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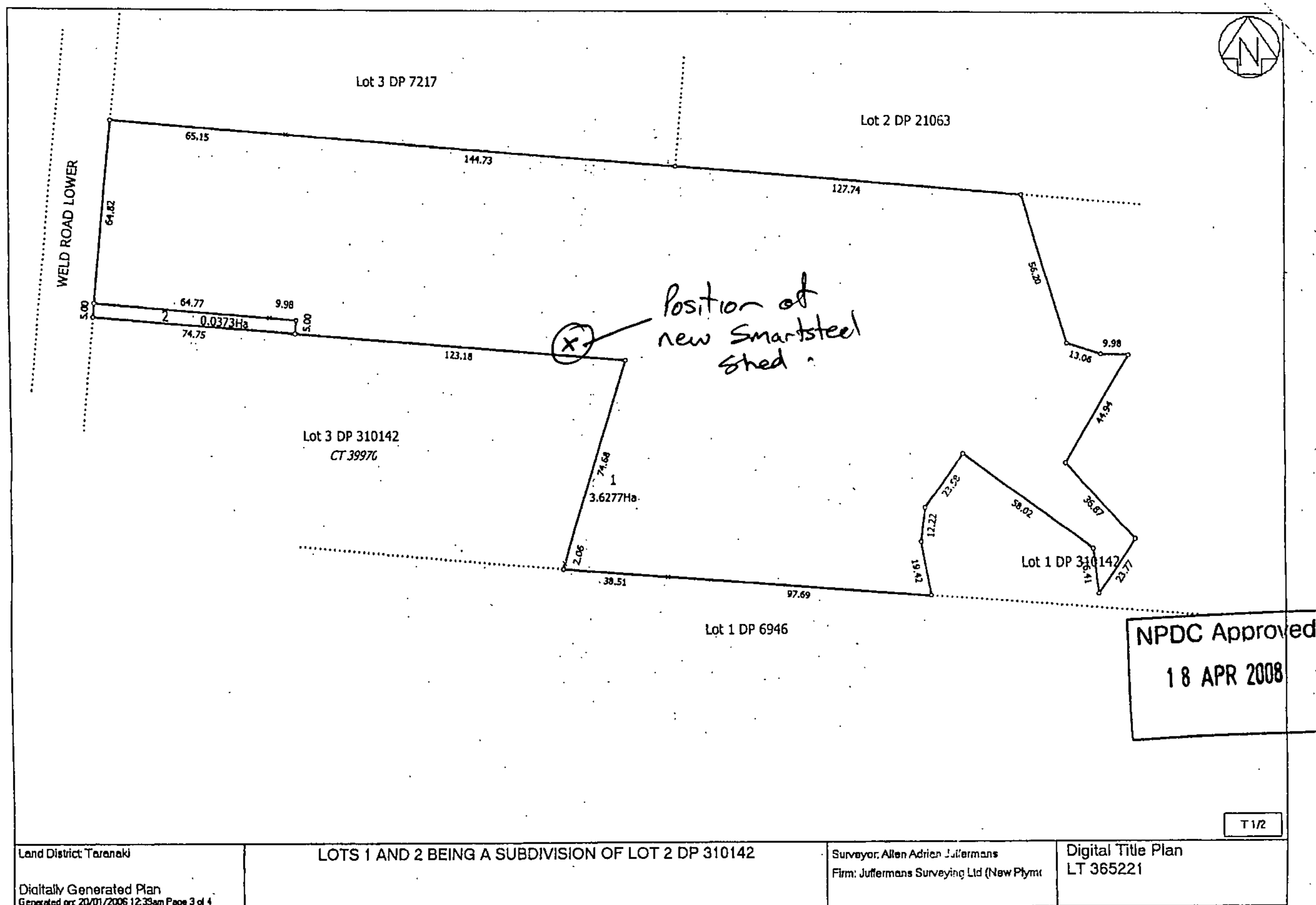
BUILDING CONSENT

101241P

PROPERTY ID

097436

 **101241P**



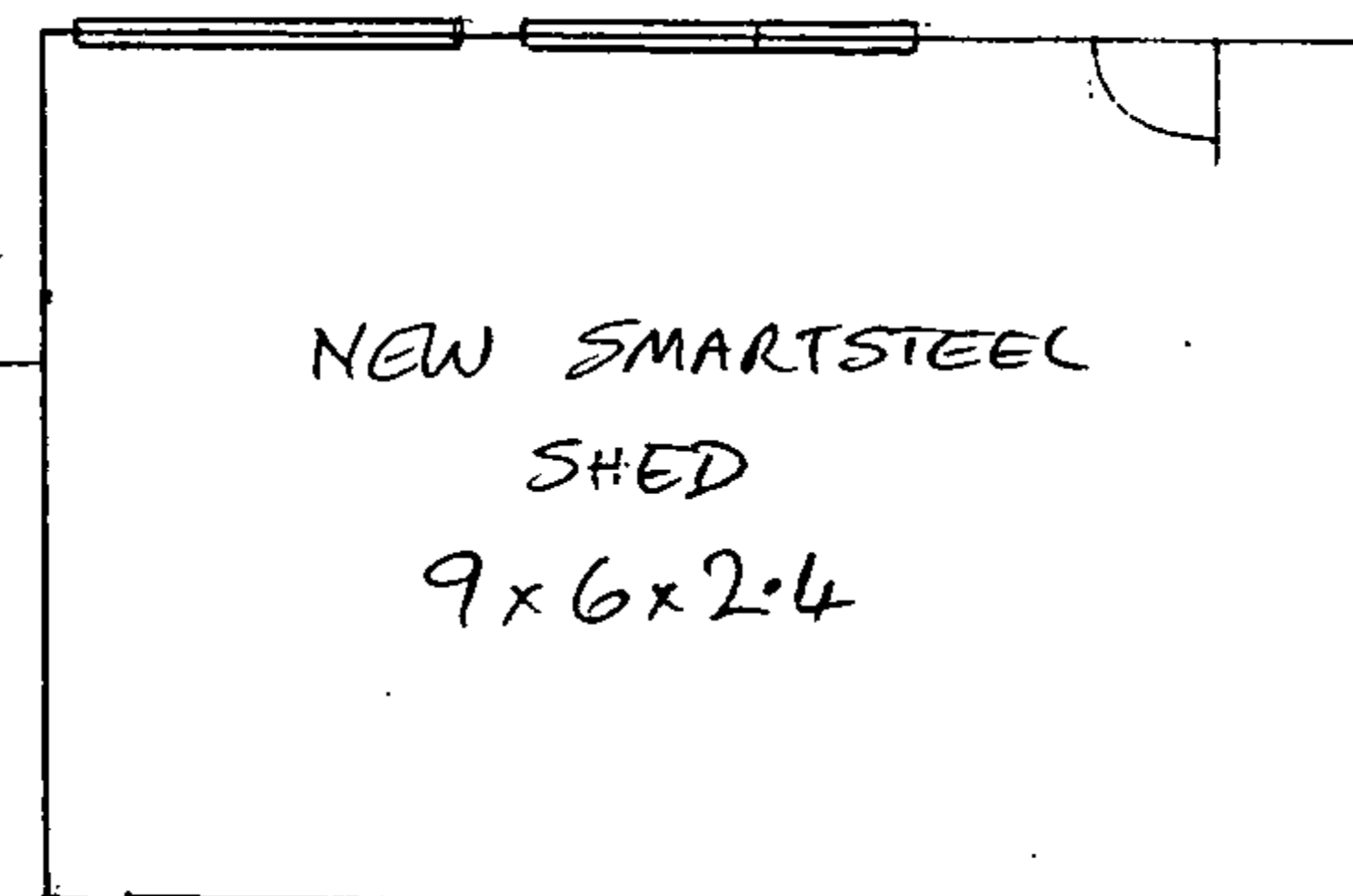
Land District: Taranaki	LOTS 1 AND 2 BEING A SUBDIVISION OF LOT 2 DP 310142	Surveyor: Allen Adrian Juffermans Firm: Juffermans Surveying Ltd (New Plymouth)	Digital Title Plan LT 365221
Digitally Generated Plan Generated on: 20/01/2006 12:35pm Page 3 of 4			

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



NPDC OFFICE COPY
This Building Consent is approved under the Building Act and is limited to new work only as shown on these plans and related specifications
Approved: *[Signature]* Date: 20/03/08
101240/101241 20/03/08

← APPROX 175M
to Weld Road



15M

1.5M

SOUTHERN BOUNDARY

NPDC Approved
17 APR 2008

Boundary

SITE DETAILS
LOT: 1
DP: 365221
CT:
Site m² =
Existing Building m² =
Proposed Building m² =
% of Building Coverage =

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17 APR 2008

TOTALSPAN!

STEEL SHED BUILDINGS
WHO CAN? TOTALSPAN!

HEAD OFFICE:
6A JACK CONWAY AVE
PH: (09) 261 2306
FAX: (09) 262 1535

BUILDING PROPOSED FOR:
RICHARD & SUE DYSON
274 LOWER WELD ROAD
OAKURA

DRAWING TITLE:
SITE PLAN

SCALE: 1:
DRAWN: FILE:

SHEET: 1
OF:

NOTES:

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Engineered By:
Vermont Consultants
Structural Engineers

**Producer Statement
Structural Details**

CLIENT:

Mr. & Mrs. Richard & Sue Dyson
274 Lower Weld Road
RD 4
New Plymouth
□

BUILDING:

Size & Stud Height: 8.825m long x 5.900m wide, with 2.400m stud height, Bay Size 3.000m
Wind Zone: HIGH
Area: 52.068m²

Steel Framed Enclosed Buildings

NOTES

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Building Classification: Current AS/NZ Standards relied upon - AS/NZS 1170.0 to 1170.3:2002, NZS 4203:1992 AS/NZS 4600:2006 for this building design

INDEX

Cover Page (this page)
Producer Statement: Vermont Consultants - Design
Producer Statement: Versatile Buildings/BHP - Durability
Specifications - Building Components
Site Plan
Building Elevations
Foundation Details
Section - End Wall
Building Details
Roof Plans
Flashing Details
Bracing Reference
Wind Load Details

I certify that buildings erected in accordance with these drawings will conform to the requirements of the New Zealand and Australian Building Codes.

Stan Theodore Olech - MengSc, MIEAust (since 1980), CPEng NPER-3 351935

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17 APR 2008

PRODUCER STATEMENT - DESIGN

Issued by: Vermont Consultants
to: SmartSteel, New Zealand
for the: Local Building Authorities
in respect of: Cold formed steel SmartSteel 4x6, 6x6, 6x7 and 6x9 portal framed buildings
Frames eaves height - 2.4 m
Frames spacing - 3.0 and 3.5 m
Length of building - 2 or 3 bays

We hereby certify that we have designed the abovementioned building work in accordance with the principles of structural mechanics and if constructed reasonable in accordance with drawings listed above, building shall be capable of sustaining the most adverse combinations of loads to which it will be subjected with the relevant provisions of the Building Regulations and NZ Standards. The basic used design criteria and assumptions are:

1. Current AS/NZ Standards relied upon: AS/NZS 1170.0 to 1170.3:2002, NZS 4203:1992, AS/NZS 4600:2006.
2. Structural Design Criteria:
- 2.1 Wind Load: Region A & W
Regional wind speed: V(A) = 41 m/s, V(W) = 47 m/s
Design wind classification: w45 (High wind) and w50 (Very high wind) in accordance with the attached table.
- 2.2 Snow Load: Sg = 1.0 kPa
- 2.3 Design roof live loads: LL = 0.25 kPa
- 2.4 Soil design bearing pressure: 75 kPa min
3. Durability Protection: Normal

Company Name: Vermont Consultants Approved Person: Stan Theodore Olech
Qualifications: MEngSc, MIEAust (since 1980) Registration No.: CPEng NPER-3 351935
NZ Professional Indemnity Insurance cover - \$5 000 000.00 Policy No.: F1049452TM

Signed:  Date 25 August 2006
Address 7 Downey Court
Albany Creek Qld 4035

MANUFACTURERS STATEMENT - DURABILITY

To satisfy the requirements of Clause B2: "Durability" of the NZBC and to ensure the cladding material meets a durability life the following provisions must apply:

Range of Product and Use

Specification: AS1397:2001
Coating Type: Zinc/Aluminium & Painted.
Steel Thickness Range: 0.35mm - 0.95mm BMT
Steel Grade Range: G300 - G550
Application: Standard Totalspan Roof Cladding on Class V Building category as per NZS4203:1992 and AS1170.2:2002 Table 3.2.9
Fasteners: Screws to be #10 x 16 Tek screws, Class 3 Zinc plated to comply with AS/NZS1111.2-2000
Bolts to be M10 & M12-4.6.3 Hex commercial zinc plated to comply with AS/NZS 1111.2-2000
Screwbolts to be M10x75 Zinc plated complying with AS3566.2-2002

Requirements, Limitations and Exclusions

- Applicable to buildings in Sea-Spray zone and exposure zones 1,2,3 & 4 in accordance with Clause 4, Durability, NZS 3604:1999 which is an acceptable solution under clause B2 of the NZBC.
- Fixing and installation of the cladding must be done exactly in accordance with Totalspan Buildings Fixing Guide
- 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 1,2,3 & 4. (All areas other than sea spray zones – see below)

Rain washing only required on exposed sections, sheltered or protected areas such as under spouting, top cladding boards and tops of doors require washing every 3 months.

Sea Spray Zones (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 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 materials 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 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. At this stage replacement of the affected sheet is the best option.

References

1. NZS 3604, Clause 4, Durability. 2. Totalspan Buildings Assembly Instructions
3. New Zealand Building Code 2004 4. Australian Building Code 1989

Jeffrey Geayley

for Totalspan Buildings Limited
112 Waterloo Road
Christchurch
New Zealand

Dated: 5th April 2006

NPDC Approved
17 APR 2008

Building Tables

Wind Zone:	High	Wind Region:	Region A6-A7 (High)
Bay Size:	3.0m		
Live Roof Load:	0.25 kpa		
Open Ground Snow Load:	Sg 1.0kPa		
Inner Purlins:	C80x40	Row Numbers:	8
Ridge & Gutter Purlins:	C80x40		
Purlin Bridging Number:	6		
Purlin Bridging:	C80x40		
Girt Rows - End Wall	3		
Top and Bottom Girt Type:	C80x40		
Middle Girt Type:	C80x40		
End Wall Centre Upright:	B80x40		
Portal Legs:	B80x40		
Portal Rafters:	B80x40		

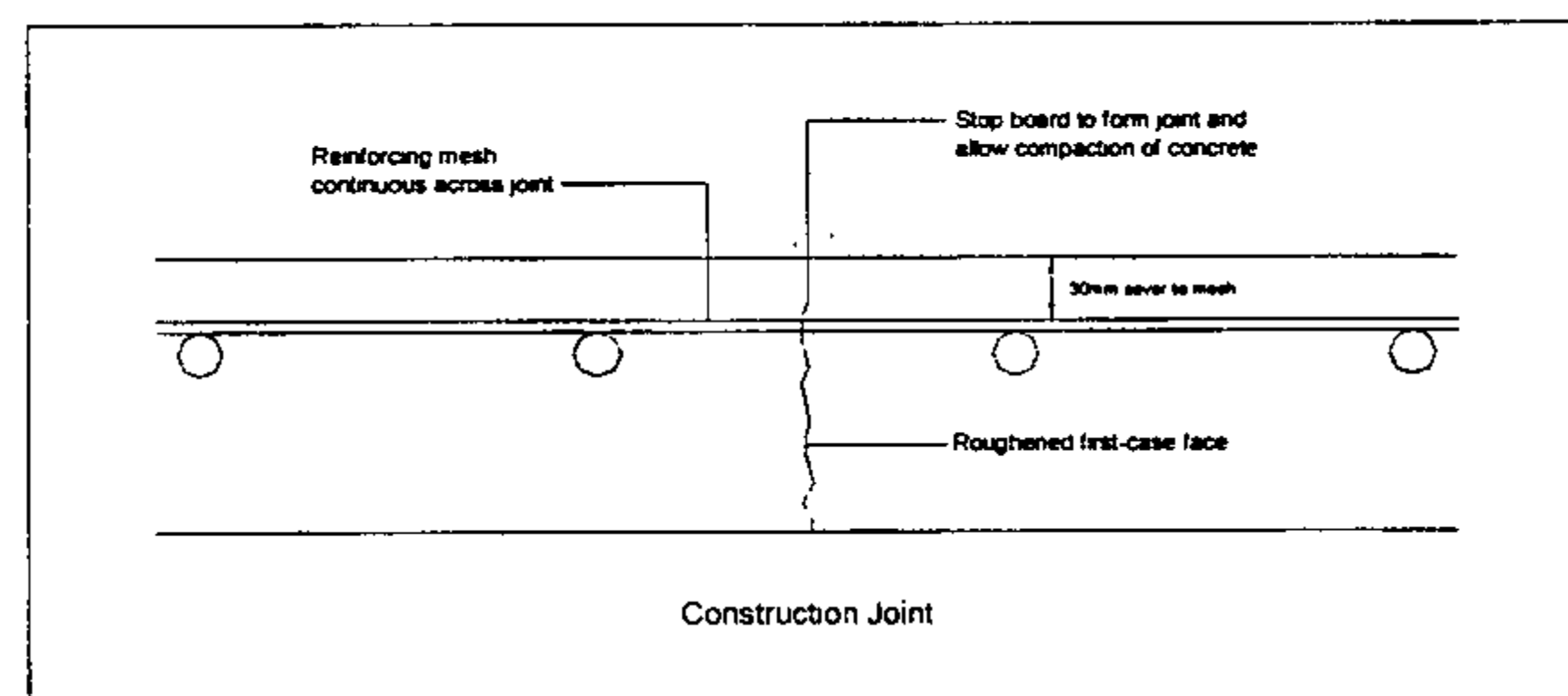
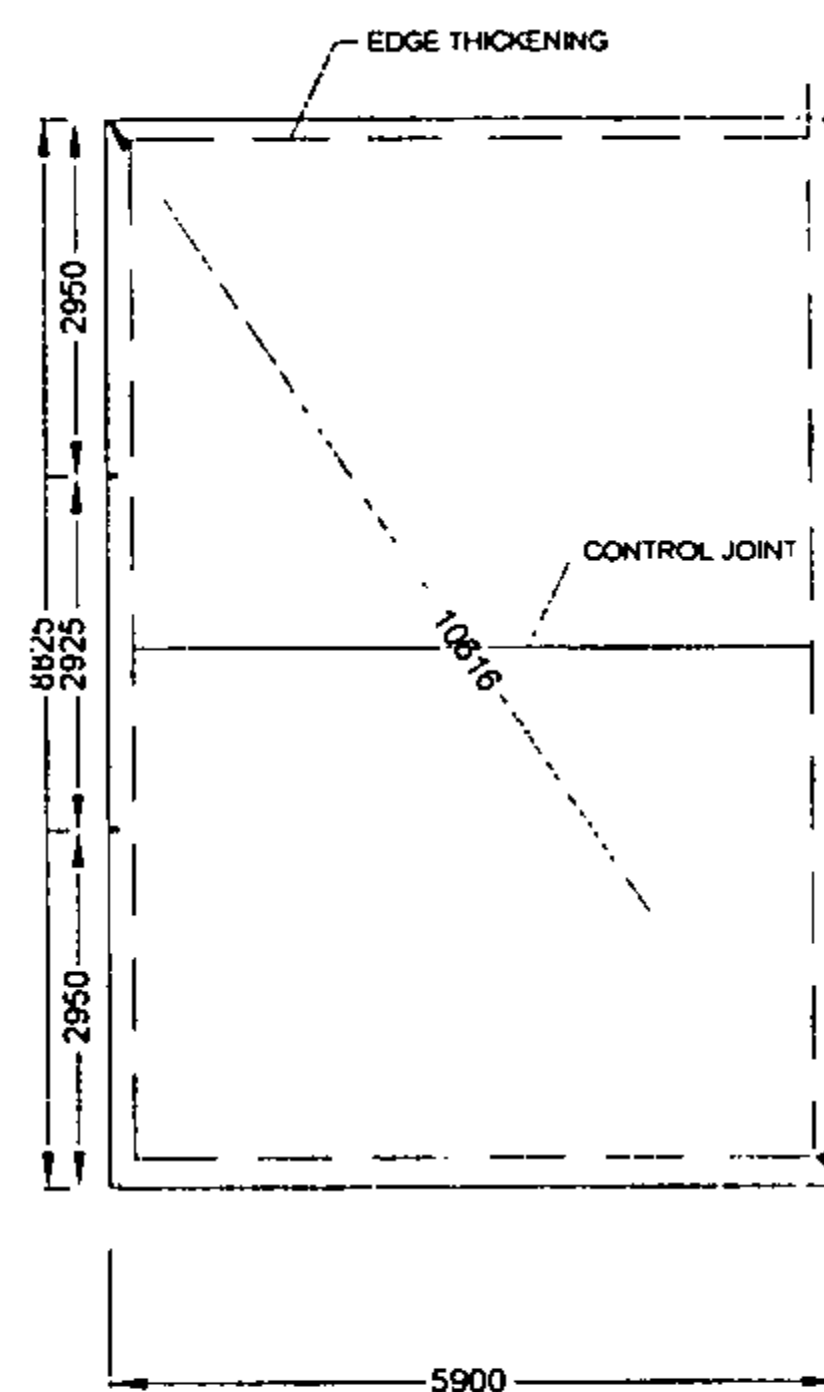
GENERAL	STEELWORK
1- All work shall conform to the Australian and New Zealand building codes & relevant standards.	1- All structural framing members shall be G550-0.75mm BMT.
2- Check diagonals to ensure building is square.	2- Purlins & girts shall be 80x40x0.75 B.M.T G550, lipped, crimped channel located at centres shown on drawings.
3- Drawings shall not be scaled for any fabrication or erection details	3- Boxed members to be flange fixed with #10 tek screws at 600 centres.
	4- Screws to be #10x16 tek screws class 3 zinc plated, fixed at a minimum edge distance of 6mm & to a 12mm minimum pitch. All cleats and brackets shall be min. G450 Galvanised to min. Z200
	5- Girts to be connected to frames with 2 #10 tek screws to each flange of girt.
	Steelwork shall comply with the following current standards:
	- AS / NZS 4600 - Cold formed steel structures code
	- AS 1562.1 - Design and installation of sheet roof and wall cladding.
	- AS 1397:2001 Steel sheet and strip - hot dipped zinc - coated or aluminium / zinc coated.
	- AS 1111.1 and 2-2000 ISO metric hexagon bolts and screws

LOADINGS
1- Dead and live load is calculated in accordance with AS/NZS 1170.0 & 1170.1:2002. DL = 0.05kPa, LL = 0.25kPa.
2- Wind load in accordance with AS/NZS 1170.2:2002 and adopted to NZ regions 6- AS 4055-2006. Buildings are designed for high wind in accordance with the attached "NZ wind classification system" table.
3- Snow load in accoradnce with AS/NZS 1170.3:2003. Structural roof members are designed for ground snow load Sg = 1.0 kPa.
4- The importance level 1 of the structure is determined in accordance with AS/NZS 1170.0:2002.

FOUNDATIONS	CLADDING
1- Support ground shall have a safe bearing capacity of at least 75kPa (dense sand or firm clay). In weaker ground or expansive clays, building loads shall be taken to subsoil which has a bearing capacity of at least 75kPa.	1- Roof & wall sheeting shall be 0.35 B.M.T, G550 grade steel zincalumed to AZ150 & rolled to profile (refer detail B).
	2- Sheeting shall be fixed with 1 #10 tek screw to edge of each crest (rib) (detail B) at ridge & eaves & for 1 sheet width at ends of buildings for roofing & at eaves & 1 sheet width of each pan at corners of buildings for wall sheeting.
	3- Roof sheeting shall be fixed with 1 #12x35 tek screw to each sheet join and every alternate rib. Wall sheeting shall be fastened with 1 #10 tek screw to each sheet join then every alternate pan.
	4- All roof fixings shall have neoprene washers between the screw & sheeting.
	5- Ridges, barges & all wall penetrations to be flashed with 0.35mm zincalumed steel & to be water tight.
	Guttering to be sealed with a neutral silicone & fixed with tek screws and be water tight. Fit downpipes to guttering to discharge to an approved stormwater drainage system. Gutter and downpipes to be fixed to framing by tek screws.
CONCRETE	
1- Remove vegetation & loose material from the site of the building, backfill with compacted hardfill if required, & lay a 50mm blinding of sand to the underside of the concrete slab. Ensure the surface of the slab will be at least 100mm above the highest level of cleared ground around the slab.	
2- Provide a 0.25mm black polythene dampproof & slip layer under the slab taped with 100mm laps (optional but recommended).	
3- Concrete shall have a maximum aggregate size of 20mm, slump of 80mm maximum & a 20MPa compression strength at 28 days.	
4- The concrete floor slab shall be 100mm thick with a 200x200mm edge thickening & a 1xD16 rod continuous around the perimeter of the slab with 600 laps & 75 bottom cover.	
5- Concrete slabs to have construction joints keyed during placing or cut in panels not exceeding the following dimensions: Unreinforced 3mx3.9m Fibre reinforced 4mx6m (Fibre dosage 0.7kg/cum) Mesh reinforcement 6mx12m (668 mesh, 225 laps, 30mm top cover)	
6- Fix roof frames to concrete with M10 galvanised screwbolts screwed into holes drilled in the slab. (75mm embedment) or alternatively use M10 chemset bolts	

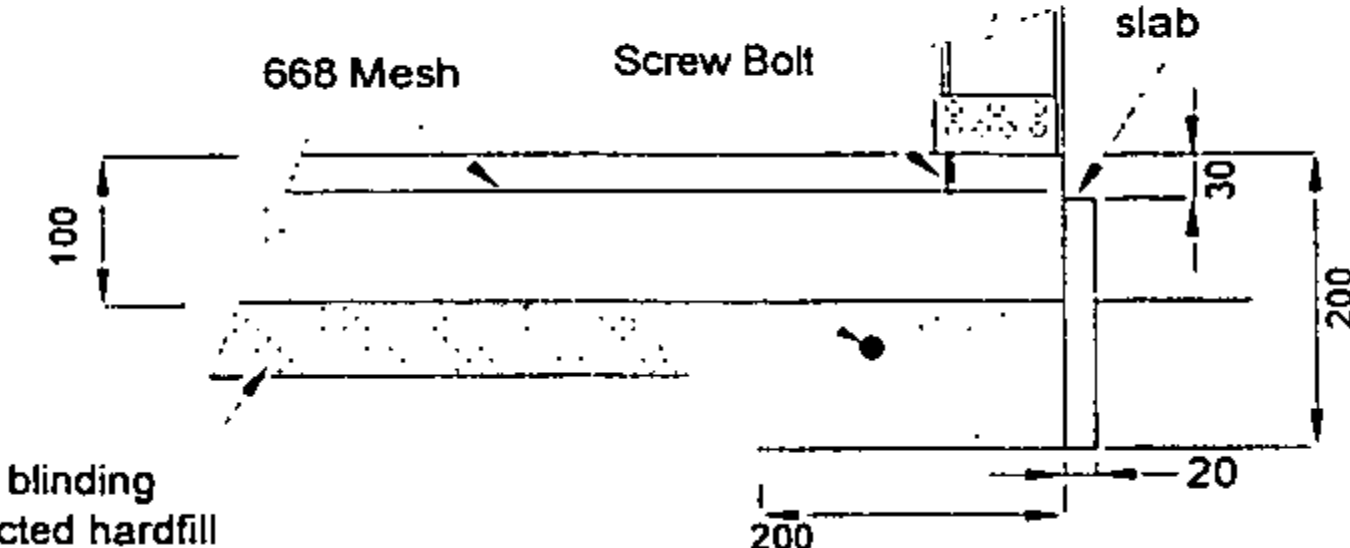
Vermont Consultants structural consulting engineers 7 Downey Ct Albany Creek, QLD Phone +61 7 3264 8409	I certify that buildings erected in accordance with these drawings will comply with the New Zealand Building Code. Stan Theodore Olech MEngSc, MIEAust (since 1980) CPEng NPER-3 351935	smartsteel A Division of VERSATILE BUILDINGS LTD 112 WATERLOO ROAD, HORNBY P.O. BOX 11-013, CHRISTCHURCH PH: (03) 349 1285 FAX: (03) 349 1286	Drawing Title: SPECIFICATIONS	For: Mr. & Mrs. Richard & Sue Dyson 274 Lower Weld Road RD 4 New Plymouth -
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Foundation - Typical 1.10

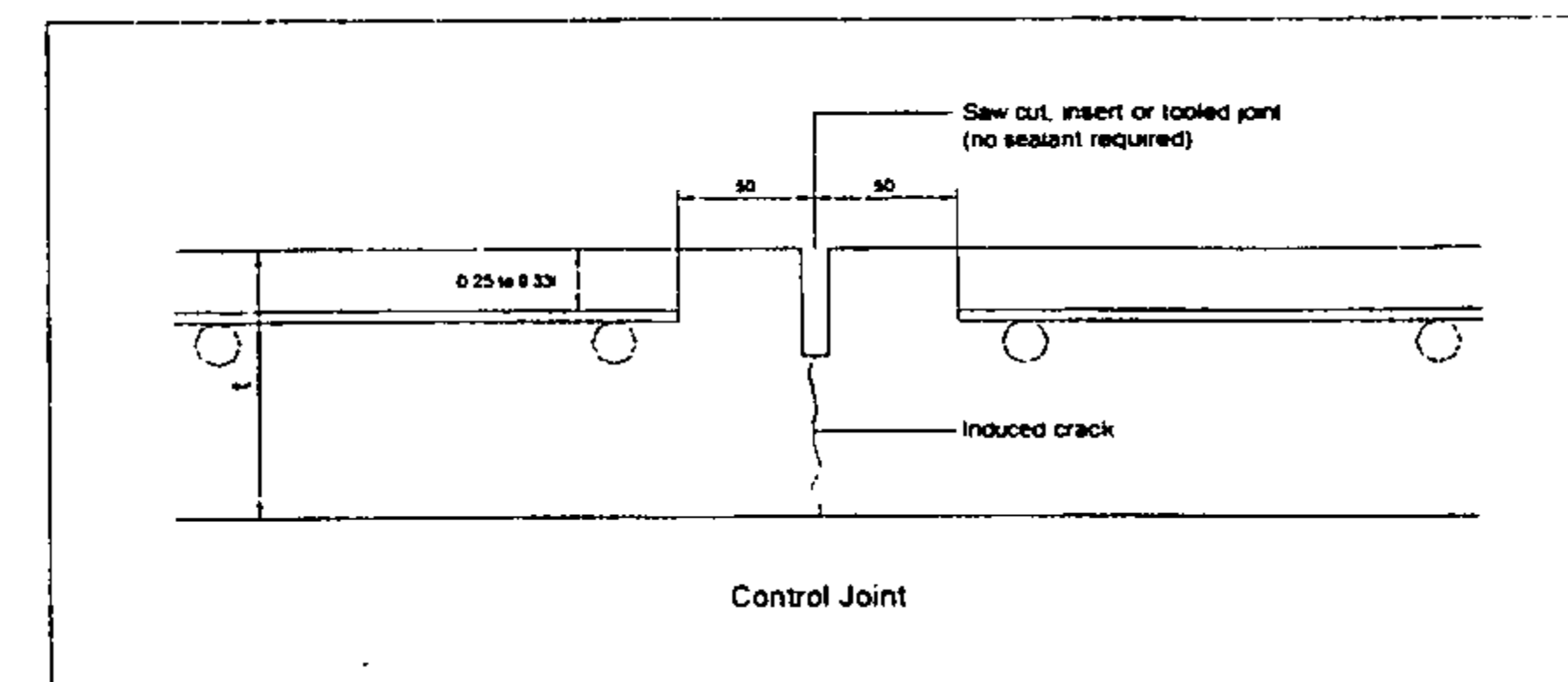
D16 Reinforcing rod continuous around perimeter with 600mm lap & 75mm cover.



50mm sand blinding over compacted hardfill (optional)

0.25 black polythene as slip layer & D.P.C. (optional)

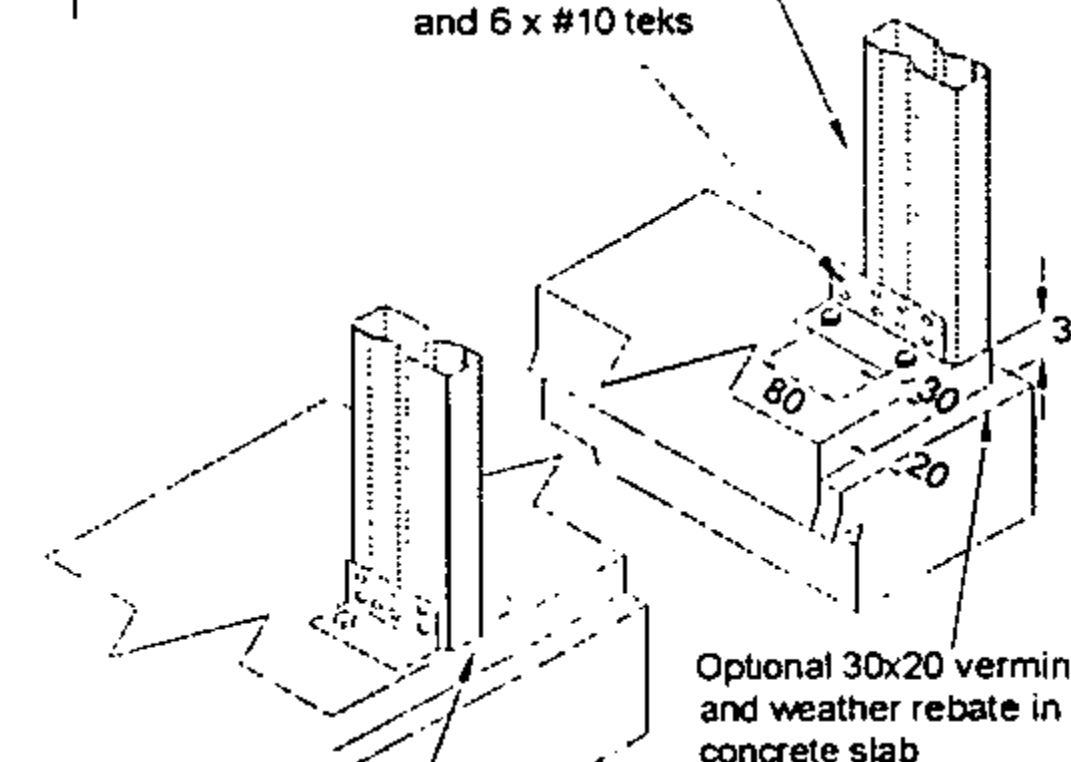
Note: In areas where soil bearing is less than 75kPa drill 200dia holes under each post down to ground with 75kPa bearing & fill with concrete. Where holes are over 0.75m deep increase diameter of holes to 300mm



Note - Door Rebates
Tilt Door Rebates to be 20mm deep x 70mm Wide.
(Tilt Doors sit in the rebate by 10mm)

External Portal Fixings

Gable Portals connected to slab with one 120x40x40 bracket on one side with two screwbolts per bracket and 6 x #10 teks



Centre Portals connected to slab with one 75x40x40 bracket on each side with one screwbolt per bracket and 4 x #10 teks each side.

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Phone +61 7 3264 8409

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P O BOX 11-013, CHRISTCHURCH
PH: (03) 349 1285 FAX: (03) 349 1286

Drawing Title:
FOUNDATION DETAILS

For: Mr. & Mrs. Richard & Sue Dyson
274 Lower Weld Road
RD 4
New Plymouth

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SLAB PLANS

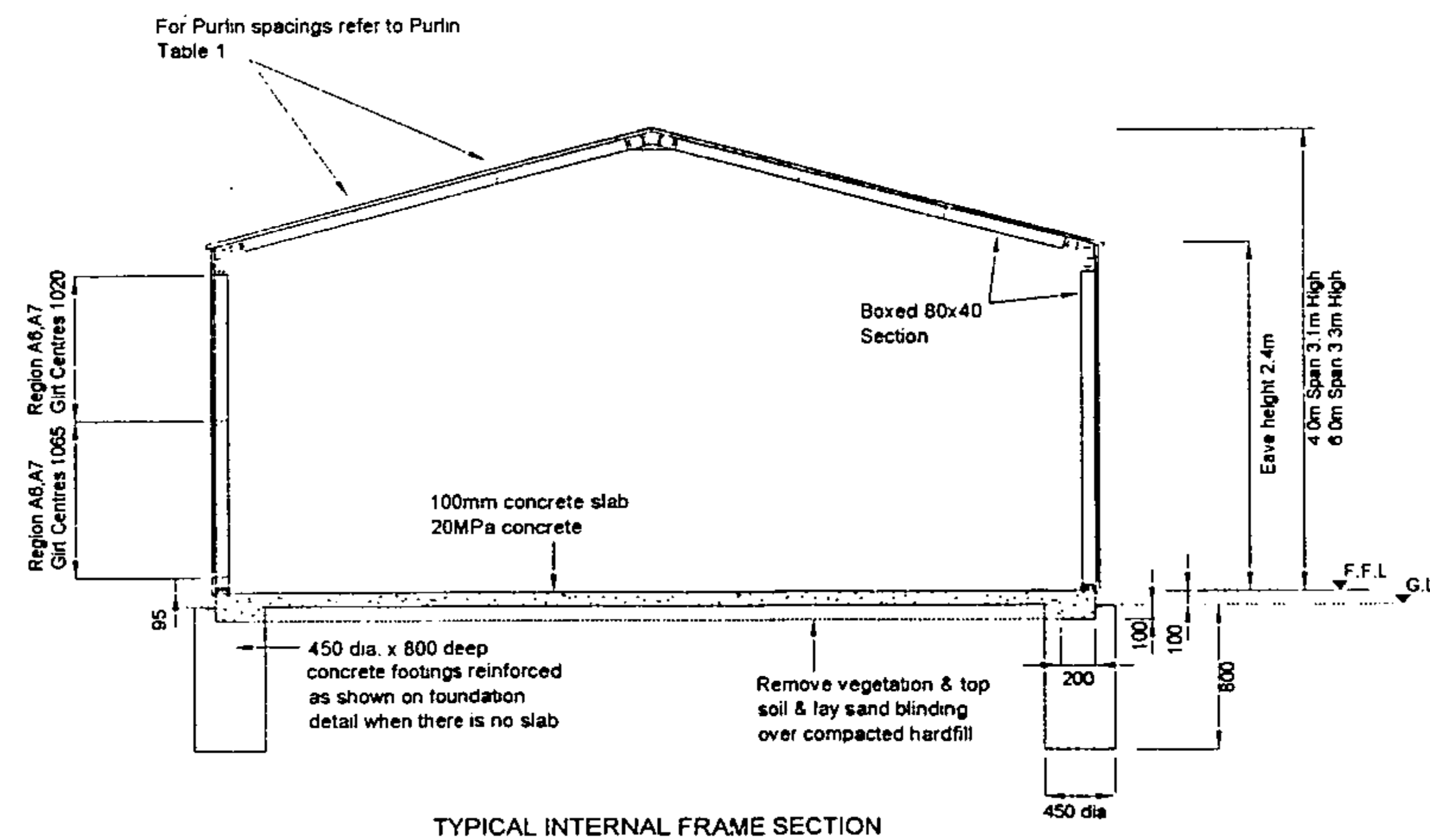
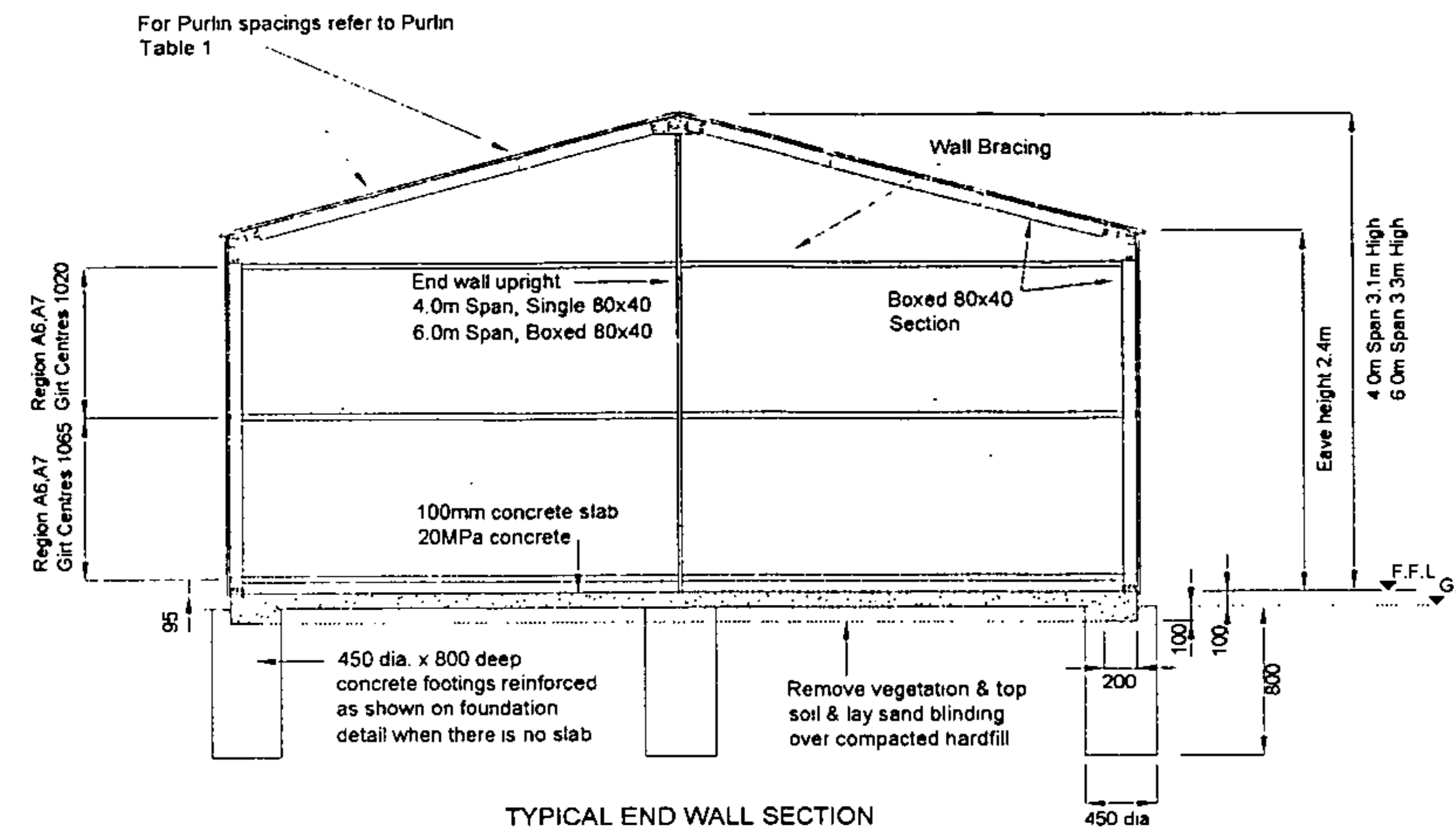
Notes:

- 1) 6m x 9m Concrete slabs to have construction joints keyed during placing or cut as shown by "Control joint" detail.
- 2) When an unplanned break in concrete placement occurs, use joint detail as shown by "Construction joint" drawing.
- 3) Optional vermin proofing rebates will be added to these slab sizes.

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Apex Height (mm): 3300
Wall Height (mm): 2400



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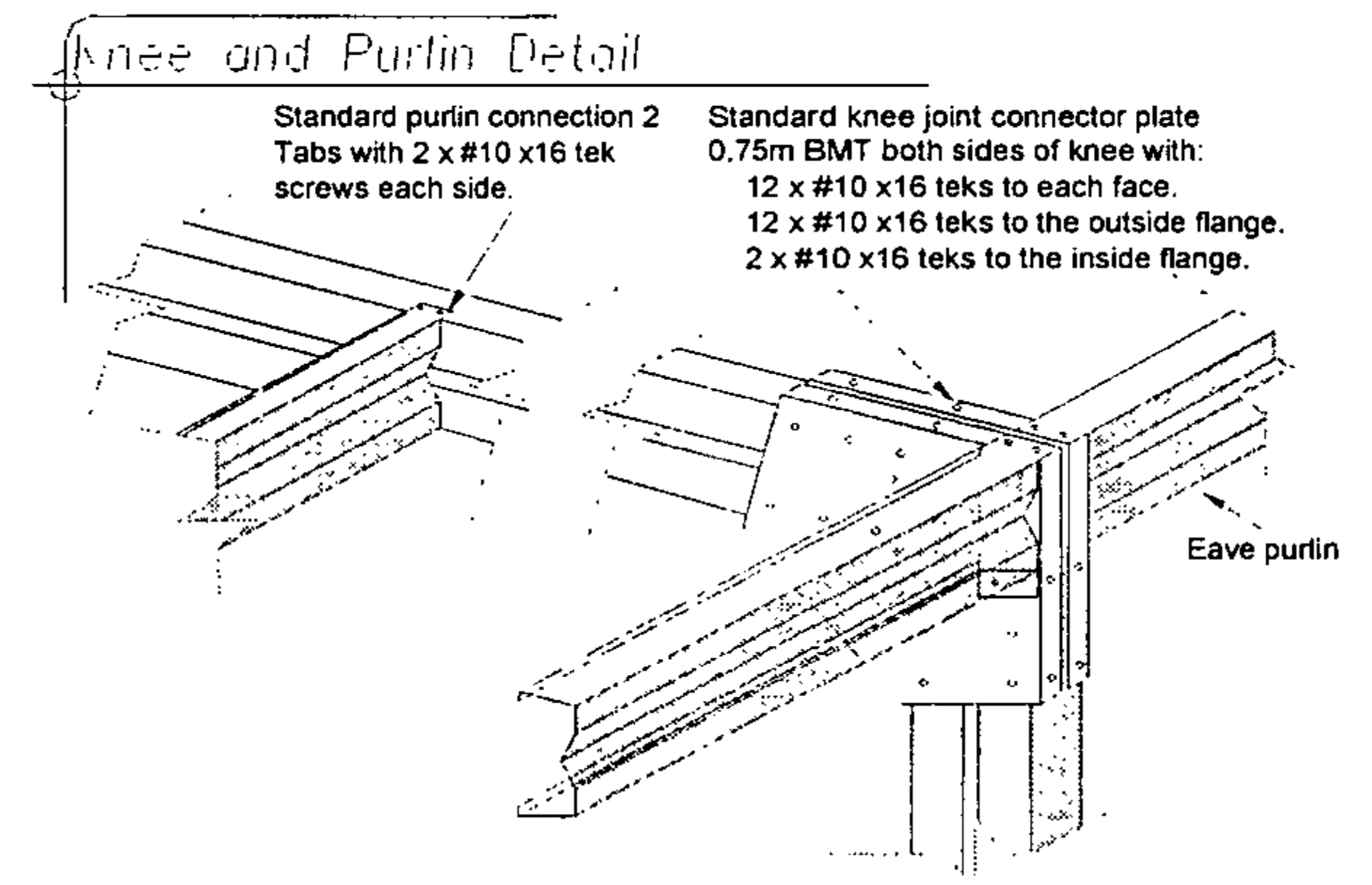
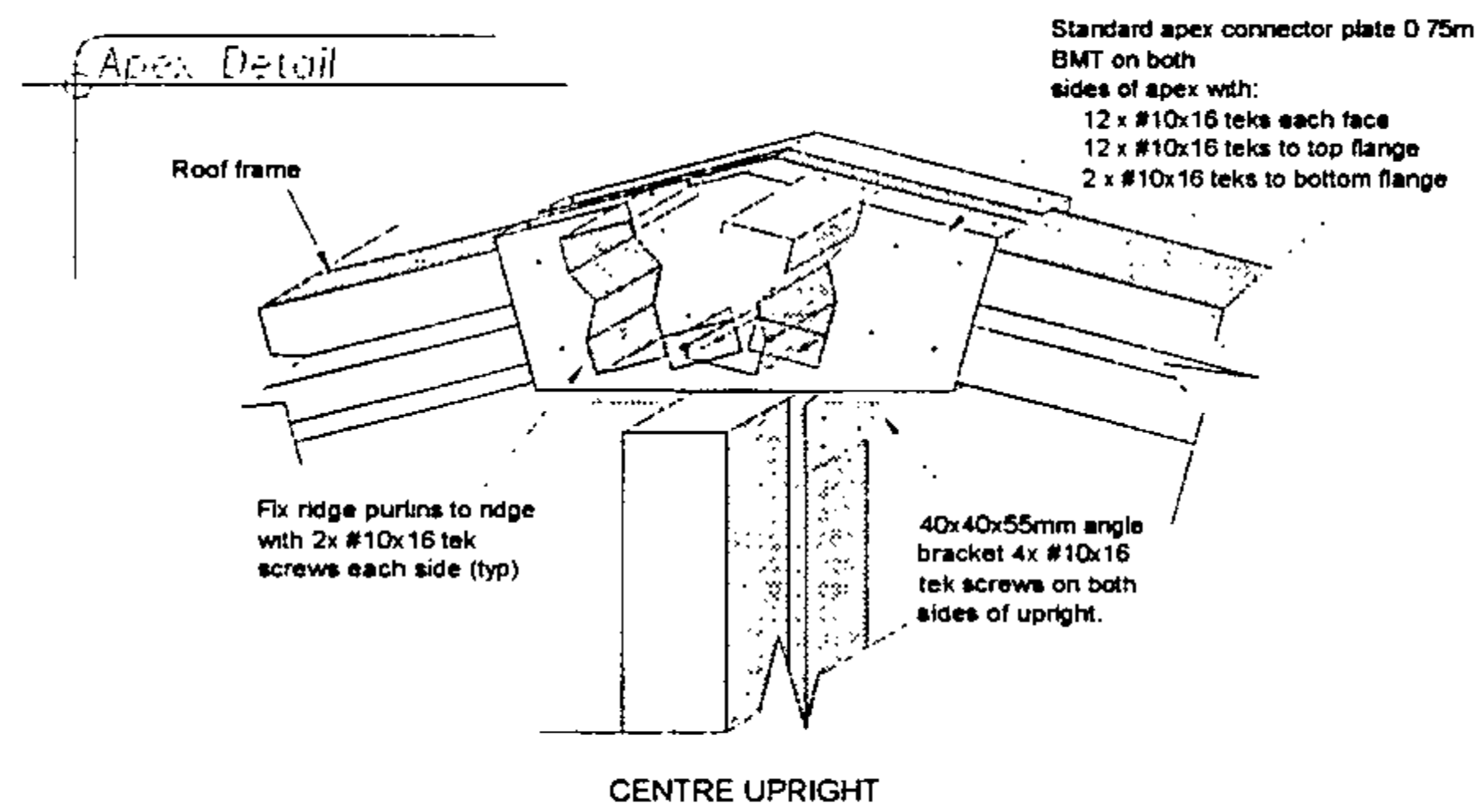
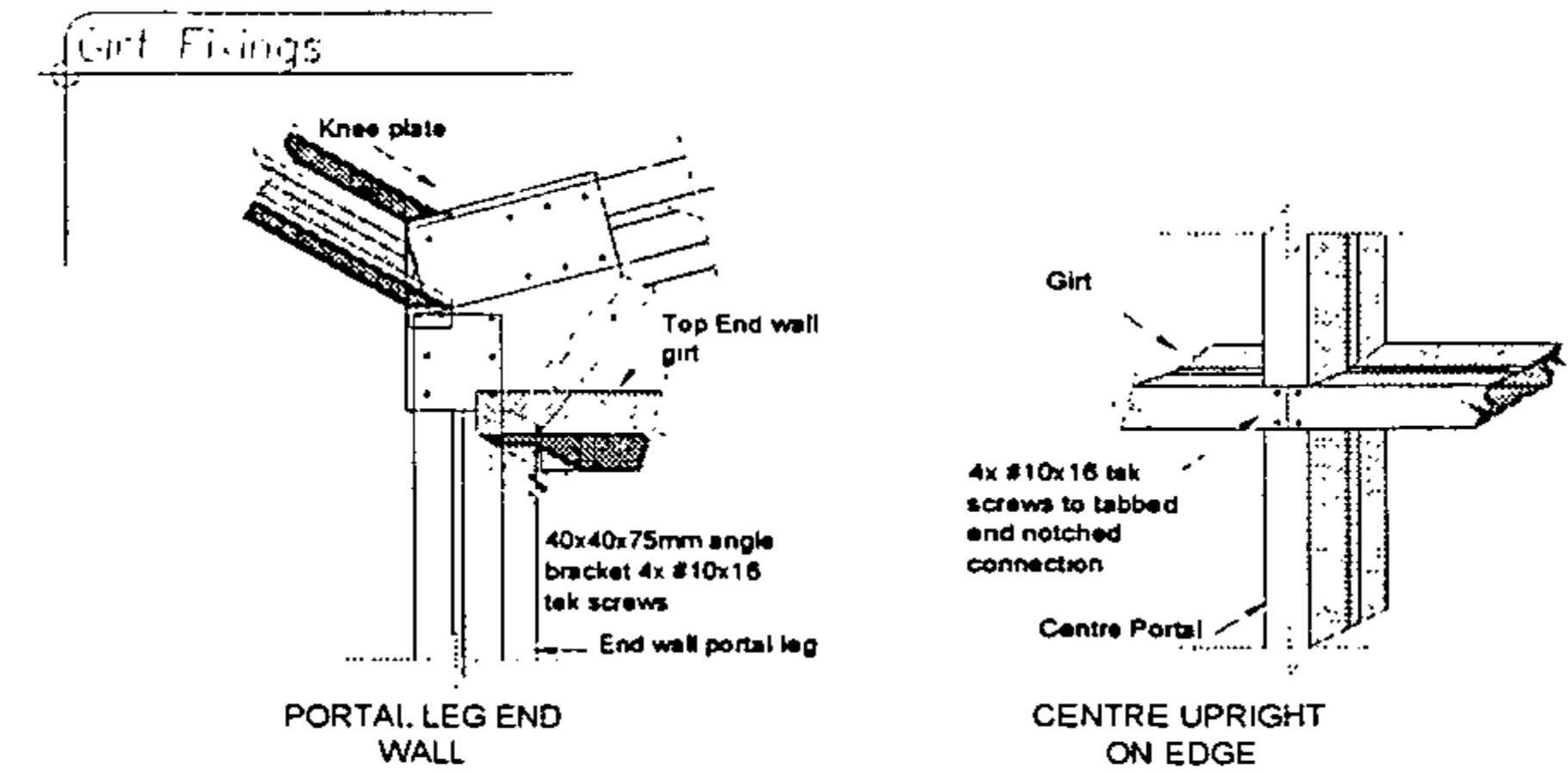
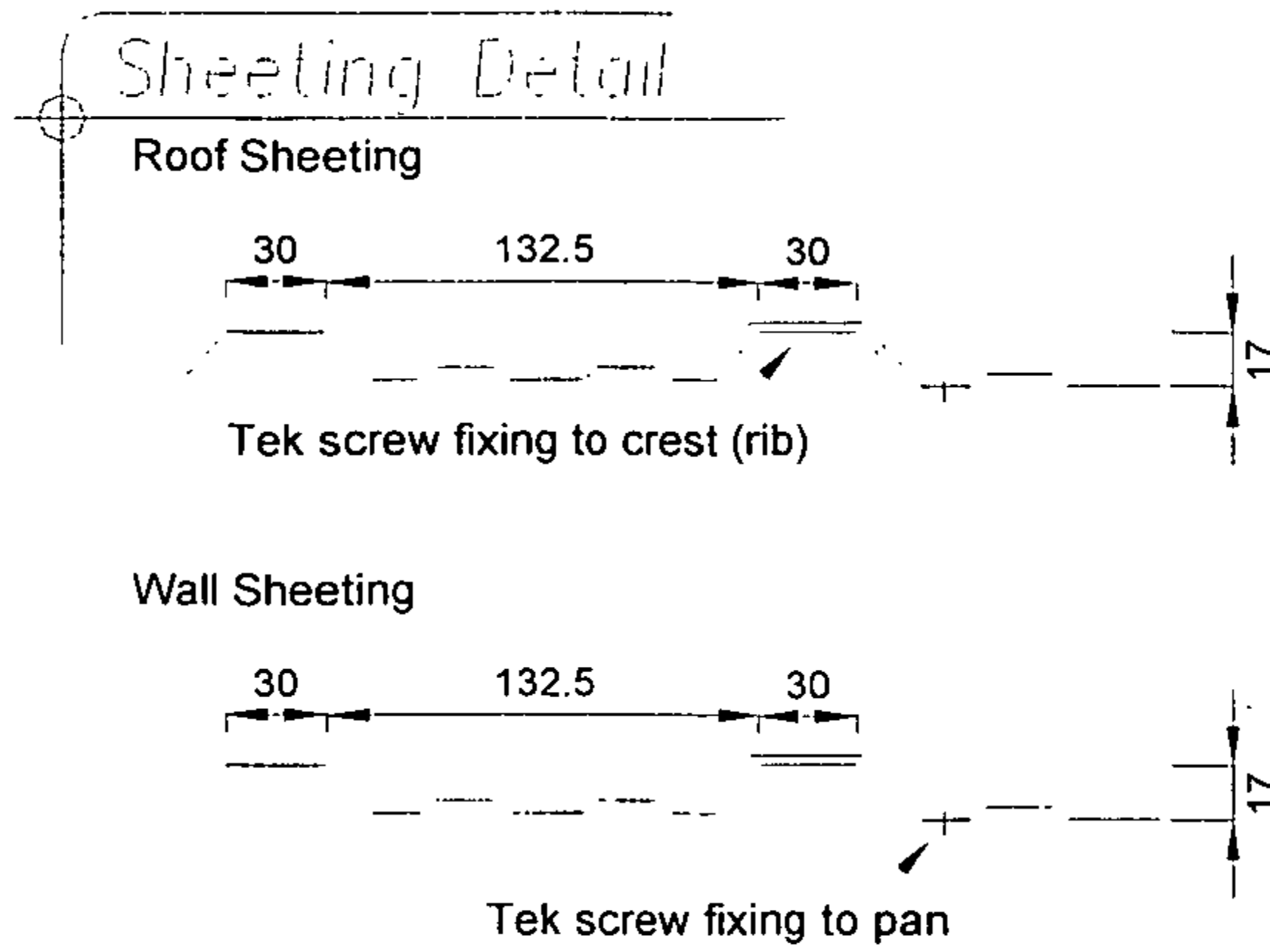
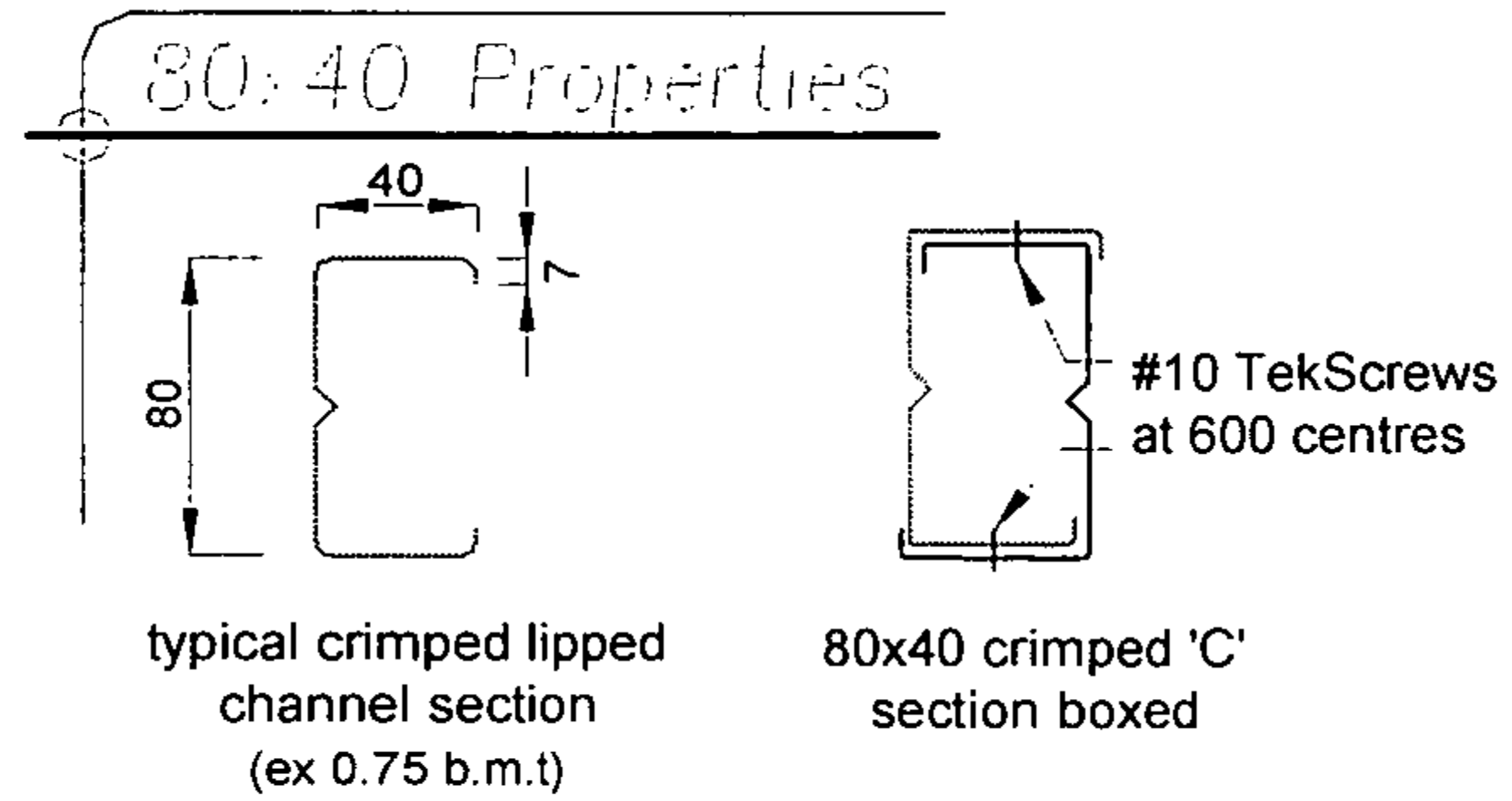
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Drawing Title:

SECTION - END WALL

For: Mr. & Mrs. Richard & Sue Dyson
274 Lower Weld Road
RD 4
New Plymouth

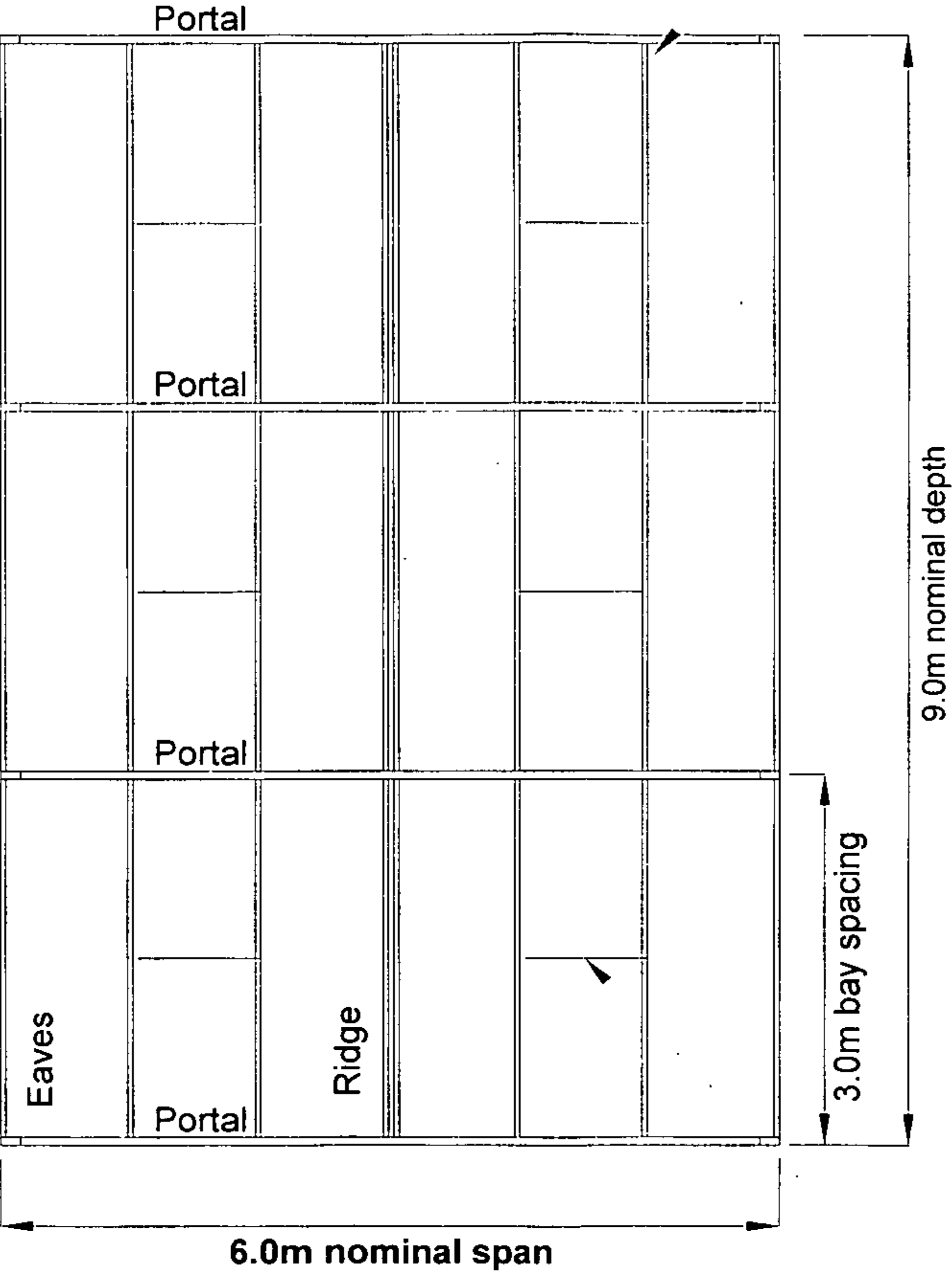
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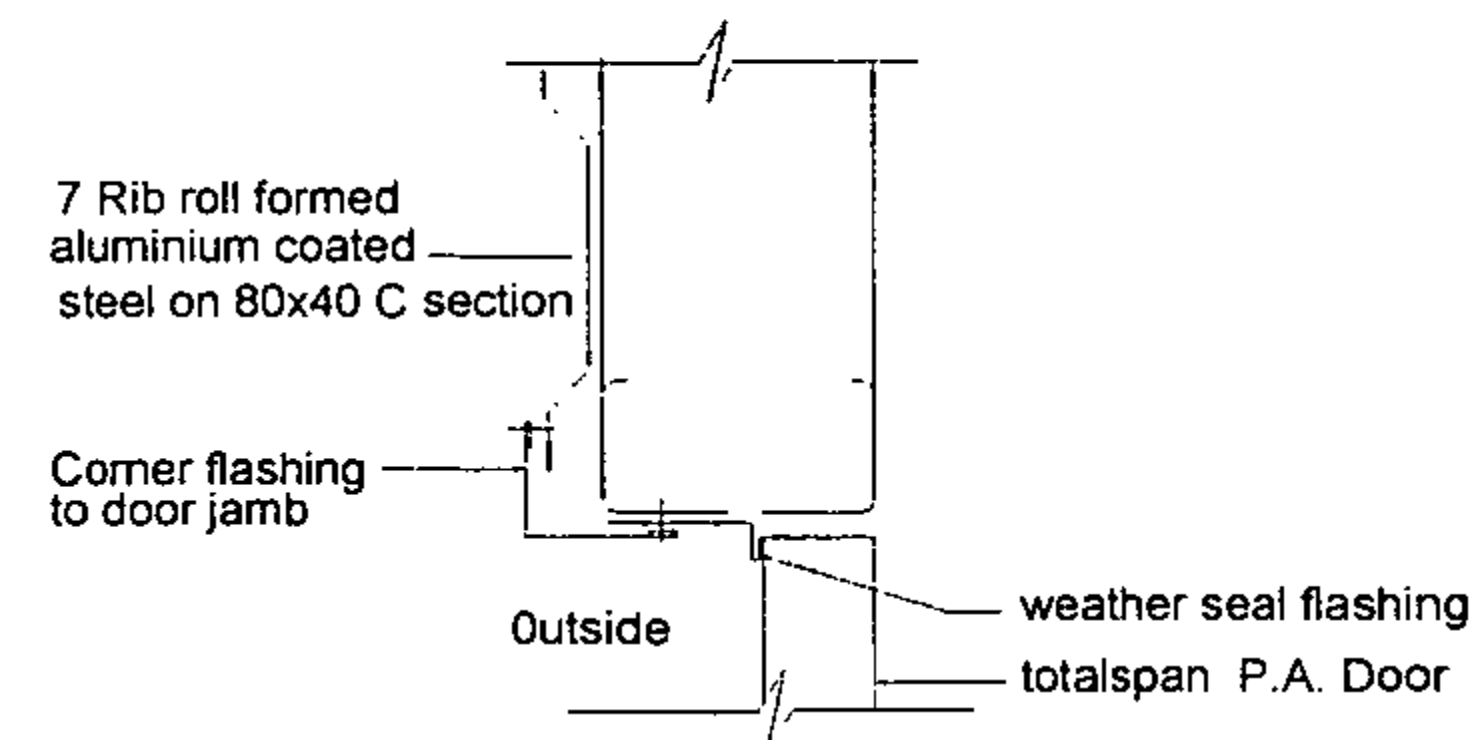
Purlins @ 992mm centres



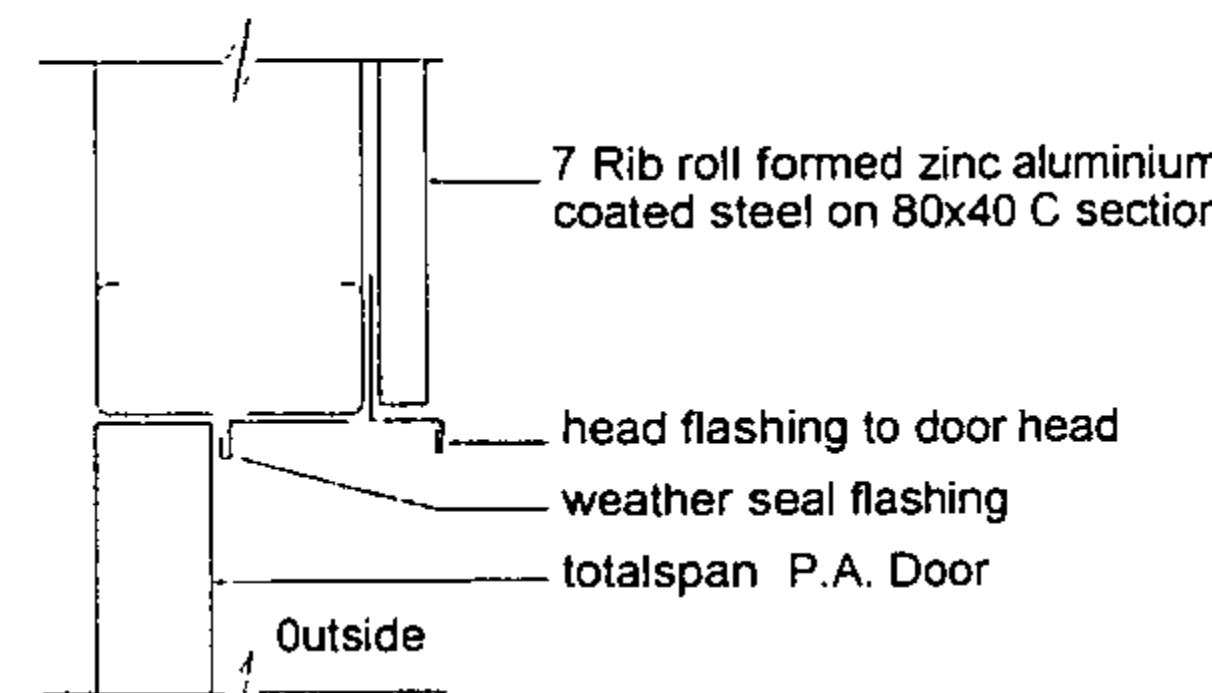
Denotes Bridging

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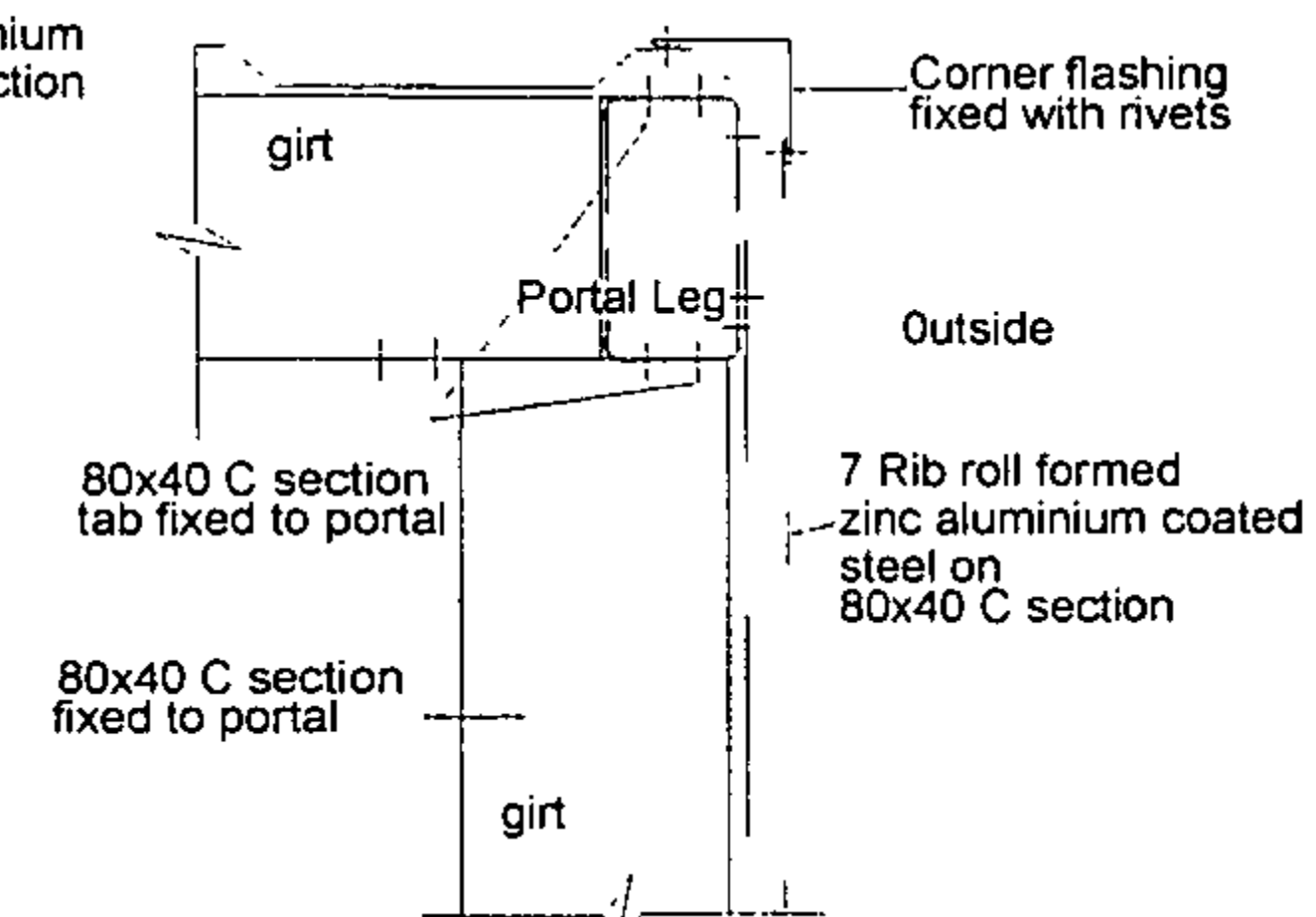
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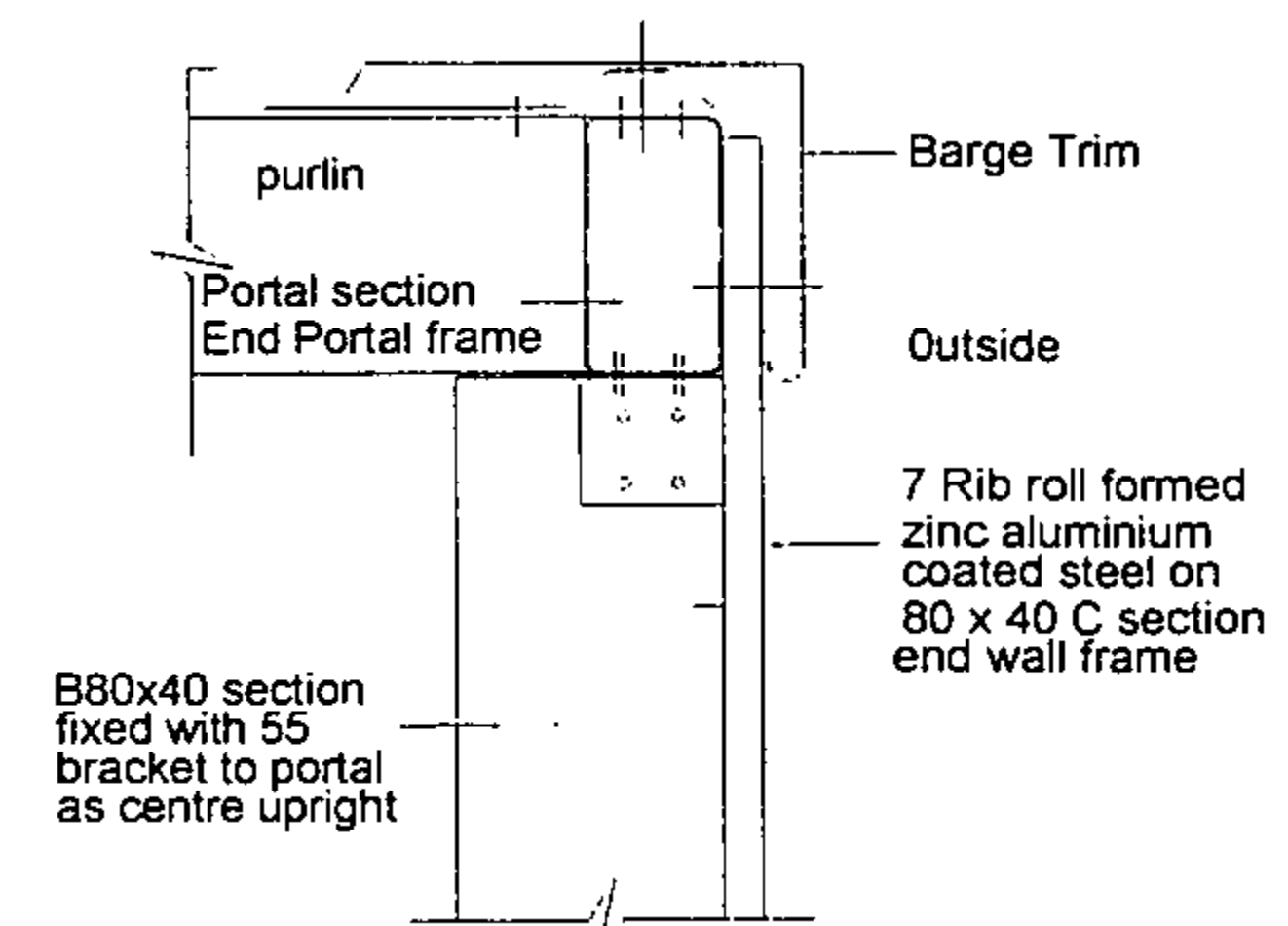
P.A. Door Jamb Detail



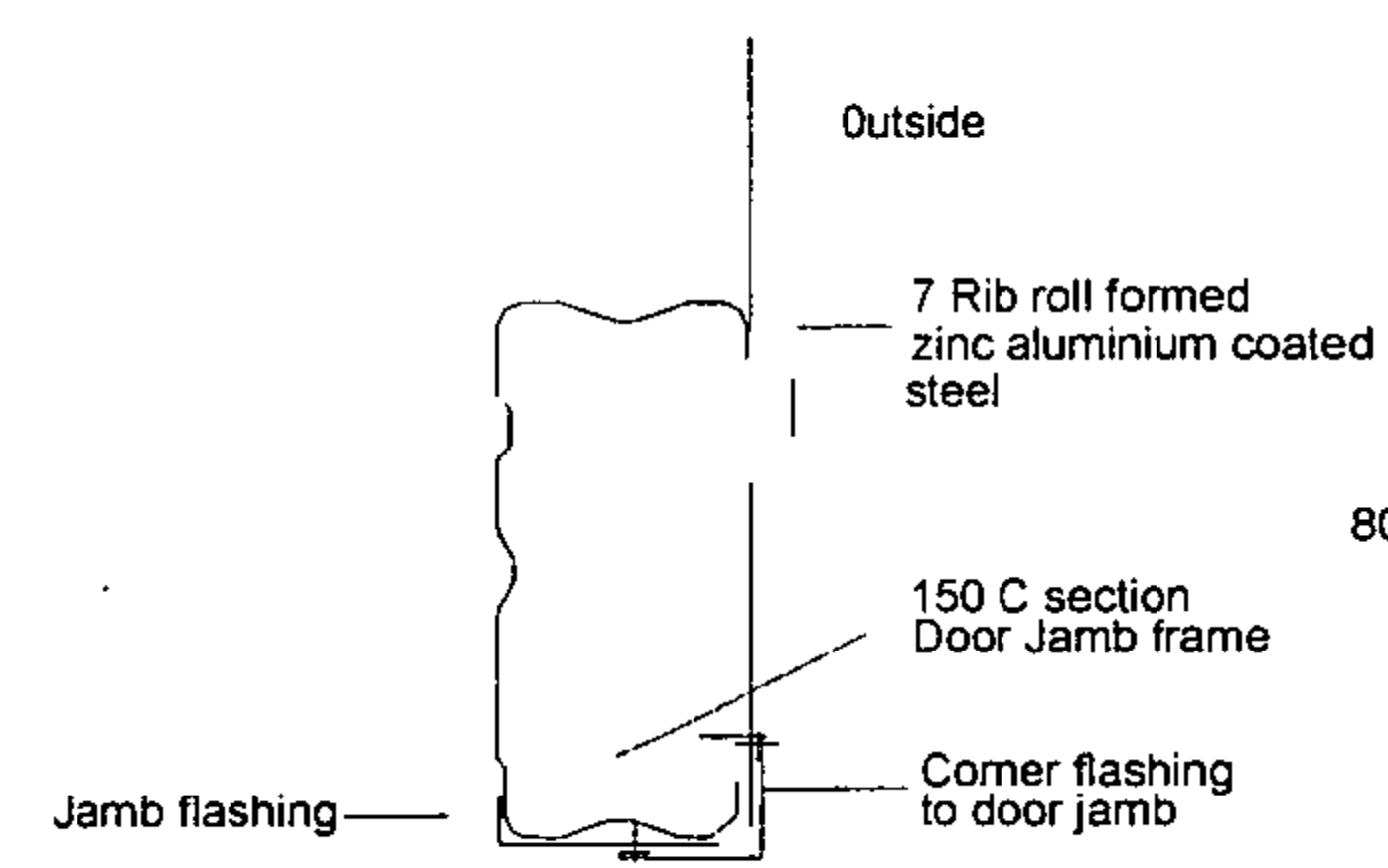
P.A. Door head Detail



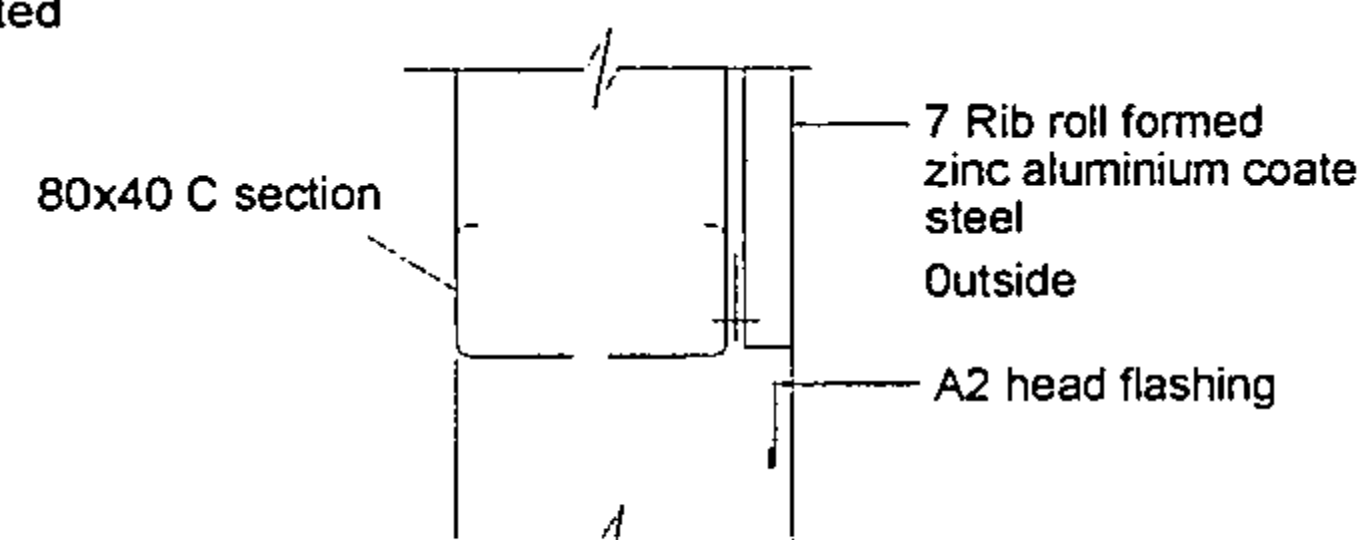
External corner



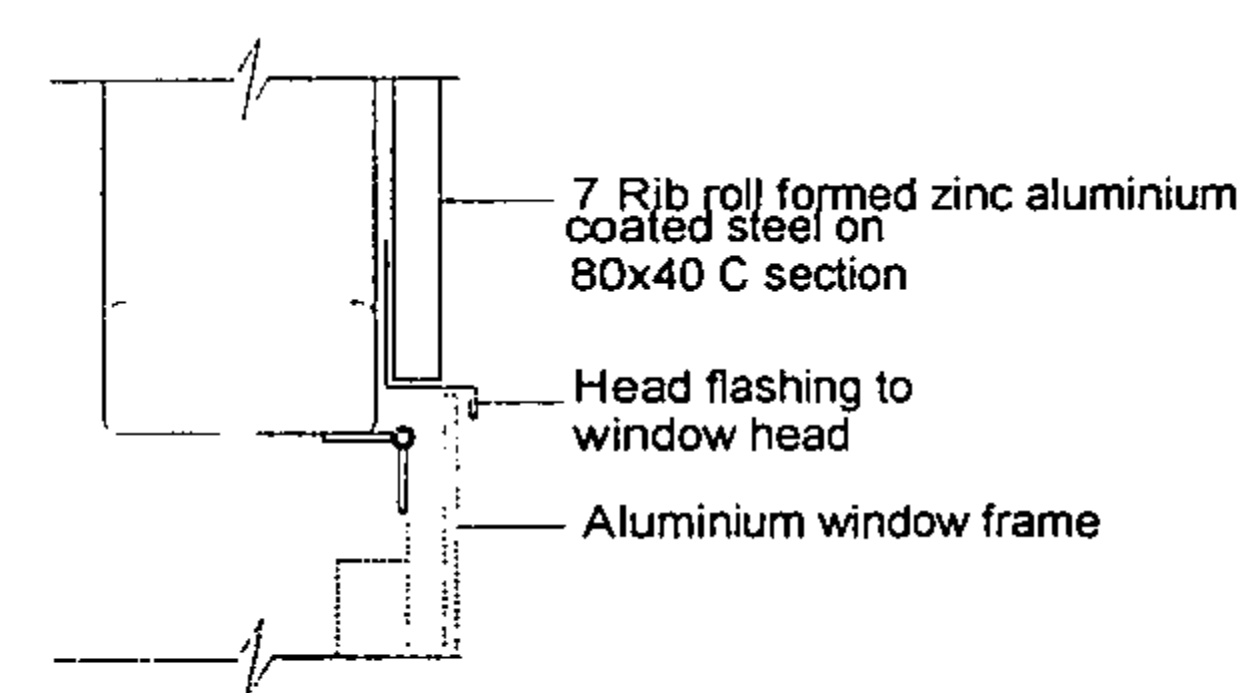
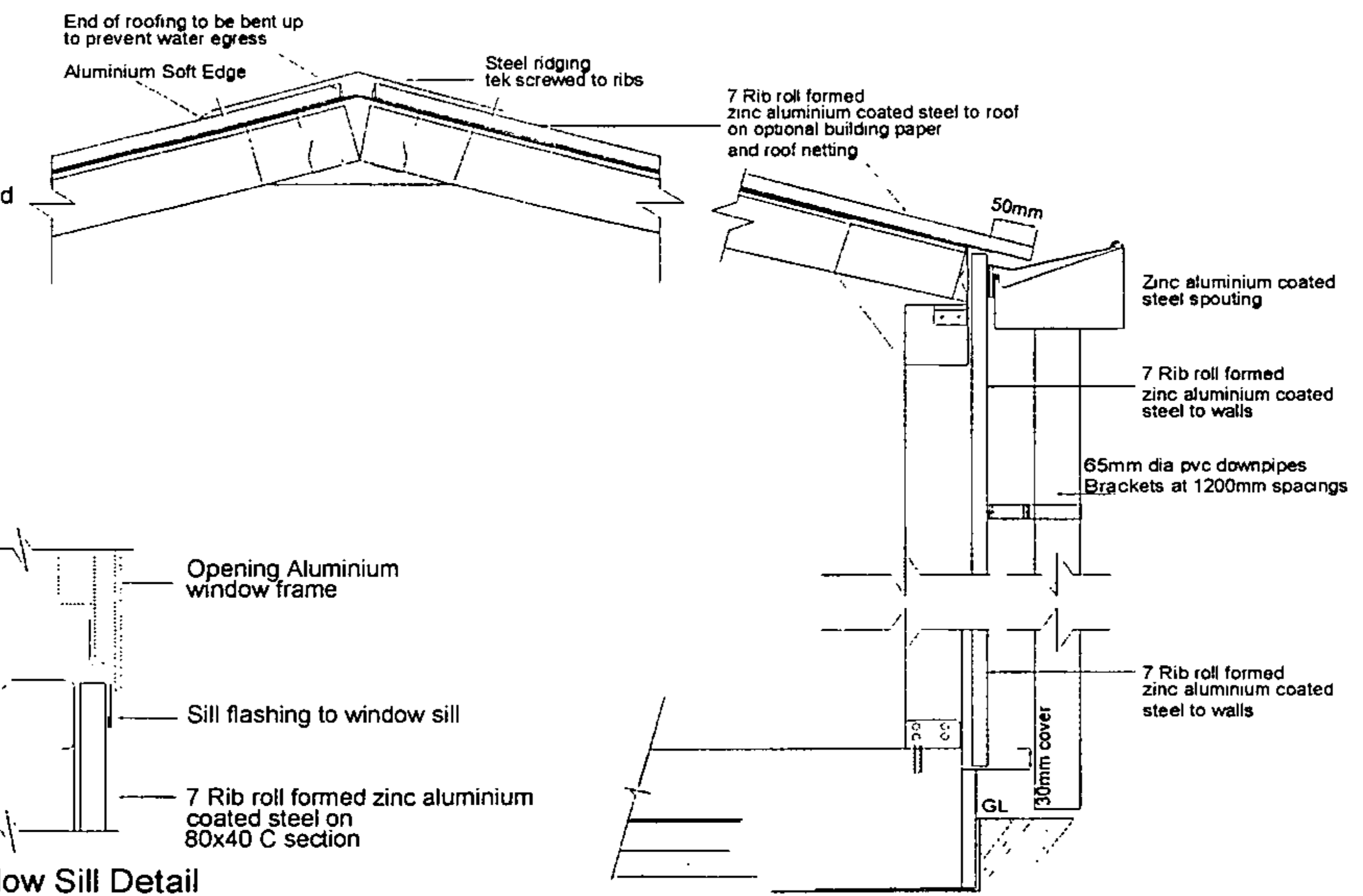
Barge Detail



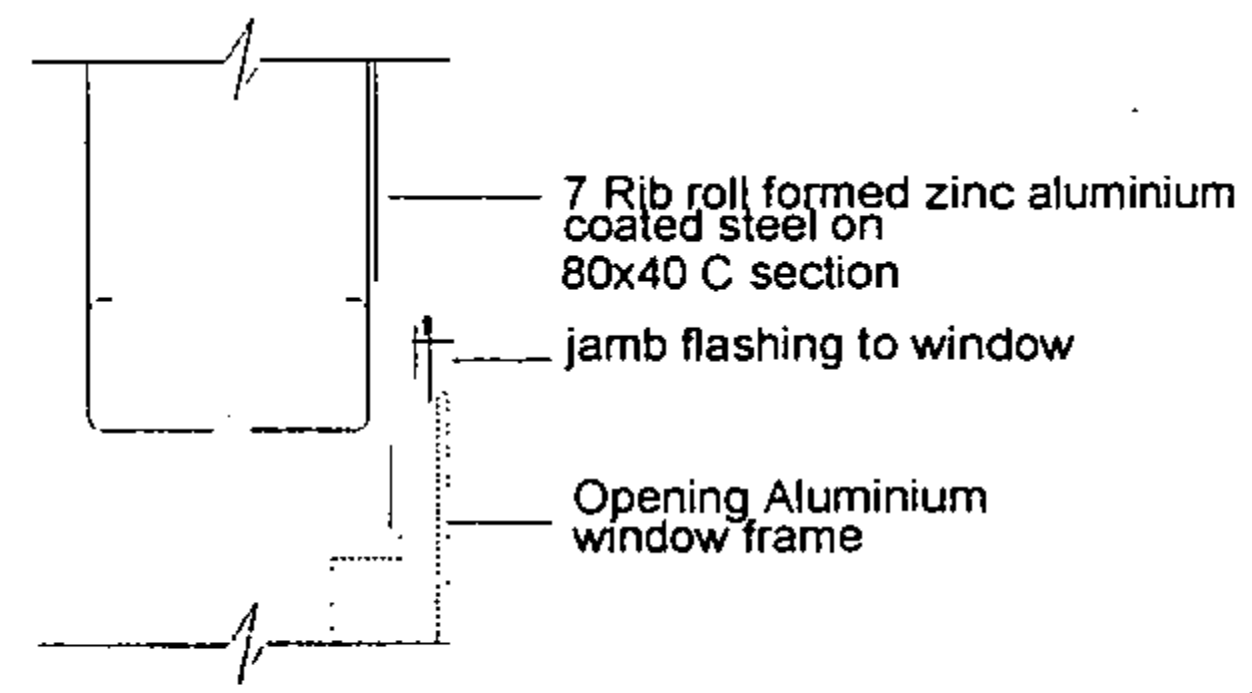
Tilt Door Jamb Detail



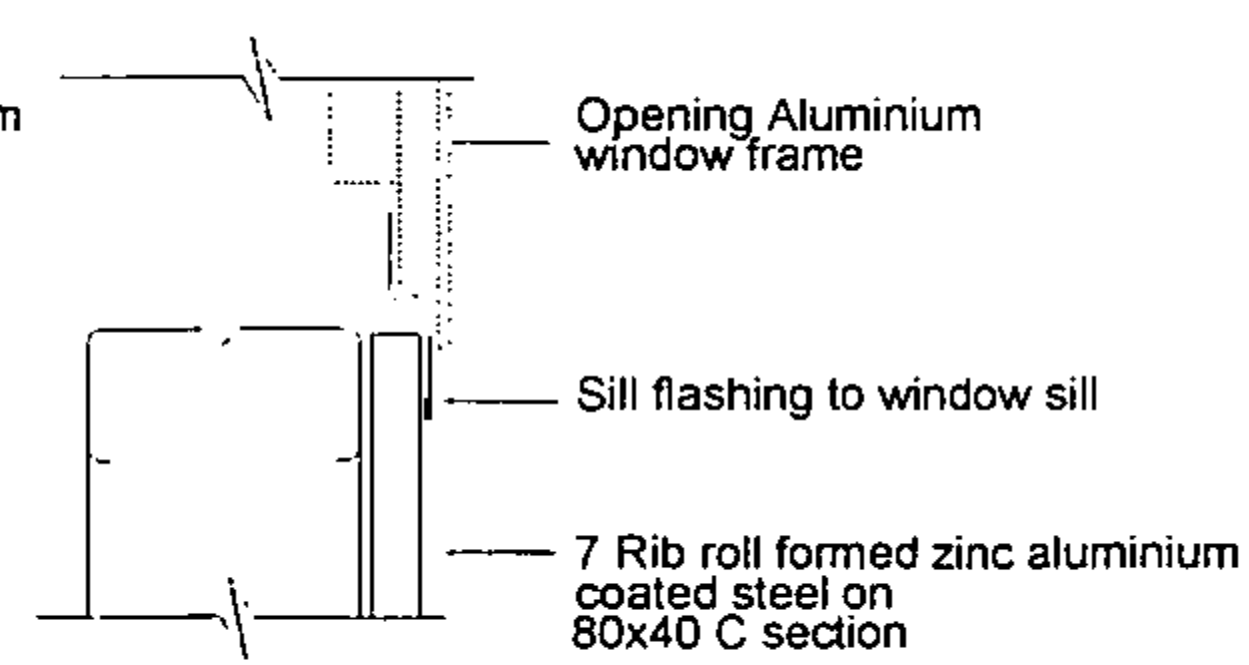
Tilt Door head Detail



Window head Detail



Window Jamb Detail



Window Sill Detail

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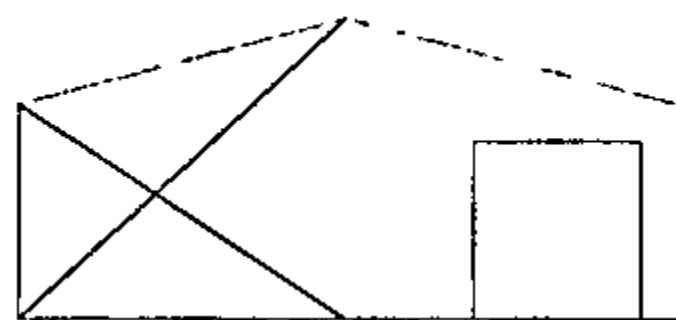
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DIMENSIONS IN mm UNLESS STATED. THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS.

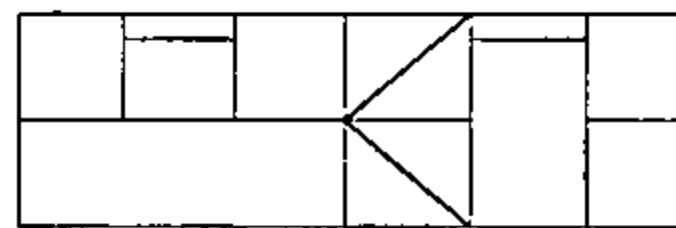
BRACING NOTES:
Braced wall panels can
be relocated as required to
accomodate PA door and
Window openings.
eg.



Rear wall with out PA door
or window.



Rear wall with PA door or
window.



Side Walls - To
accommodate PA Door and
/ or window openings, X
bracing can be substituted
by K bracing. The width of
K bracing shall be minimum
of 900mm

All strip bracing shall be
27mm x 0.6mm G550 with
a tensioner each run, fix
each end with 3 x #10 x 16
teks.

	S45 Front Entry	S45 Front Entry 4.5m Door	S45 Side Entry	S45 Side Entry
4m x 6m				
6m x 6m				
6m x 7m				
6m x 9m				

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Albany Creek, QLD
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Drawing Title:
BRACING - WALLS AND ROOF

For: Mr. & Mrs. Richard & Sue Dyson
274 Lower Weld Road
RD 4
New Plymouth

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NZ WIND CLASSIFICATION SYSTEM

AS/NZS 1170.2:2002

Region	Terrain category	T1			T2			T3			T4 (Lee only)		
		FS	PS	NS	FS	PS	NS	FS	PS	NS	FS	PS	NS
A	TC 3												
	TC 2.5		LW - HW			LW - HW			LW - HW		LW - HW		
	TC 2									NA		NA	
	TC1						NA						
W	TC 3												
	TC 2.5		LW - HW		LW - HW			LW - HW	NA			NA	
	TC 2					NA							
	TC1												

Notes:

1. The classification system is based on AS/NZS 1170.2:2002 and AS 4055-2006 "Wind loads for housing" adopted to NZ wind regions (A6, A7 & W).
2. T1, T2, T4 denotes topographic class and refers to used topographic multiplier Mt. The relations between T and Mt are as follows:

T1

Mt = 1.0 to 1.16

T2

Mt >= 1.16 to 1.25

T3

Mt >= 1.25 to 1.36

T4

Mt >= 1.36 to 1.47

3. FS, PS, NS denotes following shielding multipliers Ms:

FS (full shielding)

Ms = 0.85

PS (partial shielding)

Ms = 0.95

NS (no shielding)

Ms = 1.0

NZ Design wind speed:

Australian equivalent classification:

S35 -Low wind (LW)

LW

Vu = < 35 m/s

S40 - Medium wind (MW)

MW

Vu = 35 to 40 m/s

S45 - High wind (HW)

HW

Vu = 40 - 45 m/s

S50 -Very high wind (VHW)

VHW

Vu = 45 - 50 m/s

NA

Vu > 50 m/s

N1 (34 m/s)

N2 (40 m/s)

(N2+N3)/2 (45 m/s)

N3 (50 m/s)

Vermont Consultants structural consulting engineers 7 Downey Ct Albany Creek, QLD Phone +61 7 3264 6409	I certify that buildings erected in accordance with these drawings will comply with the New Zealand Building Code. Stan Theodore Olech MengSc, MIEAust (since 1980) CPEng NPER-3 351935	smartssteel A Division of VERSATILE BUILDINGS LTD 112 WATERLOO ROAD, HORNBY P.O. BOX 11-013, CHRISTCHURCH PH: (03) 349 1285 FAX: (03) 349 1286	Drawing Title: WIND LOAD DETAILS	For: Mr. & Mrs Richard & Sue Dyson 274 Lower Weld Road RD 4 New Plymouth -
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NPDC Approved

17 APR 2008

SmartSteel Specifications

Prepared By: Greg or Jim, Taranaki, 06 7514154

Proposed For: Mr. & Mrs. Richard & Sue Dyson

Site Address: 274 Lower Weld Road

Reference: naki-1475

Date Drawn:	30/01/2008
Length:	8825
Width:	5900
Area:	52.068m ²
Stud Height:	2400
Wind Rating:	High
Bay Size:	3000
Cladding:	7 Rib Cladding Colour: TBC
Foundation:	Concrete Slab

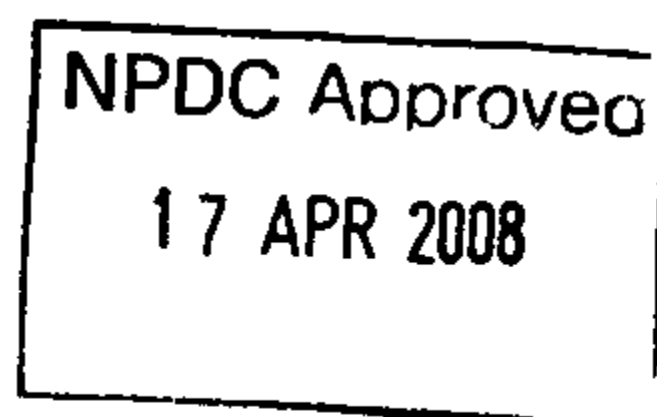
Notes:

The design has been checked in accordance with B1/VM1, B1/VM4, NZS 4203, NZS 3101 and AS/NZS 4600 of the approved documents issued by the Building Industry Authority and the work is described on drawings prepared by Vermont Consultants, Civil & Structural Consulting Engineers.

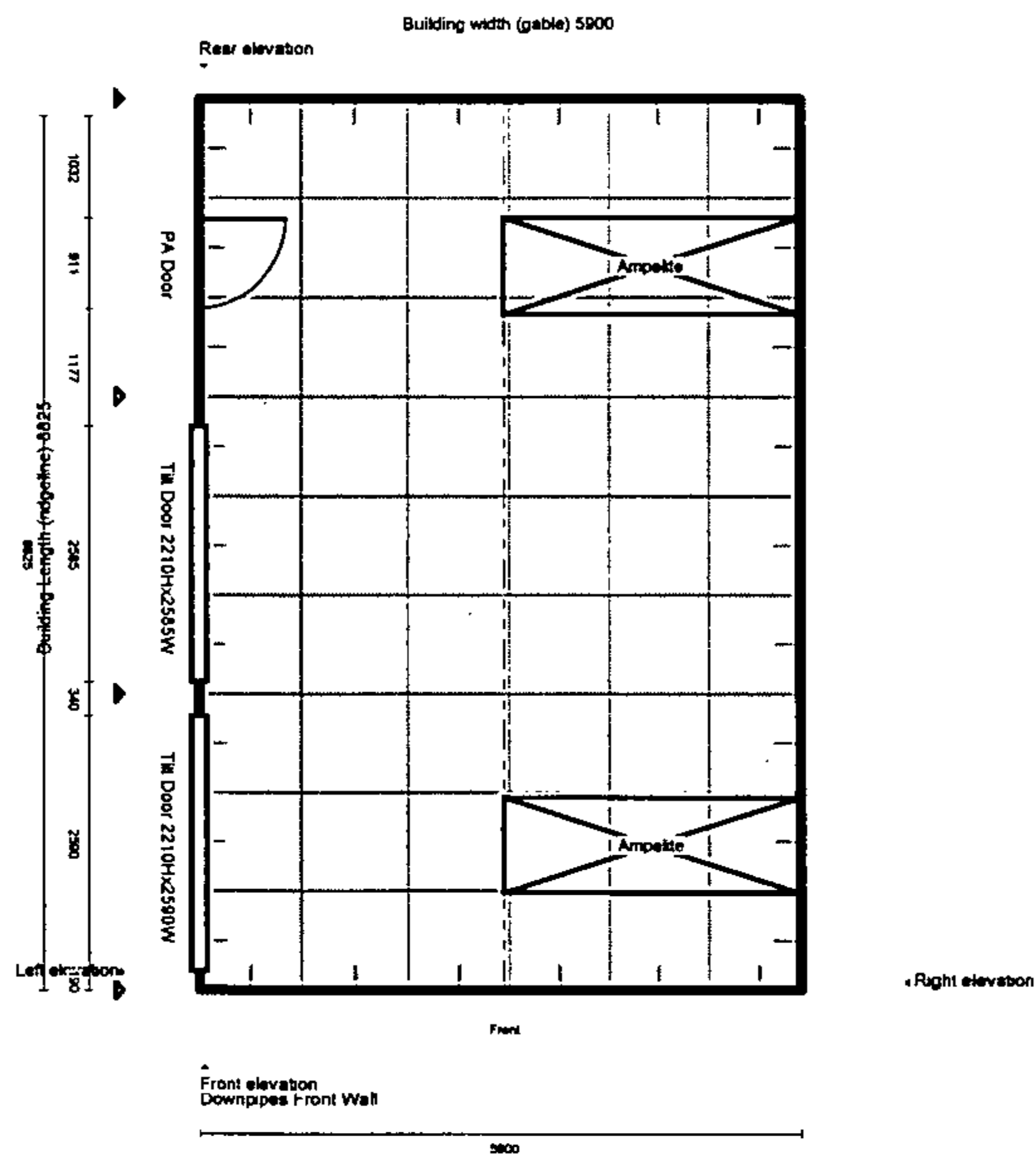
Durability requirements for wall cladding detailed in Producer Statement-Durability.

This specification is to be read in conjunction with the attached SmartSteel Specification drawings and Producer Statement by Vermont Consultants, Civil & Structural Consulting Engineers.

Construction to comply with NZS 4203, NZS 3101 and AS/NZS 4600 and the New Zealand Building Code.



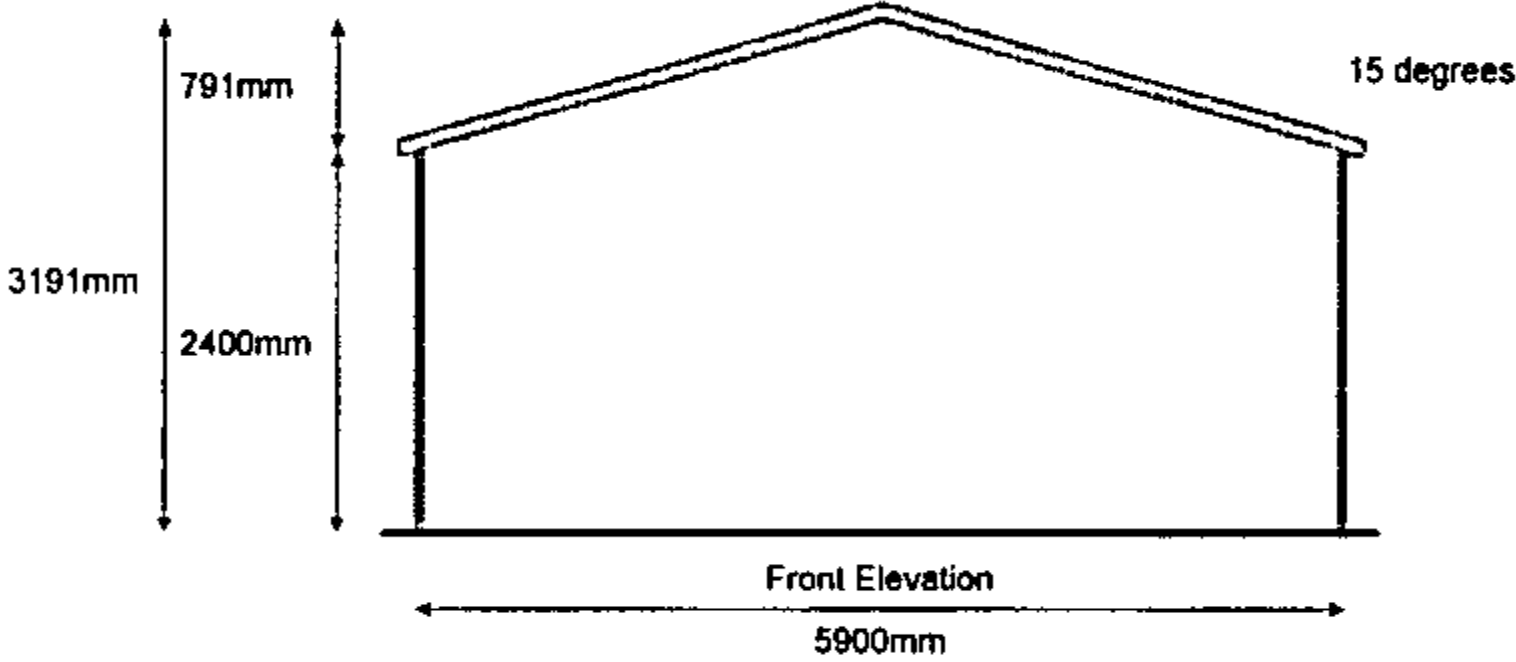
SmartSteel Floor Plan
Prepared By: Greg or Jim, Taranaki, 06 7514154
Proposed For: Mr. & Mrs. Richard & Sue Dyson
Site Address: 274 Lower Weld Road
Reference: naki-1475



NPDC App.
17 APR 2008

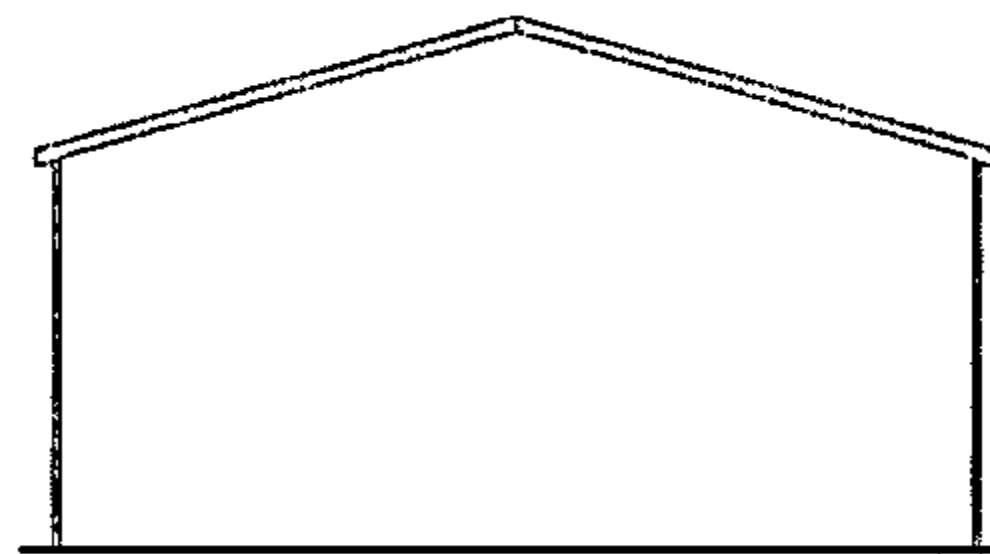
SmartSteel Elevations
Prepared By: Greg or Jim, Taranaki, 06 7514154
Proposed For: Mr. & Mrs. Richard & Sue Dyson
Site Address: 274 Lower Weld Road
Reference: naki-1475

NPDC Approved
17 APR 2008



SmartSteel Elevations
Prepared By: Greg or Jim, Taranaki, 06 7514154
Proposed For: Mr. & Mrs. Richard & Sue Dyson
Site Address: 274 Lower Weld Road
Reference: naki-1475

NPDC Approved
17 APR 2008



Rear Elevation

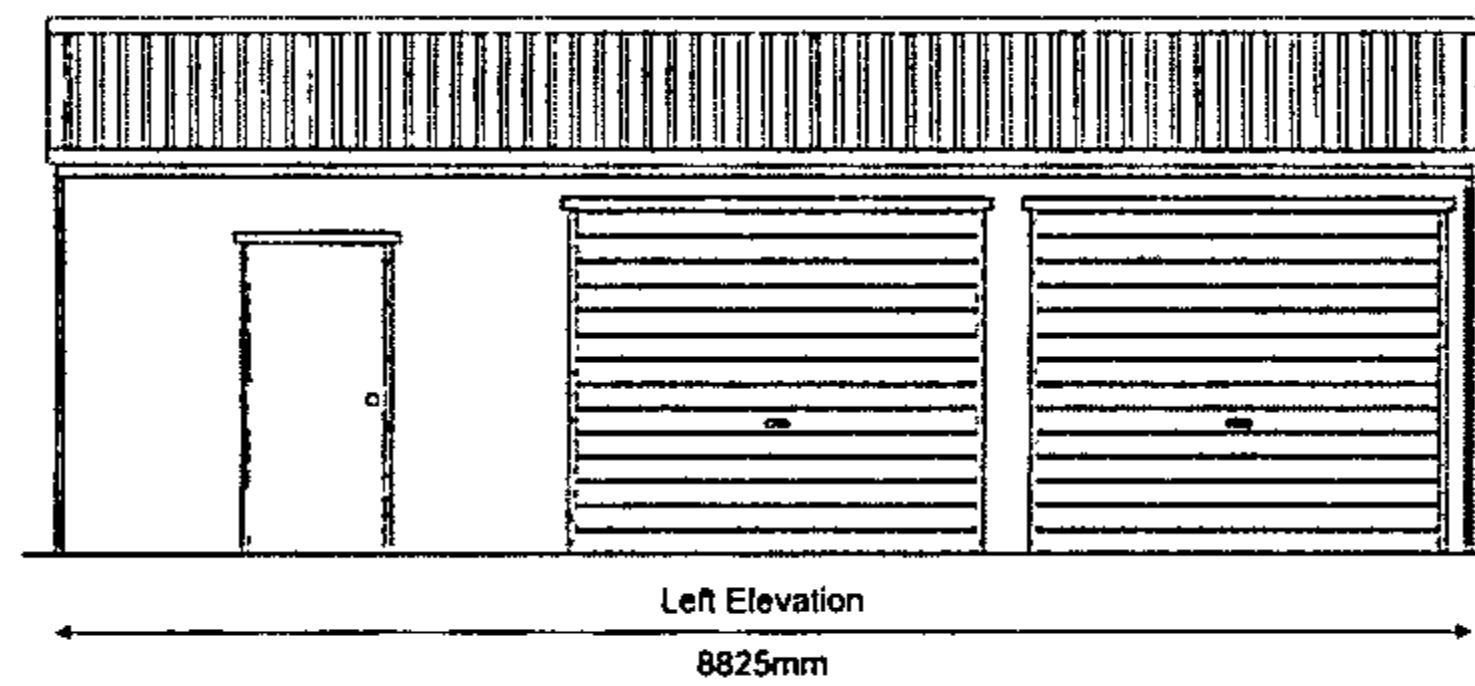
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SmartSteel Elevations
Prepared By: Greg or Jim, Taranaki, 06 7514154
Proposed For: Mr. & Mrs. Richard & Sue Dyson
Site Address: 274 Lower Weld Road
Reference: naki-1475

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17 APR 2004



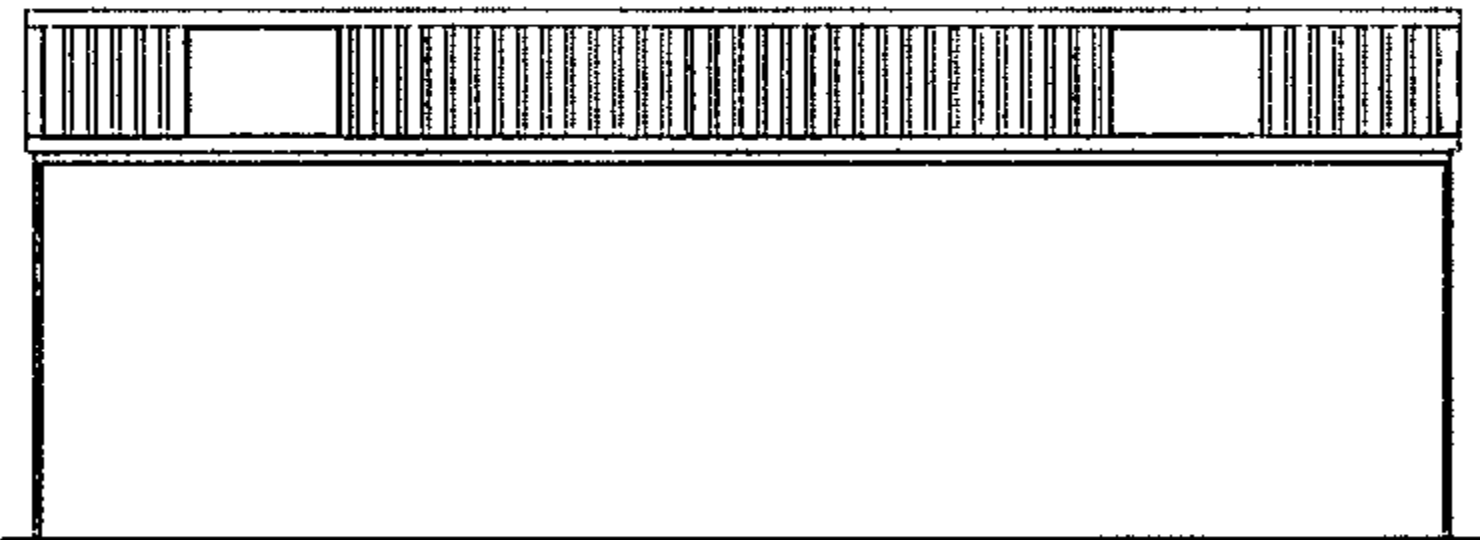
Scale 1:100

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Right Elevation