

Form 5**Building consent - BC212898**

Section 51, Building Act 2004

The building

Street address of building: 28 Sheridan Drive
Rolleston

Legal description of land where building is located: LOT 148 DP 367715

Building name:

Location of building within site/block number: 28 Sheridan Drive
Rolleston

Level/unit number: 0

The owner

Name of owner: SJA & JL Weston

Contact person: Steven Weston

Mailing address: 28 Sheridan Drive
Rolleston 7614

Street address/registered office:

Phone number: Landline: Mobile: 0272219980

Daytime: No information provided

After hours: No information provided

Facsimile number: No information provided

Email address: steview19@aol.com

Website: No information provided

First point of contact for communications with the building consent authority:

Building work

The following building work is authorised by this building consent:

Domestic garage

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Conditions

This building consent is subject to the following conditions:

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Construction monitoring requirements

Please contact the following consultants directly to arrange the construction monitoring identified which they have been engaged to carry out.

- Powell Fenwick ref 211762S1:
Engineers inspection of foundations: one per pour.

Copies of all site reports/records must be provided to the Building Consent Authority as work proceeds for their records. Please ensure the required documents listed on the Building Consent Form 5 are uploaded to the consent record via the customer portal (<https://consents-sdc.abcs.co.nz/>).

Inspections

The following inspections are required:

- Garage Slab
- Garage Final

Documents required

Garage Slab

- B1: Construction Monitoring Records: Engineers Inspection Of Foundations

Compliance schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

- Advice notes

Signature: Mark Homan

Position: Building Surveyor Residential Processing

On behalf of: Selwyn District Council

Issue Date: 28 January 2022

Advice notes

Design Engineer: Council reserves the right to call on the project design engineer, at any time to inspect the fabrication and construction of the structure, referenced on the design drawings, to verify that the structure meets the relevant regulatory performance requirements and publicised standards. The design engineer will, following satisfactory inspection (including remedial actions and re-inspection), provide copies of the site inspection / instruction(s) and verify that the works have been completed / installed correctly.

This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent.

Approved Building Consent Documents

Please Note: A copy of the stamped approved documents must be available on site for all inspections.

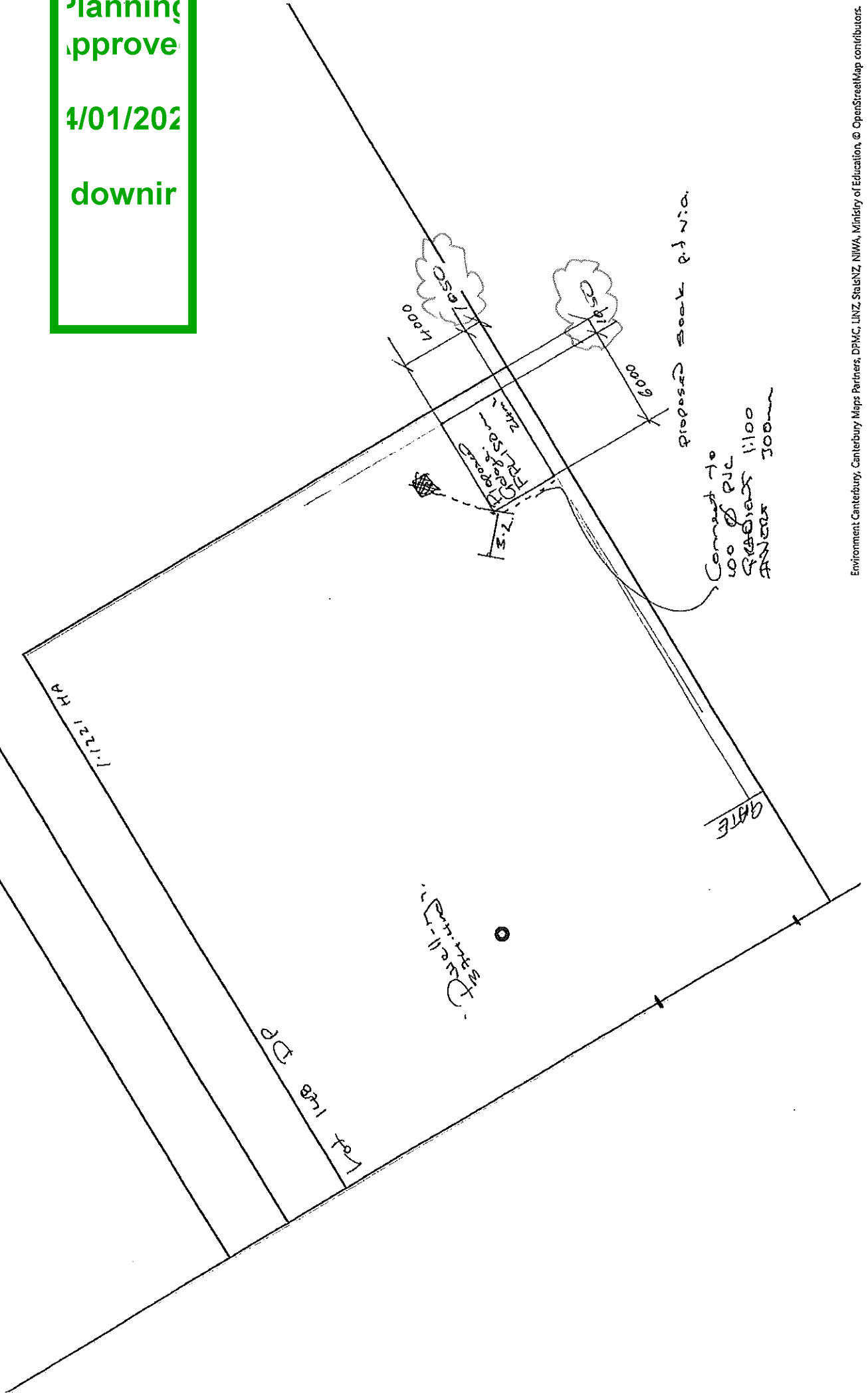
Inspection booking timeframes

Call received	before 3pm inspection will be done	after 3pm inspection will be done
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday

Building inspections and enquiries phone: 03 347 2839

Please ensure all work for inspection is ready the day before. Incomplete work requiring re-inspection will incur an additional inspection fee.

Planning
 approve
 4/01/202
 downir



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ENGINEERED BY:



PRODUCER STATEMENT
AND
STRUCTURAL DETAILS

CLIENT:
Steven Weston
28 Sheridan Drive
Rolleston
7614

BUILDING:
VRS Project Ref: 2309158
Model: Versatile 1000 Series
Size: 6.000m long x 4.000m wide, 2.114m stud height
Wind Zone: Medium
Snow Loading: N4 region, Sg = 0.9kPa
Earthquake Zone: 2
Soil Class: D&E Deep to very soft
Roof Details: 15 degree pitch, Corrugated 0.40mm roofing, Colorsteel Endura
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, Colorsteel Endura
Downpipe Size: Round PVC 65mm Diameter PVC
Floor Type: Concrete

INDEX

1	Contents
2	Producer Statement
3	Durability Statement
4	Concrete Floor Plan
5	Foundation Details
6	Floor Plan General
7	Floor Plan Electrical
8	Elevations
9-10	Cross Section
11	Opening Details
12	Roof Framing
13	Truss Design
14-15	Truss Fixing Details
16	Roof Bracing
17	Wall Bracing Demand
18-19	Wall Bracing Achieved
20	Bracing Elements
21-22	Flashing Details

BUILDING CONSENT AUTHORITY:
Selwyn District Council

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New Zealand
Institute of Architects
Incorporated



Building Code Clause(s) B1 and B2

PRODUCER STATEMENT - PS1 - DESIGN

(Guidance on use of Producer Statements (formerly page 2) is available at www.engineeringnz.org)

ISSUED BY: MiTek New Zealand Limited
(Design Firm)

TO: Spanbild New Zealand Limited
(Owner/Developer)

TO BE SUPPLIED TO: Selwyn District Council
(Building Consent Authority)

IN RESPECT OF: Proposed Building (Garage)
(Description of Building Work)

AT: 28 Sheridan Drive, Rolleston 7614, New Zealand
(Address)

LOT DP SO

We have been engaged by the owner/developer referred to above to provide Engineering Design services in respect of the requirements of clauses B1 and B2 of the Building Code for All ☐ or Part only ☒ (as specified in the attachment to this statement), 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

B1/VM1, B2/AS1, AS/NZS 1170 (Parts 0, 1, 2 & 3), NZS 3603:1993, NZS 3604:2011

The proposed building work covered by this producer statement is described on the drawings titled

VB2000 - Design and numbered Sheets 1-3, 6, 8-20 together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

(i) Site verification of the following design assumptions Building 11.1, Light roof, Max height 4.2m

(ii) All proprietary products meeting their performance specification requirements; and are selected in accordance with NZS3604:2011 Section 4 Durability

(iii) Timber treatment shall be selected in accordance with B2/AS1 Table 1A and relevant sections of NZS3602:2003

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:

☐ CM1 ☐ CM2 ☐ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ as per agreement with owner/developer (Architectural)

I, Claude Antony Carter Cook am: ☒ CP Eng 240891 #

(Name of Design Professional)

☐ Reg Arch #

I am a Member of: ☒ Engineering New Zealand ☐ NZIA and hold the following qualifications: CP Eng, IntPE, BE(Hons)
The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Design Firm is a member of ACENZ: ☐

SIGNED BY Claude Antony Carter Cook ON BEHALF OF MiTek New Zealand Limited
(Design Firm)

Date 22 November 2021 (signature) CAC

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), 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.

PRODUCER STATEMENT PS1

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, ENGINEERING NEW ZEALAND AND NZIA

October 2013

EXPLANATION

This design covers the structural aspects of a Versatile 1000 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 Medium wind conditions.

Seismic loads:

Building designed for Seismic Zone 2.

Snow loads:

Buildings designed for N4, Sg = 0.9kPa

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.

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/TP11 - 2002

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: AS1397:2001
 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.
 IFI114:1986

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

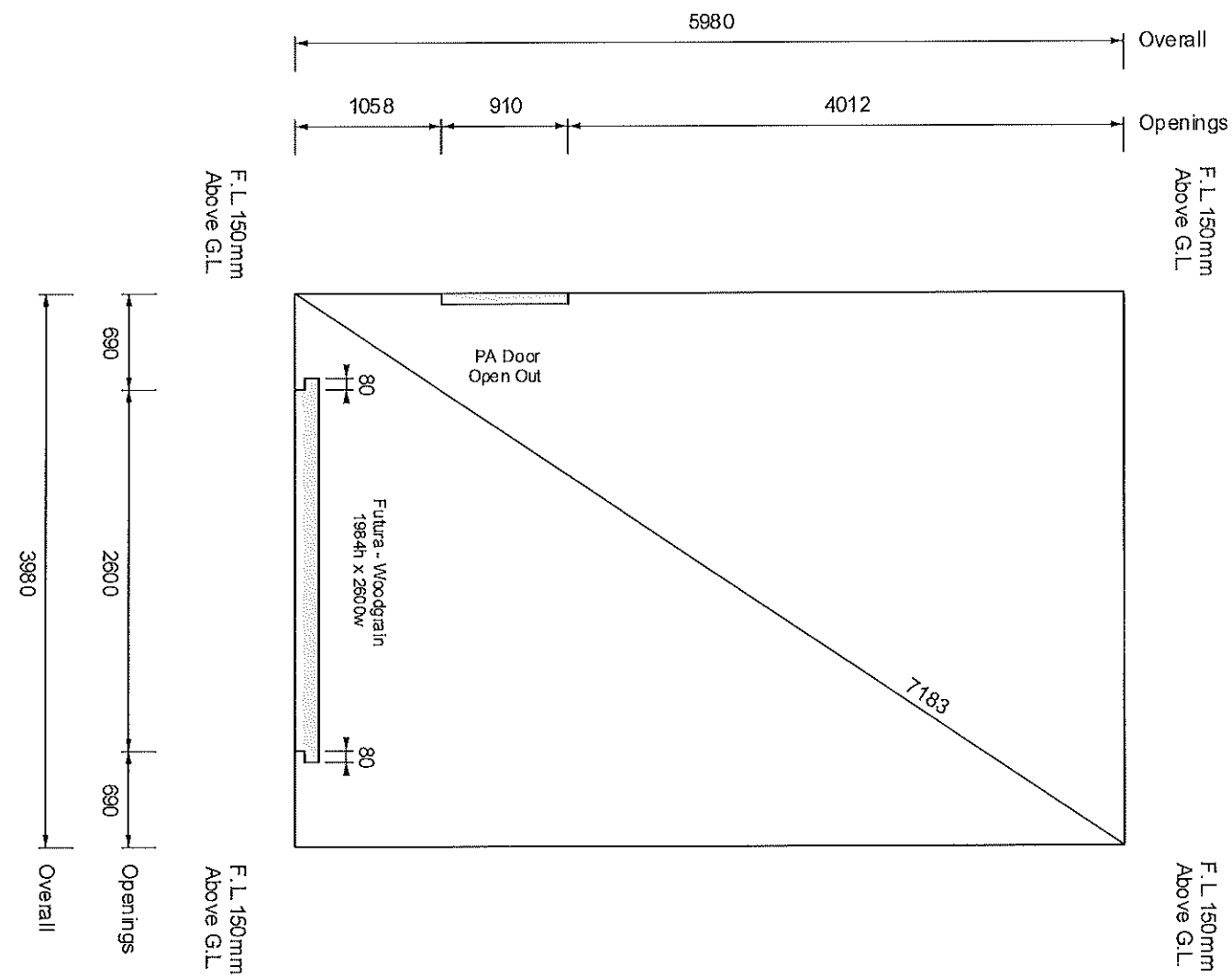
- Areas that show signs of white or red rust/corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products. Present a sound substrate for painting. Priming of the surface and application of two coats of paint 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.

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

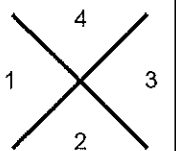


LEGEND



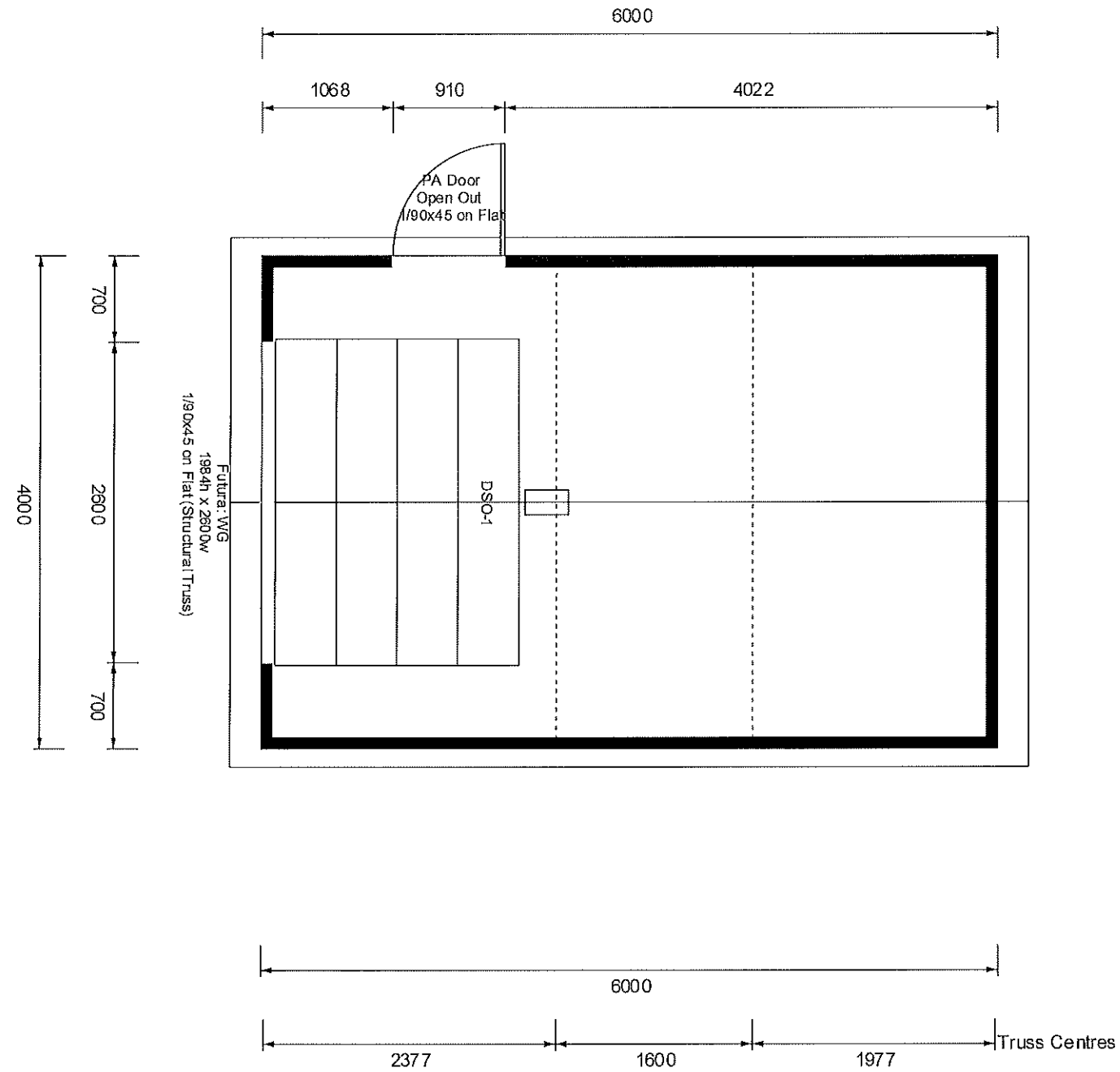
Diagonal: 7183

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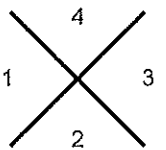


LEGEND

Sectional Door

WG	Woodgrain Finish
DSO1	DSO-1 Auto Opener

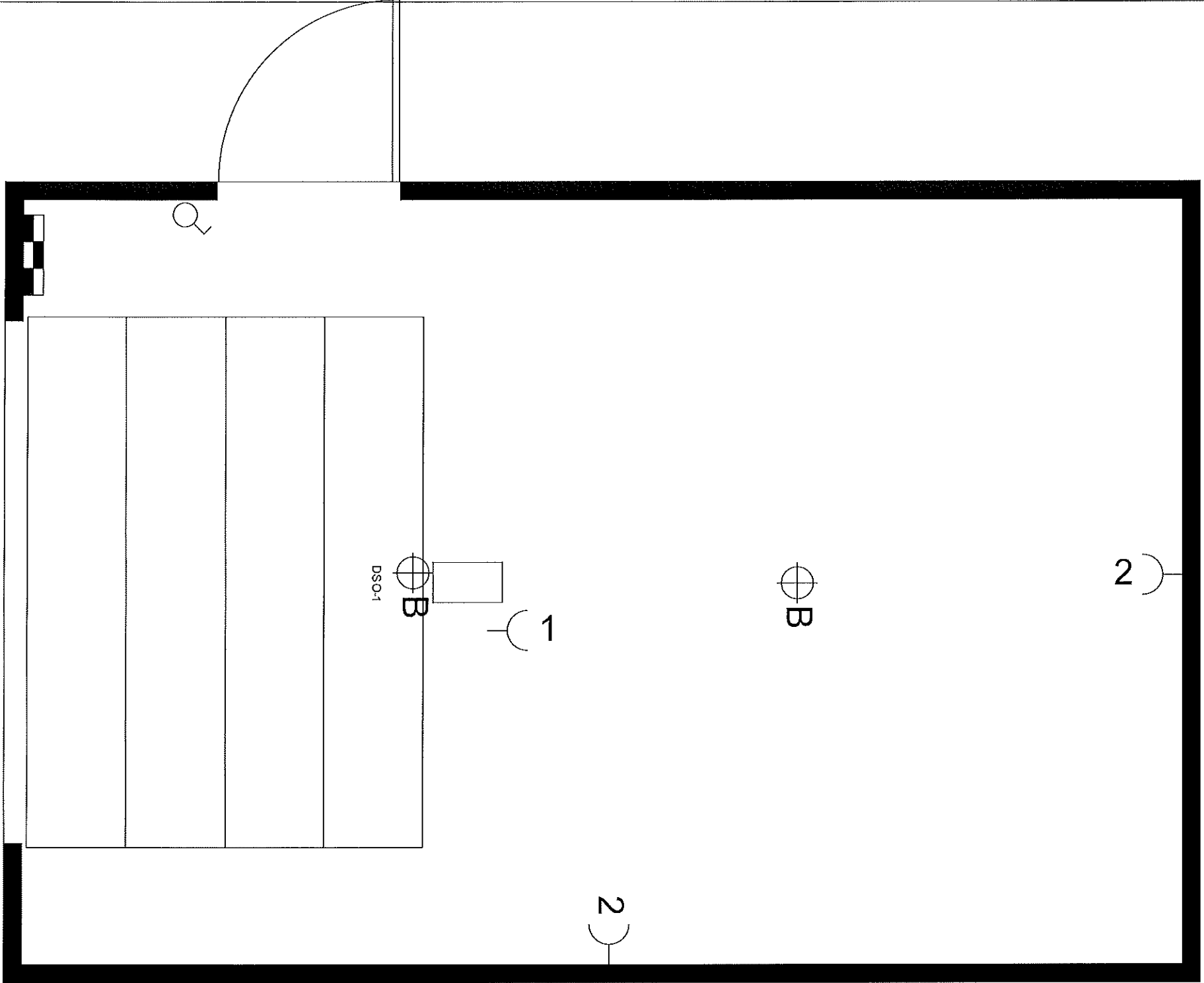
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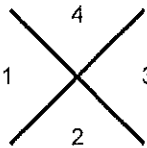
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Future W/G
1984h x 2600w
1/90x45 on Flat (Structural Truss)



LEGEND	
	Batten Holder
	Light Switch
	Single Power Outlet
	Double Power Outlet
	Switch Board

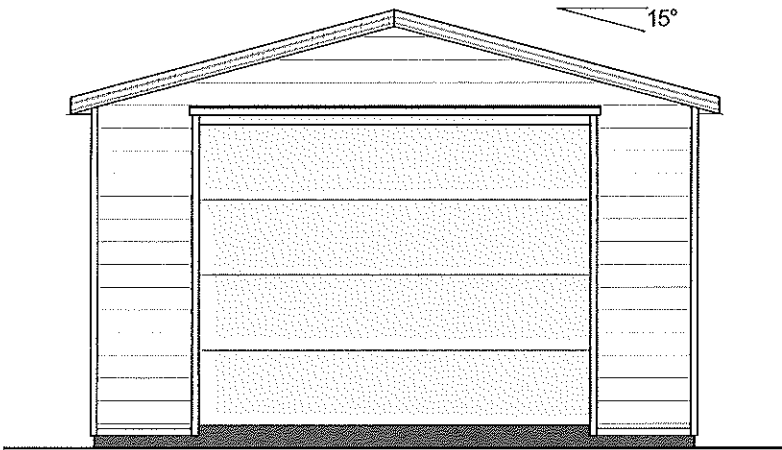


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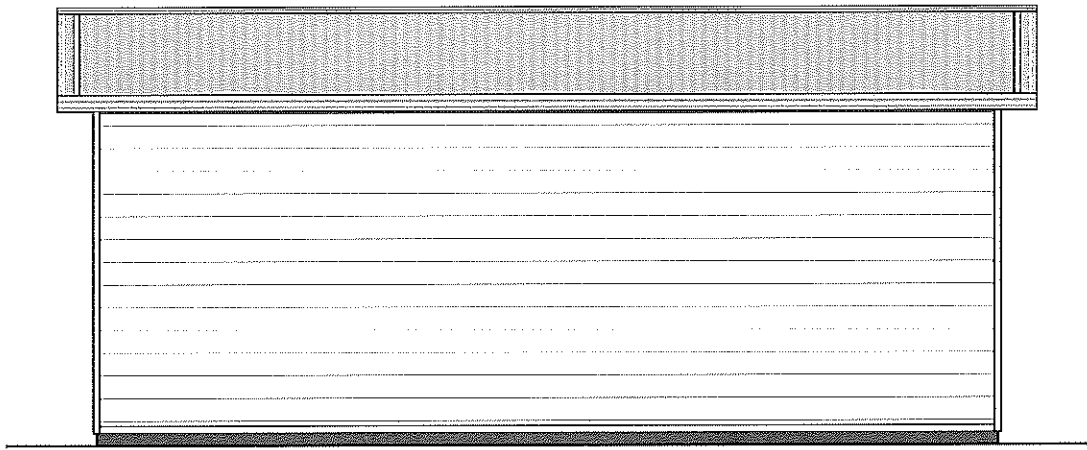
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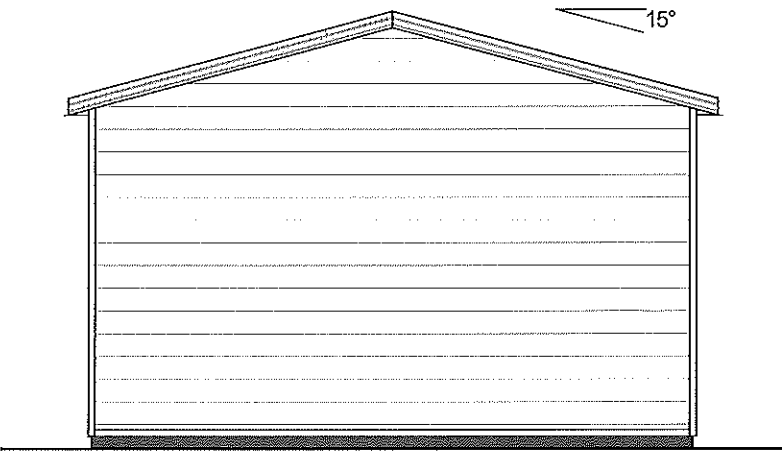


Futura: WG
1984h x 2600w

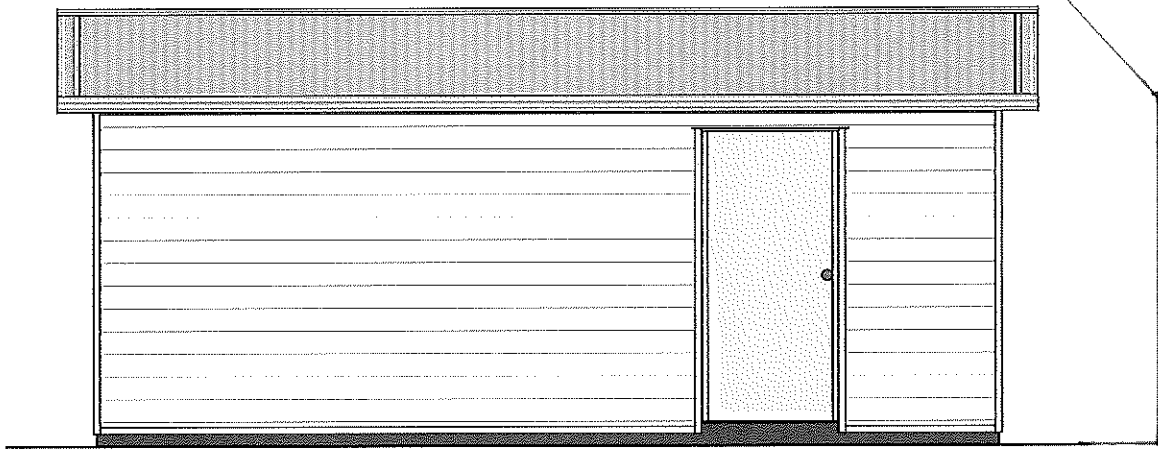
ELEVATION VIEW 1



ELEVATION VIEW 2



ELEVATION VIEW 3



PA Door
Open Out

ELEVATION VIEW 4

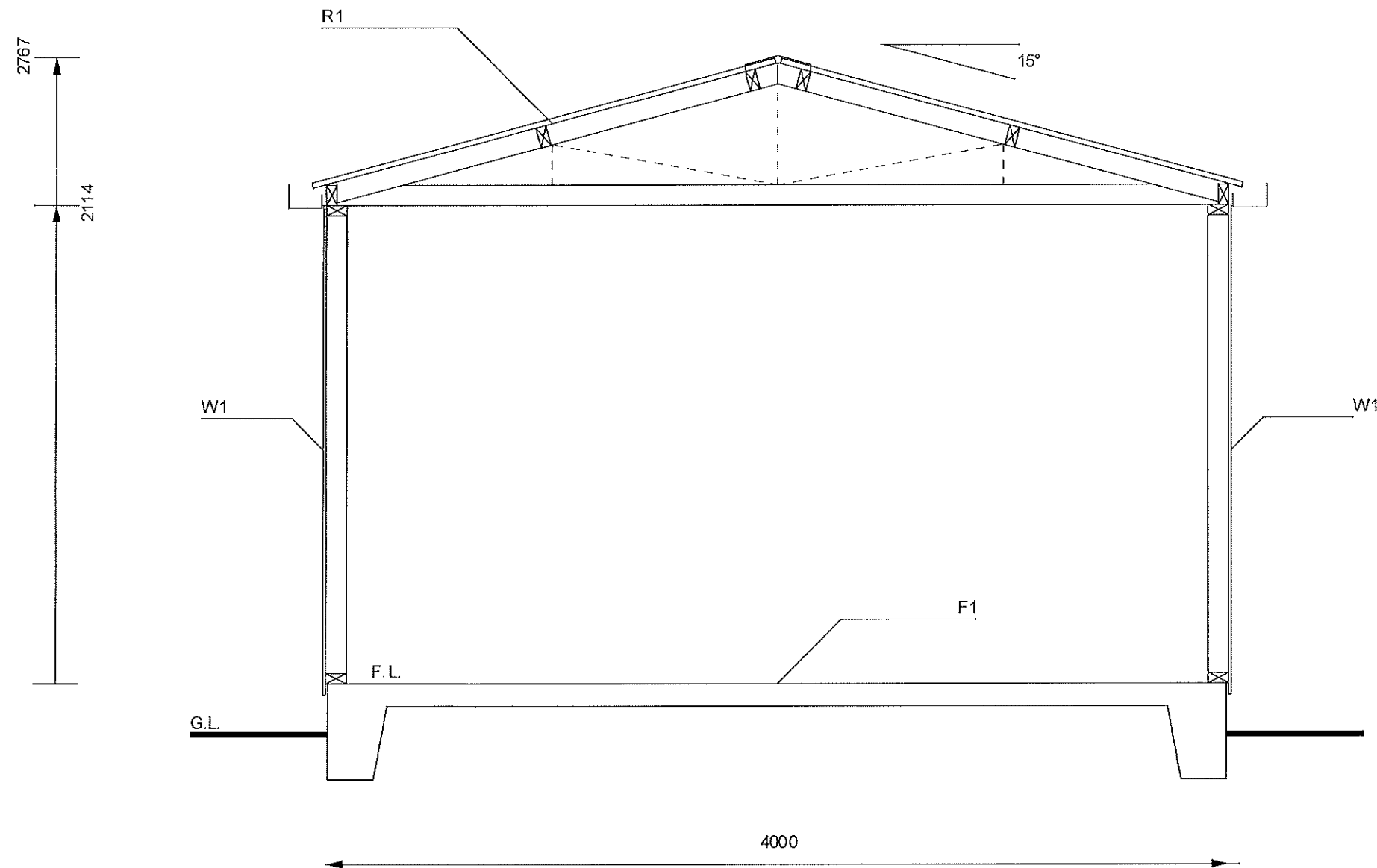
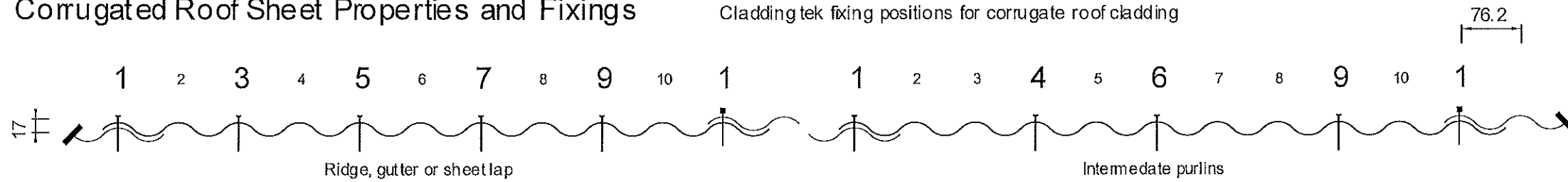
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Corrugated Roof Sheet Properties and Fixings

Cladding tek fixing positions for corrugate roof cladding



SCALE A3-1:25

NOTES

R1 : ROOF

- Colorsteel Endura Corrugated 0.40mm roofing over 90x45 SG8 H1.2 purlins @ 1000mm centres max, fixed between trusses.

- For purlin fixings refer to 'Roof Framing' sheet 12 of 22.

- For truss centres refer to 'Floor Plan General' sheet 6 of 22.

- For truss design and fixings refer to 'Truss Design' sheet 13 of 22 and 'Truss Fixing Details' sheets 14-15 of 22.

W1 : WALLS

- Colorsteel Endura Superclad cladding over 90x45 SG8 H1.2 studs @ 1000mm centres max with 0 rows of 90x45 NLB H1.2 dwangs.

F1 : FLOOR

- For foundation details refer to 'Foundation Details' sheet 5 of 22.

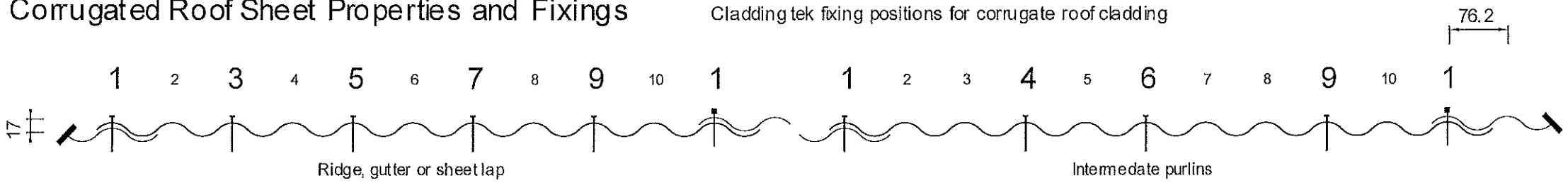
- H1.2 Bottom plate to be fixed to the foundation with M12x135 Anchor bolt with 50x50x3 washer at 1200mm c/s.

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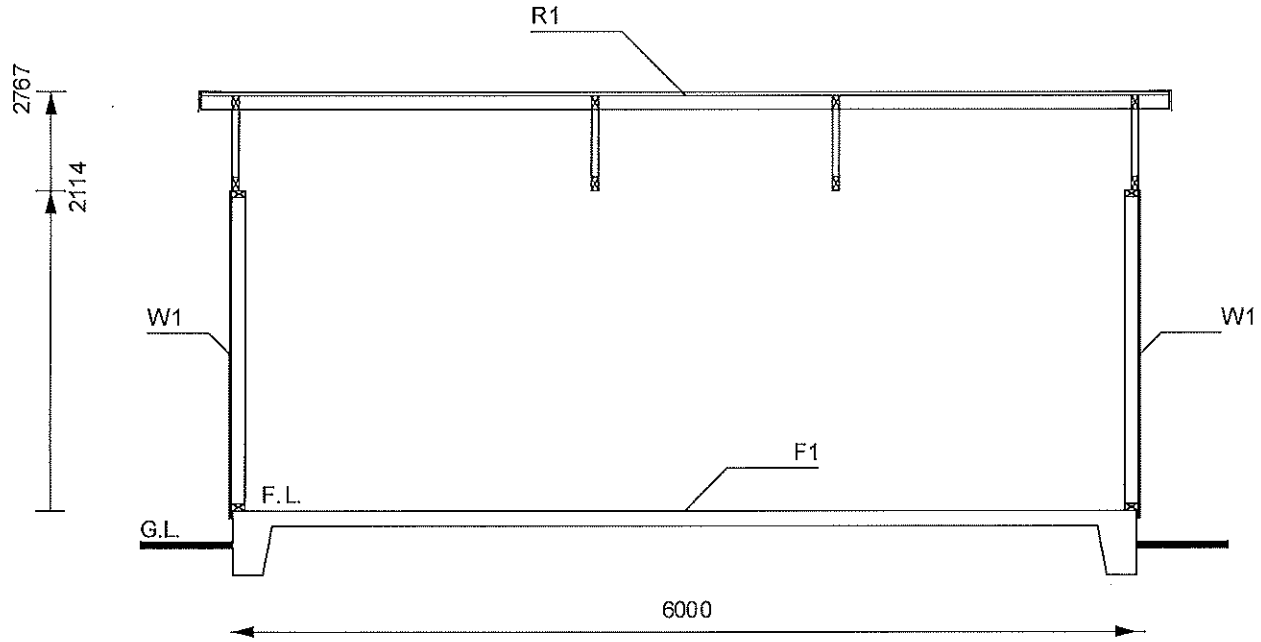
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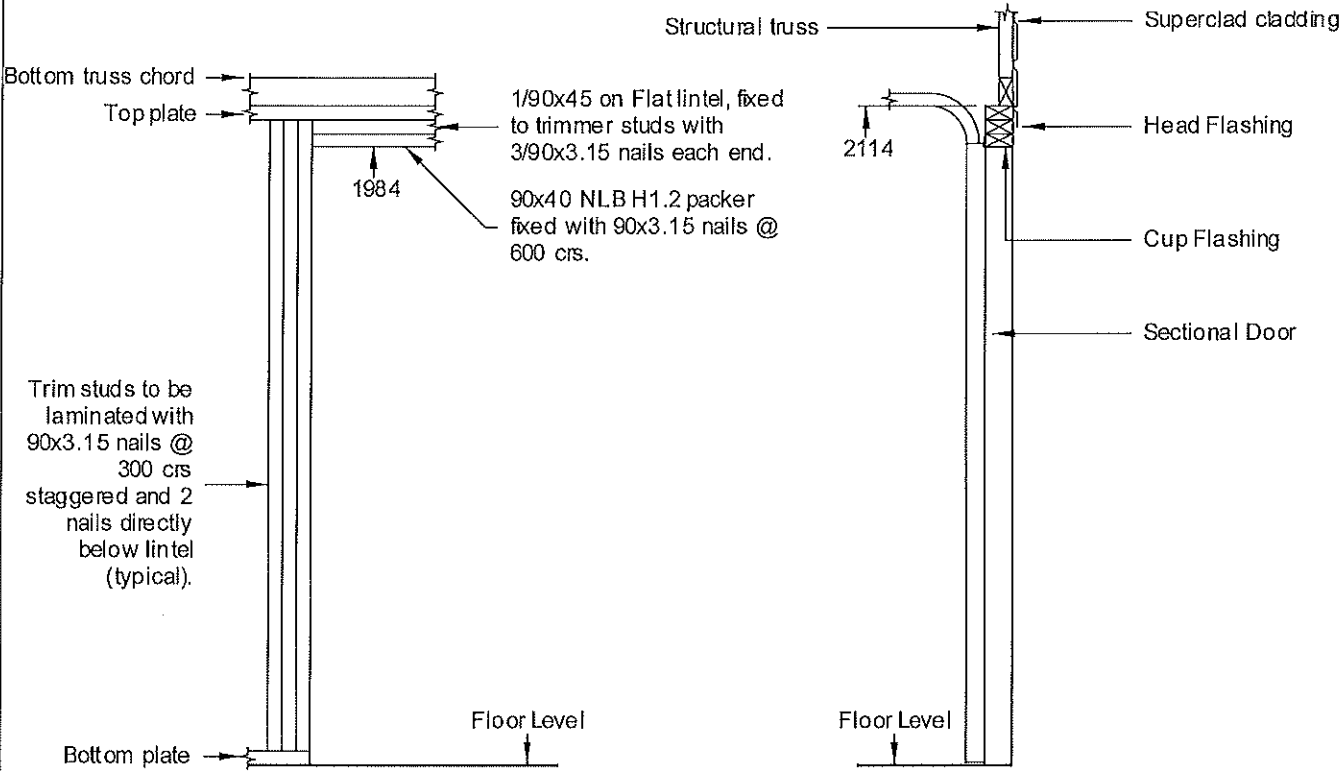


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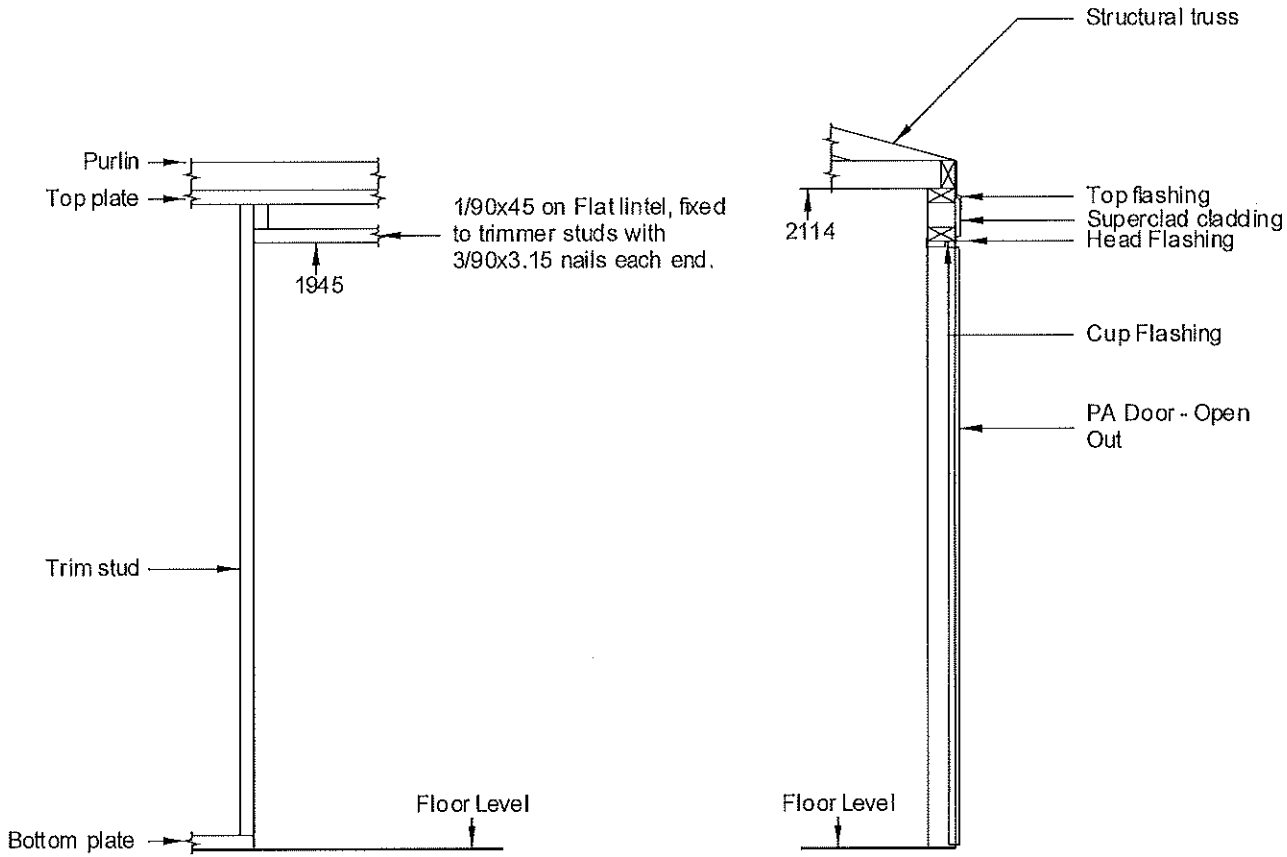
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SECTIONAL DOOR



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PA DOOR



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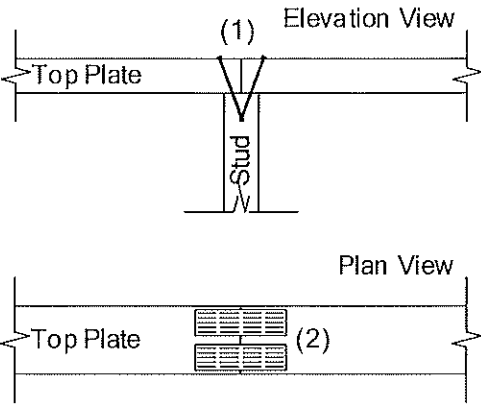
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TOP PLATE AND ROOF FRAMING

TOP PLATE DETAILS

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

Load Bearing Walls - Butt Joint Fixing Details

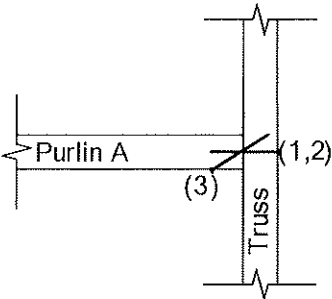


- 1. Skew nail top plates to stud with 4/90x3.15mm nails
- 2. Fix 2/4T5 Tylok plates over the joint.

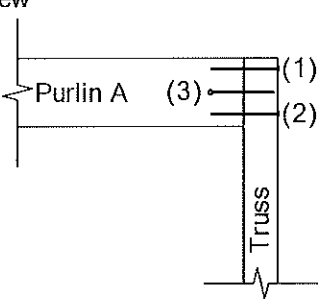
PURLIN DETAILS

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

Plan View

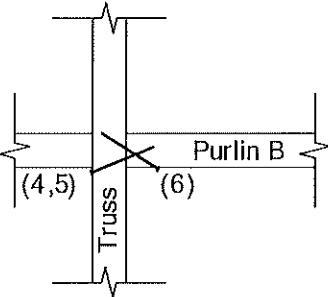


Elevation View

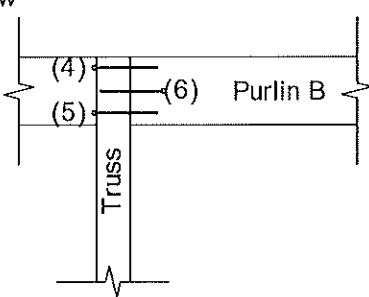


- 1. Nail 2/90x3.15mm nails (1,2) through the truss chord into the end of purlin A.
- 2. Skew nail 1/90x3.15mm nail (3) from purlin A into the truss chord.

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.

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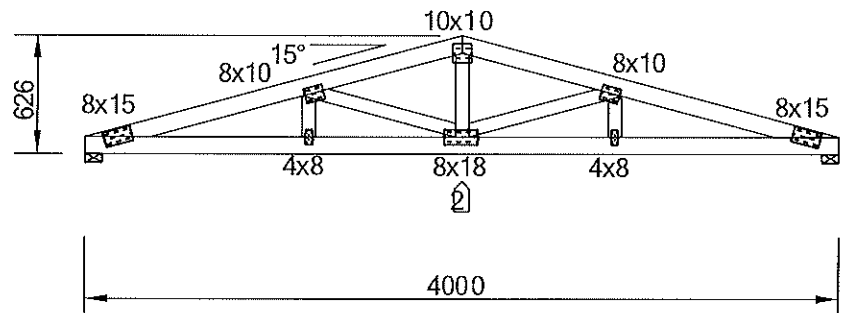
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TRUSS DESIGN

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

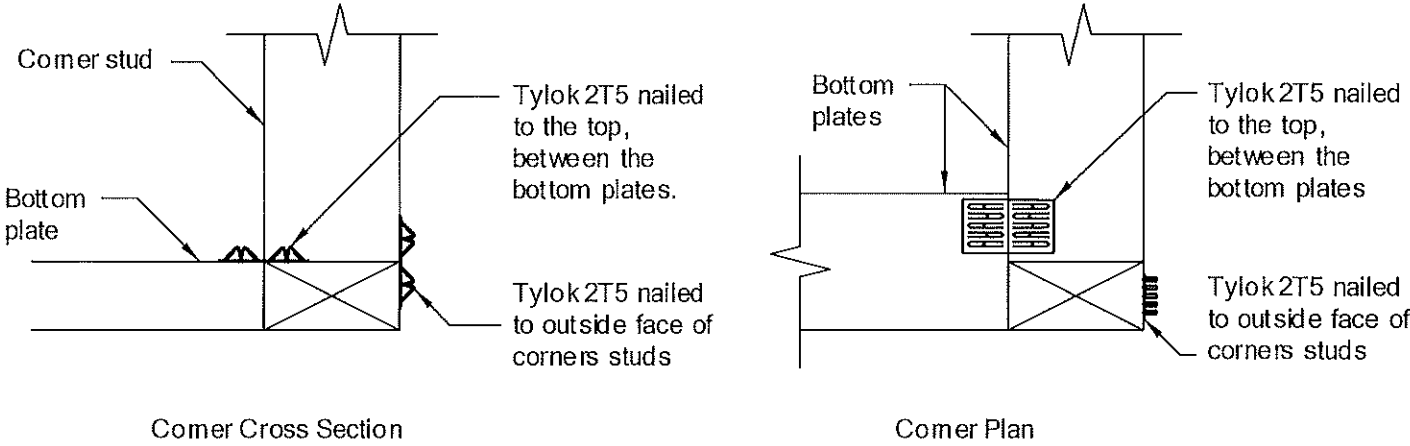


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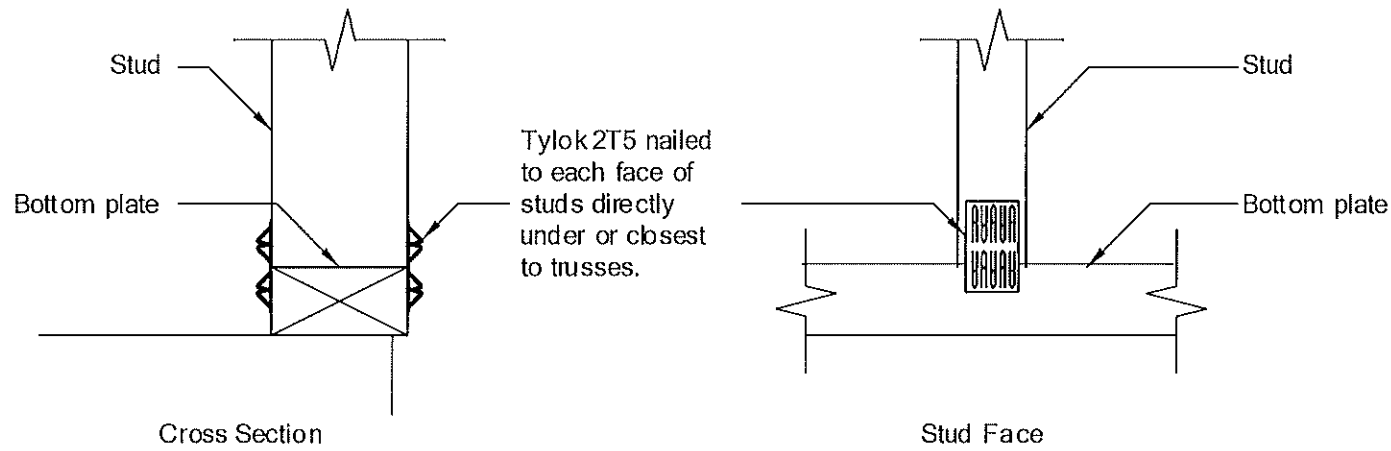
NOTE:

1. ○ Indicates location of Bottom chord brace (truss stiffener).
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

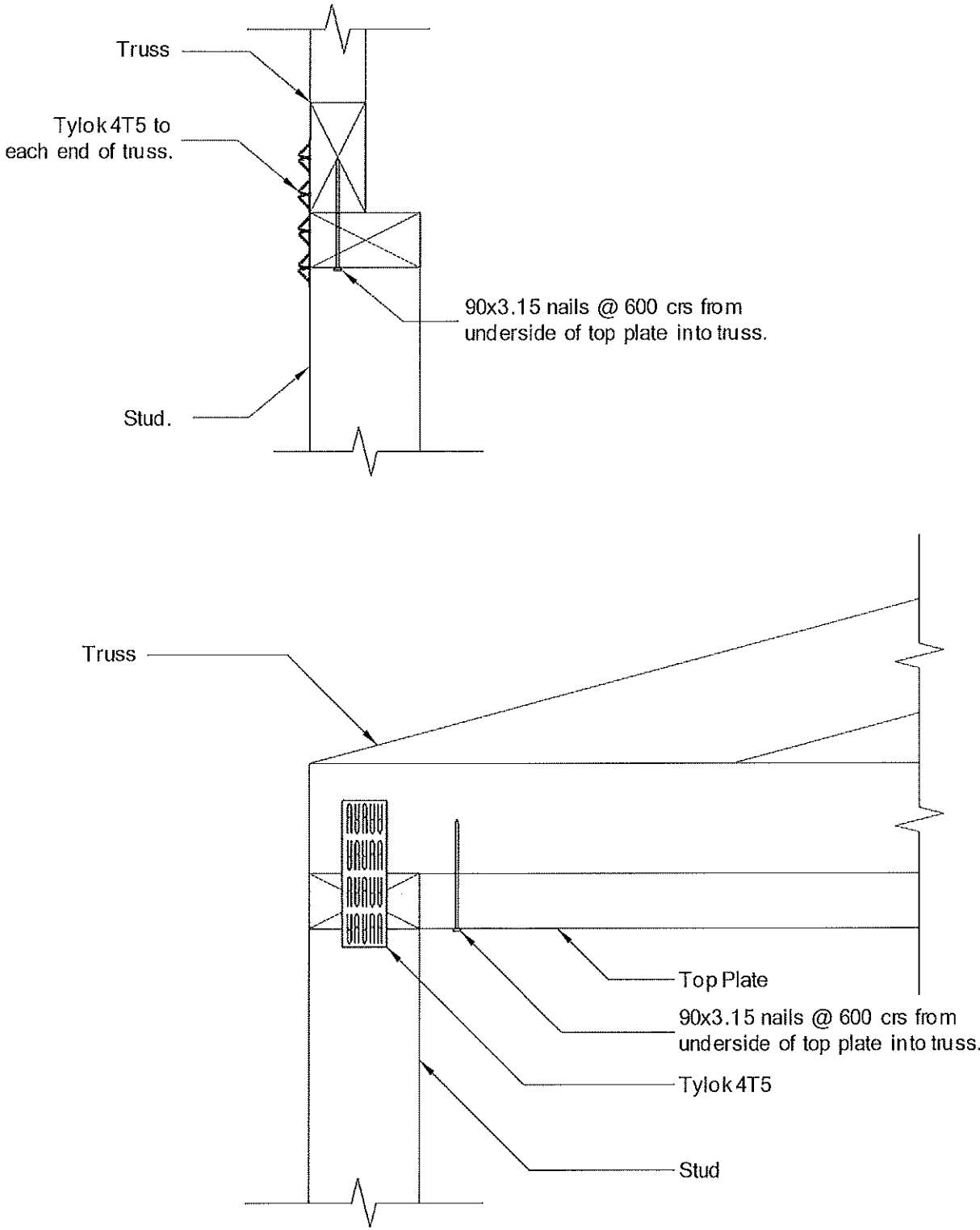


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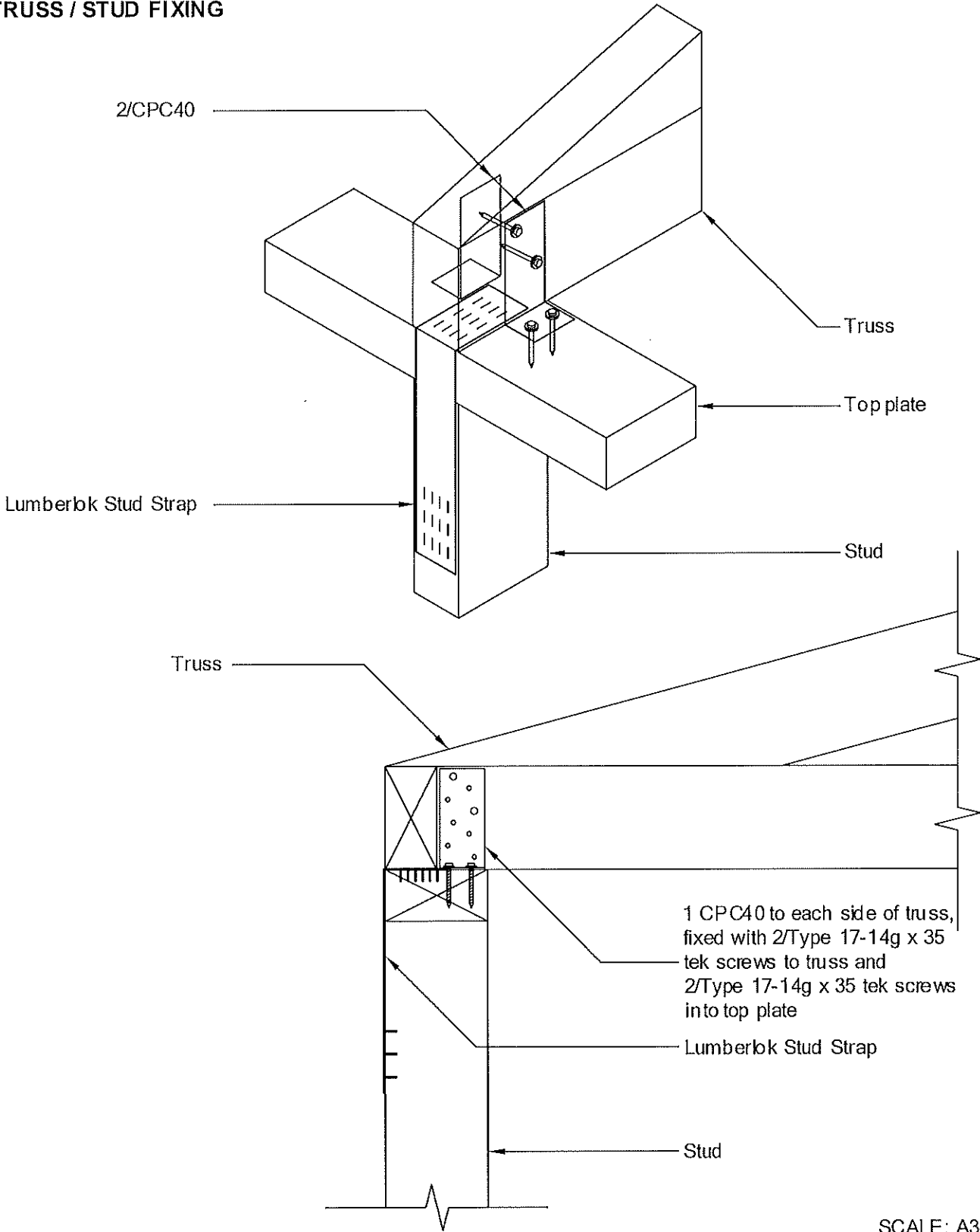
TRUSS FIXING DETAILS

GABLE TRUSS / CORNER STUD FIXING



SCALE: A3-1:5

TRUSS / STUD FIXING

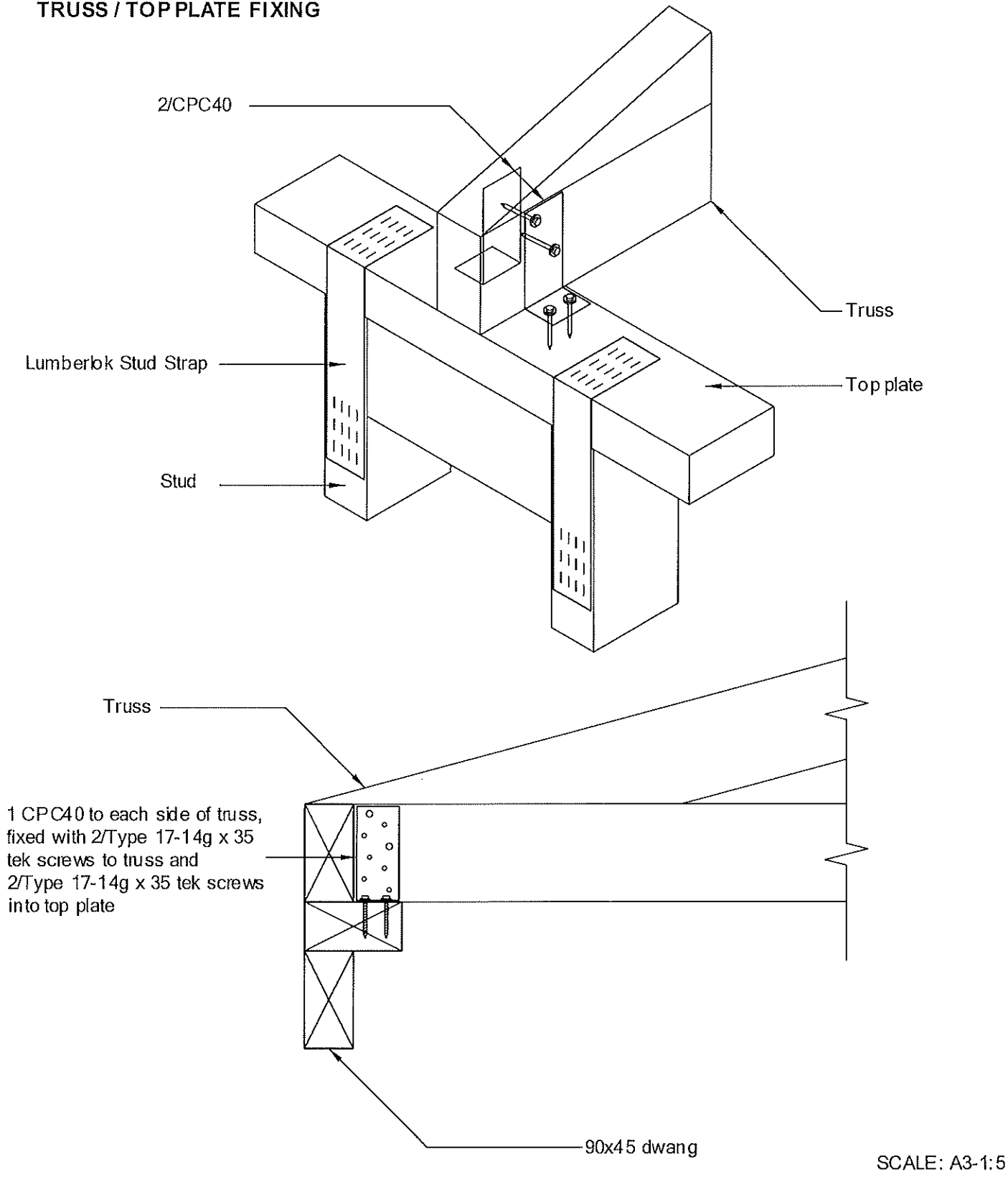


SCALE: A3-1:5

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TRUSS FIXING DETAILS

TRUSS / TOP PLATE FIXING



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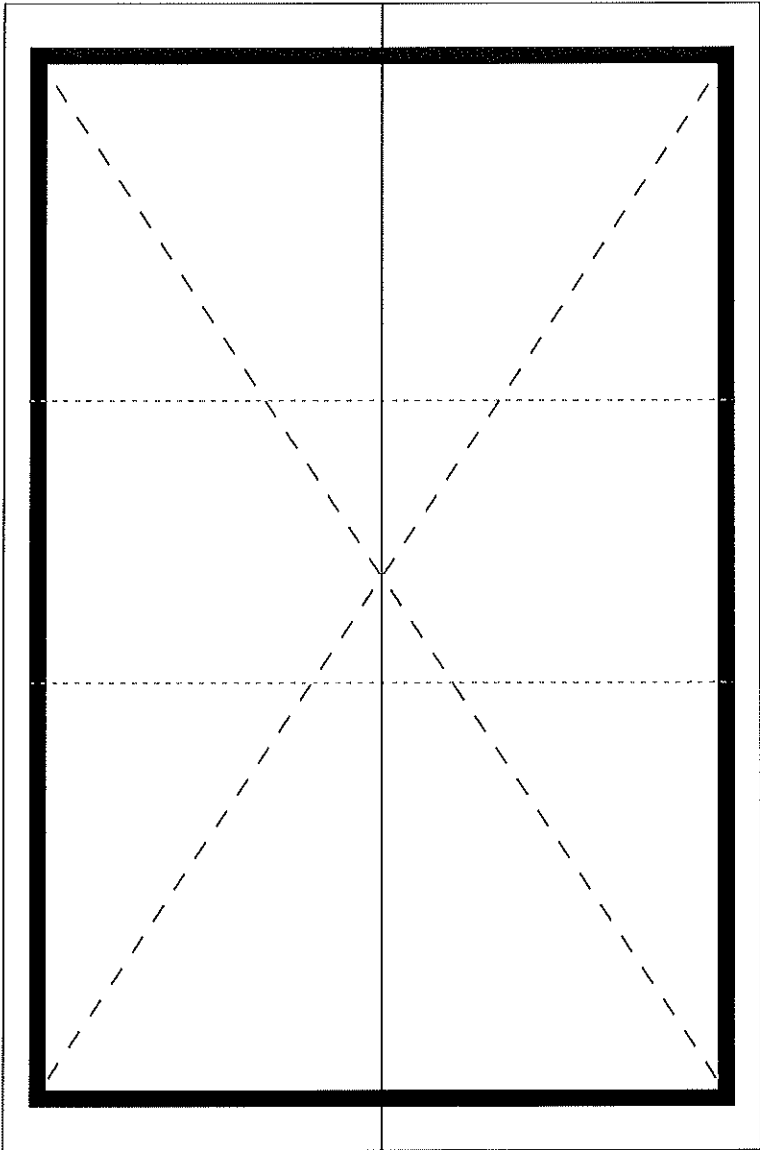
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ROOF BRACING

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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MiTek New Zealand Limited

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For: Steven Weston
28 Sheridan Drive
Rolleston
7614

VB2000 - Design

Roof Bracing

Sheet 16 of 22

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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
	24m2 x 2.4 BU/m2 58 BU
BL 6.000m x BW 4.000m = 24m2	

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
3 m	1 m	30 BU/m	35 BU/m
In wind zones other than High, multiply the figure above by the appropriate factor given opposite.		Medium = 0.7	
Wind demand with wind zone factor applied.		Across 21 BU/m	Along 24.5 BU/m

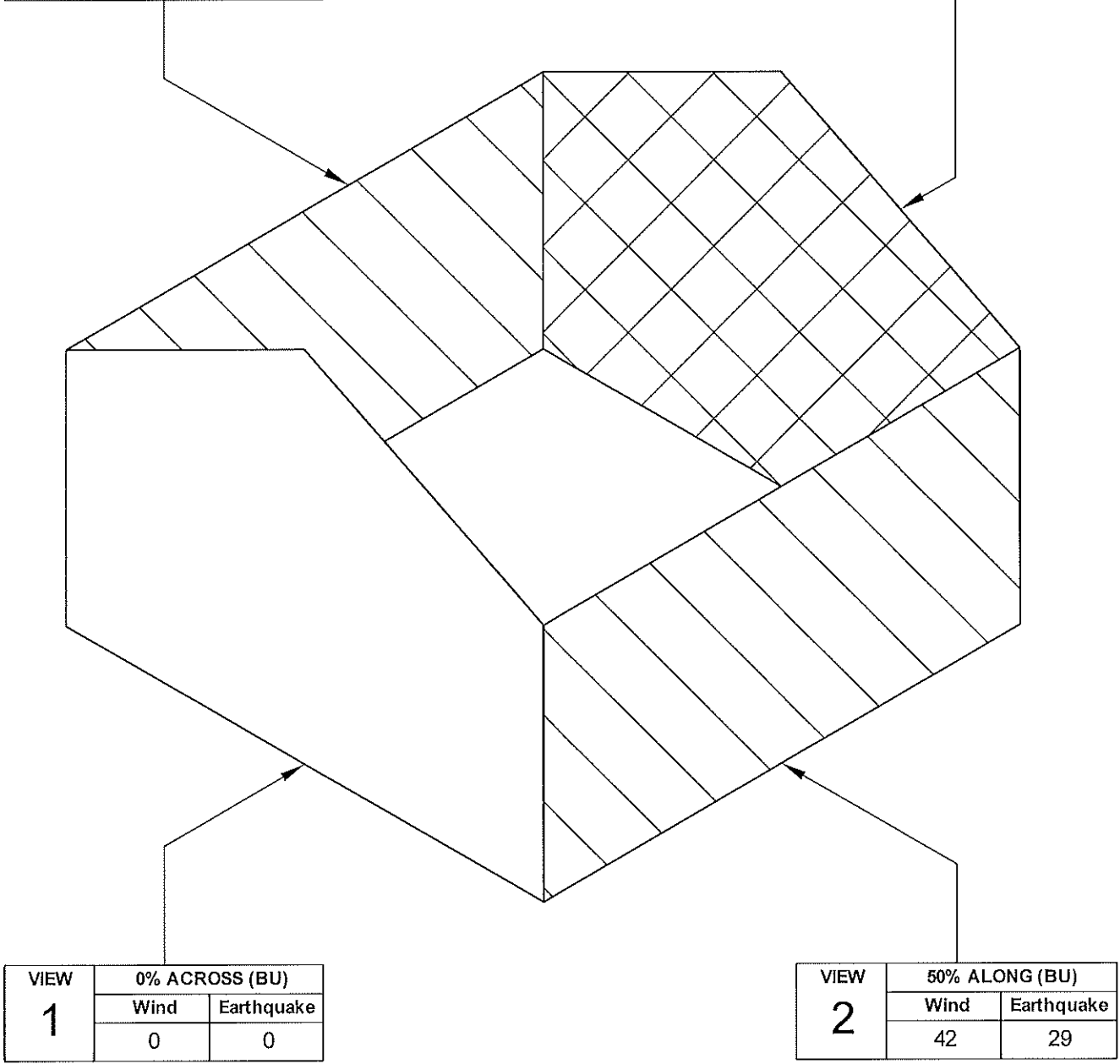
Using factors based on ratios in AS/NZS1170.0:2002, part 2 from BIL2 - 50 years working life to BIL1 - 50 years working life.

Building Importance Level 1 modification factor.	0.849	
WIND DEMAND REQUIRED	Across 17.8 BU/m	Along 20.8 BU/m
	BL 6.000m x 17.8 BU/m 107 BU	BW 4.000m x 20.8 BU/m 84 BU

BRACING UNITS DISTRIBUTION

VIEW	50% ALONG (BU)	
	Wind	Earthquake
	42	29

VIEW	100% ACROSS (BU)	
	Wind	Earthquake
	107	58



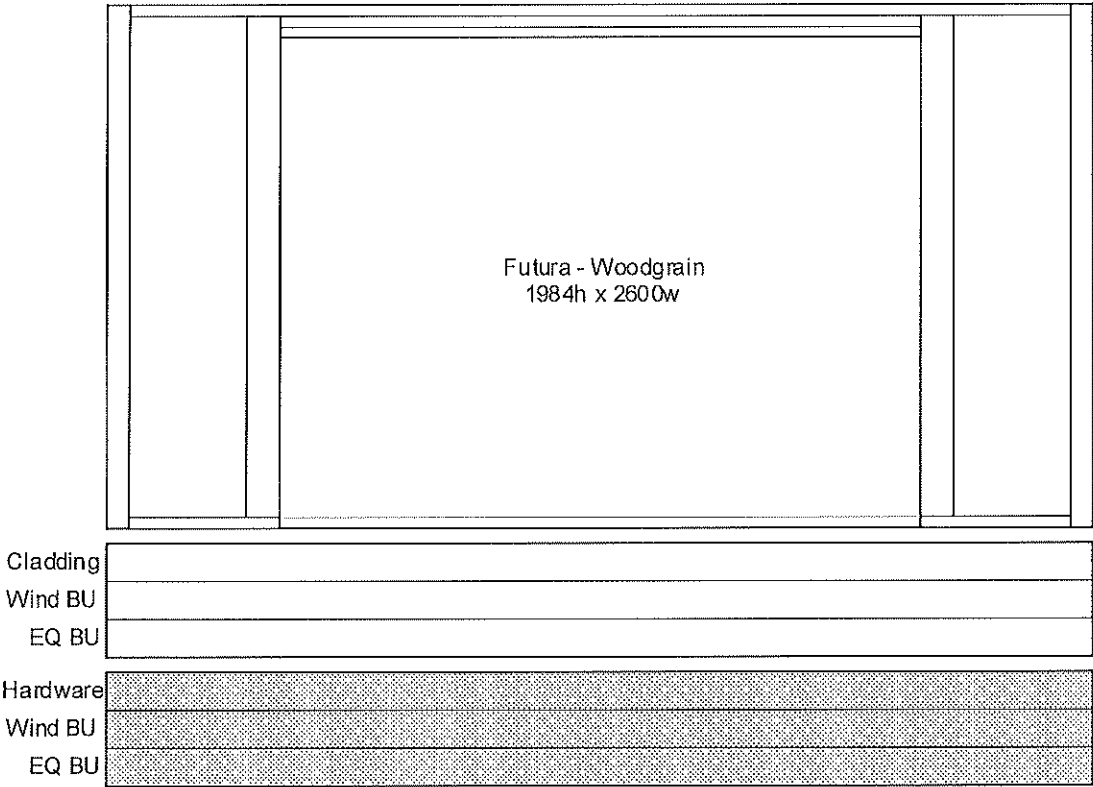
VIEW	0% ACROSS (BU)	
	Wind	Earthquake
	0	0

VIEW	50% ALONG (BU)	
	Wind	Earthquake
	42	29

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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

BU ACHIEVED - VIEW 1

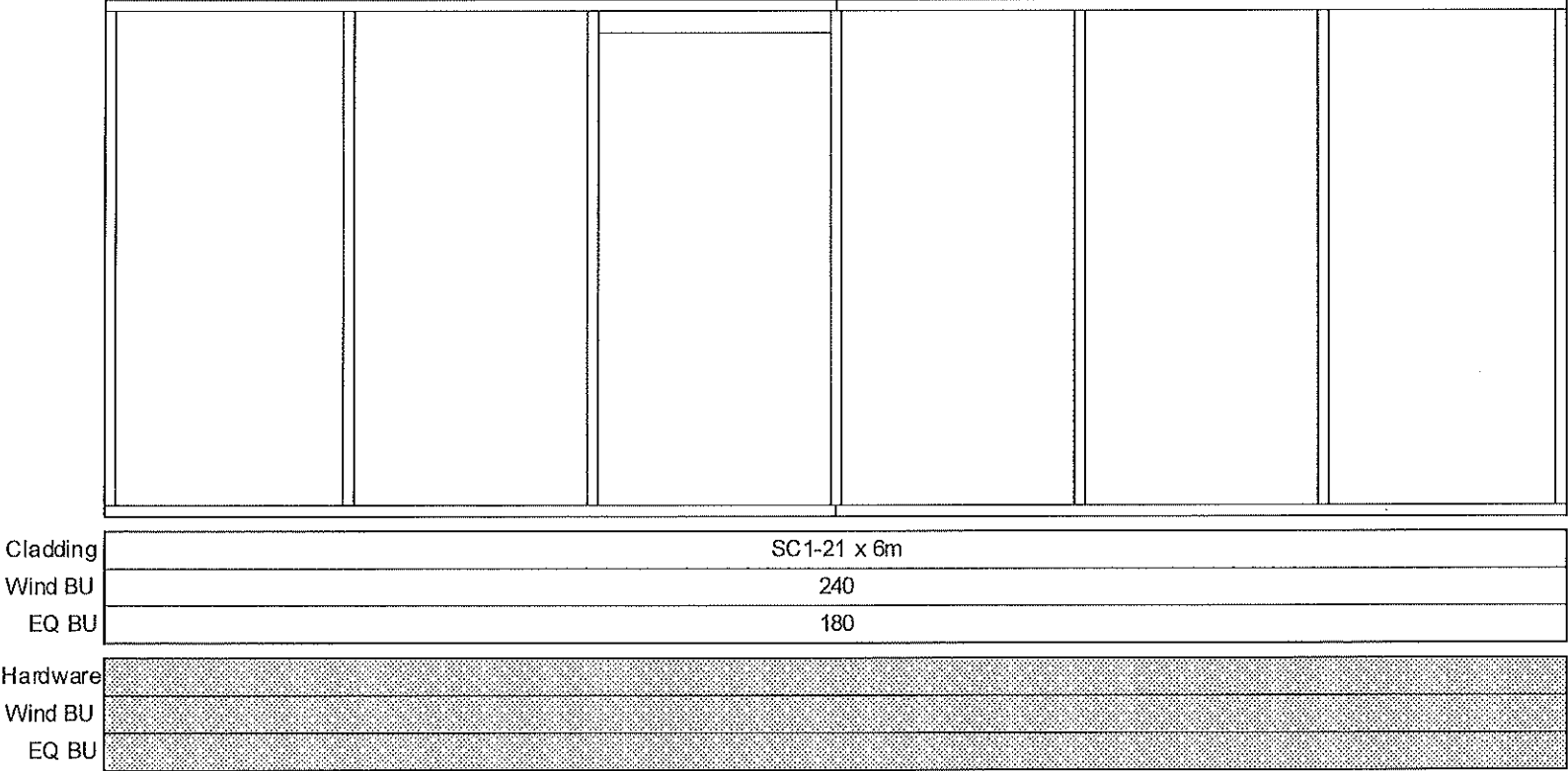


SUMMARY - ACROSS (BU)

	Wind	EQ
Required	0	0
Achieved	0	0

Scale NTS

BU ACHIEVED - VIEW 2

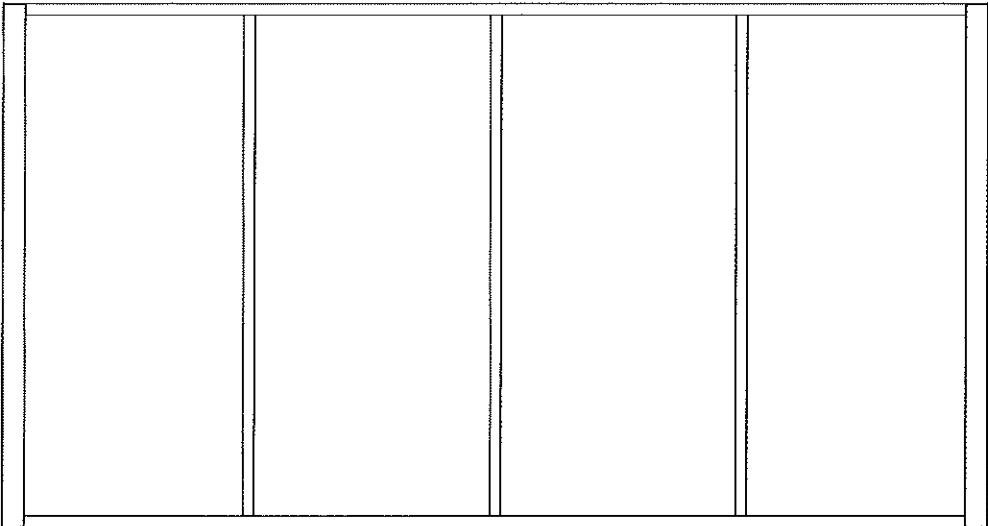


SUMMARY - ALONG (BU)

	Wind	EQ
Required	42	29
Achieved	240	180

Scale NTS

BU ACHIEVED - VIEW 3



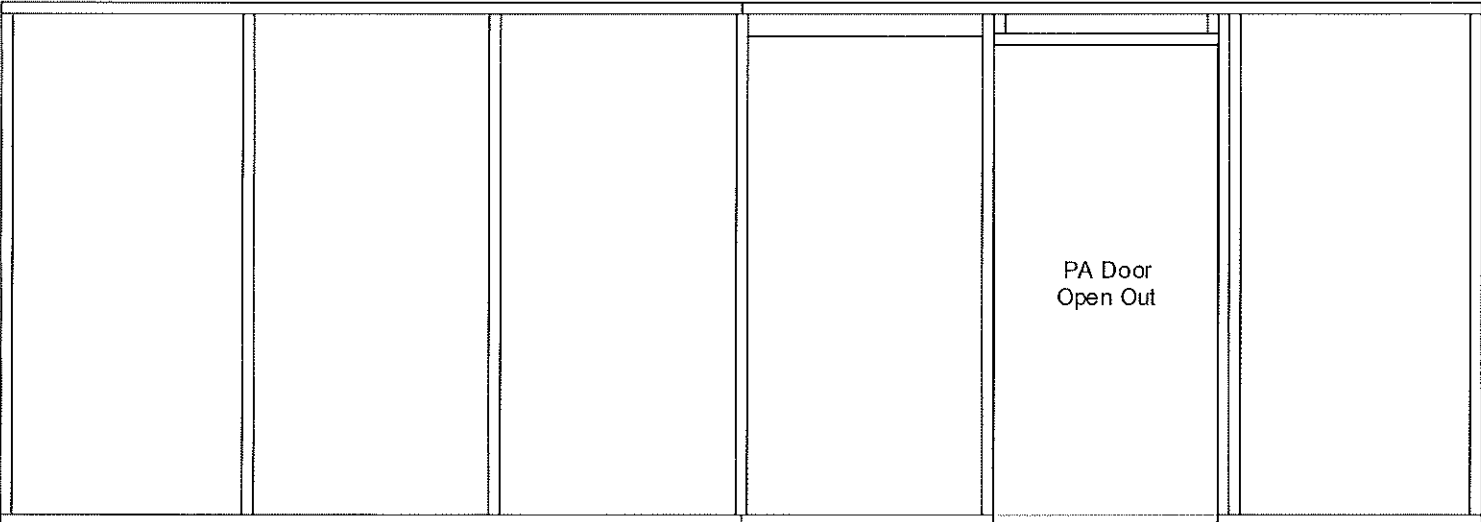
Cladding	SC1-21 x 4m	
Wind BU	160	
EQ BU	120	
Hardware		
Wind BU		
EQ BU		

SUMMARY - ACROSS (BU)

	Wind	EQ
Required	107	58
Achieved	160	120

Scale NTS

BU ACHIEVED - VIEW 4



Cladding	SC1-21 x 4m		SC1-21 x 1m
Wind BU	160		40
EQ BU	120		30
Hardware			
Wind BU			
EQ BU			

SUMMARY - ALONG (BU)

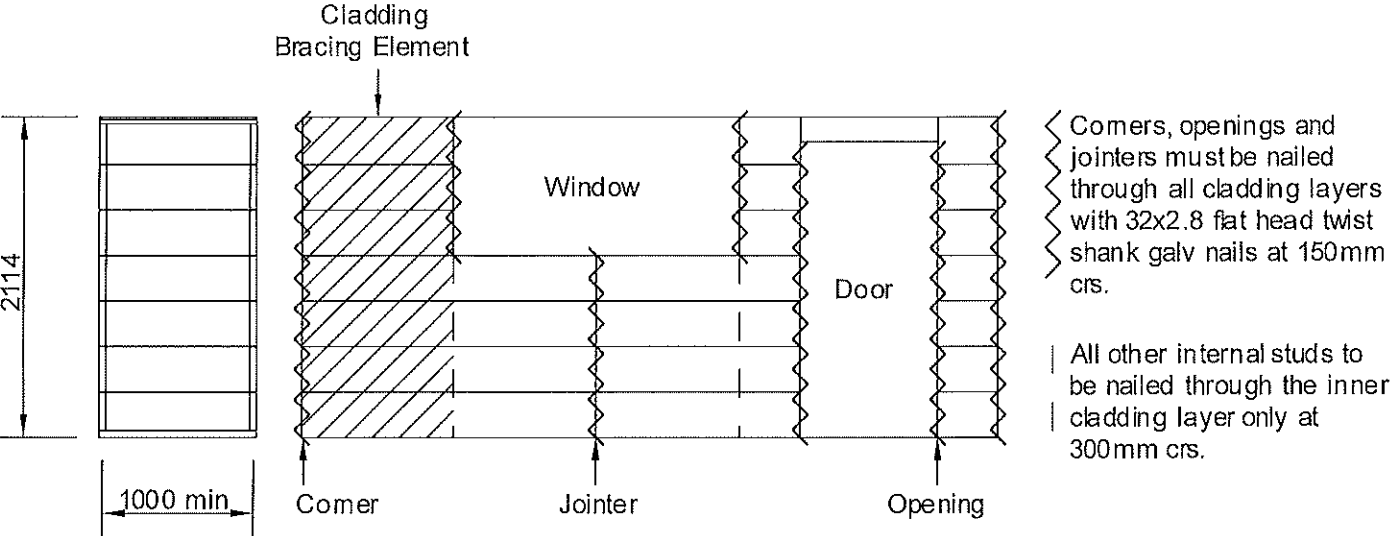
	Wind	EQ
Required	42	29
Achieved	200	150

Scale NTS

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BRACING ELEMENT: SC1-21
Superciad Cladding

Total BU/m	Wind	40
	Earthquake	30

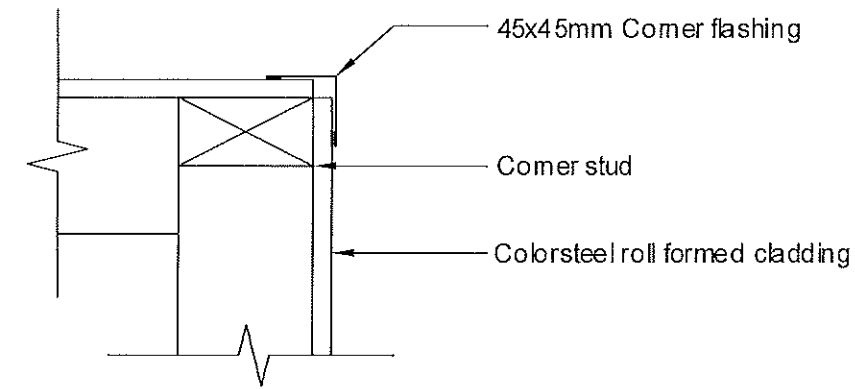


NTS

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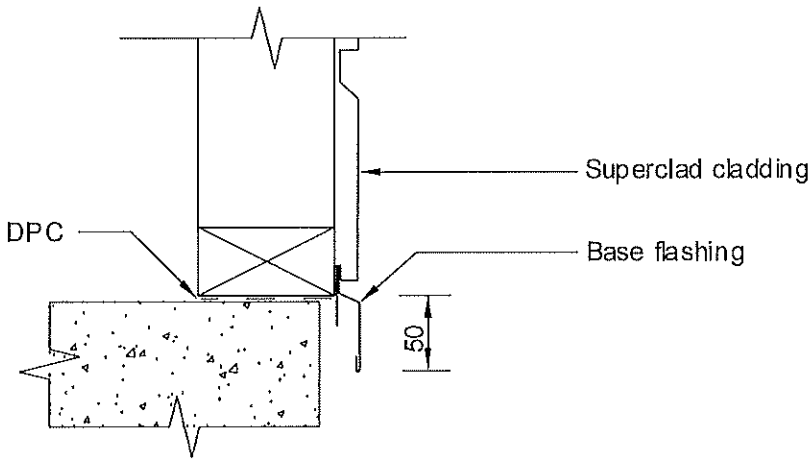
DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

CORNER FLASHING DETAIL (NON HABITABLE)



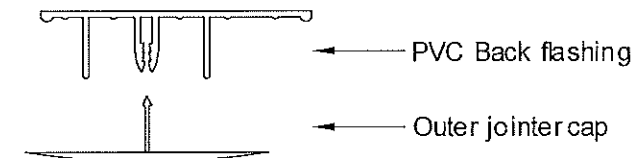
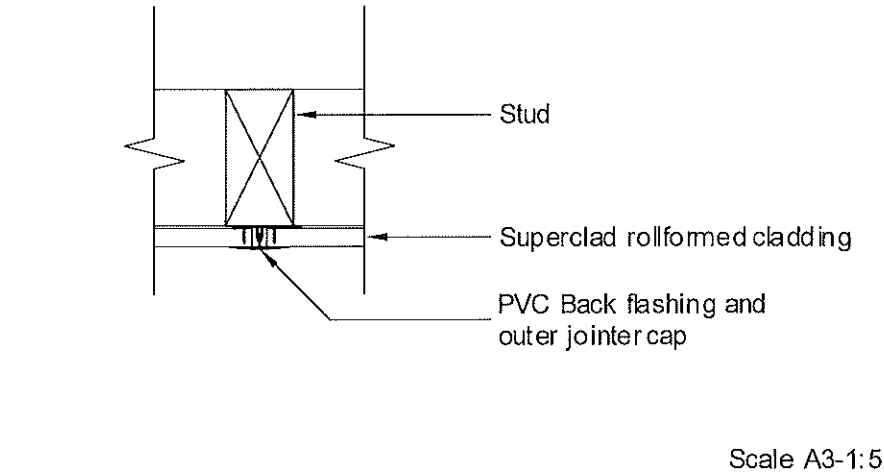
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BASE FLASHING DETAIL



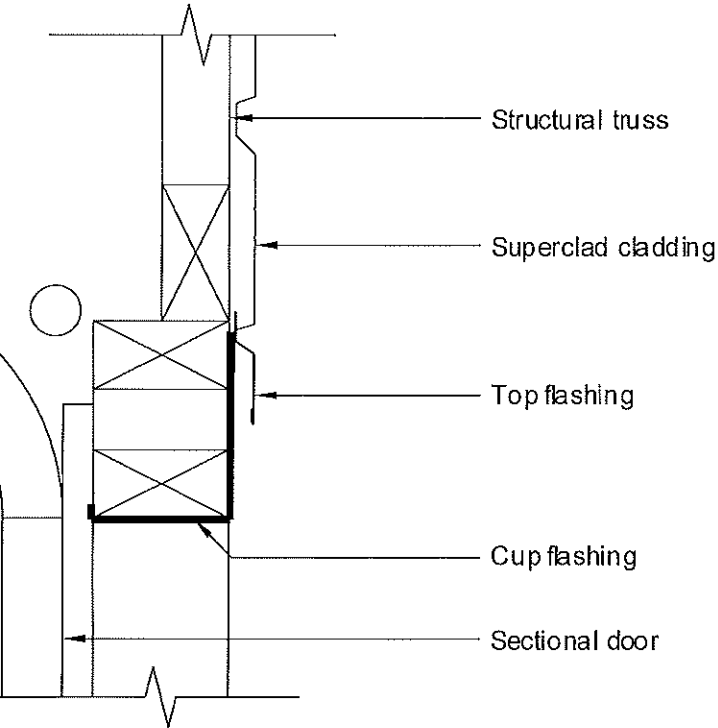
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SUPERCLAD JOINTER DETAIL



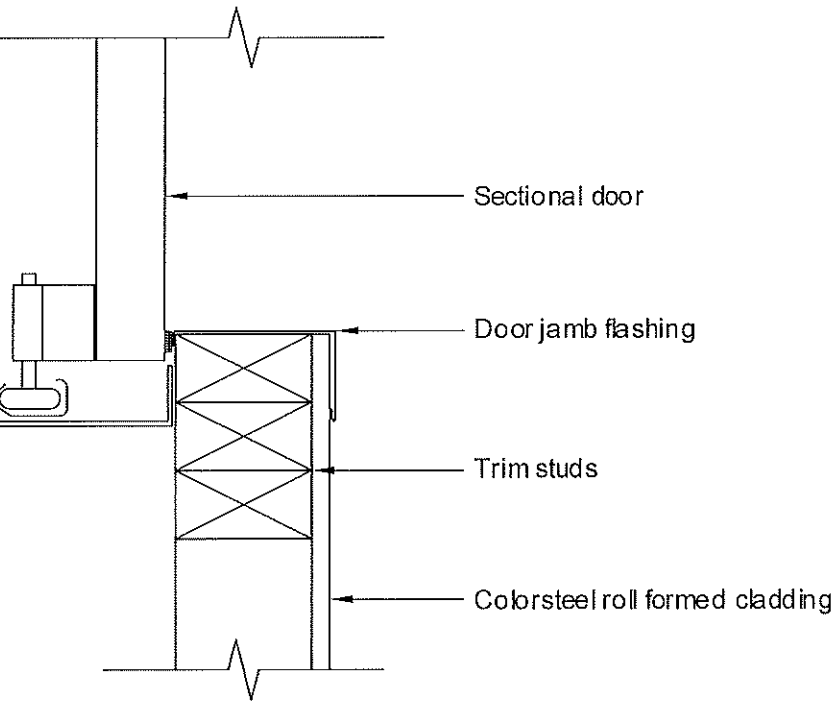
NTS

SECTIONAL DOOR HEAD DETAIL



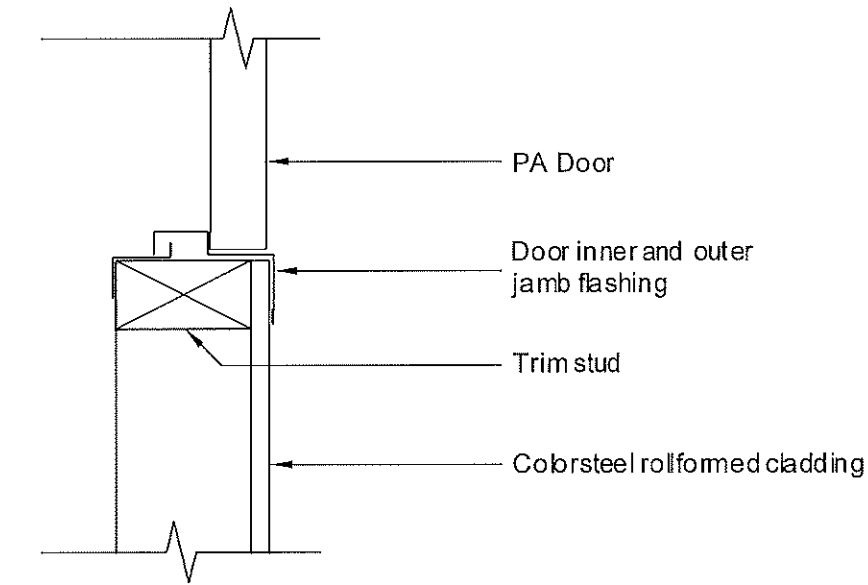
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SECTIONAL DOOR JAMB DETAIL



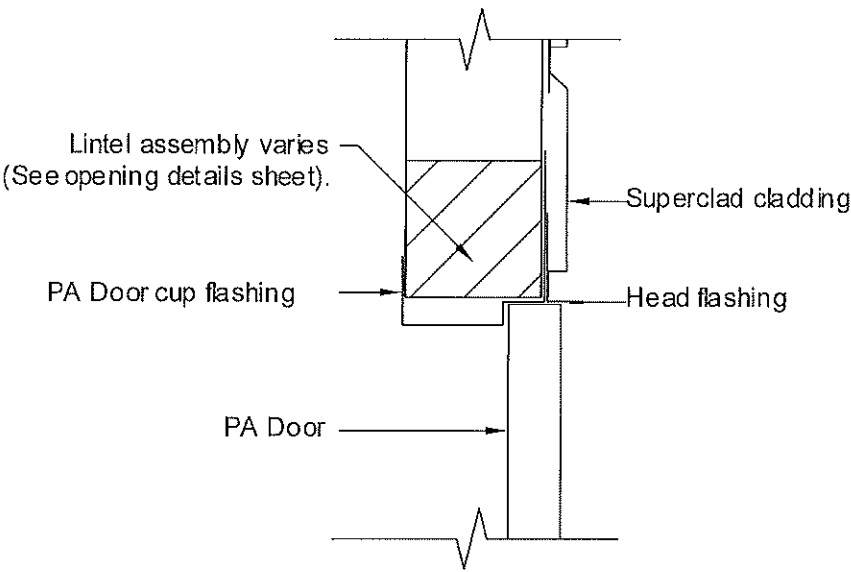
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PA DOOR JAMB DETAIL (OPEN OUT)



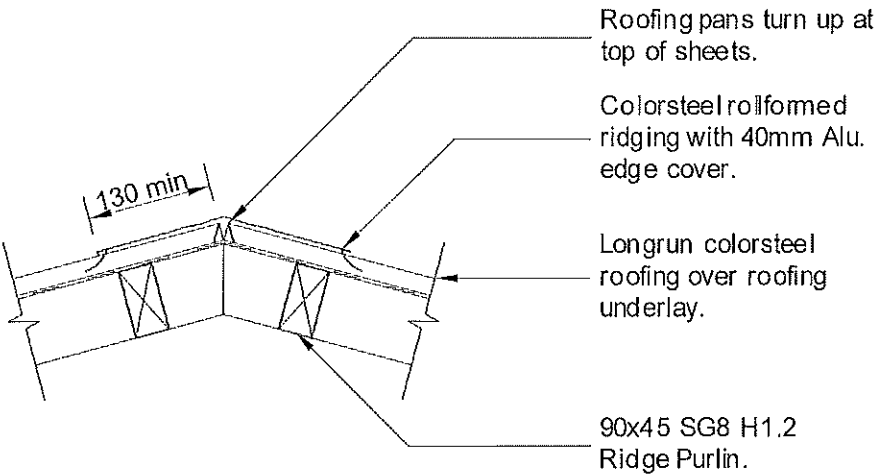
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PA DOOR HEAD DETAIL (OPEN OUT)



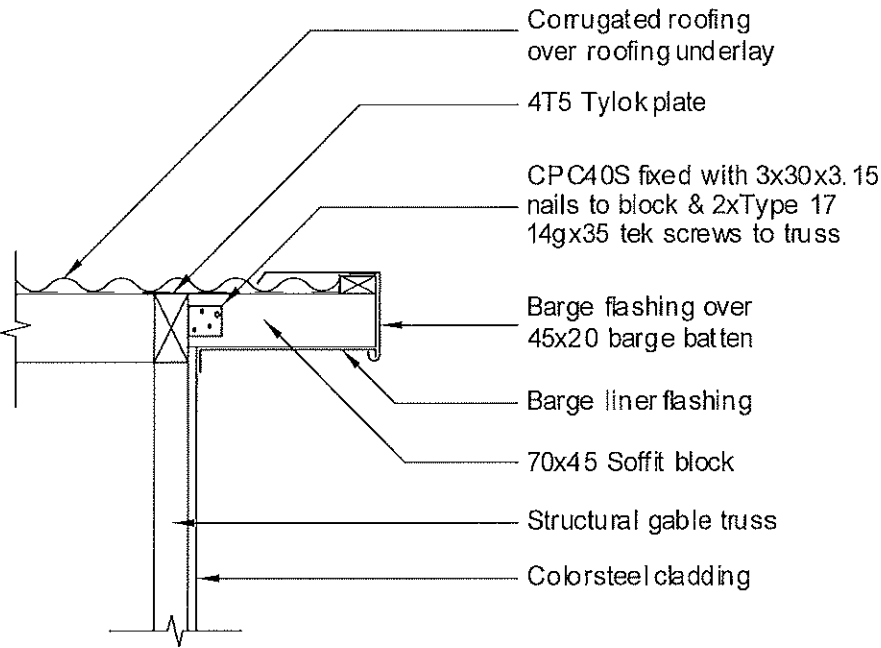
Scale A3-1:5

RIDGING DETAIL



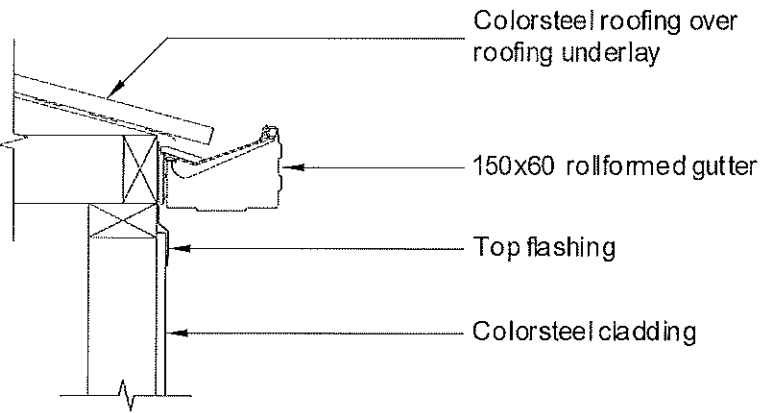
Scale A3-1:10

SOFFIT BARGE DETAIL

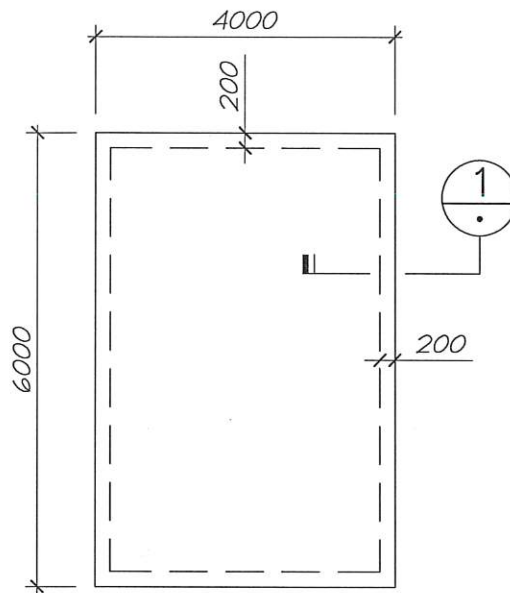


Scale A3-1:10

GUTTER DETAIL

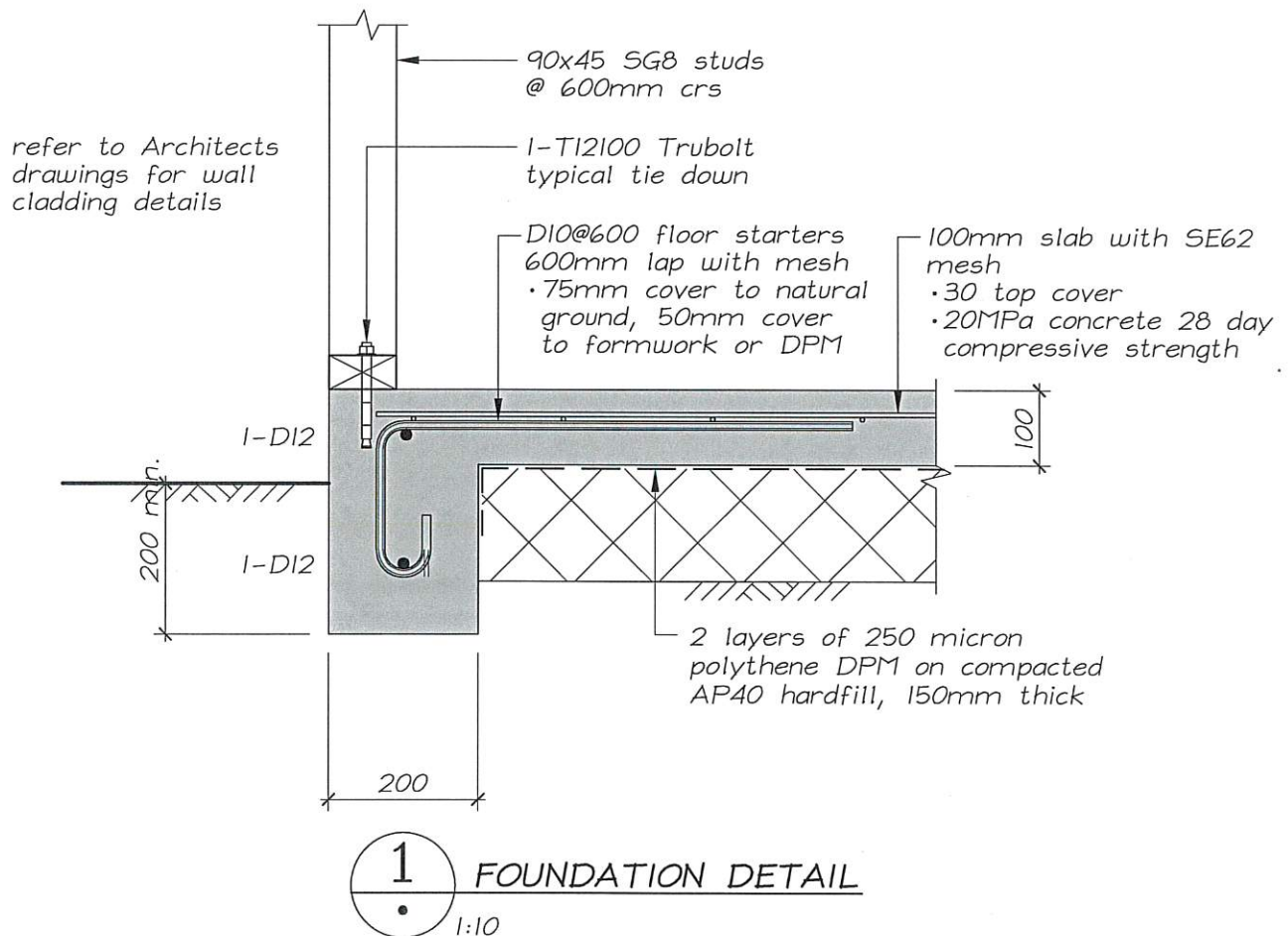


Scale A3-1:10



FOUNDATION PLAN

1:100



28 SHERIDAN DRIVE
GARAGE FOUNDATION



**Powell
Fenwick**

DESIGNED
MTF
DRAWN
TBD
CHECKED

SCALE AT A4
1:100, 1:10
REFERENCE
211762

SHEET
SK1
ISSUE 1
ACENZ