

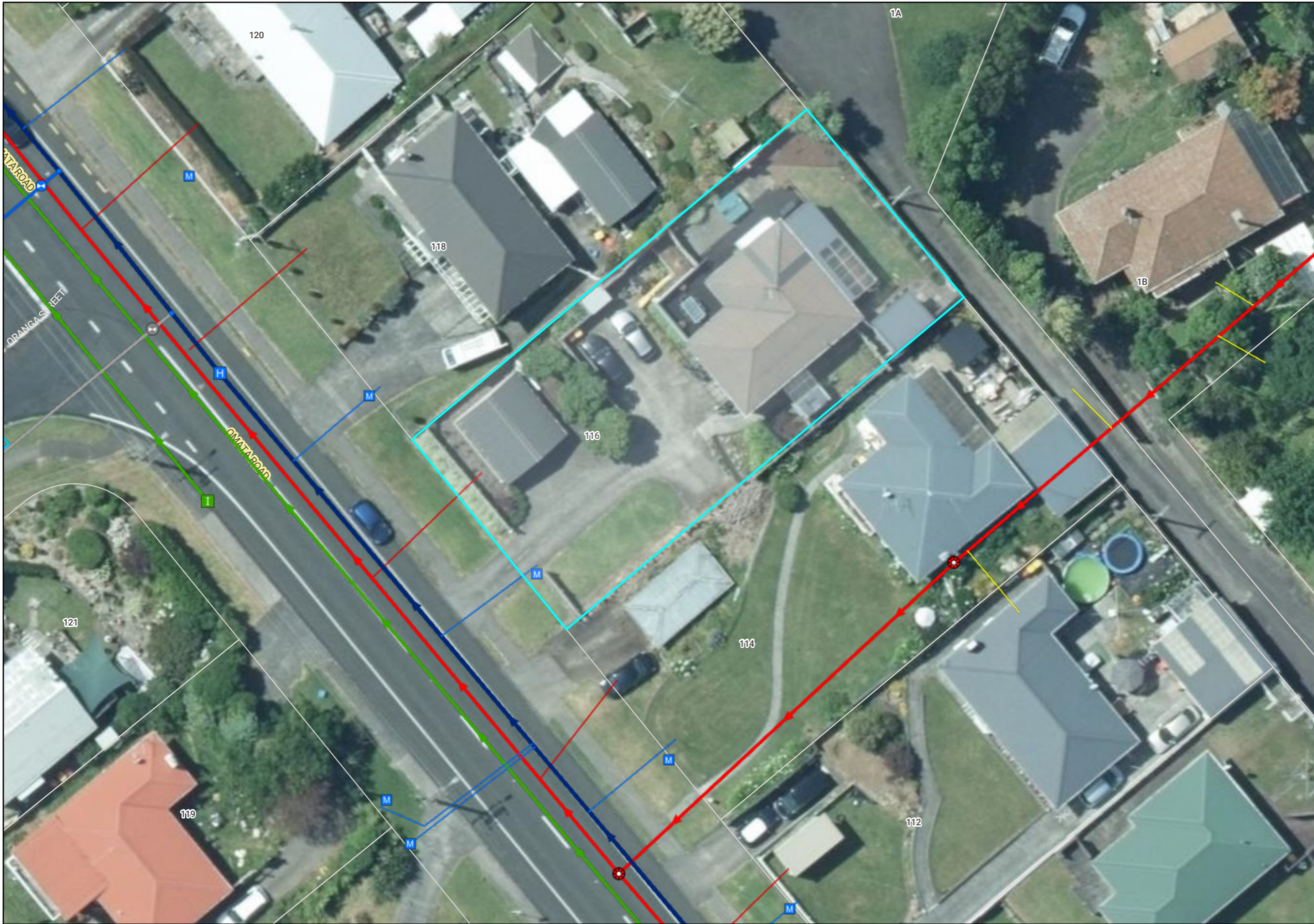
move.

# council records

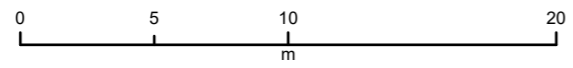
**116 omata road  
marfell**

## Statement of Passing Over:

This information has been supplied by the vendor or the vendor's agents and move (powered by ownly Ltd licensed REAA 208) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. Where you have been supplied with a Council Property File or a LIM Report, please note there may be matters relating to pre-1992 consents or permits in this file which may need further investigation in order to determine their relevance. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.



- Natural Source
  - Treatment Plant
  - Pumpstation
  - Storage Unit
  - Hydrant
  - Manhole
  - Alert Valve
  - Air Valve
  - Non-Return Valve
  - Standard Valve
  - Manifold Valve
  - Backflow
  - Meter
  - Restricted Flow
  - Wellup
  - Inlet
  - Outlet
  - Soakhole
  - End Point
  - Node
  - Misc Point
  - Trunk
  - Rise
  - Main
  - Lateral
  - Open Drain
  - Stream
  - Overland Flow Path
  - Misc Polygon
  - Proposed Bund and Ponding Areas
  - Storm Water Mgmt Plan
- Yellow = Privately Owned**  
**Grey = Out of Service/Closed**
- Stormwater**  
**Water Supply**  
**Waste Water**



COPYRIGHT: Cadastral information sourced from Land Information New Zealand data. Crown Copyright Reserved.  
 DISCLAIMER: NPDC assumes no responsibility for the completeness or accuracy of the data displayed on the plot. To be used for indicative purposes only.

30  
ST

# BUILDING CONSENT

**87213A**

**PROPERTY ID**

**019246**



**87213A**



# NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

**Code Compliance Certificate: 25581**  
**Section 95, Building Act 2004**

*Issued: 30Nov07*

---

## **The Building**

Street Address of building: 116 OMATA ROAD, NEW PLYMOUTH 4310

Legal Description of land where building is located:

LOT 7 DP 8521

Current, lawfully established use: New Garage

Year first constructed: 2006

---

## **The Owner**

Name of owner: MR Wayne Donald STUTHRIDGE

Contact Person: VERSATILE TARANAKI LTD

Mailing Address: C/O VERSATILE TARANAKI

634 DEVON ROAD

NEW PLYMOUTH

Street address/registered office: 116 OMATA ROAD  
NEW PLYMOUTH 4310

Phone number: (Bus.)

(Pvt.)

Facsimile number:

Email address:

Website:

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

New Plymouth District Council

Private Bag 2025

NEW PLYMOUTH

Ph: 06 7596060

Fax: 06 7596072

Email: enquiries@npdc.govt.nz

---

## **Building Work**

Building Consent number: 87213

Issued by: New Plymouth District Council

---

Building Consent number: 87213

**Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that -

(a) the building work complies with the building consent.

---

**Council Charges**

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: \$0.00

---

This is a final code compliance certificate issued in respect of all of the building work under the above building consent

**1: CODE COMPLIANCE CERTIFICATE**

  
\_\_\_\_\_  
**Signature**

**Co-ordinator Building Inspections**

---

**Position**

**On behalf of: New Plymouth District Council**

**Date: 30 Nov 2007**

23  
ST

# **BUILDING CONSENT**

**87213P**

**PROPERTY ID**

**019246**



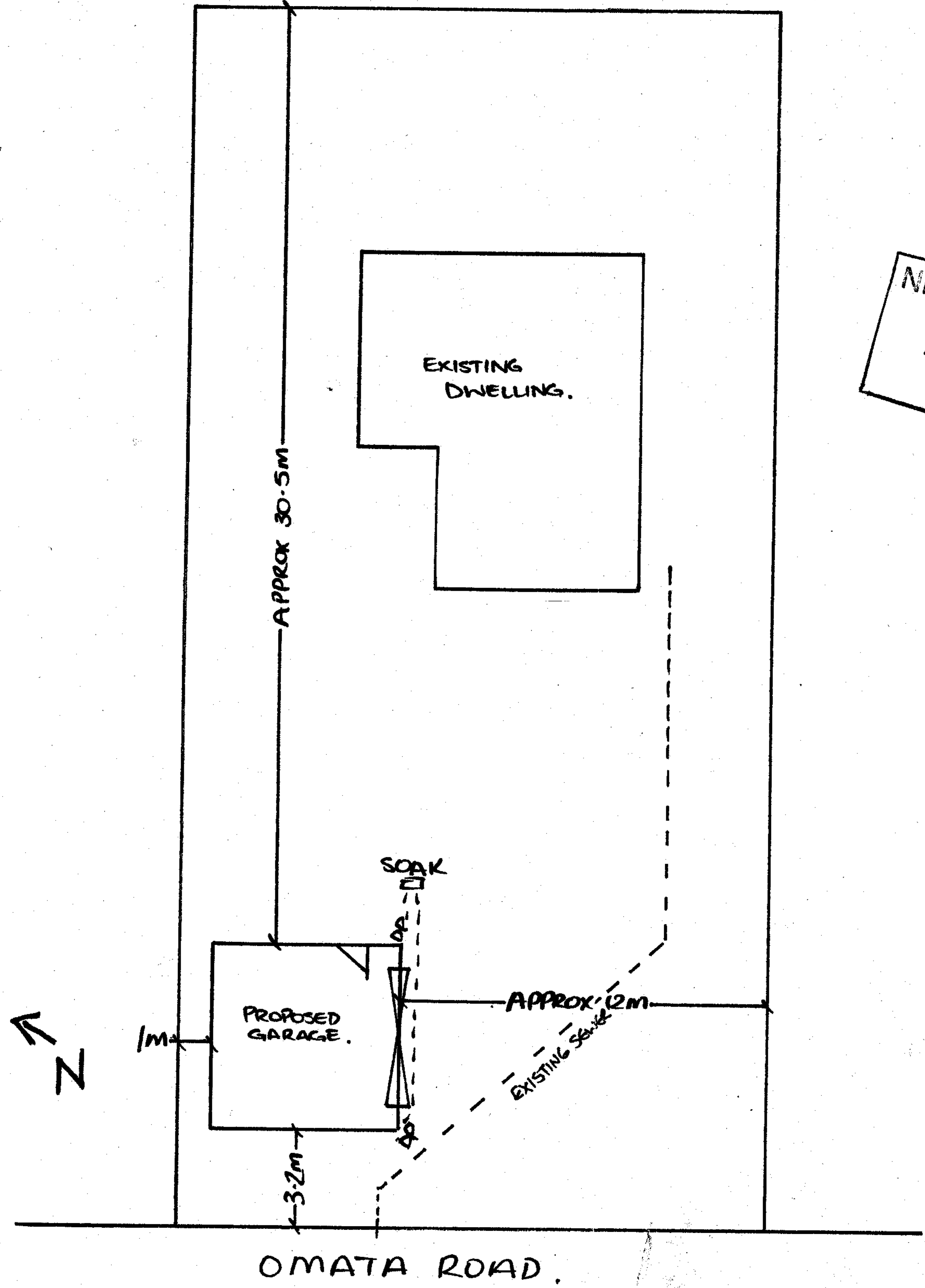
**87213P**

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 shown on these plans and related specifications.  
Approved: *SJW* Date: *20/11/06*

*87212/213*     *1/11/06*

NPDC Approved  
28 NOV 2006



**SITE DETAILS**  
LOT: 7  
DP: 8521.  
CT:

Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992 REFER TO PRODUCER STATEMENT VB2000

**VERSATILE BUILDINGS**

HEAD OFFICE:  
112 WATERLOO ROAD  
PH: (03) 349-2555  
FAX: (03) 349-1286

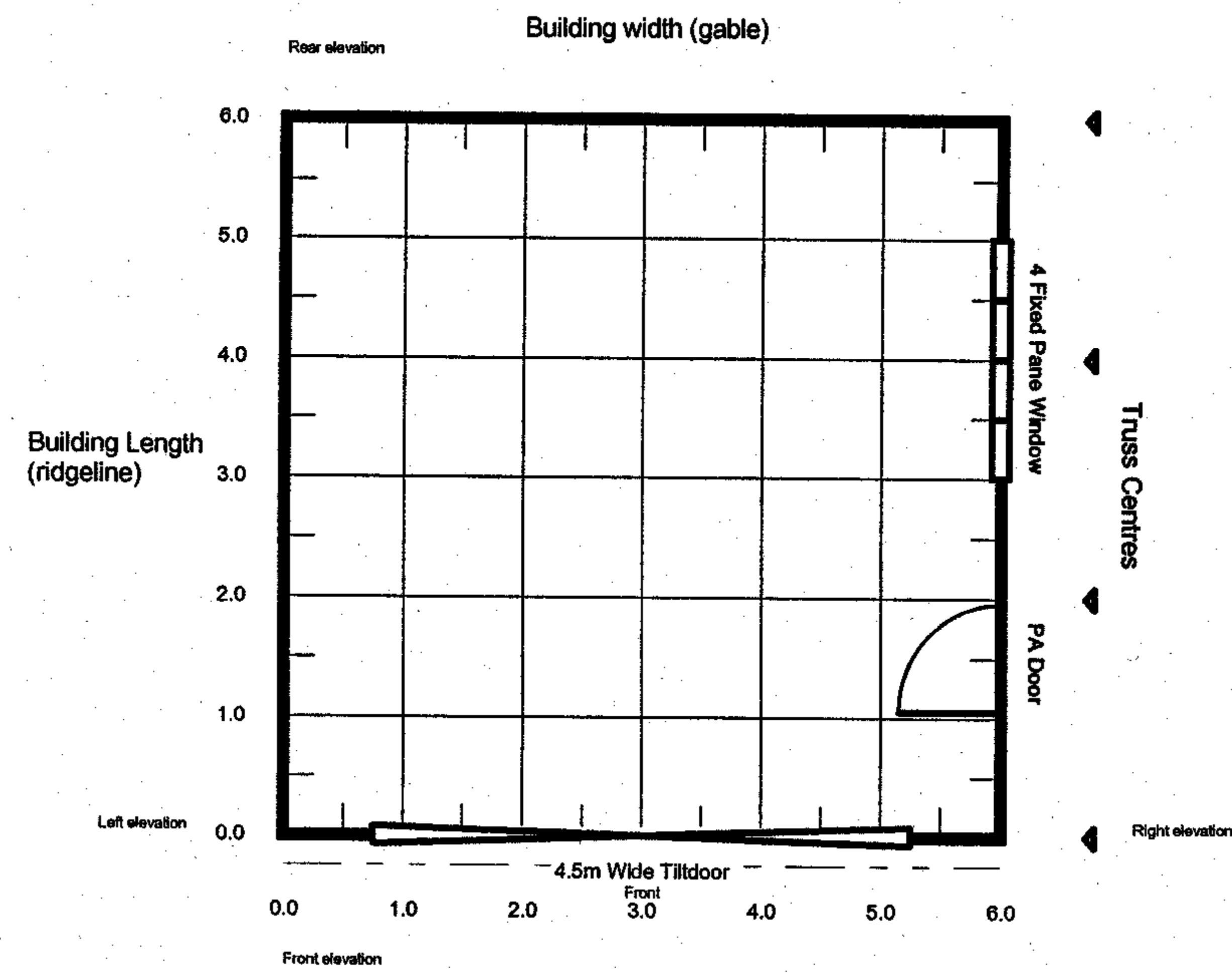
PROJECT TITLE  
Proposed Building for:  
*Wayne Stuthridge.*  
*116 Omata Road, New Plymouth.*

DRAWING TITLE  
**SITE PLAN**

SCALE: **1:200**  
DRAWN:     DATE:     FILE:

SHEET: **1**  
OF:

Versatile Buildings 1000 Series Floor Plan  
Customer: Mr. Wayne Stuthridge  
Site Address: 116 Omata Road, New Plymouth, ,  
Reference: BW-1079  
Contact: Bryan Worthington, Taranaki, (06) 757 3980



NPDC Approved  
20 NOV 2005

Scale 1:100

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page 1 of 3

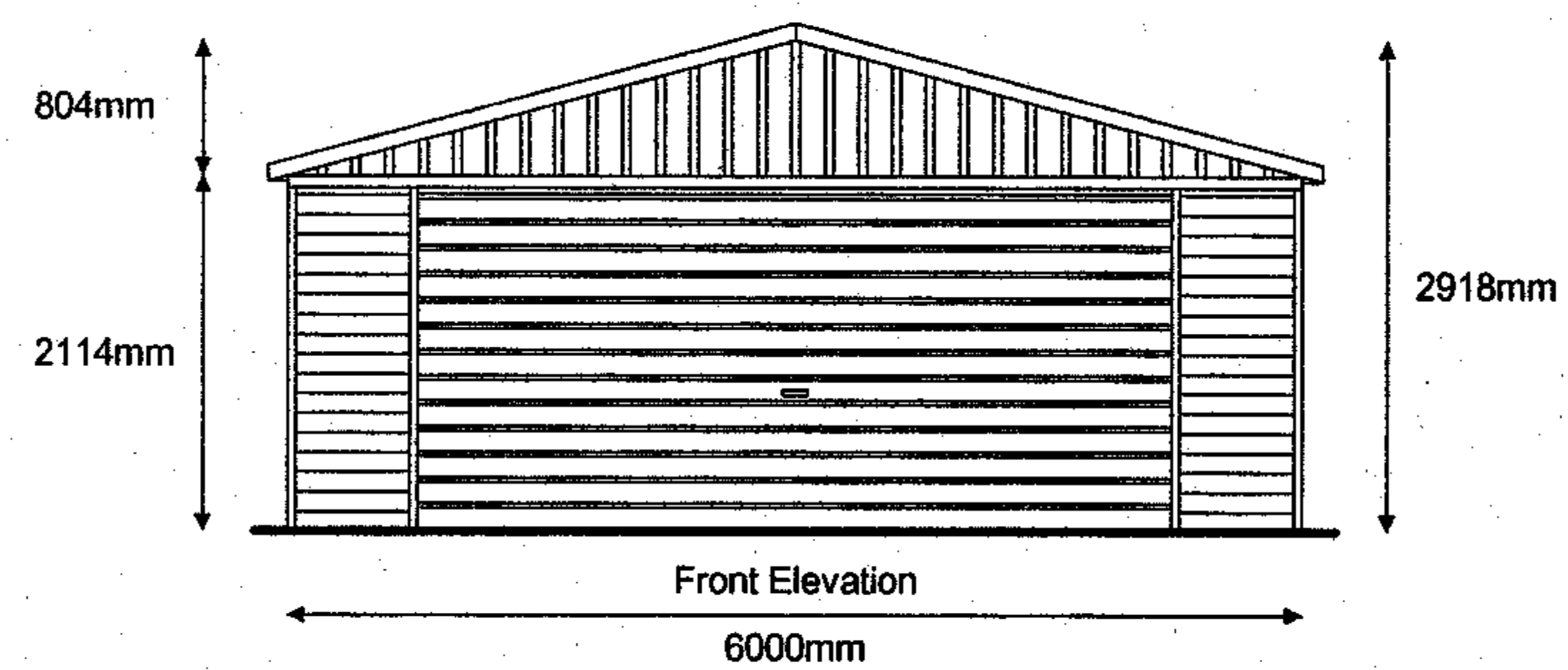
Versatile Buildings 1000 Series Elevations

Customer: Mr. Wayne Stuthridge

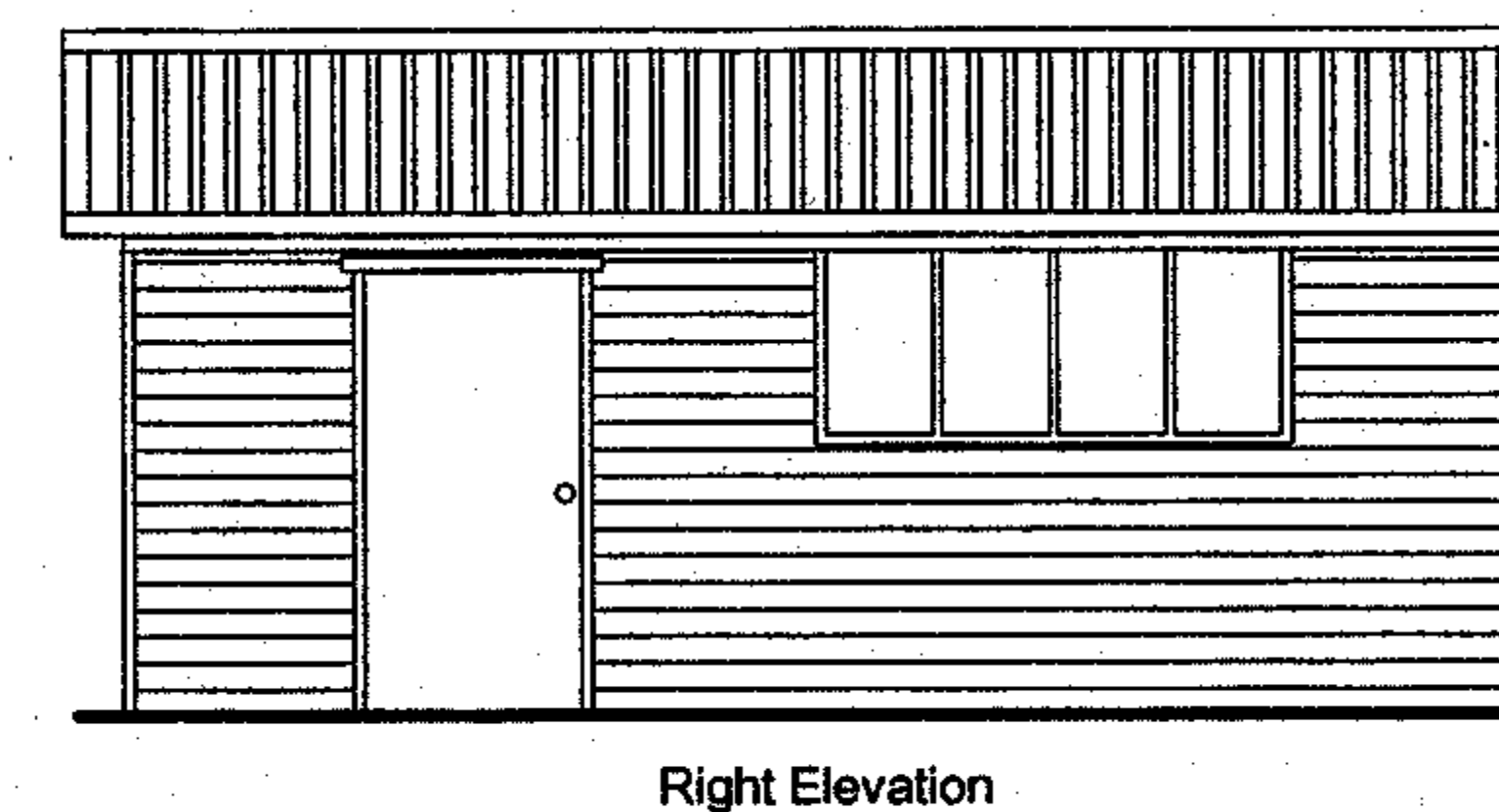
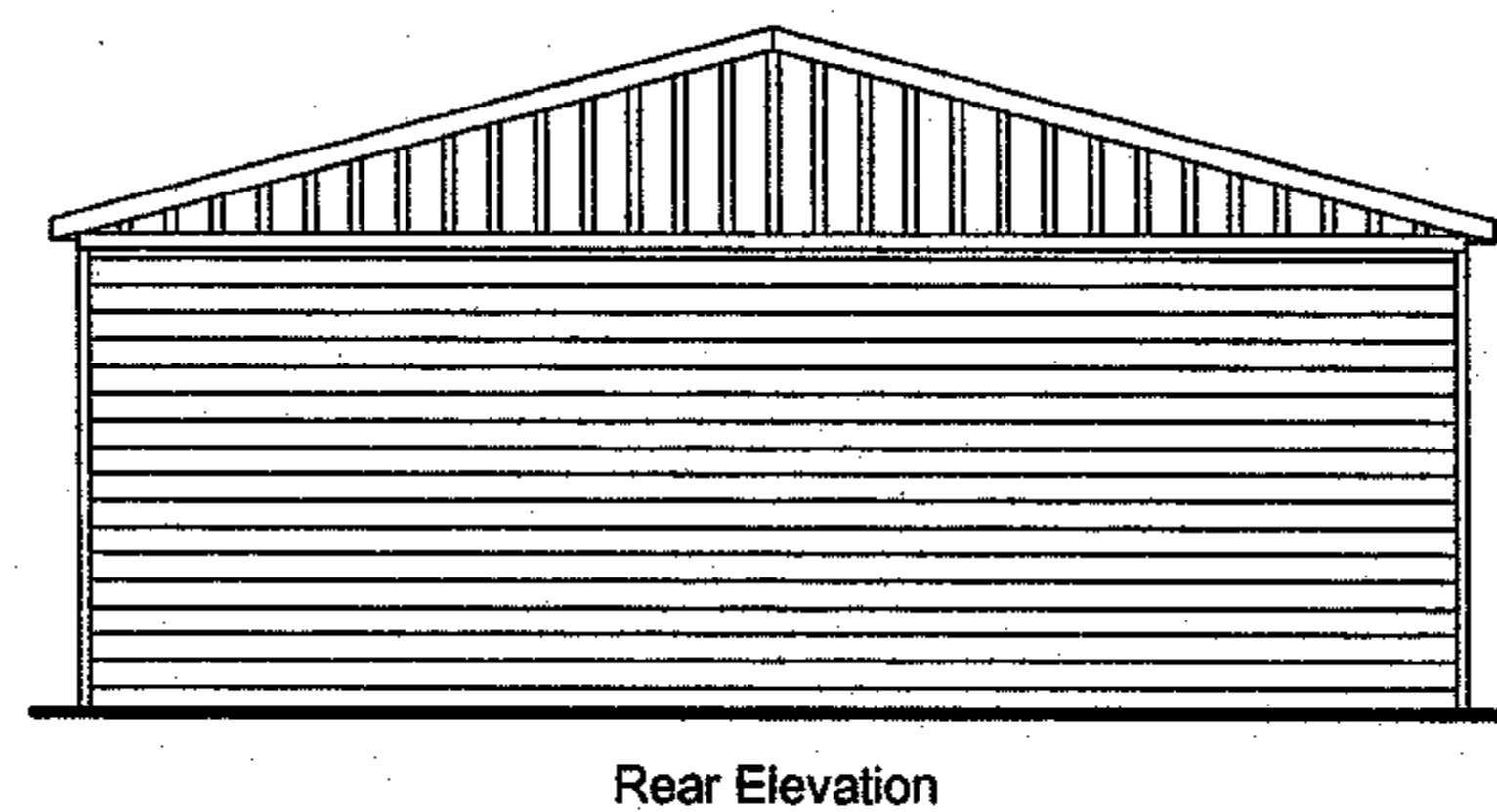
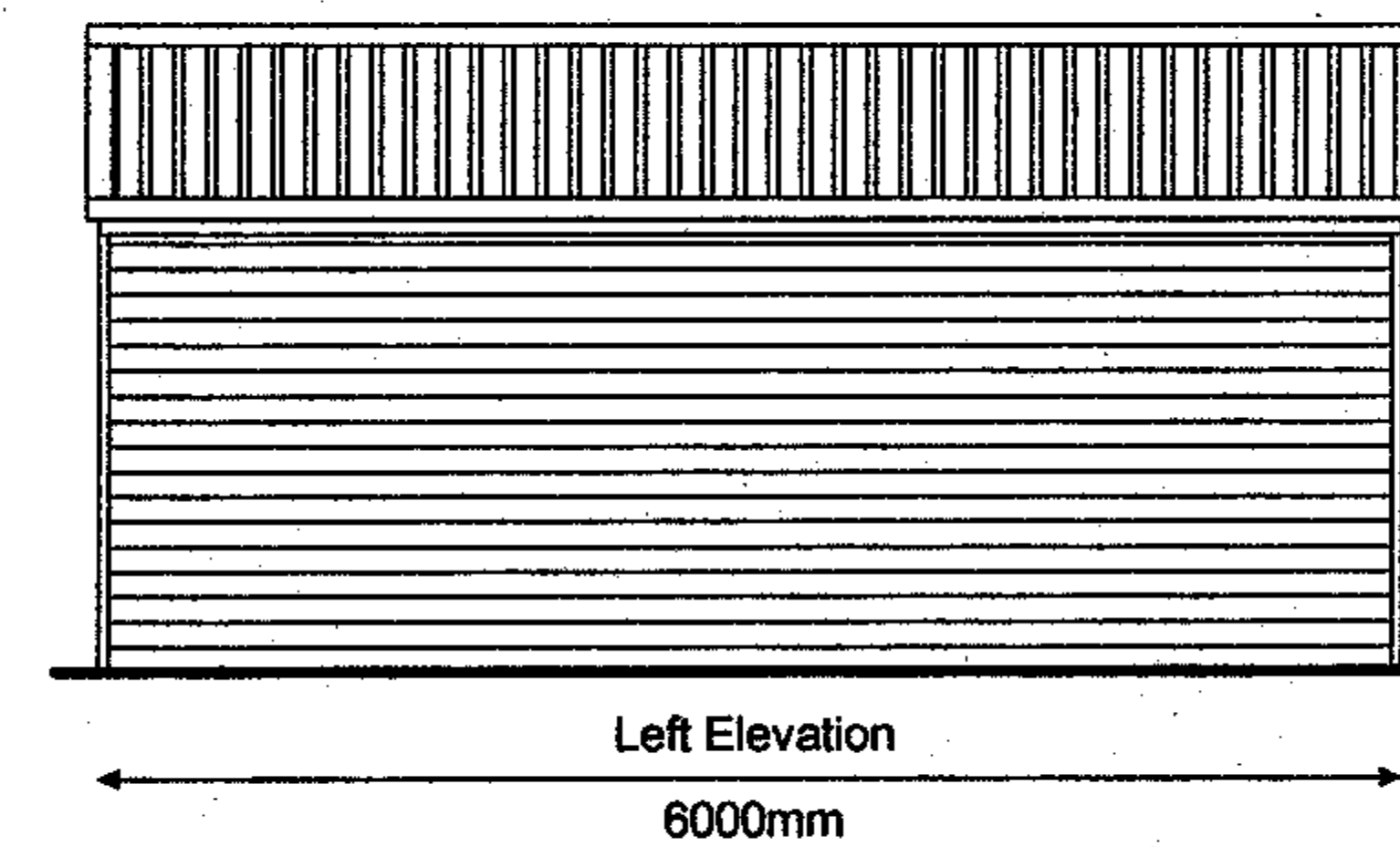
Site Address: 116 Omata Road, New Plymouth, ,

Reference: BW-1079

Contact: Bryan Worthington, Taranaki, (06) 757 3980



IMPOSED APPROVAL  
21 NOV 2005



Scale 1:100

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page 2 of 3

**Versatile Buildings 1000 Series Specifications**  
**Customer: Mr. Wayne Stuthridge**  
**Site Address: 116 Omata Road, New Plymouth, ,**  
**Reference: BW-1079**  
**Contact: Bryan Worthington, Taranaki, (06) 757 3980**

Model:	Versatile 1000 Series
Size & Stud Height:	6.0m long x 6.0m wide, with 2.1m stud height
Floor Type:	Concrete floor
Roof Details:	15 degree pitch. Thickness: 0.35mm
Trusses:	90mm x 35mm kiln dried, stress graded timber as per floor plan
Wall Framing:	H1.2 treated 90mm x 35mm kiln dried, stress graded timber
Wind Zone:	high wind zone
Cladding Type:	Versaclad 'weatherboard' profile
Gable Cladding:	Board & Batten profile
Gable Soffit:	Front Only
Downpipes Location:	Front of building

**Notes:**

**GENERAL:** Construction to comply with Mitek Producer Statement, VB 2000 and in all other respects NZS 3604:1999 and the NZ Building Code.

**FOUNDATIONS:** Concrete floor shall be 20Mpa, 100mm thick. Footing as detailed

**WALL FRAMING:** All timber shall be machine stress graded, gauged and treated to TPA Specification H1.2 or C.F, MGP 10 framing. Studs shall be 90 x 35mm at 1000mm crs and housed into 90 x 35mm plates. Lay Supercoarse DPC under all plates. Refer Producer Statement VB 2000, Sheet4 for timber grade options and specification. Fix hardware in accordance with Producer Statement VB 2000, Sheets 4 and 5.

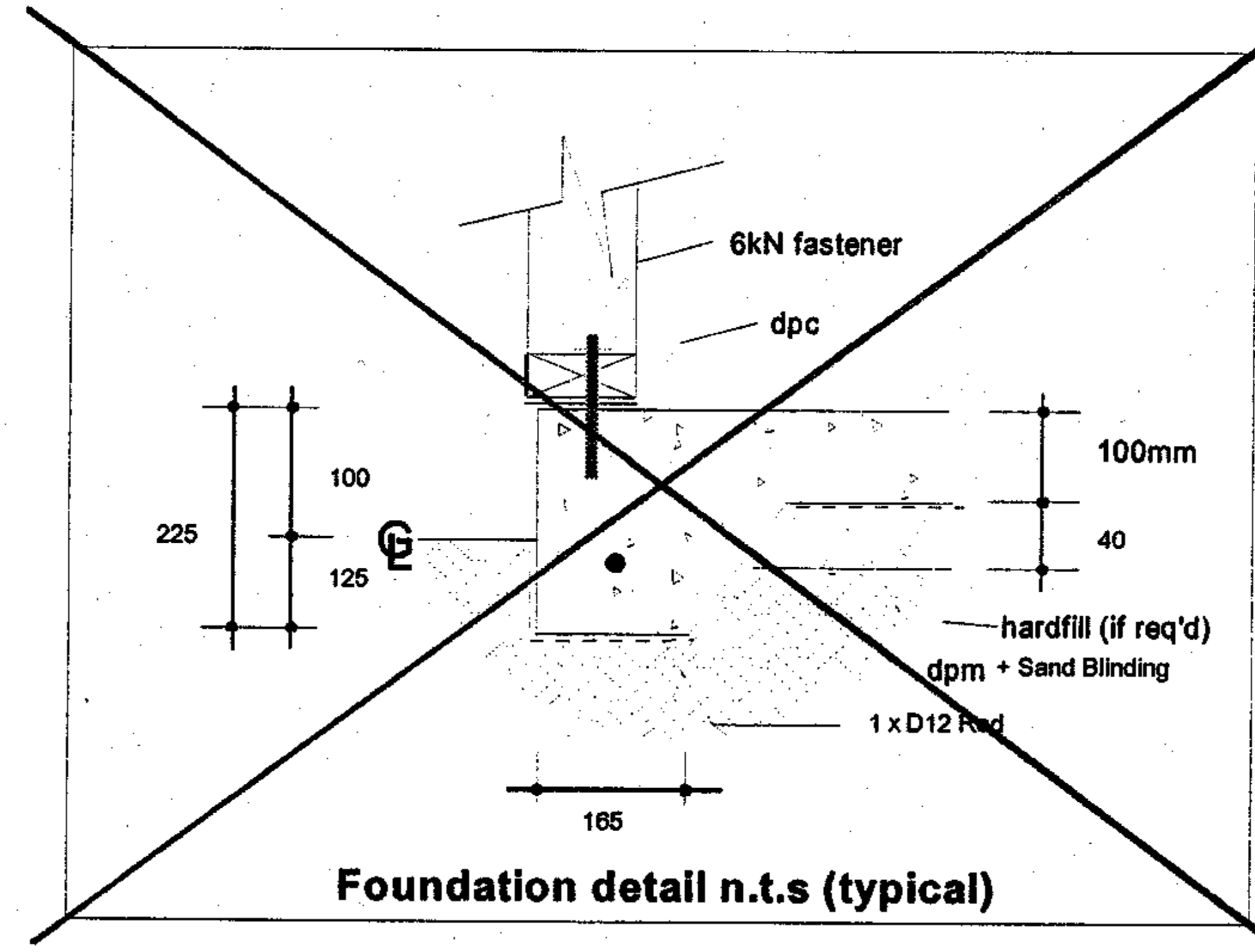
**ROOF FRAMING:** Purlins shall be 90 x 45mm on edge at 1500mm crs fixed to Gangnail 15 degree roof trusses at 2000mm crs. Fix purlins and ridge braces as detailed in Producer Statement VB 2000, Sheet 13. See Gangnail truss details and specification on Sheets 14 and 15.

**SIDE ENTRY OPENING LINTELS:** LVL beam sizes and spans are specified in VB 2000, sheet 4. Fixing details are shown on Sheet 9 of VB 2000.

**ROOFING:** Shall be Versatile 6 rib longrun metal roofing fixed with 75mm spiral shank weatherseal roof nails, over bituminous type building paper supported by ultra-violet fast lashing.

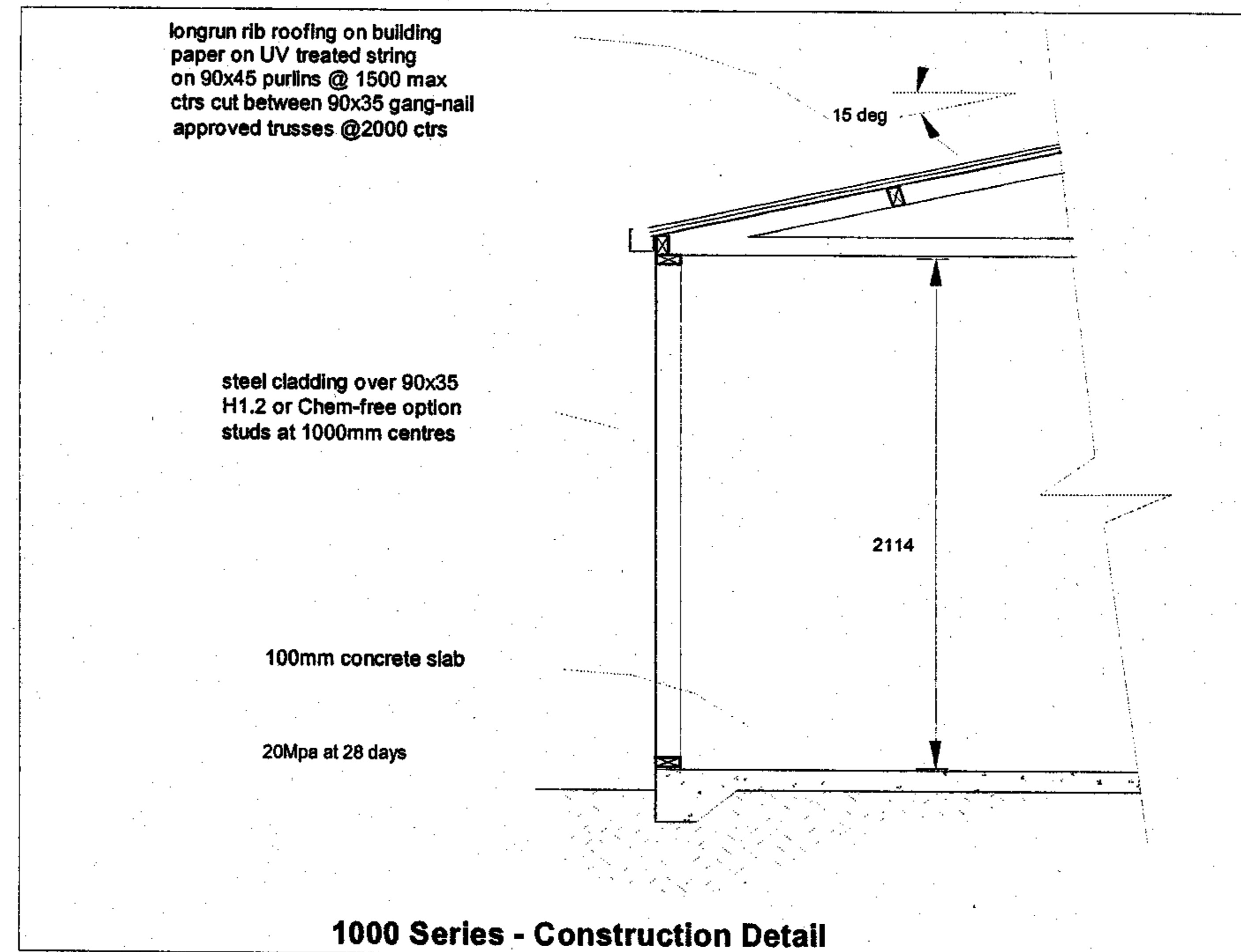
**WALL CLADDING:** Fix with galvanized clouts as specified in VB 2000 sheet 6.

**ROOF BRACING:** For all buildings fix Lumberlok roof plane strap bracing in accordance with VB 2000 Producer Statement



**Foundation detail n.t.s (typical)**

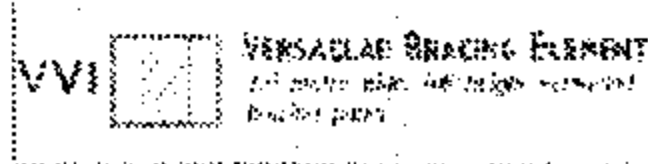
**NPBC Approved**  
**20 NOV 2005**



**1000 Series - Construction Detail**

**LEGEND**

refer to: *Producer Statement, VB2000,*  
for bracing element & fixing details.



**1000 SERIES BRACING V2.0**

All secondary bracing ratings must only be used in conjunction with Superclad or Versaclad on external walls. On internal walls lined one side with plaster board, customwood or similar the values can be used on their own to achieve required bracing units

**NPDC Approved**  
20 NOV 2006

Client : Wayne Stuthridge  
Order No: 1323  
Size : 6000 x 6000mm  
Windzone: High  
Roof Pitch: 15 Deg

**STEP 1: BRACING DEMAND FOR WIND DIRECTION. ALONG = (RIDGE LINE)**

WALL WIDTH	LOW	MED	HIGH	V.HIGH
3000	35	46	66	
4000	47	62	88	
5000	59	77	110	
6000	70	92	132	
7000	82	107	154	
8000	94	122	176	
9000	105	138	198	

WRITE IN BOX: A  
WALL B.U'S REQ'D: 132

WRITE FIGURE HERE & WRITE FIGURE HERE  
WALL B.U'S REQ'D: 132

WRITE IN BOX: B

**CIRCLE SELECTED**

**STEP 4: BRACING DEMAND FOR WIND DIRECTION. ACROSS = (GABLE END)**

WALL WIDTH	LOW	MED	HIGH	V.HIGH
3000	49	65	95	
4000	65	86	126	
5000	81	108	158	
6000	97	130	189	
7000	113	151	221	
8000	130	173	252	
9000	146	194	284	
10000	162	216	315	
11000	178	238	347	
12000	194	259	378	

WRITE FIGURE HERE  
WALL B.U'S REQ'D: 189

WRITE IN BOX: C

WRITE FIGURE HERE  
WALL B.U'S REQ'D: 0

WRITE IN BOX: D

**CIRCLE SELECTED**

**STEP 2a: CLADDING: PRIMARY BRACING**

TYPE	NUMBER	LENGTH	FIXES	FIXES	CLADDING ACHIEVED
VV1	50	6	300		300

**STEP 2b: HARDWARE: SECONDARY BRACING**

TYPE	NUMBER	LENGTH	FIXES	FIXES	HARDWARE ACHIEVED
VA1	70	0	0		0
VT1	70	0	0		0
VF1	125	0	0		0
VF2	150	0	0		0
VF3	50	0	0		0
VF4	70	0	0		0

**BOX: A**  
TOTAL BU'S REQ'D: 132  
TOTAL BU'S ACHIEVED: 300

**STEP 2c: CLADDING: PRIMARY BRACING**

TYPE	NUMBER	LENGTH	FIXES	FIXES	CLADDING ACHIEVED
VV1	50	3	150		150

**STEP 2d: HARDWARE: SECONDARY BRACING**

TYPE	NUMBER	LENGTH	FIXES	FIXES	HARDWARE ACHIEVED
VA1	70	0	0		0
VT1	70	0	0		0
VF1	125	0	0		0
VF2	150	0	0		0
VF3	50	0	0		0
VF4	70	0	0		0

**BOX: B**  
TOTAL BU'S REQ'D: 132  
TOTAL BU'S ACHIEVED: 150

**STEP 2e: CLADDING: PRIMARY BRACING**

TYPE	NUMBER	LENGTH	FIXES	FIXES	CLADDING ACHIEVED
VV1	50	6	300		300

**STEP 2f: HARDWARE: SECONDARY BRACING**

TYPE	NUMBER	LENGTH	FIXES	FIXES	HARDWARE ACHIEVED
VA1	70	0	0		0
VT1	70	0	0		0
VF1	125	0	0		0
VF2	150	0	0		0
VF3	50	0	0		0
VF4	70	0	0		0

**BOX: C**  
TOTAL BU'S REQ'D: 189  
TOTAL BU'S ACHIEVED: 300

**STEP 2g: CLADDING: PRIMARY BRACING**

TYPE	NUMBER	LENGTH	FIXES	FIXES	CLADDING ACHIEVED
VV1	50	0	0		0

**STEP 2h: HARDWARE: SECONDARY BRACING**

TYPE	NUMBER	LENGTH	FIXES	FIXES	HARDWARE ACHIEVED
VA1	70	0	0		0
VT1	70	0	0		0
VF1	125	0	0		0
VF2	150	0	0		0
VF3	50	0	0		0
VF4	70	0	0		0

**BOX: D**  
TOTAL BU'S REQ'D: 0  
TOTAL BU'S ACHIEVED: 0

NPDC Approved  
27 NOV 2000

# 1000SURT-11S V2.1

**Step 4a: ELEVATION LAYOUT: ALONG UNITS**

ALONG

PRIMARY CLADDING: VSI · VSI · VSI · VSI · VSI · VSI

SECONDARY HARDWARE:

1. Cladding units on top row (primary) only. Hardware (VA1, VT1, VF1 etc) on Secondary or bottom row.

**Step 4b: ELEVATION LAYOUT: ALONG UNITS**

ALONG

PRIMARY CLADDING: VVI · VVI · VVI

SECONDARY HARDWARE:

**FRONT ENTRY:** (refer note 1, right) 0 B.U.'s

**SIDE ENTRY:** (refer note 1, right) 0 B.U.'s

**NOTES:**

- Versatile Buildings are designed for only 3 walls to be braced (i.e. no bracing in tilt-door walls). Bracing units are transferred to opposite wall where no bracing can be achieved in any wall (along or across)
- This bracing sheet shall be read in conjunction with VB2000.
- Fix bracing elements as per VE2000 Section 6: Wall Bracing pages 26 & 27

**Step 8a: ELEVATION LAYOUT: ACROSS UNITS**

ACROSS

PRIMARY CLADDING: VSI · VSI · VSI · VSI · VSI · VSI

SECONDARY HARDWARE:

**Step 8b: ELEVATION LAYOUT: ACROSS UNITS**

ACROSS

PRIMARY CLADDING:

SECONDARY HARDWARE:

1. Cladding units on top row (primary) only. Hardware (VA1, VT1, VF1 etc) on Secondary or bottom row.

**ELEVATION LEGEND**

WINDOWS: WWW

SIDE DOOR: SD

TILT-DOOR: 2.0m TLT

**LEGEND**

refer to: Producer Statement, VE2000, for bracing element & fixing details.

VSI SUPERCLAD BRACING ELEMENT  
1.0 metre wide, full height superclad bracing panel.

VVI VERSACLAD BRACING ELEMENT  
1.0 metre wide, full height versaclad bracing panel.

All secondary bracing ratings must only be used in conjunction with Superclad or Versaclad on external walls. On internal walls lined one side with plaster board, customwood or similar the values can be used on their own to achieve required bracing units

VA1 ANGLE BRACE (PAIRED)  
(pair) 1 pair of tilt-in angle braces.

VF3 1 SINGLE FLEXI-BRACE  
1x full height single panel

VF1 1 SINGLE & 1 1/2 FLEXI-BRACE  
1x full height single panel, 1 half height single panel

VF2 1 DOUBLE & 1 1/2 DBLE FLEXI-BRACE  
1x full height double panel, 1 half height double panel.

DESIGN: S.A. Coll  
DRAWN: VBL Ltd  
DRAWING: DATE: 10/05  
VB2000-1/1 Oct '05

**BUILDING DATA:**

LENGTH: 6 M WIDTH: 6 M

CLADDING: SUPERCLAD  VERSACLAD  OTHER

WIND ZONE: LOW  MEDIUM  HIGH

NOTES:



P.I.M. No.....  
Building Regulation Clause(s) .....

### PRODUCER STATEMENT – PS1 – DESIGN

ISSUED BY: ..... William Leigh McGlynn.....  
*(Suitably qualified Design Professional)*

TO: ..... D J Price Ltd and Versatile Taranaki Ltd.....  
*(Owner)*

TO BE SUPPLIED TO: .....  
*(Territorial Authority)*

IN RESPECT OF: ..... Typical standard garage/habitable dwelling foundation details.....  
*(Description of Building Work)*

AT: ..... Various (to be confirmed prior to construction).....  
*(Address)*

LOT ..... DP ..... SO .....  
..... Davidson Partners Ltd..... has been engaged by ..... D J Price Ltd and Versatile Taranaki Ltd.....  
*(Design Firm) (Owner/Developer/Contractor)*

to provide ..... Structural design..... services in respect of the  
*(Extent of Engagement)*

requirements of Clause(s) ..... B1..... of the Building Regulations 1992 for

All  Part only as specified

of the building work. The design has been prepared in accordance with ..... B1/VM1.....  
*(verification method(s)/acceptable solution(s))*

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on  
..... Versatile Buildings..... drawings titled ... Garage/Habitable Dwelling.....  
*(Design Firm)*

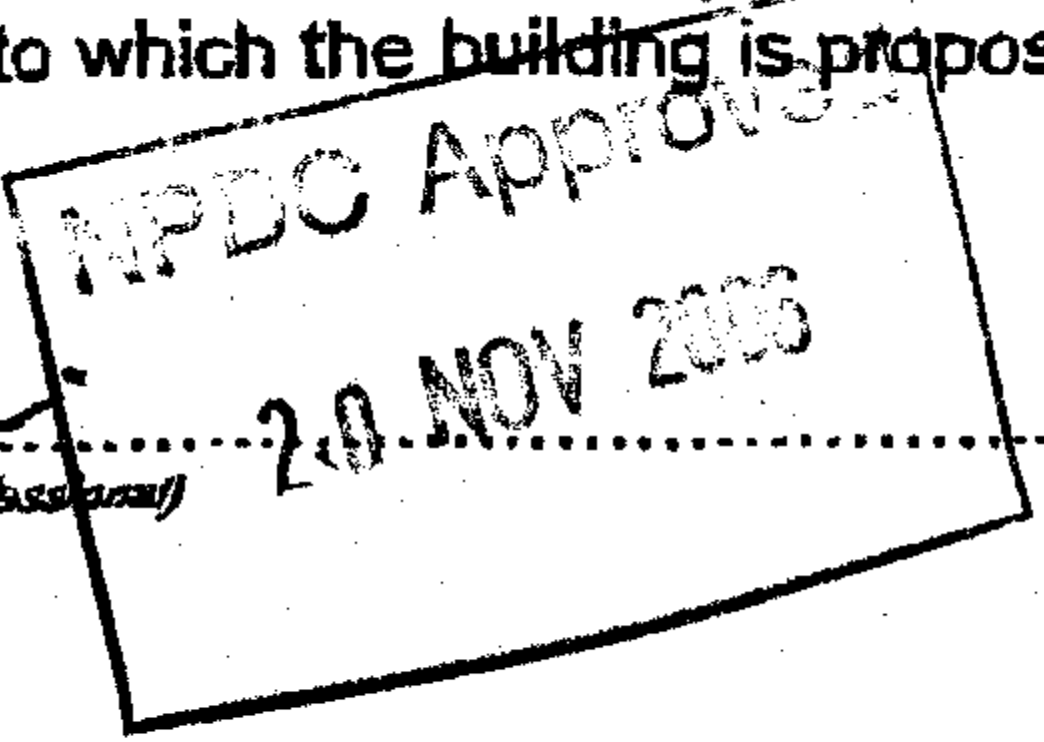
and numbered ..... 1 August 2001..... and the specification and other documents according to  
which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum  
value of \$200,000. I BELIEVE ON REASONABLE GROUNDS that subject to:

(i) the site verification of the following design assumptions .....  
..... foundation conditions to meet NZS 3604:1999 Section 3.....

and (ii) all proprietary products meeting the performance specification requirements, the drawings, specifications,  
and other documents according to which the building is proposed to be constructed comply with the relevant provisions of  
the building code.

*Wahne*  
*(Signature suitably qualified Design Professional)*



Date ..... 20 April 2005.....

..... B.E. (Civil).....  
*(Professional Qualification)*

CPEng # ..... 65011.....

Member ACENZ

..... P O Box 256, Blenheim.....  
*(Address)*

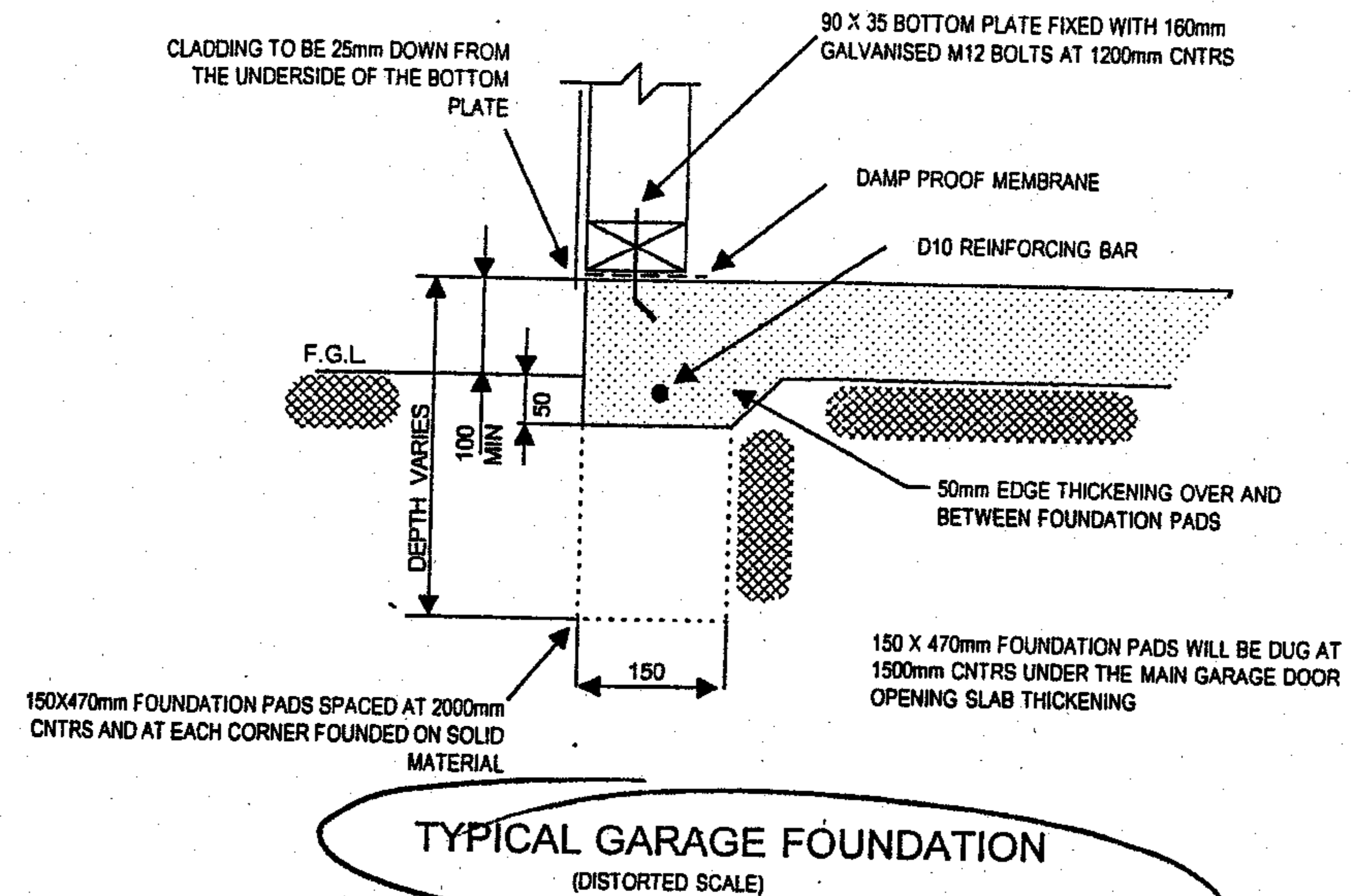
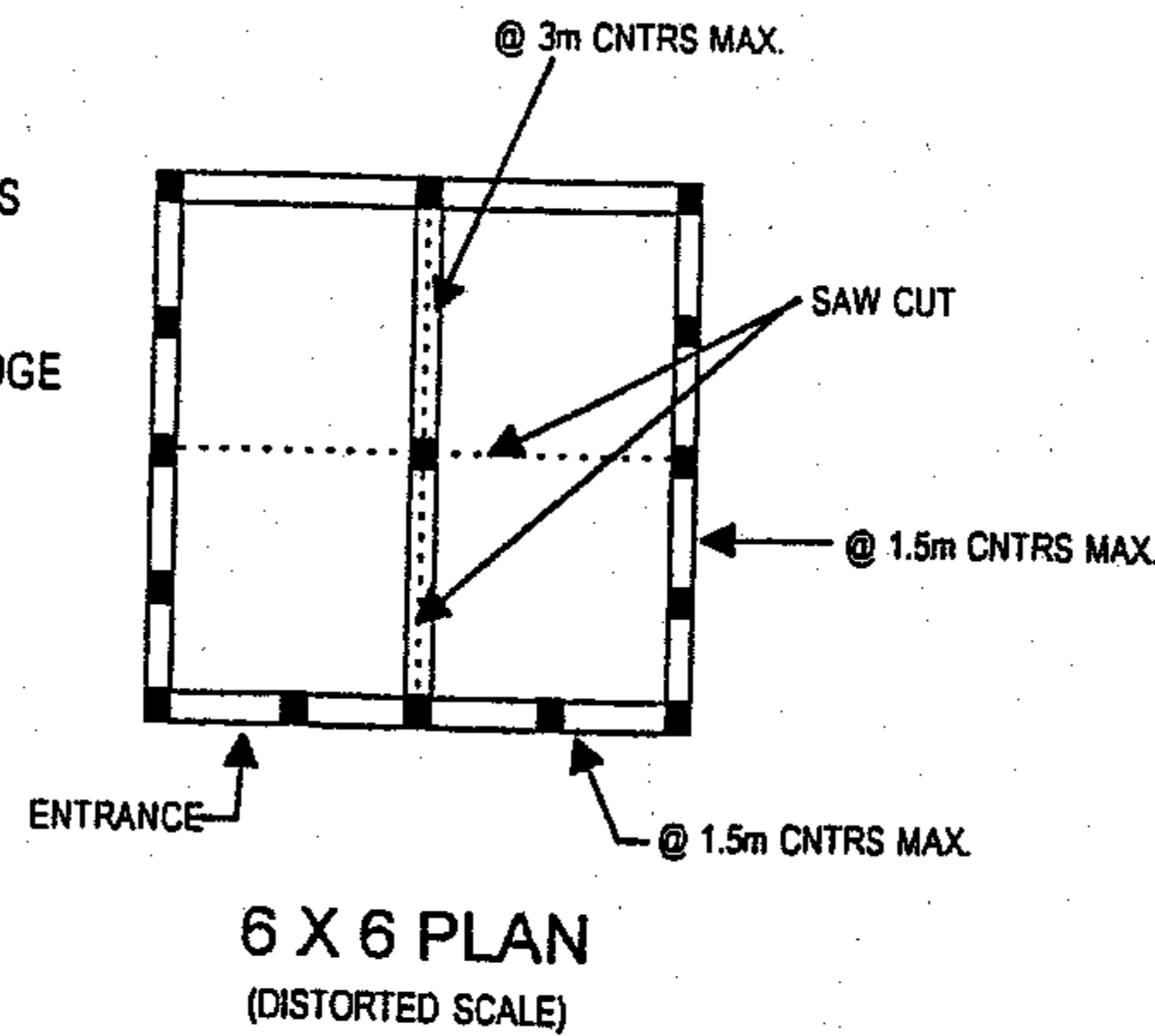
IPENZ  NZIA

This form to accompany Form 3 of the Building Regulations 1992 for the application of a Building Consent.

May 2004

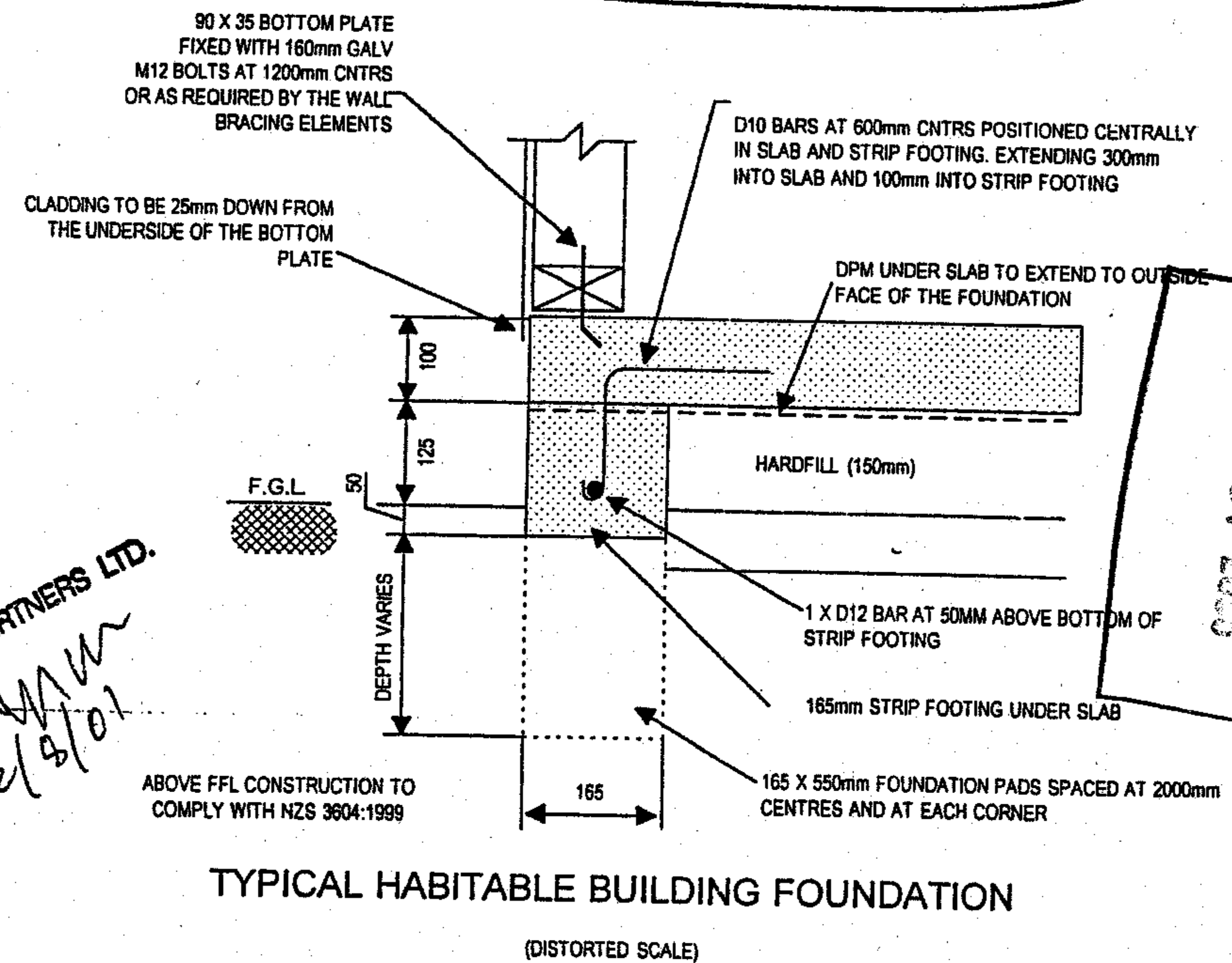
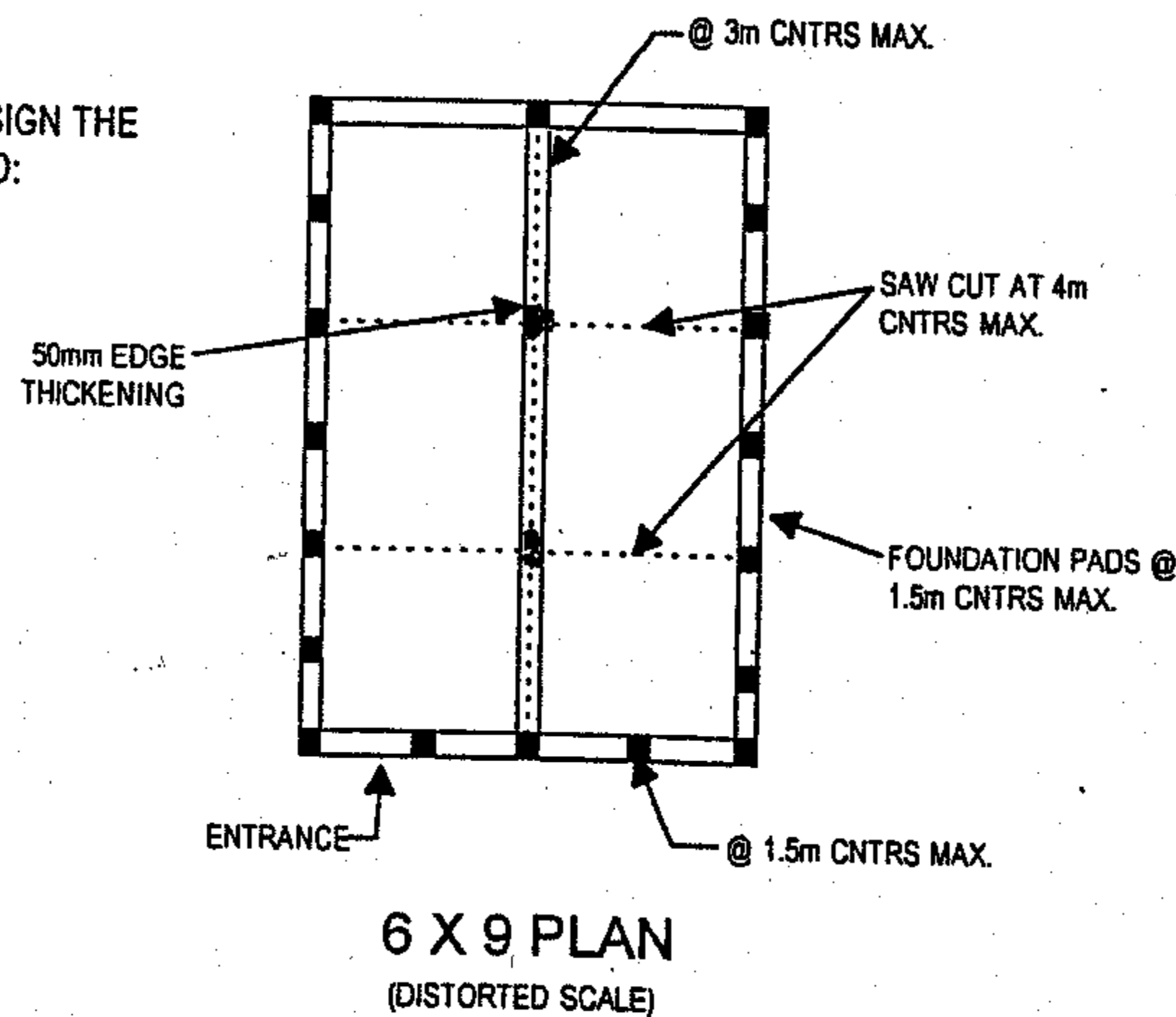
**GENERAL NOTES:**

- 1 - ENSURE THAT FOUNDATION PADS ARE EXCAVATED THROUGH ALL TOPSOIL MATERIAL UNTIL SOLID MATERIAL IS REACHED.
- 2 - FOUNDATION PADS SHOULD BE FOUNDED ON, RATHER THAN KEYED INTO, THE SOLID MATERIAL.
- 3 - FOR GROUND CONDITIONS THAT DO NOT MEET THE REQUIREMENTS OF NZS 3604:1999 SECTION 3, SPECIFIC DESIGN WILL BE REQUIRED.
- 4 - HABITABLE BUILDING DPM (VAPOUR BARRIER) MAY STOP AT THE EDGE OF THE STRIP FOOTING AS SHOWN ON THIS PAGE AND DEFINED IN NZS 3604:1999 C7.5.4.1.
- 5 - TWO SAW CUTS, ONE RUNNING EACH WAY, TYPICALLY SHOWN ON 6 X 9m PLAN (4.0m MAX BETWEEN).
- 6 - SAW CUTS TO BE OVER FOUNDATION PADS. DO NOT POSITION SAW CUTS BETWEEN FOUNDATION PADS.
- 7 - SAW CUTS TO BE A MINIMUM OF 25mm DEEP.
- 8 - SLOPING SITE WILL REQUIRE FURTHER SPECIFIC DESIGN.
- 9 - END (NON LOAD BEARING) WALLS TO HAVE PADS SPACED AT 3m MAXIMUM CNTRS.
- 10 - FRONT ENTRANCE WALL TO HAVE PADS SPACED AT 1.5m MAXIMUM CNTRS.



**CONSTRUCTION:**

- 1 - FOR THE PURPOSE OF THIS FOUNDATION DESIGN THE TYPE OF CONSTRUCTION SHALL BE LIMITED TO:
  - (1) LIGHT TIMBER FRAME
  - (2) LIGHT WEIGHT STEEL ROOFING
  - (3) LIGHT WEIGHT STEEL CLADDING
- 2 - FOUNDATION SIZE LIMITATIONS:
  - LENGTH = UNLIMITED
  - SPAN = LESS THAN 9.0m
- 3 - GARAGE LIMITATIONS:
  - MAXIMUM STUD HEIGHT TO BE 3.0m
  - ONE STORY ONLY
- 4 - CONCRETE TO BE IN ACCORDANCE WITH THE RELEVANT NEW ZEALAND STANDARDS.



DAVIDSON PARTNERS LTD.  
*WJW*  
 2/8/01

NPDC Approved  
 20 NOV 2003



64 Grove Road, Blenheim PH: (03) 578 9780  
 634 Devon Road, New Plymouth PH: (06) 757 3980

Proposed Building for:

**GARAGE / HABITABLE DWELLING FOUNDATION DETAILS**

Scale: **As Shown** Date: **1st Aug 2001**  
 Drawn By: **MJB**

# VB2000

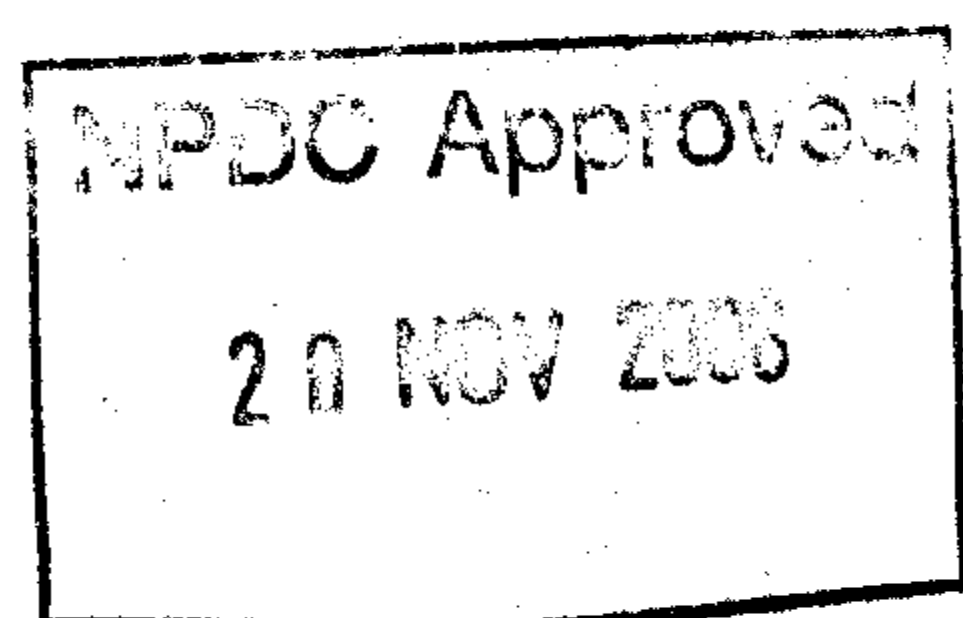
## CONTENTS

SECTION 1		SPECIFICATION DETAILS
SECTION 2		FOUNDATION DETAILS
SECTION 3		WALL FRAMING DETAILS
SECTION 4		ROOF FRAMING DETAILS
SECTION 5		HARDWARE FIXING DETAILS
SECTION 6		WALL & ROOF BRACING DETAILS

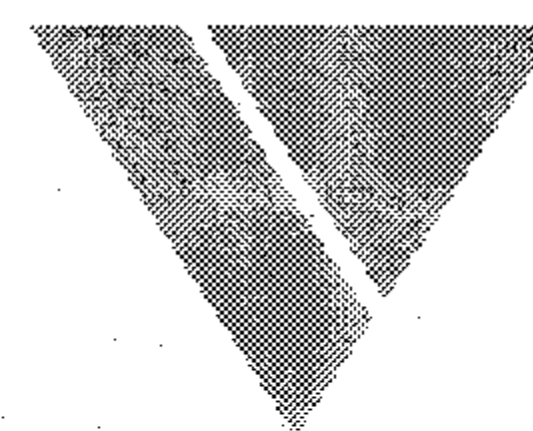
### CLIENT

Mr. Wayne Stuthridge

116 Omata Road, New Plymouth



**MiTek New Zealand Ltd.**  
HOME OF GANG-NAIL® BUILDING SYSTEMS



**VERSATILE**®  
BUILDINGS

# VB2000

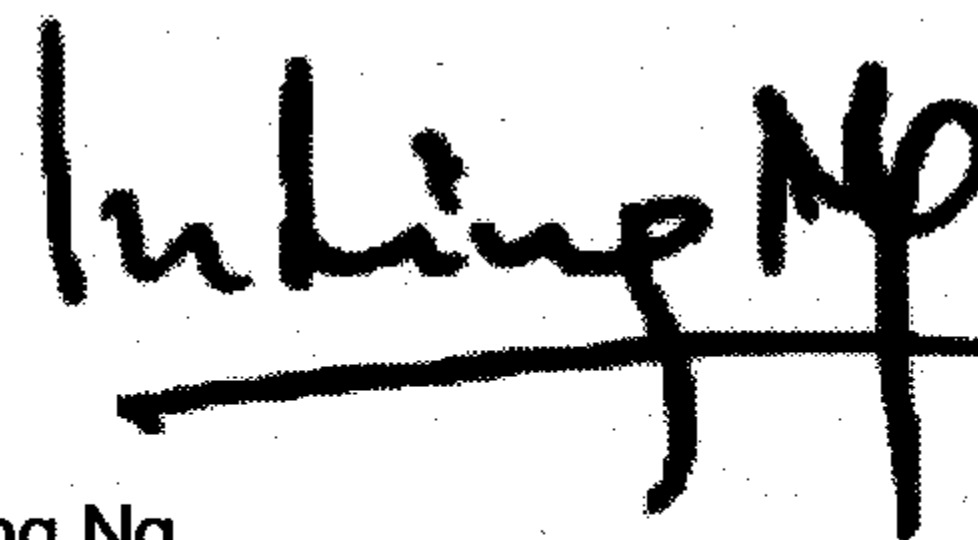
## PRODUCER STATEMENT DESIGN

The building design VB2000 has been compiled using sound and widely accepted engineering principles and in accordance with NZS4203:1992 and NZS 3603:1993 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of clause B1: Structure of the Building Regulations 1992.

As independent design professionals covered by a current policy of Professional Indemnity Insurance to a minimum value of \$2,000,000. I BELIEVE ON REASONABLE GROUNDS that subject to:

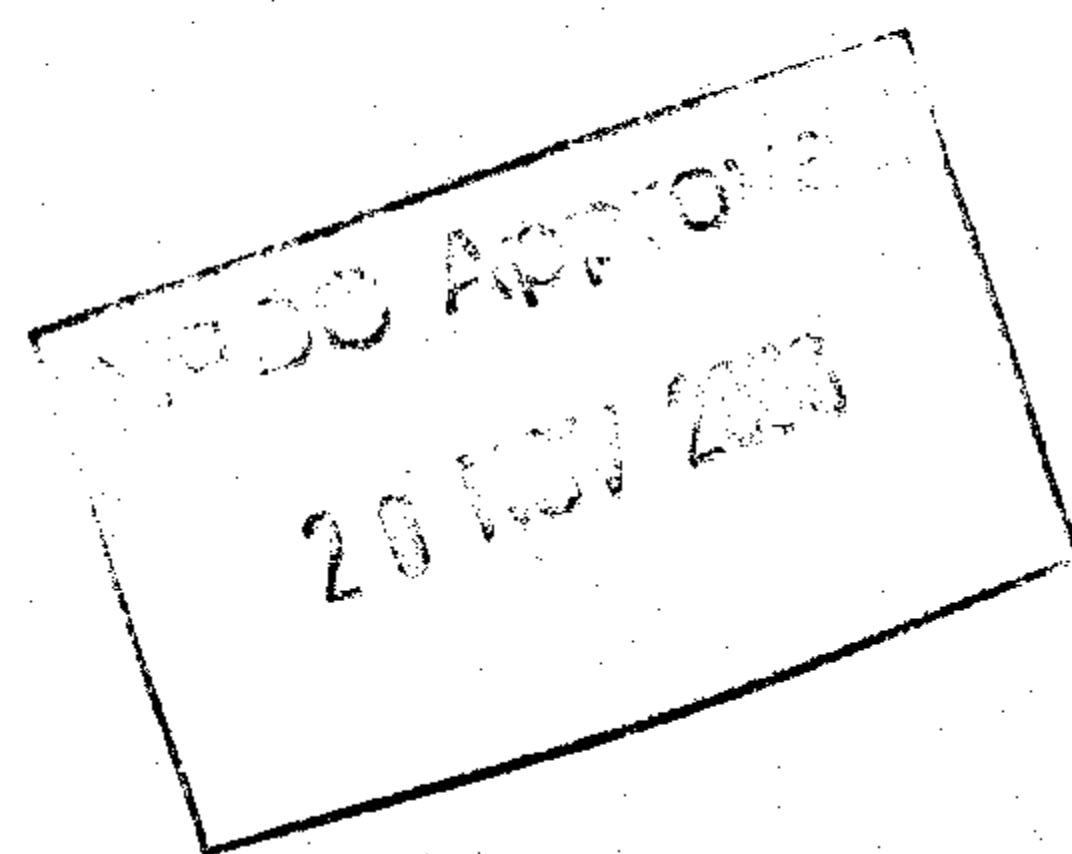
1. The verification of all design assumptions detailed in the drawings and: -
2. All proprietary products meeting the performance specification requirements.

The proposed building is to be constructed in accordance with the drawings, specifications and other attached documents, which comply with all relevant provisions of the Building Code



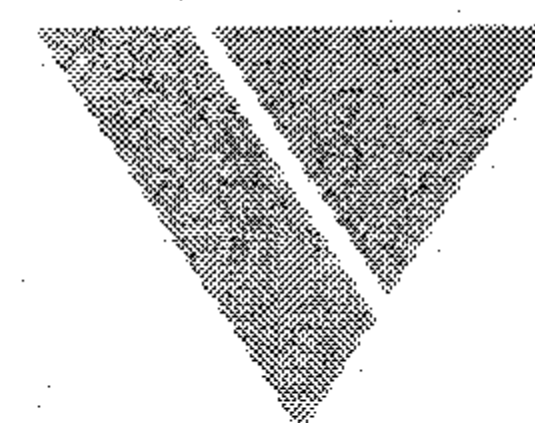
In Ling Ng  
B.E. (Hons) MIPENZ (Structural)  
CPEng, IntPE  
Member ID 146585  
for MiTek New Zealand Ltd.  
20 Kotzikas Place  
Christchurch  
New Zealand

23rd June 2005



**MiTek New Zealand Ltd.**

HOME OF GANG-NAIL® BUILDING SYSTEMS



**VERSATILE®**  
BUILDINGS

# VB2000

## PRODUCER STATEMENT DURABILITY

To satisfy the requirements of Clause B2: 'Durability' of the New Zealand Building Code, the metal cladding material needs to meet a 15-year durability life. To achieve that, 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 Versatile Walls on Class IV Building category as per NZS4203:1992
Fasteners:	Heavy Zinc or Zinc-tin coated clouts to comply with AS3566.2-2002 Classes 3 & 4. Aluminium rivets for all steel components. IF114:1986

### 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 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 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 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 surface preparation and paint type to be used.

#### • Evident Corrosion

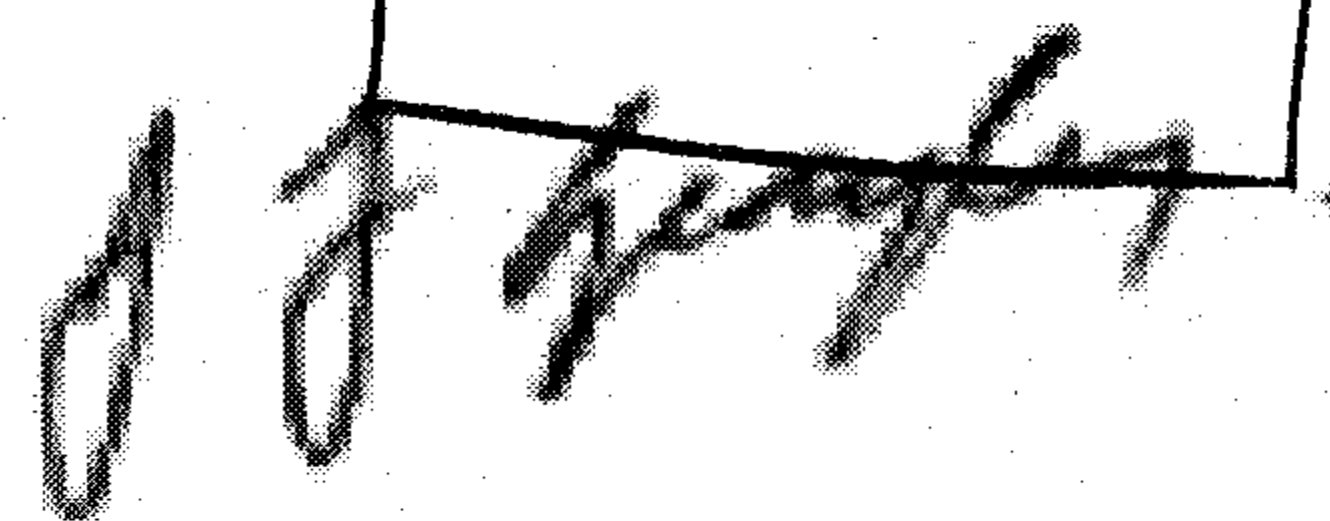
Areas that show signs of white or red rust/ corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products and present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the Paint Manufacturer's recommendations is then required. Particular attention needs to be paid to laps (side, end, flashing etc) where earlier corrosion may start due to moisture and dirt entrapment.

If evident corrosion is not treated quickly rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

### References.

1. NZS 3604:1999, clause 4, Durability.
2. Versatile Buildings Assembly Instructions.
3. New Zealand Building Code 1992

NPDC Approved  
20 NOV 2005

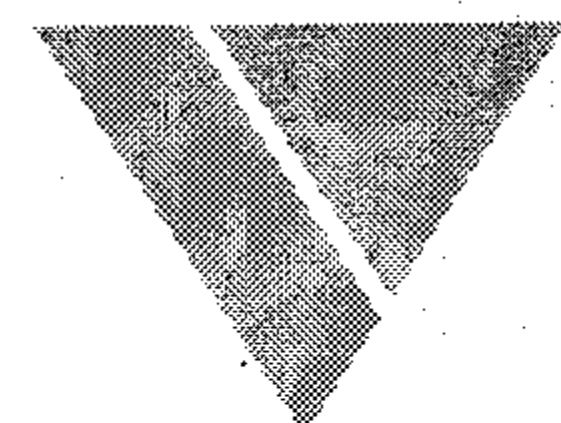


Jeffrey Geayley  
for Versatile Buildings Ltd  
112 Waterloo Road, Christchurch  
New Zealand  
Dated: 24th February 2005



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# VB2000

## EXPLANATION

The following designs cover the structural aspects (excluding floor details) of the construction of Versatile Buildings Ltd standard range of garages for both the 600 and 1000 Series. The sequence of design information is broken down into the following categories:

- Wall Framing.
- Truss Design.
- All Structural Fixings.
- Building Stability Design for both roof and walls.

All other aspects of the Structure are constructed in accordance with the standard Versatile Buildings Ltd details for garages.

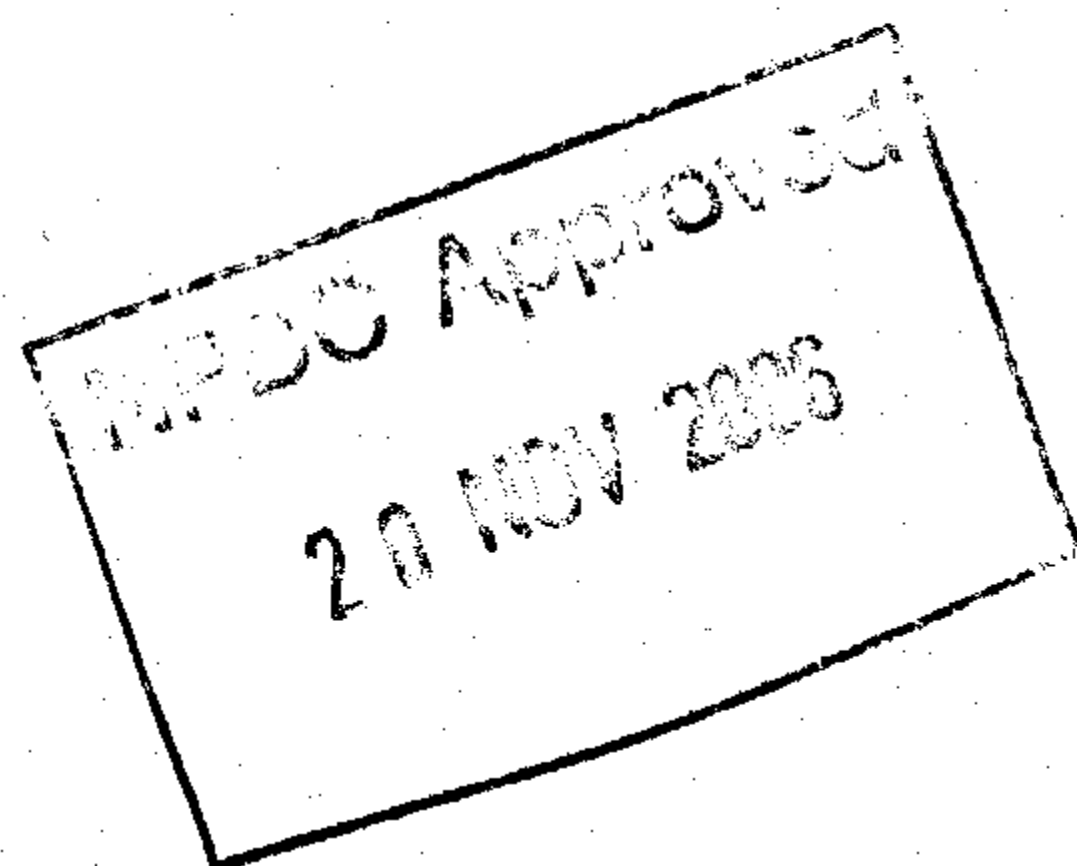
Copyright: These drawings must not be used without express prior permission from MiTek NZ Ltd. and Versatile Buildings Ltd.

BRANZ Note: Copies of Bracing Test Report for wall cladding, Test number STR346, available for inspection from Versatile Buildings Ltd., 112 Waterloo Road, Christchurch.

Building Classification: Buildings designed for Class 5 Category as defined in NZS4203:1992 Table 2.3.1

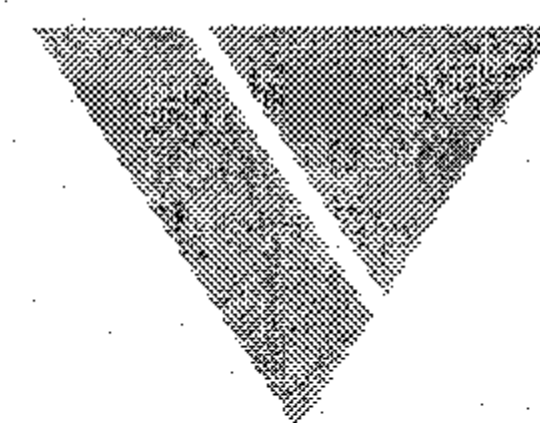
Patent: 'FlexiBrace' subject to Patent No: 504428 MiTek N.Z. Ltd.

Steel 'Stud Saver' subject to registered Patent No's 330803 & 314494



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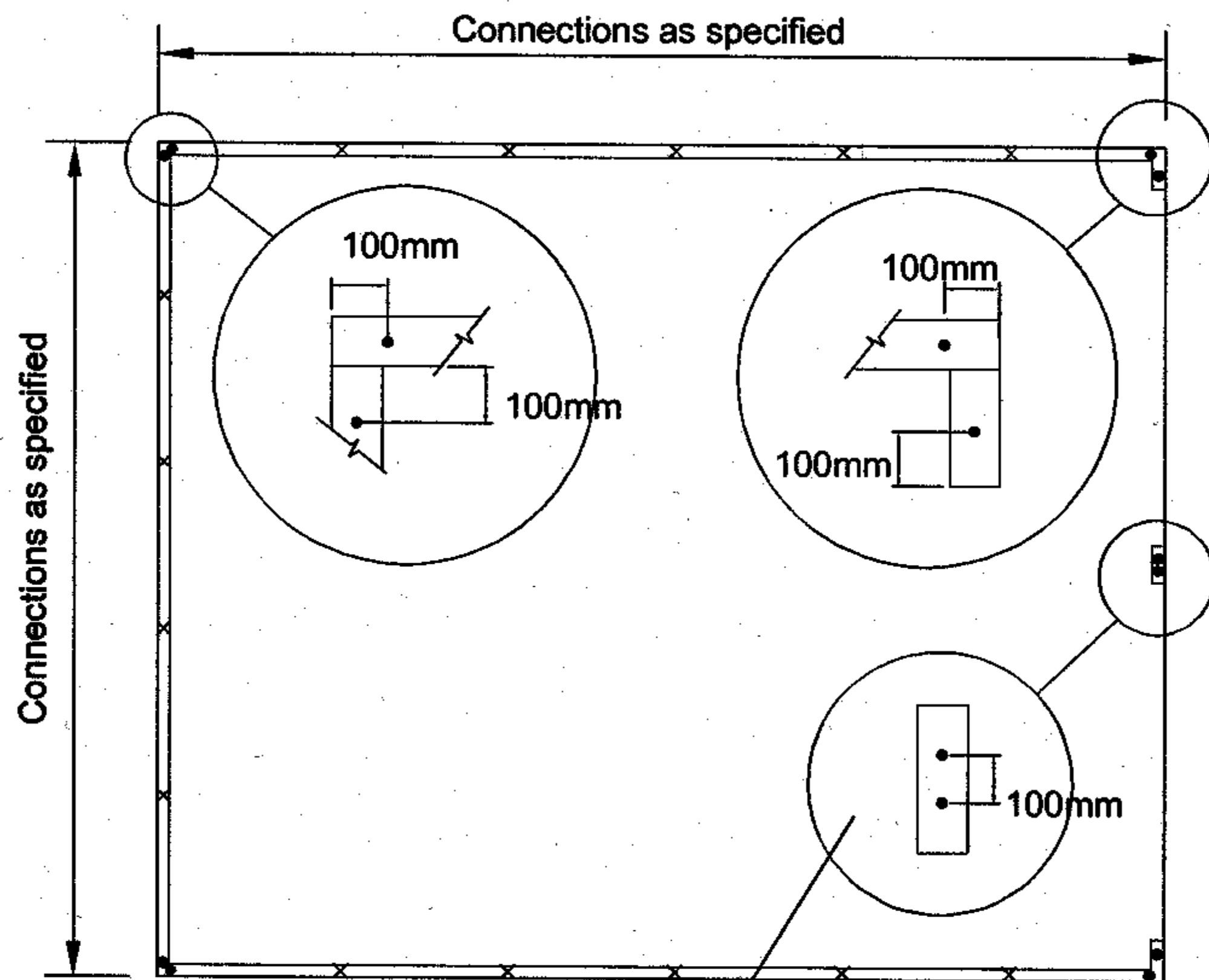


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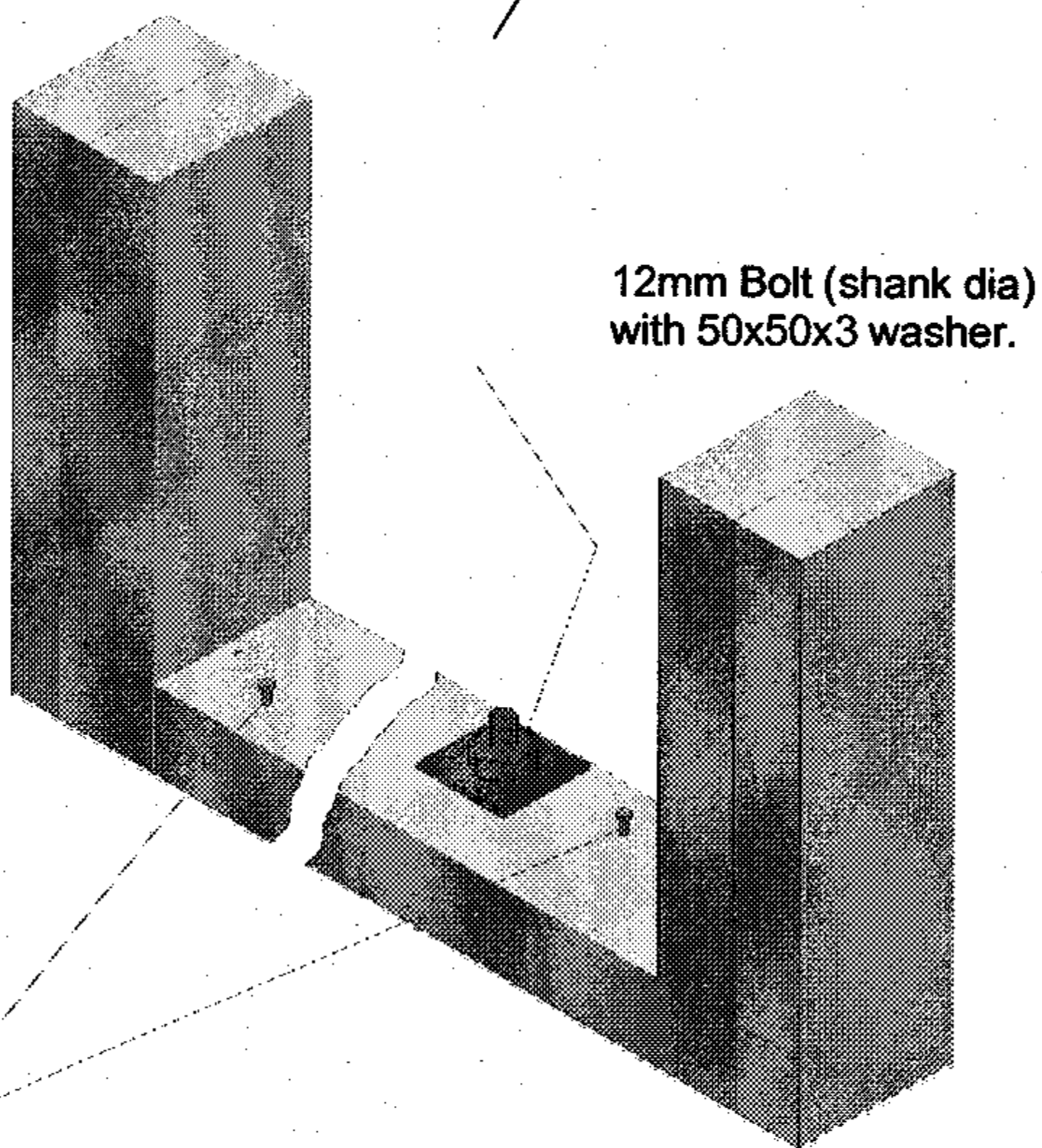
# VB2000

## FOUNDATION DETAILS

### 2.1m WALL HEIGHT BOTTOM PLATE FIXING LOCATIONS

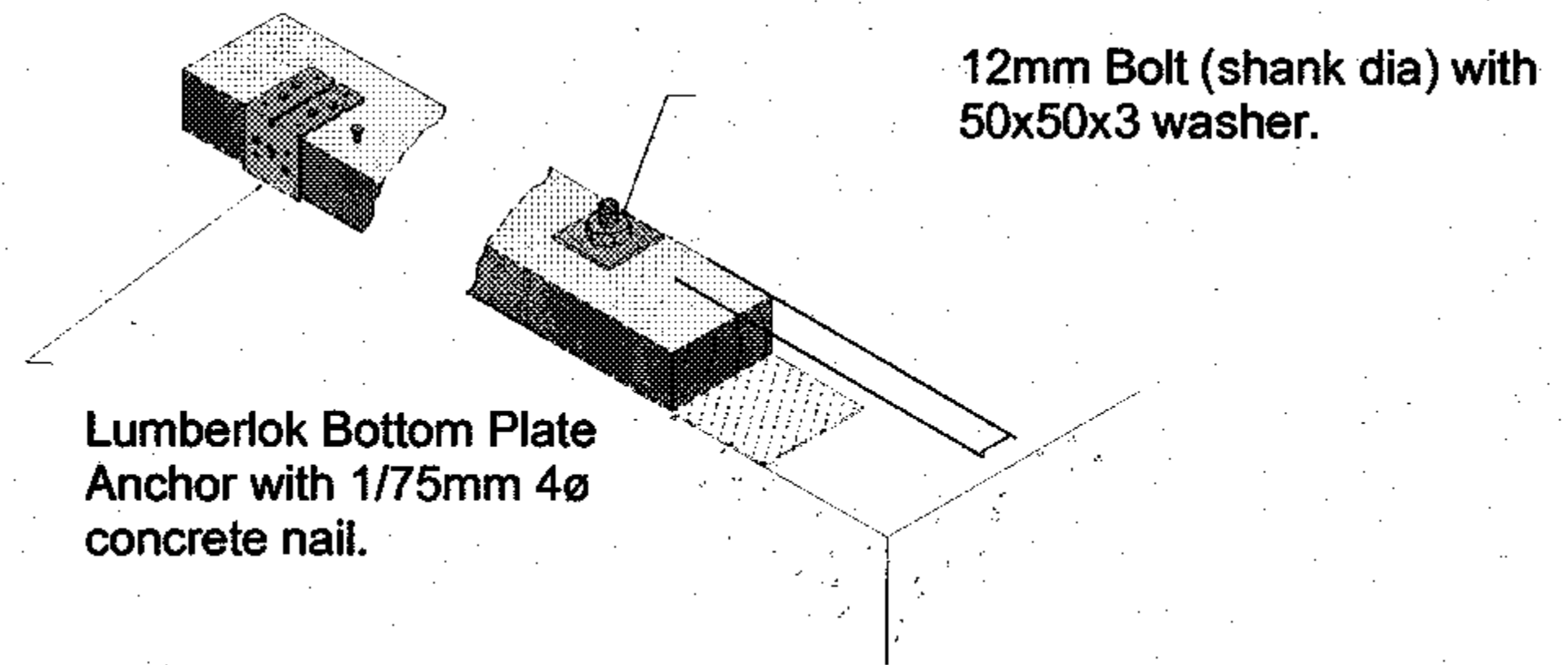


NOTE: Connections must be applied to all corners and door openings shown and then spaced, as per layout above, between these points



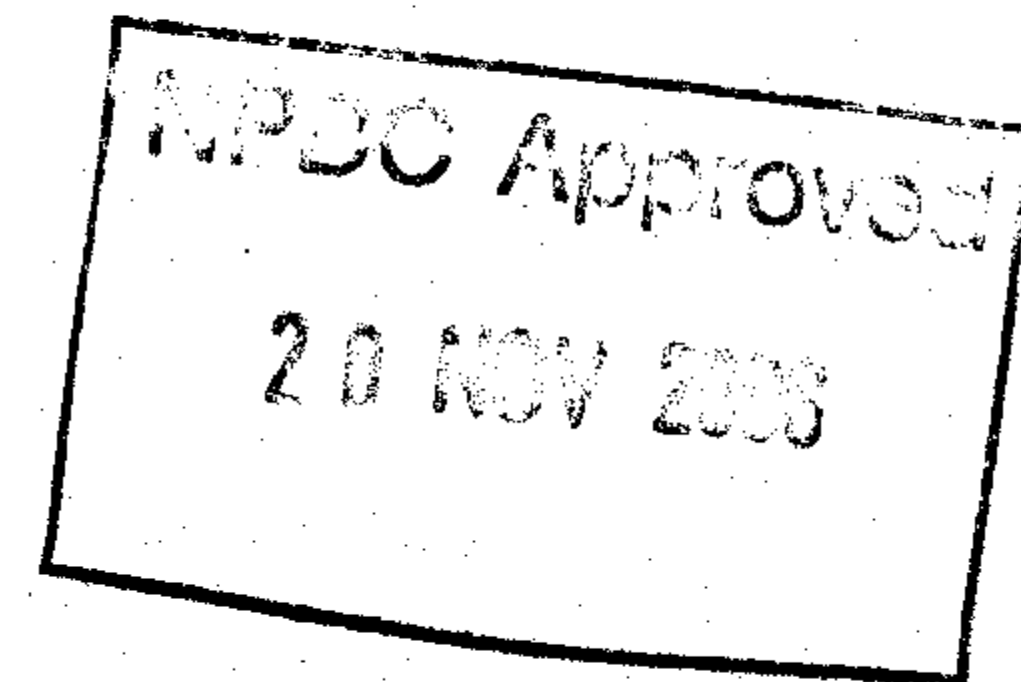
2/ 4x75mm dia concrete nails or 2x12mm M12 bolts to avoid frame rotation.

### BOTTOM PLATE CONNECTION TYPE

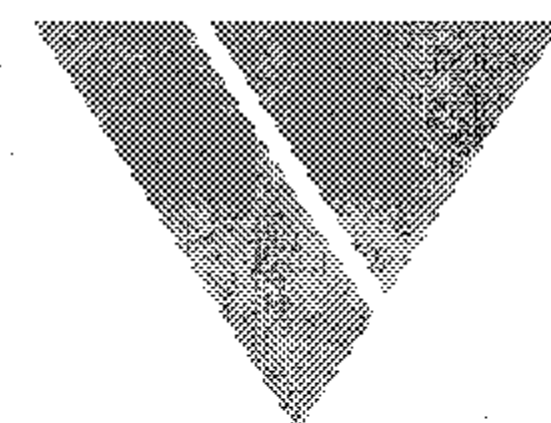


NOTE: For fastener spacing @ 900 ctrs, truss spans building width can be increased by 25%

Wind Load	Max Building	Fixing Spacing
high	9600 12000	1200 900



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# VB2000

## DESIGN INFORMATION

### Design Scope

The VB2000 design series covers the structural requirements for the Purlin fixing, Truss fixing, Truss design, Truss bracing, Wall & Roof Bracing, Lintels, Veranda / decks & Garaports. All other structural requirements are as per NZS3604: 1999

### Building Erection

Proper bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixings must be installed before applying any loads.

### Design References

NZS3603:2005  
 NZS3604:1999  
 NZS4203:1992  
 NZS3602:2003  
 TP1.85

### Truss Joints

GANG-NAIL plates are to be pressed into both sides at each joint by a licensed GANG-NAIL fabricator

### Load Details

These drawings have been prepared using the above design loads.

It is the responsibility of the user to ensure that the design data and loads are still correct at the time of construction.

### Design Loads

Dead loads for Light Roof  
 0.15kPa (includes weight of trusses, purlins, associated framing and zincalume roof).

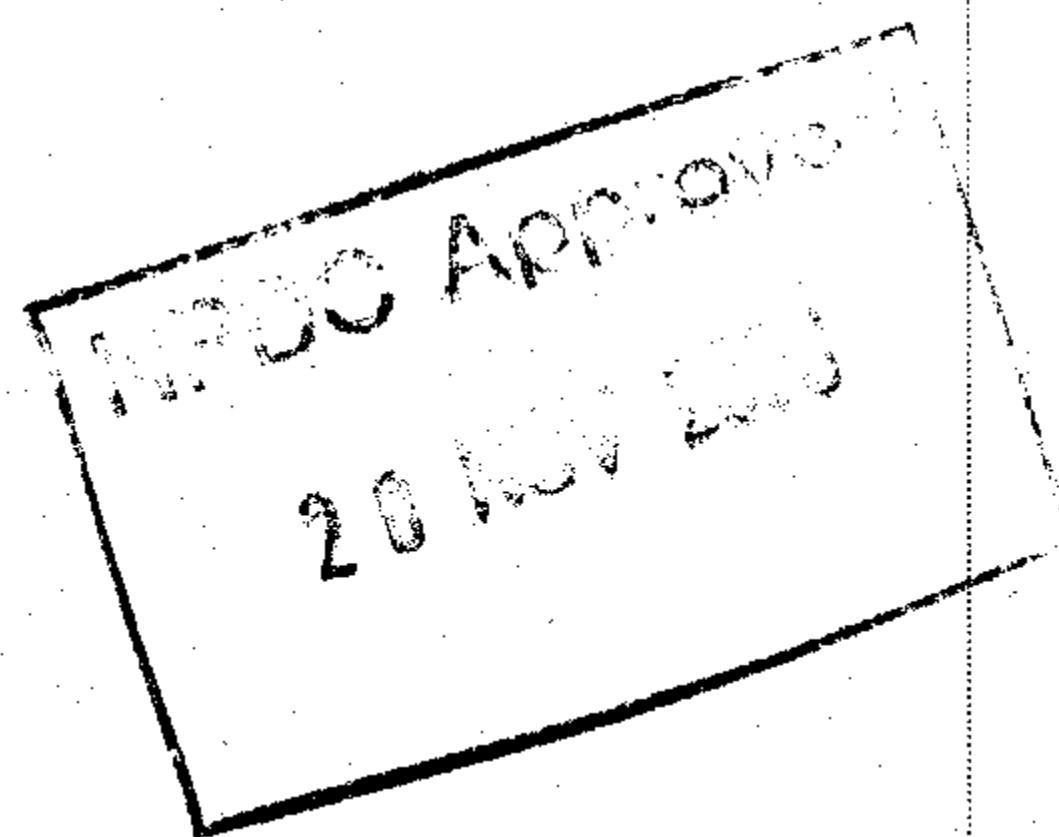
Live loads  
 1.0kN concentrated load, 0.25kPa uniform load on roof section & 2.0kPa uniform load for decks.

Wind loads  
 Buildings designed for UP TO VERY HIGH wind conditions as per the attached selection charts and as defined by NZS3604:1999.

Seismic loads  
 Seismic Zones A, B or C.

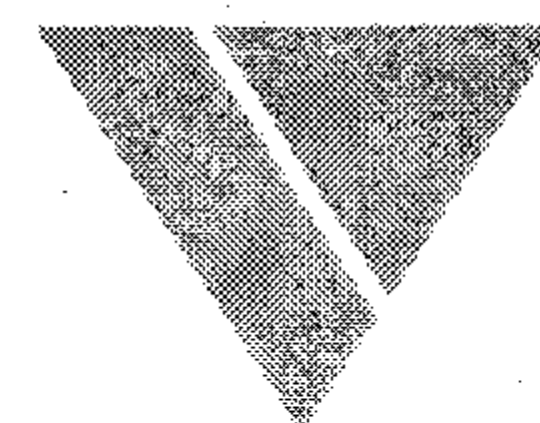
Snow loads  
 Buildings designed for up to 1.00kPa Snow load as shown on the attached selection chart.

Refer to MiTek New Zealand Limited for any design modifications required for increase in snow loads or wind loads above those stated on the drawings.  
 Buildings designed for class IV category as NZS4203:1992 Table 2.3.1



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## WALL FRAME DETAIL

### Wall Frame Sizes

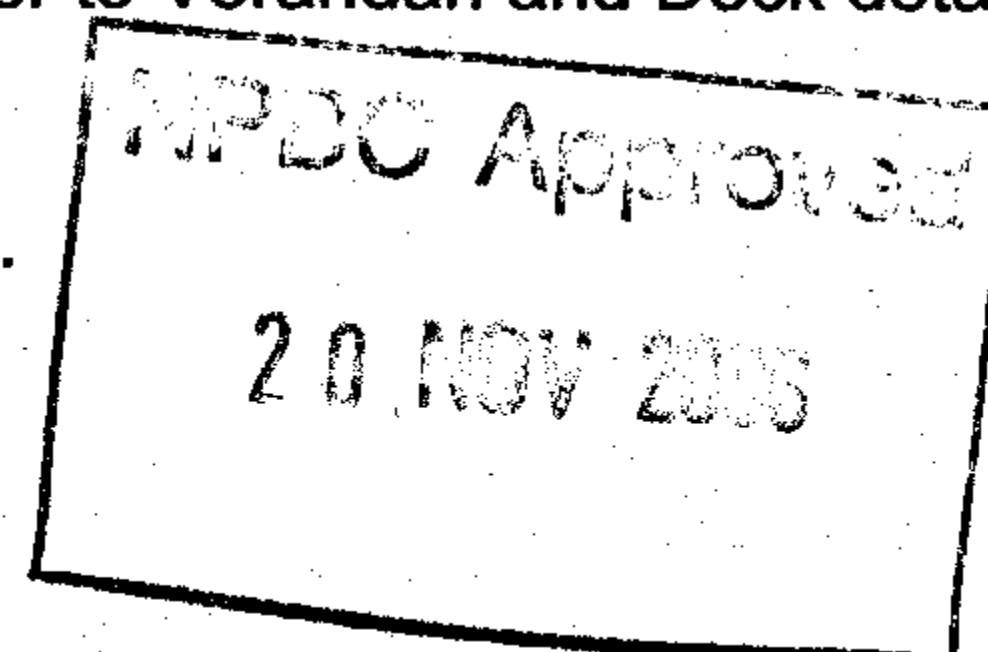
Wind Load	Wall Height (mm)	Stud Ctrs (mm)	Size & Grade
high	2100	1000	90X35 MGP10

### Timber Grade & Design

- Top plates, bottom plates & studs are to be constructed in 90 x 35 minimum grade to be MGP10 or MSG10 or better in all situations as described in the table shown above.
- All other timber not specified can be non standard grade.
- All purlins and stiffening added to the lintels to be minimum 90x45 MSG8 grade.

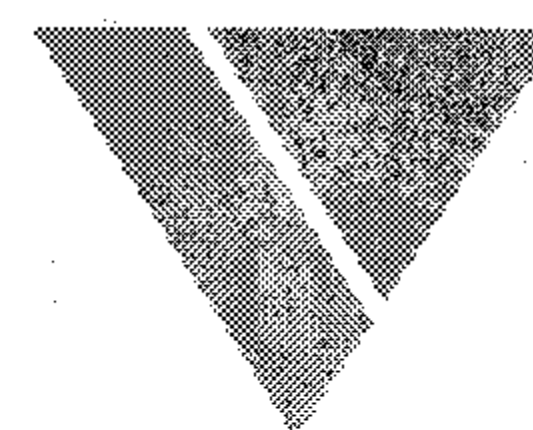
### Timber Treatment

- Treated Timber is to be used in the construction of the buildings as defined by the frame and truss requirements in NZS3602:2003. All treated timber is to meet the required standards.
- Minimum H1.2 timber treatment is to be used in all frames & including areas of the building where it is to be enclosed with GIB board lining, i.e. sleepouts etc.
- Treatment of Verandah & Deck construction refer to Verandah and Deck details in this document (if included)
- Trusses including Gable Ends can be untreated.



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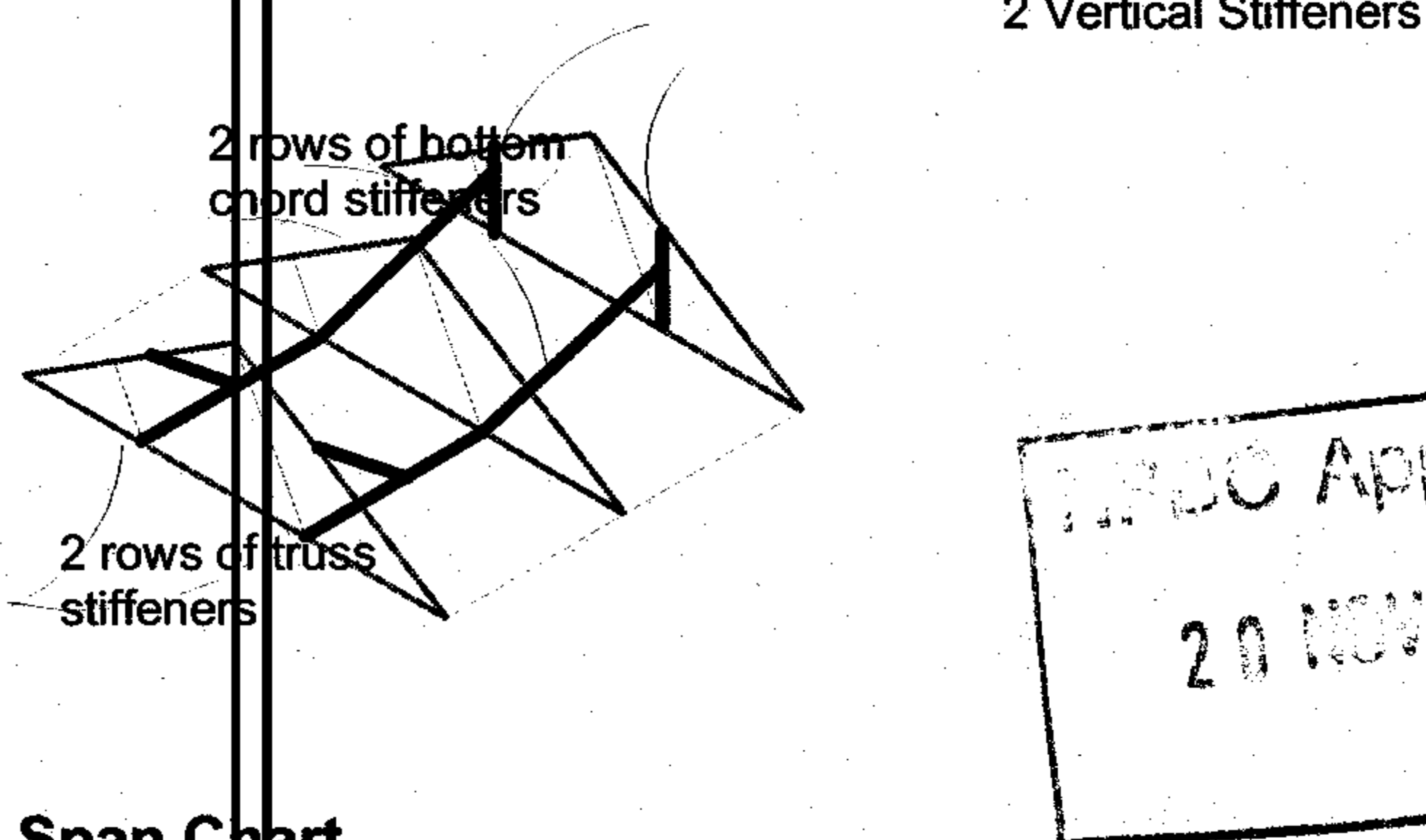
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## SPAN, LOAD AND TRUSS DETAILS

### Truss Stiffener Position

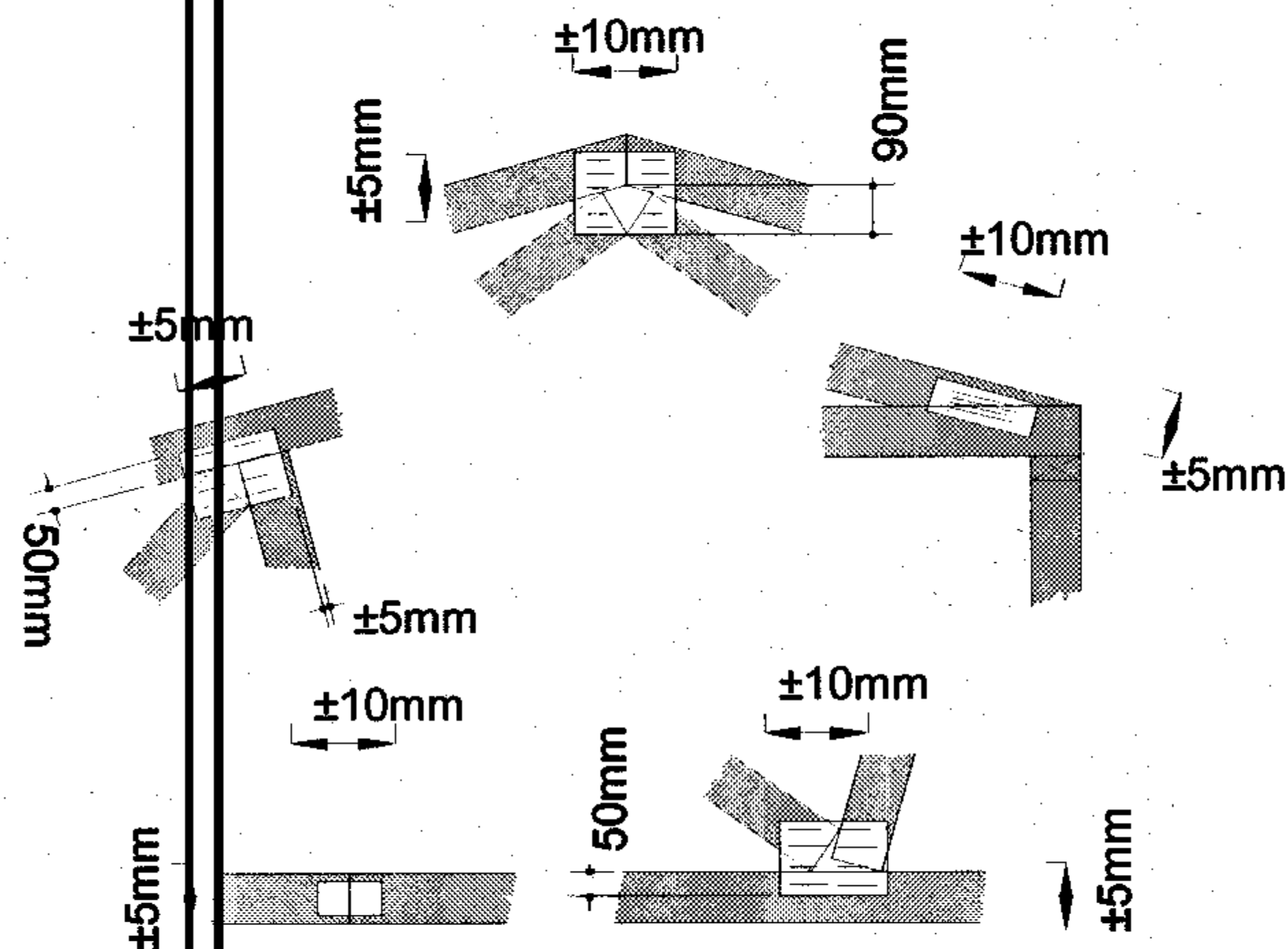
Diagram indicative only



### Span Chart

Truss Centers	Wind Load	Snow Load (kPa)
2000	high	0.5

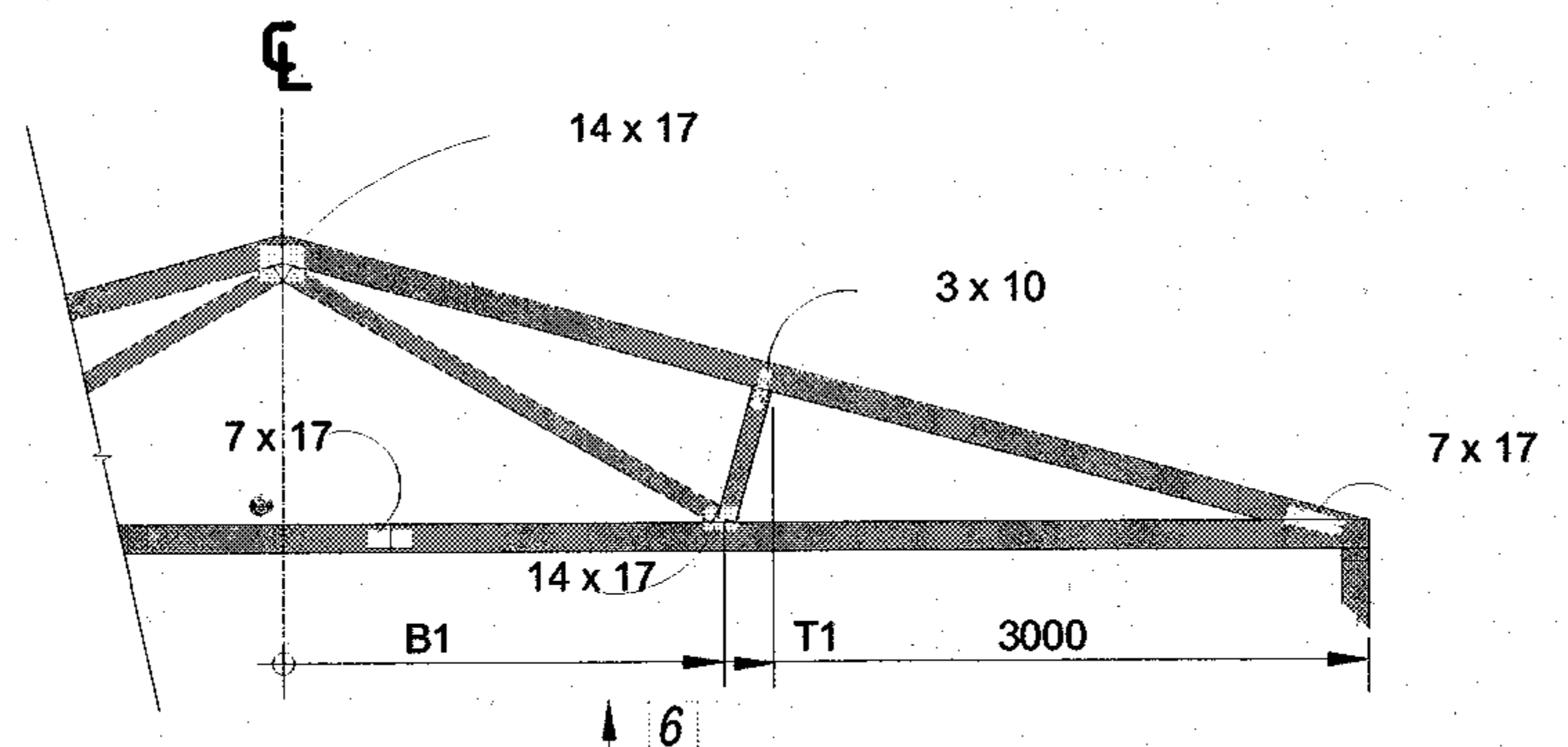
### Construction Tolerances



#### NOTE:

Plates are to be fully pressed home on both sides of joints.  
The plate axis must be located in the specified or indicated direction.  
Typical positioning tolerances for plates

### 6,000 Span



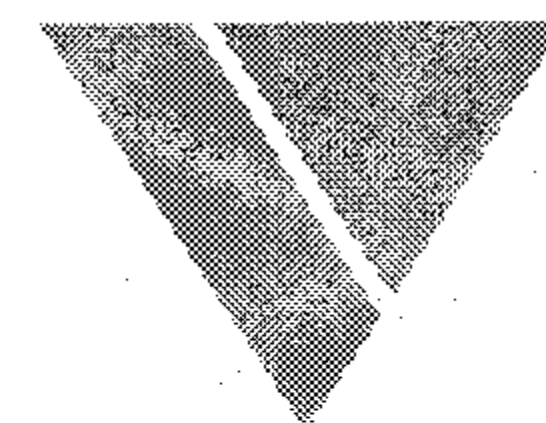
#### NOTE:

1. Truss Top Chord pitch range is 15°, 20°, 25°, 30°
2. ● Indicates location of Bottom chord brace (truss stiffener)
3. ↑ 6 Indicates the truss camber (typical)
4. All truss plates are Gang-Nail® GN10 type
5. All top & bottom chords are to be MGP10 90x35 Radiata pine
6. All webs are to be a min. MSG8 - 70x35 Radiata pine



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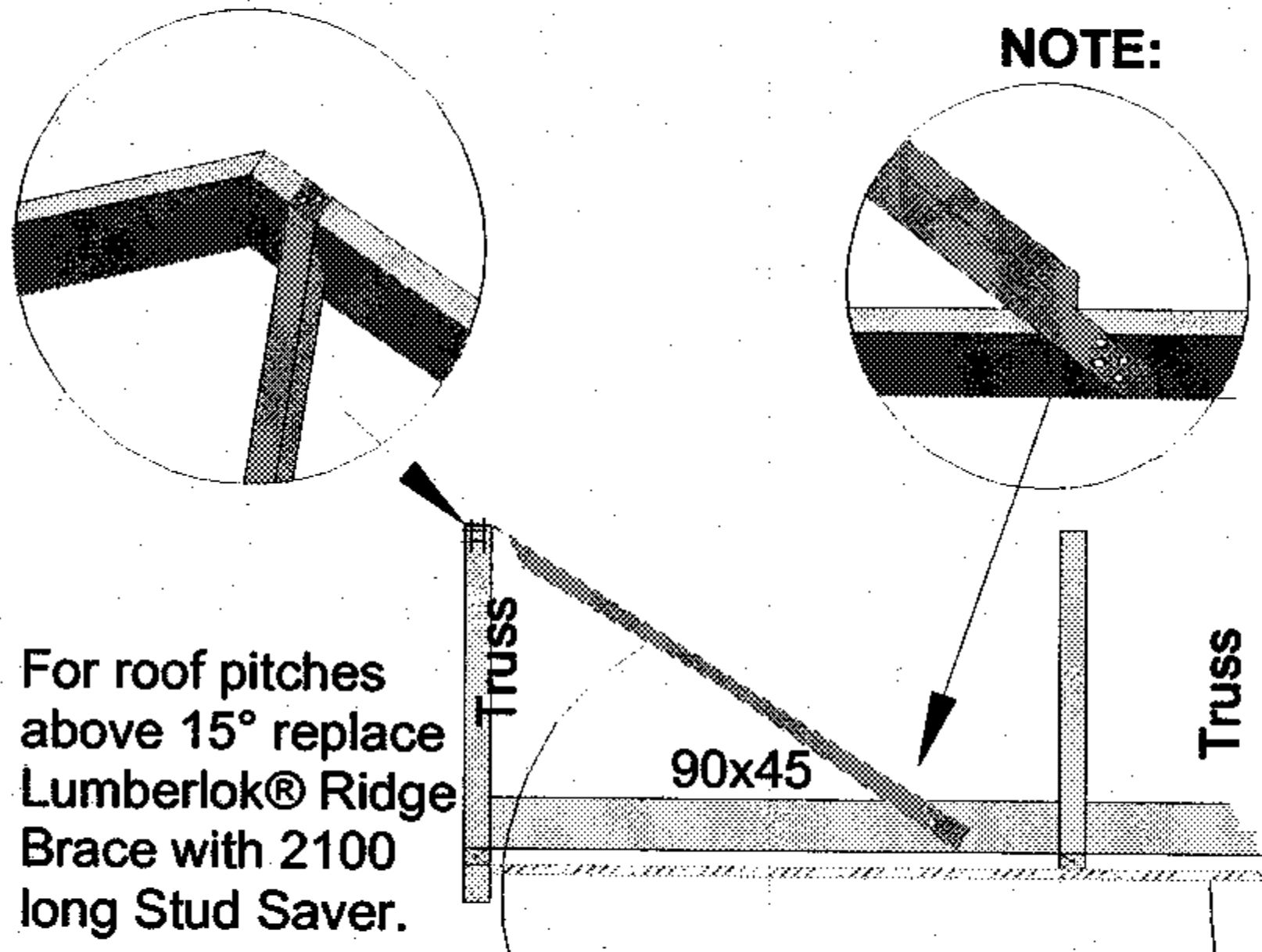


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## TRUSS DETAILS

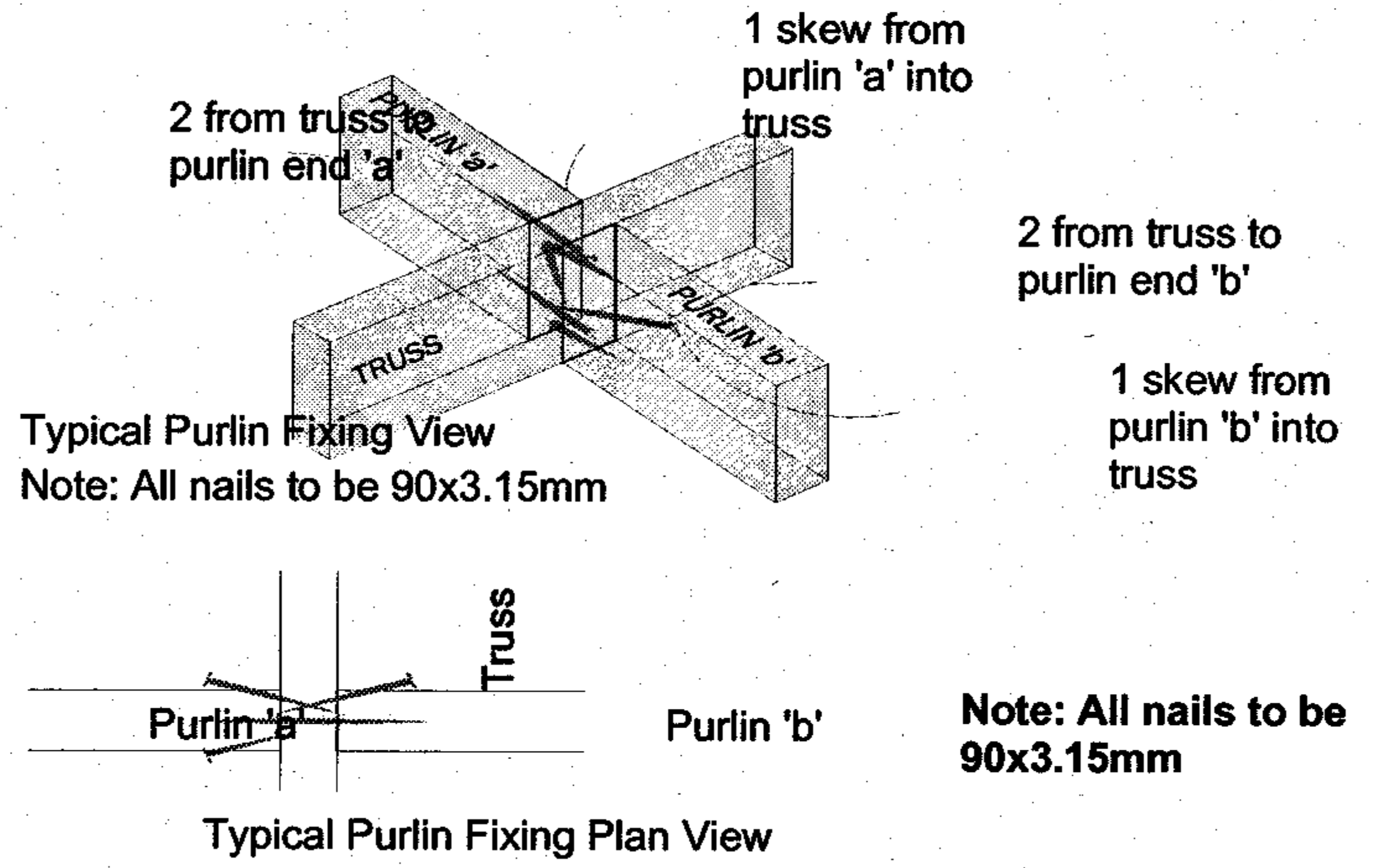
### Ridge Brace



For roof pitches above 15° replace Lumberlok® Ridge Brace with 2100 long Stud Saver.

1500 long Lumberlok® Ridge Brace cropped at each end to allow nailing to truss chord and bottom chord runner. 4x30x3.15 nails each end

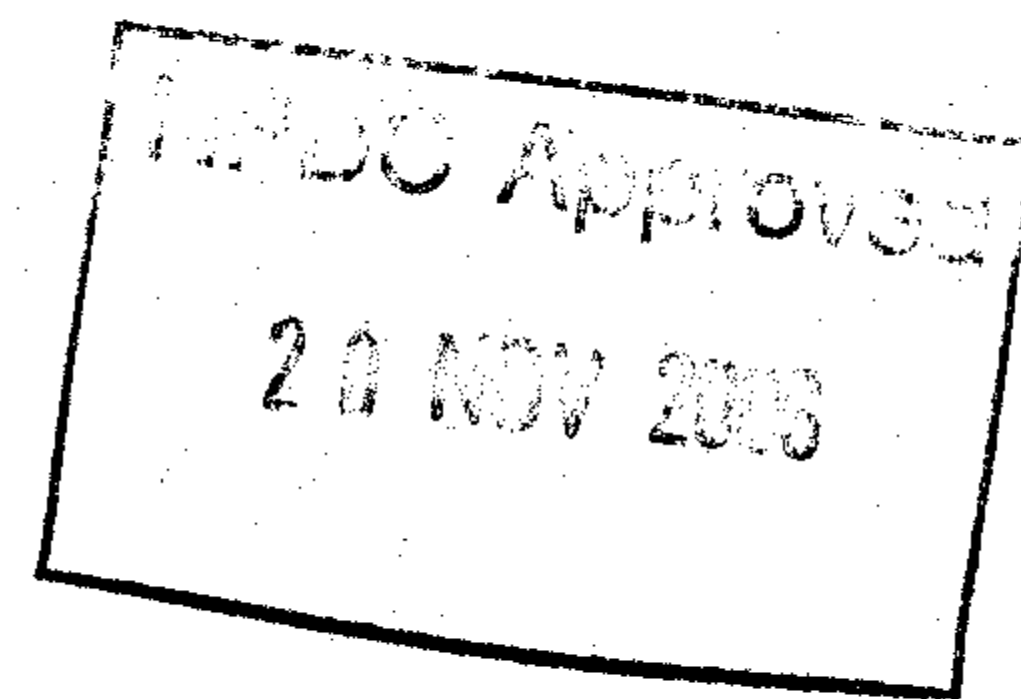
### Purlin Fixing Detail



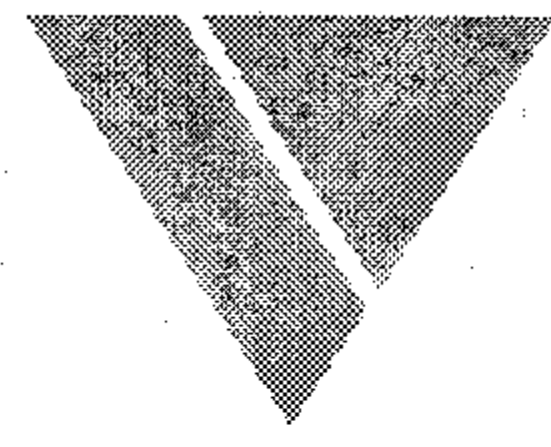
Typical Purlin Fixing View  
Note: All nails to be 90x3.15mm

Note: All nails to be 90x3.15mm

Typical Purlin Fixing Plan View



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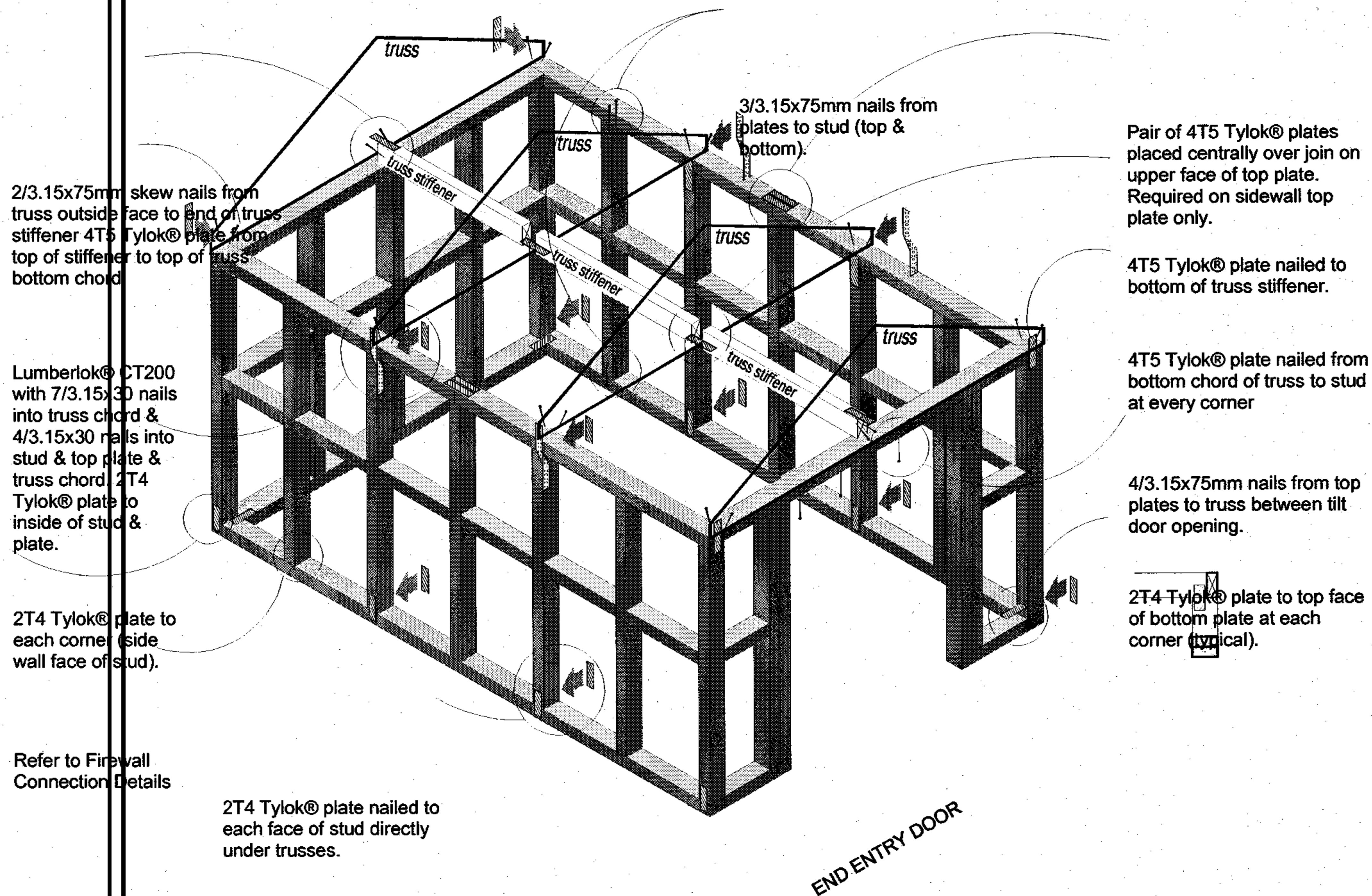


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## HARDWARE FIXING DETAILS

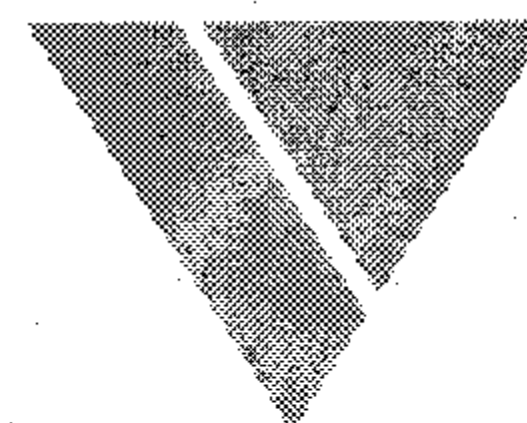
### Hardware Fixing Locations



NOTE: Hardware fixings apply to both 600 & 1000 series buildings.

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# VB2000

## EXPLANATION

The Building Stability Design of the standard range of garages is broken down into two separate areas, and are as follows: -

### Roof Bracing

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

The layouts of Strip Brace and Multibrace patterns are determined by the size and shape of the building plus the relevant wind zones appropriate for that design. These layouts are determined on the VB2000 Series drawings on the following pages.

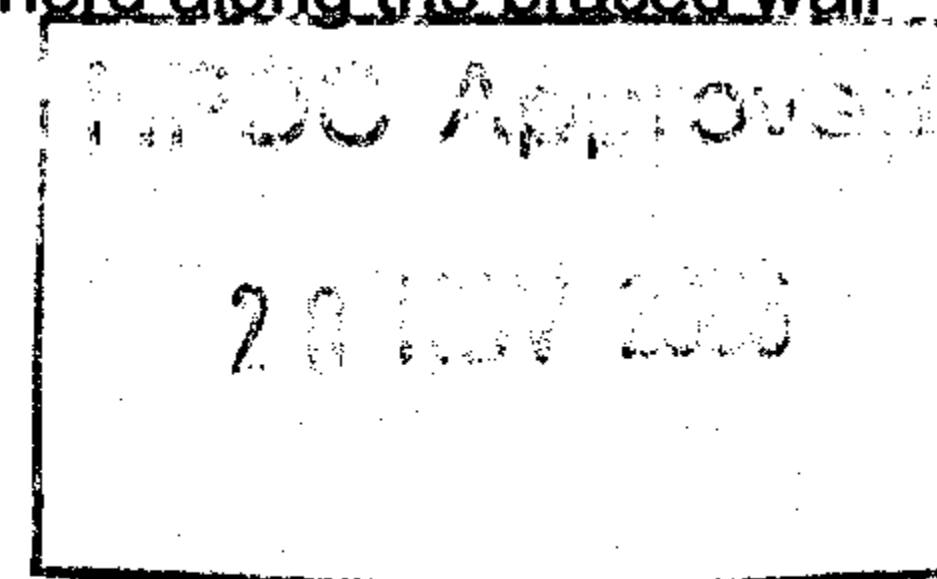
### Wall Bracing

Using a Bracing Units approach the tables shown on the following pages give the loading demand of the respective buildings dimensions and wind loads. The use of wall cladding and / or Secondary Bracing systems provides the method of achieving the required bracing demand. These cladding and secondary bracing units are detailed on the following pages also.

Within allowable side wall and end wall length ratio there is an ability to brace buildings on all three sides only when large door openings make installation of braces impossible. The bracing demand in these situations is laid out in the tables on the following pages.

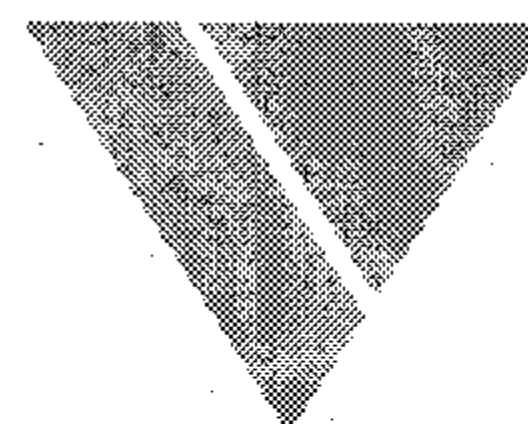
The VB2000 Series covers stand alone buildings up to but no greater than a width and or length of 12m. In cases where partion walls are available, buildings can be over the 12m overall dimension provided the rules on the following page are followed and installed as per the diagram shown on the following page.

All Angle Brace, Strip Brace, Multibrace & Flexi-Brace options can be located anywhere along the braced wall provided they fit the required dimensions.



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## BRACING DEMAND RULES

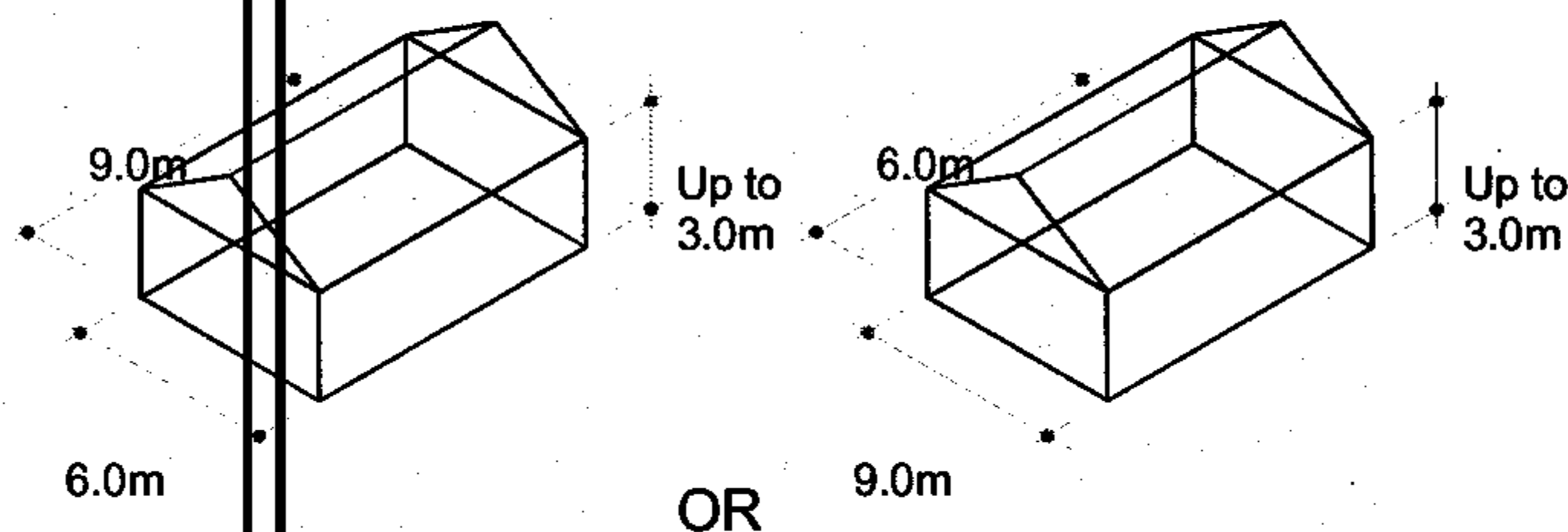
### 1. BUILDING DIMENSIONS

The maximum building dimensions must not exceed 12m in width and or length.

### 2. SIDE/END WALL RATIOS DEFINITION

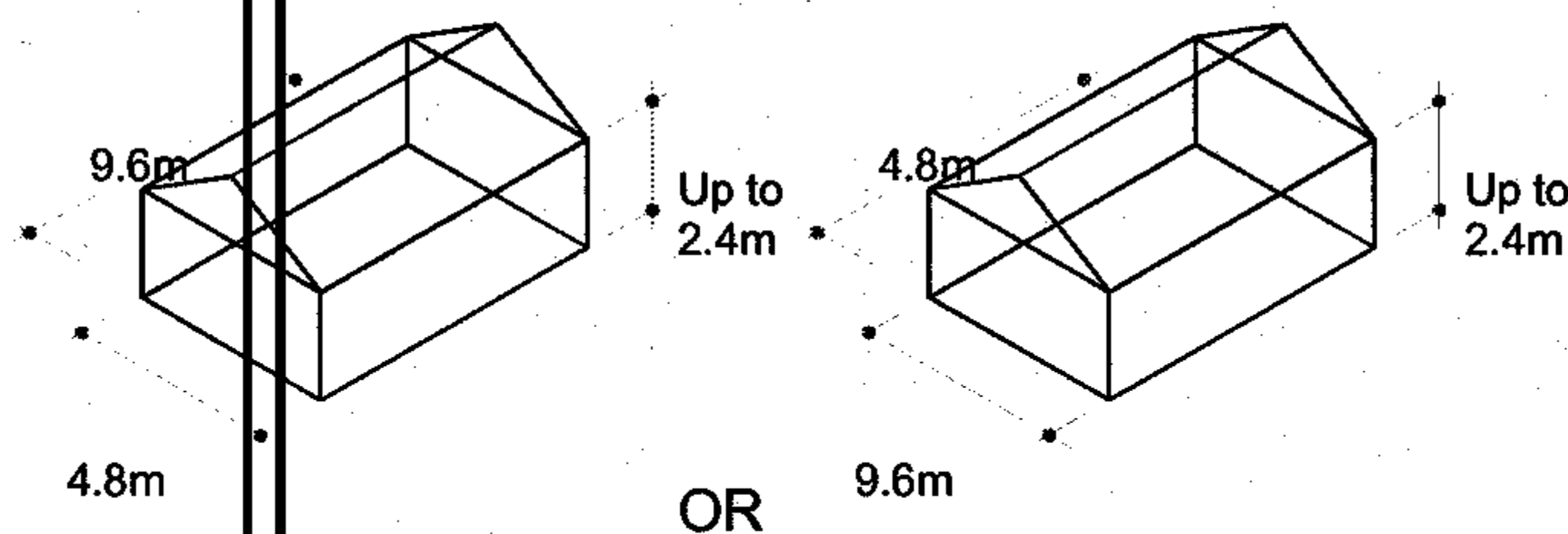
a. 1 to 1.5 Ratio applies only when 3 walls of bracing are available (See rule 4a) on L,M,H & V/High Wind Loads up to 3.0m high.

e.g.



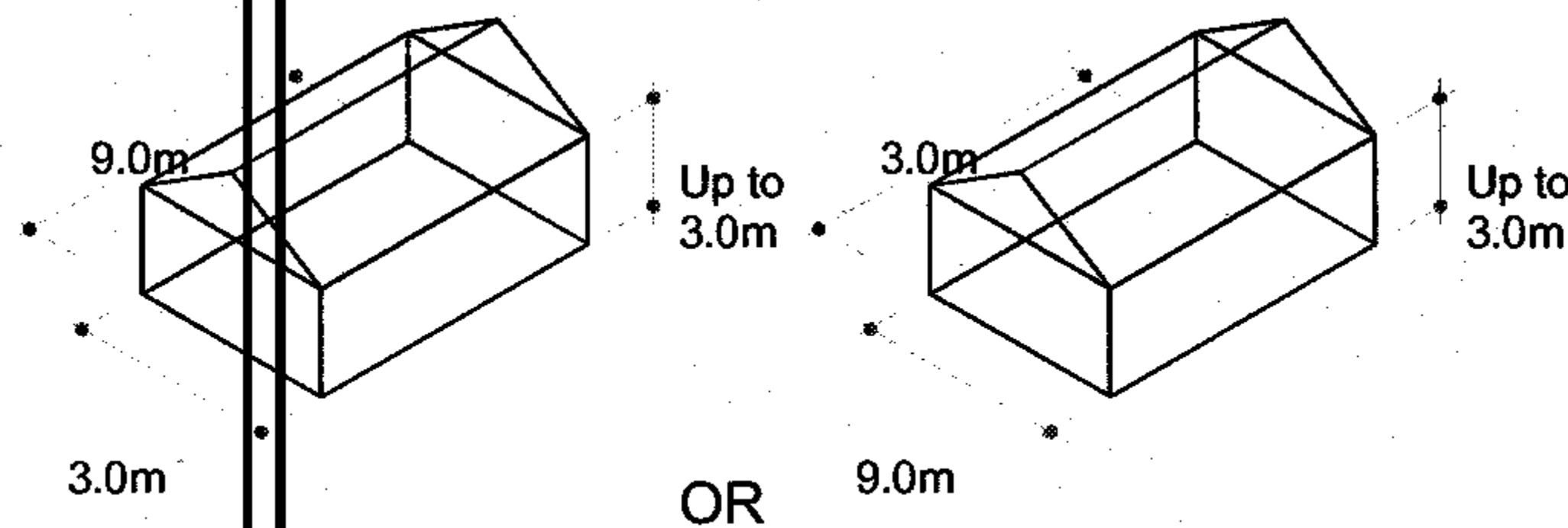
b. 1 to 2 Ratio applies only when 3 walls of bracing is available (See rule 3a) on L, M,H & V/High Wind Loads up to 2.4m high.

e.g.



c. 1 to 3 Ratio applies only when 4 walls of bracing is available (See rule 3b) on L, M,H & V/High Wind Loads up to 3.0m high.

e.g.



### 3. WALL BRACING DEMAND OPTIONS

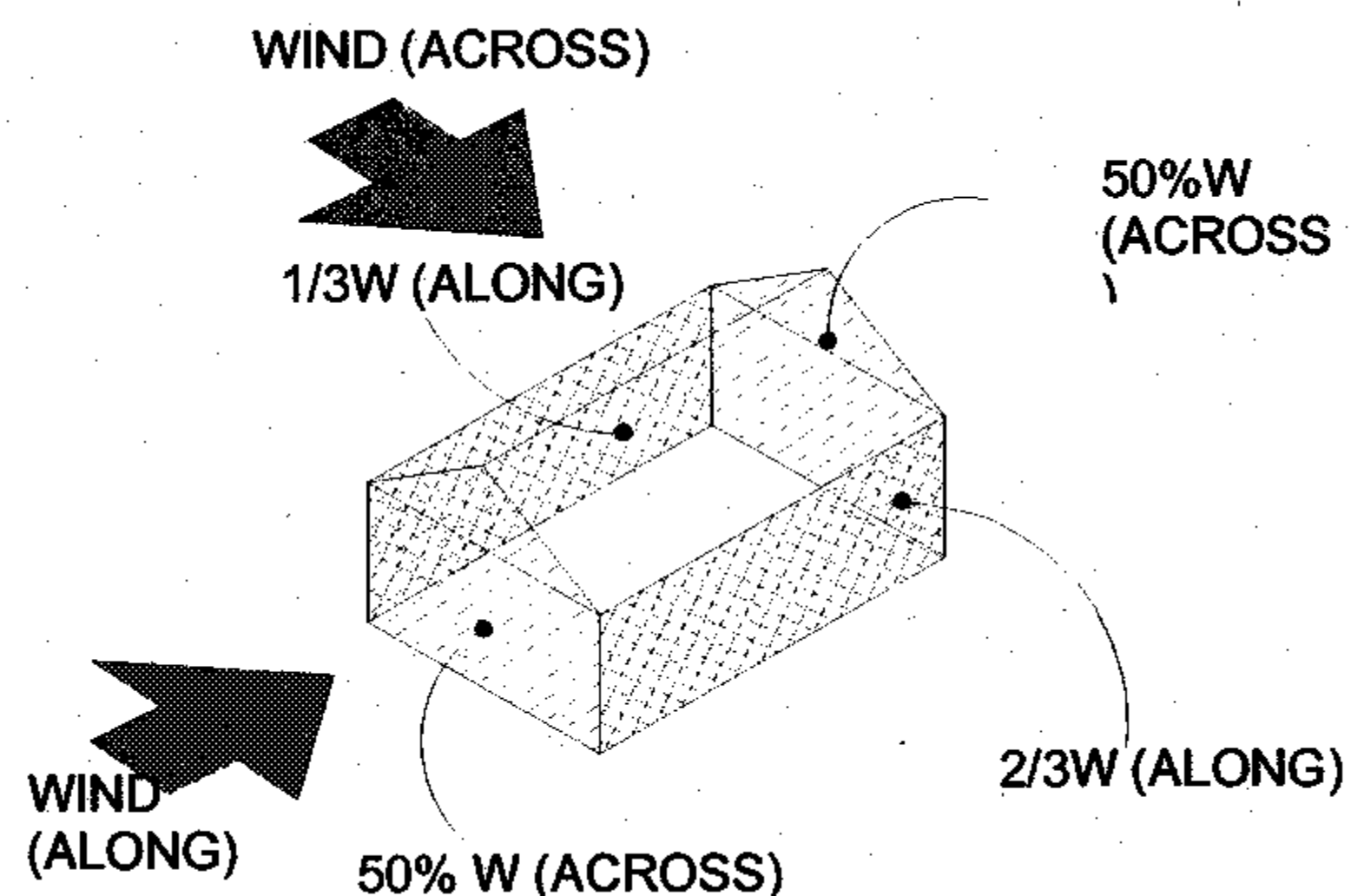
4a. Where 3 walls only are available, establish the demand for ALONG & ACROSS for the specific tables on the following pages. Apply the full bracing unit required to the respective walls and brace accordingly.

4b. Where four walls can be used for bracing, establish the demand on the following pages) by using the tables called "Both end walls available" and "Both side walls available."

#### NOTE

The shortest two walls must have bracing equally distributed between them.

If that is achieved the Total Bracing Units in the longer walls maybe distributed on a 2/3 to 1/3 split, e.g. A total of 150 Bu's can be distributed in one of the longer walls and the remaining BU's distibuted to the other longer wall. (See below)

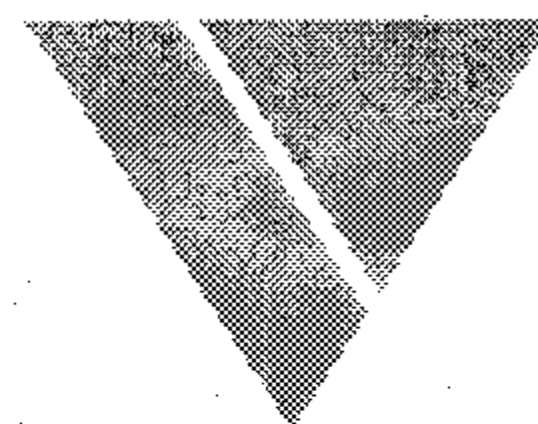


TRIC APPROVED  
20 NOV 2003



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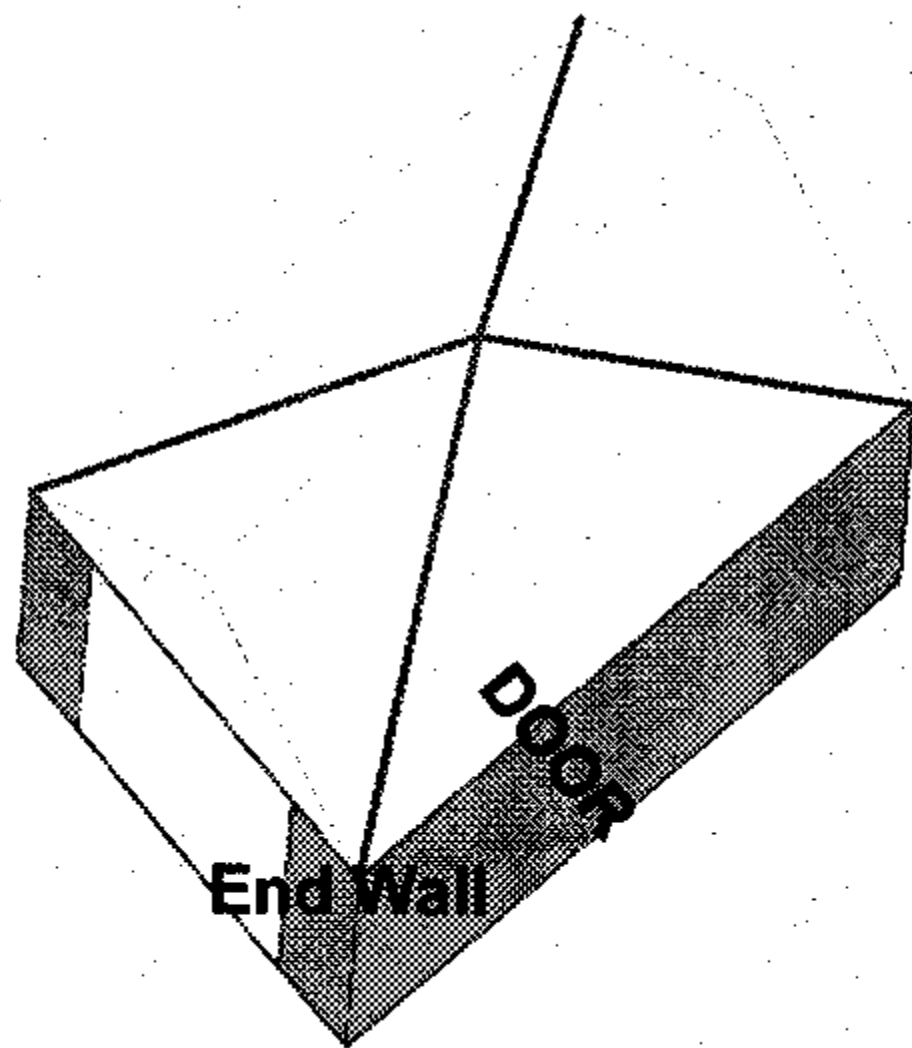


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# VB2000

## ROOF BRACING

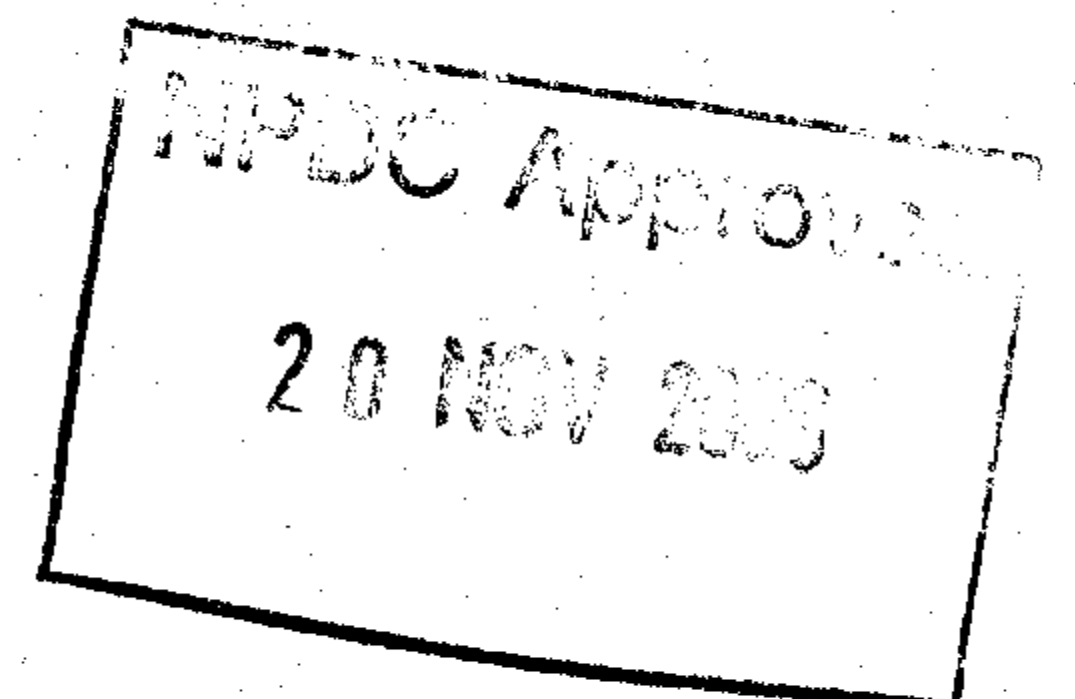
**BRACING 6.0m Width, 6.0m Length, high Wind Zone**



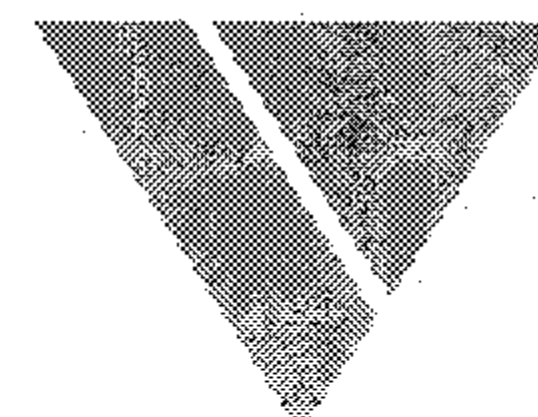
Side Wall

### ROOF BRACING NOTES

Indicates a single row of Lumberlok Strip Brace tensioned up and laid over the top of the purlins, fix each end with 3 x 30 x 3.15 nails (typical) Fix at ridge crossing with 2/30x3.15 nails.



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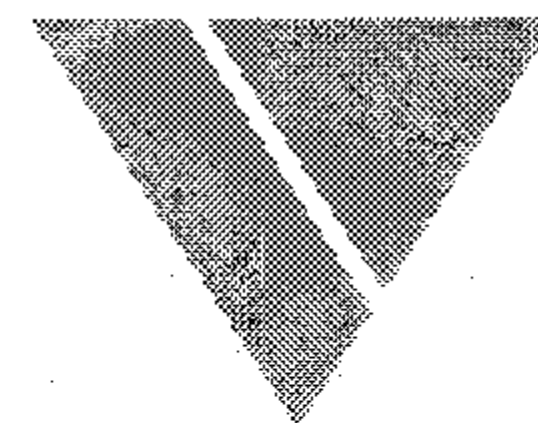
## WALL BRACING

WIPDO Approved  
20 NOV 2003



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16mm ~~38~~mm

# BUILDING FILE

Code No. 403 / 116

Subject dwg

No. Sheets 2

Permit No 7067

Date 19.8.58

NEW PLYMOUTH CITY COUNCIL

403/116

18 AUG. 1958

**BUILDING APPLICATION FORM**

Date.....18-8-.....1958

To the City Engineer,  
NEW PLYMOUTH.

Sir,

116

I hereby apply for permission to.....*Erect a dwelling*.....  
at (House No. & Street).....*Mata Rd*.....for (Owner).....*Hy Brown & Co Ltd*  
of (Address).....*9 Morley St N.P.*.....according to locality plan and detailed plans  
elevations, cross-sections, and specifications of building deposited herewith in duplicate.  
Particulars of land. Lot No.....*7*.....Deposited plan No.....*43136*

Section No.....

Length of frontage.....Area.....*30 P*

Particulars of building: Foundations.....*Solid Corner and pile*

Walls.....*W. lath & plaster*.....Roof.....*Iron*

Area of ground floor.....*913*.....square feet

Area of outbuildings.....square feet

Estimated finished values: Building	£ 2491 : 4 : 6
Sanitary Plumbing	£ 150 : - : -
Sanitary Drainage	£ 78 : 15 : 6
TOTAL	<u>£ 2720 : - : -</u>

Proposed purpose for which ever part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose):

*Private Dwelling*

Proposed use or occupancy of other part of building:

Yours faithfully,

HENRY BROWN & CO. LTD.

Postal address.....*Box 400 N.P.*

Owner

Builder

Any receipt issued on deposit of plans is NOT a permit.

[P.T.O.]

## NEW PLYMOUTH CITY COUNCIL BUILDING BY-LAWS.

Two copies of plans and specifications must be deposited. One set of these will be returned duly stamped when permit is issued.

**Note: Any receipt issued on deposit of plans is NOT a permit.**

All plans must be signed by the architect, engineer or designer responsible for their production.

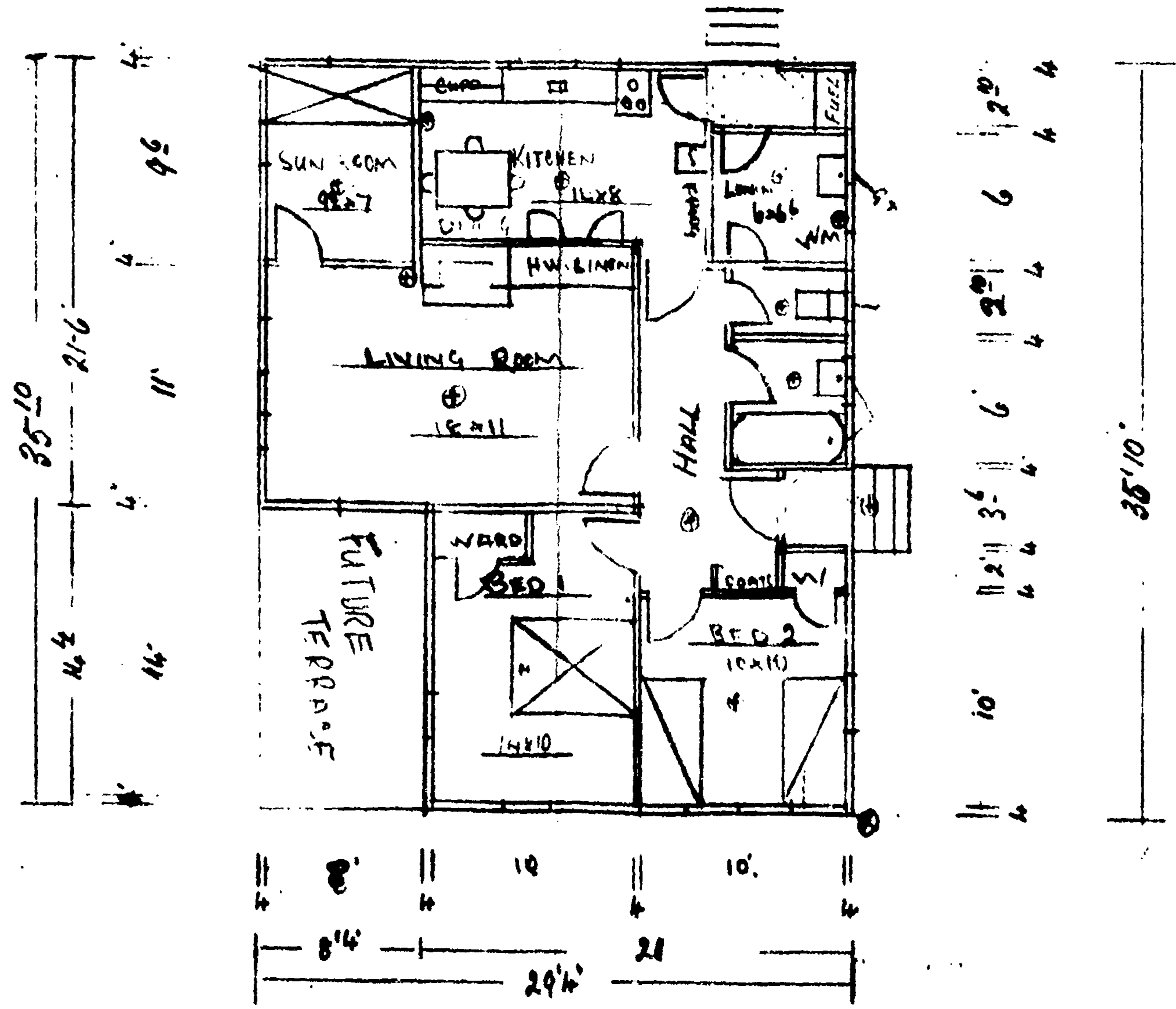
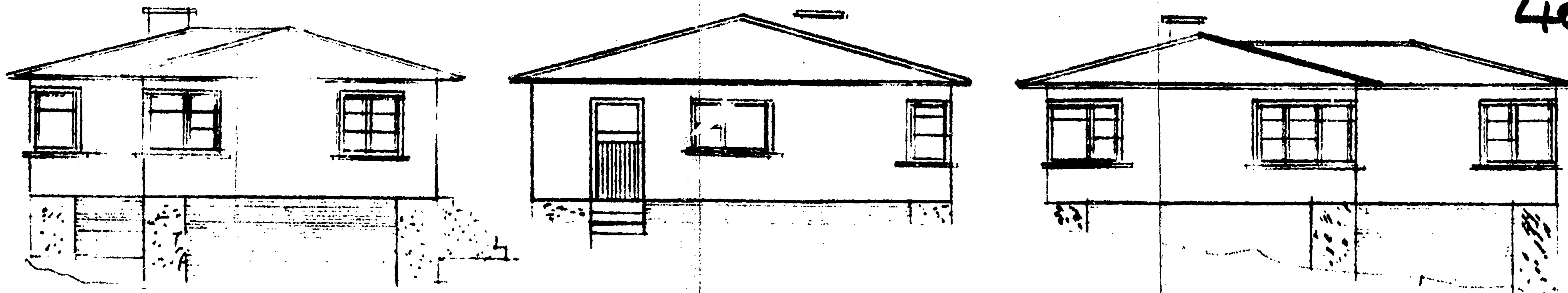
### FEES AND DEPOSITS (By-law 212 [a] STANDARD CODE).

Every application for a permit under this By-law shall, before the issue of a permit, pay to the Council the following fees and deposit:—

- (1) Fees for building permit, including sewer and water charges.
  - (2) Fees for any plumbing and drainage permit.
  - (3) Cost of any permanent vehicular-crossing as required under any By-law.
  - (4) Deposit for possible damage to streets during building operations. The amount of such deposit, unless prescribed by law, shall in all cases be fixed by the Engineer.
- (b) No permit in respect of the work or any part of the work shall be issued until all the said amounts have been paid.

Plumber..... } *F. D. McIntyre, etc.*  
Drainlayer..... }  
Cubic yards of concrete..... *11*  
Depth of house drain at bdy.....

403/116

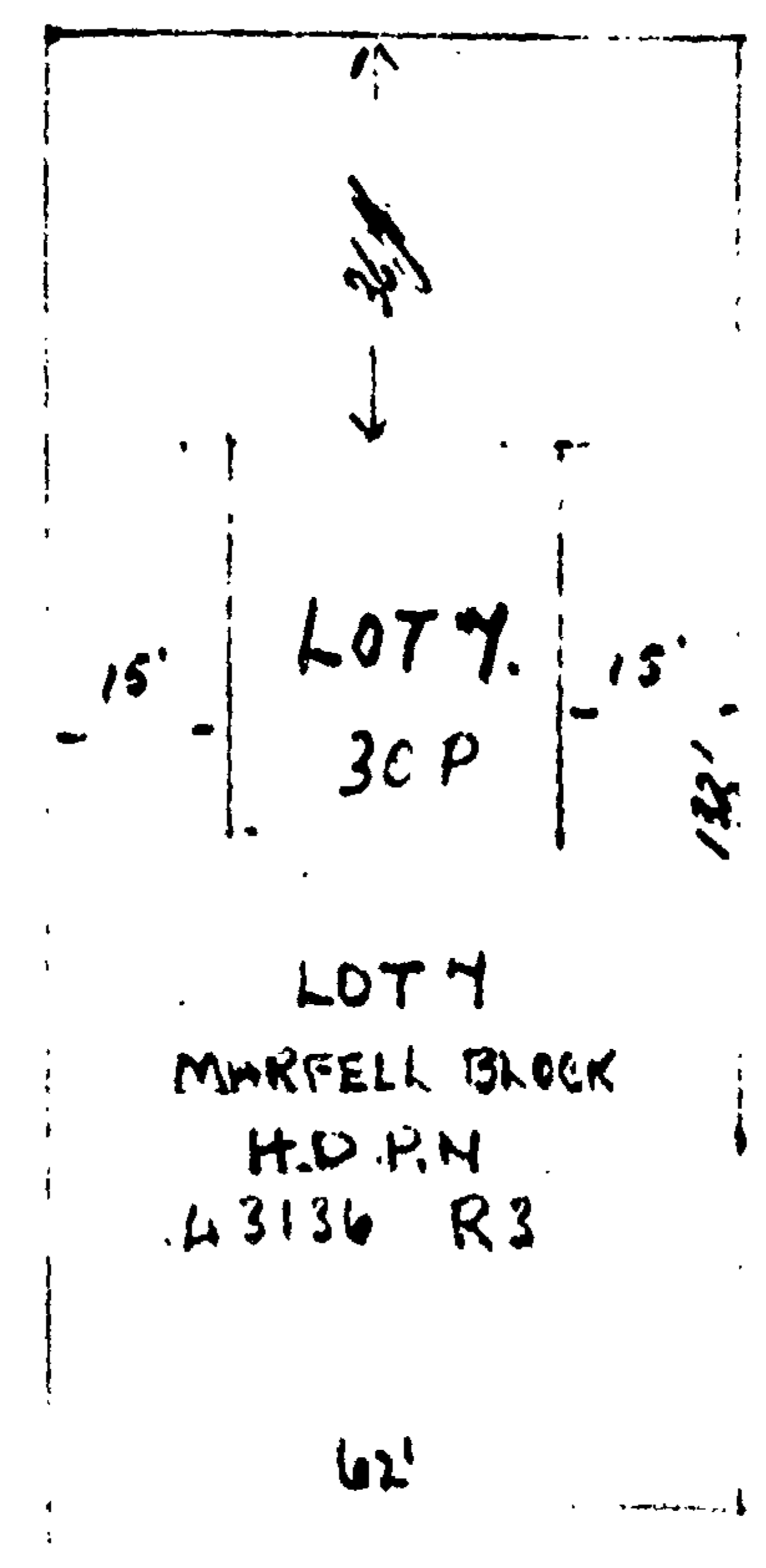


GROUND PLAN

913 FT

SCALE 1/2" = 1 FT

OMATO ROAD



SITE PLAN

PROPOSED GROUP HOUSE No 7.

AT  
OMATO ROAD N.P.

HY. BRUNN & COY LTD

5/58

PLUMBER AND DRAINAGE  
APPROVED  
*[Signature]*  
SANITARY INSPECTOR

APPROVED FOR CONSTRUCTION  
DATE 20/8/58  
APPROVED FOR CONSTRUCTION  
DATE 20/8/58

116 OMATA RD.

H. BROWN - CO

DWELLING.

*AB*

135C

No. 116 Sec. .... Lot. 7 <sup>H.D.P.N.</sup> 43136  
Address OMATA RD.

### DRAINAGE AND PLUMBING REGISTER

OWNER H. BROWN & CO. LTD.  
ADDRESS .....

BUILDER SELF.  
PLUMBER F.D. MCINTYRE LTD.  
DRAINLAYER DITTO.

PERMITS  
PLUMBING.....  
DRAINAGE.....  
VALUE £2720.

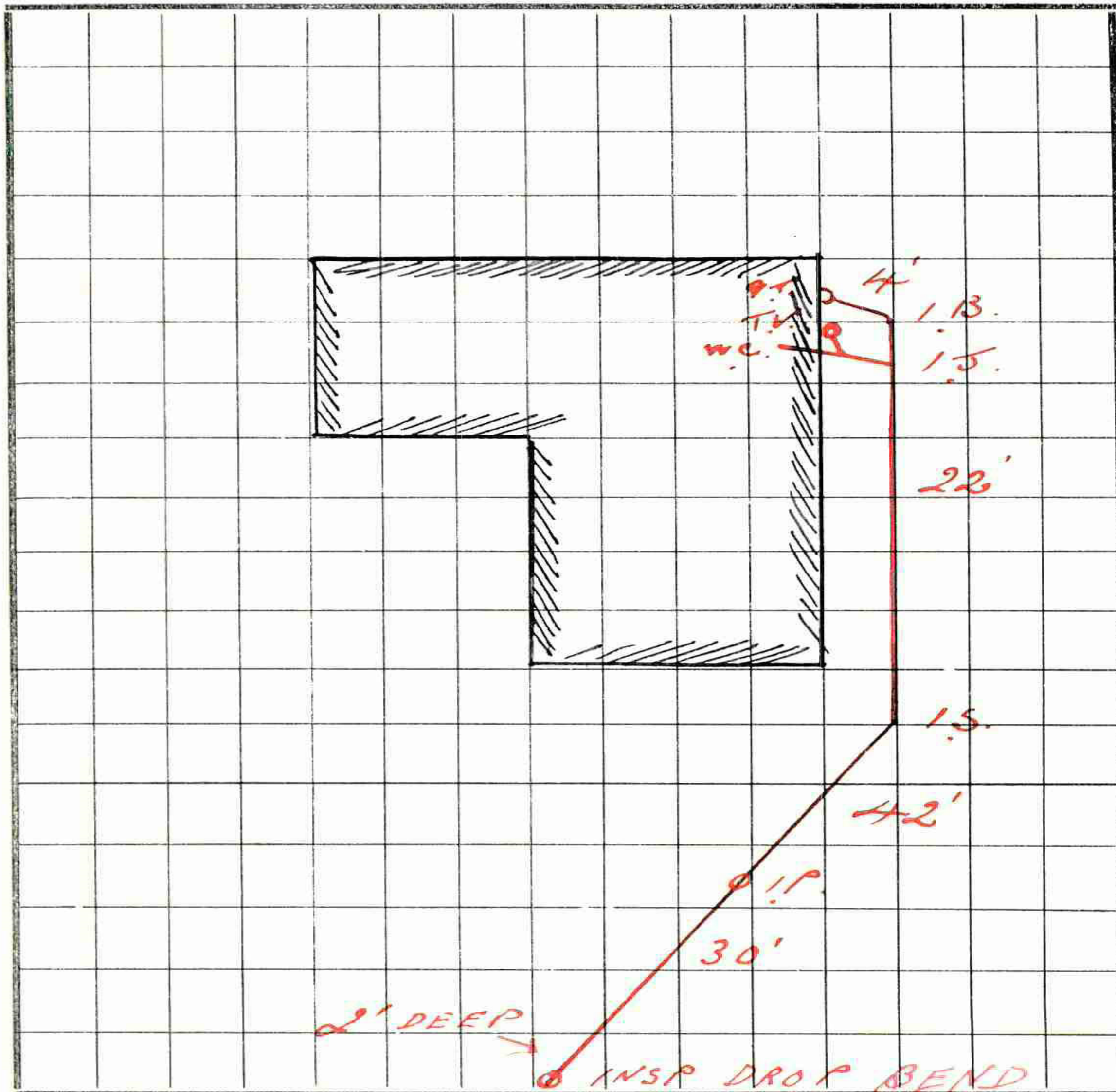
NATURE OF WORK NEW DWELLING

DRAIN TESTED 2/6/59. PLUMBING PASSED 28/9/59.

FALL AND DESCRIPTION STEEP WITH ONE  
DROP TO CONNECTION

J. J. Francis.  
Inspector.

# DRAINAGE PLAN SCALE



FRONTAGE 116 OMAHA RD.

AVERY PRESS N.P.-57238

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## **darrell paterson**

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