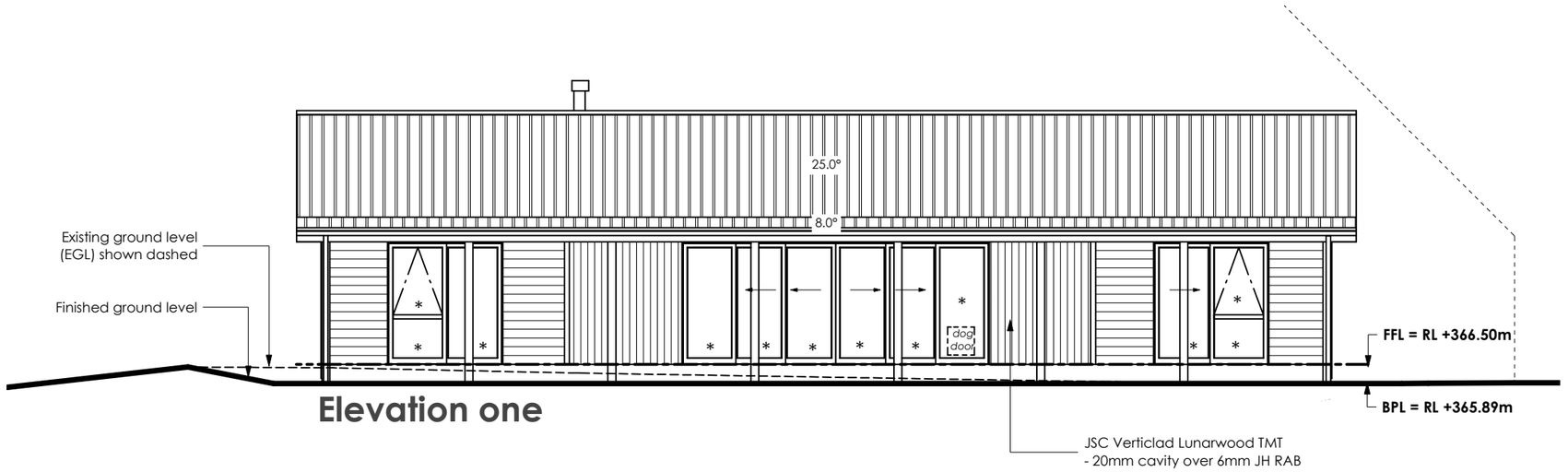
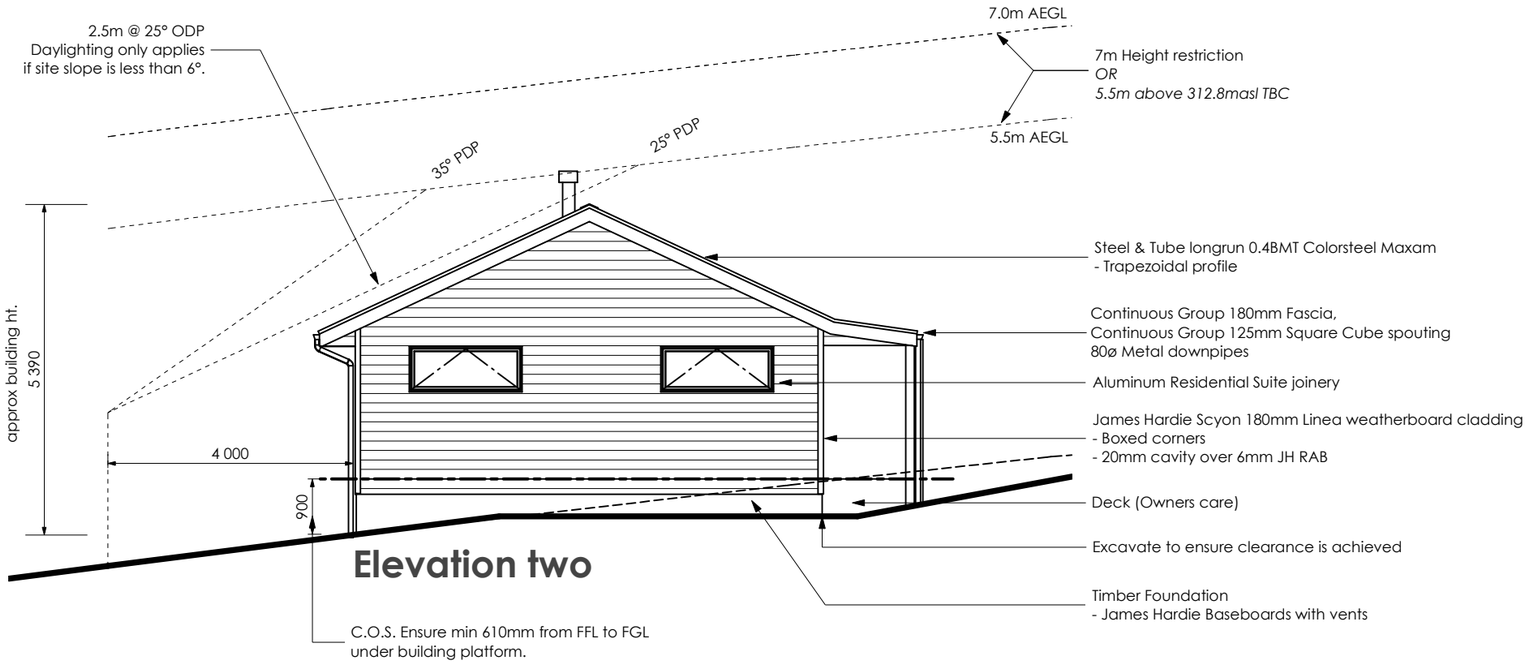


Elevation one



Elevation two

Cautionary Notes:

BUILDING CONTRACTOR TO ASSESS SITE TO ENSURE DAYLIGHTING & BUILDING RESTRICTIONS ARE NOT ENCROACHED. IF COMPLIANCE IS IN DOUBT SITE SHOULD BE SURVEYED BY A REGISTERED SURVEYOR PRIOR TO CONSTRUCTION COMMENCEMENT.

Construction Notes:

Acceptable Slip Resistance for Walking Surfaces:
H3.2 grip tread timber steps and landing to all access points, H5 timber to ground (owners care). Profile at right angles to direction of pedestrian traffic.
- Max 190 rise, Min 280 tread.

A landing min 900deep shall be provided at the top & bottom of every flight of stairs where the rise of the flight is more than 600mm. Handrails are required to one side of all stairs with 4 or more risers in compliance with NZBC:D1/AS1

Glazing in accordance with NZS 4223.3:2016 and NZBC H1:2022
Refer to floor plan for door & window sizes.
Full site measure PRIOR to manufacture.
- Joinery to soffit height, manufacture to confirm head ht. prior to manufacturer.

All glazing clear float except for obscure glass to bathrooms & wc
Double glazing to all window and door joinery
* = Safety glass, glazier to confirm
RS = Ristrictor stays

Refer to Site Plan to confirm point on boundary where daylighting has been taken.

Subfloor Access:
Access shall be provided to permit visual inspection of all subfloor framing members. A crawl space for this purpose shall be not less than 450 mm high to the underside of the floor joists.

QLDC ODP Finished Floor Level (FFL) shall be:
No building, greater than 20m² in gross floor area, shall be constructed or relocated in the Township Zones with a ground floor level less than:
•349.2 masl (449.2m Otago Datum) at Hawea.

Daylighting requirements are informed by site slope. Site slope is 5.9° so 6° has been assumed.

Building Envelope Risk Matrix

Acceptable Solution E2/AS1

Risk Factor	Severity	Score
Wind zone (per NZS:3604)	Very high	2
Number of storeys	Low	0
Roof/Wall intersection design	Low	0
Eaves width	High	2
Envelope complexity	Low	0
Deck design	Low	0
		Total Score: 4

NOTE: Risk score shown is the highest risk score for all elevations & claddings.

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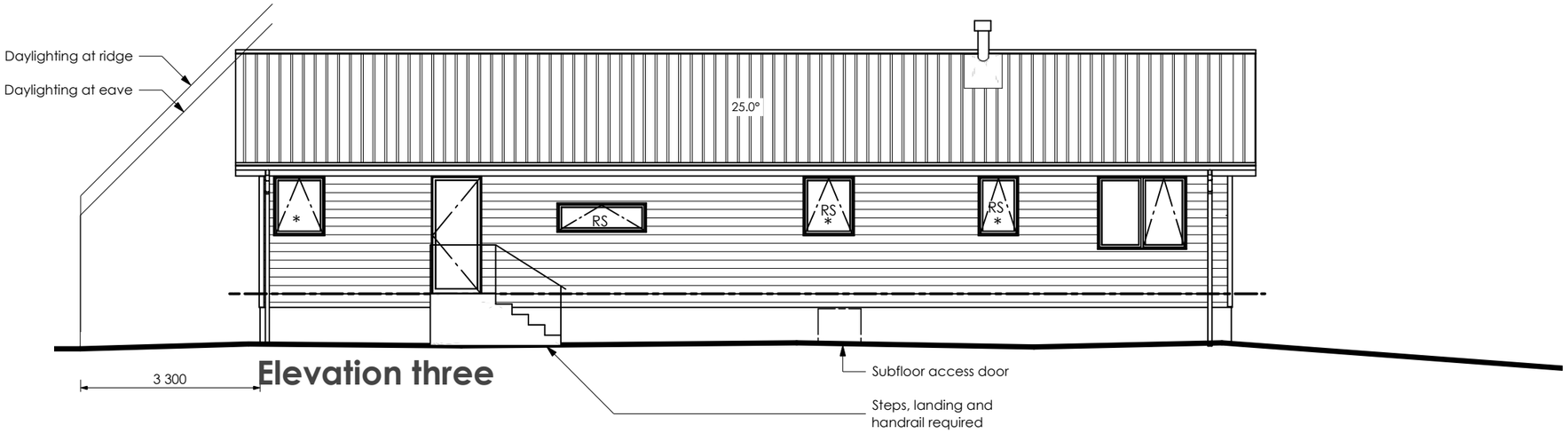
Studio 42

Reed-Hensley

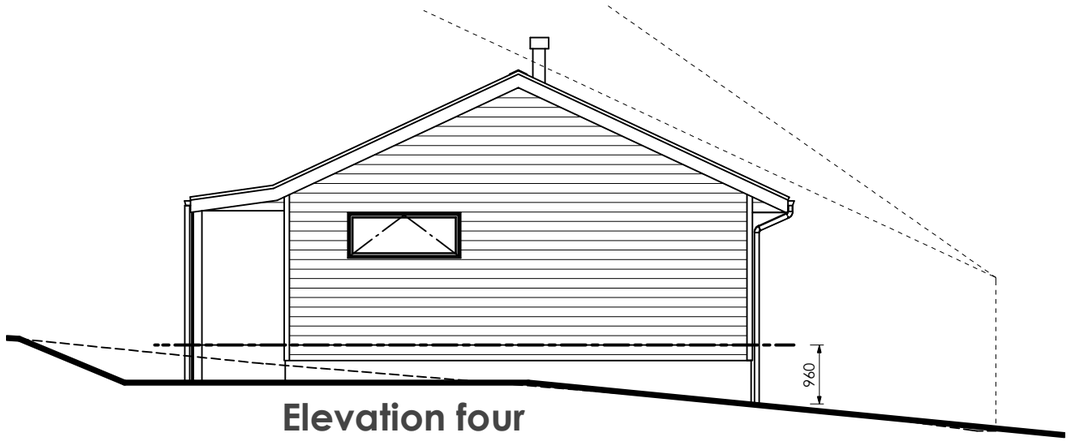
Lot 70 Koreke Rise
Hawea

ELEVATIONS

EQ:	Wind:	Design:	Date:
3	**Very high**	**Flax Alt**	**9/03/2026**
Exposure:	Snow:	Build type:	Scale:
B	**-**	**-**	**1:100**
Climate:	Drawn by:	Job number:	Sheet:
6	**Amy**		**2 of -**



Elevation three



Elevation four

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Studio 42

Reed-Hensley

Lot 70 Koreke Rise
Hawea

ELEVATIONS

EQ:	Wind:	Design:	Date:
3	**Very high**	**Flax Alt**	**9/03/2026**
Exposure:	Snow:	Build type:	Scale:
B	**-**	**-**	**1:100**
Climate:	Drawn by:	Job number:	Sheet:
6	**Amy**		**3 of -**

Subdivision Geotech Report by Ground Consulting Ltd 2019. Ref REF: R5160-1A
300kPa with 450mm min into competent ground.
NZS1170.5. site sub soil Class D (deep soil).
QLDC hazard mapping = LIC1, nil to low potential of liquefaction.
Foundation excavation inspections required.

Refer to Pattersons Land Professionals for further information
NOTES:
SERVICES HAVE BEEN LOCATED ON SITE WHERE VISIBLE AND ACCESSIBLE AT THE SURFACE, OTHERWISE THEY HAVE BEEN DERIVED FROM DESIGN.
UNDERGROUND UTILITY SERVICES HAVE NOT BEEN SHOWN.
DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO LINZ APPROVAL AND SHOULD BE CHECKED ONCE TITLES ARE ISSUED.

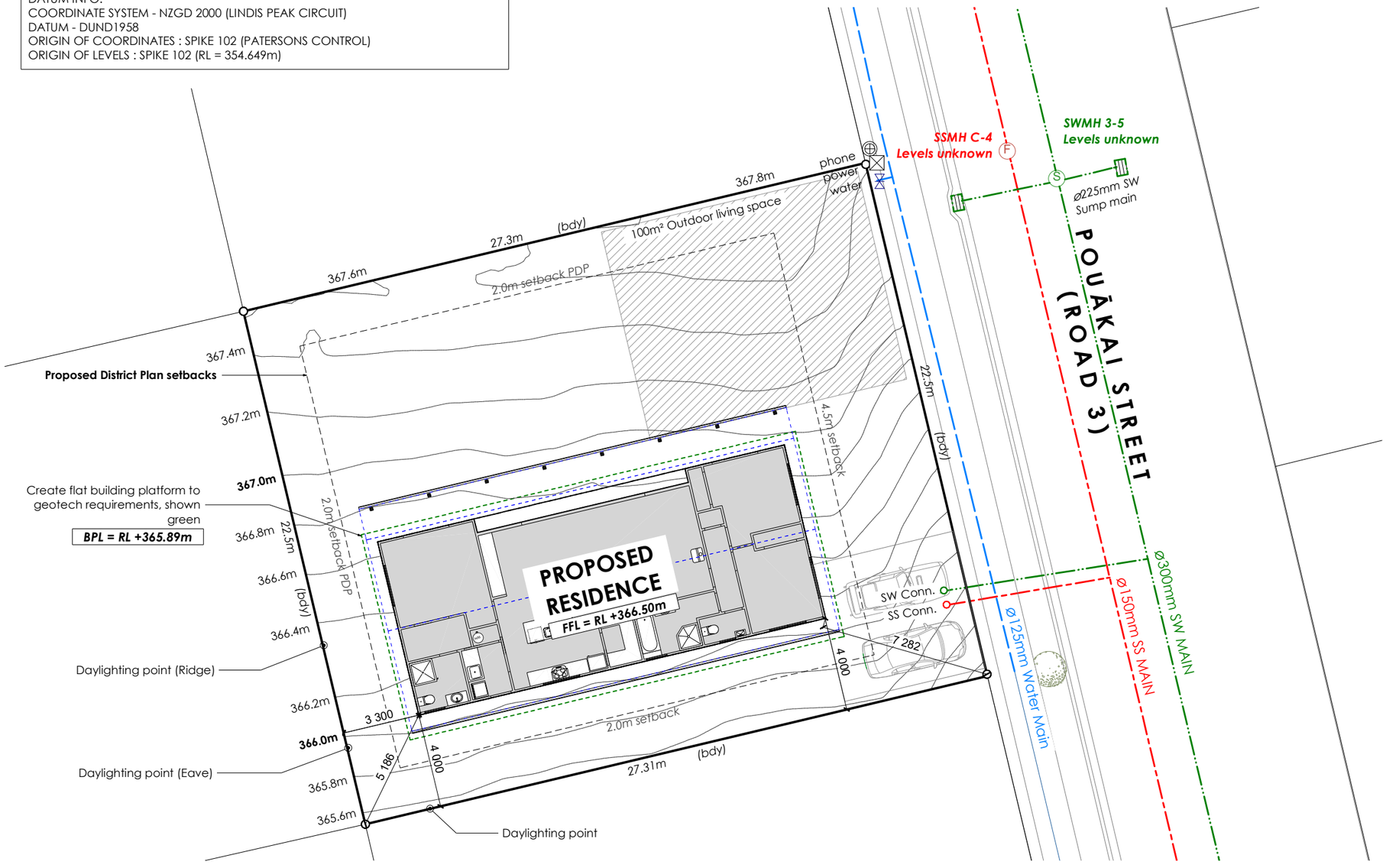
DATUM INFO:
COORDINATE SYSTEM - NZGD 2000 (LINDIS PEAK CIRCUIT)
DATUM - DUND1958
ORIGIN OF COORDINATES : SPIKE 102 (PATERSONS CONTROL)
ORIGIN OF LEVELS : SPIKE 102 (RL = 354.649m)

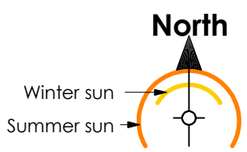
NZBC F5: Construction and Demolition Hazards
Work-Site Barriers
The necessity for barriers will depend mainly on site location.
• The need will be greater in areas with high levels of pedestrian traffic (i.e. in Central Business Districts), than in industrial or rural areas.
• Barriers are not necessary for domestic dwellings up to 2 storeys above ground level unless specific hazards exist.

At all work-sites hazard evaluation will take account of:
- Pedestrian counts adjacent to the site.
- Car parking adjacent to the site.
- Location of neighbouring buildings.
- Presence of neighbouring work-sites or recreation areas.
- Proximity to schools or early childhood centres.
- Proximity to housing.
- The depth of a water hazard.
- The period of time for which ponded water will be present.
- The accessibility and 'visibility' of the site.

NZBC F5: Construction and Demolition Hazards Cont.
If a work-site is not completely enclosed, and unauthorised entry by children is likely, it is acceptable for specific hazards to be fenced only when workers are absent from the immediate vicinity.

Site fences and hoardings
• Fences and hoardings shall extend at least 2.0m in height from ground level on the side accessible to the public.
• An acceptable fence may be constructed with galvanised chainlink netting having a max sized grid of 50x50. Post spacing shall be a maximum of 2.5 m, and the gap between the bottom of the fence and ground no greater than 100mm.





Lot: 70
DP:
Site Area: 610m²
Gross Plan Area: 162.5m²
(incl. covered entry and patio area)

Territorial Authority: Queenstown Lakes DC
Planning Zone: Township Zone ODP (Lower Density Subburban Residential PDP)
Site Coverage: 26.6% (40% max)

Cautionary Notes:
BUILDING CONTRACTOR TO ASSESS SITE TO ENSURE DAYLIGHTING & BUILDING RESTRICTIONS ARE NOT ENCROACHED. IF COMPLIANCE IS IN DOUBT SITE SHOULD BE SURVEYED BY A REGISTERED SURVEYOR PRIOR TO CONSTRUCTION COMMENCEMENT.

Construction Notes:
Prior to the commencement of all works, contractor to:
1. Confirm all boundary bearings, lengths and peg locations to ensure house position is correct.
2. Confirm all boundary setbacks & restrictions comply with current regulations.
3. Locate all service connection points. Check invert levels of pipes and manholes.
4. Confirm plumbing route and fixture positions.
5. Locate all electrical and water services.
6. Confirm ground has adequate bearing to comply with NZS 3604:2011.
7. Confirm all cut and finished floor levels PRIOR to excavation.

***ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING**
Dimensions shown are to foundation

Before dwelling is erected on site:
• In suspended floor construction, firm turf and close-cut grass may remain provided that 'cleared ground level' shall be taken as the underside of soil containing organic matter.
• All rubbish, noxious matter and/or organic matter shall be removed from the area to be covered by the dwelling.
• Any fill to be dry & approved by engineer & compacted down in accordance with NZS.3604.2011.
• Ensure final building platform & finished ground have an even fall away from building to ensure water not be allowed to accumulate in buildings subfloor.

Sediment Control:
• No building work will be started on this project until the construction of an approved stormwater outfall has been completed for this proposed Lot
• All erosion and sediment control measures are to be installed prior to commencement of earthworks and are to be inspected and maintained daily
• Prevent any backfill or debris from washing onto council or neighbouring properties
• All ground cover vegetation outside the immediate building area to be preserved during the building phase
• Stockpiles of clay and materials are to be covered with impervious sheeting
• Roof water downpipes to be connected to the main stormwater system as soon as roof sheathing & spouting is installed

Dimensions are to framing line, not over cladding.

Finished Floor Level (FFL) shall be:
No building, greater than 20m² in gross floor area, shall be constructed or relocated in the Township Zones with a ground floor level less than:
•349.2 masl (449.2m Otago Datum) at Hawea.
•Complies.

Queenstown Lakes District Council
Proposed District Plan
•Lower Density Suburban Residential
Overlays:
•Urban Growth Boundary
•Threatened Environments Classification 2012

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Studio 4|2

Reed-Hensley

Lot 70 Koreke Rise
Hawea

SITE PLAN

EQ:	Wind:	Design:	Date:
3	**Very high**	**Flax Alt**	**9/03/2026**
Exposure:	Snow:	Build type:	Scale:
B	**-**	**-**	**1:200**
Climate:	Drawn by:	Job number:	Sheet:
6	**Amy**		**4 of -**

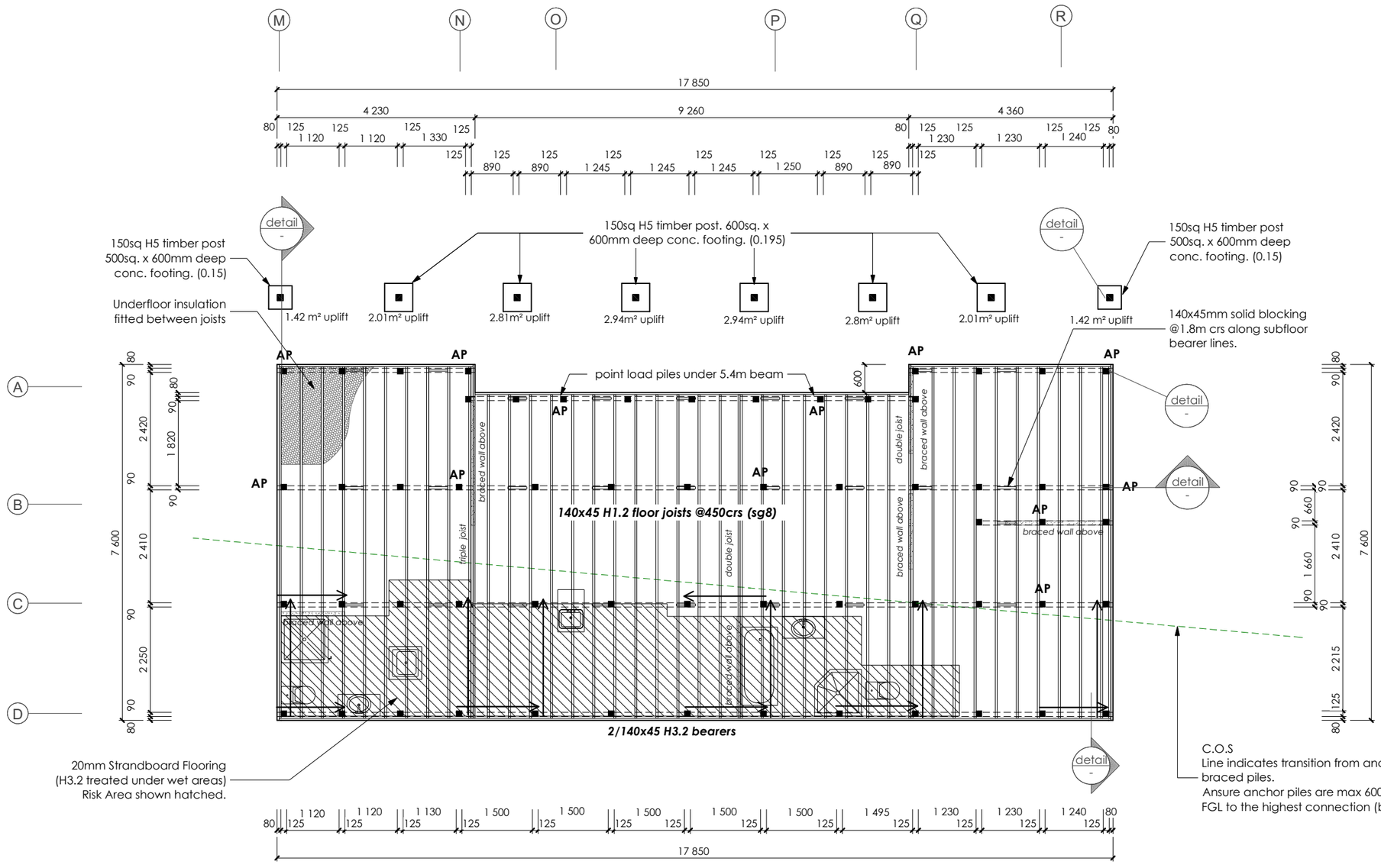
Subdivision Geotech Report by Ground Consulting Ltd 2019. Ref REF: R5160-1A
300kPa with 450mm min into competent ground.
NZS1170.5. site sub soil Class D (deep soil).
QLDC hazard mapping = LIC1, nil to low potential of liquefaction.
Foundation excavation inspections required.

Note: Builder to ensure that positioning of joists will not conflict with shower and wc waste pipes.

NZS 3602:2003 Protection of Interior Flooring.
110.3.1 Floor coverings in "wet areas" such as laundries, bathrooms, kitchens & toilets shall be set out in E3/AS1. Where maintenance of an impervious coating cannot be assured in wet areas ie: under vanities, baths, showers, sinks etc. plywood or timber flooring that has been treated to a minimum of H3.1 shall be used. Areas in question have been highlighted with cross hatch, exact locations to be confirmed on site

BRACE ELEMENTS PARALLEL TO JOISTS
Brace walls are to be within 600mm to the nearest pile. Where this dimension is exceeded an additional 140x45 sg8 is to be fixed to the bearer between the two respective piles.

BRACE ELEMENTS PERPENDICULAR TO JOISTS
Brace Walls are to be within 200mm off a bearer lines. Where this dimension is exceeded up to 600mm; double joists are to be located nearest the ends of the bracing element.



Notes:

All piling in accordance with NZS.3604.2011

ORDINARY PILE FOOTING
-400sq x 200deep* conc. footing, 100mm pad under pile

ANCHOR PILES FOOTING (max 600mm out of the ground)
- 400sq x 900deep* conc. footing,100mm pad under pile.

BRACED PILES
-400sq x 450deep* conc. footing, 100mm pad under pile

brace
top ← bottom

*** = into 300kPa ground. Allow for 500mm topsoil above this depth where site excavation is not present.**

1/ Check & confirm all internal load bearing walls in relation to ground floor plan dimensions & before construction.

2/ All dimensions and levels to be checked & confirmed with ground floor plan prior to pouring of all footings, retaining & foundations.

3/ Confirm layout & fittings of kitchen & bathrooms etc before foundation commences.

4/ Ensure blocking between joists @ 1.8m crs over subfloor lines of support.

5/ Floor joist to have a minimum bearing on their support of 32mm

6/ 140x45 solid blocking between joists at 600mm max crs beneath braced walls or double joists.

7/ 140x45 solid blocking between joists at 1.2m max crs beneath walls offset further than 150mm from joist crs, applicable to joists parallel with wall above and at each side of door openings

8/ Joints in bearers shall be made only over supports but shall not occur where the bearer is fixed directly to an anchor pile or braced pile.

9/ Joints in sheet flooring shall be made over min 90x45 support installed on edge, between joists.

10/ A landing min 900deep shall be provided at the top & bottom of every flight of stairs where the rise of the flight is more than 600mm. Handrails are required to one side of all stairs with 4 or more risers

11/ Stairs to comply with - NZBC D1/AS1: Access routes; main private max 190 rise, min 280 tread.

• BOTTOM PLATE TO FLOOR FIXINGS:
External walls & Internal wall bracing elements: 3/90x3.15mm nails @ 600mmcrs
All other Internal walls: 1/90x3.15mm nail @ 600mmcrs.

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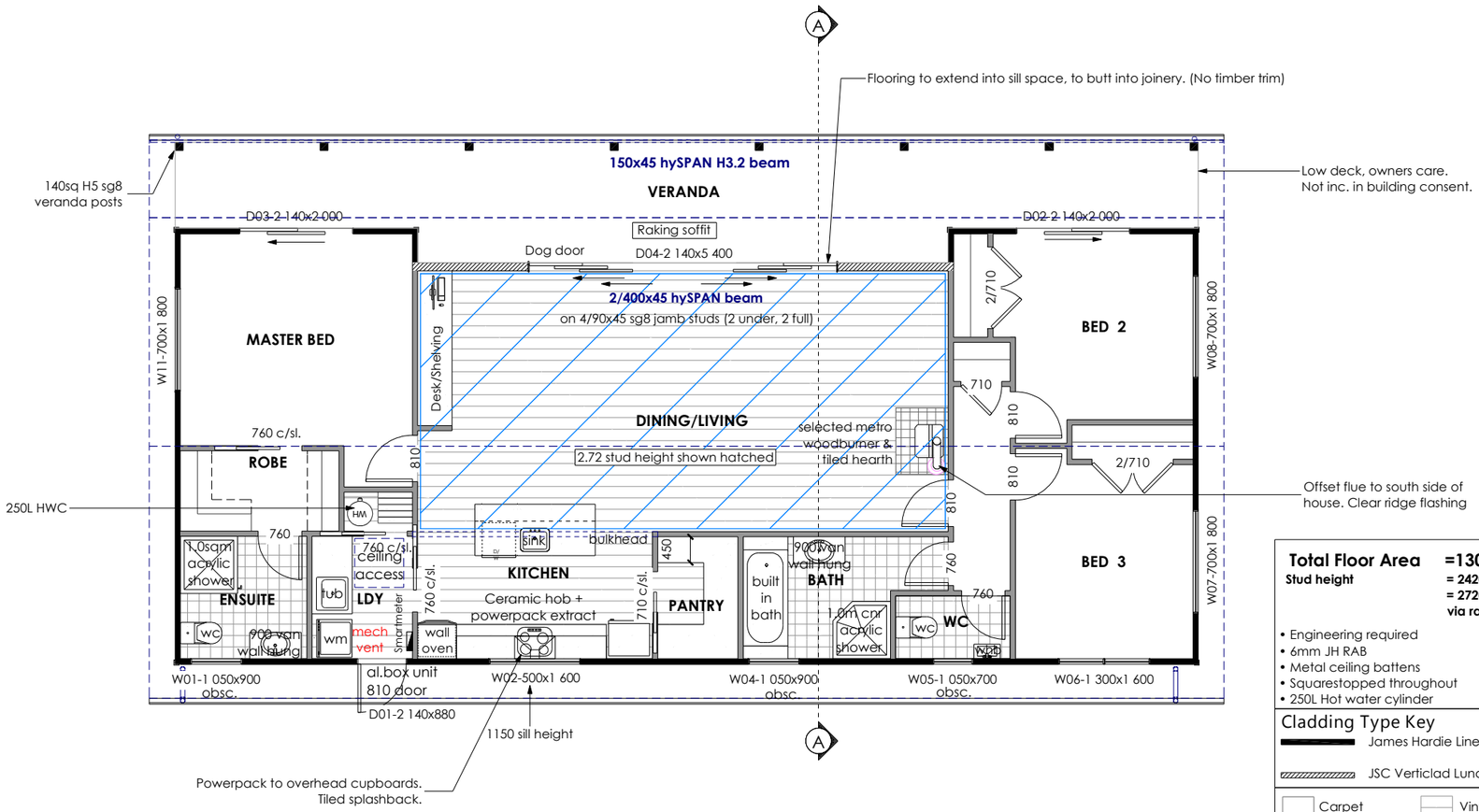
Reed-Hensley

Lot 70 Koreke Rise
Hawea

FOUNDATION

EQ: **3**	Wind: **Very high**	Design: **Flax Alt**	Date: **9/03/2026**
Exposure: **B**	Snow: **-**	Build type: **-**	Scale: **1:100**
Climate: **6**	Drawn by: **Amy**	Job number:	Sheet: **5 of -**

Elevation Guide



Total Floor Area **=130.1m²o/frame**
Stud height **= 2420 UNO**
= 2720 to living/dining area via raising truss bottom chord

- Engineering required
- 6mm JH RAB
- Metal ceiling battens
- Squarestopped throughout
- 250L Hot water cylinder

Cladding Type Key
James Hardie Linea Weatherboard
JSC Verticlad Lunarwood TMT

Carpet Vinyl Tile

Key:
2/400x45 hySPAN beam = Beam by Kirk Roberts
(H) = Lumberlock fixing type

Cautionary Notes:
Always cross reference the foundation plan with the framing plan prior to setting out

Joinery sizes shown are box sizes & are preliminary only. Site measure and confirm all joinery sizes, reporting to designer any changes, PRIOR to ordering joinery. No liability shall be held by designer for incorrect supply of joinery. Joinery sizes noted on floor plan. Add 15mm to width and height for framing openings.

Refer to all written dimensions, DO NOT scale off drawings.

All dimensions are critical to ensure neat and exact fitting of components & fixtures.
- Confirm all dimensions especially to bath, showers and vanities prior to placing Gib board or permanently fixing items.
- Ensure additional nogs are placed for fitment of cabinetry and other components such as wall hung vanities, toilet roll and towel rails etc.

A landing min 900deep shall be provided at the top & bottom of every flight of stairs where the rise of the flight is more than 600mm. Handrails are required to one side of all stairs with 4 or more risers - NZBC D1/AS1: Access routes

Construction Notes:
Mains pressure 180L HWC with tempering valve & seismic restraint in accordance with NZBC: 2004 section G12.
Electric hobs with vented r/hood.
Polybutylene water supply pipes.
Hot water supply pipes shall be thermally insulated to comply with H1/AS1 5.0
The delivered hot water temperature at any sanitary fixture used for personal hygiene shall not exceed 50°C

For GIB control joint detailing refer to the 'GIB Site Guide' as control joints are required at 12m max crs.

Please confirm layout & fittings of kitchen & bathrooms etc before foundation commences

Log Burner Fireplace & Flue:
Installed strictly to manufacturers specifications
Considerations:
- minimum clearance to walls from appliance
- minimum flue clearance
- minimum flue height
- hearth dimensions & distance from front of appliance

WET AREAS
Floor finish: LDY, KITCHEN,
Non-slip vinyl to achieve a minimum slip resistance co-efficient of 0.25 - 0.50 acceptable in accordance with NZBC: D1/AS1 Access.
Waterproof seal vinyl to edge of painted skirting, contractor to comply with NZBC: E3/AS1 Internal Moisture.

Floor finish: BATH, WC, ENSUITE
Non-slip tiles over waterproofed floor to achieve minimum slip resistance co-efficient of 0.25 - 0.50 acceptable in accordance with NZBC: D1/AS1 Access.
Seal flooring with BRANZ approved waterproofer. Wall lining stopped 5mm clear of flooring.
Fix 2/layers of 9.0mm Tile & Slate sheets over joists, seal & allow to set prior to tiling. Non-slip ceramic tiles laid over by qualified tiler, lay 1 row of tiles up wall with flexible waterproof sealant to all int & ext corners

Wall & Ceiling finishes: LAUNDRY, BATHROOM & ENSUITE
GIB Aqualine: 10mm to walls & 13mm to ceilings, 1/coat GIB Sealer with 2/ coats semi-gloss or gloss, acrylic enamel paint.
-Tiled Walls require 9mm min fibre cement sheet.
-Allow 1 row of tiles (min. 150mm high) as bath splashback to walls around bath.

Snow Load:
N5, approx 350m = 2kPa

Note: Towel rails not included.

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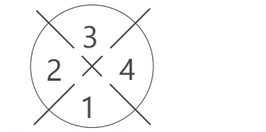
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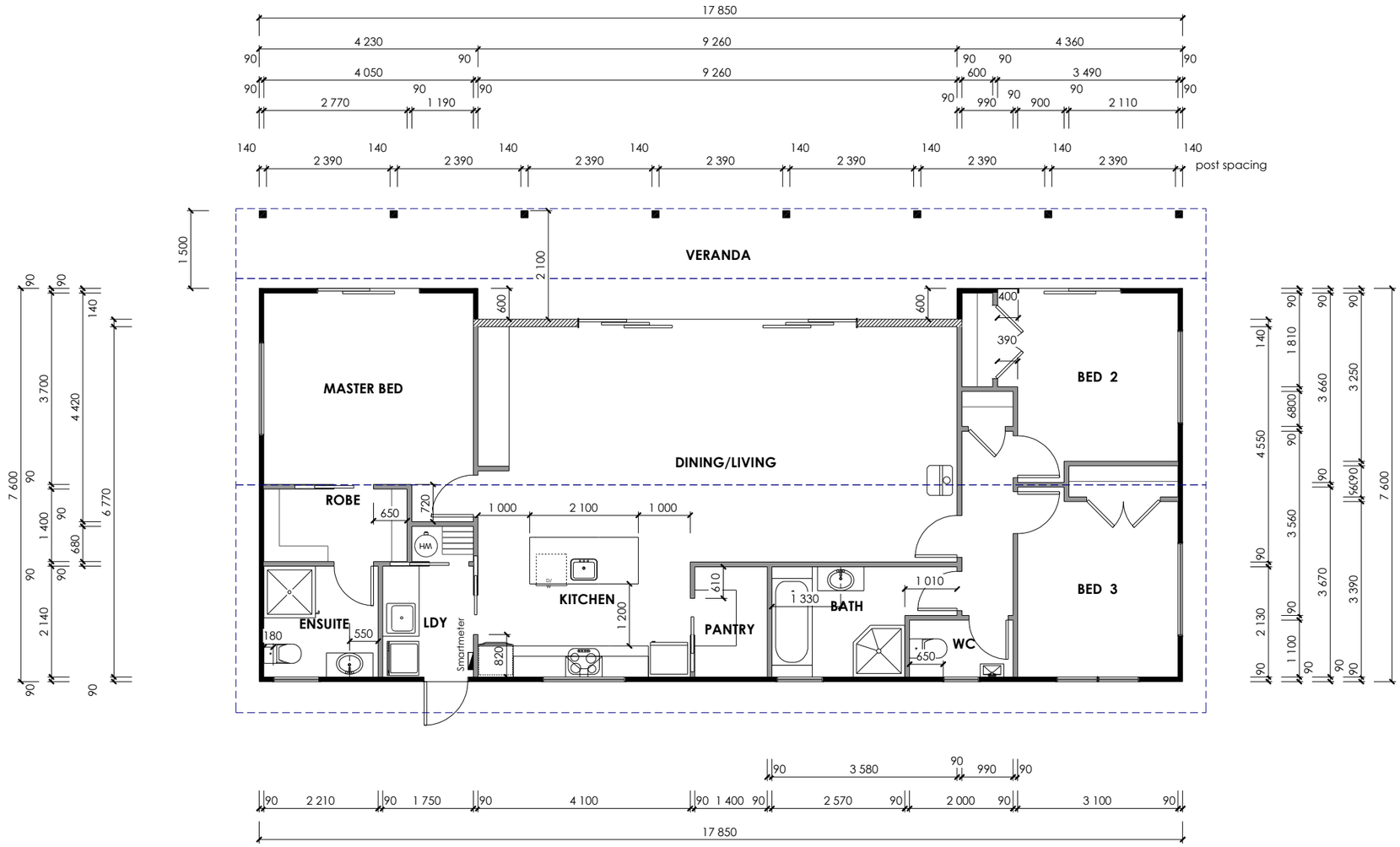
Lot 70 Koreke Rise
Hawea

FLOOR PLAN
text only

EQ:	Wind:	Design:	Date:
3	Very high	Flax Alt	9/03/2026
Exposure:	Snow:	Build type:	Scale:
B	-	-	1:100
Climate:	Drawn by:	Job number:	Sheet:
6	Amy		6 of -



Elevation Guide



Cautionary Notes:

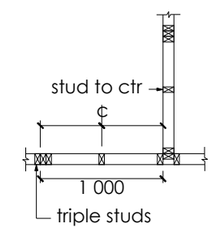
Always cross reference the foundation plan with the framing plan prior to setting out

Joinery sizes shown are box sizes & are preliminary only. Site measure and confirm all joinery sizes, reporting to designer any changes, PRIOR to ordering joinery. No liability shall be held by designer for incorrect supply of joinery. Joinery sizes noted on floor plan. Add 15mm to width and height for framing openings.

Refer to all written dimensions, DO NOT scale off drawings.

All dimensions are critical to ensure neat and exact fitting of components & fixtures.
- Confirm all dimensions especially to bath, showers and vanities prior to placing Gib board or permanently fixing items.
- Ensure additional nogs are placed for fitment of cabinetry and other components such as wall hung vanities, toilet roll and towel rails etc.

Note to Prenail:
Prenail ensure a stud is not located centrally behind vanity.



Shower Framing Layout

DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to earthworks. Any discrepancies MUST be clarified with the designer or contractor immediately before commencing works or ordering. All contractors/Authorised parties of the Owner/Builder shall ensure that all works comply with the requirements of the Territorial Authority, NZBC & NZS 3604: 2011. Contractor to have a firm understanding of the NZBC & NZS 3604: 2011. Any work undertaken outside these requirements without the prior written approval of the Designer, Engineer and/or Territorial Authority hereby indemnifies the designer against any claims in respect of the said work. NO construction or site works are to commence until Building Consent becomes unconditional.
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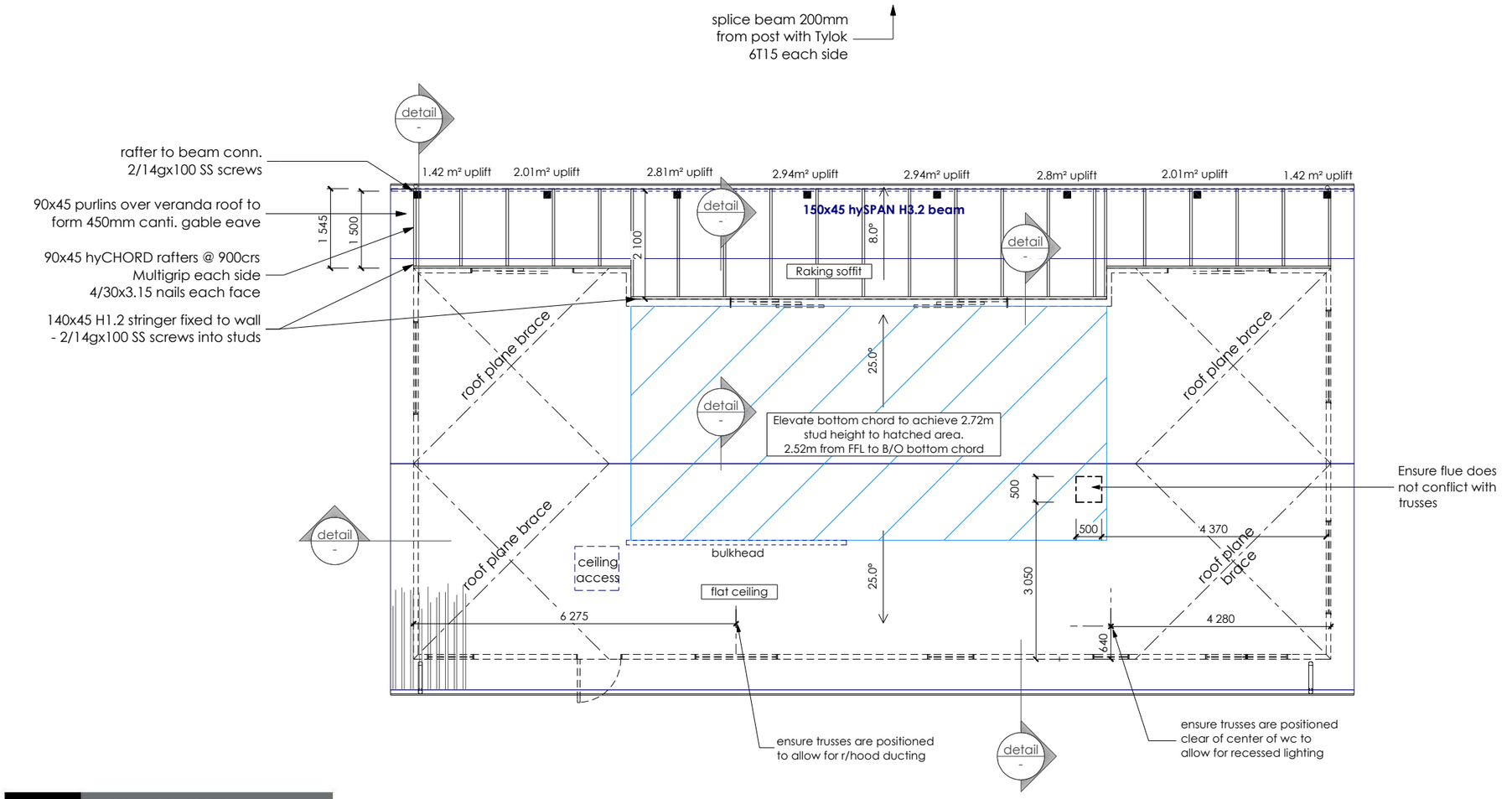
Studio 42

Reed-Hensley

Lot 70 Koreke Rise
Hawea

FLOOR PLAN
dimensions only

EQ:	Wind:	Design:	Date:
3	**Very high**	**Flax Alt**	**9/03/2026**
Exposure:	Snow:	Build type:	Scale:
B	**-**	**-**	**1:100**
Climate:	Drawn by:	Job number:	Sheet:
6	**Amy**		**7 of -**



Cautionary Notes:
Read in conjunction with attached final PS1, pre-cut design & documents. If a discrepancy occurs contact the designer.

For Lintels, Lintel Fixings, Truss Connections, Stud to Top Plate & Final Load Bearing Walls refer to ITM buildable truss layout documentation.

Construction Notes:
• Ensure that all downpipes are positioned clear of Joinery units

Trusses
Light weight Roof - H1.2 SG8 Trusses @ 900 crs
(unless specified otherwise on truss layout)

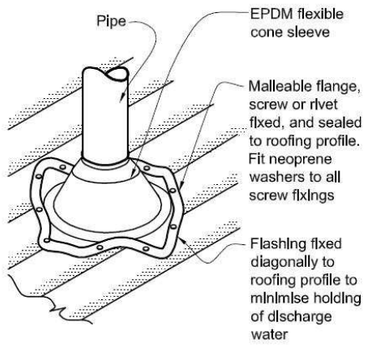
Purlin Spacing
(max span 900crs)
End Spacing = 600mm
Intermediate Spacing = 900mm
(roofing manufacturer to confirm)

Purlin Fixing
As per table 10.10 of NZS3604:2011
Fixing Type T - 1/10g self drilling screw - 80mm long (2.4kN)
Ensure Purlin spacing allows for 200mm ridge flashing.

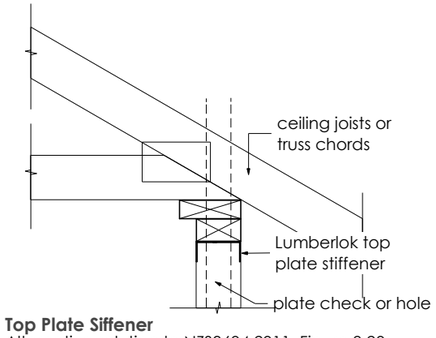
Roof Cladding
0.4mm BMT Steel, Trapezoidal Profile
Note: every sheet of roof cladding to span at least 3 supports.

Roof Fixing
12-gauge class 5 screw, as per NZMRM COP.v3. 3.11, restricted access:
Fixing Patten: Hit 2, miss 1, hit 1...
Fixings shall:
- Be fixed through crests,
- Penetrate purlins min 30mm (screw fixings),
- include sealing washers of:
  - neoprene (having a carbon black content of 15% or less by weight),
  - profiled washer and EPDM washer where required to allow for expansion of the profiled metal roof cladding.

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



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



Top Plate Siffener
Alternative solution to NZS3604:2011. Figure 8.20

Note:
Bottom plate: Where holes or face notches exceed 50% of the width of the bottom plate, fix the plate against sideways movement on each side of the hole or notch, with 1/100x3.75mm nail.

Figure 21: **Penetration support**
Paragraphs 8.1.7 and 8.4.17

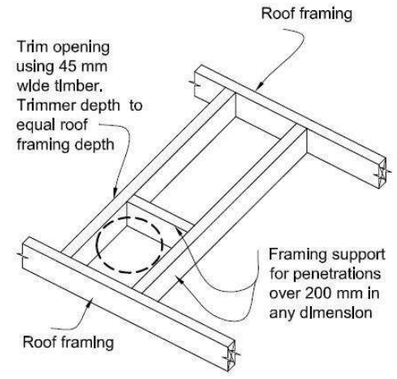
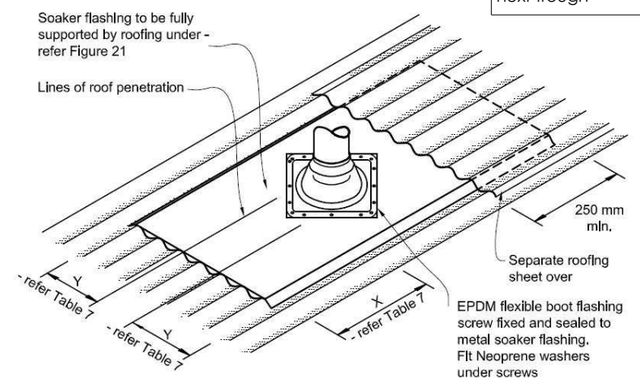


Figure 54: **Soaker flashing for pipe penetrations**
Paragraph 8.4.17

NOTE: (1) Suitable for pipes from 86 mm to 500 mm diameter.
(2) Suitable only for roof pitches of 10° or more.

x = 200mm
y = Two crests, finish in next trough



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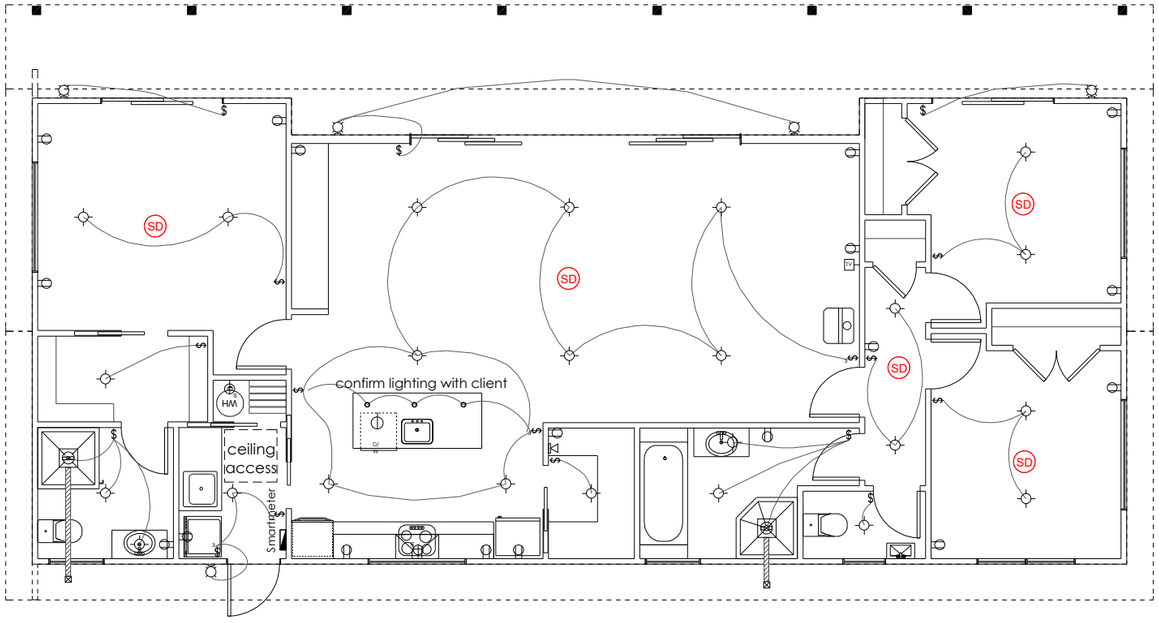
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ROOF PLAN

EQ:	Wind:	Design:	Date:
3	**Very high**	**Flax Alt**	**9/03/2026**
Exposure:	Snow:	Build type:	Scale:
B	**-**	**-**	**1:100**
Climate:	Drawn by:	Job number:	Sheet:
6	**Amy**		**8 of -**



Construction Notes:
All electrical work & items to comply with;
NZBC F7/AS1, AS/NZS 3000, AS/NZS 3008, AS 3786, NZS 6401

This layout is preliminary only - confirm final positioning & fitting allowance with client contract specifications

Ventilation system to vent ducts & r/hood to soffit outlet

All downlighting to be CA rated as per NZBC: H1/AS1 Energy Efficiency. Down lights to be CA 80, CA 135, IC OR ICF only. (max 1 per 5m²). IC downlights can only be used with insulation that passes the needle flame test of AS/NZS 60598 2.2 clause 11.5

Ventilation system to vent ducts & r/hood to soffit outlet. Mechanical extract fans (including associated ducting) must have a flow rate not less than:
a) 25 L/s for showers and baths, and
b) 50 L/s for cooktops

Smoke alarms:
Interconnected smoke alarms to NZS 4514:2021 and NZBC C. Alarms mounted on or near ceiling to be wired or use long-life batteries (min 10 years).
Position alarms within 5m of wall and 10m of another alarm in any direction.

ELECTRICAL LEGEND	SYMBOL
fibre/phone	
TV outlet	
single power outlet	
double power outlet	
LED down light	
kitchen light	
bulkhead outside light	
exhaust fan	
smoke alarm	SD
switch	$
combined meterboard	

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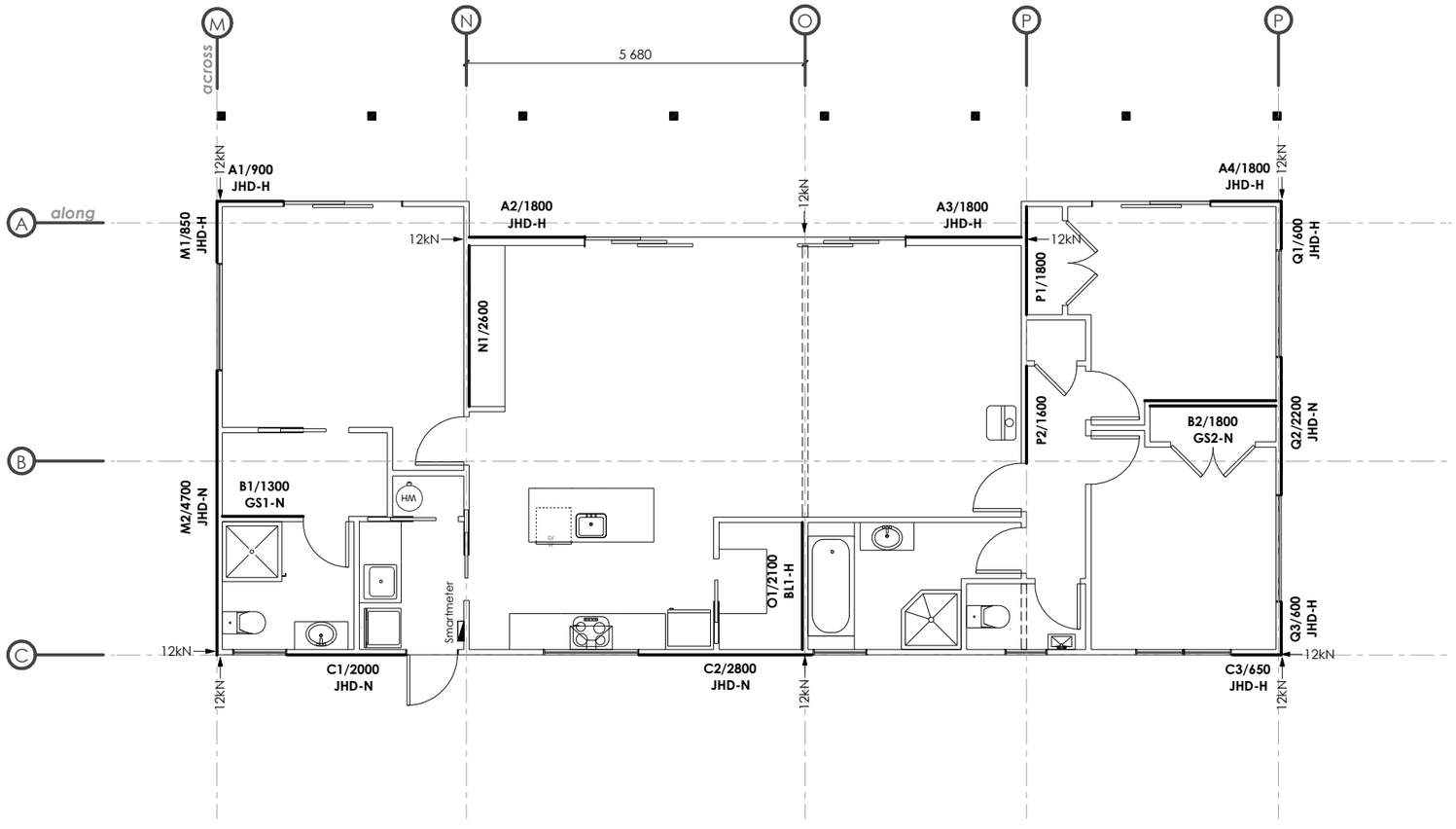
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ELECTRICAL LAYOUT

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Exposure: **B**	Snow: **-**	Build type: **-**	Scale: **1:100**
Climate: **6**	Drawn by: **Amy**	Job number:	Sheet: **9 of -**

All braces are GS1-N, unless otherwise stated

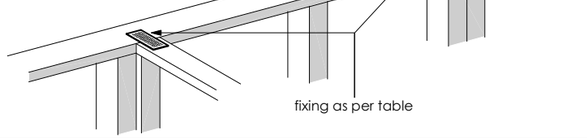


Construction Notes:
All Gib Braces are to be fixed in accordance with the latest winstones Gib Bracing Manual.

BRACING ELEMENT TABLE

GS1-N	10mm GIB std plasterboard on one side	N/A
GS2-N	10mm GIB std plasterboard on both sides	N/A
BL1-H	10mm GIB braceline on one side	Handibrac
JHD-N	James Hardie RAB one side	N/A
JHD-H	James Hardie RAB one side	Handibrac

BRACING KEY



Openings in Bracing Elements:
(as per GIB Ezybrace System)
• SMALL OPENINGS
Small openings (e.g. power outlets) of 90x90mm or less may be placed no closer than 90mm to the edge of the braced element.
• LARGE OPENINGS
Openings above 90x90mm such as switch boards, recessed cabinets and TV's etc. should be placed outside of the bracing element or locate bracing on the other side of the wall framing.

Connecting top plates to external walls:
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.

Note to Prenail:
Where ply braces are shown to the outer face of external walls prenail are to allow for ply to the full wall elevation. Ply braces are not to be checked into wall frames unless confirmed by prenail as an acceptable solution.

James Hardie 6mm RAB.
6mm James Hardie Rigid Air Barrier fixed to all external framing. Bracing elements to be fixed in accordance with latest manufacturer specifications. Ensure RAB is installed to full height of gable ends.

Top Plate Hold Down Connections:
4.7kN or Type B Stud to top plate fixing with James Hardie RAB Board: Nails must be 40 mm x 2.8 mm Hardie Flex nails or gun nails. Fix RAB to top plate at 75mm centres and 20mm from the sheet edge.

Top Plate Jointing

Fixing		Location
3kN Conn.	Tylok 6T5 or Strap Nail	Walls in line not containing brace elements.
6kN Conn.	Tylok 6T10 or 2 x strap nails	Walls which contain wall brace elements & all wall connections at right angles.
12kN Conn.	2x sheet Brace Straps fixed with 6 Lumberlock product nails 30mm x 3.15dia. per end strap (24 nails total)	Where noted on plan.

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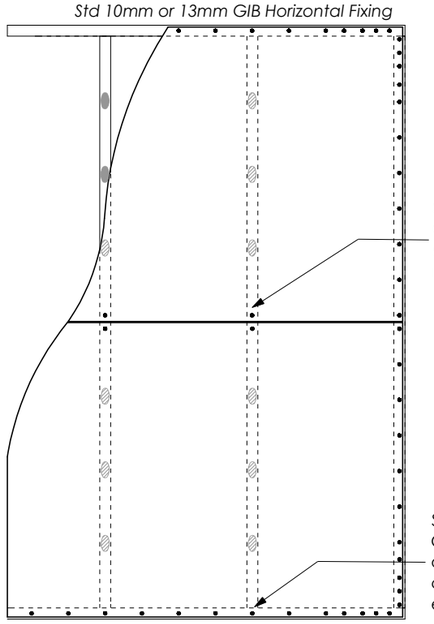
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BRACING PLAN

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Climate: **6**	Drawn by: **Amy**	Job number:	Sheet: **10 of -**

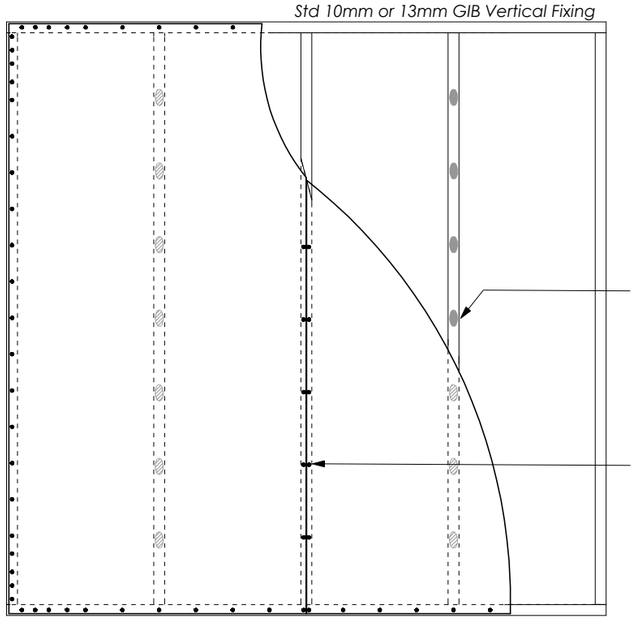
Std 10mm or 13mm GIB Horizontal Fixing



Single 32mm x 6g GIB Grabber high thread screws or 30mm GIB nails where sheets cross studs

Single 32mm x 6g GIB Grabber high thread screws or 30mm GIB nails @ 150mm crs to perimeter of bracing element.

Std 10mm or 13mm GIB Vertical Fixing



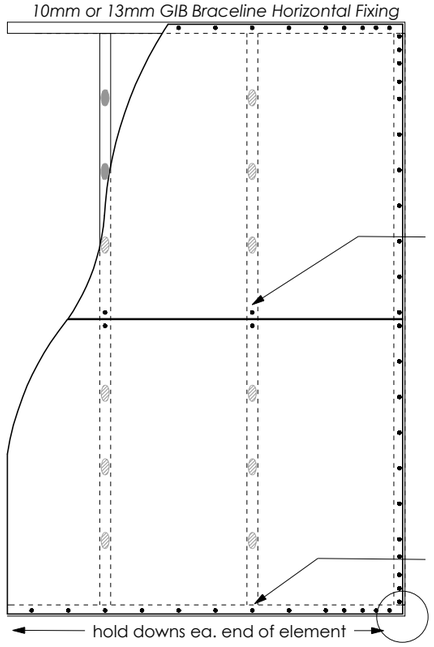
Daub of GIBFix adhesive at 300 crs to intermediate studs & nogs

single 32mm x 6g GIB Grabber high thread screws or 30mm GIB nails @ 300mm crs.

Gib EzyBrace System *all brace elements min length 0.4m*

GS1-N - 10mm standard GIB plasterboard to one side only
GS2-N - 10mm standard GIB plasterboard to each side of framing

10mm or 13mm GIB Braceline Horizontal Fixing

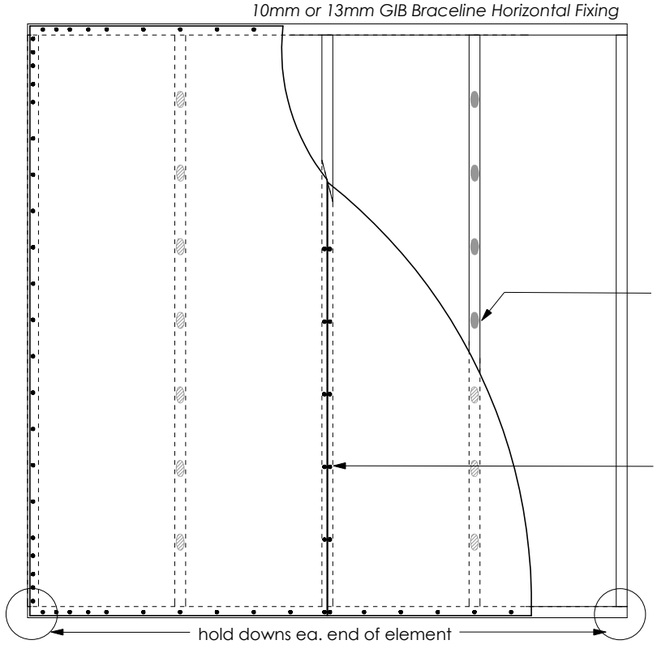


Single 32mm x 6g GIB Grabber high thread screws or 35mm GIB Braceline nails where sheets cross studs

Single 32mm x 6g GIB Grabber high thread screws (GIB Braceline Nails may be used for 10mm GIB Braceline ONLY)

hold downs ea. end of element

10mm or 13mm GIB Braceline Horizontal Fixing

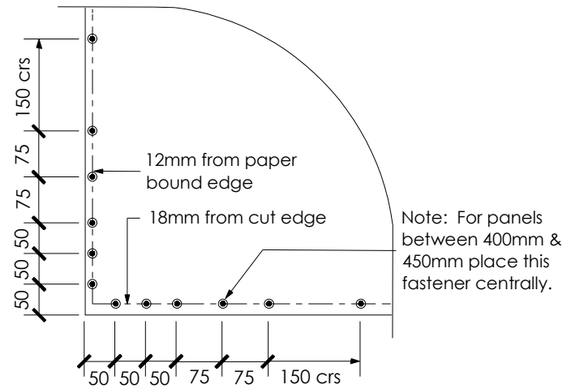


Daub of GIBFix adhesive at 300 crs to intermediate studs & nogs

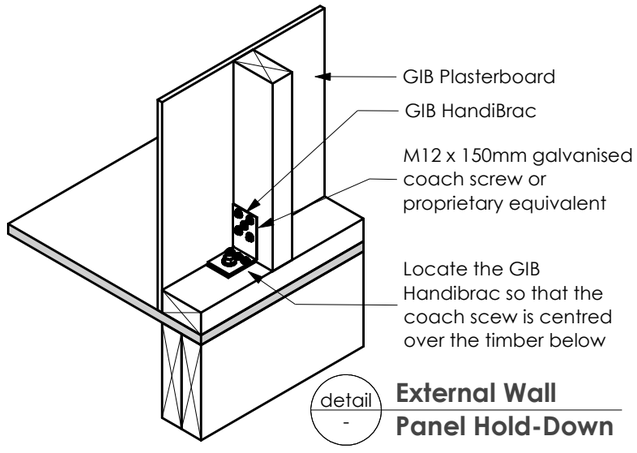
single 32mm x 6g GIB Grabber high thread screws or 35mm GIB Braceline nails @ 300crs

hold downs ea. end of element

BL1-H - GIB Braceline to one side only.



GIB EzyBrace 2011 Fastener Pattern



External Wall Panel Hold-Down

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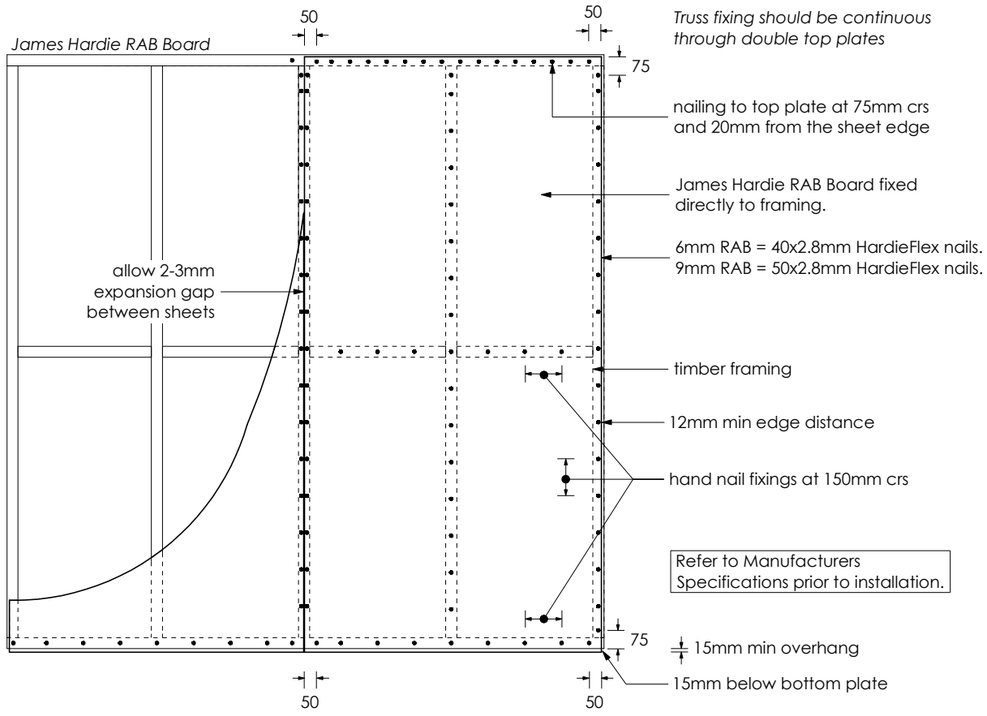
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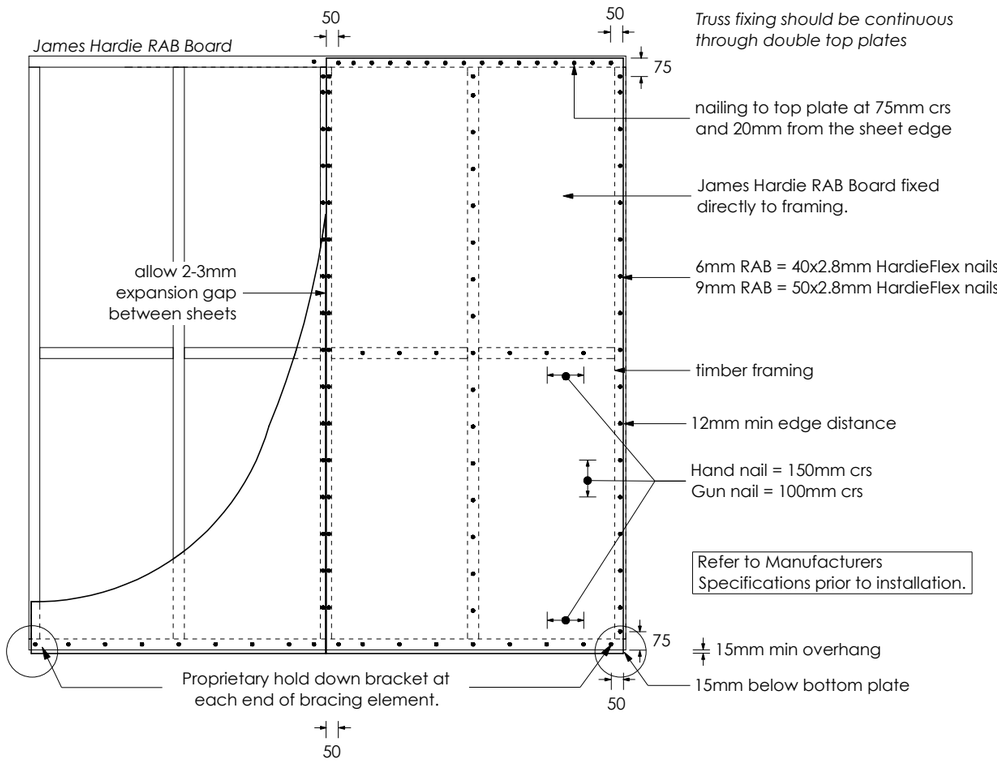
FIXING DETAILS

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Exposure:	Snow:	Build type:	Scale:
B	**-**	**-**	**N.T.S.**
Climate:	Drawn by:	Job number:	Sheet:
6	**Amy**		**11 of -**



JHD-N - James Hardie RAB Board, 6 or 9mm. 1200mm min brace length

Climate Zone B & C = Hot dip galv. or 304/316 Stainless steel fixings
Climate Zone D = 304/316 Stainless steel fixings.
Stainless steel fixings must be used in wet areas for all zones.



JHD-H - James Hardie RAB Board, 6 or 9mm. 400mm min brace length

Climate Zone B & C = Hot dip galv. or 304/316 Stainless steel fixings
Climate Zone D = 304/316 Stainless steel fixings.
Stainless steel fixings must be used in wet areas for all zones.

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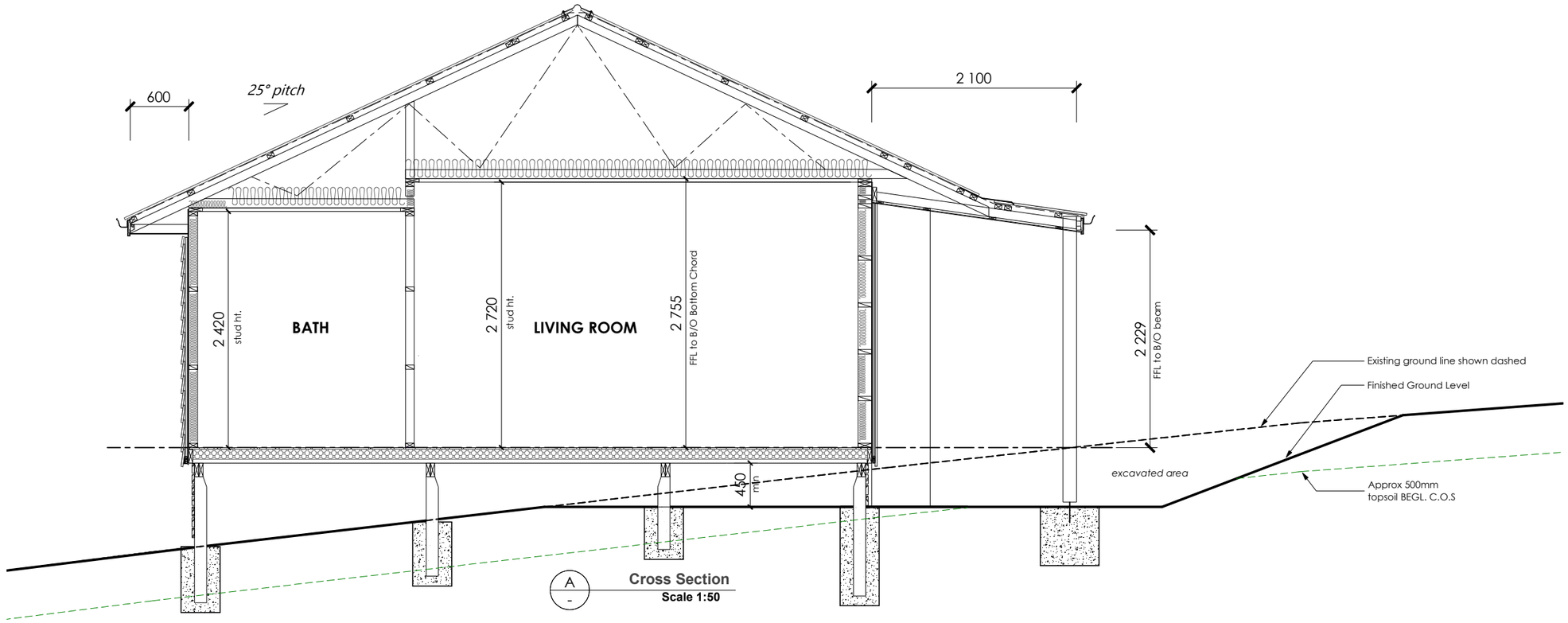
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FIXING DETAILS

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Exposure: **B**	Snow: **-**	Build type: **-**	Scale: **N.T.S.**
Climate: **6**	Drawn by: **Amy**	Job number:	Sheet: **12 of -**



Foundation
140x45 sg8 H1.2 floor joists @ 450crs max, joints supported over bearer.
Joist/Bearer connection - 2/100x3.75 skewed nails or 3/90 x 3.15 power driven skewed nails.
125sq H5 piles @ 1650 max span.
2/140x45 H3.2 bearers stagger nailed together @ 270mm crs.
3.6m x 2.4m 20mm Strandboard Flooring (H3.2 in wet areas), keep edge of sheet in from exterior frame 10mm. Nail sheet perimeters @ 150mm crs and @ 200mm crs along intermediate lines.
Refer to Manufacturers Specifications.
rs100x25 H4 base boards with max 20mm gap between boards.

(note: Where H3.2 treated timber and above has been specified, CCA will be the treatment type used.)

Exterior Cladding
Claddings installed in strict accordance with manufacturers specifications and NZBC: E2/AS1 External Moisture.

JSC Vertical Shiplap Lunarwood Weatherboard. Merchant to include all flashings & fixings as required by cladding system.
CCA treated JSC-U 20x45 H3.2 cavity battens @ max 480mm crs where JSC Cedar Clading is used.
Refer to JSC Verticlad Cavity System Manual.

James Hardie 180 LINEA weatherboards. Merchant to include all flashings & fixings as required by cladding system.
The following framing must be provided for cavity construction method:
- Double studs are required at internal corners.
- Extra packers may be required at external corners.
- Extra studs are required for aluminium internal corner sections.

Cavity battens (ex50x20 H3.1 timber cavity battens fixed to studs):
- be minimum 18mm thick.
- be minimum as wide as the width of studs.
- be fixed by the cladding fixings to the main framing through the building underlay.
- until claddings are fixed the battens need only to be tacked to framing. (Batten fixing is required temporarily to keep them straight on the wall during construction.)

The cavity battens are installed as described below:
- Fix cavity battens to studs at maximum 600mm centres.
- Battens should be fixed with 40 x 2.8mm nails at 800mm centres maximum

External Walls (SG8)
140 and 90x45 H1.2 frame + 140x35 H1.2 top plate packer, studs @ 400crs max.
Linea cladding = Nogs @ 800crs.
Lunarwood Verticlad cladding = Nogs @ 480crs.
James Hardie 6mm RAB to all exterior frames, including gable ends.

Standard 10mm GIB linings throughout, except wet areas.
Fixed to comply with the latest Winstones GIB Manual - level 4 paint finish

Bottom plate fixing: (includes internal wall bracing elements) 2/100 x 3.75 hand driven nails @ 600crs or 3/90 x 3.15 power driven nails @ 600crs

Internal walls (SG8)
90x45 H1.2 frame + 140x35 H1.2 top plate packer, studs @ 600crs max, nogs @ 800crs. Standard 10mm gib linings throughout, except wet areas. Fixed to comply with the latest Winstones Gib Manual.
Bottom plate fixing: (excludes walls with bracing elements) 1/100 x 3.75 hand driven nails @ 600crs or 1/90 x 3.15 power driven nails @ 600crs

External Joinery
Aluminium joinery installed to comply with NZBC: E2/AS1.
Pre-primed jambs, 40mm architraves.
Approved window sealing tape to all openings.
Protecto Tape flashing tape over flashing fixings. Do not fix cladding through flashings.
Glazing/Joinery to comply with NZS4223:2016 & NZS4211:2008 & amendments

Ceilings (SG8)
Metal battens fixed to trusses as per manufacturers specifications @ 450crs.

13mm GIB linings with GIB Grabber Screws & GIB fix adhesive. Do not screw where you glue.
Gib stopping to level 4 paint finish.

Insulation
- Foundation = Expol Black underfloor insulation.
- Wall = R2.8 Pink Batts insulation to all exterior wall cavities. Friction fitted.
- Glazing = min 0.46 to be confirmed by glazing supplier.
- Ceiling = R7.0 Pink Batts insulation to all ceilings.

(Ceiling insulation within 500mm of perimeter may be reduced to min R3.3.)
Maintain a min 25mm gap clearance between the insulation and roof underlay.

Roof (SG8)
Pre-fabricated GANGNAIL 25° pitch H1.2 trusses @ 900crs
Covertek 215 self supporting underlay laid vertically with min 150mm lap.
70x45 H1.2 purlins, spanning 900mm.
Colorsteel valley trays fixed to ex 25mm H3.2 valley boards (see detail)

Lumberlok strip brace & tensioners tightened firmly across roof planes.

Longrun colorsteel roofing as per elevations. Roofing fixed with compatible roofing nails or screws and sealing washers, by qualified persons with flashings as required to all junctions - flashings fixed with compatible roofing screws and sealing washers

Ridge flashing requires expansion joints for joined flashings with a combined length exceeding:
12m for light coloured steel and stainless steel
8m for dark coloured steel.

Soffit
4.5mm Hardiflex soffit lining fixed to 90x45 soffit bearers & 90x45 stringer at wall.
Continuous Group 180mm Fascia,
Continuous Group 125mm Square Cube spouting
80ø Metal downpipes
Snow straps as required: Standard Metalcraft 30mm .55 gauge colorsteel straps fixed to roof with Tex screws and riveted to the gutter, fixed @ 600 crs.

Contractor to refer to manufactures specifications prior to installing all building elements.

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CROSS SECTION

EQ:	Wind:	Design:	Date:
3	**Very high**	**Flax Alt**	**9/03/2026**
Exposure:	Snow:	Build type:	Scale:
B	**-**	**-**	**1:50**
Climate:	Drawn by:	Job number:	Sheet:
6	**Amy**		**13 of -**