386/71

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OFFICE COPY

PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH DISTRICT COUNCIL.

DATE

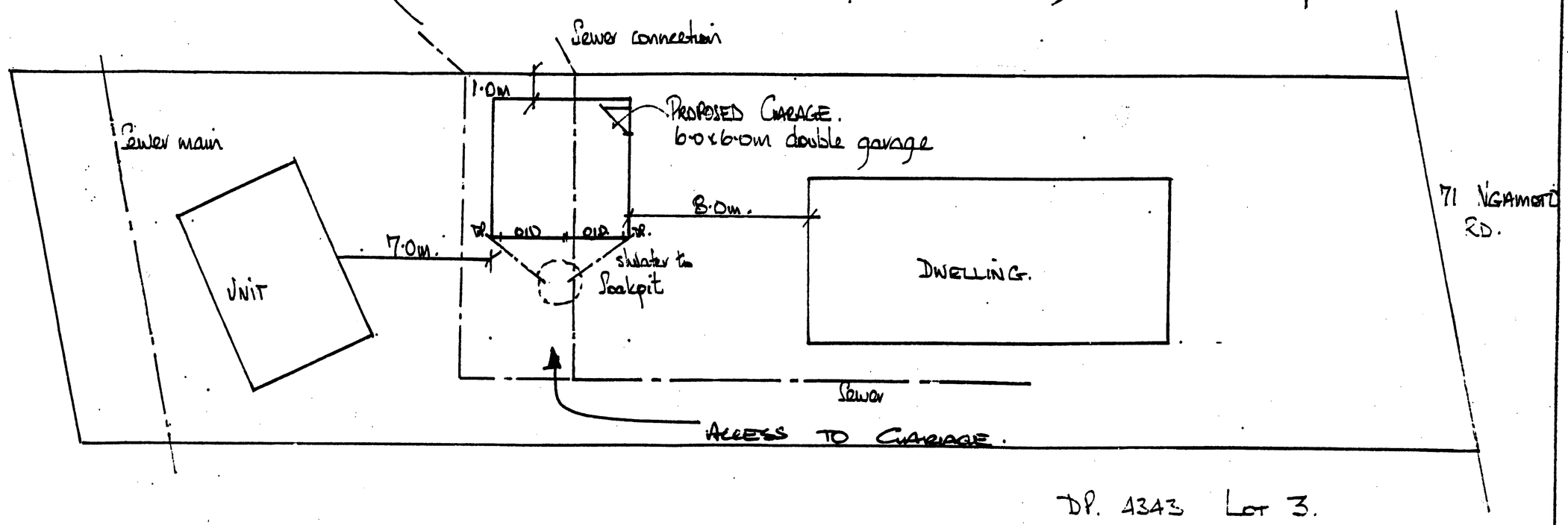
APPROVED: ..... / .....

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL.

RECEIVED

Sewer located 19/6/97 at 17m from Manhole not 19.5 as per plans

~~UPGRADE SEWER TO P.V.C under garage with inspection either side~~



DP. 4343 LOT 3.

Ammended Plan 20/6/97.

VERSATILE GARAGES	Content: Mr & Mrs RITCHIE 71 NGAMOTO RD New PLYMOUTH.	Scale: 1:200 Date: 30/5/97.	Drawn: DP.	Sheet of sheets.

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

OFFICE COPY

PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS [redacted] E NEW PLYMOUTH

DATE 23-6-97

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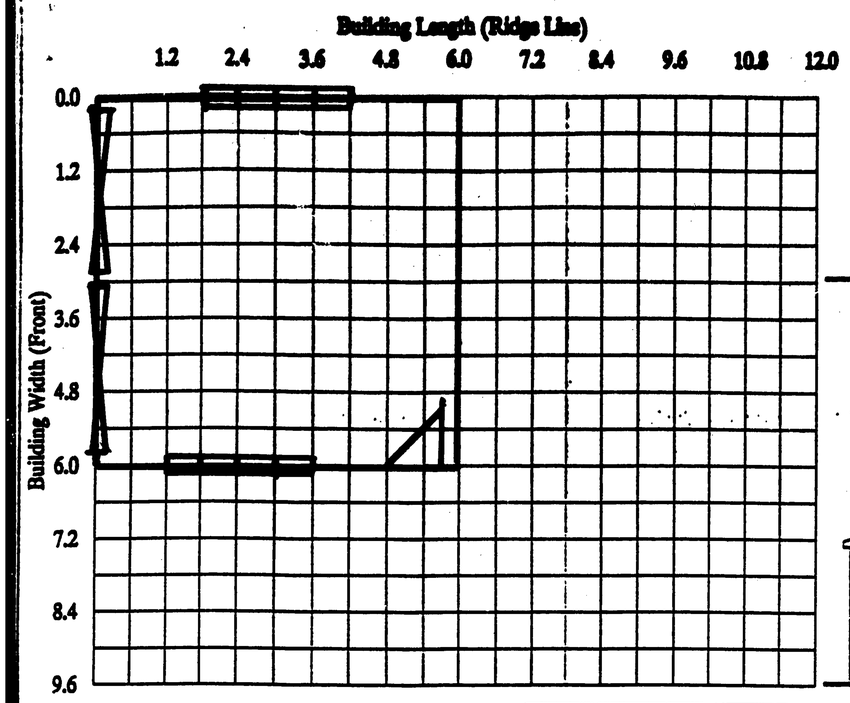
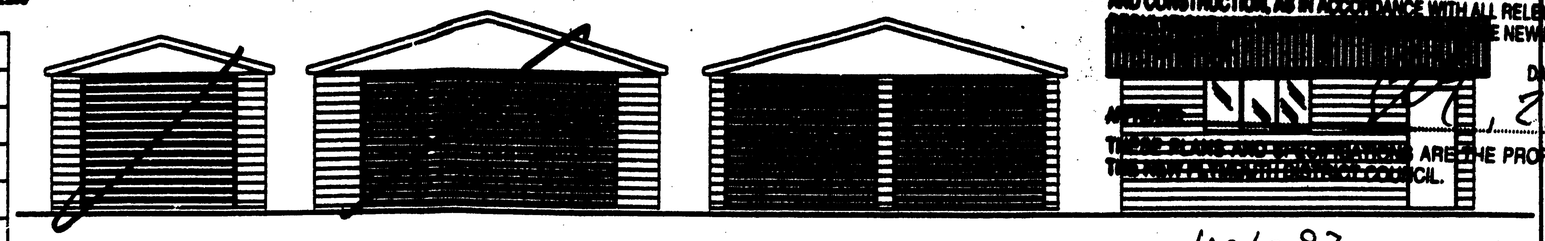
4-6-97
19079/19080

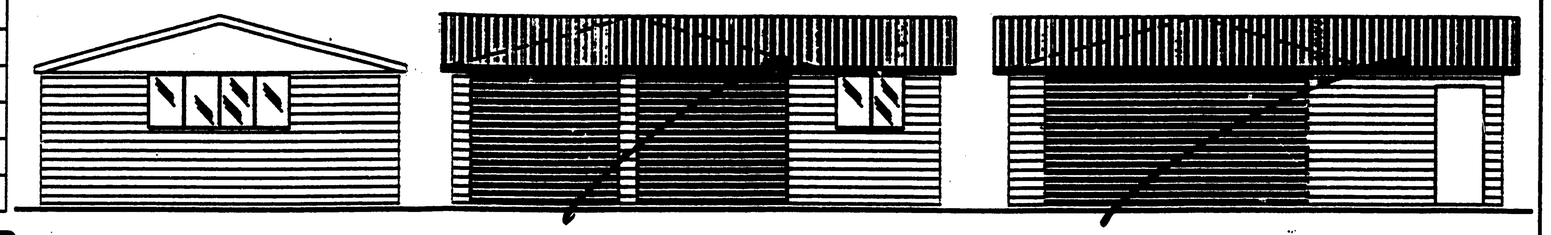


FLOOR PLAN 1:100

FLOOR AREA: 36 m²



FRONT ELEVATIONS 1:100



SIDE ELEVATIONS 1:100

SPECIFICATIONS

GENERAL
All work to comply with the New Zeland Building Code. This specification and drawings shall be read in conjunction with Gangnail Producer Statement for Design, dated 28 July, 1995.

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

WALL FRAMING
All timber shall be machine guaged and treated to T.P.A.specification H1. Studs shall be 90x35 dry frame at 600 crs and housed into plates with dwangs housed into studs. Lay two ply methold d.p.c. under all plates.
Refer Gangnail Producer Satement CH3900/107 for timber grade options and specification.

ROOF FRAMING
Purlins shall be 90mm x 45mm on edge at 900 max crs 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
Max. span 2.6 Trifold Lintel
Max. span 3.0 200 x 100 Lintel
Max. span 4.5 300 x 100 Lintel
Max. span 4.8 300 x 100 Lintel

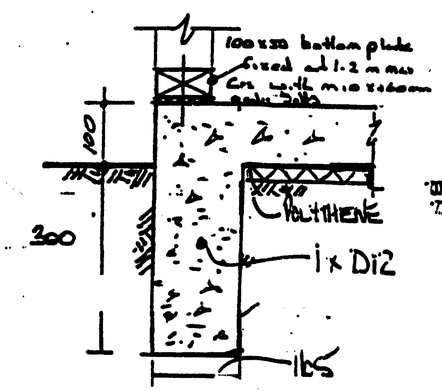
Trusses bolted to lintel with 90 x 45
Lumberlok joist hanger.

ROOFING
Shall be 0.41 B.M.T. steel longrun rib roofing, fixed with 75mm weatherseal spiral shank nails, over building paper on Ultra-Violet fast lashing.

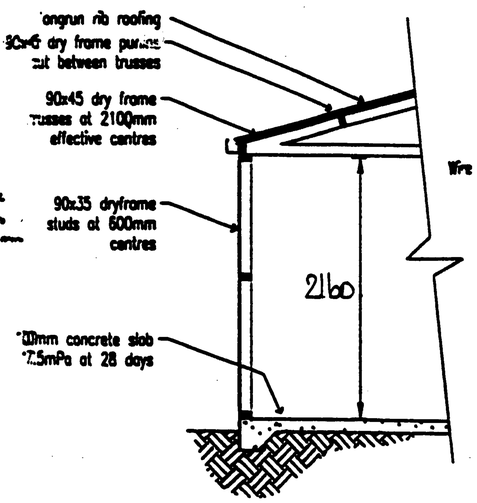
WALL CLADING
Shall be VERSACLADD
Fix in accordance with Gangnail Producer Statement for Design.

ROOF BRACING
Fix 90 x 35 dragon ties on flat to each corner of building up to 5.4m x 5.4m. For buildings 5.4m x 5.4m or larger fix Lumberlok roof plane strap bracing in accordance with Gangnail Producer Statement for Design.

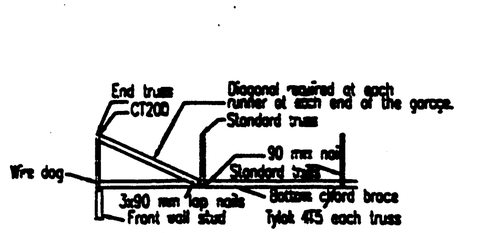
WALL BRACING
For Supported 300 horizontal weatherboard fix 22 x 22 x 1.2 metal angle bracing in accordance with NZS 3604.
For steel sheet weatherboard cladding no metal angle bracing is required, refer Gangnail producer statement.



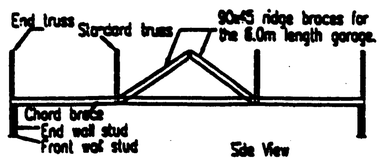
FOUNDATI[illegible] [illegible]AIL



TYPICAL SECTION



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

DETAILS

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

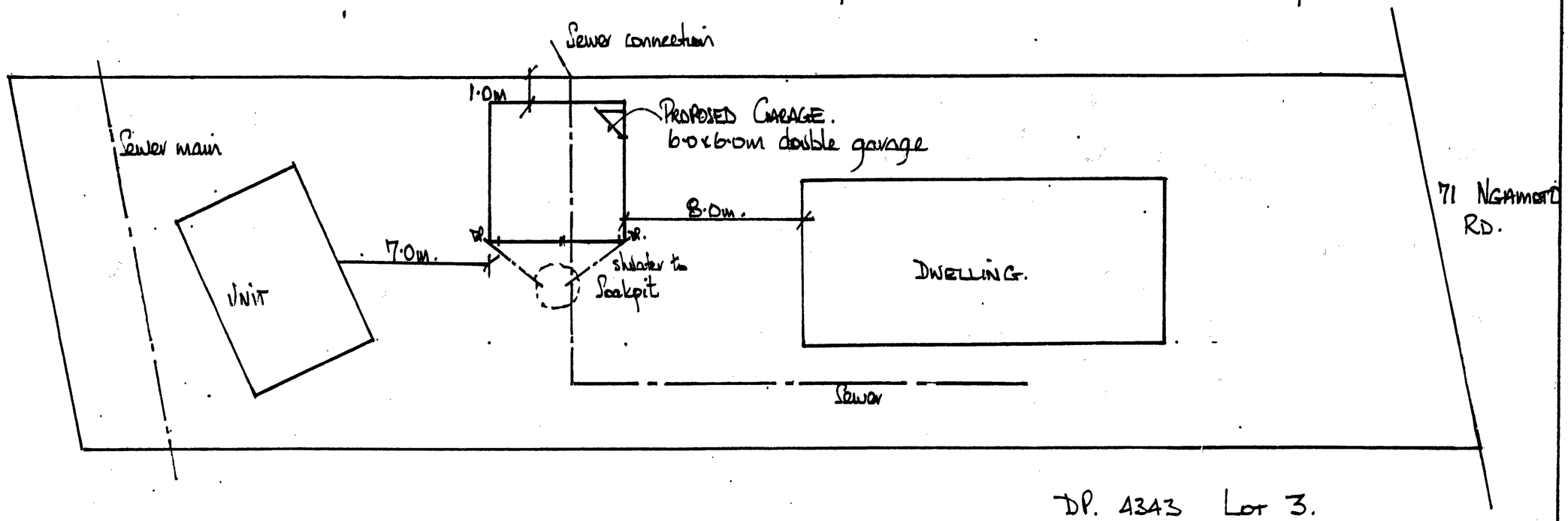
VERSATILE GARAGES
N.Z.'s GARAGE SPECIALISTS
HEAD OFFICE: 112 WATERLOO ROAD
PH: (06) 349-6700 FAX: (06) 349-6702

PROJECT TITLE
Proposed Garage For:
Mr & Mrs Ritchie 71 Ngamoto Rd. New Plymouth.

DRAWING TITLE
VERSATILE GARAGE

SCALE: 1:100 DATE: Jul '96
DRAWN: B.O'Connor FILE: VG-1301A
SHEET: 1
OF:

UPGRADE SEWER TO P.V.C
under garage with inspection either side



DP. 4343 LOT 3.

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