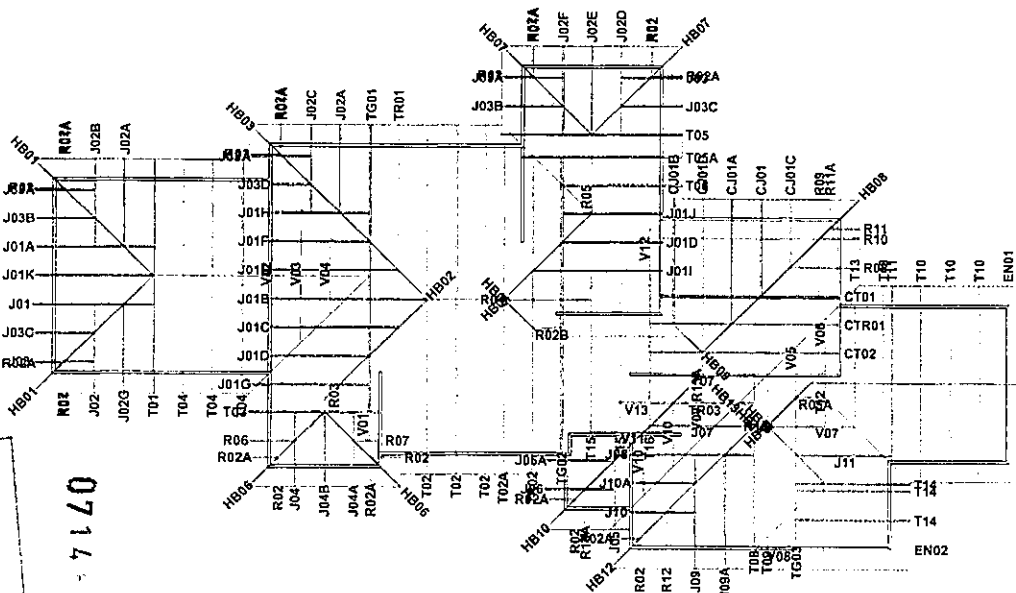


BUILDING CONSENT LAYOUT



CARTERS MANUFACTURING

42 Lane St
Upper Hut
Ph (04) 528 1166

JOB No 0707088

Client: Jennian Homes
Job Name: McNally
Address: Lot 51 Lincolnvale
Lincoln

Pitch: 28
Roof Material: Concrete Tiles
Soffit Overhang: 600mm
Wind Area: High
Snow Load: .550 kPa

Trusses And Rafters At 600 Centres
Unless Stated Otherwise.

This layout is to be read in conjunction
with the Architectural plans.

DRAWN BY: Mason Griffiths

DATE: 08/07/05 PAGE 1 of 2

BUILDING CONSENT INFORMATION

This layout and associated design statements are for Building Consent Application purposes only and may not be used for construction.

All walls shown on this layout are considered to be load bearing.

As Built roof truss layouts, truss fixing details, point load notification, and a Producer Statement for the design of the roof trusses will be provided to the Local Authority at the time of manufacture.

This layout and associated design statements are valid only if the job is manufactured by CARTERS.

TRUSS FIXINGS

Truss to Top Plate - 2 wire dogs
Truss to Truss - Joist Hanger
or alternatively as specified by CARTERS on the Final Layout



See Page 2 for Dimensions and Point Load notification

071462

SLAB THICKENING MAY BE REQUIRED IN FLOOR SLAB

MANUFACTURING
42 Lane St
Upper Hutt
Ph (04) 528 1166

Client: Jennian Homes
Job Name: McNally
Address: 51 Lindolndale
Lincoln

Pitch: 28
Roof Material: Concrete tile
Soffit Overhang: 600mm
Wind Area: High
Snow Load: .550kPa

Trusses And Rafters At 900 Centres Unless Stated Otherwise.

This layout is to be read in conjunction with the Architectural plans.

DRAWN BY Mason Griffiths

DATE 27/08/07	PAGE 2 of 2
These lintels have been sized as per the GANGLAM 05/2005 and FLITCH BEAM 01/2001 selection manuals as provided by MITEK NZ Ltd.	

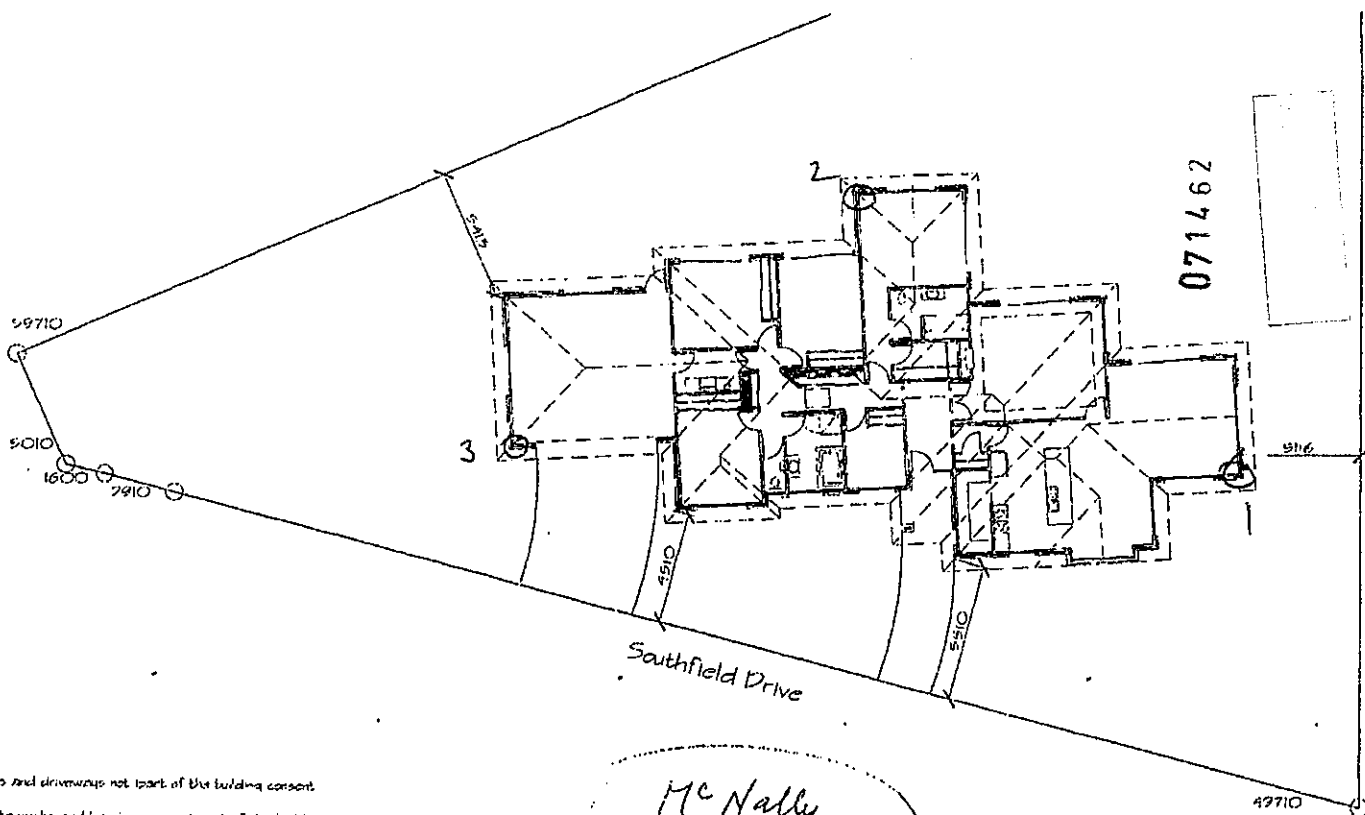
HYSPAN and HY90 intels have been sized using designIT v1.2NZ software or selection manuals, HYPAN Edition 2 and HY90 Edition 1, as provided by CHH futurebuild.

Unless otherwise stated all linels are to be selected as per NZS3604 1999.

All walls shown on this layout are considered to be load bearing.

[illegible]

See Page 1 for
Labelled Truss Layout



Paths and driveways not part of the building consent
 All site works and landscaping not part of the building consent
 FINAL PLANS ARE SUBJECT TO FINAL SECTION SIZE AND SITE LEVELS

Mc Nally
 27194

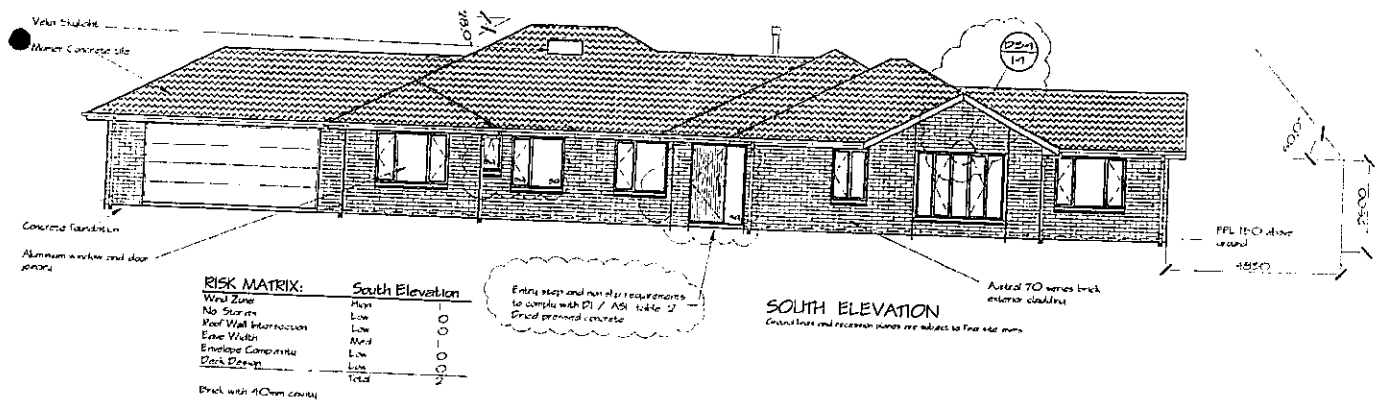
Mc Nally

Lot 51
 Lincolnshire
 Lincoln



SITE PLAN

Scale: 1:200 Drawn: 20



RISK MATRIX:

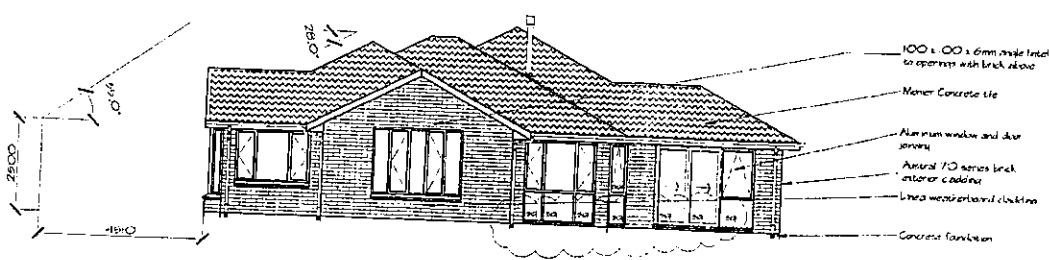
	High	Low
Wind Zone	High	Low
No Storm	Low	Low
Roof Wall Interaction	Low	Low
Edge Walk	Low	Low
Envelope Compliance	Low	Low
Block Design	Low	Low
Total	2	2

Brick with 40mm cavity

SOUTH ELEVATION
Ground lines and recession planes are subject to face site plans

INDEX

- Elevation
- Elevation
- Floor Plan
- Foundation Plan
- Bracing Plan
- Electrical Plan
- Roof Plan
- Cross Sections
- Joinery Details
- Standard Details
- Foundation Details
- Roofing Details
- Post Details
- Gable Details
- Shower Details
- Shy with Details
- Site Plan



RISK MATRIX:

	High	Low
Wind Zone	High	Low
No Storm	Low	Low
Roof Wall Interaction	Low	Low
Edge Walk	Low	Low
Envelope Compliance	Low	Low
Block Design	Low	Low
Total	2	2

Brick with 40mm cavity

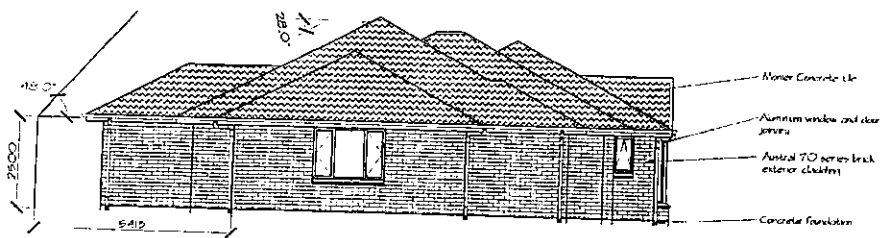
EAST ELEVATION
Ground lines and recession planes are subject to face site plans

Note:
All exterior frames to be 90 x 45 Msc B H S I structural
All interior frames to be 90 x 35 structural kin dried radiation
N.B. - Safety plans as per NZS 4225 Parts 1, 2 & 3

FILE
071462

26 OCT 2007

McNally	Lot 151 Lincolnville Lincoln		ELEVATIONS		Drawn By: Checked By: Project: Contract: SW	Job Number: 07-92	Project Number: 01	Revision: C
			Scale:	Elevation: 1:100 Floor: 25:100 (1:25)				

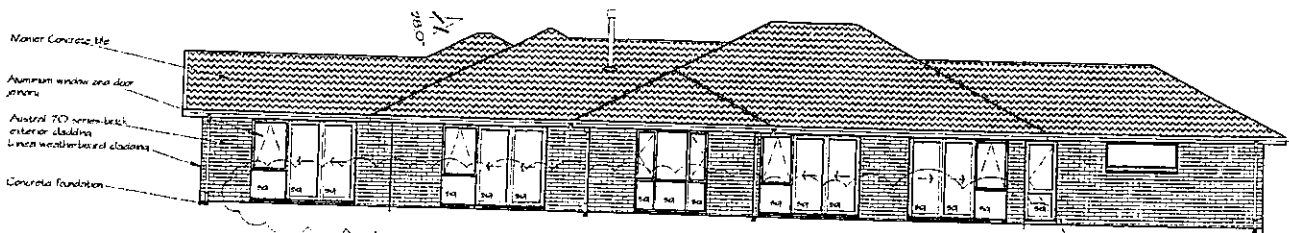


RISK MATRIX: West Elevation

Wind Zone	High	1
No. Stories	Low	0
Roof Wall Intersection	Low	0
Excess Width	Med	1
Envelope Completeness	Low	0
Drain Pattern	Low	0
Total		2

Drack with 40mm cavity

WEST ELEVATION
Ground line and elevation planes are subject to final site layout



NORTH ELEVATION
Ground line and elevation planes are subject to final site layout

RISK MATRIX: North Elevation

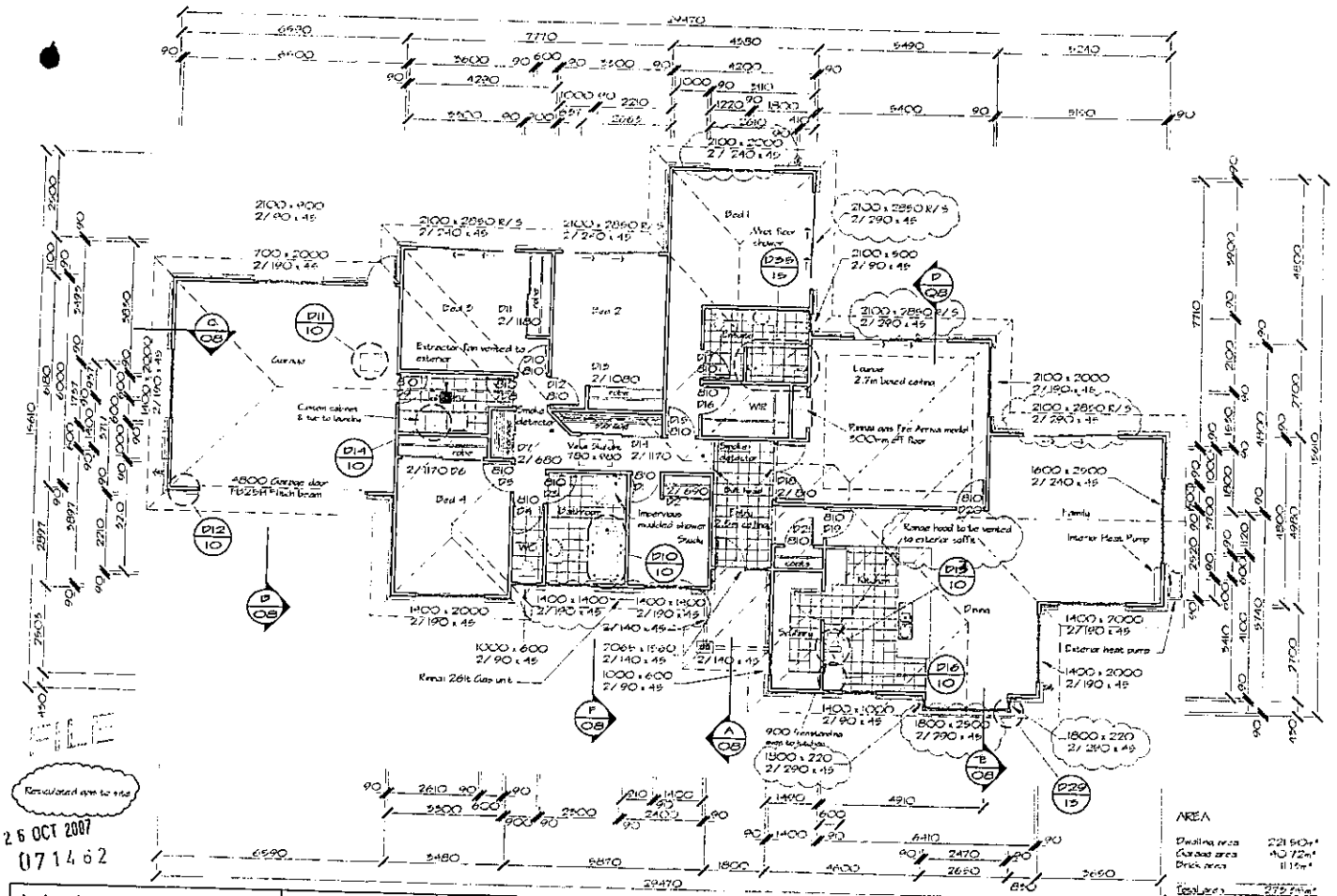
Wind Zone	High	1
No. Stories	Low	0
Roof Wall Intersection	Low	0
Excess Width	Med	1
Envelope Completeness	Low	0
Drain Pattern	Low	0
Total		2

Drack with 40mm cavity

FILE
26 OCT 2007

071462

McNally	Lot 51 Lincolnville Lincoln	Jonathan GROUPO	ELEVATIONS		Drawn By	Job Number	Sheet Number	Revision
			Scale	1:100	24/10/07	07-92	02	C



McNally

Lot 51
Lincoln



FLOOR PLAN

Scale: 1:100

Date: 25-10-07

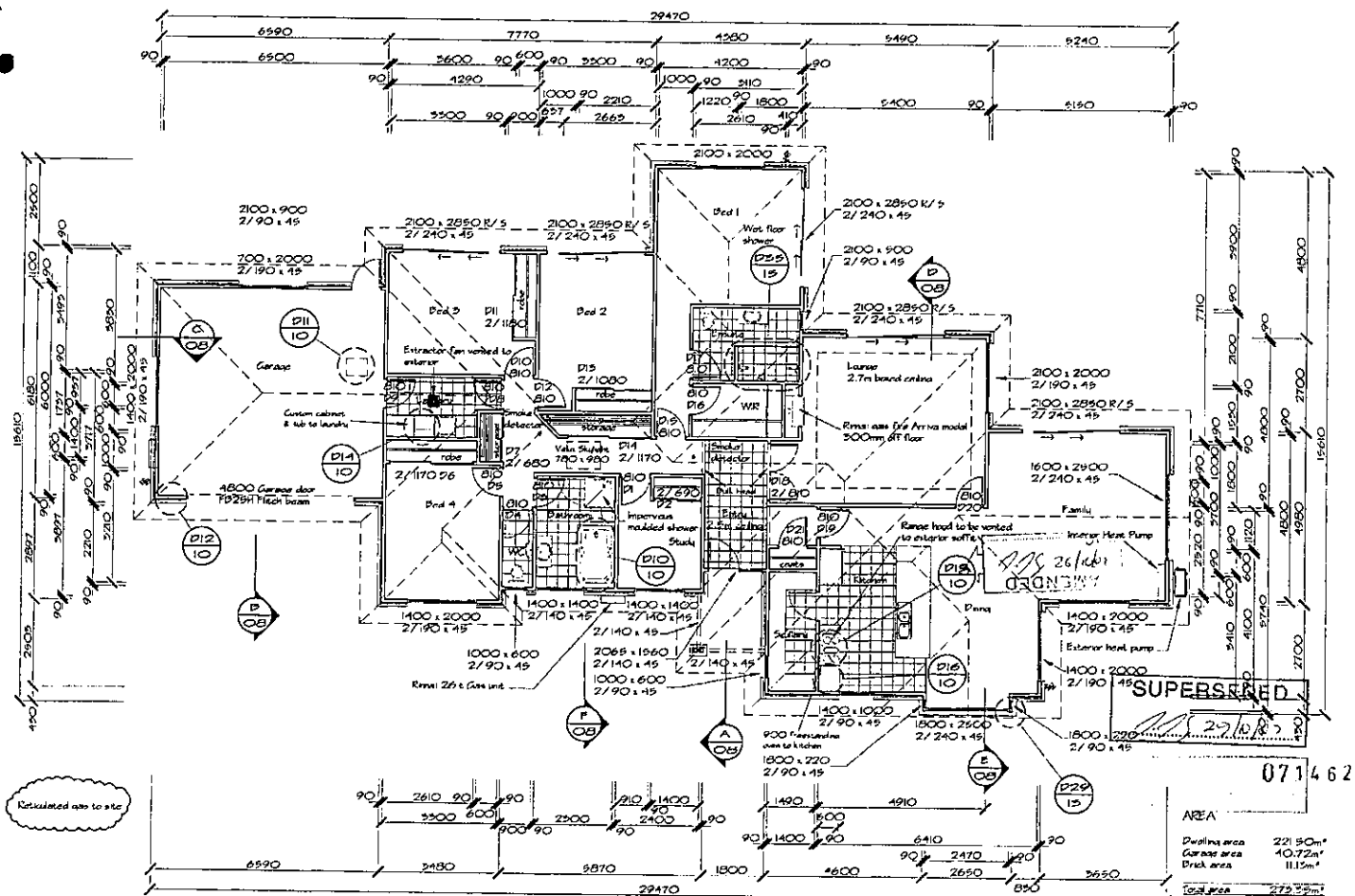
Drawn by: [blank]
Checked by: [blank]
Approved by: [blank]

07-92

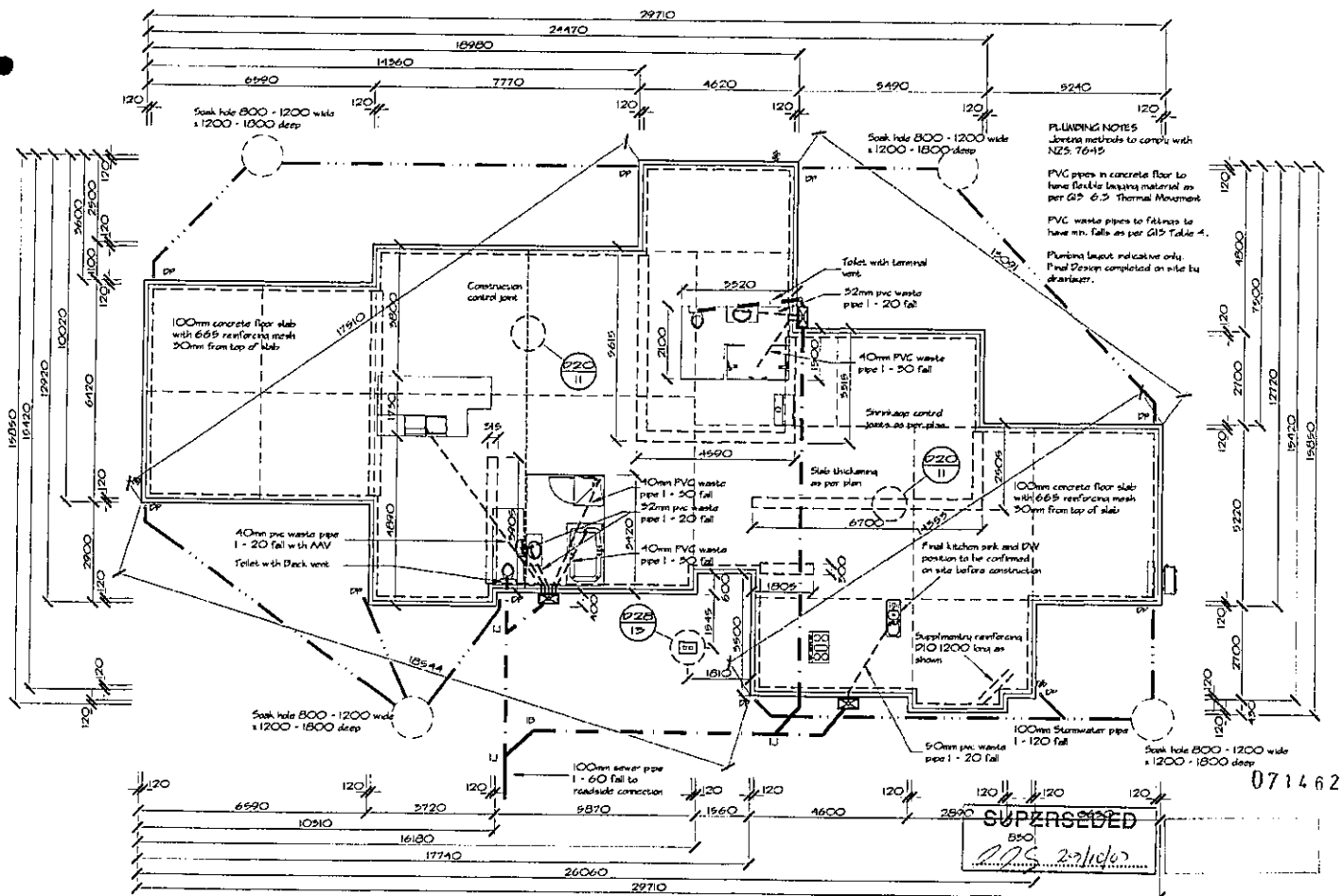
03

C

AREA
 Dwelling area 221.60m²
 Garage area 40.72m²
 Deck area 11.16m²
 Total area 273.48m²



McNally	Lot 51 Lincolnshire Lincoln					FLOOR PLAN Scale: 1:100 Date: 24-04-07 Contract: SW	Drawn By: Checked: Project: Contract: SW	Job Number: 07-92 Sheet Number: 03 Revision: C
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McNally

Lot 51
Lincolnshire
Lincoln



FOUNDATION PLAN

Scale: 1:100 Date: 22-09-07

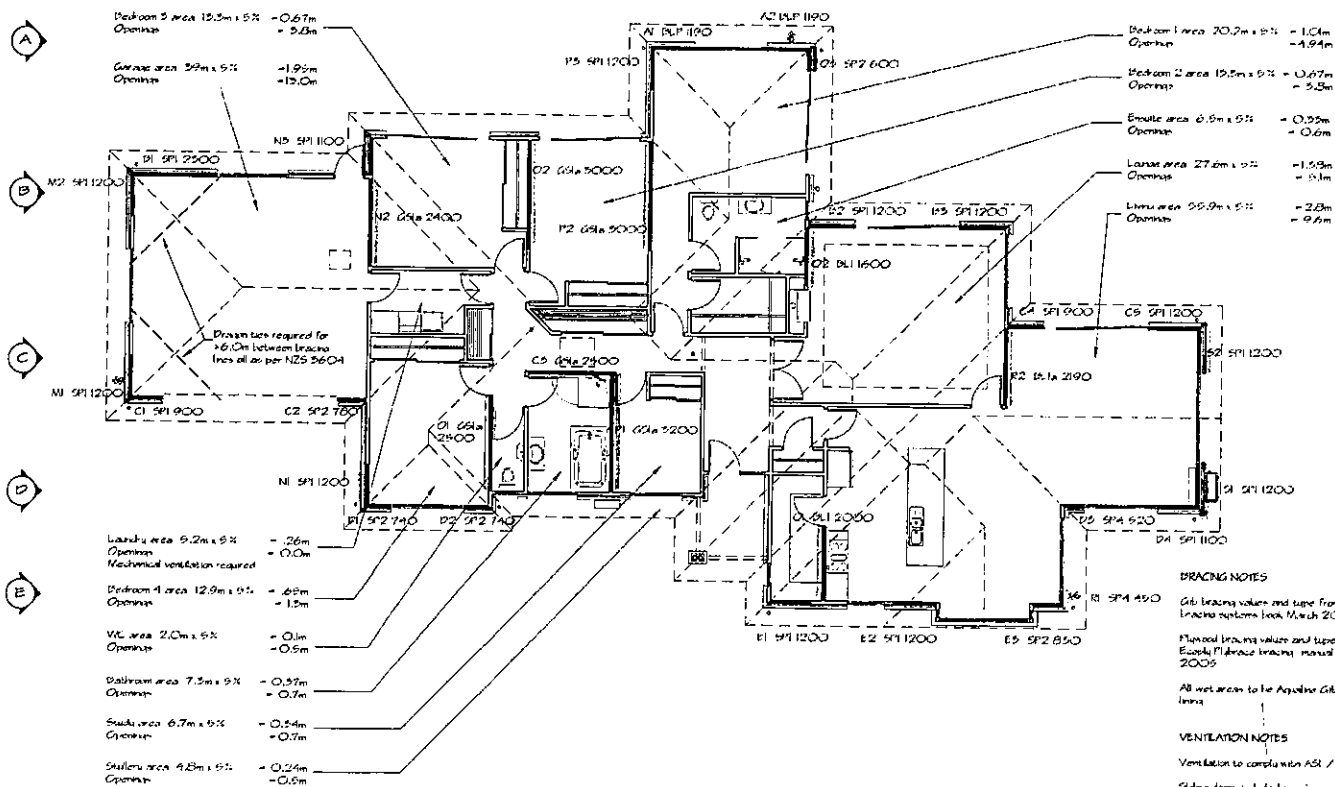
Drawn By: BSC
Checked: BSC
Approved: BSC

Job Number: 07-92

Sheet Number: 04

Revision: C

M N O P Q R S



McNally

Lot 51
Lincolnville
Lincoln

James
GROFFS

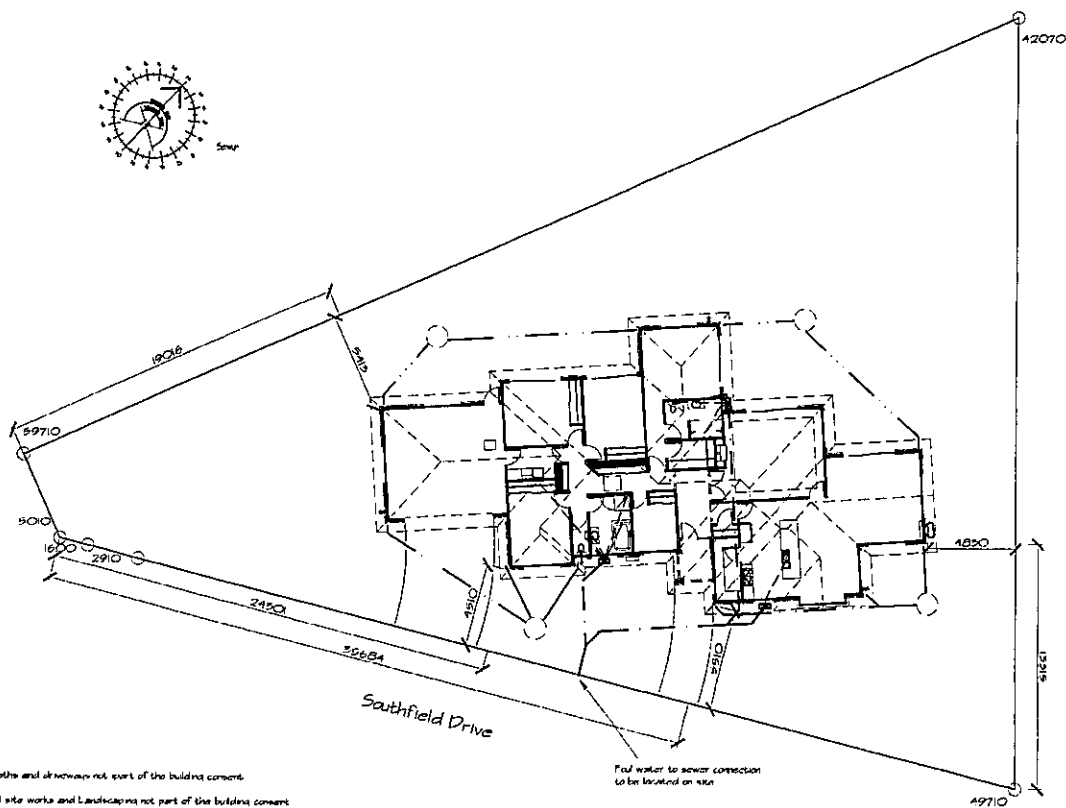
BRACING PLAN

Scale: 1:100
Date: 21-10-07
Drawing No: 07-92

Sheet No: 05

Project No: C

Revision: 01



LEGAL DISCRPTION
Lot 51
DP 36410
Lincolnshire
Lincoln

SUBMITTED
20/10/2007

071452

SITE COVERAGE
Dwelling 277.44m²
(including porches > 600mm²)
Site area 129.9m²
Coverage 22.11%

Paths and driveways not part of the building consent

All site works and landscaping not part of the building consent

FINAL PLANS ARE SUBJECT TO FINAL SECTION SIZE AND SITE LEVELS

McNally	Lot 51 Lincolnshire Lincoln		SITE PLAN	Drawn By: Sketch: - Checked: - Date: 25-09-07 Contract: SW	Site Number 07-92	Sheet Number 17 Revision C
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