signature]
Wanganui District Council

Swimming Pool
M EWEN
LTON AVE.
JUI
D.P. 34322.
BER 2003

APPROVED

L 3/1546

Consent No.



28 CARLTON AVE.

SCALE 1:200



CODE COMPLIANCE CERTIFICATE NUMBER BC3/1546

Section 43(3), Building Act 1991

Miss DA McEwen
26 Totara St
WANGANUI 5001

**Building Consent
No:** BC3/1546

Issue Date: 25/02/2004

Project Location	Assessment Number/Legal Description
28 Carlton Ave WANGANUI 5001	LOT 6 DP 34322 0.1140 Ha
Type of Work	Description of Work
Garage	Construct a new double garage / workshop
Intended Life	Estimated Value
50 years	\$11000.00

This is a final Code Compliance Certificate issued in respect of all of the building work under the above Building Consent.

Signed for and on behalf of the Wanganui District Council:

A J Jamieson
**Team Leader Building Services
Environmental Services Business Unit**

Date: 25 February 2004