

Not to Scale.

Lot 81.

DP 76023.

garage ablation Block.

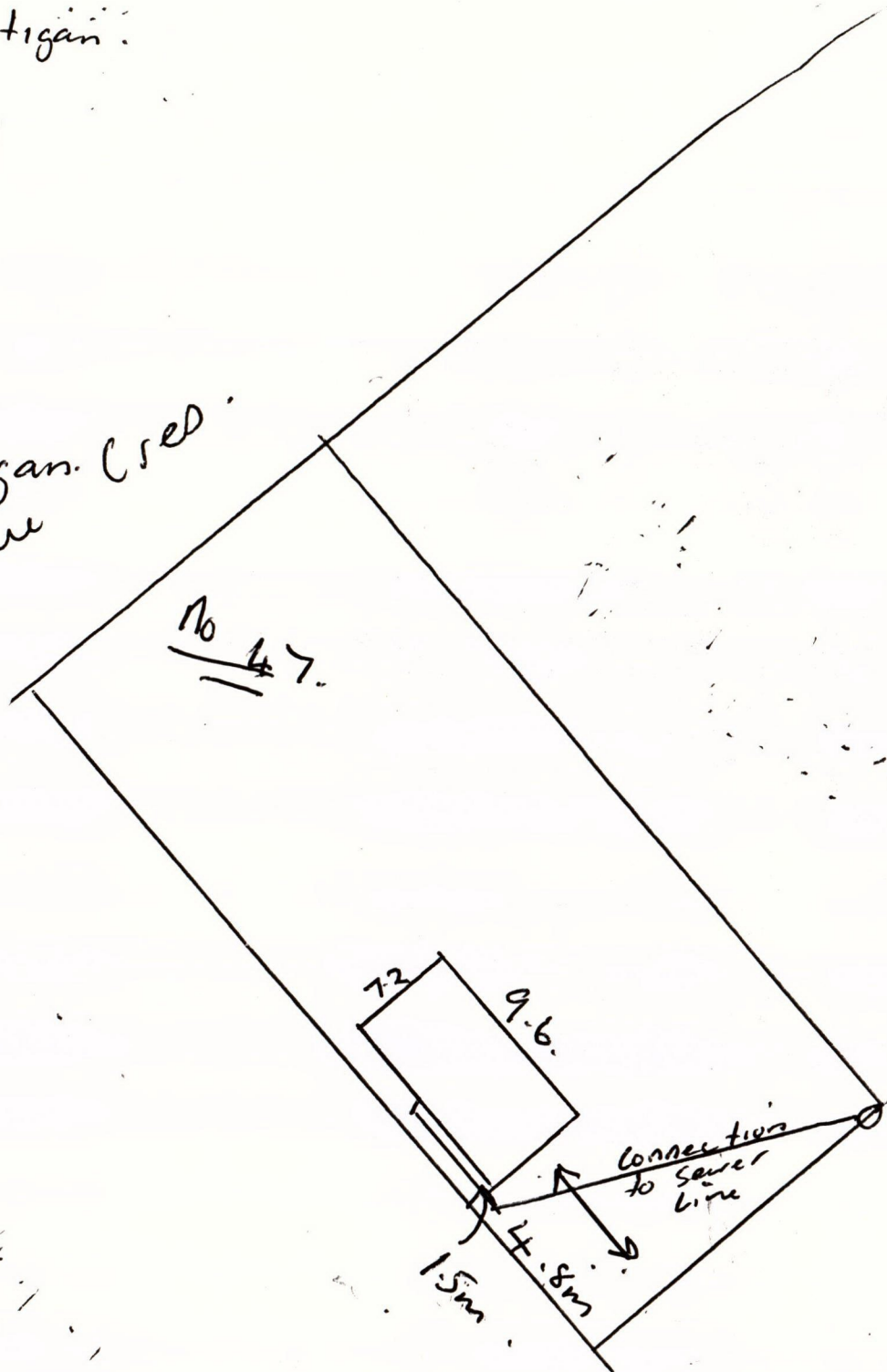
T Hartigan.



Amended
site

Plans

T Hartigan. Cred.
Virtue



Not to Scale.

Lot 81

DP 76023

garage ablation Block.

T Hartigan

APPROVED PIM/BC 20021647

Date 20-5-02

Signed

[Signature]

(5)

FARNORTH DISTRICT COUNCIL

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

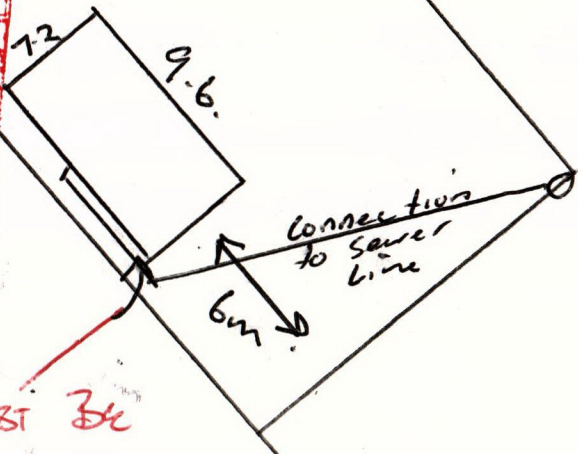
BUILDER TO CHECK LOCATIONS, LEVELS, DEPTHS ETC. OF ALL INGROUND SERVICES PRIOR TO COMMENCEMENT.

Far North District Council NOTIFIABLE INSPECTIONS		
Site Inspection		
Footing/Foundation	✓	
Slab	✓	
Bond beam		
Sub-floor		
Framing		
Exposed Rafter Strapping		
Pre-line		
Sheet Bracing		
Other (specify)		
Final inspection	✓	

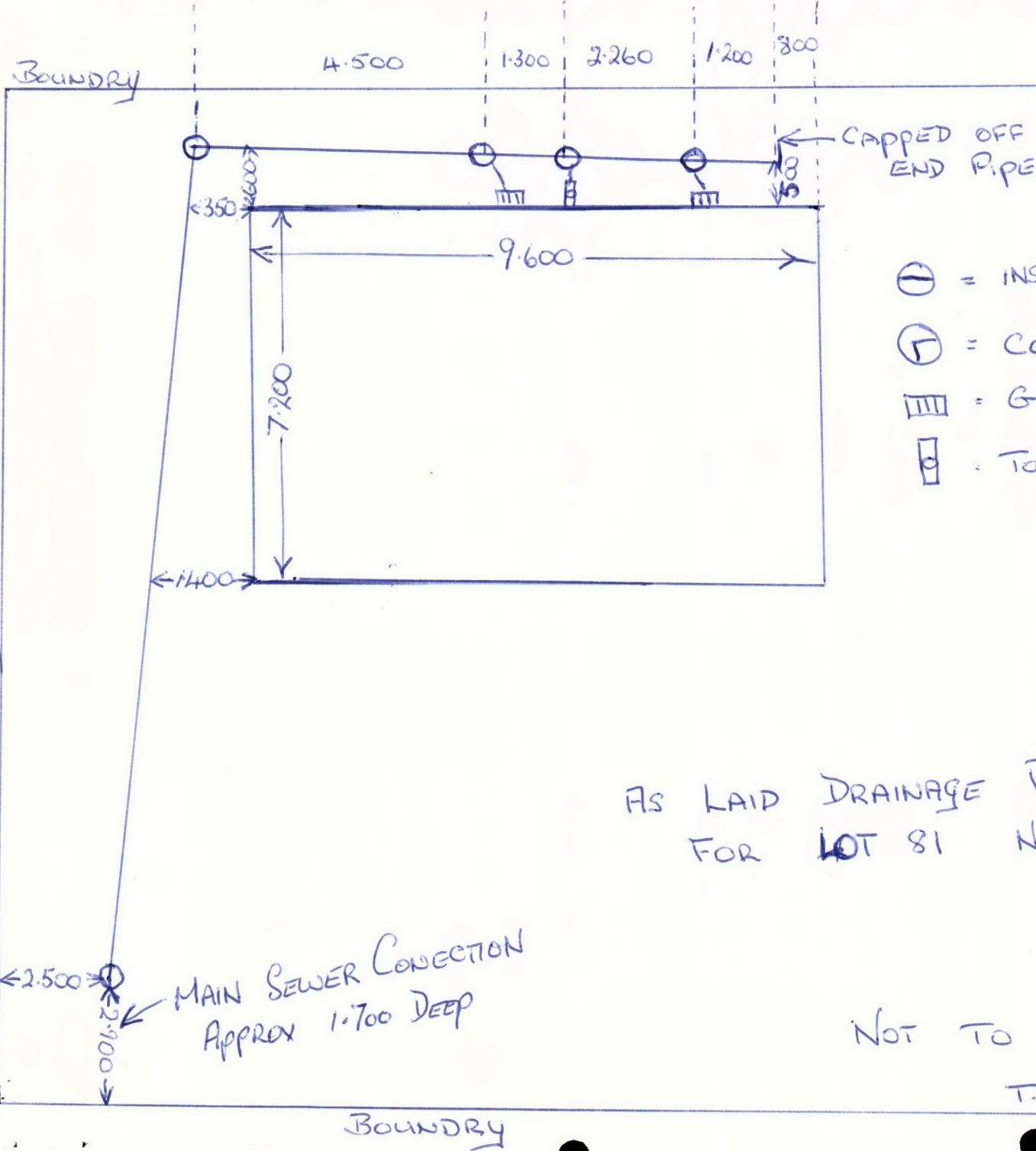
Vir

No 47

Far North District Council NOTIFIABLE INSPECTIONS Plumbing & Drainage		
Pre-pour under slab P & D		
Pre-line Plumbing in walls	✓	
Sewer & Stormwater drainage prior to back-filling trench	✓	
Septic tank effluent disposal Trench		
Other		



MUST BE
1M OR MORE
FROM BOUNDARY.

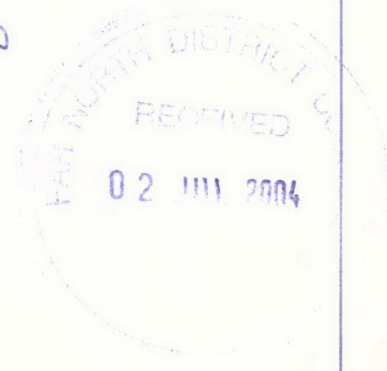


⊖ = INSPECTION JUNCTIONS

⊕ = CORNER INSPECTION

III = GULLY TRAP

⊖ = TOILET & AIR VENT.



AS LAID DRAINAGE PLAN
FOR LOT 81 NO 47 VIRTUE CRESENT
TOKERAU BEACH.

NOT TO SCALE.

T.C. & T.J. HARTIGAN.

ABA 2002 1647.

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. a VF5 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.

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

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

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

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

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

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

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

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

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

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

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

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

STEP 1: FRONT ENTRY BUILDING

FRONT ENTRY BUILDING ☐ TICK BOX

BRACING WIND ALONG

OR

SIDE ENTRY BUILDING

SIDE ENTRY BUILDING ☐ TICK BOX

BRACING WIND ALONG

SIDE ENTRY: (refer note 1, right)

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 WALL B.U.'S REQ'D

WRITE FIGURE HERE WALL B.U.'S REQ'D

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 WALL B.U.'S REQ'D

WRITE FIGURE HERE WALL B.U.'S REQ'D

CIRCLE SELECTED

STEP 5: FRONT ENTRY BUILDING

FRONT ENTRY BUILDING ☐ TICK BOX

BRACING WIND ACROSS

OR

SIDE ENTRY BUILDING

SIDE ENTRY BUILDING ☐ TICK BOX

BRACING WIND ACROSS

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 WALL B.U.'S REQ'D

WRITE FIGURE HERE WALL B.U.'S REQ'D

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 WALL B.U.'S REQ'D

WRITE FIGURE HERE WALL B.U.'S REQ'D

CIRCLE SELECTED

STEP 3a: 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: A TOTAL BU'S REQ'D

from step 2 or 2a

HARDWARE REQ'D B.U.'s

STEP 3b: 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

STEP 3a: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VV6-12	60 p/1200 x	=	
VV6-18	90 p/1200 x	2 = 180	
VS6-12	45 p/1200 x	1 = 45	
VS6-18	68 p/1800 x	1 = 68	

CLADDING ACHIEVED B.U.'s

BOX: B TOTAL BU'S REQ'D

from step 2 or 2a

HARDWARE REQ'D B.U.'s

STEP 3b: 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

STEP 7a: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VV6-12	60 p/1200 x	=	
VV6-18	90 p/1200 x	=	
VS6-12	45 p/1200 x	3 = 135	
VS6-18	68 p/1800 x	=	

CLADDING ACHIEVED B.U.'s

BOX: C TOTAL BU'S REQ'D

from step 6 or 6a

HARDWARE REQ'D B.U.'s

STEP 7b: 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

STEP 7a: 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	6 = 270	
VS6-18	68 p/1800 x	=	

CLADDING ACHIEVED B.U.'s

BOX: D TOTAL BU'S REQ'D

from step 6 or 6a

HARDWARE REQ'D B.U.'s

STEP 7b: 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

STEP 4a: ELEVATION LAYOUT: ALONG UNITS

Side Wall

0.0m 0.6m 1.2m 1.8m 2.4m 3.0m 3.6m 4.2m 4.8m 5.4m 6.0m 6.6m 7.2m 7.8m 8.4m 9.0m 9.6m 10.2m 10.8m 11.4m 12.0m

PRIMARY: CLADDING

SECONDARY: HARDWARE

1. Cladding units on top row (primary) only. Hardware (VA6, VT6, VF5 etc) on Secondary or bottom row.

STEP 4b: ELEVATION LAYOUT: ALONG UNITS

Side Wall

0.0m 0.6m 1.2m 1.8m 2.4m 3.0m 3.6m 4.2m 4.8m 5.4m 6.0m 6.6m 7.2m 7.8m 8.4m 9.0m 9.6m 10.2m 10.8m 11.4m 12.0m

PRIMARY: CLADDING

SECONDARY: HARDWARE

STEP 8a: ELEVATION LAYOUT: ACROSS UNITS

Rear Wall

0.0m 0.6m 1.2m 1.8m 2.4m 3.0m 3.6m 4.2m 4.8m 5.4m 6.0m 6.6m 7.2m 7.8m 8.4m 9.0m

PRIMARY: CLADDING

SECONDARY: HARDWARE

STEP 8b: ELEVATION LAYOUT: ACROSS UNITS

Front Wall

0.0m 0.6m 1.2m 1.8m 2.4m 3.0m 3.6m 4.2m 4.8m 5.4m 6.0m 6.6m 7.2m 7.8m 8.4m 9.0m

PRIMARY: CLADDING

SECONDARY: HARDWARE

1. Cladding units on top row (primary) only. Hardware (VA6, VT6, VF5 etc) on Secondary or bottom row.

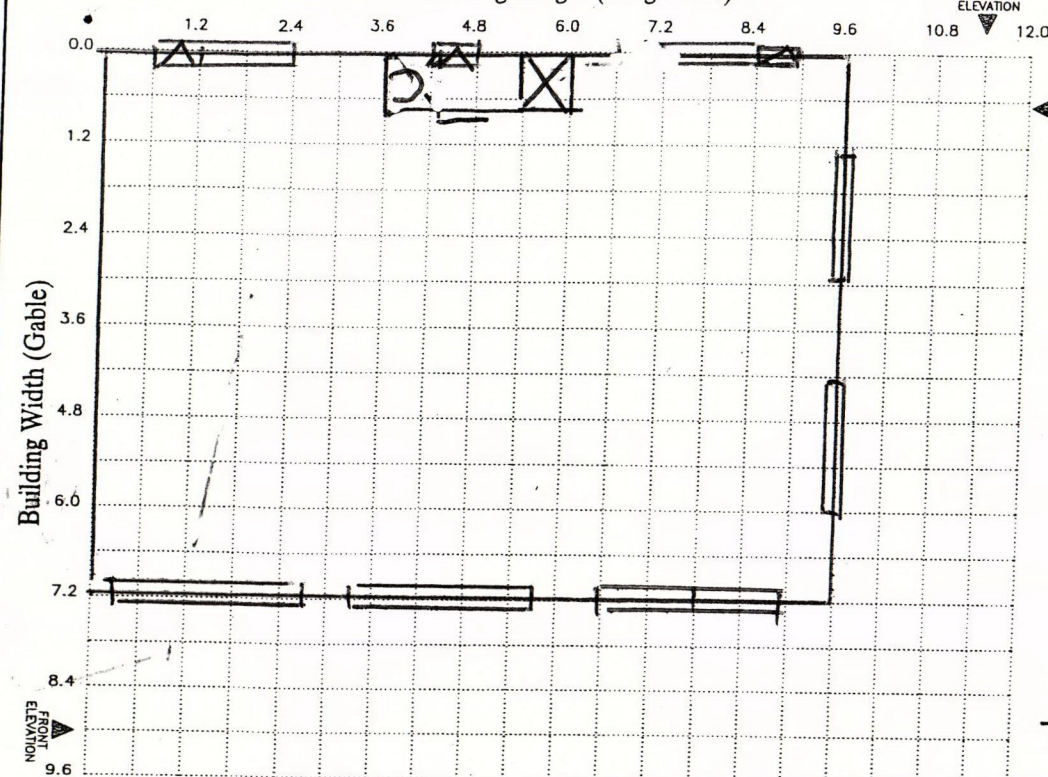
ELEVATION LEGEND

WINDOWS SIDE DOOR TILT-DOOR

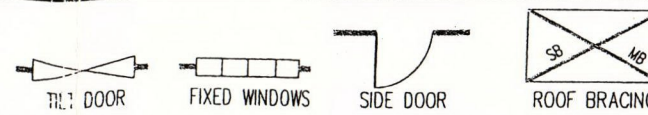
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED

FLOOR PLAN

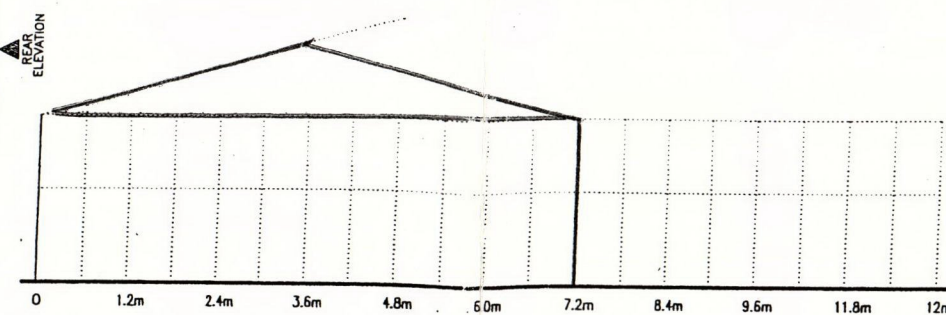
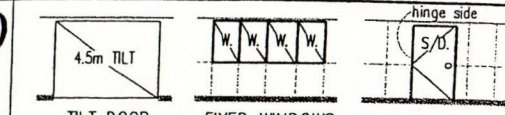
Building Length (Ridge Line)



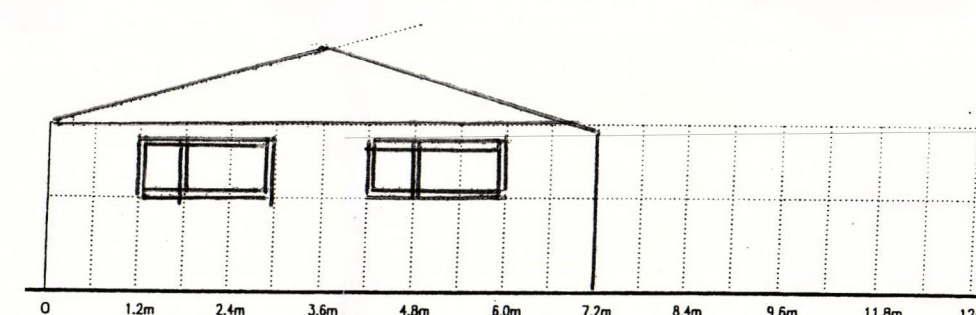
LEGEND Plan



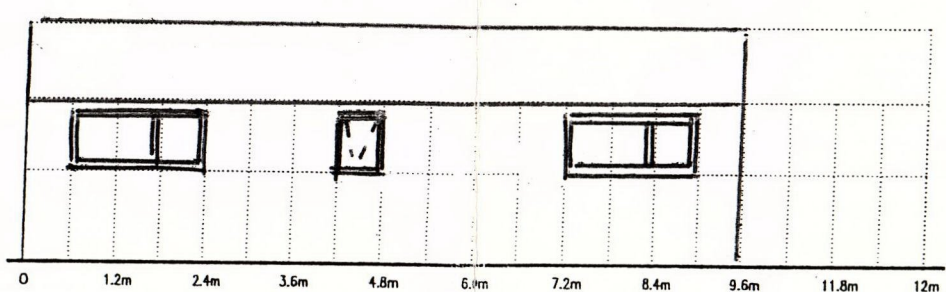
LEGEND Elevation



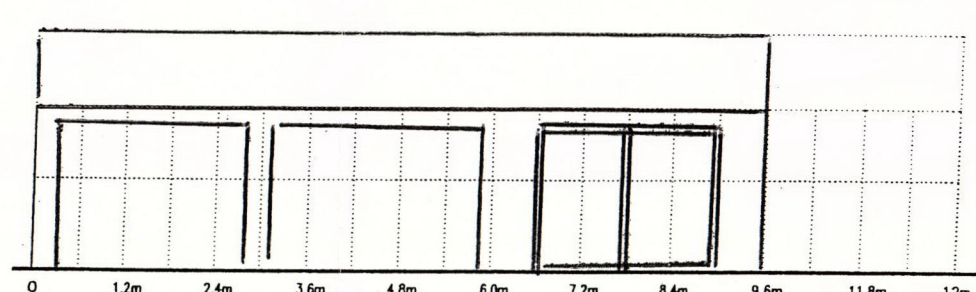
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

BUILDING DATA

Length	4.6 m	Width	7.2 m	Area	64 m ²
STUD HEIGHT	2.1m	2.4m	2.7m	3.0m	
CLADDING	Versaclad	Superclad	Other		
WIND ZONE	Low	Med	High	V.High	
FLOOR	Concrete	Timber			
ROOF PITCH	15°	20°	25°	other	

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 "Supercoarse" t.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.

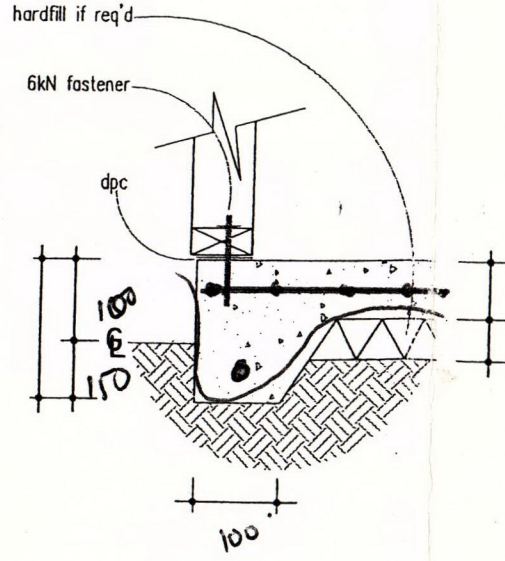
SIDE ENTRY OPENING LINTELS
LVL Beams size/span as per Producer statement VB2000 Sheet 4, Fixing details VB2000 Sheet 9

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

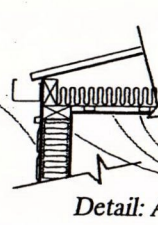
ROOF BRACING
For all buildings fix Lumberlok roof plane strap bracing in accordance VB2000 Producer Statement, Sheet 16 For 2.7 & 3.0m stud, refer VB2000 Sheet 8

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



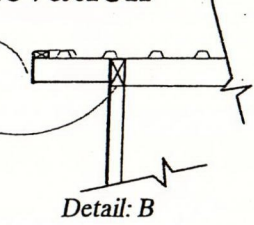
FOUNDATION DETAIL n.t.s. (typical)

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



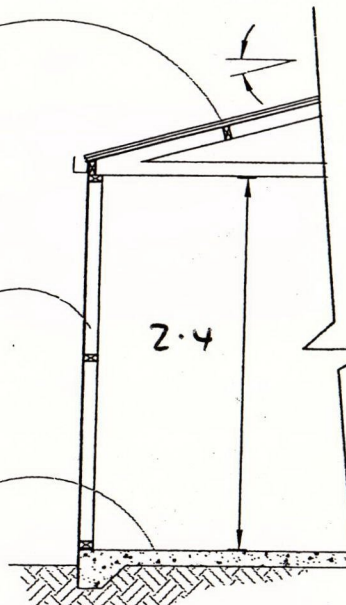
Detail: A

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 ctrs cut between 90x35 gang-nail approved trusses @1800 ctrs



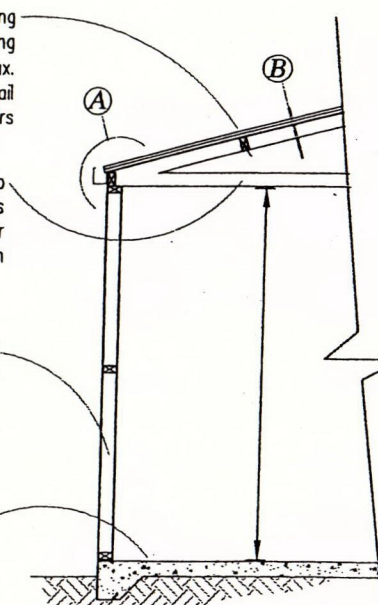
TYPICAL SECTION

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

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VERSATILE BUILDINGS

PROJECT TITLE
Proposed Garage Ablution Block.
T Hartigan

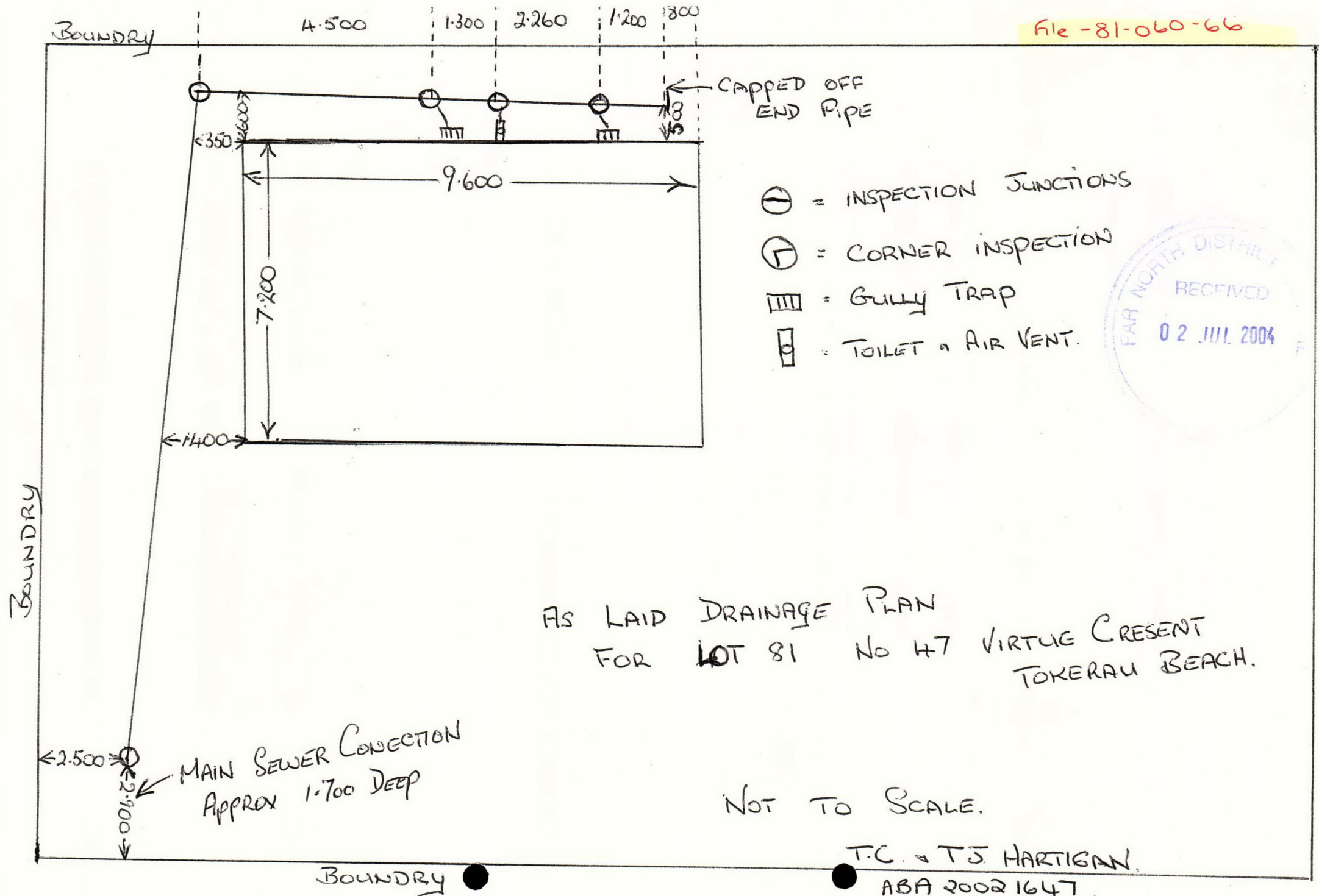
DRAWING TITLE
Construction Details, 600 Series
VERSATILE BUILDING

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

HEAD OFFICE:
112 WATERLOO ROAD
PH: (03) 349-2555
FAX: (03) 349-1286

SPECIFICATIONS

File - 81-060-66



Not to Scale.

Lot 81.

DP 76023.

ABA 20021647

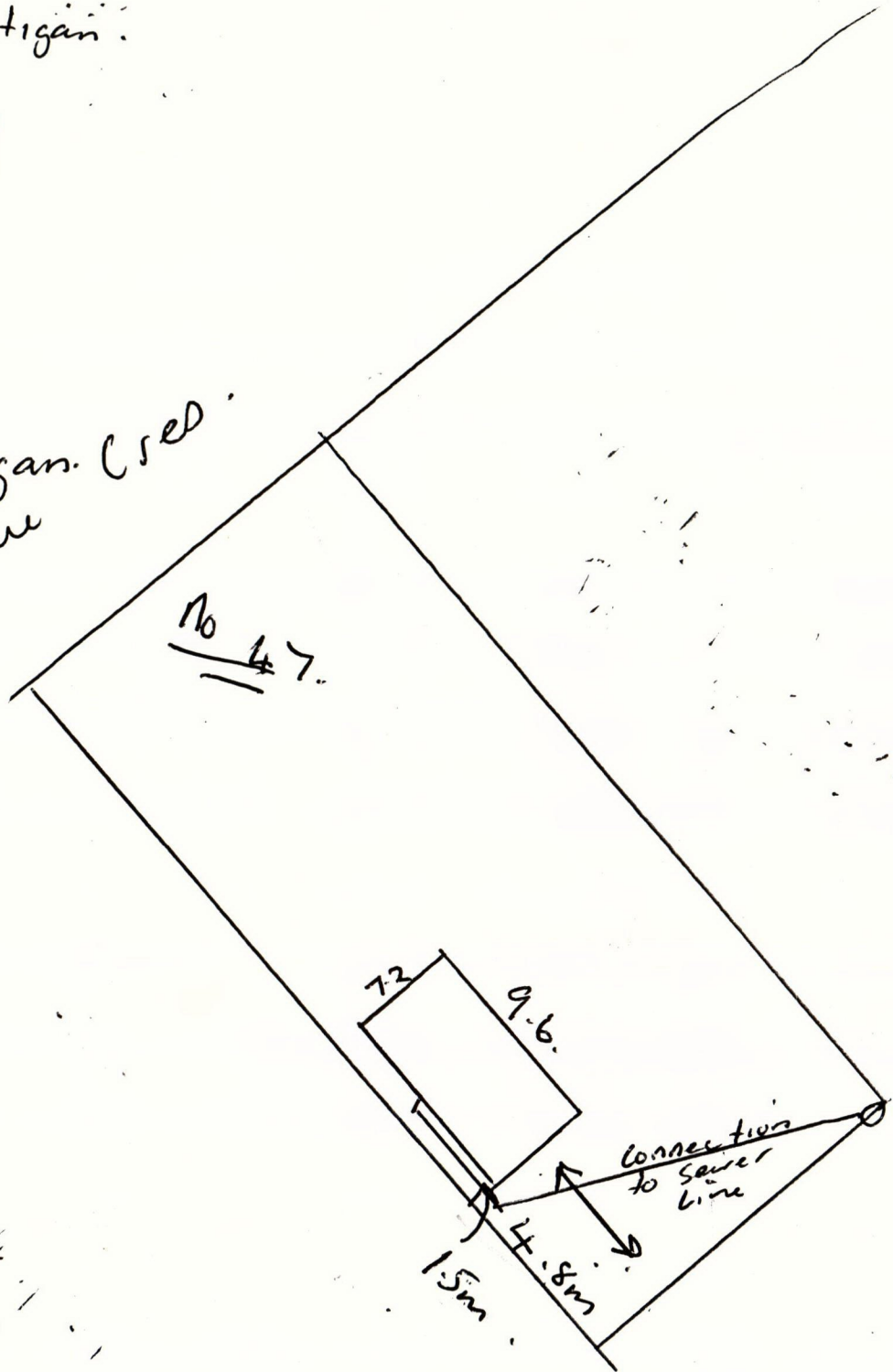
garage ablation Block.

T Hartigan.

Amended
site

Plans

• T Hartigan. Cred.
Virtue



81-060-66

BOUNDARY

4.500

1.300

2.260

1.200

800



← 350

← 4600



← CAPPED OFF
END PIPE



← 9.600 →

← 7.200

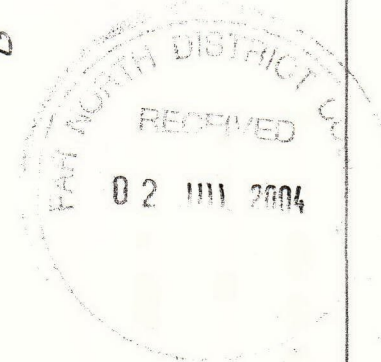
← 1400

⊕ = INSPECTION JUNCTIONS

⊕ = CORNER INSPECTION

III = GULLY TRAP

⊕ = TOILET & AIR VENT.



BOUNDARY

AS LAID DRAINAGE PLAN
FOR LOT 81 NO 47 VIRTUE CRESENT
TOKERAU BEACH.

← 2.500



← MAIN SEWER CONNECTION
APPROX 1.700 DEEP

← 2.900

NOT TO SCALE.

T.C. & T.S. HARTIGAN.

ABA 2002 1647.

BOUNDARY

SCANNED

9999-1047

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