

PIM/BC
#...69386

WIND ZONE	MEDIUM
WIND REGION	A
LEE ZONE	NO
GROUND ROUGHNESS	URBAN
SITE EXPOSURE	EXPOSED
TOPOGRAPHIC CLASS	T1
EARTHQUAKE ZONE	2
SOIL TYPE	D-DEEP OR SOFT

BRACING CALCULATIONS			
Location of Storey	Single	Floor Load	2kPa
Floor Height to Apex	5.0 m	Roof Weight	Light
Roof Height Above Eaves	3.0 m	Cladding Weights:	
Roof Pitch	0 - 25°	- Subfloor	Concrete Floor
Roof Style	Hip	- Wall Cladding	Heavy
Building Length (BL)	21.8 m	Room in Roof Space	No
Building Width (BW)	12.4 m	Soil Class	D - Deep or Soft
Wind Zone	Medium	Gross Plan Area (GPA)	196.5 m ²
W along	420 BUS/m	Earthquake Zone	2
W across	420 BUS/m	EQ	7.2 BUS/m ²
W along x BW	520.8 BUS	EQ x GPA	1,414.7 BUS
W across x BL	913.9 BUS		
Calculations based on NZS 3604:2011			

ALONG											
Bracing Line			Bracing Elements Provided					Wind		Earthquake	
Line Label	Min BUS W	Min BUS E	Brace No	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUS/m	BUS Achieved	Rating BUS/m	BUS Achieved
A	112	141	A1	GS1-N	0.6	0.0	2.4	50	29.2	55	32.1
			A2	GS1-N	2.5	0.0	2.4	70	175.0	60	150.0
			A3	GS1-N	0.6	0.0	2.4	50	29.2	55	32.1
B	100	141	B1	GS1-N	1.2	0.0	2.4	70	84.0	60	72.0
			B2	GS1-N	2.3	0.0	2.4	70	162.4	60	139.2
			B3	GS1-N	1.0	0.0	2.4	50	51.5	55	56.7
C	119	141	C1	GS1-N	0.7	0.0	2.4	50	32.5	55	35.8
			C2	GS1-N	0.8	0.0	2.4	50	41.5	55	45.7
			C3	GS1-N	2.2	0.0	2.4	70	151.6	60	129.9
D	100	141	D1	GS1-N	1.6	0.0	2.4	70	112.5	60	96.4
			D2	GS1-N	2.7	0.0	2.4	70	185.5	60	159.0
			D3	GS1-N	3.3	0.0	2.4	70	233.0	60	199.7
E	326	326	E1	GS1-N	2.6	0.0	2.4	70	184.1	60	157.8
			E2	GS1-N	4.2	0.0	2.4	70	296.8	60	254.4
			E3	GS1-N	1.1	0.0	2.4	50	53.0	55	58.3
			E4	GS1-N	1.1	0.0	2.4	50	53.0	55	58.3
			E5	GS1-N	1.7	0.0	2.4	70	116.2	60	99.6
Totals Achieved								W	1,990.9	E	1,776.9
Totals Required								W	520.8	E	1,414.7

ACROSS											
Bracing Line			Bracing Elements Provided					Wind		Earthquake	
Line Label	Min BUS W	Min BUS E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUS/m	BUS Achieved	Rating BUS/m	BUS Achieved
M	109	118	M1	GS1-N	0.7	0.0	2.4	50	37.0	55	40.7
			M2	GS1-N	3.3	0.0	2.4	70	233.8	60	200.4
			M3	GS1-N	0.7	0.0	2.4	50	37.0	55	40.7
N	109	118	N1	GS1-N	1.5	0.0	2.4	70	107.1	60	91.8
			N2	GS1-N	2.3	0.0	2.4	70	162.4	60	139.2
			N3	GS1-N	2.9	0.0	2.4	70	200.2	60	171.6
O	109	118	O1	GS1-N	1.9	0.0	2.4	70	136.5	60	117.0
			O2	GS1-N	0.7	0.0	2.4	50	34.8	55	38.2
			O3	GS1-N	0.6	0.0	2.4	50	30.3	55	33.3
P	109	118	P1	GS1-N	2.7	0.0	2.4	70	191.8	60	164.4
Q	109	118	Q1	GS1-N	2.9	0.0	2.4	70	203.7	60	174.6
			Q2	GS1-N	3.8	0.0	2.4	70	263.9	60	226.2
			Q3	GS1-N	0.7	0.0	2.4	50	33.3	55	36.6
R	131	131	Q4	GS1-N	0.6	0.0	2.4	50	31.7	55	34.9
			R1	GS1-N	2.0	0.0	2.4	70	140.7	60	120.6
			R2	GS1-N	1.0	0.0	2.4	50	48.3	55	53.1
			R3	GS1-N	1.0	0.0	2.4	50	48.3	55	53.1
Totals Achieved								W	1,940.6	E	1,736.4
Totals Required								W	913.9	E	1,414.7

WALL BRACE LEGEND
A2/BL1/0.6
A2 LINE LABEL
BL1 BRACE TYPE
0.6 BRACE LENGTH
WALL BRACING TO BE READ IN CONJUNCTION WITH WALL BRACING CALCULATIONS
BRACING DONE IN ACCORDANCE WITH GIB EZYBRACE SYSTEM TABLE 1: 10mm GIB PLASTERBOARD RATINGS

90x35 KD DRAGON TIES REFER TO NZS 3604:1999 SECT. 8.3.3 & SECT. 8.3.3.4 FOR FIXING REQUIREMENTS



02 MAY 2012
WD-B WORKING DRAWINGS
Job #: MRO 12502
Drawn: S.B.
Checked: O.B.
Amended: S.B.

9/18

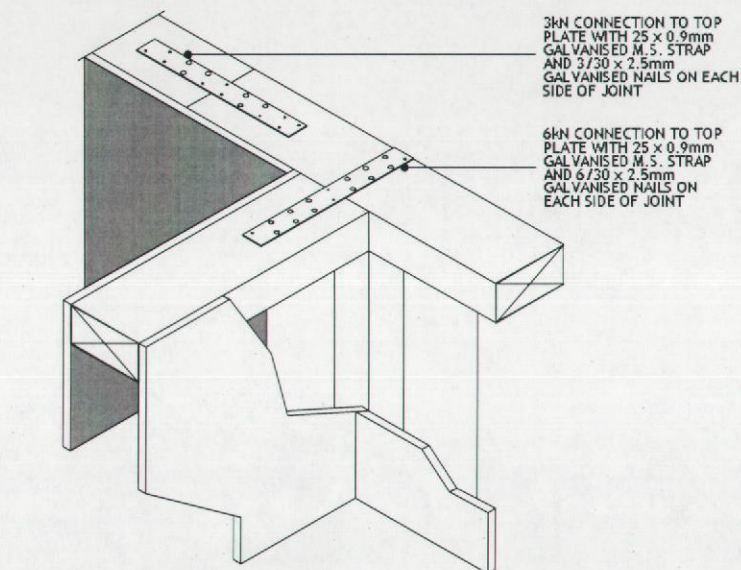
Client: SMITH & GEDDES TRUST
LOT 7 DP 399109
15 HAMON PLACE
ROTORUA

Drawing: BRACING PLAN
SCALE 1:100 @ A3

Document Number: RDC-286552
Date Registered: 31/7/2012

RRD001SH43

Document Set ID: 2482503
Version: 1, Version Date: 31/07/2012

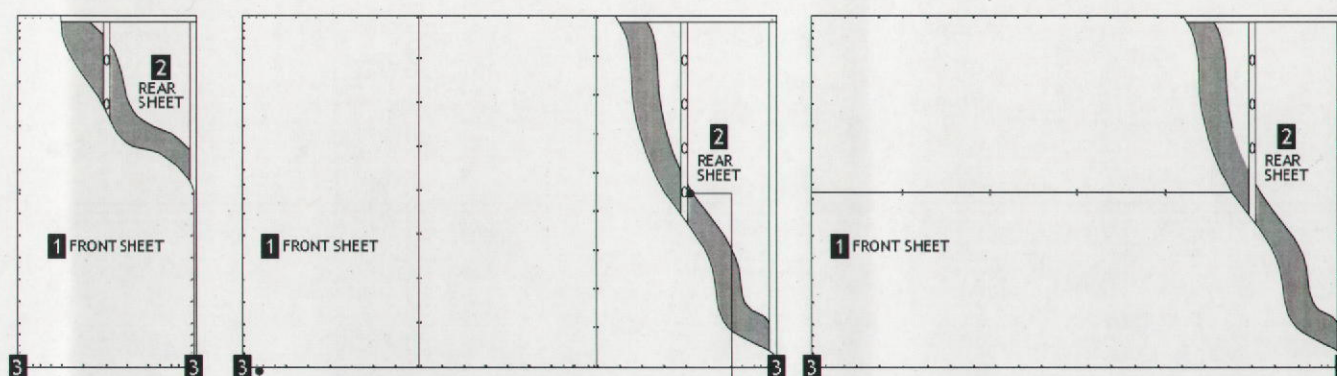


TOP PLATE CONNECTIONS

NOTE:
WHERE BRACES DO NOT EXCEED 100,
BU'S A 3kN CONNECTION AS SHOWN IS
REQUIRED. WHERE BRACES EXCEED 100
BU'S A 6kN CONNECTION IS REQUIRED.

FASTENER LAYOUT

GS1-N (10 & 13mm) - SINGLE SIDE
GS2-N (10 & 13mm) - 2 SIDED. BOTH SIDES FIXED AS SHOWN

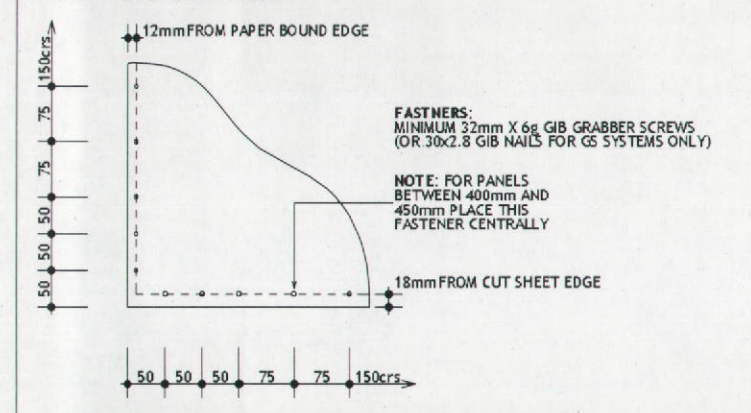


32mm x 6g GIB GRABBER DRYWALL SCREWS OR
30mm GIB NAILS AT 150crrs TO PERIMETER OF
BRACING ELEMENT AND AT 300crrs ALONG VERTICAL
JOINT (VERTICAL FIX) OR SINGLE FASTENER TO
SHEET/STUD JUNCTION (HORIZONTAL FIX)

DAUBS OF GIB FIX ADHESIVE AT
300crrs TO INTERMEDIATE STUDS

SYSTEM	LINING ONE SIDE (1)		LINING OPPOSITE SIDE (2)		PANEL HOLD DOWN (3)	FASTNER SPACING
	LINING	FASTNERS	LINING	FASTNERS		
GS1-N	ANY 10mm OR 13mm GIB PLASTERBOARD	30mm GIB NAILS, OR MINIMUM 32mm X 6g GIB GRABBER DRYWALL SCREWS	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	GIB PLASTERBOARD: CORNER FASTENING PATTERN AS ILLUSTRATED BELOW FASTNERS AT 150mm TO BRACING ELEMENT PERIMETER AND: - AT 300mm CENTRES TO INTERMEDIATE SHEET JOINTS FOR VERTICAL FIXING, OR - AT STUD/SHEET JUNCTION FOR HORIZONTALLY FIXED ELEMENTS, AND - GIBFIX ADHESIVE DAUBS AT 300mm CENTRES TO INTERMEDIATE FRAMING PLYWOOD: FASTNERS AT 150mm CENTRES AROUND THE PERIMETER OF EVERY SHEET AND AT 300mm CENTRES TO INTERMEDIATE STUDS. PLACE FASTNERS NO CLOSER THAN 7mm FROM SHEET EDGES. PLASTERBOARD CORNER FASTNER PATTERN DOES NOT APPLY TO PLYWOOD
GS2-N			ANY 10mm OR 13mm GIB PLASTERBOARD	30mm GIB NAILS, OR MINIMUM 32mm X 6g GIB GRABBER DRYWALL SCREWS		
GSP-H			MINIMUM 7mm ECOPLY PLYWOOD MANUFACTURED TO AS/NZS 2269	50mm FH GALVANISED OR STAINLESS STEEL NAILS	YES	
BL1-H	10mm OR 13mm BRACELINE	32mm x 6g GIB GRABBER DRYWALL SCREWS	NOT REQUIRED	NOT REQUIRED		
BLG-H		GIB BRACELINE NAILS MAY BE USED FOR 10mm BRACELINE ONLY	ANY 10mm OR 13mm GIB PLASTERBOARD	30mm GIB NAILS, OR MINIMUM 32mm X 6g GIB GRABBER DRYWALL SCREWS		
BLP-H			MINIMUM 7mm ECOPLY PLYWOOD MANUFACTURED TO AS/NZS 2269	50mm FH GALVANISED OR STAINLESS STEEL NAILS		

CORNER FASTENER PATTERN



PIM/BC

. . 69386

Milestone Homes
the affordable way to a quality home

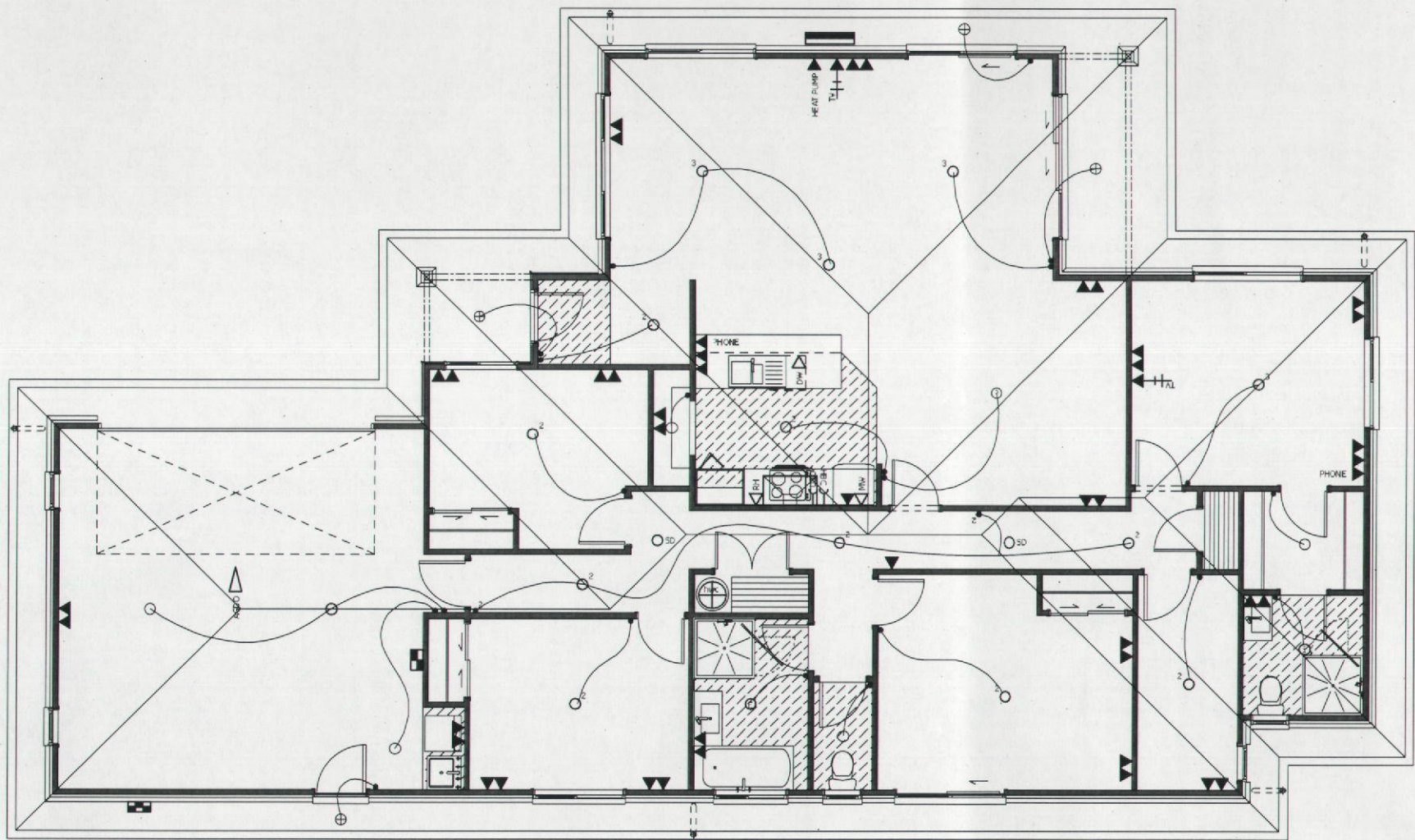
Client: SMITH & GEDDES TRUST
LOT 7 DP 399109
15 HAMON PLACE
ROTORUA

Drawing: BRACE FIXING DETAILS
NOT TO SCALE



Date: 27 APR 2012
Revision: WDA WORKING DRAWINGS
Job #: MRO 12502
Drawn: S.B.
Checked: O.B.
Amended: S.B.

10/18



PIM/BC
. . 6 9 3 8 6

ELECTRICAL KEY		
SYMBOL	DESCRIPTION	No. OF
2	2-WAY LIGHT SWITCH	2
⊕	3 in 1 FAN LIGHT	2
ASDO ▽	AUTO GARAGE DOOR OPENER	1
○	BATTEN HOLDER PRI	5
○	BATTEN HOLDER SEC	1
	Cadimage Brace	1
Error! 2	DISHWASHER SWITCH	1
▴▴	DOUBLE POWER OUTLET	20
■	FUSE BOARD	1
■	HEAT PUMP (EXTERNAL UNIT)	1
HEAT PUMP ▸	HEAT PUMP (INT CIRCUIT)	1
HOB	HOBB CIRCUIT	1
⊕	HOT WATER CYLINDER	1
•	LIGHT SWITCH	21
■	METER BOARD	1
▽MW	MICROWAVE SWITCH	1
⊕	PENDANT LIGHT PRI	1
▽H	RANGEHOOD SWITCH	1
◀	SINGLE POWER OUTLET	2
○SD	SMOKE DETECTOR HUSH BUTTON	2
⊕	SOFFIT BATTEN HOLDER PRI	4
○ ²	SUPERLUX CL2003-2 PRI	7
○ ²	SUPERLUX CL2003-2 SEC	2
○ ³	SUPERLUX CL2003-3 PRI	3
○ ³	SUPERLUX CL2003-3 SEC	1
◀PHONE	TELEPHONE OUTLET	2
TV ▸	TELEVISION OUTLET	2
—CUBO	UNDER BENCH OVEN CIRCUIT	1

Milestone Homes

the affordable way to a quality home

Client:

SMITH & GEDDES TRUST
LOT 7 DP 399109
15 HAMON PLACE
ROTORUA

Drawing:

ELECTRICAL PLAN
SCALE 1:100 @ A3

27 APR 2012

27

11

18

Date:

27 APR 2012

Revision:

W0-A WORKING DRAWINGS

Job #:

MRO 12502

Drawn:

S.B.

Checked:

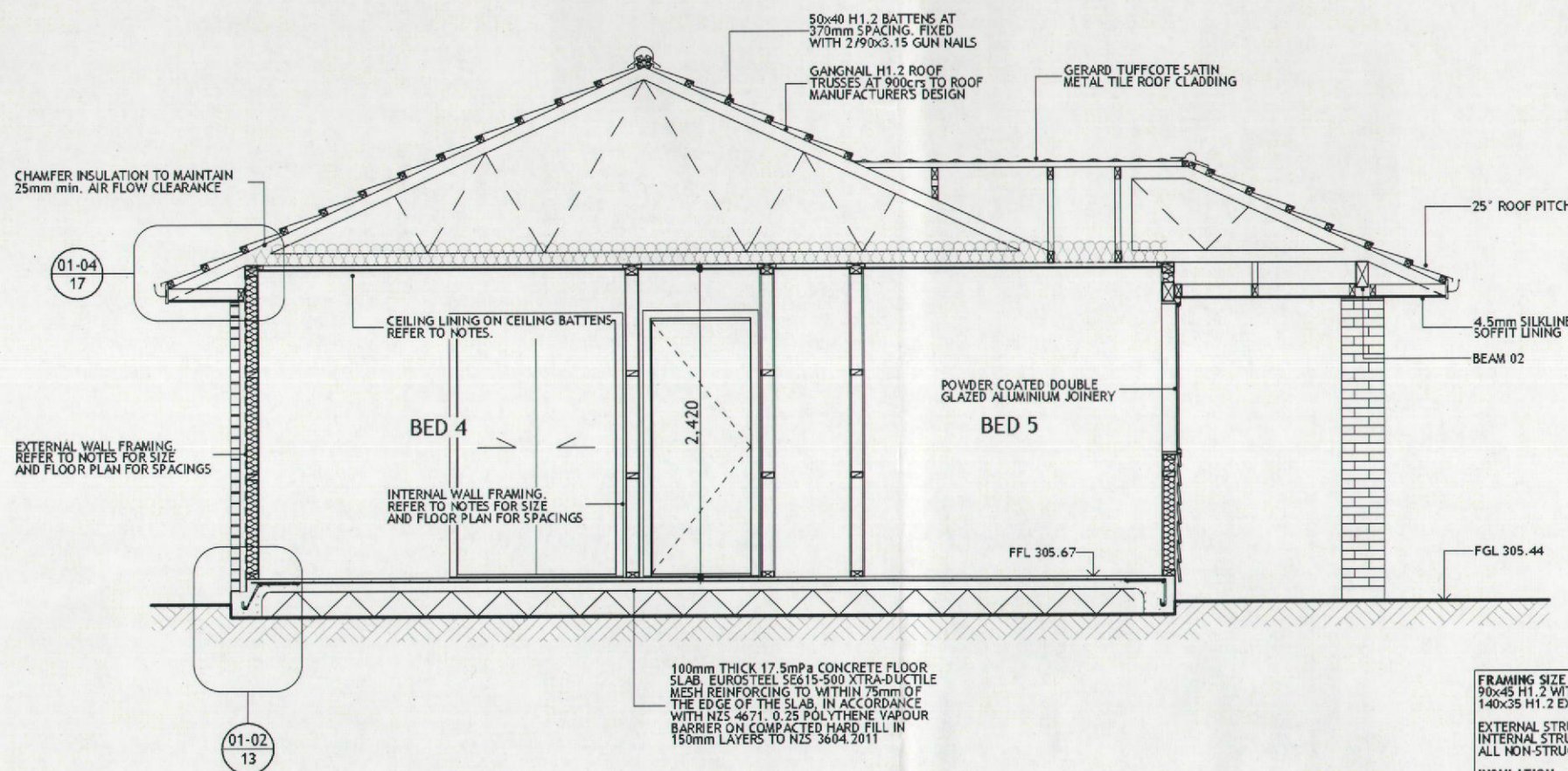
O.B.

Amended:

S.B.

11

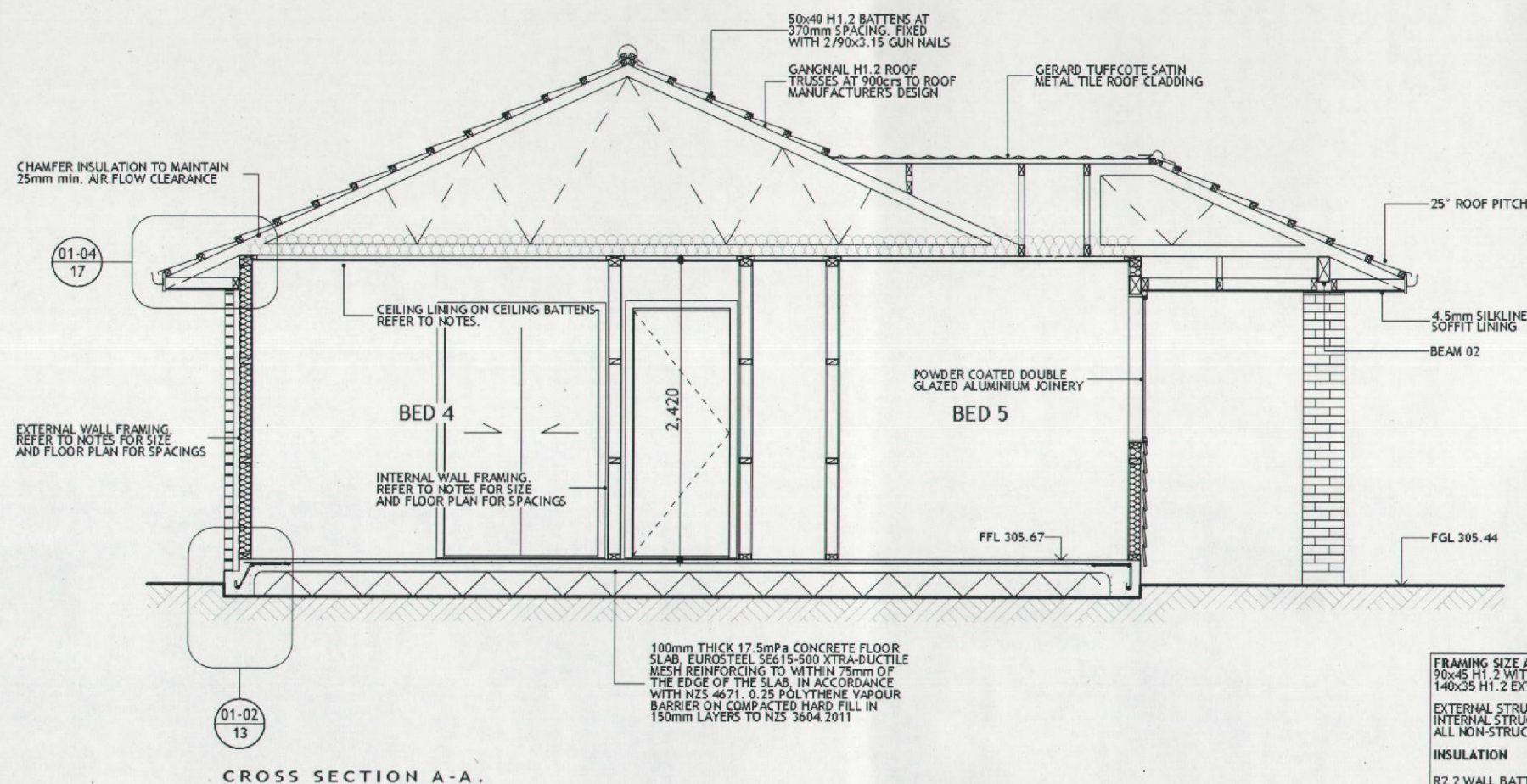
18



CROSS SECTION A-A.

FRAMING SIZE AND TREATMENT	
90x45 H1.2 WITH	
140x35 H1.2 EXTRA TOP PLATE	
EXTERNAL STRUCTURAL FRAMING:	5 G8
INTERNAL STRUCTURAL FRAMING:	5 G8
ALL NON-STRUCTURAL FRAMING:	5 G6
INSULATION	
R2.2 WALL BATTS INCLUDING GARAGE	
R2.5 CEILING BATTS INCLUDING GARAGE	
WALL LININGS	
10mm GIB STANDARD PLASTER BOARD	
10mm GIB AQUALINE TO BATHROOM / ENSUITE	
CEILING LININGS	
13mm GIB STANDARD PLASTER BOARD	
10mm GIB AQUALINE TO BATHROOM / ENSUITE	
CEILING BATTS	
35mm METAL BATTS AT 600crs FOR	
STANDARD 13mm PLASTERBOARD SHEETS AND	
450crs FOR 10mm GIB AQUALINE SHEETS	



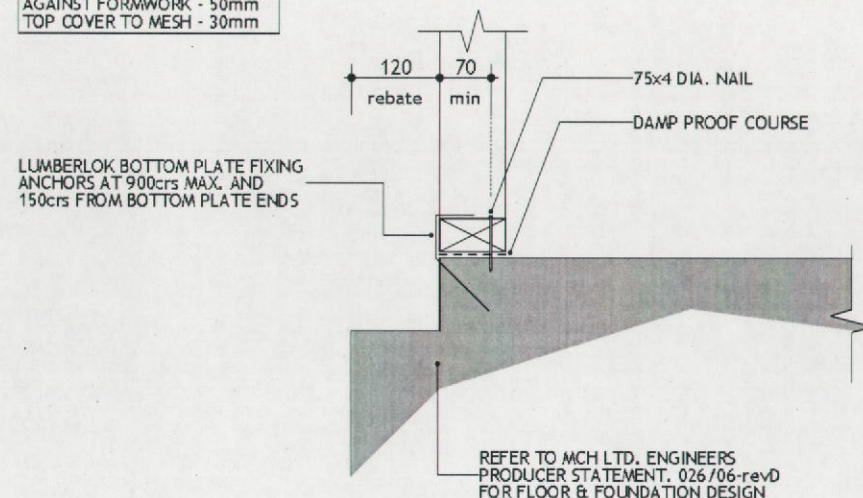


FRAMING SIZE AND TREATMENT	
90x45 H1.2 WITH 140x35 H1.2 EXTRA TOP PLATE	
EXTERNAL STRUCTURAL FRAMING:	SG8
INTERNAL STRUCTURAL FRAMING:	SG8
ALL NON-STRUCTURAL FRAMING:	SG6
INSULATION	
R2.2 WALL BATTS INCLUDING GARAGE	
R2.6 CEILING BATTS INCLUDING GARAGE	
WALL LININGS	
10mm GIB STANDARD PLASTER BOARD	
10mm GIB AQUALINE TO BATHROOM / ENSUITE	
CEILING LININGS	
13mm GIB STANDARD PLASTER BOARD	
10mm GIB AQUALINE TO BATHROOM / ENSUITE	
CEILING BATTENS	
35mm METAL BATTENS AT 600crs	

PIM/BC
SUPERSEDED

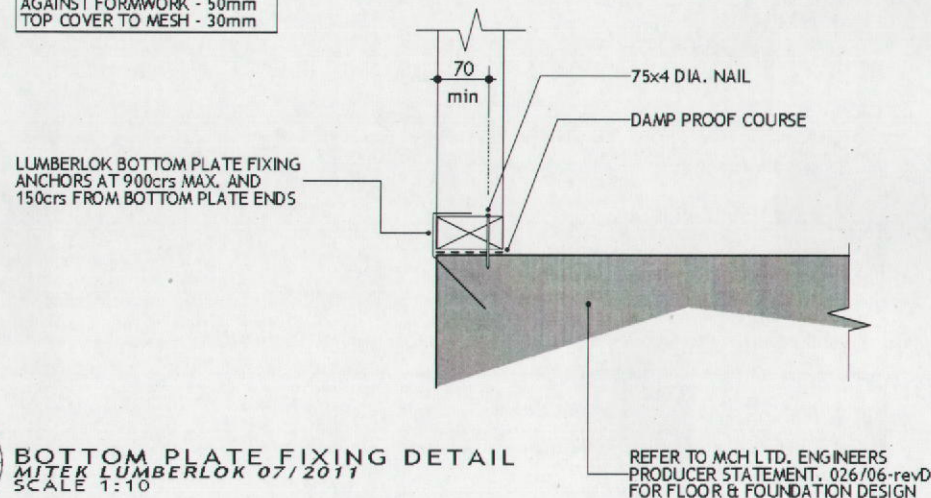
**SUPERSEDED AS
ADDITIONAL INFORMATION
PROVIDED DURING
BUILDING CONSENT
PROCESS**
Signed: **J Dodson** Date: 19.6.12

MINIMUM REINFORCING COVER:
 AGAINST GROUND - 75mm
 AGAINST FORMWORK - 50mm
 TOP COVER TO MESH - 30mm



01
05
BOTTOM PLATE FIXING DETAIL
MITEK LUMBERLOK 07/2011
SCALE 1:10

MINIMUM REINFORCING COVER:
 AGAINST GROUND - 75mm
 AGAINST FORMWORK - 50mm
 TOP COVER TO MESH - 30mm



02
05
BOTTOM PLATE FIXING DETAIL
MITEK LUMBERLOK 07/2011
SCALE 1:10

EXTEND BEAM 50mm TO
ALLOW FOR JOIST
HANGER FIXING

BEAM, REFER TO FLOOR
PLAN FOR SIZE.

ROOF STRUCTURE

JH95x165 JOIST HANGER,
MIN. 8/30mm x 3.15mm
LUMBERLOK PRODUCT
NAILS PER FLANGE

JH95x165 JOIST HANGER,
MIN. 8/30mm x 3.15mm
LUMBERLOK PRODUCT
NAILS PER FLANGE

BEAM TO POST FIXING
LUMBERLOK B85 STRAP
WITH 4/M12 BOLTS

2/150mm M10 COACH SCREWS

2/150mm M12
COACH SCREWS

BOWMAC B85 STRAP

2/M12 BOLT FIXING TO POST

03
--
POST/BEAM
CONNECTION DETAIL
SCALE 1:10

BRICK TIES EVERY THIRD
COURSE, ALTERNATE
AROUND POST

PLAN

90x90 H5 TIMBER POST

100mm MAX. 25mm
MIN. CLEARANCE

FINISHED FLOOR LEVEL

D12 TIE TO HAIRPINS

* UNPROTECTED GROUND
** PERMANENT PAVING

M12 COACH BOLTS WITH
50x50x3mm WASHERS.

BOWMAC B197 POST TO
FOOTING CONNECTION,
LOCATED CENTRALLY IN POST.

PERMANENT PAVING LEVEL
POST FOOTING, REFER TO
FOUNDATION PLAN FOR SIZE
AND REINFORCING

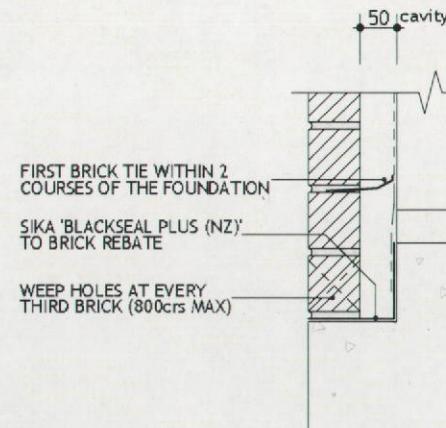
2/D12 HAIRPINS
LAP WITH PAD STEEL
50mm SIDE COVER TO PLINTH

150mm MIN. EMBEDMENT
INTO FOOTING

NOTE:

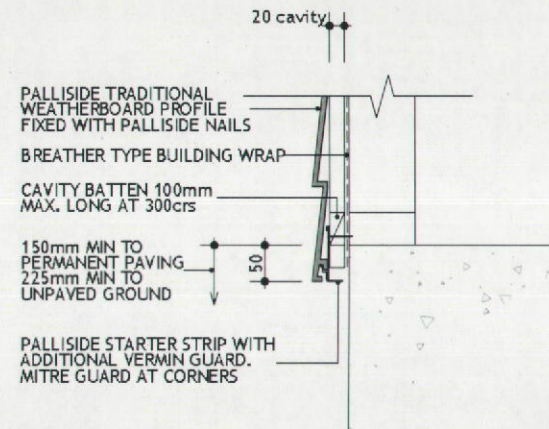
ALL BRACKETS AND POSTS
TO BE COMPLY WITH
NZS 3604:2011
SECTION 4 DURABILITY

04
05
POST/FOOTING
CONNECTION DETAIL
SCALE 1:10

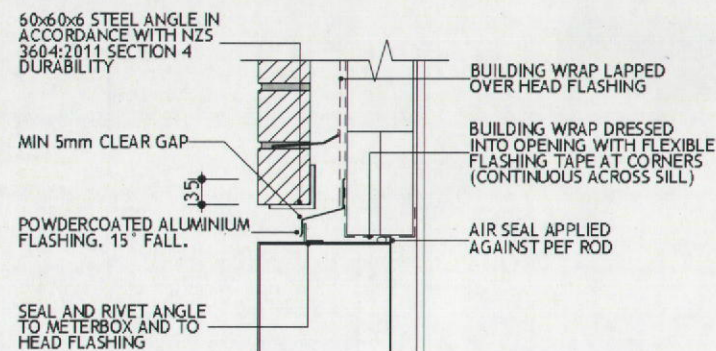


01
--
BRICK VENEER BASE
NZBC E2/AS1
SCALE 1:10

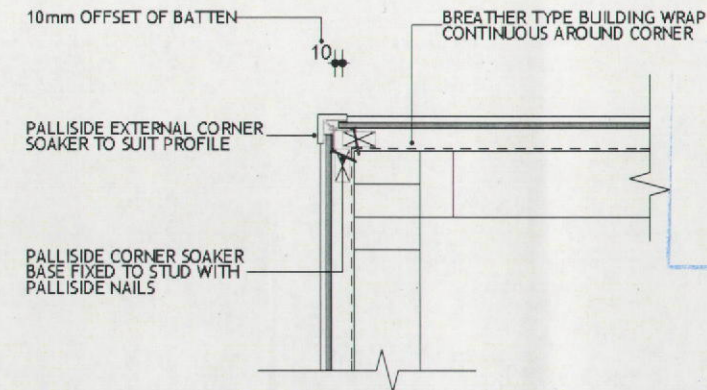
WALL TIES TO BRICK VENEER:
WALL TIES AND THEIR FIXING SPACINGS AND EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF NZS 4210.
SPACINGS SHALL BE AT 600cfs HORIZONTALLY AND 400mm VERTICALLY, OR ANY ACCEPTED ALTERNATIVE. WALL TIES SHALL BE WITHIN 300mm OF ALL OPENINGS.
FIRST BRICK TIE TO BE PLACED WITHIN THE BOTTOM 2 COURSES OF THE FOUNDATION. WHERE A BOND BREAKER HAS BEEN USED BRICK TIES TO BE PLACED WITHIN THE FIRST 2 COURSES (2 ROWS OF TIES) ABOVE THE BREAKER.
WALL TIES SPACED AS PER NOTES ABOVE, WITH A MINIMUM OF 5 SCREW FIXED TIES/m² OF BRICK VENEER.
TIE LENGTHS 50mm CAVITY:
70 SERIES VENEER = 85mm
90 SERIES VENEER = 105mm
430 g/m² GALVANISED COATING OR 304 STAINLESS STEEL.
316 or 316L STAINLESS STEEL REQUIRED FOR SEA SPRAY ZONES



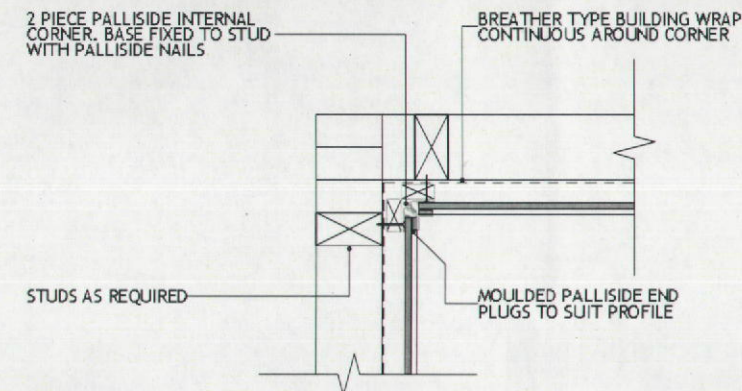
02
--
PALLISIDE 'TRADITIONAL' BASE
DC05 PALLISIDE 16/03/12
SCALE 1:10



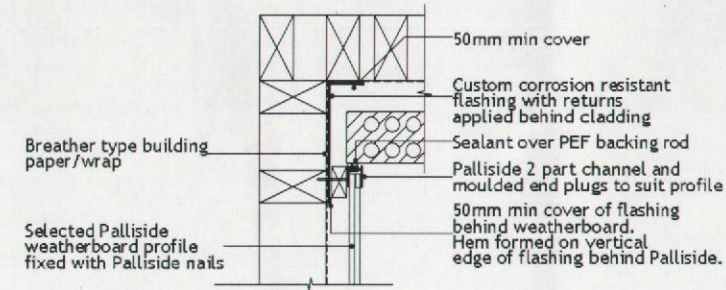
03
--
BRICK VENEER METERBOARD DETAIL
NZBC E2/AS1
SCALE 1:10



04
--
PALLISIDE EXTERIOR CORNER
DC06 PALLISIDE 16/03/2012
SCALE 1:10

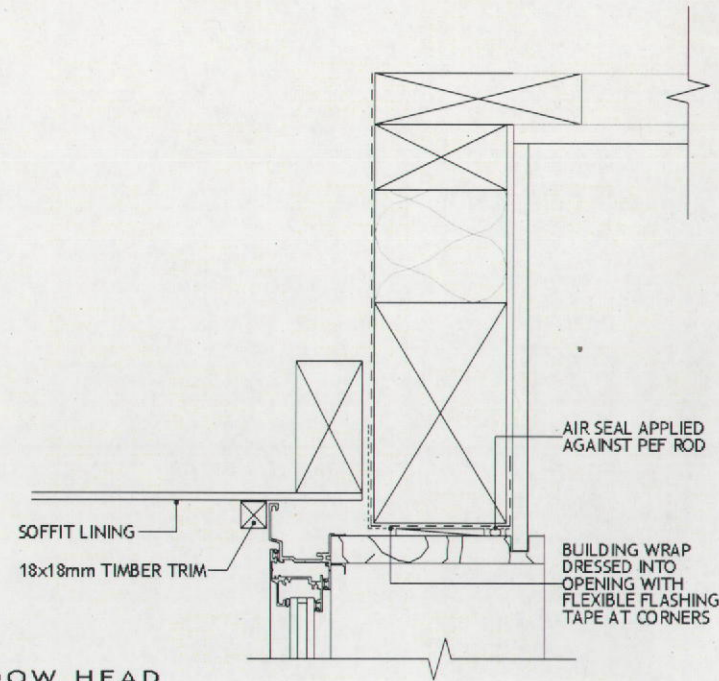


05
--
PALLISIDE INTERIOR CORNER
DC08 PALLISIDE 16/03/2012
SCALE 1:10

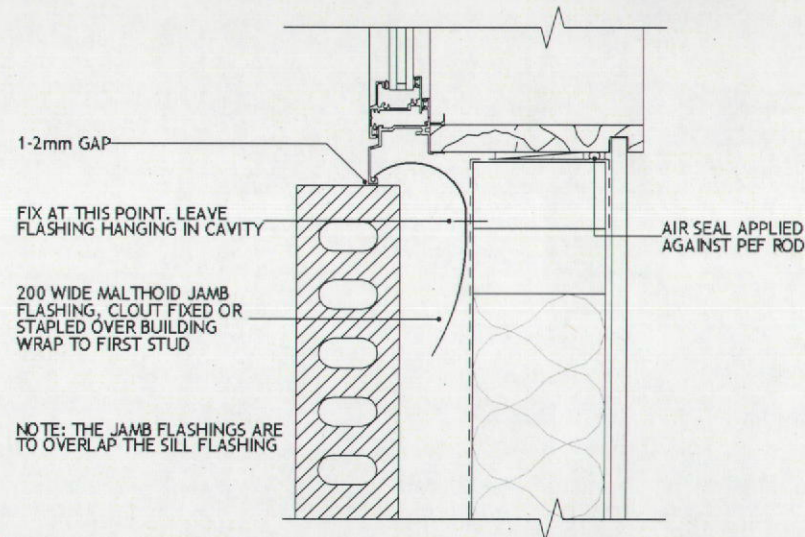


DC27 Palliside / Brick - Internal corner junction

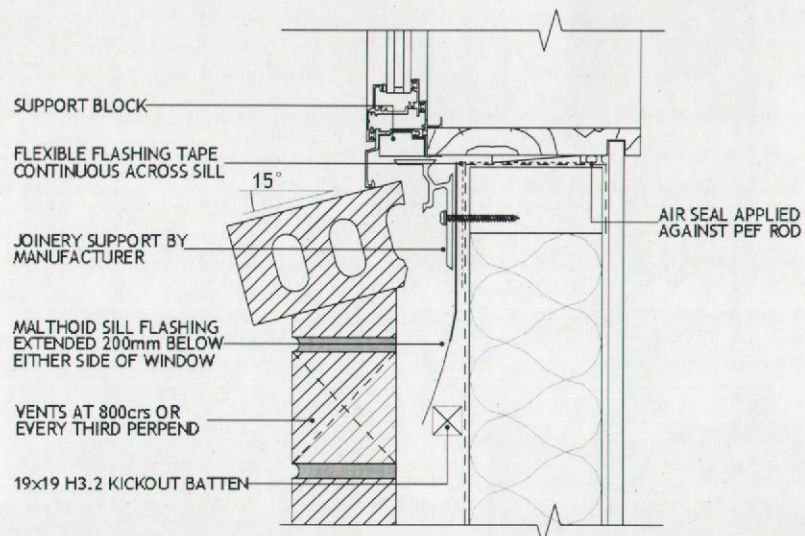
06
--
BRICK VENEER-PALLISIDE INTERNAL JUNCTION
DC27 PALLISIDE 16/03/2012
SCALE N/A



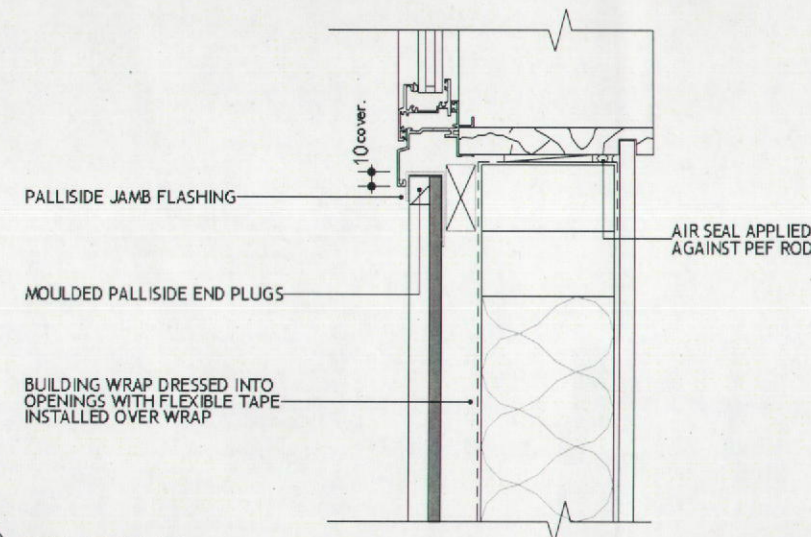
01 WINDOW HEAD TO SOFFIT
NZBC E2/AS1
SCALE 1:5



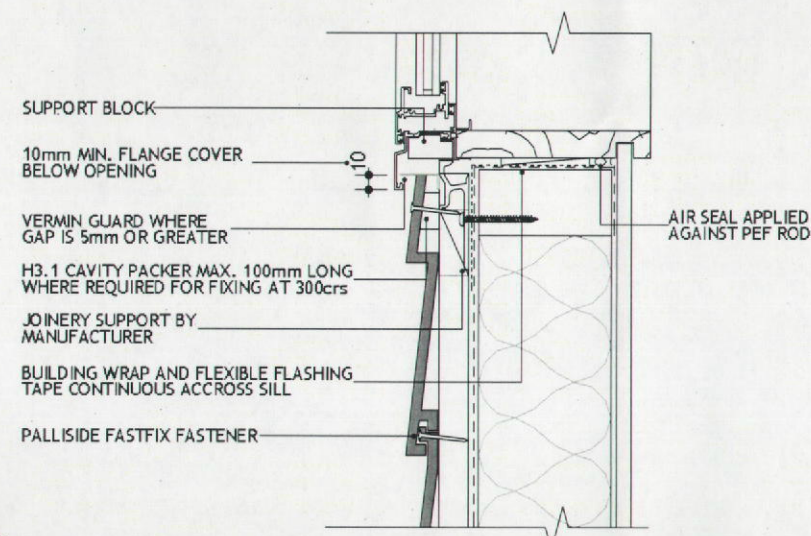
02 BRICK VENEER JAMB
NZBC E2/AS1
SCALE 1:5



03 BRICK VENEER SILL
NZBC E2/AS1
SCALE 1:5

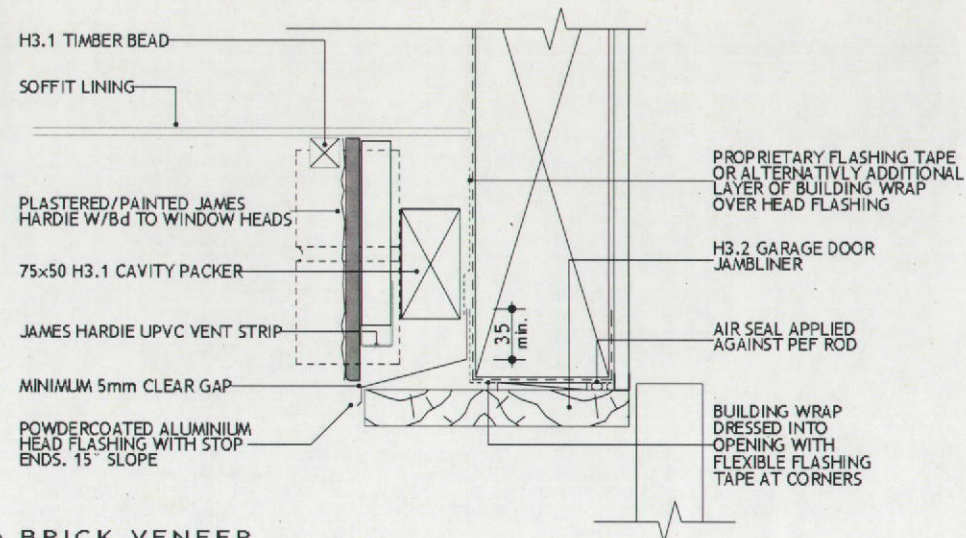


04 PALLSIDE TRADITIONAL JAMB
SCALE 1:5

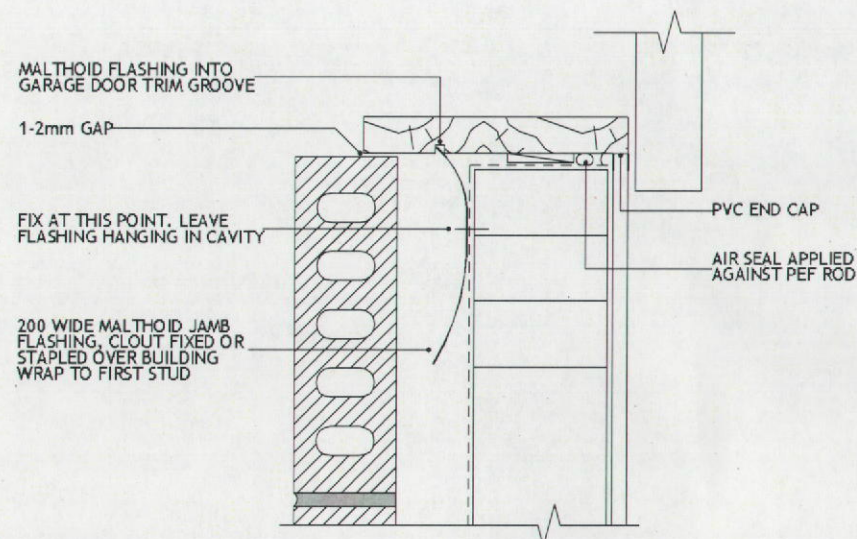


05 PALLSIDE TRADITIONAL SILL
SCALE 1:5

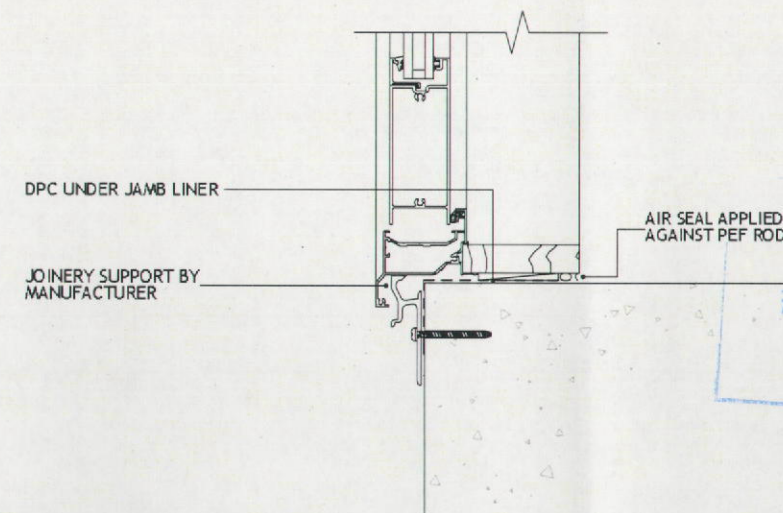
PIM/BC
. . 69386



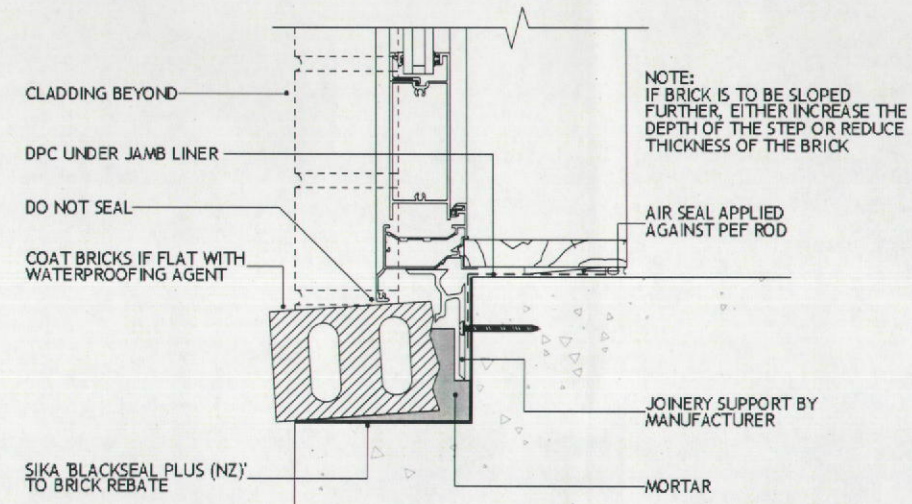
01
--
BRICK VENEER WITH FLAT W/Bd GARAGE DOOR HEAD
SCALE 1:5



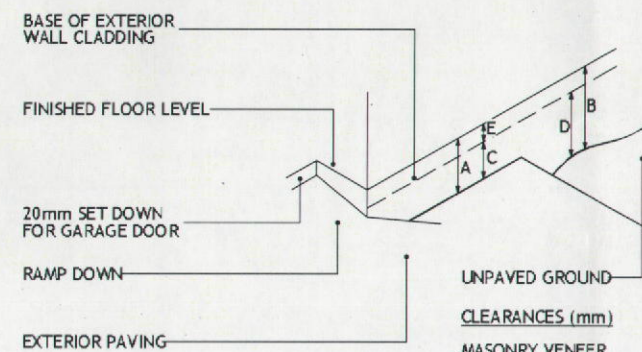
02
--
BRICK VENEER GARAGE DOOR JAMB
SCALE 1:5



03
--
TYPICAL DOOR SILL AT CONCRETE FLOOR
SCALE 1:5

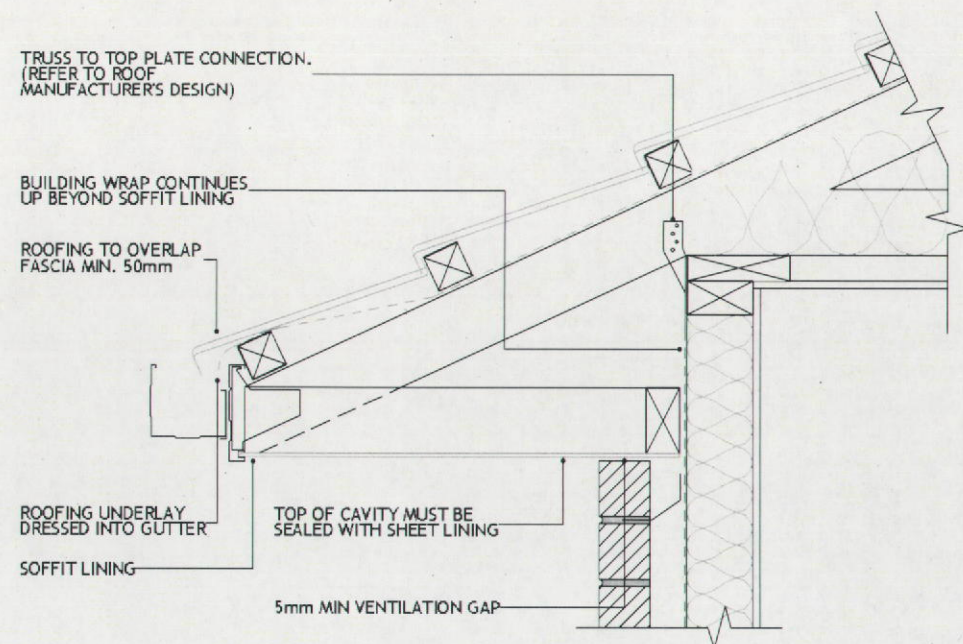


04
--
TYPICAL BRICK SILL AT CONCRETE FLOOR
SCALE 1:5

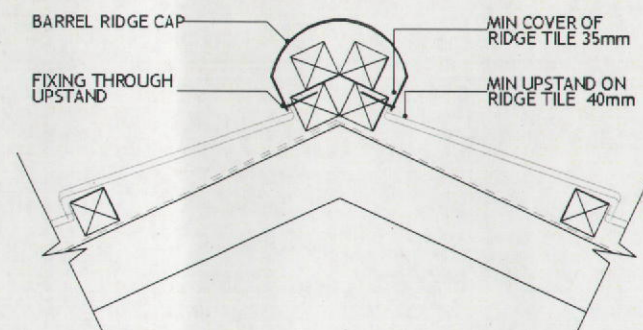


05
--
CLADDING CLEARANCES
NZBC E2/AS1
SCALE 1:5

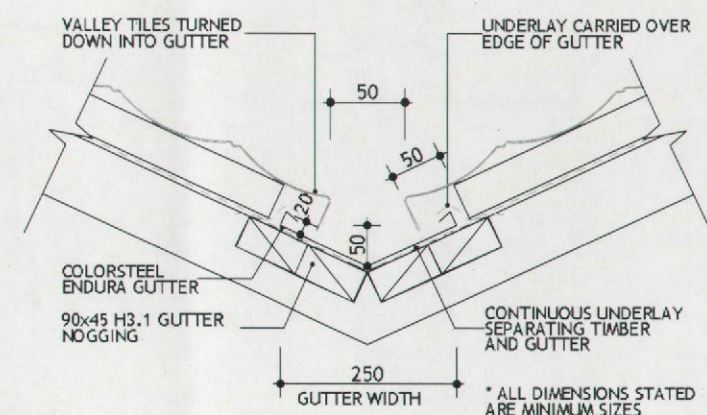
PIM/BC
. . 6 9 3 8 6



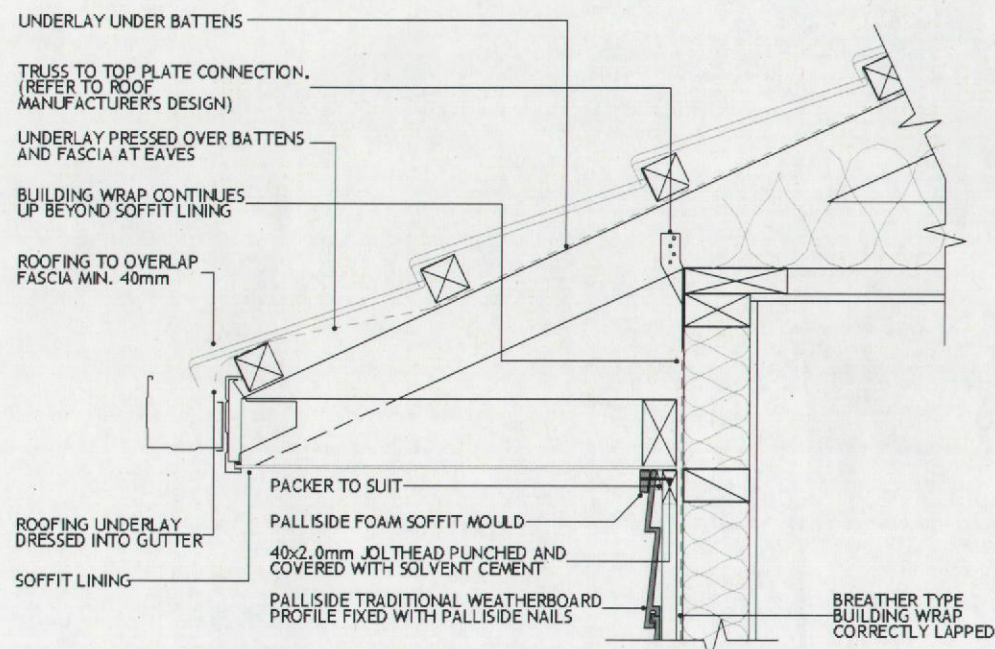
01
12
BRICK VENEER
EAVE DETAIL
NZBC E2/AS1
SCALE 1:10



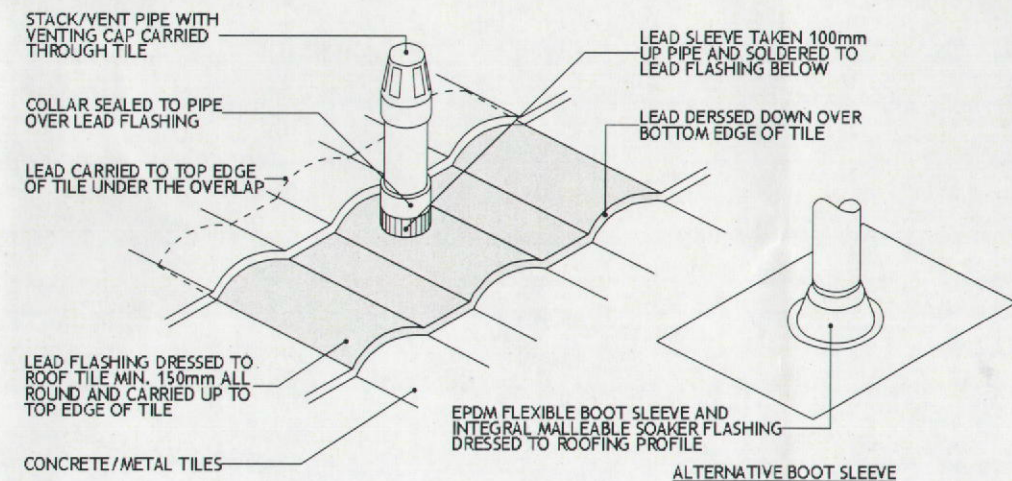
03
12
RIDGE DETAIL
NZBC E2/AS1
SCALE 1:10



04
12
VALLEY DETAIL
SCALE 1:10



02
12
PALLISIDE 'TRADITIONAL'
EAVE DETAIL
DC11 PALLISIDE 16/03/2012
SCALE 1:10



05
--
PIPE PENETRATIONS
NZBC E2/AS1
NOT TO SCALE

the copyright of this drawing remains the property of Jemian Services Ltd.

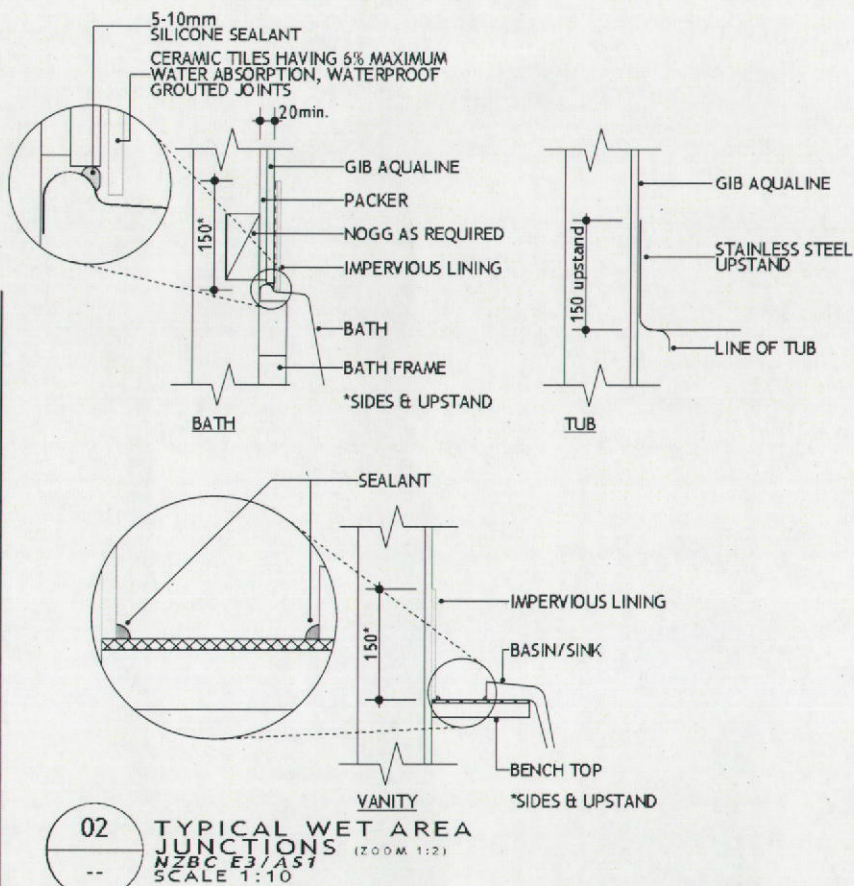
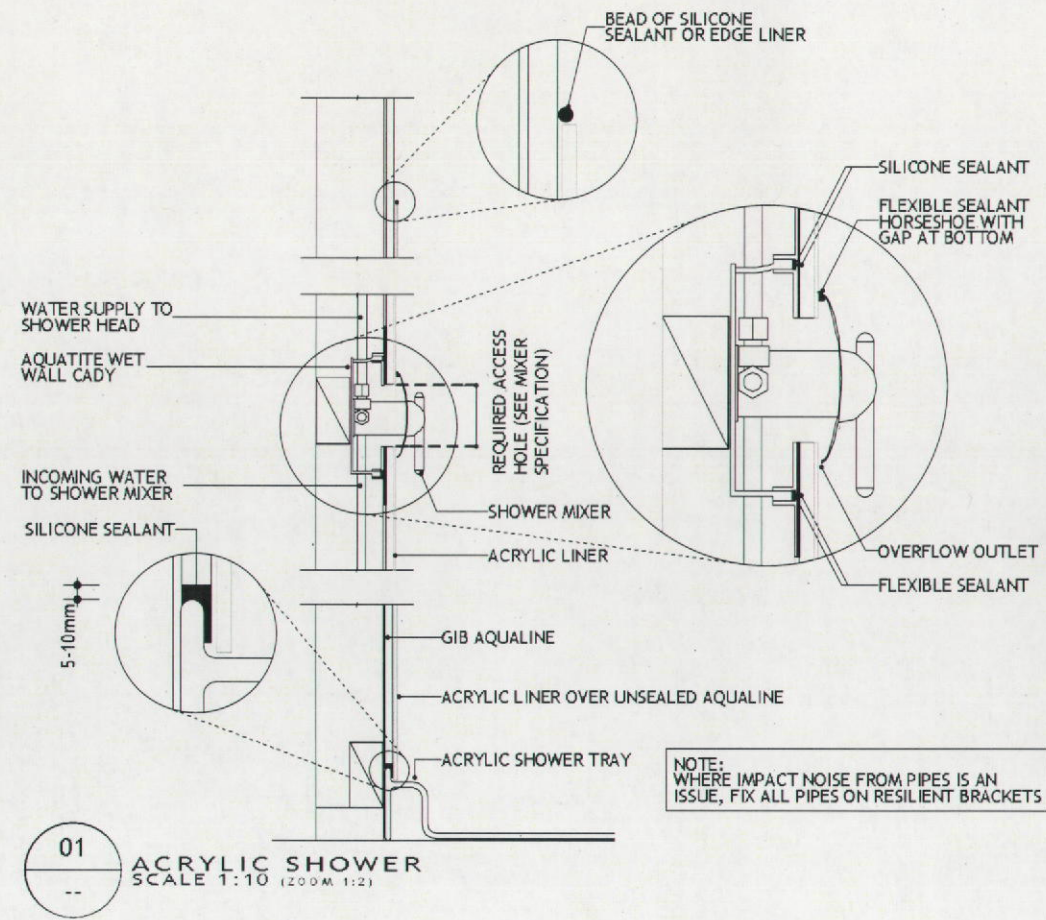


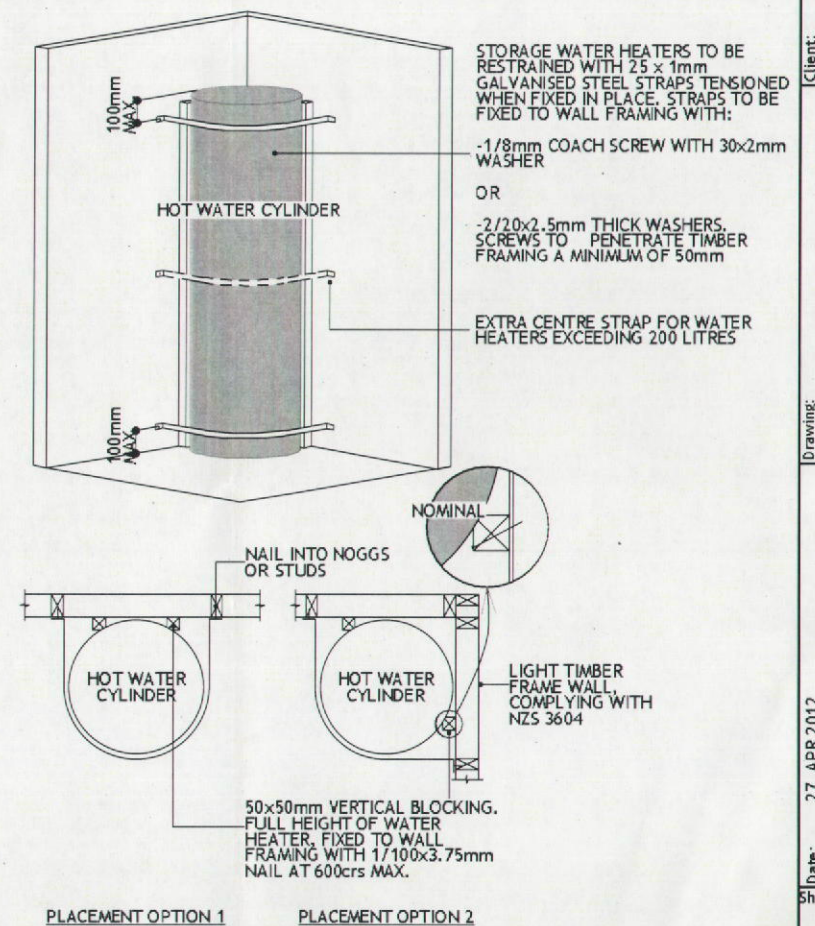
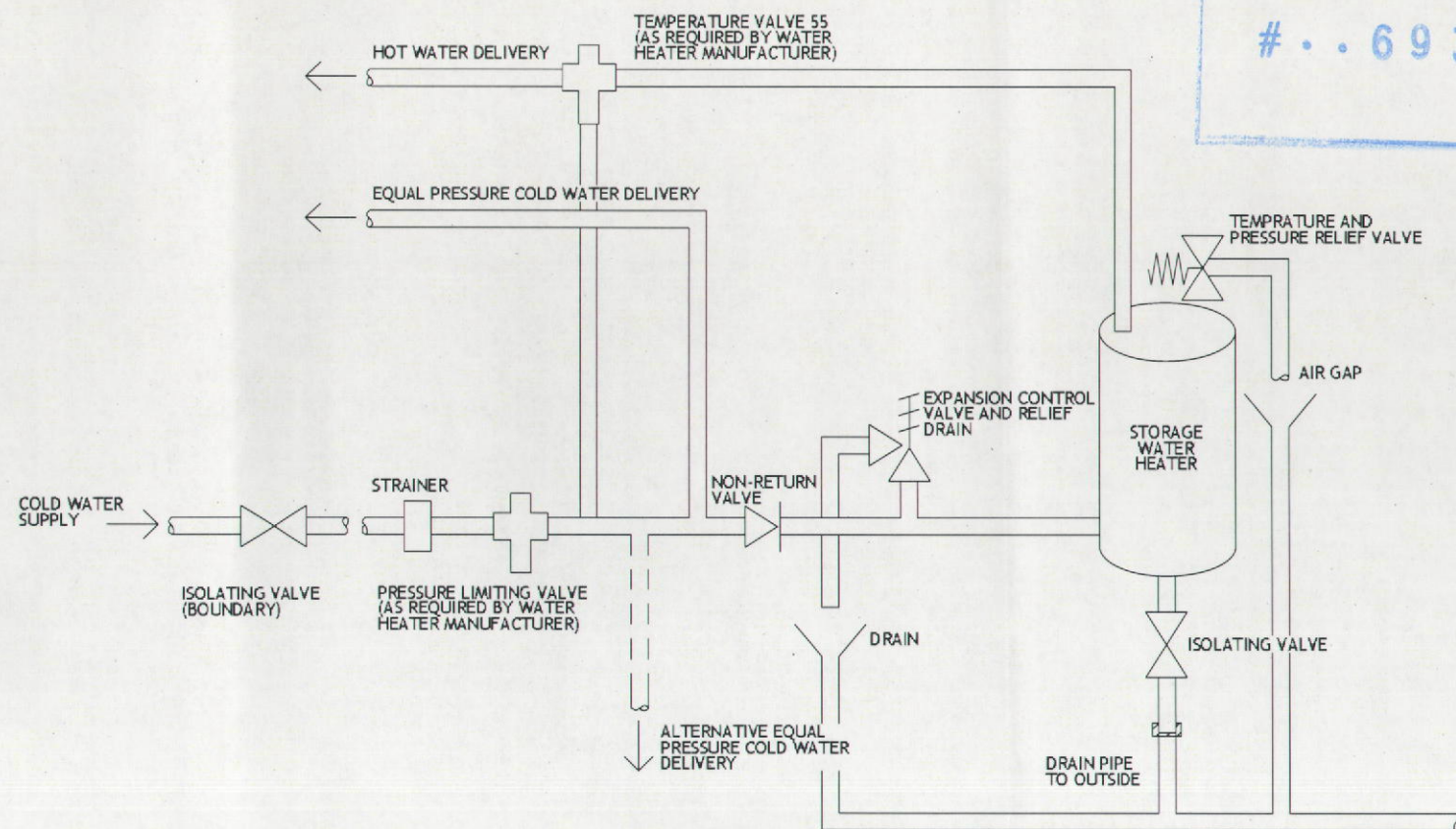
TABLE 4 NZBC G12/AS1
TEMPERING VALVE AND NOMINAL PIPE DIAMETERS

	LOW PRESSURE (i.e. HEADER TANK SUPPLY OR LOW PRESSURE)	LOW AND MEDIUM PRESSURE UNVENTED (VALVE VENTED) AND AND OPEN VENTED	MAINS PRESSURE
PRESSURE OF WATER AT TEMPERING VALVE (kPa)	20-30	30-120	OVER 300
METRES HEAD (m)	2-3	>3-12	OVER 30
MINIMUM TEMPERING VALVE SIZE	25mm	20mm	15mm
PIPES TO TEMPERING VALVE	25mm (SEE NOTE 3)	20mm	20mm (15mm OPTIONAL) (SEE NOTE 1)
PIPES TO SHOWER	20mm	20mm (SEE NOTE 4)	20mm (SEE NOTE 5) (15mm OPTIONAL) (SEE NOTE 1)
PIPES TO SINK/LAUNDRY (SEE NOTE 2)	20mm	20mm	15mm
PIPES TO BATH (SEE NOTE 2)	20mm	20mm	15mm
PIPES TO BASINS (SEE NOTE 2)	15mm	15mm	10mm

NOTES:
1. IF SUPPLIED BY SEPERATE PIPE FROM STORAGE WATER HEATER TO A SINGLE OUTLET.
2. THIS TABLE IS BASED ON MAXIMUM PIPE LENGTHS OF 20 METRES.
3. 2m MAXIMUM LENGTH FROM WATER HEATER OUTLET TO TEMPERING VALVE.
4. 15mm IF DEDICATED LINE TO SHOWER.
5. 10mm IF DEDICATED LINE TO SHOWER.

03 MAINS PRESSURE HWC
& SEISMIC RESTRAINT
NZBC G12/AS1
SCALE 1:10

FIGURE 8 NZBC G12/AS1
MAINS PRESSURE STORAGE WATER HEATER SYSTEM (UNVENTED)



PIM/BC
#...69386

Milestone Homes
the affordable way to a quality home

Client: SMITH & GEDDES TRUST
LOT 7 DP 399109
15 HAMON PLACE
ROTORUA

Drawing: DETAILS

3
2 4
1
elevation key

Date: 27 APR 2012
Revision: W0-A WORKING DRAWINGS
Job #: MRO 12502
Drawn: S.B.
Checked: O.B.
Amended: S.B.

Sheet: 18/18

BUILDING CONSENT LAYOUT

CARTERS
Your Building Partner

National Office
East Tamaki, Auckland
(09) 272 7282

JOB No **BS30206**

Client: Milestone Homes
Job Name: Smith & Geddes
Address: 12 Hamon Pl
Rotorua

Pitch: 25.0deg
Roof Material: Metal Tiles
Soffit Overhang: 600mm
Wind Area: High
Snow Load(factored): 0.539kPa

Trusses and rafters at 900mm
max centres unless stated otherwise.

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

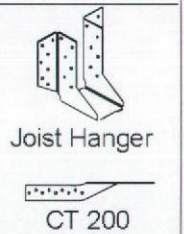
DRAWN BY Jenny Corbett

DATE 19 April, 2012

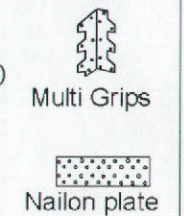
PAGE 1 of 2

FIXINGS

A= 47x90 JH
B= 47x120 JH
D= 47x190 JH
E= 95x165 JH



C= CT200 (pair)
M= Multigrips (pair)
N= Nailon Plate
Q= 9kN Pack
P= 16kN Pack



All other truss fixings
must have two wire dogs
unless indicated as above



NOTE

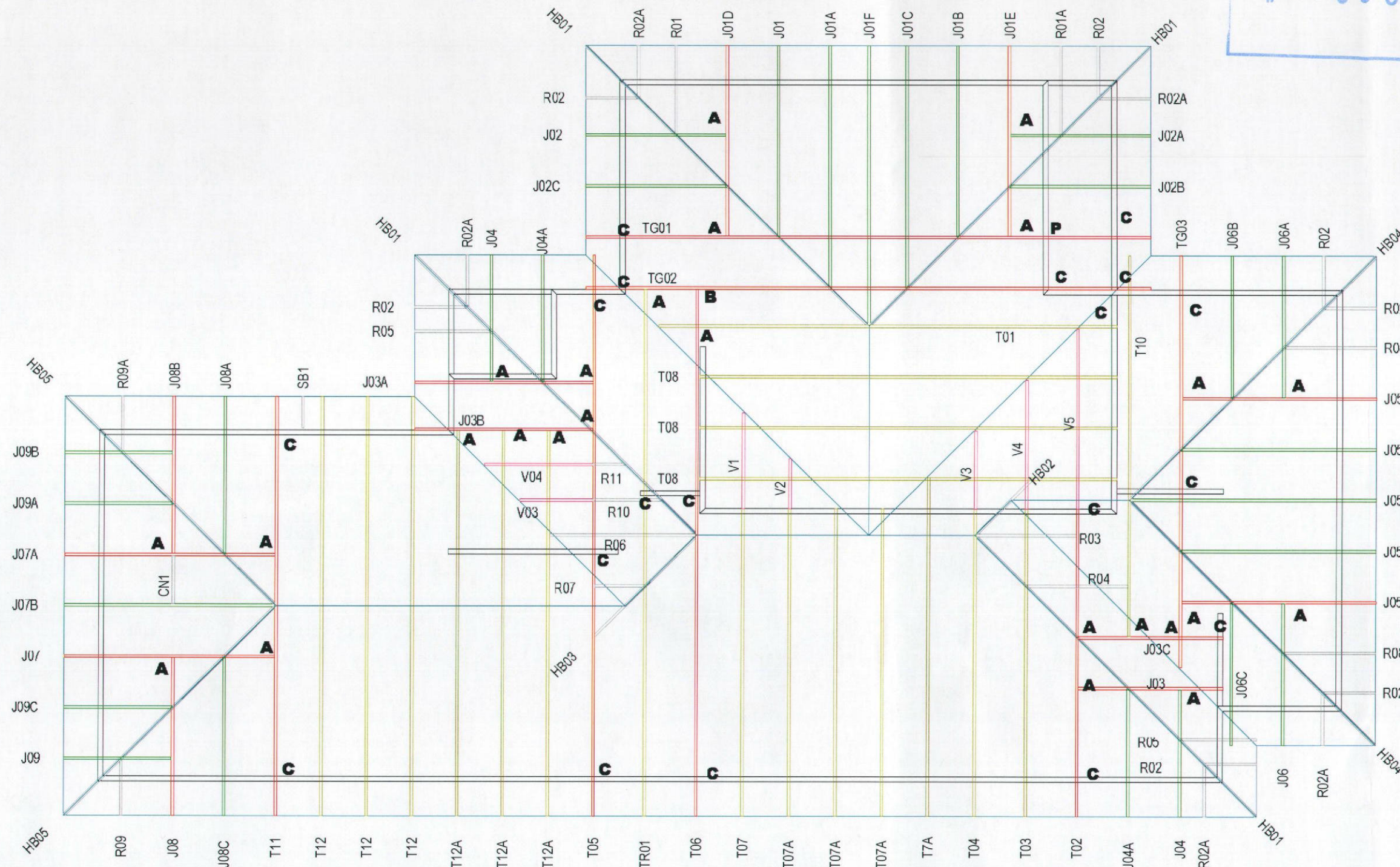
Please contact your local CARTERS
Manufacturing Branch for any queries
regarding this layout.



See Page 2 for Dimensions, Lintel
Statement & Point Load Notification

PIN/BC

. . 69386



BUILDING CONSENT LAYOUT

CARTERS
Your Building Partner

National Office
East Tamaki, Auckland
(09) 272 7282

JOB No **BS30206**

Client: Milestone Homes
Job Name: Smith & Geddes
Address: 12 Hamon Pl
Rotorua

Pitch: 25.0deg
Roof Material: Metal Tiles
Soffit Overhang: 600mm
Wind Area: High
Snow Load(factored): 0.539kPa

Trusses and rafters at 900mm
max centres unless stated otherwise.

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

DRAWN BY Jenny Corbett

DATE 19 April, 2012

PAGE 2 of 2

These lintels have been sized using
one of the following :

The GANGLAM 04/2008 and
FLITCH BEAM 12/2007
selection manuals from MiTek NZ Ltd.

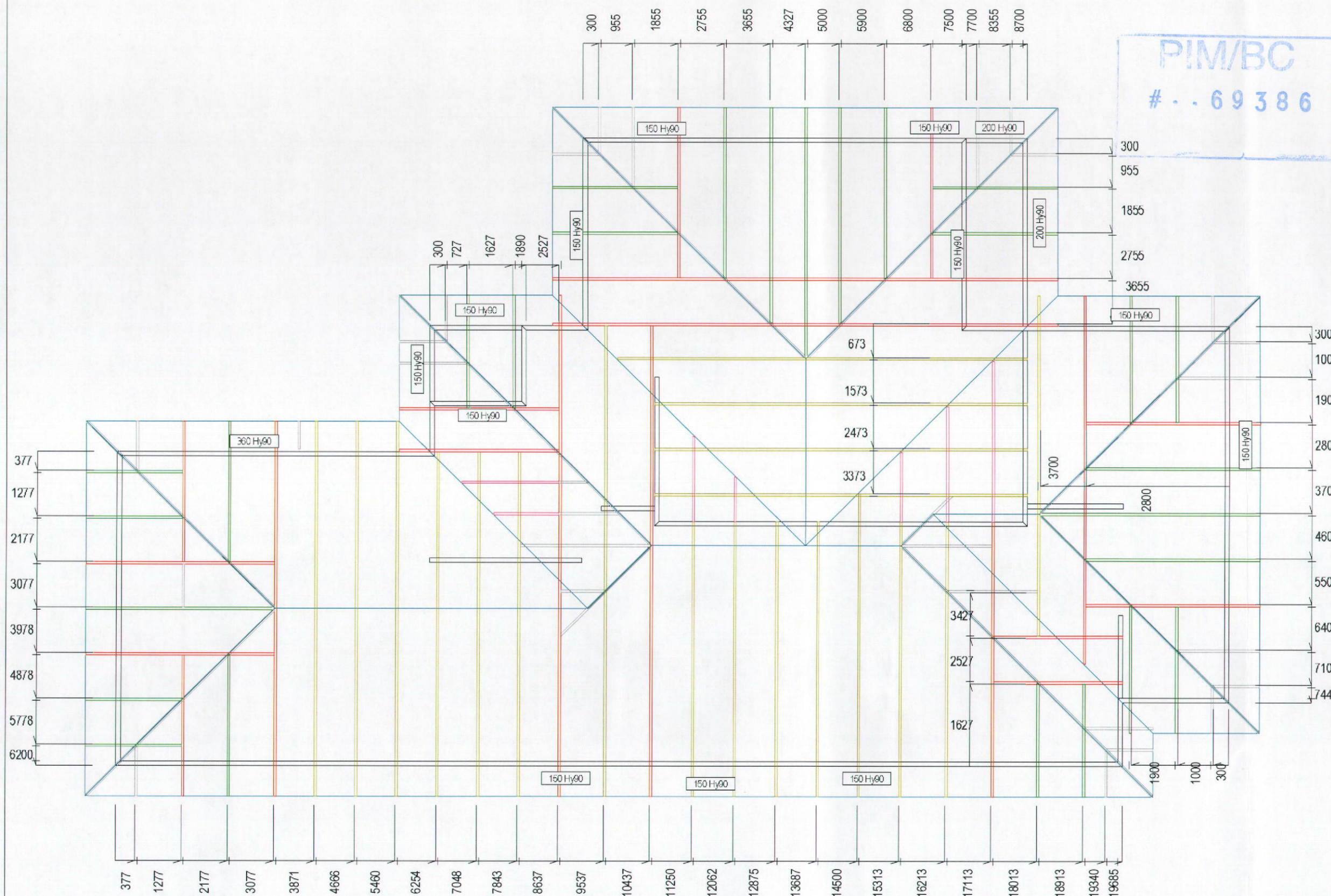
hy90 and hyONE lintels have been sized
using designIT v5 NZ software
(Incl. sub versions) or selection manuals,
hy90 Edition 1, and hyONE April 2008,
as provided by CHH Woodproducts.

Unless otherwise stated the timber grade
for all lintels is SG8. Lintels not shown
are to be selected as per NZS3604: 2011.

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



See Page 1 for Truss
Layout and Fixings



NOTIFICATION OF POINT LOADED LINTELS AND POINT LOADS ON INTERNAL
OR EXTERNAL WALLS WHERE THE DOWNLOAD IS HIGHER THAN 10kN.

Note: If no point loads indicated, loading does not exceed 10kN.