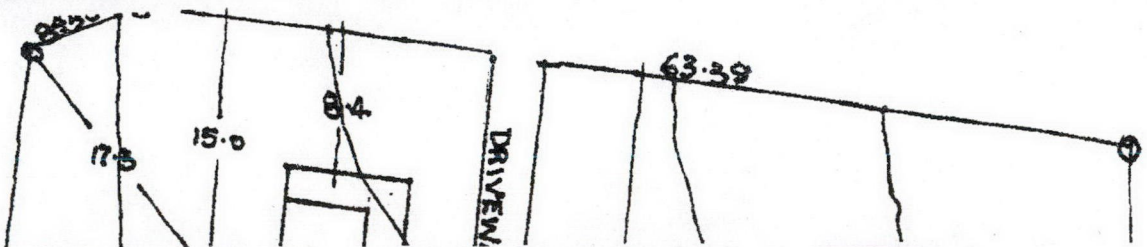


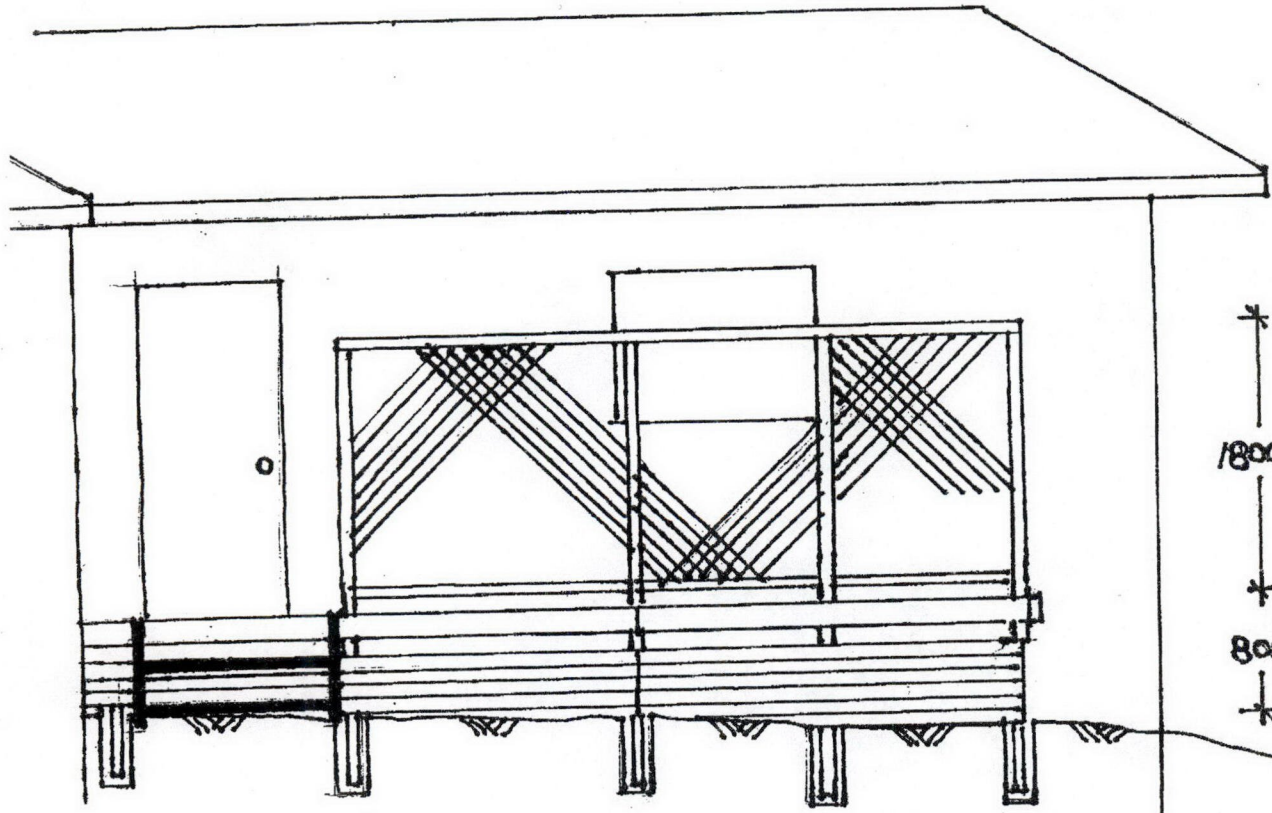
SITE PLAN 1:500

LOT 17  
7512 m<sup>2</sup>  
SOAKAGE  
TAIPA VIEWS.



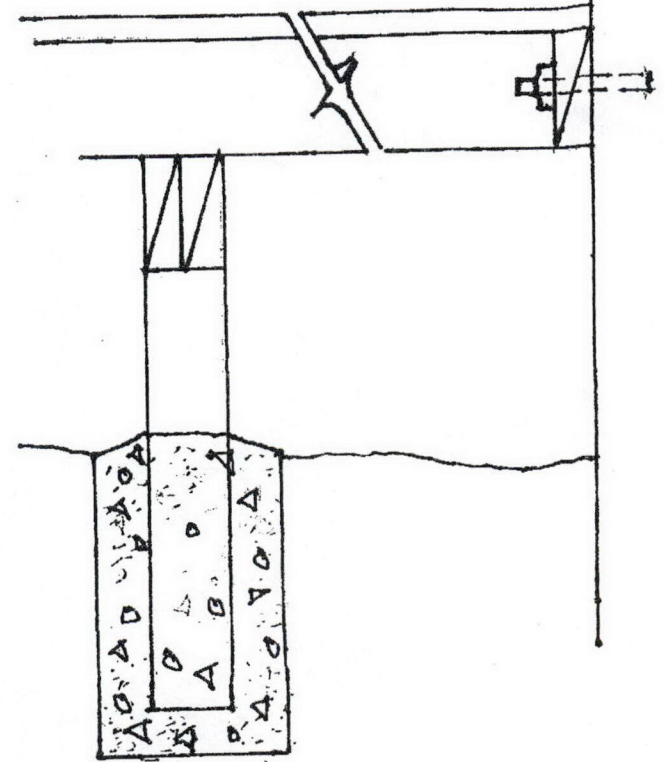
NEW PATIO TO EXISTING HOUSE  
NEW IMPLEMENT SHED FOR  
B & W. ROGERS.





WEST ELEVATION

100x25 SLATS  
10mm GAPS



DETAIL TO WALL FIXING

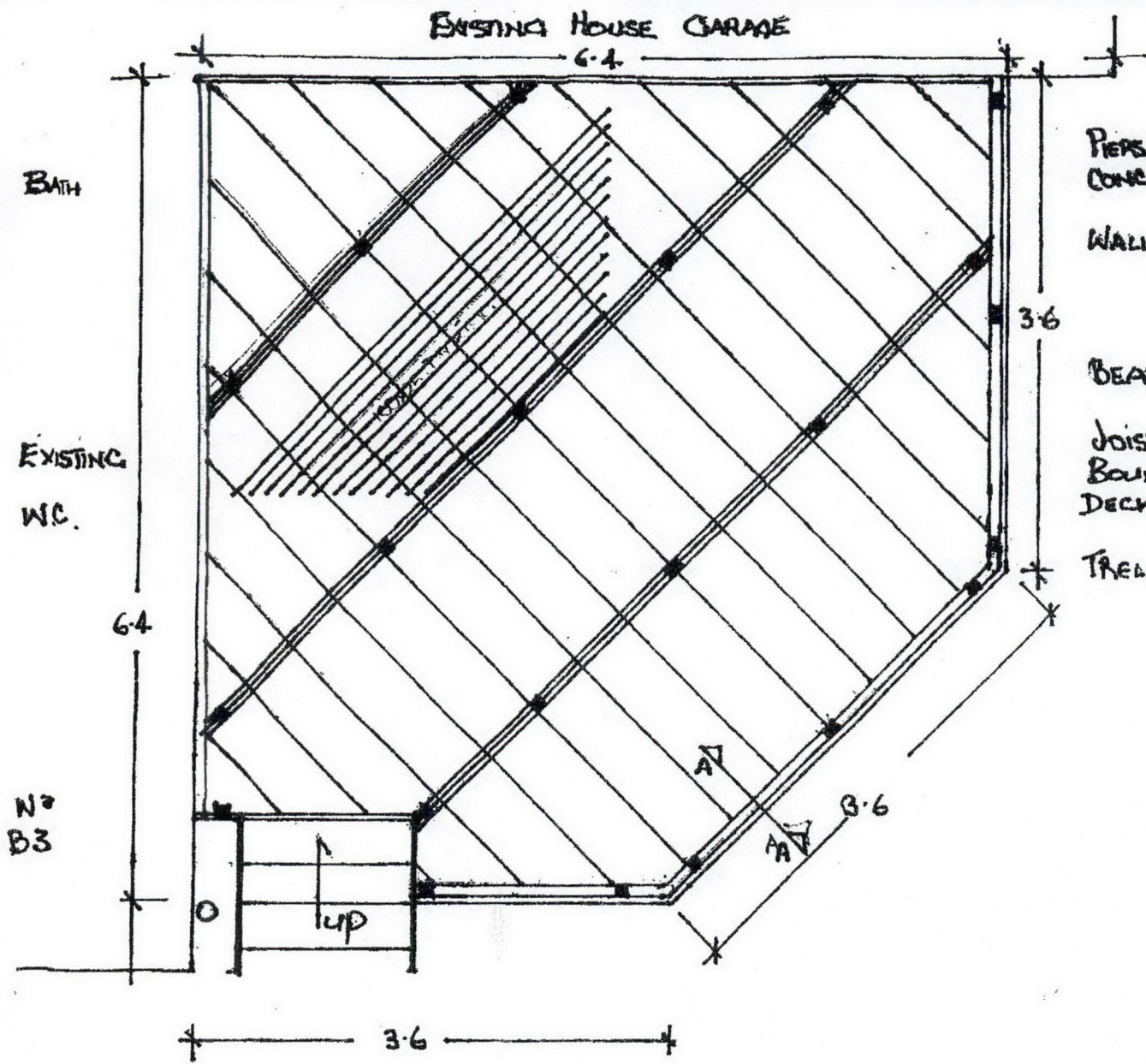


DATE

PATIO FOR BEN ROGERS AT TAIPA VIEWS LOT 17

RD3

SCALE 1:50



SPECIFICATIONS

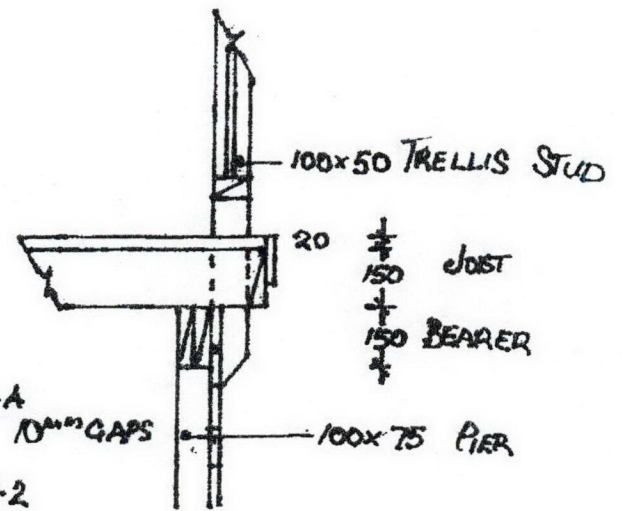
PIERS SUB FL. 100x75 RAD RS HA CAST IN CONCRETE 450 DEEP MIN 250 DIAMETER HOLES

WALL PLATES - EX 150x50 RAD H3 ON DPC TO EXISTING BLK FOUNDATION WITH D2098 OR SIMILAR AT 1000 C/S.

BEARERS DOUBLE 150x50 RAD H3 MC @ 1750 C/S

JOISTS 150x50 RAD H3 MC @ 500 C/S  
BOUNDARY JOIST 150x50 RAD H3 MC  
DECKING EX 100x25 GRIP TREAD (RAD H3)

TRELLIS FRAMING 100x50 PC H3



SECTION A-A  
100x25 GRIP TREAD 10mm GAPS  
SCALE 1:2

DATE

PATIO TO HOUSE FOR BEN ROGERS AT TAIPA VIEWS RD 3

SCALE 1:5

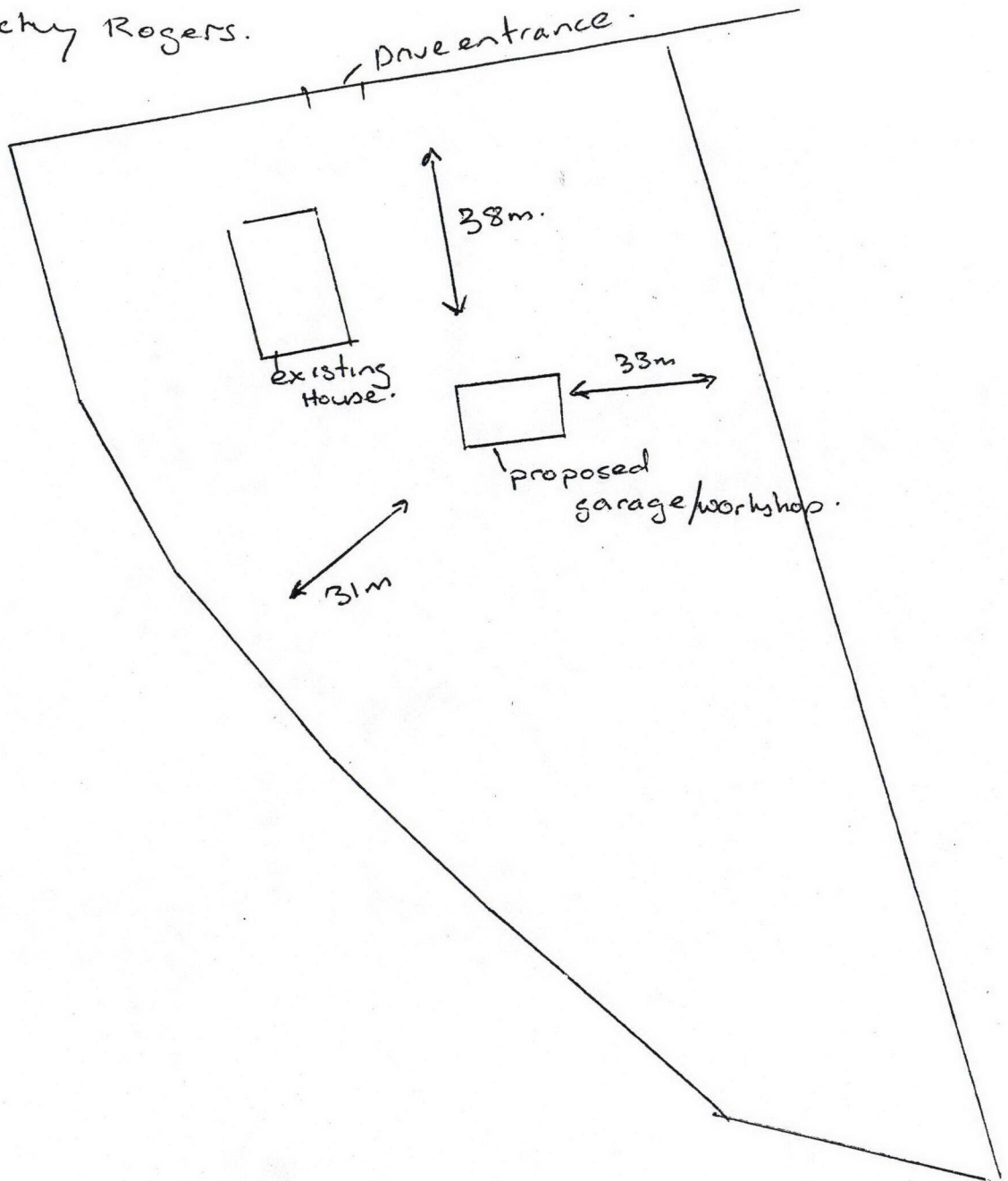
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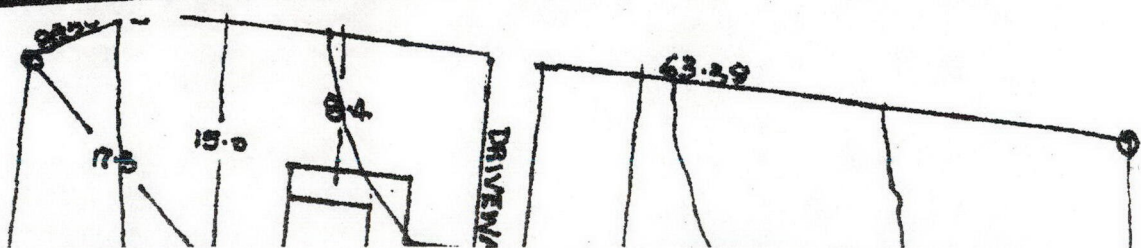
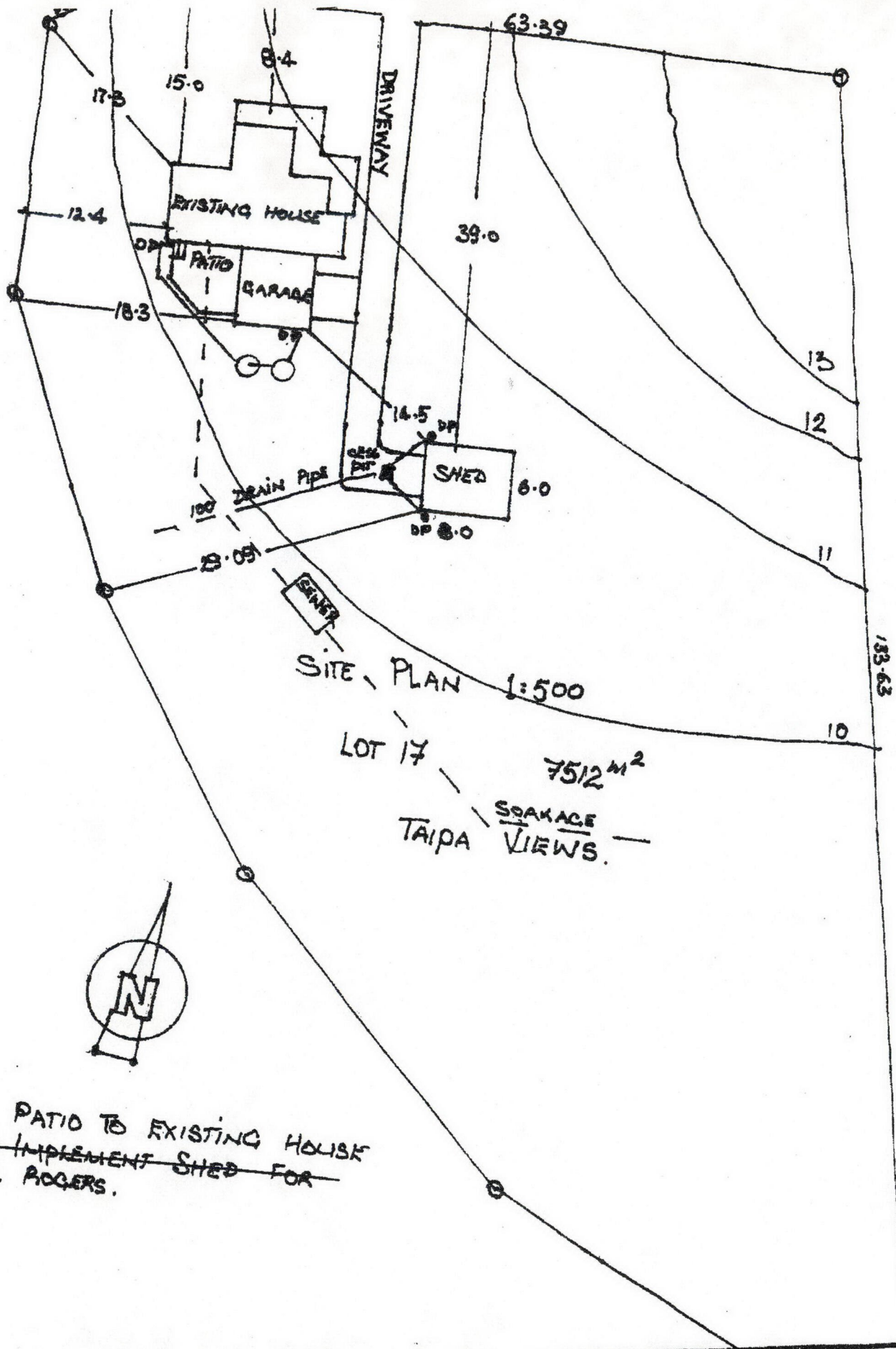
Lot 17

DP 195263.

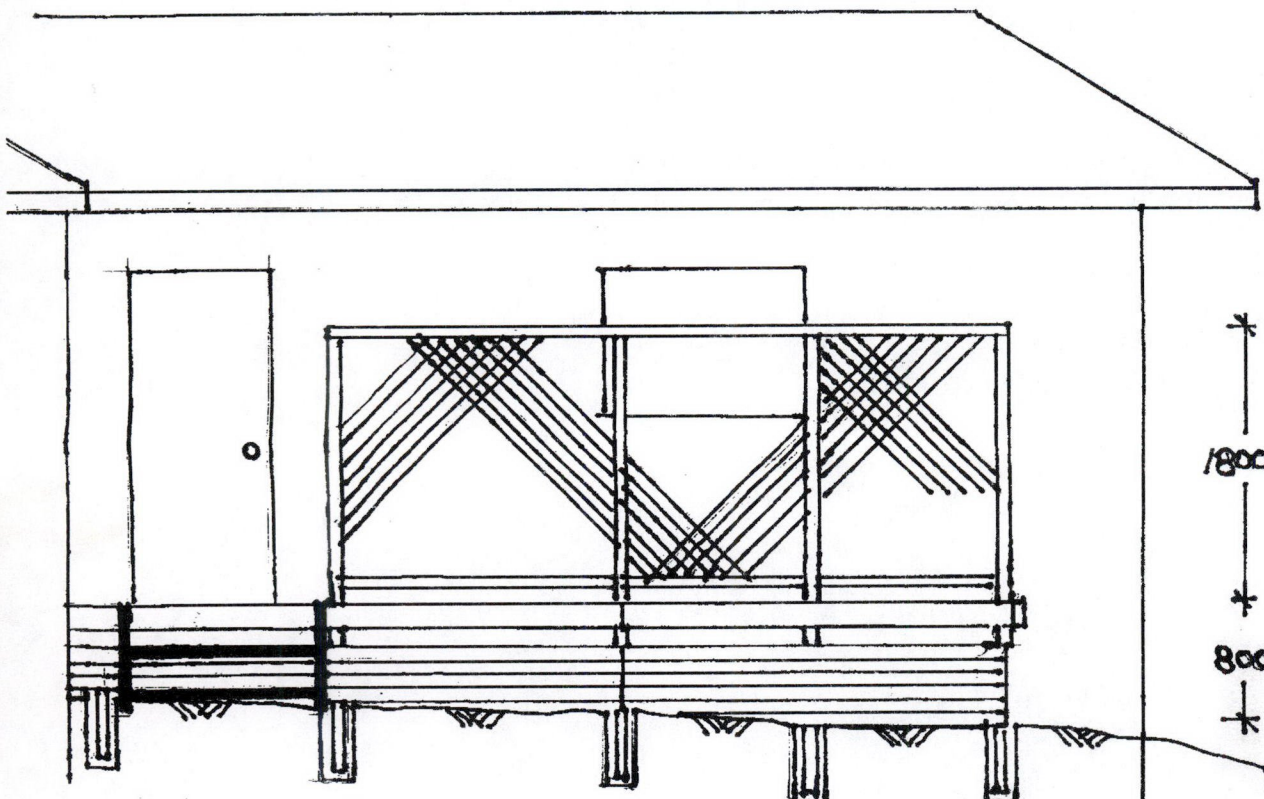
7512m<sup>2</sup>.

Burns & Wicky Rogers.



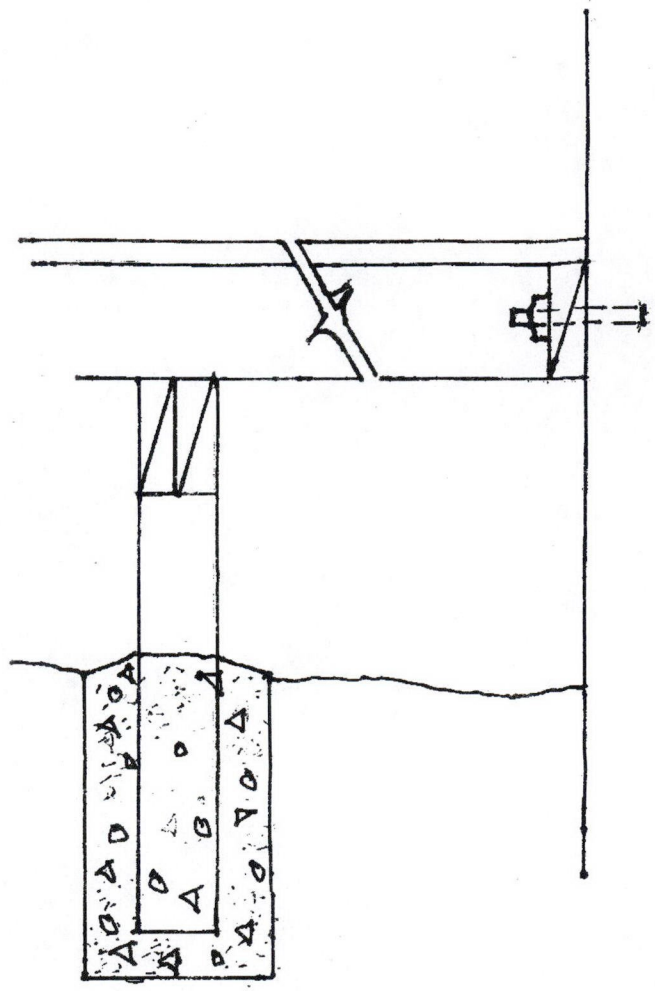






WEST ELEVATION

100x25 SLATS  
10mm GAPS



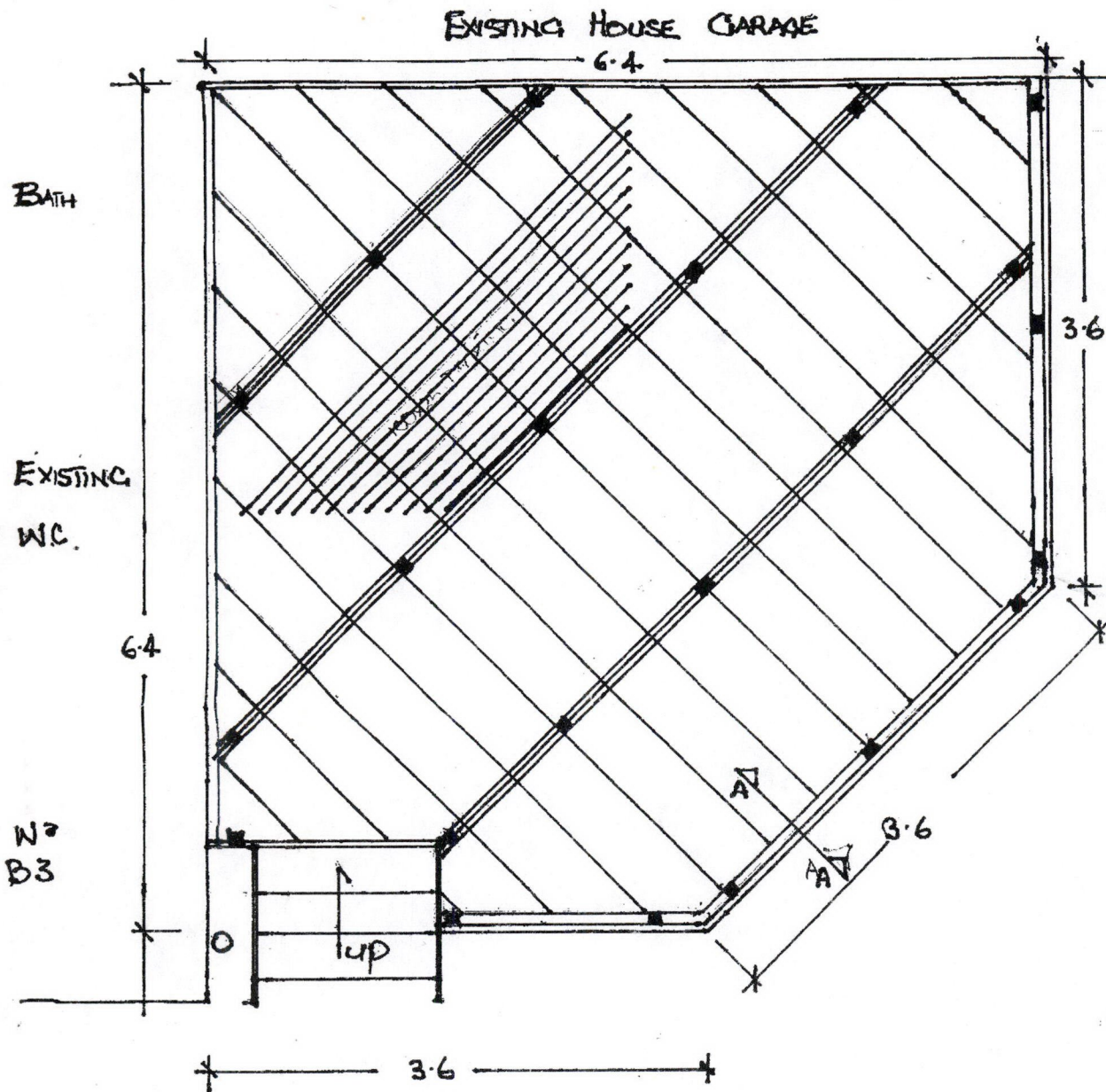
DETAIL TO WALL FIXING

DATE

PATIO FOR BEN ROGERS AT TAIPA VIEWS LOT 17

RD3

SCALE 1:50



SPECIFICATIONS

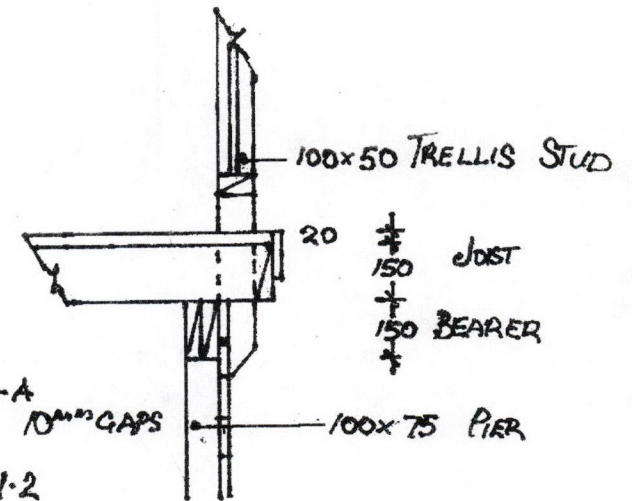
PIERS SUB FL. 100x75 RAD RS HA CAST IN CONCRETE 450 DEEP MIN 250 DIAMETER HOLES

WALL PLATES - Ex 150x50 RAD H3 ON DPC TO EXISTING BLK FOUNDATION WITH D12098 OR SIMILAR AT 1000 C/S.

BEARERS DOUBLE 150x50 RAD H3 MC @ 1750 C/S

JOISTS 150x50 RAD H3 MC @ 500 C/S  
BOUNDARY JOIST 150x50 RAD H3 MC  
DECKING Ex 100x25 GRIP TREAD (RAD H3)

TRELLIS FRAMING 100x50 PC H3



SECTION A-A  
100x25 GRIP TREAD 10mm GAPS

SCALE 1:2

DATE

PATIO TO HOUSE FOR B&W ROVERS AT TAIPA VIEWS RD 3

SCALE 1:5

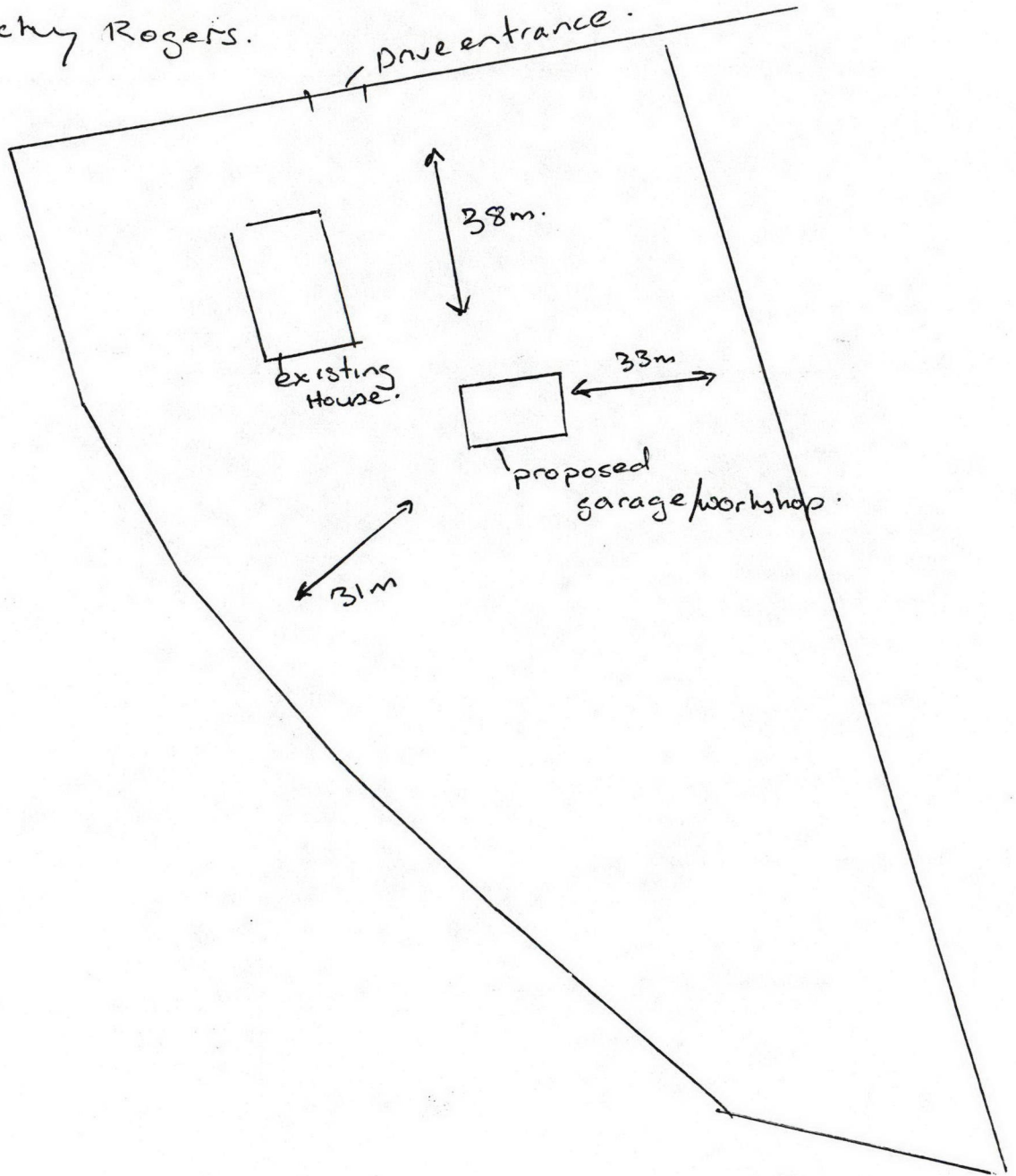
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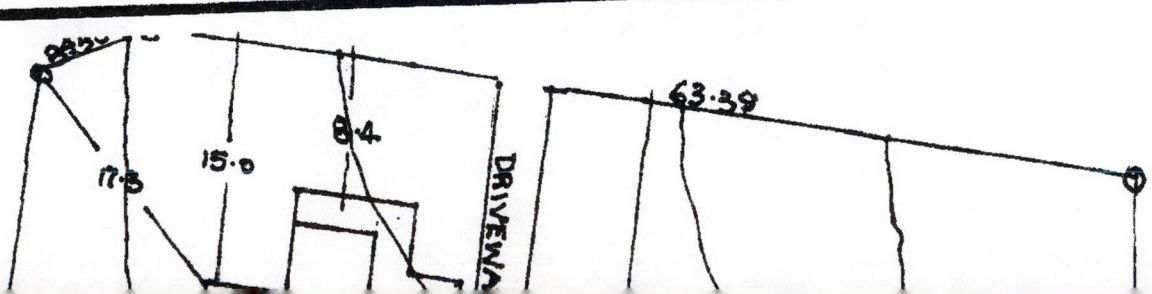
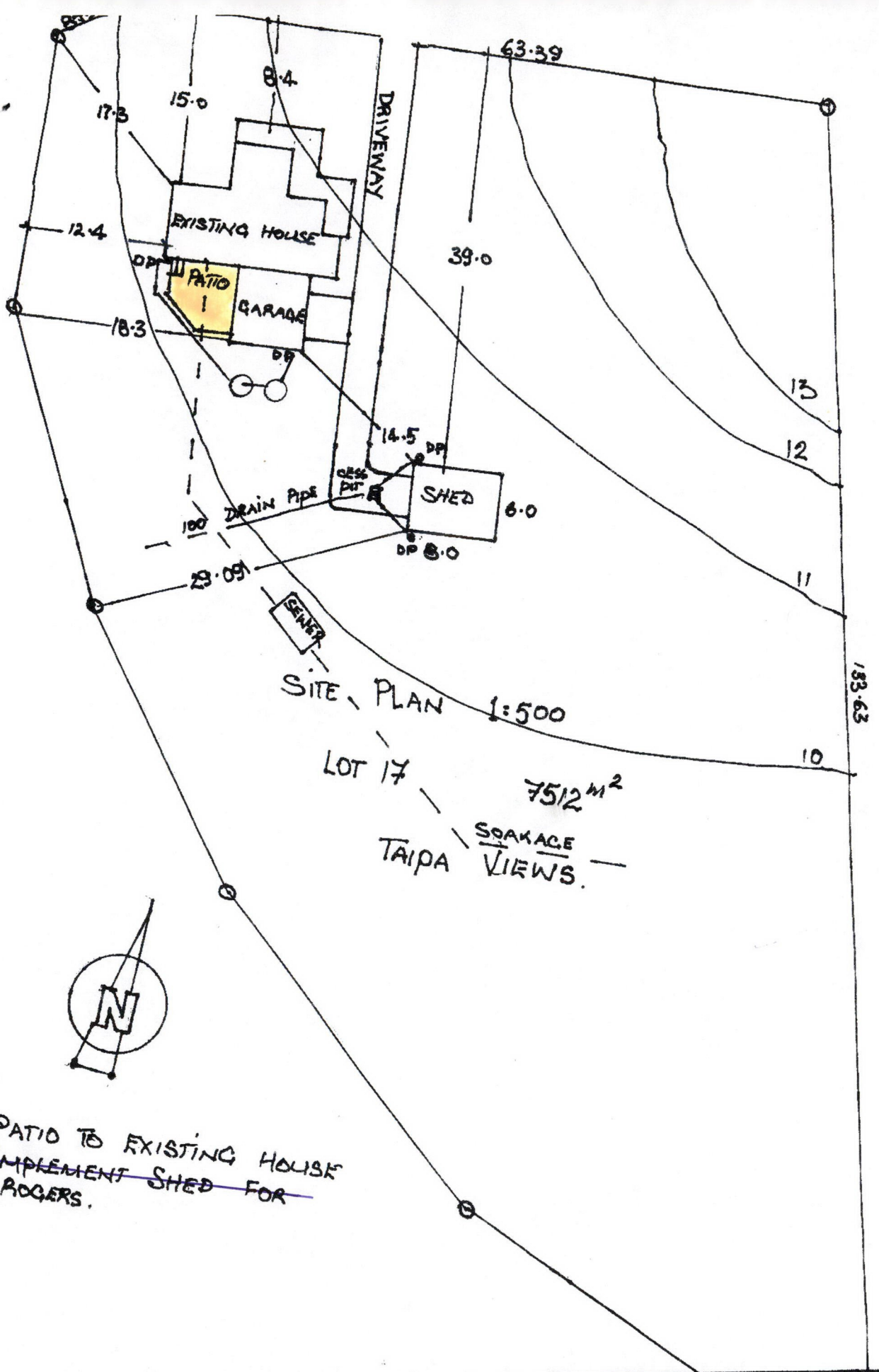
Lot 17

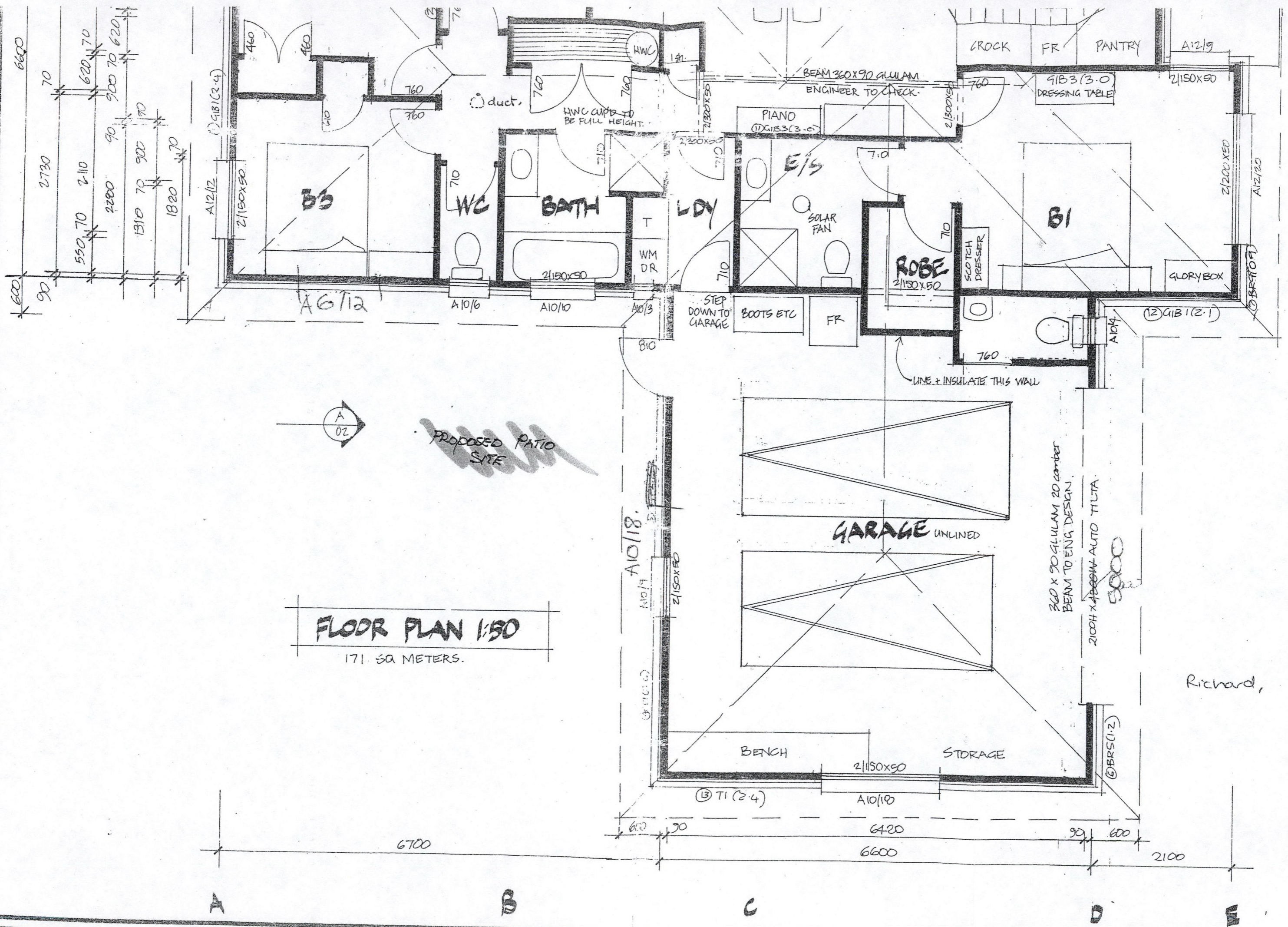
DP 195263.

7512m<sup>2</sup>.

Burns & Wicky Rogers.







**FLOOR PLAN 1:50**  
171.50 METERS.

PROPOSED PATIO SITE

360 x 90 GILULAM 20 CAMBER  
BEAM TO ENG. DESIGN.  
2100H x 4000W AUTO TILTA.  
5000

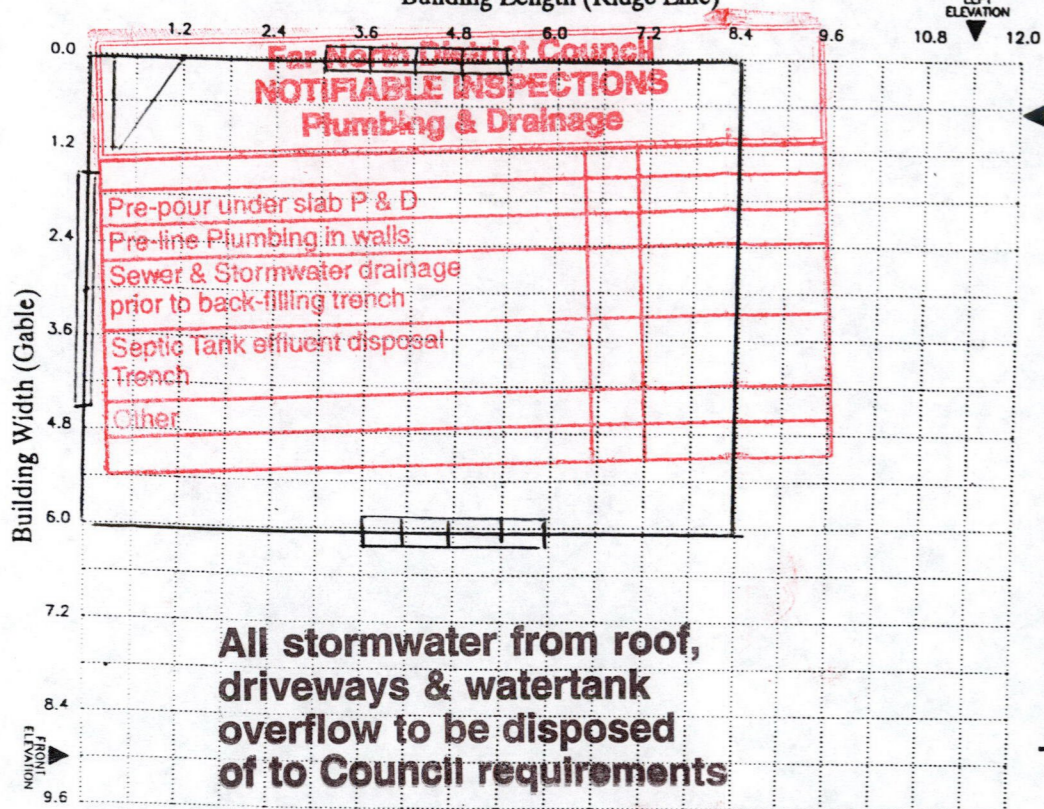
Richard,

A B C D E

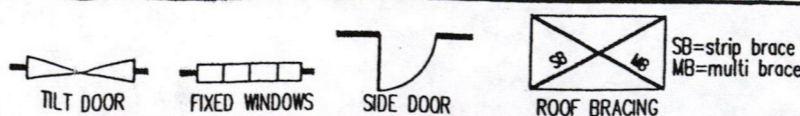
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED

# FLOOR PLAN

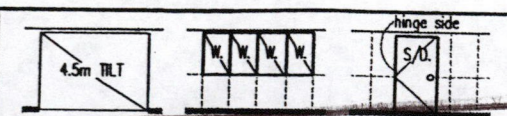
Building Length (Ridge Line)



## LEGEND Plan

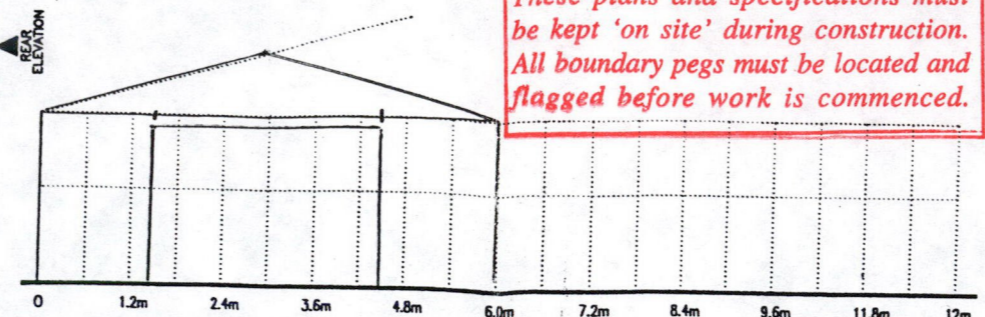


## LEGEND Elevation

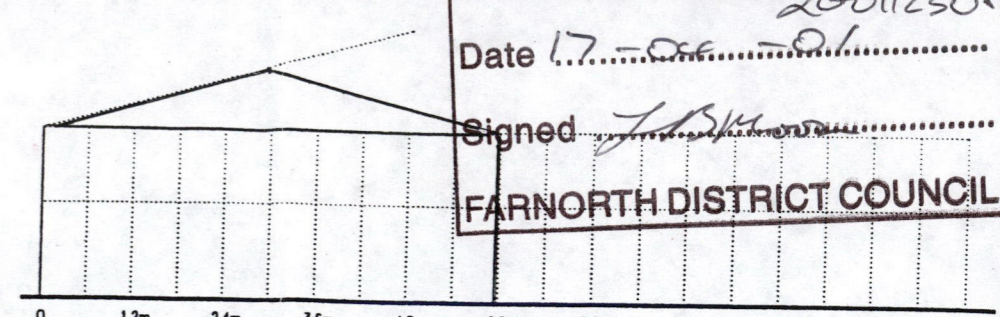


These plans and specifications must be kept 'on site' during construction. All boundary pegs must be located and flagged before work is commenced.

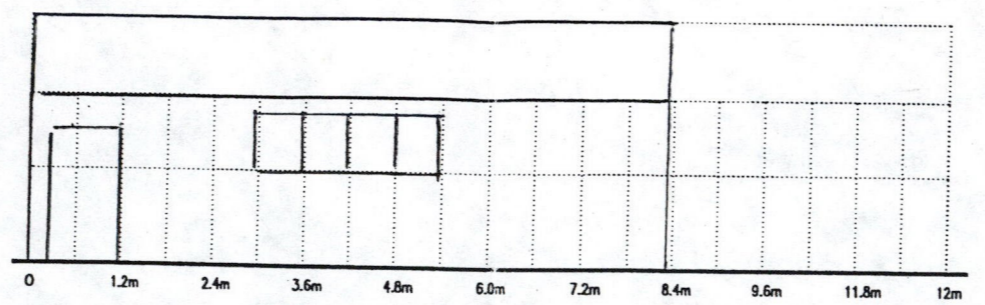
APPROVED FOR CONSTRUCTION  
 Date 17 Dec 2000  
 Signed [Signature]  
 FARNORTH DISTRICT COUNCIL



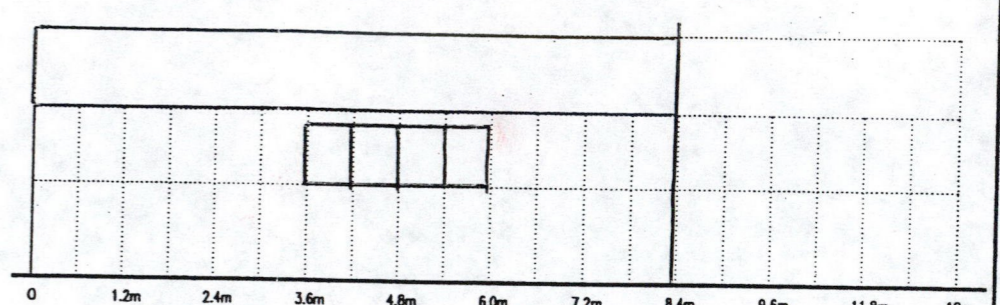
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

## BUILDING DATA

Length	9.4 m	Width	6.0 m	Area	50.4 m <sup>2</sup>
STUD HEIGHT	2.1m <input type="checkbox"/> 2.4m <input type="checkbox"/> 2.7m <input checked="" type="checkbox"/> 3.0m <input type="checkbox"/>				
CLADDING	Versaclad <input type="checkbox"/> Superclad <input checked="" type="checkbox"/> Other <input type="checkbox"/>				
WIND ZONE	Low <input type="checkbox"/> Med. <input type="checkbox"/> High <input checked="" type="checkbox"/> V.High <input 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.

SPECIFICATIONS

**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. For purline 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.

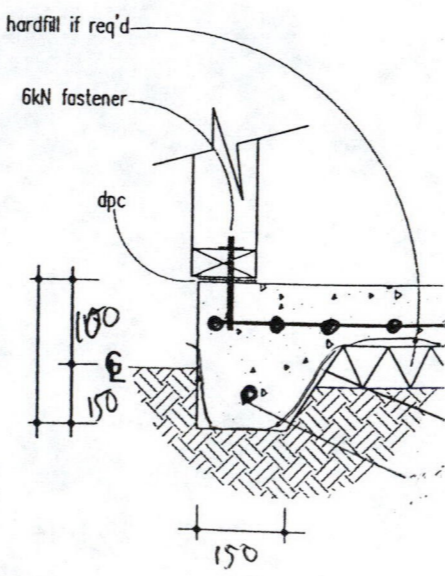
**SIDE ENTRY OPENING LINTELS**  
 LVL beams size/span as per Producer statement VB2000 Sheet 4, Fixing details VB2000 Sheet 9.

**ROOFING**  
 Steel or Steel/Alu rib roofing, fixed with 65/75mm weatherseal spiral shank nails, over building paper on 90x45 purlins @ 1500 max. ctrs.

**WALL CLADDING**  
 Fix in accordance with Producer Statement Design VB2000, Sheet 7.

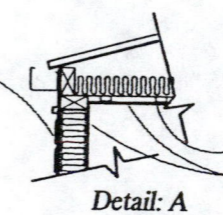
**ROOF BRACING**  
 Fix in accordance with Lumberlok roof plane strap bracing in accordance VB2000 Producer Statement, Sheet 16. For 2.7 & 3.0m studs, refer VB2000 Sheet 8.

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



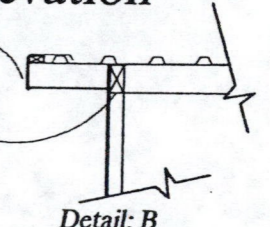
FOUNDATION DETAIL n.t.s. (typical)

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



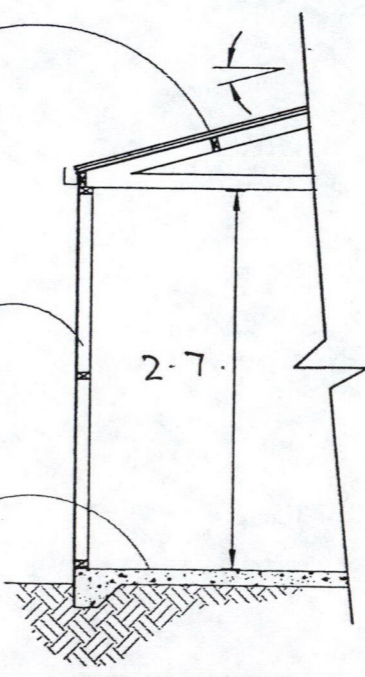
Detail: A

70x45 barge blocks  
 top chord of gable truss  
 Rondo 301 steel ceiling batten  
 9.5mm Gibraltar board



Detail: B

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



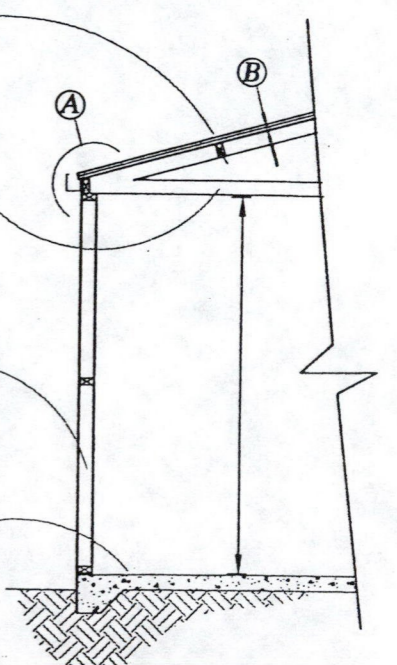
TYPICAL SECTION

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 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



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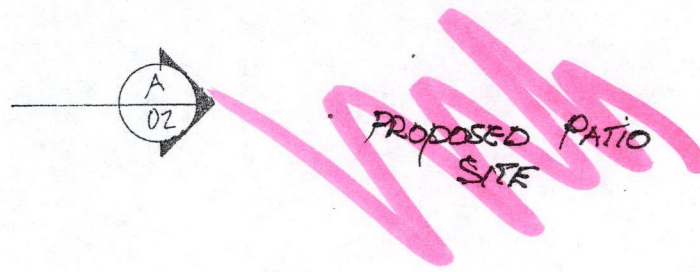
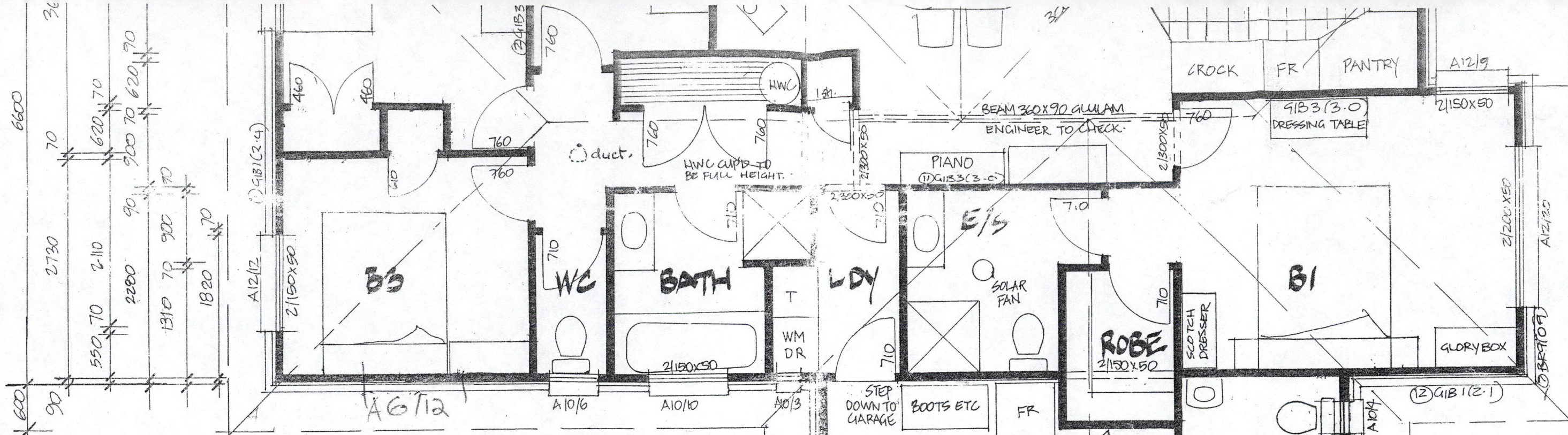
PROJECT TITLE  
 Proposed Garage For:  
 Burnie & Wicky Rogers

DRAWING TITLE  
 Construction Details, 600 Series  
 VERSATILE BUILDING

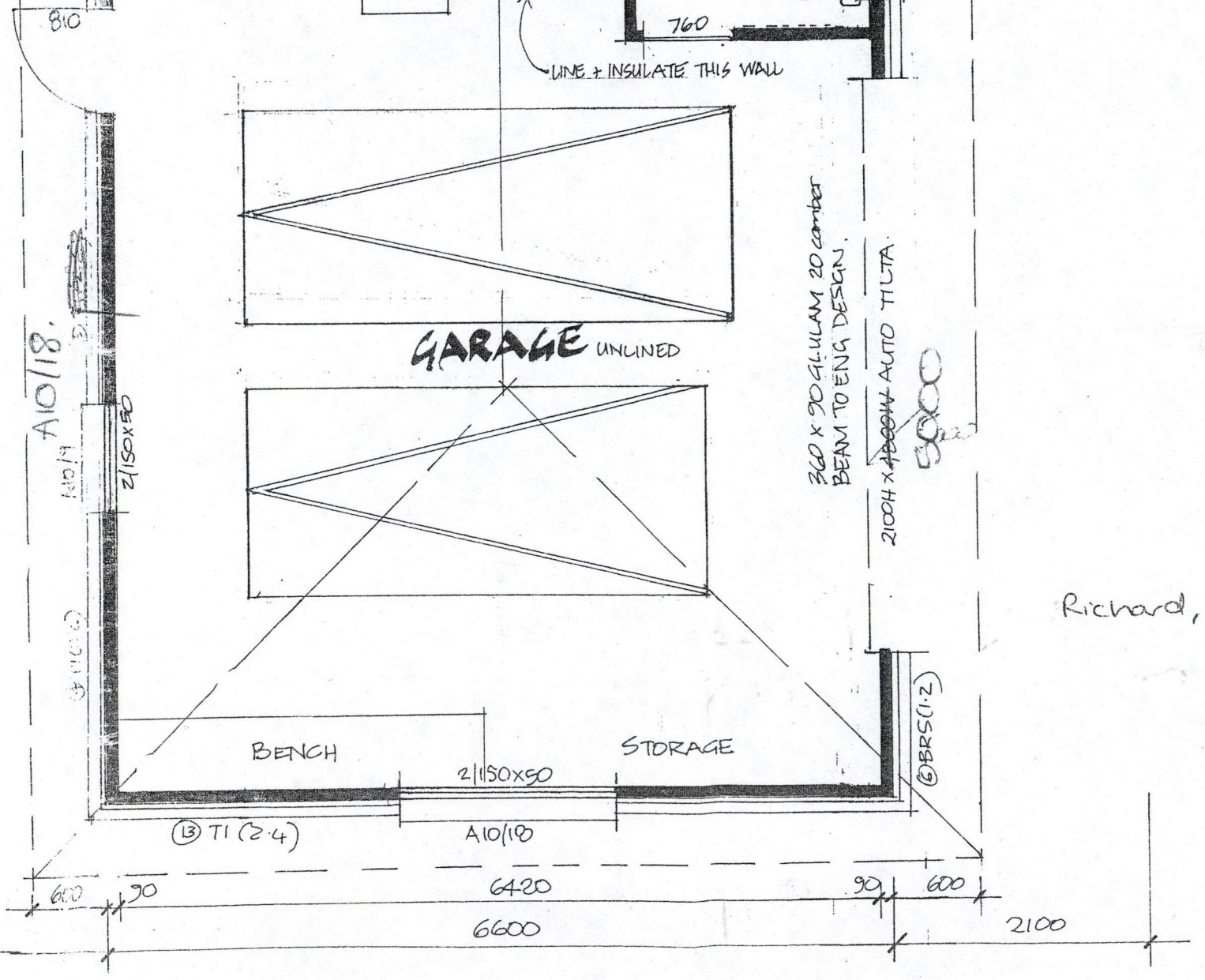
SCALE: 1:100  
 DATE: July '00  
 DRAWN: BO'Connor  
 FILE: VG 126A

SHEET: 1

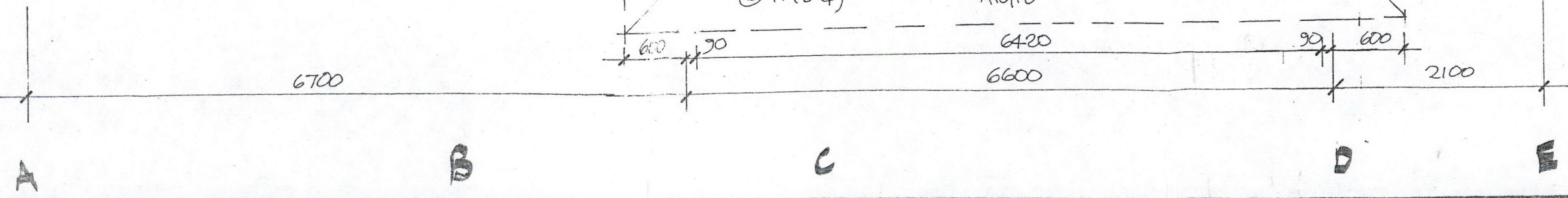
PH: (03) 349-2555  
 FAX: (03) 349-1286

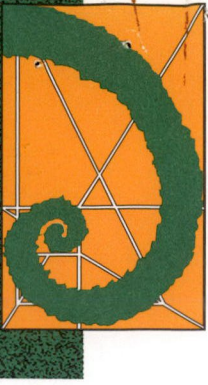


**FLOOR PLAN 1:50**  
171.50 METERS.



Richard,





# Nationwide Building Certifiers Limited

6 Queen Street, PO Box 940, Papakura  
Telephone 0-9-296 6099, Facsimile 0-9-296 6088, 0-800-500 NBC  
email nbc@certifiers.co.nz

**CODE COMPLIANCE CERTIFICATE NUMBER: CC/385BA897**  
*Issued under section 56 (3) of the Building Act 1991*

**ISSUED BY:**

**Nationwide Building Certifiers Ltd**  
**APPROVED BUILDING CERTIFIER 0020**  
*Currently approved and registered as a Corporate Building Certifier*

Received:	
05 MAY 2000	
Dep:	Doc Ref
KTA	5/001377

**BUILDING CONSENT No:** BC: 992988

**ISSUED BY:** Nationwide Building Certifiers

**ISSUED TO:** B & W Rogers

**Project:**

New building (excl domestic extras).

**Project Location:**

**Street Address:** State Highway 10, ORURU

**Type:**

Dwelling and attached garage

**Legal Description:** Pt lots 1 2 DP 161708 Lots 1 2 DP 193974 Pt Allot 57 Taipa PSH

**Valuation No:** ~~00085/18100~~

**Intended Use:** Residential

**Intended Life:** >50 years

85-181-27

**THIS IS:**

A final code compliance certificate issued in respect of all the building work under the above building consent

SIGNED BY:

DATE: 3 May 2000

AUTHORISED SIGNATORY: Ray Kitney

POSITION: Operations Manager

**Nationwide Building Certifiers Ltd**

**P O Box 940, PAPAURA**

Phone: 9-296-6099

**BUILDING CERTIFIER'S MONTHLY INSPECTION REPORT**

*Issued under section 57 (3) of the Building Act 1991*

**ISSUED BY:**

**Nationwide Building Certifiers Ltd**  
**APPROVED BUILDING CERTIFIER 0020**

*Currently approved and registered as a Corporate Building Certifier*

**Certificate number 385BA897 for the period 01.01.00 to 03.05.00**

**To:** Far North District Council

**PIM:** 992988

**BC:** BC: 992988

**Project:**

New building (excl domestic extras).

**Type:**

Dwelling and attached garage

**Stage** 1 of 1 stage

**Project Location:**

**Street Address:** State Highway 10, ORURU

**Legal Description:** Pt lots 1 2 DP 161708 Lots 1 2 DP 193974 Pt  
Allot 57 Taipa PSH

**Valuation No:** 00085/18100

**Intended Use:** Residential

**Intended Life:** >50 years

This is to report that the above named Certifier has been engaged to inspect all of the building work in relation to all of the provisions of the building code as detailed in my previous report headed 'Scope of Building Certifiers Engagement No E/385BA897/3'.

**THAT BUILDING WORK:**

has progressed to the extent specified in the attached report headed 'Progress as at the Date of Monthly Report' number M/385BA897/3.

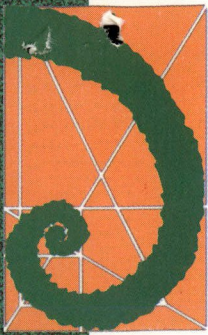
**I AM SATISFIED ON REASONABLE GROUNDS THAT TO-DATE THE BUILDING WORK:**

has been undertaken in accordance with the plans and specifications attached to the above building consent.

SIGNED BY:

DATE: 3 May 2000

-----  
AUTHORISED SIGNATORY Ray Kitney  
POSITION: Operations Manager



# Nationwide Building Certifiers Limited

6 Queen Street, PO Box 940, Papakura  
Telephone 0-9-296 6099, Facsimile 0-9-296 6088, 0-800-500 NBC  
email nbc@certifiers.co.nz

## BUILDING CERTIFICATE NO: 00897

Section 56, Building Act 1991

Issued by Nationwide Building Certifiers Limited currently approved and registered as a building certifier – Registration No. 20.

To: Far North District Council ..... (council)  
Project Information Memorandum No: 992788 ..... (If issued)  
Project location: Taipa View Sub division ..... (Street address)  
.....  
being: Lot 17 DP 1952623 ..... (Legal description)

Project:      New or Relocated Building       Alterations       Other

Description: Erect Dwelling .....

Intended Use(s): Residential .....

Intended life:     Indefinite, but not less than 50 years  
                       Specified as ..... years  
                       Demolition

Being stage .....1..... of an intended .....1..... stages.

### This is to certify that:

The Building Certifier has been engaged to inspect specified building work in relation to listed provisions of the building code as detailed on the attached page headed:

“Scope of Building Certifiers Engagement No: 00897

Nationwide Building Certifiers Limited is satisfied on reasonable grounds that the proposed building work would comply with the listed provisions of the building code if properly completed in accordance with the listed plans and specifications.

Signed for and on behalf of the Building Certifier:

Name:    Morris Jones

Position: Business Manager

Date:    17/01/2000

## SCOPE OF BUILDING CERTIFIERS ENGAGEMENT NO: 00897

Issued by Nationwide Building Certifiers Limited currently approved and registered as a building certifier.

### Nature of Engagement:

Plan processing and approval

Field Inspections

Issue of Code Compliance Certificate

These plans and specifications are certified in respect of all provisions of the building code.

### Exclusions:

NIL

Signed Nationwide Building Certifiers Limited

Name: Morris Jones

Position: Business Manager

Date: 17/01/2000

