

BC No: 231057**SITE DETAILS:**

3 RUDD STREET

WOODEND

LEGAL:

LOT 965

AS BUILT TRUSS LAYOUT REQUIRED –

This must be received by the Building Unit
AT LEAST 10 WORKING DAYS PRIOR to the
Structure Pre-Roof Pre-Wrap Inspection

Truss “As-Built” Designs may be sent to:
buildinginfo@wmk.govt.nz

Approved Building Consent

Documents and Plans

(Full set)

On Site Copy

- These plans and specifications must be kept on site during construction, and made available to the building officer on request. Failure to do so will mean an automatic failure of the building inspection and will necessitate re-booking the inspection at the applicant's expense.
- All boundary survey pegs must be located and flagged by the owner before work is commenced.

Inspections

For bookings or building enquiries please phone the **Building Unit** on:

03 311 8906

or

Email inspection bookings to: bcbooking@wmk.govt.nz

- Please refer to your inspection schedule for details of inspections to be carried out.
- At least 2-3 full working days' notice should be given when booking an inspection.
- Please be advised that it may not always be possible to carry out the inspection within the time frame you require.
- Provision is to be made to allow access.
- The Code Compliance Certificate will be issued once the:
 - Final inspection has been carried out and passed.
 - Audit of WDC building consent file has been completed.
 - Payment of any outstanding invoices is received.

NEW HOUSE

Lot 965, 3 Rudd Street, Ravenswood

File Number 23008.133



ENGCO
Consulting Engineers

AUCKLAND ■ CHRISTCHURCH ■ NELSON ■ QUEENSTOWN

TC2 RIBRAFT DRAWINGS

Issue Register

Rev	Date	Description
-	11.09.2023	For Consent

Sheet List

Sheet No.	Rev	Date Issued	Sheet Title
S1	-	11.09.2023	General Notes
S2	-	11.09.2023	RibRaft Layout Foundation Plan
S3	-	11.09.2023	Typical Foundation Details
S4	-	11.09.2023	Typical Foundation Details
S5	-	11.09.2023	Typical Services Penetration Details

Disclaimer: All reports, advice, drawings and other deliverables of any kind provided by the consultant ("advice") are, unless agreed otherwise in writing by the consultant, prepared exclusively for the client's use for the purposes stated in the scope of services in relation to the project. Unless the consultant's prior written consent has been obtained, the client shall not use or rely on the advice (in whole or part) for any other purpose or disclose any of the advice to a third party. The consultant shall have no liability if any of the advice is used or relied on by the client for any unauthorised purpose or by any unauthorised third party.

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC231057 14/11/2023 michaelmo

GENERAL

- These drawings are not to be used for construction until the plan (sheet S2) is signed by the main contractor.
- Do not scale. Refer any discrepancies to the Architect.
- These drawings are to be read in conjunction with the Architects drawings.
- The builder shall be responsible for any damage to works during construction.
- The sand blinding layer shall be 20mm min. & 50mm max. to aid levelling & to prevent rocking of pods.
- Vapour barrier to be 0.25mm (250 micron) polythene complying with NZS 4229 / NZS 3604 .
- Finished ground level adjacent to slab to be protected from wind, water erosion and undermining.

FOUNDATIONS

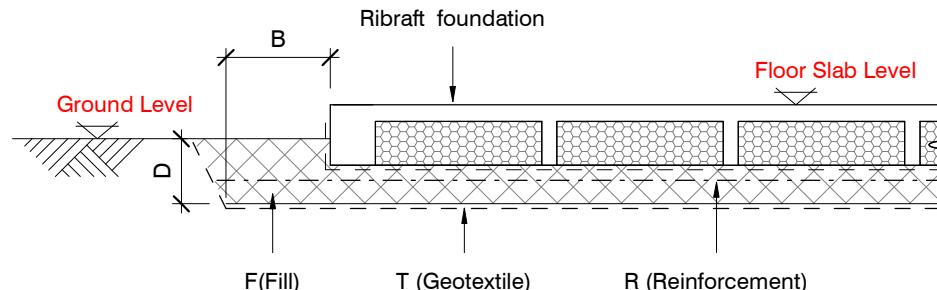
- For assumed allowable bearing capacity refer to calculations/installer guide. Unless otherwise noted in documentation.
- If there is any doubt about the integrity of the material on which the slab is to be founded - Supervising Engineer must be notified immediately.

INSPECTIONS

Inform ENGCO consulting 48 hours in advance of any inspections required for code compliance certification.
Contact ENGCO - Ph. 03 366 7955 & quote ENGCO Ref. No.

INSPECTIONS REQUIRED

- Confirm bearing at excavation - by ENGCO
- Contractor to supply (4) N.D. Tests at finished compacted surface - if depth of fill is greater than 400mm
- Pre-pour of slab - by ENGCO

BUILDING PLATFORM

BUILDING PLATFORM TABLE:	
B	500mm
D	Remove topsoil only - 350mm approx.
T	N/A
R	N/A
F	AP40 or AP65 fill - 95% Dry Density. Compact in 150mm layers max.

Refer Architectural drawings for Finished Floor Level

NEW HOUSE
Lot 965, 3 Rudd Street, Ravenswood

CONCRETE

- All workmanship & materials to conform to NZS 3109, NZS 4210 & local authority regulations.
- Minimum covers to reinforcement:
 - Exposed to earth - 75mm.
 - Protected by vapour barrier - 50mm.
 - Not exposed to weather except for a brief period during construction - 25mm.
- No holes or chases other than those specified are to be made in the slab without the approval of Engco.
- All concrete shall have 20mm nominal maximum aggregate size & 120mm slump & shall comply with NZS 3109.
- All concrete to be mechanically vibrated & carefully worked around the reinforcement & into the corners of the formwork.
- Ribraft make-up to be

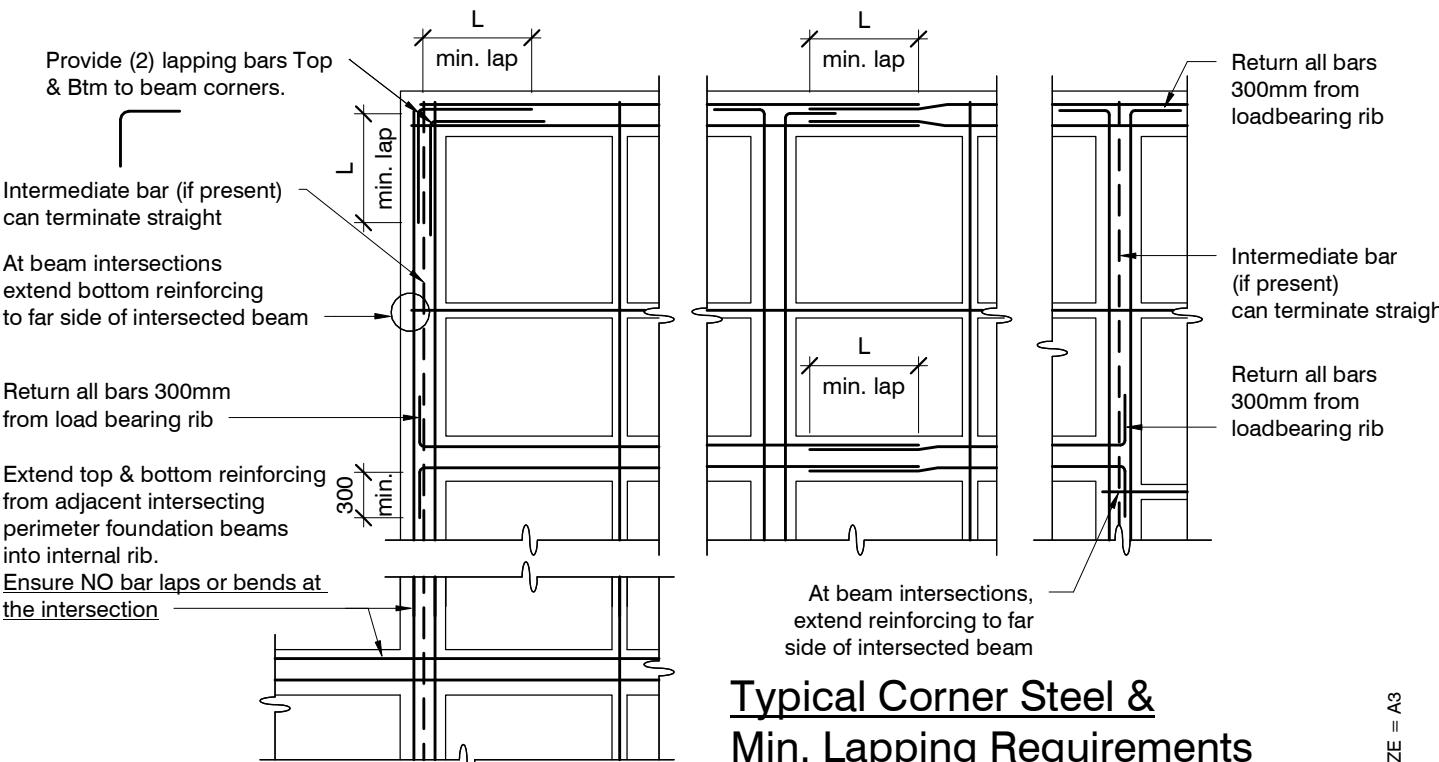
100mm Floor Slab - 220mm pods
(25MPa min. TC2 Dramix 4D 80/60 Fibre mix)
G500E SE-62 Ductile mesh on 50mm chairs

The design Fibre mix shall be supplied so that the residual flexural tensile stresses $f_{R,1}$ & $f_{R,4,K}$ shall be 1.5 MPa & 1.0 MPa respectively.

REINFORCEMENT

- All reinforcing shall be New Zealand sourced and conform to AS/NZS 4671 :2001 in grade 300 or grade 500E.
- All bends to be made cold without fracture.
- All reinforcing shall be deformed type unless otherwise stated.
- Grade 500E deformed bars shall be designated 'H', Grade 300 deformed bars shall be designated 'D' and Grade 300 round bars shall be designated 'R'.
- Minimum bar lap.

	H12 bars	H16 bars
L	720mm	900mm
- All reinforcement to be fixed & tied where necessary in its specified position.
- Welding of steel is not permitted.
- Spacers:
 - Edge at 1200mm ctrs (one on edge & two on corners, typically).
 - Internal one on each side of pod (typically).
- All mesh shall comply with AS/NZS 4671 & shall conform with elongation requirements exceeding 10%.
- All mesh shall lap a minimum of 250mm (end extensions not included in lap length).



N.T.S.

revisions	-	11.09.2023	For Consent

General Notes

design	C.GLEESON	file	23008.133
drawn	S.MOULTON		
appvd	M.CUSIEL		
date	Sept 2023	dwg	S1

SLAB PLAN SETOUT:

Slab drawn to Architectural framing and DOES NOT ACCOUNT FOR ANY OVERHANG.

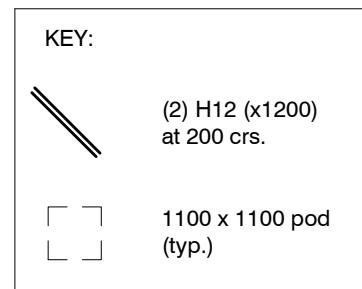
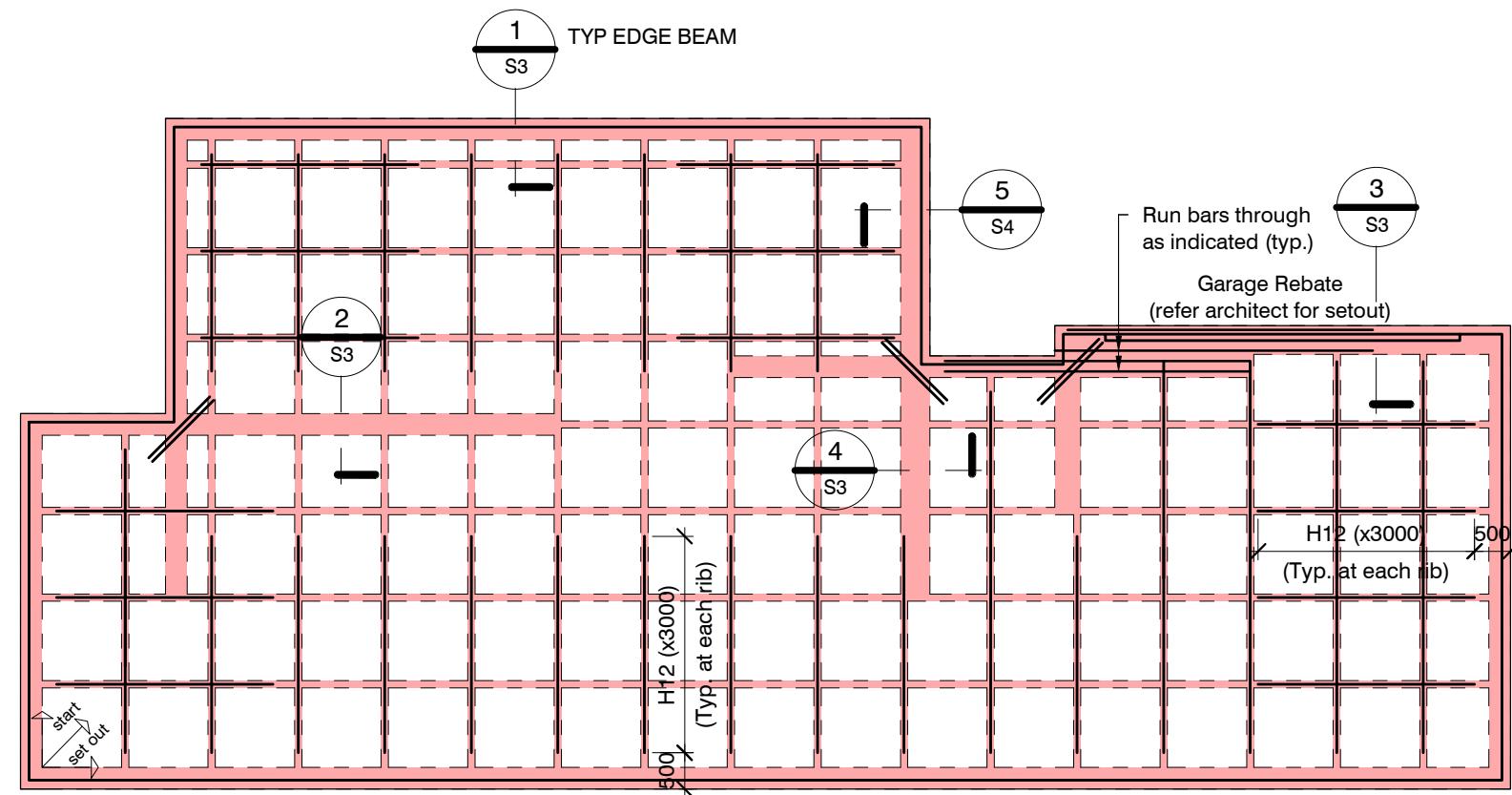
Use Architectural drawings for any framing overhang information which may affect slab dimensions.

Locations shown of internal floor beam thickenings are indicative only. It shall be the responsibility of the Contractor to ensure that they are located centrally under the load bearing walls to which they pertain.

Under no circumstance should pipework for services be run longitudinally in 100mm ribs. Similarly they should not be run along perimeter foundations nor internal floor beam thickenings

Vertical or horizontal penetrations through the foundation edge beam or floor beam thickenings must be made through the middle third of the member. Vertical penetrations should not be made through 100 mm ribs.

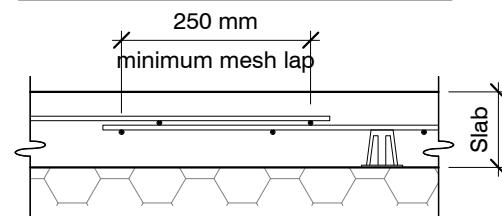
Refer to Architects drawings for floor slab, set downs, steps, rebates, holding down bolts, cast-in componentry and the like.



100mm Floor Slab - 220mm pods (25MPa min. TC2 Dramix 4D 80/60 Fibre mix) G500E SE-62 Ductile mesh on 50mm chairs

The design Fibre mix shall be supplied so that the residual flexural tensile stresses $f_{R,1}$ & $f_{R,4,K}$ shall be 1.5 MPa & 1.0 MPa respectively.

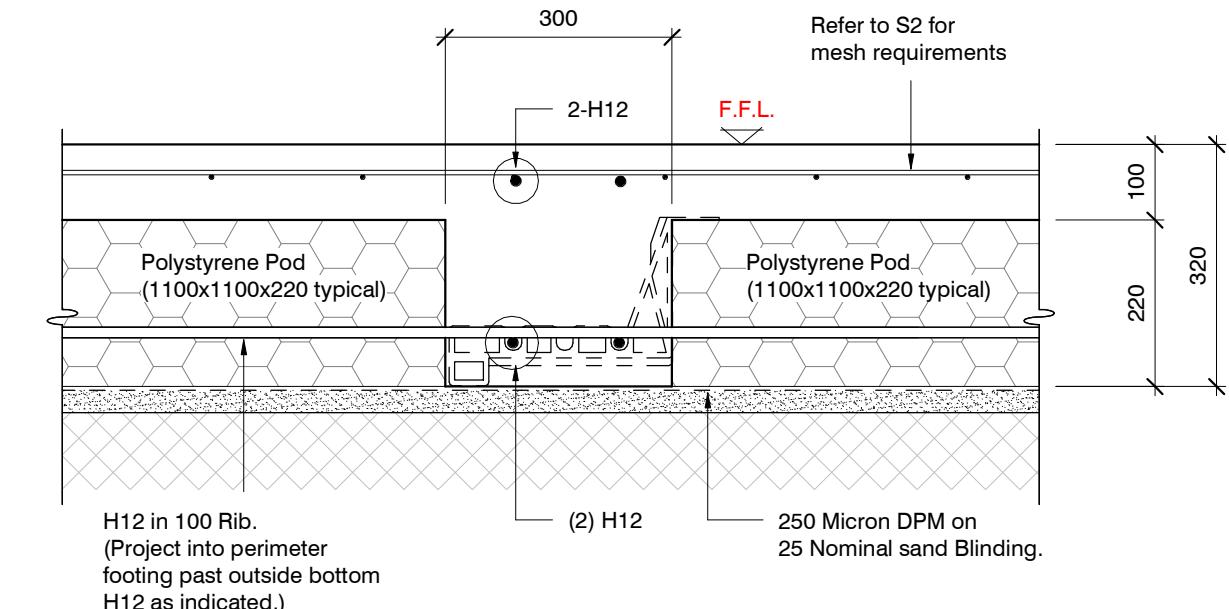
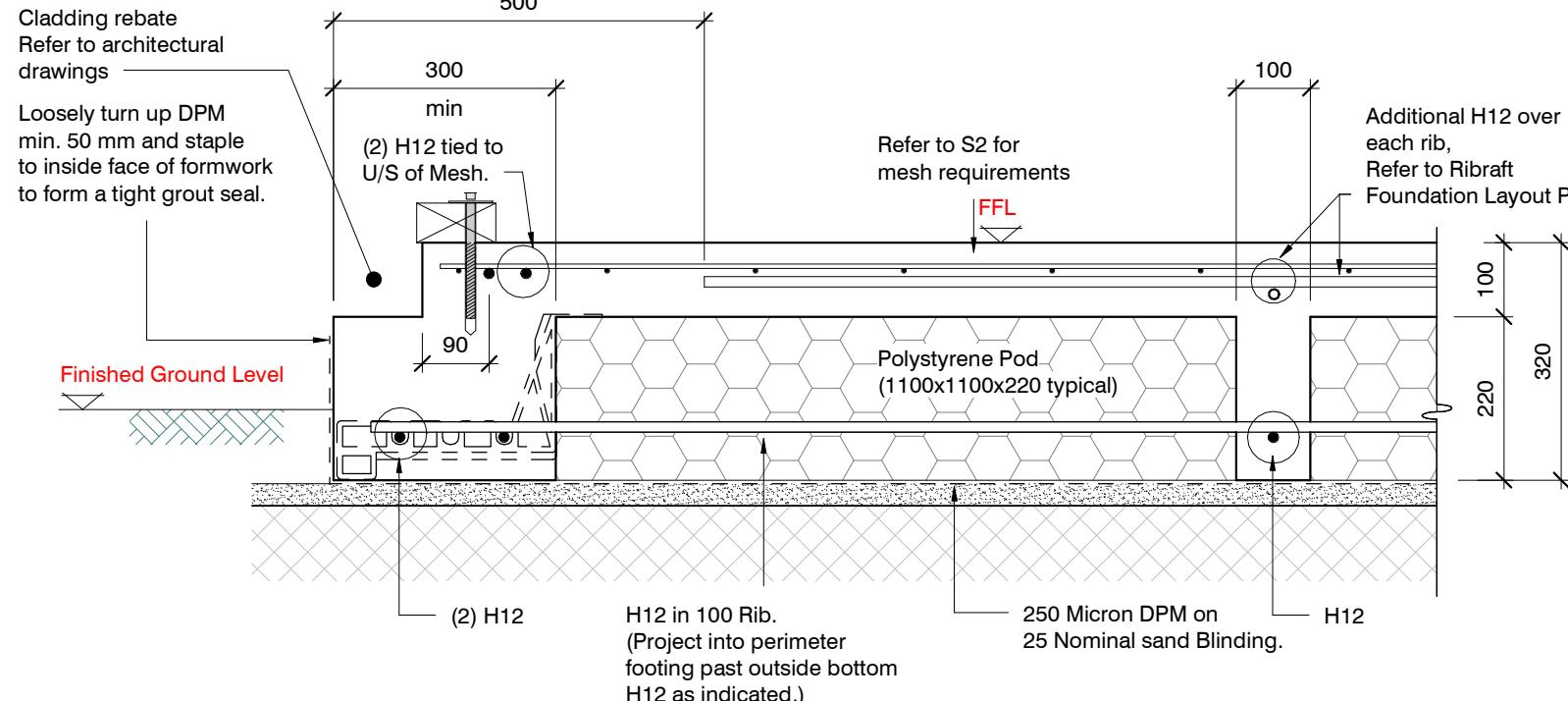
All Mesh shall lap a minimum of 250mm (end of extensions not included).

**RIBRAFT FOUNDATION LAYOUT PLAN**

1 : 100

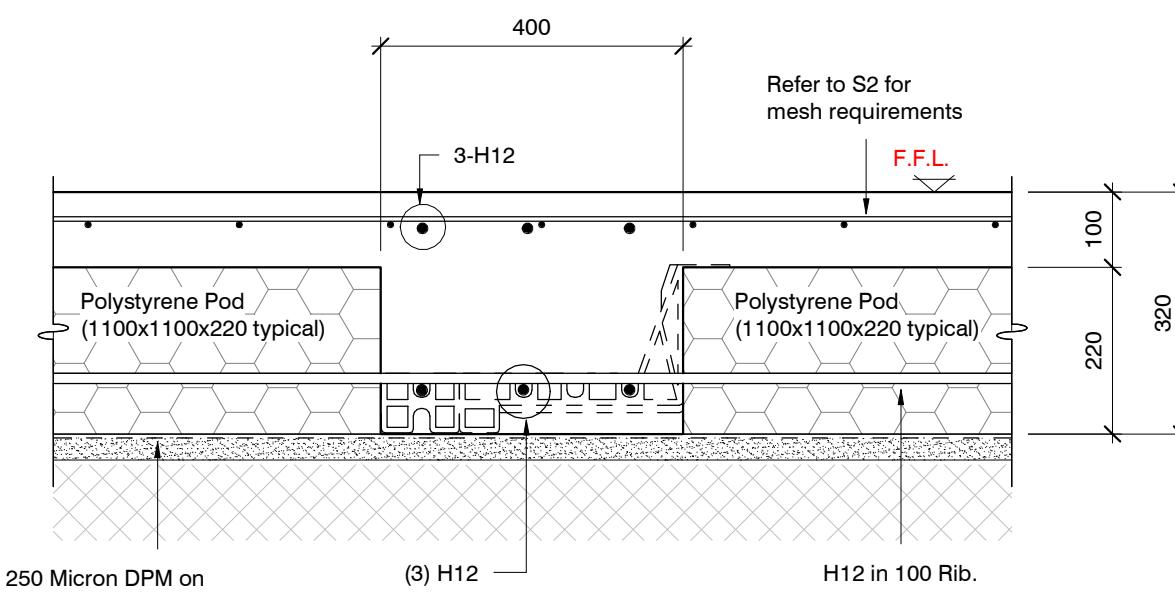
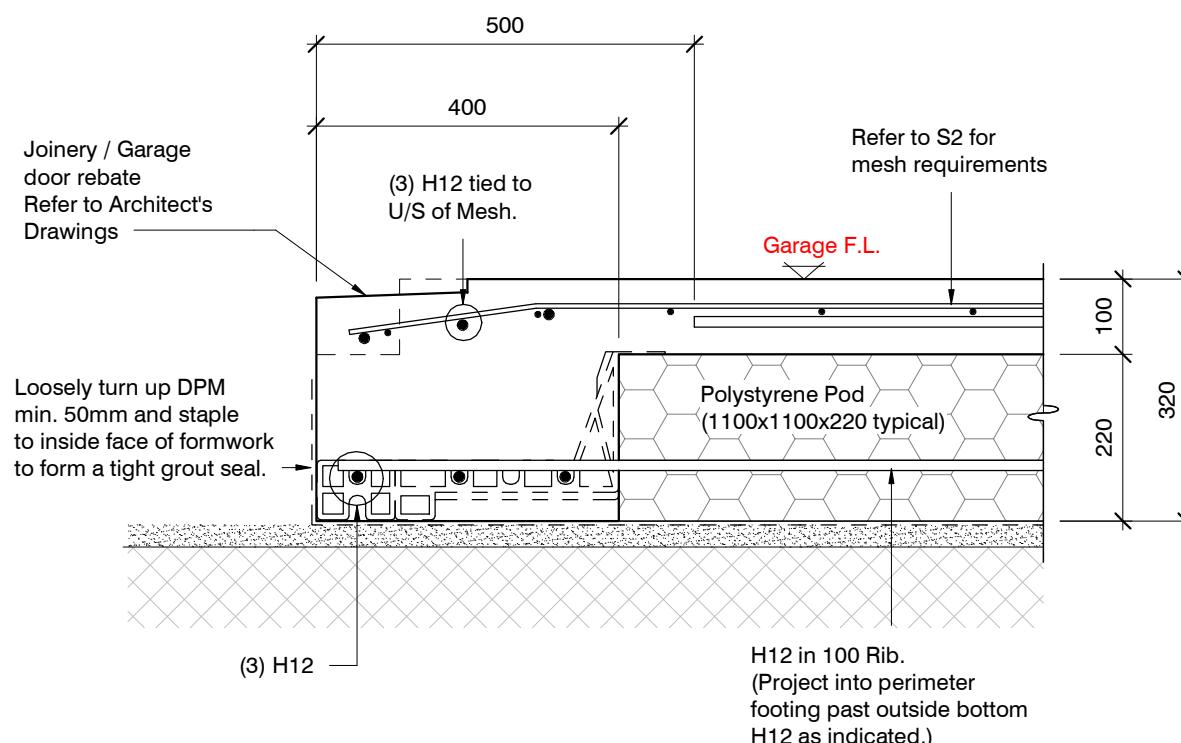
Refer Architects drawings for slab dimensions

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SECTION 1 TYPICAL 300 WIDE EDGE BEAM
1 : 10 S2

SECTION 2 TYPICAL 300 WIDE INTERNAL BEAM
1 : 10 S2

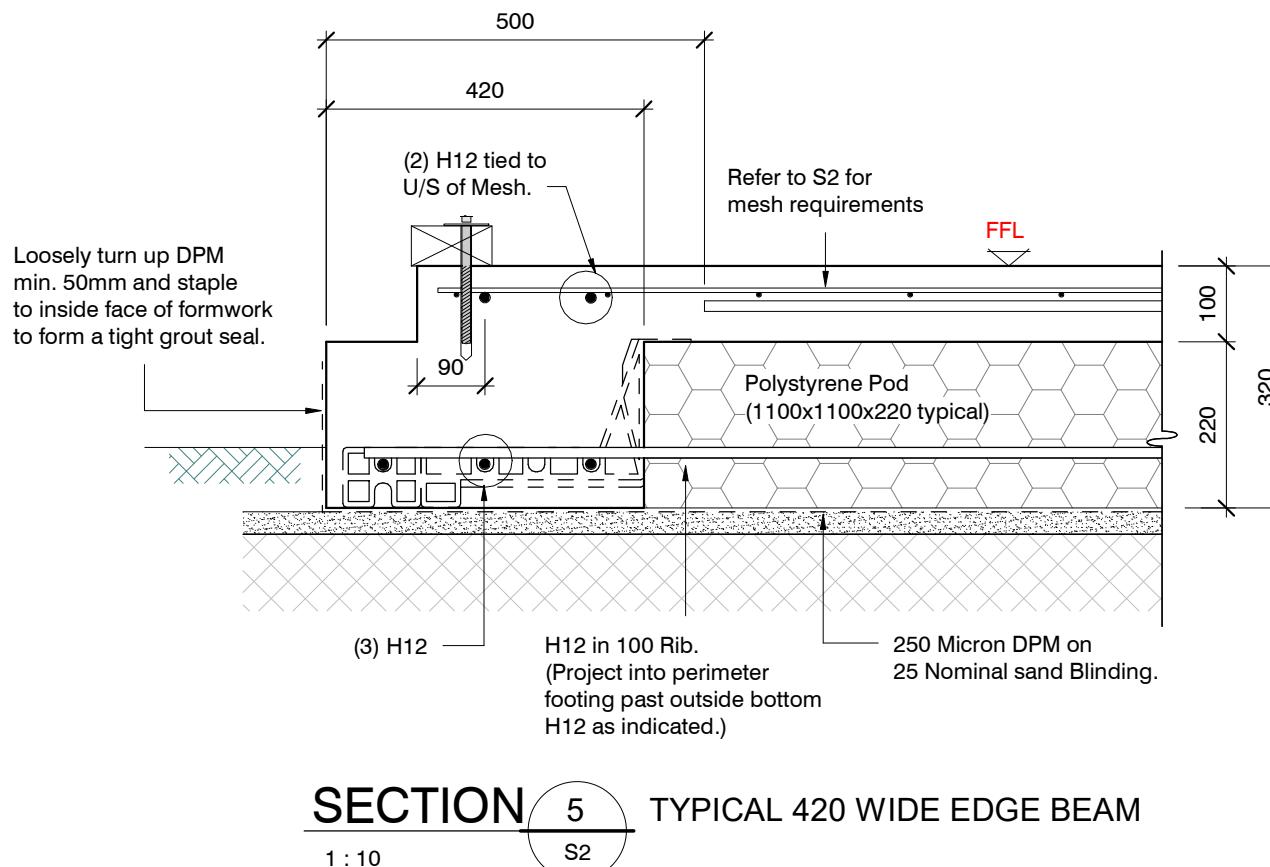


SECTION 3 GARAGE DOOR REBATE
1 : 10 S2

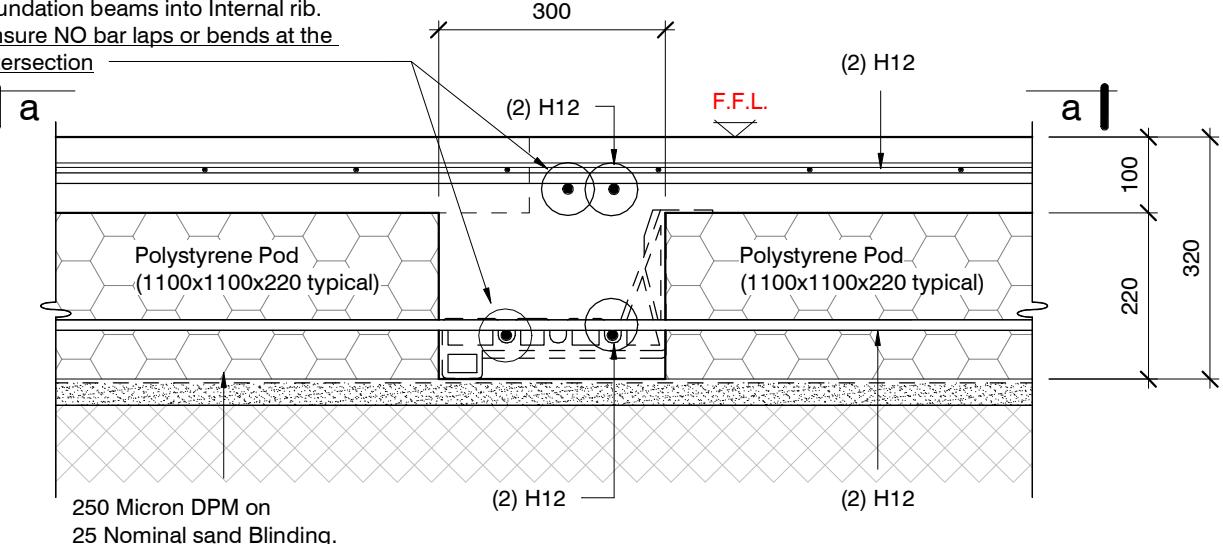
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SECTION 4 TYPICAL 400 WIDE INTERNAL BEAM
1 : 10 S2

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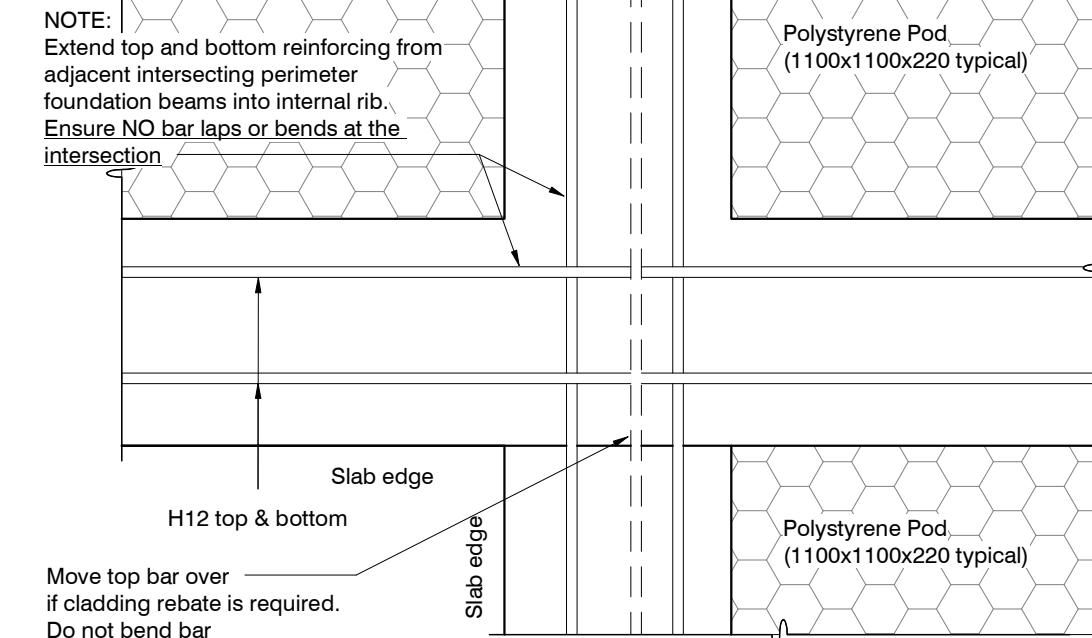


NOTE:
Extend top and bottom reinforcing from adjacent intersecting perimeter foundation beams into Internal rib.
Ensure NO bar laps or bends at the intersection



SECTION 6 TYPICAL 300 WIDE INTERNAL BEAM

1 : 10

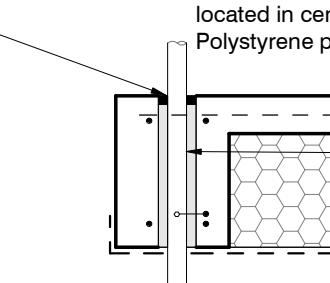


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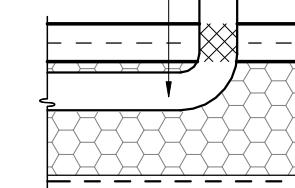
revisions	-	11.09.2023	For Consent

Flexible Sealant as required
all round pipe perimeter

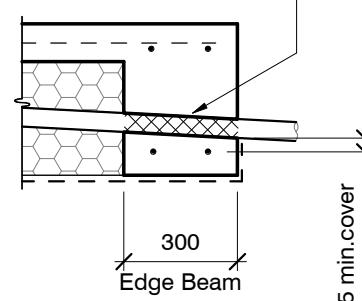
Sleeve 50 mm larger dia. than service pipe
Maximum sleeve dia. 150 mm
located in central part of beam.
Polystyrene packing all around pipe.



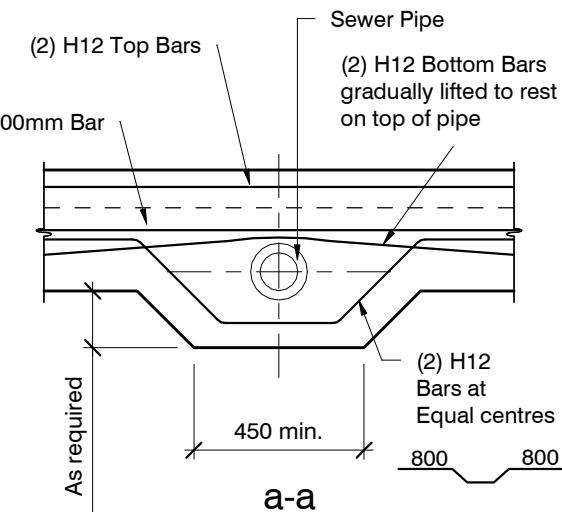
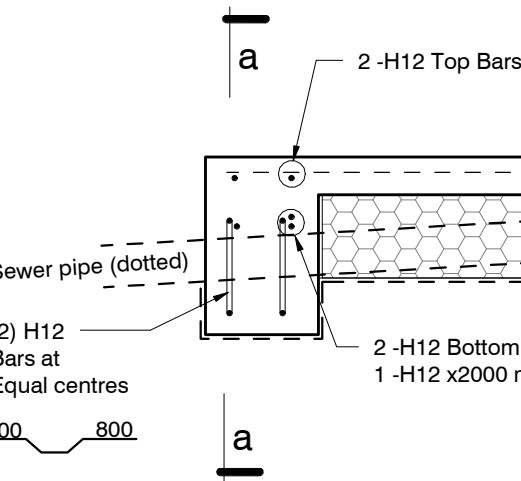
Pipes can be run in Pods under
slab panels. (Sleeve not required.)
Wrap in "Lagging" tape
where pipe crosses slab



Pass pipe through edge beam
Avoid all reinforcing bars
(Sleeve not required)
Wrap in "Lagging" tape



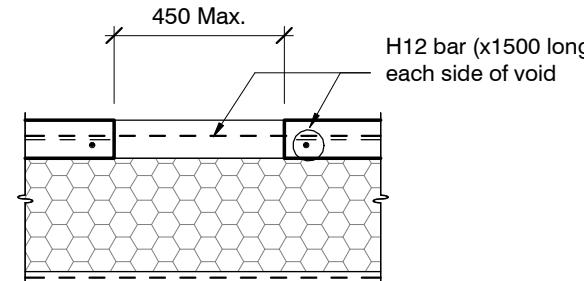
25 min. cover
to steel bars
300
Edge Beam
Sewer pipe (dotted)
(2) H12 Bars at Equal centres
800 800



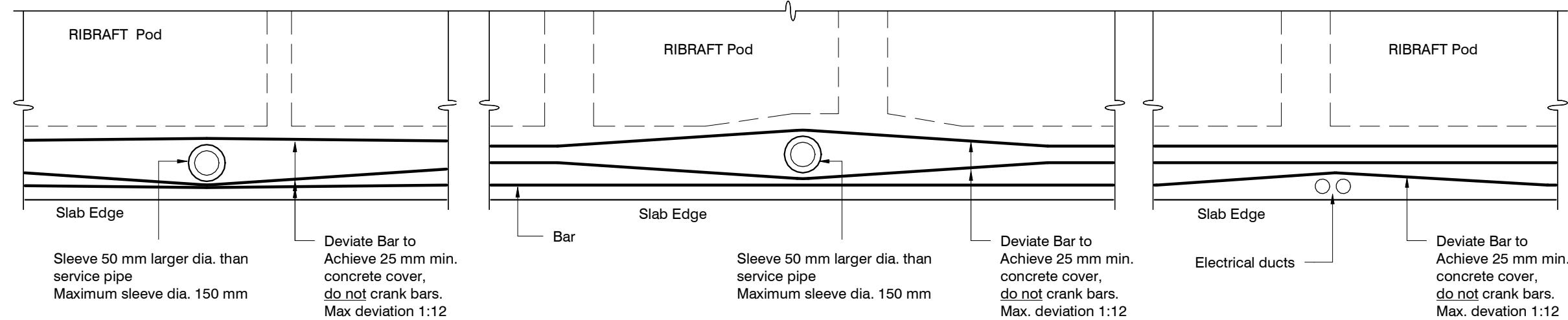
SLAB SERVICES PENETRATION DETAIL

PIPE NOTE:
No separation required where
pipes are fully contained within slab.
Sleeve all drains that pass through the
base of the slab.

PENETRATIONS NOTE:
Where penetrations through
Floor Slab exceed 450 mm Square,
Crack Control Bars will be required.



LARGE SLAB PENETRATION DETAIL



Do not cut longitudinal reinforcement bars.

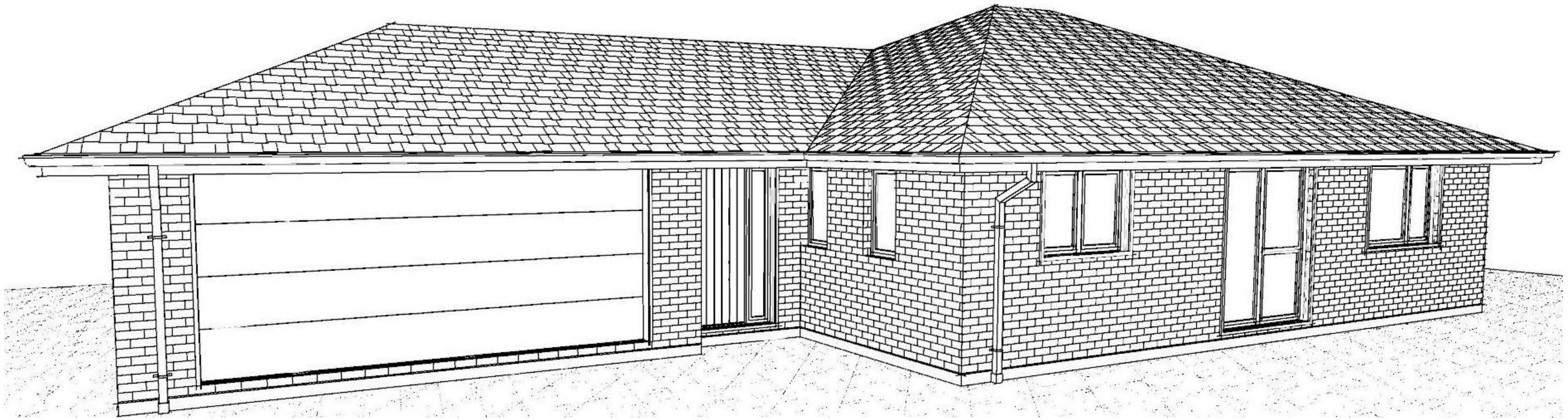
FOUNDATION SERVICES PENETRATION DETAILING.

Services shall not run along ribs or edge beams.

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ORIGINAL SIZE = A3



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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
Sheet 15 :	Construction Details
Sheet 16 :	Construction Details
Sheet 17 :	Construction Details
Sheet 18 :	Construction Details
Sheet 19 :	Plumbing Details
Sheet 20 :	Bathroom Details
Sheet 21 :	Truss Design
Sheet 22 :	Truss Design

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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



TKR Homes Ltd.
 31 Watts Road, Sockburn
 PO BOX 11 351
 Christchurch 8443
 P: +64 3 342 7788

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.

Mount Street Rats Family Trust
 Lot 965
 3 Rudd Street
 Ravenswood, Woodend

Job Number:
149244
 Original Plan:
Kiwi
 Sheet Name:
COVER PAGE
 Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 22/09/2023 Scale: @ A3

CONSENT PLANS

No.	Date:	Reason:
1	22-09-2023	Initial Consent Plans

Sheet No.:
1

of 22 sheets

DRAWING NOTES

These drawings are subject to copyright and remain the property of Signature Homes Ltd.

Verify all dimensions, sizes and levels on site prior to commencing any work. Any discrepancies are to be confirmed with Signature Homes Ltd.

Refer to attached Specifications for further information.

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

DRAINAGE LEGEND

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

SITE INFORMATION

Site Area : 477m²
Floor Area (veneer) : 159.88m² / 33.52%
Roof Area : 190.28m² / 39.89%

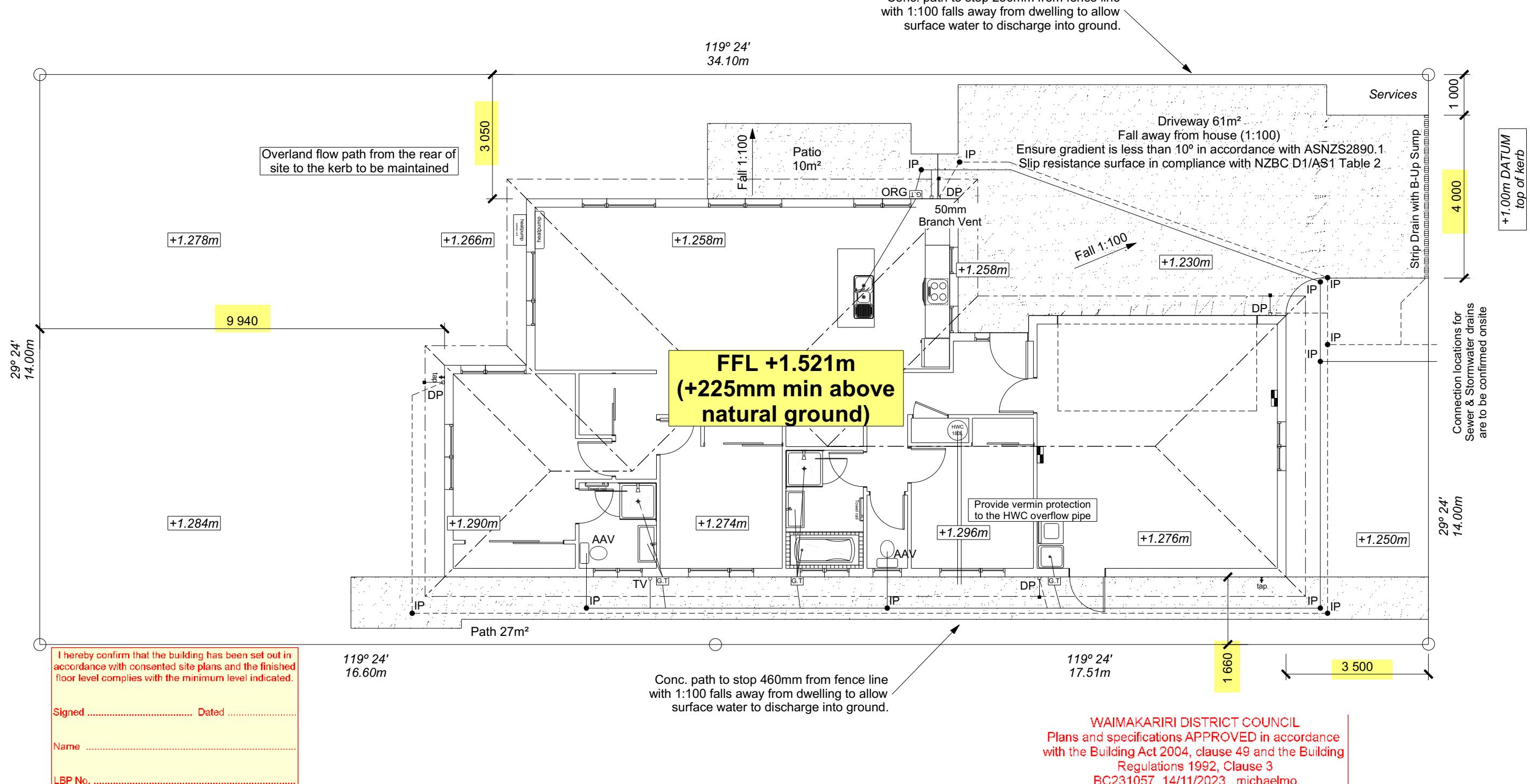
Wind High
Earthquake 2
Exposure C
Snow N 4 at 50m (up to 1kPa)

Note: The dimensions shown are from cladding to boundary. Refer to sheet 8 for foundation to boundary dimensions.

Sediment control and site safety requirements are noted in the attached Specifications.



RUDD STREET

+1.020m
Crown of Road

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Lot 965
3 Rudd Street
Ravenswood, Woodend

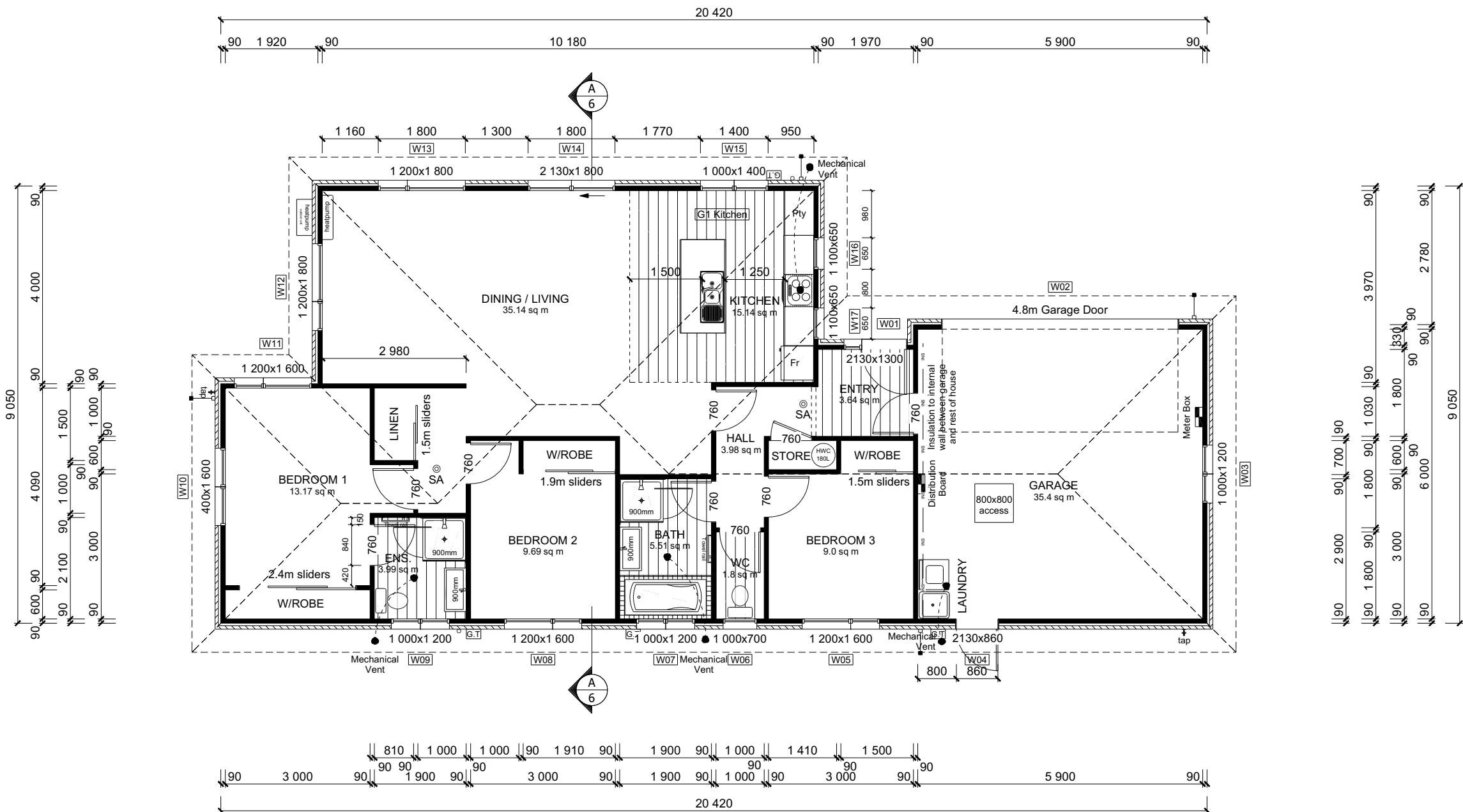
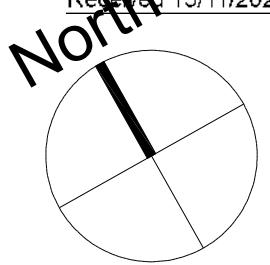
Job Number: **149244** Original Plan: **Kiwi** Sheet Name: **SITE PLAN**
Sales: **D Ryan** Drawn: **M Glynn** QS: **W Xian** Print Date: **13/11/2023** Scale: **1:100 @ A3**

CONSENT PLANS

No.	Date:	Reason:
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Sheet No.: **2**

of 22 sheets



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Ravenswood, Woodend

Job Number: 149244	Original Plan: <i>Kiwi</i>	Sheet Name: FLOOR PLAN
les: Ryan	Drawn: M Glynn	OS: W Xian

© Copyright: Signature Homes Limited 2012

ROOF & WALL CLADDINGS
 Roof : 25° Pressed Metal Tiles
 Walls : 70 Series Brick Veneer
 with a 50mm cavity

ELEVATION LEGEND
 SS Safety Stays
 SG Safety Glass
 TV Terminal Vent

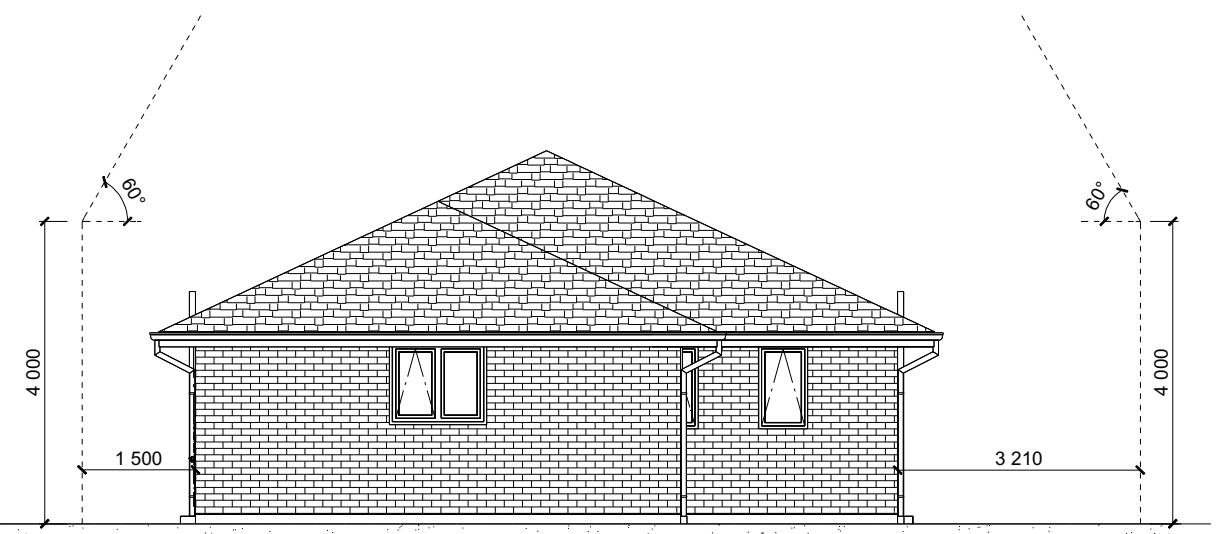
ELEVATION NOTES
 Gutter : Coloured Steel Quad Gutter
 Fascia : Coloured Steel 185 Fascia
 Downpipes : Colorsteel Rectangular 75x55mm
 Soffits : Hardiflex 4.5mm
 Joinery : Low-E double glazed joinery
 Single glazing to Garage

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 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	Low	0
Decks & Balconies	Low	0
Total		2



ELEVATION A



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	Low	0
Decks & Balconies	Low	0
Total		2

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Job Number:
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Kiwi
 Sheet Name:
ELEVATIONS
 Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 22/09/2023 Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	22-09-2023	Initial Consent Plans

Sheet No.:
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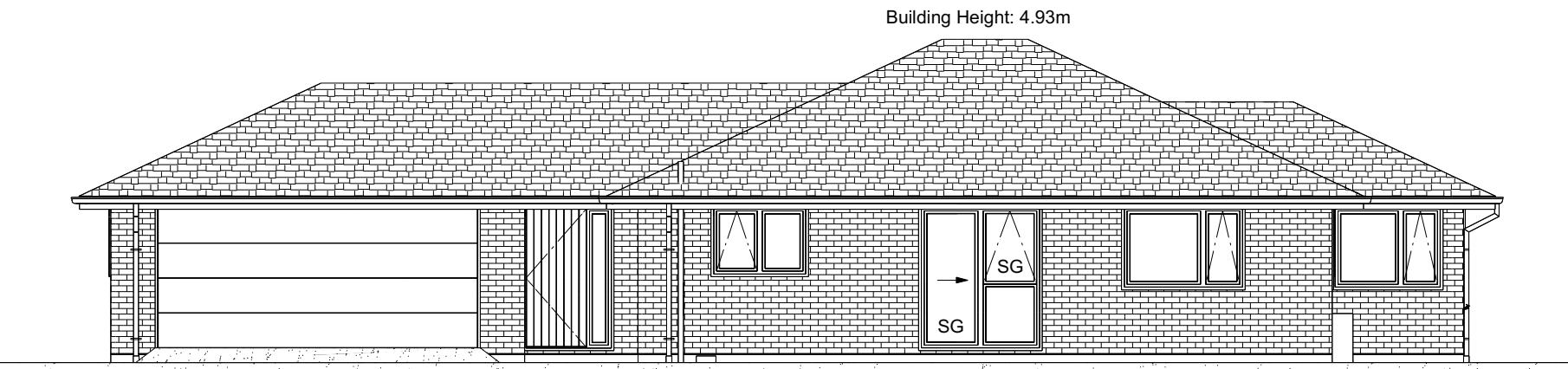
ROOF & WALL CLADDINGS
 Roof : 25° Pressed Metal Tiles
 Walls : 70 Series Brick Veneer
 with a 50mm cavity

ELEVATION LEGEND
 SS Safety Stays
 SG Safety Glass
 TV Terminal Vent

ELEVATION NOTES
 Gutter : Coloured Steel Quad Gutter
 Fascia : Coloured Steel 185 Fascia
 Downpipes : Colorsteel Rectangular 75x55mm
 Soffits : Hardiflex 4.5mm
 Joinery : Low-E double glazed joinery
 Single glazing to Garage

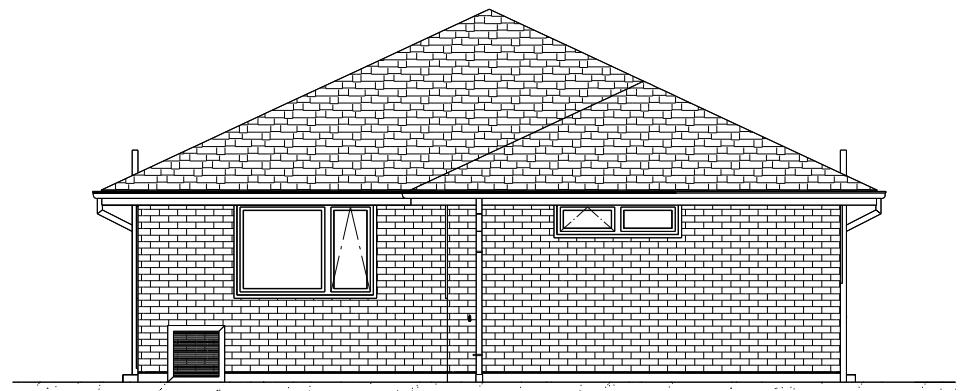
All egress points to have a maximum step down of 190mm.
 Access routes to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

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	Low	0
Decks & Balconies	Low	0
Total		2



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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Job Number:
149244
 Original Plan:
Kiwi
 Sheet Name:
ELEVATIONS
 Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 22/09/2023 Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	22-09-2023	Initial Consent Plans

Sheet No.:
5

of 22 sheets

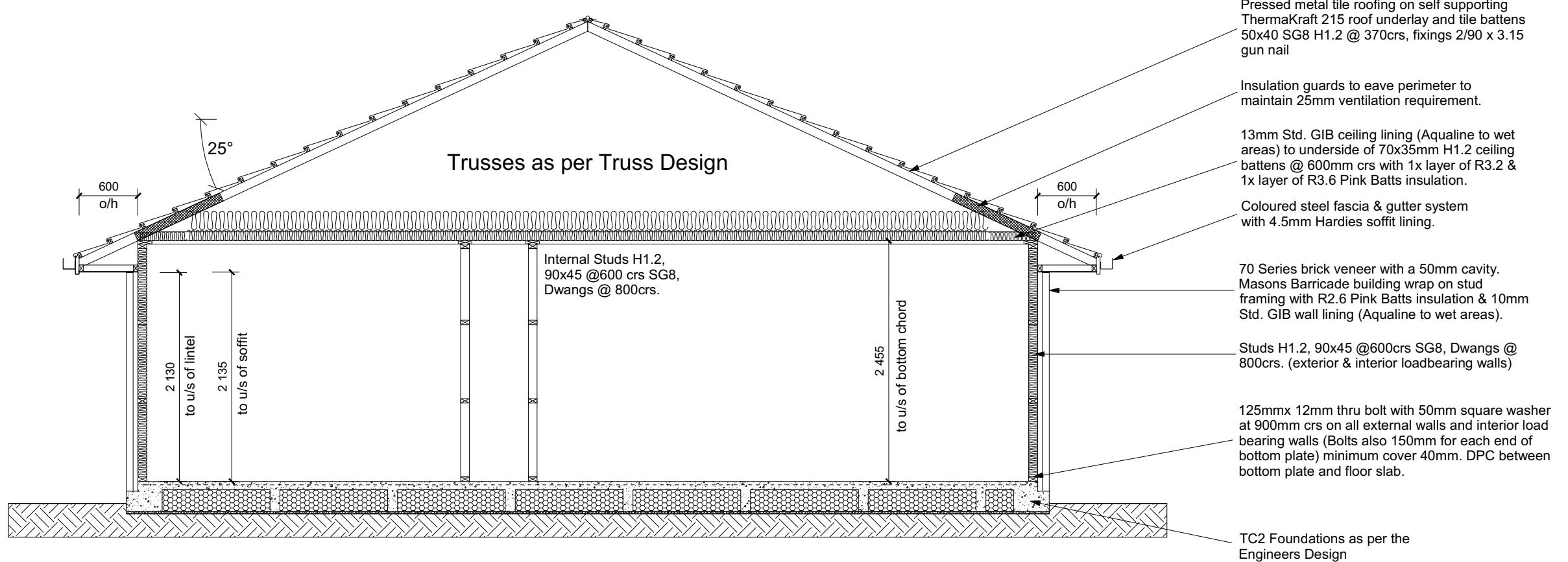
ROOF & WALL CLADDINGS BC231057
Roof : 25° Pressed Metal Tiles
Walls : 70 Series Brick Veneer
with a 50mm cavity

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 R3.2 + R3.6 Ceiling Batts
Wall: Pink Batts R2.6 Wall Batts



CROSS SECTION A-A

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
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Regulations 1992, Clause 3
BC231057 14/11/2023 michaelmo

DRAWING NOTES

These drawings are subject to copyright and remain the property of Signature Homes Ltd.

Verify all dimensions, sizes and levels on site prior to commencing any work. Any discrepancies are to be confirmed with Signature Homes Ltd.

Refer to attached Specifications for further information.

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

**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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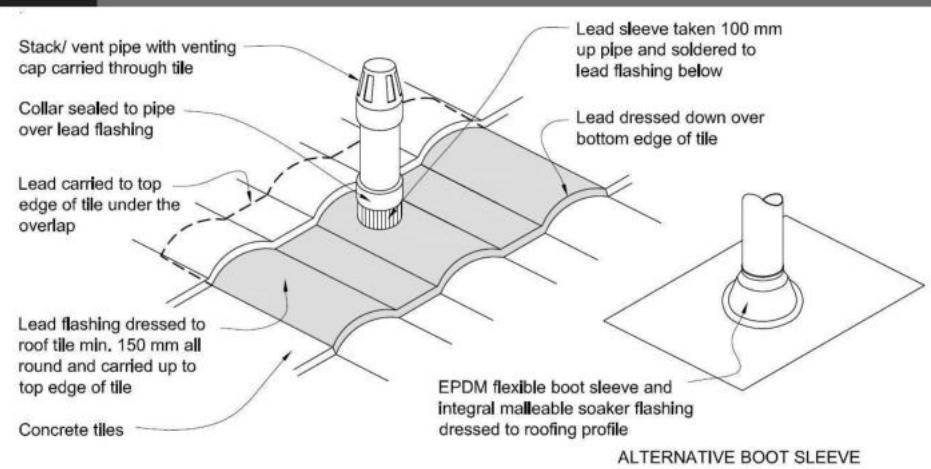
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Mount Street Rats Family Trust
Lot 965
3 Rudd Street
Ravenswood, Woodend

Job Number:	Original Plan:	Sheet Name:
149244	<i>Kiwi</i>	CROSS SECTIONS
Sales: D Ryan	Drawn: M Glynn	QS: W Xian

CONSENT PLANS

Figure 29: Pipe penetration for masonry tile
Paragraph 8.2.7

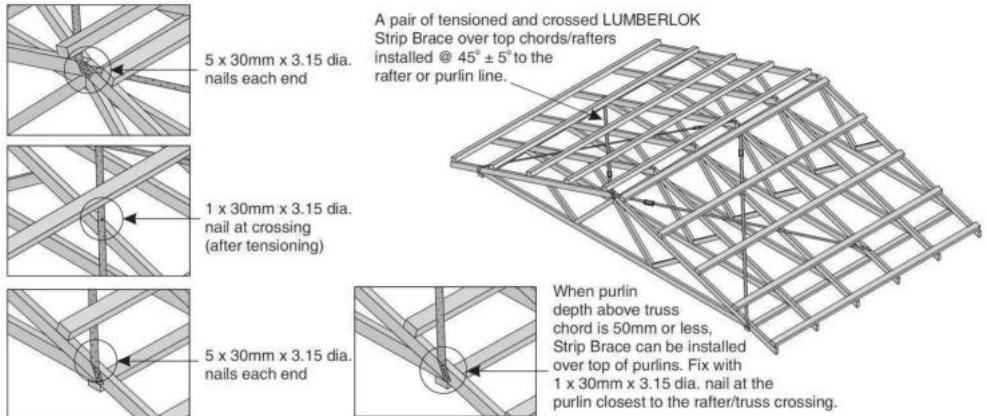


Metal Tile Penetration Detail
Scale NTS

8.3.10 Roof penetrations

Pipe penetrations shall be flashed using **EPDM flashings** similar to that shown for masonry tiles, Figure 29.

- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.



When purlin depth above truss chord is 50mm or less, Strip Brace can be installed over top of purlins. Fix with 1 x 30mm x 3.15 dia. nail at the purlin closest to the rafter/truss crossing.

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

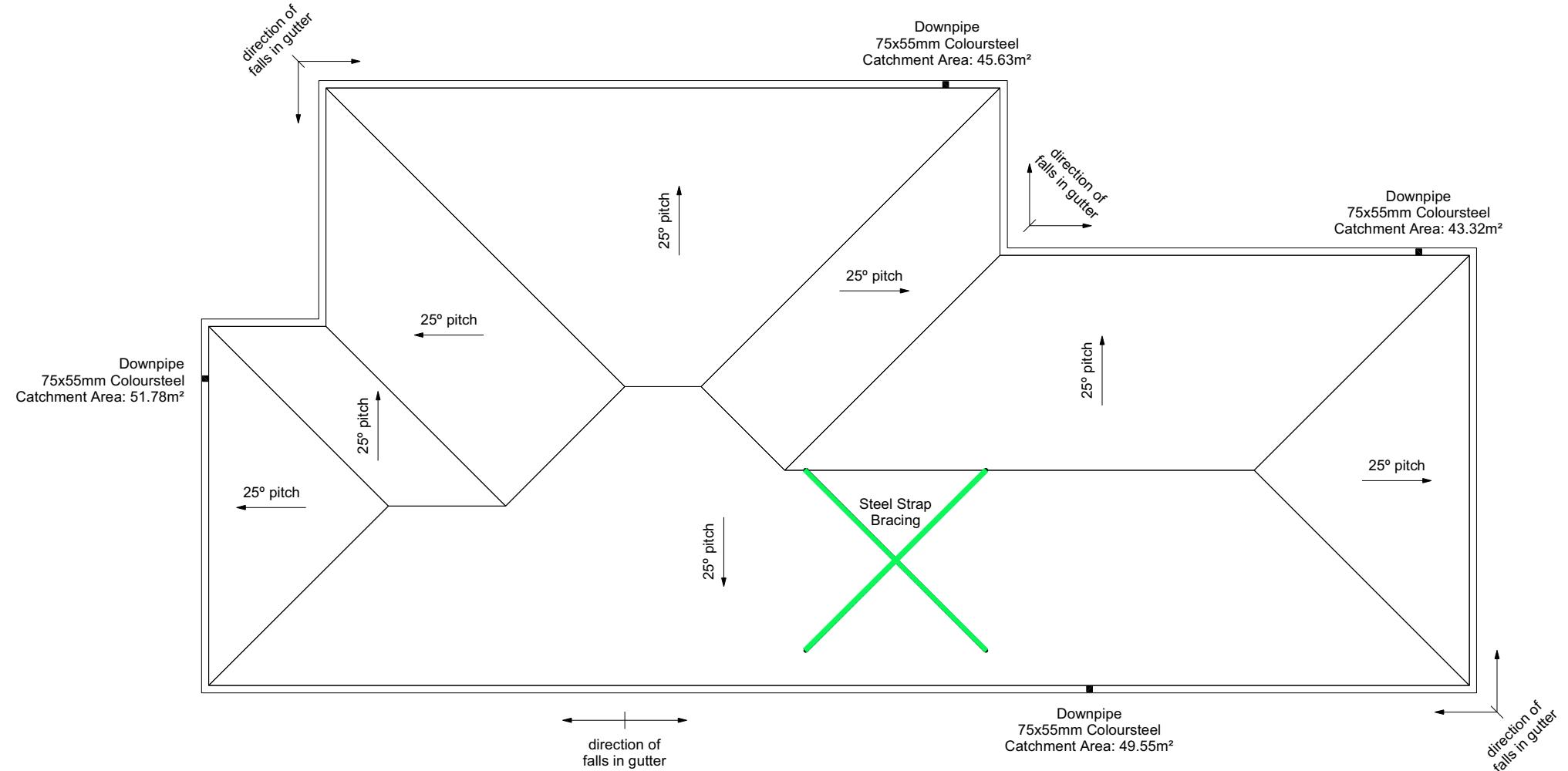
ROOF PLAN NOTES
Gutter: Coloured Steel Quad Gutter
Fascia: Coloured Steel 185 Fascia
Downpipes: Colorsteel Rectangular 75x55mm
Soffits: Hardiflex 4.5mm

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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Mount Street Rats Family Trust
Lot 965
3 Rudd Street
Ravenswood, Woodend

Job Number:
149244

Original Plan:
Kiwi

Sheet Name:
ROOF PLAN

Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 22/09/2023 Scale: 1:100 @ A3

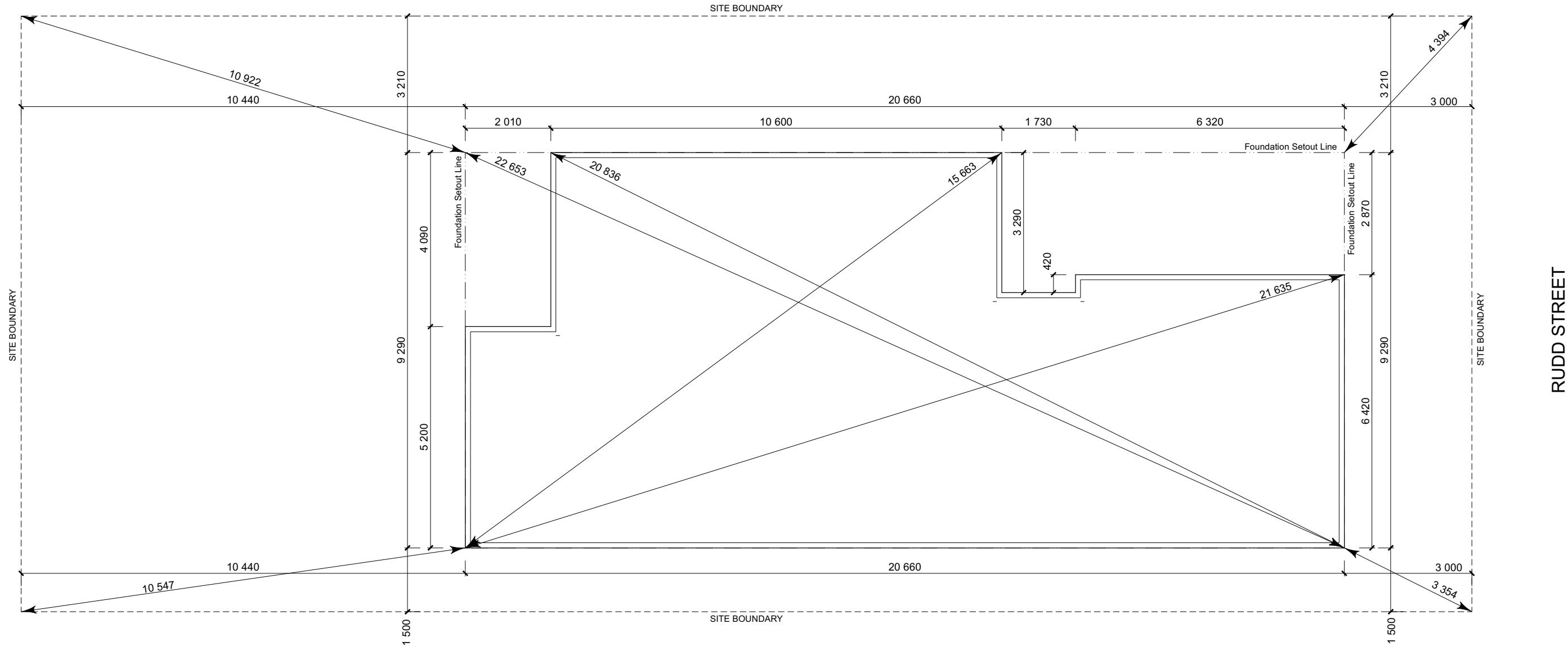
CONSENT PLANS

No.	Date:	Reason:
1	22-09-2023	Initial Consent Plans

Sheet No.:
7

of 22 sheets

SET OUT PLAN NOTES
BC231057
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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Mount Street Rats Family Trust
Lot 965
3 Rudd Street
Ravenswood, Woodend

Job Number:
149244

Original Plan:
Kiwi

Sheet Name:
SETOUT DIMENSIONS

CONSENT PLANS

Sheet No.:
8
of 22 sheets

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 140mm 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

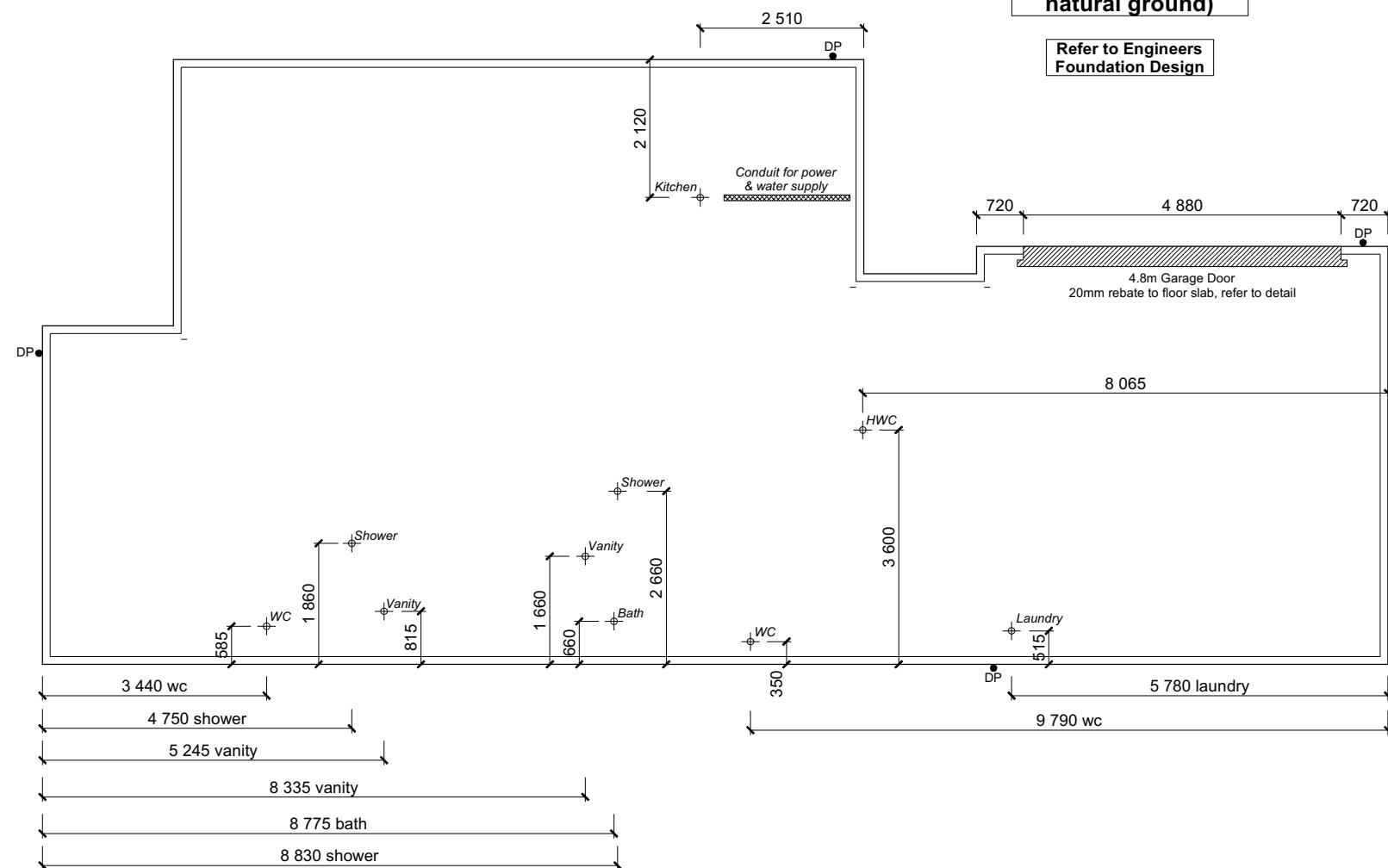
All reinforcing is to be Ductility Class E, in accordance with NZS 4671.

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.

AREA TO PERIMETER RATIO

Foundation Area: 159.88m²
Perimeter: 60.74m
Ratio: 2.63



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Mount Street Rats Family Trust
Lot 965
3 Rudd Street
Ravenswood, Woodend

Job Number:	Original Plan:	Sheet Name:
149244	<i>Kiwi</i>	FOUNDATION PLAN
Sales:	Drawn:	QS:
D Ryan	M Glynn	W Xian

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	Ø100mm @1:60 (1:120min)
Vented Drain	Ø90mm (1:90) or Ø100mm (1:120min)
Stormwater Drain	Ø80mm
Terminal Vent	Ø50mm
Vent	Ø50mm
Heatpump	Drain over GT
ORG	Overflow Relief Gully
Hot water Cylinder	min 20mm Drain over GT

Notes:
All plumbing and drainage to comply with NZBC G13.
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture.
Sewer & Stormwater to connect to existing connections.
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.

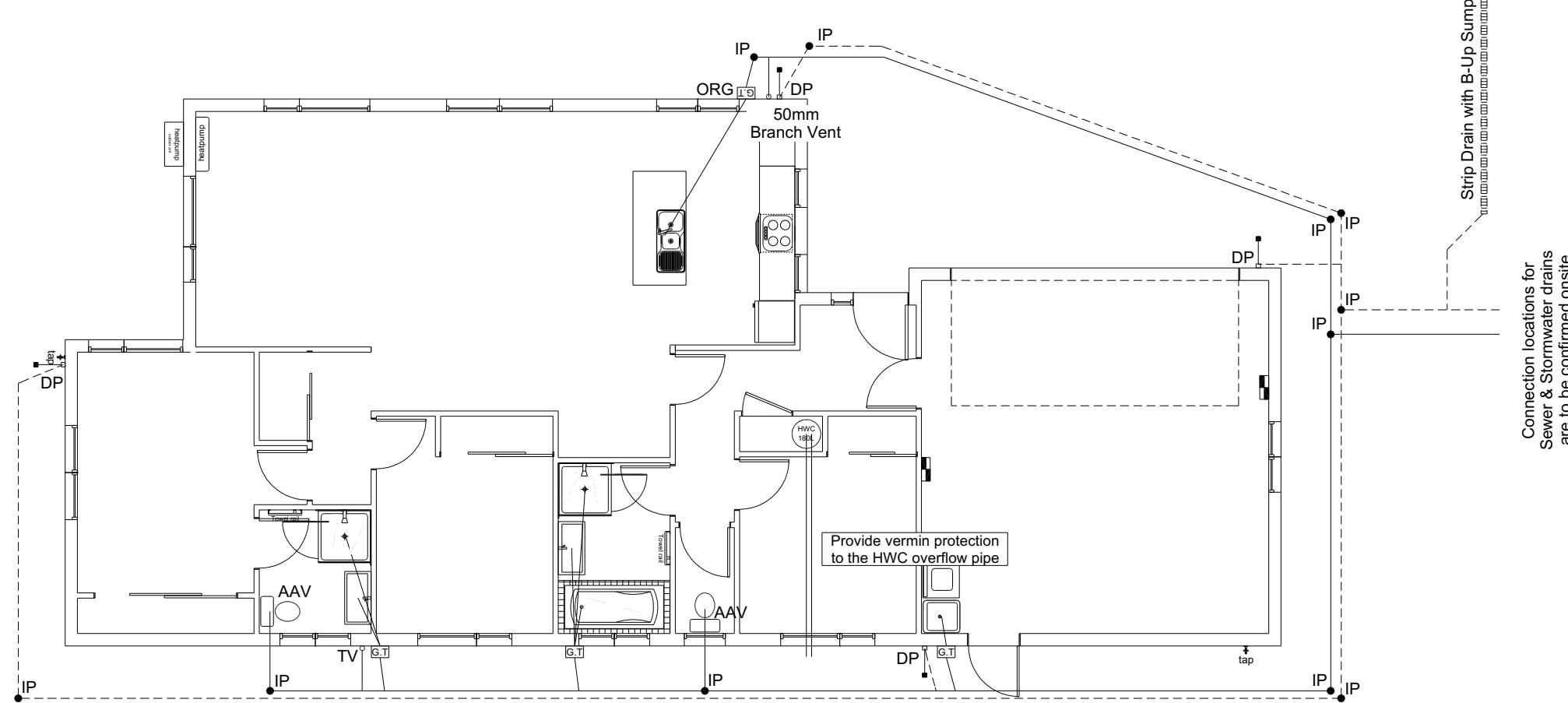
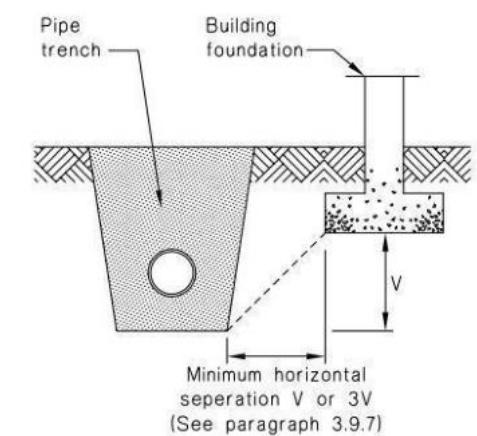


Figure 14: Relationship of Pipe Trench to Building Foundation
Paragraph 3.9.7



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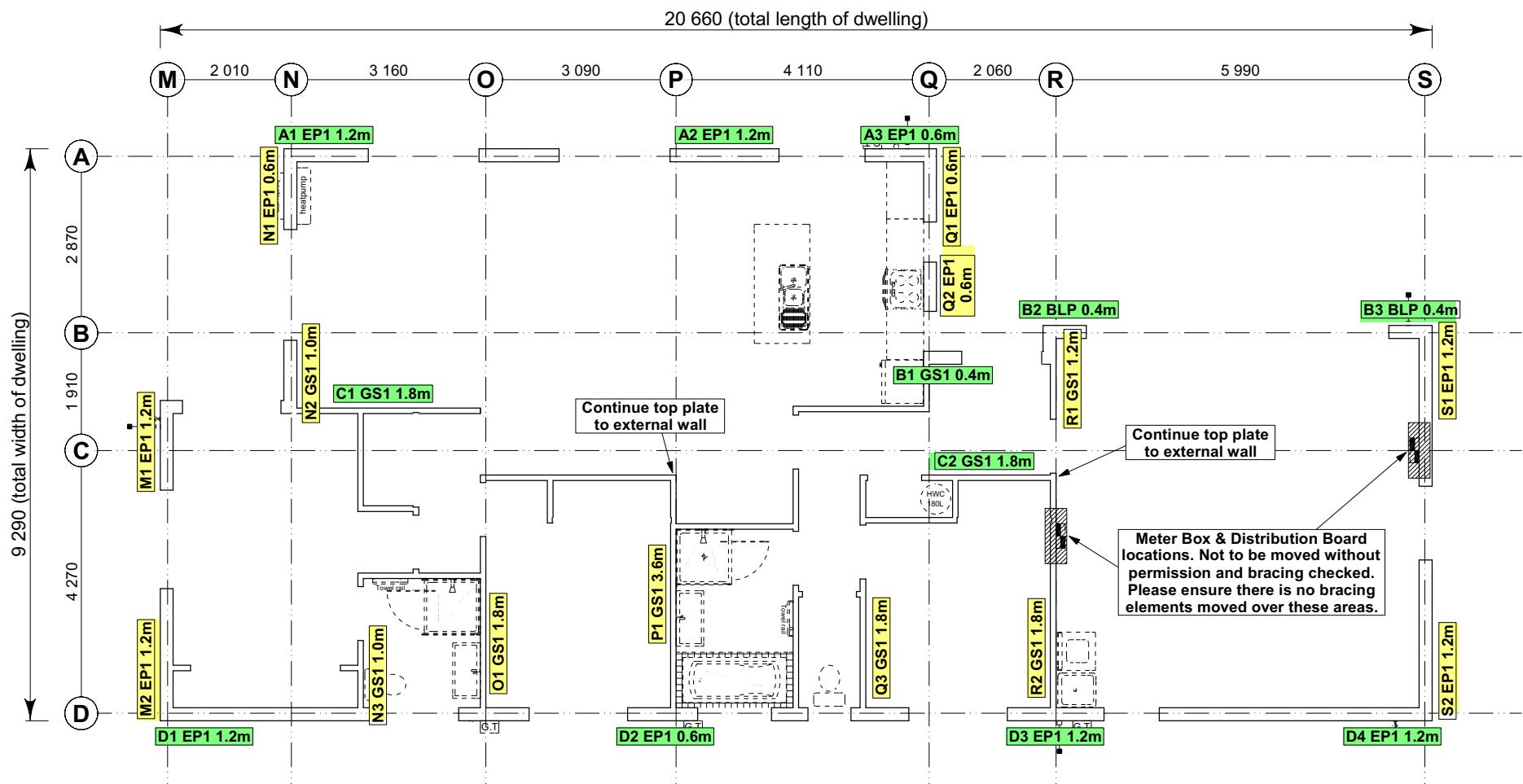
Mount Street Rats Family Trust
Lot 965
3 Rudd Street
Ravenswood, Woodend

Job Number: **149244** Original Plan: **Kiwi** Sheet Name: **DRAINAGE PLAN**
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 13/11/2023 Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	22-09-2023	Initial Consent Plans

Sheet No.: **10**
of 22 sheets



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*.

BRACING PLAN NOTES DC231057
Wall bracing designed in accordance with
NZS 3604:2011 & GIB Ezybrace system
Refer to attached calculations.

Bracing Designed to:
Wind: High
Earthquake: ?

BRACING LEGEND

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

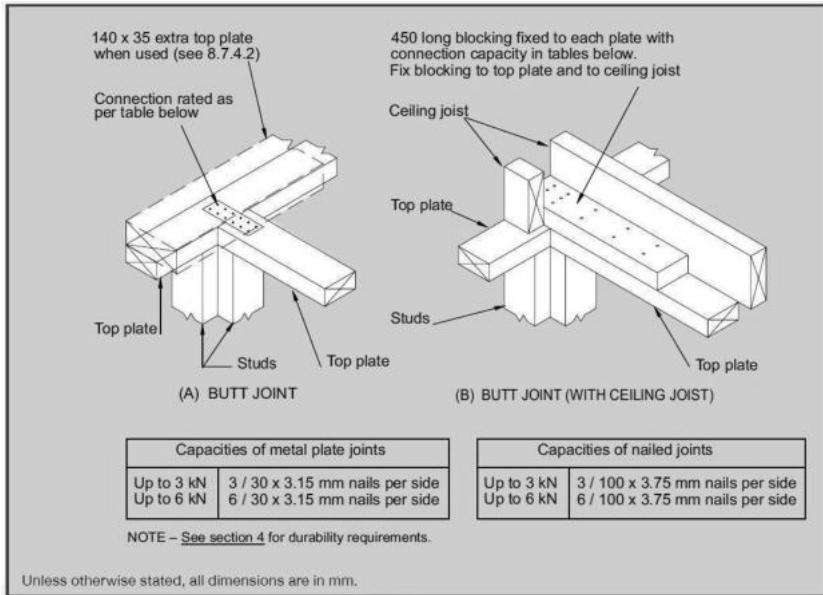


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

Single Level Along Resistance Sheet

Job Name: Mount Street Rats Family Trust

Job Name: Mount Street Rats Family Trust									Wind	EQ
									Demand	
									490	960
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1200	1283
A	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	3	0.60		2.4	EP1 0.6	Ecopy®	57	63	345 OK	387 OK
B	1	0.40		2.4	GS1-N	GIB®	21	23		
	2	0.40		2.4	BLP-H	GIB®	48	54		
	3	0.40		2.4	BLP-H	GIB®	48	54	118 OK	131 OK
C	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	1.80		2.4	GS1-N	GIB®	124	108	248 OK	216 OK
	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
D	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	3	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	4	1.20		2.4	EP1 1.2	Ecopy®	144	162	489 OK	549 OK

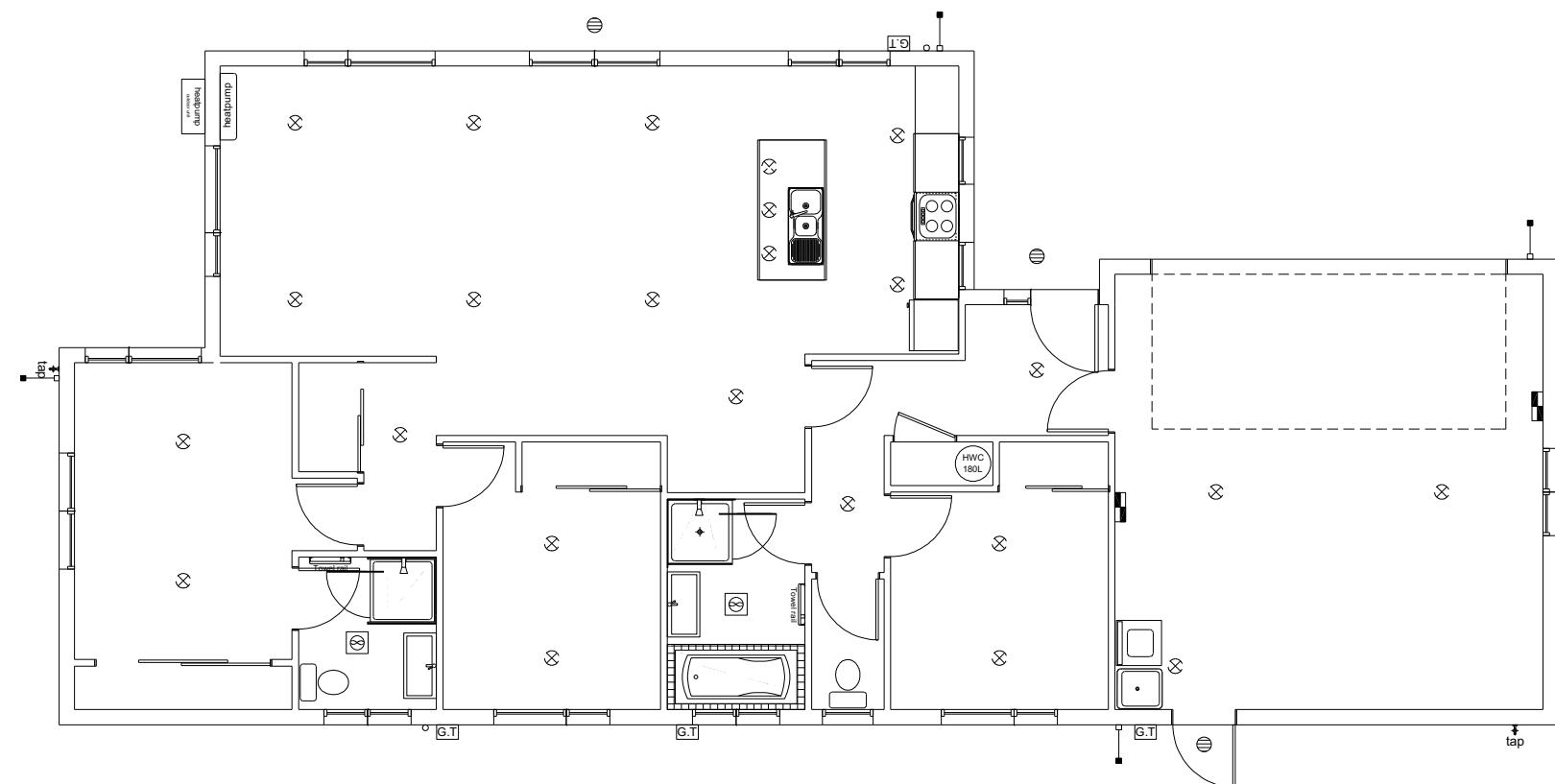
WAIMAKARIRI DISTRICT COUNCIL
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BC231057 14/11/2023 michaelmo

**All dimensions are to be checked and confirmed prior to any construction
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Single Level Across Resistance Sheet

Job Name: Mount Street Rats Family Trust

Job Name: Mount Street Rats Family Trust									Wind	EQ
									Demand	
									1112	960
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1581	1568
M	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		
N	1	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	2	1.00		2.4	GS1-N	GIB®	65	60		
	3	1.00		2.4	GS1-N	GIB®	65	60		
O	1	1.80		2.4	GS1-N	GIB®	124	108		
									124 OK	108 OK
P	1	3.60		2.4	GS1-N	GIB®	248	216		
									248 OK	216 OK
Q	1	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	3	1.80		2.4	GS1-N	GIB®	124	108		
R	1	1.20		2.4	GS1-N	GIB®	83	72		
	2	1.80		2.4	GS1-N	GIB®	124	108		
									207 OK	180 OK
S	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		
									288 OK	324 OK



LEGEND	
Refer to Electrical Section in Specification for further details	
○	Ceiling Pan
⊗	CA Approved Down Light 100w Down light (CA80 or CA135)
⊖	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]	TV Jack
[SKY]	Sky Connection
■	Bathroom Heater
■	Bathroom Extractor/Light

Electrical Plan is indicative only and is to be confirmed onsite with electrician and client

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Mount Street Rats Family Trust
Lot 965
3 Rudd Street
Ravenswood, Woodend

Job Number:
149244

Original Plan:
Kiwi

Sheet Name:
LIGHTING PLAN

Sales:

Drawn:
M Glynn

QS:

W Xian

Print Date:
22/09/2023

Scale:
1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	22-09-2023	Initial Consent Plans

Sheet No.:
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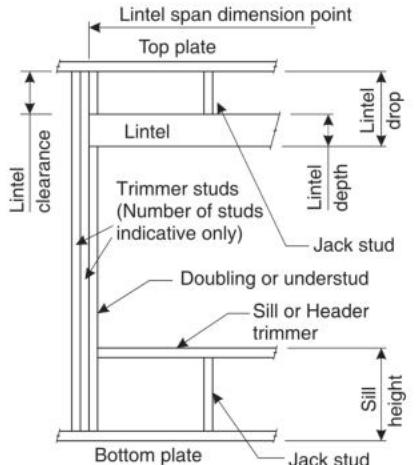
LINTEL FIXING SCHEDULE

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 0.20kPa.
- 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.

DEFINITIONS

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

NOTES:

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

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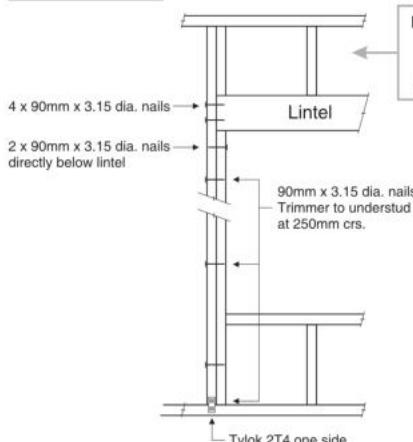
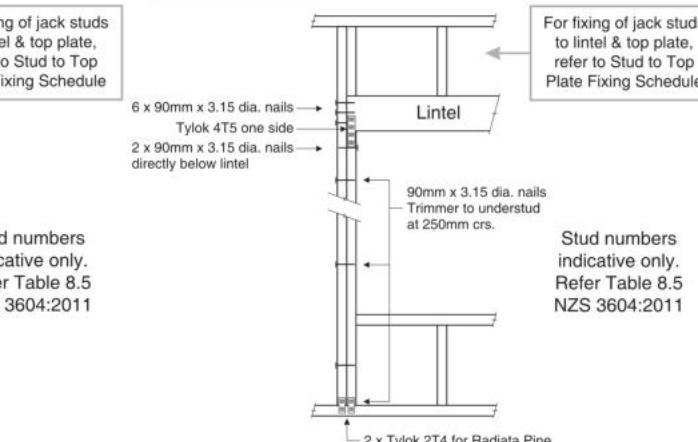
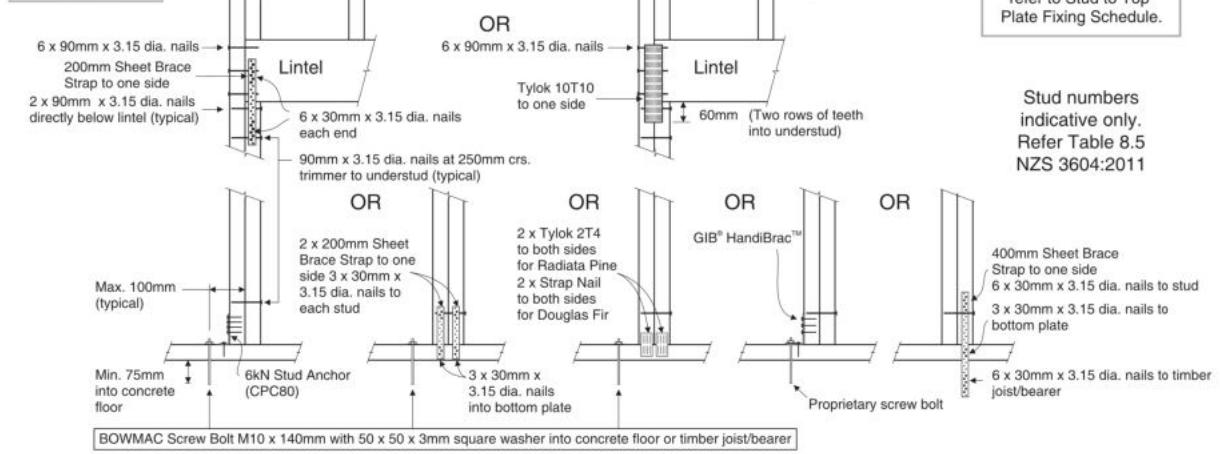
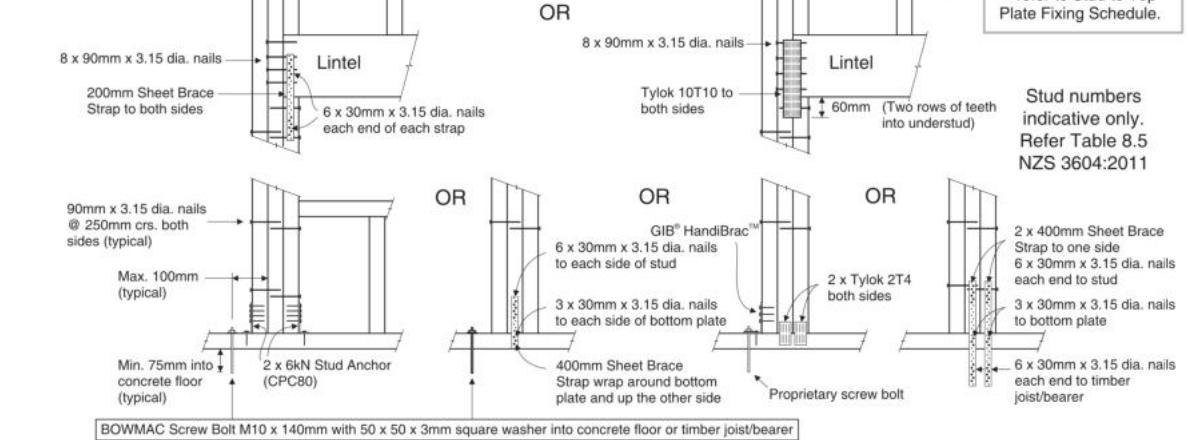
Job Number: **149244** Original Plan: **Kiwi** Sheet Name: **FRAMING DETAILS**
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 22/09/2023 Scale: NTS @ A3

CONSENT PLANS

No.	Date:	Reason:
1	22-09-2023	Initial Consent Plans

Sheet No.: **13**

of 22 sheets

LINTEL FIXING OPTIONS**TYPE E**
1.4kN**TYPE F**
4.0kN**TYPE G**
7.5kN**TYPE H**
13.5kN

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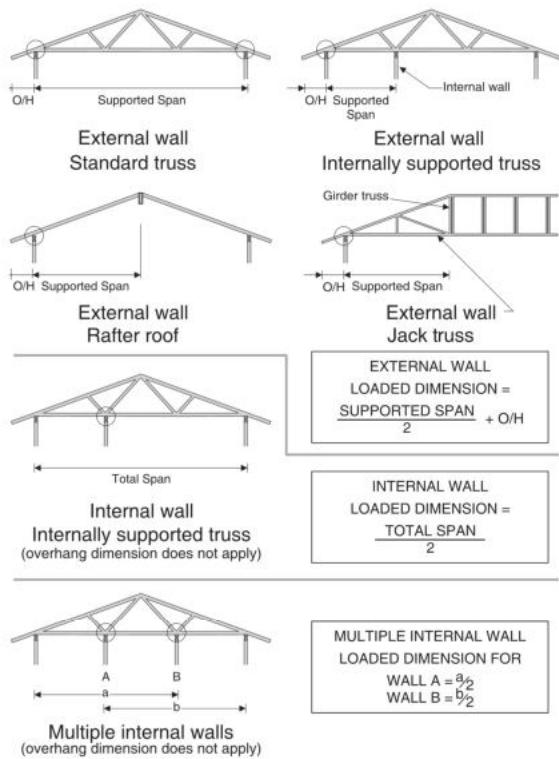
STUD TO TOP PLATE FIXING SCHEDULE

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 0.20kPa.
- 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.
- For gable end walls where the adjacent rafter/truss is located within 1200mm and with a maximum verge overhang of 750mm, select stud to top plate fixing using a loaded dimension of 1.5m.
- 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) Stud Centres		Light Roof Wind Zone				Heavy Roof Wind Zone						
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

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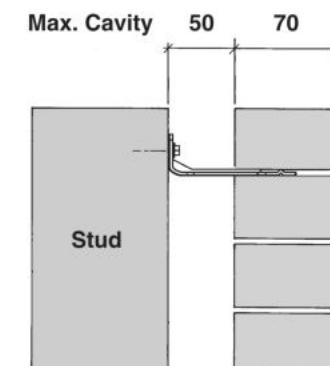


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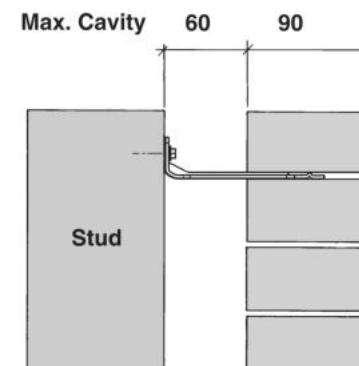
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SCAN FOR
INSTALLATION
VIDEO

<https://vimeo.com/117353604>



Screw Tie Short
(85mm)



Screw Tie Long
(105mm)

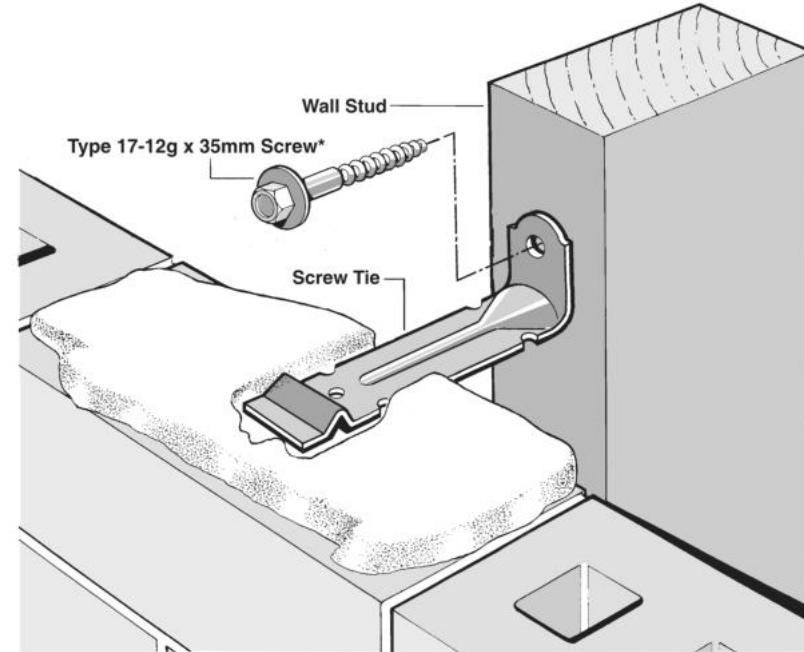
- All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction: Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- Water shedding shoulder prevents transfer of the moisture from tie to building.
- Nail hole for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



***NOTE:**
Use longer screws for fixing through Rigid Air Barrier (RAB). Maintain 35mm embedment in studs.

Mount Street Rats Family Trust
Lot 965
3 Rudd Street
Ravenswood, Woodend

Job Number:
149244

Original Plan:
Kiwi

Sheet Name:
FRAMING DETAILS

CONSENT PLANS

No.	Date:	Reason:
1	22-09-2023	Initial Consent Plans

Sheet No.:
14

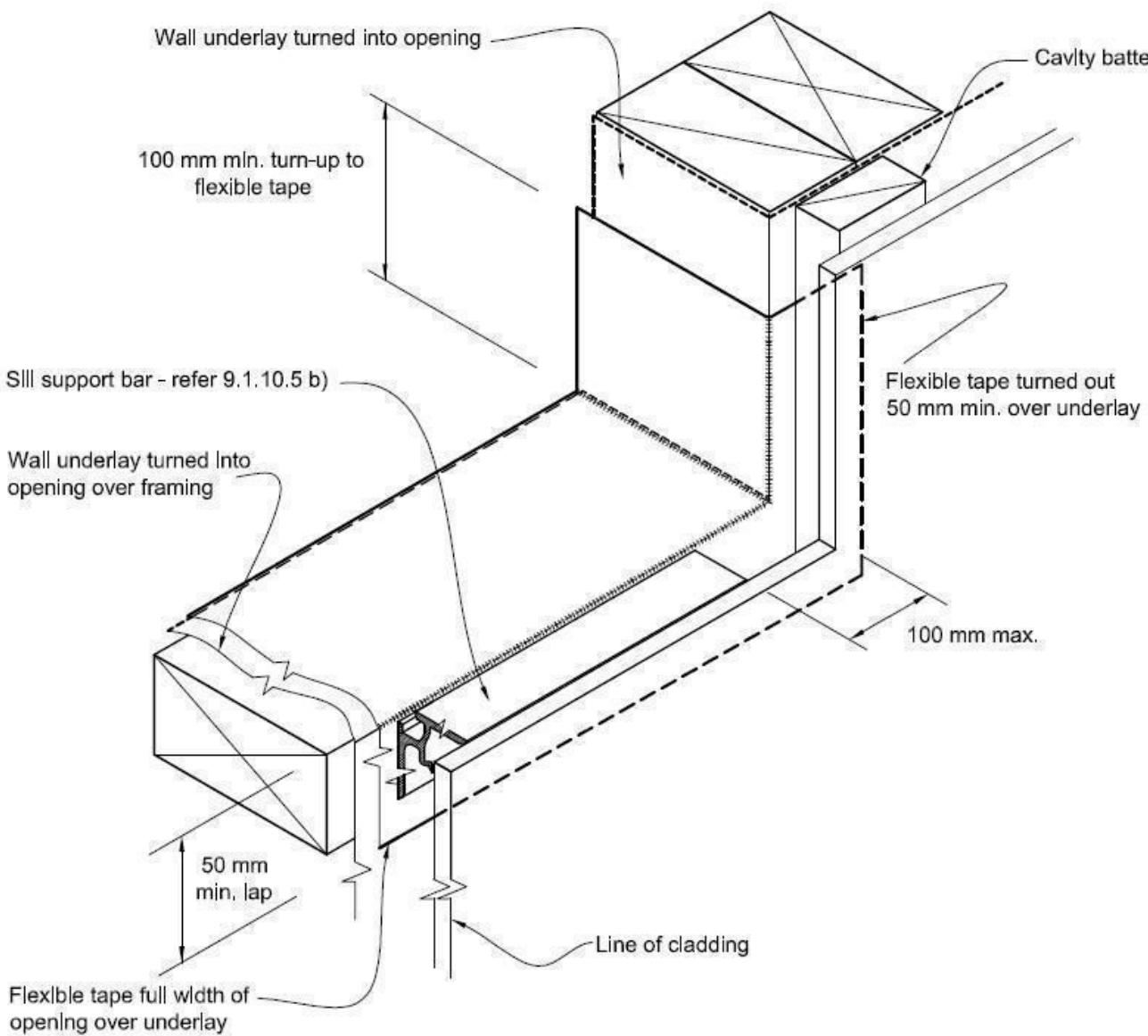
of 22 sheets

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

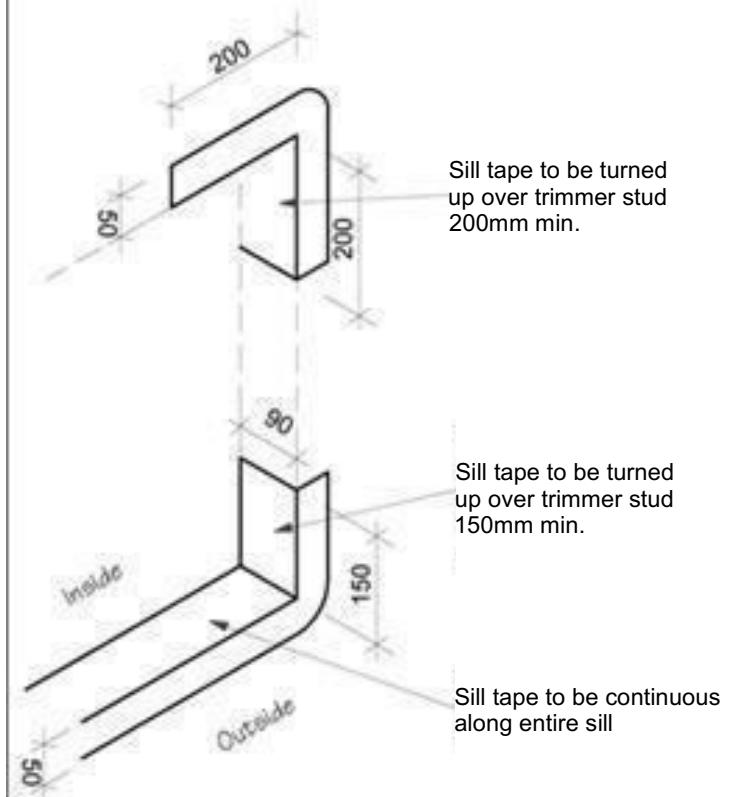
NOTE

- (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.



Where windows extend to soffit, flashing tape is to be fixed prior to ribbon board being fixed to framing.

Detail Tape
Location to Wall
Openings



Sill Tape Flashing Detail

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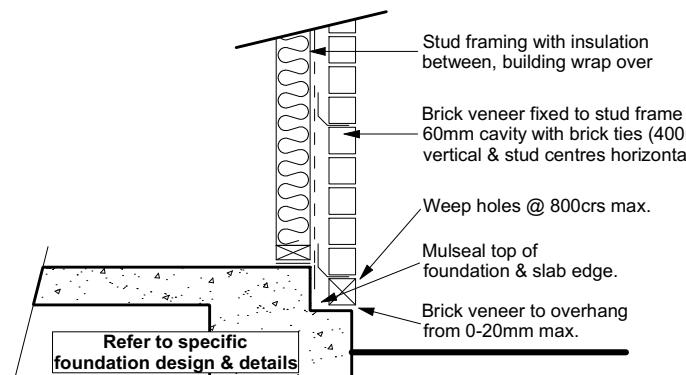
Mount Street Rats Family Trust
Lot 965
3 Rudd Street
Ravenswood, Woodend

Job Number:
149244

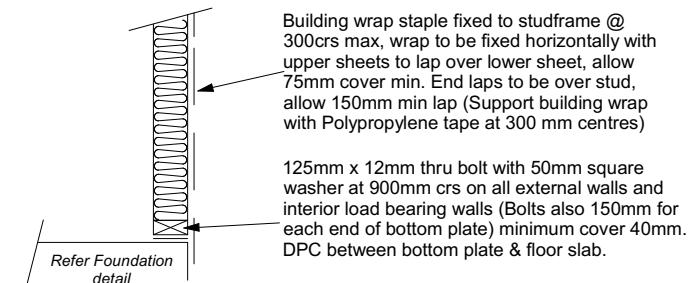
Original Plat

Sheet Name:
**CONSTRUCTION
DETAILS**

CONSENT PLANS			Sheet No.:
No.	Date:	Reason:	
1	22-09-2023	Initial Consent Plans	15
			of 22 sheets



Brick Veneer Foundation
Scale 1:20



Stud framing to slab
Scale 1:20

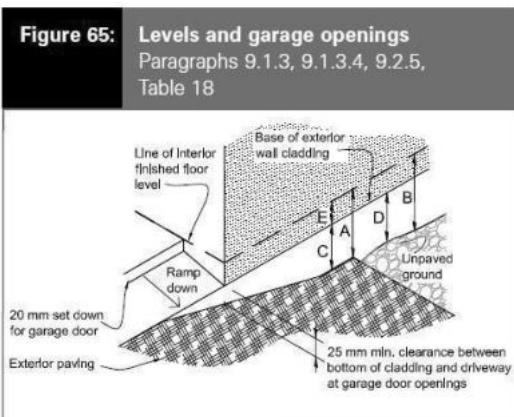
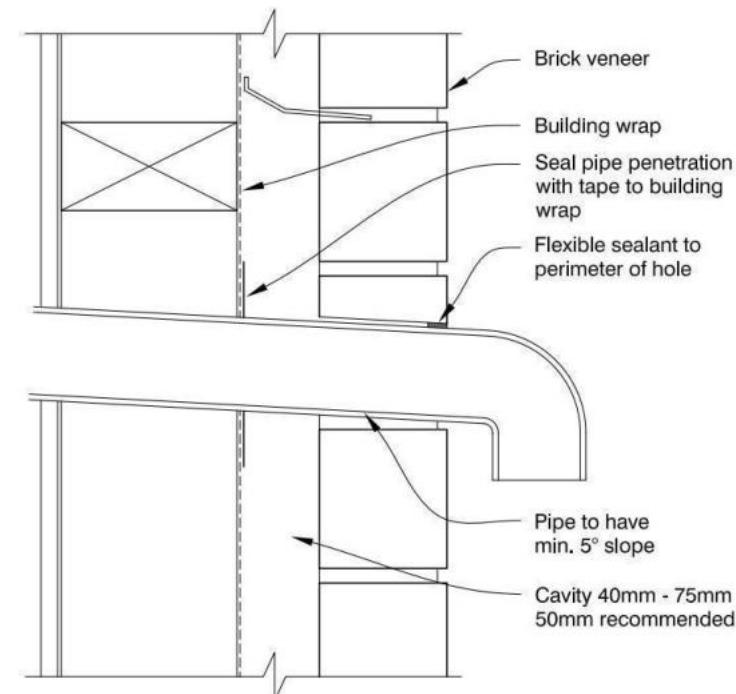
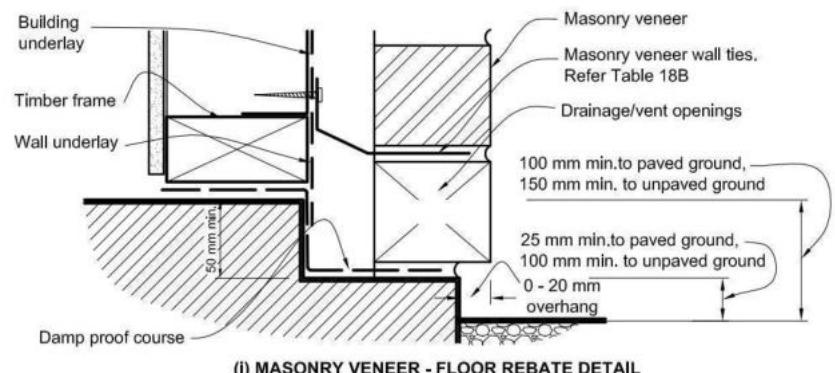


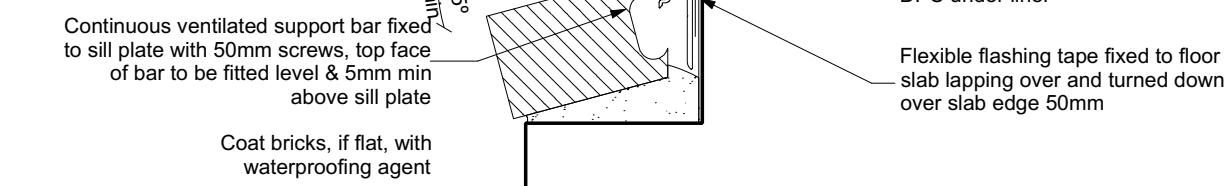
Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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.



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



Door Sill to Slab Detail
Scale 1:20

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Mount Street Rats Family Trust
Lot 965
3 Rudd Street
Ravenswood, Woodend

Job Number:
149244

Original Plan:
Kiwi

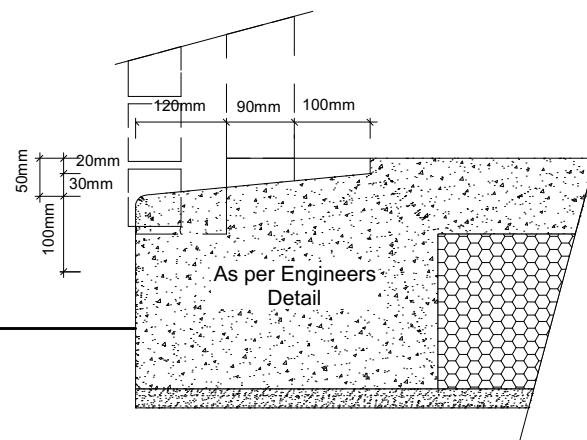
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CONSTRUCTION DETAILS

CONSENT PLANS

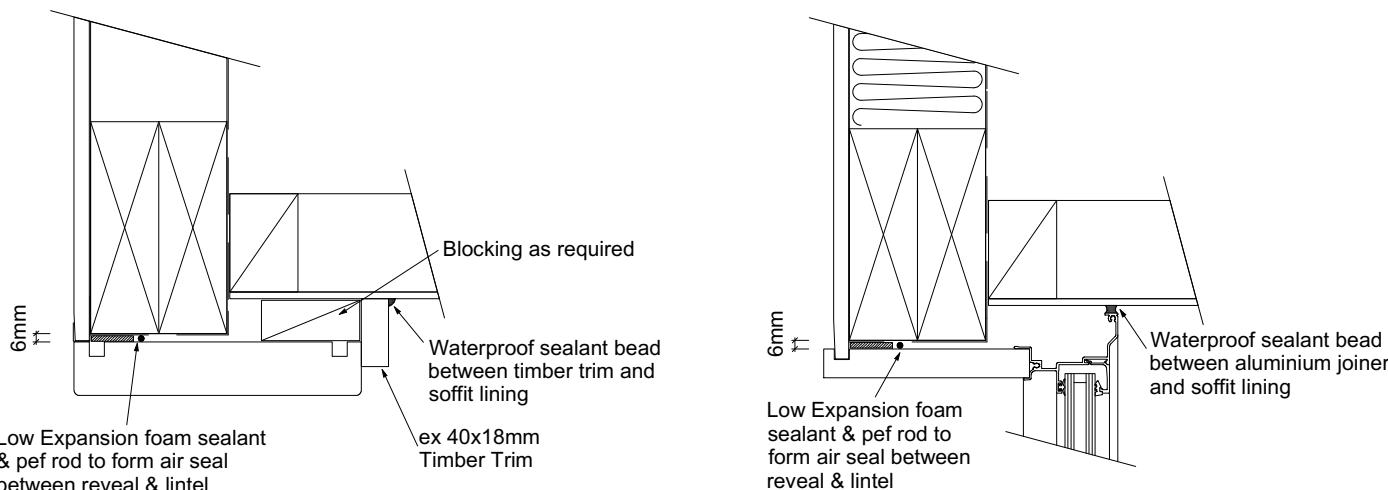
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1	22-09-2023	Initial Consent Plans

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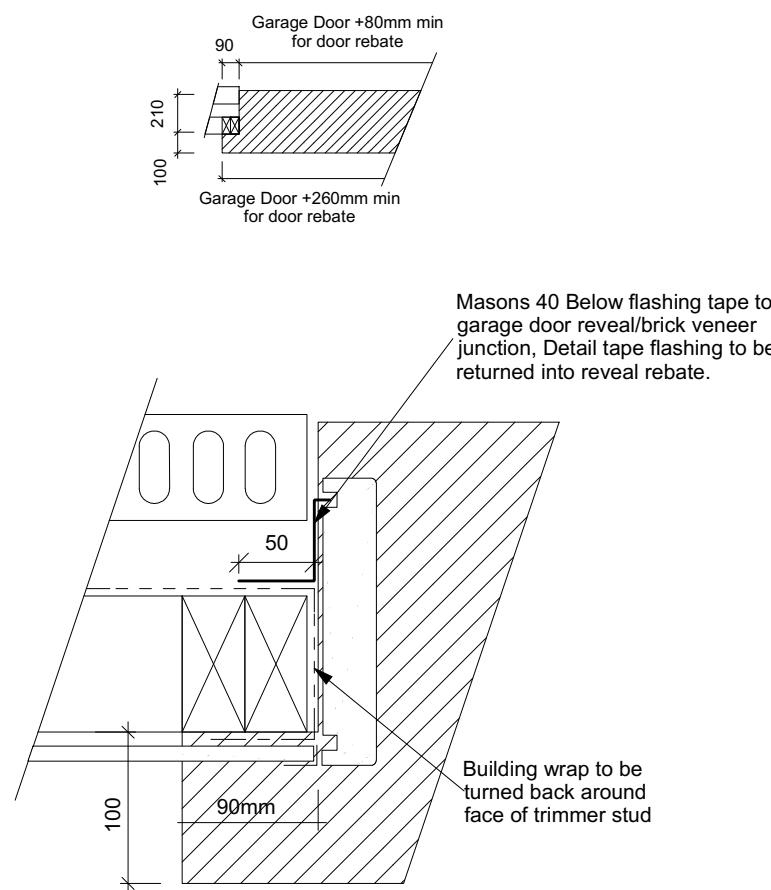
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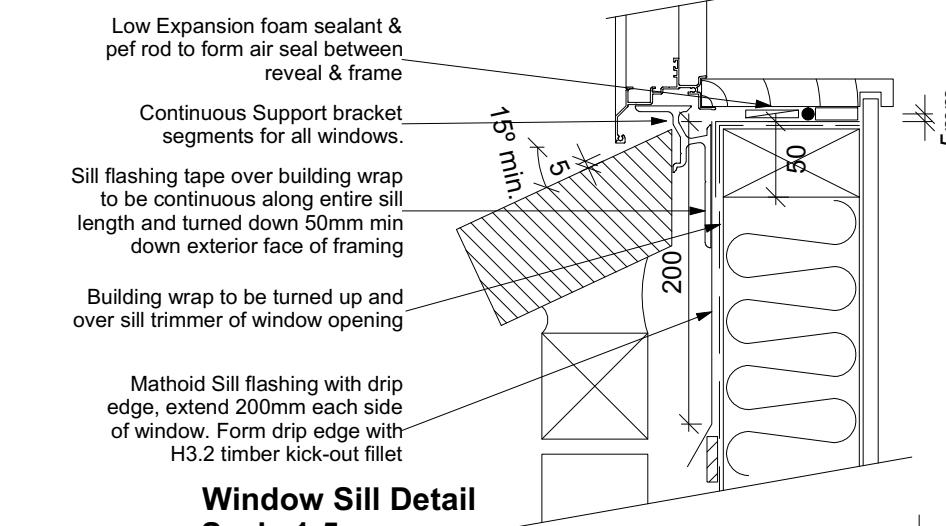
Garage Door Rebate Details
Scale 1:10



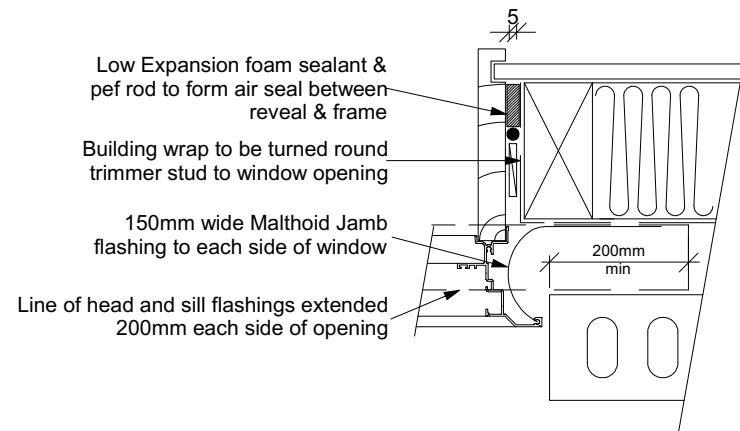
Window Head to Soffit Detail
Scale 1:5



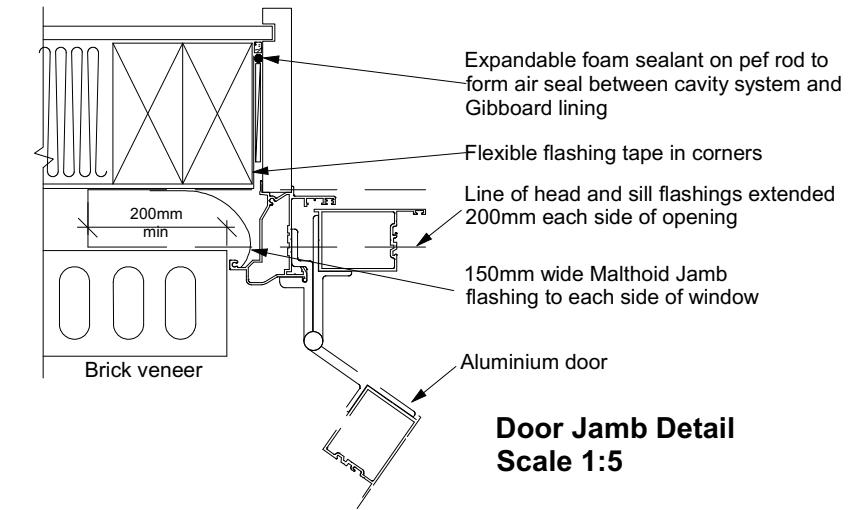
Garage Door Jamb Detail
Scale 1:5



Window Sill Detail
Scale 1:5



Window Jamb Detail
Scale 1:5



Door Jamb Detail
Scale 1:5

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Ravenswood, Woodend

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149244

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Kiwi

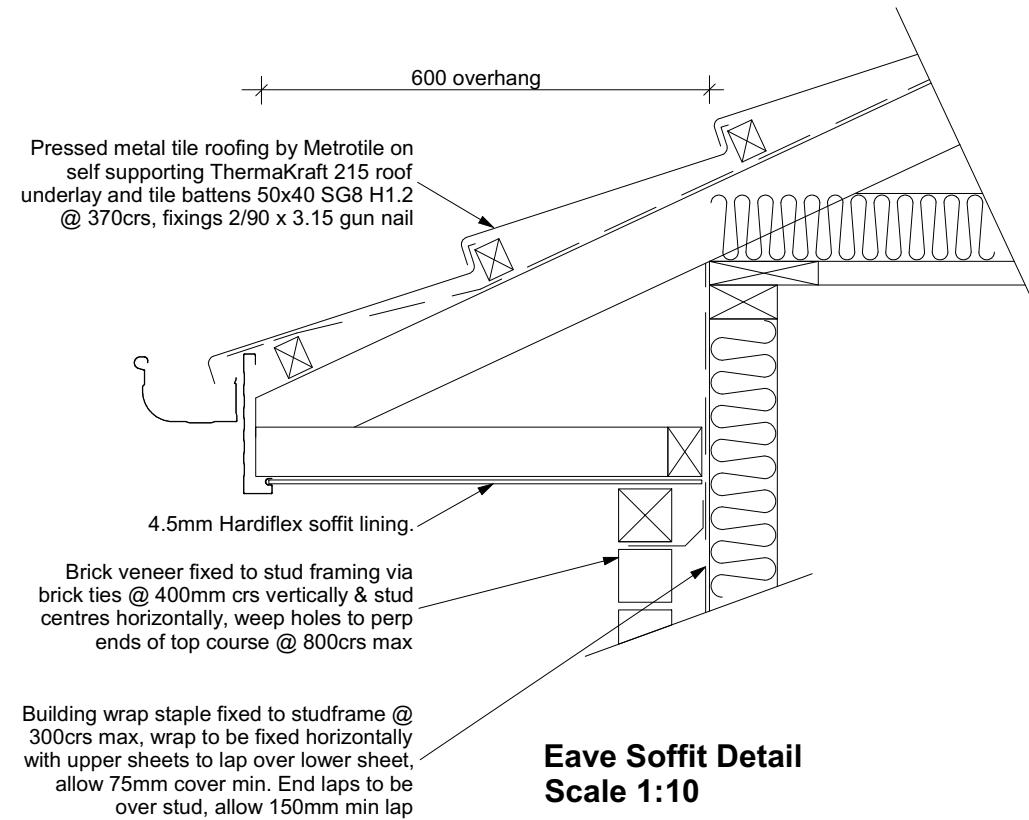
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CONSTRUCTION DETAILS

CONSENT PLANS

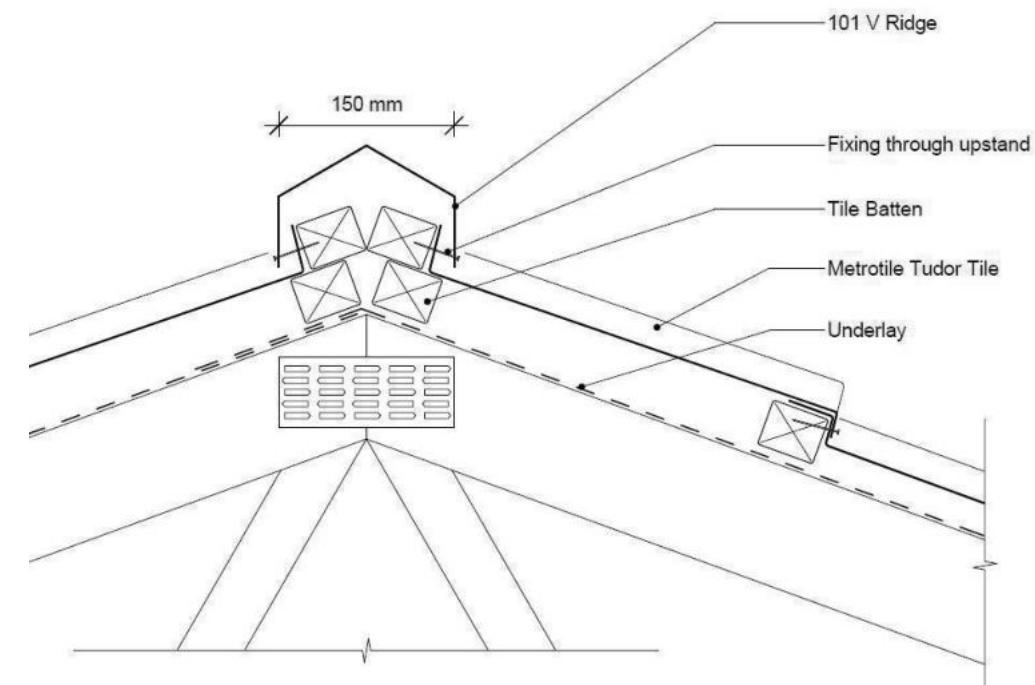
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1	22-09-2023	Initial Consent Plans

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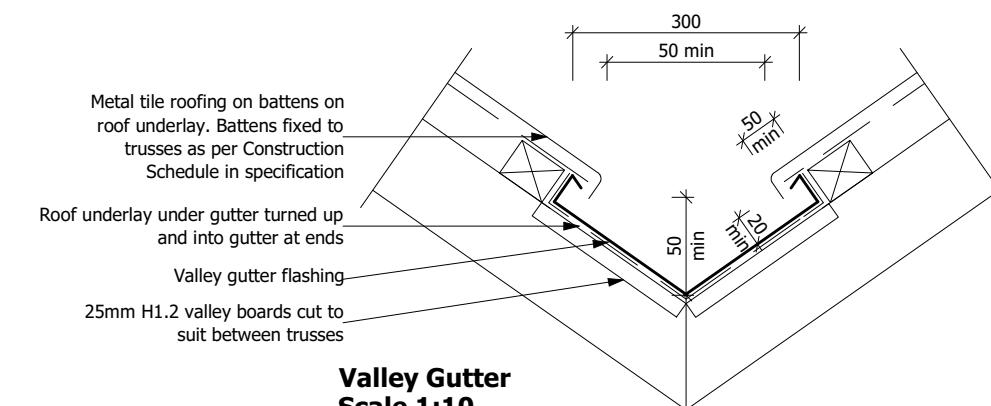
Eave Soffit Detail Scale 1:10



Metal Tile Angle Ridge Detail Scale NTS



Metal Tile Fixings Detail Scale NTS



**Valley Gutter
Scale 1:10**

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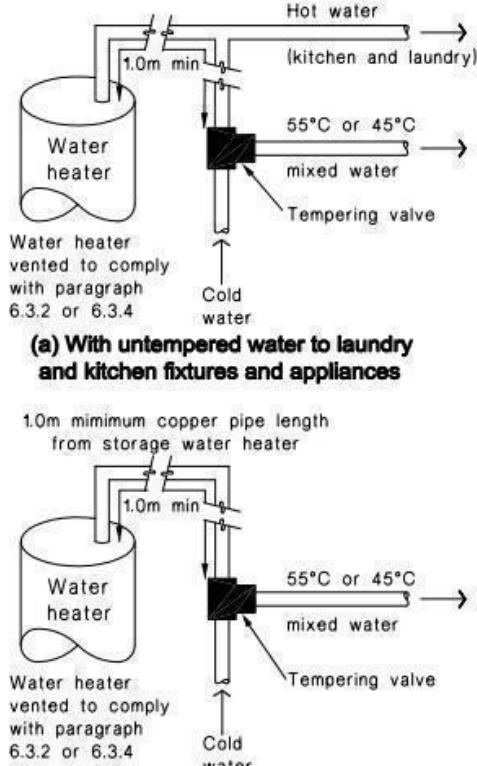
Mount Street Rats Family Trust
Lot 965
3 Rudd Street
Ravenswood, Woodend

Job Number:
149244

Original Plan
Kiwi

Sheet Name:
**CONSTRUCTION
DETAILS**

Figure 16: Tempering Valve Installation
Paragraph 6.14.2 a)



Note:
For optimum system efficiency the tempering valve, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the tempering valve.

2. 1.0m minimum copper pipe length from storage water heater

Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)

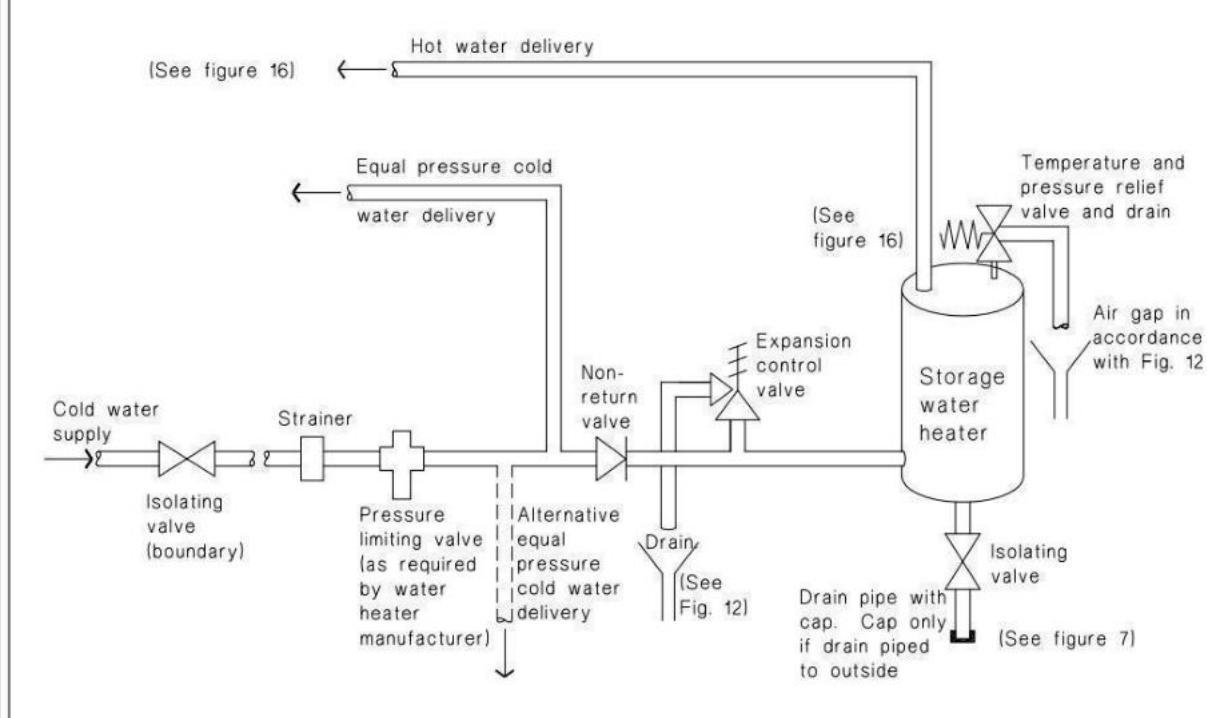
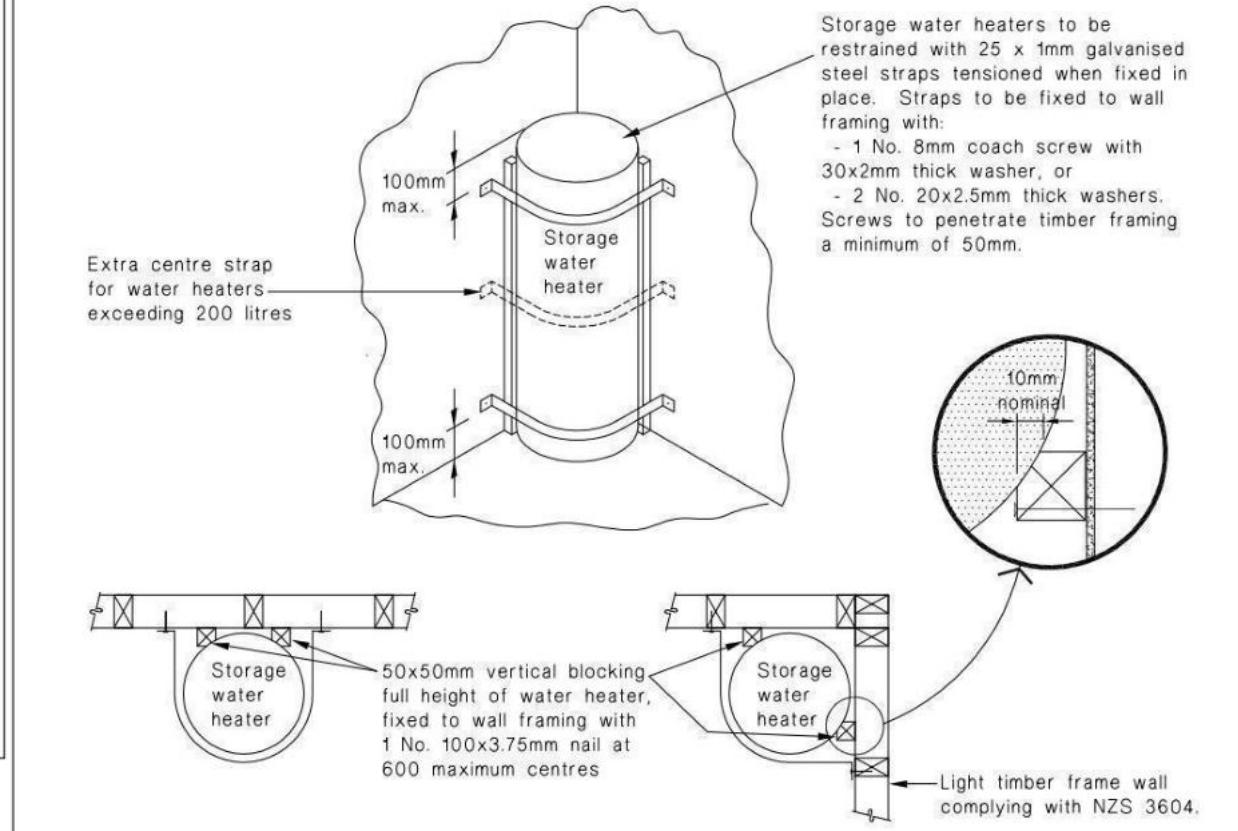


Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



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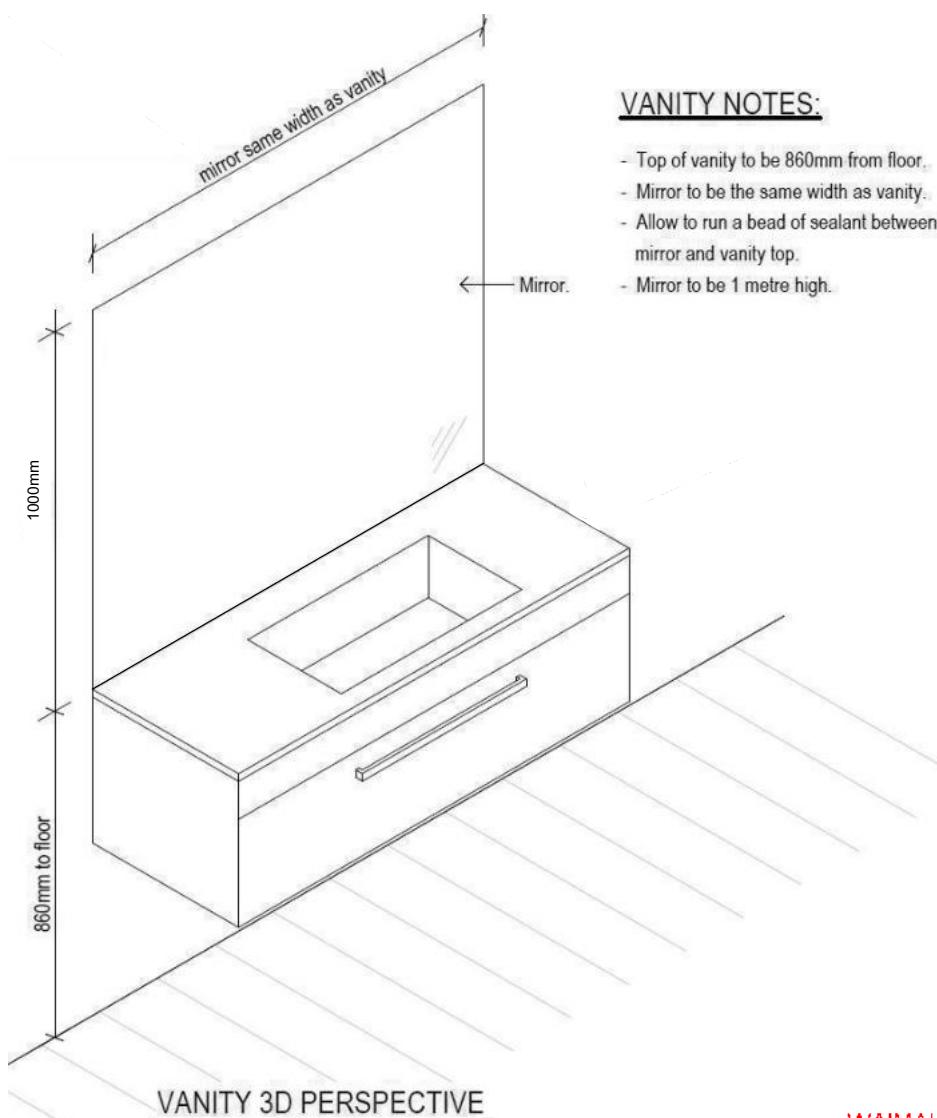
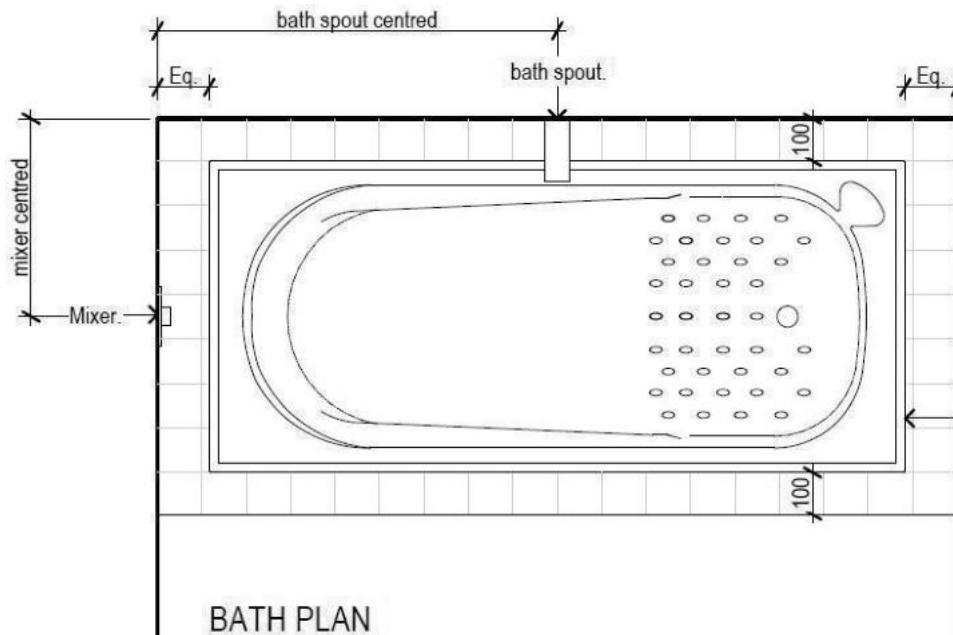
Job Number:
149244

Original Plan

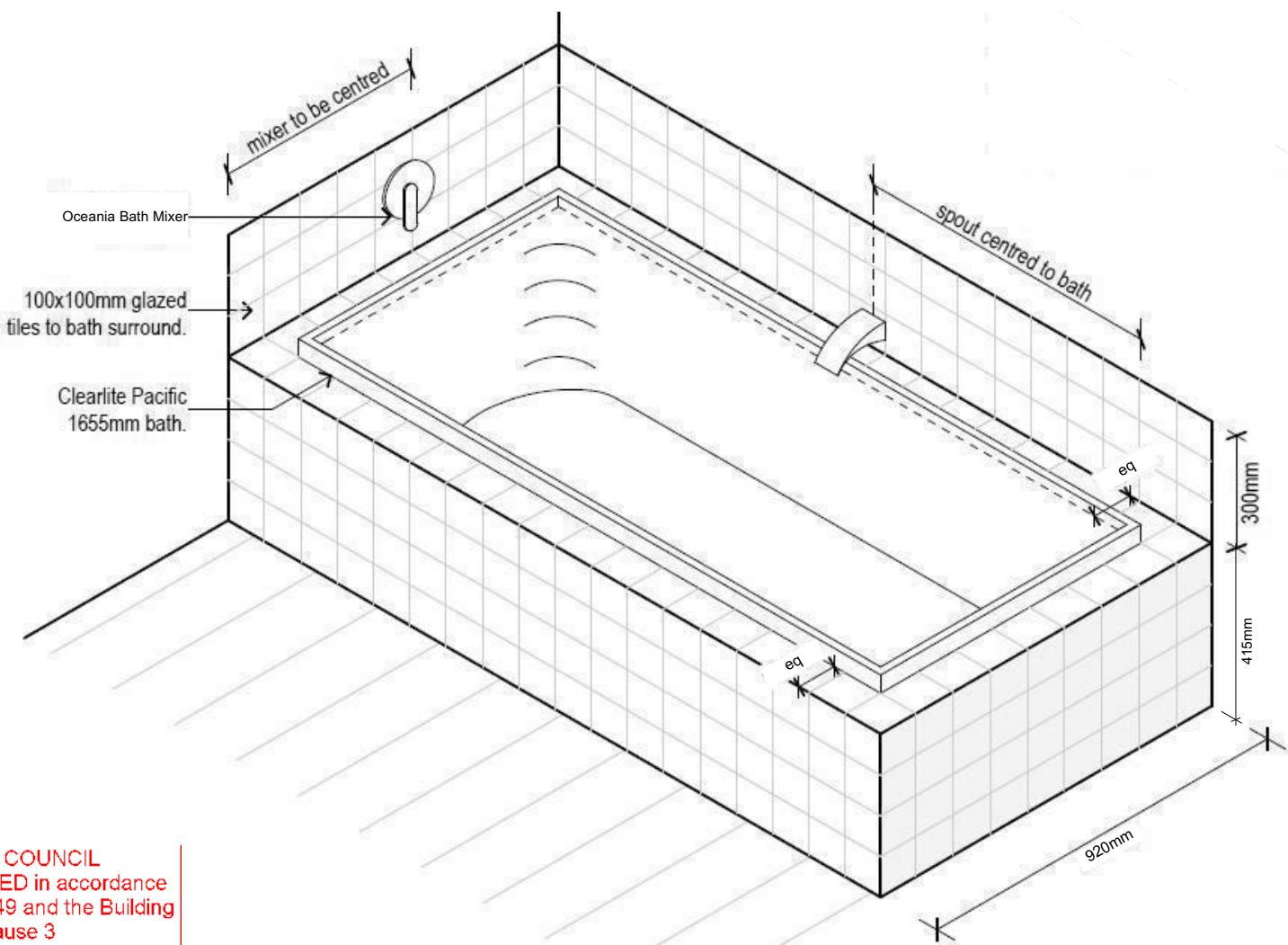
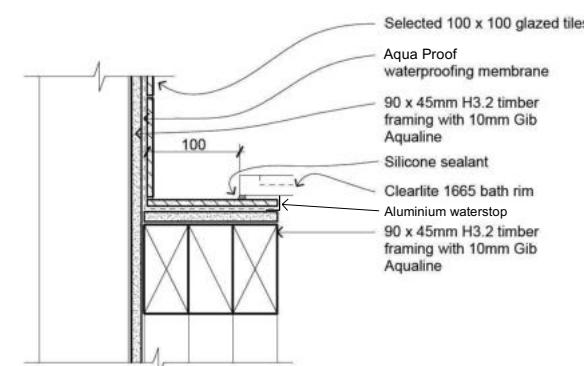
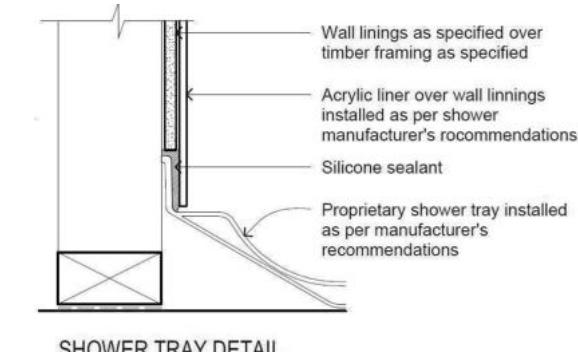
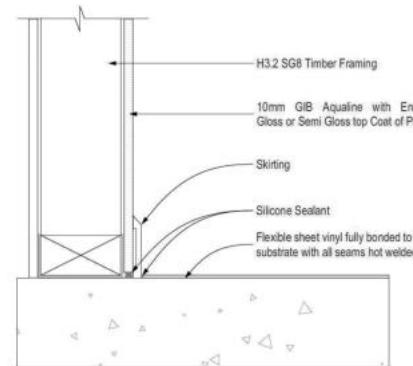
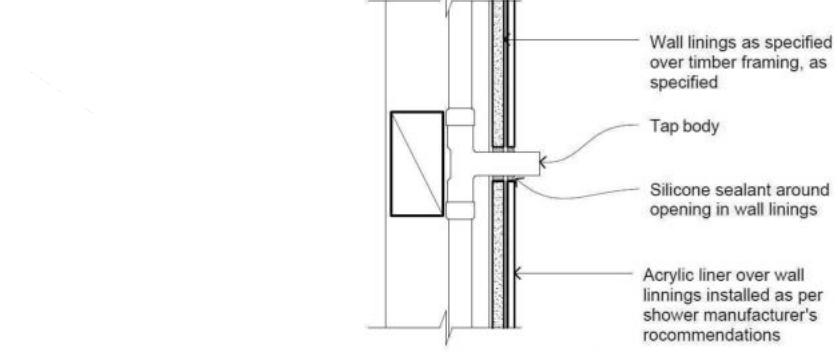
Sheet Name: **PLUMBING DETAILS**

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Date:	Reason:
2-09-2023	Initial Consent Plans

**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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Lot 965
3 Rudd Street
Ravenswood, Woodend

Job Number:
149244

Original Plan:
Kiwi

Sheet Name:
BATHROOM DETAILS

CONSENT PLANS

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of 22 sheets

Buildable Consent Layout



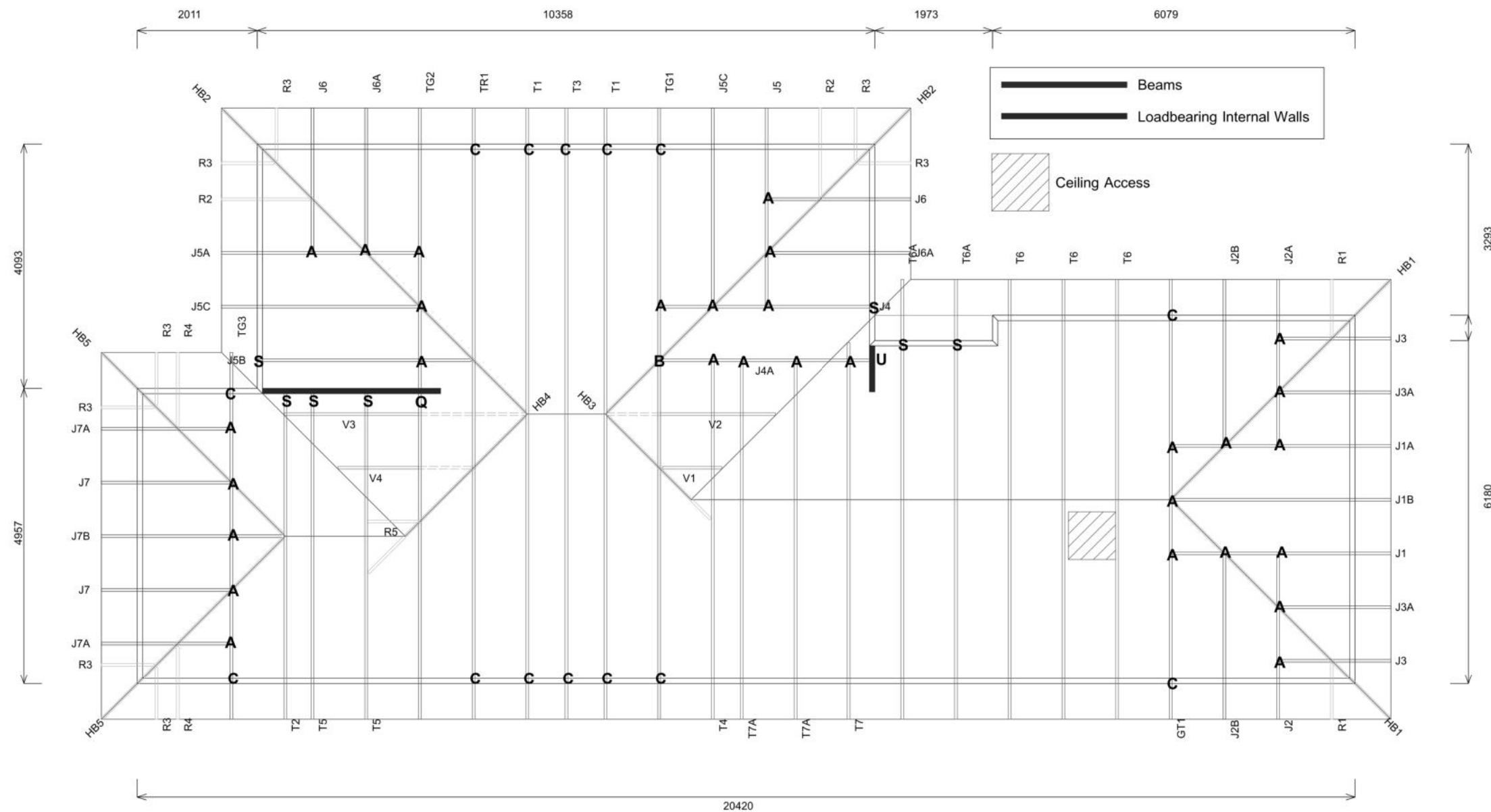
CONSENT ISSUED BC231057 - Page 28 of 29

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.

CARTERS

Your Building Partner

BC231057



Note:

- Dotted lines show top chords continuing up to hipboard and Truss T1. Bottom chords terminate at Truss TG1 and Truss TG2.

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BC231057 14/11/2023 michaelmo



Job No: RG1394862C1

Customer: TKR Homes Limited | T/A Signature Homes Canterbury

Job Name: Mount Street Rats Lot 965 3 Rudd Street Ravenswood

Address: 3 RUDD STREET
Woodend, WOODEND 7691

Drawn: Lynnette Velasco
Date: 29/08/2023

If a gable truss requires a windbeam brace, the type of MiTek brace will be noted as such on the layout. The truss fixings can be substituted for other fixings of the same or greater capacity. All verge framing to be fixed according to the MiTek On-Site Guide if not covered by NZS3604.

If bottom chord restraints are 35mm Metal battens, then they must be fixed with either two nails or screws.

If the metal battens are fixed with a single nail or screw then 90x45mm bottom chords restraints will be required at 1800mm centres

All loads shown on this page regarding the truss fixings are characteristic loads

Truss 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)
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
Z = Engineers Design

Unless otherwise indicated, all specified truss fixings are to use L/Lok product nail fasteners or Type 17 - 14g Hex Head Screws (as per the MiTek On-site Guide)

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.

Any roof loads as stated on this layout over 16kN lift are outside the scope of NZS3604, and the architect / draughtsman is responsible for the design to transfer the loads to the ground.

Snow Zone: Christchurch (N4)

Wind Area: High

TC Restraints: 400 mm

Roof Material: Metal Tiles

Roof Pitch: 25.00 °

Snow Altitude: 100.000 m

Design Wind Speed: 44.0 m/s

BC Restraints: 600 mm

Ceiling Material: Standard Plaster Board 13mm

Ground Snow Load: 0.900 kPa

Truss Centres: 900 mm

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Mount Street Rats Family Trust
Lot 965
3 Rudd Street
Ravenswood, Woodend

Job Number: 149244
Original Plan: Kiwi
Sheet Name: TRUSS DESIGN
Sales: D Ryan
Drawn: M Glynn
QS: W Xian
Print Date: 22/09/2023
Scale: NTS @ A3

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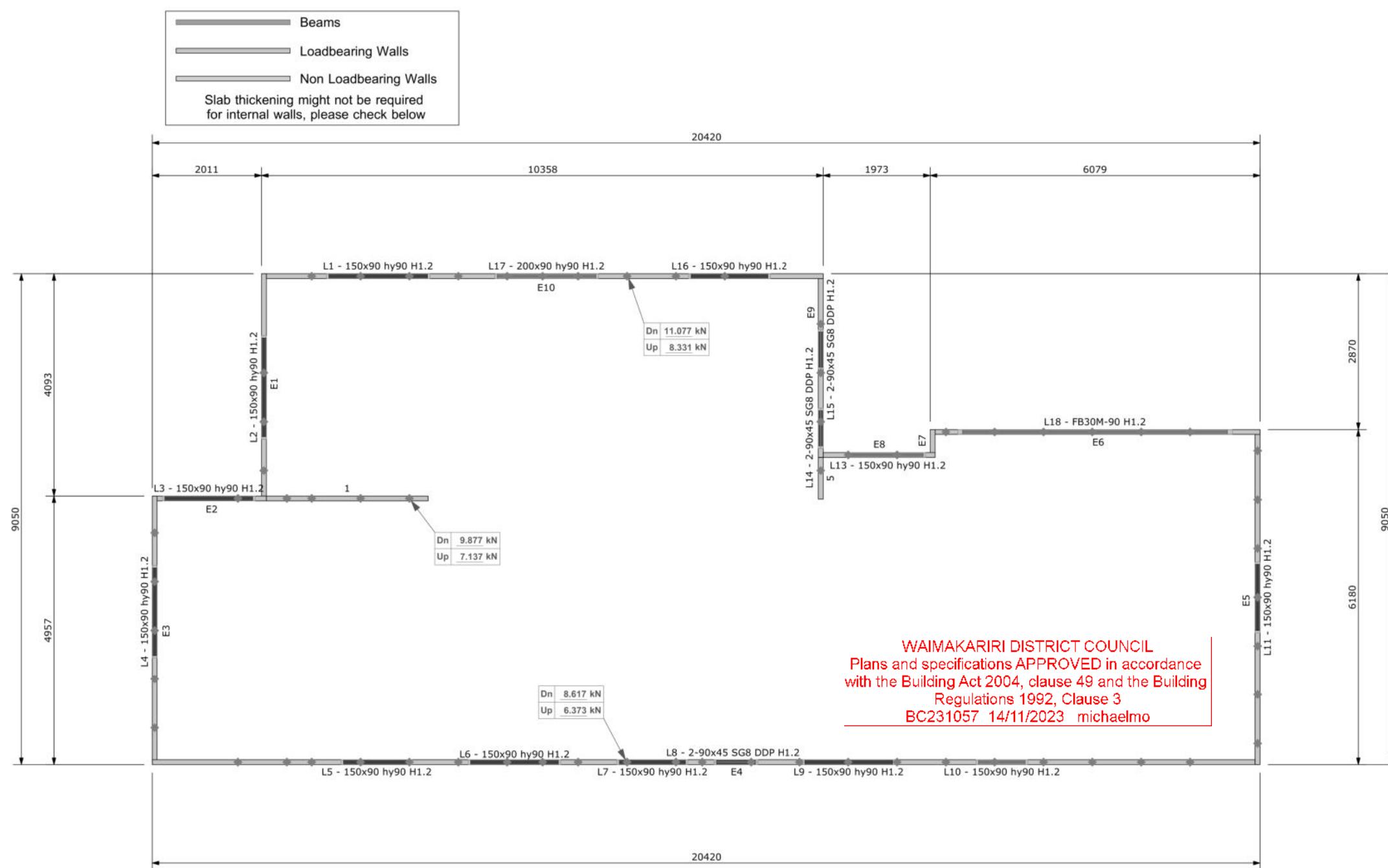
Buildable Consent Layout



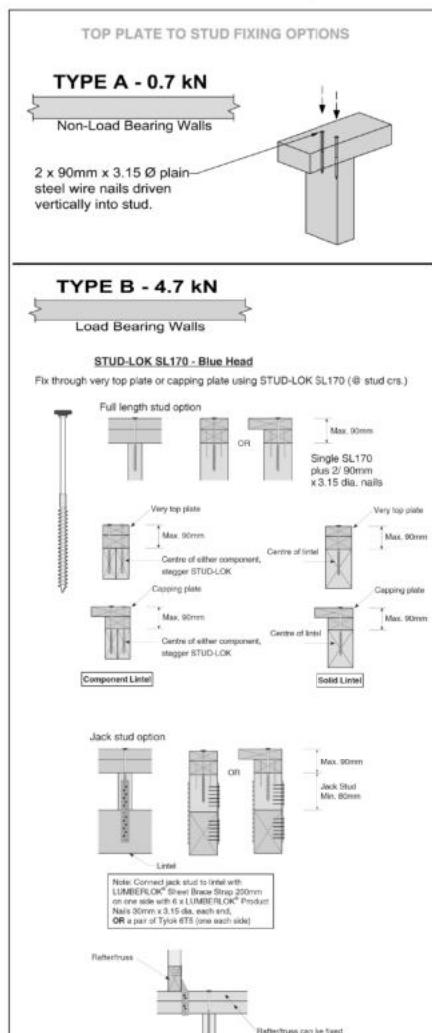
CARTERS

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



Lintel Fixings are as per
the included reports.



Note: These top plate to stud fixing options
do not apply to walls under floors, just walls
with trusses or rafters attached.



Job No: RG1394862C1

Customer: TKR Homes Limited | T/A Signature Homes Canterbury

Job Name: Mount Street Rats Lot 965 3 Rudd Street Ravenswood

Address: 3 RUDD STREET
Woodend, WOODEND 7691

Drawn: Lynnette Velasco
Date: 29/08/2023

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. These loads are
Ultimate Limit State Loads

If no loads are shown, no thickening
is required.

The lintels have been sized using one of the following:

The MiTek SAPPHIRE Component Design Software.
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 or designed by an engineer as required.
The lintels have not been designed to support brick shelf angles. The Architect or Engineer
is required to design all lintels supporting brick shelf angles.

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Drawn: M Glynn
QS: W Xian
Print Date: 22/09/2023
Scale: NTS @ A3

CONSENT PLANS

No.	Date:	Reason:
1	22-09-2023	Initial Consent Plans

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