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Design & Build

ADNZ Architectural Designers New Zealand

# 38 Metzger Road, Hanley Fram



M & L GILL





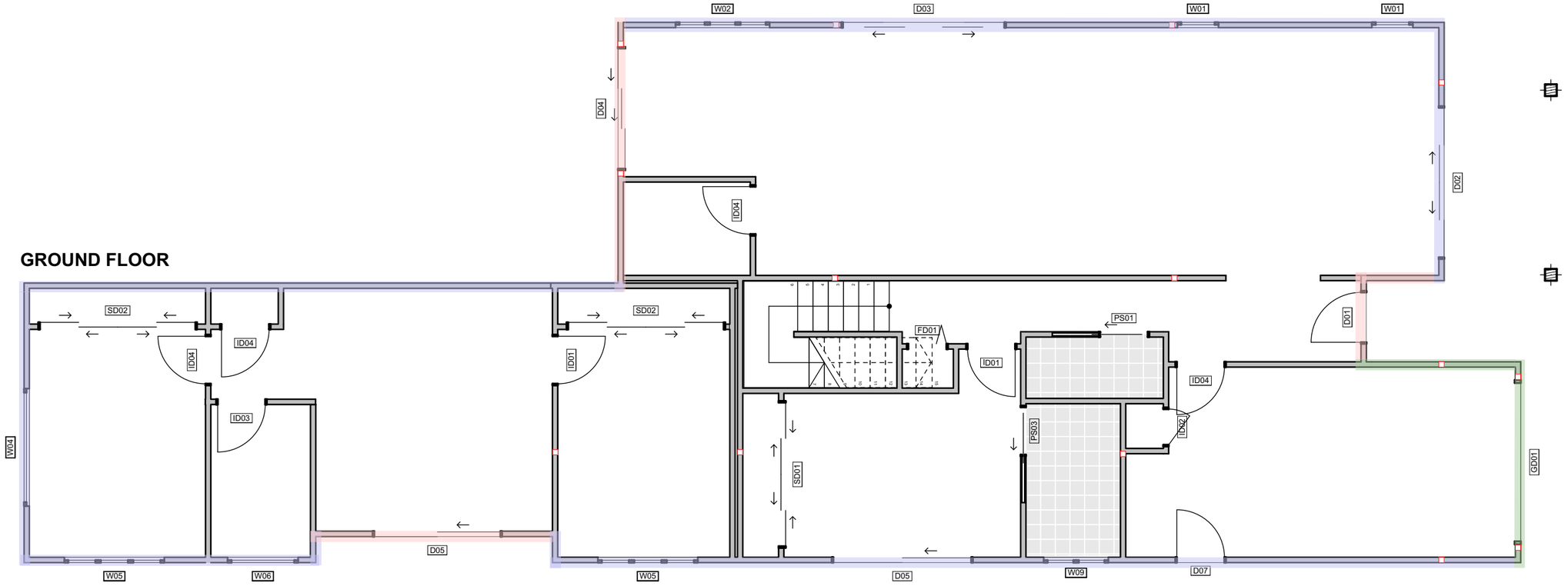


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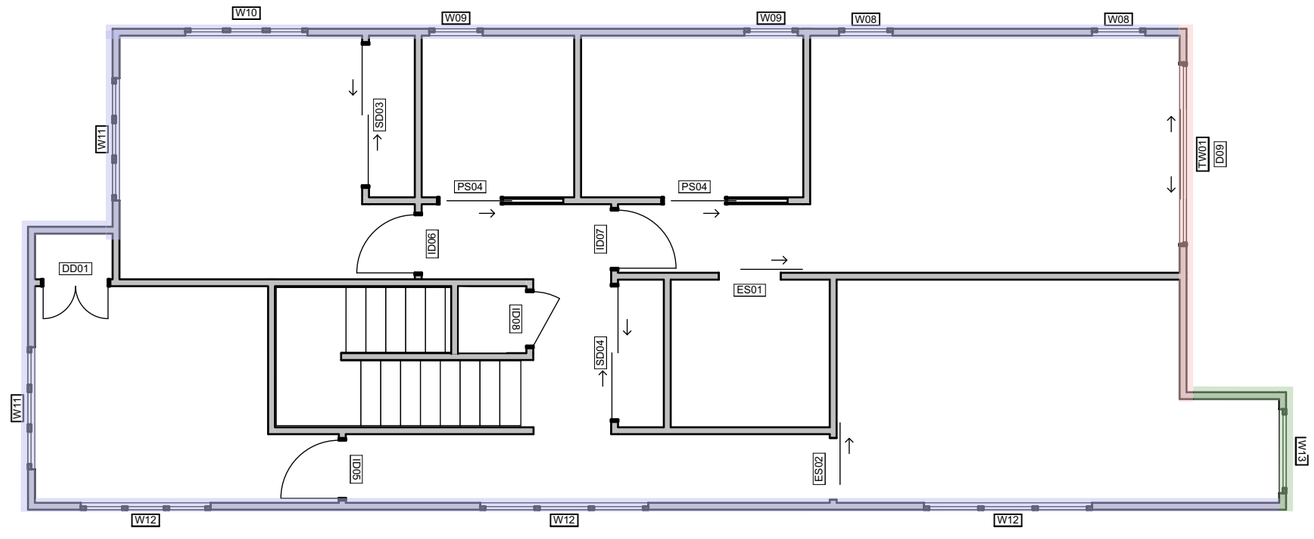
36 METZGER ROAD, JACK POINT, QUEENSTOWN
LOT 2087 DP613113

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GROUND FLOOR




TOP FLOOR

**CLADDING LOCATION NOTE**

TIMBERLINE CEDAR

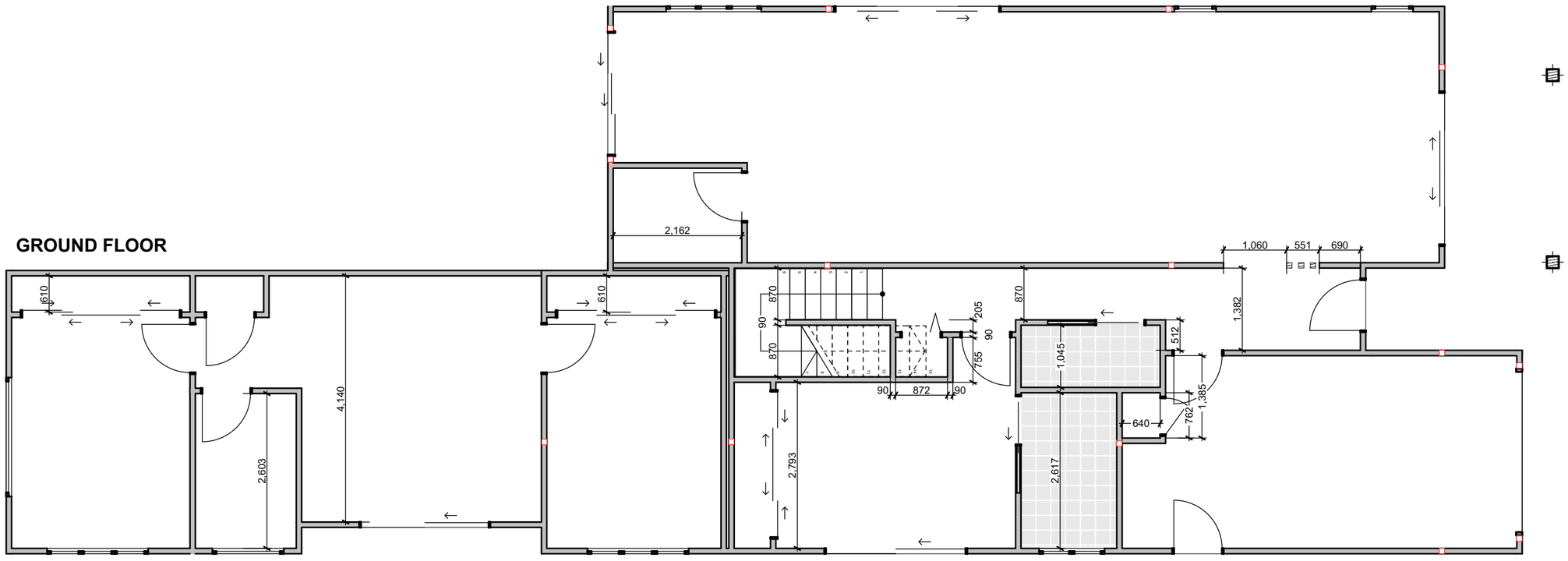
5 - RIB - METAL PROFILE

MAINLAND BRICK

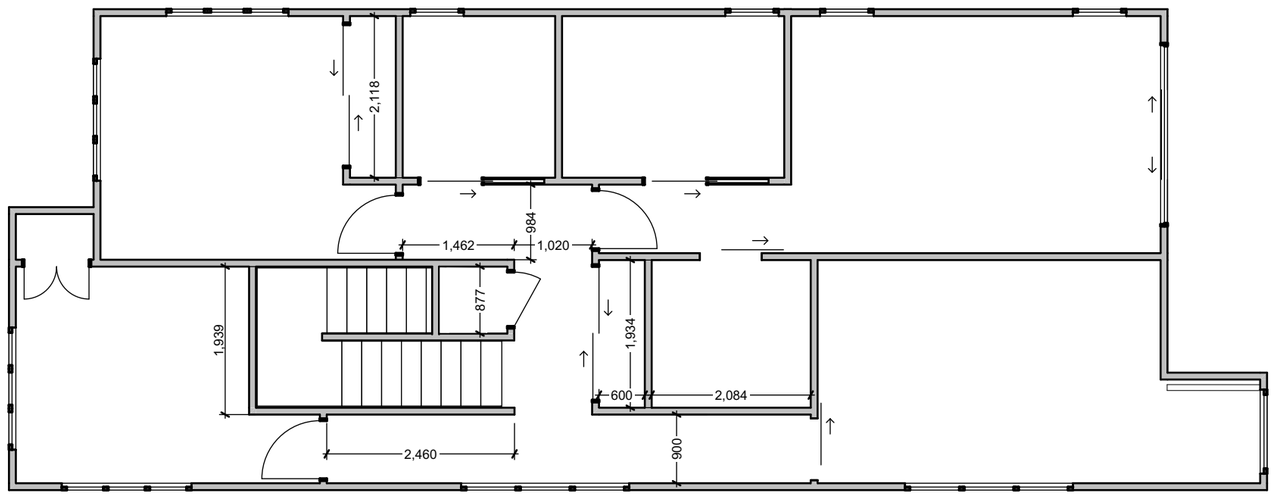
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**GROUND FLOOR**




**TOP FLOOR**

**INTERNAL DIMENSION**

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36 METZGER ROAD, JACK POINT, QUEENSTOWN
LOT 2087 DP613113

## GENERAL NOTES

- These plans are preliminary only and may be subject to
changes throughout the consenting process.- Stable Homes is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the author cannot guarantee against human error.

- The contractor of the job must check all dimensions and other details prior to
construction and be solely responsible thereafter. Any deviations or alterations from the systems or details contained in these drawings and specifications shall void any liability to the designer. Stable Homes is are not liable for any existing structures and how the existing structure
performs once alterations have been carried out.

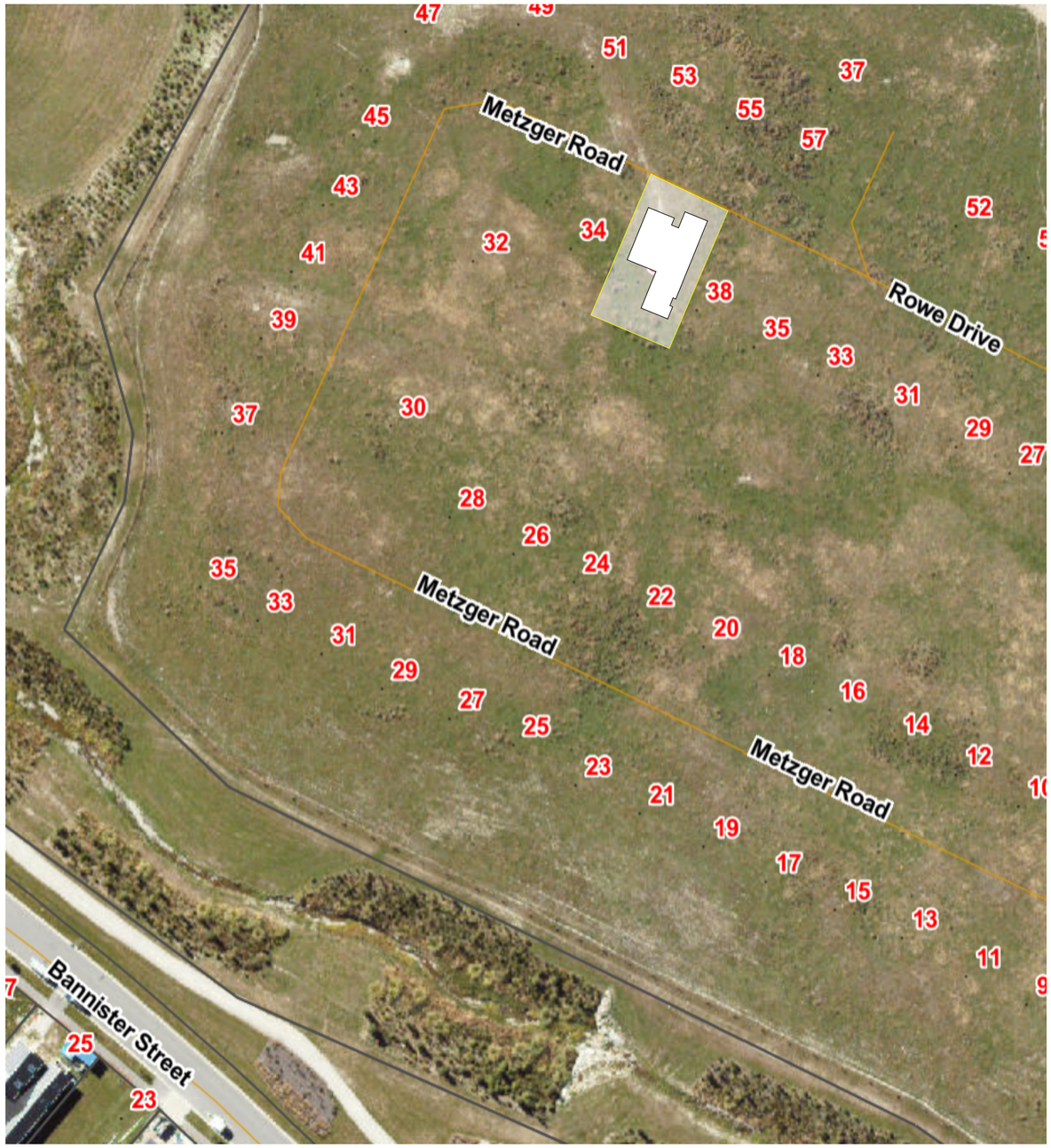
- Contractor to check and confirm all dimensions, heights,
and levels prior to commencement of works. - All dimensions are to be read off the plans. - Do NOT scale from the drawings. - All dimensions in millimeters unless stated otherwise. If any discrepancies found, notify the designer immediately prior to continuation of work. If in doubt, please ask the designer.

- Always cross reference the Foundation Plan with the Floor Plan and Dimension Plan prior to setting out. If any discrepancies found, contact Gbarielle from Stable Homes.

- Contractor to refer to truss manufacturers producer statements for any
further load bearing footing / slab thickenings that may be
required to support roof loads.

- This layout is preliminary. Read in conjunction with final PS1 & pre cut design and documents.

- Contractor to confirm plumbing routes and fixture positions
on site prior to commencement of works.




**SHEET INDEX**

| LAYOUT ID | TITLE | ISSUED |
|---|---|---|
| **A1 PLANS** | | |
| A1.01 | SITE PLAN | ○ |
| A1.02 | FOUNDATION PLAN | ○ |
| A1.03 | GL PLUMBING PLAN | ○ |
| A1.04 | FLOOR PLAN – GROUND LEVEL (GL) | ○ |
| A1.05 | FLOOR PLAN – TOP LEVEL (TL) | ○ |
| A1.06 | TL PLUMBING AND FRAMING PLAN | ○ |
| A1.07 | ROOF PLAN | ○ |
| A1.08 | REFELCTIVE CEILING PLAN | ○ |
| A1.09 | ROOF PLAN | ○ |
| A1.10 | GL BRACING | ○ |
| A1.11 | TL BRACING | ○ |
| **A2 ELEVATIONS** | | |
| A2.01 | ELEVATIONS | ○ |
| A2.02 | ELEVATIONS | ○ |
| **A3 CROSS SECTION** | | |
| A3.01 | SECTION A | ○ |
| A3.02 | SECTION B | ○ |
| **A4 OPENING SCHEDULE** | | |
| A4.01 | OPENING SCHEDULE – WINDOW | ○ |
| A4.02 | OPENING SCHEDULE – DOOR | ○ |
| A4.03 | OPENING SCHEDULE – INTERNAL DOORS | |
| **A5 DETAILS** | | |
| A5.01 | FOUNDATION | ○ |
| A5.02 | PLUMBING DETAILS | ○ |
| A5.03 | CLADDING DETAIL – BRICK | ○ |
| A5.04 | CLADDING DETAILS – METAL PROFILE | ○ |
| A5.05 | CLADDING DETAIL – CEDAR | ○ |
| A5.06 | CLADDING JUNCTION | ○ |
| A5.07 | ROOF DETAILS | |
| A5.08 | SKYLIGHT DETAIL | ○ |
| A5.09 | WETAREA DETAIL | ○ |
| A5.10 | RECESSED SHOWER DETAIL | ○ |
| A5.11 | DECK DETAIL | ○ |
| A5.12 | STAIR DETAIL | ○ |
| A5.13 | LINTALS DETAIL | ○ |
| A5.14 | FRAMING AND GABLE DETAIL | ○ |

SHEET LAYOUT

DRAWING:

**INDEX PAGE**

SCALE:

**BUILDING CONSENT**

JOB DETAILS

# GILL PLAN

Manisha Gill & Lovejeet Singh Gill

36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

DATE:01.07.2025

REVISION #: 01

DRAWN BY: GABRIELLE STABLES

CHECKED BY:

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PROJECT #: SHDB22

STABLE HOMES
Design & Build

120 Gladsmuir Road, Cromwell

027-359-06-81

design@stablehomes.co.nz

**Datum taken from https://www.geodesy.linz.govt.nz**

MARK IDENTIFICATION

Code: **F61T**
Name: **IT 16 DP 505055**
Alternatives:

Country: **New Zealand**
Land District: **Otago**
Topo50 map ref: **CC11 656 012**

NZGD 2000 COORDINATES

Latitude: **45° 03' 47.73198" S**
Longitude: **168° 45' 08.15296" E**
Ellipsoidal height (m): **366.386**

Order: 5
Authorised: **11-Dec-2020**
Reference: **2019D03 - Queenstown Order 4 & 5**

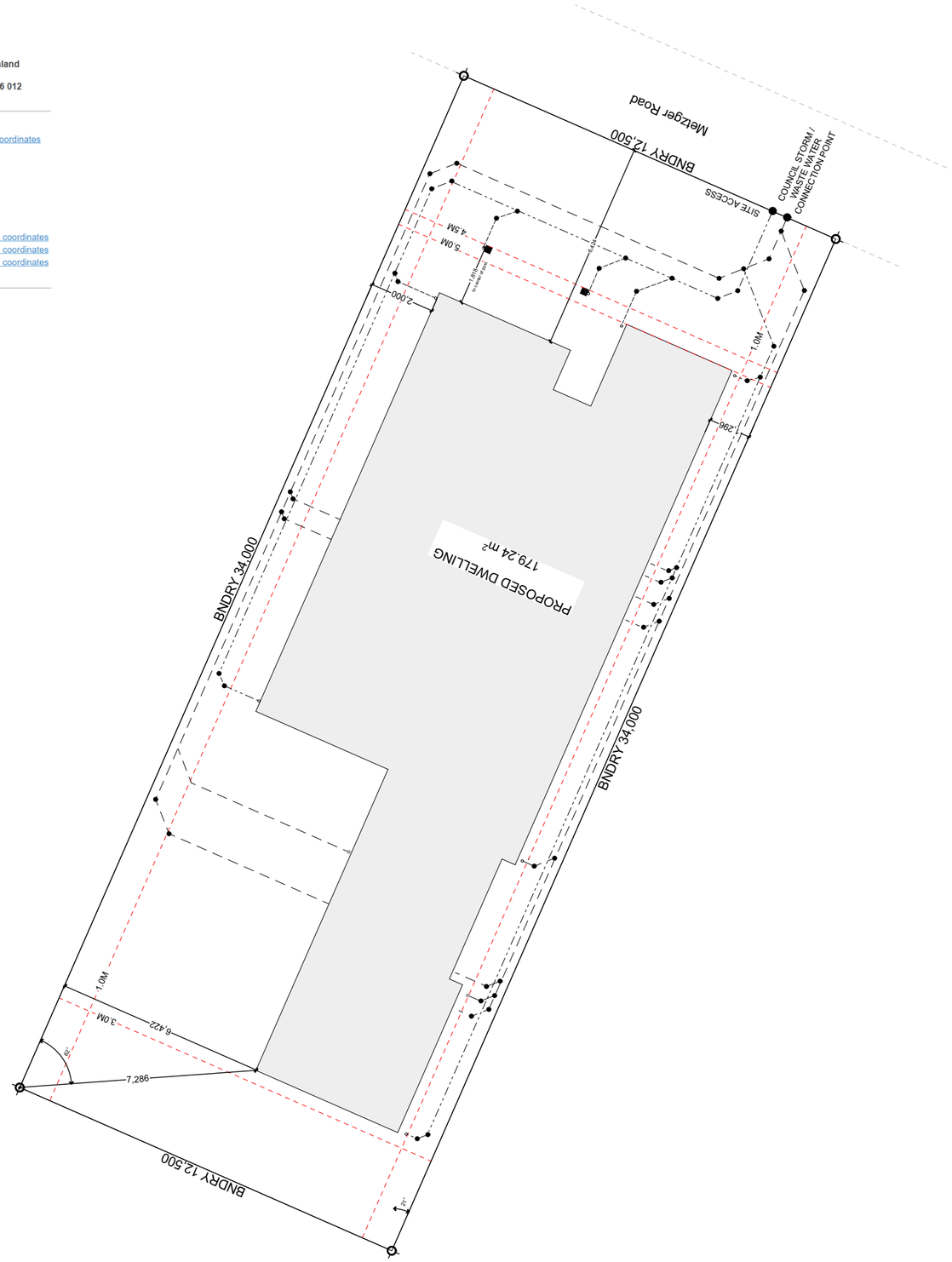
Previous coordinates

| Projection | Northing (m) | Easting (m) | Scale Factor | Convergence | |
|---|---|---|---|---|---|
| **New Zealand Transverse Mercator** | **5001239.001** | **1265582.497** | **1.0009754** | **-3° 00' 35"** | Previous coordinates |
| **Lindis Peak Circuit 2000** | **763271.753** | **343668.051** | **1.0000390** | **-0° 30' 23"** | Previous coordinates |
| **Mount Nicholas Circuit 2000** | **807665.039** | **427853.767** | **1.0000095** | **+0° 15' 01"** | Previous coordinates |

NEW ZEALAND VERTICAL DATUM 2016 HEIGHT

Height (m): **358.16**

Order: 3V
Authorised: **14-Dec-2020**
Reference: **2019D03 - Queenstown NZVD2016 Heights**




N

## SITE PLAN NOTES

**Proposed: 36 Metzger Road**

Property ID: 181810
Appellation: Lot 2087 DP 613113
Location: Queenstown

Climate Zone: 6
Earthquake Zone: Zone 3
Exposure Zone: Zone B
Lee Zone: No
Rainfall Range: 20 - 30
Wind Region: A
Wind Zone: High

Water Supply: Council
Sewer: Council
Stormwater: Council

Net Site Area: 425m$^2$
Building Footprint: 182.49 m$^2$
Site Covrage: 42.93%

Site Levels:
Proposed F.F.L = +358.38
Proposed F.G.L= + 358.16

(ground and floor levels taken from datum provided from https://www.geodesy.linz.govt.nz hieghts to be confirmed on site)

Territorial Authority: Central lakes (QLDC)
Planning Zone: Jacks Point Resort

**SITE REQUIREMENTS:**
- Design is based on 'Good Ground' as per NZS3604:2011 (stable site, non-expansive soils, non-liquefiable soils and to have an ultimate bearing capacity of no less than 300kPa).

- Contractor to confirm ground has adequate bearing as per NZS3604:2011. If the site DOES NOT comply with the definition of 'Good Ground' the foundations shall be subject to Specific Engineering Design (SED).

**SITE PREPARATION:**
- Ensure building platform and finished ground have an even fall away from building.

- All rubbish, noxious matter and organic matter shall be removed from the area to be covered by the building.
SETTING OUT:- Contractor to confirm on site all boundary bearings, lengths and peg locations prior to commencement of works, to ensure house position is correct.

**SERVICES:**
- Contractor to locate all service connection points on site prior to commencement of works. Check invert levels to confirm adequate falls can be achieved.

- Contractor to confirm plumbing routes and fixture positions on site prior to commencement of works.

SHEET LAYOUT

**A1.01**

DRAWING:

**SITE PLAN**

SCALE: 1:200

**BUILDING CONSENT**

JOB DETAILS

# GILL PLAN

Manisha Gill & Lovejeet Singh Gill

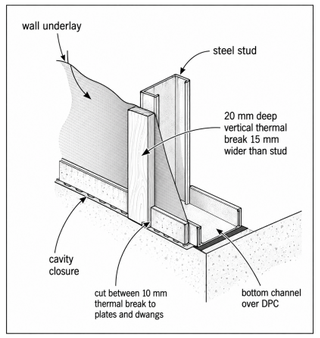
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Design & Build
120 Gladsmuir Road, Cromwell
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design@stablehomes.co.nz



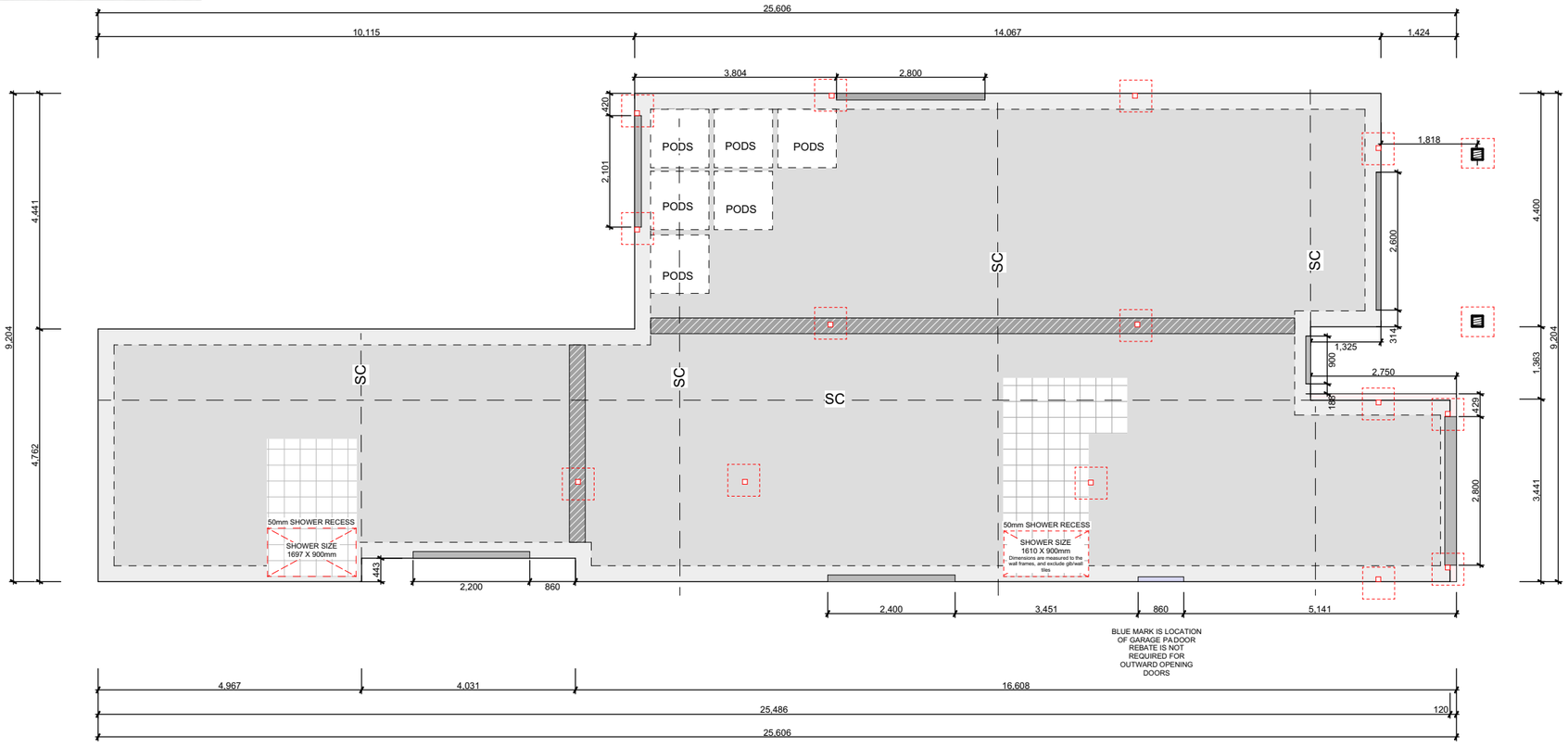

**GENERAL NOTES: THERMAL BREAK COMPLIANCE (NZBC E3)**

1. THERMAL BREAK MATERIAL SPECIFICATION: PROVIDE AND INSTALL CONTINUOUS 10mm EXPANDED POLYSTYRENE (EPS) STRIPS OR AN APPROVED PROPRIETARY THERMAL BREAK PRODUCT PROVING A MINIMUM THERMAL RESISTANCE OF R ≥ 0.25 m²°C/W.

2. APPLICATION: FIX THERMAL BREAK STRIPS DIRECTLY TO THE OUTSIDE FACE OF ALL EXTERNAL STEEL ELEMENTS (STUDS, PLATES, DWANGS, AND SHS STRUCTURAL MEMBERS) PRIOR TO THE APPLICATION OF THE WALL UNDERLAY / RIGID AIR BARRIER.

3. COMPLIANCE STIPULATION: ALL INSTALLATION MUST STRICTLY COMPLY WITH NZBC CLAUSE E3/AS1 (PARAGRAPH 1.1.4D) AND NASH RESIDENTIAL STEEL FRAMING STANDARDS TO MITIGATE INTERNAL CONDENSATION.

4. CONTINUITY: ENSURE COMPLETE BARRIER CONTINUITY. THERE MUST BE NO PERIMETER GAPS OR VOIDS BETWEEN THE THERMAL BREAK, THE FRAME, AND THE PRIMARY CAVITY INSULATION.




**CONSTRUCTION NOTES:**

- FOUNDATION DETAILS
Foundation Details can be found on page A5.01

- CONCRETE STRENGTH
All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2

- FOUNDATION INSULATION
220mm Polystyrene Insulation under dwelling portion of slab only

- REINFORCING
All reinforcing is to be Ductility Class 500E, in accordance with NZS 4671

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH RIBRAFT TECHNICAL MANUAL 2024

ALL DIMENSIONS ON FOUNDATION PLAN ARE TO BE CHECKED IN CONJUNCTION WITH DIMENSIONS ON FLOOR PLAN TO ENSURE SET-OUT IS CORRECT

SLAB IS COVERED UNDER RIBRAFT CODE MARK CERTIFICATE OF CONFORMIT

## FOUNDATION PLAN NOTES

—SC— - SAW CUTS: SAW CUTS ARE TO BE 25mm DEEP & WHERE POSSIBLE LOCATED OVER A RIB LINE, WHERE LOCATED ALONG A SLAB THICKENING TO BE CUT DIRECTLY ABOVE THE EDGE OF THE THICKENING. SAW CUT BY RATIOS ARE LIMITED TO 2:1 RATIO & WHERE CONCRETE IS TO BE EXPOSED LIMITED TO 6M MAX CRS.

- CONCRETE FLOOR SLAB 'FIRTH' RIB RAFT INSTALLED AS PER MANUFACTURERS DETAILS BY A FIRTH REGISTERED INSTALLER ONLY. REFER TO FIRTH MANUAL FOR CONCRETE STRENGTH AND EXCVATION OF BUILDING PLATFORM

-ALL DIMENSIONS ON FOUNDATION PLAN ARE TO BE CHECKED IN CONJUNCTION WITH DIMENSIONS ON FLOOR PLAN TO ENSURE SET-OUT IS CORRECT.

- NO SRINKAGE OR CONTROL JOINTS UNDER TILED AREAS WHERE POSIABLE AND NO SAW CUTS UNDER LOADBEARING WALLS AS FIXINGS MAY NOT ACHIEVE FULL STRENGHT IF EMBEADED INTO SAW CUT

STANDARD RIB RAFT SLAB WITH HOTEDGE AND BASE 25mm FIRTH HOT EDGE INSULATION OR EQUIVALENT AND 300mm WIDE EDGE FOOTING

305 x 300mm WIDE THICKENINGS UNDER LOADBEARING WALLS, WITH 2/HD12 RODS TO BASE

DOOR REBATES - DEPTH TO BE CONFIRMED ON SITE BY DOOR MANUFACTURER.

STANDARD BRICK FOUNDATION

FOLLOW FIRTH POD SETOUT RECOMMENDATIONS AS PER THEIR CATALOGUE

Prolam PLPH5-250, 220x220 GLULAM POST WITH 600Ø x 1500 DEEP 25MPa CONCRETE PILE

PLEASE REFER TO ENGINEERING FOR OTHER POST SIZES - FOOTING 600Ø x 900 DEEP 25MPa CONCRETE PILE

STRUCTURAL THERMAL ISOLATION (NZBC CLAUSE E3 COMPLIANCE)

**1.** ALL STRUCTURAL SED STEEL ELEMENTS NOTED ON PLANS CROSSING THE THERMAL ENVELOPE OR CONNECTING TO CONCRETE FOUNDATIONS REQUIRE EXPLICIT THERMAL ISOLATION.
**2.** PROVIDE PROPRIETARY HIGH-COMPRESSIVE-STRENGTH STRUCTURAL THERMAL BREAK PLATES (MINIMUM COMPRESSIVE STRENGTH 300 N/mm², E.G., ARMATHERM FRR, FARRAT STRUKTRA OR APPROVED EQUIVALENT)

TILED AREA

SHEET LAYOUT

**A1.02**

DRAWING:

**FOUNDATION PLAN**

SCALE: 1:100

**BUILDING CONSENT**

JOB DETAILS

# GILL PLAN

Manisha Gill & Lovejeet Singh Gill

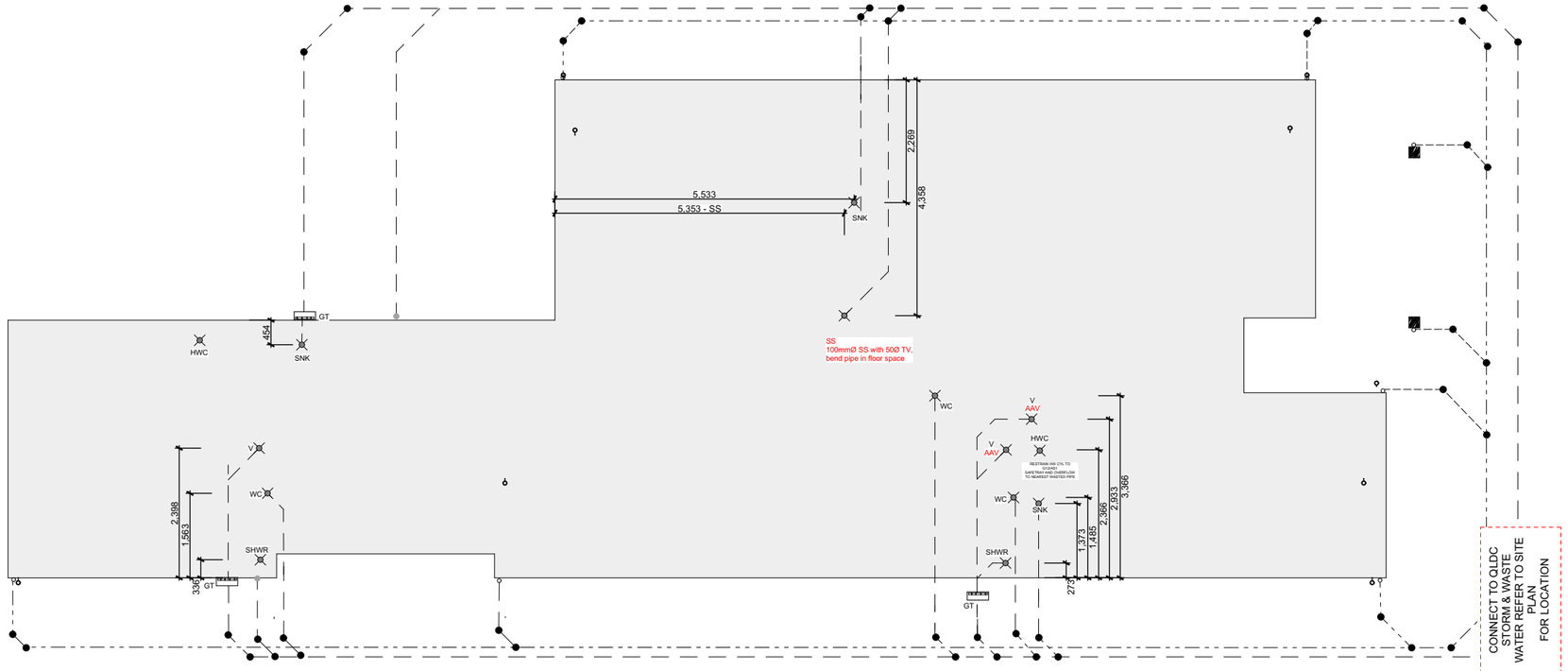
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## DRAINAGE NOTES

THIS SYSTEM IS INDICATIVE ONLY, THE INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF THE NZBC - E1 (STORMWATER) & NZBC - G13 (SEWER)

ALL DIMENSIONS AND DRAIN LOCATIONS TO BE CHECKED
AND CONFIRED ON SITE BY PLUMBER OR CERTIFIED TRADE PERSONNEL

PLEASE REFER TO KITCHEN/LAUNDRY PLANS FOR ACCURATE SINK LOCATION

FINAL LOCATION OF STORMWATER SYSTEM SHALL BE DETERMINED BY THE DRAINLAYER ON SITE.
ACCURATE AS BUILT DRAWINGS SHALL BE PROVIDED TO THENTERRITORIAL AUTHORITY ONCE ALL DRAINAGE IS
COMPLETE.

UPVC DOWNPIPE - REF. ROOF PLAN FOR SIZE AND CATCHMENT AREAS
.

**LEGEND**

- NEW 100mm dia UPVC SEWER, 1 in 60 FALL MIN
- NEW 100mm dia UPVC STORMWATER, 1 in 120 FALL MIN
- TV — 80mm TERMINAL VENT TO ROOF LINE - EXTEND 600mm ABOVE ROOF LINE
- IP — INSPECTION POINT
- GT — GULLY TRAP
- AAV — AIR ADMITTANCE VALVE
- DP — DOWN PIPE

**V:** VANITY
**WC:** TOILET
**SS:** SOIL STACK
**SNK:** SINK
**SHWR:** SHOWER

Notes:
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture
Sewer and Stormwater to connect to existing connections.
All plumbing and drainage to comply with NZBC G13/AS1 &/or AS300
All drains passing through concrete, provide sleeve or wrap in durable and flexible to allow for expansion and contraction. (as per G13/AS2 5.8.1)

PLUMBING & FIXTURE LOCATIONS:Refer to the specialized Kitchen and Laundry Design drawings for the final location, layout, and specification of all sinks, tubs, and water-connected appliances.

| Plumbing Schedule | NZBC G13 |
|---|---|
| **Kitchen** | |
| Kitchen Sink | Ø65mm @1:40 (3 discharge units) |
| **Bathroom** | |
| Vanity | Ø40mm @ 1:40 (1 discharge units per basin) |
| Shower | Ø40mm @1:40 (2 discharge units) |
| WC | Ø100mm @1:60 (4 discharge units) |
| Bath | Ø40mm @ 1:40 (4 discharge units) |
| **Laundry** | |
| Laundry Sink | Ø65mm @1:40 (5 discharge units) |
| | |
| **Drainage Schedule** | **NZBC G13** |
| Main Foul water Vented Drain | Ø100mm @1:60 |
| Stormwater Drain | Ø100mm @1:60 (1:120max) |
| Terminal Vent | Ø80mm |

SHEET LAYOUT
**A1.03**

DRAWING:
**PLUMBING PLAN**
SCALE: 1:125

**BUILDING CONSENT**

JOB DETAILS
# GILL PLAN
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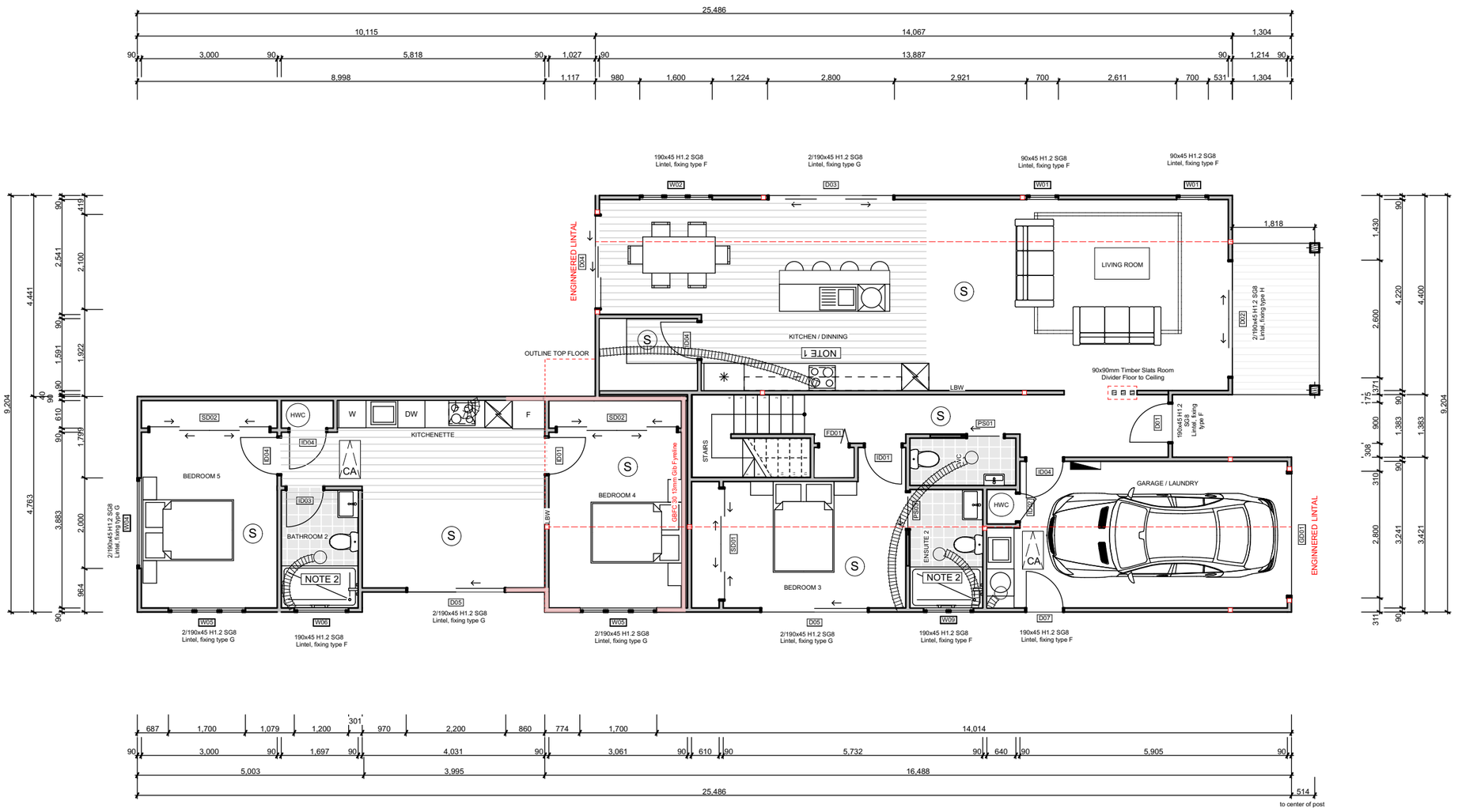
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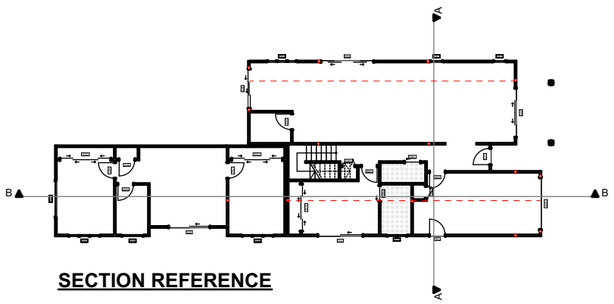
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FFL AT MAIN ENTRY/ESCAPE ROUTE TO DEMONSTRATE COMPLAINCE WITH D1/AS1 - DISTANCE BETWEEN FFL AND FGL TO BE NO GREATER THAN 190mm.




**SECTION REFERENCE**

## FLOOR PLAN NOTES

**FLOOR AREA:**178.50m$^2$ over foundation

**WALL CLADDING:** REFER TO CLADDING PLAN BEFORE INDEX PAGE

All dimensions are to be checked and confirmed on site before commencing work Unless noted otherwise all timbers H1 .2 SG8 to NZS3604:2011 and NZS3602:2003. All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents.

Dimensions shown are to the frame and GIB thickness

**WALL FRAMING**: Stud Height: 2400mm
2455mm to u/s of bottom chord)

Wall Framing; 90x45 Studs Walll Framing @ 400crs max unless stated other on Plans

Pink Batts Thermal Insulation:
Walls: R2.8 Wall (90mm thick)
Ceiling: R7.0 Ceiling (260mm thick)

GIB Plaster Linings: 10mm Wall and 13mm Ceiling fixed with Rondo ceiling batten as per manufacturers specifications unless specified other on Plans. Level 4 Finishes Gib Lining, Specification as per notation.
Level 4 Finishes Use Aqualine at wet area

**INTERNAL TRIMS**
Scotia: Square stopped
Skirting: 60x12mm Pine, single bevel edge
Architrave: 60x12mm Pine, single bevel edge

150mm INLINE EXTRACTION FAN CONNECTED TO LIGHT SWITCH WITH DUCTING RANGEHOOD TO ALSO BE DUCTED THROUGH ROOF

MINIMUM VENTILATION FLOW RATES- KITCHEN: 50L/s ON LOWEST SETTING- BATHROOM: 25L/s ON LOWEST SETTING- LAUNDRY: 25L/s ON LOWEST SETTING

INTERNALLY MOUNTED METERBOX

CARPET

TILES

VINYL
Flooring to comply with Building Code clause E3

(S) SMOKE ALARMS (hush type)
The Building Code Acceptable Solutions for Protection from Fire (C/AS1 and C/AS2) require interconnected smoke alarms. Smoke alarms must installed in every bedroom, living area, landing, of each level of the dwelling and hallway.

CA CEILING ACCESS

NOTE 1 MIN 50mm BETWEEN BACK OF BENCH TOP AND HOBB CUTOUT, GLASS, OR TILES TO BE INSTALLED TO A MINIMUM OF 150mm ABOVE BENCH TOP AND WIDTH OF COOKTOP.

NOTE 2 LEVEL ENTRY SHOWER WITH TILED BASE AND SHOWER WALLS

KITCHEN HOB: Electric Hobs
HOT WATER: Electric
INTERNAL DOORS: Height: 1980mm (leaves)
Type: Hollow core flush panel

**LWB:** Load bearing wall
**COLUMN:** refer to Enginnering

SHEET LAYOUT

**A1.04**

DRAWING:

**FLOOR PLAN - GROUND**

SCALE: 1:100

**BUILDING CONSENT**

JOB DETAILS

# GILL PLAN

Manisha Gill & Lovejeet Singh Gill

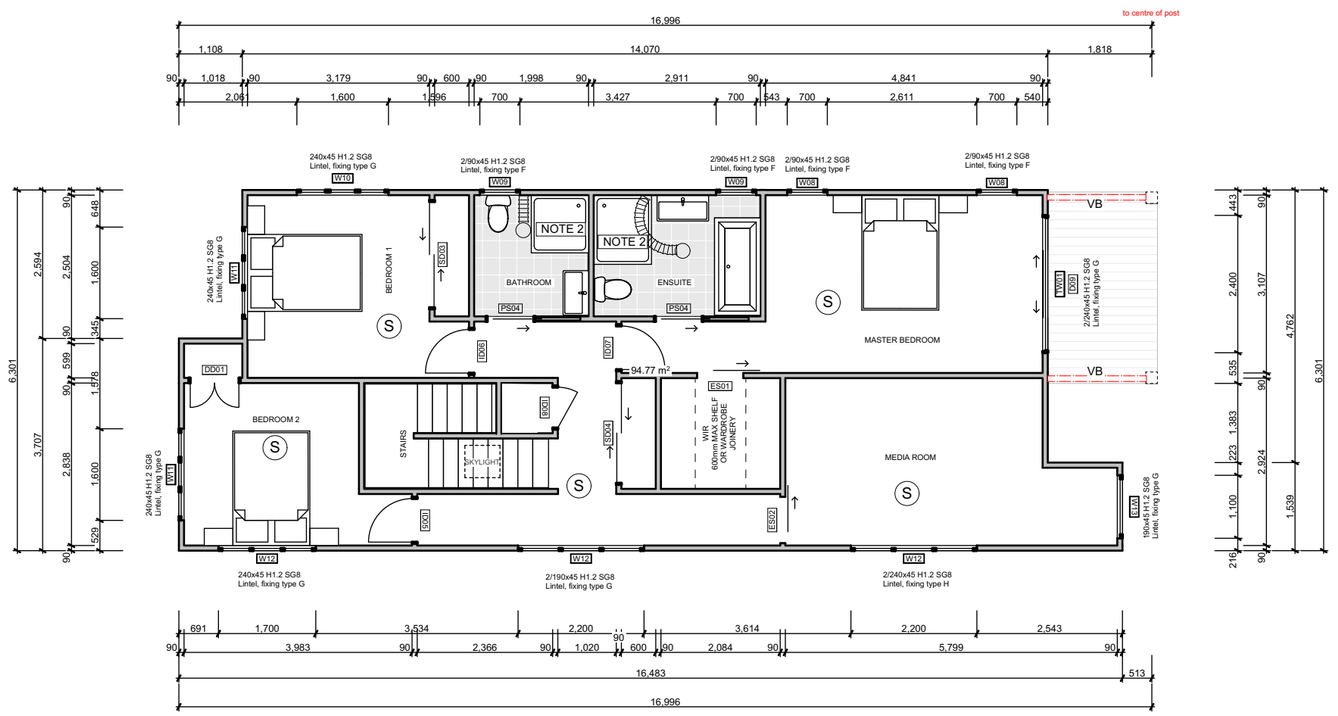
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## FLOOR PLAN NOTES

**FLOOR AREA:** 99.90m$^2$ over framing not including wing walls

**WALL CLADDING:** REFER TO CLADDING PLAN BEFORE INDEX PAGE

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CARPET

TILES

VINYL
Flooring to comply with Building Code clause E3

(S) SMOKE ALARMS (hush type)
The Building Code Acceptable Solutions for Protection from Fire (C/AS1 and C/AS2) require interconnected smoke alarms. Smoke alarms must installed in every bedroom, living area, landing, of each level of the dwelling and hallway.

CEILING ACCESS

NOTE 2 LEVEL ENTRY SHOWER WITH TILED BASE AND SHOWER WALLS

**WETAREA FINISHES FOR AREAS NOT TILED**
WALLS: ACRYLIC SEMI GLOSS PAINT
CEILINGS: ACRYLIC SEMI GLOSS PAINT

**INTERNAL DOORS:** Height: 1980mm (leaves)
Type: Hollow core flush panel

**MEMBRANE DECK:**
19mm Kwilla Decking on 140x45 H3.2 deck framing @ 400crs max
Max span of 2.35m
Joist Fixed to building by 2x M12 Galv Bolt + 50mm sq washe

**VB:** Prolam 140x90 Non-Visual PL12 H1.2
BEAM TO POST FIXING REFER TO PROLAM DESIGN CERRTIFICATE
BEAM TO HOUSE - two metal tie-down straps or Tylok plates (one on either side of the beam-to-stud joint).Fix the plates securely using the manufacturer's specified product nails or screws into both the Prolam beam and the supporting studs.

SHEET LAYOUT
**A1.05**

DRAWING:
**FLOOR PLAN - TOP LEVEL**

SCALE: 1:100

**BUILDING CONSENT**

JOB DETAILS
# GILL PLAN
## Manisha Gill & Lovejeet Singh Gill

36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

DATE:01.07.2025
REVISION #: 01
DRAWN BY: GABRIELLE STABLES
CHECKED BY:

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PROJECT #: SHDB22

STABLE HOMES
Design & Build
120 Gladsmuir Road, Cromwell
027-359-06-81
design@stablehomes.co.nz

## DRAINAGE NOTES

| | |
|---|---|
| **V:** | VANITY |
| **B:** | BATH |
| **WC:** | TOILET |
| **SS:** | SOIL STACK |
| **SNK:** | SINK |
| **SHWR:** | SHOWER |

Plumbing Schedule NZBC G13/AS1 & AS3500
Kitchen
Sink: (3 discharge units)

Bathrooms
Vanity: (1 discharge units per basin)
Shower: (2 discharge units)
Bath: (4 discharge units)
WC: (4 discharge units)

Bathroom group (water closet pan, bath and shower, basin, and bidet in one compartment): 6 Dicharge units

Laundry Sink:(5 discharge units)

Drainage Schedule NZBC G13/AS1 & AS3500
Main Foulwater
Vented Drain Ø100mm @1:60
Stormwater Drain Ø100mm @1:60 (1:120max)
Terminal Vent Ø80mm

**TOTAL DISCHARGE UNITS: 33**

TOP LEVEL: 6
GROUND LEVEL: 27

| Plumbing Schedule | NZBC G13 |
|---|---|
| **Kitchen** | |
| Kitchen Sink | Ø65mm @1:40 (3 discharge units) |
| **Bathroom** | |
| Vanity | Ø40mm @ 1:40 (1 discharge units per basin) |
| Shower | Ø40mm @1:40 (2 discharge units) |
| WC | Ø100mm @1:40 (4 discharge units) |
| Bath | Ø40mm @ 1:40 (4 discharge units) |
| **Laundry** | |
| Laundry Sink | Ø65mm @1:40 (5 discharge units) |
| | |
| **Drainage Schedule** | **NZBC G13** |
| Main Foul water Vented Drain | Ø100mm @1:60 |
| Stormwater Drain | Ø100mm @1:60 (1:120max) |
| Terminal Vent | Ø80mm |

**NOTE:**
1: Contractor to confirm positions of all loadbearing walls with truss manufacturer before construction

2:The Contractor shall verify all dimensions on site before commencing construction. Do not scale off drawings.

3: Confirm invert level of foul drain BEFORE slab construction.

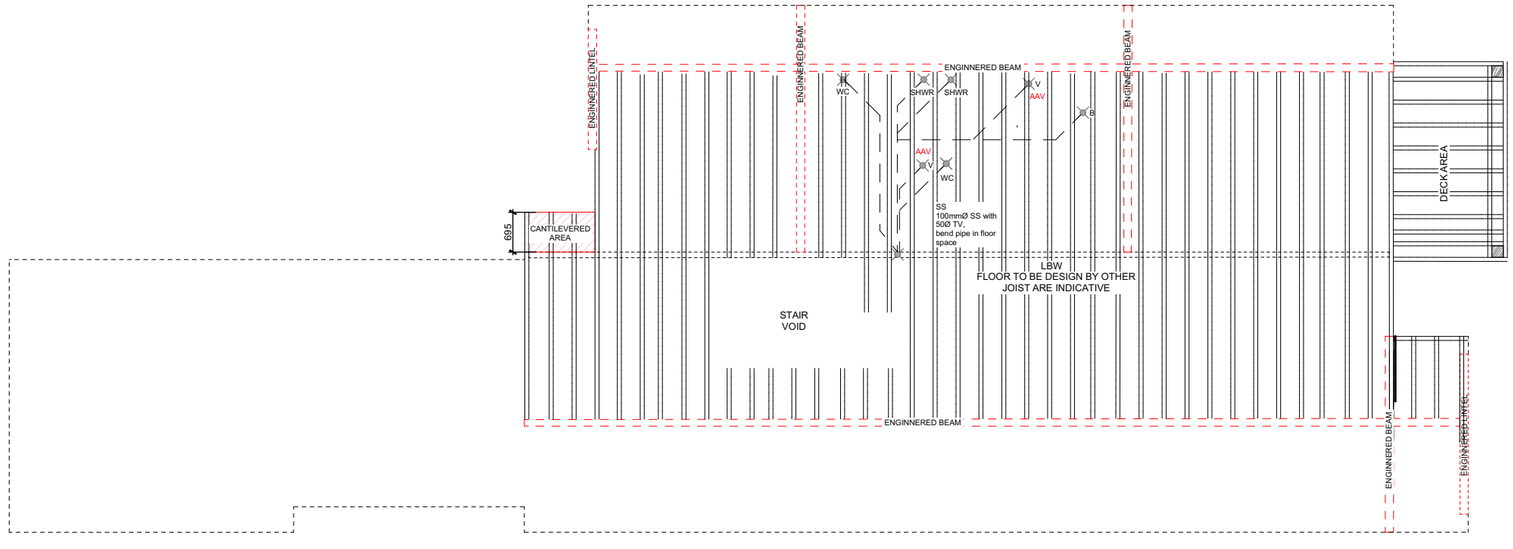
4:Bench tops and fittings to be proprietary fittings purchased from reputable suppliers

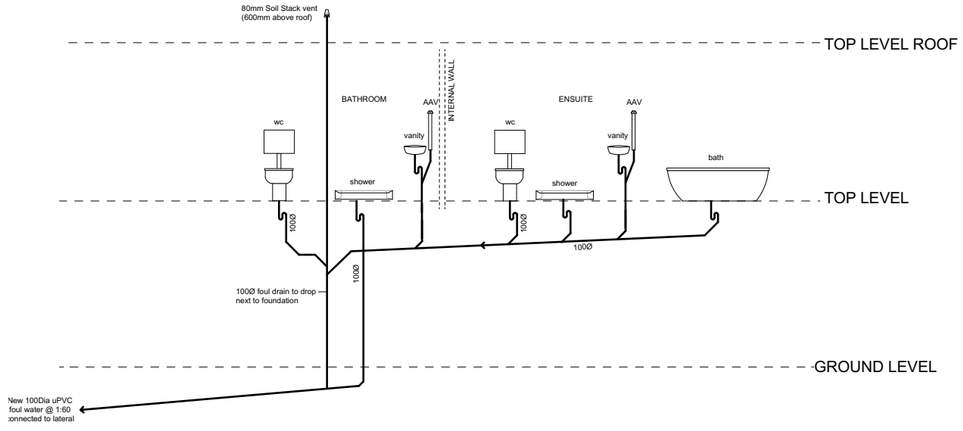
5: 8: 40Ø drains to have gradient of 1:40

6: 65Ø drains to have 1:40 gradient

7: 100Ø drains to have 1:60 gradient

**Pipe Dimensions for soil stack diagram**
For all drainage pipes where a diameter is not specifically indicated, a standard diameter of 40mm shall be used.




## MIDFLOOR / DECK NOTES

**Midfloor Structure**
The design of the midfloor has been designed by an external specialist. All specifications and structural details should be coordinated with enginnering and mid-floor design.

**Steel and Joist Considerations**
Due to the use of steel within the structure, a larger depth for the joists may be necessary. This could require a deeper span to accommodate the structural needs imposed by the steel elements

**MEMBRANE DECK OFF MASTER BEDROOM**
19mm Kwilla Decking on 140x45 H3.2 deck framing @ 400crs max

Max span of 2.35m

Joist Fixed to building by 2x M12 Galv Bolt + 50mm sq washer

SHEET LAYOUT
**A1.06**

DRAWING:
MIDFLOOR FRAMING & PLUMBING

SCALE: 1:100

**BUILDING CONSENT**

JOB DETAILS
# GILL PLAN
Manisha Gill & Lovejeet Singh Gill

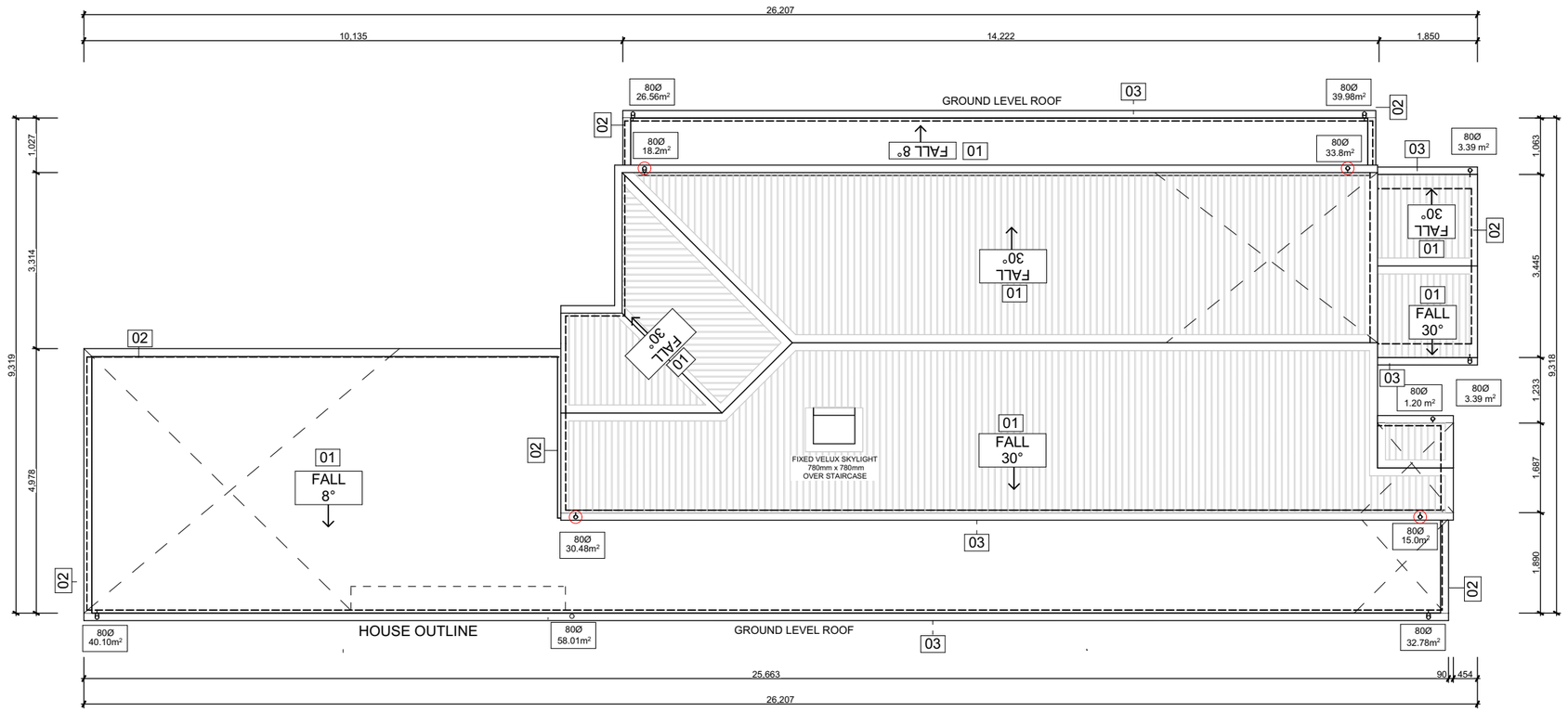
36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

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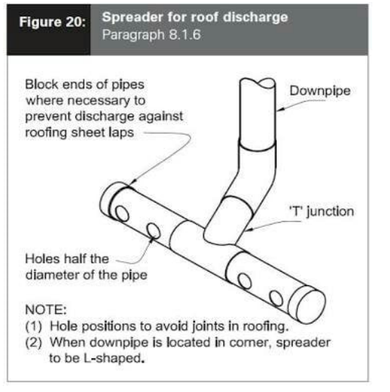
PROJECT #: SHDB22

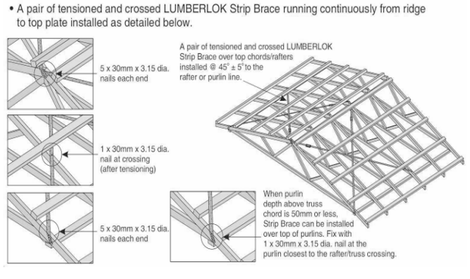
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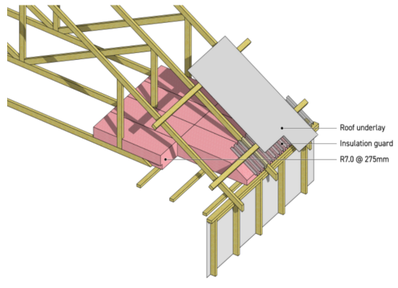



80Ø 32.07m2

= Down pipe require a spreader




(® Superbatts® Single Layer Ceiling Solution

## ROOF NOTES

**ROOF AREA: 231.16m²**

GROUND LEVEL: 71.62m²
TOP LEVEL:

TOP LEVEL EAVES: 460mm
GROUND LEVEL EAVES: 110mm

PLEASE NOTE: BUILDER TO CHECK DIMENSIONS ON SITE, A SITE MEASURE FOR ALL ROOF COMPONENTS IS RECOMMENDED

ROOF MEASUREMENTS ARE TAKEN TO TIN EDGE AND DO NOT INCLUDE GUTTER

**01 PROFILED METAL ROOFING**
-30° Roof pitch -TOP LEVEL
- 8° Roof pitch - LOWER LEVEL
- 0.40 Kāhu Metalcraft Roofing profiled Coloursteel Endura factory coated steel **(Colour: EBONY)**
-Thermakraft Covertek 405 underlay

**02 FLASHING**
-0.55mm PC steel flashing with turn downs to suit profile.
-Cut, fold, seal and fix to Roofing Code of Practice

**03 METAL GUTTER**
- Quadline Gutter (6200mm2 min' capacity)

-Gutter to be internal metal bracket fixed, 10mm overflow gap to fascia, colour to match 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 6000mm² for a 25-35º roof plan with largest catchment area of 49.36m2
Refer to NZBC E1 Figure 15

**DOWNPIPES AND CATCHMENT AREA**
-80mmØ Colorsteel downpipes
-As per NZBC E1/AS1 Table 5, 80mmØ downpipes can collect up to 70m² of 25-35º roof plan area.

TV ● **TERMINAL VENT**
-50mm TV TO ROOF LINE - EXTEND 150mm ABOVE ROOF LINE TV

**BRACING**
25x1mm GALV. DIAGONAL BRACING STRAP, FIXED EACH WITH 5/30x 3.15mm FLAT HEAD GALV. NAILS

**GENERAL NOTES:**

TRUSS LAYOUT
Please Refer to Truss Design (PS1)
REFER TO ROOF FRAMING FOR RAFTER LAYOUT

INSULATION
Pink Batts R7.0 or Equivalent
Refer to H1 Calcs and Perimeter Pink batt Calcs

SHEET LAYOUT
A1.07

DRAWING:
**ROOF PLAN**
SCALE: 1:100

**BUILDING CONSENT**

JOB DETAILS
# GILL PLAN
Manisha Gill & Lovejeet Singh Gill

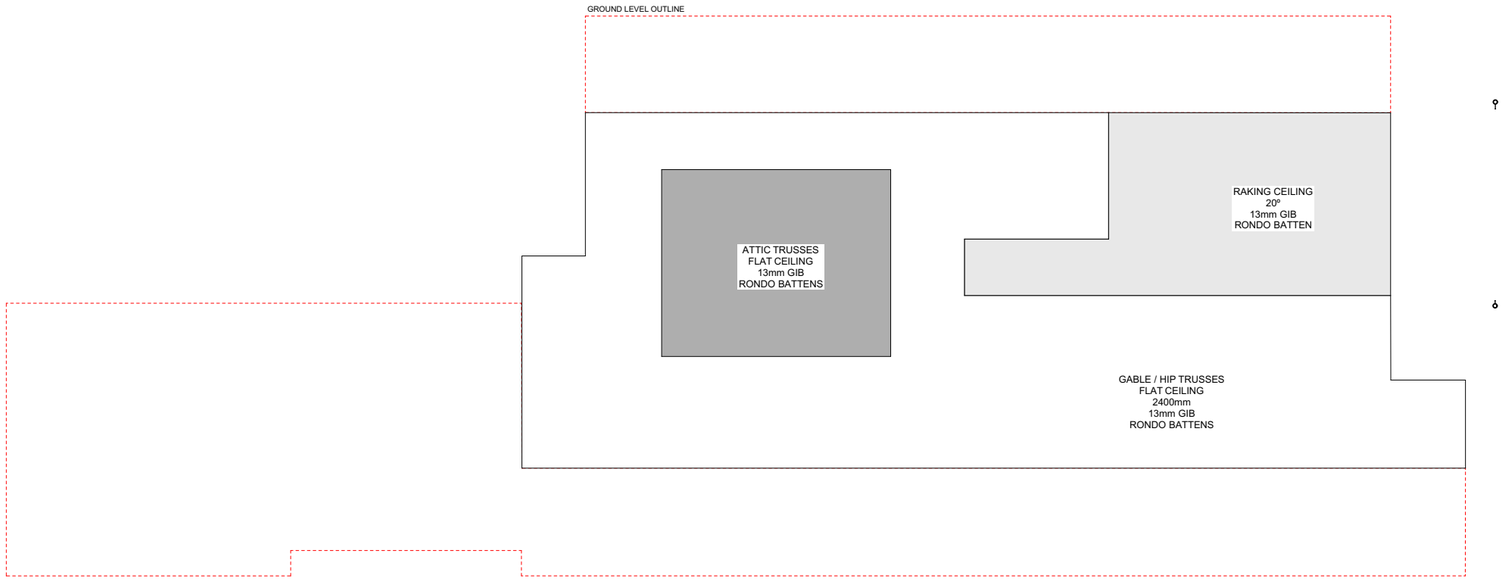
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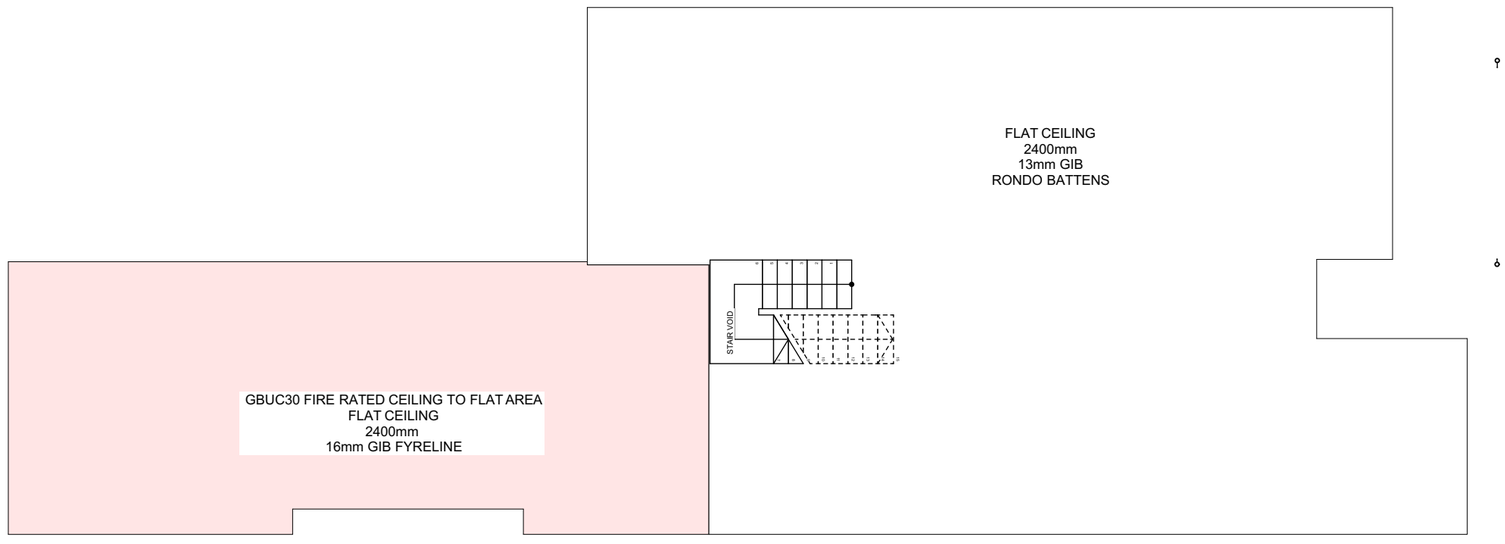
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**TOP LEVEL**



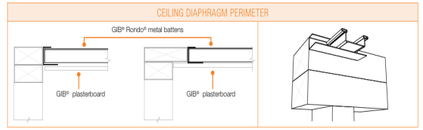

**GROUND LEVEL**

## GIB CEILING NOTES

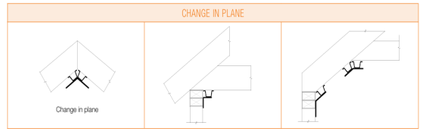
GIB® Rondo® 308 metal batten system – (16mm battens)

**GIB® Rondo® 308 Batten Span Table for Residential Internal Applications**

| GIB® Plasterboard thickness Single layer | Maximum batten spacing (mm) | Multi Span (mm) | Single Span and Garages (mm) |
|---|---|---|---|
| 10mm | 450 | 1200 | 900 |
| 13mm | 600 | | |




Perimeter channel, (340, 142 or 140) to be fixed with 32mm x 8g GIB® Grabber® wafer head screws at 300mm centres




Changes in plane can be achieved by attaching a folded metal angle to the junction.

- Minimum 0.55mm BMT
- Fastened on each edge using 2.8mm x 30mm GIB® Nails or 32mm x 8g GIB® Grabber® wafer head screws at 300mm centres
- Plasterboard linings to be fastened to each edge of the folded angle at 150mm centres

If Ceiling Battens Are Not Being Direct Fixed To The Bottom Chord Of The Truss, Bottom Chord Restraints Will Be Required At 1800mm Crs Max.

**ATTIC TRUSS NOTE:**
Line the area around the attic truss with 12mm plywood, insulate fully, and use 20mm particle board for flooring.

Insulation: roll out product such as mammoth blanket secure in place with dan band strapping tape.

SHEET LAYOUT

**A1.08**

DRAWING:

**REFLECTIVE CEILING PLAN**

SCALE: 1:100

**BUILDING CONSENT**

JOB DETAILS

# GILL PLAN

Manisha Gill & Lovejeet Singh Gill

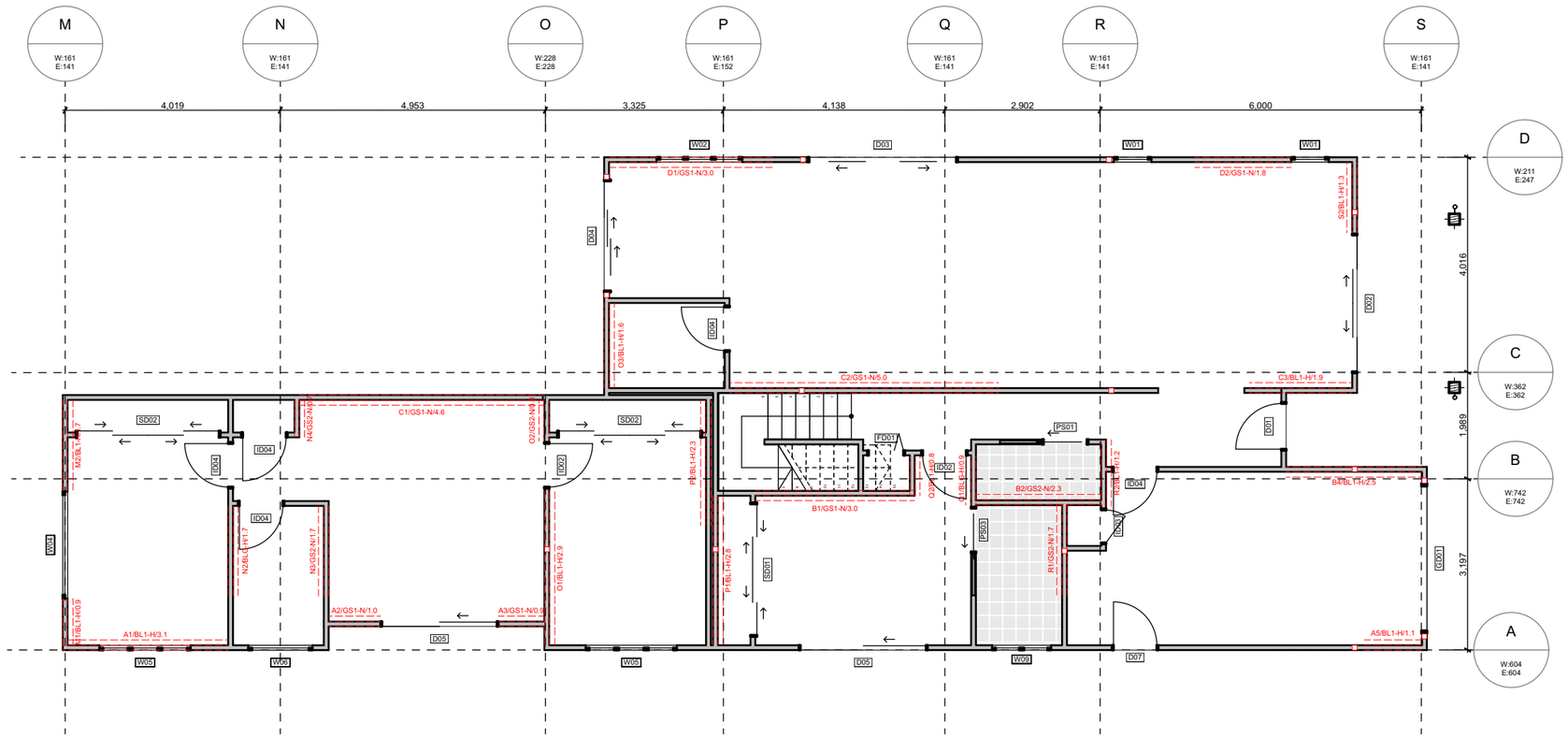
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## GIB EzyBrace® Systems specification GS1-N

| Specification code | Minimum length (m) | Lining requirement |
|---|---|---|
| GS1-N | 0.4 | Any 10mm or 13mm GIB® Standard plasterboard to one side only |

### WALL FRAMING
Wall framing to comply with;

- NZBC B1 — Structure B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 — Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

### BOTTOM PLATE FIXING
**Timber floor**
Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or three power driven 90 x 3.15mm nails at 600mm centres.

**Concrete floor**
Internal Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for internal wall plate fixing or 75 x 3.8mm shot fired fasteners with 16mm discs spaced at 150mm and 300mm from end studs and 600mm centres thereafter.

External Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for external wall bottom plate fixing.

### WALL LINING
- Any 10mm or 13mm GIB® plasterboard lining.
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

### PERMITTED ALTERNATIVES
For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

### FASTENING THE LINING
**Fasteners**
32mm x 6g GIB® Grabber® High Thread Screws, 32mm x 7g GIB® Grabber® Dual Thread Screws or 30mm GIB® Nails. If using the GIBFix® Angle use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

**Fastener centres**
50,100,150, 225, 300mm maximum from each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to intermediate sheet joints. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

### JOINTING
Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.

## GIB EzyBrace® Systems specification GS2-N

| Specification code | Minimum length (m) | Lining requirement |
|---|---|---|
| GS2-N | 0.4 | Any 10mm or 13mm GIB® Standard plasterboard fixed to each side of the wall framing |

### WALL FRAMING
Wall framing to comply with;

- NZBC B1 — Structure B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 — Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

### BOTTOM PLATE FIXING
**Timber Floor**
Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or three power driven 90 x 3.15mm nails at 600mm centres.

**Concrete floor**
Internal Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for internal wall plate fixing or 75 x 3.8mm shot fired fasteners with 16mm discs spaced at 150mm and 300mm from end studs and then 600mm centres thereafter.

### WALL LINING
- A layer of 10mm or 13mm GIB® plasterboard to each side of the wall.
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

### PERMITTED ALTERNATIVES
For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

### FASTENING THE LINING
**Fasteners**
32mm x 6g GIB® Grabber® High Thread Screws,32mm x 7g GIB® Grabber® Dual Thread Screws or 30mm GIB® Nails. If using the GIBFix® Angle use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

**Fastener centres**
50,100,150, 225, 300mm maximum from each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to intermediate sheet joints. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

### JOINTING
Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.

## GIB EzyBrace® Systems specification BL1-H

| Specification code | Minimum length (m) | Lining requirement | Other requirements |
|---|---|---|---|
| BL1-H | 0.4 | 10mm or 13mm GIB Braceline® to one side only | Hold downs |

### WALL FRAMING
Wall framing to comply with;

- NZBC B1 — Structure B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 — Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

### BOTTOM PLATE FIXING
**Timber floor**
Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide.

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or Three power driven 90 x 3.15mm nails at 600mm centres.

**Concrete floor**
Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of NZS 3604:2011.

### WALL LINING
- A layer of 10mm or 13mm GIB Braceline®
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

### PERMITTED ALTERNATIVES
For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

### FASTENING THE LINING
**Fasteners**
32mm x 6g GIB® Grabber® High Thread Screws or 32mm x 7g GIB® Grabber® Dual Thread Screws. If using the GIBFix® Framing System or if fastening through GIBFix® Angles use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

**Fastener centres**
50,100,150, 225, 300mm from maximum each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to the sheet joint. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

### JOINTING
Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance w GIB® Site Guide.

## GIB EzyBrace® Bracing Software

**Demand Calculation Sheet**

**Job Details**

| | |
|---|---|
| Name: | Gill |
| Street and Number: | 36 Metzger Road, Jacks Point, Queenstown |
| Lot and DP Number: | lot 2087 DP 613113 |
| City/Town/District: | Queenstown |
| Designer: | Gabrielle Stables |
| Company: | Stable Homes |
| Date: | Wednesday, 12 August 2026 |

**Building Specification**

| | | |
|---|---|---|
| Number of Storeys | 2 | |
| Floor Loading | 2 kPa | |
| Foundation Type | Slab | |
| | **Upper** | **Lower** |
| Cladding Weight | Light | Light |
| Roof Weight | Light | Light |
| Room in Roof Space | No | No |
| Roof Pitch (degrees) | 30 | 8 |
| Roof Height above Eaves (m) | 2.176 | 0.4 |
| Building Height to Apex (m) | 7.5 | |
| Ground to Lower Floor (m) | 0.225 | |
| Lower to Upper Floor (m) | | 2.455 |
| Average Stud Height (m) | 2.455 | 2.4 |
| Building Length (m) | 17.1 | 26 |
| Building Width (m) | 6.5 | 9.3 |
| Building Plan Area (m²) | 100 | 181.75 |

**Building Location**

**Wind Zone = High**

**Earthquake Zone 3**
Soil Type: D & E (Deep to Very Soft)
Annual Prob. of Exceedance 1 in 500 ( Default)

**Bracing Units required for Wind**

| | Along | Across |
|---|---|---|
| Upper Level | 414 | 927 |
| Lower Level | 942 | 2247 |

**Bracing Units required for Earthquake**

| | Along & Across |
|---|---|
| Upper Level | 923 |
| Lower Level | 1979 |

GIB EzyBrace® Bracing Software

**BRACING ALONG**

| Line | Required W BU | Required EQ BU | Brace | Provided Type | W BU/m | EQ BU/m | Length m | Height m | Angle | Achieved W BU | Achieved EQ BU/ |
|---|---|---|---|---|---|---|---|---|---|---|---|
| A | 604 | 604 | A-1 | BL1-H | 120 | 105 | 3.1 | 2.7 | - | 330 | 288 |
| | | | A-2 | GS1-N | 50 | 55 | 1.0 | 2.7 | - | 43 | 47 |
| | | | A-3 | GS1-N | 50 | 55 | 0.9 | 2.7 | - | 38 | 42 |
| | | | A-5 | BL1-H | 90 | 100 | 1.1 | 2.7 | - | 87 | 97 |
| | | | | | | | | | | 498 | 474 |
| B | 742 | 742 | B-1 | GS1-N | 70 | 60 | 3.0 | 2.7 | - | 185 | 159 |
| | | | B-2 | GS2-N | 95 | 85 | 2.3 | 2.7 | - | 197 | 176 |
| | | | B-4 | BL1-H | 120 | 105 | 2.5 | 2.7 | - | 271 | 237 |
| | | | | | | | | | | 653 | 572 |
| C | 362 | 362 | C-1 | GS1-N | 70 | 60 | 4.6 | 2.7 | - | 285 | 244 |
| | | | C-2 | GS1-N | 70 | 60 | 5.0 | 2.7 | - | 313 | 268 |
| | | | C-3 | BL1-H | 120 | 105 | 1.9 | 2.7 | - | 205 | 180 |
| | | | | | | | | | | 803 | 692 |
| D | 211 | 247 | D-1 | GS1-N | 70 | 60 | 3.0 | 2.7 | - | 189 | 162 |
| | | | D-2 | GS1-N | 70 | 60 | 1.8 | 2.7 | - | 112 | 96 |
| | | | | | | | | | | 301 | 258 |
| | | | **Total** | | | | | | | **Achieved** | **2256** | **1997** |
| | | | | | | | | | | **Required** | **942** | **1979** |

**BRACING ACROSS**

| Line | Required W BU | Required EQ BU | Brace | Provided Type | W BU/m | EQ BU/m | Length m | Height m | Angle | Achieved W BU | Achieved EQ BU |
|---|---|---|---|---|---|---|---|---|---|---|---|
| M | 161 | 141 | M-1 | BL1-H | 90 | 100 | 0.9 | 2.7 | - | 70 | 78 |
| | | | M-2 | BL1-H | 120 | 105 | 1.7 | 2.7 | - | 180 | 157 |
| | | | | | | | | | | 250 | 235 |
| N | 161 | 141 | N-2 | BLG-H | 120 | 120 | 1.7 | 2.7 | - | 179 | 179 |
| | | | N-3 | GS2-N | 95 | 85 | 1.7 | 2.7 | - | 142 | 127 |
| | | | N-4 | GS2-N | 70 | 65 | 0.7 | 2.7 | - | 43 | 40 |
| | | | | | | | | | | 364 | 346 |
| O | 228 | 228 | O-1 | BL1-H | 120 | 105 | 2.9 | 2.7 | - | 306 | 268 |
| | | | O-2 | GS2-N | 70 | 65 | 0.8 | 2.7 | - | 48 | 44 |
| | | | O-3 | BL1-H | 120 | 105 | 1.6 | 2.7 | - | 170 | 148 |
| | | | | | | | | | | 524 | 461 |
| P | 161 | 152 | P-1 | BL1-H | 120 | 105 | 2.8 | 2.7 | - | 298 | 261 |
| | | | P-2 | BL1-H | 120 | 105 | 2.3 | 2.7 | - | 250 | 219 |
| | | | | | | | | | | 548 | 480 |
| Q | 161 | 141 | Q-1 | BLG-H | 110 | 115 | 0.9 | 2.7 | - | 91 | 95 |
| | | | Q-2 | BL1-H | 90 | 100 | 0.8 | 2.7 | - | 60 | 67 |
| | | | | | | | | | | 151 | 162 |
| R | 161 | 141 | R-1 | GS2-N | 95 | 85 | 1.7 | 2.7 | - | 143 | 128 |
| | | | R-2 | BL1-H | 120 | 105 | 1.2 | 2.7 | - | 133 | 116 |
| | | | | | | | | | | 275 | 244 |
| S | 161 | 141 | S-2 | BL1-H | 120 | 105 | 1.3 | 2.7 | - | 141 | 123 |
| | | | | | | | | | | 141 | 123 |
| | | | **Total** | | | | | | | **Achieved** | **2254** | **2051** |
| | | | | | | | | | | **Required** | **2247** | **1979** |

**BOTTOM PLATE FIXINGS FOR GIB® BRACING ELEMENTS**

| Brace type | Concrete slabs | | Timber floors |
|---|---|---|---|
| | External wall | Internal wall | External and Internal walls |
| GS1-N | As per NZS 3604:2011. No specific additional fastening required. | As per NZS 3604:2011. Alternatively use 75 x 3.8mm shot-fired fasteners with 16mm discs, 150mm and 300mm from each end of the bracing element and at 600mm thereafter. | Pairs of 100 x 3.75mm flat head hand driven nails or 3/90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011. |
| GS2-N<br>GS2-NOM | Not applicable. | | |
| GSP-H<br>BL1-H<br>BLP-H | Intermediate fastenings to comply with NZS 3604:2011<br><br>In addition:<br>GIB HandiBrac® fixings or metal wrap-around strap fixings and bolt as illustrated on p.15 and 16. | | Pairs of 100 x 3.75mm flat head hand driven nails or 3/90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011.<br><br>In addition:<br>GIB HandiBrac® fixings or metal wrap-around strap fixings and bolt as illustrated on p.15 and 16. |
| BLG-H | Not applicable | As for GSP-H, BL1-H, BLP-H on concrete slab as illustrated on p.15 and 16. | |

SHEET LAYOUT
**A1.09**

DRAWING:
**BRACING PLAN - LOWER LEVEL**

SCALE: 1:100

**BUILDING CONSENT**

JOB DETAILS
# GILL PLAN
## Manisha Gill & Lovejeet Singh Gill

36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

DATE: 01.07.2025
REVISION #: 01
DRAWN BY: GABRIELLE STABLES
CHECKED BY:

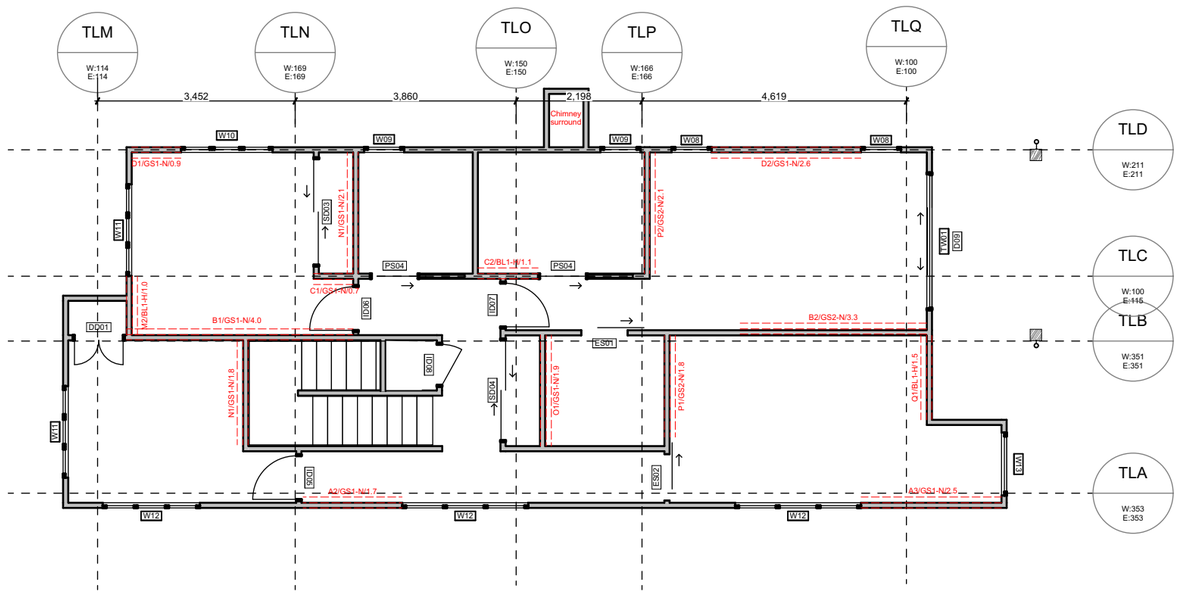
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PROJECT #: SHDB22

STABLE HOMES
Design & Build
120 Gladsmuir Road, Cromwell
027-359-06-81
design@stablehomes.co.nz

## BOTTOM PLATE FIXINGS FOR GIB® BRACING ELEMENTS

| Brace type | Concrete slabs | | Timber floors |
|---|---|---|---|
| | External wall | Internal wall | External and Internal walls |
| GS1-N | As per NZS 3604:2011. No specific additional fastening required. | As per NZS 3604:2011. Alternatively use 75 x 3.8mm shot-fired fasteners with 16mm discs, 150mm and 300mm from each end of the bracing element and at 600mm thereafter. | Pairs of 100 x 3.75mm flat head hand driven nails or 3/90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011. |
| GS2-N<br>GS2-NOM | Not applicable. | | |
| GSP-H<br>BL1-H<br>BLP-H | Intermediate fastenings to comply with NZS 3604:2011<br><br>In addition:<br>GIB HandiBrac® fixings or metal wrap-around strap fixings and bolt as illustrated on p.15 and 16. | | Pairs of 100 x 3.75mm flat head hand driven nails or 3/90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011.<br><br>In addition:<br>GIB HandiBrac® fixings or metal wrap-around strap fixings and bolt as illustrated on p.15 and 16. |
| BLG-H | Not applicable | As for GSP-H, BL1-H, BLP-H on concrete slab as illustrated on p.15 and 16. | |




## GIB EzyBrace® Bracing Software

*Demand Calculation Sheet*

**Job Details**

| | |
|---|---|
| Name: | Gill |
| Street and Number: | 36 Metzger Road, Jacks Point, Queenstown |
| Lot and DP Number: | lot 2087 DP 613113 |
| City/Town/District: | Queenstown |
| Designer: | Gabrielle Stables |
| Company: | Stable Homes |
| Date: | Wednesday, 12 August 2026 |

**Building Specification**

| | | Upper | Lower |
|---|---|---|---|
| Number of Storeys | 2 | | |
| Floor Loading | 2 kPa | | |
| Foundation Type | Slab | | |
| Cladding Weight | | Light | Light |
| Roof Weight | | Light | Light |
| Room in Roof Space | | No | No |
| Roof Pitch (degrees) | | 30 | 8 |
| Roof Height above Eaves (m) | | 2.176 | 0.4 |
| Building Height to Apex (m) | | 7.5 | |
| Ground to Lower Floor (m) | | 0.225 | |
| Lower to Upper Floor (m) | | | 2.455 |
| Average Stud Height (m) | | 2.455 | 2.4 |
| Building Length (m) | | 17.1 | 26 |
| Building Width (m) | | 9.5 | 9.3 |
| Building Plan Area (m²) | | 100 | 181.75 |

**Building Location**

Wind Zone = High

Earthquake Zone 3
Soil Type D & E (Deep to Very Soft)
Annual Prob. of Exceedance 1 in 500 ( Default)

**Bracing Units required for Wind**

| | Along | Across |
|---|---|---|
| Upper Level | 414 | 927 |
| Lower Level | 942 | 2247 |

**Bracing Units required for Earthquake**

| | Along & Across |
|---|---|
| Upper Level | 923 |
| Lower Level | 1979 |

GIB® Bracing Calculator Version 2.0.0.0

**BRACING CALCULATIONS** — **TABLE: TL - Bracing**

| | | | |
|---|---|---|---|
| Location of Storey | *Upper of Two* | Wind Zone | *Low* |
| Room in Roof Space | *Yes* | Earthquake Zone | *1* |
| Roof Width (RW) | *10.0m* | Soil Class | *A - Strong Rock* |
| Roof Length (RL) | *10.0m* | | |
| Gross Floor Area (GFA) | *100.0m2* | Req. W along | *414BU* |
| Upper floor level to apex | *6m* | Req. W across | *927BU* |
| Roof Height Above Eaves | *4m* | | |
| Roof Pitch | *46 - 60°* | Req. EQ along | *923BU* |
| Roof Style | *Gable* | Req. EQ across | *923BU* |
| Double Top Plate | *No* | | |
| Floor Load | *2kPa* | | |
| Cladding Weights: | | | |
| - Subfloor | *Heavy* | | |
| - Lower Floor | *Light* | | |
| - Upper Floor | *Light* | Required bracing calculated by: | |
| - Roof | *Light* | *Gib_easybrace* | |

**BRACING ALONG**

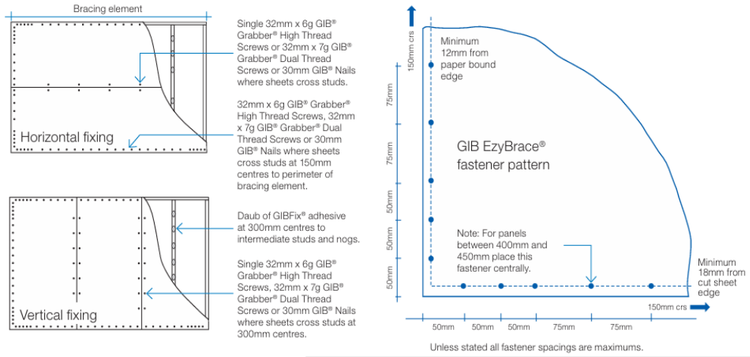
| Required Line | W BU | EQ BU | Provided Brace | Type | W BU/m | EQ BU/m | Length m | Height m | Angle | Achieved W BU | EQ BU |
|---|---|---|---|---|---|---|---|---|---|---|---|
| TLA | 353 | 353 | A-2 | GS1-N | 70 | 60 | 1.7 | 2.4 | - | 121 | 104 |
| | | | A-3 | GS1-N | 70 | 60 | 2.5 | 2.4 | - | 178 | 153 |
| | | | | | | | | | | 299 | 256 |
| TLB | 351 | 351 | B-1 | GS1-N | 70 | 60 | 4.0 | 2.4 | - | 277 | 237 |
| | | | B-2 | GS2-N | 95 | 85 | 3.3 | 2.4 | - | 310 | 277 |
| | | | | | | | | | | 586 | 514 |
| TLC | 100 | 115 | C-1 | GS1-N | 50 | 55 | 0.7 | 2.4 | - | 35 | 38 |
| | | | C-2 | BL1-H | 90 | 100 | 1.1 | 2.4 | - | 95 | 106 |
| | | | | | | | | | | 130 | 144 |
| TLD | 211 | 211 | D-1 | GS1-N | 50 | 55 | 0.9 | 2.4 | - | 43 | 47 |
| | | | D-2 | GS1-N | 70 | 60 | 2.6 | 2.4 | - | 183 | 157 |
| | | | | | | | | | | 226 | 204 |
| | | | Total | | | | | | | Achieved | 1241 | 1118 |
| | | | | | | | | | | Required | 414 | 923 |

**BRACING ACROSS**

| Required Line | W BU | EQ BU | Provided Brace | Type | W BU/m | EQ BU/m | Length m | Height m | Angle | Achieved W BU | EQ BU |
|---|---|---|---|---|---|---|---|---|---|---|---|
| TLM | 114 | 114 | M-2 | BL1-H | 120 | 105 | 1.2 | 2.4 | - | 148 | 129 |
| | | | | | | | | | | 148 | 129 |
| TLN | 169 | 169 | N-1 | GS1-N | 70 | 60 | 1.9 | 2.4 | - | 134 | 115 |
| | | | N-1 | GS1-N | 70 | 60 | 2.1 | 2.4 | - | 148 | 127 |
| | | | | | | | | | | 283 | 242 |
| TLO | 150 | 150 | O-1 | GS1-N | 70 | 60 | 2.0 | 2.4 | - | 142 | 121 |
| | | | | | | | | | | 142 | 121 |
| TLP | 166 | 166 | P-1 | GS2-N | 95 | 85 | 1.9 | 2.4 | - | 184 | 164 |
| | | | P-2 | GS2-N | 95 | 85 | 2.1 | 2.4 | - | 201 | 180 |
| | | | | | | | | | | 385 | 344 |
| TLQ | 100 | 100 | Q-1 | BL1-H | 120 | 105 | 1.4 | 2.4 | - | 172 | 151 |
| | | | | | | | | | | 172 | 151 |
| | | | Total | | | | | | | Achieved | 1130 | 988 |
| | | | | | | | | | | Required | 927 | 923 |

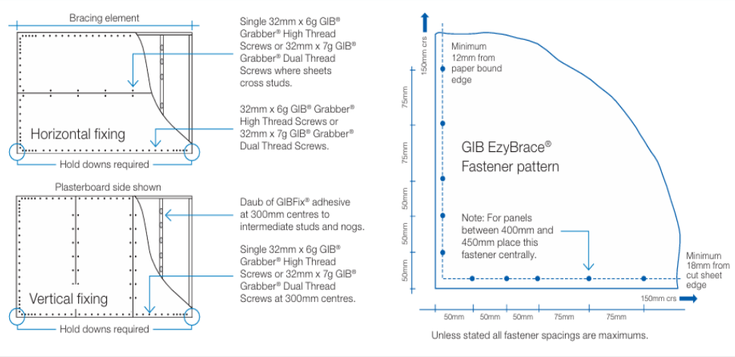
| Specification code | Minimum length (m) | Lining requirement |
|---|---|---|
| GS1-N | 0.4 | Any 10mm or 13mm GIB® Standard plasterboard to one side only |

| Specification code | Minimum length (m) | Lining requirement |
|---|---|---|
| GS2-N | 0.4 | Any 10mm or 13mm GIB® Standard plasterboard fixed to each side of the wall framing |




Unless stated all fastener spacings are maximums.

| Specification code | Minimum length (m) | Lining requirement | Other requirements |
|---|---|---|---|
| BL1-H | 0.4 | 10mm or 13mm GIB Braceline® to one side only | Hold downs |




Unless stated all fastener spacings are maximums.

SHEET LAYOUT

**A1.10**

DRAWING:

**BRACING PLAN - TOP LEVEL**

SCALE: 1:100

**BUILDING CONSENT**

JOB DETAILS

# GILL PLAN

Manisha Gill & Lovejeet Singh Gill

36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

DATE: 01.07.2025

REVISION #: 01

DRAWN BY: GABRIELLE STABLES

CHECKED BY:

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PROJECT #: SHDB22

STABLE HOMES
Design & Build

120 Gladsmuir Road, Cromwell

027-359-06-81

design@stablehomes.co.nz

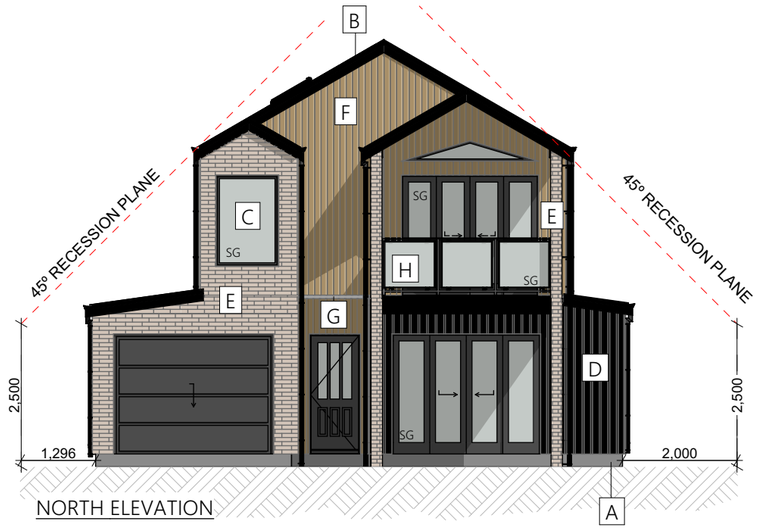
FFL AT MAIN ENTRY/ESCAPE ROUTE TO DEMONSTRATE COMPLAINCE WITH D1/AS1 - DISTANCE BETWEEN FFL AND FGL TO BE NO GREATER THAN 190mm.

**Risk Matrix** for **Gill - N/E/W Elevation**
Edition: Fourth
Wall Type: **Standard**

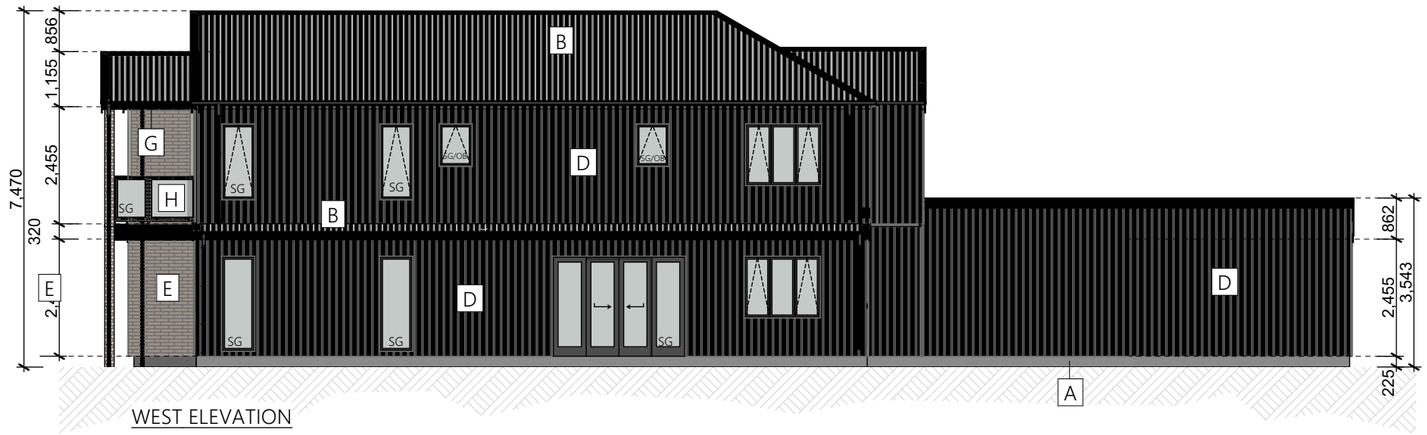
| *Risk Factor* | *Low* | *Med.* | *High* | *Very High* | *Score* |
|---|---|---|---|---|---|
| Wind (NZS3604) | 0 | 0 | **1** | 2 | **1** |
| Storeys | 0 | **1** | 2 | 4 | **1** |
| R/W Intersection | 0 | 1 | 3 | **5** | **5** |
| Eaves Width | 0 | 1 | 2 | **5** | **5** |
| Complexity | 0 | 1 | 3 | **6** | **6** |
| Deck Design | 0 | **2** | 4 | 6 | **2** |
| | | | | Total Risk Score: **very high** | **20** |

**Risk Matrix** for **Gill S Elevation**
Edition: Fourth
Wall Type: **Standard**

| *Risk Factor* | *Low* | *Med.* | *High* | *Very High* | *Score* |
|---|---|---|---|---|---|
| Wind (NZS3604) | 0 | 0 | **1** | 2 | **1** |
| Storeys | 0 | **1** | 2 | 4 | **1** |
| R/W Intersection | 0 | 1 | 3 | **5** | **5** |
| Eaves Width | 0 | 1 | 2 | **5** | **5** |
| Complexity | 0 | 1 | 3 | **6** | **6** |
| Deck Design | **0** | 2 | 4 | 6 | **0** |
| | | | | Total Risk Score: **high** | **18** |



NORTH ELEVATION



WEST ELEVATION

**CHIMNEY EMBEDDED SPECIFICATION & COMPLIANCE NOTE:**

**1. MATERIAL CODE & CLADDING:**
* Provide custom structural chimney shroud box flush-mounted against the upper-level framing as detailed.
* Box to be clad VERTICALLY in Metalcraft Kāhu® profile to match the Wing D wall cladding below.
* Material, flashings, rivets, and corner angles must strictly be finished in non-reflective COLORSTEEL® Matte FlaxPod.

**2. FLUE ASSEMBLY FINISH:**
* The round external flue pipe extending out of the top of the shroud box must be factory powder-coated in matching non-reflective Matte FlaxPod.
* Exposed raw, shiny, or reflective stainless steel is strictly prohibited.

**3. RAIN COWL TYPE & PERFORMANCE:**
* Fit the top of the flue terminal with a genuine Metro Anti-Downdraft Cowl.
* Cowl assembly to be finished in matching Matte FlaxPod. This is mandatory to prevent alpine down-drafts and smoke push-back caused by severe wind tracking down the valley from the Remarkables.

**4. OVERALL HEIGHT COMPLIANCE:**
* The top of the flue termination cowl must extend to the legal height shown, clearing a minimum of 600mm above any part of the upper structure or balcony roof eaves line within a 3.0m horizontal radius to satisfy AS/NZS 2918 and JPROA Design Guidelines.

**INSULATION:**

**UPPER ROOF/CEILING INSULATION:** PINK BATTS - R7.0
**LOWER ROOF/CEILING INSULATION:** PINK BATTS SKILLION SUPERBATTS R7.4 AND PINK BATTS BIB 1.2
**WALL INSULATION:** PINK BATTS - R2.8
**FLOOR: CONCRETE SLAB:** RIB RAFT PODS WITH HOT EDGE AND BASE - R1.81

**MIDFLOOR:** SILENCER MIDFLOOR ACOUSTIC INSULATION

(ALL INSULATION TO BE AS STATED, BETTER OR EQUIVALENT)

H1 COMPLIANCE - REFER TO H1 REPORT CALCULATION METHOD CHECKLIST IN BC APPLICATION

H1 AS1 Edition 5 - Calculation Method Compliance
The use of the Calculation Method is permitted because the vertical glazing area is smaller than 40% of the gross wall area. In order to comply the heat loss of the proposed building must not be larger than the reference building heat loss AND all component R-values must be at least 50% of the R-values shown in the '50% Rule' table below. This design complies with the H1 Calculation Method.

HeatLoss:
Maximum permitted - 440 W/°C

Proposed Building - 378 W/°C

The window and door area in the reference building is 30% of the proposed building's gross wall area (90.6m²).

## ELEVATION NOTES

**A:** 305mm RIBRAFT SLAB

**B**: 5 - RIB PROFILED METAL ROOFING.

**C**: SELECTED POWDER COATED ALUMINIUM WINDOW AND DOOR JOINERY,DOUBLE GLAZED AND THERMALLY BROKEN THROUGHOUT

**D:** 5 - RIB METAL CLADDING

**E:** MAINLAND BRICK

**F:** CEDAR - VERTICAL

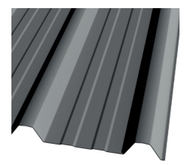
**G:** JAMES HARDIE 4.5mm VENTED SOFFIT LINING

**H:** GLASS RAILING -1000mm HIGH

## ELEVATION NOTES
EXTERIOR WALL - CLADDING & ROOF



**WALL CLADDING PROFILES:**
MAINLAND BRICK - COLOUR CERES
TIMBERLINE THERMORY SPRUCE VERTICAL CLADDING - Thermory Nordic Pine
METALCRAFT 5 - RIB PROFILE METAL - COLOUR EBONY



**ROOF:**
METALCRAFT 5 - RIB PROFILE METAL
COLOUR EBONY

**GLASS KEY**
SG: Safety Glass
OB: Obscure Glass

SHEET LAYOUT
**A2.01**

DRAWING:
**ELEVATIONS**
SCALE: 1:100

**BUILDING CONSENT**

JOB DETAILS
# GILL PLAN
Manisha Gill & Lovejeet Singh Gill

36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

DATE:01.07.2025
REVISION #: 01
DRAWN BY: GABRIELLE STABLES
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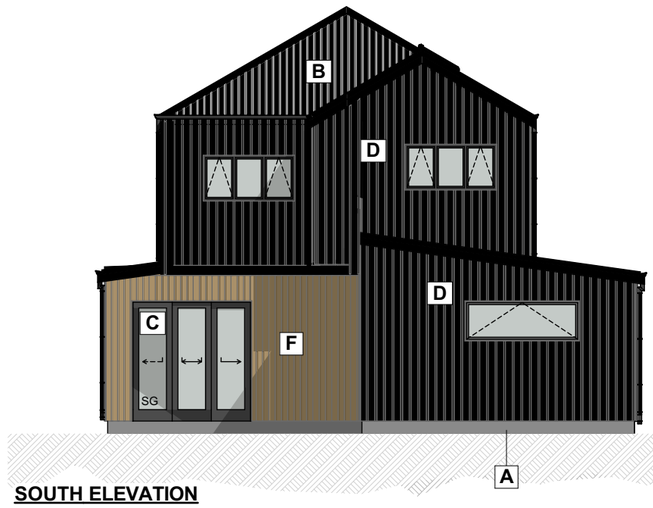
FFL AT MAIN ENTRY/ESCAPE ROUTE TO DEMONSTRATE COMPLAINCE WITH D1/AS1 - DISTANCE BETWEEN FFL AND FGL TO BE NO GREATER THAN 190mm.

**Risk Matrix** for **Gill - N/E/W Elevation**
Edition: Fourth
Wall Type: **Standard**

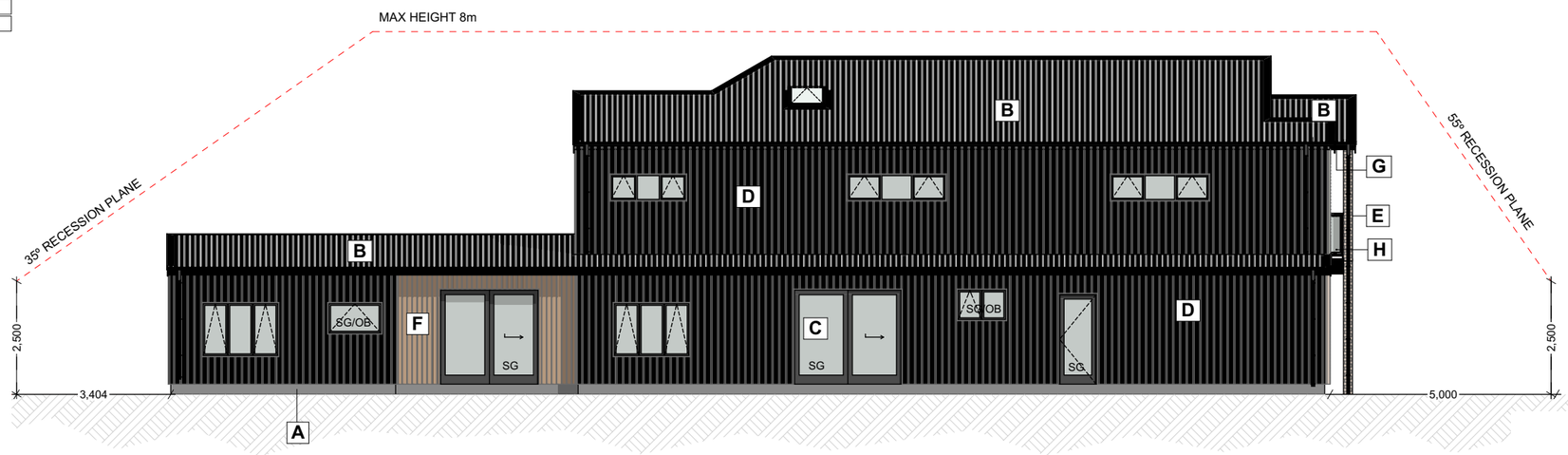
| *Risk Factor* | *Low* | *Med.* | *High* | *Very High* | *Score* |
|---|---|---|---|---|---|
| Wind (NZS3604) | 0 | 0 | **1** | 2 | **1** |
| Storeys | 0 | **1** | 2 | 4 | **1** |
| R/W Intersection | 0 | 1 | 3 | **5** | **5** |
| Eaves Width | 0 | 1 | 2 | **5** | **5** |
| Complexity | 0 | 1 | 3 | **6** | **6** |
| Deck Design | 0 | **2** | 4 | 6 | **2** |
| | | | | Total Risk Score: **very high** | **20** |

**Risk Matrix** for **Gill S Elevation**
Edition: Fourth
Wall Type: **Standard**

| *Risk Factor* | *Low* | *Med.* | *High* | *Very High* | *Score* |
|---|---|---|---|---|---|
| Wind (NZS3604) | 0 | 0 | **1** | 2 | **1** |
| Storeys | 0 | **1** | 2 | 4 | **1** |
| R/W Intersection | 0 | 1 | 3 | **5** | **5** |
| Eaves Width | 0 | 1 | 2 | **5** | **5** |
| Complexity | 0 | 1 | 3 | **6** | **6** |
| Deck Design | **0** | 2 | 4 | 6 | **0** |
| | | | | Total Risk Score: **high** | **18** |




**SOUTH ELEVATION**




**EAST ELEVATION**

## ELEVATION NOTES

**A:** 305mm RIBRAFT SLAB

**B**: 5 - RIB PROFILED METAL ROOFING.

**C**: SELECTED POWDER COATED ALUMINIUM WINDOW AND DOOR JOINERY,DOUBLE GLAZED AND THERMALLY BROKEN THROUGHOUT

**D:** 5 - RIB METAL CLADDING

**E:** MAINLAND BRICK

**F:** CEDAR - VERTICAL

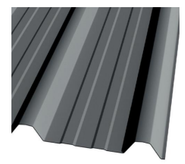
**G:** JAMES HARDIE 4.5mm VENTED SOFFIT LINING

**H:** GLASS RAILING -1000mm HIGH

**ELEVATION NOTES**
EXTERIOR WALL - CLADDING & ROOF



**WALL CLADDING PROFILES:**
MAINLAND BRICK - COLOUR CERES
TIMBERLINE THERMORY SPRUCE VERTICAL CLADDING - Thermory Nordic Pine
METALCRAFT 5 - RIB PROFILE METAL - COLOUR EBONY



**ROOF:**
METALCRAFT 5 - RIB PROFILE METAL
COLOUR EBONY

**GLASS KEY**
SG: Safety Glass
OB: Obscure Glass

**INSULATION:**

**UPPER ROOF/CEILING INSULATION:** PINK BATTS - R7.0
**LOWER ROOF/CEILING INSULATION:** PINK BATTS SKILLION SUPERBATTS R7.4 AND PINK BATTS BIB 1.2
**WALL INSULATION:** PINK BATTS - R2.8
**FLOOR: CONCRETE SLAB:** RIB RAFT PODS WITH HOT EDGE AND BASE - R1.81

**MIDFLOOR:** SILENCER MIDFLOOR ACOUSTIC INSULATION

(ALL INSULATION TO BE AS STATED, BETTER OR EQUIVALENT)

H1 COMPLIANCE - REFER TO H1 REPORT CALCULATION METHOD CHECKLIST IN BC APPLICATION

H1 AS1 Edition 5 - Calculation Method Compliance
The use of the Calculation Method is permitted because the vertical glazing area is smaller than 40% of the gross wall area. In order to comply the heat loss of the proposed building must not be larger than the reference building heat loss AND all component R-values must be at least 50% of the R-values shown in the '50% Rule' table below. This design complies with the H1 Calculation Method.

HeatLoss:
Maximum permitted - 440 W/°C

Proposed Building - 378 W/°C

The window and door area in the reference building is 30% of the proposed building's gross wall area (90.6m²).

SHEET LAYOUT
**A2.02**

DRAWING:
**ELEVATIONS**

SCALE: 1:100

**BUILDING CONSENT**

JOB DETAILS
# GILL PLAN
Manisha Gill & Lovejeet Singh Gill

36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

DATE:01.07.2025
REVISION #: 01
DRAWN BY: GABRIELLE STABLES
CHECKED BY:

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PROJECT #: SHDB22

STABLE HOMES
Design & Build
120 Gladsmuir Road, Cromwell
027-359-06-81
design@stablehomes.co.nz

**GENERAL NOTES:** All dimensions are to be checked and confirmed on site before commencing work
Unless noted otherwise all timbers H1 .2 SGB to NZS3604:2011 and NZS3602:2003. All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents
bracing elements – 2 x 100 x 3.75 mm nails at 600 mm maximum centres
- hand-driven nails to unbraced internal walls – 1 x 100 x 3.75 mm nail at 600 mm maximum centres
- power-driven nails to external walls and internal wall bracing element – 3 x 90 x 3.15 mm nails at 600 mm maximum centres
- power-driven nails to unbraced internal walls – 1 x 90 x 3.15 mm nail at 600 mm maximum centres.
- Lumberlok Bottom Plate Fixing Anchors as per manufacturer's specifications @ 900mm crs on all external walls and within 150mm of each end of the plate. 75mmx4mmØ shot fired fasteners @ 600mm crs and within 150mm of each end of the bottom plate to interior load bearing walls.
DPC between bottom plate & floor

**WALL CLADDING**
please refer to cladding manufacturing manuals.

- 5-Rib profile Vertical Metal cladding system on 20mm cavity battens. Framing 90x45 H1.2 @400crs max, nogs @ 800crs max 40mm Schist Veneer with 9mm Eterpan backing board on 20mm Cavity system. Framing 90x45 H1.2 @400crs max, nogs @ 800crs max

- Cedar Hermpac Vertical Shiplap Weatherboard Cavity System on 20mm cavity battens. Framing 90x45 H1.2 @400crs max, nogs @ 480crs max

- Mainland Brick 70mm on 50mm cavity battens. Framing 90x45 H1.2 @400crs max, with 85mm brick tie to be used and fixed to studs only with a maximum of 600mm centres

**WALL UNDERLAY**
To be as stated or equivalent
Watergate all-purpose, fire retardant wall wrap

**INSULATION**
To be as stated or equivalent
Ceiling: Pink Batts R7.0 Ceiling Batts
Wall: Pink Batts R 2.8 Wall Batts
Midfloor: Pink Batts Silencer
Skillion roof: Pink Batts Skillion Superbatts Roof R7.4 insulation batts installed between joists or rafter, with Pink Batts BIB R1.2 fitted between Rondo battens to meet the required R value.

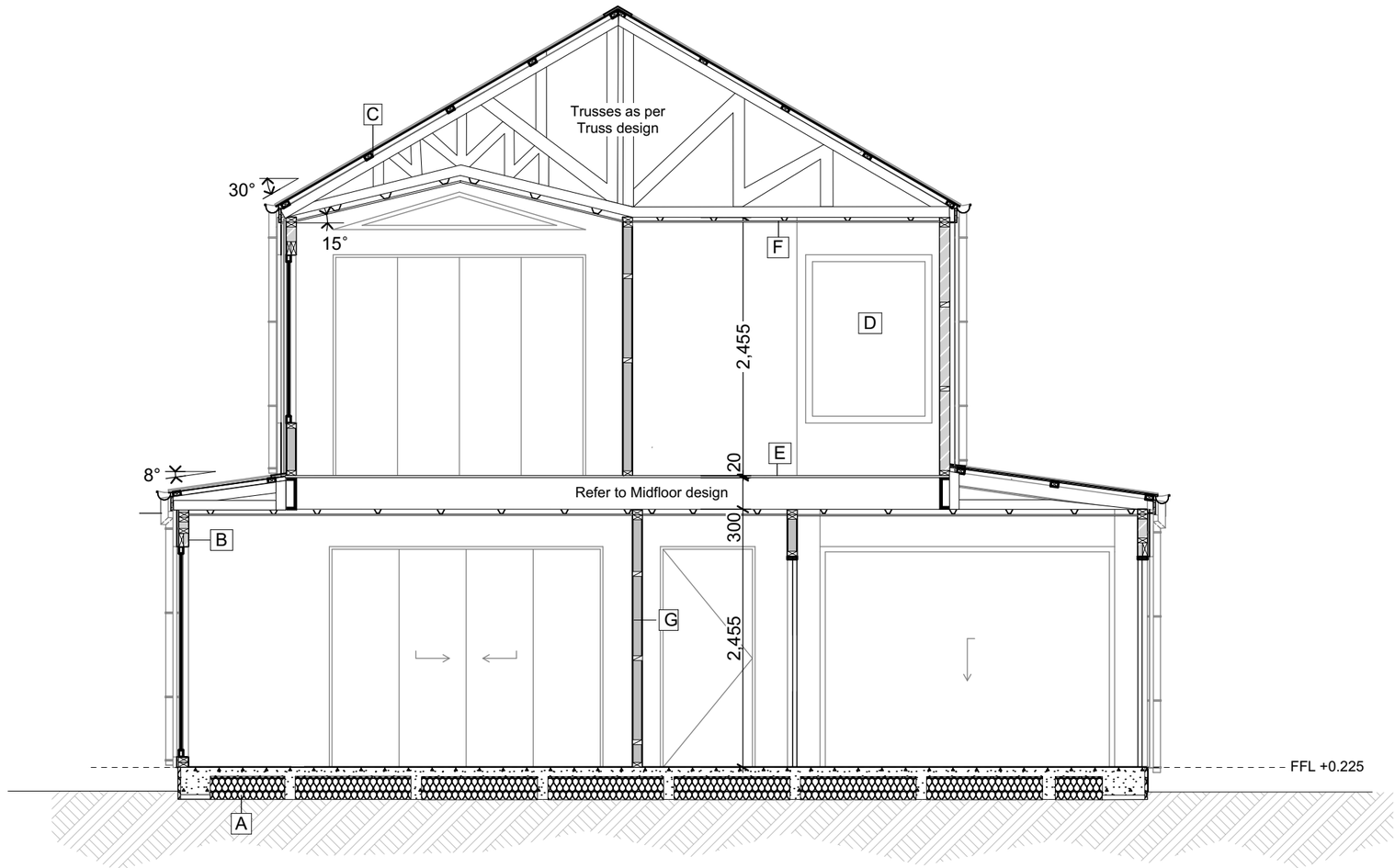
The provided requirements align with the New Zealand Building Code (NZBC) and associated standards. Below are the details and references for each point:

**- Egress Points and Access Routes (D1/AS1):**
Maximum Step Down: All egress points must have a maximum step down of 190mm.
Slip Resistance: Surfaces must comply with NZBC D1/AS1 Table 2, typically requiring a slip resistance value (SRV) of 39 or greater or a Co-efficient of Friction (CoF) of 0.4 or higher for pedestrian access routes.
Fall Away: Access routes must have a 1:100 fall away from the building to manage surface water.

**- Building Wrap and Flashings (E2/AS1 & NZS 3604):**
Building Wrap: Must comply with E2/AS1 (External Moisture) and NZS 3604:2011.
Flashings: Materials must be selected based on environmental exposure as per Table 20 of E2/AS1.
Compatibility: Flashing tape must be compatible with the selected wrap and surrounding materials in accordance with Table 21 of E2/AS1.

**- Fixings (NZS 3604):**
Durability: Fixings must comply with the durability requirements in Section 4 (Tables 4.1-4.3) of NZS 3604:2011.

**- Timber Standards (NZS 3604):**
Minimum Grade: All timber members on drawings must be a minimum of SG8 strength grade as per NZS 3604:2011




**A:** FIrth Rib Raft foundation system to manufacturers design 220mm Polystyrene pods 25mm hot edge and base (REFER TO ENGINEEING FOR COLOUMN FOOTING SIZES)

**B:** Wall makeup - 20mm cavity. Thermakraft 405 fire retardant building wrap on 90x45 H1.2 SG8 stud framing @ 400crs max, nogs @800crs max with R2.8 Pink Batts insulation & 10mm Std. GIB wall lining (Aqualine to wet areas).

**C:** Colorsteel 5-Rib profile roofing on self supporting ThermaKraft 405 fire retardant roof underlay on 70x45mm SG8 H1.2 Purlins @ 900crs and 600 Crs to the periphery fixings 1/ 10g self-drilling screw, 80mm long to Manufactured trusses
0.55BMT Metal Ridge Coloured steel fascia & gutter system. Snow straps @ 600crs max

**D:** Aluminium double glazed joinery, LowE max, Argon filled

**E:** 13mm Std. GIB ceiling lining (Aqualine to wet areas) to underside if Gib Rondo battens fixed as per manufacturers specifications 20mm Particle board flooring (apply 20mm H3.2 plywood flooring to wet areas) on 300x45 H1.2 SG8 joists @ 400crs max. s. Pink Batts Silencer to line Midfloor. Please be advised that certain areas may require solid blocking to ensure the ceiling is installed at a consistent level.

**F:** 13mm Std. GIB ceiling lining (Aqualine to wet areas) to underside if Gib Rondo battens fixed as per manufacturers specifications with R7.0 Pink Batts insulation

**G:** 90x45mm H1.2 Timber frame @ 600 CRS Dwangs @ 800 CRS WITH 10mm GIB to both sides

SHEET LAYOUT
A3.01

DRAWING:
**SECTION A**

SCALE: 1:150

**BUILDING CONSENT**

JOB DETAILS
# GILL PLAN
Manisha Gill & Lovejeet Singh Gill

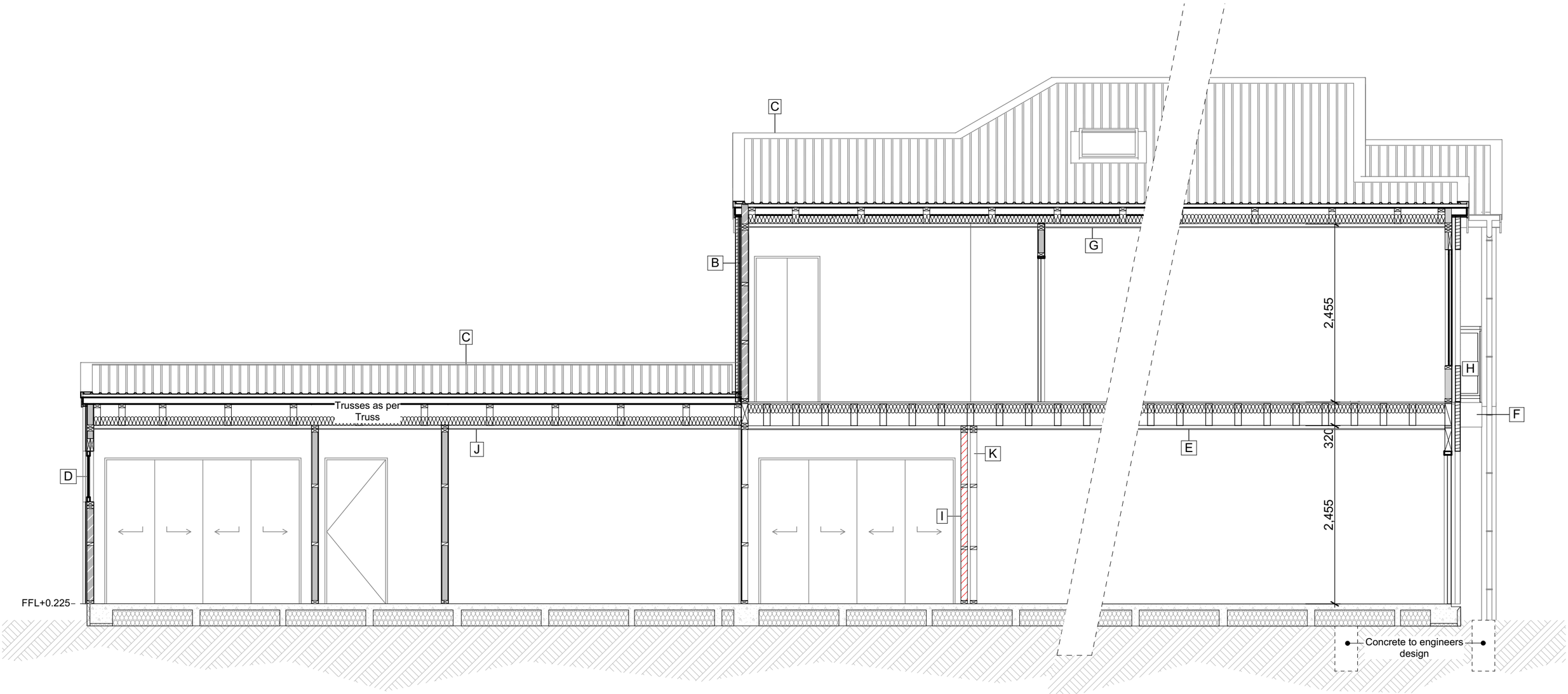
36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

DATE:01.07.2025
REVISION #: 01
DRAWN BY: GABRIELLE STABLES
CHECKED BY:

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PROJECT #: SHDB22

STABLE HOMES
Design & Build
120 Gladsmuir Road, Cromwell
027-359-06-81
design@stablehomes.co.nz




FIrth Rib Raft foundation system to manufacturers design 220mm Polystyrene pods 25mm hot edge and base insulation (REFER TO ENGINEEING FOR COLOUMN FOOTING SIZES)

**B:** Wall makeup - 20mm cavity. Thermakraft 405 fire retardant building wrap on 90x45 H1.2 SG8 stud framing @ 400crs max, nogs @800crs max with R2.8 Pink Batts insulation & 10mm Std. GIB wall lining (Aqualine to wet areas).

**C:** Colorsteel 5-Rib profile roofing on self supporting ThermaKraft 405 fire retardant roof underlay on 70x45mm SG8 H1.2 Purlins @ 900crs and 600 Crs to the periphery fixings 1/ 10g self-drilling screw, 80mm long to Manufactured trusses 0.55BMT Metal Ridge Coloured steel fascia & gutter system. Snow straps @ 600crs max

**D:** Aluminium double glazed joinery, LowE max, Argon filled

**E:** 13mm Std. GIB ceiling lining (Aqualine to wet areas) to underside if Gib Rondo battens fixed as per manufacturers specifications 20mm Particle board flooring on 300x45 H1.2 SG8 joists @ 400crs max. 20mm H3.2 plywood flooring to wet areas. Pink Batts Silencer to line Midfloor.

**F:** 19mm Kwilla Deckingon 140x45 H3.2 deck framing @ 400crs max Max span of 2.35m Joist Fixed to building by 2x M12 Galv Bolt + 50mm sq washer

**G:** 13mm Std. GIB ceiling lining (Aqualine to wet areas) to underside if Gib Rondo battens fixed as per manufacturers specifications with R7.0 Pink Batts insulation

**H:** Balustrades: Frameless glass balustrade system as per manufacturers specification

**I:** GBTLA 60r Intertenancy Fire Wal System

**J:** GBUC30 fire rated ceiling to Flat area, 1 layer of 16mm GIB Fyreline

**K:** Acoustic Separation Wall Detail: Double-frame construction utilizing independent 90x45mm H1.2 timber framing separated by a 40mm structural isolation gap. Main house internal face to be lined with two layers of 10mm GIB Noiseline, refer to note I for specified flat areas.

SHEET LAYOUT

**A3.02**

DRAWING:

**SECTION B**

SCALE: 1:150

**BUILDING CONSENT**

JOB DETAILS

# GILL PLAN

Manisha Gill & Lovejeet Singh Gill

36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

DATE:01.07.2025

REVISION #: 01

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PROJECT #: SHDB22

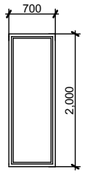
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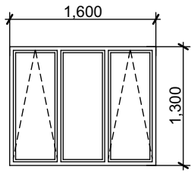
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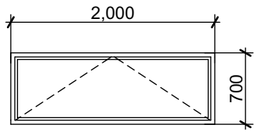
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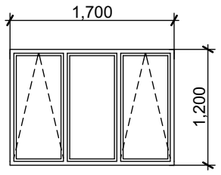
design@stablehomes.co.nz

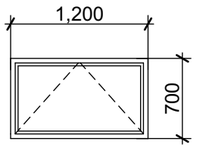
## WINDOW SCHEDULE

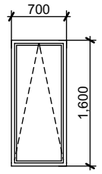


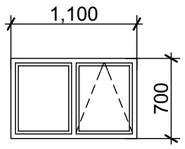



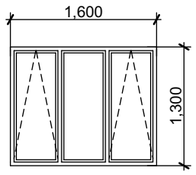



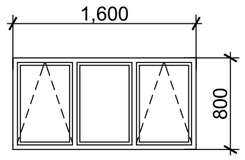



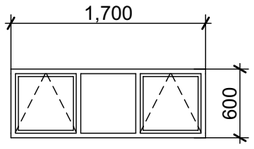



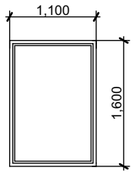




| Element ID | W01 | W02 | W04 | W05 | W06 | W08 | W09 |
|---|---|---|---|---|---|---|---|
| Quantity | 2 | 1 | 1 | 2 | 1 | 2 | 1 |
| Zone Number | Ground Level | Ground Level | Ground Level | Ground Level | Ground Level | Top Level | Ground Level |
| Sill height | 100 | 800 | 1,400 | 1,850 | 1,350 | 500 | 1,400 |
| Head height | 2,100 | 2,100 | 2,100 | 650 | 650 | 2,100 | 2,100 |
| Glass Information | Safety Glass | | | | Safety/Obscured Glass | Safety/Obscured Glass | |



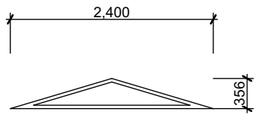




| Element ID | W10 | W11 | W12 | W13 |
|---|---|---|---|---|
| Quantity | 1 | 2 | 3 | 1 |
| Zone Number | Top Level | | Top Level | |
| Sill height | 800 | 1,300 | 1,190 | 500 |
| Head height | 2,100 | 2,100 | 590 | 2,100 |
| Glass Information | | | | Safety Glass |

Note: This window requires a mandatory site measurement before ordering. The manufacturer must ensure the frame perfectly mirrors the 15-degree ceiling slope and aligns accurately with the centerline of the Master Bedroom apex.




| Element ID | TW01 |
|---|---|
| Quantity | Top Level |
| Zone Number | Top Level |
| Sill height | 2,340 |
| Head height | 2,696 |
| Glass Information | |

**WINDOW SCHEDULE**

- ALL EXTERIOR GLAZING TO BE DOUBLE GLAZED
-(SG) GRADE-A SAFETY GLASS AS REQUIRED BY BUILDING CODE
- ALL GLAZING TO COMPLY WITH NZS 4223:201

ALL OPENING WINDOWS ON TOP LEVEL ARE TO HAVE RESTRICTOR STAYS
LINTELS NOTED ON FLOOR PLAN

**PLEASE NOTE:**

- COLOUR: TO MATCH METAL CLADDING

**- WALL CONSTRUCTION SYSTEM**
10mm GIB LINNING
90 x45mm H1.2 SG8 STRUCTURAL TIMBER FRAME
20mm CAVITY BATTEN

TOTAL WALL THICKNESS = 120mm

FOR CLADDING LOCATIONS PLEASE REFER TO ELEVATIONS

SHEET LAYOUT

A4.01

DRAWING:

**WINDOW SCHEDULE**

SCALE: 1:1

**BUILDING CONSENT**

JOB DETAILS

# GILL PLAN

Manisha Gill & Lovejeet Singh Gill

36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

DATE:01.07.2025
REVISION #: 01
DRAWN BY: GABRIELLE STABLES
CHECKED BY:

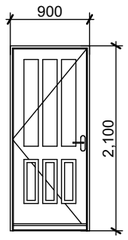
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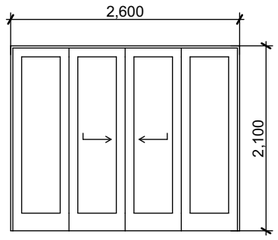
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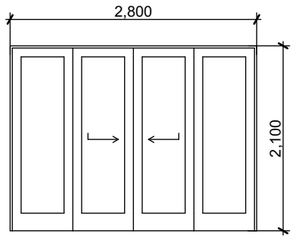
STABLE HOMES
Design & Build
120 Gladsmuir Road, Cromwell
027-359-06-81
design@stablehomes.co.nz

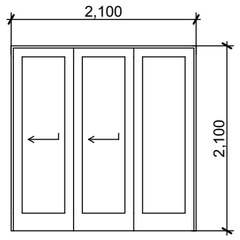
## DOOR SCHEDULE

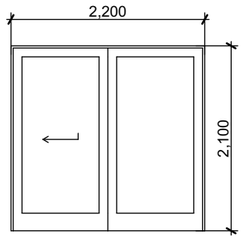
3D View - Dimensions indicated on this 3D view represent the overall door frame size (whole size)

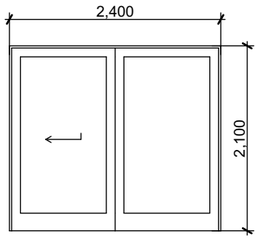


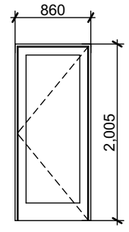



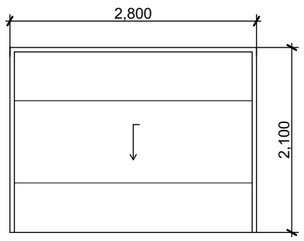



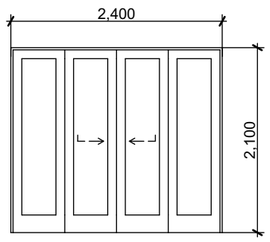




| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Element ID | D01 | D02 | D03 | D04 | D05 | D05 | D07 |
| Quantity | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Orientation | R | | | L | L | L | R |
| Related Zone Number | Ground Level | Ground Level | Ground Level | Ground Level | Ground Level | Ground Level | Ground Level |
| **Leaf Dimensions** | 850×2,075 | 2,550×2,075 | 2,750×2,075 | 2,050×2,075 | 2,150×2,075 | 2,350×2,075 | 810×1,980 |
| Sill Height | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Head Height | 2,100 | 2,100 | 2,100 | 2,100 | 2,100 | 2,100 | 2,005 |
| Glass Information | | Safety Glass | Safety Glass | Safety Glass | Safety Glass | | |

3D View - Dimensions indicated on this 3D view represent the overall door frame size (whole size)




| | | |
|---|---|---|
| Element ID | GD01 | D09 |
| Quantity | 1 | 1 |
| Orientation | | |
| Related Zone Number | Ground Level | Top Level |
| **Leaf Dimensions** | 2,700×2,050 | 2,350×2,075 |
| Sill Height | 0 | 0 |
| Head Height | 2,100 | 2,100 |
| Glass Information | | Safety Glass |

LINTELS NOTED ON FLOOR PLANS

**EXTERIOR DOOR SCHEDULE**

- ALL EXTERIOR GLAZING TO BE DOUBLE GLAZED
-ALL DOOR DIMENSIONS ARE ROUGH OPENING.
-(SG) GRADE-A SAFETY GLASS AS REQUIRED BY BUILDING CODE WINDOW MANUFACTURER

**PLEASE NOTE:**

- COLOUR: TO MATCH METAL CLADDING

**- WALL CONSTRUCTION SYSTEM**
10mm GIB LINNING
90 x45mm H1.2 SG8 STRUCTURAL TIMBER FRAME
20mm CAVITY BATTEN

TOTAL WALL THICKNESS = 120mm

FOR CLADDING LOCATIONS PLEASE REFER TO ELEVATIONS

SHEET LAYOUT

**A4.02**

DRAWING:

**DOOR SCHEDULE - EXTERNAL DOOR**

SCALE: 1:1.5

**BUILDING CONSENT**

JOB DETAILS

# GILL PLAN

Manisha Gill & Lovejeet Singh Gill

36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

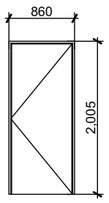
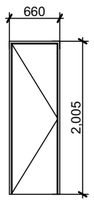
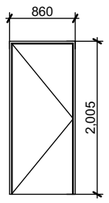
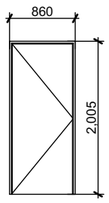
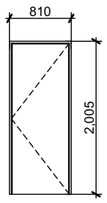
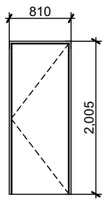
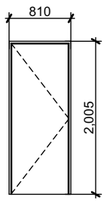
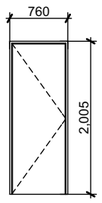
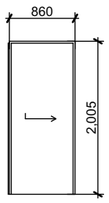
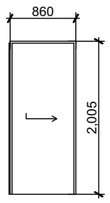
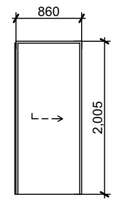
DATE:01.07.2025
REVISION #: 01
DRAWN BY: GABRIELLE STABLES
CHECKED BY:

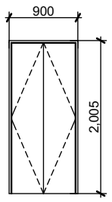
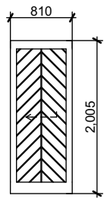
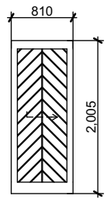
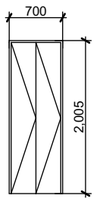
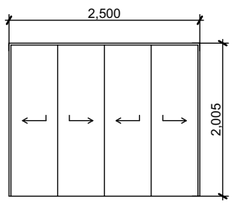
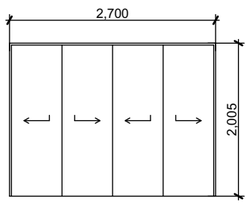
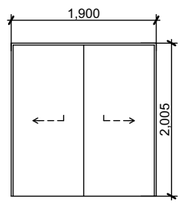
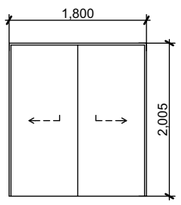
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PROJECT #: SHDB22

STABLE HOMES
Design & Build
120 Gladsmuir Road, Cromwell
027-359-06-81
design@stablehomes.co.nz

# Door Schedule

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 3D View - Dimensions indicated on this 3D view represent the overall door frame size (whole size) |  |  |  |  |  |  |  |  |  |  |  |
| Element ID | ID01 | ID02 | ID03 | ID04 | ID05 | ID06 | ID07 | ID08 | PS01 | PS03 | PS04 |
| Quantity | 2 | 1 | 1 | 4 | 1 | 1 | 1 | 1 | 1 | 1 | 2 |
| Orientation | R | L | L | L | R | R | L | L | R | R | R |
| Related Zone Number | Ground Level | Ground Level | | Ground Level | Top Level | Top Level | Top Level | Top Level | Ground Level | Ground Level | Top Level |
| **Leaf Dimensions** | 810×1,980 | 610×1,980 | 810×1,980 | 810×1,980 | 760×1,980 | 760×1,980 | 760×1,980 | 710×1,980 | 850×1,980 | 850×1,980 | 850×1,980 |
| Sill Height | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Head Height | 2,005 | 2,005 | 2,005 | 2,005 | 2,005 | 2,005 | 2,005 | 2,005 | 2,005 | 2,005 | 2,005 |
| Glass Information | | | | | | | | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 3D View - Dimensions indicated on this 3D view represent the overall door frame size (whole size) |  |  |  |  |  |  |  |  |
| Element ID | DD01 | ES01 | ES02 | FD01 | SD01 | SD02 | SD03 | SD04 |
| Quantity | 1 | 1 | 1 | 1 | 1 | 2 | 1 | 1 |
| Orientation | L | L | R | L | | | | |
| Related Zone Number | Top Level | Top Level | Top Level | Ground Level | Ground Level | Ground Level | Top Level | Top Level |
| **Leaf Dimensions** | 850×1,980 | 760×1,980 | 760×1,980 | 650×1,980 | 2,450×1,980 | 2,650×1,980 | 1,850×1,980 | 1,750×1,980 |
| Sill Height | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Head Height | 2,005 | 2,005 | 2,005 | 2,005 | 2,005 | 2,005 | 2,005 | 2,005 |
| Glass Information | | | | | | | | |

**INTERIOR DOOR SCHEDULE**

-ALL HOLLOW CORE LEAFS UNLESS NOTED.
-ALL 20mm PINE JAMBS
-ALL 20mm BASE CLEARANCE
-ALL HANDLES TO BE PLACED 1000mm ABOVE FFL

**Please have Door Fabricator to confirm clearance requirements for leaf sizes**

SHEET LAYOUT

**A4.03**

DRAWING:

**DOOR SCHEDULE - INTERNAL DOOR**

SCALE: 1:1.5

**BUILDING CONSENT**

JOB DETAILS

# GILL PLAN

Manisha Gill & Lovejeet Singh Gill

36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

DATE:01.07.2025

REVISION #: 01

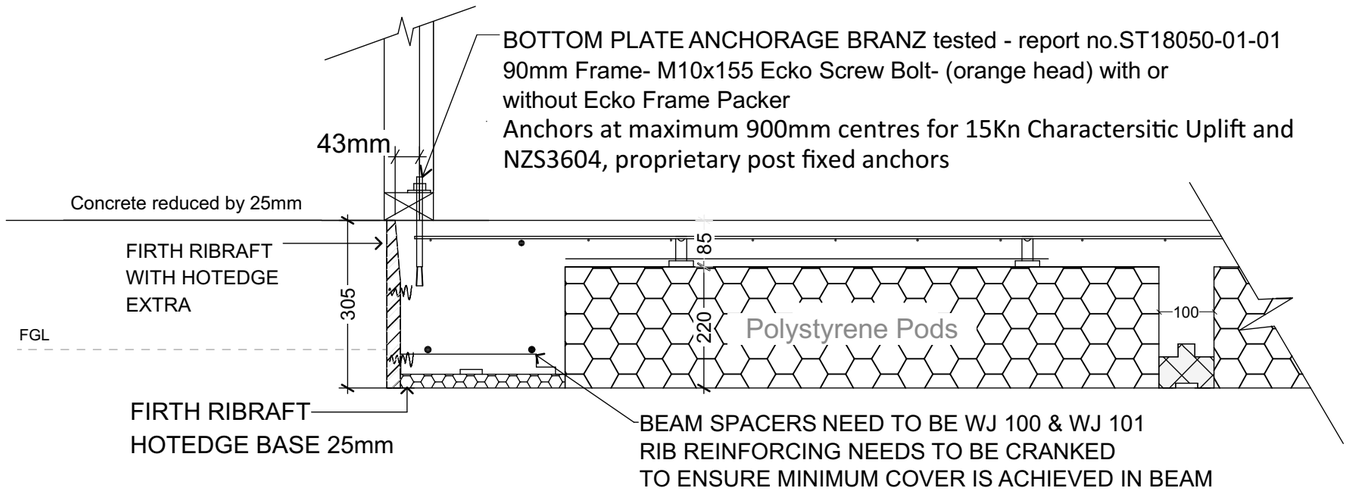
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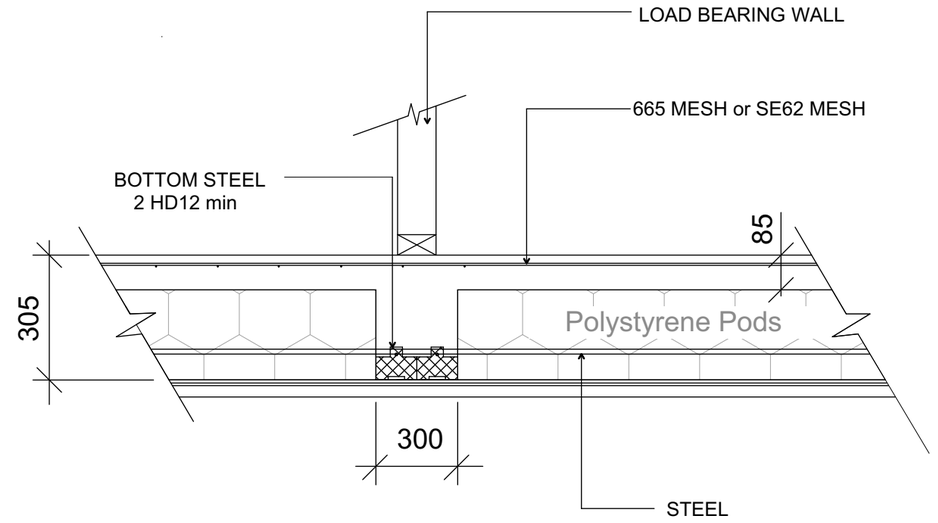
PROJECT #: SHDB22

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027-359-06-81
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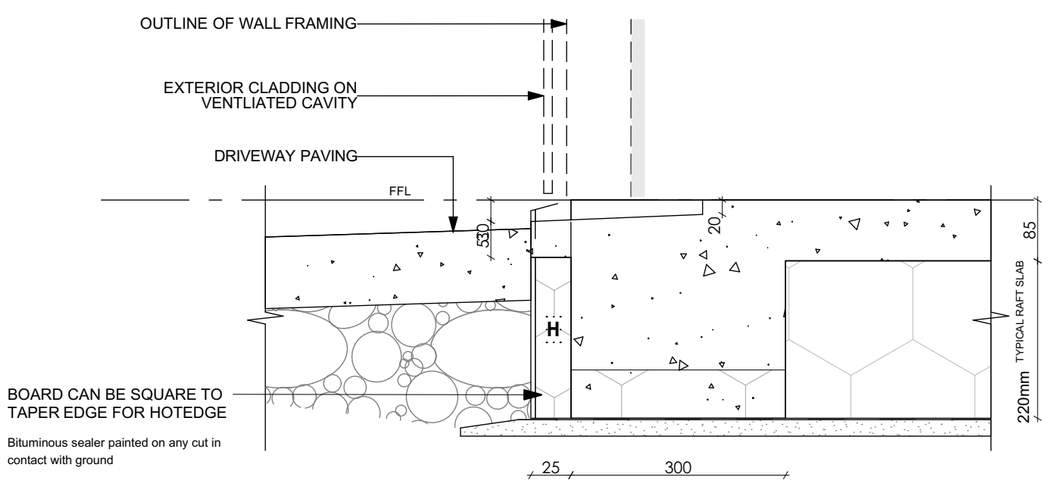

## FIRTH RIBRAFT

90mm WALL FRAME HOTEDGE EXTRA & HOTEDGE BASE
220mm Polystrene Pods
FIRTH RAFTMIX 20 OR 25MPa




## SECTION UNDER INTERNAL

LOAD-BEARING WALLS




## EXTERNAL PROFILE

GARAGE DOOR REBATE

**Figure 65: Levels and garage openings**
Paragraphs 9.1.3, 9.1.3.4, 9.2.5, Table 18

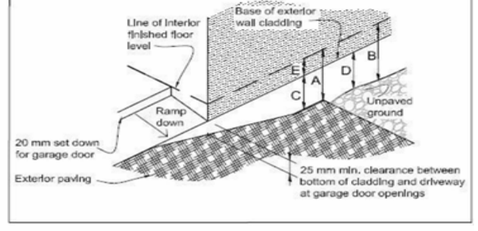



**Table 18: Minimum clearances**
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

| 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.

**SUB-BASE & DPM GENERAL NOTES**

1. HARDFILL (BASE COURSE) Material: Well-graded AP40 hardfill Basecourse & Hardfill (refer to engineering drawings).
Compaction: 150mm–200mm maximum layers. Compact to ≥95% MDD using a plate compactor

2. SAND BLINDING
Material: 0–5mm sand or crusher dust over compacted hardfill
Thickness: Screed 20mm–25mm maximum thickness Preparation for concrete floor slabs
- Finish: Provide a smooth, level surface to prevent DPM puncturing

3. SERVICES & PLUMBING
Installation: Trench all services through sand/hardfill before installing the DPM.
Tolerances: Ensure exact vertical penetrations clear of pod ribs and edge profiles.

4. DAMP PROOF MEMBRANE (DPM)
Standard: Polyethylene sheet DPM complying with NZS 3604
Laps & Seals: 50mm minimum overlaps taped continuously with pressure-sensitive tape.
Perimeter: Extend to the outside face of the edge beam and secure to boxing.

**GENERAL DETAIL NOTES**

The contractor shall verify all measurements prior to setout and commencement of work. Use figured dimensions. Do not scale from these drawings.

All Detail are to be read in conjunction with the full architectural drawings and technical manuals and guidelines provided by the manufacturers of the specified cladding systems is required

SHEET LAYOUT

**A5.01**

DRAWING:

**FOUNDATION DETAIL**

SCALE: 1:10, 1:5, 1:20

**BUILDING CONSENT**

JOB DETAILS

# GILL PLAN

Manisha Gill & Lovejeet Singh Gill

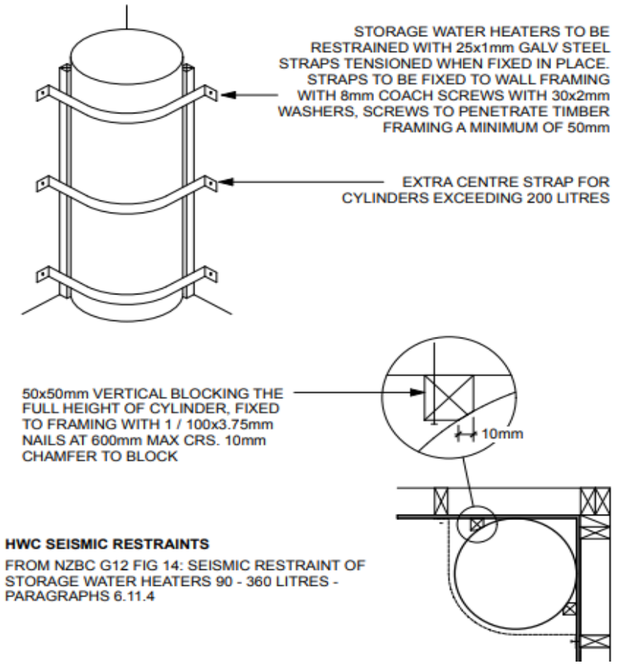
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Lot 2087 DP 613113

DATE:01.07.2025
REVISION #: 01
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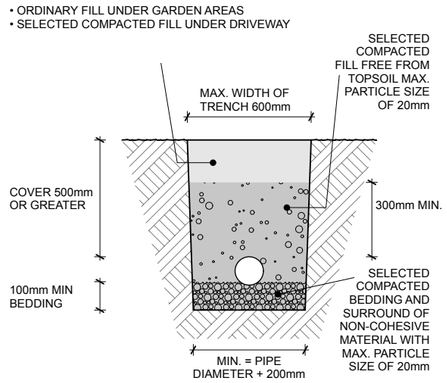

**HWC SEISMIC RESTRAINTS**

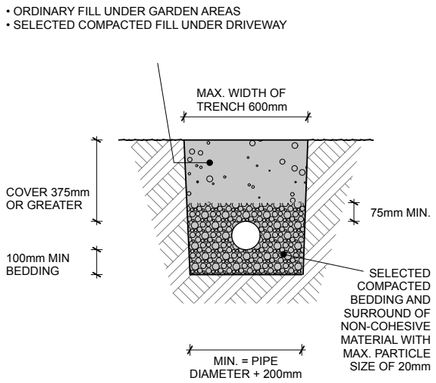
FROM NZBC G12 FIG 14: SEISMIC RESTRAINT OF STORAGE WATER HEATERS 90 - 360 LITRES - PARAGRAPHS 6.11.4

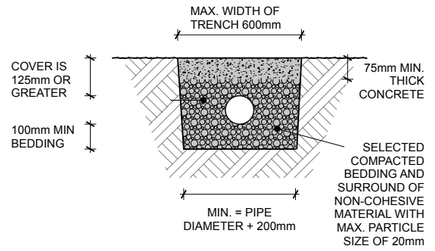
**HOT WATER CYLINDER RELIEF VALVE DRAIN COMPLIANCE (G12/AS1 6.7.2):**

- All safety relief valve drain lines shall be constructed from rigid copper pipe.
- Drainpipe diameter shall be a minimum of DN15 (or match the nominal size of the valve outlet).
- The line must run with a continuous downward fall to the point of discharge. The line must contain no valves, restrictions, or reductions in diameter.
- The drain shall terminate in a visible, safe position outside, discharging downwards over a gully trap or approved tundish, ensuring no hazard to occupants or structural damage to the building.

Please refer to Rheem Install manual install diagram




## DRAINAGE TRENCH DEPTHS

# DUCTS FOR MECHANICAL SERVICES

The open web configuration of Pryda floor trusses permits ductwork and mechanical services to pass through the depth of the truss.

Example of voids and open webs accommodating services

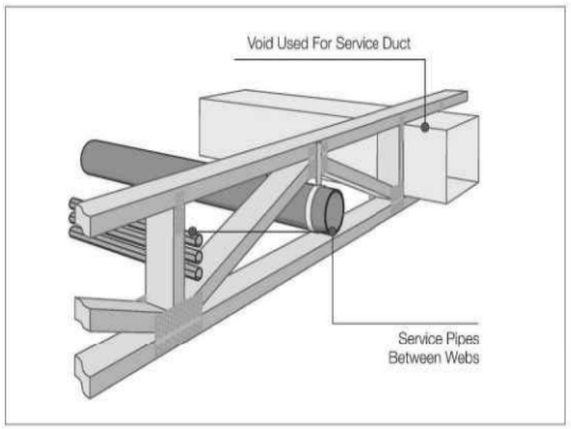
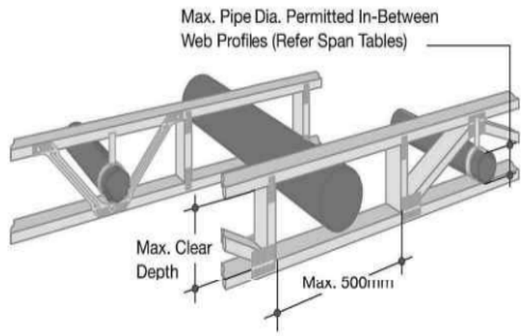
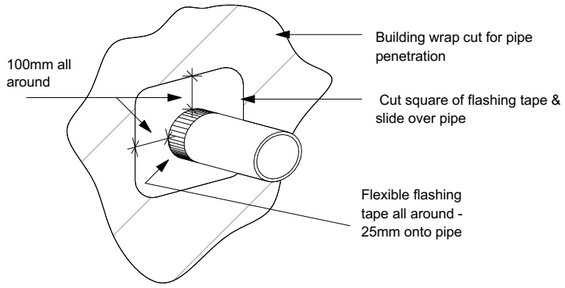



**Fig 32 - Centre gap for mechanical services.**




## GENERAL PIPE PENETRATION

WALL PENETRATION




SHEET LAYOUT

**A5.02**

DRAWING:

**PLUMBING DETAILS**

SCALE: NTS

**BUILDING CONSENT**

JOB DETAILS

# GILL PLAN

Manisha Gill & Lovejeet Singh Gill

36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

DATE:01.07.2025

REVISION #: 01

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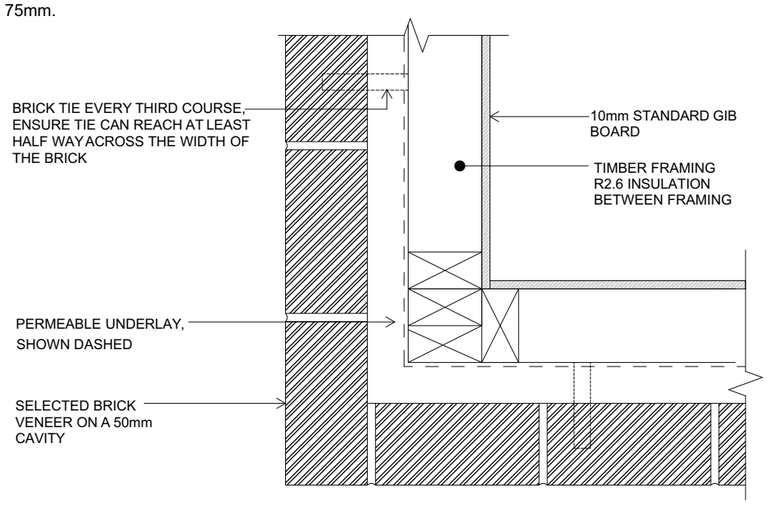
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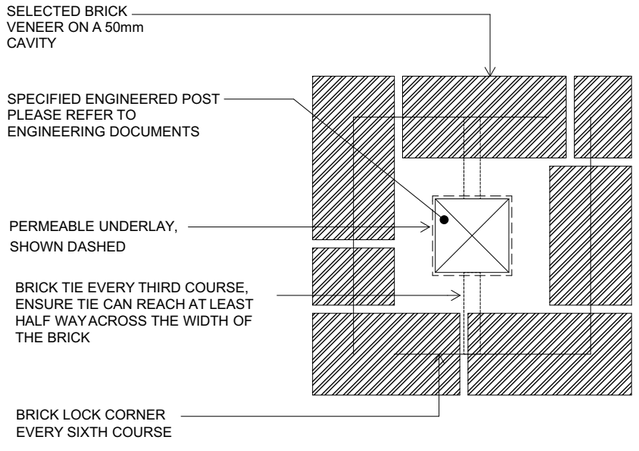
design@stablehomes.co.nz

**NOTE:**

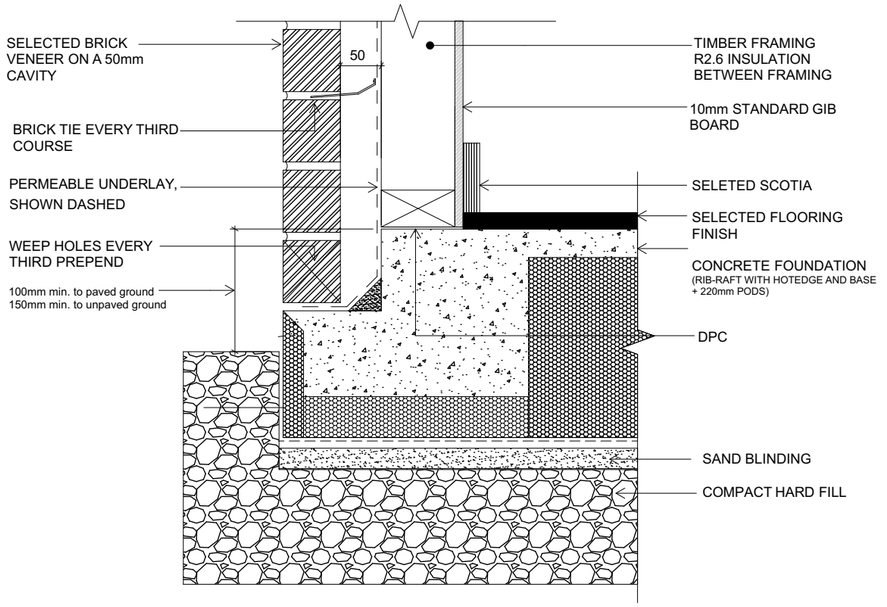
NZS 4210 allows a minimum cavity width of 40mm up to a maximum width of 75mm.



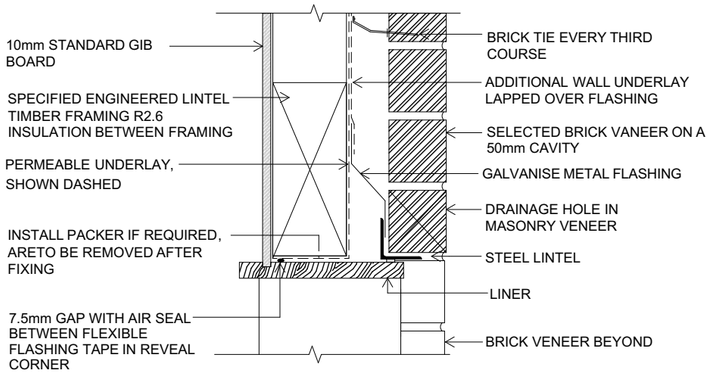

**EXTERNAL CORNER**
BRICK VENEER



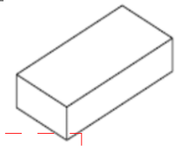

**COLUMN CLADDING DETAIL**
BRICK VENEER

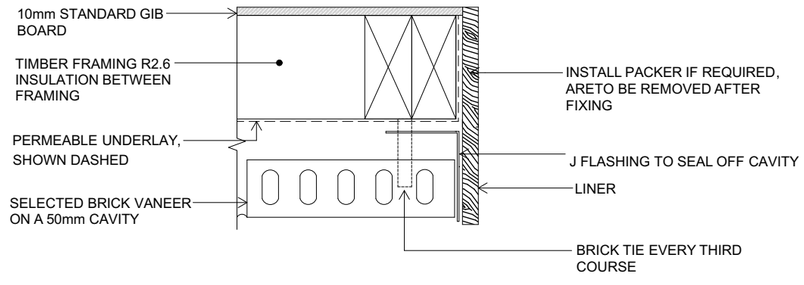



**STANDARD FOUNDATION EDGE DETAIL**
NZ STANDARD BRICK

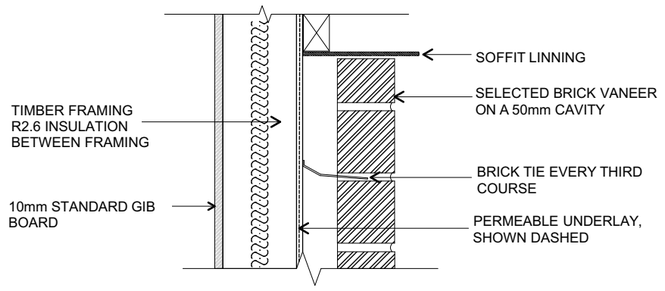



**GARAGE DOOR HEAD DETAIL**
NZ STANDARD BRICK






**GARAGE DOOR JAMB DETAIL**
NZ STANDARD BRICK




**SOFFIT DETAIL**
NZ STANDARD BRICK

Dimensions Available (LxWxH)

290 mm x 72 mm x 70 mm

**Midland Bricks:** Euro Largo Range
**Colour:** Ceres

**PLEASE NOTE:**
50mm CAVITY FOR BRICK WORK

SHEET LAYOUT

**A5.03**

DRAWING:

**BRICK DETAILS**

SCALE: AS STATED

**BUILDING CONSENT**

JOB DETAILS

# GILL PLAN

Manisha Gill & Lovejeet Singh Gill

36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

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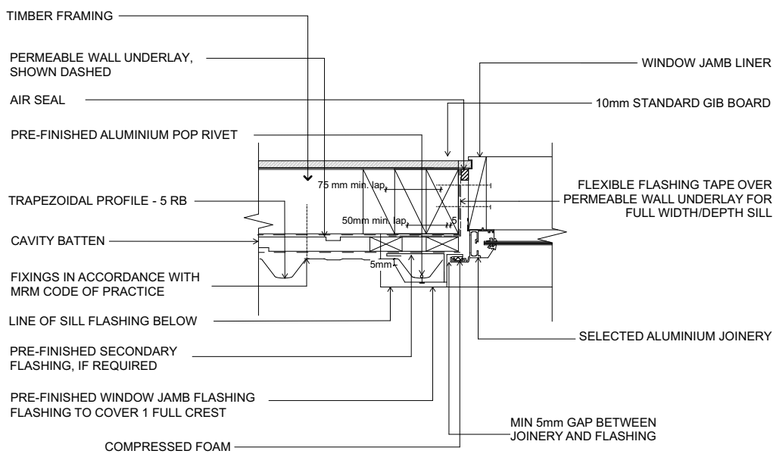
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## WINDOW JAMB - METAL PROFILE

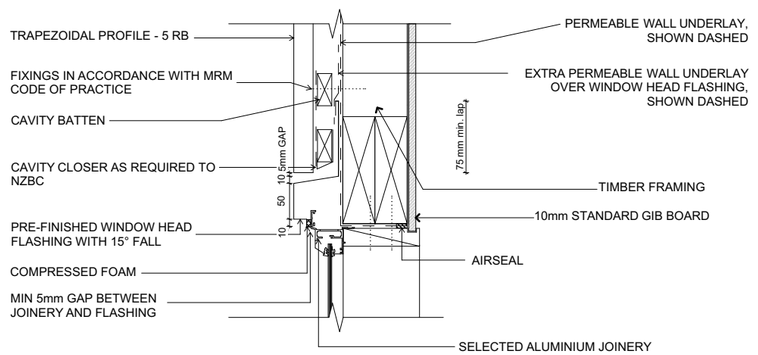
1:10 | 5 RIB (TRAPEZODIAL)




Notes:
-Where CCA or ACQ treated cavity battens are installed a barrier between the batten and the cladding is required.

## WINDOW HEAD - METAL PROFILE

1:10 | 5 RIB (TRAPEZODIAL)

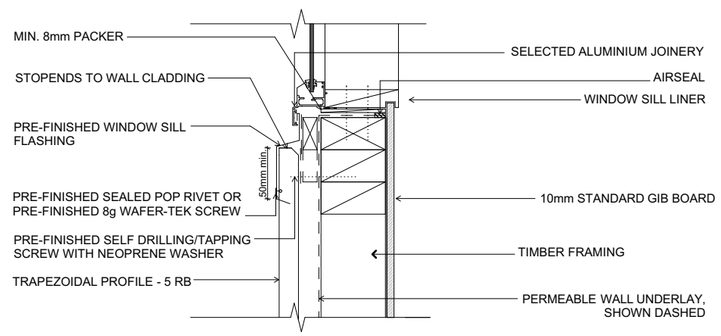



Notes:
- These details are suitably fixed to allow for a theoretical thermal movement of up to 10mm. For thermal movement greater than this a clipping system should be considered.

- Where CCA or ACQ treated cavity battens are installed a barrier between the batten and the cladding is required.

## WINDOW SILL - METAL PROFILE

1:10 | 5 RIB (TRAPEZODIAL)



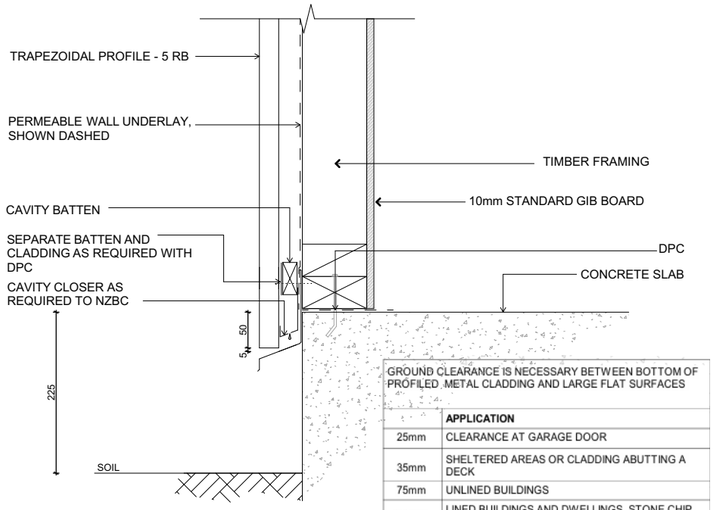

Notes:
-Where CCA or ACQ treated cavity battens are installed a barrier between the batten and the cladding is required.

**CAVITY BATTEN:** 20mm

**TIMBR FRAMING:** H1.2 90X45mm SG8 STUDS

## BOTTOM OF CLADDING (FLUSH)

1:10 | METAL PROFILE - 5 RB (TRAPEZODIAL)

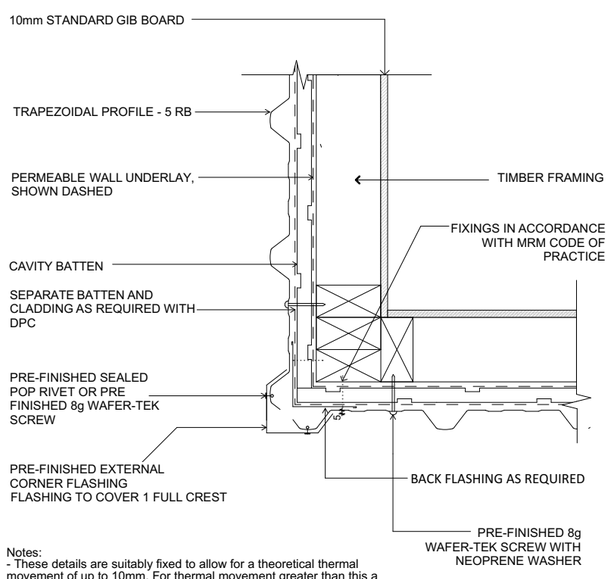



| GROUND CLEARANCE IS NECESSARY BETWEEN BOTTOM OF PROFILED METAL CLADDING AND LARGE FLAT SURFACES | |
|---|---|
| | **APPLICATION** |
| 25mm | CLEARANCE AT GARAGE DOOR |
| 35mm | SHELTERED AREAS OR CLADDING ABUTTING A DECK |
| 75mm | UNLINED BUILDINGS |
| 100mm | LINED BUILDINGS AND DWELLINGS. STONE CHIP GROUND SURFACE |
| 150mm | KEPT LAWN GROUND SURFACE |
| 175mm | PASTURE GROUND SURFACE |

Notes:
- These details are suitably fixed to allow for a theoretical thermal movement of up to 10mm. For thermal movement greater than this a clipping system should be considered.
- Where CCA or ACQ treated cavity battens are installed a barrier between the batten and the cladding is required.

## EXTERNAL CORNER

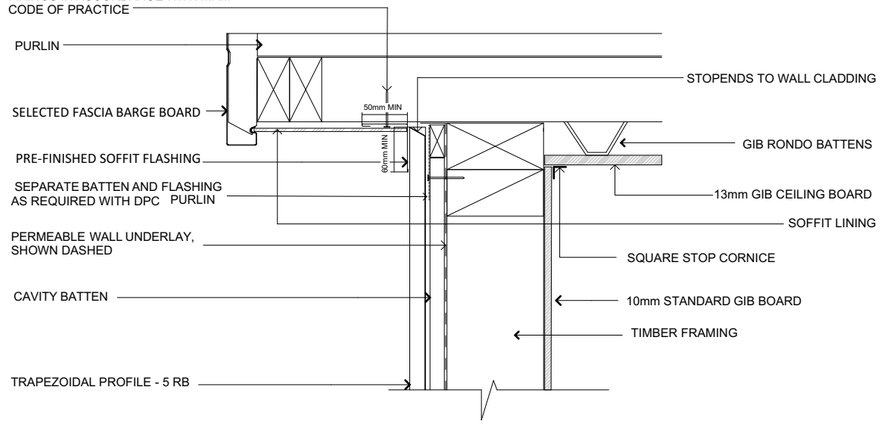
1:10 | METAL PROFILE - 5 RB (TRAPEZODIAL)




Notes:
- These details are suitably fixed to allow for a theoretical thermal movement of up to 10mm. For thermal movement greater than this a clipping system should be considered.
- Where CCA or ACQ treated cavity battens are installed a barrier between the batten and the cladding is required.

## SOFFIT

1:10 | METAL PROFILE - 5 RIB (TRAPEZODIAL)




| Five Rib | |
|---|---|
| 0.4mm | Colorsteel® Endura |
| 0.55mm | Colorsteel® Endura |
| 0.4mm | Colorsteel® Maxx |
| 0.55mm | Colorsteel® Maxx |
| 0.4mm | Zincalume® |
| 0.55mm | Zincalume® |

Notes:
- Purpose and Placement:
Wall top flashings are designed to protect the junction between the top of a wall and the beginning of a roof or another wall, preventing water ingress.
- Material:
Select durable materials compatible with the wall and roof cladding, typically pre-painted steel, aluminum
- Fixing and Sealing:
Secure flashings with fixings appropr structural requirements, using a seal

SHEET LAYOUT

**A5.04**

DRAWING:

**5 RIB CLADDING DETAILS**

SCALE: AS STATED

**BUILDING CONSENT**

JOB DETAILS

# GILL PLAN

Manisha Gill & Lovejeet Singh Gill

36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

DATE:01.07.2025

REVISION #: 01

DRAWN BY: GABRIELLE STABLES

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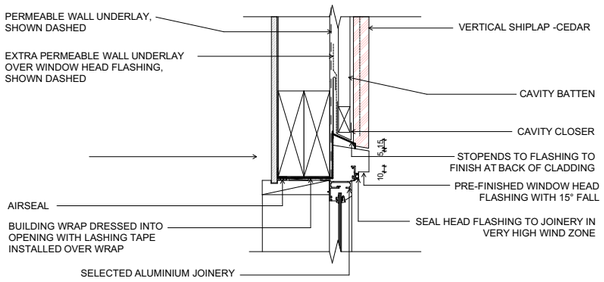
120 Gladsmuir Road, Cromwell

027-359-06-81

design@stablehomes.co.nz

## WINDOW HEAD - SHIPLAP CEDAR

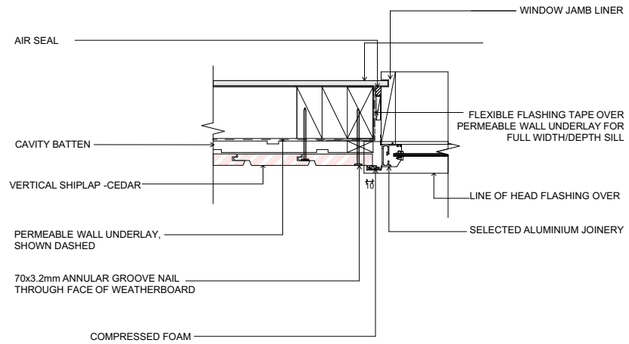
1:10 VERTICAL




NOTE:
- Weatherboards must be coated with at least one coat all sides prior to fixing.
- Fixing points must be pre-drilled minimum 1mm smaller than the fastener.
- Cut ends and exposed timber must be sealed with an approved coating or end seal.

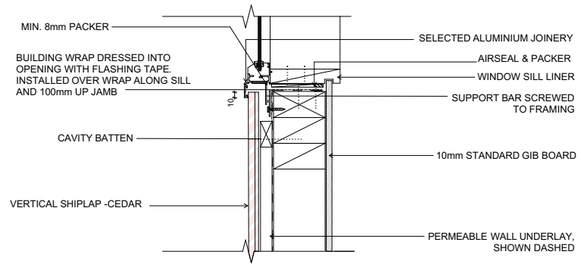
## WINDOW JAMB - SHIPLAP CEDAR

1:10 VERTICAL



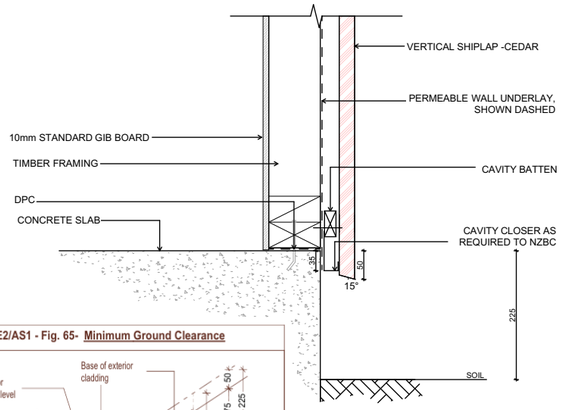

## WINDOW SILL - SHIPLAP CEDAR

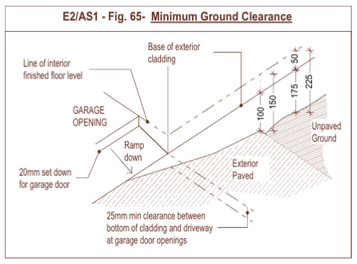
1:10 VERTICAL




## FOUNDATION EDGE - SHIPLAP CEDAR

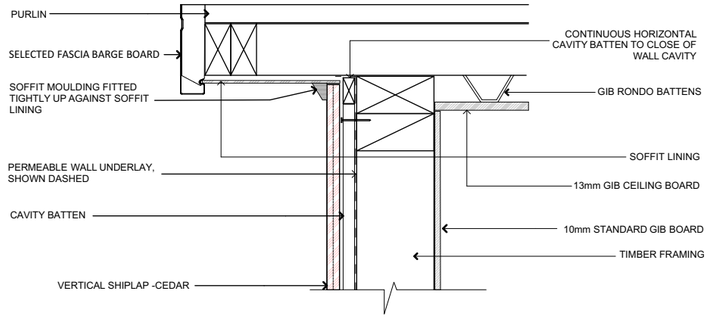
1:10 CONCRETE FOUNDATION




## SOFFIT - SHIPLAP CEDAR

1:10 VERTICAL




SHEET LAYOUT

**A5.05**

DRAWING:

**CEDAR CLADDING DETAILS**

SCALE: AS STATED

**BUILDING CONSENT**

JOB DETAILS

# GILL PLAN

Manisha Gill & Lovejeet Singh Gill

36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

Timber frame - cedar

DATE:01.07.2025

REVISION #: 01

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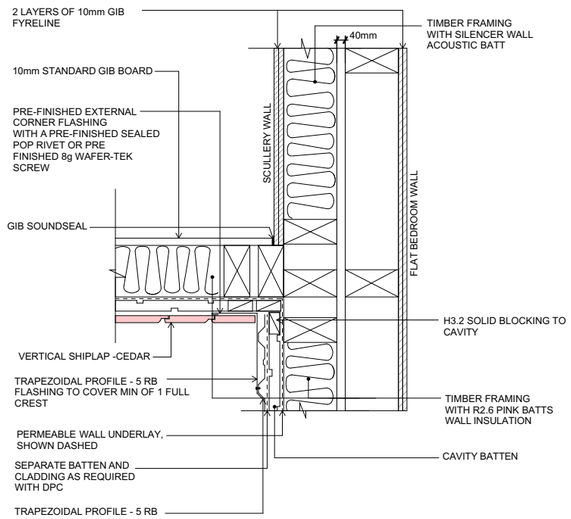
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1:1

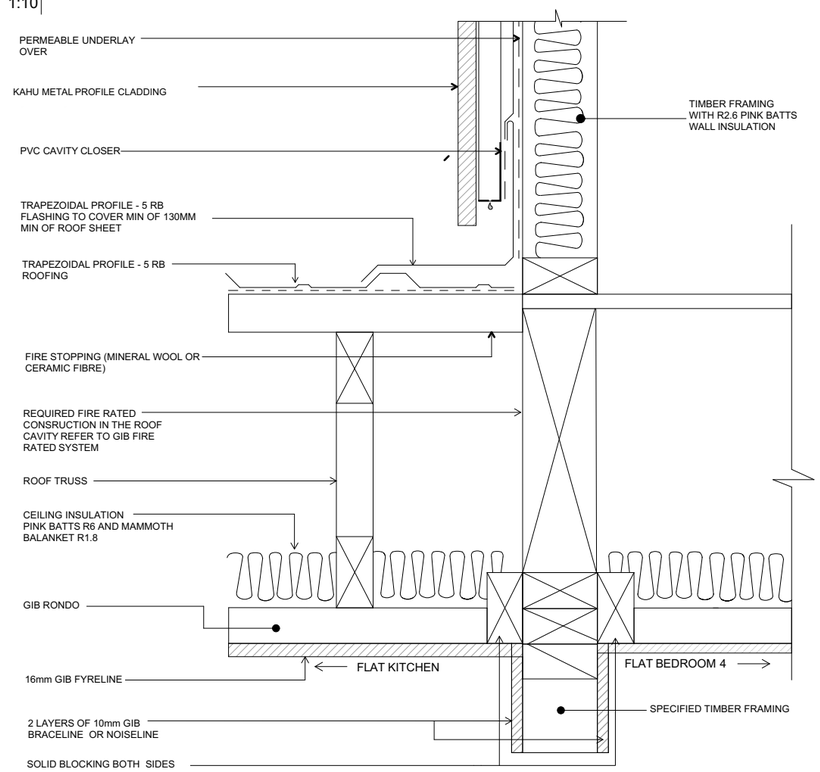
## FIRE WALL AND CLADDING JUNCTION

1:10 5 - RIB METAL PROFILE TO VERTICAL SHIPLAP CEDAR



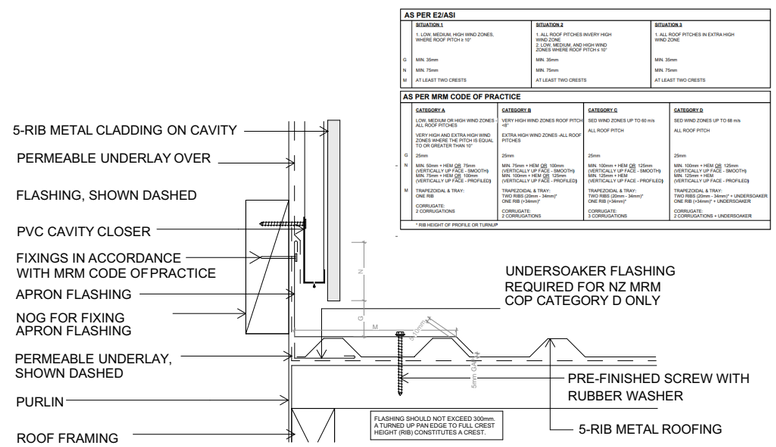

## INTERNAL WALL TO EXTRNAL FRAMING/ROOF JUNCTION

1:10



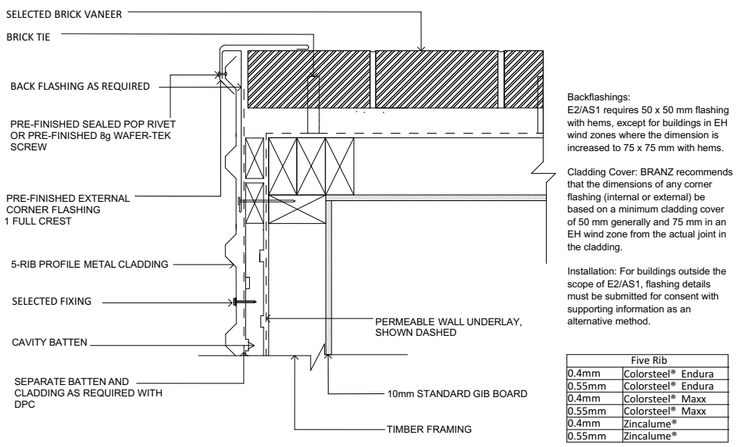

## APRON FLASHING

1:10 WALL TO ROOF JUNCTION




## EXTERNAL CORNER

1:10 BRICK TO 5-RIB METAL PROFILE




Backflashings:
E2/AS1 requires 50 x 50 mm flashing with hems, except for buildings in EH wind zones where the dimension is increased to 75 x 75 mm with hems.

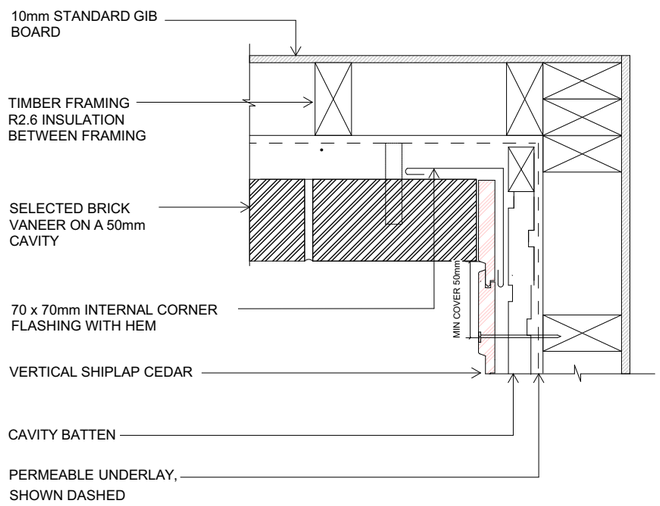
Cladding Cover: BRANZ recommends that the dimensions of any corner flashing (internal or external) be based on a minimum cladding cover of 50 mm generally and 75 mm in an EH wind zone from the actual joint in the cladding.

Installation: For buildings outside the scope of E2/AS1, flashing details must be submitted for consent with supporting information as an alternative method.

| Five Rib | |
|---|---|
| 0.4mm | Colorsteel® Endura |
| 0.55mm | Colorsteel® Endura |
| 0.4mm | Colorsteel® Maxx |
| 0.55mm | Colorsteel® Maxx |
| 0.4mm | Zincalume® |
| 0.55mm | Zincalume® |

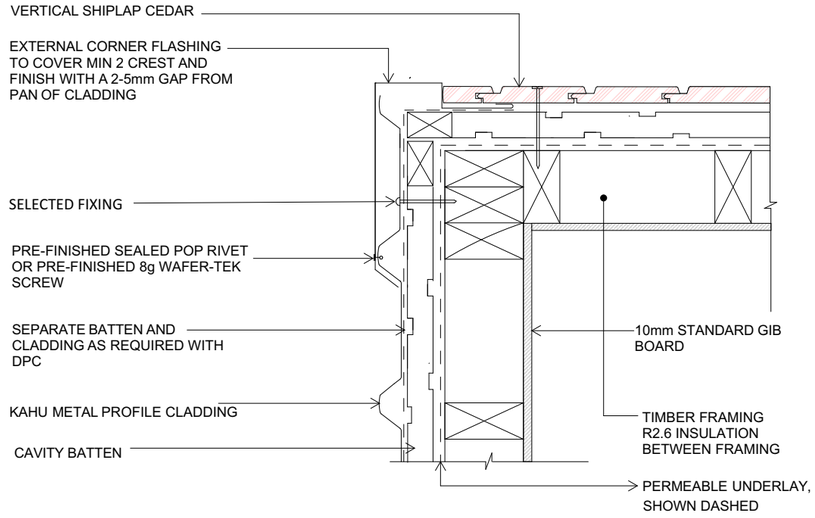
## INTERNAL CORNER

1:10 BRICK TO VERTICAL SHIPLAP




## EXTERNAL CORNER

1:10 VERTICAL SHIPLAP TO KAHU METAL PROFILE




SHEET LAYOUT

**A5.06**

DRAWING:

**CLADDING AND FIRE JUNCTION DETAILS**

SCALE: AS STATED

**BUILDING CONSENT**

JOB DETAILS

# GILL PLAN

Manisha Gill & Lovejeet Singh Gill

36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

DATE:01.07.2025

REVISION #: 01

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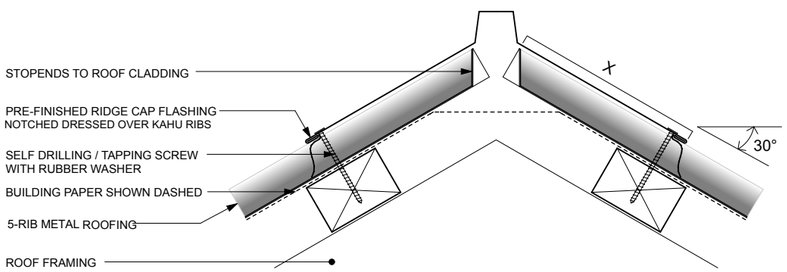
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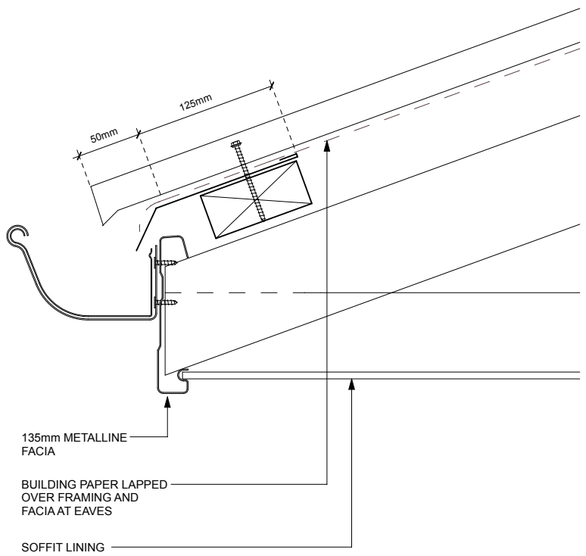
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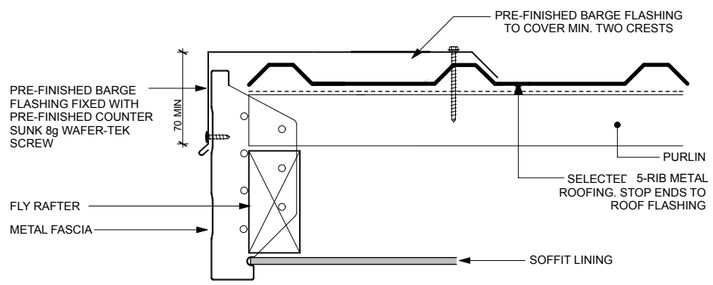
| AS PER MRM CODE OF PRACTICE | | | | |
|---|---|---|---|---|
| | CATEGORY A<br>LOW, MEDIUM OR HIGH WIND ZONES - ALL ROOF PITCHES<br>VERY HIGH AND EXTRA HIGH WIND ZONES WHERE THE PITCH IS EQUAL TO OR GREATER THAN 10° | CATEGORY B<br>VERY HIGH WIND ZONES ROOF PITCH <8°<br>EXTRA HIGH WIND ZONES -ALL ROOF PITCHES | CATEGORY C<br>SED WIND ZONES UP TO 60 m/s<br>ALL ROOF PITCH | CATEGORY D<br>SED WIND ZONES UP TO 68 m/s<br>ALL ROOF PITCH |
| X | MIN. 130mm | MIN. 200mm | MIN. 200mm | MIN. 200mm + BAFFLE (REFER NZ MRM COP) |



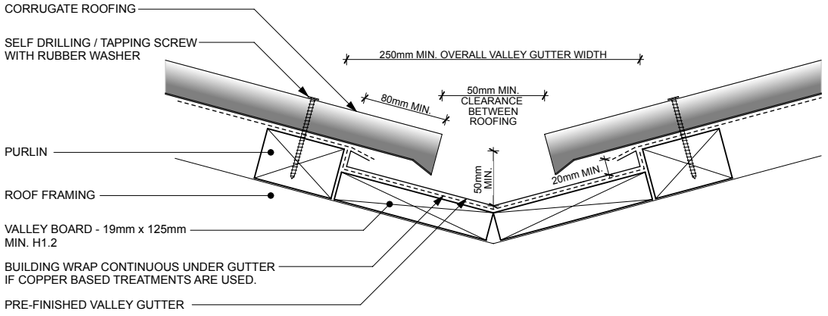

## RIDGE FLASHING
1:5 | 5-RIB METAL ROOFING




## SOFFIT
1:5 | 5-RIB METAL ROOFING

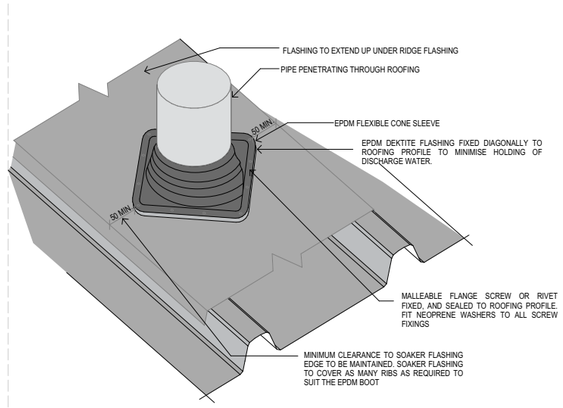



## BARGE
1:5 | 5-RIB METAL ROOFING




## VALLEY GUTTER
1:5 | 5-RIB METAL ROOFING

**Roof penetration flashing detail**




SHEET LAYOUT

**A5.07**

DRAWING:

**ROOF DETAIL**

SCALE: AS STATED

**BUILDING CONSENT**

JOB DETAILS

# GILL PLAN

Manisha Gill & Lovejeet Singh Gill

36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

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REVISION #: 01

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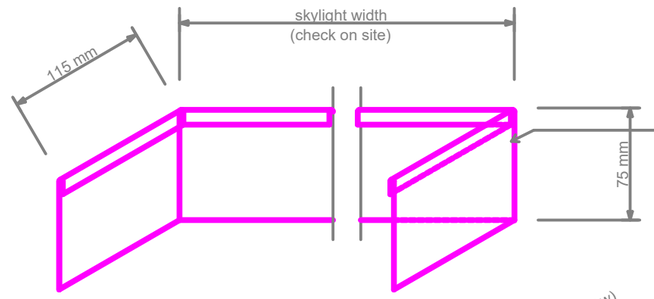
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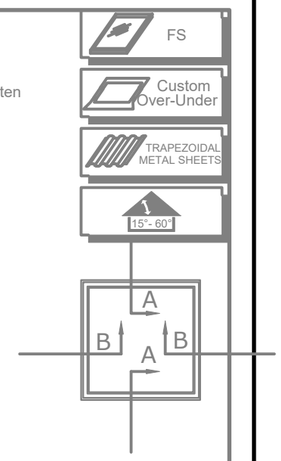
# THIS DETAIL APPLIES TO METAL TRAPEZOID ROOF PROFILES WITH ROOFPITCHES BETWEEN 15 AND 60 DEGREES.




* Purpose-made top cover flashing




SECTION A-A




ELEVATION




SECTION B-B

## BRANZ APPRAISED CUSTOM OVER-UNDER FLASHING

**This detail applies to all metal profile roofs with roofpitches between 15 and 60 degrees.**

**No cricket or diverter required when skylight is less than 600mm wide, and catchment less than 40 sqm.**

**Custom flashings must be designed to meet the requirements set out in the latest version of the New Zealand Metal Roof and Wall Cladding Code of Practice, and shall be manufactured and installed by a specialist flashing contractor to the latest trade practices.**

**For roofs with roof pitches less than 15 degrees, the VELUX Skylight must be installed to a min.15 degrees.**

**The flashing and installation must be guaranteed against weathertightness by the specialist flashing contractor.**

**Insulation material meeting the requirements of NZBC/H1 is required in the cavities of the lightwell structure.**

VELUX NEW ZEALAND LTD.
0800 650 445
Sky-Product Management

| | Name | Date |
|---|---|---|
| Drawn by | | Mar 19 |
| Checked by | | Mar 19 |
| Drawing No. | | |

VELUX FS Fixed skylight with custom-made over-under flashing for Trapezoid Metal Roofs with roof pitch 15-60 degrees

® VELUX is a registered trademark

SHEET LAYOUT
**A5.08**

DRAWING:
**SKYLIGHT DETAIL**

SCALE: NTS

**BUILDING CONSENT**

JOB DETAILS
# GILL PLAN
Manisha Gill & Lovejeet Singh Gill

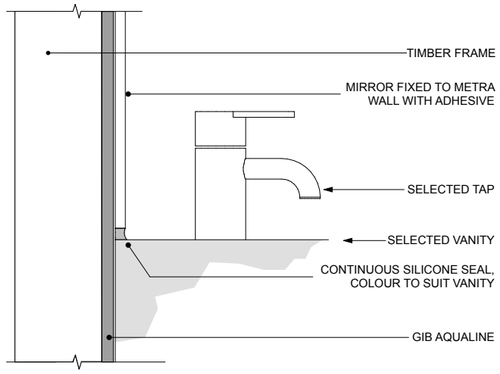
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Lot 2087 DP 613113

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REVISION #: 01
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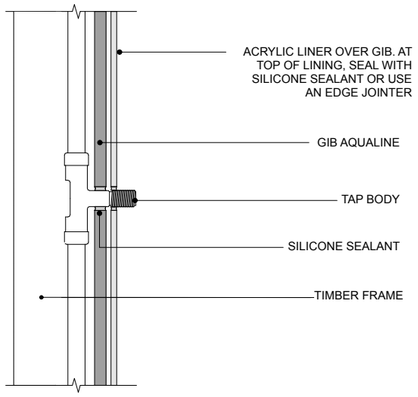
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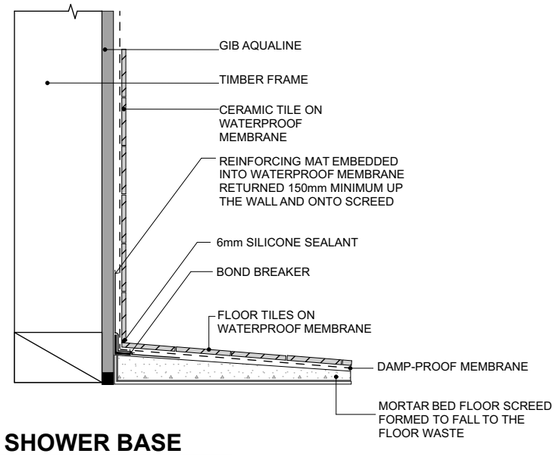

## VANITY SEALANT DETAIL

1:5



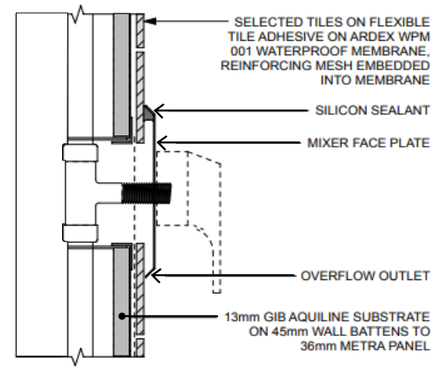

## PIPE PENETRATION

1:5 | ACRYLIC SHOWER



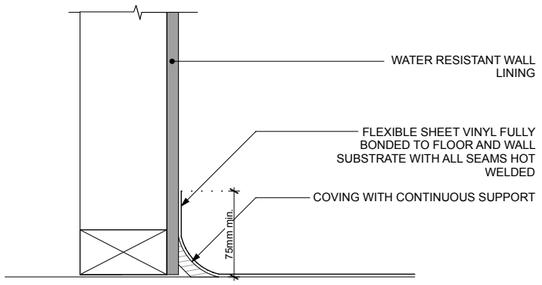

## SHOWER BASE

1:5 | TILE SHOWER



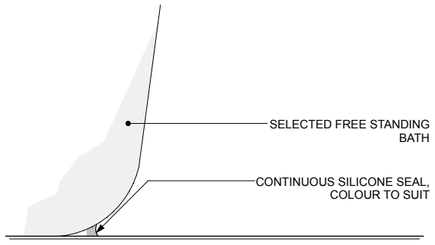

## TILED SHOWER - PENETRATION

1:5 | ENTRY LEVEL SHOWER



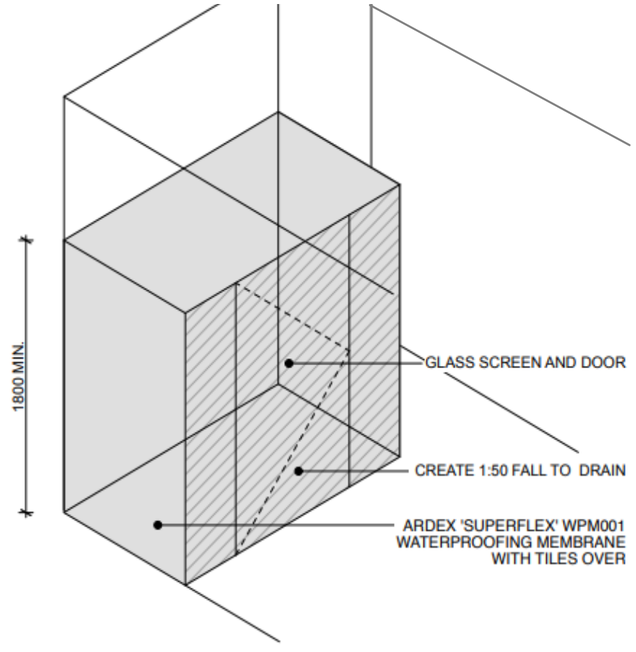

## FLOOR BASE

1:5 | SELECTED VINYL FLOORING




## BATH SEALANT DETAIL

1:5




## W01 | ENTRY LEVEL SHOWER

1:5 | MIN. WATERPROOFING ZONES

SHEET LAYOUT

**A5.09**

DRAWING:

**WET AREA DETAIL**

SCALE: AS STATED

**BUILDING CONSENT**

JOB DETAILS

# GILL PLAN

Manisha Gill & Lovejeet Singh Gill

36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

DATE:01.07.2025

REVISION #: 01

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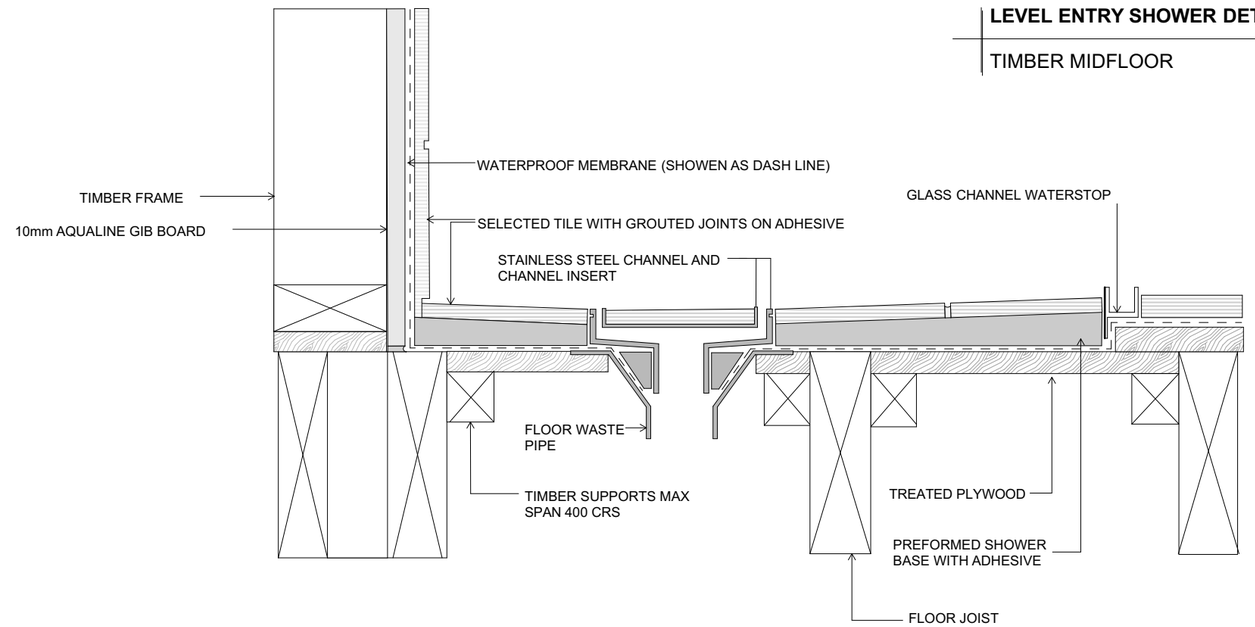
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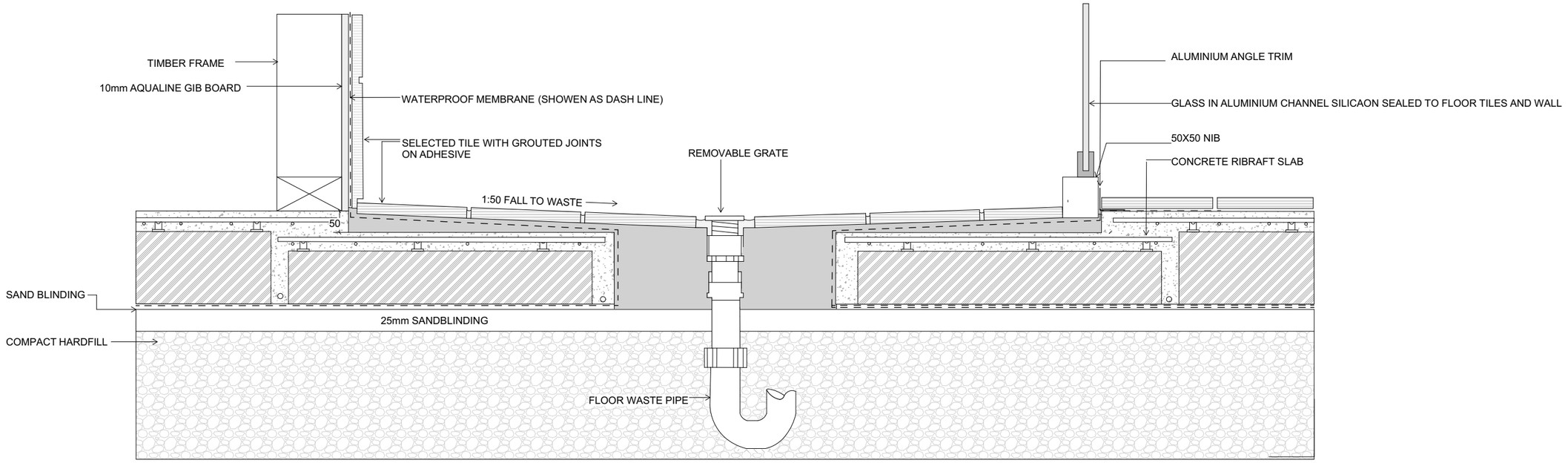
## LEVEL ENTRY SHOWER DETAIL

TIMBER MIDFLOOR




## LEVEL ENTRY SHOWER DETAIL

CONCRETE FOUNDATION




SHEET LAYOUT

**A5.10**

DRAWING:

**RECESSED SHOWERS**

SCALE: NTS

**BUILDING CONSENT**

JOB DETAILS

# GILL PLAN

Manisha Gill & Lovejeet Singh Gill

36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

DATE:01.07.2025

REVISION #: 01

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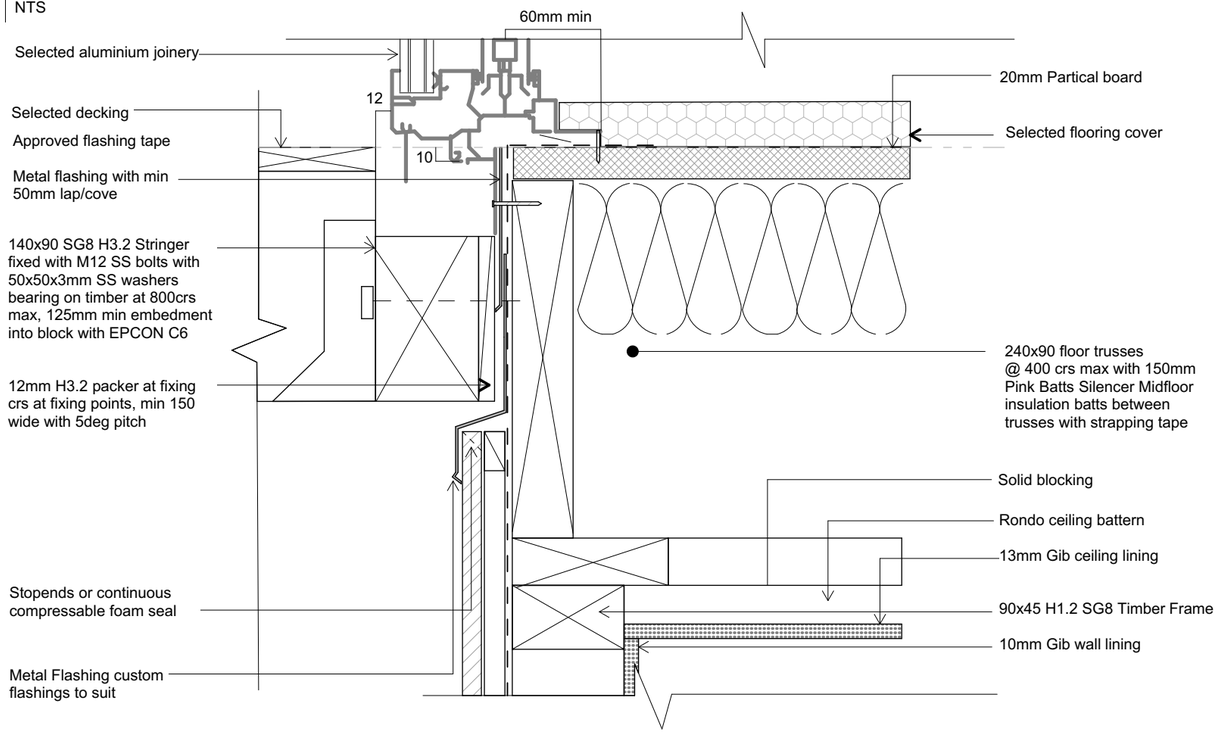
120 Gladsmuir Road, Cromwell

027-359-06-81

design@stablehomes.co.nz

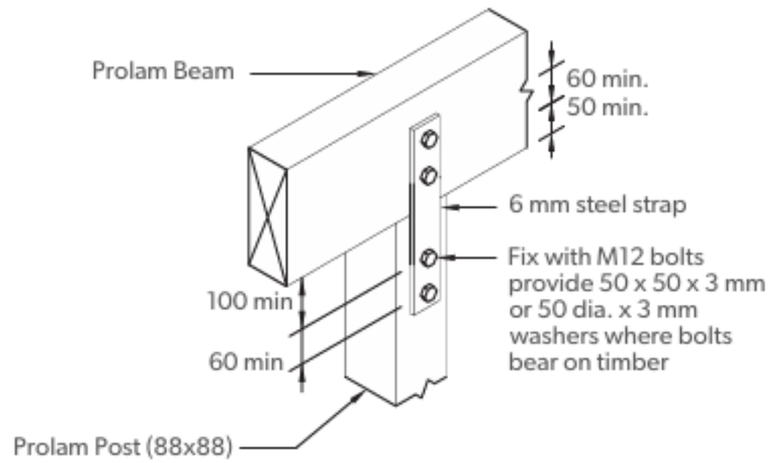
## TIMBER DECK CONNECTION

NTS




## POST TO VERANDA BEAM CONNECTION

NTS




NOTE -
(1) Capacity 6.8 kN for 1 bracket.
(2) Capacity 13.7 kN for 2 brackets.

(B)

SHEET LAYOUT

**A5.11**

DRAWING:

**DECK DETAIL**

SCALE: AS STATED

**BUILDING CONSENT**

JOB DETAILS

# GILL PLAN

Manisha Gill & Lovejeet Singh Gill

36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

DATE:01.07.2025

REVISION #: 01

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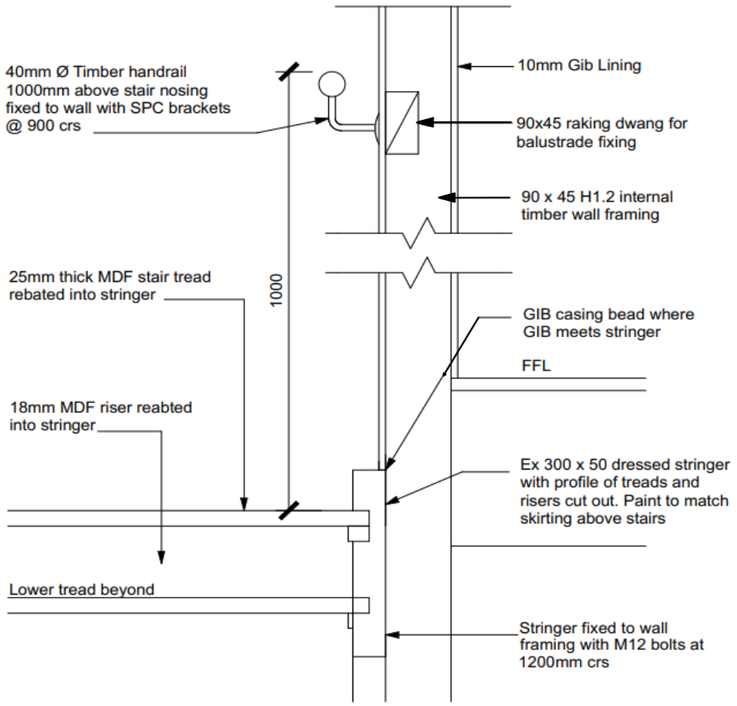
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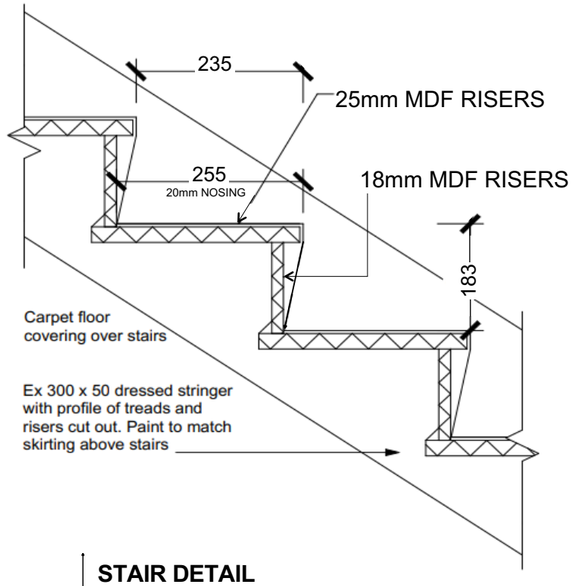
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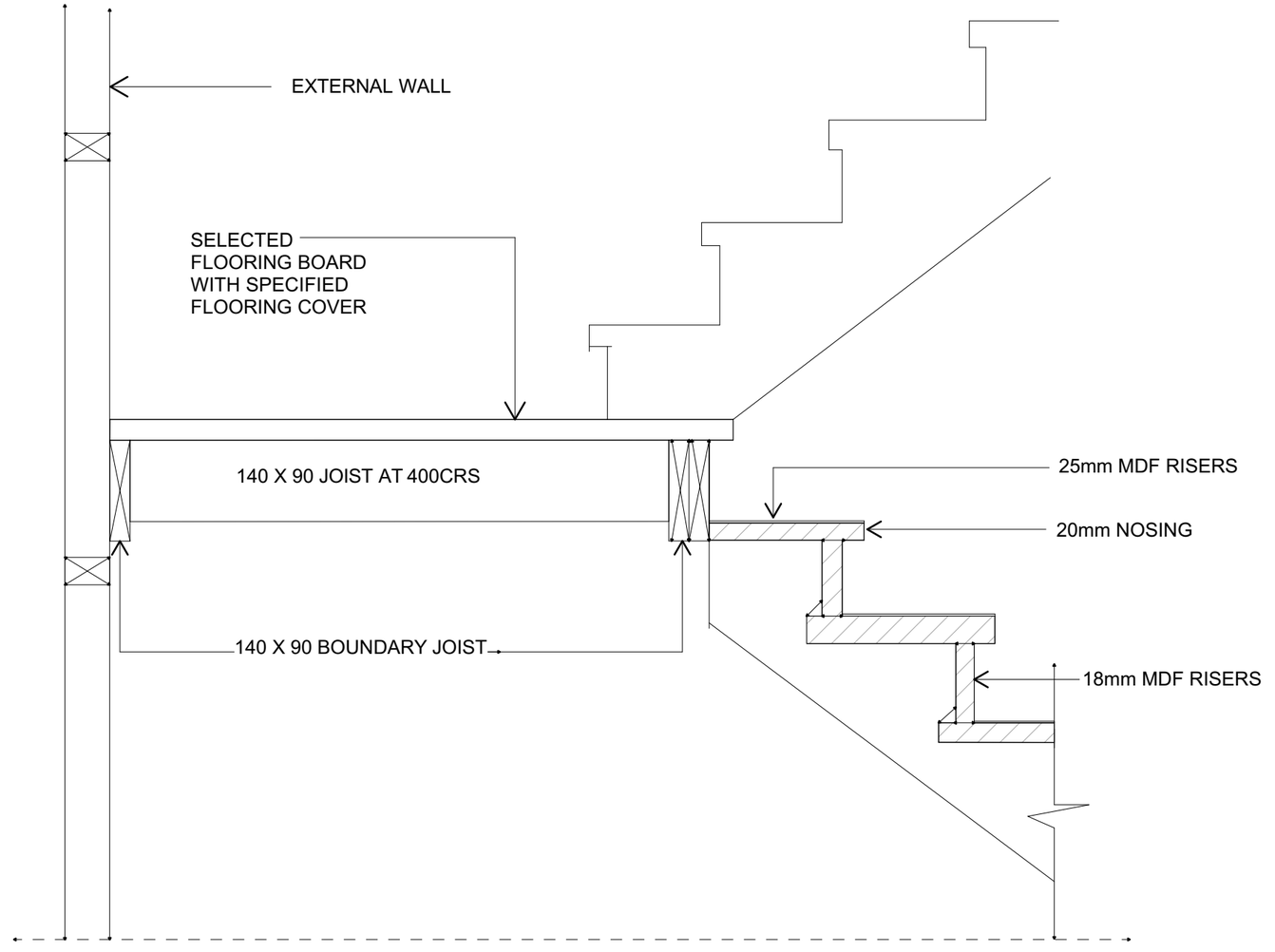




**STAIR DETAIL**

NTS GROUND LEVEL TO TOP FLOOR

**GROUND LEVEL O TOP FLOOR STAIRCASE**

**RISE**: 192mm
**TREAD**: 260mm
**NUMBER OF TREADS:** 16
**PITCH:** 36°




SHEET LAYOUT
**A5.12**

DRAWING:
**STAIR DETAIL**
SCALE: NTS

**BUILDING CONSENT**

JOB DETAILS
# GILL PLAN
Manisha Gill & Lovejeet Singh Gill

36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

DATE:01.07.2025
REVISION #: 01
DRAWN BY: GABRIELLE STABLES
CHECKED BY:

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PROJECT #: SHDB22

STABLE HOMES
Design & Build
120 Gladsmuir Road, Cromwell
027-359-06-81
design@stablehomes.co.nz

# LUMBERLOK®

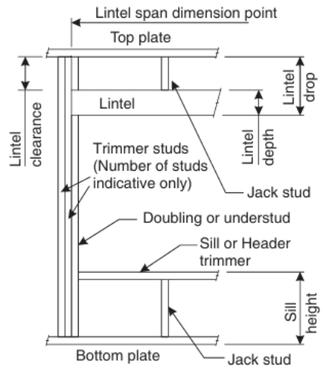
# LINTEL FIXING SCHEDULE

## 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




**Lintel Supporting Girder Trusses**

| Roof Tributary Area | Light Roof Wind Zone | | | Heavy Roof Wind Zone | | |
|---|---|---|---|---|---|---|
| | L, M, H | VH | EH | L, M, H | VH | EH |
| 8.6m² | G | G | H | G | G | H |
| 11.6m² | G | H | H | G | G | H |
| 12.1m² | G | H | H | G | H | H |
| 15.3m² | H | H | - | G | H | H |
| 19.1m² | H | - | - | G | H | - |
| 20.9m² | H | - | - | H | H | - |
| 21.8m² | H | - | - | H | - | - |
| 34.3m² | - | - | - | H | - | - |

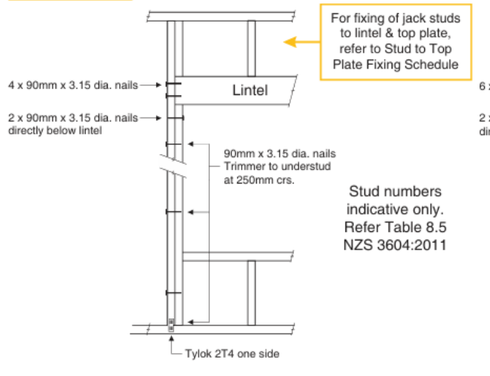
**NOTES:**
1. Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2. Assumed girder truss is at mid-span or middle third span of lintel
3. Use similar fixings for both ends of lintel
4. All other cases require specific engineering design

| Lintel Span (m) | Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011) | Light Roof Wind Zone | | | | | Heavy Roof Wind Zone | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | L | M | H | VH | EH | L | M | H | VH | EH |
| 1.0 | 2.0 | E | E | E | F | F | E | E | E | E | F |
| | 3.0 | E | E | F | F | F | E | E | E | F | F |
| | 4.0 | E | F | F | F | G | E | E | F | F | F |
| | 5.0 | E | F | F | G | G | E | E | F | F | G |
| | 6.0 | E | F | F | G | G | E | E | F | F | G |
| 1.2 | 2.0 | E | E | F | F | F | E | E | E | F | F |
| | 3.0 | E | E | F | F | F | E | E | F | F | F |
| | 4.0 | E | F | F | G | G | E | E | F | F | G |
| | 5.0 | E | F | F | G | G | E | E | F | F | G |
| | 6.0 | F | F | G | G | H | E | E | F | G | G |
| 1.5 | 2.0 | E | E | F | F | F | E | E | E | F | F |
| | 3.0 | E | F | F | F | G | E | E | F | F | F |
| | 4.0 | E | F | F | G | G | E | E | F | F | G |
| | 5.0 | F | F | G | G | H | E | E | F | G | G |
| | 6.0 | F | F | G | H | H | E | E | F | G | H |
| 2.0 | 2.0 | E | F | F | F | G | E | E | F | F | F |
| | 3.0 | E | F | F | G | G | E | E | F | F | G |
| | 4.0 | F | F | G | G | H | E | E | F | G | G |
| | 5.0 | F | F | G | H | H | E | E | F | G | H |
| | 6.0 | F | G | G | H | H | E | F | G | H | H |
| 2.4 | 2.0 | E | F | F | G | G | E | E | F | F | G |
| | 3.0 | F | F | G | G | H | E | E | F | G | G |
| | 4.0 | F | F | G | H | H | E | E | F | G | H |
| | 5.0 | F | G | G | H | H | E | F | G | H | H |
| | 6.0 | F | G | H | H | - | E | F | G | H | H |
| 3.0 | 2.0 | E | F | F | G | G | E | E | F | F | G |
| | 3.0 | F | F | G | H | H | E | E | F | G | H |
| | 4.0 | F | G | G | H | H | E | F | G | H | H |
| | 5.0 | F | G | H | H | - | E | F | G | H | H |
| | 6.0 | F | G | H | - | - | E | F | G | H | - |
| 3.6 | 2.0 | F | F | G | G | H | E | E | F | G | G |
| | 3.0 | F | G | H | H | - | E | F | G | G | H |
| | 4.0 | F | G | H | H | - | E | F | G | H | H |
| | 5.0 | F | G | H | - | - | E | F | G | H | - |
| | 6.0 | G | H | H | - | - | E | F | H | - | - |
| 4.2 | 2.0 | F | F | G | G | H | E | E | F | G | G |
| | 3.0 | F | G | H | H | - | E | F | G | H | H |
| | 4.0 | F | G | H | - | - | E | F | G | H | - |
| | 5.0 | G | H | H | - | - | E | F | H | - | - |
| | 6.0 | G | H | - | - | - | E | F | H | - | - |
| 4.5 | 2.0 | F | F | G | H | H | E | E | F | G | H |
| | 3.0 | F | G | H | H | - | E | F | G | H | H |
| | 3.4 | F | G | H | H | - | E | F | G | H | H |
| | 4.0 | F | G | H | - | - | E | F | G | H | - |
| | 5.0 | G | H | - | - | - | E | F | H | - | - |
| | 6.0 | G | H | - | - | - | E | F | H | - | - |
| 4.8 | 2.0 | F | F | G | H | H | E | E | F | G | H |
| | 3.0 | F | G | H | H | - | E | F | G | H | H |
| | 3.2 | F | G | H | H | - | E | F | G | H | H |
| | 4.0 | F | G | H | - | - | E | F | H | H | - |
| | 5.0 | G | H | - | - | - | E | F | H | - | - |
| | 6.0 | G | H | - | - | - | E | F | H | - | - |
| 5.1 | 2.0 | F | F | G | H | H | E | F | G | G | H |
| | 3.0 | F | G | H | H | - | E | F | G | H | H |
| | 3.5 | F | G | H | - | - | E | F | G | H | - |
| | 4.0 | G | G | H | - | - | E | F | H | H | - |
| | 5.0 | G | H | - | - | - | E | F | H | - | - |
| | 6.0 | G | H | - | - | - | E | G | H | - | - |
| 5.4 | 2.0 | F | F | G | H | H | E | F | G | G | H |
| | 2.8 | F | G | H | H | - | E | F | G | H | H |
| | 3.0 | F | G | H | - | - | E | F | G | H | - |
| | 4.0 | G | H | H | - | - | E | F | H | - | - |
| | 5.0 | G | H | - | - | - | E | F | H | - | - |
| | 6.0 | G | H | - | - | - | E | G | H | - | - |

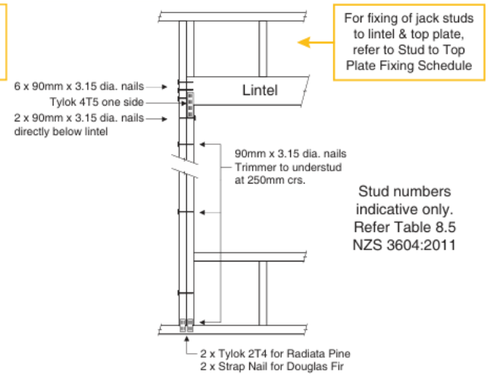
## LINTEL FIXING OPTIONS

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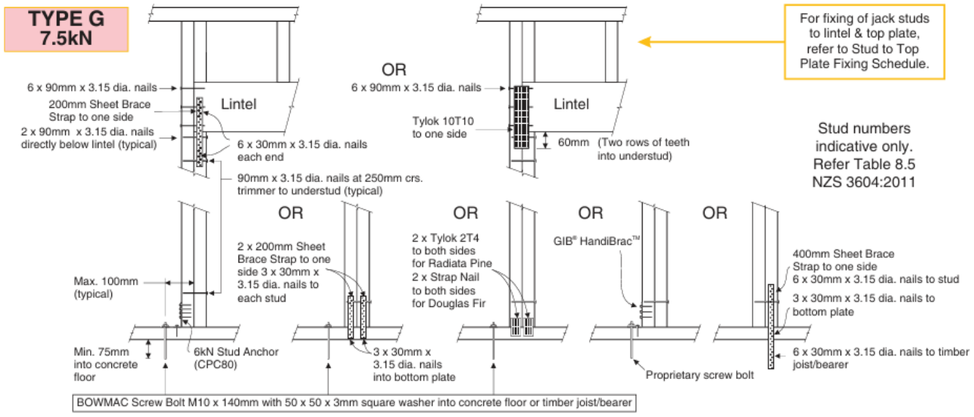
### TYPE E 1.4kN



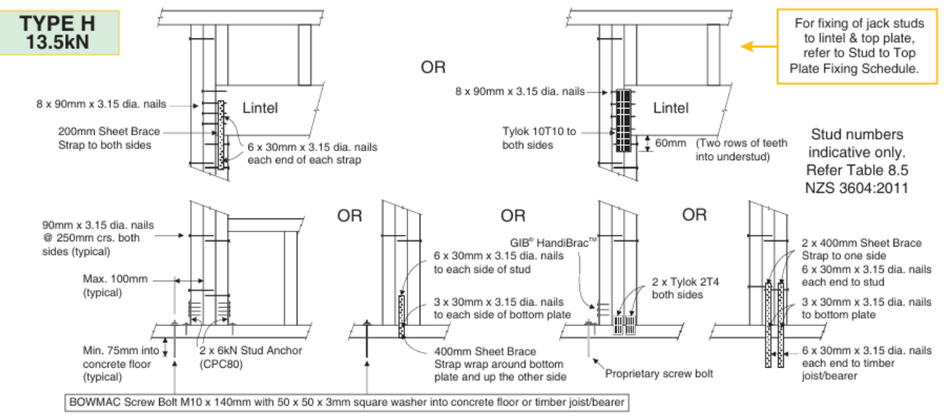

### TYPE F 4.0kN




### TYPE G 7.5kN




### TYPE H 13.5kN




SHEET LAYOUT

**A5.13**

DRAWING:

**LINTEL FIXING**

SCALE: NTS

**BUILDING CONSENT**

JOB DETAILS

# GILL PLAN

Manisha Gill & Lovejeet Singh Gill

36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

DATE:01.07.2025

REVISION #: 01

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120 Gladsmuir Road, Cromwell

027-359-06-81

design@stablehomes.co.nz

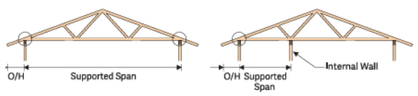
MiTek® LUMBERLOK®

# 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

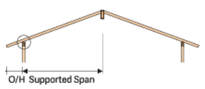
### LOADED DIMENSION DEFINITION



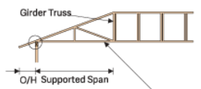

External Wall
Standard Truss



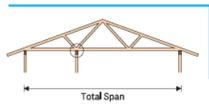

External Wall
Internally supported Truss




External Wall
Rafter roof



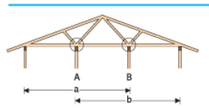

External Wall
Jack Truss




Internal Wall
Internally supported Truss
(overhang dimension does not apply)

EXTERNAL WALL
LOADED DIMENSION = SUPPORTED SPAN / 2 + O/H

INTERNAL WALL
LOADED DIMENSION = TOTAL SPAN / 2




Multiple internal Walls
(overhang dimension does not apply)

MULTIPLE INTERNAL WALL
LOADED DIMENSION FOR
WALL A = a/2
WALL B = b/2

### FIXING SELECTION CHART

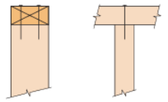
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)
**Wind Zones L, M, H, VH, EH, as per NZS 3604:2011**

| 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 |

### FIXING OPTIONS

**FIXING TYPE A 0.7kN**

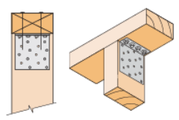
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



**FIXING TYPE B 4.7kN**

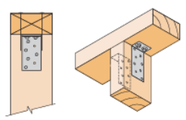
**CHOOSE ANY OF THE 3 OPTIONS BELOW**

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

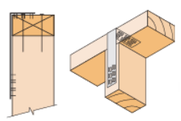
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
2 x LUMBERLOK
CPC40

Recommended for internal wall options to avoid lining issues

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
LUMBERLOK
Stud Strap
(one face only)

**NOTE:**
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

# GABLE END BRACING
## OVER ROOF SECTION OF END WALLS

### TABLE 1A - MAXIMUM HEIGHT (H) FOR WEBS @ 600MM CRS.

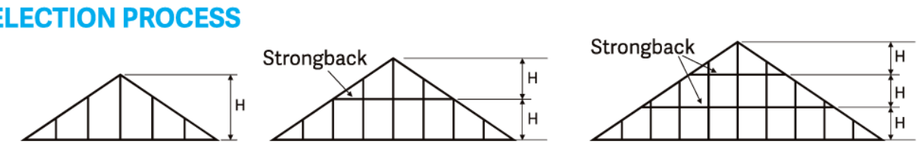
| WIND ZONE | MAXIMUM HEIGHT (H) | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 70x45 Web | | 90x45 Web | | Double Component Gable End Webs 2/ 70x45 | | Double Component Gable End Webs 2/ 90x45 | | 45x70 "on flat" | | 45x90 "on flat" | |
| | SG6 | SG8 | SG6 | SG8 | SG6 | SG8 | SG6 | SG8 | SG6 | SG8 | SG6 | SG8 |
| LOW | 1750 | 1950 | 1900 | 2100 | 2200 | 2450 | 2400 | 2650 | 2350 | 2600 | 2950 | 3150 |
| MEDIUM | 1600 | 1750 | 1750 | 1900 | 2000 | 2200 | 2200 | 2400 | 2150 | 2350 | 2750 | 2950 |
| HIGH | 1400 | 1500 | 1500 | 1650 | 1750 | 1900 | 1900 | 2100 | 1800 | 2050 | 2350 | 2650 |
| VERY HIGH | 1250 | 1400 | 1400 | 1500 | 1600 | 1750 | 1750 | 1900 | 1600 | 1900 | 2050 | 2400 |
| EXTRA HIGH | 1150 | 1350 | 1300 | 1450 | 1550* | 1700* | 1650* | 1850* | 1450 | 1700 | 1850* | 2200* |

### TABLE 1B - MAXIMUM HEIGHT (H) FOR WEBS @ 400MM CRS.

| WIND ZONE | MAXIMUM HEIGHT (H) | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 70x45 Web | | 90x45 Web | | Double Component Gable End Webs 2/ 70x45 | | Double Component Gable End Webs 2/ 90x45 | | 45x70 "on flat" | | 45x90 "on flat" | |
| | SG6 | SG8 | SG6 | SG8 | SG6 | SG8 | SG6 | SG8 | SG6 | SG8 | SG6 | SG8 |
| LOW | 2000 | 2200 | 2200 | 2400 | 2550 | 2750 | 2750 | 2950 | 2700 | 2900 | 3250 | 3500 |
| MEDIUM | 1800 | 2000 | 2000 | 2200 | 2300 | 2550 | 2500 | 2750 | 2450 | 2700 | 3050 | 3300 |
| HIGH | 1600 | 1750 | 1750 | 1900 | 2000 | 2200 | 2200 | 2400 | 2150 | 2350 | 2750 | 2950 |
| VERY HIGH | 1450 | 1600 | 1600 | 1750 | 1850 | 2000 | 2000 | 2200 | 1950 | 2200 | 2500 | 2750 |
| EXTRA HIGH | 1400 | 1550 | 1500 | 1650 | 1750* | 1950* | 1900* | 2100* | 1800 | 2100 | 2300* | 2650* |

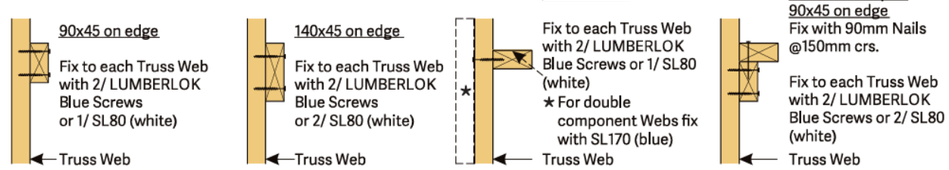
*Use these values for full height brick veneer attached to gable end.
Please note that the maximum height of brick veneer on a gable end wall is 5.5m. Clause 1.1.2 (NZS 3604:2011).

### SELECTION PROCESS




- No strongback
- 1 row of strongback
- 2 rows of strongback

### STRONGBACK OPTIONS




### TABLE 2 - STRONGBACK SPAN AND GABLE BRACE LOCATION

| OPTION 1 | OPTION 2 | OPTION 3 | OPTION 4 |
|---|---|---|---|
| 90x45 on edge | 140x45 on edge | 90x45 on flat | 90x45 on flat plus 90x45 on edge |
| Max. span and/or gable brace crs. 1200mm | Max. span and/or gable brace crs. 1400mm | Max. span and/or gable brace crs. 1600mm | Max. span and/or gable brace crs. 2000mm |

SHEET LAYOUT
**A5.14**

DRAWING:
**TOP PLATE FIXING AND GABLE BRACING**

SCALE: NTS

**BUILDING CONSENT**

JOB DETAILS
# GILL PLAN
Manisha Gill & Lovejeet Singh Gill

36 METZGER ROAD, JACKS POINT, QUEENSTOWN
Lot 2087 DP 613113

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