

**BC No:** 231266

**SITE DETAILS:**

5 HERRIDGE STREET

WOODEND

**LEGAL:**

LOT 977 DP 592095

**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](mailto: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](mailto: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, including Development Contributions, are received.

# New House

5 Herridge Street, Ravenswood, Woodend

File Number 23008.128



**ENGCO**  
Consulting Engineers

AUCKLAND ■ CHRISTCHURCH ■ NELSON ■ QUEENSTOWN

## TC2 RIBRAFT DRAWINGS

### Issue Register

Rev	Date	Description
-	27.11.2023	For Consent

### Sheet List

Sheet No.	Rev	Date Issued	Sheet Title
S1	-	27.11.2023	General Notes
S2	-	27.11.2023	RibRaft Layout Foundation Plan
S3	-	27.11.2023	Foundation Sections
S4	-	27.11.2023	Foundation Sections
S5	-	27.11.2023	Typical Services Penetration Details

WAIMAKARIRI DISTRICT COUNCIL  
 Plans and specifications APPROVED in accordance  
 with the Building Act 2004, clause 49 and the Building  
 Regulations 1992, Clause 3  
 BC231266 20/12/2023 Chrisk

I hereby confirm that the building has been set out in accordance with consented site plans and the finished floor level complies with the minimum level indicated.
Signed ..... Dated .....
Name .....
LBP No. ....

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.

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).

INSPECTIONS

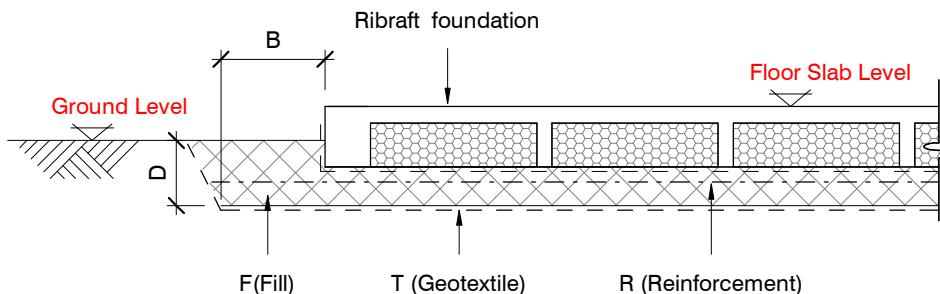
Inform ENGCO consulting 48 hours in advance of any inspections required for code compliance certification.  
Contact ENGCO - Ph. 03 366 7955 & quote ENGCO Ref. No.

INSPECTIONS REQUIRED

- Confirm bearing at excavation - by ENGCO
- Pre-pour of slab - by ENGCO

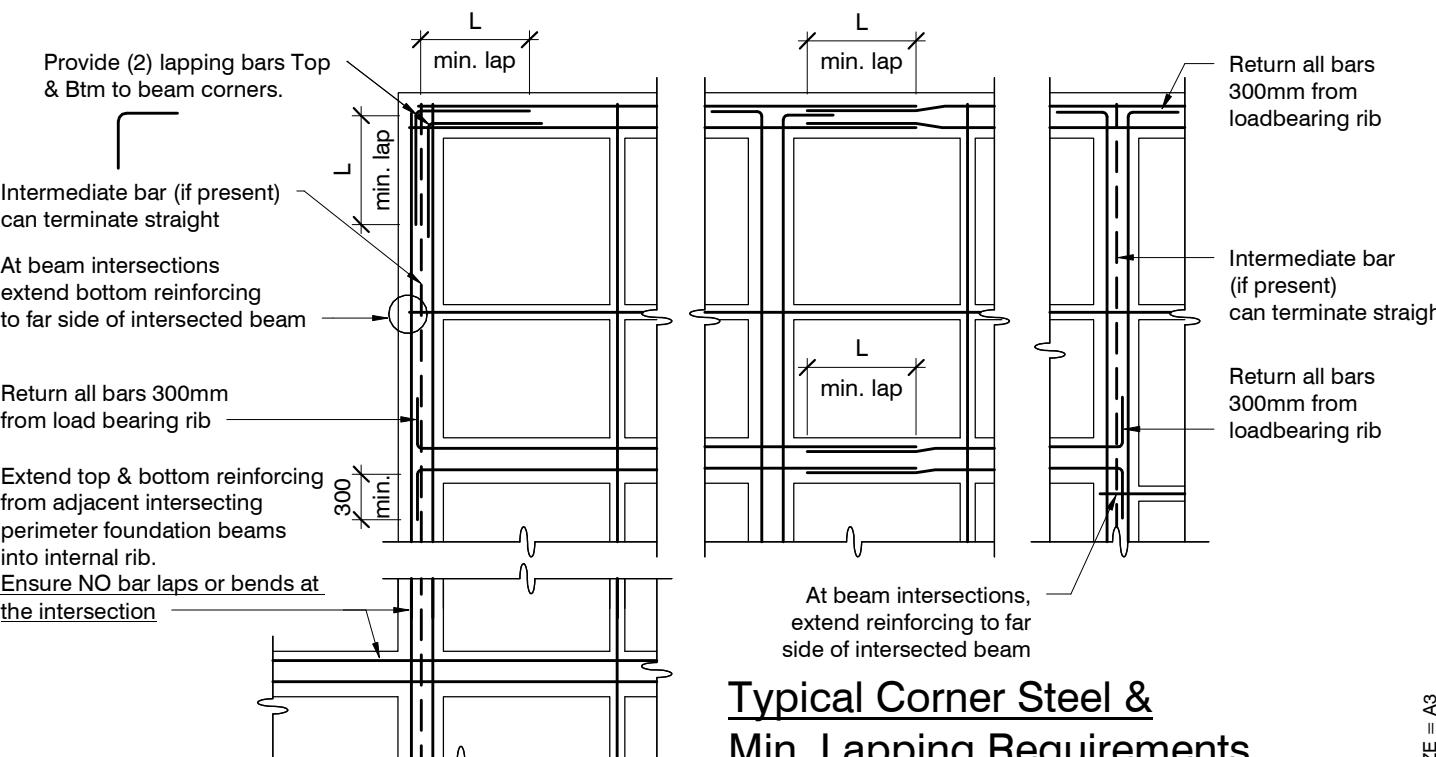
WAIMAKARIRI DISTRICT COUNCIL  
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BC231266 20/12/2023 Chrisk

GEOTECHNICAL REFERENCE:  
Refer: Davis Ogilvie  
Geotechnical Investigation and  
Foundation Recommendations  
Ref. No: 43918  
Dated: 05.07.2023  
Bearing: 200kPa

BUILDING PLATFORM

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

Refer Architectural drawings for Finished Floor Level

Typical Corner Steel & Min. Lapping Requirements

N.T.S.

revisions	-	27.11.2023	For Consent

design	W. Horne	file	23008.128
drawn	S. Griffin	dwg	
appvd	M. Cusiel	rev.	
date	27.11.2023		

**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.

contractor shall verify all dimensions before commencing work

**GENERAL NOTES:**

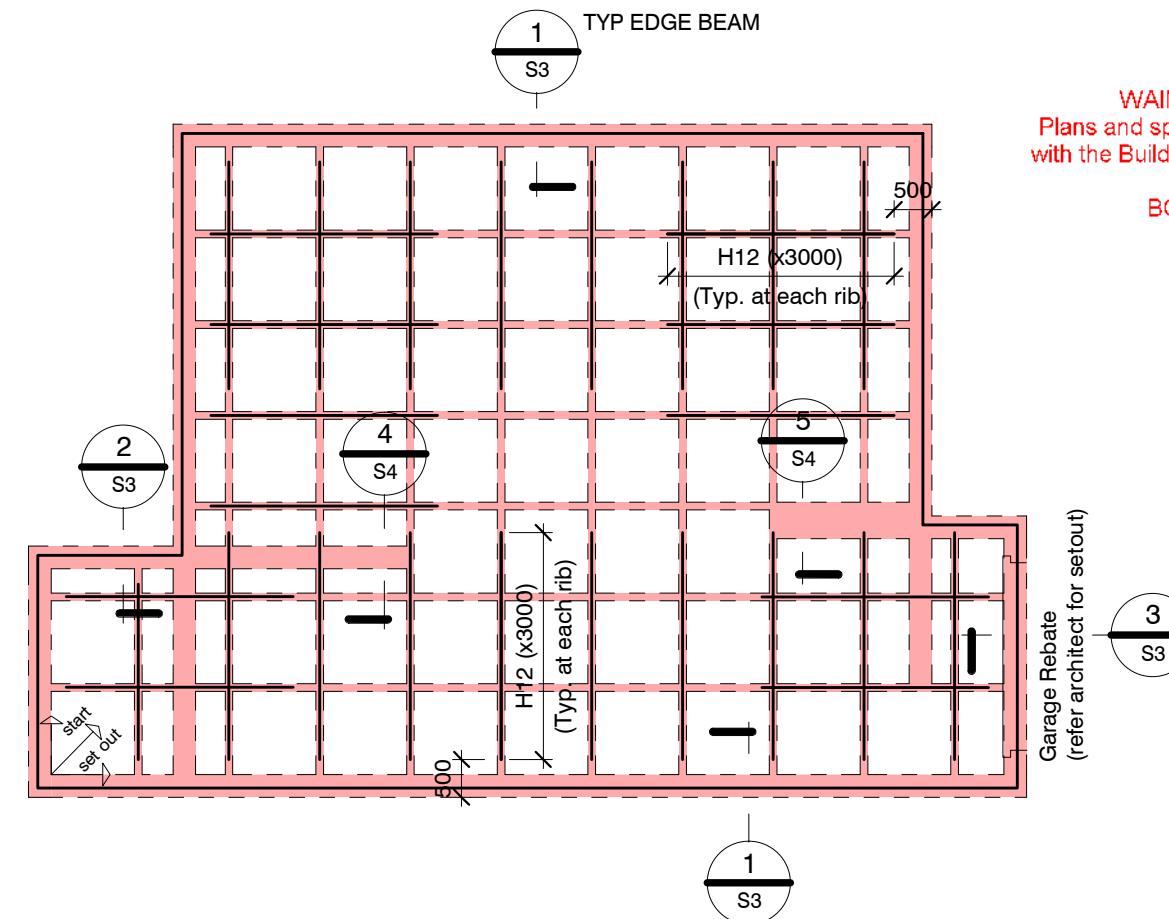
BC231266

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.

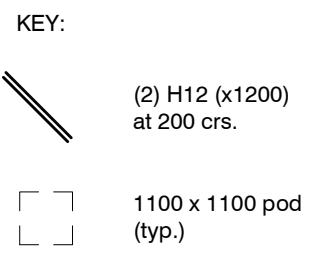
Under no circumstance should pipework for services be run longitudinally in 100mm ribs. Similarly they should not be run along perimeter foundations nor internal floor beam thickenings

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.



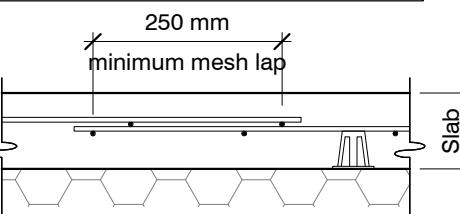
**WAIMAKARIRI DISTRICT COUNCIL**  
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BC231266 20/12/2023 Chrisk



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  $f_{R,1}$  &  $f_{R4,K}$   
shall be 1.5 MPa & 1.0 MPa respectively.

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

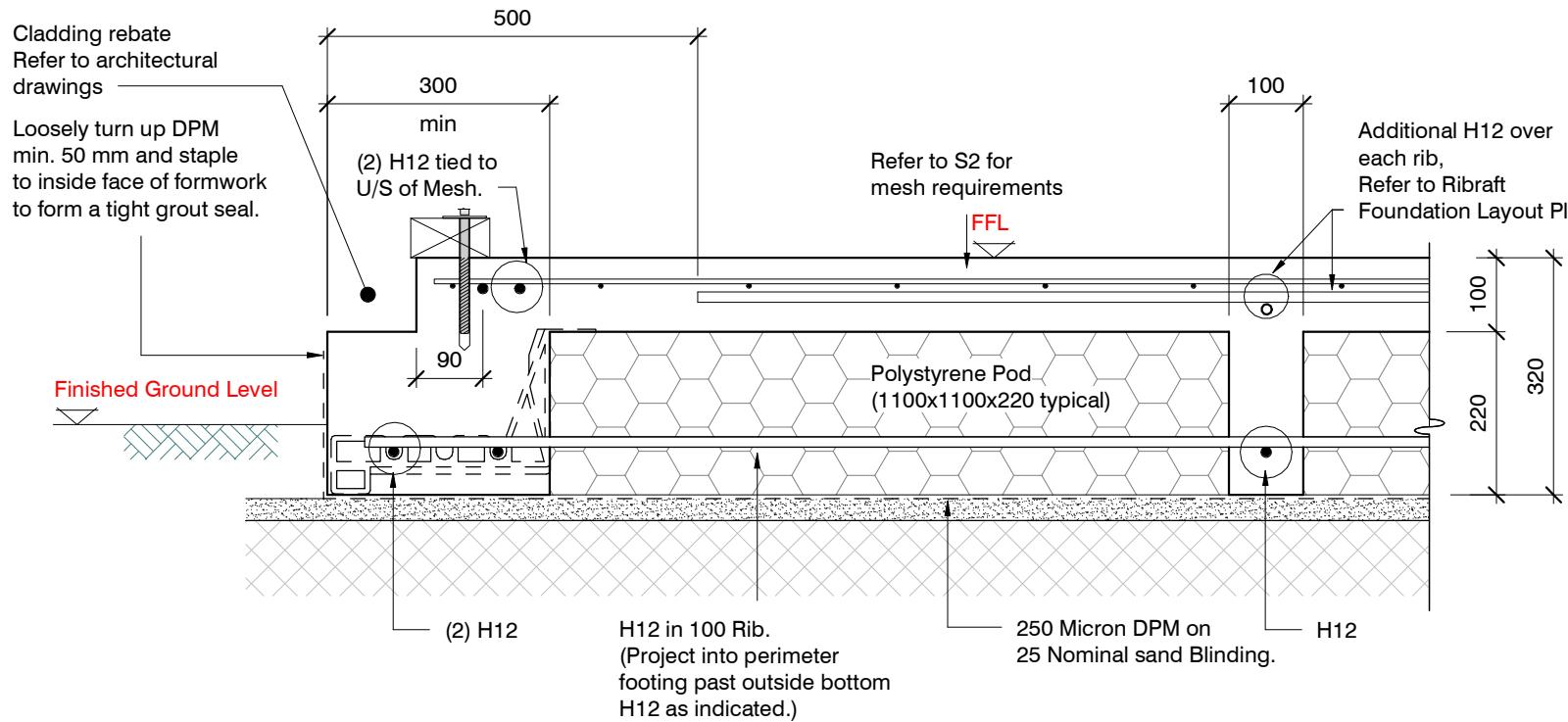
**RIBRAFT FOUNDATION LAYOUT PLAN**

1 : 100

Refer Architects drawings for slab dimensions

revisions

-	27.11.2023	For Consent

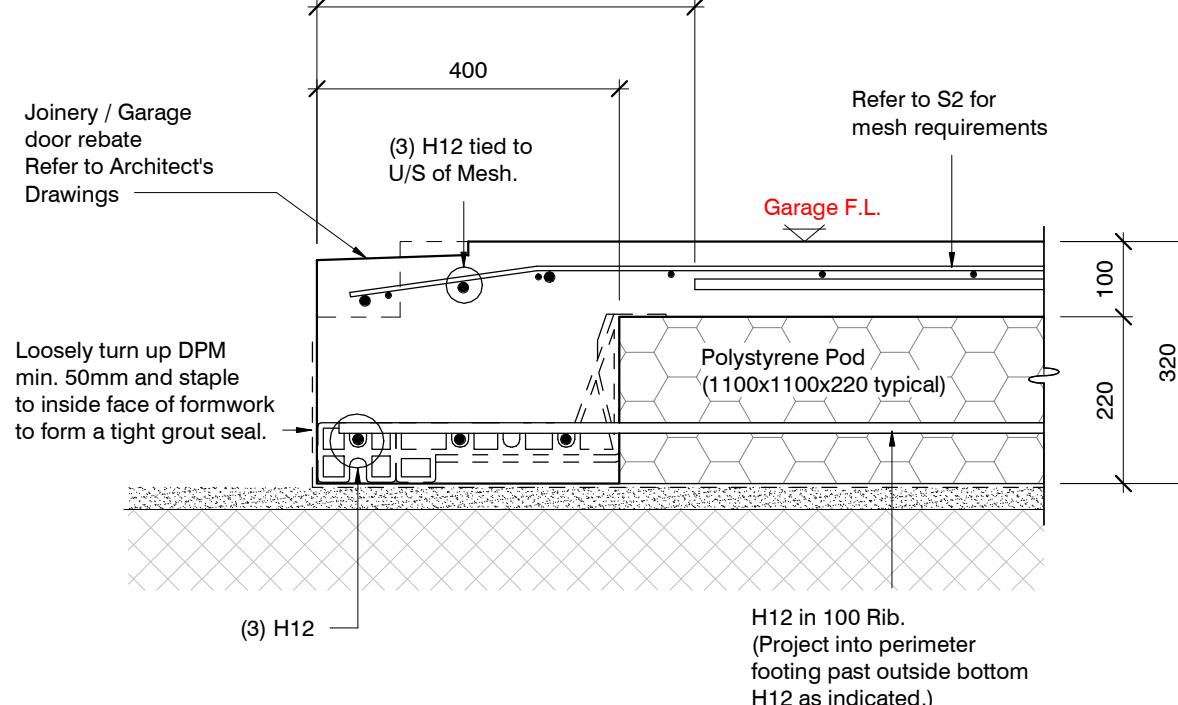


**SECTION 1** TYPICAL 300 WIDE EDGE BEAM

1 : 10

S2

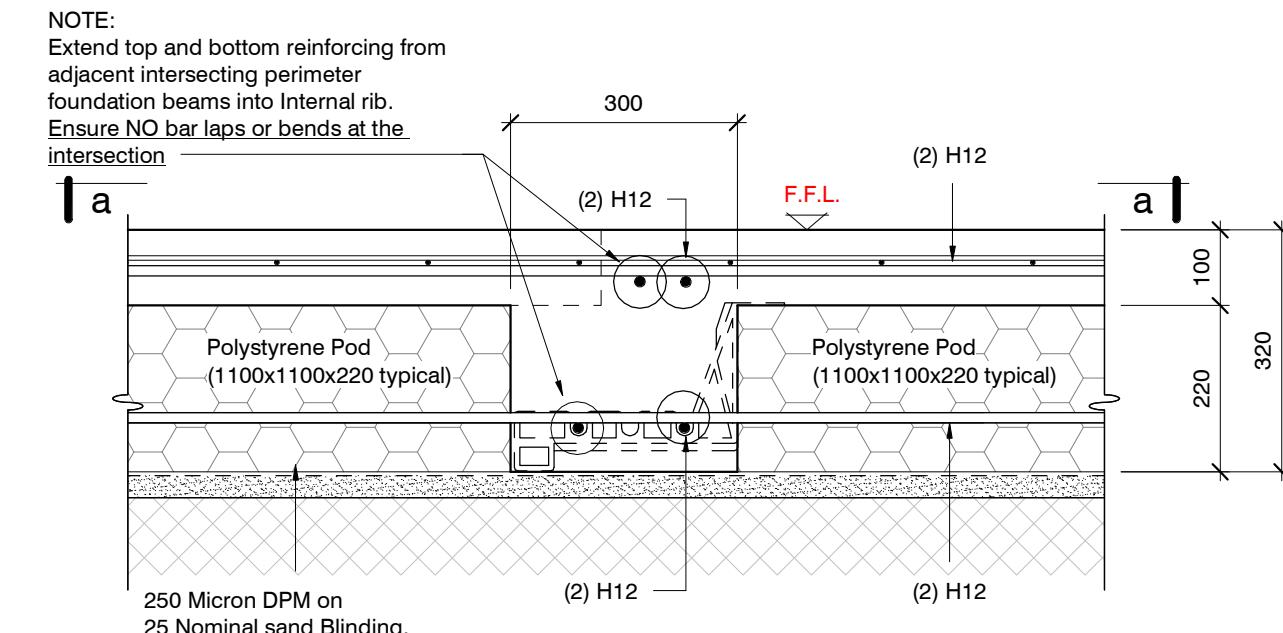
WAIMAKARI DISTRICT COUNCIL  
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**SECTION 3** GARAGE DOOR REBATE

1 : 10

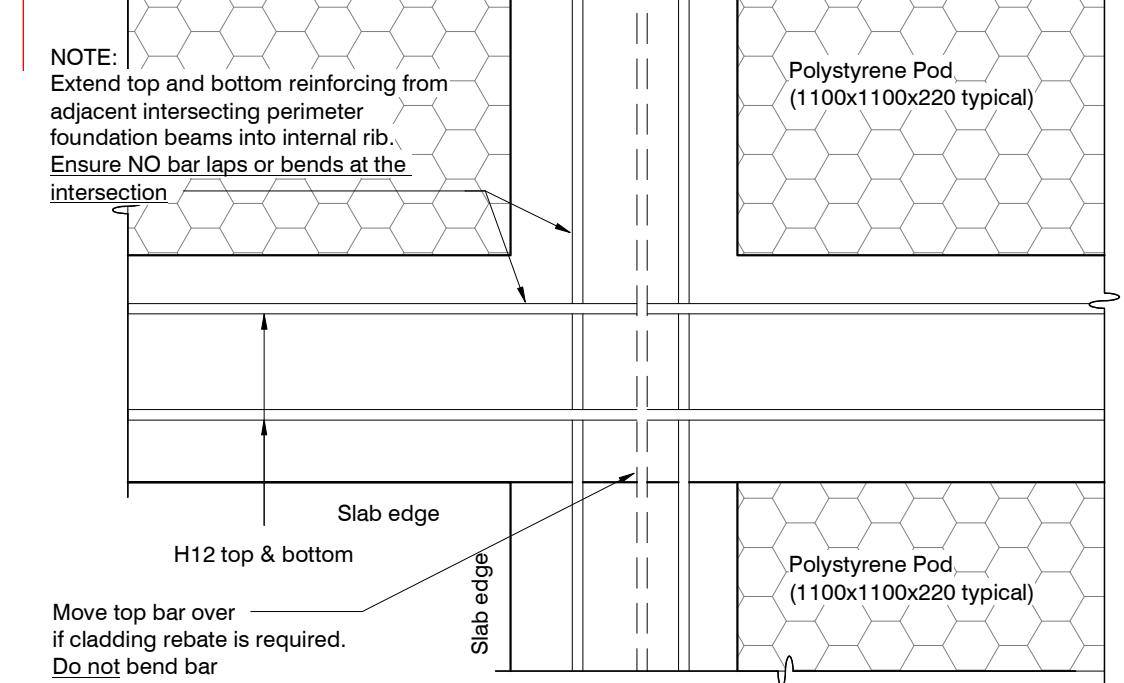
S2



**SECTION 2** TYPICAL 300 WIDE INTERNAL BEAM

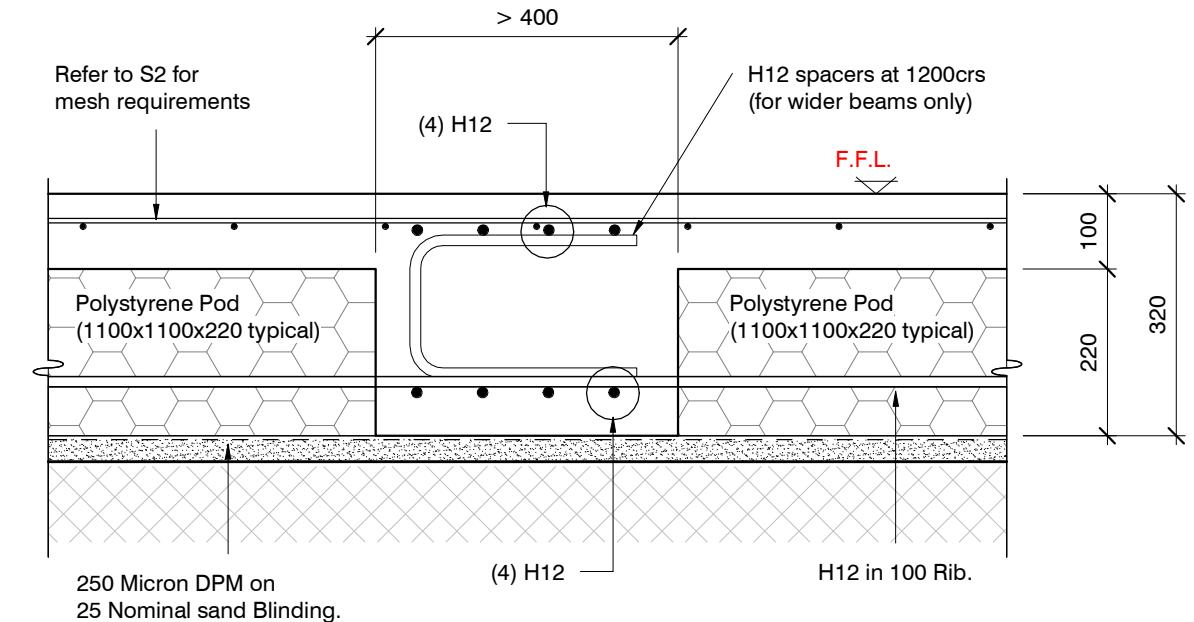
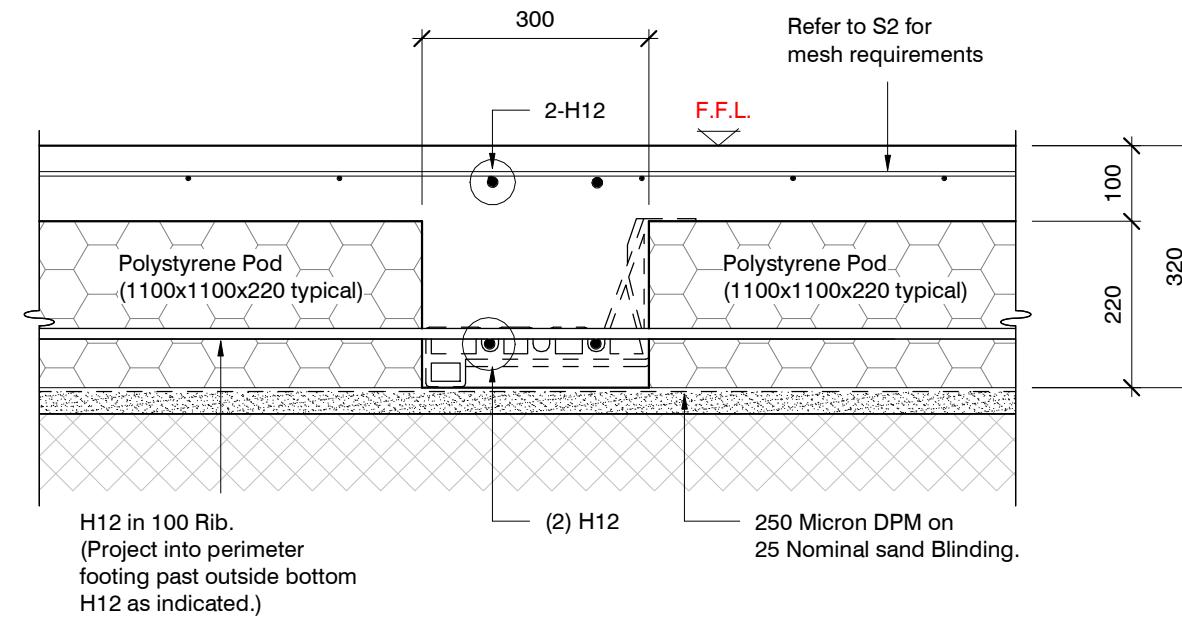
1 : 10

S2



ORIGINAL SIZE = A3

revisions	-	27.11.2023	For Consent



**SECTION 4** TYPICAL 300 WIDE INTERNAL BEAM

1 : 10

S2

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**SECTION 5** INTERNAL BEAM GREATER THAN 400 WIDE

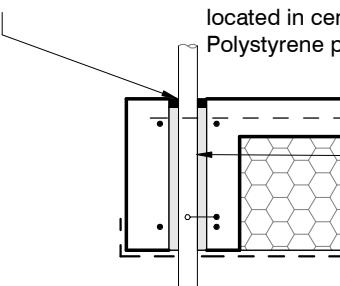
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S2

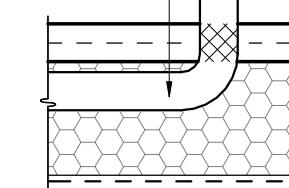
ORIGINAL SIZE = A3

Flexible Sealant as required  
all round pipe perimeter

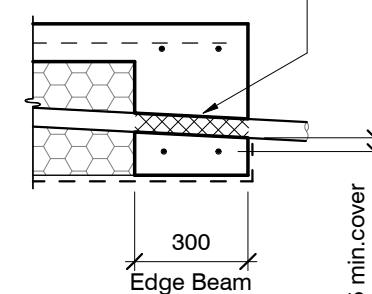
Sleeve 50 mm larger dia. than service pipe  
Maximum sleeve dia. 150 mm  
located in central part of beam.  
Polystyrene packing all around pipe.



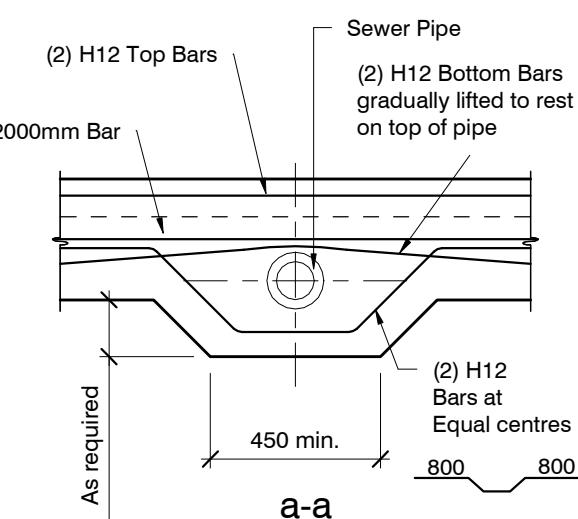
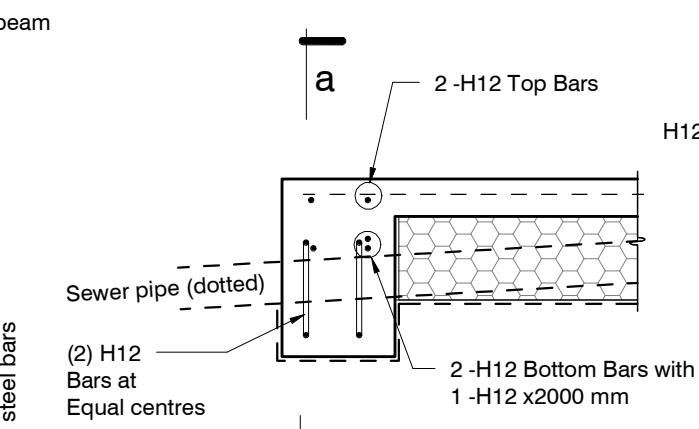
Pipes can be run in Pods under  
slab panels. (Sleeve not required.)  
Wrap in "Lagging" tape  
where pipe crosses slab



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



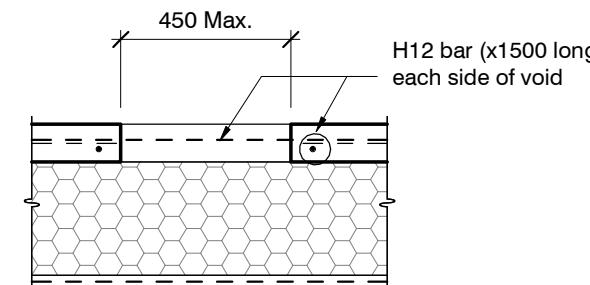
25 min. cover  
to steel bars



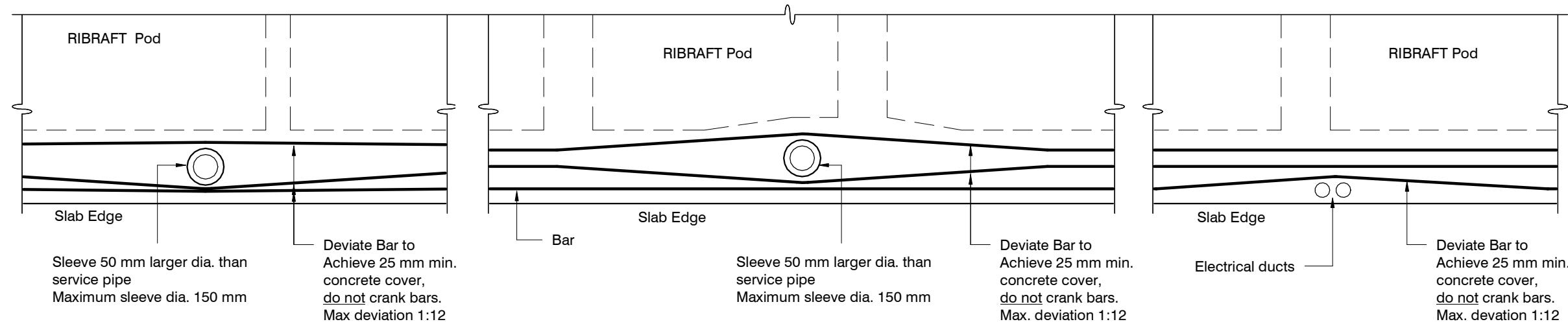
## SLAB SERVICES PENETRATION DETAIL

**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



## FOUNDATION SERVICES PENETRATION DETAILING.

Services shall not run along ribs or edge beams.

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ORIGINAL SIZE = A3



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Contents:	
Sheet 1 :	Cover Sheet
Sheet 2 :	Site Plan
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Sheet 5 :	Elevations
Sheet 6 :	Cross Sections
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Sheet 8 :	Set Out Dimensions
Sheet 9 :	Foundation Plan
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Sheet 11 :	Bracing Plan
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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

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.

**Arturo Montana Jr & Grace Montana**  
Lot 977  
5 Herridge Street  
Ravenswood, Woodend

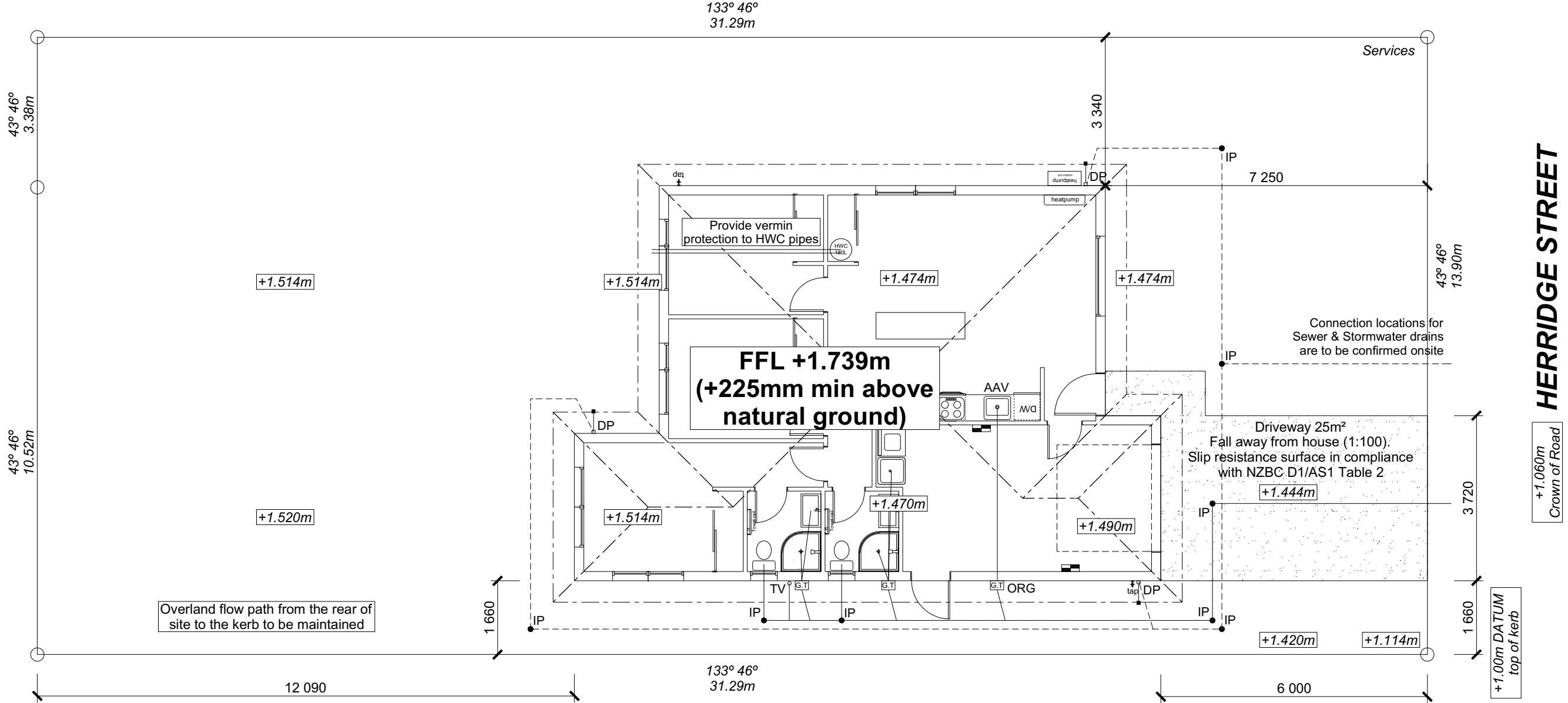
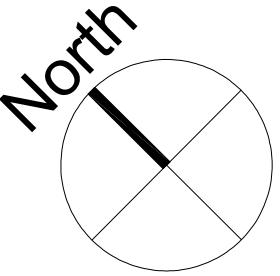
Job Number:  
**175633**  
Original Plan:  
**Design & Build**  
Sheet Name:  
**COVER PAGE**  
Sales: L Seville Drawn: M Glynn QS: W Xian Print Date: 28/11/2023 Scale: @ A3

### CONSENT PLANS

No.	Date:	Reason:
1	28-11-2023	Initial Consent Plans

Sheet No.:  
**1**

of 22 sheets



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**Regulations 1992, Clause 3**  
**BC231266 20/12/2023 Chrisk**

I hereby confirm that the building has been set out in accordance with consented site plans and the finished floor level complies with the minimum level indicated.

**Provide safety fencing to perimeter of site - permanent or temporary - to comply with NZBC F5/AS1**

**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.

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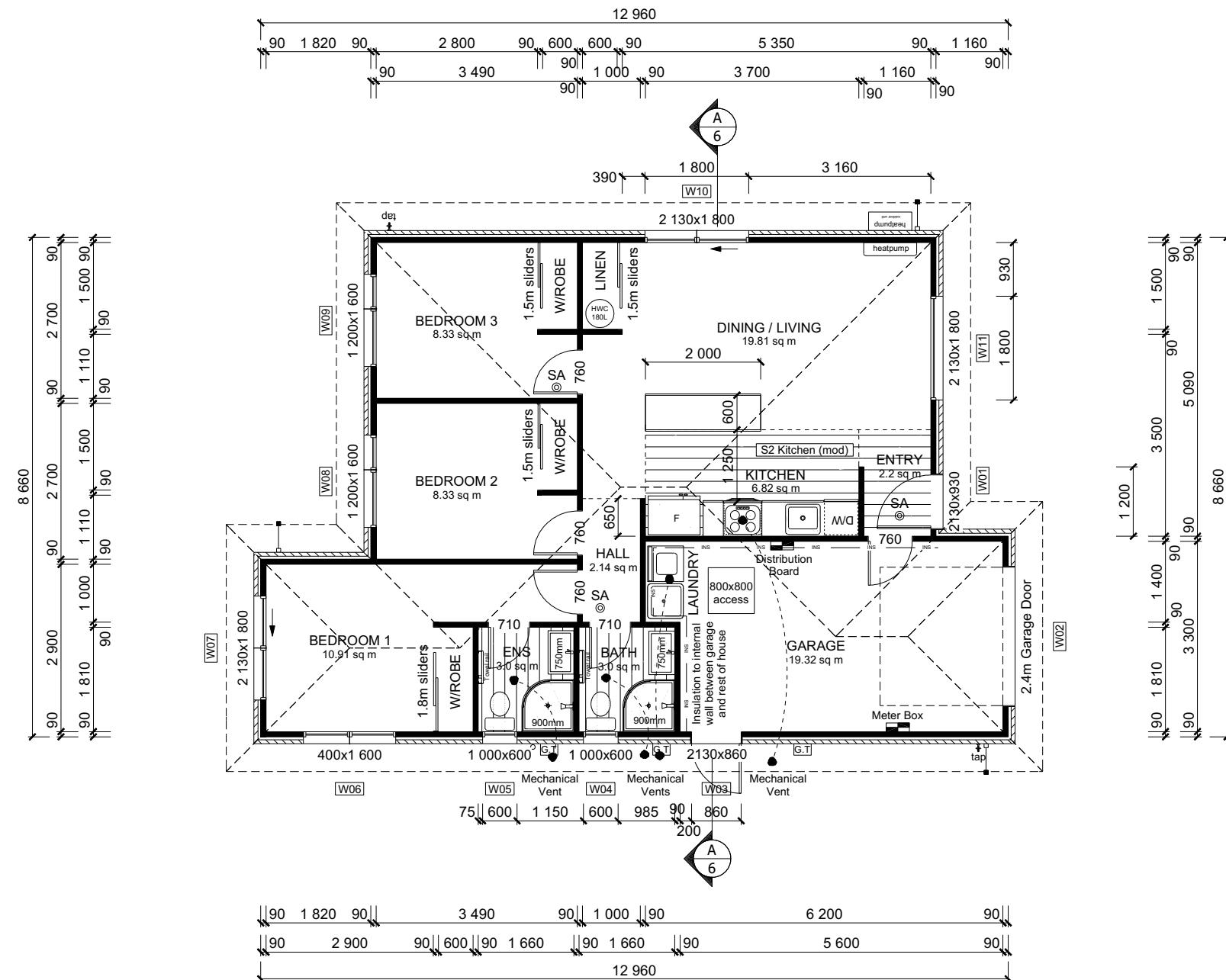
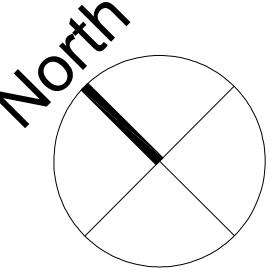


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Arturo Montana Jr & Grace Montana  
Lot 977  
5 Herridge Street  
Ravenswood, Woodend

Job Number:	Original Plan:	Sheet Name:
<b>175633</b>	<b>Design &amp; Build</b>	<b>SITE PLAN</b>
ales:	Drawn:	Print Date:
<b>Seville</b>	<b>M Glynn</b>	<b>28/11/2023</b>
	QS:	Scale:
	<b>W Xian</b>	<b>1:100</b>



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**BC231266 20/12/2023 Chrisk**

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Lot 977  
5 Herridge Street  
Ravenswood, Woodend

Job Number:  
**75633**

Original Plan:  
*Design & Build*

Sheet Name:  
**FLOOR PLAN**

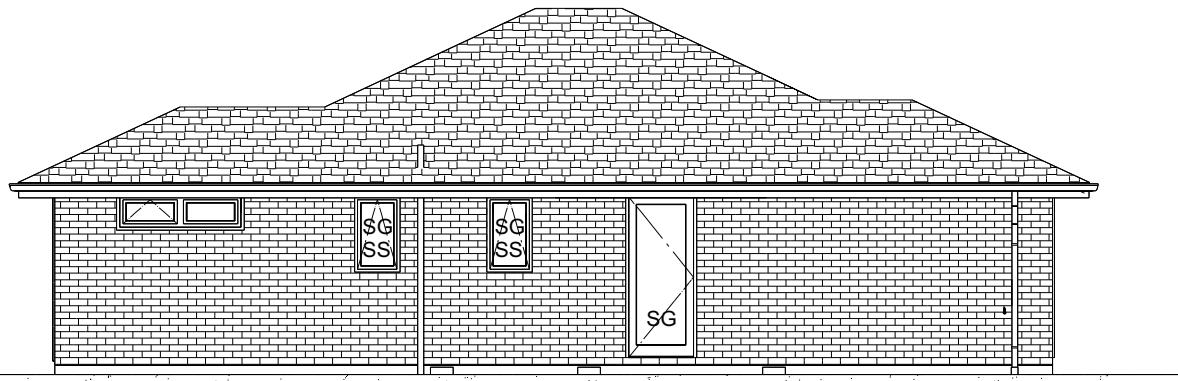
## **CONSENT PLANS**

**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-E4 double glazed Thermally  
 Broken Aluminium 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

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



ELEVATION B

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 Lot 977  
 5 Herridge Street  
 Ravenswood, Woodend

Job Number:  
**175633**  
 Original Plan:  
**Design & Build**  
 Sheet Name:  
**ELEVATIONS**  
 Sales: L Seville Drawn: M Glynn QS: W Xian Print Date: 28/11/2023 Scale: 1:100 @ A3

**CONSENT PLANS**

No.	Date:	Reason:
1	28-11-2023	Initial Consent Plans

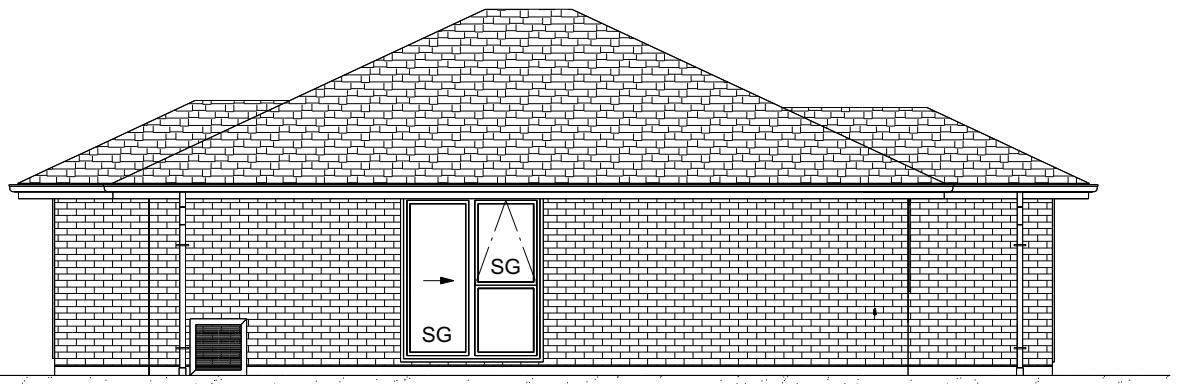
Sheet No.: **4**  
 of 22 sheets

**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-E4 double glazed Thermally Broken Aluminium 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	

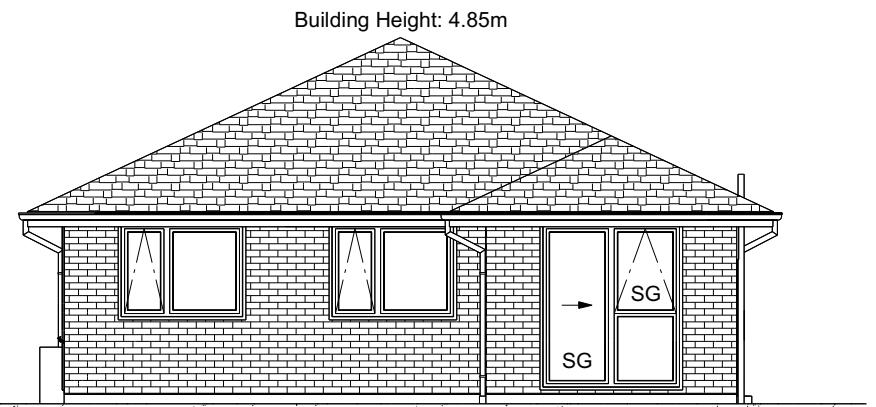
BUILDING ENVELOPE RISK MATRIX		
ELEVATION C		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Low	0
Decks & Balconies	Low	0
Total		2



ELEVATION C

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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:  
**175633**

Original Plan:  
**Design & Build**

Sheet Name:  
**ELEVATIONS**

Sales: L Seville Drawn: M Glynn QS: W Xian Print Date: 28/11/2023 Scale: 1:100 @ A3

### CONSENT PLANS

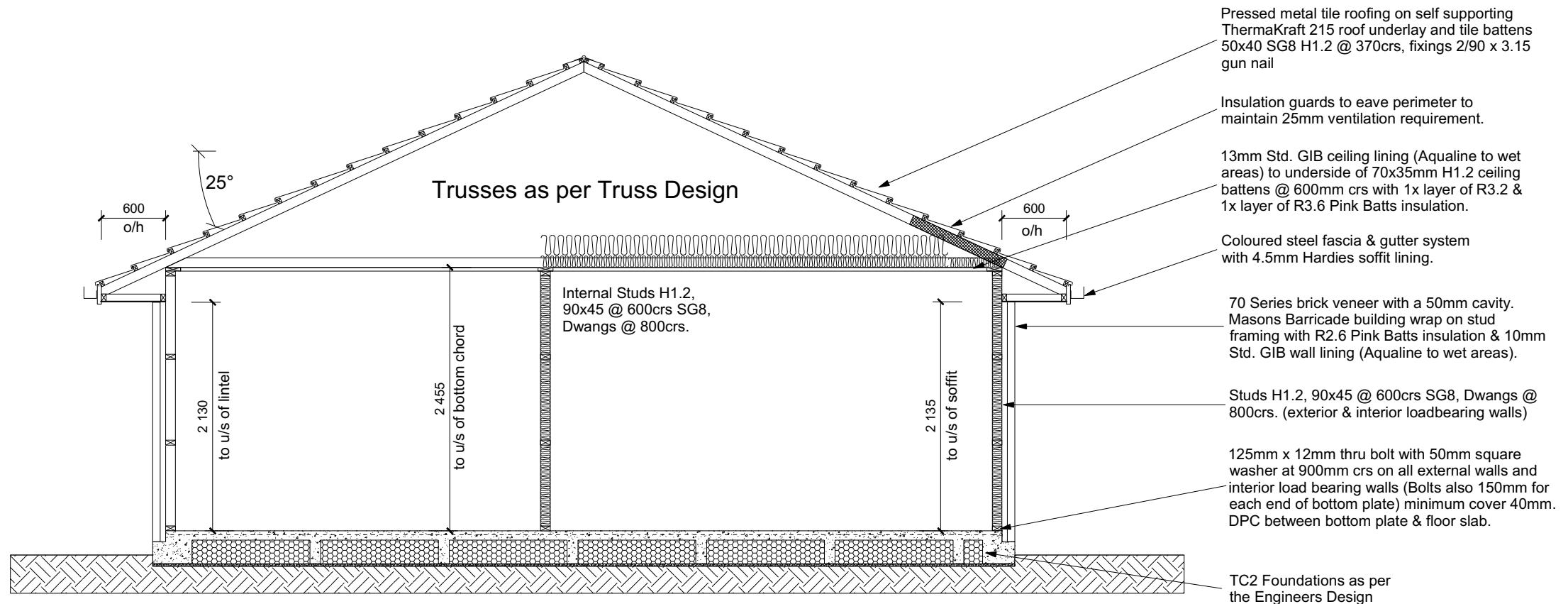
No.	Date:	Reason:
1	28-11-2023	Initial Consent Plans

Sheet No.:  
**5**

of 22 sheets

BC231266
<b>ROOF &amp; WALL CLADDINGS</b>
Roof : 25° Pressed Metal Tiles Walls : 70 Series Brick Veneer with a 50mm cavity

<b>CROSS SECTION NOTES</b>
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.
Joinery : Low-E4 double glazed Thermally Broken Aluminium Joinery. Single glazing to Garage
<b>INSULATION</b>
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  
 with the Building Act 2004, clause 49 and the Building  
 Regulations 1992, Clause 3  
 BC231266 20/12/2023 Chrisk

**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  
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**Arturo Montana Jr & Grace Montana**  
 Lot 977  
 5 Herridge Street  
 Ravenswood, Woodend

Job Number:  
**175633**

Original Plan:  
**Design & Build**

Sheet Name:  
**CROSS SECTIONS**

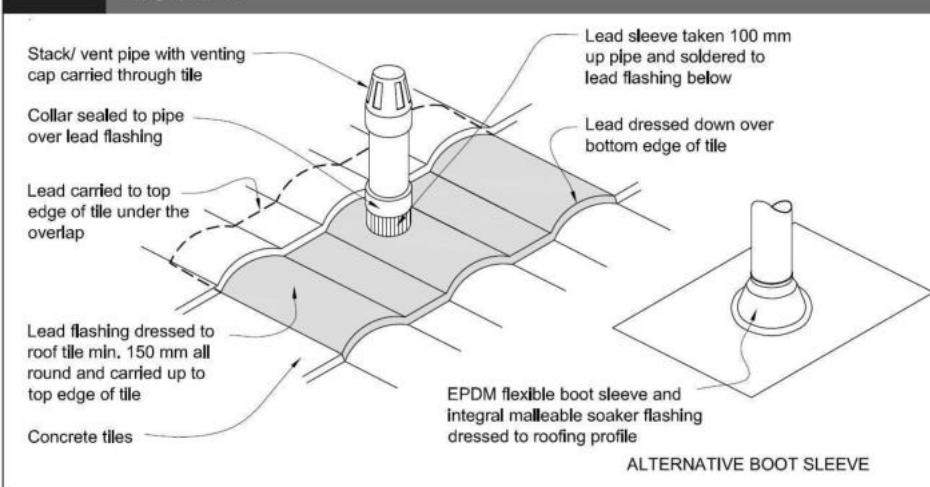
Sales: L Seville Drawn: M Glynn QS: W Xian Print Date: 28/11/2023 Scale: 1:50 @ A3

## CONSENT PLANS

No.	Date:	Reason:
1	28-11-2023	Initial Consent Plans

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 of 22 sheets

**Figure 29:** Pipe penetration for masonry tile  
Paragraph 8.2.7

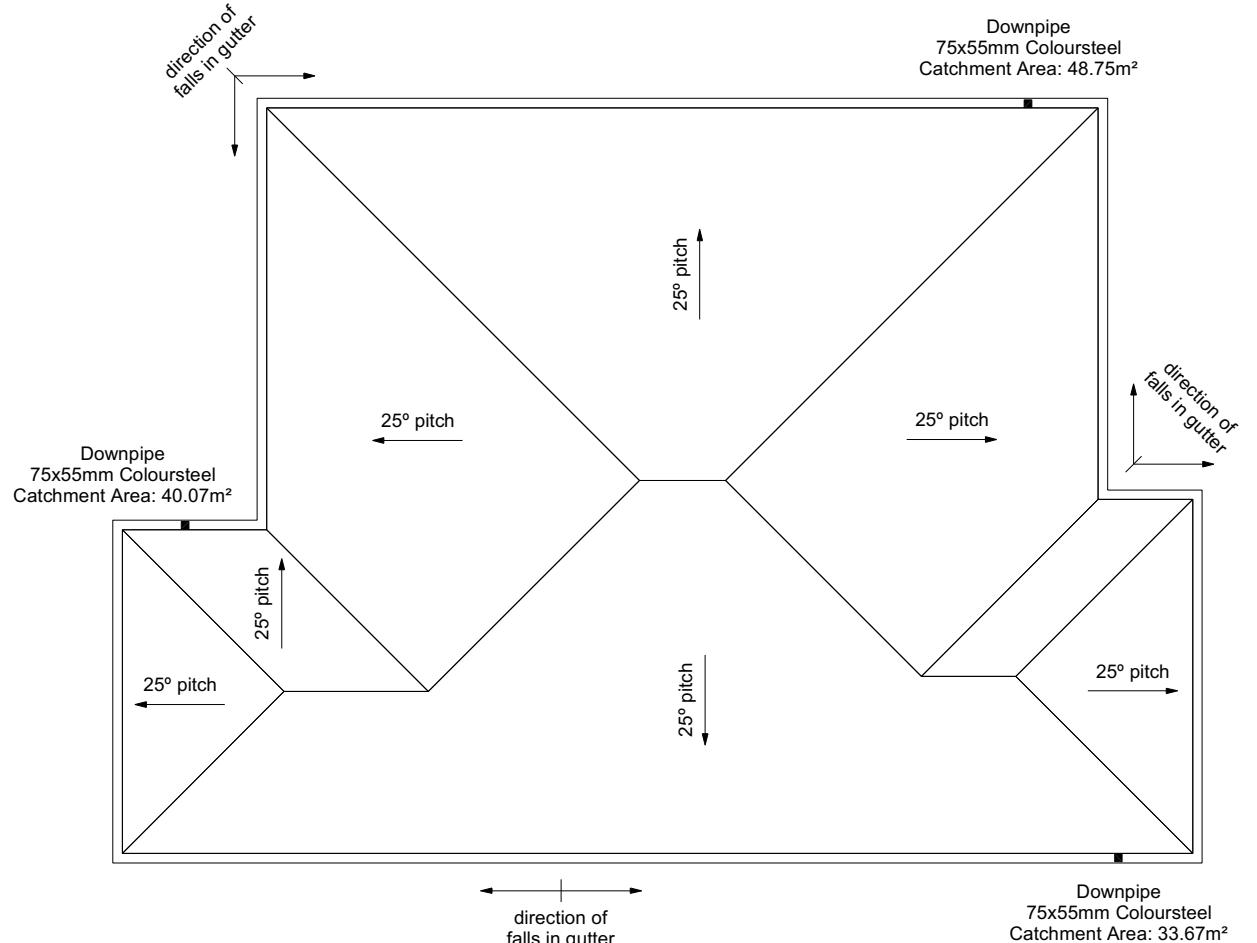


## Metal Tile Penetration Detail Scale NTS

### **8.3.10 Roof penetration**

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

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Arturo Montana Jr & Grace Montana  
Lot 977  
5 Herridge Street  
Ravenswood, Woodend

Job Number:	Original Plan:	Sheet Name:
<b>175633</b>	<i>Design &amp; Build</i>	<b>ROOF PLAN</b>
les: <b>Sevalle</b>	Drawn: <b>M Glynn</b>	QS: <b>W Xian</b>

<b>CONSENT PLANS</b>		
No.	Date:	Reason:
1	28-11-2023	Initial Consent Plans

Sheet No.:  
**7**  
of 22 sheets

## ROOF CLADDING BC231266

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 60m<sup>2</sup> of 0-25° roof plan area.

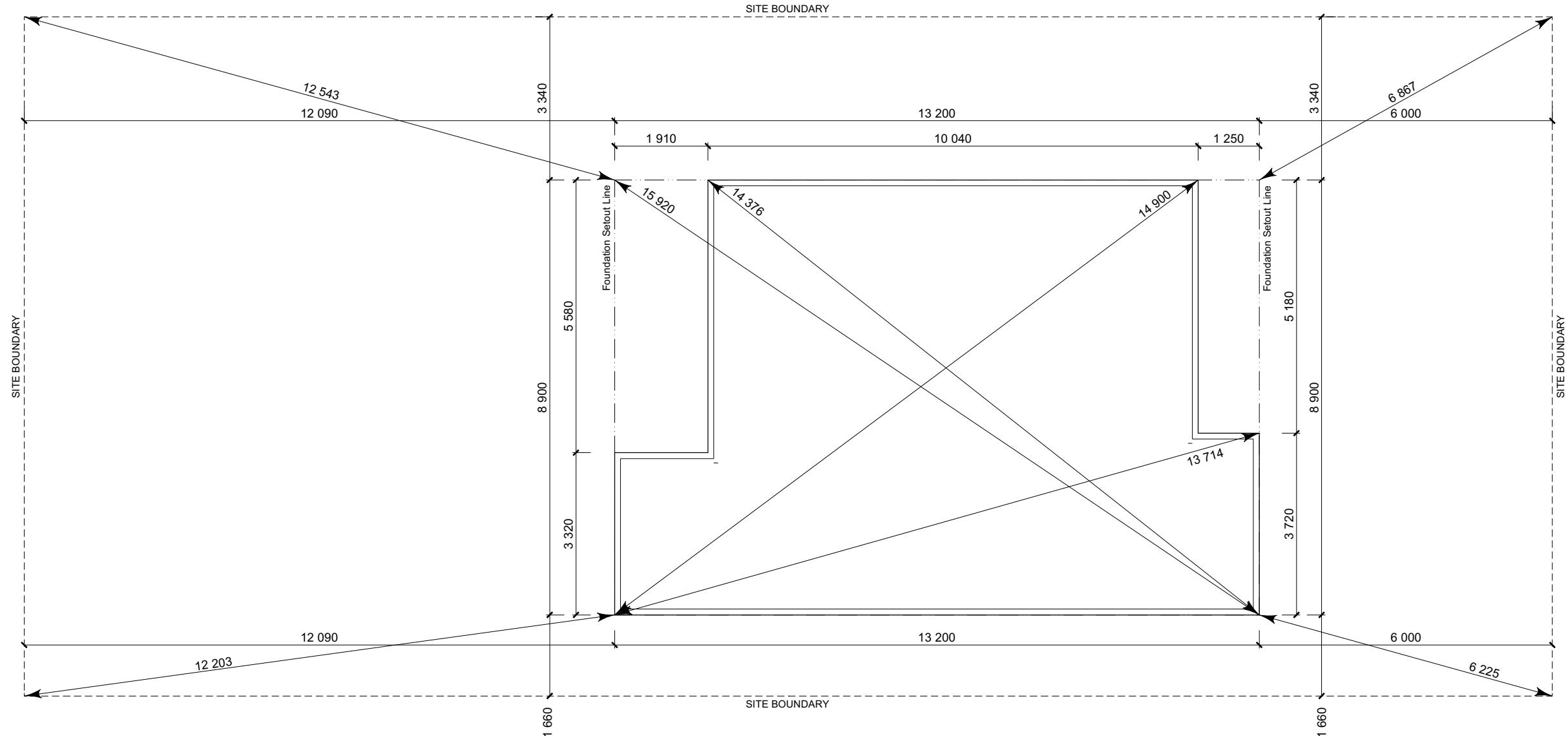
Use Coloured steel Quad Gutter  
As per NZ Metal Roof and Wall Cladding  
Code of Practice Version 2 section 8 the  
above gutter with a cross sectional area  
of 5550mm<sup>2</sup> can collect up to 60m<sup>2</sup> of  
0-25° roof plan area. Refer to the  
specifications for exact calculations.

Use Lumberlock top plate fixing chart attached to the main specifications to determine top plate fixings.

BC231  
**SET OUT 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.  
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.



HERRIDGE STREET

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Arturo Montana Jr & Grace Montana  
Lot 977  
5 Herridge Street  
Ravenswood, Woodend

Job Number:  
**175633**

## Original Plan: *Design & Build*

# Sheet Name: **SETOUT DIMENSIONS**

## **CONSENT PLANS**

## **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.

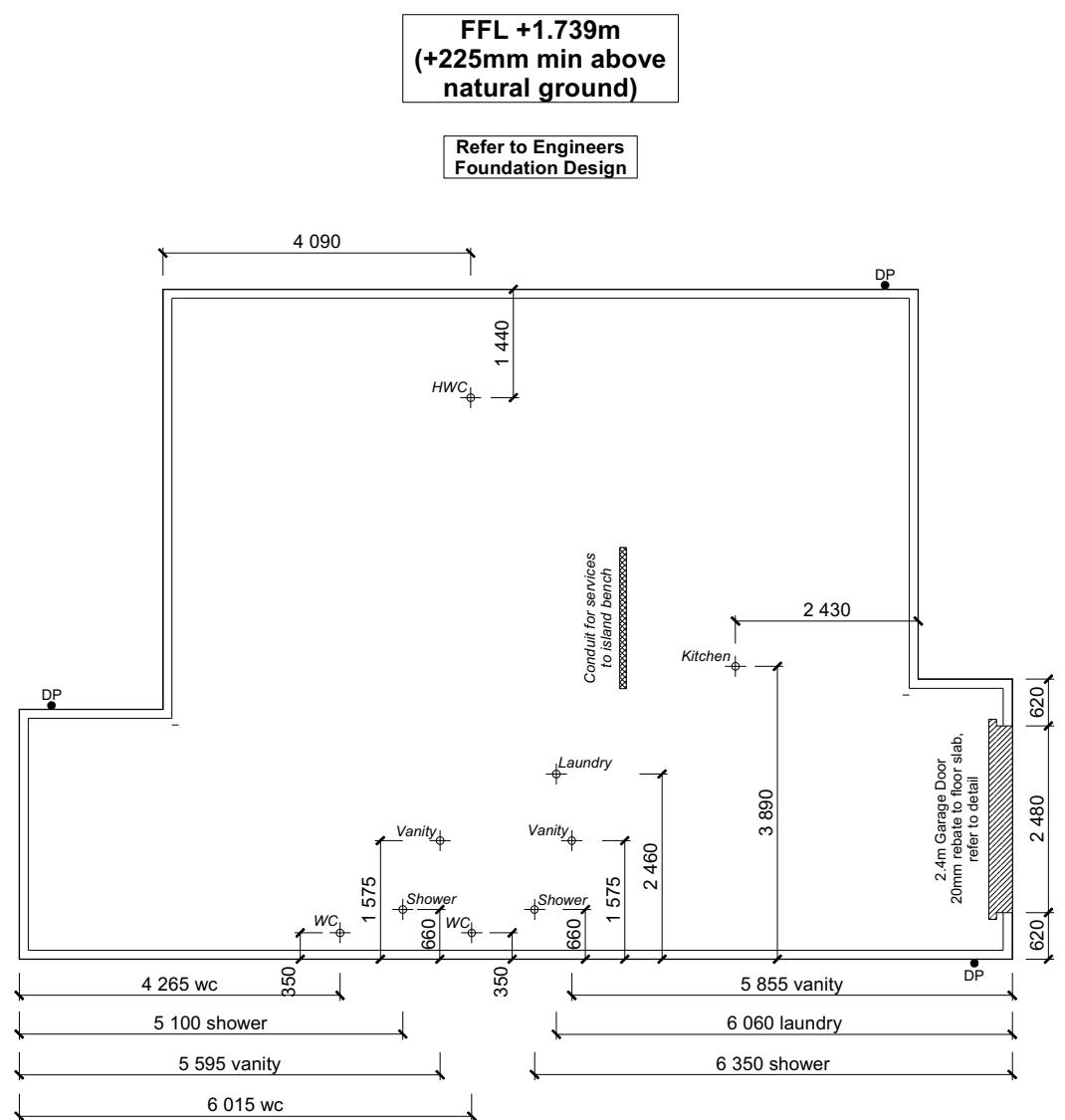
Earth bar to be bonded to the reinforcing mesh  
Refer to Truss design for exact location of slab thickenings

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: 100.35m<sup>2</sup>  
Perimeter: 51.06m  
Ratio: 2.27



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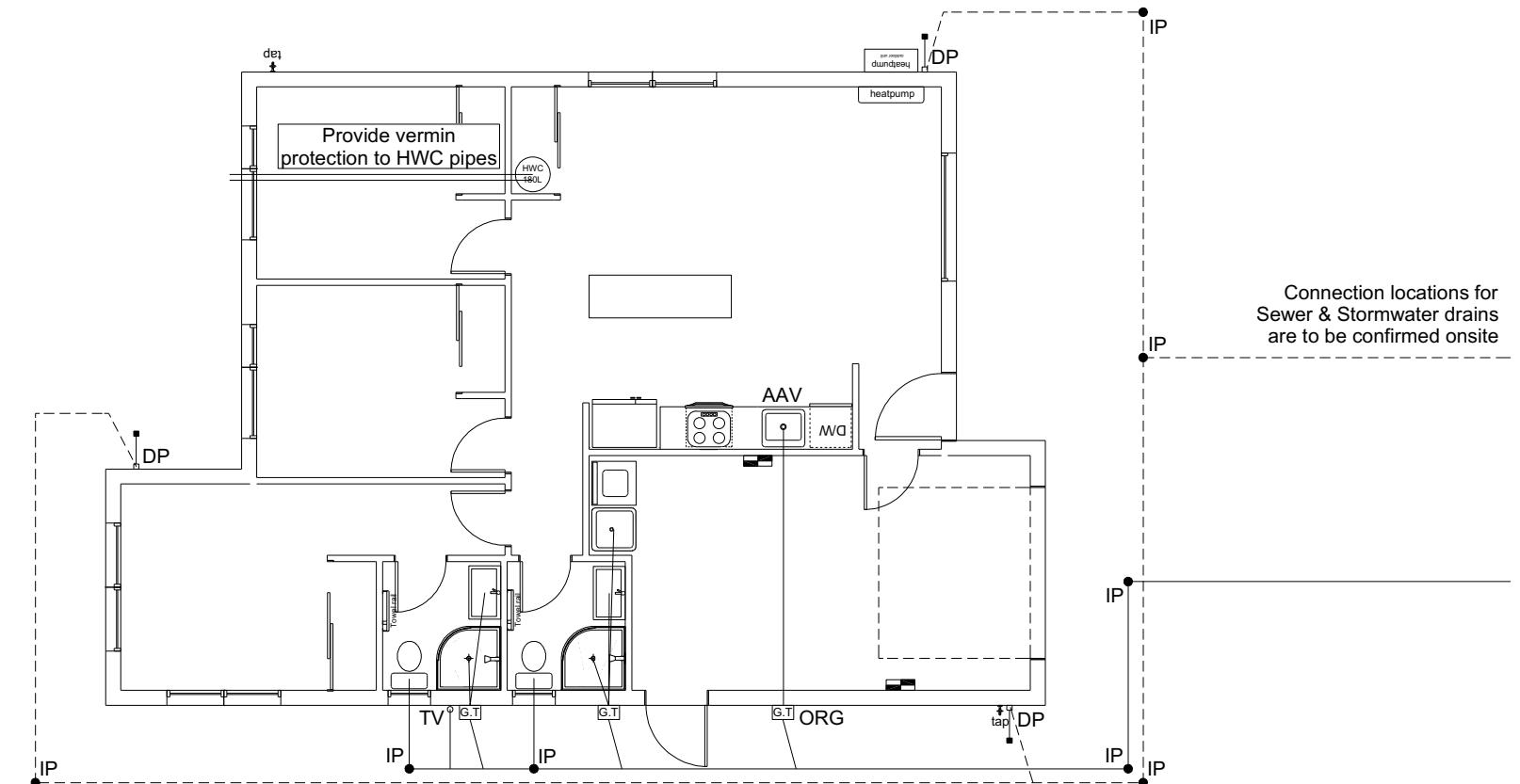
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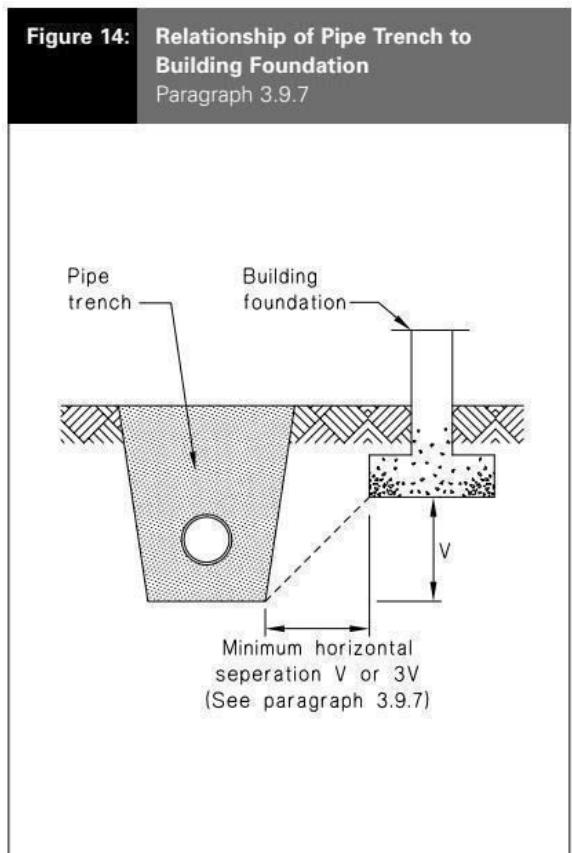
Job Number:	Original Plan:
<b>175633</b>	<i>Design &amp; Build</i>

Sheet Name: N  
**FOUNDATION PLAN**

Plumbing Schedule	NZBC G13	BC231266
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		
Vented Drain	Ø100mm @1:60 (1:120max)	
Stormwater Drain	Ø90mm & Ø100mm @1:60 (1:120max)	
Terminal Vent	Ø80mm	
Vent	Ø50mm	
Heatpump	Drain over GT	
ORG	Overflow Relief Gully	
Hot water Cylinder	min 20mm Drain over GT	



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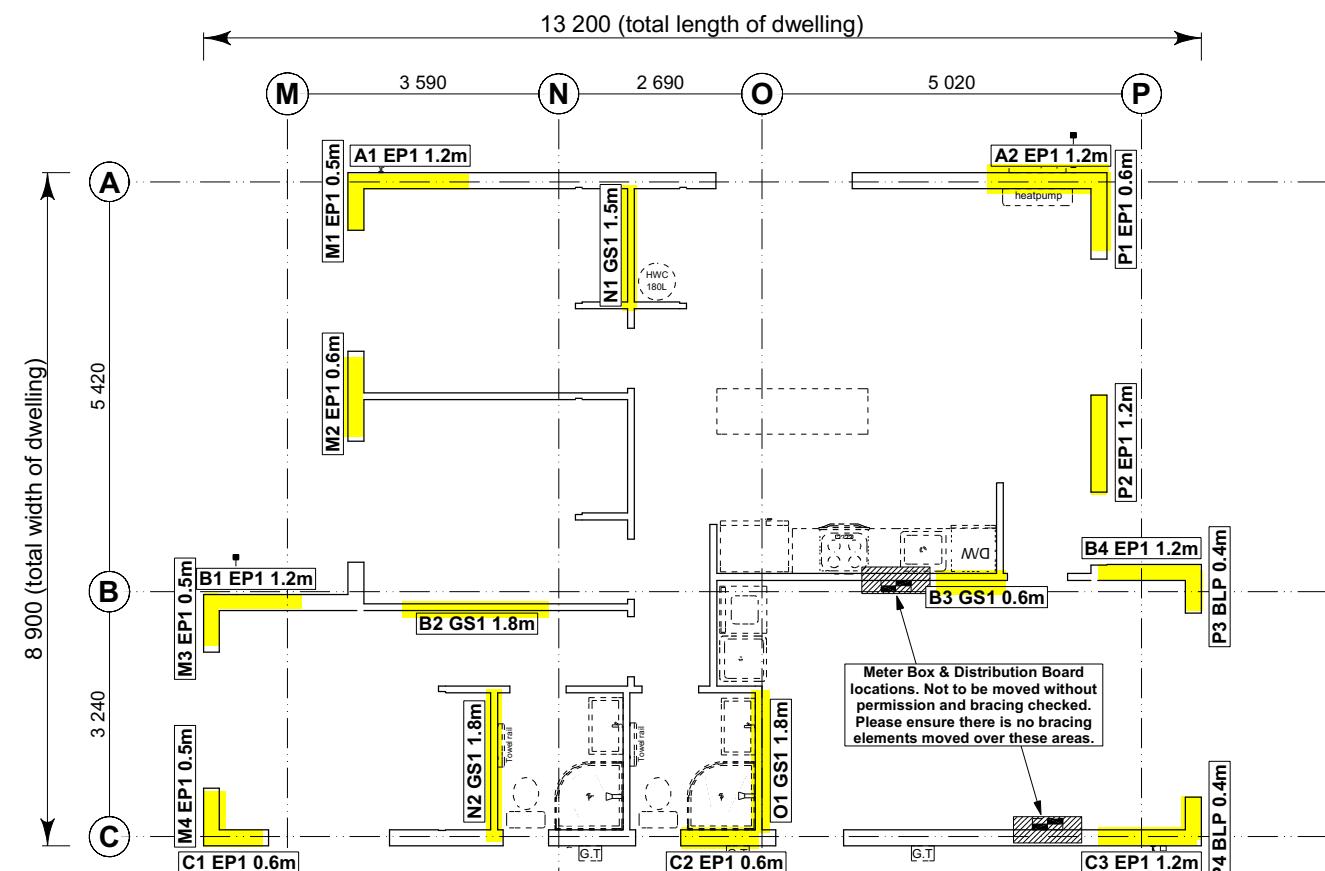
Job Number:	Original Plan:	Sheet Name:		
<b>175633</b>	<i>Design &amp; Build</i>	<b>DRAINAGE PLAN</b>		
ales:	Drawn:	QS:	Print Date:	Scale:
<b>Seville</b>	<b>M Glynn</b>	<b>W Xian</b>	<b>28/11/2023</b>	<b>1:100</b>

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

Bracing Designed to:  
Wind: High  
Earthquake: 2

**BRACING LEGEND**

- [A] ← Brace Line Label
- [A] ← Brace Length
- [A] ← Brace Type
- [A] ← Brace Number



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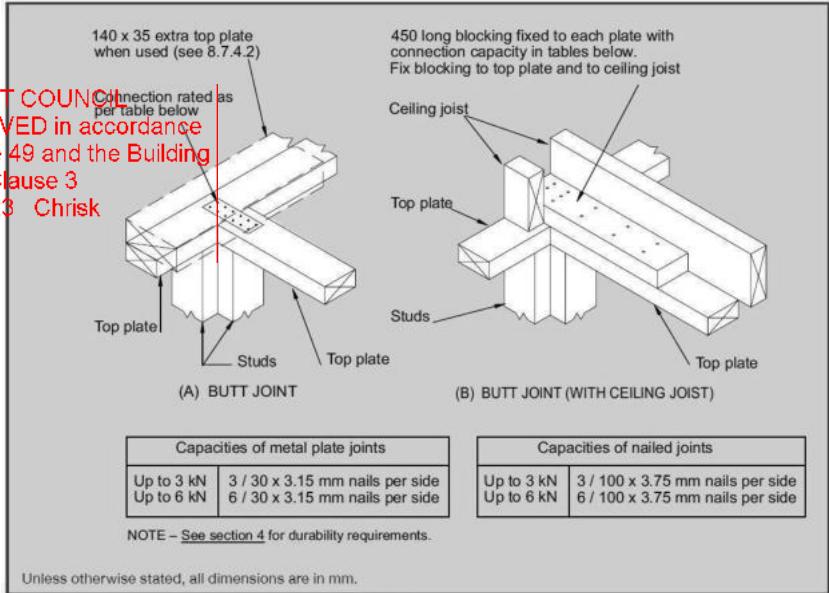


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

**Single Level Along Resistance Sheet**

Job Name: Montana

Wind EQ

Demand

462 603

Achieved

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	992	1079
A	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		
B	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	1.80		2.4	GS1-N	GIB®	124	108		
	3	0.60		2.4	GS1-N	GIB®	34	35		
	4	1.20		2.4	EP1 1.2	Ecopy®	144	162		
C	1	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	3	1.20		2.4	EP1 1.2	Ecopy®	144	162	258 OK	288 OK

**Single Level Across Resistance Sheet**

Job Name: Montana

Wind EQ

Demand

686 603

Achieved

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	827	845
M	1	0.50		2.4	EP1 0.4	Ecopy®	40	48		
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	3	0.50		2.4	EP1 0.4	Ecopy®	40	48		
	4	0.50		2.4	EP1 0.4	Ecopy®	40	48		
N	1	1.50		2.4	GS1-N	GIB®	104	90		
	2	1.80		2.4	GS1-N	GIB®	124	108		
O	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	1.80		2.4	GS1-N	GIB®	124	108	228 OK	198 OK
P	1	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	3	0.40		2.4	BLP-H	GIB®	48	54		
	4	0.40		2.4	BLP-H	GIB®	48	54	298 OK	333 OK

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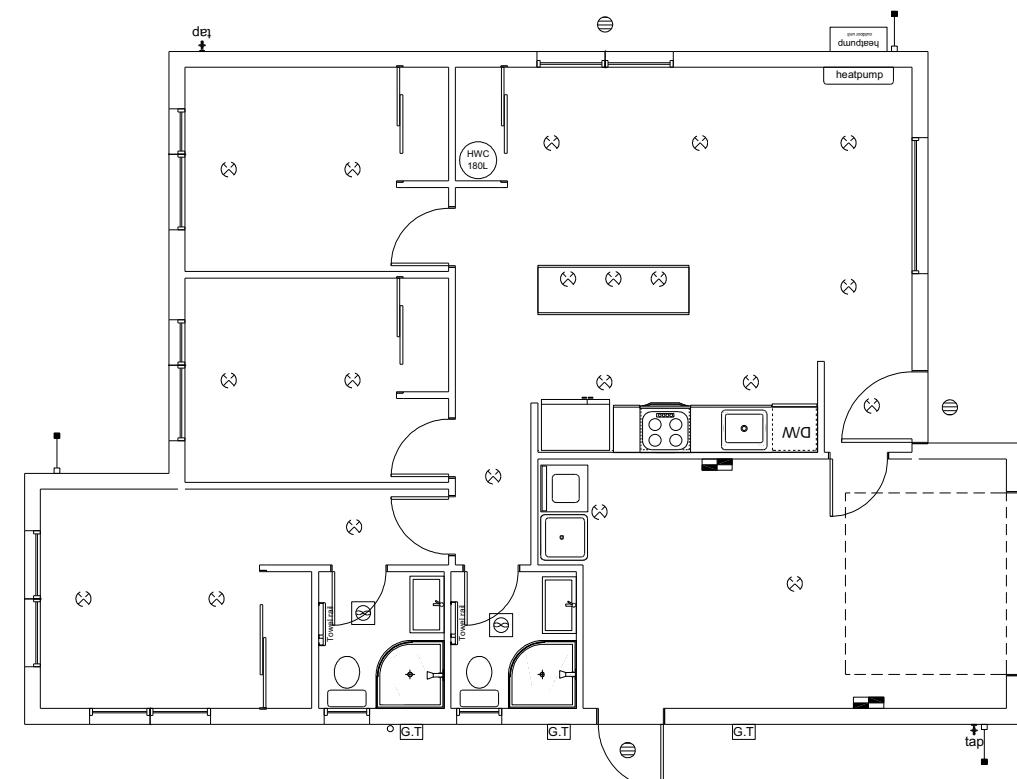
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Job Number:  
**175633**

Original Plan:  
**Design & Build**

Sheet Name:  
**BRACING PLAN**

Sheet No.:  
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of 22 sheets



## LEGEND

Refer to Electrical Section in Specification  
for further details

- |  |                          |
|--|--------------------------|
|  | Ceiling Pan              |
|  | CA Approved Down Light   |
|  | 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 Jack                  |
|  | 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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by 5 Herridge Street  
Ravenswood, Woodend

Job Number:	Original Plan:	Sheet Name:
<b>175633</b>	<b>Design &amp; Build</b>	<b>LIGHTING PLAN</b>
Sales: <b>I Seville</b>	Drawn: <b>M Glynn</b>	QS: <b>W Xian</b>
		Print Date: <b>28/11/2023</b> Scale: <b>1:100</b> @ <b>A1</b>

## **CONSENT PLANS**

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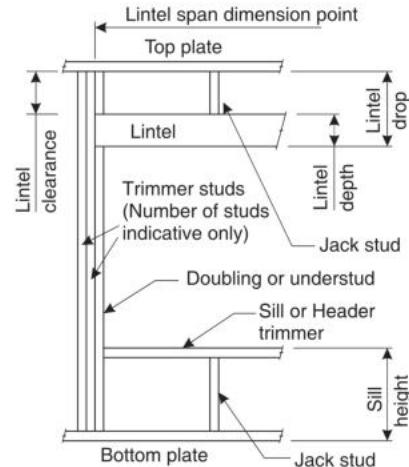
# LINTEL FIXING SCHEDULE

## 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 <sup>2</sup>	G	G	H	G	G	H
11.6m <sup>2</sup>	G	H	H	G	G	H
12.1m <sup>2</sup>	G	H	H	G	H	H
15.3m <sup>2</sup>	H	H	-	G	H	H
19.1m <sup>2</sup>	H	-	-	G	H	-
20.9m <sup>2</sup>	H	-	-	H	H	-
21.8m <sup>2</sup>	H	-	-	H	-	-
34.3m <sup>2</sup>	-	-	-	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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**Arturo Montana Jr & Grace Montana**  
Lot 977  
5 Herridge Street  
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Job Number:  
**175633**

Original Plan:  
**Design & Build**

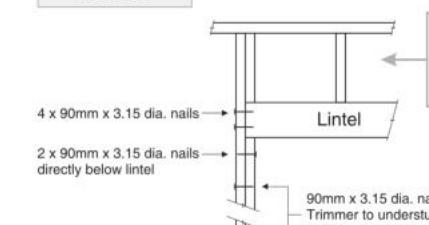
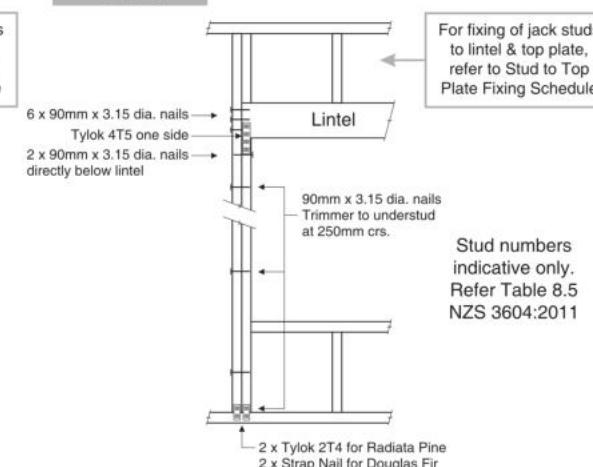
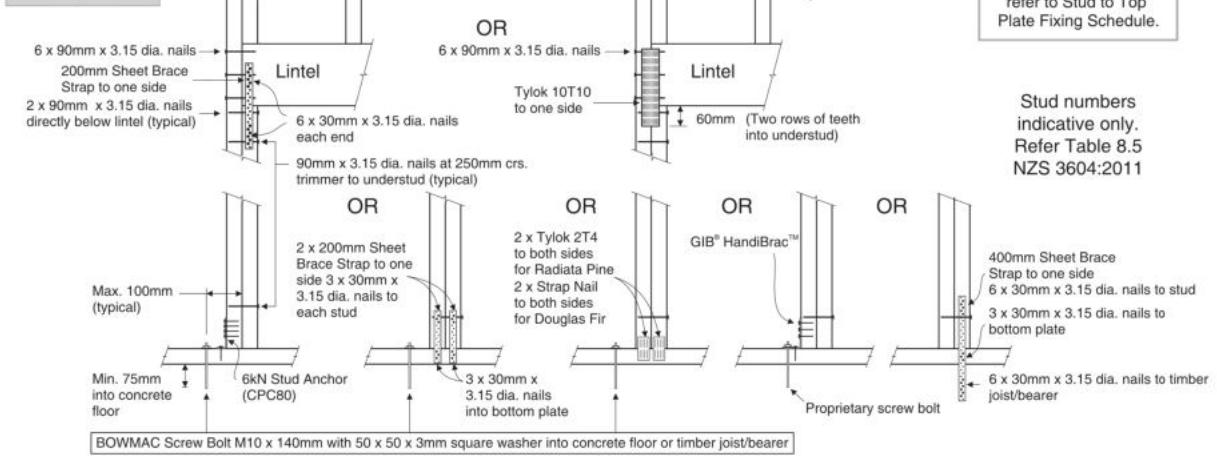
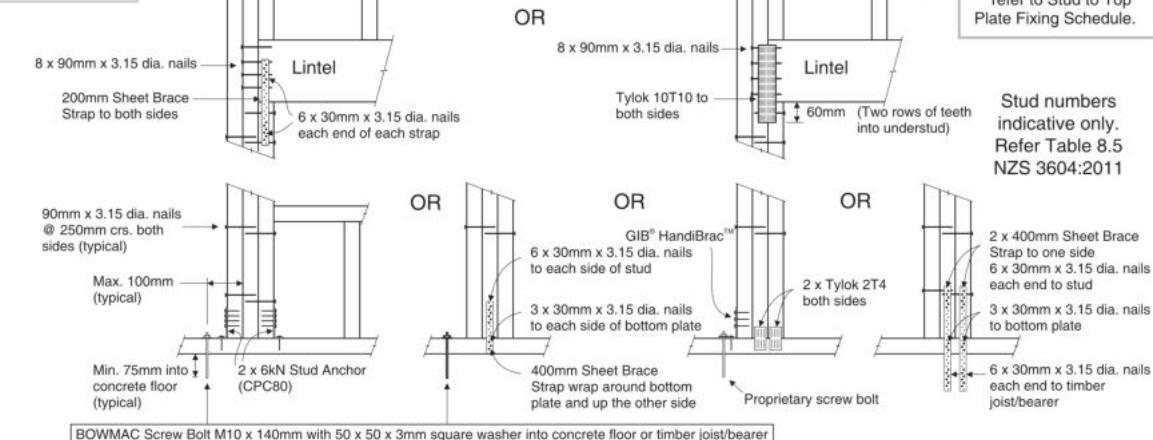
Sheet Name:  
**FRAMING DETAILS**

**CONSENT PLANS**

No.	Date:	Reason:
1	28-11-2023	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



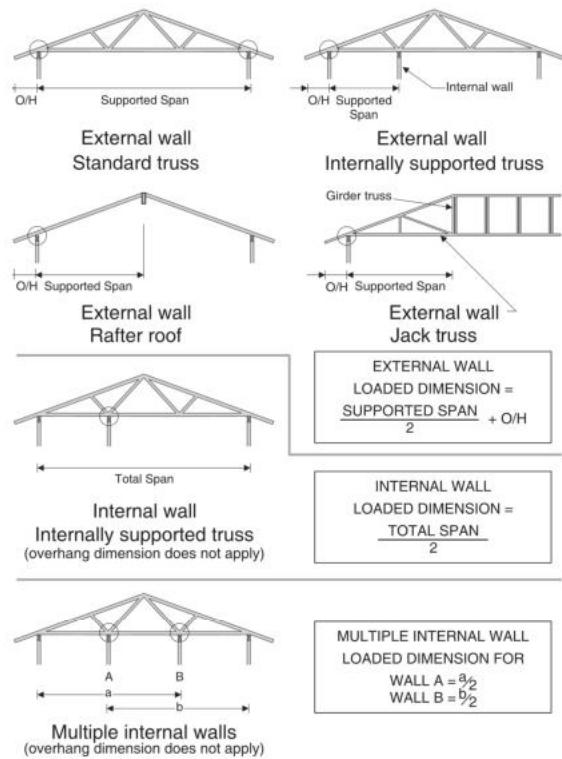
# STUD TO TOP PLATE FIXING SCHEDULE

## 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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**Arturo Montana Jr & Grace Montana**  
Lot 977  
5 Herridge Street  
Ravenswood, Woodend

Job Number:  
**175633**

Original Plan:  
**Design & Build**

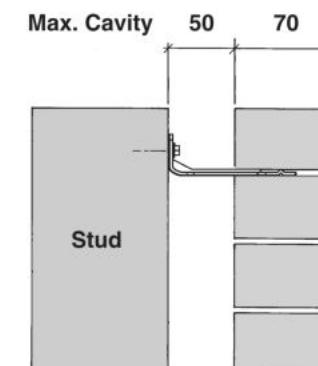
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**FRAMING DETAILS**

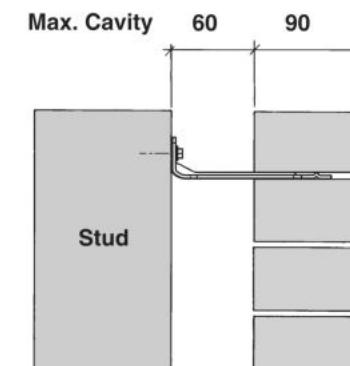
Sales: **L Seville** Drawn: **M Glynn** QS: **W Xian** Print Date: **28/11/2023** Scale: **NTS** @ A3

90 SERIES BRICK

BC231266



**Screw Tie Short (85mm)**



**Screw Tie Long (105mm)**

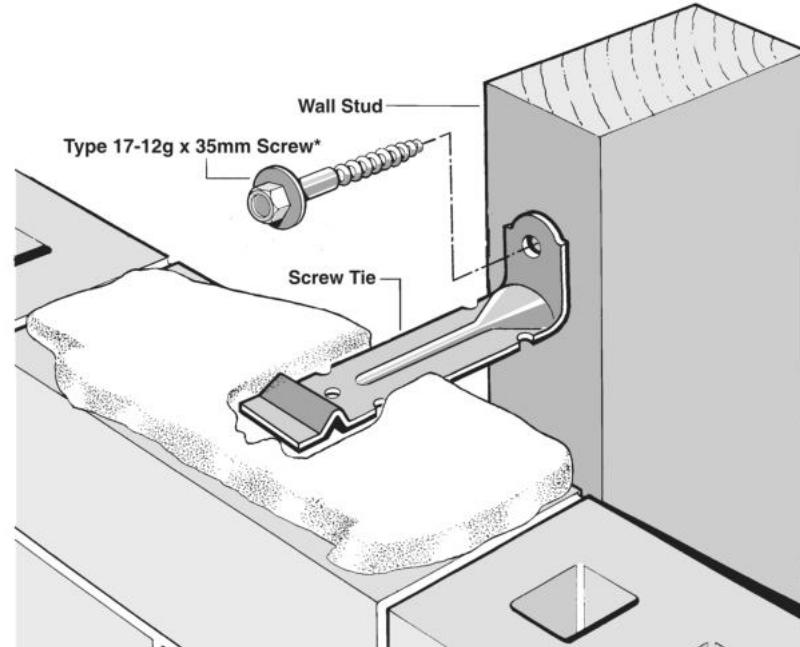
- All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction: Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- Water shedding shoulder prevents transfer of the moisture from tie to building.
- Nail hole for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

### CONSENT PLANS

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**14**

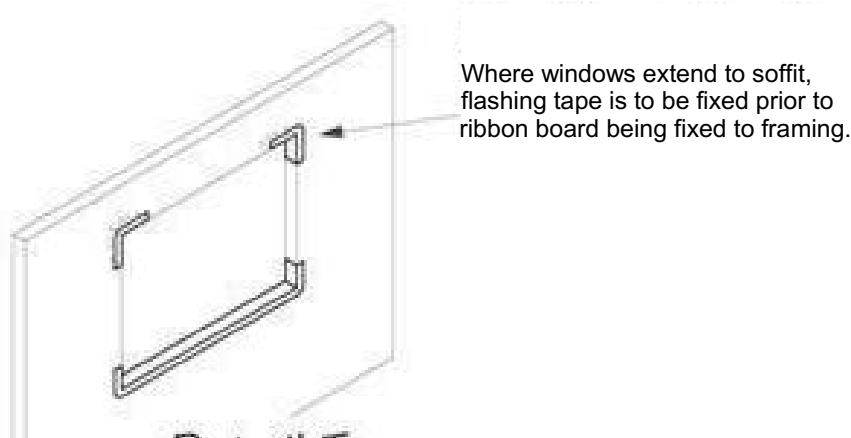
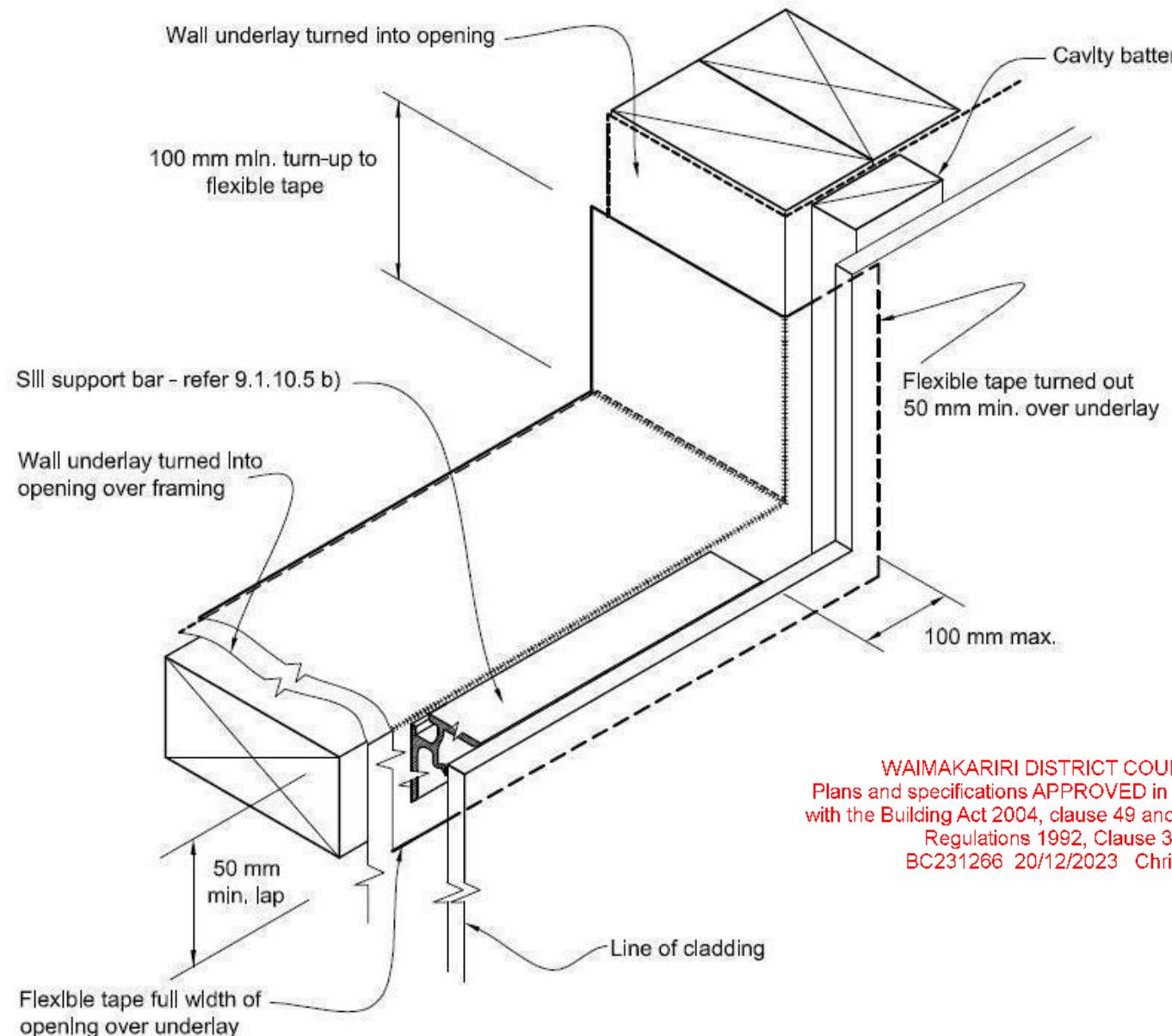
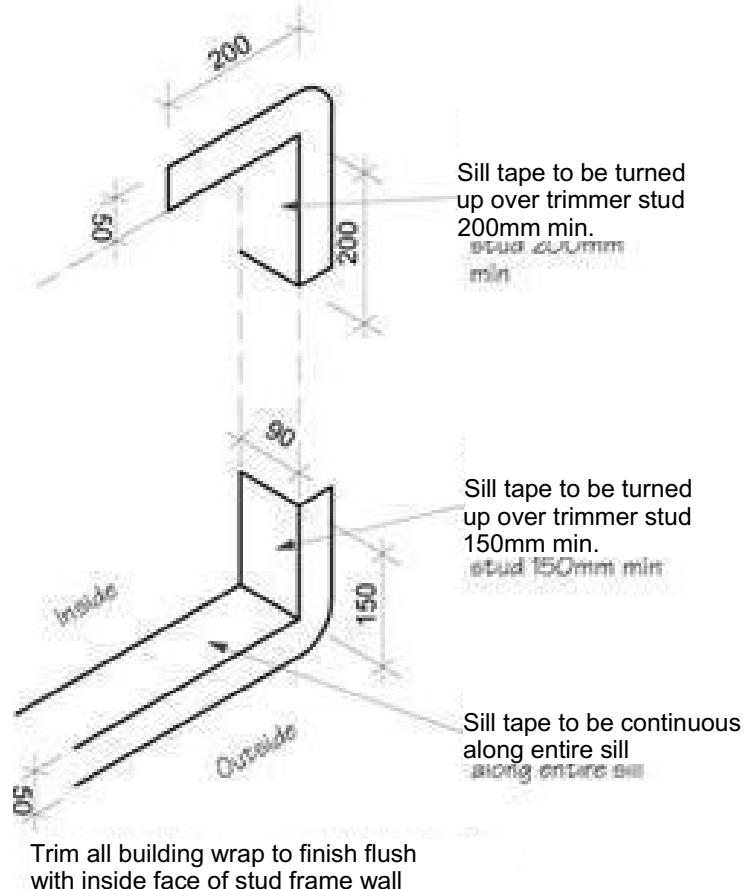
of 22 sheets

**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.

**Detail Tape Location to Wall Openings****Sill Tape Flashing Detail**

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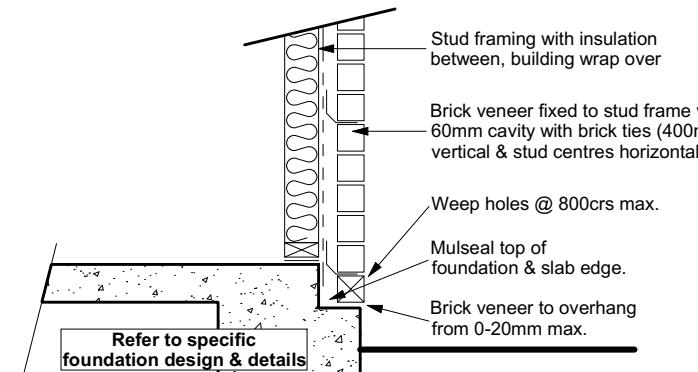
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**CONSENT PLANS**

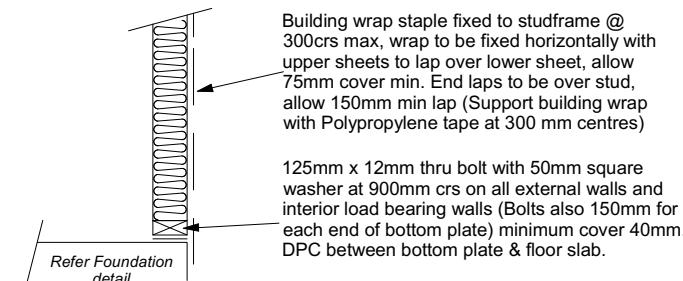
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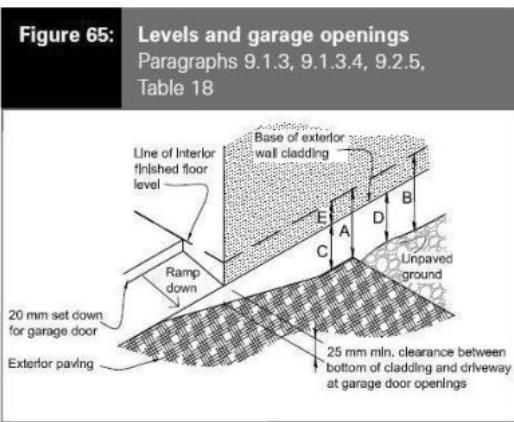
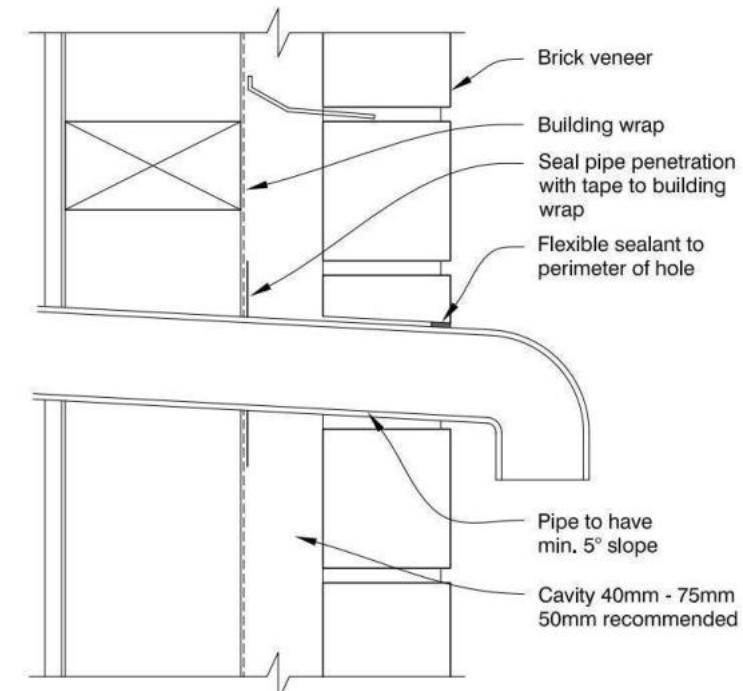
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**Brick Veneer Foundation**  
Scale 1:20



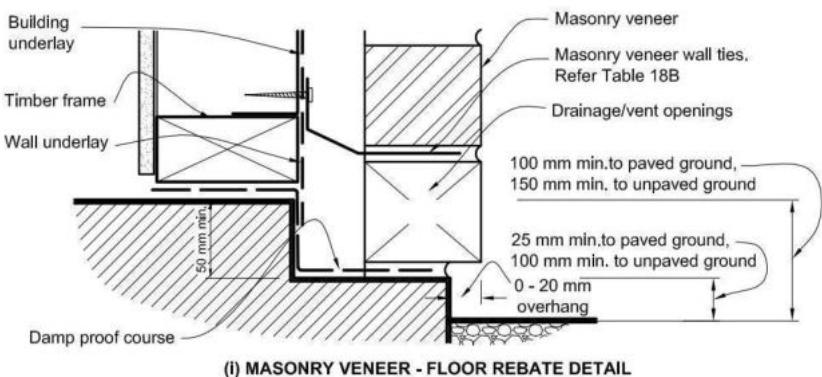
**Stud framing to slab**  
Scale 1:20



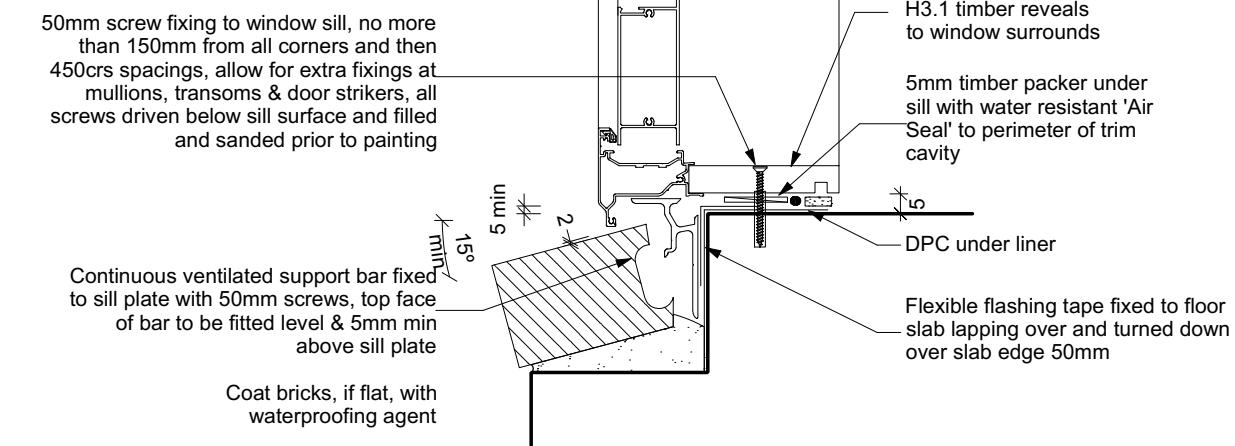
**Table 18: Minimum clearances**  
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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.



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**Door Sill to Slab Detail**  
Scale 1:20

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**Design & Build**

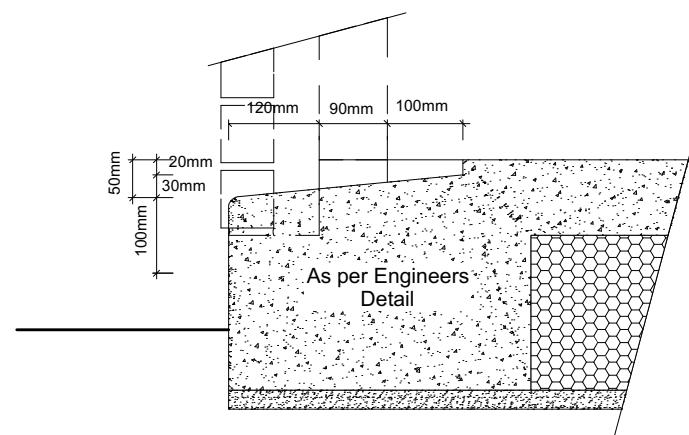
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**CONSTRUCTION DETAILS**

### CONSENT PLANS

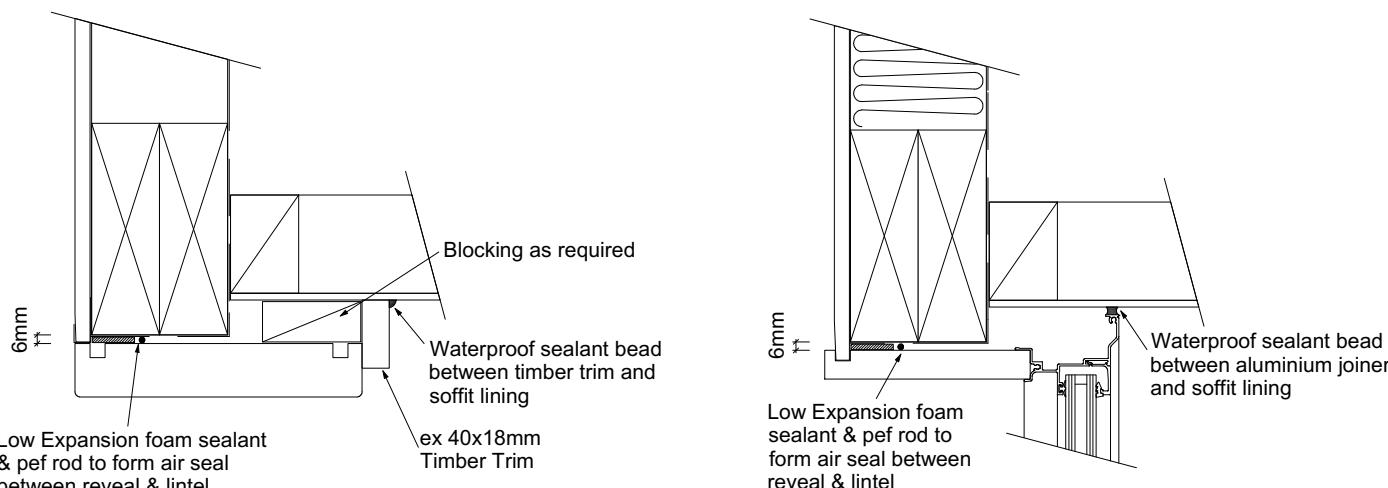
No.	Date:	Reason:
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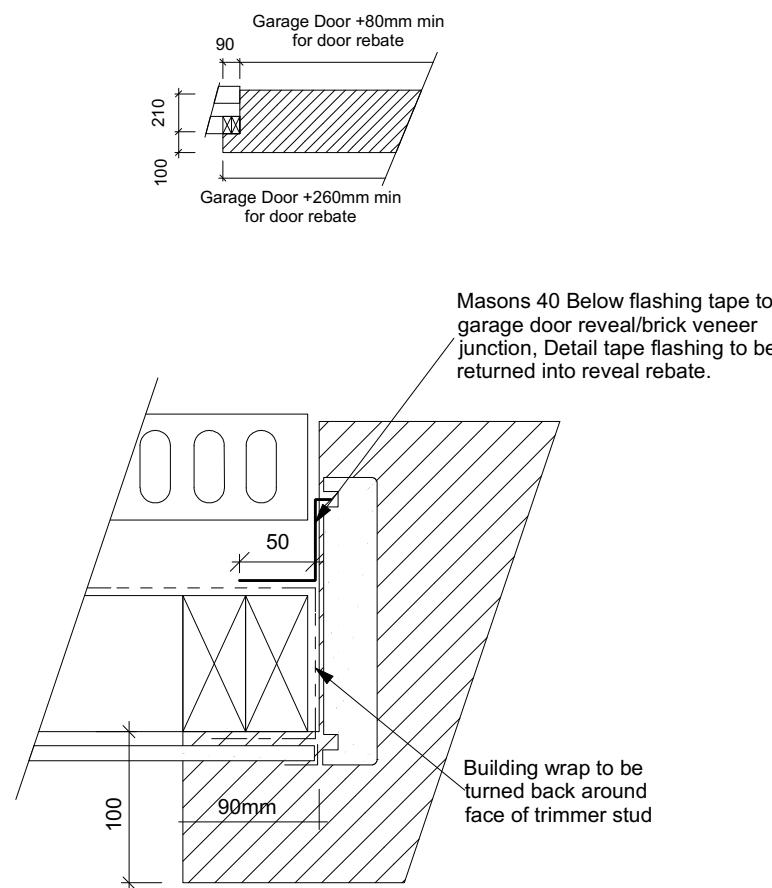
of 22 sheets



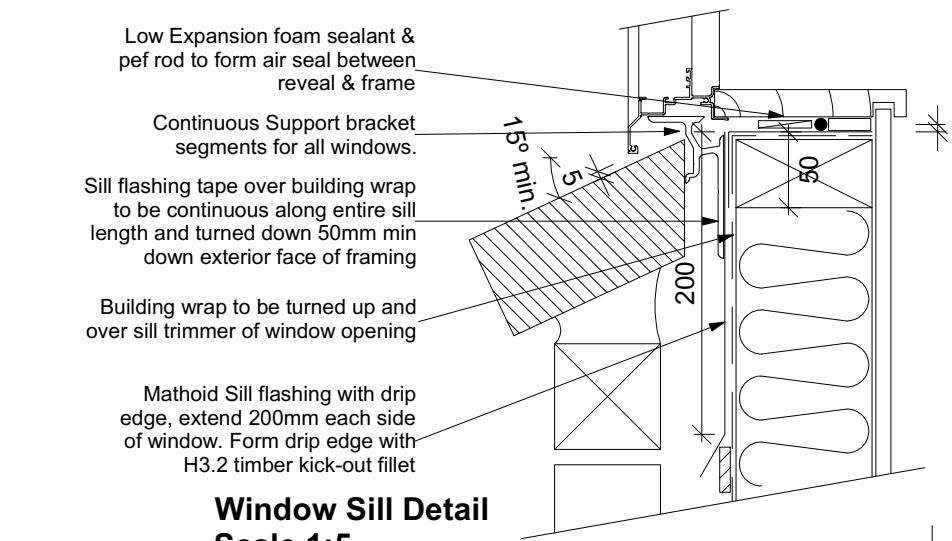
**Garage Door Rebate Details**  
Scale 1:10



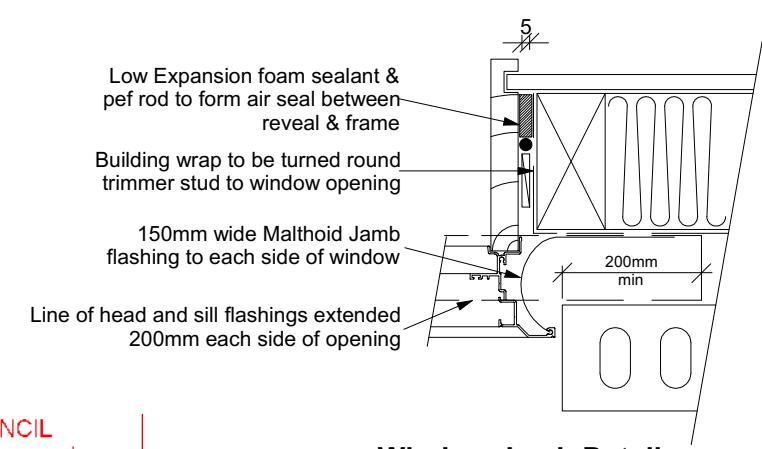
**Garage Door Head to Soffit**  
Scale 1:5



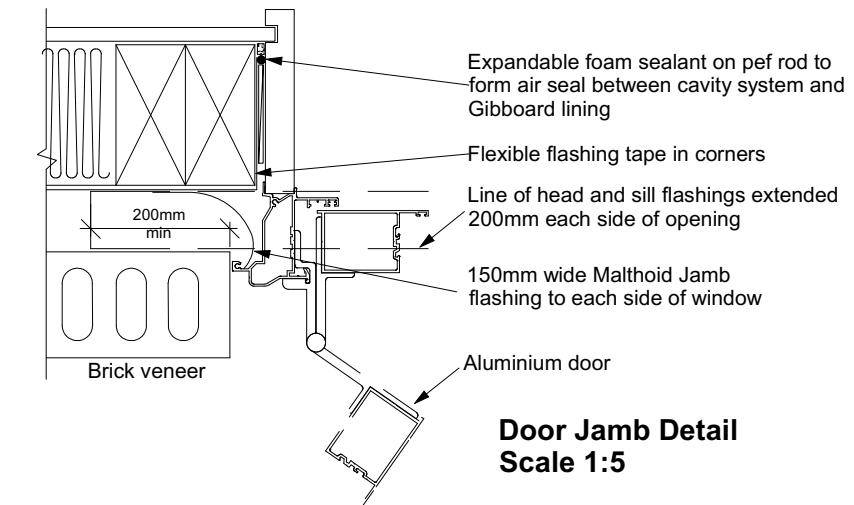
**Garage Door Jamb Detail**  
Scale 1:5



**Window Head to Soffit Detail**  
Scale 1:5



**Window Sill Detail**  
Scale 1:5



**Door Jamb Detail**  
Scale 1:5

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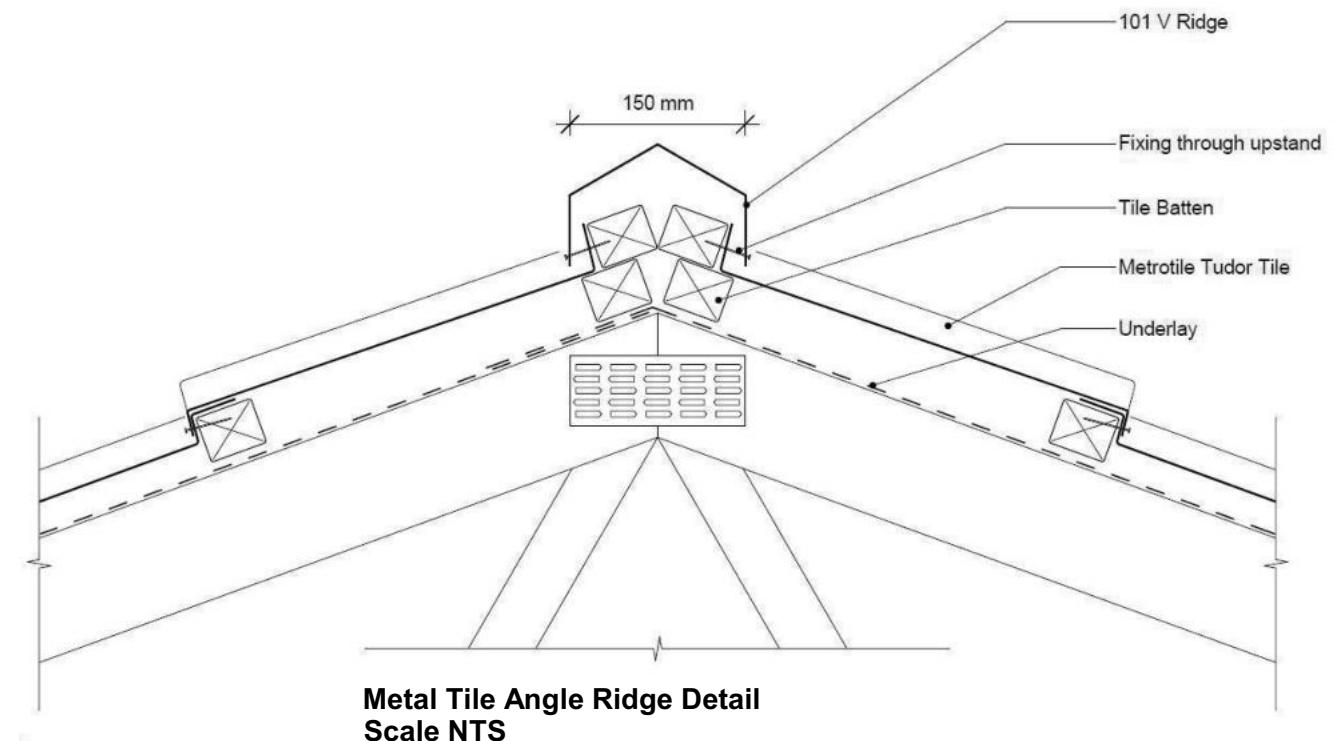
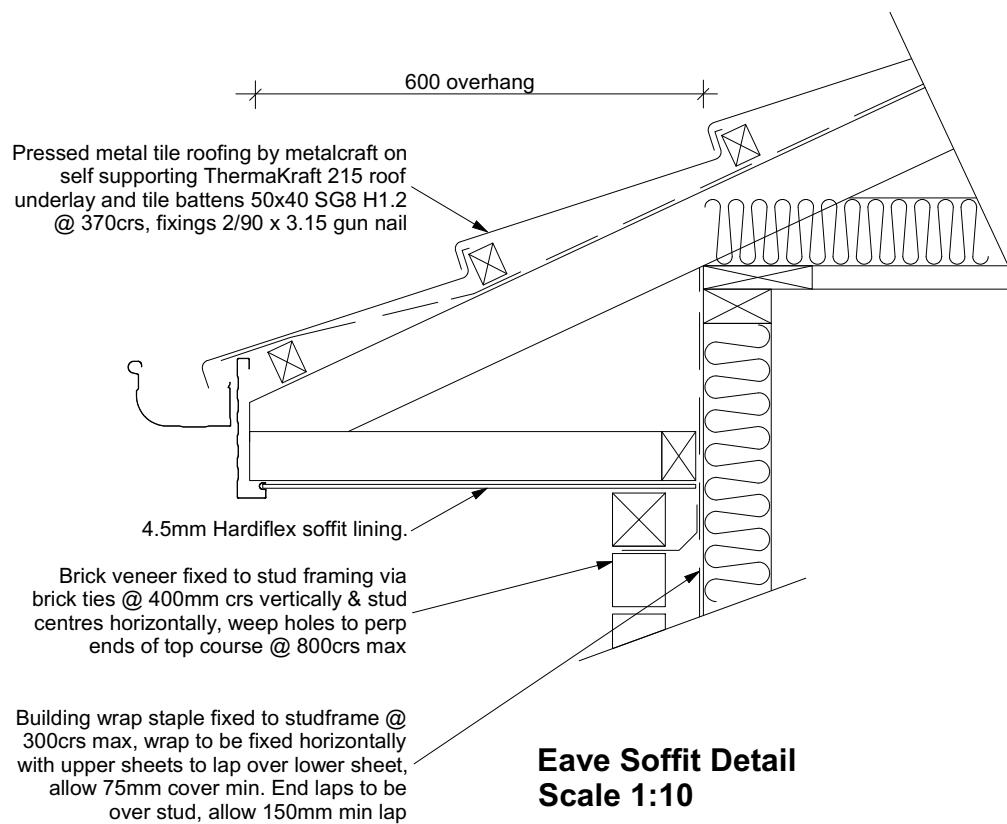
Original Plan:  
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Sheet Name:  
**CONSENT PLANS**  
**CONSTRUCTION DETAILS**

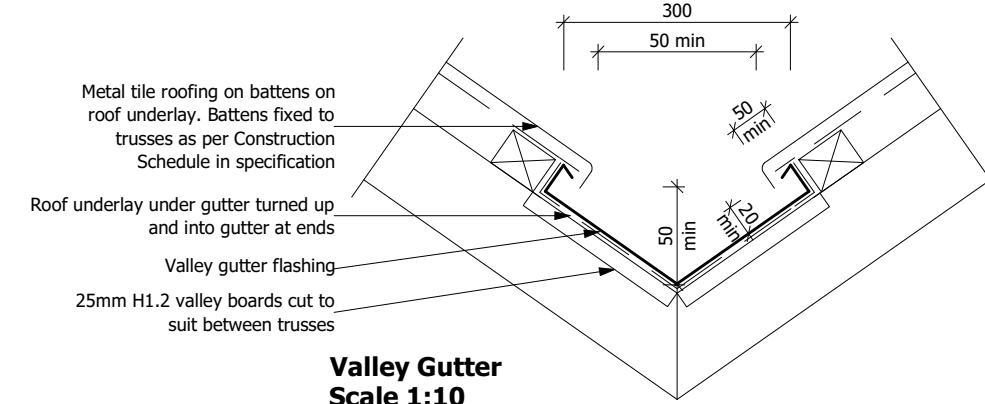
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**Design & Build**

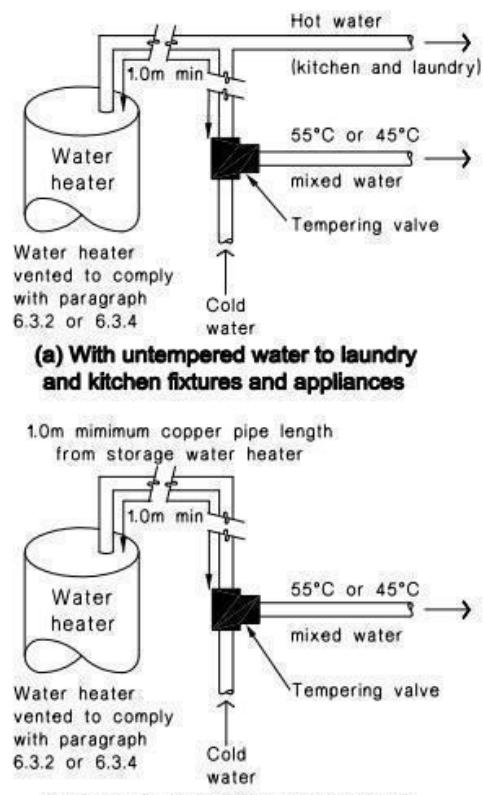
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### CONSENT PLANS

No. Date Reason:  
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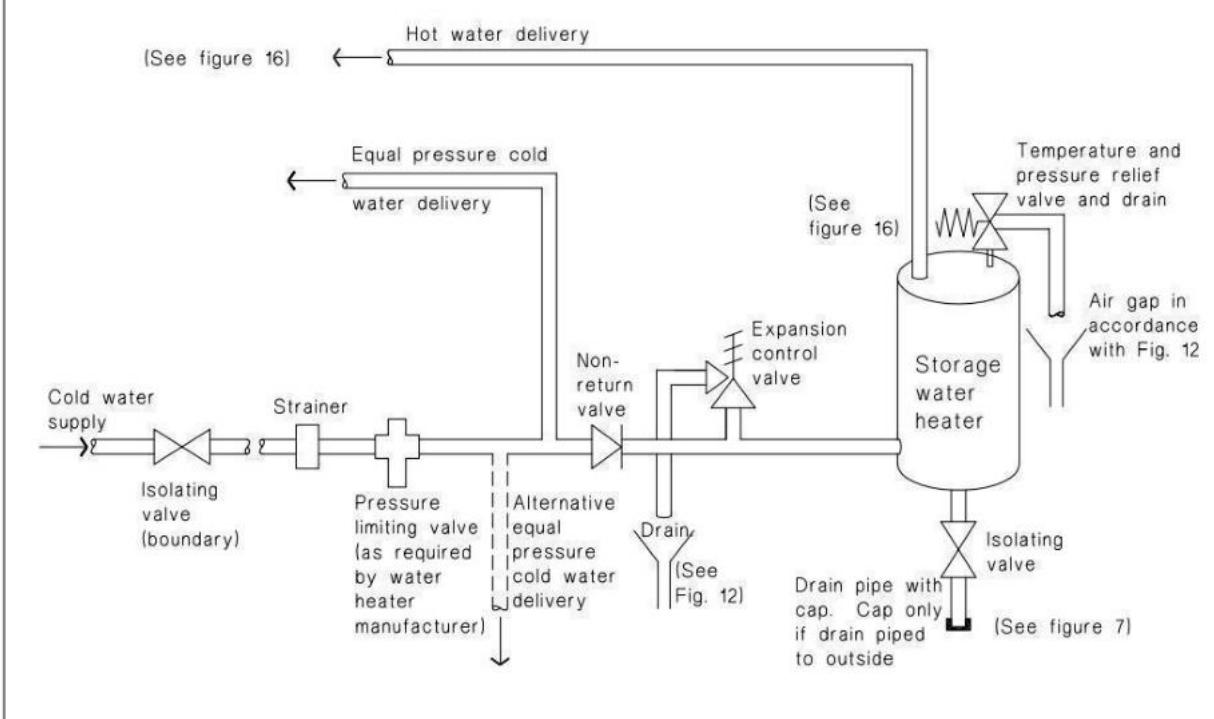
**Figure 16: Tempering Valve Installation**  
Paragraph 6.14.2 a)



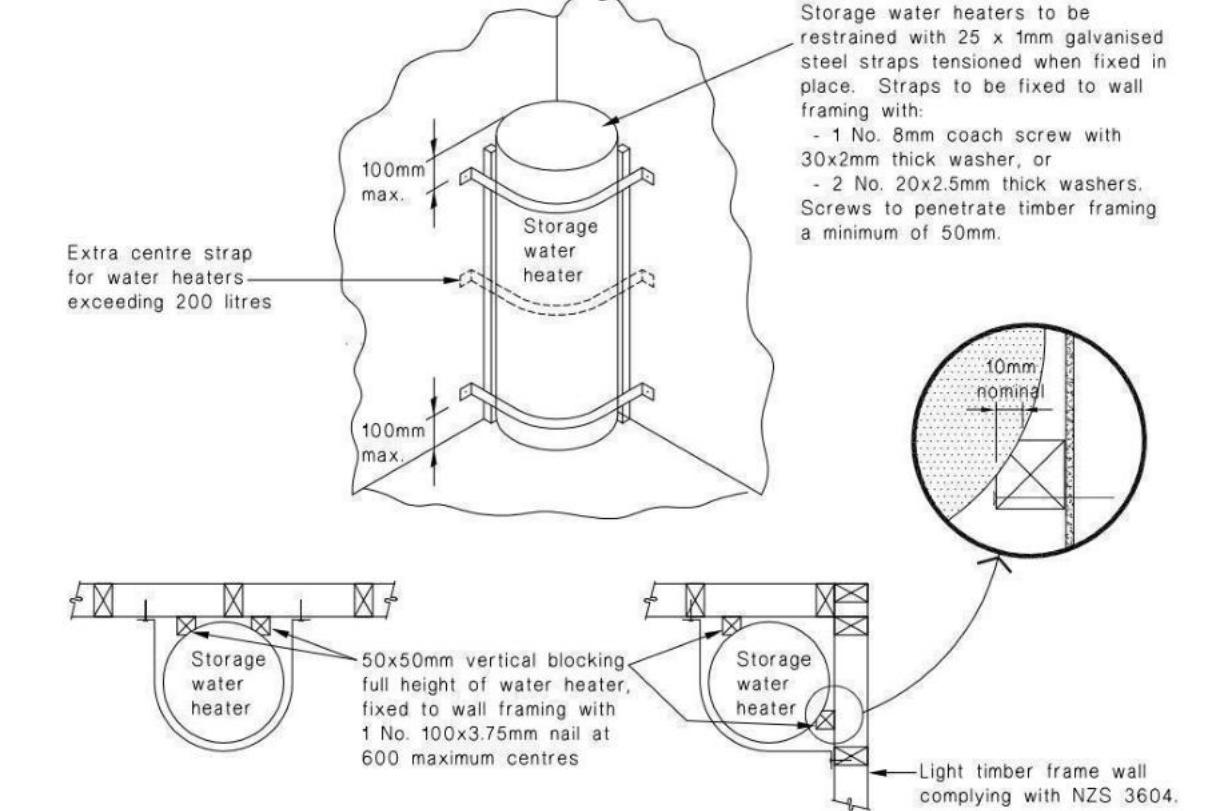
Note:  
1. For optimum system efficiency the tempering valve, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the tempering valve.

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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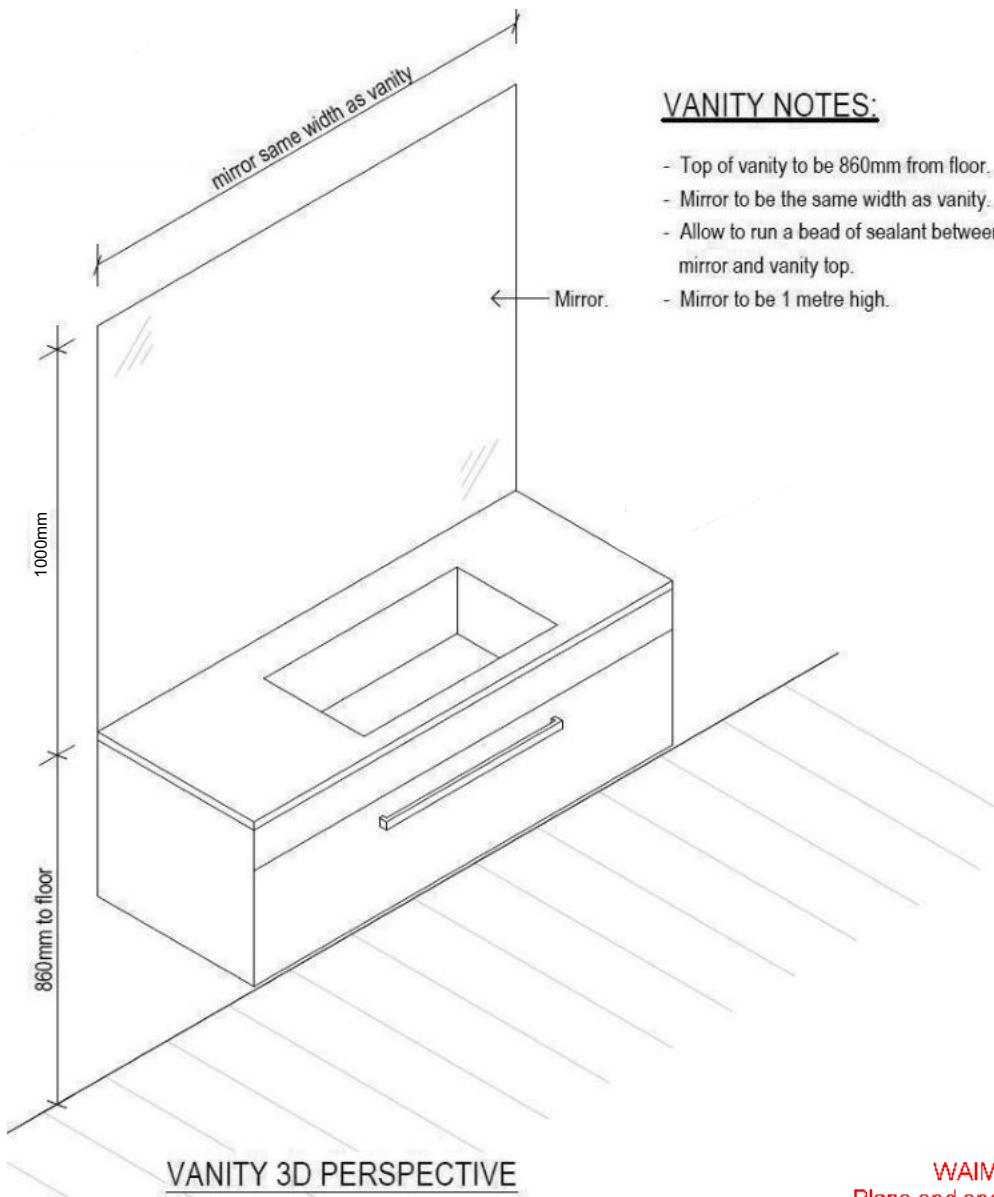
**PLUMBING DETAILS**

**CONSENT PLANS**

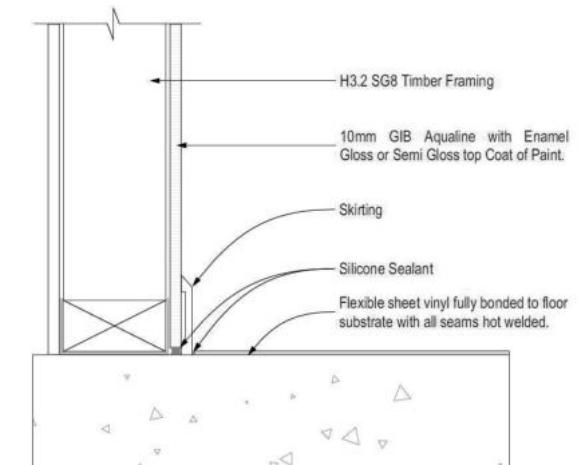
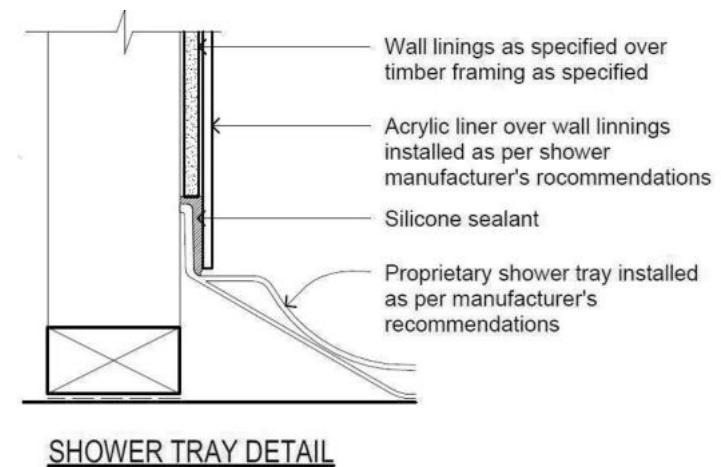
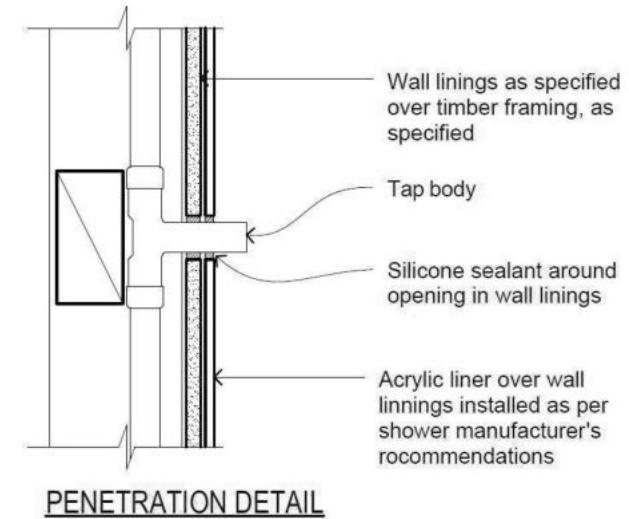
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**VANITY NOTES:**

- 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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Job Number:  
**175633**

Original Plan:  
**Design & Build**

Sheet Name:

**BATHROOM DETAILS**

Sales: L Seville Drawn: M Glynn QS: W Xian Print Date: 28/11/2023 Scale: NTS @ A3

**CONSENT PLANS**

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1	28-11-2023	Initial Consent Plans

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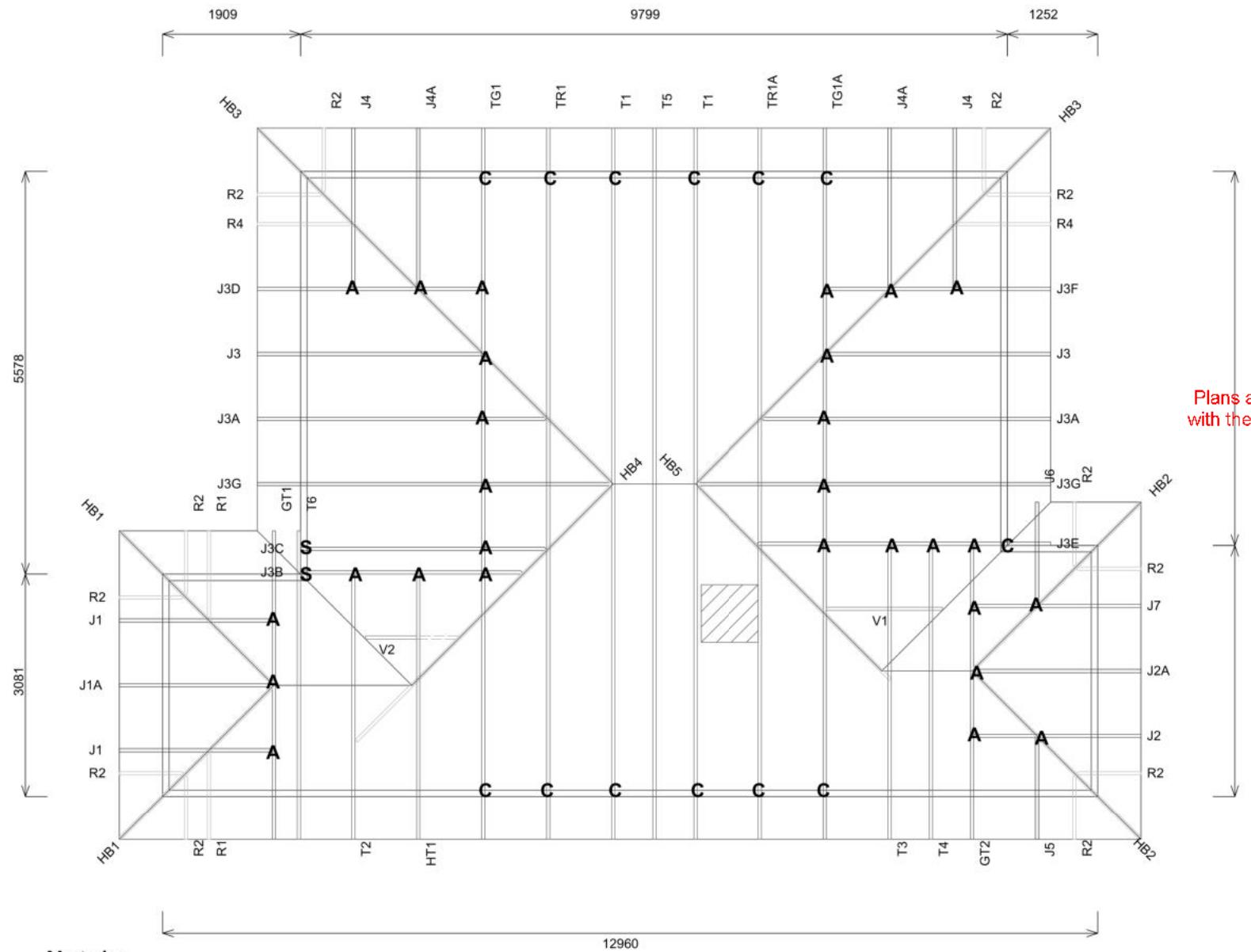
# Buildable Consent Layout



CARTERS

Your Building Partner

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.



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## 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 joins.

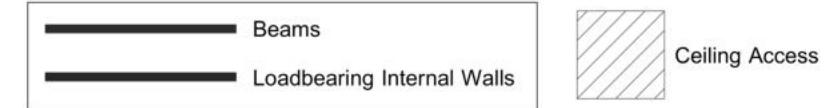
Fixings shown are for fixing trusses to the top plate. Any other point load uplift fixings down through the framing stud to top plate, stud to bottom plate, bottom plate to floor remain the responsibility of the architect / draughtsman.

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

Snow Zone:	Christchurch (N4)
Wind Area:	High
TC Restraints:	370 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

### Note/s:

- Dash lines show top chords continuing up to hip board (No bottom chord below). Bottom chords terminate at Normal Truss HT1.



Job No: RG1393883C2

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

Job Name: Montana Lot 977 Ravenswood

Address: Lot 977 Ravenswood,

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



Every Facet an Advantage.

Drawn: Glaiza Abueg  
Date: 16/11/2023

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Lot 977  
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Job Number: 175633  
Original Plan: Design & Build  
Sheet Name: TRUSS DESIGN  
Sales: L Seville  
Drawn: M Glynn  
QS: W Xian  
Print Date: 28/11/2023  
Scale: NTS @ A3

## CONSENT PLANS

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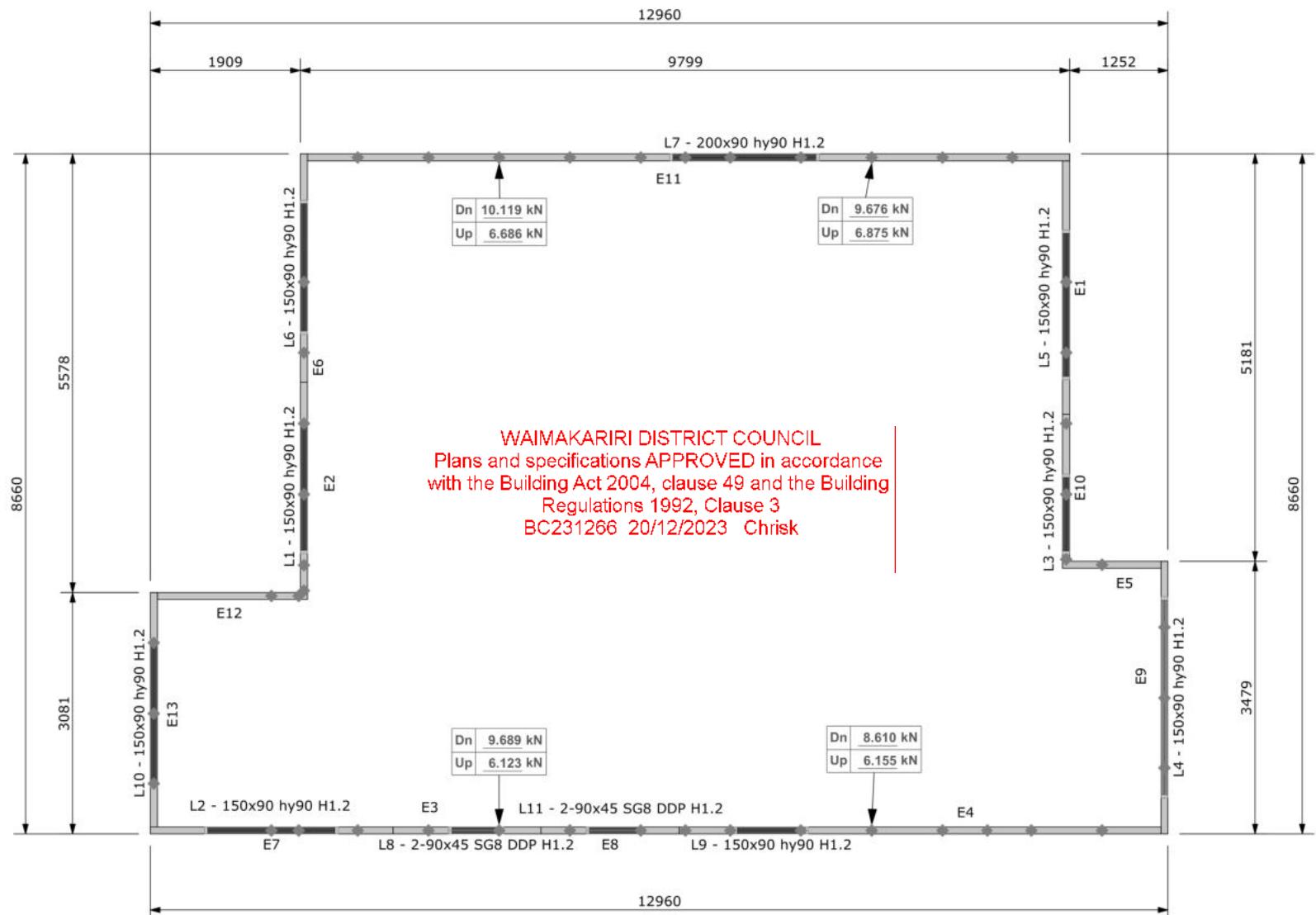
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# Buildable Consent Layout

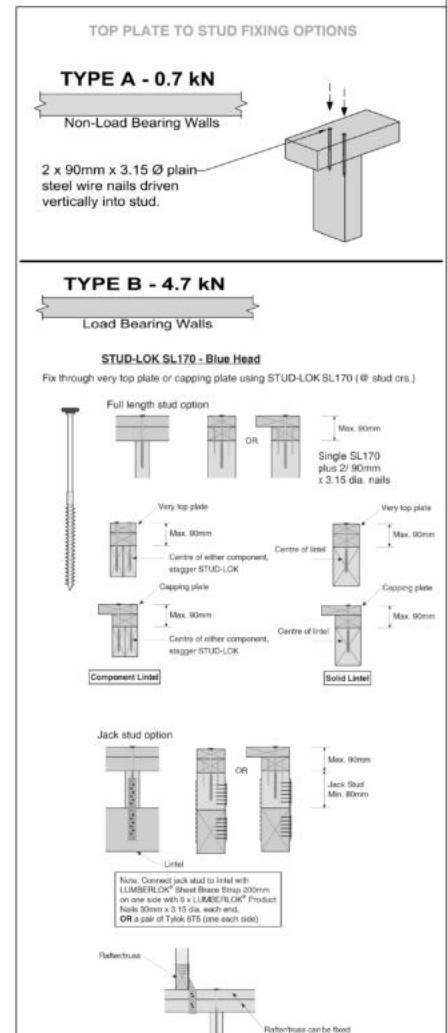


All internal walls shown on this layout are considered to be loadbearing  
Lintel fixing specification remains the responsibility of the architect / draughtsperson



**Beams**  
**Loadbearing Walls**  
**Non Loadbearing Walls**  
Slab thickening might not be required for internal walls, please check below

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: **RG1393883C2**

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

Job Name: Montana Lot 977 Ravenswood

Address: Lot 977 Ravenswood,

Drawn: Glaiza Abueg  
Date: 16/11/2023

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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Sheet Name: **TRUSS DESIGN**  
Sales: L Seville Drawn: M Glynn QS: W Xian Print Date: 28/11/2023 Scale: NTS @ A3

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1	28-11-2023	Initial Consent Plans

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