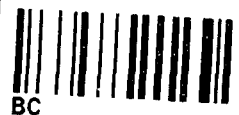


BC Only



BUILDING SERVICES - BUILDING CONSENT

29637

APPLICATION NO: 29637

VALUATION NO: 06531/371.00B

OWNER: Paulsen

PROPERTY NO: P26161

PROJECT LOCATION:

121A Lake Rd

DESCRIPTION OF WORK:

Garage (Reinstatement of Fire Damaged)

CHECK APPLICATION - BUILDING OFFICER: ☒

DATE RECEIVED:

4.7.05

DUE DATE:

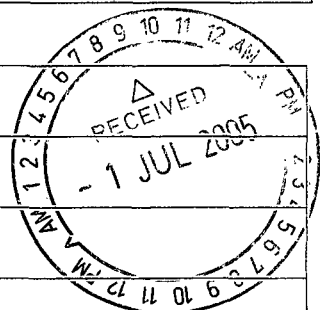
18.7.05

DATE SUSPENDED:

DATE ISSUED:

15.7.05

PROCESSING	REVIEW	DATE	TIME TAKEN	APPROVED	DATE
Hazard					
Administration			40	CM	4.7.05
Building			10	CH	7-7-5
Resource Engineers					
Geothermal					
Hazardous Substances					
Environmental Health					
Disabled Persons					



NOTES AND CONDITIONS: (Please circle appropriate code for checkboxes)

200 a b c d e g h i j k
l m n o p q r s t u
v w f

201 a b c d e g f

202 a b f

203 a f

204 f

205 a b f

206 a b c f

207 a f

208 a f

209 a f

210 a b c f

211 a b c f

212 (a) f

213 a b c d e g h i j k l
 m n o p q r s f

214 a b f

215 a b c f

216 a f

217 a b f

218 (a b c d e g h) i j k f

219 f

220 (a) b c d f

221 a b c d e g h i j k l
m n f

FREE TEXT:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Building Consent No:29637
Section 51, Building Act 2004

Issued:15Jul05

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua, New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

The Building

Street Address of building: 121A LAKE ROAD, KOUTU, ROTORUA 3201

Legal Description of land where building is located:

FLAT 2 DPS 62058

Building Name: GARAGE (REINSTATE FIRE DAMAGED)

The Owner

Name of owner: MR ARNE PAULSEN
Mailing Address: C/O VERSATILE BUILDINGS
P O BOX 7218
ROTORUA 3215

Contact Person: VERSATILE BUILDINGS
Mailing Address: P O BOX 7218
ROTORUA 3215

Street address/registered office: 121A LAKE ROAD
KOUTU
ROTORUA 3201

Phone number: (Bus.)
3474568 (Pvt.)

Facsimile number:

Email address:

Website:

First point of contact for communications with council/building consent authority:

Building Work

The following building work is authorised by this consent:

Project: New Work

Intended Use: GARAGE (REINSTATEMENT OF FIRE DAMAGED)

This building consent is issued under section 51 of the Building Act 2004.
This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration,

demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

1: Notice to be given by owner or agent that building work is ready for inspection shall be given to the Rotorua District Council at least 1 (one) working day in advance of covering in any of the following work:

Excavation for foundations.

Reinforcing steel for foundations.

Any other building work in respect of which such notice is required as a special condition of this Building Consent.

At the completion of the work authorised by this Building Consent.

Please arrange the booking of inspections and direct enquiries regarding this consent to the Building Services Department, phone (07) 348 4199.

The fixing of framing members prior to any lining being fixed.

All foul water and stormwater drainage in ground before backfilling.

The fitting and fixture of ALL FLASHINGS as is required to meet the requirements of the Building Code.

2: Code Compliance Certificate

The owner or agent shall as soon as practicable, advise the Rotorua District Council that all building work has been completed to the extent required by this Building Consent.

SECTION 93(2)(b)(i) BUILDING ACT 2004

The owner or agent must apply for a Code Compliance Certificate within 2 years after the date on which the Building Consent for the building work was granted.

3: Standard Conditions

This building consent is permission to undertake building work in accordance with the approved plans and specifications. All work must comply with the provisions of the Building Code. Any alterations from the original plans and specifications must have prior approval from the Building Control Manager.

Endorsement on Plans and Specifications form part of this approval.

If the work is not commenced within six months and/or reasonable progress has not been made within twelve months a written extension of time can be granted on application to the Council.

The owner of the property is responsible for the correct siting of buildings or additions in relation to boundary pegs.

Any deficiency not specifically drawn to the attention of the builder or owner by the Building Officer shall not be deemed to have been approved.

The use is limited to that stated on the Building Consent. Any change of use would require a separate approval.

Plumbing and drainage work to be carried out by licensed tradesperson only.

4: Standard Statement

THIS BUILDING CONSENT IS ISSUED SUBJECT TO ALL OTHER OUTSTANDING CONSENTS HAVING BEEN APPROVED. WORK SHALL NOT COMMENCE AND INSPECTIONS WILL NOT BE UNDERTAKEN UNTIL THOSE OUTSTANDING CONSENTS HAVE BEEN COMPLIED WITH.

A CODE COMPLIANCE CERTIFICATE MAY NOT BE ISSUED IF ALL FLASHINGS HAVE NOT BEEN INSPECTED PRIOR TO THE COVERING UP OR CLOSING IN OF BUILDING WORK.

SECTION 52 BUILDING ACT 2004 (LAPSE OF BUILDING CONSENT)

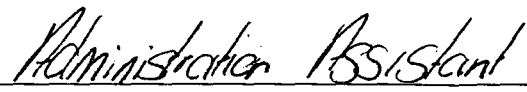
A Building Consent lapses and is of no effect if the building work to which it relates does not commence within 12 months of the date of issue unless prior arrangements are made with the Building Consent Authority

Compliance Schedule

A compliance schedule is not required for the building.



Signature



Position

On behalf of: ROTORUA DISTRICT COUNCIL

Date: 15 Jul 2005



Private Bag 3029
Rotorua
New Zealand
Telephone 07-348 4199
Fax 07-346 3143
E-mail mail@rdc.govt.nz

ROTORUA DISTRICT COUNCIL

APPLICATION FOR A BUILDING CONSENT

Section 33, Building Act 1992
(Attach all relevant documents in duplicate)

APPLICATION NUMBER 29637

PART A : GENERAL

(Complete Part A in all cases)

1. OWNER

Name	Arnie Paulsen
Postal Address	c/- myI P O Box 164
Phone Number	348 1100
Fax Number	348 1717

2. CONTACT (If not owner)

Contact Name	VERSATILE BUILDINGS
Postal Address	P.O. Box 7218, Rotorua 155 Lake Road Rotorua
Phone Number	Ph (07) 346 3821 Fax (07) 346 3822
Fax Number	

3. PROJECT LOCATION

Address:	121 ^A Lake Rd, Rotorua
----------	-----------------------------------

4. LEGAL DESCRIPTION

Valuation Number 6531/371-006		OFFICE USE ONLY Property ID: P26101	
Lot(s) Plat 2 (Section) grge 2	DP/S 62058 (Block)	Lot Area(s) m ² /ha 0.0363	No. of new toilets/urinals NIL

5. PROJECT

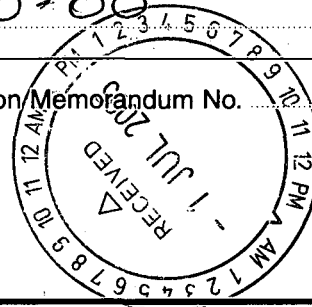
5.1 New Building ☒	5.2 Intended Life Indefinite but not less than 50 yrs ☒	5.3 Description of Work: To erect a versatile building
Alteration ☐	or	5.4 Intended Use(s) (in detail) for garaging & storage
Relocation ☐	Specified as ☐ yrs	5.5 Estimated Value: \$ 8590.00 (GST INCL)
Demolition ☐		

☐ Application for Building Consent only, in accordance with Project Information Memorandum No.

Signed by the owner/owner's agent:

Signature: J M Elstob

Name: Jennie ELSTOB Date: 30-6-05
(PLEASE PRINT)



Office Use Only
TARGET DATE

/ /

PART B : PROJECT DETAILS

6. (Complete Part B only if you have NOT applied separately for a project information memorandum).

The project involves the following matters; tick each applicable box, if any, and attach relevant information in duplicate.

- (a) ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings. (Site Plan with elevations, Topography, drawn to scale, Elevations in relation to natural ground level and proposed finish level).
- (b) ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, geothermal, hazardous contaminants on or near the site. .
- (c) ☐ Provision to be made for vehicular access, including parking and materials used.
(To be shown on site plan).
- (d) ☐ Provisions to be made in building over or adjacent to any road or public place.
- (e) ☐ Provisions to be made for disposing of stormwater and wastewater.
(To be shown on site plan).
- (f) ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermain.
- (g) ☐ New connections to public utilities, i.e. water supply, stormwater system, wastewater system.
- (h) ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
- (i) ☐ Details of any cultural or heritage significance of the building or building site, including whether it is on a marae, or waahi tapu.
- (j) ☐ Copy or reference to, of any resource consent or planning approval for this project.
- (k) ☐ Details of volume of Proposed Excavations: Include volumes for Site Preparation, Basement, and Driveway.

PART C : PROJECT DETAILS

(Complete Part C in all cases)

This application is accompanied by (tick each applicable box, attach relevant documents in duplicate).

- 7. ☐ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provision of the New Zealand Building Code, with supporting documents, if any, including:
- 8. ☐ Building certificates
- 9. ☐ Producer statements
- 10. ☐ References to accreditation certificates issued by the Building Industry Authority.
- 11. ☐ References to determinations issued by the Building Industry Authority.
- 12. ☐ Proposed procedures, if any, for inspection during construction.

PART D

(Complete as far as possible in all cases)

Give names, addresses, telephone numbers. Give relevant numbers if known.

13.

DESIGNER(S)	VERSATILE BUILDINGS P.O. Box 7218, Rotorua 155 Lake Road Rotorua (07) 346 3821 Fax (07) 346 3822								
Name:	P O Box 11-013								
Address:	Sockburn Ch Ch								
Phone Number:					03 349 5700				
Fax Number:									
BUILDER	VERSATILE BUILDINGS P.O. Box 7218, Rotorua 155 Lake Road Rotorua Ph (07) 346 3821 Fax (07) 346 3822								
Name:									
Address:									
Phone Number:									
Fax Number:									
DRAINLAYER									
Name:	Richard Wakefield				Reg. No.				
Address:	Hampson Drive Ngo								
Phone Number:	357 5239				Fax Number:				
PLUMBER									
Name:					Reg. No.				
Address:									
Phone Number:					Fax Number:				

If more than number allowed for, please provide details on a separate sheet.

CONFIDENTIALITY

I/we require that my/our ☐ plans ☐ specifications be treated as
 confidential in order to protect: ☐ copyright ☐ security of building.

4.	
Floor Area of Proposed Work	Area square metres
Buildings Other Than Detached Accessory Buildings:	sq.m.
Floor	sq.m.
Basement	sq.m.
Ground Floor	sq.m.
First Floor	sq.m.
Second Floor	sq.m.
Additional Floors (Total)	sq.m.
Mezzanine	sq.m.
Decks	sq.m.
Total	sq.m.
Detached Accessory Buildings:	Area square metres
Garage	sq.m. 28-8
Carport	sq.m.
Other Buildings	sq.m.
Total	sq.m.

FOR OFFICE USE ONLY

FEES		
Fees paid on Application	\$	c
Plan Review		
Project Information Mem.		
TOTAL FEE GST incl.		
Fees payable on approval	\$	c
Building Consent <i>R90789</i>	<i>260</i>	
Damage Deposit		
Crossing Deposit		
BRANZ Levy		
B.I.A. Levy		
Water Connection		
Sewer Connection		
Disconnection of Services		
Controlled Activity Fee		
Controlled Activity Bond		
Reserve/ Development Contribution		
Photocopying		
Structural Check		
Resiting Bond		
Service Lane Information		
Other		
APPROVAL TOTAL		

CONSENT ISSUE AUTHORITY	
Receipt No.	<i>R90789</i>
Date of Issue	<i>30/6</i>
Authorised By	<i>C. Wiggins</i>
Date authorised	<i>7-7-5</i>

REFERRALS	
SENT	RETURNED
Structural	

AMENDED DETAILS RECEIVED		
	DATE	SIGN
Planning		
Health		
P & D		
Trade Waste		
Rec & Com		
DG/GEO		
Res Eng		
Building		
Structural		

COUNTER CHECKLIST FOR BUILDING CONSENTS (PERMITS)

YOU MUST SUBMIT IN SUPPORT OF YOUR APPLICATION THE FOLLOWING:

YOU MUST QUOTE YOUR (PIM) PROJECT INFORMATION MEMORANDUM NO.

NOTE: Consent must be signed by the owner of the property as defined in the Building Act 1991 (Section 33 Paragraph 1) and Valuation Number is to be supplied and recorded by owner on the Consent Form.

CHECK

Yours

Office

1. Two Sets of Plans and Specifications

Plans and specifications, means the drawings, specifications and other documents according too which a building is proposed to be constructed, altered, demolished, or removed, including proposed procedures for inspection during construction, alteration, demolition or removal and also including (in respect of construction or alteration):

- a) The intended use of the building; and
- b) The design features or systems which the applicant considers will be required to be included in any Compliance Schedule issued in terms of Section 44 of this Act; and
- c) The proposed procedures for inspection and routine maintenance for the purposes of that compliance schedule in respect of those design features or systems (if applicable).
- d) Plans for commercial buildings must include the furniture layout on all floors. This is to allow for fire and egress calculations to be made as required by the Building Act 1991.

Note: Failure to supply such drawings could result in the issuing of the consent to be delayed until these have been provided and the necessary calculations made.

2. Two Full Site Plans: Scale 1:100 1:200 1:250 1:300 1:400 1:500

- a) Position of the building(s) in relation to the *boundaries* of the full site and existing building(s) located on the site. Note: Both existing and proposed buildings are to be *clearly* defined.
- b) Site levels relative to permanent street levels.
- c) Contours of the site.
- d) Proposed cuts and fills to shape the site.
- e) Crossings/Driveways marked on all site plans - proposed, existing, gradients. Note: Normally one crossing per site only. Show type of finish and distance from kerb to boundary. (maximum standard to Council specifications).

- f) Off street parking, loading, access and manoeuvring areas (if applicable).

3. Two Sets of Construction Drawings: Scale 1:100 or 1:50 showing:

- a) Elevation (site levels relative to floor levels and natural ground levels).
- b) Sectional elevations.

✓

✓

✓

✓

✓

✓

✓

✓

- c) Plans of all floors describing the function of each room showing all doors, windows and ventilation, fire places and chimneys. *But* for additions and alterations, the existing shall be shown separately and alongside the “proposed”, to the same scale for comparison.
- d) Foundation plan showing bracing as required.
- e) Structural details, showing engineering calculations and signature where required.
- f) Bracing calculations (NZS 3604 - current issue).
- g) Area of building in m².

Note: All drawings must be of a good standard and be able to be scaled off.
Consents will not be accepted if substandard drawings are submitted.

4. Two Sets of Plumbing & Drainage Plans:

- a) Applicants are reminded of their responsibility to have regard to the levels of Council’s drainage services before construction of a building commences. Failure to do so may result in significant alterations at the applicant’s expense.
- b) All existing SEWERS, sewer connections shown and clearly labelled.
- c) All existing STORMWATER drains and connections shown and clearly labelled.
- d) Proposed sewer and stormwater drains shown clearly and labelled accordingly.
- e) All existing and proposed sanitary fittings
- f) Sufficient detail to establish the adequacy of light and ventilation natural and artificial to every kitchen, food-room, laundry, bathroom, water-closet, shower, urinal and isolation compartment including sizes of windows, ventilating skylights, ventilating shafts and capacities of fans.
- g) Type of water piping to be used.
- h) A separate water application form is to be completed at the time the consent is lodged (if applicable).
- i) Is there a Septic Tank on-site.

5. Solid Fuel Heaters (Application only required together with:)

- a) Manufactures installation specifications.
- b) Make and model of appliance.

6. Important Note

A processing fee of 50% of the building section of the permit fee is payable on all permit applications.
 This fee is not refundable.

A receipt for Permit Fees does not mean the Permit is approved for issue

File No: 37-04-001

Doc No: OW-13507

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua, New Zealand
Phone: 07 348 4199
Fax: 07 346 3143
Email mail@rdc.govt.nz
Website: www.rdc.govt.nz

**TO: ALL BUILDING OWNERS &
BUILDING CONTRACTORS**

DEFINITION OF BOUNDARIES

This is to confirm that in all instances of undertaking building work which is outside the original footprint of an existing building, it is a requirement of every Building Consent, and in particular the First Footing Inspection that the owner of the property identifies the boundaries of the property.

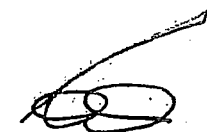
Identifying means finding and exposing the boundary pegs or, alternatively, at least having the boundaries redefined by a Registered Surveyor.

Please note that failure to undertake this work will probably result in the Building Officer being unable to undertake the first inspection because he cannot determine where the boundaries to the property are located.

Help us to help you.

Ensure that this is undertaken before the First Inspection.

PIM / BC
Nº 0029637



Pat Lawrence
Building Control Manager



☐ Recenter
☐ Zoom In
☐ Zoom Out

☐ Id DataLayers
☒ Id Legal Parcel
☐ Measure

Scale: 1:604

Map Type: Default



123

Lake Road
Copyright: Torus District Council



Parcel results

- Cross-lease Parcel - File
- Rating Parcel - File: 261
- 121A Lake Road, K
- Display rating par
- Rating details for 06
 - View RID report
 - View RID report
 - VNZ Legal Text: 1/3 INT IN 1406
 - Land Value: \$150
 - Capital Value: \$8
 - Improvements: 1
 - Land Area: .0363
 - Reconcile legal a
 - Refuse charges:
 - Water Connection
 - Sewer Connectio
 - Rating Class: Urt
 - Total rates struc
 - Rating Componen
- Generate parcel map
- Text note details...
- Ownership details...
 - CHRISTINE ANN
 - 29 Russell C
 - ARNE PAULSEN
 - 29 Russell C
- Open occupancies

PIM / BC
No 0029637



BHP New Zealand Steel



VERSATILE BUILDINGS LTD

PRODUCER STATEMENT - DURABILITY

MAKING BUILDINGS EASY

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 proposed NZBC Nov.2004 and to ensure the cladding material meets a 50-year durability life the following provisions must apply:

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 IV building category as per NZS4203: 1992
- Fasteners: Heavy Zinc or Zinc-tin coated clouts to comply with NZS4203: 1992 Class 5.1
Aluminium rivets for all BHP Cladding products

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 Sept 2003
- 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 Coastal**
Rain washing only required on exposed sections, sheltered or protected areas require washing every 3 months for areas 1000m from breaking surf or immediate vicinity of calm salt water such as estuaries
- **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 manufacturers 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. Replacement of the affected sheet is the best option.

References

1. BHP New Zealand Steel
"Environmental Categories" Sept 2003
2. Versatile Buildings Assembly Instructions
3. New Zealand Building Code 1992

Brett Waterfield

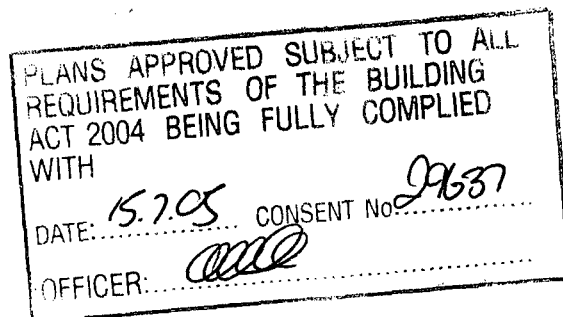
for Versatile Buildings Ltd
112 Waterloo Road
Christchurch

NEW ZEALAND

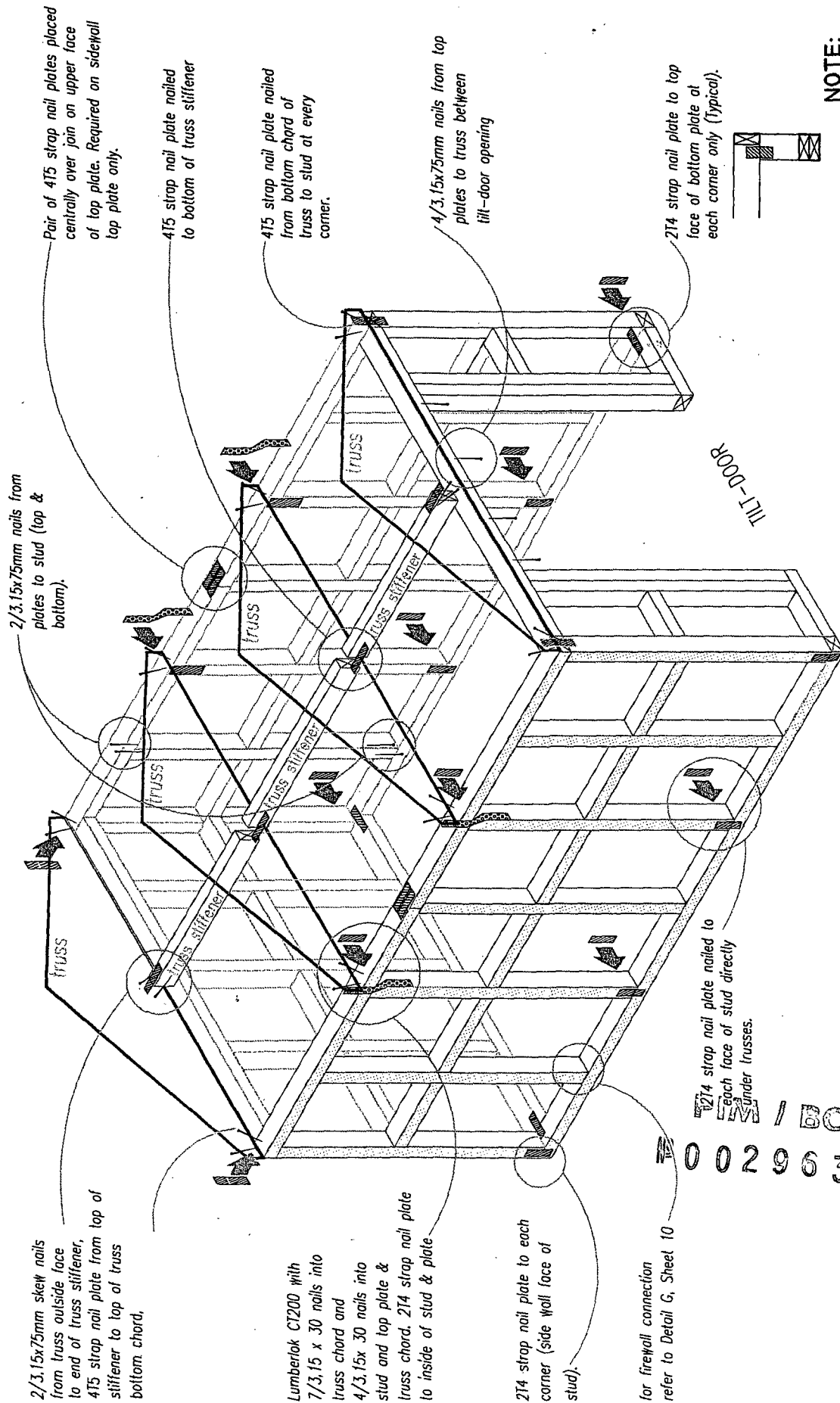
Gary Bonn

NEW ZEALAND

Dated: 1st Feb 2004



Detail F Hardware Fixing Locations



NOTE:

hardware fixings apply to both 600 & 1000 series buildings.

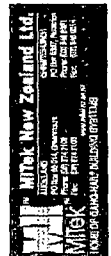
DRAWING TITLE:
Hardware Fixing

DESIGN: S.A. Call
DRAWING: VB2000-5
DATE: Feb '04

SHEET: **5**

OF SHEET: **18**

VERSATILE BUILDINGS LTD
Construction Details
COPYRIGHT: THESE DRAWINGS MUST NOT BE REPRODUCED WITHOUT EXPRESS PERMISSION OF MITER NZ LTD OR VERSATILE BUILDINGS LTD.



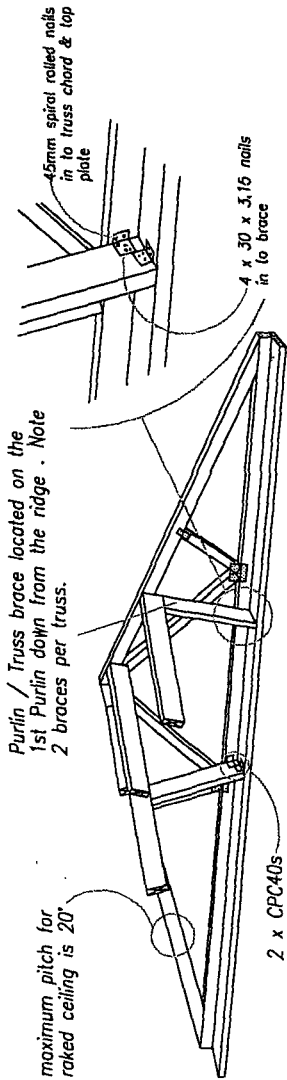
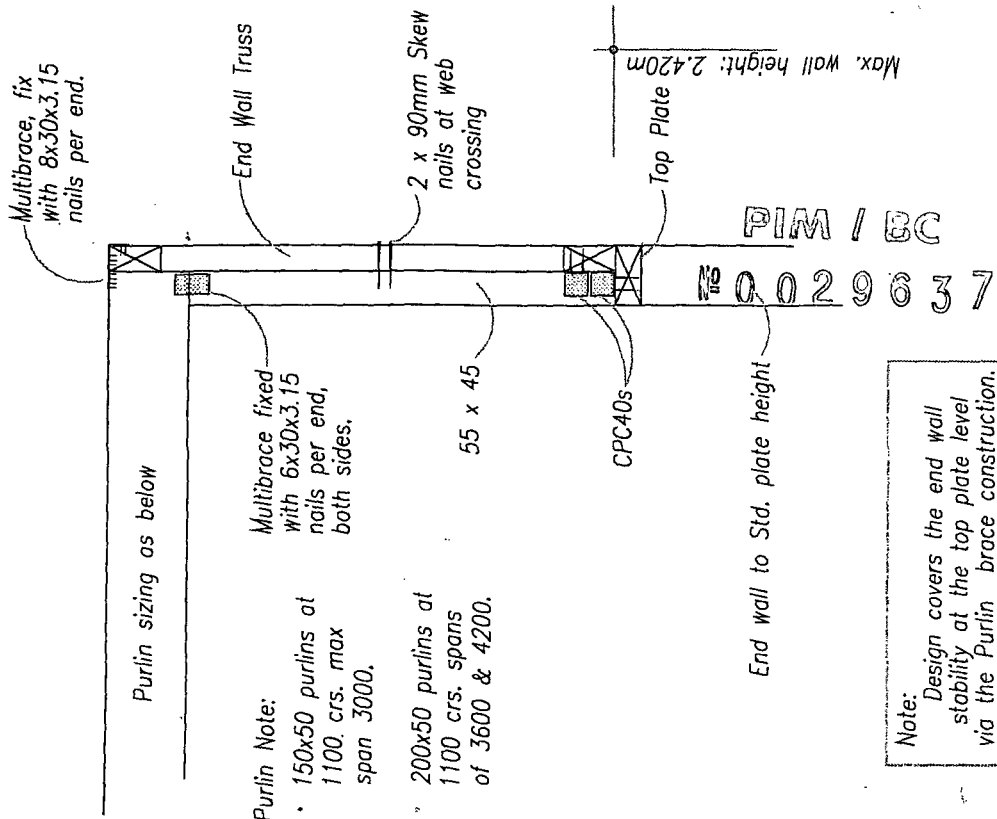
VERSATILE BUILDINGS
112 WATERLOO ROAD, HENDON
P.O. BOX 11-93, SACKVILLE
PH: (03) 344-1202 FAX: (03) 344-1286

Cross section - raking ceiling end wall

Detail N

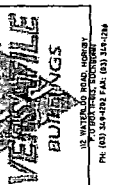
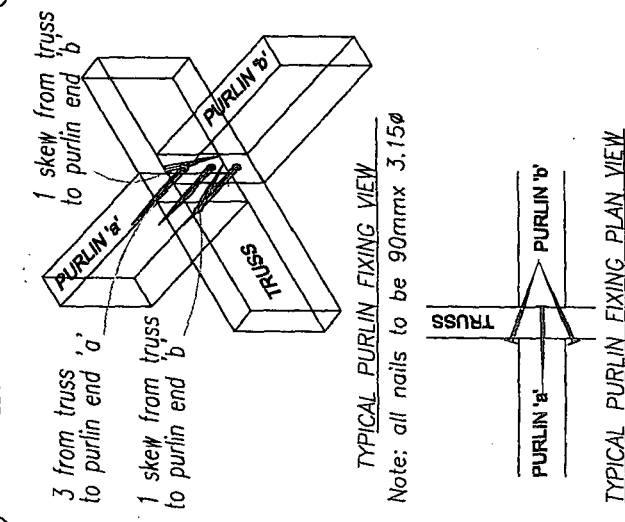
Detail O

purlin / truss brace - end wall



Detail P: Purlin detail

Detail Q: Ridge brace



VERSATILE BUILDINGS LTD
Construction Details
COPYRIGHT: THESE DRAWINGS MUST NOT BE REPRODUCED WITHOUT EXPRESS PERMISSION OF MITEK NZ LTD OR VERSATILE BUILDINGS LTD.

Roof details

DRAWING TITLE:

DESIGN: S.A. Coll
DRAWING: VB L2d
DATE: Feb '04
VB2000-13

SHEET:

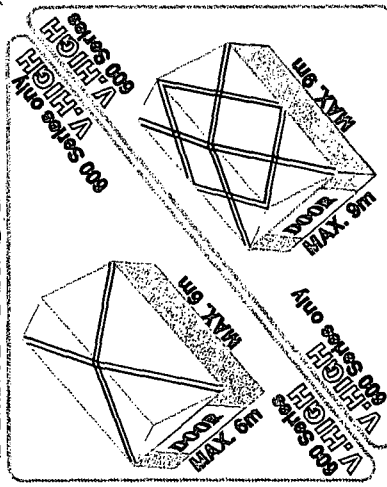
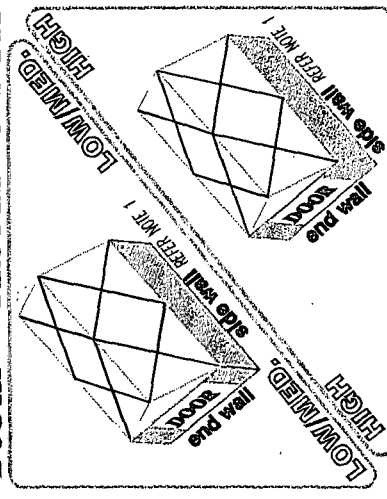
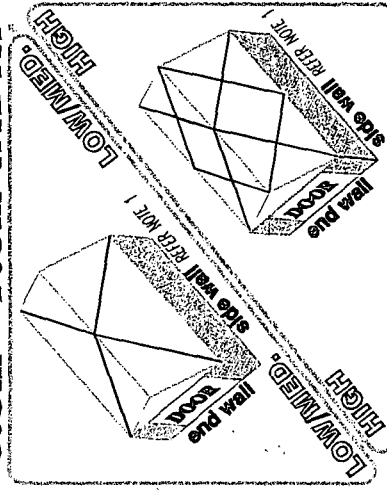
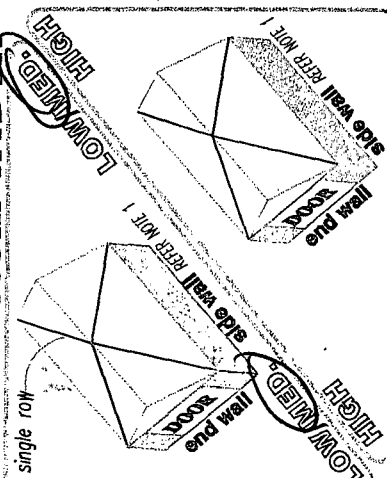
OF SHEET:

13

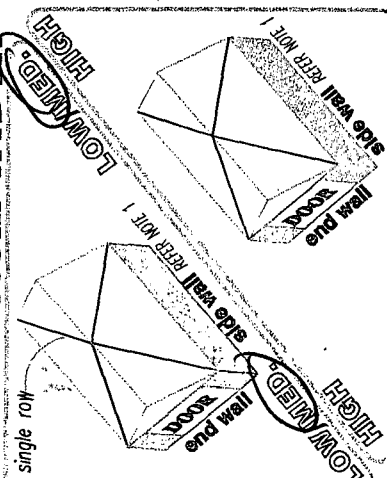
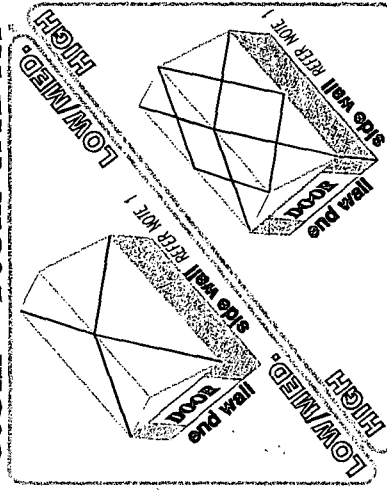
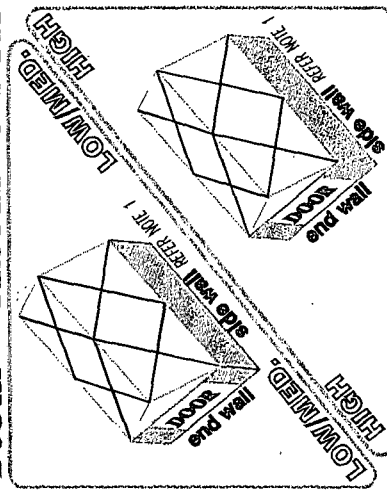
18

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Version: 1, Version Date: 25/02/2009

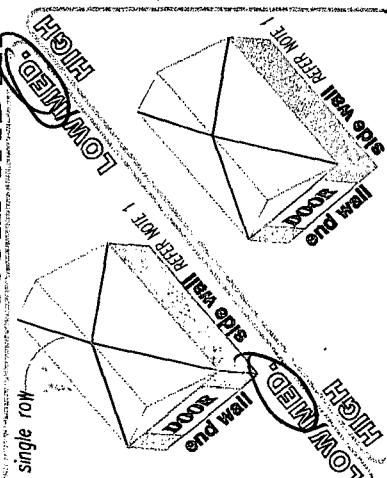
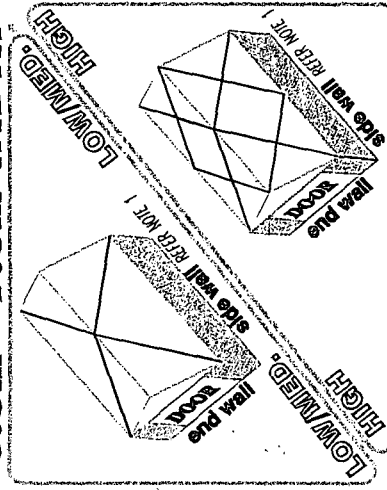
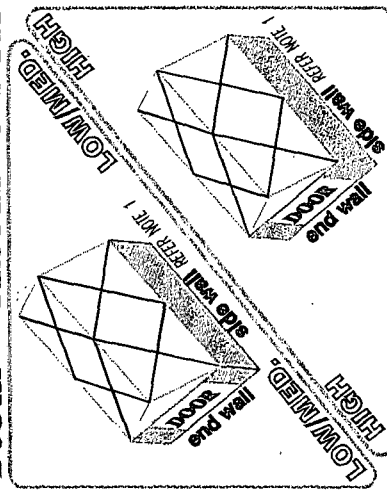
BUILDING WIDTH 2.4m - 6.0m WIDTH



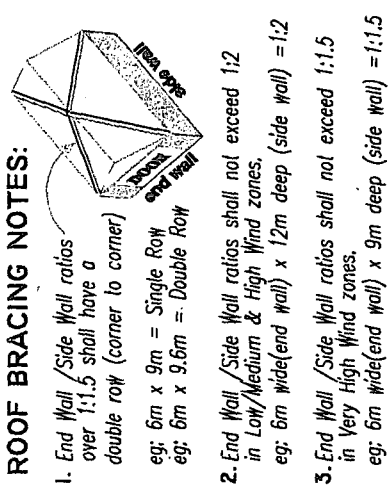
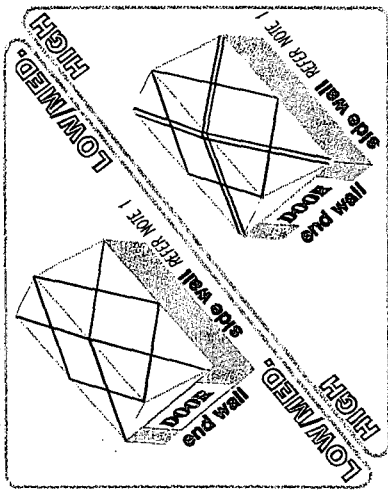
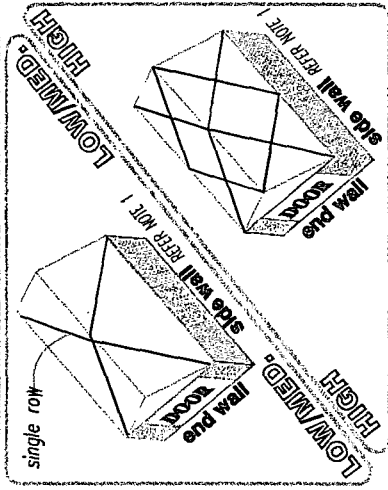
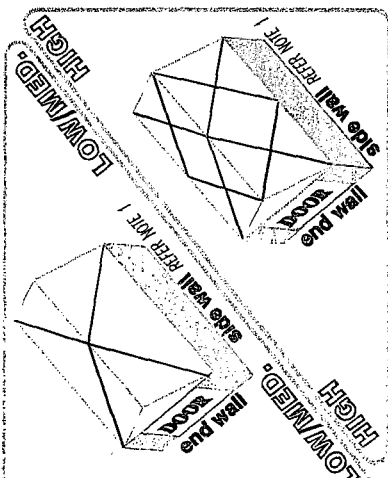
BUILDING WIDTH 6.6m - 9.0m WIDTH



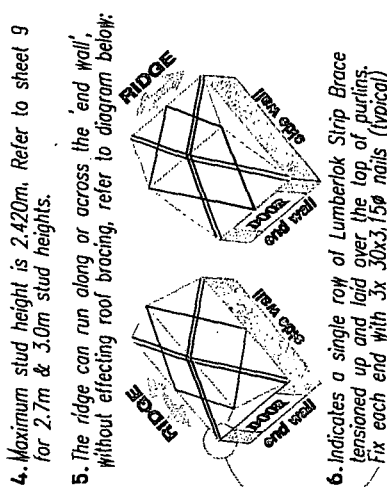
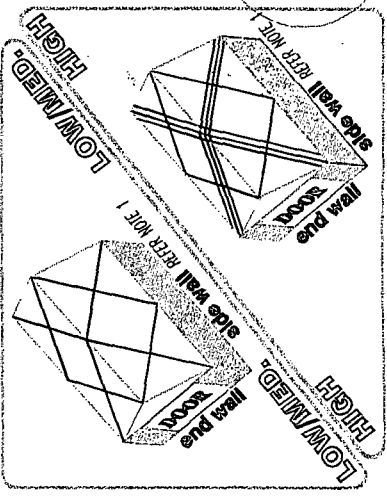
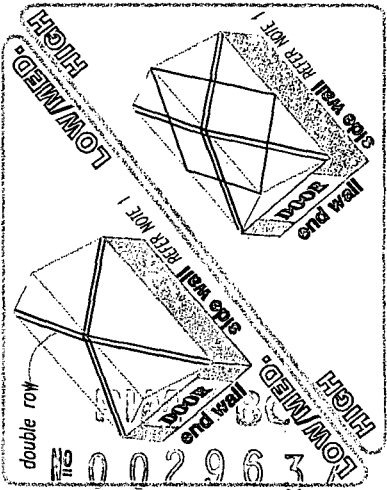
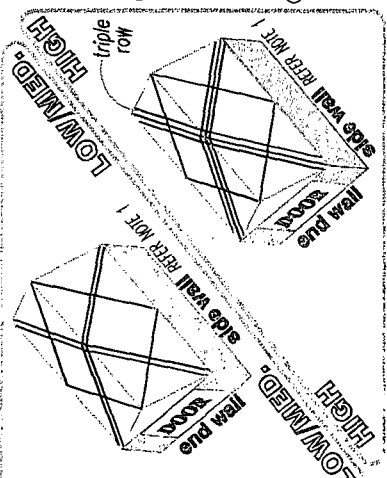
BUILDING WIDTH 9.6m - 12.0m WIDTH



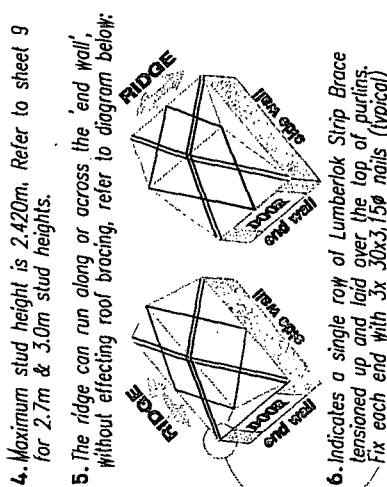
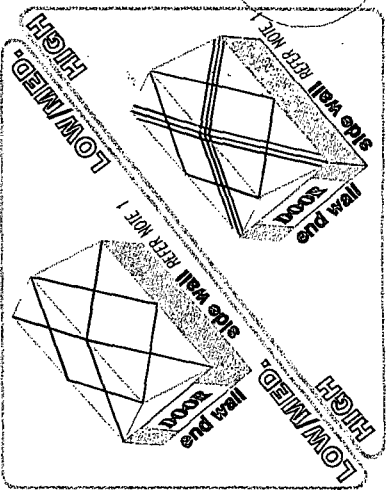
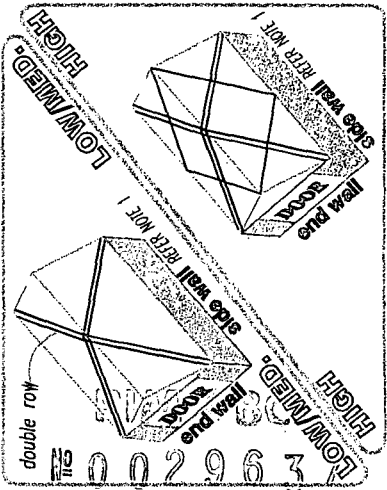
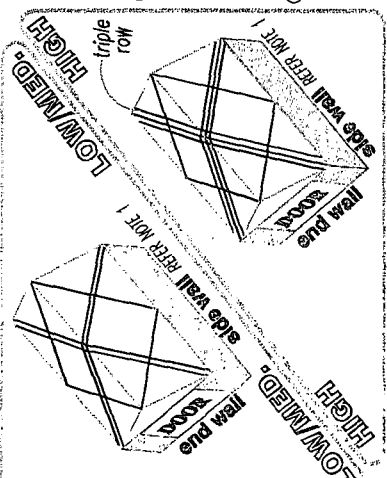
BUILDING LENGTH 2.4m - 6.0m LENGTH



BUILDING LENGTH 6.6-9.0m LENGTH

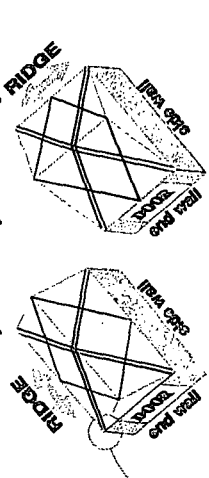


BUILDING LENGTH 9.6-12.0m LENGTH

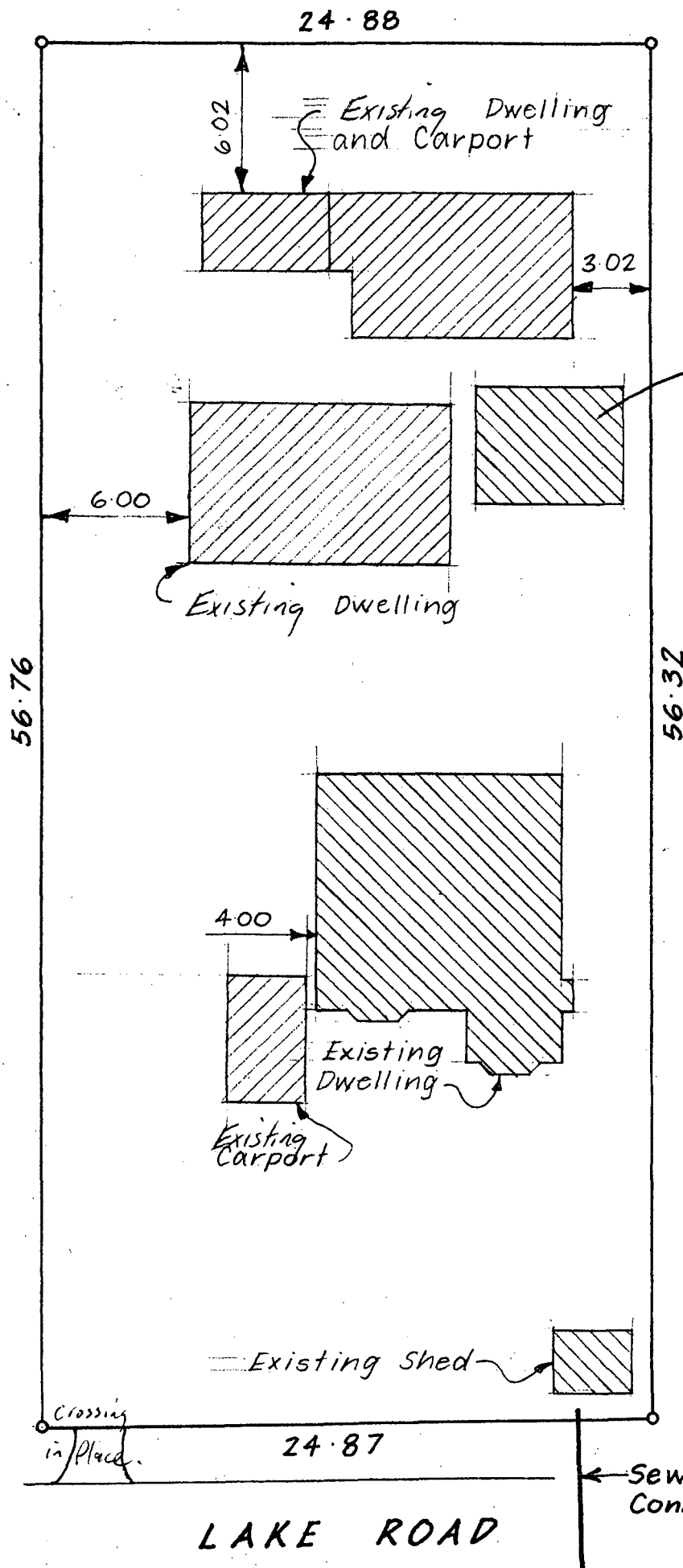


ROOF BRACING NOTES:

1. 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
2. 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
3. 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
4. Maximum stud height is 2.420m. Refer to sheet 9 for 2.7m & 3.0m stud heights.
5. The ridge can run along or across the 'end wall', without affecting roof bracing, refer to diagram below:



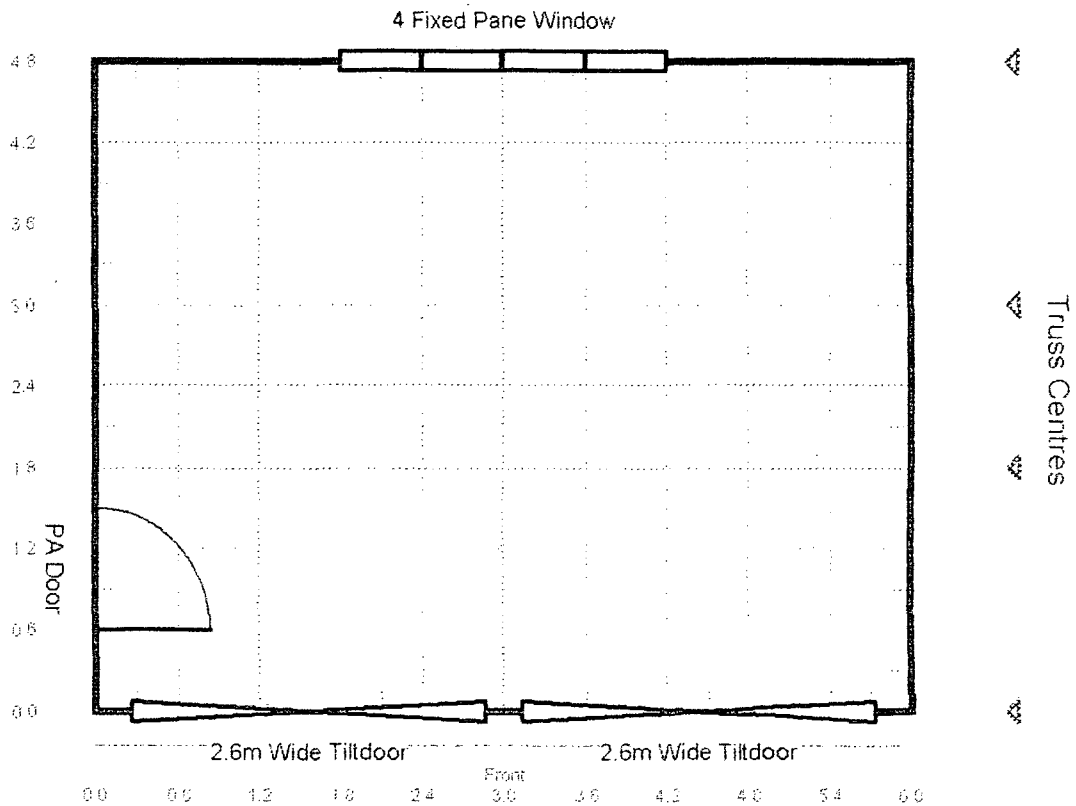
6. Indicates a single row of Lumberlok Strip Brace tensioned up and laid over the lap of purlins. Fix each end with 3x 30x3, 150 nails (typical)



Garage Burnt
Down
Replace with
Same Size
Same Floor
4.8m x 6.0m

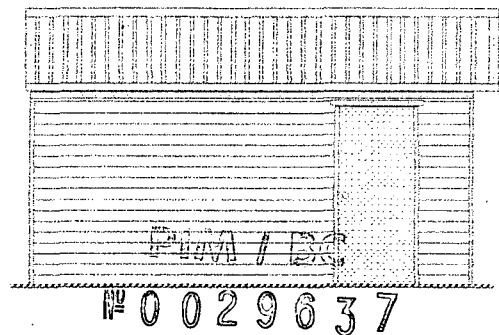
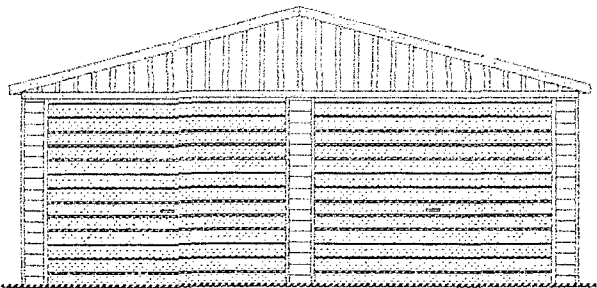
PIM / BC
0029637

Proposed Garage (Quote Number je-24)
 For Mr Arne Paulsen
 Address 121 a Lake Road Rotorua



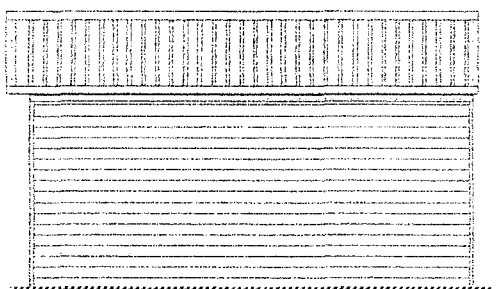
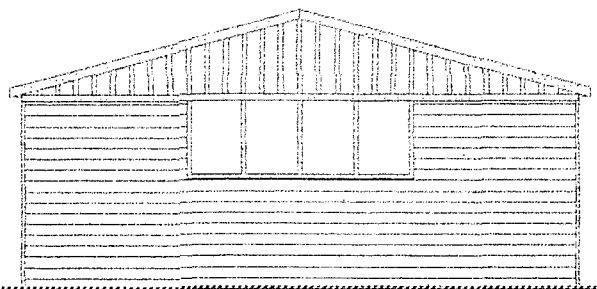
Front Elevation

Left Elevation



Rear Elevation

Right Elevation



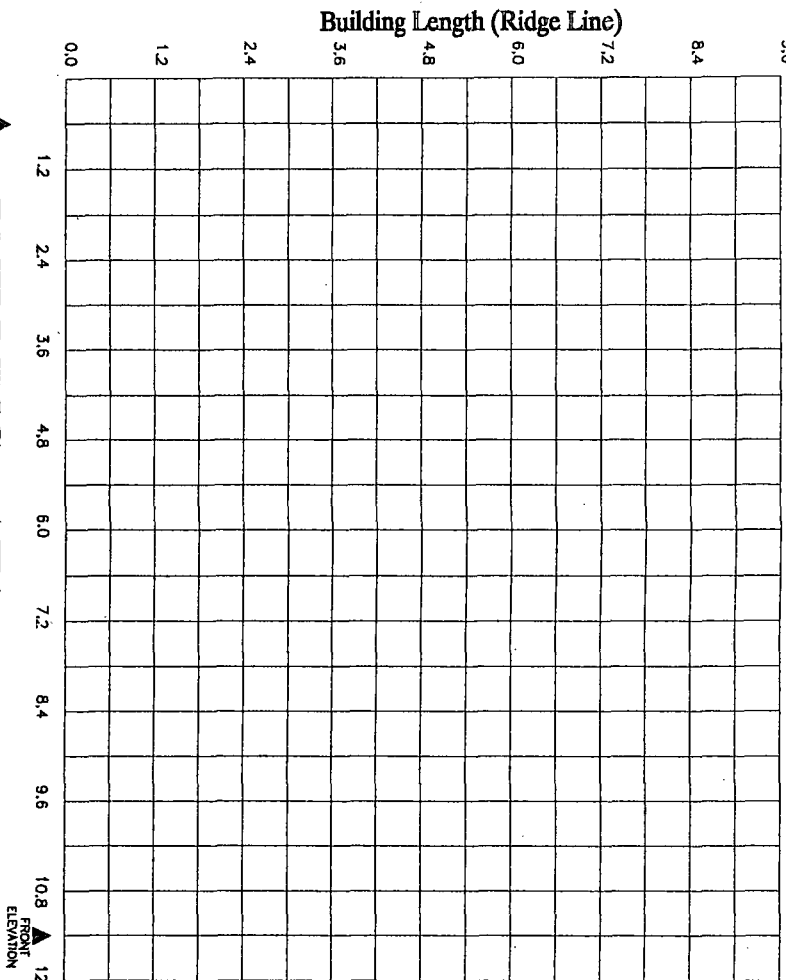
Design approved by client

Date

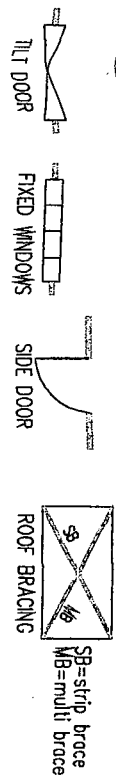
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING. ALL DIMENSIONS IN MM UNLESS STATED

FLOOR PLAN

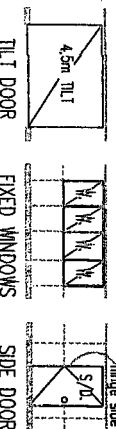
Building Width (Gable)



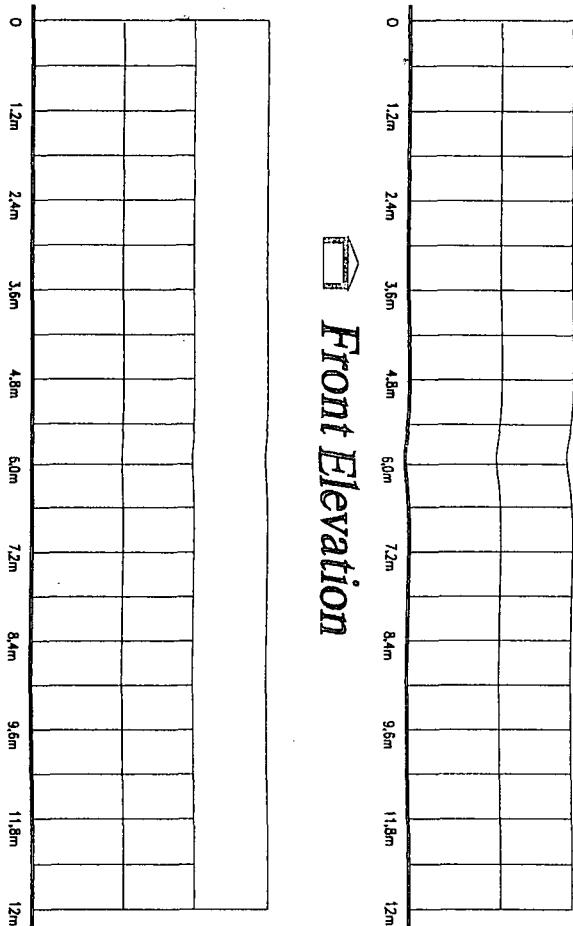
LEGEND Plan



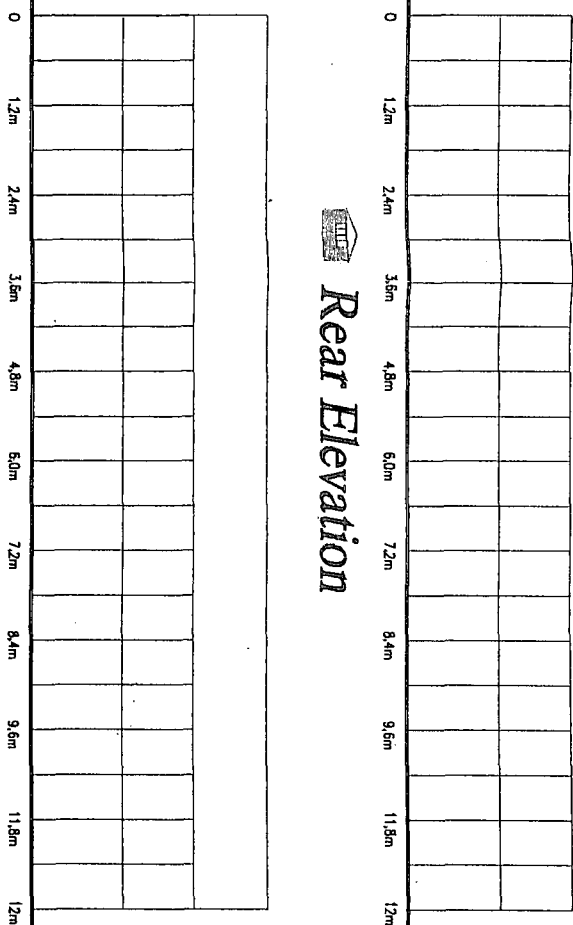
LEGEND Elevation



Front Elevation



Rear Elevation



Left Elevation

Right Elevation

BUILDING DATA

Length m Width m Area m²

STUD HEIGHT m m m m

CLADDING ☐ Versaclad ☐ Supercad ☐ Other

WIND ZONE ☐ Low ☒ Med ☐ High ☐ V High

FLOOR ☐ Concrete ☒ Timber ☐

ROOF PITCH other

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.

hardfill if req'd

steel cladding over building paper over 90x35 dryframe studs @ 600 cts over min. R2.2 insulation over 9.5 Gb. board.

Detail: A

70x45 barge blocks
top chord of gable truss
10mm gladiator board

Detail: B

0029637

GENERAL
All work to comply with the New Zealand Building Code. This specification and drawings shall be read in conjunction with Versatile Buildings Ltd/Milek Producer Statement for Design, dated July, 2002, VB2000 Series

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 H1.2 or C.F. MGP 10 framing. Studs shall be 90x35 frames at 1000 cts and housed into plates. Lay 'Supercourse' D.P.C. under all plates. Refer nail 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 cts fixed to Gangnail 15 degree trusses at centres shown below. Fix purlins and trusses as detailed in Producer Statement for Design.

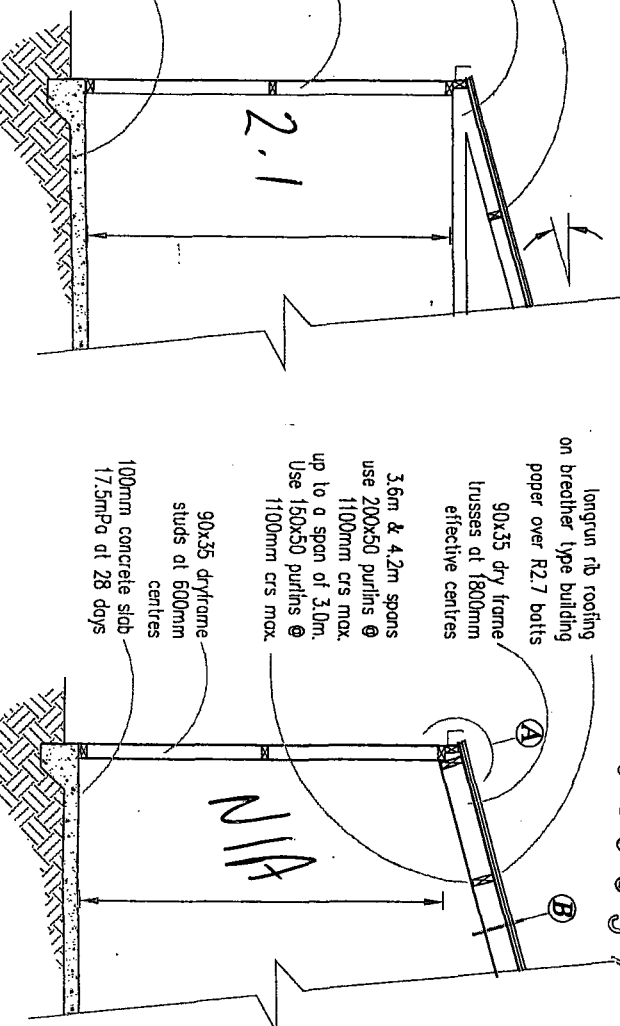
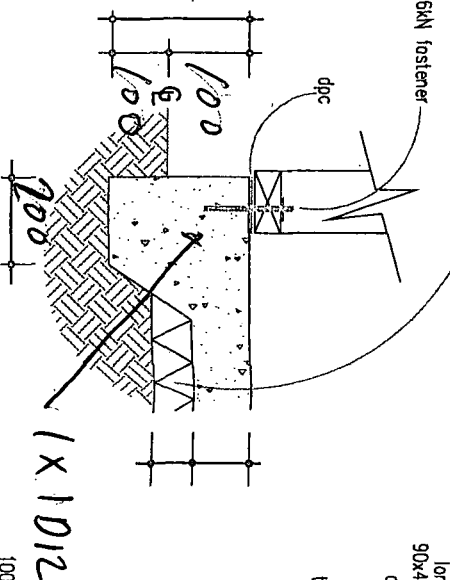
SIDE ENTRY OPENING LINTELS
LVL Beams size span as per Producer statement VB2000 Sheet 4. Fixing details VB2000 Sheet

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

WALL CLADDING
Fix in accordance with NZ 3604

ROOF BRACING
For all buildings fix Lumberlok roof plane strap bracing in accordance VB2000 Producer Statement, Sheet 17 For 2.7 & 3.0m stud, refer VB2000 Sheet 8

WALL BRACING
Fix Bracing per VB2000 Sheet 7, Bracing Panel locations and fixing refer: Wall Bracing, 600 Series, Feb '04 Ver 1.4



SPECIFICATIONS

VERSATILE BUILDINGS

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Proposed Garage For:

Construction Details, 600 Series
VERSATILE BUILDING

SCALE: 1:100
DATE: Feb '04
DRAWN: V.B. Ltd
FILE: VG-136A

SHEET: 1

HEAD OFFICE: PH: (03) 348-8704