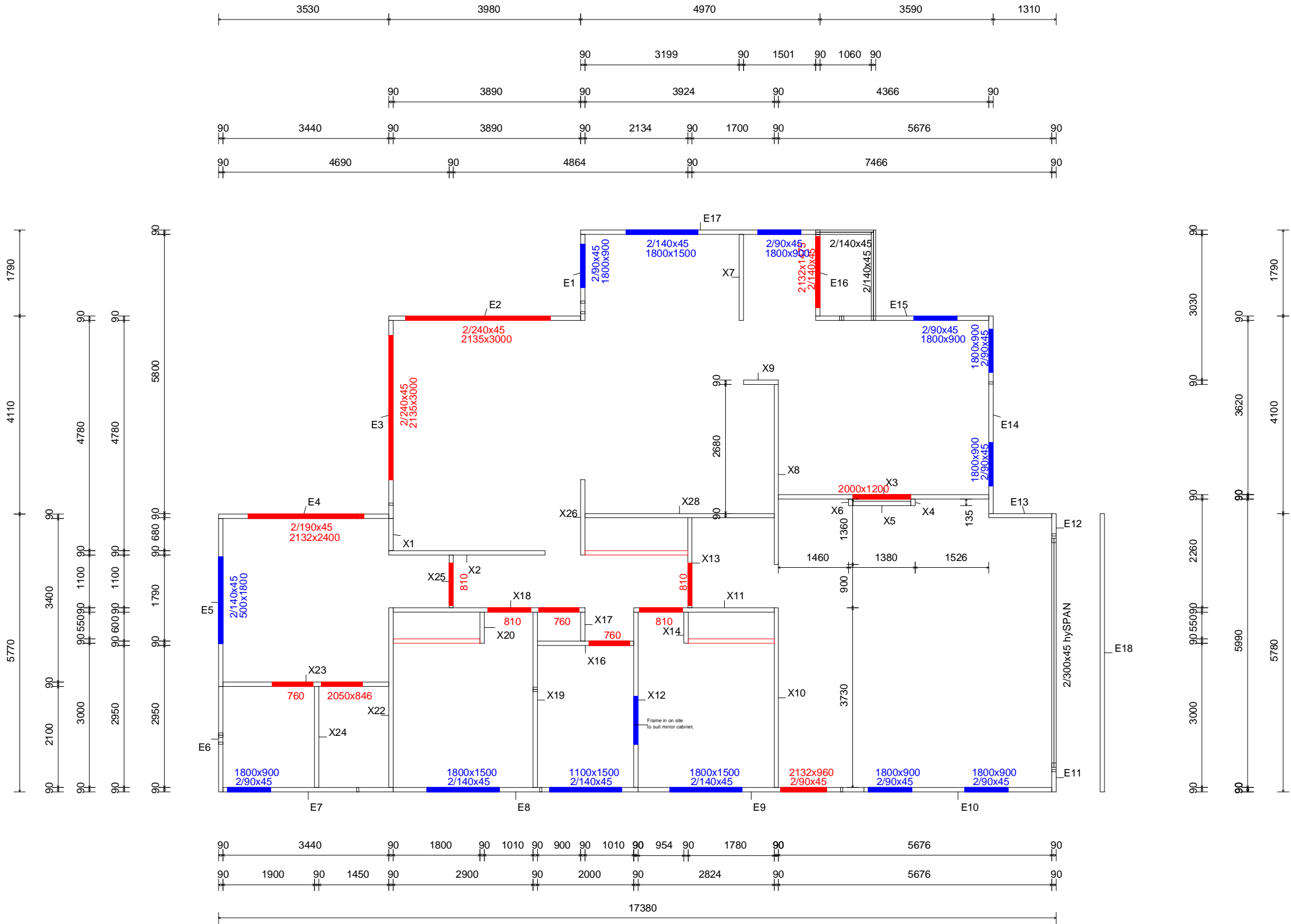


Plates are skewed nailed to studs as per NZS 3604:2011.
All lintels not shown on plans have been sized from Mitek Ganglam Lintels, Beams, Joists & Rafters, Mitek Flitch Beams or CHH Design IT Software.
PlaceMakers Frame & Truss provide this information as their recommendations only.
The recommended fixing systems in this wall framing layout may need additional fixings to comply with the building code NZS3604:2011.
All building contractors or their subcontractors are responsible for ensuring in particular areas "that appropriate additional fixings are fitted on site, where required, to ensure compliance" with the building code.
All building contractors or their subcontractors are responsible for checking frames are correct before the manufacture or installation of complementary building products

AS BUILT TRUSS BC170037

These plans are provided solely to enable the builder to erect the pre nail on site. They are not intended for any other purpose and PlaceMakers Frame & Truss accept any liability arising from any other use of these plans.
PLEASE CONTACT PLACEMAKERS FRAME & TRUSS IF ANY ON SITE REMEDIAL WORK IS REQUIRED.
THERE WILL BE NO COMPENSATION FOR WORK DONE WITHOUT PLACEMAKERS FRAME & TRUSS WRITTEN AUTHORITY.
ALL WALLS WITH DOUBLE TOP PLATE DO NOT HAVE CEILING PLATE

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AS BUILT LAYOUT

Ground Floor

Consent Number : BC170037



PM Frame & Truss
1 Koru Place
Harewood
Christchurch
Ph : 03-359-9560
Cell :

Stonewood Homes
G Baldock
Lot 40 Elm Green
Rangiora

Frame Pic Layout

Drawn : Austin

CFT Reff : M119837

Date : 15 Apr,2017

Branch Reff : 16-119837

paul.fleming@placemakers.co.nz



Correspondence from : **AUCKLAND**
40 Neales Road, East Tamaki 2013
PO Box 58-014, Botany 2163
Phone: 09 274 7109
Fax: 09 274 7100

CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03 348 8691
Fax: 03 348 0314

www.mitek.nz.co.nz

Printed: 07:02:30 15 Apr 2017

MiTek 20/20 Engineering 4.6.6.330

PRODUCER STATEMENT for MiTek 20/20[®] TRUSS DESIGN - Version 4.6

ISSUED BY: **MiTek New Zealand Limited**

TO: **PlaceMakers - Frame & Truss**

IN RESPECT OF: **MiTek[®] Truss Designs**

This producer statement covers the MiTek 20/20[®] truss design and the structural performance of the GANG-NAIL[®] connector plate for the job reference **16119837** and may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek 20/20[®] truss design program has been developed by MiTek New Zealand Limited for the design of MiTek[®] timber roof, floor and attic trusses in New Zealand. The truss designs computed by MiTek 20/20[®] are prepared using sound and widely accepted engineering principles, and in accordance with compliance documents of the New Zealand Building Code and Verification Method B1/VM1; and internationally accepted standard ANSI/TPI 1 - 2002 as an alternative solution, to satisfy the requirements of Clauses B1 and B2 of the New Zealand Building Code.

On behalf of MiTek New Zealand Limited, and subject to:

- i) All proprietary products meeting their performance specification requirements
- ii) The provision of adequate roof bracing and overall building stability
- iii) Correct selection and placement of GANG-NAIL connector plates
- iv) Correct input of Truss Design Data as shown in the Fabricator Design Statement for this job
- v) The design being undertaken by the accredited fabricator under the terms of the software licence
- vi) Timber is graded to the requirements of NZS 3603:1993
- vii) Minimum timber treatment for these MiTek[®] trusses shall be in accordance with B2/AS1 Table 1A and the relevant sections of NZS 3602:2003

I believe on reasonable grounds that the trusses, if constructed in accordance with the MiTek 20/20[®] truss design and shop drawings, will comply with the relevant provisions of the New Zealand Building Code.

MiTek New Zealand Limited holds a current policy of Professional Indemnity Insurance no less than \$500,000.

On behalf of MiTek New Zealand Limited,

Date: Saturday, 15 April 2017

In Ling Ng, BE (Hons), CPEng, IntPE, MIPENZ (ID: 146585)
TECHNICAL SERVICES MANAGER, MiTek New Zealand Limited

Job: 16119837	Client: Placemakers Riccarton	Site: Stonewood Homes
Description:	Phone:	G Baldock
Building Consent No.:		Lot 40 Elm Green
MiTek 20/20 Engineering 4.6.6.330		Rangiora
		Phone: 021 051 1148
		Printed: 07:02:30 15 Apr 2017

AS BUILT TRUSS BC170037

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MITEK FABRICATOR DESIGN STATEMENT

This statement is issued by MiTek accredited fabricator **PlaceMakers - Frame & Truss**, being licensed to use the MiTek 20/20® software, to the client listed above and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

MiTek 20/20® TRUSS DESIGN DATA

The MiTek 20/20® computer design for this job is based on the following design parameters entered into the program. The Fabricator shall ensure that these job details are current and relevant to the project for the design of the MiTek ® trusses.

Job Details**Roof Truss**

Timber Group: CTF Pine
Roof
 Material: Metal Tiles
 Dead Load: 0.210 kPa
 Restraints: 400 mm centres
 Live Load: Qur = 0.250 kPa
 Qc = 1.100 kN

Importance Level : 2
 Pitch: 25.000 deg
Ceiling
 Material: Gib Board 12mm
 Dead Load: 0.200 kPa
 Restraints: 600 mm centres
 Live Load: Qc = 1.400 kN

Design Working Life : 50 years
 Nominal Overhang: 600 mm
Wind
 Area: High (44.0 m/s)
 Pressure Coeff: Cpe = varies; Cpi = -0.30, 0.20
Snow
 Location: Christchurch (N4) at 100 m
 Open Ground Load: 0.900 kPa
 Basic Roof Load: 0.441 kPa

The minimum timber treatment for these MiTek® trusses shall be in accordance with B2/AS1 Table 1A and the relevant sections of NZS 3602:2003. The timber for these MiTek® trusses shall be graded to the requirements of NZS 3603:1993. Proprietary fixings and timber connectors shall be selected in accordance with NZS3604:2011 Section 4 - Durability.

MiTek® Truss List

Legend: * = detail only, ? = input only, ~~FX~~ = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required
 GB = gable brace required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
J04B	1	3117	25.000	900	J04D	1	3117	25.000	900	V03	1	3535	25.000	900
T01	1	5770	25.000	900	J04E	1	3117	25.000	900	V04	1	4410	25.000	900
T02	4	9880	25.000	900	J05	1	2217	25.000	900	V05	1	1735	25.000	900
T03	4	5770	25.000	900	J05A	1	2217	25.000	900	V06	1	1354	25.000	900
TG01	1	9880	25.000	900	J05B	1	2217	25.000	900	V07	1	2254	25.000	900
TG01A	1	9880	25.000	900	J05C	1	2217	25.000	900	*HB01	2	4874	18.249	900
TG02	1D	6120	25.000	900	J06	1	1317	25.000	900	*HB02	2	7780	18.249	900
TR01	1	9880	25.000	900	J06A	1	1317	25.000	900	*HB03	1	3630	18.249	900
TR01A	1	9880	25.000	900	J06B	1	1317	25.000	900	*HB04	2	5122	18.249	900
J01	1	2862	25.000	900	J06C	1	1317	25.000	900	*HB05	1	3244	18.249	900
J01A	1	2862	25.000	900	J07	1	1700	25.000	900	*R01	6	913	25.000	900
J01B	1	2862	25.000	900	J07A	1	1700	25.000	900	*R01A	6	913	25.000	900
J02	1	1962	25.000	900	J07B	1	1700	25.000	900	*R03	1	522	25.000	900
J02A	1	1962	25.000	900	J07C	1	1700	25.000	900	*R04	1	1030	25.000	900
J02B	1	1962	25.000	900	J07D	1	1700	25.000	900	*R04A	1	1030	25.000	900
J02C	1	1962	25.000	900	J07E	1	1700	25.000	900	*R05	1	1413	25.000	900
J03	1	1062	25.000	900	J07F	1	1700	25.000	900	*R05A	1	1413	25.000	900
J03A	1	1062	25.000	900	T04	3	5780	25.000	900	*R06	1	6980	25.000	900
J04	1	3117	25.000	900	T04A	1	5780	25.000	900	*R07	1	1123	25.000	900
J04A	1	3117	25.000	900	V01	1	1364	25.000	900	*R08	12	1455	0.000	900
J04C	1	3117	25.000	900	V02	1	2264	25.000	900					

Total quantity : 94

The computer design input has been carried out by:

Signed:

Date: ...Saturday, 15 April 2017....

Name of Detailer: ..Austin.....

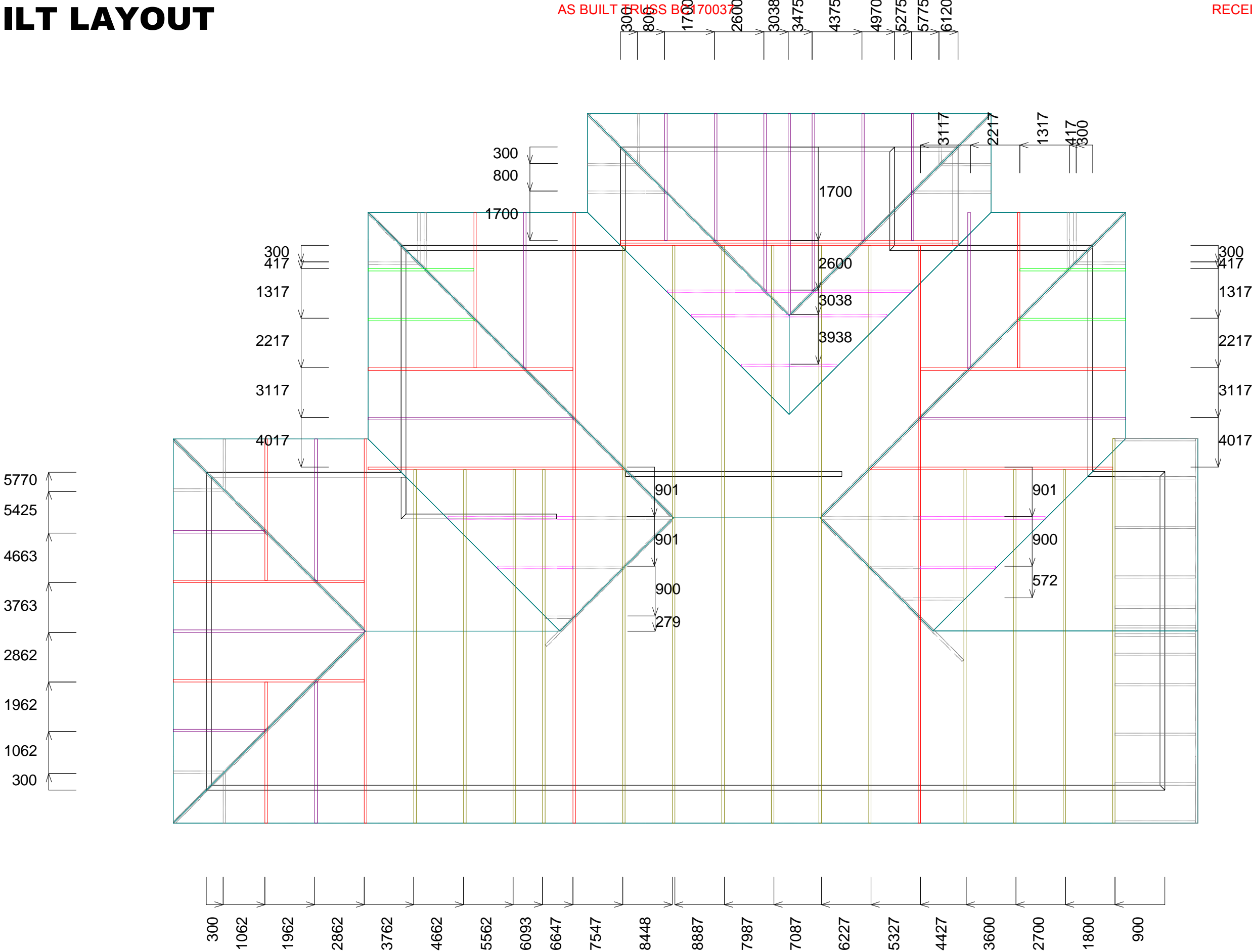
Qualifications and Title: Detailer

On behalf of: PlaceMakers - Frame & Truss

AS BUILT LAYOUT

AS BUILT TRUSS BC170037

RECEIVED 23/05/2017



Ground Floor

Consent Number : BC170037



paul.fleming@placemakers.co.nz



PM Frame & Truss
1 Koru Place
Harewood
Christchurch
Ph : 03-359-9560
Cell :

Stonewood Homes
G Baldock
Lot 40 Elm Green
Rangiora

Truss Pic Layout

Drawn : Austin

CFT Reff : 16119837

Date : 15 Apr,2017

Branch Reff : 16-119837

Asbuilt Layout

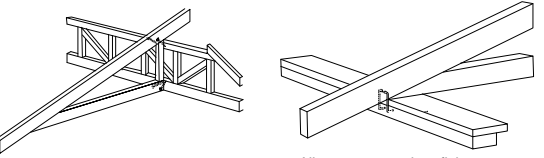
Roof Pitch	25.000
Roof Material	Metal Tiles
TC Restraints	400
Overhang	600
Wind Zone	High
Roof Snow	0.441
BC Restraints	600
Ceiling Material	Gib Board 12mm
Trusses And Rafters At 900 Centres Unless Stated Otherwise	

Fixings

- CT200 (LH & RH) Pair
 - 9kN TTP
 - 16kN TTP
 - 47x90 JH
 - 47x120 JH
 - 47x190 JH
 - 95x165 JH
 - Multigrips
 - SBS400
 - Split Hanger SP180
 - Nail On Plate
- Wiredogs Fixing Per Drawing/Note Below

Please contact PlaceMakers Frame & Truss Manufacturing if any on site remedial work is required. There will be no compensation for work done without PlaceMakers Frame & Truss Manufacturing written authority.

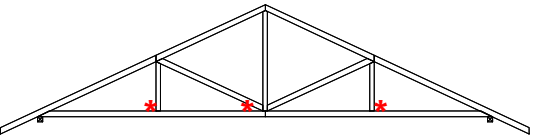
Job No.	16119837
Job Name	Stonewood Homes
Address	G Baldock Lot 40 Elm Green Rangiora
Consent #	BC170037
Drawn Date	Austin 15 Apr, 2017
Main Ph	03-359-9560
Cell Ph	
Email	paul.fleming@placemakers.co.nz



All Jack truss to truss fixings not indicated on the layout are to be fixed with a pair of 90mm nails.

All truss to top plate fixings not indicated on the layout are to be fixed with 2/100 x 3.75 skewed nail + 2 wire dogs.

Note: Where Internal Load-Bearing Walls are shown on layout Fixings required to all Trusses.



Trusses need bottom chord Restraints at 1800 Centres if Rondo Metal Batten Clip System used [Not Directly Fixed]

