

Approved Building Consent Documents

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

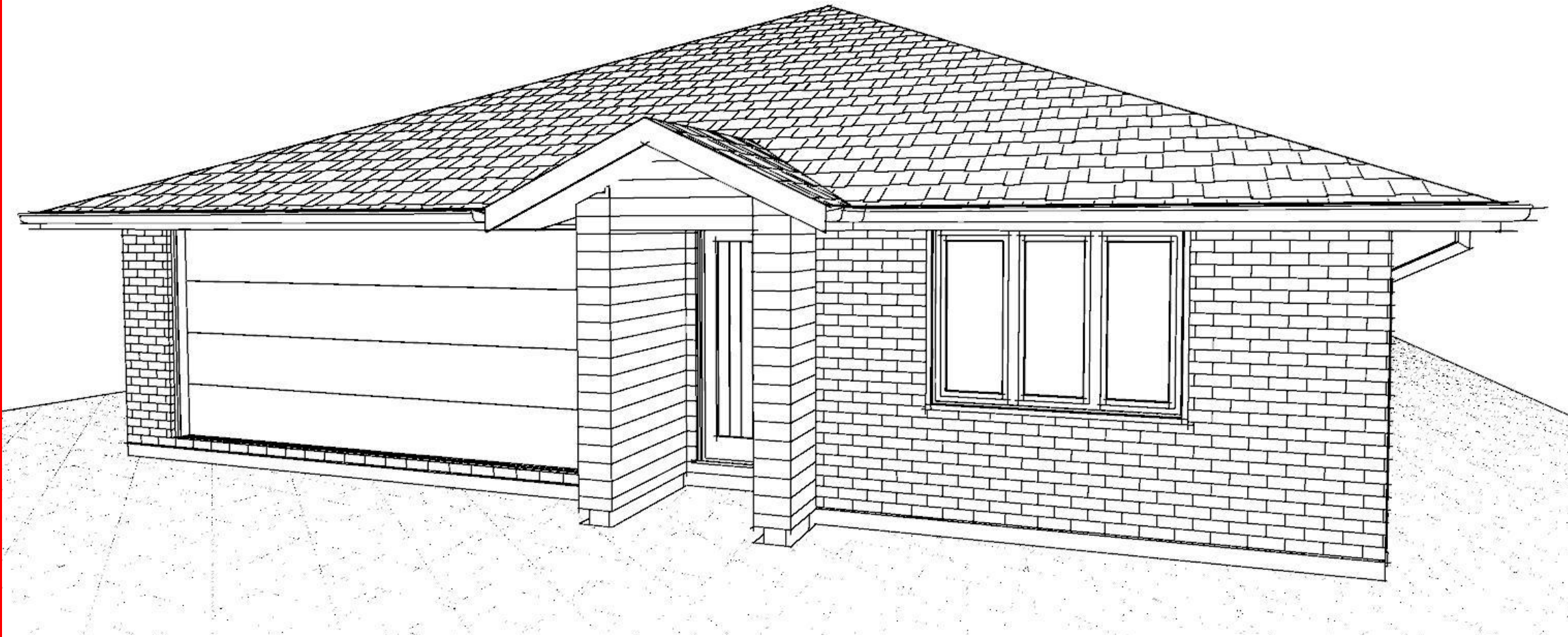
Inspection booking timeframes

| 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.

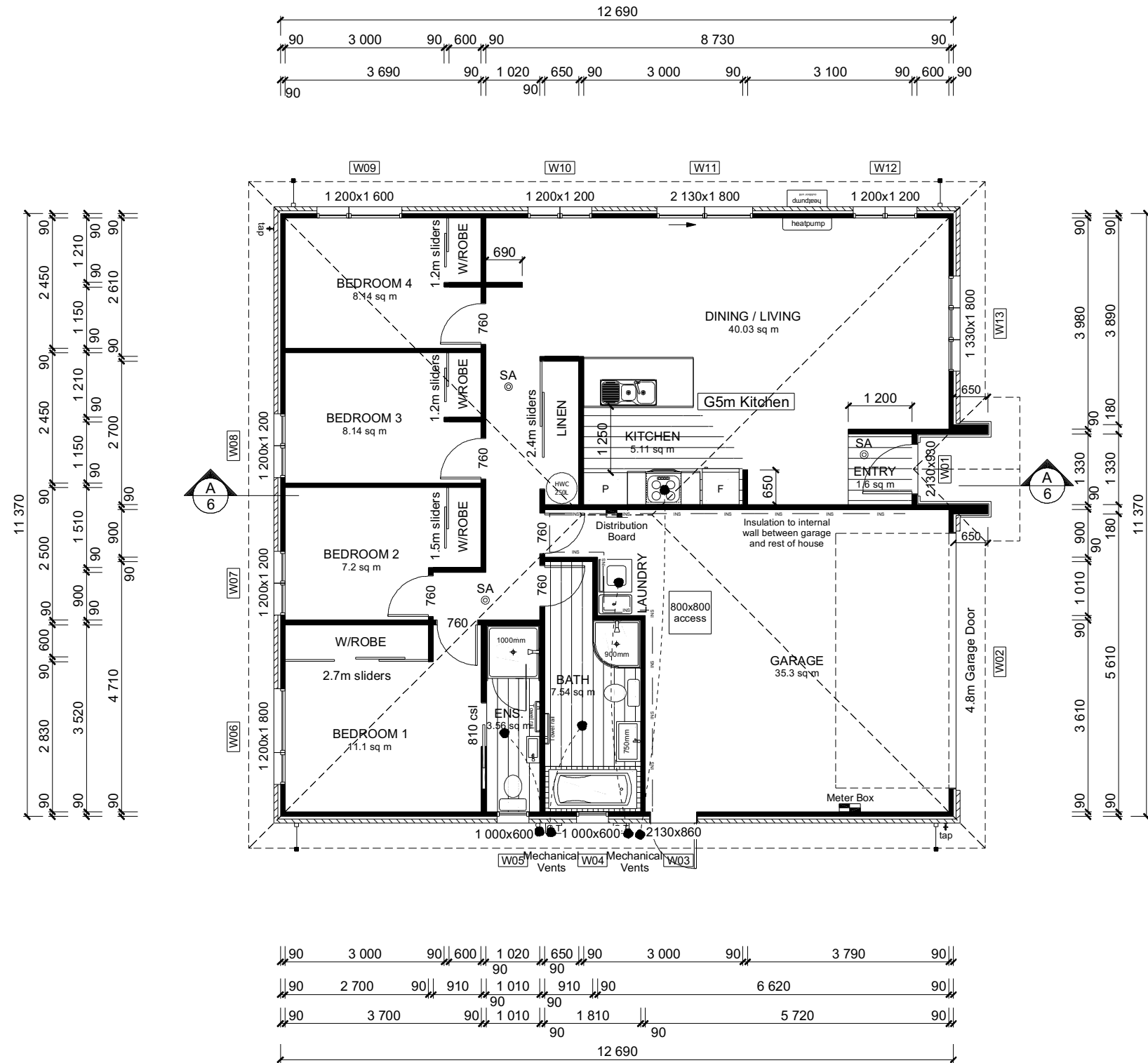
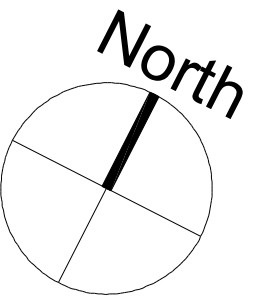
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|------------|----------------------|
| Sheet 1 : | Cover Sheet |
| Sheet 2 : | Site Plan |
| Sheet 3 : | Floor Plan |
| Sheet 4 : | Elevations |
| Sheet 5 : | Elevations |
| Sheet 6 : | Cross Sections |
| Sheet 7 : | Roof Plan |
| Sheet 8 : | Set Out Dimensions |
| Sheet 9 : | Foundation Plan |
| Sheet 10 : | Drainage Plan |
| Sheet 11 : | Bracing Plan |
| Sheet 12 : | Lighting Plan |
| Sheet 13 : | Framing Details |
| Sheet 14 : | Framing Details |
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| Sheet 18 : | Construction Details |
| Sheet 19 : | Construction Details |
| Sheet 20 : | Construction Details |
| Sheet 21 : | Construction Details |
| Sheet 22 : | Bathroom Details |
| Sheet 23 : | Truss Design |
| Sheet 24 : | Truss Design |

All dimensions are to be check and confirmed prior to any construction
Plans are to be read in conjunction with Specifications and all supporting documentation

| <p>Signature HOMES YOUR HOME. YOUR WAY.</p> | <p>TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788</p> | <p>These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.</p> | <p>TKR Developments Ltd. (Clark & Allnut) Lot 43, DP 537811 3 Olivia Street, Rolleston</p> | Job Number: 126231 | Original Plan: 'Dove' | Sheet Name: COVER PAGE | CONSENT PLANS | | | Sheet No.: 1 | | | | | | | | | |
|--|--|---|---|------------------------------|---------------------------------|----------------------------------|---------------------------------|-----------------------|--|------------------------|-------|---------|---|------------|-----------------------|--|--|--|--|
| | | | | Sales: R Gould | Drawn: M Glynn | QS: T de la Lama | Print Date: 8/12/2020 | Scale: @ A3 | <table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th>No.</th> <th>Date:</th> <th>Reason:</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">23-10-2020</td> <td style="text-align: center;">Initial Consent Plans</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | No. | Date: | Reason: | 1 | 23-10-2020 | Initial Consent Plans | | | | |
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ROOF & WALL CLADDINGS
 Roof : 25° Pressed Metal Tiles
 Walls : 70 Series Brick Veneer with a 50mm cavity
 Linea Weatherboards with a 20mm cavity

DWELLING AREAS
 Framing Area: 143.60m² (Perimeter: 52.10m)
 Veneer Area: 149.56m² (Perimeter: 52.94m)
 Roof Area: 176.36m² (Perimeter: 54.22m)

SMOKE ALARMS (hush type)
 Domestic Smoke Alarms to be fitted within 3.0m of sleeping areas and on Escape routes, as indicated on plan. To comply with one of the following standards: UL 217, ULC-S531, AS 3786, BS 5446 (part 1).

FLOOR PLAN NOTES
 Dimensions shown are to the frame, GIB thickness not shown.
 Mechanical ventilation to comply with G4/AS1
 Air Seals to have PEF rod & low expansion foam
 All windows and doors centered in room unless shown otherwise
 Laundering facilities provided complying with G2/SA1 1.0
 Provide sealant under skirting and paint to concrete around tub & W/M fixtures

WALL FRAMING
 Stud Height: 2400 mm
 (2455mm to u/s of bottom chord)

FLOOR FINISHES
 Carpet & Vinyl

KITCHEN HOB
 Electric Hobs

DOORS
 Internal Height: 1980mm (leaves)
 Type: Hollow core flush panel
 Front Door Type: Latitude Aluminium

INTERNAL TRIMS
 Scotia: 55mm GIB Coving (excluding garage)
 Skirting: 60x12mm Pine, single bevel edge
 Architrave: N/A

SHELVING
 Shelf & Rails to all wardrobes
 4 shelves to Linen cupboard

DRAWING NOTES
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Refer to attached Specifications for further information.

All work is to comply with the NZBC Acceptable Solutions, NZS 3604:2011 and Local Authority bylaws.

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| | | | | Sales: R Gould | Drawn: M Glynn | QS: T de la Lama | Print Date: 8/12/2020 | Scale: 1:100 @ A3 | No. Date Reason: 1 23-10-2020 Initial Consent Plans |

ROOF & WALL CLADDINGS

Roof : 25° Pressed Metal Tiles
 Walls : 70 Series Brick Veneer with a 50mm cavity
 Linea Weatherboards with a 20mm cavity

ELEVATION LEGEND

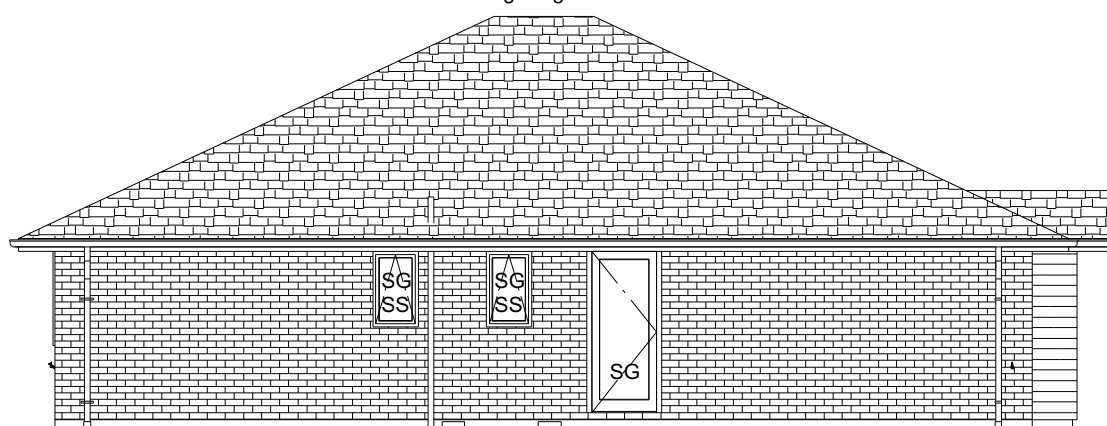
SS Safety Stays
 SG Safety Glass
 MB Meter Box
 TV Terminal Vent

ELEVATION NOTES

Gutter : Coloured Steel Quad Gutter
 Fascia : Coloured Steel 185 Fascia
 Downpipes : Colorsteel Rectangular 75x55mm
 Soffits : Hardiflex 4.5mm
 Joinery : Double glazed aluminum

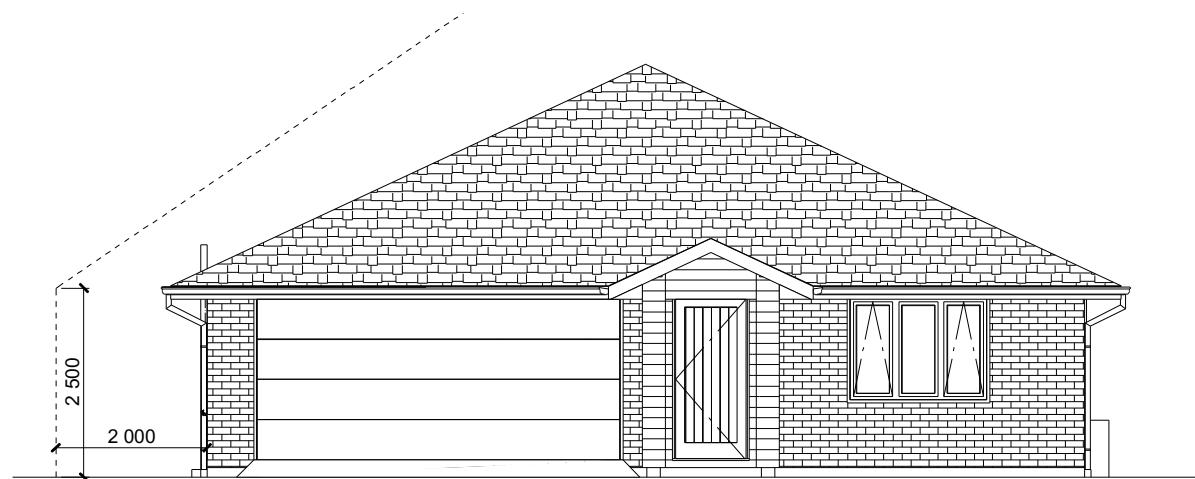
All egress points to have a maximum step down of 190mm.
 Access routes to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

Building Height: 5.46m



ELEVATION A

| BUILDING ENVELOPE RISK MATRIX | | |
|-------------------------------|--------|----------|
| ELEVATION A | | |
| RISK CRITERIA | RISK | SCORE |
| Wind Zone | High | 1 |
| Number of Stories | Low | 0 |
| Roof Wall Junction | Low | 0 |
| Eaves Width | Medium | 1 |
| Building Envelope | Medium | 1 |
| Decks & Balconies | Low | 0 |
| Total | | 3 |




ELEVATION B

| BUILDING ENVELOPE RISK MATRIX | | |
|-------------------------------|--------|----------|
| ELEVATION B | | |
| RISK CRITERIA | RISK | SCORE |
| Wind Zone | High | 1 |
| Number of Stories | Low | 0 |
| Roof Wall Junction | Low | 0 |
| Eaves Width | Medium | 1 |
| Building Envelope | Medium | 1 |
| Decks & Balconies | Low | 0 |
| Total | | 3 |

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|--|--|---|---|------------------------------|---------------------------------|----------------------------------|---------------------------------|-----------------------------|--|------------------------|-------|---------|---|------------|-----------------------|--|--|--|--|--|--|
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ROOF & WALL CLADDINGS

Roof : 25° Pressed Metal Tiles
 Walls : 70 Series Brick Veneer with a 50mm cavity
 Linea Weatherboards with a 20mm cavity

ELEVATION LEGEND

SS Safety Stays
 SG Safety Glass
 MB Meter Box
 TV Terminal Vent

ELEVATION NOTES

Gutter : Coloured Steel Quad Gutter
 Fascia : Coloured Steel 185 Fascia
 Downpipes : Colorsteel Rectangular 75x55mm
 Soffits : Hardiflex 4.5mm
 Joinery : Double glazed aluminum

All egress points to have a maximum step down of 190mm.
 Access routes to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

BUILDING ENVELOPE RISK MATRIX

ELEVATION C

| RISK CRITERIA | RISK | SCORE |
|--------------------|--------|----------|
| Wind Zone | High | 1 |
| Number of Stories | Low | 0 |
| Roof Wall Junction | Low | 0 |
| Eaves Width | Medium | 1 |
| Building Envelope | Medium | 1 |
| Decks & Balconies | Low | 0 |
| Total | | 3 |

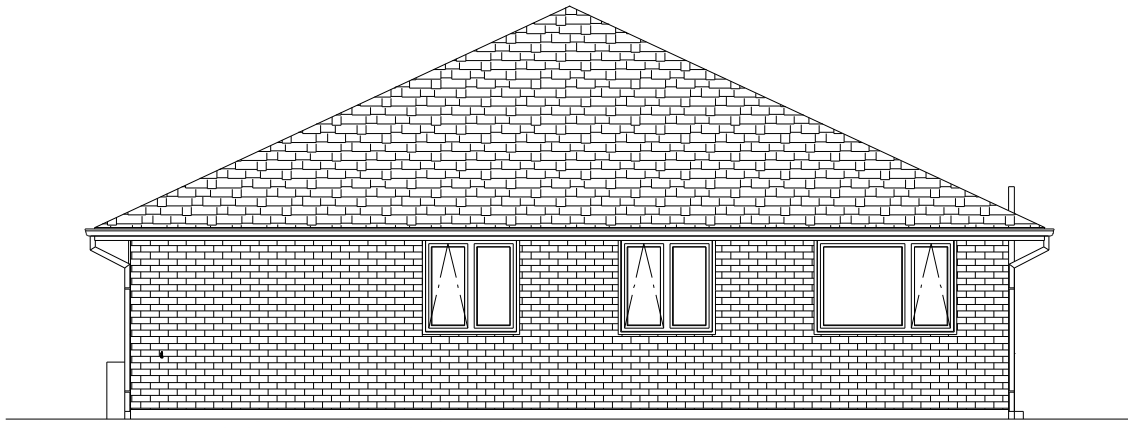


ELEVATION C

BUILDING ENVELOPE RISK MATRIX


ELEVATION D

| RISK CRITERIA | RISK | SCORE |
|--------------------|--------|----------|
| Wind Zone | High | 1 |
| Number of Stories | Low | 0 |
| Roof Wall Junction | Low | 0 |
| Eaves Width | Medium | 1 |
| Building Envelope | Low | 0 |
| Decks & Balconies | Low | 0 |
| Total | | 2 |



ELEVATION D

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|---|---|--|---|------------------------------|--------------------------|----------------------------------|--------------------------|----------------------|--|--|-----|-------|---------|---|------------|-----------------------|--|
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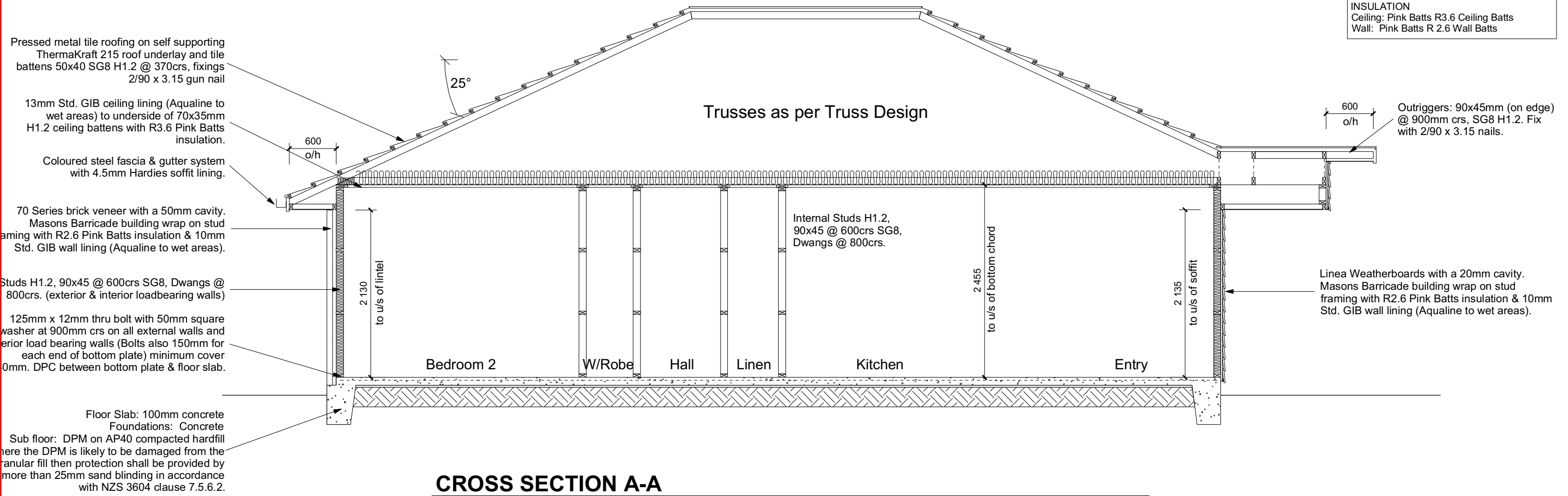
CROSS SECTION NOTES

Building wrap is to comply with E2/AS1 & NZS 3604:2011.
 Flashing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.
 Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contact as per table 21 of E2/AS1.
 Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3
 Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.

INSULATION

Ceiling: Pink Batts R3.6 Ceiling Batts
 Wall: Pink Batts R 2.6 Wall Batts

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CROSS SECTION A-A

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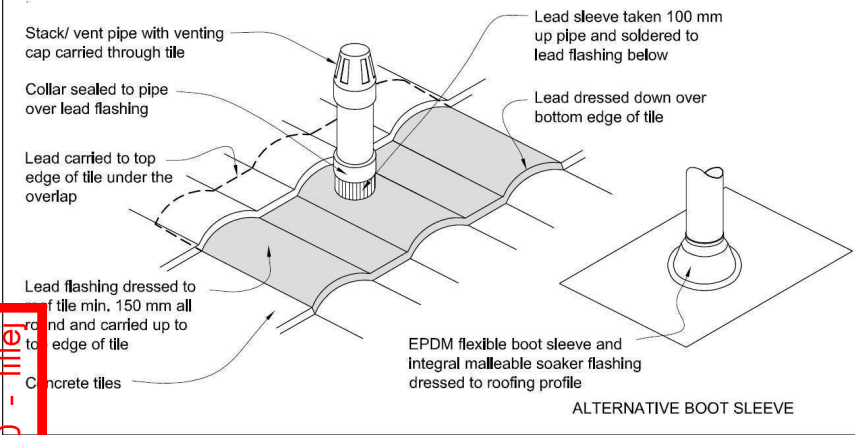
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|-----|---|--|---|------------------------------|--------------------------|--------------------------------------|--------------------------|---------------------|--|------------------------|-------|---------|---|------------|-----------------------|--|--|--|--|--|--|
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Figure 29: Pipe penetration for masonry tile
Paragraph 8.2.7



Metal Tile Penetration Detail
Scale NTS

ROOF CLADDING

Roofing : 25° Pressed Metal Tiles
Tile Battens : 50x40 SG8 H1.2 @ 370crs, fixings 2/90 x 3.15 gun nail

ROOF PLAN NOTES

Gutter: Coloured Steel Quad Gutter
Fascia: Coloured Steel 185 Fascia
Downpipes: Colorsteel Rectangular 75x55mm
Soffits: Hardiflex 4.5mm

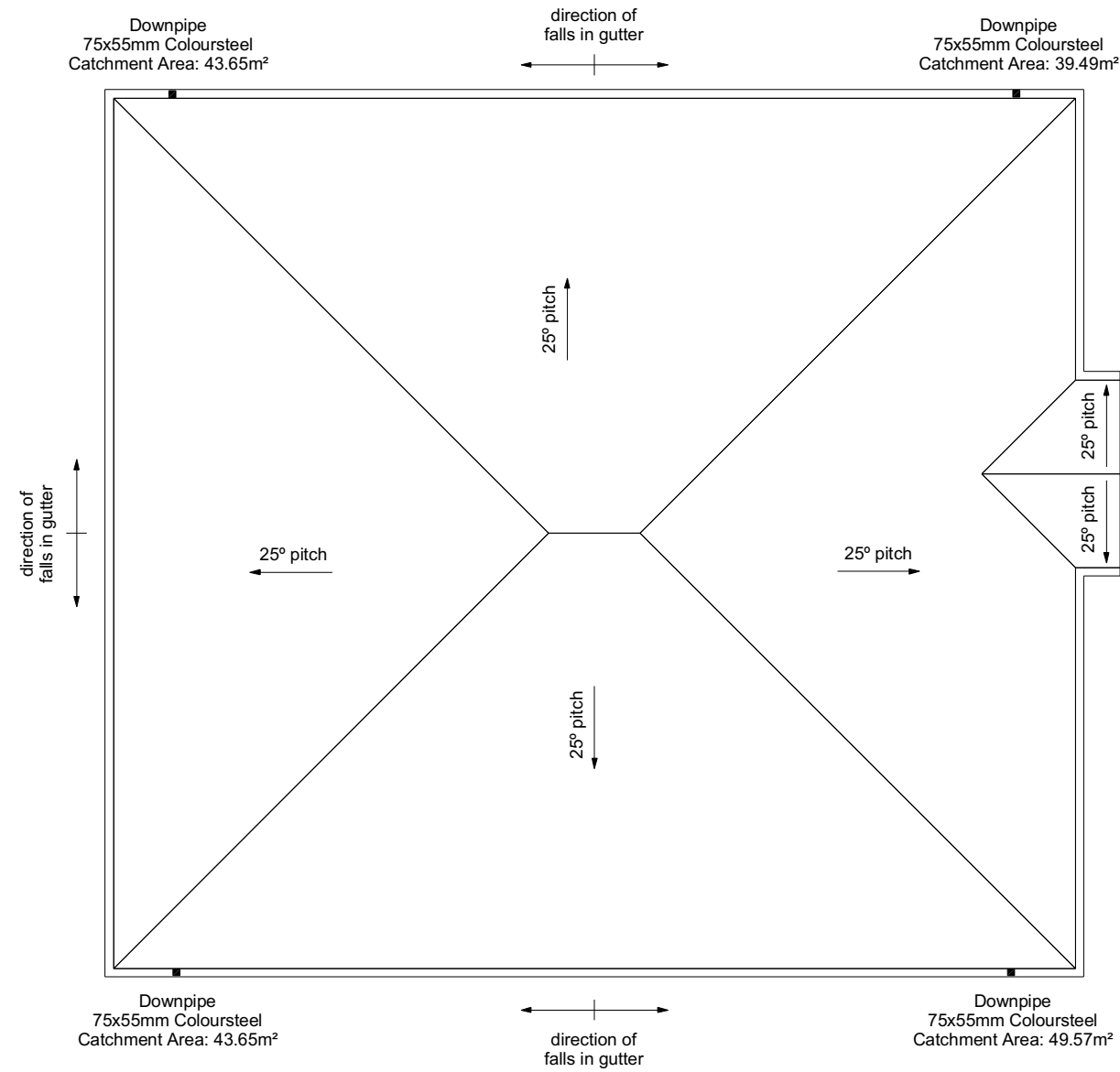
Underlay: Thermakraft 215 roof underlay

Downpipes: 75x55 Rectangle Colorsteel
As per NZBC E1/AS1 Table 5 75x55 down pipes can collect up to 60m² of 0-25° roof plan area.


Use Coloured steel Quad Gutter
As per NZ Metal Roof and Wall Cladding Code of Practice Version 2 section 8 the above gutter with a cross sectional area of 5550mm² can collect up to 60m² of 0-25° roof plan area. Refer to the specifications for exact calculations.

Use Lumberlock top plate fixing chart attached to the main specifications to determine top plate fixings.

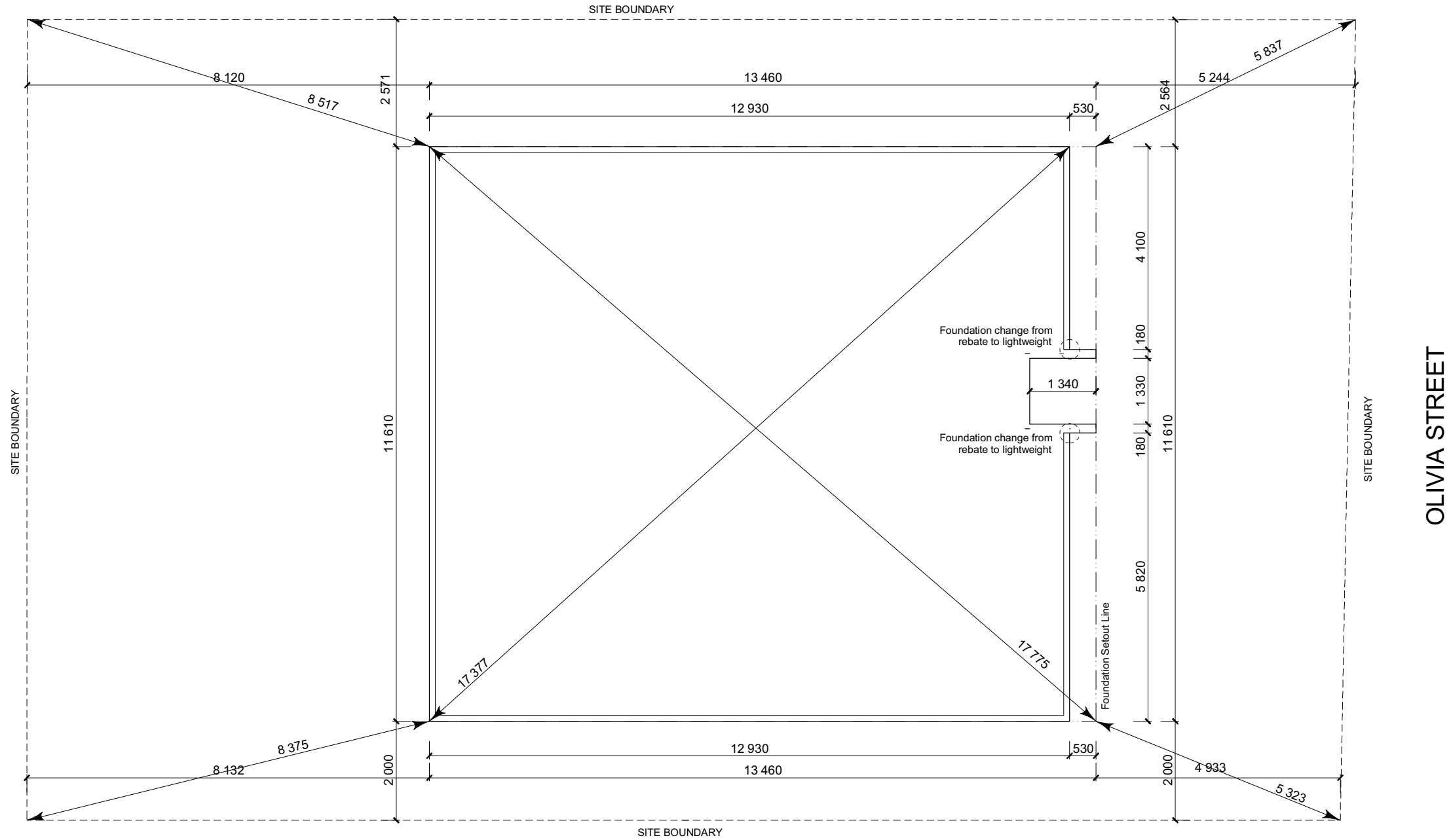
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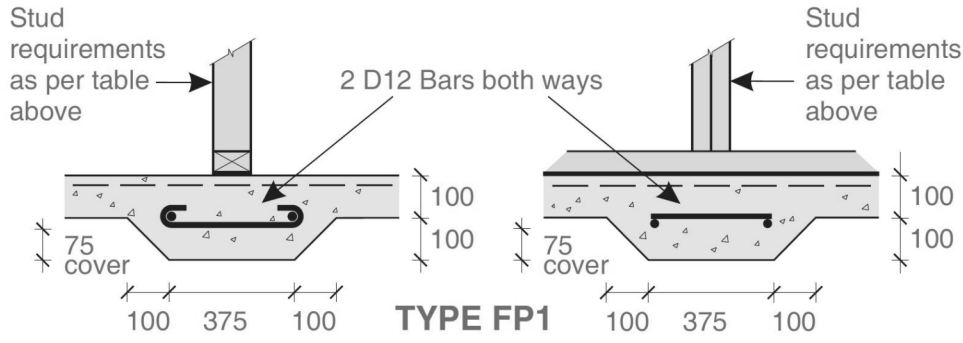
SET OUT PLAN NOTES
 All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity, Brick to overhang foundation face by 0-20mm max as per NZBC E2/AS1.
 All reinforcing is to be Ductility Class E, in accordance with NZS 4671.
 All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.
 These foundations are design to the findings and recommendations in the site specific Geotech report.



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|--|--|--|--|--------------------------------------|---|---|---|-------------------------------------|--|------------|-------|---------|---|------------|-----------------------|--|--|--|
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FFL +1.545m
(+225mm min above natural ground)
Scrape to +1.320m where needed

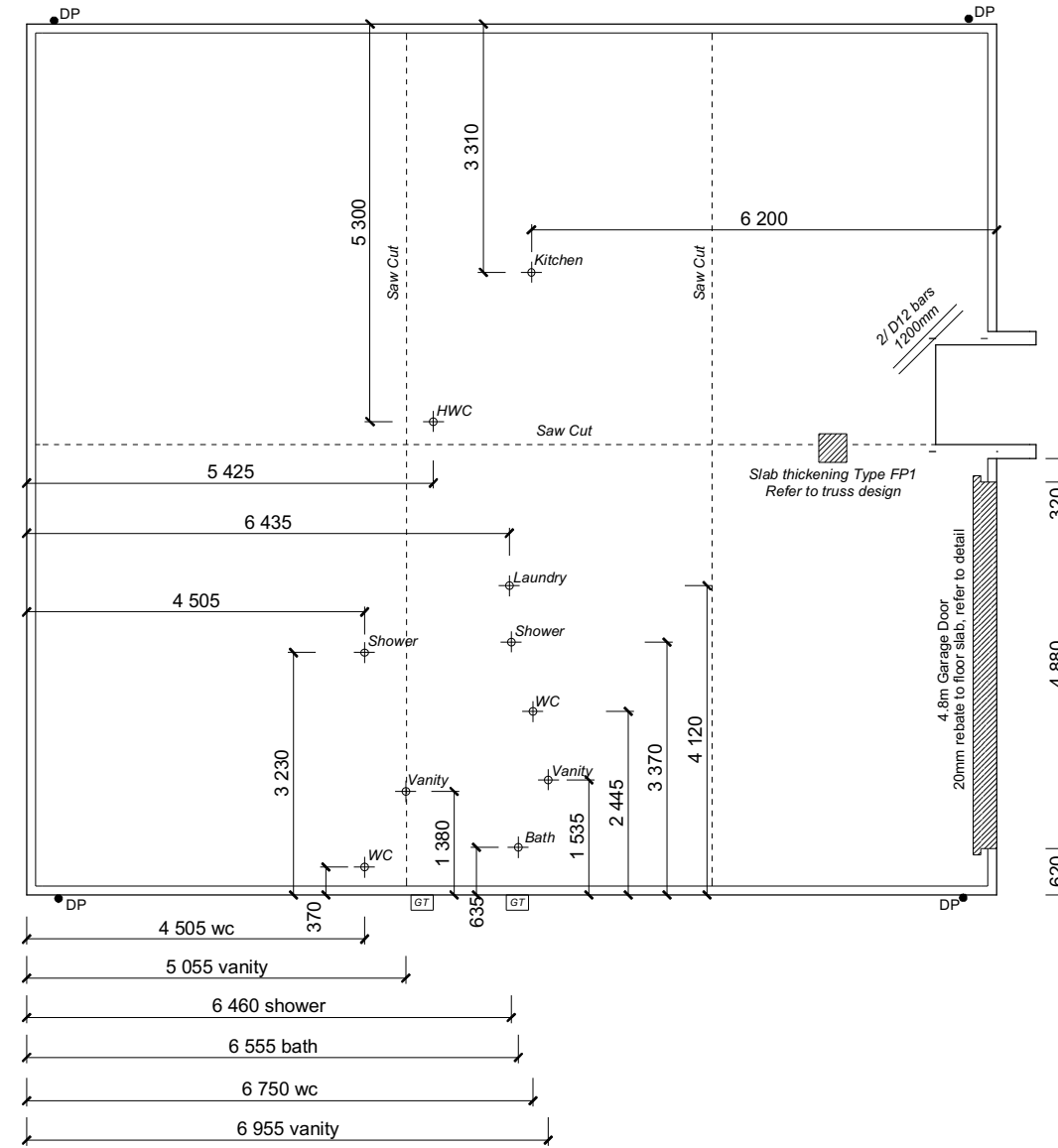
United Steel [Wireplus]
SE62Plus to entire slab

FOUNDATION PLAN NOTES
 All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity, Brick to overhang foundation face by 0-20mm max as per NZBC E2/AS1.
 W/C location indicated on plan has assumed a 160mm offset from internal frame line, please consult manufacturer's documentation to confirm offset.
 Contractor to consult manufacturer's documentation to determine the correct location for all wastes positioned through floor slabs.
 Earth bar to be bonded to the reinforcing mesh
 Refer to Truss design for exact location of slab thickenings


 All reinforcing is to be Ductility Class E, in accordance with NZS 4671.
 All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.

 These foundations are design to the findings and recommendations in the site specific Geotech report.

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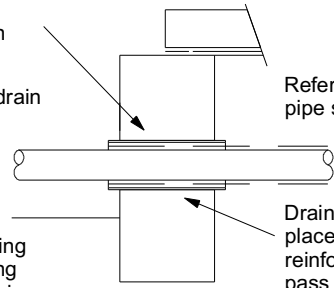
All dimensions are to be check and confirmed prior to any construction
 Plans are to be read in conjunction with Specifications and all supporting documentation

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|---|---|--|---|------------------------------|--------------------------|---------------------------------------|--------------------------|----------------------|--|------------------------|-------|---------|---|------------|-----------------------|--|--|--|
| | | | | Sales: R Gould | Drawn: M Glynn | QS: T de la Lama | Print Date: 8/12/2020 | Scale: 1:100 @ A3 | <table border="1"> <tr> <th>No.</th> <th>Date:</th> <th>Reason:</th> </tr> <tr> <td>1</td> <td>23-10-2020</td> <td>Initial Consent Plans</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> | No. | Date: | Reason: | 1 | 23-10-2020 | Initial Consent Plans | | | |
| No. | Date: | Reason: | | | | | | | | | | | | | | | | |
| 1 | 23-10-2020 | Initial Consent Plans | | | | | | | | | | | | | | | | |
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Drain pipe penetration through foundation wall to be sleeved in uPVC pipe with hessian packing to fill void between

Width of sleeve to be pipe diameter plus 20mm with drain located centrally



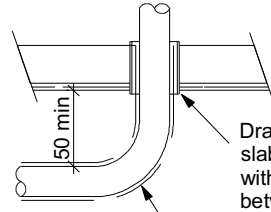
Refer to specific drainage plan for pipe sizes and gradients

Drains through foundation walls to be placed to avoid interference with reinforcing steel layout, drains not to pass through foundation walls at any angle greater than 45°

Compacted granular bedding and surround, base bedding compacted prior to laying pipes

Pipe through Foundation
Scale 1:20

All drains under floor slabs to be:
-laid straight with even gradient along length of drain
-50mm min clearance from underside of floor slab
-25mm min clearance between pipe & concrete



Refer to specific drainage plan for pipe sizes and gradients

Drain pipe penetration through floor slab to be sleeved in uPVC pipe with hessian packing to fill void between

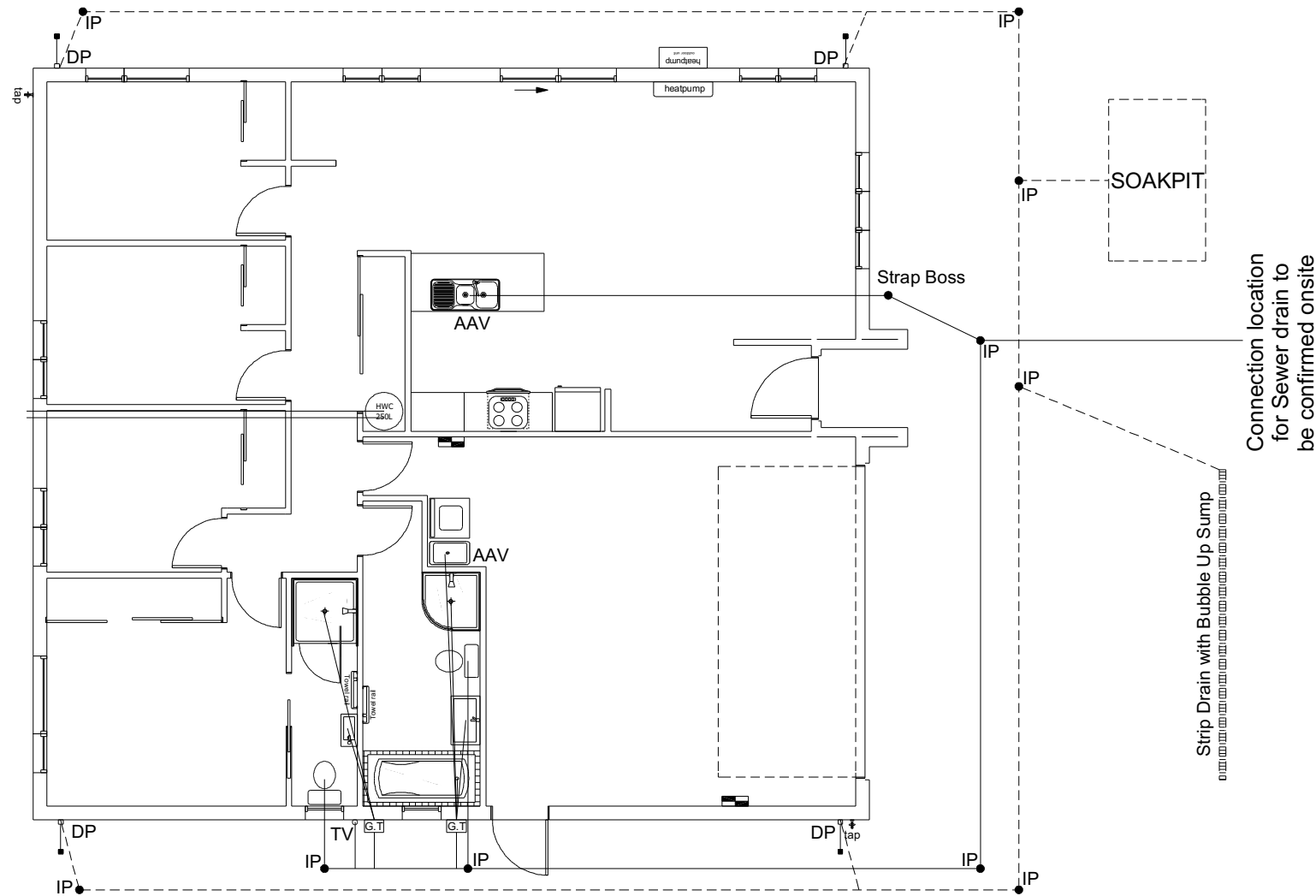
Pipes under floor slab to be wrapped with hessian cloth to protect against damage from movement

Pipe through Floor Slab
Scale 1:20

| Plumbing Schedule | NZBC G13 | |
|-----------------------------|--------------------------|-------------------------------|
| Kitchen Sink: | Ø50mm @ 1:40 | (3 discharge units) |
| Bathrooms Vanity: | Ø40mm @ 1:40 | (1 discharge units per basin) |
| Shower: | Ø40mm @ 1:40 | (2 discharge units) |
| Bath: | Ø40mm @ 1:40 | (4 discharge units) |
| WC: | Ø100mm @ 1:40 | (4 discharge units) |
| Laundry Sink: | Ø40mm @ 1:30 | (5 discharge units) |
| Drainage Schedule | NZBC G13 | |
| Main Foulwater Vented Drain | Ø100mm @ 1:60 | |
| Stormwater Drain | Ø100mm @ 1:60 (1:120max) | |
| Terminal Vent | Ø80mm | |
| Heatpump | Drain over DP | |
| ORG | Overflow Relief Gully | |

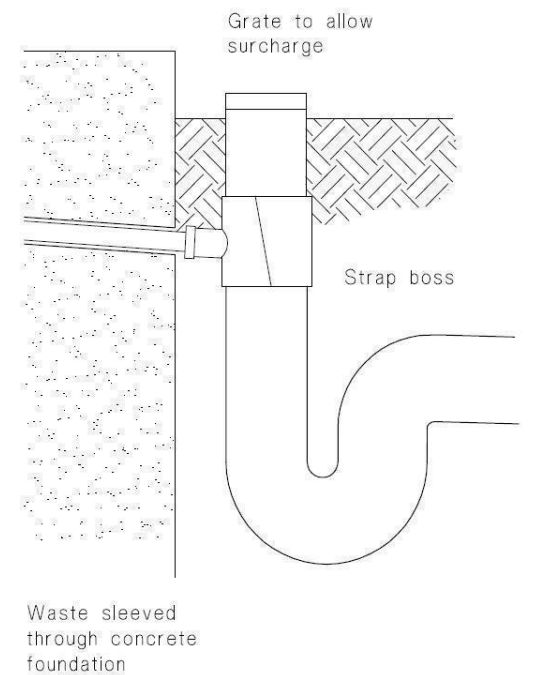
Notes:
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture
Sewer and Stormwater to connect to existing connections.
All plumbing and drainage to comply with NZBC G13.
All drains passing through concrete, provide sleeve or wrap in durable and flexible to allow for expansion and contraction. (as per G13/AS2 5.8.1)
HWC: Safe tray to HWC with 50mm overflow drain to exterior to comply with G12/AS1.

| DRAINAGE LEGEND | |
|-----------------|--------------------------|
| --- | Stormwater DN100mm uPVC |
| --- | Sewer Drain DN100mm uPVC |
| DP | Downpipe |
| GT | Gully Trap |
| ORG | Overflow Relief Gully |
| TV | Terminal Vent |
| AAV | Air Admittance Valve |
| IP | Inspection Point |



Connection location for Sewer drain to be confirmed onsite

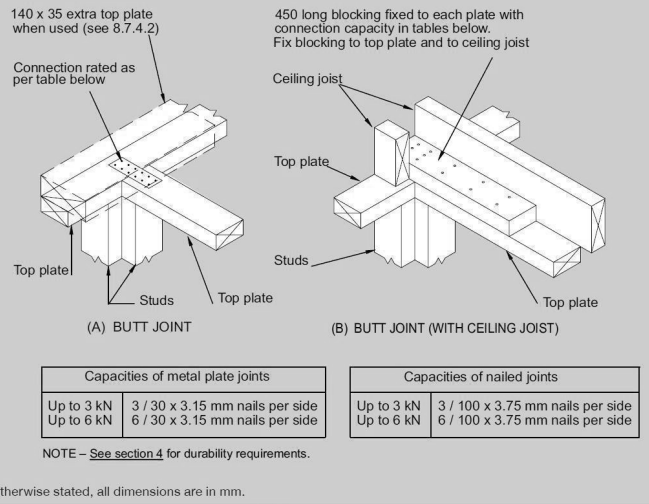
Strip Drain with Bubble Up Sump



c) Strap boss to riser

All dimensions are to be check and confirmed prior to any construction
Plans are to be read in conjunction with Specifications and all supporting documentation

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|--|--|---|---|--------------------------------------|---|---|---|-------------------------------------|--|-----|-------|---------|
| | | | | <p>Sales: R Gould</p> | <p>Drawn: M Glynn</p> | <p>QS: T de la Lama</p> | <p>Print Date: 8/12/2020</p> | <p>Scale: 1:100 @ A3</p> | <table border="1"> <thead> <tr> <th>No.</th> <th>Date:</th> <th>Reason:</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>23-10-2020</td> <td>Initial Consent Plans</td> </tr> </tbody> </table> | No. | Date: | Reason: |
| No. | Date: | Reason: | | | | | | | | | | |
| 1 | 23-10-2020 | Initial Consent Plans | | | | | | | | | | |



8.7.3.4
 Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it. Top plate fixing(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:

(a) For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by a fixing as shown in figure 8.16 of 6 kN capacity;

(b) For each wall containing wall bracing elements with a total bracing capacity of not more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each of 6 kN capacity;

(c) For each wall containing wall bracing elements with a total bracing capacity of more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each having a rating of not less than 2.4 kN per 100 bracing units.

| Capacities of metal plate joints | | Capacities of nailed joints | |
|----------------------------------|---------------------------------|-----------------------------|----------------------------------|
| Up to 3 kN | 3 / 30 x 3.15 mm nails per side | Up to 3 kN | 3 / 100 x 3.75 mm nails per side |
| Up to 6 kN | 6 / 30 x 3.15 mm nails per side | Up to 6 kN | 6 / 100 x 3.75 mm nails per side |

NOTE - See section 4 for durability requirements.

BRACING PLAN NOTES
 Wall bracing designed in accordance with NZS 3604:2011 & GIB Ezybrace system. Refer to attached calculations.

Bracing Designed to:
 Wind: High
 Earthquake: 2

BRACING LEGEND

A ← Brace Line Label
 A1 GS1 1.1m ← Brace Length
 ← Brace Type
 ← Brace Number

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Single Level Along Resistance Sheet

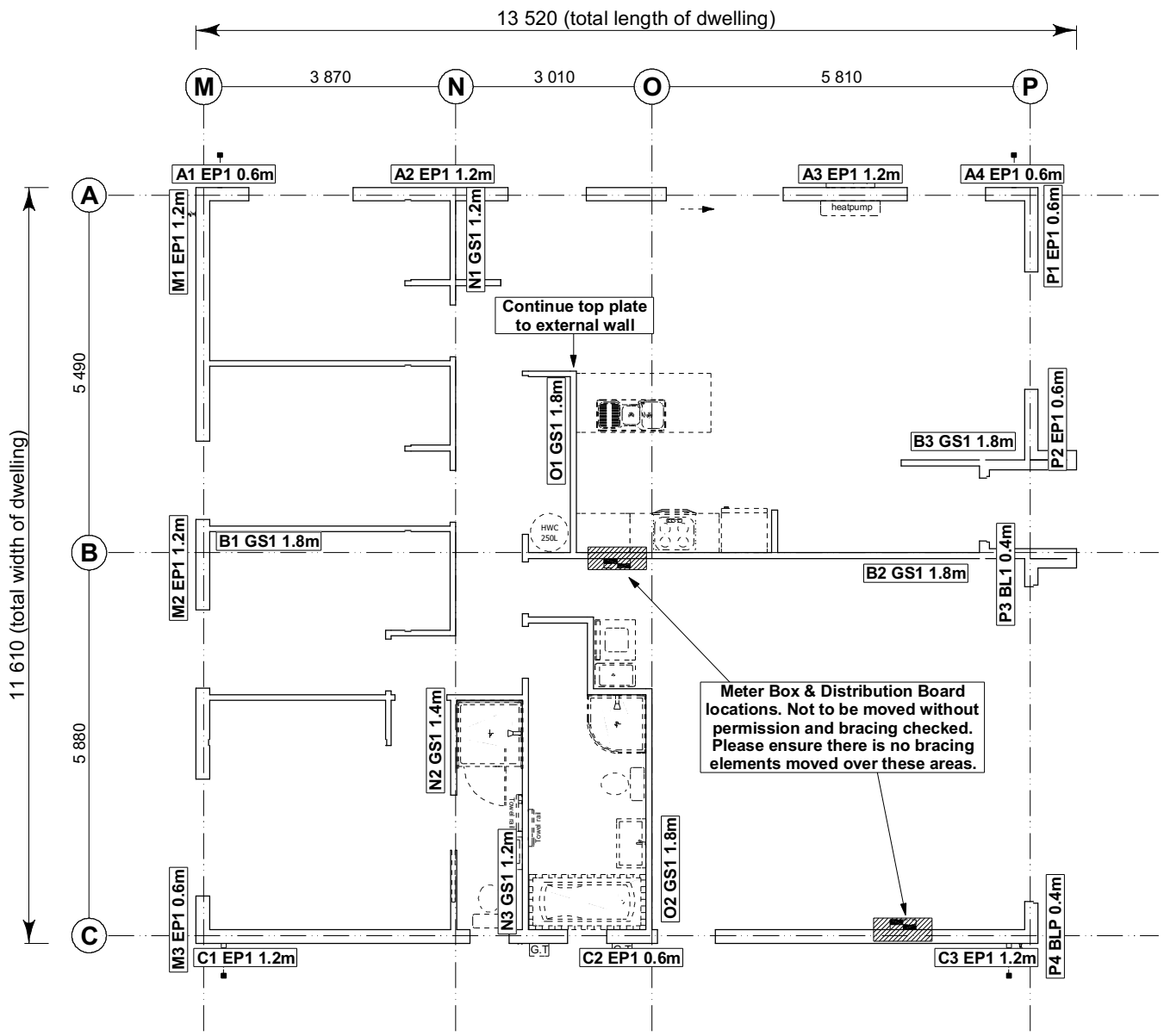
Job Name: TKR Developments (Clark & Allnut)

| Line | Element | Length (m) | Angle (degrees) | Stud Ht. (m) | Type | Supplier | Wind (BUs) | EQ (BUs) | Wind | EQ |
|------|---------|------------|-----------------|--------------|---------|----------|------------|----------|----------|----------|
| | | | | | | | | | Demand | Demand |
| | | | | | | | | | Achieved | Achieved |
| | | | | | | | | | 1120 | 1161 |
| | | | | | | | | | 164% | 129% |
| A | 1 | 0.60 | | 2.4 | EP1 0.6 | Ecoply® | 57 | 63 | | |
| | 2 | 1.20 | | 2.4 | EP1 1.2 | Ecoply® | 144 | 162 | | |
| | 3 | 1.20 | | 2.4 | EP1 1.2 | Ecoply® | 144 | 162 | | |
| | 4 | 0.60 | | 2.4 | EP1 0.6 | Ecoply® | 57 | 63 | | |
| | | | | | | | | | 402 OK | 450 OK |
| B | 1 | 1.80 | | 2.4 | GS1-N | GIB® | 124 | 108 | | |
| | 2 | 1.80 | | 2.4 | GS1-N | GIB® | 124 | 108 | | |
| | 3 | 1.80 | | 2.4 | GS1-N | GIB® | 124 | 108 | | |
| | | | | | | | | | 373 OK | 324 OK |
| C | 1 | 1.20 | | 2.4 | EP1 1.2 | Ecoply® | 144 | 162 | | |
| | 2 | 0.60 | | 2.4 | EP1 0.6 | Ecoply® | 57 | 63 | | |
| | 3 | 1.20 | | 2.4 | EP1 1.2 | Ecoply® | 144 | 162 | | |
| | | | | | | | | | 345 OK | 387 OK |

Single Level Across Resistance Sheet

Job Name: TKR Developments (Clark & Allnut)

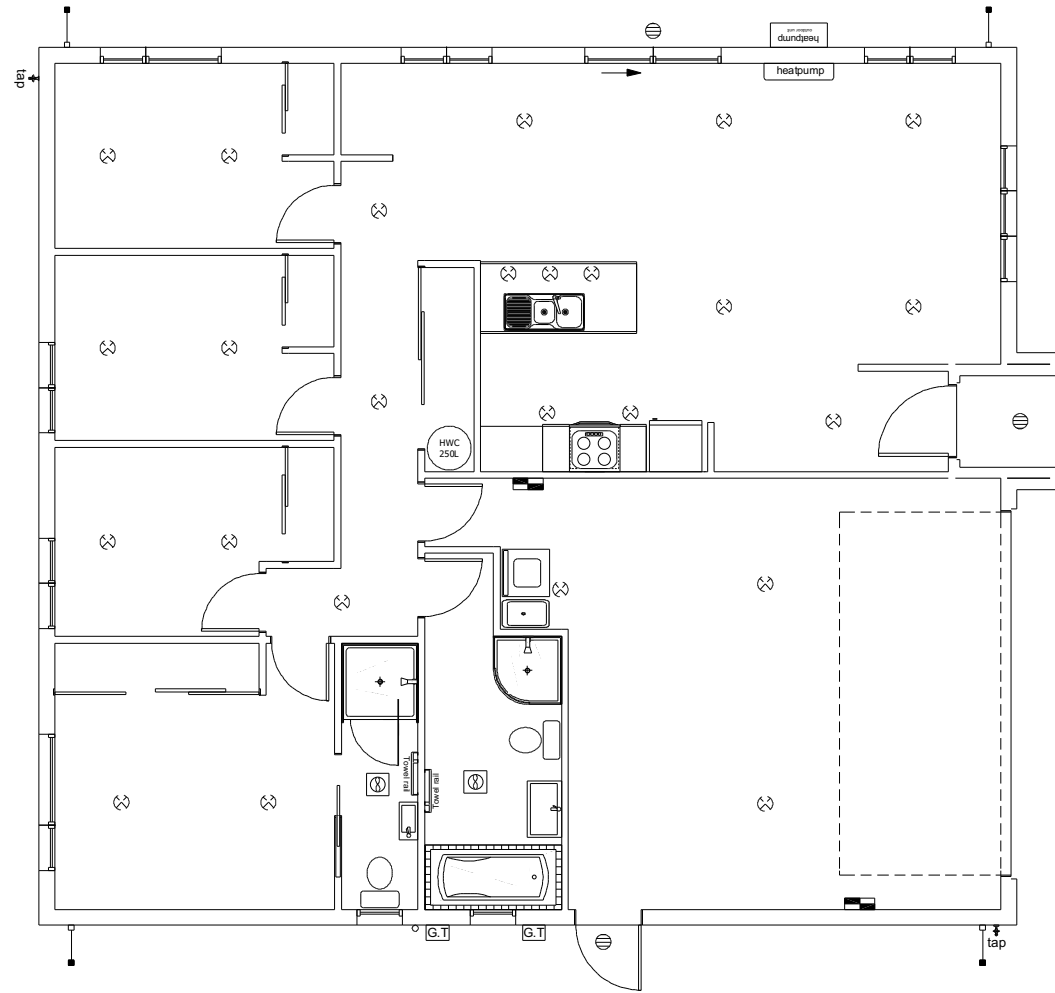
| Line | Element | Length (m) | Angle (degrees) | Stud Ht. (m) | Type | Supplier | Wind (BUs) | EQ (BUs) | Wind | EQ |
|------|---------|------------|-----------------|--------------|---------|----------|------------|----------|----------|----------|
| | | | | | | | | | Demand | Demand |
| | | | | | | | | | Achieved | Achieved |
| | | | | | | | | | 908 | 900 |
| | | | | | | | | | 1054 | 1051 |
| | | | | | | | | | 116% | 117% |
| M | 1 | 1.20 | | 2.4 | EP1 1.2 | Ecoply® | 144 | 162 | | |
| | 2 | 1.20 | | 2.4 | EP1 1.2 | Ecoply® | 144 | 162 | | |
| | 3 | 0.60 | | 2.4 | EP1 0.6 | Ecoply® | 57 | 63 | | |
| | | | | | | | | | 345 OK | 387 OK |
| N | 1 | 1.20 | | 2.4 | GS1-N | GIB® | 83 | 72 | | |
| | 2 | 1.40 | | 2.4 | GS1-N | GIB® | 97 | 84 | | |
| | 3 | 1.20 | | 2.4 | GS1-N | GIB® | 83 | 72 | | |
| | | | | | | | | | 262 OK | 228 OK |
| O | 1 | 1.80 | | 2.4 | GS1-N | GIB® | 124 | 108 | | |
| | 2 | 1.80 | | 2.4 | GS1-N | GIB® | 124 | 108 | | |
| | | | | | | | | | 248 OK | 216 OK |
| P | 1 | 0.60 | | 2.4 | EP1 0.6 | Ecoply® | 57 | 63 | | |
| | 2 | 0.60 | | 2.4 | EP1 0.6 | Ecoply® | 57 | 63 | | |
| | 3 | 0.40 | | 2.4 | BL1-H | GIB® | 36 | 40 | | |
| | 4 | 0.40 | | 2.4 | BLP-H | GIB® | 48 | 54 | | |
| | | | | | | | | | 198 OK | 220 OK |



All dimensions are to be checked and confirmed prior to any construction. Plans are to be read in conjunction with Specifications and all supporting documentation.

| | | | | | | | | | | |
|---|--|---|--|------------------------------|--------------------------|------------------------------------|--------------------------|----------------------|--|-------------------------|
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| | | | | Sales: R Gould | Drawn: M Glynn | QS: T de la Lama | Print Date: 8/12/2020 | Scale: 1:100 @ A3 | No. 1 Date: 23-10-2020 Reason: Initial Consent Plans | |

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| LEGEND | |
|--|--------------------------|
| Refer to Electrical Section in Specification for further details | |
| | Ceiling Pan |
| | CA Approved Down Light |
| | Exterior Bulkhead Light |
| | Exterior Wall Light |
| | Fluorescent Double |
| | Light Switch |
| | Two Way Light Switch |
| | Single Power Socket |
| | Double Power Socket |
| | Outside Waterproof Plug |
| | Telephone/Data Outlet |
| | TV Jack |
| | Sky Connection |
| | Bathroom Heater |
| | Bathroom Extractor/Light |
| Electrical Plan in indicative only and is to be confirmed onsite with electrician and client | |

All dimensions are to be check and confirmed prior to any construction
Plans are to be read in conjunction with Specifications and all supporting documentation

| | | | | | | | | | | |
|--|--|---|---|------------------------------|---------------------------------|-------------------------------------|---------------------------------|-----------------------------|--|------------|
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| | | | | Sales: R Gould | Drawn: M Glynn | QS: T de la Lama | Print Date: 8/12/2020 | Scale: 1:100 @ A3 | No. Date Reason: 1 23-10-2020 Initial Consent Plans | 12 |

LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12

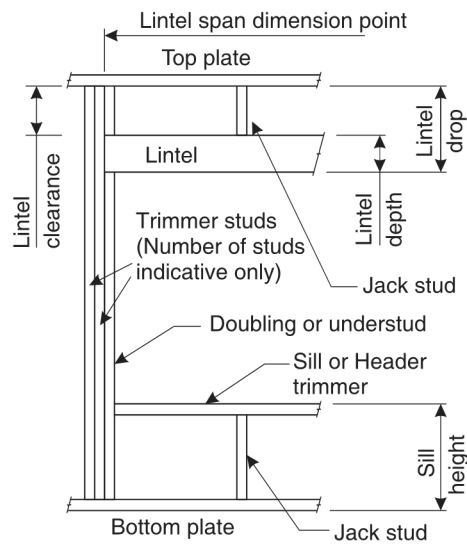
NZS 3604:2011

NOTE:

★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa. Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads. These fixings assume the correct choice of rafter/truss to top plate connections have been made. All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species. Wall framing arrangements under girder trusses are not covered in this schedule. All timber selections are as per NZS 3604:2011.

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DEFINITIONS



Lintel Supporting Girder Trusses:

| Roof Tributary Area | Light Roof Wind Zone | | | | Heavy Roof Wind Zone | | | |
|---------------------|----------------------|----|----|---------|----------------------|----|--|--|
| | L, M, H | VH | EH | L, M, H | VH | EH | | |
| 8.6 m ² | G | G | H | G | G | H | | |
| 11.6 m ² | G | H | H | G | G | H | | |
| 12.1 m ² | G | H | H | G | H | H | | |
| 15.3 m ² | H | H | - | G | H | H | | |
| 19.1 m ² | H | - | - | G | H | - | | |
| 20.9 m ² | H | - | - | H | H | - | | |
| 21.8 m ² | H | - | - | H | - | - | | |
| 34.3 m ² | - | - | - | H | - | - | | |

- Notes:
- 1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
 - 2) Assumed girder truss is at mid-span or middle third span of lintel
 - 3) Use similar fixings for both ends of lintel
 - 4) All other cases require specific engineering design

SELECTION CHART FOR LINTEL FIXING

| Lintel Span | Loaded Dimension (See Fig. 1.3 NZS 3604:2011) | Light Roof Wind Zone | | | | Heavy Roof Wind Zone | | | | | |
|-------------|---|----------------------|-----|---|----|----------------------|---|---|---|----|----|
| | | L | M | H | VH | EH | L | M | H | VH | EH |
| | | 0.7 | 2.0 | E | E | E | F | E | E | E | E |
| | 3.0 | E | E | F | F | E | E | E | E | F | |
| | 4.0 | E | F | F | F | E | E | F | F | F | |
| | 5.0 | E | F | F | G | E | E | F | F | F | |
| | 6.0 | E | F | F | G | E | E | F | F | G | |
| 0.9 | 2.0 | E | E | F | F | E | E | E | E | F | |
| | 3.0 | E | F | F | F | E | E | F | F | F | |
| | 4.0 | E | F | F | F | E | E | F | F | F | |
| | 5.0 | E | F | F | G | E | E | F | F | F | |
| | 6.0 | E | F | F | G | E | E | F | F | G | |
| 1.0 | 2.0 | E | E | F | F | E | E | E | E | F | |
| | 3.0 | E | F | F | F | E | E | E | F | F | |
| | 4.0 | E | F | F | G | E | E | F | F | F | |
| | 5.0 | E | F | F | G | E | E | F | F | G | |
| | 6.0 | E | F | F | G | E | E | F | F | G | |
| 1.2 | 2.0 | E | F | F | F | E | E | F | F | F | |
| | 3.0 | E | F | F | F | E | E | F | F | F | |
| | 4.0 | E | F | F | G | E | E | F | F | G | |
| | 5.0 | E | F | F | G | E | E | F | F | G | |
| | 6.0 | F | F | G | H | E | E | F | G | G | |
| 1.5 | 2.0 | E | F | F | F | E | E | E | F | F | |
| | 3.0 | E | F | F | F | E | E | F | F | F | |
| | 4.0 | E | F | F | G | E | E | F | F | G | |
| | 5.0 | F | F | G | G | E | E | F | G | G | |
| | 6.0 | F | F | G | H | E | E | F | G | H | |
| 2.0 | 2.0 | E | F | F | F | E | E | F | F | F | |
| | 3.0 | E | F | F | G | E | E | F | F | G | |
| | 4.0 | F | F | G | G | E | E | F | G | G | |
| | 5.0 | F | F | G | H | E | E | F | G | H | |
| | 6.0 | F | G | G | H | E | E | F | G | H | |
| 2.4 | 2.0 | E | F | F | G | E | E | F | F | G | |
| | 3.0 | F | F | G | G | E | E | F | G | G | |
| | 4.0 | F | F | G | H | E | E | F | G | H | |
| | 5.0 | F | G | G | H | E | E | F | G | H | |
| | 6.0 | F | G | H | H | E | E | F | G | H | |
| 3.0 | 2.0 | E | F | F | G | E | E | F | F | G | |
| | 3.0 | F | F | G | H | E | E | F | G | H | |
| | 4.0 | F | G | G | H | E | E | F | G | H | |
| | 5.0 | F | G | H | H | E | E | F | G | H | |
| | 6.0 | F | G | H | - | E | E | F | G | H | |
| 3.6 | 2.0 | F | F | G | G | E | E | F | G | G | |
| | 3.0 | F | F | G | H | E | E | F | G | H | |
| | 4.0 | F | G | H | H | E | E | F | G | H | |
| | 5.0 | F | G | H | - | E | E | F | G | H | |
| | 6.0 | F | G | H | - | E | E | F | G | H | |
| 4.2 | 2.0 | F | F | G | G | E | E | F | G | G | |
| | 3.0 | F | G | H | H | E | E | F | G | H | |
| | 4.0 | F | G | H | - | E | E | F | G | H | |
| | 5.0 | G | H | H | - | E | E | F | H | - | |
| | 6.0 | G | H | - | - | E | E | F | H | - | |
| 4.5 | 2.0 | F | F | G | H | E | E | F | G | H | |
| | 3.0 | F | G | H | H | E | E | F | G | H | |
| | 3.4 | F | G | H | H | E | E | F | G | H | |
| | 4.0 | F | G | H | - | E | E | F | G | H | |
| | 5.0 | G | H | - | - | E | E | F | H | - | |
| | 6.0 | G | H | - | - | E | E | F | H | - | |
| 4.8 | 2.0 | F | F | G | H | E | E | F | G | H | |
| | 3.0 | F | G | H | H | E | E | F | G | H | |
| | 3.2 | F | G | H | H | F | F | G | H | - | |
| | 4.0 | F | G | H | - | E | E | F | H | - | |
| | 5.0 | G | H | - | - | E | E | F | H | - | |
| | 6.0 | G | H | - | - | E | E | F | H | - | |

LINTEL FIXING OPTIONS

TYPE E
1.4 kN

TYPE F
4.0 kN

TYPE G
7.5 kN

TYPE H
13.5 kN

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

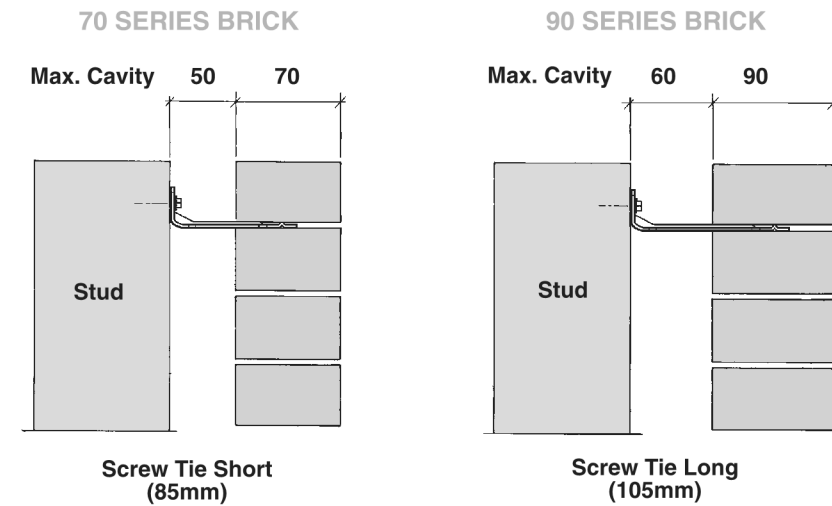
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|--|--|---|---|--------------------------------------|---|---|---|-----------------------------------|---|-----|------|--------|
| | | | | <p>Sales: R Gould</p> | <p>Drawn: M Glynn</p> | <p>QS: T de la Lama</p> | <p>Print Date: 8/12/2020</p> | <p>Scale: NTS @ A3</p> | <table border="1" style="width: 100%;"> <tr> <th>No.</th> <th>Date</th> <th>Reason</th> </tr> <tr> <td>1</td> <td>23-10-2020</td> <td>Initial Consent Plans</td> </tr> </table> | No. | Date | Reason |
| No. | Date | Reason | | | | | | | | | | |
| 1 | 23-10-2020 | Initial Consent Plans | | | | | | | | | | |

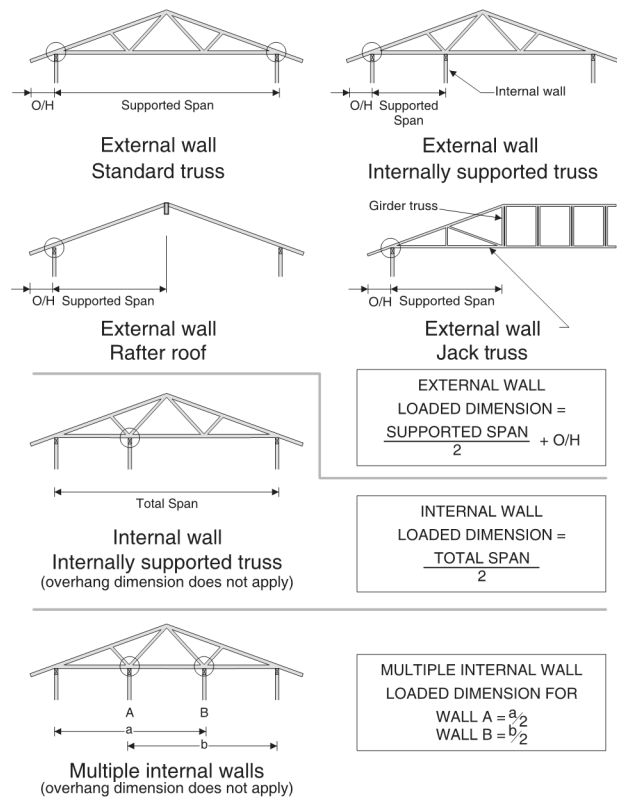
STUD TO TOP PLATE FIXING SCHEDULE ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

NOTE:

- ★ All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kN
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ Gable end wall top plate/stud connections where the adjacent rafter/truss is located within 1200mm of gable end wall with a maximum verge overhang of 750mm, requires fixing type A as shown below.
- ★ All fixings assume top plate thickness of 45mm maximum.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.



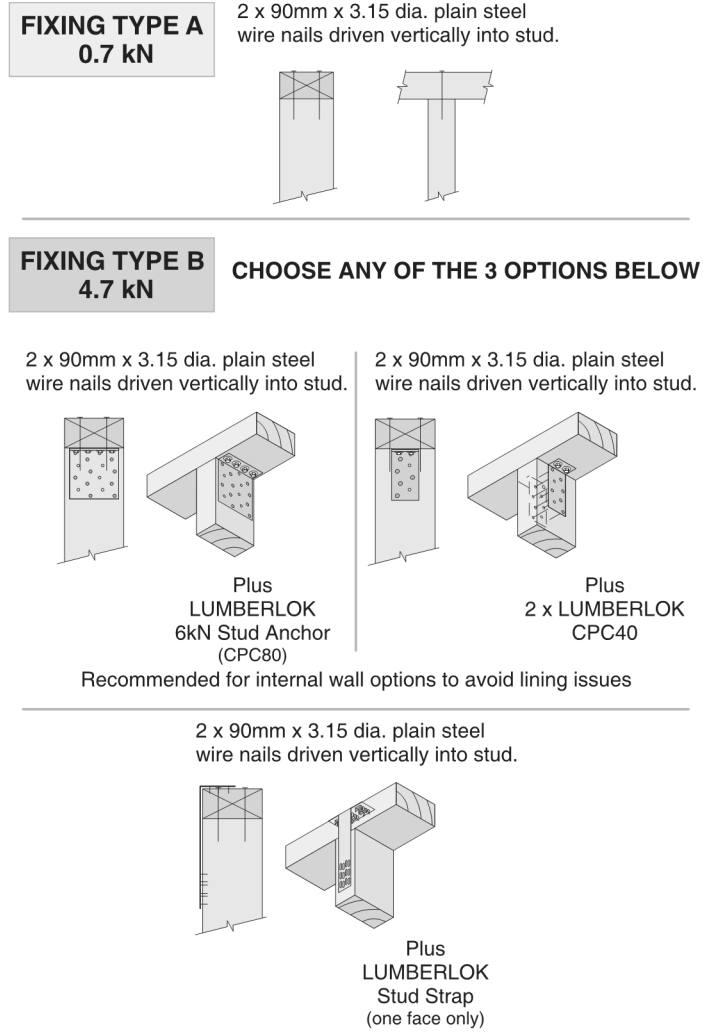
LOADED DIMENSION DEFINITION



FIXING SELECTION CHART
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

| Loaded Dimension (m) | | | Light Roof Wind Zone | | | | | Heavy Roof Wind Zone | | | | |
|----------------------|-------|-------|----------------------|---|---|----|----|----------------------|---|---|----|----|
| Stud Centres | | | L | M | H | VH | EH | L | M | H | VH | EH |
| 300mm | 400mm | 600mm | L | M | H | VH | EH | L | M | H | VH | EH |
| 3.0 | 2.3 | 1.5 | A | A | B | B | B | A | A | B | B | B |
| 4.0 | 3.0 | 2.0 | A | A | B | B | B | A | A | B | B | B |
| 5.0 | 3.8 | 2.5 | A | B | B | B | B | A | A | B | B | B |
| 6.0 | 4.5 | 3.0 | A | B | B | B | B | A | A | B | B | B |
| 7.0 | 5.3 | 3.5 | A | B | B | B | B | A | A | B | B | B |
| 8.0 | 6.0 | 4.0 | A | B | B | B | B | A | A | B | B | B |
| 9.0 | 6.8 | 4.5 | B | B | B | B | B | A | A | B | B | B |
| 10.0 | 7.5 | 5.0 | B | B | B | B | B | A | A | B | B | B |
| 11.0 | 8.3 | 5.5 | B | B | B | B | B | A | A | B | B | B |
| 12.0 | 9.0 | 6.0 | B | B | B | B | B | A | A | B | B | B |

FIXING OPTIONS



Note:
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

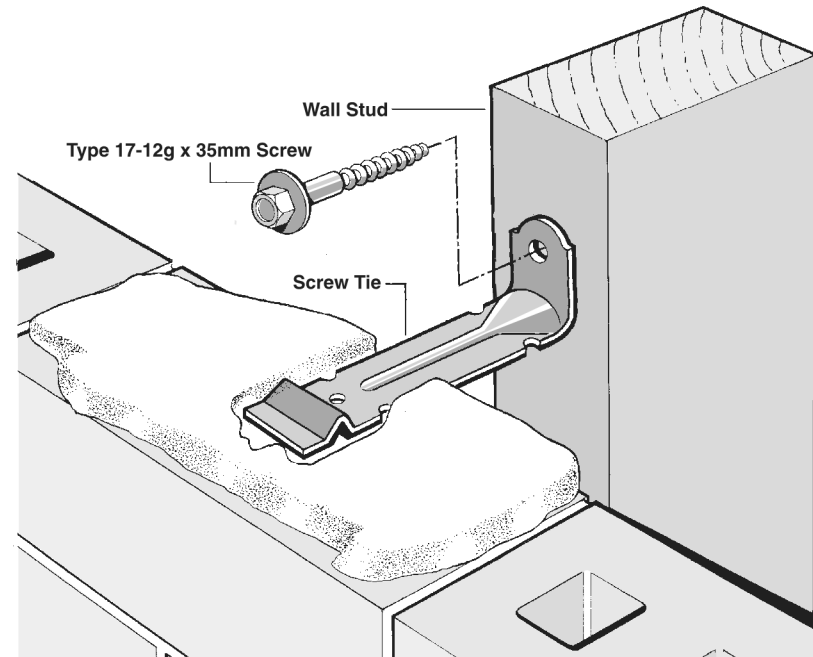
- ★ All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction:Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- ★ Water shedding shoulder prevents transfer of the moisture from tie to building.
- ★ Nail hole for Oamaru Stone.
- ★ Angled neck encourages increased tie embedment in mortar.

Material: 1.2mm NZCC-SD Hot Dip Galvanised Steel
Screws: Type 17-12g x 35mm Hex Head Hot Dip Galvanised Screws
Packaging: 250 ties per box including screws

Also available in Stainless Steel Grade 316 for Zone D.

SCREW TIES FOR BRICK VENEER FIXING

- ★ Medium duty (EM) classification
- ★ Tested by BRANZ in accordance with AS/NZS 2699.1:2000
- ★ BRANZ test report No. ST0725 November 2007
- ★ Suitable for both 'dry bedding' and encapsulated mortar
- ★ Hot Dip Galvanised ties for Zones B & C, and Stainless Steel Grade 316 ties for Zone D meet NZS 3604:2011 Sect. 4 Durability
- ★ Available in 85mm and 105mm sizes



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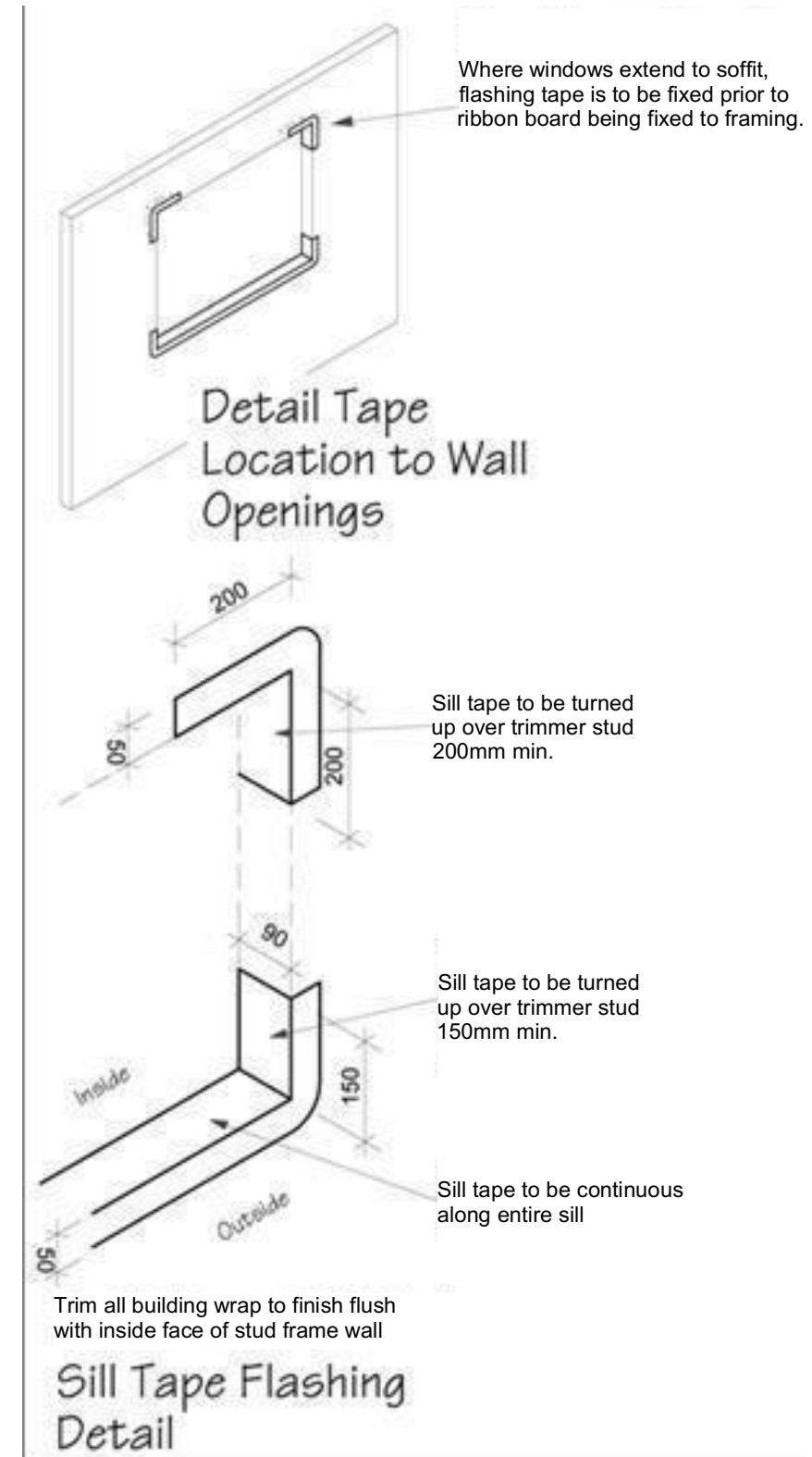
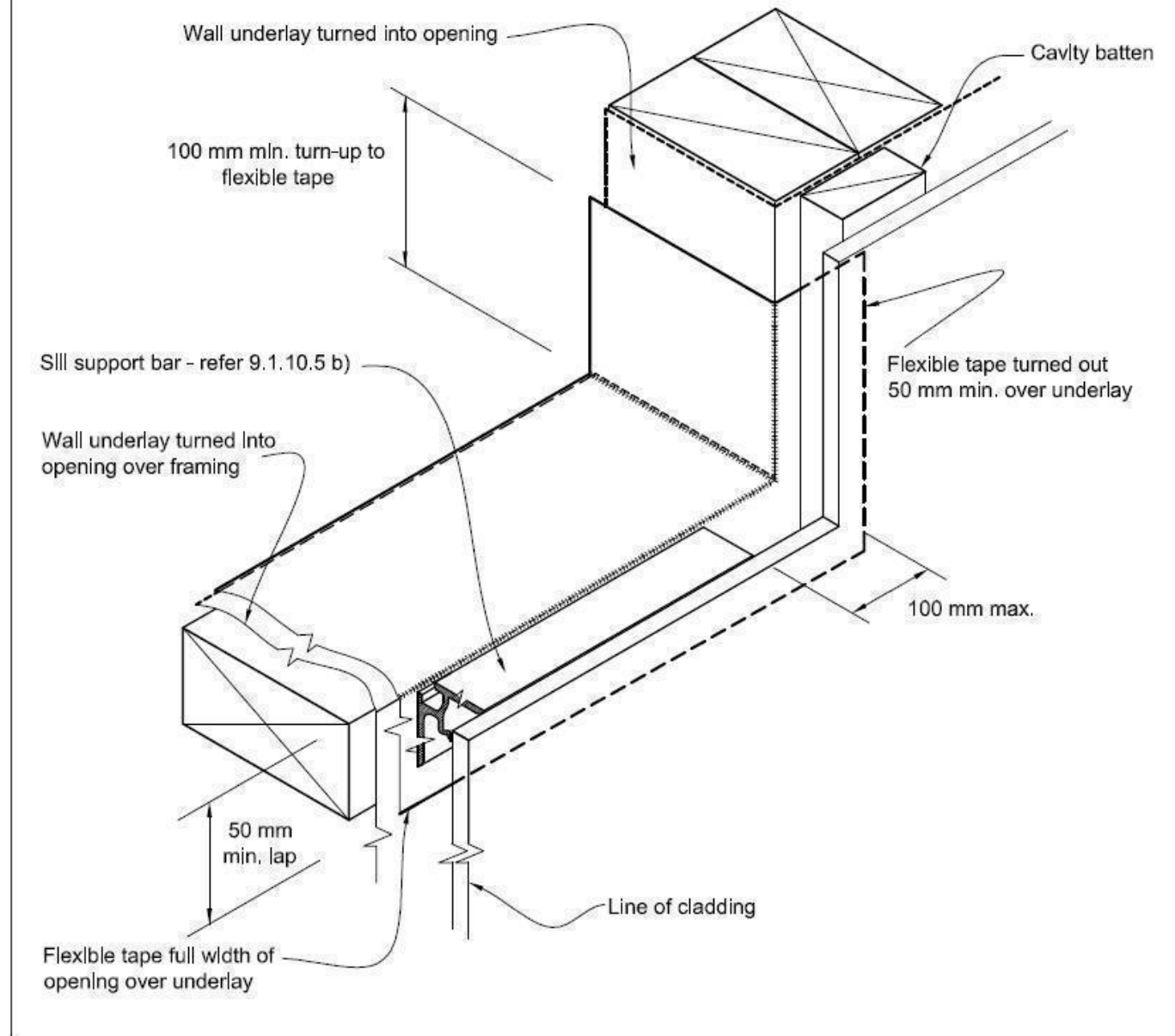
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| | | | | | | | | | |
|--|--|---|---|------------------------------|---------------------------------|---------------------------------------|---------------------------------|---------------------------|--|
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| | | | | Sales: R Gould | Drawn: M Glynn | QS: T de la Lama | Print Date: 8/12/2020 | Scale: NTS @ A3 | No. Date Reason: 1 23-10-2020 Initial Consent Plans |


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Figure 72B: General window and door opening with drainage cavity
 Paragraphs 9.1.5, 9.1.9.3, 9.1.10.2, Figures 73C, 76, 85, 86, 91, 99, 116 and 128

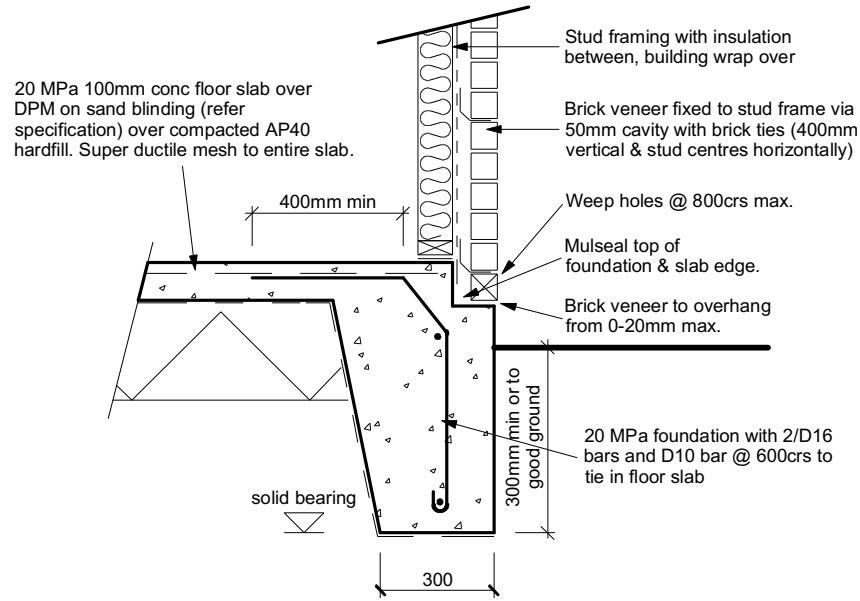
NOTE:
 (1) Detailed *cladding* omitted for clarity, refer to specific *claddings*.
 (2) Head to be treated similarly with continuous *wall underlay* and *flexible tape* at corners.
 (3) Refer individual cladding details for jamb flashings.



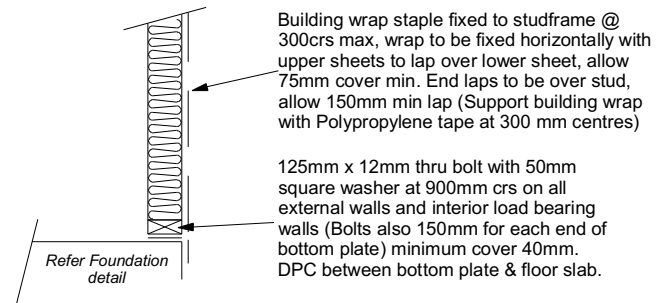
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|--|--|---|--|------------------------------|--------------------------|--|--------------------------|-------------------------|--|-------------------------|-------|---------|---|------------|-----------------------|--|--|--|
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Brick Veneer Foundation
Scale 1:20



Stud framing to slab
Scale 1:20

Figure 65: Levels and garage openings
Paragraphs 9.1.3, 9.1.3.4, 9.2.5, Table 18

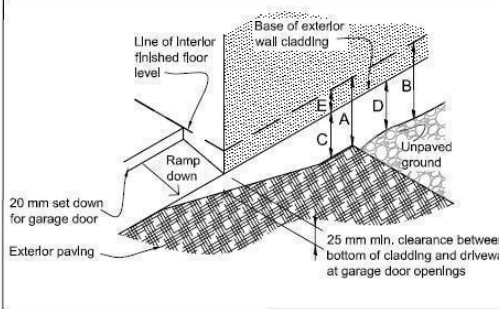
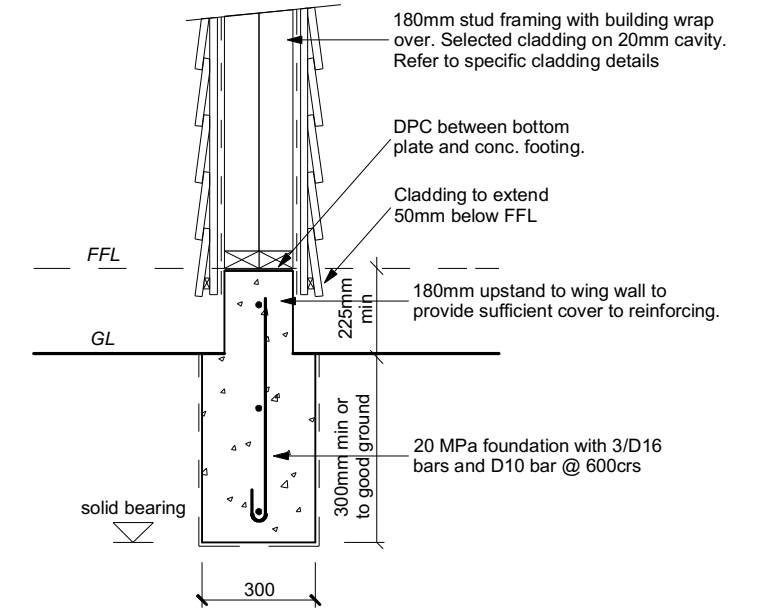


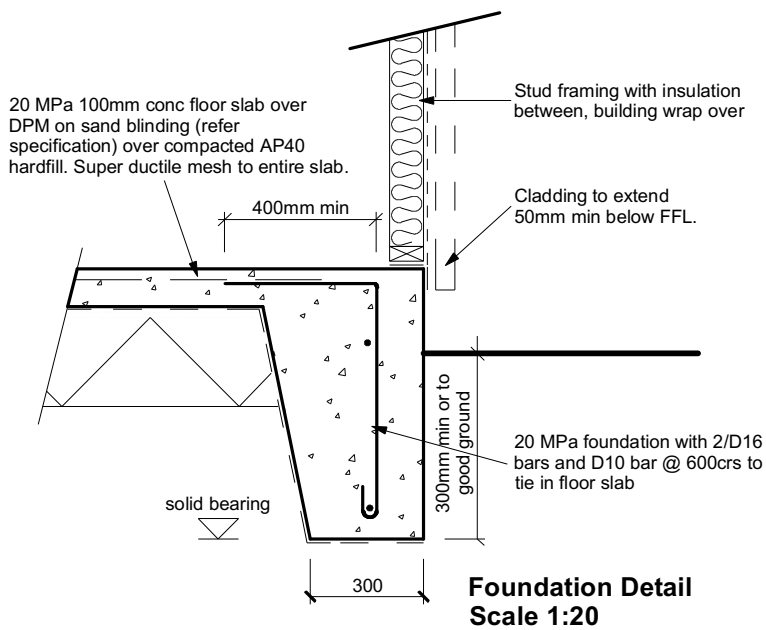
Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

| Minimum clearances (mm) | Masonry veneer | | Other claddings | | | | |
|-------------------------|----------------|-----|-----------------|-----|------|-----|----|
| | A | B | A | B | C | D | E |
| Concrete slab | 100 | 150 | 150 | 225 | 100 | 175 | 50 |
| Timber floor | Refer Note 1) | | 100 | 175 | 502) | | |

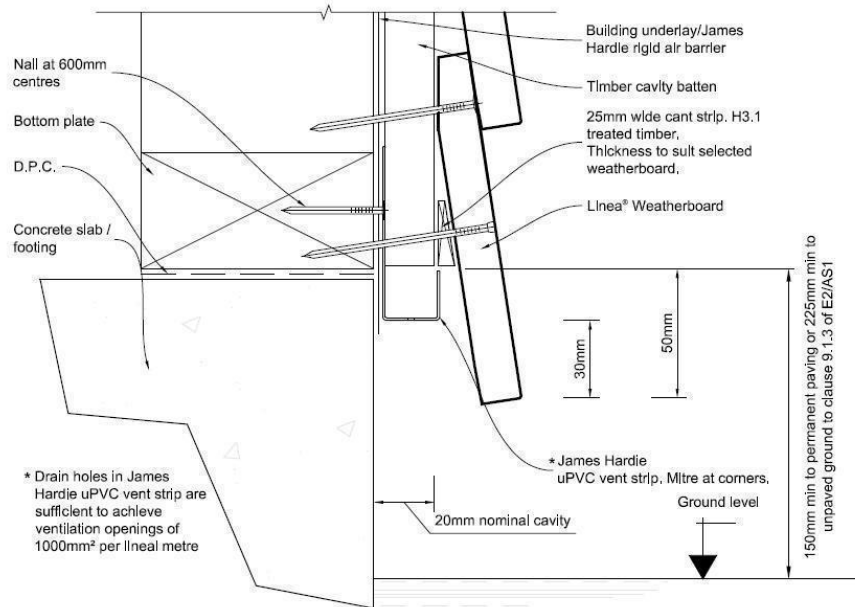
NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.



Wing Wall Foundation
Scale 1:20



Foundation Detail
Scale 1:20



Insulation not required to wing wall framing unless specifically requested

Stud framing with building paper on ex50x20 H3.1 cavity battens with weatherboard cladding over


Wing Wall Detail
scale 1:20

Allow for bottomplate anchor at end of wing wall

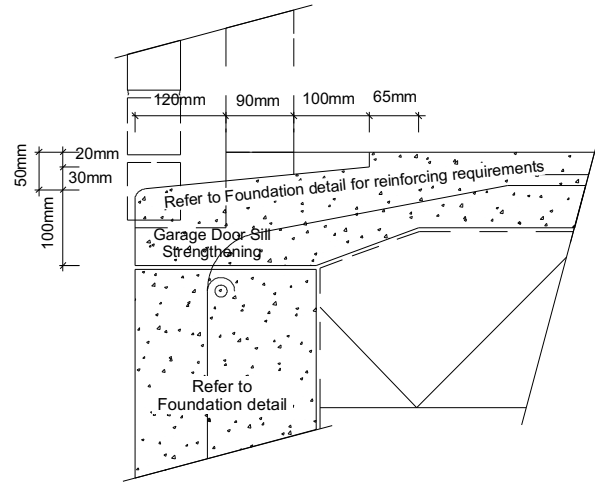
Outline of conc. floor slab

Wing Wall Foundation Detail
scale 1:20

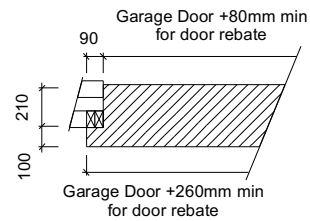
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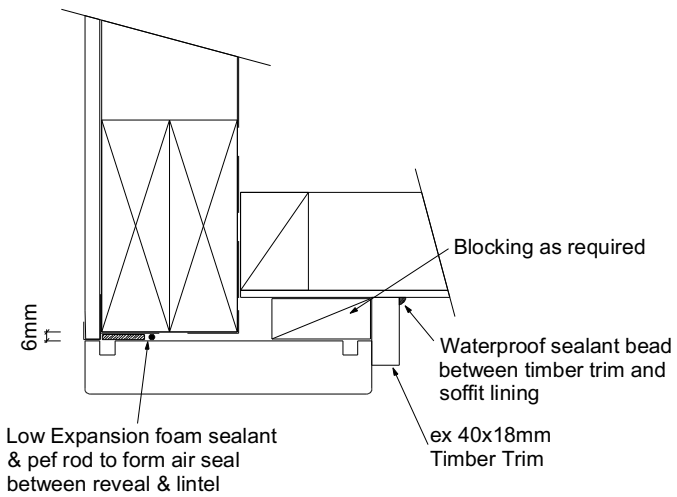


**Garage Door Rebate Details
Scale 1:10**

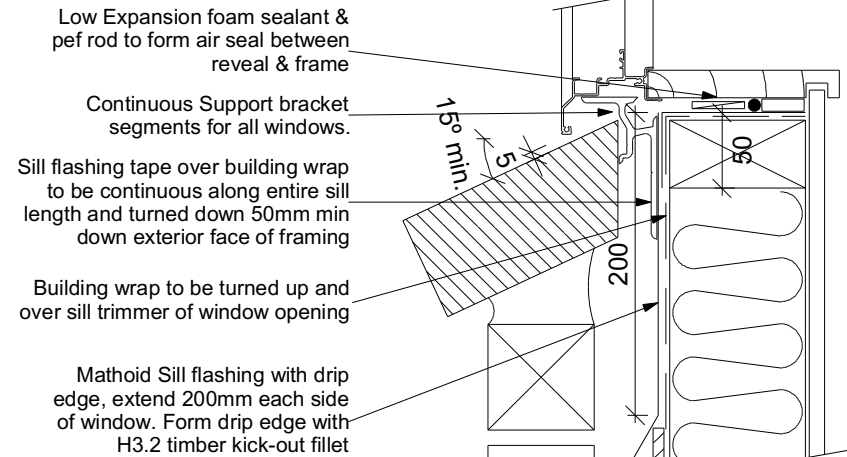


**Garage Door Jamb Detail
Scale 1:5**

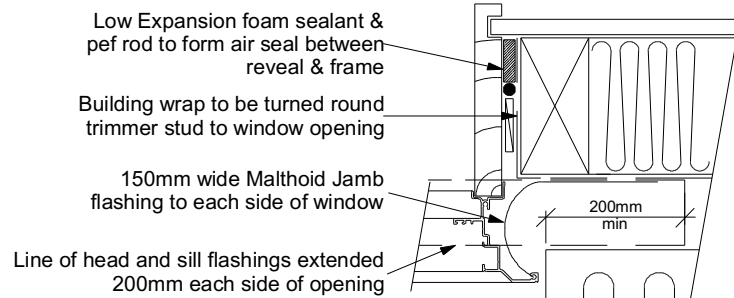
Thermakraft AluBand Window sealing Tape to tape flashing to garage door reveal/brick veneer junction, Detail tape flashing to be returned into reveal rebate.



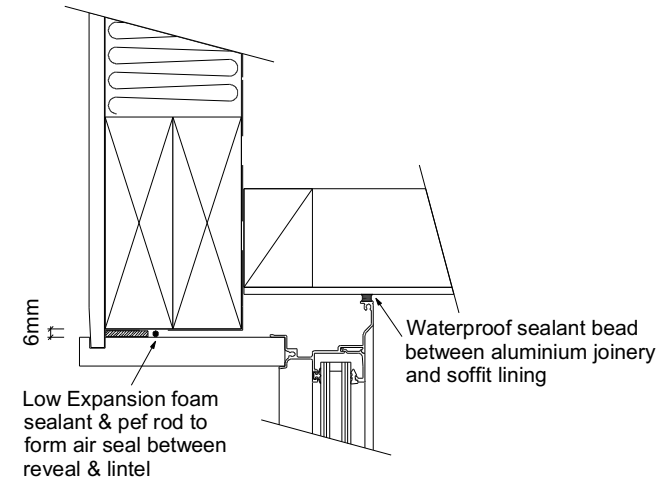
**Garage Door Head to Soffit
Scale 1:5**



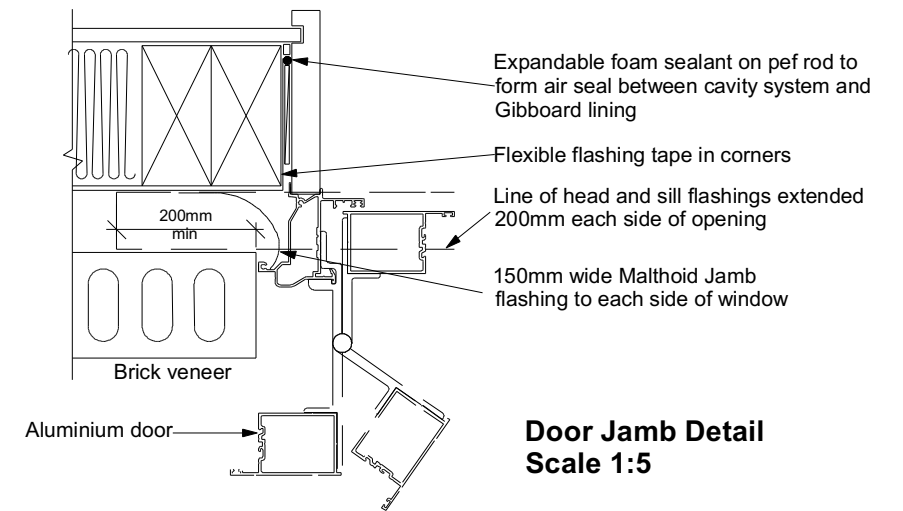
**Window Sill Detail
Scale 1:5**



**Window Jamb Detail
Scale 1:5**



**Window Head to Soffit Detail
Scale 1:5**

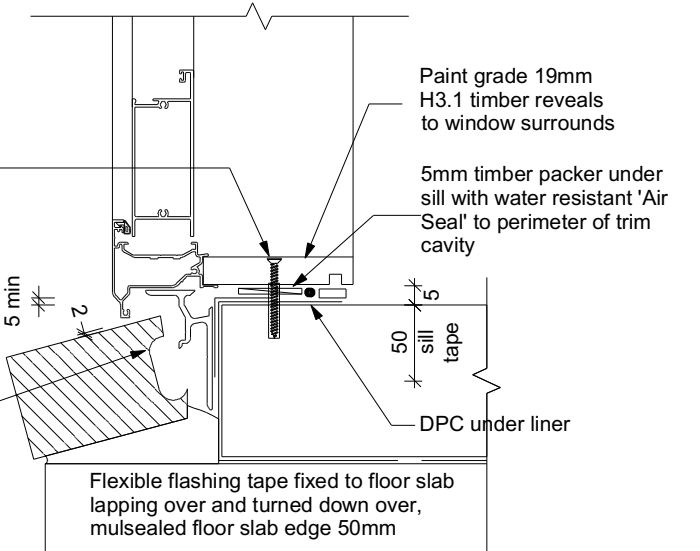


**Door Jamb Detail
Scale 1:5**

50mm screw fixing to window sill, no more than 150mm from all corners and then 450crs spacings, allow for extra fixings at mullions, transoms & door strikers, all screws driven below sill surface and filled and sanded prior to painting

Continuous ventilated support bar fixed to sill plate with 50mm screws, top face of bar to be fitted level & 5mm min above sill plate


Coat bricks, if flat, with waterproofing agent



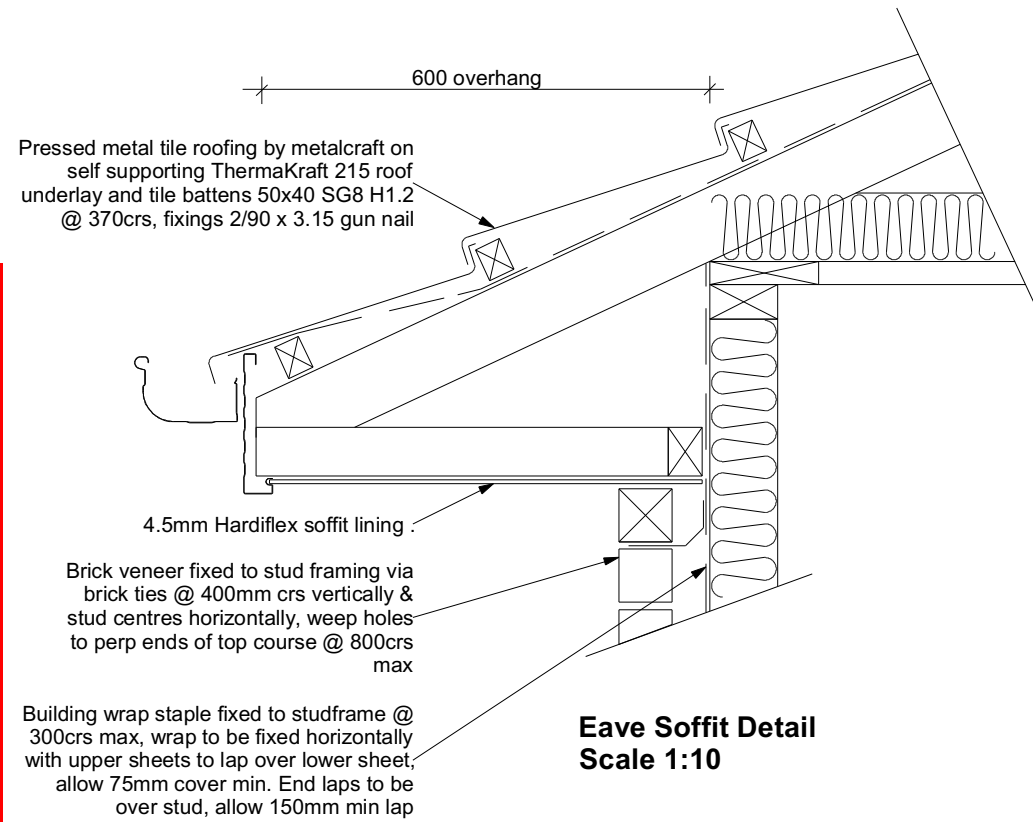
**Door Sill to Slab Detail
Scale 1:20**

9.1.10.8 Attachments for windows and doors
Install windows and doors using pairs of minimum 75 x 3.15 galvanised jolt head nails or 8 gauge x 65 mm stainless steel screws, through reveals into surrounding framing at:
a) Maximum 450 mm centres along sills, jambs and heads, and
b) Maximum 150 mm from reveal ends.
Install packers between reveals and framing at all fixing points, except between head reveals and lintels.

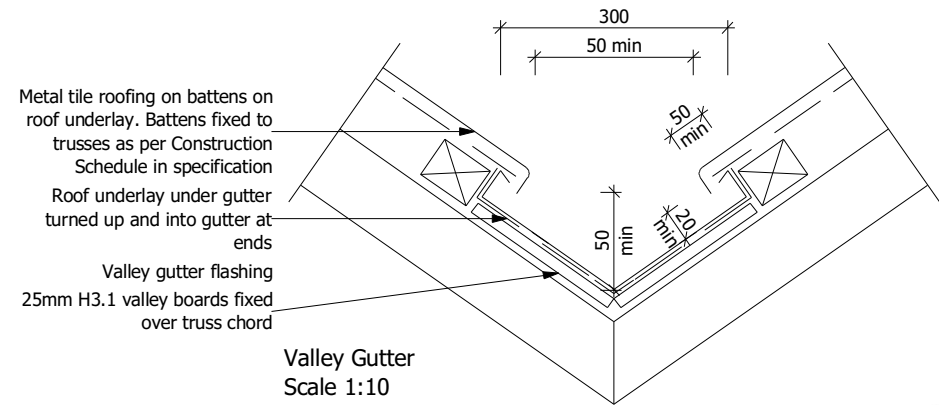
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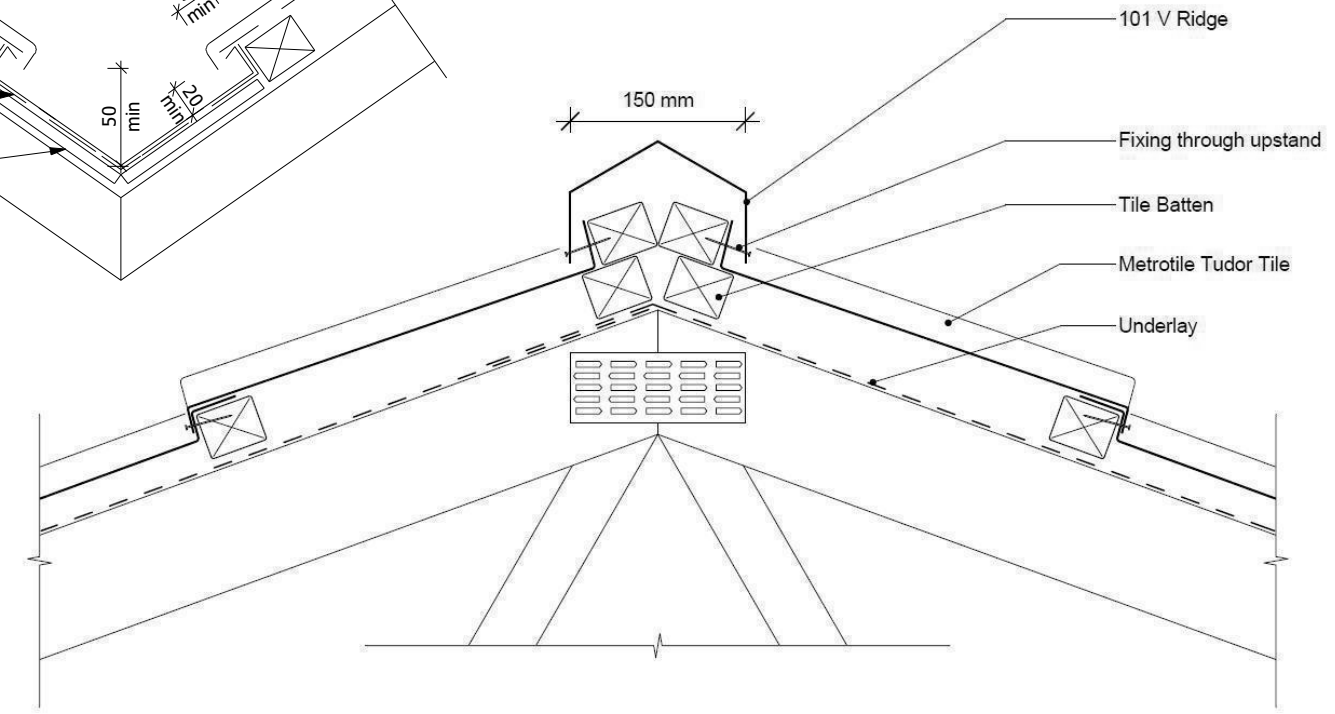
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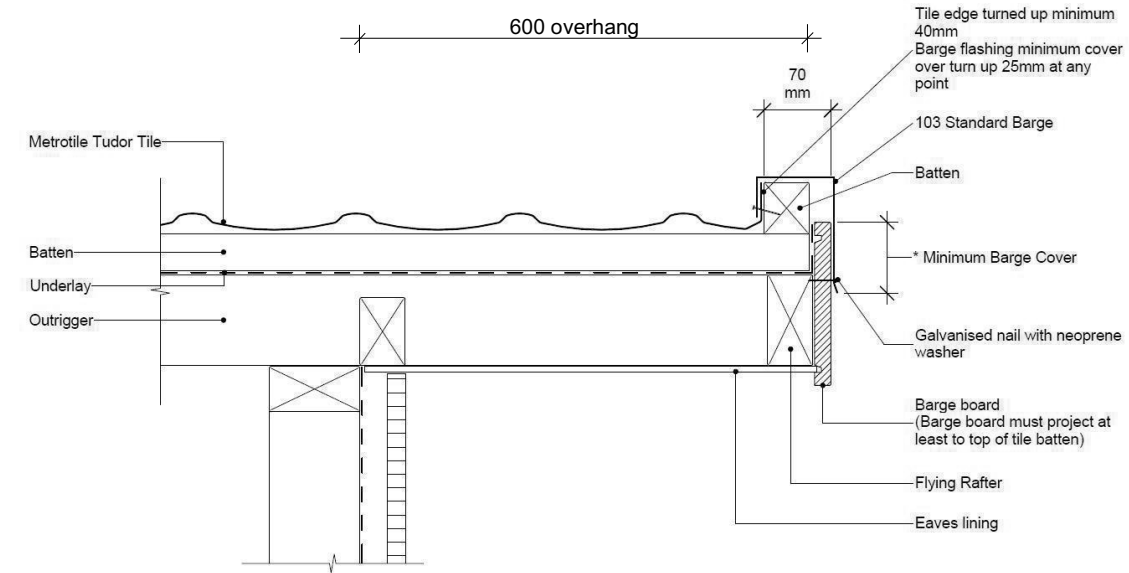
**Eave Soffit Detail
Scale 1:10**



**Valley Gutter
Scale 1:10**

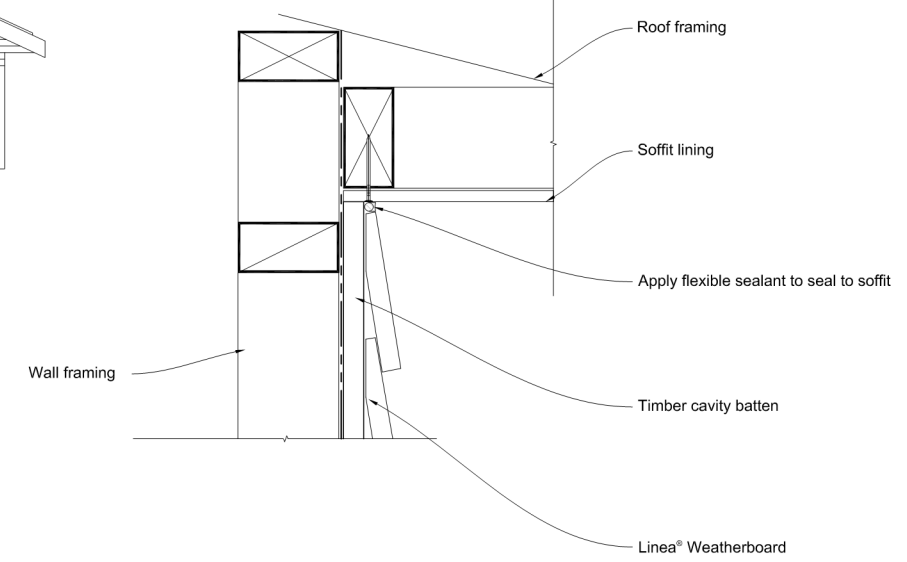
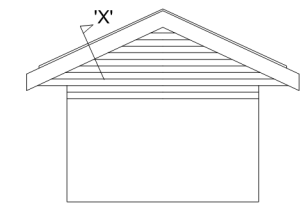


**Metal Tile Angle Ridge Detail
Scale NTS**




**Metal Tile Gable Detail
Scale NTS**

* Minimum barge board cover is 50mm (unless in very high wind zones where 70mm cover is required)

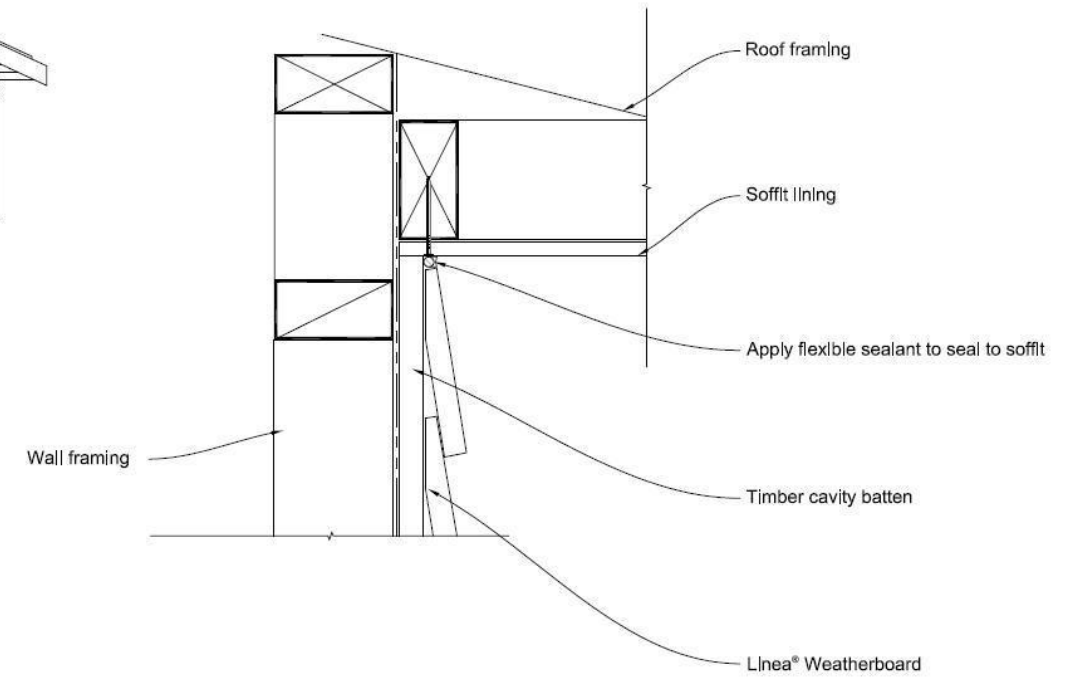
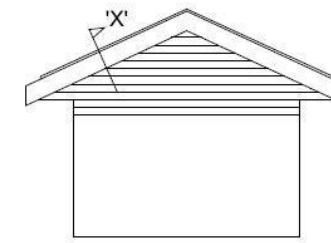
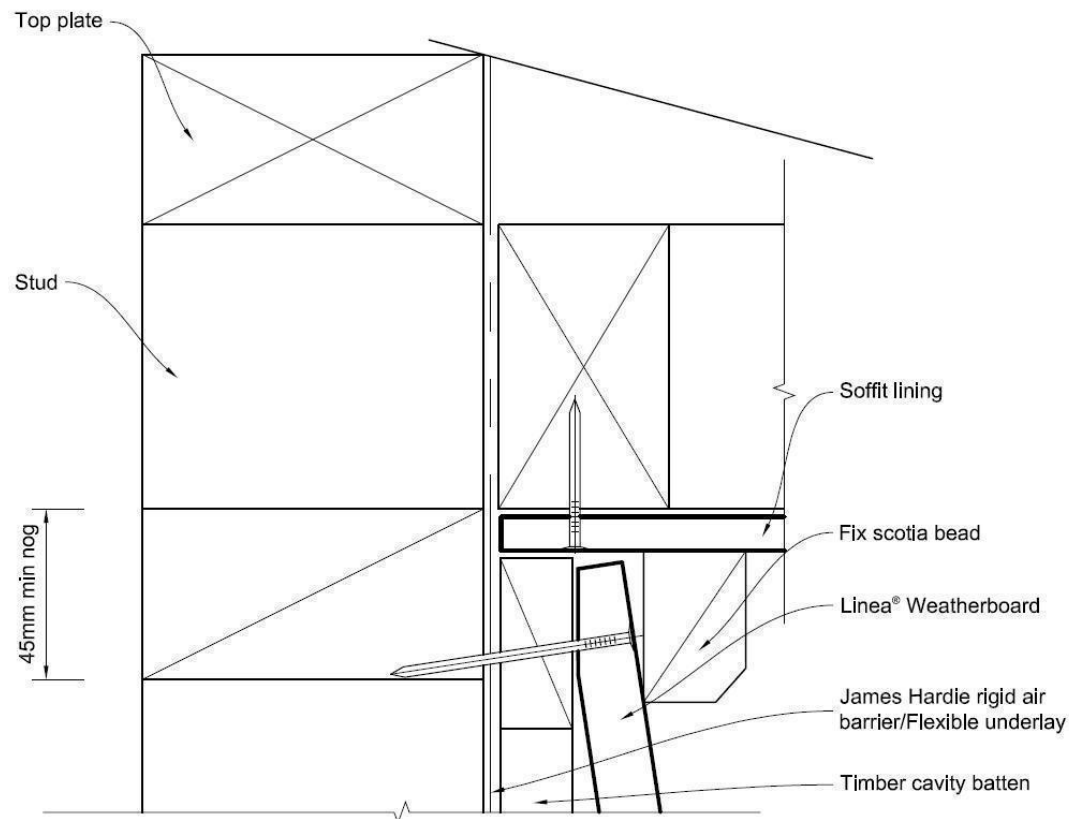


The Linea® Weatherboard must be neat cut and silicone sealed to angle of soffit. Alternatively a scotia can be scribed and sealed to Linea® Weatherboard and the soffit lining.

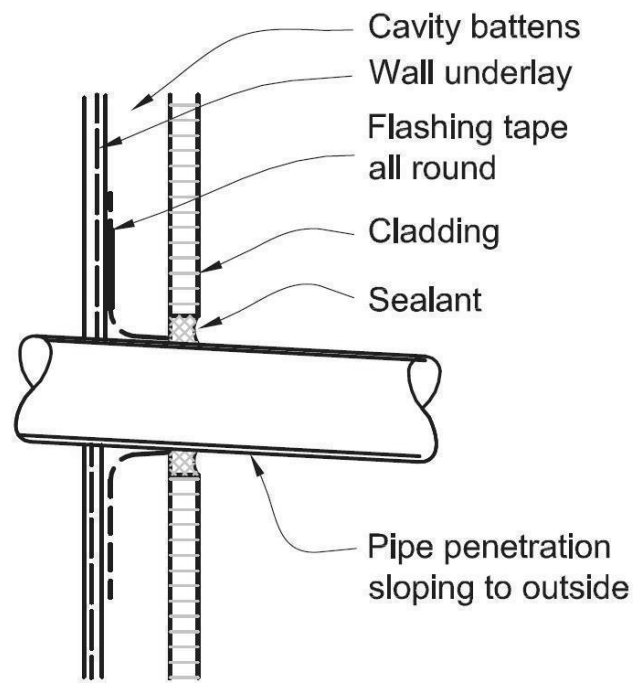
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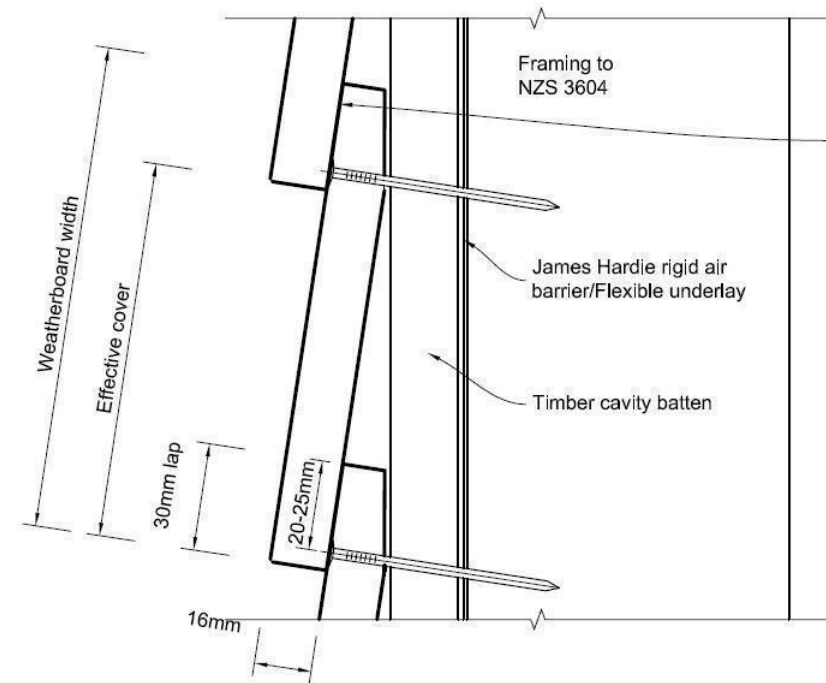
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The Linea® Weatherboard must be neat cut and silicone sealed to angle of soffit
Alternatively a scotia can be scribed and sealed to Linea® Weatherboard and the soffit lining



(a) CAVITY WITH FLASHING TAPE




Concealed Nailing

Linea® Weatherboards to be top fixed at studs at 90° to face, finish flush.
For fixing over James Hardie rigid air barrier or Flexible underlay refer to fixing table 3

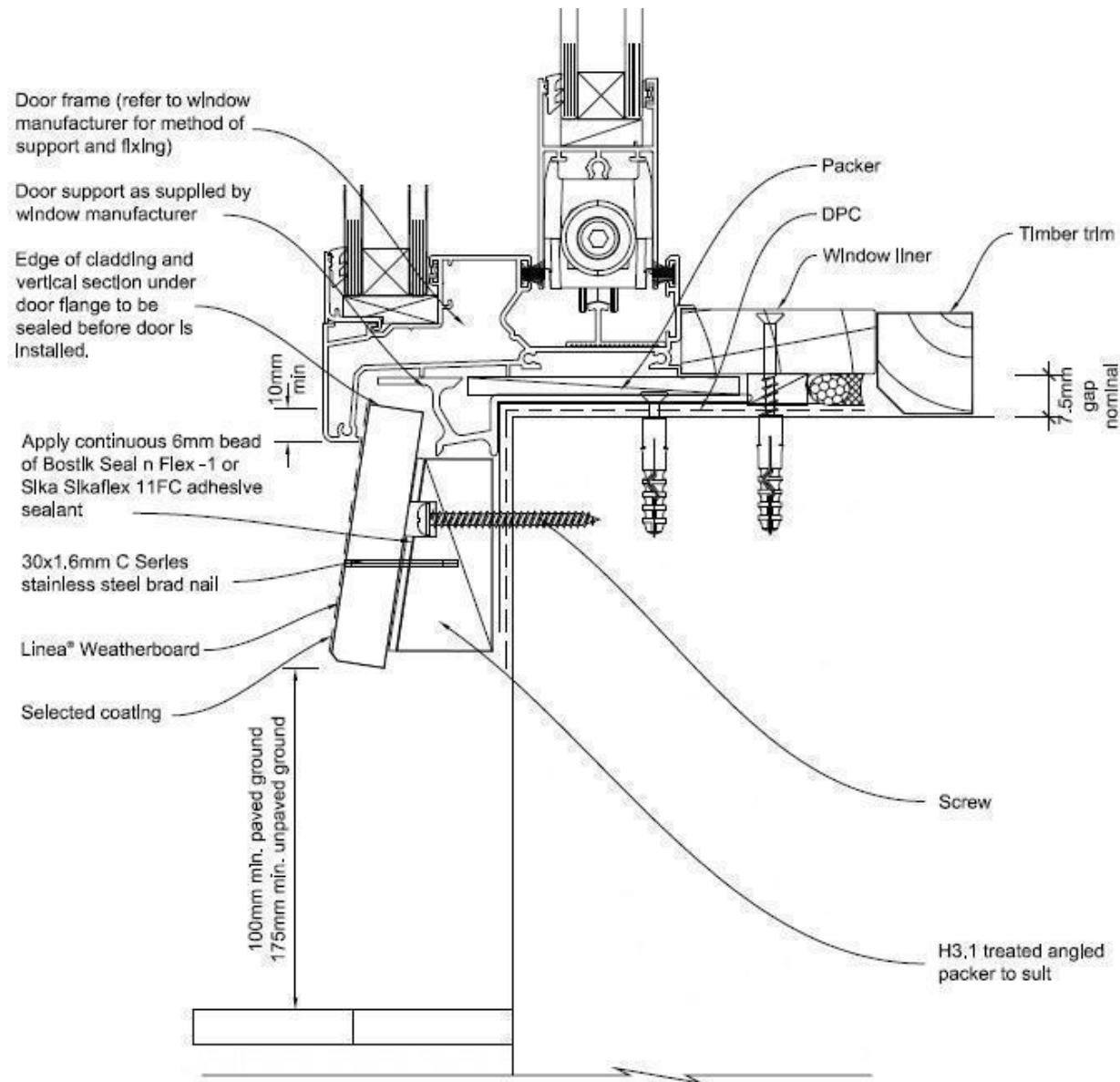
Linea® Weatherboards to be face fixed at corners and down window and door openings using jolt head nails at 90° to face, punch 2mm below surface and fill.
Refer to fixing table 3

In EH wind zone and SED projects Linea® Weatherboards must be face fixed with 90 X 4mm jolt head nails. Refer to fixing table 3

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|--|--|---|---|------------------------------|---------------------------------|--|---------------------------------|--------------------------------|--|-----|-------|---------|
| | | | | Sales: R Gould | Drawn: M Glynn | QS: T de la Lama | Print Date: 8/12/2020 | Scale: As Shown @ A3 | <table border="1"> <thead> <tr> <th>No.</th> <th>Date:</th> <th>Reason:</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>23-10-2020</td> <td>Initial Consent Plans</td> </tr> </tbody> </table> | No. | Date: | Reason: |
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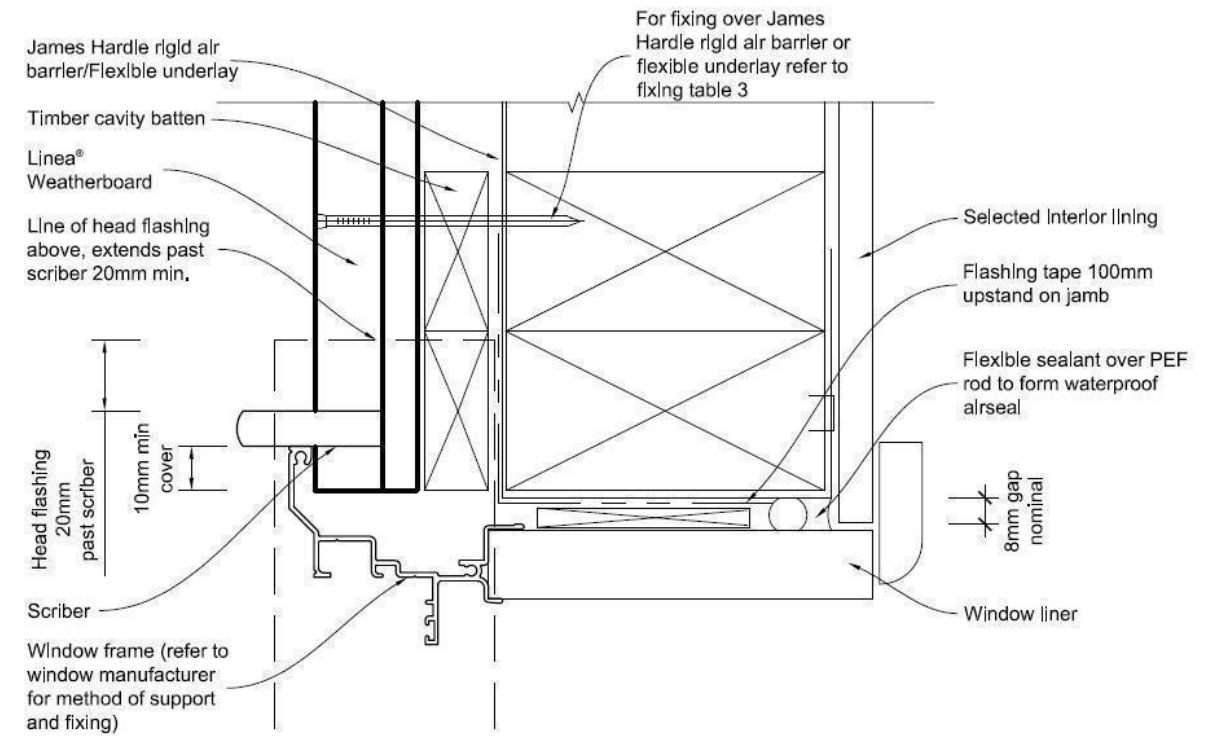
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Refer to the manufacturer or supplier for technical information for these materials.


General notes for materials selection

1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of the NZBC E2/AS1.
2. Building underlay must comply with acceptable solution E2/AS1.
3. Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact.
4. Linea® Weatherboard to have sealed butt joint over batten at each corner of opening.

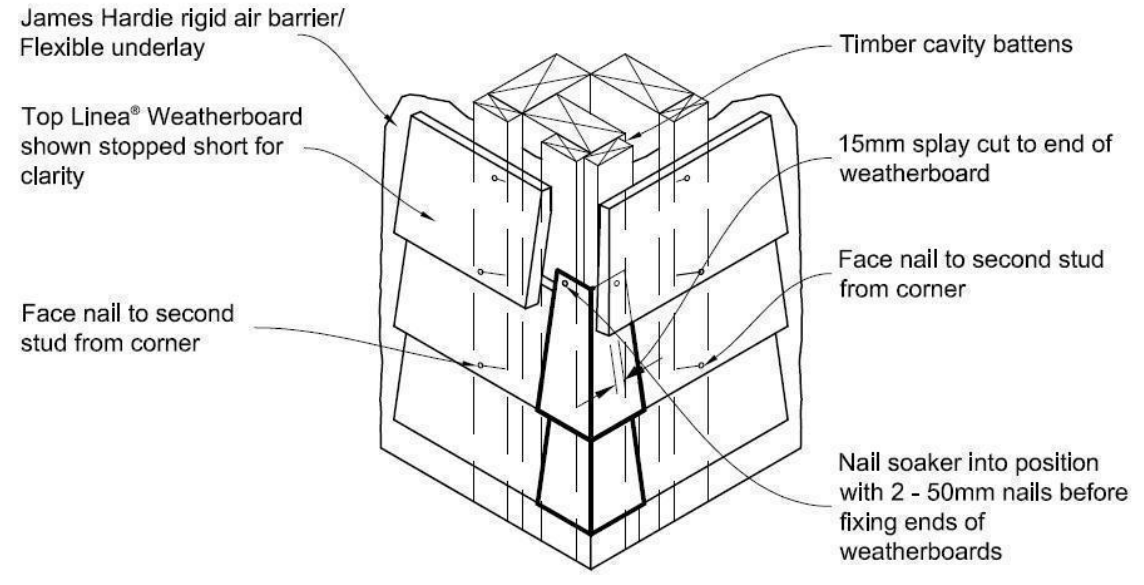
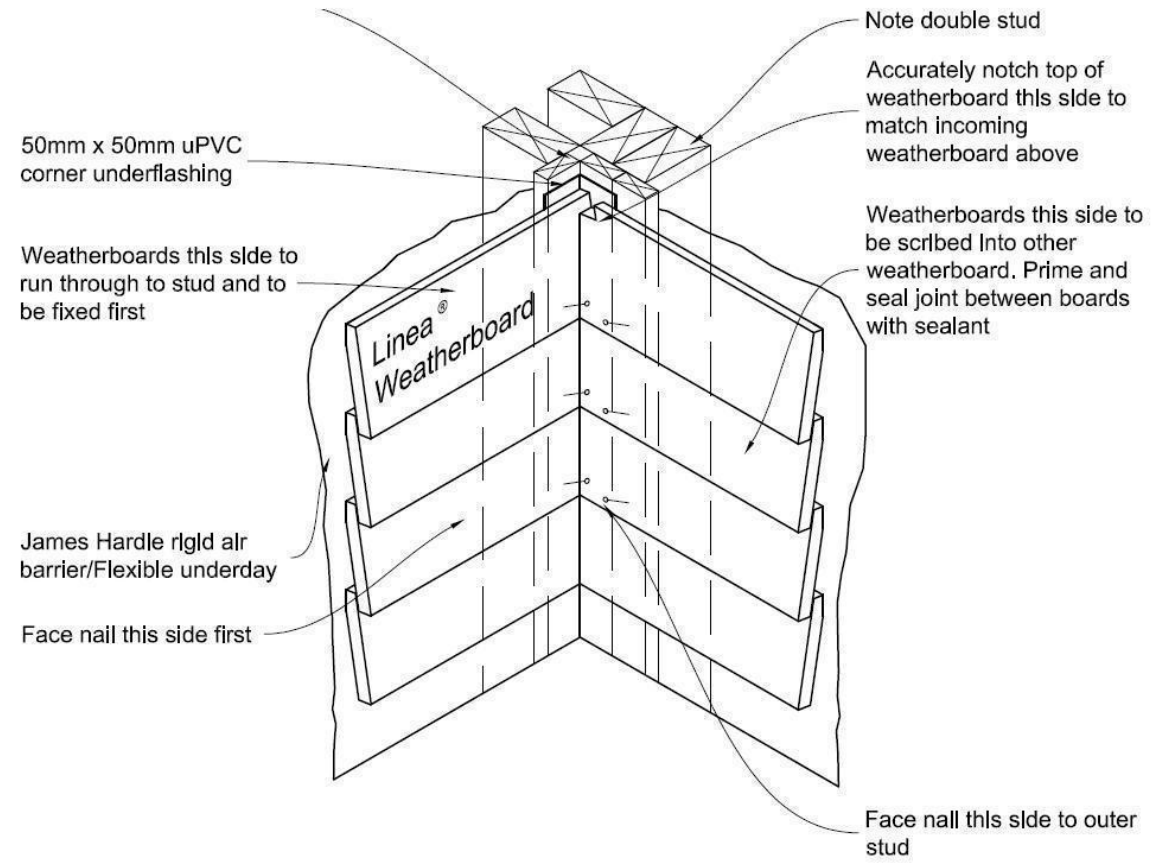


Note:
When James Hardie rigid air barrier is used flashing tape to be applied to the entire window opening.

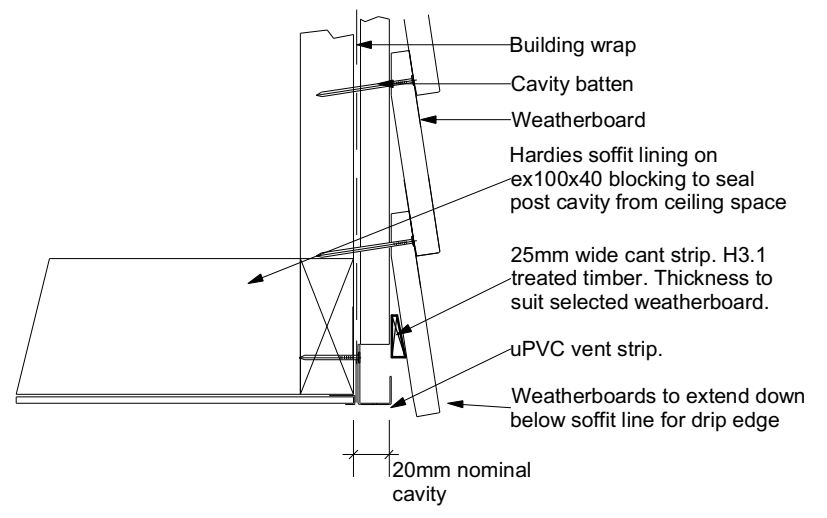
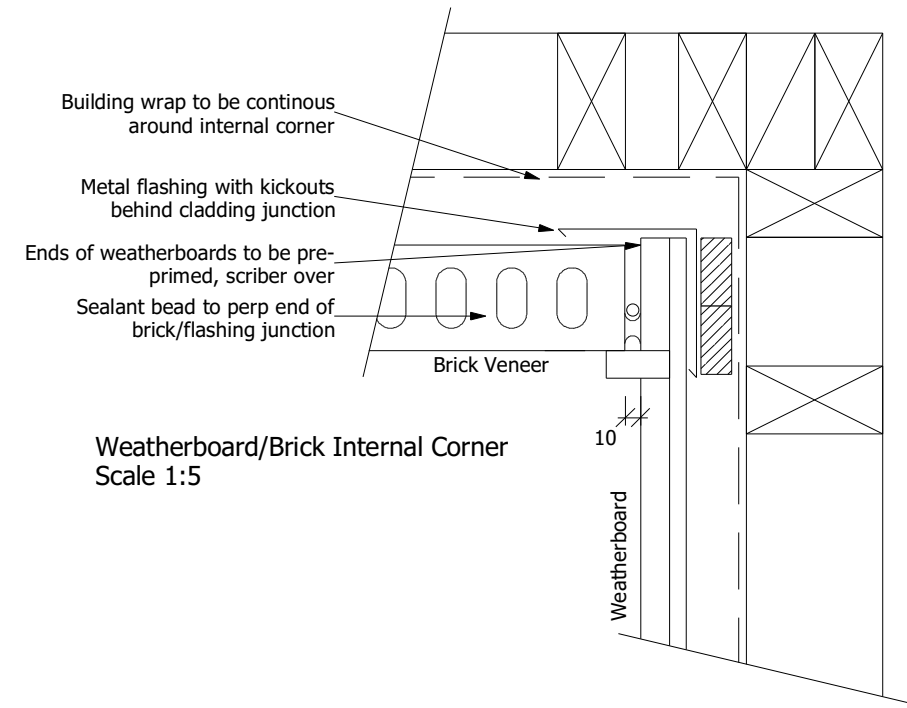
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|--|--|---|---|------------------------------|---------------------------------|--|---------------------------------|--------------------------------|--|-------------------------|-------|---------|
| | | | | Sales: R Gould | Drawn: M Glynn | QS: T de la Lama | Print Date: 8/12/2020 | Scale: As Shown @ A3 | <table border="1"> <thead> <tr> <th>No.</th> <th>Date:</th> <th>Reason:</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>23-10-2020</td> <td>Initial Consent Plans</td> </tr> </tbody> </table> | No. | Date: | Reason: |
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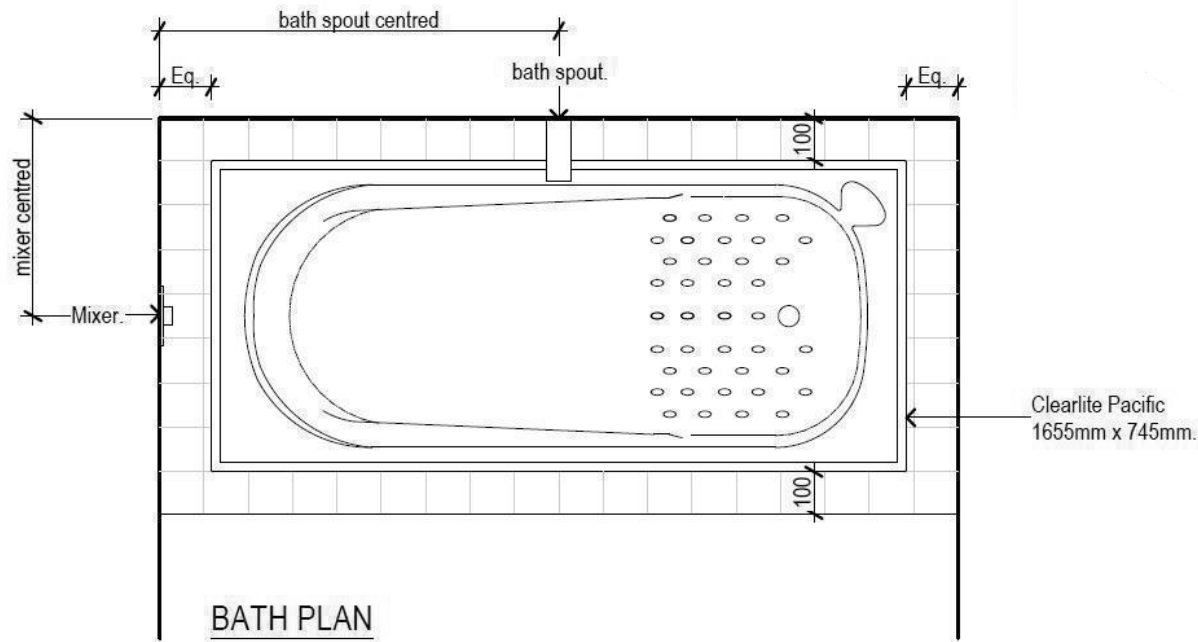
| Soaker material | Nail material |
|-----------------|---------------------------|
| Copper | Copper or phosphor bronze |
| Aluminium | Hot dip galvanised |
| Stainless steel | Stainless steel |



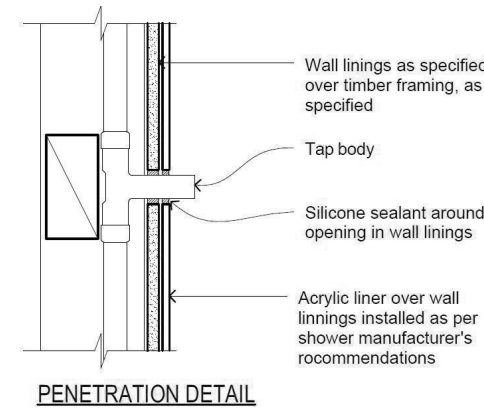
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|--|--|---|---|-------------|----------------|-------------|--|-----|-------|---------|---|------------|-----------------------|--------|--------|-----|-------------|--------|------------------------------------|--|
| | | | | No. | Date: | Reason: | | | | | | | | | | | | | | |
| 1 | 23-10-2020 | Initial Consent Plans | | | | | | | | | | | | | | | | | | |
| 126231 | 'Dove' | CONSTRUCTION DETAILS | R Gould | M Glynn | T de la Lama | 8/12/2020 | As Shown @ A3 | | | | | | | | | | | | | |

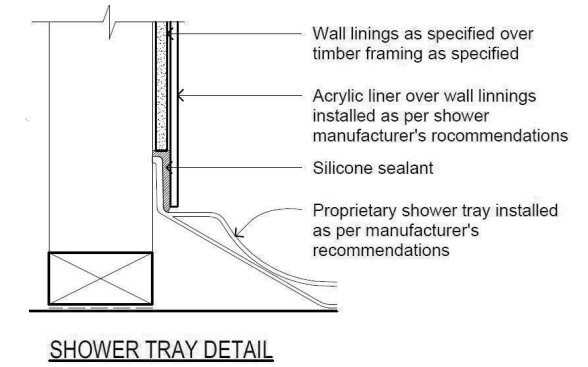
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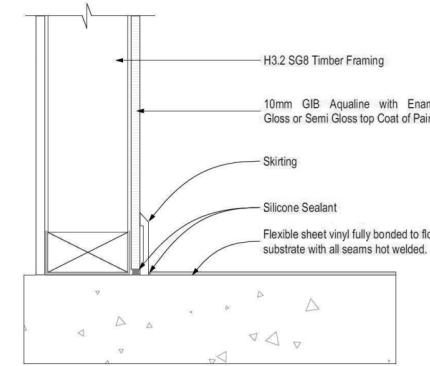
BATH PLAN



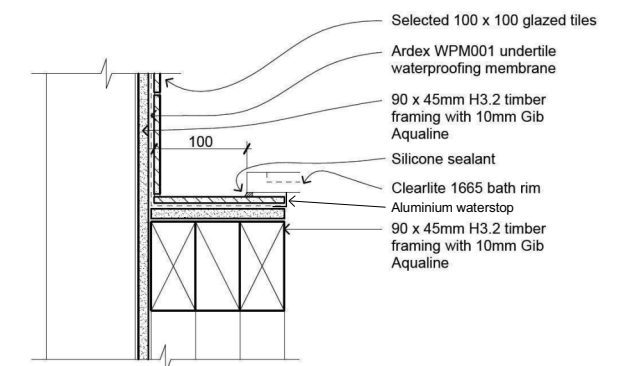
PENETRATION DETAIL



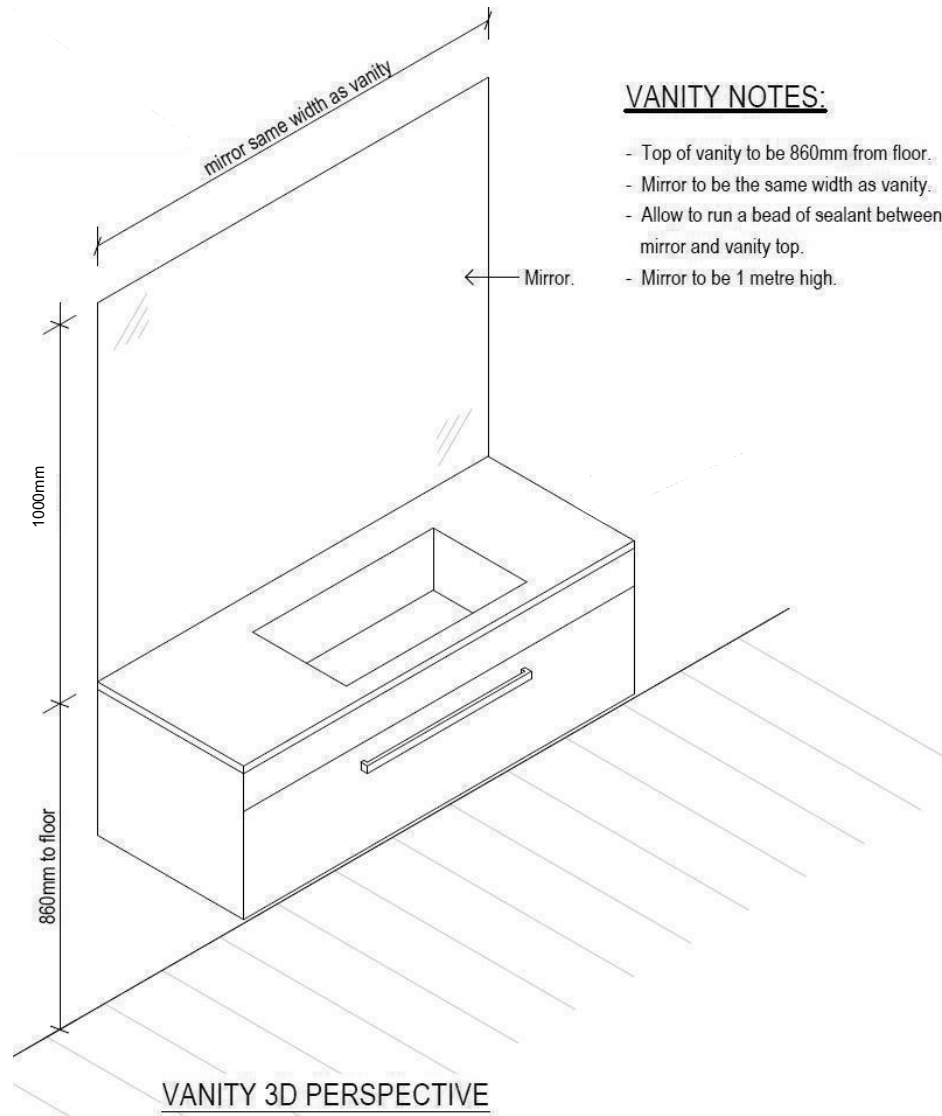
SHOWER TRAY DETAIL



GENERAL FLOOR/WALL DETAIL



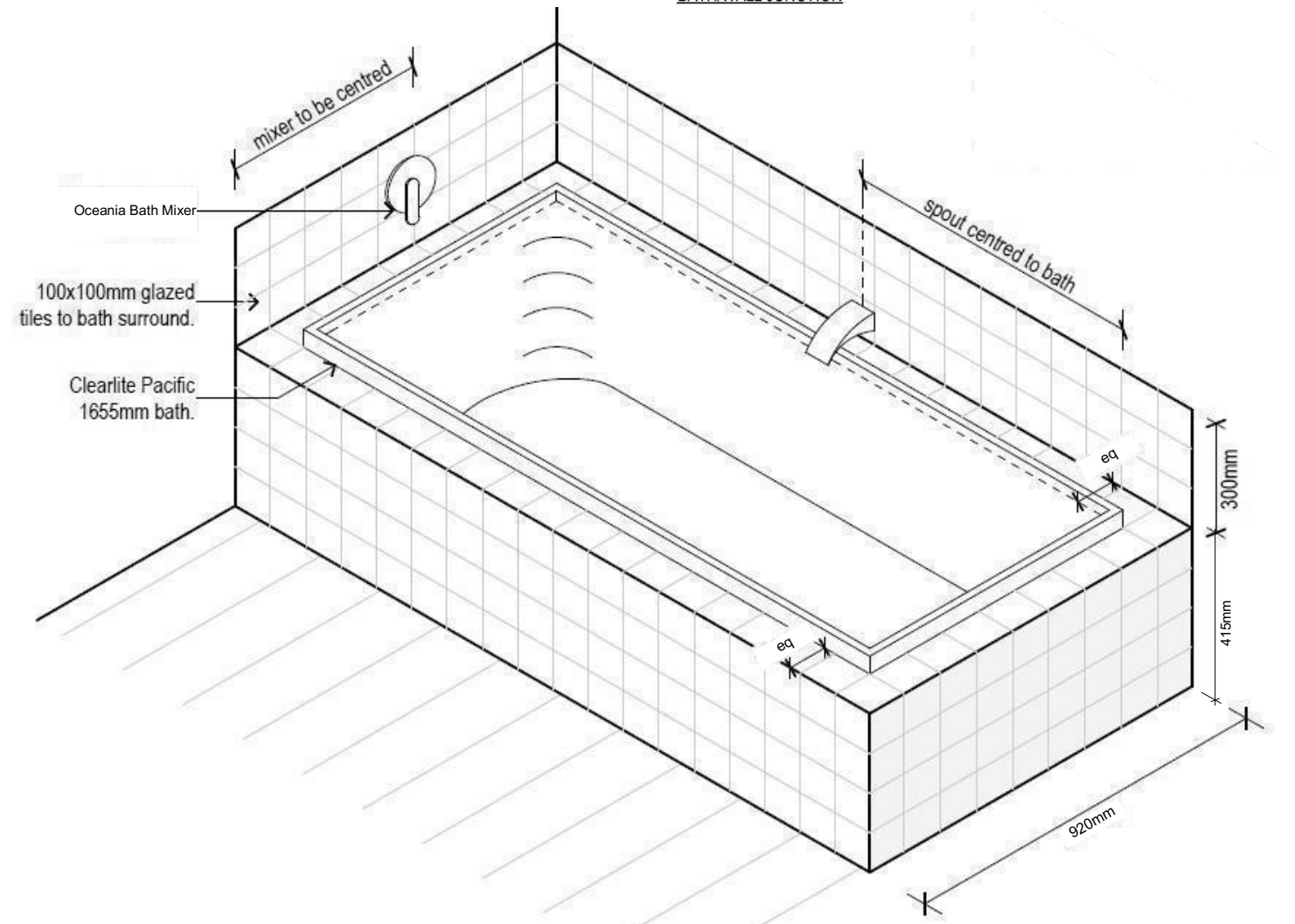
BATH/WALL JUNCTION




VANITY 3D PERSPECTIVE

VANITY NOTES:

- Top of vanity to be 860mm from floor.
- Mirror to be the same width as vanity.
- Allow to run a bead of sealant between mirror and vanity top.
- Mirror to be 1 metre high.



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|--|--|---|---|--------------------------------------|---|--|---|-----------------------------------|--|-------------------|-------|---------|
| | | | | <p>Sales: R Gould</p> | <p>Drawn: M Glynn</p> | <p>QS: T de la Lama</p> | <p>Print Date: 8/12/2020</p> | <p>Scale: NTS @ A3</p> | <table border="1"> <tr> <th>No.</th> <th>Date:</th> <th>Reason:</th> </tr> <tr> <td>1</td> <td>23-10-2020</td> <td>Initial Consent Plans</td> </tr> </table> | No. | Date: | Reason: |
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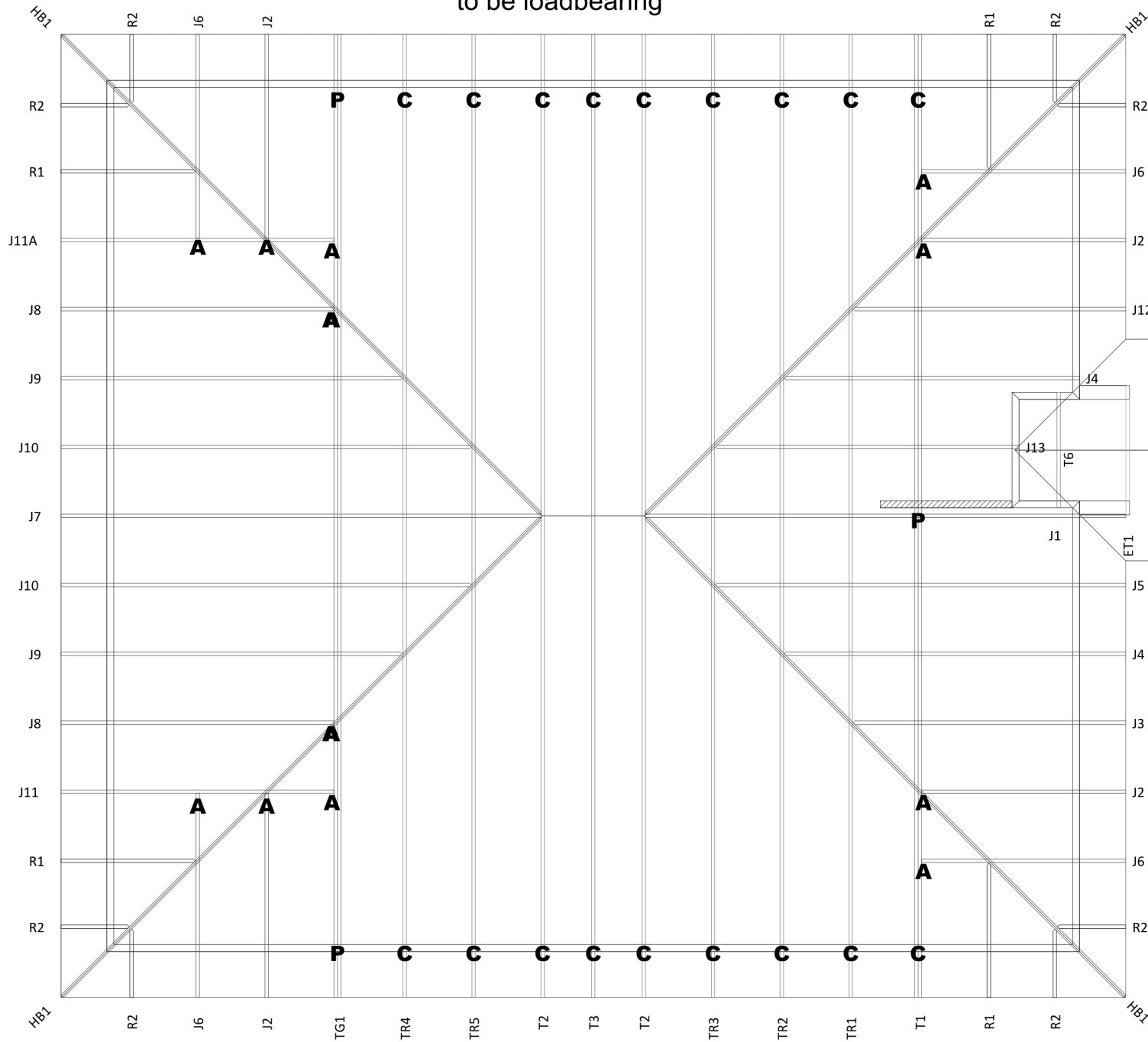
BUILDABLE CONSENT LAYOUT

For valley/saddle truss fixing unless stated otherwise use a pair of wire dogs at 900mm centres for up to and including a very high wind zone. Or a pair of CT200's at 900mm centres for extra high wind zone. This fixing is to meet the minimum requirements as per NZS3604.



Your Building Partner

Any internal walls shown on this layout are considered to be loadbearing



| | |
|--|--------------|
| CARTERS Carters National Support Office 0800 Carters | |
| JOB No 329031C1 | |
| Client: Signature Homes Job: Clark & Allnut Site: Lot 43, 3 Olivia Street Rolleston Selwyn District | |
| Pitch: 25.0deg Roof Type: Metal Tiles Overhang: 600mm Wind Area: High Roof Snow: 0.441kPa Ceiling Restraint Centres: 600mm | |
| Trusses and rafters at 900mm max centres unless stated otherwise. This layout is to be read in conjunction with the Architectural plans. | |
| DRAWN Bruce Barrow | 19 Oct, 2020 |
| FIXINGS | |
| A = 47x90 Joist Hanger B = 47x120 Joist Hanger C = CT200 (pair) D = 47x190 Joist Hanger E = 95x165 Joist Hanger F = SH-140 Split Hanger G = SH-180 Split Hanger H = SH-220 Split Hanger J = 2x6kN Strap (12kN Total) K = 6kN Strap L = Multigrip (single) M = Multigrips (pair) N = Nailon Plate (240x110x1) P = 16kN Pack Q = 9kN Pack S = CPC 40 Single Cleat T = CPC 40 Short (pair) U = CPC 80 Single Cleat V = 16kN Uplift W = 24kN Uplift X = 25kN Uplift Y = 35kN Uplift Z = 45kN Uplift | |
| Unless otherwise indicated, all specified truss fixings are to use L/Lok product nail fasteners (as per the MiTek On-site Guide) when the choice of using screws or nails is optional. | |
| All truss to frame fixings require 2 additional 2/90x3.15dia skew nails. | |
| All truss fixings not indicated as above must have 2 wire dogs for cross joints and 2/90x3.15dia nails for butt joints. | |
| Fixings shown are for fixing trusses to the top plate. Any other point load uplift fixings down through the framing stud to top plate, stud to bottom plate, bottom plate to floor remain the responsibility of the architect / draughtsman. | |

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**If metal ceiling battens on clips are used, 90x45 SG8 bottom chord restraints are required at 1800mm centres fixed with 2/90x3.15dia nails (skew nails if on edge).
All gable trusses are designed to suit cladding manufacturer's framing requirements.
If a gable truss requires a windbeam brace, the type of MiTek brace will be noted as such on the layout.**

Truss Layout

All dimensions are to be checked and confirmed prior to any construction. Plans are to be read in conjunction with Specifications and all supporting documentation.

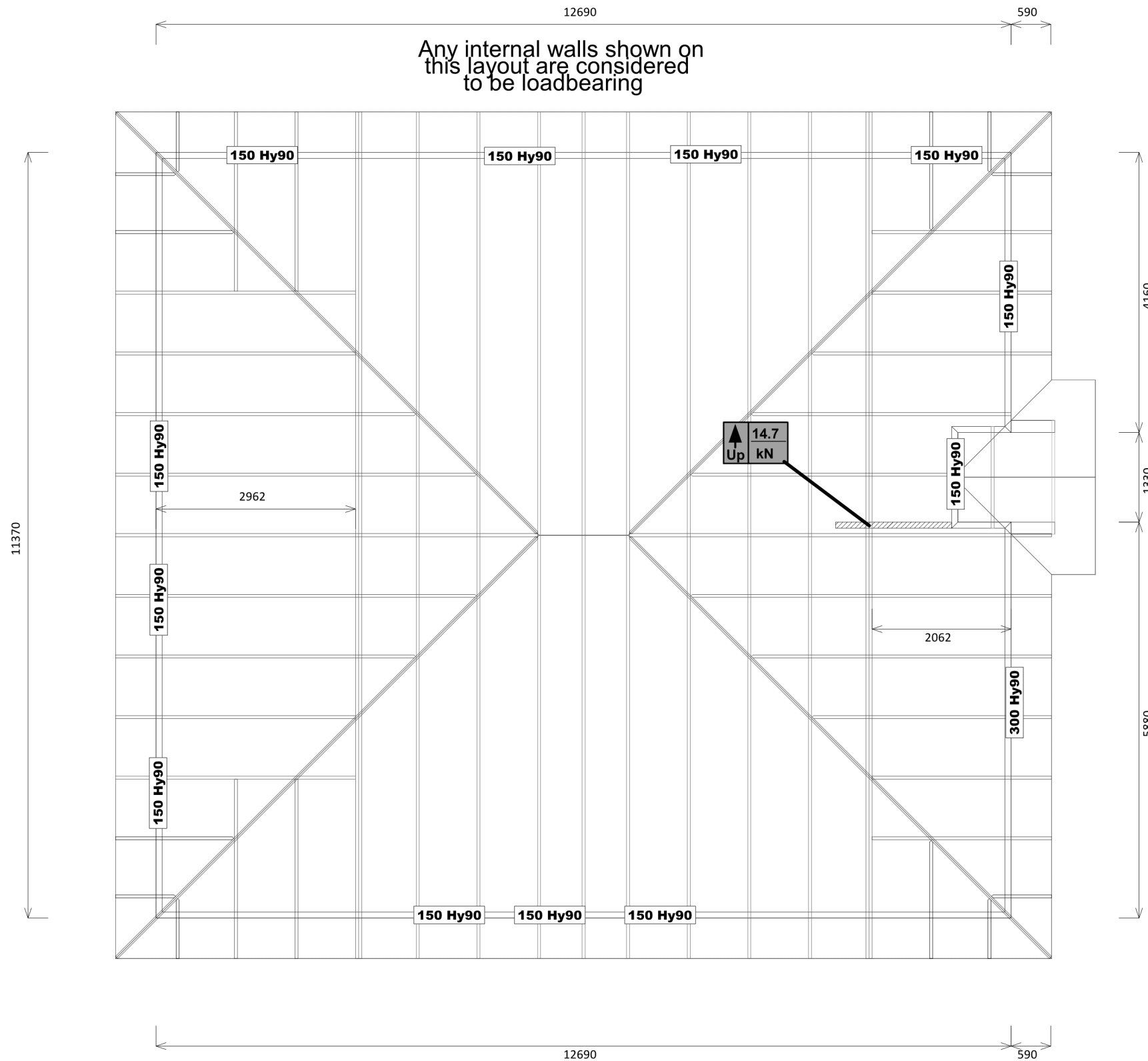
| | | | | | | | | | |
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| | | | | 126231 | 'Dove' | TRUSS DESIGN | No. | Date: | Reason: |
| Sales: | Drawn: | QS: | Print Date: | Scale: | | | | | |
| R Gould | M Glynn | T de la Lama | 8/12/2020 | NTS @ A3 | | | | | |

BUILDABLE CONSENT LAYOUT



Your Building Partner

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All internal walls shown hatched on this layout are considered to be loadbearing
Lintel fixing specification remains the responsibility of the architect / draughtsperson

| | |
|--|----------------------------|
| CARTERS Carters National Support Office 0800 Carters | |
| JOB No 329031C1 | |
| Client: Signature Homes Job: Clark & Allnut Site: Lot 43, 3 Olivia Street Rolleston Selwyn District | |
| Pitch: 25.0deg Roof Type: Metal Tiles Overhang: 600mm Wind Area: High Roof Snow: 0.441kPa | |
| Trusses and rafters at 900 mm max centres unless stated otherwise. This layout is to be read in conjunction with the Architectural plans. | |
| DRAWN Bruce Barrow | 19 Oct,2020 |
| Dn kN Up kN | Ultimate Limit State Loads |
| Notification of point loaded lintels or point loads on internal walls where the downward load is higher than 8kN (85mm raft type slab) or 10kN (100mm standard slab), or the upward load is greater than 10kN. | |
| Any roof loads as stated on this layout over 16kN up or down are outside the scope of NZS3604, and the architect / draughtsperson is responsible for the design to transfer the loads to the ground. | |
| The lintels have been sized using one of the following: hy90, hyONE and hySPAN lintels have been sized using the designIT for houses - New Zealand series 6 software. GANGLAM and FLITCH BEAMS have been sized using the MiTek Beam Program V1.10 June 2011. | |
| Unless otherwise stated the timber grade for all lintels is SG8. Lintels not shown are to be selected as per NZS3604: 2011. | |

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|-----|---|--|---|------------------------------|--------------------------|------------------------------------|--------------------------|--------------------|--|-------------------------|-------|---------|---|------------|-----------------------|--|--|--|
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