



Tasman District Council

189 Queen Street, Richmond 7020

building.support@tasman.govt.nz

03 543 8400

EX250236

Alpha ID: 250236

Application Type: Building Consent Exemption

Site Address: 67 Iwa Street, Mapua

Project Description: Construct workshop

Project Status: Exemption Issued

Table of Contents

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Building Consent

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Application for exemption from the need for Building Consent

The building

Street address of building: 67 Iwa Street
 Mapua 7005

Legal description of land where building is located: LOT 1 DP 452531

Building name: Proposed Workshop

Location of building within site/block number: 67 Iwa Street
 Mapua 7005

Number of levels: 1

Level/unit number: No information provided

Area: Total: 25.20 m2, Change: 25.20 m2

Current, lawfully established, use: 7.0.1 Outbuildings

Year first constructed: 0

The owner

Name of owner: Jonathon Joel and Amanda Frances Rose

Contact person: Jonathon Joel and Amanda Frances Rose

Mailing address: 67 Iwa Street
 Mapua
 7005

Street address/registered office: 67 Iwa Street
 Mapua

Phone number: Landline: 021763121 Mobile: 021763121

Daytime: Landline: 021763121 Mobile: 021763121

After hours: Landline: 021763121 Mobile: 021763121

Facsimile number: No information provided

Email address: jonathonjrose@gmail.com

Website: No information provided

The following evidence of ownership is attached to this application:

1. 578647_Title_Search_Copy.pdf (160.89K)

Agent

Name of agent:	Christine Joubert		
Contact person:	Christine Joubert		
Mailing address:	69 Gladstone Road Richmond 7020		
Street address/registered office:	69 Gladstone Road Richmond		
Phone number:	Landline: 035445142	Mobile: 035445142	
Daytime:	Landline: 035445142	Mobile: 035445142	
After hours:	Landline: 035445142	Mobile: 035445142	
Facsimile number:	No information provided		
Email address:	christine.joubert@versatile.co.nz		
Website:	No information provided		
Relationship to owner:	Application made on owners behalf		
First point of contact for communications with the council/building consent authority:			
Full name:	Christine Joubert		
Mailing address:	69 Gladstone Road, Richmond 7020		
Phone number(s):	035445142		
Facsimile number(s):	N/A		
Email address(es):	christine.joubert@versatile.co.nz		

Application

I request that you issue an exemption from the need for building consent for the building work described in this application.

Signature of agent on behalf of and with the authority of the owner:

CHRISTINE JOUBERT

Date: 2025-03-26 15:35

space for council use

Application Type	Exemption from the need for Building Consent
Reference Key:	BLD2025050478
Name:	Christine Joubert
Application Role:	Agent

The project

Description of the building work:

Constructing a 6m x 4.2m proposed workshop

Will the building work result in a change of use of the building? No

Intended life of the building if less than 50 years: No information provided

List building consents previously issued for this project (if any): RM250118

Estimated value of the building work on which the building
levy will be calculated (including goods and services tax): \$27,550

Restricted building work

Will the building work include any restricted building work? No

Building consent

The following plans and specifications are attached to this application:

1. Producer_Statement_Rose.pdf (7.80M)

The building work will comply with the building code as follows:

Proposed Workshop

B1 - Structure	VM1
B2 - Durability	AS1
E1 - Surface Water	AS1

Compliance schedule

There are no specified systems in the building.

Attachments

The following documents are attached to this application:

Plans and specifications

1. Producer_Statement_Rose.pdf (7.80M)

Record of title

1. 578647_Title_Search_Copy.pdf (160.89K)

Supporting documents

1. 188215_2.pdf (91.81K)

Date Submitted: Wednesday, 26 March 2025

FORM PLG 1

National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health

For assistance in answering these questions please refer to (PLG 1A)

Please note that any inaccuracies may result in the applicant being in breach of the Resource Management Act 1991 and/or exposed to liability if the site is subsequently found to be contaminated, including being liable for remedial works.

Is the building work and all associated activities:

Changing the use of the land?

NO

(Please note that "changing the use of the land" includes erecting a dwelling on an area of land which previously had no dwelling erected upon it.)

Disturbing soil?

N/A

*(more than 25m³ per 500m² of land) or removing soil? (more than 5m³ per 500m² of land)
(e.g.: foundations, on-site effluent treatment and disposal systems, wells or bores)*

For more information on this process please contact the Duty Planner on (03) 543 8400 or go the Ministry for the Environment website: <http://www.mfe.govt.nz/laws/standards/contaminants-in-soil/>

**Signature**

The name below as AGENT has the authority for the application to proceed to processing and accept the associated charges.

Signed By:

Christine Joubert

2025-03-26 15:35

The Agent will be the first point of contact for communications with the Council/Building Consent authority regarding this application / building work and will receive all correspondence including all invoices.



**PRODUCER STATEMENT
AND
STRUCTURAL DETAILS**

CLIENT:

Jonathon Rose
67 Iwa Street
Mapua
Nelson
7005

BUILDING:

VRS Project Ref: 2747416
Model: Versatile 600 Series
Size: 6.000m long x 4.200m wide, 2.420m stud height
Wind Zone: High
Snow Loading: N3 region, Sg = 0.0kPa
Earthquake Zone: 2
Exposure Zone: Zone D
Roof Details: 15 degree pitch, Corrugated 0.40mm roofing, NZ Steel Colorsteel
Trusses: 90x45mm kiln dried H1.2, stress graded timber as per floor plan
Wall Framing: 90x45mm kiln dried H1.2, stress graded timber
Cladding: Superclad rollformed profile, NZ Steel Colorsteel
Downpipe Size: Round PVC 80mm Diameter PVC
Floor Type: Concrete

BUILDING CONSENT AUTHORITY:

Tasman District Council

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VB2000 - Design

Sheet 1 of 23



Appendix A

PRODUCER STATEMENT – PS1
DESIGN

BUILDING CODE CLAUSE(S): B1 and B2
ISSUED BY: Spanbild New Zealand Limited
(Engineering Design Firm)
TO: Jonathon Rose
(Owner/Developer)
TO BE SUPPLIED TO: Tasman District Council
(Building Consent Authority)
IN RESPECT OF: Proposed Building (Garage)
(Description of Building Work)
AT: 67 Iwa Street, Mapua, Nelson, 7005, New Zealand
(Address, Town/City)
LEGAL DESCRIPTION: Lot 1 DP 452531



JOB NUMBER: 2747416

N/A ☐

We have been engaged by the owner/developer referred to above to provide *(Extent of Engagement)*:
VB2000, Sheets 1, 3-4, 8-20
in respect of the requirements of the Clause(s) of the Building Code specified above for part only, as specified in the
Schedule, of the proposed building work.

The design carried out by us has been prepared in accordance with:

- ☒ Compliance documents issued by the Ministry of Business, Innovation & Employment *(Verification method/acceptable solution)* B1/VM1, B2/AS1, AS/NZS 1170 (Parts 0, 1, 2 & 3), NZS 3603:1993, NZS 3604:2011 and/or;
- ☐ Alternative solution as per the attached Schedule.

The proposed building work covered by this producer statement is described on the drawings specified in the Schedule, together with the specification, and other documents set out in the Schedule.

On behalf of the Engineering Design Firm, and subject to:

- Site verification of the following design assumptions: Building IL1, Light roof, Max. height 4.2m
- All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that:

- the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the Schedule, will comply with the relevant provisions of the Building Code and that;
- the persons who have undertaken the design have the necessary competency to do so.

I recommend the ~~N/A~~ level of **construction monitoring**.

I, *(Name of Engineering Design Professional)* Claude Antony Carter Cook, am:

- ☒ CPEng number 240891

and hold the following qualifications CP Eng, IntPE, BE(Hons)

The Engineering Design Firm holds a current policy of Professional Indemnity Insurance no less than \$200,000
The Engineering Design Firm is not a member of ACE New Zealand.

SIGNED BY *(Name of Engineering Design Professional)*: Claude Antony Carter Cook

ON BEHALF OF *(Engineering Design Firm)*: Spanbild New Zealand Limited Date 26/03/2025

Note: This statement has been prepared solely for the Building Consent Authority named above and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to the Engineering Design Firm only. As a condition of reliance on this statement, the Building Consent Authority accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in tort or otherwise, is limited to the sum of \$200,000.

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

EXPLANATION

This design covers the structural aspects of a Versatile 600 Series building.
The sequence of design information is broken down into the following categories:

- Wall Framing.
- Truss Design.
- All Structural Fixings.
- Building Bracing Design for both Roof and Walls.

All other aspects of the structure are constructed in accordance with the standard Versatile Buildings details.

These buildings have been designed for a Building Importance Level 1, with a 50 year working life. Refer to AS/NZS 1170.0:2002

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DESIGN LOADS

Dead Loads for Light Roof:
Truss Top Chord= 0.15kPa (includes weight of trusses, purlins , associated framing and zincalume roof).
Truss Bottom Chord=0.15KPa (no ceiling) or 0.20kPa if there is a ceiling for trusses @ 1200crs.

Live Loads:
Truss Top Chord= 1.1kN concentrated load, 0.25kPa uniform load.
Truss Bottom Chord=0.9kN concentrated load below 1200mm head height and 1.4kN concentrated load above 1200mm head height.

Wind Loads:
Building designed for High wind conditions.

Seismic loads:
Building designed for Seismic Zone 2.

Snow loads:
Buildings designed for N3, Sg = 0.0kPa

Refer to Spanbild New Zealand Limited for any design modifications required for increase in snow loads or wind loads above those stated on the drawings.

DESIGN REFERENCES

- NZS3603:1993
- NZS3604:2011
- AS/NZS1170 Part 0:2002
- AS/NZS1170 Part 1:2002
- AS/NZS1170 Part 2:2011
- AS/NZS1170 Part 3:2003
- ANSI/TPI1 - 2002

For: Jonathon Rose
67 Iwa Street
Mapua
Nelson
7005

VB2000 - Design

Producer Statement

Sheet 3 of 23

MANUFACTURERS DURABILITY STATEMENT

INTRODUCTION.

To satisfy the requirements of Clause B2:'Durability' of the New Zealand Building Code, the following provisions must apply to the metal cladding.

RANGE OF PRODUCT AND USE.

- Specification:AS1397:2021
- Coating Type:Zinc/Aluminium & Painted
- Steel Thickness Range:0.35mm - 0.95mm BMT
- Steel Grade Range:G300 - G550
- Application:Cladding for Building Importance Level 1, with a 50 year working life.
Refer AS/NZS 1170.0:2002
- Fasteners:Galvanised clouts. Aluminium rivets for all steel components.
IFI114:2015

REQUIREMENTS, LIMITATIONS AND EXCLUSIONS.

- Applicable to buildings in sea-spray Zone D and exposure Zones B and C in accordance with Section 4, Durability, NZS 3604:2011 which is an acceptable solution under Clause B2 of the NZBC.
- Fixing and installation of the cladding must be done exactly in accordance with Versatile Buildings Specifications.
- 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.

Exposure Zones B and C. (All areas other than sea-spray zones - see below)

- Rain washing only required on the exposed sections. Sheltered or protected areas such as under spouting , top cladding boards and tops of doors require washing every three months.

Sea-spray Zone D (Within 500m from the sea or 100m from sheltered harbours or inlets) and areas of geothermal activity.

- Rain washing only required on exposed areas. Sheltered and protected areas such as under spouting, top cladding boards and tops of doors require washing down every month and when 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 manufacturer's recommendations are to be followed for the 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. 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 have started, 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. At this stage replacement of the affected sheet is the best option.

REFERENCES.

1. NZBC - Compliance Document - Clause B2 - Durability.
2. NZS 3604:2011, Section 4, Durability*

*NZS3604 has been used as a reference only to identify Corrosion zones, Sea-spray zones.



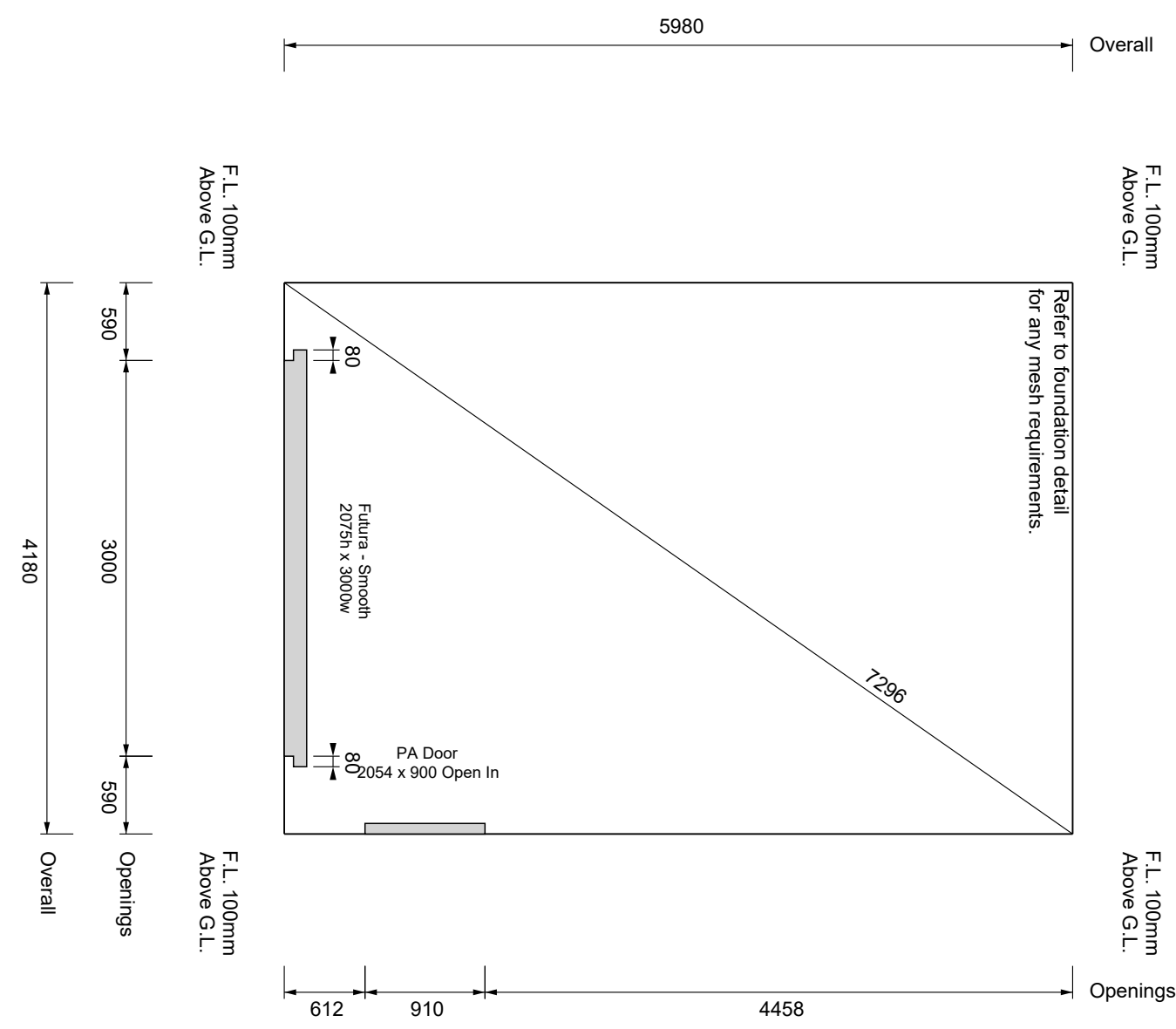
For: Jonathon Rose
67 Iwa Street
Mapua
Nelson
7005

VB2000 - Design

Durability Statement

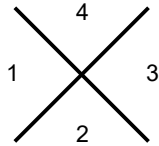
Sheet 4 of 23

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LEGEND	
	Diagonal: 7296

SCALE A3-1:50



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PRODUCER STATEMENT – PS1
DESIGN



JOB NUMBER: 2747416

BUILDING CODE CLAUSE(S): B1 (see Note 1 for durability)
ISSUED BY: Egis NZ Limited
(Engineering Design Firm)
TO: Spanbild New Zealand Limited
(Owner/Developer)
TO BE SUPPLIED TO: Tasman District Council
(Building Consent Authority)
IN RESPECT OF: Stand alone, non-habitable importance level 1 (IL1 - 50 year design life), building slab and foundation
(Description of Building Work)
AT: 67 Iwa Street, Mapua, Nelson 7005
(Address, Town/City)
LEGAL DESCRIPTION: Lot 1 DP 452531

N/A ☐

We have been engaged by the owner/developer referred to above to provide (Extent of Engagement):
Structural Engineering Design, Foundation Details, Sheets 5-7
in respect of the requirements of the Clause(s) of the Building Code specified above for part only, as specified in the
Schedule, of the proposed building work.

The design carried out by us has been prepared in accordance with:

- ☒ Compliance documents issued by the Ministry of Business, Innovation & Employment (Verification method/acceptable solution) B1/VM1, B1/VM4 and/or;
- ☒ Alternative solution as per the attached Schedule.

The proposed building work covered by this producer statement is described on the drawings specified in the Schedule, together with the specification, and other documents set out in the Schedule.

On behalf of the Engineering Design Firm, and subject to:

- Site verification of the following design assumptions: See notes 1-7 of 'Garage Foundation Detail'.
- All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that:

- the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the Schedule, will comply with the relevant provisions of the Building Code and that;
- the persons who have undertaken the design have the necessary competency to do so.

I recommend the ~~N/A~~ level of construction monitoring.

I, (Name of Engineering Design Professional) John McCurran, am:

- ☒ CPEng number 48451

and hold the following qualifications BE(Civil)

The Engineering Design Firm holds a current policy of Professional Indemnity Insurance no less than \$200,000
The Engineering Design Firm is a member of ACE New Zealand.

SIGNED BY (Name of Engineering Design Professional): John McCurran

ON BEHALF OF (Engineering Design Firm): Egis NZ Limited

Date 26/03/2025

Building Consent lodgement must be prior to 15/04/2025

Note: This statement has been prepared solely for the Building Consent Authority named above and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to the Engineering Design Firm only. As a condition of reliance on this statement, the Building Consent Authority accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in tort or otherwise, is limited to the sum of \$200,000.

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SCHEDULE TO PS1

Alternative Solutions apply for areas that the potential for liquefaction or lateral spread has been identified as it is outside B1/VM4. The alternative solutions are MBIE guidance documents "Planning and engineering guidance for potentially liquefactionprone land" and Repairing and re-building houses affected by the Canterbury Earthquakes"

The foundations require suitable soils. This IL1 foundation (generally unlined) has been designed for;

- Geotechnical Ultimate Bearing Capacity of 100 kPa,
- Where there is no potential for liquefaction or lateral spread or
- Liquefaction Vulnerability where liquefaction damage is unlikely (very low or low liquefaction vulnerability),
- Non-expansive soils.

Advise Calibre if through PIM or on site any of the following are noted or uncovered during foundation excavation;

- Indications of local instability,
- Foundations closer than 3 x height of a bank plus 0.6 m measured from the foot of the bank, and the length of the flat at the base of the bank is a minimum of 4 times the height of the bank,
- Slope steeper than 5 degrees away from the building platform.
- Buried organic topsoil, peat, soft clays, buried services or expansive clays, any fill that does not have a certificate of suitability issued in accordance with NZS 4431

For: Jonathon Rose
67 Iwa Street
Mapua
Nelson
7005

VB2000 - IL1 Foundation

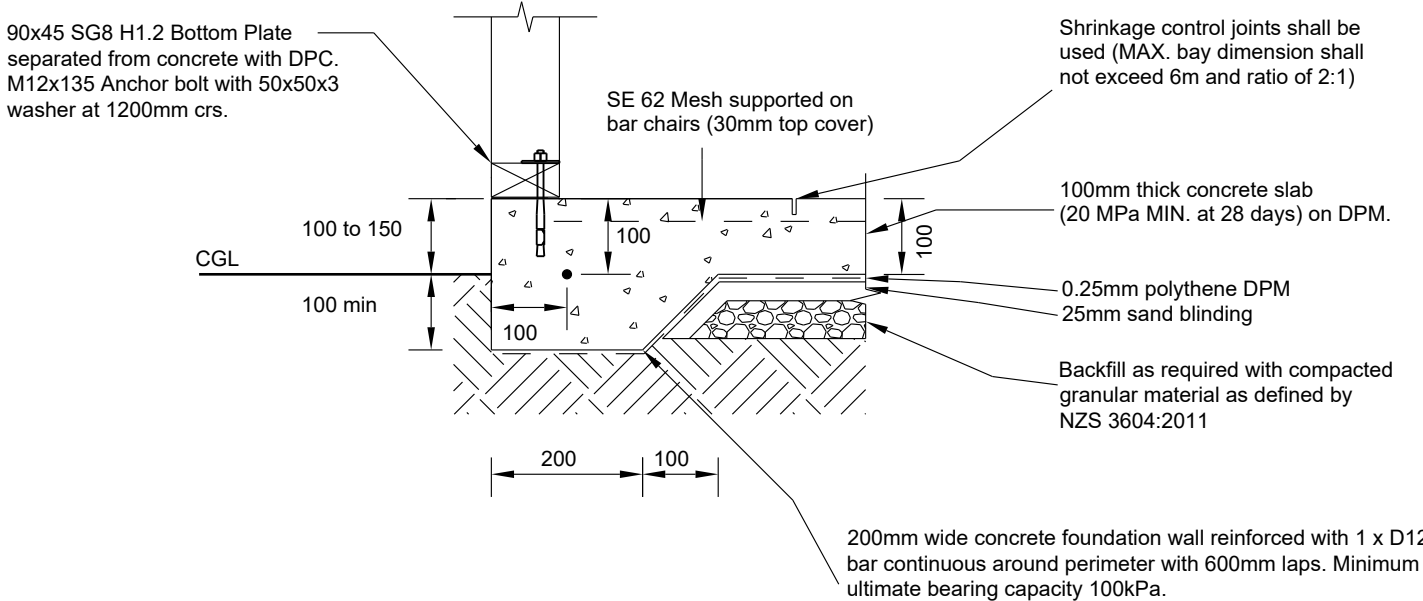
Foundation Details

Sheet 6 of 23

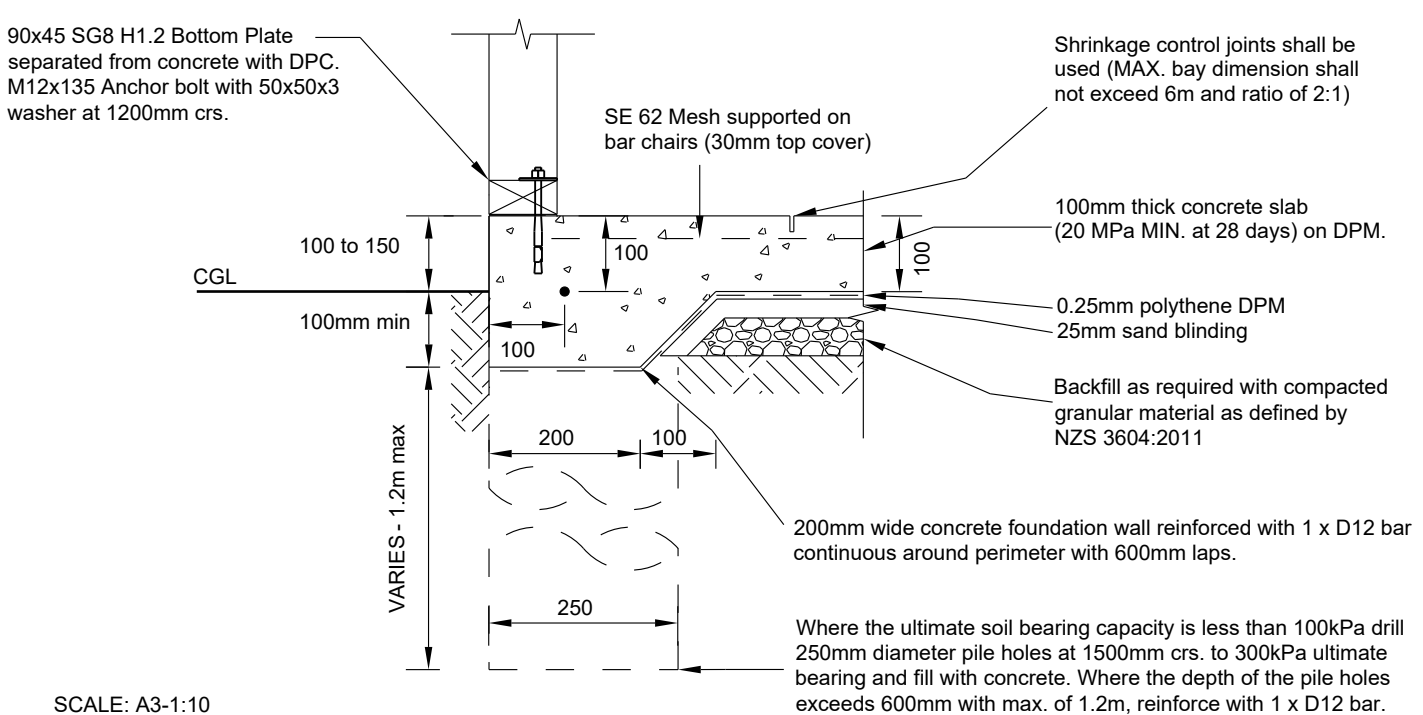
GARAGE FOUNDATION DETAIL

- Notes:
- 1. Concrete covers have been selected in accordance with NZS 3101, Part 1 Section 3.
 - 2. Strip the site, removing vegetation, turf, soils containing organic matter and any loose or soft material, trim to a firm subgrade. Backfill as required with compacted granular material as defined by NZS 3604:2011 in max layers of 150mm.
 - 3. Footing Type A shall be found in good ground defined by NZS 3604 but having a minimum ultimate bearing capacity of 100kPa.
 - 4. Where the ultimate bearing capacity is less than 100kPa use Footing Type B.
 - 5. For Type M and H Expansive Soils, use Footing Type B with 1200 deep pile reinforced with 1 vertical D12 400 mm return into slab.
 - 6. 28-Day concrete strength to be 25 MPa for zone D as per figure 4 in NZS 3604:2011.
 - 7. Liquefaction Vulnerability where liquefaction damage is unlikely (very low or low liquefaction vulnerability).

FOOTING TYPE A



FOOTING TYPE B



SCALE: A3-1:10

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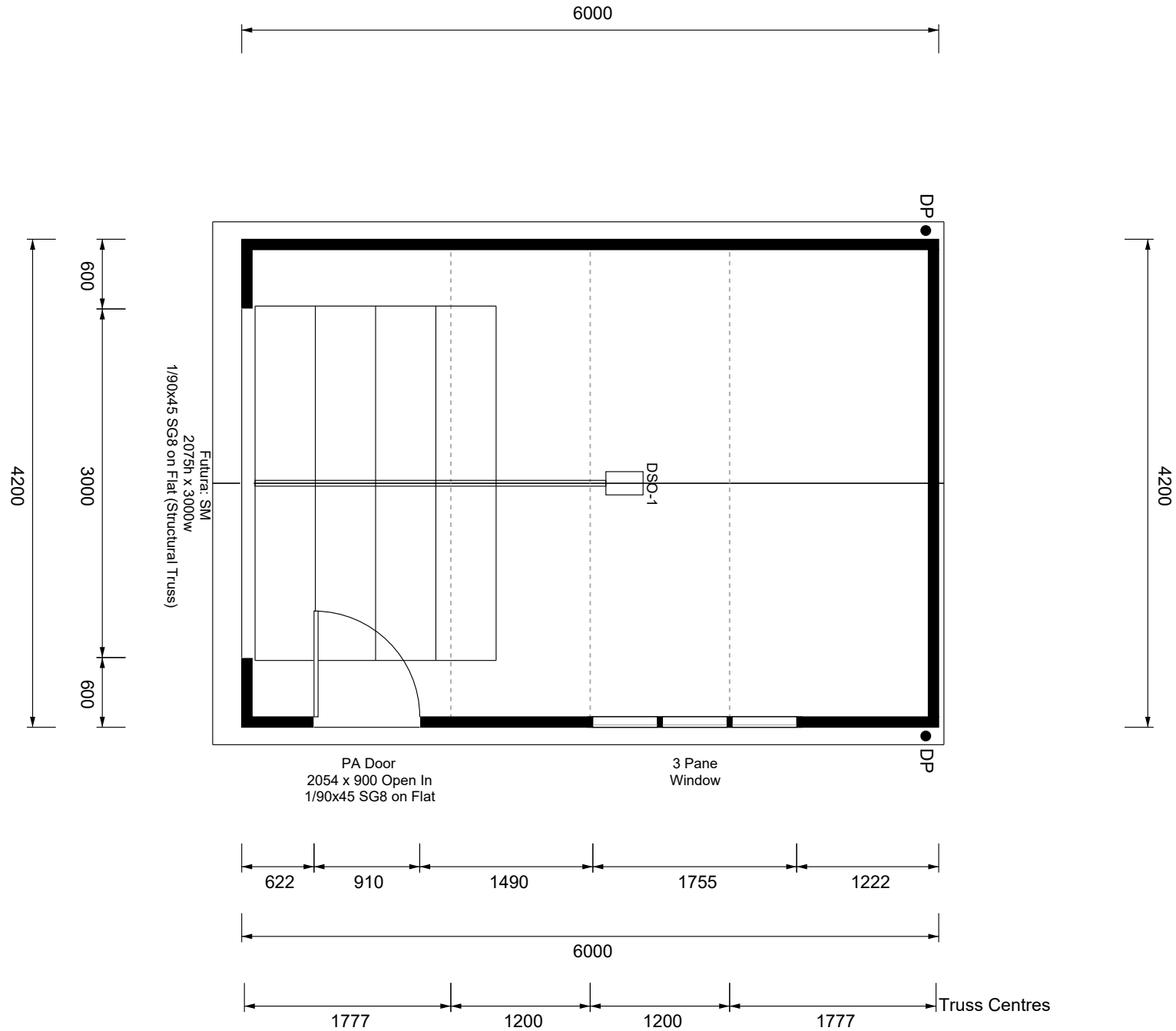
For: Jonathon Rose
67 Iwa Street
Mapua
Nelson
7005

VB2000 - IL1 Foundation

Foundation Details

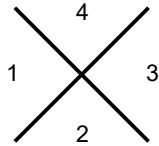
Sheet 7 of 23

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LEGEND	
Sectional Door	
SM	Smooth Finish
DSO1	DSO-1 Auto Opener
PVC Downpipe	
DP	80mm dia

SCALE A3-1:50



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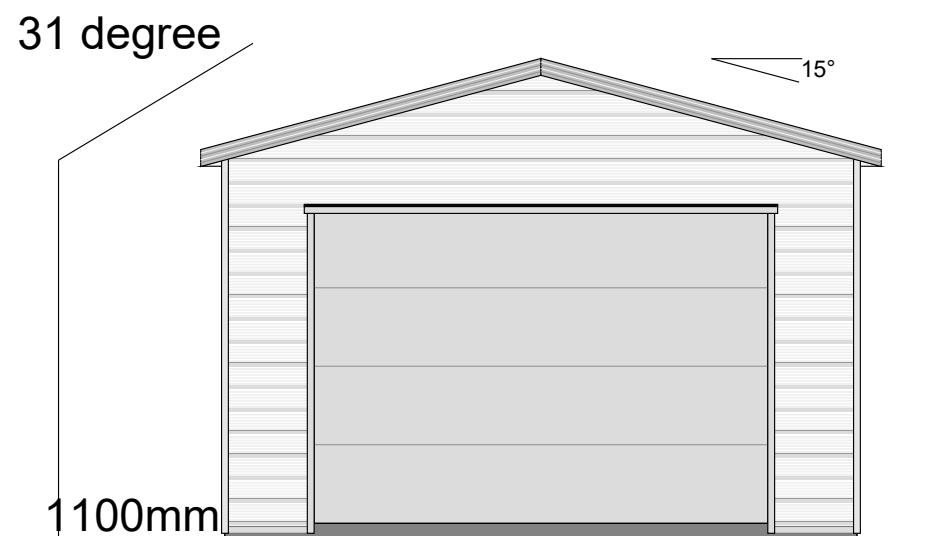
For: Jonathon Rose
67 Iwa Street
Mapua
Nelson
7005

VB2000 - Design

Floor Plan General

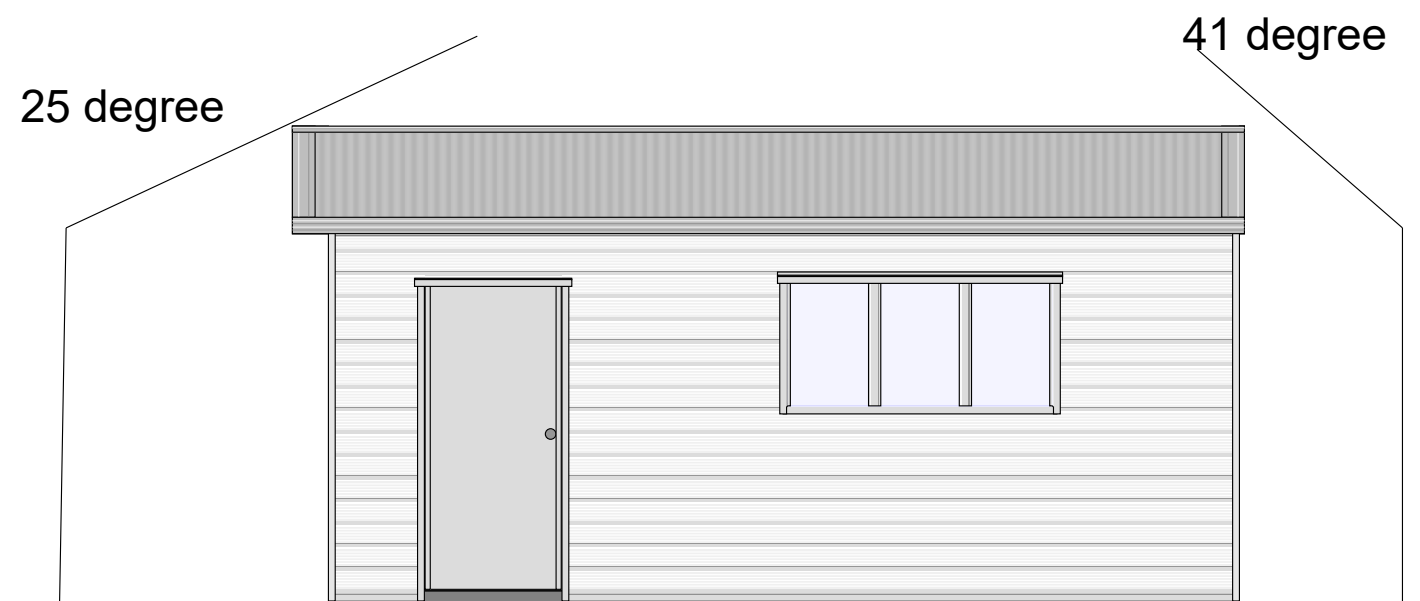
Sheet 8 of 23

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Futura: SM
2075h x 3000w

ELEVATION VIEW 1



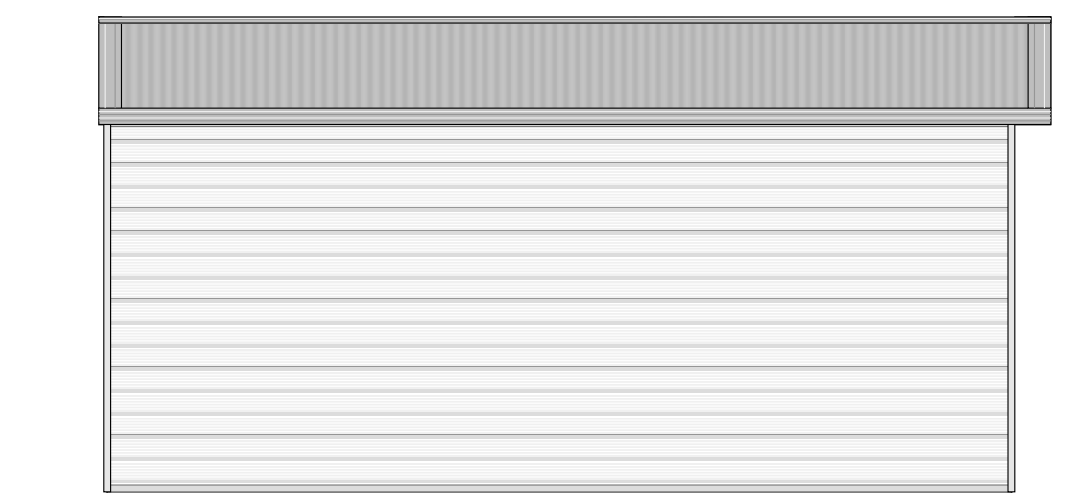
PA Door
2054 x 900 Open In

3 Pane
Window

ELEVATION VIEW 2



ELEVATION VIEW 3



ELEVATION VIEW 4

SCALE A3-1:50

Versatile

40
YEARS
of Building Better for NZ

For: Jonathon Rose
67 Iwa Street
Mapua
Nelson
7005

VB2000 - Design

Elevations

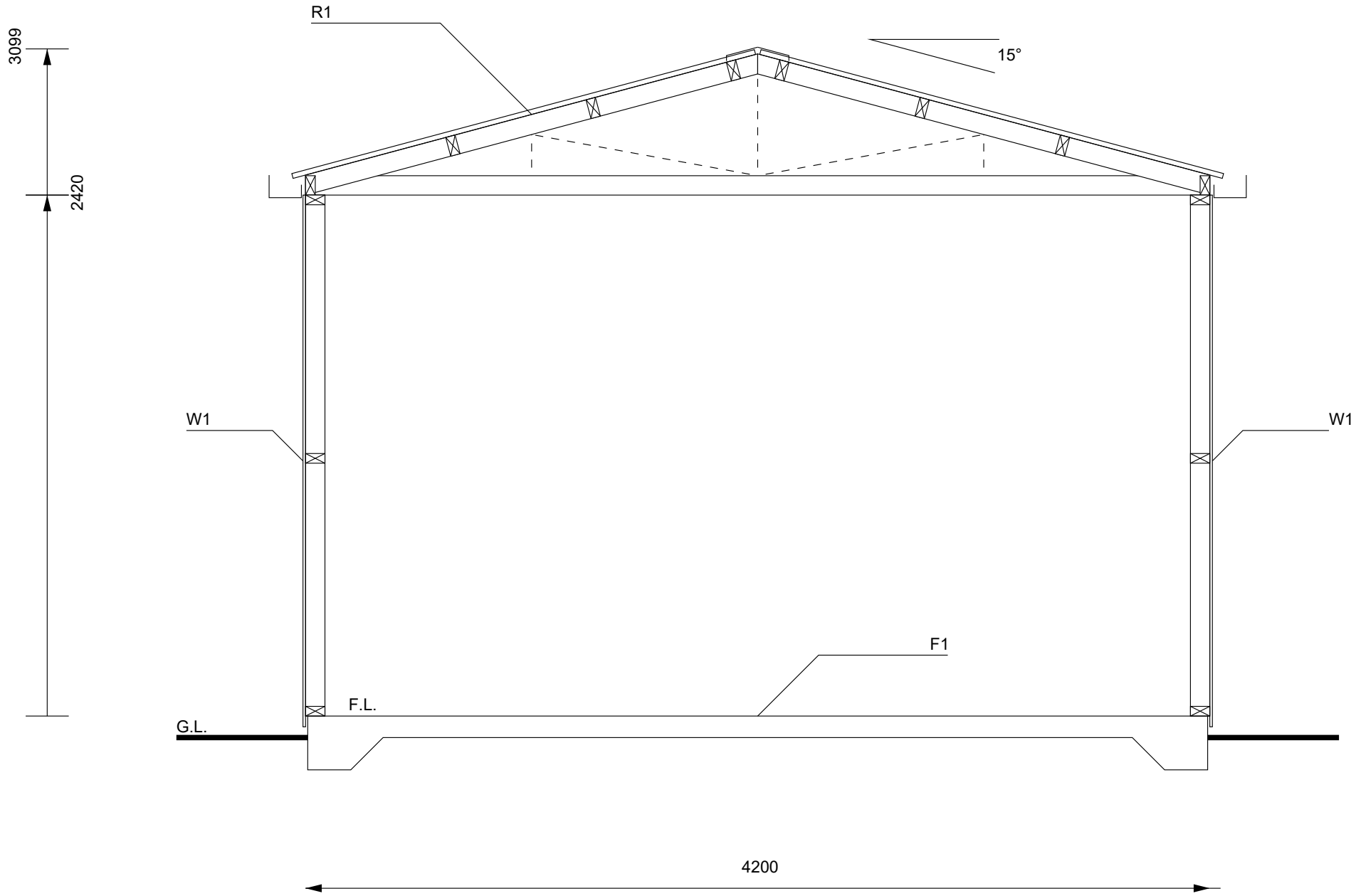
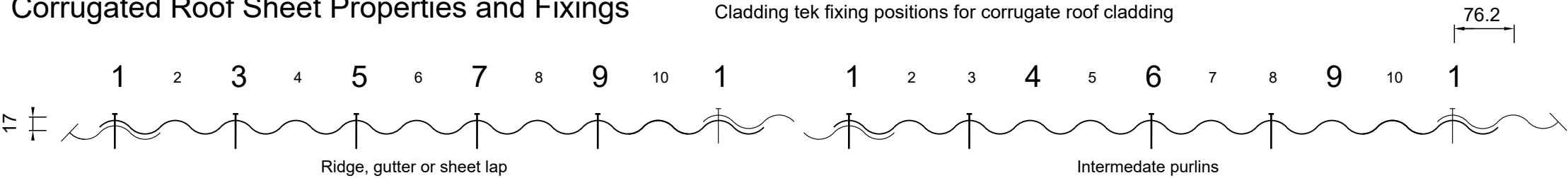
Sheet 9 of 23

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Corrugated Roof Sheet Properties and Fixings

Cladding tek fixing positions for corrugate roof cladding



SCALE A3-1:25

NOTES

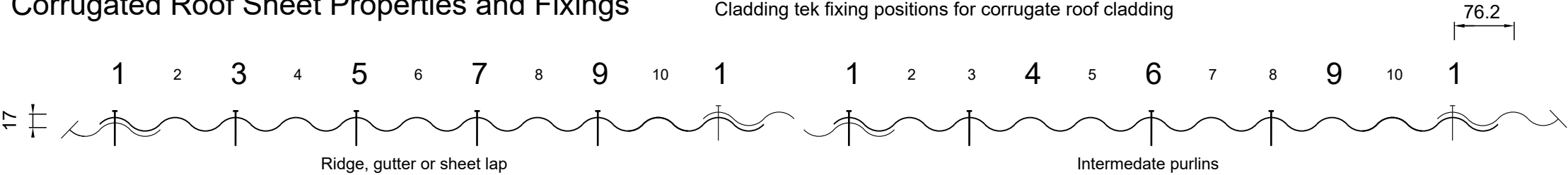
- R1 : ROOF**
- NZ Steel Colorsteel Corrugated 0.40mm roofing over Building paper over 90x45 SG8 H1.2 purlins @ 1000mm centres max, fixed between trusses.
 - For purlin fixings refer to 'Roof Framing' sheet 13 of 23.
 - For truss centres refer to 'Floor Plan General' sheet 8 of 23.
 - For truss design and fixings refer to 'Truss Design' sheet 14 of 23 and 'Truss Fixing Details' sheet 15 of 23.
- W1 : WALLS**
- NZ Steel Colorsteel Superclad cladding over 90x45 SG8 H1.2 studs @ 600mm centres max with 1 row of 90x45 NLB H1.2 dwangs.
- F1 : FLOOR**
- For foundation details refer to 'Foundation Details' sheet 6 of 23.
 - H1.2 Bottom plate to be fixed to the foundation with M12x135 Anchor bolt with 50x50x3 washer at 1200mm crs.

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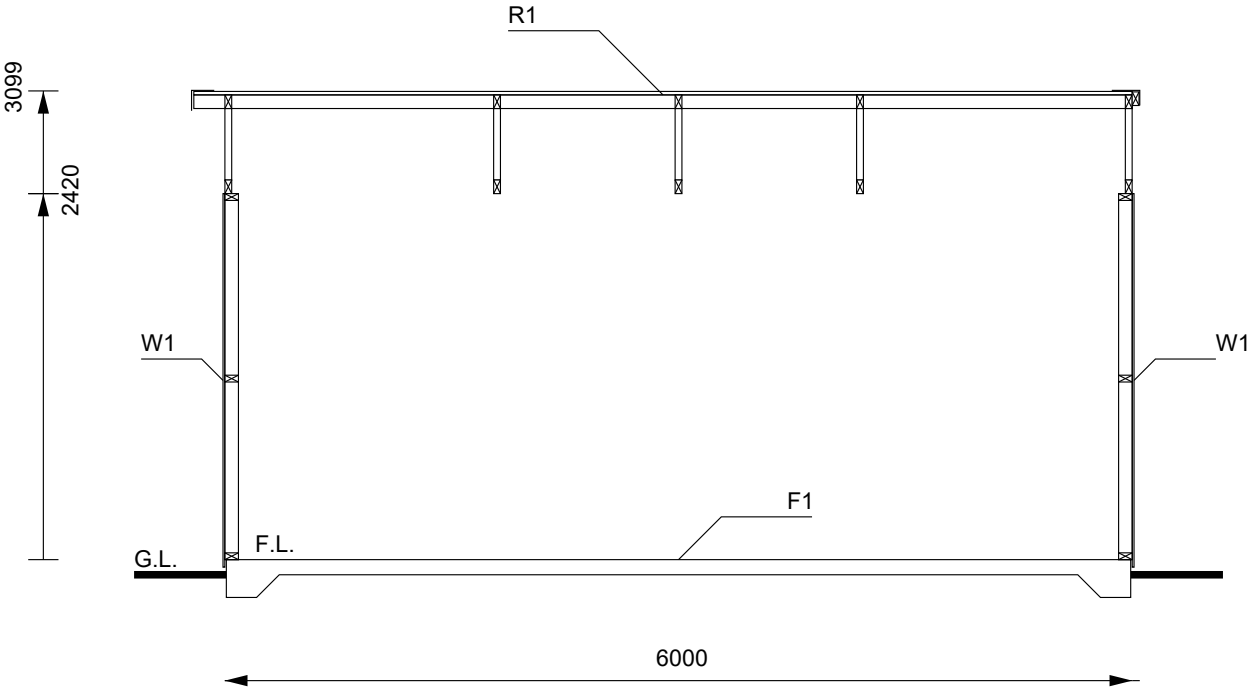
Corrugated Roof Sheet Properties and Fixings

Cladding tek fixing positions for corrugate roof cladding



NOTES

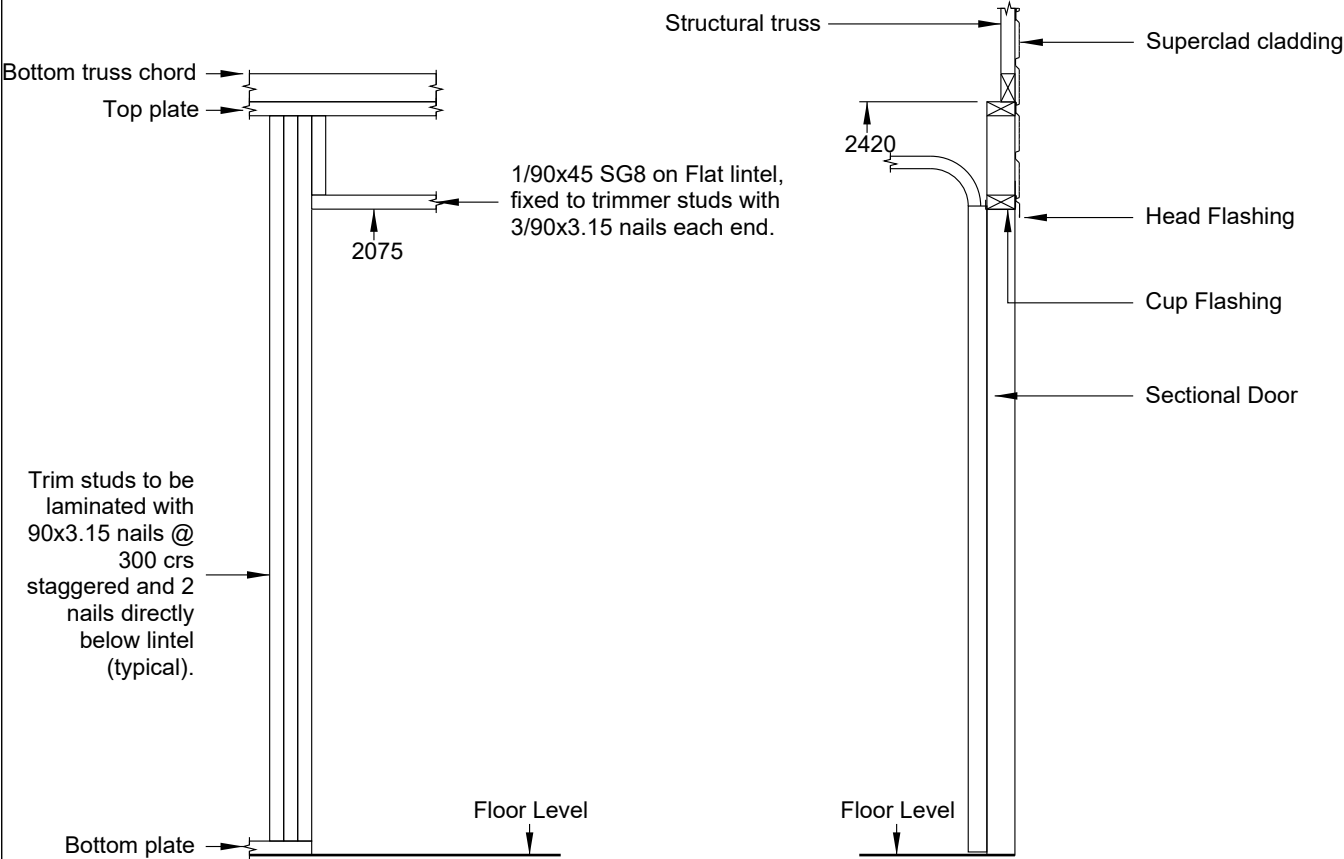
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SCALE A3-1:50

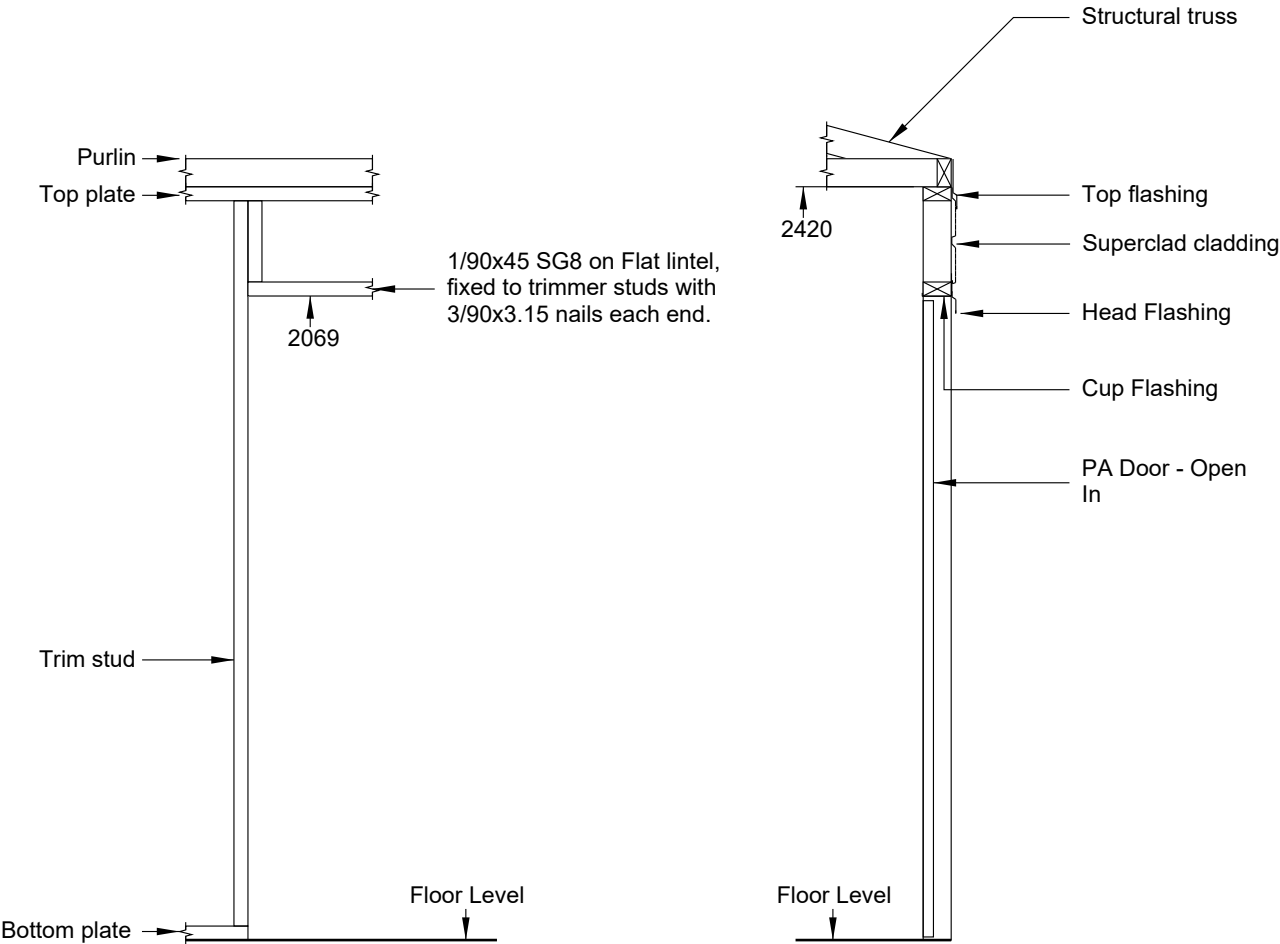
DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

SECTIONAL DOOR



SCALE A3-1:25

PA DOOR



SCALE A3-1:25

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For: Jonathon Rose
67 Iwa Street
Mapua
Nelson
7005

VB2000 - Design

Opening Details

Sheet 12 of 23

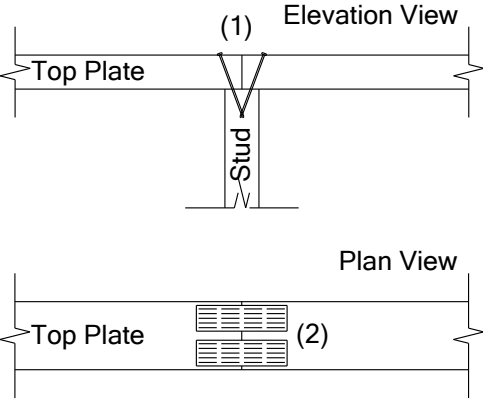
DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

TOP PLATE AND ROOF FRAMING

TOP PLATE DETAILS

All top plates to be 90x45 SG8 H1.2.

Load Bearing Walls - Butt Joint Fixing Details

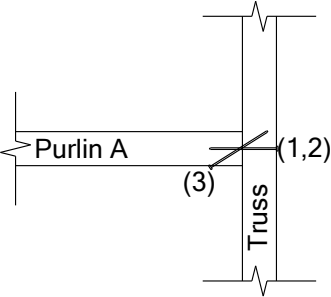


- 1. Skew nail top plates to stud with 4/90x3.15mm nails
- 2. Fix 2/4T5 Tylok plates over the joint.

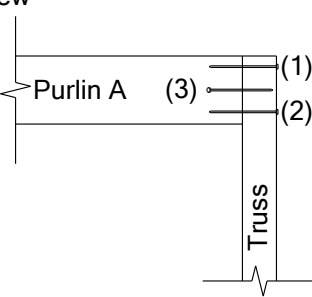
PURLIN DETAILS

All purlins 90x45 (on edge) SG8 H1.2 at 1000mm centres max fixed between trusses.

Plan View

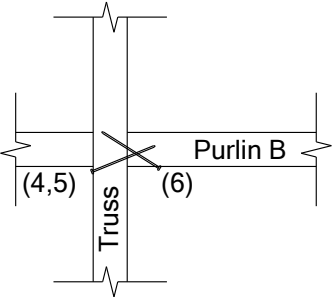


Elevation View

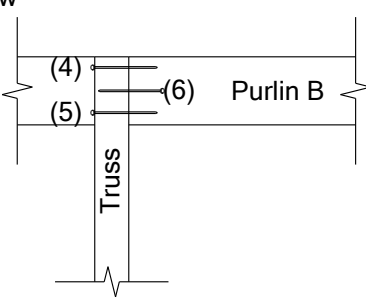


- 1. Nail 2/90x3.15mm nails (1,2) through the truss chord into the end of purlin A.
- 2. Skew nail 1/90x3.15mm nail (3) from purlin A into the truss chord.

Plan View



Elevation View



- 1. Skew nail 2/90x3.15mm nails (4,5) through the truss chord into the end of purlin B.
- 2. Skew nail 1/90x3.15mm nail (6) from purlin B into the truss chord.

SCALE: A3-1:10

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TRUSS DESIGN

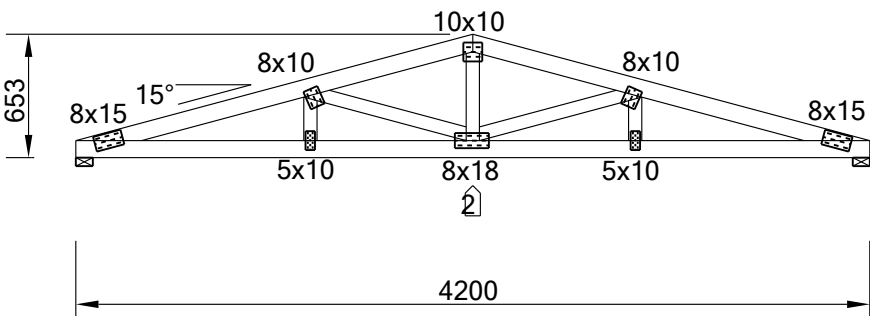
DESIGN LOADS

Dead Loads for Light Roof:
Truss Top Chord= 0.15kPa (includes weight of trusses, purlins , associated framing and zincalume roof).
Truss Bottom Chord=0.20kPa for trusses @ 1200crs with ceiling.

Live Loads:
Truss Top Chord= 1.1kN concentrated load, 0.25kPa uniform load.
Truss Bottom Chord=0.9kN concentrated load below 1200mm head height and
1.4kN concentrated load above 1200mm head height.

Wind Loads:
Roof= Cfig = -1.1

TRUSS DESIGN

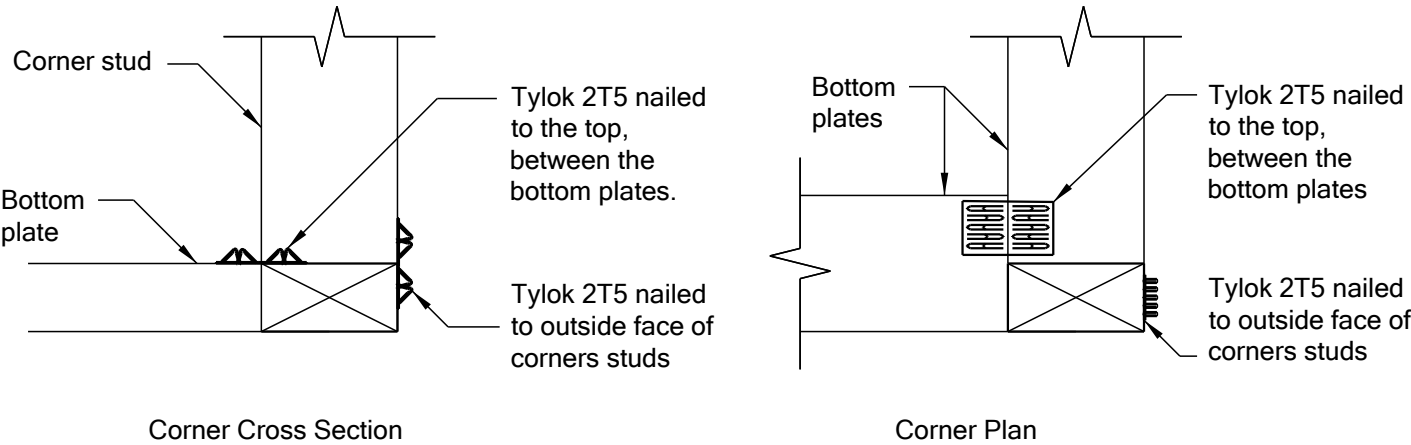


Scale: A3-1:40

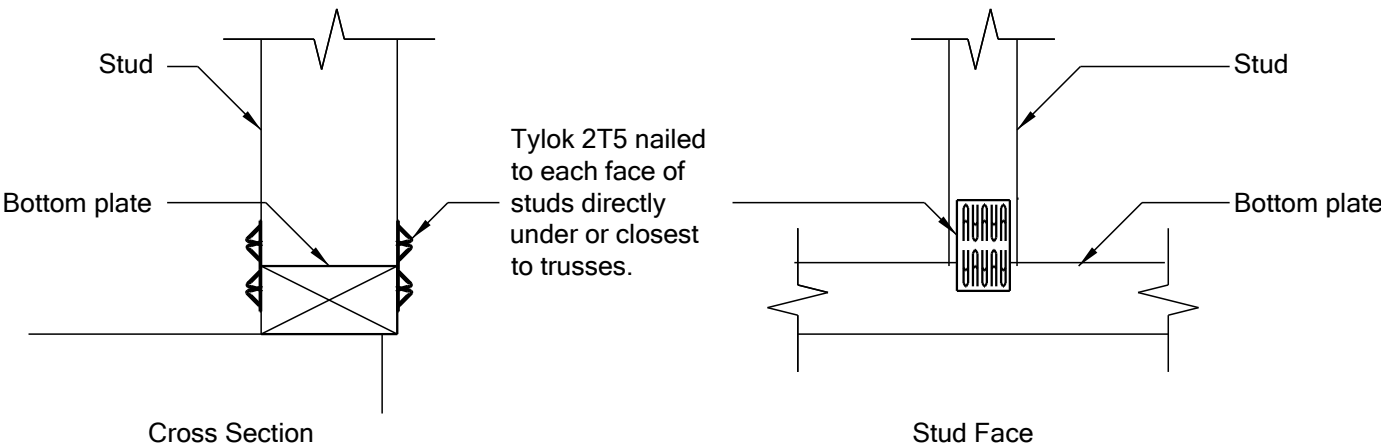
NOTE:

1. ○ Indicates location of Bottom chord brace (truss stiffener).
2. ② Indicates the truss camber (typical).
3. All truss plates are Gang-Nail GNQ type.
4. Nail plates are to be fully pressed home on both sides of joints.
5. The nail plate axis must be located in the specified or indicated direction.
6. Top and Bottom chords to be 90x45 SG8 H1.2 Radiata pine.
7. All webs to be 70x45 SG8 H1.2 Radiata pine.

GABLE TRUSS CORNER STUD / BOTTOM PLATE FIXING



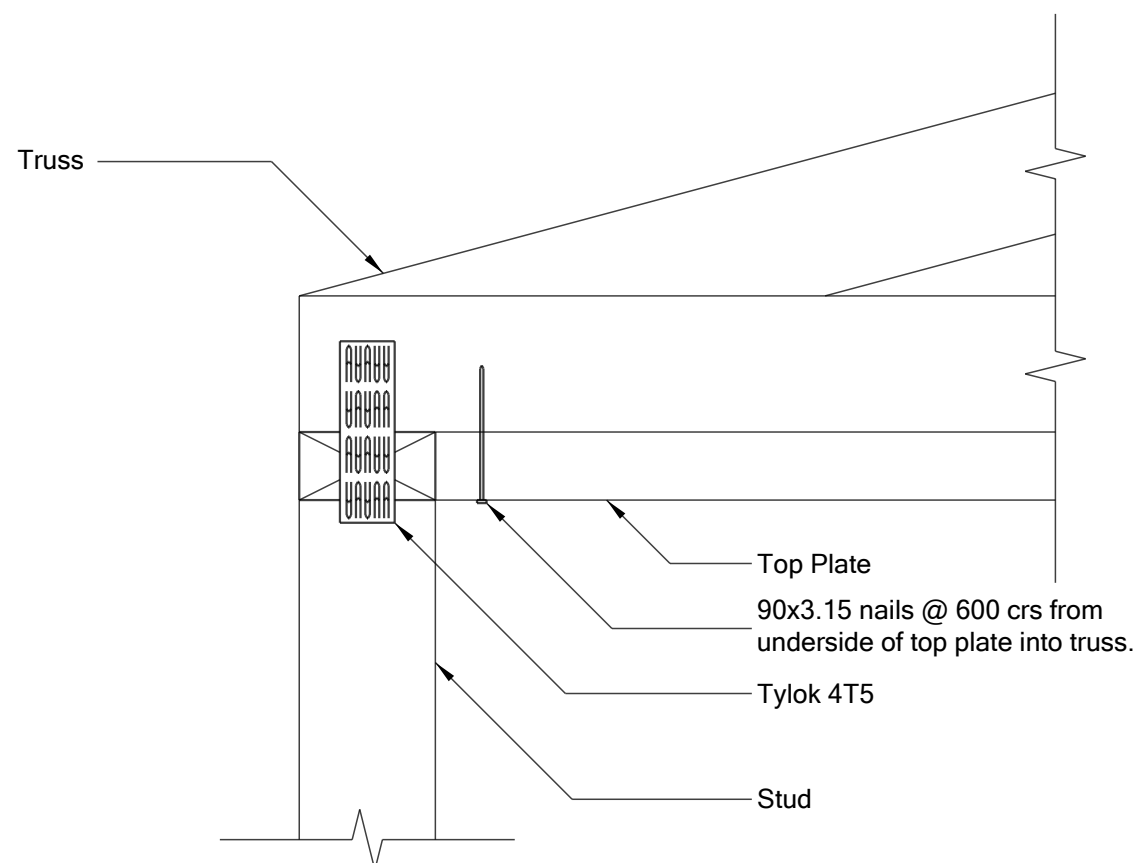
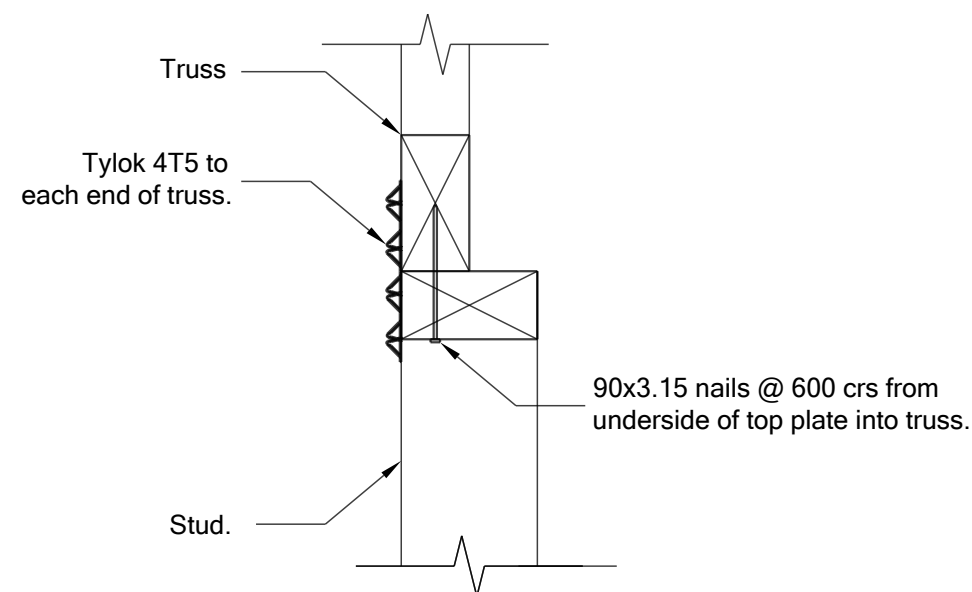
TRUSS STUD / BOTTOM PLATE FIXING



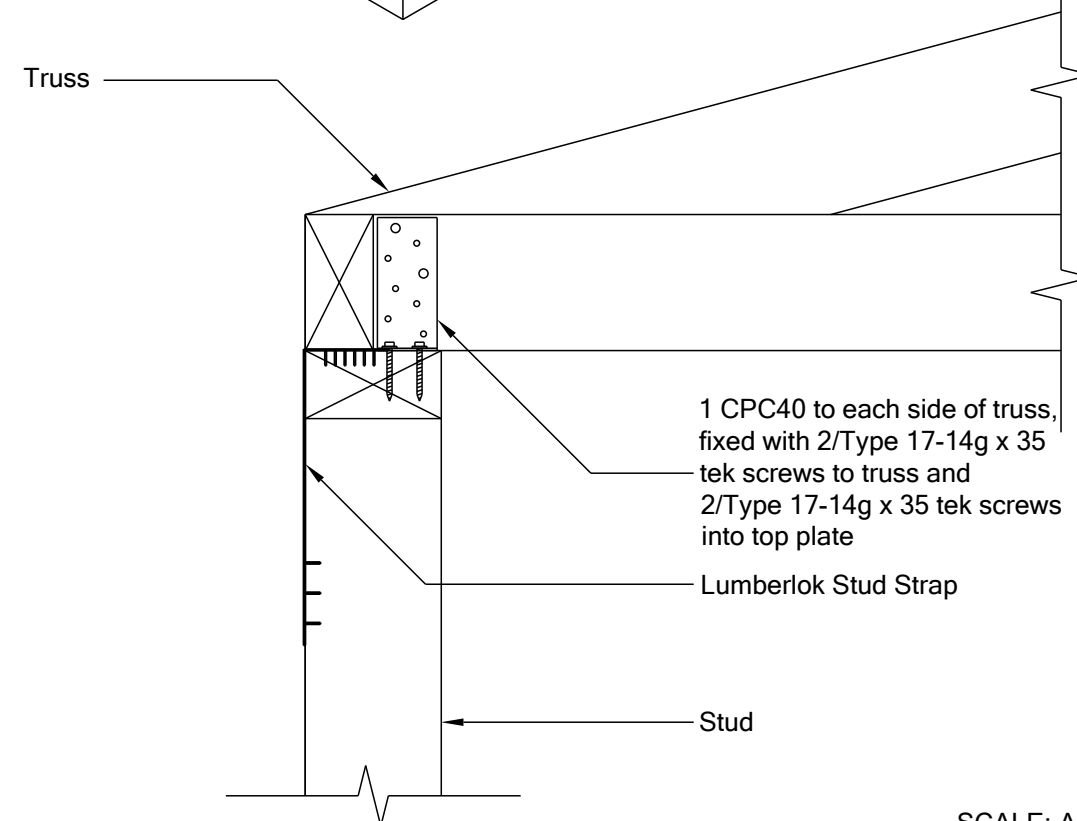
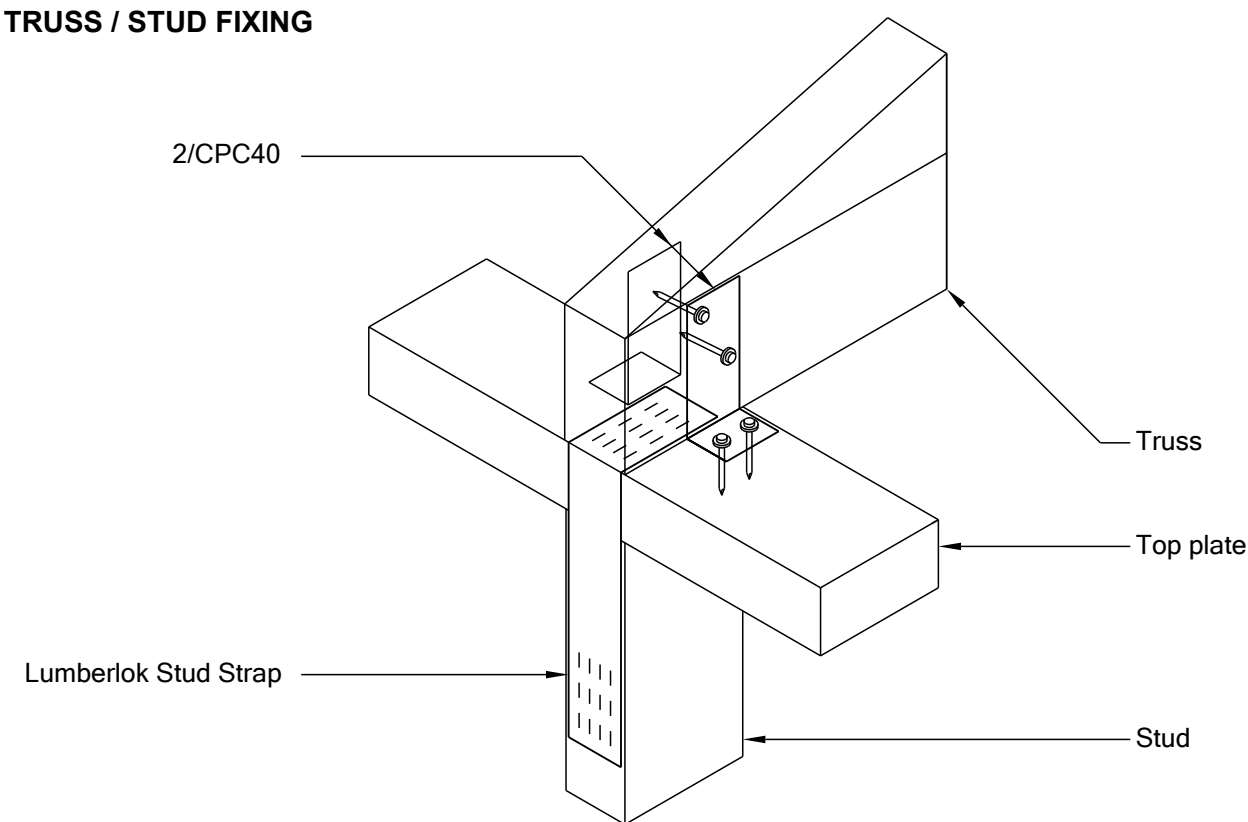
SCALE: A3-1:5

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TRUSS FIXING DETAILS**GABLE TRUSS / CORNER STUD FIXING**

SCALE: A3-1:5

TRUSS / STUD FIXING

SCALE: A3-1:5

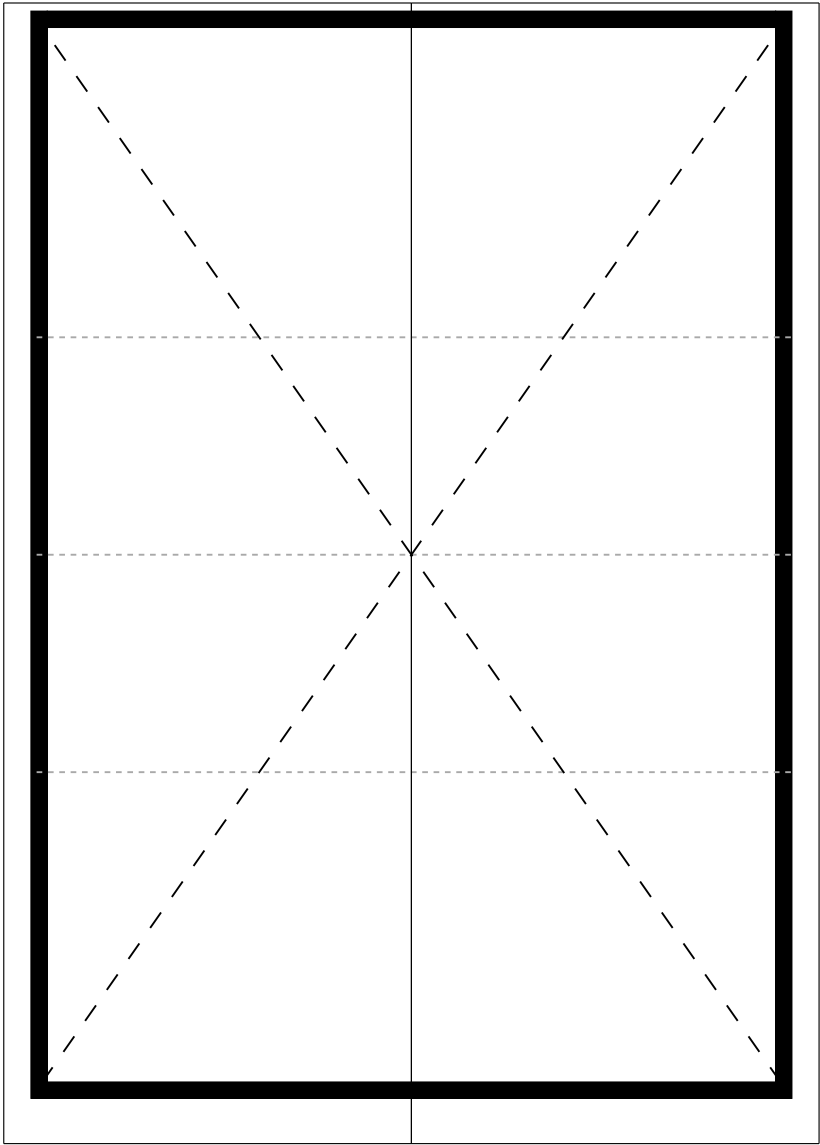
DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

ROOF BRACING

EXPLANATION

Using a diaphragm approach, the roof is braced using a series of Lumberlok Strip Brace patterns in the plane of the truss top chords to transfer the bracing demand to the top plates. The loads at the top plate level are then transferred to the foundation through the wall bracing system.

ROOF BRACING PATTERN LAYOUT



Scale: NTS

FIXINGS

Each single row of Lumberlok Strip Brace to be tensioned up and laid over the top of the purlins. Fix each end with 5/30x3.15 nails and fix crossings with 2/30x3.15 nails.

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WALL BRACING DEMAND

EARTHQUAKE BRACING DEMAND

Using NZS 3604:2011, Section 5 Bracing Design, Table 5.10 - Bracing demand for various combinations of cladding for single and two-storey buildings on concrete slab-on-ground (2 kPa floor load, soil type D/E, earthquake zone 3)

Roof cladding	Single storey cladding	Roof pitch degrees	Single storey walls
Light roof	Light	15°	6 BU/m2
Multiplication factors	EQ zone = 2 Soil class = D&E Deep to very soft		0.8
Earthquake demand			4.8 BU/m2

Using factors based on ratios in AS/NZS1170.0:2002, part 5 from BIL2 - 50 years working life to BIL1 - 50 years working life.

Building Importance Level 1 modification factor.	0.5
EARTHQUAKE DEMAND REQUIRED (Along and Across) BL 6.000m x BW 4.200m = 25.2m2	2.4 BU/m2
	25.2m2 x 2.4 BU/m2 61 BU

WIND BRACING DEMAND

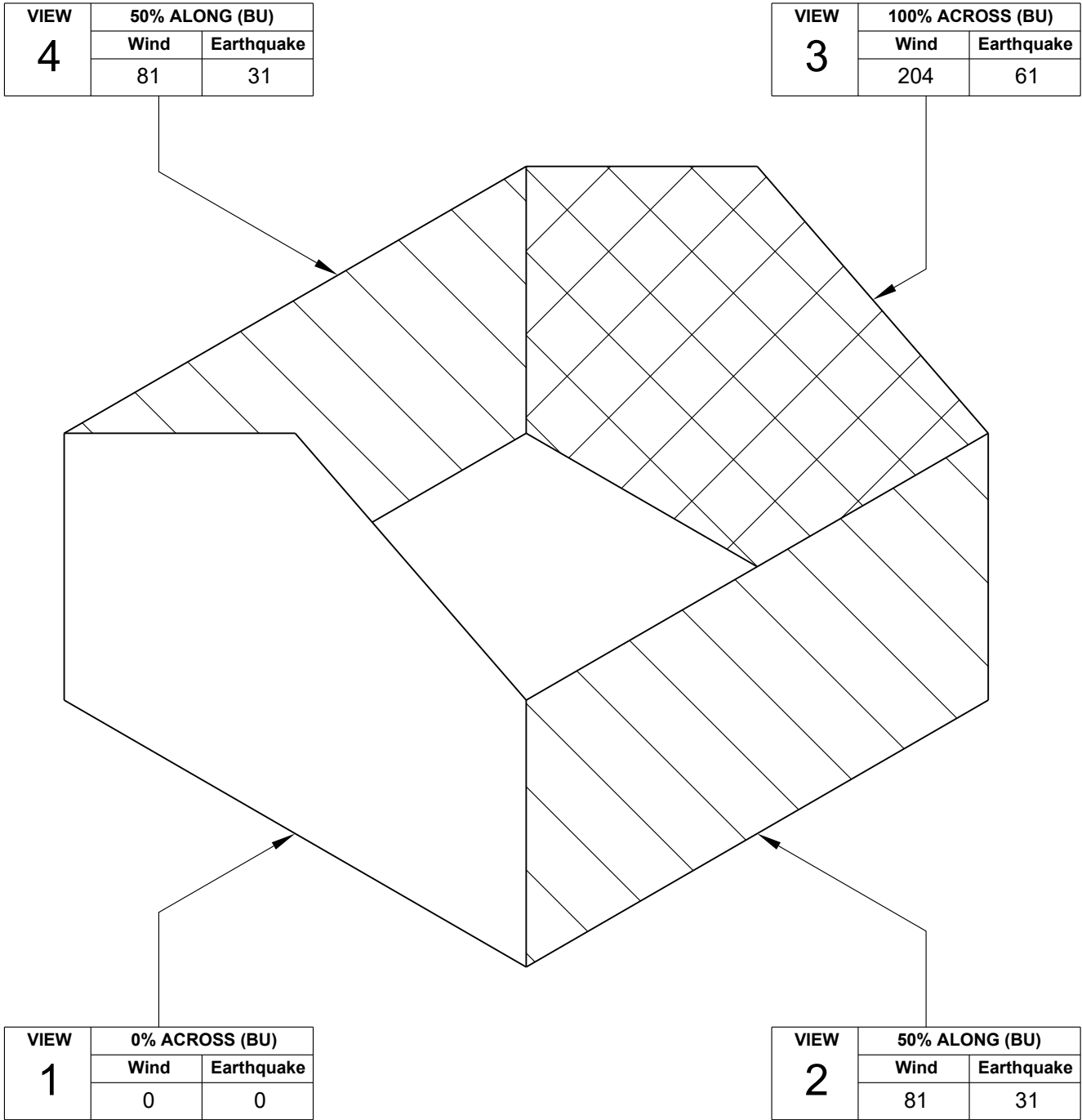
Using NZS 3604:2011, Section 5 Bracing Design, Table 5.6 - Wind bracing demand for single or upper storey wall (BU/m).

Single or Upper Floor level to apex (H)	Roof height above eaves (H)	High Wind Zone Across	High Wind Zone Along
4 m	1 m	40 BU/m	45 BU/m
In wind zones other than High, multiply the figure above by the appropriate factor given opposite.		High = 1	
Wind demand with wind zone factor applied.		Across 40 BU/m	Along 45 BU/m

Using factors based on ratios in AS/NZS1170.0:2002, part 2 from BIL2 - 50 years working life to BIL1 - 50 years working life.

Building Importance Level 1 modification factor.	0.849	
WIND DEMAND REQUIRED	Across 34 BU/m	Along 38.2 BU/m
	BL 6.000m x 34 BU/m 204 BU	BW 4.200m x 38.2 BU/m 161 BU

BRACING UNITS DISTRIBUTION



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Cladding	
Wind BU	
EQ BU	
Hardware	
Wind BU	
EQ BU	

SUMMARY - ACROSS (BU)		
	Wind	EQ
Required	0	0
Achieved	0	0

Scale NTS

The floor plan shows a rectangular building layout. On the left side, there is a large white rectangular area labeled "PA Door 2054 x 900 Open In". To the right of this area, there are several yellow rectangular rooms. Further right, there is a white rectangular area labeled "3 Pane Window". The plan includes various other rooms and corridors, all outlined in black.

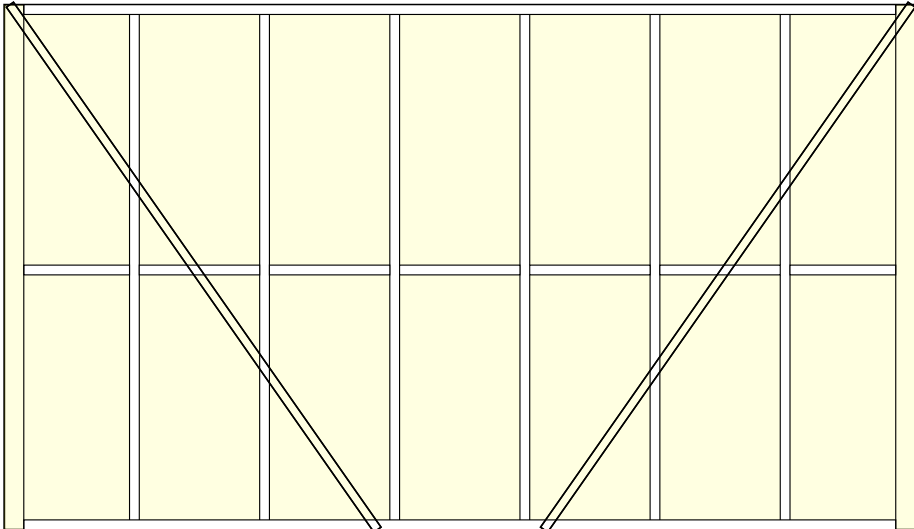
Cladding	SC6-24 x 1.4m	SC6-24 x 1.2m
Wind BU	53	46
EQ BU	42	36
Hardware		
Wind BU		
EQ BU		

SUMMARY - ALONG (BU)		
	Wind	EQ
Required	81	31
Achieved	99	78

Scale NTS

DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

BU ACHIEVED - VIEW 3

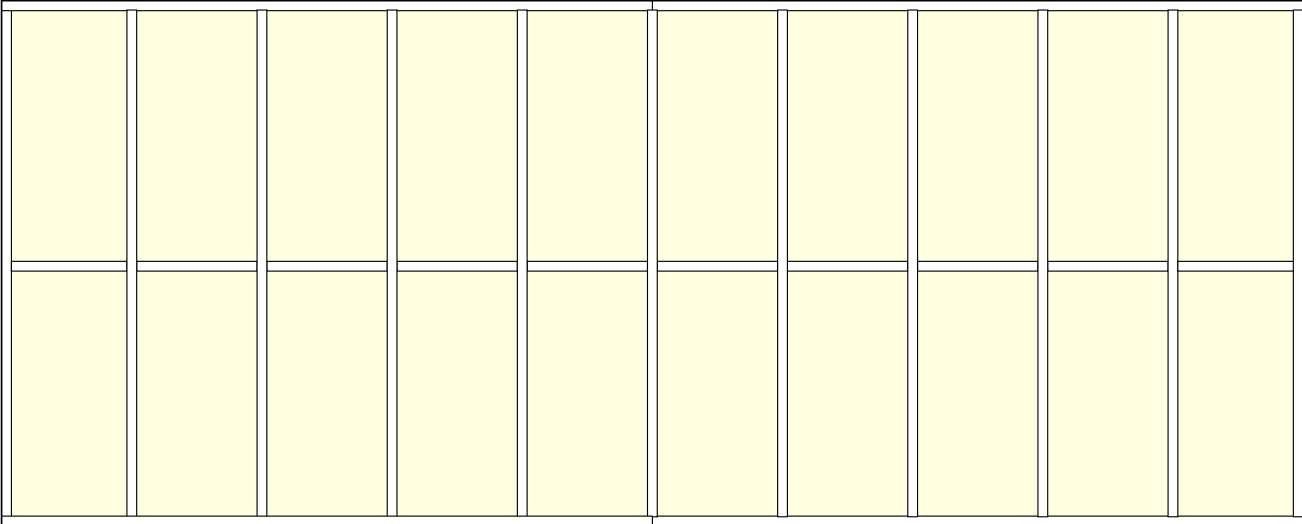


Cladding	SC6-24 x 4.2m		
Wind BU	160		
EQ BU	126		
Hardware	AB6-55-24		AB6-55-24
Wind BU	60		60
EQ BU	20		20

SUMMARY - ACROSS (BU)		
	Wind	EQ
Required	204	61
Achieved	280	166

Scale NTS

BU ACHIEVED - VIEW 4



Cladding	SC6-24 x 6m		
Wind BU	228		
EQ BU	180		
Hardware			
Wind BU			
EQ BU			

SUMMARY - ALONG (BU)		
	Wind	EQ
Required	81	31
Achieved	228	180

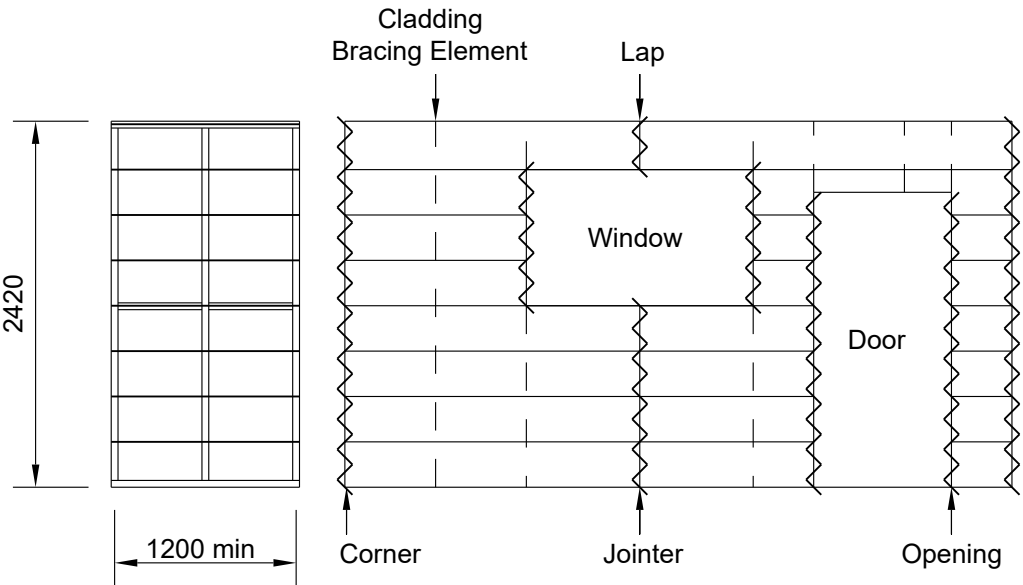
Scale NTS

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DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

BRACING ELEMENT: SC6-24
Superclad Cladding

Total BU/m	Wind	38
	Earthquake	30



Corners, openings and jointers must be nailed through all cladding layers at 150mm crs.

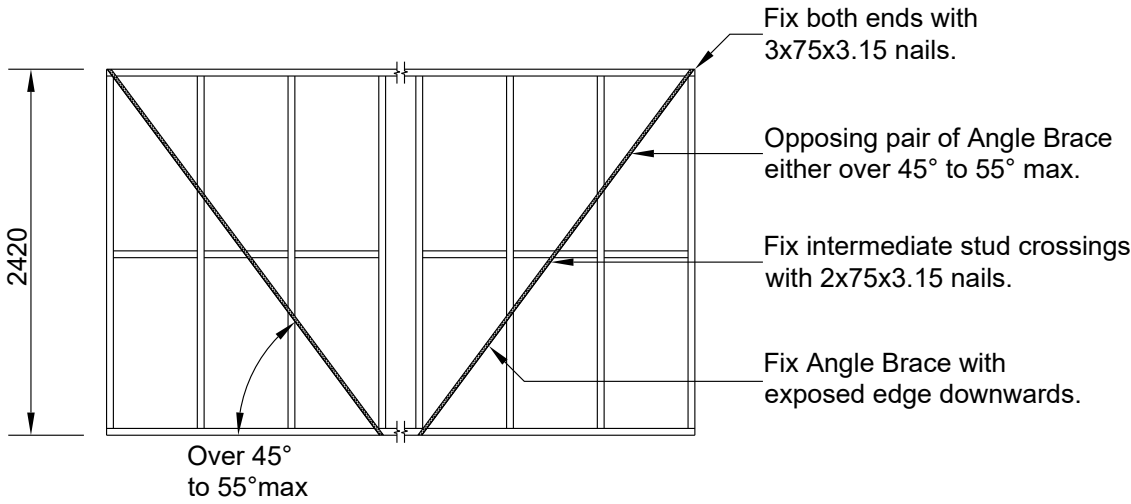
All other internal studs to be nailed through the inner cladding layer only at 300mm crs.

Nails to be galvanised FH
- 32x2.8mm twist shank or
- 40x2.8mm standard or ring shank

NTS

BRACING ELEMENT: AB6-55-24

Total BU/m per Pair	Wind	120
	Earthquake	40

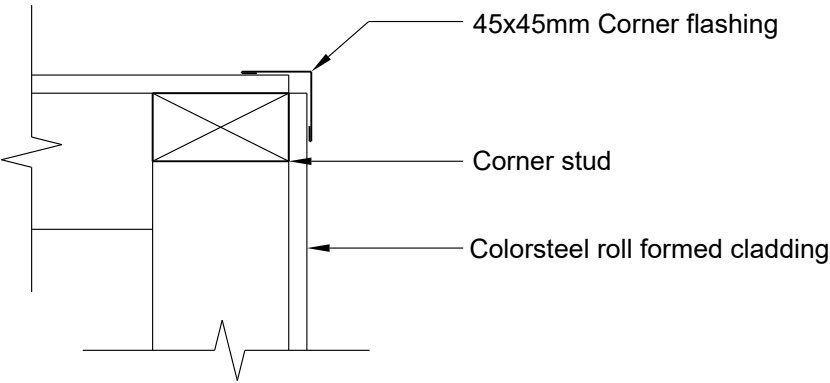


Scale A3-1:50

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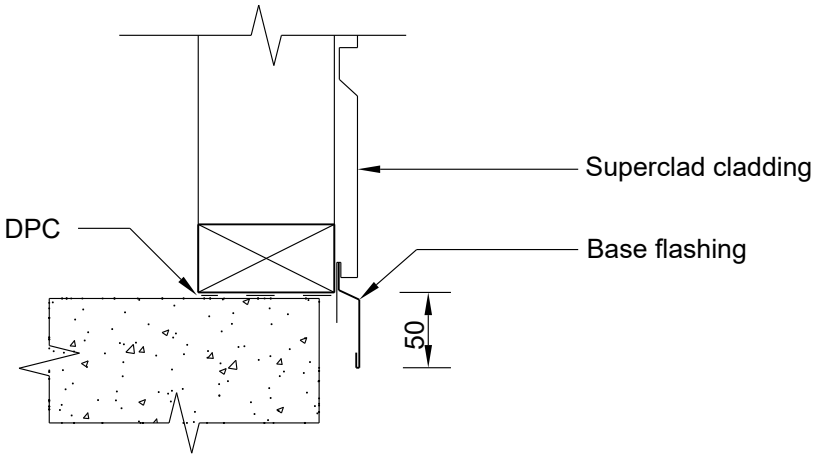
DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

CORNER FLASHING DETAIL (NON HABITABLE)



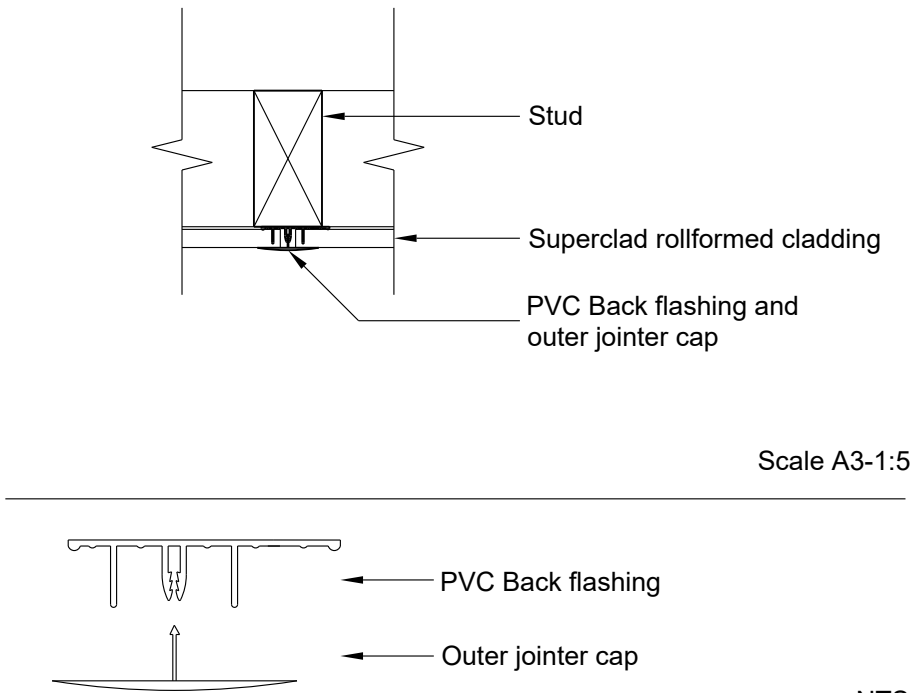
Scale A3-1:5

BASE FLASHING DETAIL



Scale A3-1:5

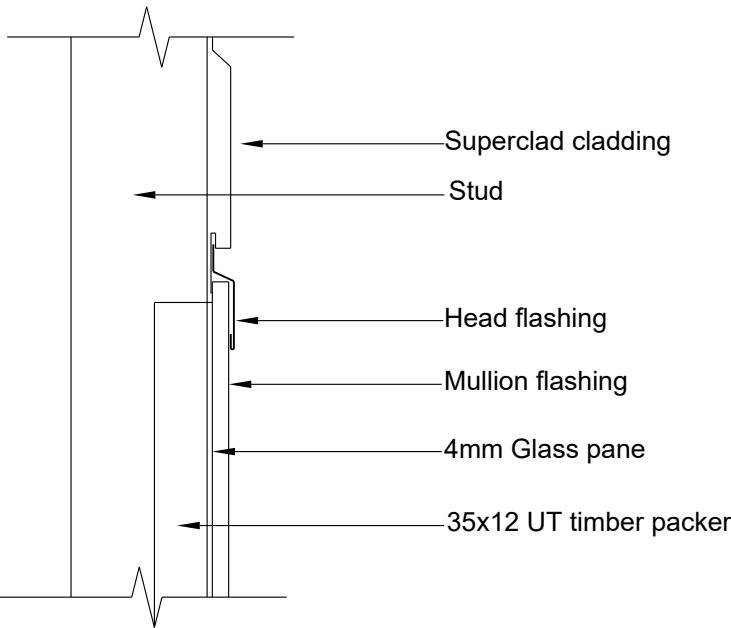
SUPERCLAD JOINTER DETAIL



Scale A3-1:5

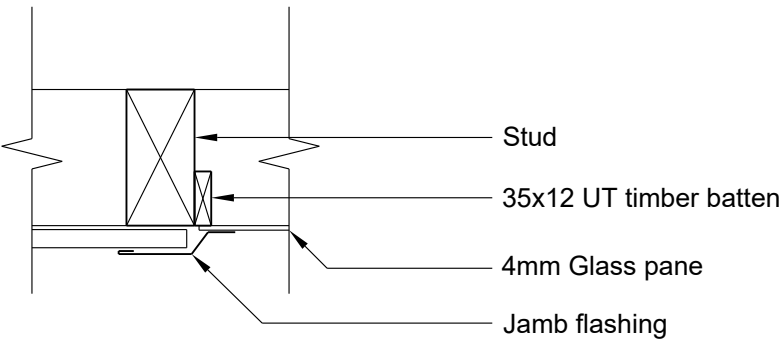
NTS

STANDARD WINDOW HEAD DETAIL



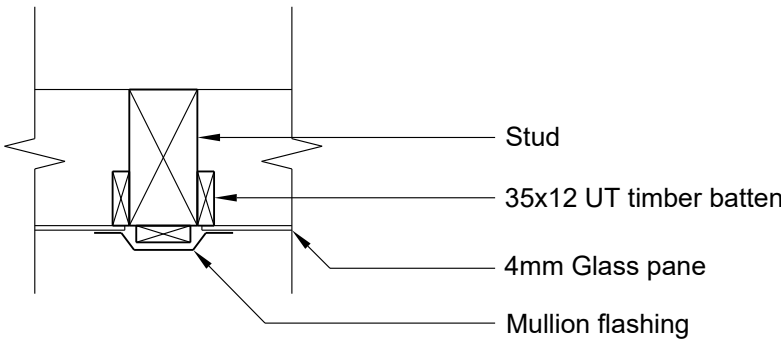
Scale A3-1:5

STANDARD WINDOW JAMB DETAIL



Scale A3-1:5

STANDARD WINDOW MULLION DETAIL

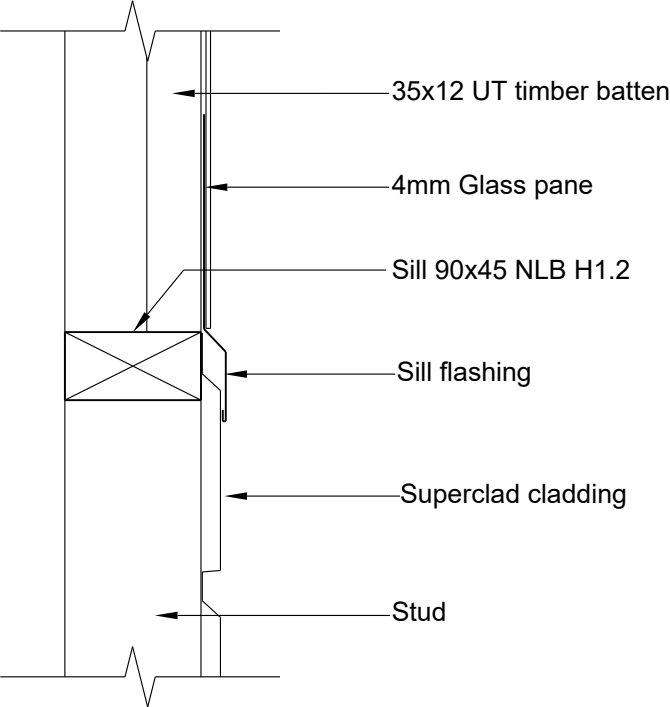


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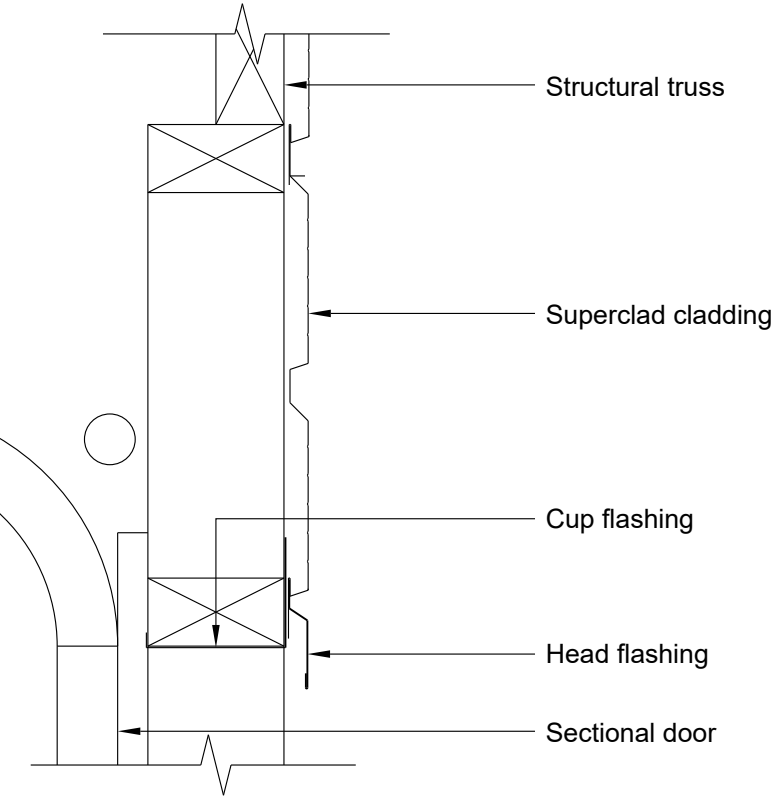
DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

STANDARD WINDOW SILL DETAIL



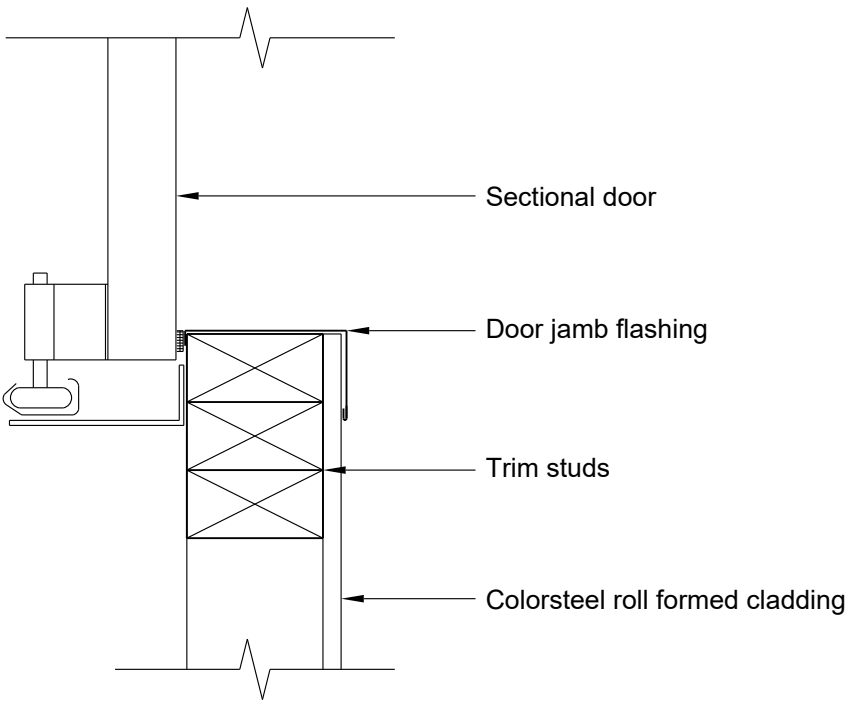
Scale A3-1:5

SECTIONAL DOOR HEAD DETAIL



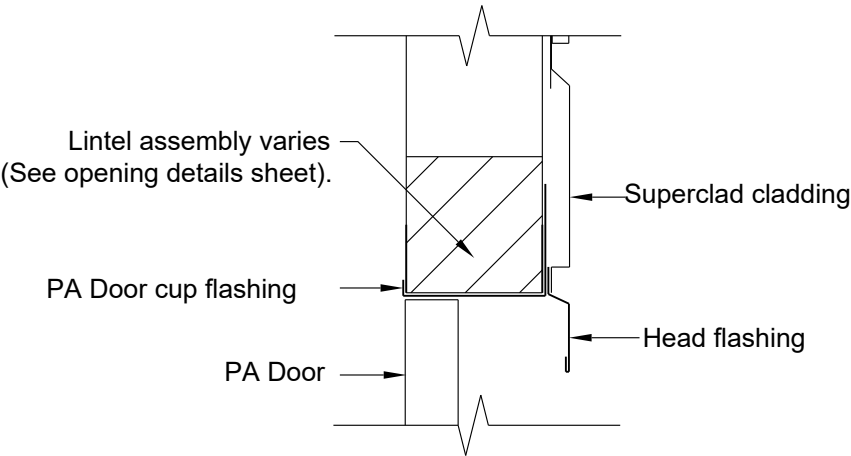
Scale A3-1:5

SECTIONAL DOOR JAMB DETAIL



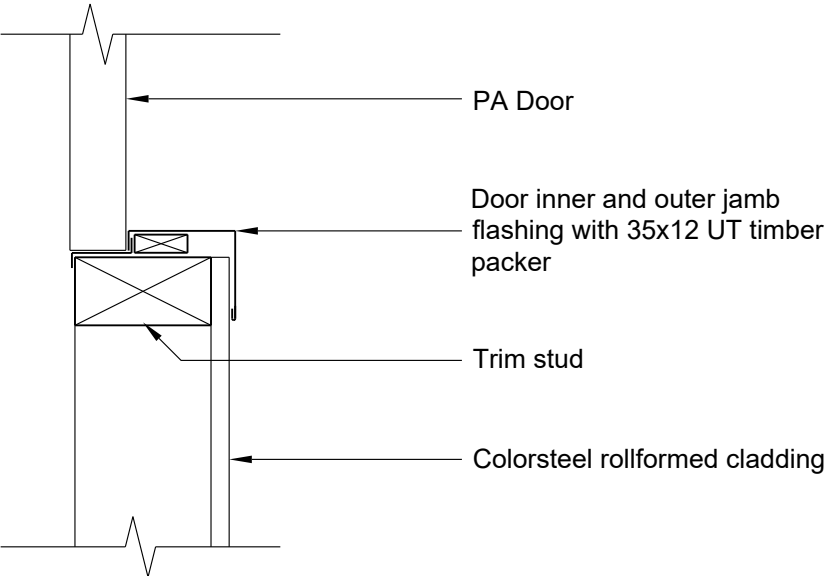
Scale A3-1:5

PA DOOR HEAD DETAIL



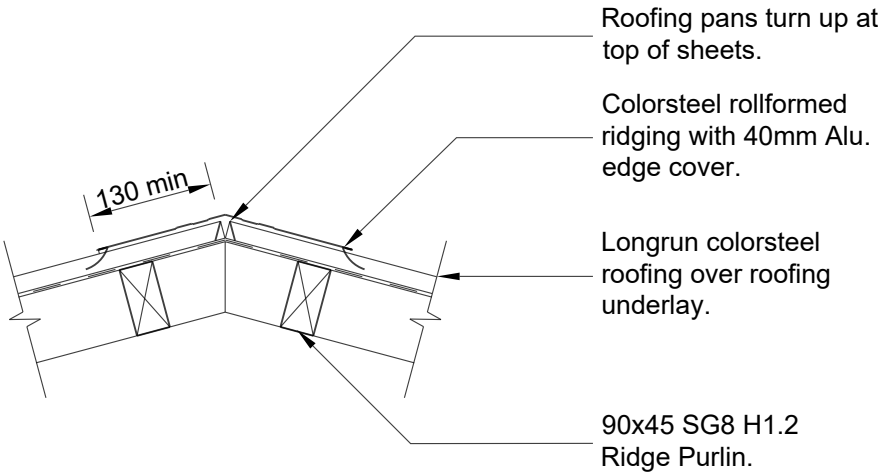
Scale A3-1:5

PA DOOR JAMB DETAIL (OPEN IN)



Scale A3-1:5

RIDGING DETAIL

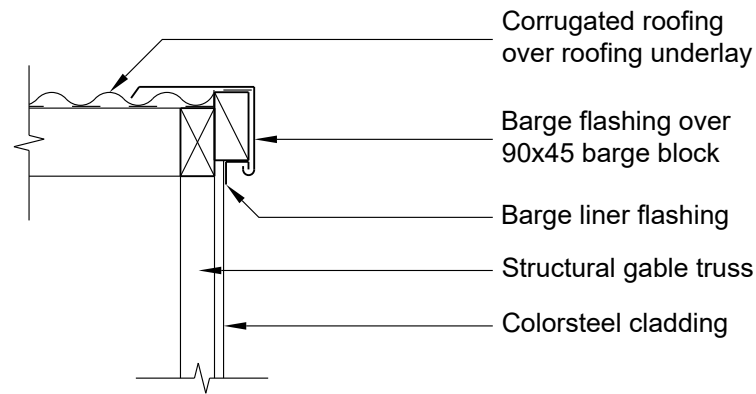


Scale A3-1:10

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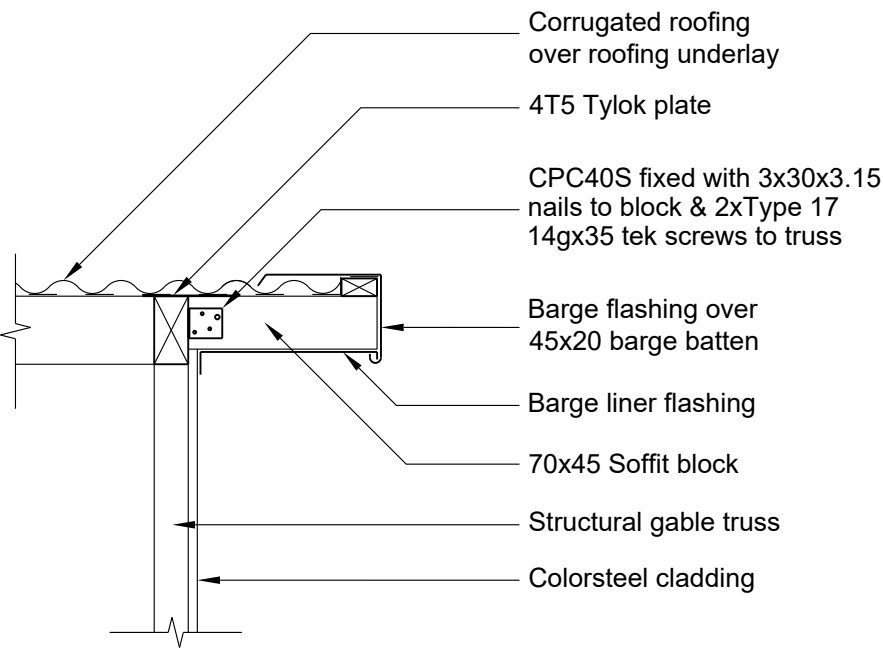
DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

STANDARD BARGE DETAIL



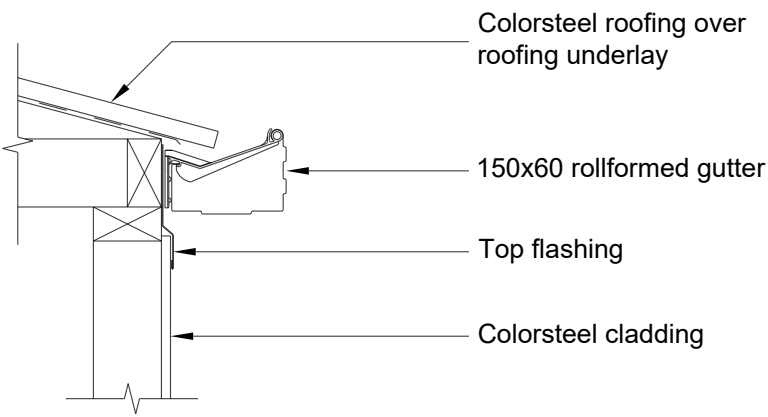
Scale A3-1:10

SOFFIT BARGE DETAIL



Scale A3-1:10

GUTTER DETAIL



Scale A3-1:10

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




 R.W. Muir
 Registrar-General
 of Land

Identifier **578647**
Land Registration District **Nelson**
Date Issued 21 October 2013

Prior References

NL5B/1198

Estate Fee Simple
Area 416 square metres more or less
Legal Description Lot 1 Deposited Plan 452531

Registered Owners

Jonathon Joel Rose and Amanda Frances Rose

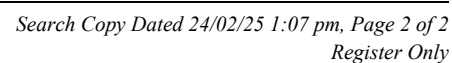
Interests

Land Covenant in Transfer 188215.2 - 13.6.1978 at 9.30 am

Subject to a right of way and a right to convey water, electricity and telecommunications and a right to drain water and sewage over part marked B on DP 452531 created by Easement Instrument 9467168.2 - 21.10.2013 at 10:25 am

Appurtenant hereto is a right of way and a right to convey water, electricity and telecommunications and a right to drain water and sewage created by Easement Instrument 9467168.2 - 21.10.2013 at 10:25 am

The easements created by Easement Instrument 9467168.2 are subject to Section 243 (a) Resource Management Act 1991
 13069121.2 Mortgage to Kiwibank Limited - 24.7.2024 at 5:17 pm



Approved by the Registrar-General of Land, Wellington. No. A035801

NEW ZEALAND

MEMORANDUM OF TRANSFER

188215.2

NELSON

Land Registry Office

FRANK WILLIAM JOHN DAVIDSON of Mapua Lime Worker

(hereinafter called the Transferor) being registered as proprietor of an estate set out in the schedule below subject to such interests as are therein notified.

SCHEDULE A

ESTATE:	FEE SIMPLE	LEASEHOLD	MOVTGAGE	ENCUMBRANCE
(Delete those which do not apply)				
C.T. OR DOCUMENT NO.	AREA	LOT AND D.P. NO. OR OTHER LEGAL DESCRIPTION		
5B/1198	982.1M ²	Lot 5 D.P. 9998		
ENCUMBRANCES, LIENS AND INTERESTS				
02JN78, 117B977 DTY #####85.00 NEW ZEALAND STAMP DUTY NNT				

Pursuant to an agreement dated 14/12/77 and

In consideration of the sum of \$ 8,500.00 (EIGHT THOUSAND FIVE HUNDRED DOLLARS)

paid to the Transferor by CLAUDE DICKSON SPARROW of Hawera Supervisor

(hereinafter called the Transferee) the receipt of which sum the Transferor hereby acknowledges the Transferor hereby transfers to the Transferee all the estate and interest of the Transferor in the land described in Schedule A hereto.

The Transferee covenants with the Transferor as set out in Schedule B herein and the covenants form part of this Memorandum.

In witness whereof these presents have been executed this 17th day of May, 1978.

Signed by the above-named

FRANK WILLIAM JOHN DAVIDSON

in the presence of *

* Witness should be a Solicitor, Postmaster, J.P. or other person approved by the Registrar.

Witness
Solicitor
Nelson

F.W.J. Davidson

I hereby certify that Part IIA of The Land Settlement Promotion and Land Acquisition Act 1952 does not apply to the within transaction.

Transfer correct for the purposes of the Land Transfer Act.

Witness
Solicitor for the Transferee

SCHEDULE B

PROVIDED HOWEVER that the Transferor shall not be liable to erect maintain or contribute towards the costs of the erection or maintenance of any dividing or boundary fence or portion thereof between the land hereby demised and any adjoining land the property of the Transferor by this provision shall not enure to the benefit of any purchaser of such adjoining land..

THE Transferee for himself the owner or owners the registered proprietor or proprietors for the time being of the said land DOETH HEREBY COVENANT with the Transferor the owner or owners the registered proprietor or proprietors for the time being of Part Lot 2 Deposited Plan 8228 comprised in Certificate of Title No. 5B/1204 Nelson Registry (hereinafter called "the said Lot") that the Transferee will not at any time hereafter erect or permit to be erected on the said land any building or other structure with second hand materials nor at a cost of less than \$25,000.00 until the building plans specifications and lot plan showing the location of the building have been approved in writing as to the conformity and harmony of exterior design with existing structures in the subdivision and as to location of the building with respect to topography and finished ground elevation by the Vendor to the intent that the said restrictions shall be appurtenant to and run with the said Lot PROVIDED HOWEVER:

- (a) In the event of the Transferor failing to approve or disapprove a design and location within thirty days after the said plans and specifications have been submitted to him such approval will not be required and this covenant will be deemed to have been fully complied with.
- (b) The vendor shall not be entitled to any compensation for the services performed pursuant to this covenant nor shall the Transferor nor his successors or assigns ever be liable because of any action they take or fail to take or for any default in any building erected upon the said land or at all as the result of these restrictions or otherwise and the Transferee his heirs executors administrators and assigns agrees to hold the vendor his successors or assigns free and harmless and to indemnify them from any claims suits and alleged liabilities or otherwise.
- (c) Breach of any of the said Covenants and restrictions or any

re-entry by reason of such breach shall not defeat/or render invalid the lien of any mortgage or Deed of Trust made in good faith and for value as to the said land or any part thereof but such provision restriction or covenant shall be binding and effective against any owner of the said land whose title thereto is acquired by foreclosure trustee sale or otherwise.

SIGNED by the said
CLAUDE DICKSON SPARROW
in the presence of:

6. D. Sparrow

in the presence of:)
Edmondston

Soluto

Hawley

TRANSFER

Particulars entered in the Register at the date and at the time stamped below.

[Signature]
~~District~~ Land Registrar
 Assistant of the District of Nelson



KNAPP, PEARMAN, BOTTING & JAMES
 SOLICITORS
 NELSON, N.Z.

THE CAXTON PRESS, CHRISTCHURCH

JUN 13 9 30 AM '78

DISTRICT LAND REGISTRAR
 NELSON N.O. 2

188215



05 May 2025

Jonathon and Amanda Rose
67 Iwa Street
Mapua 7005

Dear Jonathon and Amanda Rose

APPLICATION FOR DISCRETIONARY EXEMPTION OF A BUILDING CONSENT

REFERENCE: EX250236

LOCATION: 67 Iwa Street, Mapua

PROJECT: Construct workshop

Please be advised that the application for a discretionary exemption to obtain a building consent, under schedule 1(2) of the Building Act 2004 has been granted.

This exemption has been granted based on the following considerations:

- That the work is constructed in accordance with the drawings submitted (a stamped copy of these is enclosed for your use).
- While the work has been exempted from the requirement to obtain a building consent, all building work is still required to comply with the New Zealand building code. It is important to note that it is the responsibility of the owner to ensure that the building work complies with the building code, and for this reason it is recommended that only appropriately skilled and/or qualified personnel are engaged to carry out the building work.

Please ensure the building is sited as per the approved site plan, failure to do so may result in a breach of the Tasman Resource Management Plan.

Please ensure site verification is carried out as the PS1 supplied states for ground bearing conditions.

Yours sincerely

Shane Kelly

Shane Kelly
Building Officer - Compliance
On behalf of Tasman District Council



PRODUCER STATEMENT
AND
STRUCTURAL DETAILS

CLIENT:

Jonathon Rose
67 Iwa Street
Mapua
Nelson
7005

BUILDING:

VRS Project Ref: 2747416
Model: Versatile 600 Series
Size: 6.000m long x 4.200m wide, 2.420m stud height
Wind Zone: High
Snow Loading: N3 region, Sg = 0.0kPa
Earthquake Zone: 2
Exposure Zone: Zone D
Roof Details: 15 degree pitch, Corrugated 0.40mm roofing, NZ Steel Colorsteel
Trusses: 90x45mm kiln dried H1.2, stress graded timber as per floor plan
Wall Framing: 90x45mm kiln dried H1.2, stress graded timber
Cladding: Superclad rollformed profile, NZ Steel Colorsteel
Downpipe Size: Round PVC 80mm Diameter PVC
Floor Type: Concrete

INDEX

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- 2 Site Plan
- 3 Producer Statement
- 4 Durability Statement
- 5-7 Foundation Details
- 8 Floor Plan General
- 9 Elevations
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- 12 Opening Details
- 13 Roof Framing
- 14 Truss Design
- 15 Truss Fixing Details
- 16 Roof Bracing
- 17 Wall Bracing Demand
- 18-19 Wall Bracing Achieved
- 20 Bracing Elements
- 21-23 Flashing Details

PURSUANT TO
DELEGATED AUTHORITY
ON BEHALF OF

TASMAN DISTRICT COUNCIL

5/05/2025

BUILDING CONSENT AUTHORITY:
Tasman District Council

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VB2000 - Design
Sheet 1 of 23



Zoning:
Residential
Earthquake Zone: 2
Wind Zone: High

Site Coverage:
Existing Dwelling: 117m2
Proposed Workshop: 25.2m2
Total Coverage: 142.2m2
Property Size: 416m2
Percentage Covered: 34.18%

Site Levels:
FFL 100mm above bare ground

Services:
Stormwater via 2 x 65mm downpipes linked together and connected into existing stormwater via 100mm pvc pipe laid at miniumu 1:100

Silt & Sediment Control:
Versatile use "Best Practice Guidelines" for land disturbance, erosion and sediment control.

North ↑

PRODUCER STATEMENT – PS1
DESIGN

BUILDING CODE CLAUSE(S): B1 and B2
ISSUED BY: Spanbild New Zealand Limited
(Engineering Design Firm)
TO: Jonathon Rose
(Owner/Developer)
TO BE SUPPLIED TO: Tasman District Council
(Building Consent Authority)
IN RESPECT OF: Proposed Building (Garage)
(Description of Building Work)
AT: 67 Iwa Street, Mapua, Nelson, 7005, New Zealand
(Address, Town/City)
LEGAL DESCRIPTION: Lot 1 DP 452531



JOB NUMBER: 2747416

N/A ☐

We have been engaged by the owner/developer referred to above to provide *(Extent of Engagement)*:
VB2000, Sheets 1, 3-4, 8-20
in respect of the requirements of the Clause(s) of the Building Code specified above for part only, as specified in the
Schedule, of the proposed building work.

- The design carried out by us has been prepared in accordance with:
- ☒ Compliance documents issued by the Ministry of Business, Innovation & Employment *(Verification method/acceptable solution)* B1/VM1, B2/AS1, AS/NZS 1170 (Parts 0, 1, 2 & 3), NZS 3603:1993, NZS 3604:2011 and/or;
 - ☐ Alternative solution as per the attached Schedule.

The proposed building work covered by this producer statement is described on the drawings specified in the Schedule, together with the specification, and other documents set out in the Schedule.

- On behalf of the Engineering Design Firm**, and subject to:
- Site verification of the following design assumptions: Building IL1, Light roof, Max. height 4.2m
 - All proprietary products meeting their performance specification requirements;

- I believe on reasonable grounds** that:
- the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the Schedule, will comply with the relevant provisions of the Building Code and that;
 - the persons who have undertaken the design have the necessary competency to do so.

~~I recommend the N/A level of construction monitoring.~~

I, *(Name of Engineering Design Professional)* Claude Antony Carter Cook, am:

- ☒ CPEng number 240891

and hold the following qualifications CP Eng, IntPE, BE(Hons)

The Engineering Design Firm holds a current policy of Professional Indemnity Insurance no less than \$200,000
The Engineering Design Firm is not a member of ACE New Zealand.

SIGNED BY *(Name of Engineering Design Professional)*: Claude Antony Carter Cook

ON BEHALF OF *(Engineering Design Firm)*: Spanbild New Zealand Limited Date 26/03/2025

Note: This statement has been prepared solely for the Building Consent Authority named above and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to the Engineering Design Firm only. As a condition of reliance on this statement, the Building Consent Authority accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in tort or otherwise, is limited to the sum of \$200,000.

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

EXPLANATION

This design covers the structural aspects of a Versatile 600 Series building.
The sequence of design information is broken down into the following categories:

- Wall Framing.
- Truss Design.
- All Structural Fixings.
- Building Bracing Design for both Roof and Walls.

All other aspects of the structure are constructed in accordance with the standard Versatile Buildings details.

These buildings have been designed for a Building Importance Level 1, with a 50 year working life. Refer to AS/NZS 1170.0:2002

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DESIGN LOADS

Dead Loads for Light Roof:
Truss Top Chord= 0.15kPa (includes weight of trusses, purlins , associated framing and zincalume roof).
Truss Bottom Chord=0.15KPa (no ceiling) or 0.20kPa if there is a ceiling for trusses @ 1200crs.

Live Loads:
Truss Top Chord= 1.1kN concentrated load, 0.25kPa uniform load.
Truss Bottom Chord=0.9kN concentrated load below 1200mm head height and 1.4kN concentrated load above 1200mm head height.

Wind Loads:
Building designed for High wind conditions.

Seismic loads:
Building designed for Seismic Zone 2.

Snow loads:
Buildings designed for N3, Sg = 0.0kPa

Refer to Spanbild New Zealand Limited for any design modifications required for increase in snow loads or wind loads above those stated on the drawings.

DESIGN REFERENCES

- NZS3603:1993
- NZS3604:2011
- AS/NZS1170 Part 0:2002
- AS/NZS1170 Part 1:2002
- AS/NZS1170 Part 2:2011
- AS/NZS1170 Part 3:2003
- ANSI/TPI1 - 2002

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For: Jonathon Rose
67 Iwa Street
Mapua
Nelson
7005

VB2000 - Design

Producer Statement

Sheet 3 of 23

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MANUFACTURERS DURABILITY STATEMENT

INTRODUCTION.

To satisfy the requirements of Clause B2:'Durability' of the New Zealand Building Code, the following provisions must apply to the metal cladding.

RANGE OF PRODUCT AND USE.

Specification: AS1397:2021
Coating Type: Zinc/Aluminium & Painted
Steel Thickness Range: 0.35mm - 0.95mm BMT
Steel Grade Range: G300 - G550
Application: Cladding for Building Importance Level 1, with a 50 year working life.
Refer AS/NZS 1170.0:2002
Fasteners: Galvanised clouts. Aluminium rivets for all steel components.
IFI114:2015

REQUIREMENTS, LIMITATIONS AND EXCLUSIONS.

- Applicable to buildings in sea-spray Zone D and exposure Zones B and C in accordance with Section 4, Durability, NZS 3604:2011 which is an acceptable solution under Clause B2 of the NZBC.
- Fixing and installation of the cladding must be done exactly in accordance with Versatile Buildings Specifications.
- 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.

Exposure Zones B and C. (All areas other than sea-spray zones - see below)

- Rain washing only required on the exposed sections. Sheltered or protected areas such as under spouting , top cladding boards and tops of doors require washing every three months.

Sea-spray Zone D (Within 500m from the sea or 100m from sheltered harbours or inlets) and areas of geothermal activity.

- Rain washing only required on exposed areas. Sheltered and protected areas such as under spouting, top cladding boards and tops of doors require washing down every month and when 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 manufacturer's recommendations are to be followed for the 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. 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 have started, 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. At this stage replacement of the affected sheet is the best option.

REFERENCES.

1. NZBC - Compliance Document - Clause B2 - Durability.
2. NZS 3604:2011, Section 4, Durability*

*NZS3604 has been used as a reference only to identify Corrosion zones, Sea-spray zones.

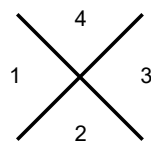
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SCALE A3-1:50



For: Jonathon Rose
67 Iwa Street
Mapua
Nelson
7005

VB2000 - Foundation Floor Plan

Foundation Details

Sheet 5 of 23

PRODUCER STATEMENT – PS1
DESIGN



association of
consulting and
engineering



BUILDING CODE CLAUSE(S): B1 (see Note 1 for durability)

ISSUED BY: Egis NZ Limited

(Engineering Design Firm)

TO: Spanbild New Zealand Limited

(Owner/Developer)

TO BE SUPPLIED TO: Tasman District Council

(Building Consent Authority)

IN RESPECT OF: Stand alone, non-habitable importance level 1 (IL1 - 50 year design life), building slab and foundation

(Description of Building Work)

AT: 67 Iwa Street, Mapua, Nelson 7005

(Address, Town/City)

LEGAL DESCRIPTION: Lot 1 DP 452531

N/A ☐

We have been engaged by the owner/developer referred to above to provide (Extent of Engagement):

Structural Engineering Design, Foundation Details, Sheets 5-7

in respect of the requirements of the Clause(s) of the Building Code specified above for part only, as specified in the Schedule, of the proposed building work.

The design carried out by us has been prepared in accordance with:

- ☒ Compliance documents issued by the Ministry of Business, Innovation & Employment (Verification method/acceptable solution) B1/VM1, B1/VM4 and/or;
- ☒ Alternative solution as per the attached Schedule.

The proposed building work covered by this producer statement is described on the drawings specified in the Schedule, together with the specification, and other documents set out in the Schedule.

On behalf of the Engineering Design Firm, and subject to:

- Site verification of the following design assumptions: See notes 1-7 of 'Garage Foundation Detail'.
- All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that:

- the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the Schedule, will comply with the relevant provisions of the Building Code and that;
- the persons who have undertaken the design have the necessary competency to do so.

~~I recommend the N/A level of construction monitoring.~~

I, (Name of Engineering Design Professional) John McCurran, am:

- ☒ CPEng number 48451

and hold the following qualifications BE(Civil)

The Engineering Design Firm holds a current policy of Professional Indemnity Insurance no less than \$200,000

The Engineering Design Firm is a member of ACE New Zealand.

SIGNED BY (Name of Engineering Design Professional): John McCurran

ON BEHALF OF (Engineering Design Firm): Egis NZ Limited

Date 26/03/2025

Building Consent lodgement must be prior to 15/04/2025

Note: This statement has been prepared solely for the Building Consent Authority named above and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to the Engineering Design Firm only. As a condition of reliance on this statement, the Building Consent Authority accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in tort or otherwise, is limited to the sum of \$200,000.

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

Job Number 2747416
PRODUCER STATEMENT PS1

November 2021

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SCHEDULE TO PS1

Alternative Solutions apply for areas that the potential for liquefaction or lateral spread has been identified as it is outside B1/VM4. The alternative solutions are MBIE guidance documents "Planning and engineering guidance for potentially liquefactionprone land" and Repairing and re-building houses affected by the Canterbury Earthquakes"

The foundations require suitable soils. This IL1 foundation (generally unlined) has been designed for;

- Geotechnical Ultimate Bearing Capacity of 100 kPa,
- Where there is no potential for liquefaction or lateral spread or
- Liquefaction Vulnerability where liquefaction damage is unlikely (very low or low liquefaction vulnerability),
- Non-expansive soils.

Advise Calibre if through PIM or on site any of the following are noted or uncovered during foundation excavation;

- Indications of local instability,
- Foundations closer than 3 x height of a bank plus 0.6 m measured from the foot of the bank, and the length of the flat at the base of the bank is a minimum of 4 times the height of the bank,
- Slope steeper than 5 degrees away from the building platform.
- Buried organic topsoil, peat, soft clays, buried services or expansive clays, any fill that does not have a certificate of suitability issued in accordance with NZS 4431

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For: Jonathon Rose
67 Iwa Street
Mapua
Nelson
7005

VB2000 - IL1 Foundation

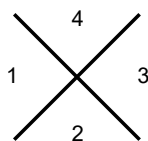
Foundation Details

Sheet 6 of 23

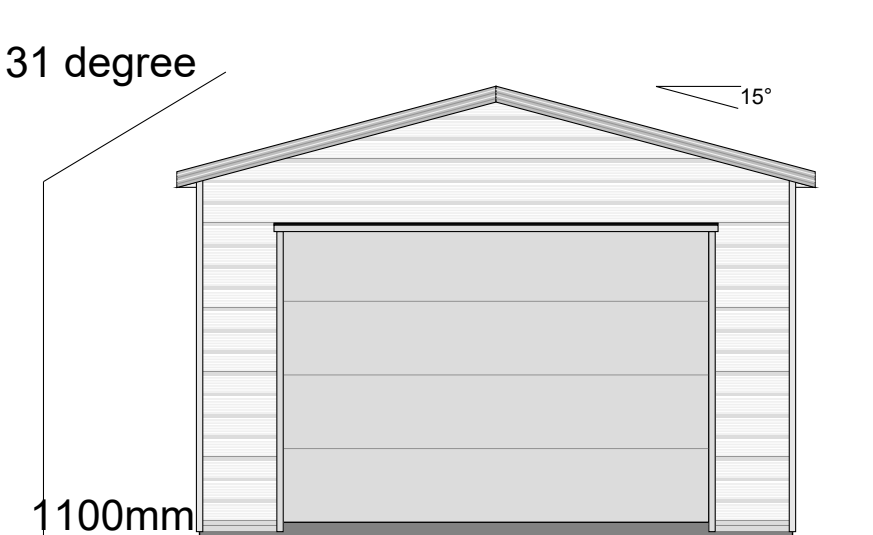
Sheet 7 of 23



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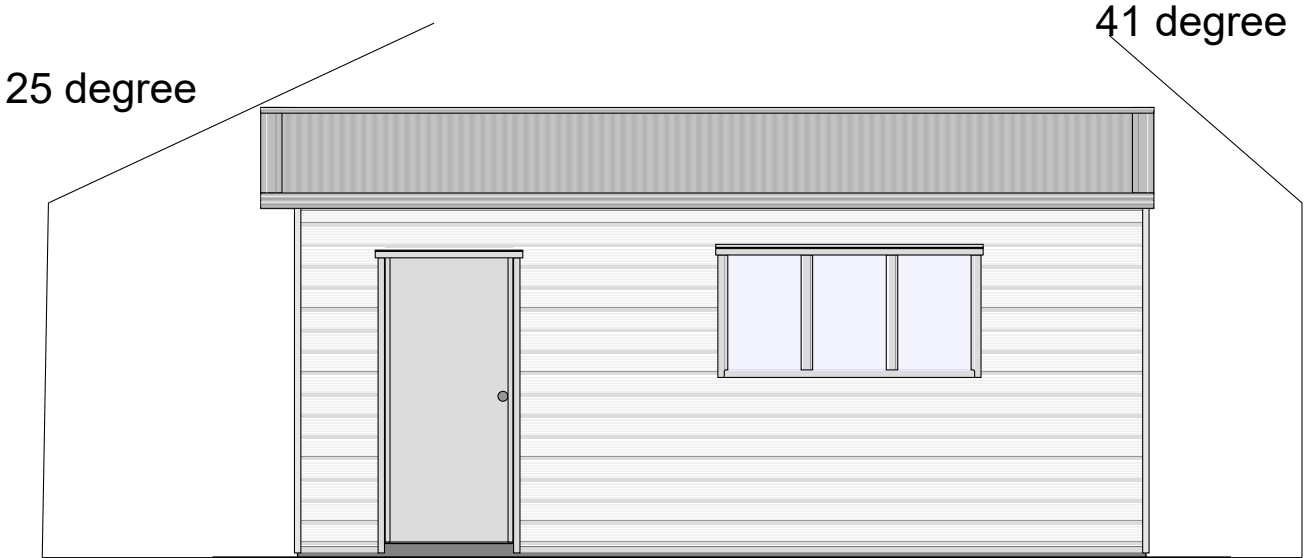


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Futura: SM
2075h x 3000w

ELEVATION VIEW 1

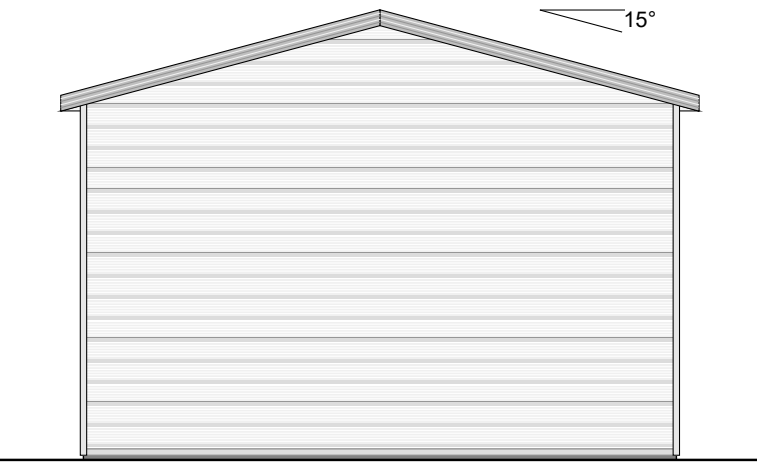


PA Door
2054 x 900 Open In

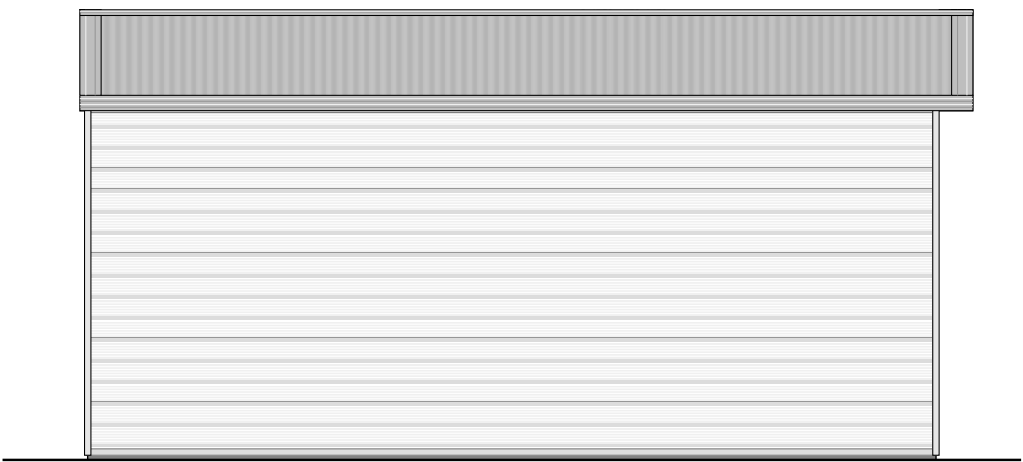
3 Pane
Window

1100mm

ELEVATION VIEW 2



ELEVATION VIEW 3



ELEVATION VIEW 4

SCALE A3-1:50

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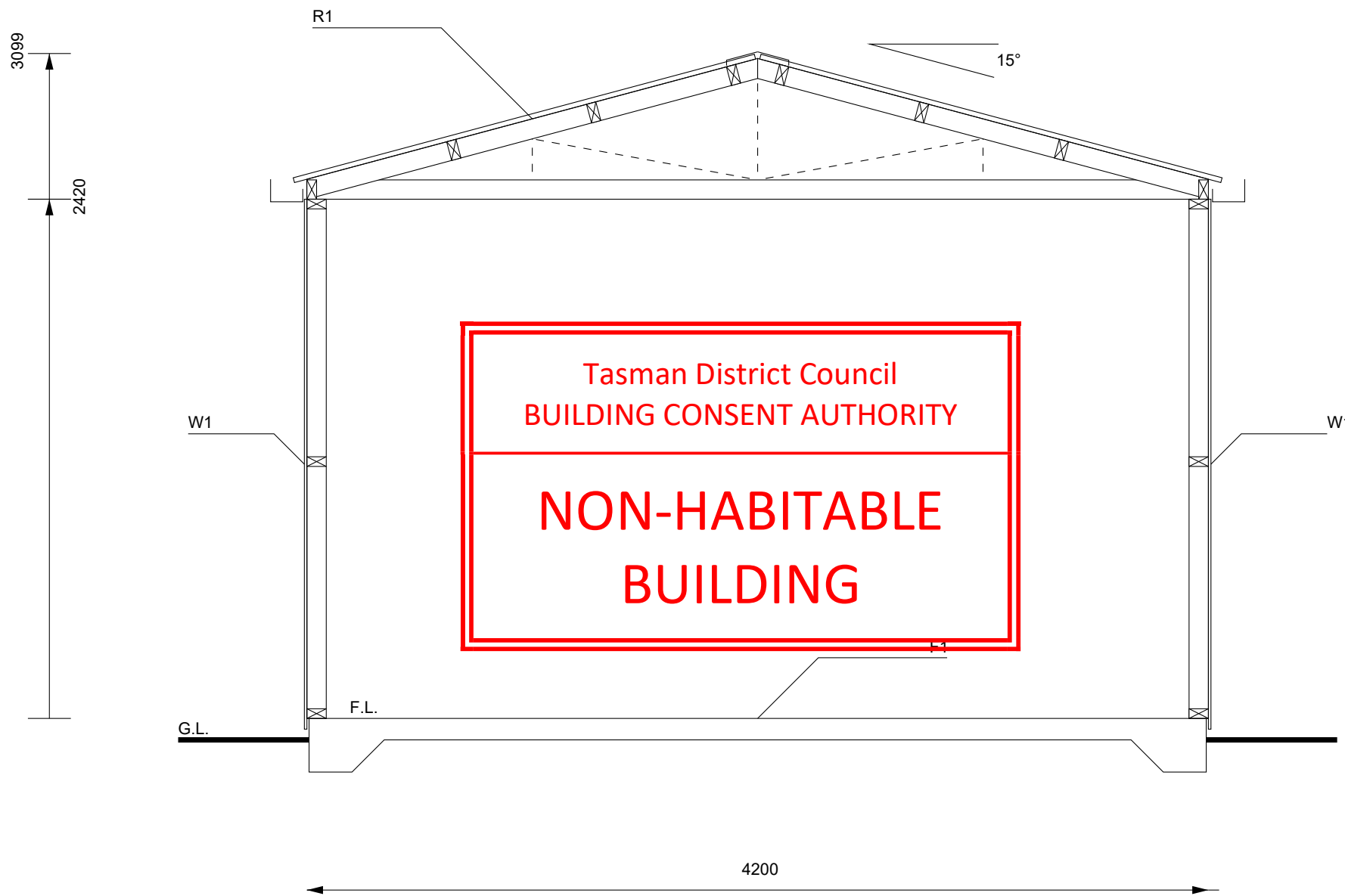
Corrugated Roof Sheet Properties and Fixings

Cladding tek fixing positions for corrugate roof cladding



NOTES

- R1 : ROOF
- NZ Steel Colorsteel Corrugated 0.40mm roofing over Building paper over 90x45 SG8 H1.2 purlins @ 1000mm centres max, fixed between trusses.
- For purlin fixings refer to 'Roof Framing' sheet 13 of 23.
- For truss centres refer to 'Floor Plan General' sheet 8 of 23.
- For truss design and fixings refer to 'Truss Design' sheet 14 of 23 and 'Truss Fixing Details' sheet 15 of 23.
- W1 : WALLS
- NZ Steel Colorsteel Superclad cladding over 90x45 SG8 H1.2 studs @ 600mm centres max with 1 row of 90x45 NLB H1.2 dwangs.
- F1 : FLOOR
- For foundation details refer to 'Foundation Details' sheet 6 of 23.
 - H1.2 Bottom plate to be fixed to the foundation with M12x135 Anchor bolt with 50x50x3 washer at 1200mm crs.



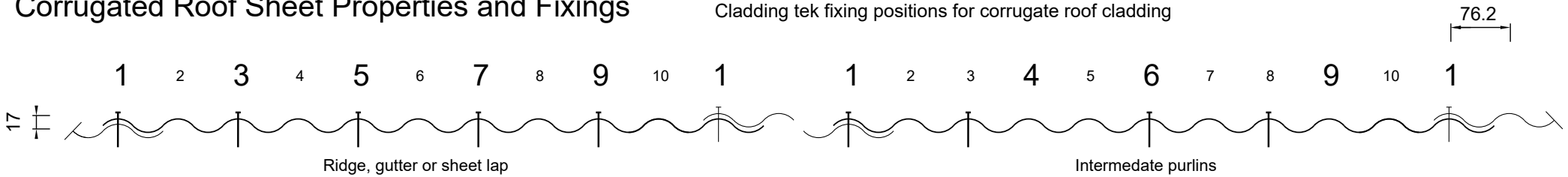
SCALE A3-1:25

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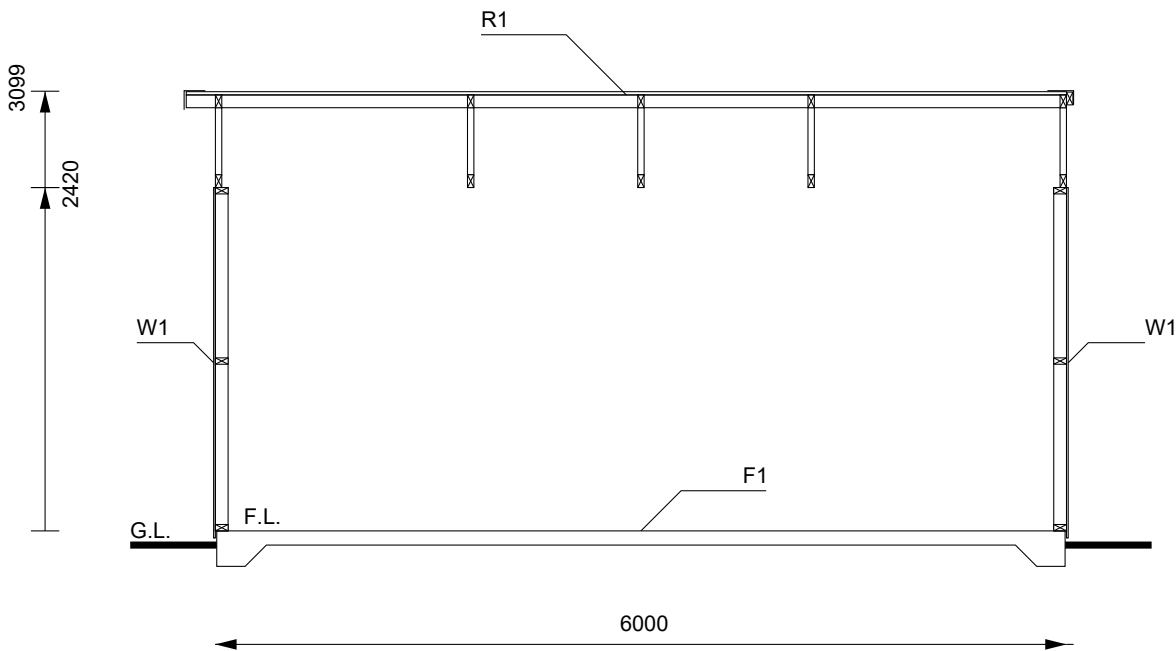
Corrugated Roof Sheet Properties and Fixings

Cladding tek fixing positions for corrugate roof cladding



NOTES

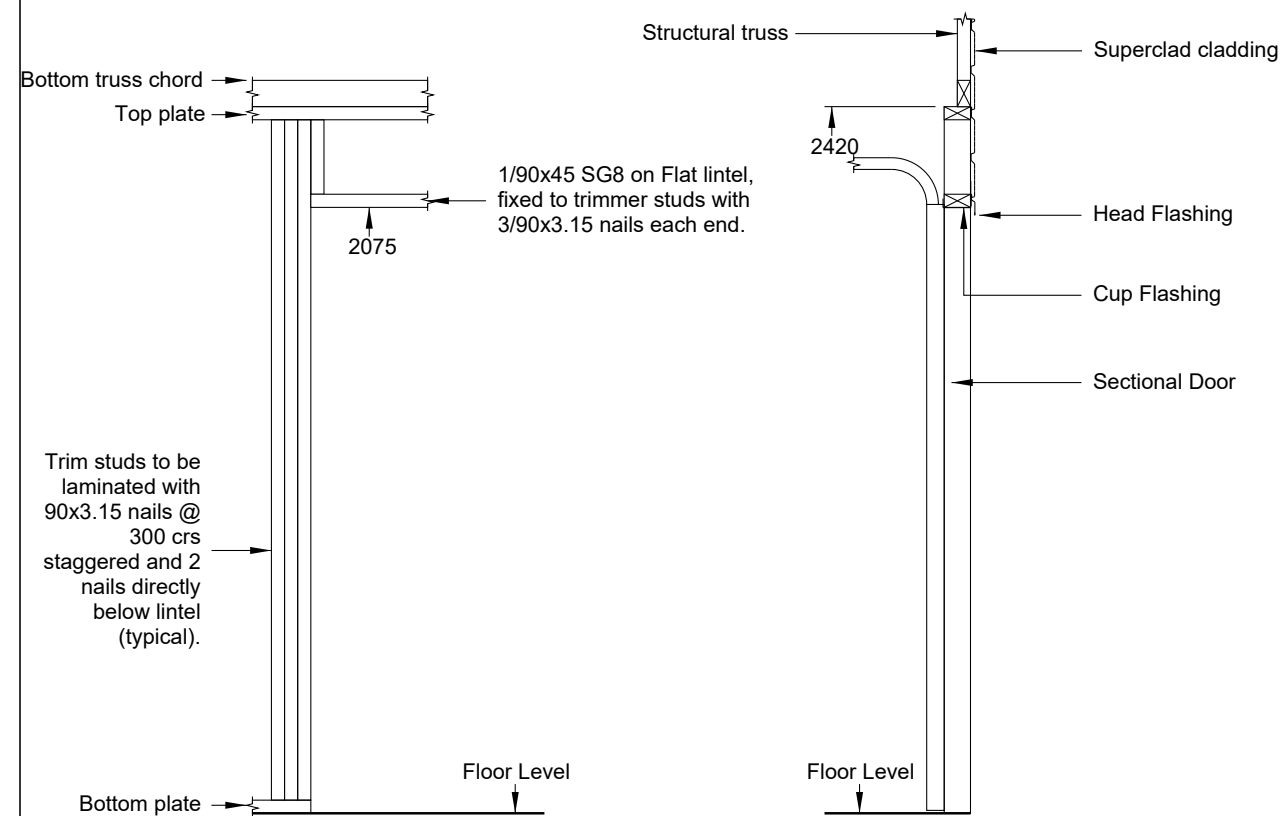
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 - H1.2 Bottom plate to be fixed to the foundation with M12x135 Anchor bolt with 50x50x3 washer at 1200mm crs.



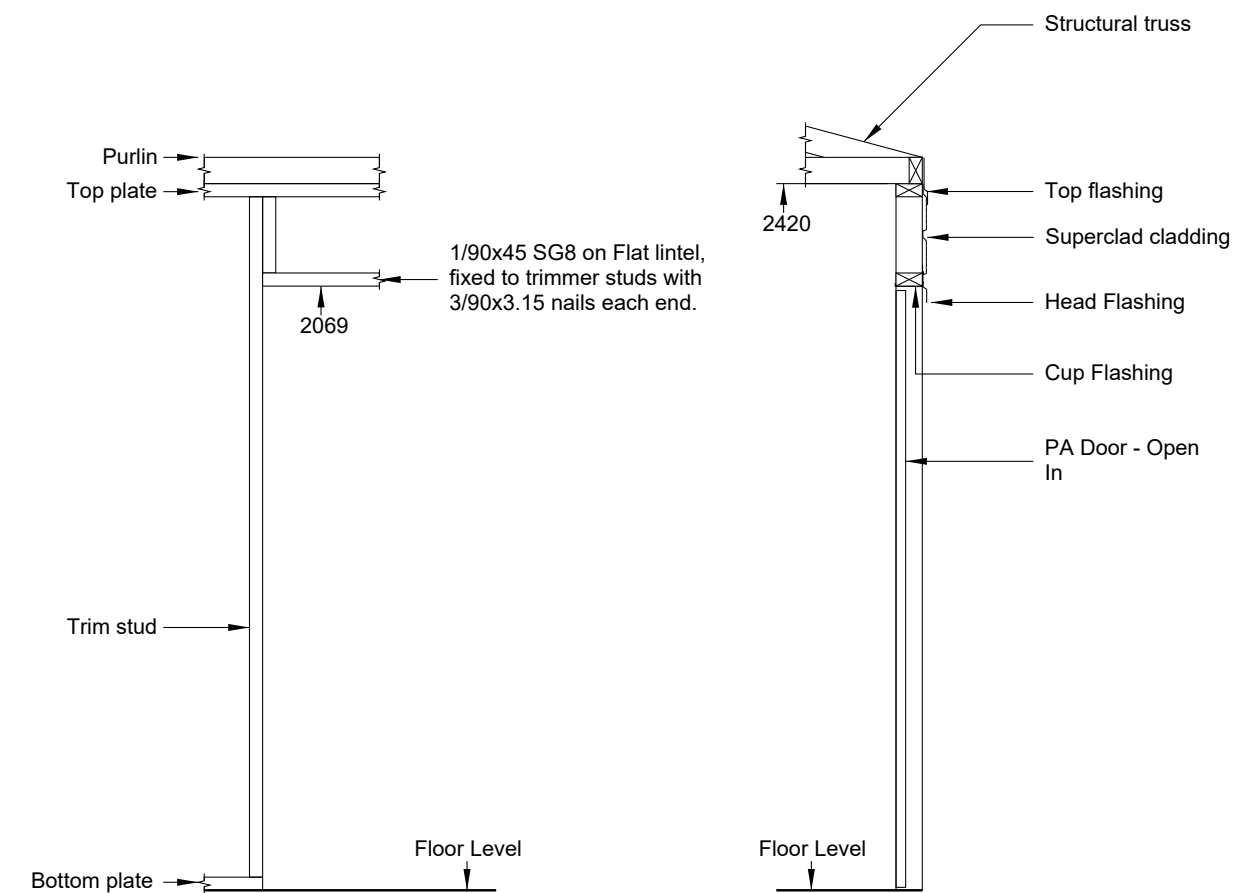
SCALE A3-1:50

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PA DOOR



SCALE A3-1:25



SCALE A3-1:25

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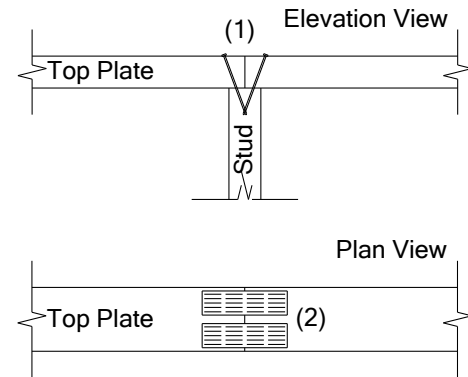
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TOP PLATE AND ROOF FRAMING

TOP PLATE DETAILS

All top plates to be 90x45 SG8 H1.2.

Load Bearing Walls - Butt Joint Fixing Details

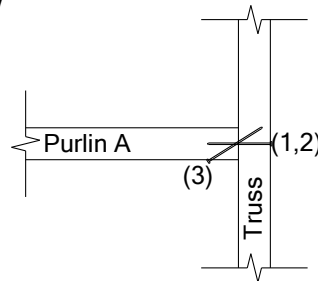


- 1. Skew nail top plates to stud with 4/90x3.15mm nails
- 2. Fix 2/4T5 Tylok plates over the joint.

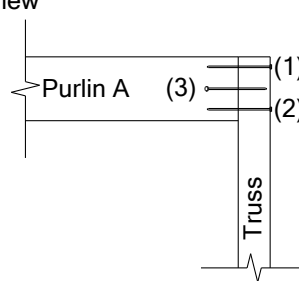
PURLIN DETAILS

All purlins 90x45 (on edge) SG8 H1.2 at 1000mm centres max fixed between trusses.

Plan View

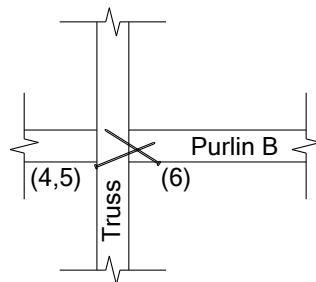


Elevation View

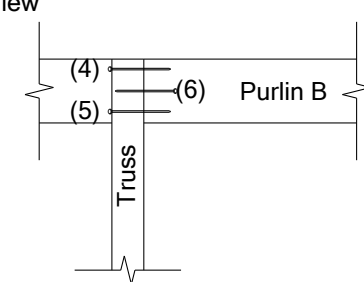


- 1. Nail 2/90x3.15mm nails (1,2) through the truss chord into the end of purlin A.
- 2. Skew nail 1/90x3.15mm nail (3) from purlin A into the truss chord.

Plan View



Elevation View



- 1. Skew nail 2/90x3.15mm nails (4,5) through the truss chord into the end of purlin B.
- 2. Skew nail 1/90x3.15mm nail (6) from purlin B into the truss chord.

SCALE: A3-1:10

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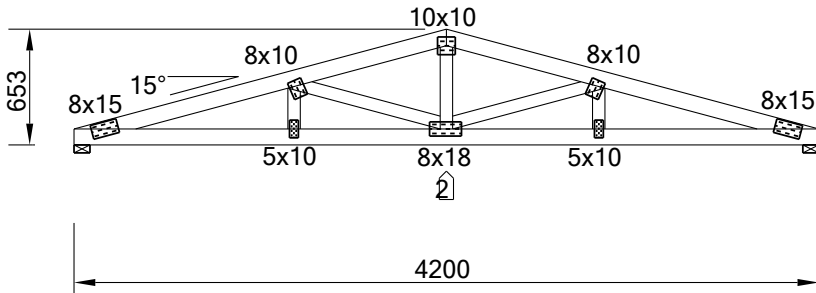
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TRUSS DESIGN

DESIGN LOADS

Dead Loads for Light Roof:
Truss Top Chord= 0.15kPa (includes weight of trusses, purlins , associated framing and zincalume roof).
Truss Bottom Chord=0.20kPa for trusses @ 1200crs with ceiling.
Live Loads:
Truss Top Chord= 1.1kN concentrated load, 0.25kPa uniform load.
Truss Bottom Chord=0.9kN concentrated load below 1200mm head height and 1.4kN concentrated load above 1200mm head height.
Wind Loads:
Roof= Cfig = -1.1

TRUSS DESIGN

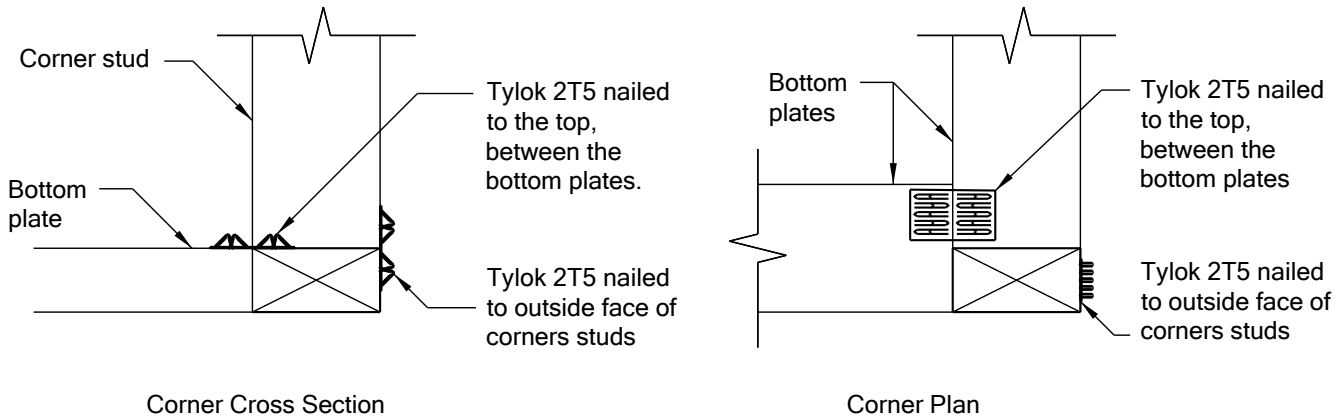


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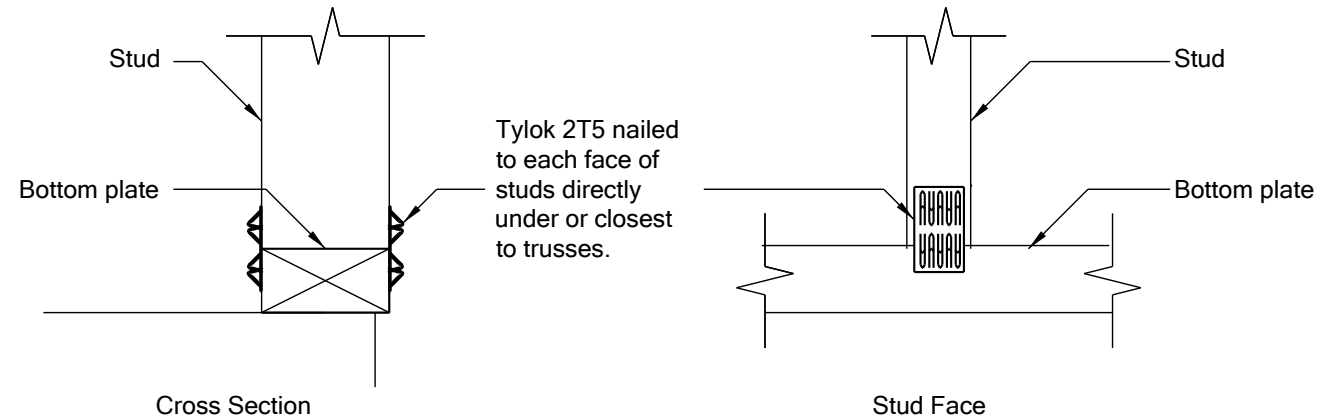
NOTE:

- Indicates location of Bottom chord brace (truss stiffener).
- ⌒ Indicates the truss camber (typical).
- All truss plates are Gang-Nail GNQ type.
- Nail plates are to be fully pressed home on both sides of joints.
- The nail plate axis must be located in the specified or indicated direction.
- Top and Bottom chords to be 90x45 SG8 H1.2 Radiata pine.
- All webs to be 70x45 SG8 H1.2 Radiata pine.

GABLE TRUSS CORNER STUD / BOTTOM PLATE FIXING



TRUSS STUD / BOTTOM PLATE FIXING



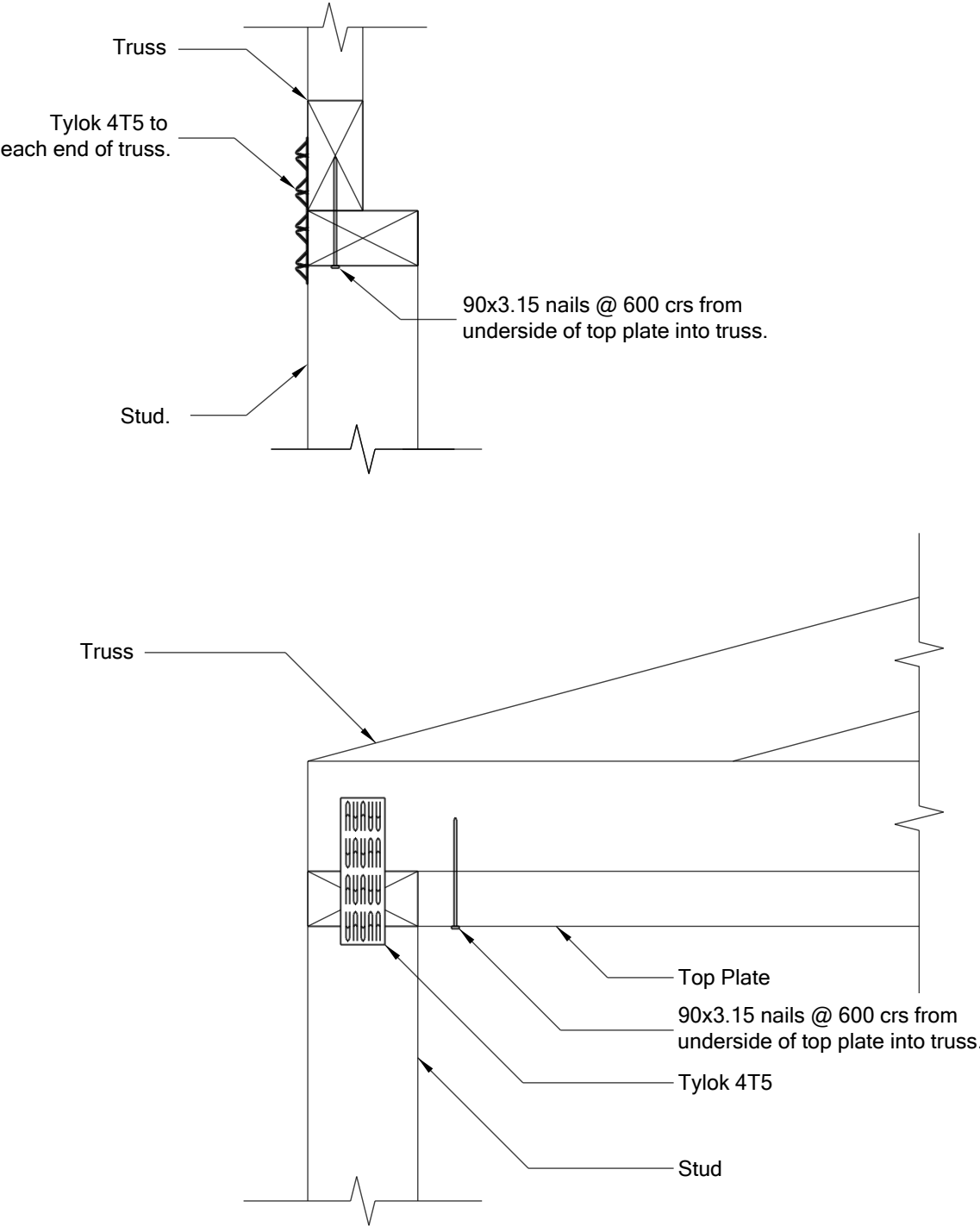
SCALE: A3-1:5

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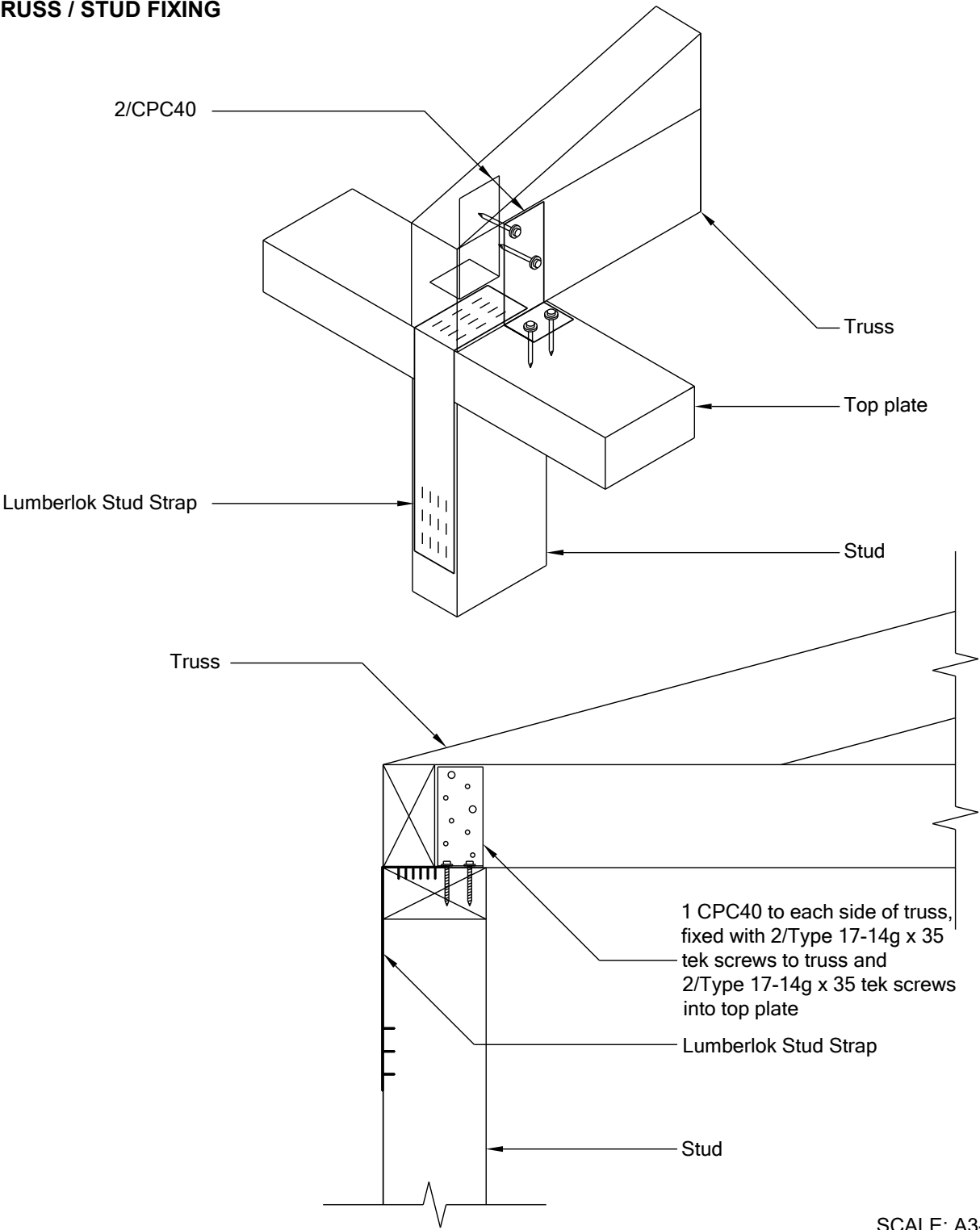
TRUSS FIXING DETAILS

GABLE TRUSS / CORNER STUD FIXING



SCALE: A3-1:5

TRUSS / STUD FIXING



SCALE: A3-1:5

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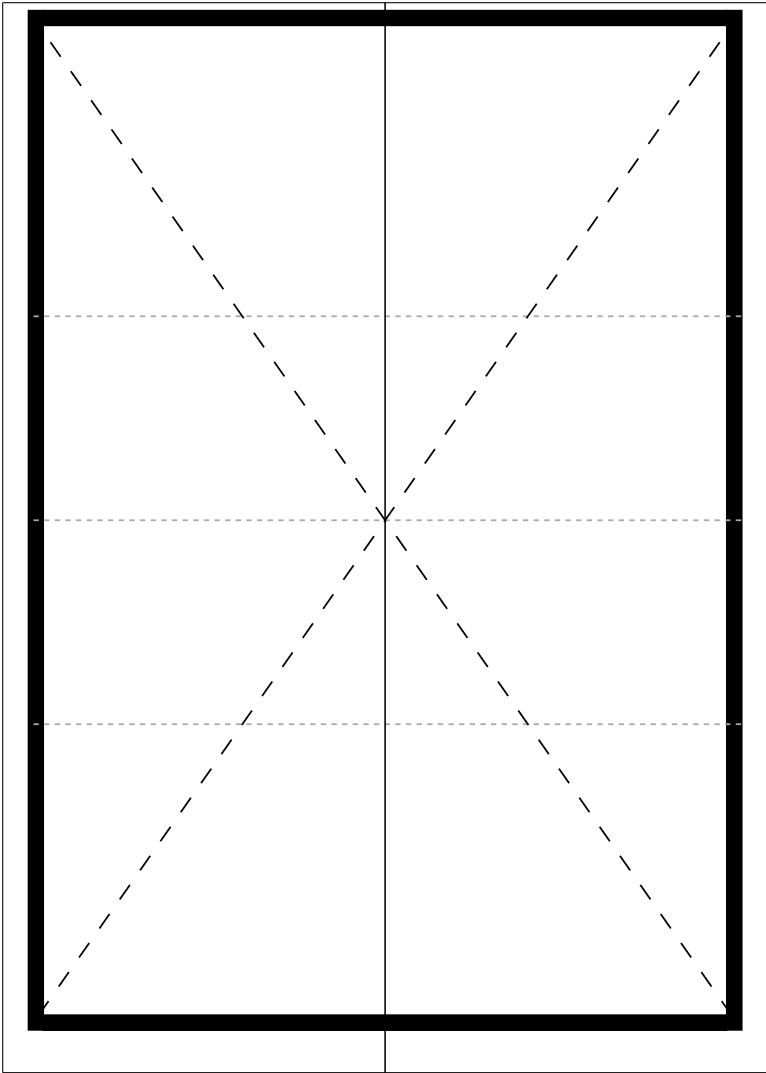
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ROOF BRACING

EXPLANATION

Using a diaphragm approach, the roof is braced using a series of Lumberlok Strip Brace patterns in the plane of the truss top chords to transfer the bracing demand to the top plates. The loads at the top plate level are then transferred to the foundation through the wall bracing system.

ROOF BRACING PATTERN LAYOUT



Scale: NTS

FIXINGS

Each single row of Lumberlok Strip Brace to be tensioned up and laid over the top of the purlins. Fix each end with 5/30x3.15 nails and fix crossings with 2/30x3.15 nails.

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WALL BRACING DEMAND

EARTHQUAKE BRACING DEMAND

Using NZS 3604:2011, Section 5 Bracing Design, Table 5.10 - Bracing demand for various combinations of cladding for single and two-storey buildings on concrete slab-on-ground (2 kPa floor load, soil type D/E, earthquake zone 3)

Roof cladding	Single storey cladding	Roof pitch degrees	Single storey walls
Light roof	Light	15°	6 BU/m2
Multiplication factors		EQ zone = 2 Soil class = D&E Deep to very soft	0.8
Earthquake demand			4.8 BU/m2

Using factors based on ratios in AS/NZS1170.0:2002, part 5 from BIL2 - 50 years working life to BIL1 - 50 years working life.

Building Importance Level 1 modification factor.	0.5
EARTHQUAKE DEMAND REQUIRED (Along and Across)	2.4 BU/m2
	25.2m2 x 2.4 BU/m2 61 BU
BL 6.000m x BW 4.200m = 25.2m2	

WIND BRACING DEMAND

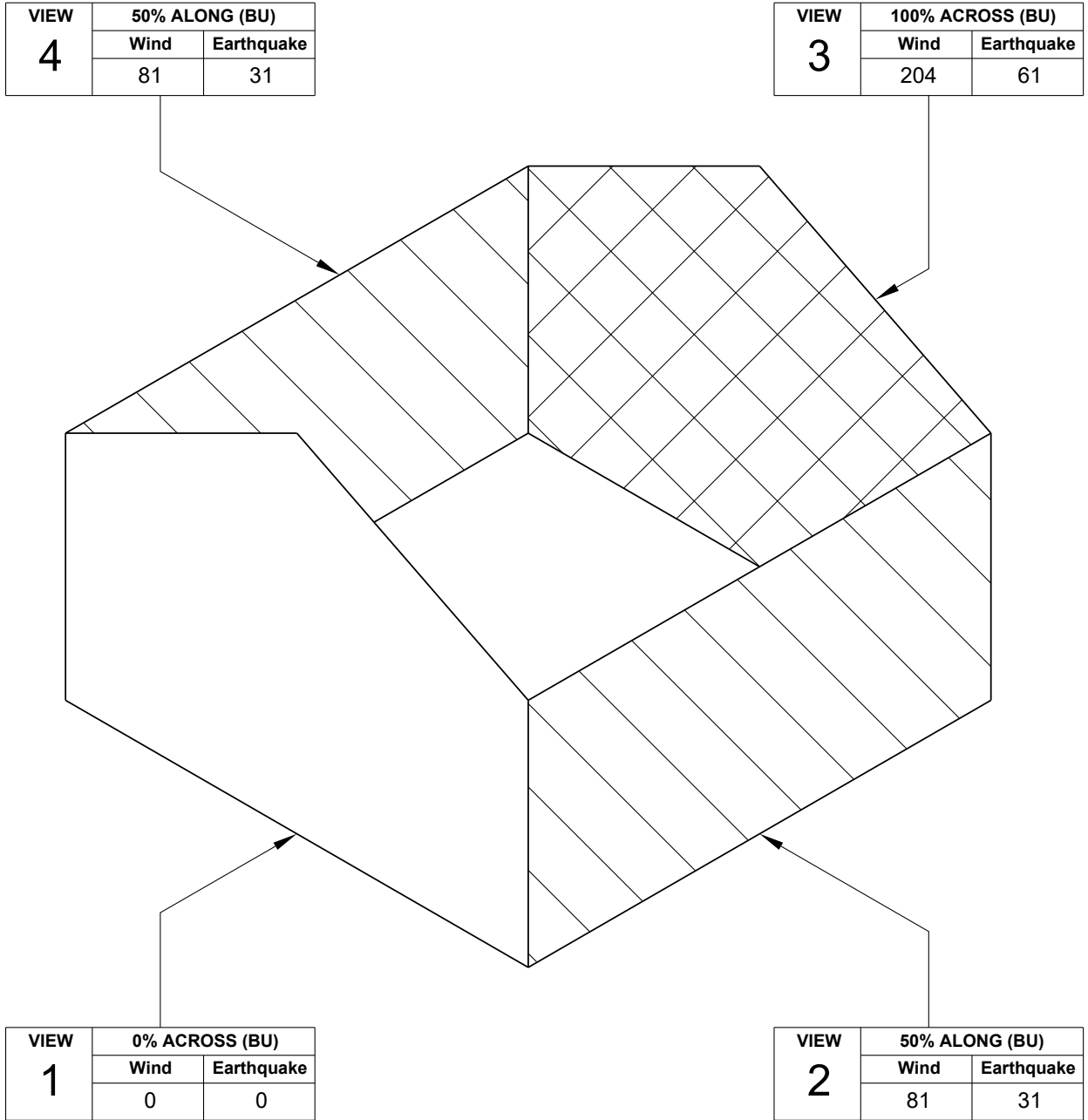
Using NZS 3604:2011, Section 5 Bracing Design, Table 5.6 - Wind bracing demand for single or upper storey wall (BU/m).

Single or Upper Floor level to apex (H)	Roof height above eaves (H)	High Wind Zone Across	High Wind Zone Along
4 m	1 m	40 BU/m	45 BU/m
In wind zones other than High, multiply the figure above by the appropriate factor given opposite.		High = 1	
Wind demand with wind zone factor applied.		Across 40 BU/m	Along 45 BU/m

Using factors based on ratios in AS/NZS1170.0:2002, part 2 from BIL2 - 50 years working life to BIL1 - 50 years working life.

Building Importance Level 1 modification factor.	0.849	
WIND DEMAND REQUIRED	Across 34 BU/m	Along 38.2 BU/m
	BL 6.000m x 34 BU/m 204 BU	BW 4.200m x 38.2 BU/m 161 BU

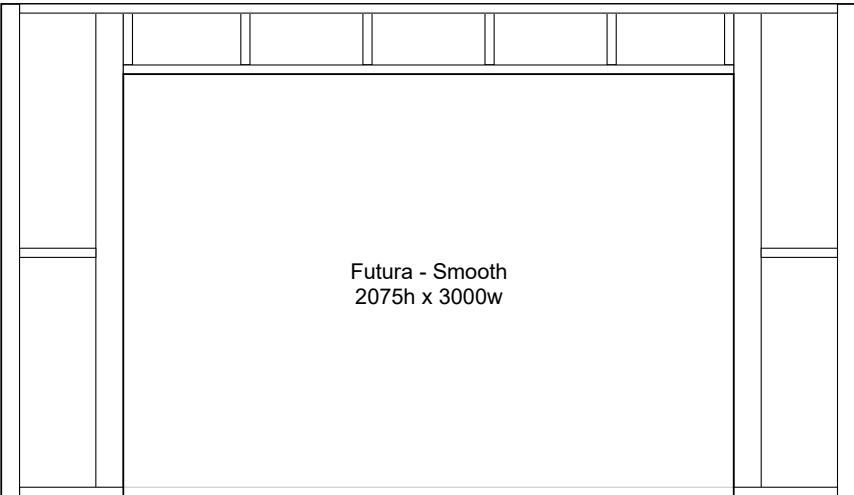
BRACING UNITS DISTRIBUTION



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BU ACHIEVED - VIEW 1

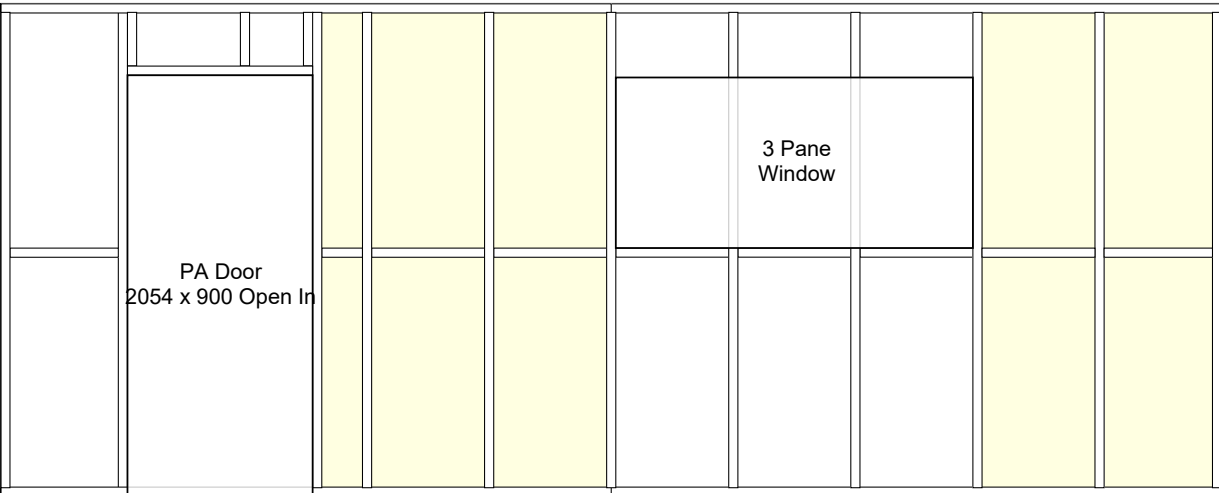


Cladding	
Wind BU	
EQ BU	
Hardware	
Wind BU	
EQ BU	

SUMMARY - ACROSS (BU)		
	Wind	EQ
Required	0	0
Achieved	0	0

Scale NTS

BU ACHIEVED - VIEW 2



Cladding		SC6-24 x 1.4m	SC6-24 x 1.2m
Wind BU		53	46
EQ BU		42	36
Hardware			
Wind BU			
EQ BU			

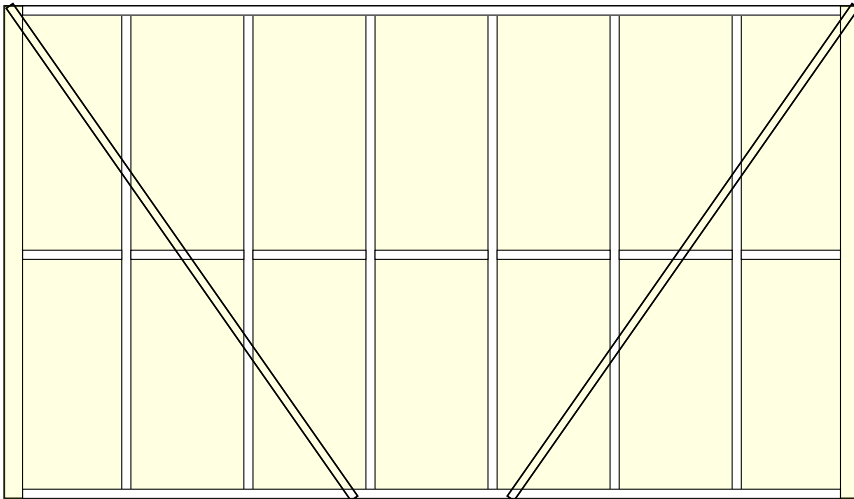
SUMMARY - ALONG (BU)		
	Wind	EQ
Required	81	31
Achieved	99	78

Scale NTS

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BU ACHIEVED - VIEW 3

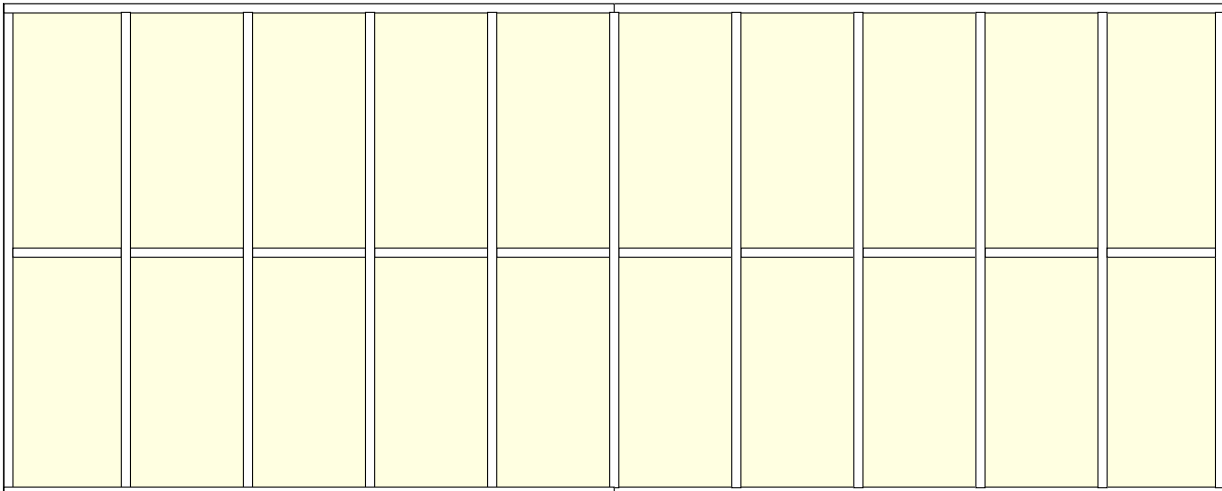


Cladding	SC6-24 x 4.2m		
Wind BU	160		
EQ BU	126		
Hardware	AB6-55-24		AB6-55-24
Wind BU	60		60
EQ BU	20		20

SUMMARY - ACROSS (BU)		
	Wind	EQ
Required	204	61
Achieved	280	166

Scale NTS

BU ACHIEVED - VIEW 4



Cladding	SC6-24 x 6m		
Wind BU	228		
EQ BU	180		
Hardware			
Wind BU			
EQ BU			

SUMMARY - ALONG (BU)		
	Wind	EQ
Required	81	31
Achieved	228	180

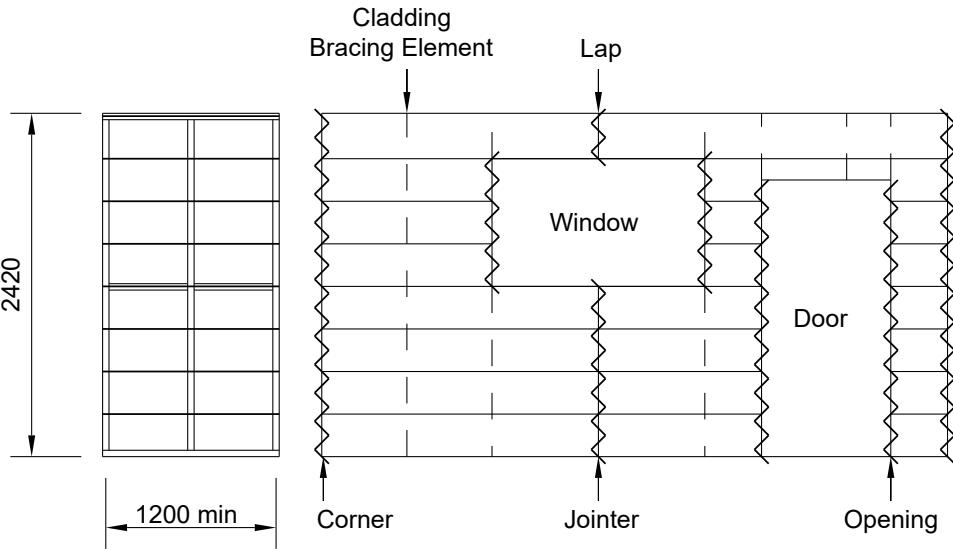
Scale NTS

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BRACING ELEMENT: SC6-24
Superclad Cladding

Total BU/m	Wind	38
	Earthquake	30



Corners, openings and jointers must be nailed through all cladding layers at 150mm crs.

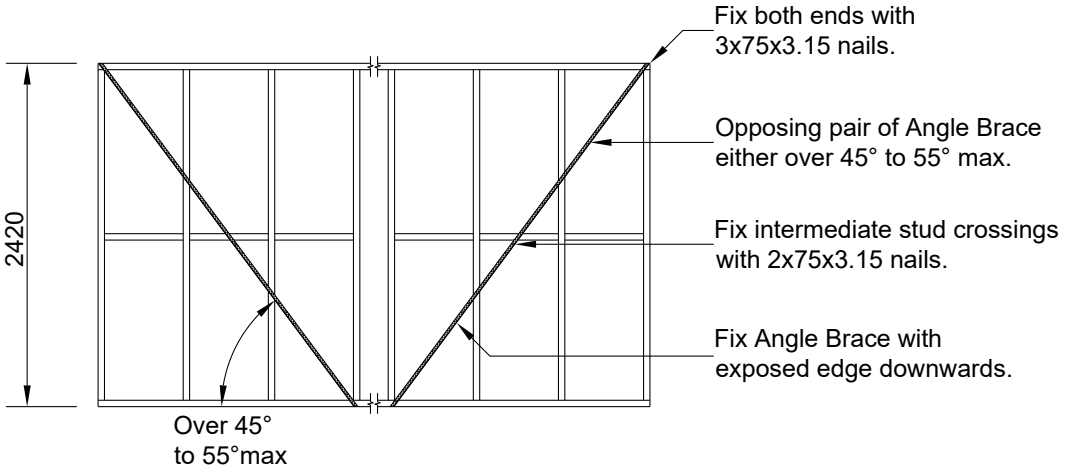
All other internal studs to be nailed through the inner cladding layer only at 300mm crs.

Nails to be galvanised FH
- 32x2.8mm twist shank or
- 40x2.8mm standard or ring shank

NTS

BRACING ELEMENT: AB6-55-24

Total BU/m per Pair	Wind	120
	Earthquake	40

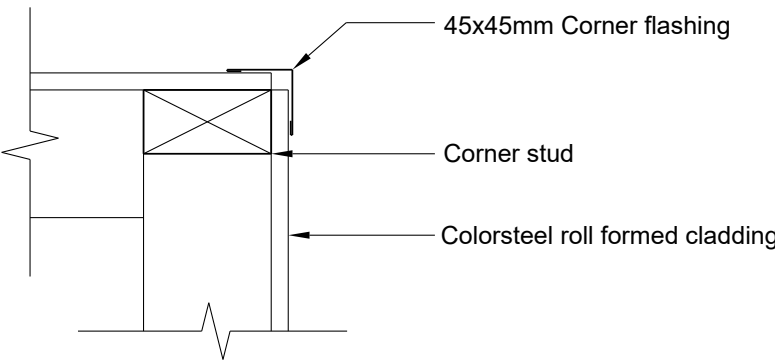


Scale A3-1:50

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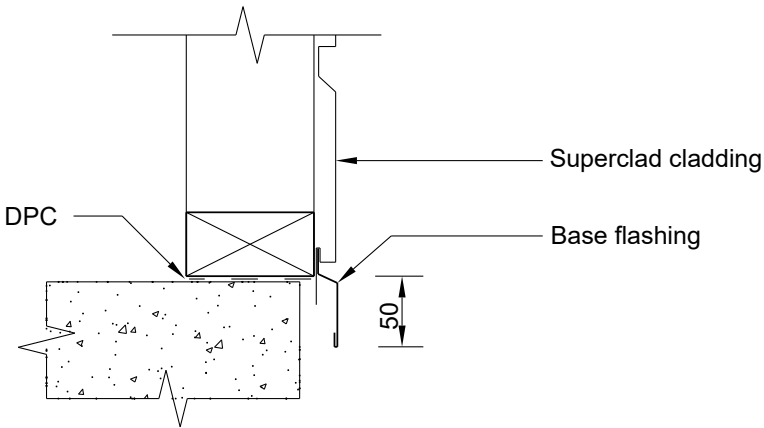
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CORNER FLASHING DETAIL (NON HABITABLE)



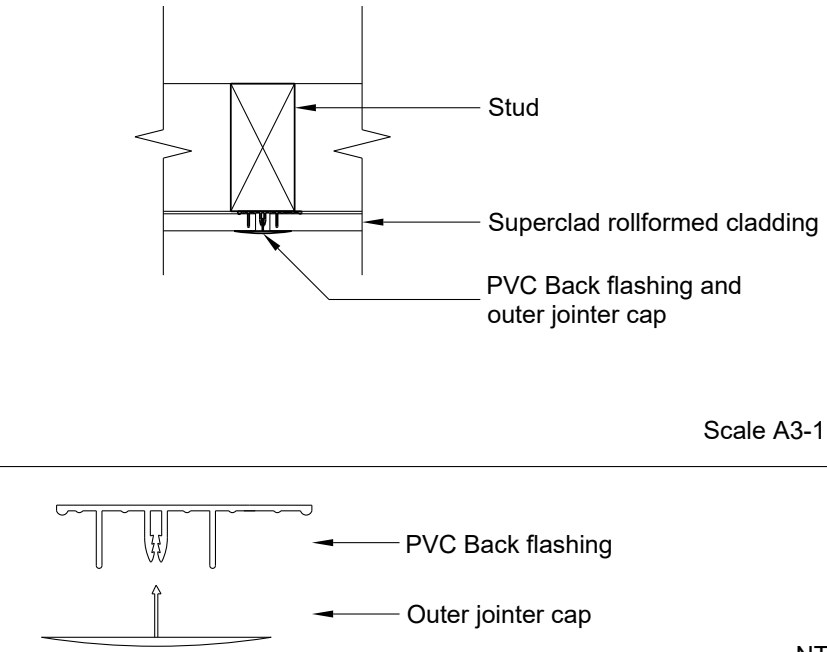
Scale A3-1:5

BASE FLASHING DETAIL



Scale A3-1:5

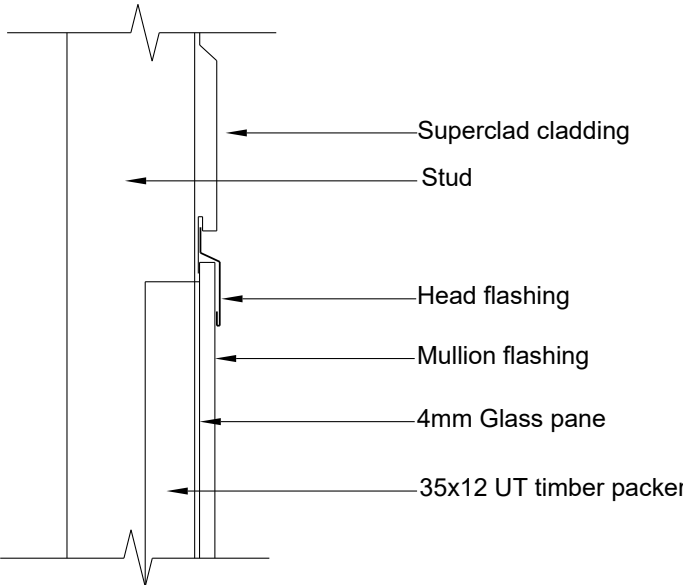
SUPERCLAD JOINTER DETAIL



Scale A3-1:5

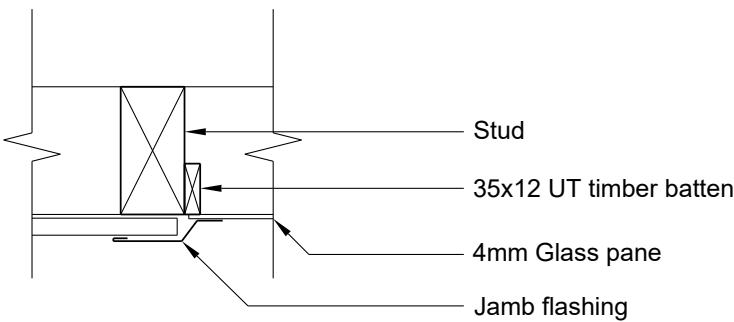
NTS

STANDARD WINDOW HEAD DETAIL



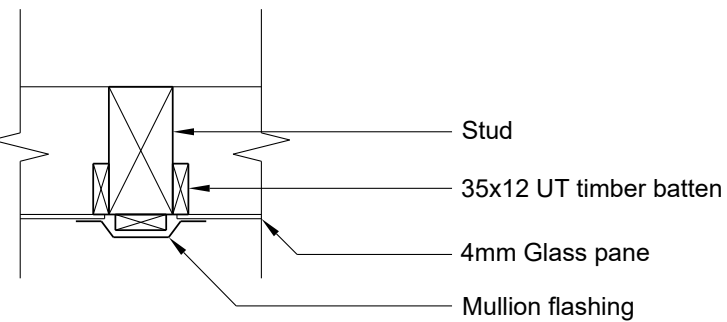
Scale A3-1:5

STANDARD WINDOW JAMB DETAIL



Scale A3-1:5

STANDARD WINDOW MULLION DETAIL

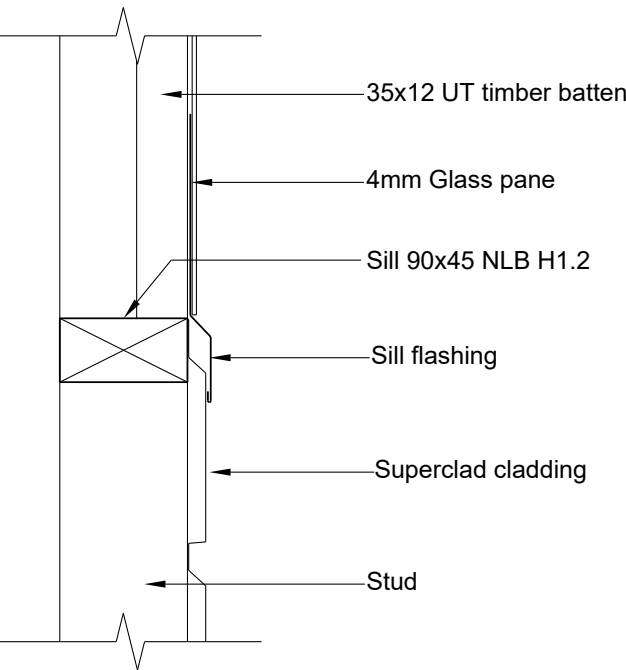


Scale A3-1:5

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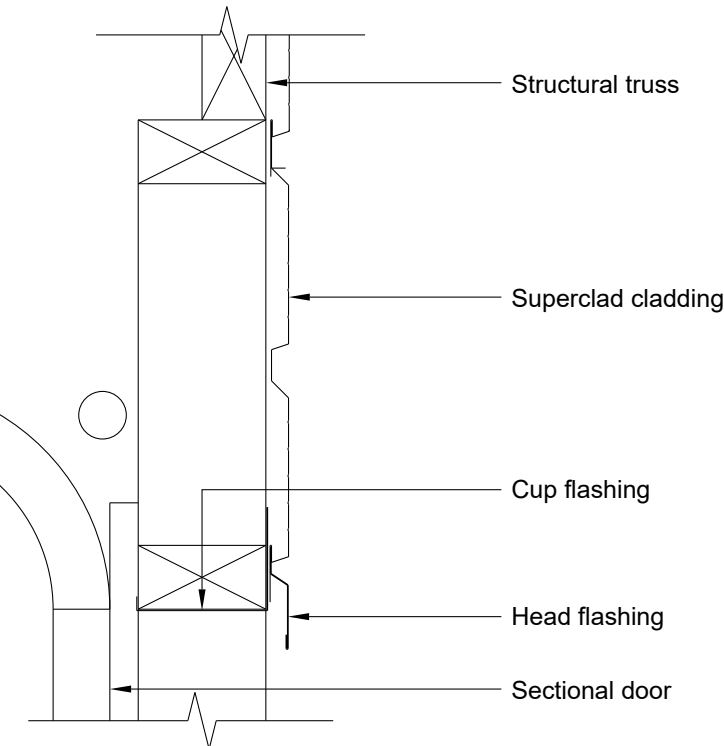
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STANDARD WINDOW SILL DETAIL



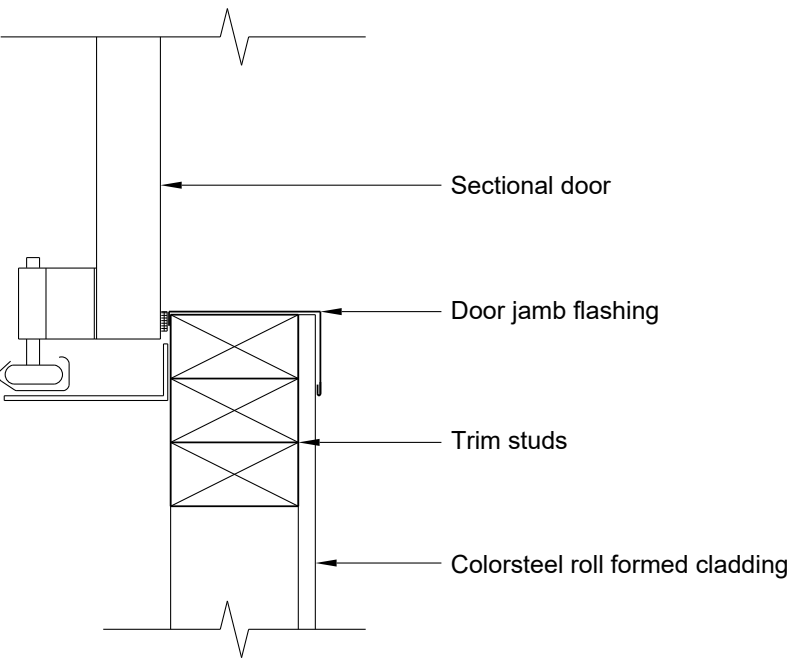
Scale A3-1:5

SECTIONAL DOOR HEAD DETAIL



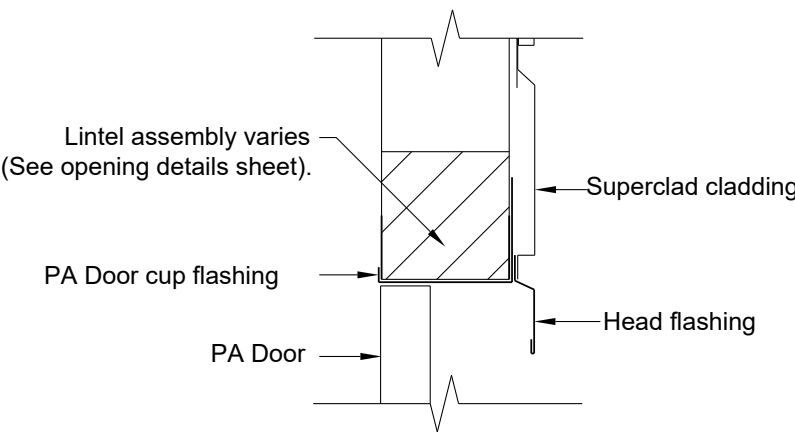
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SECTIONAL DOOR JAMB DETAIL



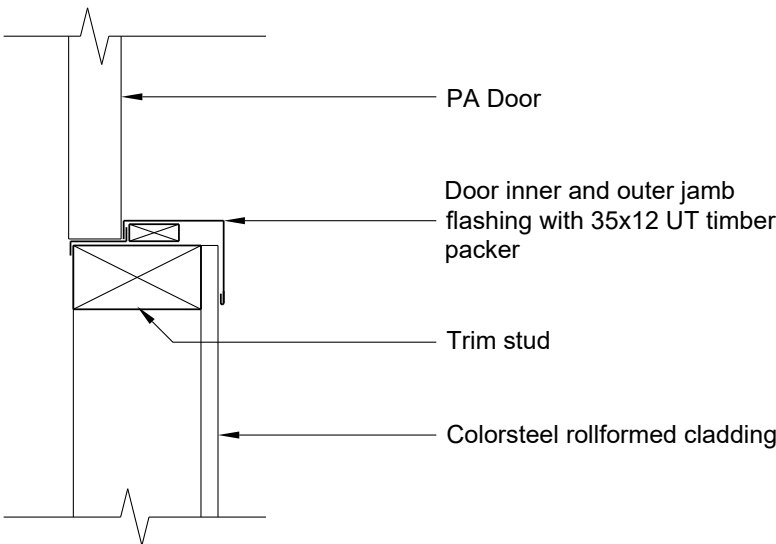
Scale A3-1:5

PA DOOR HEAD DETAIL



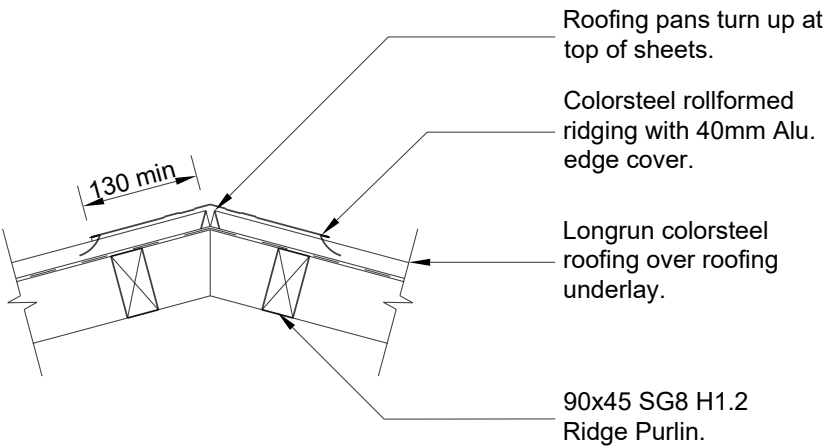
Scale A3-1:5

PA DOOR JAMB DETAIL (OPEN IN)



Scale A3-1:5

RIDGING DETAIL

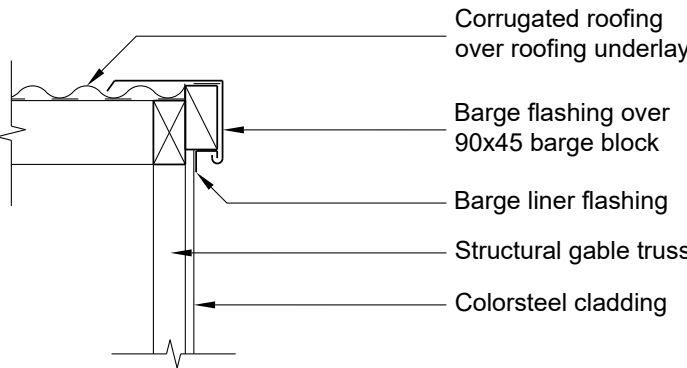


Scale A3-1:10

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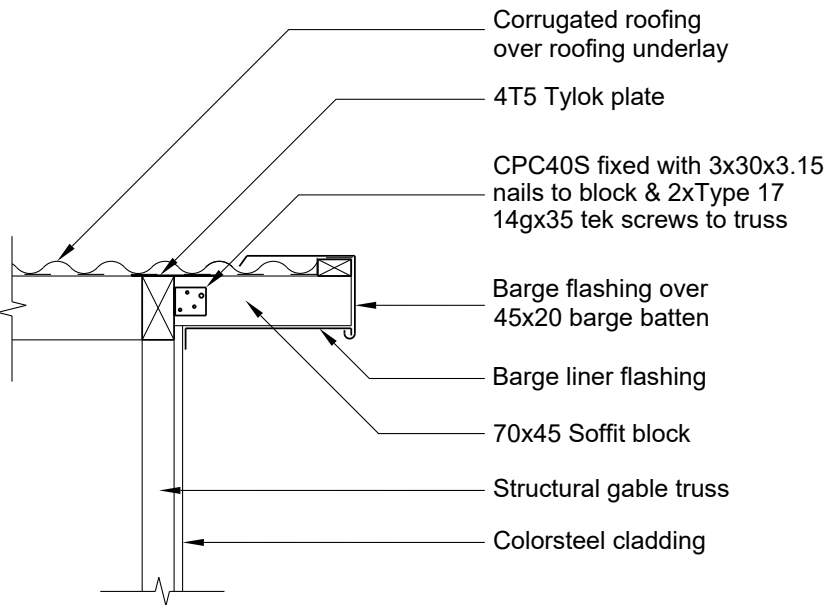
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STANDARD BARGE DETAIL



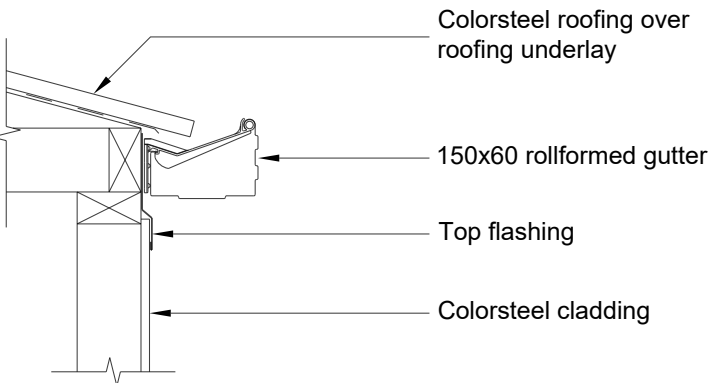
Scale A3-1:10

SOFFIT BARGE DETAIL



Scale A3-1:10

GUTTER DETAIL



Scale A3-1:10

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