

Lot 19

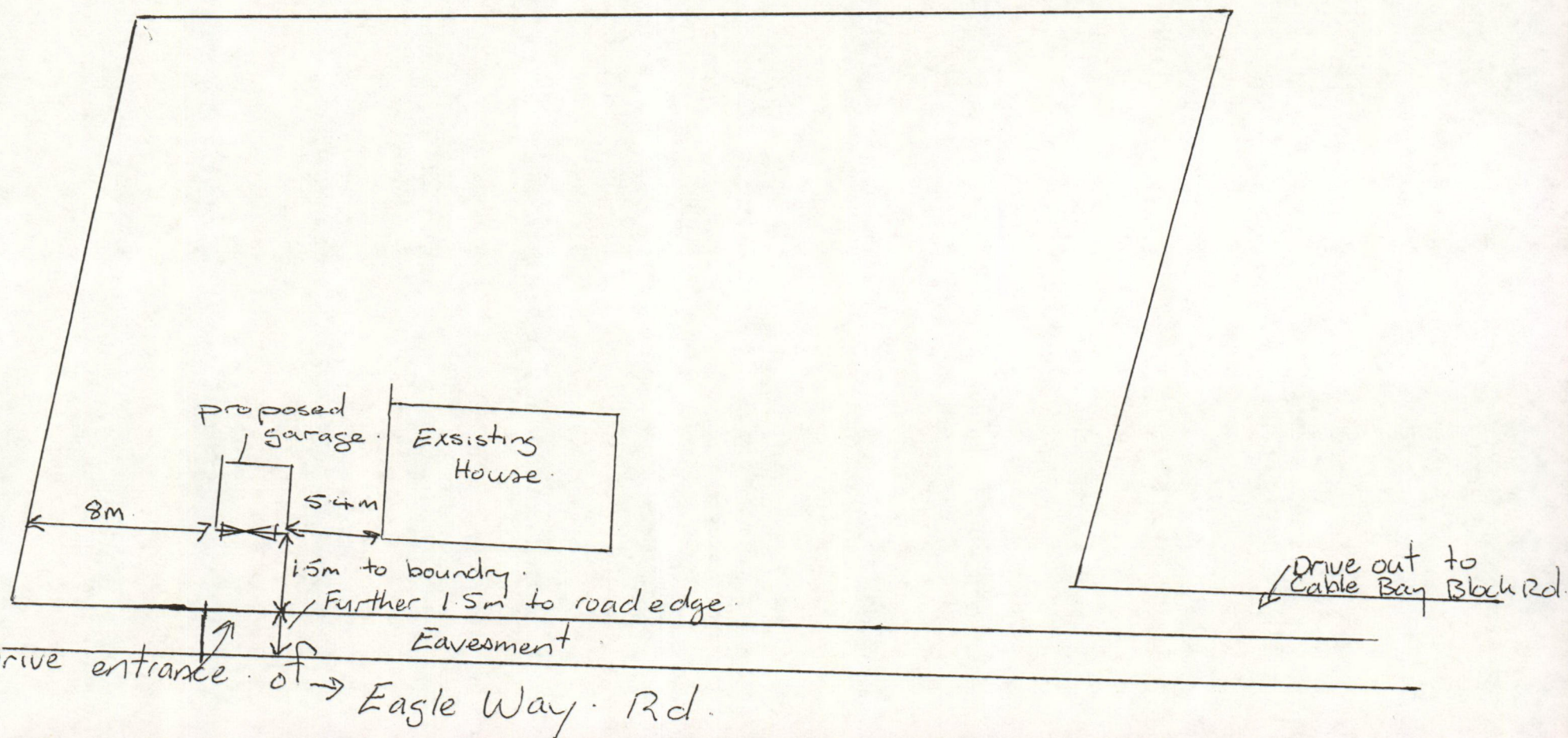
DP 60617.

Not Drawn to Scale.

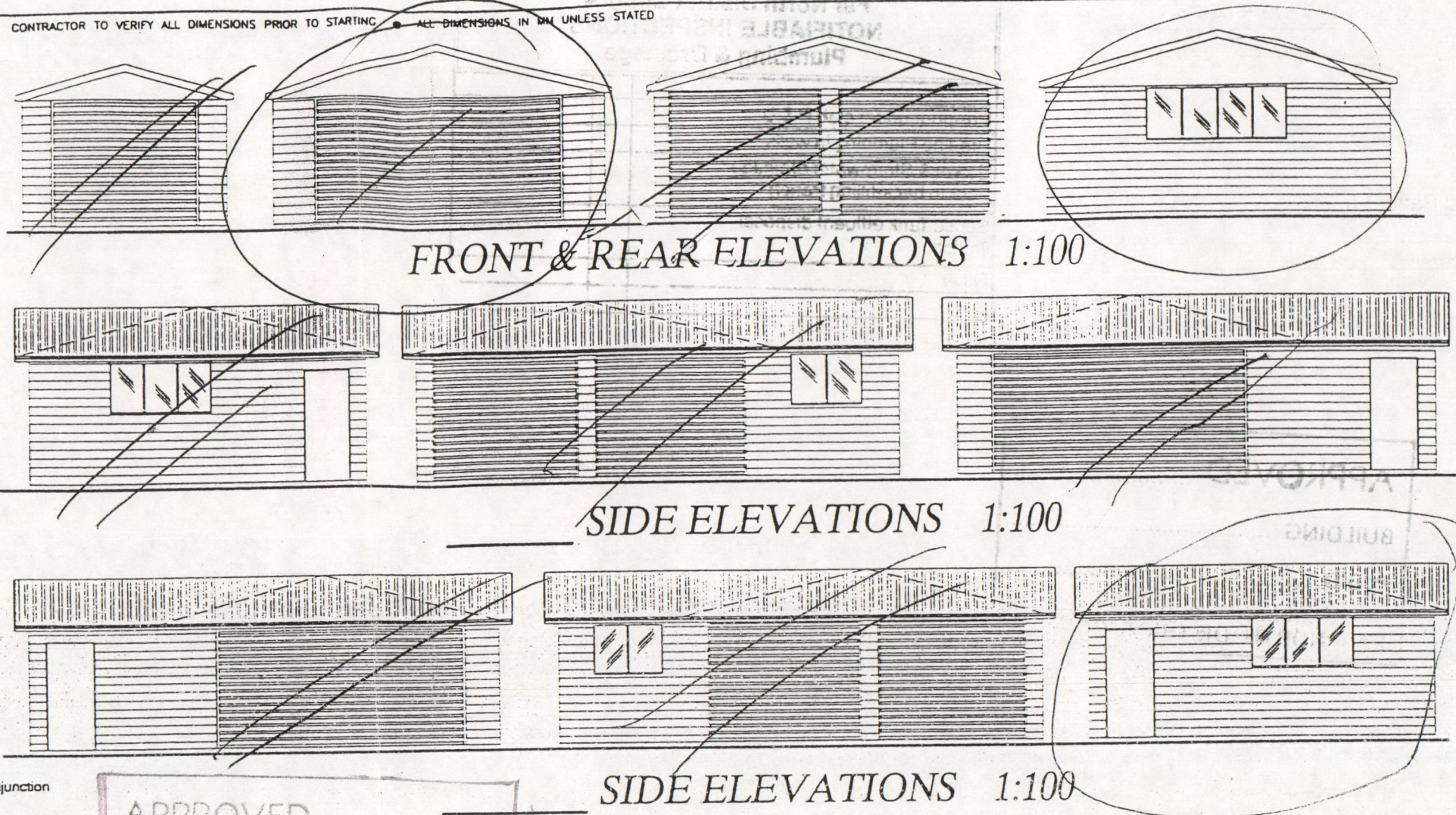
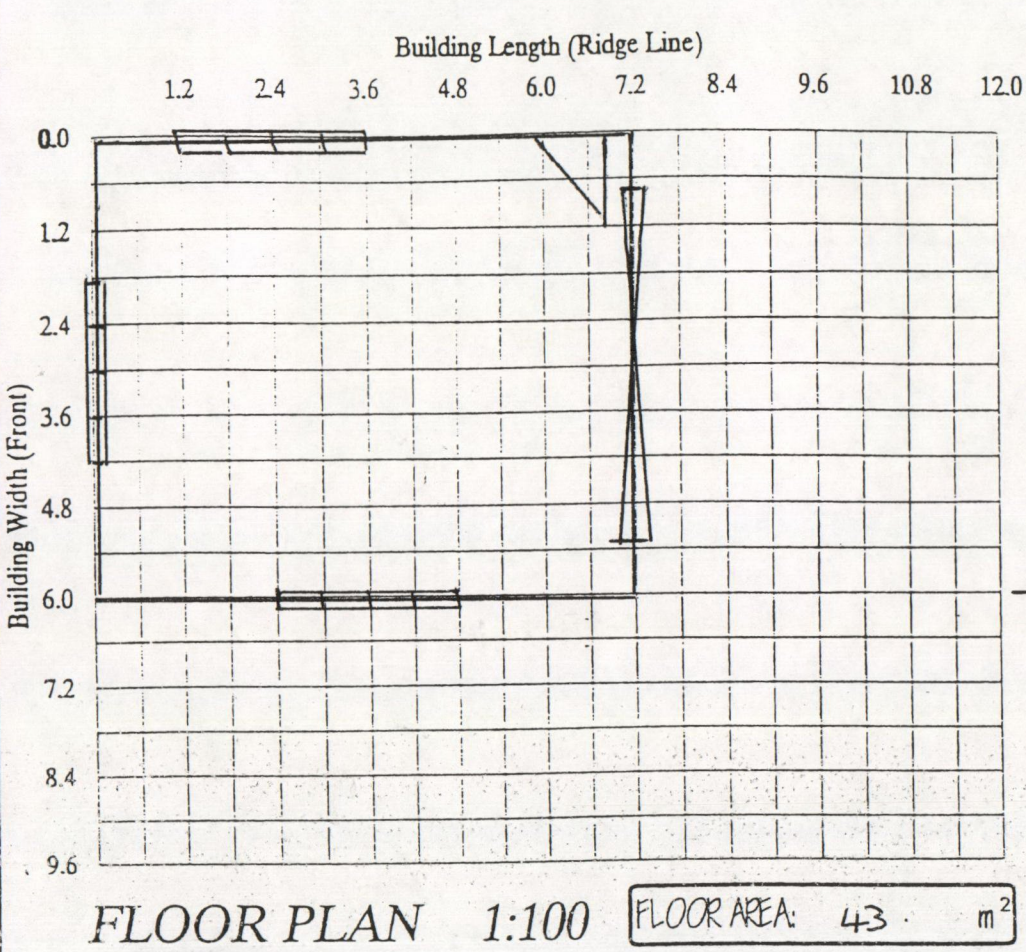
Marlene Sylva.

71 Cable Bay Block Rd.
Coopers Beach.

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SPECIFICATIONS



GENERAL
All work to comply with the New Zealand Building Code. This specification and drawings shall be read in conjunction with Gangnail Producer Statement for Design, dated 26 July, 1996.

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 c/s and housed into plates with dwangs housed into studs. Lay two ply matthoid d.p.c. under all plates. Refer Gangnail Producer Statement CH3900/107 for timber grade options and specification.

ROOF FRAMING
Purlins shall be 90mm x 45mm on edge at 1100 max c/s fixed to Gangnail 15 degree trusses at centres shown below. Fix purlins and trusses as detailed in Gangnail Producer Statement for Design.

SIDE ENTRY OPENING LINTELS
Refer Soon Loo Consultants Ltd Producer Statement for Design, dated February 1997, for side entry lintels table below relates to Low Wind, up to 0.3 Snow (Kpa), Refer Producer Statement for others.

Clear Span	Truss Span: 6000	Truss Span: 6600 & 7200	Truss Span: 7800-9000
Max. span 2.7	170 x 45 LVL Lintel	170 x 45 LVL Lintel	200 x 45 LVL Lintel
Max. span 3.0	240 x 45 LVL Lintel	240 x 45 LVL Lintel	240 x 45 LVL Lintel
Max. span 4.5	240 x 45 LVL Lintel	240 x 45 LVL Lintel	240 x 63 LVL Lintel
Max. span 4.8	240 x 45 LVL Lintel	240 x 63 LVL Lintel	300 x 45 LVL Lintel

Trusses butted to lintel with 90 x 45 lumberlock joist hanger.

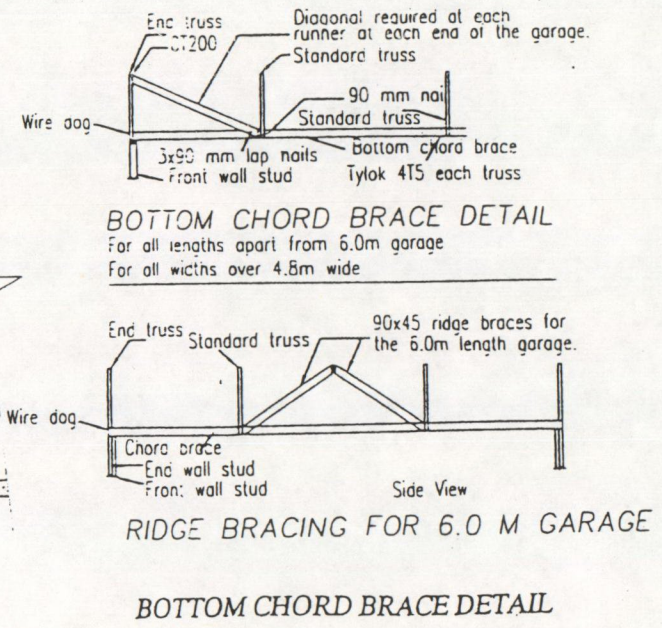
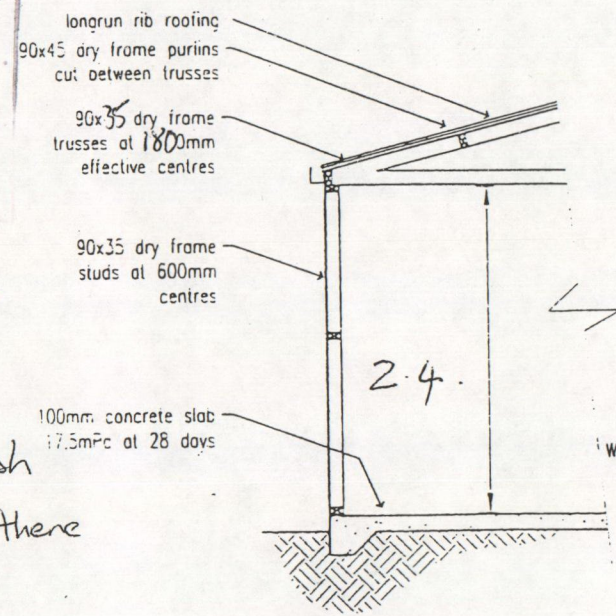
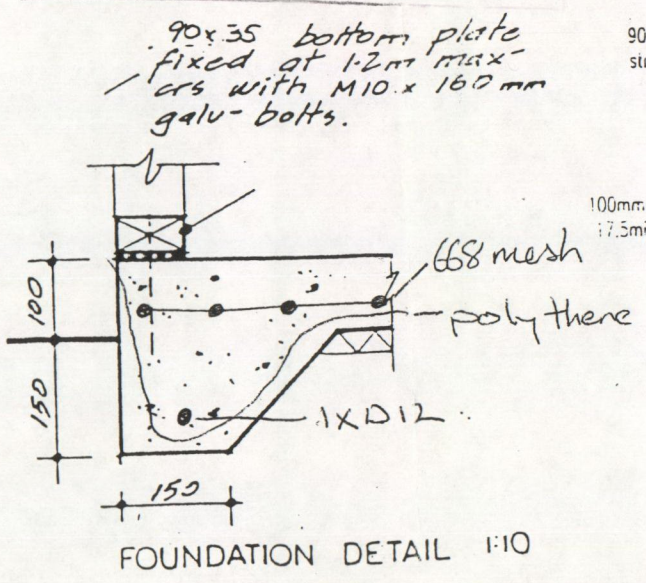
ROOFING
Shall be 0.44 B.M.T. steel longrun rib roofing, fixed with 65/75mm weatherseal spiral shank nails, over building paper on Ultra-Violet fast lashing.

WALL CLADDING *versaclad*
Shall be *versaclad*.
Fix in accordance with Gangnail Producer Statement for Design.

ROOF BRACING
Fix 90 x 45 dragon ties on flat to each corner of building up to 6.0m x 4.8m. For buildings over 6.0m x 4.8m fix Lumberlock roof plane strap bracing in accordance with Gangnail Producer Statement for Design.

WALL BRACING
For Supercad 300 horizontal weatherboard fix 22 x 22 x 1.2 metal angle bracing in accordance with NZS 3604. For steel sheet weatherboard cladding no metal angle bracing is required, refer Gangnail producer statement.

APPROVED
BUILDING
P. & D.
FAR NORTH DISTRICT COUNCIL



DETAILS

Note: Construction to comply with NZS 3604 (1990) and the New Zealand Building Code 1992
REFER TO PRODUCER STATEMENT

VERSATILE BUILDINGS

PROJECT TITLE
Proposed Garage For:
Marlene Sylva

DRAWING TITLE
VERSATILE GARAGE

SCALE: 1:100
DATE: Sep '97
DRAWN: B.O'Connor
FILE: VG-1301A
SHEET: 1 OF:

Far North District Council NOTIFIABLE INSPECTIONS		
1. Inspection		
2. Footing/Foundation	✓	
3. Sub	✓	
4. Ground beam		
5. 1st floor		
6. Plumbing		
7. Exposed Rafter Strapping		
8. Pre-line	✓	
9. Knee Bracing		
10. Other (specify)		
11. Final Inspection	✓	

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

APPROVED19.1.09.....

BUILDING*[Signature]*.....

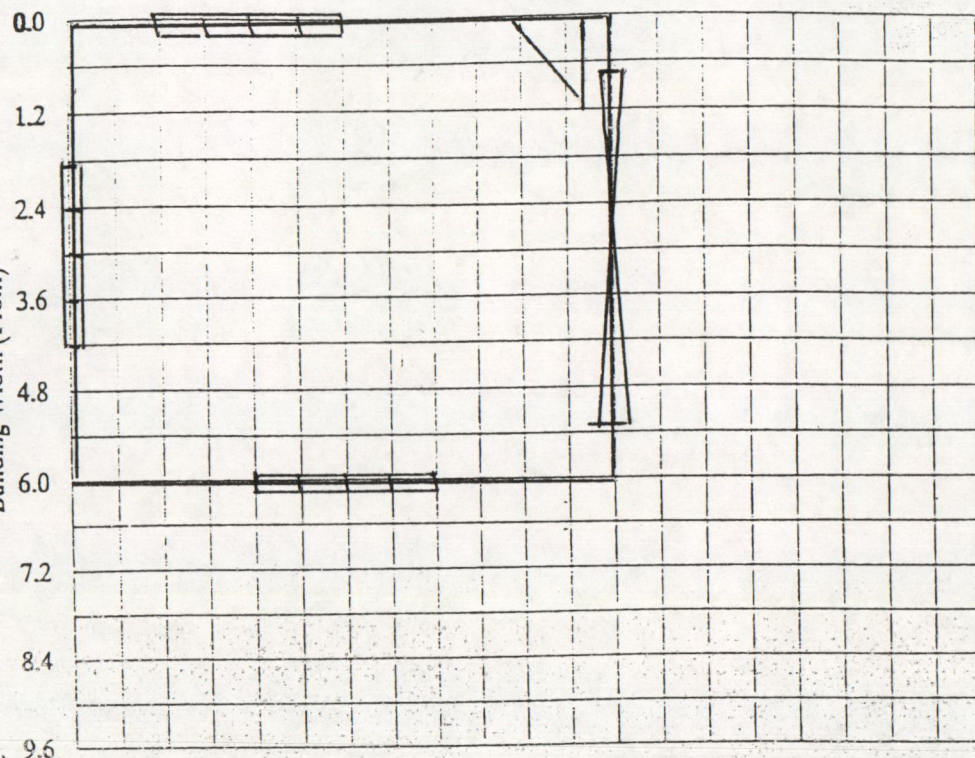
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CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING. ALL DIMENSIONS IN MM UNLESS STATED

Building Length (Ridge Line)

1.2 2.4 3.6 4.8 6.0 7.2 8.4 9.6 10.8 12.0



FLOOR PLAN 1:100 FLOOR AREA: 43 m²

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ROOFING

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WALL CLADDING

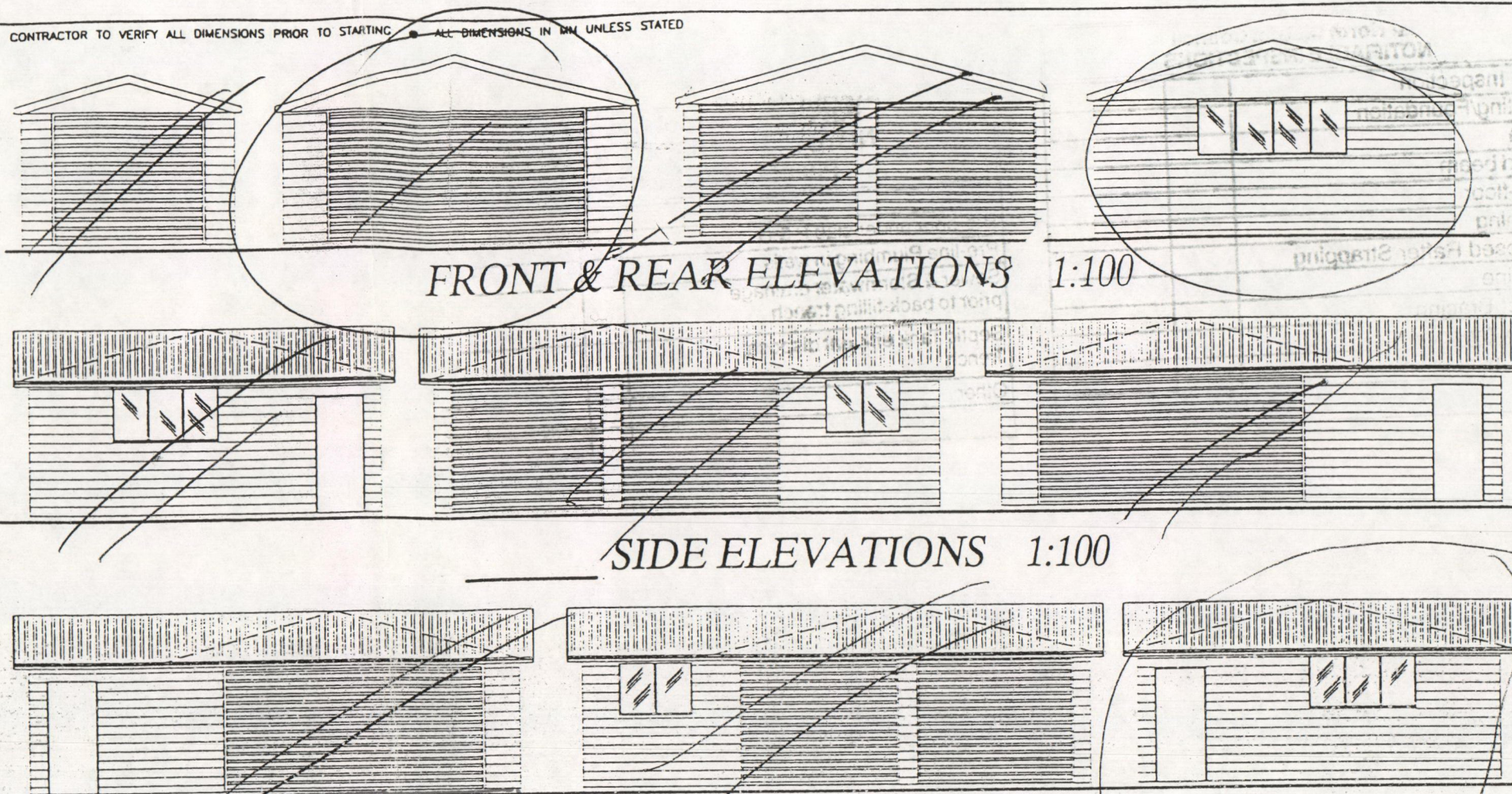
Shall be *versacled*.
Fix in accordance with Gangnail Producer Statement for Design.

ROOF BRACING

Fix 90 x 45 dragon ties on flat to each corner of building up to 6.0m x 4.8m. For buildings over 6.0m x 4.8m fix Lumberlock roof plane strap bracing in accordance with Gangnail Producer Statement for Design.

WALL BRACING

For Supercad 300 horizontal weatherboard fix 22 x 22 x 1.2 metal angle bracing in accordance with NZS 3604. For steel sheet weatherboard cladding no metal angle bracing is required, refer Gangnail producer statement.



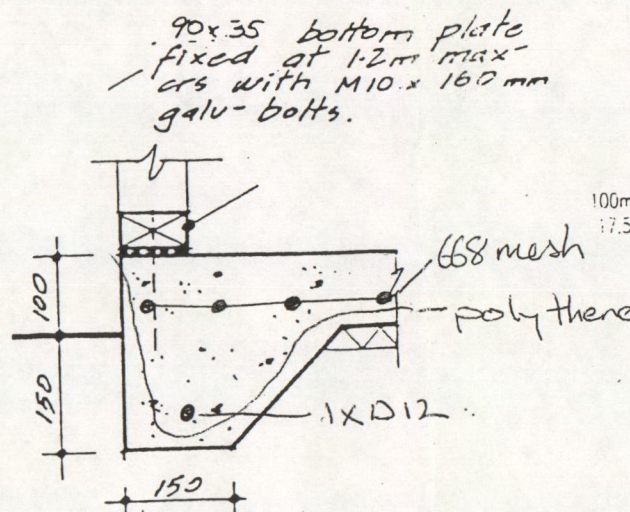
APPROVED

BUILDING

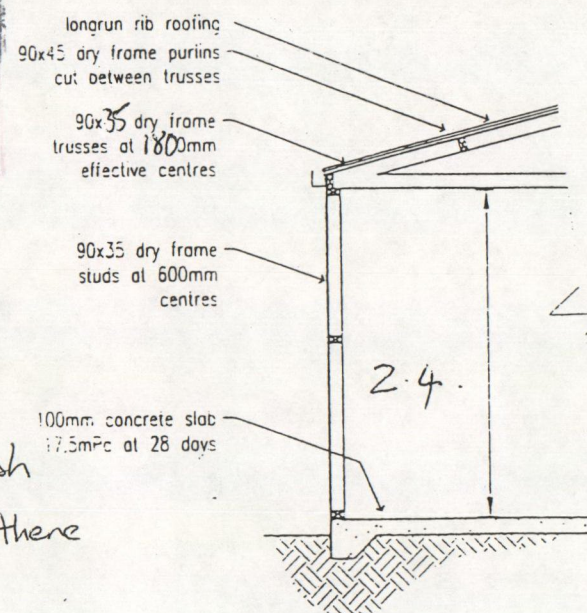
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SIDE ELEVATIONS 1:100

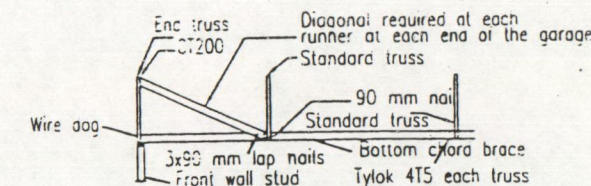


FOUNDATION DETAIL 1:10

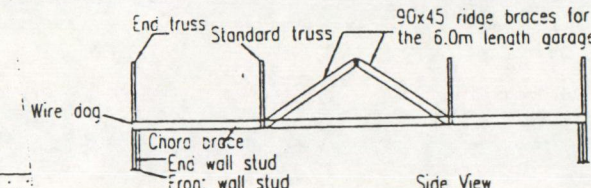


TYPICAL SECTION

DETAILS



BOTTOM CHORD BRACE DETAIL
For all lengths apart from 6.0m garage
for all widths over 4.8m wide



RIDGE BRACING FOR 6.0 M GARAGE

BOTTOM CHORD BRACE DETAIL

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REFER TO PRODUCER STATEMENT

VERSATILE BUILDINGS

PROJECT TITLE

Proposed Garage For:

Marlene Sylva

DRAWING TITLE

VERSATILE GARAGE

SCALE:

1:100

DATE:

Sep '97

DRAWN:

FILE:

B.O'Connor VG-1301A

SHEET:

1

OF:

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

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		

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BUILDING

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