

Callaghan

Proposed New Home

Lot 3 Purnell Mews

Wanganui

Wanganui District Council

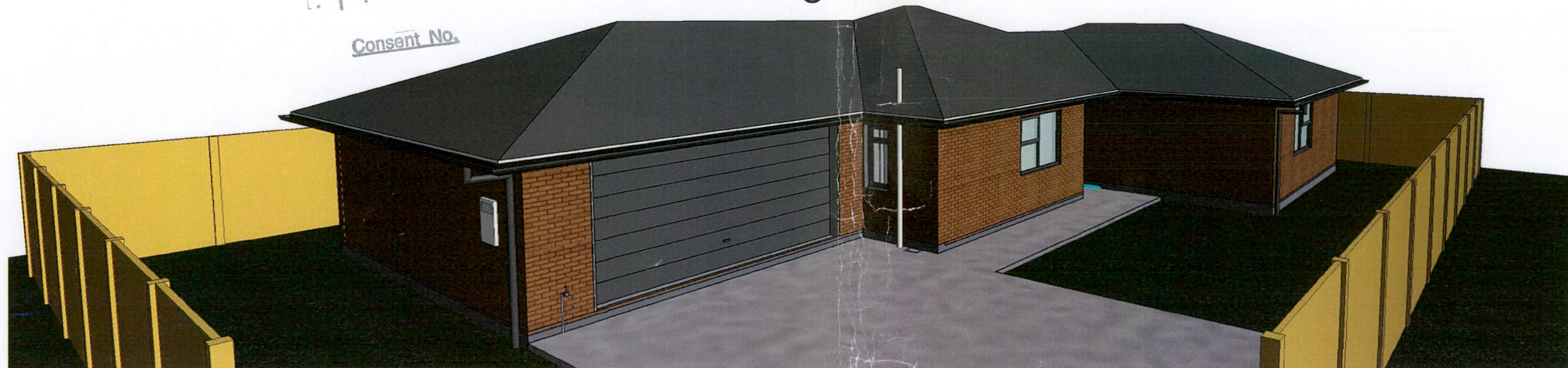
16 SEP 2014

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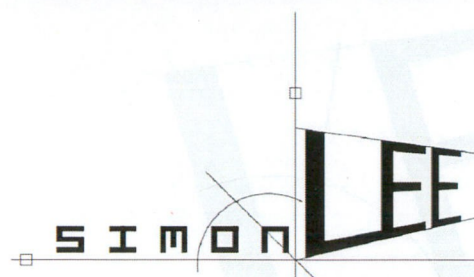
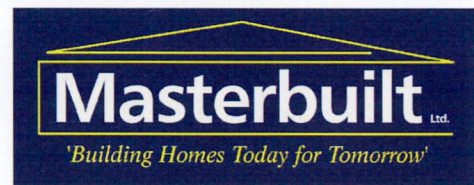
RESTRICTED
Building Work

16 SEP 2014



Drawing List

Sheet Issue Date	Sheet Number	Sheet Name	Current Revision	Current Revision Description
13/08/14	A0.1	Key Notes	A	Issued for Building Consent
16/09/14	A1.00	Site Plan	B	Answers to Council Queries
16/09/14	A2.10	Proposed Plan	B	Answers to Council Queries
13/08/14	A2.20	Slab Plan	A	Issued for Building Consent
13/08/14	A2.30	Roof Plan	A	Issued for Building Consent
13/08/14	A2.40	Bracing and Lintel Plan	A	Issued for Building Consent
16/09/14	A2.50	Plumbing	B	Answers to Council Queries
12/08/14	A4.00	Elevations	A	Issued for Building Consent
13/08/14	A4.10	Elevations	A	Issued for Building Consent
16/09/14	A5.00	Section	B	Answers to Council Queries
16/09/14	A5.10	Section	B	Answers to Council Queries
13/08/14	A6.00	Window / Door Schedule	A	Issued for Building Consent
13/08/14	A8.00	Details	A	Issued for Building Consent



ARCHITECTURAL PLANS
BUILDING CONSENT DOCUMENTATION
CAD & BIM TECHNICIAN

LICENSED BUILDING PRACTITIONER DESIGN

13 MARYBANK RD RD2 WANGANUI 06 3455826 021 991640 SIJO@IHUG.CO.NZ

General

General

Carry out all work in accordance with the NZ Building Act, NZ Building Code and NZS 3604: 2011.

If any discrepancies have occurred please contact designer prior to carrying out work on site, do not scale off drawings.

All drawings to be read in conjunction with truss manufacturers details.

The Designer is not involved in Project Observation. It is the responsibility of the client to ensure construction is in accordance with manufacturers requirements.

Concrete

Concrete in accordance with NZBC B1/ AS1 Structure - general 2.0 concrete.

Carpentry

Refer to Key Notes for timber treatment and stress grades.

Workmanship to comply with NZS 3604:2011 Timber Framed Buildings.

Aluminium Windows

Install in accordance with NZS 3504 Aluminium Windows and BRANZ Bulletin 304: Flashing Design and 305: Domestic flashing installation.
Aluminium Windows to comply with NZS 4211:1985.

Glazing

Glazing to comply with NZS 4229: Part 3: 1999 & Part 4 2004.

Smoke Alarms

Install smoke detectors in all escape routes in household units and be placed within 3m of every sleeping space door in accordance with F7/AS1 or AS1670.

Plumbing & Drainage

In accordance with AS/NZS 3500 and NZBC G13.

Electrical

All work in accordance with NZS 3000: 1997 "The Wiring Rules".

Flashings

Ensure compliance with E@/AS1 durability clause, table 20 and material compliance clauses of table 21 & 22.

Structure

In-Situ Concrete

Concrete Driveway

Typically 100mm thick concrete slab on 150mm min. compacted hardfill.

Concrete Entrance Porch

100mm slab to entry porch, 100mm below house slab and falling 30mm to outside.

Concrete floor Slab

100mm thick concrete slab - Polythene DPM as specified on 150mm min. compacted granular fill.

Ensure - 225mm to unfinished ground / 150 to finished ground

Timber Wall Framing

H1.2

Framing protected from the weather, above ground with possibility of exposure to moisture.

Subfloor framing except piles.

Exterior wall framing protected from weather.
All interior wall framing.

Mid-floor framing
Interior wall framing

Framing and other members within enclosed decks or balconies
Framing and other members supporting enclosed decks or balconies.

Flat roofs and associated members
Skillion roof and associated members

H3.1

Battens used behind cladding to form cavity

H3.2

Framing exposed to weather above ground with a risk of trapped water
External rafters and beams.
Timber slatted decking, joists and bearers
Fence pailings and rails not in contact with ground

Framing and other members within enclosed cantilevered decks (including joist trimmers, nogs and blocking)

H4

Framing such as fence posts and landscape timbers, that is exposed to the weather and is in contact with the ground

H5

Framing such as house piles, poles and retaining walling, that is exposed to the weather and is in contact with the ground.

Enclosure

Brick Veneer Cladding

Selected Brick veneer over 50mm cavity fixed to external timber wall framing over building paper as specified.

Allow ties as per manufacturer

Allow weep holes every third perpend - check with manufacturer for exact centres and requirements

The installation complies with NZS HB 4236 and NZS 3604: 2011

Corrugate Roofing

Colorsteel Corrugated roofing over 70x45 purlin @ 900crs, over building underlay, as specified.

All fixings as per NZS 3604: 2011

Rainwater Spouting Systems

Colorsteel gutter and fascia system with matching barge.
Allow spouting fall to downpipes.

Soffits

4.5 mm hardieflex soffit cladding fixed to 70x35mm timber battens @ 600crs to manufacturers instructions and painted to selected colour.

Aluminium Doors and Windows

Double glazed units to all external doors and windows as specified with R0.26 rating, (excl. Bedrooms)

Double Glazed units to all External Doors and Windows to bedrooms to be with One pane 7.5mm glass and other pane being 6mm thick and 13mm air space between the panes.

Garage Door

As specified

Interior

Wall Linings Dry Area

10mm GIB except where Gib brace line indicated, glue and screw fixed to wall framing as per manufacturers specification.
Level 4 - Paint finish.

Wall Linings Bedrooms

10mm Gib board except where Gib brace line indicated, glue and screwed to wall framing as per manufacturers specification.
Level 4 - Paint finish

Wall Linings Garage

9mm MDF nailed to wall framing as per manufacturers specification. Board surfaces should be primed or clear sealed immediately after fixing.

Wall Linings Wet Areas

13mm Gib Aqualine behind shower and bath 10mm Gib Std elsewhere, except where Gib brace line indicated, glue and screwed to wall framing as per manufacturers specification.
Level 4 - Paint finish.

Ceiling Linings Dry Areas (including Garage)

10mm Gib Standard, glue and screwed to 70x35 metal battens @ 400crs.
Level 4 Paint finish.

Ceiling Linings Wet Area

13mm GIB Standard, glue and screw fixed to 70x35 metal battens @ 400crs
Level 4 - Paint finish

All linings to be installed in accordance to the manufactures instructions

Floor Finishes

Tiling: Select Ceramic tiles over Ardex waterproofing membrane as specified.

Floor - Bathroom, Ensuite, WC, Entrance, Kitchen & Laundry

Wall - To Vanity & Bath

Carpets: To all rooms except the ones state above.

Showers

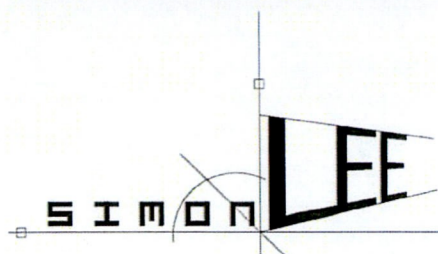
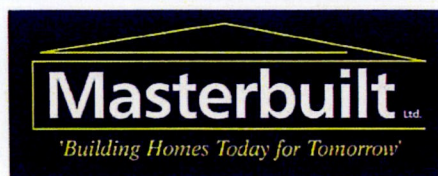
Proprietary shower cubicles TBC by client.

Hot Water

Hot water cylinder. Capacity and model TBC by client.

Interior Doors & Windows

All interior doors and windows to have timber architraves - paint quality



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Project

New Home
Lot 3 Purnell Mews, Wanganui

Client

Callaghan

Drawing Title

Key Notes

Scale

1 : 100

Date

12.08.14

Revision No

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Job No

Drawing No

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Site Information

Site Address Lot 3
DP
Purnell Mews
Wanganui

Zoning Residential

Wind Zone Medium : Exposure Zone C

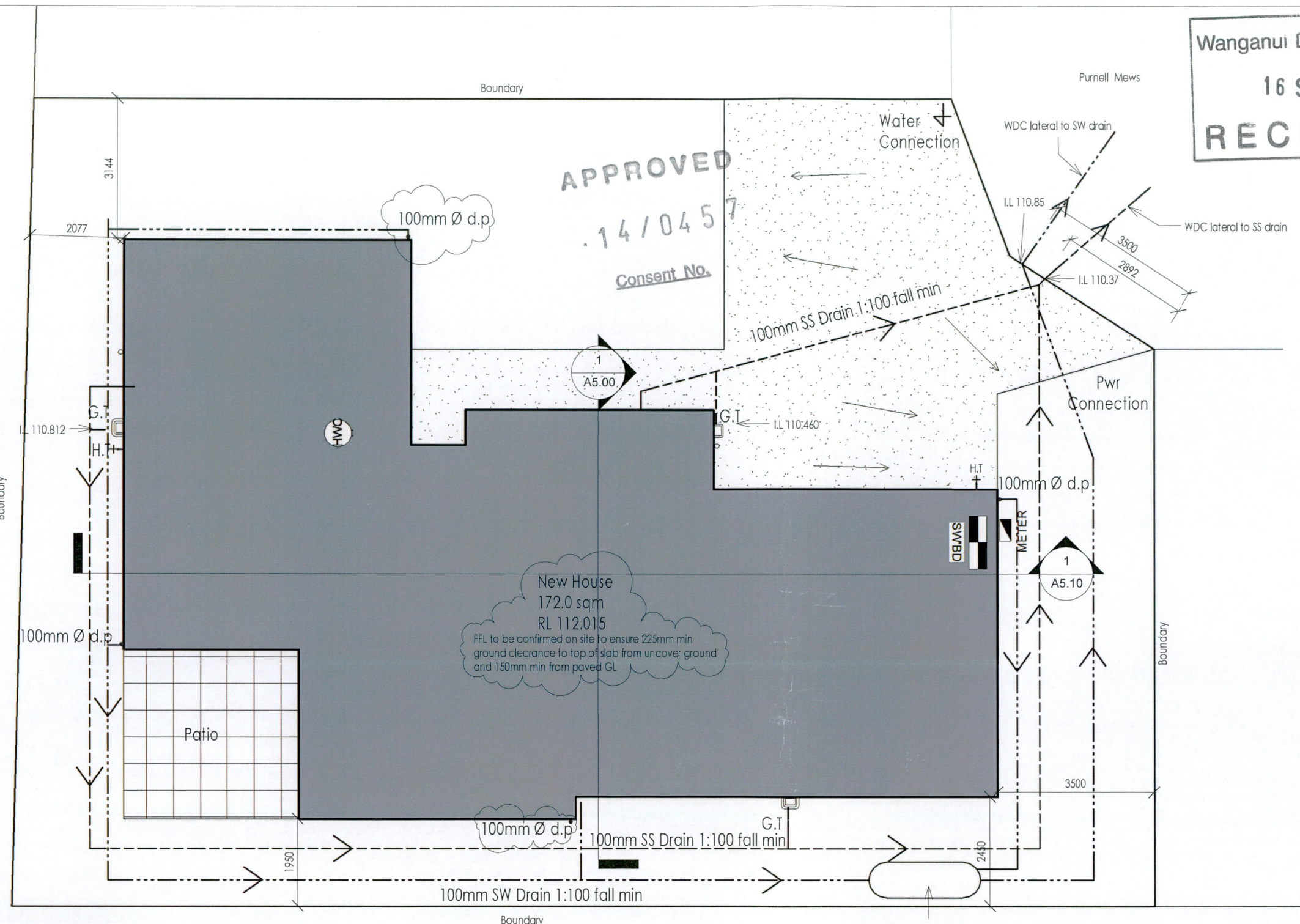
Nett Site Area 440.00sqm
Permitted site coverage 40% 176.00sqm
Proposed Ground floor area 172.00sqm
Proposed site coverage 39.0%

Downpipe Calculation

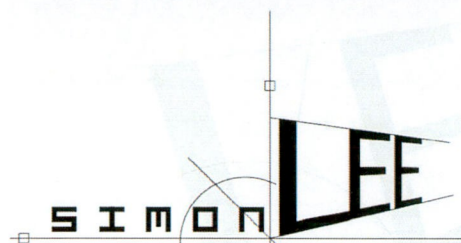
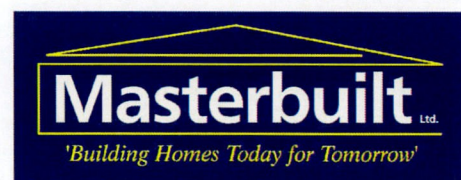
Roof Plan Area - 208m²
Roof Pitch - 22°
100mmØ dp = 155m²
Therefore a min of
2 x 100mmØ d.p required

Drainage Note

100 mm SS drain 1:100 min Fall
100 mm SW drain 1:120min Fall



1 Site Plan
1:100



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Lot 3 Purnell Mews, Wanganui

Client
Callaghan

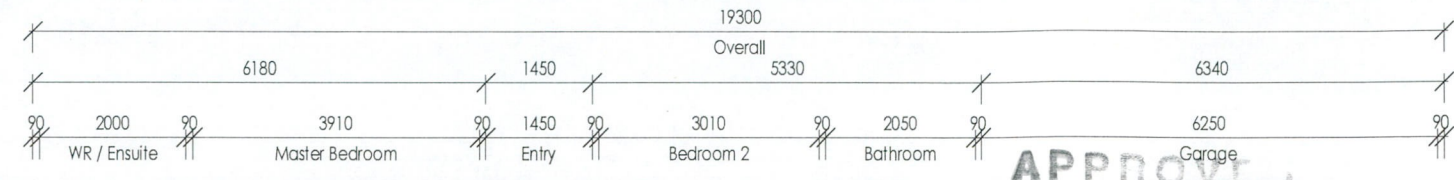
Drawing Title
Site Plan

Scales
1:100

Date
12.08.14

Revision No.
B

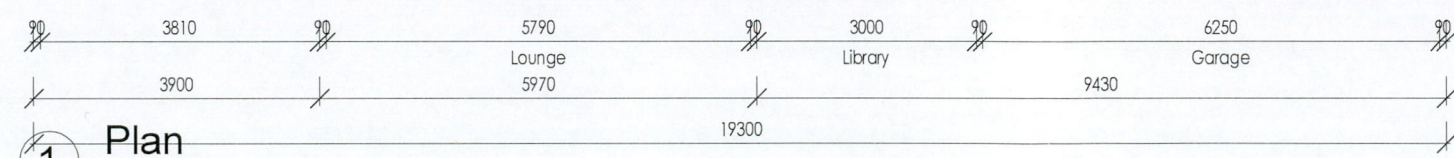
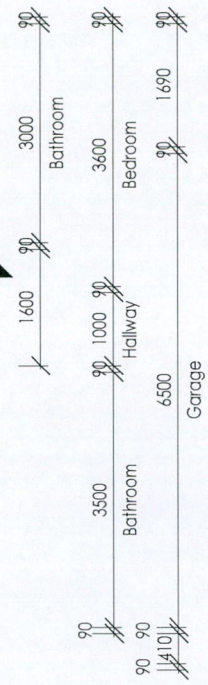
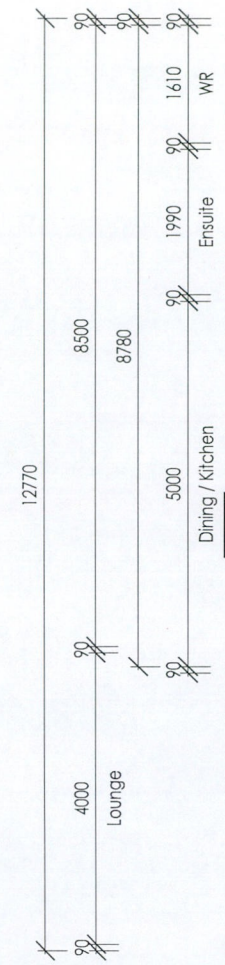
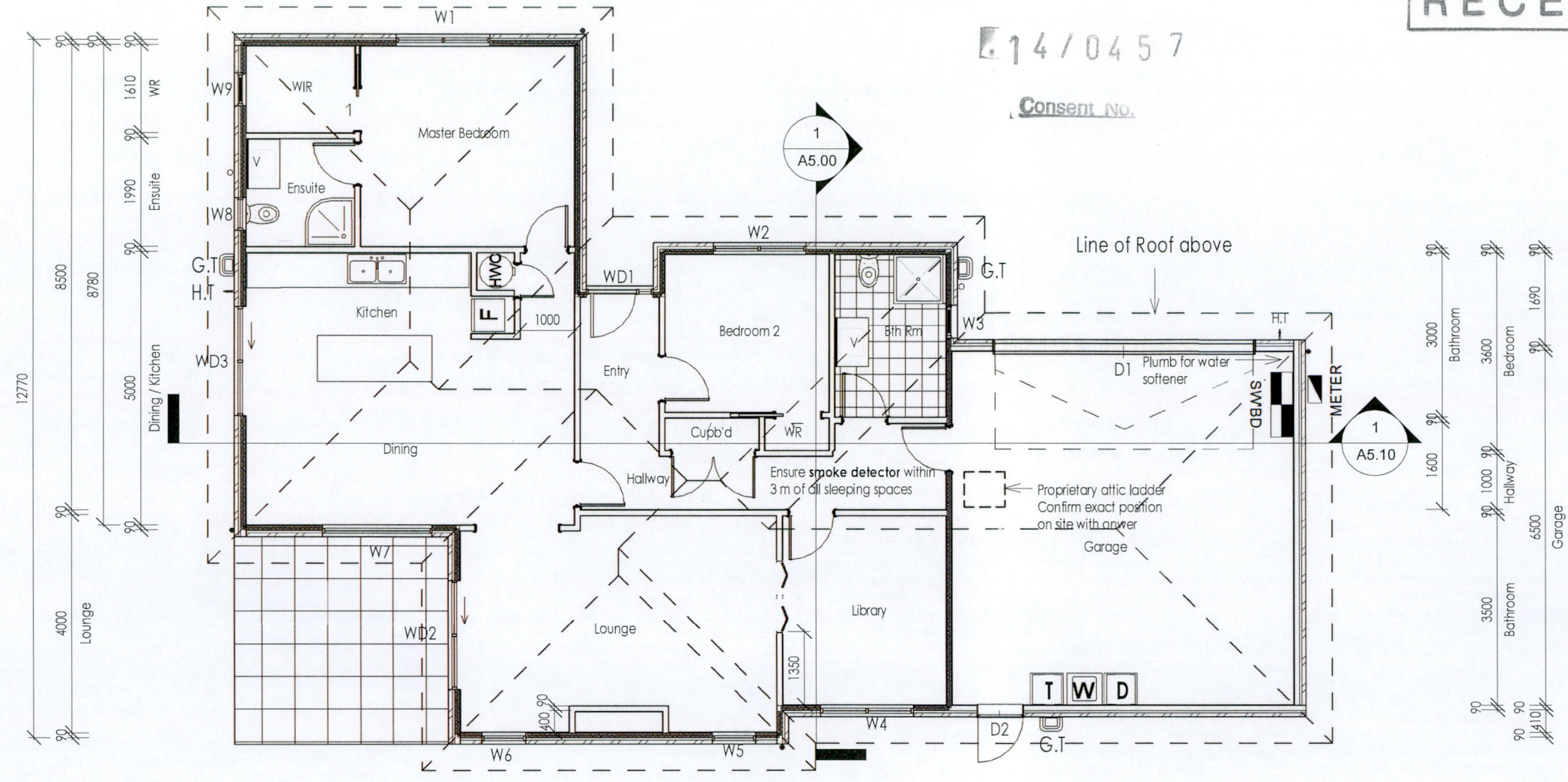
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A1.00



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1 Plan
1 : 100

Notes

Windzone medium

Dimensions
All dimensions are to timber framing
Except boundary clearance dimensions are to foundation footing.

Framing
External Walls - 90x45mm SG8 H1.2 treated timber studs @ 600crs
Stud height 2.4m max : dwangs @ 800crs max.
Internal Walls - 90x45mm SG8 H1.2 treated timber studs @ 600crs
Studs height 2.4m max Dwangs @ 800crs max.

Soffit
Continuous overhang of 600mm, unless noted on drawings.

Thermal Insulation

Total Wall Area - 121.00 sqm

Total Glazing - 23 sqm

Glazing % - 19% = < 30% therefore schedule method

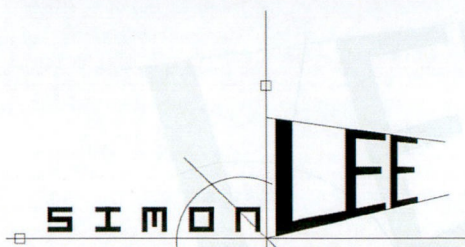
External Wall - with 2.4 batts: Allow thermal insulation in wall between garage and house. No thermal insulation to walls of garage.

Ceilings - with R3.2 ceiling batts, perimeter with R2.8 ultra wall batts if required to allow for 25mm clearance to roofing underlay: No thermal insulation over garage ceiling.

Floor - 50mm EPS under slab insulation. Expol or equivalent

All drawings are to be read in conjunction with the specifications and truss manufactures drawings.

Carry out all work in accordance with the Building Act, the NZ Building Code and NZS 3604: 2011



Architectural Plans
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Notes

This foundation design assumes "good ground" as defined by NZS 3604: 2011. If soft ground is found at the level the drawings say to excavate to, either continue excavating until good ground is reached, or refer to a registered engineer for guidance.

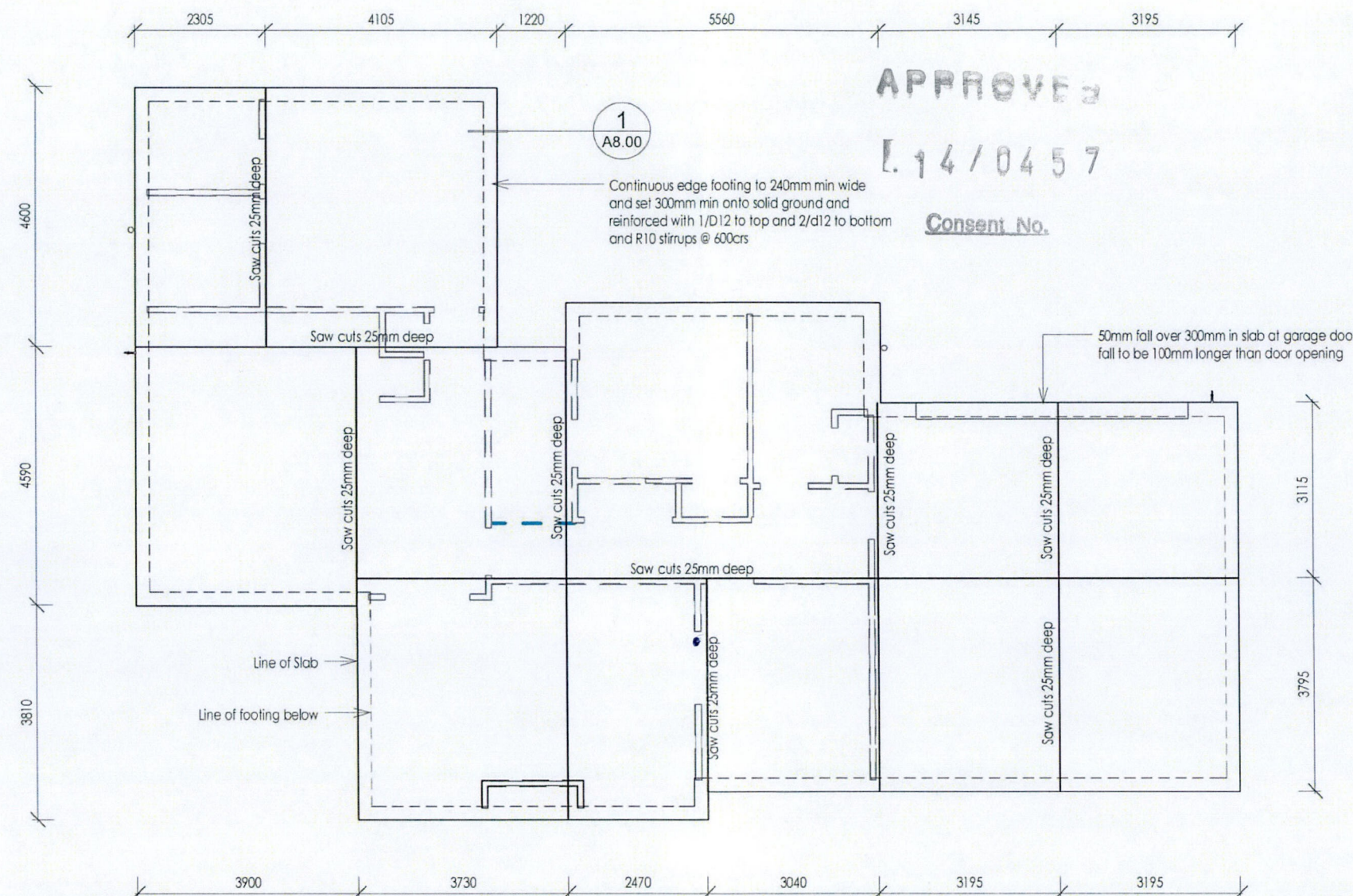
100mm slab to entry porch, 100mm below house slab and falling 30mm to outside. Thicken to 200mm around outside & reinforce with 1/D12 rod. Tie slab to house foundation with D10 starters @600 crs.

This drawing needs to be read with truss manufacturers drawings for slab thickenings where applicable.

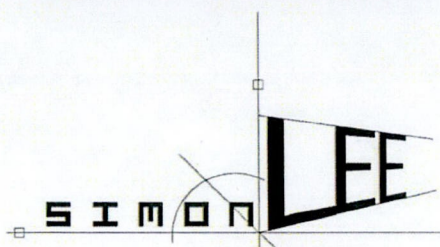
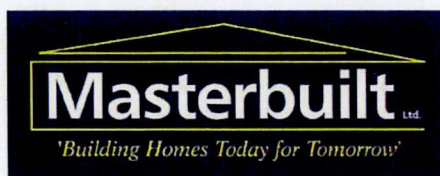
Where sawcuts or construction joints run parallel alongside walls they are to be positioned 10mm outside the line of the wall framing.

Ensure concrete floor slab is 225mm to unfinished ground / 150mm to finished ground.

All dimensions are to foundation slab face.



1 Slab Plan
1 : 100



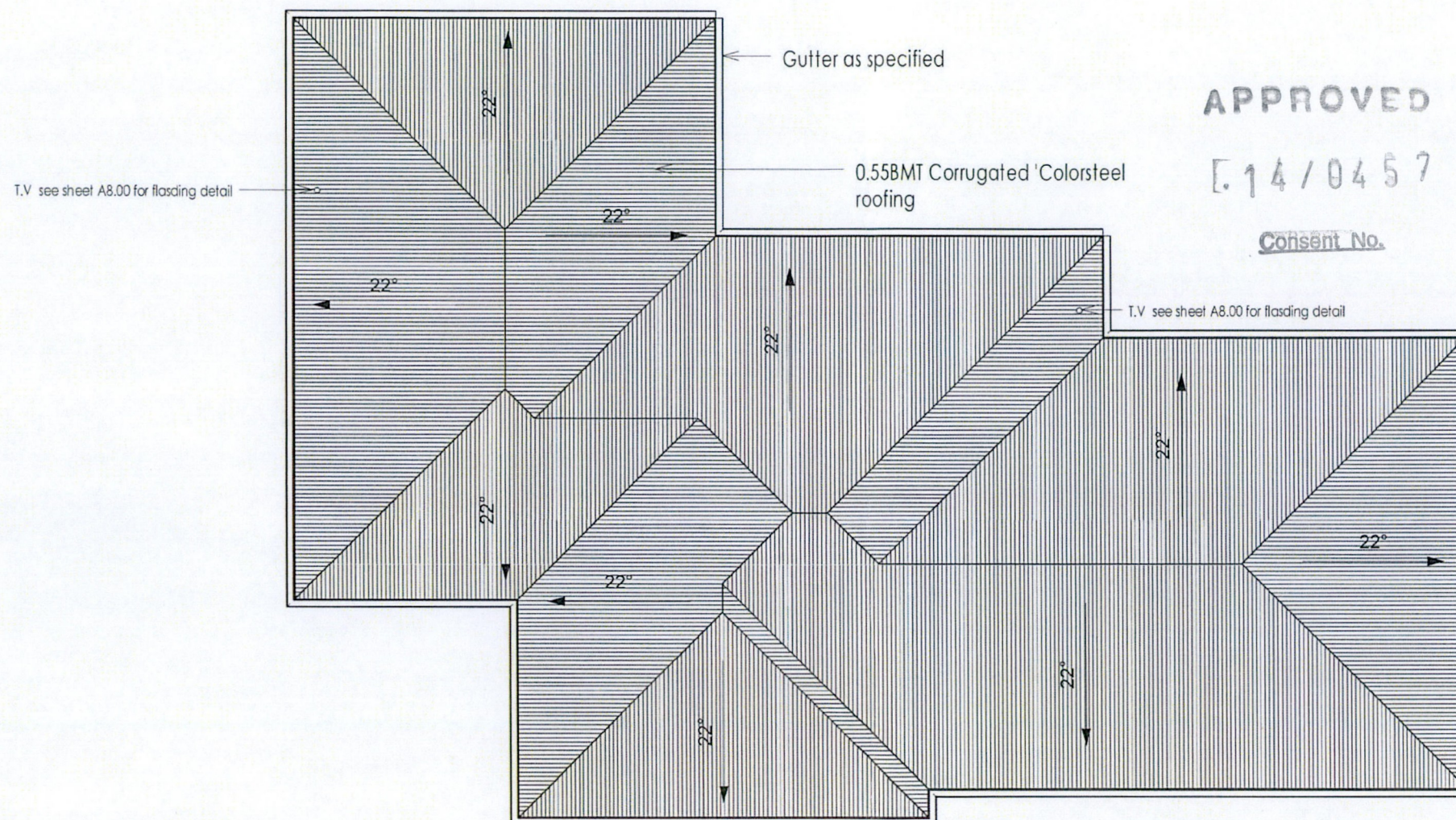
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				Job No	Drawing No	
					A2.20	

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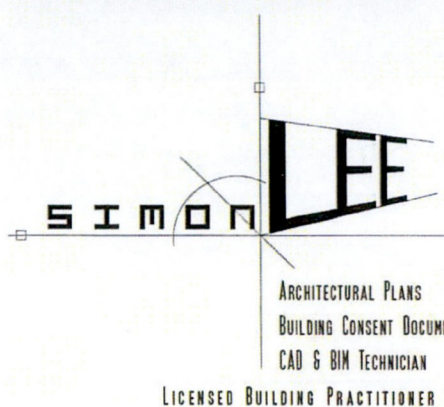
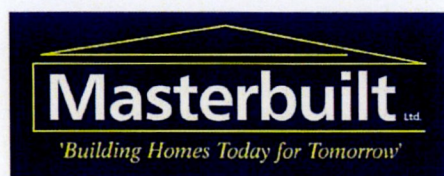


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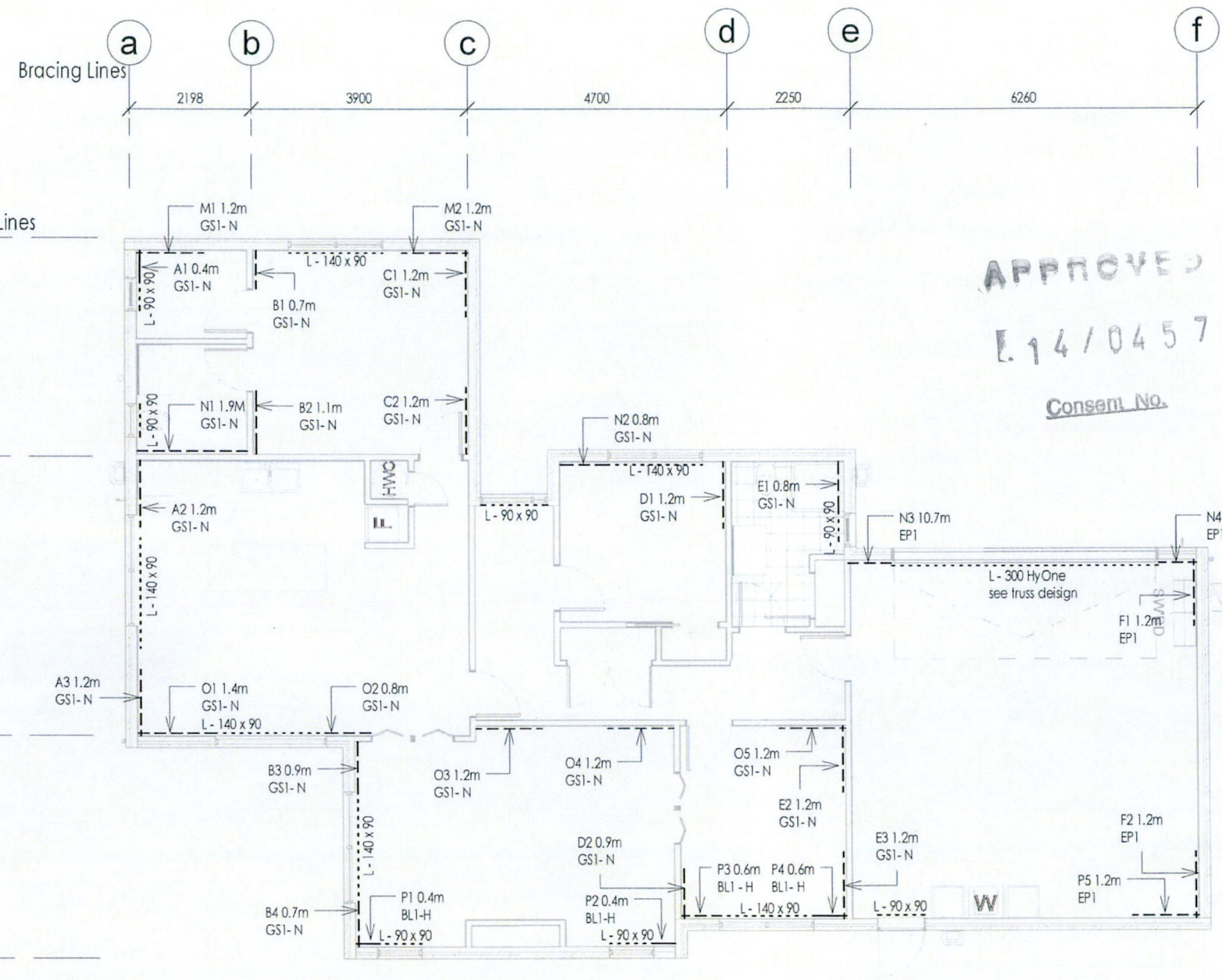
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1 Roof Plan
1:100



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					A2.30	



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- minBracing Legend**
- GS1-N 10mm or 13mm Gib Standard plasterboard one side
 - GS2-N 10mm or 13mm Gib Standard plasterboard both sides
 - GSP-H 10mm or 13mm Gib Standard plasterboard one side + minimum 7mm Ecoply to other side of wall framing.
 - BL1-H 10mm or 13mm Gib Braceline one side only
 - BLG-H 10mm or 13mm Gib braceline one side + 10mm or 13mm Gib standard plasterboard to the other side.
 - BLP-H 10mm or 13mm Gib braceline one side = minimum 7mm Ecoply to the other side of the wall framing.
 - STR9 Standard with 6KN tie downs each end, nails at 50mm crs
 - EPI CHH min 7mm Ecoply.

Notes

WnzZone : Medium

All Bracing to be continuous from bottom plate to top plate.

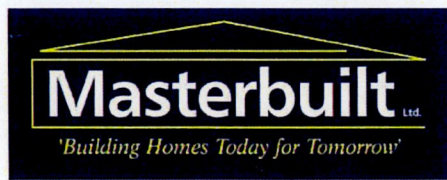
Gib board wall linings provide the majority of bracing units

The contractor will need to make provisions for temporary bracing during the construction period before linings are fixed in place.

It is highly recommend that all frames capable of containing a steel angle brace have one, to assist preline bracing and enable frames to be kept square whilst standing and plumbing frames.

Lintels

L = Lintels



1 Bracing and Lintel Plan
 1 : 100

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					A2.40	

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Stormwater

All drains to be bedded in pea metal or approved granular fill.

Grades

100mm SW - fall 1:20
150mm SW - fall 1:200

Downpipes

All downpipe to be 100mm dia

Sewer Drains

Comply with NZ/AS 3500

Waste Pipes and Grades

WC - 100mm dia - 1 in 60
Bath/Tub/ Shower/Sink/Basin - 50mm dia - 1 in 40

Note

All waste over 3.5m long must be vented
All fitting wastses over 3.5m long must either be vented or have an air admittance valve.
Any sewer branch drain over 10. long to be vented

Water

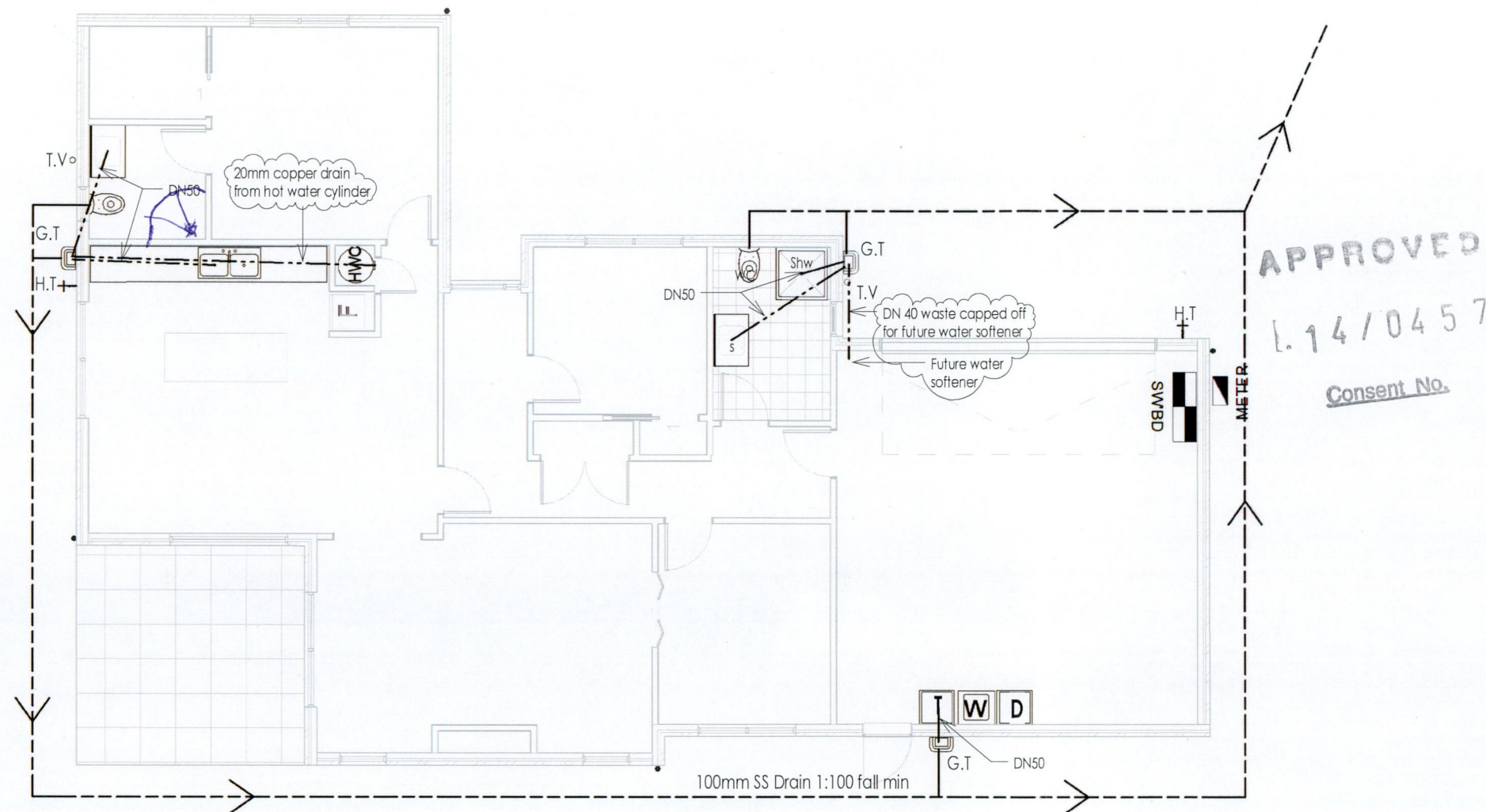
Water pipes generally 20mm diameter with 15mm braches to individual fittings.
Insulate pipework to comply with insulation requirements of H1.

Plumbing & Drainage Legend

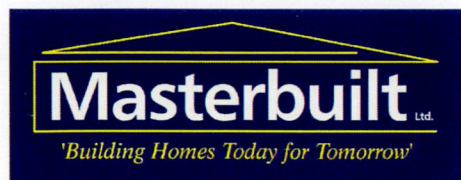
B	Basin
Bth	Bath
CA	Cleaning Access
DW	Dishwasher
FW	Floor Waste
IB	Inspection Bend
ORG	Overflow Relief Gully
GT	Gully Trap
S	Sink
Shw	Shower
Tub	Tub
TV	Terminal Vent
WC	Water Closet

-----	Proposed Sewer Drain
-----	Proposed Storm Water Drain
-----	Plumbing wastes

See Site Plan for Drainage Layout



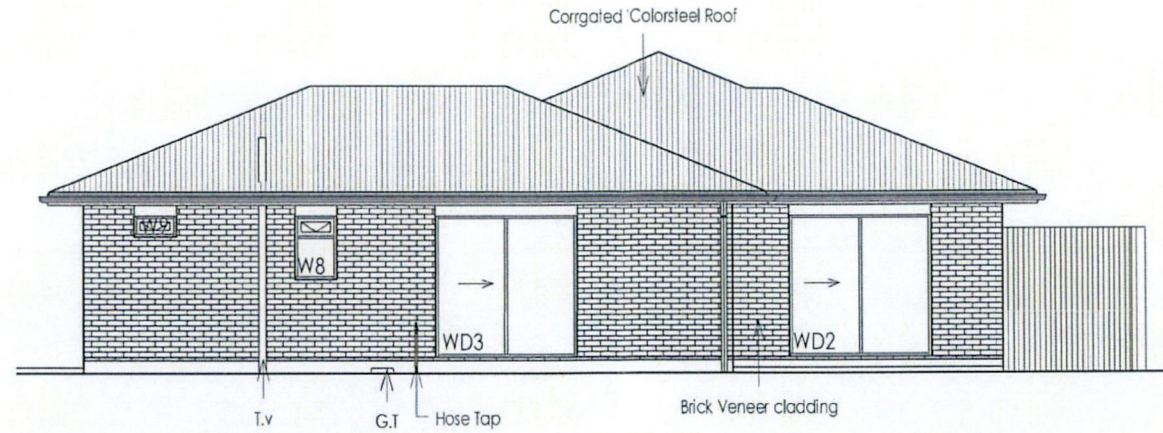
1 Plumbing and Drainage Plan
1:100



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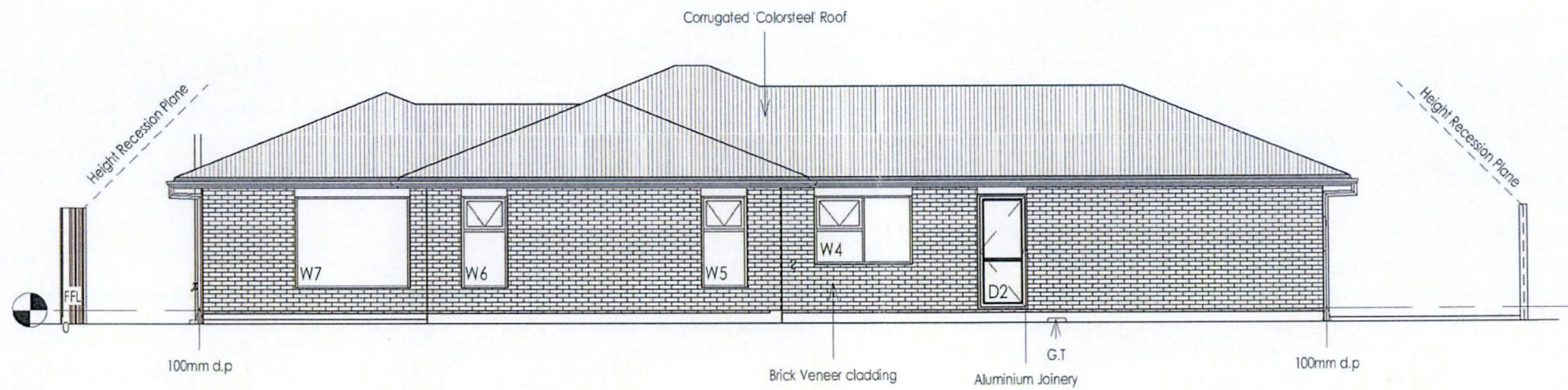


1 North Elevation
1 : 100

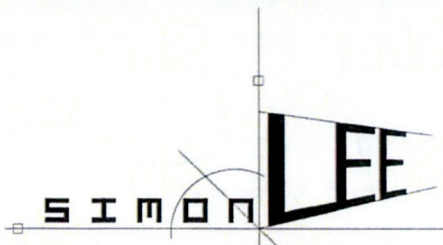
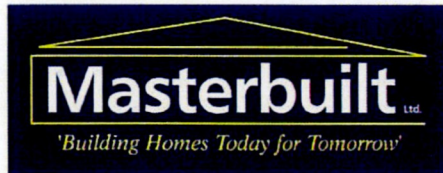
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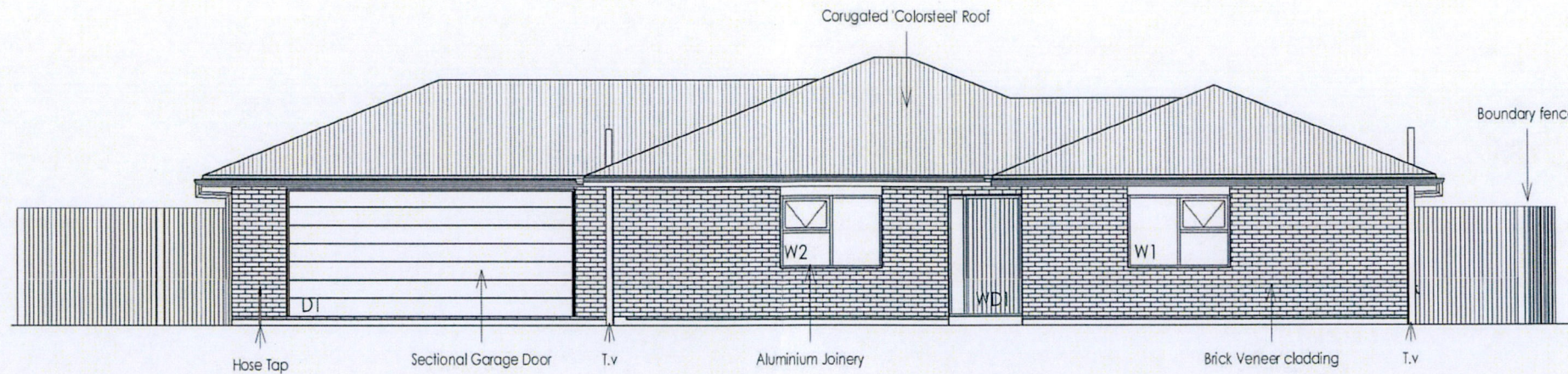
2 West Elevation
1 : 100



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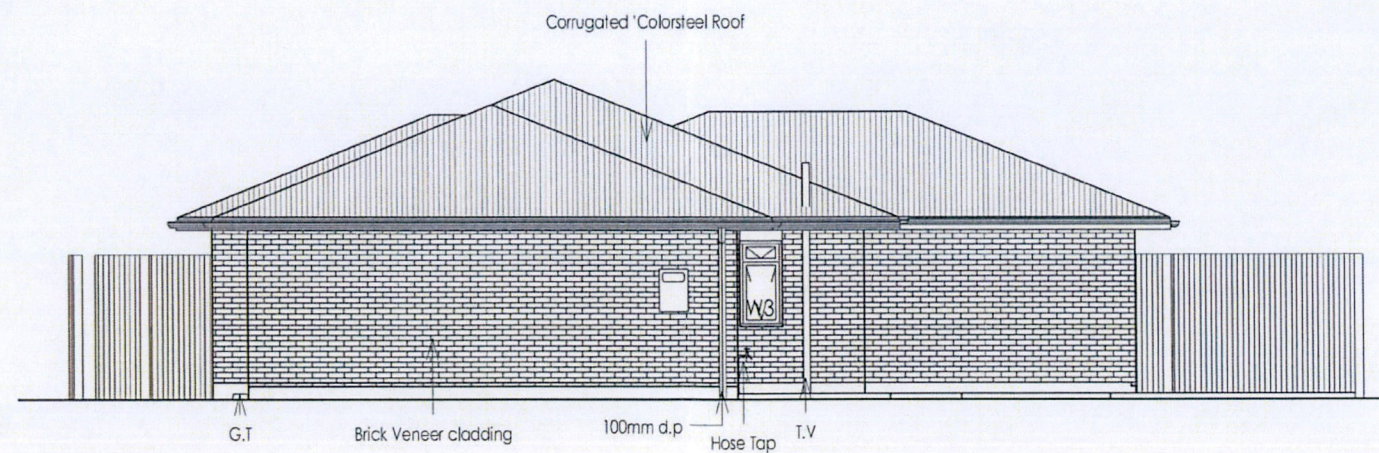


1 East Elevation
1 : 100

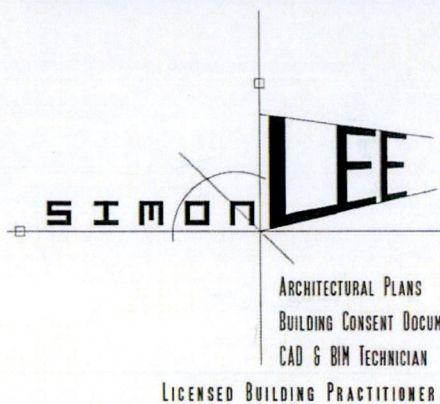
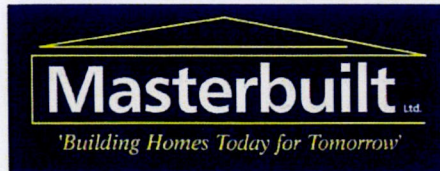
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2 South Elevation
1 : 100

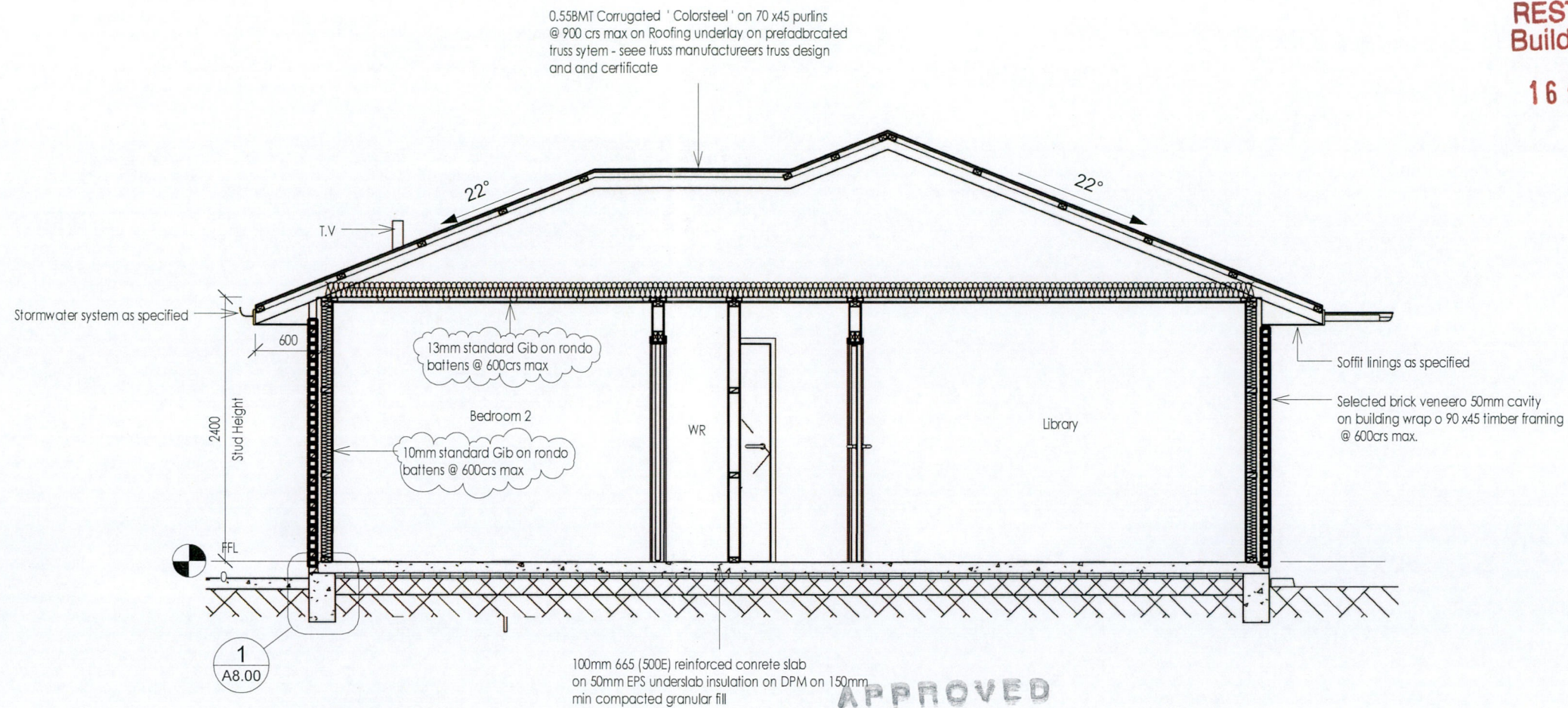


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				Job No.	Drawing No.	
					A4.10	

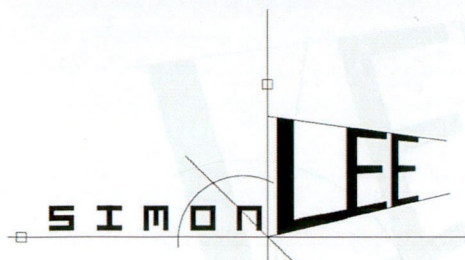
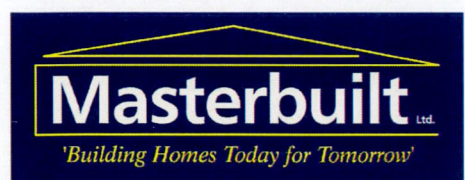
Wanganui District Council
16 SEP 2014
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**RESTRICTED
Building Work**
16 SEP 2014



Section 1
1 : 50

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14/0457
Consent No.



ARCHITECTURAL PLANS
BUILDING CONSENT DOCUMENTATION
CAD & BIM TECHNICIAN
LICENSED BUILDING PRACTITIONER DESIGN

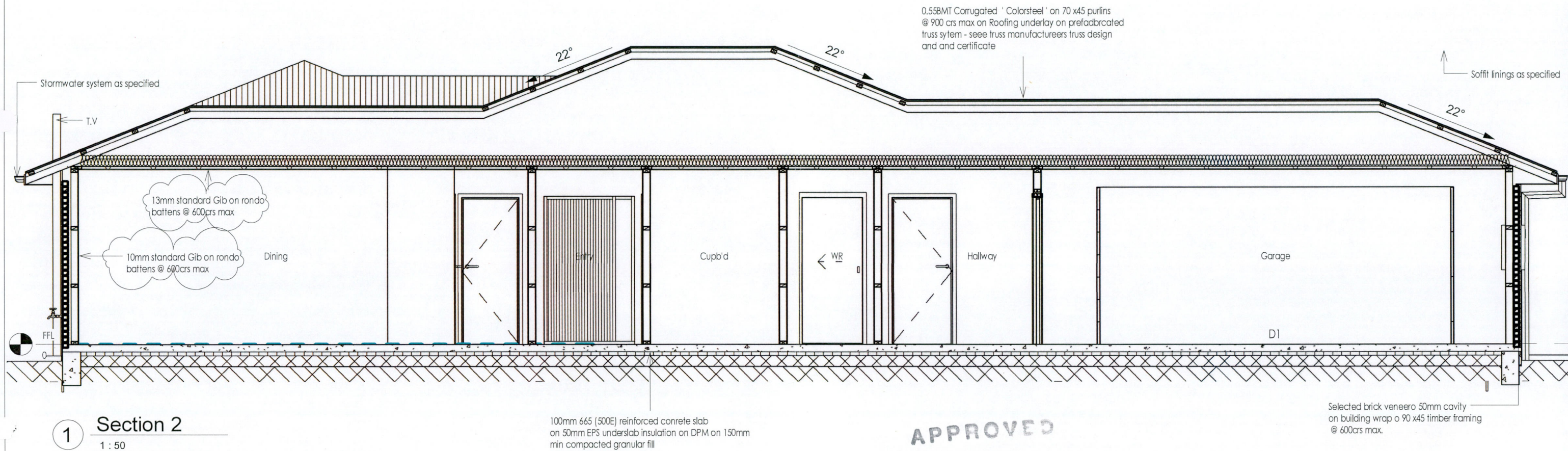
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				Job No.	Drawing No.	A5.00

Wanganui District Council
16 SEP 2014
RECEIVED

**RESTRICTED
Building Work**

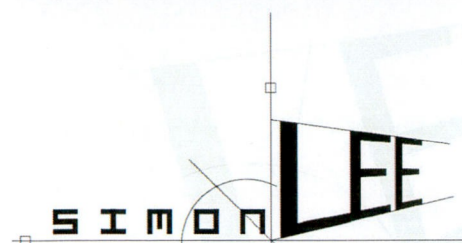
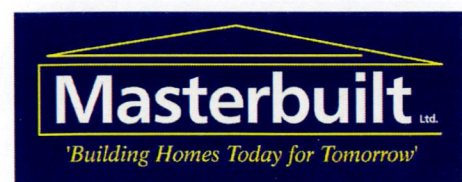
16 SEP 2014



APPROVED

14/04/17

Consent No.

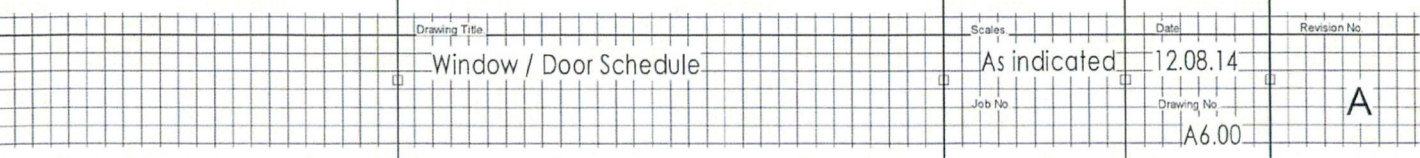


ARCHITECTURAL PLANS
BUILDING CONSENT DOCUMENTATION
CAD & BIM TECHNICIAN

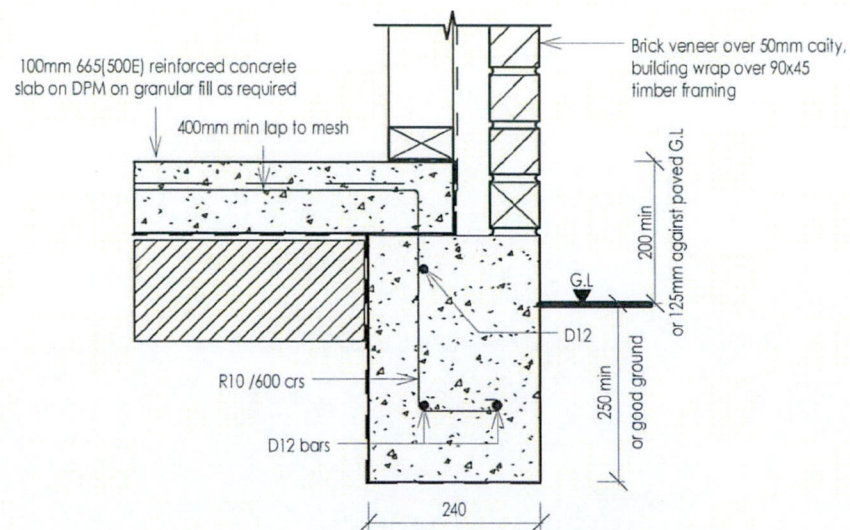
Licensed Building Practitioner Design

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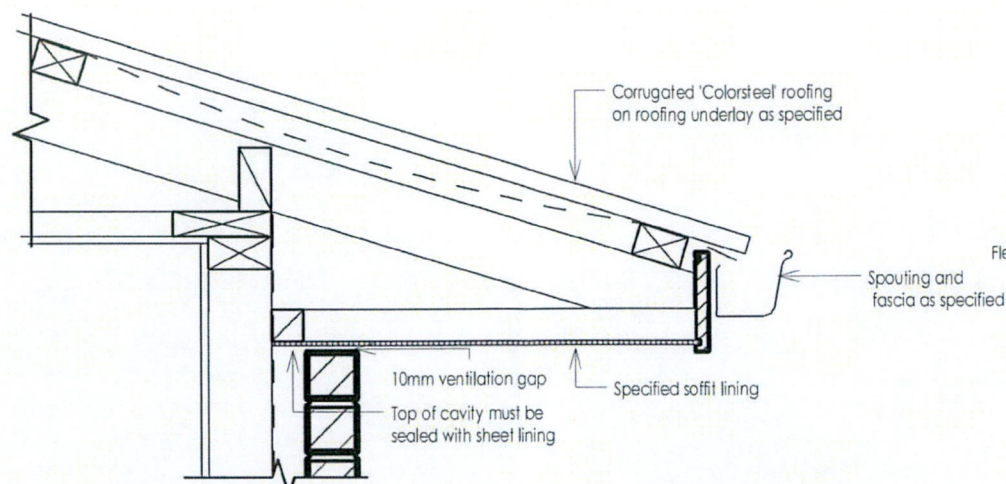
NOTE	Project	Client	Drawing Title	Scales	Date	Revision No.
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				Job No.	Drawing No.	
					A5.10	



For all window / door weathering details see sheet A8.00

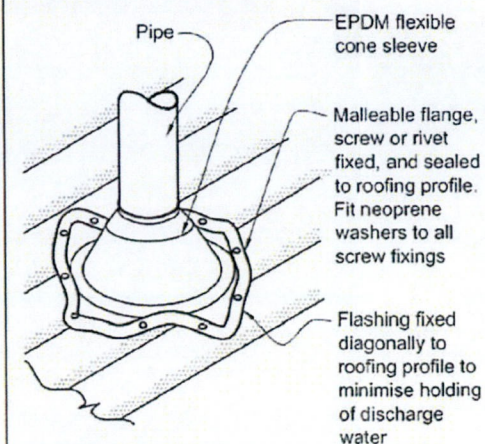


1 Masonry Veneer - Edge Footing Detail 1
1 : 10



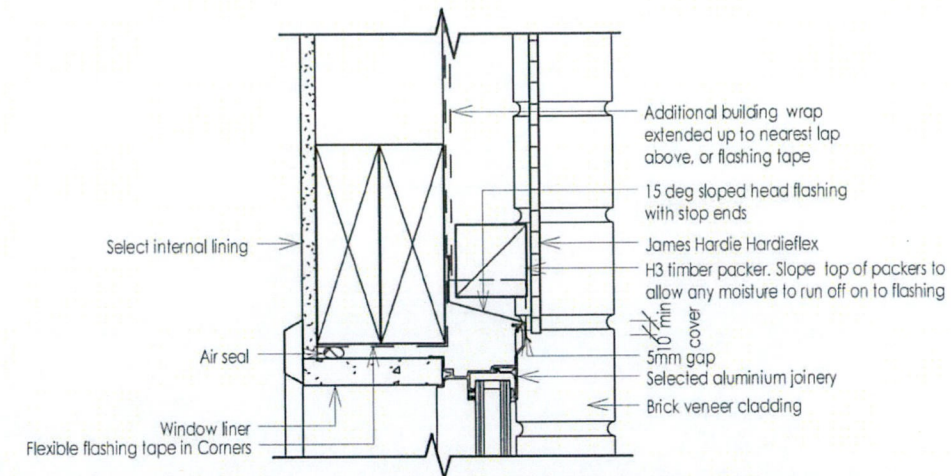
2 Masonry Veneer - Eaves Detail Copy 1
1 : 10

Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6

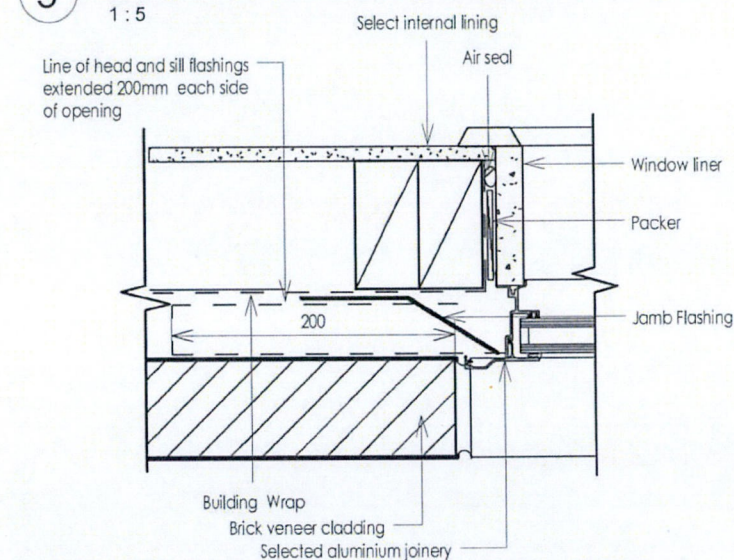


NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

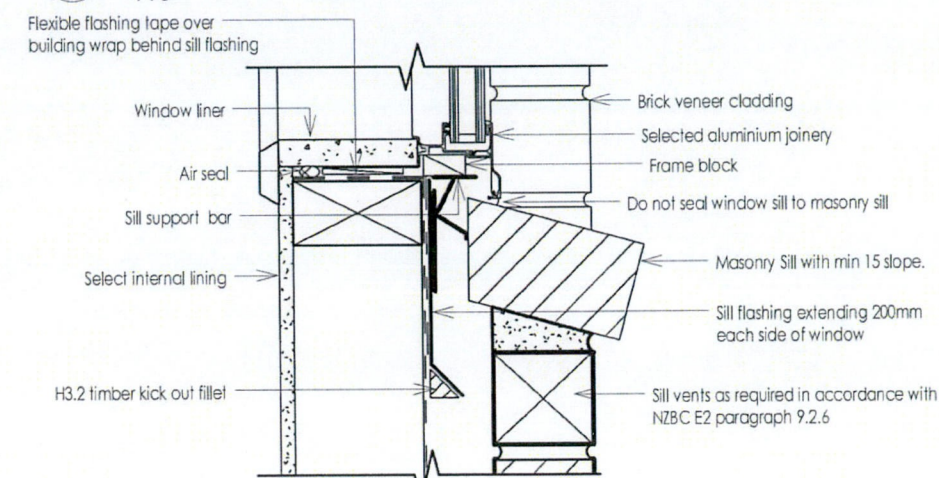
6 Roof Penetration Profile Metal
Not to scale



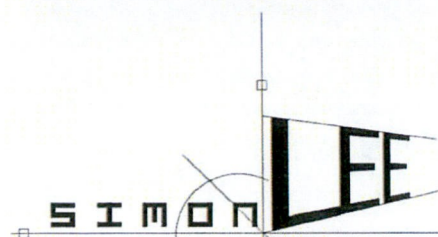
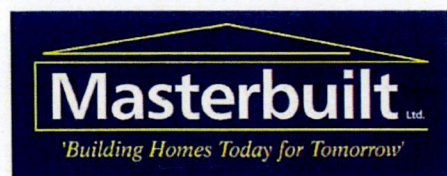
3 Masonry Veneer - Window/Door Head
1 : 5



4 Masonry Veneer - Window/Door Jamb
1 : 5



5 Masonry Veneer - Window Sill
1 : 5



ARCHITECTURAL PLANS
BUILDING CONSENT DOCUMENTATION
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LICENSED BUILDING PRACTITIONER DESIGN

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BEFORE COMMENCING WORK. THE
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Project
New Home
Lot 3 Purnell Mews, Wanganui

Client
Callaghan

Drawing Title
Details

Scales
As indicated
Date
12.08.14
Job No.
Drawing No.
A8.00

Revision No.
A

BUILDING CONSENT LAYOUT

CARTERS
Your Building Partner

CARTERS Manufacturing
25 Peterkin Street Lower Hutt
Scheduling/Despatch (04) 567-0274

JOB No **UM11799**

Client: Masterbuilt
Job Name: Callaghan House
Address: Lot 3, Purnell Mews
Wanganui

Pitch: 22.0deg
Roof Material: Galv Iron .5mm
Soffit Overhang: 600mm
Wind Area: Medium
Snow Load(factored): 0.000kPa

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

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

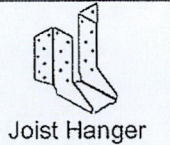
DRAWN BY Geoff. S (06) 348-1755

DATE 6 Aug, 2014

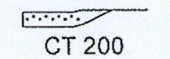
PAGE 1 of 2

FIXINGS

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



Joist Hanger

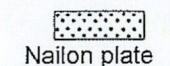


CT 200

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



Multi Grips



Nailon plate

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



CPC

NOTE

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

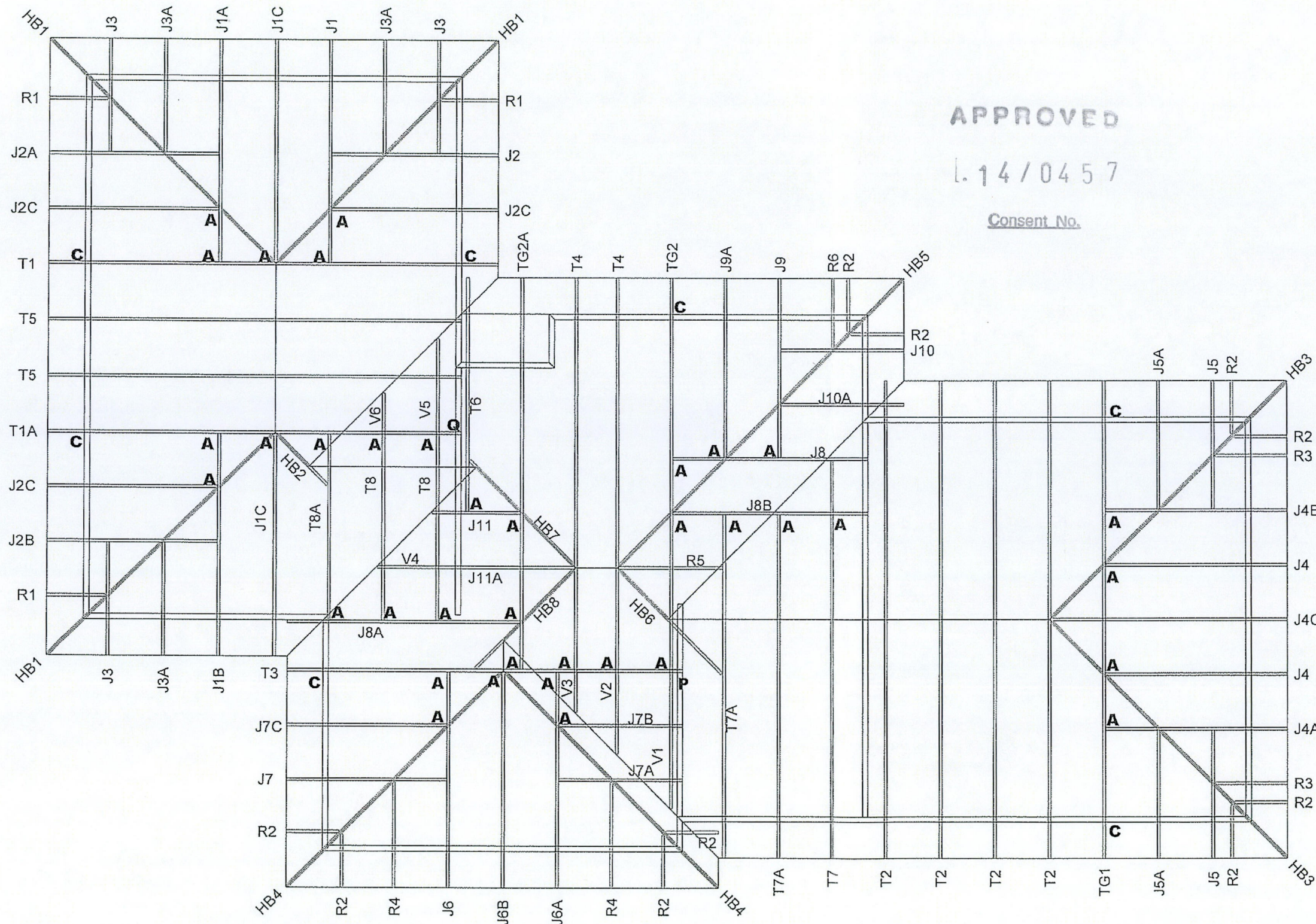


See Page 2 for Dimensions, Lintel
Statement & Point Load Notification

APPROVED

L.14/0457

Consent No.





MiTek New Zealand Limited

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

MiTek 20/20 Engineering 4.6.6.210

www.mitek.nz.co.nz

Printed: 15:11:52 06 Aug 2014

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

ISSUED BY: MiTek New Zealand Limited

TO: CARTERS Manufacturing

IN RESPECT OF: MiTek® Truss Designs

APPROVED
14/0457

Consent No.

This producer statement covers the MiTek 20/20® truss design and the structural performance of the GANG-NAIL® connector plate for the job reference **UM11799** 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 Clause B1 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

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: Wednesday, 6 August 2014

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

CARTERS Manufacturing

Fabricator Design Statement : Page 1

Job: UM11759

Client: Masterbuilt
Phone:Site: Callaghan House
Lot 3, Purnell Mews
WanganuiDescription:
Building Consent No.:
Mtu 20/20 Truss Design 4.8.6.219

Phone:

Printed: 15.11.52 08 Aug 2014

MITEK FABRICATOR DESIGN STATEMENT

This statement is issued by MiTek accredited fabricator CARTERS Manufacturing, 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

Importance Level: 2

Design Working Life: 50 years

Roof Truss

Timber Group: MSG8 DDP H1.2

Pitch: 22.000 deg

Nominal Overhang: 600 mm

Roof

Material: Galv Iron .5mm

Material: Standard

Wind

Dead Load: 0.210 kPa

Dead Load: 0.200 kPa

Area: Medium (37.0 m/s)

Restraints: 900 mm centres

Restraints: 600 mm centres

Pressure Coeff: Cpe = varies; Cpi = -0.30, 0.20

Live Load: Q_{ur} = 0.250 kPaLive Load: Q_c = 1.400 kNQ_c = 1.100 kN

The timber for these MiTek* trusses shall be treated to the requirements of NZS 3602:2003 and shall be graded to the requirements of NZS 3603:1993. Unless otherwise noted, this design assumes that the steel fixings and timber connectors proposed are located in a "closed environment", as defined by NZS3604:2011 Section 4.

MiTek* Truss List

Legend: * = detail only, ? = input only, Txx = 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)
*HB1	3	5164	15.944	900	T6	1	3262	22.000	900	J6	1	2962	22.000	900
*HB2	1	1187	15.944	900	T7	1	5063	22.000	900	J9	1	2362	22.000	900
*HB3	2	5518	15.944	900	T8	2	3070	22.000	900	J11A	1	1072	22.000	900
*HB4	2	5016	15.944	900	V1	1	2290	22.000	900	J2A	1	2167	22.000	900
*HB5	1	6713	15.944	900	V2	1	1390	22.000	900	J2B	1	2167	22.000	900
*HB6	1	2438	15.944	900	V3	1	700	22.000	900	J2C	3	2167	22.000	900
*HB7	1	2480	15.944	900	V4	1	1293	22.000	900	J6A	1	2962	22.000	900
*HB8	1	2319	15.944	900	V5	1	1581	22.000	900	J6B	1	2962	22.000	900
J3	3	1267	22.000	900	V6	1	681	22.000	900	J9A	1	2362	22.000	900
J4	2	2417	22.000	900	J3A	3	1267	22.000	900	TG1	1	6680	22.000	900
J5	2	1517	22.000	900	J4C	1	2417	22.000	900	J1	1	3067	22.000	900
J7	1	2062	22.000	900	J6A	2	1517	22.000	900	J8	1	3262	22.000	900
J10	1	1462	22.000	900	J7A	1	2062	22.000	900	J1A	1	3067	22.000	900
*R1	3	958	22.000	900	J7B	1	2062	22.000	900	J1B	1	3067	22.000	900
*R2	10	891	22.000	900	J7C	1	2062	22.000	900	J1C	2	3067	22.000	900
*R3	2	1208	22.000	900	J10A	1	1462	22.000	900	J8A	1	3262	22.000	900
*R4	2	1753	22.000	900	J11	1	1072	22.000	900	J8B	1	3262	22.000	900
*R5	1	1740	22.000	900	T7A	2	5063	22.000	900	T1	1	6180	22.000	900
*R6	1	1153	22.000	900	T8A	1	3070	22.000	900	TG2	1	5863	22.000	900
T2	4	6680	22.000	900	J2	1	2167	22.000	900	T1A	1	6180	22.000	900
T4	2	5863	22.000	900	J4A	1	2417	22.000	900	TG2A	1	5863	22.000	900
T5	2	6180	22.000	927	J4B	1	2417	22.000	900	T3	1	5970	22.000	900

Total quantity : 100

APPROVED

14/0457

Consent No.

The computer design input has been carried out by:

Name of Computer Operator: Geoff. S (06) 348-1755

Qualifications and Title: Truss Detailer

Signed:

CARTERS

A Division of Carter Holt Harvey

Dated: Wednesday, 6 August 2014

BUILDING CONSENT LAYOUT

CARTERS
Your Building Partner

CARTERS Manufacturing
25 Peterkin Street Lower Hutt
Scheduling/Despatch (04) 567-0274

JOB No **UM11799**

Client: Masterbuilt
Job Name: Callaghan House
Address: Lot 3, Purnell Mews
Wanganui

Pitch: 22.0deg
Roof Material: Galv Iron .5mm
Soffit Overhang: 600mm
Wind Area: Medium
Snow Load(factored): 0.000kPa

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

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

DRAWN BY Geoff. S (06) 348-1755

DATE 6 Aug, 2014

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.

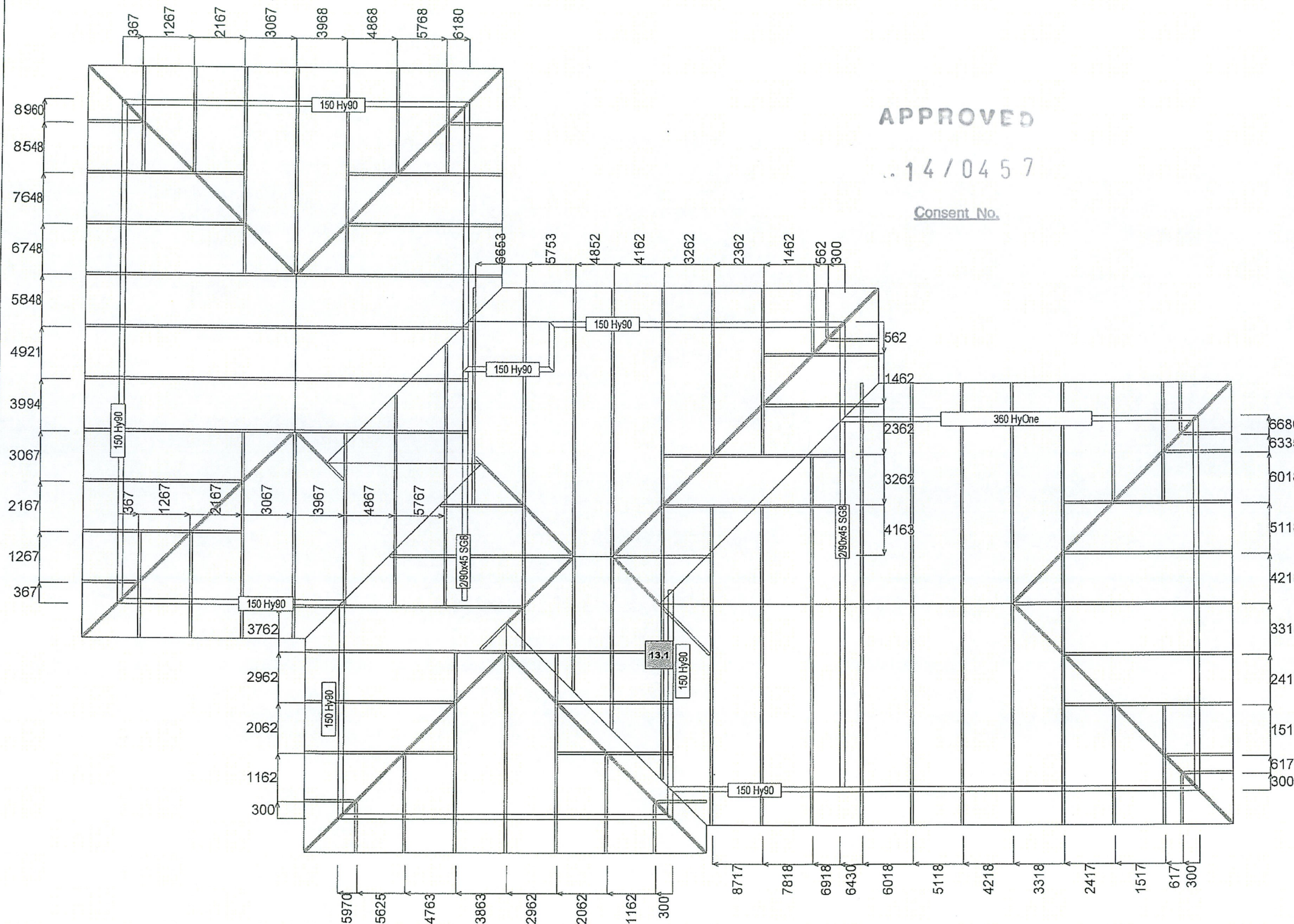


See Page 1 for Truss
Layout and Fixings

APPROVED

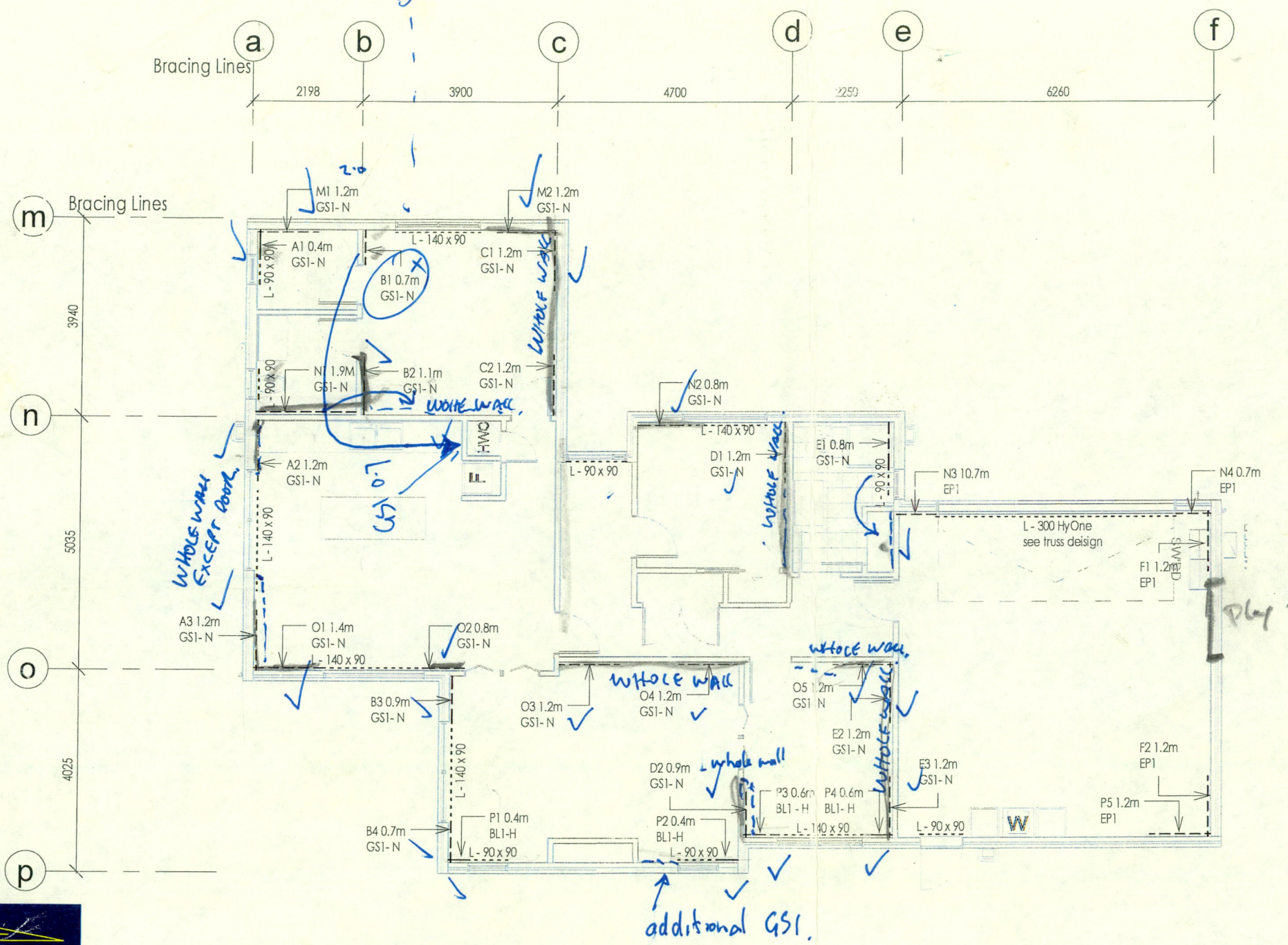
14/0457

Consent No.



KN 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.

2421



minBracing Legend

- GS1-N 10mm or 13mm Gib Standard plasterboard one side
- GS2-N 10mm or 13mm Gib Standard plasterboard both sides
- GSP-H 10mm or 13mm Gib Standard plasterboard one side + minimum 7mm Ecoply to other side of wall framing.
- BL1-H 10mm or 13mm Gib Braceline one side only
- BLG-H 10mm or 13mm Gib braceline one side + 10mm or 13mm Gib standard plasterboard to the other side.
- BLP-H 10mm or 13mm Gib braceline onside = minimum 7mm Ecoply to the other side of the wall framing.
- STR9 Standard with 6KN tie downs each end, nails at 50mm crs
- EP1 CHH min 7mm Ecoply.

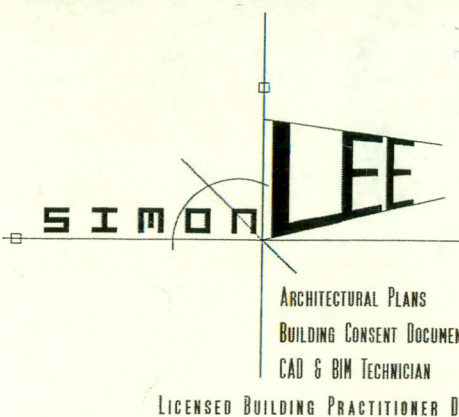
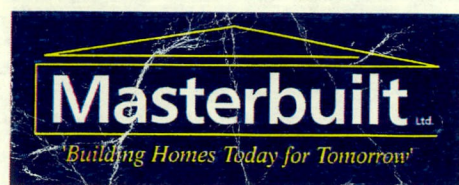
Notes

- WindZone: Medium
- All Bracing to be continuous from bottom plate to top plate.
- Gib board wall linings provide the majority of bracing units
- The contractor will need to make provisions for temporary bracing during the construction period before linings are fixed in place.
- It is highly recommend that all frames capable of containing a steel angle brace have one, to assist preline bracing and enable frames to be kept square whilst standing and plumbing frames.

Lintels

L = Lintels

1 Bracing and Lintel Plan
1 : 100



NOTE	Project	Client	Drawing Title	Scale	Date	Revision No.
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